



**DELRAY BEACH
COMMUNITY REDEVELOPMENT AGENCY (CRA)
INVITATION TO BID (ITB)
CRA NO. 2021-04
HISTORIC WELLBROCK HOUSE RENOVATION**

ISSUE DATE
June 21, 2021

VOLUNTARY PRE-BID MEETING
June 29, 2021
11:00AM EST

VOLUNTARY PROJECT SITE VISIT
June 29, 2021
12:00PM EST

QUESTION SUBMITTAL DEADLINE
July 9, 2021
5:00PM EST

BID SUBMISSION DUE DATE AND TIME
July 22, 2021
2:00PM EST

CONTACT
TARA TOTO, REDEVELOPMENT MANAGER
DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY
20 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444
toto@mydelraybeach.com
561-276-8640

INSTRUCTIONS

Sealed Bids must be received on or before the Bid Submission Due Date and Time. Bids shall be submitted in accordance with the instructions below. All Bids will be publicly opened at the Arts Warehouse, located at 313 NE 3rd Street, Delray Beach, Florida, 33444, immediately after the Bid Submission Due Date and Time, unless otherwise specified.

Bids shall be submitted in hard copy format only and may be mailed or hand delivered, to the Arts Warehouse, located at 313 NE 3rd Street, Delray Beach, Florida, 33444, **and** must be received by the CRA on or before the Bid Submission Due Date and Time indicated in this ITB. Normal business hours are 8:00 AM to 5:00 PM, Monday through Friday, except holidays. Hard copy Bid packages shall have the following information clearly marked on the face of the sealed package: Bidder's name, return address, ITB number, Due Date for submission of Bids, and the title of the Bid. Included in the package shall be one (1) hard copy original clearly identified as the "Original" that includes signed (wet signature) originals of all required forms, one (1) duplicate hard copy, and one (1) electronic version of the Bid in searchable PDF format on a Universal Serial Bus (USB) drive.

It is the sole responsibility of the Bidder to ensure its Bid submission is complete prior to the Bid Submission Due Date and Time. Electronic submission of Bids will not be accepted.

Bids shall be submitted with certain required forms. If a required form is not included, the Delray Beach Community Redevelopment Agency ("CRA") may deem the Bid non-responsive. Bids must contain all information, forms, and authorized signatures, as described in this Bid Solicitation.

BROADCAST

The CRA utilizes electronic online services for notification and distribution of its Bid Solicitation documents. The CRA's Bid Solicitation information can be obtained from: (a) the Delray Beach Community Redevelopment Agency, www.delraycra.org; and (b) the BidSync website – www.bidsync.com.

Bidders who obtain Bid Solicitation documents and/or information related to the Bid Solicitation from sources other than those named above are cautioned that they should not rely on any representations, statements, or explanations other than those made in this ITB and in any written addendum to this ITB. Oral explanations, information, and instructions shall not be considered binding on the CRA. Neither the CRA nor any of its agents or employees shall be responsible for the accuracy of any oral information provided to any Bidder. The CRA will not evaluate incomplete Bid packages. BidSync is an independent entity and is not an agent or representative of the CRA. Communications to BidSync do not constitute communications to the CRA.

CONTACT PERSON

Any questions regarding the specifications and Bid Solicitation process must be submitted in writing to Tara Toto, CRA Redevelopment Manager, at toto@mydelraybeach.com. Requests for clarification and additional information must be received prior to the Question Submittal Deadline of July 9, 2021, at 5:00pm EST.

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SECTION 1: GENERAL TERMS AND CONDITIONS

1. DEFINITIONS

- a. *Awarded Bidder: Bidder who is awarded a contract to provide goods or services to the CRA.*
- b. *Bid: any offer(s) submitted in response to an Invitation to Bid.*
- c. *Bidder: person or firm submitting a Bid in response to an Invitation to Bid.*
- d. *Bid Solicitation: this Invitation to Bid, including all documentation and any and all addenda.*
- e. *CRA: shall refer to the Delray Beach Community Redevelopment Agency.*
- f. *Contract or Agreement: Invitation to Bid, all addenda issued thereto, all affidavits, the signed agreement, and all related documents which comprise the totality of the contract or agreement between the CRA and the Bidder.*
- g. *Contractor: Awarded Bidder or Bidder who is awarded a contract to provide goods or services to the CRA.*
- h. *Invitation to Bid: this formal Solicitation requesting Bids from all interested qualified Bidders.*
- i. *Responsible Bidder: Bidder which has the capability in all respects to perform in full the contract requirements, as stated in the Invitation to Bid, and the integrity and reliability that will assure good-faith performance.*
- j. *Responsive Bidder: Bidder whose Bid conforms in all material respects to the terms and conditions included in the Invitation to Bid.*
- k. *Solicitation Summary Form: describes the goods or services to be purchased and the price, and must be completed and submitted with the Bid.*

2. CONE OF SILENCE/NO LOBBYING

Pursuant to Section 2-355 of Palm Beach County Ordinance No. 2011-039, and the purchasing policies of the CRA, all solicitations, once advertised and until the appropriate authority approves an award recommendation, are under the "Cone of Silence". This limits and requires documentation of communications between potential Bidders and/or Bidders, the CRA Staff, and the CRA Board Members, amongst other parties.

As to any matter relating to this ITB, any Bidder, Bidder's team member, or anyone representing a Bidder is advised that they are prohibited from contacting or lobbying the CRA Chair, any CRA Board Member, CRA Staff, or any other person working on behalf of the CRA on any matter related to or involved with this ITB. For purposes of clarification, a Bidder's representatives shall include, but not be limited to, the Bidder's employees, partners, attorneys, officers, directors, consultants, lobbyists, any actual or potential subcontractor or consultant of the Bidder, or any member of the Bidder's team. If a pre-bid meeting is scheduled, there will be an opportunity for inquiries to be made of CRA Staff during the scheduled pre-bid meeting. All inquiries made

outside of the pre-bid meeting must be in writing and directed to Tara Toto, CRA Redevelopment Manager, at (toto@mydelraybeach.com.) Any violation of this condition may result in rejection of a submitted Bid and/or disqualification of the Bidder. This “Cone of Silence/No Lobbying” is in effect from the date of publication of the ITB and shall terminate at the time the CRA Board selects a Bid, rejects all submitted Bids, or otherwise takes action which ends the Bid Solicitation process.

3. ADDENDUM

The CRA may issue an addendum in response to any inquiry received, prior to the close of the solicitation period, which changes, adds, or clarifies the terms, provisions, or requirements of the Bid Solicitation. The Bidder should not rely on any representation, statement, or explanation, whether written or verbal, other than those made in the Bid Solicitation documents or in the addenda issued. Where there appears to be a conflict between the Bid Solicitation documents and any addenda, the last addendum issued shall prevail. It is the Bidder’s responsibility to ensure receipt of all addenda, and any accompanying documentation. The Bidder is required to submit with its Bid a signed “Acknowledgment of Addenda” form, when any addenda have been issued.

4. LEGAL REQUIREMENTS

This Bid Solicitation is subject to all legal requirements contained in the applicable City Ordinances, Resolutions, and CRA Policies, as well as all applicable State and Federal Statutes. Where conflict exists between this ITB and these legal requirements, the authority shall prevail in the following order: Federal, State, and local.

5. CHANGE OF BID

Prior to the scheduled Bid opening a Bidder may change its Bid by submitting a new Bid with a letter on the firm’s letterhead, signed by an authorized agent of the Bidder, and notarized stating that the new submittal replaces the original submittal. The new submittal shall contain the letter and all information as required for submitting a Bid. No oral modifications to a Bid will be allowed. Modifications shall not be allowed following the Bid Submission Due Date and Time.

6. WITHDRAWAL OF BID

A Bid shall be irrevocable unless the Bid is withdrawn as provided herein. Only a written letter received by the CRA prior to the Bid opening may withdraw a Bid. The withdrawal letter must be on the firm’s letterhead, signed by an authorized agent of the Bidder, and notarized. No oral modifications or withdrawals of a Bid will be allowed.

7. CONFLICTS WITHIN THE BID SOLICITATION

Where there appears to be a conflict between the General Terms and Conditions, Special Conditions, the Technical Specifications, the Solicitation Summary Form, or any addendum issued, the order of precedence shall be: the last addendum issued, the Solicitation Summary Form, the Technical Specifications, the Special Conditions, and then the General Terms and Conditions.

8. PROMPT PAYMENT TERMS

It is the policy of the CRA that payment for all purchases by the CRA shall be made in a timely manner. The CRA will pay the Awarded Bidder upon receipt and acceptance of the goods or services by a duly authorized representative of the CRA. In accordance with Section 218.74,

Florida Statutes, the time at which payment shall be due from the CRA shall be forty-five (45) days from receipt of a proper invoice. The time at which payment shall be due to small businesses shall be thirty (30) days from receipt of a proper invoice. Proceedings to resolve disputes for payment of obligations shall be concluded by final written decision of the CRA, not later than sixty (60) days after the date on which the proper invoice was received by the CRA.

9. PREPARATION OF BIDS

- a. The Bid forms define requirements of items and/or services to be purchased and must be completed and submitted with the Bid. Use of any other forms will result in the rejection of the Bidder's offer. The Solicitation Summary Form must be legible. Bidders shall use typewriter, computer, or ink. All changes must be crossed out and initialed in ink. Failure to comply with these requirements may cause the Bid to be rejected.
- b. An authorized agent of the Bidder's firm must sign the Solicitation Summary Form. **Failure to sign any of the required forms shall render the Bid non-responsive.**
- c. The Bidder may be considered non-responsive if Bids are conditioned upon modifications, changes, or revisions to the terms and conditions of this Bid Solicitation.
- d. When there is a discrepancy between the unit prices and any extended prices, the unit prices will prevail.
- e. Late Bids will not be accepted and will be returned to the sender unopened. It is the Bidder's responsibility to ensure timely receipt of the Bid by the CRA by the Bid Submission Due Date and Time, and at the place stated in this Bid Solicitation. No exceptions will be made due to weather, carrier, traffic, illness, or other issues.

10. CANCELLATION OF BID SOLICITATION

The CRA reserves the right to cancel, in whole or in part, this ITB when it is in the best interest of the CRA which shall be determined at the sole and absolute discretion of the CRA.

11. AWARD OF CONTRACT

- a. The contract may be awarded to the responsive and responsible Bidder meeting all requirements as set forth in the Bid Solicitation, and in the best interest of the CRA. The CRA reserves the right to reject any and all Bids, to waive irregularities or technicalities, and to re-advertise for all or any part of this Bid Solicitation as deemed in its best interest. The CRA shall be the sole and absolute judge of its best interest.
- b. The CRA reserves the right to reject any and all Bids if it is determined that prices are excessive, best offers are determined to be unreasonable, or it is otherwise determined to be in the CRA's best interest to do so.
- c. The CRA reserves the right to negotiate prices **with the selected responsive and responsible Bidder**, provided that the scope of work of this ITB remains the same.
- d. The Bidder's performance as a prime contractor or subcontractor on previous CRA contracts shall be taken into account in evaluating the Bid received for this ITB.

- e. The CRA will provide a copy of the Bid Tabulation to all Bidders responding to this ITB.
 - f. The ITB, any addenda and/or properly executed modifications, the signed Contract, the purchase order, and any change order(s) shall constitute the Contract.
 - g. Award of this Bid may be predicated on compliance with and submittal of all required documents and forms as stipulated in this ITB.
 - h. The CRA reserves the right to request and evaluate additional information from any Bidder after the Bid Submission Due Date and Time as the CRA deems necessary.
12. **CONTRACT EXTENSION**
The CRA reserves the right to automatically extend any Contract for a maximum period not to exceed ninety (90) calendar days in order to provide the CRA with continual service and supplies while a new contract is being solicited, evaluated, and/or awarded.
13. **WARRANTY**
All warranties express and implied shall be made available to the CRA for goods and services covered by this ITB. All goods furnished shall be fully guaranteed by the Awarded Bidder against factory defects and workmanship. At no expense to the CRA, the Awarded Bidder shall correct any and all apparent and latent defects that may occur within the manufacturer's standard warranty.
14. **ESTIMATED QUANTITIES**
Estimated quantities or dollars are for Bidder's guidance only: (a) estimates are based on the CRA's anticipated needs and/or usage; and (b) the CRA may use these estimates to determine the low Bidder. No guarantee is expressed or implied as to quantities or dollars that will be used during the contract period. The CRA is not obligated to place any order for the given amount subsequent to the award of this Bid Solicitation.
15. **NON-EXCLUSIVITY**
It is the intent of the CRA to enter into a Contract with the Awarded Bidder that will satisfy its needs as described herein. However, the CRA reserves the right as deemed in its best interest to perform, or cause to be performed, the work and services, or any portion thereof, herein described in any manner it sees fit, including but not limited to, award of other contracts, use of any contractor, or perform the work with its own employees.
16. **CONTINUATION OF WORK**
Any work that commences prior to and will extend beyond the expiration date of the current Contract period shall, unless terminated by mutual written agreement between the CRA and the Awarded Bidder, continue until completion at the same prices, terms, and conditions.
17. **BID PROTEST**
A recommendation for award or rejection of award may be protested by a Bidder through filing a type-written protest with the CRA office. The Bidder shall file its type-written protest with the CRA at 20 N Swinton Avenue, Delray Beach, Florida, 33444, Monday through Friday, between the hours of 8:00 AM EST and 5:00 PM EST, excluding legal holidays. Protests shall contain the name, address, and phone number of the petitioner, name of the petitioner's representative (if

any), and the title and number of the solicitation. Additionally, the protest shall be signed by an authorized agent of the Bidder and notarized. The protest shall specifically describe the subject matter, facts giving rise to the protest, and the action requested from the CRA. The protest shall be limited to 15 type-written pages.

The written protest must be received within three (3) business days from the time of initial posting of the intended award. Notice of Intent to Award shall be posted on the CRA's website, www.delraycra.org, and on BidSync, www.bidsync.com. Failure to file a timely formal written protest within the time period specified shall constitute a waiver by the Bidder of all rights of protest.

The letter of protest shall be accompanied by a non-refundable protest application fee in an amount equal to one percent (1%) of the protestor's Bid or five thousand dollars (\$5,000), whichever is less. The protest application fee must be a cashier's check, a certified check, or an attorney's trust account check made payable to the Delray Beach Community Redevelopment Agency. Failure to provide the required protest application fee shall deem the protest as incomplete and invalid.

18. LAWS AND REGULATIONS

The Awarded Bidder shall comply with all laws and regulations applicable to provide the goods or services specified in this Bid Solicitation. The Bidder shall be familiar with all Federal, State, and local laws that may affect the goods and/or services offered.

19. LICENSES, PERMITS AND FEES

The Awarded Bidder(s) shall hold all licenses and/or certifications, obtain and pay for all permits and/or inspections (if applicable), and comply with all laws, ordinances, regulations, and building code requirements applicable to the work required herein. Damages, penalties, and/or fines imposed on the CRA or an Awarded Bidder for failure to obtain and maintain required licenses, certifications, permits, and/or inspections shall be borne by the Awarded Bidder.

20. SUBCONTRACTING

Unless otherwise specified in this Bid Solicitation, the Awarded Bidder shall not subcontract any portion of the work without the prior written consent of the CRA. The ability to subcontract may be further limited by the Special Conditions. Subcontracting without the prior written consent of the CRA may result in termination of the contract for default.

21. ASSIGNMENT

The Awarded Bidder shall not assign, transfer, hypothecate, or otherwise dispose of this Contract, including any rights, title, or interest therein, or its power to execute such contract to any person, company, or corporation without the prior written consent of the CRA. Assignment without the prior written consent of the CRA may result in termination of the Contract for default.

22. SHIPPING TERMS

Unless otherwise specified in the Bid Solicitation, prices quoted shall be F.O.B. Destination. Freight shall be included in the proposed price.

23. RESPONSIBILITIES AS EMPLOYER

The employee(s) of the Awarded Bidder shall be considered to be at all times its employee(s), and not an employee(s) or agent(s) of the CRA. The Awarded Bidder shall provide physically competent employee(s) capable of performing the scope of work as required. The CRA may require the Awarded Bidder to remove any employee it deems unacceptable. All employees of the Awarded Bidder shall wear proper identification.

It is the Awarded Bidder's responsibility to ensure that all its employees and subcontractors comply with the employment regulations required by the US Department of Homeland Security. The CRA shall have no responsibility to check or verify the legal immigration status of any employee of the Awarded Bidder.

24. INDEMNIFICATION

The Awarded Bidder shall indemnify and hold harmless the CRA and its officers, employees, agents, and instrumentalities from any and all liability, losses or damages, including attorney's fees and costs of defense, which the CRA or its officers, employees, agents, or instrumentalities may incur as a result of claims, demands, suits, causes of actions, or proceedings of any kind or nature arising out of, relating to, or resulting from the performance of the agreement by the Awarded Bidder or its employees, agents, servants, partners, principals, or subcontractors. The Awarded Bidder shall pay all claims and losses in connection therewith, and shall investigate and defend all claims, suits, or actions of any kind or nature in the name of the CRA, where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorney's fees which may be incurred thereon. The Awarded Bidder expressly understands and agrees that any insurance protection required by this contract agreement or otherwise provided by the Awarded Bidder shall in no way limit the responsibility to indemnify, keep and save harmless, and defend the CRA or its officers, employees, agents, and instrumentalities as herein provided.

25. COLLUSION

Bidder certifies that its Bid is made without prior understanding, agreement, relation or connection with any other corporation, firm or person submitting a Bid for the same materials, services, supplies, or equipment and is in all respects fair and without collusion or fraud. Any such violation may result in Agreement cancellation, return of materials or discontinuation of services and the possible removal of Bidder from participation in future CRA solicitations for a specified period.

The Bidder(s) attest that the Bid is genuine and not a sham or collusive or made in the interest or on behalf of any person not therein named, and that the Bidder has not, directly or indirectly, induced or solicited any other Bidder to put in a sham Bid, or any other person, firm, or corporation to refrain from proposing, and that the Bidder has not in any manner sought by collusion to secure to the Bidder an advantage over any other Bidder.

26. MODIFICATION OF CONTRACT

The Contract may be modified by mutual consent, in writing, through the issuance of a modification to the Contract, a supplemental agreement, purchase order, or change order, as appropriate.

27. TERMINATION FOR CONVENIENCE

The CRA, at its sole and absolute discretion, reserves the right to terminate any Contract entered into pursuant to this ITB with or without cause immediately upon providing written notice to the Awarded Bidder. Upon receipt of such notice, the Awarded Bidder shall not incur any additional costs under the Contract. The CRA shall be liable only for reasonable costs incurred by the Awarded Bidder prior to the date of the notice of termination. The CRA shall be the sole judge of "reasonable costs."

28. TERMINATION FOR DEFAULT

The CRA reserves the right to terminate this Contract, in part or in whole, or place the Awarded Bidder on probation in the event the Awarded Bidder fails to perform in accordance with the terms and conditions stated herein by providing written notice of such failure or default and by specifying a reasonable time period within which the Awarded Bidder must cure any such failure to perform or default. If the Awarded Bidder fails to cure the default within the time specified, the CRA may then terminate the subject Contract by providing written notice to the Awarded Bidder. The CRA further reserves the right to suspend or debar the Awarded Bidder in accordance with the appropriate CRA ordinances, resolutions, and/or policies. The Awarded Bidder will be notified by letter of the CRA's intent to terminate. In the event of termination for default, the CRA may procure the required goods and/or services from any source and use any method deemed in its best interest. All re-procurement costs shall be borne by the incumbent Bidder.

29. FRAUD AND MISREPRESENTATION

Any individual, corporation, or other entity that attempts to meet its contractual obligations with the CRA through fraud, misrepresentation, or material misstatement, may be debarred for up to five (5) years. The CRA, as a further sanction, may terminate or cancel any other contracts with such individual, corporation, or entity. Such individual or entity shall be responsible for all direct or indirect costs associated with termination or cancellation, including attorney's fees.

30. ACCESS AND AUDIT OF RECORDS

The CRA reserves the right to require the Awarded Bidder to submit to an audit by an auditor of the CRA's choosing at the Awarded Bidder's expense. The Awarded Bidder shall provide access to all of its records, which relate directly or indirectly to the Contract, at its place of business during regular business hours. The Awarded Bidder shall retain all records pertaining to this Contract, and upon request, make them available to the CRA for three (3) years following expiration of the Contract. The Awarded Bidder agrees to provide such assistance as may be necessary to facilitate the review or audit by the CRA to ensure compliance with applicable accounting and financial standards.

31. PRE-AWARD INSPECTION

The CRA may conduct a pre-award inspection of the Bidder's site or hold a pre-award qualification hearing to determine if the Bidder is capable of performing the requirements of this Bid Solicitation.

32. PROPRIETARY AND/OR CONFIDENTIAL INFORMATION

Bidders are hereby notified that all information submitted as part of, or in support of Bid submittals will be available for public inspection after the opening of Bids in compliance with Chapter 119 of the Florida Statutes, popularly known as the "Public Record Law." The Bidder

shall not submit any information in response to this Bid Solicitation which the Bidder considers to be a trade secret, proprietary, or confidential. The submission of any information to the CRA in connection with this Bid Solicitation shall be deemed conclusively to be a waiver of any trade secret or other protection which would otherwise be available to the Bidder. In the event that the Bidder submits information to the CRA in violation of this restriction, either inadvertently or intentionally, and clearly identifies that information in the Bid as protected or confidential, the CRA may, in its sole discretion, either (a) communicate with the Bidder in writing in an effort to obtain the Bidder's withdrawal of the confidentiality restriction, or (b) endeavor to redact and return that information to the Bidder as quickly as possible, and if appropriate, evaluate the balance of the Bid. The redaction or return of information pursuant to this clause may render a Bid non-responsive.

33. **ADDITIONAL FEES AND SURCHARGES**

Unless provided for in the Contract, the CRA will not make any additional payments such as fuel surcharges, demurrage fees, or delay-in-delivery charges.

34. **COMPLIANCE WITH FEDERAL STANDARDS**

All items to be purchased under this Contract shall be in accordance with all governmental standards, to include, but not be limited to, those issued by the Occupational Safety and Health Administration (OSHA), the National Institute of Occupational Safety Hazards (NIOSH), and the National Fire Protection Association (NFPA).

35. **BINDING EFFECT**

All of the terms and provisions of this Contract, whether so expressed or not, shall be binding upon, inure to the benefit of, and be enforceable by the parties and their respective legal representatives, successors, and permitted assigns.

36. **SEVERABILITY**

In the event any term or provision of any Contract entered into pursuant to this Bid Solicitation is found by a court of competent jurisdiction to be invalid, the remaining terms and provisions shall continue to be effective and shall be interpreted and given meaning to the greatest possible extent in the absence of any severed terms or provisions.

37. **GOVERNING LAW AND VENUE**

This Contract and all transactions contemplated by this Contract shall be governed by and construed and enforced in accordance with the laws of the State of Florida without regard to any contrary conflicts of law principle. Venue of all proceedings in connection herewith shall lie exclusively in Palm Beach County, Florida, and each party hereby waives whatever its respective rights may have been in the selection of venue.

38. **ATTORNEY'S FEES**

It is hereby understood and agreed that in the event any lawsuit in the judicial system, Federal or State, is brought to enforce compliance with this Contract or interpret same, or if any administrative proceeding is brought for the same purposes, each party shall pay their own attorney's fees and costs, including appellate fees and costs.

39. EQUAL OPPORTUNITY AND ANTI-DISCRIMINATION

The CRA complies with all laws prohibiting discrimination on the basis of age, race, gender, religion, creed, political affiliation, sexual orientation, physical or mental disability, color or national origin, and therefore is committed to assuring equal opportunity in the award of contracts and encourages small, local, minority, and female-owned businesses to participate.

During the performance of this Contract, the Awarded Bidder agrees it will not discriminate or permit discrimination in its hiring practices or in its performance of the Contract. The Awarded Bidder shall strictly adhere to the equal employment opportunity requirements and any applicable requirements established by the State of Florida, Palm Beach County, and the Federal government.

The Awarded Bidder further acknowledges and agrees to provide the CRA with all information and documentation that may be requested by the CRA from time to time regarding the Bid Solicitation, selection, treatment and payment of subcontractors, suppliers, and vendors in connection with this Contract.

40. CRIMINAL HISTORY BACKGROUND CHECKS

Prior to hiring a contract employee or contracting with a Bidder, the CRA may conduct a comprehensive criminal background check by accessing any Federal, State, or local law enforcement database available. The contract employee or Bidder will be required to sign an authorization for the CRA to access criminal background information. The costs for the background checks shall be borne by the CRA.

41. LABOR, MATERIALS, AND EQUIPMENT

Unless specified elsewhere in this Bid Solicitation or the Contract, all labor, materials, and equipment required for the performance of the requirements of the Contract shall be supplied by the Awarded Bidder.

42. MINIMUM WAGE REQUIREMENTS

The Awarded Bidder shall comply with all minimum wage requirements and the provisions of any other wages laws, as may be applicable to this Contract.

43. PACKING SLIP AND DELIVERY TICKET

A packing slip and/or delivery ticket shall accompany all items during delivery to the CRA. The documents shall include information on the contract number or purchase order, any back order items, and the number or quantity of items being delivered.

44. PURCHASE OF OTHER ITEMS

The CRA reserves the right to purchase other related goods or services, not listed in the Bid Solicitation, during the Contract term. When such requirements are identified, the CRA may request price quote(s) from the Awarded Bidder on the Contract. The CRA, at its sole discretion, will determine if the prices offered are reasonable, and may choose to purchase the goods or services from the Awarded Bidder, another contract vendor, or a non-contract vendor.

45. PUBLIC RECORDS

Florida law provides that municipal records shall at all times be available to the public for inspection. Chapter 119, Florida Statutes, the Public Records Law, requires that all material

submitted in connection with a Bid response shall be deemed to be public record subject to public inspection upon award, recommendation for award, or thirty (30) days after Bid opening, whichever occurs first. Certain exemptions to public disclosure are statutorily provided for in Section 119.07, Florida Statutes. If the Bidder believes any of the information contained in his/her/its Bid is considered confidential and/or proprietary, inclusive of trade secrets as defined in Section 812.081, Florida Statutes, and is exempt from the Public Records Law, then the Bidder, must in its response, specifically identify the material which is deemed to be exempt and state the legal authority for the exemption. All materials that qualify for exemption from Chapter 119, Florida Statutes or other applicable law must be submitted in a separate envelope, clearly identified as "EXEMPT FROM PUBLIC DISCLOSURE" with the firm's name and the Bid number clearly marked on the outside. The CRA will not accept Bids when the entire Bid is labeled as exempt from disclosure. The CRA's determination of whether an exemption applies shall be final, and the Bidder agrees to defend, indemnify, and hold harmless the CRA and the CRA's officers, employees, and agents, against any loss or damages incurred by any person or entity as a result of the CRA's treatment of records as public records.

The Awarded Bidder(s) shall keep and maintain public records and fully comply with the requirements set forth at Section 119.0701, Florida Statutes, as applicable; failure to do so shall constitute a material breach of any and all agreements awarded pursuant to this Bid Solicitation.

46. CONFLICTS OF INTEREST

All Bidders must disclose with their Bid the name of any officer, director, or agent who is also an employee of the CRA. Further, all Bidders must disclose the name of any CRA employee who has any interest, financial or otherwise, direct or indirect, of five percent (5%) or more in the Bidders' firm or any of its branches. Failure to disclose any such affiliation will result in disqualification of the Bidder from this Invitation to Bid and may be grounds for further disqualification from participating in any future Bids with the CRA.

47. PUBLIC ENTITY CRIMES

As provided in Section 287.133(2) (a), Florida Statutes, a person or affiliate who has been placed on the convicted vendors list following a conviction for a public entity crime may not submit a Bid on a contract to provide any goods or services to a public entity; may not submit a Bid on a contract with a public entity for the construction or repair of a public building or public work; may not submit Bids on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity.

48. OTHER GOVERNMENTAL AGENCIES

If a Bidder is awarded a Contract as a result of this ITB, the Bidder shall allow other governmental agencies to access this contract and purchase the goods and services under the terms and conditions at the prices awarded, as applicable.

49. COMPLETION OF WORK AND DELIVERY

All work shall be performed and all deliveries made in accordance with good commercial practice. The work schedule and completion dates shall be adhered to by the Awarded Bidder(s), except in such cases where the completion date will be delayed due to acts of nature, force majeure, strikes, or other causes beyond the control of the Awarded Bidder. In these

cases, the Awarded Bidder shall notify the CRA of the delays in advance of the original completion so that a revised delivery schedule can be appropriately considered by the CRA.

50. FAILURE TO DELIVER OR COMPLETE WORK

Should the Awarded Bidder(s) fail to deliver or complete the work within the time stated in the Contract, it is hereby agreed and understood that the CRA reserves the authority to cancel the Contract with the Awarded Bidder and secure the services of another vendor to purchase the items or complete the work. If the CRA exercises this authority, the CRA shall be responsible for reimbursing the Awarded Bidder for work that was completed, and items delivered and accepted by the CRA in accordance with the Contract specifications. The CRA may, at its option, demand payment from the Awarded Bidder, through an invoice or credit memo, for any additional costs over and beyond the original contract price which were incurred by the CRA as a result of having to secure the services of another vendor.

51. CORRECTING DEFECTS

The Awarded Bidder shall be responsible for promptly correcting any deficiency, at no cost to the CRA, within three (3) calendar days after the CRA notifies the Awarded Bidder of such deficiency in writing. If the Awarded Bidder fails to correct the defect, the CRA may (a) place the Awarded Bidder in default of its Contract; and/or (b) procure the products or services from another source and charge the Awarded Bidder for any additional costs that are incurred by the CRA for this work or items, either through a credit memorandum or through invoicing.

52. ACCIDENT PREVENTION AND BARRICADES

Precautions shall be exercised at all times for the protection of persons and property. Awarded Bidder(s) performing services or delivering goods under this contract shall conform to all relevant OSHA, State, County, and local regulations during the course of such effort. The minimum Personal Protective Equipment (PPE) to be worn by all personnel on the Project Site shall be High-Vis Shirt or Vest with Company Name, Hard Hat, Eye Protection, Ear Protection, and Face Masks. Any fines levied by the above-mentioned authorities for failure to comply with these requirements shall be borne solely by the Awarded Bidder. Barricades shall be provided by the Awarded Bidder when work is performed in areas traversed by persons, or when deemed necessary by the CRA.

53. OMISSIONS IN SPECIFICATIONS

The specifications and/or scope of work contained within this Bid Solicitation describe the various functions and classes of work required as necessary for the completion of the Project. Any omissions of inherent technical functions or classes of work within the specifications and/or statement of work shall not relieve the Bidder from furnishing, installing, or performing such work where required to the satisfactory completion of the Project.

54. MATERIALS SHALL BE NEW AND WARRANTED AGAINST DEFECTS

The Awarded Bidder hereby acknowledges and agrees that all materials, except where recycled content is specifically requested, supplied by the Awarded Bidder in conjunction with this Bid Solicitation and resultant Contract shall be new, warranted for their merchantability, and fit for a particular purpose. In the event any of the materials supplied to the CRA by the Awarded Bidder are found to be defective or do not conform to specifications, (1) the materials may be returned to the Awarded Bidder at the Awarded Bidder's expense and the Contract cancelled; or

(2) the CRA may require the Awarded Bidder to replace the materials at the Awarded Bidder's expense.

55. TOXIC SUBSTANCES/FEDERAL "RIGHT TO KNOW" REGULATIONS

The Federal "Right to Know" Regulation implemented by the Occupational Safety and Health Administration (OSHA) requires employers to inform their employees of any toxic substances to which they may be exposed in the workplace, and to provide training in safe handling practices and emergency procedures. It also requires notification to local fire departments of the location and characteristics of all toxic substances regularly present in the workplace.

Accordingly, the Awarded Bidder(s) performing under this Contract are required to provide two (2) complete sets of Material Safety Data Sheets to the CRA of any products that are subject to these regulations. This information should be provided at the time when the initial delivery is made.

56. TAXES

The CRA is exempt from Federal and State taxes for tangible personal property.

57. BIDDER'S COSTS

The CRA shall not be liable for any costs incurred by Bidders in responding to this ITB.

58. SUBSTITUTION OF PERSONNEL

It is the intention of the CRA that the Awarded Bidder's personnel proposed for the Contract shall be available for the initial Contract term. In the event the Awarded Bidder wishes to substitute personnel, the Awarded Bidder shall propose personnel of equal or higher qualifications, and all replacement personnel are subject to the CRA's written approval. In the event the substitute personnel are not satisfactory to the CRA, and the matter cannot be resolved to the satisfaction of the CRA, the CRA reserves the right to cancel the Contract for cause.

59. FORCE MAJEURE

The CRA and the Awarded Bidder are excused from the performance of their respective obligations under the Contract when and to the extent that their performance is directly delayed or prevented by any circumstances beyond their control, including fire, flood, explosion, strikes or other labor disputes, natural disasters, public emergency, war, riot, civil commotion, malicious damage, act or omission of any governmental authority, delay or failure or shortage of any type of transportation, equipment, or service from a public utility needed for their performance provided that:

- a. The non-performing party gives the other party prompt written notice describing the particulars of the force majeure, including, but not limited to, the nature of the occurrence and its expected duration, and continues to furnish timely reports with respect thereto during the period of the force majeure.
- b. The excuse of performance is of no greater scope and of no longer duration than is required by the force majeure.

- c. No obligations of either party that arose before the force majeure causing the excuse of performance are excused as a result of the force majeure.
- d. The non-performing party uses its best efforts to remedy its inability to perform.
- e. The CRA's approval is required for any force majeure event asserted by the Awarded Bidder.

Notwithstanding the above, performance shall not be excused under this section for a period in excess of two (2) months, provided that in extenuating circumstances, the CRA, at its sole discretion, may excuse performance for a longer term. Economic hardship of the Awarded Bidder shall not constitute a force majeure. The term of the Contract shall be extended by a period equal to that during which either party's performance is suspended under this section.

60. NOTICES

Notices shall be effective when received at the addresses specified in the Contract. Changes in respective addresses to which such notices are to be directed may be made from time to time by either party by written notice to the other party. Facsimile and email transmissions shall not constitute effective notice. An original hard copy of the notice must also be mailed via certified mail to the receiving party.

Nothing contained in this section shall be construed to restrict the transmission of routine communications between representatives of the Awarded Bidder and the CRA.

61. FISCAL FUNDING OUT

The CRA's obligation pursuant to any Contract entered into in accordance with this Solicitation is specifically contingent upon the lawful appropriation of funds. Failure to lawfully appropriate funds for any Contract awarded shall result in automatic termination of the Contract.

62. SCRUTINIZED COMPANIES CERTIFICATION

Section 287.135, Florida Statutes, prohibits the DBCRA from: 1) contracting with companies for goods or services in any amount if at the time of bidding on, submitting a proposal for, or entering into or renewing a contract if the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, F.S. or is engaged in a boycott of Israel; and 2) contracting with companies, for goods or services over \$1,000,000 that are on either the Scrutinized Companies with activities in the Iran Petroleum Energy Sector List, created pursuant to s. 215.473, or are engaged in business operations in Syria. Failure to complete the Scrutinized Companies Certification Pursuant to Florida Statute § 287.135 in Section 5 of this ITB may deem the Bid non-responsive.

END OF SECTION 1

SECTION 2: SPECIAL TERMS AND CONDITIONS

1. PURPOSE

The purpose of this Bid Solicitation is to obtain Bids from qualified contractors and establish a contract for the construction of the interior and exterior improvements for the renovation of the Locally Designated Historic Wellbrock House (“Project”), in accordance with the terms, conditions, and specifications contained in this Invitation to Bid.

2. CONTRACT MEASURES AND PREFERENCES

Intentionally Omitted.

3. VOLUNTARY PRE-BID MEETING AND VOLUNTARY PROJECT SITE VISIT

The CRA will hold a Voluntary Pre-Bid Meeting on June 29, 2021, starting promptly at 11:00 am EST, at the Arts Warehouse, located at 313 NE 3rd Street, Delray Beach, Florida, 33444. The CRA will conduct a Voluntary Project Site Visit for this Bid Solicitation at the Project Site located at 22 North Swinton Avenue, Delray Beach, Florida, 33444, on June 29, 2021, starting at 12:00 pm EST.

Potential Bidders should bring a copy of this Bid Solicitation with them to the Pre-Bid Meeting. Bidders will be allowed to ask questions of CRA Staff and obtain information on important aspects of this Bid Solicitation.

The purpose of the Pre-Bid Meeting is to provide and obtain information relative to the scope, purpose, nature, and extent of the work, and any local conditions, which may affect the performance of work. Submission of a Bid shall constitute an acknowledgement by the Bidder that it has thoroughly examined and is familiar with the requirements of this Bid Solicitation package. The failure or neglect of the Bidder to examine the Bid Solicitation package, shall in no way relieve the Bidder of any obligation with respect to its Bid, the scope of work required under this Bid Solicitation, or the requirements of the Contract. No claim for additional compensation will be allowed which is based on a lack of knowledge of the requirements of this Bid Solicitation package or the resultant Contract.

4. TERM OF CONTRACT

The Contract shall commence upon the date of the duly executed Contract and shall remain in effect until such time as the construction services acquired in conjunction with this Bid Solicitation have been completed and accepted by the CRA's authorized representative and upon completion of the expressed and/or implied warranty periods.

5. METHOD OF AWARD: BEST VALUE

The CRA will award this Contract to the responsive and responsible Bidder, all factors considered, and in the best interest of the CRA.

6. PRICES SHALL BE FIXED AND FIRM

If a Bidder is awarded a Contract under this Bid Solicitation, the prices offered by the Awarded Bidder shall remain fixed and firm during the performance of the work, except for any change orders or variations, which must meet the prior approval and written authorization of the CRA.

7. PRICE ADJUSTMENTS
Intentionally Omitted.
8. EXAMINATION OF CRA FACILITIES OR EQUIPMENT
Prior to submitting its offer, it is recommended that the Bidder visit the site of the proposed Project and become familiar with any conditions which may in any manner affect the work to be done or affect the equipment, materials and labor required. The Bidder is also advised to examine carefully any drawings, specifications, or equipment, and become thoroughly aware regarding any and all conditions and requirements that may in any manner affect the work to be performed under the Contract. No additional allowances will be made because of lack of knowledge of these conditions.
9. EQUAL PRODUCTS
Intentionally Omitted.
10. INCENTIVE COMPENSATION
Intentionally Omitted.
11. LIQUIDATED DAMAGES
Provisions for liquidated damages, if any, are set forth in the resultant Contract.
12. INSURANCE
The Awarded Bidder shall not commence any performance pursuant to the terms of this Bid Solicitation until certification or proof of insurance has been received and approved by the CRA.

The required insurance coverage is to be issued by an insurance company authorized and licensed to do business in the State of Florida, with the minimum rating of A- VIII or better, in accordance with the latest edition of AM Best's Insurance Guide. This insurance shall be documented in certificates of insurance which provides that the CRA shall be notified at least thirty (30) days in advance of cancellation, non-renewal, or adverse change. The receipt of certificates or other documentation of insurance or policies or copies of policies by the CRA or by any of its representatives, which indicate less coverage than is required, does not constitute a waiver of the Awarded Bidder's obligation to fulfill the insurance requirements herein. Deductibles must be acceptable to the CRA.

The Awarded Bidder must submit a current Certificate of Insurance, naming the *Delray Beach Community Redevelopment Agency* as an additional insured and list as such on the insurance certificate. New certificates of insurance are to be provided to the CRA upon expiration.

The Awarded Bidder shall provide insurance coverage as follows, and shall carry:

- a. Workers' Compensation Insurance – as required by law.
- b. Employer's Liability Insurance - \$1,000,000 per occurrence, \$1,000,000 for each disease, and \$2,000,000 for aggregate disease

- c. Comprehensive General Liability Insurance – with limits of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate for Bodily Injury and Property Damage which must include:
- i. Premises and/or Operations on an occurrence basis.
 - ii. Independent contractors.
 - iii. Products and/or Completed Operations Liability on an occurrence basis.
 - iv. Explosion, Collapse, and Underground Coverages.
 - v. Broad Form Property Damage.
 - vi. Broad Form Contractual Coverage applicable to this specific Agreement, including any hold harmless and/or indemnification agreement.
 - vii. Personal Injury Coverage with Employees and Contractual Exclusions removed with minimum limits of coverage equal to those required for Bodily Injury Liability and Property Damage Liability.
- d. Builders Risk/Installation Floater Insurance - The Awarded Bidder shall take out and maintain, as applicable, during the life of this Contract, "all risk" type builders risk insurance satisfactory to the CRA for the completed value of the Project, which shall protect the Awarded Bidder and the CRA as their interests may appear, for the following hazards to the work, encompassing structures in the course of construction, including foundations, additions, attachments, and all permanent fixtures belonging to and constituting a part of said structures, as well as materials and equipment suitably stored at the Project site and Awarded Bidder's construction equipment, materials, and temporary structures:
- i. Premises and/or Operations on an occurrence basis.
 - ii. Independent contractors.
 - iii. Products and/or Completed Operations Liability on an occurrence basis.
 - iv. Explosion, Collapse, and Underground Coverages.
 - v. Broad Form Property Damage.
 - vi. Broad Form Contractual Coverage applicable to this specific Contract, including any hold harmless and/or indemnification agreement.
 - vii. Personal Injury Coverage with Employees and Contractual Exclusions removed with minimum limits of coverage equal to those required for Bodily Injury Liability and Property Damage Liability.
 - viii. Fire and lightning, vandalism, and malicious mischief.
 - ix. Extended coverage including windstorm, hail, flood, explosion, riot, civil commotion, aircraft, vehicle and smoke damage.
- e. Automobile Liability Insurance - for owned, non-owned and hired vehicles – with a limit of not less than \$1,000,000 per occurrence, combined single limit for Bodily Injury Liability and Property Damage Liability. Coverage must be afforded on a form no more restrictive than the latest edition of the Business Automobile Liability Policy, without restrictive endorsements, as filed by the Insurance Services Office.

The *Delray Beach Community Redevelopment Agency* shall be named as an Additional Insured on both the General Liability and Business Automobile Liability policies, on a primary and non-contributory basis, to include additional insured status on the GL policy for both premises operations and products and completed operations.

If no deductible for insurance is referenced above, the CRA reserves the right to require such deductibles which shall be determined by the CRA, but not less than \$25,000 per claim.

The Comprehensive General Liability insurance policy must include coverage that is not more restrictive than the latest edition of the Comprehensive General Liability Policy, without restrictive endorsements, as filed by the Insurance Services Offices, and the policy must include coverage's for premises and/or operations, independent contractors, products and/or completed operations for contracts, contractual liability, broad form contractual coverage, broad form property damage, products, completed operations, and personal injury. Personal injury coverage shall include coverage that has the Employee and Contractual Exclusions removed.

13. PERFORMANCE BOND AND PAYMENT BOND

The Bidder to whom a contingent award is made shall duly execute and deliver to the CRA a Performance Bond and a Payment Bond, both in an amount equal to 100% of the total Contract price, payable to the CRA, as surety for faithful performance under the terms and conditions of the Contract. The Performance Bond and Payment Bond shall be delivered to the CRA contemporaneously with Contract execution. Sample formats for the bonds are available upon request.

Both required bonds must be executed by a surety company of recognized standing, authorized to do business in the State of Florida, and having a resident agent. Bonds may not be canceled, terminated, or revised unless the CRA has been provided with thirty (30) business days' advanced written notice of such action by the surety. The surety must insert the registered agent to accept service of process in the State of Florida, directly on each bond document.

Acknowledgement and agreement are given by both parties that the Performance and Payment Bonds do not limit the liability of the Awarded Bidder to the CRA in the event of a material breach of the Contract by the Awarded Bidder. The Bonds may be used to recover liquidated damages on behalf of the CRA.

If the Awarded Bidder fails to deliver the Bonds at the same time as Contract execution, the CRA may declare the Awarded Bidder in default of the contractual terms and conditions, and the Awarded Bidder shall surrender any Bid Bond, and the CRA shall not accept any offers or bids from that Bidder for a twelve (12) month period following such default.

14. CERTIFICATIONS

Any Bidder that submits a Bid in response to this Bid Solicitation shall, at the time of such Bid submittal, hold all necessary certifications issued by the State or County Examining Board qualifying the Bidder to perform the work proposed for this Project. If other professions or trades are required in conjunction with this Bid Solicitation and such work and/or services will be performed or provided by a subcontractor(s), an applicable Certificate of Competency issued to the subcontractor(s) shall be submitted with the Bidder's Bid; provided, however, that the CRA may at its option and in its best interest allow the Bidder to supply the subcontractor(s) certificate to the CRA during the evaluation period.

15. **BID BOND/GUARANTY**

The Bidder must submit with their Bid a Bid Guaranty represented by a certified check, cashier's check, money order, or Bid Bond in favor of the CRA in the amount equal to five percent (5%) of the proposed price. The certified check, cashier's check, money order, or Bid Bond shall be made payable to the *Delray Beach Community Redevelopment Agency*. Bidders not selected for award will have their Bid Guaranty returned to them within 90 days of the Bid opening.

If the Awarded Bidder fails or refuses to execute the Contract or provide the necessary certificates of insurance, or the Performance and Payment Bonds following award within the timeframes set forth, the CRA shall retain the entire Bid Guaranty and disqualify the Bidder.

Additionally, Bidders must submit with their Bid evidence of their financial capacity to commence and complete the work associated with this Project. Such evidence may include a loan commitment letter, or other documentation clearly supporting the Bidder's financial capacity to commence and complete the work associated with this Project and all necessary responsibilities as stated within this ITB.

16. **METHOD OF PAYMENT: INVOICE FOR COMPLETED WORK (PROGRESS PAYMENTS)**

The CRA will allow progress payments for the work to be performed under this Contract. Such progress payments shall be only for work that has been completed and verified by the CRA.

The Awarded Bidder shall submit an invoice to the CRA for progress payments for work that has been completed and has been inspected and accepted by the CRA. The date of the invoices shall not exceed thirty (30) calendar days from the completion of that portion of the work. Under no circumstances shall the invoice be submitted to the CRA in advance of the completion and acceptance of the work. The invoice shall contain the following basic information: the Awarded Bidder's name and address, invoice number, date of invoice, description of the goods or service, the contract number, purchase order number, and any discounts.

The CRA prides itself on paying its vendors promptly and efficiently, and all payments shall be made in accordance with the Florida Prompt Payment Act, Section 218.74, Florida Statutes, upon presentation of a proper invoice by the awarded Bidder.

Payment shall be made for the items listed on the Bid Pricing Form on the basis of the work actually performed and completed, such work including but not limited to, the furnishing of all necessary labor, materials, equipment, transportation, clean up, and all other appurtenances to complete the construction and installation of the work to the configuration and extent as shown on the drawings and described in the specifications.

The CRA does not pay for items ordered and/or stored on site unless specifically approved by CRA and with written authorization from the CRA. Payment for items are paid once the item is installed, measured in place, completed and accepted.

It is intended that all license and other miscellaneous administrative costs, overhead and profit, and all other costs to the Awarded Bidder not specifically identified in the item descriptions be distributed among and included in the unit prices stated. No additional payment shall be made for transportation, communications, office maintenance, and other incidental work or services,

and no further payment shall be made for remobilization unless all of the work is suspended by the CRA for a period in excess of three (3) months and through no fault to the Awarded Bidder.

The Awarded Bidder's attention is called to the fact that the quotations for the various items of work are intended to establish a total price for completing the work in its entirety. No separate payment will be made for any item that is not specifically set forth in the Bid Schedule, and all costs therefore shall be included in the prices named in the Bid Schedule for various appurtenant items of work.

All required manufacturer testing and certification shall be included in the unit prices bid. Density testing required for compacted backfilling, and concrete strength and materials testing required at the time of construction shall be arranged for and paid for by the awarded Bidder.

17. COMPLETION OF WORK

The Awarded Bidder shall complete the scope of work as required by this Bid Solicitation within the timeframe stated in Section 3 of this Bid Solicitation.

18. WARRANTY REQUIREMENTS: ONE (1) YEAR

In addition to all other warranties that may be supplied by the Awarded Bidder, the Awarded Bidder shall warrant its products and/or services against faulty labor and/or defective material, for a minimum period of one (1) year from the date of acceptance of the labor, materials and/or equipment by the CRA. This warranty requirement shall remain in force for the full period; regardless of whether the Awarded Bidder is under contract with the CRA at the time of defect. Any payment by the CRA on behalf of the services received from the Awarded Bidder does not constitute a waiver of these warranty provisions.

19. ADDITIONAL FACILITIES OR PRODUCTS

Intentionally Omitted.

20. CATALOGS AND PRICE LISTS

Intentionally Omitted.

21. CLEAN UP

The Awarded Bidder shall keep the Project Site and work areas free of rubbish and other unusable materials and debris; and shall restore to their original conditions those portions of the work areas not designated for alteration by this Bid Solicitation. Clean up and disposal of rubbish, debris, and unusable materials shall be accomplished at the end of each workday and in such a manner as to maintain a minimum of nuisance and interference to the general public and residents in the vicinity of the Project Site.

The Awarded Bidder shall also remove, when no longer needed, all temporary structures and equipment. Upon final completion of the Project, the Awarded Bidder shall thoroughly clean up all areas where work has been involved and shall be immediately restore to original condition all work areas not designated for alteration by this Bid Solicitation.

22. DEMONSTRATION OF EQUIPMENT

Intentionally Omitted.

23. **HOURLY RATE**
Intentionally Omitted.
24. **MOTOR VEHICLE LICENSE REQUIREMENT**
Intentionally Omitted.
25. **PATENTS AND ROYALTIES**
The Awarded Bidder, without exception, shall indemnify and hold harmless the CRA and its employees from liability of any nature or kind, including cost and expenses for, or as a result of, any copyrighted, patented, or unpatented invention, process, or article manufactured by the Awarded Bidder.
- If the Awarded Bidder uses any design, device, or materials covered by letters, patent or copyright, it is mutually agreed and understood without exception that the contract prices shall include all royalties or cost arising from the use of such design, device, or materials in any way involved in the work.
26. **PRE-CONSTRUCTION CONFERENCE**
Prior to the start of construction, the Awarded Bidder is required to attend a Pre-Construction Conference with CRA Staff, CRA Consultant, and any other party that is designated to represent the CRA for this project.
27. **RELEASE OF CLAIM REQUIRED**
Pursuant Section 255.05, Florida Statutes all payments to the subcontractors shall be made by the Awarded Bidder within ten (10) days of receipt of the partial payment from the CRA. With the exception of the first partial payment, the Awarded Bidder must pay all of its subcontractors and suppliers who have performed any work or supplied any materials for the Project within ten (10) days after receipt of the partial payment by the Awarded Bidder for monies due such subcontractors and suppliers as a result of a percentage of the work completed. The Awarded Bidder must provide CRA Staff with duly executed affidavits (subcontractor's statement of satisfaction) or releases of claim from all subcontractors and suppliers who have performed any work or supplied any materials for on the Project as of that date. The affidavit or releases shall certify that said subcontractors and suppliers have been paid their proportionate share of all previous partial payments to the Awarded Bidder. In the event such affidavits cannot be furnished, the Awarded Bidder may submit an executed consent of surety to requisition payment, identifying the subcontractors and suppliers with the amounts for which the statement of satisfaction cannot be furnished. If the Awarded Bidder fails to provide consent of surety to requisition payment, the amount in dispute will be withheld until either the statement of satisfaction is furnished, or the consent of surety to requisition payment is furnished.
28. **SUBCONTRACTORS OF WORK SHALL BE IDENTIFIED**
As part of its Bid, the Bidder must identify any and all subcontractors that will be used in the performance of the proposed scope of work, their qualifications (including any licenses, certifications, etc.), capabilities, experience, and the portion of the work to be done by the subcontractor. The competency of the subcontractor(s) with respect to experience, skill, responsibility and business standing shall be considered by the CRA when making the award in the best interest of the CRA. If the Bidder fails to identify any and all sub-contractors in the Bid,

the Bidder may be allowed to submit this documentation during the Bid evaluation period at the sole and absolute discretion of the CRA.

29. CHANGES

The CRA may at any time, as the need arises, order changes within the scope of the work without invalidating the Contract. If such changes increase or decrease the amount due under the Contract, or the time required for performance of the work, an equitable adjustment shall be authorized by Change Order.

The CRA may, at any time make changes in the details of the scope of work. The Awarded Bidder shall proceed with the performance of any changes in the work so ordered by the CRA, unless the Awarded Bidder believes that such changes entitle it to a change in the Contract price or time, or both, in which event the Awarded Bidder shall give the CRA immediate written notice thereof after the receipt of the ordered change. Thereafter, the Awarded Bidder shall document the basis for the change in Contract price or time within ten (10) calendar days. All changes resulting in a request for added time must be accompanied by a Time Impact Analysis.

Changes in the scope of work may be accomplished by change order, construction change directive, or field order. Any one of these documents shall be interpreted as further instruction from the CRA.

A change order shall be based upon agreement between the CRA and the Awarded Bidder; a construction change directive may or may not be agreed to by the Awarded Bidder; a field order for a minor change in the work may be issued by the CRA.

Changes in the work shall be performed under applicable provisions of the Contract documents, and the Awarded Bidder shall proceed promptly, unless otherwise provided in the change order, construction change directive, or field order.

A change order will be prepared and signed by the CRA and Awarded Bidder, stating their agreement upon all of the following:

- a. a change in the scope of work;
- b. the amount of the adjustment in the Contract price, if any; and
- c. the extent of the adjustment in the Contract time, if any.

The issuance of a change order shall be full and final settlement for any issue or item addressed in the change order. No change order will be accepted or processed with any "reservation of rights" notations or clauses.

30. FAILURE TO DELIVER OR COMPLETE WORK

Should the Awarded Bidder fail to deliver or complete the work within the time stated in the Contract, it is hereby agreed and understood that the CRA reserves the authority to cancel the Contract with the Awarded Bidder and secure the services of another vendor to purchase the items or complete the work. If the CRA exercises this authority, the CRA shall be responsible for paying the Awarded Bidder for work which was completed and items delivered and accepted by

the CRA in accordance with the Contract specifications. The CRA may, at its option, demand payment from the Awarded Bidder, through an invoice or credit memo, for any additional costs over and beyond the original Contract price, which were incurred by the CRA, as a result of having to secure the services of another vendor.

31. WORK COVERED BY CONTRACT DOCUMENTS

The work covered by these specifications comprises, in general, the furnishing of all labor, equipment, materials, and performing all operations to construct the improvements, including but limited to roadway, water, sewer, drainage, structural, landscaping, and electrical improvements for the CRA as described and specified further in the Technical Specifications and as shown on the Construction Documents, Addenda, or Amendments to the Contract Documents.

Except as specifically noted, the Awarded Bidder shall provide and pay for:

- a. Labor, materials, tools, construction equipment, and machinery.
- b. Water and utilities required for construction.
- c. Other facilities and services necessary including all required testing, for proper execution and completion of the work.

The Awarded Bidder shall comply with all Federal, State, local codes, ordinances, rules, regulations, orders, permits and other legal requirements of the CRA.

32. OTHER FORMS OR DOCUMENTS

If the CRA is required by the Awarded Bidder to complete and execute any other forms or documents in relation to this Bid Solicitation, the terms, conditions, and requirements in this Bid Solicitation shall take precedence to any and all conflicting or modifying terms, conditions or requirements of the Bidder's forms or documents.

33. SILTATION AND BANK EROSION

The Awarded Bidder shall take adequate precautions to minimize siltation and bank erosion in the vicinity of canals or ditches, in discharging well point systems, or during other construction activities.

34. STORAGE OF MATERIALS

Suitable storage facilities shall be furnished by the Awarded Bidder. All materials, supplies and equipment intended for use in the work to complete the Project shall be suitably stored by the awarded Bidder to prevent damage from exposure, admixture with foreign substances, vandalism, or other cause. All hazardous materials must be stored in compliance with all pertinent requirements concerning their safe use and storage. The CRA will refuse to accept, or sample for testing, materials, supplies or equipment that have been improperly stored, as determined by the CRA.

Materials found unfit for use shall not be incorporated in the work and shall immediately be removed from the construction or storage site. Delivered materials shall be stored in manner acceptable to the CRA before any payment for same will be made. Materials strung out along the line of construction will not be allowed unless the materials will be installed within one (1) week from the time of unloading and stringing out.

35. PRESERVATION OF PROPERTY

The Awarded Bidder shall preserve from damage all property along the line of the work, or which is in the vicinity of or is in any way affected by the work, the removal or destruction of which is not called for by the plans. Wherever such property is damaged due to the activities of the Awarded Bidder, it shall be immediately restored to its original condition by the Awarded Bidder at no cost to the CRA.

In case of failure on the part of the Awarded Bidder to restore such property, or make good such damage for injury, the CRA may, after 48 hours' notice to the Awarded Bidder, proceed to repair, rebuild, or otherwise restore such property as may be deemed necessary and the cost thereof will be deducted from any monies due or which may become due the Awarded Bidder under the resultant contract.

36. PUBLIC SAFETY AND CONVENIENCE

The Awarded Bidder shall at all times so conduct his work as to ensure the least possible obstruction to traffic, or inconvenience to the general public and residents in the vicinity of the work. No road, street, or parking area shall be closed to the public, except with the permission of the CRA and any other jurisdictional governmental authority. Fire hydrants on or adjacent to the work shall be kept accessible. Provisions shall be made by the Awarded Bidder to ensure public access to sidewalks, parking, public telephones, and the proper functioning of all gutters, sewer inlets, drainage ditches, and irrigation ditches. No open excavation shall be left overnight. All open excavation within the roadway shall be backfilled and a temporary asphalt patch applied prior to darkness each day. A cold asphalt patch is acceptable.

37. SAFETY AND OSHA COMPLIANCE

The awarded Bidder shall comply in all respects with all Federal, State and local safety and health regulations. Copies of the Federal regulations may be obtained from the U.S. Department of Labor, Occupation Safety and Health Administration (OSHA), Washington, DC 20210 or their regional offices.

The Awarded Bidder shall comply in all respects with the applicable Workers' Compensation Law.

38. AWARDED BIDDER'S USE OF PREMISES

The Awarded Bidder shall coordinate use of Project Site and other work areas under direction of CRA Staff. The Awarded Bidder may request complete use of the Project Site from the CRA. The Awarded Bidder shall not use any private property, municipal property, or CRA property outside of the Project Site not governed by a Temporary Construction Easement, License Agreement, or other legally binding agreement allowing such use.

The Awarded Bidder shall assume full responsibility for the protection and safekeeping of equipment and materials stored on the Project Site.

The Awarded Bidder shall move any stored products, materials, equipment, etc. that is under the Awarded Bidder's control, that interferes with the operations of the CRA or impedes public access to sidewalks, parking, public telephones, and the proper functioning of all gutters, sewer inlets, drainage ditches, and irrigation ditches.

END OF SECTION 2

SECTION 3: SCOPE OF WORK AND TECHNICAL SPECIFICATIONS

1. GENERAL SCOPE OF WORK

The Awarded Bidder shall furnish all labor, equipment, materials, and perform all operations necessary to provide the construction services necessary to complete the renovation of the Locally Designated Historic Wellbrock House for the CRA in accordance with the Florida Building Code and the City of Delray Beach construction standards and in accordance with the Technical Specifications and Construction Drawings, and other documents contained in this ITB.

2. PROJECT BACKGROUND

The Locally Designated Historic Wellbrock House was originally designed by Samuel Ogren, Sr., the City of Delray Beach's first registered architect, and constructed in 1937 as a private residence for JC Wellbrock, a local produce broker. The two-story single-family structure was relocated by the CRA in November 2019 from its original location of 215 Northeast 7th Avenue, Delray Beach, FL, 33444, to its current and permanent location at 22 North Swinton Avenue, Delray Beach, FL 33444, within the Old School Square Historic Arts District. The structure was added to the Delray Beach Local Register of Historic Places in 2020. The proposed interior and exterior renovation will provide additional office space for the Delray Beach Community Redevelopment Agency.

The foundation and site work have been completed and the structure is tied down. The foundation permit number with the City of Delray Beach is 19-184316. The site work permit number with the City of Delray Beach is 19-185916. The approved foundation and site work plans, and field reports are included for reference as Exhibit C. Any structural issues arising from and/or related to moving the structure and setting the structure in its current location have been resolved. A vapor barrier was installed between the structure and the foundation.

Utilities were relocated as part of the previously completed foundation and site work and part of the Scope of Work for the Project is connecting the structure to the existing utilities as it is not currently connected to any utilities.

The CRA is in the process of finalizing building permit 21-195252 for the Project. The building permit will be paid for by the CRA and will be pulled by the Awarded Contractor when the Notice to Proceed is issued by the CRA. The anticipated start date for the Project will be shortly after the CRA Board awards a Contract and a Contract is fully executed by the Awarded Contractor and the CRA. Building permit corrections are included for reference as Exhibit D.

The backflow was permitted under the City of Delray Beach site work permit 19-185-916 and the City Inspection Ticket Approval is included as part of Exhibit C.

The Historic Wellbrock House at its current location – 22 North Swinton Avenue:



3. TECHNICAL SPECIFICATIONS

Technical Specifications for this Project are herein incorporated into this Bid Solicitation as Exhibit A, Technical Specifications.

The existing interior fixtures and finishes are to remain unless specifically noted otherwise in the Construction Drawings. For those finishes and fixtures that will not be demolished, the Awarded Bidder shall take care to protect those finishes and fixtures during construction.

- For ADA restroom only:
12"x24" Porcelain Tile, Manufacturer: Portobello, Collection: St Martin; Color: Silver.
- For Lounge area only:
LVT, Manufacturer: Mohawk; Collection: Select Step II Wood; Color: W938 Aged Smoke.
- For the existing bathroom located on the second floor, the Scope of Work will entail removing the existing tub and converting the bathroom into an IT closet, as noted on sheet A-001.

4. CONSTRUCTION DRAWINGS

Construction Drawings for this Project are herein incorporated into this Bid Solicitation as Exhibit B.

The existing ceilings on both the first and second floor are to remain except to allow for sprinkler installation. The first sprinkler piping may be CPVC when installed above dropped ceilings of light hazard areas. The Awarded Bidder will be building a new soffit to accommodate sprinkler heads and ducts. Exposed pipes and heads will not be allowed. Only the 2" fire sprinkler riser installed outside the structure will be allowed to be exposed.

An updated SP-1 Fire Sprinkler Plan is provided as Exhibit B.1. The Awarded Bidder will be running a 2" underground to connect to existing as indicated in updated SP-1 Fire Sprinkler Plan. The exact location/routing shall be coordinated by the Awarded Bidder in the field.

5. REQUIREMENTS

- a. Working hours for this Project shall be:
 - i. 8:00 a.m. EST to 5:00 p.m. EST Monday through Friday, except holidays
 - ii. 8:00 a.m. EST to 5:00 p.m. EST Saturday, if required and approved by the CRA

- b. Inspections shall be requested two (2) business days in advance. The CRA will not charge for inspections during regular business hours. Inspections outside of regular business hours (8:00 a.m. EST to 5:00 p.m. EST Monday through Friday, except holidays) are subject to a fee determined by the CRA.

6. PROJECT TIMELINE

The Awarded Bidder agrees to complete the Project within the timeframe designated by the CRA. The Awarded Bidder shall agree to complete the Project no later than six (6) months after the Notice to Proceed is issued. The CRA, at its discretion, may allow for time extensions for unforeseen and unexpected delays.

END OF SECTION 3

SECTION 4: MINIMUM QUALIFICATIONS

Bidders shall submit information and documentation requested in this Section that confirms it meets the following qualification and experience requirements.

1. Bidder has a State of Florida General Contractor's license, or a current certificate of competency issued by Palm Beach County Examining Board having jurisdiction over licensing of Contractors in the type of work involved in this Bid Solicitation. Provide supporting documentation in the form of a copy of license(s) and/or certificates that the Bidder meets this qualification;
 - a. Certified under Section 489.119, Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contract as the qualifying agent.
2. Bidder must have been in business under its current business name for a minimum of five (5) years prior to the Bid Submission Due Date and Time. Provide supporting documentation (e.g., filing information with the State of Florida Division of Corporations) that confirms Bidder meets this qualification;
3. Provide supporting documentation that Bidder is registered with the State of Florida Division of Corporations to do business in Florida;
 - a. Please Note: Awarded Bidder will be required to obtain a City of Delray Beach Business Tax Receipt prior to finalization of the Contract.
2. Bidder has no reported conflict of interests in relation to this ITB. No additional documentation is required. The CRA will verify from Bidder's Conflict of Interest Disclosure Form;
3. Bidder shall have experience as the Prime Contractor for at least five (5) completed or currently ongoing projects of similar size, scope, and complexity (e.g., renovating historic structures), within the last seven (7) years. Bidder must have a proven record of successfully completing or working on historic structure renovation projects, and preferably a record of completing or working on public construction projects. Bidder must have a proven track record of coordinating trades required for structural, mechanical, plumbing, and electrical work required for historic renovation;
4. Bidder must utilize and provide a Project Reference Form, provided as Exhibit G, for each project used to establish experience as a Prime Contractor for completed or currently ongoing projects of similar size, scope, and complexity (e.g., renovating historic structures). Bidder must describe the aforementioned reference projects and indicate: a) Bidder's role and responsibilities for the listed project; b) client's name and address including a contact person, email address, and phone number for reference verification; c) description of the project and work completed; d) total dollar value of the contract; e) contract duration; f) Bidder's team members on the reference project and whether those team members will be a part of this Project identified in this Bid Solicitation; and g) for completed projects, provide letters of certification of final acceptance or similar project closure documentation issued by the client and include available performance evaluations;

5. Bidder is NOT listed on the Florida Department of Management Services, Convicted Vendor List as defined in Florida Statute Section 287.133(3)(d). No documentation from Bidder is required. The CRA will verify the status;
6. Bidder Is NOT listed on the Florida State Board of Administration, Scrutinized List of Prohibited Companies. Provide an executed copy of the Scrutinized Company Certification form included in this RFP. The CRA will verify status;
7. Bidder shall provide a short narrative which shall include a general introduction statement, a brief overview of the Bidder and its team members (including subconsultants), and why the Bidder is the most qualified for this Project;
8. Bidder shall provide a Schedule of Values to support their Bid Price.

END OF SECTION 4

SECTION 5: BID FORMS AND AFFIDAVITS

BID FORMS AND AFFIDAVITS

The forms listed below shall be completed by an authorized agent of the Bidder having legal authorization to contractually bind the Bidder's company or firm. Each signature/acknowledgement represents a binding commitment upon the Bidder to provide the goods and/or services offered to the CRA if the Bidder is awarded the Contract.

1. Bid Submittal Page
2. Solicitation Summary Form
3. Acknowledgement of Addenda
4. Bid Submittal Signature Page
5. Bid Pricing Form
6. Conflict of Interest Disclosure Form
7. Scrutinized Companies Certification Pursuant to Florida Statutes § 287.135
8. Notification of Public Entity Crimes Law
9. Notification of Public Records Law
10. Drug-Free Workplace
11. Non-Collusion Affidavit
12. Sample Bid Bond

BID SUBMITTAL PAGE

This Bid Submittal Page and all following pages shall be included in the original Bid package.

Please also include any additional information or documentation as required by this ITB.

INSTRUCTIONS

Sealed Bids must be received by the CRA on or before the Bid Submission Due Date and Time via hard copy at the Arts Warehouse, located at 313 NE 3rd Street, Delray Beach, Florida 33444. Normal business hours are 8:00 AM EST to 5:00 PM EST, Monday through Friday, except holidays. All Bids will be publicly opened at the Arts Warehouse immediately after the Bid Submission Due Date and Time unless otherwise specified.

Each hard copy Bid submitted to the CRA shall have the following information clearly marked on the face of the package: Bidder's name, return address, ITB number, Due Date for Bids, and the title of the Bid. Included in the package shall be one (1) hard copy original clearly identified as the "Original" that include signed (wet signature) originals of all required forms, one (1) duplicate hard copy, and one (1) electronic version of the Bid on a Universal Serial Bus (USB) drive in searchable PDF format. If any of the required forms are not included in the Bid and/or are not signed, the CRA may deem the Bid non-responsive. Bids must contain all information required to be included in the submittal, as described in this Bid Solicitation.

ITB CRA No.: **2021-04**

Title: **Historic Wellbrock House Renovation**

Due Date and Time: **July 22, 2021 @ 2:00 PM EST**

Name of Bidder

SOLICITATION SUMMARY FORM

IMPORTANT NOTICE

The information you provide on this page will be read aloud at the **PUBLIC OPENING** for this Bid Solicitation. It is **VERY IMPORTANT** that the summary information you provide below is exactly the same information contained in your Bid. If subsequent to the opening of Bids, the CRA determines that the information contained in your Bid is different from the information on this Solicitation Summary, the CRA reserves the right to deem your Bid **NON-RESPONSIVE**, and remove your Bid from further evaluation and consideration for contract award.

BID INFORMATION

Bid Number: ITB No. CRA 2021-04

Title: Historic Wellbrock House Renovation

Due Date and Time: July 22, 2021 @ 2:00PM EST

Name of Bidder: _____

Address: _____

Authorized Agent: _____

Phone Number and Email: _____

Bid Amount: \$ _____

Authorized Signature: _____

Date: _____

By signing and submitting this Solicitation Summary Form, the Bidder affirms that the information provided above is an exact and correct summary of the information contained in the Bidder's Bid to the Delray Beach Community Redevelopment Agency.

THIS SOLICITATION SUMMARY MUST BE SIGNED AND INCLUDED AS AN ORIGINAL HARDCOPY IN THE SEALED PACKAGE CONTAINING YOUR BID.

ACKNOWLEDGEMENT OF ADDENDA

INSTRUCTIONS: COMPLETE PART I OR PART II, WHICHEVER APPLIES, AND SIGN

PART I:

List below the dates of issue for each addendum received in connection with this Solicitation:

Addendum #1, Dated _____

Addendum #2, Dated _____

Addendum #3, Dated _____

Addendum #4, Dated _____

Addendum #5, Dated _____

Addendum #6, Dated _____

Addendum #7, Dated _____

Addendum #8, Dated _____

PART II:

NO ADDENDUM WAS RECEIVED IN CONNECTION WITH THIS SOLICITATION

Name of Bidder

Authorized Agent Signature

Name and Title of Authorized Agent (Print or Type)

Date

BID SUBMITTAL SIGNATURE PAGE

By signing this Bid, the Bidder certifies that it satisfies all legal requirements as an entity to do business with the Delray Beach Community Redevelopment Agency, including all Conflict of Interest and Code of Ethics provisions.

Name of Bidder:

Street Address:

Mailing Address (if different than Street Address):

Telephone Number(s): _____

Fax Number(s): _____

Email Address: _____

Federal Employer Identification Number: _____

Prompt Payment Terms: _____% _____ days' net _____ days

Signature: _____

(Signature of Authorized Agent)

Print Name: _____

Title: _____

By signing this document, the Bidder agrees to all Terms and Conditions of this Bid Solicitation and the resulting Contract/Agreement.

THE EXECUTION OF THIS FORM CONSTITUTES THE UNEQUIVOCAL OFFER OF BIDDER TO BE BOUND BY THE TERMS OF ITS OFFER, FOR NOT LESS THAN 90 DAYS, AND THE BIDDER'S UNEQUIVOCAL OFFER TO BE BOUND BY THE TERMS AND CONDITIONS SET FORTH IN THIS INVITATION TO BID. FAILURE TO SIGN THIS BID SOLICITATION WHERE INDICATED ABOVE, BY AN AUTHORIZED REPRESENTATIVE, SHALL RENDER THE BID NON-RESPONSIVE. THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY MAY, HOWEVER, IN ITS SOLE DISCRETION, ACCEPT ANY BID THAT INCLUDES AN EXECUTED DOCUMENT WHICH UNEQUIVOCALLY BINDS THE BIDDER TO THE TERMS OF ITS OFFER.

BID PRICING FORM

1. **BID PRICE**
Bidder shall indicate the firm and fixed price offered to the Delray Beach Community Redevelopment Agency for the work described in this ITB.

2. **PROJECT COMPLETION**
Bidder agrees that the work will be finally complete no later than six (6) months from the date of issuance of the Notice to Proceed.

3. **SCHEDULE OF VALUES**
Bidder shall submit a Schedule of Values for the Project that supports the Bid Price. Any format for the Schedule of Values may be used.

BID PRICE:

\$ _____
DOLLAR AMOUNT

WRITTEN DOLLAR AMOUNT

Authorized Agent Signature Date

Printed Name and Title

CONFLICT OF INTEREST DISCLOSURE FORM

The award of this Contract is subject to the provisions of Chapter 112, *Florida Statutes*. All Bidders must disclose within their Bids: the name of any officer, director, or agent who is also an employee of Delray Beach Community Redevelopment Agency (“CRA”).

Furthermore, all Bidders must disclose the name of any CRA employee who owns, directly, or indirectly, an interest of more than five percent (5%) in the Bidder’s firm or any of its branches.

The purpose of this disclosure form is to give the CRA the information needed to identify potential conflicts of interest for evaluation team members and other key personnel involved in the award of this contract.

The term “conflict of interest” refers to situations in which financial or other personal considerations may adversely affect, or have the appearance of adversely affecting, an employee’s professional judgment in exercising any CRA duty or responsibility in administration, management, instruction, research, or other professional activities.

Please check one of the following statements and attach additional documentation if necessary:

_____ To the best of our knowledge, the undersigned firm has no potential conflict of interest due to any other Cities, Counties, contracts, or property interest for this Bid.

_____ The undersigned firm, by attachment to this form, submits information which may be a potential conflict of interest due to other Cities, Counties, contracts, or property interest for this Bid.

Acknowledged by:

Bidder Name

Authorized Agent Signature

Name and Title (Print or Type)

Date

**SCRUTINIZED COMPANIES CERTIFICATION PURSUANT TO
FLORIDA STATUTES § 287.135**

I, _____, on behalf of _____,
Print Name and Title Company Name

certify that _____ does not:
Company Name

1. Participate in a boycott of Israel; and
2. Is not on the Scrutinized Companies that Boycott Israel List; and
3. Is not on the Scrutinized Companies with Activities in Sudan List; and
4. Is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; and
5. Has not engaged in business operations in Syria.

Submitting a false certification shall be deemed a material breach of contract. The Delray Beach Community Redevelopment Agency (“DBCRA”) shall provide notice, in writing, to the Contractor of the DBCRA’s determination concerning the false certification. The Contractor shall have ninety (90) days following receipt of the notice to respond in writing and demonstrate that the determination of false certification was made in error. If the Contractor does not demonstrate that the DBCRA’s determination of false certification was made in error then the DBCRA shall have the right to terminate the contract and seek civil remedies pursuant to *Florida Statutes* § 287.135.

Section 287.135, *Florida Statutes*, prohibits the DBCRA from:

- 1) Contracting with companies for goods or services in any amount if at the time of bidding on, submitting a proposal for, or entering into or renewing a contract if the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, F.S. or is engaged in a boycott of Israel; and
- 2) Contracting with companies, for goods or services over \$1,000,000.00 that are on either the Scrutinized Companies with activities in the Iran Petroleum Energy Sector List, created pursuant to s. 215.473, or are engaged in business operations in Syria.

As the person authorized to sign on behalf of the Contractor, I hereby certify that the company identified above in the section entitled “Contractor Name” does not participate in any boycott of Israel, is not listed on the Scrutinized Companies that Boycott Israel List, is not listed on either the Scrutinized Companies with activities in the Iran Petroleum Energy Sector List, and is not engaged in business operations in Syria. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject the company to civil penalties, attorney’s fees, and/or costs. I further understand that any contract with the DBCRA for goods or services may be terminated at the option of

the DBCRA if the company is found to have submitted a false certification or has been placed on the Scrutinized Companies with Activities in Sudan list or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

COMPANY NAME

SIGNATURE

PRINT NAME

TITLE

Must be executed and returned with the Bid to be considered.

NOTIFICATION OF PUBLIC ENTITY CRIMES LAW

Pursuant to Section 287.133, *Florida Statutes*, you are hereby notified that a person or affiliate who has been placed on the convicted contractors list following a conviction for a public entity crime may not submit a Bid on a contract to provide any goods or services to a public entity, may not submit a Bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit Bids on leases or real property to a public entity, may not be awarded or perform work as a contractor, supplier, sub-vendor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017 [F.S.] for Category Two [\$35,000.00] for a period of thirty-six (36) months from the date of being placed on the convicted contractors list.

Acknowledged by:

Bidder Name

Authorized Agent Signature

Name and Title (Print or Type)

Date

PUBLIC RECORDS LAW

Notification of Public Records Law Pertaining to Public Contracts and Requests for Contractor Records Pursuant to Chapter 119, Florida Statutes

Pursuant to Chapter 119, *Florida Statutes*, Contractor shall comply with the public records law by keeping and maintaining public records required by the Delray Beach Community Redevelopment Agency (“CRA”) in order to perform the service. Upon request from the CRA custodian of public records, contract shall provide the CRA with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law. Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract. If the Contractor does not transfer the records to the CRA. Contractor upon completion of the contract, shall transfer, at no cost, to the CRA all public records in possession of the Contractor or keep and maintain public records required by the CRA in order to perform the service. If the Contractor transfers all public records to the CRA upon completion of the contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CRA, upon request from the CRA custodian of public records, in a format that is compatible with the information technology systems of the CRA.

IF THE AWARDED BIDDER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AWARDED BIDDER’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, CHRISTINE TIBBS, AT THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, 20 N. SWINTON AVE., DELRAY BEACH FLORIDA AND MAY BE CONTACTED BY PHONE AT 561-276-8640 OR VIA EMAIL AT TIBBSC@MYDELRAYBEACH.COM.

Acknowledged by:

Bidder Name

Authorized Agent Signature

Name and Title (Print or Type)

Date

DRUG-FREE WORKPLACE

_____ is a drug-free workplace and has
(Company Name)
a substance abuse policy in accordance with and pursuant to Section 440.102, *Florida Statutes*.

Acknowledged by:

Bidder Name

Authorized Agent Signature

Name and Title (Print or Type)

Date

NON-COLLUSION AFFIDAVIT

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, personally appeared _____, who, after being by me first duly sworn, deposes and says of his/her personal knowledge that:

a. He/She is _____ of _____, the Bidder that has submitted a Bid to perform work for the following:

ITB CRA No.: _____ Title: _____

b. He/She is fully informed respecting the preparation and contents of the attached Request for Bids, and of all pertinent circumstances respecting such Solicitation.

Such Bid is genuine and is not a collusive or sham Bid.

c. Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, conspired, connived, or agreed, directly or indirectly, with any other Bidder, firm, or person to submit a collusive or sham Bid in connection with the Solicitation and contract for which the attached Bid has been submitted or to refrain from proposing in connection with such Solicitation and contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm, or person to fix the price or prices in the attached Bid or any other Bidder, or to fix any overhead, profit, or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the CRA or any person interested in the proposed contract.

d. The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

Signature

Subscribed and sworn to (or affirmed) before me this _____ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification.

SEAL

Notary Signature _____
Notary Name: _____
Notary Public (State): _____
My Commission No: _____
Expires on: _____

WITNESS: (If Sole Ownership or Partnership, two (2) Witnesses required). (If Corporation, Secretary Only will attest and affix seal)

WITNESSES:

Print Name: _____

Print Name: _____

PRINCIPAL

(firm name)

By: _____
(Signature of Authorized Officer)

(affix Seal)

Print Name: _____

Title: _____

Business Address:

WITNESSES:

Print Name: _____

Print Name: _____

SURETY:

(firm name)

By: _____
(Signature, Attorney-in-Fact)

(affix Seal)

Print Name: _____

Business Address

Name of Local Insurance Agency

SECTION 6: EXHIBITS

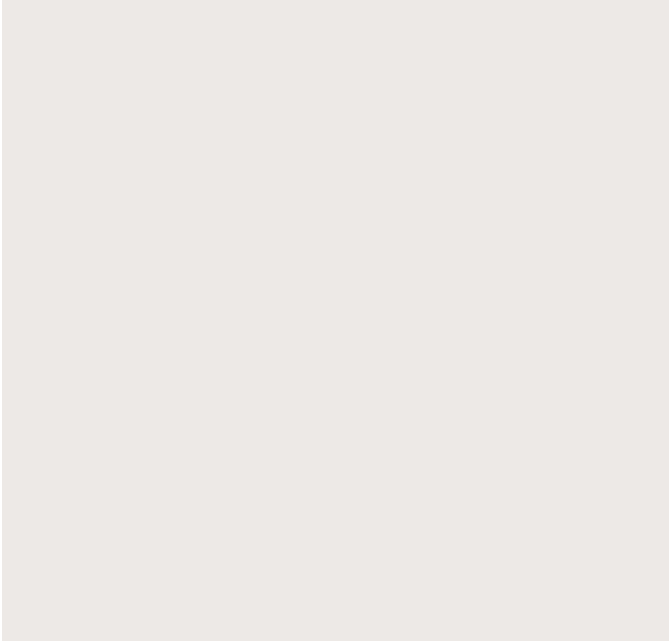
- Exhibit A: Technical Specifications
- Exhibit B: Construction Drawings
- Exhibit B.1: Updated SP-1 Fire Sprinkler Plan
- Exhibit C: Foundation and Site Work Plans and Field Reports
- Exhibit D: Building Permit Corrections
- Exhibit E: Property Map
- Exhibit F: Property Summary
- Exhibit G: Project Reference Form

Please note that the below documents are separately attached:
For Exhibit A: NOA for "SH7700A" Window is separately attached.
For Exhibit C: Site Work Document FEMA Elevation Certification
For Exhibit D: Building Permit Corrections NOA SH Window

END OF SECTION 6

EXHIBIT A: Technical Specifications

Sherwin Williams
Snowbound
#SW 7004



Sherwin Williams
Regale Blue
#SW 6801



April 22, 2020

SYNRS20001

**RE: WELLBROCK HOUSE
 20 N SWINTON AVE.
 DELRAY BEACH, FL**

The stormwater runoff for this redevelopment project, with an existing site area of 9,303 square feet, has been determined by analyzing two different storm event scenarios.

First, a runoff volume of ½ inch was compared for both the existing impervious conditions and the developed impervious conditions to determine the change in peak rate and volume of runoff from the site based on the increased impervious area.

Second, the 10-year storm was evaluated using the NRCS TR-55 program, with localized rainfall data of 11.0 inches from the Environmental Resource Permit Applicant’s Handbook, to determine the flow rate and runoff volume for this storm event.

Stormwater Runoff Analysis		
½ Inch Runoff		
	Impervious Area	Total Impervious Runoff Amount
Existing Conditions	3,704 sf	154.33 cf
Developed Conditions	4,594 sf	191.42 cf
Change in Runoff		+ 37.09 cf

10-Year / 24-Hour Storm Event			
	Flow Rate	Runoff	Total Site Runoff Amount
Existing Conditions	1.38 cfs	9.39 inches	7,499 cf
Developed Conditions	1.39 cfs	9.52 inches	7,601 cf
Change in Runoff			+ 102 cf

The analysis shows that this redevelopment project, with an increase in impervious area on site, will impact the overall amount of site runoff for each storm event. The 10-year / 24-hour storm, with a volume increase of 102 cubic feet, would govern the size of the on-site storage facility.



RIPLEY COLLECTION

Ripley™ 1 Light Wall Light Olde Bronze®

49060OZ (Olde Bronze)

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____



Certifications/Qualifications

Dark Sky Compliant	Yes
Location Rating	Wet
www.kichler.com/warranty	

Dimensions

Base Backplate	5.87 DIA
Extension	11.25"
Weight	1.00 LBS
Height from center of Wall opening (Spec Sheet)	3.00"
Height	9.00"
Width	10.00"

Mounting/Installation

Interior/Exterior	Exterior
Mounting Style	Wall Mount

Primary Lamping

Lamp Included	Not Included
Lamp Type	R14FL
Light Source	Incandescent
Max or Nominal Watt	40W
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Wire	150

Product/Ordering Information

SKU	49060OZ
Patent	US Patent Pending
Finish	Bronze
Style	Lodge / Country
UPC	783927301091

Specifications

Material	ALUMINUM
----------	----------

Additional Finishes



Kichler

7711 East Pleasant Valley Road Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:

- 1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
- 2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER®



Adaptable, and flexible for your changing project needs. It is your best choice without sacrificing ease of installation or product quality.

Project: _____
 Location: _____
 Cat.No: _____
 Type: _____
 Lamps: _____ Qty: _____
 Notes: _____

Frame (frame + trim = complete product) example: 4RN

Series	Aperture	Installation	Options
4 4-inch Non-IC	R Round	N New construction (Non-IC) R Remodeler (Non-IC) A AirSeal (IC) ¹	– Universal 120/277V (specify for Power Over Ethernet) LC Chicago Plenum ² EM Emergency ^{2,4} 3 347V (not compatible with ELV dimming) 3IP 347V with Interact Pro (for use with 0-10V engines only) ^{2,3} IP Interact Pro (for use with 0-10V engines only) ^{2,3}

Trim example: Z4RDL20835WOCZ10U

Series	Lumen	CRI/CCT	Beam	Style	Reflector	Dimming	Voltage
Z4RDL EasyLyte 4-inch Round	05 500lm	827 80CRI / 2700K	W Wide	O Open S Step baffle	CD Clear diffuse (applied finish) BK Black (matte) WH White (matte) DB Dark Bronze	Z10 0-10V 1% L Lutron LDE1 EcoSystem (fade-to-black)	U Universal 120/277/347V
	10 1000lm	830 80CRI / 3000K					
	15 1500lm	835 80CRI / 3500K				E ELV ⁵	1 120V
	20 2000lm	840 80CRI / 4000K				P Power over Ethernet (PoE)	
25 2500lm							

- There is a 2000lm (20) limit with 4" (4RA) IC housings.
- Interact Pro (IP), Emergency (EM) and Chicago Plenum (LC) are only available with New construction (N) installs.
- Integral Interact Pro RF sensor enables network lighting control; to be specified with 0-10V light engines only.
- Emergency (EM) frame comes with emergency battery pack and ceiling mountable test switch.
- ELV (E) dimming is only compatible with 1000lm (10), 1500lm (15), 2000lm (20) configurations.

Note: Consult factory for additional dimming options.
 Reflector mounted test switch requires above ceiling access and 1.25" max ceiling thickness for downlight only. See LED-EM spec sheet for more details.

Z4RDL EasyLyte 4"

Round Downlight

Features

Optics

- Provides a 70° cutoff (physical and reflected)
- Wide beam distribution for general illumination
- Spun aluminum outer reflector with integral flange painted white
- Injection molded plastic trim inserts in splay and baffle options
- Reflectors available in painted clear diffuse, white, black and dark bronze

Quality of light

- Lumen Maintenance: L70 at 60,000 hours
- Color consistency: 3 SDCM
- 80 CRI minimum

Construction (New Construction)

- Galvanized stamped steel for dry / plaster ceilings.
- Pre-installed telescoping mounting bars (13" - 24")
- Frame accommodates C- channel, black iron, and 3/4" EMT for mounting distances greater than 24" between joists.
- Manufactured from 20 gage galvanized steel construction with rolled edge aperture to guide cutting tools for perfect hole cutting.

Max ceiling thickness is 1.5" (38 mm). Including PoE frame 4.88" (124 mm).

Patented install Mounting frame

- Pre-installed mounting bars allow for fast and tool-less install into T-grid and hat channel ceilings
- Close-cut aperture design eliminates an undesired gap between ceiling material and reflector.
- Simple plug-and-play connection between frame and light engine from below the ceiling allows for:
 - Easy upgrades
 - Technology changes
 - Repairs and troubleshooting

Dimming

- Advance 0-10V 1% dimming
- Lutron Hi-lume EcoSystem H Series 1% dimming

Interact Pro (IAP)

- Interact Pro brings the power of connected lighting to small and medium businesses without the complexity usually associated with connected lighting.
- Interact Pro includes an app, a portal and a broad portfolio of wireless Luminaires, lamps and retrofit kits all working on the same system.
- Commissioning via Interact Pro App (Android or iPhone)
- Prepare commissioning remotely via Interact Pro portal
- Requires compatible Interact Pro Gateway and internet connectivity for commissioning
- Compatible with UID8451/10 ZigBee Greenpower wireless dimmer switch
- Compatible with wireless Occ sensor (OCC SENSOR IA CM IP42 WH 10/1) or wireless Day/Occ sensor (OCC MULTI SENSOR IA CM WH 10/1)
- For more information on Interact Pro visit: www.interact-lighting.com/pro
- For more information on Interact Ready visit: www.philips.com/interactready

Power over Ethernet

Powered via Philips PoE lighting controller: complies with FCC rules per Title 47 part 15 (Class A) for EMI / RFI (conducted & radiated). PoE lighting controller accessible from below ceiling.

Rated life: 60,000 hrs at 70% lumen maintenance based on IES LM-80-08 and TM-21-11.

ENERGY STAR® exceptions

- 500lm configurations
- Black & Dark bronze finishes
- Power Over Ethernet drivers

Labels and Listings

- cULus listed for wet location
- ENERGY STAR® certified
- RoHS certified

Warranty



5 year limited warranty
Visit Signify.com/warranties for more information on Signify's standard 5-year limited warranty on complete luminaire systems.

Electrical

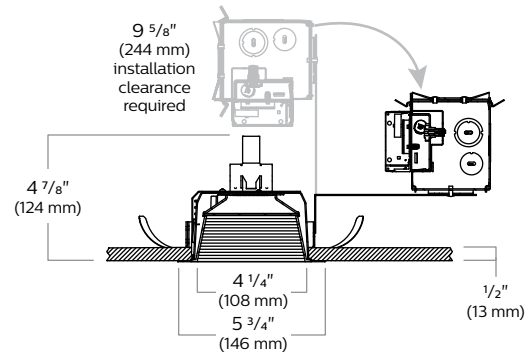
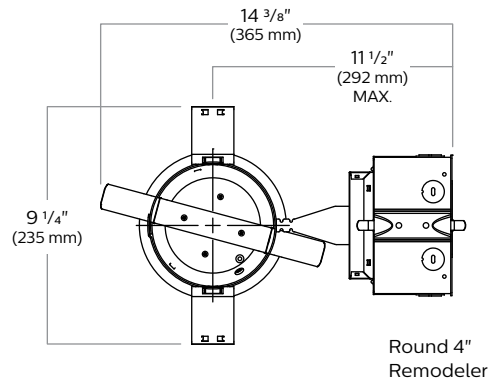
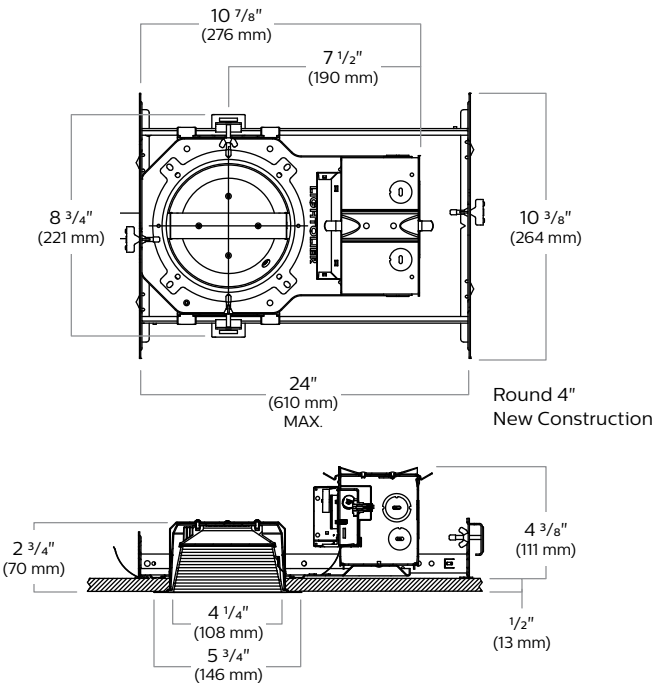
All have an input frequency of 50/60Hz

Light engine	Input volts	Input current	Input power
P4•05•Z10U	120 V	0.06 A	7 W
	277 V	0.03 A	7 W
P4•10•Z10U	120 V	0.12 A	11 W
	277 V	0.04 A	10 W
P4•15•Z10U	120 V	0.13 A	15 W
	277 V	0.06 A	16 W
P4•20•Z10U	120 V	0.18 A	21 W
	277 V	0.08 A	21 W
P4•25•Z10U	120 V	0.22 A	26 W
	277 V	0.10 A	27 W

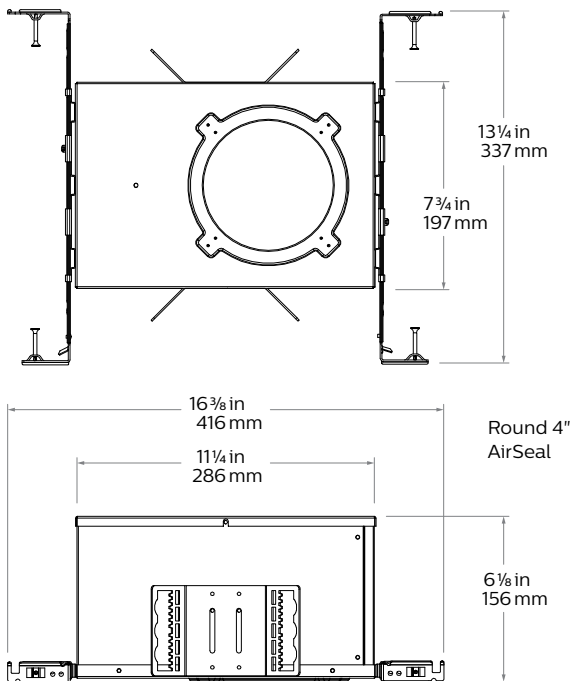
Z4RDL EasyLyte 4"

Round Downlight

Dimensions



AirSeal (A)



Z4RDL EasyLyte 4"

Round Downlight

Z4RDL20835WOBKZ10U • 20W LED, 80 CRI, 3500 K

Angle	Mean CP	Lumens
0	1042	
5	1032	98
10	1008	
15	965	270
20	892	
25	809	370
30	705	
35	584	362
40	450	
45	317	244
50	192	
55	92	87
60	32	
65	5	9
70	2	
75	1	1
80	1	
85	0	0
90	0	

Report#: 1592GFR

Output lumens:	1443 lms	Efficacy:	72.1lm/w
Spacing Criterion:	1.1	CCT ³ :	3500 K
Beam Angle:	75°	CRI:	80 min
Input Watts ² :	20.0W		

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	42	5.5'
6'	29	6.6'
7'	21	7.7'
8'	16	8.8'
9'	13	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'		0.89
6'		0.58
7'		0.42
8'		0.35
9'		0.28

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%		50%		30%		0%	
	70	50	30	10	50	10	50	10	50	10	0	
Wall	Zonal cavity method - Effective floor reflectance = 20%											
RCR	Zonal cavity method - Effective floor reflectance = 20%											
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100
	1	113	109	107	104	107	102	103	99	99	96	92
	2	106	100	96	92	98	91	95	89	92	87	83
	3	99	92	86	81	90	81	88	79	85	78	75
	4	93	84	78	73	83	72	81	72	79	71	68
	5	87	78	71	66	77	65	75	65	73	64	62
	6	82	72	65	60	71	59	69	59	68	58	56
	7	77	66	59	54	65	54	64	54	63	54	52
	8	72	61	55	50	61	50	60	49	59	49	47
	9	68	57	50	46	57	46	56	46	55	45	44
	10	65	53	47	42	53	42	52	42	51	42	40

Zonal lumens & percentages

Zone	Lumens	%Luminaire	2500lm	125%
0-30	738	51.2%	2000lm	100%
0-40	1100	76.3%	1500lm	74%
0-60	1431	99.2%	1000lm	52%
0-90	1443	100.0%	500lm	34%

Adjustment factors

Zone	Lumens	%Luminaire	2500lm	125%
0-30	738	51.2%	2000lm	100%
0-40	1100	76.3%	1500lm	74%
0-60	1431	99.2%	1000lm	52%
0-90	1443	100.0%	500lm	34%

Z4RDL20835W OCDZ10U • 20W LED, 80 CRI, 3500 K

Angle	Mean CP	Lumens
0	1136	
5	1127	107
10	1106	
15	1067	300
20	1002	
25	926	424
30	827	
35	707	439
40	570	
45	429	330
50	294	
55	181	166
60	106	
65	64	67
70	43	
75	27	29
80	15	
85	6	7
90	0	

Report#: 1590GFR

Output lumens:	1868 lms	Efficacy:	93.4lm/w
Spacing Criterion:	1.1	CCT ³ :	3500 K
Beam Angle:	80°	CRI:	80 min
Input Watts ² :	20.0W		

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	45	5.5'
6'	32	6.6'
7'	23	7.7'
8'	18	8.8'
9'	14	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'		0.89
6'		0.58
7'		0.42
8'		0.35
9'		0.28

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%		50%		30%		0%	
	70	50	30	10	50	10	50	10	50	10	0	
Wall	Zonal cavity method - Effective floor reflectance = 20%											
RCR	Zonal cavity method - Effective floor reflectance = 20%											
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100
	1	112	108	105	102	106	101	102	97	98	94	90
	2	104	98	93	88	96	87	93	85	90	83	80
	3	97	89	82	77	87	77	84	75	82	74	71
	4	90	81	74	68	79	68	77	67	75	66	63
	5	84	74	66	61	73	61	71	60	69	59	57
	6	79	68	60	55	67	55	65	54	64	54	52
	7	74	62	55	50	61	49	60	49	59	49	47
	8	69	58	50	45	57	45	56	45	55	45	43
	9	65	53	46	41	53	41	52	41	51	41	39
	10	61	50	43	38	49	38	48	38	47	38	36

Zonal lumens & percentages

Zone	Lumens	%Luminaire	2500lm	125%
0-30	831	44.5%	2000lm	100%
0-40	1269	67.9%	1500lm	74%
0-60	1766	94.5%	1000lm	52%
0-90	1868	100.0%	500lm	34%

Adjustment factors

Zone	Lumens	%Luminaire	2500lm	125%
0-30	831	44.5%	2000lm	100%
0-40	1269	67.9%	1500lm	74%
0-60	1766	94.5%	1000lm	52%
0-90	1868	100.0%	500lm	34%

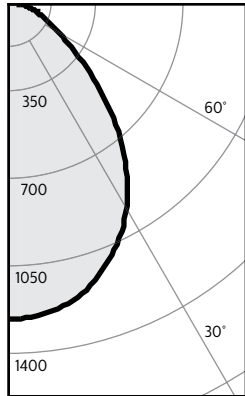
1. Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.
2. Wattage: controlled to within 5%
3. Correlated Color Temperature: within specs as defined in ANSI_NEMA_ANSI C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.

Z4RDL EasyLyte 4"

Round Downlight

Z4RDL20835WOWHZ10U • 20W LED, 80 CRI, 3500 K

Candela Curves



Angle	Mean CP	Lumens
0	1259	
5	1249	
10	1225	
15	1183	332
20	1114	
25	1034	474
30	932	
35	810	503
40	672	
45	533	410
50	399	
55	287	261
60	210	
65	159	160
70	122	
75	87	92
80	54	
85	25	28
90	0	

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	50	5.5'
6'	35	6.6'
7'	26	7.7'
8'	20	8.8'
9'	16	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'		0.89
6'		0.58
7'		0.42
8'		0.35
9'		0.28

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%		50%		30%		0%	
	70	50	30	10	50	10	50	10	50	10	0	
Wall	0											
RCR	Zonal cavity method - Effective floor reflectance = 20%											
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100
	1	110	106	103	100	104	98	100	95	96	92	87
	2	102	95	89	84	93	83	90	81	87	80	76
	3	94	85	78	73	84	72	81	71	78	70	66
	4	87	77	69	63	76	63	73	62	71	61	59
	5	81	70	62	56	69	56	67	55	65	55	52
	6	76	64	56	50	63	50	61	49	59	49	47
	7	71	58	50	45	58	45	56	44	55	44	42
	8	66	54	46	41	53	41	52	40	51	40	38
	9	62	50	42	37	49	37	48	37	47	37	35
	10	58	46	39	34	46	34	45	34	44	34	32

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	925	38.9%
0-40	1428	60.0%
0-60	2099	88.2%
0-90	2379	100.0%

Adjustment factors

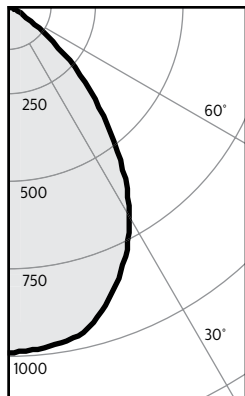
2500lm	125%
2000lm	100%
1500lm	74%
1000lm	52%
500lm	34%

Report#: 1588GFR

Output lumens:	2379 lms	Efficacy:	118.9 lm/w
Spacing Criterion:	1.1	CCT ³ :	3500 K
Beam Angle:	83°	CRI:	80 min
Input Watts ² :	20.0 W		

Z4RDL20835WSBKZ10U • 20W LED, 80 CRI, 3500 K

Candela Curves



Angle	Mean CP	Lumens
0	984	
5	978	
10	965	
15	931	261
20	865	
25	787	360
30	688	
35	570	353
40	439	
45	309	238
50	188	
55	91	87
60	33	
65	8	11
70	3	
75	1	1
80	0	
85	0	0
90	0	

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	39	5.5'
6'	27	6.6'
7'	20	7.7'
8'	15	8.8'
9'	12	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'		0.89
6'		0.58
7'		0.42
8'		0.35
9'		0.28

38'x38'x10' Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%		50%		30%		0%	
	70	50	30	10	50	10	50	10	50	10	0	
Wall	0											
RCR	Zonal cavity method - Effective floor reflectance = 20%											
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100
	1	113	109	107	104	107	102	103	99	99	96	92
	2	106	100	95	92	98	91	95	89	92	87	83
	3	99	92	86	81	90	81	88	79	85	78	75
	4	93	84	78	73	83	72	81	71	79	71	68
	5	87	77	71	66	76	65	74	65	73	64	62
	6	82	71	64	59	71	59	69	59	67	58	56
	7	77	66	59	54	65	54	64	54	63	53	51
	8	72	61	54	50	61	49	59	49	58	49	47
	9	68	57	50	46	56	46	55	45	54	45	43
	10	64	53	47	42	53	42	52	42	51	42	40

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	714	50.8%
0-40	1067	76.0%
0-60	1391	99.1%
0-90	1404	100.0%

Adjustment factors

2500lm	125%
2000lm	100%
1500lm	74%
1000lm	52%
500lm	34%

Report#: 1593GFR

Output lumens:	1404 lms	Efficacy:	70.2 lm/w
Spacing Criterion:	1.1	CCT ³ :	3500 K
Beam Angle:	76°	CRI:	80 min
Input Watts ² :	20.0 W		

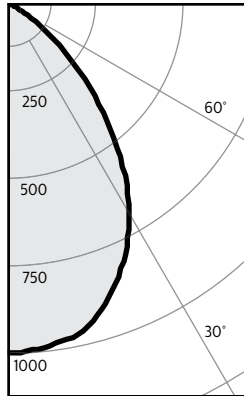
1. Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.
2. Wattage: controlled to within 5%
3. Correlated Color Temperature: within specs as defined in ANSI_NEMA_ANSI C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.

Z4RDL EasyLyte 4"

Round Downlight

Z4RDL20835WSDBZ10U • 20W LED, 80 CRI, 3500 K

Candela Curves



Angle	Mean CP	Lumens
0	995	100
5	986	
10		
15	939	266
20		
25	790	366
30		
35	570	358
40		
45	312	242
50		
55	97	87
60		
65	13	13
70		
75	5	6
80		
85	1	1
90	0	

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	50	5.5'
6'	35	6.6'
7'	26	7.7'
8'	20	8.8'
9'	16	9.9'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'		0.89
6'		0.58
7'		0.42
8'		0.35
9'		0.28

38"x38"x10" Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%		50%		30%		0%	
	70	50	30	10	50	10	50	10	50	10	0	
Wall	Zonal cavity method - Effective floor reflectance = 20%											
RCR	Zonal cavity method - Effective floor reflectance = 20%											
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100
	1	112	109	106	104	107	102	103	99	99	96	91
	2	106	100	95	91	98	90	95	88	92	86	83
	3	99	91	86	81	90	80	87	79	85	78	75
	4	93	84	77	72	83	72	80	71	78	70	67
	5	87	77	70	65	76	65	74	64	72	64	61
	6	81	71	64	59	70	59	69	58	67	58	56
	7	77	66	59	54	65	54	64	53	62	53	51
	8	72	61	54	49	60	49	59	49	58	49	47
	9	68	57	50	45	56	45	55	45	54	45	43
	10	64	53	46	42	52	42	52	42	51	41	40

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	717	50.4%
0-40	1070	75.3%
0-60	1399	98.4%
0-90	1422	100.0%

Adjustment factors

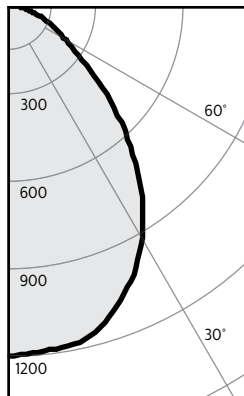
2500lm	125%
2000lm	100%
1500lm	74%
1000lm	52%
500lm	34%

Report#: 1591GFR

Output lumens:	1422lms	Efficacy:	71.1lm/w
Spacing Criterion:	1.1	CCT ³ :	3500 K
Beam Angle:	76°	CRI:	80min
Input Watts ² :	20.0W		

Z4RDL20835WSWHZ10U • 20W LED, 80 CRI, 3500 K

Candela Curves



Angle	Mean CP	Lumens
0	1192	113
5	1186	
10	1177	
15	1150	323
20	1087	
25	1011	164
30	913	
35	795	495
40	664	
45	531	409
50	402	
55	294	268
60	220	
65	168	168
70	127	
75	88	94
80	54	
85	25	28
90	0	

Single unit data

Height to Lighted Plane	Initial center beam foot-candles	Beam dia. (ft)*
5'	48	6.0'
6'	33	7.2'
7'	24	8.4'
8'	19	9.6'
9'	15	10.8'

* Beam diameter is where foot-candles drop to 50% of maximum.

Multiple unit data - RCR 2

Spacing on center	Initial center beam foot-candles	Watts per sq.ft.
5'		0.89
6'		0.58
7'		0.42
8'		0.35
9'		0.28

38"x38"x10" Room, Workplane 2.5' above floor, 80/50/20% Reflectances

Coefficients of utilization

Ceiling	80%				70%		50%		30%		0%	
	70	50	30	10	50	10	50	10	50	10	0	
Wall	Zonal cavity method - Effective floor reflectance = 20%											
RCR	Zonal cavity method - Effective floor reflectance = 20%											
Room Cavity Ratio	0	119	119	119	119	116	116	111	111	106	106	100
	1	110	106	103	99	104	98	100	95	96	92	87
	2	102	95	89	84	93	83	89	81	86	79	76
	3	94	85	78	72	83	71	81	70	78	69	66
	4	87	77	69	63	75	62	73	62	71	61	58
	5	81	69	61	55	68	55	66	55	64	54	51
	6	75	63	55	49	62	49	61	49	59	48	46
	7	70	58	50	44	57	44	56	44	54	44	41
	8	66	53	45	40	53	40	51	40	50	40	38
	9	62	49	42	37	49	36	48	36	47	36	34
	10	58	46	38	34	45	33	44	33	43	33	31

Zonal lumens & percentages

Zone	Lumens	%Luminaire
0-30	899	38.1%
0-40	1394	59.1%
0-60	2071	87.7%
0-90	2361	100.0%

Adjustment factors

2500lm	125%
2000lm	100%
1500lm	74%
1000lm	52%
500lm	34%

Report#: 1589GFR

Output lumens:	2361lms	Efficacy:	118.0lm/w
Spacing Criterion:	1.2	CCT ³ :	3500 K
Beam Angle:	85°	CRI:	80min
Input Watts ² :	20.0W		

1. Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.
2. Wattage: controlled to within 5%
3. Correlated Color Temperature: within specs as defined in ANSI_NEMA_ANSI C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.



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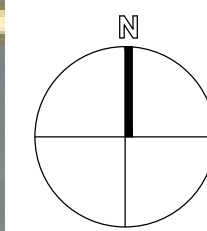
Signify North America Corporation
200 Franklin Square Drive,
Somerset, NJ 08873
Telephone 855-486-2216

Signify Canada Ltd.
281 Hillmount Road,
Markham, ON, Canada L6C 2S3
Telephone 800-668-9008

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EXHIBIT B: Construction Drawings

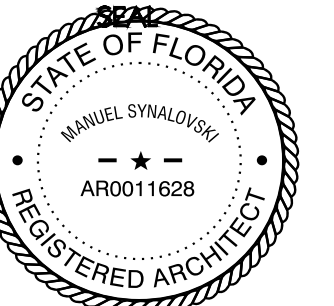
Architectural Drawings



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Manuel Synalovski, AIA
AR 0011628



LICENSE NO. AA26001863



HISTORIC WELLBROCK HOUSE

22 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA

1 AERIAL SITE PLAN

SCALE: 1" = 30'-0"

OWNER

DELRAY BEACH CRA
20 N. SWINTON AVENUE
DELRAY BEACH, FL
(561) 276-8640

ARCHITECT

SYNALOVSKI ROMANIK SAYE
1800 ELLER DRIVE
FT. LAUDERDALE BEACH, FL 33316
(954) 961-6806

CIVIL ENGINEER

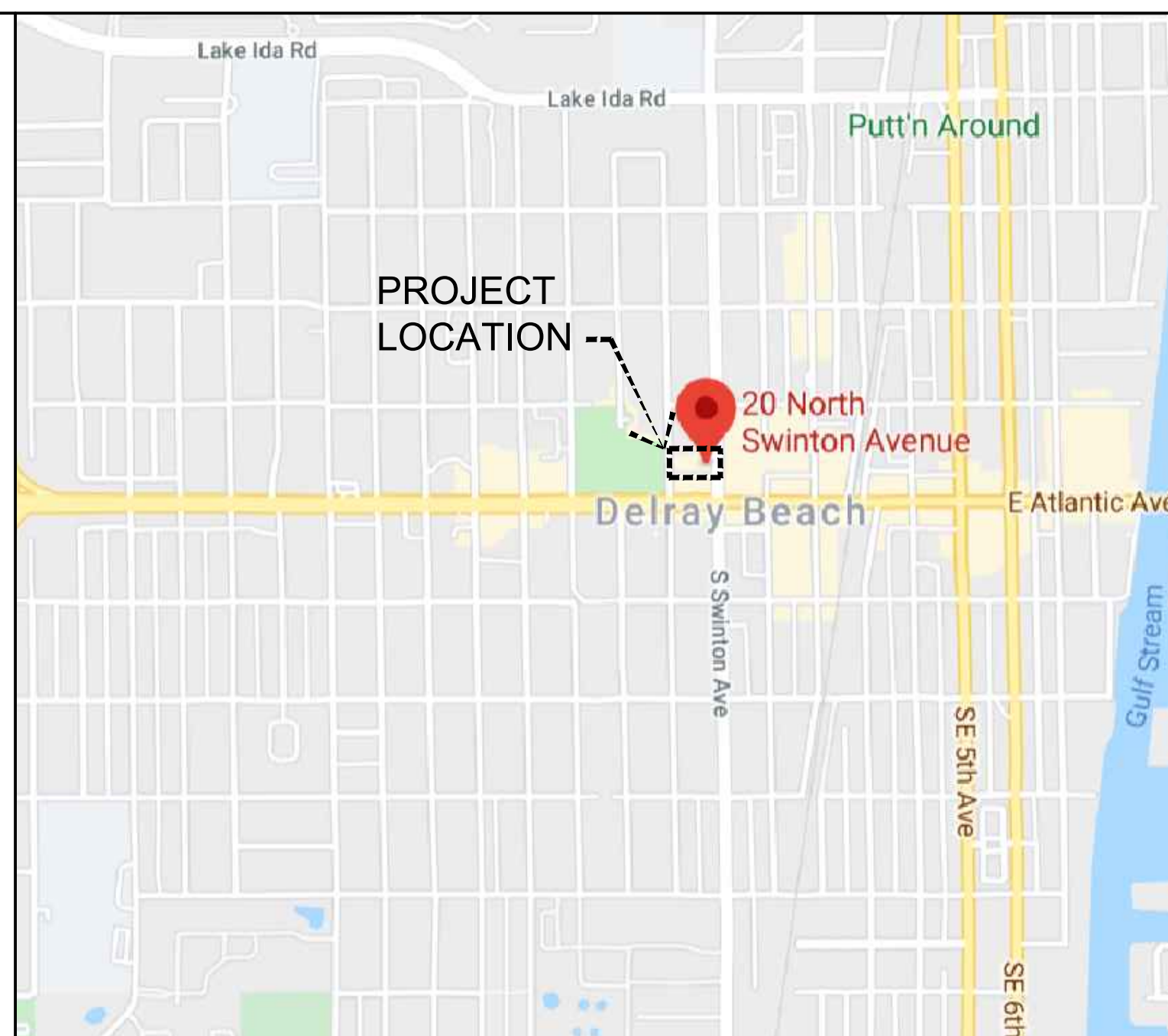
PENNONI ASSOCIATES INC.
2555 NURSERY ROAD
CLEARWATER, FL 33764
(727) 451-9561

LANDSCAPE ARCHITECT

AGTLAND LANDSCAPE ARCHITECTURE
132 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444
(561) 276-5050

MEP

FLORIDA ENGINEERING SERVICES, INC.
34 NW 168TH ST
NORTH MIAMI BEACH, FL 33169
(305) 653-0212



3 VICINITY MAP

NOT TO SCALE

SOURCE: GOOGLE MAPS © 2020

INDEX OF DRAWINGS

AS-101	COVER SHEET & AERIAL SITE PLAN	AC-1	PROPOSED HVAC FLOOR PLANS
	SURVEY	AC-2	HVAC SCHEDULES AND DETAILS
AS-102	ARCHITECTURAL SITE PLAN		
SP01	CIVIL PLAN (SITE AND GRADING PLAN)	E-1	ELECTRICAL SITE PLAN
LP-1	LANDSCAPE PLAN	E-2	PROPOSED POWER AND LIGHTING FLOOR PLANS
LP-2	LANDSCAPE SPECIFICATIONS AND DETAILS	E-3	ELECTRICAL RISER AND DETAILS
LS-101	LIFE SAFETY PLANS	P-1	PLUMBING SITE PLAN
		P-2	PROPOSED PLUMBING FLOOR PLANS
A-001	DEMOLITION FLOOR PLANS	P-3	PLUMBING ISOMETRICS
A-002	DEMOLITION ELEVATIONS	P-4	PLUMBING NOTES AND DETAILS
A-101	PROPOSED FIRST & SECOND FLOOR PLANS		
A-102	ROOF PLAN	SP-1	FIRE SPRINKLER SITE PLAN
A-201	PROPOSED BUILDING ELEVATIONS	SP-2	PROPOSED FIRE SPRINKLER FLOOR PLANS
A-401	RCP, INTERIOR ELEVATIONS, WALL TYPES		
A-801	DOORS & WINDOWS SCHEDULES		
A-802	DETAILS		

4 INDEX OF DRAWINGS

NOT TO SCALE

2 PROJECT TEAM

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: PERMIT SET
ISSUE DATE: 02/05/2021

PROJECT NUMBER: 1552-191106
DRAWN BY: ML
CHECKED BY: MS

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COVER SHEET & AERIAL SITE PLAN

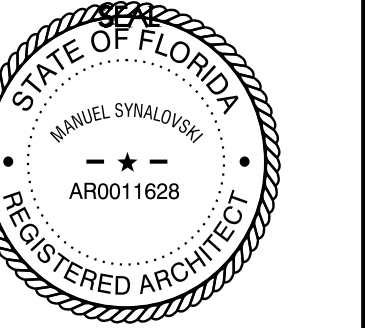
SHEET NUMBER:
AS-101



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LICENSE NO. AA26001863



HISTORIC WELLBROCK HOUSE
22 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444
CLIENT: DELRAY BEACH CRA

SITE INFORMATION:

LAND USE DESIGNATION: MIXED USE DISTRICT: RESIDENTIAL/OFFICE/COMMERCIAL (SECTION 4.4.24 OLD SCHOOL SQUARE HISTORIC ARTS DISTRICT ZONING REGULATIONS)

ZONING DESIGNATION: OSSHAD - OLD SCHOOL SQUARE HISTORIC ARTS DISTRICT

FUTURE LAND USE MAP ZONING DESIGNATION: OMU - OTHER MIXED USE OFFICE

BUILDING 1st FLOOR SF: 1,021 SF
BUILDING FOOTPRINT: 1,021 SF
2ND FLOOR (without stair*): 574 SF
(*Stair area of 48 SF not included on area of 2nd Floor)

TOTAL AC AREA: 1.595 SF

AREA OF 2ND FLOOR EXTERIOR BALCONY: 198 SF

TOTAL BUILDING SF WITH BALCONY: 1,793 SF

UTILITIES:

WATER & SEWER: CITY OF DELRAY BEACH
STORM WATER: CITY OF DELRAY BEACH
ELECTRIC: FLORIDA POWER & LIGHT CO.

SITE CALCULATIONS:

	EXISTING	PROPOSED
LOT SIZE (SF / ACREAGE):	9,303 SF (0.2138 ACRES)	9,303 SF (0.2138 ACRES)
LOT DENSITY:	N/A	N/A
BUILDING HEIGHT (FEET / LEVELS):	21'-6"	21'-6"
STRUCTURE LENGTH:	42'-6"	42'-6"

LOT COVERAGE: SEE BELOW

LEGAL DESCRIPTION: (AS PER O.R.B 16676, PG 1939)
LOT 12, LESS THE SOUTH 4 FEET THEREOF, BLCK 60, TOWN OF DELRAY, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND CONDOMINIUM UNITS 17-25 OF BLOCK 60 PARKING CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 9962, PAGE 308, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2 SITE DATA INFORMATION

PROJECT DATA			
Site data provided pursuant to LDR Section 4.3.4(K) - Development Standards Matrix			
	Required	Existing	Proposed
Front Setback	25'-0"	28'-2"	28'-2"
Side Interior Setback	7'-6"	28'-0"	12'-10"
Side Street Setback (S. Alley)	7'-6"	7'-6"	7'-6"
Rear Setback	10'-0"	50'-0"	14'-6"
Height/Floors (#22 N. Swinton Avenue)	36'-0"	21'-6" / 2 FLOORS	21'-6"
Height/Floors (#20 N. Swinton Avenue)	36'-0"	Existing / 2 FLOORS	Existing / 2 FLOORS
Width of Site	80'-0"	70.70' (70'-8 13/32")	70.70' (70'-8 13/32")
Depth of Site	100'-0"	131.60' (131'-7 3/16")	131.60' (131'-7 3/16")
Frontage	80'-0"	70.70' (70'-8 13/32")	70.70' (70'-8 13/32")
*Total Site Area	8,000 SF	9,303 SF (0.2138 ACRES)	9,303 SF (0.2138 ACRES)
*Lot Coverage (Max)	40%	1,599 SF (17.2%)	2,616 SF (28.12%)
*Open Space	25%	7,703 SF (82.8%)	4,594 SF (49.44%)
*Floor Area (#22 N. Swinton Avenue)	N/A	1,793 SF**	1,793 SF**
*Floor Area (#20 N. Swinton Avenue)	N/A	2,747 SF	2,747 SF
Floor Area Ratio	N/A	29.53%	48.80%
Number of Dwelling Units	N/A	N/A	N/A
Density (Units per Acre)	N/A	N/A	N/A

* (Provide square foot calculations, acreage and percentage of site)
** Includes the area of the existing exterior balcony of 2nd floor. Stair is counted only once on 1st floor.

PARKING

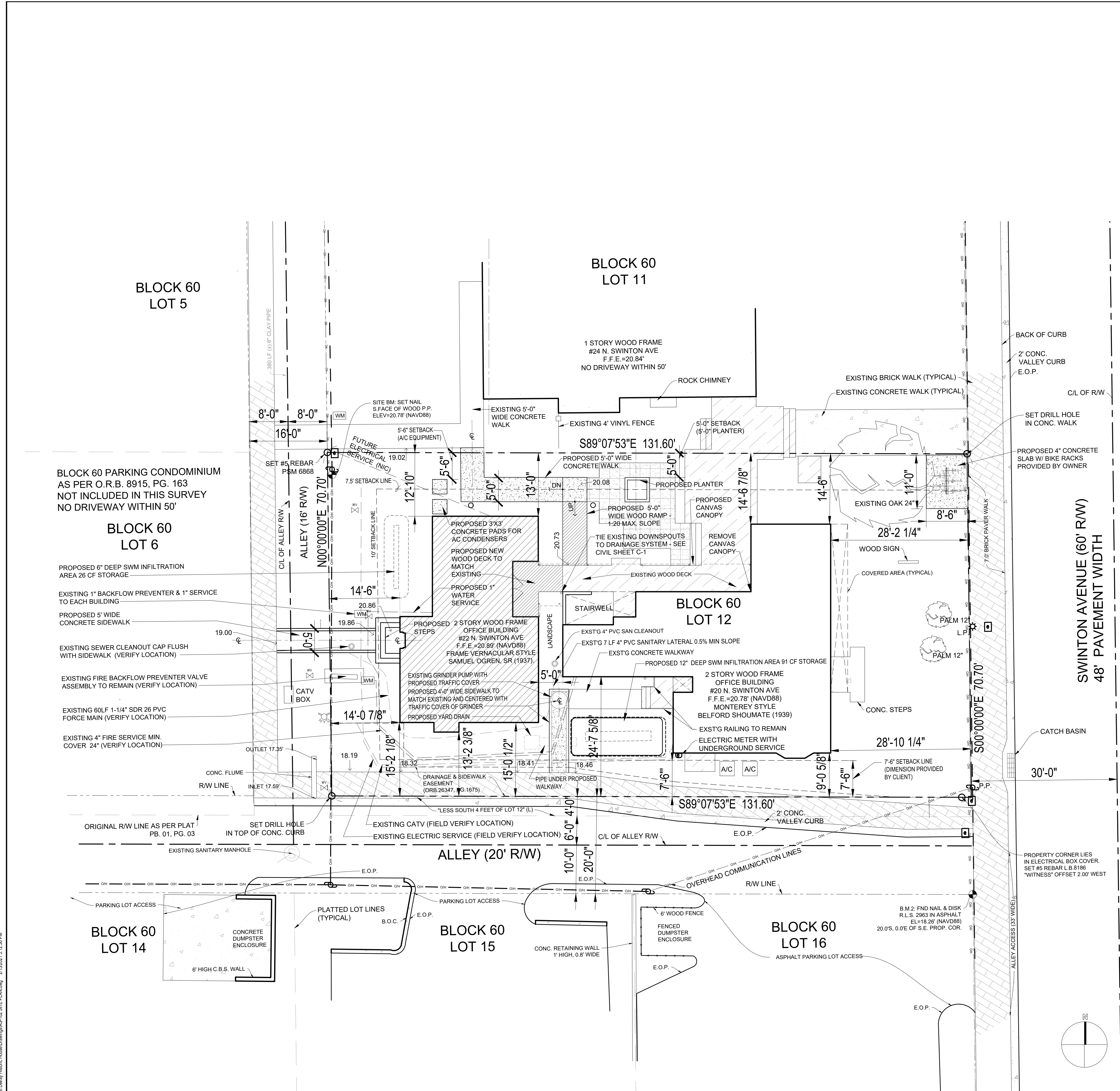
NO PARKING IS PROVIDED ON THIS SITE. PARKING FOR THE PROPERTY EXISTS AT THE SURFACE LOT TO THE WEST (BLOCK 60 CONDOMINIUM AS PER ORB 8915, PG. 163) OF THE PROPERTY (#22 & #20 N. SWINTON AVENUE).

REQUIRED PARKING FOR #20 (EXISTING) AND #22 NORTH SWINTON AVENUE IS 13 PARKING SPACES BASED ON NET FLOOR AREA OF 3,733 SF PER LDR SECTION 4.4.24(G)(4)(d).

3 PROJECT DATA

TYPE OF BUILDING CONSTRUCTION & OCCUPANCY (HISTORIC BUILDING #22 N. SWINTON AVE.)		
TYPE OF CONSTRUCTION	TYPE V SPRINKLERED	FBC 2020
OCCUPANCY	(B) BUSINESS (OFFICE)	FBC 2020

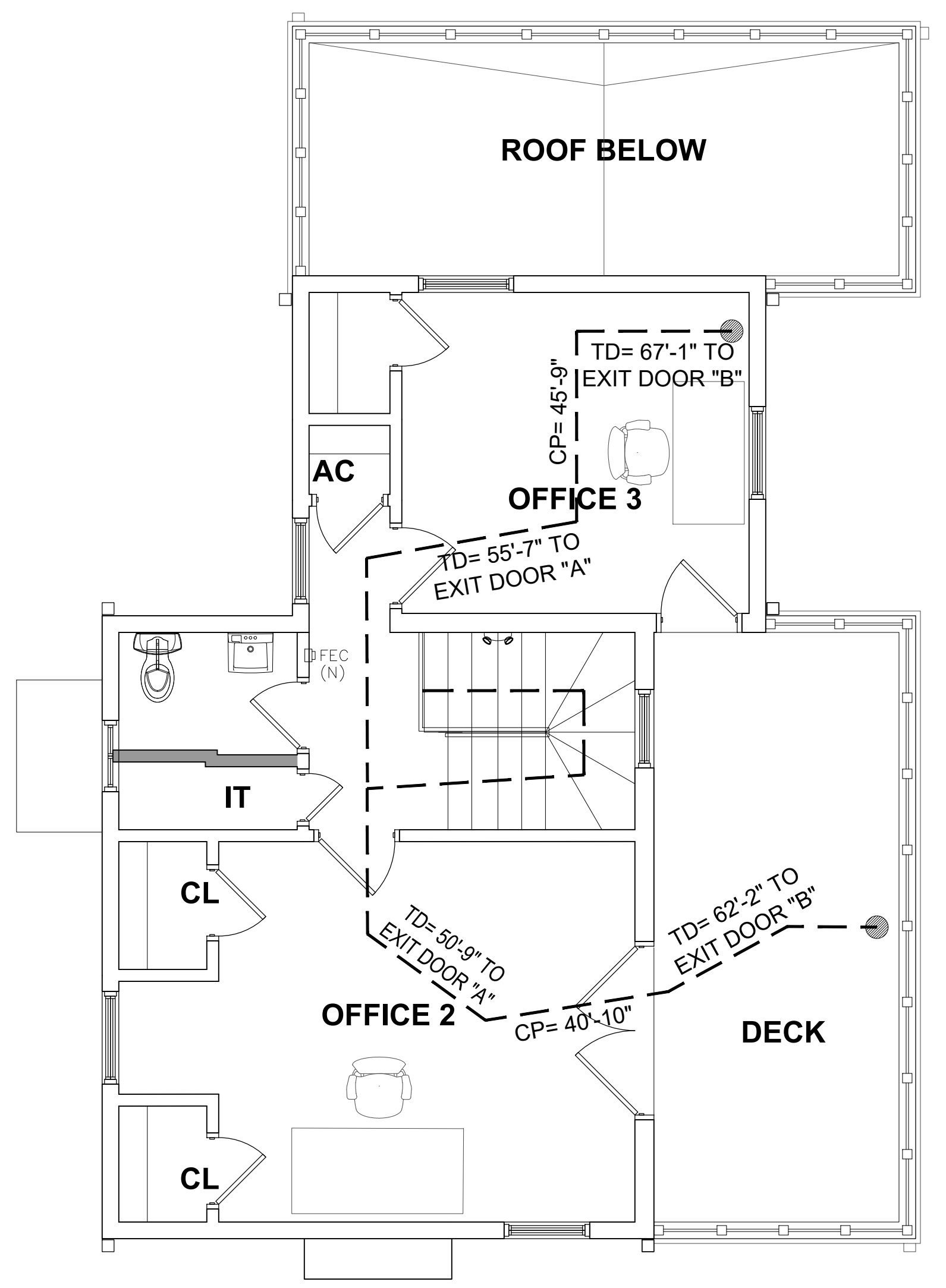
4 CODE DATA



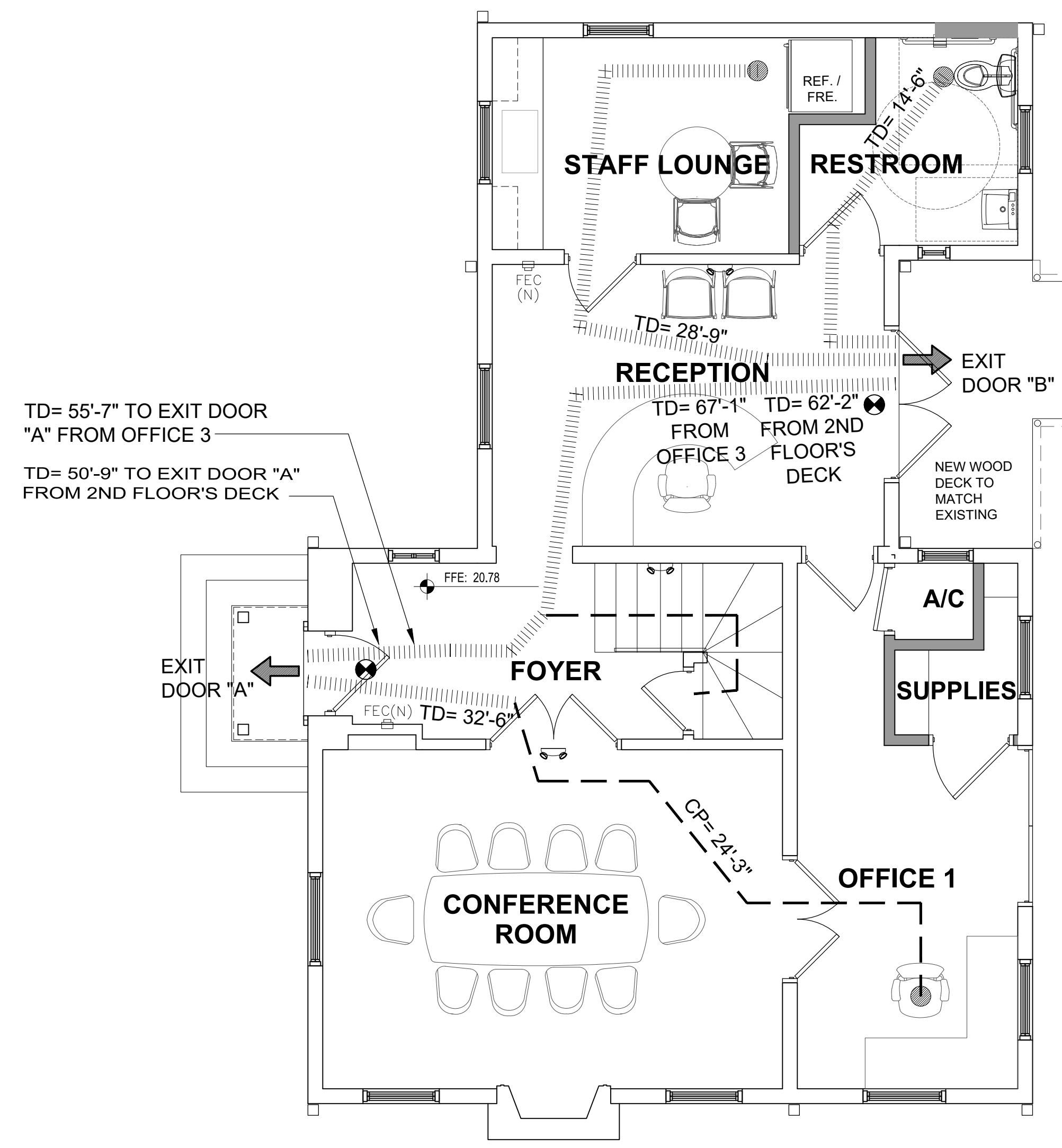
1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

01/15/22-191100 Delray Historic House Drawing/AS-102 SITE PLAN.dwg 2/15/2021 5:12:38 PM

01/15/22 9:11:00 Delray Historic House/Drawings/LS-101 PROPOSED LIFE SAFETY FLOOR PLANS.dwg 2/15/2021 5:12:42 PM



4 PROPOSED LIFE SAFETY SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



3 PROPOSED LIFE SAFETY FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

- ← PRIMARY EGRESS
- T.D. = ● INDICATES TRAVEL DISTANCE
- C.P. = ● INDICATES COMMON PATH OF TRAVEL
- FE PORTABLE FIRE EXTINGUISHER, TYPE 2A-10B.C. IN A SURFACE MOUNTED BRACKET @ 48" A.F.F. INSTALLED PER NFPA 10 2013 EDITION.
- FEC (N) NEW SEMI-RECESSED FIRE EXTINGUISHER CABINET - MOUNTED AT 48" A.F.F. TO TOP OF DEVICE - COMPLY WITH NFPA 10
- ⊗ EXIT LIGHT FIXTURE - WALL MOUNTED (DARKENED AREA INDICATES FACE, ARROW INDICATES DIRECTION OF EGRESS)
- ⊕ THERMOPLASTIC EMERGENCY BATTERY PACK
- EXISTING WALL (TYP.)
- ▬ NEW PARTITION (TYP.)

1 LEGEND

INTERIOR IMPROVEMENT UNDER F.B.C. 2020.
 APPLICABLE BUILDING CODES:
 2020 FLORIDA BUILDING CODE (FBC) - BUILDING, SEVENTH EDITION
 2020 FLORIDA BUILDING CODE (FBC) - EXISTING BUILDING, SEVENTH EDITION (CHAPTER 7, ALTERATIONS)
 2020 FLORIDA BUILDING CODE (FBC) - PLUMBING, SEVENTH EDITION
 2020 FLORIDA BUILDING CODE (FBC) - MECHANICAL, SEVENTH EDITION
 2020 FLORIDA BUILDING CODE (FBC) - ENERGY CONSERVATION, SEVENTH EDITION
 2014 STANDARD NATIONAL ELECTRICAL CODE (N.E.C.)
 2020 FLORIDA FIRE PREVENTION CODE (F.P.P.C.) - SEVENTH EDITION
 NFPA 101, LIFE SAFETY CODE, 2015 EDITION

OCCUPANCY GROUP AND NFPA 101:
 BUSINESS GROUP B (FBC 304.1 & NFPA 101 39.1)

CLASSIFICATION OF WORK (FBC EXISTING BUILDING 701.1)
 ALTERATION - LEVEL 2 (EXISTING BUILDING)

TYPE OF CONSTRUCTION (FBC TABLE 601):
 TYPE V B

TRAVEL DISTANCE (NFPA 101 - CHAPTER 39, SECTION 39.2.6.3)
 SPRINKLERED ALLOWED (FEET): 300'-0"
 PROVIDED (FEET): 67'-1" WORST CASE (FROM OFFICE 3 OF 2ND FLOOR TO EXIT DOOR "B")

COMMON PATH (NFPA 101 - TABLE A.7.6. AND SECTION 39.2.5.3.1)
 SPRINKLERED ALLOWED (FEET): 100'-0"
 PROVIDED (FEET): 45'-9" WORST CASE (FROM OFFICE 3 OF 2ND FLOOR TO BOTTOM OF STAIR)

DEAD END (NFPA 101 - TABLE A.7.6. AND SECTION 39.2.5.2)
 SPRINKLERED ALLOWED (FEET): 50'-0"
 NO DEAD END CORRIDORS EXIST IN THIS PROJECT

MAXIMUM FLOOR AREA ALLOWED PER OCCUPANTS FBC - TABLE 1004.1.2 AND NFPA 101 TABLE 7.3.1.2:

DESCRIPTION	SQUARE FOOTAGE	SQ. FT./PERSON GROSS OR NET	LOAD OCCUPANT
FIRST FLOOR			
OFFICE 1	117 S.F.	150 GROSS	1
CONFERENCE	210 S.F.	15 GROSS	14
STAFF LOUNGE	82 S.F.	150 GROSS	1
RECEPTION	122 S.F.	150 GROSS	1
RESTROOMS	60 S.F.	--	AUA
SUBTOTAL OCCUPANT LOAD			17
SECOND FLOOR			
OFFICE 2	194 S.F.	150 GROSS	2
OFFICE 3	137 S.F.	150 GROSS	1
RESTROOM	27 S.F.	--	AUA
DECK	194 S.F.	150 GROSS	2
SUBTOTAL OCCUPANT LOAD			5
TOTAL OCCUPANT LOAD			22

AUA = ACCESSORY USE AREA.

NUMBER OF EXITS (FBC SECTION 1006 AND TABLES 1006.2.1 AND 1006.3.2(2), AND NFPA 101 SECTION 39.2.4.6):
 REQUIRED: 1 EXIT AVAILABLE: 2 EXITS

NFPA 101 SECTION 39.2.4.6: A SINGLE MEANS OF EGRESS SHALL BE PERMITTED FOR A MAXIMUM TWO-STORY, SINGLE-TENANT SPACE OR BUILDING PROVIDED THAT BOTH OF THE FOLLOWING CRITERIA ARE MET:
 (1) THE BUILDING IS PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 9.7.1.1(1).
 (2) THE TOTAL TRAVEL DISTANCE TO THE OUTSIDE DOES NOT EXCEED 100 FT. BOTH CONDITIONS ABOVE ARE MET IN THIS PROJECT, SO ONLY ONE MEANS OF EGRESS IS REQUIRED AND IT IS DESIGNATED TO BE THE EAST DOOR INDICATED ON THE LIFE SAFETY PLAN AS DOOR "B".

REQUIRED EXTINGUISHERS:
 GROSS FLOOR AREA (1,793 S.F.) / 3,000 = 1 REQUIRED, 3 PROVIDED
 75' MAX. DISTANCE.
 F.E. SHALL COMPLY WITH N.F.P.A.-10
 F.E. MOUNTING HEIGHT @ 48" A.F.F. (TYPICAL)
 NOTE: SEE FLOOR PLANS FOR LOCATIONS

- GENERAL LIFE SAFETY NOTES:**
- FLOOR SURFACE. WALKING SURFACES SHALL BE SLIP RESISTANT UNDER FORESEEABLE CONDITIONS. THE WALKING SURFACE OF EACH ELEMENT IN THE MEANS OF EGRESS SHALL BE UNIFORMLY SLIP RESISTANT ALONG THE NATURAL PATH OF TRAVEL.
 - REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS.
 - WALL AND CEILING FINISH MATERIALS SHALL BE CLASS A OR CLASS B IN EXITS AND EXIT ACCESS CORRIDORS. IN ALL OTHER AREAS SHALL BE CLASS A, B, OR C (NFPA 101 SECTIONS 39.3.3.2.1 AND 39.3.3.2.2 & FBC TABLE 803.11)
 - ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE.

2 BUILDING INFO. AND CODE RESEARCH

1800 Eller Drive, Suite 500
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Manuel Syalowski, AIA
 AR 0011628
 STATE OF FLORIDA
 REGISTERED ARCHITECT
 LICENSE NO. AA26001863



HISTORIC WELLBROCK HOUSE
 22 NORTH SWINTON AVENUE
 DELRAY BEACH, FL 33444
 CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: PERMIT SET
 ISSUE DATE: 02/05/2021

PROJECT NUMBER: 1552-191106
 DRAWN BY: ML
 CHECKED BY: MS

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PROPOSED LIFE SAFETY FIRST & SECOND FLOOR PLANS

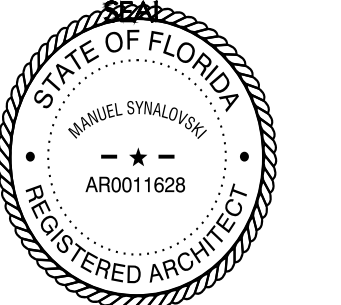
SHEET NUMBER:
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HISTORIC WELLBROCK HOUSE

22 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA

KEY NOTES (EXISTING BUILDING FLOOR PLAN):

- 1 EXISTING DECORATIVE RAILING TO BE REMOVED
- 2 EXISTING DOOR TO REMAIN
- 3 G.C. TO REMOVE AND SALVAGE KITCHEN CABINETS
- 4 HARDWARE OF THIS DOOR ASSEMBLY TO BE REMOVED AND DOOR TO BE PERMANENTLY CLOSED
- 5 DOOR ASSEMBLY TO BE REMOVED AND OPENING FINISHED WITH A MINIMUM PASSAGE CLEAR WIDTH OF 32 INCHES
- 6 BATHTUB TO BE REMOVED
- 7 NEW WINDOW TO BE ADDED AT THIS LOCATION - SEE FLOOR PLAN ON SHEET A-101
- 8 DOOR TO BE REMOVED
- 9 WALL TO BE REMOVED

REV	DATE	DESCRIPTION

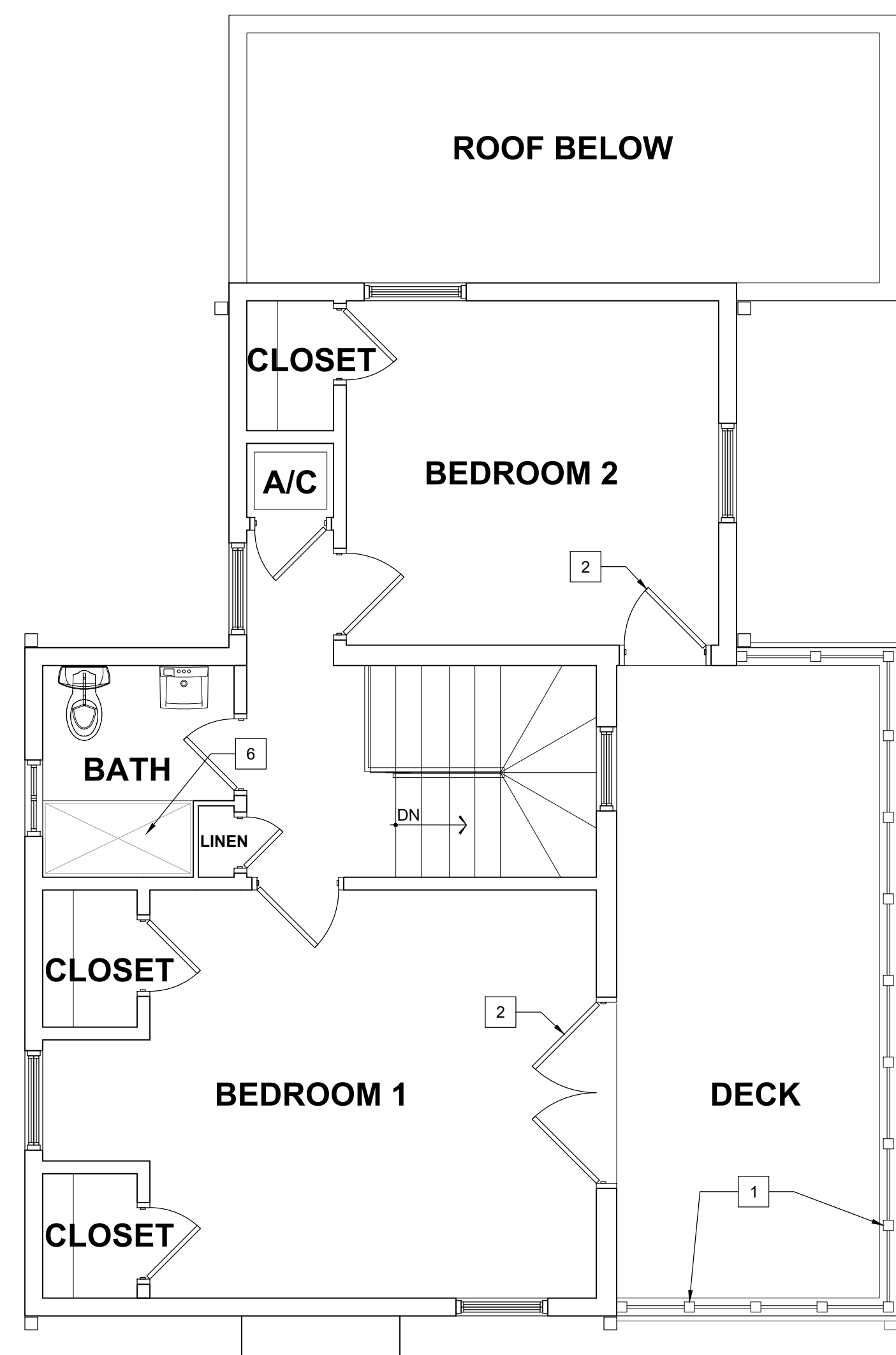
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ISSUE DATE: 02/05/2021

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DRAWN BY: ML
CHECKED BY: MS

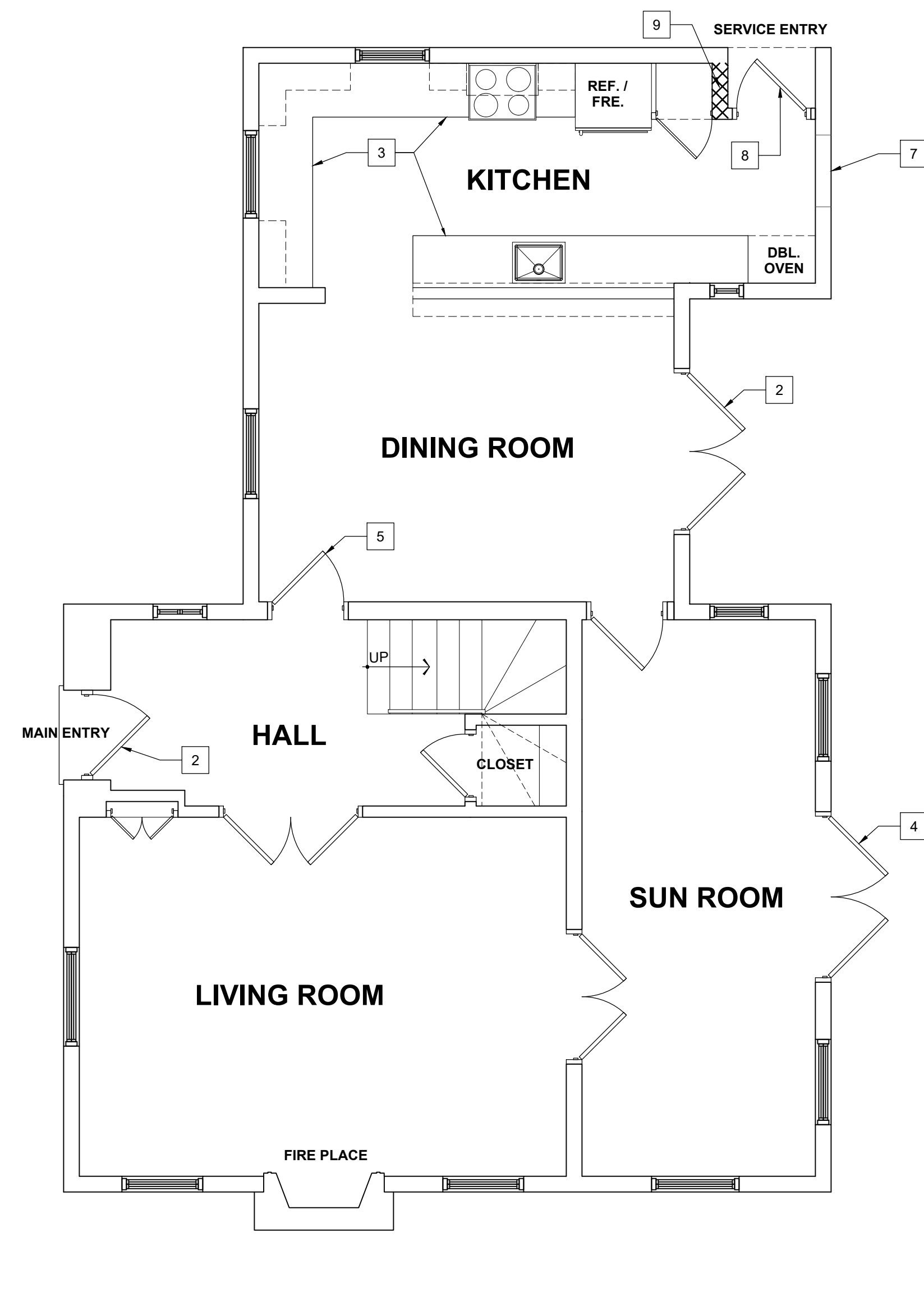
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SHEET TITLE:
DEMOLITION FLOOR PLANS

SHEET NUMBER:
A-001



2 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

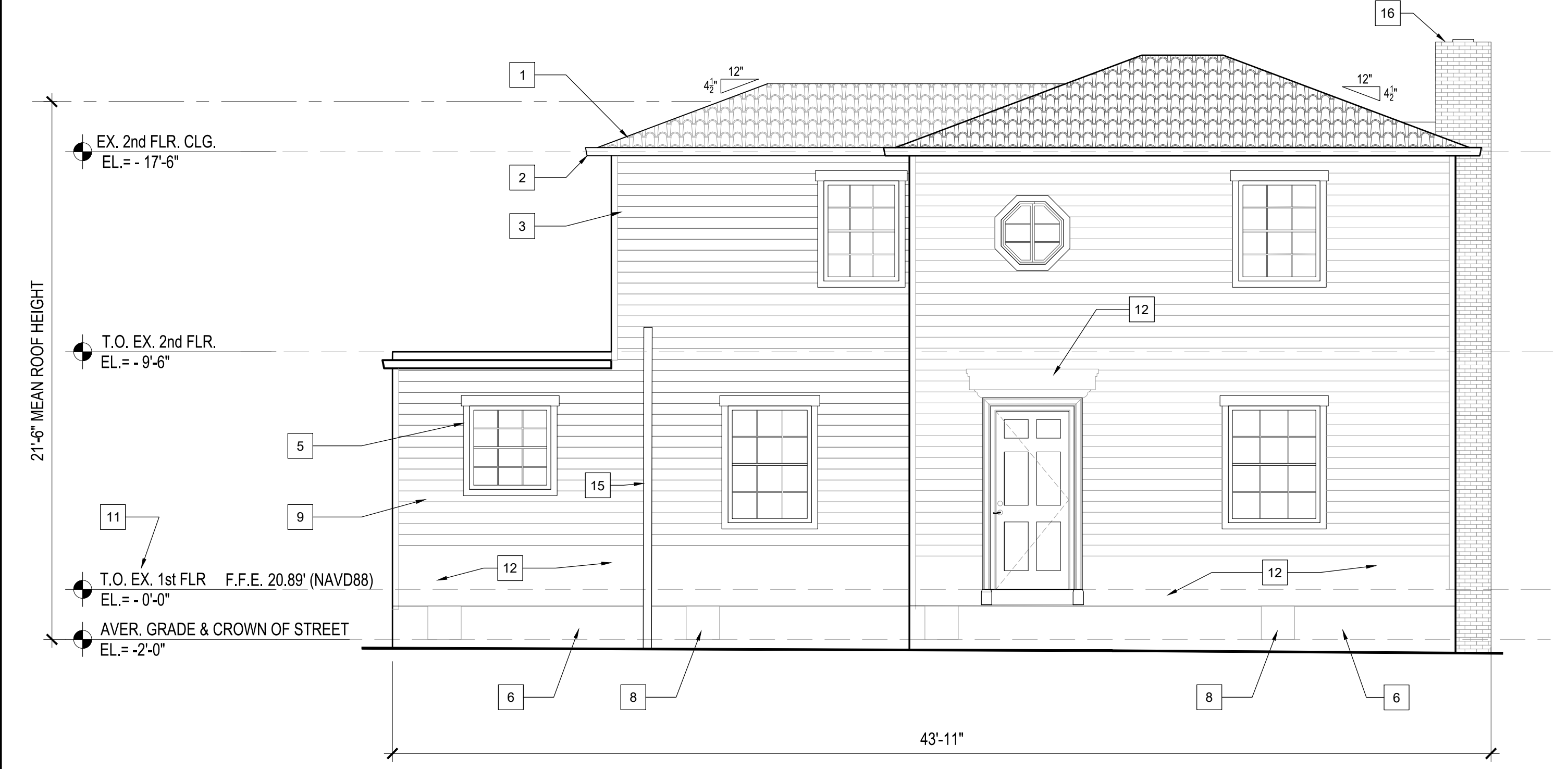


1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

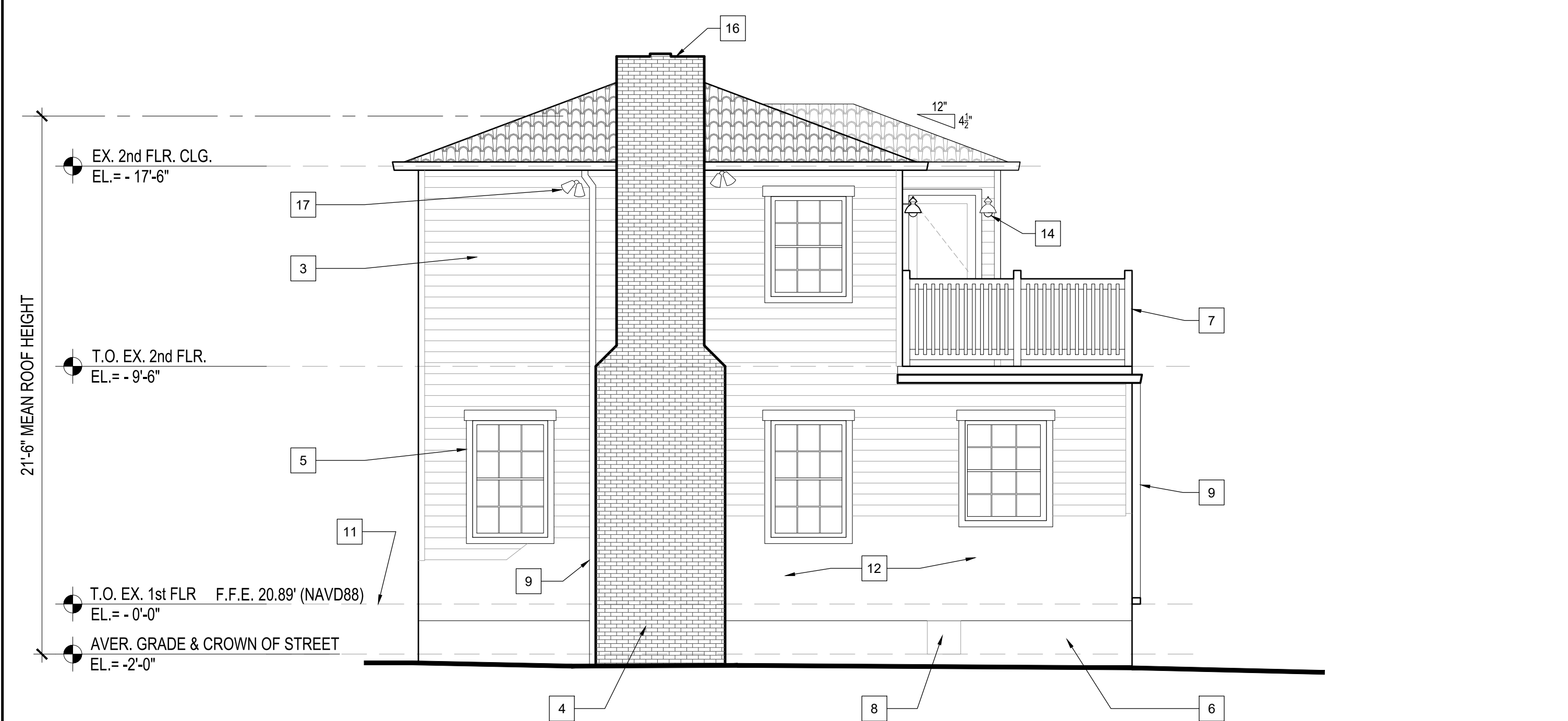
3 KEY NOTES



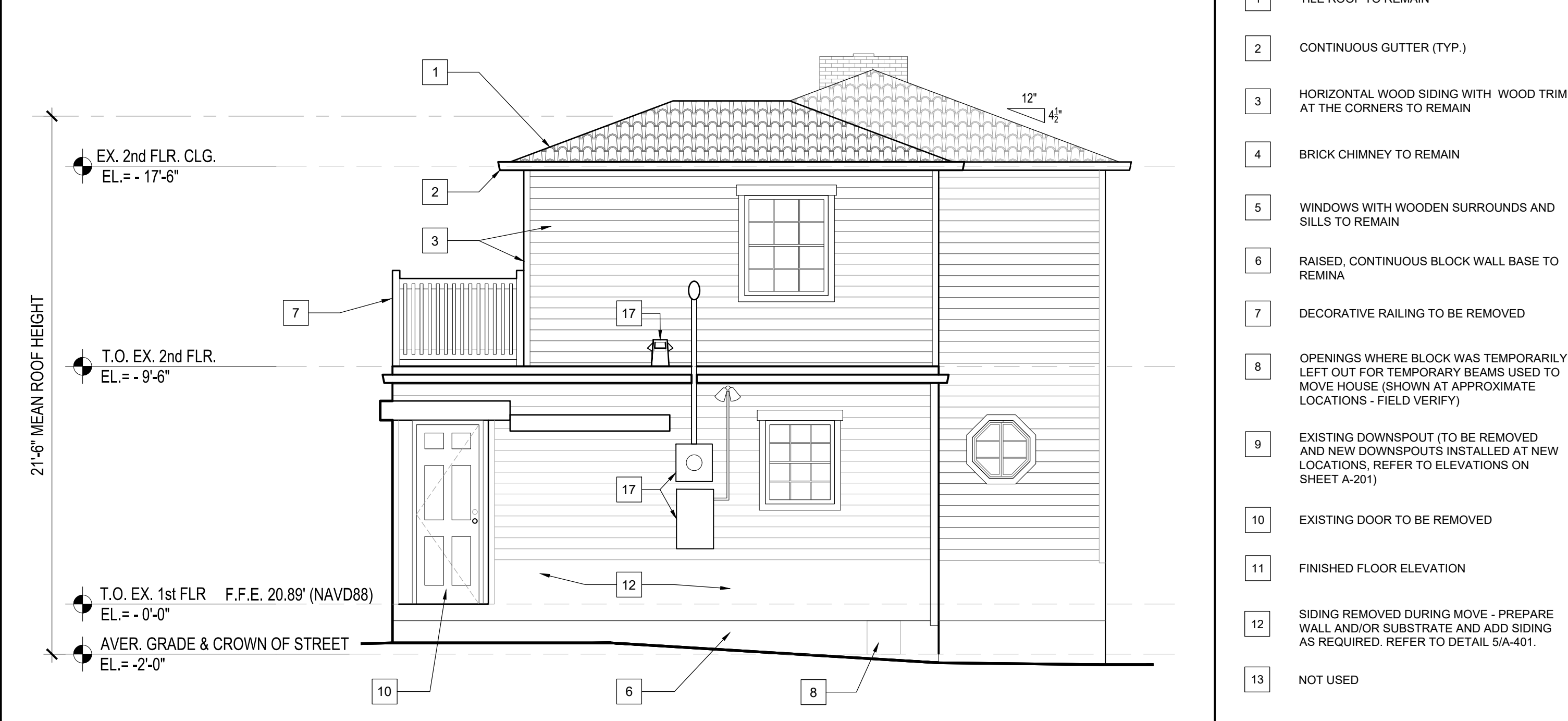
2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

- KEY NOTES ELEVATIONS (EXISTING BUILDING)**
- 1 TILE ROOF TO REMAIN
 - 2 CONTINUOUS GUTTER (TYP.)
 - 3 HORIZONTAL WOOD SIDING WITH WOOD TRIM AT THE CORNERS TO REMAIN
 - 4 BRICK CHIMNEY TO REMAIN
 - 5 WINDOWS WITH WOODEN SURROUNDS AND SILLS TO REMAIN
 - 6 RAISED, CONTINUOUS BLOCK WALL BASE TO REMAIN
 - 7 DECORATIVE RAILING TO BE REMOVED
 - 8 OPENINGS WHERE BLOCK WAS TEMPORARILY LEFT OUT FOR TEMPORARY BEAMS USED TO MOVE HOUSE (SHOWN AT APPROXIMATE LOCATIONS - FIELD VERIFY)
 - 9 EXISTING DOWNSPOUT (TO BE REMOVED AND NEW DOWNSPOUTS INSTALLED AT NEW LOCATIONS, REFER TO ELEVATIONS ON SHEET A-201)
 - 10 EXISTING DOOR TO BE REMOVED
 - 11 FINISHED FLOOR ELEVATION
 - 12 SIDING REMOVED DURING MOVE - PREPARE WALL AND/OR SUBSTRATE AND ADD SIDING AS REQUIRED. REFER TO DETAIL S/A-401.
 - 13 NOT USED
 - 14 DECORATIVE WALL MOUNTED LIGHT FIXTURE TO BE REMOVED AND REPLACED
 - 15 EXISTING UTILITY COVER TO BE REMOVED
 - 16 TOP COURSES OF CHIMNEY'S BRICK ARE MISSING - REFER TO SHEET A-201 FOR REPAIRS
 - 17 EXISTING ELECTRICAL AND METER PANELS, EXHAUST, AND FLOOD LIGHTS, TO BE REMOVED

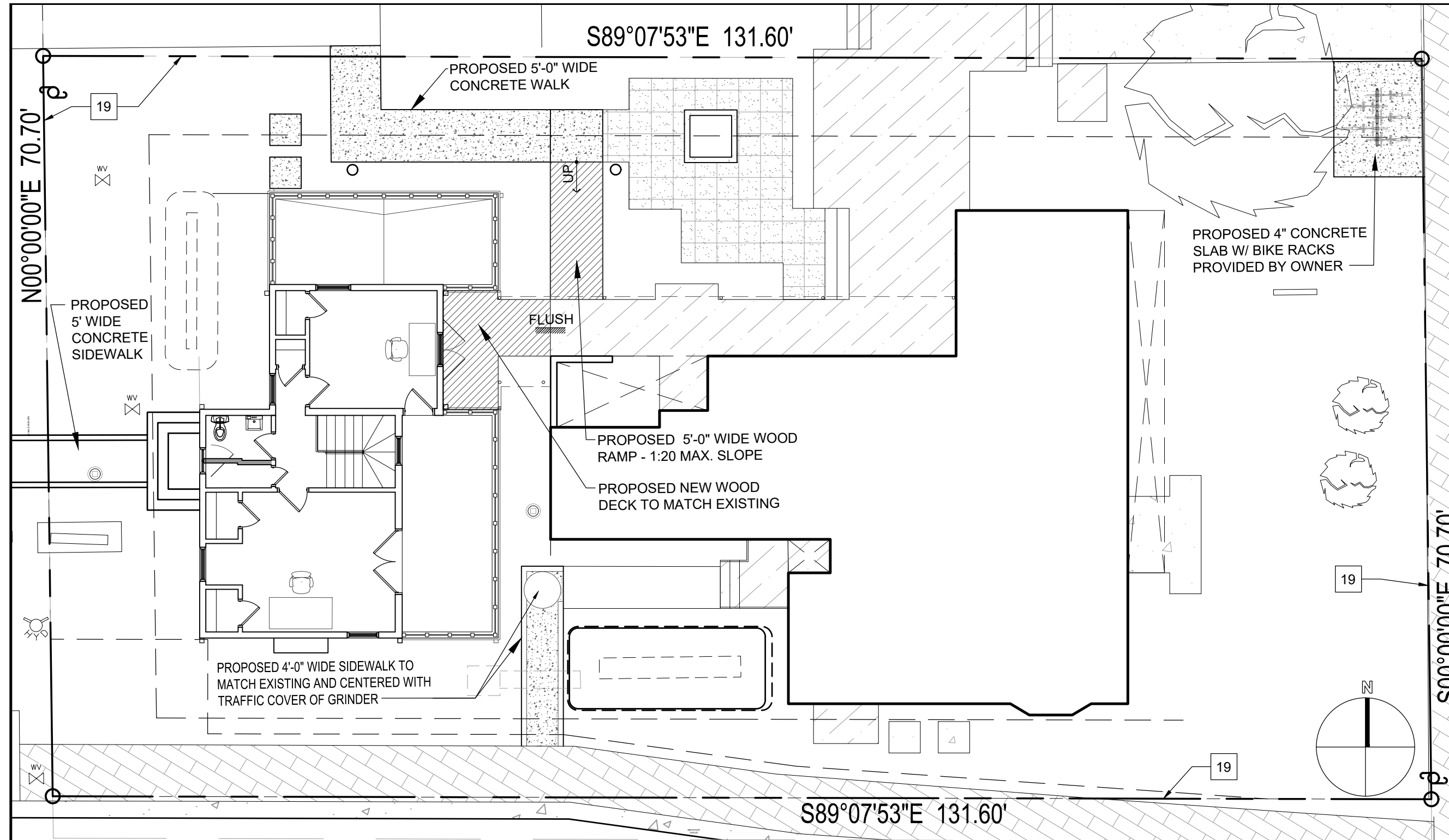
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DESIGN DELIVERABLE: PERMIT SET
ISSUE DATE: 02/05/2021

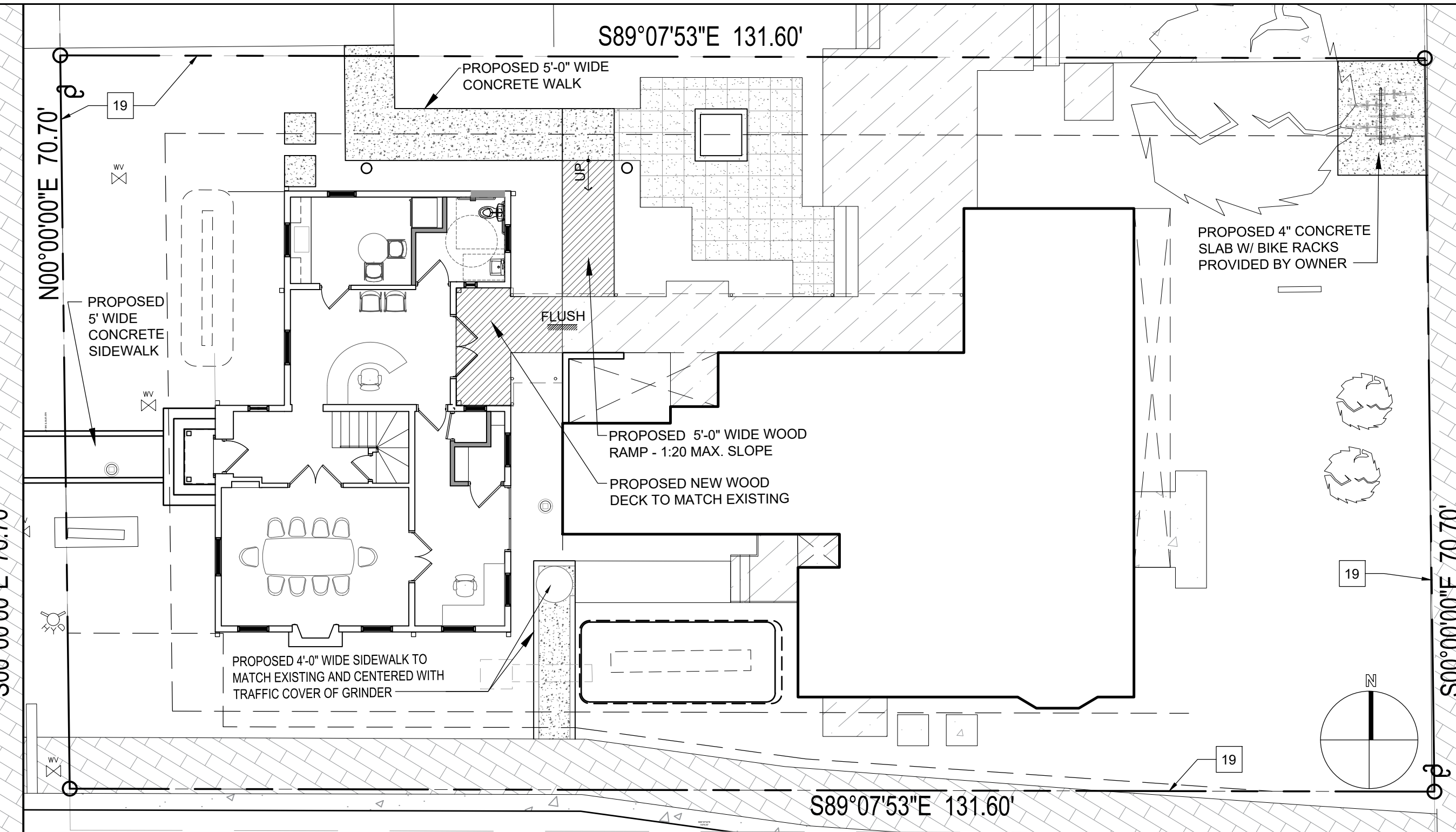
PROJECT NUMBER: 1552-191106
DRAWN BY: ML
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SHEET TITLE:
DEMOLITION ELEVATIONS

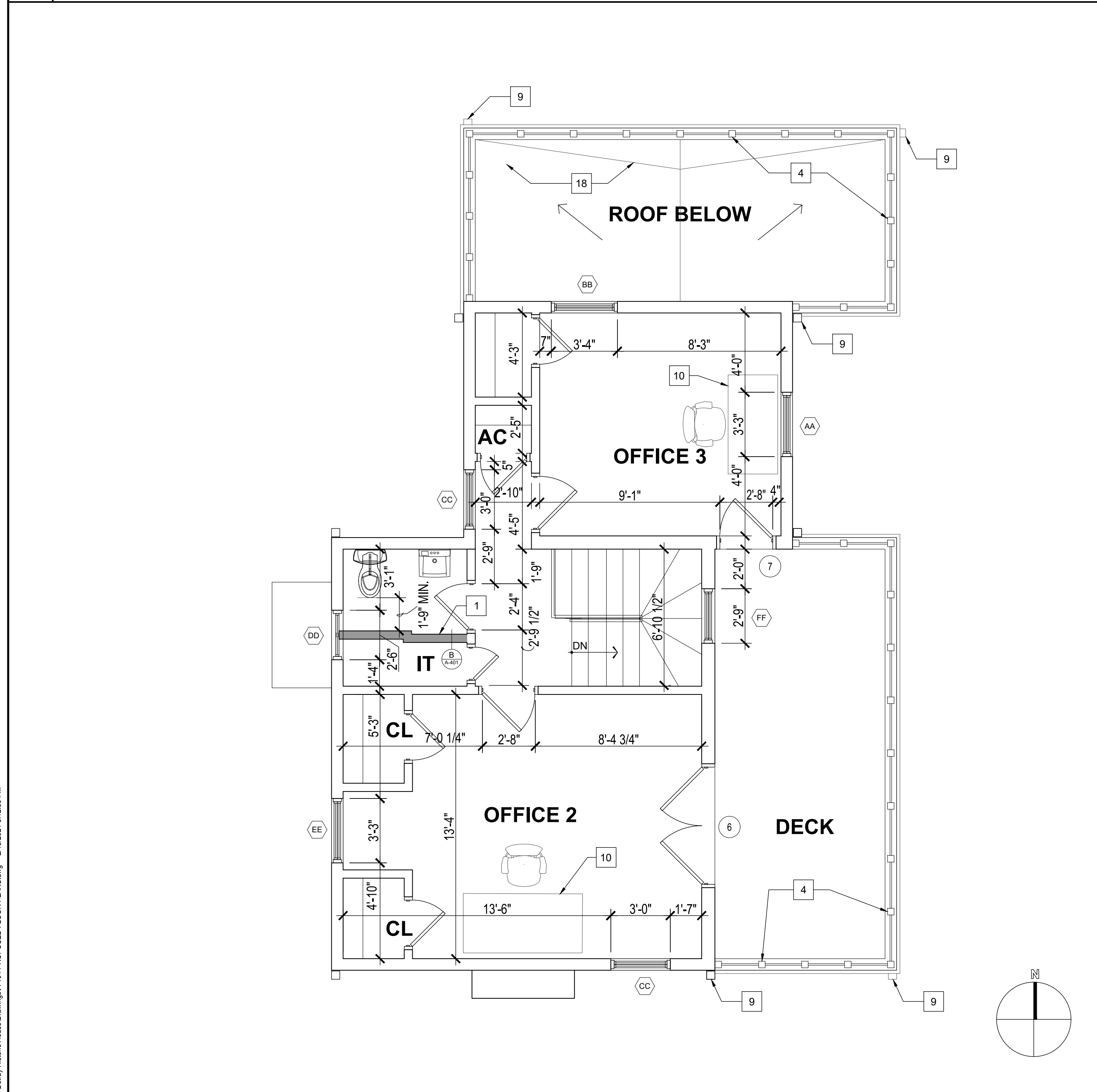
SHEET NUMBER:
A-002



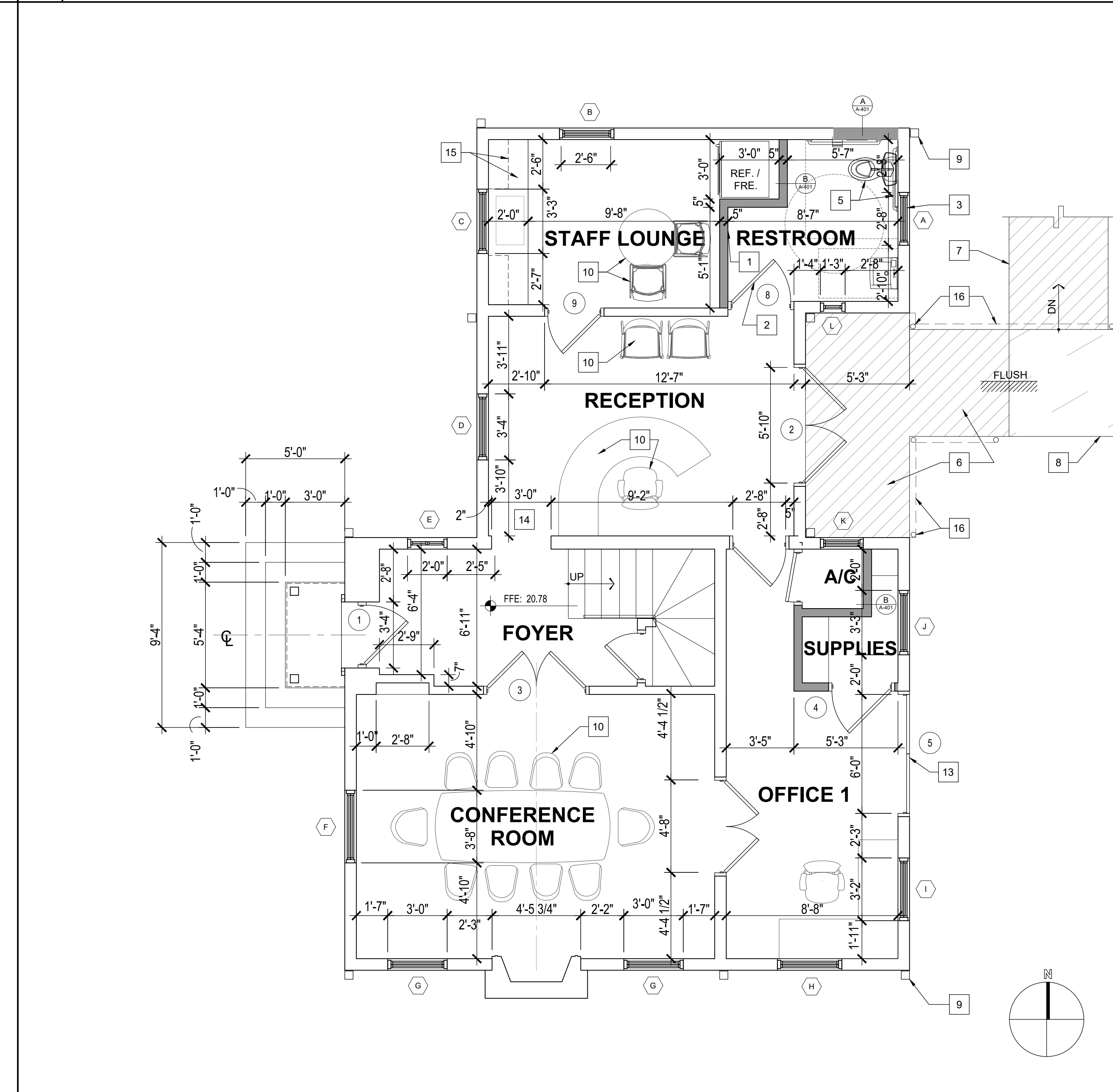
2A PROPOSED SECOND FLOOR PLAN AND PROPERTY LINES
SCALE: 1" = 10'-0"



1A PROPOSED FIRST FLOOR PLAN AND PROPERTY LINES
SCALE: 1" = 10'-0"



2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

KEY NOTES PROPOSED FLOOR PLAN

- 1 NEW INTERIOR WALL
- 2 NEW DOOR
- 3 NEW IMPACT RATED WINDOW ASSEMBLY WITH WOODEN SURROUNDS, TRIM, AND SHUTTERS. REFER TO WINDOW SCHEDULE
- 4 NEW DECORATIVE RAILING. REFER TO ELEVATIONS ON A-201
- 5 NEW HANDICAPPED ACCESSIBLE RESTROOM WITH GRAB BARS AND APPLICABLE ACCESSIBLE FIXTURES AND ACCESSORIES. SEE 4/A-401
- 6 NEW WOOD DECK TO MATCH EXISTING. REFER TO SITE PLAN AS-102
- 7 NEW 5' WIDE WOOD RAMP. REFER TO SITE PLAN AS-102
- 8 EXISTING WOOD DECK TO REMAIN
- 9 NEW DOWNSPOUTS PER PLAN. REFER TO PLUMBING DRAWINGS.
- 10 FURNITURE NOT IN CONTRACT (N.I.C.), TYPICAL
- 11 REPAINT INTERIOR. COORDINATE COLOR WITH OWNER
- 12 CLEAN AND POLISH EXISTING FLOORING
- 13 HARDWARE OF THIS DOOR ASSEMBLY TO BE REMOVED AND DOOR TO BE PERMANENTLY CLOSED. REFER TO DOOR SCHEDULE ON A-801
- 14 EXISTING DOOR ASSEMBLY TO BE REMOVED AND OPENING FINISHED WITH MINIMUM PASSAGE CLEAR WIDTH OF 32 INCHES, 36 INCHES PREFERABLY
- 15 REUSE EXISTING CABINETS AND COUNTERS
- 16 PROPOSED CAVAS CANOPY - SEE SHEET A-102 FOR EXTENT
- 18 NEW ROOFING AND CRICKETS AS REQUIRED FOR POSITIVE DRAINAGE TOWARD DOWNSPOUTS. REFER TO A-102 FOR ROOFING SPECIFICATIONS.
- 19 PROPERTY LINE

3 KEY NOTES



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AR 0011628

LICENSE NO. AA26001863



HISTORIC WELLBROCK HOUSE
22 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444
CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: PERMIT SET
ISSUE DATE: 02/05/2021

PROJECT NUMBER: 1552-191106
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SHEET TITLE:
**PROPOSED
FIRST & SECOND
FLOOR PLANS**

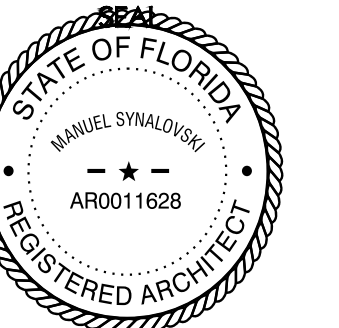
SHEET NUMBER:
A-101



SYNALOVSKI ROMANIK SAYE
Architects - Planning - Interior Design

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1	08/26/2020	07/19 TAC COMMENTS

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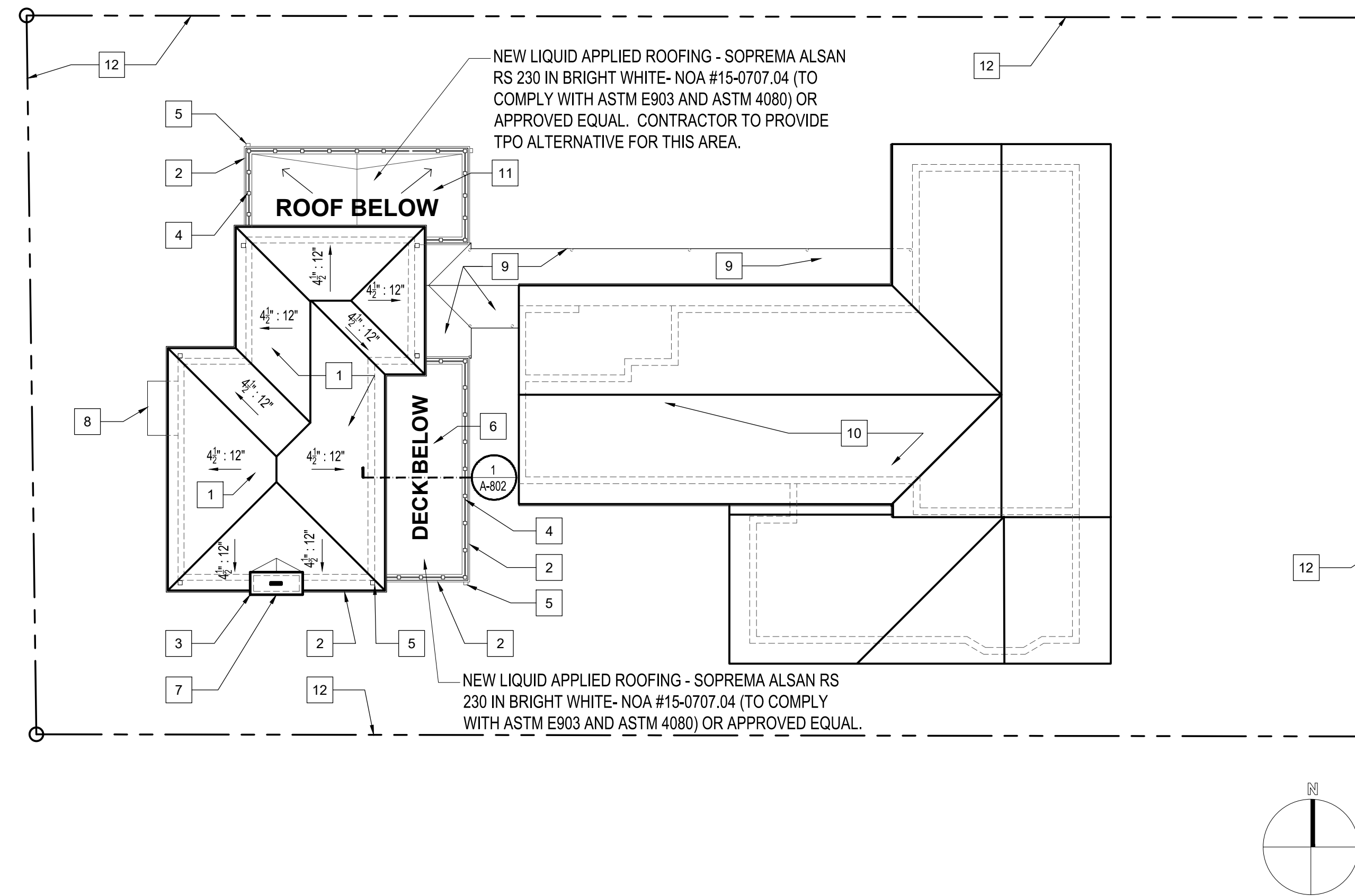
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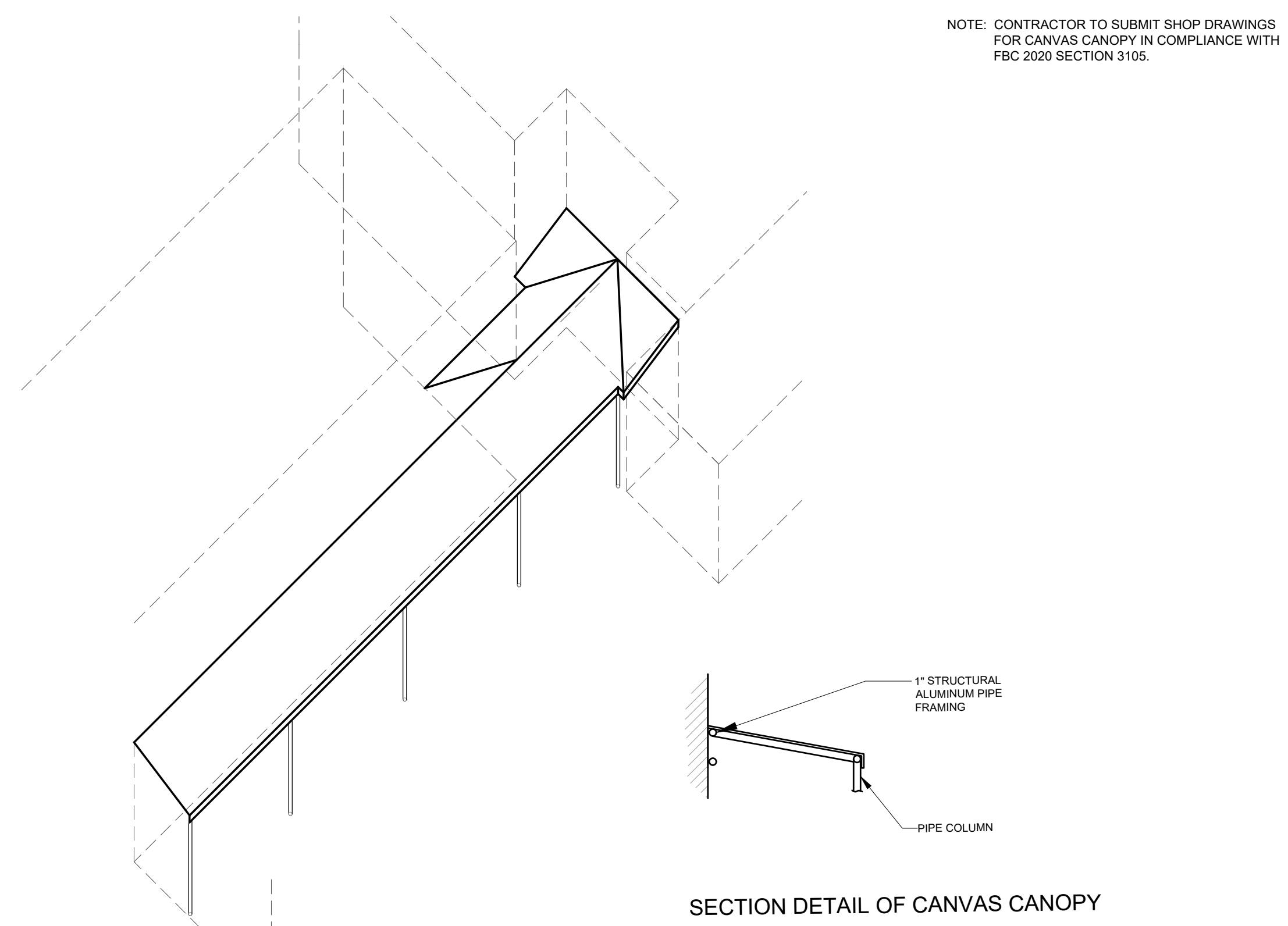
**ROOF PLAN
AND PROPOSED
CANOPY**

SHEET NUMBER:

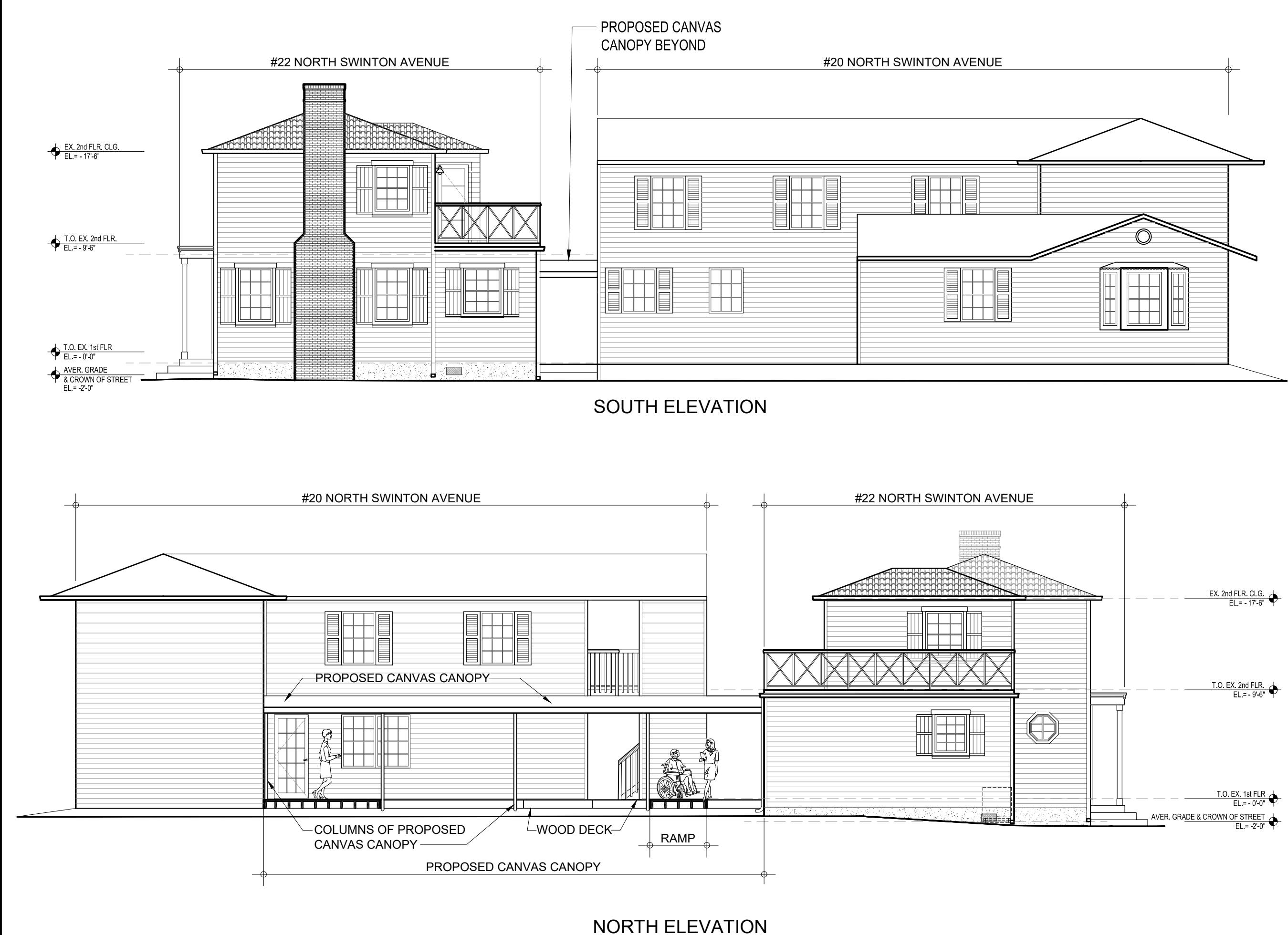
A-102



1 ROOF PLAN
SCALE: 1" = 10'-0"

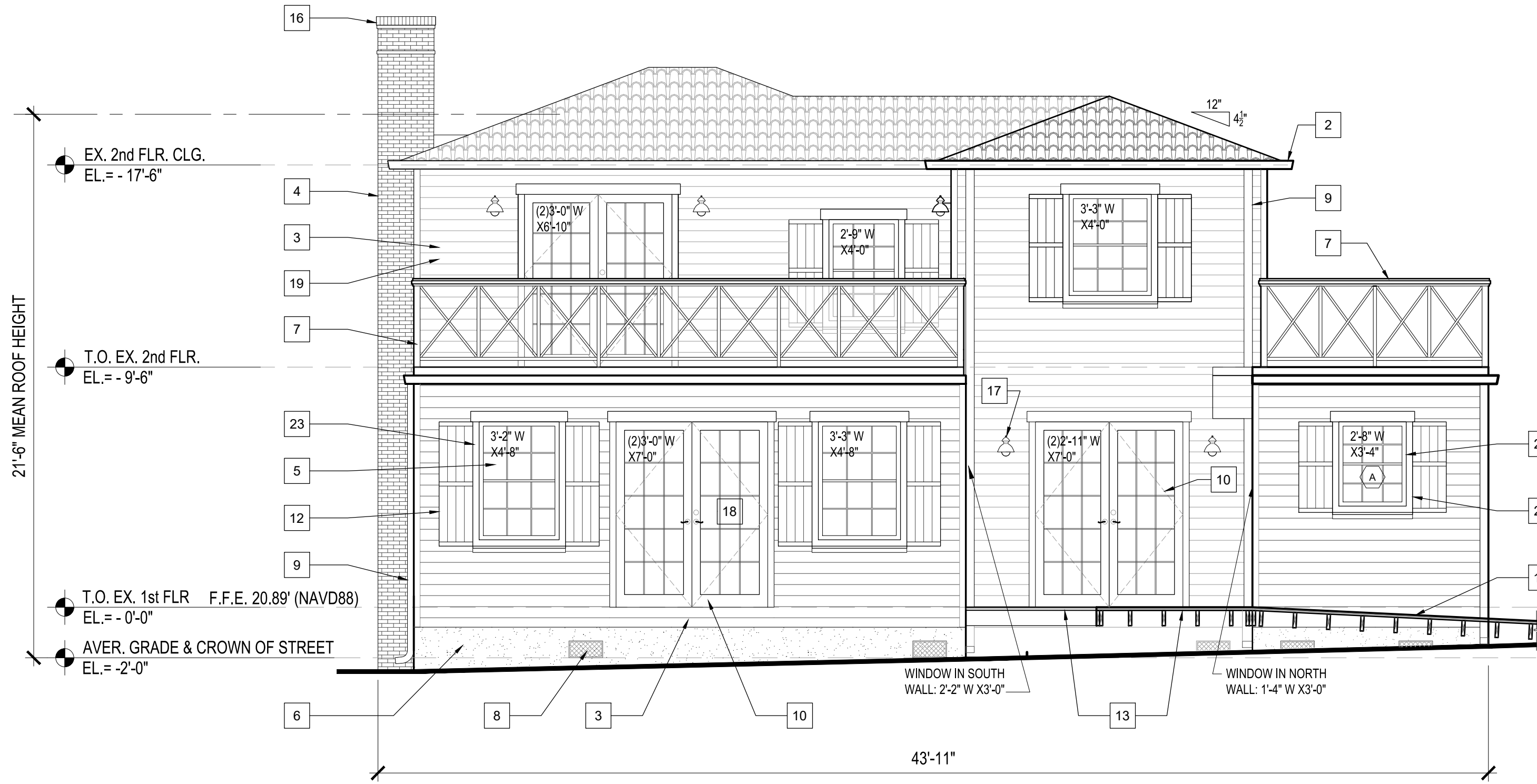


2 SCHEMATICS AXON AND DETAIL SECTION OF PROPOSED CANVAS CANOPY
NOTE: AXON NOT TO SCALE AND DETAIL SECTION IS AT 1/4" = 1'-0" SCALE



3 ELEVATIONS WITH PROPOSED CANVAS CANOPY
SCALE: 1/8" = 1'-0"

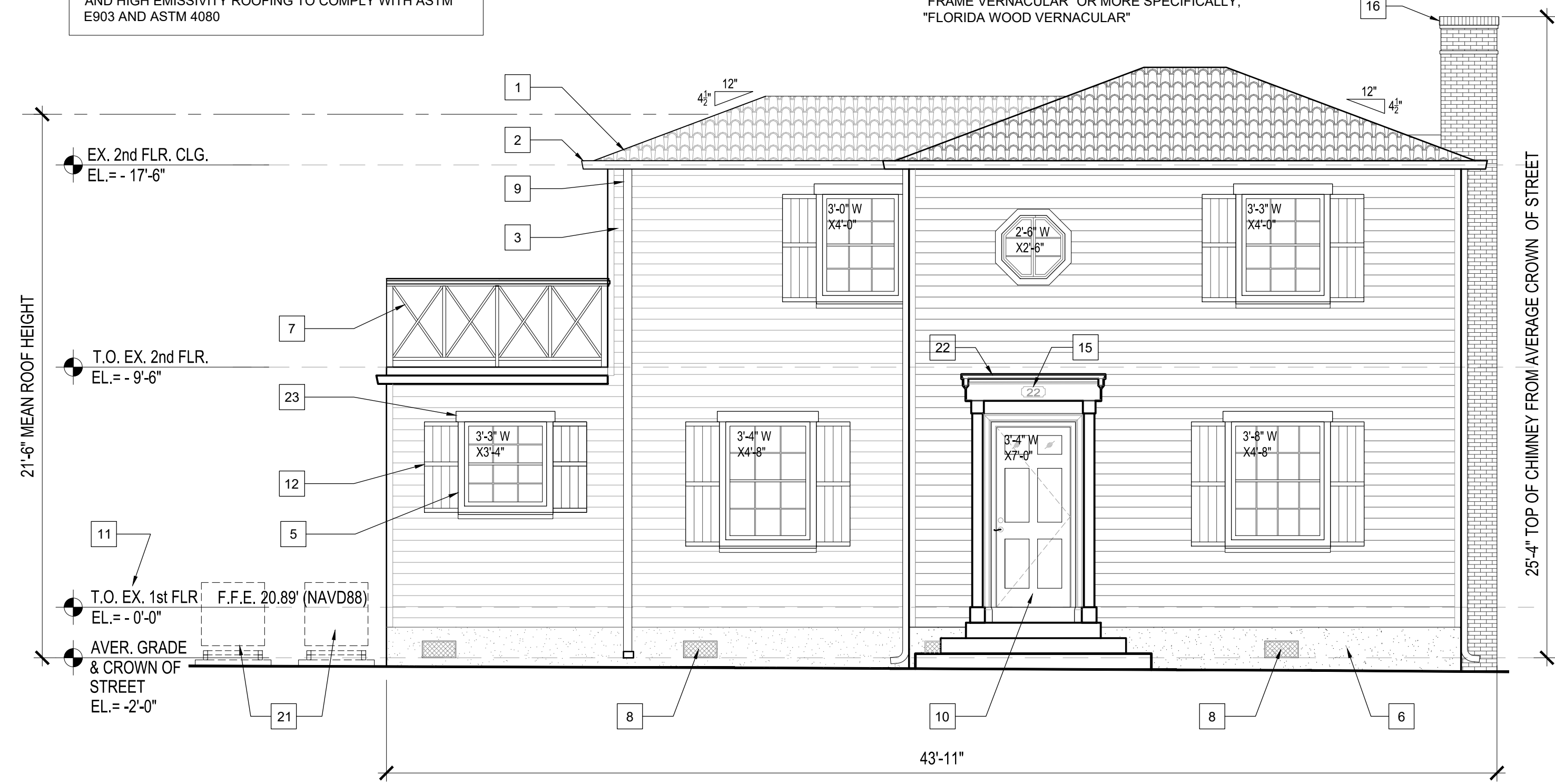
NOTE: ALL GLAZING SHOWN IS EXISTING EXCEPT FOR THE WINDOW MARKED "A"



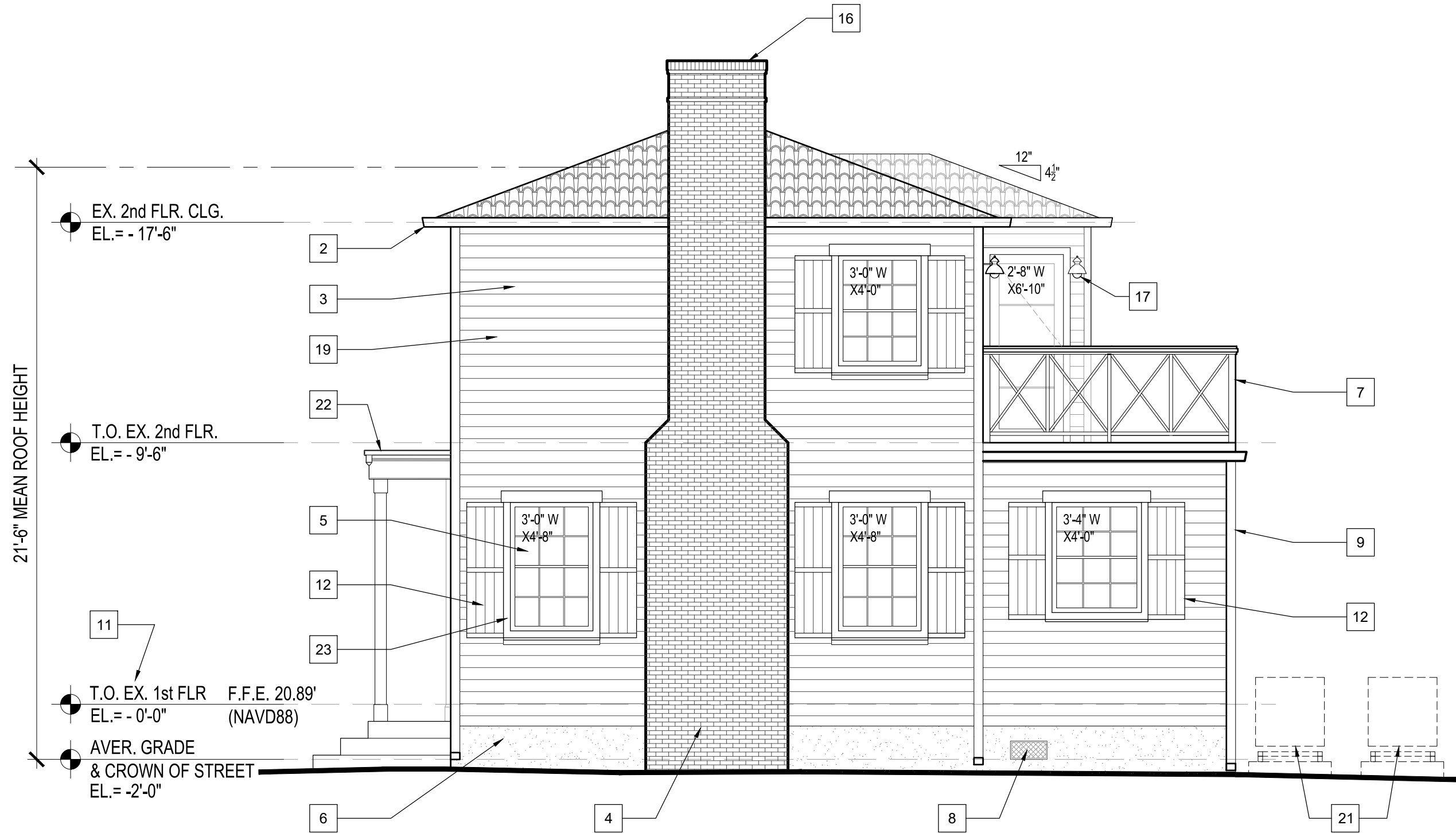
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: PROPOSED TPO ROOF ON NORTH SIDE IS TO BE ENERGY STAR ROOF-COMPLIANT HIGH REFLECTANCE AND HIGH EMISSIVITY ROOFING TO COMPLY WITH ASTM E903 AND ASTM 4080

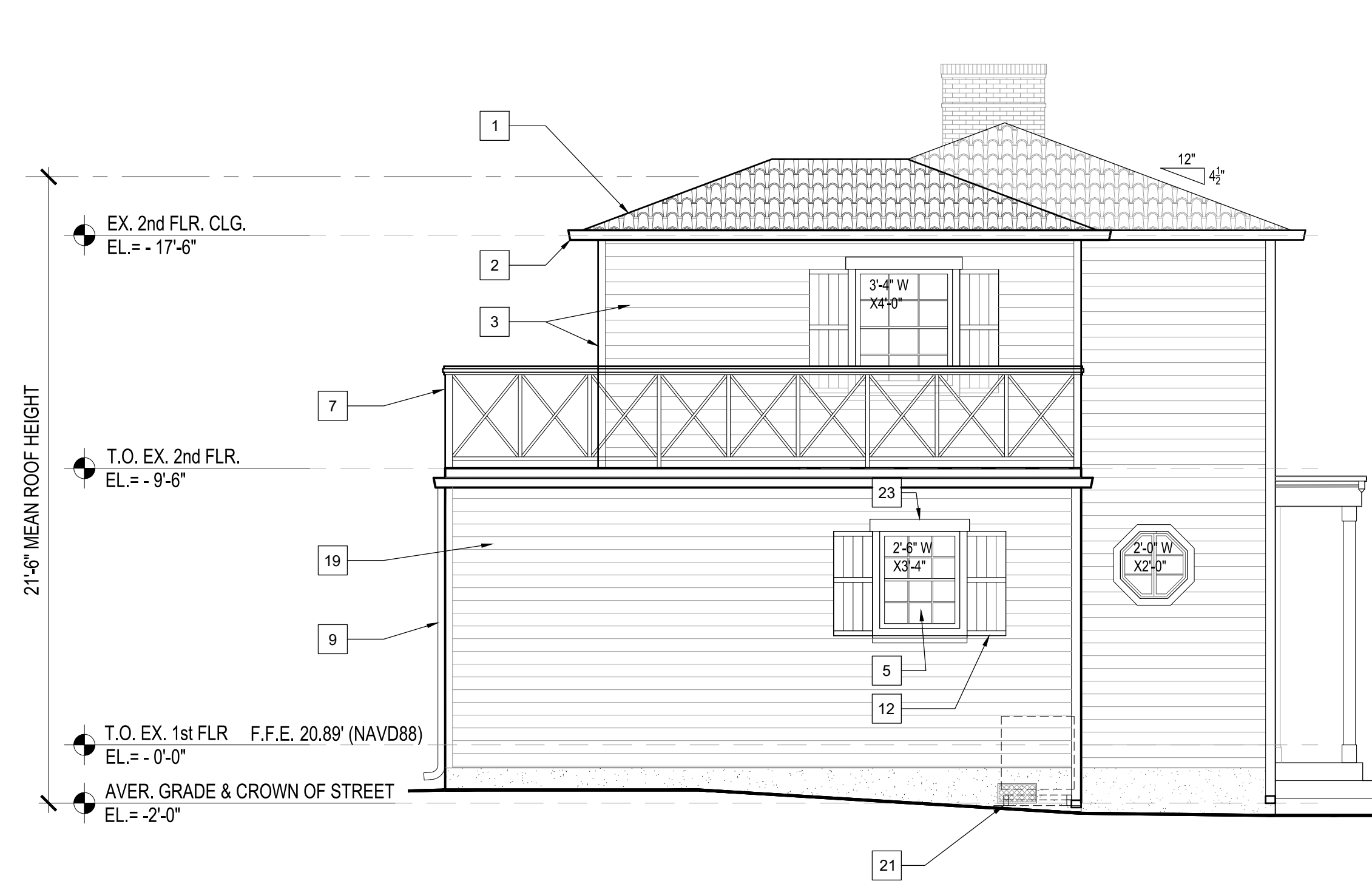
NOTE: ARCHITECTURAL STYLE AND CHARACTER OF THIS ORIGINAL SAMUEL OGDEN, SR., DESIGNED STRUCTURE IS "FRAME VERNACULAR" OR MORE SPECIFICALLY, "FLORIDA WOOD VERNACULAR"



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



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



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

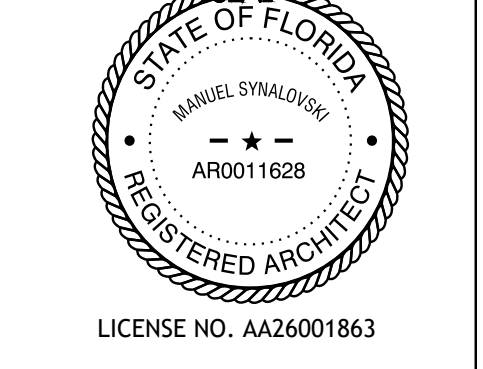
- KEY NOTES ELEVATIONS**
- 1 TILE ROOF TO REMAIN
 - 2 POWDER COATED ALUMINUM GUTTER (TYP.)
 - 3 HORIZONTAL WOOD SIDING WITH WOOD TRIM AT THE CORNERS TO REMAIN
 - 4 BRICK CHIMNEY TO REMAIN
 - 5 WINDOWS WITH WOODEN SURROUNDS AND SILLS TO REMAIN
 - 6 EXISTING BLOCK WALL BASE TO RECEIVE NEW STUCCO FINISH
 - 7 NEW RAILING. REFER TO A-802 FOR DETAIL
 - 8 8"x16" OPENINGS IN 2ND COURSE FROM TOP FOR CRAWL SPACE VENTILATION. COVER OPENINGS W/ GALV. WIRE MESH BUG SCREENS. UTILIZE LOCATION WHERE BLOCK WAS TEMPORARILY LEFT OUT FOR TEMPORARY BEAMS USED TO MOVE HOUSE (FIELD VERIFY)
 - 9 DOWNSPOUT (POWDER COATED ALUMINUM DOWNSPOUT)
 - 10 EXISTING DOOR TO REMAIN
 - 11 FINISHED FLOOR ELEVATION
 - 12 NEW BOARD AND BATTEN SHUTTERS, TYPICAL
 - 13 NEW WOOD DECK
 - 14 NEW WOOD RAMP
 - 15 NEW ADDRESS SIGNAGE
 - 16 RECONSTRUCT TOP OF CHIMNEY TO ORIGINAL CONDITION - REUSE SAVED BRICK
 - 17 DECORATIVE WALL MOUNTED LIGHT FIXTURE. REFER TO A1401
 - 18 HARDWARE OF THIS DOOR ASSEMBLY TO BE REMOVED AND DOOR TO BE PERMANENTLY CLOSED
 - 19 EXTERIOR PAINT COLOR OPTIONS (ALL COLORS BELOW ARE BY BENJAMIN MOORE. (FINAL COLORS TO BE DETERMINED BY CITY STAFF AND THE HISTORIC PRESERVATION BOARD):
HC-4 HAWTHORNE YELLOW
796 NOVA SCOTIA BLUE
HC-135 LAFAYETTE GREEN (SHUTTERS)
HC-174 LANCASTER WHITEWASH
NEW IMPACT RATED WINDOW ASSEMBLY WITH CLEAR, NON-REFLECTIVE GLASS, WOODEN SURROUNDS, TRIM, AND SHUTTERS. REFER TO A801
AC CONDENSER ON 5'X3' CONC. PAD (TO BE SCREENED BY LANDSCAPE BUFFER)
 - 20 EXTERIOR COVERED PORCH TO BE RE-INSTALLED AND RESTORED TO ORIGINAL CONDITION
 - 21 ALL MOLDINGS SHALL EXTEND A MINIMUM OF 2" FROM THE SURFACE PLANE OF THE BUILDING WALL
 - 22
 - 23

5 KEY NOTES



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HISTORIC WELLBROCK HOUSE

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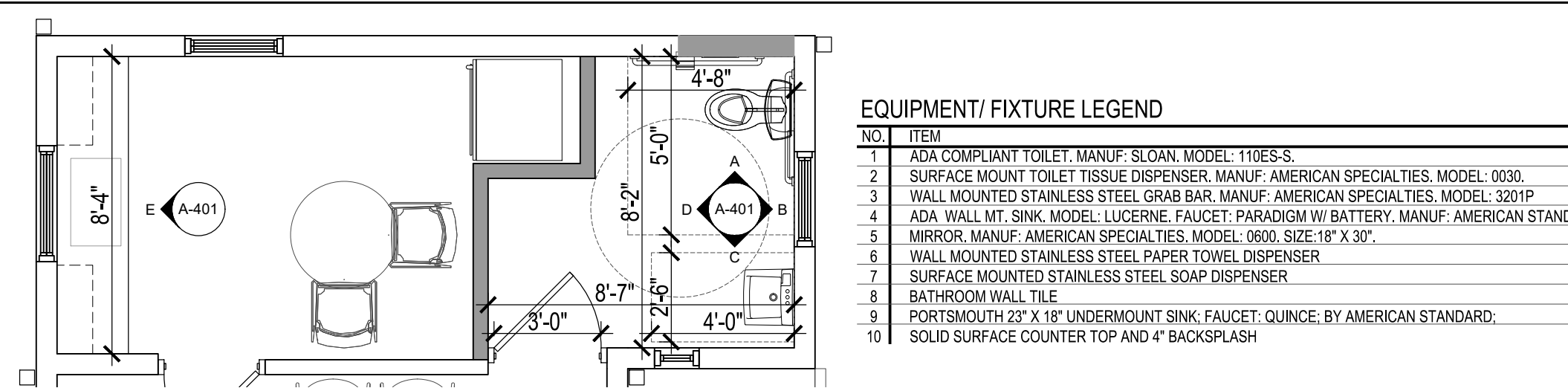
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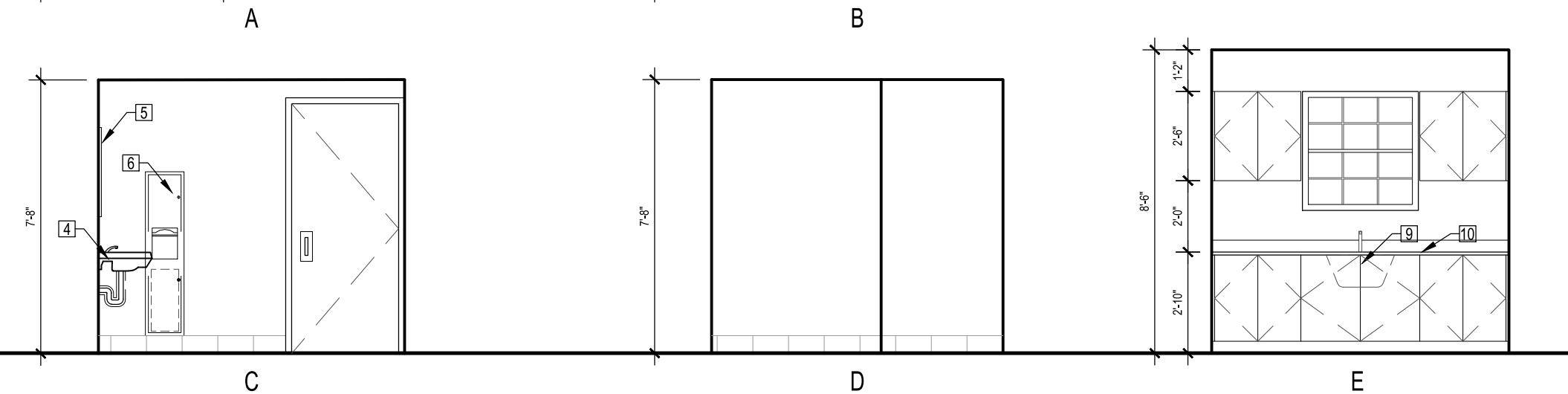
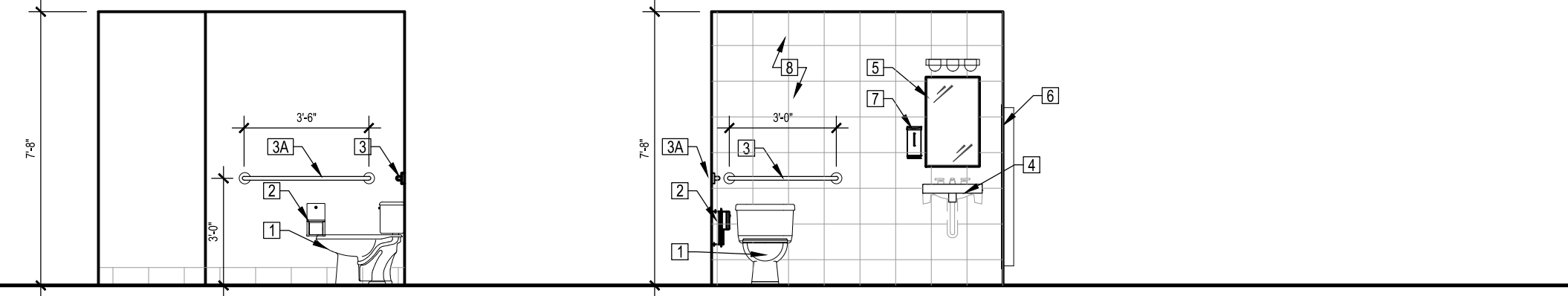
SHEET TITLE:
PROPOSED BUILDING ELEVATIONS

SHEET NUMBER:
A-201

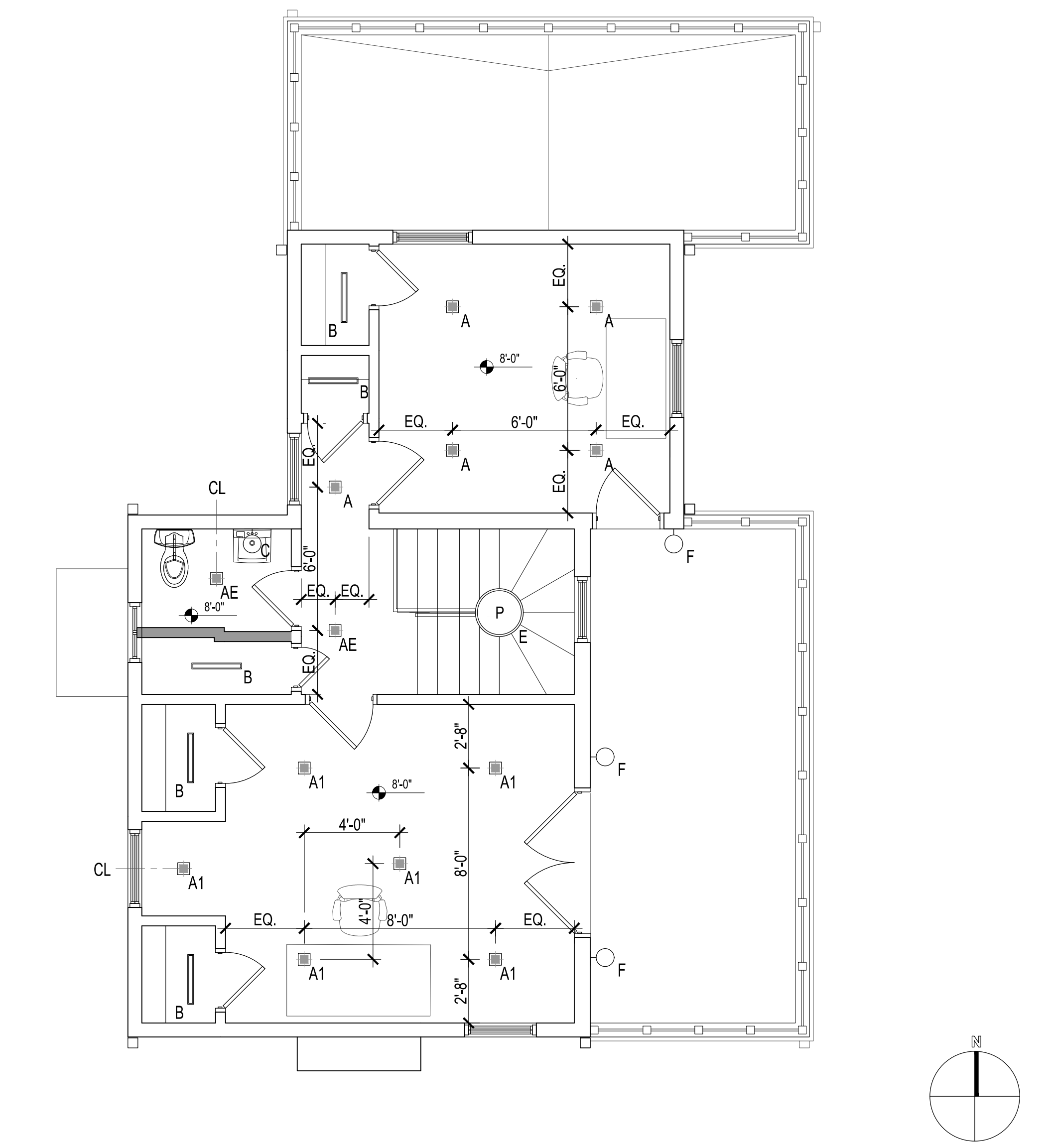


EQUIPMENT/ FIXTURE LEGEND

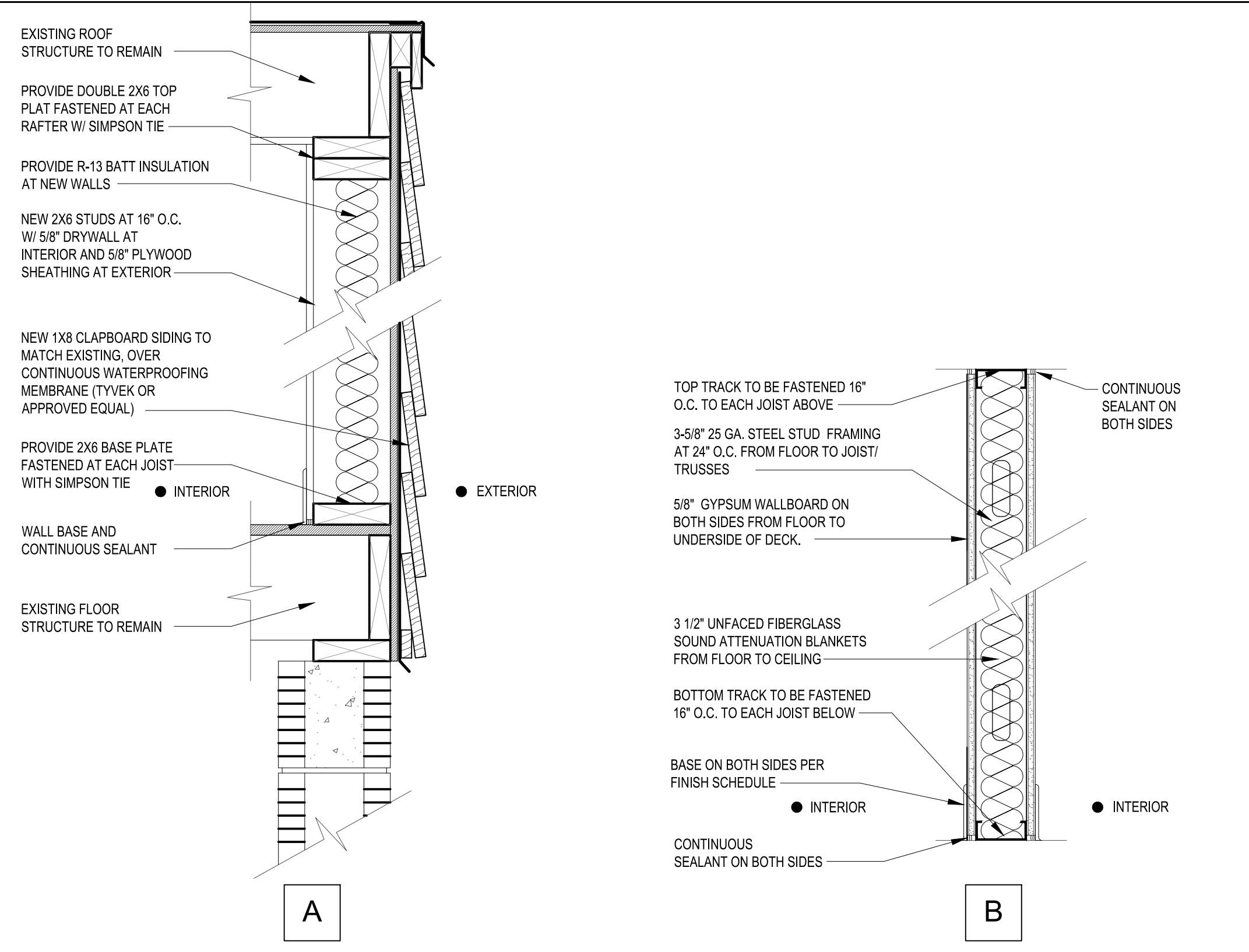
- | NO. | ITEM |
|-----|--|
| 1 | ADA COMPLIANT TOILET, MANUF. SLOAN, MODEL 110ES.S. |
| 2 | SURFACE MOUNT TOILET TISSUE DISPENSER, MANUF. AMERICAN SPECIALTIES, MODEL: 0030. |
| 3 | WALL MOUNTED STAINLESS STEEL GRAB BAR, MANUF. AMERICAN SPECIALTIES, MODEL: 3201P. |
| 4 | ADA WALL MT. SINK, MODEL: LUCERNE, FAUCET: PARADIGM W/ BATTERY, MANUF. AMERICAN STAND. |
| 5 | MIRROR, MANUF. AMERICAN SPECIALTIES, MODEL: 0600, SIZE: 18" X 30". |
| 6 | WALL MOUNTED STAINLESS STEEL PAPER TOWEL DISPENSER |
| 7 | SURFACE MOUNTED STAINLESS STEEL SOAP DISPENSER |
| 8 | BATHROOM WALL TILE |
| 9 | PORTSMOUTH 23" X 18" UNDERMOUNT SINK, FAUCET: QUINCE, BY AMERICAN STANDARD. |
| 10 | SOLID SURFACE COUNTER TOP AND 4" BACKPLASH |



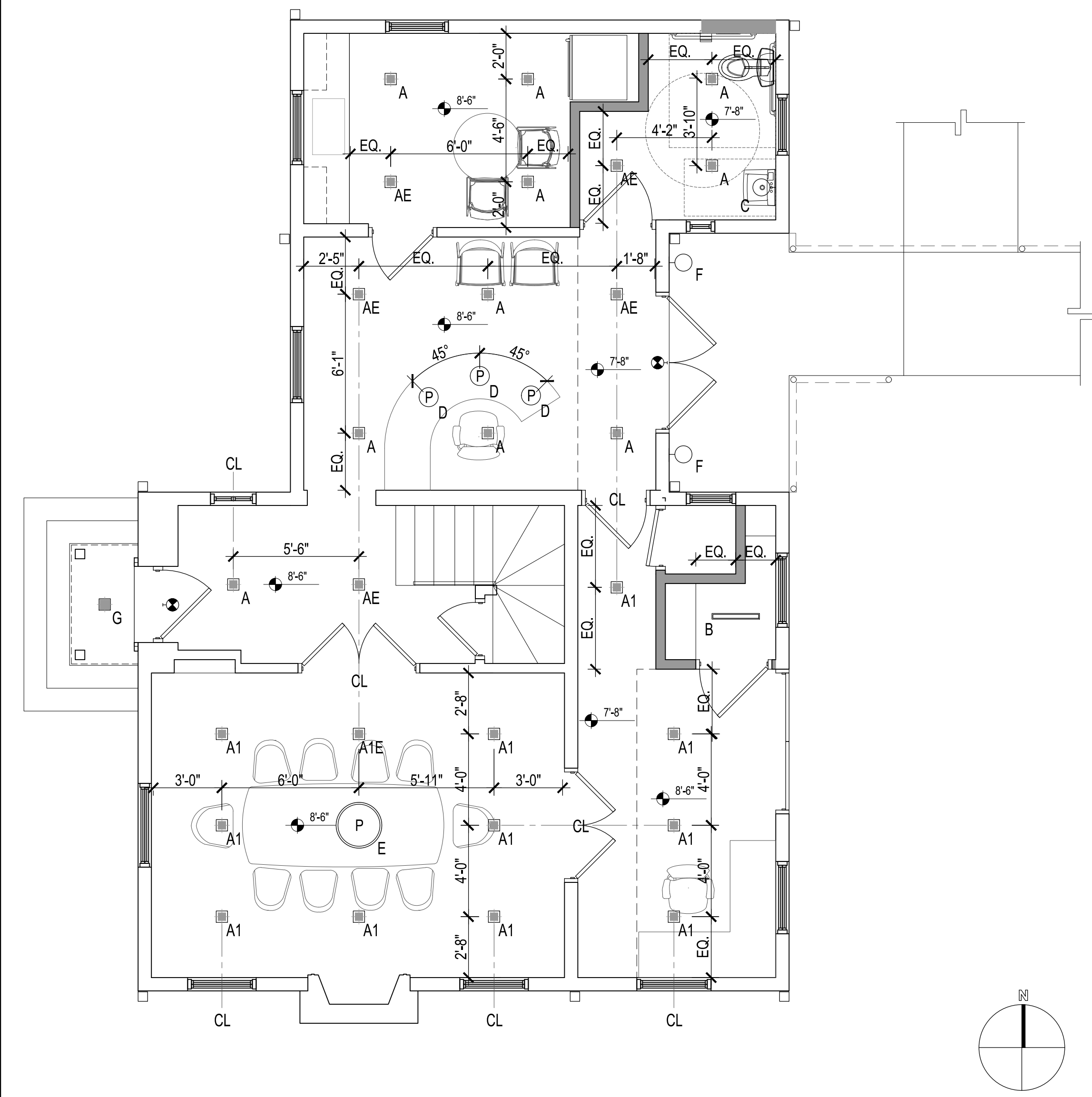
4 INTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



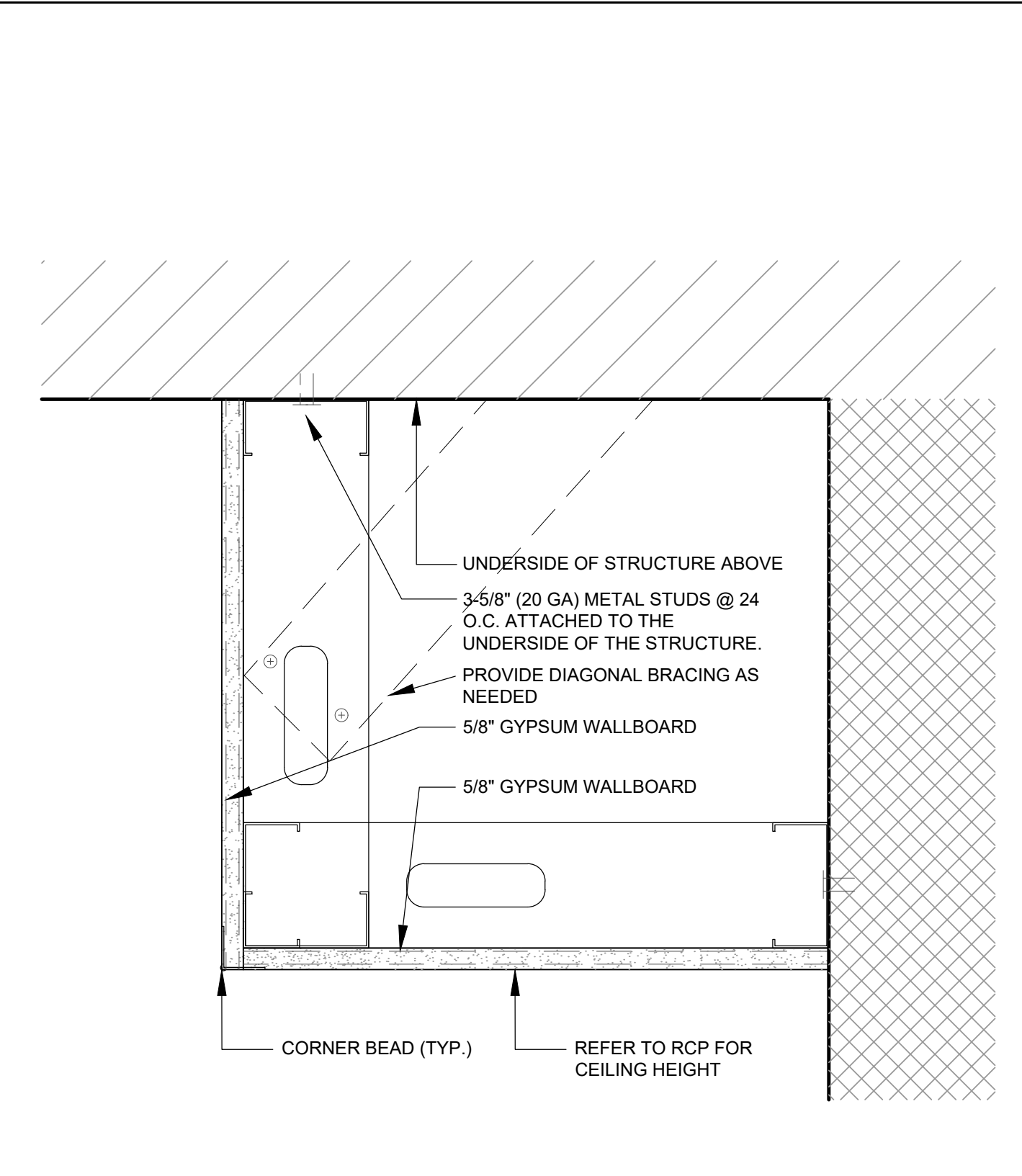
2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



5 WALL TYPES
1-1/2" = 1'-0"



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



6 CEILING DETAIL
3" = 1'-0"

SYMBOLS LEGEND

FOR LIGHTING, CONTACT: KEITH ROSEN <KROSEN@SESCOLIGHTING.COM>
(954) 610 - 2595

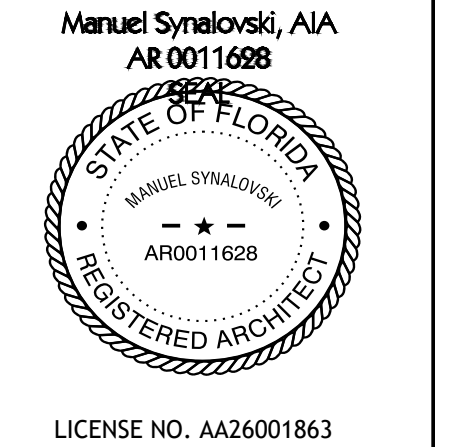
- A 4" SQUARE LED REMODEL DOWNLIGHT, MANUFACTURER: LIGHTOLIER, MODEL: 4SR/P4SDL15830CLZ10U. PROVIDE EMERGENCE BATTERY AS REQUIRED.
- A1 4" SQUARE LED REMODEL DOWNLIGHT, MANUFACTURER: LIGHTOLIER, MODEL: 4SR/P4SDL25830CLZ10U. PROVIDE EMERGENCE BATTERY AS REQUIRED.
- B 2" LINEAR SURFACE MOUNTED LED FIXTURE, PROVIDE WHITE TRIMS, 3K TEMPERATURE
- C LED VANITY SCONE, KICHLER FLAGSHIP 45873CLP (LAMPED WITH 11-WATT A19 LED)
- P LED PENDANT LIGHT, 3K TEMPERATURE, FIXTURE TO BE SELECTED BY OWNER
- PE SPECIALTY DECORATIVE PENDANT LIGHT, FIXTURE TO BE SELECTED BY OWNER
- F EXTERIOR LED WALL SCONE, KICHLER RIPLEY 490600Z (LAMPED WITH 11-WATT A19 LED)
- G RECESSED LED CEILING LIGHT, LIGHTOLIER 4RN-Z4RDL-10-830-WO-CD-Z10U
- EXIT LIGHT WITH BATTERY BACK UP

RE-PAINT EXISTING GYPSUM BOARD CEILING

3 KEY NOTES



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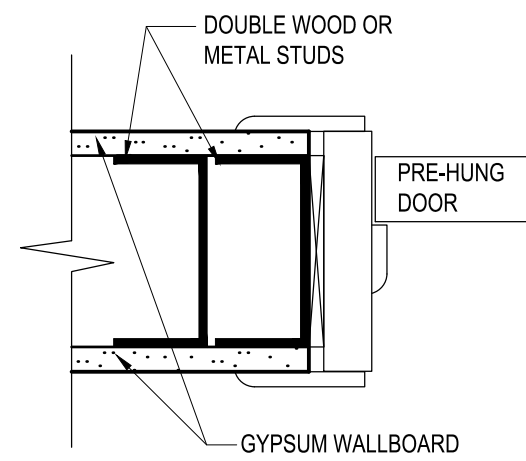
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SHEET TITLE:
PROPOSED CEILING PLANS, INTERIOR ELVATIONS, AND WALL TYPES

SHEET NUMBER:
A-401

c:\1552-191106-Delray Historic House\Drawings\A-401-REFLECTED CEILING PLANS.dwg 2/15/2021 5:13:22 PM



4 JAMB DETAIL
3" = 1' - 0"

WINDOW SCHEDULE

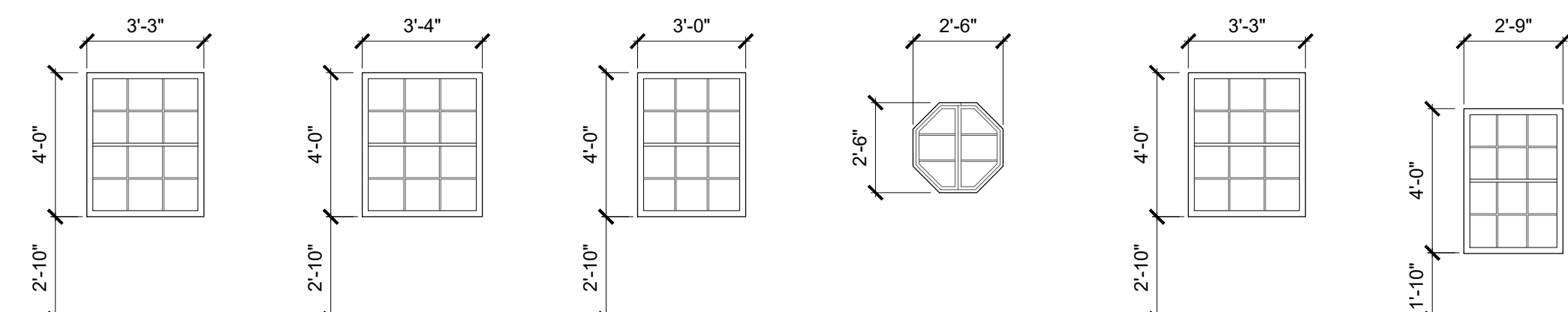
FIRST FLOOR

MARK	DIMENSIONS		FRAME	GLASS	REMARKS
	W	H			
A	3'-4"	2'-8"	WOOD	IMPACT	IMPACT NO-REFLECTIVE CLR. GLASS IN WHITE FINISH FRAME NOA # 20-0401.11 OR APPROVED EQUAL. SEE DET. 3/A-802
B	3'-4"	2'-6"	WOOD	EXISTING	EXISTING: NO-REFLECTIVE CLR. GLASS IN WHITE FINISH FRAME
C	3'-3"	3'-4"	WOOD	EXISTING	EXISTING: NO-REFLECTIVE CLR. GLASS IN WHITE FINISH FRAME
D	3'-4"	4'-8"	WOOD	EXISTING	EXISTING: NO-REFLECTIVE CLR. GLASS IN WHITE FINISH FRAME
E	2'-0"	2'-0"	WOOD	EXISTING	EXISTING: NO-REFLECTIVE CLR. GLASS IN WHITE FINISH FRAME
F	3'-8"	4'-8"	WOOD	EXISTING	EXISTING: NO-REFLECTIVE CLR. GLASS IN WHITE FINISH FRAME
G	3'-0"	4'-8"	WOOD	EXISTING	EXISTING: NO-REFLECTIVE CLR. GLASS IN WHITE FINISH FRAME
H	3'-4"	4'-0"	WOOD	EXISTING	EXISTING: NO-REFLECTIVE CLR. GLASS IN WHITE FINISH FRAME
I	3'-2"	4'-8"	WOOD	EXISTING	EXISTING: NO-REFLECTIVE CLR. GLASS IN WHITE FINISH FRAME
J	3'-3"	4'-8"	WOOD	EXISTING	EXISTING: NO-REFLECTIVE CLR. GLASS IN WHITE FINISH FRAME
K	2'-2"	3'-0"	WOOD	EXISTING	EXISTING: NO-REFLECTIVE CLR. GLASS IN WHITE FINISH FRAME
L	1'-4"	3'-0"	WOOD	EXISTING	EXISTING: NO-REFLECTIVE CLR. GLASS IN WHITE FINISH FRAME

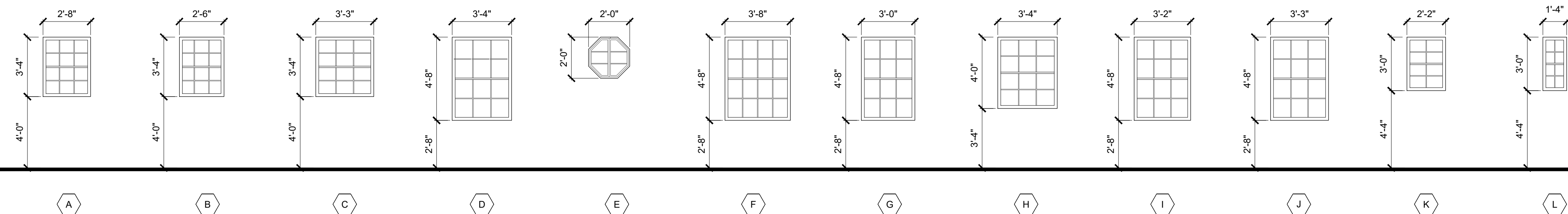
SECOND FLOOR

AA	3'-3"	4'-0"	WOOD	EXISTING	EXISTING: NO-REFLECTIVE CLR. GLASS IN WHITE FINISH FRAME
BB	3'-4"	4'-0"	WOOD	EXISTING	EXISTING: NO-REFLECTIVE CLR. GLASS IN WHITE FINISH FRAME
CC	3'-0"	2'-10"	WOOD	EXISTING	EXISTING: NO-REFLECTIVE CLR. GLASS IN WHITE FINISH FRAME
DD	2'-6"	2'-6"	WOOD	EXISTING	EXISTING: NO-REFLECTIVE CLR. GLASS IN WHITE FINISH FRAME
EE	3'-3"	4'-0"	WOOD	EXISTING	EXISTING: NO-REFLECTIVE CLR. GLASS IN WHITE FINISH FRAME
FF	2'-9"	4'-0"	WOOD	EXISTING	EXISTING: NO-REFLECTIVE CLR. GLASS IN WHITE FINISH FRAME

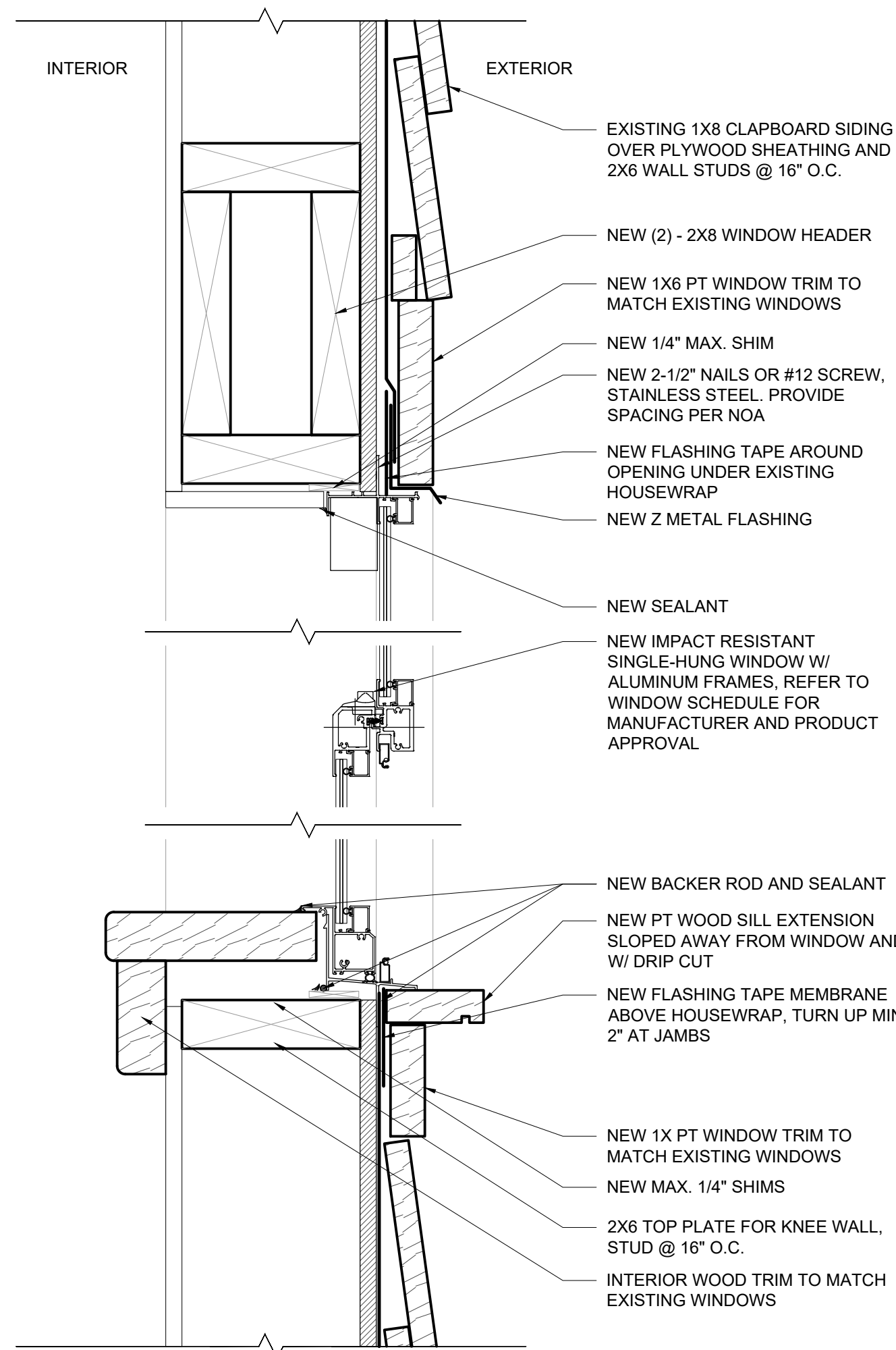
SECOND FLOOR



FIRST FLOOR

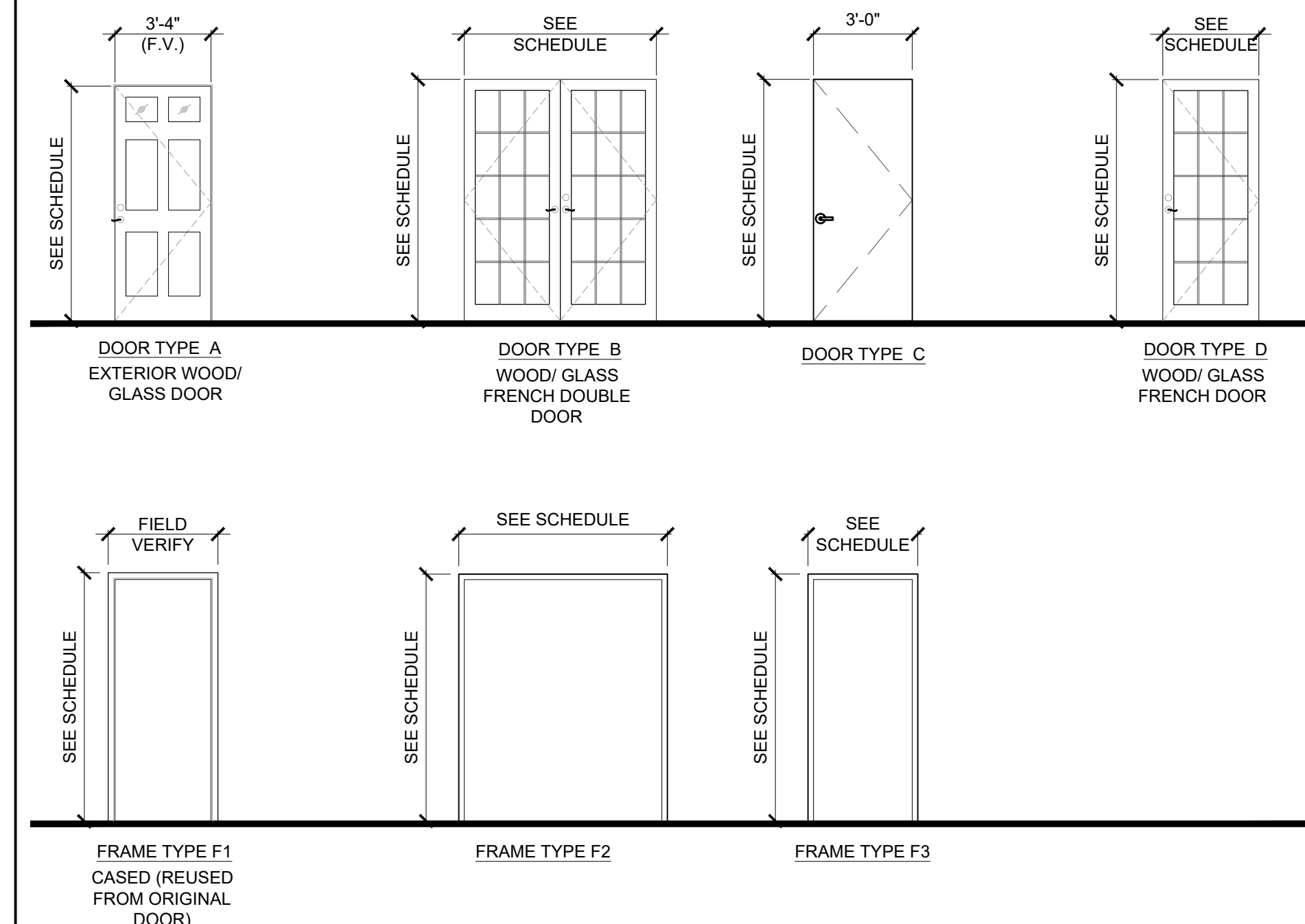


2 WINDOW SCHEDULE



3 WINDOW HEADER AND SILL DETAIL
3" = 1' - 0"

ROOM NAME & NUMBER	MARK	SIZE			DR.	DOOR ELEVATION	MATERIAL				TYPE	CORE	FINISH		FRAME		DOOR JAMB TYPE	REMARKS	
		WIDTH	HEIGHT	THICKNESS			GLASS	HOLLOW METAL	WOOD / GLASS	WOOD			FLUSH	SLIDING	FRENCH	paneled w/ glass vision			SOLID CORE
FOYER	1	3'-4"	7'-0"	1 3/4"	A												F1		EXISTING DOOR ASSEMBLY TO REMAIN
RECEPTION	2	(2)2'-11"	7'-0"	1 3/4"	B												F2		EXISTING DOOR ASSEMBLY TO REMAIN
FOYER	3	(2)3'-0"	6'-8"	1 3/4"	B												F2		EXISTING DOOR ASSEMBLY TO REMAIN
SUPPLIES	4	3'-0"	6'-8"	1 3/4"	C												F3	4/A-801	EXISTING DOOR ASSEMBLY TO REMAIN. HARDWARE TO BE REMOVED AND DOOR CLOSED PERMANENTLY.
OFFICE 1	5	(2)3'-0"	7'-0"	1 3/4"	B												F2		EXISTING DOOR ASSEMBLY TO REMAIN
OFFICE 2	6	(2)3'-0"	6'-10"	1 3/4"	B												F2		EXISTING DOOR ASSEMBLY TO REMAIN
OFFICE 3	7	2'-8"	6'-10"	1 3/4"	D												F3		EXISTING DOOR ASSEMBLY TO REMAIN
RESTROOM	8	3'-0"	6'-8"	1 3/4"	C												F3	4/A-801	
STAFF LOUNGE	9	3'-0"	6'-8"	1 3/4"	C												F3	4/A-801	

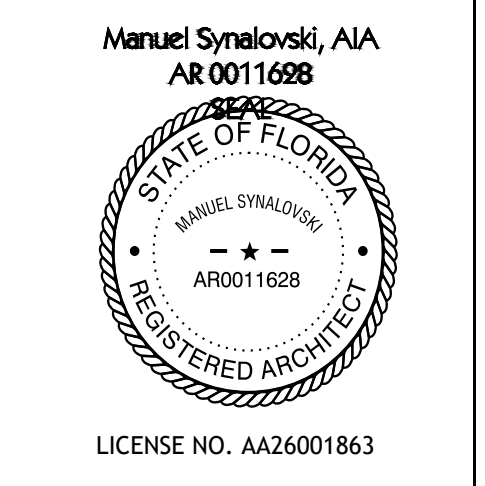


1 DOOR SCHEDULE

- NOTES:**
1. ALL DOOR HARDWARE SHALL BE HANDICAP ACCESSIBLE.
 2. ALL DOORS SHALL HAVE LEVER OPERATED MECHANISMS.
 3. NOT USED
 4. ALL DOOR HARDWARE TO COMPLY W/ N.F.P.A. 101, 7.2.1.5.1
 5. CONTRACTOR SHALL COORDINATE DOOR FRAMES WITH PARTITIONS THICKNESS. (ALL DOORS TO BE FLUSH WITH SURROUNDING DRYWALL).
 6. CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY WORK NECESSARY TO COMPLETE THE PROPER INSTALLATION OF DOORS, FRAMES, AND HARDWARE.
 7. CONTRACTOR SHALL FIELD INSPECT ALL DOORS INDICATED AS EXISTING TO REMAIN AND VERIFY THEIR CONDITION PRIOR TO BIDDING.
 8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO ORDERING, PURCHASING, AND/OR INSTALLING.



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DOORS & WINDOWS SCHEDULES

SHEET NUMBER:
A-801

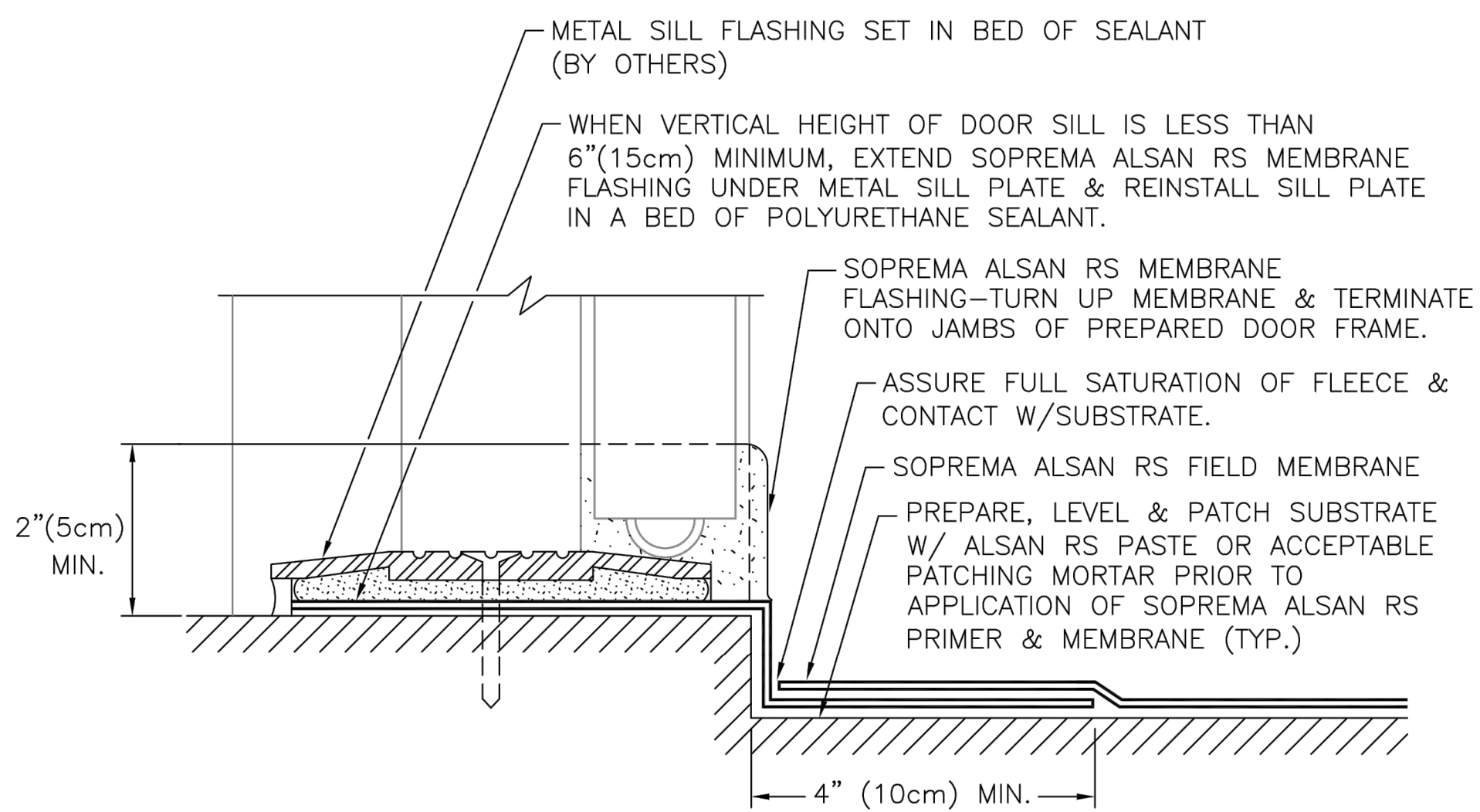
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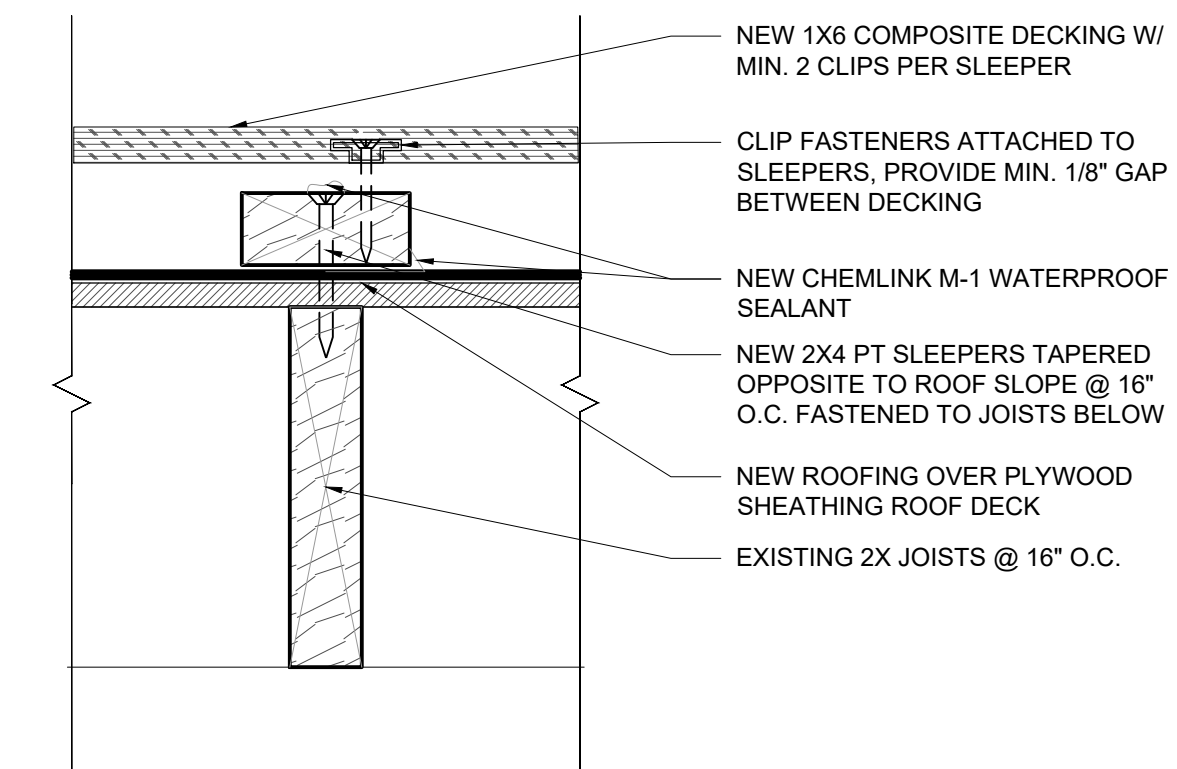
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SHEET TITLE:
ROOF AND DECK DETAILS

EXISTING 2X JOISTS @ 16" O.C. BEHIND BLOCKING
EXISTING 1X8 CLAPBOARD SIDING OVER PLYWOOD SHEATHING AND 2X6 WALL STUDS @ 16" O.C.

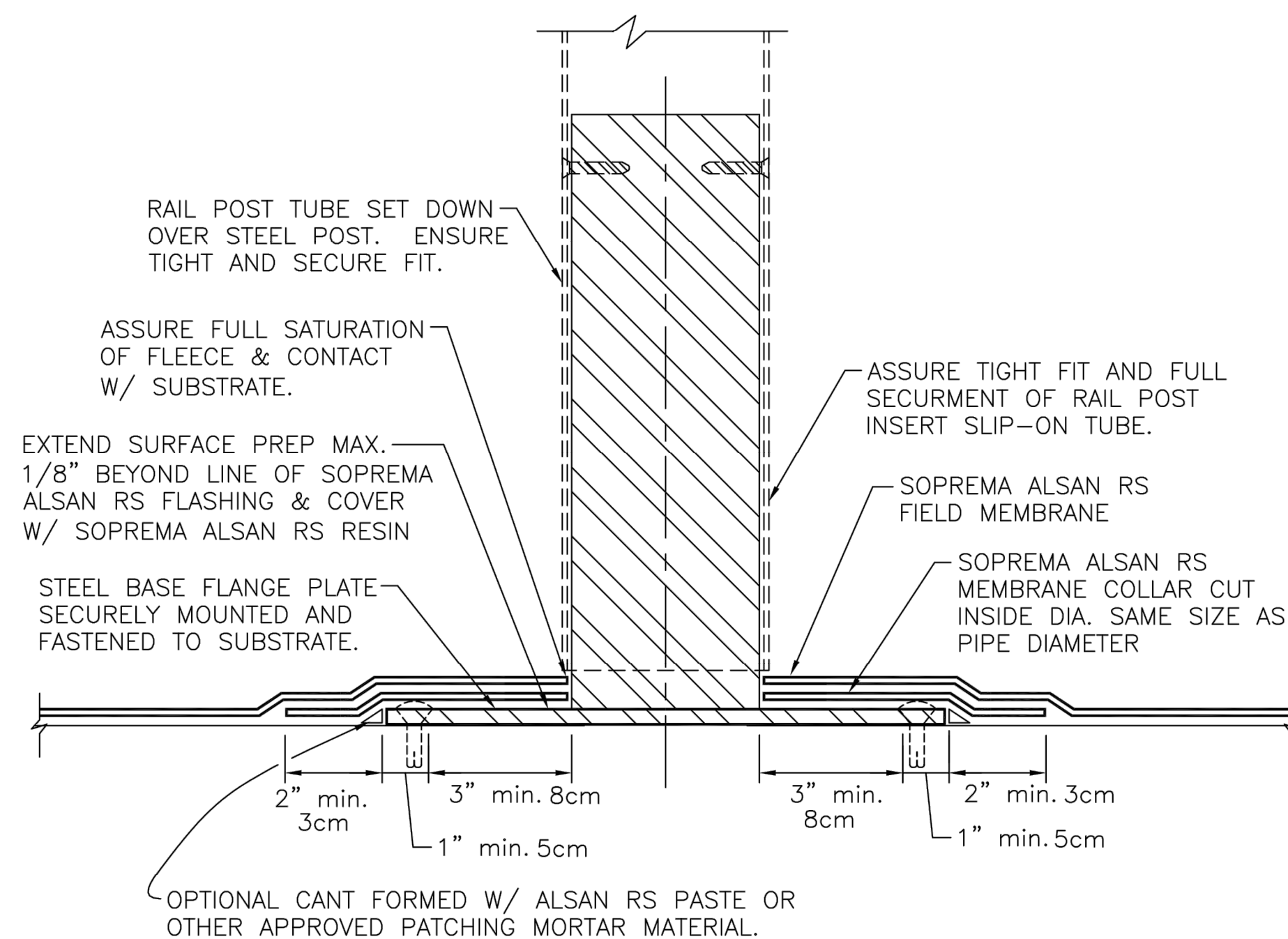


- NOTES:
1. DETAIL TO BE USED IN CONJUNCTION WITH SOPREMA GENERAL REQUIREMENTS, APPLICATION METHODS AND APPROVED DETAILS.
2. METAL SURFACES MUST BE CLEANED AND ABRADED TO COMPLETELY REMOVE ALL COATINGS, DIRT AND DEBRIS. AFTER GRINDING, WIPE ABRADED METAL WITH SOPREMA ALSAN RS CLEANER AND ALLOW TO FLASH OFF BEFORE APPLYING SOPREMA ALSAN RS MEMBRANE.

4 LOW DOOR SILL FLASHING
NTS

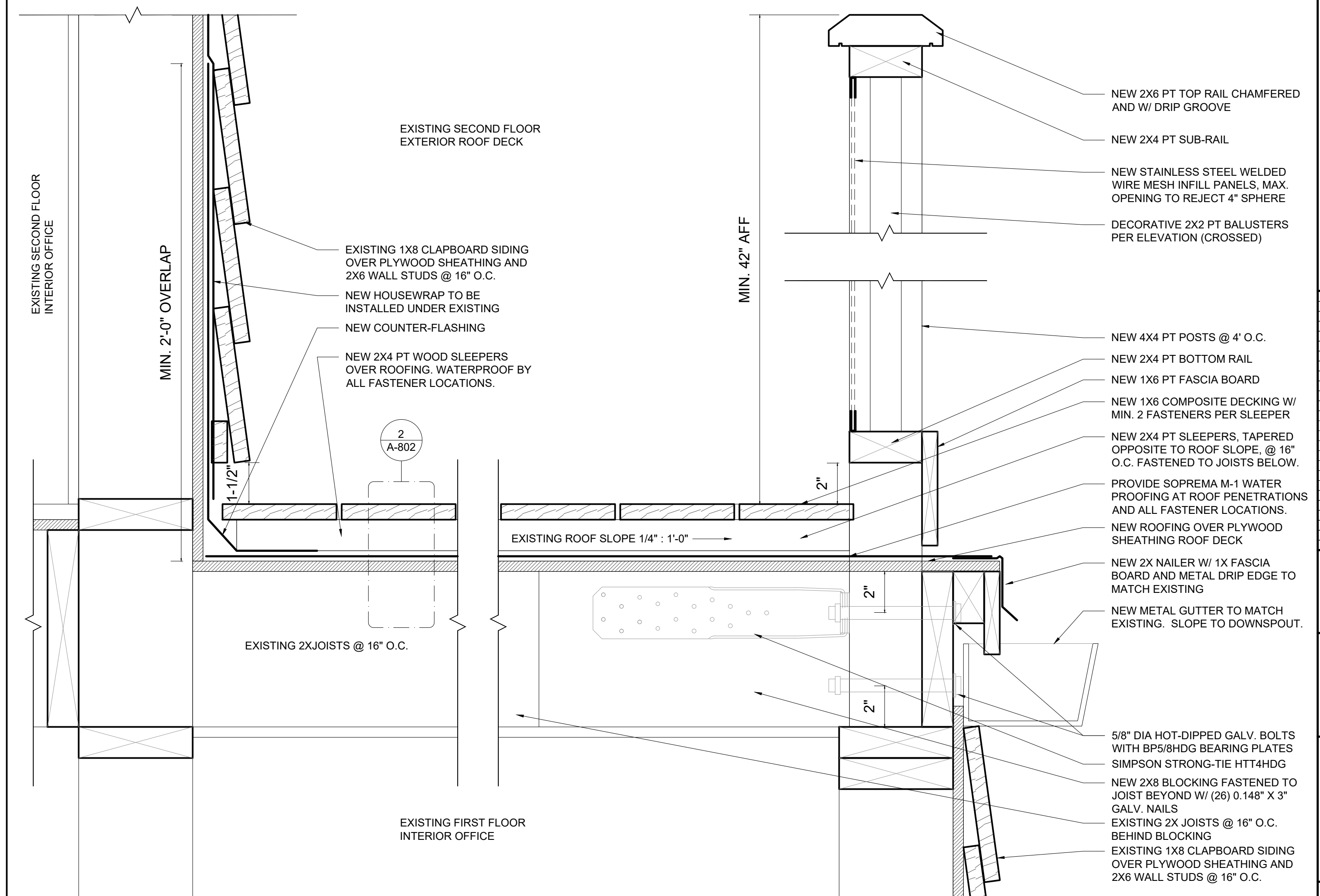


2 WOOD SLEEPERS AND COMPOSITE DECKING DETAIL
3" = 1'-0"



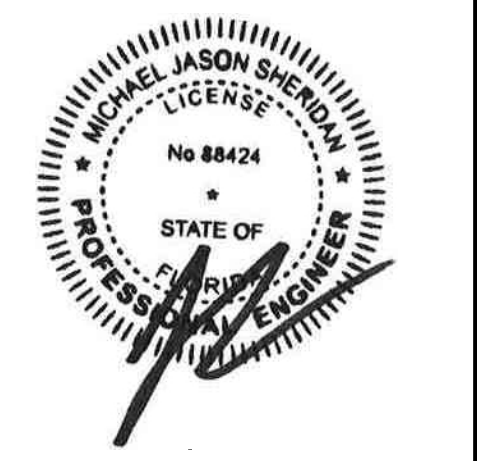
- NOTES:
1. DETAIL TO BE USED IN CONJUNCTION WITH SOPREMA GENERAL REQUIREMENTS, APPLICATION METHODS AND APPROVED DETAILS.

3 RAIL POST FLASHING DETAIL
NTS



1 NEW DECKING AND RAILING DETAIL
3" = 1'-0"

Civil Drawings



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SITE AND GRADING PLAN

SYMBOL LEGEND

- [WM] = WATER METER
- [E] = ELECTRIC BOX
- ⊗ = SEWER CLEANOUT
- [FD] = FIRE HYDRANT
- [WV] = WATER VALVE
- [PP] = POWER POLE
- [LP] = LIGHT POLE
- [S] = SEWER MANHOLE
- [T] = TREE, WITH DESCRIPTION AND APPROXIMATE DIAMETER AT BREAST HEIGHT

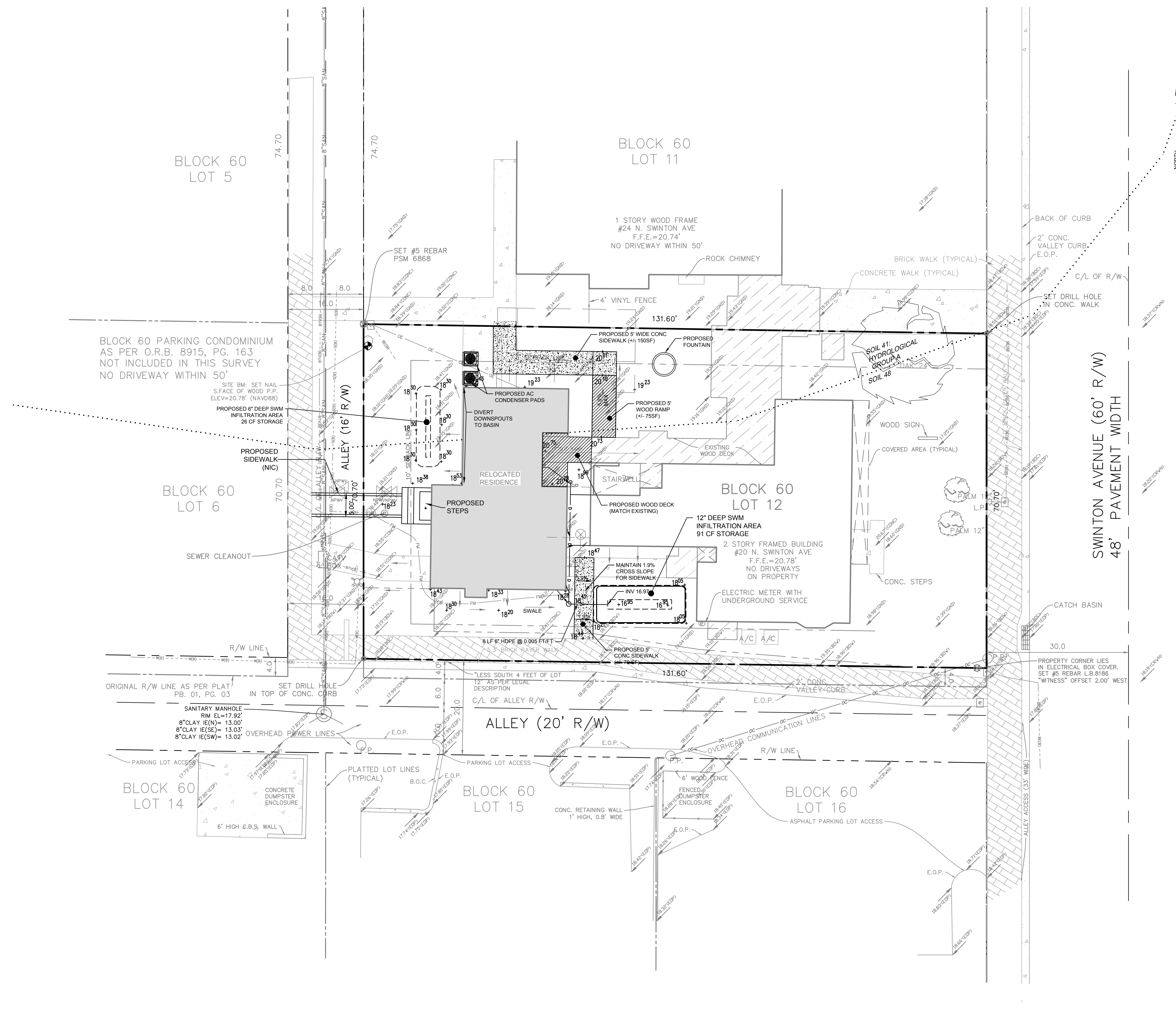
SPOT ELEVATION TYPES

- [G] = GROUND
- [C] = BACK OF CURB
- [P] = CROWN OF PAVEMENT
- [E] = EDGE OF PAVEMENT
- [W] = WOOD DECK
- [B] = BACK OF WALK
- [C] = CONCRETE
- [SB] = SITE BENCHMARK

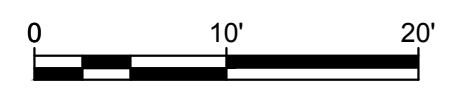
- [OC] = OVERHEAD COMMUNICATION LINE
- [OE] = OVERHEAD ELECTRIC LINE
- [W] = WATER
- [G] = GAS
- [BE] = BURIED ELECTRIC
- [C/O] = CLEAN-OUT
- [WV] = VALVE COVER WATER
- [SS] = SANITARY SEWER
- [BCTV] = BURIED CABLE TV
- [SL] = STREET LIGHTING
- [NPWV] = VALVE COVER IRRIGATION
- [SB] = SOIL BOUNDARY
- [A] = ASPHALT PAVEMENT
- [C] = CONCRETE PAVEMENT
- [B] = BRICK SIDEWALK

GENERAL NOTES:

- PER LOCAL REQUIREMENTS, CONTRACTOR SHALL PROVIDE A SWPPP PLAN.
- PER LOCAL REQUIREMENTS, TO PREVENT SOIL 'RUN OFF' ONTO ADJACENT PROPERTIES, CONTRACTOR SHALL BE REQUIRED TO INSTALL SILT FENCING.
- REMOVE EXISTING SIDEWALKS AS NEEDED TO COMPLETE CONSTRUCTION. REPAIR SIDEWALKS AS NEEDED TO MAINTAIN ACCESS TO EXISTING AND PROPOSED STRUCTURES.
- PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES.
- ALL DISTURBED AREAS TO BE RESTORED WITH NEW SOD TO MATCH EXISTING.



SITE AND GRADING PLAN
 SCALE: 1"=10'



Landscape Drawings

SPECIFICATIONS

NOMENCLATURE: All plant material used shall be true to name and size in conformity with the Florida Nurserymen's Grades and Standards 2015, and shall be Florida Grade #1 or better. Plants which do not meet specifications will not be accepted.

PLANT LISTS: Quantities, sizes, and location of plants will be determined by plan and plant lists. Size of plant shall take precedent over container size. Spacing of ground covers will be determined by plant lists. Quantities shown on plant lists are to be used as a guideline only. Contractor will be responsible for verification of actual quantities called for on plans. Discrepancies should be brought to the attention of the Landscape Architect.

SUBSTITUTIONS: No substitutions shall be accepted without consent of Landscape Architect. Any intended substitutions shall be detailed on the bid.

PLANTING SOIL: Topsoil shall be clean, sterile, and free of debris or other foreign material. Trees and palms shall be planted with a min. of 8" topsoil (50% muck, 50% sand) on sides and bottom of root ball. Rooted cuttings shall be planted in beds with a min. of 4" of topsoil worked into the top 6" of existing soil.

FERTILIZER: Palm and Tropical fertilizer (12-4-12) or approved equal shall be applied after planting and prior to mulching per manufacturers recommended application rates.

MULCH: All trees shall be mulched with 3" of approved shredded mulch in a 3 foot dia. circle. All shrubs and groundcover beds shall be mulched with 3" of approved shredded mulch in beds shown on plan or in beds 3' wide for hedges. Mulch should be Grade 'A' unless otherwise approved.

PLANTING PROCEDURE: All plants shall be planted at soil levels of which they were previously grown. Shrub and hedge material shall be planted a min. 2' away from walls or other obstructions. Material with a mature size greater than any overhangs shall be planted away from overhangs so as not to impede the natural growth habit. Sabal Palms are to be planted directly in sand. If necessary, excavate through any compacted building subgrade to undisturbed soil and backfill with planting soil.

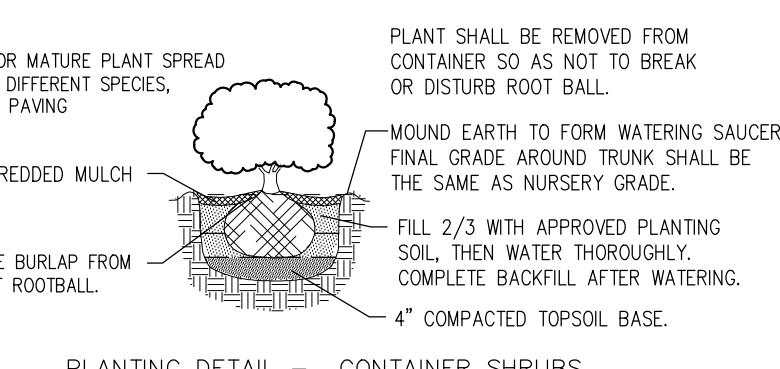
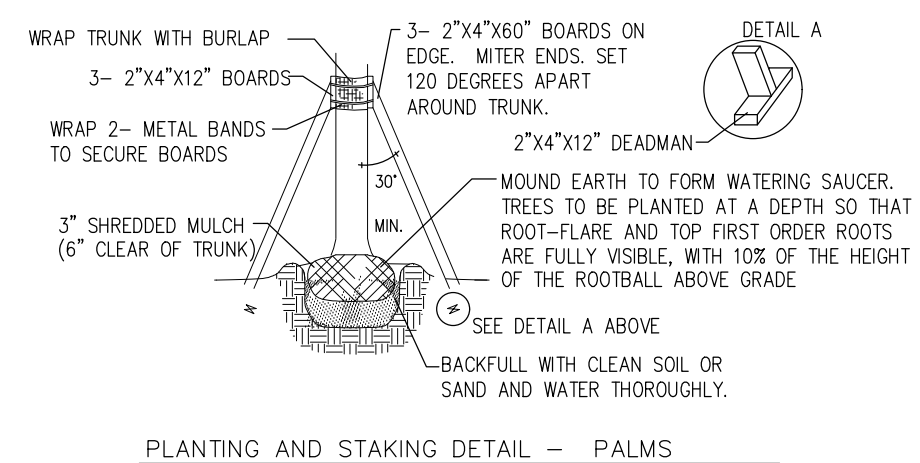
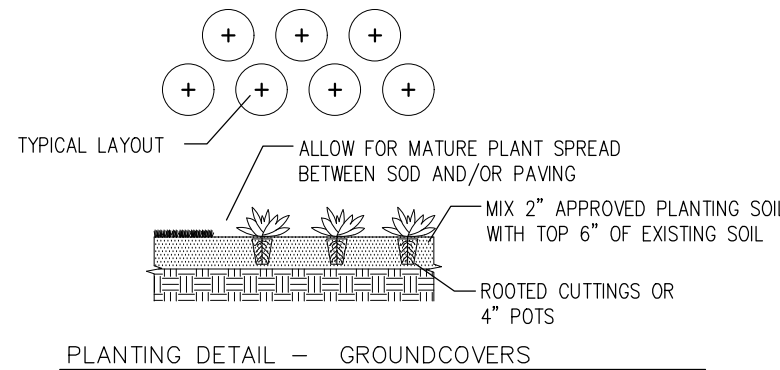
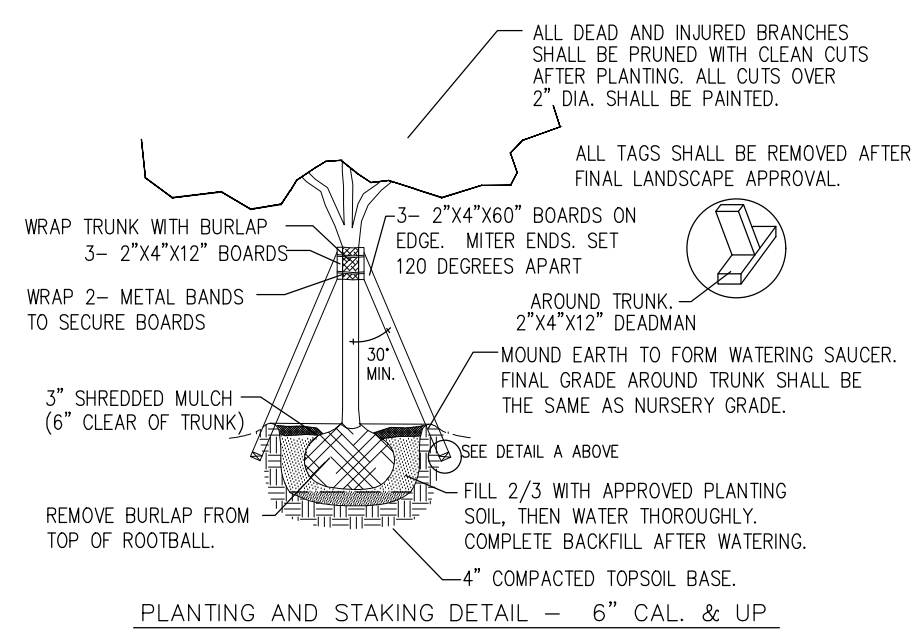
WATERING: All plant material shall be watered in thoroughly after installation so as to remove all air pockets. B&B material shall be watered every day for a minimum one week period and thereafter so as to keep continually moist until final acceptance of the landscape installation. Contractor shall notify owner of other watering requirements after installation.

GUYNING: All trees 8' or taller shall be guyed or staked to provide ample support such that the material will stay straight and true through the guarantee period. Methods used will be such that no injury is caused to plants. Guying shall be done at the option of the Contractor unless specifically requested by the Landscape Architect, however, Contractor shall still be responsible for all trees and palms remaining straight and true throughout the guarantee period.

SOD: Sod shall be dense, green, and well rooted, and free of debris, weeds, objectionable grasses, disease, or injurious insects. A complete 6-6-6 fertilizer shall be spread at a rate of 5 lbs. per 1000 sq. ft. Sod shall be watered to a depth of 4" after laying. All areas to be sodded shall be raked smooth and all debris removed prior to installation.

GUARANTEE: All plant materials shall be guaranteed for 1 year after completion of project.

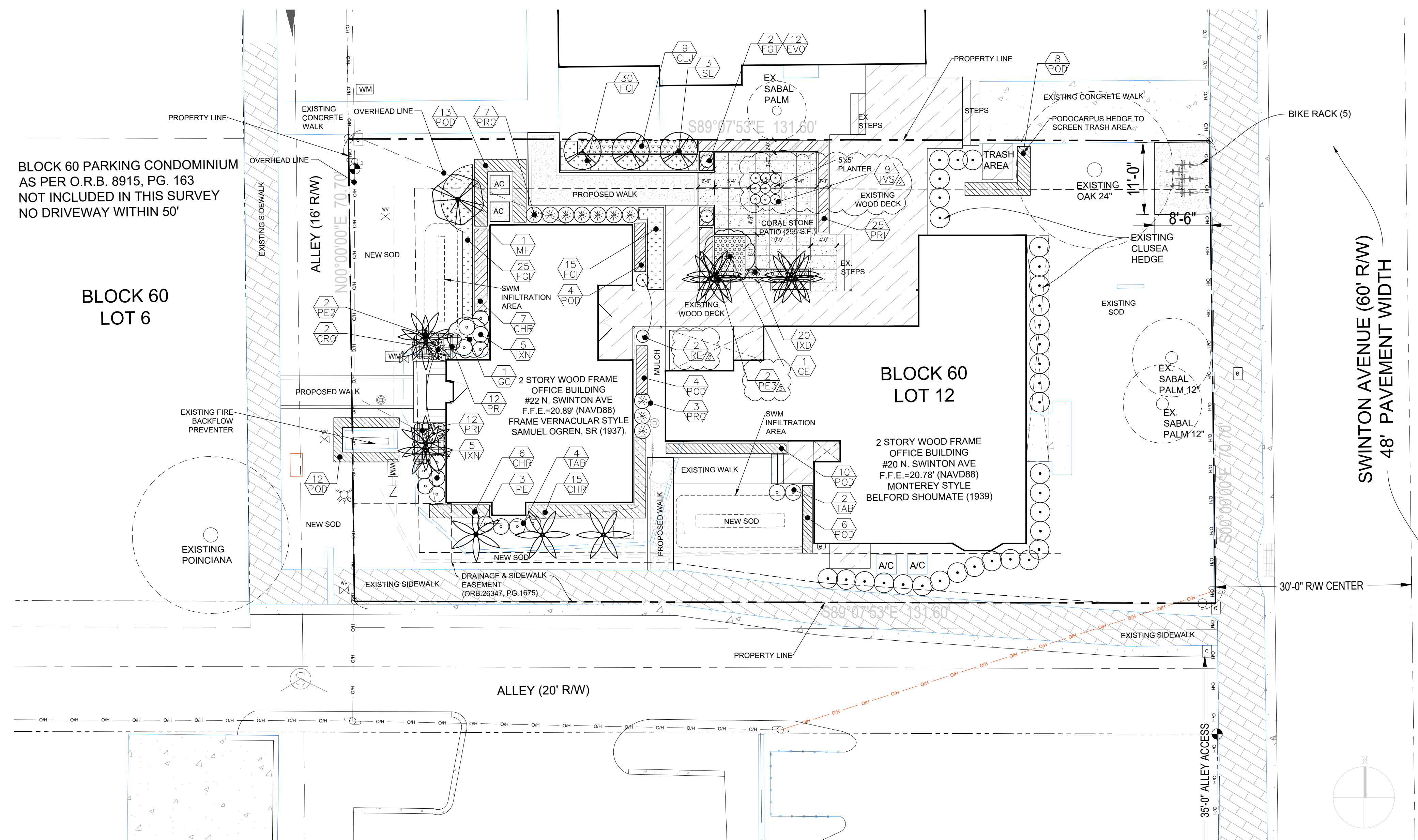
Palms are to be guaranteed for 1 year. Guarantee applies to health, position, and size. Replacement cost will be carried by Contractor.



NOTES

All plant material to be Florida #1 or better.
Sod to be St. Augustine Floratam, contractor to determine quantity.
All sod and landscape to receive 100% coverage from automatic irrigation system using approved water source.
Contractor responsible for all conditions and landscape specifications attached to this plant list. Plan and specifications shall be considered Contract Documents.
Mulch, topsoil, and fertilizer to be applied according to specifications.

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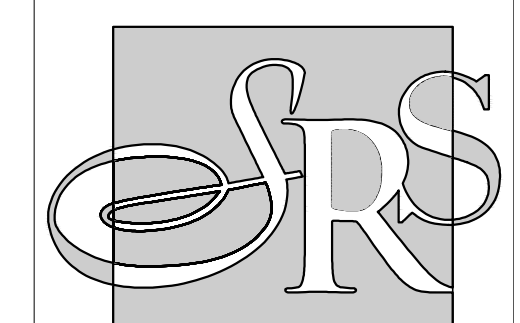
PLANT LIST

KEY	QTY	PLANT AND SPECIFICATION
TREES AND PALMS		
** N CE	1	Conocarpus erectus 'Sericeus' (Silver Buttonwood) 12' ht., 5' spr., multi-trunk, symmetrical, character branching
** N MF	1	Mycianthes fragrans (Simpson's Stopper) 12' ht., 5' spr., multi-trunk, character branching
PE	3	Ptychosperma elegans (Alexander Palm) 16' ht., full, single, matched
PE2	2	Ptychosperma elegans (Double Alexander Palm) 16' ht., full, double, matched
PE3	2	Ptychosperma elegans (Triple Alexander Palm) 14' ht., full, triple, matched
** SE	3	Senna polyphylla (Desert Cassia) 10' ht., 5' spr., 4-5' c.t., matched, full
SHRUBS AND GROUNDCOVERS		
ALA	2	Allamanda cathartica 'Compacta' (Compact Allamanda) 18' ht., 18' spr., full
** CLJ	9	Callistemon 'Little John' 20' ht., 20' spr., 24" o.c., full
** N CHR	28	Chrysobalanus icaco (Cocoplum Hedge) 20' ht., 20' spr., 24" o.c.
CRO	2	Codiaeum spp. 'Gold Dust' (Gold Dust Croton) 24" ht., 24" spr., full, 3 gal.
EVO	12	Evolvulus 'Blue Daze' (Blue Daze) 12" ht., 12" spr., 12" o.c.
** FGI	70	Ficus microcarpa 'Green Island' (Green Island Ficus) 12" ht., 12" spr., 18" o.c., full
** FGT	2	Ficus microcarpa 'Green Island' Topiary (Green Island Ficus Topiary) 4' ht., 2' spr., 2' c.t., standard
** GC	1	Guaiacum sanctum (Lignum vitae) alterante Jatropha spp. 6' ht., 6' spr., 2' c.t., full
IXN	10	Ixora spp. 'Nora Grant' (Pink Nora Grant Ixora) 20" ht., 20" spr., 24" o.c.
IXD	20	Ixora spp. 'Taiwanese Dwarf' (Dwarf Red Ixora) 18" ht., 18" spr., 20" o.c.
IVS	9	Ilex vomitoria 'Schillings' (Youpon Holly) 20" ht., 20" spr., matched balls 20" o.c.
PRC	10	Philodendron 'Rojo Congo' (Rojo Congo Philodendron) 20" ht., 20" spr., 24" o.c.
POD	57	Podocarpus macrophylla (Podocarpus Hedge) 42" ht., 20" spr., 24" o.c.
PRI	49	Podocarpus macrophyllus 'Pringles' (Podocarpus Pringles) 20" ht., 18" spr., 18" o.c., full
RE	2	Raphis excelsa (Lady Palm) 5' ht., 30" spr., full, matched
alternate (CRA to make final decision)		Cordyline sp. (Black Magic TI Plant) 4' ht., 30" spr., full cluster, matched
TAB	6	Tabernaemontana divaricata (Pinwheel Jasmine) 30" ht., 30" spr., 30" o.c., full
SOD		St. Augustine Sod. Contractor to determine quantity.
MULCH		3" of Non-Cypress Mulch Contractor to determine quantity.

** DENOTES DROUGHT TOLERANT
N DENOTES NATIVE SPECIES

LANDSCAPE CALCS-DELRAY BEACH

A. TOTAL LOT AREA		9,303	SQ. FT.
B. STRUCTURES, PARKING, WALKWAYS, DRIVES, ETC.		4,595	SQ. FT.
C. TOTAL PERVIOUS LOT AREA	C=(A-B)	4,708	SQ. FT.
D. AREA OF SHRUBS AND GROUND COVER REQUIRED	D=(C x .30)	1,412	SQ. FT.
E. AREA OF SHRUBS AND GROUNDCOVERS PROVIDED		1,600	SQ. FT.
F. NATIVE VEGETATION REQUIRED	F=(D x .25)	353	SQ. FT.
G. NATIVE VEGETATION PROVIDED		370	SQ. FT.
H. TOTAL PAVED VEHICULAR USE AREA		0	SQ. FT.
I. TOTAL INTERIOR LANDSCAPE AREA REQUIRED	I=(H X .10)	0	SQ. FT.
J. TOTAL INTERIOR LANDSCAPE AREA PROVIDED		0	SQ. FT.
K. TOTAL INTERIOR SHADE TREES REQUIRED	K=(I / 125 S.F.)	0	TREES
L. TOTAL INTERIOR SHADE TREES PROVIDED		0	TREES
M. TOTAL LINEAR FEET SURROUNDING PARKING OR VEHICULAR USE AREA		0	L.F.
N. TOTAL NUMBER OF PERIMETER TREES REQUIRED	N=(M / 30)	0	TREES
O. TOTAL NUMBER OF PERIMETER TREES PROVIDED		0	TREES
P. TOTAL NUMBER OF TREES TO BE SAVED ON SITE		3	TREES
Q. TOTAL NUMBER OF NATIVE TREES REQUIRED	Q=(K + N) x .50	0	TREES
R. TOTAL NUMBER OF NATIVE TREES PROVIDED		5	TREES
S. TOTAL NUMBER OF TREES ON PLAN PROVIDED		13	TREES



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www.synalovski.com



HISTORIC WELLBROCK HOUSE
22 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444
CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION
1	8/26/20	P&Z LANDSCAPE COMMENTS
2	10/12/20	REVISION TO PLANS
3	12/28/20	REVISION TO PLANS

DESIGN DELIVERABLE: SITE PLAN APPLICATION
ISSUE DATE: 05/11/2020

PROJECT NUMBER: 1552-191106
DRAWN BY: OV
CHECKED BY: MS

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
LP-1

1. GENERAL CONDITIONS

- A. SCOPE
1. Contractor shall furnish labor, equipment, and materials required to perform all work necessary for the construction of the project as indicated in the drawings.
Such work includes but is not limited to the following:
a. Finish grading of planting areas.
b. Planting.
c. Sodding (if required).

B. DRAWINGS
The drawings and plant lists together with these written specifications shall be considered as one contract document and shall be accordingly read together. The drawings and specifications remain the property of the Landscape Architect and, if required, shall be returned to him upon completion of the work.

C. REQUIREMENTS OF REGULATORY AGENCIES

- 1. Perform work in accordance with all applicable codes, laws, and regulations required by authorities having jurisdiction over such work and provide for all inspections and permits required by Federal, State, and local authorities in furnishing, transporting and installing materials.
2. Certificates of inspection required by law for transportation shall accompany invoice for each shipment of plants. File copies of certificates with Landscape Architect or Owner after acceptance of material.

D. PROTECTION OF WORK AND PROPERTY

- 1. Contractor is responsible for maintaining adequate protection of his work from, injury or loss resulting from the execution of this contract. He must make good all repairs and replacements to the satisfaction of the Landscape Architect or the Owner except where caused by the Owner or his agents.
2. Existing plant material to remain shall be protected by barriers or fences at the drip line surrounding the material. No burning, storage, or parking shall be permitted within these protected areas.

E. CHANGES IN THE WORK

- 1. The Owner reserves the right to make changes in the work and thereby changes in the cost of the work within the conditions of the original contract. All changes shall be in written form and once accepted, shall become a part of the contract documents.
2. The Contractor shall not begin any work on extras or changes from the contract document before written approval has been given by the Owner or Owner's representative.

F. OWNER'S RIGHT TO DO WORK

The Owner reserves the right, upon two (2) days written notice to the Contractor to remedy any neglected provisions of the contract and to deduct the cost of the work or deficiencies from the contract payments.

G. SURFACE AND SUBSURFACE OBSTRUCTIONS

It is the Contractor's responsibility to acquaint himself with the existence and location of all surface and subsurface structures and installations, existing or proposed, before commencing work. Any damage by the Contractor during the execution of this contract shall be made good at the Contractor's own time and expense.

H. OWNER'S RIGHT TO TERMINATE

Should the Contractor at any time fail, refuse, or neglect to comply with the provisions of this contract, the Owner or his representative shall without prejudice to any other rights or remedy and after having given seven (7) days written notice to the Contractor, terminate the contract and take possession of the premises.

I. COORDINATION OF WORK

Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.

J. INSPECTION OF SITE

- 1. Contractor shall visit the site and inspect site conditions as they exist prior to submitting bid.
2. No additional compensation nor relief from any obligation of the contract will be granted because of lack of knowledge of the site or of the conditions under which the work will be accomplished.

II. PLANTING SPECIFICATIONS

A. PLANT MATERIALS

- 1. Plants shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of the project, unless otherwise noted.
2. Quantities, sizes, and spacing will be determined by the drawings and specifications. Where discrepancies exist, the Landscape Architect or Owner is to be notified for clarification.

B. ABBREVIATIONS ON PLANT LIST

- B&B - Balled and burlapped. Plants shall be dug with a firm natural ball of earth of sufficient size to encompass the fibrous root system necessary for recovery of the plant. Broken or loose balls will not be accepted.
G. - One (1) gallon container.
R.C. - Rooted cutting. A cutting which has calloused and produced roots. Applies equally to cuttings rooted in a propagation bed or in individual containers.

C. QUALITY AND SIZE

Plants shall have a habit of growth which is normal for the species and shall be free from physical damage, insects or pests, and adverse conditions that would prevent thriving growth. Measurements specified in the plant list are the minimum acceptable sizes. All plant materials used shall be true to name and size in conformance with the Grades and Standards for Nursery Plants, State Plant Board of Florida, and shall be graded Florida No. 1 or greater, except where noted in the contract documents.

D. SUBSTITUTIONS

No substitutions shall be accepted without the written consent of the Landscape Architect, Owner or their representatives. Proof must be submitted that the plant in question is not available in the type or size specified.

E. TRANSPORTATION AND STORAGE

All plant material shall be protected from possible injury or breakage of branches. All plants shall be delivered adequately covered to prevent windburn, drying, or damage. Plants which can not be planted immediately shall be adequately heeled in and protected from the drying of sun and wind.

F. INSPECTION

No plant material shall be planted until it is inspected and approved by the Landscape Architect, Owner, or their representatives. Contractor shall give the Landscape Architect or Owner two (2) days notice for inspection of plant material. Inspection may be waived at the discretion of the Landscape Architect or Owner.

G. PLANTING SOIL

Planting soil shall consist of fertile friable soil of a sandy loam nature and shall be derived from 50% minimum amount of decomposed organic matter (muck or peat) and 50% clean sand with no trace of salinity.

H. MULCH

Mulch shall be approved (as per Municipality) non-cypress mulch, unless otherwise specified, and shall be free of weeds, weed seeds, sticks and other foreign materials. It shall be applied to a minimum three (3) inch depth, unless otherwise specified, and moistened at the time of application to prevent wind displacement.

I. COMMERCIAL FERTILIZER

Commercial fertilizer shall be an organic fertilizer containing equal percentages of nitrogen, phosphoric acid and potash as available plant food by weight. 50% of the nitrogen shall be derived from natural organic sources. The trace elements of iron and magnesium must also be present.

Table with 2 columns: Item, Quantity. Rows: Trees (12 lbs./2"-3" caliper tree), 7gal + (4 lbs./container), 3gal (1 lb./container), 1 Gal. Can. (5 lbs./container), 4" Pot. (.25 lbs./container), Groundcover Beds (10 lbs./100 sq. ft.)

Fertilizer shall be spread before laying mulch and at the above recommended rates, unless otherwise specified. If plant tablets are called for, they shall be Agriform 20-10-5 formula, 21 gram tablets. Tablets shall be placed mid-way to the plant ball in the back fill material and at manufacturer's rates, unless otherwise specified.

J. WATER

Water is to be furnished by the Owner. The Contractor shall transport as required.

K. SOD (WHEN APPLICABLE)

Sod shall be one year old and of the variety indicated in the plant list. Sod shall be dense, vigorous, and green, with the grass having been mowed at least three times at a 2"-1/2" height before lifting from the field. Sod shall have a good root development and compact growth and contain no weeds, vermin, fungus, or other diseases.

L. SEED (WHERE APPLICABLE)

Grass seed shall be of the mixture called for in the plant list. It shall be a standard grade seed of the current or last year's crop. Seed which has become wet, moldy, or otherwise damaged will not be accepted. Seed must come in unopened packages with the grower's guaranteed analysis attached.

III. METHODS OF INSTALLATION

A. LAYOUT

Location of plants and layout of all beds are indicated on the plans. Plant locations are to be staked in the field by the Contractor. Landscape Architect or Owner will check staking of plants in the field and shall adjust to his satisfaction before planting begins.

B. EXCAVATION FOR PLANTING

Shrub beds are to be excavated a minimum of 18" and backfilled with planting soil as defined in Section II, G and as shown on details. Tree and palm planting holes shall be excavated to a minimum depth of four (4) inches deeper than the depth of the root ball except for trees over 10 feet in height (see section III, C).

Holes shall be a minimum of six (6) inches greater in diameter than the root ball for shrubs and eighteen (18) inches greater in diameter for trees. All existing vegetation, including sod, shall be completely removed from all planting beds before planting.

Quantities of planting soil needed may be greater if excavation of building subgrade or roadrock is necessary.

C. SETTING TREES AND SHRUBS

All trees and shrubs are to be planted plumb on four (4) inches of planting soil and centered in the planting hole as to give the best appearance in relation to adjacent plants and structures. Trees over ten (10) feet in height shall be planted directly on the undisturbed subgrade. The finished grade level of the plant after settlement shall be the same as that at which the plant was grown.

D. PRUNING

Remove dead and broken branches from all plant material. Prune with sharp instrument flush with trunk or branch so as to leave no stubs. Prune to retain typical growth habit of the particular species.

E. STAKING AND GUYING

Staking and guying of trees, where specified, is an option to be used by the Contractor, who will be responsible for material remaining plumb and straight for all given conditions through the guarantee period. The Landscape Architect, Owner or Owner's representative may require that a tree or trees be staked or guyed if the tree(s) are obviously unstable or pose a threat to person or property if they should fall.

F. MULCHING

All tree and shrub beds shall be mulched immediately after planting to a three (3) inch depth and thoroughly wetted down. Unless otherwise specified, the following configurations will apply.

- Trees and Palms: 3" diameter ring
Hedges: 3" wide beds
Shrub masses: continuous bed extending 2' outside of plants, in configurations shown on plans
Ground cover beds: entire surface (mulching of certain ground cover plants may be waived by Landscape Architect)

G. FINISH GRADES

- 1. Finish grades for all sod areas after settlement shall be 1/2" below top of adjacent curbs, walks, walls, and abutments.
2. Finish grade of all ground cover beds after mulching and settling shall be 1/2" below finish grade of sod, adjacent curbs, walks and walls.
3. Finish grading shall include the removal of all surface rock and other debris that prevents a smooth level surface.

H. CLEANUP

All areas shall be kept clean and orderly as the work progresses. Upon completion of planting, all excess deleterious materials and debris shall be removed from the site or disposed of as directed by the Landscape Architect or Owner.

I. MAINTENANCE

A maintenance period shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance. Maintenance of new planting shall consist of watering, cultivating, weeding, mulching, restaking, repairing and tightening guys, resetting plants to proper grades and positions, removal of dead materials, restoration of planting saucers, maintaining any barriers or fences, and any other necessary operations.

IV. FINAL INSPECTION AND ACCEPTANCE

- A. Inspection of work to determine completion of contract but exclusive of the replacement of plant materials under the Warranty Period, will be made by the Landscape Architect or Owner at the conclusion of all planting and at the written request of the Contractor.
B. The Contractor will be notified by the Landscape Architect or Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to Warranty.

V. WARRANTY PERIOD AND REPLACEMENT

- A. The Contractor, as part of this contract, shall guarantee all materials, workmanship, and plant materials for a period of twelve (12) months from the time of final acceptance. Exception: sod shall be guaranteed for thirty (30) days. Guarantee shall apply to the position, health, shape, condition, and specified size and quality of all plant material.
B. The guarantee shall be null and void for plant material that is damaged or dies as a result of freeze, hail or hurricane-force winds, provided the material was properly planted and in a healthy growing condition prior to such acts of Nature.
C. The Contractor shall not be held responsible for failures due to neglect by Owner or acts of vandalism during the Warranty Period.
D. During, or at the end of the Warranty Period, any plant that is dead or not in satisfactory condition, as determined by the Landscape Architect or Owner, shall be replaced by the Contractor at no cost to the Owner.

VI. ADDENDA

All addenda apply to section(s) specified in the contract documents and therefore are to be considered a part of the contract.

SITE RESTORATION

The contractor shall remove all excess material and shall clean up and restore the site to its original condition or better. All damage, as a result of work under this Contract, done to existing structures, pavement, driveways, paved areas, curbs and gutters, sidewalks, shrubbery, grass, trees, utility poles, utility pipe lines, conduits, drains, catch basins, flagstones, rocked, gravelled or stabilized areas or driveways and including all obstructions not specifically named herein, shall be repaired and restored to a condition acceptable to the Landscape Architect or owner.

CONTRACTOR TO CHECK DRAWINGS AND DATA

The Contractor shall verify all dimensions, quantities, locations, materials and details shown on the Drawings, supplementary drawings, schedules or other data received from the Landscape Architect, and shall notify him of all errors, omissions, conflicts and discrepancies found therein. Failure to discover or correct errors, conflicts or discrepancies shall not relieve the Contractor of full responsibility for unsatisfactory work, faulty construction, or improper operation resulting therefrom nor from rectifying such condition at his own expense.

AGTLAND LANDSCAPE ARCHITECTURE logo and contact info. SRS logo and contact info. 1800 Eller Drive, Suite 500, Fort Lauderdale, FL 33316. T 954.961.6806. F 954.961.6807. www.srsvalois.com. Carol Borough Perez, PLA, LANDSCAPE ARCHITECTURE, FLORIDA LICENSE NO. 0001459. SEAL. HISTORIC WELLBROCK HOUSE. 22 NORTH SWINTON AVENUE, DELRAY BEACH, FL 33444. CLIENT: DELRAY BEACH CRA. Detailed planting diagrams for various plants including trees, shrubs, and groundcovers, showing soil preparation, watering saucers, mulching, and staking methods.

MEP Drawings



SYNALOVSKI ROMANIK SAYE
Architects - Planning - Interior Design

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Manuel Synalovski, AIA
AR 0011628
SEAL

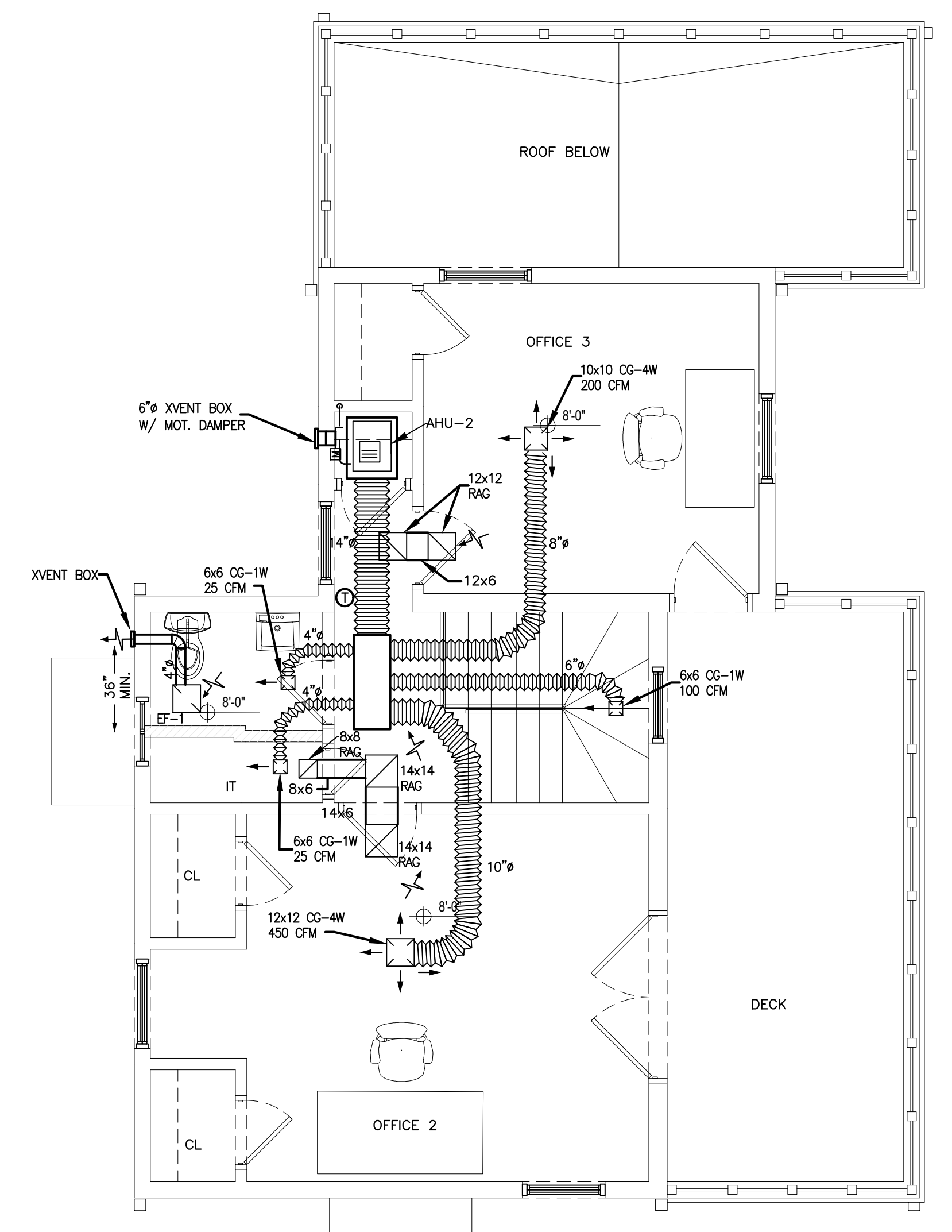
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HISTORIC WELLBROCK HOUSE

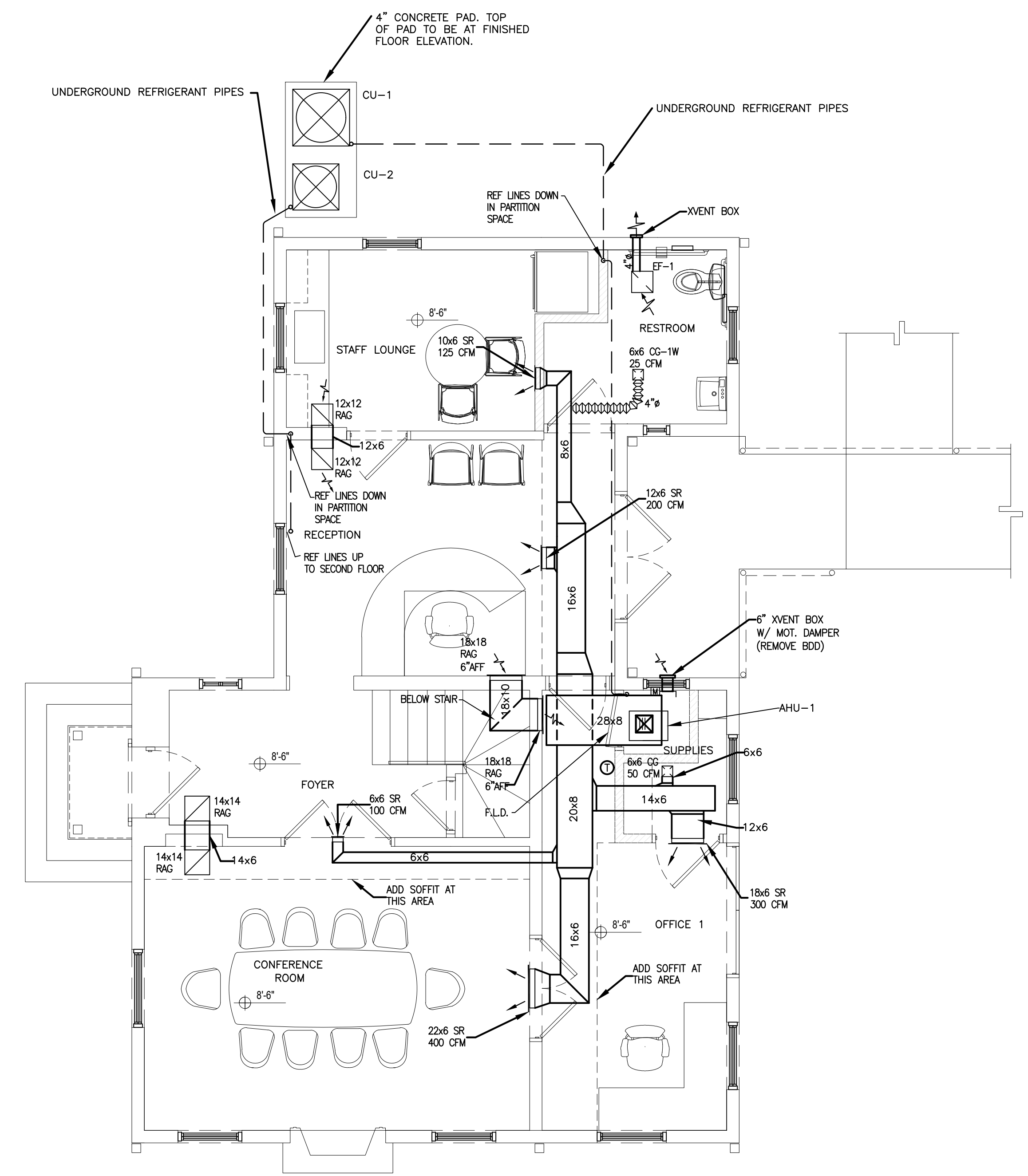
22 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA



SECOND FLOOR HVAC PLAN

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



FIRST FLOOR HVAC PLAN

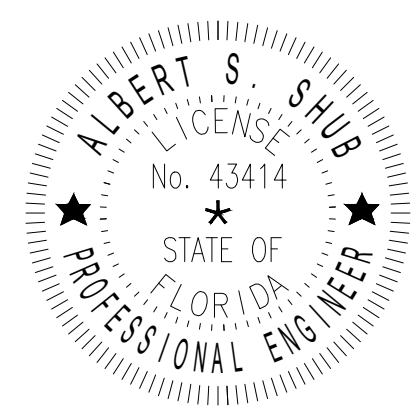
SCALE: 1/4" = 1'-0"

REV	DATE	DESCRIPTION

DESIGN
DELIVERABLE: PERMIT SET
ISSUE DATE: 02/05/2021

PROJECT NUMBER: 1552-191106
DRAWN BY:
CHECKED BY:

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JOB NUMBER: 21003



PROPOSED 1ST AND 2ND FLOOR HVAC PLANS

SHEET NUMBER:

AC-1

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CALCULATION SUMMARY					
PROJECT: WELLBROCK HOUSE SITE LIGHTING - REV1 --- SEPT 21, 2020					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
EXT CANOPY TO FOYER	6.85	8.8	4.6	1.49	1.91
PROPERTY - SPILL @ 6FT AG	0.02	0.21	0.00	N.A.	N.A.
PROPOSED WALK - CORAL STONE PATIO	3.70	5.4	0.7	5.29	7.71

LUMINAIRE SCHEDULE						
PROJECT: WELLBROCK HOUSE SITE LIGHTING - REV1 --- SEPT 21, 2020						
SYMBOL	QTY	LABEL	DESCRIPTION	LLD	LUM. WATTS	TOTAL WATTS
⊙	1	C	LIGHTOLIER 4RN-Z4RDL-10-830-WO-CD-Z10U	0.900	11	11
⊙	1	SA	NERI PU-500L-02-1-P2 POLE MOUNTED 8' A.F.F	0.900	53	53
⊙	1	SB	NERI PU-500L-06-1-P6 POLE MOUNTED 8' A.F.F	0.900	53	53
⊙	4	W	KICHLER RIPLEY 490600Z (LAMPED WITH 11-WATT A19 LED)	0.900	11.2	44.8

RIPLEY COLLECTION
Ripley™ 1 Light Wall Light Olde Bronze®
 490600Z (Olde Bronze)



Project Name:	
Location:	
Type:	
Qty:	
Comments:	

Certifications/Qualifications	
Class City Contractor:	Yes
Location Rating:	West
Company Website:	www.kichler.com/us/usa/usa

Dimensions	
Base Backplate:	5.870A
Extension:	1.125"
Weight:	1.00 LBS
Height from center of wall (spacing Spec Sheet):	3.00"
Height:	9.00"
Width:	10.00"

Mounting/Installation	
Interior/Exterior:	Exterior
Mounting Style:	Wall Mount

Primary Lamping	
Lamp Included:	Not included
Lamp Type:	BI-FLU
Light Source:	Incandescent
Maximum Nominal Watt:	40W
# of Bulbs/LED Modules:	1
Socket Type:	Medium
Socket Wire:	150

Product/Ordering Information	
SKU:	490600Z
Patent:	US Patent Pending
Finish:	Bronze
Style:	Lodge / Country
UPC:	3939279391

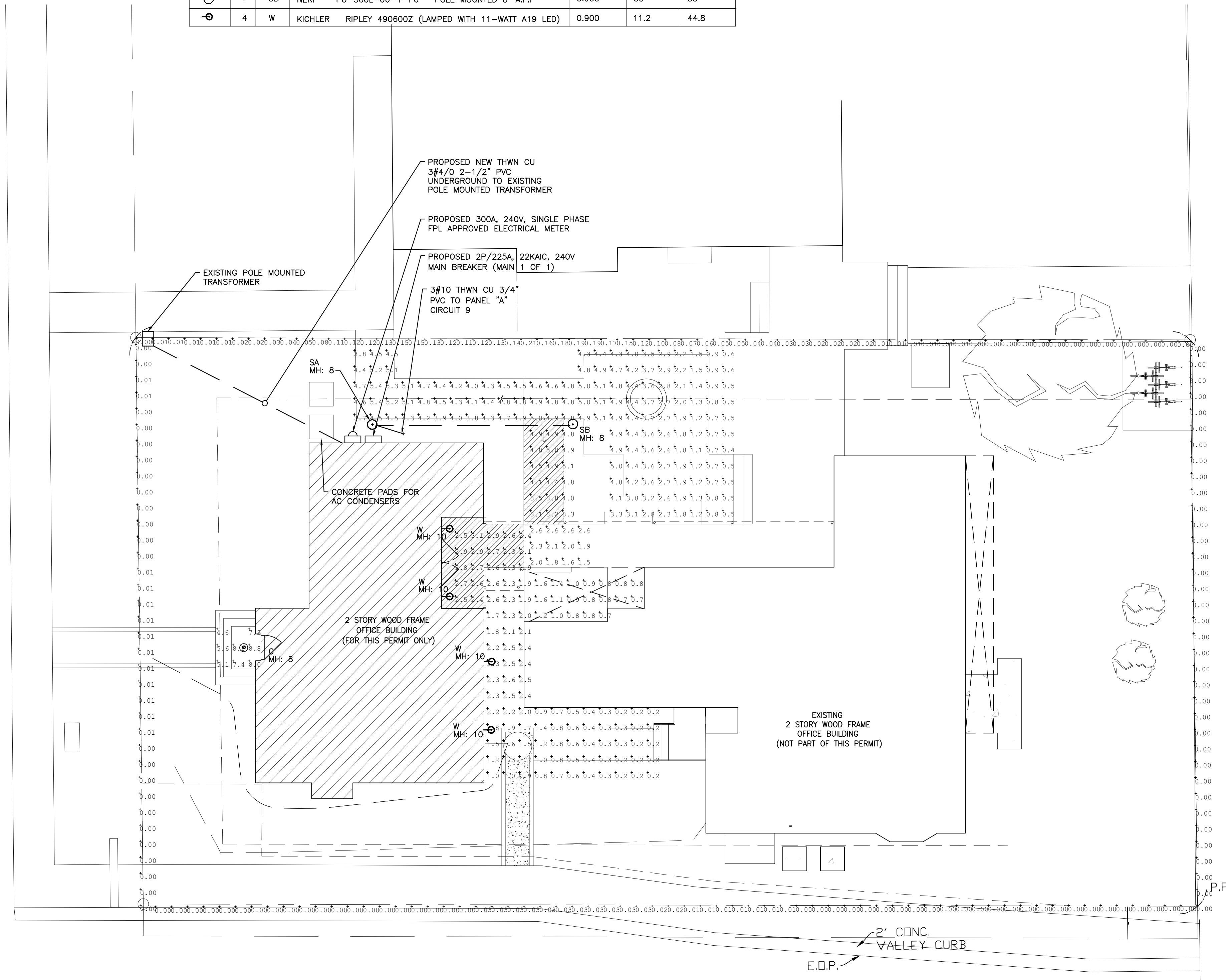
Specifications	
Material:	ALUMINUM

Additional Finishes	
●	Olde Bronze

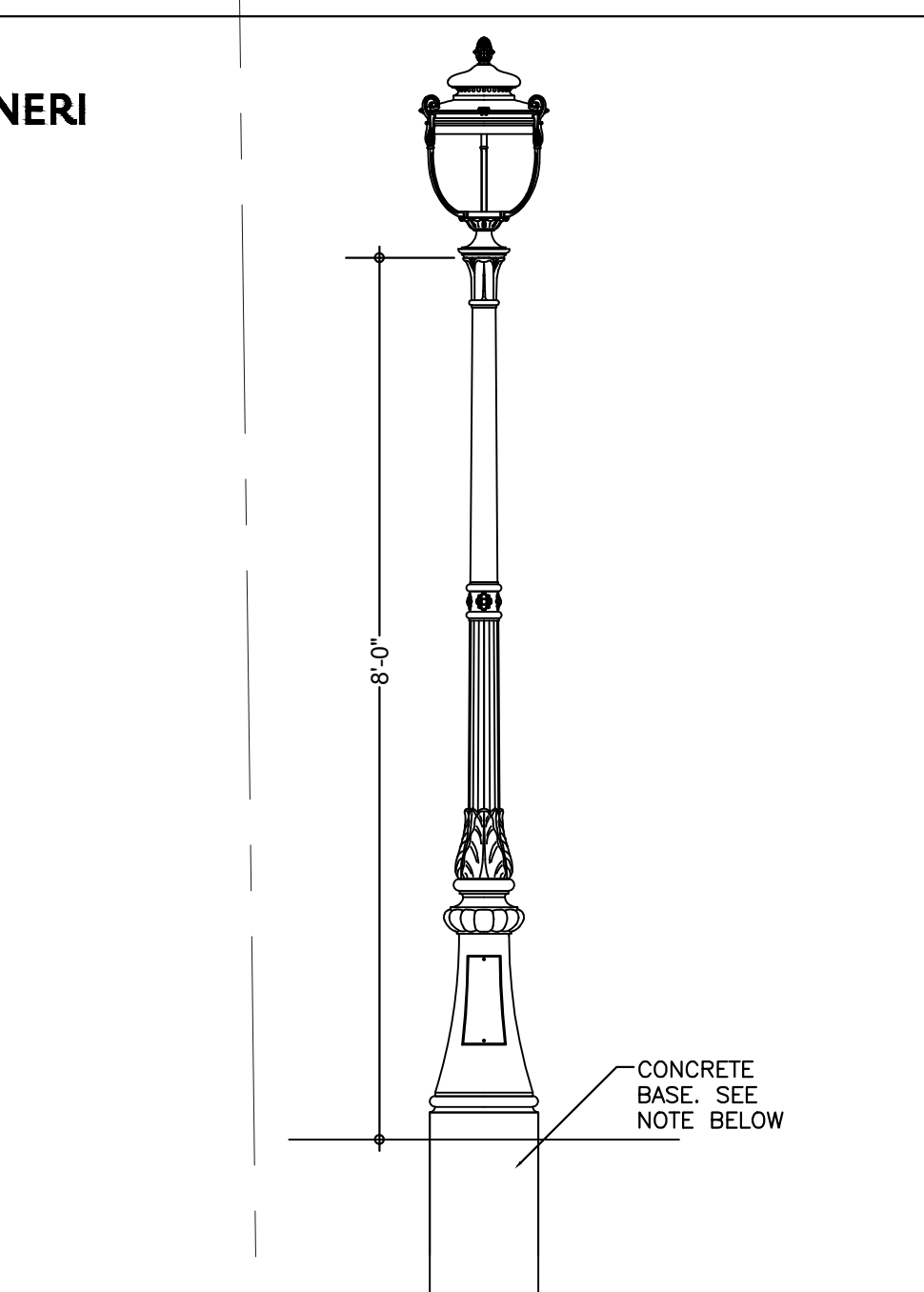
Kichler
 171 Bell Ploward Valley Road Cleveland, Ohio 44131-0010
 Toll-free: 888.682.8128 Website: www.kichler.com

Notes:
 1. Installation provided is subject to change without notice.
 2. See manufacturer's literature for installation instructions.
 3. (Non-warranted Equipment) - The independent consultant is presented with an approximate number and is for reference only.

KICHLER.

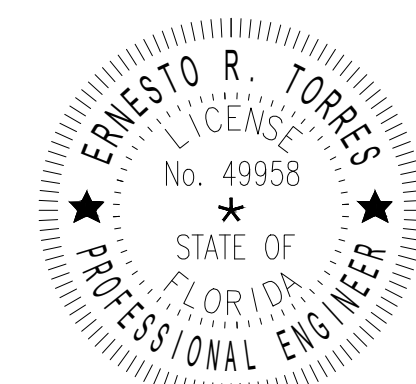


SITE PLAN
 SCALE: 1/8" = 1'-0"



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 Company shall reserve the right at any time and from time to time to modify the specifications or features or to discontinue the sale of any products.

NOTE:
 REQUIRED POLE CONCRETE BASE TO BE DESIGNED TO MEET MANUFACTURER AND CURRENT FLORIDA BUILDING CODE WIND LOAD REQUIREMENTS. CONTRACTOR SHALL PROVIDE WIND LOAD AND CALCULATION PREPARED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER BEFORE INSTALLATION.



JOB NUMBER: 21003

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LICENSE NO. AA26001863



HISTORIC WELLBROCK HOUSE
 22 NORTH SWINTON AVENUE
 DELRAY BEACH, FL 33444
 CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: PERMIT SET
 ISSUE DATE: 02/05/2021

PROJECT NUMBER: 1552-191106
 DRAWN BY: MD
 CHECKED BY: ERT

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 SHEET TITLE:

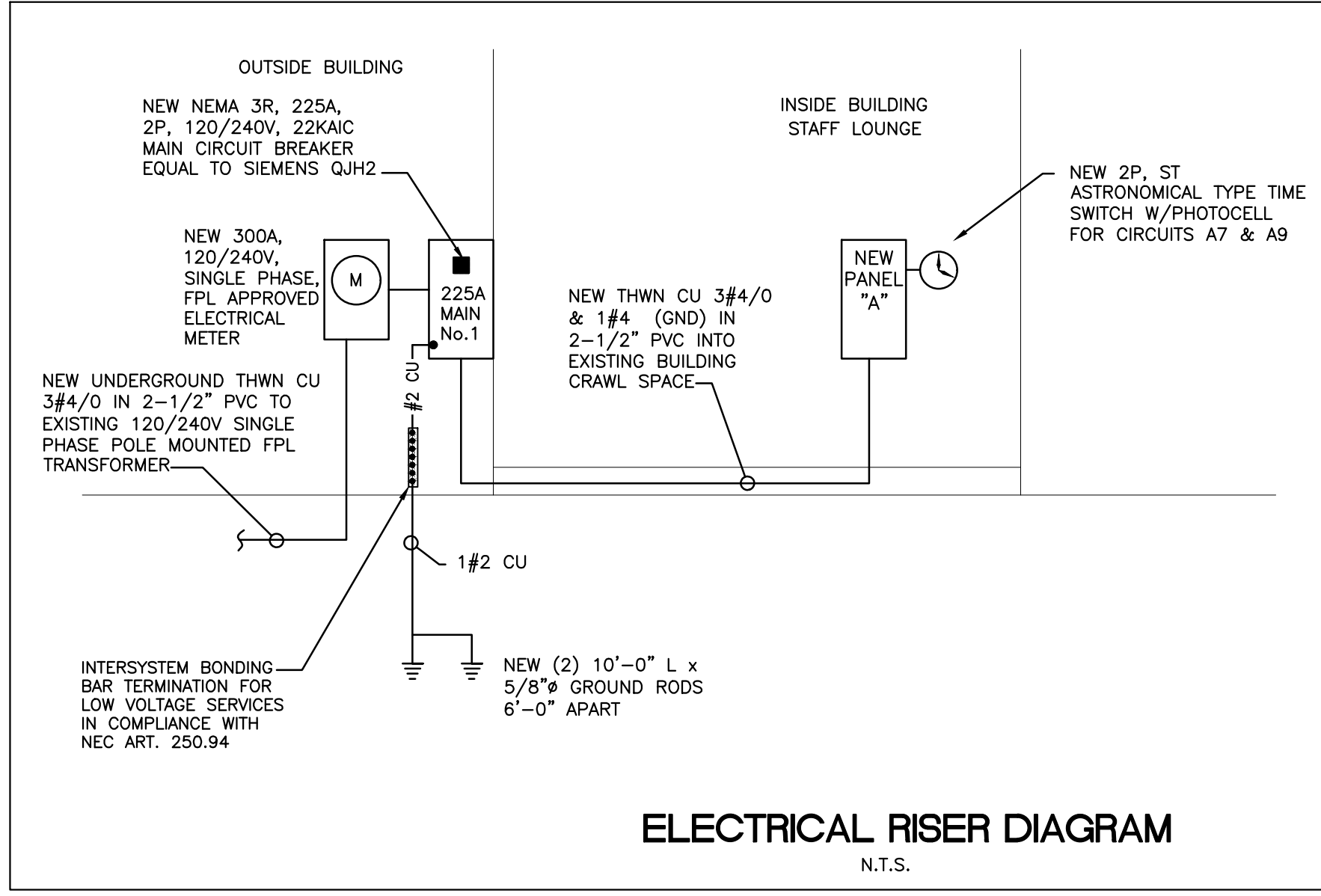
**ELECTRICAL
 SITE PLAN**

SHEET NUMBER:
E-1

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LIGHTING LEGEND

(A)	■	20W MAX, 120V, 4" SQUARE LED REMODEL DOWNLIGHT RECESSED LIGHT FIXTURE EQUAL TO LIGHTOLIER, MODEL: 4SR/P45DL15830CLZ10U.
(A6)	■	20W MAX, 120V, 4" SQUARE LED REMODEL DOWNLIGHT RECESSED LIGHT FIXTURE W/EMERGENCY BATTERY EQUAL TO LIGHTOLIER, MODEL: 4SR/P45DL15830CLZ10U.
(A7)	■	20W MAX, 120V, 4" SQUARE LED REMODEL DOWNLIGHT RECESSED LIGHT FIXTURE EQUAL TO LIGHTOLIER, MODEL: 4SR/P45DL29830CLZ10U.
(A16)	■	20W MAX, 120V, 4" SQUARE LED REMODEL DOWNLIGHT RECESSED LIGHT FIXTURE W/EMERGENCY BATTERY EQUAL TO LIGHTOLIER, MODEL: 4SR/P45DL29830CLZ10U.
(B)	=	20W MAX, 120V 2" LINEAR SURFACE MOUNTED LED LIGHT FIXTURE, PROVIDE WHITE TRIMS, 3K TEMPERATURE
(C)	○	20W MAX, 120V LED VANITY SCENCE LIGHT FIXTURE EQUAL TO KICHLER FLAGSHIP 45873CLP (LAMPED WITH 11-WATTS A19 LED)
(D)	○	20W MAX, 120V, 3K TEMPERATURE LED PENDANT LIGHT FIXTURE TO BE SELECTED BY OWNER
(E)	○	50W MAX, 120V SPECIALTY DECORATIVE LED PENDANT LIGHT FIXTURE TO BE SELECTED BY OWNER
(F)	○	20W MAX, 120V OUTDOOR LED SCENCE LIGHT FIXTURE EQUAL TO RIPLEY 490600Z (LAMPED WITH 11-WATTS A19 LED)
(G)	■	20W MAX, 120V, 4" SQUARE OUTDOOR LED DOWNLIGHT RECESSED LIGHT FIXTURE EQUAL TO LIGHTOLIER, MODEL: 4RN-24RD-10-830-WO-CD-Z10U.
(SA)	○	60W MAX, 120V POLE MOUNTED 8' A.F.L. LIGHT FIXTURE NERI PU-500L-02-1-P2 OR PU-500L-06-1-P6
(SB)	○	
-	-	120/240V EXIT SIGN WITH BATTERY BACKUP



NEW 120/240V ELECTRICAL PANEL

PANEL	AMPS	VOLTAGE	CIRCUITS	WIRE	PHASE	MAIN/AIC	MOUNTING	LOCATION	CATALOG NUMBER		
A	225	120/240	42	3	1	LUGS/22KAIC SERIES RATED	FLUSH	STAFF LOUNGE	LOAD CENTER		
CKT. NO.	COND INCH	PKT BKR	POLE	AMPS	SERVING	WATTS	CKT. NO.	COND INCH	PKT BKR	SERVING	WATTS
1	12	1/2	1	20	OFFICE LIGHTS	440	2	12	1/2	1	20
3	12	1/2	1	20	OFFICE LIGHTS	340	4	12	1/2	1	20
5	12	1/2	1	20	OFFICE LIGHTS	320	6	12	1/2	1	20
7	12	1/2	1	20	EXTERIOR LIGHTS	320	8	12	1/2	1	20
9	10	3/4	1	20	EXTERIOR LIGHT POLES	120	10	12	1/2	1	20
11	8	3/4	2	50	AHU-1	8980	12	12	1/2	1	20
13	12	1/2	1	20	LOUNGE RM. APPLANCES	1500	14	12	1/2	1	20
15	10	1/2	2	30	CU-1	3530	16	12	1/2	1	20
17	12	1/2	1	20	OFFICE 2 RECEPTACLES	360	18	12	1/2	1	20
19	10	1/2	2	30	AHU-2	5670	20	12	1/2	1	20
21	12	1/2	1	20	LOUNGE RM. REFRIG.	1000	22	12	1/2	1	20
23	12	1/2	2	20	CU-2	2740	24	10	3/4	2	25
25	-	-	-	-	SPACE	-	26	12	1/2	1	20
27	-	-	-	-	SPACE	-	28	12	1/2	1	20
29	-	-	-	-	SPACE	-	30	-	-	-	-
31	-	-	-	-	SPACE	-	32	-	-	-	-
33	-	-	-	-	SPACE	-	34	-	-	-	-
35	-	-	-	-	SPACE	-	36	-	-	-	-
37	-	-	-	-	SPACE	-	38	-	-	-	-
39	-	-	-	-	SPACE	-	40	-	-	-	-
41	-	-	-	-	SPACE	-	42	-	-	-	-
	TOTAL					16190		TOTAL			12740

LINE CALCULATIONS	WATTS	TOTAL AMPS	NEUTRAL CALCULATIONS	WATTS	TOTAL AMPS
CONTINUOUS LOAD	1540		CONTINUOUS LOAD	1540	
+ 25 % OF CONTINUOUS LOAD	385		+ 25 % OF CONTINUOUS LOAD	385	
+ NON-CONTINUOUS LOAD	27390	122	+ NON-CONTINUOUS LOAD	8240	42
TOTAL	29315		TOTAL	10165	

FEEDER THWN CU: 3/4" & 1/2" CU (GND) 2-1/2" PVC
SIEMENS, GENERAL ELECTRIC OR SQUARE-D WILL BE APPROVED

* THRU ASTRONOMICAL TYPE TIME SWITCH & PHOTOCELL
+ HEATING LOAD LARGER THAT COOLING
++ BEFORE INSTALLATION THE ELECTRICAL CONTRACTOR SHALL VERIFY THE SIZE OF CIRCUIT BREAKER AND FEEDER W/EQUIPMENT MANUFACTURER NAME PLATE RATED.

- GENERAL ELECTRICAL NOTES**
- ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL ORDINANCES AND BUILDING CODES GOVERNING THE INSTALLATION OF THE ELECTRICAL SYSTEM TO INCLUDE, BUT NOT LIMITED TO: NEC 2020, NEC 2017, NFPA 72:2016, NFPA 720:2013, NFPA 101:2018, IF WORK AS LAID OUT, INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL ORDINANCES, BUILDING CODES & REGULATIONS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS HOW TO PROCEED.
 - THE DRAWING ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS, UNLESS SPECIFIC DIMENSIONS ARE SHOWN. THE STRUCTURAL, ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK, CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEAD ROOM, OR SPACE CONDITIONS AT ALL POINTS. WHERE HEAD ROOM, OR SPACE CONDITIONS APPEAR INADEQUATE, ARCHITECT/ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATION IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF THE WORK.
 - EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL ELECTRICAL ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, PLUMBING, AIR CONDITIONING, SPRINKLER, DRAWINGS WITHOUT ADDITIONAL EXPENSE TO THE OWNER. IF DISCREPANCIES, CONFLICTS, INTERFERENCES OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE ARCHITECT/ENGINEER IN AMPLE TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SUBMITTED.
 - VERIFY SERVICE CHARACTERISTICS, LOCATION AND CONNECTION WITH TELEPHONE AND ELECTRIC UTILITY COMPANIES PERFORM ALL WORK RELATED TO SERVICE IN STRICT ACCORDANCE WITH UTILITY CO. STANDARDS AND REQUIREMENTS.
 - INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT REMOVAL AND REPLACEMENT OF ITEM WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT AND WORKMANLIKE APPEARANCE. REMOVAL AND REPLACEMENT IS TO BE DONE IMMEDIATELY WHEN DIRECTED BY THE OWNER IN WRITING, AT THE SOLE EXPENSE OF CONTRACTOR.
 - START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF ALL CLAIMS OR QUESTIONS AS TO SUITABILITY OF THE WORK OF OTHER TRADES OR OTHER CONTRACTORS TO RECEIVE HIS WORK. THIS CONTRACTOR SHALL REMOVE AND REPLACE, AT HIS EXPENSE, ALL ELECTRICAL WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES.
 - THIS CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE, FEES, PERMITS ASSOCIATION DUES, ROYALTIES, AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAY ALL INSPECTION FEES AS MAY BE REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF THE LAWS, RULES OR ORDINANCES.
 - ALL WIRE SHALL BE COPPER TYPE THWN OR THHN IN EMT RACEWAYS.
 - WIRE UP COMPLETE THE NEW A/C VAV BOXES AND CONTROLS AS DIRECTED BY A/C CONTRACTOR. CONTROL WIRING SHALL BE SEPARATE RACEWAY FROM POWER WIRING.
 - PROVIDE RACEWAYS AND PREWIRE DATA OUTLETS COMPLETELY.
 - PROVIDE MEANS "FURNISH AND INSTALL".
 - COORDINATE WORK WITH WORK OF OTHER TRADES TO AVOID ALL CONFLICTS.
 - DO A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.
 - CONNECT ALL LIGHTING CONTROL DEVICES, FURNITURES, DISC. SWITCHES, ETC., WHETHER FURNISHED UNDER THIS CONTRACT BY THE GENERAL CONTRACTOR, OTHER SUBCONTRACTORS OR THE OWNER.
 - PROVIDE PULL WIRES WHEN EMPTY CONDUITS ARE SHOWN ON THE PLANS.
 - PROVIDE NEW LIGHT FIXTURES AS PER LIGHTING LEGEND, ANY ALTERNATE LIGHTING PACKAGE WILL BE APPROVED BY OWNER REPRESENTATIVE.
 - PROVIDE ALL WIRING DEVICES TO MATCH WITH OWNER STANDARDS.
 - IDENTIFY CLEARLY ON A TYPE WRITTEN FORM ALL CIRCUITS AND EQUIPMENT TO CORRESPOND WITH THE PLANS AND PANELS SCHEDULE AND ATTACH INSIDE THE PERTAINING PANEL.
 - RACEWAYS: ALL RACEWAYS TO BE EMT OR MC CABLE.
 - SHOP DRAWINGS: THIS CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.
 - TESTING: THE CONTRACTOR SHALL TEST ALL WORK AND EQUIPMENT AS DIRECTED BY THE ARCHITECT AND BY AUTHORITIES HAVING JURISDICTION, FURNISHING ALL EQUIPMENT AND NECESSARY PERSONNEL AND ELECTRIC POWER. THE ENTIRE INSTALLATION SHALL BE TESTED FOR SHORTS, GROUNDS AND OPEN CIRCUITS, AND ALL DEFECTS SHALL BE DEMONSTRATED TO BE IN PROPER WORKING AND OPERATING CONDITION TO THE COMPLETE SATISFACTION OF THE ENGINEER.
 - GUARANTEES: ALL EQUIPMENT AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE BY OWNER.
 - AT COMPLETION OF JOB THE ELECTRICAL CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE COPIES SHOWING THE EXACT ELECTRICAL INSTALLATION.
 - BEFORE BIDDING THE JOB THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.
 - ELECTRICAL CONTRACTOR SHALL COORDINATE WITH A/V, FURNITURE, SECURITY CONTRACTORS & OWNER REP. THE COMPLETE INSTALLATION OF THE SECURITY ALARM, AUDIO VISUAL AND OTHER LOW VOLTAGE SYSTEM AS PER OWNER REQUIREMENTS.
 - PROVIDE DEDICATED NEUTRAL WIRE FOR EACH 120V BRANCH CIRCUIT.
 - FIRE ALARM DEVICES SHALL BE FROM THE SAME MANUFACTURER AND 100% COMPATIBLE WITH EXISTING FIRE ALARM PANEL. ALL FIRE ALARM WIRING SHALL BE INSTALLED IN CONDUITS. FIRE ALARM CONTRACTOR SHALL PROVIDE FOR APPROVAL REQUIRED FIRE ALARM SHOP DRAWINGS FOR THIS REMODELED WORK.


ELECTRICAL POWER PLAN LEGEND

Ⓚ	NEW 120V, 20A, TAMPER RESISTANT DUPLEX RECEPTACLE
Ⓚ	NEW 120V, 20A, TAMPER RESISTANT, QUADRUPLEX RECEPTACLE
Ⓚ	NEW 120V, 20A, TAMPER RESISTANT, GFCI DUPLEX RECEPTACLE
Ⓚ	NEW 120V, 20A, TAMPER RESISTANT, GFCI, ABOVE COUNTER DUPLEX RECEPTACLE
Ⓚ	WALL MOUNTED FIRE ALARM STROBE LIGHT/SPEAKER ANNUNCIATOR DEVICE COMBINATION TO BE CONNECTED TO BUILDING FIRE ALARM SYSTEM.
Ⓚ	CEILING MOUNTED FIRE ALARM STROBE LIGHT/SPEAKER ANNUNCIATOR DEVICE COMBINATION TO BE CONNECTED TO BUILDING FIRE ALARM SYSTEM.
Ⓚ	FIRE ALARM STROBELIGHT ANNUNCIATOR DEVICE TO BE CONNECTED TO BUILDING FIRE ALARM SYSTEM.
Ⓚ	FIRE ALARM SMOKE DETECTOR TO BE CONNECTED TO BUILDING FIRE ALARM SYSTEM.
Ⓚ	NEW WALL MOUNTED JUNCTION BOX
Ⓚ	NEW EXHAUST FAN
Ⓚ	NEW WALL MOUNTED TOGGLE SWITCH
Ⓚ	NEW 2 POLE, 30A, 240V TOGGLE SWITCH
Ⓚ	NEW DISCONNECT SWITCH SIZED AS PER EQUIPMENT MANUFACTURER LOAD
Ⓚ	ELECTRICAL PANEL
Ⓚ	NEW DUAL DROP VOICE/DATA RECEPTACLE

- DRAWINGS NOTES**
- SEE ARCHITECTURAL DRAWINGS FOR EXACT MOUNTING HEIGHT AND OTHER INSTALLATION DETAILS FOR ALL NEW OUTLETS AND LOW VOLTAGE DEVICES.
 - COORDINATE WITH FURNITURE MANUFACTURER COMPLETE INSTALLATION AND MOUNTING HEIGHT OF ALL POWER, DATA OUTLETS AND JUNCTIONS BOXES TO FEED WORKSTATIONS IN THE WORKING AREA.
 - NEW FIRE ALARM DEVICES SYSTEM SHALL BE CONNECTED TO EXISTING BUILDING FIRE ALARM PANEL. COORDINATE WITH LOCAL FIRE DEPARTMENT FOR ANY SPECIAL REQUIREMENTS. NEW DEVICES SHALL BE CONNECTED TO EXISTING SYSTEM AND SHALL BE COMPATIBLE WITH EXISTING SYSTEM. FIRE ALARM CONTRACTOR TO PROVIDE COMPLETE FIRE ALARM SHOP DRAWINGS WITH SPECIFICATIONS FOR ENGINEER APPROVAL AND SUBMIT TO LOCAL FIRE DEPARTMENT FOR PERMIT.
 - ENTIRE CEILING OF THIS SPACE IS USED AS A RETURN AIR PLENUM. ONLY PLENUM RATED MATERIAL SHALL BE INSTALLED IN THE PLENUM SPACE.
 - COORDINATE COMPLETE LIGHTING CONTROL INSTALLATION AND FIXTURE SELECTION WITH LIGHTING CONSULTANT AND ARCHITECT BEFORE DOING ANY WORK.
 - COORDINATE COMPLETE NETWORKING, TV, SECURITY, AUDIO/VISUAL AND ALL LOW VOLTAGE SYSTEM INSTALLATION WITH LOW VOLTAGE PROVIDER SELECTED BY OWNER REPRESENTATIVE BEFORE DOING ANY WORK.

LIGHTING CONTROL SCHEDULE

IMAGE	DESCRIPTION AND MODEL NUMBER
	4 BUTTON 2-GROUP CONTROL - PICO WIRELESS REMOTE KEYPAD (PJ2-4B-GWH-L21P)
	2 BUTTON - PICO WIRELESS REMOTE KEYPAD (PJ2-2B-GWH-L01)
	RADIO POWR SAVR WIRELESS CORNER OCCUPANCY SENSOR (LRF2-OKLB-P)
	MAESTRO WIRELESS SWITCH: 120-277V, 8 A, 0-10 V ELECTRONIC FLUORESCENT BALLASTS OR LED DRIVERS, OCCUPANCY/VACANCY SINGLE-POLE SWITCH SENSOR (MRF2S-BS-DV-WH)
	POWPAK DIMMING MODULE WITH 0-10 V CONTROL. (RMJS-8T-DV-B)
	NEW PLUG LOAD CONTROL POWER PACK 20A, RELAY CONTACT PROTECTION, POWERS LOW VOLTAGE SENSORS EQUAL TO LUTRON RMJS-20R-DV-B




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LICENSE NO. AA26001863



RECEIVED DEPARTMENT AGENCY - CHA - BOARD OF PROFESSIONAL ENGINEERS - DELRAY BEACH, FL

HISTORIC WELLBROCK HOUSE

22 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA

DESIGN DELIVERABLE: PERMIT SET
ISSUE DATE: 02/05/2021

PROJECT NUMBER: 1552-191106
DRAWN BY: MD
CHECKED BY: ERT

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SHEET TITLE:

ELECTRICAL RISER DIAGRAM AND GENERAL NOTES

SHEET NUMBER:
E-3



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...engineering for the future

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JOB NUMBER: 21003



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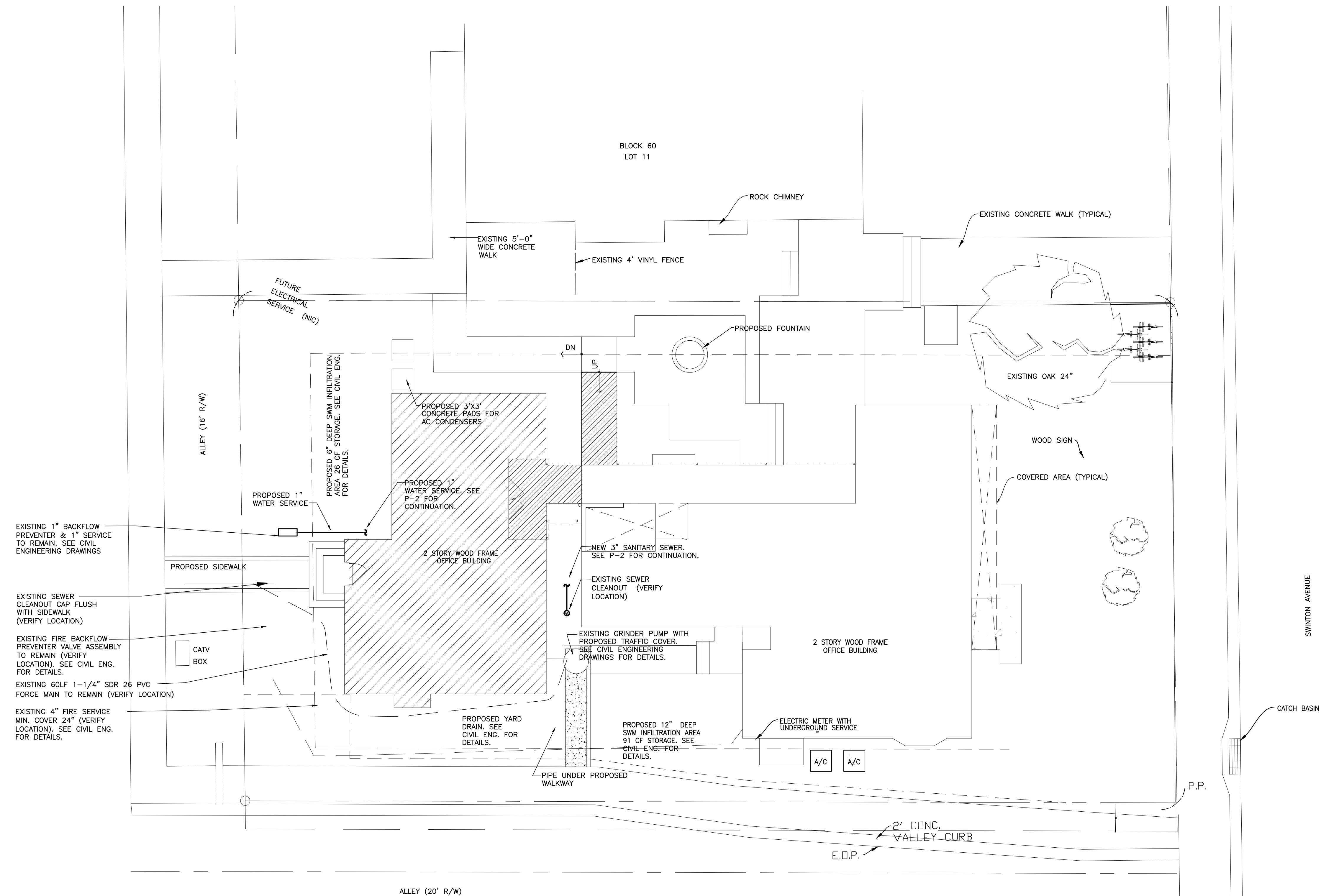
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HISTORIC WELLBROCK HOUSE

22 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA



EXISTING 1" BACKFLOW PREVENTER & 1" SERVICE TO REMAIN. SEE CIVIL ENGINEERING DRAWINGS

EXISTING SEWER CLEANOUT CAP FLUSH WITH SIDEWALK (VERIFY LOCATION)

EXISTING FIRE BACKFLOW PREVENTER VALVE ASSEMBLY TO REMAIN (VERIFY LOCATION). SEE CIVIL ENG. FOR DETAILS.

EXISTING 60LF 1-1/4" SDR 26 PVC FORCE MAIN TO REMAIN (VERIFY LOCATION)

EXISTING 4" FIRE SERVICE MIN. COVER 24" (VERIFY LOCATION). SEE CIVIL ENG. FOR DETAILS.

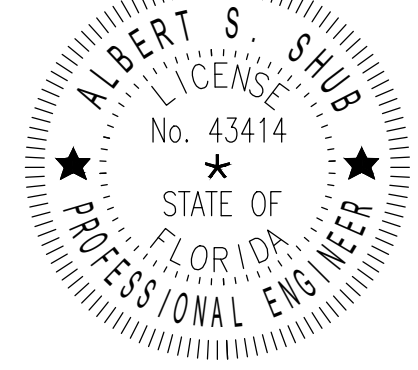
PLUMBING SITE PLAN
SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: PERMIT SET
ISSUE DATE: 02/05/2021

PROJECT NUMBER: 1552-191106
DRAWN BY:
CHECKED BY:

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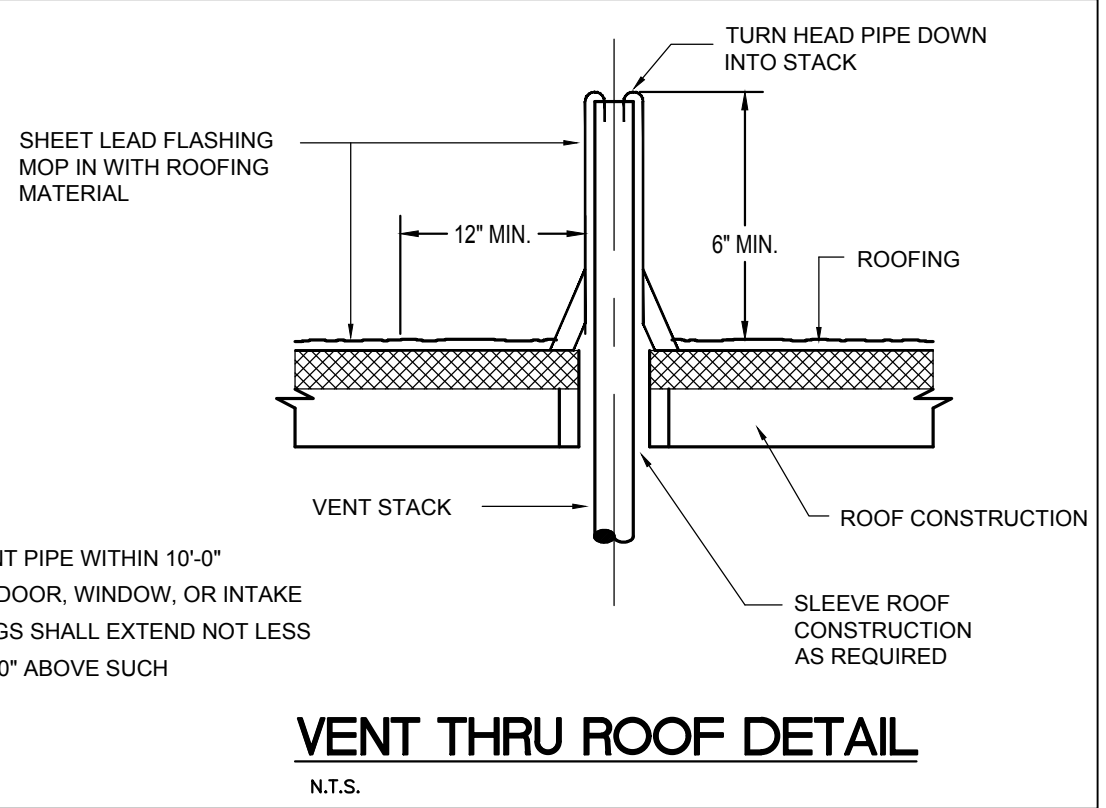
JOB NUMBER: 21003



PROPOSED PLUMBING SITE PLAN

SHEET NUMBER: **P-1**

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VENT THRU ROOF DETAIL
N.T.S.

FIXTURE CONNECTION SCHEDULE						
ITEM	C.W. CONN.	H.W. CONN.	TRAP SIZE	F.U. COUNT	MAX. FLOW RATES	
WATER CLOSET (TANK)	1/2"	—	—	3	PROVIDE 1.28 GPF MAX.	
LAVATORY	1/2"	1/2"	1 1/4"	1	PROVIDE 0.5 G.P.M. AT 60 psi.	
SINK	1/2"	1/2"	1 1/2"	2	PROVIDE 1.5 G.P.M. MAX.	

ELECTRIC TANK WATER HEATER SCHEDULE							
WATER HEATER No.	MANFG.	MODEL	CAPACITY GAL.	TOTAL KW.	VOLTAGE	PHASE	UNIFORM ENERGY FACTOR
EWH	BRADFORD WHITE	LOWBOY RE230LN10	30	4.5	240/1/60	SINGLE	0.92

DRAIN AND CLEANOUT SCHEDULE				
SYMBOL	DESCRIPTION	MFG	MODEL #	
FCO	FINISHED FLOOR CLEANOUT	ZURN	ZN1400-BP	
CO	WALL CLEANOUT	ZURN	ZS1469	
ECO	EXTERIOR CLEANOUT	ZURN	Z1400-BP	

ADDITIONAL COMPLIANCE NOTES

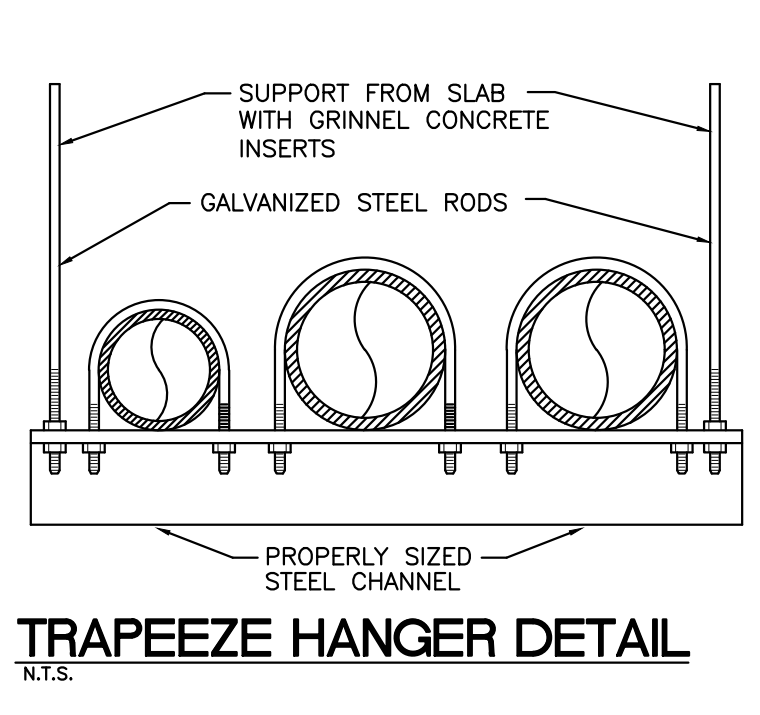
- THESE ENGINEERING DOCUMENTS AND THE INSTALLED PLUMBING SYSTEMS FOR THIS PROJECT ARE INTENDED TO CONFORM TO THE FOLLOWING CODES AND STANDARDS:
 - FLORIDA BUILDING CODE 7TH EDITION (2020)
 - FLORIDA BUILDING CODE PLUMBING 7TH EDITION (2020)
 - AND ALL REFERENCED STANDARDS LISTED IN CHAPTER 14 AS APPLICABLE TO PIPING, FITTINGS, JOINING METHODS/MATERIALS, PLUMBING FIXTURES, AND EQUIPMENT.
 - FLORIDA ENERGY CONSERVATION CODE 7TH EDITION (2020)
 - FLORIDA FIRE PREVENTION CODE 7TH EDITION (2020)
 - AMERICAN SOCIETY OF PLUMBING ENGINEERS DESIGN HANDBOOKS
 - AMERICANS WITH DISABILITIES ACT 2010.
 - FAIR HOUSING ACT.
- IF WORK AS LAID OUT, INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL ORDINANCES, BUILDING CODES AND REGULATIONS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS HOW TO PROCEED.
- ALL EQUIPMENT IS TO BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS, SPECIFICATIONS, AND RECOMMENDATIONS FOR SAFE AND EFFICIENT OPERATIONS. ALL MANUFACTURER OPERATION AND MAINTENANCE GUIDES SHALL BE ISSUED TO THE BUILDING OPERATOR AFTER SUCCESSFUL COMPLETION OF MAINTENANCE AND/OR PREVENTATIVE MAINTENANCE PROCEDURES TRAINING OF THE BUILDING OPERATORS.

GENERAL PLUMBING NOTES

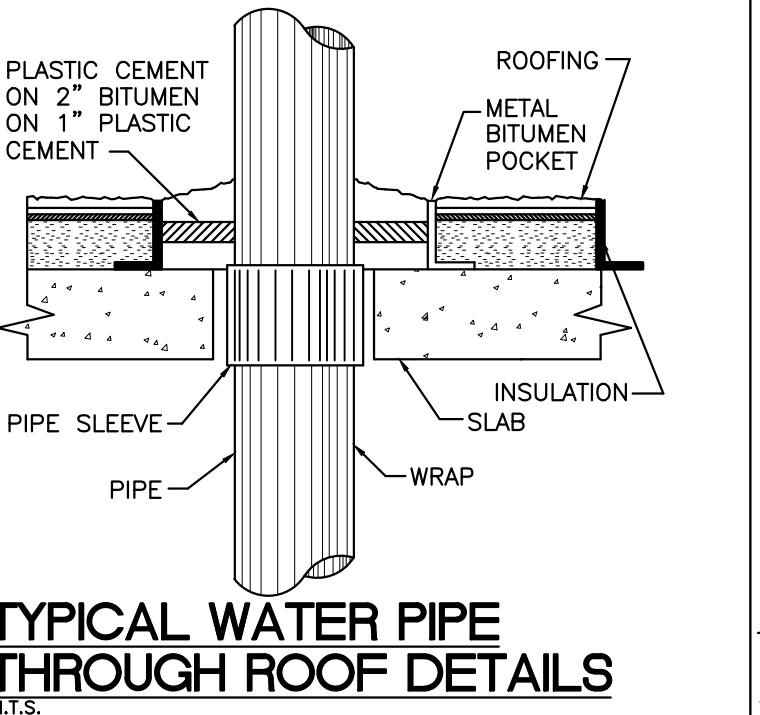
- ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL ORDINANCES AND BUILDING CODES GOVERNING THE INSTALLATION OF THE PLUMBING SYSTEM. IF WORK AS LAID OUT, INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL ORDINANCES, BUILDING CODES AND REGULATIONS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS HOW TO PROCEED.
- THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS, UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE STRUCTURAL, ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK, CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEAD ROOM, AND SPACE CONDITIONS AT ALL POINTS, WHERE HEAD ROOM, OR SPACE CONDITIONS APPEAR INADEQUATE, ARCHITECT/ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATIONS IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF THE WORK.
- EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL PLUMBING ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, AIR CONDITIONING, ELECTRICAL AND SPRINKLER DRAWINGS WITHOUT ADDITIONAL EXPENSE TO THE OWNER. IF DISCREPANCIES, CONFLICTS, INTERFERENCES OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE ARCHITECT/ENGINEER IN AMPLE TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SUBMITTED.
- INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT REMOVAL AND REPLACEMENT OF ITEMS OF WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT AND WORKMANLIKE APPEARANCE. REMOVAL AND REPLACEMENT IS TO BE DONE IMMEDIATELY WHEN DIRECTED BY THE OWNER IN WRITING, AT THE SOLE EXPENSE OF THE CONTRACTOR.
- START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF ALL CLAIMS OR QUESTIONS AS TO SUITABILITY OF THE WORK OF OTHER TRADES OR OTHER CONTRACTORS TO RECEIVE HIS WORK. THIS CONTRACTOR SHALL REMOVE AND REPLACE AT HIS EXPENSE, ALL PLUMBING WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCES WITH OTHER TRADES.
- THIS CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE FEES, PERMITS ASSOCIATION DUES, ROYALTIES, AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAY ALL INSPECTION FEES AS MAY BE REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF THE LAWS, RULES OR ORDINANCES.
- PROVIDE MEANS "FURNISHED AND INSTALL".
- DO A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.
- SHOP DRAWINGS: THIS CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.
- AT COMPLETION OF JOB THE PLUMBING CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE SEPIAS SHOWING THE EXACT INSTALLATION.
- PLUMBING CONTRACTOR SHALL PRESSURE TEST ALL PIPING AS REQUIRED BY CODE. TEST SHALL BE WITNESSED AND APPROVED BY PROPER AUTHORITIES.
- THE PLUMBING CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM THE DATE OF FINAL WORK ACCEPTANCE BY OWNER. ANY BREAKDOWN OCCURRING IN FIRST YEAR SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.
- PLUMBING FIXTURES SHALL BE SPECIFIED BY THE OWNER AND SHALL BE PROVIDED /BY THE PLUMBING CONTRACTOR. WATER HEATERS SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR.
- PROVIDE SHUTOFF VALVE FOR EACH FIXTURE.
- WHEREVER DISSIMILAR METALS ARE TO JOINED, A DIELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.
- PLUMBING CONTRACTOR SHALL PROVIDE AIR CONDITIONING CONDENSATE DRAIN AND TRAP, SEE AIR CONDITIONING PLANS FOR LOCATION OF UNITS.
- THE POTABLE WATER DISTRIBUTION SYSTEM SHALL BE TESTED IN ACCORDANCE WITH FBPC SECTION 312.5., IN WHICH THE WATER SUPPLY SYSTEM SHALL BE TESTED TIGHT UNDER A WATER PRESSURE NOT LESS THAN THE WORKING PRESSURE OF THE SYSTEM; OR, FOR PIPING SYSTEMS OTHER THAN PLASTIC, BY AN AIR TEST OF NOT LESS THAN 50 PSI (344 KPA) AND THE PRESSURE SHALL BE HELD FOR NOT LESS THAN 15 MINUTES.
- DRAINAGE AND VENT FINAL TEST SYSTEM SHALL BE TESTED IN ACCORDANCE WITH FBPC SECTION 312.4., IN WHICH A SMOKE TEST IS UTILIZED BY FILLING ALL TRAPS WITH WATER AND THEN INTRODUCING INTO THE ENTIRE SYSTEM A PLURGENT, THICK SMOKE PRODUCED BY ONE OR MORE SMOKE MACHINES.WHEN THE SMOKE APPEARS AT STACK OPENINGS ON THE ROOF, THE STACK OPENINGS SHALL BE CLOSED AND A PRESSURE EQUIVALENT TO A 1-INCH WATER COLUMN (248.8 PA) SHALL BE HELD FOR A TEST PERIOD OF NOT LESS THAN 15 MINUTES.

17. MATERIALS:

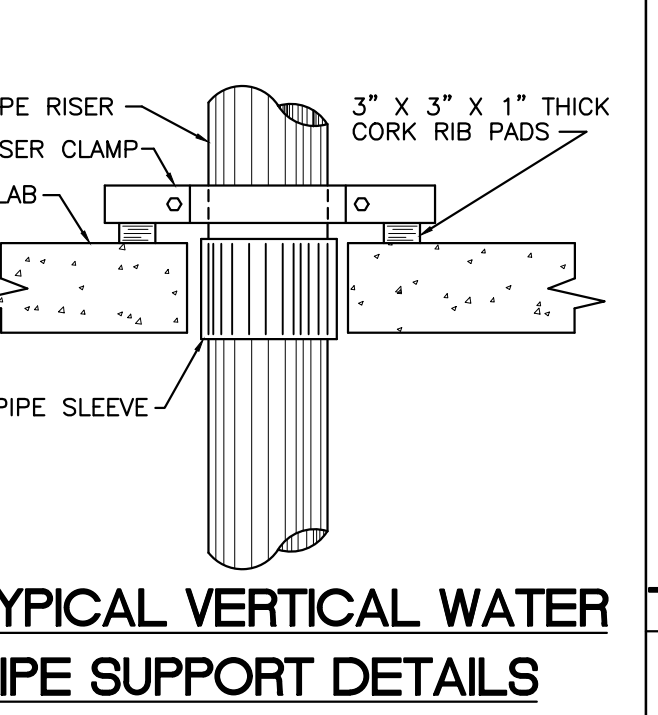
- DOMESTIC WATER PIPING:
 - COLD WATER PIPING DOWNSTREAM OF WATER METER SHALL BE FLOWGUARD GOLD (CTS) CPVC PIPE OR EQUAL MANUFACTURED FROM VIRGIN RIGID CPVC VINYL COMPOUNDS WITH A CELL CLASS OF 24448 AS IDENTIFIED IN ASTM D 1784. FLOWGUARD GOLD CTS CPVC PIPE AND FITTINGS SHALL CONFORM TO ASTM D 2846. PIPE AND FITTINGS SHALL BE MANUFACTURED AS A SYSTEM BY THE MANUFACTURER OR ONE MANUFACTURER. ALL PIPE AND FITTINGS SHALL BE MANUFACTURED IN THE UNITED STATES. PIPE AND FITTINGS SHALL CONFORM TO NATIONAL SANITATION FOUNDATION (NSF) STANDARDS 14 AND 61, AND ARE TO BE INSTALLED BY FACTORY TRAINED AND CERTIFIED CPVC PIPE FITTERS. ALL HOT WATER LINES AND HWL LINES SHALL BE INSULATED WITH 1"THICK FIBERGLASS INSULATION (UP TO 1-1/4"Ø PIPE) & 1-1/2" INSULATION FOR 1-1/2"Ø PIPE AND UP).
- SANITARY DRAINAGE, WASTE, VENT, AND STORM DRAINAGE PIPING:
 - DRAINAGE PIPING - SANITARY AND STORM DRAINAGE PIPING SHALL BE SOLVENT WELDED (P/S) SCH. 40 SOLID WALL PVC PIPE AND FITTING CONFORMING TO ASTM D-1785 AND ASTM D-2685. PIPE AND FITTINGS SHALL BE THE PRODUCT OF THE SAME MANUFACTURER AND MADE IN THE USA. ALL PIPE AND FITTINGS SHALL CONFORM TO NSF STANDARD 14. ALL PIPING INSTALLED IN CONCRETE FOUNDATION SHALL BE PROTECTED WITH 15MIL CLASS A PLASTIC SHEATHING. PLASTIC PIPING INSTALLED WITHIN OCCUPIED AREAS OF THE BUILDING SHALL BE SOUND INSULATED USING 1.5" THICK DUCT WRAP INSULATION. PLASTIC PIPING INSTALLED IN RETURN AIR PLENUMS SHALL BE WRAPPED WITH 3M PLENUM WRAP OR APPROVED ALTERNATE MATERIAL/METHOD.
- CONDENSATE DRAINAGE:
 - CONDENSATE DRAINAGE PIPING INSTALLED UNDERGROUND BELOW THE BUILDING, SHALL BE SOLVENT WELDED SOLID WALL SCH.40 PVC PIPING AND FITTING CONFORMING TO ASTM D-1785 AND ASTM D-2685. CONDENSATE DRAIN PIPING INSTALLED WITHIN THE BUILDING AND IN PARTITION SPACES SHALL BE SHARP END PVC PIPE AND FITTINGS. CONDENSATE DRAINAGE PIPING RETURN AIR PLENUMS, INCLUDING ALL AIR CONDITIONING EQUIPMENT CLOSETS SHALL BE FLOWGUARD GOLD CPVC PIPE AND FITTING FOR PIPE SIZES UP TO 1 INCH. ANY CONDENSATE DRAIN PIPING LARGER THAN 1 INCH AND INSTALLED WITHIN A RETURN AIR PLENUM OR AIR CONDITIONING EQUIPMENT CLOSET SHALL BE DW COPPER OR CAST IRON PIPE. ALL CONDENSATE DRAIN PIPING, EXCEPT THAT INSTALLED UNDERGROUND SHALL BE FULLY INSULATED WITH 1/2" ARMAFLEX.
- WATER HEATER PRESSURE/TEMPERATURE RELIEF VALVE DISCHARGE LINE SHALL BE TYPE "L" COPPER TUBE.
- ALL HORIZONTAL SANITARY PIPING SHALL SLOPE AT 1/8 INCH PER FOOT MINIMUM UNLESS NOTED OTHERWISE.
- DOMESTIC WATER SUPPLY ASSEMBLY: CHROME FINISH TUBING WITH ANGLE.
- DRAIN PAN LINES OR RVD LINES: SAME AS SANITARY LINES.
- VALVES: DOMESTIC WATER VALVES SHALL BE OF BRONZE BODY, SWEAT ENDS.
- PIPING TEST AND DISINFECTIONS:
 - A. TEST: ALL SANITARY AND DOMESTIC WATER SUPPLY PIPING SHALL BE TESTED FOR LEAKS BEFORE PIPING IS CONCEALED OR CONNECTED TO EQUIPMENT AND PLUMBING FIXTURES.
 - B. DISINFECTION: ALL DOMESTIC WATER SUPPLY PIPING SHALL BE DISINFECTED BY INTRODUCING A SOLUTION OF CALCIUM HYPOCHLORITE OF 50 PARTS PER MILLION OF CHLORIDE AND AS PER AWWA STANDARDS.
- CLEANOUTS:
 - A. WALL: SEE SCHEDULE
 - B. FINISHED FLOOR: SEE SCHEDULE
- ***ALL WALL CLEAN OUTS (C.O.) TO BE LOCATED IN ACCESSIBLE LOCATION.
- ALL OUTDOORS FLOOR CLEAN OUTS SHALL BE TERMINATED UP TO GRADE AND SHALL BE MARKED
- ALL SLABS PENETRATIONS SHALL BE SEALED TO MAINTAIN THE STRUCTURES FIRE RATING AND INTEGRITY, REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- ALL SANITARY RISERS VENTS TROUGH ROOF SHALL BE TERMINATED A MIN. OF 10FT FROM ANY VENTILATION ROOF CAP. OFFSET STACKS AS NECESSARY. COMBINATION WASTE AND VENT.
- ALL HORIZONTAL SANITARY PIPES 2-1/2"Ø OR LESS SHALL BE AT 1/4" PER FOOT SLOPE AND 3"Ø OR MORE AT 1/8" PER FOOT SLOPE PER 2017, 6th EDITION FBPC SECT. 704.



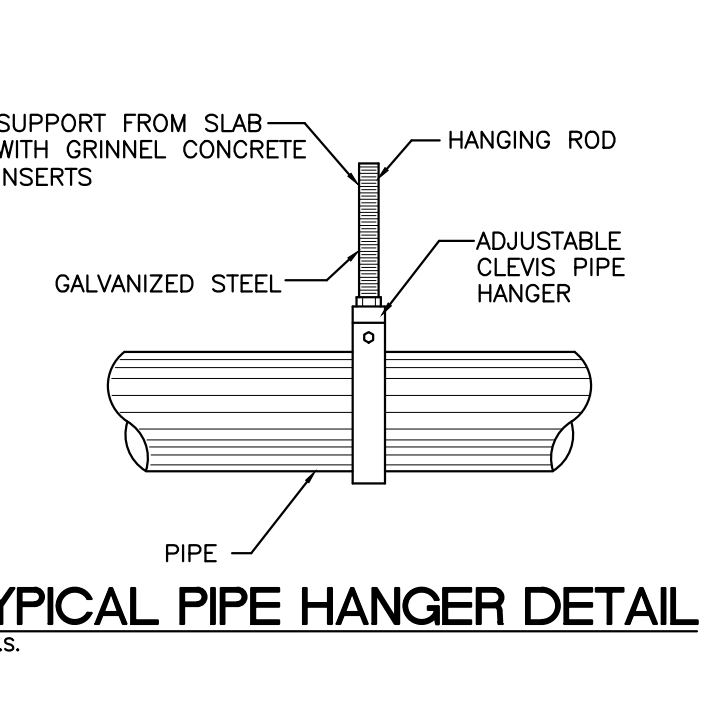
TRAPEEZE HANGER DETAIL
N.T.S.



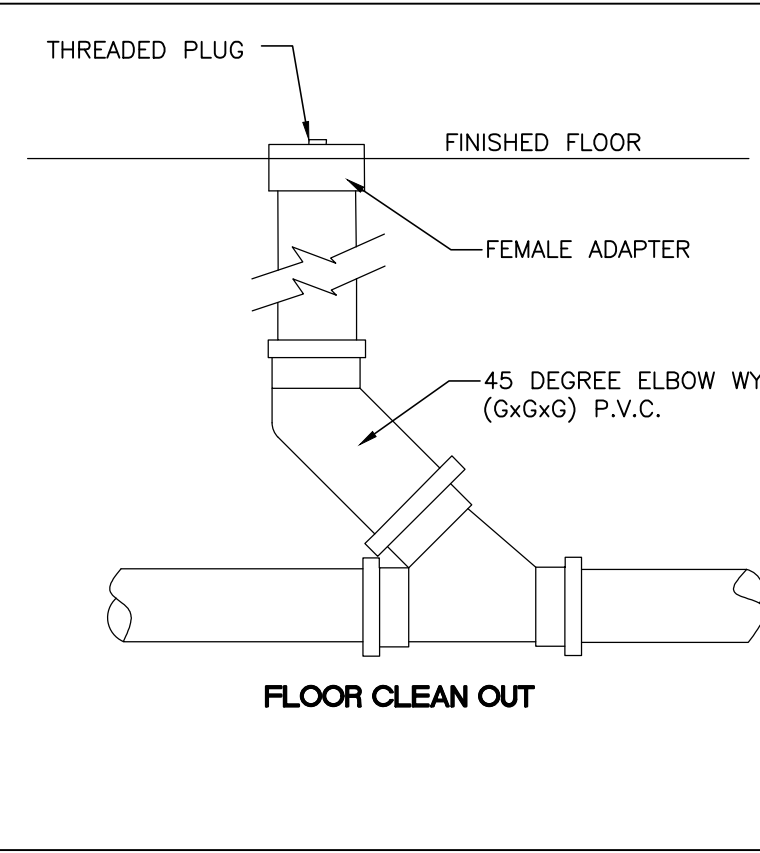
TYPICAL WATER PIPE THROUGH ROOF DETAILS
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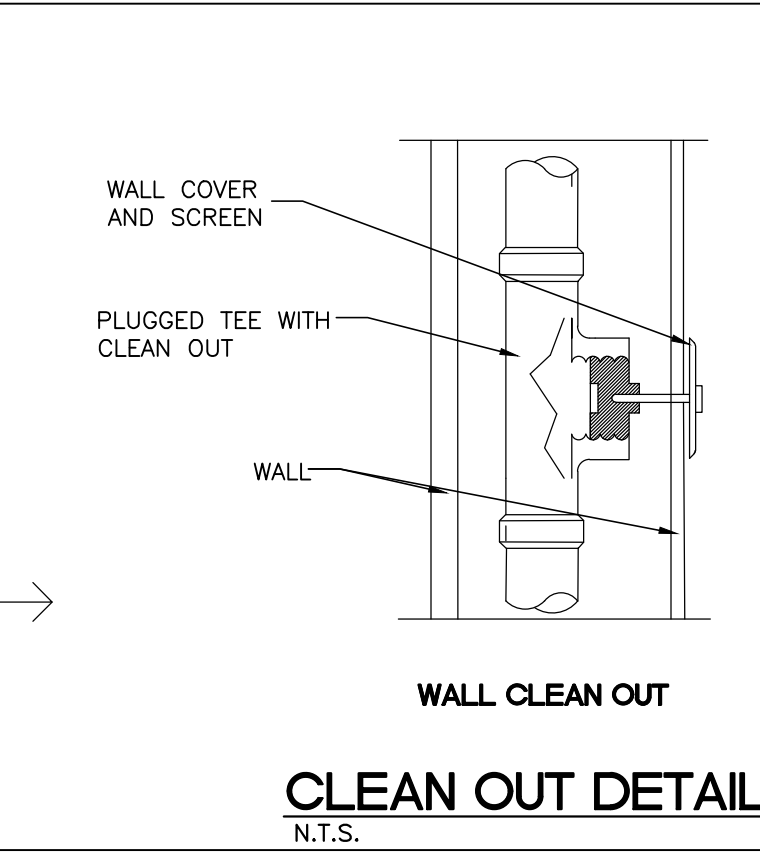
TYPICAL VERTICAL WATER PIPE SUPPORT DETAILS
N.T.S.



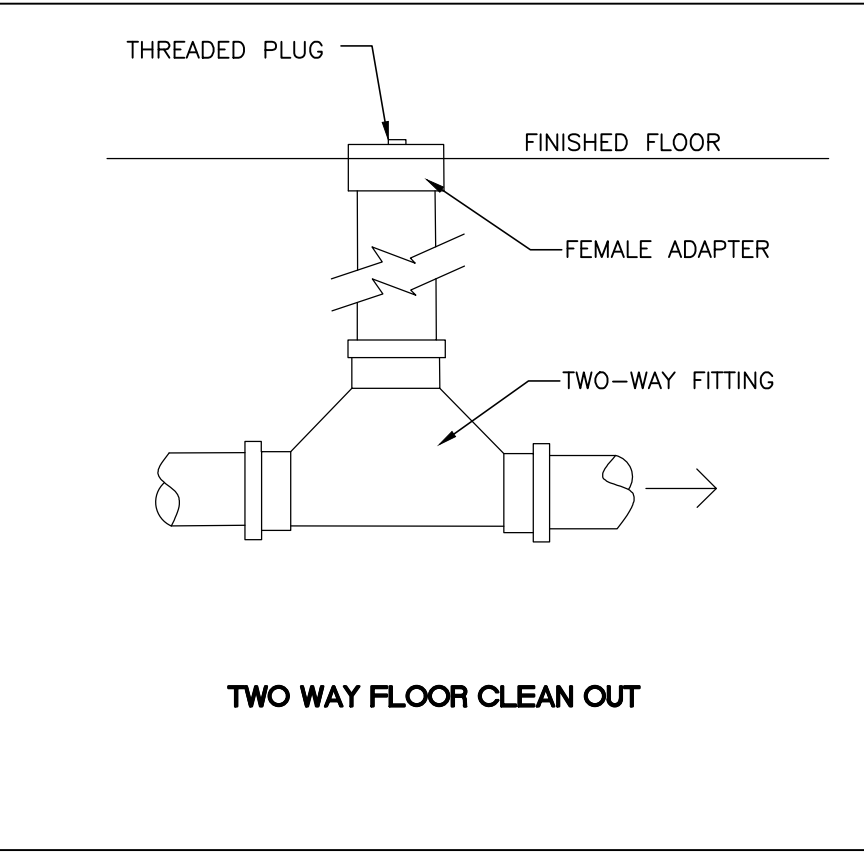
TYPICAL PIPE HANGER DETAIL
N.T.S.



FLOOR CLEAN OUT

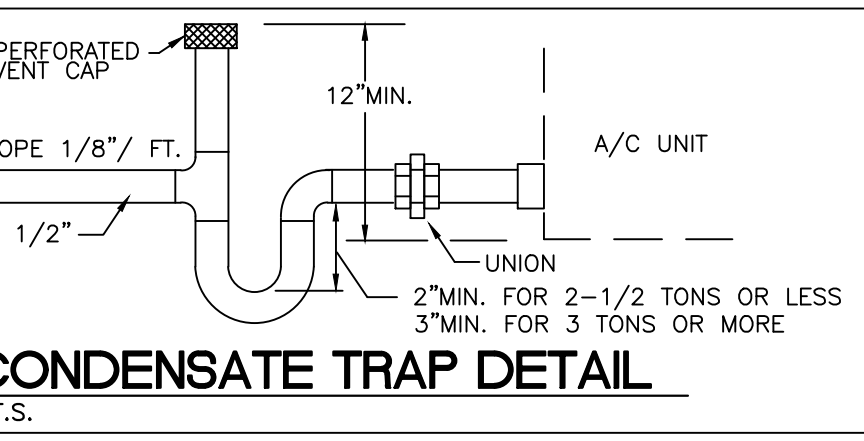


WALL CLEAN OUT

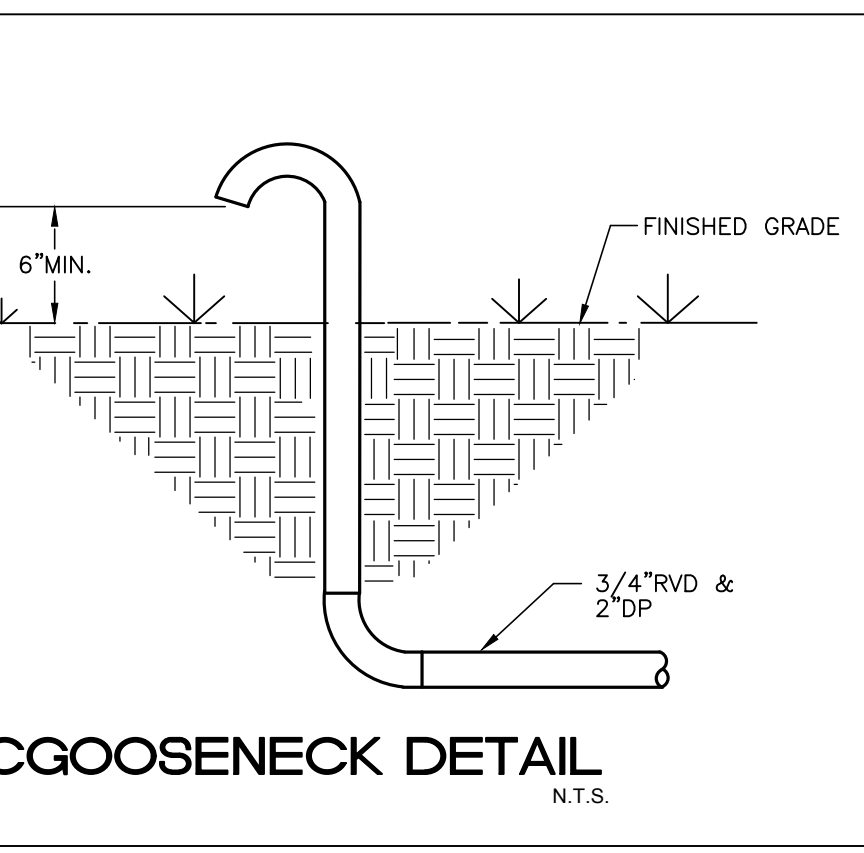


TWO WAY FLOOR CLEAN OUT

CLEAN OUT DETAIL
N.T.S.



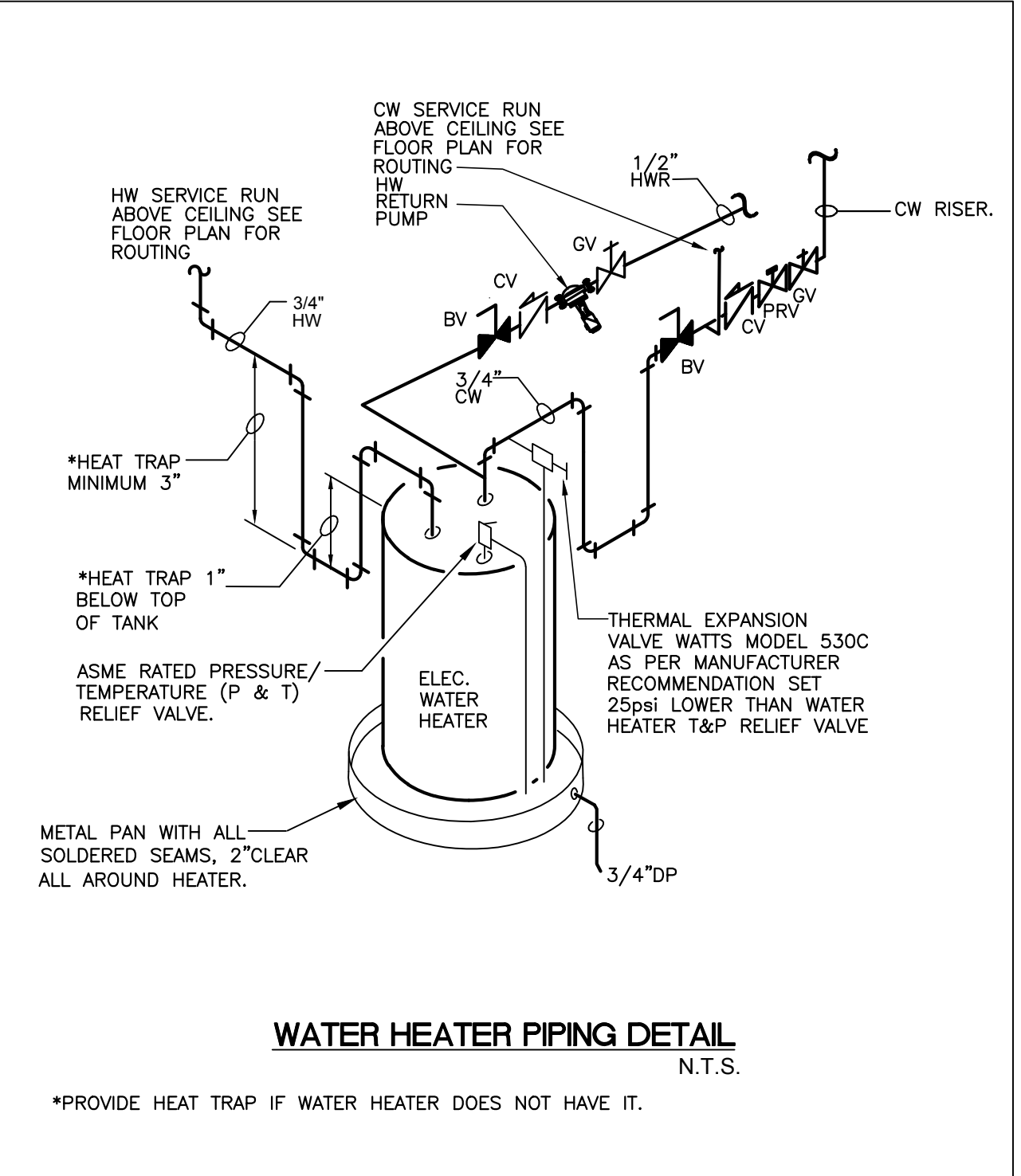
CONDENSATE TRAP DETAIL
N.T.S.



GOOSENECK DETAIL
N.T.S.

PLUMBING LEGEND

L LAVATORY	--- SOIL OR WASTE LINE
W.C. WATER CLOSET	- - - VENT LINE
SK KITCHEN SINK	--- COLD WATER LINE
V VENT	- - - HOT WATER RETURN LINE
AC AIR CONDITIONING UNIT	--- HOT WATER LINE
CD CONDENSATE DRAIN	- CD CONDENSATE DRAIN LINE
H.B. HOSE BIB W/BACK-FLOW PREVENTER	- RVD RELIEF VALVE AND DRAIN PAN DISCHARGE LINE
RVD RELIEF VALVE DISCHARGE	+→ HOSE BIB W/BACK FLOW PREVENTER
DP DRAIN PAN	⊥ GATE VALVE
GV GATE VALVE	⊥ CHECK VALVE
CV CHECK VALVE	
HW HOT WATER	
CW COLD WATER	
dfu DRAINAGE FIXTURE UNITS	
cwsfu COLD WATER SUPPLY FIXTURE UNITS	
W.H. WATER HEATER	
FCO FLOOR CLEANOUT	
C.O. CLEANOUT	
V.T.R. VENT-THRU-ROOF	



WATER HEATER PIPING DETAIL
N.T.S.

*PROVIDE HEAT TRAP IF WATER HEATER DOES NOT HAVE IT.



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HISTORIC WELLBROCK HOUSE
22 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444
CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION

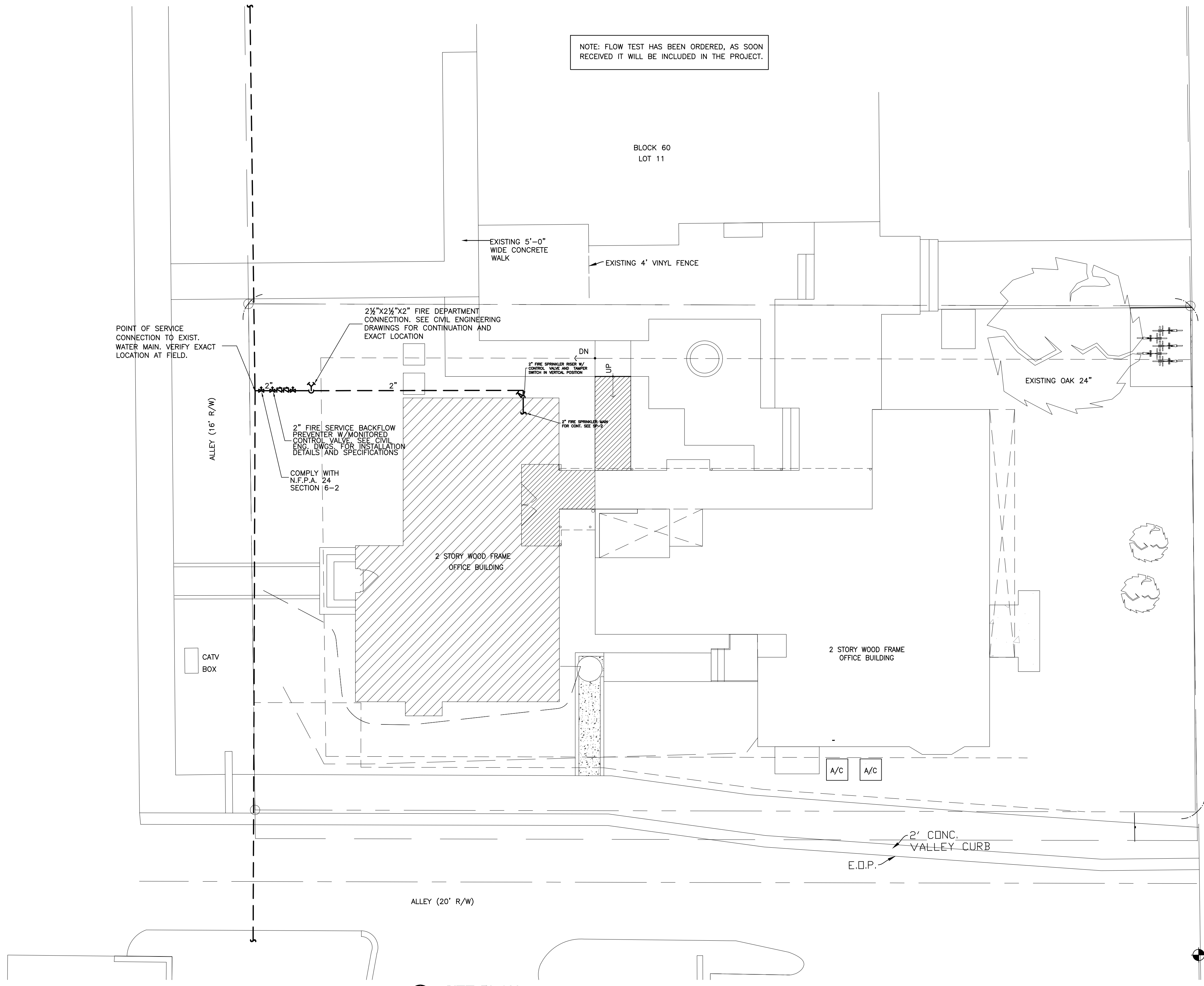
DESIGN DELIVERABLE: PERMIT SET
ISSUE DATE: 02/05/2021

PROJECT NUMBER: 1552-191106
DRAWN BY:
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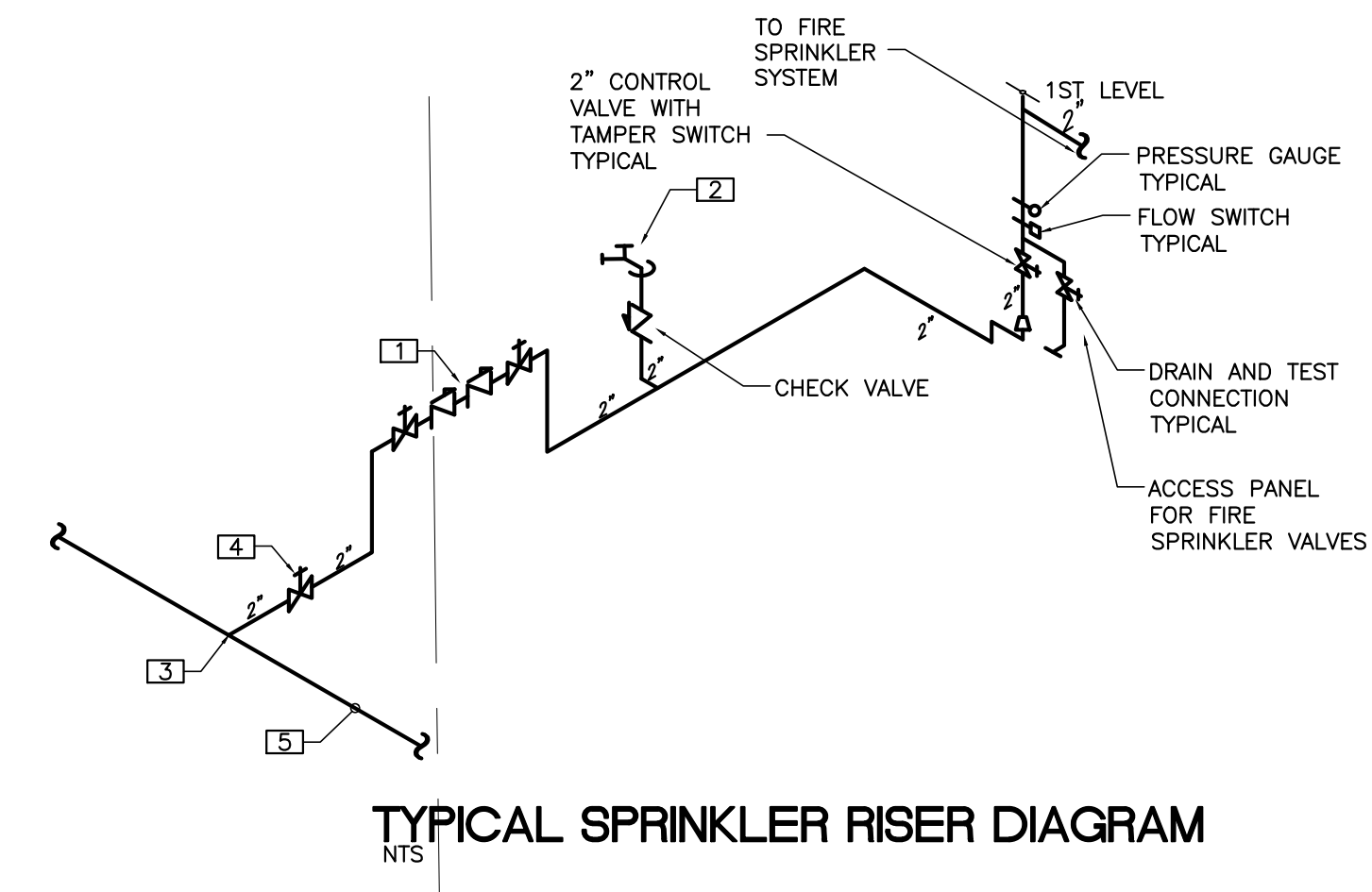
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SHEET TITLE:
PLUMBING DETAILS AND NOTES

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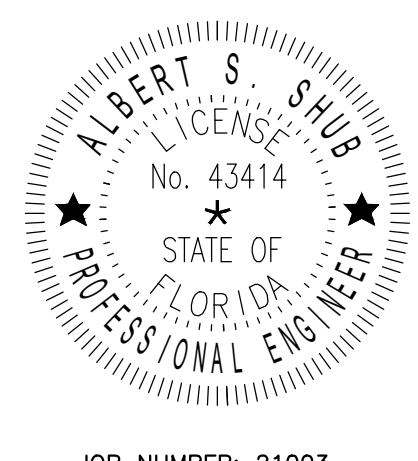
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- NOTES**
- 1 2" BACK FLOW PREVENTER
 - 2 2 1/2" x 2 1/2" FIRE DEPARTMENT CONNECTION. SHALL BE LOCATED NOT LESS THAN 18" NOR MORE THAN 48" ABOVE THE LEVEL OF THE ADJOINING GROUND, SIDEWALK, OR GRADE. W/CHECK VALVE IN VERTICAL
 - 3 POINT OF SERVICE
 - 4 CONTROL VALVE, COMPLY WITH N.F.P.A. 24 SECTION 6-2
 - 5 EXISTING DIP WATER MAIN



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



JOB NUMBER: 21003

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HISTORIC WELLBROCK HOUSE

22 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: PERMIT SET
ISSUE DATE: 02/05/2021

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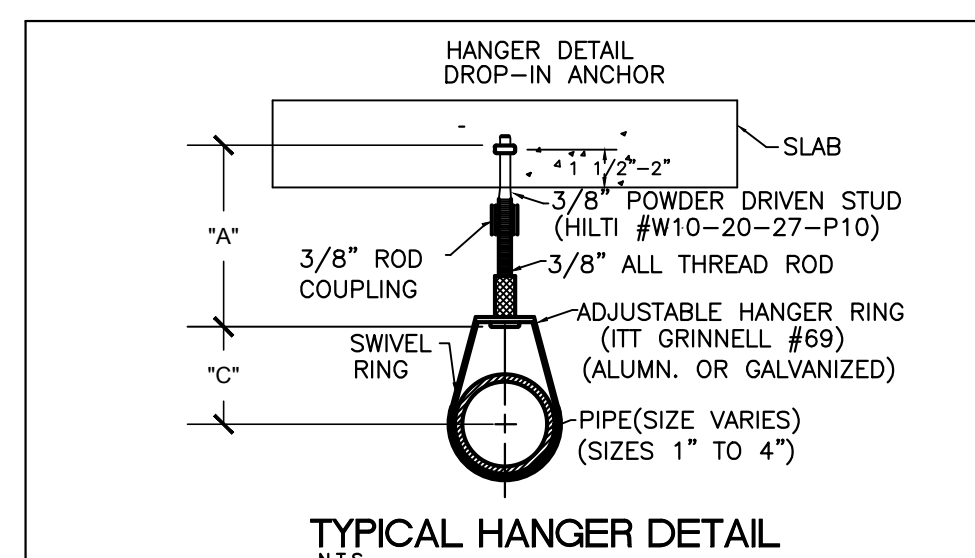
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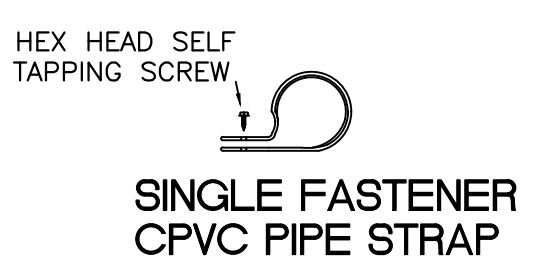
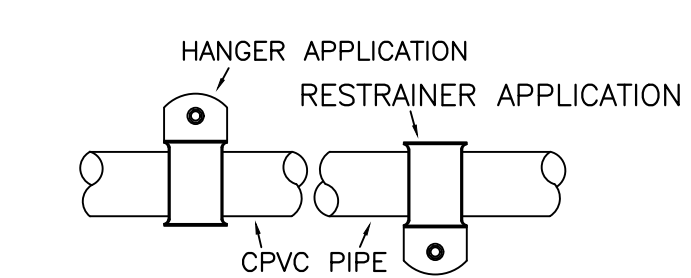
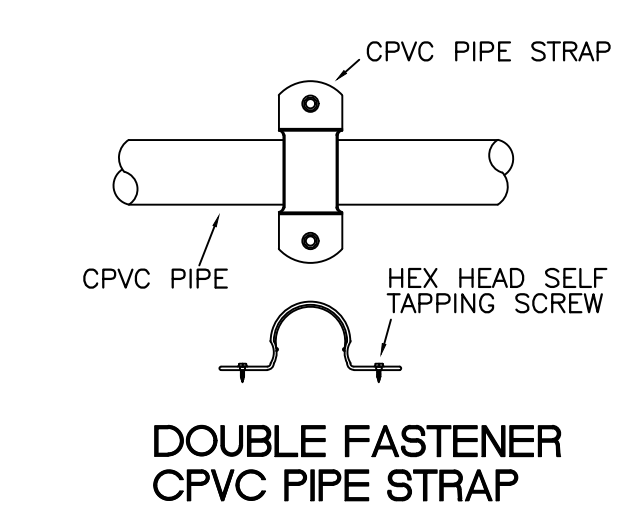
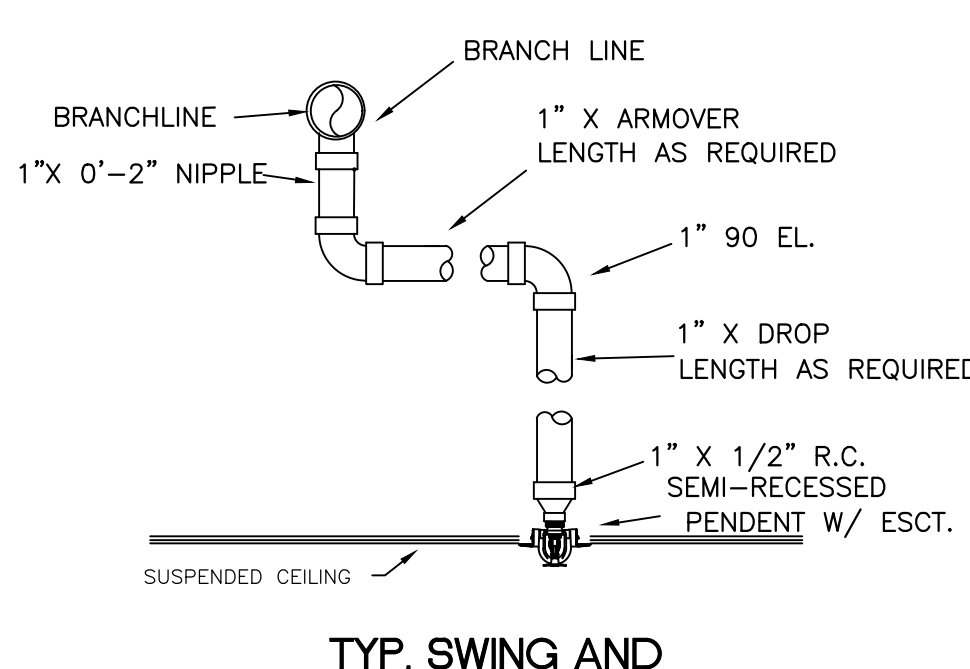
SHEET TITLE:

SITE PLAN

SHEET NUMBER:
SP-1



PIPE SIZE	ROD SIZE	TYPE OF FASTENER	MIN. 'C' DIM.	MAX. 'C' DIM.
3/4"	3/8"	1-3/8" X 1-17/32" DROP-IN ANCHOR	1/2"	1-5/8"
1"			5/8"	1-3/4"
1-1/4"			13/16"	1-7/8"
1-1/2"			15/16"	2"
2"			1-3/16"	2-3/8"
2-1/2"	1/2"	1-1/2" X 2-1/32" DROP-IN ANCHOR	1-7/16"	2-3/4"
3"			1-3/4"	3-1/4"
3-1/2"			2"	3-5/8"

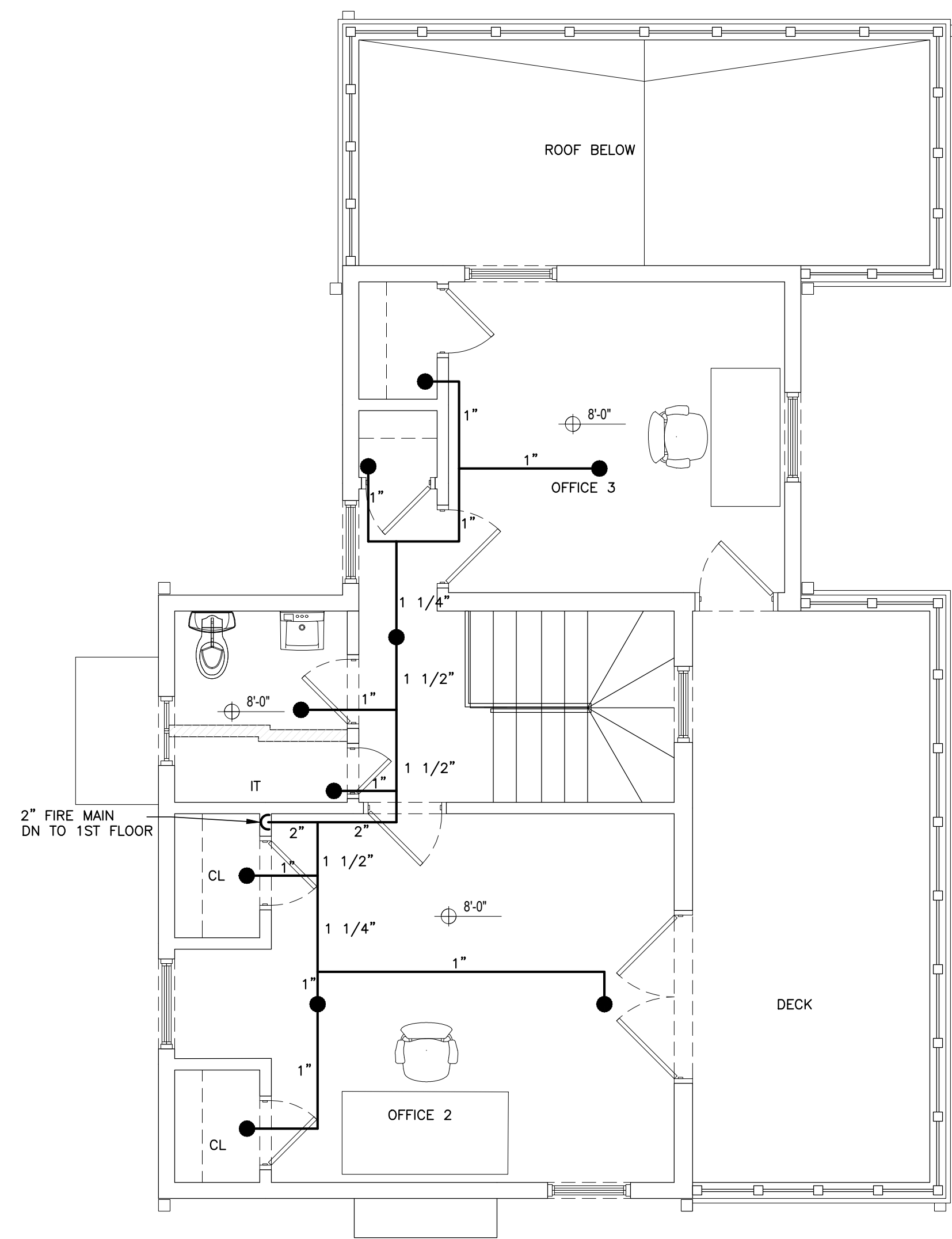


SPRINKLER HEAD LEGEND								
SYMBOL	SERVICE	K FACTOR	TEMP. RATING	ORIFICE	MODEL	MFG.	COVERAGE	MAX.SPACING
●	OFFICE AREA	5.6	155°F	1/2"	TY-RFII NEW CONCEALED TY-3531 QUICK RESP.	TYCO	15'x15'	7'-6"
◀	OFFICE AREA	5.6	155°F	1/2"	TY-FRB RECESSED SIDEWALL TY-3331-Q,R	TYCO	15'x16'	7'-6"

MAXIMUM DISTANCE BETWEEN HANGERS (FT-IN)										
NOMINAL SIZE (IN)	1/2	1	1 1/2	2	2 1/2	3	3 1/2	4	6	8
CPVC	5-6	6	6-6	7-0	8-0	9-0	10-0	N/A	N/A	N/A
STEEL SCH.40	N/A	12-0	12-0	15-0	15-0	15-0	15-0	15-0	15-0	15-0

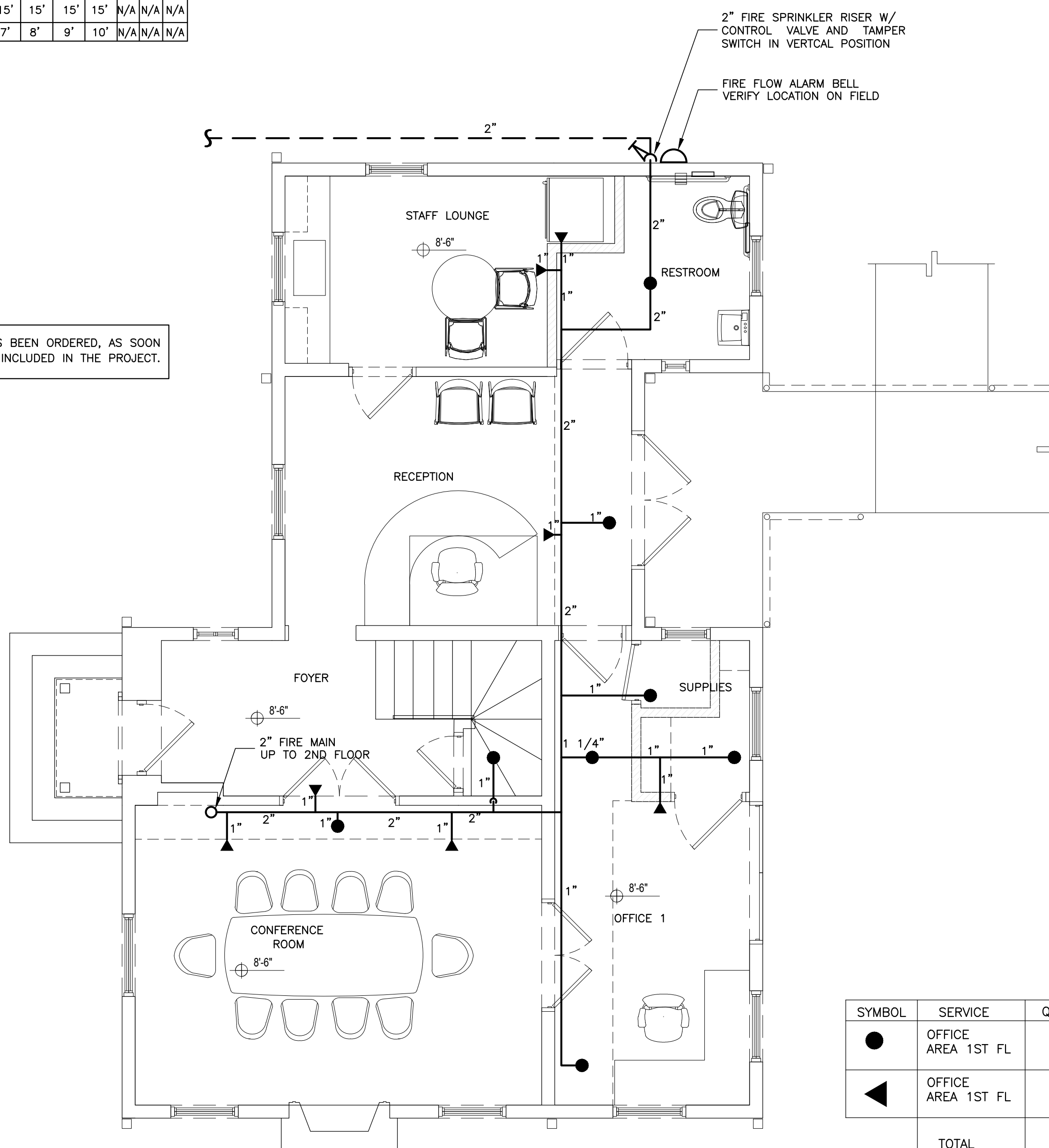
MAXIMUM DISTANCE BETWEEN HANGERS (FT-IN)										
NOMINAL SIZE (IN)	1/2	1	1 1/2	2	2 1/2	3	4	6	8	
STEEL	N/A	12'	15'	15'	15'	15'	15'	N/A	N/A	
CPVC	5'-6"	6'	6'-6"	7'	8'	9'	10'	N/A	N/A	

* ALL HEADS SERVING MECHANICAL, ELECTRICAL, GENERATOR, AND POOL EQUIPMENT ROOMS SHALL BE WAX COATED.



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

NOTE: FLOW TEST HAS BEEN ORDERED, AS SOON RECEIVED IT WILL BE INCLUDED IN THE PROJECT.



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

SYMBOL	SERVICE	QUANTITY
●	OFFICE AREA 2ND FL	10
◀	OFFICE AREA 1ST FL	7
	TOTAL	10

SYMBOL	SERVICE	QUANTITY
●	OFFICE AREA 1ST FL	8
◀	OFFICE AREA 1ST FL	7
	TOTAL	15

WATER BASED FIRE PROTECTION SYSTEM NOTES AND OUTLINE SPECIFICATIONS

- THE FIRE PROTECTION SYSTEM SUPPLIED UNDER THIS CONTRACT AND SPECIFICATION IS A NEW WET PIPE SPRINKLER OR COMBINED SYSTEM TO BE INSTALLED IN ALL AREAS OF THE BUILDING AS SHOWN ON CONTRACT DOCUMENTS AND AS REQUIRED BY THE FOLLOWING APPLICABLE CODES & STANDARDS WHEN APPLICABLE:
 - A. FLORIDA BUILDING CODE - 2020 EDITION
 - B. FLORIDA FIRE PREVENTION CODE 2020 EDITION - (7TH EDITION) (BASED ON 2015 EDITIONS OF NFPA 1 AND 101)
 - C. NFPA 13 - 2016 EDITION
 - D. NFPA 14 - 2016 EDITION
 - E. UNDERWRITERS LABORATORIES FIRE PROTECTION EQUIPMENT DIRECTORY
 - F. LOCAL REGULATIONS ON FIRE SAFETY CODE FOR FIRE PROTECTION SYSTEMS.
 - G. FLORIDA STATUTES 61G15-32.003 & 61G15-32.004
- DESIGN APPROACH:
 - A. SYSTEM TYPE = MODIFICATION TO EXISTING WET PIPE SPRINKLER SYSTEM
 - B. DESIGN DENSITIES: LIGHT HAZARD = 0.10gpm/sq.ft. 1,500sq.ft.
- DEVICE TEMP. RATING: SEE SPRINKLER HEAD SCHEDULE.
- HEAD SPACING: SEE SPRINKLER HEAD SCHEDULE.
- CLASSIFICATION OF HAZARDS:
 - A. LIGHT HAZARD OCCUPANCIES: OFFICE, WORK STATION AND PRINTER STATION
- POINT OF SERVICE - THE POINT OF SERVICE IS EXISTING AND WILL NOT BE DISTURBED BY THIS SCOPE OF WORK
- WATER SUPPLY - WATER SUPPLIES FOR THIS SYSTEM IS EXISTING AND WILL NOT BE DISTURBED OR MODIFIED BY THIS SCOPE OF WORK. THE EXISTING FIRE PUMP IS FED FROM A PRIVATE MAIN THAT IS CONNECTED TO THE CIRCULATING MUNICIPAL SYSTEM.
- FLOW TEST DATA - FLOW TEST DATA IS NOT AVAILABLE AT TIME OF PERMITTING. HOWEVER, THE SCOPE OF WORK INCLUDED WILL NOT INCREASE THE WATER SUPPLY DEMAND OVER THE DEMAND OF THE BALANCE OF THE EXISTING DEMAND
- VALVING AND ALARMING - SPRINKLER VALVES AND ALARMS ARE EXISTING, FUNCTIONAL, AND WILL NOT BE DISTURBED BY THIS SCOPE OF WORK
- BACKFLOW PREVENTION - BACKFLOW PREVENTER IS EXISTING AND WILL NOT BE DISTURBED BY THIS SCOPE OF WORK. NO NEW BACKFLOW PREVENTER WILL BE ADDED.
- THE FIRE SPRINKLER CONTRACTOR SHALL:
 - A. PAY FOR ALL PERMIT FEES, INSPECTION, AND CONNECTION CHARGES AS REQUIRED.
 - B. COORDINATE INSTALLATION WITH OTHER TRADES. VERIFY SPACE CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS AND EQUIPMENT.
 - C. SUBMIT SHOP DRAWINGS, EQUIPMENT, AND MATERIAL SUBMITTALS TO ENGINEER FOR APPROVAL PRIOR TO ORDERING. ANY DESIGN DEVIATION FROM THE CONTRACT DOCUMENTS SHALL BE SUPPLEMENTED WITH NEW HYDRAULIC CALCULATIONS.
 - D. GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
 - E. ALL AUTOMATIC FIRE SPRINKLER PIPING, INCLUDING THE UNDERGROUND FIRE SERVICES SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR AS PER FLORIDA ADMINISTRATIVE CODE RULE 4A-46 AND STATUTE 489.105(N).
- SPRINKLER HEADS SHALL BE UL LISTED FOR FIRE PROTECTION SERVICE WITH QUICK RESPONSE ELEMENTS. EACH SPRINKLER SHALL BE LISTED FOR THE OCCUPANCY CLASSIFICATION OF THE ROOM IN WHICH THE SPRINKLER IS INSTALLED. SEE SPRINKLER HEAD SCHEDULE FOR MORE INFORMATION.
- ALL FIRE PROTECTION PIPING SHALL BE IN ACCORDANCE WITH NFPA 13 AND LISTED BY THE AMERICAN SOCIETY FOR TESTING MATERIALS, U.L., AND F.M. ALL STEEL PIPING SHALL BE PROTECTED INTERNALLY WITH AN APPROVED ANTI-MICROBIAL COATING.
 - B. ABOVE GROUND PIPING:
 - PIPING 2" AND LESS SHALL BE THIN WALL THREADABLE STEEL PIPE. ALLIED DYNA THREAD OR EQUAL. PIPING DROPS TO SPRINKLER HEADS SHALL BE SCH.40 STEEL PIPE.
- ALL FIRE PROTECTION PIPING SHALL BE TESTED AT 50psi ABOVE THE ANTICIPATED WORKING PRESSURE OF THE PIPE FOR TWO HOURS.
- MICROBially INDUCED CORROSION (MIC). TO PREVENT MIC, THE FIRE SPRINKLER CONTRACTOR SHALL THOROUGHLY CLEAN ALL NEW STEEL PIPING PRIOR TO COMMISSIONING. STEEL PIPING SHALL BE FREE OF CUTTING OILS, CONSTRUCTION DEBRIS. THREADED PIPE "DOPE" SHALL BE APPLIED TO DRY SECTION OF THE PIPE ONLY AND ALL EXCESS REMOVED IMMEDIATELY.
- SPRINKLER LEGEND:
 - PENDANT CONCEALED SPRINKLER HEAD



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Manuel Synalowski, AIA
AR 0011628
SEAL

LICENSE NO. AA26001863



HISTORIC WELLBROCK HOUSE
22 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444
CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: PERMIT SET
ISSUE DATE: 02/05/2021

PROJECT NUMBER: 1552-191106

DRAWN BY:

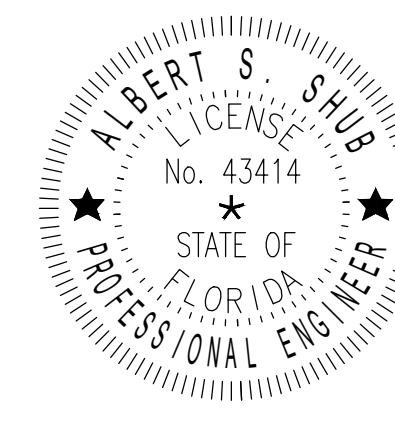
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PROPOSED 1ST AND 2ND FLOOR PLANS

SHEET NUMBER:

SP-2



JOB NUMBER: 21003
FLORIDA ENGINEERING SERVICES, INC.
...engineering for the future...
34 N.W. 168th Street
North Miami Beach, FL 33169
Tel.: (305) 653-0212
E-Mail: AlbertS@fesinc.biz
Albert Shub, P.E., LEED AP
P.E.#. 0043414 - Mechanical
C.O.A.: EB0003862

Exhibit B.1: Updated SP-1 Fire Sprinkler Plan

Exhibit C : Foundation and Site Work Plans and Field Reports

GENERAL NOTES:

- BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY WRIGHTPSM, LLC DATED JUNE 2019, AND SEPTEMBER 2019.
- NORTH AS SHOWN IS REFERENCED TO THE PLAT OF TOWN OF LINTON, FLORIDA, PLAT BOOK 01, PAGE 03, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- THERE IS NO OBSERVED PHYSICAL EVIDENCE OF ACTIVE CONSTRUCTION, OR LAND USE INDICATING A CEMETERY, WASTE DUMP, OR LANDFILL ON PREMISES AT THE TIME OF THIS SURVEY.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS GIVEN ON THESE DRAWINGS AS WELL AS STANDARD STATE AND LOCAL SPECIFICATIONS WHICHEVER IS MORE RESTRICTIVE.
- DEVIATION FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT FROM THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- PENNONI SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES, OR PROCEDURES, UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND STANDARD CONSTRUCTION PRACTICES.
- EXISTING UTILITIES SHOWN ON THIS PLAN SET WERE DEVELOPED USING EXISTING RECORDS AND SURVEYS. UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. THE UTILITY INFORMATION SHOWN MAY BE INACCURATE OR INCOMPLETE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS OF WORK TO HIS OWN SATISFACTION PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES. SHALL AVOID IMPACTS TO UTILITIES, AND SHALL MAINTAIN UNINTERRUPTED UTILITY SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IMMEDIATELY AT NO COST TO OWNER IN COORDINATION WITH THE AFFECTED UTILITY COMPANIES. FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH WORK.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO BEGINNING ANY WORK ON THE PROJECT.
- CONTRACTOR SHALL CONTACT SUNSHINE 811 72 HOURS PRIOR TO BEGINNING ANY EXCAVATION WORK ON THE SITE. IN THE EVENT THAT SUNSHINE 811 WILL NOT MARK UTILITIES ON SITE, A PRIVATE UTILITY LOCATOR SHOULD BE ENGAGED FOR THIS PURPOSE AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR CONSTRUCTION PRIOR TO BEGINNING WORK UNLESS PROVIDED BY OWNER. CONTRACTOR SHALL IDENTIFY ALL REQUIRED PERMITS AND ANTICIPATE OBTAINING ALL PERMITS NOT PROVIDED BY OWNER.
- ALL UTILITIES ARE TO REMAIN UNLESS DESIGNATED TO BE REMOVED AND ALL APPURTENANCES SHALL BE ADJUSTED TO FINISH GRADE.
- SCALING OF THESE PLANS IS DISCOURAGED UNLESS DIRECTED BY THE ENGINEER. IN THE EVENT OF A DISCREPANCY BETWEEN THE SCALED AND THE FIGURED DIMENSIONS, THE FIGURED DIMENSIONS SHALL BE HELD.
- THE CONTRACTOR SHALL ENSURE THAT CURRENT AS-BUILT RECORDS ARE MAINTAINED DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION AS-BUILT DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR. FIELD LOCATION OF UTILITIES SHALL BE COORDINATED WITH THE OWNER PRIOR TO COVERING THE LINES. CONTRACTOR IS RESPONSIBLE FOR SECURING THE SERVICES OF A LICENSED SURVEYOR AND CIVIL ENGINEER TO COMPLETE THE REQUIRED AS-BUILTS.
- PROPERTY IS ZONED OSSHAD (OLD SCHOOL SQUARE HISTORIC ARTS DISTRICT) PER THE LAND DEVELOPMENT REGULATIONS OF DELRAY BEACH, FLORIDA.
- MINIMUM SLOPE ON GRASS AREAS: 2% UNLESS OTHERWISE NOTED.
- MINIMUM CONCRETE PAVEMENT SLOPE: 1% , UNLESS OTHERWISE NOTED.
- MINIMUM ASPHALT PAVEMENT SLOPE: 2%, UNLESS OTHERWISE NOTED.
- AN ACCESSIBLE ROUTE SHALL BE PROVIDED BETWEEN HANDICAPPED PARKING OR PUBLIC RIGHT-OF-WAYS TO THE MAIN BUILDING ENTRANCE IN ACCORDANCE WITH CURRENT ADA AND LOCAL STANDARDS. ALL HANDICAPPED RAMPS SHALL BE CONSTRUCTED ACCORDING TO CURRENT ADA AND LOCAL STANDARDS. EXCEPT AS SUPERCEDED IN CURRENT ADA AND LOCAL STANDARDS, THE FOLLOWING SHALL APPLY:
 - MAXIMUM SIDEWALK CROSS SLOPES SHALL BE 2%.
 - A MINIMUM 5'X5' LANDING AREA WITH A MAXIMUM SLOPE IN ANY DIRECTION OF 2% SHALL BE PROVIDED AT ALL CHANGES IN DIRECTION, TOPS AND BOTTOMS OF RAMPS, AND BUILDING EGRESS POINTS.
 - ALL HANDICAPPED PARKING SHALL BE SLOPED NO GREATER THAN 2% IN ANY DIRECTION, INCLUDING A 5' WIDE AREA BEHIND THE PARKING SPACES.
 - AN ACCESS ROUTE FROM THE PARKING SPACES TO THE MAIN BUILDING ENTRANCE SHALL BE PROVIDED. ALL SLOPES ALONG THE DIRECTION OF TRAVEL SHALL NOT EXCEED 1:20 UNLESS THEY FALL UNDER CONDITION B ABOVE. SLOPES IN EXCESS OF 1:20 EXCEPT CURB RAMPS REQUIRE A HANDRAIL MEETING ADA REQUIREMENTS.
- CONSTRUCTION OBSERVATION: CONTRACTOR IS RESPONSIBLE FOR RETAINING AND/OR COORDINATING A THIRD PARTY INSPECTOR TO OBSERVE THE SITE CONSTRUCTION, INCLUDING BUT NOT LIMITED TO GRADING, PAVEMENT, UTILITIES, AND STORMWATER DEVICES. CONTRACTOR SHALL PROVIDE OBSERVATION REPORTS AND TESTING RESULTS TO OWNER AND PENNONI AS THEY ARE COMPLETED.
- ALL FILL, COMMON BORROW, AND/OR TRENCH BACKFILL SHALL BE COMPACTED ACCORDING TO THE LATEST VERSION OF FDOT STANDARDS AND SPECIFICATIONS.
- UNLESS OTHERWISE SPECIFIED, ALL FILL, COMMON BORROW, AND/OR TRENCH BACKFILL MATERIAL SHALL BE A MINIMUM OF 100 LBS/FT³ FOR THE MAXIMUM DRY DENSITY ACCORDING AASHTO T-180 AND SHALL NOT BE MH, CH, OH OR PT AS DETERMINED FROM ASTM D-2487.
- AT THE END OF EACH DAY, ALL TRENCHES SHALL BE BACKFILLED, ALL EQUIPMENT SECURED AND THE AREA LEFT IN A SAFE CONDITION. STEEL PLATES ARE ALLOWED TO REMAIN NO LONGER THAN SEVEN (7) DAYS. PLATES ARE TO BE NOTCHED (RECESSED) AND PINNED TO THE ROADWAY. PLATES MUST BE LARGE ENOUGH TO ALLOW A MINIMUM OF 1-FOOT BEARING ON ALL FOUR (4) SIDES OF THE PAVEMENT SURROUNDING THE EXCAVATION.

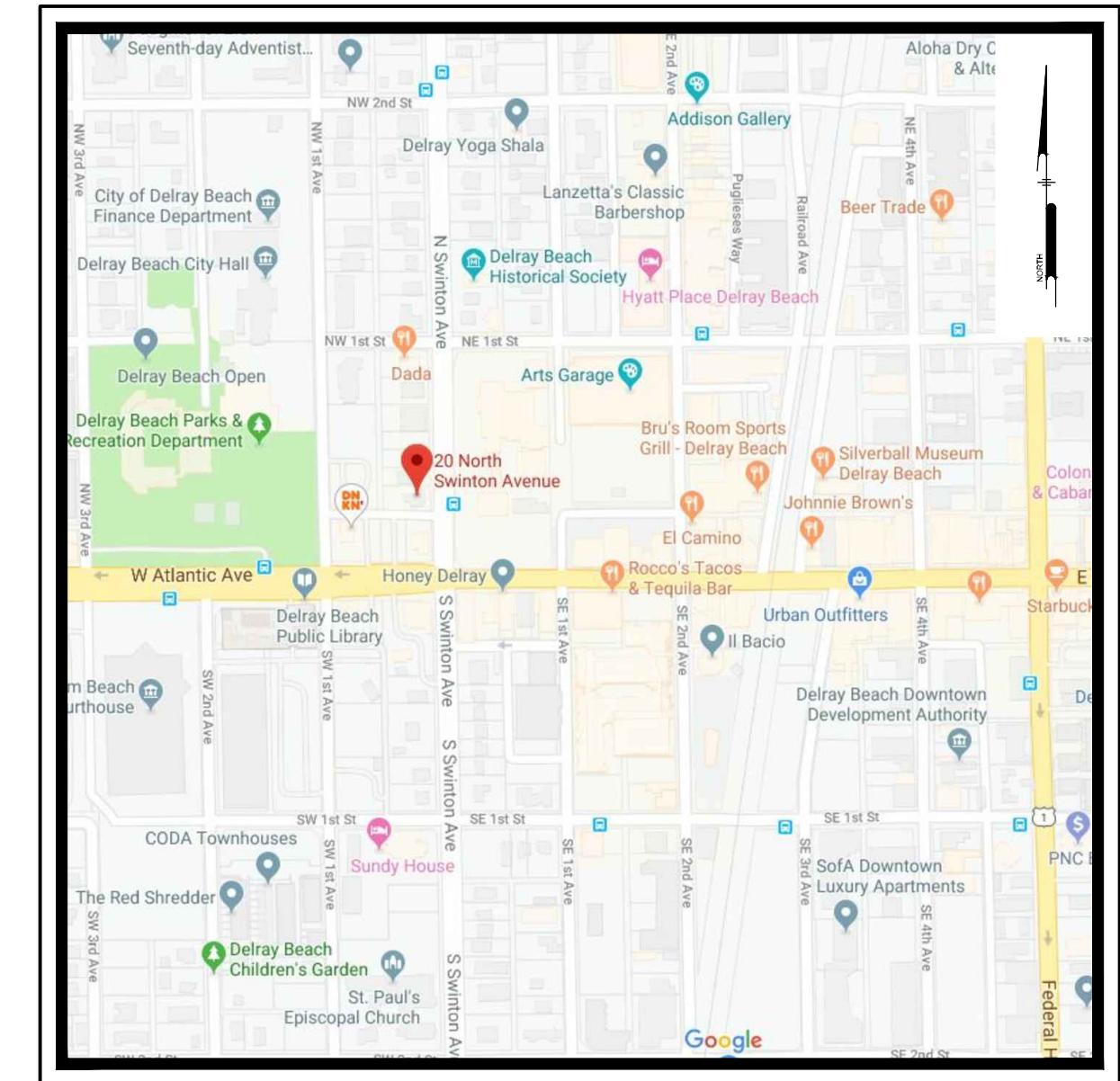
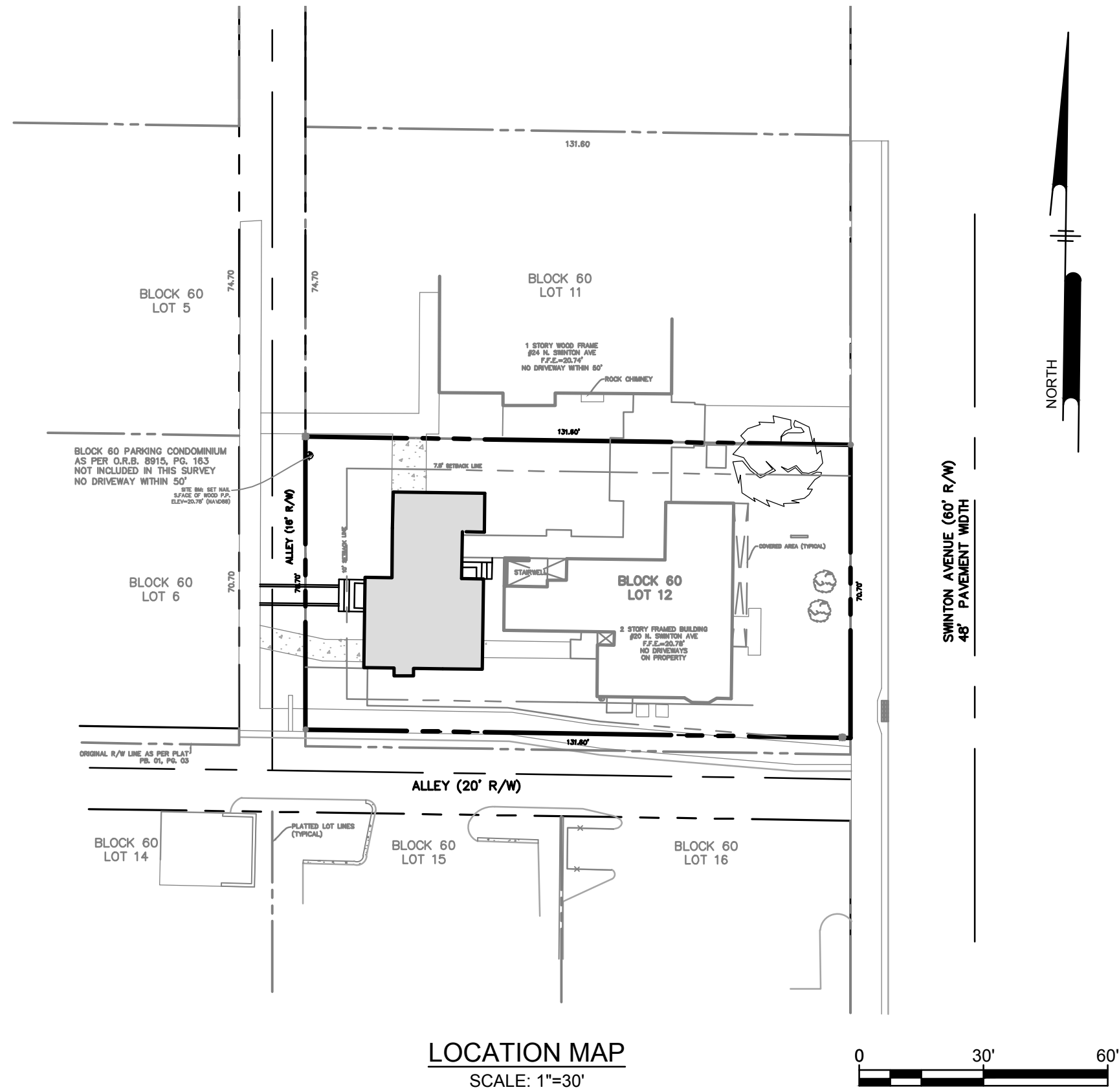
DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

CIVIL PLANS DELRAY BEACH, FLORIDA

PREPARED FOR:
DEVELOPER

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

20 N. SWINTON AVENUE
DELRAY BEACH, FL 33444

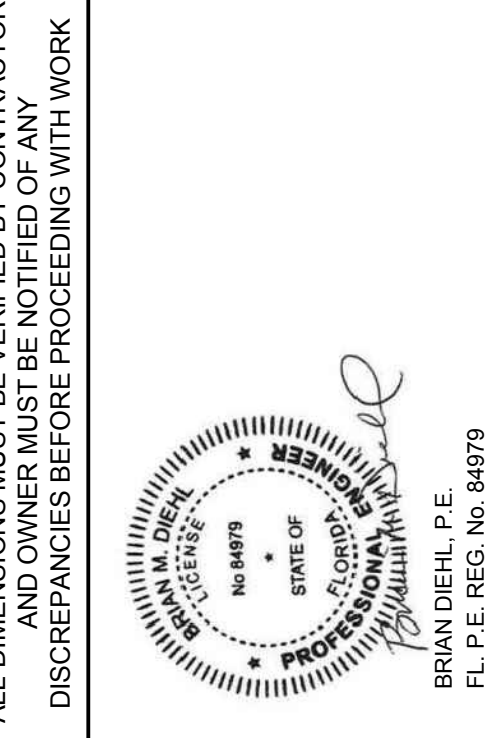
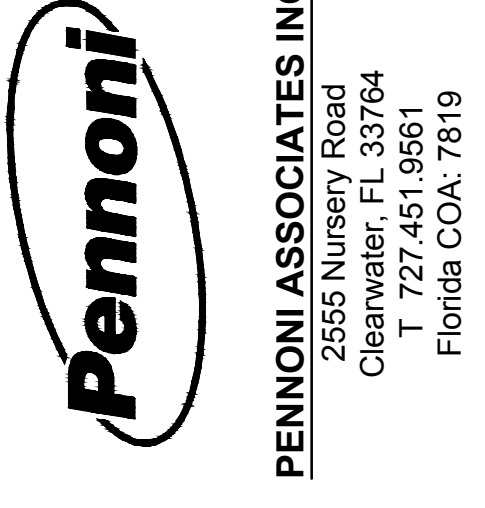


PREPARED BY:
PENNONI ASSOCIATES INC.



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Florida COA: 7819

SHEET LIST TABLE			
SHEET	PAGE	SHEET TITLE	REVISED DATE
SP01	1	COVER SHEET	
SP02	2	EXISTING CONDITIONS/DEMOLITION PLAN	
SP03	3	SITE AND GRADING PLAN	
SP04	4	UTILITY PLAN	



DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY (GRA)
20 N. SWINTON AVENUE
DELRAY BEACH, FL 33444
COVER SHEET

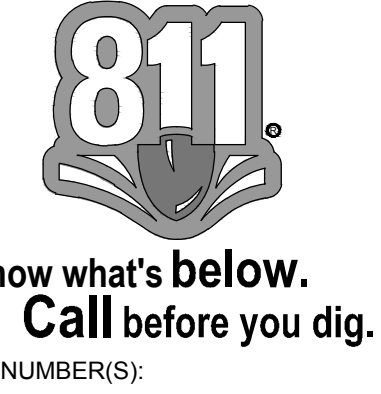
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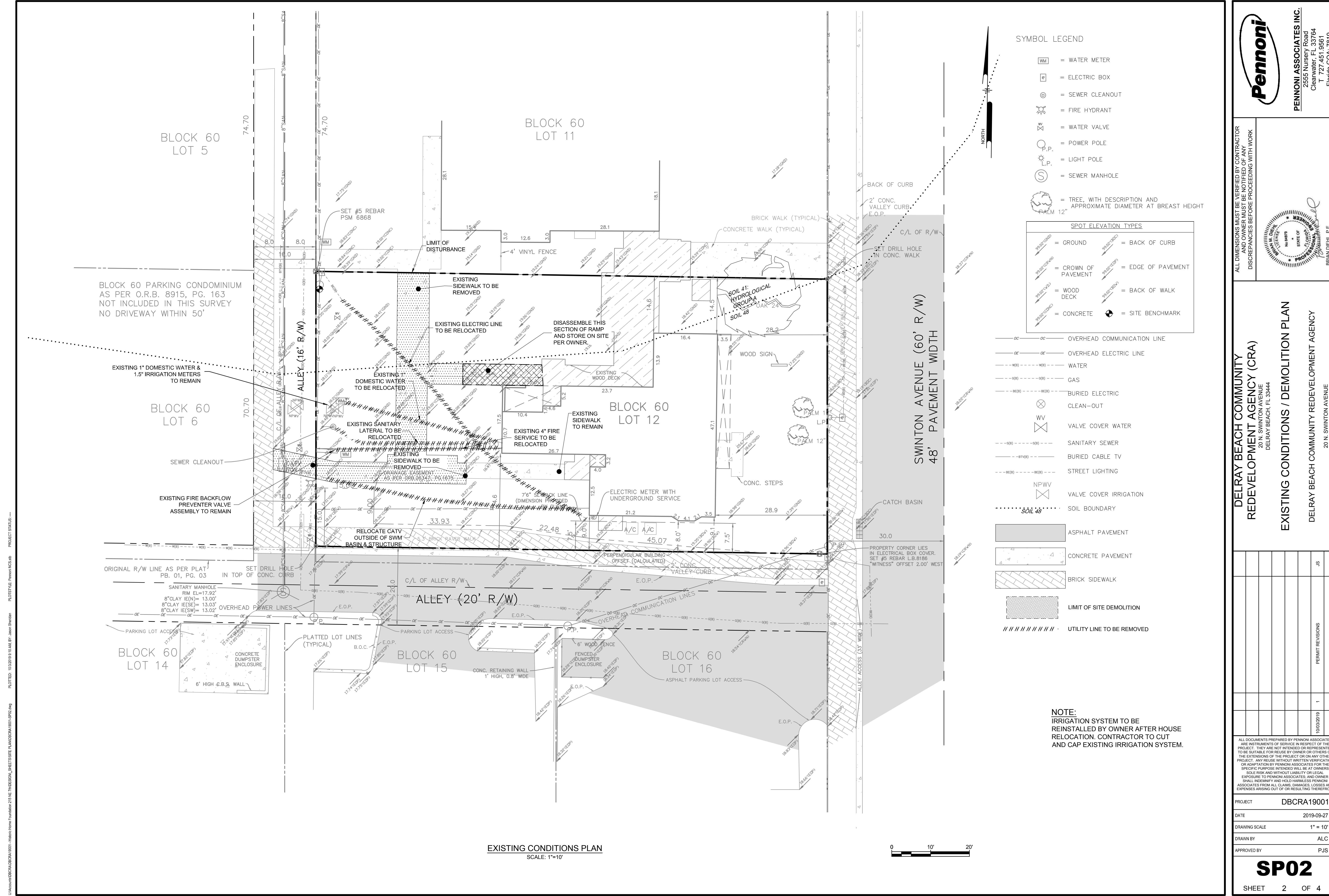
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PROJECT	DBCRA19001
DATE	2019-09-27
DRAWING SCALE	AS SHOWN
DRAWN BY	ALC
APPROVED BY	PJS

SP01
SHEET 1 OF 4

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 PLOTTED: 10/2/2019 8:14 AM BY: Jason Shedd
 PLOTTED FILE: P:\Projects\KCL48





SYMBOL LEGEND

- = WATER METER
- = ELECTRIC BOX
- = SEWER CLEANOUT
- = FIRE HYDRANT
- = WATER VALVE
- = POWER POLE
- = LIGHT POLE
- = SEWER MANHOLE
- = TREE, WITH DESCRIPTION AND APPROXIMATE DIAMETER AT BREAST HEIGHT

SPOT ELEVATION TYPES

- = GROUND
- = BACK OF CURB
- = CROWN OF PAVEMENT
- = EDGE OF PAVEMENT
- = WOOD DECK
- = BACK OF WALK
- = CONCRETE
- = SITE BENCHMARK

UTILITY LINE TYPES

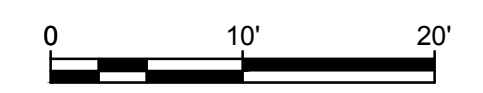
- = OVERHEAD COMMUNICATION LINE
- = OVERHEAD ELECTRIC LINE
- = WATER
- = GAS
- = BURIED ELECTRIC
- = CLEAN-OUT
- = VALVE COVER WATER
- = SANITARY SEWER
- = BURIED CABLE TV
- = STREET LIGHTING
- = VALVE COVER IRRIGATION
- = SOIL BOUNDARY

PAVEMENT AND DEMOLITION TYPES

- = ASPHALT PAVEMENT
- = CONCRETE PAVEMENT
- = BRICK SIDEWALK
- = LIMIT OF SITE DEMOLITION
- = UTILITY LINE TO BE REMOVED

NOTE:
IRRIGATION SYSTEM TO BE REINSTALLED BY OWNER AFTER HOUSE RELOCATION. CONTRACTOR TO CUT AND CAP EXISTING IRRIGATION SYSTEM.

EXISTING CONDITIONS PLAN
SCALE: 1"=10'



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ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA)
20 N. SWINTON AVENUE
DELRAY BEACH, FL 33444

EXISTING CONDITIONS / DEMOLITION PLAN

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY
20 N. SWINTON AVENUE
DELRAY BEACH, FL 33444

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1	10/02/2019		JIS

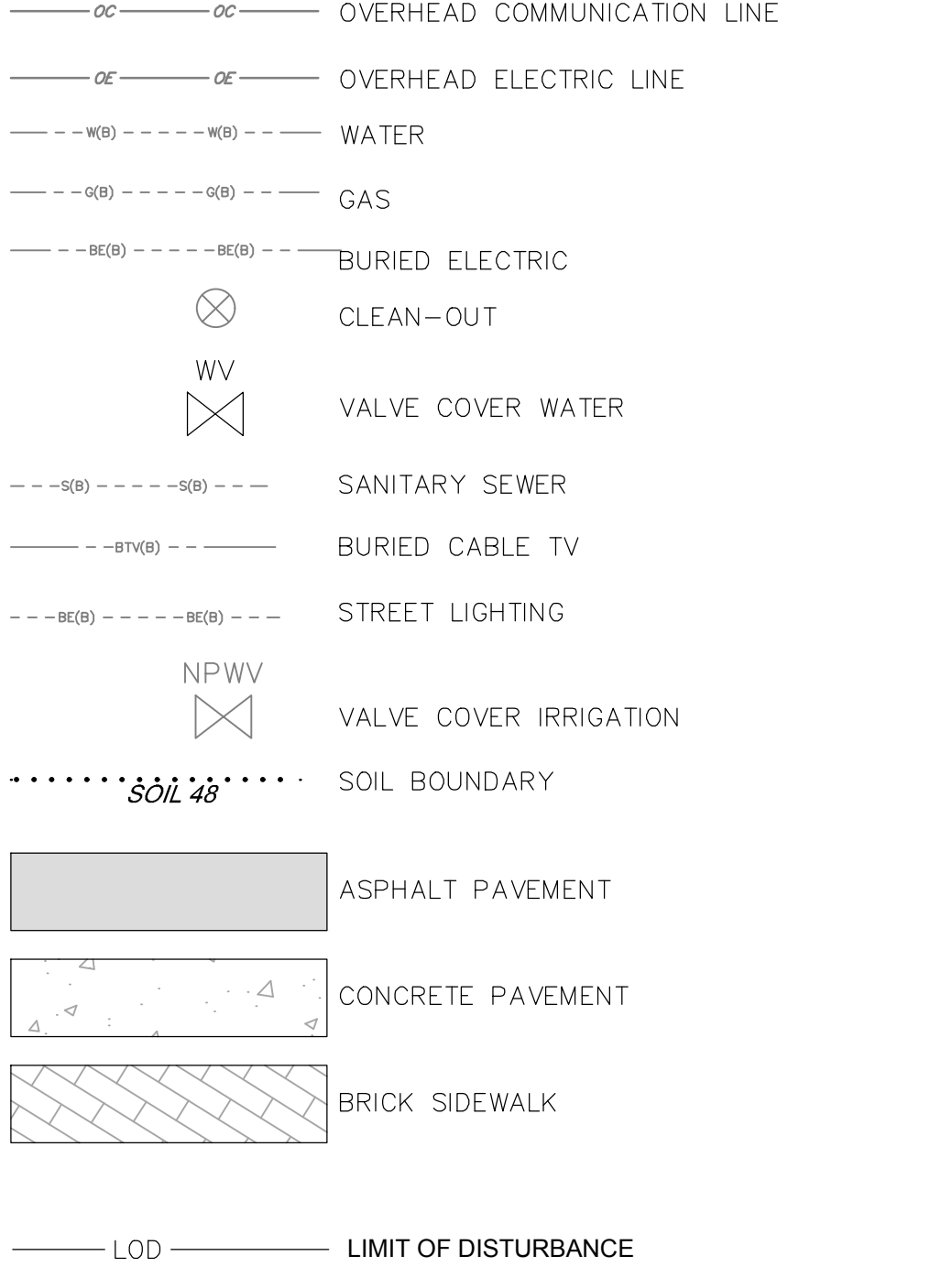
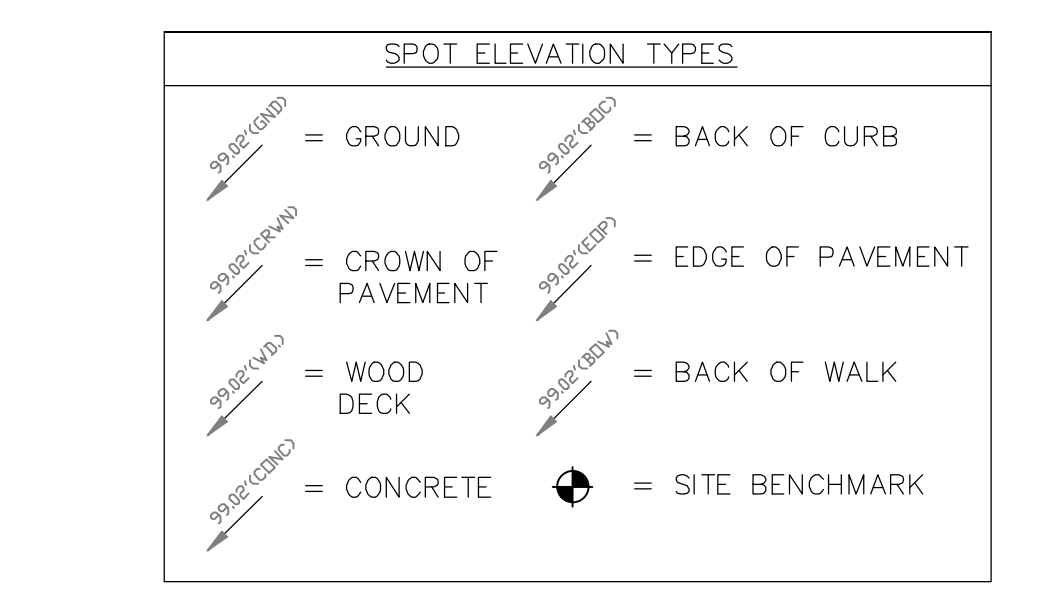
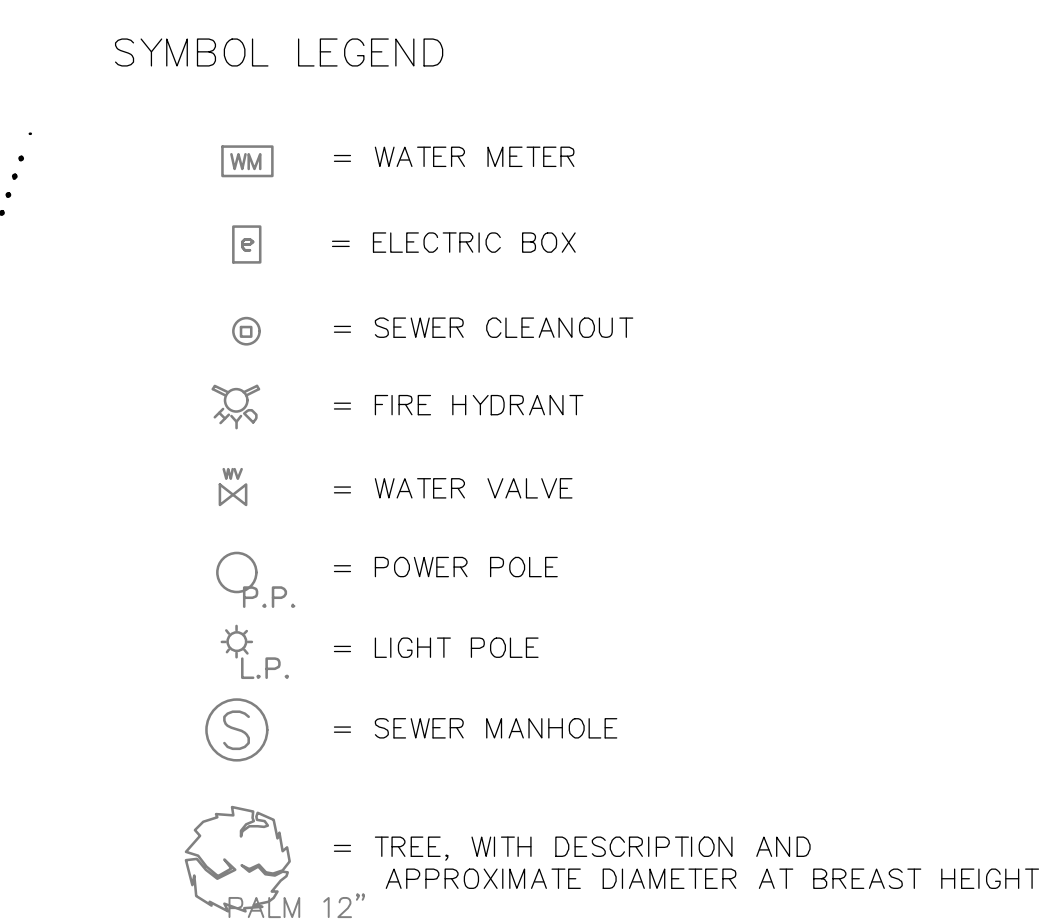
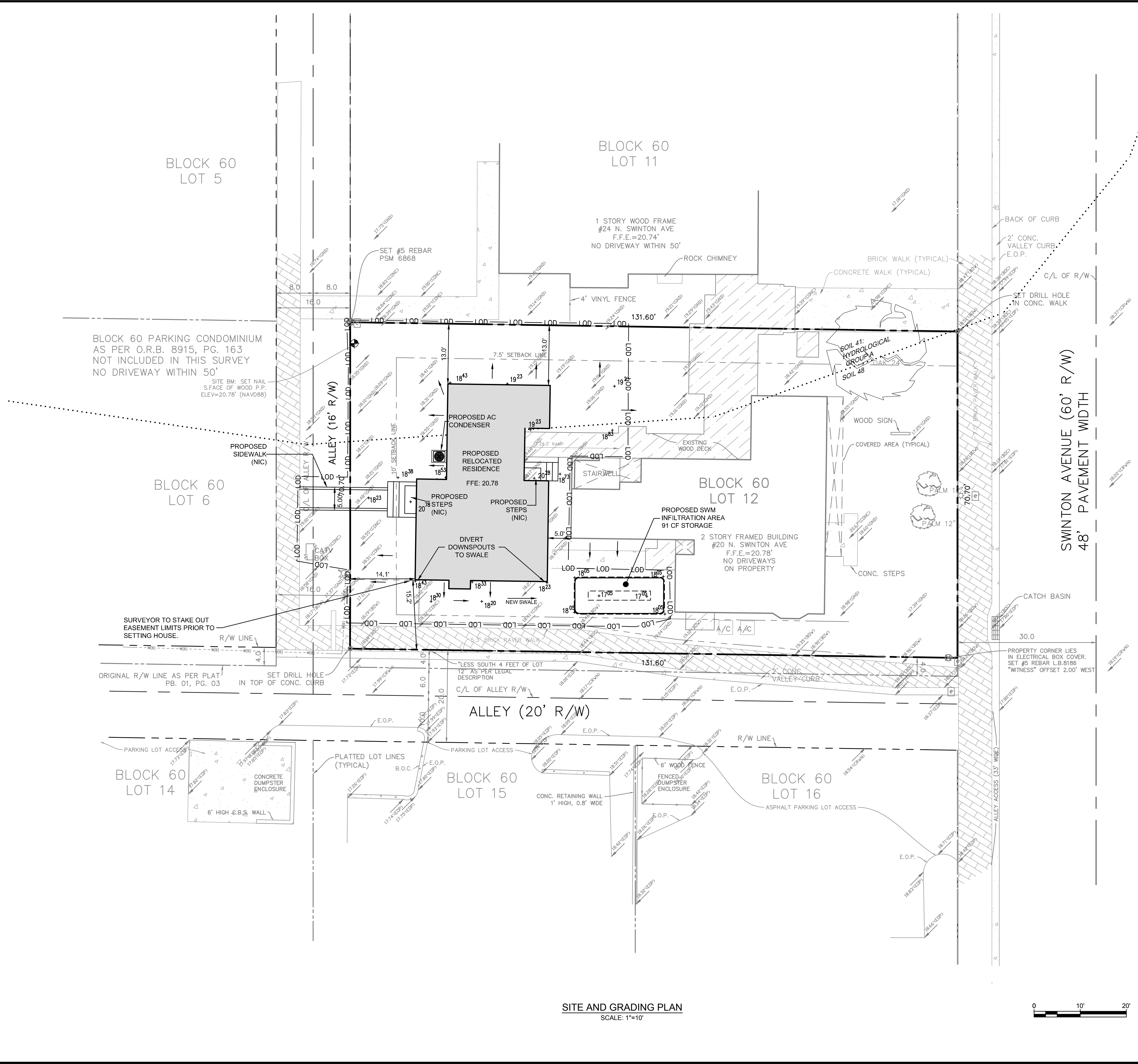
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DATE: 2019-09-27
DRAWING SCALE: 1" = 10'
DRAWN BY: ALC
APPROVED BY: PJS

SP02

SHEET 2 OF 4

PROJECT STATUS: PLOTTED: 10/20/2019 10:44 AM BY: Jairo Serrano
 FLOUTYLE Pensoft KCS48
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 PLOTTED: 10/02/2019 08:46 AM BY: JAMES SWANN
 PROJECT STATUS: FORTYFIVE PLOT KCLAS



- GENERAL NOTES:**
- PER LOCAL REQUIREMENTS, CONTRACTOR SHALL PROVIDE A SWPPP PLAN.
 - PER LOCAL REQUIREMENTS, TO PREVENT SOIL 'RUN OFF' ONTO ADJACENT PROPERTIES, CONTRACTOR SHALL BE REQUIRED TO INSTALL SILT FENCING.
 - REMOVE EXISTING SIDEWALKS AS NEEDED TO COMPLETE CONSTRUCTION. REPAIR SIDEWALKS AS NEEDED TO MAINTAIN ACCESS TO EXISTING AND PROPOSED STRUCTURES.
 - PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES.
 - ALL DISTURBED AREAS TO BE RESTORED WITH NEW SOD TO MATCH EXISTING.

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 T 727.451.9501
 Florida COA: 7819

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DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA)
 20 N. SWINTON AVENUE
 DELRAY BEACH, FL 33444

SITE AND GRADING PLAN

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY
 20 N. SWINTON AVENUE
 DELRAY BEACH, FL 33444

NO.	DATE	PERMIT REVISIONS	BY
1	10/02/2019		JIS

PROJECT: DBCRA19001
 DATE: 2019-09-27
 DRAWING SCALE: 1" = 10'
 DRAWN BY: ALC
 APPROVED BY: PJS

SP03

SHEET 3 OF 4

BLOCK 60
LOT 5

BLOCK 60
LOT 11

1 STORY WOOD FRAME
#24 N. SWINTON AVE
F.F.E.=20.74'
NO DRIVEWAY WITHIN 50'

BLOCK 60 PARKING CONDOMINIUM
AS PER O.R.B. 8915, PG. 163
NOT INCLUDED IN THIS SURVEY
NO DRIVEWAY WITHIN 50'

BLOCK 60
LOT 6

BLOCK 60
LOT 12

2 STORY FRAMED BUILDING
#20 N. SWINTON AVE
F.F.E.=20.78'
NO DRIVEWAYS
ON PROPERTY

BLOCK 60
LOT 14

BLOCK 60
LOT 15

BLOCK 60
LOT 16

SYMBOL LEGEND

- = WATER METER
- = ELECTRIC BOX
- = SEWER CLEANOUT
- = FIRE HYDRANT
- = WATER VALVE
- = POWER POLE
- = LIGHT POLE
- = SEWER MANHOLE
- = TREE, WITH DESCRIPTION AND APPROXIMATE DIAMETER AT BREAST HEIGHT

SPOT ELEVATION TYPES

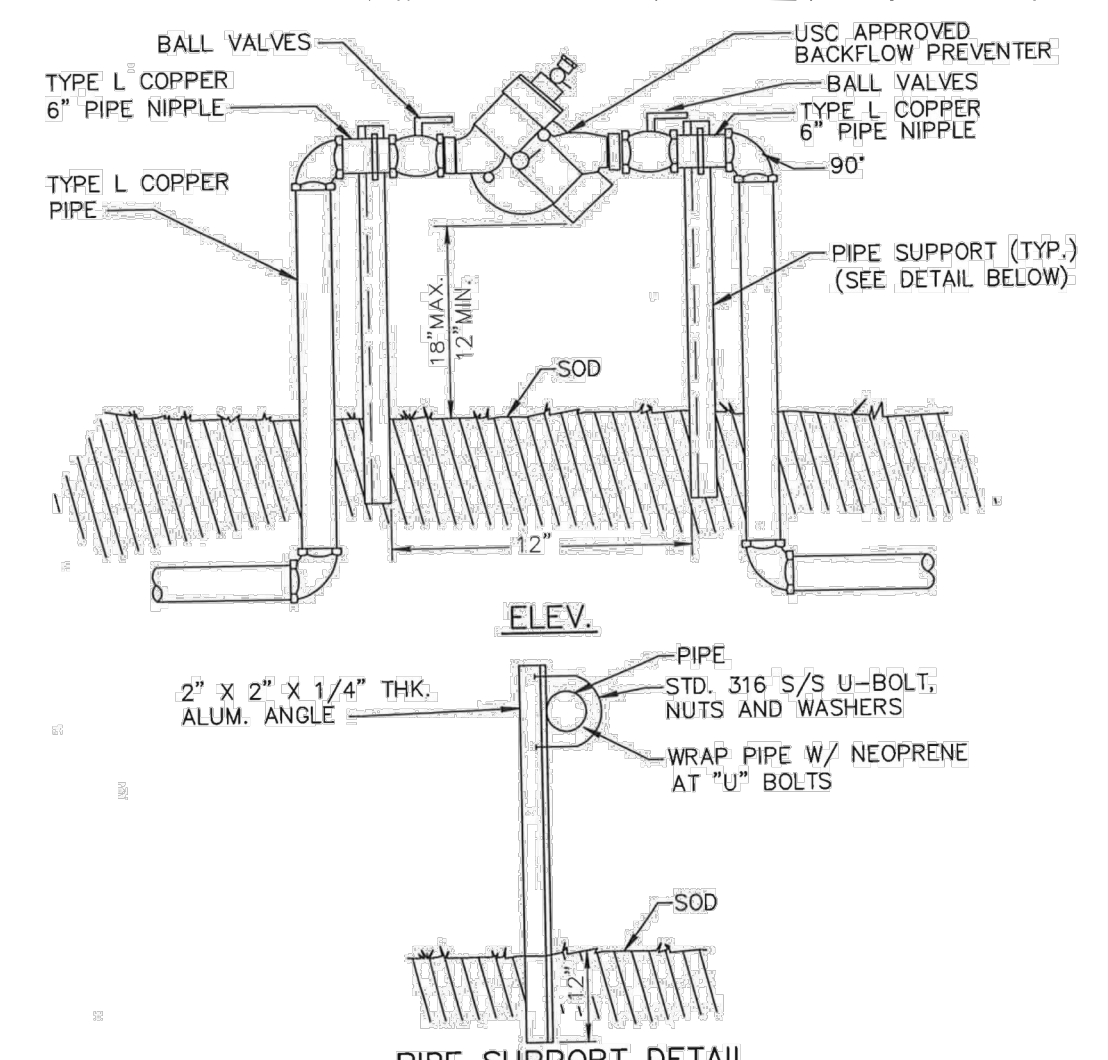
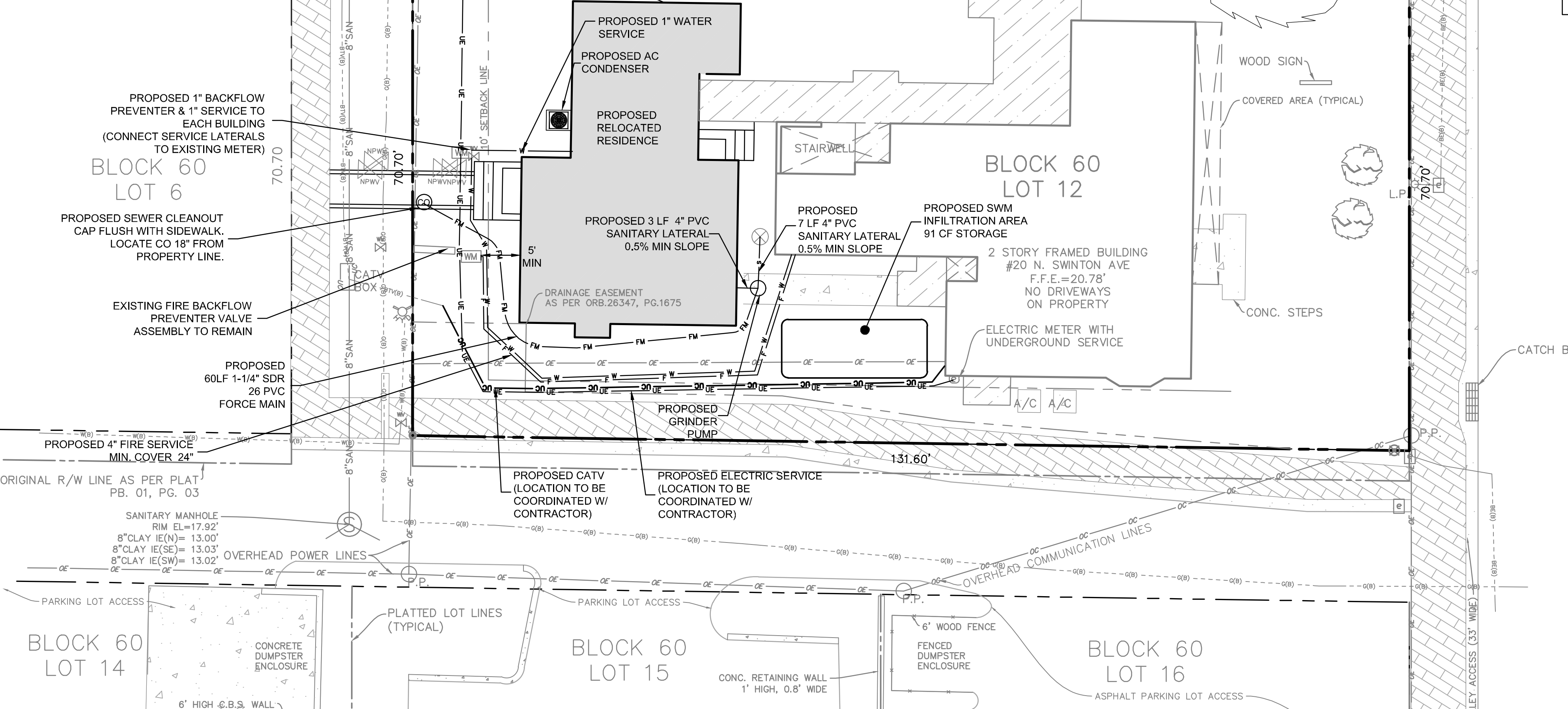
- = GROUND
- = BACK OF CURB
- = CROWN OF PAVEMENT
- = EDGE OF PAVEMENT
- = WOOD DECK
- = BACK OF WALK
- = CONCRETE
- = SITE BENCHMARK

NOTE:
1. UTILITY SERVICE INSTALLATION AND RELOCATION TO BE COMPLETED PRIOR TO BUILDING PLACEMENT, WITH STUBS PROVIDED FOR FUTURE BUILDING CONNECTION.

- OVERHEAD COMMUNICATION LINE
- OVERHEAD ELECTRIC LINE
- WATER
- GAS
- BURIED ELECTRIC
- CLEAN-OUT
- VALVE COVER WATER
- SANITARY SEWER
- BURIED CABLE TV
- STREET LIGHTING
- VALVE COVER IRRIGATION
- SOIL BOUNDARY

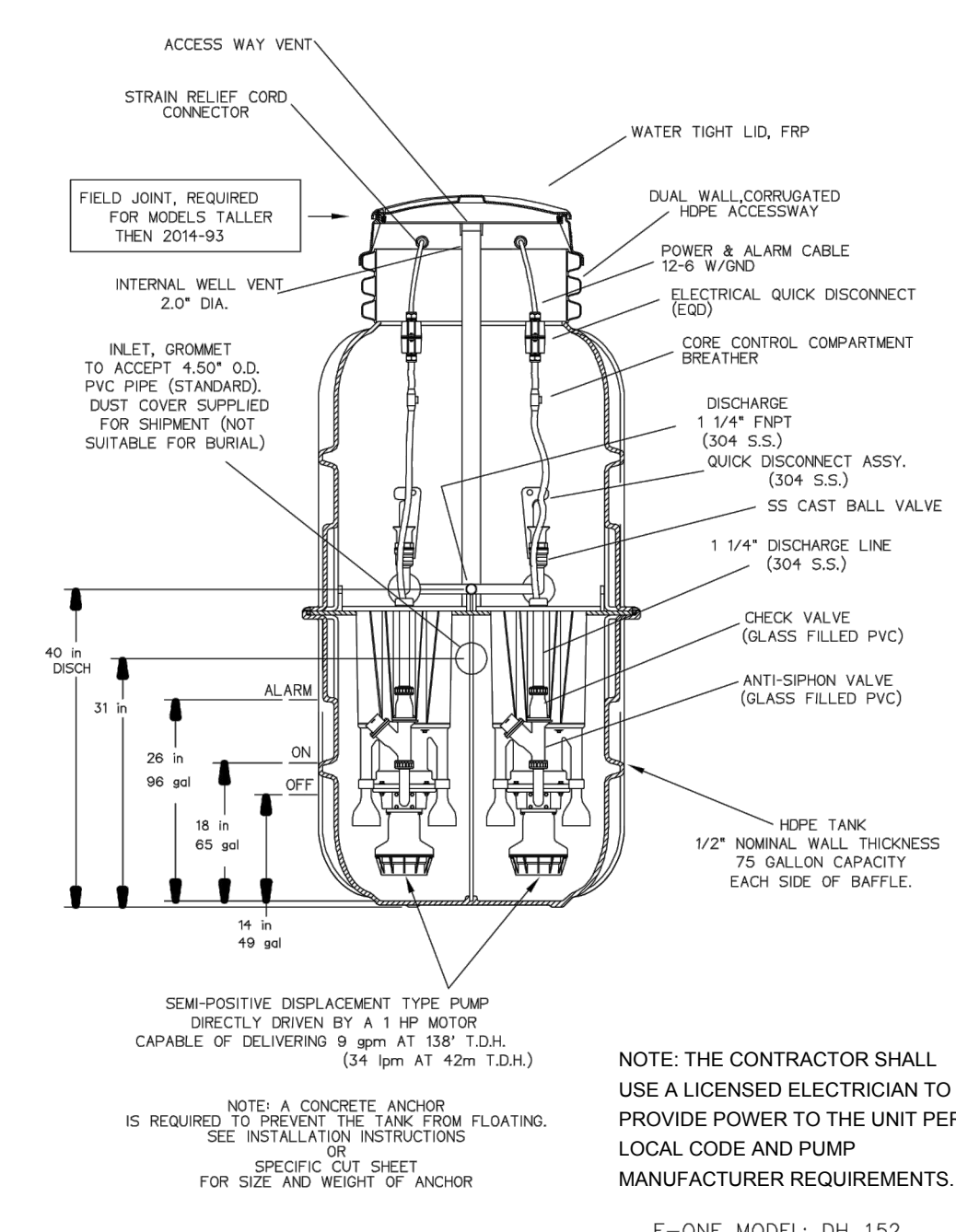
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- BRICK SIDEWALK

- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED UNDERGROUND ELECTRIC SERVICE
- PROPOSED UNDERGROUND CATV
- PROPOSED FORCE MAIN

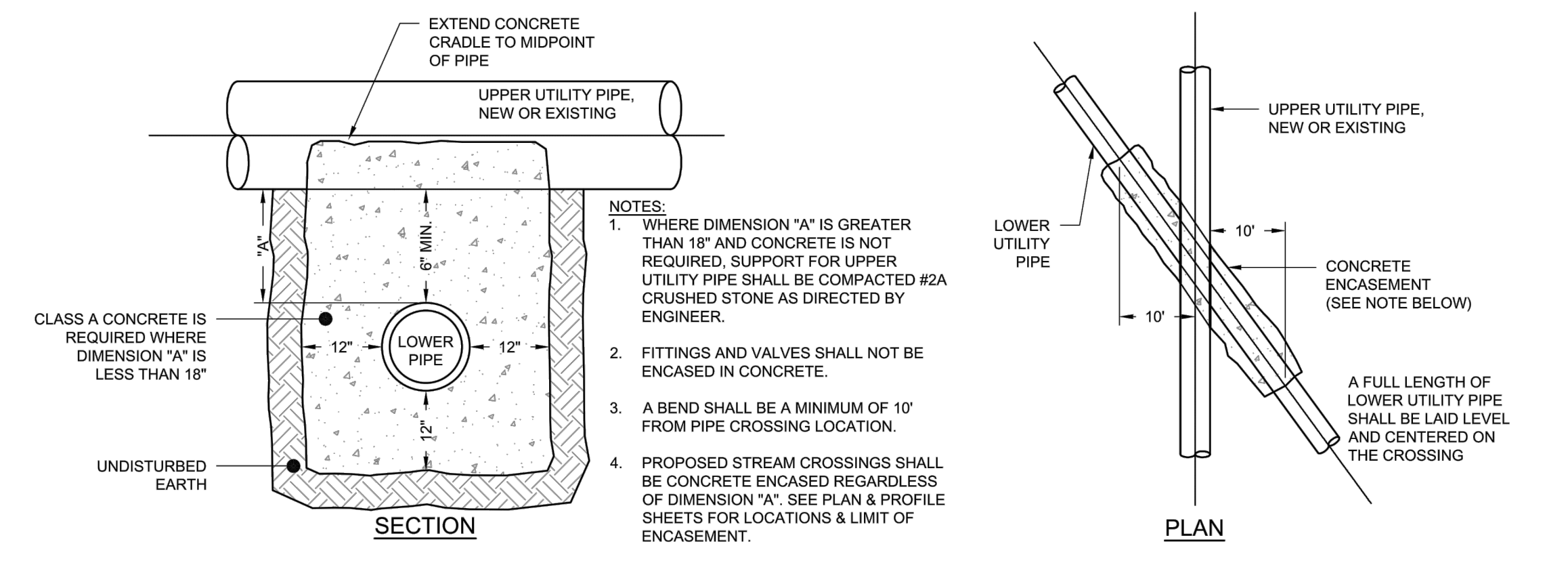


- NOTES:**
- FOR ALL SERVICES LESS THAN OR EQUAL TO 2" DIA.
 - ABOVE GRADE PIPING SHALL BE BRASS OR TYPE "L" COPPER TUBING.
 - ALL COPPER JOINTS SHALL BE MADE WITH 95/5 SOLDER.
 - RPZ BACKFLOW PREVENTER IS REQUIRED IN ACCORDANCE WITH CITY OF DELRAY BEACH CODE OF ORDINANCES TITLE V, CHAPTER 52.80
 - USE OF OTHER PIPE MATERIALS WITH APPROVAL OF DEPUTY DIRECTOR OF UTILITIES
 - RPZ BACKFLOW PREVENTER IS REQUIRED FOR ALL COMMERCIAL PROPERTIES AND ALL RESIDENTIAL PROPERTIES WITH FIRE SPRINKLER SYSTEMS.

1 **DETAIL -REDUCED PRESSURE ZONE BACKFLOW PREVENTER**
N.T.S.



2 **DETAIL -DUPLEX GRINDER PUMP**
N.T.S.



3 **DETAIL - PIPE CROSSING**
N.T.S.

Pennoni
PENNONI ASSOCIATES INC.
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Clearwater, FL 33764
T 727.451.9501
Florida COA: 7819

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BRIAN DIEHL, P.E.
FL P.E. REG. NO. 94879

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA)
20 N. SWINTON AVENUE
DELRAY BEACH, FL 33444

UTILITY PLAN

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY
20 N. SWINTON AVENUE
DELRAY BEACH, FL 33444

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PROJECT: DBCRA19001
DATE: 2019-09-27
DRAWING SCALE: 1" = 10'
DRAWN BY: ALC
APPROVED BY: PJS

SP04
SHEET 4 OF 4

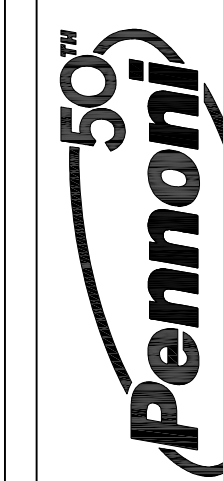
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HISTORIC HOUSE FOUNDATION

20 NORTH SWINTON AVENUE

DELRAY BEACH, FL 33444

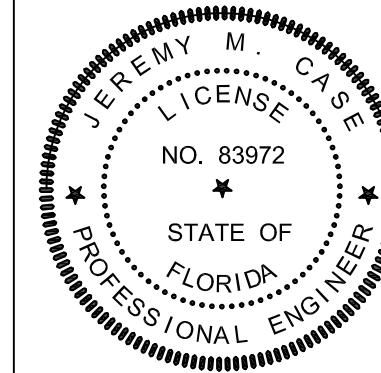
McCarthy and Associates Inc.
A DIVISION OF PENNONI
601 North Congress Ave, Suite 106
Delray Beach, FL 33445
(561) 270-0178
Jeremy Case, P.E.
Florida P.E. 83972
McCarthy Project No. DBCRA19001



PENNONI ASSOCIATES INC.
601 North Congress Avenue,
Unit 106A
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ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK



FOUNDATION FOR RELOCATED HISTORIC HOUSE
20 NORTH SWINTON AVE
DELRAY BEACH, FL 33444

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY
20 NORTH SWINTON AVE
DELRAY BEACH, FL 33444

NO.	DATE	DESCRIPTION	BY
1	10/27/19	PERMIT REVISIONS	
0	8/12/19	BID SET	
		NO.	
		DATE	
		REVISIONS	

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	DBCRA19001		
DRAWN BY	DATE	APPROVED	JC
JG/ZS	10/2/2019	AREA	
BUILDING	FLOOR	AREA	
	1st		

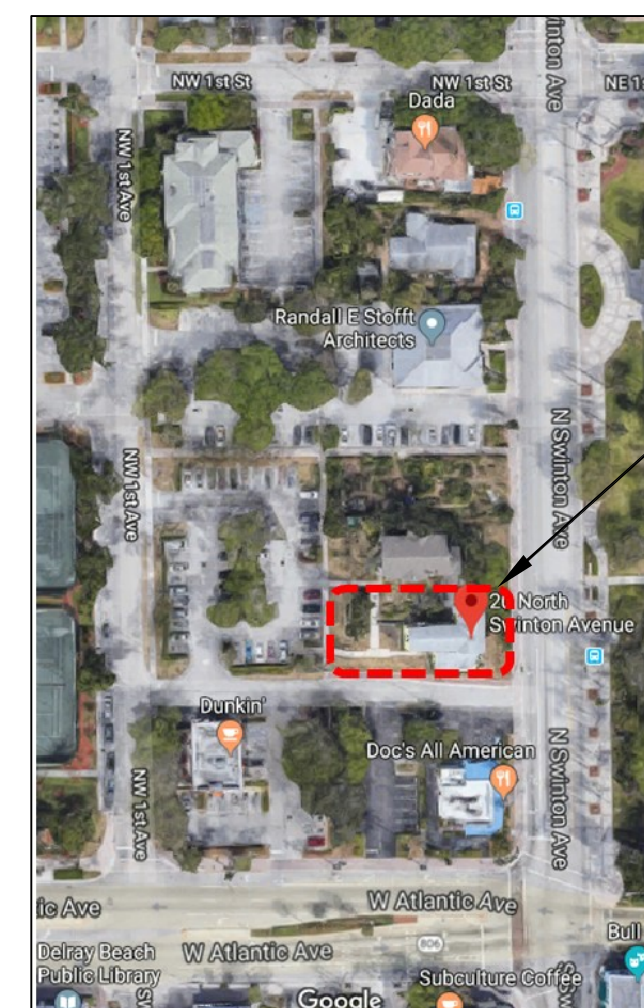
COVER SHEET

G-000

SCALE	SHEET	REV
1/8"=1'	0 OF 3	A

DRAWING LIST

- G-000 COVER SHEET
- S-001 SPECIFICATION SHEET
- S-002 SPECIFICATION SHEET
- S-001 FOUNDATION PLAN AND DETAILS



HISTORIC HOUSE
NEW LOCATION

LOCATION MAP



STRUCTURAL SPECIFICATIONS

GENERAL

- THESE DRAWING SPECIFICATIONS ARE WRITTEN AS A REPLACEMENT FOR TECHNICAL DIVISION BOOK SPECIFICATIONS. SEE REQUEST FOR BIDS FOR GENERAL REQUIREMENTS.
- THE STRUCTURAL SYSTEM IS UNSTABLE UNTIL ALL CONNECTIONS HAVE BEEN MADE AND ALL CONCRETE HAS REACHED ITS MINIMUM DESIGN STRENGTH, AS SHOWN IN THE STRUCTURAL DOCUMENTS.
- CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION TO ENSURE THE SAFETY OF THE FOUNDATION UNTIL STRUCTURAL SYSTEM IS COMPLETED. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, SHORING, GUYS OR TIE-DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
- CONTRACTOR TO SUPPORT, BRACE AND SECURE FOUNDATION AS REQUIRED. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION.
- APPLICABLE BUILDING CODE: 6TH EDITION (2017) FLORIDA BUILDING CODE.
- FOUNDATION CONTRACTOR SHALL COORDINATE FOUNDATION CONSTRUCTION W/ CONTRACTOR HIRED UNDER SEPARATE CONTRACT TO MOVE EXISTING HISTORIC BUILDING TO BE RELOCATED ON FOUNDATION SHOWN ON THESE DRAWINGS.
- WIND DESIGN CRITERIA:
ULTIMATE WIND SPEED: V_{ult} = 170 MPH (3 SECOND GUST)
EQUIVALENT NOMINAL BASIC WIND SPEED V₅₀ = 132 MPH (3 SECOND GUST)
RISK CATEGORY = II
EXPOSURE CATEGORY = C
ENCLOSED BUILDING INTERNAL PRESSURE COEFFICIENT, C_{pi} = +/-0.18
WIND BORNE DEBRIS REGION
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REFERENCED BUILDING CODE.
- COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH THE ACTUAL DIMENSIONS OF THE EXISTING BUILDING TO RELOCATED. DO NOT SCALE DRAWINGS.
- CONTACT ENGINEER WITH ANY QUESTIONS OR DISCREPANCIES FOUND ON DRAWINGS.
- CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- SECTIONS AND DETAILS ARE REFERENCED IN TYPICAL LOCATIONS BUT ALSO APPLY TO ALL OTHER SIMILAR CONDITIONS.
- SUBMIT SHOP DRAWINGS AS REQUIRED HEREIN. ALLOW FOR ONE WEEK REVIEW TIME AFTER RECEIPT OF SUBMITTALS BY THIS FIRM. ALL SUBMITTALS SHALL BE CHECKED AND SIGNED BY THE GENERAL CONTRACTOR AND SIGNED/SEALED BY THE DELEGATED ENGINEER, WHERE SPECIFIED HEREIN.
- CONTRACTOR SHALL NOT BE RELIEVED FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS OR MIX DESIGNS BY THE ENGINEER'S REVIEW THEREOF.
- ANY CHANGES TO THE STRUCTURE SHALL HAVE BEEN REVIEWED AND APPROVED IN WRITING BY THE ENGINEER PRIOR TO COMMENCING WORK ON ITEMS AFFECTED.
- CONTRACTOR SHALL NOTIFY THIS OFFICE WHEN THE FOUNDATION IS SUBSTANTIALLY COMPLETED, AND BEFORE THE EXISTING BUILDING TO BE RELOCATED IS INSTALLED.

EXISTING BUILDINGS

INFORMATION ON THE EXISTING BUILDING TO BE RELOCATED ONTO FOUNDATION, SHOWN ON THESE PLANS, IS OBTAINED FROM EXISTING BUILDING PLANS BY SAMUEL OGREN, DATED APRIL 16, 1937. EXISTING INFORMATION DOES NOT NECESSARILY REFLECT AS-BUILT CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION SHOWN ON THESE PLANS AND NOTIFY THE ENGINEER OF ANY VARIATION.

SITE WORK

- A SUBSURFACE INVESTIGATION HAS BEEN COMPLETED AT THE PROJECT SITE BY GFA INTERNATIONAL. SOIL BORING LOGS AND SITE PREPARATION PROCEDURES ARE INCLUDED IN THE PROJECT SOILS REPORT, DATED OCTOBER 24, 2017 AND ADDENDUM NO.1 DATED JUNE 14, 2019, WHICH ARE AN INTEGRAL PART OF THESE CONTRACT DOCUMENTS.
- SITE WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SOILS REPORT.
- CONTRACTOR SHALL REVIEW THE SOILS REPORT PRIOR TO BEGINNING EARTHWORK.
- INFORMATION FROM GEOTECHNICAL REPORT:
A. DESIGN SOIL BEARING PRESSURE = 2500 PSF.
B. ESTIMATED MAXIMUM SETTLEMENT = 1 INCHES.
C. ESTIMATED DIFFERENTIAL SETTLEMENT = 1/2 INCHES.
- A QUALIFIED TESTING LABORATORY SHALL BE RETAINED TO PERFORM THE FOLLOWING MINIMUM TESTS. REFER TO SOILS REPORT FOR ANY ADDITIONAL TESTING.
A. ONE DENSITY TEST FOR EACH 2,000 SQUARE FEET OF COMPACTED SUBGRADE AND COMPACTED FILL.
B. ONE DENSITY TEST AT EACH COLUMN FOOTING.
C. ONE DENSITY TEST PER 50 FEET OF WALL FOOTING.
- ONE COPY OF ALL TEST REPORTS SHALL BE SENT DIRECTLY TO OWNER, ARCHITECT, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR.
- THE SIDES OF FOOTINGS MAY BE EARTH FORMED IF THE EXCAVATION CAN BE KEPT VERTICAL, CLEAN, AND STABLE, OTHERWISE, PLYWOOD FORMS MUST BE USED.
- EXERCISE CARE WHEN COMPACTING NEAR ADJACENT STRUCTURES. FOLLOW THE RECOMMENDATIONS IN THE SOILS REPORT AND DOCUMENT EXISTING CONDITIONS WITH PHOTOGRAPHS PRIOR TO STARTING WORK.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITY LINES, TANKS, ETC. WITHIN THE CONSTRUCTION AREA AND RELOCATE THEM AS DIRECTED BY THE CIVIL ENGINEER.

03 30 00 CAST IN PLACE CONCRETE

- ALL CAST-IN-PLACE CONCRETE WORK INCLUDES REINFORCING STEEL AND RELATED WORK SHOWN INCLUDING FORMWORK, SETTING ANCHOR BOLTS, PLATES, FRAMES, DOWELS FOR MASONRY OR OTHER ITEMS EMBEDDED IN CONCRETE.

APPLICABLE STANDARDS

ACI NUMBER	TITLE
117	STANDARD SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION
226	GROUND GRANULATED BLAST-FURNACE SLAG
301	STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
302	GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION
304	GUIDE FOR MEASURING MIXING, TRANSPORTING AND PLACING CONCRETE
304.2R	PLACING CONCRETE BY PUMPING METHODS.
305R	HOT WEATHER CONCRETING
306R	COLD WEATHER CONCRETING
308	STANDARD PRACTICE FOR CURING CONCRETE
309R	GUIDE FOR CONSOLIDATION OF CONCRETE
315	MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES
318	BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
347	RECOMMENDED PRACTICE FOR CONCRETE FORMWORK CRSI NUMBERTITLE
63	RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS

- CONCRETE MATERIALS
A. PORTLAND CEMENT – ASTM C 150, TYPE I OR TYPE II
B. AGGREGATES – NORMAL WEIGHT CONCRETE, COARSE AND FINE, ASTM C33. STRUCTURAL LIGHT WEIGHT ASTM C330.
C. AIR-ENTRAINING – NOT PERMITTED.
D. WATER REDUCING – ASTM C494, TYPE A
E. WATER – FRESH, CLEAN AND POTABLE
F. NO ACCELERATORS, RETARDERS OR ADMIXTURES CONTAINING CHLORIDES WILL BE PERMITTED
G. FLY-ASH – ASTM C618, CLASS F, 25% MAXIMUM OF CEMENTITIOUS MATERIAL BY WEIGHT.
H. SUPER PLASTICIZER – ASTM C494, TYPE F OR G.
I. GROUND GRANULATED BLAST-FURNACE SLAG CEMENT – ASTM C989, 50% MAXIMUM BY WEIGHT.
J. MAXIMUM AGGREGATE SIZE – #57

- REINFORCING MATERIALS
A. DEFORMED BARS – ASTM A615, GRADE 60
B. SMOOTH DOWELS – ASTM A615, PLAIN BARS, MINIMUM YIELD STRENGTH OF 60,000 PSI.
C. WELDED WIRE FABRIC – ASTM A1064, PLAIN WIRE FABRIC IN FLAT SHEETS ONLY.
D. ACCESSORIES TO CONFORM TO ACI 315.

- PROVIDE THE FOLLOWING MINIMUM CONCRETE STRENGTHS AT 28 DAYS:
A. FOOTINGS, SLAB-ON-GRADE-----3000 PSI

- CONCRETE MUST BE BATCHED, MIXED AND TRANSPORTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR READY-MIXED CONCRETE ASTM C94.

- REQUIRED SLUMP = 4 PLUS OR MINUS ONE INCH.

- CONCRETE MUST BE PLACED WITHIN 90 MINUTES OF BATCH TIME. WHEN AIR TEMPERATURE IS BETWEEN 85 AND 90 DEGREES F, REDUCE MIXING AND DELIVERY TIME TO 75 MINUTES. WHEN AIR TEMPERATURE IS HIGHER THAN 90 DEGREES F, REDUCE MIXING AND DELIVERY TIME TO 60 MINUTES.

- DO NOT ADD WATER AT THE JOB SITE WITHOUT APPROVAL OF THE PROJECT SUPERINTENDENT. DO NOT EXCEED THE SLUMP LIMITATION. USE ONLY COLD WATER FROM THE TRUCK TANK. ANY ADDED WATER MUST BE INDICATED ON THE DELIVERY TICKET PLUS THE NAME OF THE PERSON AUTHORIZING. TEST CYLINDERS SHALL BE TAKEN AFTER THE ADDITION OF WATER.

- LAP SPlice REINFORCING PER CONCRETE LAP SCHEDULE MINIMUM UNLESS OTHERWISE SHOWN OR NOTED.

- PROVIDE CORNER BARS AT ALL WALL FOOTING, WALL AND BEAM CORNERS. SIZE AND NUMBER TO MATCH HORIZONTAL BARS.

- PROVIDE FOUNDATION DOWELS TO MATCH SIZE AND NUMBER OF VERTICAL BARS. EMBED DOWELS TO 3" ABOVE BOTTOM OF FOOTINGS

- REINFORCEMENT SHALL BE FASTENED AND SECURED TOGETHER TO PREVENT DISPLACEMENT BY CONSTRUCTION LOADS OR THE PLACING OF CONCRETE.

- REINFORCING BAR COVER
A. FOOTINGS 2" (TOP), 3" (SIDES AND BOTTOM)
B. SLABS 3/4" (INTERIOR), 1-1/2" (EXTERIOR)

- WHERE BAR LENGTHS ARE GIVEN ON THE DRAWINGS, LENGTH OF HOOK, IF REQUIRED, IS NOT INCLUDED.

- SELECT PROPORTIONS IN ACCORDANCE WITH ACI 301 TO PROVIDE CONCRETE CAPABLE OF BEING PLACED WITHOUT EXCESSIVE SEGREGATION AND WITH ACCEPTABLE FINISHING PROPERTIES, DURABILITY, SURFACE HARDENERS, APPEARANCE, AND STRENGTH REQUIREMENTS REQUIRED BY THESE SPECIFICATIONS.

- CHAIR WELDED WIRE FABRIC REINFORCING AT 3'-0" ON CENTER MAXIMUM IN EACH DIRECTION.

- MAXIMUM WATER TO CEMENT RATIO WHEN NO BACK-UP DATA IS AVAILABLE:
A) 3000 PSI, 28-DAY COMPRESSIVE STRENGTH; W/C RATIO, 0.50 MAXIMUM.

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CONSTRUCTION OF FORMWORK, SHORING AND RE-SHORING IN ACCORDANCE WITH ACI 347.

- INTERNAL VIBRATION, PROPERLY APPLIED IS THE REQUIRED METHOD OF CONSOLIDATING PLASTIC CONCRETE.

- PROVIDE 3/4" CHAMFER ON ALL EXPOSED CORNERS OF COLUMNS, BEAMS AND WALLS UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.

- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, SLEEVES, AND SLAB RECESSES AS REQUIRED BY OTHER TRADES BEFORE CONCRETE IS PLACED. NO SLEEVE, OPENINGS, OR INSERT MAY BE PLACED IN BEAMS, JOISTS, OR COLUMN UNLESS APPROVED BY THE ENGINEER.

- CONTRACTOR SHALL VERIFY EMBEDDED ITEMS INCLUDING, BUT NOT LIMITED TO, ANCHOR BOLTS, BOLT CLUSTERS, WELD PLATES, ETC., BEFORE PLACING CONCRETE. NOTIFY ENGINEER OF ANY CONFLICTS WITH REBAR.

- SLOPE WALKWAYS AND GRADE TO DRAIN AWAY FROM THE BUILDING.

- SLABS-ON-GRADE SHALL BE 4" MINIMUM THICKNESS, UNLESS NOTED OTHERWISE.
A. REINFORCED WITH 6X6 – W1.4 X W1.4 W.W.F.
B. PLACED ON 10 MIL POLYETHYLENE VAPOR RETARDER. LAP 6" AND TAPE ALL JOINTS.
C. SAW-CUT CONTROL JOINTS @ LESS THAN OR EQUAL TO 15'-0" EACH WAY.
D. PROVIDE HOUSEKEEPING PADS AS REQUIRED.
E. SEE DRAWINGS FOR ANY ADDITIONAL CONDITIONS.

- TESTING
A. A QUALIFIED TESTING LAB SHALL BE RETAINED TO PERFORM QUALITY CONTROL WORK AND ON-SITE TESTING.
B. SLUMP TEST – ASTM 143
C. MOLD AND CURE TEST CYLINDERS (ASTM C-31) AND TEST CYLINDERS FOR STRENGTH (ASTM C39). TAKE ONE TEST – THREE CYLINDERS FOR EACH DAYS POUR OF 100 CUBIC YARDS, OR FRACTION THEREOF. TEST ONE CYLINDER AT 7 DAYS, TWO AT 28 DAYS. TEST CYLINDER SAMPLES SHALL BE TAKEN AT THE POINT OF DISCHARGE WHEN USING A PUMP.
D. ONE COPY OF ALL TEST REPORTS SHALL BE SENT DIRECTLY TO THE OWNER, ENGINEER, ARCHITECT AND GENERAL CONTRACTOR.

- CONTRACTOR SHALL PROVIDE FLATNESS AND LEVELNESS IN CONCRETE SLABS PER ACI 302.1R, FIG. 10.7 MINIMUM REQUIRED "F" NUMBERS FOR TYPE OF SLAB USE. REFER TO ACI 117 FOR FLOOR TOLERANCES.

- REPAIR ANY CRACKS OR DEFECTIVE AREAS THAT WILL RESTORE THE AFFECTED SURFACE OR AREAS TO THEIR FULL DESIGN STRENGTH AND APPEARANCE. CONTACT THE STRUCTURAL ENGINEER FOR ADVICE AND EVALUATION.

- ACCEPTANCE OF THE STRUCTURE WILL BE MADE IN CONFORMANCE WITH ACI 301.

- ALL CAST-IN-PLACE CONCRETE MUST BE MAINTAINED WITH MINIMAL MOISTURE LOSS AT A RELATIVELY CONSTANT TEMPERATURE FOR A MINIMUM OF 7 DAYS FOLLOWING THE PLACING OF THE CONCRETE BY THE USE OF A WATER SPRAY, WATER SATURATED FABRIC, MOISTURE RETAINING MEMBRANE OR LIQUID CURING COMPOUND.

- CURE SLABS-ON-GRADE FOR THE FIRST 72 HOURS BY THE USE OF:
A. FOG SPRAYING
B. PONDING
C. SPRINKLING
D. CONTINUOUSLY WET ABSORPTIVE MATS OR FABRIC
E. CONTINUE CURING BY USE OF MOISTURE RETAINING COVER UNTIL CONCRETE HAS OBTAINED ITS SPECIFIED 28 DAY COMPRESSIVE STRENGTH.
F. OR LIQUID CURING COMPOUND AFTER FINISHING PROCESS IS COMPLETED.
G. CONCRETE WET CURE TIME TO BE 7 DAYS MINIMUM AT 50 DEGREES MINIMUM TEMPERATURE.

- DO NOT USE MOISTURE RETAINING CURING COMPOUNDS FOR CURING SURFACES TO RECEIVE CARPET, FLEXIBLE FLOORING, CERAMIC TILED FLOORS OR OTHER SPECIFIED FLOOR SYSTEMS, UNLESS IT HAS BEEN DEMONSTRATED THAT SUCH COMPOUNDS WILL NOT PREVENT BOND.

- DO NOT PERMIT CONCRETE NOT FULLY CURED TO BE EXPOSED TO EXCESSIVE TEMPERATURE CHANGES OR HIGH WINDS.

- POUR ALL GROUND SLABS ON 10 MIL MINIMUM VAPOR RETARDER IN COMPLIANCE WITH ASTM E1745, LAPPED 6" MINIMUM AND FULLY TAPED.

- THE CODE PROHIBITS THE USE OF ALUMINUM (CONDUIT, PIPES, ETC.) IN STRUCTURAL CONCRETE UNLESS IT IS EFFECTIVELY COATED OR COVERED.

- EQUIPMENT MADE OF ALUMINUM OR ALUMINUM ALLOYS, SHALL NOT BE USED FOR PUMP LINES, TREMIES, OR CHUTES OTHER THAN SHORT CHUTES SUCH AS THOSE USED TO CONVEY CONCRETE FROM A TRUCK MIXER.

04 20 00 PRECAST CONCRETE U-LINTELS AND SILLS

- UNITS SHALL BE FABRICATED BY A FIRM ENGAGED IN THE MANUFACTURING OF PRECAST AND PRE-STRESSED CONCRETE U-LINTELS AND SILLS FOR A MINIMUM OF 5 YEARS. FABRICATOR SHALL HAVE A QUALITY ASSURANCE PROGRAM THAT COMPLIES WITH THE PROCEDURES OF MANUAL 116 BY THE PRECAST/PRE-STRESSED CONCRETE INSTITUTE (PCI).

- PLANT RECORDS OF PRODUCTION AND QUALITY CONTROL SHALL BE KEPT IN ACCORDANCE WITH PCI RECOMMENDATIONS AND MADE AVAILABLE UPON REQUEST FOR THE ARCHITECT/ENGINEER.

- CODES AND STANDARDS:
A. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
C33 – SPECIFICATION FOR CONCRETE AGGREGATES
C150 – SPECIFICATION FOR PORTLAND CEMENT
B. PRECAST/PRE-STRESSED CONCRETE INSTITUTE (PCI) STANDARDS: MANUAL FOR QUALITY CONTROL FOR PRECAST AND PRE-STRESSED CONCRETE MNL-116.
C. AMERICAN CONCRETE INSTITUTE: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318)
D. AMERICAN CONCRETE INSTITUTE: BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530)

- CONCRETE MATERIALS:
A. PORTLAND CEMENT: ASTM C150 TYPE I OR III, GRAY COLOR
B. AGGREGATES: ASTM C33
C. WATER: POTABLE
D. ADMIXTURES: SHALL NOT CONTAIN CALCIUM CHLORIDE OR CHLORIDE IONS

- REINFORCING
A. DEFORMED REINFORCEMENT: ASTM A615 GRADE 40 OR 60.
B. PRE-STRESSING STRAND: ASTM A416 270 KSI LL.

- U-LINTEL UNITS 14 FEET IN OVERALL LENGTH AND SHORTER SHALL BE MADE OF CONCRETE WITH A MINIMUM STRENGTH OF 3500 PSI AT 28 DAYS.

- U-LINTEL UNITS EXCEEDING 14 FEET IN OVERALL LENGTH SHALL BE MADE OF CONCRETE WITH A MINIMUM STRENGTH OF 6000 PSI AT 28 DAYS AND SHALL BE PRE-STRESSED CONCRETE.

- SILL UNITS SHALL BE MADE OF CONCRETE WITH A MINIMUM STRENGTH OF 3000 PSI AT 28 DAYS.

- UNITS SHALL BE SAND BLOCK FINISH EXCEPT PRE-STRESSED, 6" WIDE, AND 12" WIDE U-LINTELS SHALL BE SMOOTH FORM FINISHED.

04 20 00 MASONRY

- HOLLOW LOAD BEARING UNITS SHALL CONFORM TO ASTM C90, NORMAL WEIGHT, TYPE II. MINIMUM NET COMPRESSIVE UNIT STRENGTH = 2000 PSI. (NET AREA COMPRESSIVE STRENGTH F'M = 2000 PSI).

- MORTAR SHALL BE TYPE S AND CONFORM TO ASTM C270 (PROPORTION OR PROPERTY SPECIFICATION) WITH A MINIMUM AVERAGE COMPRESSIVE STRENGTH AT 28 DAYS OF 1800 PSI.

- COARSE GROUT SHALL CONFORM TO ASTM C476:
A. 2500 PSI AT 28 DAYS.
B. 1/4" MAXIMUM AGGREGATE.
C. 8" – 11" SLUMP.

- CODES AND STANDARDS:
A. SPECIFICATIONS FOR MASONRY STRUCTURES – ACI 530.1/ASCE 6/ TMS 602 IS INCLUDED BY REFERENCE IN ITS ENTIRETY.
B. BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES – ACI 530/ ASCE 5/TMS 402.

- VERTICAL BARS SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM OF BAR AND AT 8'-0" O.C. MAXIMUM WITH A MINIMUM CLEARANCE OF 1/2" FROM MASONRY. THE CLEAR DISTANCE BETWEEN BARS SHALL NOT EXCEED ONE BAR DIAMETER, OR MORE THAN 1". CENTER BARS IN WALLS U.N.O.

- VERTICAL REINFORCING SHALL BE AS SHOWN ON THE DRAWINGS. FILLCELLS WITH COARSE GROUT AS SPECIFIED. PROVIDE ACI 90 DEGREE STANDARD HOOKS INTO FOOTING AND ROOF TIE BEAM. LAP SPlice VERTICAL REINFORCEMENT ABOVE FOOTING AND ABOVE EACH FLOOR LEVEL UNLESS NOTED OTHERWISE. MAINTAIN VERTICAL REINFORCING SHOWN ON PLANS ABOVE AND BELOW MASONRY OPENINGS. CONTINUE FOUNDATION DOWELS BELOW ALL MASONRY OPENINGS.

- REINFORCED FILL CELLS ARE TO BE CLEAN AND FREE OF ANY FOREIGN MATERIAL OR DEBRIS. REMOVE ANY INSULATING MATERIAL FROM CELLS, INCLUDING POLYSTYRENE INSULATING INSERTS, PRIOR TO GROUT POUR.

- REINFORCING BARS SHALL BE STRAIGHT EXCEPT FOR BENDS AROUND CORNERS AND WHERE BENDS OR HOOKS ARE DETAILED ON THE PLANS.

- WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICALS. DOWELS SHALL BE GROUTED INTO A CORE IN VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCEMENT.

- PROVIDE HORIZONTAL WALL REINFORCING (9 GA.) HOT DIPPED GALVANIZED LADDER TYPE DUR-0-WALL (OR EQUIVALENT) AT 16" O.C. JOINT REINFORCING SHALL CONFORM TO ASTM A-951.

- PROVIDE HORIZONTAL JOINT REINFORCEMENT AT DOORS AND WINDOWS FOR FIRST AND SECOND BLOCK COURSE ABOVE AND BELOW APERTURES. RUN REINFORCING CONTINUOUS OR EXTEND TWO FEET FROM APERTURE EDGE.

- WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 6" AT SPLICES AND SHALL CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT IN THE LAPPED DISTANCE.

- CLEANOUTS SHALL BE PROVIDED IN THE BOTTOM COURSE OF MASONRY IN EACH GROUT POUR WHEN THE POUR HEIGHT EXCEEDS 5'. CLEANOUTS TO BE SAW-CUT 4" X 4".

- GROUT POUR HEIGHT SHALL NOT EXCEED 24'. PLACE GROUT IN 5' MAX. LIFTS HEIGHTS.

- CONSOLIDATE GROUT POURS AT THE TIME OF PLACEMENT BY MECHANICAL MEANS AND RECONSOLIDATE AFTER INITIAL WATER LOSS AND SETTLEMENT.

- ALL MASONRY FOUNDATION STEMWALLS AND RETAINING WALLS SHALL BE FULLY GROUTED.

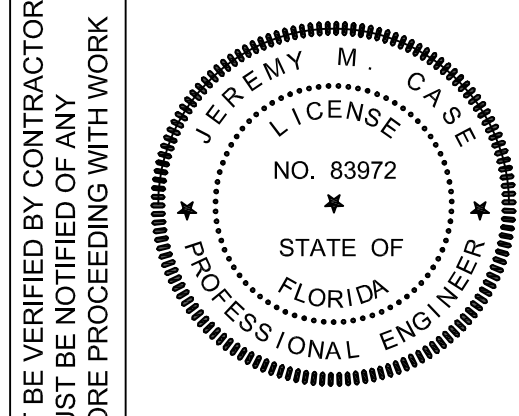
- STORE BLOCKS ON PALLETS AND COVER WITH PLASTIC SHEETING.

- PLACE MASONRY IN RUNNING BOND WITH 3/8" MORTAR JOINTS. PROVIDE COMPLETE COVERAGE FACE SHELL MORTAR BEDDING, HORIZONTAL AND VERTICAL. FULLY MORTAR WEBS IN ALL COURSES OF PIERS, COLUMNS, AND PILASTERS AND ADJACENT TO GROUTED CELLS.

- A QUALIFIED TESTING LABORATORY SHALL BE RETAINED TO PERFORM THE FOLLOWING TESTS:
A. SAMPLE AND TEST GROUT IN ACCORDANCE WITH ASTM C1019 FOR EACH 5000 SQ. FT. OF MASONRY.
B. SLUMP TESTS – ASTM C143.
C. MASONRY PRISM TEST IN ACCORDANCE WITH ASTM C1314. PROVIDE ONE SET OF 3 PRISMS PRIOR TO CONSTRUCTION AND DURING CONSTRUCTION FOR EACH 5000 SQ. FT. OF WALL.

- PROVIDE 8" DEEP PRECAST REINFORCED CONCRETE LINTELS OVER ALL MASONRY OPENINGS NOT SHOWN TO HAVE A STRUCTURAL BEAM. MINIMUM END BEARING = 8". LINTEL WIDTH TO MATCH MASONRY WIDTH.

- TOPS OF PARTIALLY CONSTRUCTED WALLS SHALL BE COVERED WITH VISQUEEN WHENEVER RAIN OCCURS AND AT THE END OF THE WORK DAY.



ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

FOUNDATION FOR RELOCATED HISTORIC HOUSE
20 NORTH SWINTON AVE
DELRAY BEACH, FL 33444

STRUCTURAL SPECIFICATIONS
DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY
20 NORTH SWINTON AVE
DELRAY BEACH, FL 33444

NO.	DATE	BY	REVISIONS
1	10/2/19		PERMIT REVISIONS
0	8/12/19		BID SET

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PROJECT	DBCRA19001		
DRAWN BY	DATE	APPROVED	
JG/ZS	10/2/2019	JC	
BUILDING	FLOOR	AREA	
	1st		
STRUCTURAL SPECIFICATIONS			
S-001			
SCALE	SHEET	REV	
1/4"=1'	1 OF 3	A	

05 50 00 ANCHOR, SCREWS AND DOWELS

- ADHESIVE DOWELING RODS/BOLTS SHALL BE CARBON STEEL THREADED ROD CONFORMING TO ISO 898 5.8 WITH A MINIMUM TENSILE STRENGTH OF 72.5 KSI (500MPa) AND A MINIMUM YIELD OF 58 KSI (400MPa). THREADED RODS WITH NUTS AND WASHERS INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- ANCHORING ADHESIVE SHALL BE A TWO-COMPONENT SYSTEM SUPPLIED IN MANUFACTURER'S STANDARD SIDE-BY-SIDE FOIL PACKAGE AND DISPENSED THROUGH A STATIC-MIXING NOZZLE SUPPLIED BY THE MANUFACTURER. ADHESIVE SHALL BE TESTED AND APPROVED TO MEET THE MINIMUM REQUIREMENTS OF ACI 355.4 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PROVIDE HILTI HY 200 SAFE SET (ESR 3187) OR RE 500 V3 (ESR 3814) ANCHORS BY HILTI OR EQUAL (E.G. SIMPSON SET-XP, ATC ULTRABOND 365CC) FOR CONCRETE APPLICATIONS. PROVIDE HILTI HY HIT 270 FOR MASONRY APPLICATIONS (ESR 4143).
- DRILL-IN REBAR DOWELS SHALL BE SET USING A TWO-PART ADHESIVE AS DESCRIBED ABOVE.
- EXPANSION BOLTS SHALL BE HILTI KB TZ (ESR 1917) OR EQUAL. BOLT SHALL MEET DUCTILITY REQUIREMENTS OF ACI 318 SECTION D1.
- EXPANSION BOLTS SHALL HAVE CARBON STEEL ANCHOR BODY AND NUT AND WASHER SHALL BE ELECTROPLATED ZINC COATING CONFORMING TO ASTM B633 TO A MINIMUM OF 5µm. THE STAINLESS STEEL ANCHOR BODY, NUT AND WASHER, AND EXPANSION SLEEVE SHALL CONFORM TO TYPE 316 STAINLESS STEEL. EXPANSION ANCHORS SHALL MEET THE MINIMUM REQUIREMENTS OF ACI 355.2 FOR CRACKED AND UNCRACKED CONCRETE. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- MASONRY SCREWS SHALL BE 1/4" DIAMETER WITH 1-5/8" MINIMUM EMBEDMENT INSTALLED IN DRILLED HOLES USING AN APPROPRIATE BIT DIAMETER UNLESS NOTED OTHERWISE.
- SCREWS SHALL HAVE A BODY MADE OF CARBON STEEL AND SHALL BE HEAT TREATED AND SHALL HAVE 8µm ZINC COATING IN ACCORDANCE WITH EN ISO 4042. PROVIDE HUS EZ (ESR 3027) SCREWS BY HILTI OR EQUAL.
- HEAVY-DUTY CONCRETE AND MASONRY SCREWS SHALL BE TESTED AND APPROVED TO MEET THE MINIMUM REQUIREMENTS OF ACI 355.2. HILTI KWICK HUS EZ (ESR-3027 FOR CONCRETE, ESR-3056 FOR GROUT FILLED MASONRY) OR EQUAL.
- CAST-IN-PLACE ANCHOR BOLTS SHALL BE HOT DIP GALVANIZED HEAVY HEX HEAD TYPE AND SHALL MEET THE REQUIREMENTS OF ASTM F1554GR36.

06 10 00 CARPENTRY

- DIMENSIONED LUMBER SHALL BE DRESSED S4S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.
- LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
- LUMBER SHALL BE SOUTHERN PINE NO. 2 GRADE OR BETTER; WITH 19% MAXIMUM MOISTURE CONTENT, UNLESS NOTED OTHERWISE ON THE PLANS.
- LUMBER IN CONTACT WITH MASONRY OR CONCRETE, OR EXPOSED TO WEATHER, SHALL BE PRESSURE TREATED.
- MINIMUM COATING REQUIREMENTS FOR METAL CONNECTORS AND FASTENERS: GALVANIZED (G185) OR HOT DIP GALVANIZED (HDG)
- WHEN USING STAINLESS STEEL CONNECTORS, USE STAINLESS STEEL FASTENERS. WHEN USING G185 OR HDG CONNECTORS, USE FASTENERS GALVANIZED PER ASTM A153.
- PLYWOOD SHEATHING SHALL BE DFPA CDX WITH EXTERIOR GLUE.
- NAILING AND BOLTING SHALL COMPLY WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION REQUIREMENTS.
- CONNECTION HARDWARE SHALL BE SUPPLIED BY SIMPSON STRONG-TIE CO., INC, OR EQUIVALENT. SUBMIT CUT SHEETS OF ALTERNATIVE CONNECTION HARDWARE TO ENGINEER FOR APPROVAL.
- NAILING SCHEDULE

CONNECTION	NUMBER	COMMON NAIL OR SPACING
SOLE PLATE TO TRUSS OR BLOCKING	16D	16" O.C.
STUD TO SOLE PLATE, TOE NAIL	8D	4
DOUBLE STUDS, FACE NAIL	10D	24" O.C.
DOUBLE TOP PLATES, FACE NAIL	10D	16" O.C.
TOP PLATES LAPS AND INTERSECTIONS	10D	3
TRUSSES, LAPS OVER WALLS, FACE NAIL	16D	4
BUILT-UP CORNER STUDS	16D	24" O.C.
STUDS TO SOLE PLATE, END NAIL	16D	2

11. FASTENER SUBSTITUTIONS

ALL NAILS ARE COMMON NAILS, UNLESS NOTED OTHERWISE. THE FOLLOWING FASTENERS ARE ACCEPTABLE SUBSTITUTIONS. ALL ALTERNATE FASTENERS SHALL BE SPACED AT THE SAME SPACING AS THE SCHEDULED FASTENERS.

SCHEDULED FASTENER	ALTERNATE FASTENER
8D COMMON NAIL	8D RING SHANK NAIL 8D SCREW SHANK NAIL 0.131 P-NAIL
10D COMMON NAIL	10D RING SHANK NAIL 10D SCREW SHANK NAIL 0.148 P-NAIL
60 COOLER NAIL	#6 X 1-1/4" TYPE S OR W DRYWALL SCREW

12. PRESSURE TREATED WOOD TABLE: AWPA STANDARD U1-11

APPLICATION	COMMODITY USE	EXPOSURE CATEGORY	PRESERVATIVE SPECIFICATION AND SECTION	RETENTION
DECKING, JOISTS AND BEAMS	ABOVE GROUND, EXTERIOR	3B	A	NOTE 1
SILL PLATES	ABOVE GROUND DAMP	2	A	NOTE 1

NOTES: 1. REFER TO AWPA U1-11 FOR ALLOWABLE PRESERVATIVES AND RETENTIONS.

SUBMITTALS

- CONTRACTOR SHALL SUBMIT THE FOLLOWING:

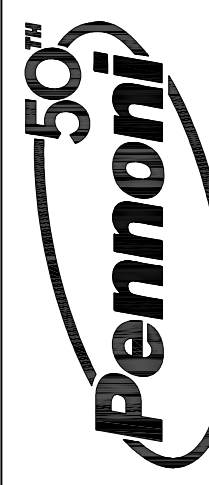
03 30 00 CAST IN PLACE CONCRETE

- INTENDED USAGE AND LOCATION FOR EACH TYPE OF CONCRETE
- MIX DESIGN FOR EACH TYPE OF CONCRETE
- CEMENT CONTENT IN POUNDS-PER-CUBIC YARD
- COARSE AND FINE AGGREGATE IN POUNDS/CUBIC YARD
- WATER CEMENT RATIO BY WEIGHT
- CEMENT TYPE AND MANUFACTURER
- SLUMP RANGE
- AIR CONTENT
- ADMIXTURE TYPE AND MANUFACTURER
- PERCENT ADMIXTURE BY WEIGHT
- STRENGTH TEST DATA REQUIRED TO ESTABLISH MIX DESIGN.
- COMPLETE DETAIL AND PLACING SHOP DRAWINGS FOR ALL REINFORCING STEEL INCLUDING ACCESSORIES THAT HAVE BEEN REVIEWED AND STAMPED BY THE GENERAL CONTRACTOR. INCLUDE ALL REQUIRED DIMENSIONS AND ELEVATIONS (I.E. TOP OF CONCRETE)
- SUBMIT MATERIALS AND METHOD OF CURING FOR REVIEW.

04 20 00 MASONRY

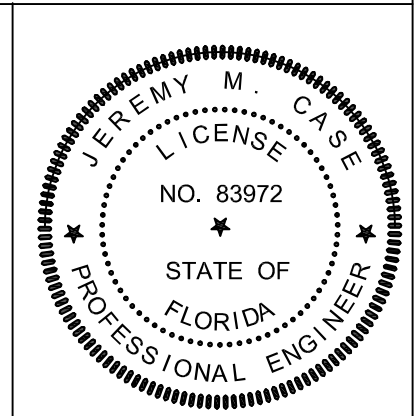
- SUBMIT PROPOSED GROUT MIX DESIGN PRIOR TO CONSTRUCTION.
- SUBMIT PROPOSED MORTAR MIX DESIGN PRIOR TO CONSTRUCTION.
- SUBMIT DETAILED SHOP DRAWINGS OF REINFORCING BARS SHOWING NUMBER, SIZE, AND LOCATION. INCLUDE BAR LISTS AND BEND DIAGRAMS. INCLUDE ALL REQUIRED DIMENSIONS AND ELEVATIONS.
- SUBMIT COMPRESSIVE STRENGTH TESTS OF PROPOSED MASONRY UNITS PRIOR TO CONSTRUCTION. MASONRY UNITS ARE TO BE TESTED IN ACCORDANCE WITH ASTM C140.
- PRECAST CONCRETE U-LINTELS AND SILLS
 - PROVIDE MANUFACTURER'S CATALOG ENGINEERING DATA.
 - MANUFACTURER SHALL RATE U-LINTEL UNITS FOR GRAVITY, UPLIFT, AND LATERAL LOADS IN UNITS OF POUNDS PER LINEAR FOOT.

McCarthy and Associates, Inc.
 A DIVISION OF PENNONI
 601 North Congress Ave, Suite 106
 Delray Beach, FL 33445
 (561) 270-0178
 Jeremy Case, P.E.
 Florida P.E. 83972
 McCarthy Project No. DBCRA19001



PENNONI ASSOCIATES INC.
 601 North Congress Avenue
 Unit 106A
 Delray Beach, FL 33445
 F 561.265.6866
 T 561.270.0178

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK



FOUNDATION FOR RELOCATED HISTORIC HOUSE
 20 NORTH SWINTON AVE
 DELRAY BEACH, FL 33444

STRUCTURAL SPECIFICATIONS

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY
 20 NORTH SWINTON AVE
 DELRAY BEACH, FL 33444

NO.	DATE	REVISIONS	BY
1	10/2/19	PERMIT REVISIONS	
0	8/12/19	BID SET	

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSION OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	DBCRA19001
DRAWN BY	JG/ZS
DATE	10/2/2019
APPROVED	JC
BUILDING	FLOOR
AREA	181

STRUCTURAL SPECIFICATIONS

S-002

SCALE	SHEET	REV
1/8"=1'	2 OF 3	A

FIELD REPORT

SITE VISIT #1

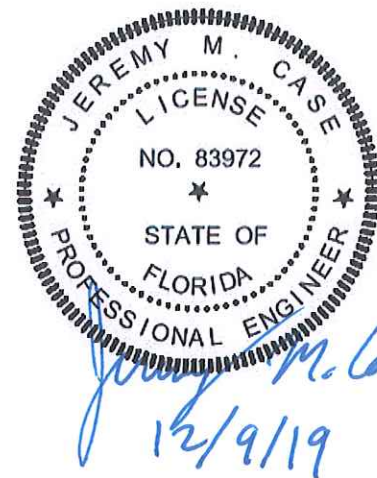
Project: Historic House Foundation
Pennoni Project No. DBCRA19001

Location: 20 N. Swinton Ave
Delray Beach,
Florida 33444

Date: December 6, 2019

Contractor: All Phase, Inc.

Present: Zealus Stephen– Pennoni
Tara Toto – Delray Beach CRA
John H Elliott -All Phase
Jeremy Elliot – All Phase



Progress: Foundation pour

Comments:

1. Foundation reinforcing was observed. No discrepancies from structural drawings were noted.
2. Concrete pour of the foundation was observed. Concrete was sourced from Cemex ready mix plant.
 - First Cemex concrete truck arrived on site at 12:55 pm; Cemex truck batch ticket number: 36808705.
 - Pour commenced at 13:25 pm.
 - The concrete testing agency arrived on site at 13:26 pm.
 - Four-cylinder samples were taken from first truck.
 - A slump test which was performed on concrete from first truck.
 - Second Cemex truck arrived at 14:15 pm, Cemex truck batch ticket number: 36808981.
 - Second truck began pumping at 14:30 pm.
 - Concrete pour was completed at 15:00 pm.

Copy to:

Tara Toto
(toto@mydelraybeach.com)

By: 
Zealus Stephen, Construction Administrator

FIELD REPORT

SITE VISIT #02

Project: Historic House Foundation
Pennoni Project No. DBCRA19001

Location: 20 N. Swinton Ave.
Delray Beach, FL 33444

Date: December 11, 2019

Contractor: All Phase, Inc.

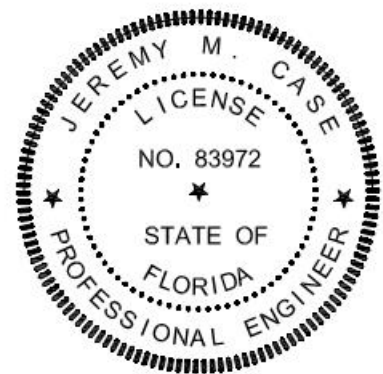
Present: Jeremy Case– Pennoni
Tara Toto – Delray Beach CRA
John Elliott -All Phase
Jeremy Elliot – All Phase

Progress: **Foundation stem wall was in place.**

Comments:

1. Foundation stem wall reinforcing was observed. No discrepancies from structural drawings were noted.
2. Discussed backfilling stem wall to the top of the 2nd course before pouring grout and setting the house on the foundation. See response to RFI #004.
3. Briefly discussed schedule for setting house down on foundation. Schedule dependent on concrete and grout breaks.

Copy to: Tara Toto
(toto@mydelraybeach.com)



By: Jeremy M Case
Jeremy Case, P.E., Office Director

FIELD REPORT

SITE VISIT #03

Project: Historic House Foundation
Pennoni Project No. DBCRA19001

Location: 20 N. Swinton Ave.
Delray Beach, FL 33444

Date: December 11, 2019

Contractor: All Phase, Inc.

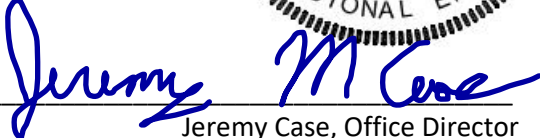
Present: Jeremy Case– Pennoni
Tara Toto – Delray Beach CRA
John Elliott -All Phase
Jeremy Elliot – All Phase

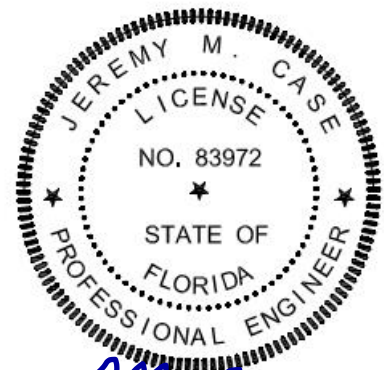
Progress: **Foundation stem wall was in place. Grout had been poured. Bottom 2 ft of siding and plywood had been removed.**

Comments:

1. Site visit conducted to observed extent of damaged wood.
2. Edge of plywood that had been cut (2 ft above sill plate) appeared to be solid without any moisture damage.
3. Observed apparent insect damage in wood studs on all sides of building. Recommended to Tara Toto to have a Wood Destroying Organism Inspection done by a pest control service to evaluate the extent of the damage and to give further recommendations regarding the insect damage. This evaluation could delay setting the house down.
4. Discussed a/c condenser unit pad. Recommended to John and Tara to use a pre-fabricated pad that is rated for the wind speed given on the structural drawings.
5. Discussed 4" pad for pipe support at fire line back flow preventer. Work for backflow preventer should be coordinated with All Phase so that concrete for the rest of the piers and the concrete for the 4" pad can be poured at the same time.

Copy to: Tara Toto
(toto@mydelraybeach.com)

By: 
Jeremy Case, Office Director



FIELD REPORT

SITE VISIT #04

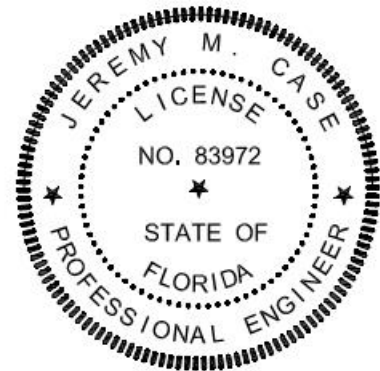
Project: Historic House Foundation
Pennoni Project No. DBCRA19001
City of Delray Beach Permit No.: 19-00184316

Location: 20 N. Swinton Ave.
Delray Beach, FL 33444

Date: January 8, 2020

Contractor: All Phase, Inc.

Present: Jeremy Case– Pennoni
Tara Toto – Delray Beach CRA
John Elliott -All Phase




Progress: **Foundation stem wall was in place. Grout had been poured. Bottom 2 ft of siding and plywood had been removed all sides. 4 ft of siding and plywood had been removed on the east side of the building.**

Comments:

Site visit conducted to observe extent of damaged wood and discuss the path forward. The following comments summarize the observations and discussion.

1. Closer observation revealed that the number of studs that had visible termite damage was limited to only a few studs on each side of the building. In a couple of places the studs that were damaged were located in corners or near windows. The building had been adequately functioning for an undetermined amount of time since the termite damage.
2. To repair the studs that appeared to have termite damage may have resulted in the removal of a significant amount of the siding. The siding functions as the building's envelope and the primary means of protecting the building against the weather and moisture. The more siding that is removed at this time, the more exposed the building will be to the weather until the renovation design phase is complete and the renovation contractor can fully restore the building envelope.
3. Pat Burdette (Modern Movers) called and suggested that installing the stud repair now may result in the sill plate not sitting flush on the foundation stem wall due to how the house is currently supported.
4. The path forward:
 - a. No additional siding or plywood sheathing will be removed.
 - b. The studs will be repaired during the renovation phase.
 - c. The sill plate will be installed and the house will be lowered onto the foundation.
 - d. Plywood sheathing will be installed where it had been removed.
 - e. The exposed sheathing will be covered in a moisture barrier (Tyvek HomeWrap) until the renovation phase can fully restore the building envelope.

Copy to: Tara Toto
(toto@mydelraybeach.com)
John Elliot
(allphaseinc@att.net)

By: 
Jeremy Case, PE, Office Director

FIELD REPORT

SITE VISIT #05

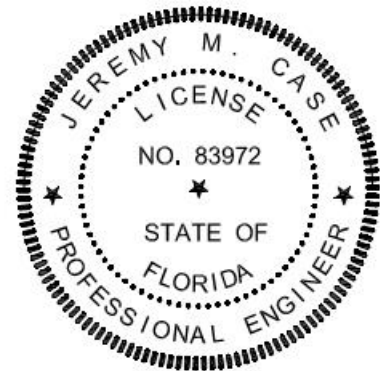
Project: Historic House Foundation
Pennoni Project No. DBCRA19001
City of Delray Beach Permit No.: 19-00184316

Location: 20 N. Swinton Ave.
Delray Beach, FL 33444

Date: January 15, 2020

Contractor: All Phase, Inc.

Present: Jeremy Case – Pennoni
Jim Malanos -- Pennoni
Tara Toto – Delray Beach CRA
John Elliott -- All Phase
Pat Burdette – Modern Movers



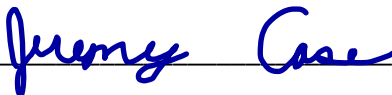
Progress: **The sill plate and termite barrier were in place. Several of the studs that had termite damage had been sistered. The house was still elevated above the foundation.**

Comments:

Site visit conducted at contractor's request to discuss measurements of stem wall taken by house moving contractor.

1. House moving contractor stated that the NE corner of the building stem wall was 1.5" higher than the SE corner and the NW corner was 0.75" higher than the SW corner.
2. The foundation contractor demonstrated the levelness of the top of the stem wall using a mason's string and 4 ft level.
3. Based on the foundation contractor's measurements and the fact that the house moving contractor's measurements were within the top of bearing wall tolerance required by the masonry code (0.25" per 10'-0"), it was decided to proceed with setting the house on the foundation. After the house was down the doors would be checked to make sure they could be opened without issues.

Copy to: Tara Toto
(toto@mydelraybeach.com)
John Elliot
(allphaseinc@att.net)

By: 
Jeremy Case, PE, Office Director

FIELD REPORT

SITE VISIT #06

Project: Historic House Foundation
Pennoni Project No. DBCRA19001
City of Delray Beach Permit No.: 19-00184316

Location: 20 N. Swinton Ave.
Delray Beach, FL 33444

Date: January 17, 2020

Contractor: All Phase, Inc.

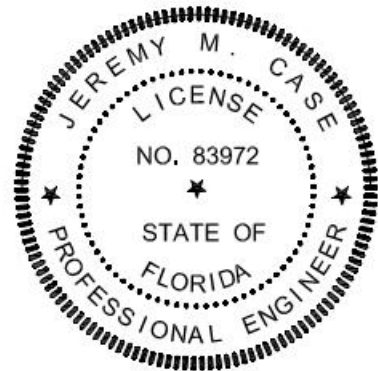
Present: Jeremy Case– Pennoni
Tara Toto – Delray Beach CRA
John Elliott -All Phase

Progress: **The sill plate and termite barrier were in place. Several of the studs that had termite damage had been sistered. The house had been set down on the foundation.**

Comments:

Site visit conducted at contractor's request to discuss to current condition after house had been set down.

1. One of the CMU piers already constructed that supports the wood floor beam had been moved during the removal of the temporary support beams. See Photo 1. Evidence that the pier had been moved is shown by the "crack" between the soil and the bottom of the footing. See Photo 2. The pier needs to be returned to its place centered under the beam as soon as possible.
2. The temporary jack supports under the chimney conflict with the wall dowel locations. The base of the jacks should be rotated 90 degrees and the jack moved to footing on the interior side of the wall to facilitate construction of the wall dowels.
3. Additional fill is needed inside the crawl space to bring finished grade up to at least the bottom of the footing. Foundation contractor is currently working on completing this task.
4. Joists on north side of building have not yet been sistered to extend them to the sill plate. Contractor to repair joists per plan before installing plywood.
5. Discussed with foundation contractor alignment of face of brick chimney with face of CMU stem wall. Contractor will set the CMU block back so that face of brick extends past the face of the stucco.



Copy to: Tara Toto
(toto@mydelraybeach.com)
John Elliot
(allphaseinc@att.net)

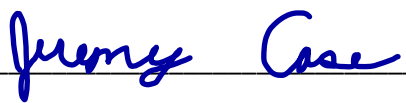
By: 
Jeremy Case, PE, Office Director



Photo #01



Photo #02



Photo #03

FIELD REPORT

SITE VISIT #07

Project: Historic House Foundation
Pennoni Project No. DBCRA19001
City of Delray Beach Permit No.: 19-00184316

Location: 20 N. Swinton Ave.
Delray Beach, FL 33444

Date: January 21, 2020

Contractor: All Phase, Inc.

Present: Jeremy Case– Pennoni
John Elliott - All Phase


Progress: **The house had been set down on the foundation.**

Comments:

Site visit conducted at contractor's request to discuss chimney foundation.

1. First course of CMU under chimney had been set. CMU reinforcing dowels under chimney had been drilled and epoxied into footing. Dowels were acceptable in accordance with the response to RFI #002.
2. Contractor proposed filling in the gap between the CMU walls under the chimney with blocks or other fill and then pouring concrete on the fill to close the gap between the top of the CMU and the bottom of the chimney in order to support the chimney. Proposal is acceptable.
3. Additional fill soil had been placed in the crawl space to bring the finished grade elevation to above the bottom of the footing. Finished grade in the crawl space is acceptable.
4. Portion of the wall footing on the interior of the crawl space had been broken off. See Photo #01. Remove broken concrete from reinforcing. Drill and epoxy (2) #4 dowels into footing. Re-pour corner of footing. See attached sketch.
5. Discussed height of ventilation block with contractor. Contractor to place ventilation block in wall top course directly below sill plate.
6. Discussed sistered joists on north side of building with contractor. Instructed contractor to use a minimum of (6) nails to connect sistered joist to existing joist and to add an additional 2x member on other side of existing joist.

Copy to: Tara Toto
(toto@mydelraybeach.com)
John Elliott
(allphaseinc@att.net)

By: 
Jeremy Case, PE, Office Director

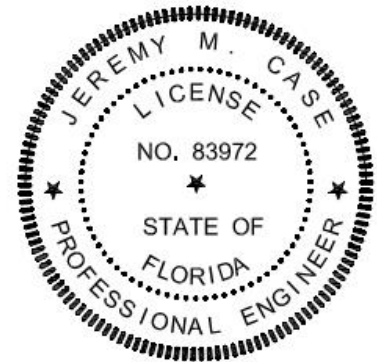




Photo #01

FIELD REPORT

SITE VISIT #08

Project: Historic House Foundation
Pennoni Project No. DBCRA19001
City of Delray Beach Permit No.: 19-00184316

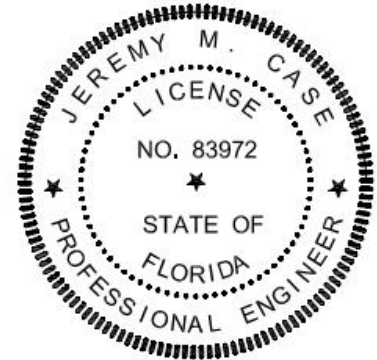
Location: 20 N. Swinton Ave.
Delray Beach, FL 33444

Date: January 31, 2020

Contractor: All Phase, Inc.

Present: Jeremy Case– Pennoni
John Elliott - All Phase
Tara Toto – Delray Beach CRA

Progress: **Contractor’s work is nearing completion. Site visit done to create a punch list before structure is covered and work finalized.**



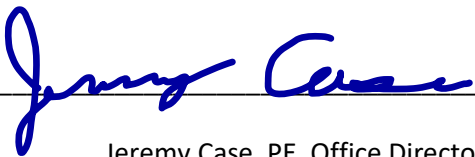
Comments:

The following items were observed and will serve as a punch list for this project.

1. Spacing of nails through plywood into sill plate were at stud locations only. Contractor to add a minimum of (1) nail between studs.
2. Some nails through plywood into studs were missing on the south side of building. Contractor addressed and added the nails before end of site visit. Work is now acceptable.
3. An alternative strap was installed in one location on the north side of the building. Strap is acceptable.
4. Damaged exterior block on the north side. Patch block before covering with stucco.
5. Wood floor beams were “floating” above support in 2 locations. Contractor to drive wood shims between beam and block support.
6. Discussed framing out rim joist on east side of building where building was cut before the move. Contractor to add 1x to the outside of the existing 2x to finish out the rim joist to the sill plate.
7. Footing repair per site visit report #07 was complete. Work is acceptable.
8. Foil faced insulation had been installed. Contractor is finalizing taping joints.
9. Through bolts had been installed through 2x8s and original wood beam that had been cut. Work is acceptable.

10. Joists headers to create larger opening in floor for crawl space access had been constructed. Floor had not been cut. Per discussion, finish carpenter engaged for renovation work will cut floor and create an aesthetically acceptable cover for the opening.
11. Areas where 4 ft of plywood were replaced in lieu of the 2 ft required on the drawings were measured with the contractor. 4 ft of plywood had been replaced for 60 ft of the length of the building. The rest of the building had 2 ft of plywood replaced per plan.
12. Opening in foundation stem wall to access crawl space during construction was in the process of being closed. Contractor will not grout or reinforce this area so that it can be opened up during the renovation if need be.
13. Contractor proposed installing a "mud stop" at the bottom of the plywood to create a finished edge for the stucco. This is acceptable.
14. Pile of soil spoils from foundation excavation had been removed. Per discussion, final grading and sodding to be done by others.

Copy to: Tara Toto
(toto@mydelraybeach.com)
John Elliot
(allphaseinc@att.net)

By: 
Jeremy Case, PE, Office Director

FIELD REPORT

SITE VISIT #09

Project: Historic House Foundation
Pennoni Project No. DBCRA19001
City of Delray Beach Permit No.: 19-00184316

Location: 20 N. Swinton Ave.
Delray Beach, FL 33444

Date: February 14, 2020

Contractor: All Phase, Inc.

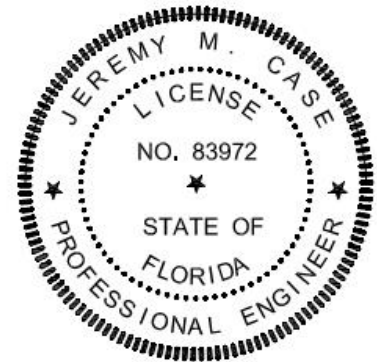
Present: Jeremy Case– Pennoni
Tara Toto – Delray Beach CRA
DJ Lee – Delray Beach CRA

Progress: **Contractor has given notice that his work is complete. Site visit done to finalize punch list and review punch list items given in previous report.**

Comments:

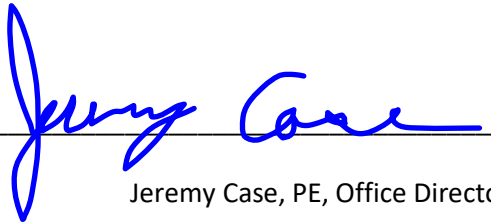
The following items were observed and will serve as a punch list for this project.

1. Spacing of nails through plywood into sill plate were checked. Spacing is acceptable.
2. Stucco had been applied and wall backfilled. Depth of stucco and backfill is acceptable.
3. Wood floor beams were “floating” above support in several locations. Contractor to drive wood shims between beam and block support.
4. Framing out of rim joist on east side of building where building was cut before the move had been completed using PT plywood. Framing is acceptable.
5. Simpson MSTAM24 straps had not been installed on east side of building where building was cut.
6. Joists headers to create larger opening in floor for crawl space access had been constructed, but were covered by insulation. Detail 4/S-101 shows new headers supported on existing joists with Simpson LUS28 joist hangers. Headers had been installed using toe-nails instead of joist hangers. Contractor to confirm size of nails used for engineer to verify acceptability of connection.
7. Contractor had constructed header to enlarge opening in floor. Opening in flooring not enlarged. New access panel had not been constructed in accordance with detail 4 on S-101. Ref. previous discussion (SV#08 note 10).
8. Opening in foundation stem wall to access crawl space during construction had been closed. Work is acceptable.



9. A “mud stop” had been used at the bottom of the stucco, not at the bottom of the plywood to create a finished edge for the stucco.
10. Insulation had only been installed below floor joists. Insulation around wood beams had not been installed per details 2 and 3 on S-101. Several penetrations through the insulation had not been sealed. No structural objections to not installing insulation around wood beams.
11. Greenguard HPW building wrap had been installed around the building using staples. Per manufacturer’s installation instructions when the building wrap is intended to perform as the primary air-barrier material in the wall assembly 1” long fasteners with plastic or metal caps should be installed at 32” max along every stud. Contractor to install fasteners in accordance with manufacturer’s recommendations.

Copy to: Tara Toto
(toto@mydelraybeach.com)
John Elliot
(allphaseinc@att.net)

By: 
Jeremy Case, PE, Office Director

FIELD REPORT

SITE VISIT #10

Project: Historic House Foundation
Pennoni Project No. DBCRA19001
City of Delray Beach Permit No.: 19-00184316

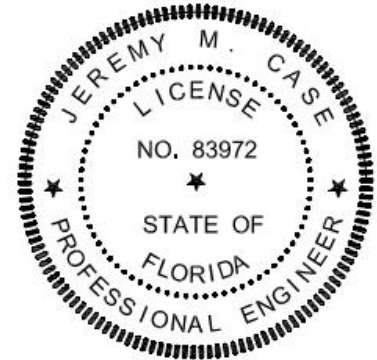
Location: 20 N. Swinton Ave.
Delray Beach, FL 33444

Date: February 24, 2020

Contractor: All Phase, Inc.

Present: Jeremy Case– Pennoni
Tara Toto – Delray Beach CRA
John Elliot – All Phase

Progress: **Contractor has given notice that his work is complete. Site visit done to review punch list items given in previous reports.**

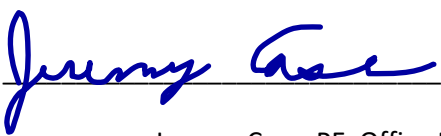


Comments:

1. Contractor had driven wood shims between beam and block support. Work is acceptable.
2. Discussed Simpson MSTAM24 straps that had not been installed on east side of building where building was cut. Future infill wall is non-bearing. Straps at this location are not critical. Straps can be installed when new wall framing is installed. Not installing straps at this time is acceptable.
3. Contractor provided size of nails (12d) used for new header around enlarged floor opening to crawl space. Connection using a minimum of (3)12d nails as constructed is adequate. Work is acceptable.
4. Insulation around wood beams was installed and taped. Work is acceptable.
5. Contractor installed nails with metal caps at a spacing of less than 32" through building wrap. Work is acceptable.

To the best of my knowledge and belief, and based on what was seen during (10) construction site visits that the structural work on the foundation permit documents including drawings, specifications, RFIs, and directives issued by the Engineer-of-record has been completed.

Copy to: Tara Toto
(toto@mydelraybeach.com)
John Elliot
(allphaseinc@att.net)

By: 
Jeremy Case, PE, Office Director

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

Pump Station Submittal Package

EQUIPMENT DUPLEX PUMP STATION EQUIPMENT

ENGINEER
PENNONI ASSOCIATES INC

CONTRACTOR
WBI CONTRACTING & SERVICES

APPROVED
 APPROVED AS NOTED

Fabrication/Installation may be undertaken.
Approval does not authorize changes in the Contract Sum
or Contract time unless stated by Change Order or
Construction Change Directive.

REVISE AND RESUBMIT
 REJECTED

Fabrication/Installation MAY NOT be undertaken.
In resubmitting, limit correction to the items marked.

REVIEW AND APPROVAL ARE ONLY FOR CONFORMANCE WITH THE INFORMATION GIVEN AND DESIGN CONCEPT OF THE PROJECT AS EXPRESSED IN THE CONTRACT DOCUMENTS. REVIEW AND APPROVAL OF SUBMITTALS ARE NOT CONDUCTED FOR THE PURPOSE OF DETERMINING THE ACCURACY AND COMPLETENESS OF OTHER DETAILS, SUCH AS DIMENSIONS AND QUANTITIES, OR OF SUBSTANTIATING INSTRUCTIONS FOR THE INSTALLATION OR PERFORMANCE OF EQUIPMENT OR SYSTEMS, ALL OF WHICH REMAIN THE RESPONSIBILITY OF THE CONTRACTOR AS REQUIRED BY THE CONTRACT DOCUMENTS. THE ENGINEER'S REVIEW AND APPROVAL OF THE CONTRACTOR'S SUBMITTAL SHALL NOT RELIEVE THE CONTRACTOR FROM ANY OBLIGATION CONTAINED IN THE CONTRACT DOCUMENTS. THE ENGINEER'S REVIEW AND APPROVAL SHALL NOT CONSTITUTE APPROVAL OF ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR SAFETY PRECAUTIONS OR PROCEDURES. THE ENGINEER'S APPROVAL OF SPECIFIC ITEM DOES NOT INDICATE APPROVAL OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.

By _____ Date 10/24/19


Pennoni

PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS



SOUTHEASTERN PUMP
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Submittal Review Guidelines & Approvals

Upon review of the attached submittal data, please indicate how we may proceed with the proposed equipment on this project (check appropriate box):

- APPROVED AS SUBMITTED – NO CHANGES
- APPROVED AS NOTED
- CONFIRM NOTED CHANGES/CORRECTIONS
- REVISE & RESUBMIT

Site Specific Power Confirmation

Following information must be provided prior to release of order for production (circle appropriately); signature is required:

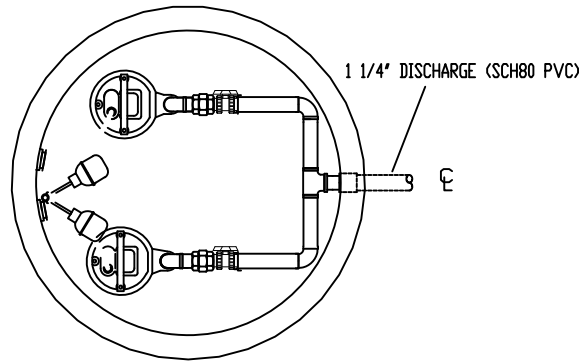
Actual Site Voltage: 110-120 200-208 230-240 460-480

Electrical Phase: 1-Phase 3-Phase

Wet Well Depth _____ ft.

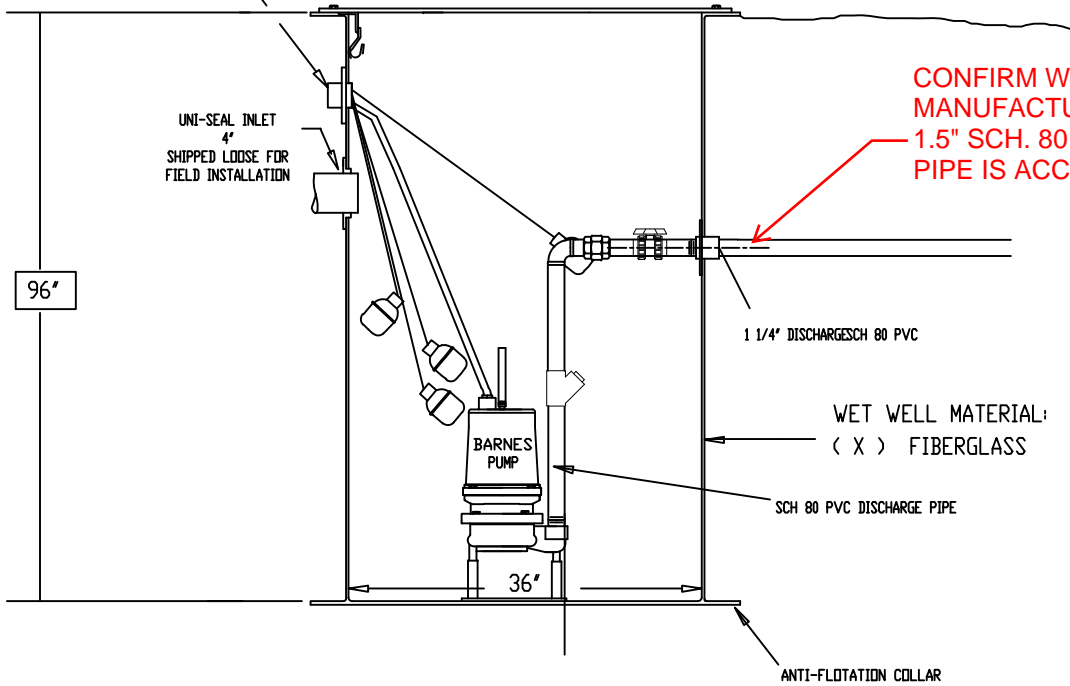
Min. Cord Length _____ ft.

Signed _____ Date _____



(NOT TO SCALE)

1 ea. - 2 inch Uni-Seal for Conduit



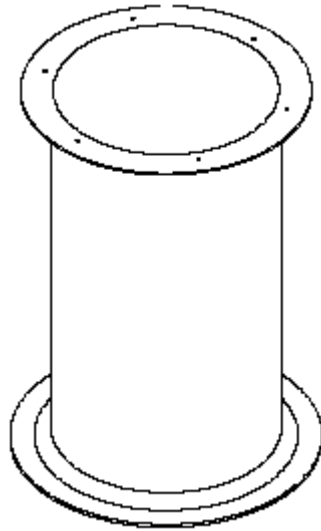
CONFIRM WITH MANUFACTURER THAT 1.5" SCH. 80 DISCHARGE PIPE IS ACCEPTABLE.

DUPLEX PUMP STATION
(NOT TO SCALE)



SOUTHEASTERN PUMP

DUPLEX PUMP STATION



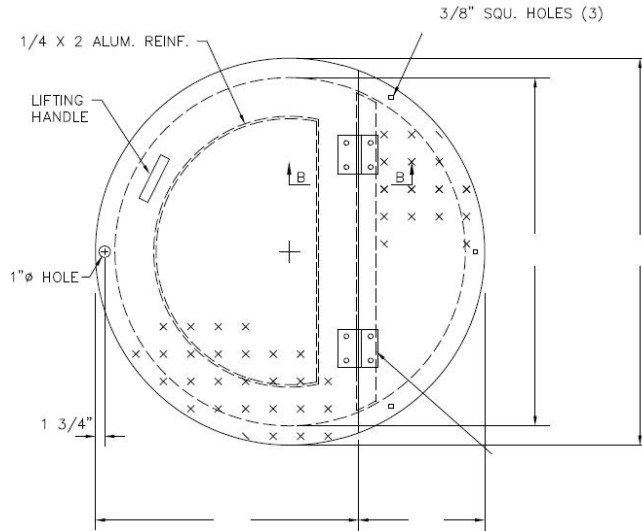
Fiberglass Wet Well

All SEPUMP Fiberglass Wet Wells are built to meet the rigid requirements of ASTM Specification D3753. SEPUMP strives to supply its customers with the highest quality fiberglass wet wells available on the market today by meeting and exceeding all applicable ASTM requirements.

Fiberglass Wet Wells provide the highest protection against groundwater intrusion during the life of the pump station due to their seamless design and chemical resistant properties. The light-weight (relative to concrete) allows for installation using smaller equipment, and often with less disruption on site.

All SEPUMP wet wells include an anti-floatation flange to prevent “floating” when subjected to high groundwater or high water tables (concrete ballast is recommended for most sizes). For wet well diameters 48” and larger, an internal fillet is included to reduce solids build-up.

Pipe penetrations can be either integral to the structure or added in the field using approved watertight fittings (field fittings are most common for the incoming gravity sewer pipe). Stainless Steel studs may be cast integral to the floor for watertight installation of a base elbow assembly.



SEPC1P-Series Wet Well Access Cover

Each SEPC1P-Series Cover is designed to provide maximum safe, easy access to the interior of the lift station. It is constructed of $\frac{1}{4}$ " thick, diamond pattern aluminum, re-enforced to provide 300 PSF load rating. All hinges and hardware are tamper resistant stainless steel.

The cover is secured to the wet well using tamper-resistant, stainless steel fasteners. When not open, the access door can be padlocked for additional safety and security. The door handle drops flush with the surface to limit possible trip hazards.

Once the door is fully open, it is held in place with the auto-locking hold-open arm.

Overall diameter is determined by wet well top flange, or top slab outside diameter. The access opening is properly sized for the pumps provided.



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Non-Metallic Vent Cap

Model VC-M-2 Vent Caps are made of rustproof PVC, and include an integral screen to prevent entry of bugs or unwanted debris. Mushroom style plastic vent cap prevents falling dirt from clogging the screen and prevents rain water from entering the wet well.

One-Piece Cap Assembly has integral 2-inch MNPT threads for mounting.

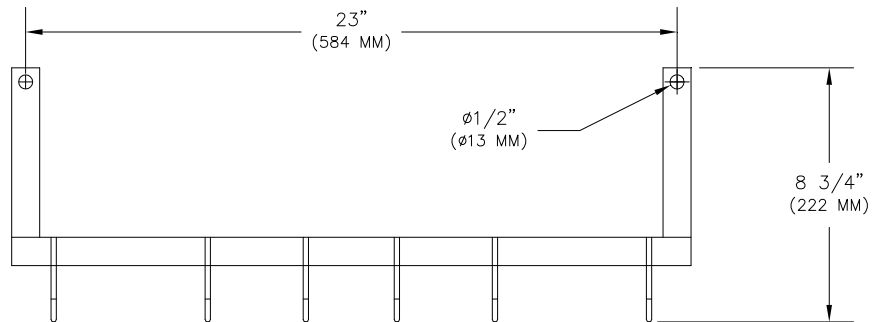
Part No.
VC-M-2

Pipe Size (nominal)
2-inch



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Cable Holder

Each Series J4A Cable Holder consists of a stainless steel frame, and six (6) stainless steel hooks.

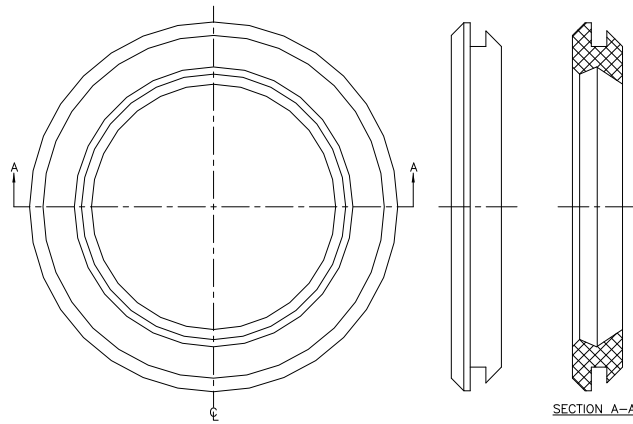
The stainless steel cable holder is secured to either the wet well door frame or the concrete top slab. Cables hung on the rack should be secured to prevent slipping.

Type 304 Stainless Steel welded construction.



SOUTHEASTERN PUMP

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Pipe Sealing Grommet

The Pipe Sealing Grommet is designed to seal penetrations through curved and flat surfaces. It's unique cross section provides sealing on both the penetrating pipe and the penetrated structure.

The pipe sealing member is placed in the properly sized hole, and the pipe is then forced through the opening. Once the pipe is inserted, the outside diameter of the pipe sealing grommet expands to seal the joint with the structure.

Sizes available: 1 ¼", 1 ½", 2", 3", 4" SCH40, 4" SDR35, 6" SCH40, 6" SDR35.

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Product information presented here reflects conditions at time of publication. Consult factory regarding discrepancies or inconsistencies.



SECTION: Z4.10.100

ZM2392

0917

Supersedes

0117

MAIL TO: P.O. BOX 16347 • Louisville, KY 40256-0347
SHIP TO: 3649 Cane Run Road • Louisville, KY 40211-1961
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visit our web site:
zoellerengineered.com



MODELS 7008 - 7009 - 7010 GRINDER PUMP

PRODUCT FEATURES

1.0, 1.5 & 2.0 HP



APPLICATIONS

- Sanitary Sewage • Housing Developments • Pressure Sewers

SPECIFICATIONS

PUMP:

- Nonautomatic or automatic with integral on-off switch.
- Discharge Size - 1-1/4" NPT vertical.
- Mechanical Seal - silicon carbide/carbon, with Buna-N elastomers.
- Construction - Cast Iron ASTM A48, Class 30, 30,000# tensile strength.
- Corrosion resistant powder coated epoxy finish.
- 440C Stainless Steel cutter and plate hardened to Rockwell C 55-60.
- Attaching Hardware and Lifting Handle - 304 stainless steel.
- Square Ring Seal and gasket - Viton.
- Impeller - Engineered, glass-filled plastic with SS insert and top pump out vanes.
- Power Cable Length - 20'

OPTIONAL:

- Additional cord length 35 ft.

MOTOR:

- 1.0, 1.5 & 2.0 HP, 3450 RPM.
- Capacitor Start/Run 1 phase motor with internal starting circuit and overload protection. 115 Volt: 1.0 HP
200 & 230 Volt: 1.0, 1.5 & 2.0 HP
- ~~3 Phase induction motor - 200/230/460/575 Vol~~
- 416 Stainless Steel Motor shaft.
- Stator - Class B insulation and lead wires. Nema B design.
- Integral thermal overload, single phase units
- Housing - Cast Iron, oil-filled, with cooling fins.
- Upper & Lower Ball Bearings - Dual high carbon chromium steel.

DIMENSIONS:

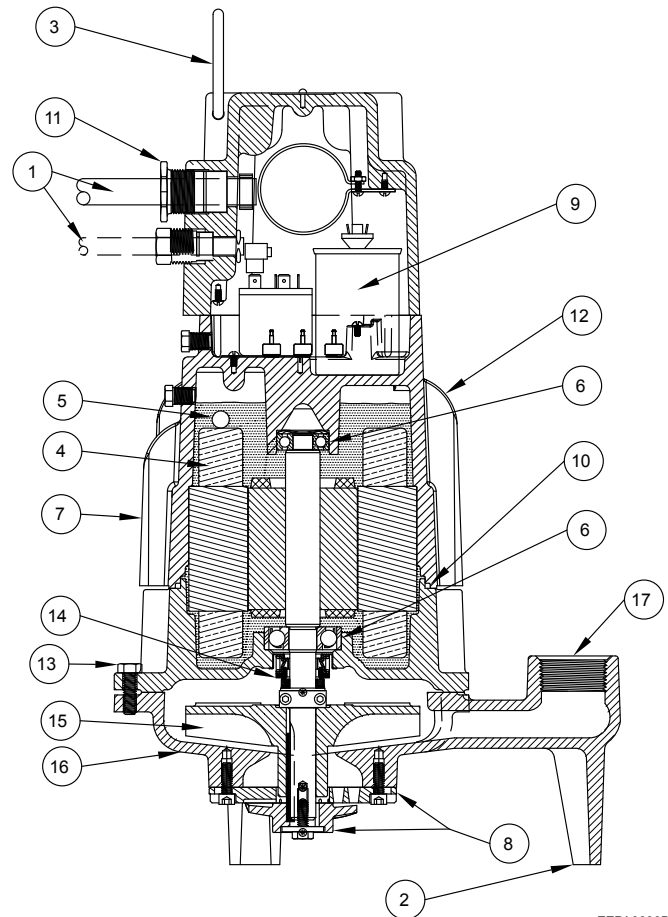
Height: 18-5/8"
Major Width: 11-5/8"
Weight: 88 lbs.



FEATURES

EASY INSTALLATION: Pump is normally supplied with twenty feet of multi conductor, power cable (1) as standard, in either an automatic unit furnished with an integral on/off control or nonautomatic type. Alternate cable lengths are available. Units have 3 legs (2) as an integral part of pump housing for free standing requirements. Pump and motor assembly can be easily lowered into position, without disturbing the piping, by use of a rail system. Pump is furnished with a stainless steel lifting handle (3).

Long lasting internal components - Class B insulation system (4) rated for 104°F (40°C) max. liquids. Thermal protection (5) standard on single phase motors. Conservatively rated antifriction upper and lower ball bearings (6) for



ZEPA0600B

radial and thrust loads. Finned, oil filled motor housing (7) for greater heat dissipation, and cooler running motors. Cutter and plate (8) can be resharpened to extend pump life. Both are made of 440C stainless steel and hardened to a value of 55-60 on a Rockwell C scale. Capacitor Start/Capacitor Run single phase motor (9) provides extra start and run torque for cutting.

Complete environmental protection - Viton square ring (10) and gasket, and heavy duty cord connectors (11) keep liquid from entering the motor assembly. Motor housing is constructed of finned powder coated epoxy Class 30 cast iron (12). Hardware (13) is stainless steel. The silicon carbide/carbon shaft seal (14) provides exceptional motor protection. Seal has stainless steel and Buna-N components. Vent hole helps prevent air locking. Engineered plastic vortex impeller (15) with top pump out vanes for seal protection is keyed and bolted to the shaft. The pump housing (16) has a concentric design thereby equalizing the pressure forces inside the housing, which will extend the service life of the seal and bearings. All pumps come with 1-1/4" NPT female vertical discharge (17).



MODELS 7008-7009-7010

TECHNICAL DATA

2 HP - Single Seal

MODELS:	<input checked="" type="checkbox"/> 7008	<input type="checkbox"/> 7009	<input type="checkbox"/> 7010
PUMP NAME PLATE HORSEPOWER:	1.0	1.5	2.0
SERVICE FACTOR:	1.2	1.2	1.2
MAXIMUM KW INPUT:	2.1	2.3	3.4
STANDARD IMPELLER DIAMETER:	4.25"	5.125"	5.825"
DISCHARGE SIZE:	1.25" NPT	1.25" NPT	1.25" NPT

IMPELLER TYPE:	VORTEX, ENGINEERED PLASTIC	MECHANICAL SHAFT SEAL:	TYPE 6A
CUTTER & PLATE:	420C SS HARDENED TO ROCKWELL C55-60	MOTOR DESIGN LETTER:	NEMA B (3 Ph) NEMA L (1Ph)
PUMP NET WEIGHT:	88 lbs. (39.9 kg)	POWER CORD LENGTH: ft (m) (20' STANDARD) OPTIONAL:	<input type="checkbox"/> 25' <input type="checkbox"/> 35' <input type="checkbox"/> 50'
O-RING & GASKET:	VITON		(7.6 m) (10.7 m) (15.2 m)
MOTOR SHAFT:	416 SS	POWER CORD:	14 GAUGE SOW
RPM:	3450	STATOR & LEAD WIRES INSULATION:	CLASS B
MOTOR TYPE:	SUBMERSIBLE	MAXIMUM STATOR TEMPERATURE:	266 °F (130 °C)

SHAFT SEAL CONSTRUCTION:	STANDARD	CARBON/SILICON CARBIDE
	OPTIONAL	<input type="checkbox"/> SILICON CARBIDE/SILICON CARBIDE
MOTOR PROTECTION	INTEGRAL ON-LEAD (1 PH); CONTROL PANEL (3 PH)	
IMPELLER MATERIAL	STANDARD ENGINEERED PLASTIC <input type="checkbox"/> OPTIONAL BRONZE	
MAXIMUM WATER TEMPERATURE:	104°F (40°C)	

MODEL	HP	SERVICE FACTOR	<input type="checkbox"/> 115V / 1 PH		<input type="checkbox"/> 200V / 1 PH		<input checked="" type="checkbox"/> 230V / 1 PH		<input type="checkbox"/> 200V / 3 PH		<input type="checkbox"/> 230V / 3 PH		<input type="checkbox"/> 460V / 3 PH		<input type="checkbox"/> 575V / 3 PH	
			FLA	LRA	FLA	LRA	FLA	LRA	FLA	LRA	FLA	LRA	FLA	LRA	FLA	LRA
7008	1.0	1.2	13.6	46.0	7.7	27.7	8.5	57.0	7.5	47.4	6.9	44.4	3.7	21.6	2.7	17.5
7009	1.5	1.2	--	--	12.0	61.6	10.8	57.0	9.2	47.4	8.2	44.4	4.2	21.6	3.2	17.5
7010	2.0	1.2	--	--	15.5	61.6	13.7	57.0	11.0	47.4	9.9	44.4	5.0	21.6	3.9	17.5

RESERVE POWERED DESIGN

For unusual conditions a reserve safety factor is engineered into the design of every Zoeller® pump.

Zoeller® Engineered Products • 3649 Cane Run Road • Louisville, Kentucky 40211-1961 • (502) 778-2731

SWPA Data Categories Presented -- Data on this sheet supply design information as the minimum recommended by the Submersible Wastewater Pump Association and is defined in accordance with SWPA's Standardized Definitions for Pump and Motor Characteristics. The accuracy of the data is the responsibility of Zoeller Engineered Products.

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Product information presented here reflects conditions at time of publication. Consult factory regarding discrepancies or inconsistencies.



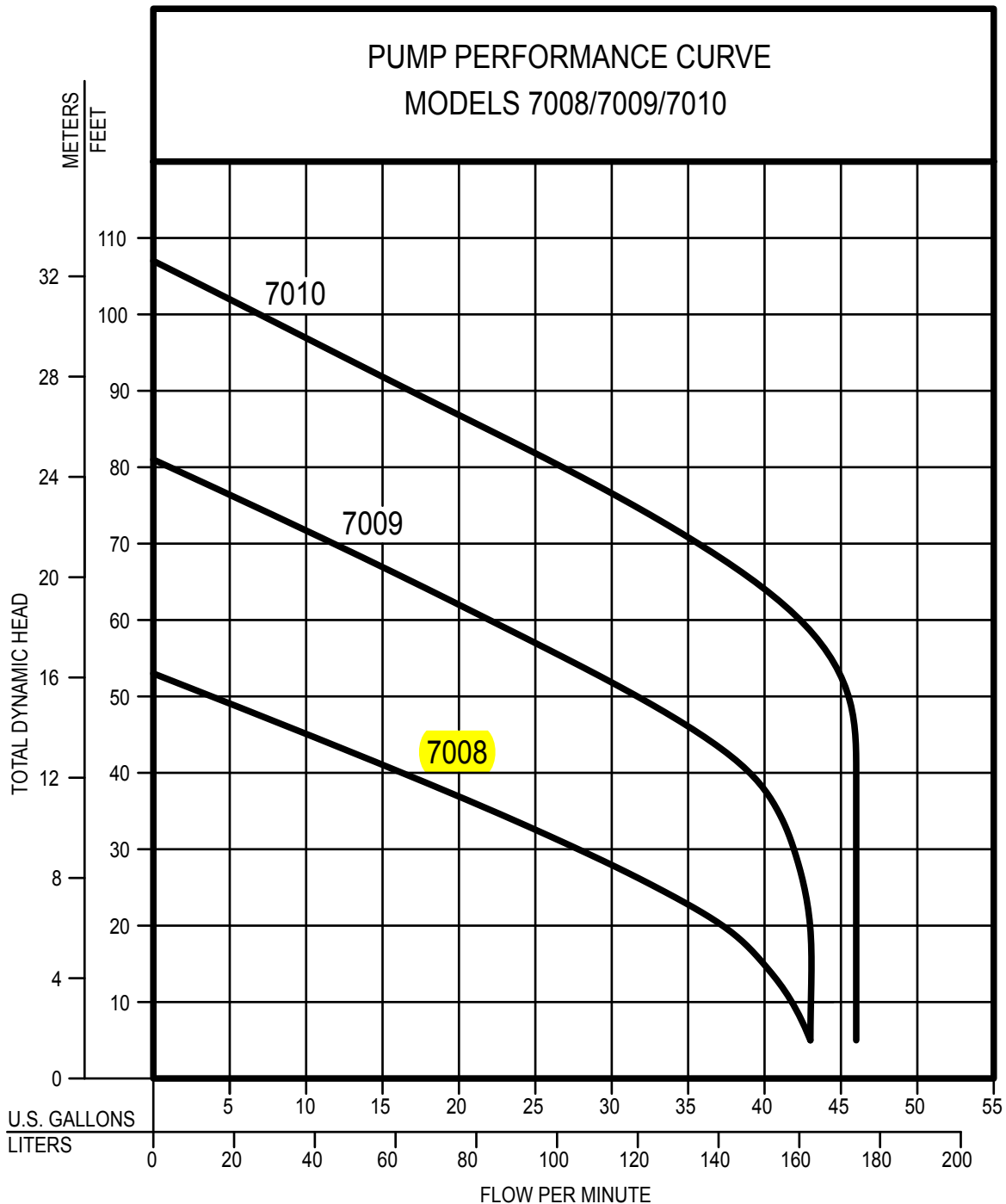
SECTION: Z4.10.110
ZM1513
1016
Supersedes
0311

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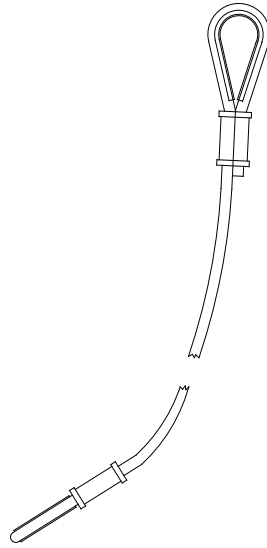
visit our web site:
zoellerengineered.com



MODELS 7008, 7009 & 7010 GRINDER PERFORMANCE DATA 1.0, 1.5 & 2.0 HP - Single Seal



154108



Pump Lifting Cable Assembly

Each Pump Lifting Cable shall be of Type 316 Stainless Steel construction. The cable shall be ¼" diameter (minimum). Each end of the lift cable assembly shall have an integral loop suitable for lifting.

The pump lifting cable assembly shall be attached to the pump prior to delivery.

Part No.
5 ft.

Cable Assembly Dimensions
¼" x 5 ft. overall length



SOUTHEASTERN PUMP

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Ball Valve

Ball Valves are used to provide positive closure on branch lines such as pump discharge pipes. This series is made of Gray PVC, with Full SCH80 Bore for solids-passing. All O-rings are EPDM; all valves have Safe-T-Shear® stem and polypropylene handle.

Part No.
22622-0125G

Pipe Size (nominal)
1.25-inch



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Swing Check Valve

Swing Check Valves are used to prevent reverse fluid flow in water and wastewater applications. This series utilizes a swing open design for solids-passing. It features a rubber disc sealing face, cast brass body, and threaded FNPT end connections.

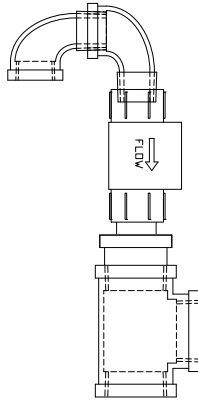
Part No.
2205-NS

Pipe Size (nominal)
1 ¼-inch



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Vacuum Breaker Assembly

The Vacuum Breaker Assembly is used to prevent a low pressure system from siphoning liquids through a grinder pump without the grinder mechanism acting on the solids present in raw sewage. If this device is not used, a grinder pump could effectively strain the solids while the liquid is siphoned out of the wet well, resulting in clogged pumps.

This valve uses no springs, or metal parts. Its PVC and EPDM construction yield a non-corrosive device that works reliably in the presence of sewage and sewer gases.

When the pump runs, the flapper closes allowing all pumpage to be discharged. When the pump turns off, the flapper opens, thus breaking any possible system siphoning.



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Level Control

Mini-Floats are pilot duty devices designed to provide a control signal for the function of motor load devices, such as contractors, motor starters, and power relays, to automatically cycle a pump or pumps. They can also be used for high water alarm signaling devices. This switch is designed to be suspended from a hanging rack to allow for adjustment without entering the pump chamber.

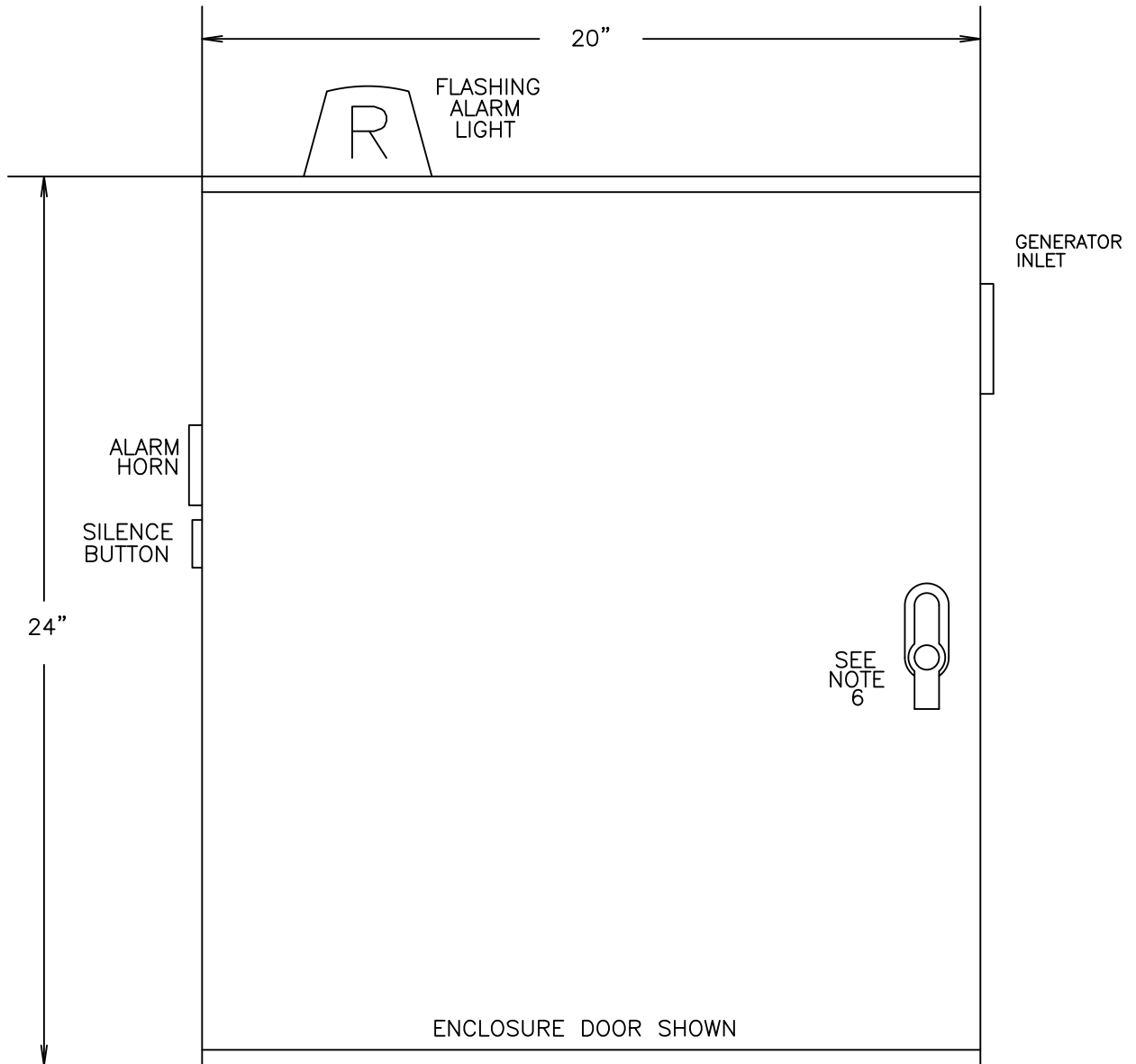
Part No. SME30NO-SEP

Model	SM	Suspended Mini-Float
Mounting Style	E	External Weight
Cable Length	30	Ft.
Circuit Configuration	NO	Normally Open (SPST)




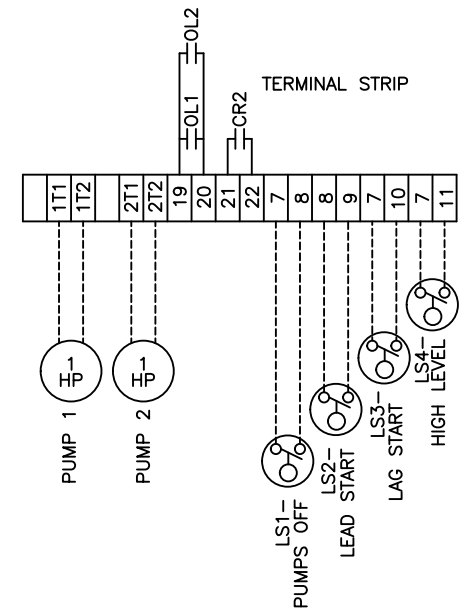
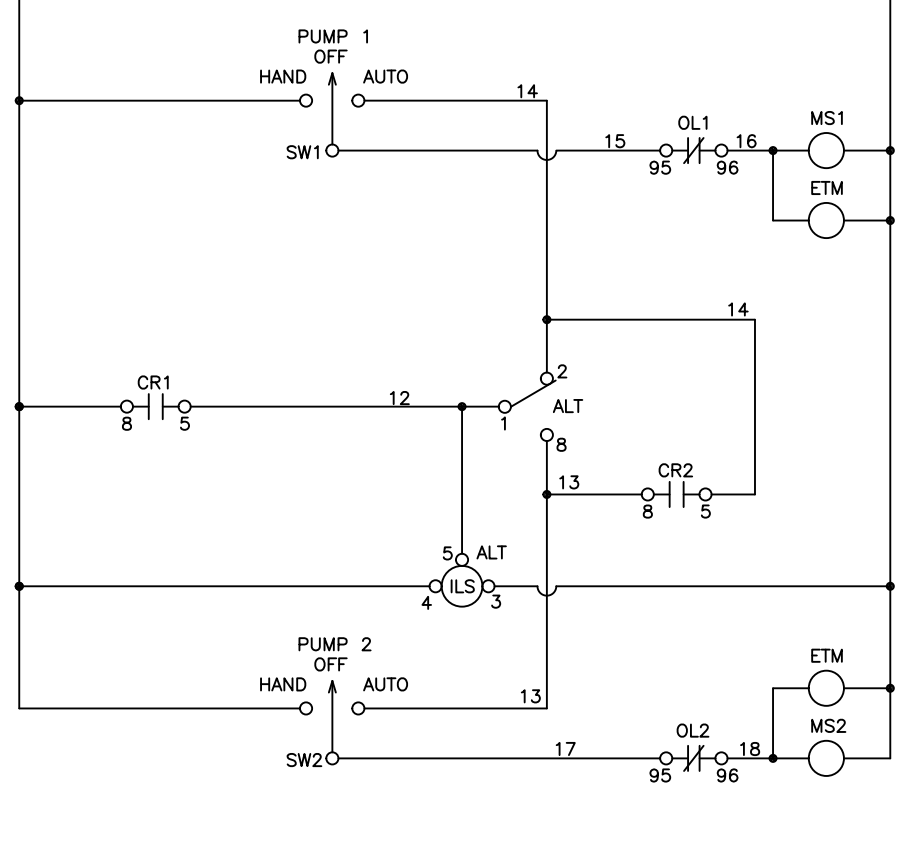
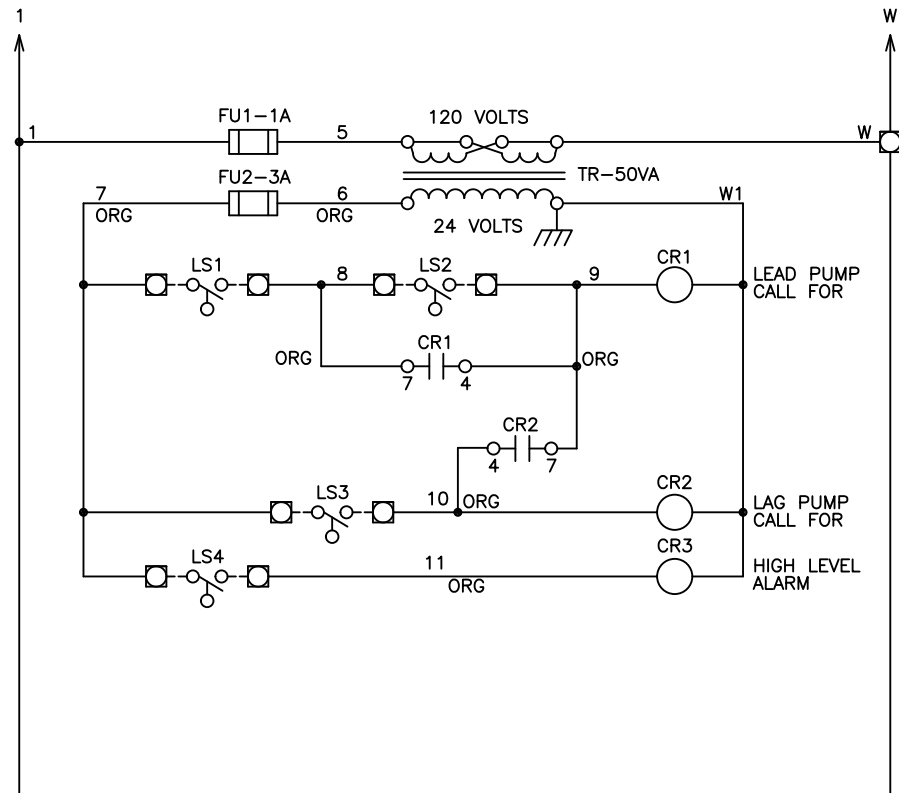
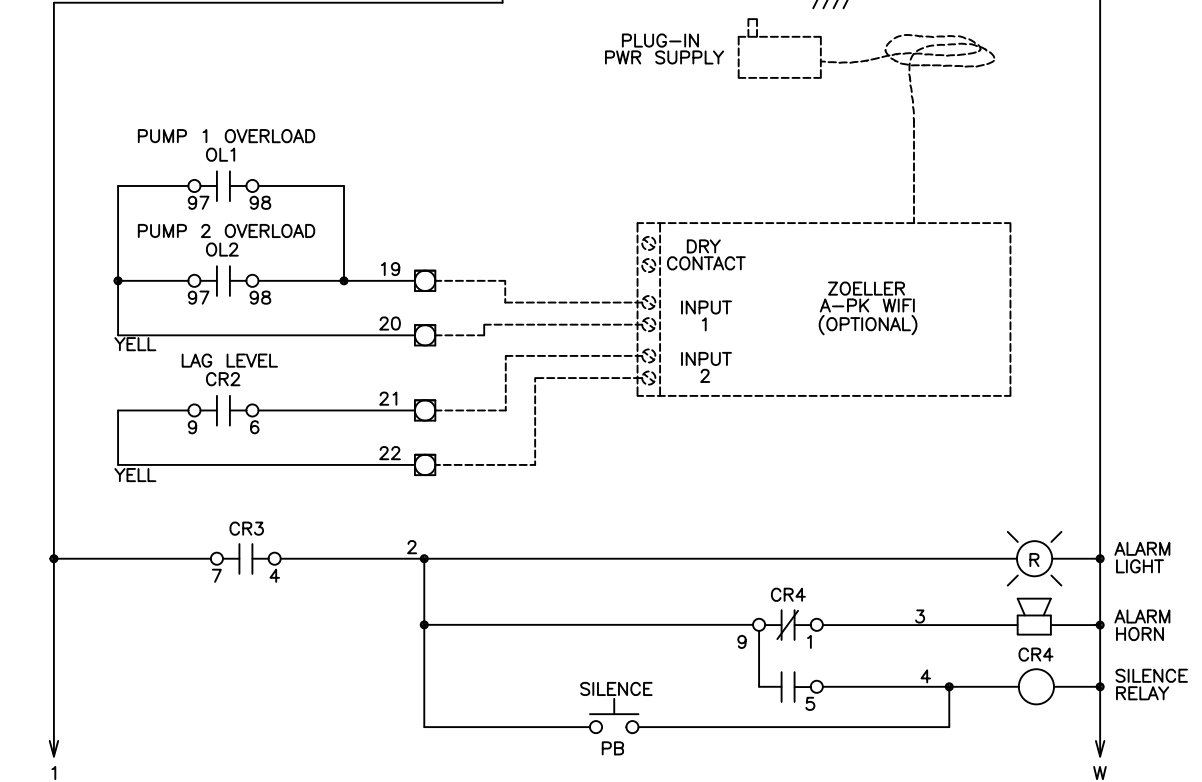
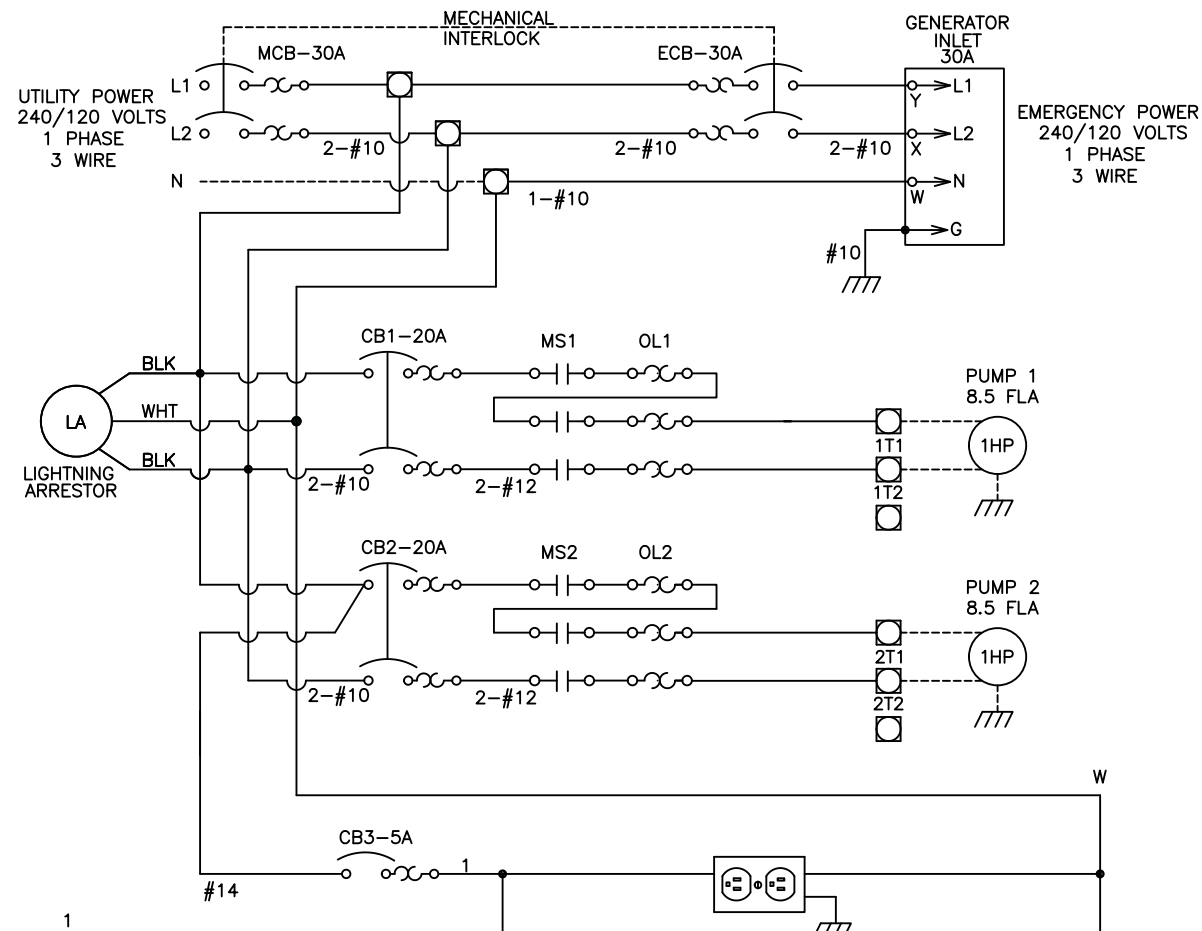
SOUTHEASTERN PUMP

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NEMA 4X FRP ENCLOSURE
8" DEEP

Orig Date: 10-22-19	Drawn By: RWF	Sheet: 1 of 1	Customer: SOUTHEASTERN PUMP	 SOUTHEASTERN PUMP Tampa • Pompano Beach • Jacksonville
Rev Date:	Designed By:	Checked By:	Project Name: DELRAY BEACH CRA DUPLEX GRINDER CONTROL PANEL STANDARD (WIFI READY)	
*DOOR LAYOUT IS FOR DESIGN PURPOSES ONLY. ACTUAL LAYOUT MAY CHANGE DURING FABRICATION			Cust Ref. No./ Part No.:	Project No.: -----
				Drawing No.: 19-E-1206



- NOTES:
- 1.) PANEL GROUND TERMINAL TO BE CONNECTED TO EARTH GROUND PER NEC.
 - 2.) FACTORY WIRING IS SHOWN AS _____ FIELD WIRING IS SHOWN AS - - - - -
 - 3.) INSTALLER MUST PROVIDE SHORT CIRCUIT PROTECTION FOR THE CONDUCTORS FEEDING TO THIS ELECTRICAL ASSEMBLY
 - 4.) RECOMMENDED TIGHTENING TORQUES FOR TERMINALS:
240 VOLT POWER - SEE CIRCUIT BREAKER
120 VOLT POWER, CONTROL & LOW VOLTAGE - 18 POUND INCHES.
 - 5.) WARNING LABEL TO BE YELLOW BACKGROUND WITH BLACK LETTERS "WARNING - LOCK OUT ELECTRICAL SERVICE TO THIS ENCLOSURE BEFORE OPENING DOOR OR SERVICING EQUIPMENT"
 - 6.) PADLOCK LATCH PROVIDED ON OUTER DOOR OF ENCLOSURE FOR PADLOCK.
 - 7.) THIS CIRCUIT DIAGRAM IS ILLUSTRATED WITH NO ELECTRICAL POWER, THAT IS WITH ALL COMPONENTS IN A DE-ENERGIZED STATE.
 - 8.) A PLACARD CONTAINING THE CIRCUIT DIAGRAM IS TO BE PLACED ON THE INSIDE OF THE OUTER DOOR OF THIS ASSEMBLY.
 - 9.) INSTALLER MUST VERIFY THAT PHASE TO NEUTRAL IS 120 VOLTS BEFORE CONNECTING CONTROL CIRCUITS.

Panel Power Requirements	
SCCR <u>2</u> kA RMS	Max V <u>240</u>
Panel HP <u>2</u>	Volts <u>240/120</u>
Panel FLA <u>22</u>	Phase <u>1</u>
Main CB <u>30</u> A	Hz <u>60</u>

Motor Requirements:
2-1 HP 8.5 FLA each

This complete electrical assembly will be constructed and labeled to conform to UL Procedure(s) UL508A

Orig Date:	10-22-19
Rev Date:	
As-Built Date:	
Drawn By:	RWF
Designed By:	RWF
As-Built By:	
Sheet:	1 of 1
Checked By:	
Checked By:	

Wire Table	Size	Color	Type
Power	Listed	Black	THHN
120V Control	14	Red	MTW
120V Neutral	14	White	MTW
24VAC	14	Orange	MTW
<12VAC	14	Brown	MTW
24VDC	14	Purple	MTW
<12VDC	14	Blue	MTW
Interlock	14	Yellow	MTW
Shielded	18	Shielded	Multi
Ground	14	Green	THHN

Customer:
SOUTHEASTERN PUMP

Project Name:
DELRAY BEACH CRA DUPLEX GRINDER - WIFI READY
CONTROL PANEL STANDARD (NO START KITS)

Cust Ref. No./ Part No.:



Project No.: -

Drawing No.: 19-D-1206

Item	Part Number	Description	Type	Qty	Position
				Per	
	19-D-1206	Delray Beach CRA Duplex Pump Control Panel (No Start Kits) WIFI Ready	ASSY		
1	PB120A	ACDC Piezo Buzzer 40-125Vac, Type 4X, Quick Connect, Black, Warble		1	
2	R10SM10	ACDC Equipment Alarm Light Assembly Red 120V		1	
3	CA903	Altech Din Rail Suport Bracket, 3" H w/M6 Tapped Holes		2	
4	18-D-1192BP-2	Bugaboo Controls Aluminum Backplate		1	SWPLT
5	18-D-1192SP	Bugaboo Controls Aluminum Switchplate		1	
6	BC-CBINTRLK2.5	Bugaboo Controls CB Interlock, 2.5" travel, ZInc plated		1	
7	QOUHINTRLK	Bugaboo Controls Circuit Breaker Interlock Bracket 1.5		1	ECB,MCB
8	BKS82021	Bussmann Fuseblock, 300V, 20A, Single Pole, 1/4" Quick Connect, Bolt-on		2	FU1-2
9	MDL1	Bussmann Fuse, Time Delay, 250Vac, 1A		1	FU1
10	MDL3	Bussmann Fuse, Time Delay, 250Vac, 3A		1	FU2
11	NDN111	Cooper Bussmann Terminal Block 3 Pole, 100A		1	
12	NDN3-WH	Cooper Bussmann Terminal Block 3 Pole		4	
13	NDN63	Cooper Bussmann Terminal Block 3 Pole, 60A		2	1T1-2T2
14	HMA303	Control Dynamics Synchronous Hour Meter 6 digit 120V non-reset w/indicator 3" Round		2	ETM
15	ARB120ABA	Diversified Alternating Relay; Plug-in; 10A SPDT; 120 VAC w/ Switch		1	ALT
16	SP50PR	Hammond Transformer 50VA 240-120V Pri/24-12V Sec		1	TR
17	UU605025	Hoffman Enclosure, FRP, Type 4X, Grey		1	ENCL
18	UUHPL	Hoffman Padlockable Handle UU Series Enclosures		1	
19	RH2BULAC120V	Idec Control Relay Ice Cube 2 Pole Form C, Lighted, 120V coil		1	CR4
20	RR3BULAC24V	Idec Control Relay Ice Cube 3 Pole Form C, Lighted, 24V coil		3	CR1-3
21	SH2B05	Idec Socket RH Series 8 Blade		1	CR4
22	SR2P06	Idec Socket 8 Pin Octal		1	ALT
23	SR3B05	Idec Socket RR Series 11 Blade		3	CR1-3
24	EZ38159	Ingram ProductsToggle Switch 3 Position Maintained		2	SW1-2
25	CR15	Leviton Duplex Receptacle Commercial Grade 15A White/Ivory/ or Brown		1	
26	864	Raco Duplex Receptacle Cover, 1 Gang, Steel		1	
27	8660	Raco Handy Box, 1 Gang, Steel		1	
28	PK30	Reliance Controls 30A Twistlock receptacle and cover		1	GR
29	LC1D12G7	Square D Contactor IEC 600V 3Ph 12A 120V coil		2	MS1-2
30	LRD14	Square D Overload Relay IEC Bimetallic Adj 7-10A		2	OL1-2
31	PK7GTA	Square D Ground Bar Kit 7 hole #14-4 awg		1	GND
32	QOSAMK	Square D Lightning Arrestor Mounting Bracket Kit		1	LA
33	M9F42105	Square D Circuit Breaker UL489, 277V 1 Pole 5A, C trip		1	CB3
34	QOU220	Square D Circuit Breaker 240V 2 Pole 20A		2	CB1-2

Continued on Page# 2

Item	Part Number	Description	Type	Qty	Position
				Per	
35	QOU230	Square D Circuit Breaker 240V 2 Pole 30A		2	ECB,MCB
36	SDSA1175	Square D Lightning Surge Arrestor 175V 1Ph 3w		1	LA
37	ZB5AA9	Square D Pushbutton 22mm Flush Momentary Type 4X, All colors insert		1	PB
38	ZB5AZ101	Square D Mtg Base Contact Block 1 Pole NO A600		1	PB
39	ZBA147	Square D Pushbutton Insert "Silence"		1	PB

CITY OF DELRAY BEACH - 561-243-7200

Scheduled : 1/03/20

Print : 1/03/20

Inspector : PHD / PAUL HAROLD DE CAROLIS

Application: 19-00185916 000 000 SITE DEVEL (DRAINAGE/UNDERGROUND WORK)

Permit . . : P3 00

Desc. : PLUMBING PERMIT

Inspection : PL24 0001 7372287

Desc. : BACKFLOW INSPECTION - ESD

Address . : 20 N SWINTON AVE

Parcel . . : Lot 0120 Block 060

Subdiv: DELRAY TOWN OF

Owner . . : DELRAY BEACH CRA

Phone :

Contractor : WBI CONTRACTING & SERVICES INC

Phone : 561/640-5540

Subcontr. : RED HAWK FIRE & SECURITY

Phone : 954/791-1313

Approved Disapproved No Entry \$50 Reinspection

DPCA Backflow FOR FILE. - will chain only

RP2 Backflow FOR DOMESTIC

PVB FOR IRRIGATION

HAVE TEST REPORTS FOR ALL

R-DCL

Exhibit D: Building Permit Corrections

Plan Review

Application Permit Number: 21-00195252

Address: 20 N SWINTON AVE

Status: In Approval

Plan Step	Date to Agency	Reviewer	Status	Comments
FINAL PROCESSING A01			REVIEW PENDING	
ELECTRICAL REVIEW B01	3/17/2021	GREGORY S BANKS	APPROVED	
PLUMBING REVIEW C01	3/16/2021	GENE GARRISON	DISAPPROVED	Service sink and hilo drinking fountain required .Additional comments may be generated .
MECHANICAL REVIEW D01	3/9/2021	CARL VIRGILIO	APPROVED	
FIRE DEPARTMENT E01	3/19/2021	MIKE CAMERA	APPROVED	
PLAN REVIEW F01	4/4/2021	ELIZABETH PEREZ	DOCUMENT NEEDED	Provide all applicable application(s) for all mechanical, electrical, plumbing, gas, roof, Provide construction parking plan that meets City Ordinance 20-19 or LDR 7.1.8 requirements. Must be provided prior to issuance of building permit. This shall be drawing(s) notarized letter indicating method(s) of compliance. Satisfy all comments that have been made by other disciplines during their reviews: PLUMBING, Landscape on product approval/NOA please underline or encircle the detail applicable to this project.
ENGINEERING G01	3/11/2021	ROBERT LION	APPROVED	
LANDSCAPE REVIEW H01	3/8/2021	WILLIAM WILSHER	DOCUMENT NEEDED	No Landscape application. Please provide application.
IRRIGATION REVIEW I01	3/8/2021	WILLIAM WILSHER	NO REVIEW NECESSARY	
TREE REMOVAL REVIEW J01	3/8/2021	WILLIAM WILSHER	NO REVIEW NECESSARY	
HISTORIC	3/5/2021	KATHERINA	APPROVED	

PRESERVATION BD K01

PALIWODA



April 07, 2021

**City of Delray Beach
Building Department
100 NW 1st Avenue
Delray Beach, FL 33444**

**RE: Record No. 21-00195252
Historic Wellbrock House
22 N Swinton Ave
Delray Beach, FL 33444**

Response to Comments #1

This is in response to Plan Reviews dated 03-05-2021 thru 04-04-2021. Building department comments are in **BOLD**, followed by comment response.

PLAN REVIEW: Elizabeth Perez

1. **Provide all applicable application(s) for all mechanical, electrical, plumbing, gas, roof.**
Acknowledged. Will provide once a contractor is selected.
2. **Provide construction parking plan that meets City Ordinance 20-19 or LDR 7.1.8 requirements. Must be provided prior to issuance of building permit. This shall be drawing(s) notarized letter indicating method(s) of compliance.**
No parking is provided on site, however, parking for the property exists at the adjacent surface lot to west. Thirteen (13) parking spaces are designated by right for use of the subject property, and all construction parking will be accommodated within these spaces. Material staging will be accommodated within the site. See attached drawing CP-001.
3. **On product approval/NOA please underline or encircle the detail applicable to this project.**
See attached marked NOA.

PLUMBING: Gene Garrison

1. **Service sink and hilo drinking fountain required.**
Service sink and drinking fountain not required for occupancy of 15 or less. See revised LS-101.



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Architecture • Planning • Interior Design

LANDSCAPE: William Wilsher

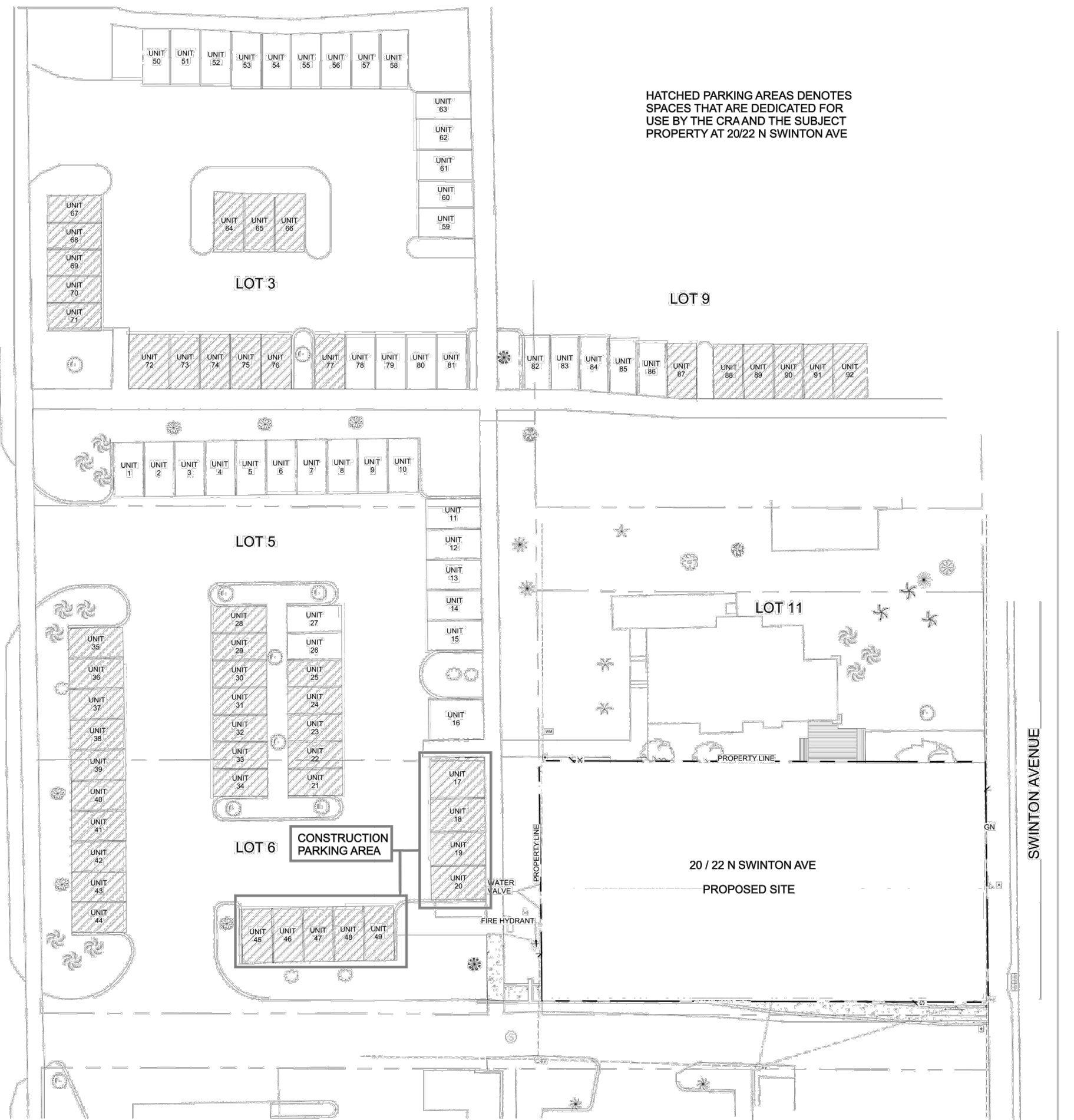
1. **No Landscape application. Please provide application**
Acknowledged. Will provide once a contractor is selected.

In advance, we thank you for your attention to this matter. Do not hesitate to contact us should you have any questions with the above.

Respectfully,
Manuel Synalovski, AIA.
FL. LIC. #11,628.

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T 954.961.6806 • F 954.961.6807 • www.synalovski.com



HATCHED PARKING AREAS DENOTES SPACES THAT ARE DEDICATED FOR USE BY THE CRA AND THE SUBJECT PROPERTY AT 20/22 N SWINTON AVE



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www.srsna.com

Marek Synalowski, AIA
AR-00116083
SEAL

LICENSE NO. AA26001863



HISTORIC WELLBROCK HOUSE

22 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION

DESIGN DELIVERABLE: DESIGN DEVELOPMENT
ISSUE DATE: 03/04/2020

PROJECT NUMBER: 1552-191106
DRAWN BY: ML
CHECKED BY: MS

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SHEET TITLE:
CONSTRUCTION PARKING PLAN

SHEET NUMBER:
CP-001



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Manuel Synalovski, AIA
AR 0011628
SEAL

LICENSE NO. AA26001863



HISTORIC WELLBROCK HOUSE
22 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444
CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION
1	04/07/21	BUILDING DEPT. COMMENTS

DESIGN DELIVERABLE: PERMIT SET
ISSUE DATE: 02/05/2021

PROJECT NUMBER: 1552-191106
DRAWN BY: ML
CHECKED BY: MS

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PROPOSED LIFE SAFETY FIRST & SECOND FLOOR PLANS

SHEET NUMBER:

LS-101

- ← PRIMARY EGRESS
- T.D. = ● INDICATES TRAVEL DISTANCE
- C.P. = ● INDICATES COMMON PATH OF TRAVEL
- FE PORTABLE FIRE EXTINGUISHER, TYPE 2A:10B:C, IN A SURFACE MOUNTED BRACKET @ 48" A.F.F. TO TOP OF DEVICE - COMPLY WITH NFPA 10
- FEC (N) NEW SEMI-RECESSED FIRE EXTINGUISHER CABINET - MOUNTED AT 48" A.F.F. TO TOP OF DEVICE - COMPLY WITH NFPA 10
- ⊙ EXIT LIGHT FIXTURE - WALL MOUNTED (DARKENED AREA INDICATES FACE, ARROW INDICATES DIRECTION OF EGRESS)
- ⊖ THERMOPLASTIC EMERGENCY BATTERY PACK
- ▬ EXISTING WALL (TYP.)
- ▬ NEW PARTITION (TYP.)

1 LEGEND

INTERIOR IMPROVEMENT UNDER F.B.C. 2020.

- APPLICABLE BUILDING CODES:
 2020 FLORIDA BUILDING CODE (FBC) - BUILDING, SEVENTH EDITION
 2020 FLORIDA BUILDING CODE (FBC) - EXISTING BUILDING, SEVENTH EDITION (CHAPTER 7, ALTERATIONS)
 2020 FLORIDA BUILDING CODE (FBC) - PLUMBING, SEVENTH EDITION
 2020 FLORIDA BUILDING CODE (FBC) - MECHANICAL, SEVENTH EDITION
 2020 FLORIDA BUILDING CODE (FBC) - ENERGY CONSERVATION, SEVENTH EDITION
 2014 STANDARD NATIONAL ELECTRICAL CODE (N.E.C.)
 2020 FLORIDA FIRE PREVENTION CODE (F.P.P.C.) - SEVENTH EDITION
 NFPA 101, LIFE SAFETY CODE, 2015 EDITION

OCCUPANCY GROUP AND NFPA 101:
BUSINESS GROUP B (FBC 304.1 & NFPA 101 39.1)

CLASSIFICATION OF WORK (FBC EXISTING BUILDING 701.1)
ALTERATION - LEVEL 2 (EXISTING BUILDING)

TYPE OF CONSTRUCTION (FBC TABLE 601):
TYPE V B

TRAVEL DISTANCE (NFPA 101 - CHAPTER 39, SECTION 39.2.6.3)
SPRINKLERED ALLOWED (FEET): 300'-0"
PROVIDED (FEET): 67'-1" WORST CASE (FROM OFFICE 3 OF 2ND FLOOR TO EXIT DOOR "B")

COMMON PATH (NFPA 101 - TABLE A.7.6. AND SECTION 39.2.5.3.1)
SPRINKLERED ALLOWED (FEET): 100'-0"
PROVIDED (FEET): 45'-9" WORST CASE (FROM OFFICE 3 OF 2ND FLOOR TO BOTTOM OF STAIR)

DEAD END (NFPA 101 - TABLE A.7.6. AND SECTION 39.2.5.2)
SPRINKLERED ALLOWED (FEET): 50'-0"
NO DEAD END CORRIDORS EXIST IN THIS PROJECT

MAXIMUM FLOOR AREA ALLOWED PER OCCUPANTS FBC - TABLE 1004.1.2 AND NFPA 101 TABLE 7.3.1.2

DESCRIPTION	SQUARE FOOTAGE	SQ. FT./PERSON GROSS OR NET	OCCUPANT LOAD
FIRST FLOOR			
OFFICE 1	117 S.F.	150 GROSS	0.78
CONFERENCE	143 S.F.	15 NET	9.53
STAFF LOUNGE	82 S.F.	150 GROSS	0.55
RECEPTION	122 S.F.	150 GROSS	0.81
RESTROOMS	60 S.F.	--	AUA
		SUBTOTAL OCCUPANT LOAD	11.67
SECOND FLOOR			
OFFICE 2	194 S.F.	150 GROSS	1.29
OFFICE 3	137 S.F.	150 GROSS	0.91
RESTROOM	27 S.F.	--	AUA
DECK	194 S.F.	150 GROSS	1.29
		SUBTOTAL OCCUPANT LOAD	3.49
		TOTAL OCCUPANT LOAD	15

AUA = ACCESSORY USE AREA.

NUMBER OF EXITS (FBC SECTION 1006 AND TABLES 1006.2.1 AND 1006.3.2(2), AND NFPA 101 SECTION 39.2.4.6):
REQUIRED: 1 EXIT AVAILABLE: 2 EXITS

NFPA 101 SECTION 39.2.4.6: A SINGLE MEANS OF EGRESS SHALL BE PERMITTED FOR A MAXIMUM TWO-STORY, SINGLE-TENANT SPACE OR BUILDING PROVIDED THAT BOTH OF THE FOLLOWING CRITERIA ARE MET:
(1) THE BUILDING IS PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 9.7.1.1(1).
(2) THE TOTAL TRAVEL DISTANCE TO THE OUTSIDE DOES NOT EXCEED 100 FT. BOTH CONDITIONS ABOVE ARE MET IN THIS PROJECT, SO ONLY ONE MEANS OF EGRESS IS REQUIRED AND IT IS DESIGNATED TO BE THE EAST DOOR INDICATED ON THE LIFE SAFETY PLAN AS DOOR "B".

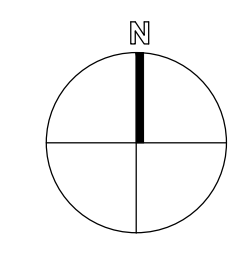
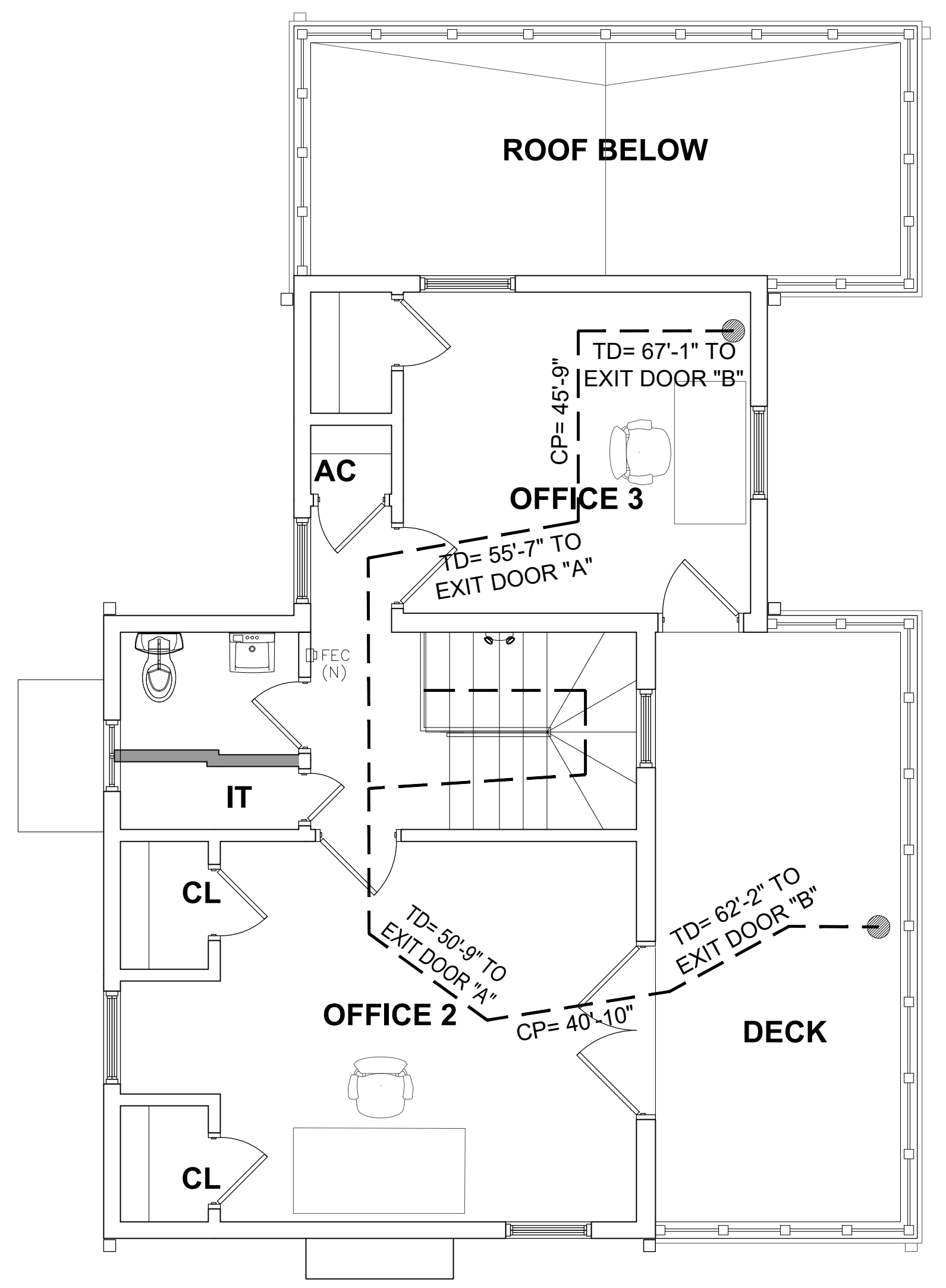
REQUIRED EXTINGUISHERS:
GROSS FLOOR AREA (1,793 S.F.) / 3,000 = 1 REQUIRED, 3 PROVIDED
75' MAX. DISTANCE.

F.E. SHALL COMPLY WITH N.F.P.A.-10
F.E. MOUNTING HEIGHT @ 48" A.F.F. (TYPICAL)

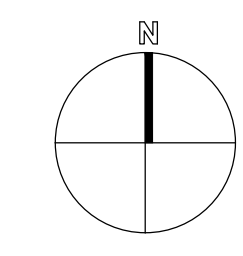
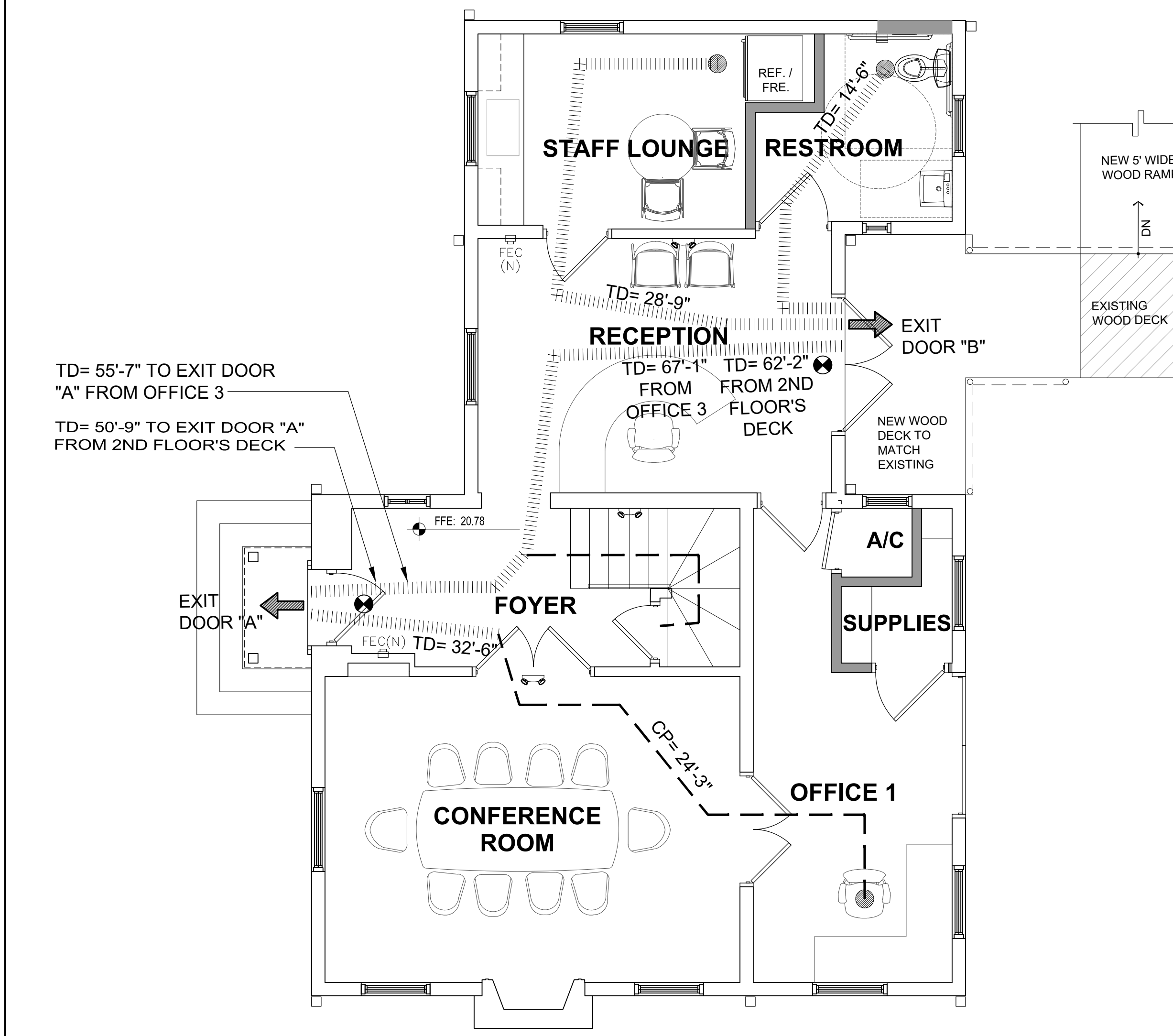
NOTE: SEE FLOOR PLANS FOR LOCATIONS

GENERAL LIFE SAFETY NOTES:

- FLOOR SURFACE. WALKING SURFACES SHALL BE SLIP RESISTANT UNDER FORESEEABLE CONDITIONS. THE WALKING SURFACE OF EACH ELEMENT IN THE MEANS OF EGRESS SHALL BE UNIFORMLY SLIP RESISTANT ALONG THE NATURAL PATH OF TRAVEL.
- REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS.
- WALL AND CEILING FINISH MATERIALS SHALL BE CLASS A OR CLASS B IN EXITS AND EXIT ACCESS CORRIDORS. IN ALL OTHER AREAS SHALL BE CLASS A, B, OR C (NFPA 101 SECTIONS 39.3.3.2.1 AND 39.3.3.2.2 & FBC TABLE 803.11)
- ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE.



4 PROPOSED LIFE SAFETY SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 PROPOSED LIFE SAFETY FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

2 BUILDING INFO. AND CODE RESEARCH

E:\1552-191106\Delray Historic House\Drawings\LS-101 PROPOSED LIFE SAFETY FLOOR PLANS.dwg 4/8/2021 6:28:30 PM

EXHIBIT E: PROPERTY MAP

Project Site is outline in red.



EXHIBIT F: PROPERTY SUMMARY

Property Detail

Parcel Control Number: 12-43-46-16-01-060-0120	Location Address: 20 N SWINTON AVE
Owners: DELRAY BEACH CRA	
Mailing Address: 20 N SWINTON AVE, DELRAY BEACH FL 33444 2632	
Last Sale: MAR-2004	Book/Page#: 16676 / 1939 Price: \$10
Property Use Code: 1700 - OFFICE ONE STORY	Zoning: OSSHAD - OSSHAD-OLD SCHOOL SQ HISTORIC (12-DELRAY BEACH)
Legal Description: TOWN OF DELRAY LT 12 (LESS S 4 FT ADDL R/W FOR ALLEY LYG S OF & ADJ TO) BLK 60 (OLD SCHOOL SQUARE HISTORIC DISTRICT)	Total SF: 2747 Acres 0.2138

2020 Values (Current)

Improvement Value	\$247,201
Land Value	\$719,368
Total Market Value	\$966,569
Assessed Value	\$925,398
Exemption Amount	\$925,398
Taxable Value	\$0

2020 Taxes

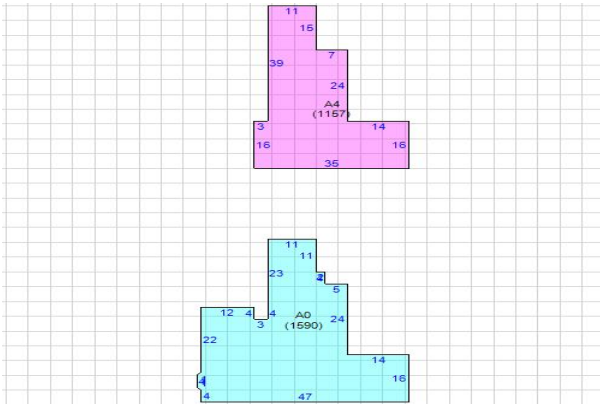
Ad Valorem	\$0
Non Ad Valorem	\$610
Total Tax	\$610

2021 Qualified Exemptions

Applicants

All values are as of January 1st each year.

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
OFFICES	1590
OFFICES	1157
Total Square Footage : 2747	

Extra Features

Description	Year Built	Unit
Deck	1997	716

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

Description	
1. Year Built	1935
2. SFR CONVERT TO COMM	2747

MAP



EXHIBIT G: PROJECT REFERENCE FORM

The Bidder shall complete the following information for a previously completed or currently ongoing project/work within the stipulated time, where the Bidder believes said project/work is of equal or greater scope, size, and complexity that best represents its ability to complete the "Project." The reference provided below should be for one (1) reference project and must comply with the requirements listed in the ITB.

FAILURE TO COMPLETE AND SUBMIT THIS FORM MAY RESULT IN THE PROPOSAL BEING REJECTED AS NON-RESPONSIVE.

Bidder Name:
Reference Project Name:
Reference Project Location:
Brief Description of Bidder's Role on Reference Project and Services Provided:
Compensation for Services Provided:
Reference Project Start Date and Completion Date:
Reference Project Construction Cost:
Reference Project Construction Start Date and Completion Date:
Reference Project Completed on Time and Within Budget:
Indicate the Bidder's team members and their roles and responsibilities on the Reference Project and whether they be involved in the Project related to ITB
Reference Project Contact Information
Contact Name and Title:
Company/Organization:
Phone and Email:

Bidder's Certification of Information

By signing below, I certify that all information stated above is true and correct to the best of my knowledge.

Authorized Agent Signature: _____
Authorized Agent Name and Title: _____
Date: _____