# THE RADER FAMILY ESTATE

## SITE INFORMATION:

LEGAL DESCRIPTION:
ALL OF TRACT 45 LESS THE WEST 341.97 FEET, TOGETHER WITH ALL OF TRACT 44, LESS THE EAST 649.95 FEET, BLOCK 67, AND TOGETHER WITH THE SOUTH 1/2 OF THE ABANDONED 30 FOOT ROAD LYING NORTH OF AND ADJACENT THERETO, PALM BEACH FARMS COMPANY PLAT NO.3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (ALSO KNOWN AS LOT 39, TIERRA DEL RAY ESTATES)
CONTAINING 219044.38 SQUARE FEET (5.02 ACRES)

**OCCUPANCY CLASSIFICATION:**
RESIDENTIAL - SINGLE FAMILY
**CONSTRUCTION TYPE:**
TYPE: 5-B
**FLORIDA BUILDING CODE, 2020**
RESIDENTIAL EDITION

## SHEET INDEX:


T-1 COVER PAGE
SURVEY

CIVIL:
C-1 CIVIL PLAN
C-2 LIFT DOSING SPECIFICATIONS & DETAILS
C-3 DRAINAGE SPECIFICATIONS & DETAILS

LANDSCAPE:
LH-1 HARDSCAPE PLAN & DETAILS
LH-2 HARDSCAPE PLAN & DETAILS
LH-3 TRELLIS & POOL DECK DETAILS
LH-4 SITE WALL @ ENTRY DETAILS
LP-1 PLANTING PLAN
LP-2 PLANTING PLAN
LP-3 PLANTING SPECIFICATIONS & DETAILS
LL-1 LIGHTING PLAN
LL-2 LIGHTING PLAN
LI-1 IRRIGATION PLAN
LI-2 IRRIGATION PLAN
LI-3 IRRIGATION SPECIFICATIONS
LI-4 IRRIGATION SPECIFICATIONS - PUMP

ARCHITECTURAL:
SP-1 ARCHITECTURAL SITE PLAN
A-1 FIRST FLOOR PLAN
A-2 SECOND FLOOR PLAN
A-3 LOWER ROOF PLAN
A-4 UPPER ROOF PLAN
A-5 REFLECTED CEILING PLAN 1ST FLOOR
A-6 REFLECTED CEILING PLAN 2ND FLOOR
A-7 NORTH, EAST & WEST @ COURTYARD ELEVATIONS
A-8 WEST, SOUTH & EAST @ COURTYARD ELEVATIONS
A-9 BUILDING SECTIONS
A-10 TYPICAL WALL SECTIONS
A-11 STAIRS & DETAILS
A-12 WINDOWS & DOORS SCHEDULES

STRUCTURAL:
S-1 FOUNDATION PLAN
S-1.1 FOUNDATION & HARDSCAPE DETAILS
S-2 LOW ROOF & FLOOR FRAMING PLAN
S-3 UPPER ROOF FRAMING PLAN
S-4 STRUCTURAL NOTES & DETAILS
S-5 SECTIONS & DETAILS
HS-1 HARDSCAPE PLAN
HS-2 TRELLIS

PLUMBING:
P-1 PLUMBING SITE PLAN
P-2 1ST FLOOR PLUMBING PLAN
P-3 2ND FLOOR PLUMBING PLAN
P-4 SANITARY PIPING ISOMETRICS
P-5 GAS PIPING ISOMETRICS
P-6 PLUMBING INDEX, NOTES & DETAILS

MECHANICAL:
M-1 FIRST FLOOR MECHANICAL PLAN AND NOTES
M-2 SECOND FLOOR MECHANICAL PLAN AND NOTES
M-3 SCHEDULES AND DETAILS

ELECTRICAL:
E-1 SITE ELECTRICAL PLAN
E-2 FIRST LEVEL POWER PLAN
E-3 SECOND LEVEL POWER PLAN
E-4 FIRST LEVEL LIGHTING PLAN
E-5 SECOND LEVEL LIGHTING PLAN
E-6 LIGHTING SCHEDULES & DETAILS
E-7 ELECTRICAL RISER DIAGRAM & PANELS


## GENERAL NOTES:

**GENERAL CONSTRUCTION NOTES**

1. These prints are an instrument of service only. All ideas, design and arrangements indicated are the property of architect of record
2. All work shall be preformed in accordance with THE FLORIDA BUILDING CODE, R2017 and all codes, rules, regulations and restrictions having jurisdiction on the project.
3. Work shall include all items (Building and Site) indicated on these drawings, unless otherwise noted.
4. Contractor shall verify all dimensions on job prior to bid/construction. Architect of record must be notified by the contractor of any conditions not shown on these drawings
6. It is required that the that the general contractor do an on site meeting with his/her electrical, plumber and mechanical contractor prior to submitting their bid to the owner. The purpose of the meeting will be to go over the project and exposed any potential construction issues.
7. Contractor shall promptly notify architect of record in writing of the existence of any observed variations between the contract / construction documents and / or ordinances
8. The Architect and Engineer shall be notified of any deviation from the plans prior construction.
9. Contractor shall be responsible for the means and methods of construction to accomplish our design requirements.
9. The general contractor shall only hire licensed & insured subcontractors that are competent to execute the project at hand. Trades people shall have an understanding of the building codes related to their trades.
10. Drawings shall not be scaled and written dimensions shall take precedence over scaled dimensions.
11. Shop Drawings shall be submitted to Architect Bruce Celenski, Inc. for general Review and design compliance (2 copies of each item checked off below).

    1. ✓ PRE-ENGINEERED TIMBER TRUSSES & STAIRS
    2. ___ HVAC duct layout
    3. ✓ Septic design
    4. ___ Trellis

12. Deposits and fees: Deposits for utilities including water meter, telephone and electrical service shall be made by the G.C.. Permit fees, as required, shall be paid by the general contractor for that portion of the work. Soil test borings shall be ordered and paid for by the general contractor and reports shall be submitted to the G.C. to insure proper structural design.
13. Contractor shall maintain temporary electrical, water, and sanitary facilities for the duration of construction.
14. Contractor shall remove all construction debris from the jobsite and leave the building broom clean. All glass shall be thoroughly cleaned at the completion of construction. All paint specks and other construction marks shall be removed by the contractor.
15. Contractor shall acquaint themselves with the site and shall verifyall field conditions prior to actual construction. Any deviation from the construction documents discovered at the time shall be reported by the contractor immediately to the Architect In writing.
16. All workmanship shall be neat, clean, true and correct.
17. All operating windows and sliding glass doors shall be provided with vinyl insect screens, glazing to be grey tinted glass. All sliding glass doors, operable and F.G. glass 18" and less above finish floor shall be tempered safety glass.
18. F.G. glass, glass doors and all glass at the tub or shower shall be tempered safety glass.
19. It shall be the responsibility of the General Contractor to make sure that each tradesmen/ subcontractor is working with the most current set of construction documents that have been approved by the municipality of jurisdiction.

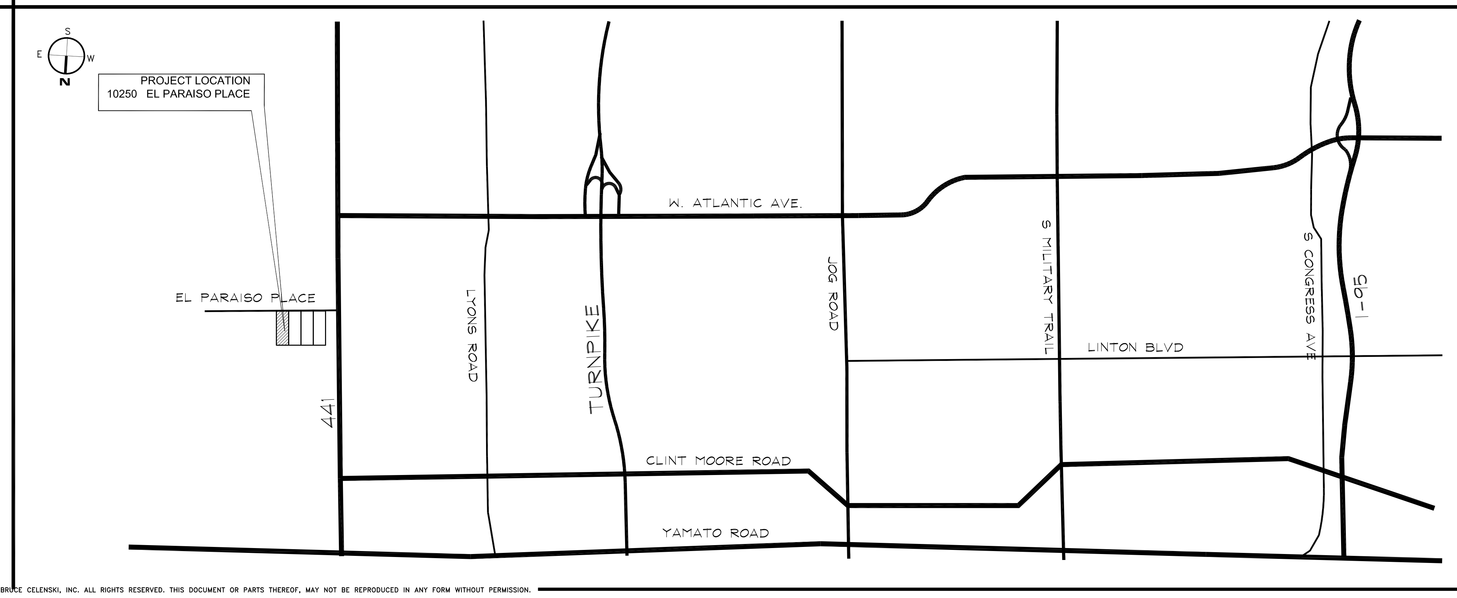
HARDWARE NOTES

1. All locks on exterior doors shall resist a force of 300 lbs applied in any moveable direction.
2. All exterior locks shall be single cylinder with 1" throw for 1 3/4"solidcore door.
3. All single exterior swing doors shall have a key operated lock operable from exterior with a minimum 6000 possible key changes. Key In knob locks shall have an auxiliary dead bolt with hardened bolt or with insert.
4. Exterior swing doors shall be solid core not less than 1 3/4" thick.
5. Front main entrance doors shall be provided with vision scope or vision panel.
6. Hinges on out swinging exterior doors shall have non-exposed screwsand non-removable pins.
7. Single swing exterior doors connecting living areas withgarage areas shall be solid core 1 3/4" thick and shall be secured witha latch and single dead bolt with one inch min. throw or a combination of dead bolt and dead latch sets and an automatic door closer.
8. All operable windows shall withstand a force of 150 lbs. in any operable direction.
9. Sliding glass doors and windows shall be Installed and constructed so that no panel can be lifted from tracks when In the closed position and shall comply with the A.A.M.A. standards for closed forced entry resistance, A.A.M.A. 1303-3.1
10. Sliding glass doors shall have dead bolt or pin system not removable from the outside at the jamb and sill.

FLORIDA BUILDING CODE 2017 RESIDENTIAL EDITION:

1. ALL PLUMBING FIXTURES MUST COMPLY WITH TABLE 604.4 THE MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS.
2. ROUGH OPENING SIZES ARE APPROXIMATE. VERIFY W/ WINDOW OR DOOR MFG. PRIOR TO CONSTRUCTION.
3. ALL BUILDING SYSTEMS SHALL MEET THE REQUIREMENTS OF F.B.C. 2017 WHICH INCLUDES BUT NOT LIMITED TO IMPACT RESISTANCE OF OPENINGS. PROVIDE APPROVED SHUTTERS FOR ALL OPENINGS THAT ARE NOT IMPACT RESISTANT.
4. EMERGENCY ESCAPE AND RESCUE OPENINGS, NOTED ON PLANS "EGRESS" SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR.
5. SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 70 INCHES ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.
6. PROVIDE (2) MIN. 16X8" SCREENED VENT BLOCKS LOW TO GARAGE FLOOR IN EACH GARAGE FOR VENTILATION PROVIDING MIN. OF 120 SQ INCH VENT FREE AREA EACH (LOCATIONS MARKED ON FLOOR PLAN).
7. INTERIOR GARAGE DOOR SHALL BE 3'0X8'0X1-3/4" METAL HONEYCOMB CORE SWING DOOR W/ 2X4 RABBET JAMB SELF CLOSING W/ THREshold (min. 20 minute fire-rated)

## LOCATION MAP:




| No: | Revisions / submissions: | Date: |
|---|---|---|
| | | |

Drawing Title:
THE RADER FAMILY ESTATE
10250 EL PARAISO PLACE
DELRAY BEACH FLORIDA 33446

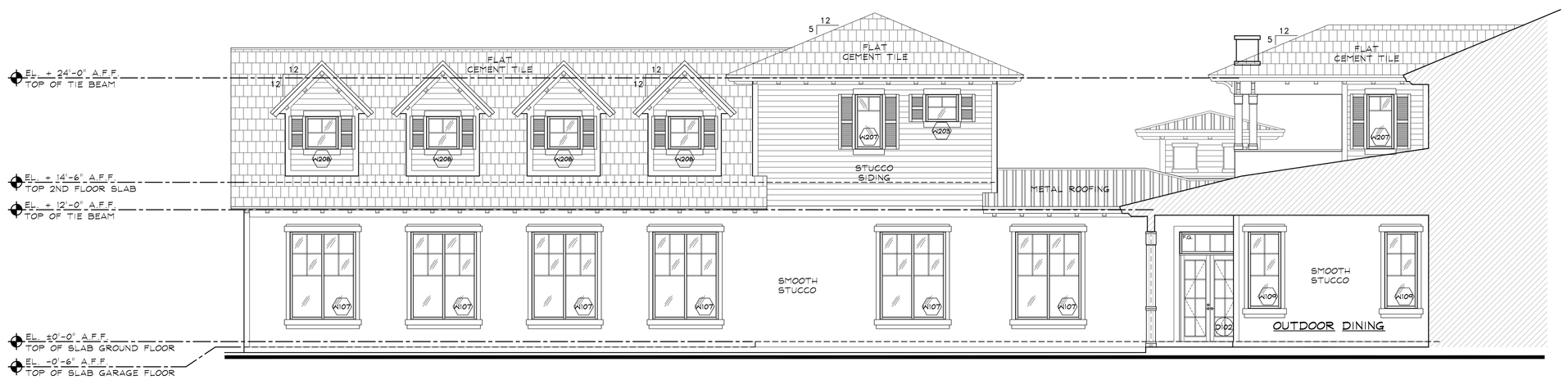

ARCHITECT
BRUCE CELENSKI, INC.
Architecture Design & Planning
NCARB #62,910
3045 North Federal Highway, Suite 47
Fort Lauderdale, FL 33306
CA #AA26001234 PH: (954) 917-5781 FAX: (954) 917-3503


| | | |
|---|---|---|
| Seal: FL#AR93252 | Designed: BC | Project no: 19-006 |
| | Drawn: DP | Scale: AS SHOWN |
| | Checked: BC | Drawing no: T-1 |
| BRUCE CELENSKI | Initial drawing release date: 10-22-21 | |

© 2021 COPYRIGHT ARCHITECT BRUCE CELENSKI, INC. ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

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

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




WEST ELEVATION @ COURTYARD
SCALE: 3/16" = 1'-0"

| No: | Revisions / submissions: | Date: |
|---|---|---|
| | | |

Drawing Title:

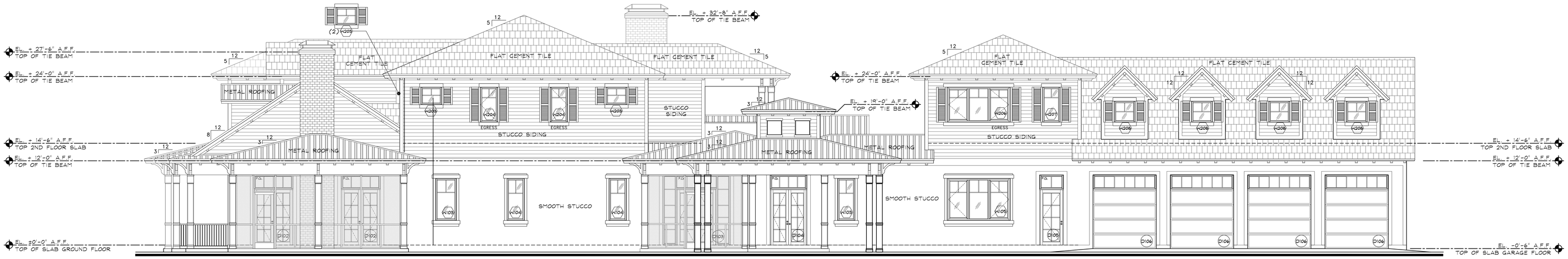
THE RADER FAMILY ESTATE
10250 EL PARAISO PLACE
DELRAY BEACH FLORIDA 33446

ARCHITECT
BRUCE CELENSKI, INC.
Architecture Design & Planning
NCARB #62,910
3045 North Federal Highway, Suite 47
Fort Lauderdale, FL 33306
CA #AA26001234
PH: (954) 917-5781 FAX: (954) 917-3503

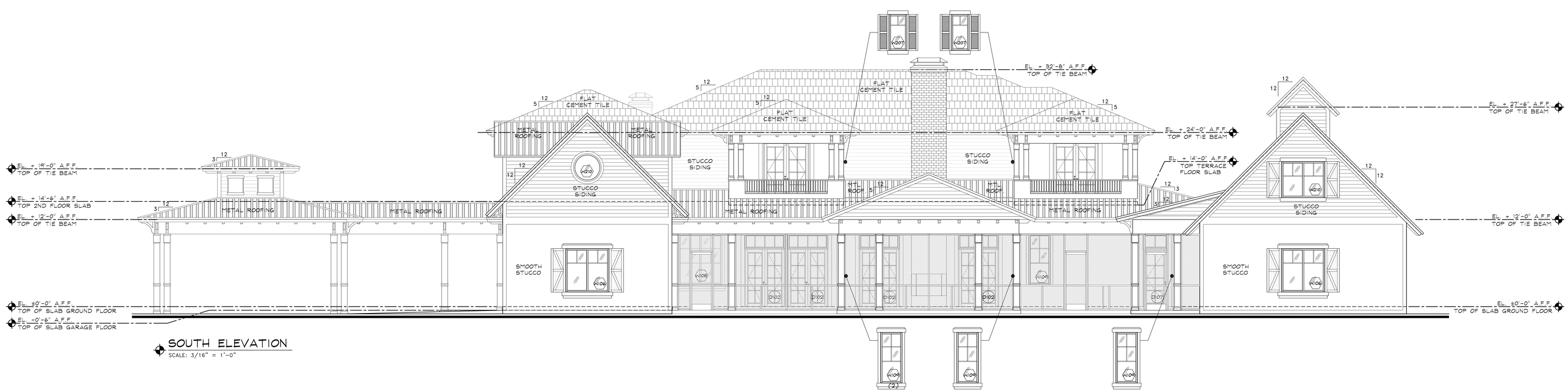
Seal: FL#AR93252
BRUCE CELENSKI

| | | |
|---|---|---|
| Designed: BC | Project no: 19-006 | |
| Drawn: DP | Scale: AS SHOWN | |
| Checked: BC | Drawing no: A-7 | |
| Initial drawing release date: 10-22-21 | | |

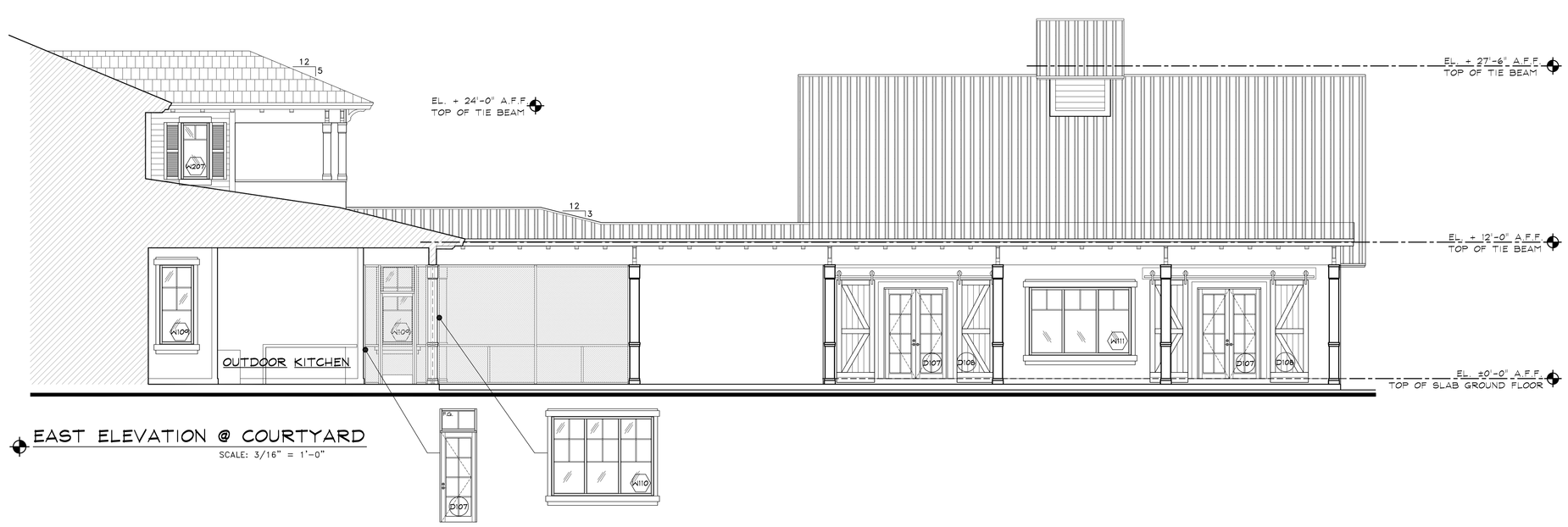
© 2021 COPYRIGHT ARCHITECT BRUCE CELENSKI, INC. ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.




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




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




EAST ELEVATION @ COURTYARD
SCALE: 3/16" = 1'-0"

| No: | Revisions / submissions: | Date: |
|---|---|---|
| | | |

Drawing Title:

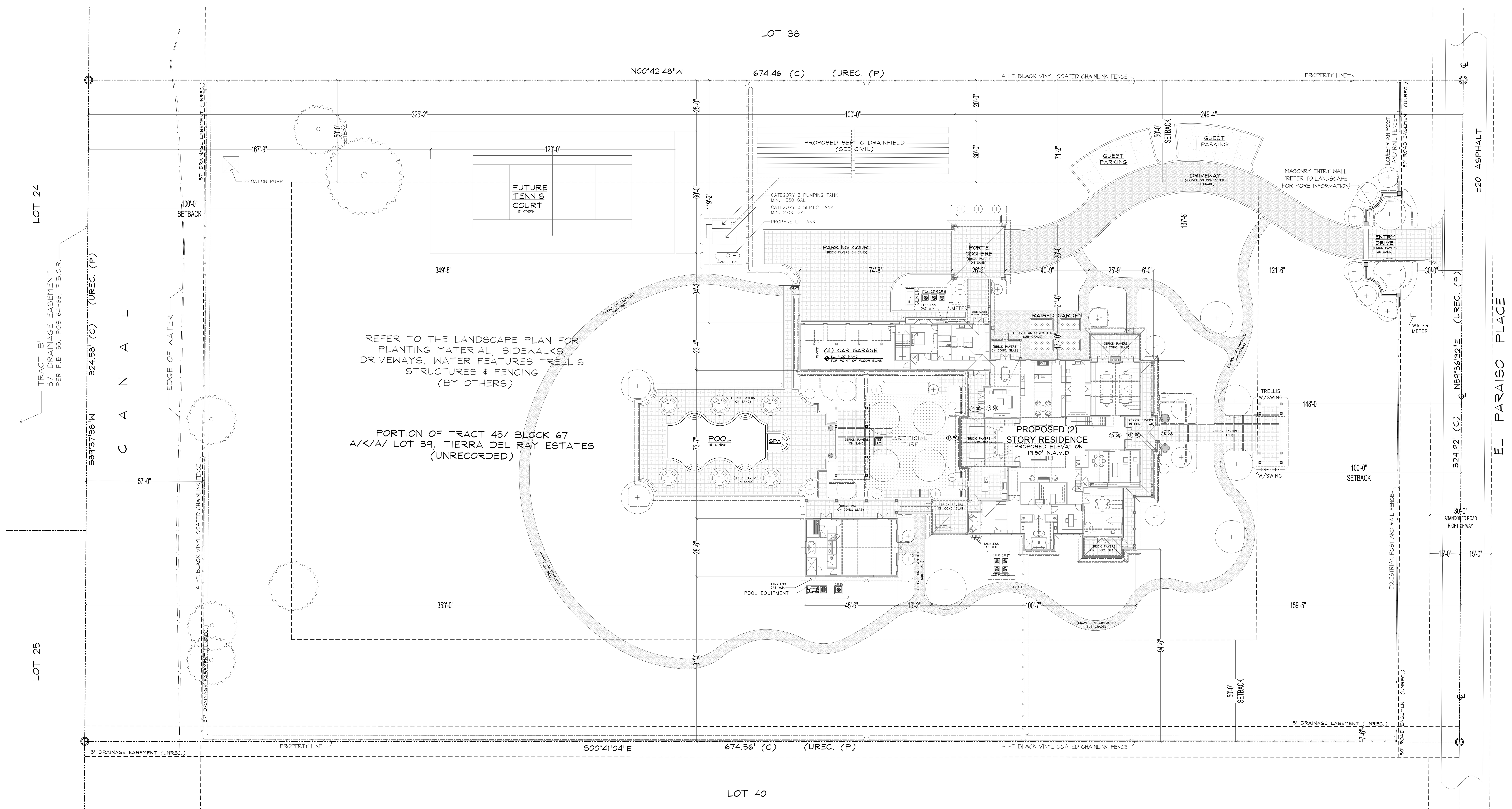
THE RADER FAMILY ESTATE
10250 EL PARAISO PLACE
DELRAY BEACH FLORIDA 33446

ARCHITECT
BRUCE CELENSKI, INC.
Architecture Design & Planning
NCARB #62,910
3045 North Federal Highway, Suite 47
Fort Lauderdale, FL 33306
CA #AA26001234
PH: (954) 917-5781 FAX: (954) 917-3503

Seal: FL#AR93252
BRUCE CELENSKI

| | |
|---|---|
| Designed: BC | Project no: 19-006 |
| Drawn: DP | Scale: AS SHOWN |
| Checked: BC | Drawing no: A-8 |
| Initial drawing release date: 10-22-21 | |

© 2021 COPYRIGHT ARCHITECT BRUCE CELENSKI, INC. ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.




## PROPERTY INFO:

| | |
|---|---|
| PROPERTY ID# | 00-42-43-27-05-067-0441 |
| LAND USE | SINGLE FAMILY - VACANT |
| ZONING CLASSIFIC. | AGR-AGRICULTURAL RESERVE |
| ABBREVIATED LEGAL DESCRIPTION | PALM BEACH FARMS CO PL NO 3 TR 44 (LESS E 649.95 FT) & TR 45 (LESS W 341.97 FT) BLK 67 &S 1/2 OF ABND 30 FT RD LYG N OF & ADJ THERETO |

## SITE DATA:

| ALLOWABLE | AREA IN SF | % OF SITE |
|---|---|---|
| MAX. LOT COVERAGE | 32,856 | 15% |
| | | |
| **PROVIDED** | | |
| TOTAL LOT AREA | 219,043 | 100% |
| LOT COVERAGE | 15,960 | 7.3% |
| DRIVEWAY/ WALKWAY | 16,337 | 7.5% |
| POOL / PATIO | 4,607 | 2.1% |
| NATURAL & LANDSCAPE | 175,858 | 83.1% |

## BUILDING SETBACKS:

| | CITY MINIMUM STANDARD | PROVIDED ON SITE |
|---|---|---|
| FRONT | 100'-0" | 148'-0" |
| LEFT SIDE | 50'-0" | 81'-0" |
| RIGHT SIDE | 50'-0" | 71'-2" |
| REAR | 100'-0" | 349'-8" |

## SITE PLAN

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

| No: | Revisions / submissions: | Date: |
|---|---|---|

Drawing Title:

THE RADER FAMILY ESTATE
10250 EL PARAISO PLACE
DELRAY BEACH FLORIDA 33446

A R C H I T E C T
BRUCE CELENSKI, INC.
Architecture Design & Planning
NCARB #62,910
3045 North Federal Highway, Suite 47
Fort Lauderdale, FL 33306
CA #AA26001234
PH: (954) 917-5781 FAX: (954) 917-3503

| | | |
|---|---|---|
| Seal: FL#AR93252 BRUCE CELENSKI | Designed: BC | Project no: 19-006 |
| | Drawn: DP | Scale: AS SHOWN |
| | Checked: BC | Drawing no: SP-1 |
| | Initial drawing release date: 10-22-21 | |

© 2021 COPYRIGHT ARCHITECT BRUCE CELENSKI, INC. ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.