

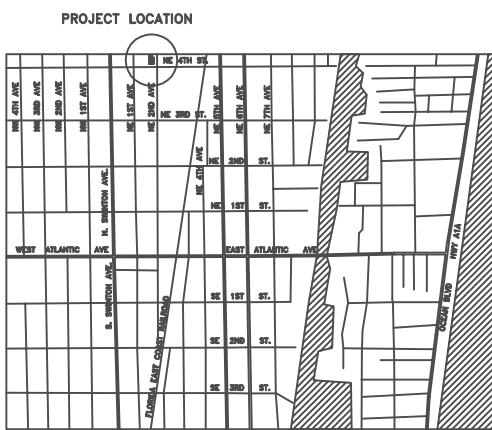
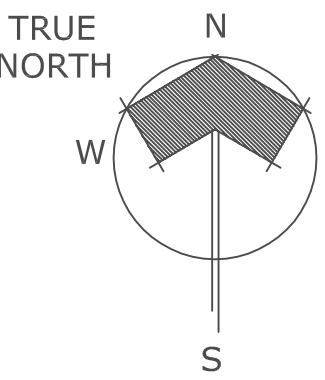
C.O.A. SET; "HISTORIC PRESERVATION"  
CLASS V MODIFICATIONS TO AN EXISTING RESIDENTIAL PROPERTY  
2 N DIXIE BLVD.  
DELRAY BEACH, FLORIDA 33444-3846

GENERAL NOTES

- ARCHITECTURAL:
- THE CONTRACTOR SHALL PERFORM ANY AND ALL CUTTING AND PATCHING NECESSARY TO COMPLETE THE WORK.
  - THE CONTRACTOR SHALL NOT DISRUPT EXISTING SERVICES, OPERATIONS, OR UTILITIES WITHOUT OBTAINING OWNER'S PRIOR APPROVAL AND INSTRUCTIONS IN EACH CASE.
  - ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.
  - THE CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR THE VERIFICATION OF ALL ELEVATIONS, CONDITIONS, AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.
  - ANY CONFLICTS OR OMISSIONS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND BEFORE PROCEEDING WITH ANY WORK SO INVOLVED. DO NOT SCALE DRAWINGS.
  - THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY WITH ALL SUBCONTRACTORS THE SIZE AND LOCATION OF ALL PIPING, DUCTWORK, TRENCHES, SLEEVES, SPECIAL BOLTING FOR EQUIPMENT CONDUITS, ETC.
  - THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING ALL FINISH SURFACES CLEAN AT COMPLETION OF THE WORK AND SHALL REMOVE ALL EXCESS MATERIAL AND DEBRIS FROM THE JOB REGULARLY.
  - JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR AND MUST BE TAKEN FOR ALL ITEMS BY ALL SUBCONTRACTORS PRIOR TO FABRICATION.
  - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SOLID P.T. BLOCKING BEHIND ALL SHELVING, CABINETS, ETC., OR EQUIPMENT REQUIRING BACKING.
  - FINAL INSPECTIONS ARE REQUIRED FOR ALL PERMITS.

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IMAGERY & VICINITY MAP



CODES

FLORIDA BUILDING CODE, 2023, 8th edition  
NFPA 7-101 LIFE SAFETY CODE, 2023, current edition  
FLORIDA FIRE PREVENTION CODE, 2023, 8th edition  
NATIONAL ELECTRICAL CODE, 2020, current edition  
FLORIDA MECHANICAL CODE, 2023, 8th edition  
FLORIDA PLUMBING CODE, 2023, 8th edition  
FLORIDA ACCESSIBILITY CODE/ADA-90, 2020, current edition

ALL OTHER RULES, REGULATIONS AND CODES HAVING JURISDICTION INCLUDING BUT NOT NECESSARILY LIMITED TO:  
CITY OF DELRAY BEACH, PALM BEACH COUNTY - THE STATE OF FLORIDA  
CITY OF DELRAY BEACH ZONING REGULATIONS  
CITY OF DELRAY BEACH ADOPTED ORDINANCES

BLDG. DESIGN DATA

OCCUPANCY CLASSIFICATION: SINGLE FAMILY RESIDENCE  
BLDG. CONSTRUCTION TYPE: TYPE V, PROTECTED  
ZONING DISTRICT: R-1-AA, DEL IDA HISTORIC DISTRICT  
DESIGN WIND LOAD: 170 MILES PER HOUR (3 SECOND GUST)  
BUILDING HEIGHT LIMITATION: 35 FEET

SYMBOLS

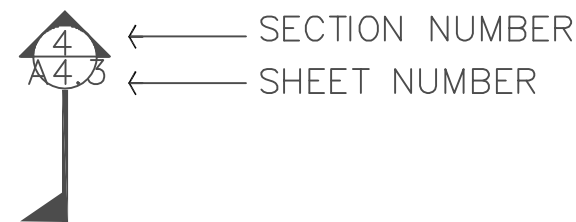
DETAIL REFERENCE:



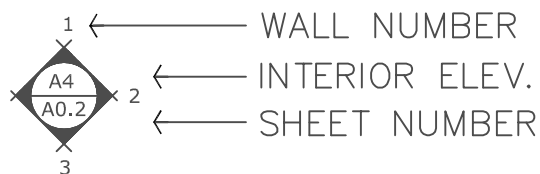
ELEVATION REFERENCE:



SECTION REFERENCE:



INTERIOR ELEVATION REFERENCE:



ROOM REFERENCE:



DOOR REFERENCE:



WINDOW REFERENCE:



NOTE REFERENCE:



ABBREVIATIONS

ACOUS.	ACOUSTICAL	N.I.C.	NOT IN CONTRACT																																																																				
ADJ.	ADJUSTABLE	NO.	NUMBER																																																																				
AL.	ALUMINUM	N.T.S.	NOT TO SCALE																																																																				
APPROX.	APPROXIMATE	O.A.	OVERALL																																																																				
BD.	BOARD	OBS.	OBSCURE																																																																				
BLDG.	BUILDING	O.C.	ON CENTER																																																																				
BLK.	BLOCK	O.D.	OUTSIDE DIAMETER																																																																				
BLOCKG.	BLOCKING	O.F.C.I.	OWNER FURNISH/CONTRACTOR INSTALL																																																																				
BM.	BEAM	O.F.	OFFICE																																																																				
BOT.	BOTTOM	OPNG.	OPENING																																																																				
CAB.	CABINET	OPP.	OPPOSITE																																																																				
CEM.	CEMENT	PL.	PLATE																																																																				
CER.	CERAMIC	PLAS.	PLASTER																																																																				
CJ.	CAST IRON	PLYWD.	PLYWOOD																																																																				
CLR.	CLEAR	PR.	PAIR																																																																				
COL.	COLUMN	PRCST.	PRECAST																																																																				
CONC.	CONCRETE	P.P.T.	PRESSURE TREATED																																																																				
CONN.	CONNECTION	P.T.	DOUGLAS FIR																																																																				
CONT.	CONTINUOUS	P.T.N.	PARTITION																																																																				
CTSK.	COUNTERSUNK	Q.T.	QUARRY TILE																																																																				
DECOR.	DECORATIVE	R.	RISER																																																																				
DET.	DETAIL	RAD.	RADIUS																																																																				
D.F.	DOUGLAS FIR	REINFC.	REINFORCE																																																																				
DIA.	DIAMETER	REQ.	REQUIRED																																																																				
DIM.	DIMENSION	RM.	ROOM																																																																				
DN.	DOWN	R.O.	ROUGH OPENING																																																																				
D.S.	DOWN SPOUT	RWD.	REDWOOD																																																																				
DWC.	DRAINING	R.W.L.	RAIN WATER LEADER																																																																				
EA.	EACH	S.C.	SOLID CORE																																																																				
ELEV.	ELEVATION	SCHED.	SCHEDULE																																																																				
ELEC.	ELECTRICAL	SHT.	SHEET																																																																				
EQ.	EQUAL	SM.	SIMILAR																																																																				
EXH.	EXHAUST	SQ.	SQUARE																																																																				
EXP.	EXPANSION	ST.	STAINLESS STEEL																																																																				
EXT.	EXTERIOR	STD.	STANDARD																																																																				
EXST.	EXISTING	STL.	STEEL																																																																				
F.A.U.	FORCE AIR UNIT	STOR.	STORAGE																																																																				
F.H.C.	FIRE HOSE CABINET	STRUCT.	STRUCTURAL																																																																				
FIN.	FINISH	SUSP.	SUSPENDED																																																																				
FL.	FLOOR	SYM.	SYMMETRICAL																																																																				
FLASH.	FLASHING	T.	TREAD																																																																				
FLUOR.	FLUORESCENT	T.C.	TOP OF CURB																																																																				
F.O.F.	FACE OF FINISH	TEL.	TELEPHONE																																																																				
F.O.M.	FACE OF MASONRY	T&G	TONGUE AND GROOVE																																																																				
F.O.S.	FACE OF STUD	THK.	THICK																																																																				
FT.	FOOT/FEET	T.O.C.	TOP OF CHIMNEY																																																																				
FTG.	FOOTING	T.O.F.R.	TOP OF FRAMING																																																																				
GA.	Gauge	T.O.L.	TOP OF LEDGER																																																																				
GALV.	GALVANIZED	T.O.P.	TOP OF PARAPET																																																																				
GL.	GLASS	T.O.P.L.	TOP OF PLATE </tr <tr><td>GR.</td><td>GRADE</td><td>TYP.</td><td>TYPICAL</td></tr> <tr><td>GYP.</td><td>GYPSPUM</td><td>U.O.N.</td><td>UNLESS OTHERWISE NOTED</td></tr> <tr><td>H.B.</td><td>HOSE BIBB</td><td>VERT.</td><td>VERTICAL</td></tr> <tr><td>H.C.</td><td>HOLLOW CORE</td><td>VEST.</td><td>VESTIBULE</td></tr> <tr><td>HOWD.</td><td>HARDWOOD</td><td>V.G.D.F.</td><td>VERTICAL GRAIN DOUGLAS FIR</td></tr> <tr><td>HW.</td><td>HARDWARE</td><td>W/.</td><td>WITH</td></tr> <tr><td>HGT.</td><td>HEIGHT</td><td>W/O</td><td>WITHOUT</td></tr> <tr><td>H.M.</td><td>HOLLOW METAL</td><td>W.C.</td><td>WATER CLOSET</td></tr> <tr><td>HORIZ.</td><td>HORIZONTAL</td><td>WD.</td><td>WOOD</td></tr> <tr><td>I.D.</td><td>INSIDE DIAMETER</td><td>WIDOW.</td><td>WINDOW</td></tr> <tr><td>INCAND.</td><td>INCANDESCENT</td><td>W.H.</td><td>WATER HEATER</td></tr> <tr><td>INSUL.</td><td>INSULATION</td><td>WSCOT.</td><td>WAINSCOT</td></tr> <tr><td>INT.</td><td>INTERIOR</td><td>WT.</td><td>WEIGHT</td></tr> <tr><td>JAN.</td><td>JANITOR</td><td></td><td></td></tr> <tr><td>JOINT.</td><td>JOINT</td><td></td><td></td></tr> <tr><td>JT.</td><td>JOINT</td><td></td><td></td></tr> <tr><td>LAM.</td><td>LAMINATE</td><td></td><td></td></tr>	GR.	GRADE	TYP.	TYPICAL	GYP.	GYPSPUM	U.O.N.	UNLESS OTHERWISE NOTED	H.B.	HOSE BIBB	VERT.	VERTICAL	H.C.	HOLLOW CORE	VEST.	VESTIBULE	HOWD.	HARDWOOD	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR	HW.	HARDWARE	W/.	WITH	HGT.	HEIGHT	W/O	WITHOUT	H.M.	HOLLOW METAL	W.C.	WATER CLOSET	HORIZ.	HORIZONTAL	WD.	WOOD	I.D.	INSIDE DIAMETER	WIDOW.	WINDOW	INCAND.	INCANDESCENT	W.H.	WATER HEATER	INSUL.	INSULATION	WSCOT.	WAINSCOT	INT.	INTERIOR	WT.	WEIGHT	JAN.	JANITOR			JOINT.	JOINT			JT.	JOINT			LAM.	LAMINATE		
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JOINT.	JOINT																																																																						
JT.	JOINT																																																																						
LAM.	LAMINATE																																																																						

PROJECT TEAM

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cell (561) 789-3791  
email copearchitectsinc@gmail.com

CIVIL ENGINEER:

ENVIRODESIGN ASSOCIATES, INC.  
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www.envdesign.com

POOL CONTRACTOR:

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off (772) 460-5660  
email info@browniecompanies.com

HAZARD RESIDENCE  
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Seal  
Drawn  
RW COPE  
Project No.  
2024.41HAZARD  
CAD File No.  
COVER SHEET  
Date  
FEBRUARY 19, 2025  
Drawing No.

A0.0  
of



GENERAL NOTES

ARCHITECTURAL:

1.

THESE DOCUMENTS INDICATE THE DESIGN INTENT OF THE CONSTRUCTION PROJECT IN ORDER TO ESTABLISH STANDARDS FOR QUALITY AND/OR PERFORMANCE.
2.

THE CONTRACTOR SHALL INVESTIGATE THE JOBSITE & COMPARE THE CD'S W/ THE EXISTING CONDITIONS. THE CONTRACTOR SHALL INCLUDE IN HIS COST, WORK DESCRIBED IN THE CD'S & THAT IS REQUIRED OR REASONABLY IMPLIED TO ACHIEVE THE DESIGN INTENT OF THE CD'S. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTS BETWEEN EXISTING CONDITIONS & ANY NEW WORK, OF ANY OMISSIONS IN THE DRAWINGS & ANY RESTRICTIONS RELATED TO THE EXECUTION OF THE WORK INCLUDING THE COORDINATION W/ STRUCTURAL AND MEP RELATED WORK.
3.

THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A COMPLETE JOB IN EVERY RESPECT THAT ALLOWS FOR THE FULL USE OF THE COMPLETED FACILITY & CONSISTENT W/ THE DESIGN INTENT OF THE CD'S. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, COMPLETE UTILITY CONNECTIONS FOR H2O, SEWER, RAIN WATER LEADERS, DRAINS, POWER (W/ TRANSFORMING TO ACHIEVE APPROPRIATE & NECESSARY VOLTS & AMPS), GROUNDS, NATURAL OR LP GAS, VENTS, VENTILATION, SMOKE EVACUATION, & BLOCKING, BRIDGING, STRUCTURAL SUPPORTS, ETC. TO ALLOW FOR THE COMPLETE & WORKING OF NOTED OR INFERRED EQUIPMENT.
4.

REASONABLY INFERRED CONDITIONS NOT OTHERWISE INDICATED IN THESE CD'S SHALL BE INTERPRETED AS HAVING THE SAME MEANING AS THOSE MOST SIMILARLY DETAILED & MORE FULLY DEFINED ELSEWHERE WITHIN THESE DOCUMENTS. CONTRACTOR IS TO NOTIFY THE ARCHITECT IF CLARIFICATIONS ARE REQUIRED. CONTRACTOR SHALL BE LIABLE IF INAPPROPRIATE INTER- PRETATIONS CONFLICT WITH OTHER ELEMENTS OF THE WORK.
5.

THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS & DIMENSIONS INDICATED W/ THE CD'S & SHALL NOTIFY THE ARCHITECT OF ANY VARIATION PRIOR TO THE THE PURCHASING OF MATERIALS, FABRICATION OR CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR RESTOCKING CHARGES, REPLACEMENT COSTS & FOR DELAYS IF HE FAILS TO COMPLY W/ THIS PROVISION.
6.

THE GENERAL CONTRACTOR, UPON AWARDING CONATRCTS TO SUB- CONTRACTORS, SHALL SUBMIT TO THE ARCHITECT & THE OWNER A LIST OF ITEMS & THEIR DELIVERY SCHEDULES. THE CONTRACTOR, PRIOR TO ORDERING AN ITEM, SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT & OWNER OF ANY ITEM WHICH MAY CAUSE THE PROJECT TO BE DELAYED DUE TO LONG LEAD TIME IN OBTAINING.
7.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING SUBSTANTIAL COMPLETION REGARDLESS OF DELIVERY DATES FOR MATERIALS & EQUIP'MT.
8.

THE ARCHITECT HAS NOT CONDUCTED NOR INTENDS TO CONDUCT ANY INVESTIGATION AS TO THE PRESENCE OF HAZARDOUS MATERIALS, INCLUDING ASPESTOS, WITHIN THE CONFINES OF THIS PROJECT. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR THE IDENTIFICATION, THE REMOVAL OR ANY EFFECTS FROM THE PRESENCE OF THESE MATERIALS.
9.

THE CONTRACTOR SHALL ISSUE COMPLETE SETS OF CD'S TO EACH OF THE SUB-CONTRACTORS FOR COORDINATION OF THEIR WORK AND DESCRIPTION OF SCOPE.
10.

THE CONTRACTOR SHALL APPLY FOR, OBTAIN & PAY FOR PERMITS, FEES, INSPECTIONS & APPROVALS BY LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. CONTRACTOR IS TO PROVIDE COPIES OF TRANSACTIONS TO OWNER. NOTIFY ARCHITECT OF ANY VARIANCE W/ CODES IN FORCE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE W/ THE REGULATIONS OF ANY & ALL PUBLIC AUTHORITIES (FEDERAL, STATE & LOCAL) HAVING JURISDICTION OVER THE PROJECT.
11.

PROVIDE & PAY FOR ANY AND ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, WAREHOUSING, TRANSPORTATION & DELIVERY COSTS, HOISTING, REMOVAL OF TRASH & DEBRIS, & OTHER FACILITIES & SERVICES NECESSARY FOR THE EXECUTION & COMPLETION OF THE WORK.
12.

WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS OTHER- WISE NOTED. REFERENCES TO THE CONTRACTOR SHALL INCLUDE THE GENERAL CONTRACTOR AND SUB-CONTRACTORS.
13.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, & HAVING CONTROL OVER CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES & PROCEDURES & FOR COORDINATING PORTIONS OF THE WORK REQUIRED BY THE CD'S.
14.

THE ARCHITECT & OWNER SHALL NOT BE RESPONSIBLE FOR THE ERRORS, OMISSIONS OR DELAYS RESULTING FROM THE CONTRACTOR'S PERFORMANCE.
15.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACTS & OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUB-CONTRACTORS & THEIR AGENTS & EMPLOYEES & ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
16.

OTHER CONTRACTORS & THEIR SUB-CONTRACTORS MAY BE WORKING ON THE PREMISES SIMULTANEOUS WITH THE DURATION OF THIS CONTRACT. NO ACTION SHALL BE TAKEN ON THE PART OF THIS CONTRACTOR OR ANY SUB- CONTRACTOR, TO IMPEDE THE ACCESS OR OPERATION OF ANY OTHER CONTRACTOR ON THE PREMISES, EITHER UNION OR NON-UNION.
17.

WORK SHALL BE DONE DURING NORMAL WORKING HOURS. CONTRACTOR SHALL SCHEDULE & PERFORM SO AS NOT TO UNREASONABLY DISTURB ANY NEIGHBORS & SHALL BE RESPONSIBLE FOR ANY OVERTIME COSTS INCURRED THEREBY.
18.

THE CONTRACTOR SHALL COORDINATE & WORK W/ BUILDING OWNER REGARD- ING HEAT, WATER, ELECTRICITY, DELIVERIES, ACCESS, ELEVATOR AVAIL- ABILITY, STAGING, NOISE CONTROL, TRASH & DEBRIS REMOVAL, HOISTING, & ANY OTHER UTILITIES OR OWNER'S RULES & REGULATIONS CONCERNING THE PROJECT SITE. CONTRACTOR SHALL COORDINATE USE OF RESTROOM FACILITIES FOR HIS EMPLOYEES WITH THE OWNER.
19.

THE CONTRACTOR SHALL PROCURE MATERIALS SO AS NOT TO DELAY SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL NOTIFY ARCHITECT WITHIN FIVE (5) DAYS OF EXECUTION OF CONTRACT OF ANY MATERIAL DELIVERY WHICH COULD DELAY COMPLETION OF THE CONTRACT.
20.

COORDINATE SCHEDULING, PROVISIONS FOR INSTALLATION, LOCATIONS, & INSTALLATION OF ITEMS FURNISHED BY THE OWNER & BY OTHERS, FOR THE PURPOSES OF THIS CONTRACT. THE FOLLOWING ABBREVIATIONS APPLY: OF-OI = OWNER FURNISHED & OWNER INSTALLED, OF-CI = OWNER FURNISHED & CONTRACTOR INSTALLED, CF-CI = CONTRACTOR FURNISHED & CONTRACTOR INSTALLED, AND CF-OI = CONTRACTOR FURNISHED & OWNER INSTALLED.
21.

THE CONTRACTOR SHALL COORDINATE & WORK W/ TRADES ON THE PROJECT NOT UNDER CONTRACT W/ THE CONTRACTOR (I.E. TELEPHONE, DATA LINES, FIRE ALARM, ETC.). ANY CHANGES OR DELAYS ARISING FROM CONFLICTS BETWEEN SUCH TRADES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

22.

UNLESS OTHERWISE NOTED, WHEN DRAWINGS ARE IN CONFLICT, ENLARGED PLANS & DETAILS SHALL GOVERN. HOWEVER, THE ARCHITECT SHALL MAKE THE FINAL DETERMINATION IN THESE MATTERS.
23.

SUBMIT FOR ARCHITECT'S REVIEW ABOVE BUILDING STANDARD SAMPLES & LITERATURE. SUBMIT FOR ARCHITECT'S CONSIDERATION SAMPLES & PRODUCT LITERATURE & OTHER PERTINENT DATA OF ANY PROPOSED SUBSTITUTIONS. ANY SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO IMPLEMENTATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESEARCH & QUALIFY THAT THE PERFORMANCE & CONSTRUCTION SPECIFICATIONS MEET THOSE OF THE ORIGINALLY SPECIFIED ITEM PRIOR TO SUBMISSION FOR APPROVAL. CONTRACTOR SHALL BE LIABLE FOR MATERIALS THAT ARE NOT AVAILABLE DUE TO UNTIMELY ORDERING & FOR THE COORDINATION OF SUBSTITUTIONS W/ OTHER TRADES & DISCIPLINES.
24.

SHOP DRAWINGS (TWO (2) COPIES TO ARCHITECT & TWO (2) COPIES TO ENGINEER), AS REQUIRED, SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION OR CONSTRUCTION. SUBMIT FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION OR PURCHASE. SHOP DRAWINGS OR SAMPLES FOR MILLWORK, CUSTOM METALWORK, CUSTOM CASEGOODS & OTHER ITEMS AS REQUIRED BY ARCHITECT FOR ABOVE BUILDING STANDARDS ITEMS.
25.

CHANGES IN THE WORK SHALL ONLY BE ALLOWED W/ ONE OF THE FOLLOWING WRITTEN DIRECTIVES: 1.) ARCHITECT'S DIRECTIVE FOR MINOR CHANGES IN WORK, 2.) CONSTRUCTION CHANGE DIRECTIVE FROM THE ARCHITECT, OR 3.) CHANGE ORDER ISSUED BY THE ARCHITECT. CHANGES MUST FOLLOW MODIFICATION PROCEDURES NOTED IN AIA A201 -ARTICLE 7. CHANGES REQUIRING A CHANGE IN COST OR TIME MUST BE EXPLICITLY NOTED AT TIME OF DISCUSSION IN FIELD, NOTIFICATION OR ARCHITECT OR AT JOB PROGRESS MEETING & FOLLOWED UP WITHIN TWO (2) WORKING DAYS BY WRITTEN CONFIRMATION. IF CHANGE IS AGREED TO WITHOUT EXPLICIT REFERENCE TO CHANGE IN COST OR TIME, A SUBSEQUENT CHANGE ORDER MAY BE JUSTIFIABLY REJECTED.
26.

PERFORM WORK & INSTALL MATERIALS IN STRICT ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS & IN A MANNER CONSISTENT W/ INDUSTRY STANDARDS FOR WORKMANSHIP.
27.

GYPSUM & METAL STUD CONSTRUCTION SHALL BE DONE IN ACCORDANCE W/ RECOMMENDATIONS & INSTRUCTIONS PUBLISHED BY U.S. GYPSUM COMPANY - GYPSUM CONSTRUCTION HANDBOOK,, LATEST EDITION. CONSTRUCTION JOINTS MUST OCCUR AT A MAXIMUM OF 25 FT. ON UNDERSIDE OF ROOF DECK.
28.

FINISH CARPENTRY & MILLWORK SHALL BE DONE IN ACCORDANCE W/ THE ARCHITECTURAL WOODWORKS INSTITUTE (AWI) STANDARDS FOR SELECTION OF MATERIALS, HARDWARE, FABRICATION, WORKMANSHIP & FINISHING.
29.

EXAMINE SURFACES TO DETERMINE THAT THEY ARE SOUND, DRY, CLEAN & READY TO RECEIVE FINISHES OR MILLWORK PRIOR TO INSTALLATION. START OF INSTALLATION SHALL IMPLY ACCEPTANCE OF SUBSTRATE & SHALL NOT BE GROUNDS FOR CLAIMS AGAINST IMPROPER PERFORMANCE OF INSTALLED MATERIAL. ADVISE ARCHITECT OF ANY EXISTING CONSTRUCTION NOT LEVEL,, SMOOTH & PLUMB WITHIN INDUSTRY STANDARDS PRIOR TO START OF CONSTRUCTION.
30.

INSTALL & MAINTAIN NECESSARY COVERINGS, PROTECTIVE ENCLOSURES, TEMPORARY DOORS & PARTITIONS & DUST BARRIERS TO PROTECT OCCUPANTS & EXISTING WORK & FINISHES TO REMAIN. REPAIR & REPLACE ANY DAMAGES CAUSED BY IMPROPER PROTECTION AT NO ADDITIONAL CHARGE TO OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY & ALL DAMAGE WHICH MAY OCCUR DURING EITHER THE DEMOLITION OR CONSTRUCTION PHASE TO THE EXISTING BUILDING. CONTRACTOR SHALL REPAIR SAME IMMEDIATELY TO MATCH ADJACENT SURFACES IN GOOD CONDITION.
31.

WORK DAMAGED DURING CONSTRUCTION OR NOT CONFORMING TO SPECIFIED STANDARD TOLERANCES OR MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
32.

MAINTAIN EXIT, EXIT LIGHTING, FIRE PROTECTIVE DEVICES & LIFE SAFETY SYSTEMS IN WORKING ORDER.
33.

EXIT DOORS,, EGRESS DOORS & OTHER DOORS REQUIRED FOR MEANS OF EGRESS SHAL BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOW- LEDGE OR EFFORT.
34.

VERIFY KEYING REQUIREMENTS OF ALL NEW LOCKS WITH OWNER.
35.

24 HOURS PRIOR TO OCCUPANCY OF ANY PHASE, THOROUGHLY CLEAN SURFACES OF DUST, DEBRI, LOOSE CONSTRUCTION MATERIAL & EQUIPMENT. VACUUM OR MOP FLOORS & CLEAN WINDOWS. THE CONTRACTOR, AT THE COMPLETION OF THE PROJECT, SHALL CLEAN THE ENTIRE BUILDING AND LEAVE IT IN ACCEPTABLE CONDITION.
36.

SUBSTANTIAL COMPLETION SHALL BE THE DATE ON WHICH THE PREMISES ARE AVAILABLE FOR OCCUPANCY FROM THE CONTRACTOR & SHALL BE AS DEFINED IN AIA DOCUMENT A201. ADDITIONAL TOUCH-UP OR MINOR INSTALLATION WORK MAY BE INCOMPLETE.
37.

WARRANT TO THE OWNER THAT ALL MATERIALS & EQUIPMENT FURNISHED & INSTALLED UNDER THIS CONTRACT SHALL BE NEW UNLESS OTHERWISE SPECIFIED, & WORK SHALL BE OF GOOD QUALITY, FREE FROM FAULTS & DEFECTS & CONFORMS WITH THE CONTRACT DOCUMENTS.
38.

FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION, CONTRACTOR SHALL PROMPLY CORRECT WORK FOUND NOT TO BE IN ACCORDANCE W/ THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BEAR ALL COSTS OF CORRECTIONS.
39.

UNLESS OTHERWISE NOTED, FASTENERS & ATTACHMENTS SHALL BE FULLY CONCEALED FROM VIEW.
40.

THE ARCHITECT'S SEAL AFFIXED TO THESE CONTRACT DOCUMENTS, SHALL CERTIFY TO THE BEST OF OUR KNOWLEDGE, THAT THESE DRAWINGS MEET THE APPLICABLE STATE & LOCAL CODES. IF ANY PORTION OF THESE DOCUMENTS IS FOUND TO BE IN CONFLICT W/ STATE OR LOCAL CODES, THE ARCHITECT SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR.
41.

CONTRACTOR SHALL BE RESPONSIBLE IN PROVIDING THE OWNER A COMPLETE SET OF "AS-BUILT" OR "RECORD" DOCUMENTS.
42.

PROVISIONS OF THE AIA A201 - GENERAL CONDITIONS, APPLY TO THIS CONTRACT BY REFERENCE UNLESS SPECIFICALLY MODIFIED IN WRITING BY THE OWNER OR ARCHITECT.

BUILDING CODE COMPLIANCE:

1.

THE CONTRACTOR SHALL PERFORM WORK IN ACCORDANCE W/ APPLICABLE CODES, REGULATIONS, LOCAL AUTHORITY REGULATIONS & LOCAL CODE OFFICIAL'S DIRECTIVES.
2.

THE CONTRACTOR SHALL PROVIDE TERMITE PROTECTION AS PER FBC 1816.1.7
1.

CLEAR DIMENSIONS MUST BE HELD. DIMENSIONS NOTED AS FINISHED FACE.
2.

DRAWING DIMENSIONS ARE TO THE FACE OF STUD SURFACE UNLESS CLEAR OR CRITICAL SHALL BE MEASURED FROM FINISH FACE TO FINISH FACE.
3.

MAKE NO MECHANICAL ATTACHMENTS TO EXTERIOR BUILDING SURFACES WITHOU PRIOR NOTIFICATION AND APPROVAL FROM THE ARCHITECT.
4.

CONSTRUCT CEILINGS & PARTITIONS PER MANUFACTURER'S RECOMMENDATIONS WITH DEFLECTIONS NOT TO EXCEED 1/240 OF THE SPAN. PROVIDE FIRE RATINGS AS REQUIRED BY CODE - SEE FBC AND LOCAL CODE AMMENDMENTS FOR ANY SPECIAL FIRE STOPPING REQUIREMENTS.
5.

INSTALL WOOD BLOCKING AT ANY PARTITION SCHEDULED TO RECEIVE HANGING CABINETRY AND/OR SHELVING.
6.

INSTALL MOISTURE RESISTANT SUBSTRATE (WATER RESISTANT TYPE GYPSUM BOARD OR CEMENTITIOUS BOARD) WHERE CERAMIC TILE OR STONEWORK IS INDICATED.
7.

INSTALL STEEL FRAMING FOR PARTITIONS TO COMPLY WITH ASTM C-754 & THE GYPSUM CONSTRUCTION HANDBOOK BY U.S. GYPSUM, LATEST EDITION.
8.

INSTALL & FINISH GYPSUM BOARD TO COMPLY W/ ASTM C-840, GA-216 BY GYPSUM ASSOCIATION & GYPSUM CONSTRUCTION HANDBOOK BY U.S. GYPSUM, LATEST EDITION. PREPARE SURFACE AS REQUIRED FOR FINAL SURFACE FINISH AS RECOMMENDED BY GYPSUM CONSTRUCTION HADBOOK.
9.

PROVIDE FRE RESISTANCE RATED PARTITION ASSEMBLIES IDENTICAL TO U.L. DESIGNATIONS (UNDERWRITERS LABORATORY) SHOWN IN THE FIRE RESISTANCE DIRECTORY OR LISTED BY OTHER TESTING AGENCIES ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

MILLWORK NOTES:

1.

MILLWORK & CASEWORK SHALL COMPLY W/ ARCHITECTURAL WOODWORK QUALITY STANDARDS, GUIDE SPECIFICATIONS & QUALITY CERTIFICATION PROGRAM, LATEST EDITION, CUSTOM GRADE UNLESS OTHERWISE NOTED.
2.

INSTALL FIRE RETARDANT TREATED WOOD PRODUCTS WHERE REQUIRED TO COMPLY WITH THE BUILDING CODE.
3.

COORDINATE INSTALLATION OF ALL IN-WALL STEEL ANCHORAGE, GROUNDS, & MISCELLANEOUS BLOCKING W/ OTHER TRADES FOR PRECISE LOCATION.
4.

THE MILLWORK CONTRACTOR SHALL OBTAIN & VERIFY FIELD MEASUREMENTS & CONDITIONS AFFECTING HIS WORK & SHALL BE RESPONSIBLE FOR DETAILS & DIMENSIONS ASSURING PRECISION & PROPER ASSEMBLY OF HIS PRODUCTS.
5.

COORDINATE ITEMS TO INSURE DELIVERY TO THE PROPER LOCATION & VERIFY PHYSICAL ACCOMMODATION WITHIN THE CONFINES OF THE PROJECT AS REQUIRED.
6.

SET WORK PLUMB, LEVEL & SQUARE, SCRIBED TIGHTLY & ACCURATELY TO ADJT. SURFACES, SECURELY ANCHORED IN POSITON INDICATED ON DRAWINGS TO HIGHEST QUALITY STANDARDS.
7.

LAMINATE EDGES OF COUNTERTOPS & EDGES OF DOORS PRIOR TO FACING COUNTERTOPS OR DOORS.
8.

COORDINATE EXACT PLACEMENT OF PLUMBING & ELECTRICAL FIXTURES, SWITCHES & OUTLETS TO BE INSTALLED WITHIN THE MILLWORK.
9.

REPAIR, REPLACE OR OTHERWISE MAKE GOOD TO SATISFACTION OF ARCHITECT DAMAGE INCURRED TO MILLWORK DURING CONSTRUCTION.
10.

ADJUST DOORS, DRAWERS & HARDWARE FOR PROPER OPERATION & CLEAN SURFACES,, INSIDE & OUT.
11.

COMPLY W/ MILLWORK MANUFACTURER'S & INSTALLER'S RECOMMENDED OPTIMUM TEMPERATURE & HUMIDITY CONDITIONS FOR STORAGE & INSTALLATION OF WORK.
12.

COMPLY W/ ARCHITECTURAL WOODWORK QUALITY STANDARDS, GUIDE SPECIFICATIONS & QUALITY CERTIFICATION PROGRAM, SECTION 1500 FACTOR FINISHING SYSTEMS FOR FINISHES NOTED.

FINISH NOTES:

1.

INSPECT MATERIALS FOR DEFECTS, FLAWS, SHIPPING DAMAGE, CORRECT COLOR & PATTERN, INFORM ARCHITECT OF ANY DEFECTIVE MATERIALS & COORDINATE W/ THE MANUFACTURER FOR ACCURATE SHIPPING DATES FOR THE REPLACEMENT MATERIAL.
2.

FLOOR COVERINGS SHALL BE REPAIRED IN RENOVATION WORK TO MATCH ADJACENT SURFACES. FLOOR COVERINGS IN CLOSETS SHALL MATCH ADJACENT SURFACES. FLOOR COVERING IN CLOSETS SHALL MATCH ADJACENT ROOM UNLESS NOTED OTHERWISE.
3.

CONTRACTOR WILL BE RESPONSIBLE FOR PROVING AN APPROPRIATELY LEVEL & SMOOTH CONCRETE OR OTHER SUBSTRATE TO MEET THE CARPET (IF CARPET IT USED) MEETING INDUSTRY STANDARDS PRIOR TO INSTALLATION.
4.

CARPET, IF USED, SHALL BE INSTALLED IN THE SAME DIRECTION. SEAM CARPET AT DOORS AND ON CENTERLINE OF DOORS, TYPICAL.
1.

PAINTED FINISH METAL & WOOD TRIM SHALL BE SEMI-GLOSS ALKYD ENAMEL, COLOR TO MATCH ADJACENT WALL UNLESS NOTED OTHERWISE. OTHER SURFACES SHALL BE LATEX, FLAT FINISH. PAINTED FINISHES WITHIN BATHROOMS & KITCHEN/ GALLEYS/PANTRY SHALL BE SEMI-GLOSS ALKYD ENAMEL.
2.

PREPARE FOR & APPLY PAINT IN ACCORDANCE W/ THE MANUFACTURER'S SPEC'S. FOR THE PARTICULAR SURFACE, ONE (1) COAT PRIME & TWO (2) FINISH COATS MINIMUM APPLICATION. FOLLOW INDUSTRY STANDARDS FOR SURFACE PREPARATION & APPLICATION ENVIRONMENT (TEMPERATURE & HUMIDITY).

PAINTED SURFACES:

WALL COVERING:

1.

INTERIOR FINISH MATERIALS SHALL COMPLY WITH LOCAL CODES. WHEN REQUIRED BY BUILDING OFFICIAL(S), APPLY FLAME PROOFING TO FABRIC WALL COVERINGS.
2.

WALL COVERINGS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE APPLICATION, INCLUDING TEMPERATURE AND DUST CONTROL. WALL COVERING REQUIRING BACKING SHALL BE SO APPROVED. APPLY WALL PRIMER PRIOR TO APPLYING ADHESIVE FOLLOWING MANUFACTURER'S INSTRUCTION.
3.

INSTALL SEAMS PLUMB & NOT LESS THAN SIX (6) INCHES FROM CORNERS: HORIZONTAL SEAMS SHALL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES.
4.

REMOVE EXCESS ADHESIVE PROMPTLY, REPLACE PANELS WHICH CANNOT BE COMPLETELY CLEANED.
5.

INSTALLATION OF PATTERNED FABRIC WALL COVERINGS SHALL BE MATCH AT EDGE TO ADJACENT FABRIC PANEL.
6.

REMOVE SWITCH PLATES & SURFACE MOUNTED FIXTURES TO PERMIT WALL COVERING INSTALLATION & RE-INSTALL UPON COMPLETION.
7.

WALL COVERINGS SHALL BE FROM CONSISTENT DYE LOTS.
8.

NO SUBSTITUTION OF ANY SPECIFIED WALL COVERINGS OR FINISH MAY BE MADE WITHOUT PRIOR APPROVAL OF ARCHITECT.

TILE:

1.

INSTALL TILE IN ACCORDANCE W/ TILE COUNCIL OF AMERICA HANDBOOK FOR CERAMIC TILE INSTALLATION METHODS.
2.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING APPROPRIATE SUBSTRATE (I.E. MOISTURE RESISTANT GYPSUM BOARD, "WONDERBOARD", ETC.).

TELEPHONE/DATA/ELECTRICAL NOTES:

1.

WORK SHALL BE IN ACCORDANCE W/ APPLICABLE NATIONAL, STATE AND LOCAL ELECTRICAL CODES.
2.

IN M/E/P DESIGN-BUILD PROJECTS, MECHANICAL & ELECTRICAL ENGINEERING DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW & APPROVAL PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR COORDINATING VARIOUS TRADES. CONTRACTOR SHALL CONTROL INSTALL- ATION SEQUENCE OF VARIOUS ITEMS TO ACCOMMODATE DIMENSIONAL REQUIRE- MENTS OF TOTAL ASSEMBLY INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM, DATA, TELEPHONE, SPRINKLER PIPING AND ANY & ALL EQUIPMENT.
3.

ANY DISCREPANCY BETWEEN THE ARCHITECTURAL, MECHANICAL, ELECTRICAL & PLUMBING ENGINEER'S OR ANY OTHER CONSULTANT'S DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION. WORK INSTALLED IN CONFLICT W/ THE ARCHITECT'S DRAWINGS OR CREATING CONFLICTS DUE TO INSUFFICIENT COORDINATION OF WORK SHALL BE CORRECTED BY THE CONTRACTOR @ THE CONTRACTOR'S EXPENSE & SHALL NOT IMPACT THE SCHEDULE.
4.

REFER TO ENGINEERING DRAWINGS FOR CIRCUITING & SPECIFICATIONS. MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS DO NOT SPECIFY LOCATIONS OF FIXTURES, OUTLETS, OR EQUIPMENT - REFER TO ARCHITECT'S DRAWINGS.
5.

SEPARATE JUNCTION BOXES BY AT LEAST ONE (1) STUD WHERE TELEPHONE & ELECTRICAL OUTLETS APPEAR BACK-TO-BACK OR SIDE-BY-SIDE.
6.

OUTLETS, SWITCHES & JUNCTION BOXES LOCATED IN ACOUSTICAL PARTITIONS SHALL RECEIVE EQUIVALENT INSULATION BEHIND BOXES.
7.

WHERE WALL MOUNTED OIUTLETS ARE INDICATED SIDE-BY-SIDE, THE MAXIMUM SEPARATION SHALL BE SIX (6) INCHES, CENTERLINE TO CENTERLINE, U.O.N..
8.

GANG ELECTRICAL OUTLETS & SWITCHES WHERE POSSIBLE.
9.

WALL MOUNTED ELECTRICAL, TELEPHONE & DATA OUTLETS SHALL BE INSTALLED AT EIGHTEEN (18) INCHES ABOVE FINISHED FLOORS, UNLESS NOTED OTHERWISE.
10.

INSTALL LIGHT SWITCHES AT FOURTY-EIGHT (48) INCHES A.F.F. & WITHIN EIGHT (8) INCHES OF DOOR FRAME, U.N.O.. FOLLOW ADA REGULATIONS IN PUBLIC CIRCUMSTANCES.
11.

THERMOSTATS SHALL BE INSTALLED AT SIXTY (60) INCHES A.F.F. ADJACENT TO LIGHT SWITCHES, UNLESS NOTED OTHERWISE.
12.

INCANDESCENT LIGHT FIXTURES ARE TO BE ON DIMMERS, U.N.O..
13.

WHERE LIGHTS & SWITCHES ARE NOT NOTED W/ A LOWER CASE LETTER DESIGNATION, THE SWITCHES ARE TO BE CONNECTED ONLY TO THOSE LIGHT FIXTURES WITHIN THAT SPECIFIC ROOM.
14.

FLOOR MOUNTED OUTLETS ARE DIMENSIONED FROM THE CENTERLINE OF THE OUTLET TO THE FINISHED FACE OF THE PARTITION AND/OR COLUMN, UNLESS NOTED OTHERWISE.
15.

ELECTRICAL ITEMS INDICATED IN OR ON CABINETRY SHALL BE SUPPLIED, INSTALLED & COORDINATED BY THE CONTRACTOR.
16.

ELECTRICAL SUB-CONTRACTOR SHALL MAKE FINAL CONNECTIONS FOR ALL FLOOR OR WALL OUTLETS TO FURNITURE SYSTEM POWER POLES (WHERE APPLICABLE) FOLLOWING MANUFACTURER'S STANDARDS FOR INSTALLATION AND APPLICABLE CODES.
17.

PHONE & DATA OUTLETS SHALL BE SINGLE OUTLET BOX W/ PULL STRING & RING FOR WIRING. WIRING OR CABLING SHALL BE BY OTHERS UNLESS NOTED OTHERWISE.
18.

THE SIZE OF NEW TELEPHONE & DATA LINE CONDUITS SHALL BE AS PER SUPPLIER'S SPECIFICATIONS. VERIFY REQUIREMENTS W/ OWNER.
19.

INSTALL BUILDING STANDARD COVER PLATES FOR OUTLETS & SWITCHES.
20.

EXHAUST FANS SHALL BE SILENT RUNNING & SHALL HAVE A MINIMUM EIGHT (8) FOOT LONG DUCT BETWEEN THE RETURN AIR GRILLE & FAN MOTOR. DUCT SHALL BE LINED W/ ONE (1) INCH MIN. THICK FIBERGLASS LINER. DO NOT LOCATE FAN MOTOR ABOVE CEILING OF ROOM SERVED BY FAN - LOCATE MOTOR ABOVE CORRIDOR OR OPEN AREA CEILING. PROVIDE SPARK PROOF MOTORS OR EXPLOSION PROOF MOTORS FOR LOCATIONS INVOLVING FLAMABLE MATERIALS (ONLY IF APPLICABLE)
21.

ACCESS PANELS AS REQUIRED SHALL BE INSTALLED FLUSH W/ CEILING & FINISHED TO MATCH THE ADJACENT CEING FINISH. LOCATIONS OF ACCESS PANELS ARE TO BE REVIEWED WITH THE ARCHITECT PRIOR TO INSTALLATION.

PROJECT DATA:

EXISTING TOTAL GROUND FLOOR AREA -	+- 1,860.00 SQ. FT.	+- 13.00% OF SITE
PARKING & PAVED AREAS -	+- 1,149.00 SQ. FT.	+- 8.00% OF SITE
OPEN LANDSCAPED SPACE -	+-11,289.00 SQ. FT.	+- 79.00% OF SITE
WATER BODIES (POOL) -	+- 0 SQ. FT.	+- 0.00% OF SITE
TOTALS	+- 14,298.00 SQ. FT.	100% OF SITE

PARKING DATA:

R-1-AA - SINGLE FAMILY RESIDENTIAL:	TWO (2) PER HOUSEHOLD ONE GUEST (1) PER HOUSEHOLD THREE (3)	TWO (2) ONE (1) THREE (3)
TOTALS:		

LEGAL DESCRIPTION:

(AS PROVIDED BY THE OWNER)

SITE DATA:

(APPROX. 14,298.00 SQ. FT. OR +- 0.328 ACRES)  
ZONED: R-1-AA (SINGLE FAMILY RESIDENTIAL)  
PROPOSED USE: PRIVATE SINGLE FAMILY RESIDENCE

GENERAL CIVIL NOTES:

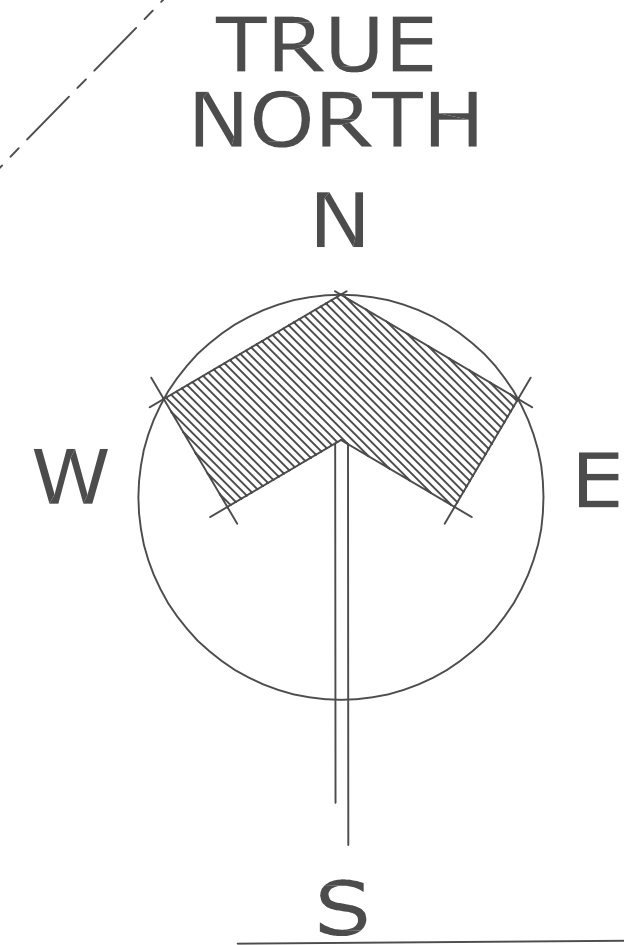
- 1.) THERE ARE TWO (2) EXISTING DRIVEWAYS WITHIN 50' OF SUBJECT PROPERTY  
2.) THERE ARE NO EXISTING TREES NOR VEGETATION W/ A DIA. OF 4' OR GREATER ON SUBJECT PROPERTY

GENERAL GRADING NOTES:

- 1.) UNDER NO CIRCUMSTANCES SHALL THIS PROPERTY BE GRADED SO THAT STORM WATER RUNS OFF ONTO ANY ADJACENT PROPERTIES.  
2.) SEE SUFFICIENT PROPOSED FINAL GRADES AND ASSOCIATED DETAIL INSURING STORM WATER DOES NOT FLOW ONTO ADJACENT PROPERTIES.  
3.) PLEASE SEE SURVEY FOR EXISTING GRADES @ ALL PROPERTY LINES & ON ALL ADJACENT PROPERTIES. MINIMUM TWO (2) GRADES PER PROPERTY LINE.  
4.) PLEASE SEE FLOOR PLANS FOR FINISH FLOOR ELEVATIONS OF ALL STRUCTURES WHICH ARE ALL MINIMUM 18" ABOVE THE CROWN OF THE ADJACENT STREETS OR ROADWAYS.  
5.) PLEASE SEE SITE PLAN AND DETAILS FOR MINIMUM 3" DEEP SODDED SWALE BETWEEN SITE'S PROPERTY LINE AND ALL ADJACENT STREETS OR ROADWAYS.

SYMBOLS LEGEND:

EXISTING TOPOGRAPHY (GRADE) TO REMAIN - SEE SURVEY  
PROPOSED NEW TOPOGRAPHY (FINISH GRADE)



PROJECT SITE DATA CHART:

R-1-AA	MIN. LOT SIZE (sq. ft.)	MIN. LOT WIDTH/ FRONTAGE (ft.)	MIN. LOT DEPTH (ft.)	MIN. FLOOR AREA (sq. ft.)	MIN. OPEN SPACE (%)	MAX. LOT COVERAGE (%)	MIN. FRONT SETBACK (ft.)	MIN. SIDE STREET SETBACK (ft.)	MIN. INTERIOR SETBACK (ft.)	MIN. REAR SETBACK (ft.)	MAX. BUILDING HEIGHT/ # OF FLRS. (ft.)	DENSITY (UNITS PER ACRE) (#)	NO. OF DWELLING UNITS (#)	WATER BODIES (POOL) (sq. ft.)	PERVIOUS/ IMPERVIOUS AREA (ft.)
REQUIRED	9,500	75'-0"/95'-0"	100'-0"	1,500	25%	NA	30'-0"	15'-0"	10'-0"	10'-0"	35'-0"	NA	1	-	-
EXISTING	14,298	+-151'-0"	+-138'-0"	+-1,860	+-79%	+-13%	+-15.3'	+-18.7'	+-45.0'	+-50.9'	+-16'-6"	1	1	0	11,289/3,009

NON-CONFORMING

A1 EXISTING ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

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Seal

Drawn  
RW COPE

Project No.  
2024.41HAZARD

CAD File No.  
EXIST'G SITE PLAN

Date  
SEPTEMBER 03, 2024

Drawing No.

Florida License No.  
AR0013552

A2.0

of

HAZARD RESIDENCE  
2 N DIXIE BLVD.  
DELRAY BEACH, FLORIDA 33444

SITE PLAN

COPE ARCHITECTS, INC.  
1141 1/2 N.E. 1ST AVENUE  
DELRAY BEACH, FLORIDA 33444-3713  
ARCHITECTURE - PLANNING - INTERIORS  
cell 561 274-0706 email copearchitects@bellsouth.net

Consultant Seal

REVISIONS  
No. REVISIONS Date



EXISTING TOTAL GROUND FLOOR AREA -	+ 1,860.00 SQ. FT.	+ 13.00% OF SITE
PARKING & PAVED AREAS -	+ 1,149.00 SQ. FT.	+ 8.00% OF SITE
OPEN LANDSCAPED SPACE -	+11,289.00 SQ. FT.	+ 79.00% OF SITE
WATER BODIES (POOL) -	+ 0 SQ. FT.	+ 0.00% OF SITE
TOTALS	+ 14,298.00 SQ. FT.	100% OF SITE

R-1-AA - SINGLE FAMILY RESIDENTIAL:		
	TWO (2) PER HOUSEHOLD	TWO (2)
	ONE GUEST (1) PER HOUSEHOLD	ONE (1)
TOTALS:	THREE (3)	THREE (3)

(AS PROVIDED BY THE OWNER)

(APPROX. 14,298.00 SQ. FT. OR +/- 0.328 ACRES)  
ZONED: R-1-AA (SINGLE FAMILY RESIDENTIAL)  
PROPOSED USE: PRIVATE SINGLE FAMILY RESIDENCE

- 1.) THERE ARE TWO (2) EXISTING DRIVEWAYS WITHIN 50' OF SUBJECT PROPERTY
- 2.) THERE ARE NO EXISTING TREES NOR VEGETATION W/ A DIA. OF 4' OR GREATER ON SUBJECT PROPERTY

- 1.) UNDER NO CIRCUMSTANCES SHALL THIS PROPERTY BE GRADED SO THAT STORM WATER RUNS OFF ONTO ANY ADJACENT PROPERTIES.
- 2.) SEE SUFFICIENT PROPOSED FINAL GRADES AND ASSOCIATED DETAIL INSURING STORM WATER DOES NOT FLOW ONTO ADJACENT PROPERTIES.
- 3.) PLEASE SEE SURVEY FOR EXISTING GRADES @ ALL PROPERTY LINES & ON ALL ADJACENT PROPERTIES. MINIMUM TWO (2) GRADES PER PROPERTY LINE.
- 4.) PLEASE SEE FLOOR PLANS FOR FINISH FLOOR ELEVATIONS OF ALL STRUCTURES MINIMUM 18" ABOVE THE CROWN OF THE ADJACENT STREETS OR ROADWAYS. WHICH ARE ALL
- 5.) PLEASE SEE SITE PLAN AND DETAILS FOR MINIMUM 3" DEEP SODDED SWALE BETWEEN SITE'S PROPERTY LINE AND ALL ADJACENT STREETS OR ROADWAYS.

EXISTING TOPOGRAPHY (GRADE) TO REMAIN - SEE SURVEY  
PROPOSED NEW TOPOGRAPHY (FINISH GRADE)

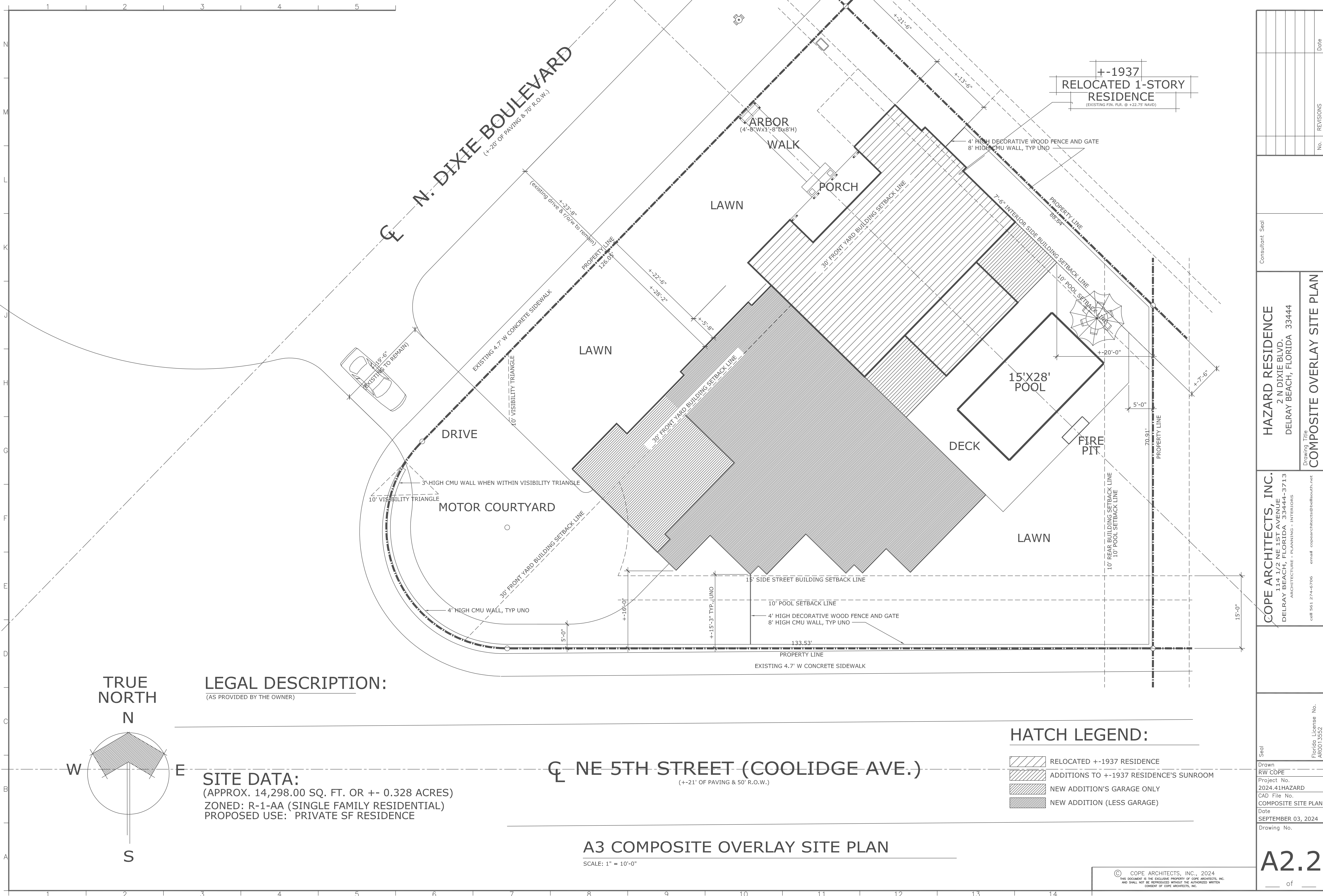
- NON-CONFORMING

SCALE: 1" = 10'-0"

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SITE DATA:  
(APPROX. 14,298.00 SQ. FT. OR +- 0.328 ACRES)  
ZONED: R-1-AA (SINGLE FAMILY RESIDENTIAL)  
PROPOSED USE: PRIVATE SF RESIDENCE

HATCH LEGEND:

- RELOCATED +-1937 RESIDENCE
- ADDITIONS TO +-1937 RESIDENCE'S SUNROOM
- NEW ADDITION'S GARAGE ONLY
- NEW ADDITION (LESS GARAGE)

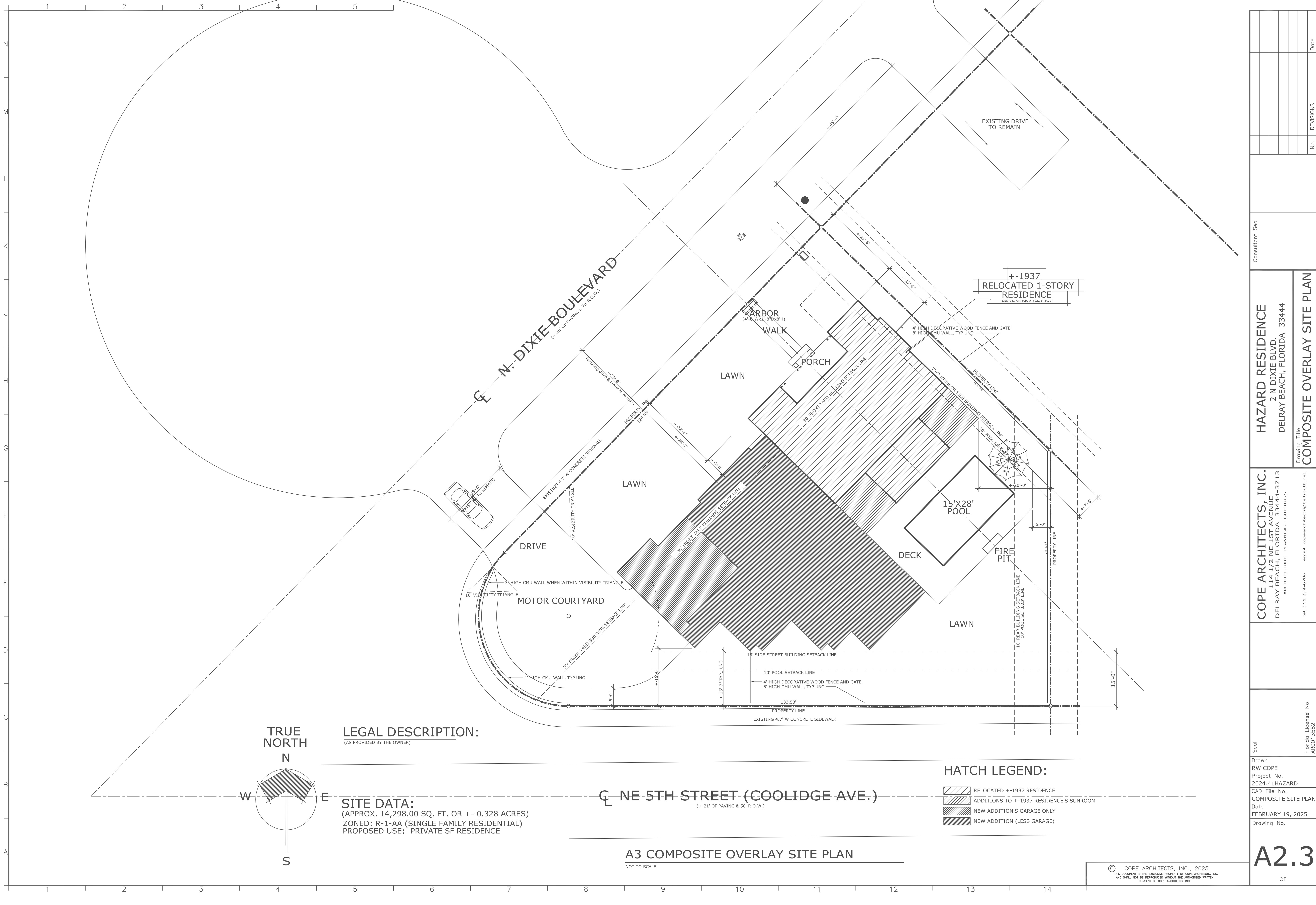
A3 COMPOSITE OVERLAY SITE PLAN

SCALE: 1" = 10'-0"

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Consultant Seal		HAZARD RESIDENCE 2 N DIXIE BLVD. DELRAY BEACH, FLORIDA 33444		COMPOSITE OVERLAY SITE PLAN	
Drawing Title		HAZARD RESIDENCE 2 N DIXIE BLVD. DELRAY BEACH, FLORIDA 33444		COMPOSITE OVERLAY SITE PLAN	
Seal		COPE ARCHITECTS, INC. 1141 W. NE 1ST AVE. DELRAY BEACH, FLORIDA 33444-3713 ARCHITECTURE - PLANNING - INTERIORS		Drawing Title	
Drawn RW COPE		Project No. 2024.41HAZARD		Drawing No.	
CAD File No.		COMPOSITE SITE PLAN		Date SEPTEMBER 03, 2024	
Florida License No. AR0013552		email: copearchitects@bellsouth.net		No.	
REVISEMENTS		No.		Date	

A2.2  
of



LEGAL DESCRIPTION:  
(AS PROVIDED BY THE OWNER)

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(APPROX. 14,298.00 SQ. FT. OR +- 0.328 ACRES)  
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- RELOCATED +-1937 RESIDENCE
- ADDITIONS TO +-1937 RESIDENCE'S SUNROOM
- NEW ADDITION'S GARAGE ONLY
- NEW ADDITION (LESS GARAGE)

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	1141 1/2 NE 1ST AVE., SUITE 100			Drawing Title	
	DELRAY BEACH, FLORIDA 33444-3713			COMPOSITE OVERLAY SITE PLAN	
	ARCHITECTURE - PLANNING - INTERIORS			COMPOSITE OVERLAY SITE PLAN	
	cell 561.274-0706 email copearchitects@bellsouth.net			COMPOSITE OVERLAY SITE PLAN	
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Project No. 2024.41HAZARD		2 N DIXIE BLVD.		REVISIONS	
CAD File No. COMPOSITE SITE PLAN		DELRAY BEACH, FLORIDA 33444		No.	
Date FEBRUARY 19, 2025		33444		Date	
Drawing No.					
A2.3					
of					



SEWER SERVICE CONNECTIONS WW 4.1

TYPICAL RESIDENTIAL CLEANOUT WW 5.1

TYPICAL DOUBLE SERVICE CONNECTION PW 9.2

TYPICAL SERVICE CONNECTION PW 9.1a

ANTI-SIPHON PRESSURE TYPE VACUUM BREAKER  
PW 10.3

PAVER BRICK SECTION  
DETAIL RT 10.1

SECTION  
PAVER DRIVEWAY APRON TYPICAL DETAIL RT10.2

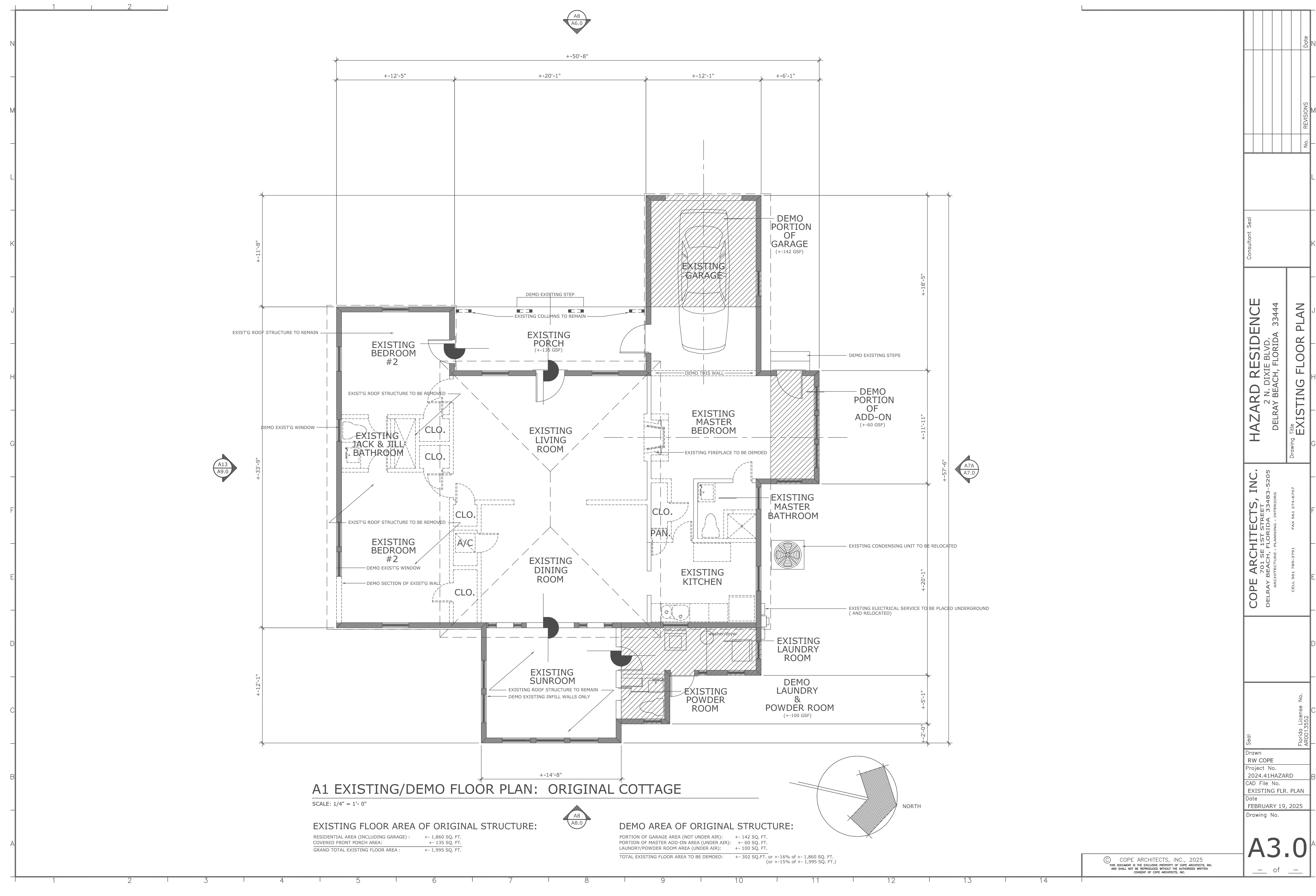
SILT FENCE INSTALLATION DETAIL D 9.1d  
Sheet 1 of 2

SILT FENCE INSTALLATION DETAIL D 9.1b  
Sheet 2 of 2

SWALE REPLACEMENT DETAIL D10.1

WATER MAIN &amp; SEWER CONFLICT DETAIL PW 2.1

[illegible]



A1 EXISTING/DEMO FLOOR PLAN: ORIGINAL COTTAGE

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

EXISTING FLOOR AREA OF ORIGINAL STRUCTURE:

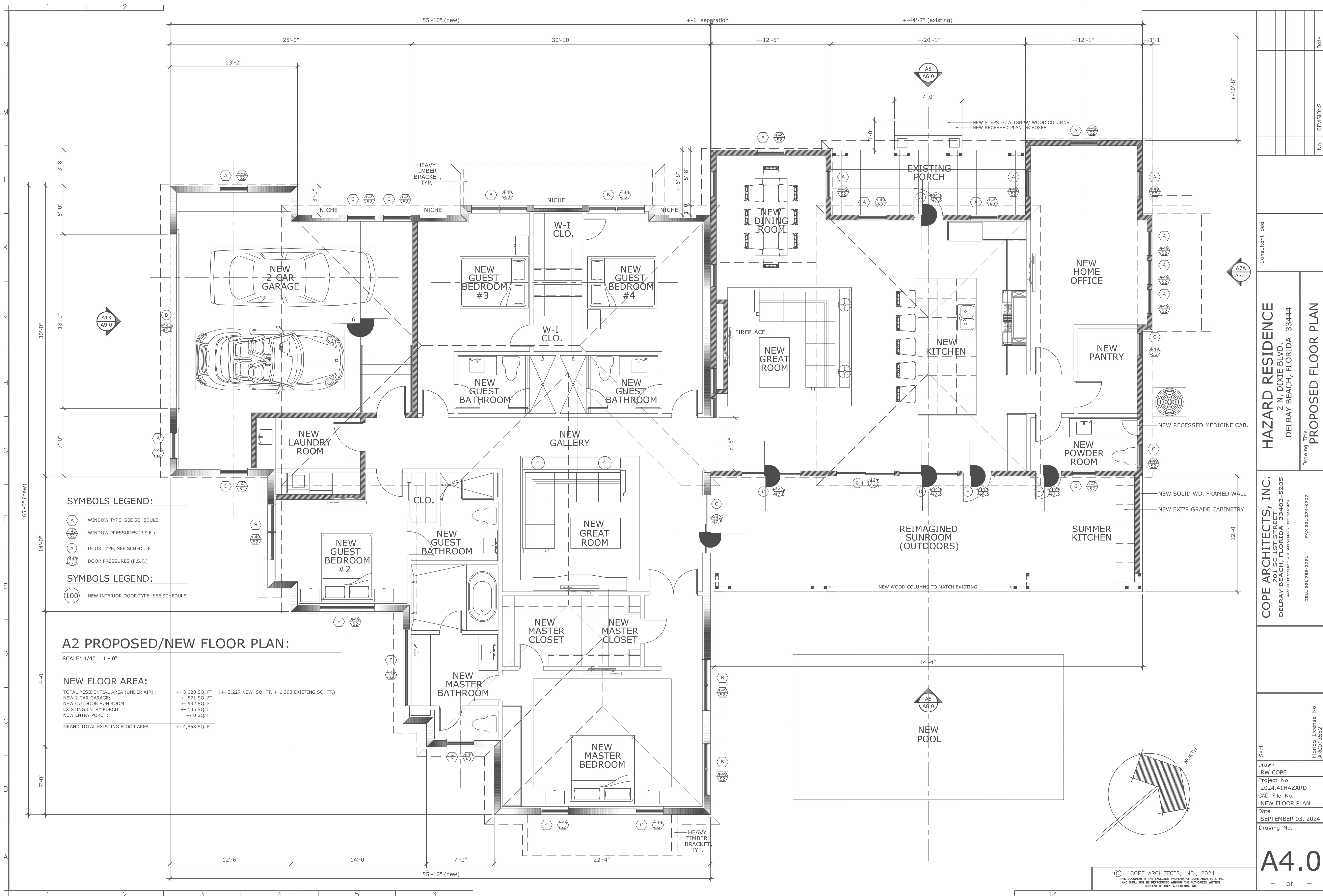
RESIDENTIAL AREA (INCLUDING GARAGE) : +- 1,860 SQ. FT.  
COVERED FRONT PORCH AREA: +- 135 SQ. FT.  
GRAND TOTAL EXISTING FLOOR AREA : +- 1,995 SQ. FT.

DEMO AREA OF ORIGINAL STRUCTURE:

PORTION OF GARAGE AREA (NOT UNDER AIR): +- 142 SQ. FT.  
PORTION OF MASTER ADD-ON AREA (UNDER AIR): +- 60 SQ. FT.  
LAUNDRY/POWDER ROOM AREA (UNDER AIR): +- 100 SQ. FT.  
TOTAL EXISTING FLOOR AREA TO BE DEMOED: +- 302 SQ. FT. or +-16% of +- 1,860 SQ. FT.  
(or +-15% of +- 1,995 SQ. FT.)

Seal		Drawing Title		Consultant Seal		No.		REVISIONS		Date	
A3.0		EXISTING FLOOR PLAN		HAZARD RESIDENCE		2 N. DIXIE BLVD.		DELRAY BEACH, FLORIDA 33444			
Drawn		Project No.		CAD File No.		Date		Drawing No.			
RW COPE		2024.41HAZARD		EXISTING FLR. PLAN		FEBRUARY 19, 2025					
Florida License No.		AR0013552		COPE ARCHITECTS, INC.		701 SE 1ST STREET		DELRAY BEACH, FLORIDA 33483-5205		ARCHITECTURE - PLANNING - INTERIORS	
CELL 561 786-3791		FAX 561 274-6707		HAZARD RESIDENCE		2 N. DIXIE BLVD.		DELRAY BEACH, FLORIDA 33444			
Seal		Drawing Title		Consultant Seal		No.		REVISIONS		Date	
A3.0		EXISTING FLOOR PLAN		HAZARD RESIDENCE		2 N. DIXIE BLVD.		DELRAY BEACH, FLORIDA 33444			
Drawn		Project No.		CAD File No.		Date		Drawing No.			
RW COPE		2024.41HAZARD		EXISTING FLR. PLAN		FEBRUARY 19, 2025					
Florida License No.		AR0013552		COPE ARCHITECTS, INC.		701 SE 1ST STREET		DELRAY BEACH, FLORIDA 33483-5205		ARCHITECTURE - PLANNING - INTERIORS	
CELL 561 786-3791		FAX 561 274-6707		HAZARD RESIDENCE		2 N. DIXIE BLVD.		DELRAY BEACH, FLORIDA 33444			

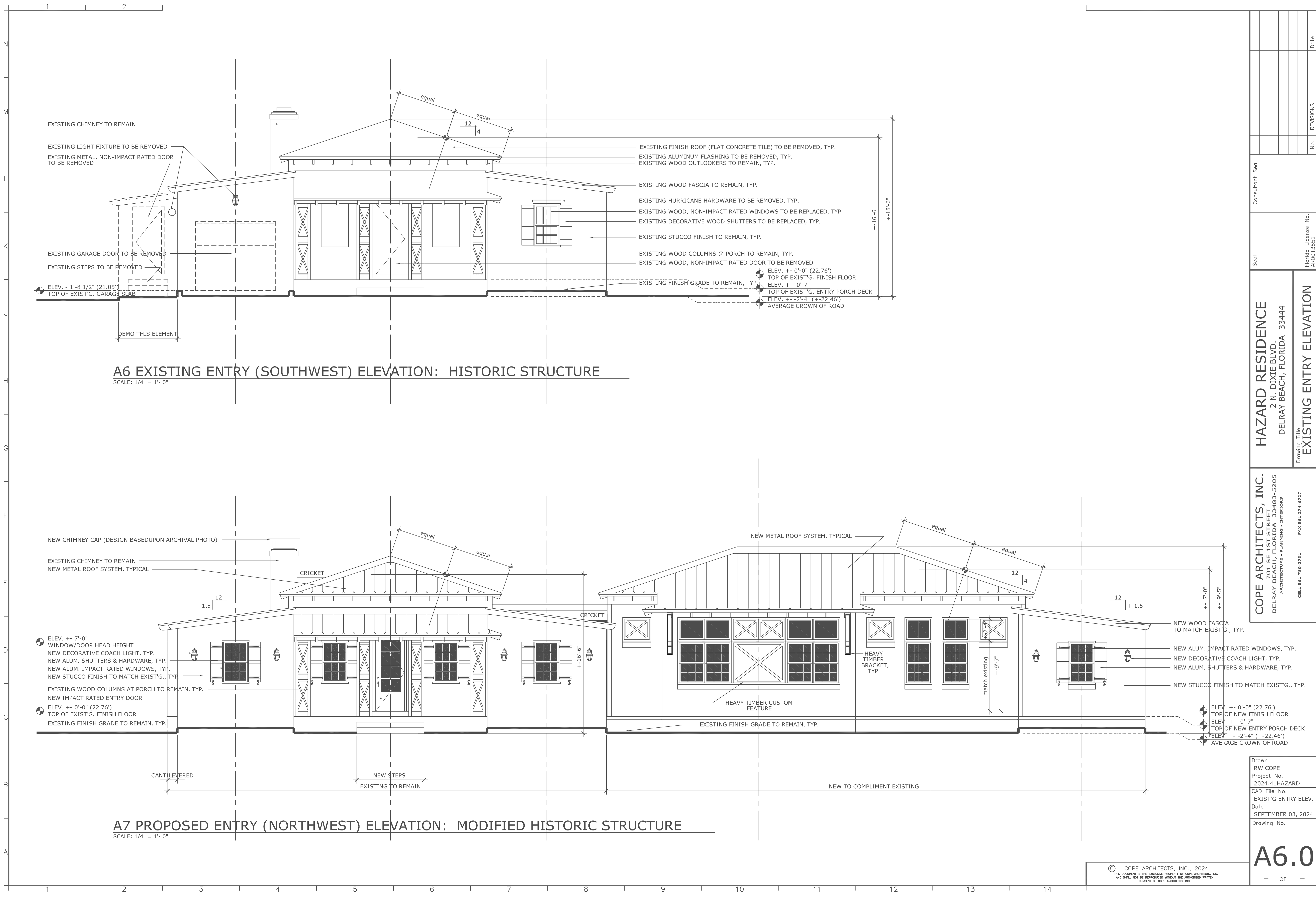






Seal	Drawing Title				CONSULTANT SEAL	No.				REVISIONS	Date								
	HAZARD RESIDENCE																		
	2024.41HAZARD																		
	NEW ROOF PLAN																		
Seal	Drawing Title				CONSULTANT SEAL	No.				REVISIONS	Date								
	HAZARD RESIDENCE																		
	2024.41HAZARD																		
	NEW ROOF PLAN																		
COPE ARCHITECTS, INC. 701 SE 1ST STREET DELRAY BEACH, FLORIDA 33483-5205 ARCHITECTURE - PLANNING - INTERIORS CELL 561 786-3791 FAX 561 274-6707						HAZARD RESIDENCE 2 N. DIXIE BLVD. DELRAY BEACH, FLORIDA 33444													
A5.0						A5.0													





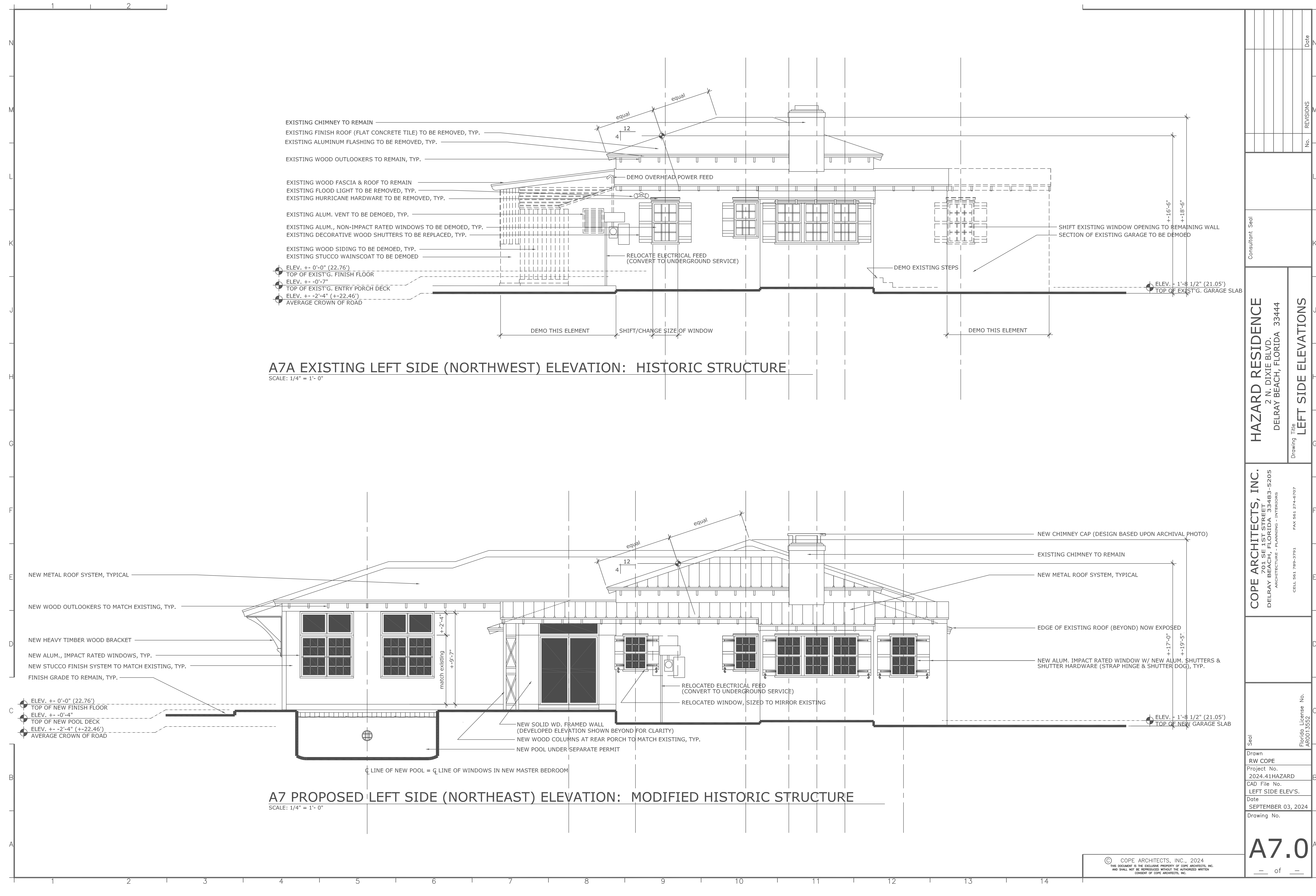
A6 EXISTING ENTRY (SOUTHWEST) ELEVATION: HISTORIC STRUCTURE

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

A7 PROPOSED ENTRY (NORTHWEST) ELEVATION: MODIFIED HISTORIC STRUCTURE

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

No.		REVISIONS		Date
Consultant Seal		Seal		Florida License No. AR00135552
HAZARD RESIDENCE		COPE ARCHITECTS, INC.		701 SE 1ST STREET DELRAY BEACH, FLORIDA 33483-5205 ARCHITECTURE - PLANNING - INTERIORS CELL 561 790-3791 FAX 561 274-6707
2 N. DIXIE BLVD. DELRAY BEACH, FLORIDA 33444		EXISTING ENTRY ELEVATION		
Drawing Title		A6.0		of



EXISTING CHIMNEY TO REMAIN  
EXISTING FINISH ROOF (FLAT CONCRETE TILE) TO BE REMOVED, TYP.  
EXISTING ALUMINUM FLASHING TO BE REMOVED, TYP.

EXISTING WOOD OUTLOOKERS TO REMAIN, TYP.

EXISTING WOOD FASCIA & ROOF TO REMAIN  
EXISTING FLOOD LIGHT TO BE REMOVED, TYP.  
EXISTING HURRICANE HARDWARE TO BE REMOVED, TYP.

EXISTING ALUM. VENT TO BE DEMOED, TYP.  
EXISTING ALUM., NON-IMPACT RATED WINDOWS TO BE DEMOED, TYP.  
EXISTING DECORATIVE WOOD SHUTTERS TO BE REPLACED, TYP.

EXISTING WOOD SIDING TO BE DEMOED, TYP.  
EXISTING STUCCO WAINSCOAT TO BE DEMOED

ELEV.  $\pm 0'-0"$  (22.76')  
TOP OF EXIST'G. FINISH FLOOR  
ELEV.  $\pm 0'-7"$   
TOP OF EXIST'G. ENTRY PORCH DECK  
ELEV.  $\pm -2'-4"$  ( $\pm 22.46'$ )  
AVERAGE CROWN OF ROAD

DEMO THIS ELEMENT  
SHIFT/CHANGE SIZE OF WINDOW

DEMO EXISTING STEPS

DEMO THIS ELEMENT

SHIFT EXISTING WINDOW OPENING TO REMAINING WALL  
SECTION OF EXISTING GARAGE TO BE DEMOED

ELEV.  $\pm 1'-8 \frac{1}{2}"$  (21.05')  
TOP OF EXIST'G. GARAGE SLAB

### A7A EXISTING LEFT SIDE (NORTHWEST) ELEVATION: HISTORIC STRUCTURE

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

NEW METAL ROOF SYSTEM, TYPICAL

NEW WOOD OUTLOOKERS TO MATCH EXISTING, TYP.

NEW HEAVY TIMBER WOOD BRACKET

NEW ALUM., IMPACT RATED WINDOWS, TYP.  
NEW STUCCO FINISH SYSTEM TO MATCH EXISTING, TYP.

FINISH GRADE TO REMAIN, TYP.

ELEV.  $\pm 0'-0"$  (22.76')  
TOP OF NEW FINISH FLOOR  
ELEV.  $\pm -0'-4"$   
TOP OF NEW POOL DECK  
ELEV.  $\pm -2'-4"$  ( $\pm 22.46'$ )  
AVERAGE CROWN OF ROAD

NEW SOLID WD. FRAMED WALL  
(DEVELOPED ELEVATION SHOWN BEYOND FOR CLARITY)  
NEW WOOD COLUMNS AT REAR PORCH TO MATCH EXISTING, TYP.  
NEW POOL UNDER SEPARATE PERMIT

C LINE OF NEW POOL = Q LINE OF WINDOWS IN NEW MASTER BEDROOM

### A7 PROPOSED LEFT SIDE (NORTHEAST) ELEVATION: MODIFIED HISTORIC STRUCTURE

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

NEW CHIMNEY CAP (DESIGN BASED UPON ARCHIVAL PHOTO)

EXISTING CHIMNEY TO REMAIN

NEW METAL ROOF SYSTEM, TYPICAL

EDGE OF EXISTING ROOF (BEYOND) NOW EXPOSED

NEW ALUM. IMPACT RATED WINDOW W/ NEW ALUM. SHUTTERS &  
SHUTTER HARDWARE (STRAP HINGE & SHUTTER DOG), TYP.

ELEV.  $\pm 1'-8 \frac{1}{2}"$  (21.05')  
TOP OF NEW GARAGE SLAB

HAZARD RESIDENCE  
2 N. DIXIE BLVD.  
DELRAY BEACH, FLORIDA 33444

LEFT SIDE ELEVATIONS

COPE ARCHITECTS, INC.  
701 SE 1ST STREET  
DELRAY BEACH, FLORIDA 33483-5205  
ARCHITECTURE - PLANNING - INTERIORS

CELL 561 786-3791 FAX 561 274-6707

Seal

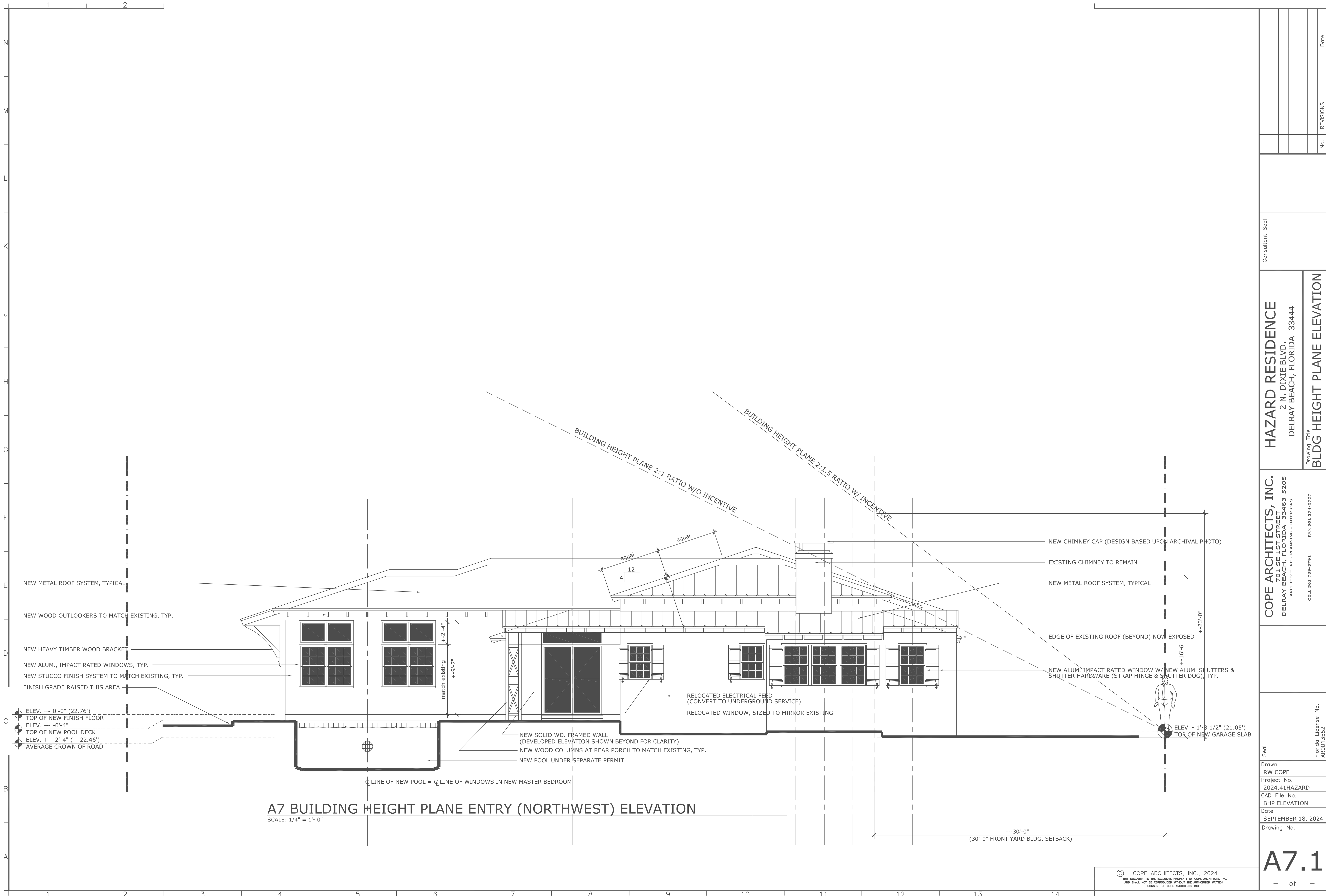
Drawn  
RW COPE  
Project No.  
2024.41HAZARD  
CAD File No.  
LEFT SIDE ELEV'S.

Date  
SEPTEMBER 03, 2024  
Drawing No.

A7.0

of



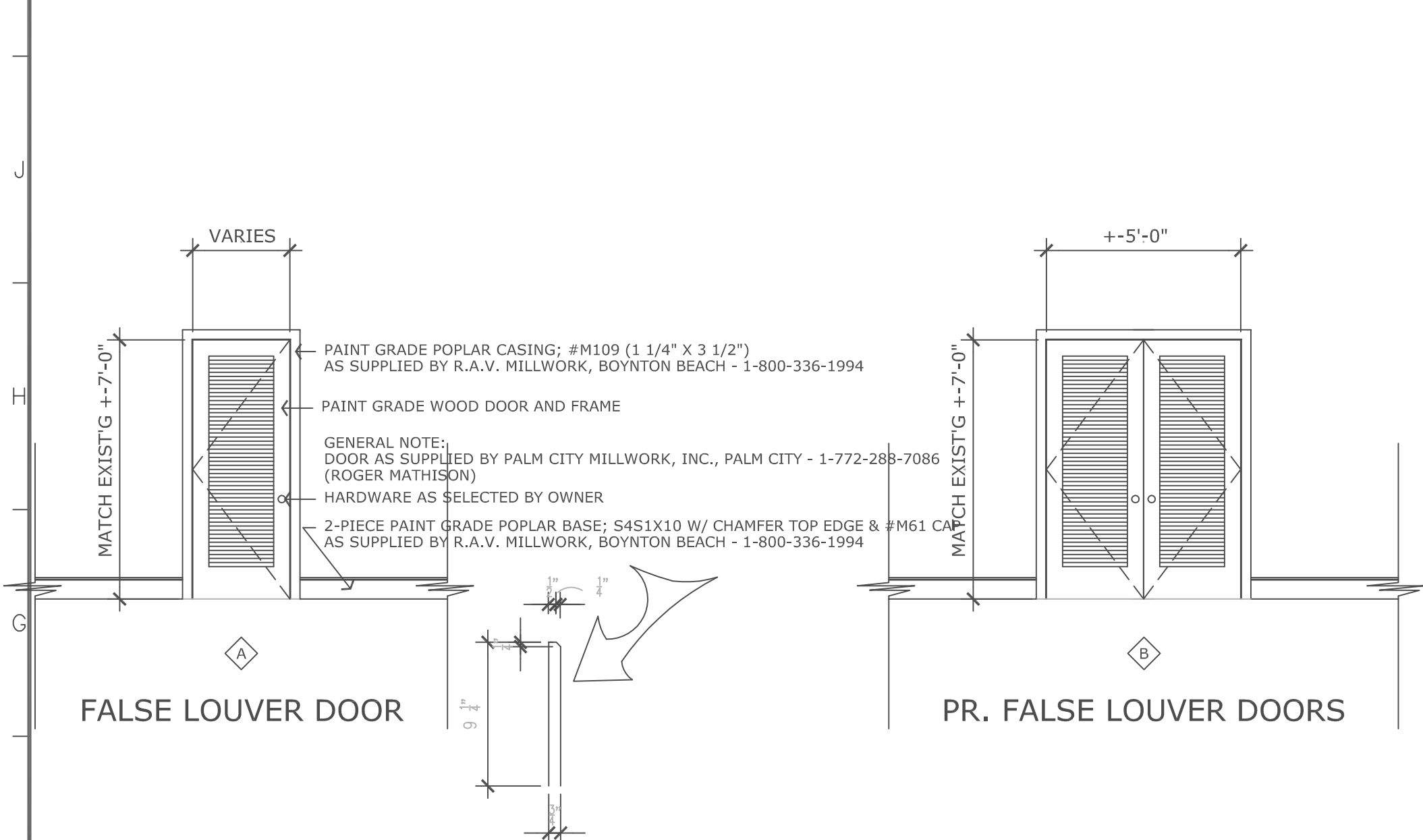


Seal		Drawing Title		Consultant Seal		No.		REVISIONS		Date	
Drawn RW COPE		HAZARD RESIDENCE 2 N. DIXIE BLVD. DELRAY BEACH, FLORIDA 33444									
Project No. 2024.41HAZARD		Drawing Title BLDG HEIGHT PLANE ELEVATION									
CAD File No. BHP ELEVATION											
Date SEPTEMBER 18, 2024											
Drawing No.											



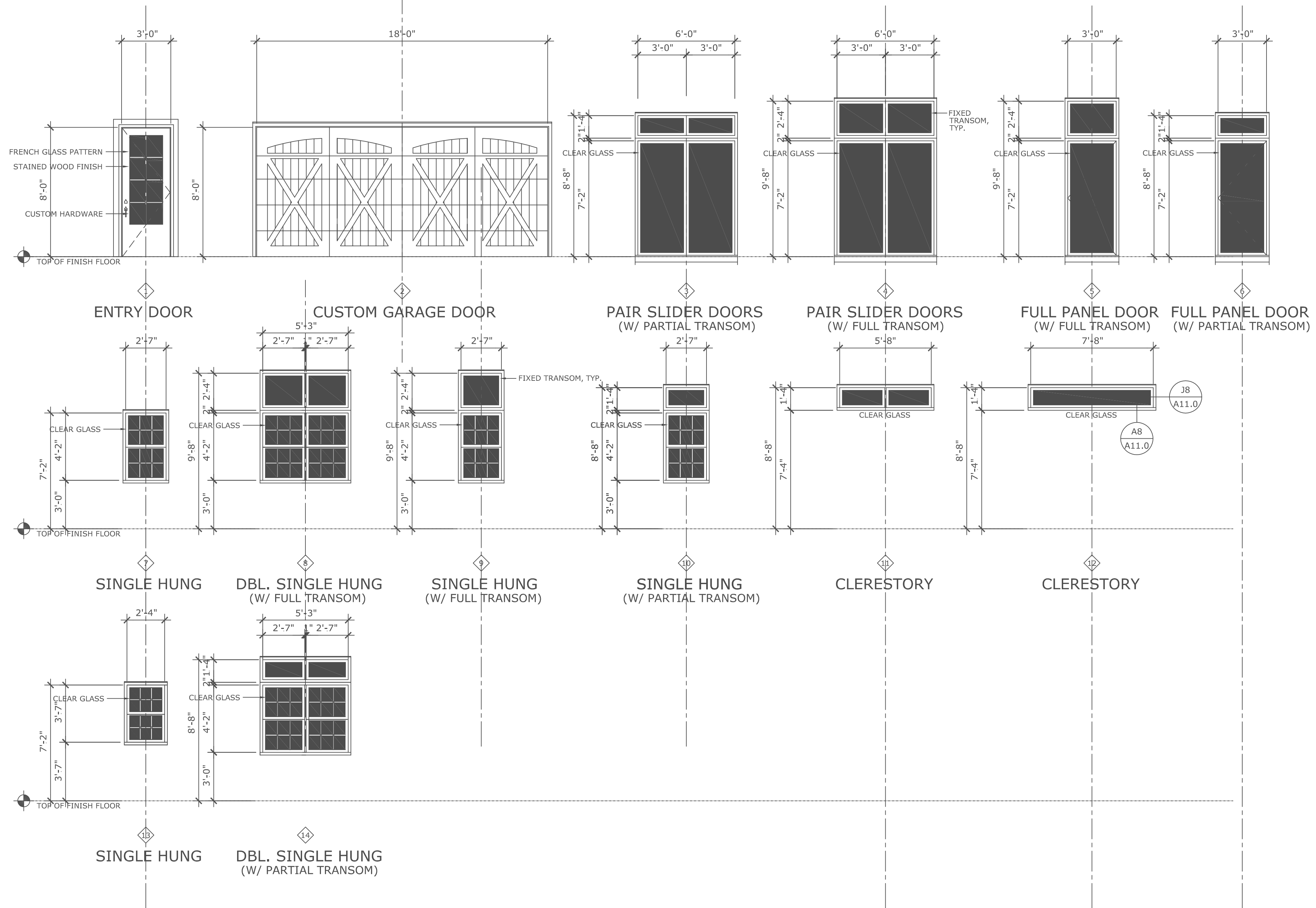




[illegible]

### GENERAL NOTES:

1. WINDOW MANUFACTURER: "ES WINDOWS, LLC", SERIES "EL-100" WINDOWS & SERIES "EL300" DOORS, IMPACT RESISTANT - "OR EQUAL" AS DETERMINED BY OWNER  
INSTALLATION OF "ESW" PRODUCTS, INCLUDING SIZING OF ROUGH OPENING, METHOD OF ATTACHMENT, FASTENER SELECTION, AND CODE COMPLIANCE IS THE SOLE RESPONSIBILITY OF THE OWNER AND GENERAL CONTRACTOR.
2. GENERAL CONTRACTOR TO CONFIRM ALL ROUGH OPENING SIZES WITH MANUFACTURER PRIOR TO COMMENCEMENT OF WORK



A	H8	EXTERIOR DOOR AND WINDOW SCHEDULE													<div>© COPE ARCHITECTS, INC., 2024</div> <div>THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF COPE ARCHITECTS, INC.</div> <div>AND SHALL NOT BE REPRODUCED WITHOUT THE AUTHORIZED WRITTEN</div> <div>CONSENT OF COPE ARCHITECTS, INC.</div>	
		1	2	3	4	5	6	7	8	9	10	11	12	13		

LEGAL DESCRIPTION:  
(AS PROVIDED BY THE OWNER)

SITE DATA:  
(APPROX. 14,298.00 SQ. FT. OR +- 0.328 ACRES)  
ZONED: R-1-AA (SINGLE FAMILY RESIDENTIAL)  
PROPOSED USE: PRIVATE SINGLE FAMILY RESIDENCE

TRUE  
NORTH

N

W

E

S

EXISTING FIRE HYDRANT TO REMAIN

EXISTING CITY WATER METER TO REMAIN

+1937

RELOCATED 1-STORY  
RESIDENCE

(SET @ EXISTING FIN. FLR. @ +22.75' NAVD)  
(APPROX. 1,381 GROSS SQUARE FEET)

N. DIXIE BOULEVARD  
(+20' OF PAVING & 70' R.O.W.)

WALK  
EXISTING TO BE REMOVED

EXISTING TO BE REMOVED

DRIVE  
EXISTING TO BE REMOVED

EXISTING TO BE REMOVED

WALK  
EXISTING TO BE REMOVED

EXISTING TO BE REMOVED

PORCH

DECK  
EXISTING TO BE REMOVED

+1937

EXISTING 1-STORY  
RESIDENCE

(EXISTING FIN. FLR. @ +22.75' NAVD)  
(APPROX. 1,860 GROSS SQUARE FEET)

15' SIDE STREET BUILDING SETBACK LINE

133.53'

PROPERTY LINE

EXISTING 4.7' W CONCRETE SIDEWALK

NE 5TH STREET (COOLIDGE AVE.)

(+21' OF PAVING & 50' R.O.W.)

R1 RELOCATION SITE PLAN

SCALE: 1" = 10'-0"

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HAZARD RESIDENCE  
2 N DIXIE BLVD.  
DELRAY BEACH, FLORIDA 33444

COPE ARCHITECTS, INC.  
1141 1/2 NE 1ST AVE  
DELRAY BEACH, FLORIDA 33444-3713  
ARCHITECTURE - PLANNING - INTERIORS

Seal

Drawn

RW COPE

Project No.

2024.41HAZARD

CAD File No.

RELOCATE SITE PLAN

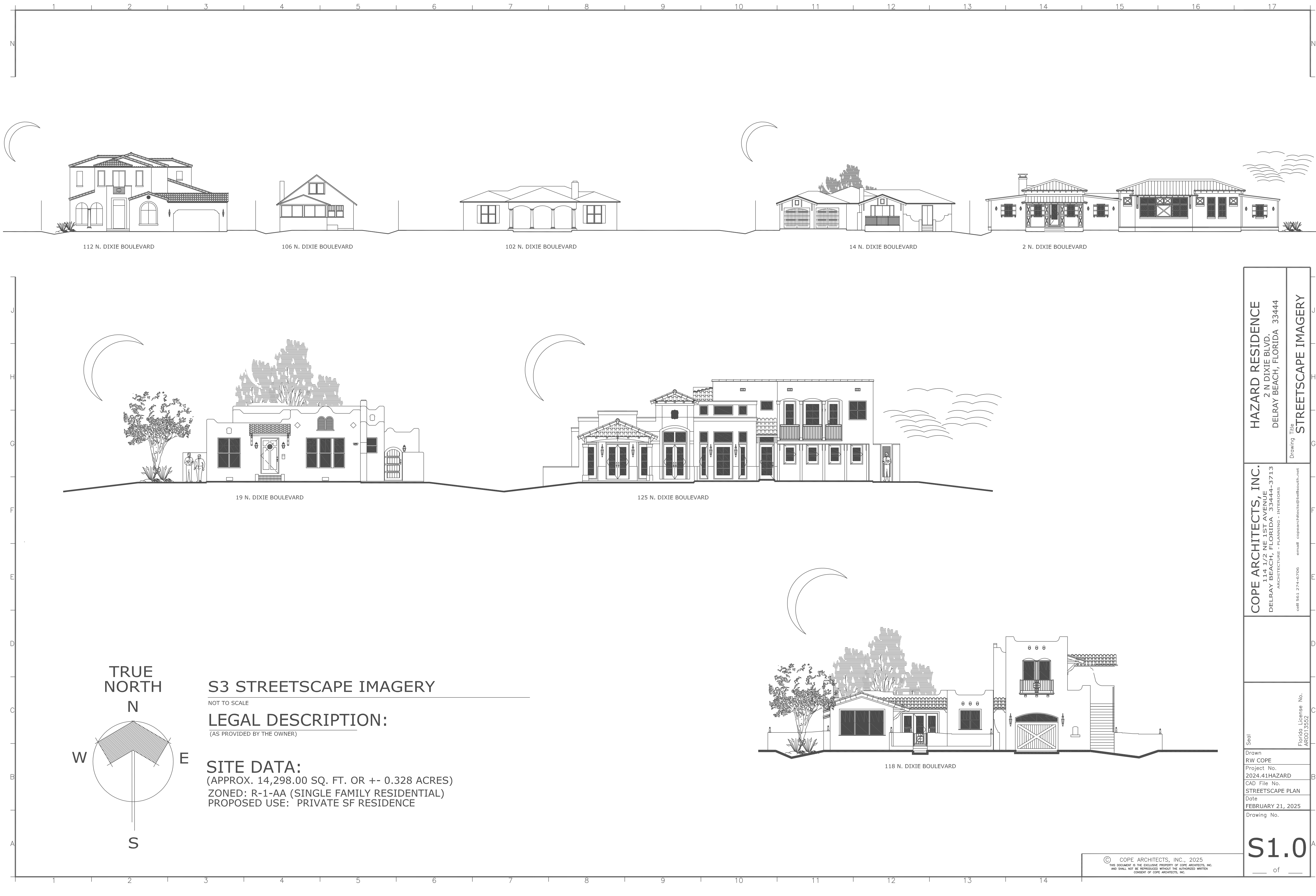
Date

OCTOBER 31, 2024

Drawing No.

R1.0

of



HAZARD RESIDENCE 2 N DIXIE BLVD. DELRAY BEACH, FLORIDA 33444		Drawing Title STREETSCAPE IMAGERY	
COPE ARCHITECTS, INC. 114 1/2 N.E. 1ST AVE. DELRAY BEACH, FLORIDA 33444-3713 ARCHITECTURE - PLANNING - INTERIORS		cell 561 274-0706 email copearchitects@bellsouth.net	
Seal		Florida License No. AR0013552	
Drawn RW COPE		Project No. 2024.41HAZARD	
CAD File No. STREETSCAPE PLAN		Date FEBRUARY 21, 2025	
Drawing No.		S1.0 of	

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PL192300041



KNOW ALL Men By THESE PRESENTS that the Ocean City Development Company, a corporation organized and existing under and by virtue of the laws of the State of Florida, has caused to be made the attached plat of Delida Park, a subdivision of Lots 6, 7, and 8 of Sec. 9, Twp. 46 S., Rge. 43 E., as per plat recorded at page 45 of Plat Book, B, of the Public Records of Dade County.

The streets, avenues, courts, boulevards, and highways as shown on the attached plat are hereby dedicated to the perpetual use of the public for proper purposes, reserving to itself, its successors and assigns, the reversion or reversions thereof whenever discontinued by law.

In Witness Whereof the said Ocean City Development Company has caused its name to be signed hereunto by its president and its corporate seal affixed hereto by its secretary, this 11th day of September, 1923.

Ocean City Development Company

**52**

By P.L. Watson President

Attest B.E. Clifton Secretary

State of Florida) S.S.  
County of Dade)

Before me this day personally appeared P.L. Watson, president and B.E. Clifton, secretary, of the Ocean City Development Company, a body corporate under the laws of the State of Florida, and being duly sworn, severally acknowledged the execution thereof to be their free and voluntary act and deed as such officers and for the uses and purposes therein mentioned and that they affixed the official seal of said corporation and that said instrument is the act and deed of said corporation.

Witness my hand and notarial seal at Miami, Florida, this 11th day of September, A.D. 1923.

M.B. Garriss

Notary Public, State of Florida

My commission expires May 10, 1925

I hereby certify that the information appearing on the attached plat is true and correct, to the best of my knowledge and belief.

P.L. Watson  
Registered Civil Engineer  
State of Florida No. 141.

1.30 18 September  
23 September 23  
Plat 52  
Jas. C. Brown



GENERAL LEGEND:

A/C = AIR CONDITIONER  
AF = ALUMINUM FENCE  
BCR = BROWARD COUNTY RECORDS  
BM = BENCHMARK  
CB = CATCH BASIN  
CME = CANAL MAINTENANCE EASEMENT  
C/L = CENTERLINE  
CLF = CHAIN LINK FENCE  
CBS = CONCRETE BLOCK STRUCTURE  
CHATT = CHATTAHOOCHEE  
CONC = CONCRETE  
D = DELTA (CENTRAL ANGLE)  
DE = DRAINAGE EASEMENT  
E = EAST  
ELE = ELEVATION  
X 0.00' = ELEVATION  
EOP = EDGE OF PAVEMENT  
EOW = EDGE OF WATER  
FF = FINISHED FLOOR  
FH = FIRE HYDRANT  
FN = FOUND NAIL  
FIP = FOUND 3/4" IRON PIPE  
FIR = FOUND 3/4" IRON ROD  
FND = FOUND NAIL & DISC  
INV = INVERT  
L = ARC LENGTH  
LP = LIGHT POLE  
LME = LAKE MAINTENANCE EASEMENT  
N = NORTH  
N&D = NAIL & DISC  
MF = METAL FENCE  
MH = MAN HOLE  
OH = OVERHEAD CABLES  
OR = OFFICIAL RECORD BOOK  
O/S = O/S  
PB = PLAT BOOK  
PBCR = PALM BEACH COUNTY RECORDS  
PC = POINT OF CURVATURE  
PG = PAGE  
PL = PLANTER  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
PP = POOL PUMP  
PVCF = POLYVINYL CHLORIDE FENCE  
R = RADIUS  
R/W = RIGHT OF WAY  
S = SOUTH  
S/W = SIDEWALK  
SIR = SET 3/4" IRON ROD #6677  
SND = SET NAIL & DISC  
TYP = TYPICAL  
UE = UTILITY EASEMENT  
W = WEST  
WF = WOOD FENCE  
WM = WATER METER  
WV = WATER VALVE

OH OVERHEAD CABLES (OH)  
PVCF POLYVINYL CHLORIDE FENCE (PVCF)  
CLF CHAIN LINK FENCE (CLF)  
WF WOOD FENCE (WF)  
MF METAL FENCE (MF)

\* DEGREE SYMBOL

WM WATER METER LP LIGHT POLE

AT&T BOX UTILITY POLE

CATCH BASIN

CABLE TV RISER (CA/TV)

SEWER MANHOLE

PROPERTY CORNER

SEWER CLEANOUT

CENTERLINE

FIRE HYDRANT

ELECTRIC BOX

VALVE

BOUNDARY SURVEY

PROPERTY ADDRESS:

2 NORTH DIXIE BOULEVARD  
DELRAY BEACH, FL 33444

FLOOD ZONE: X

BASE FLOOD: N/A

COMMUNITY #: 125102

MAP/PANEL #: 12099C0977F

DATE OF FIRM: 10/05/2017

DATE OF SURVEY:

FIELD LOCATION OF IMPROVEMENTS

UPDATE SURVEY, ADD SPOT ELEVATIONS

UPDATE SURVEY, ADD SPOT ELEVATIONS

01/26/2024

06/06/2024

06/18/2024

SCALE: 1" = 10'

CADD: DJC

CHECKED BY: PLM

INVOICE #: 24-61132

SHEET # 1 OF 1

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Pedro L Martinez

PEDRO L. MARTINEZ, PSM., STATE OF FLORIDA  
PROFESSIONAL SURVEYOR AND MAPPER LS 5443  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Digitally signed by Pedro L. Martinez  
DN: c=US, o=ALL COUNTY SURVEYORS INC,  
dnQualifier=AD1410D0000188770DB81600052FF7, cn=Pedro L. Martinez  
Date: 2024.06.19 13:31:43 -0400

LEGAL DESCRIPTION:

LOT 11, BLOCK 5, "DEL IDA PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 52, OF THE PUBLIC RECORDS OF PALM COUNTY, FLORIDA.

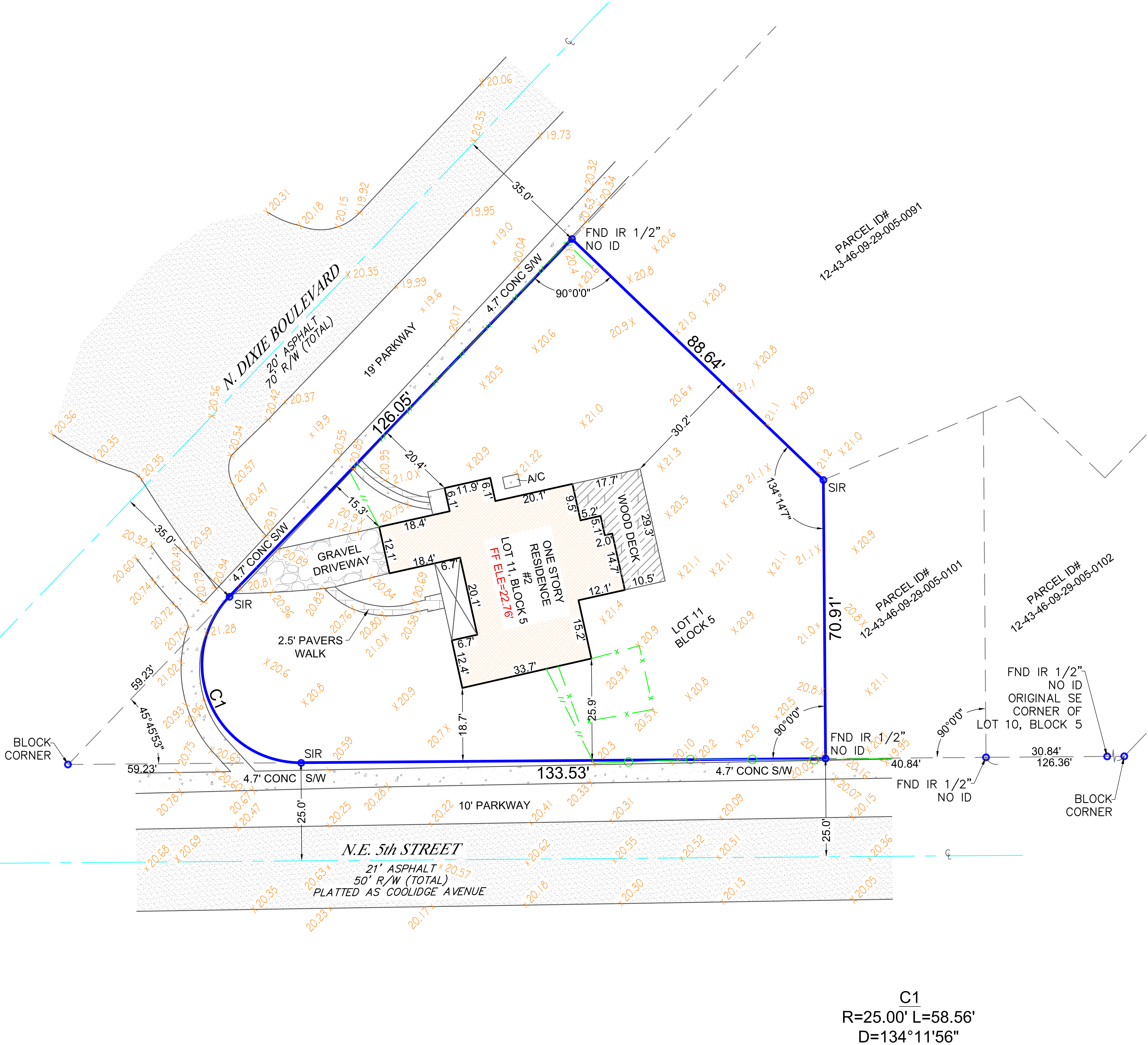
CERTIFICATIONS:

EDWARD HAZARD

SURVEYORS NOTES:

- (1.) ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
- (2.) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3.) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
- (5.) THERE MAY BE EXISTING RECORDED EASEMENTS CONTAINED IN THE PUBLIC RECORDS NOT DEPICTED HEREON THAT ONLY A THOROUGH TITLE SEARCH WOULD UNCOVER.
- (6.) SURVEY PURPOSE FOR PERMITTING FOR ADDITION AND TREE LOCATION.
- (7.) ALL FENCE LOCATION SHOWN IS THE CENTER OF THE EXISTING FENCE.
- (9.) ELEVATIONS (IF SHOWN) ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) UNLESS OTHERWISE NOTES. BENCHMARK REFERENCE: PALM BEACH COUNTY BENCHMARK #AD2701, ELEVATION = 15.99' (NAVD 1988)

N. SWANTON AVENUE  
70' R/W (TOTAL)  
PLATTED AS WEST DIXIE HIGHWAY

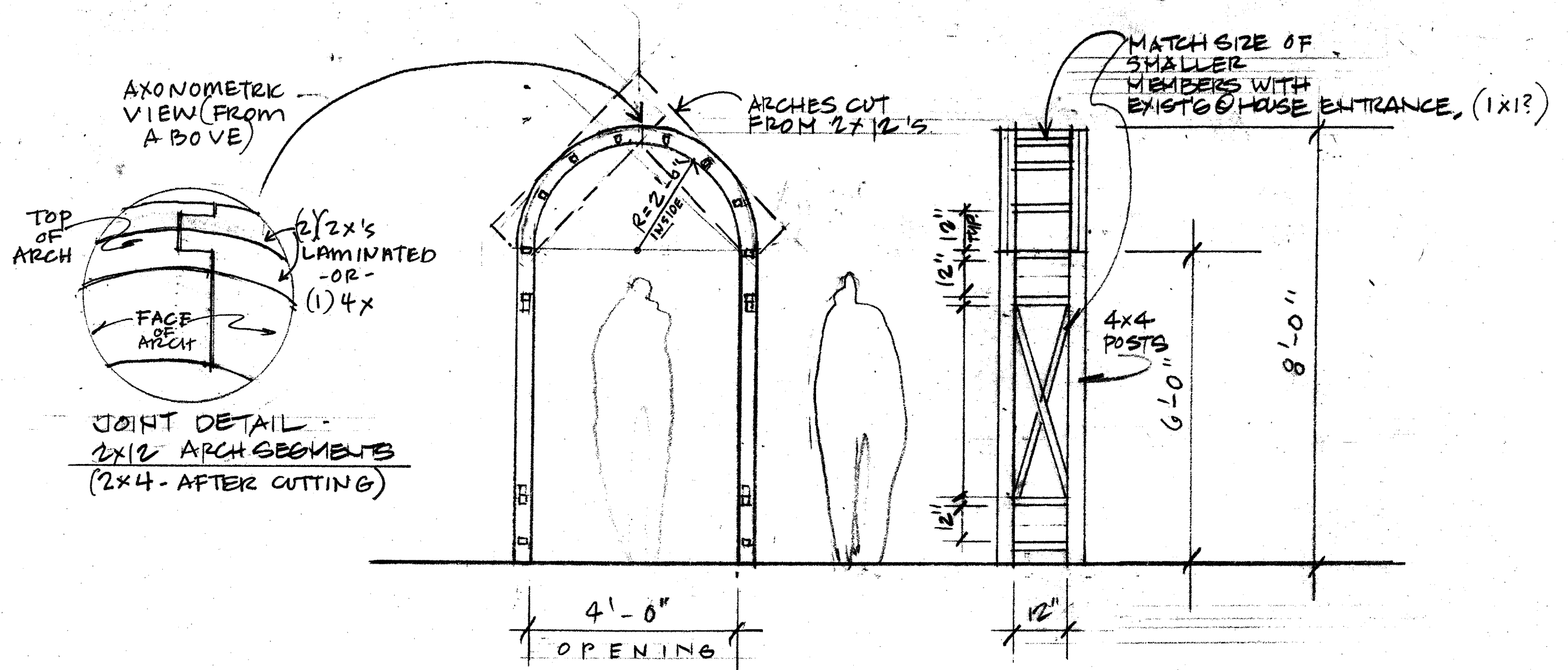


C1  
R=25.00' L=58.56'  
D=134°11'56"

ALL COUNTY SURVEYORS







ENTRANCE ARCH

SCALE: 1/2" = 1'-0"