

LOCATION MAP:



LIST OF DRAWINGS:

- CS-1 COVER SHEET
- SP-1 SITE PLAN
- AO-1 GENERAL NOTES & SPECS.
- D-1-1 DEMOLITION PLAN
- A-1-1 FLOOR PLAN
- A-1-2 RCP
- A-2-1 ELEVATIONS
- A-2-2 ELEVATIONS
- A-3-1 WINDOW/DOOR SCHEDULES & DETAILS
- A-4-1 BUILDING SECTIONS
- SO-1 STRUCTURAL NOTES
- S-1-1 FOUNDATION PLAN
- S-2-1 FRAMING PLAN
- S-2-2 FRAMING DETAILS
- E-1-1 ELECTRICAL PLAN
- P-1-1 PLUMBING PLAN

- M-0-1 MECHANICAL NOTES
- M-1-1 MECHANICAL PLAN
- M-2-1 MECHANICAL SCHEDULES
- M-3-1 MECHANICAL DETAILS

GENERAL NOTES:

1. ALL IDEAS, DRAWINGS, PLANS AND ARRANGEMENTS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT AND/OR ENGINEER OF RECORD. THEY WERE CREATED FOR AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. THE IDEAS, DESIGNS, DRAWINGS, PLANS AND ARRANGEMENTS OF THE SPECIFIED PROJECT SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSONS, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND ENGINEER OF RECORD.

2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER OF RECORD BEFORE CONSTRUCTION. METHODS, DIMENSIONS, FIELD CONDITIONS, AS-CONSTRUCTED DIMENSIONS AND OTHER TRADE REQUIREMENTS, AND STAMPED WITH THE CONTRACTOR'S APPROVAL STAMP. ONLY REQUESTED SHOP DRAWINGS AND SUBMITTALS TO BE PROVIDED TO ARCHITECT FOR REVIEW. ALL OTHERS TO BE APPROVED AND REVIEWED BY G.C.

3. ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR ANY SURVEY OR CIVIL DWGS. THAT ARE INSERTED INTO THIS SET AND/OR LACK OF. THIS INCLUDES BUT IS NOT LIMITED TO PROPOSED AND/OR EXISTING CONDITIONS OF GRADING, PARKING, DRIVEWAYS, SEWER LINES, DRAINAGE, FINISH FLOOR ELEVATIONS, PROPERTY LINE LOCATIONS, EXISTING VEGETATION LOCATIONS, AND ETC.

4. ALL FINISH FLOOR ELEVATIONS SHALL BE CONTROLLED BY LOCAL MUNICIPALITY OR A LICENSED CIVIL ENGINEER OR LICENSED SURVEYOR.

5. PRIOR TO START OF CONSTRUCTION, THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, DIMENSIONS AND COORDINATE EXISTING CONDITIONS AT THE JOB SITE WITH THE PLANS AND SPECIFICATIONS. THEY SHALL REPORT ANY INCONSISTENCIES OR ERRORS IN THE CONSTRUCTION DOCUMENTS TO THE ARCHITECT AND ENGINEER OF RECORD BEFORE COMMENCING WORK. THE CONTRACTOR AND HIS SUB-CONTRACTORS SHALL LAY OUT THEIR WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK. THE CIVIL ENGINEER OF RECORD SHALL ESTABLISH THE "100" FINISHED FLOOR BASE ELEVATION - REFERENCE CIVIL ENGINEERING PLANS FOR THE HEIGHT.

REMODEL FOR: THE PICUT RESIDENCE

DELRAY BEACH, FLORIDA

ARCHITECTURAL RENDERING:



ABBREVIATIONS:

AB	AT	H.C.	HOLLOW CORE																																																																																				
ADJ.	ADJUSTABLE	H.M.	HOLLOW METAL																																																																																				
A.B.	ANCHOR BOLT	H.V.A.C.	HEATING, VENTILATION, & AIR																																																																																				
A.C.	AIR CONDITIONING	INSUL.	INSULATION																																																																																				
APP	ABOVE FINISH FLOOR	INV.	INVERT																																																																																				
ALUM.	ALUMINUM	LAM.	LAMINATED																																																																																				
ALT.	ALTERNATE	MAT.	MATERIAL																																																																																				
BD.	BOARD	M.C.	MECHANICAL CONTRACTOR																																																																																				
B.D.G.	BUILDING	M.H.	MAN HOLE																																																																																				
B.W.	BENCH MARK	M.D.G.	MOLDING																																																																																				
B.O.	BOTTOM OF	M.T.	METAL																																																																																				
BRG.	BRIDGING OR BEARING	MIN.	MINIMUM																																																																																				
CC	CENTER TO CENTER	M.T.	METAL THRESHOLD																																																																																				
CL	CENTER LINE	N.I.C.	NOT IN CONTRACT																																																																																				
CAB.	CABINET	NO.	NUMBER																																																																																				
C.B.	CATCH BASIN	NOVA	NOVA																																																																																				
C.I.	CAST IRON	O.C.	ON CENTER																																																																																				
CRK.	CERAMIC	OPG.	OPENING																																																																																				
CIG.	CEILING	O.W.	OPEN WEB																																																																																				
C.C.	CLEAN OUT	P.C.	PLUMBING CONTRACTOR																																																																																				
CONC.	CONCRETE	PL	PLATE																																																																																				
COORD.	COORDINATE	PT.	PRESSURE TREATED																																																																																				
COL.	COLUMN	P.S.I.	POUNDS PER SQUARE INCH																																																																																				
CONT.	CONTINUOUS	R.A.	RETURN AIR																																																																																				
DET.	DETAIL	R.M.	ROOM																																																																																				
DN.	DOWN	REQD	REQUIRED																																																																																				
DK.	DECK	REN.	REINFORCING																																																																																				
D.S.	DOWN SPOUT	S.B.	STAINLESS STEEL																																																																																				
D.W.	DRY WALL	SCH.	SCHEDULE </tr <tr><td>DWG.</td><td>DRAWING</td><td>SEC.</td><td>SECTION</td></tr> <tr><td>E.C.</td><td>ELECTRICAL CONTRACTOR</td><td>S.C.</td><td>SOLID CORE</td></tr> <tr><td>EL. ELEV.</td><td>ELEVATION</td><td>S.S.</td><td>SIMILAR</td></tr> <tr><td>E.E.</td><td>ELECTRICAL</td><td>S.S.</td><td>STAINLESS STEEL</td></tr> <tr><td>EXP.</td><td>EXPANDED</td><td>S.V.B.</td><td>STRAIGHT VINE BASE</td></tr> <tr><td>EXP/ST</td><td>EXPLODED OR EXPANSION</td><td>SPEC.</td><td>SPECIFICATION</td></tr> <tr><td>F.E.</td><td>FIRE EXTINGUISHER</td><td>T.O.</td><td>TOP OF</td></tr> <tr><td>F.F.</td><td>FINISHED FLOOR</td><td>T.O.P.</td><td>TOP OF PLATE</td></tr> <tr><td>FIN.</td><td>FINISH</td><td>T.O.P.</td><td>TOP OF PLATE</td></tr> <tr><td>FPL</td><td>FLOOR</td><td>T.O.S.</td><td>TOP OF STEEL</td></tr> <tr><td>F.S.</td><td>FULL SIZE</td><td>TYP.</td><td>TYPICAL</td></tr> <tr><td>F.T.</td><td>FOOT OR FEET</td><td>THK.</td><td>THICK OR THICKNESS</td></tr> <tr><td>E.E.</td><td>FOOTING</td><td>T&G.</td><td>TONGUE AND GROOVE</td></tr> <tr><td>G.C.</td><td>GENERAL CONTRACTOR</td><td>UNO</td><td>UNLESS NOTED OTHERWISE</td></tr> <tr><td>GL.</td><td>GLASS OR GLAZING</td><td>V.C.T.</td><td>VINYL COMPOSITION TILE</td></tr> <tr><td>G.P.</td><td>GLAZED PAINT</td><td>V.C.B.</td><td>VINYL COMPOSITION TILE</td></tr> <tr><td>GYP.</td><td>GYPSUM</td><td>W</td><td>WITH</td></tr> <tr><td>GWB</td><td>GYPSUM WALL BOARD</td><td>W/</td><td>WITH</td></tr> <tr><td>H.B.</td><td>HIDE BID</td><td>W.D.</td><td>WOOD</td></tr> <tr><td>HGT.</td><td>HEIGHT</td><td>W.D.</td><td>WOOD</td></tr> <tr><td>HDR.</td><td>HARDENER</td><td>W.W.F.</td><td>WELDED WIRE FABRIC</td></tr>	DWG.	DRAWING	SEC.	SECTION	E.C.	ELECTRICAL CONTRACTOR	S.C.	SOLID CORE	EL. ELEV.	ELEVATION	S.S.	SIMILAR	E.E.	ELECTRICAL	S.S.	STAINLESS STEEL	EXP.	EXPANDED	S.V.B.	STRAIGHT VINE BASE	EXP/ST	EXPLODED OR EXPANSION	SPEC.	SPECIFICATION	F.E.	FIRE EXTINGUISHER	T.O.	TOP OF	F.F.	FINISHED FLOOR	T.O.P.	TOP OF PLATE	FIN.	FINISH	T.O.P.	TOP OF PLATE	FPL	FLOOR	T.O.S.	TOP OF STEEL	F.S.	FULL SIZE	TYP.	TYPICAL	F.T.	FOOT OR FEET	THK.	THICK OR THICKNESS	E.E.	FOOTING	T&G.	TONGUE AND GROOVE	G.C.	GENERAL CONTRACTOR	UNO	UNLESS NOTED OTHERWISE	GL.	GLASS OR GLAZING	V.C.T.	VINYL COMPOSITION TILE	G.P.	GLAZED PAINT	V.C.B.	VINYL COMPOSITION TILE	GYP.	GYPSUM	W	WITH	GWB	GYPSUM WALL BOARD	W/	WITH	H.B.	HIDE BID	W.D.	WOOD	HGT.	HEIGHT	W.D.	WOOD	HDR.	HARDENER	W.W.F.	WELDED WIRE FABRIC
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WALL LEGEND:

	EXISTING CMU WALL
	EXISTING INTERIOR WALL
	EXISTING FIRE RATED PARTITION WALL
	CMU WALL
	CMU WALL, W/ ONE SIDE 1 x 1/2 PT. FURRING & GYPSUM BOARD
	CMU WALL, W/ ONE SIDE 2 x 2 PT. FURRING & GYPSUM BOARD
	CMU WALL, W/ ONE SIDE 1 - 5/8" MTL. STUD & GYPSUM BOARD
	PARTITION WALL (PARTY WALL) - CMU WALL, W/ 1 - 5/8" MTL. STUD, (SFAB) & 5/8" GYPSUM BOARD ON EACH SIDE. NOTE: FIRE RATED PARTITION WALL
	PARTITION WALL (PARTY WALL) - CMU WALL, W/ 2 x PT. FURRING, (SFAB) & 5/8" GYPSUM BOARD ON EACH SIDE. NOTE: FIRE RATED PARTITION WALL
	INTERIOR WALL
	INTERIOR FIRE RATED PARTITION WALL

ARCHITECTURAL SYMBOLS:

	REVISION MARK
	ELEVATION MARK
	ROOM NUMBER
	DOOR TAG - REFER TO DOOR SCHEDULE
	WINDOW TAG - REFER TO WINDOW SCHEDULE
	WALL DETAIL - REFER TO PARTITION DETAILS
	FIXTURE TAG
	SECTION LETTER - WALL SECTION
	SECTION LETTER - BUILDING SECTION
	DETAIL NUMBER
	DETAIL NUMBER

PROJECT DATA:

PROJECT DESCRIPTION:

THE PROPOSED PROJECT IS A REAR BEDROOM, BATHROOM AND GARAGE ADDITION, NEW POOL WITH PATIO, AND A TRELLIS COVERED PARKING TO AN EXISTING CONTRIBUTING HOME IN BOYNTON BEACH, FL.

PROJECT INFORMATION:

OWNER: TRACY PICUT

ADDRESS: 108 N. SWINTON AVENUE
DELRAY BEACH, 33444

FOLIO: 12-43-46-1G-01-059-01-41

LEGAL: TOWN OF DELRAY'S 15.7 FT OF LT. 14 & 15 BLK 59 (OLD SECTION 22) (SUBJECT TO EASEMENT)

ZONING AND CODE INFORMATION:

ZONING: COASTAL HISTORIC
OCCUPANCY: SINGLE FAMILY RESIDENTIAL
CONSTRUCTION TYPE: SB
CURRENT USE: SF
PROPOSED USE: SF
FLOOD ZONE: X - 12093C03979F, REFER TO SURVEYOR'S DWGS.
FLORIDA BUILDING CODE: FBC-201720 BUILDING CODE & FBC-2020 BUILDING CODE RESIDENTIAL
FBC EC=FLORIDA BUILDING CODE ENERGY CONSERVATION 2020
FLORIDA FIRE PREVENTION CODE, 5TH EDITION
NEC NFPA 70 2017 EDITION, NATIONAL ELECTRICAL CODE
FS= FLORIDA STATUES

BUILDING DATA:

EXISTING HOUSE (UA)=	1,128 SF
TOTAL EXISTING SF=	1,436 SF
SF TO BE DEMOLISHED=	342 SF (23.8%)
REMAINING HOME (UA)=	879 SF
PROPOSED ADDITION (UA)=	1,363 SF
PROPOSED GARAGE (UC)=	497 SF
PROPOSED COVERED PORCH (UC)=	194 SF (EXISTING TO BE PLACED BACK)
TOTAL PROPOSED SF=	2,933 SF

DESIGN TEAM:

OWNER: TRACY PICUT
108 N. SWINTON AVENUE DELRAY BEACH, FL 33444

CIVIL: LAST DAVENPORT, INC.
1460 OLD OKEECHOBEE RD.
(561) 615-6567
Rlast@lastdavenport.com

LANDSCAPE: THOMAS WHITE, ASLA ISA 110
2600 NE 27TH AVE.
FT. LAUDERDALE, FL 33306
(954) 233-2265
twhite@tdwhite.net

SURVEY: PERIMETER SURVEYING
947 GOLF MOORE ROAD
BOCA RATON, FLORIDA 33487
(561) 241-9960



STEVE SIEBERT
ARCHITECTURE
466 N. FEDERAL HIGHWAY
BOYNTON BEACH, FL 33435
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FLORIDA ARO017834
TEXAS 21AP1517500
28934

THE PICUT RESIDENCE
108 N. SWINTON AVENUE
DELRAY BEACH, FL 33444

CONSTRUCTION DRAWINGS

THE SHITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THE OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.
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PROJECT NO: 21-357
DATE: 04.22.22
DRAWN BY: D.G.
CHECKED BY: S.S.
REVISIONS:
A CITY COMMENTS (06.6.22)
B CITY COMMENTS (06.13.22)
C CITY COMMENTS (06.21.23)

COVER SHEET

CS.1



PROJECT & OWNER INFORMATION:

ZONING AND CODE INFORMATION:

ZONING: O55HAD HISTORIC
CONSTRUCTION TYPE: III-B
CURRENT USE: SINGLE FAMILY - O100
PROPOSED USE: SINGLE FAMILY - O100
FLOOD ZONE: ZONE-X, BASE FLOOD ELEV. N/A

FLORIDA BUILDING CODE:
FBC-2020 BUILDING CODE & FBC-2020 7TH EDITION RESIDENTIAL
FBC EC=FLORIDA BUILDING CODE ENERGY CONSERVATION 2020
FLORIDA FIRE PREVENTION CODE, 5TH EDITION
NEC NFPA 70 2018 EDITION, NATIONAL ELECTRICAL CODE
FS= FLORIDA STATUTES

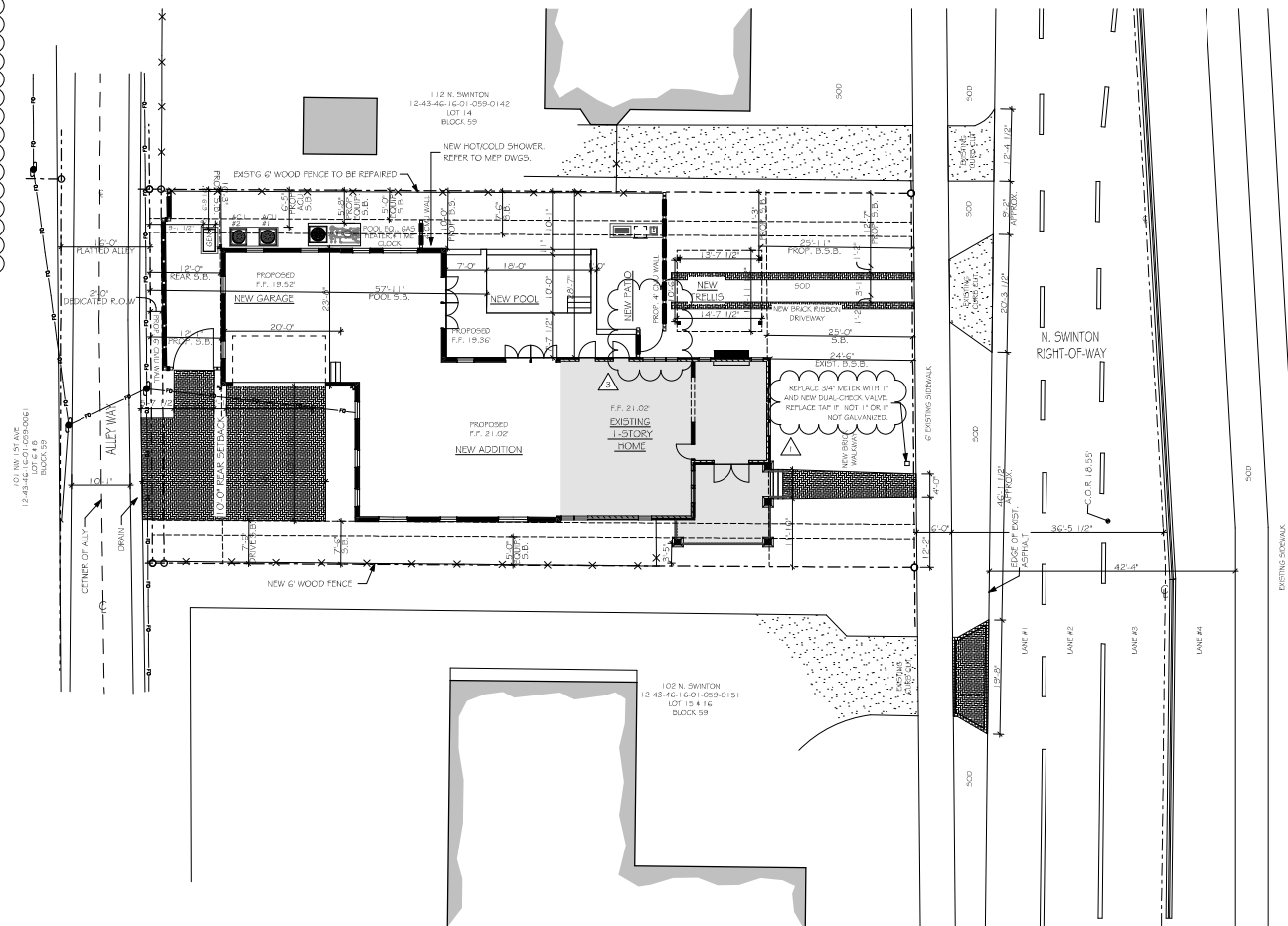
SITELAND DATA:	REQUIRED	PROPOSED	EXISTING
TOTAL SITE AREA:	+8,514.5 SF (APPROX. 1955 AC)		
MIN. LOT SIZE:	0.605 Acre	EXISTING	+8,514.5 SF
MIN. LOT WIDTH:	64'	EXISTING	64.5'
MIN. LOT DEPTH:	100'	EXISTING	131.6'
LOT FRONTAGE:	60'	EXISTING	64.5'
MIN. FLOOR AREA:	-	2,953 SF (PROPOSED)	1,436 SF
MAX. LOT COVERAGE:	40%	34.7% (2,953 SF)	16.9% (1,436 SF)
MAX. IMPERVIOUS SURF. COVERAGE:	40%	59.5% (5,155 SF)	16.9% (1,436 SF)
MAX. OFF-ROADWAY:	25%	40% (3,419 SF)	83% (7,076 SF)
MAX. HEIGHT:	35'	12.5'-5'	12.5'

SETBACKS:	REQUIRED	EXISTING HOUSE	PROPOSED HOUSE
FRONT (EAST):	25'	24.7'	26'-7"
REAR (WEST):	10'	66.7'	10'-0"
SIDE INTERIOR (NORTH):	7.5'	28.8'	7'-6"
SIDE INTERIOR (SOUTH):	7.5'	3.5'	3'-5" (EXIST.)
POOL (NORTH)	10'	-	10'-0"
POOL (WEST)	10'	-	56'-11.5"

BUILDING DATA:

EXISTING HOUSE (UA)=	1,128 SF
TOTAL EXISTING SF=	1,436 SF
SF TO BE DEMOLISHED=	342 SF (23.8%)

REMAINING HOME (UA)=	879 SF
PROPOSED ADDITION (UA)=	1,383 SF
PROPOSED GARAGE (UC)=	497 SF
PROPOSED COVERED PORCH (UC)=	194 SF (EXISTING TO BE PLACED BACK)
TOTAL PROPOSED SF=	2,953 SF



SITE PLAN

SCALE: 1" = 10'



DRAWING ABBREVIATIONS	
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
S.B.	SETBACK
B.S.B.	BUILDING SETBACK
PROP. B.S.B.	PROPOSED BUILDING SETBACK
E.O.W.	EDGE OF WATER
L.B.E.	LANDSCAPE BUFFER EASEMENT
R.O.W.	RIGHT OF WAY
C.B.	CATCH BASIN

NOTE: ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR ANY SURVEY/CIVIL WORK AND/OR ANY SUCH DRAWINGS THAT ARE INSERTED INTO THIS SET AND/OR LACK THERE OF. THIS INCLUDES BUT IS NOT LIMITED TO THE PROPOSED AND/OR EXISTING CONDITIONS OF GRADING, PARKING, DRIVEWAYS, SEWER LINES, DRAINAGE, FINISH FLOOR ELEVATIONS, PROPERTY LINE LOCATIONS, EXISTING VEGETATION LOCATIONS, AND ETC. ALL FINISH FLOOR ELEVATIONS SHALL BE CONFIRMED BY THE ADJUDICATING CITY OR A LICENSED CIVIL ENGINEER.



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THE PICUT RESIDENCE
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CONSTRUCTION DRAWINGS

THE WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
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PROJECT NO: 21-357
DATE: 04.22.22
DRAWN BY: D.C.
CHECKED BY: S.S.
REVISIONS:

- 2 CITY COMMENTS (08.12.22)
- 3 FIELD REV. (6.21.23)
- 4 FIELD REV. (1.16.24)

SITE PLAN

SP1.1

SCOPE OF WORK AND- OUTLINE SPECIFICATIONS:

THE PICUT RESIDENCE SCOPE OF WORK-AND-OUTLINE SPECIFICATIONS:

01.0 GENERAL REQUIREMENTS:

THE FOLLOWING SCOPE OF WORK AND GUIDE SPECIFICATIONS ARE INTENDED FOR GENERAL INFORMATION AND TO SUPPLEMENT THE REQUIREMENTS SHOWN ON THE DRAWINGS. THESE SPECS ARE NOT INTENDED TO BE A FULL COMPREHENSIVE CONSTRUCTION SPECIFICATION AND SHOULD NOT BE USED AS SUCH. THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE ALL MATERIALS AND LABOR REQUIRED TO ACHIEVE THE INTENT OF THESE SPECIFICATIONS AND DRAWINGS. THE GENERAL CONTRACTOR SHALL INCLUDE SUCH IN HIS OR HER INITIAL BID TO THE CLIENT.

1. GENERAL INFORMATION: THE PROPOSED PROJECT IS TO REMOVING AN EXISTING 2ND STORY FLOOR COMPLETELY & ALL FIRST FLOOR INTERIOR WALLS TO BE DEMO COMPLETELY. REBUILD A SECOND STORY HOME OVER THE EXISTING FLOOR FOOT PRINT AS SHOWN ON THE PROPOSED FLOOR PLAN. ALL INTERIOR PARTITION WALLS TO BE NEW. SEE PROJECT SF TOTALS AT BUILDING DATA TABLE ON SHEET C-1.
2. THE SUCCESSFUL BIDDING CONTRACTOR SHALL SUBMIT THE BUILDING PERMIT APPLICATION, PLANS AND SPECIFICATIONS, NOTICE OF ACCEPTANCES, SUPPORTING SUB-CONTRACTOR APPLICATIONS, AND ALL RELATED DOCUMENTATION TO BOCA RATON FOR THE BUILDING PERMITTING AS THE QUALIFIER.
3. THE CONTRACTOR SHALL ASSIST THE OWNER IN THE PREPARATION AND FILING OF A NOTICE OF COMMENCEMENT.
4. THE BUILDING PERMIT AND NOTICE OF COMMENCEMENT SHALL BE PROMINENTLY POSTED ON THE PROPERTY AND PROTECTED FROM ALL FORMS OF DAMAGE.
5. THE CONTRACTOR'S "REQUESTS FOR PAYMENT" SHALL INCLUDE RELEASES OF LIEN FROM ALL MATERIAL SUPPLIERS AND SUBCONTRACTORS FOR SUPPLIES AND WORK RELATING TO THE REQUEST FOR PAYMENT.
6. THE GENERAL CONTRACTOR SHALL SCHEDULE AND HOLD REGULAR PROGRESS MEETINGS AT THE CONSTRUCTION SITE. (MINIMUM 1X MTH)
7. THE GENERAL CONTRACTOR SHALL TAKE NOTES DURING THE MEETINGS AND CIRCULATE TO THE OWNER & ARCHITECT WITHIN TWO BUSINESS DAYS.
8. TEMPORARY POWER & WATER ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SPECIALTY CONTRACTORS REQUIRING TEMPORARY POWER & WATER.
9. THE GENERAL CONTRACTOR SHALL PROVIDE A TEMPORARY TOILET AND POTABLE DRINKING WATER ON-SITE FOR ALL CONSTRUCTION TRADESMAN (THE ON-SITE FACILITIES SHALL REMAIN "OFF-LIMITS" FOR CONSTRUCTION WORKERS).
10. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. PROOF OF INSURANCE SHALL BE REQUIRED WITH YOUR SUBMITTED BID. A CERTIFICATE NAMING "TRACY PICUT" AS ADDITIONAL INSURED SHALL BE SUBMITTED PRIOR TO START OF WORK. MINIMUM COVERAGE FOR ALL CONTRACTOR'S AND SUBCONTRACTOR'S IS \$1,000,000.
11. WORKER'S COMPENSATION: STATE STATUTORY, EMPLOYER'S LIABILITY, STATUTORY.
12. SAFETY AND OSHA COMPLIANCE IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
13. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS, WORKMAN LIKE MANNER IN ACCORDANCE WITH THESE DRAWINGS AND SPECIFICATIONS, THE FLORIDA BUILDING CODE, THE STATE ENERGY EFFICIENCY CODE, INDUSTRY STANDARDS, AND ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STATUTES, ORDINANCES AND RULES.
14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DAILY SITE CLEANUP OF ALL DEBRIS, IMPLEMENTS AND SURPLUS MATERIAL TO "BROOM-CLEAN" DAILY. FINAL CONSTRUCTION CLEANUP SHALL INCLUDE POLISHING OF ALL GLASS, HARDWARE, CERAMIC, AND MIRRORS, WASHING OF ALL FLOOR AND VERTICAL SURFACES REMOVING ALL FOOTPRINTS, HANDPRINTS, DUST, DIRT, PUTTY, AND OVER PAINTING IN PREPARATION FOR OCCUPANCY.
15. THE GENERAL CONTRACTOR SHALL GUARANTEE ALL WORK UNDER THIS CONTRACT TO BE FREE FROM DEFECTS IN MATERIAL OR WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OR CERTIFICATE OF OCCUPANCY. THE GENERAL CONTRACTOR SHALL DELIVER TO THE OWNER ALL WRITTEN WARRANTIES OR GUARANTEES OFFERED BY THE MANUFACTURERS FOR ALL COMPONENTS, EQUIPMENTS, AND FIXTURES. THESE PROVISIONS SHALL APPLY TO ALL VENDORS OR OTHERS WHO MAY BE EMPLOYED BY THE CONTRACTOR WHILE PRODUCING THIS WORK.
16. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTING, CHECKING AND APPROVING ALL NOGS AND SHOP DRAWINGS AND SHALL PROVIDE COPIES TO THE ARCHITECT FOR REVIEW. THIS INCLUDES, BUT IS NOT LIMITED TO THE NOA OR FL APPROVALS, SILL HEIGHTS, MATERIALS, ETC.
17. THE PROJECT IS A NEW TWO STORY RESIDENCE ON AN EXIST. SITE. THE GENERAL CONTRACTOR AND DEVELOPER IS SEASIDE BUILDERS. ALL SUB-CONTRACTOR AND SUPPLIER PROPOSALS AND BIDS SHALL BE REVIEWED WITH SEASIDE BUILDERS FOR COMPLETENESS AND/OR ACCEPTANCE.
18. GC IS SOLELY RESPONSIBLE FOR CHECKING/REVIEWING ALL NOGS. THIS INCLUDES BUT NOT LIMIT TO WIND PRESSURES, SILL HEIGHTS, MATERIALS, ETC.

01-01.0 GENERAL CONDITIONS

02.0 SITE WORK & DEMOLITION
REFER TO THE ARCHITECTURE SITE PLAN - LOCATE THE HOME AND/OR ADDITION AS NOTED, AND FILL AND COMPACT GRADE AS REQUIRED. (CIVIL ENGINEERING IS NOT IN CONTRACT)
ALL SITE WORK SHOWN SHALL BE BY OTHERS. SITE WORK REQUIRED, BUT NOT INCLUDED IN THESE DOCUMENTS COULD INCLUDE: DRAINAGE, GRADING, LANDSCAPE & IRRIGATION, DRIVEWAY, WALKWAYS, AND POOL.

02.1 LANDSCAPE PLAN:

UNDER SEPARATE AGREEMENT THE OWNER/DEVELOPER SHALL ENGAGE A LANDSCAPE PROVIDER FOR THE DESIGN AND INSTALLATION OF A MINIMUM LANDSCAPE REQUIREMENT (TO COMPLY WITH THE NOA DOCUMENTS)

02.2 POOL, FOUNTAIN, & POOL DECK

UNDER SEPARATE AGREEMENT - THE OWNER/DEVELOPER SHALL ENGAGE A POOL, SPECIALTY SUBCONTRACTOR FOR THE DESIGN, PERMITTING, AND INSTALLATION OF THE FOLLOWING:

1. POOL & HOT TUB
2. FOUNTAIN (SEE PROPOSED LOCATION ON THE DRAWINGS)
3. POOL EQUIPMENT (PUMP, FILTER, HEATER, ETC.)
- POOL DECK (FRAMER & CONCRETE) - ETC.)

03.0 CONCRETE

REFER TO THE DRAWINGS FOR ALL CONCRETE SPECIFICATIONS

- THE CONCRETE SCOPE INCLUDES: NEW CONCRETE FLOOR SLABS, PORCH SLABS ALL AS SHOWN.
1. CONCRETE SHALL BE MINIMUM 5,000 PSI STANDARD MIX CONCRETE.
 2. MINIMUM 6x6 - @10'0" WELDED WIRE FABRIC REINFORCING IN SLAB WORK.
 3. DEFORMED STEEL BARS OF SIZES SHOWN ON THE STRUCTURAL DRAWINGS FOR ALL COLUMNS, BEAMS, AND REINFORCING.
 4. BROOM FINISH EXTERIOR SLABS, TROWEL FINISH INTERIOR SLABS TO MATCH EXISTING ADJACENT WORK.
 5. TREAT THE GROUND BELOW SLABS WITH TERMITTE TREATMENT AND RETAIN THE CERTIFICATE WITH THE PLANS. PROVIDE COPY TO BUILDING DEPARTMENT AND OWNER.

04.0 MASONRY - MASONRY IS SPECIFIED ON THE STRUCTURAL DRAWINGS.

05.0 METALS

STRUCTURAL METAL WORK IS SPECIFIED ON THE STRUCTURAL DRAWINGS. GC TO PROVIDE SHOP DRAWINGS FOR NEW STEEL EXTERIOR COLUMNS PRIOR TO ORDERING.

LIGHT GAUGE INTERIOR FRAMING SHALL BE SPECIFIED IN DIVISION 05 WITH GYPSUM WALL BOARD.

06.0 WOOD & PLASTIC

PRESSURE-TREATED STRUCTURAL WOOD FRAMING (WHERE INDICATED AS SPECIFIED ON THE STRUCTURAL DRAWINGS) SHALL BE: (OR EQUAL) PRODUCT TO BE INSTALLED BY A FLORIDA LICENSED WOOD FRAMING/ROOFING IN ALL FIRE RATED PARTITIONS.

06.1 INTERIOR WOOD FRAMING, FINISH LUMBER, MISCELLANEOUS WOOD TRIM, ETC... - SEE MATERIAL NOTES ON DRAWINGS AND SECTIONS.

06.2 ALL WOOD IN CONTACT WITH CMU, CONCRETE, OR STEEL SHALL BE PRESSURE TREATED. PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTITIOUS MATERIALS AND THE WOOD AS REQUIRED PER APPLICABLE CODE

06.4 WOOD & PLASTIC LAMINATE CASE WORK
ALL CABINERY SHOWN ON THE PLANS SHALL BE "CUSTOM" PRE-BUILT GRADE-A RESIDENTIAL WOOD CASEWORK FOR KITCHENS AND BATHS.

1. CABINETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AMI GUIDELINES.
2. ALL COUNTER TOPS SHALL BE 3/4" PLYWOOD WITH VENEER EDGING.
3. DRAWER GUIDES - FULL EXTENSION AMI APPROVED
4. HINGES - CONCEALED EUROPEAN STYLE, 120 DEGREE, GRADE II
5. ADJUSTABLE SHELF SUPPORTS
6. HARDWARE SELECTED BY BUILDER/DEVELOPER

06.5 WOOD & PLASTIC LAMINATE CASE WORK
ALL CABINERY SHOWN ON THE PLANS SHALL BE CUSTOM BUILT PROFESSIONAL GRADE, SOLID WOOD CASEWORK. CASEWORK OR OPEN SHELVING SHALL BE LOCATED IN ALL AREAS INDICATED ON THE DRAWINGS - NOTE (NO SELECTION OR DESIGN INTENDED BY THESE ARCHITECTURAL DRAWINGS) THE ACTUAL FINAL DESIGN AND MATERIAL AND LAYOUT, SHALL BE SELECTED BY THE DEVELOPER.

SUBMIT A (1) MOCK CABINET, INCLUDING DRAWER, HINGED DOOR, ADJUSTABLE SHELF & FULLS WITH PROPOSED COMPONENTS: SUBMIT COLOR SAMPLES FOR OWNER & ARCHITECT SELECTION.

06.5 STONE COUNTER TOPS

ALL COUNTER TOPS SHALL BE STONE OR QUARTZ MATERIAL AS DECIDED BY THE DEVELOPER. TOPS SHALL BE "TEMPERED" IN THE FIELD AND SHOP FABRICATED PRIOR TO DELIVERY TO THE SITE. PROFESSIONAL INSTALLATION SHALL BE THE RESPONSIBILITY OF THE FABRICATOR (ACCESSORIES INCLUDE, BUT NOT LIMITED TO: SPECIALTY EDGE DETAIL, CUT OUTS, UNDER COUNTER SINKS, ETC.) AS AS DETERMINED BY THE DEVELOPER.

06.6 CONCEALED SPACES/SPC SECTION 7.18)

FIRE-BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS (REF 7.18.2.2)

1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0"

PROVIDE 1/2" OR 3/2"PER WALL TYPE) FIRE-STOP HORIZONTAL @ CEILING & WALL INTERSECTIONS AND/OR 8'-0" OR VERT. MAX. AND ALL OTHER LOCATIONS

07.0 THERMAL & MOISTURE PROTECTION

1. REFER TO MEP ENERGY CALCULATIONS - TYPICAL

07.1 BUILDING INSULATION

- A. ROOF INSULATION IN EXPOSED ROOF TRUSS SHALL BE SPRAY-FORM ON UNDERSIDE OF TRUSS SHEETING (R-30 MIN.)
- B. ALL EXTERIOR BLOCK WALL SHALL BE 3/4" FT FURRING WITH R-4.1 PL-FOL SHEETING OVER THE CAVITY.
- C. GC TO PROVIDE COST TO SPRAY-FORM THE EXISTING HOME.

(IF APPLICABLE) 2X6 WOOD STUDS - LOAD-BEARING EXTERIOR WALLS ARE USED - INSULATE WITH 6" R-19 FIBERGLASS INSULATION BETWEEN EACH STUDS (PRIOR TO SHEETING WITH 5/8" GWB)

07.2 FLASHING, WHERE INDICATED SHALL BE MINIMUM .032 ALUMINUM FLASHING - INSTALL AS NECESSARY TO PROVIDE WATER-TIGHT PENETRATIONS (ROOF FLASHING SHALL BE PART OF ROOF PERMIT BY OTHERS)

07.3 SEALANT (CAULK) SEALANT FOR DOORS, WINDOWS, & WALL PENETRATIONS SHALL BE SILICONEZED LATEX (PAINTABLE).

(IF APPLICABLE) 07.4 METAL SHINGLE ROOFING:

SUB-MEMBRANE IS FULLY ADHERED TO THE BASE-LAYER NAILED IN ACCORDANCE WITH THE PUBLISHED AND ATTACHED NOTICE OF ACCEPTANCE. (OR EQUAL) PRODUCT TO BE INSTALLED BY A FLORIDA LICENSED QUALIFIED ROOFING SPECIALTY CONTRACTOR FOR A WATER-PROOF CONNECTION TO THE TO-OF THE ROOFING MATERIAL (AS REQUIRED)

07.5 EXTERIOR WALL OPENING MOISTURE PROTECTION:

1. ALL EXTERIOR CMU WALL OPENINGS SHALL HAVE LIQUID MEMBRANE ON HEADER, SILL, & JAMBS AS REQUIRED (TYP.)
2. ALL EXTERIOR WOOD FRAMED WALL OPENINGS SHALL HAVE PEE & STICK FLASHING TAPE MEMBRANE ON HEADER, SILL, & JAMBS AS REQUIRED (TYP.)

(IF APPLICABLE) 07.6 FLAT (1/4"PIV SLOPE) MEMBRANE ROOFING(TPO):

SHALL BE CARBIDE SYNTEX, SURE-WEELD, SINGLE PLY MEMBRANE OVER WOOD DECK. MEMBRANE IS FULLY ADHERED TO THE BASE-LAYER NAILED IN ACCORDANCE WITH THE PUBLISHED AND ATTACHED NOTICE OF ACCEPTANCE. (OR EQUAL) PRODUCT TO BE INSTALLED BY A FLORIDA LICENSED QUALIFIED ROOFING SPECIALTY CONTRACTOR FOR A WATER-PROOF CONNECTION TO THE TO-OF THE TILE-ROOF (AS REQUIRED)

END-OF, THERMAL & MOISTURE PROTECTION

08.0 OPENINGS:

- ALL INTERIOR GLASS TO BE TEMPERED OR LAMINATED. "SAFETY GLASS"
- ALL EXTERIOR GLAZING TO BE CLEAR, LOW-E - MAX. 20% TINT. ROUGH OPENINGS:
- GC SHALL FIELD VERIFY ALL MASONRY ROUGH OPENING PRIOR TO ORDERING ALL DOORS & WINDOWS.
- TRUCKS: ALL OPENING WOOD BUCKS SHALL BE NON-STRUCTURAL 3/4" 0.40 PT SOUTHERN YELLOW PINE. BUCKS SHALL BE HELD IN-PLACE W/ (2) SHOT MASONRY NAILS @ 12" O.C. IN ALL OPENINGS
- WINDOWS 7 DOORS ANCHORS SHALL HAVE 1-1/4" MIN. EMBEDMENT INTO MASONRY.

08.1 EXTERIOR DOORS & WINDOWS

EXTERIOR DOORS AND WINDOWS SHALL BE BY THE GC, WITH MIAMI-DADE APPROVED NOA. ALL FINISHES SHALL MATCH THE EXISTING HOME. (SUBSTITUTIONS PERMITTED WITH WRITTEN APPROVAL FROM THE ARCHITECT)

08.2 EGRESS WINDOWS

EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. EGRESS WINDOWS SHALL HAVE A MINIMAL NET OPENING OF 24" HIGH, 20" WIDE, AND MIN. NET AREA OF 5.7 S.F. FOR 2ND FLOOR WINDOWS AND 5.0 S.F. FOR 1st FLOOR WINDOWS. 4. AT ALL 90 DEGREE DOOR AND WINDOW CORNERS (WITH OUT AN EXPANSION JOINT), CONTROL JOINT, OR REGLET (LEADING AWAY) - INSTALL A 6" WIDE, BY 12" LONG PIECE OF LATH AT 45% TO THE WINDOW IN THE BASE COAT. (AND/OR LAMINA IN THE FINISH COAT.

08.3 INTERIOR DOORS

ALL INTERIOR DOORS SHALL MATCH THE EXISTING HOME. IF ALL ARE REPLACED, NEW STYLE TO BE SELECTED BY THE OWNER.

08.4 DOOR HARDWARE

DOOR HARDWARE STYLE TO BE BY OWNER, SEE SCHEDULE FOR HARDWARE TYPE.

08.6 ALL SHOWER GLASS DOORS AND GLASS ENCLOSURES TO BE CLEAR TEMPERED GLASS. "SAFETY GLASS"

09.0 FINISHES:

09.2 METAL STUD AND GYPSUM WALL BOARD:

1. INTERIOR METAL STUDS TO BE S 1/2" STANDARD INTERIOR STUDS ASSEMBLED WITH TOP & BOTTOM CHANNELS, HORIZONTAL CHANNEL BRIDGING @ 60" APT. W FASTENERS BY SAME MANUFACTURER.

2. ALL GWB SHALL BE 5/8" OR 1/2" STANDARD THICKNESS IN 12' LENGTHS AND INSTALLED IN ACCORDANCE WITH INDUSTRY-STANDARDS TO BE FINISHED LEVEL-4 READY FOR PAINT.

3. WOOD BLOCKING AT ALL DOOR FRAMES.

4. STUD WORK SUBCONTRACTOR SHALL BE RESPONSIBLE TO ADD MISCELLANEOUS WOOD BLOCKING (2X OR 3/4" PLYWOOD) AT ALL LOCATIONS REQUIRING ADDITIONAL SUPPORT, BLOCKING TO BE FIRE TREATED IF WITH-IN A FIRE RATED PARTITION. AT A MINIMUM PROVIDE AT ALL OF THE FOLLOWING ON THE PLANS:

- A. CABINET WORK, AND COUNTER TOPS
- B. TOILET ROOM ACCESSORIES
- C. LAVATORIES & VANITIES
- D. SHELVING
- E. TV (MONITOR) MOUNTS
- F. OTHER AS DIRECTED BY THE OWNER AND/OR G.C.

09.3 PAINTING:

ALL PAINT LISTED IN SPECIFICATIONS IS COMMERCIAL GRADE SHEARWILLIAMS (NO SUBSTITUTIONS PERMITTED)

1A. EXTERIOR WALLS - ELASTOMERIC

1B. EXTERIOR STEEL DOORS - OTH

2A. INTERIOR WALLS (GYPSUM - IN ALL TOILET ROOMS)

PRIMER -Multi-Purpose Latex Primer (BS) (W450)

PAINT - Pro-Mar 200 0 VOC Semi-Gloss Latex Enamel

2B. INTERIOR WALLS (TYPICAL FLAT PAINTED GYPSUM BOARD)

PRIMER -Multi-Purpose Latex Primer (BS) (W450)

PAINT - Pro-Mar 200 0 VOC Latex Flat

2C. INTERIOR STAINED WOOD (WHERE NOTED)

PRIMER -Multi-Purpose Latex Primer (BS) (W450)

PAINT - Pro-Mar 200 0 VOC Semi-Gloss Latex Enamel

2D. INTERIOR METAL FRAMES (PRIMED STEEL)

PRIMER -Pro-Cryl Universal Metal Primer (P66W3) (0)

PAINT - Pro-Mar 200 0 VOC Semi-Gloss Latex Enamel

2E. CEILINGS (PAINTED GYPSUM (TOILET ROOMS)

PRIMER -Multi-Purpose Latex Primer (BS) (W450)

PAINT - Pro-Mar 200 0 VOC Latex Flat

- ALL EXTERIOR COLORS TO MATCH APPROVED COA APPLICATION.

09.4 INTERIOR BATH ROOM WALLS SHALL BE FINISHED WITH THIN-SIT TILE. TILE SHALL EXTEND TO THE CEILING (FULL-HEIGHT) TYPICAL ON ALL BATHROOM TILED WALLS. NOTE: ALL TIE AND GROUT TO BE SELECTED BY THE OWNER (OR OWNER'S DESIGNER) G.C. TO PROVIDE EXPERIENCE PROFESSIONAL SUB-CONTRACTOR TO INSTALL TILE IN AN APPROVED MANNER. NOTE: SPECIAL COORDINATION REQUIRED IN ALL SHOWER AND TUB ENCLOSURES: THE DEVELOPER WOULD LIKE MULTIPLE TILE ACCENTS, WALL-NICHES, AND UNIQUE ACCENTS FOR A "HIGH-END-FINISH" TILE SETTER MUST BE A CRAFTSMAN SKILLED IN THIS AREA.

09.5 INTERIOR BATH ROOM FLOORS SHALL BE FULL-GROUT BED OR THIN-SIT TILE. GROUT/DEVELOPER TO DECIDE ON RECTIFIED OR GROUTED TILE AND MAKE ALL MATERIAL AND COLOR SELECTIONS.

1. ALL BATHROOM FLOORS AND BASES SHALL BE OF APPROVED INTERFERENCE MATERIALS.

09.8 EXTERIOR STUCCO:

ALL EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO AS INDICATED ON THE EXTERIOR ELEVATIONS. THE NEW STUCCO TEXTURE TO MATCH THE EXISTING HOME. STUCCO CONTRACTOR TO PROPERLY PREPARE THE EXISTING HOME AND BLEND IN NEW STUCCO AS NECESSARY TO PREVENT CRACKING AT EXISTING TO NEW.

1. STUCCO SUBSTRATES ON THIS PROJECT INCLUDE THE FOLLOWING:

1. FLYWOOD SHEETING - COVER WITH 1/8" FELT AND WIRE LATH
2. NEW EXPOSED BLOCK - POWER WASH AND LEAVE DAMP
3. NEW POURED CONCRETE - COAT WITH PURPLE BONDING AGENT
2. INSTALL STUCCO BASE AND FINISH COATS ACCORDING TO ASTM 926 GUIDELINES
3. ACCESSORIES: USE REY-REGLET BRUSHED ALUMINUM REGULETS WHERE INDICATED, USE DOUBLE "J" CONTROL JOINTS WHERE INDICATED, ALL CORNER TRIM, DOUBLE J'S, AND OTHER METAL ACCESSORIES SHALL BE ZINC-ALLOY ONLY AND GALV OR VINYL SUBSTITUTIONS PERMITTED
4. AT ALL 90 DEGREE DOOR AND WINDOW CORNERS (WITH OUT AN EXPANSION JOINT), CONTROL JOINT, OR REGLET (LEADING AWAY) - INSTALL A 6" WIDE, BY 12" LONG PIECE OF LATH AT 45% TO THE WINDOW IN THE BASE COAT. (AND/OR LAMINA IN THE FINISH COAT.
5. CUT LATH EDGING ALL EXPANSION, CONTROL, & REGLET JOINTS.
6. LAP ALL LATH JOINTS AS REQUIRED PER ASTM 1363
7. INSTALL BOTH BASE AND FINISH COATS IN A UNIFORM THICKNESS PER ASTM C926, MOIST OR 70% CURE FOR 3 DAYS WHEN HUMIDITY IS BELOW 50% OR WIND ABOVE 10MPH.

10.0 SPECIALITES:

10.1 TOILET ACCESSORIES SHALL BE SELECTED AND INSTALLED BY THE OWNER - ACCESSORIES INCLUDE, BUT ARE NOT LIMITED TO: MIRRORS, GLASS SHOWER ENCLOSURES, TOILET TISSUE HOLDERS, TOWEL HOLDERS, ETC...

10.2 HARD-CEMENT BOARD B SIDING. INSTALL PER MANUF SPECIFICATIONS ON THE CMU WALL TO MEET NOA REQUIREMENTS. EXISTING PORTION OF HOME TO USE GC WOOD SIDING. PROVIDE 2X TRIM AT ALL OPENINGS AND AT TRANSITION FROM NEW ADDITION TO EXISTING HOME.

(IF APPLICABLE) ALARM SYSTEM TO BE PROVIDED BY SECURITY SPECIALTY SUB-CONTRACTOR. THE SPECIALTY CONTRACTOR SHALL PROVIDE CODE-COMPLIANT SHOP DRAWINGS FOR PERMITTING WITH THE PERMIT APPLICATION. ANY CONFLICT WITH THE ATTACHED STRUCTURAL OR ARCHITECTURAL DRAWINGS SHALL BE BROUGHT TO THIS ARCHITECT'S ATTENTION.

(IF APPLICABLE) ALL LOW-VOLTAGE TO BE DONE UNDER SEPARATE PERMIT AND THE LOW-VOLTAGE SUB-CONTRACTOR TO PROVIDE SHOP DRAWINGS AND/OR LAYOUT FOR REVIEW.

11.0 EQUIPMENT: (NOT REQUIRED)

12.0 FURNISHINGS: (NO FURNISHINGS IN THIS SCOPE)

13.0 SPECIAL CONSTRUCTION: (NOT REQUIRED)

14.0 CONVEYING SYSTEMS: (NOT INCLUDED)

15.0 MECHANICAL & PLUMBING (SEE M & P DRAWINGS FOR MECHANICAL AND PLUMBING SCOPE OF WORK)

15.1 PROVIDE WATER HAMMER SET FOR ALL QUICK VALVE PLUMBING FIXTURES

16.0 ELECTRICAL (SEE E DRAWINGS FOR ELECTRICAL SCOPE OF WORK)

END-OF-SCOPE AND SPECIFICATIONS

NOTE:
THIS IS A HISTORIC HOME, ALL SPECS TO BE VERIFIED WITH THE ARCHITECT AND TO MEET THE APPROVED COA APPLICATION AND FINISHES SHEET. ALL DEVIATIONS IN SPECS TO BE APPROVED BY THE HU PRIOR TO ORDERING AND/OR INSTALLATION.



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CONSTRUCTION DRAWINGS

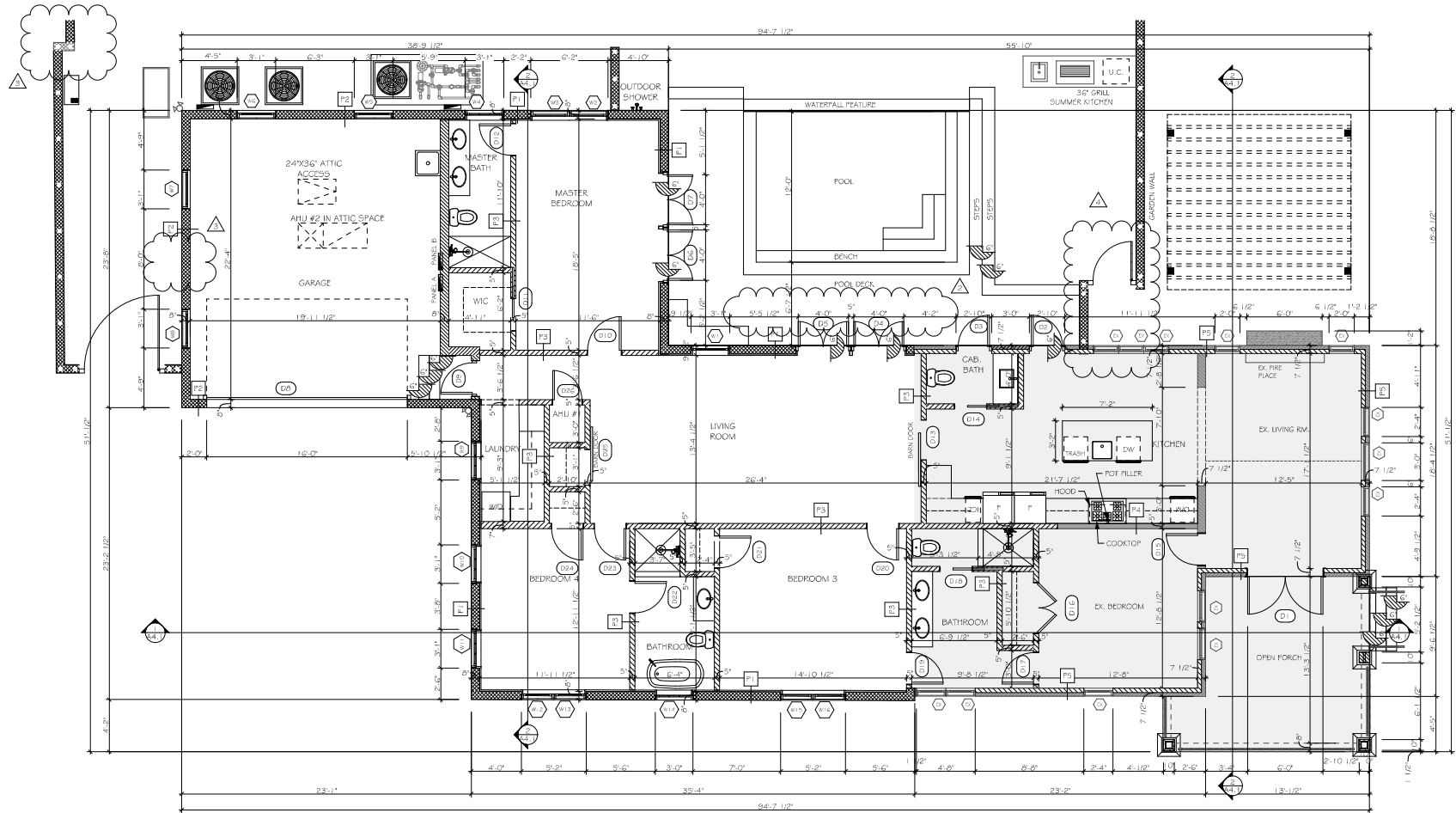
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CHECKED BY: S.S.
REVISIONS:

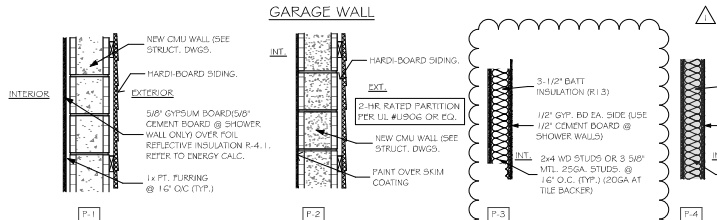
GENERAL NOTES & SPECS.

A0.1

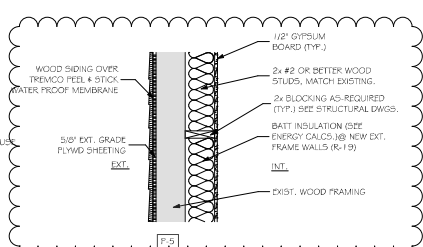
D1.1



1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



PARTITION DETAIL
SCALE: 1" = 1'-0"



GUARD REQUIREMENTS

All decks greater than 30" above grade measured vertically to grade below at any point within 36" horizontally to the edge of the open side are required to have a guard. If you are providing a guard when one is not required, it must meet these requirements. See Figure 23A.

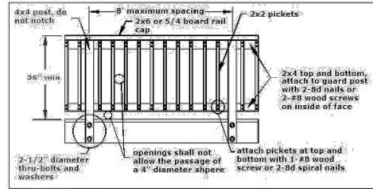


FIGURE 23: TYPICAL GUARD DETAIL



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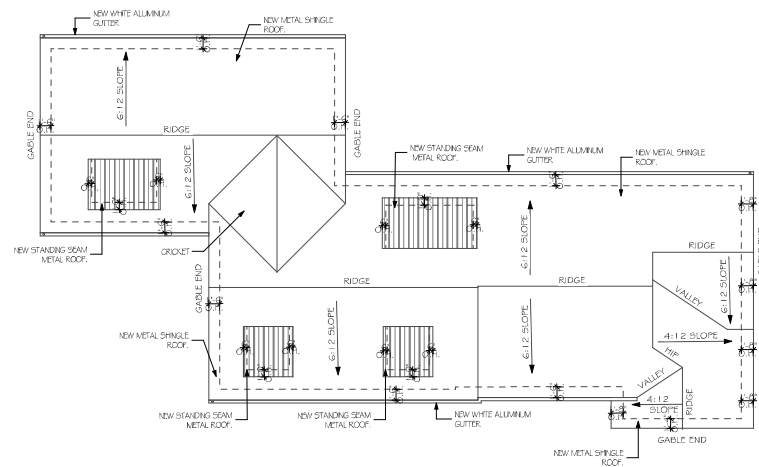
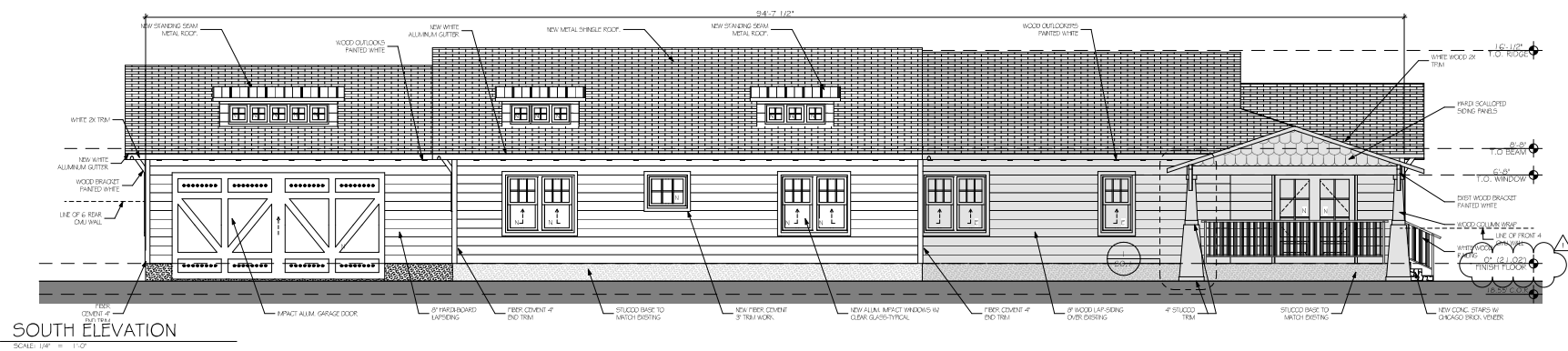
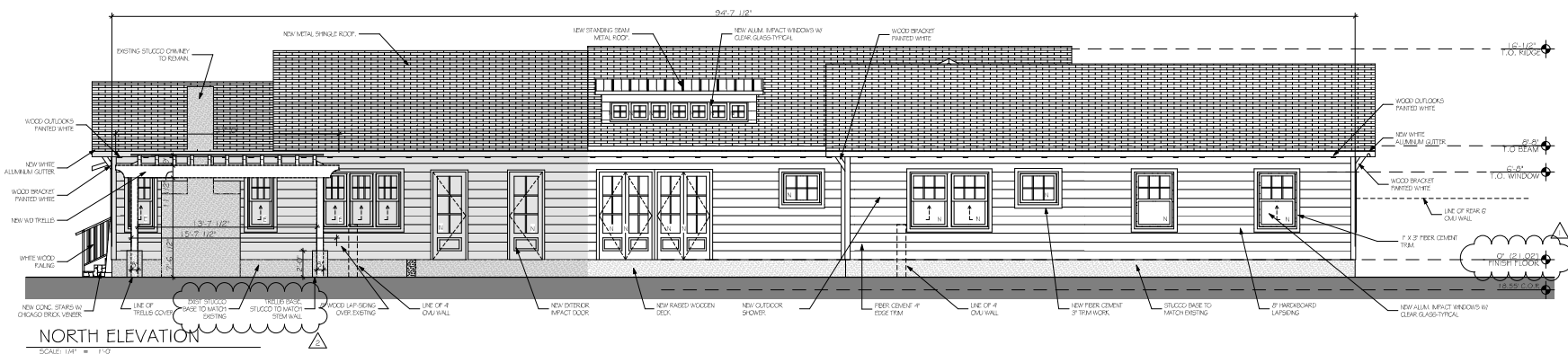
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DRAWN BY: D.S.
CHECKED BY: S.S.
REVISIONS:
CITY COMMENTS (06.06.22)
FIELD DTLS (11.06.22)
FIELD DTLS (11.06.22)
FIELD DTLS (06.21.23)

FLOOR PLAN

A1.1



ROOF PLAN

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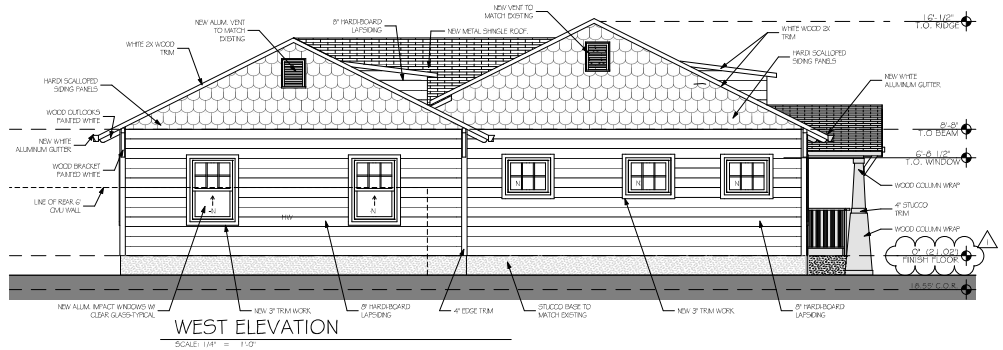
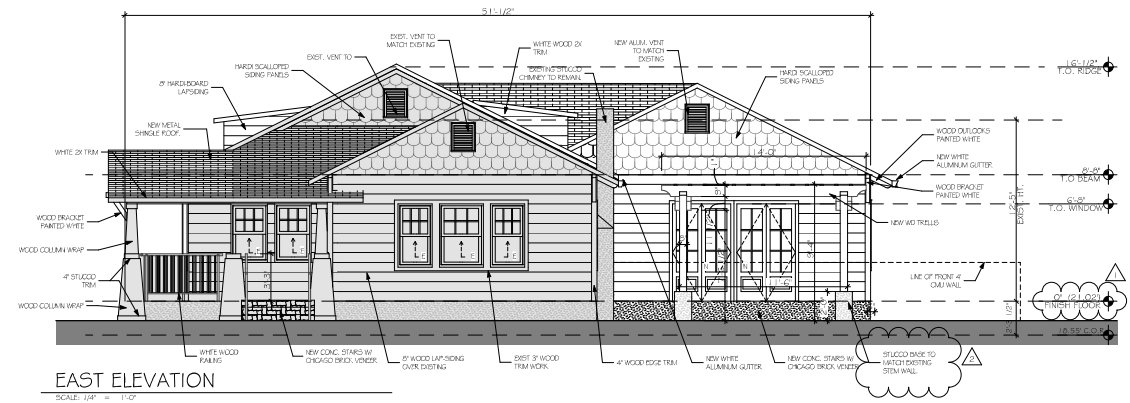
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CHECKED BY: S.S.
REVISIONS:

△ CITY COMMENTS (06.12.22)
 △ FIELD REV. (3.4.24)

ELEVATIONS

A2.1



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Siebert
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ELEVATIONS

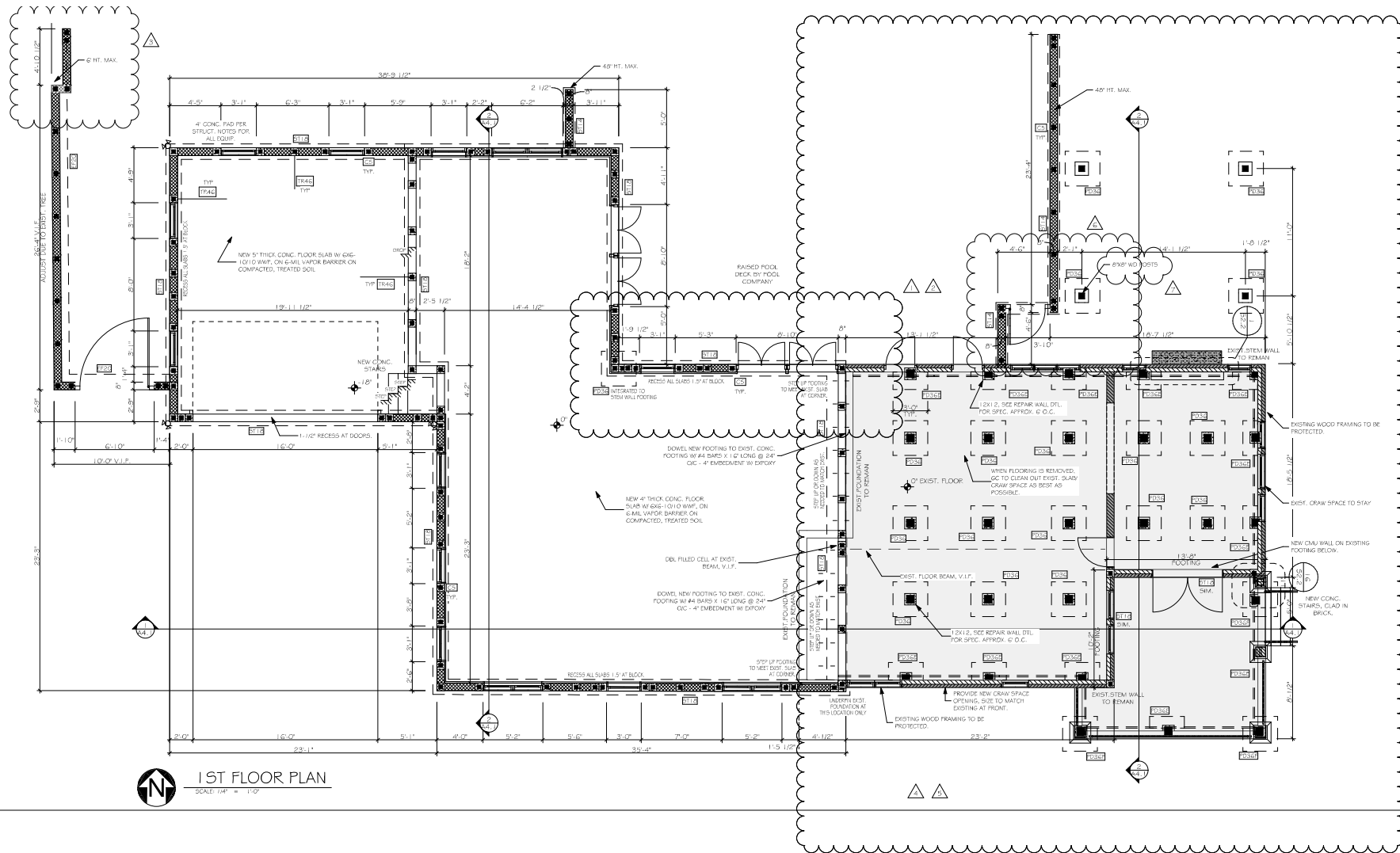
A2.2

THESE DRAWINGS SHALL TAKE
PRECEDENCE OVER SCALED
DIMENSIONS.
THE CONTRACTOR SHALL VERIFY
AND BE RESPONSIBLE FOR ALL
DIMENSIONS AND CONDITIONS ON
THE JOB, AND THE OWNER MUST
BE NOTIFIED OF ANY VARIATION FROM
THE DIMENSIONS.
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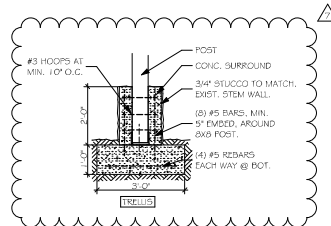
PROJECT NO: 21-357
DATE: 04.22.22
DRAWN BY: D.C.
CHECKED BY: S.S.
REVISIONS: _____

WINDOW DOOR
SCHEDULES & DETAILS

A3.1



1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



COLUMN SCHEDULE					
(SEE PLAN FOR DIMENSIONS OF ACTUAL COLUMN TYPES BEING USED)					
MRK	SIZE	TYPE	STEEL	NOTES	
C5	8" x 8"	C. M. U.	1 # 5 BAR	TYP. FILLED CELL MAX 49" O.C.	
C45	24" x 24"	C. M. U.	4 # 5 BAR	TYP. FILLED CELL	

NOTES: - ALL CMU CELLS WITH STEEL TO BE CONCRETE FILLED
- LAY ALL STEEL MIN. 40 BAR DIA. TYP. THROUGHOUT

REINFORCEMENT SCHEDULE		
(SEE PLAN FOR DIMENSIONS OF ACTUAL COLUMN TYPES BEING USED)		
MRK	REINF. STEEL	NOTES
TR45	#4 X 6 LONG TRANSFER DAMS	PROVIDE ON ALL SIDES AT 48" O.C.
NOTES: - SEE STRUCT. NOTES		
- ALL TRANSFER DAMS TO BE AT FILLED CELLS		

FOOTING SCHEDULE		
(SEE PLAN FOR DIMENSIONS OF ACTUAL COLUMN TYPES BEING USED)		
MRK	SIZE = W x L x D	REINF. STEEL
ST10	10" x CONT. x 14"	3 # 5 BAR
ST14	14" x CONT. x 12"	2 # 5 BAR
ST20	20" x CONT. x 12"	2 # 5 BAR
ST5	5" x CONT. x 8"	1 # 5 BAR
PD36	36" x 36" x 18"	#5 @ 7" O.C. C/W. BOTT.
TR36	24" x 36" x EXIST. 1"	SEE DTL.

NOTES: - SEE STRUCT. NOTES.
- LAY ALL STEEL MIN. 40 BAR DIA. TYP. THROUGHOUT



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THE PICUT RESIDENCE

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CONSTRUCTION DRAWINGS

THE WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.
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DATE: 04.22.22
DRAWN BY: D.G.
CHECKED BY: S.S.
REVISIONS:
FIELD REV. (3.21.23)
FIELD REV. (4.20.23)
FIELD REV. (6.21.23)
FIELD REV. (5.4.24)

FOUNDATION PLAN

S1.1