

A PRIVATE RESIDENTIAL PROJECT: HPB DESIGN SUBMITAL

THE GAIL & CRAIG TIFFORD CARRIAGE HOUSE, A SINGLE FAMILY RESIDENCE

125 NORTH DIXIE BOULEVARD
DELRAY BEACH, FLORIDA 33444

GENERAL NOTES

- ARCHITECTURAL:**
- THE CONTRACTOR SHALL PROVIDE ANY AND ALL CUTTING AND MATCHING NECESSARY TO COMPLETE THE WORK.
 - THE CONTRACTOR SHALL NOT DISRUPT EXISTING SERVICES, OPERATIONS OR UTILITIES EXCEPT 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 CONFLICT OR OMISSION BETWEEN THE VARIOUS ELEMENTS OF THE GENERAL DRAWING 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, RELIEVERS, SPECIAL BOLTING FOR EQUIPMENT, CONDENSERS, 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 CLEAN UP THE JOB IMMEDIATELY.
 - 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 BOLD PT. BUILDINGS BEHIND ALL BATHV. CABINETS, ETC. OR EQUIPMENT REQUIRING BACKING.
 - FINAL INSPECTIONS ARE REQUIRED FOR ALL PERMITS.

CODES

FLORIDA BUILDING CODE, 8TH EDITION
NFPA 7-18 LIFE SAFETY CODE
FLORIDA FIRE PREVENTION CODE, 8TH EDITION
NATIONAL ELECTRICAL CODE, 8TH EDITION
FLORIDA MECHANICAL CODE, 8TH EDITION
FLORIDA PLUMBING CODE, 8TH EDITION
FLORIDA ACCESSIBILITY CODE/ADA 118 2011 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 RESIDENTIAL
BLDG. CONSTRUCTION TYPE: TYPE V, PROTECTED
ZONING DISTRICT: OSN440, SINGLE FAMILY RESIDENTIAL
DESIGN WIND LOAD: THE WINDS PER HOUR (3 SECOND GUST)
BUILDING HEIGHT LIMITATION: 30 FEET

SYMBOLS

DETAIL REFERENCE:		DETAIL NUMBER
		SHEET NUMBER
ELEVATION REFERENCE:		ELEVATION NUMBER
		SHEET NUMBER
SECTION REFERENCE:		SECTION NUMBER
		SHEET NUMBER
INTERIOR ELEVATION REFERENCE:		WALL NUMBER
		INTERIOR ELEV. SHEET NUMBER
ROOM REFERENCE:		ROOM NUMBER
DOOR REFERENCE:		DOOR NUMBER
WINDOW REFERENCE:		WINDOW NUMBER
NOTE REFERENCE:		REFERENCE NUMBER
REVISION REFERENCE:		REVISION NUMBER

INDEX

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- A&M EXTERIOR WINDOWS & DOORS SCHEDULE

IMAGERY & VICINITY MAP



ABBREVIATIONS

AC	Architect	AD	Architectural Designer	AE	Architectural Engineer	AF	Architectural Finish	AG	Architectural Glass	AH	Architectural Hardware	AI	Architectural Interior	AJ	Architectural Joinery	AK	Architectural Kitchen	AL	Architectural Lighting	AM	Architectural Masonry	AN	Architectural Noise	AO	Architectural Office	AP	Architectural Painting	AQ	Architectural Plaster	AR	Architectural Railing	AS	Architectural Stairs	AT	Architectural Tile	AV	Architectural Veneer	AW	Architectural Wood	AX	Architectural X-ray	AY	Architectural Yards	AZ	Architectural Zoning
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PROJECT TEAM

ARCHITECT:
COPE ARCHITECTS, INC.
301 SE 81 STREET
DELRAY BEACH, FLORIDA 33440
cell: (561) 395-7578
e-mail: copearchitects@earthlink.net

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BEACON CONSULTING ENGINEERS
840 NE 2ND AVENUE
BOYNTON BEACH, FLORIDA 33440
off: (561) 395-5275
cell: (561) 395-3059

STRUCTURAL ENGINEER:
FENICH
641 NORTH CONGRESS AVENUE, SUITE 100-A
DELRAY BEACH, FLORIDA 33440
off: (561) 395-6664
fax: (561) 395-6666

LANDSCAPE ARCHITECT:
GENERAL LANDSCAPING CORP.
240 NE 701 STREET
BOCA RATON, FLORIDA 33491-1430
off: (561) 394-3700
fax: (561) 391-8641

INTERIOR DESIGNER:
JLE DESIGN
560 CAROLAN PARKWAY, 102
TOWNECHINA, TN 38389
off: (662) 228-7139
e-mail: jledesign@earthlink.net

GENERAL CONTRACTOR:
MARC ALLEN HOPES
750 NE 17TH AVE., 101
DELRAY BEACH, FLORIDA 33440
off: (561) 395-7356
cell: (561) 395-4063
e-mail: mofmarc@earthlink.net

LEGAL DESCRIPTION:

(AS PROVIDED BY THE OWNER)

LOT 5, LESS THE EAST 32.5' THEREOF, AND ALL OF LOT 6 OF DELRAY BEACH ESPLANADE, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN DALLAS BOOK 18 AT PAGE 39, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SITE DATA:

(APPROX. 10,500.00 SQ. FT. OR +/- 0.24 ACRES)

ZONED: R-1-AA

PROPOSED USE: SINGLE FAMILY RESIDENCE
SPECIAL CONDITIONS: PROJECT IS SUBJECT TO HISTORIC DISTRICT DESIGN REVIEW

PROPOSED PROJECT CHART:

#	AREA	TOTAL AREA		TOTAL AREA		TOTAL AREA		TOTAL AREA		TOTAL AREA		TOTAL AREA	
		AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT
1	RESIDUAL	8,000	76.17	180.00	1.71	1,000.00	9.52	30.00	0.29	10.00	0.10	10.00	0.10
2	PROPOSED	10,000	95.24	180.00	1.71	1,000.00	9.52	30.00	0.29	10.00	0.10	10.00	0.10
3	EXISTING	10,000	95.24	180.00	1.71	1,000.00	9.52	30.00	0.29	10.00	0.10	10.00	0.10

DRAINAGE CALCULATIONS:

VARIANCE REQUEST

TOTAL SITE AREA: 10,500.00 SQ. FT.
IMPERVIOUS AREA: 1,000.00 SQ. FT.
PERMEABLE AREA: 9,500.00 SQ. FT.

STORAGE REQUIREMENT: 1.07 INCH OF RAINFALL

WEIGHT OF STORAGE REQUIRED: 4.28 X 10⁶ LB.
WEIGHT OF WATER: 4.28 X 10⁶ LB. (4.28 X 10³ CU YD)
C: 2.00 X 1.50 = 3.00 CU YD
D: 1.00 X 1.00 = 1.00 CU YD
E: 1.00 X 1.00 = 1.00 CU YD

PERCENTAGE STORAGE REQUIRED: 0.10 INCH OF RAINFALL

THE PROPOSED 1.07 INCH OF RAINFALL IS 0.10 INCH ABOVE THE PERMITTED STORAGE REQUIREMENT.

PERCENTAGE STORAGE PROVIDED: 0.10 INCH OF RAINFALL

GENERAL CIVIL NOTES:

1. THERE ARE TWO (2) EXISTING DRAINAGE DITCHES ON THE SUBJECT PROPERTY.
2. THERE ARE NO EXISTING SEWER OR WASTEWATER MAINS OR A SANITARY SEWER MAIN ON THE SUBJECT PROPERTY.

GENERAL GRADING NOTES:

1. UNDER NO CIRCUMSTANCES SHALL THIS PROPERTY BE GRABBED SO THAT STORM WATER RUNS OFF INTO ANY ADJACENT PROPERTY.
2. ALL SURFACES PROPOSED TO BE GRADED AND ADJACENT TO EXISTING PAVED DRIVEWAYS SHALL BE GRADED TO MATCH THE EXISTING DRIVEWAY GRADE.
3. ALL GRADE SHALL BE MAINTAINED FOR EXISTING DRAINAGE AND ALL PROPOSED NEW DRAINAGE SHALL BE MAINTAINED TO MATCH THE EXISTING DRAINAGE GRADE.
4. ALL GRADE SHALL BE MAINTAINED TO MATCH THE EXISTING DRAINAGE GRADE.

SYMBOLS LEGEND:

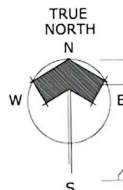
- EXISTING OVERHEAD UTILITY CONDUIT TO REMAIN (SEE SHEET)
- EXISTING NEW OVERHEAD UTILITY CONDUIT
- PROPOSED NEW OVERHEAD UTILITY CONDUIT

LANDSCAPING GENERAL NOTES:

1. UNDER NO CIRCUMSTANCES SHALL THIS PROPERTY BE GRABBED SO THAT STORM WATER RUNS OFF INTO ANY ADJACENT PROPERTY.
2. ALL SURFACES PROPOSED TO BE GRADED AND ADJACENT TO EXISTING PAVED DRIVEWAYS SHALL BE GRADED TO MATCH THE EXISTING DRIVEWAY GRADE.
3. ALL GRADE SHALL BE MAINTAINED FOR EXISTING DRAINAGE AND ALL PROPOSED NEW DRAINAGE SHALL BE MAINTAINED TO MATCH THE EXISTING DRAINAGE GRADE.
4. ALL GRADE SHALL BE MAINTAINED TO MATCH THE EXISTING DRAINAGE GRADE.

A1 ARCHITECTURAL SITE PLAN

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



2021
NEW 1-STORY
RESIDENCE
(PROPOSED) (1.8 ± ACRES)

+1931
EXISTING 2-STORY
RESIDENCE
(APPROX. 1.8 ± ACRES)

THIS TOURING IS DEVELOPED UP BY THE EXISTING WALL.

EXISTING 6" WOOD FINISH TO REMAIN

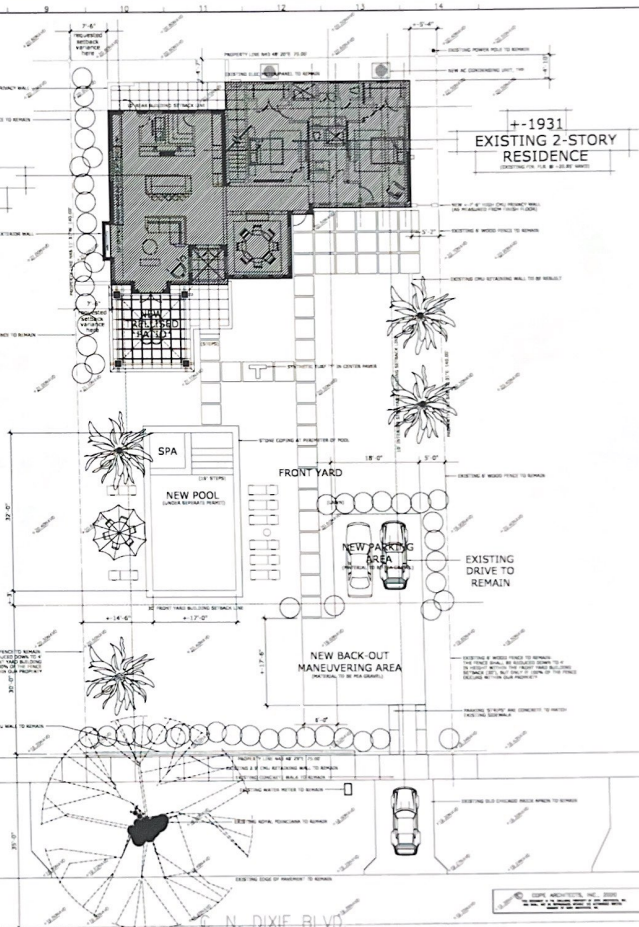
EXISTING 6" WOOD FINISH TO REMAIN

EXISTING 6" WOOD FINISH TO REMAIN

EXISTING 6" CEMENT WALL TO REMAIN

EXISTING 6" CEMENT WALL TO REMAIN

EXISTING 6" CEMENT WALL TO REMAIN



THE TIFFORD RESIDENCE
 125 N. DIXIE BLVD., DELRAY BEACH, FLORIDA

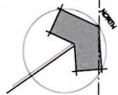
SHEET NO. 1
 TOTAL SHEETS: 1
 DATE: 10/15/2020
 SCALE: AS SHOWN

A2.0

JOHN J. COOPER ARCHITECTS, INC. 2020
 125 N. DIXIE BLVD., DELRAY BEACH, FLORIDA 33444
 TEL: 561-271-1111 FAX: 561-271-1112

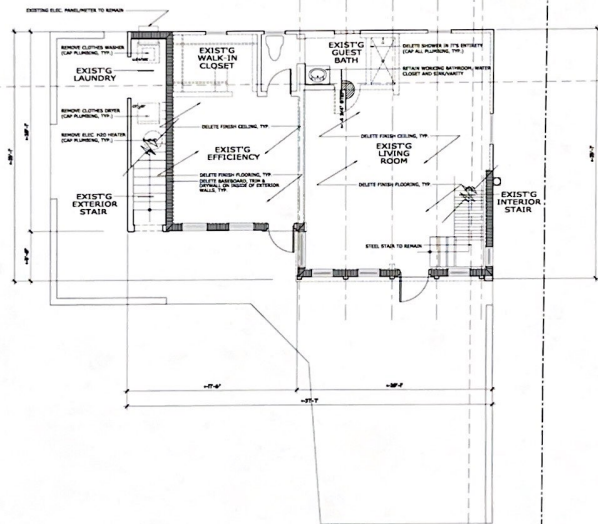
WALL LEGEND

- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING EXTERIOR WALL TO REMAIN, STRIP INTERIOR PARTING ONLY
- EXISTING EXTERIOR WALL WITH LOW LOAD BEARING CAPACITY TO BE REMOVED



A5 EXISTING ARCHITECTURAL (DEMO) 1st FLOOR PLAN: MAIN CARRIAGE HOUSE

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

**EXISTING 1ST FLOOR AREA:**

ACE AREA (UNSERV. AREA)	= 771.82 SQ. FT.
NON-AREA (SERVICING) INCLUDED STORAGE	= 18.81 SQ. FT.
CORRIDOR AREA (SERVING) OPEN AIR STAIRS	= 39.92 SQ. FT.
TOTAL FLOOR AREA	= 830.55 SQ. FT.

COPE ARCHITECTS, INC.
225 N. LAKE BLVD.
DEER BEACH, FLORIDA

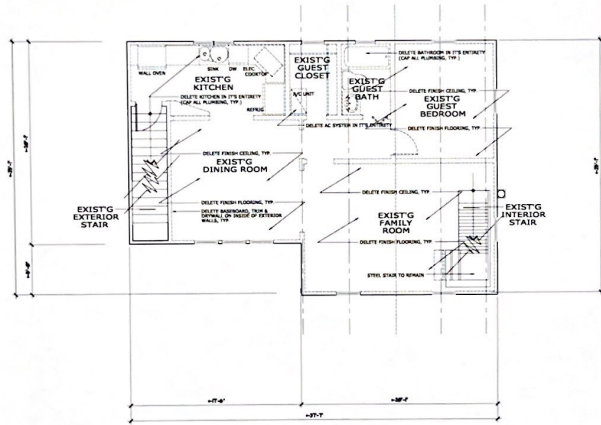
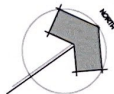
TIFFORD CARRIAGE HOUSE
DEMO FLOOR PLAN

A3.0

DATE: 11/11/2022
DRAWN BY: J. COPE
CHECKED BY: J. COPE
SCALE: 1/4" = 1'-0"

WALL LEGEND

- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING EXTERIOR WALL TO REMAIN, EXTERIOR FINISH ONLY
- EXISTING EXTERIOR WALL TO REMAIN, EXTERIOR FINISH ONLY
- EXISTING INTERIOR WALL, HEIGHT NON-LOAD BEARING PARTITION TO BE REMOVED



EXISTING 2ND FLOOR AREA:

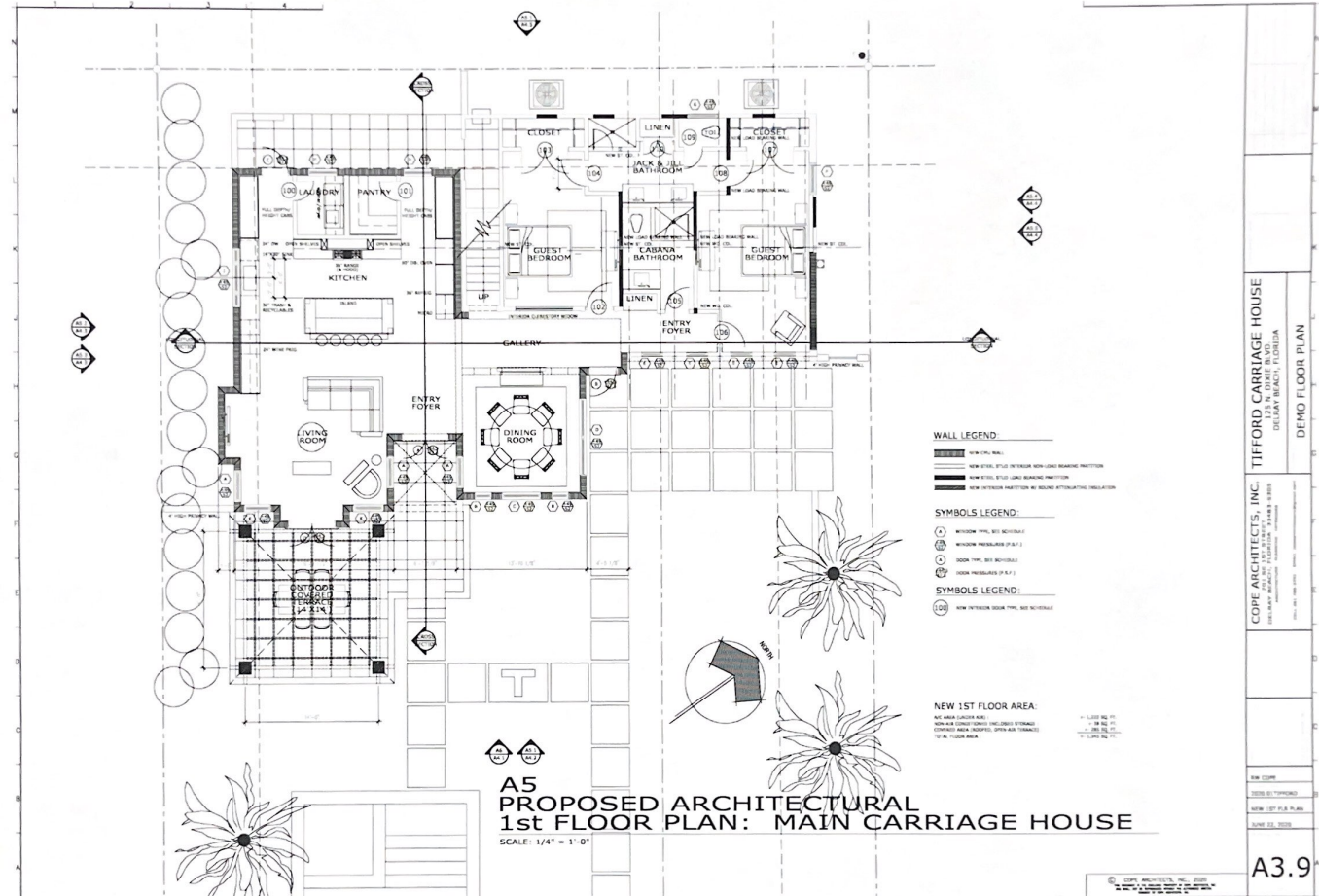
ACE AREA LAMINA AREA	== 854 SQ. FT.
NON-ACE COMPONENTS EXCLUDED STORAGE	== 11,016 SQ. FT.
COMMON AREA (INCLUDES OPEN AIR STAIRS)	== 344 SQ. FT.
TOTAL FLOOR AREA	== 11,814 SQ. FT.

**A6
EXISTING ARCHITECTURAL (DEMO)
2nd FLOOR PLAN: MAIN CARRIAGE HOUSE**

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

COPE ARCHITECTS, INC. 2020
1000 N. W. 10TH AVENUE, SUITE 200
MIAMI, FL 33136

DATE	BY	CHECKED	DATE	BY	CHECKED	DATE	BY
<p>COPE ARCHITECTS, INC. 1000 N. W. 10TH AVENUE, SUITE 200 MIAMI, FL 33136 (305) 571-1100 WWW.COPEARCHITECTS.COM</p>							
<p>TIFFORD CARRIAGE HOUSE 225 N. DIANE BLVD. DEERBEECH, FLORIDA</p>							
<p>DEMO FLOOR PLAN</p>							
<p>A3.1</p>							



A5
PROPOSED ARCHITECTURAL
1st FLOOR PLAN: MAIN CARRIAGE HOUSE

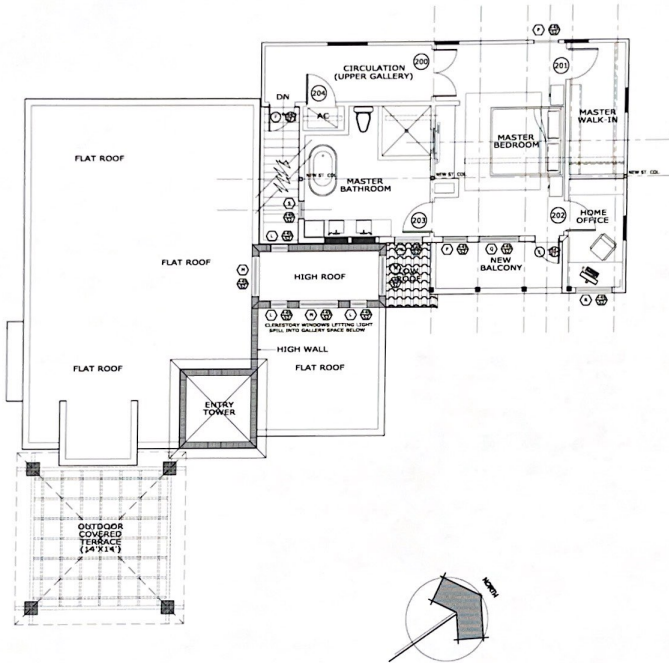
SCALE: 1/4" = 1'-0"

TIFFORD CARRIAGE HOUSE
 1000 W. 10TH AVE. SUITE 100
 DELRAY BEACH, FLORIDA

COPE ARCHITECTS, INC.
 1000 W. 10TH AVE. SUITE 100
 DELRAY BEACH, FLORIDA 33433
 PHONE: 561-241-1111
 WWW.COPEARCHITECTS.COM

REV. 02/08
 1000 W. 10TH AVE. SUITE 100
 DELRAY BEACH, FLORIDA 33433
 PHONE: 561-241-1111
 WWW.COPEARCHITECTS.COM

A3.9



WALL LEGEND:

- NEW STEEL STUD INTERIOR NEW LOAD BEARING PARTITION
- NEW STEEL STUD LOAD BEARING PARTITION
- - - - NEW INTERIOR PARTITION NOT SOUND ATTENUATING INSULATION

SYMBOLS LEGEND:

- ⊙ WINDOW TYPE, SEE SCHEDULE
- ⊕ WINDOW PRESUREL (P.F.P.)
- ⊙ DOOR TYPE, SEE SCHEDULE
- ⊕ DOOR PRESUREL (P.F.P.)

SYMBOLS LEGEND:

- ⊕ NEW INTERIOR DOOR TYPE, SEE SCHEDULE

PROPOSED 2nd FLOOR AREA:

AC AREA (UNDER AIR)	726 SQ. FT.
COVERED AREA (PORCH, BALCONY)	175 SQ. FT.
TOTAL FLOOR AREA	901 SQ. FT. (2ND CHANGE)



**A6
PROPOSED ARCHITECTURAL
2nd FLOOR PLAN: MAIN CARRIAGE HOUSE**

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

COPE ARCHITECTS, INC.
 400 N. 14th St., Suite 200, Milwaukee, WI 53233
 TEL: 414.224.1000 FAX: 414.224.1001
 WWW.COPE-ARCHITECTS.COM

TIFORD CARRIAGE HOUSE
 DELAWARE, ILLINOIS

DRAWING TITLE
 PROPOSED FLOOR PLAN

Sheet	DATE
Drawn	PROJECT NO.
Checked	DATE OF PREPARED
Reviewed	NEW 2ND FLR. PLAN
Scale	DATE: 03.23.2020
Drawing No.	

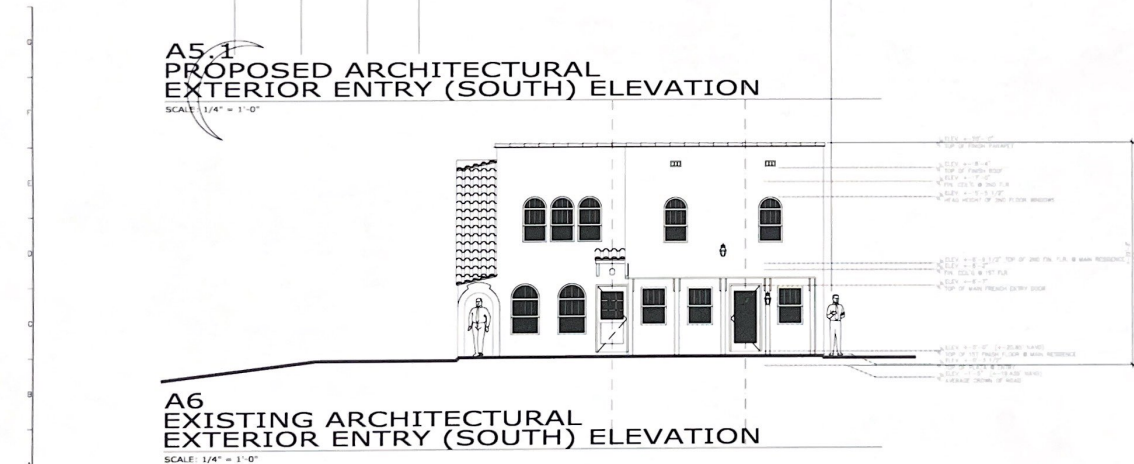
A4.0

COPE ARCHITECTS, INC. 400 N. 14th St., Suite 200, Milwaukee, WI 53233
 TEL: 414.224.1000 FAX: 414.224.1001 WWW.COPE-ARCHITECTS.COM



A5.1
PROPOSED ARCHITECTURAL
EXTERIOR ENTRY (SOUTH) ELEVATION

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



A6
EXISTING ARCHITECTURAL
EXTERIOR ENTRY (SOUTH) ELEVATION

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

TIFFORD CARRIAGE HOUSE
 128 N. DIXIE BLVD.
 DELAWARE COUNTY, PENNSYLVANIA

COPE ARCHITECTS, INC.
 1000 MARKET STREET, SUITE 2000
 PHILADELPHIA, PENNSYLVANIA 19107
 TEL: 215.575.1100 FAX: 215.575.1101
 WWW.COPEARCHITECTS.COM

REV. 01/2020
 SHEET 01/20/2020
 EXTERIOR ELEVATIONS
 MAY 13, 2020

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A4.1



A5 PROPOSED ARCHITECTURAL EXTERIOR ENTRY (SOUTH) ELEVATION

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

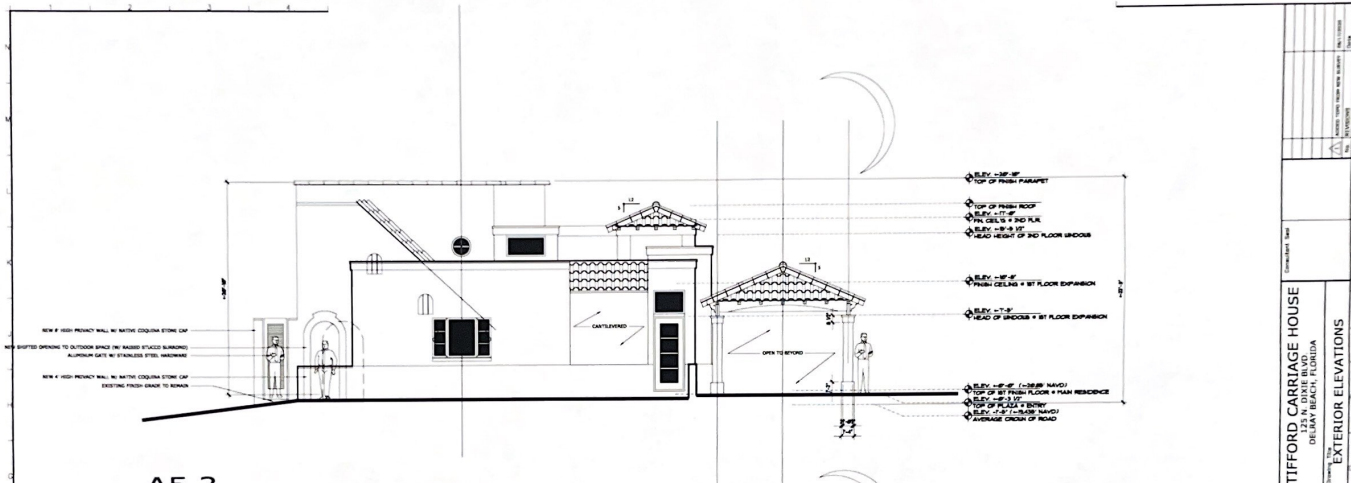


A5.1 PROPOSED ARCHITECTURAL EXTERIOR ENTRY (SOUTH) ELEVATION W/ TERRACE

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

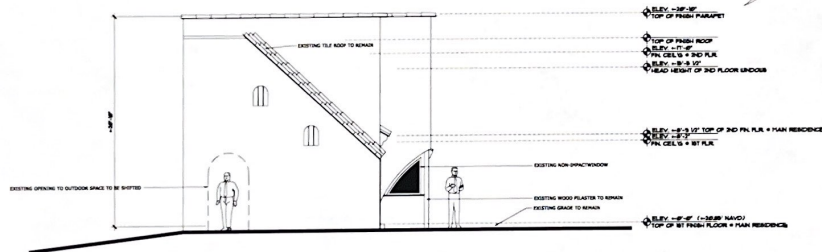
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ARCHITECT: COPE ARCHITECTS, INC. 1000 W. PALM BLVD. #100 DELRAY BEACH, FLORIDA 33483	
DATE: MAY 15, 2023	
DRAWN BY: J. COPE	
CHECKED BY: J. COPE	
TITLE: EXTERIOR ELEVATIONS	
SCALE: 1/4" = 1'-0"	

A4.2



A5.2 PROPOSED ARCHITECTURAL EXTERIOR LEFT SIDE (WEST) ELEVATION

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



A5.3 EXISTING ARCHITECTURAL EXTERIOR LEFT SIDE (WEST) ELEVATION

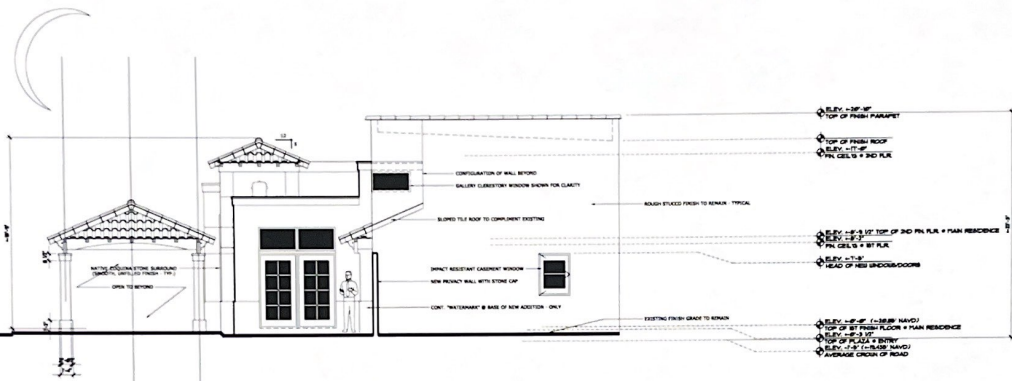
SCALE: 1/4" = 1'-0"

TIFFORD, CARRIAGE HOUSE
DELRAY BEACH, FLORIDA

CORP ARCHITECTS, INC.
ARCHITECTS AND INTERIORS
1000 N. W. 10TH AVE., SUITE 200
FORT LAUDERDALE, FLORIDA 33304

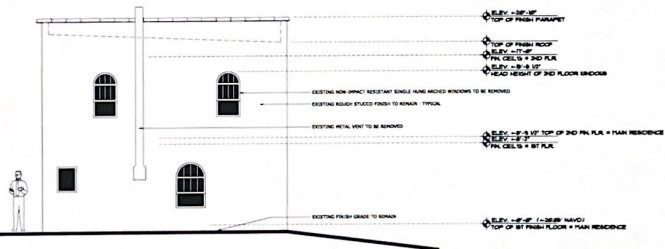
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PROJECT NO.:
JOB TITLE:
DRAWING NO.:
DATE: 05/18/2020
DRAWING BY:

A4.3



A5.4 PROPOSED ARCHITECTURAL EXTERIOR RIGHT SIDE (EAST) ELEVATION

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



A5.5 EXISTING ARCHITECTURAL EXTERIOR RIGHT SIDE (EAST) ELEVATION

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

Client: Tifford

TIFFORD CARRIAGE HOUSE
DELMAR BEACH, FLORIDA

COPE ARCHITECTS, INC.
1000 W. PALM BEACH BLVD., SUITE 100
PALM BEACH, FLORIDA 33480

Project No. 2022-001

Date: 05/15/2022

Sheet: A4.4

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

Author: JAC

Checker: JAC

Plot Date: 05/15/2022

Plot Time: 10:00 AM

Plot User: JAC

Plot Device: HP DesignJet T1100

Plot Path: \\server\projects\2022\A4.4.dwg

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Plot Size: 11x17

Plot Orientation: Landscape

Plot Status: Success

Plot Date: 05/15/2022

Plot Time: 10:00 AM

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Plot Device: HP DesignJet T1100

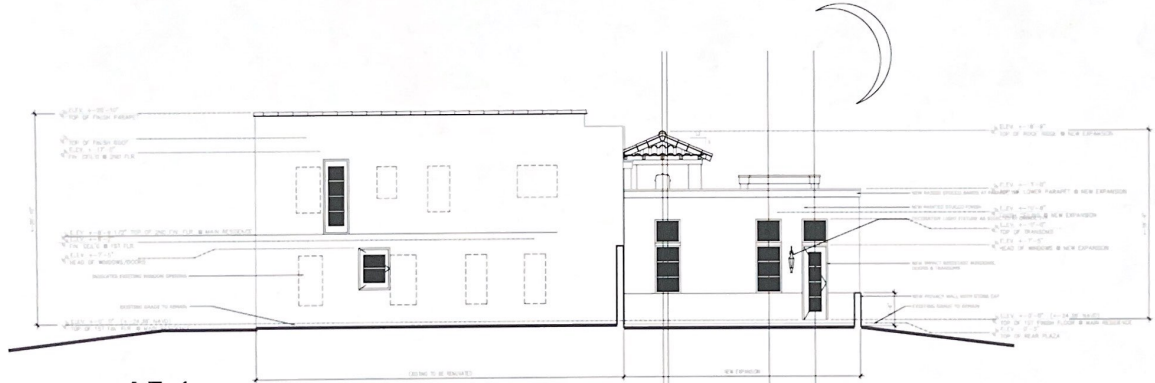
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Plot Orientation: Landscape

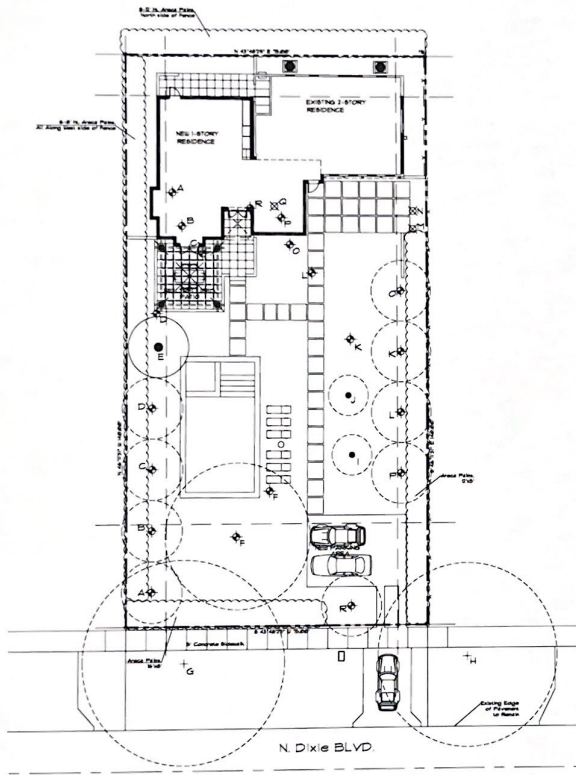
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A5.1
PROPOSED ARCHITECTURAL
EXTERIOR REAR (NORTHTH) ELEVATION

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

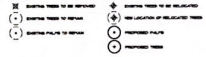
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EXISTING TREE LIST

KEY	TREE CODE	DESCRIPTION	STATUS
1	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
2	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
3	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
4	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
5	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
6	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
7	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
8	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
9	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
10	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
11	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
12	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
13	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
14	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
15	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
16	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
17	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
18	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
19	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
20	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
21	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
22	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
23	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
24	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
25	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
26	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
27	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
28	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
29	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
30	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
31	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
32	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
33	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
34	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
35	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
36	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
37	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
38	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
39	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
40	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
41	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
42	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
43	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
44	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
45	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
46	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
47	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
48	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
49	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE
50	Common Northern Red Oak	20' dia. H, 20' dbh	REMOVE

LEGEND

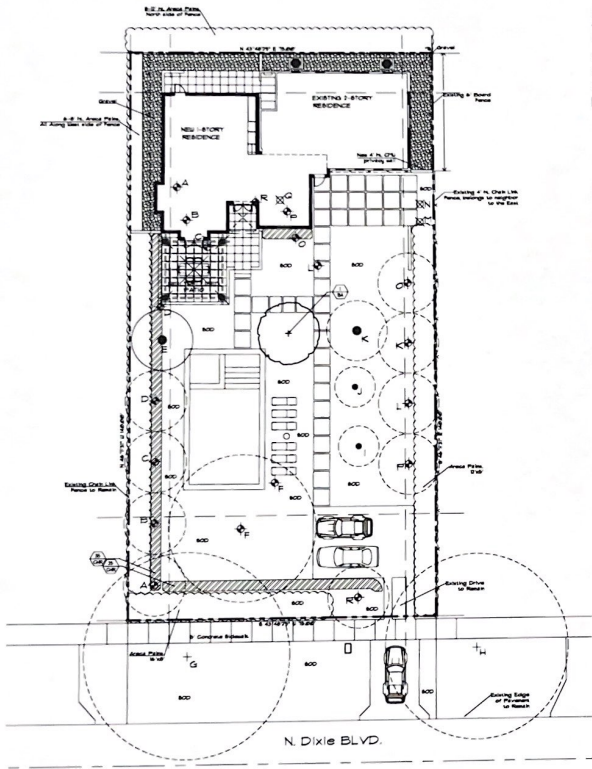


lifford residence
 125 n. dixie blvd
 denver, colorado, CO

dave bodler
 landscape architect/planner, inc.
 801 n. cameron ave., suite 100-1
 denver, colorado, colorado 80202
 phone: 303-733-6571

PROJECT NUMBER: 8920
 DATE: 07/24/00
 DRAWN BY: J. W. W.
 CHECKED BY: J. W. W.
 REVISIONS:

0000000



PLANT LIST

SYM	BOTANICAL COMMON NAME	SIZE	QUANTITY
BA	Banksia integrata	2' H. x 8" dia. 2' dia.	1
CA	Callistemon coccineus	24" H. x 24" dia. 24" dia.	8
CO	Corymbia laevis	6' H. x 6" dia.	1
GR	Gravel	3" layer	

SYM	BOTANICAL COMMON NAME	SIZE	QUANTITY
BA	Banksia integrata	2' H. x 8" dia. 2' dia.	1
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GR	Gravel	3" layer	

LEGEND

(X)	EXISTING TREES TO BE REMOVED	(+)	EXISTING TREES TO BE RELOCATED
(○)	EXISTING TREES TO BE RETAINED	(○)	NEW LOCATION OF RELOCATED TREES
(○)	EXISTING TREES TO BE RELAINED	(○)	PROPOSED PALMS
(○)	EXISTING TREES TO BE RELAINED	(○)	PROPOSED TREES

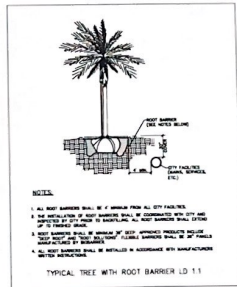
CODE DATA

NO.	DESCRIPTION	AMOUNT	UNIT
1	TOTAL AREA	1500	SQ. FT.
2	EXISTING AREA	1500	SQ. FT.
3	NEW AREA	1500	SQ. FT.
4	TOTAL PERCENT OF AREA	100	%
5	PERCENT OF EXISTING AREA	100	%
6	PERCENT OF NEW AREA	100	%
7	TOTAL PERCENT OF TREES	100	%
8	TOTAL PERCENT OF TREES	100	%
9	TOTAL PERCENT OF TREES	100	%
10	TOTAL PERCENT OF TREES	100	%
11	TOTAL PERCENT OF TREES	100	%
12	TOTAL PERCENT OF TREES	100	%
13	TOTAL PERCENT OF TREES	100	%

ALL PLANT MATERIALS SHALL BE SUPPLIED BY THE CONTRACTOR. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF TAMPA PLANTING SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TAMPA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TAMPA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TAMPA.

THE USER AGREES TO HOLD THE CONTRACTOR HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS PLAN. THE USER AGREES TO HOLD THE CONTRACTOR HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS PLAN.

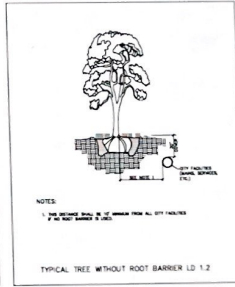
A COST ESTIMATE SHALL BE SUBMITTED AT THE TIME OF THE BUILDING PERMIT APPLICATION. AN IRRIGATION PLAN SHALL BE SUBMITTED AT THE TIME OF THE BUILDING PERMIT APPLICATION.



NOTES

1. ALL ROOT BARRIERS SHALL BE 12" HIGH FROM ALL CITY FACILITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TAMPA.
3. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
4. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

TYPICAL TREE WITH ROOT BARRIER LD 1.1



NOTES

1. ALL ROOT BARRIERS SHALL BE 12" HIGH FROM ALL CITY FACILITIES.

TYPICAL TREE WITHOUT ROOT BARRIER LD 1.2

tifford residence

1225 N. Dixie Blvd.
Tampa, FL 33606

dave bodker
landscape architects/planners llc

620 N. Congress Ave., Suite 200
Tampa, FL 33606
Tel: 813-251-1234

#A0000000

PROJECT TITLE

planting

PROJECT NO.

DATE

SCALE

PROJECT NO.

PROJECT NO.

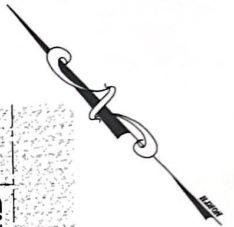
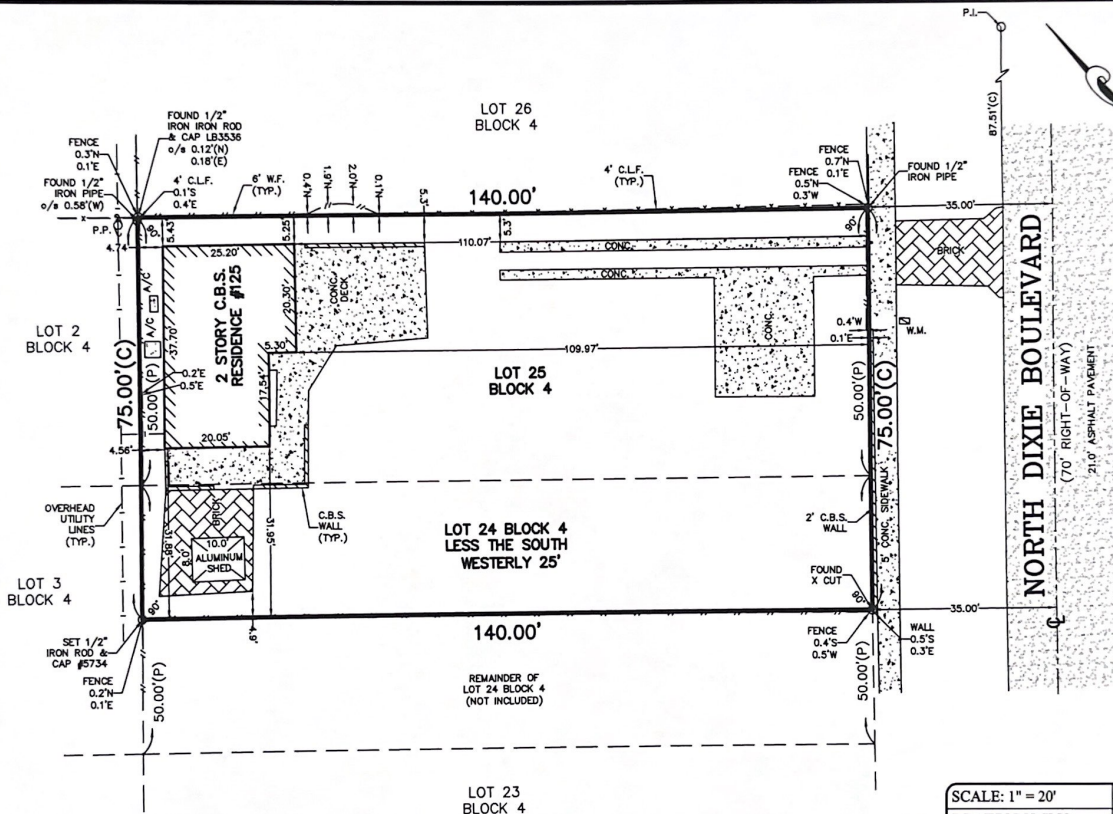
PROJECT NO.

PROJECT NO.

PROJECT NO.



L-2



SCALE: 1" = 20'	SKETCH NO.: 19-2510
DRAWN BY: K.V.	SIDE 2 OF 2