

# **A PRIVATE RESIDENTIAL PROJECT: HPB DESIGN SUBMITAL THE ROBIN MARINO RESIDENCE: A BANKER'S ROW SINGLE FAMILY HOME**

MAY 28, 2020

## 1 TAC COMMENTS

GENERAL NOTES	CODES	VICINITY MAP	INDEX																																																																																																																																																																																																																																																																																																												
<p><b>ARCHITECTURAL:</b></p> <ol style="list-style-type: none"> <li>THE CONTRACTOR SHALL PERFORM ANY AND ALL CUTTING AND PATCHING NECESSARY TO COMPLETE THE WORK.</li> <li>THE CONTRACTOR SHALL NOT DISRUPT EXISTING SERVICES, OPERATIONS, OR UTILITIES WITHOUT OBTAINING OWNER'S PRIOR APPROVAL AND INSTRUCTIONS IN EACH CASE.</li> <li>ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.</li> <li>THE CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR THE VERIFICATION OF ALL ELEVATIONS, CONDITIONS, AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.</li> <li>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.</li> <li>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.</li> <li>THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION.</li> <li>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.</li> <li>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.</li> <li>THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SOLID P.T. BLOCKING BEHIND ALL SHELVING, CABINETS, ETC., OR EQUIPMENT REQUIRING BACKING.</li> <li>FINAL INSPECTIONS ARE REQUIRED FOR ALL PERMITS.</li> </ol>	<p>FLORIDA BUILDING CODE, 2011 EDITION NFPA 1-101 LIFE SAFETY CODE FLORIDA FIRE PREVENTION CODE, 2011 EDITION NATIONAL ELECTRICAL CODE, 2011 EDITION FLORIDA MECHANICAL CODE, 2011 EDITION FLORIDA PLUMBING CODE, 2011 EDITION FLORIDA ACCESSIBILITY CODE/ADA-90, 2011 EDITION</p> <p>ALL OTHER RULES, REGULATIONS AND CODES HAVING JURISDICTION INCLUDING BUT NOT NECESSARILY LIMITED TO:</p> <p>CITY OF DELRAY BEACH, PALM BEACH COUNTY - THE STATE OF FLORIDA CITY OF DELRAY BEACH ZONING REGULATIONS CITY OF DELRAY BEACH ADOPTED ORDINANCES</p>	<p>PROJECT LOCATION</p> <p>TRUE NORTH</p>	<p>ARCHITECTURAL DOCUMENTS:</p> <p>A00 COVER SHEET A10 ARCHITECTURAL SPECIFICATIONS SURVEY AS PROVIDED BY OWNER A20 ARCHITECTURAL SITE PLAN A21 ARCHITECTURAL SITE PLAN DETAILS A30 EXISTING ARCHITECTURAL MAIN COTTAGE FLOOR PLAN A31 EXISTING ARCHITECTURAL REAR COTTAGE FLOOR PLAN A40 PROPOSED ARCHITECTURAL MAIN COTTAGE FLOOR PLAN A41 PROPOSED ARCHITECTURAL REAR COTTAGE FLOOR PLAN A42 PROPOSED ARCHITECTURAL MAIN COTTAGE REFLECTED CEILING PLAN A43 PROPOSED COMBINATION FLOOR PLAN: MAIN &amp; REAR COTTAGE A60 EXISTING ARCHITECTURAL MAIN COTTAGE ELEVATIONS A61 PROPOSED ARCHITECTURAL MAIN COTTAGE ELEVATIONS A10 EXISTING ARCHITECTURAL MAIN COTTAGE ELEVATIONS A11 PROPOSED ARCHITECTURAL MAIN COTTAGE ELEVATIONS A80 EXISTING &amp; PROPOSED ARCHITECTURAL REAR COTTAGE ELEVATIONS A90 DOOR &amp; WINDOW SCHEDULE</p>																																																																																																																																																																																																																																																																																																												
	<p><b>BLDG. DESIGN DATA</b></p> <p>OCCUPANCY CLASSIFICATION: SINGLE FAMILY RESIDENTIAL BLDG. CONSTRUCTION TYPE: TYPE V, PROTECTED ZONING DISTRICT: OSSHAD, SINGLE FAMILY RESIDENTIAL DESIGN WIND LOAD: 110 MILES PER HOUR (3 SECOND GUST) BUILDING HEIGHT LIMITATION: 35 FEET</p>																																																																																																																																																																																																																																																																																																														
	<p><b>SYMBOLS</b></p> <p>DETAIL REFERENCE: </p> <p>ELEVATION REFERENCE: </p> <p>SECTION REFERENCE: </p> <p>INTERIOR ELEVATION REFERENCE: </p> <p>ROOM REFERENCE: </p> <p>DOOR REFERENCE: </p> <p>WINDOW REFERENCE: </p> <p>NOTE REFERENCE: </p> <p>REVISION REFERENCE: </p>	<p><b>ABBREVIATIONS</b></p> <table border="1"> <tbody> <tr><td>ACQUS.</td><td>ACOUSTICAL</td><td>N.I.C.</td><td>NOT IN CONTRACT</td></tr> <tr><td>ADJ.</td><td>ADJUSTABLE</td><td>N.O.</td><td>NUMBER</td></tr> <tr><td>AL.</td><td>ALUMINUM</td><td>N.T.S.</td><td>NOT TO SCALE</td></tr> <tr><td>APPROX.</td><td>APPROXIMATE</td><td>O.A.</td><td>OVERALL</td></tr> <tr><td>BD.</td><td>BOARD</td><td>O.B.</td><td>OBSCURE</td></tr> <tr><td>BLDG.</td><td>BUILDING</td><td>O.C.</td><td>CENTRE</td></tr> <tr><td>BULK.</td><td>BULK</td><td>O.C.D.</td><td>CUTTING DIAMETER</td></tr> <tr><td>BLKG.</td><td>BLOCKING</td><td>O.C.F.</td><td>OWNER FURNISH</td></tr> <tr><td>BM.</td><td>BEAM</td><td>O.C.I.</td><td>CONTRACTOR INSTALL</td></tr> <tr><td>BOT.</td><td>BOTTOM</td><td>O.C.P.</td><td>OPENING</td></tr> <tr><td>CAB.</td><td>CABINET</td><td>O.C.P.</td><td>OPPOSITE</td></tr> <tr><td>CEM.</td><td>CEMENT</td><td>O.F.L.</td><td>PLATE</td></tr> <tr><td>CER.</td><td>CERAMIC</td><td>O.F.Y.U.D.</td><td>PLASTER</td></tr> <tr><td>CIR.</td><td>CLEAR IRON</td><td>O.F.Y.W.D.</td><td>PLWOOD</td></tr> <tr><td>CLEAR.</td><td>CLEAR</td><td>O.F.R.</td><td>PAIR</td></tr> <tr><td>COL.</td><td>COLUMN</td><td>O.F.R.</td><td>PRECAST</td></tr> <tr><td>CONC.</td><td>CONCRETE</td><td>O.F.T.</td><td>PRETENDED TREATED</td></tr> <tr><td>CONN.</td><td>CONNECTION</td><td>O.F.T.</td><td>Douglas Fir</td></tr> <tr><td>CONT.</td><td>CONTINUOUS</td><td>O.F.W.</td><td>PARTITION</td></tr> <tr><td>CTSK.</td><td>COUNTERSUNK</td><td>O.G.</td><td>QUARRY TILE</td></tr> <tr><td>DECOR.</td><td>DECORATIVE</td><td>O.R.</td><td>RISER</td></tr> <tr><td>DET.</td><td>DETAIL</td><td>O.RAD.</td><td>RADIUS</td></tr> <tr><td>D.F.</td><td>Douglas Fir</td><td>O.REINF.</td><td>REINFORCE</td></tr> <tr><td>DIA.</td><td>DIAETER</td><td>O.REQ.</td><td>REQUIRED</td></tr> <tr><td>DIM.</td><td>DIMENSION</td><td>O.R.O.</td><td>ROUGH OPENING</td></tr> <tr><td>DN.</td><td>DOWN</td><td>O.R.D.</td><td>REDWOOD</td></tr> <tr><td>DR.</td><td>DRAPERY SPOT</td><td>O.R.W.L.</td><td>RAIN WATER LEADER</td></tr> <tr><td>DRA.</td><td>DRAWINGS</td><td>O.S.C.</td><td>SOLID CORE</td></tr> <tr><td>EA.</td><td>EACH</td><td>O.SCHED.</td><td>SCHEDULE</td></tr> <tr><td>ELEC.</td><td>ELECTRICAL</td><td>O.SHT.</td><td>SHEET</td></tr> <tr><td>EG.</td><td>EQUAL</td><td>O.SQ.</td><td>SQUARE</td></tr> <tr><td>EXH.</td><td>EXHAUST</td><td>O.SST.</td><td>STAINLESS STEEL</td></tr> <tr><td>EXP.</td><td>EXPANSION</td><td>O.STD.</td><td>STANDARD</td></tr> <tr><td>EXT.</td><td>EXTENDED</td><td>O.STR.</td><td>STORAGE</td></tr> <tr><td>EXIST.</td><td>EXISTING</td><td>O.STRUCT.</td><td>STRUCTURAL</td></tr> <tr><td>F.A.U.</td><td>FORCE AIR UNIT</td><td>O.SYM.</td><td>SYMMETRICAL</td></tr> <tr><td>F.H.C.</td><td>FLAME HOSE CABINET</td><td>O.T.C.</td><td>TREAD</td></tr> <tr><td>FIN.</td><td>FINISH</td><td>O.TEL.</td><td>TOP OF CURB</td></tr> <tr><td>FL.</td><td>FLASHING</td><td>O.TG.</td><td>TELEPHONE</td></tr> <tr><td>FLASH.</td><td>FLASH</td><td>O.TG&amp;G.</td><td>TOP GROOVE AND GROOVE</td></tr> <tr><td>FOR.</td><td>FOOT</td><td>O.T.O.C.</td><td>TOP OF CHIMNEY</td></tr> <tr><td>F.O.M.</td><td>FACE OF MASONRY</td><td>O.T.O.F.</td><td>TOP OF FRAMING</td></tr> <tr><td>F.O.B.</td><td>FACE OF STUD</td><td>O.T.O.L.</td><td>TOP OF LEDGER</td></tr> <tr><td>FT.</td><td>FOOT/FEET</td><td>O.T.O.P.</td><td>TOP OF PLATE</td></tr> <tr><td>FTG.</td><td>FOOTING</td><td>O.T.P.</td><td>TYPICAL</td></tr> <tr><td>GA.</td><td>GAUGE</td><td>O.U.N.</td><td>UNLESS OTHERWISE NOTED</td></tr> <tr><td>GALV.</td><td>GALVANIZED</td><td>O.VERT.</td><td>VERTICAL</td></tr> <tr><td>GEL.</td><td>GEL</td><td>O.VEST.</td><td>VESTIBULE</td></tr> <tr><td>GR.</td><td>GRADE</td><td>O.V.G.D.F.</td><td>VERTICAL GRAIN DOUGLAS FIR</td></tr> <tr><td>GYP.</td><td>GYPUM</td><td>O.W.</td><td>WITH</td></tr> <tr><td>HB.</td><td>HOSE BIBB</td><td>O.W.D.</td><td>WITHOUT</td></tr> <tr><td>HC.</td><td>HOLLOW CORE</td><td>O.W.D.C.</td><td>WATER CLOSET</td></tr> <tr><td>HDWD.</td><td>HARDWOOD</td><td>O.W.D.W.</td><td>WOOD</td></tr> <tr><td>HDWE.</td><td>HARDWARE</td><td>O.W.H.</td><td>WINDOW</td></tr> <tr><td>HGT.</td><td>HEIGHT</td><td>O.W.H.W.</td><td>WATER HEATER</td></tr> <tr><td>HGT.</td><td>HGT.</td><td>O.W.H.W.</td><td>WASHCOT</td></tr> <tr><td>HGT.</td><td>HGT.</td><td>O.W.H.W.</td><td>WEIGHT</td></tr> <tr><td>HORIZ.</td><td>HORIZONTAL</td><td>O.SYMBOLS</td><td>SYMBOLS</td></tr> <tr><td>ID.</td><td>INSIDE DIAMETER</td><td>O.A.</td><td>AND</td></tr> <tr><td>LAND.</td><td>LANDSCAPE</td><td>O.A.</td><td>ANGLE</td></tr> <tr><td>INSL.</td><td>INSULATION</td><td>O.A.</td><td>AT</td></tr> <tr><td>INT.</td><td>INTERIOR</td><td>O.C.</td><td>CENTER LINE</td></tr> <tr><td>JAN.</td><td>JANITOR</td><td>O.D.</td><td>DIAMETER OR ROUND</td></tr> <tr><td>JT.</td><td>JT.</td><td>O.F.</td><td>POUND OR NUMBER</td></tr> <tr><td>LAM.</td><td>LAMINATE</td><td></td><td></td></tr> <tr><td>LAV.</td><td>LAVATORY</td><td></td><td></td></tr> <tr><td>LOC.</td><td>LOCATION</td><td></td><td></td></tr> <tr><td>MAX.</td><td>MAXIMUM</td><td></td><td></td></tr> <tr><td>MECH.</td><td>MECHANICAL</td><td></td><td></td></tr> <tr><td>MET.</td><td>MATERIAL</td><td></td><td></td></tr> <tr><td>MFR.</td><td>MANUFACTURER</td><td></td><td></td></tr> <tr><td>MIN.</td><td>MINIMUM</td><td></td><td></td></tr> <tr><td>MISC.</td><td>MISCELLANEOUS</td><td></td><td></td></tr> <tr><td>M.O.</td><td>MASONRY</td><td></td><td></td></tr> <tr><td>MUL.</td><td>MULCH</td><td></td><td></td></tr> </tbody> </table>	ACQUS.	ACOUSTICAL	N.I.C.	NOT IN CONTRACT	ADJ.	ADJUSTABLE	N.O.	NUMBER	AL.	ALUMINUM	N.T.S.	NOT TO SCALE	APPROX.	APPROXIMATE	O.A.	OVERALL	BD.	BOARD	O.B.	OBSCURE	BLDG.	BUILDING	O.C.	CENTRE	BULK.	BULK	O.C.D.	CUTTING DIAMETER	BLKG.	BLOCKING	O.C.F.	OWNER FURNISH	BM.	BEAM	O.C.I.	CONTRACTOR INSTALL	BOT.	BOTTOM	O.C.P.	OPENING	CAB.	CABINET	O.C.P.	OPPOSITE	CEM.	CEMENT	O.F.L.	PLATE	CER.	CERAMIC	O.F.Y.U.D.	PLASTER	CIR.	CLEAR IRON	O.F.Y.W.D.	PLWOOD	CLEAR.	CLEAR	O.F.R.	PAIR	COL.	COLUMN	O.F.R.	PRECAST	CONC.	CONCRETE	O.F.T.	PRETENDED TREATED	CONN.	CONNECTION	O.F.T.	Douglas Fir	CONT.	CONTINUOUS	O.F.W.	PARTITION	CTSK.	COUNTERSUNK	O.G.	QUARRY TILE	DECOR.	DECORATIVE	O.R.	RISER	DET.	DETAIL	O.RAD.	RADIUS	D.F.	Douglas Fir	O.REINF.	REINFORCE	DIA.	DIAETER	O.REQ.	REQUIRED	DIM.	DIMENSION	O.R.O.	ROUGH OPENING	DN.	DOWN	O.R.D.	REDWOOD	DR.	DRAPERY SPOT	O.R.W.L.	RAIN WATER LEADER	DRA.	DRAWINGS	O.S.C.	SOLID CORE	EA.	EACH	O.SCHED.	SCHEDULE	ELEC.	ELECTRICAL	O.SHT.	SHEET	EG.	EQUAL	O.SQ.	SQUARE	EXH.	EXHAUST	O.SST.	STAINLESS STEEL	EXP.	EXPANSION	O.STD.	STANDARD	EXT.	EXTENDED	O.STR.	STORAGE	EXIST.	EXISTING	O.STRUCT.	STRUCTURAL	F.A.U.	FORCE AIR UNIT	O.SYM.	SYMMETRICAL	F.H.C.	FLAME HOSE CABINET	O.T.C.	TREAD	FIN.	FINISH	O.TEL.	TOP OF CURB	FL.	FLASHING	O.TG.	TELEPHONE	FLASH.	FLASH	O.TG&G.	TOP GROOVE AND GROOVE	FOR.	FOOT	O.T.O.C.	TOP OF CHIMNEY	F.O.M.	FACE OF MASONRY	O.T.O.F.	TOP OF FRAMING	F.O.B.	FACE OF STUD	O.T.O.L.	TOP OF LEDGER	FT.	FOOT/FEET	O.T.O.P.	TOP OF PLATE	FTG.	FOOTING	O.T.P.	TYPICAL	GA.	GAUGE	O.U.N.	UNLESS OTHERWISE NOTED	GALV.	GALVANIZED	O.VERT.	VERTICAL	GEL.	GEL	O.VEST.	VESTIBULE	GR.	GRADE	O.V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR	GYP.	GYPUM	O.W.	WITH	HB.	HOSE BIBB	O.W.D.	WITHOUT	HC.	HOLLOW CORE	O.W.D.C.	WATER CLOSET	HDWD.	HARDWOOD	O.W.D.W.	WOOD	HDWE.	HARDWARE	O.W.H.	WINDOW	HGT.	HEIGHT	O.W.H.W.	WATER HEATER	HGT.	HGT.	O.W.H.W.	WASHCOT	HGT.	HGT.	O.W.H.W.	WEIGHT	HORIZ.	HORIZONTAL	O.SYMBOLS	SYMBOLS	ID.	INSIDE DIAMETER	O.A.	AND	LAND.	LANDSCAPE	O.A.	ANGLE	INSL.	INSULATION	O.A.	AT	INT.	INTERIOR	O.C.	CENTER LINE	JAN.	JANITOR	O.D.	DIAMETER OR ROUND	JT.	JT.	O.F.	POUND OR NUMBER	LAM.	LAMINATE			LAV.	LAVATORY			LOC.	LOCATION			MAX.	MAXIMUM			MECH.	MECHANICAL			MET.	MATERIAL			MFR.	MANUFACTURER			MIN.	MINIMUM			MISC.	MISCELLANEOUS			M.O.	MASONRY			MUL.	MULCH			<p><b>PROJECT TEAM</b></p> <p><b>ARCHITECT:</b> COPE ARCHITECTS, INC. 101 SE 1ST STREET DELRAY BEACH, FLORIDA 33483 cell (561) 789-3791 email copearchitectsinc@gmail.com</p> <p><b>MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:</b> BEACON CONSULTING ENGINEERS 1640 NW 2ND AVENUE BOYNTON BEACH, FLORIDA 33432 PHO (561) 391-9292 FAX (561) 391-9898</p> <p><b>STRUCTURAL ENGINEER:</b> PENNINI 601 NORTH CONGRESS AVENUE, SUITE #106-A DELRAY BEACH, FLORIDA 33445 PHO (561) 265-6864 FAX (561) 265-6866</p> <p><b>LANDSCAPE ARCHITECT:</b> GENERAL LANDSCAPING, CORP. 845 NE 1ST STREET BOCA RATON, FLORIDA 33481-2435 PHO (561) 994-3755 FAX (561) 991-8667</p>
ACQUS.	ACOUSTICAL	N.I.C.	NOT IN CONTRACT																																																																																																																																																																																																																																																																																																												
ADJ.	ADJUSTABLE	N.O.	NUMBER																																																																																																																																																																																																																																																																																																												
AL.	ALUMINUM	N.T.S.	NOT TO SCALE																																																																																																																																																																																																																																																																																																												
APPROX.	APPROXIMATE	O.A.	OVERALL																																																																																																																																																																																																																																																																																																												
BD.	BOARD	O.B.	OBSCURE																																																																																																																																																																																																																																																																																																												
BLDG.	BUILDING	O.C.	CENTRE																																																																																																																																																																																																																																																																																																												
BULK.	BULK	O.C.D.	CUTTING DIAMETER																																																																																																																																																																																																																																																																																																												
BLKG.	BLOCKING	O.C.F.	OWNER FURNISH																																																																																																																																																																																																																																																																																																												
BM.	BEAM	O.C.I.	CONTRACTOR INSTALL																																																																																																																																																																																																																																																																																																												
BOT.	BOTTOM	O.C.P.	OPENING																																																																																																																																																																																																																																																																																																												
CAB.	CABINET	O.C.P.	OPPOSITE																																																																																																																																																																																																																																																																																																												
CEM.	CEMENT	O.F.L.	PLATE																																																																																																																																																																																																																																																																																																												
CER.	CERAMIC	O.F.Y.U.D.	PLASTER																																																																																																																																																																																																																																																																																																												
CIR.	CLEAR IRON	O.F.Y.W.D.	PLWOOD																																																																																																																																																																																																																																																																																																												
CLEAR.	CLEAR	O.F.R.	PAIR																																																																																																																																																																																																																																																																																																												
COL.	COLUMN	O.F.R.	PRECAST																																																																																																																																																																																																																																																																																																												
CONC.	CONCRETE	O.F.T.	PRETENDED TREATED																																																																																																																																																																																																																																																																																																												
CONN.	CONNECTION	O.F.T.	Douglas Fir																																																																																																																																																																																																																																																																																																												
CONT.	CONTINUOUS	O.F.W.	PARTITION																																																																																																																																																																																																																																																																																																												
CTSK.	COUNTERSUNK	O.G.	QUARRY TILE																																																																																																																																																																																																																																																																																																												
DECOR.	DECORATIVE	O.R.	RISER																																																																																																																																																																																																																																																																																																												
DET.	DETAIL	O.RAD.	RADIUS																																																																																																																																																																																																																																																																																																												
D.F.	Douglas Fir	O.REINF.	REINFORCE																																																																																																																																																																																																																																																																																																												
DIA.	DIAETER	O.REQ.	REQUIRED																																																																																																																																																																																																																																																																																																												
DIM.	DIMENSION	O.R.O.	ROUGH OPENING																																																																																																																																																																																																																																																																																																												
DN.	DOWN	O.R.D.	REDWOOD																																																																																																																																																																																																																																																																																																												
DR.	DRAPERY SPOT	O.R.W.L.	RAIN WATER LEADER																																																																																																																																																																																																																																																																																																												
DRA.	DRAWINGS	O.S.C.	SOLID CORE																																																																																																																																																																																																																																																																																																												
EA.	EACH	O.SCHED.	SCHEDULE																																																																																																																																																																																																																																																																																																												
ELEC.	ELECTRICAL	O.SHT.	SHEET																																																																																																																																																																																																																																																																																																												
EG.	EQUAL	O.SQ.	SQUARE																																																																																																																																																																																																																																																																																																												
EXH.	EXHAUST	O.SST.	STAINLESS STEEL																																																																																																																																																																																																																																																																																																												
EXP.	EXPANSION	O.STD.	STANDARD																																																																																																																																																																																																																																																																																																												
EXT.	EXTENDED	O.STR.	STORAGE																																																																																																																																																																																																																																																																																																												
EXIST.	EXISTING	O.STRUCT.	STRUCTURAL																																																																																																																																																																																																																																																																																																												
F.A.U.	FORCE AIR UNIT	O.SYM.	SYMMETRICAL																																																																																																																																																																																																																																																																																																												
F.H.C.	FLAME HOSE CABINET	O.T.C.	TREAD																																																																																																																																																																																																																																																																																																												
FIN.	FINISH	O.TEL.	TOP OF CURB																																																																																																																																																																																																																																																																																																												
FL.	FLASHING	O.TG.	TELEPHONE																																																																																																																																																																																																																																																																																																												
FLASH.	FLASH	O.TG&G.	TOP GROOVE AND GROOVE																																																																																																																																																																																																																																																																																																												
FOR.	FOOT	O.T.O.C.	TOP OF CHIMNEY																																																																																																																																																																																																																																																																																																												
F.O.M.	FACE OF MASONRY	O.T.O.F.	TOP OF FRAMING																																																																																																																																																																																																																																																																																																												
F.O.B.	FACE OF STUD	O.T.O.L.	TOP OF LEDGER																																																																																																																																																																																																																																																																																																												
FT.	FOOT/FEET	O.T.O.P.	TOP OF PLATE																																																																																																																																																																																																																																																																																																												
FTG.	FOOTING	O.T.P.	TYPICAL																																																																																																																																																																																																																																																																																																												
GA.	GAUGE	O.U.N.	UNLESS OTHERWISE NOTED																																																																																																																																																																																																																																																																																																												
GALV.	GALVANIZED	O.VERT.	VERTICAL																																																																																																																																																																																																																																																																																																												
GEL.	GEL	O.VEST.	VESTIBULE																																																																																																																																																																																																																																																																																																												
GR.	GRADE	O.V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR																																																																																																																																																																																																																																																																																																												
GYP.	GYPUM	O.W.	WITH																																																																																																																																																																																																																																																																																																												
HB.	HOSE BIBB	O.W.D.	WITHOUT																																																																																																																																																																																																																																																																																																												
HC.	HOLLOW CORE	O.W.D.C.	WATER CLOSET																																																																																																																																																																																																																																																																																																												
HDWD.	HARDWOOD	O.W.D.W.	WOOD																																																																																																																																																																																																																																																																																																												
HDWE.	HARDWARE	O.W.H.	WINDOW																																																																																																																																																																																																																																																																																																												
HGT.	HEIGHT	O.W.H.W.	WATER HEATER																																																																																																																																																																																																																																																																																																												
HGT.	HGT.	O.W.H.W.	WASHCOT																																																																																																																																																																																																																																																																																																												
HGT.	HGT.	O.W.H.W.	WEIGHT																																																																																																																																																																																																																																																																																																												
HORIZ.	HORIZONTAL	O.SYMBOLS	SYMBOLS																																																																																																																																																																																																																																																																																																												
ID.	INSIDE DIAMETER	O.A.	AND																																																																																																																																																																																																																																																																																																												
LAND.	LANDSCAPE	O.A.	ANGLE																																																																																																																																																																																																																																																																																																												
INSL.	INSULATION	O.A.	AT																																																																																																																																																																																																																																																																																																												
INT.	INTERIOR	O.C.	CENTER LINE																																																																																																																																																																																																																																																																																																												
JAN.	JANITOR	O.D.	DIAMETER OR ROUND																																																																																																																																																																																																																																																																																																												
JT.	JT.	O.F.	POUND OR NUMBER																																																																																																																																																																																																																																																																																																												
LAM.	LAMINATE																																																																																																																																																																																																																																																																																																														
LAV.	LAVATORY																																																																																																																																																																																																																																																																																																														
LOC.	LOCATION																																																																																																																																																																																																																																																																																																														
MAX.	MAXIMUM																																																																																																																																																																																																																																																																																																														
MECH.	MECHANICAL																																																																																																																																																																																																																																																																																																														
MET.	MATERIAL																																																																																																																																																																																																																																																																																																														
MFR.	MANUFACTURER																																																																																																																																																																																																																																																																																																														
MIN.	MINIMUM																																																																																																																																																																																																																																																																																																														
MISC.	MISCELLANEOUS																																																																																																																																																																																																																																																																																																														
M.O.	MASONRY																																																																																																																																																																																																																																																																																																														
MUL.	MULCH																																																																																																																																																																																																																																																																																																														

# GENERAL NOTES

## ARCHITECTURAL:

- THESE DOCUMENTS INDICATE THE DESIGN INTENT OF THE CONSTRUCTION PROJECT IN ORDER TO ESTABLISH STANDARDS FOR QUALITY AND/OR PERFORMANCE.
- 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.
- 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 4 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 INFERRRED EQUIPMENT.
- REASONABLY INFERRRED 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 INTERPRETATIONS CONFLICT WITH OTHER ELEMENTS OF THE WORK.
- THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS & DIMENSIONS INDICATED W/ THE CD'S & SHALL NOTIFY THE ARCHITECT OF ANY VARIATION PRIOR TO 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.
- THE GENERAL CONTRACTOR, UPON AWARDING CONTRACTS 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING SUBSTANTIAL COMPLETION REGARDLESS OF DELIVERY DATES FOR MATERIALS & EQUIPMENT.
- THE ARCHITECT HAS NOT CONDUCTED NOR INTENDS TO CONDUCT ANY INVESTIGATION AS TO THE PRESENCE OF HAZARDOUS MATERIALS, INCLUDING ASBESTOS, 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.
- THE CONTRACTOR SHALL ISSUE COMPLETE SETS OF CD'S TO EACH OF THE SUB-CONTRACTORS FOR COORDINATION OF THEIR WORK AND DESCRIPTION OF SCOPE.
- 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.
- 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.
- WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. REFERENCES TO THE CONTRACTOR SHALL INCLUDE THE GENERAL CONTRACTOR AND SUB-CONTRACTORS.
- 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.
- THE ARCHITECT & OWNER SHALL NOT BE RESPONSIBLE FOR THE ERRORS, OMISSIONS OR DELAYS RESULTING FROM THE CONTRACTOR'S PERFORMANCE.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL COORDINATE & WORK W/ BUILDING OWNER REGARDING HEAT, WATER, ELECTRICITY, DELIVERIES, ACCESS, ELEVATOR AVAILABILITY, 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.
- THE CONTRACTOR SHALL FURNISH 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.
- 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.
- 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.

- UNLESS OTHERWISE NOTED, WHEN DRAWINGS ARE IN CONFLICT, ENLARGED PLANS & DETAILS SHALL GOVERN. HOWEVER, THE ARCHITECT SHALL MAKE THE FINAL DETERMINATION IN THESE MATTERS.
- 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.
- 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.
- 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.
- PERFORM WORK & INSTALL MATERIALS IN STRICT ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS & IN A MANNER CONSISTENT W/ INDUSTRY STANDARDS FOR WORKMANSHIP.
- GYPSUM & METAL STUD CONSTRUCTION SHALL BE DONE IN ACCORDANCE W/ RECOMMENDATIONS & INSTRUCTIONS PUBLISHED BY US GYPSUM COMPANY - GYPSUM CONSTRUCTION HANDBOOK, LATEST EDITION. CONSTRUCTION JOINTS MUST OCCUR AT A MAXIMUM OF 25 FT. ON UNDERSIDE OF ROOF DECK.
- FINISH CARPENTRY & MILLWORK SHALL BE DONE IN ACCORDANCE W/ THE ARCHITECTURAL WOODWORKS INSTITUTE (AWI) STANDARDS FOR SELECTION OF MATERIALS, HARDWARE, FABRICATION, WORKMANSHIP & FINISHING.
- 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.
- INSTALL & MAINTAIN NECESSARY COVERINGS, PROTECTIVE ENCLOSURES, TEMPORARY DOORS & PARTITIONS & DUST BARRIERS TO PROTECT OCCUPANTS & RECEIVING WORK & FINISHES TO REMAIN. REPAIR & REPLACE ANY DAMAGES CAUSED BY INPROPER 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.
- 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.
- Maintain EXIT, EXIT LIGHTING, FIRE PROTECTIVE DEVICES & LIFE SAFETY SYSTEMS IN WORKING ORDER.
- EXIT DOORS, EGRESS DOORS & OTHER DOORS REQUIRED FOR MEANS OF EGRESS SHALL BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- VERIFY KEYING REQUIREMENTS OF ALL NEW LOCKS WITH OWNER.
- 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.
- 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.
- 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.
- FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION, CONTRACTOR SHALL PROMPTLY CORRECT WORK FOUND NOT TO BE IN ACCORDANCE W/ THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BEAR ALL COSTS OF CORRECTIONS.
- UNLESS OTHERWISE NOTED, FASTENERS & ATTACHMENTS SHALL BE FULLY CONCEALED FROM VIEW.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE IN PROVIDING THE OWNER A COMPLETE SET OF "AS-BUILT" OR "RECORD" DOCUMENTS.
- 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:

- THE CONTRACTOR SHALL PERFORM WORK IN ACCORDANCE W/ APPLICABLE CODES, REGULATIONS, LOCAL AUTHORITY REGULATIONS & LOCAL CODE OFFICIAL'S DIRECTIVES.
- THE CONTRACTOR SHALL PROVIDE TERMITE PROTECTION AS PER FBC 1816.17

## PARTITION NOTES:

- CLEAR DIMENSIONS MUST BE HELD. DIMENSIONS NOTED AS FINISHED FACE.
- DRAWING DIMENSIONS ARE TO THE FACE OF STUD SURFACE UNLESS CLEAR OR CRITICAL SHALL BE MEASURED FROM FINISH FACE TO FINISH FACE.
- MAKE NO MECHANICAL ATTACHMENTS TO EXTERIOR BUILDING SURFACES WITHOUT PRIOR NOTIFICATION AND APPROVAL FROM THE ARCHITECT.
- 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 AMENDMENTS FOR ANY SPECIAL FIRE STOPPING REQUIREMENTS.
- INSTALL WOOD BLOCKING AT ANY PARTITION SCHEDULED TO RECEIVE HANGING CABINERY AND/OR SHELVING.
- INSTALL MOISTURE RESISTANT SUBSTRATE (WATER RESISTANT TYPE GYPSUM BOARD OR CEMENTITIOUS BOARD) WHERE CERAMIC TILE OR STONWORK IS INDICATED.
- INSTALL STEEL FRAMING FOR PARTITIONS TO COMPLY WITH ASTM C-754 & THE GYPSUM CONSTRUCTION HANDBOOK BY U.S. GYPSUM, LATEST EDITION.

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

## MILLWORK NOTES:

- MILLWORK & CASEWORK SHALL COMPLY W/ ARCHITECTURAL WOODWORK QUALITY STANDARDS, GUIDE SPECIFICATIONS & QUALITY CERTIFICATION PROGRAM, LATEST EDITION, CUSTOM GRADE UNLESS OTHERWISE NOTED.
- INSTALL FIRE RETARDANT TREATED WOOD PRODUCTS WHERE REQUIRED TO COMPLY WITH THE BUILDING CODE.
- COORDINATE INSTALLATION OF ALL IN-WALL STEEL ANCHORAGE, GROUNDS, & MISCELLANEOUS BLOCKING W/ OTHER TRADES FOR PRECISE LOCATION.
- 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.
- COORDINATE ITEMS TO INSURE DELIVERY TO THE PROPER LOCATION & VERIFY PHYSICAL ACCOMMODATION WITHIN THE CONFINES OF THE PROJECT AS REQUIRED.
- SET WORK PLUMB, LEVEL & SQUARE, SCRIBED TIGHTLY & ACCURATELY TO ADJUT. SURFACES, SECURELY ANCHORED IN POSITION INDICATED ON DRAWINGS TO HIGHEST QUALITY STANDARDS.
- LAMINATE EDGES OF COUNTERTOPS & EDGES OF DOORS PRIOR TO FACING COUNTERTOPS OR DOORS.
- COORDINATE EXACT PLACEMENT OF PLUMBING & ELECTRICAL FIXTURES, SWITCHES & OUTLETS TO BE INSTALLED WITHIN THE MILLWORK.
- REPAIR, REPLACE OR OTHERWISE MAKE GOOD TO SATISFACTION OF ARCHITECT DAMAGE INCURRED TO MILLWORK DURING CONSTRUCTION.
- ADJUST DOORS, DRAWERS & HARDWARE FOR PROPER OPERATION & CLEAN SURFACES, INSIDE & OUT.
- COMPLY W/ MILLWORK MANUFACTURER'S & INSTALLER'S RECOMMENDED OPTIMUM TEMPERATURE & HUMIDITY CONDITIONS FOR STORAGE & INSTALLATION OF WORK.
- COMPLY W/ ARCHITECTURAL WOODWORK QUALITY STANDARDS, GUIDE SPECIFICATIONS & QUALITY CERTIFICATION PROGRAM, SECTION 1500 FACTOR FINISHING SYSTEMS FOR FINISHES NOTED.

## FINISH NOTES:

- 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.
- 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.
- CONTRACTOR WILL BE RESPONSIBLE FOR PROVING AN APPROPRIATELY LEVEL & SMOOTH CONCRETE OR OTHER SUBSTRATE TO MEET THE CARPET (IF CARPET IS USED) MEETING INDUSTRY STANDARDS PRIOR TO INSTALLATION.
- CARPET, IF USED, SHALL BE INSTALLED IN THE SAME DIRECTION. SEAM CARPET AT DOORS AND ON CENTERLINE OF DOORS, TYPICAL.
- PAINTED SURFACES:

  - 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/ GALLEY/PANTRY SHALL BE SEMI-GLOSS ALKYD ENAMEL.
  - PREPARE & 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).

- 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 FLAMMABLE MATERIALS (ONLY IF APPLICABLE).
- 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.

## WALL COVERING:

- INTERIOR FINISH MATERIALS SHALL COMPLY WITH LOCAL CODES. WHEN REQUIRED BY BUILDING OFFICIAL'S, APPLY FLAME PROOFING TO FABRIC WALL COVERINGS.
- 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.
- INSTALL SEAMS PLUMB & NOT LESS THAN SIX (6) INCHES FROM CORNERS. HORIZONTAL SEAMS SHALL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES.
- REMOVE EXCESS ADHESIVE PROMPTLY. REPLACE PANELS WHICH CANNOT BE COMPLETELY CLEANED.
- INSTALLATION OF PATTERNED FABRIC WALL COVERINGS SHALL BE MATCH AT EDGE TO ADJACENT FABRIC PANEL.
- REMOVE SWITCH PLATES & SURFACE MOUNTED FIXTURES TO PERMIT WALL COVERING INSTALLATION & RE-INSTALL UPON COMPLETION.
- WALL COVERINGS SHALL BE FROM CONSISTENT DYE LOTS.
- NO SUBSTITUTION OF ANY SPECIFIED WALL COVERINGS OR FINISH MAY BE MADE WITHOUT PRIOR APPROVAL OF ARCHITECT.

## TILE:

- INSTALL TILE IN ACCORDANCE W/ TILE COUNCIL OF AMERICA HANDBOOK FOR CERAMIC TILE INSTALLATION METHODS.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING APPROPRIATE SUBSTRATE (I.E. MOISTURE RESISTANT GYPSUM BOARD, "WONDERBOARD", ETC.).

## TELEPHONE/DATA/ELECTRICAL NOTES:

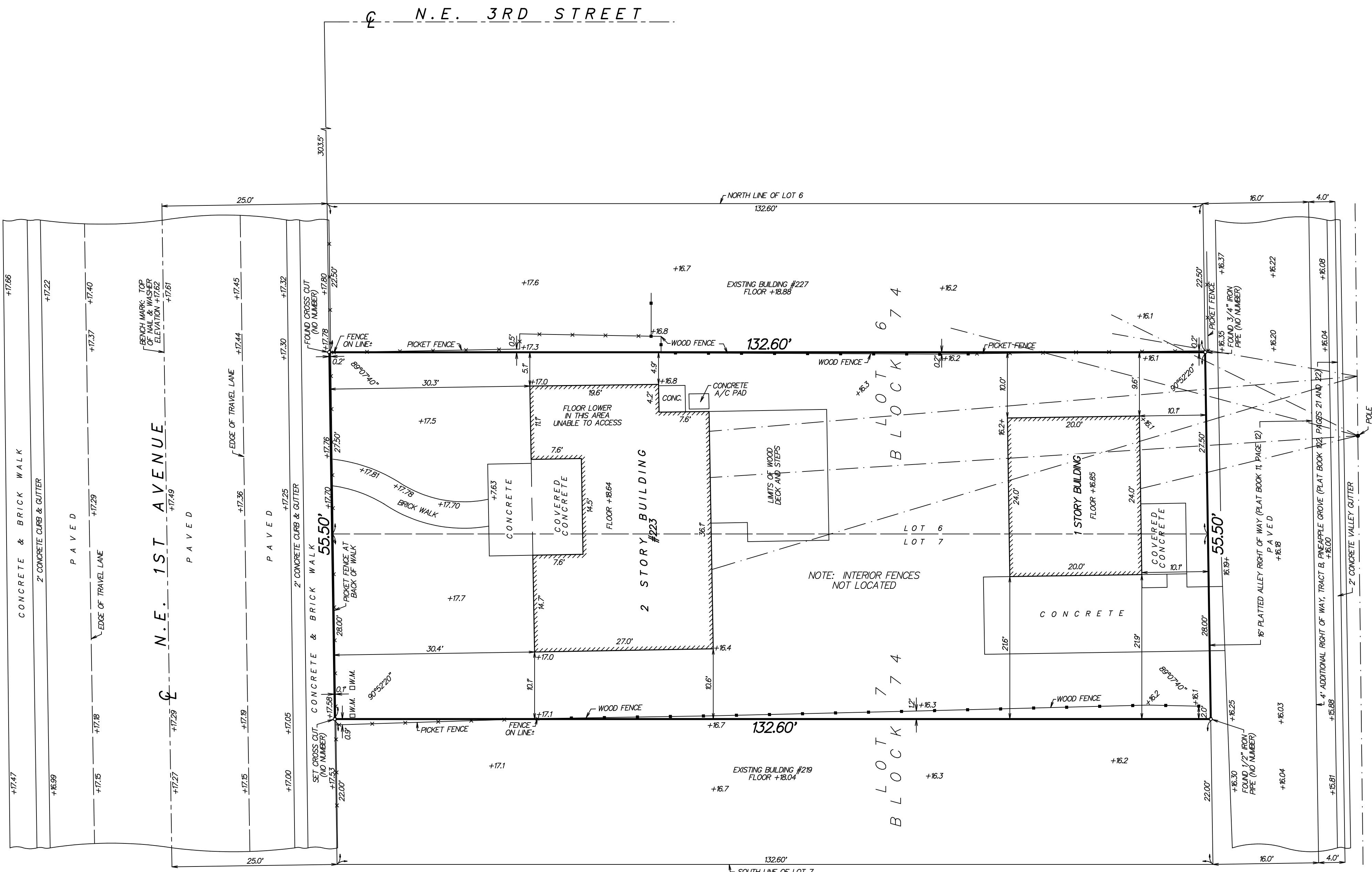
- WORK SHALL BE IN ACCORDANCE W/ APPLICABLE NATIONAL, STATE AND LOCAL ELECTRICAL CODES.
- IN M/E/P DESIGN-BUILD PROJECTS, MECHANICAL & ELECTRICAL ENGINEERING DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW & APPROVAL PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR COORDINATING VARIOUS TRADES. CONTRACTOR SHALL CONTROL INSTALLATION SEQUENCE OF VARIOUS ITEMS TO ACCOMMODATE DIMENSIONAL REQUIREMENTS OF TOTAL ASSEMBLY INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM, DATA, TELEPHONE, SPRINKLER PIPING AND ANY & ALL EQUIPMENT.
- 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.
- 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.
- SEPARATE JUNCTION BOXES BY AT LEAST ONE (1) STUD WHERE TELEPHONE & ELECTRICAL OUTLETS APPEAR BACK-TO-BACK OR SIDE-BY-SIDE.
- OUTLETS, SWITCHES & JUNCTION BOXES LOCATED IN ACOUSTICAL PARTITIONS SHALL RECEIVE EQUIVALENT INSULATION BEHIND BOXES.
- WHERE WALL MOUNTED OUTLETS ARE INDICATED SIDE-BY-SIDE, THE MAXIMUM SEPARATION SHALL BE SIX (6) INCHES, CENTERLINE TO CENTERLINE, UNO..
- GANG ELECTRICAL OUTLETS & SWITCHES WHERE POSSIBLE.
- WALL MOUNTED ELECTRICAL, TELEPHONE & DATA OUTLETS SHALL BE INSTALLED AT EIGHTEEN (18) INCHES ABOVE FINISHED FLOORS, UNLESS NOTED OTHERWISE.
- INSTALL LIGHT SWITCHES AT FORTY-EIGHT (48) INCHES AFF. & WITHIN EIGHT (8) INCHES OF DOOR FRAME, UNO.. FOLLOW ADA REGULATIONS IN PUBLIC CIRCUMSTANCES.
- THERMOSTATS SHALL BE INSTALLED AT SIXTY (60) INCHES AFF. ADJACENT TO LIGHT SWITCHES, UNLESS NOTED OTHERWISE.
- INCANDESCENT LIGHT FIXTURES ARE TO BE ON DIMMERS, UNO..
- WHERE LIGHTS & SWITCHES ARE NOTED W/ A LOWER CASE LETTER DESIGNATION, THE SWITCHES ARE TO BE CONNECTED ONLY TO THOSE LIGHT FIXTURES WITHIN THAT SPECIFIC ROOM.
- FLOOR MOUNTED OUTLETS ARE DIMENSIONED FROM THE CENTERLINE OF THE OUTLET TO THE FINISHED FACE OF THE PARTITION AND/OR COLUMN, UNLESS NOTED OTHERWISE.
- ELECTRICAL ITEMS INDICATED IN OR ON CABINETRY SHALL BE SUPPLIED, INSTALLED & COORDINATED BY THE CONTRACTOR.
- 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.
- PHONE & DATA OUTLETS SHALL BE SINGLE OUTLET BOX W/ FULL STRING & RING FOR WIRING. WIRING OR CABLING SHALL BE BY OTHERS UNLESS NOTED OTHERWISE.
- THE SIZE OF NEW TELEPHONE & DATA LINE CONDUITS SHALL BE AS PER SUPPLIER'S SPECIFICATIONS. VERIFY REQUIREMENTS W/ OWNER.
- INSTALL BUILDING STANDARD COVER PLATES FOR OUTLETS & SWITCHES.
- 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 FLAMMABLE MATERIALS (ONLY IF APPLICABLE).
- 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.

Florida License No. AFO13552  
Drawn RW COPE  
Project No. 2018.35MARINO  
CAD File No. SPEC SHEET  
Date JANUARY 01, 2020  
Drawing No. A

A1.0  
A  
of

ROBIN MARINO RESIDENCE  
223 NE 1ST AVENUE, DELRAY BEACH, FLORIDA 33444

© COPE ARCHITECTS, INC., 2020  
THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF COPE ARCHITECTS, INC.  
AND SHALL NOT BE REPRODUCED WITHOUT THE AUTHORIZED WRITTEN  
CONSENT OF COPE ARCHITECTS, INC.



MAP OF BOUNDARY SURVEY

SITE ADDRESS: 223 N.E. 1ST AVENUE  
DELRAY BEACH, FLORIDA 33444

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-7, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Paul D. Engle

PAUL D. ENGLE  
SURVEYOR & MAPPER #5708

NOT VALID WITHOUT THE SIGNATURE AND  
THE GREAT SEAL OF THE STATE OF FLORIDA  
LICENSED SURVEYOR AND MAPPER

O'BRIEN, SUITER & O'BRIEN, INC.  
LAND SURVEYORS  
CERTIFICATE OF AUTHORIZATION #LB353  
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE  
955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445  
(561) 276-4501 732-3279 FAX 276-2390

DATE OF SURVEY AUGUST 7, 2018	FIELD BOOK D.319	SCALE 1" = 10'
PAGE NO. 18	PAGE NO. 18	ORDER NO. 18-420b

## PROJECT DATA:

PROPOSED TOTAL GROUND FLOOR AREA -	+- 1,950.20 SQ. FT.	+- 26.5% OF SITE
PARKING & PAVED AREAS -	+- 3,179.10 SQ. FT.	+- 43.2% OF SITE
OPEN LANDSCAPED SPACE -	+- 2,230.00 SQ. FT.	+- 30.3% OF SITE
WATER BODIES (POOL) -	+- 0.00 SQ. FT.	+- 0% OF SITE
 TOTALS	+- 7,359.30 SQ. FT.	100% OF SITE

## PARKING DATA:

SINGLE FAMILY RESIDENTIAL: TWO (2) PER HOUSEHOLD TWO (2)  
TOTALS: (TWO (2) PER HOUSEHOLD) (TWO (2) PER HOUSEHOLD)

## **SITE DATA: (APPROX. 7,359.3 SQ. FT. OR +- 0.169 ACRES)**

THE SOUTH 27.5 FEET OF LOT 6, AND THE NORTH 28 FEET OF LOT 7,  
SUBDIVISION OF BLOCK 74 DELRAY BEACH, FLORIDA ACCORDING  
TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 12,  
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA NEW 6' PRIVACY FENCE  
(TO MATCH EXISTING FEN

## LEGAL DESCRIPTION

THE SOUTH 27.5 FEET OF LOT 6, AND THE NORTH 28 FEET OF LOT 7,  
SUBDIVISION OF BLOCK 14 DELRAY BEACH, FLORIDA ACCORDING  
TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 12,  
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA NEW 6' PRIVACY FENCE  
(TO MATCH EXISTING FEN

# GENERAL CIVIL NOTES:

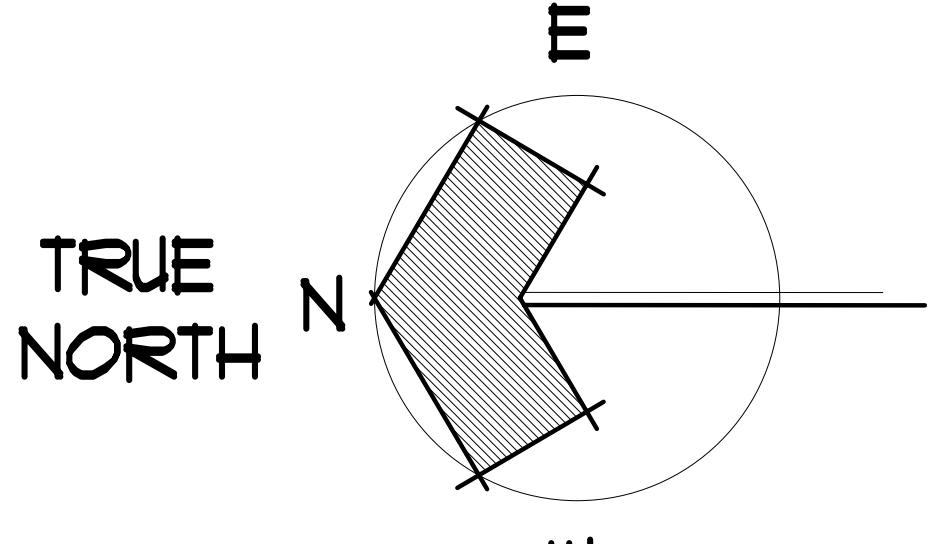
- 1.) THERE ARE TWO (2) EXISTING DRIVEWAYS WITHIN 50' OF SUBJECT PROPERTY
- 2.) THERE ARE NO EXISTING TREES NOR VEGITATION W/ A DIA. OF 4' OR GREATER ON SUBJECT PROPERTY

# 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.

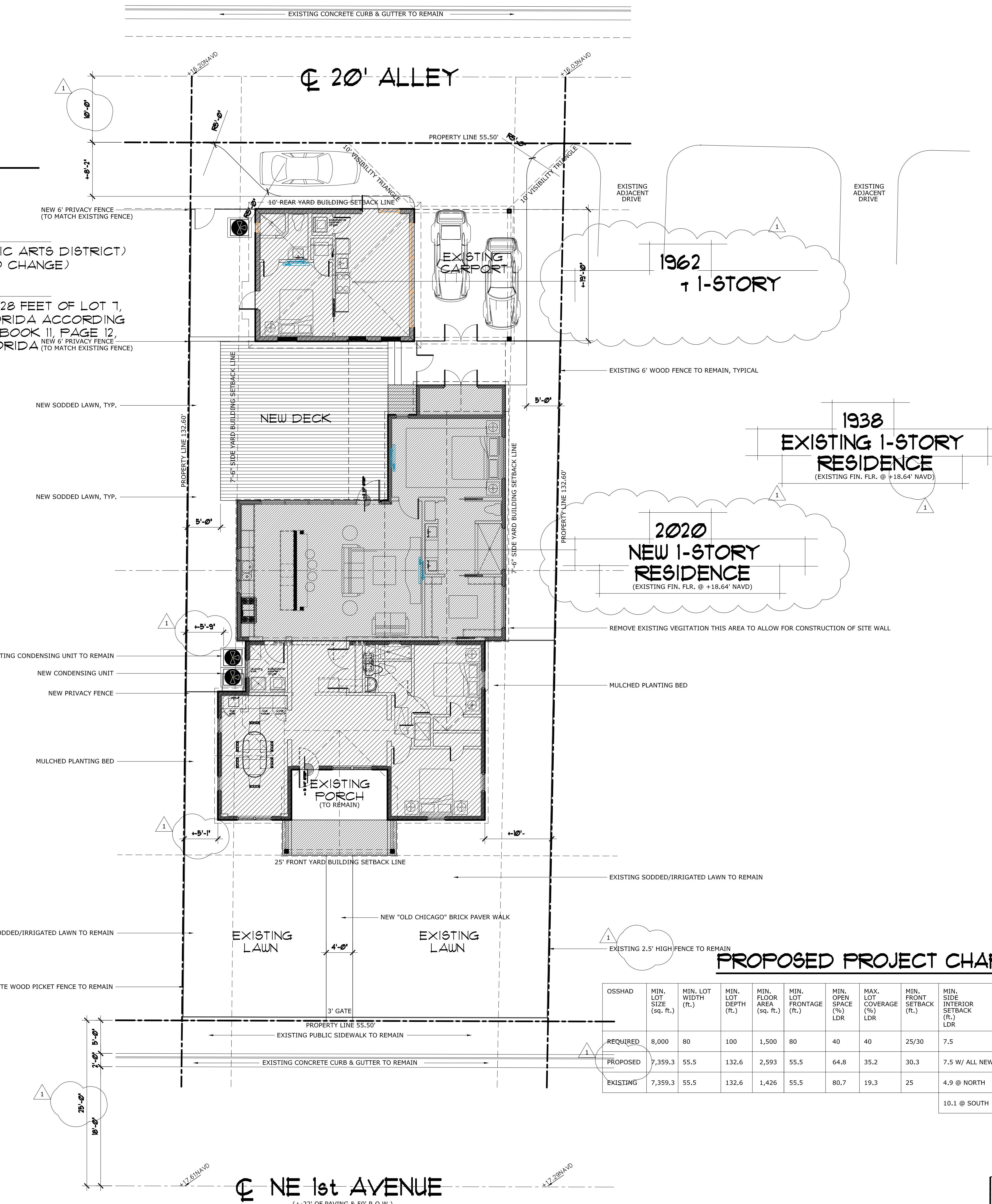
## SYMBOLS LEGEND:

+4.8 NAVD  
1.8 NAVD  
NEW  
EXISTING TOPOGRAPHY (GRADE) TO REMAIN - SEE SURVEY  
PROPOSED NEW TOPOGRAPHY (FINISH GRADE)



# AI ARCHITECTURAL SITE PLAN

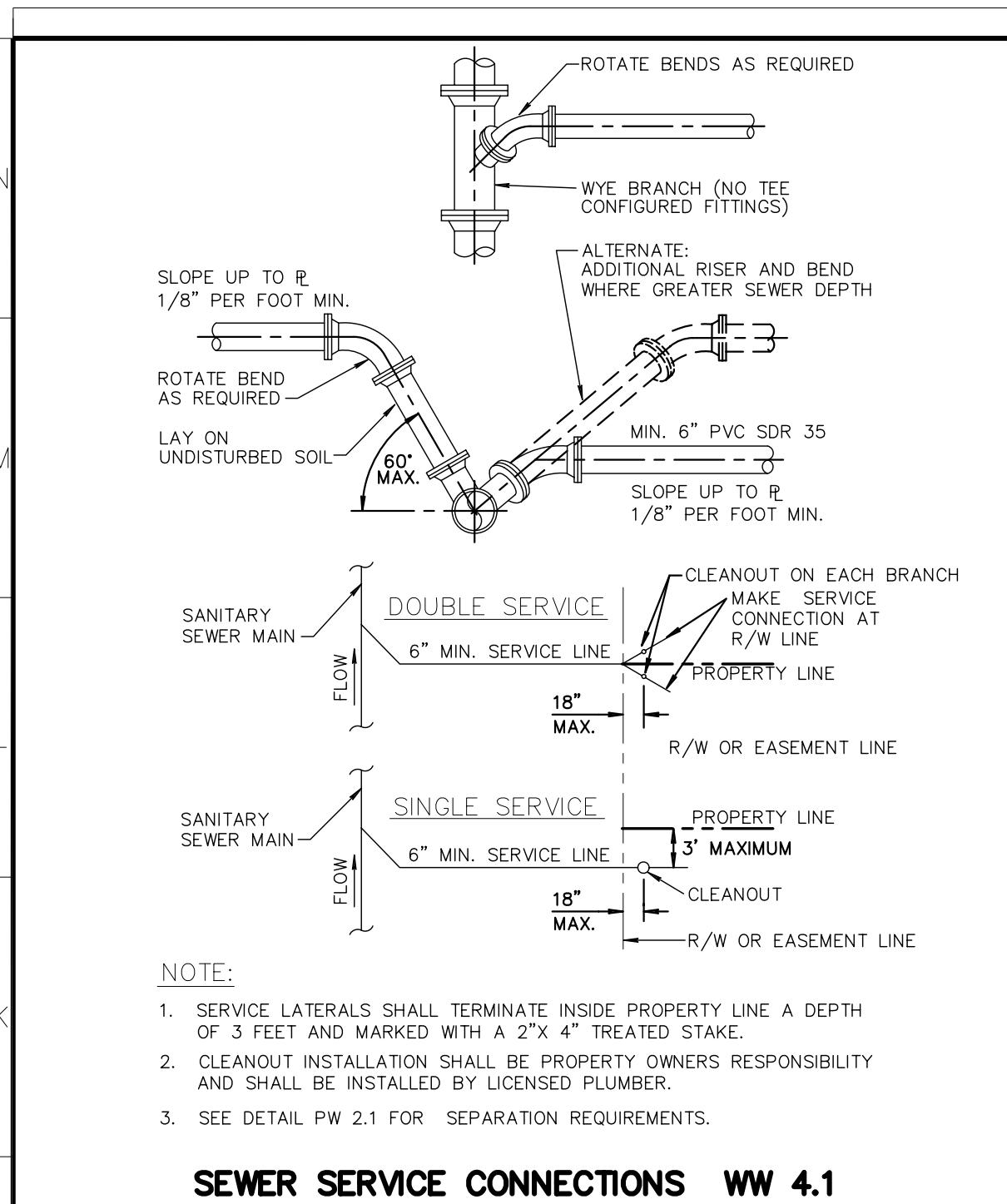
**SCALE: 1" = 10'-0"**



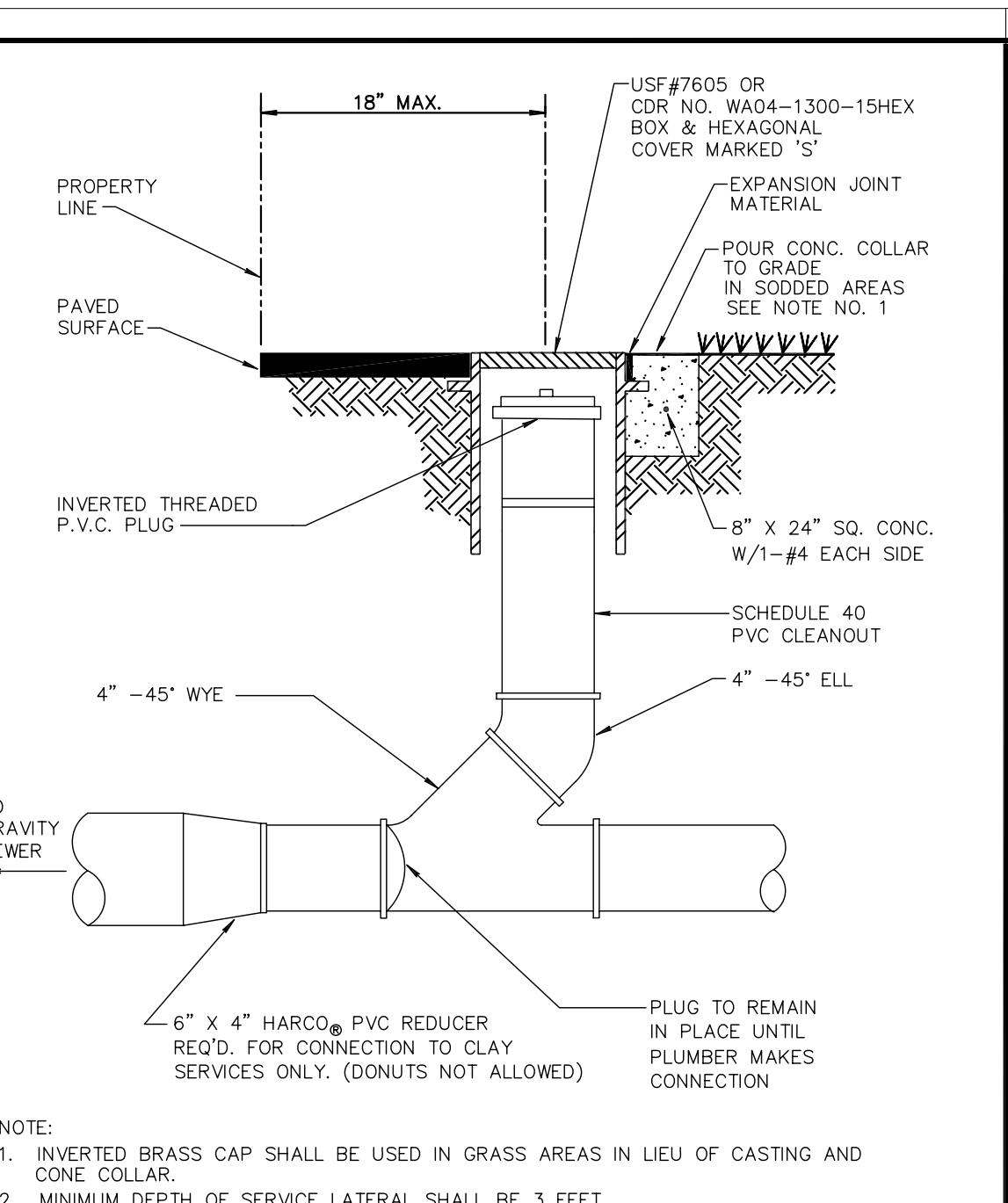
TO REMAIN

# PROPOSED PROJECT CHART:

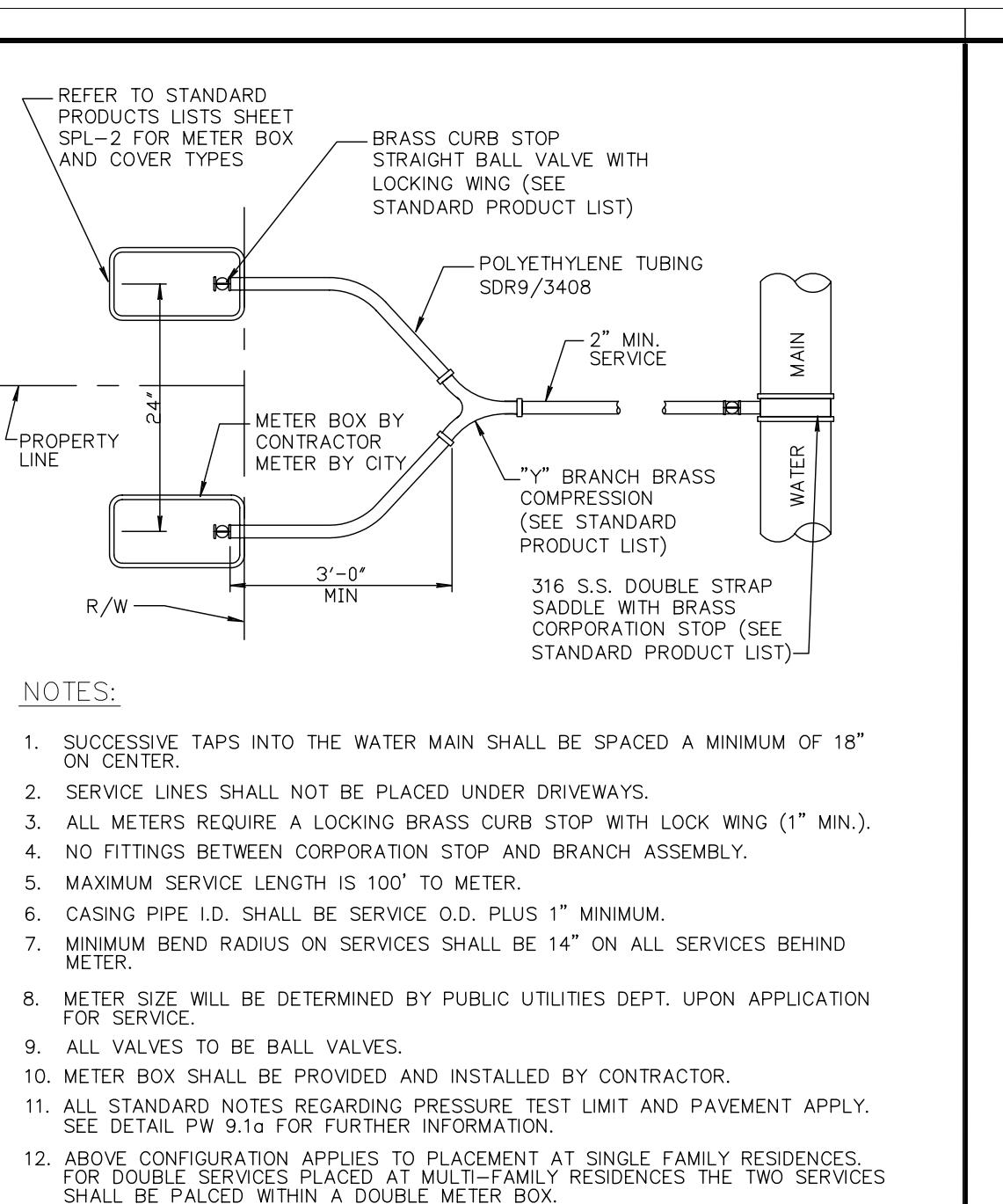
OSSHAD	MIN. LOT SIZE (sq. ft.)	MIN. LOT WIDTH (ft.)	MIN. LOT DEPTH (ft.)	MIN. FLOOR AREA (sq. ft.)	MIN. LOT FRONTAGE (ft.)	MIN. OPEN SPACE (%) LDR	MAX. LOT COVERAGE (%) LDR	MIN. FRONT SETBACK (ft.)	MIN. SIDE INTERIOR SETBACK (ft.) LDR	MIN. SIDE STREET SETBACK (ft.)	MIN. REAR SETBACK (ft.)	MAX. BUILDING HEIGHT (ft.)	PERVIOUS AREA (sq. ft.)	IMPERVIOUS AREA (sq. ft.)
REQUIRED	8,000	80	100	1,500	80	40	40	25/30	7.5	NA	10	35	2,700	4,050
PROPOSED	7,359.3	55.5	132.6	2,593	55.5	64.8	35.2	30.3	7.5 W/ ALL NEW	NA	10.1	15	1,687	5,672.3
EXISTING	7,359.3	55.5	132.6	1,426	55.5	80.7	19.3	25	4.9 @ NORTH	NA	10.1	15	4,480	2,879.3



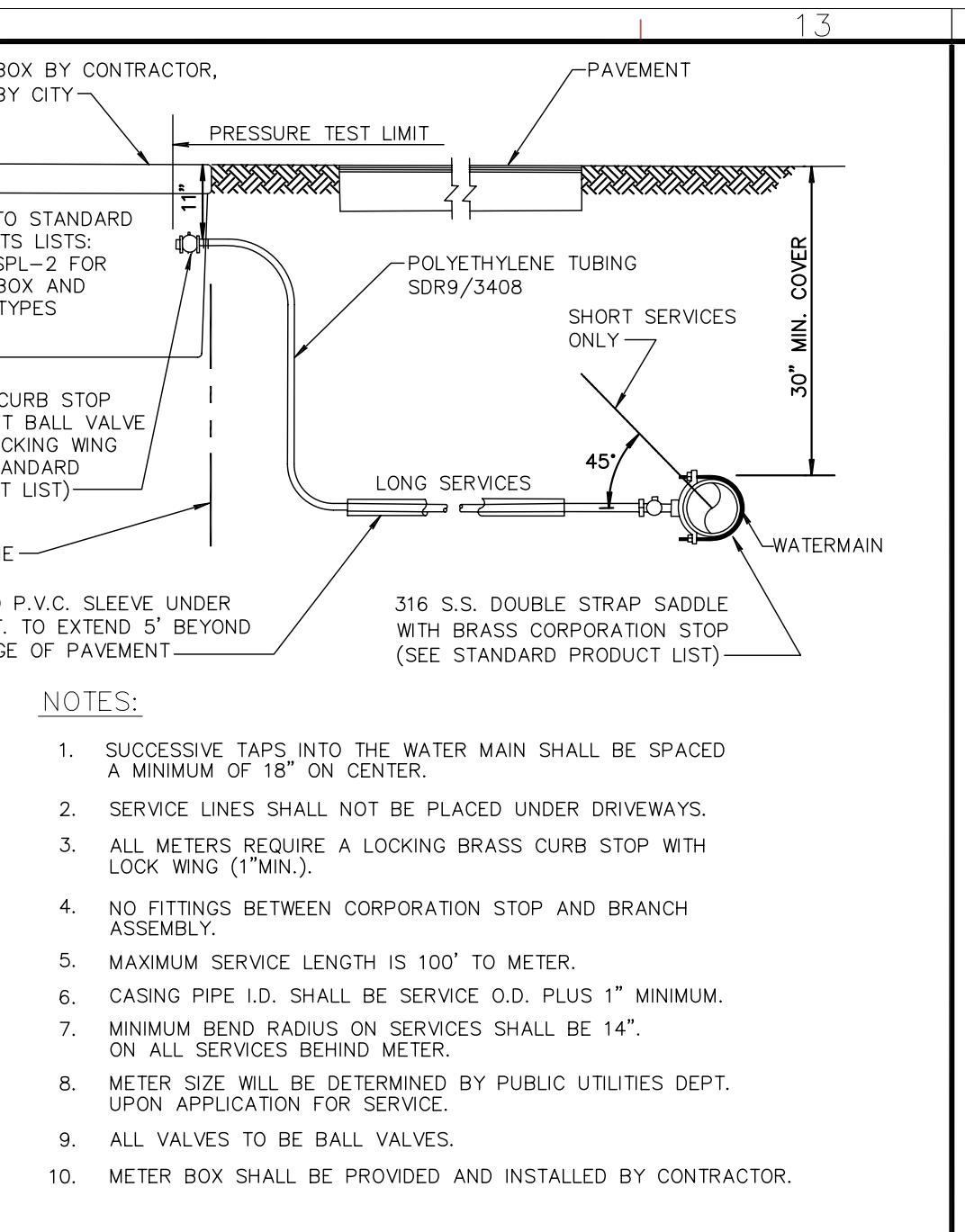
# SEWER SERVICE CONNECTIONS WW 4.1



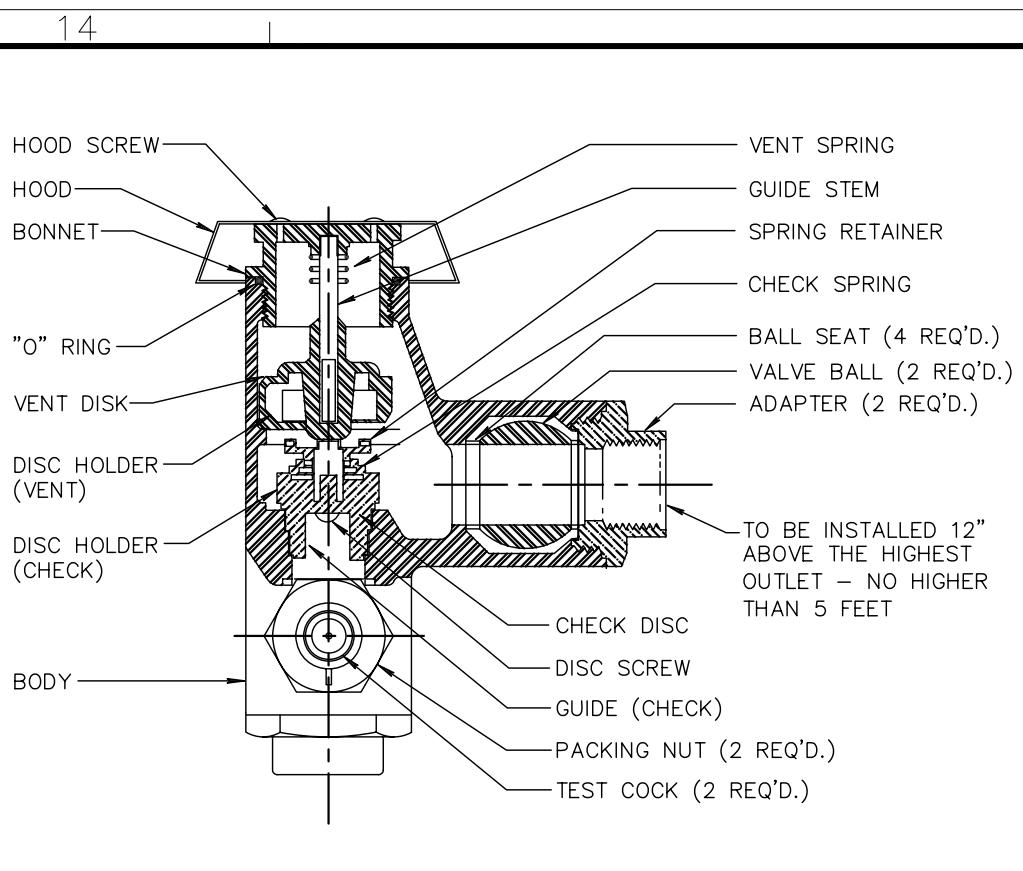
## **TYPICAL RESIDENTIAL CLEANOUT WW 5.1**



## STANDARD DOUBLE SERVICE CONNECTION PW 9.2



## **TYPICAL SERVICE CONNECTION PW 9.1a**



## IRRIGATION SYSTEM PHON PRESSURE TYPE CUM BREAKER

NOTES:

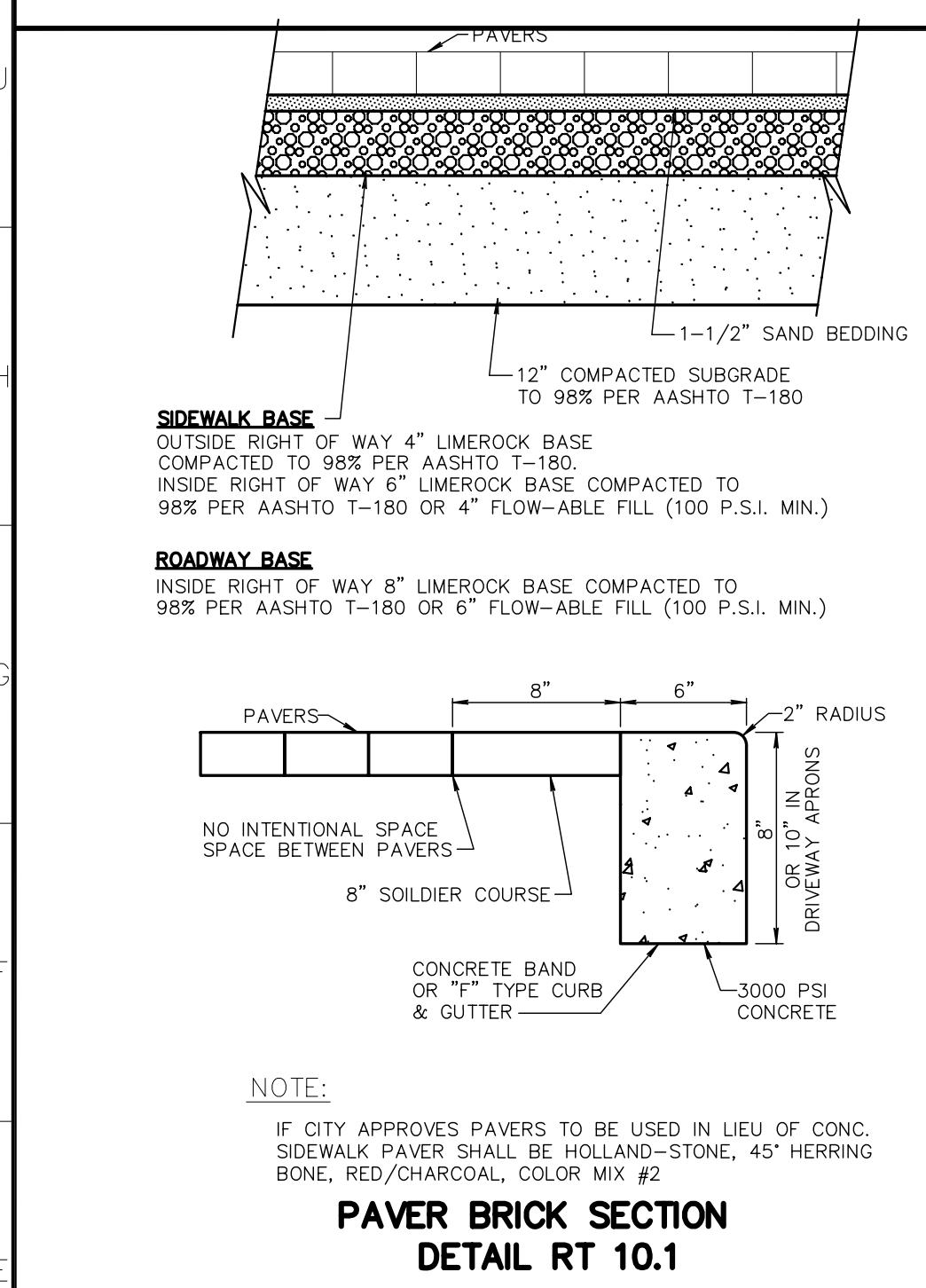
WATTS REGULATOR COMPANY OR EQUIVALENT.

VALVE SHALL MEET OR EXCEED THE A.S.S.E., BS&A AND U.S.C.F. REQUIREMENTS.

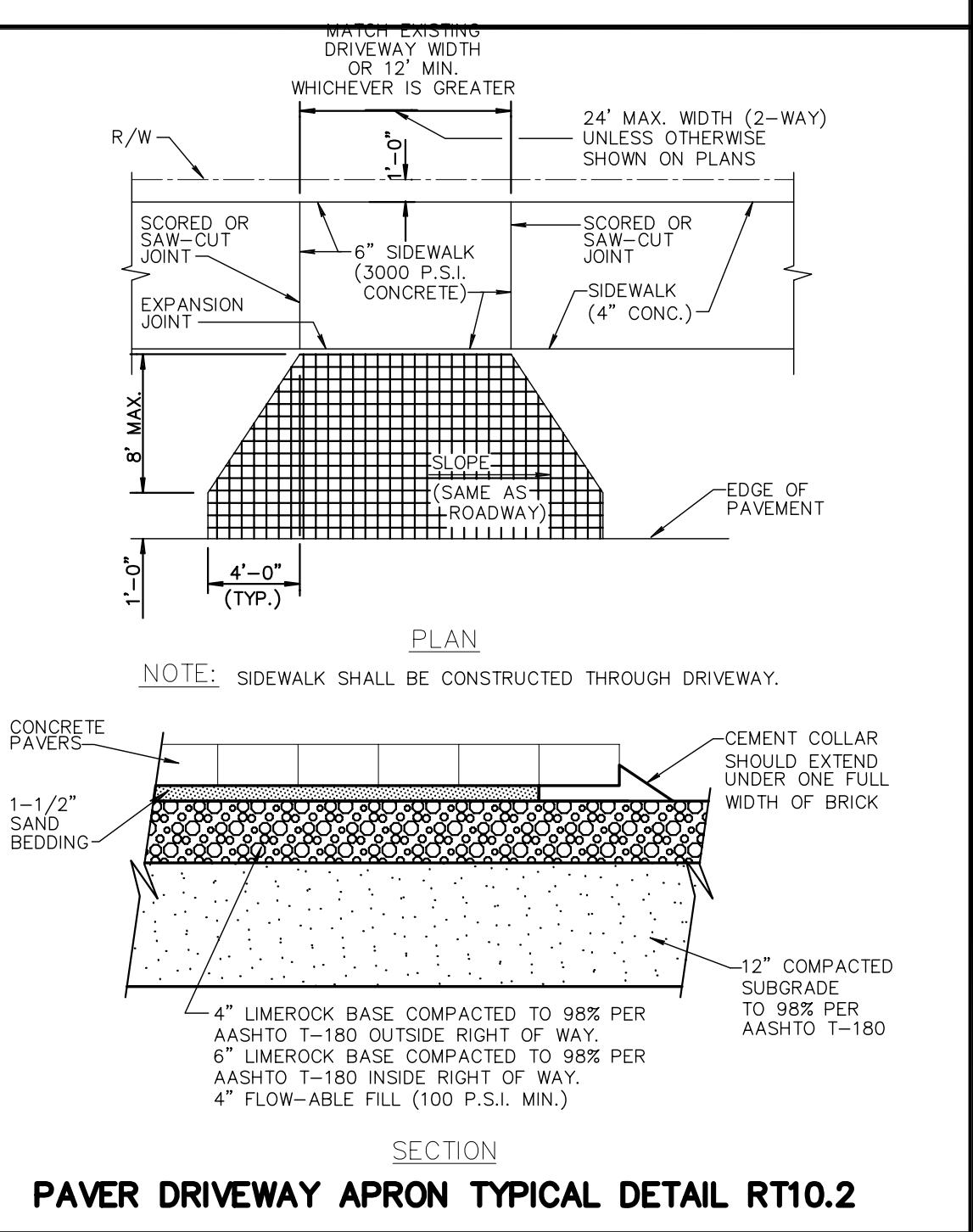
SHALL ALSO BE LISTED BY IAPMO (UPC).

USE OF OTHER PIPE MATERIALS WITH APPROVAL OF DEPUTY DIR. OF UTILITIES.

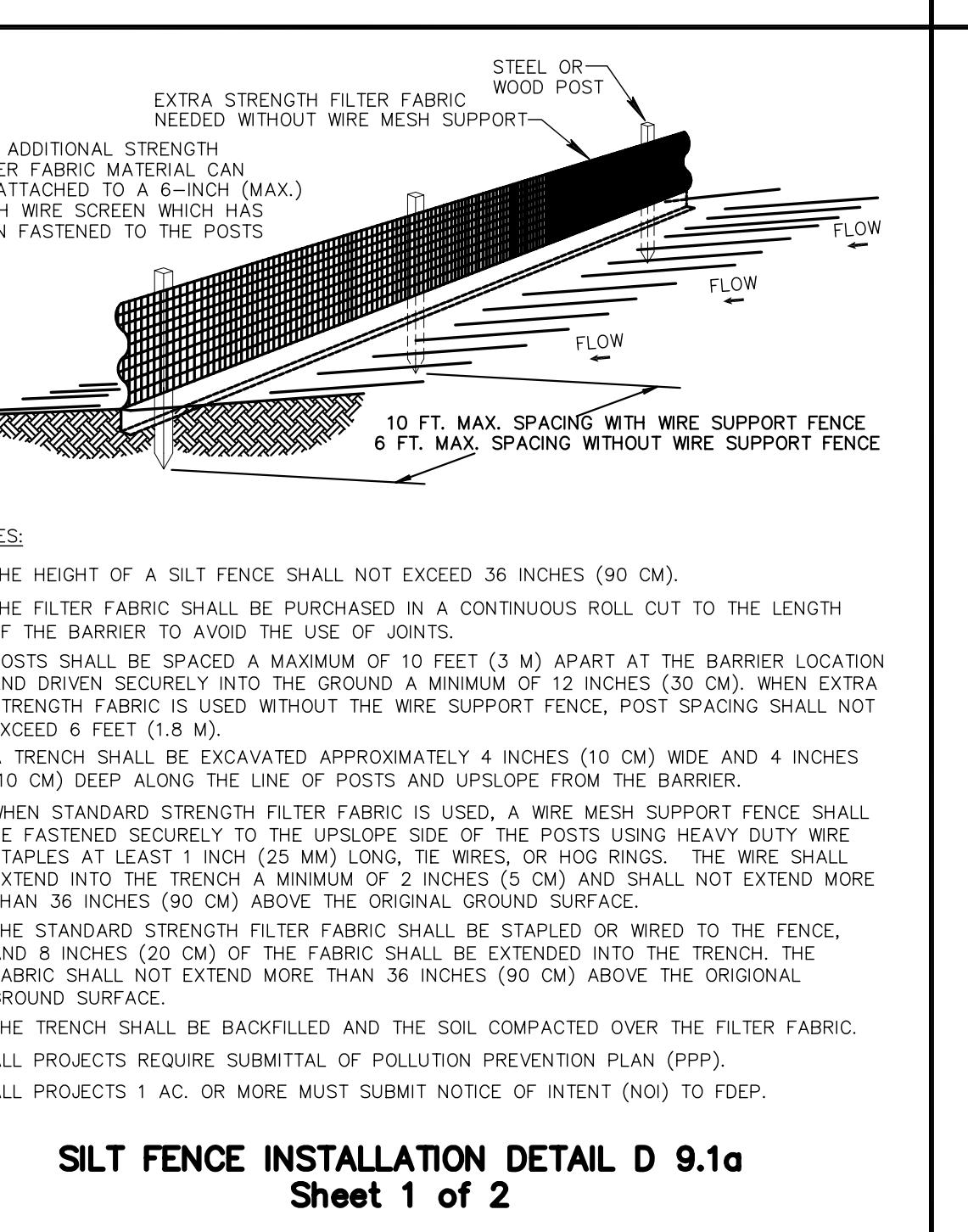
ABOVE GRADE PIPING SHALL BE PVC OR COPPER.



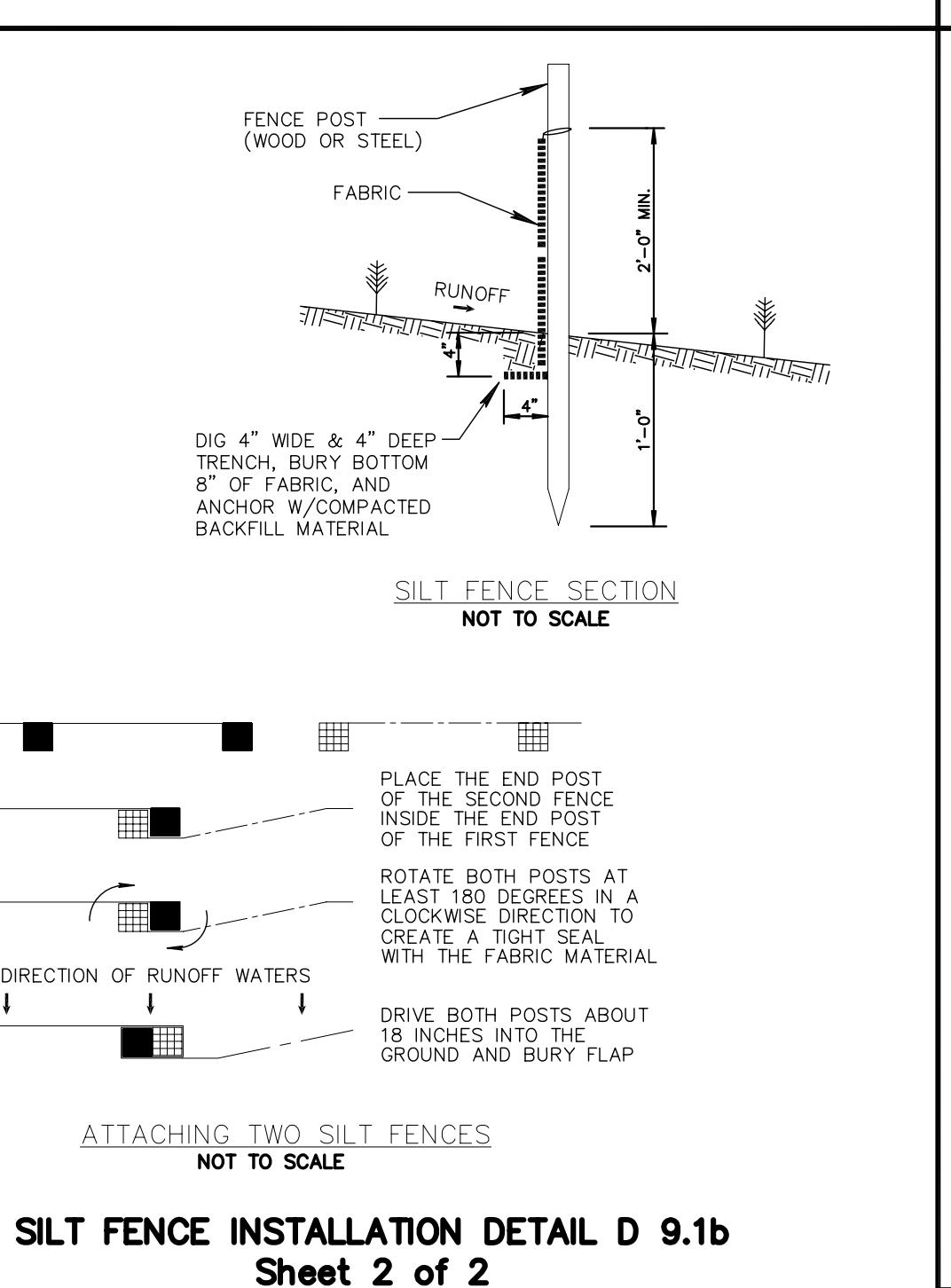
# PAVER BRICK SECTION DETAIL RT 10.1



**PAVER DRIVEWAY APRON TYPICAL DETAIL RT10.2**



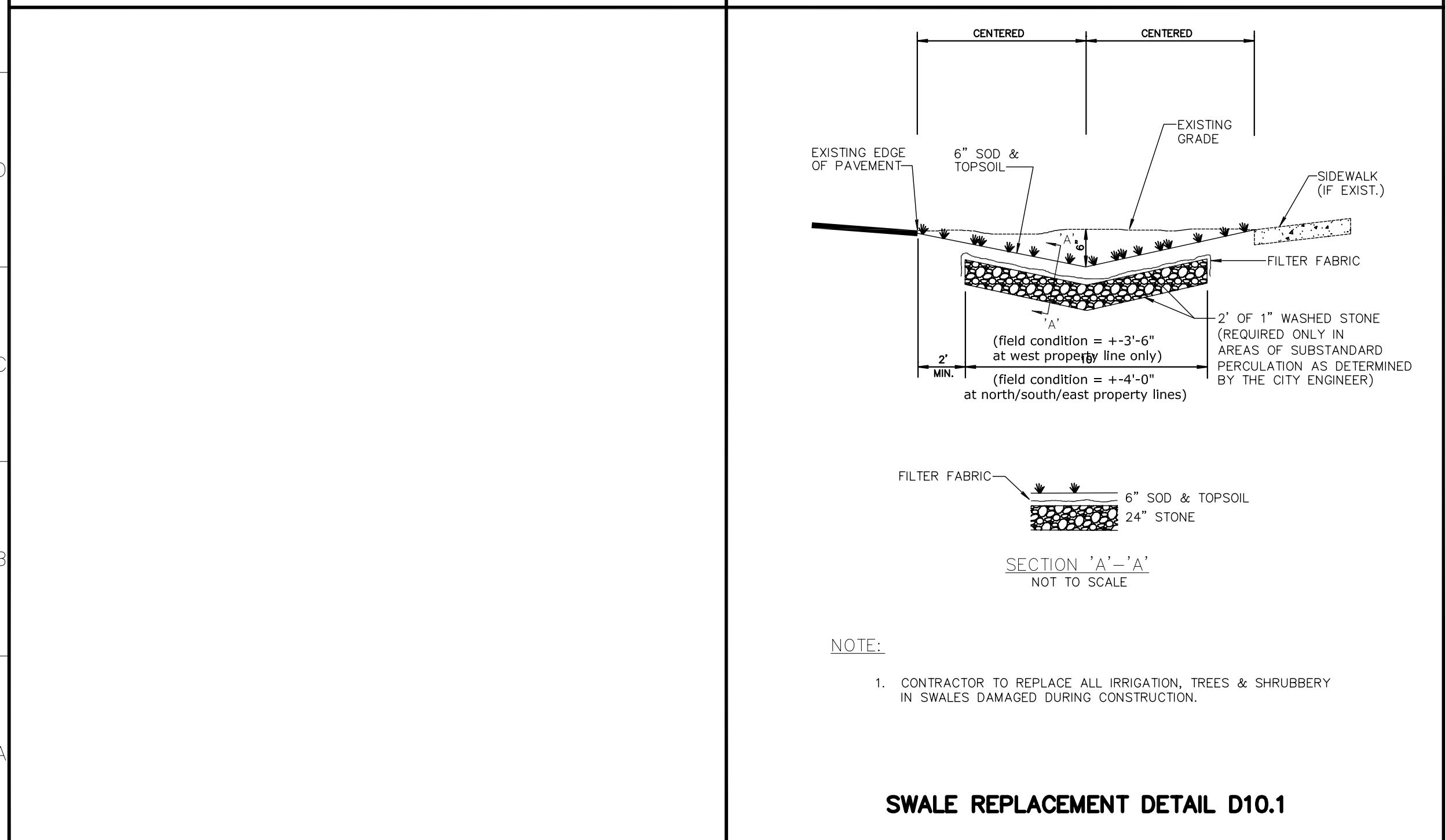
**WILT FENCE INSTALLATION DETAIL D 9.1a**  
**Sheet 1 of 2**



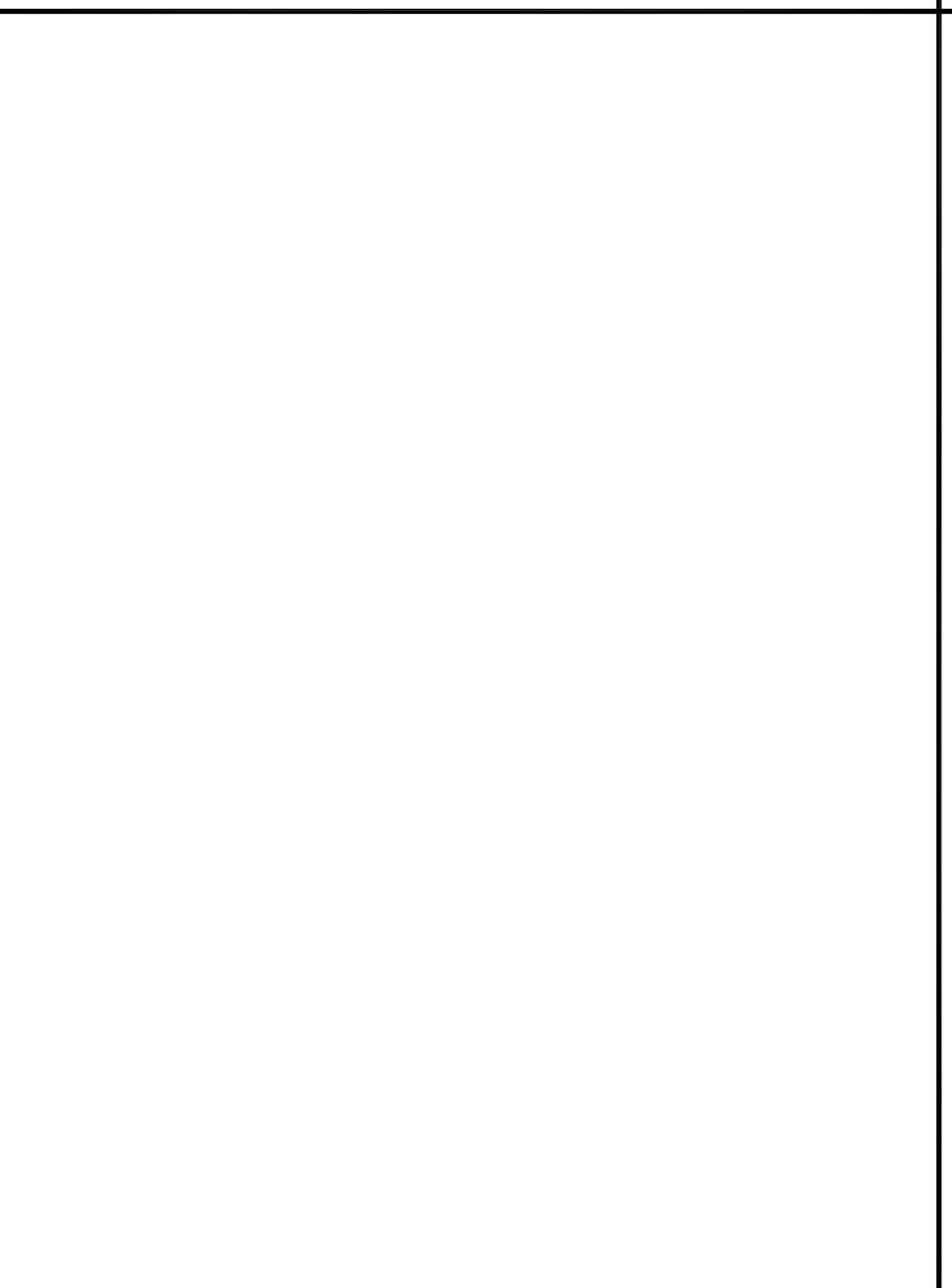
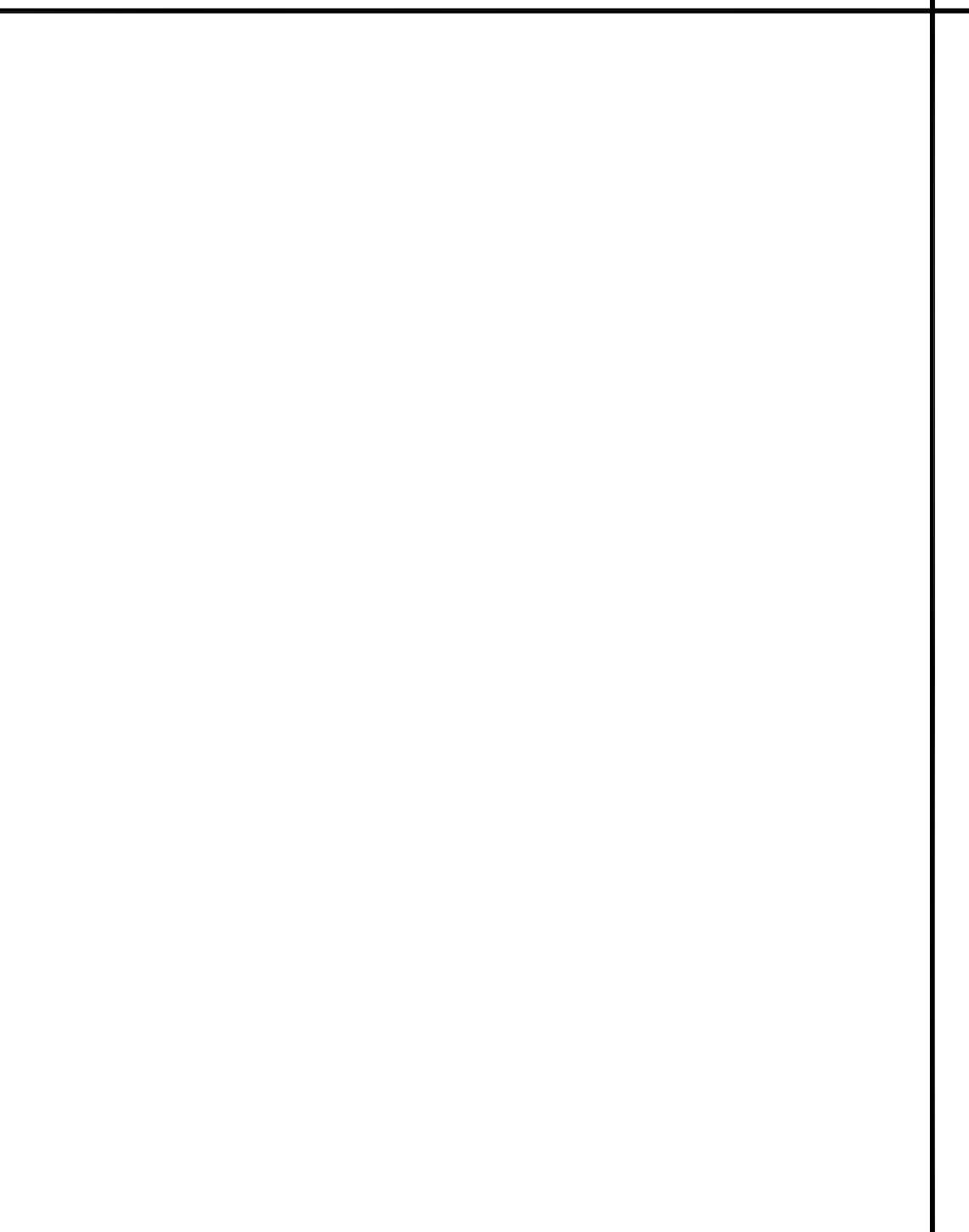
**WLT FENCE INSTALLATION DETAIL D 9.1b**  
**Sheet 2 of 2**

**ROBIN MARINO RESIDENCE**  
223 NE 1ST AVENUE  
DELRAY BEACH, FLORIDA 33444

**SITE PLAN DETAILS**



## SWALE REPLACEMENT DETAIL D10.1



ES:

SEWER AND SANITARY SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN JOINTS ARE EQUIDISTANT FROM POINT OF CROSSING WITH NO LESS THAN (10) FEET BETWEEN ANY TWO JOINTS AND BOTH PIPES SHALL BE D.I.P., AND THE MINIMUM VERTICAL SEPARATION SHALL BE 6 INCHES. WHERE THERE IS NO ALTERNATIVE FOR SEWER PIPES CROSSING OVER A WATER MAIN, THE CRITERIA FOR MINIMUM 18" VERTICAL SEPARATION BETWEEN LINES AND JOINT ARRANGEMENT, AS STARTED ABOVE, SHALL BE REQUIRED AND BOTH PIPES SHALL BE CLASS 52 D.I.P. IRRESPECTIVE OF SEPARATION. D.I.P. IS NOT REQUIRED FOR STORM SEWERS.

MANTAIN (10) FEET HORIZONTAL DISTANCE BETWEEN WATER MAIN AND STORM OR SANITARY SEWER MAIN, AS A MINIMUM.

FORCE MAIN CROSSING WATER MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND THE OUTSIDE OF THE WATER MAIN WITH WATER MAIN CROSSING OVER FORCE MAIN.

SEWER SERVICE LATERALS SHALL CROSS UNDER WATERMAINS WITH A MINIMUM VERTICAL SEPARATION OF EIGHTEEN (18) INCHES. IF EIGHTEEN (18) INCHES VERTICAL SEPARATION CANNOT BE MAINTAINED, THEN THE WATERMAIN SHALL BE D.I.P. AND THE SANITARY LATERAL C-900 SDR18 OR BETTER AND THE MINIMUM SEPARATION SHALL BE SIX (6) INCHES.

WHEN IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER THE SEWER SERVICE LATERAL A MINIMUM VERTICAL SEPARATION OF AT LEAST TWELVE (12) INCHES MUST BE MAINTAINED. THE WATERMAIN SHALL BE D.I.P. AND THE SEWER LATERAL SHALL BE C-900 SDR-18 OR BETTER.

**WATER MAIN & SEWER CONFLICT DETAIL PW 2.1**

1 2 3 4

Z  
M  
L  
K  
J  
H  
G  
F  
D  
C  
B  
A

SYMBOLS LEGEND:

(100) NEW INTERIOR DOOR TYPE, SEE SCHEDULE

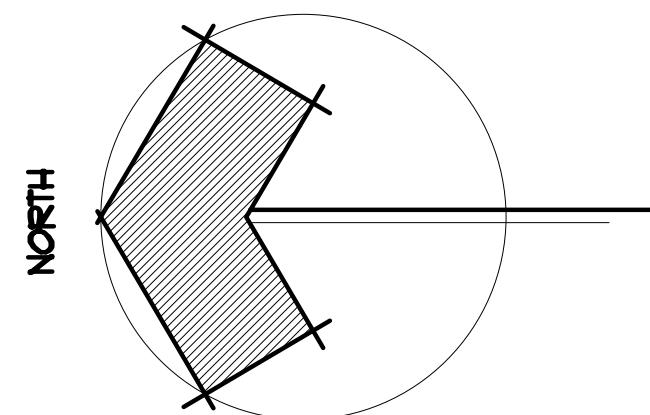
WALL LEGEND:

— NEW SOLID P.T. WOOD BLOCKING FOR ATTACHMENT OF MISC. ITEMS

— EXISTING EXTERIOR WALL TO REMAIN

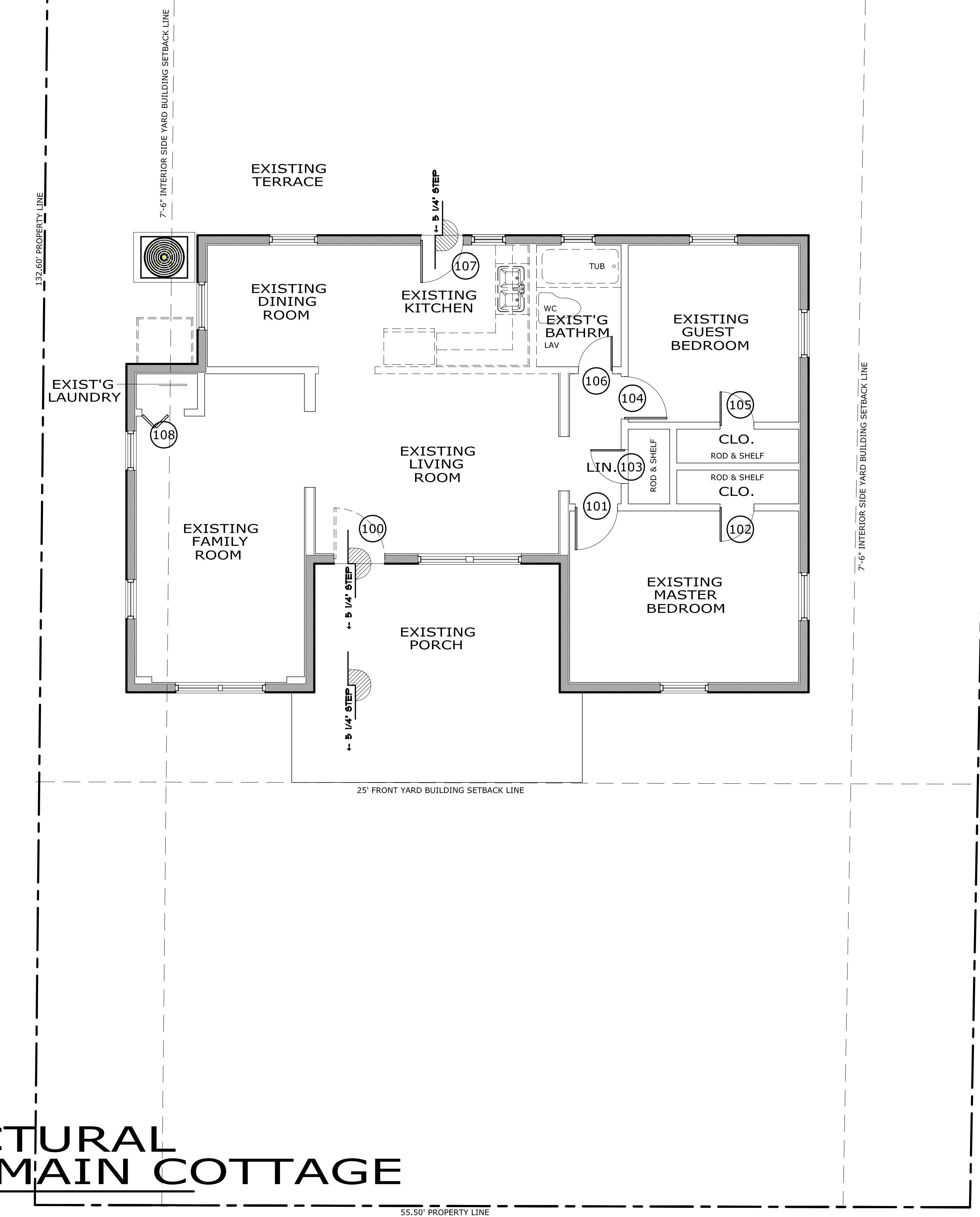
— EXISTING INTERIOR FULL HEIGHT NON-LOAD BEARING PARTITION TO REMAIN

— NEW INTERIOR FULL HEIGHT NON-LOAD BEARING PARTITION TO MATCH EXISTING CONDITIONS  
(OPTIONAL: WITH SOUND ATTENUATING BATT INSULATION)



**A5  
PROPOSED ARCHITECTURAL  
DMOE FLOOR PLAN: MAIN COTTAGE**

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



Seal	COPE ARCHITECTS, INC.	ROBIN MARINO RESIDENCE	Consultant Seal
Drawn	701 SE 1ST STREET DELRAY BEACH, FLORIDA 33483-5305 ARCHITECTURE - PLANNING - INTERIORS	223 NE 1ST AVENUE DELRAY BEACH, FLORIDA	
Project No.	2018.35MARINO		EMAIL: copearchitectsinc@gmail.com
CAD File No.	DEMO FLOOR PLAN		
Date	JANUARY 01, 2020		
Drawing No.	A5013552		
Florida License No.	A5013552		







## ELECTRICAL SYMBOL LEGEND:

 NEW DEDICATED DUPLEX RECEPTACLE  
 15A, 125 VAC

 NEW DUPLEX RECEPTACLE  
 15A, 125 VAC

 NEW DUPLEX RECEPTACLE  
 15A, 125 VAC  
 WEATHERPROOF

 NEW DUPLEX RECEPTACLE  
 15A, 125 VAC  
 GROUND FAULT INTERRUPTER

 NEW QUADRUPLEX RECEPTACLE  
 15A, 125 VAC

 JUNCTION BOX  
 (FUTURE FIXTURE)

 SMOKE DETECTOR

 SURFACE FLUORESCENT FIXTURE

 EXHAUST FAN WITH NIGHTLITE,  
 ARCHITECT TO SPECIFY

 WALL SCONCE – SURFACE MOUNT

 RECESSED "HALO" MODEL# H99ICT HIGH HAT,  
 (OR EQUAL) FIXTURE @ DRYWALL CEILINGS

 VAPOR PROOF RECESSED HIGH HAT  
**VP**

 PENDANT LIGHT,  
 AS SELECTED BY ARCHITECT

 SPECIAL 220V RECEPTACLE

 VOICE/DATA JACK

 CABLE JACK

 SINGLE POLE LIGHTING SWITCH

 THREE WAY LIGHTING SWITCH

 FLOOD LIGHT

 CEILING FAN

 DECORATIVE CHANDELEIR AS SELECTED & APP

## SYMBOLS LEGEND:

- #1 10'-2.5" PAINTED DRYWALL, LEVEL FIVE (5) FINISH
- #2 10'-2.5" PECKY CYPRESS TONGUE & GROOVE W/ "V" EDGE, FINISH AS PER OWNER
- #3 9'-0" PAINT GRADE (POPLAR) TONGUE & GROOVE W/ "V" EDGE
- #4 9'-6" STUCCO FINISH SYSTEM TO MATCH EXTERIOR WALLS
- #5 10'-0" STUCCO FINISH SYSTEM TO MATCH EXTERIOR WALLS
- #6 VAULT VAULTED DRYWALL CEILING W/ RADIUS AS SHOWN

## LEGEND:

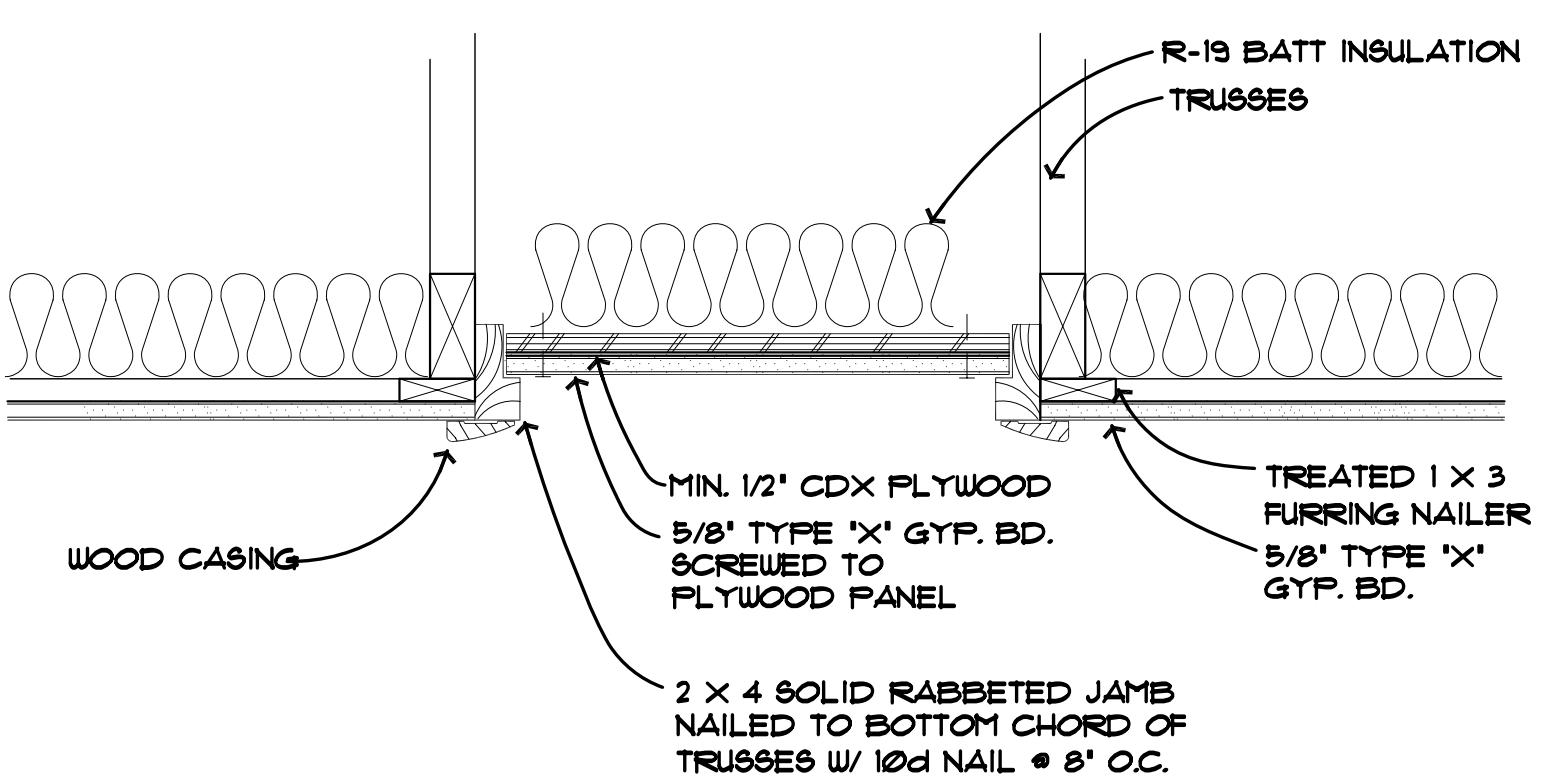
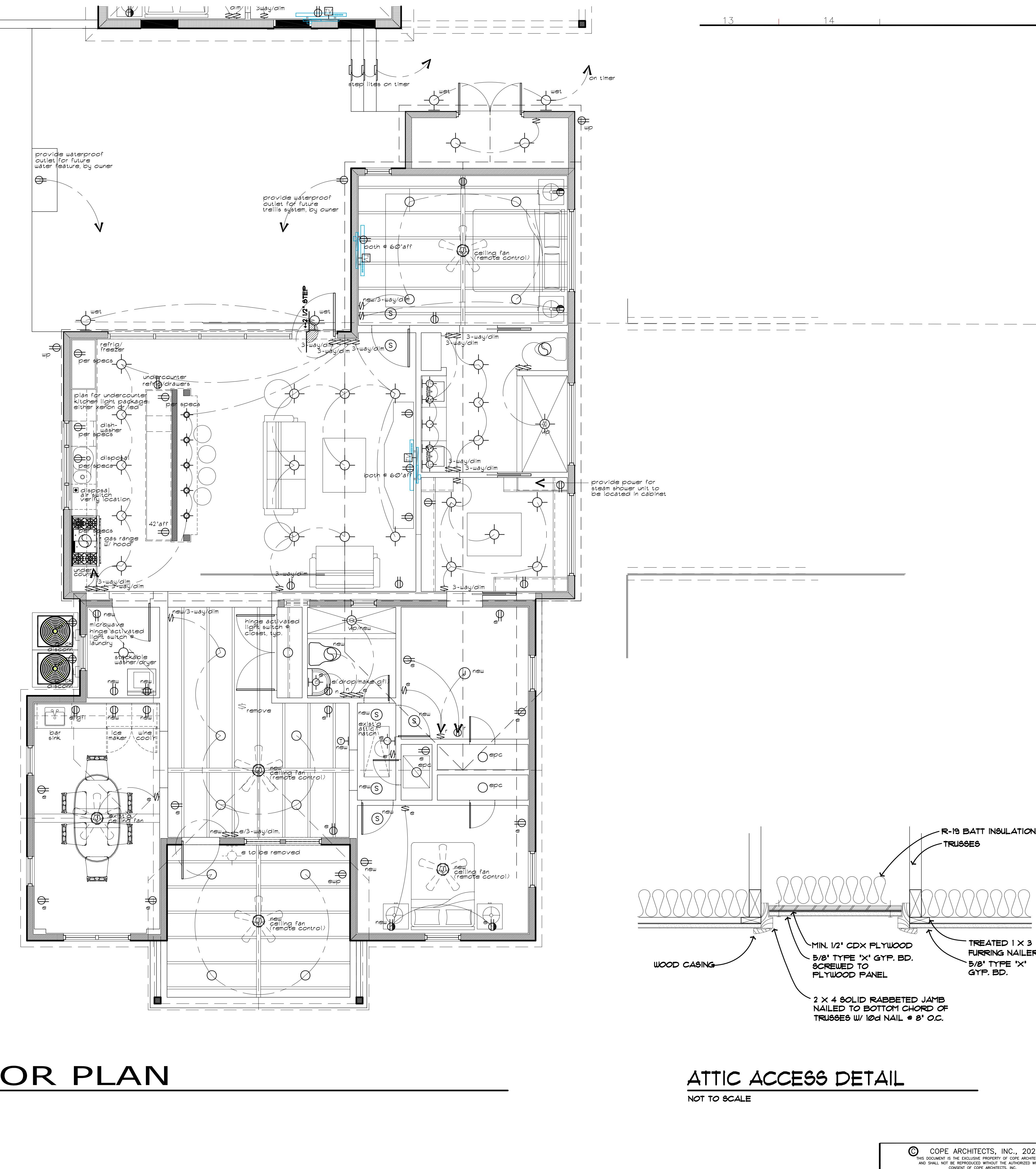
CEILING MATERIAL: SEE ABOVE  
#3 +- 10'-0" X CEILING HEIGHT ABOVE FINISH FLOOR

## GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL FOLLOW MECHANICAL & ELECTRICAL DOCUMENTS FOR CONCEPTUAL PLACEMENT OF CEILING DEVICES. HOWEVER, GC SHALL FOLLOW ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT PLACEMENT WITHIN EACH SPACE.
2. GENERAL CONTRACTOR TO INCLUDE SPRAY ON ICYNENE INSULATION IN ALL NEW AND EXISTING CEILING CAVITIES (I.E. BETWEEN RAFTERS, ABOVE ATTIC SPACES, ETC.) TO ACHIEVE MAXIMUM INSULATION VALUES

# A4 NEW ELECTRICAL FLOOR PLAN

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

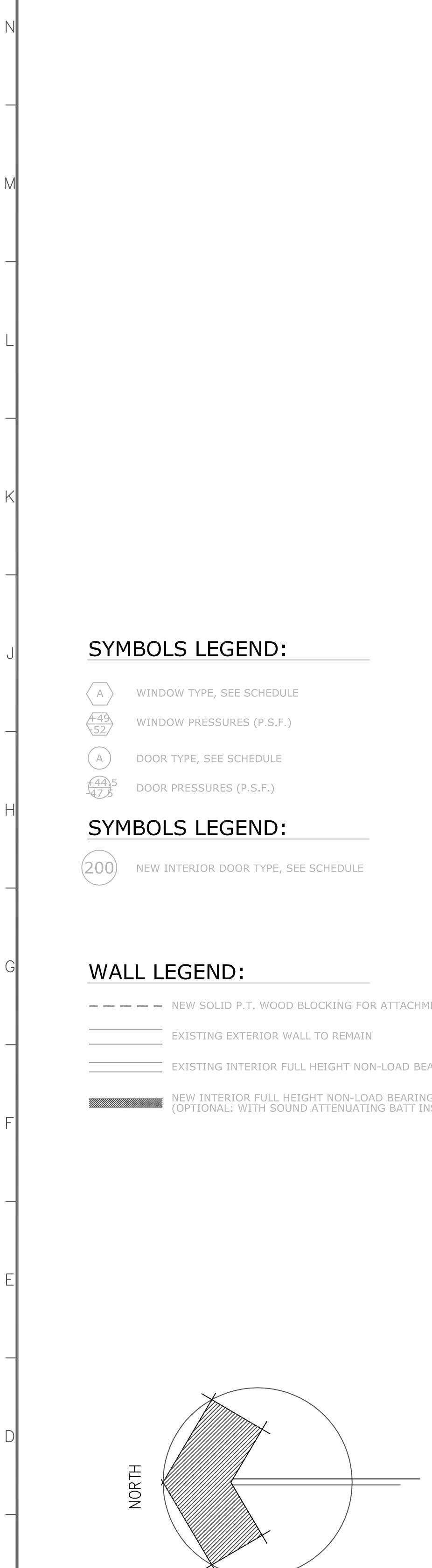


# ATTIC ACCESS DETAIL

---

NOT TO SCALE

1 2 3 4

**SYMBOLS LEGEND:**

- (A) WINDOW TYPE, SEE SCHEDULE
- (A45) WINDOW PRESSURES (P.S.F.)
- (A) DOOR TYPE, SEE SCHEDULE
- (A445) DOOR PRESSURES (P.S.F.)

**SYMBOLS LEGEND:**

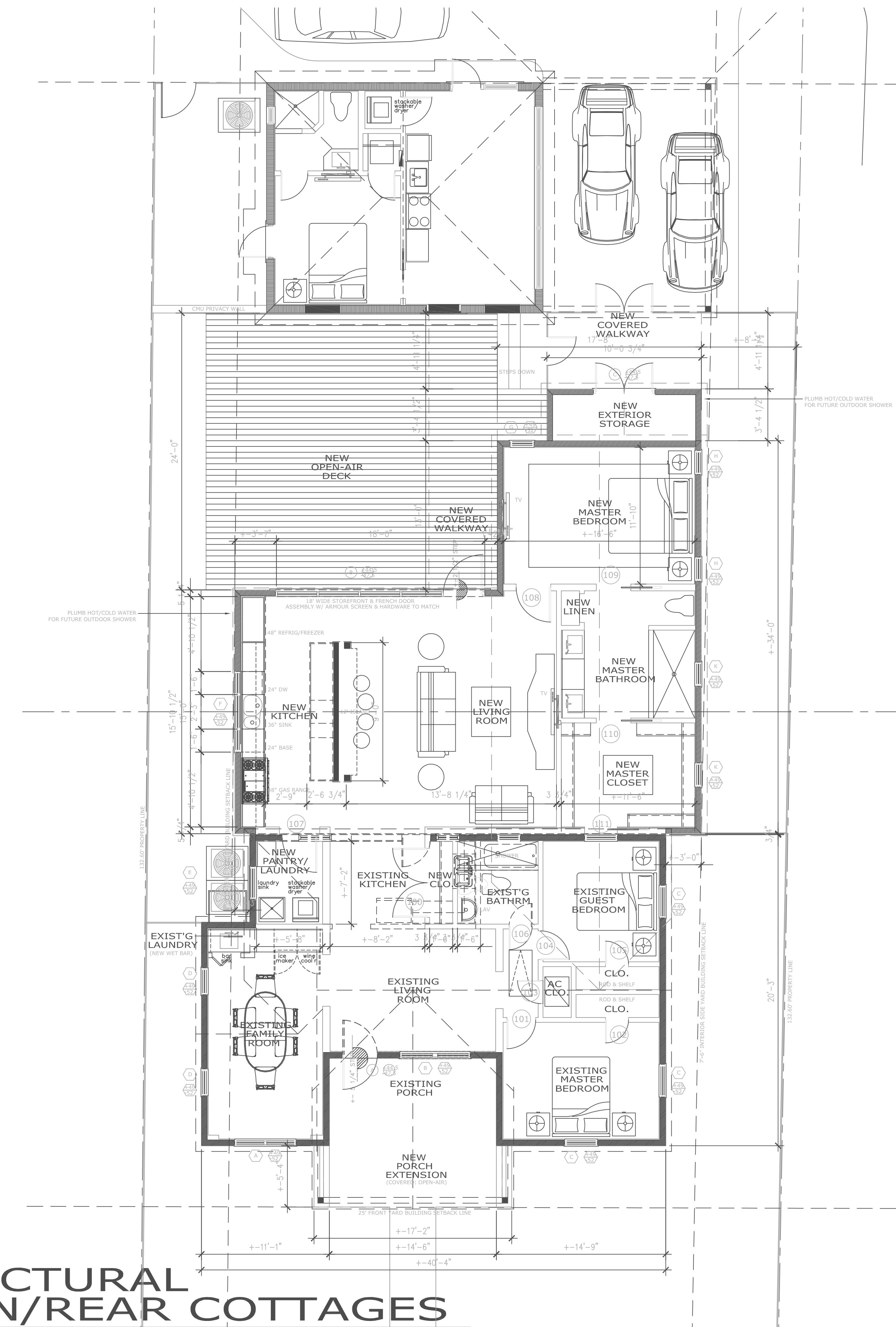
- (200) NEW INTERIOR DOOR TYPE, SEE SCHEDULE

**WALL LEGEND:**

- NEW SOLID P.T. WOOD BLOCKING FOR ATTACHMENT OF MISC. ITEMS
- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING INTERIOR FULL HEIGHT NON-LOAD BEARING PARTITION TO REMAIN
- NEW INTERIOR FULL HEIGHT NON-LOAD BEARING PARTITION TO MATCH EXISTING CONDITIONS (OPTIONAL: WITH SOUND ATTENUATING BATT INSULATION)

# A6 PROPOSED ARCHITECTURAL FLOOR PLANS: MAIN/REAR COTTAGES

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

**COMPOSITE FLOOR AREA: EXISTING FLOOR AREA:**

A/C AREA (UNDER AIR) :  
NON-AIR CONDITIONED ENCLOSED STORAGE :  
COVERED AREA (ROOFED, OPEN-AIR PORCH) :  
TOTAL FLOOR AREA :

**NEW FLOOR AREA:**

A/C AREA (UNDER AIR) :  
NON-AIR CONDITIONED ENCLOSED STORAGE :  
COVERED AREA (ROOFED, OPEN-AIR PORCH, WALK & CARPORT) :  
TOTAL FLOOR AREA :

**COMPOSITE FLOOR AREA:**

A/C AREA (UNDER AIR) :  
NON-AIR CONDITIONED ENCLOSED STORAGE :  
COVERED AREA (ROOFED, OPEN-AIR PORCH, WALK & CARPORT) :  
TOTAL FLOOR AREA :

MAIN COTTAGE	REAR COTTAGE	SUB TOTAL
++ 946 SQ. FT.	++ 479 SQ. FT.	++ 1,425 SQ. FT.
++ 0 SQ. FT.	++ 0 SQ. FT.	++ 0 SQ. FT.
++ 110 SQ. FT.	++ 0 SQ. FT.	++ 110 SQ. FT.
	++ 479 SQ. FT.	++ 1,535 SQ. FT.
7-40' INTR. SIDE AND BUILDING SETBACK LINE		

COPE ARCHITECTS, INC. ROBIN MARINO RESIDENCE  
223 NE 1ST AVENUE  
DELRAY BEACH, FLORIDA  
33483-5305  
ARCHITECTURE - PLANNING - INTERIORS  
CELL 561.789.3791 EMAIL: copearchitectsinc@gmail.com

Drawing Title: PROPOSED FLOOR PLAN  
Drawing No. :  
Florida License No. :  
Architect's Name :  
Architect's Address :  
Architect's Phone No. :  
Architect's Fax No. :

A4.3  
of

Drawing No.

Project No.

CAD File No.

New Floor Plans

Date

May 28, 2020

Drawing No.

1 | 2 | 3 | 4 |

N  
M  
L  
K  
J  
H  
G  
F  
E  
D  
C  
B  
A

ELEV. +-14'-4"  
EXIST'G ROOF RIDGE

ELEV. +-8'-4"  
EXIST'G ROOF EAVE  
ELEV. +-6'-8"  
EXIST'G WINDOW HEAD

ELEV. +-0'-0" (+-18.64' NAVD)  
EXIST'G FINISH FLOOR  
ELEV. +-0'-0" (+-17.45' NAVD)  
AVERAGE CROWN OF ROAD

**A7**  
**ARCHITECTURAL EAST**  
**ELEVATION: EXIST'G. REAR**

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

ELEV. +-14'-4"  
EXIST'G ROOF RIDGE

ELEV. +-8'-4"  
EXIST'G ROOF EAVE  
ELEV. +-6'-8"  
EXIST'G WINDOW HEAD

ELEV. +-0'-0" (+-18.64' NAVD)  
EXIST'G FINISH FLOOR  
ELEV. +-0'-0" (+-17.45' NAVD)  
AVERAGE CROWN OF ROAD

**A8**  
**ARCHITECTURAL WEST**  
**ELEVATION: EXIST'G. ENTRY**

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

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 |

1 2 3 4 5 6 7 8 9 10 11 12 13 14

Consultant Seal	ROBIN MARINO RESIDENCE 223 NE 1ST AVENUE DELRAY BEACH, FLORIDA	Drawing Title EXTERIOR ELEVATIONS
COPE ARCHITECTS, INC. 701 SE 1ST STREET DELRAY BEACH, FLORIDA 33483-5305 ARCHITECTURE - PLANNING - INTERIORS CELL 561.789.3791 EMAIL: copearchitectsinc@gmail.com		
Florida License No. A#013552		
Drawn RW COPE Project No. 2018.35MARINO CAD File No. EXTERIOR ELEV'S Date MARCH 02, 2020 Drawing No.		

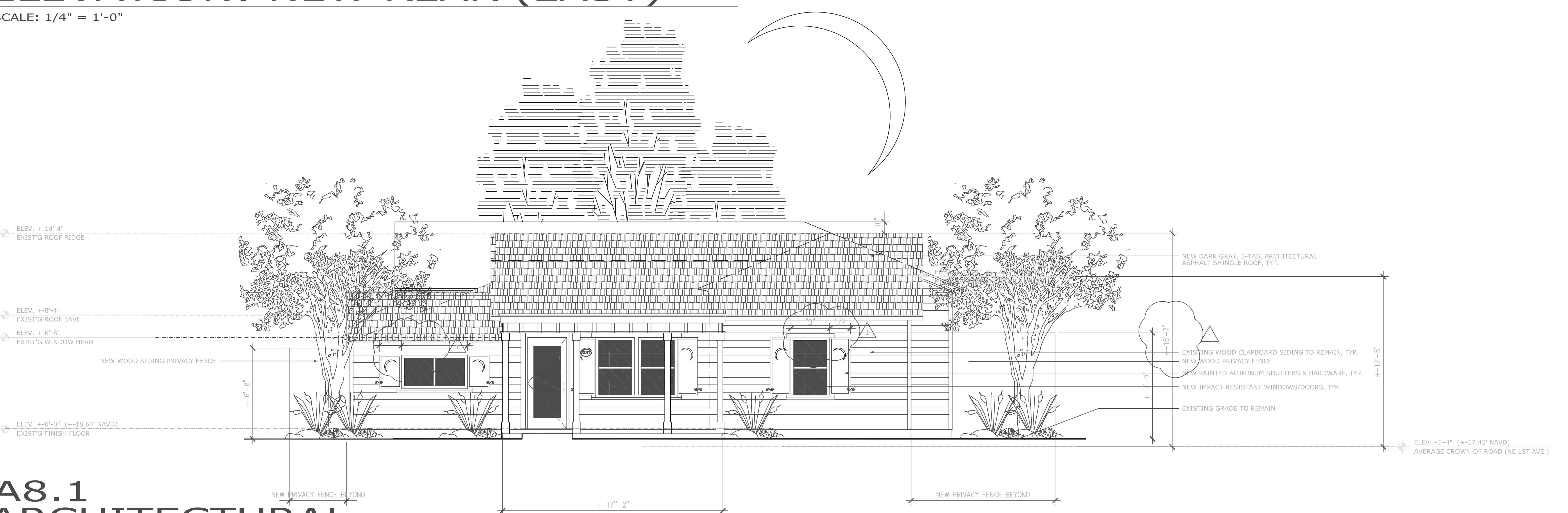
1	TAC COMMENTS DATED 05/26/2020	Date 05/28/2020

1 2 3 4



## A7.1 ARCHITECTURAL ELEVATION: NEW REAR (EAST)

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



## A8.1 ARCHITECTURAL ELEVATION: NEW ENTRY (WEST)

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

WINDOW & ROOF TWEAKS  
TAC COMMENTS DATED 05/26/2020  
05/29/2020  
REVISONS  
Version

ROBIN MARINO RESIDENCE  
223 NE 1ST AVENUE  
DELRAY BEACH, FLORIDA  
EXTERIOR ELEVATIONS

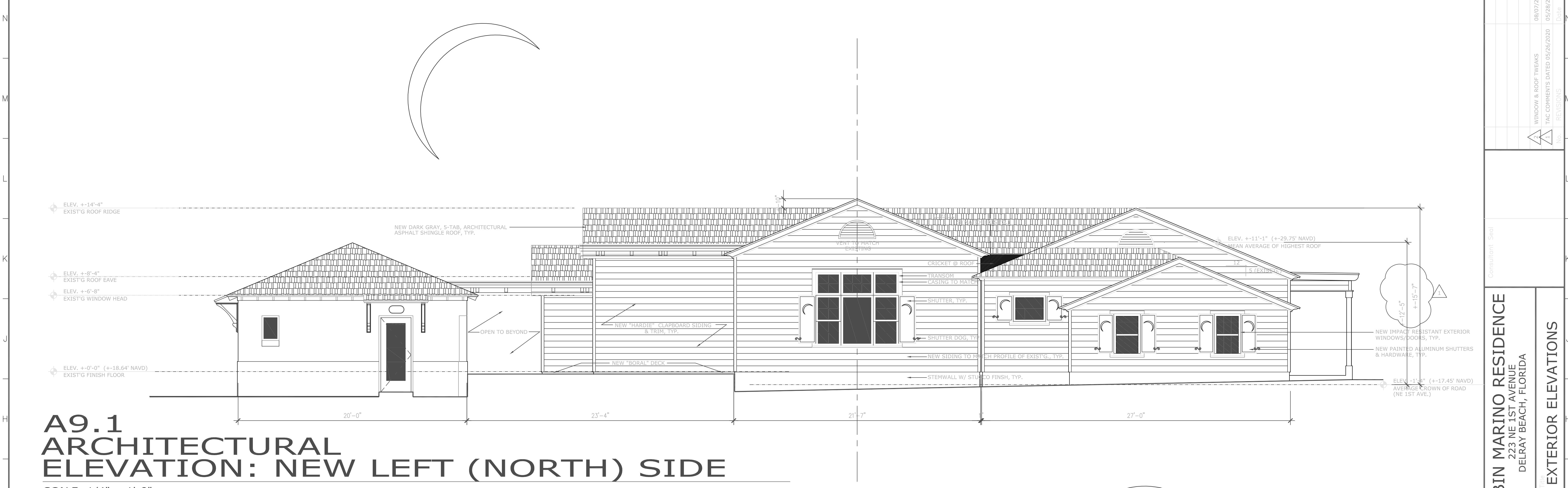
COPE ARCHITECTS, INC.  
701 SE 1ST STREET  
DELRAY BEACH, FLORIDA 33483-5305  
ARCHITECTURE - PLANNING - INTERIORS  
CELL 561.789.3791 EMAIL: copearchitectsinc@gmail.com

Drawn by: RW COPE  
Project No: 2018.35MARINO  
CAD File No: EXTERIOR ELEV'S  
Date: MARCH 02, 2020  
Drawing No: 0000000000

COPE ARCHITECTS, INC. 2020  
THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF COPE ARCHITECTS, INC.  
AND SHALL NOT BE REPRODUCED WITHOUT THE AUTHORIZED WRITTEN  
CONSENT OF COPE ARCHITECTS, INC.

A6.1

1 2 3 4



ROBIN MARINO RESIDENCE  
223 NE 1ST AVENUE  
DELRAY BEACH, FLORIDA

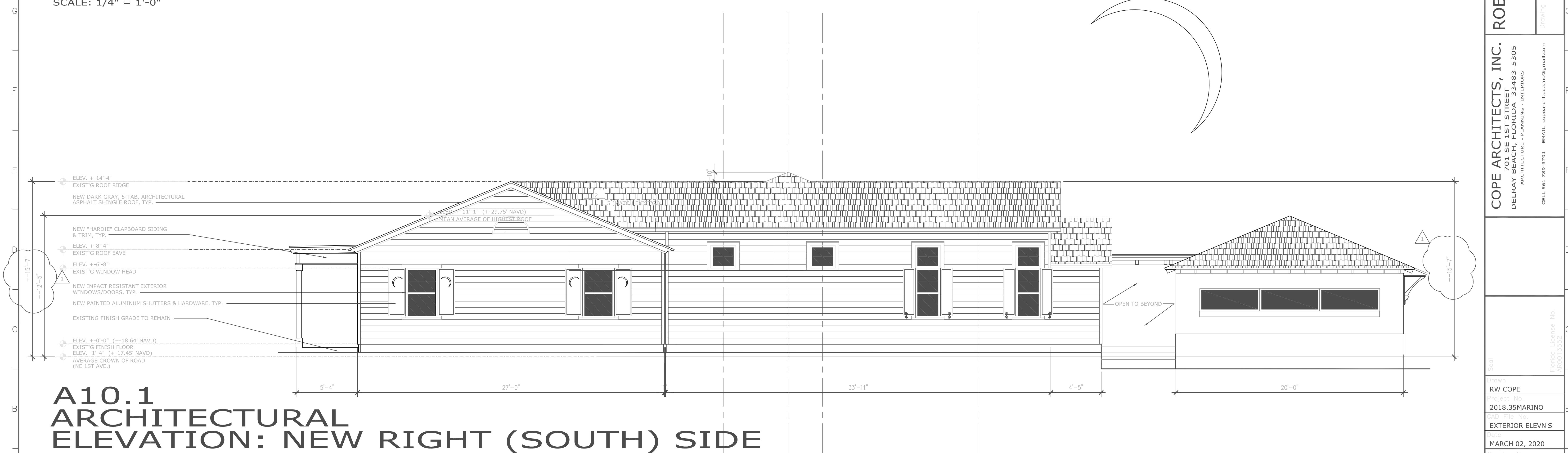
EXTERIOR ELEVATIONS

COPE ARCHITECTS, INC.  
701 SE 1ST STREET  
DELRAY BEACH, FLORIDA 33483-5305  
ARCHITECTURE - PLANNING - INTERIORS  
CELL 561.789.3791 EMAIL: copearchitectsinc@gmail.com

WINDOW & ROOF TWEAKS  
TAC COMMENTS DATED 05/26/2020  
05/29/2020  
REVISIONS  
1

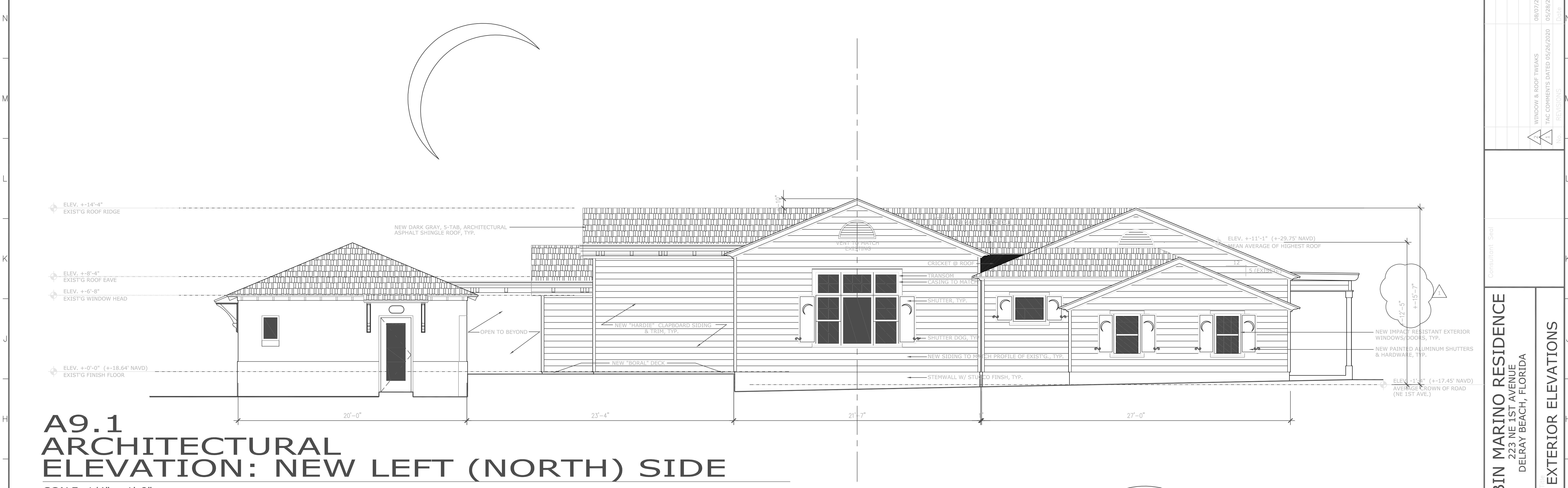
**A10.1 ARCHITECTURAL ELEVATION: NEW RIGHT (SOUTH) SIDE**

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



A7.1

1 2 3 4



ROBIN MARINO RESIDENCE  
223 NE 1ST AVENUE  
DELRAY BEACH, FLORIDA

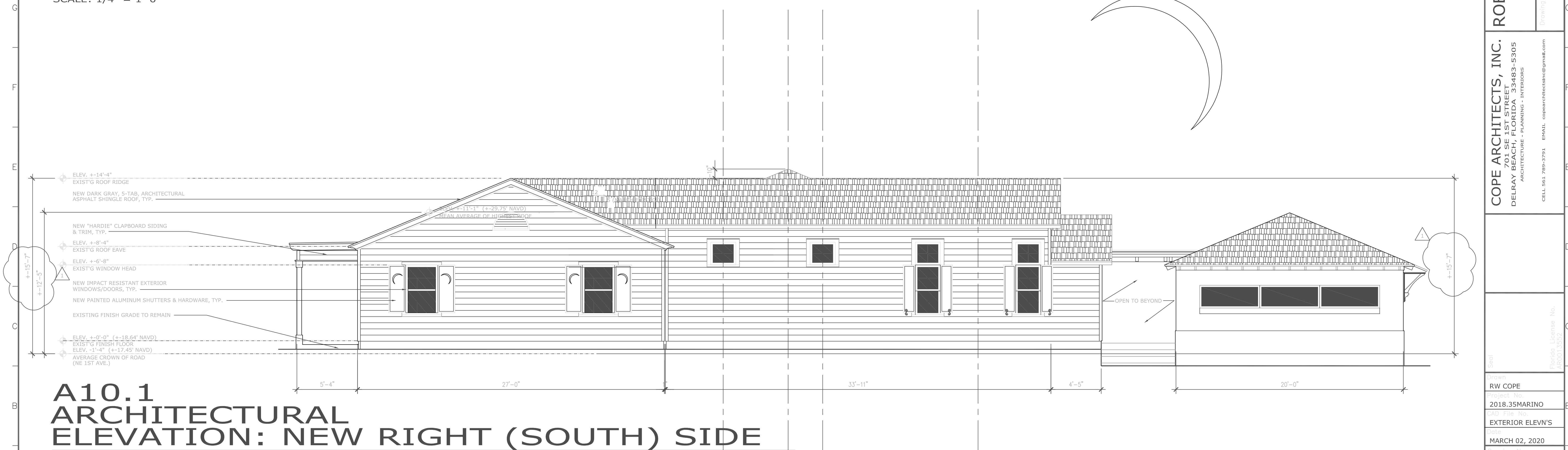
EXTERIOR ELEVATIONS

COPE ARCHITECTS, INC.  
701 SE 1ST STREET  
DELRAY BEACH, FLORIDA 33483-5305  
ARCHITECTURE - PLANNING - INTERIORS  
CELL 561.789.3791 EMAIL: copearchitectsinc@gmail.com

WINDOW & ROOF TWEAKS  
TAC COMMENTS DATED 05/26/2020  
05/29/2020  
REVISIONS  
1

**A10.1 ARCHITECTURAL ELEVATION: NEW RIGHT (SOUTH) SIDE**

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



COPE ARCHITECTS, INC. 2020  
THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF COPE ARCHITECTS, INC.  
AND SHALL NOT BE REPRODUCED WITHOUT THE AUTHORIZED WRITTEN  
CONSENT OF COPE ARCHITECTS, INC.

1

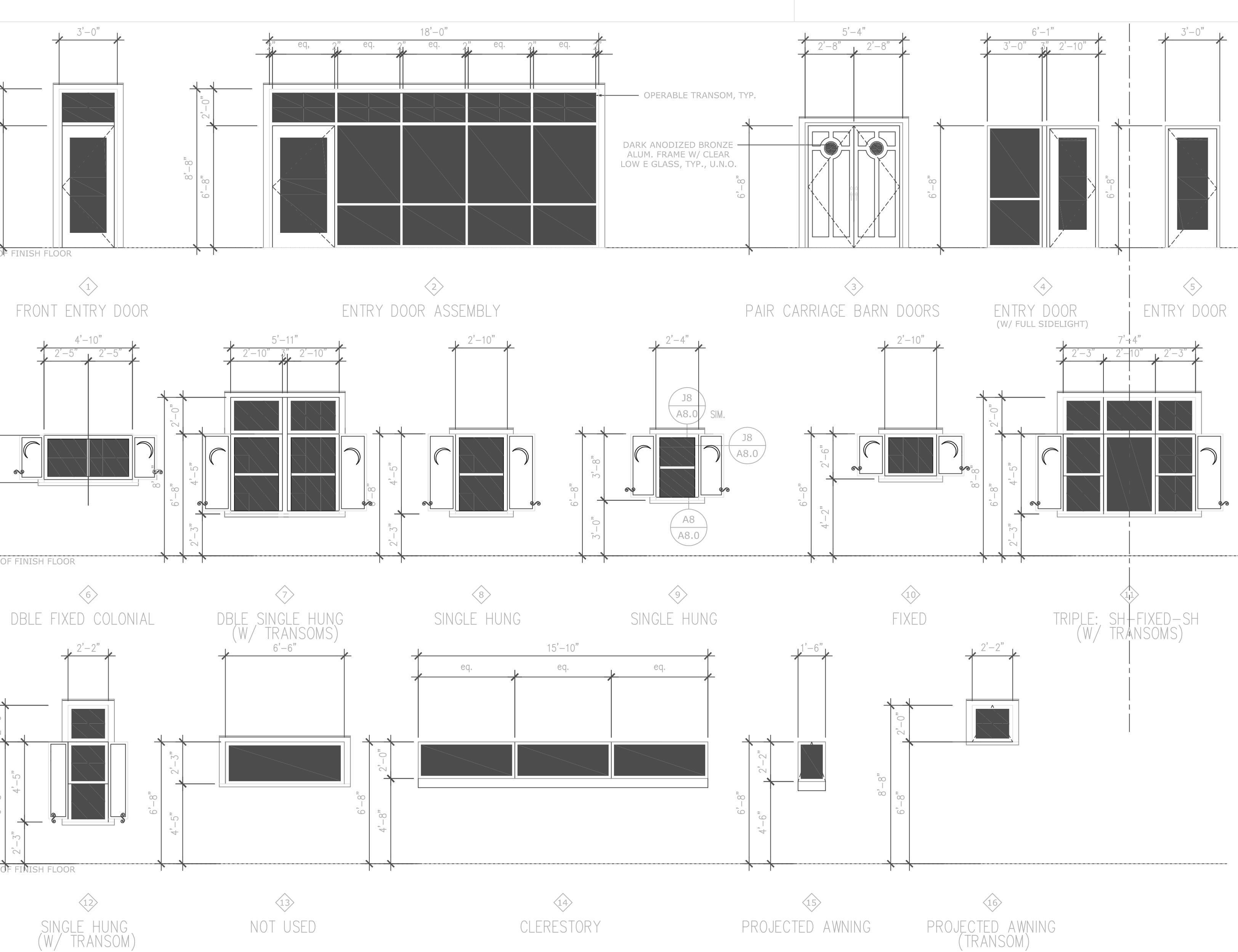
of

**A7.1**



# GENERAL NOTES:

1. WINDOW MANUFACTURER: "CGI", SERIES 238SN, "SENTINEL" WINDOWS & 450 DOORS, IMPACT RESISTANT - "OR EQUAL" AS DETERMINED BY OWNER INSTALLATION OF "CGI" 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



## EXTERIOR DOOR AND WINDOW SCHEDULE