



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 19 Dixie Boulevard
Project Location: 19 Dixie Boulevard, Del-Ida Historic District
Request: Certificate of Appropriateness and Variance
Board: Historic Preservation Board
Meeting Date: February 7, 2018

Board Action:

Approved the COA for a 674 square foot exterior addition, renovations, new pool, landscaping and hardscaping to an existing historic structure located at 19 Dixie Boulevard (7 to 0 vote).

Approved the Variance to allow a reduction to the required 10' side interior setback to 8.5' to an existing historic structure located at 19 Dixie Boulevard (7 to 0 vote).

Project Description:

The property is located within the R-1-AA (Single Family Residential) zoning district. The 0.16-acre lot measures 50' wide x 140' deep and contains a 1,018 square foot existing single-family residence and 587 square foot guest cottage. The historic structures were built in 1925 and are classified as contributing to the Del-Ida Park Historic District.

The current proposal includes construction of a 674 square foot addition connecting the single-family residence and the guest cottage, and construction of a new pool and associated deck. The proposal includes: installation of new impact resistant windows and doors, painting the structure white with dark blue accents, installation of new exterior light fixtures, installation of a new emergency generator, and reconfiguration of the existing brick paver driveway. The subject request also includes a variance to allow the proposed addition to encroach 1.5' into the required 10' side interior setback on the North side of the property.

Staff supported the Certificate of Appropriateness and Variance requests.

Board Comments:

The Board comments were supportive.

Public Comments:

No members of the public spoke for or against the project.

Associated Actions: All required actions were taken.

Next Action: HPB action is final.

HISTORIC PRESERVATION BOARD

CITY OF DELRAY BEACH

STAFF REPORT

MEETING DATE: February 7, 2018

ITEM: 19 Dixie Boulevard, Del-Ida Park Historic District - Certificate of Appropriateness (2017-247) for exterior addition and renovations and Variance (2017-246) to reduce the side interior setback from the required 10' to 8.5'.

RECOMMENDATION: Approve the Certificate of Appropriateness and Variance

GENERAL DATA:

Owner:..... Olga Adler

Agent:..... Roger Cope, Cope Architecture, Inc.

Location:..... North side of Dixie Boulevard,
between NE 5th Street and NE 6th
Street.

Property Size:..... 0.161 Acres

Historic District: Del-Ida Park Historic District

Zoning:..... R-1-AA (Single-Family Residential)

Adjacent Zoning:.....
North: R-1-AA
East: R-1-AA
South: R-1-AA
West: R-1-AA

Existing Future Land
Use Designation:..... LD (Low Density 0-5 DU/ Acre)

Water Service:..... Public water service is provided
on site.

Sewer Service:..... Public sewer service is provided
on site.



ITEM BEFORE THE BOARD

The item before the Board is consideration of a Certificate of Appropriateness (2017-247) and Variance (2017-246) requests associated with a 674 square foot exterior addition, renovations, new pool, landscaping and hardscaping to the property located at **19 Dixie Boulevard, Del-Ida Park Historic District**, pursuant to Land Development Regulation (LDR) Section 2.4.6(H) and 2.4.7(A).

BACKGROUND & PROJECT DESCRIPTION

The property is located within the R-1-AA (Single Family Residential) zoning district. The 0.16-acre lot measures 50' wide x 140' deep and contains a 1,018 square foot existing single-family residence and 587 square foot guest cottage. The historic structures were built in 1925 and are classified as contributing to the Del-Ida Park Historic District.

According to the City Property cards, the historic structure had a floorplan consisting of five rooms, flat roof covered in gravel, wood frame, and stucco exterior walls. The structure exhibits mission-style architecture.

The subject COA request for exterior renovations and addition to the single-family residence and guest cottage includes:

1. Installation of new impact resistant windows and doors;
2. Paint the structure white with black accents;
3. Construction of a 674 square foot addition connecting the single-family residence and the guest cottage;
4. Construction of a new pool and associated deck;
5. Installation of new exterior light fixtures;
6. Installation of a new emergency generator; and,
7. Reconfiguration of the existing brick paver driveway.

The subject request also includes a variance to allow the proposed addition to encroach 1.5' into the required 10' side interior setback on the North side of the property. The COA and variance request are now before the Board for consideration.

ANALYSIS OF PROPOSAL

Pursuant to Land Development Regulation (LDR) Section 2.4.6(H)(5), prior to approval, a finding must be made that any Certificate of Appropriateness which is to be approved is consistent with Historic Preservation purposes pursuant to Objective A-4 of the Land Use Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

LDR SECTION 4.5.1, HISTORIC PRESERVATION, DESIGNATED DISTRICTS, SITES, AND BUILDINGS

Pursuant to LDR Section 4.5.1(E) - **Development Standards**: all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section.

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and

shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposal meets the applicable standards noted above and their intent as the proposed changes ensure an appropriate renovation and addition of the existing historic structure.

The renovations include new aluminum framed (anodized bronze) impact resistant windows and doors, a Mahogany entry door, new exterior light fixtures, construction of a new pool and associated deck, installation of a new emergency generator, and reconfiguration of the brick paver driveway to improve an existing non-conformity. The exterior color scheme will be changed from yellow stucco with dark blue accents to white painted stucco and black accents. The addition will include a new kitchen and living area that connects the single-family residence to the guest cottage. The proposed changes do not destroy historic features that characterize the structure.

Overall, the proposed changes protect the historic integrity of the existing structure and its environment by allowing for modernization and expansion of the existing structure utilizing durable materials.

Pursuant to LDR Section 4.5.1(E)(2)(b)(2) - Major Development.

The subject application is considered "Major Development" as it involves "alteration of a building in excess of 25 percent of the existing floor area, and all appurtenances."

Pursuant to LDR Section 4.5.1(E)(7) - Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing criteria contained in (a)-(m). Visual compatibility for all development on individually designated properties outside the district shall be determined by comparison to other structures within the site.

Applicable Visual Compatibility Standards

- (a) Height:** The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(E)(2)(a), shall also be determined through application of the Building Height Plane.
- (b) Front Facade Proportion:** The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.
- (c) Proportion of Openings (Windows and Doors):** The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.
- (d) Rhythm of Solids to Voids:** The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.
- (g) Relationship of Materials, Texture, and Color:** The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the

predominant materials used in the historic buildings and structures within the subject historic district.

- (j) Scale of a Building:** The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:
 - 1.** For buildings wider than sixty percent (60%) of the lot width, a portion of the front façade must be setback a minimum of seven (7) additional feet from the front setback line.
 - 2.** For buildings deeper than fifty percent (50%) of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five (5) additional feet from the side setback line.
- (l) Architectural Style:** All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.
- (m) Additions to individually designated properties and contributing structures in all historic districts.** Visual compatibility shall be accomplished as follows:
 - 1.** Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.
 - 2.** Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.
 - 3.** Characteristic features of the original building shall not be destroyed or obscured.
 - 4.** Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.
 - 5.** Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design, but shall be coherent in design with the existing building.
 - 6.** Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

The proposed renovation and addition to the single-family residence and guest cottage is appropriate and compatible with the Del-Ida Park Historic District. The height of the addition does not exceed the highest element of the existing residence. The extension of the kitchen component on the North elevation does not alter the front façade proportion. The new windows and doors are compatible with the existing proportion of openings. The exterior color scheme will change from yellow stucco with dark blue accents to white painted stucco and black accents. These changes will not alter the visual compatibility of structure within the Del-Ida Historic District since the existing stucco and semi-smooth texture will remain. The scale of the building will not be substantially altered since the addition will be in exact alignment with the existing kitchen component on the North side of the property nor will the renovation/addition introduce a new architectural style. Replica emblem/motifs will be added to the addition to match the existing emblem/diamond motifs. New barrel tile and a heavy timber eyebrow are proposed on South elevation, East elevation, and West Elevation. These new elements are visually compatible with the historic mission-style of the property.

The overall proposal maintains mission-style architectural details appropriate for the Del-Ida Park Historic District. The proposal meets the intent of the review criteria above; thus, positive findings are made with respect to the sections indicated above.

VARIANCE ANALYSIS

Pursuant to LDR Section 4.3.4(K), required side setbacks within the R-1-AA District are 10'.

The subject request is a variance to allow construction of an addition that connects the single-family residence to the guest cottage to encroach 1.5' into the required 10' side interior setback on the North side of the property.

Pursuant to LDR Section 2.2.6(D), the Historic Preservation Board (HPB) shall act on all variance requests within an historic district, or on a historic site, which otherwise would be acted upon by the Board of Adjustment.

Pursuant to LDR Section 2.4.7(A)(5) Variances, the following findings must be made prior to the approval of a variance:

- (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings subject to the same zoning (The matter of economic hardship shall not constitute a basis for the granting of a variance);**
- (b) That literal interpretation of the regulations would deprive the applicant of rights commonly enjoyed by other properties subject to the same zoning;**
- (c) That the special conditions and circumstances have not resulted from actions of the applicant;**
- (d) That granting the variance will not confer onto the applicant any special privilege that is denied to other lands, structures, and buildings under the same zoning. Neither the permitted, nor nonconforming use, of neighborhood lands, structures, or buildings under the same zoning shall be considered grounds for the issuance of a variance;**
- (e) That the reasons set forth in the variance petition justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure; and,**
- (f) That the granting of the variance will be in harmony with the general purpose and intent of existing regulations, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.**

The property owner has submitted the following justification statement (attached).

"We recognize that LDR Section 4.3, (H), (1): Setbacks address building setback guidelines. The "Side Yard Building Setback Line" requirement for our site is 10', as we are within an R-1-AA zoning district. The rationale behind our request is that keeping our proposed addition ("wing") in exact alignment with the existing Kitchen component on that side (North) of the Floor Plan: it makes the most structural sense (no odd offset), interior layout and flow of the plan sense (no odd offset), allows for an additional 1.5' of area to be used within our Pool area/courtyard, and most importantly – has been tastefully designed so that it has negligible to no negative impact on our immediate next door neighbor.

We feel the intent of the code, in all matters, will not be compromised in any fashion whatsoever!

In conclusion, if granted, the "Variance" would in no way "be contrary to the public interest and where owing to the conditions peculiar to the property and not the result of the actions of the landowner, a literal enforcement of the regulations would result in unnecessary and undue hardship". Furthermore, we feel "that the reasons set forth in the "Variance" petition justify the granting of the "Variance, and we feel that the "Variance" is the minimum "Variance" that will make possible the reasonable use of the land, building, or structure" and finally "that the granting of the

"Variance" will be in (complete) harmony with the general purpose and intent of existing regulations, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare".

For these reasons, the owner respectfully requests that this variance be granted."

The variance is to allow a reduction to the required 10' side interior setback to 8.5' to accommodate the addition that connects the single-family residence to the guest cottage. A paved driveway exists in a portion of this location.

Special conditions and circumstances exist due to the small size of the 50' wide property as well as the historic setting of the site within the Del-Ida Park Historic District. Further, the variance is the minimum necessary to preserve the historic character of the property while allowing for the modernization of the floorplan. It will not significantly diminish the historic character of the site or the district. Literal interpretation of the requirements of the code would alter the historic character and scale of the property as it is situated within the Del-Ida Park Historic District. The variance is necessary to accommodate an appropriate adaptive reuse of the historic structure and site. Finally, the variance is not contrary to the public interest, safety or welfare.

Note: As required by the LDRs, a notice regarding the subject variance request was sent to those property owners located within a 500' radius of the subject property as well as a Special Courtesy Notice to the Del-Ida Park Neighborhood Association.

The submitted justification statements are attached.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve Certificate of Appropriateness (2017-247) and Variance requests (2017-246) for the property located at **19 Dixie Boulevard, Del-Ida Park Historic District** by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Sections 2.4.6(H)(5), and 2.4.7(A)(5).
- C. Deny Certificate of Appropriateness (2017-247) and Variance requests (2017-246) for the property located at **19 Dixie Boulevard, Del-Ida Park Historic District** by finding that the request and approval thereof is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in LDR Sections 2.4.6(H)(5), and 2.4.7(A)(5).

RECOMMENDATIONS

Certificate of Approval (COA)

Approve the COA 2017-247 for **19 Dixie Boulevard, Del-Ida Park Historic District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5).

NOTE:

If the COA is approved, the following must be addressed prior to certification:

- 1. That the height dimension of the addition on the North elevation be measured to the top of the parapet.
- 2. That the site plan and floor plan indicate the air conditioning unit, pool equipment, and generator in the same configuration.
- 3. That the dimension of the driveway between the property line and fence (area where vehicles are parked) be indicated.

Variance

Approve the variance to allow a reduction to the required 10' side interior setback to 8.5', based upon positive findings to LDR Section 2.4.7(A)(5).

Attachments:

- Applicant Justification Statement
- Site plan, elevations, and survey

Report Prepared by: Michelle Hoyland, Principal Planner and Abraham Fogel, Planner in Training

January 23, 2017

City of Delray Beach
100 NW 1st Avenue
Delray Beach, Florida 33444

Attn.: Michelle Hoyland – Senior Historic Preservation Planner, Planning & Zoning

Re: Adler Residence – 19 N. Dixie Blvd.; Existing, Contributing Historic Residence & Proposed Addition

Mrs. Hoyland:

I hope all is well. As the Architect Of Record (& Agent) for Olga Adler please accept this letter and associated package to seek City approval for the complete and total renovation of the existing historic, contributing structure located at 19 North Dixie Blvd., located within the Del Ida Historic District. I am hereby respectfully submitting a "Class 1 Site Plan Modification" and a "Variance" application associated with the Project, the "Variance" is respectfully seeking a reduction in the "Side (Interior) Yard Building Setback Line" for our proposed positioning of a new appendage or "wing" within the Site. We seek a modest 1.5' reduction, from the code required 10' to a proposed 8.5'. This appendage, or "wing" will, therefore align itself with the existing Kitchen component on this the North, and only North, side of the property.

Pursuant to **LDR Section 2.4.7 "Procedures for Obtaining Relief from Compliance with Portions of the Land Development Regulations"**, please accept the attached fully executed application and sets of Architectural Documents, appropriate mailing envelopes, mailing lists, a 500' radius map, \$1,500 check, etc.

We recognize that **LDR Section 4.3.4, (H), (1): Setbacks** address building setback guidelines. The "Side Yard Building Setback Line" requirement for our site is 10', as we are within an R-1-AA zoning district. The rationale behind our request is that of keeping our proposed addition ("wing") in exact alignment with the existing Kitchen component on that side (North) of the Floor Plan: it makes the most structural sense (no odd offset), interior layout and flow of the plan sense (no odd offset), allows for an additional 1.5' of area to be used within our Pool area/courtyard, and most importantly – has been tastefully designed so that it has negligible to no negative impact on our immediate next door neighbor.

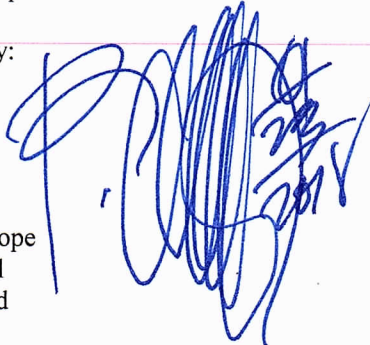
We feel the intent of the code, in all matters, will not be compromised in any fashion whatsoever!

In conclusion, if granted, the "Variance" would in no way "be contrary to the public interest and where owing to the conditions peculiar to the property and not the result of the actions of the landowner, a literal enforcement of the regulations would result in unnecessary and undue hardship". Furthermore, we feel "that the reasons set forth in the "Variance" petition justify the granting of the "Variance", and feel that the "Variance" is the minimum "Variance" that will make possible the reasonable use of the land, building, or structure" and finally "that the granting of the "Variance" will be in (complete) harmony with the general purpose and intent of exiting regulations, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare".

Please do not hesitate to call should you require anything else. I look forward to the support, the approval process and the Historic Preservation Board hearing in the very near future.

Sincerely:

Roger Cope
Principal
RWC/jad



Cc Olga Adler, Owner

**19 NORTH DIXIE BLVD.
DELRAY BEACH, FLORIDA 33444**

CODES

VICINITY MAP

INDEX

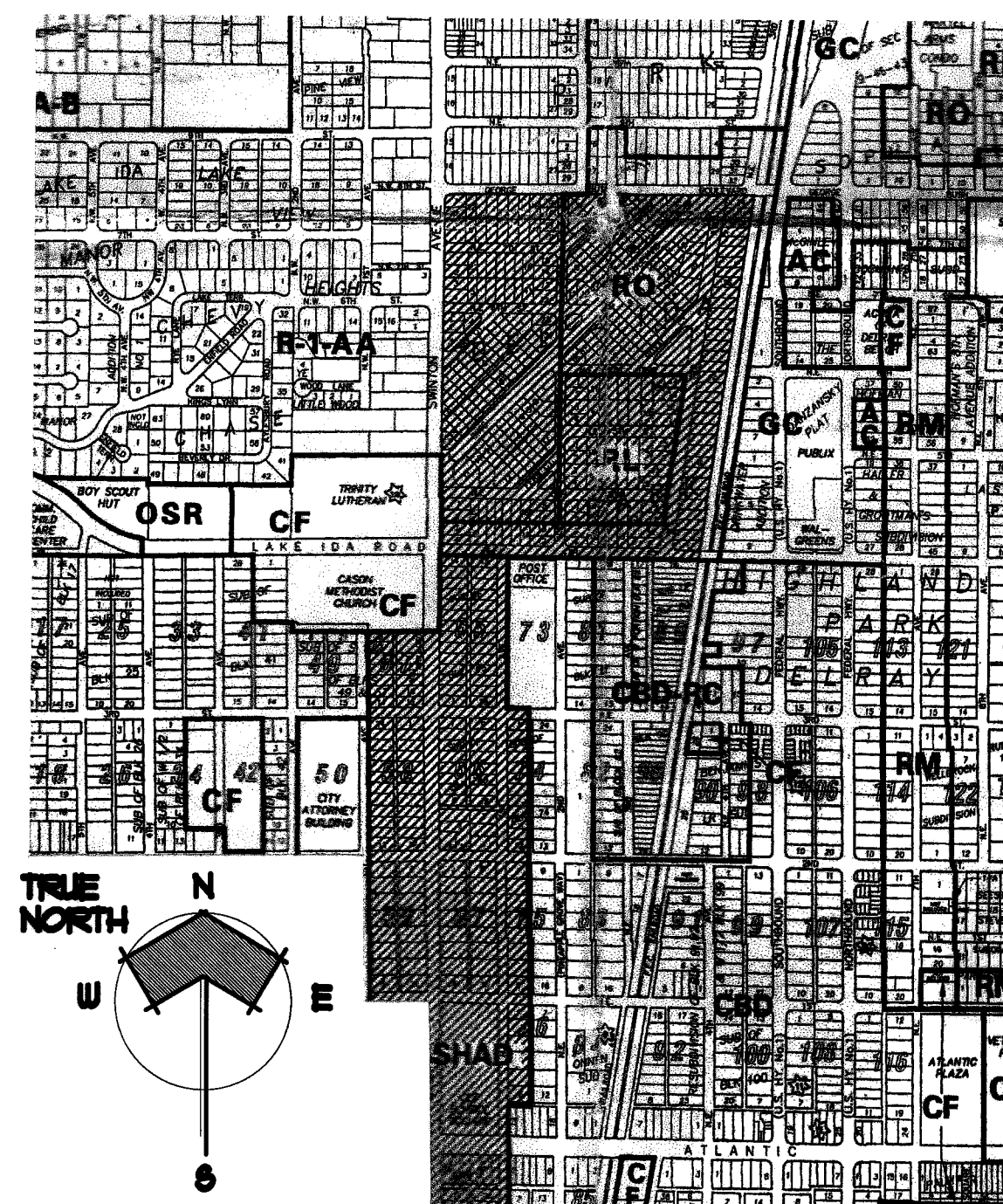
1. THE CONTRACTOR SHALL PERFORM ANY AND ALL CUTTING AND PATCHING NECESSARY TO COMPLETE THE WORK.
2. THE CONTRACTOR SHALL NOT DISRUPT EXISTING SERVICES, OPERATIONS, OR UTILITIES WITHOUT OBTAINING OWNER'S PRIOR APPROVAL AND INSTRUCTIONS IN EACH CASE.
3. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.
4. THE CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR THE VERIFICATION OF ALL ELEVATIONS, CONDITIONS, AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.
5. 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.
6. 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.
7. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION.
8. 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.
9. 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.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SOLID P.T. BLOCKING BEHIND ALL SHELVING, CABINETS, ETC., OR EQUIPMENT REQUIRING BACKING.
11. FINAL INSPECTIONS ARE REQUIRED FOR ALL PERMITS.

FLORIDA BUILDING CODE, 2013 EDITION
NFPA 7-101 LIFE SAFETY CODE
FLORIDA FIRE PREVENTION CODE, 2013 EDITION
NATIONAL ELECTRICAL CODE, 2013 EDITION
FLORIDA MECHANICAL CODE, 2013 EDITION
FLORIDA PLUMBING CODE, 2013 EDITION
FLORIDA ACCESSIBILITY CODE/ADA-99, 2013 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: RL, SINGLE FAMILY LOWMED. DENSITY RESIDENTIAL
DESIGN WIND LOAD: 170 MILES PER HOUR (3 SECOND GUST)
BUILDING HEIGHT LIMITATION: 35 FEET



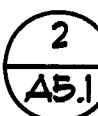
ARCHITECTURAL DOCUMENTS:


A1.0	COVER SHEET
A1.0	SURVEY AS PROVIDED BY OWNER
A2.0	ARCHITECTURAL SPECIFICATIONS
A2.0	ARCHITECTURAL SITE PLAN
A2.1	ARCHITECTURAL SITE DETAILS
A3.0	EXISTING ARCHITECTURAL FLOOR/DEMO PLAN(S)
A4.0	PROPOSED ARCHITECTURAL FLOOR PLAN
A5.0	ARCHITECTURAL ELEVATIONS
A6.0	ARCHITECTURAL ELEVATIONS
A7.0	ARCHITECTURAL ELEVATIONS
A8.0	ARCHITECTURAL ELEVATIONS
A9.0	EXTERIOR DOOR & WINDOW SCHEDULE


SYMBOLS

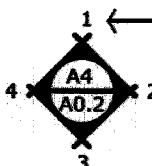
ABBREVIATIONS


PROJECT TEAM


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

[illegible]

ARCHITECT:

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DELRAY BEACH, FLORIDA 33444-3713

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

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER.

F&E CONSULTING, INC.
1640 NW 2ND AVENUE
BOCA RATON, FLORIDA 33432

PHO (561) 391-9292
FAX (561) 391-9898

STRUCTURAL ENGINEER.

McCARTHY & ASSOCIATES, INC.
601 NORTH CONGRESS AVENUE, SUITE 106-A
DELRAY BEACH, FLORIDA 33445

PHO (561) 265-6864
FAX (561) 265-6866

LANDSCAPE ARCHITECT.

TROPICAL VISIONS
3606 LOTHAIR AVENUE
BOYNTON BEACH, FLORIDA 33436

cell (561) 702-6337
email tropicalvisions1@gmail.com

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THE ADLER RESIDENCE
19 N. DIXIE BLVD., DELRAY BEACH, FLORIDA

Seal
Florida License No.

Drawn RW COPE
Project No. 2017.32ADLER
CAD File No. COVER SHEET
Date AUGUST 24, 2017
Drawing No.

A0.C

GENERAL NOTES

ARCHITECTURAL:

1. THESE DOCUMENTS INDICATE THE DESIGN INTENT OF THE CONSTRUCTION PROJECT IN ORDER TO ESTABLISH STANDARDS FOR QUALITY AND/OR PERFORMANCE.
2. THE CONTRACTOR SHALL INVESTIGATE THE JOBSITE & COMPARE THE CD'S W/ THE EXISTING CONDITIONS. THE CONTRACTOR SHALL INCLUDE IN HIS COST, WORK DESCRIBED IN THE CD'S & THAT IS REQUIRED OR REASONABLY IMPLIED TO ACHIEVE THE DESIGN INTENT OF THE CD'S. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTS BETWEEN EXISTING CONDITIONS & ANY NEW WORK, OF ANY OMISSIONS IN THE DRAWINGS & ANY RESTRICTIONS RELATED TO THE EXECUTION OF THE WORK INCLUDING THE COORDINATION W/ STRUCTURAL AND MEP RELATED WORK.
3. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A COMPLETE JOB IN EVERY RESPECT THAT ALLOWS FOR THE FULL USE OF THE COMPLETED FACILITY & CONSISTENT W/ THE DESIGN INTENT OF THE CD'S. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, COMPLETE UTILITY CONNECTIONS FOR H2O, SEWER, RAIN WATER LEADERS, DRAINS, POWER (W/ TRANSFORMING TO ACHIEVE APPROPRIATE & NECESSARY VOLTS & AMPS), GROUND, NATURAL OR LP GAS, VENTS, VENTILATION, SMOKE EVACUATION, & BLOCKING, BRIDGING, STRUCTURAL SUPPORTS, ETC., TO ALLOW FOR THE COMPLETE & WORKING OF NOTED OR INFERRED EQUIPMENT.
4. REASONABLY INFERRED CONDITIONS NOT OTHERWISE INDICATED IN THESE CD'S SHALL BE INTERPRETED AS HAVING THE SAME MEANING AS THOSE MOST SIMILARLY DETAILED & MORE FULLY DEFINED ELSEWHERE WITHIN THESE DOCUMENTS. CONTRACTOR IS TO NOTIFY THE ARCHITECT IF CLARIFICATIONS ARE REQUIRED. CONTRACTOR SHALL BE LIABLE IF INAPPROPRIATE INTER- PRETATIONS CONFLICT WITH OTHER ELEMENTS OF THE WORK.
5. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS & DIMENSIONS INDICATED W/ THE CD'S & SHALL NOTIFY THE ARCHITECT OF ANY VARIATION PRIOR TO THE PURCHASING OF MATERIALS, FABRICATION OR CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR RESTOCKING CHARGES, REPLACEMENT COSTS & FOR DELAYS IF HE FAILS TO COMPLY W/ THIS PROVISION.
6. THE GENERAL CONTRACTOR, UPON AWARDING CONTACTS TO SUB- CONTRACTORS, SHALL SUBMIT TO THE ARCHITECT & THE OWNER A LIST OF ITEMS & THEIR DELIVERY SCHEDULES. THE CONTRACTOR, PRIOR TO ORDERING AN ITEM, SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT & OWNER OF ANY ITEM WHICH MAY CAUSE THE PROJECT TO BE DELAYED DUE TO LONG LEAD TIME IN OBTAINING.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING SUBSTANTIAL COMPLETION REGARDLESS OF DELIVERY DATES FOR MATERIALS & EQUIPMT.
8. 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.
9. THE CONTRACTOR SHALL ISSUE COMPLETE SETS OF CD'S TO EACH OF THE SUB-CONTRACTORS FOR COORDINATION OF THEIR WORK AND DESCRIPTION OF SCOPE.
10. THE CONTRACTOR SHALL APPLY FOR, OBTAIN & PAY FOR PERMITS, FEES, INSPECTIONS & APPROVALS BY LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. CONTRACTOR IS TO PROVIDE COPIES OF TRANSACTIONS TO OWNER. NOTIFY ARCHITECT OF ANY VARIANCE W/ CODES IN FORCE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE W/ THE REGULATIONS OF ANY & ALL PUBLIC AUTHORITIES (FEDERAL, STATE & LOCAL) HAVING JURISDICTION OVER THE PROJECT.
11. PROVIDE & PAY FOR ANY AND ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, WAREHOUSING, TRANSPORTATION & DELIVERY COSTS, HOISTING, REMOVAL OF TRASH & DEBRIS, & OTHER FACILITIES & SERVICES NECESSARY FOR THE EXECUTION & COMPLETION OF THE WORK.
12. WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. REFERENCES TO THE CONTRACTOR SHALL INCLUDE THE GENERAL CONTRACTOR AND SUB-CONTRACTORS.
13. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, & HAVING CONTROL OVER CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES & PROCEDURES & FOR COORDINATING PORTIONS OF THE WORK REQUIRED BY THE CD'S.
14. THE ARCHITECT & OWNER SHALL NOT BE RESPONSIBLE FOR THE ERRORS, OMISSIONS OR DELAYS RESULTING FROM THE CONTRACTOR'S PERFORMANCE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACTS & OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUB-CONTRACTORS & THEIR AGENTS & EMPLOYEES & ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
16. OTHER CONTRACTORS & THEIR SUB-CONTRACTORS MAY BE WORKING ON THE PREMISES SIMULTANEOUS WITH THE DURATION OF THIS CONTRACT. NO ACTION SHALL BE TAKEN ON THE PART OF THIS CONTRACTOR OR ANY SUB- CONTRACTOR, TO IMPEDE THE ACCESS OR OPERATION OF ANY OTHER CONTRACTOR ON THE PREMISES, EITHER UNION OR NON-UNION.
17. WORK SHALL BE DONE DURING NORMAL WORKING HOURS. CONTRACTOR SHALL SCHEDULE & PERFORM SO AS NOT TO UNREASONABLY DISTURB ANY NEIGHBORS & SHALL BE RESPONSIBLE FOR ANY OVERTIME COSTS INCURRED THEREBY.
18. THE CONTRACTOR SHALL COORDINATE & WORK W/ BUILDING OWNER REGARD- ING HEAT, WATER, ELECTRICITY, DELIVERIES, ACCESS, ELEVATOR AVAIL- ABILITY, STAGING, NOISE CONTROL, TRASH & DEBRIS REMOVAL, HOISTING, & ANY OTHER UTILITIES OR OWNER'S RULES & REGULATIONS CONCERNING THE PROJECT SITE. CONTRACTOR SHALL COORDINATE USE OF RESTROOM FACILITIES FOR HIS EMPLOYEES WITH THE OWNER.
19. THE CONTRACTOR SHALL PROCURE MATERIALS SO AS NOT TO DELAY SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL NOTIFY ARCHITECT WITHIN FIVE (5) DAYS OF EXECUTION OF CONTRACT OF ANY MATERIAL DELIVERY WHICH COULD DELAY COMPLETION OF THE CONTRACT.
20. COORDINATE SCHEDULING, PROVISIONS FOR INSTALLATION, LOCATIONS, & INSTALLATION OF ITEMS FURNISHED BY THE OWNER & BY OTHERS, FOR THE PURPOSES OF THIS CONTRACT. THE FOLLOWING ABBREVIATIONS APPLY: OF-OI = OWNER FURNISHED & OWNER INSTALLED, OF-CI = OWNER FURNISHED & CONTRACTOR INSTALLED, CF-OI = CONTRACTOR FURNISHED & CONTRACTOR INSTALLED, AND CF-CI = CONTRACTOR FURNISHED & OWNER INSTALLED.
21. THE CONTRACTOR SHALL COORDINATE & WORK W/ TRADES ON THE PROJECT NOT UNDER CONTRACT W/ THE CONTRACTOR (I.E. TELEPHONE, DATA LINES, FIRE ALARM, ETC.). ANY CHANGES OR DELAYS ARISING FROM CONFLICTS BETWEEN SUCH TRADES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

22. UNLESS OTHERWISE NOTED, WHEN DRAWINGS ARE IN CONFLICT, ENLARGED PLANS & DETAILS SHALL GOVERN. HOWEVER, THE ARCHITECT SHALL MAKE THE FINAL DETERMINATION IN THESE MATTERS.
23. SUBMIT FOR ARCHITECT'S REVIEW ABOVE BUILDING STANDARD SAMPLES & LITERATURE. SUBMIT FOR ARCHITECT'S CONSIDERATION SAMPLES & PRODUCT LITERATURE & OTHER PERTINENT DATA OF ANY PROPOSED SUBSTITUTIONS. ANY SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO IMPLEMENTATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESEARCH & QUALIFY THAT THE PERFORMANCE & CONSTRUCTION SPECIFICATIONS MEET THOSE OF THE ORIGINALLY SPECIFIED ITEM PRIOR TO SUBMISSION FOR APPROVAL. CONTRACTOR SHALL BE LIABLE FOR MATERIALS THAT ARE NOT AVAILABLE DUE TO UNTIMELY ORDERING & FOR THE COORDINATION OF SUBSTITUTIONS W/ OTHER TRADES & DISCIPLINES.
24. SHOP DRAWINGS (TWO (2) COPIES TO ARCHITECT & TWO (2) COPIES TO ENGINEER), AS REQUIRED, SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION OR CONSTRUCTION. SUBMIT FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION OR PURCHASE. SHOP DRAWINGS OR SAMPLES FOR MILLWORK, CUSTOM METALWORK, CUSTOM CASEGOODS & OTHER ITEMS AS REQUIRED BY ARCHITECT FOR ABOVE BUILDING STANDARDS ITEMS.
25. CHANGES IN THE WORK SHALL ONLY BE ALLOWED W/ ONE OF THE FOLLOWING WRITTEN DIRECTIVES: 1.) ARCHITECT'S DIRECTIVE FOR MINOR CHANGES IN WORK, 2.) CONSTRUCTION CHANGE DIRECTIVE FROM THE ARCHITECT, OR 3.) CHANGE ORDER ISSUED BY THE ARCHITECT. CHANGES MUST FOLLOW MODIFICATION PROCEDURES NOTED IN AIA A201 -ARTICLE 7. CHANGES REQUIRING A CHANGE IN COST OR TIME MUST BE EXPLICITLY NOTED AT TIME OF DISCUSSION IN FIELD, NOTIFICATION OR ARCHITECT OR AT JOB PROGRESS MEETING & FOLLOWED UP WITHIN TWO (2) WORKING DAYS BY WRITTEN CONFIRMATION. IF CHANGE IS AGREED TO WITHOUT EXPLICIT REFERENCE TO CHANGE IN COST OR TIME, A SUBSEQUENT CHANGE ORDER MAY BE JUSTIFIABLY REJECTED.
26. PERFORM WORK & INSTALL MATERIALS IN STRICT ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS & IN A MANNER CONSISTENT W/ INDUSTRY STANDARDS FOR WORKMANSHIP.
27. GYPSUM & METAL STUD CONSTRUCTION SHALL BE DONE IN ACCORDANCE W/ RECOMMENDATIONS & INSTRUCTIONS PUBLISHED BY U.S. GYPSUM COMPANY - GYPSUM CONSTRUCTION HANDBOOK, LATEST EDITION. CONSTRUCTION JOINTS MUST OCCUR AT A MAXIMUM OF 25 FT. ON UNDERSIDE OF ROOF DECK.
28. FINISH CARPENTRY & MILLWORK SHALL BE DONE IN ACCORDANCE W/ THE ARCHITECTURAL WOODWORKS INSTITUTE (AWI) STANDARDS FOR SELECTION OF MATERIALS, HARDWARE, FABRICATION, WORKMANSHIP & FINISHING.
29. EXAMINE SURFACES TO DETERMINE THAT THEY ARE SOUND, DRY, CLEAN & READY TO RECEIVE FINISHES OR MILLWORK PRIOR TO INSTALLATION. START OF INSTALLATION SHALL IMPLY ACCEPTANCE OF SUBSTRATE & SHALL NOT BE GROUNDS FOR CLAIMS AGAINST IMPROPER PERFORMANCE OF INSTALLED MATERIAL. ADVISE ARCHITECT OF ANY EXISTING CONSTRUCTION NOT LEVEL, SMOOTH & PLUMB WITHIN INDUSTRY STANDARDS PRIOR TO START OF CONSTRUCTION.
30. INSTALL & MAINTAIN NECESSARY COVERINGS, PROTECTIVE ENCLOSURES, TEMPORARY DOORS & PARTITIONS & DUST BARRIERS TO PROTECT OCCUPANTS & EXISTING WORK & FINISHES TO REMAIN. REPAIR & REPLACE ANY DAMAGES CAUSED BY IMPROPER PROTECTION AT NO ADDITIONAL CHARGE TO OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY & ALL DAMAGE WHICH MAY OCCUR DURING EITHER THE DEMOLITION OR CONSTRUCTION PHASE TO THE EXISTING BUILDING. CONTRACTOR SHALL REPAIR SAME IMMEDIATELY TO MATCH ADJACENT SURFACES IN GOOD CONDITION.
31. WORK DAMAGED DURING CONSTRUCTION OR NOT CONFORMING TO SPECIFIED STANDARD TOLERANCES OR MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
32. MAINTAIN EXIT, EXIT LIGHTING, FIRE PROTECTIVE DEVICES & LIFE SAFETY SYSTEMS IN WORKING ORDER.
33. EXIT DOORS, EGRESS DOORS & OTHER DOORS REQUIRED FOR MEANS OF EGRESS SHAL BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOW- LEDGE OR EFFORT.
34. VERIFY KEYING REQUIREMENTS OF ALL NEW LOCKS WITH OWNER.
35. 24 HOURS PRIOR TO OCCUPANCY OF ANY PHASE, THOROUGHLY CLEAN SURFACES OF DUST, DEBRI, LOOSE CONSTRUCTION MATERIAL & EQUIPMENT. VACUUM OR MOP FLOORS & CLEAN WINDOWS. THE CONTRACTOR, AT THE COMPLETION OF THE PROJECT, SHALL CLEAN THE ENTIRE BUILDING AND LEAVE IT IN ACCEPTABLE CONDITION.
36. SUBSTANTIAL COMPLETION SHALL BE THE DATE ON WHICH THE PREMISES ARE AVAILABLE FOR OCCUPANCY FROM THE CONTRACTOR & SHALL BE AS DEFINED IN AIA DOCUMENT A201. ADDITIONAL TOUCH-UP OR MINOR INSTALLATION WORK MAY BE INCOMPLETE.
37. WARRANT TO THE OWNER THAT ALL MATERIALS & EQUIPMENT FURNISHED & INSTALLED UNDER THIS CONTRACT SHALL BE NEW UNLESS OTHERWISE SPECIFIED, & WORK SHALL BE OF GOOD QUALITY, FREE FROM FAULTS & DEFECTS & CONFORMS WITH THE CONTRACT DOCUMENTS.
38. FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION, CONTRACTOR SHALL PROMPTLY CORRECT WORK FOUND NOT TO BE IN ACCORDANCE W/ THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BEAR ALL COSTS OF CORRECTIONS.
39. UNLESS OTHERWISE NOTED, FASTENERS & ATTACHMENTS SHALL BE FULLY CONCEALED FROM VIEW.
40. THE ARCHITECT'S SEAL AFFIXED TO THESE CONTRACT DOCUMENTS, SHALL CERTIFY TO THE BEST OF OUR KNOWLEDGE, THAT THESE DRAWINGS MEET THE APPLICABLE STATE & LOCAL CODES. IF ANY PORTION OF THESE DOCUMENTS IS FOUND TO BE IN CONFLICT W/ STATE OR LOCAL CODES, THE ARCHITECT SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR.
41. CONTRACTOR SHALL BE RESPONSIBLE IN PROVIDING THE OWNER A COMPLETE SET OF 'AS-BUILT' OR 'RECORD' DOCUMENTS.
42. PROVISIONS OF THE AIA A201 - GENERAL CONDITIONS, APPLY TO THIS CONTRACT BY REFERENCE UNLESS SPECIFICALLY MODIFIED IN WRITING BY THE OWNER OR ARCHITECT.

BUILDING CODE COMPLIANCE:

1. THE CONTRACTOR SHALL PERFORM WORK IN ACCORDANCE W/ APPLICABLE CODES, REGULATIONS, LOCAL AUTHORITY REGULATIONS & LOCAL CODE OFFICIAL'S DIRECTIVES.
2. THE CONTRACTOR SHALL PROVIDE TERMITE PROTECTION AS PER FBC 1816.17
1. CLEAR DIMENSIONS MUST BE HELD. DIMENSIONS NOTED AS FINISHED FACE.
2. DRAWING DIMENSIONS ARE TO THE FACE OF STUD SURFACE UNLESS CLEAR OR CRITICAL SHALL BE MEASURED FROM FINISH FACE TO FINISH FACE.
3. MAKE NO MECHANICAL ATTACHMENTS TO EXTERIOR BUILDING SURFACES WITHOU PRIOR NOTIFICATION AND APPROVAL FROM THE ARCHITECT.
4. CONSTRUCT CEILINGS & PARTITIONS PER MANUFACTURER'S RECOMMENDATIONS WITH DEFLECTIONS NOT TO EXCEED 1/240 OF THE SPAN. PROVIDE FIRE RATINGS AS REQUIRED BY CODE - SEE FBC AND LOCAL CODE AMMENDMENTS FOR ANY SPECIAL FIRE STOPPING REQUIREMENTS.
5. INSTALL WOOD BLOCKING AT ANY PARTITION SCHEDULED TO RECEIVE HANGING CABINETRY AND/OR SHELVING.
6. INSTALL MOISTURE RESISTANT SUBSTRATE (WATER RESISTANT TYPE GYPSUM BOARD OR CEMENTITIOUS BOARD) WHERE CERAMIC TILE OR STONEWORK IS INDICATED.
7. INSTALL STEEL FRAMING FOR PARTITIONS TO COMPLY WITH ASTM C-154 & THE GYPSUM CONSTRUCTION HANDBOOK BY U.S. GYPSUM, LATEST EDITION.
8. INSTALL & FINISH GYPSUM BOARD TO COMPLY W/ ASTM C-840, GA-216 BY GYPSUM ASSOCIATION & GYPSUM CONSTRUCTION HANDBOOK BY U.S. GYPSUM, LATEST EDITION. PREPARE SURFACE AS REQUIRED FOR FINAL SURFACE FINISH AS RECOMMENDED BY GYPSUM CONSTRUCTION HADBOOK.
9. PROVIDE FRE RESISTANCE RATED PARTITION ASSEMBLIES IDENTICAL TO UL. DESIGNATIONS (UNDERWRITERS LABORATORY) SHOWN IN THE FIRE RESISTANCE DIRECTORY OR LISTED BY OTHER TESTING AGENCIES ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

MILLWORK NOTES:

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

FINISH NOTES:

1. INSPECT MATERIALS FOR DEFECTS, FLAWS, SHIPPING DAMAGE, CORRECT COLOR & PATTERN, INFORM ARCHITECT OF ANY DEFECTIVE MATERIALS & COORDINATE W/ THE MANUFACTURER FOR ACCURATE SHIPPING DATES FOR THE REPLACEMENT MATERIAL.
2. FLOOR COVERINGS SHALL BE REPAIRED IN RENOVATION WORK TO MATCH ADJACENT SURFACES. FLOOR COVERINGS IN CLOSETS SHALL MATCH ADJACENT SURFACES. FLOOR COVERING IN CLOSETS SHALL MATCH ADJACENT ROOM UNLESS NOTED OTHERWISE.
3. CONTRACTOR WILL BE RESPONSIBLE FOR PROVING AN APPROPRIATELY LEVEL & SMOOTH CONCRETE OR OTHER SUBSTRATE TO MEET THE CARPET (IF CARPET IT USED) MEETING INDUSTRY STANDARDS PRIOR TO INSTALLATION.
4. CARPET, IF USED, SHALL BE INSTALLED IN THE SAME DIRECTION. SEAM CARPET AT DOORS AND ON CENTERLINE OF DOORS, TYPICAL.

PAINTED SURFACES:

1. PAINTED FINISH METAL & WOOD TRIM SHALL BE SEMI-GLOSS ALKYD ENAMEL, COLOR TO MATCH ADJACENT WALL UNLESS NOTED OTHERWISE. OTHER SURFACES SHALL BE LATEX, FLAT FINISH. PAINTED FINISHES WITHIN BATHROOMS & KITCHEN/ GALLEYS/PANTRY SHALL BE SEMI-GLOSS ALKYD ENAMEL.
2. PREPARE FOR & APPLY PAINT IN ACCORDANCE W/ THE MANUFACTURER'S SPEC'S. FOR THE PARTICULAR SURFACE, ONE (1) COAT PRIME & TWO (2) FINISH COATS MINIMUM APPLICATION. FOLLOW INDUSTRY STANDARDS FOR SURFACE PREPARATION & APPLICATION ENVIRONMENT (TEMPERATURE & HUMIDITY).

WALL COVERING:

1. INTERIOR FINISH MATERIALS SHALL COMPLY WITH LOCAL CODES. WHEN REQUIRED BY BUILDING OFFICIAL(S), APPLY FLAME PROOFING TO FABRIC WALL COVERINGS.
2. WALL COVERINGS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE APPLICATION, INCLUDING TEMPERATURE AND DUST CONTROL. WALL COVERING REQUIRING BACKING SHALL BE SO APPROVED. APPLY WALL PRIMER PRIOR TO APPLYING ADHESIVE FOLLOWING MANUFACTURER'S INSTRUCTION.
3. INSTALL BEAMS PLUMB & NOT LESS THAN SIX (6) INCHES FROM CORNERS. HORIZONTAL BEAMS SHALL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES.
4. REMOVE EXCESS ADHESIVE PROMPTLY, REPLACE PANELS WHICH CANNOT BE COMPLETELY CLEANED.
5. INSTALLATION OF PATTERNED FABRIC WALL COVERINGS SHALL BE MATCH AT EDGE TO ADJACENT FABRIC PANEL.
6. REMOVE SWITCH PLATES & SURFACE MOUNTED FIXTURES TO PERMIT WALL COVERING INSTALLATION & RE-INSTALL UPON COMPLETION.
7. WALL COVERINGS SHALL BE FROM CONSISTENT DYE LOTS.
8. NO SUBSTITUTION OF ANY SPECIFIED WALL COVERINGS OR FINISH MAY BE MADE WITHOUT PRIOR APPROVAL OF ARCHITECT.

TILE:

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

TELEPHONE/DATA/ELECTRICAL NOTES:

1. WORK SHALL BE IN ACCORDANCE W/ APPLICABLE NATIONAL, STATE AND LOCAL ELECTRICAL CODES.
2. IN M/E/P DESIGN-BUILD PROJECTS, MECHANICAL & ELECTRICAL ENGINEERING DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW & APPROVAL PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR COORDINATING VARIOUS TRADES. CONTRACTOR SHALL CONTROL INSTALL- ATION SEQUENCE OF VARIOUS ITEMS TO ACCOMMODATE DIMENSIONAL REQUIRE- MENTS OF TOTAL ASSEMBLY INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM, DATA, TELEPHONE, SPRINKLER PIPING AND ANY & ALL EQUIPMENT.
3. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL, MECHANICAL, ELECTRICAL & PLUMBING ENGINEER'S OR ANY OTHER CONSULTANT'S DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION. WORK INSTALLED IN CONFLICT W/ THE ARCHITECT'S DRAWINGS OR CREATING CONFLICTS DUE TO INSUFFICIENT COORDINATION OF WORK SHALL BE CORRECTED BY THE CONTRACTOR @ THE CONTRACTOR'S EXPENSE & SHALL NOT IMPACT THE SCHEDULE.
4. REFER TO ENGINEERING DRAWINGS FOR CIRCUITING & SPECIFICATIONS. MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS DO NOT SPECIFY LOCATIONS OF FIXTURES, OUTLETS, OR EQUIPMENT - REFER TO ARCHITECT'S DRAWINGS.
5. SEPARATE JUNCTION BOXES BY AT LEAST ONE (1) STUD WHERE TELEPHONE & ELECTRICAL OUTLETS APPEAR BACK-TO-BACK OR SIDE-BY-SIDE.
6. OUTLETS, SWITCHES & JUNCTION BOXES LOCATED IN ACOUSTICAL PARTITIONS SHALL RECEIVE EQUIVALENT INSULATION BEHIND BOXES.
7. WHERE WALL MOUNTED OUTLETS ARE INDICATED SIDE-BY-SIDE, THE MAXIMUM SEPARATION SHALL BE SIX (6) INCHES, CENTERLINE TO CENTERLINE, U.O.N.
8. GANG ELECTRICAL OUTLETS & SWITCHES WHERE POSSIBLE.
9. WALL MOUNTED ELECTRICAL, TELEPHONE & DATA OUTLETS SHALL BE INSTALLED AT EIGHTEEN (18) INCHES ABOVE FINISHED FLOORS, UNLESS NOTED OTHERWISE.
10. INSTALL LIGHT SWITCHES AT FOURTY- EIGHT (48) INCHES AFF. & WITHIN EIGHT (8) INCHES OF DOOR FRAME, U.O.N.. FOLLOW ADA REGULATIONS IN PUBLIC CIRCUMSTANCES.
11. THERMOSTATS SHALL BE INSTALLED AT SIXTY (60) INCHES AFF. ADJACENT TO LIGHT SWITCHES, UNLESS NOTED OTHERWISE.
12. INCANDESCENT LIGHT FIXTURES ARE TO BE ON DIMMERS, U.O.N.
13. WHERE LIGHTS & SWITCHES ARE NOT NOTED W/ A LOWER CASE LETTER DESIGNATION, THE SWITCHES ARE TO BE CONNECTED ONLY TO THOSE LIGHT FIXTURES WITHIN THAT SPECIFIC ROOM.
14. FLOOR MOUNTED OUTLETS ARE DIMENSIONED FROM THE CENTERLINE OF THE OUTLET TO THE FINISHED FACE OF THE PARTITION AND/OR COLUMN, UNLESS NOTED OTHERWISE.
15. ELECTRICAL ITEMS INDICATED IN OR ON CABINETRY SHALL BE SUPPLIED, INSTALLED & COORDINATED BY THE CONTRACTOR.
16. ELECTRICAL SUB-CONTRACTOR SHALL MAKE FINAL CONNECTIONS FOR ALL FLOOR OR WALL OUTLETS TO FURNITURE SYSTEM POWER POLES (WHERE APPLICABLE) FOLLOWING MANUFACTURER'S STANDARDS FOR INSTALLATION AND APPLICABLE CODES.
17. PHONE & DATA OUTLETS SHALL BE SINGLE OUTLET BOX W/ FULL STRING & RING FOR WIRING. WIRING OR CABLING SHALL BE BY OTHERS UNLESS NOTED OTHERWISE.
18. THE SIZE OF NEW TELEPHONE & DATA LINE CONDUITS SHALL BE AS PER SUPPLIER'S SPECIFICATIONS. VERIFY REQUIREMENTS W/ OWNER.
19. INSTALL BUILDING STANDARD COVER PLATES FOR OUTLETS & SWITCHES.
20. EXHAUST FANS SHALL BE SILENT RUNNING & SHALL HAVE A MINIMUM EIGHT (8) FOOT LONG DUCT BETWEEN THE RETURN AIR GRILLE & FAN MOTOR. DUCT SHALL BE LINED W/ ONE (1) INCH MIN. THICK FIBERGLASS LINER. DO NOT LOCATE FAN MOTOR ABOVE CEILING OF ROOM SERVED BY FAN - LOCATE MOTOR ABOVE CORRIDOR OR OPEN AREA CEILING. PROVIDE SPARK PROOF MOTORS OR EXPLOSION PROOF MOTORS FOR LOCATIONS INVOLVING FLAMABLE MATERIALS (ONLY IF APPLICABLE.)
21. ACCESS PANELS AS REQUIRED SHALL BE INSTALLED FLUSH W/ CEILING & FINISHED TO MATCH THE ADJACENT CEING FINISH. LOCATIONS OF ACCESS PANELS ARE TO BE REVIEWED WITH THE ARCHITECT PRIOR TO INSTALLATION.

PROJECT DATA:

PROPOSED TOTAL GROUND FLOOR AREA -	+- 2,210.00 SQ. FT.	+- 31.6% OF SITE
PARKING & PAVED AREAS -	+- 2,320.00 SQ. FT.	+- 33.3% OF SITE
OPEN LANDSCAPED SPACE -	+- 2,217.00 SQ. FT.	+- 31.6% OF SITE
WATER BODIES (POOL) -	+- 245.00 SQ. FT.	+- 3.5% OF SITE
TOTALS	+- 7,000.00 SQ. FT.	100% OF SITE

PARKING DATA:

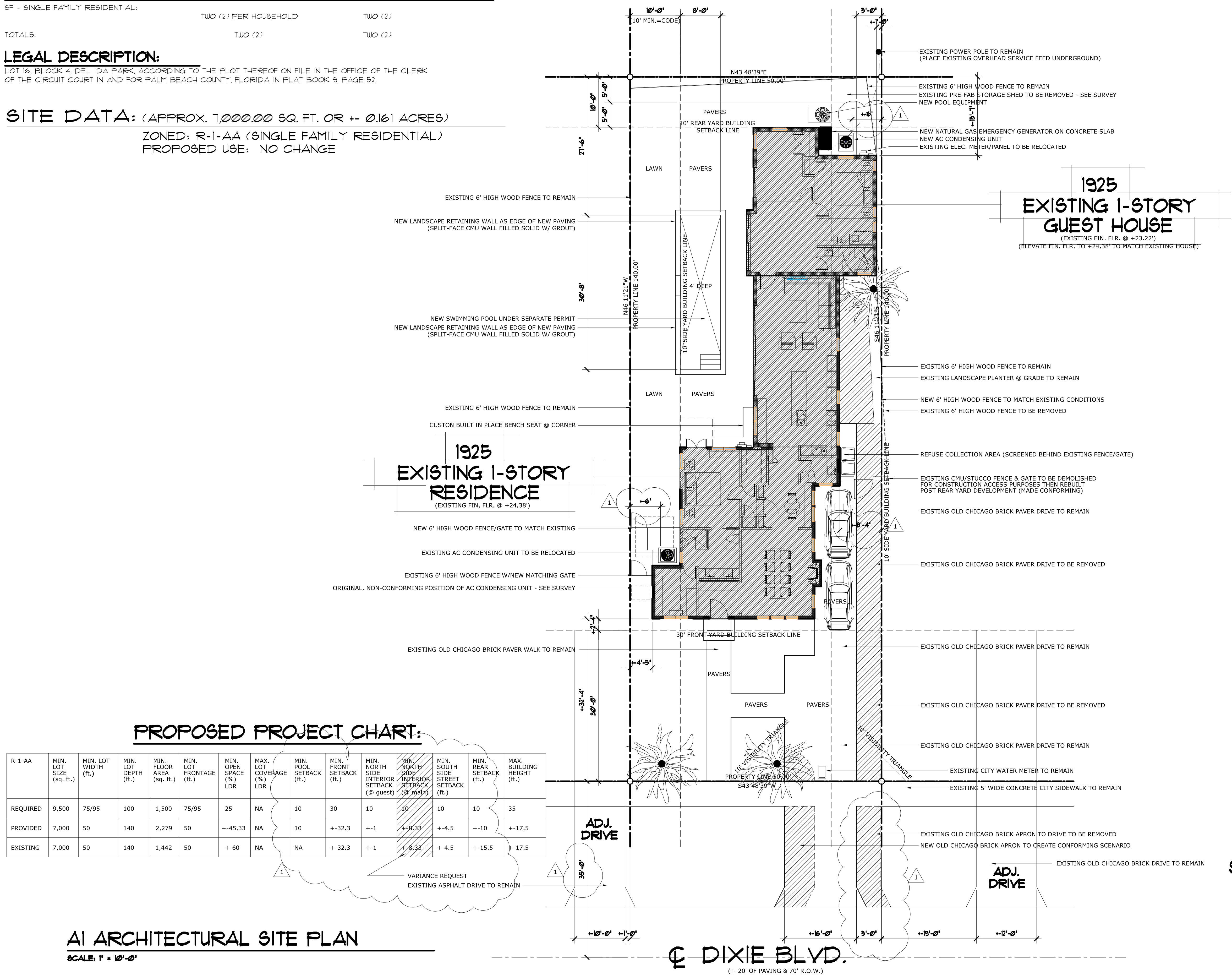
	REQUIRED	PROVIDED
SF - SINGLE FAMILY RESIDENTIAL:		
	TWO (2) PER HOUSEHOLD	TWO (2)
TOTALS:	TWO (2)	TWO (2)

LEGAL DESCRIPTION:

LOT 16, BLOCK 4, DEL IDA PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA IN PLAT BOOK 9, PAGE 52.

SITE DATA: (APPROX. 7,000.00 SQ. FT. OR +- 0.161 ACRES)

ZONED: R-1-AA (SINGLE FAMILY RESIDENTIAL)
PROPOSED USE: NO CHANGE



PROPOSED PROJECT CHART:

R-1-AA	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. POOL SETBACK (ft.)	MIN. FRONT SETBACK (ft.)	MIN. NORTH SIDE INTERIOR SETBACK (@ guest)	MIN. NORTH SIDE INTERIOR SETBACK (@ main)	MIN. SOUTH SIDE STREET SETBACK (ft.)	MIN. REAR SETBACK (ft.)	MAX. BUILDING HEIGHT (ft.)
REQUIRED	9,500	75/95	100	1,500	75/95	25	NA	10	30	10	10	10	10	35
PROVIDED	7,000	50	140	2,279	50	+45.33	NA	10	+32.3	+1	+8.33	+4.5	+10	+17.5
EXISTING	7,000	50	140	1,442	50	+60	NA	NA	+32.3	+1	+8.33	+4.5	+15.5	+17.5

AI ARCHITECTURAL SITE PLAN

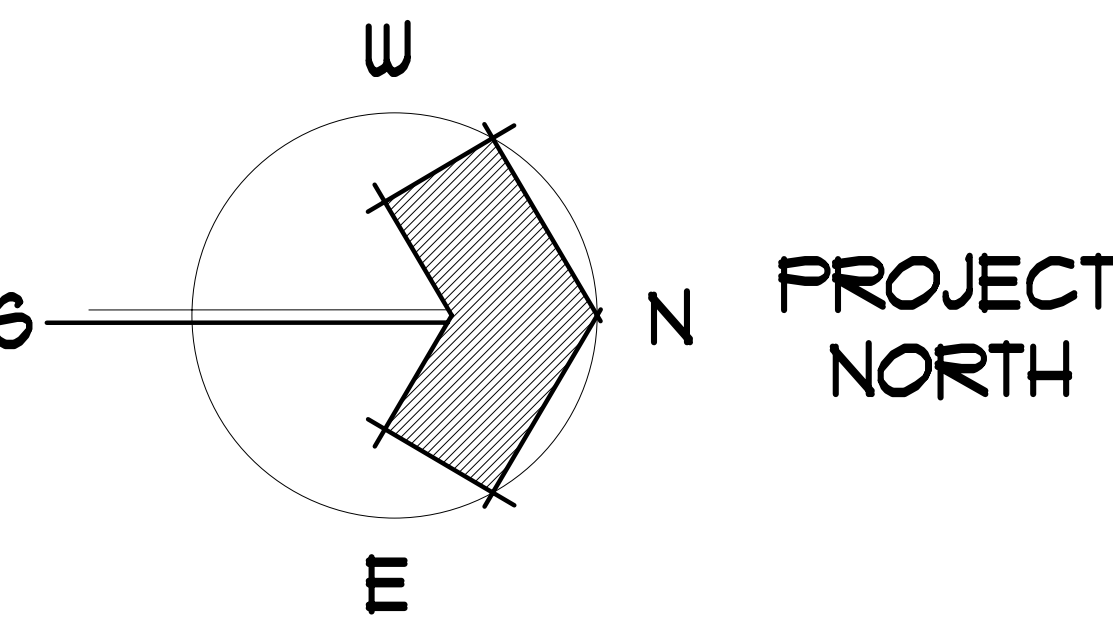
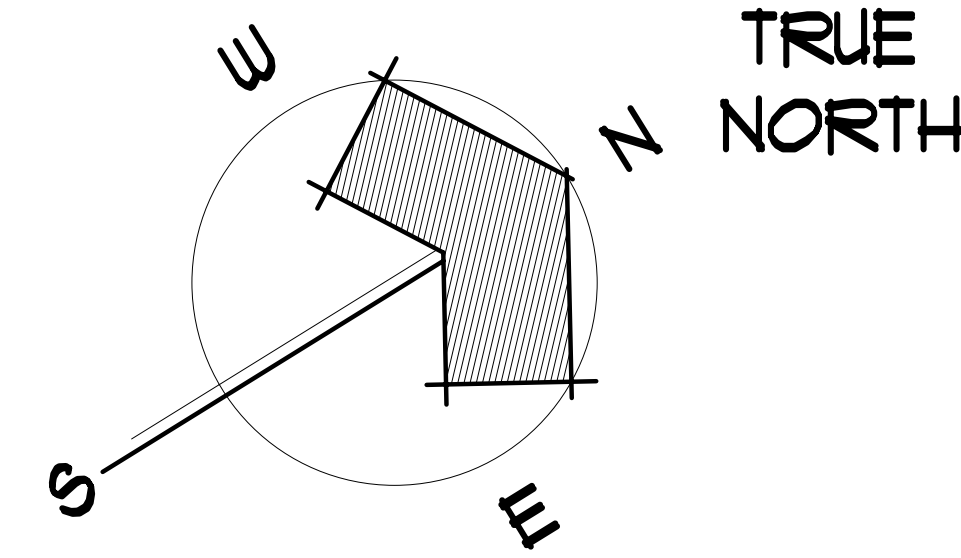
SCALE: 1" = 10'-0"

GENERAL GRADING NOTES:

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

SYMBOLS LEGEND:

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



THE ADLER RESIDENCE
19 DIXIE BLVD.
DELRAY BEACH, FLORIDA

SITE PLAN

COPE ARCHITECTS, INC.
1141 W. NEWELL AVENUE
DELRAY BEACH, FLORIDA 33444-3713
ARCHITECTURE - PLANNING - INTERIORS

cell 561 789-3791 email copearchitectsinc@gmail.com

Seal

Drawn
RW COPE
Project No.
2017.32ADLER
CAD File No.
SITEPLAN
Date
NOVEMBER 16, 2017
Drawing No.

Florida License No.
AR0013552

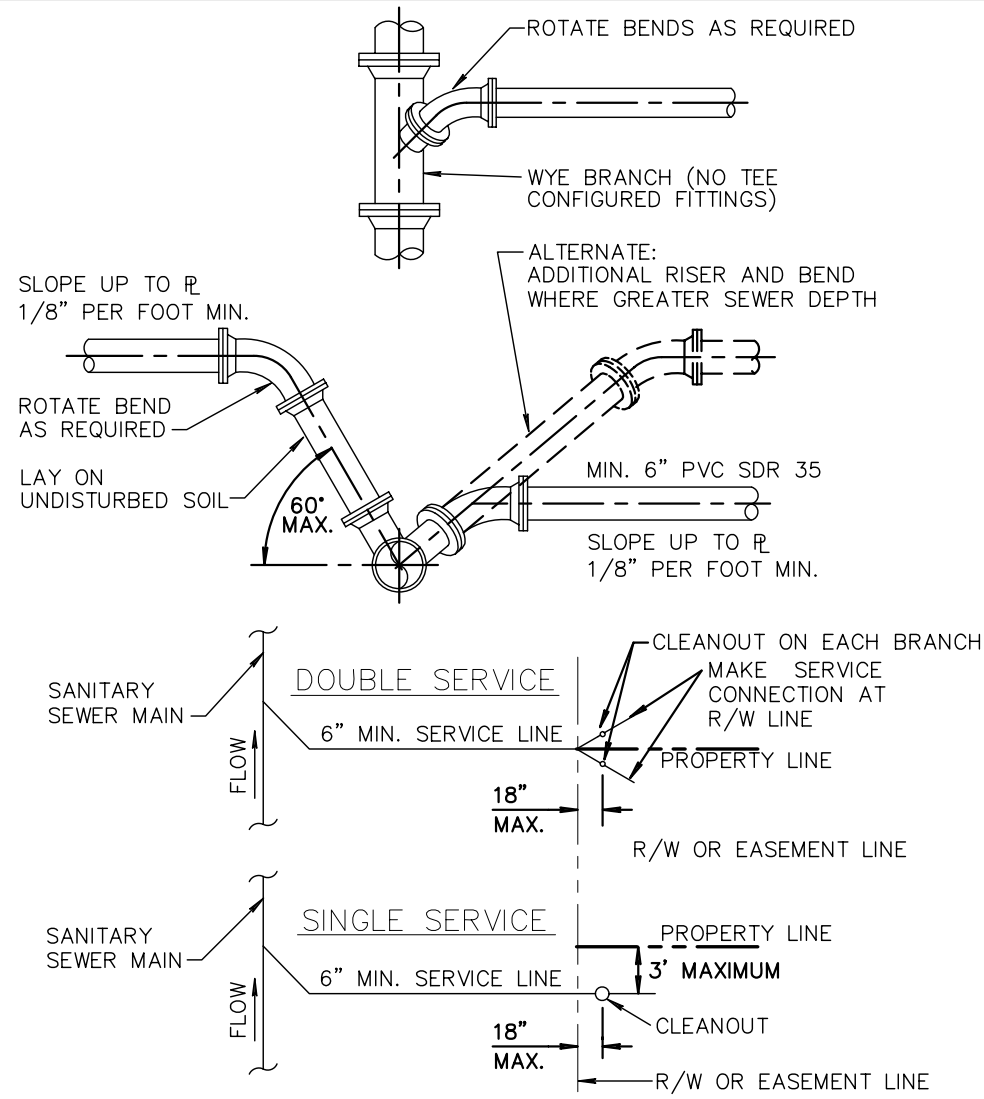
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of

No. 1

TAC COMMENTS: 11/15/17

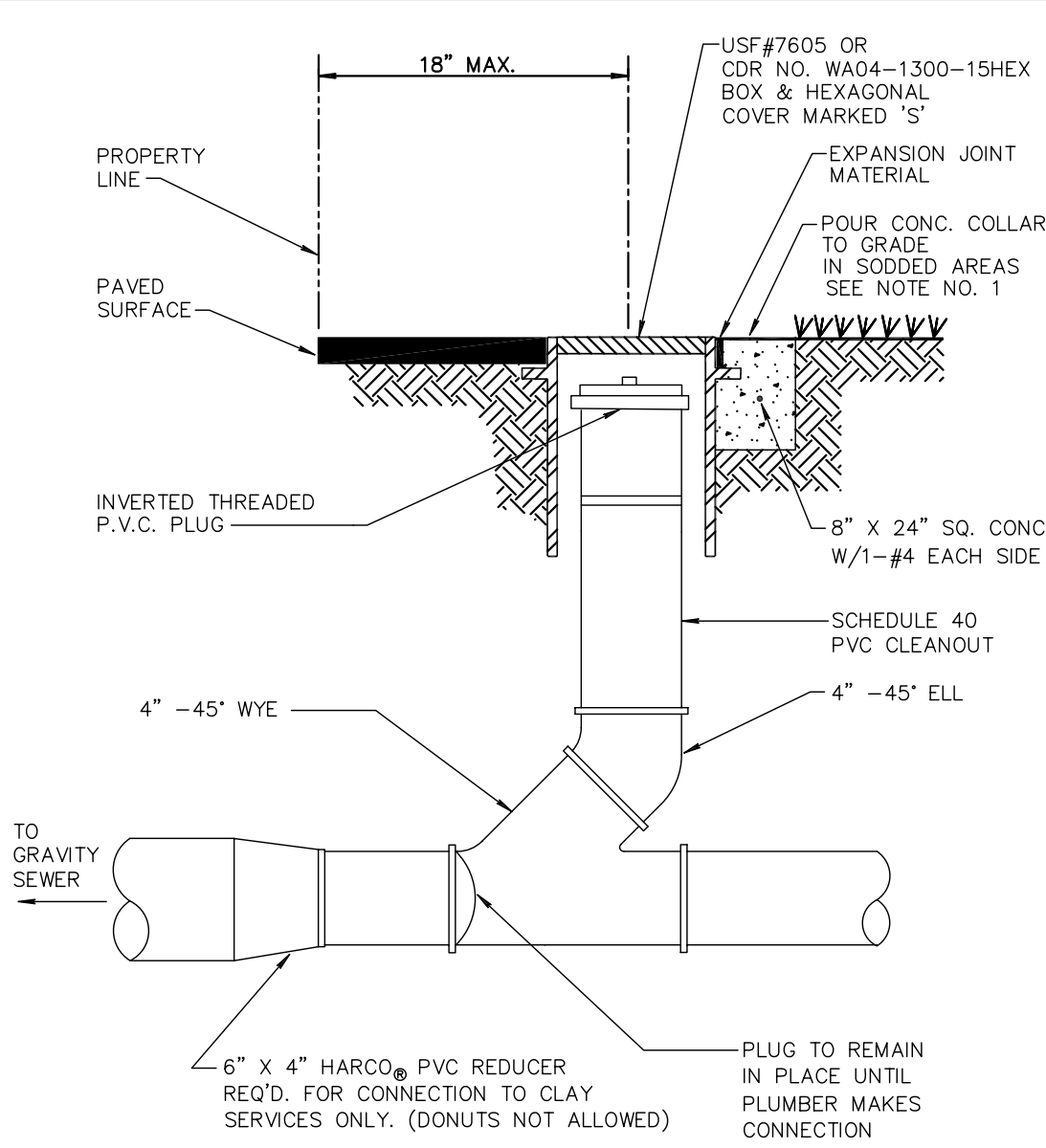
NOV. 30, 2017

Date



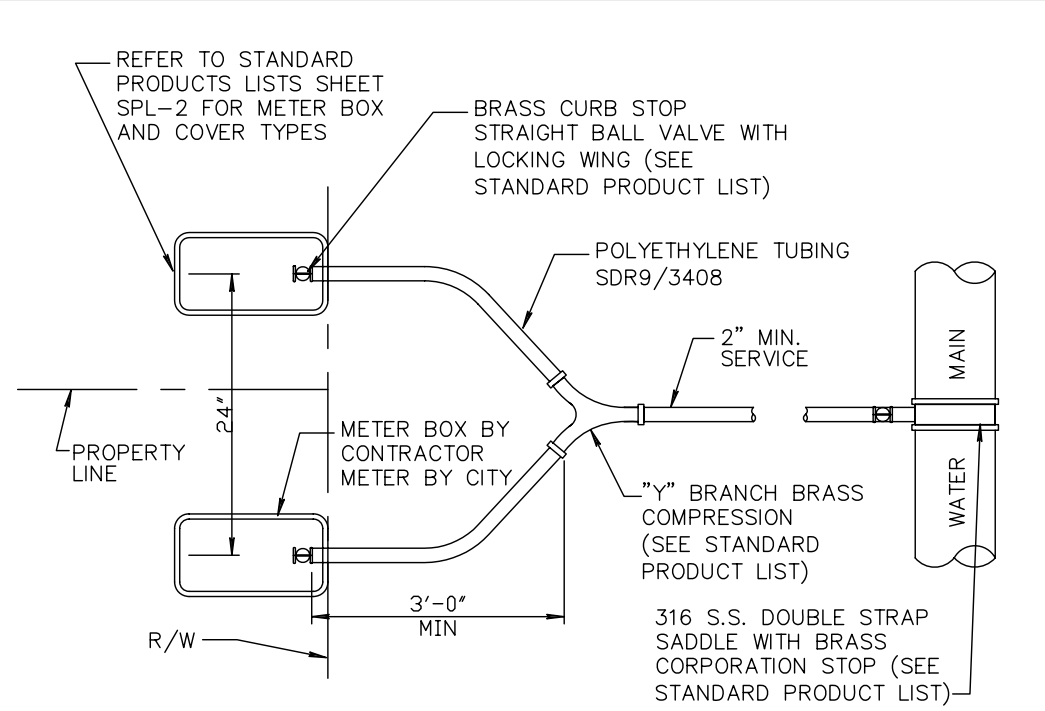
- NOTE:
- SERVICE LATERALS SHALL TERMINATE INSIDE PROPERTY LINE A DEPTH OF 3 FEET AND MARKED WITH A 2" X 4" TREATED STAKE.
 - CLEANOUT INSTALLATION SHALL BE PROPERTY OWNERS RESPONSIBILITY AND SHALL BE INSTALLED BY LICENSED PLUMBER.
 - SEE DETAIL PW 2.1 FOR SEPARATION REQUIREMENTS.

SEWER SERVICE CONNECTIONS WW 4.1



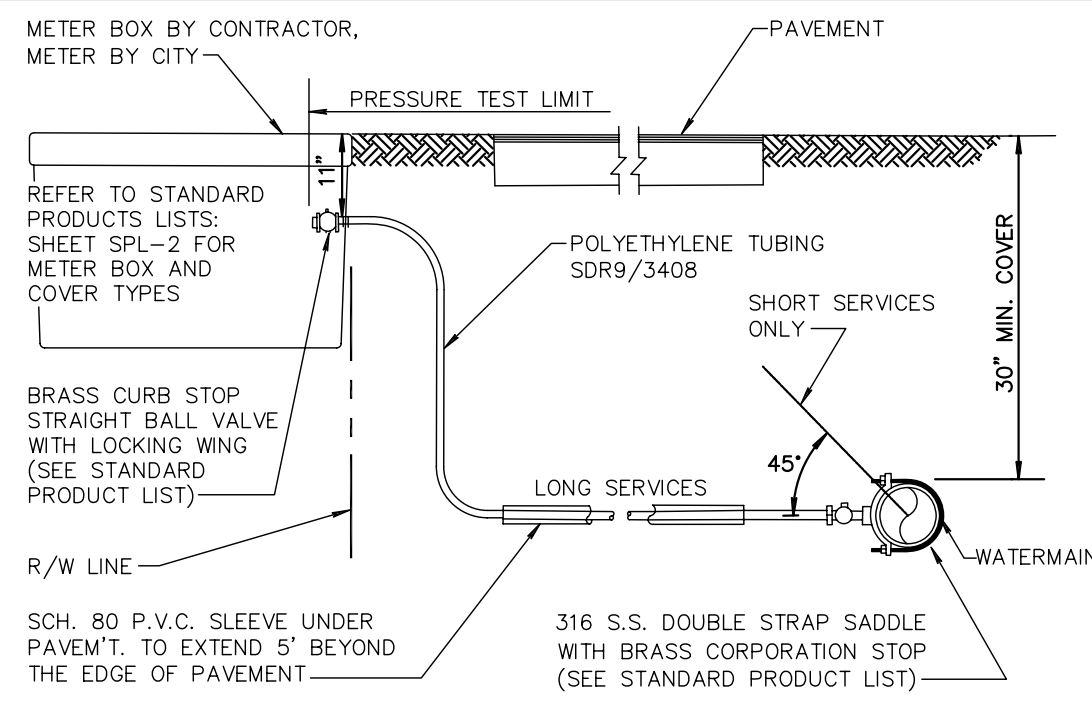
- NOTE:
- INVERTED BRASS CAP SHALL BE USED IN GRASS AREAS IN LIEU OF CASTING AND CONE COLLAR.
 - MINIMUM DEPTH OF SERVICE LATERAL SHALL BE 3 FEET.

TYPICAL RESIDENTIAL CLEANOUT WW 5.1



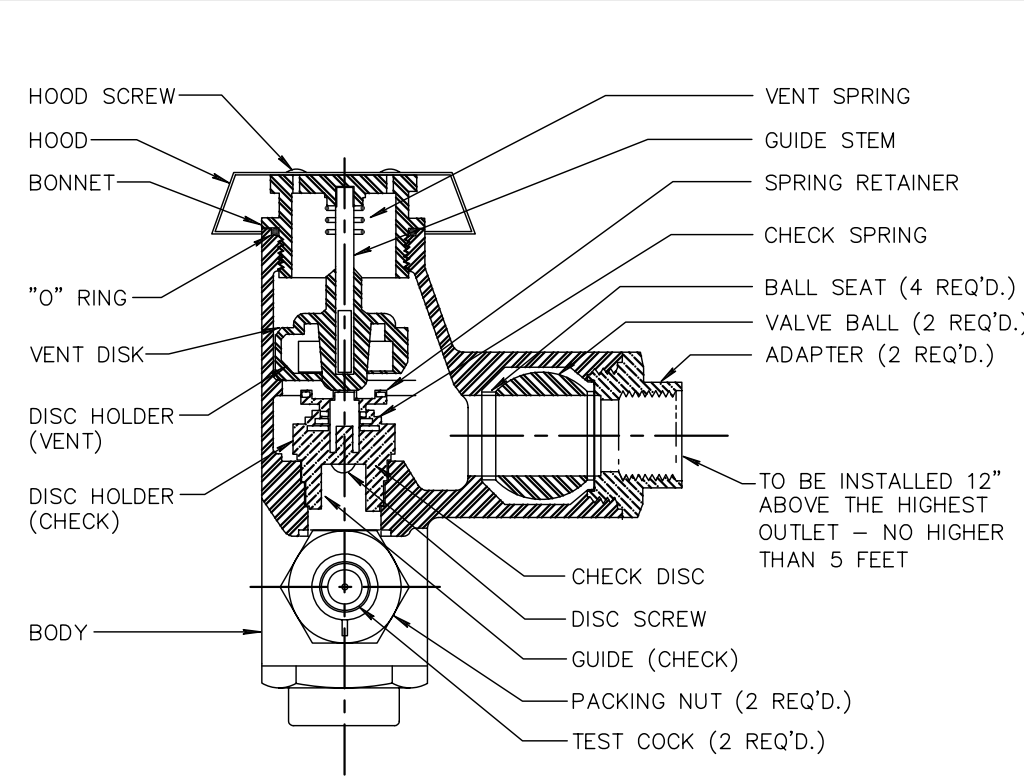
- NOTES:
- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" ON CENTER.
 - SERVICE LINES SHALL NOT BE PLACED UNDER DRIVEWAYS.
 - ALL METERS REQUIRE A LOCKING BRASS CURB STOP WITH LOCK WING (1" MIN.).
 - NO FITTINGS BETWEEN CORPORATION STOP AND BRANCH ASSEMBLY.
 - MAXIMUM SERVICE LENGTH IS 100' TO METER.
 - CASING PIPE I.D. SHALL BE SERVICE O.D. PLUS 1" MINIMUM.
 - MINIMUM BEND RADIUS ON SERVICES SHALL BE 14" ON ALL SERVICES BEHIND METER.
 - METER SIZE WILL BE DETERMINED BY PUBLIC UTILITIES DEPT. UPON APPLICATION FOR SERVICE.
 - ALL VALVES TO BE BALL VALVES.
 - METER BOX SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR.
 - ALL STANDARD NOTES REGARDING PRESSURE TEST LIMIT AND PAVEMENT APPLY. SEE DETAIL PW 9.10 FOR FURTHER INFORMATION.
 - ABOVE CONFIGURATION APPLIES TO PLACEMENT AT SINGLE FAMILY RESIDENCES. FOR DOUBLE SERVICES PLACED AT MULTI-FAMILY RESIDENCES THE TWO SERVICES SHALL BE PALCED WITHIN A DOUBLE METER BOX.

TYPICAL DOUBLE SERVICE CONNECTION PW 9.2



- NOTES:
- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" ON CENTER.
 - SERVICE LINES SHALL NOT BE PLACED UNDER DRIVEWAYS.
 - ALL METERS REQUIRE A LOCKING BRASS CURB STOP WITH LOCK WING (1"MIN.).
 - NO FITTINGS BETWEEN CORPORATION STOP AND BRANCH ASSEMBLY.
 - MAXIMUM SERVICE LENGTH IS 100' TO METER.
 - CASING PIPE I.D. SHALL BE SERVICE O.D. PLUS 1" MINIMUM.
 - MINIMUM BEND RADIUS ON SERVICES SHALL BE 14". ON ALL SERVICES BEHIND METER.
 - METER SIZE WILL BE DETERMINED BY PUBLIC UTILITIES DEPT. UPON APPLICATION FOR SERVICE.
 - ALL VALVES TO BE BALL VALVES.
 - METER BOX SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR.

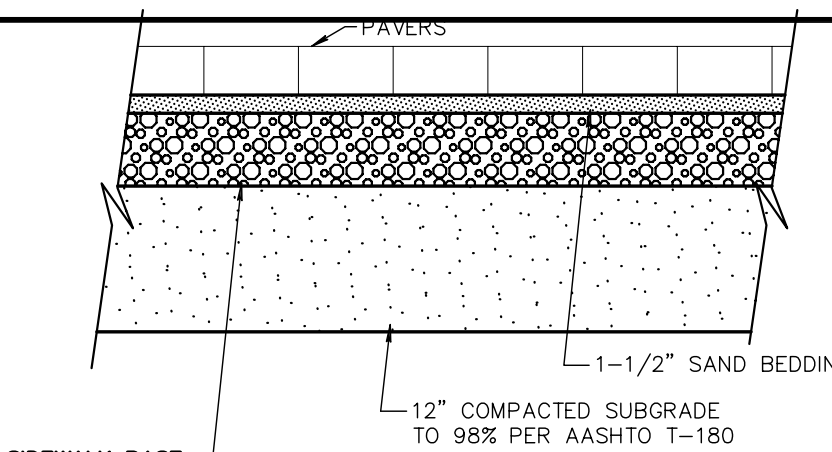
TYPICAL SERVICE CONNECTION PW 9.1a



TYPICAL IRRIGATION SYSTEM
ANTI-SIPHON PRESSURE TYPE
VACUUM BREAKER

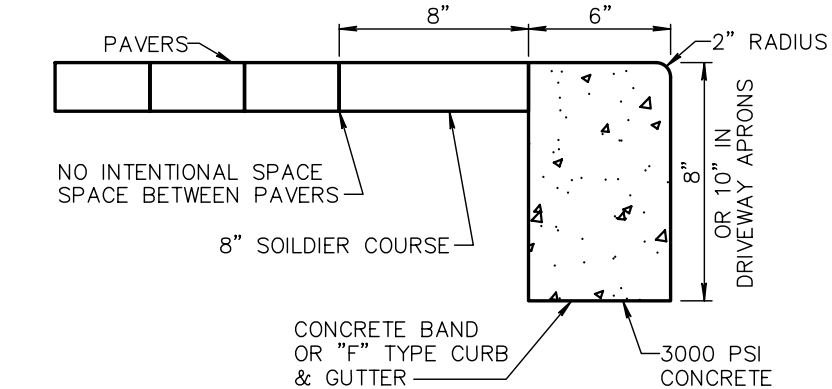
- NOTES:
- WATTS REGULATOR COMPANY OR EQUIVALENT.
 - VALVE SHALL MEET OR EXCEED THE A.S.S.E., BS&A AND U.S.C.F. REQUIREMENTS.
 - SHALL ALSO BE LISTED BY IAPMO (UPC).
 - USE OF OTHER PIPE MATERIALS WITH APPROVAL OF DEPUTY DIR. OF UTILITIES.
 - ABOVE GRADE PIPING SHALL BE PVC OR COPPER.

ANTI-SIPHON PRESSURE TYPE VACUUM BREAKER
PW 10.3



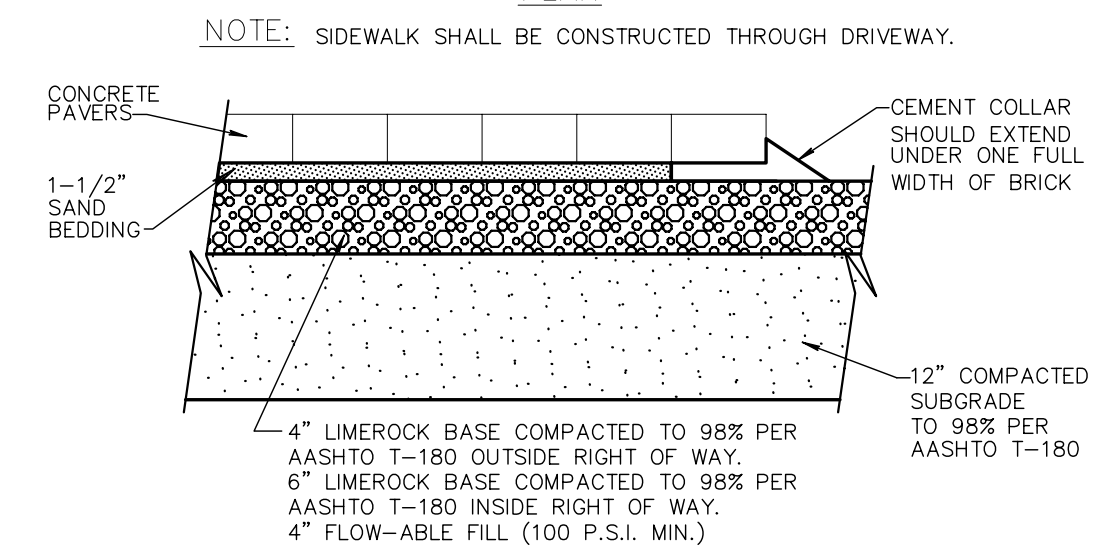
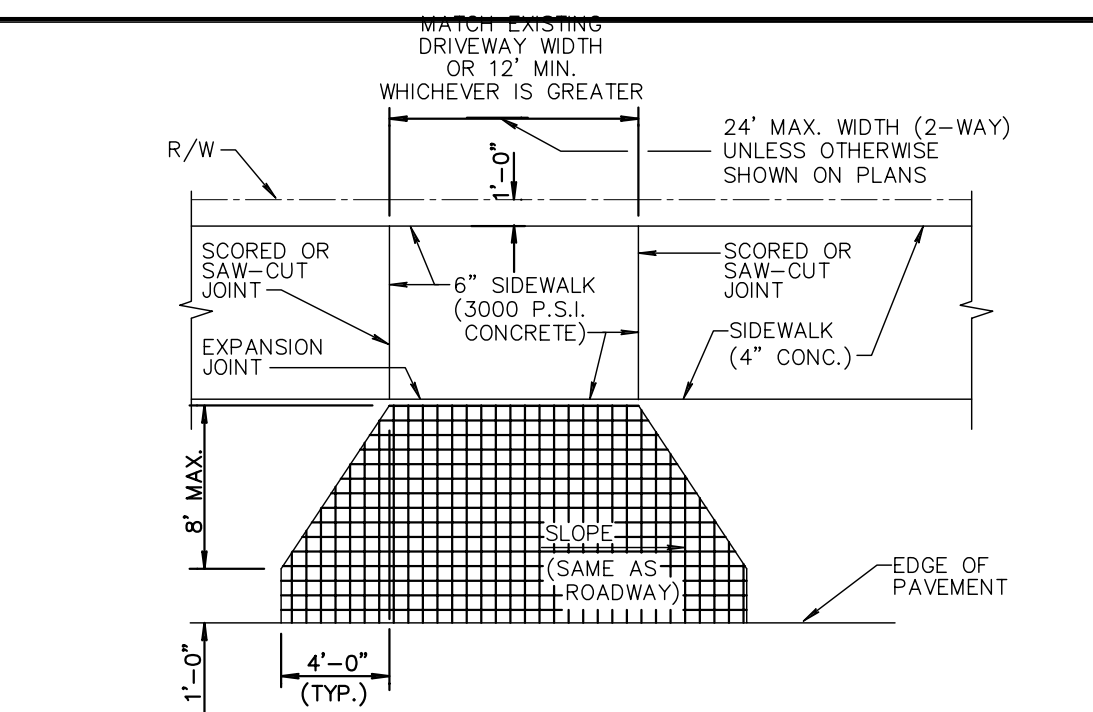
SIDEWALK BASE
OUTSIDE RIGHT OF WAY 4" LIMEROCK BASE COMPACTED TO 98% PER AASHTO T-180.
INSIDE RIGHT OF WAY 6" LIMEROCK BASE COMPACTED TO 98% PER AASHTO T-180 OR 4" FLOW-ABLE FILL (100 P.S.I. MIN.)

ROADWAY BASE
INSIDE RIGHT OF WAY 8" LIMEROCK BASE COMPACTED TO 98% PER AASHTO T-180 OR 6" FLOW-ABLE FILL (100 P.S.I. MIN.)

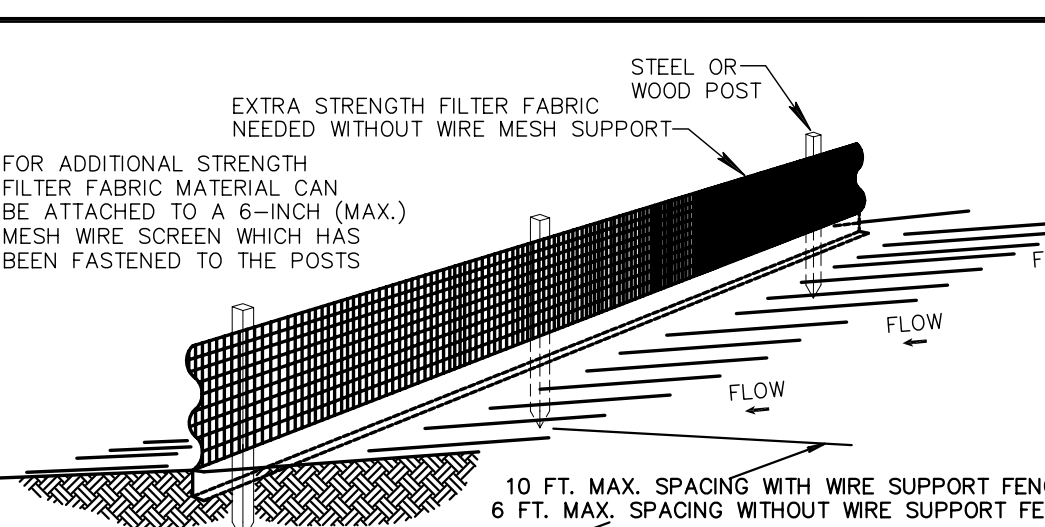


NOTE:
IF CITY APPROVES PAVERS TO BE USED IN LIEU OF CONC. SIDEWALK PAVES SHALL BE HOLLAND-STONE, 45° HERRING BONE, RED/CHARCOAL, COLOR MIX #2

PAVER BRICK SECTION
DETAIL RT 10.1

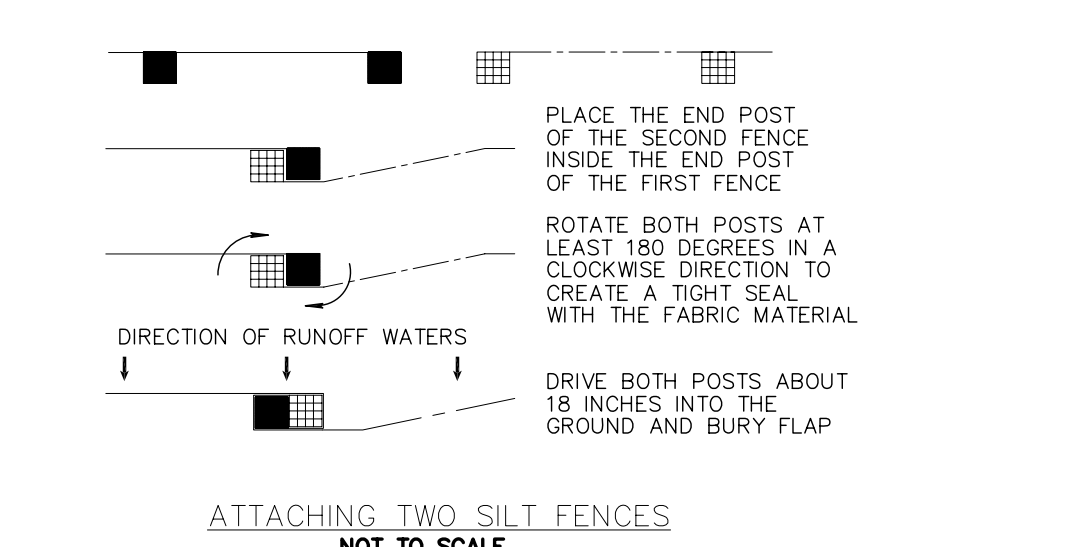
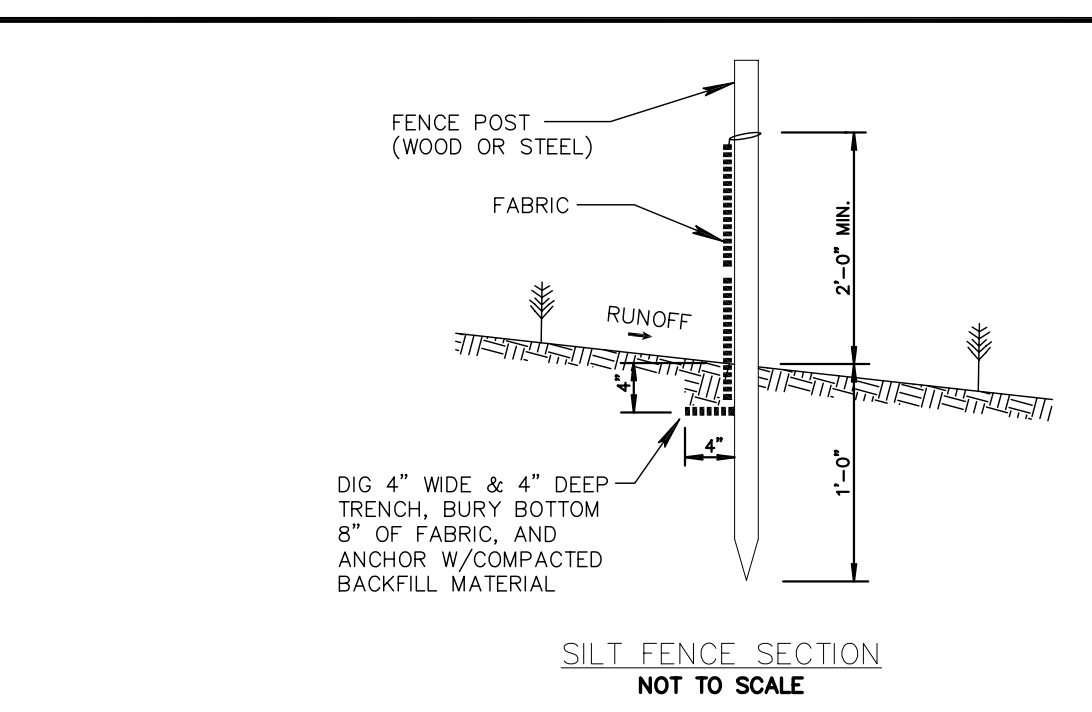


PAVER DRIVEWAY APRON TYPICAL DETAIL RT10.2

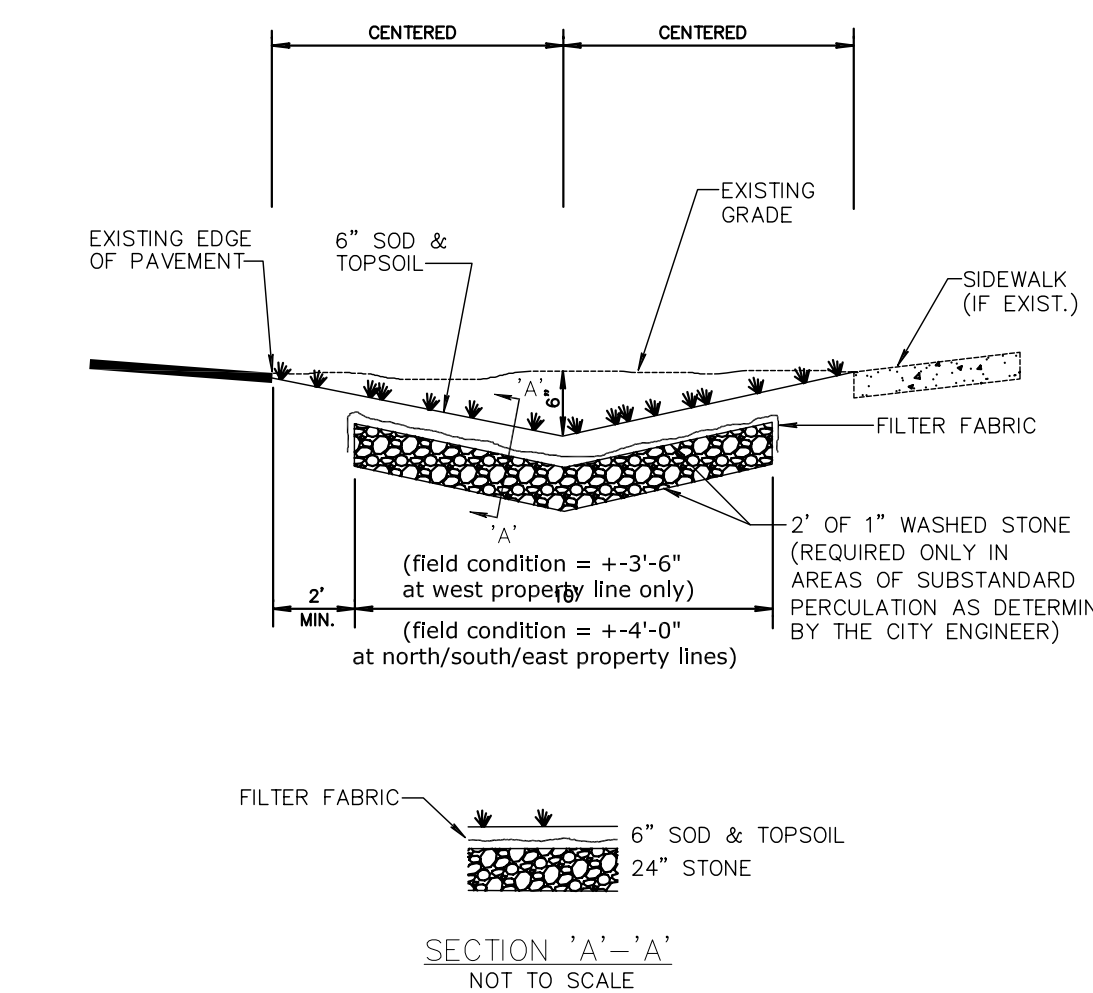


- NOTES:
- THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
 - THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
 - POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
 - A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
 - WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
 - THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
 - THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
 - ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
 - ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

SILT FENCE INSTALLATION DETAIL D 9.1a
Sheet 1 of 2

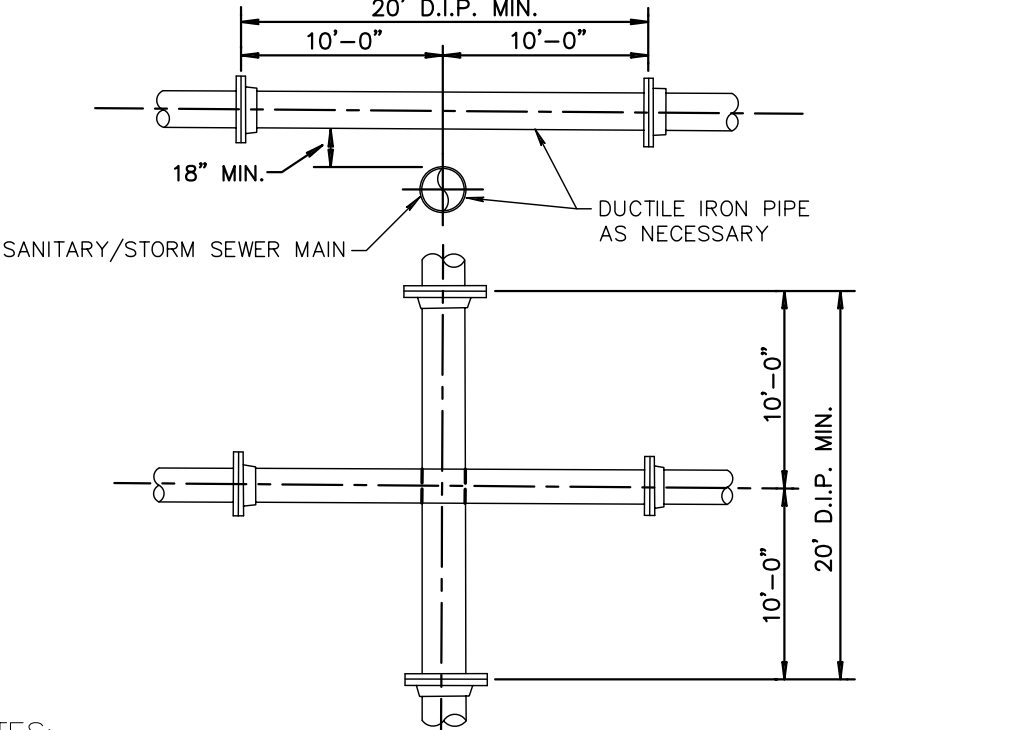


SILT FENCE INSTALLATION DETAIL D 9.1b
Sheet 2 of 2



- NOTE:
- CONTRACTOR TO REPLACE ALL IRRIGATION, TREES & SHRUBBERY IN SWALES DAMAGED DURING CONSTRUCTION.

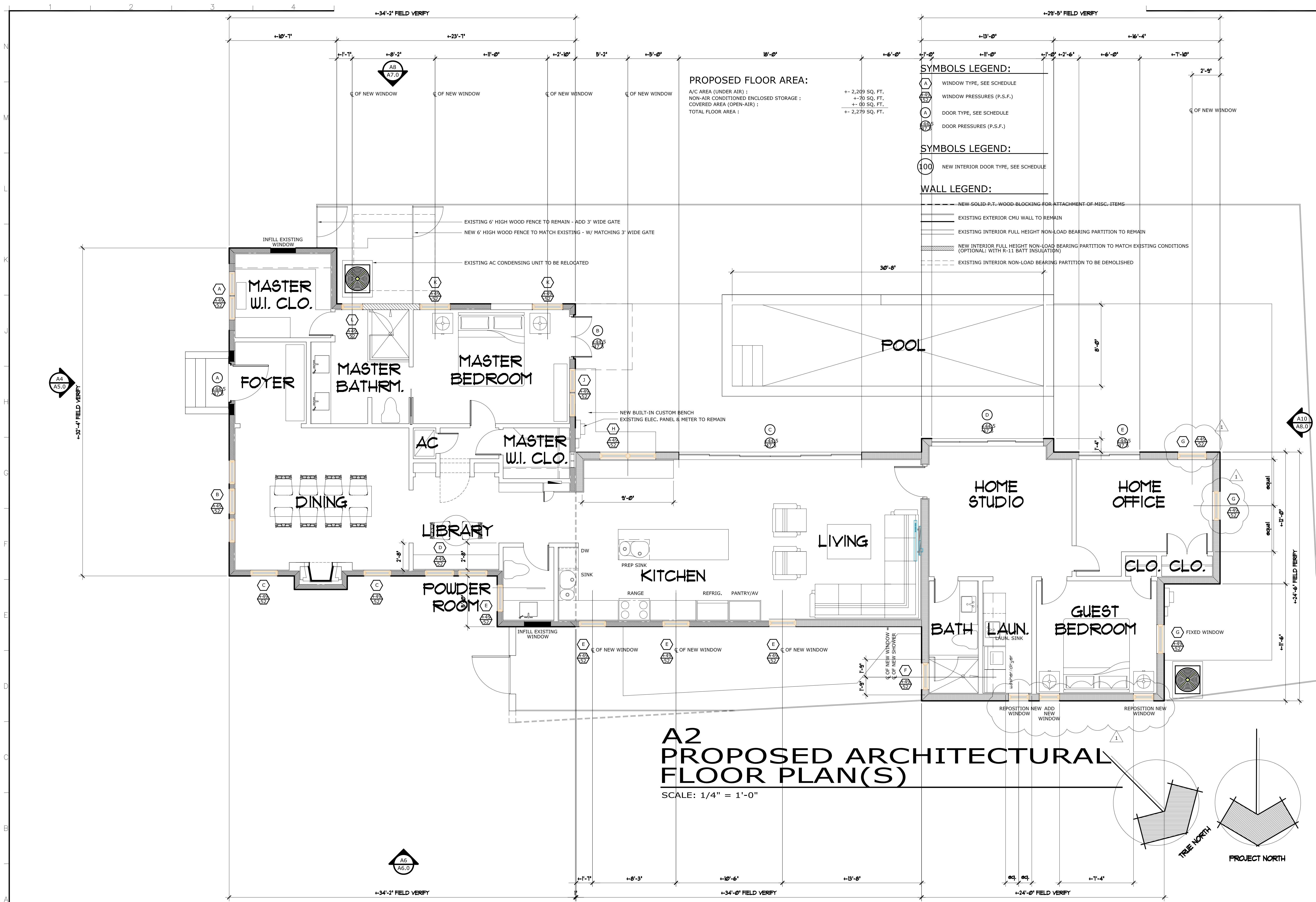
SWALE REPLACEMENT DETAIL D10.1



- NOTES:
- STORM 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 TO 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.
 - MAINTAIN (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 BETER.

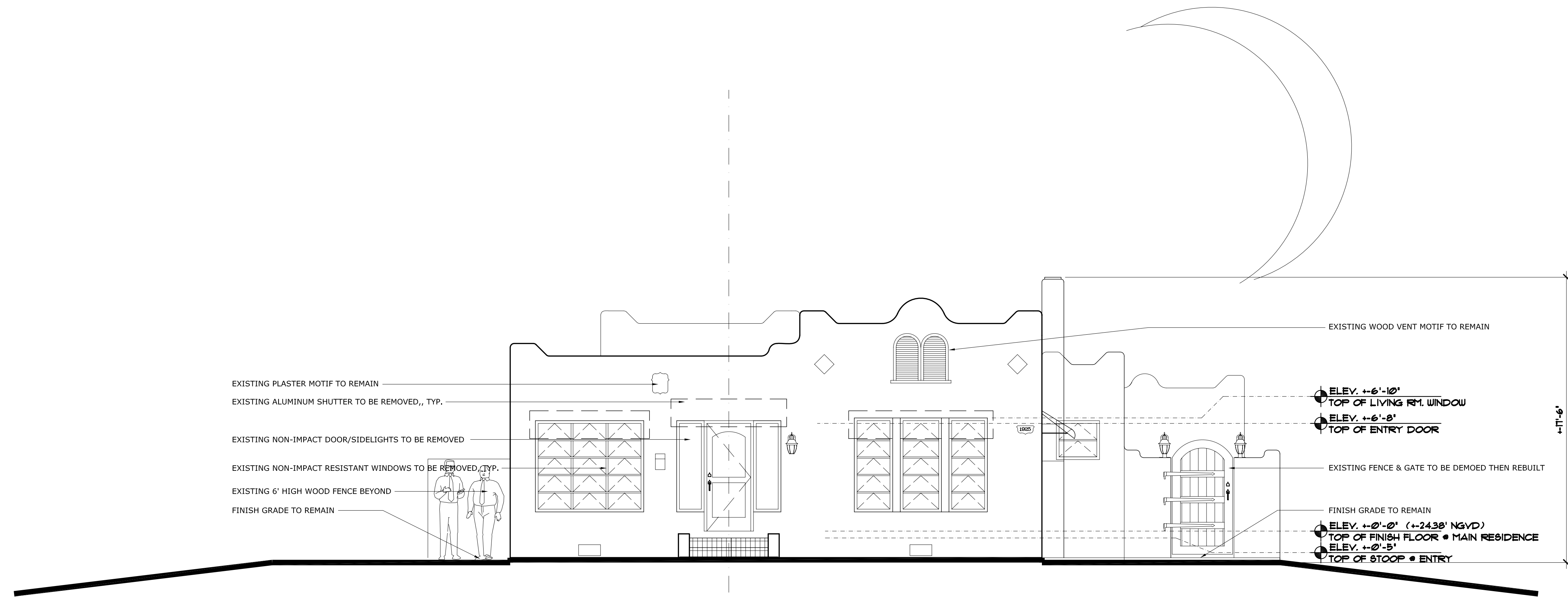
WATER MAIN & SEWER CONFLICT DETAIL PW 2.1

NOV. 30 2017	
Date	
TAC COMMENTS	
REVISIONS	
No.	
Consultant Seal	
THE ADLER RESIDENCE 19 DIXIE BLVD. DELRAY BEACH, FLORIDA 33444	
SILT FENCE PLAN DETAILS	
COPE ARCHITECTS, INC. 1141 N. WEST AVENUE DELRAY BEACH, FLORIDA 33444-3713 ARCHITECTURE - PLANNING - INTERIORS	
PHO 561 274-6706 FAX 561 274-6707	
Florida License No. AR0013552	
Drawn RW COPE	
Project No. 2017.01ADLER	
CAD File No. GENERAL SITE DTL'S.	
Date August 24, 2017	
Drawing No.	
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of	



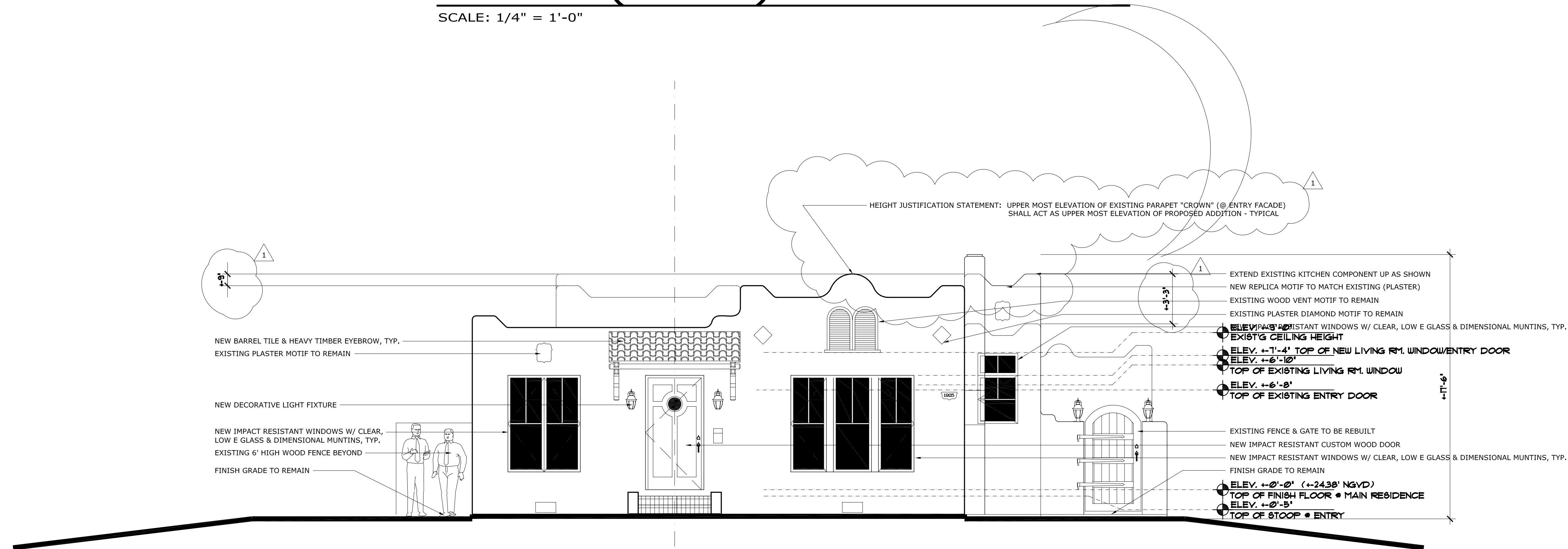
**A2
PROPOSED ARCHITECTURAL
FLOOR PLAN(S)**
SCALE: 1/4" = 1'-0"

NOV. 30, 2017	
REVISIONS	Date
1	TAC COMMENTS: 11/15/17
CONSULTANT SEAL	
ADLER RESIDENCE 19 N. DIXIE BLVD. DELRAY BEACH, FLORIDA	
Drawing Title PROPOSED FLOOR PLANS	
COPE ARCHITECTS, INC. 114 NE 1ST AVENUE DELRAY BEACH, FLORIDA 33444-3713 ARCHITECTURE - PLANNING - INTERIORS CELL 561 789-3791 EMAIL: copearchitects@gmail.com	
Seal	Florida License No. AR0013552
Drawn RW COPE	Project No. 2017.32ADLER
CAD File No. PROPOSED FLR PLAN	Date OCTOBER 24, 2017
Drawing No.	
A4.0 of	



A3 EXISTING ARCHITECTURAL ENTRY (EAST) ELEVATION

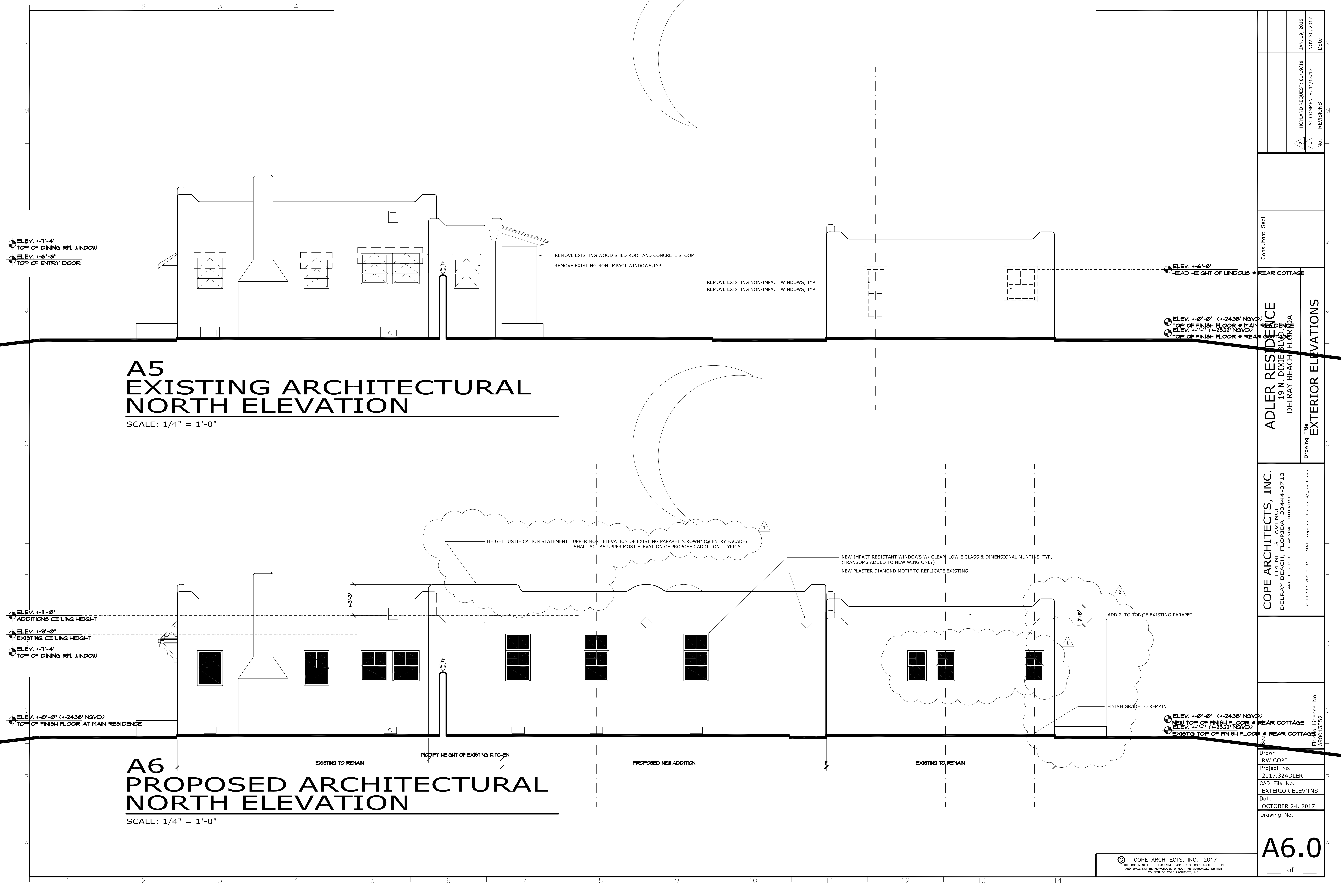
SCALE: 1/4" = 1'-0"



A4 PROPOSED ARCHITECTURAL ENTRY (EAST) ELEVATION

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

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A5
EXISTING ARCHITECTURAL
NORTH ELEVATION

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

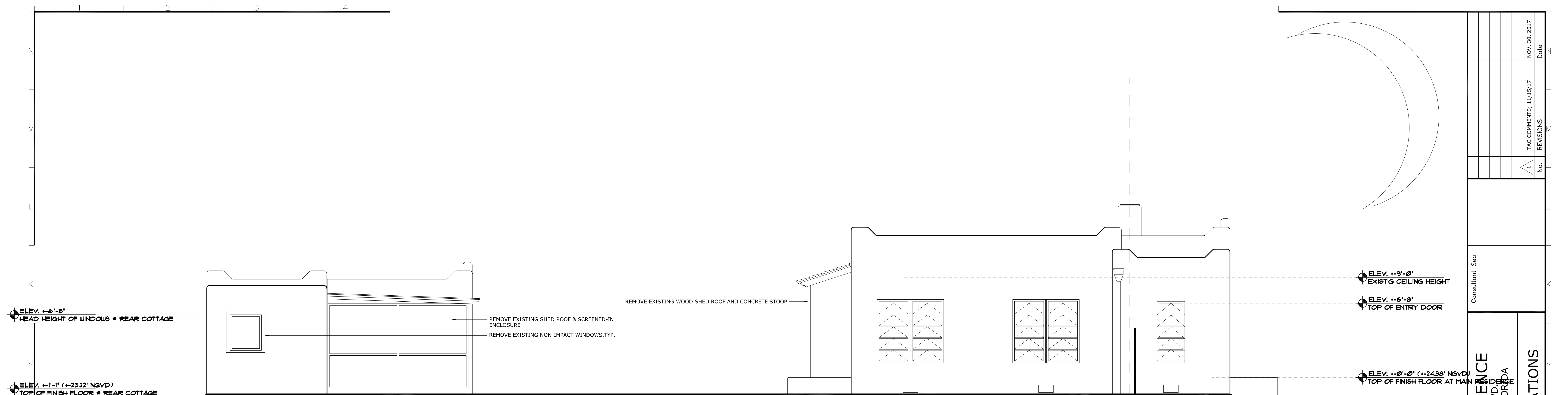
A6
PROPOSED ARCHITECTURAL
NORTH ELEVATION

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

Consultant Seal		ADLER RESIDENCE 19 N. DIXIE BLVD. #2 DELRAY BEACH, FLORIDA		COPE ARCHITECTS, INC. 114 NE 1ST AVENUE DELRAY BEACH, FLORIDA 33444-3713 ARCHITECTURE - PLANNING - INTERIORS		Drawn RW COPE Project No. 2017.32ADLER CAD File No. EXTERIOR ELEV.TNS. Date OCTOBER 24, 2017 Drawing No.		A6.0 of	
No.		No.		CELL 561 790-3791 EMAIL copearchitectinc@gmail.com		License No. AR0013552		Date	
REVISIONS		REVISIONS		ARCHITECTURE - PLANNING - INTERIORS		FLORIDA		NOV. 30, 2017	
2		1		ARCHITECTURE - PLANNING - INTERIORS		FLORIDA		JAN. 19, 2018	
HOTLAND REQUEST: 01/19/18		TAC COMMENTS: 11/15/17		ARCHITECTURE - PLANNING - INTERIORS		FLORIDA		NOV. 30, 2017	

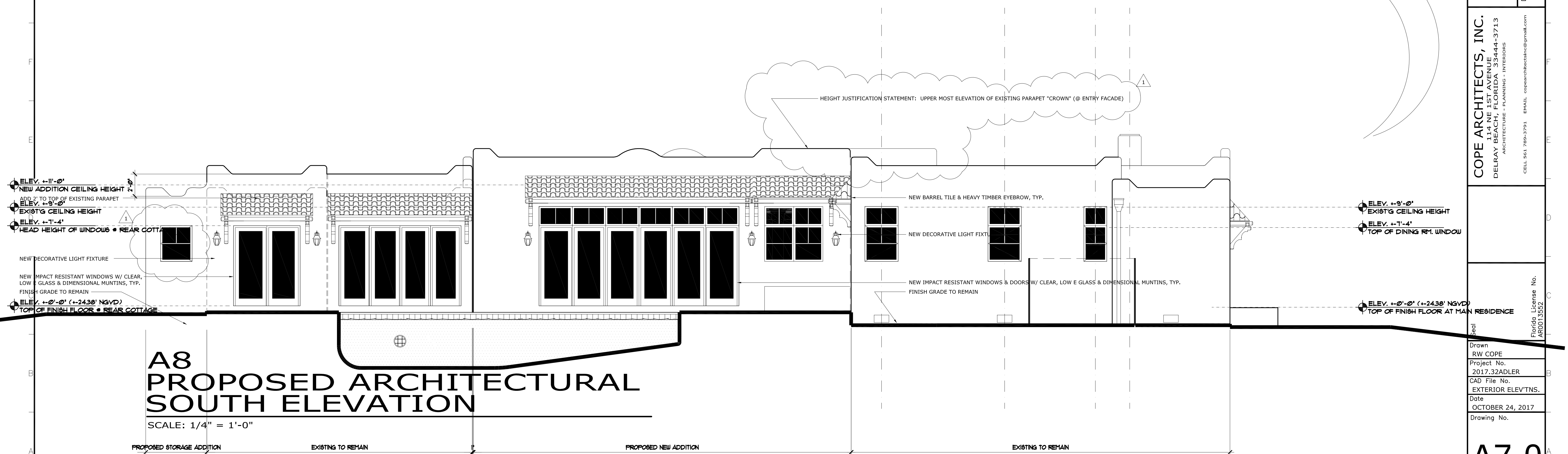
A7
EXISTING ARCHITECTURAL
SOUTH ELEVATION

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



A8
PROPOSED ARCHITECTURAL
SOUTH ELEVATION

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



Consultant Seal		ADLER RESIDENCE 19 N. DIXIE BLVD. DELRAY BEACH, FLORIDA		Drawing Title EXTERIOR ELEVATIONS	
COPE ARCHITECTS, INC. 114 NE 1ST AVENUE DELRAY BEACH, FLORIDA 33444-3713 ARCHITECTURE - PLANNING - INTERIORS		CELL 561 789-3791 EMAIL: copearchitectsinc@gmail.com		Florida License No. AR0013552	
Drawn RW COPE		Project No. 2017.32ADLER		Date OCTOBER 24, 2017	
CAD File No. EXTERIOR ELEV.TNS.		Date OCTOBER 24, 2017		Drawing No.	
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