



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name:	777 North Ocean Boulevard
Project Location:	777 North Ocean Boulevard, Individually Listed as the Koch House
Request:	Certificate of Appropriateness, Variance and Waiver
Board:	Historic Preservation Board
Meeting Date:	August 1, 2018

Board Action:

Approved the Certificate of Appropriateness (2018-087) associated with the addition of a 2-car carport and additional 2nd floor living space to the existing 2-car garage and guest house for the property located at 777 North Ocean Boulevard (7 to 0 vote), subject to the following conditions:

1. That the survey's legal description be revised to match the legal description on the property's warranty deed; and,
2. That the elevation drawings be revised to depict the staircase and cabana bathroom located on the north side of the garage/guest house on sheet A5.1.

Approved Variances (2018-088) to allow a reduction to the required 35'-0" front setback to 6'-10" (7 to 0 vote) and to allow a reduction to the required 12'-0" side interior setback to 5'-2" (7 to 0 vote). Approved the Waiver request to allow the maximum square footage of 700 square feet to increase to 1,214 square feet (7 to 0 vote).

Project Description:

The subject property consists of Lot 21, Block D, Revised Plat of Block D and Block E Palm Beach Shore Acres, is zoned Single Family Residential (R-1-AAA) and was Individually Listed to the Local Register of Historic Places in 1989 (Ordinance 162-88) as the Koch House.

The 3-story Mediterranean-Revival style residence was built in 1933 and designed by Dr. William Koch as a seasonal residence. The original residence was 4,000 square feet with 10 rooms and included elaborate details such as a triple-leaded glass oriel window, Gothic-influence tower, arched windows, and extensive use of local building materials such as cypress. In 1939, a garage was added in the same architectural character to the north side of the courtyard. All decorative trim and accessories match the original construction. The garage included a 2nd floor apartment/guest house.

At its meeting of September 5, 2001, the Historic Preservation Board approved a Certificate of Appropriateness (COA-477) for the replacement of windows and partial re-roofing of the residence. At its meeting of January 16, 2002, the HPB approved a COA (2002-071) for a 2nd story addition to the main residence, above the ground floor kitchen on the north and west elevations, and installation of retractable canvas awnings on the 2nd and 3rd story terraces.

At its meeting of October 5, 2016, the HPB approved a COA, Variance, and Waiver (2016-195) requests for a 2-story addition to the existing garage/guest house (the approval expires on October 19, 2018) to include a 1st floor carport with support columns for the new 2nd story bunkhouse/guest house addition (22' wide x 28' deep). The new 2nd floor addition included 2 new bedrooms, a new staircase and balcony added to the south elevation. The variance requests included reducing the required front setback (west) of 35'-0' to 6'-9" and reducing the side interior setback (north) of 12'-0" to 8'-6". A waiver request was granted to exceed the maximum permitted square footage for guest cottages (1/20th of the lot area and in no case in excess of 700 square feet). The project

proposed a 616 square foot addition to the existing 570 square foot guest house; thus, exceeding the 700 square foot requirement by 486 square feet.

The subject request is a modification of the previous approval for the addition of a 2-car carport and additional 2nd floor living space with changes that include a 1' increase in the addition's building width (from 22' to 23' wide) on the south side of the garage/guest house, construction of the 2nd story balcony on the north side of the garage/guest house, and re-building of the existing masonry staircase to extend further east with a landing in the courtyard. A new staircase on the south side of the garage/guest house was previously approved. The revised project also includes:

1. Construction of a 644 square foot carport (23' wide x 28' deep) with support columns for the 2nd story addition;
2. Construction of a 644 square foot 2nd floor addition (23' wide x 28' deep) to the existing 2-car garage and guest house;
3. Installation of a custom impact resistant mahogany front door with cooper threshold and a fixed transom;
4. Installation of impact resistant mahogany wood casement windows with a fixed transom and clear Low-E glass; and,
5. The addition will include a smooth stucco exterior finish, clay barrel roof tile, cast stone window sills, wood outlookers, and attic vents to match existing.

The development proposal also includes variance requests to reduce the front setback (west) and the side interior setback (north) for the addition of a 2-car carport and additional 2nd floor living space to the existing 2-car garage and guest house. The required front setback (west) is 35'-0", whereas 6'-10" is proposed. The required side interior setback (north) is 12'-0", whereas 5'-2" is proposed. In addition, a waiver is requested to exceed the maximum permitted floor area for guest cottages.

Staff supported the Certificate of Appropriateness, Variance and Waiver 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 unless appealed by the City Commission.

HISTORIC PRESERVATION BOARD

CITY OF DELRAY BEACH

STAFF REPORT

MEETING DATE: August 1, 2018

ITEM: 777 North Ocean Boulevard, Individually Listed to the Local Register of Historic Places – Certificate of Appropriateness (2018-087) for the addition of a 2-car carport and additional 2nd floor living space, Variance (2018-088) requests to reduce the required 35'-0" front setback (West) to 6'-10" and reduce the required 12'-0" side interior setback (North) to 5'-2", and Waiver request to exceed the maximum permitted floor area for guest cottages.

RECOMMENDATION: Approve the Certificate of Appropriateness, Variances, and Waiver

GENERAL DATA:

Owner/Applicant..... William McCauley and
Stephanie McCauley

Agent:..... Roger Cope, Cope Architects, Inc.

Location:..... 777 North Ocean Boulevard, east
side of North Ocean Boulevard and
south of George Bush Boulevard

Property Size:..... 1.01 Acres

Historic District: Individually Listed to the Local
Register of Historic Places

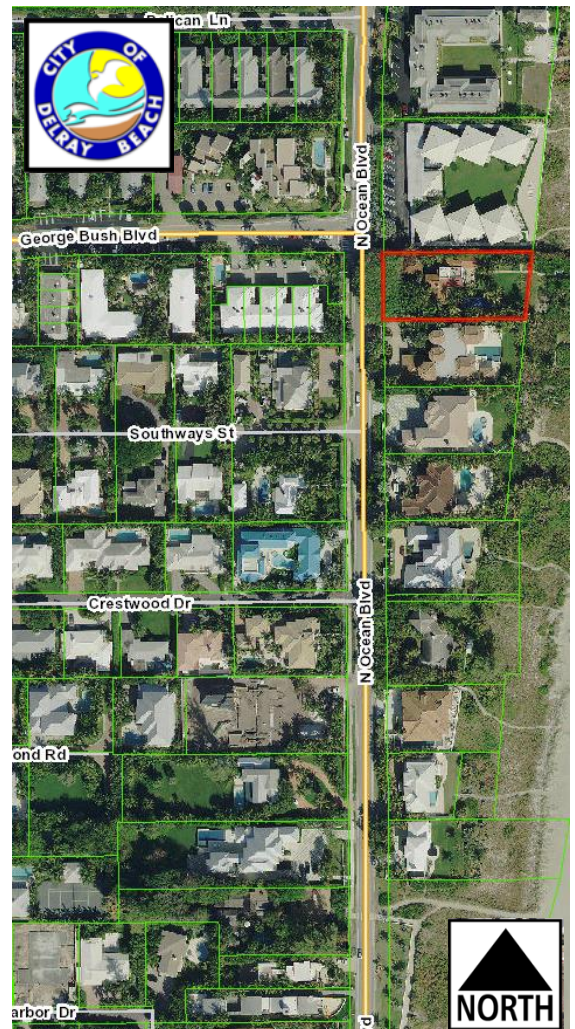
Zoning:..... R-1-AAA (Single Family Residential)

Adjacent Zoning:.....
North: RM
East: Not applicable
South: R-1-AA A
West: RM

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 approval of a Certificate of Appropriateness (2018-087), Variance (2018-088) and Waiver requests associated with the addition of a 2-car carport and additional 2nd floor living space to the existing 2-car garage and guest house for the property located at 777 North Ocean Boulevard, Individually Listed to the Local Register of Historic Places as the Koch House, pursuant to Land Development Regulation (LDR) Section 2.4.6(H), 2.4.7(A) and 2.4.7(B).

BACKGROUND & PROJECT DESCRIPTION

The subject property consists of Lot 21, Block D, Revised Plat of Block D and Block E Palm Beach Shore Acres, is zoned Single Family Residential (R-1-AAA) and was Individually Listed to the Local Register of Historic Places in 1989 (Ordinance 162-88) as the Koch House.

The 3-story Mediterranean-Revival style residence was built in 1933 and designed by Dr. William Koch as a seasonal residence. The original residence was 4,000 square feet with 10 rooms and included elaborate details such as a triple-leaded glass oriel window, Gothic-influence tower, arched windows, and extensive use of local building materials such as cypress. In 1939, a garage was added in the same architectural character to the north side of the courtyard. All decorative trim and accessories match the original construction. The garage included a 2nd floor apartment/guest house.

At its meeting of September 5, 2001, the Historic Preservation Board approved a Certificate of Appropriateness (COA-477) for the replacement of windows and partial re-roofing of the residence. At its meeting of January 16, 2002, the HPB approved a COA (2002-071) for a 2nd story addition to the main residence, above the ground floor kitchen on the north and west elevations, and installation of retractable canvas awnings on the 2nd and 3rd story terraces.

At its meeting of October 5, 2016, the HPB approved a COA, Variance, and Waiver (2016-195) requests for a 2-story addition to the existing garage/guest house (the approval expires on October 19, 2018) to include a 1st floor carport with support columns for the new 2nd story bunkhouse/guest house addition (22' wide x 28' deep). The new 2nd floor addition included 2 new bedrooms, a new staircase and balcony added to the south elevation. The variance requests included reducing the required front setback (west) of 35'-0" to 6'-9" and reducing the side interior setback (north) of 12'-0" to 8'6". A waiver request was granted to exceed the maximum permitted square footage for guest cottages (1/20th of the lot area and in no case in excess of 700 square feet). The project proposed a 616 square foot addition to the existing 570 square foot guest house; thus, exceeding the 700 square foot requirement by 486 square feet.

The subject request is a modification of the previous approval for the addition of a 2-car carport and additional 2nd floor living space with changes that include a 1' increase in the addition's building width (from 22' to 23' wide) on the south side of the garage/guest house, construction of the 2nd story balcony on the north side of the garage/guest house, and re-building of the existing masonry staircase to extend further east with a landing in the courtyard. A new staircase on the south side of the garage/guest house was previously approved. The revised project also includes:

1. Construction of a 644 square foot carport (23' wide x 28' deep) with support columns for the 2nd story addition;
2. Construction of a 644 square foot 2nd floor addition (23' wide x 28' deep) to the existing 2-car garage and guest house;
3. Installation of a custom impact resistant mahogany front door with cooper threshold and a fixed transom;
4. Installation of impact resistant mahogany wood casement windows with a fixed transom and clear Low-E glass; and,
5. The addition will include a smooth stucco exterior finish, clay barrel roof tile, cast stone window sills, wood outlookers, and attic vents to match existing.

The development proposal also includes variance requests to reduce the front setback (west) and the side interior setback (north) for the addition of a 2-car carport and additional 2nd floor living space to the existing 2-car garage and guest house. The required front setback (west) is 35'-0", whereas 6'-10" is proposed. The

required side interior setback (north) is 12'-0", whereas 5'-2" is proposed. In addition, a waiver is requested to exceed the maximum permitted floor area for guest cottages. The COA, Variance, and Waiver requests 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.

ZONING AND USE REVIEW

Pursuant to LDR Section 4.3.4(K), Development Standards, properties located within the R-1-AAA (Single Family Residential) shall be developed according to the requirements noted in the chart below.

Development Standards for Garage/Guest Cottage		Required	Proposed
Setbacks (Minimum):	Front (west)	35'-0"	6'-10"
	Side Interior (north)	12'-0"	5'-2"
	Side Interior (south)	12'-0"	69'-0"
	Rear (east)	12'-0"	379'-0" (no change)
Height (Maximum)		35'-0"	29'-6"

As illustrated above, the proposed addition does not meet the front setback (west) and the side interior setback (north), therefore 2 variance requests were submitted. The height of the proposed addition is 29'-6" (28'-3" was previously approved) which is in compliance with the applicable Development Standards. The side interior setback (south) of 69'-0" and rear setback (east) of 379'-0" are also in compliance with the applicable Development Standards. Positive findings can be made, subject to the approval of the variance requests, which are discussed in further detail later in the report.

SPECIAL REGULATIONS

Pursuant to LDR Section 4.4.3(H), Special Regulations:

- (1) The height of accessory structures shall not exceed the height of the associated principal structure. Screen enclosures without a solid roof are excluded from this limit.
- (2) The floor area of an accessory structure shall not exceed 40 percent of the floor area of the principal structure.

The height of the main structure is 37'-3" (measured from the top of the existing floor slab to the highest point in the tower); the height of the proposed addition is 29'-6"; thus, the project proposal meets the requirements of the code noted above.

The floor area of the principal structure is 4,617 square feet; the existing square footage of the guest house is 570 square feet or 12%. The proposed 644 square foot addition will bring the total square footage of the guest house to 1,214 or 26% of the floor area of the principal structure; thus, the project proposal meets the requirements of the code noted above.

SPECIAL REQUIREMENTS FOR SPECIFIC USES

Pursuant to LDR Section 4.3.3(Q)(2), Guest Cottages: the guest cottage shall not occupy more than one-twentieth of the lot area and in no case shall exceed a floor area of 700 square feet.

The subject property is 43,970 square feet (1.01 acres), 1/20th of the lot area is 2,198 square feet; thus, the guest cottage cannot exceed 700 square feet. The previous approval included a 616 square foot addition the existing 570 square foot guest house (1,186 total square footage). The subject request proposes a slightly larger 644 square foot addition (23' wide x 28' deep) to the existing 570 square foot guest house (1,214 total square footage). The increase in floor area is due to a 1' increase in the 1st and 2nd floor addition building width on the south side of the garage/guest house. The building was previously approved at 22' wide and is proposed to be 23' wide. The total square footage of 1,214 exceeds the

permitted floor area of 700 square feet. A waiver to increase the permitted floor area of the guest house has been submitted, and is discussed later in the report.

SUPPLEMENTAL DISTRICT REGULATIONS

Pursuant to LDR Section 4.6.9(C)(2), Parking Requirements for Residential Uses: two parking spaces per dwelling unit. Tandem parking may be used provided that in the Single Family (R-1 District) or RL District, no required parking space may be located in a required front or street side setback.

Positive findings can be made with respect to this code regulation as the existing structure contains a 2-car garage, ensuring required parking is provided for outside the front setback area. In addition to the required parking, a 2-car carport is proposed on the west side of the property (front).

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 3

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

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.

Standard 10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposal meets the applicable standards noted above and their intent as the proposed changes ensure an appropriate addition to the existing 2-car garage and guest house. The project proposal includes re-building of the existing masonry staircase which is situated on the north side of the garage/guest house to extend further east with a landing in the courtyard. The staircase is connected to a new 2nd story balcony with black aluminum railings on the north side of the structure that provides access to the addition. Construction of a 644 square foot carport with support columns for the 2nd story addition and construction of a 644 square foot 2nd floor addition is also proposed. A custom impact resistant mahogany front door with cooper threshold and a fixed transom and impact resistant mahogany wood casement windows with a fixed transom and clear Low-E glass will be installed. A smooth stucco exterior finish, clay barrel roof tile, cast stone window sills, wood outlookers, and attic vents will be installed to match existing materials, features, and finishes.

Overall, the proposed addition to the existing 2-car garage and guest house will allow for an appropriate addition and modernization of the existing structure with durable materials that are compatible with the property and its environment.

Pursuant to LDR Section 4.5.1(E)(2)(b)(2-3) – Major Development.

The subject application is considered “Major Development” as it involves “construction, reconstruction, or alteration of a building in excess of 25 percent of the existing floor area, and all appurtenances” and “construction, reconstruction, or alteration of any part of the front façade of an existing contributing residential or non-residential structure 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 addition to the existing 2-car garage and guest house is appropriate and compatible with the main residence. The height of the addition does not exceed the highest element of the main residence. The proposed alterations are compatible with the existing front façade (west) proportion. Overall, the proportion of openings and rhythm of solids to voids is retained with the new impact resistant mahogany windows and doors. The exterior color scheme will be maintained with a smooth stucco exterior finish painted in beige and clay barrel roof tile to match existing. The existing masonry staircase to the guest house located above the 2-car garage will be re-built to extend further east with a landing in the courtyard. A new 2nd story balcony with black aluminum railings on the north side of the structure connects to the staircase to provide access to the addition. Materials and finishes are proposed which match the existing, such as cast stone window sills, wood outlookers, and attic vents. The proposed changes are compatible with the Mediterranean-Revival style architecture of the main structure and do not introduce a new architectural style.

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 front setback are 35'-0" and side interior setbacks are 12'-0" within the R-1-AAA District.

The subject variance requests are to reduce the front setback (west) and the side interior setback (north) for the addition of a 2-car carport and additional 2nd floor living space to the existing 2-car garage and guest house. The required front setback (west) is 35'-0', whereas 6'-10" is proposed. The required side interior setback (north) is 12'-0", whereas 5'-2" is proposed.

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 agent has submitted a justification statement (refer to attachment).

The variance requests are to allow a reduction to the required 35'-0" front setback (west) to 6'-10" and reduction to the required 12'-0" side interior setback (north) to 5'-2" to accommodate an addition of a 2-car carport, additional 2nd floor living space to the existing 2-car garage/guest house, balcony and reconstructed staircase.

The previous approval included variances to reduce the required front setback (west) of 35'-0' to 6'-9" and to reduce the side interior setback (north) of 12'-0" to 8'-6". The variance to the front setback (west) is slightly modified, while the variance to the side interior setback (north) requests an additional 3'-4" encroachment for the re-building of the existing staircase. The 2nd story addition will remain 8'-6" from the north property line (as previously approved). It should be noted that the staircase will be in alignment with the existing cabana bathroom located on the north side of the 2-car garage (5'-2" from the property line).

The granting of the front and side interior setback variances will permit the 2nd story addition to the guest house and construction of the 2-car carport while maintaining the historic character of the property and the main structure. The subject variance request to the front setback is approximately the same relief that was previously approved. While, the subject variance request to the side interior setback proposes a greater encroachment to accommodate a revised layout for the existing staircase which is to be reconstructed. The side interior variance is consistent with the existing structure setback of the cabana bath along the north side and maintains the historic character and setting provided by the guest house. The variance requests are necessary to accommodate an appropriate adaptive reuse of the historic structure and site. Finally, the variance requests are 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.

WAIVER REVIEW AND ANALYSIS

Pursuant to LDR Section 2.4.7(B)(5), Procedures for Obtaining Relief From Compliance With Portions of the Land Development Regulations, Waivers, prior to granting a waiver, the approving body shall make a finding that the granting of the waiver:

- (a) Shall not adversely affect the neighboring area;**
- (b) Shall not significantly diminish the provision of public facilities;**
- (c) Shall not create an unsafe situation; and,**
- (d) Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.**

Pursuant to LDR Section 4.3.3(Q)(2), Guest Cottages: the guest cottage shall not occupy more than one-twentieth of the lot area and in no case shall exceed a floor area of 700 square feet.

The subject property is 43,970 square feet (1.01 acres), 1/20th of the lot area is 2,198 square feet; thus, the guest cottage cannot exceed 700 square feet. The project proposes a 644 square foot addition to the existing 570 square foot guest house for a total square of 1,214 which exceeds the permitted floor area of 700 square feet.

At its meeting of October 5, 2016, the HPB approved a Waiver to exceed the maximum permitted square footage for guest cottages for a proposed a 616 square foot addition to the existing 570 square foot guest house (1,186 total square footage).

The subject waiver request proposes a 644 square foot addition (28 square feet larger than the 2016 approval) to the existing 570 square foot guest house (1,214 total square footage). The increase in floor area is due to a 1' increase in the building width of the 1st and 2nd floor addition (from 22' to 23') on the

south side of the garage/guest house. Special conditions and circumstances exist due to the historic setting of the site; thus, the waiver request does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner. It is noted that the request does not diminish provision of public facilities nor does it create an unsafe situation.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve Certificate of Appropriateness (2018-087), Variance (2018-088), and Waiver requests for the property located at **777 North Ocean Boulevard, Individually Listed to the Local Register of Historic Places**, 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), 2.4.7(A)(5) and 2.4.7(B)(5).
- C. Deny Certificate of Appropriateness (2018-087), Variance (2018-088), and Waiver requests for the property located at **777 North Ocean Boulevard, Individually Listed to the Local Register of Historic Places**, by adopting the findings of fact and law contained in the staff report, and 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), 2.4.7(A)(5) and 2.4.7(B)(5).

RECOMMENDATIONS

Certificate of Appropriateness

Approve the COA 2018-087 for **777 North Ocean Boulevard, Individually Listed to the Local Register of Historic Places**, 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), subject to the following conditions:

1. That the survey's legal description be revised to match the legal description on the property's warranty deed; and,
2. That the elevation drawings be revised to depict the staircase and cabana bathroom located on the north side of the garage /guest house on sheet A5.1.

NOTE:

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

1. That the length dimensions of the carport parking spaces be shown on sheet A2.0.
2. That the proposed project chart indicate measurements in architectural scale to correlate with the plans on sheet A2.0.
3. That the proposed project chart be revised to indicate the side interior setback (south) and rear setback (east) measured from the garage/guest house on sheet A2.0.
4. That the proposed project chart be revised to indicate the required maximum lot coverage as not applicable (N/A) on sheet A2.0.
5. That the parking data table be revised to indicate that 4 parking spaces will be provided on sheet A2.0.
6. That the grammatical error on sheet A5.1 be corrected (east is misspelled as Easr).
7. That the interior door schedule table is populated with information for the false louver doors.

Variance – Front Setback

Approve the Variance to allow a reduction to the required 35'-0" front setback to 6'-10", based upon positive findings to LDR Section 2.4.7(A)(5).

Variance - Side Interior Setback

Approve the Variance to allow a reduction to the required 12'-0" side interior setback to 5'-2", based upon positive findings to LDR Section 2.4.7(A)(5).

Waiver

Approve the Waiver request to **LDR Section 4.3.3(Q)(2)**, to allow the maximum square footage of 700 square feet to increase to 1,214 square feet, based upon positive findings to LDR Section 2.4.7(B)(5).

Attachments:

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

Report Prepared by: Abraham Fogel, Assistant Planner

February 22, 2018

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

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

Re: McCauley Residence – 777 North Ocean Blvd.; Individually Designated Historic Residence

Mrs. Alvarez:

I hope all is well. As the Architect Of Record (& Agent) for William and Stephanie (Sugar) McCauley please accept this letter of justification – explaining how and why we are re-submitting this Project.

We were previously approved by HPB for what we believed to be a smart solution that met my Client's needs. Please see separate Flashdrive of previously approved design (as a comparison).

We have since had to reconsider several variables that ultimately caused us too much overall grief – leading to a re-designed solution that is the subject of this new COA.

We ultimately thought gaining access to the new addition was not the most intelligent way to go about it. The approved Balcony, new Stair up was loaded onto the South side of our addition and had a MAJOR Architectural impact on our existing Motor Courtyard.

We then discovered that the EXISTING masonry Stair up to the EXISTING Bunkhouse was structurally compromised due to settling. It was analyzed and deemed structurally insufficient as a huge hairline crack on its North face was all of the evidence we needed.

The above dual issues caused us to concenter completed re-building the existing masonry Stair – but shifting it from its original footprint to a more prominent position whereby it would be more appreciated – our Courtyard. We also thought that if it could be “flipped” in orientation – it could continue to serve as access to the existing Bunkhouse but could ALSO NOW SERVE the new addition.

So, the elimination of our added Stair is a huge upside to this new concept. Eliminating the new Balcony from the South wall of our new addition and placing it on the North wall – is an equally huge upside to this new concept.

It also meant “flipping” our Floor Plan, so that entry into the new wing is from the North not the South, it meant that it gave us an opportunity to NOT align our new South façade with that same South façade of the existing Bunkhouse – a slight criticism of City Staff in our previously approved version. So we bumped out the new plan by 2’.

In conclusion, we think this version is a much more sensitive design solution because it cleans up the more public façade (our South façade) by eliminating a Balcony & Stair.

We also decided to increase our finish floor by 2 steps, further differentiating the addition from the existing Bunkhouse. This simple jump also pushes up our finish roof, which we acknowledge isn't necessarily supported by Staff – but we are willing to work with Staff to determine a reasonable way to allow all other facets of this new design to occur.

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

Sincerely:

Roger Cope
Principal
RWC/jad

Cc William & Stephanie (Sugar) McCauley, Owners

February 22, 2018

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

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

Re: McCauley Residence – 777 North Ocean Blvd.; Individually Designated Historic Residence

Mrs. Alvarez:

I hope all is well. As the Architect Of Record (& Agent) for William and Stephanie (Sugar) McCauley please accept this letter and associated package to seek City approval for the very modest SLIGHTLY REDESIGNED VERSION OF HPB's PREVIOUSLY APPROVED 2-story addition to the primary residence's GARAGE. Said Garage, or what we refer to as the "Bunkhouse" because of it's Guest setup at it's 2nd floor - is detached yet part of the existing Individually Designated Historic Residence located at 777 N. Ocean Blvd., more specifically known as "The Koch Residence". I am hereby respectfully RE-SUBMITTING a "COA" and a "Variance" application associated with the Project, the "Variance" is respectfully seeking a reduction in the "Front Yard Building Setback Line" as well as the "Interior Side Yard Building Setback Line" for our proposed positioning of the redesigned appendage or structure within the Site. We seek a reduction, from the code required "Front Yard Building Setback Line" of 35' down to +6'-9" (no change from the previously approved COA) and a reduction in the "Interior Side Yard Building Setback Line" from 12' to +5'-2" (a change from the previously approved setback of +8'-6").

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, 500' radius map, etc.

We recognize that **LDR Section 4.3.4, (H), (1): Setbacks** addresses building setback guidelines. The "Front Yard Building Setback Line" requirement for our site is 35', as we are within an R-1-AAA zoning district. The rationale behind our request is that of introducing a vital new component to our composite footprint – which will allow us a modest gain in overall square footage thereby making our end product a slightly more useful residence. Our addition, while 2-story in height, has a completely open air, not enclosed ground floor. The proposed 2nd floor is the only useful, under air addition and, therefore is minor in nature.

The logic used in the "Side Yard" is simply to marry up with and match the existing Bunkhouse's façade or position relative to the North property line. There is a multi-family condo development to our North and nothing more than a parking lot with asphalt – so we are not at all offensive to our neighbors to the North.

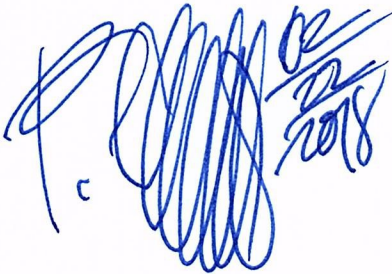
Due to the extremely heavy, aged landscaping along our entire A1A frontage, no one will even see this new addition – in fact, no one can even see ANY part of the existing residence – AT ALL. It is best viewed from the East along the Atlantic Ocean. It is an ultra private residence.

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 approval process and the Historic Preservation Board hearing in the very near future.

Sincerely:

A handwritten signature in blue ink, appearing to be "Roger Cope", with a date "2/2/18" written to the right.

Roger Cope
Principal
RWC/jad

Cc William & Stephanie (Sugar) McCauley, Owners

A PRIVATE RESIDENTIAL PROJECT: HPB DESIGN SUBMITAL
THE McCAULEY RESIDENCE: BUNKHOUSE EXPANSION
777 N. OCEAN BLVD.
DELRAY BEACH, FLORIDA

GENERAL NOTES

ARCHITECTURAL:

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.

CODES	
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FLORIDA BUILDING CODE, 2015 EDITION
NFPA 7-101 LIFE SAFETY CODE
FLORIDA FIRE PREVENTION CODE, 2015 EDITION
NATIONAL ELECTRICAL CODE, 2015 EDITION
FLORIDA MECHANICAL CODE, 2015 EDITION
FLORIDA PLUMBING CODE, 2015 EDITION
FLORIDA ACCESSIBILITY CODE/ADA-90, 2015 6TH EDITION

ALL OTHER RULES, REGULATIONS AND CODES HAVING JURISDICTION
INCLUDING BUT NOT NECESSARILY LIMITED TO:

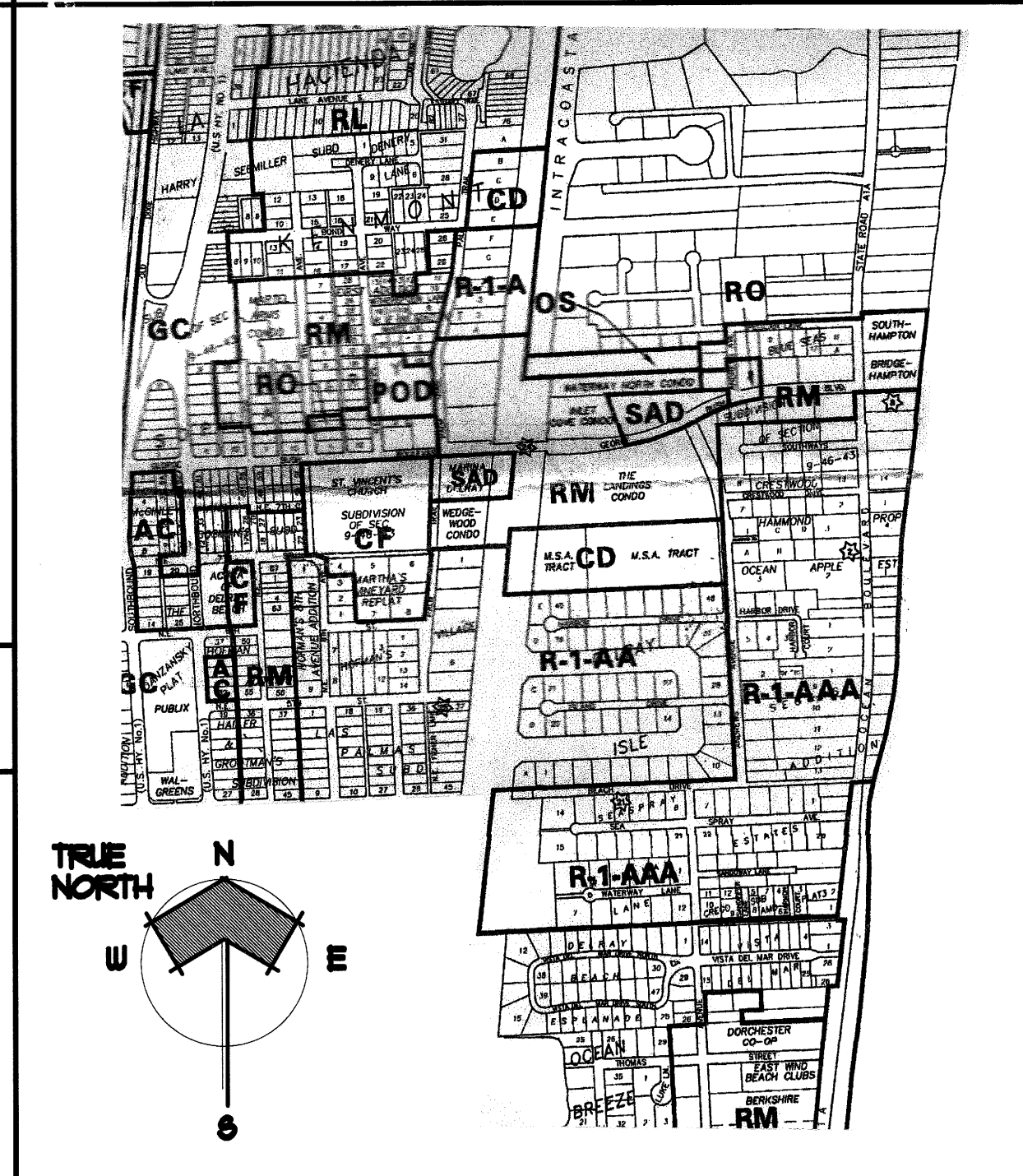
CITY OF DELRAY BEACH, PALM BEACH COUNTY - THE STATE OF FLORIDA
CITY OF DELRAY BEACH ZONING REGULATIONS
CITY OF DELRAY BEACH ADOPTED ORDINANCES

BLDG. DESIGN DATA

OCCUPANCY CLASSIFICATION: SINGLE FAMILY RESIDENTIAL
BLDG. CONSTRUCTION TYPE: TYPE V, PROTECTED

ZONING DISTRICT: R-1-AAA, SINGLE FAMILY RESIDENTIAL
DESIGN WIND LOAD: 110 MILES PER HOUR (3 SECOND GUST)
BUILDING HEIGHT LIMITATION: 35 FEET

VICINITY MAP




INDEX

ARCHITECTURAL DOCUMENTS:


- | | |
|-----|---------------------------------------|
| A00 | COVER SHEET |
| A10 | ARCHITECTURAL SPECIFICATIONS |
| | SURVEY AS PROVIDED BY OWNER |
| | 500' RADIUS VARIANCE MAP |
| A20 | ARCHITECTURAL SITE PLAN |
| A21 | CIVIL SITE PLAN DETAILS |
| A30 | PROPOSED ARCHITECTURAL 1ST FLOOR PLAN |
| A40 | PROPOSED ARCHITECTURAL 2ND FLOOR PLAN |
| A50 | PROPOSED ARCHITECTURAL ELEVATIONS |

SYMBOLS

DETAIL REFERENCE:  DETAIL NUMBER
SHEET NUMBER

ELEVATION REFERENCE: $\frac{3}{44}$ ← ELEVATION NUMBER
 ← SHEET NUMBER


SECTION REFERENCE:



SECTION NUMBER

SHEET NUMBER

INTERIOR ELEVATION
REFERENCE:



1 ← WALL NUMBER
4 ← INTERIOR ELEV.
2 ← SHEET NUMBER
3

ROOM REFERENCE: 102 ← ROOM NUMBER

DOOR REFERENCE: 3 ← DOOR NUMBER

WINDOW REFERENCE:  ← WINDOW NUMBER

NOTE REFERENCE: 3 ← REFERENCE NUMBER

REVISION REFERENCE:  ← REVISION NUMBER

ABBREVIATIONS

[illegible]

PROJECT TEAM

ARCHITECT:

COPE ARCHITECTS, INC.
114 NE 1ST AVENUE
DELRAY BEACH, FLORIDA 33444-3713

cell (561) 799-3791
email copearchitectsinc@gmail.com

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER.

FAE CONSULTING, INC.
1640 NW 2ND AVENUE
BOCA RATON, FLORIDA 33432

PHO (561) 391-9292
FAX (561) 391-9998

STRUCTURAL ENGINEER:

McCARTHY & ASSOCIATES, INC.
601 NORTH CONGRESS AVENUE, SUITE 1206-A
DELRAY BEACH, FLORIDA 33445

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

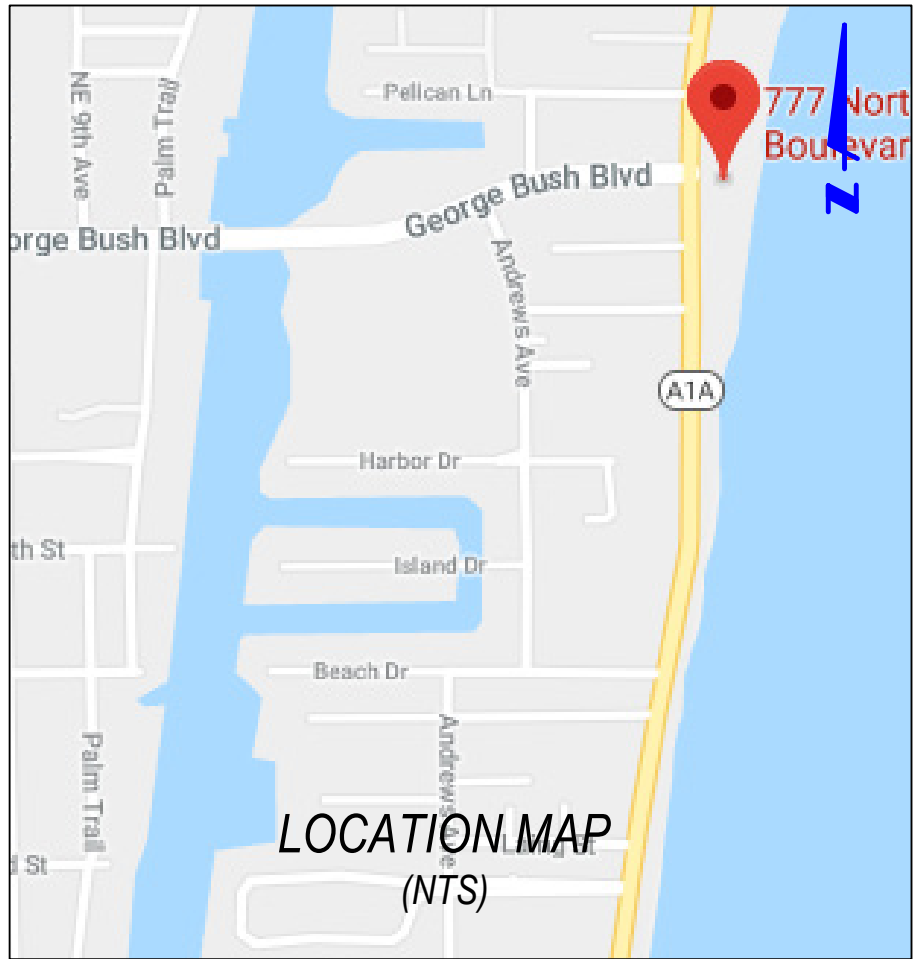
LANDSCAPE ARCHITECT:
GENERAL LANDSCAPING CORP.

GENERAL LAND SCAPING, CORP.
845 NE 11ST STREET
BOCA RATON, FLORIDA 33487-2435

PHO (561) 994-3755
FAX (561) 997-8667



1"=20'



PROPERTY ADDRESS:

777 NO OCEAN BOULEVARD
DELRAY BEACH, FL 33483

FLOOD ZONE: "VE"

PANEL NO: 12099C 0981F
DATE: OCTOBER 5, 2017

CERTIFIED TO:

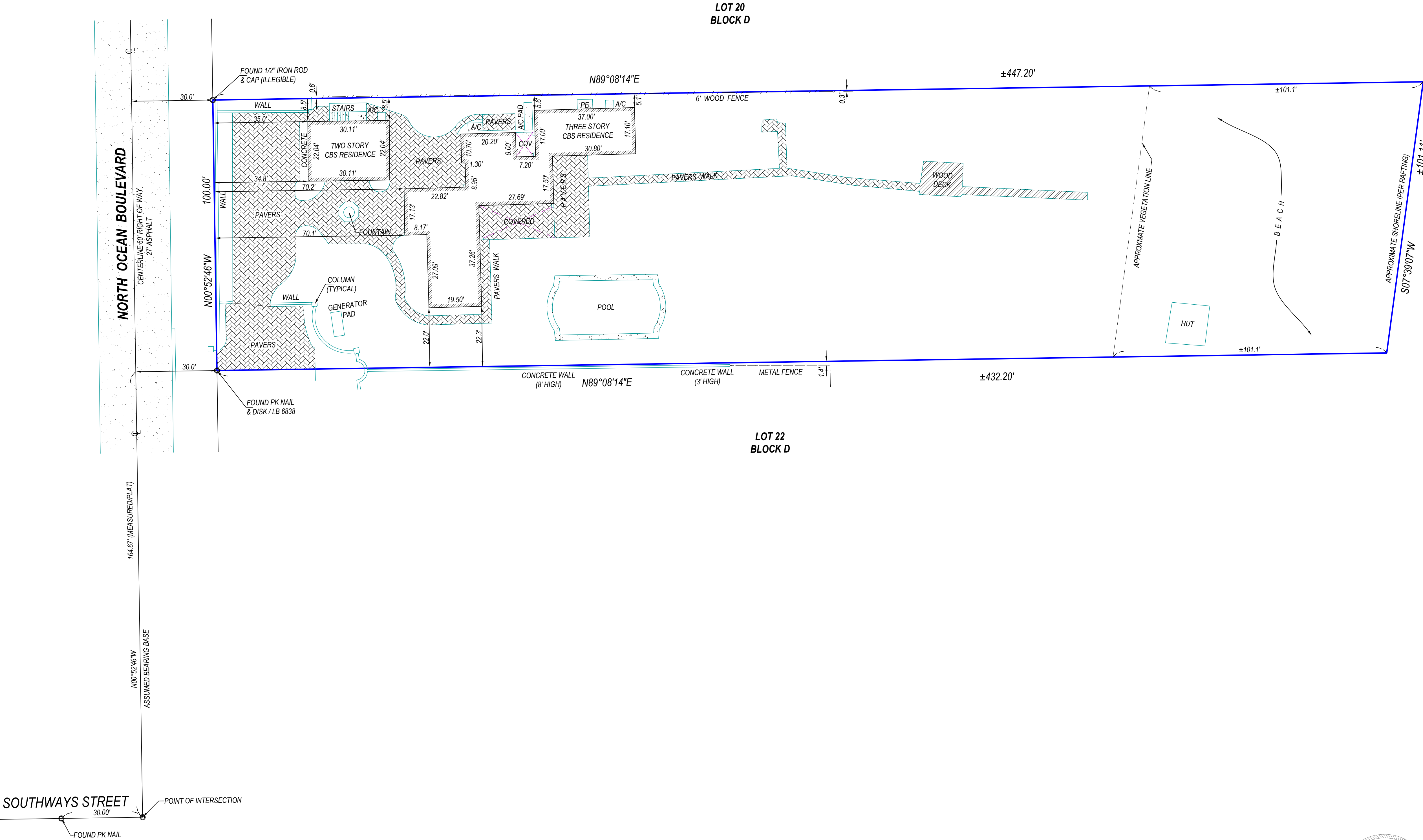
- STEPHANIE MCCAULEY AND WILLIAM MCCAULEY

LEGAL DESCRIPTION:

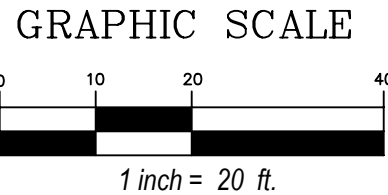
LOT 21, BLOCK D, REVISED PLAT OF BLOCK D AND
BLOCK 3 PALM BEACH SHORES ACRES, ACCORDING
TO THE PLAT THEREOF, AS RECORDED IN PLAT
BOOK 7, PAGE 38, OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA.

SURVEYORS' NOTES:

- I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
- THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
- DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
- STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 6788.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
- LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.



ABBREVIATIONS
C CENTERLINE
COV COVERED
CBS CONCRETE BLOCK STRUCTURE
PE POOL EQUIPMENT



SIGNED: 
GINO FURLANO
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 5044

S18030192	BOUNDARY SURVEY	DK	CD	03-22-18
JOB#	PURPOSE	FIELD	DRAFT	DATE

BOUNDARY SURVEY



PM SURVEYING
LICENSED BUSINESS No. 6788

4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764
FAX 561-478-1094

Please visit us on the web @ www.pmsurveying.net

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
- PARTITION NOTES:**
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 ADJ.T. 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.

MCCAULEY RESIDENCE: 777 N. OCEAN BLVD.
INDIVIDUALLY DESIGNATED HISTORIC RESIDENCE, ON THE OCEAN

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	CAD File No. SPEC SHEET
Date	JULY 11, 2018
Drawing No.	

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LEGAL DESCRIPTION:

(AS PROVIDED BY THE OWNER)

LOT 21, BLOCK D, REVISED PLAT OF BLOCK D & BLOCK 3
PALM BEACH SHORES ACRES, ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 38, OF
THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SITE DATA: (APPROX. 43,970.00 SQ. FT. OR +/- 1.01 ACRES)

ZONED: R-1-AAA (SINGLE FAMILY RESIDENTIAL DISTRICT)
PROPOSED USE: PRIVATE SINGLE FAMILY RESIDENCE

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.

PARKING DATA:

	REQUIRED	PROVIDED
R-1-AAA - SINGLE FAMILY RESIDENTIAL:	TWO (2) PER HOUSEHOLD	TWO (2)
TOTALS:	TWO (2)	TWO (2)

G. BUSH BLVD.

LOT 20
BLOCK D

PROPOSED
NEW
BUNKHOUSE
ADDITION

EXISTING
BUNKHOUSE
(TO REMAIN)

NEW BUNKHOUSE AC CONDENSING UNIT UNDER BALCONY
EXISTING BUNKHOUSE AC CONDENSING UNIT TO REMAIN
EXISTING BUNKHOUSE STAIR TO BE REBUILT AS SHOWN

EXISTING 6' HIGH WOOD FENCE TO REMAIN

+44120'
PROPERTY LINE
N 03 20' 14" E

EXISTING WOOD PRIVACY WALL TO REMAIN

EXISTING CMU PRIVACY WALL TO REMAIN

EXISTING CONCRETE CURB TO REMAIN

EXISTING BANYAN TREE TO REMAIN
(TREE HAS GROWN OVER & AROUND WALL)

EXISTING LA PLANTER TO REMAIN

EXISTING WATER METER TO REMAIN

EXISTING WROUGHT IRON FENCE/GATE TO REMAIN

GATE

COURTYARD
(PAVERS)

GATE

PAVERS

PAVERS

PAVERS

PAVERS

EXISTING COMMON MOTOR COURTYARD TO REMAIN

EXISTING GENERATOR TO REMAIN

EXISTING PRIVACY FENCE TO REMAIN

EXISTING PAVERS TO REMAIN

EXISTING
PRIMARY
RESIDENCE
(TO REMAIN)

POOL

EXISTING POOL TO REMAIN

EXISTING 8' HIGH CONCRETE WALL TO REMAIN

12'-0" SIDE YARD BUILDING SETBACK LINE

LOT 22
BLOCK D

AI ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

PROPOSED PROJECT CHART:

R-1-AAA	MIN. LOT SIZE (sq. ft.)	MIN. LOT WIDTH/ FRONTAGE (ft.)	MIN. LOT DEPTH (ft.)	MIN. FLOOR AREA (sq. ft.)	MIN. OPEN SPACE (%) LDR/BP	MAX. LOT COVERAGE (%) LDR/BP (NA)	MIN. FRONT SETBACK (ft.)	MIN. SIDE INTERIOR SETBACK (ft.) LDR/BP	MIN. SIDE STREET SETBACK (ft.)	MIN. REAR SETBACK (ft.)	MAX. BUILDING HEIGHT (ft.)
REQUIRED	12,500	100	110	2,200	25/45	0/35	35	12/17	17	12	35
PROVIDED	43,970	100	432.20	3,028	48.2	6.9	6.8	5.1	NA	287.75	27.0
EXISTING	43,970	100	432.20	3,012	48.2	6.9	34.8	5.1	NA	287.75	29.5

VARIANCE REQUIRED

EXISTING
ATLANTIC
OCEAN
(TO REMAIN)

APPROXIMATE VEGETATION LINE

+40111'
PROPERTY LINE
S 07 39' 07" W

+43220'
PROPERTY LINE
N 03 20' 14" E

TRUE
NORTH

N

E

S

N. OCEAN BLVD.
(60' ROW & 21' ASPHALT)

EXISTING NEIGHBOR'S DRIVE TO REMAIN

THE MCCAULEY RESIDENCE
777 N. OCEAN BLVD.
DELRAY BEACH, FLORIDA 33483

SITE PLAN

COPE ARCHITECTS, INC.
700 1ST STREET
DELRAY BEACH, FLORIDA 33483-5505
ARCHITECTURE - PLANNING - INTERIORS

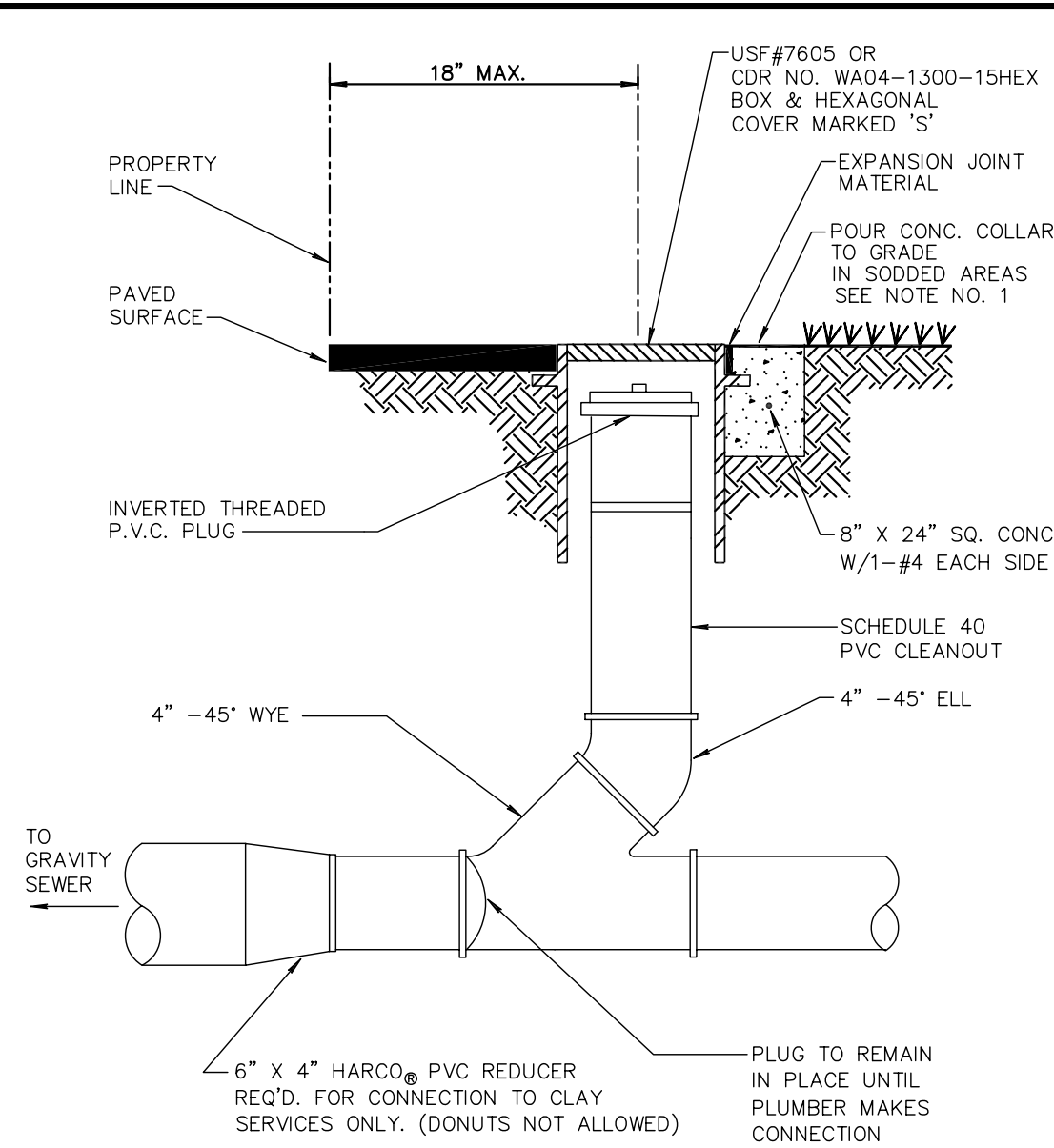
PHO 561 789-3791 FAX 561 274-5707

Seal
Drawn
RW COPE
Project No.
2016.01MCCAULEY
CAD File No.
SITEPLAN
Date
JULY 11, 2018
Drawing No.

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of

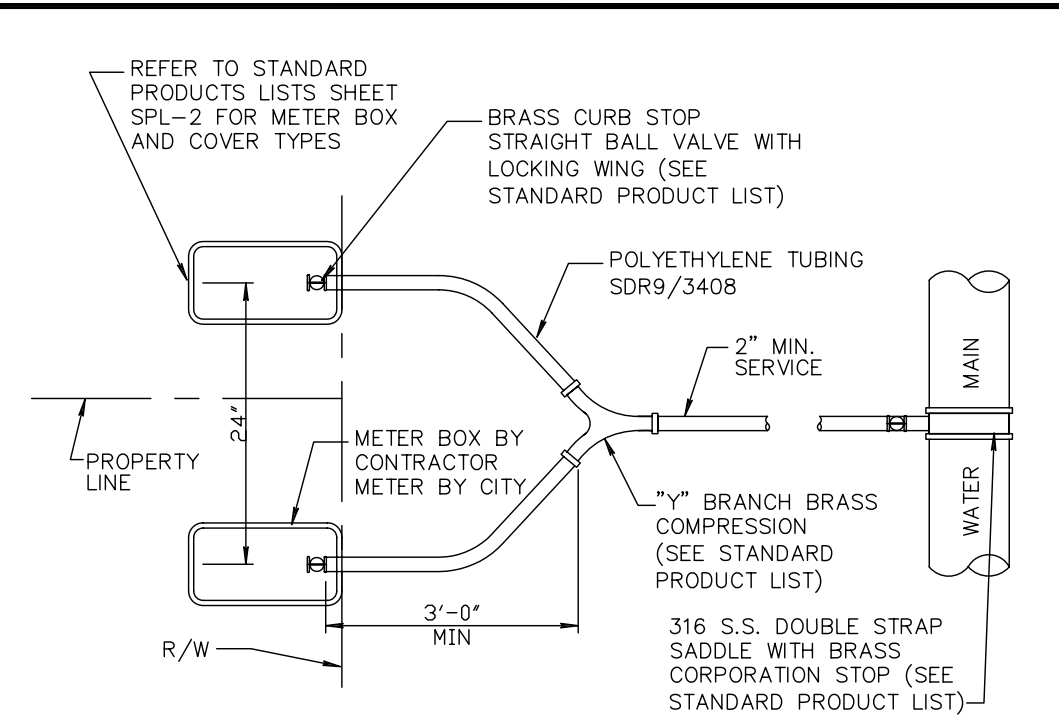
- NOTE:
1. SERVICE LATERALS SHALL TERMINATE INSIDE PROPERTY LINE A DEPTH OF 3 FEET AND MARKED WITH A 2" X 4" TREATED STAKE.
 2. CLEANOUT INSTALLATION SHALL BE PROPERTY OWNERS RESPONSIBILITY AND SHALL BE INSTALLED BY LICENSED PLUMBER.
 3. SEE DETAIL PW 2.1 FOR SEPARATION REQUIREMENTS.

SEWER SERVICE CONNECTIONS WW 4.1



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

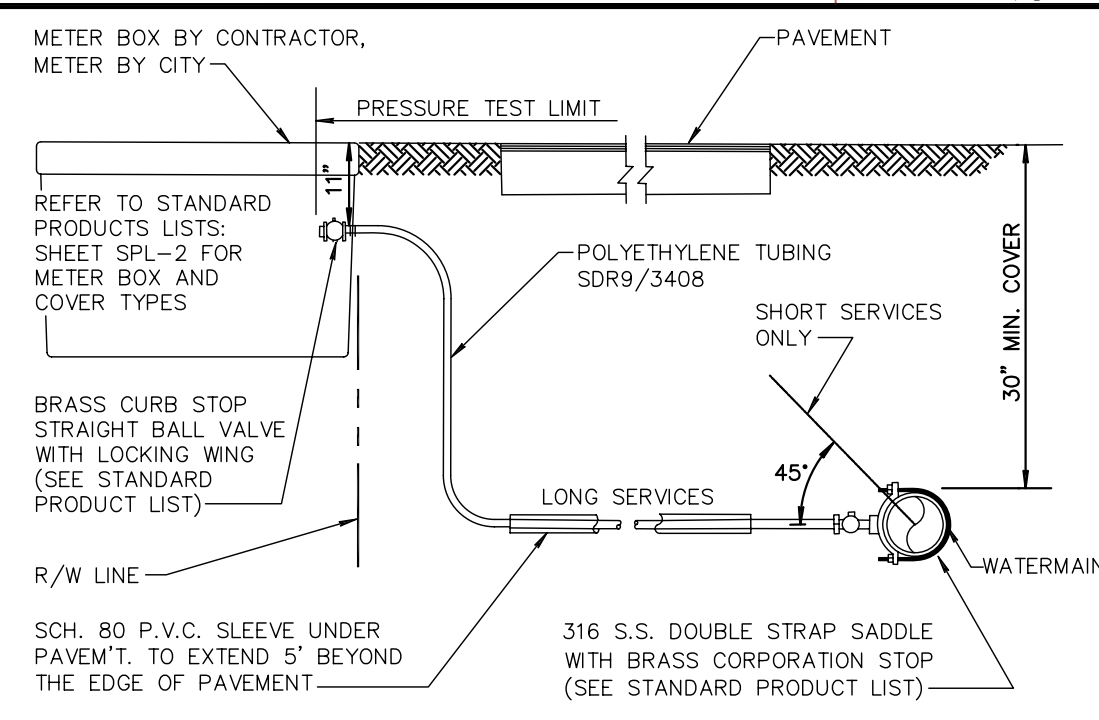
TYPICAL RESIDENTIAL CLEANOUT WW 5.1



NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" ON CENTER.
2. SERVICE LINES SHALL NOT BE PLACED UNDER DRIVEWAYS.
3. ALL METERS REQUIRE A LOCKING BRASS CURB STOP WITH LOCK WING (1" MIN.).
4. NO FITTINGS BETWEEN CORPORATION STOP AND BRANCH ASSEMBLY.
5. MAXIMUM SERVICE LENGTH IS 100' TO METER.
6. CASING PIPE I.D. SHALL BE SERVICE O.D. PLUS 1" MINIMUM.
7. MINIMUM BEND RADIUS ON SERVICES SHALL BE 14" ON ALL SERVICES BEHIND METER.
8. METER SIZE WILL BE DETERMINED BY PUBLIC UTILITIES DEPT. UPON APPLICATION FOR SERVICE.
9. ALL VALVES TO BE BALL VALVES.
10. METER BOX SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR.
11. ALL STANDARD NOTES REGARDING PRESSURE TEST LIMIT AND PAVEMENT APPLY. SEE DETAIL PW 9.1g FOR FURTHER INFORMATION.
12. 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.

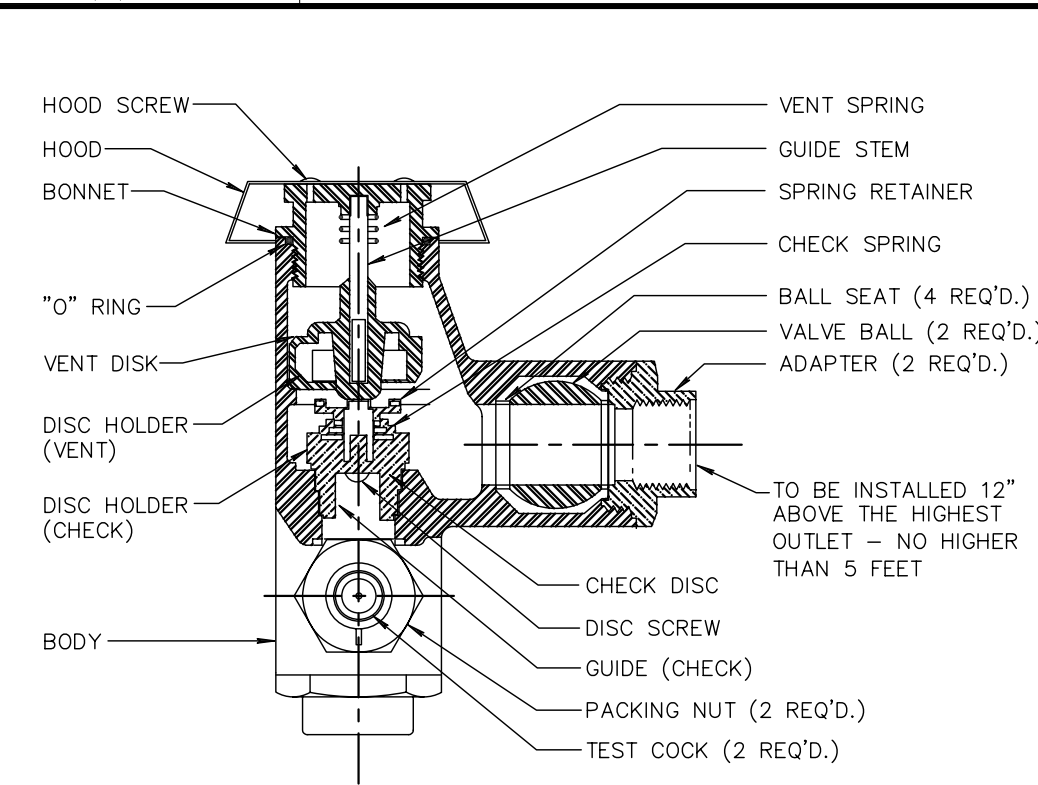
TYPICAL DOUBLE SERVICE CONNECTION PW 9.2



NOTES:

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

TYPICAL SERVICE CONNECTION PW 9.1a

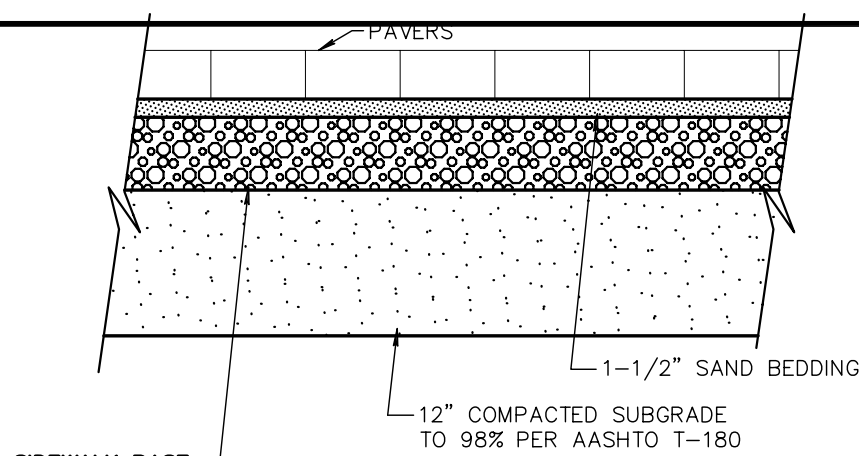


TYPICAL IRRIGATION SYSTEM
ANTI-SIPHON PRESSURE TYPE
VACUUM BREAKER

NOTES:

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

ANTI-SIPHON PRESSURE TYPE VACUUM BREAKER PW 10.3

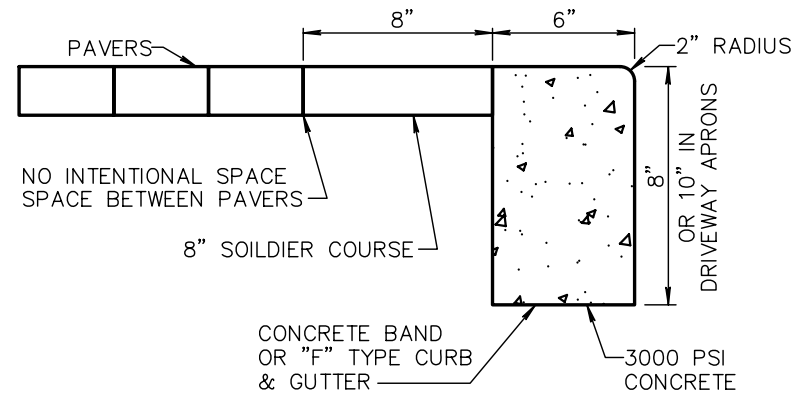


SIDEWALK BASE

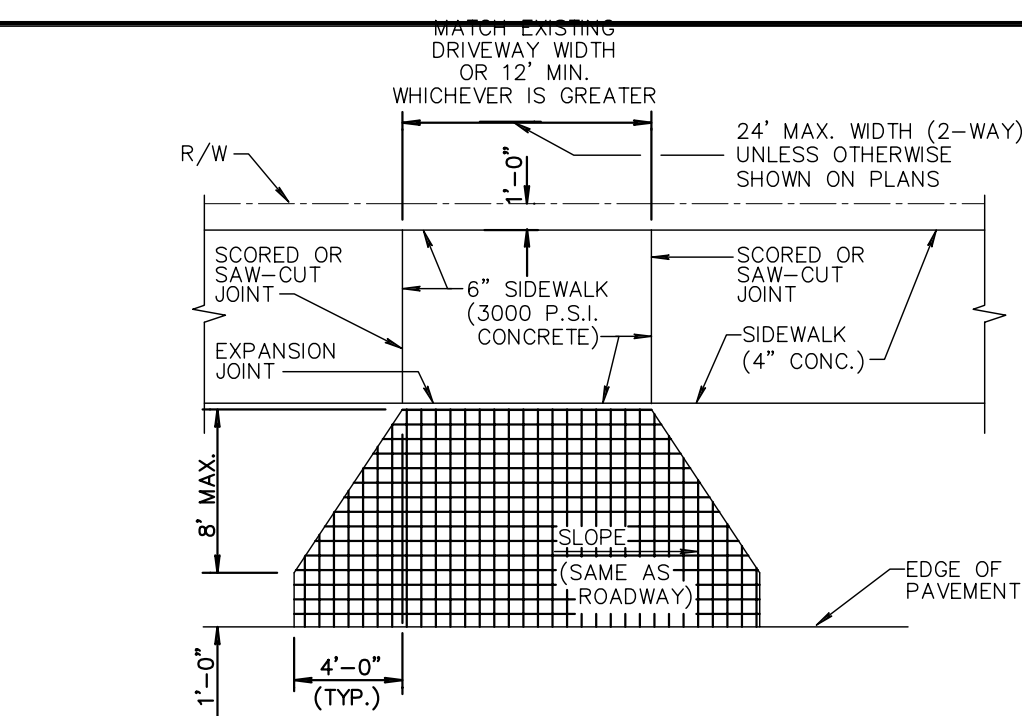
OUTSIDE RIGHT OF WAY 4" LIMEROCK BASE
COMPACTED TO 98% PER AASHTO T-180.
INSIDE RIGHT OF WAY 6" LIMEROCK BASE COMPACTED TO
98% PER AASHTO T-180 OR 4" FLOW-ABLE FILL (100 P.S.I. MIN.)

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.)

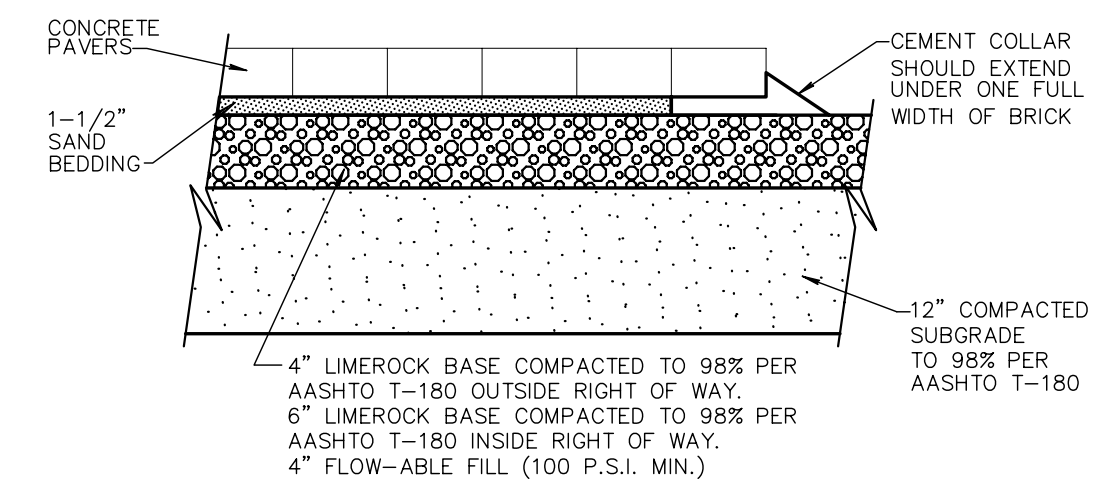


**PAVER BRICK SECTION
DETAIL RT 10.1**



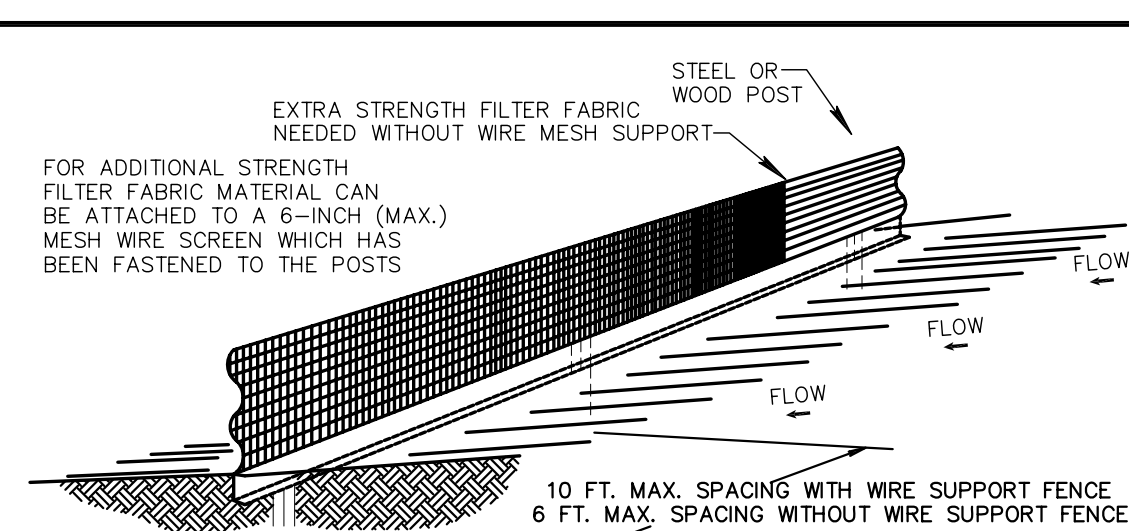
PLAN

NOTE: SIDEWALK SHALL BE CONSTRUCTED THROUGH DRIVEWAY.



SECTION

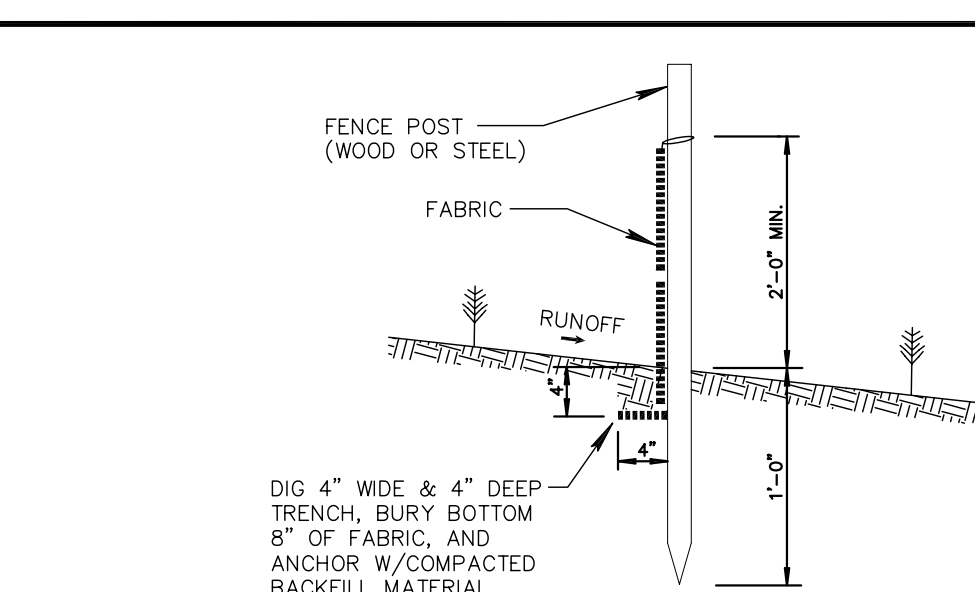
PAVER DRIVEWAY APRON TYPICAL DETAIL RT10.2



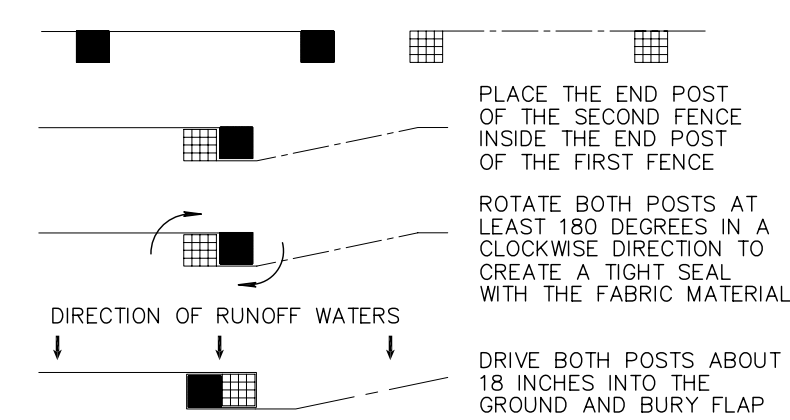
NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
 2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
 3. 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, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
 4. 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.
 5. 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 S.
- GROUND SURFACE.
8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
 9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDP.

SILT FENCE INSTALLATION DETAIL D 9.1a
Sheet 1 of 2

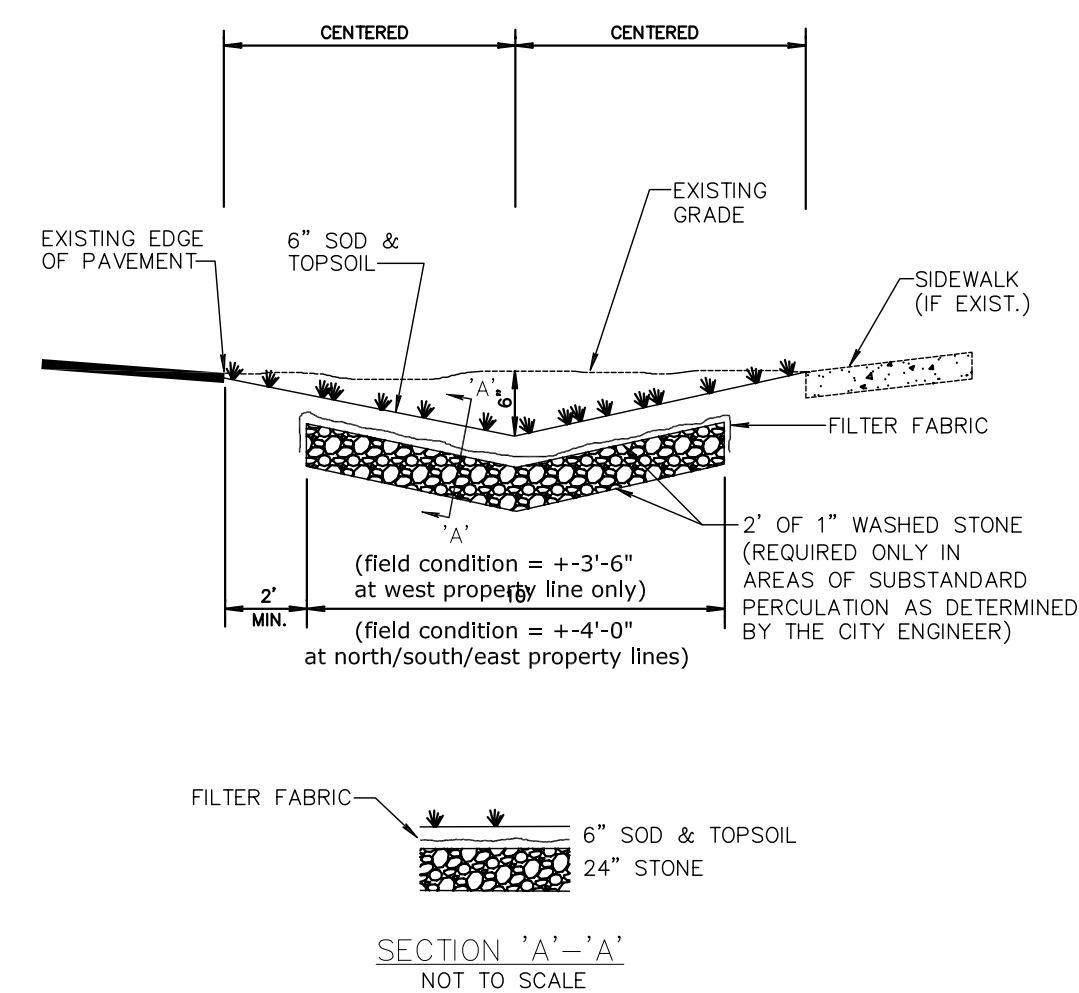


SILT FENCE SECTION
NOT TO SCALE



ATTACHING TWO SILT FENCES
NOT TO SCALE

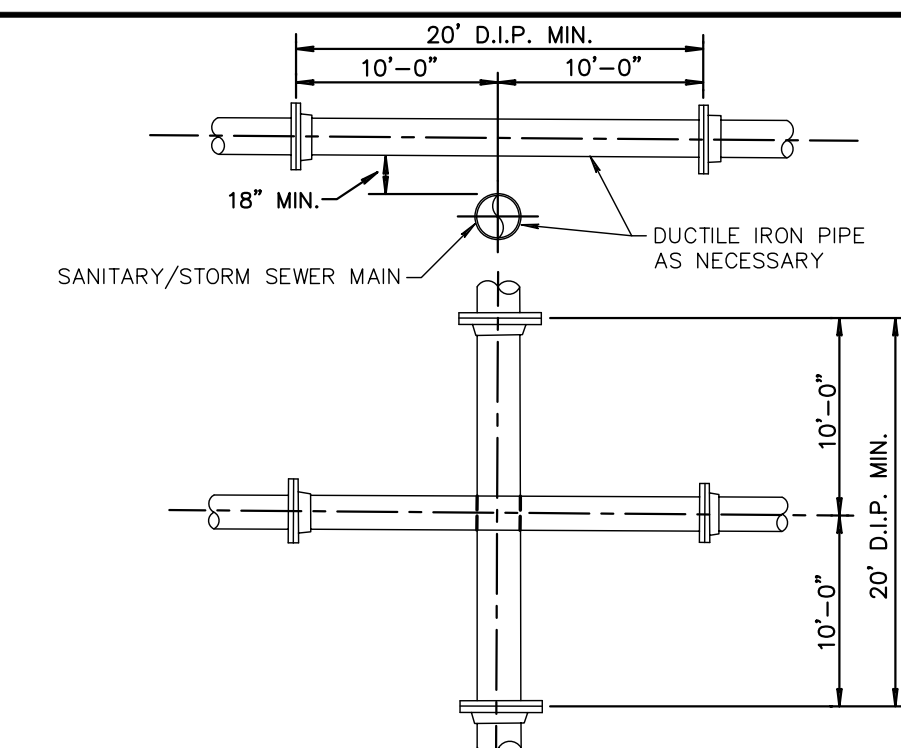
SILT FENCE INSTALLATION DETAIL D 9.1b
Sheet 2 of 2



NOTE:

1. CONTRACTOR TO REPLACE ALL IRRIGATION, TREES & SHRUBBERY IN SWALES DAMAGED DURING CONSTRUCTION.

SWALE REPLACEMENT DETAIL D10.1

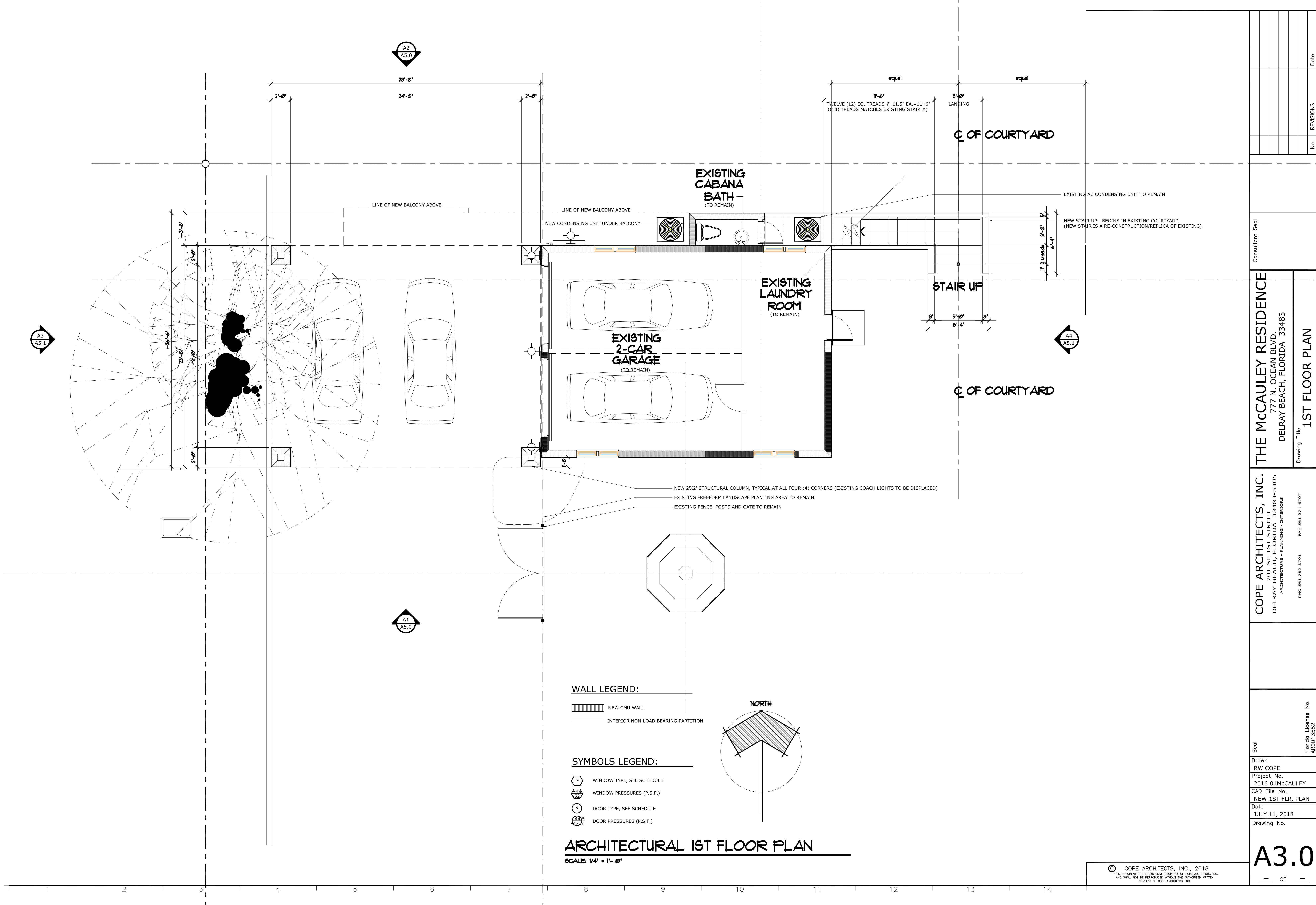


NOTES:

1. 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 DISTANCE CANNOT BE MAINTAINED, THE CROSSING SHALL BE MADE BY THE USE OF PIPE JOINTS AND WATER MAIN JOINTS ARE EQUIDISTANT FROM POINT OF CROSSING WITH NO REDUCTION IN 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 THE CROSSING AND ALIGNMENT OF WATER MAIN SHALL BE MAINTAINED, AND BOTH PIPES SHALL BE CLASS 52 D.I.P., IRRESPECTIVE OF SEPARATION. D.I.P. IS NOT REQUIRED FOR STORM SEWERS.
2. MAINTAIN (10) FEET HORIZONTAL DISTANCE BETWEEN WATER MAIN AND STORM OR SANITARY SEWER AS A MINIMUM.
3. 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.
4. SEWER SERVICE LATERALS SHALL CROSS UNDER WATERMANS WITH A MINIMUM VERTICAL DISTANCE OF EIGHT (8) INCHES. IN 1981, THE MINIMUM VERTICAL SEPARATION CANNOT BE MAINTAINED, THEN THE WATERMAIN SHALL BE D.I.P. AND THE SANITARY LATERAL C-900 SDRI OR BETTER AND THE MINIMUM SEPARATION SHALL BE SIX (6) INCHES.
5. 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 WATER MAIN SHALL BE D.I.P. AND THE SEWER LATERAL SHALL BE C-900 SDRI-18 OR BETTER.

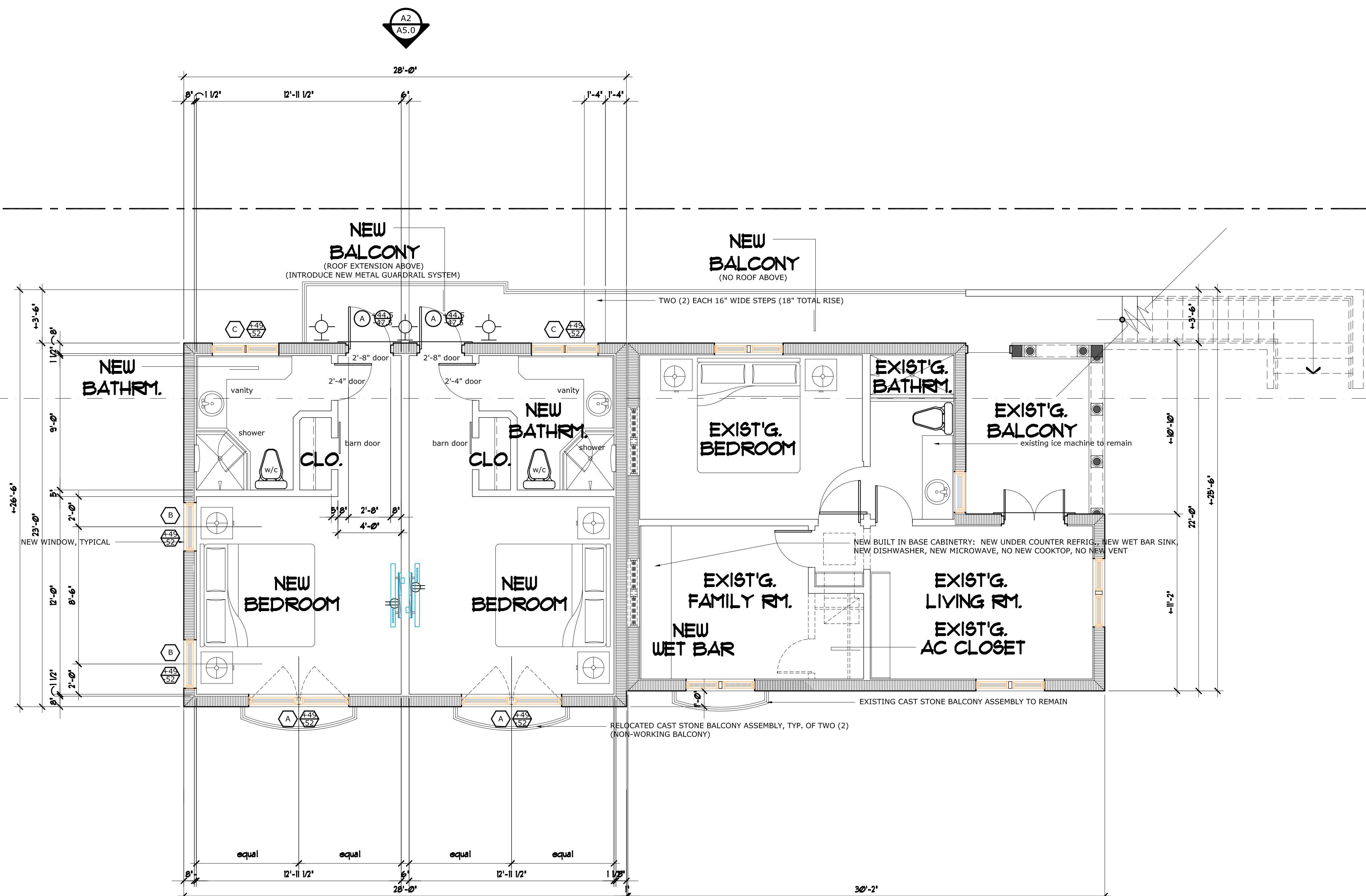
WATER MAIN & SEWER CONFLICT DETAIL PW 2.1

[illegible]



Seal	DRAWING TITLE		Consultant Seal	REVISIONS		Date
	1ST FLOOR PLAN			No.		
COPE ARCHITECTS, INC. 701 SE 1ST STREET DELRAY BEACH, FLORIDA 33483-5305 ARCHITECTURE - PLANNING - INTERIORS PHD 561 789-3791 FAX 561 274-6707		THE MCCAULEY RESIDENCE 777 N. OCEAN BLVD. DELRAY BEACH, FLORIDA 33483				
Drawn RW COPE	Project No. 2016.01MCCAULEY	Drawing Title				
CAD File No. NEW 1ST FLR. PLAN	Date JULY 11, 2018					
Drawing No.						
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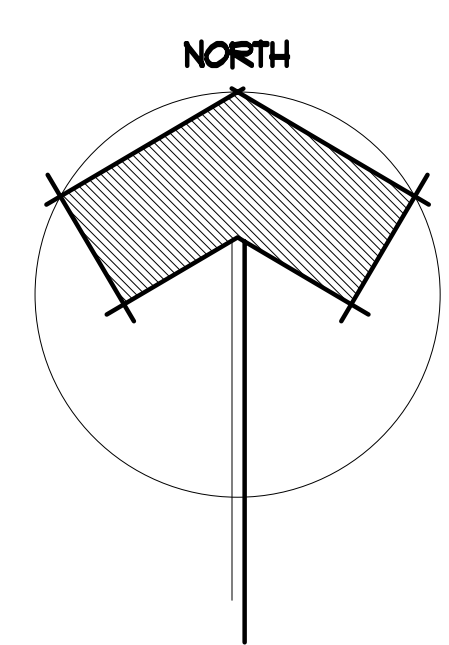


WALL LEGEND:

- NEW CMU WALL
- INTERIOR NON-LOAD BEARING PARTITION

SYMBOLS LEGEND:

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

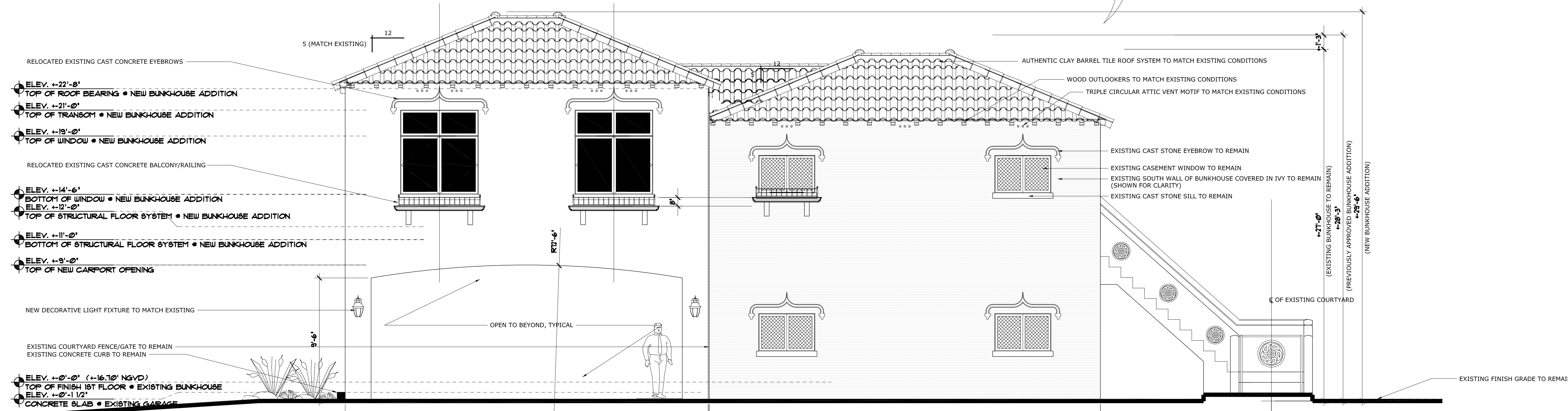


ARCHITECTURAL 2ND FLOOR PLAN

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

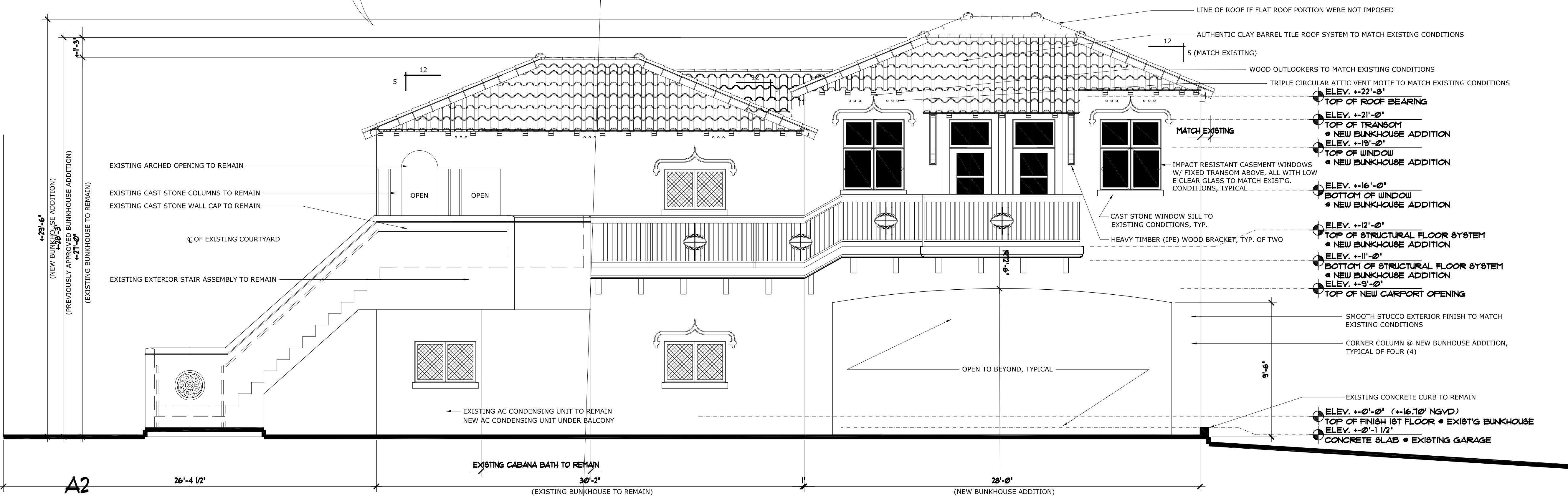
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Florida License No. AR0013552	2ND FLOOR PLAN	THE MCCAULEY RESIDENCE 777 N. OCEAN BLVD. DELRAY BEACH, FLORIDA 33483	Drawing Title	Consultant Seal	Date
Seal	Drawing Title	Consultant Seal	Date	REVISIONS	No.
Seal	Drawing Title	Consultant Seal	Date	REVISIONS	No.



A1
ARCHITECTURAL SOUTH (ENTRY) ELEVATION

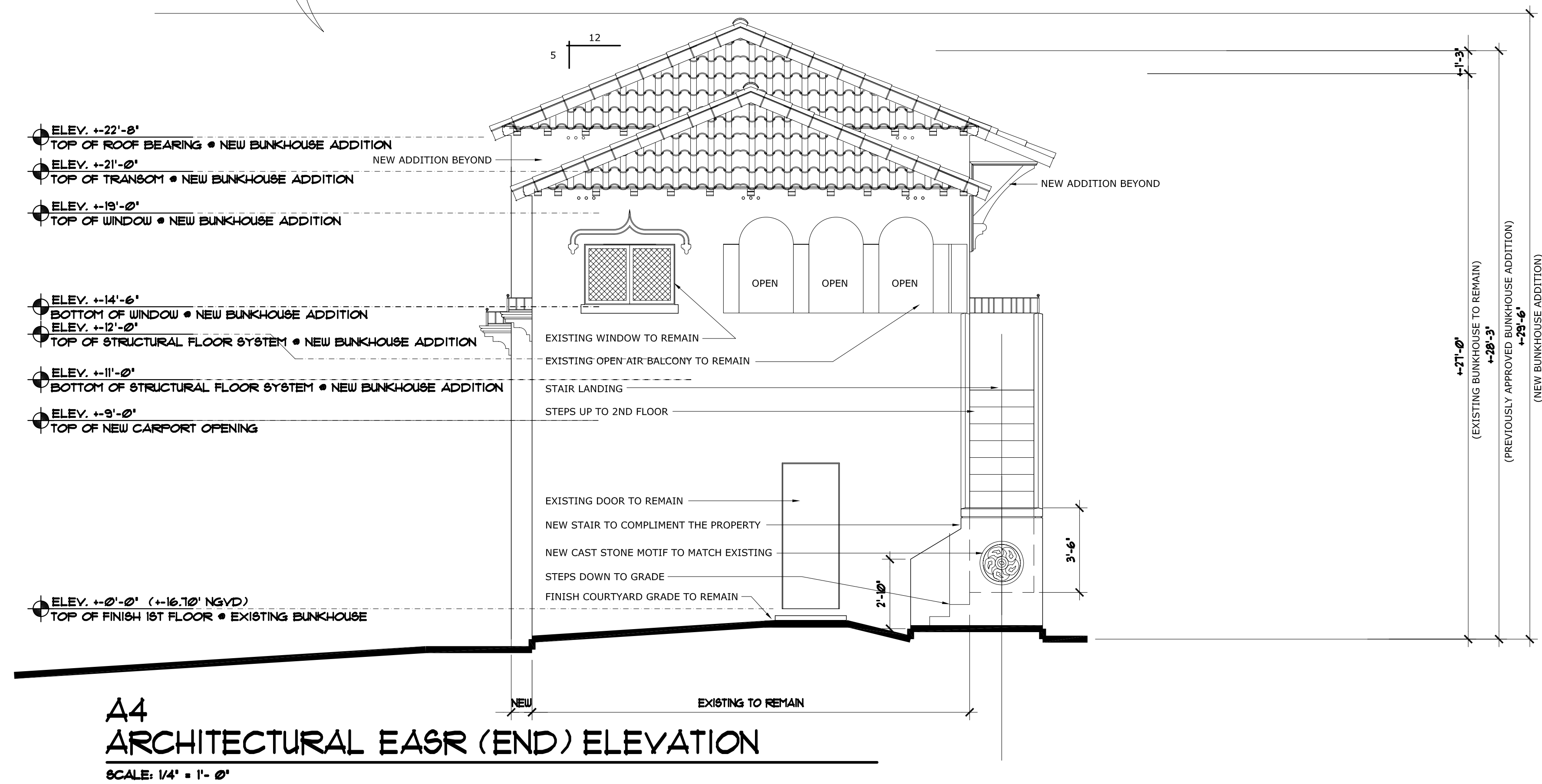
SCALE: 1/4" = 1'-0"



A2
ARCHITECTURAL NORTH (REAR) ELEVATION

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

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Seal		No.		REVISIONS		Date	
COPE ARCHITECTS, INC. 114 1/2 N.E. 1ST AVENUE DELRAY BEACH, FLORIDA 33444-3713 ARCHITECTURE - PLANNING - INTERIORS				THE MCCAULEY RESIDENCE 777 NORTH OCEAN BLVD. DELRAY BEACH, FLORIDA 33483			
DRAWN RW COPE PROJECT NO. 2016.01MCCAULEY CAD FILE NO. NEW ELEVATIONS DATE JULY 11, 2018 DRAWING NO.				DRAWING TITLE PROPOSED ELEVATIONS			
FLORIDA LICENSE NO. AR0013552				A5.0			



A5.1	Drawing No.	JULY 11, 2018	Date	NEW ELEVATIONS	CAD File No.	Project No. 2016.01McCAULEY	Drawn RW COPE	Seal	Florida License No. AR0013552	PHO 561.274-6706 FAX 561.274-6707	COPE ARCHITECTS, INC. 114 1/2 N.E. 1ST AVENUE DELRAY BEACH, FLORIDA 33444-3713 ARCHITECTURE - PLANNING - INTERIORS	THE McCAULEY RESIDENCE 777 NORTH OCEAN BLVD. DELRAY BEACH, FLORIDA 33483	Drawing Title PROPOSED ELEVATIONS	Consultant Seal		
														No.	REVISIONS	Date

