CERTIFICATE OF APPROPRIATENESS APPLICATION

HISTORIC PRESERVATION BOARD

Submittal Date: [illegible] Property Address: 19 NORTH DIXIE BLVD.

Project Name: THE ADLER RESIDENCE.

Historic District/Site: DEL HDA

INSTRUCTIONS FOR COMPLETING AND FILING THE COA APPLICATION

Proposals to alter properties containing **Single Family and Duplex** uses require the submittal of a completed COA application and all applicable materials. Applications may be submitted to the Planning and Zoning Department between the hours of 8:00 a.m. and 5:00 p.m., Monday thru Friday. The completed application must be submitted **(6) weeks** prior to the next available Historic Preservation Board (HPB) meeting where it *may* be reviewed. This time may vary, depending upon the type of request, number of comments made by staff, or the time required by the applicant to submit necessary revisions and/or additional information.

HPB meetings are held in the City Commission Chambers at 6pm on the first Wednesday of each month.

The complete application must be accompanied by the following **fee(s)**, as applicable:

$500.00 (Minor Alterations such as new windows, fences and/or repairs),
$1,000.00 (New Construction and Additions),
$1,500.00 (Demolition of greater than 25% square footage) or more of a principal structure, or a contributing accessory structure (fee is per building)
$750.00 (Demolition of less than 25% square footage) of a principal structure, or of a non-contributing accessory structure(fee is per building)
$585.00 (Relocation of a contributing or individually listed historic structure) to another property (fee is per building)
$1,000.00 Waivers-during site or master plan review (separate written letter required)
$2,500.00 Waivers-after site plan submittal (separate written letter required)

Make checks payable to the City of Delray Beach.

N/A.

If **Demolition or Relocation** is being requested with this application, then the applicant shall submit a list of property owners within a 500' radius of the subject property; taken from the latest official County tax roll. Additionally, a tax map showing all property lying within 500' of the subject property must be provided. Applicant shall also submit a digital copy of these documents. The list of property owners, tax map and mailing labels can be obtained at:

Palm Beach County Property Appraiser's Office
14925 Cumberland Drive
Delray Beach, FL 33446
(561)276-1250

The applicant shall provide standard white (number 10) pre-addressed envelopes with the required postage for mailed notices. (Postage may either be in the form of stamps or metered postage. For metered postage, please ensure that the mailing date is turned off).

The mailing labels must be typed, affixed to the envelopes and shall state the property owner's name, mailing address and property control number (PCN #). *[When Condominiums are involved, the names and addresses of all owners must be submitted].* (For duplicates i.e. owners name and addresses are the same, please provide postage for only one pre-addressed envelope and submit the remaining duplicate labels).

Written notice will be mailed no later than 10 days prior to a public hearing.

APPLICATION SUBMITTAL REQUIREMENTS

Please print or type all of the required information, and ensure that the application is complete and accurate prior to submittal.

A pre-application conference with the Historic Preservation Planner is strongly recommended. ✓

Pursuant to the City's Land Development Regulations' (LDR) Section 2.4.6(H)(2) no application for a COA will be accepted by the HPB unless it contains all required and pertinent information. **Beginning August 1, 2017, the Planning, Zoning and Building Department will only accept development application submittals by appointment.**

All proposals will be reviewed in accordance with LDR Section 4.5.1, Historic Preservation Sites and Districts. A copy of the LDRs may be found online at www.mydelraybeach.com or in the Planning and Zoning Department.

Notes:

1. A digital copy of all plan exhibits and application documentation provided on CD is required with the submittal of the application and each subsequent resubmittal. The digital copy must be in a PDF format and shall be prepared at a size of 8½" x 11" or 11"x 17", depending upon legibility.

2. Citizens who request a presentation before the Board or City Commission that is on a portable flash drive device must provide their media to the City Clerk's Office, no later than 12:00 pm one day prior to the meeting where they wish to present.

CITY OF DELRAY BEACH PLANNING AND ZONING DEPARTMENT
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

A COA is valid for 24 months from the date of approval.

Address or General Location: 19 NORTH DIXIE BLVD.

PART ONE - APPLICANT INFORMATION:

APPLICANT

Name: OLGA ADLER

Mailing Address: 10 ROLAND WAY
WESTPORT, CT
06880

Phone: 203.222.3249 E-Mail: OLGAADLER@YAHOO.COM.

AUTHORIZED AGENT

Name: COPE ARCHITECTS, INC.

Mailing Address: 79 SE 1ST STREET
DELRAY BEACH, FL
33483

Phone: 561.789.3791 E-Mail: COPEARCHITECTSINC@GMAIL.COM

PROPERTY OWNER (if other than applicant)

Name: APPLICANT

Mailing Address:

Phone: E-Mail:

Applicant is: Owner [✓] Lessee [ ] Other

Request is a Result of Code Enforcement Action: Yes ☐ No ☑

PART TWO - PROPERTY INFORMATION:

Property Control Number: 12-43-46-09-29-004-0100

Legal Description (attach separate sheet if necessary): SEE ATTACHED

Historic District or Individually Designated Site: FBL HDC

☑ Contributing ☐ Non-Contributing ☐ Individually Designated ☐ Nationally Designated

Once the improvements are complete, will you be seeking a Historic Property Ad Valorem Tax Exemption for the proposed improvements? YES

Zoning District: R-1-AA

Size of Property: ±7,000.00 sq.ft. ±0.161 acres
(Existing)

±50' width ±140' depth

±50' frontage

Existing Use of Property: SINGLE FAMILY PRIVATE RESIDENCE.

CERTIFIED TO: Olga Adler
PROPERTY ADDRESS: 19 N. Dixie Blvd., Delray Beach, FL 33444
FLOOD ZONE: X (FIRM 125102 1251020002D 1/5/89)
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.

PART THREE – PROJECT INFORMATION - DESCRIPTION OF WORK FOR WHICH THE COA IS DESIRED

(Check Applicable Item(s))

- ☑ **Maintenance or Repair:** Application of measures to sustain the existing form, integrity and material of a building or structure that requires a building permit.
- ☐ **Restoration:** recovery of the form and details of a property and its setting as it originally appeared.
- ☐ **Reconstruction:** The process of reconstructing a building or structure.
- ☑ **Renovation:** Returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values.
- ☑ **New Construction:** Construction of a building or structure that never existed at the location, or of additional square footage to existing structure.
- ☐ **Demolition:** Destruction or tear down of a building or structure or a part thereof, or the process of removing or destroying an archeological site or a part thereof.
- ☐ **Relocation:** The process of moving a building or structure to another site.
- ☐ **Landscaping:** Improvements to landscape features including subsurface alteration, site regarding, fill deposition, paving, landscaping, courtyards, and exterior lighting.
- ☐ **Excavation:** Recovery of artifacts, historical materials or other archeological features.
- ☐ **Walls, Fences and Sidewalks:** The installation and/or construction of new walls, fences and sidewalks.
- ☑ **Color Change:** Change in color of the exterior of any buildings or structures, walls, fences, sidewalks, or any other architectural features.
- ☐ **Other:** Please explain_____

Describe the proposed project in detail and indicate if there is to be any phasing of the improvements: RENOVATE EXISTING CIRCA 1925 RESIDENCE'S EXTERIOR INCLUDING NEW IMPACT RESISTANCE WINDOWS/DOORS, CHANGE EXTERIOR COLOR SCHEME, THEN ADD A NEW "WING" TO BE ATTACHED TO EXISTING (ALSO RENOVATED) REAR COTTAGE, ADD NEW POOL & POOL DECK, NEW LIGHT FIXTURES, ADD AN EMERGENCY GENERATOR, ETC. - NO ANTICIPATED PHASING.

DEMOLITION (If Applicable)
Explain why the proposed demolition should occur. (Attach separate sheet if necessary.)

N/A

Upon consideration of a demolition application, the Delray Beach Historic Preservation Board will consider the criteria noted in **LDR Section 4.5.1(F)** and **Ordinance 14-15**.

RELOCATION (If Applicable)
Explain why the proposed relocation should occur. (Attach separate sheet if necessary.)

N/A

Upon consideration of a relocation application, the Delray Beach Historic Preservation Board will consider the criteria noted in **LDR Section 4.5.1(F)** and **Ordinance 13-15**. **NOTE:** When relocation is approved through the required processes, the submittal of a "Surety Bond" and bond application will be required in a form satisfactory to the City Attorney's Office of an amount equal to 125% of the "fair market value" of the property which includes the value of the land and any improvements such as the historic structure, as determined by or through an MAI (Member of the Appraisal Institute) appraisal. The appraisal must be performed no more than sixty (60) days prior to the date of application for a relocation permit.

PART FOUR - REQUIRED COA MATERIALS

Please be certain to include sufficient documentation ensuring an accurate assessment of the project. Check only the appropriate items.

- ☐ **Historical Information** - For ALL Contributing AND Non-Contributing Properties.
- ☐ **Demolition Reports** – As required by LDR Section 4.5.1(E)(7) and 4.5.1(F).
  - ☐ For Contributing Structures, the following shall also be submitted as required by LDR Section 4.5.1(F)(7):
    - ☐ Certified structural report from a registered architect or engineer;
    - ☐ Certified cost analysis from an engineer, architect, general contractor, or other qualified professional;
    - ☐ Property appraisals, and;
    - ☐ Relocation documentation.
- ☑ **Photographs** - Of ALL elevations of each building or structure on the subject property must be attached. If the subject property is vacant, photographs of the site must be attached. Label ALL photographs with address and cardinal direction.
- ☑ **Manufacturer Cut Sheets** of Window and Doors

* **A digital copy of all exhibits provided above is required on CD or jump drive . The digital copy must be in a PDF format and shall be prepared at a scaled size of 8½" x 11" or 11"x 17"format.**

APPLICATION SUBMITTAL CHECKLIST

One (1) collated set of all applicable materials is required. The survey, site plan, landscaping plan, preliminary engineering plan, tree survey and irrigation plan (excluding architectural elevations and floor plans, which utilize an architect's scale) shall be prepared at the same scale of 1" =10' or 1"=20' or 1"=30'. Please be certain to include sufficient documentation ensuring an accurate assessment of the project. Check only the appropriate items.

- ☑ **Site Survey** –current plan prepared by a registered Surveyor.
- ☑ **Site Plan** –prepared by a registered Architect, Engineer, or Landscape Architect.
- ☑ **Exterior Elevations** – ALL elevations; directional labels, dimensions, height, roof pitch, etc. must be noted.
- ☐ **Landscape Plan** –Include all hardscaping (existing/proposed), must be certified by a registered Landscape Architect, unless deemed acceptable by the Building Department for permitting purposes.
- ☑ **Floor Plans**
- ☑ **Other Plans** - i.e. Demolition Plan, Roof Plan, etc.
- ☑ **Window and Door Schedule** –Include specifications, to include but not limited to, window type, material, configuration, dimensions, and profile drawings.
- ☐ **Engineering and/or Other Reports**
- ☐ **Architectural Drawings, Sketches or Artistic Rendering**
- ☑ **11"x17" Reduced Set** – To include a copy of all submitted materials.
- ☑ **Samples of Building Materials and Color Chips** – See Page 6.
- ☐ **Site Development Chart** -including lot coverage %, open space minimum %, setbacks, and grade to peak height measurements- **(required and proposed)**
- ☐ **Other Materials** - May be requested by the Planning and Zoning Department or Historic Preservation Board.

* **A digital copy of all plan exhibits above is required on CD or jump drive. The digital copy must be in a PDF format and shall be prepared at a scaled drawing size of 8½" x 11" or 11"x 17" format.**

COLOR SAMPLE & FINISH SCHEDULE

Existing Colors/Material: YELLOW STUCCO W/ DARK BLUE ACCENT

Proposed Colors/Materials: WHITE STUCCO W/ BLACK & DARK ANODIZED & COPPER ACCENT.

ATTACH SAMPLES AND/OR PHOTOGRAPHS OF TYPE PROPOSED ✓

Please note type of material proposed.

ROOF	FLAT	AWNINGS	PERVIAL TILE ON HEAVY TIMBER FRAME
WALLS	BEHR #PR-W14 "BIT OF GLOSS" (WHITE)	RAILINGS/ FENCE	N/A
FASCIA	N/A	DOORS	FRONT: SOLID MAHOGANY (STAIN)
WINDOWS	DARK ANODIZED BRONZE (FRAMES)	SCREENING (PATIO/POOL)	N/A
COLUMNS	N/A	OTHER	ACCENT COLOR: B. MOORE #2128-10 "BLACK BEAUTY"

BENJAMIN MOORE® COLOR PREVIEW® 2128

PROJECT COMPLIANCE AND RELIEF

Does any component of the project require relief from any of the applicable requirements noted in the Land Development Regulations? _____ Yes _____ No

WAIVERS: ✓ **No waivers are requested**
Fee: See Section 2.4.3(K)

Pursuant to LDR Section 2.4.7(B), *a waiver involves the granting of partial or total relief from a specific regulation. A formal letter of request with reference to the Section and a justification for granting the waiver is required.*

Pursuant to LDR Section 2.4.7(B)(5), *prior to granting a waiver, the granting body shall make findings 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.

The following waiver(s) are requested:

LDR Section	Requirement	Relief Requested

*If additional waivers are requested, please provide a copy of this page with the additional information.

___Required fee(s) and justification statement(s) is/are attached:

VARIANCE: ___ **No variances are requested**
Fee: See Section 2.4.3(K)

✓ A variance is requested. The Historic Preservation Board Variance Application is attached.

OWNER'S CONSENT

(This form must be completed by **ALL** property owners)

I OLGA ADLER AND WILLIAM ADLER, the fee simple owner of the following
(Owner's Name)

described property (give legal description): SEE ATTACHED.

hereby petition to the City of Delray Beach for Class I site plan modification for:
ADLER RESIDENCE.
(Project Name)

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. I consent to inspection and photographing of the subject property by the Planning and Zoning Department Staff for purposes of consideration of this application and/or presentation to the approving body. Further, I understand that this application, attachments and fees become part of the Official Records of the City of Delray Beach, Florida, and are not returnable.

Owner's Signature

The foregoing instrument was acknowledged before me this 5, day of July, 20 17 by OLGA ADLER, WILLIAM ADLER, who is personally known to me or has produced D2 192337761, 118068553 (type of identification) as identification and who did (did not) take an oath.

Timothy Giannuzzi
(Printed Name of Notary Public)

(Signature of Notary Public)

Commission # FF972978, My Commission Expires 03/20/2020

(NOTARY'S SEAL)

TIMOTHY JAMES GIANNUZZI
MY COMMISSION # FF972978
EXPIRES March 20, 2020
(407) 398-0153 FloridaNotaryService.com

CERTIFIED TO: Olga Adler
PROPERTY ADDRESS: 19 N. Dixie Blvd., Delray Beach, FL 33444
FLOOD ZONE: X (FIRM 125102 1251020002D 1/5/89)
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.

OWNER'S DESIGNATION OF AGENCY

(This form must be completed by **ALL** property owners if designating an Agent)

I OLGA ADLER AND WILLIAM ADLER, the fee simple owner of the following
(Owner's Name)

described property (give legal description):

SEE ATTACHED.

hereby affirm that ROGER COPE OF COPE ARCHITECTS, INC.
(Applicants/Agent's Name)
is hereby designated to act as agent on my behalf to accomplish the above.

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of the City of Delray Beach, Florida, and are not returnable.

(Owner's Signature)

The foregoing instrument was acknowledged before me this 5th, day of July, 20 17 by OLGA ADLER WILLIAM ADLER, who is personally known to me or has produced DL 118068553, 192337761 (type of identification) as identification and who did (did not) take an oath.

Timothy Giannuzzi
(Printed Name of Notary Public)

(Signature of Notary Public)

Commission # FF972978, My Commission Expires 03/20/2020

(NOTARY'S SEAL)

TIMOTHY JAMES GIANNUZZI
MY COMMISSION # FF972978
EXPIRES March 20, 2020
(407) 398-0153 FloridaNotaryService.com

CERTIFIED TO: Olga Adler
PROPERTY ADDRESS: 19 N. Dixie Blvd., Delray Beach, FL 33444
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CITY OF DELRAY BEACH

100 NW 1st Avenue • Delray Beach, FL 33444
(561) 243-7200 • Fax (561) 243-7221
www.mydelraybeach.com

BUILDING PERMIT APPLICATION

APPL DATE 6-22-18 | F.B.C. VERSION | ACCEPTED BY P.Y. | PERMIT NO. 18-177227

OWNER INFORMATION

Name OLGA ADLER
Address 19 DIXIE BLVD
City DELRAY BEACH State FL Zip 33444
Home Phone (561) 504-6034
Cell Phone (203) 273-3249
Fax No. ( )
Email Address olgaadler@yahoo.com

CONTRACTOR & DESIGNER INFORMATION

☑ Check if Owner/Builder (See Page 3)
Contractor License No.
Workers' Comp No. O/B
Company
Address
City State Zip
Phone Fax
Cell
Email
Architect/Engineer's Name
Address

FOR PERMIT EXPEDITERS ONLY (for permit pick-up):
Contact Name SOPRA GROUP LLC
~~Phone~~ JOE SOPRA Ext.
Cell 561 504-6034

PROPERTY INFORMATION

Property Control Number:
12-43-46-09-29-004-0160
Address of Proposed Work
19 DIXIE BLVD
Legal Description DEL IDA PARK LT 16 BLK 4 (DEL IDA PARK - HISTORIC DISTRICT)
Ste or Apt # / Floor
Project Name (if applicable) ADLER ADDITION

Back Flow Inspection Required
☐ Fire
☒ Irrigation
☐ Commercial

ADDITIONAL INFORMATION

Fee Simple Title Holder *(if other than owner)*
Address City State Zip
Mortgage Lender
Address
City State Zip

Bonding Company
Address
City State Zip

DESCRIPTION OF PROPOSED IMPROVEMENTS

Description of the proposed work (New Construction, Addition, Interior/Exterior Alteration, Windows/Doors, etc.)
Addition, INTERIOR ALTERATION, & WINDOWS / DOORS.

Is this a City or Re-hab project? ☐ Yes ☑ No
Is the building served with an automatic fire sprinkler system? ☐ Yes ☒ No
Current Use or Occupancy SFH
Is this a change in the Use or Occupancy? ☐ Yes ☑ No

PERMIT VALUATION

For Impact Fee Credit, Existing or Previous Structure Demolished? ☐ Yes ☐ No
Type of Structure Demolished: ☑ SFR ☐ Commercial ☐ Commercial Accessory Building

PLEASE CHOOSE ONE OF THE FOLLOWING:

NEW CONSTRUCTION & ADDITIONS - FEE SCHEDULE I*

TOTAL COST OF CONSTRUCTION TO INCLUDE: STRUCTURAL, ROOFING, ELEC, MECH, PLBG
$ 206,716.91
199,936.91

NOTE:
OTHER ASSOCIATED TRADES TO BE FEE'D SEPARATELY UNDER FEE SCHEDULE II OR III.
THESE INCLUDE: LOW VOLTAGE, HOOD/SUPPRESSION SYSTEM, FIRE SPRINKLERS, IRRIGATION, LANDSCAPING, PAVING, ETC.

MISCELLANEOUS PERMITS – FEE SCHEDULE II*
ALTERATIONS & GENERAL CONSTRUCTION –SCHED. III*

TOTAL COST OF CONSTRUCTION: $
COST OF CONSTRUCTION WITHOUT TRADES: $

NOTE:
ALL SUB-TRADES TO BE FEE'D SEPARATELY. THESE INCLUDE ELEC, MECH, PLBG, ROOFING, LOW VOLTAGE, HOOD/SUPP SYSTEM, FIRE SPRINKLERS, IRRIGATION, LANDSCAPING, PAVING, ETC.

***SEE BUILDING PERMIT FEE SCHEDULE FOR DETAILS**

APPLICATION CERTIFICATION AND ACKNOWLEDGEMENT

Application is hereby made to obtain a permit to do the work and installation as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. **A City Building Permit does not assure compliance with Homeowners Association's rules, regulations and/or deed restrictions. Applicant is advised to obtain approval from the Homeowners Association before improving any property.** Applicant further acknowledges the following:

- Separate permits must be secured for ELECTRICAL, PLUMBING, MECHANICAL, WELLS, POOLS, FIRE SPRINKLER, SIGNS, LANDSCAPE, IRRIGATION, ROOFING, SHUTTERS, ETC.
- This permit becomes null and void if work or construction authorized is not commenced within six (6) months or if construction or work is suspended or abandoned for a period of six (6) months at any time after work is commenced. Permit will be considered suspended or abandoned if it does not pass an inspection within 180 days and will be subject to a reactivation fee in the amount in force at the time of reactivation.
- Failure to comply with all applicable construction regulations may result in the withholding of future permits.
- Submission of any false information or misrepresentation is a violation of law and shall result in revocation of your permit.
- NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

OWNER'S AFFIDAVIT: I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

OWNER BUILDER

PROPERTY OWNER
STATE OF FLORIDA, COUNTY OF PALM BEACH

X _____
Signature of Owner

X OLGA ADLER
Printed Name of Owner

STATE OF FLORIDA, COUNTY OF PALM BEACH
The foregoing instrument was acknowledged before me
This 24 day MAY, 20 18,
By Olga Adler.
✓ Personally Known **OR**
____ Produced Identification
Type of Identification: _____

_____
Signature of Notary

(SEAL)

DON CURTIS
Notary Public
Connecticut
My Commission Expires Jul 31, 2022

~~GENERAL CONTRACTOR~~
STATE OF FLORIDA, COUNTY OF PALM BEACH

X _____
Signature of Qualifier

X OLGA ADLER
Printed Name of Qualifier

STATE OF FLORIDA, COUNTY OF PALM BEACH
The foregoing instrument was acknowledged before me
This 24 day MAY, 20 18,
By Olga Adler.
✓ Personally Known **OR**
____ Produced Identification
Type of Identification: _____

_____
Signature of Notary

(SEAL)

DON CURTIS
Notary Public
Connecticut
My Commission Expires Jul 31, 2022

OWNER – BUILDER AFFIDAVIT

Owner: X OLGA ADLER Permit #: _____
(Please Print)

I hereby apply for a Building Permit in the City of Delray Beach Florida and will personally supervise and control the permitted construction and will observe all of the requirements of the Building, Electrical, Plumbing, Mechanical, Zoning and other technical codes as adopted and enforced by the City of Delray Beach, Florida.

WHEN ISSUED, I UNDERSTAND THAT THIS PERMIT IS FOR CONSTRUCTION OF IMPROVEMENTS EXEMPT UNDER 489.103(7) OF THE FLORIDA STATUTES, AND CERTIFY THAT I AM THE BONA FIDE OWNER OF SAID PROPERTY. I ALSO UNDERSTAND THAT:

State law requires construction to be done by licensed contractors. I have applied for a permit under an exemption to that law. The exemption allows me, as the owner of the property, to act as my own contractor even though I do not have a license. I must supervise the construction myself. I may build or improve a one-family or two family residence or a farm outbuilding. The building must be for my own use and occupancy. It may not be built for sale or lease. If I sell or lease more than one building I have built myself within one (1) year after the construction is complete, the law will presume that I built it for sale or lease, which is a violation of this exemption. I may not hire an unlicensed person as my contractor. My construction must be done according to building codes and zoning regulations. It is my responsibility to make sure that people employed by me have licenses as required by state law and by county or municipal licensing ordinances. I certify that I have not completed a residence or duplex under an owner – builder permit within the past twelve (12) months. I am responsible for all work done by my employees and that proper provision has been made to carry the necessary workers compensation, public liability and property damage insurance, withholding of social security, federal income taxes and payments of federal and state unemployment compensation taxes, as required by law.

I, THE OWNER OF THE PROPERTY DESCRIBED AS (address) 19 N. DIXIE BLVD

_____

Do hereby certify that I have read the foregoing, and am aware of my responsibilities, and liabilities for construction work on the above described property and do hereby covenant and agree to abide by all of the aforesaid stipulations. I further understand that any falsification of the above statements constitutes fraud and may result in cancellation of this permit and the imposition of other penalties as prescribed by law.

Owner: X _____ Date: 05/24/18
(Please Sign)

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 24 day of May, 2018
By Olga Adler who is personally known to me or who has produced License
118068553
(type of ID)

_____ (seal)
(Signature of Notary)

DON CURTIS
Notary Public
Connecticut
My Commission Expires Jul 31, 2022

City of Delray Beach Florida
100 NW 1ST AVE
DELRAY BEACH FL 33444

CERTIFICATE OF OCCUPANCY/CERTIFICATE OF COMPLETION

Application Number. . . .	18-00177227 000 000
CO Issue Date	9/28/19
Parcel Number	12 43 46 09 29 004 0160
Property Address	19 N DIXIE BLVD DELRAY BEACH FL 33444
Subdivision Name	DEL IDA PARK
Legal Description	DEL IDA PARK LT 16 BLK 4 (DEL-IDA PARK HISTORIC DISTRICT)
Property Zoning	SINGLE FAMILY
Owner	ADLER OLGA & WILLIAM 10 ISLAND WAY WESTPORT CT 06880
Contractor	OWNER/BUILDER
Description of Work . . .	ADDITION - SINGLE FAMILY
Valuation	$ 206,158
Construction Type	TYPE V-B
Occupancy Type	RES-SINGLE FAMILY/DUPLEX
Flood Zone	FLOOD ZONE X
DESIGN OCCUPANT LOAD . .	1.00
Building Code Edition . .	FBC/SBC: 1994,1997,2001,2004,2007,2010,2014

NOTES:

CONSTRUCT ADDITION TO SINGLE FAMILY:
ADDITION, INTERIOR ALTERATION, WINDOWS/
DOORS.
FLOOD ZONE: X
FFE: =EXISTING
CODE VER: FBC 2017
SPRINKLER NOT REQUIRED
THE CITY OF DELRAY BEACH ENCOURAGES THE
USE OF ENERGY STAR PRODUCTS.

Building Official . . . . Steve Tobias, SST

VOID UNLESS SIGNED BY BUILDING OFFICIAL OR DESIGNEE

The described portion of the structure has been inspected for compliance with the requirements of the code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.

CFN 20170242787

OR BK 29202 PG 0835
RECORDED 07/07/2017 09:14:44
AMT 549,000.00
Doc Stamp 3,843.00
Palm Beach County, Florida
Sharon R. Bock,CLERK & COMPTROLLER
Pgs 0835 - 836; (2pgs)

This Document Prepared By and Return to:
Delray Title & Abstract Co.
210 NE 6th Ave., Ste. 105
Delray Beach, FL 33483
W/C 43

Parcel ID Number: 12-43-46-09-29-004-0160

Warranty Deed

This Indenture, Made this 30th day of June, 2017 A.D., **Between** Richard Phillip Morris and Carol Sue Morris, husband and wife

of the County of Indian River, State of Florida, **grantors,** and William K. Adler and Olga Adler, husband and wife

whose address is: 10 Island Way, Westport, CT 06880

of the County of Fairfield, State of Connecticut, **grantees.**

Witnesseth that the GRANTORS, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Palm Beach State of Florida to wit:

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, together with improvements thereon and fixtures therein.

Subject to current taxes, easements and restrictions of record.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Laser Generated by © Display Systems, Inc., 2017 (863) 763-5555 Form FLWD-2

Warranty Deed - Page 2

Parcel ID Number: 12-43-46-09-29-004-0160

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: S. C. ALGONAS
Witness

Richard Phillip Morris (Seal)
P.O. Address: 14019 N. Indian River Drive, Sebastian, FL 32958

Printed Name: Susan P. Smith
Witness

Carol Sue Morris (Seal)
P.O. Address: 14019 N. Indian River Drive, Sebastian, FL 32958

STATE OF Florida
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 30 day of June, 2017 by

Richard Phillip Morris and Carol Sue Morris
who are personally known to me or who have produced their driver's licenses as identification.

Printed Name:
Notary Public
My Commission Expires:

SUSAN C. ALGONAS
MY COMMISSION EXPIRES: JANUARY 25, 2021
#GG 065903
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

17802

Delray Beach Florida
All-America City
1993★2001★2017

CITY OF DELRAY BEACH
PLANNING, ZONING AND BUILDING DEPARTMENT

100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444 • PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

June 4, 2018

Roger Cope
Cope Architects, Inc.
701 SE 1st Street
Delray Beach, FL 33483
copearchitectsinc@gmail.com

RE: 19 Dixie Boulevard, Delray Beach, FL 33444
File #2017-246 & #2017-247

Dear Mr. Cope:

At the Historic Preservation Board (HPB) meeting of February 7, 2018, a Certificate of Appropriateness (COA) and Variance was approved for the property located at 19 Dixie Boulevard. The development proposal consists of a 674 square foot exterior addition, renovations, new pool, landscaping, hardscaping and Variance request to reduce the side interior setback from 10' to 8.5' on the North side of the property.

You may now proceed to the Building Division to obtain a building permit for the construction of the proposed improvements. Please note that all plans submitted with the building permit application must accurately reflect the improvements within the attached certified plan set. In order to expedite the review of the permit, it is recommended that you verify that the building permit plans match the final certified plans. The status of your building permit may be verified by contacting the Building Division at 561.243.7200.

Attached is a copy of the plans, certified by the Director of the Planning, Zoning, and Building Department. The site plan approval is valid for 24 months, thus expiring on February 7, 2020. Prior to the expiration date of the site plan, 25% of the cost of all improvements associated with the approved development must be constructed in order for this proposal to be considered established. Any request for an approval extension shall be filed 45 days prior to the aforenoted site plan expiration date.

If you have any questions regarding the subject development approval, you may contact me at 561.243.6054 or via e-mail at fogela@mydelraybeach.com

Sincerely,

A. Fogel

Abe Fogel, Assistant Planner
Historic Preservation Division

cc: Project file
Olga Adler, via email

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.

<u>LDR SECTION 4.5.1, HISTORIC PRESERVATION, DESIGNATED DISTRICTS, SITES, AND BUILDINGS</u>

Pursuant to LDR Section 4.5.1(E) - <u>Development Standards</u>: 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.

<u>Standard 2</u>

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.

<u>Standard 9</u>

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) <u>Scale of a Building</u>: 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) <u>Architectural Style:</u> 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) <u>Additions to individually designated properties and contributing structures in all historic districts</u>. 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

19 N Dixie Blvd

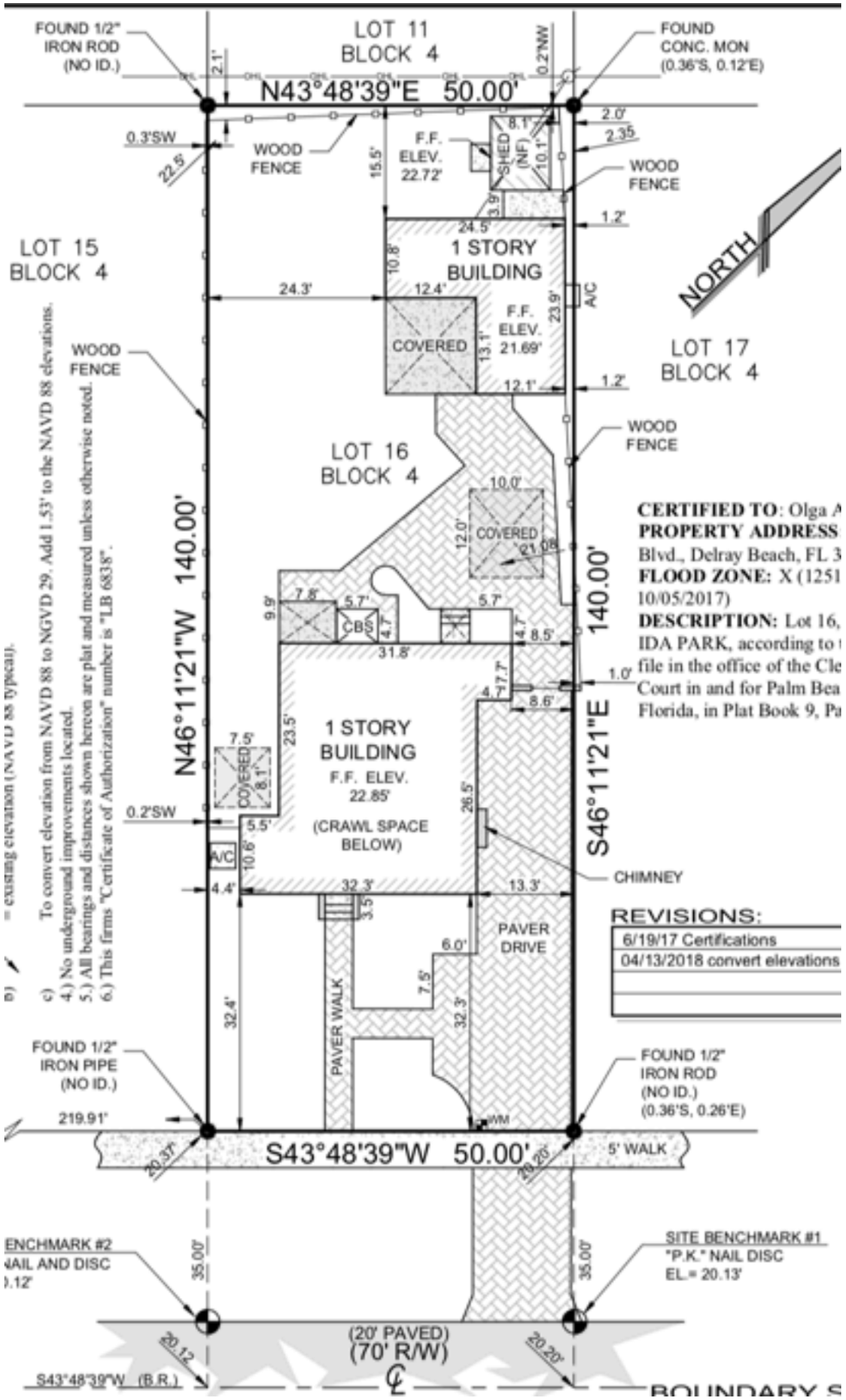
19 N DIXIE BLVD

History

- Mission Revival style Main House built in 1925
- Frame construction with stucco exterior, flat roof with parapets
- Garage in the rear part of property later converted into Rear Cottage
- No historical documentation available

Site Before/Exterior Appearance Before

- 1925 Main House in the front of property and a small Guest Cottage in the rear
- Chicago Brick paver drive in side setbacks (East)
- Prefab shed in rear setbacks (North)
- Aluminum hurricane shutters and jalousie windows
- CBS shed with aluminum shutter door attached to the rear elevation
- Extensive termite and water damage to the rear cottage
- Dilapidated screened-in porch attached to the rear cottage

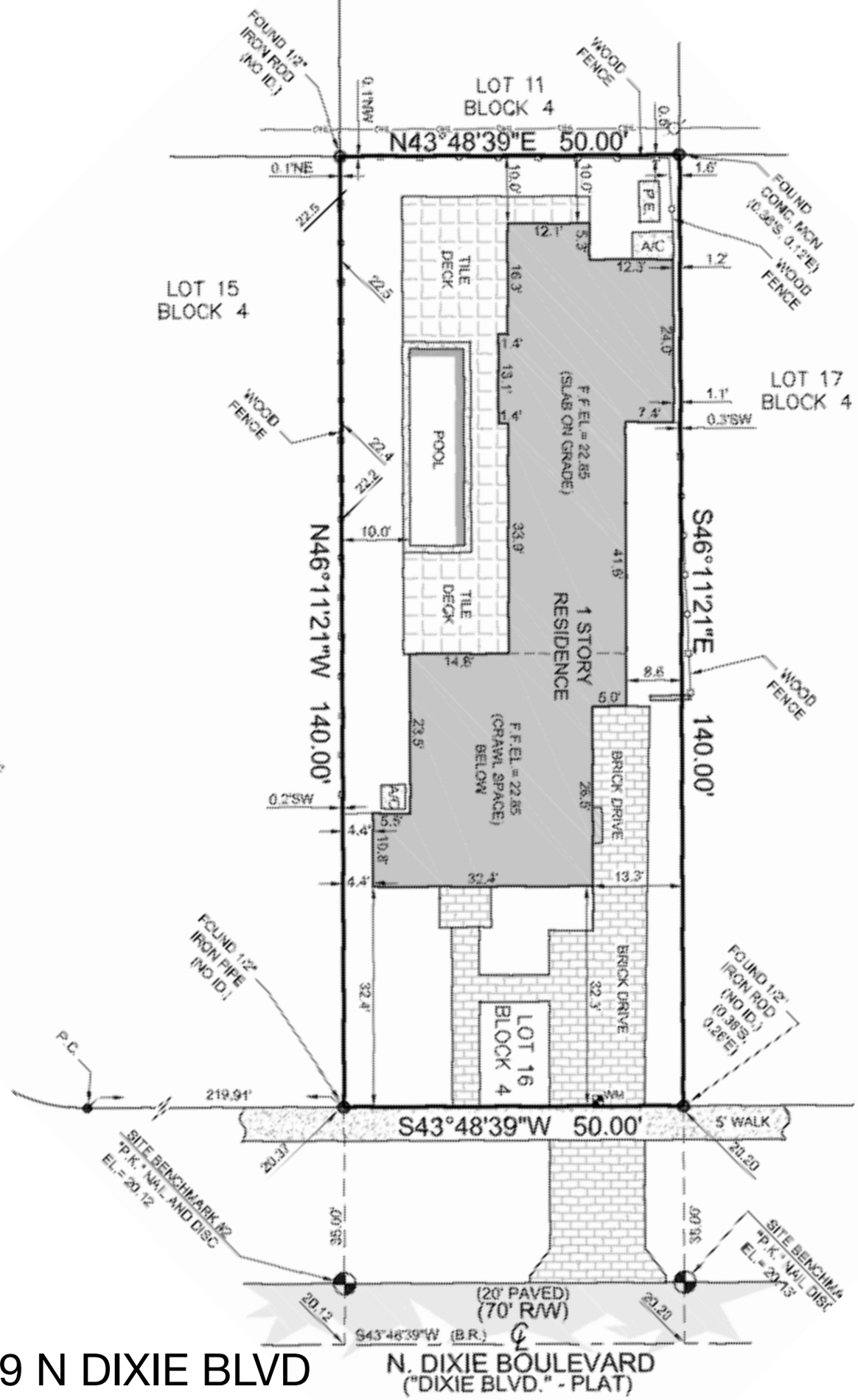


19 N DIXIE BLVD

Site After/Exterior renovations

- Created a single building structure by connecting the Main House with the Guest Cottage by constructing a 544 sq ft addition in place of a former patio.
- Street view of the house remains virtually unchanged as the addition aligns with the wall of the former kitchen.
- Preserved original facade decorative plaster elements; replicated and added matching on the addition.
- Replaced jalousie windows and time-worn wooden windows and doors with bronze finish impact windows. Installed a mahogany front door.
- Removed the aluminum shutters.
- Preserved the style of the master bedroom french door.
- Preserved the style of the driveway gate and added a matching gate for pool access.
- Corrected the placement of the previously non-conforming driveway; salvaged and re-used the original Chicago Brick pavers.
- Changed exterior color scheme as approved by HPB.

19 N DIXIE BLVD



19 N DIXIE BLVD

EAST ELEVATION BEFORE

EAST ELEVATION AFTER

19 N DIXIE BLVD

NORTH/EAST CORNER BEFORE

NORTH/EAST CORNER AFTER

19 N DIXIE BLVD

NORTH ELEVATION BEFORE

NORTH ELEVATION AFTER

19 N DIXIE BLVD

FRONT FACADE DETAIL BEFORE

FRONT FACADE DETAIL AFTER

19 N DIXIE BLVD

WEST ELEVATION BEFORE/
VIEW FROM REAR COTTAGE TO MAIN HOUSE

SAME VIEW AFTER

19 N DIXIE BLVD

EAST ELEVATION BEFORE/
VIEW OF REAR COTTAGE

EAST ELEVATION AFTER/
VIEW OF VISIBLE PORTION OF FORMER REAR COTTAGE
AND NORTH ELEVATION

REAR COTTAGE EAST ELEVATION

NEW LAUNDRY ROOM EAST ELEVATION

19 N DIXIE BLVD

WEST ELEVATION BEFORE

WEST ELEVATION AFTER

19 N DIXIE BLVD

WEST ELEVATION BEFORE

WEST ELEVATION AFTER

19 N DIXIE BLVD

SOUTH ELEVATION BEFORE

SOUTH ELEVATION AFTER

19 N DIXIE BLVD

SOUTH ELEVATION BEFORE

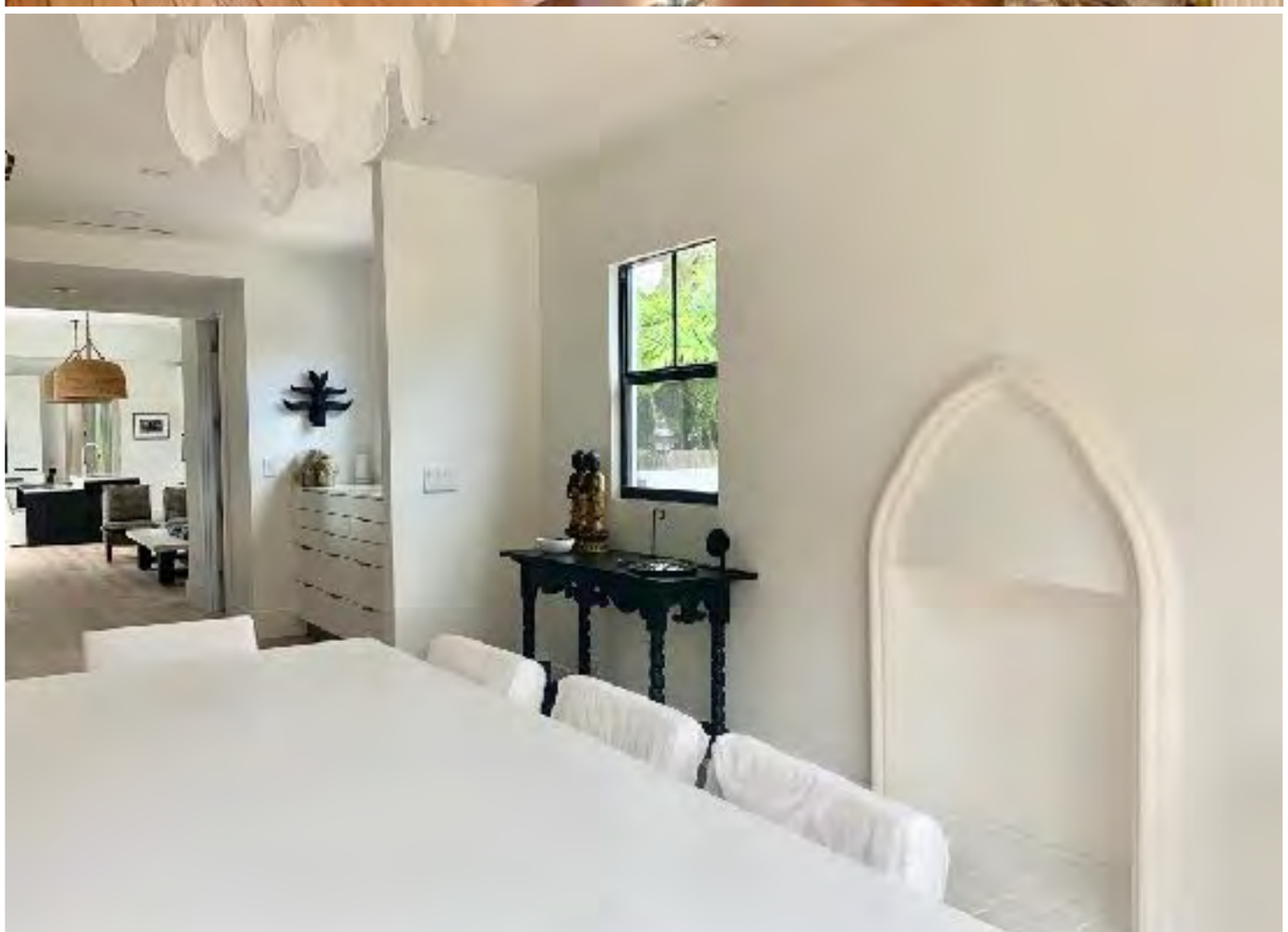
SOUTH ELEVATION AFTER

19 N DIXIE BLVD

Interior renovations

- Replaced all windows and doors.
- Replaced electrical wiring and brought to code.
- Replaced plumbing and brought to code.
- Replaced flooring and interior walls material.
- Installed proper insulation.
- Installed energy efficient light fixtures and water-efficient plumbing fixtures
- Relocated kitchen to the new addition
- Added one full bath and one half bath
- Added a laundry room

DINING ROOM BEFORE



DINING ROOM AFTER

MASTER BEDROOM BEFORE/
LOOKING WEST

MASTER BEDROOM AFTER/
LOOKING WEST

KITCHEN BEFORE

SAME VIEW AFTER – HALF BATHROOM

19 N DIXIE BLVD

REAR COTTAGE BEDROOM BEFORE/
LOOKING EAST

SAME VIEW/NEW LAUNDRY ROOM

REAR COTTAGE KITCHEN BEFORE

GUEST BEDROOM AFTER

REAR COTTAGE LIVING ROOM BEFORE

OFFICE AFTER

REAR COTTAGE PORCH/LAUNDRY BEFORE

SAME VIEW AFTER–STUDIO

A PRIVATE RESIDENTIAL PROJECT: HPB DESIGN SUBMITAL

THE ADLER RESIDENCE

19 NORTH DIXIE BLVD.
DELRAY BEACH, FLORIDA 33444

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

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-90, 2013 EDITION

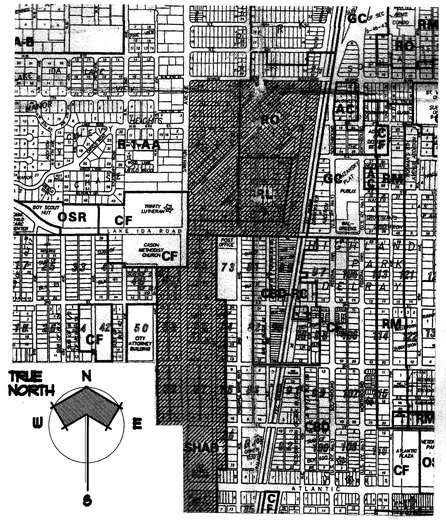
ALL OTHER RULES, REGULATIONS AND CODES HAVING JURISDICTION INCLUDING BUT NOT NECESSARILY LIMITED TO:

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 LOW/MED. DENSITY RESIDENTIAL
DESIGN WIND LOAD: 110 MILES PER HOUR (3 SECOND GUST)
BUILDING HEIGHT LIMITATION: 35 FEET

VICINITY MAP



INDEX

ARCHITECTURAL DOCUMENTS:

A0.0	COVER SHEET
	SURVEY AS PROVIDED BY OWNER
A1.0	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

DETAIL REFERENCE: 2 / A5.1 — DETAIL NUMBER / SHEET NUMBER

ELEVATION REFERENCE: 3 / A4 — ELEVATION NUMBER / SHEET NUMBER

SECTION REFERENCE: 4 / A4.3 — SECTION NUMBER / SHEET NUMBER

INTERIOR ELEVATION REFERENCE: 1 / A4 / A0.2 — WALL NUMBER / INTERIOR ELEV. / SHEET NUMBER

ROOM REFERENCE: 102 — ROOM NUMBER

DOOR REFERENCE: 3 — DOOR NUMBER

WINDOW REFERENCE: 4 — WINDOW NUMBER

NOTE REFERENCE: 3 — REFERENCE NUMBER

REVISION REFERENCE: 2 — REVISION NUMBER

ABBREVIATIONS

ACOUS.	ACOUSTICAL
ADJ.	ADJUSTABLE
AL.	ALUMINUM
APPROX.	APPROXIMATE
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
CAB.	CABINET
CEM.	CEMENT
CER.	CERAMIC
CI.	CAST IRON
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
CTSK.	COUNTERSINK
DECOR.	DECORATIVE
DET.	DETAIL
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
D.S.	DOWN SPOUT
DWG.	DRAWING
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
EQUI.	EQUALIZE
EXP.	EXPANSION
EXT.	EXTERIOR
EXIST.	EXISTING
F.A.U.	FORCED AIR UNIT
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FL.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
FT.	FOOT/FEET
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLASS
GR.	GRADE
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HDWD.	HARDWOOD
HDWE.	HARDWARE
HGT.	HEIGHT
HM.	HOLLOW METAL
HORIZ.	HORIZONTAL
I.D.	INSIDE DIAMETER
INCAND.	INCANDESCENT
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
LAM.	LAMINATE
LAV.	LAVATORY
LOC.	LOCATION
MAX.	MAXIMUM
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MUL.	MULLION
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.C.I.	OWNER FURNISH/ CONTRACTOR INSTALL
OFF.	OFFICE
OPNG.	OPENING
OPPT.	OPPOSITE
PL.	PLATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
PRCST.	PRECAST
P.P.T.	PRESSURE TREATED
D.F.	DOUGLAS FIR
PTN.	PARTITION
QT.	QUARRY TILE
R.	RISER
RAD.	RADIUS
REINF.	REINFORCE
REQ.	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.C.	SOLID CORE
SCHED.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SQ.	SQUARE
SST.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T.	TREAD
T.C.	TOP OF CURB
TEL.	TELEPHONE
T&G	TONGUE AND GROOVE
THK.	THICK
T.O.C.	TOP OF CHIMNEY
T.O.FR.	TOP OF FRAMING
T.O.L.	TOP OF LEDGER
T.O.P.	TOP OF PARAPET
T.O.PL.	TOP OF PLATE
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
VEST.	VESTIBULE
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
W/	WITH
W/O	WITHOUT
W.C.	WATER CLOSET
WD.	WOOD
WDW.	WINDOW
W.H.	WATER HEATER
WSCT.	WAINSCOT
WT.	WEIGHT
	SYMBOLS
&	AND
∠	ANGLE
@	AT
℄	CENTER LINE
"	DIAMETER OR ROUND
#	POUND OR NUMBER

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Date	AUGUST 24, 2017
Drawing No.	A0.0

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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 H2Ø, SEWER, RAIN WATER LEADERS, DRAINS, POWER (W/ TRANSFORMING TO ACHIEVE APPROPRIATE & NECESSARY VOLTS & AMPS), GROUNDS, NATURAL OR LP GAS, VENTS, VENTILATION, SMOKE EVACUATION, & BLOCKING, BRIDGING, STRUCTURAL SUPPORTS, ETC. TO ALLOW FOR THE COMPLETE & WORKING OF NOTED OR 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 INTERPRETATIONS 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 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 CONTARCTS 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 & EQUIP'MT.

8. THE ARCHITECT HAS NOT CONDUCTED NOR INTENDS TO CONDUCT ANY INVESTIGATION AS TO THE PRESENCE OF HAZARDOUS MATERIALS, INCLUDING ASPESTOS, 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. CONTACTOR 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 REGARDING HEAT, WATER, ELECTRICITY, DELIVERIES, ACCESS, ELEVATOR AVAILABILITY, STAGING, NOISE CONTROL, TRASH & DEBRIS REMOVAL, HOISTING, & ANY OTHER UTILITIES OR OWNER'S RULES & REGULATIONS CONCERNING THE PROJECT SITE. CONTRACTOR SHALL COORDINATE USE OF RESTROOM FACILITIES FOR HIS EMPLOYEES WITH THE OWNER.

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-CI = CONTRACTOR FURNISHED & CONTRACTOR INSTALLED, AND CF-OI = 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 INPROPER PROTECTION AT NO ADDITIONAL CHARGE TO OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY & ALL DAMAGE WHICH MAY OCCUR DURING EITHER THE DEMOLITION OR CONSTRUCTION PHASE TO THE EXISTING BUILDING. CONTRACTOR SHALL REPAIR SAME IMMEDIATELY TO MATCH ADJACENT SURFACES IN GOOD CONDITION.

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 KNOWLEDGE 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 PROMPLY 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, REGULATONS, LOCAL AUTHORITY REGULATIONS & LOCAL CODE OFFICIAL'S DIRECTIVES.

2. THE CONTRACTOR SHALL PROVIDE TERMITE PROTECTION AS PER FBC 1816.1.7

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-754 & 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 U.L. 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, GROUNDS, & 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/GALLEY'S/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. INTERIIOR 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 SEAMS PLUMB & NOT LESS THAN SIX (6) INCHES FROM CORNERS; HORIZONTAL SEAMS 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 INSTALLATION SEQUENCE OF VARIOUS ITEMS TO ACCOMMODATE DIMENSIONAL REQUIREMENTS OF TOTAL ASSEMBLY INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM, DATA, TELEPHONE, SPRINKLER PIPING AND ANY & ALL EQUIPMENT.

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 OIUTLETS 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 A.F.F. & WITHIN EIGHT (8) INCHES OF DOOR FRAME, U.N.O.. FOLLOW ADA REGULATIONS IN PUBLIC CIRCUMSTANCES.

11. THERMOSTATS SHALL BE INSTALLED AT SIXTY (60) INCHES A.F.F. ADJACENT TO LIGHT SWITCHES, UNLESS NOTED OTHERWISE.

12. INCANDESCENT LIGHT FIXTURES ARE TO BE ON DIMMERS, U.N.O..

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/ PULL 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.

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

Seal
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Project No.	2017.32ADLER
CAD File No.	SPEC SHEET
Date	AUGUST 24, 2017
Drawing No.	A1.0

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PROJECT DATA:

PROPOSED TOTAL GROUND FLOOR AREA -	+- 2,210.00 SQ. FT.	+- 31.6% OF SITE
PARKING & PAVED AREAS -	+- 2,328.00 SQ. FT.	+- 33.3% OF SITE
OPEN LANDSCAPED SPACE -	+-2217.00 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:

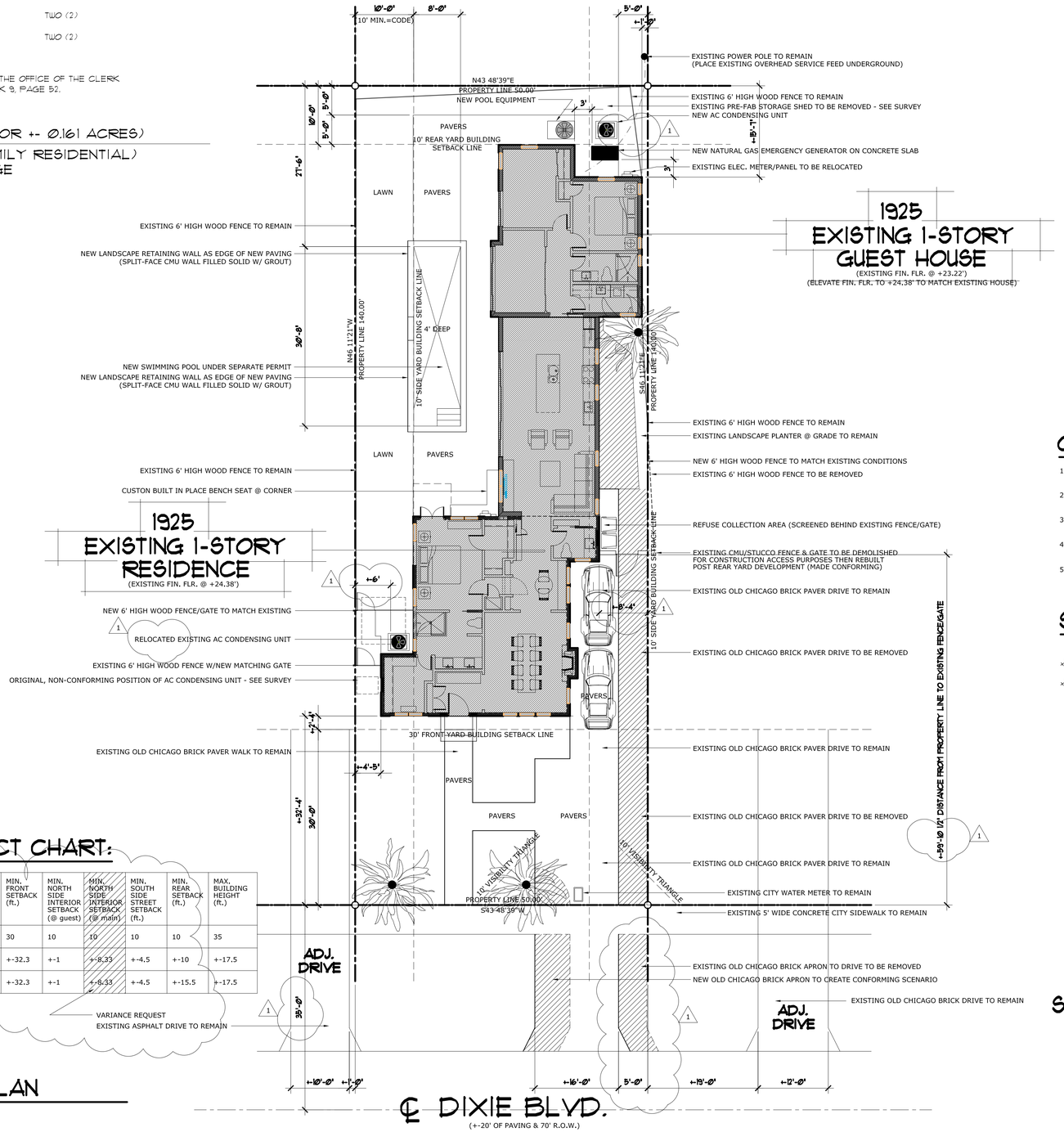
	REQUIRED	PROVIDED
SF - SINGLE FAMILY RESIDENTIAL:	TWO (2) PER HOUSEHOLD	TWO (2)
TOTALS:	TWO (2)	TWO (2)

LEGAL DESCRIPTION:

LOT 16, BLOCK 4, DEL IDA PARK, ACCORDING TO THE PLOT 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

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. MINUMUM TWO (2) GRADES PER PROPERTY LINE.

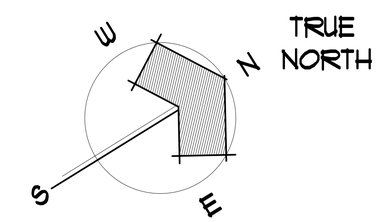
4.) PLEASE SEE FLOOR PLANS FOR FINISH FLOOR ELEVATIONS OF ALL STRUCTURES WHICH ARE ALL MINIMUM 18" ABOVE THE CROWN OF THE ADJACENT STREETS OR ROADWAYS.

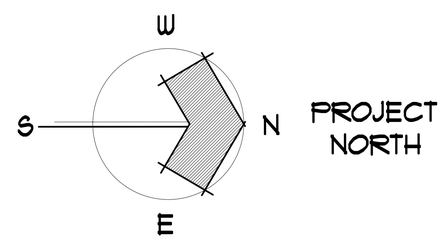
5.) PLEASE SEE SITE PLAN AND DETAILS FOR MINIMUM 3" DEEP SODDED SWALE BETWEEN SITE'S PROPERTY LINE AND ALL ADJACENT STREETS OR ROADWAYS.

SYMBOLS LEGEND:

+2.81EXVD — EXISTING TOPOGRAPHY (GRADE) TO REMAIN - SEE SURVEY

+2.81NEWD NEW — PROPOSED NEW TOPOGRAPHY (FINISH GRADE)





A1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

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No.	REVISIONS	Date
1	TAC COMMENTS; 11/15/17	NOV. 30, 2017

Consultant Seal

THE ADLER RESIDENCE
19 DIXIE BLVD.
DELRAY BEACH, FLORIDA

Drawing Title: SITE PLAN

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Drawn: RW COPE
Project No.: 2017.32ADLER
CAD File No.: SITEPLAN
Date: NOVEMBER 16, 2017
Drawing No.: A2.0
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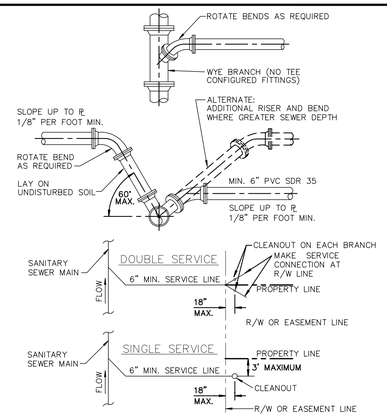
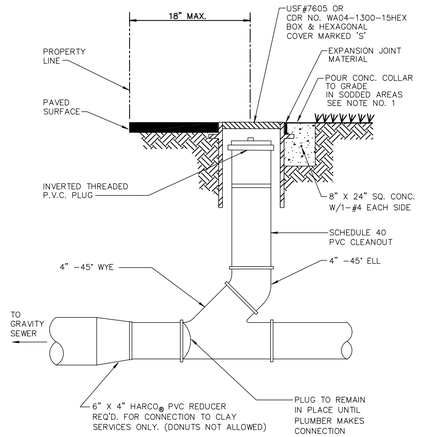


NOTE:

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.

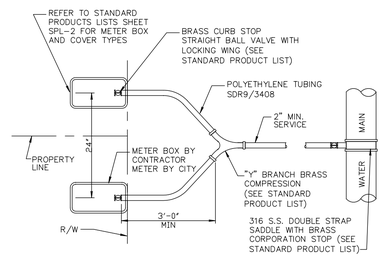
SEWER SERVICE CONNECTIONS WW 4.1



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.

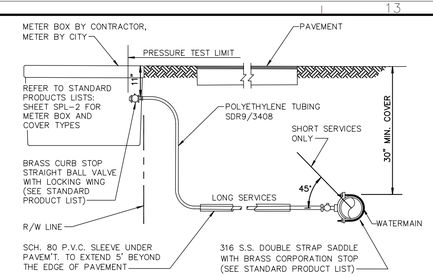
TYPICAL RESIDENTIAL CLEANOUT WW 5.1



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 9.1a 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:

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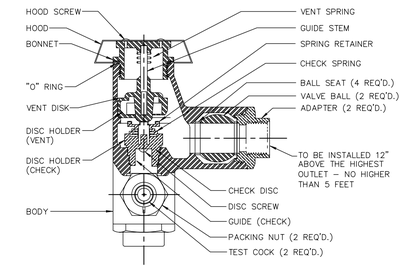
8. METER SIZE WILL BE DETERMINED BY PUBLIC UTILITIES DEPT. UPON APPLICATION FOR SERVICE.
9. ALL VALVES TO BE BALL VALVES.
10. METER BOX SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR.

TYPICAL SERVICE CONNECTION PW 9.1a

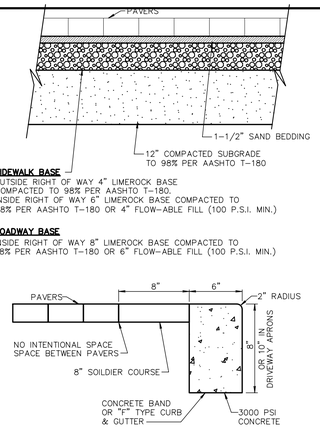


TYPICAL IRRIGATION SYSTEM
ANTI-SIPHON PRESSURE TYPE
VACUUM BREAKER

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



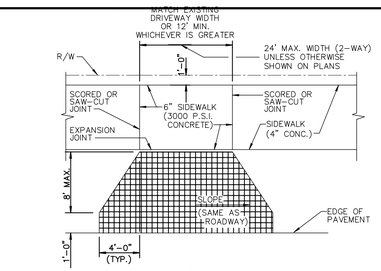
SIDEWALK BASE
OUTSIDE RIGHT OF WAY 4" LIMEROCK BASE COMPACTED TO 98% PER AASHTO T-180.
INSIDE RIGHT OF WAY 6" LIMEROCK BASE COMPACTED TO 98% PER AASHTO T-180 OR 4" FLOW-ABLE FILL (100 P.S.I. MIN.)

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.)

NOTE:

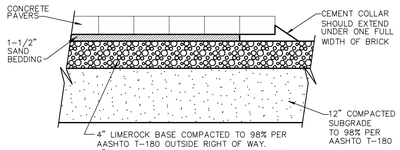
IF CITY APPROVES PAVERS TO BE USED IN LIEU OF CONC. SIDEWALK PAVER SHALL BE HOLLAND-STONE, 45° HERRING BONE, RED/CHARCOAL, COLOR MIX #2

PAVER BRICK SECTION DETAIL RT 10.1



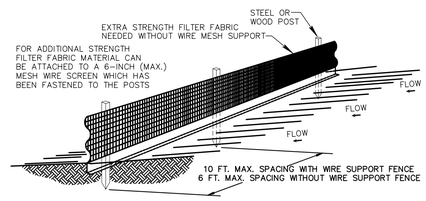
PLAN

NOTE: SIDEWALK SHALL BE CONSTRUCTED THROUGH DRIVEWAY.



SECTION

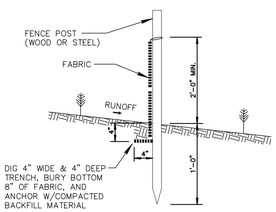
PAVER DRIVEWAY APRON TYPICAL DETAIL RT10.2



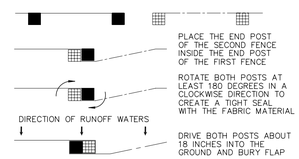
NOTES:

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 FENCE, 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 SURFACE.
6. 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 ORIGIONAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
9. 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

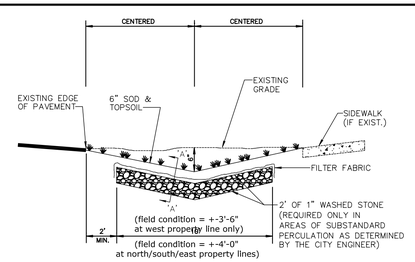


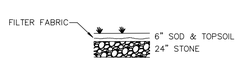
SILT FENCE SECTION
NOT TO SCALE



ATTACHING TWO SILT FENCES
NOT TO SCALE

SILT FENCE INSTALLATION DETAIL D 9.1b Sheet 2 of 2



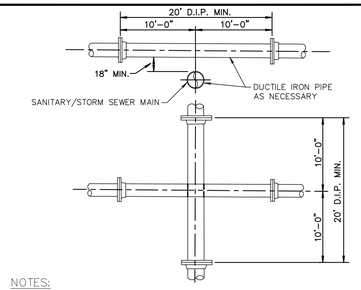


SECTION 'A'-'A'
NOT TO SCALE

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 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.
2. MAINTAIN (10) FEET HORIZONTAL DISTANCE BETWEEN WATER MAIN AND STORM OR SANITARY SEWER MAIN, 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 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.
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 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

No.	REVISIONS	Date
1	TAC COMMENTS	NOV. 30, 2017

Consultant Seal

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19 DIXIE BLVD.
DELRAY BEACH, FLORIDA 33444

Drawing Title
SITE PLAN DETAILS

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Seal
Florida License No. AR0013552

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Project No.: 2017.01ADLER
CAD File No.: GENERAL SITE DTL'S.
Date: AUGUST 24, 2017
Drawing No.: A2.1
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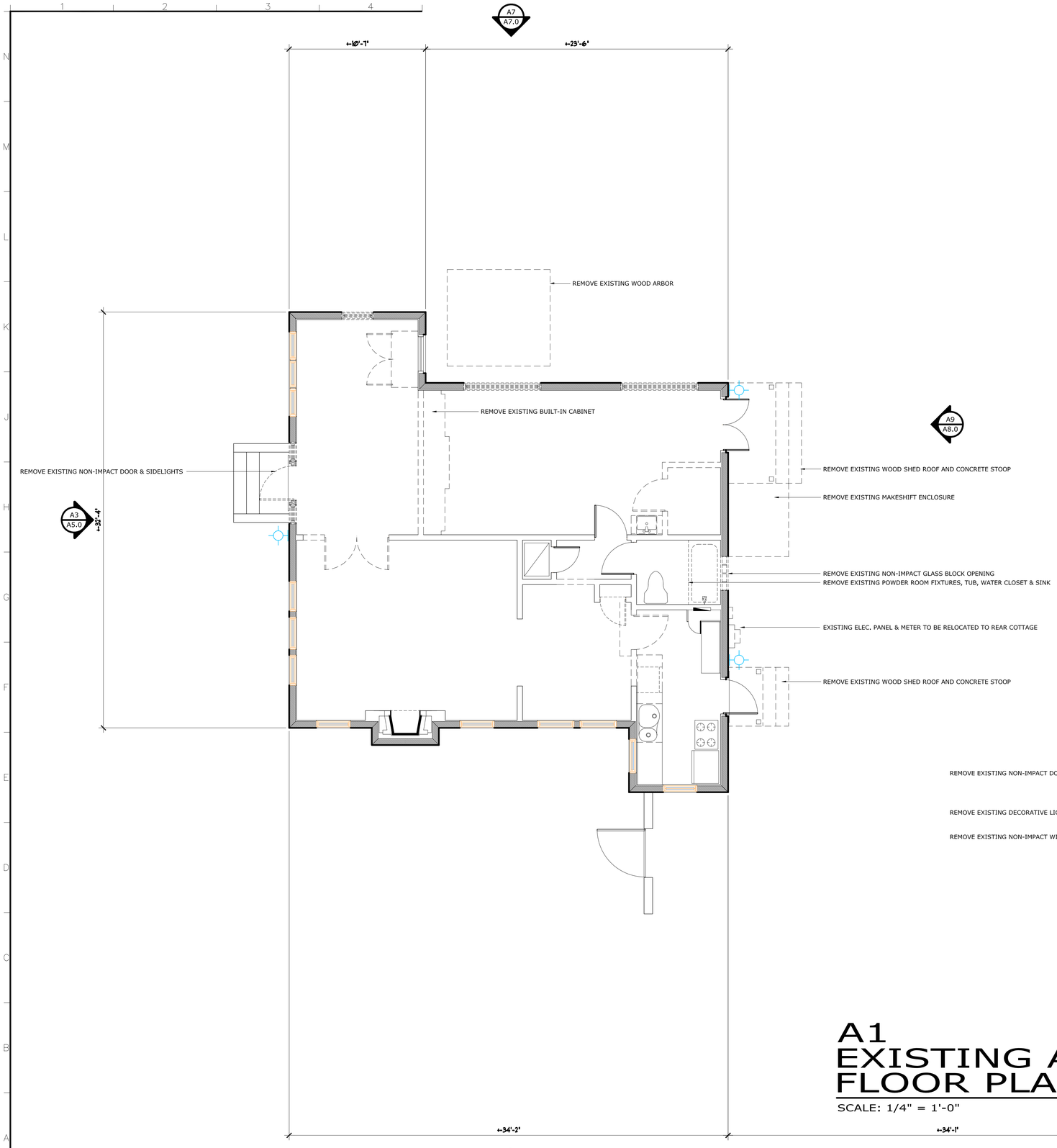

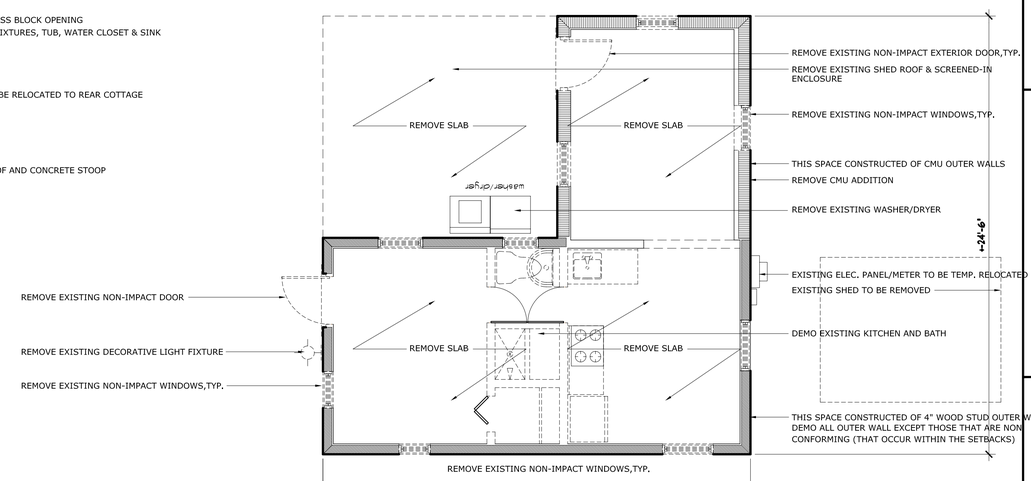

SYMBOLS LEGEND:

- A — WINDOW TYPE, SEE SCHEDULE
- A 45 / 50 — WINDOW PRESSURES (P.S.F.)
- A — DOOR TYPE, SEE SCHEDULE
- 45 / 50 S — DOOR PRESSURES (P.S.F.)

SYMBOLS LEGEND:

- 100 — NEW INTERIOR DOOR TYPE, SEE SCHEDULE

WALL LEGEND:

- NEW SOLID P.T. WOOD BLOCKING FOR ATTACHMENT OF MISC. ITEMS
- EXISTING EXTERIOR CMU WALL TO REMAIN
- EXISTING INTERIOR FULL HEIGHT NON-LOAD BEARING PARTITION TO REMAIN
- NEW INTERIOR FULL HEIGHT NON-LOAD BEARING PARTITION TO MATCH EXISTING CONDITIONS (OPTIONAL: WITH R-11 BATT INSULATION)
- EXISTING INTERIOR NON-LOAD BEARING PARTITION TO BE DEMOLISHED

EXISTING MAIN HOUSE FLOOR AREA:

A/C AREA (UNDER AIR) :	+- 1,018 SQ. FT.
NON-AIR CONDITIONED ENCLOSED STORAGE :	+-00 SQ. FT.
COVERED AREA (OPEN-AIR) :	+- 00 SQ. FT.
TOTAL FLOOR AREA :	+- 1,018 SQ. FT.

EXISTING REAR COTTAGE FLOOR AREA:

A/C AREA (UNDER AIR) :	+- 424 SQ. FT.
NON-AIR CONDITIONED ENCLOSED STORAGE :	+-00 SQ. FT.
COVERED AREA (SCREENED-IN PORCH, OPEN-AIR) :	+- 163 SQ. FT.
TOTAL FLOOR AREA :	+- 587 SQ. FT.

A1
EXISTING ARCHITECTURAL FLOOR PLAN(S)

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

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No.	REVISIONS	Date

Consultant Seal

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

Drawing Title
EXISTING FLOOR PLANS

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Project No.
2017.32ADLER
CAD File No.
EXISTING FLR PLAN
Date
MARCH 09, 2018
Drawing No.
A3.0
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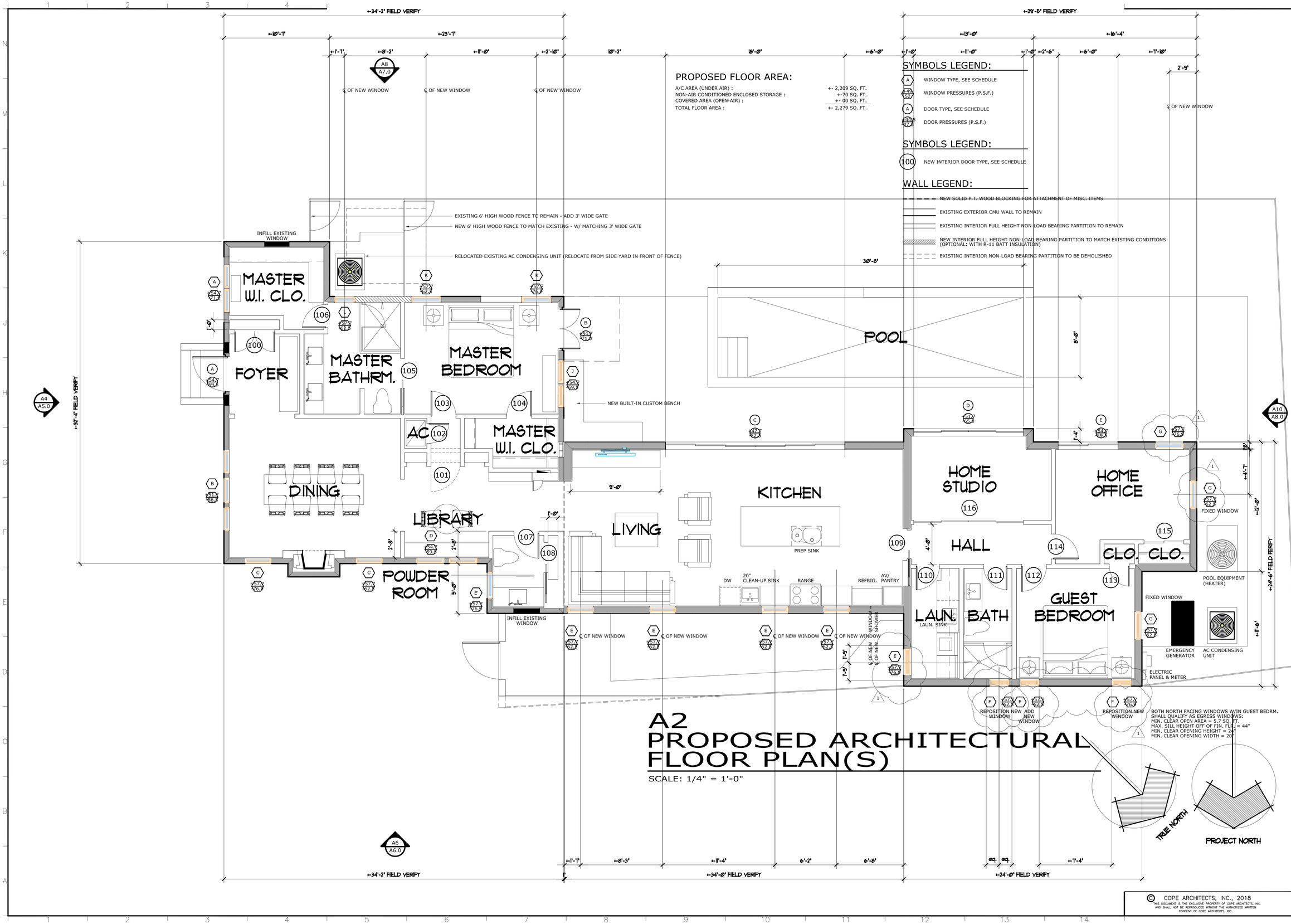

A2
PROPOSED ARCHITECTURAL FLOOR PLAN(S)

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

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No.	REVISIONS	Date
3	WINDOWS: CASEMENT - TO S.H.	APRIL 26, 2018
2	CHANGE SHELL FROM CMU TO 6"	APRIL 15, 2018
1	TAC COMMENTS: 11/15/17	NOV. 30, 2017

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CAD File No.
PROPOSED FLR PLAN

Date
MARCH 16, 2018

Drawing No.
A4.0
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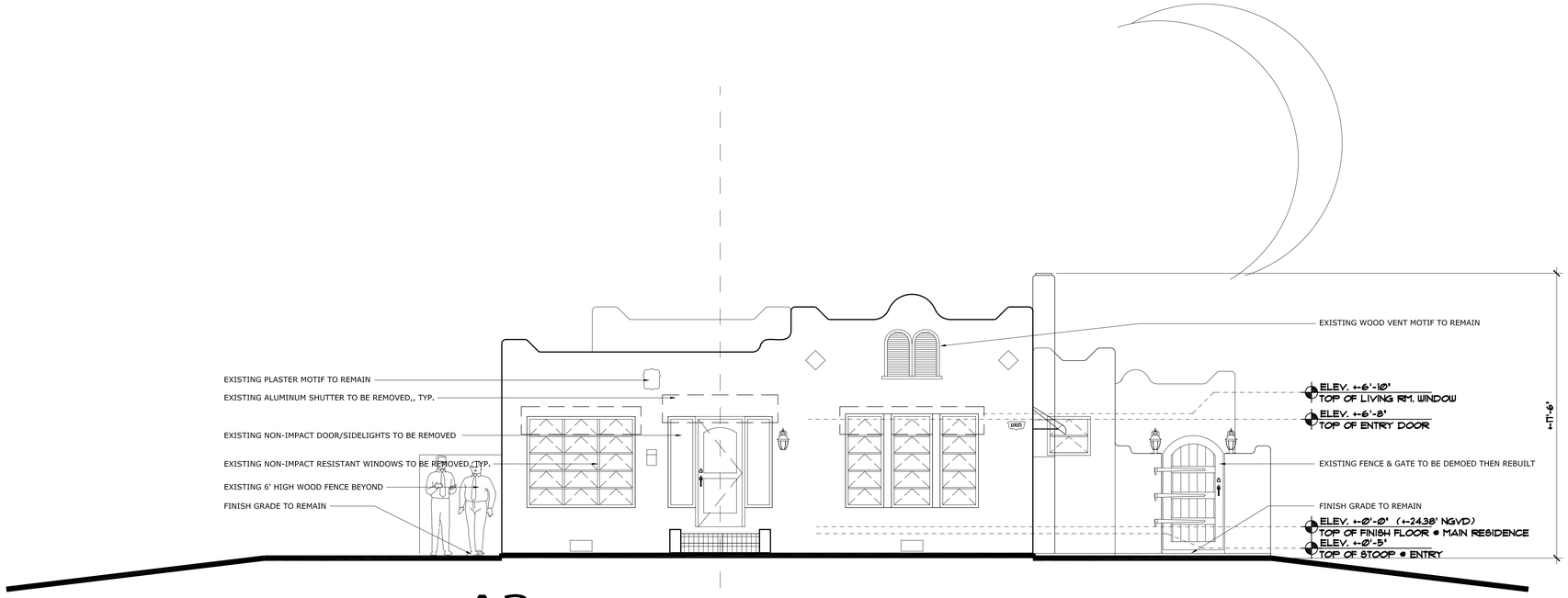
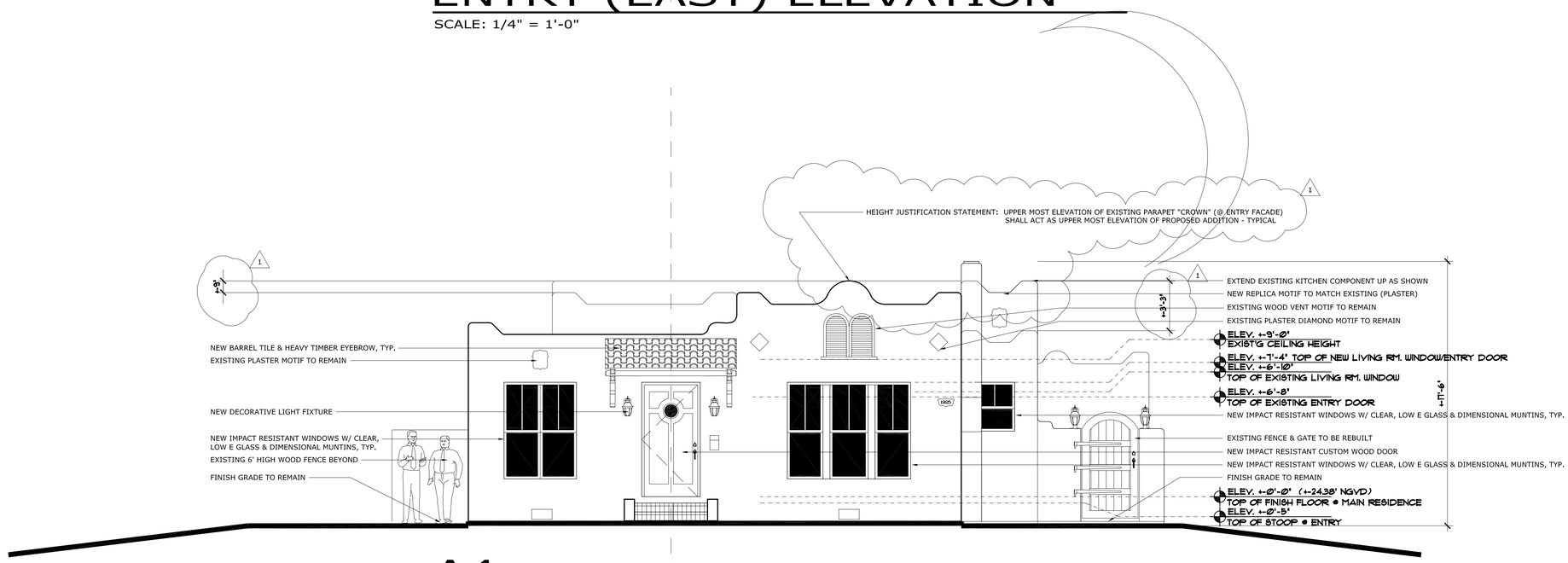


A3
EXISTING ARCHITECTURAL ENTRY (EAST) ELEVATION

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



A4
PROPOSED ARCHITECTURAL ENTRY (EAST) ELEVATION

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

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No.	REVISIONS	Date
1	TAC COMMENTS; 11/15/17	NOV. 30, 2017

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DELRAY BEACH, FLORIDA

Drawing Title
EXTERIOR ELEVATIONS

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Project No.
2017.32ADLER

CAD File No.
EXTERIOR ELEV'TNS.

Date
MARCH 16, 2018

Drawing No.
A5.0

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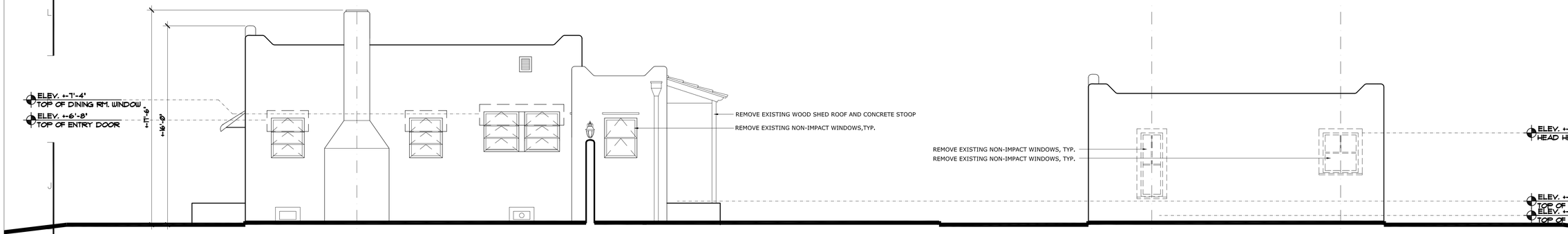
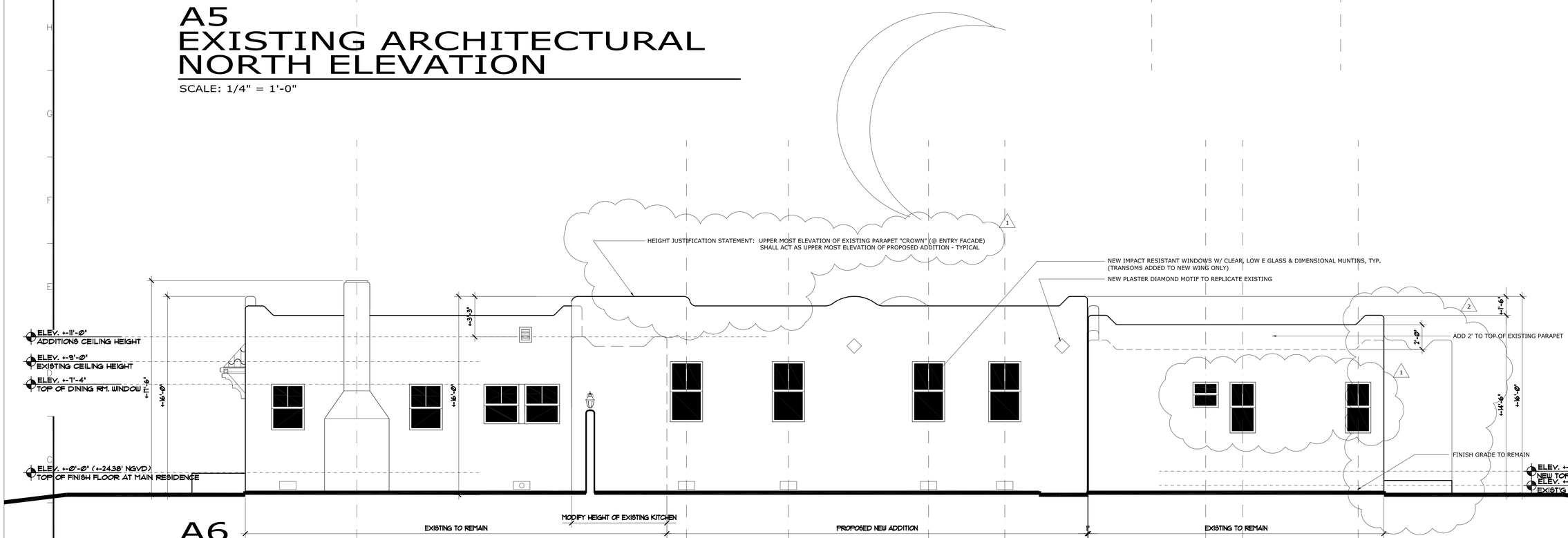


A5
EXISTING ARCHITECTURAL NORTH ELEVATION

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



A6
PROPOSED ARCHITECTURAL NORTH ELEVATION

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

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No.	REVISIONS	Date
2	HOYLAND REQUEST; 01/19/18	JAN. 19, 2018
1	TAC COMMENTS; 11/15/17	NOV. 30, 2017

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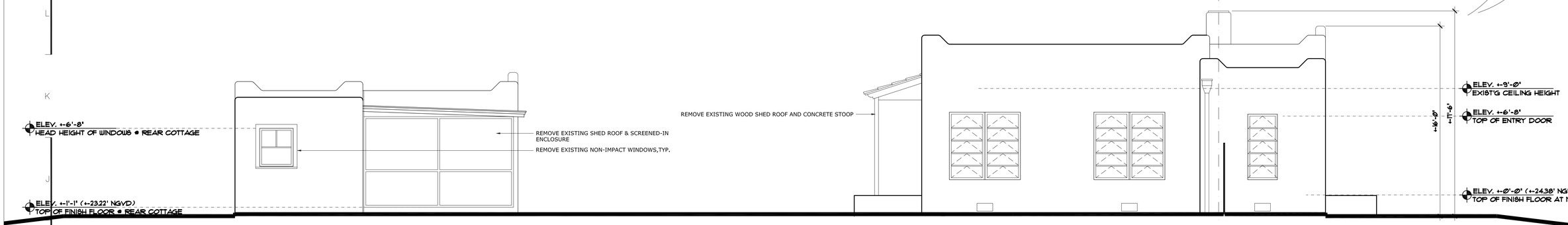
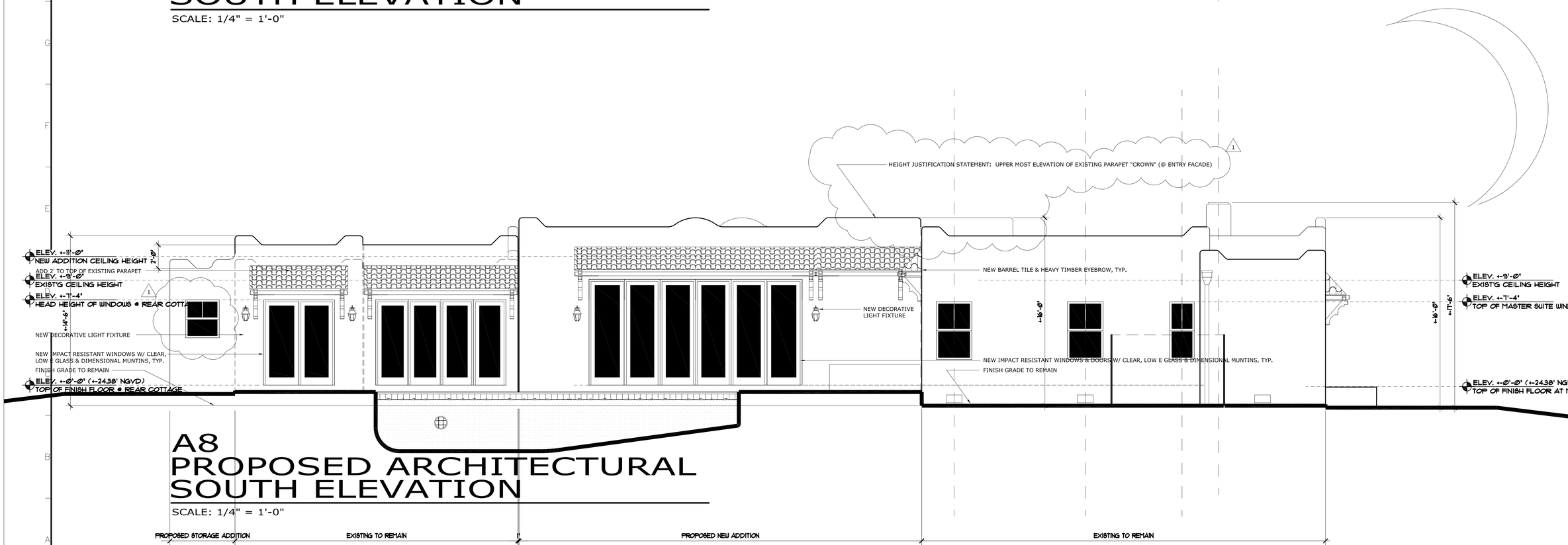


A7
EXISTING ARCHITECTURAL SOUTH ELEVATION

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



A8
PROPOSED ARCHITECTURAL SOUTH ELEVATION

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

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No.	REVISIONS	Date
1	TAC COMMENTS; 11/15/17	NOV. 30, 2017

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DELRAY BEACH, FLORIDA

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CAD File No.
EXTERIOR ELEV'TNS.

Date
MARCH 16, 2018

Drawing No.
A7.0

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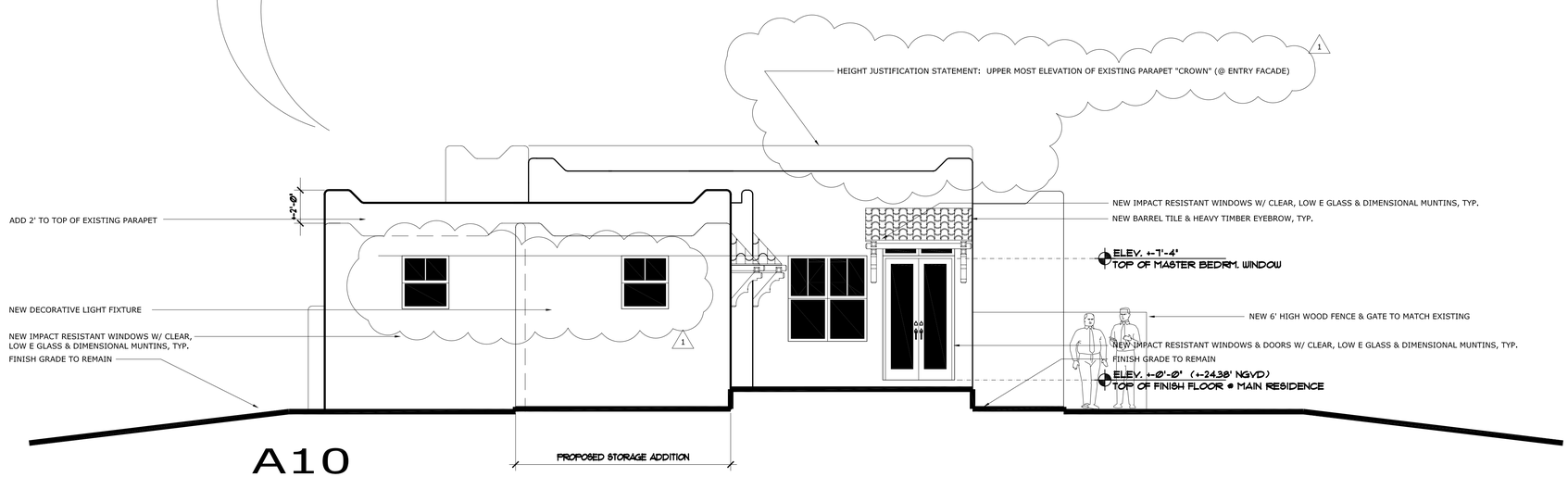
A9
EXISTING ARCHITECTURAL REAR (WEST) ELEVATION

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



A10
PROPOSED ARCHITECTURAL REAR (WEST) ELEVATION

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

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No.	REVISIONS	Date
1	TAC COMMENTS; 11/15/17	NOV. 30, 2017

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2017.32ADLER

CAD File No.
EXTERIOR ELEV'TNS.

Date
MARCH 16, 2018

Drawing No.
A8.0

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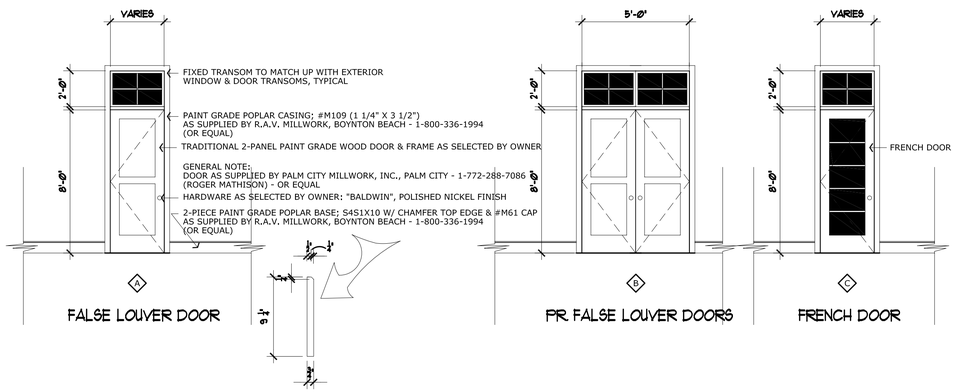
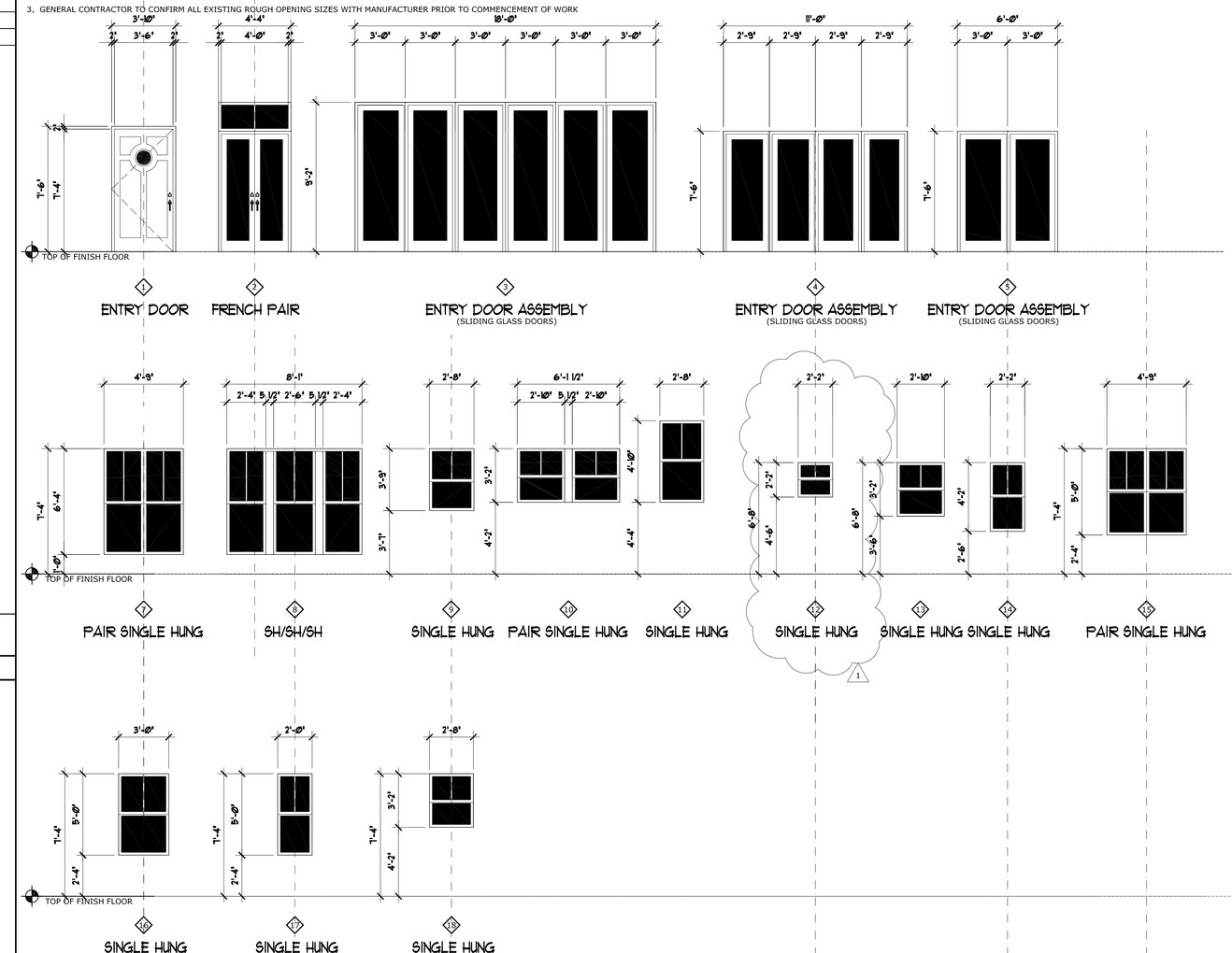
DOOR NO	ROOM	W.	H.	THK.	TYPE	RATING	MAT'L.	FIN.	DOOR FRAME DETAILS H. J. J. S.	THR.	MAT.	FIN.	HDW.	LBL.	REMARKS (GENERAL NOTE: ALL DETAILS SHOWN ON THIS SHEET UNLESS OTHERWISE SPECIFIED)
100	ENTRY FOYER	PR 2'-0"	8'-0"	1 3/4"	A		WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
101	MASTER BEDROOM	3'-0"	8'-0"	1 3/4"	A	CUSTOM BUILT-IN	WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
102	AC CLOSET	2'-0"	8'-0"	1 3/4"	A		WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
103	MASTER BEDROOM	2'-6"	8'-0"	1 3/4"	A		WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
104	MASTER WI CLO.	2'-6"	8'-0"	1 3/4"	A		WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
105	MASTER BATHROOM	3'-0"	8'-0"	1 3/4"	B	POCKET DR. W/ SELF CLOSURE	WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
106	MASTER WI CLO.	2'-4"	8'-0"	1 3/4"	A		WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
107	POWDER ROOM	2'-6"	8'-0"	1 3/4"	A		WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
108	LINEN CLOSET	3'-0"	8'-0"	1 3/4"	B	POCKET DR. W/ SELF CLOSURE	WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
109	HALL	3'-0"	8'-0"	1 3/4"	B	POCKET DR. W/ SELF CLOSURE	WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
110	LAUNDRY ROOM	2'-4"	8'-0"	1 3/4"	A		WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
111	GUEST BATHROOM	2'-4"	8'-0"	1 3/4"	A		WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
112	GUEST BEDROOM	2'-4"	8'-0"	1 3/4"	A		WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
113	GUEST CLOSET	2'-0"	8'-0"	1 3/4"	A		WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
114	HOME OFFICE	2'-6"	8'-0"	1 3/4"	B		WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
115	CLOSET	4'-0"	8'-0"	1 3/4"	C		WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
116	HOME STUDIO	11'-0"	8'-0"	1 3/4"	D	GASKETED @ ALL EDGES	WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER

WINDOW NO	DOOR NO	SIZE	ROOM	W. R.O.	H. R.O.	GL.THK. MIN.	TYP.	DOOR/SASH MAT.	DOOR/SASH FIN.	DOOR / WINDOW FRAME DETAILS H. J. J. S.	MUL.	MAT.	FIN.	HDW.	LBL.	REMARKS (GENERAL NOTE: ALL DETAILS SHOWN ON THIS SHEET UNLESS OTHERWISE SPECIFIED)
	A	3'-6" X 7'-4"	ENTRY	+-3'-10"	+-7'-5"	NA	1	—	—	— — — —	—	—	—	—	—	IMPACT RESISTANT, OUTSWINGING MAHOGANY WOOD ENTRY DOOR - STAIN FINISH
	B	PR. 2'-0" X 7'-4"	MASTER BEDROOM	"+-4'-5"	+-7'-5"	7/16" TEMP.	2	—	—	— — — —	—	—	—	—	—	IMPACT RESISTANT ALL ALUMINUM PAIR ENTRY DOORS W/ TRANSOM - COPPER THRESHOLD, CUSTOM OIL RUBBED BRONZE HINGES & HARDWARE, ETC. - AS SELECTED BY OWNER (WEATHER GASKETS, TYPICAL)
	C	18'-0" X 9'-0"	KITCHEN	+-18'-2"	+-9'-1"	7/16" TEMP.	3	—	—	— — — —	—	—	—	—	—	IMPACT RESISTANT ALL ALUMINUM SLIDING GLASS DOORS (TRUE FRENCH)
	D	11'-0" X 7'-4"	HOME STUDIO	+-11'-2"	+-7'-5"	7/16" TEMP.	4	—	—	— — — —	—	—	—	—	—	IMPACT RESISTANT ALL ALUMINUM SLIDING GLASS DOORS (TRUE FRENCH)
	E	6'-0" X 7'-4"	HOME OFFICE	+-6'-2"	+-7'-5"	7/16" TEMP.	5	—	—	— — — —	—	—	—	—	—	IMPACT RESISTANT ALL ALUMINUM SLIDING GLASS DOORS (TRUE FRENCH)
A		PAIR SINGLE HUNG	MASTER W.I. CLOSET	+-4'-11"	+-6'-6"	7/16" TEMP.	7	—	—	— — — —	AL	AL	BRZ	—	—	IMPACT RESISTANT PAIR SINGLE HUNG WINDOWS: W/ CLEAR, LOW E GLASS
B		SH/SH/SH	DINING ROOM	+-8'-3"	+-6'-6"	7/16" TEMP.	8	—	—	— — — —	AL	AL	BRZ	—	—	IMPACT RESISTANT SINGLE HUNG/SINGLE HUNG/SINGLE HUNG WINDOWS: W/ CLEAR, LOW E GLASS
C		SINGLE HUNG	DINING ROOM	+-2'-10"	+-3'-11"	7/16" TEMP.	9	—	—	— — — —	AL	AL	BRZ	—	—	IMPACT RESISTANT SINGLE HUNG WINDOW: W/ CLEAR, LOW E GLASS
D		PAIR SINGLE HUNG	LIBRARY	+-6'-3 1/2"	+-3'-4"	7/16" TEMP.	10	—	—	— — — —	AL	AL	BRZ	—	—	IMPACT RESISTANT PAIR SINGLE HUNG WINDOWS: W/ CLEAR, LOW E GLASS
E		SINGLE HUNG	KITCHEN/POWDER RM.	+-2'-10"	+-5'-0"	7/16" TEMP.	11	—	—	— — — —	AL	AL	BRZ	—	—	IMPACT RESISTANT SINGLE HUNG WINDOW: W/ CLEAR, LOW E GLASS
E'		SH/FIXED	POWDER ROOM	+-2'-10"	+-3'-4"	7/16" TEMP.	18	—	—	— — — —	AL	AL	BRZ	—	—	IMPACT RESISTANT SINGLE HUNG/FIXED WINDOW: W/ CLEAR, LOW E GLASS
F		SH/FIXED	LAUNDRY	+-2'-4"	+-2'-4"	7/16" TEMP.	12	—	—	— — — —	AL	AL	BRZ	—	—	IMPACT RESISTANT SINGLE HUNG/FIXED WINDOW: W/ CLEAR, LOW E GLASS
G		SH/FIXED	GUEST BDRM/HOME OFF	+-3'-0"	+-3'-4"	7/16" TEMP.	13	—	—	— — — —	AL	AL	BRZ	—	—	IMPACT RESISTANT SINGLE HUNG/FIXED WINDOW: W/ CLEAR, LOW E GLASS
H		SINGLE HUNG	GUEST BEDROOM	+-2'-5"	+-4'-4"	7/16" TEMP.	14	—	—	— — — —	AL	AL	BRZ	—	—	IMPACT RESISTANT SINGLE HUNG (EGRESS) WINDOW: W/ CLEAR, LOW E GLASS
J		PAIR SINGLE HUNG	MASTER BEDROOM	+-4'-11"	+-5'-2"	7/16" TEMP.	15	—	—	— — — —	AL	AL	BRZ	—	—	IMPACT RESISTANT PAIR SINGLE HUNG WINDOWS: W/ CLEAR, LOW E GLASS
K		SINGLE HUNG	MASTER BEDROOM	+-3'-2"	+-5'-2"	7/16" TEMP.	16	—	—	— — — —	AL	AL	BRZ	—	—	IMPACT RESISTANT SINGLE HUNG WINDOW: W/ CLEAR, LOW E GLASS
L		SINGLE HUNG	MASTER BATHROOM	+-2'-2"	+-5'-2"	7/16" TEMP.	17	—	—	— — — —	AL	AL	BRZ	—	—	IMPACT RESISTANT SINGLE HUNG WINDOW: W/ OBSCURE, LOW E GLASS

GENERAL NOTES:

1. WINDOW MANUFACTURER: "SIW", ALL ALUMINUM WINDOWS & DOORS, IMPACT RESISTANT - AS APPROVED BY OWNER INSTALLATION OF "SIW" PRODUCTS, INCLUDING SIZING OF ROUGH OPENING, METHOD OF ATTACHMENT, FASTENER SELECTION, AND CODE COMPLIANCE IS THE SOLE RESPONSIBILITY OF THE OWNER AND GENERAL CONTRACTOR.
2. GENERAL CONTRACTOR TO CONFIRM ALL NEW ROUGH OPENING SIZES WITH MANUFACTURER PRIOR TO COMMENCEMENT OF WORK
3. GENERAL CONTRACTOR TO CONFIRM ALL EXISTING ROUGH OPENING SIZES WITH MANUFACTURER PRIOR TO COMMENCEMENT OF WORK
4. ALL FRAMES TO BE BRONZE ANODIZED FINISH - AS APPROVED BY OWNER
5. ALL GLASS TO BE CLEAR, LOW E - AS APPROVED BY OWNER
6. ALL MUNTINS TO BE 3D, OGEE ON EXTERIOR & OWNERS CHOICE IN INTERIOR - AS APPROVED BY OWNER





G1	INTERIOR DOOR SCHEDULE

H8	EXTERIOR DOOR AND WINDOW SCHEDULE

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No.	REVISIONS	Date
2	CHANGE: CASEMENT TO SH	APRIL 26, 2018
1	ROOM REF. CORRECTIONS	MARCH 20, 2018

Consultant Seal

THE ADLER RESIDENCE
19 DIXIE BLVD.
DELRAY BEACH, FLORIDA 33444

Drawing Title: SCHEDULES

COPE ARCHITECTS, INC.
114 1/2 NE 1ST AVENUE
DELRAY BEACH, FLORIDA 33444-3713
ARCHITECTURE - PLANNING - INTERIORS
cell 561 789-3791 email copearchitectsinc@gmail.com

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Project No. 2017.01ADLER

CAD File No. WINDOW SCHEDULE

Date MARCH 16, 2018

Drawing No. A9.0

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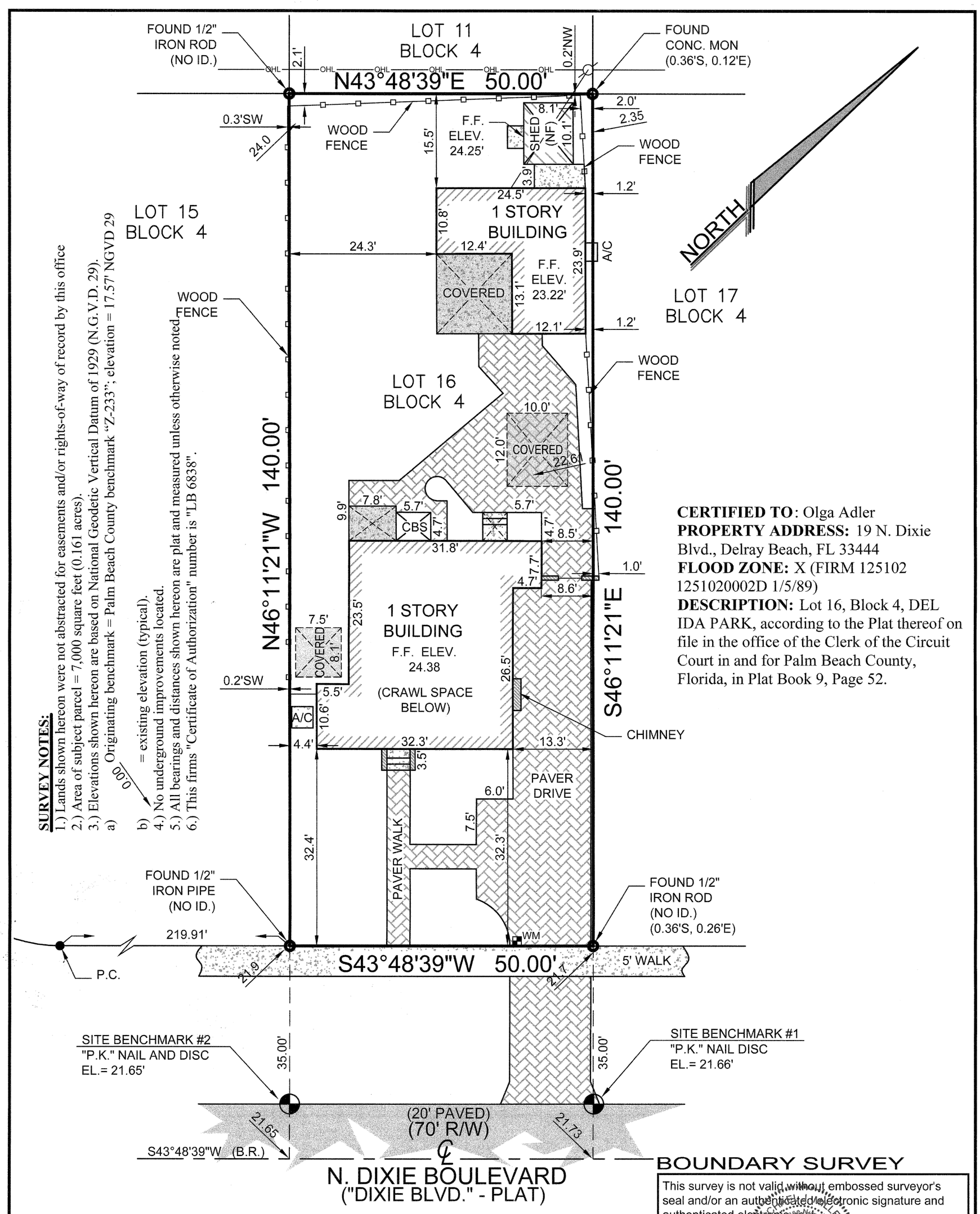

SURVEY NOTES:

1.) Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office
2.) Area of subject parcel = 7,000 square feet (0.161 acres).
3.) Elevations shown hereon are based on National Geodetic Vertical Datum of 1929 (N.G.V.D. 29).
a) Originating benchmark = Palm Beach County benchmark "Z-233"; elevation = 17.57' NGVD 29
b) 0.00 = existing elevation (typical).
4.) No underground improvements located.
5.) All bearings and distances shown hereon are plat and measured unless otherwise noted.
6.) This firms "Certificate of Authorization" number is "LB 6838".

CERTIFIED TO: Olga Adler
PROPERTY ADDRESS: 19 N. Dixie Blvd., Delray Beach, FL 33444
FLOOD ZONE: X (FIRM 125102 125102002D 1/5/89)
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.

BOUNDARY SURVEY

This survey is not valid without embossed surveyor's seal and/or an authenticated/electronic signature and authenticated electronic seal.

Michael J. Miller

MICHAEL J. MILLER Professional Surveyor and Mapper Lic. No. 4034 STATE OF FLORIDA

Registered Land Surveyor, Florida Certificate No.
MICHAEL J. MILLER #4034

LEGEND:

CALC.	= CALCULATED	(P)	= PLAT	P.I.	= POINT OF INTERSECTION		= ASPHALT PAVEMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS	P.O.C.	= POINT OF COMMENCEMENT		= CONCRETE FLATWORK
CONC. MON.	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE	P.O.B.	= POINT OF BEGINNING		= PAVER BRICK FLATWORK
CONC.	= CONCRETE	L	= ARC LENGTH	R/W	= RIGHT OF WAY	WM	= WOOD POWER POLE
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING	— x — x —	= CHAIN LINK FENCE		= WATER METER
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM		= WOOD FENCE		= FIRE HYDRANT
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK		= METAL FENCE		= CATCH BASIN
F.F.EL.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK		= CENTERLINE	SAN	= SANITARY MANHOLE
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE		= EASEMENT		
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY		= COVERED		
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE	—OHL—OHL—	= OVERHEAD LINES		
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE		= LOT TIE		

SCALE: 1" = 20'	**MILLER LAND SURVEYING** 1121 LAKE AVENUE LAKE WORTH, FLORIDA 33460 PHONE: (561) 586-2669 - FAX: (561) 582-0151 www.millersurveying.com e-mail: orders@millersurveying.com	REF: V24/57 Z7/1	
DRAWN BY: PICARD (C)		PREV. JOB NO'S. Y170437	
FIELD WK: M.M. / B.M.		JOB NO. Y170475	
DATE: 05/25/2017		S - 48,291-A	