A PRIVATE RESIDENTIAL PROJECT: HPB DESIGN SUBMITAL
THE ROBIN MARINO RESIDENCE: A BANKER'S ROW SINGLE FAMILY HOME
223 NE 1ST AVENUE
DELRAY BEACH, FLORIDA 33444

1 TAC COMMENTS MAY 28, 2020

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, 2017 EDITION
NFPA 7-101 LIFE SAFETY CODE
FLORIDA FIRE PREVENTION CODE, 2017 EDITION
NATIONAL ELECTRICAL CODE, 2017 EDITION
FLORIDA MECHANICAL CODE, 2017 EDITION
FLORIDA PLUMBING CODE, 2017 EDITION
FLORIDA ACCESSIBILITY CODE/ADA-90, 2017 EDITION

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

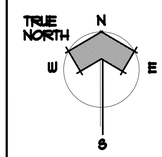
CITY OF DELRAY BEACH, PALM BEACH COUNTY - THE STATE OF FLORIDA
CITY OF DELRAY BEACH ZONING REGULATIONS
CITY OF DELRAY BEACH ADOPTED ORDINANCES

BLDG. DESIGN DATA

OCCUPANCY CLASSIFICATION: SINGLE FAMILY RESIDENTIAL
BLDG. CONSTRUCTION TYPE: TYPE V, PROTECTED
ZONING DISTRICT: OSSHAD, SINGLE FAMILY RESIDENTIAL
DESIGN WIND LOAD: 170 MILES PER HOUR (3 SECOND GUST)
BUILDING HEIGHT LIMITATION: 35 FEET

VICINITY MAP

PROJECT LOCATION



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SYMBOLS

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

ELEVATION REFERENCE: 3 / A4.1 — ELEVATION NUMBER / SHEET NUMBER

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

INTERIOR ELEVATION REFERENCE: 1 / 2 / 3 / 4 / A4 / A0.3 — 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
C.I.	CAST IRON
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
CTSK.	COUNTERSUNK
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
EXH.	EXHAUST
EXP.	EXPANSION
EXT.	EXTERIOR
EXIST.	EXISTING
F.A.U.	FORCE 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
HB.	HOSE BIBB
H.C.	HOLLOW CORE
HDWD.	HARDWOOD
HDWE.	HARDWARE
HGT.	HEIGHT
H.M.	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
OPP.	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
WNSCT.	WAINSCOT
WT.	WEIGHT
	SYMBOLS
&	AND
∠	ANGLE
@	AT
℄	CENTER LINE
"	DIAMETER OR ROUND
#	POUND OR NUMBER

PROJECT TEAM

ARCHITECT:

COPE ARCHITECTS, INC.
701 SE 1ST STREET
DELRAY BEACH, FLORIDA 33483

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

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:

BEACON CONSULTING ENGINEERS
1640 NW 2ND AVENUE
BOYNTON BEACH, FLORIDA 33432

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

STRUCTURAL ENGINEER:

FENNONI
601 NORTH CONGRESS AVENUE, SUITE #106-A
DELRAY BEACH, FLORIDA 33445

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

LANDSCAPE ARCHITECT:

GENERAL LANDSCAPING, CORP.
845 NE 71ST STREET
BOCA RATON, FLORIDA 33487-2435

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

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

Seal
Florida License No. AR0017552

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Project No.: 2018.35MARINO
CAD File No.: COVER SHEET
Date: MARCH 02, 2020
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 15Ø0 FACTOR FINISHING SYSTEMS FOR FINISHES NOTED.

FINISH NOTES:

1. INSPECT MATERIALS FOR DEFECTS, FLAWS, SHIPPING DAMAGE, CORRECT COLOR & PATTERN, INFORM ARCHITECT OF ANY DEFECTIVE MATERIALS & COORDINATE W/ THE MANUFACTURER FOR ACCURATE SHIPPING DATES FOR THE REPLACEMENT MATERIAL.

2. FLOOR COVERINGS SHALL BE REPAIRED IN RENOVATION WORK TO MATCH ADJACENT SURFACES. FLOOR COVERINGS IN CLOSETS SHALL MATCH ADJACENT SURFACES. FLOOR COVERING IN CLOSETS SHALL MATCH ADJACENT ROOM UNLESS NOTED OTHERWISE.

3. CONTRACTOR WILL BE RESPONSIBLE FOR PROVING AN APPROPRIATELY LEVEL & SMOOTH CONCRETE OR OTHER SUBSTRATE TO MEET THE CARPET (IF CARPET IT USED) MEETING INDUSTRY STANDARDS PRIOR TO INSTALLATION.

4. CARPET, IF USED, SHALL BE INSTALLED IN THE SAME DIRECTION. SEAM CARPET AT DOORS AND ON CENTERLINE OF DOORS, TYPICAL.

PAINTED SURFACES:

1. PAINTED FINISH METAL & WOOD TRIM SHALL BE SEMI-GLOSS ALKYD ENAMEL, COLOR TO MATCH ADJACENT WALL UNLESS NOTED OTHERWISE. OTHER SURFACES SHALL BE LATEX, FLAT FINISH. PAINTED FINISHES WITHIN BATHROOMS & KITCHEN/GALLEYS/PANTRY SHALL BE SEMI-GLOSS ALKYD ENAMEL.

2. PREPARE FOR & APPLY PAINT IN ACCORDANCE W/ THE MANUFACTURER'S SPEC'S. FOR THE PARTICULAR SURFACE, ONE (1) COAT PRIME & TWO (2) FINISH COATS MINIMUM APPLICATION. FOLLOW INDUSTRY STANDARDS FOR SURFACE PREPARATION & APPLICATION ENVIRONMENT (TEMPERATURE & HUMIDITY).

WALL COVERING:

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

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Florida License No. AR0013552

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Project No.	2018.35MARINO
CAD File No.	SPEC SHEET
Date	MARCH 02, 2020
Drawing No.	A1.0

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PROJECT DATA:

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

PARKING DATA:

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

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

ZONED: OSSHAD (OLD SCHOOL SQUARE HISTORIC ARTS DISTRICT)
PROPOSED USE: SINGLE FAMILY RESIDENCE (NO CHANGE)

LEGAL DESCRIPTION:

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

GENERAL CIVIL NOTES:

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

GENERAL GRADING NOTES:

1.) UNDER NO CIRCUMSTANCES SHALL THIS PROPERTY BE GRADED SO THAT STORM WATER RUNS OFF ONTO ANY ADJACENT PROPERTIES.

2.) SEE SUFFICIENT PROPOSED FINAL GRADES AND ASSOCIATED DETAIL INSURING STORM WATER DOES NOT FLOW ONTO ADJACENT PROPERTIES.

3.) PLEASE SEE SURVEY FOR EXISTING GRADES @ ALL PROPERTY LINES & ON ALL ADJACENT PROPERTIES. MINUMUM TWO (2) GRADES PER PROPERTY LINE.

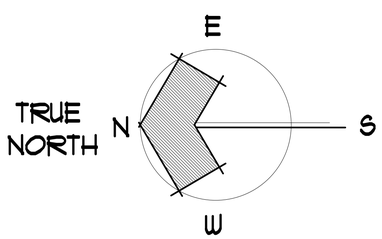
4.) PLEASE SEE FLOOR PLANS FOR FINISH FLOOR ELEVATIONS OF ALL STRUCTURES WHICH ARE ALL MINIMUM 18" ABOVE THE CROWN OF THE ADJACENT STREETS OR ROADWAYS.

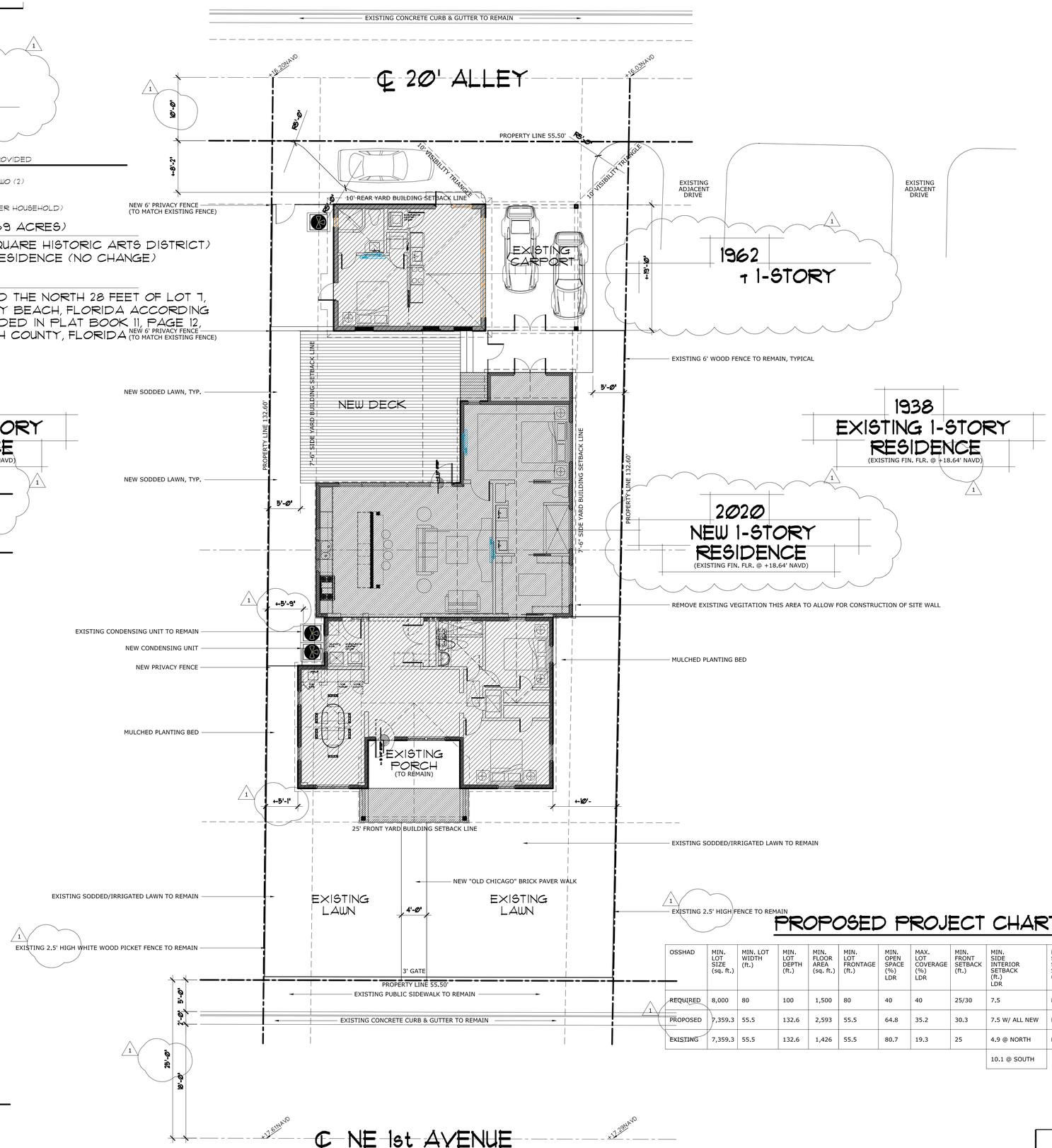
5.) PLEASE SEE SITE PLAN AND DETAILS FOR MINIMUM 3" DEEP SODDED SWALE BETWEEN SITE'S PROPERTY LINE AND ALL ADJACENT STREETS OR ROADWAYS.

SYMBOLS LEGEND:

+4.81NAVD — EXISTING TOPOGRAPHY (GRADE) TO REMAIN - SEE SURVEY

+4.81NAVD NEW — PROPOSED NEW TOPOGRAPHY (FINISH GRADE)





PROPOSED PROJECT CHART:

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

A1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

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No.	REVISIONS	Date
1	TAC COMMENTS DATED 05/26/2020	05/28/2020

Consultant Seal

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

Drawing Title
ARCHITECTURAL SITE PLAN

COPE ARCHITECTS, INC.
701 SE 1ST STREET
DELRAY BEACH, FLORIDA 33483-5201
ARCHITECTURE - PLANNING - INTERIORS
cell 561 789-3791 email copearchitectsinc@gmail.com

Seal — Florida License No. AR0013552

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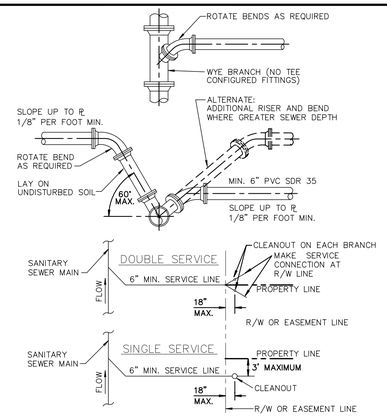
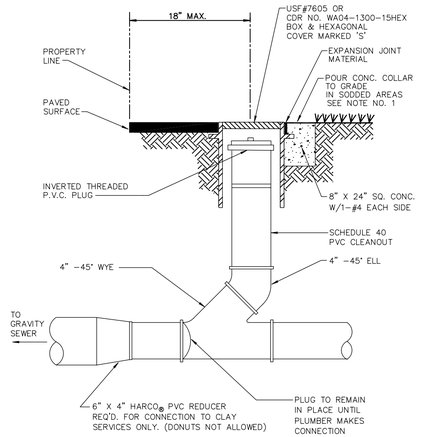


NOTE:

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.

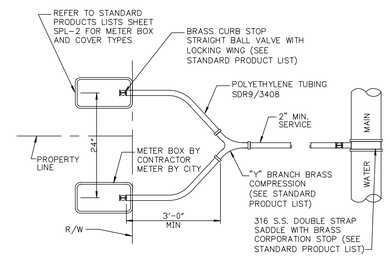
SEWER SERVICE CONNECTIONS WW 4.1



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.

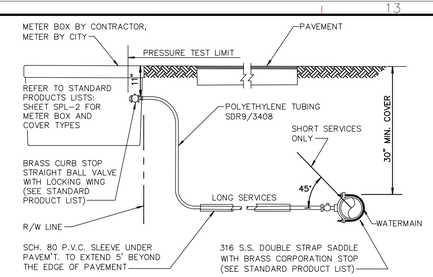
TYPICAL RESIDENTIAL CLEANOUT WW 5.1



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



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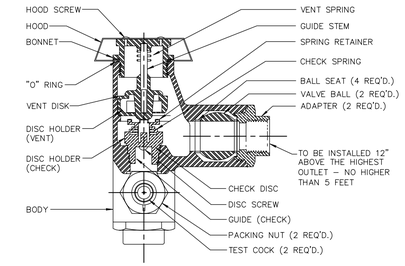
TYPICAL SERVICE CONNECTION PW 9.1a

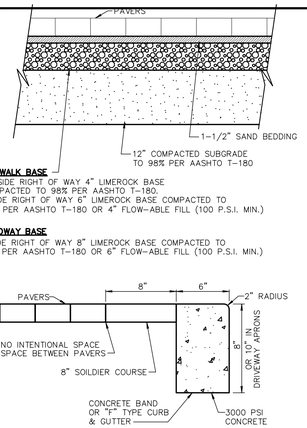


TYPICAL IRRIGATION SYSTEM
ANTI-SIPHON PRESSURE TYPE
VACUUM BREAKER

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



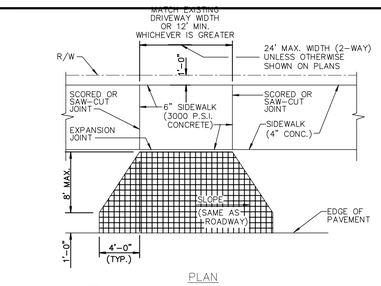
SIDEWALK BASE
OUTSIDE RIGHT OF WAY 4" LIMEROCK BASE COMPACTED TO 98% PER AASHTO T-180.
INSIDE RIGHT OF WAY 6" LIMEROCK BASE COMPACTED TO 98% PER AASHTO T-180 OR 4" FLOW-ABLE FILL (100 P.S.I. MIN.)

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:

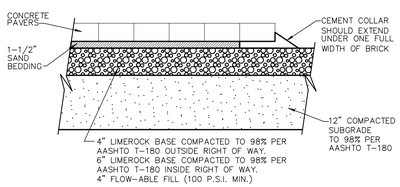
IF CITY APPROVES PAVERS TO BE USED IN LIEU OF CONC. SIDEWALK PAVER SHALL BE HOLLAND-STONE, 45° HERRING BONE, RED/CHARCOAL, COLOR MIX #2

PAVER BRICK SECTION DETAIL RT 10.1



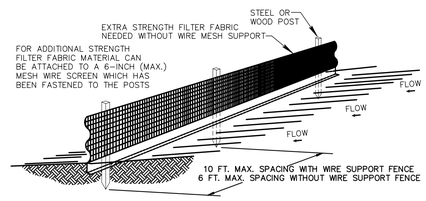
PLAN

NOTE: SIDEWALK SHALL BE CONSTRUCTED THROUGH DRIVEWAY.



SECTION

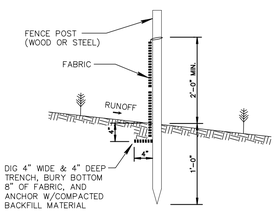
PAVER DRIVEWAY APRON TYPICAL DETAIL RT10.2



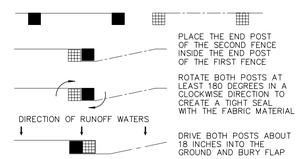
NOTES:

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

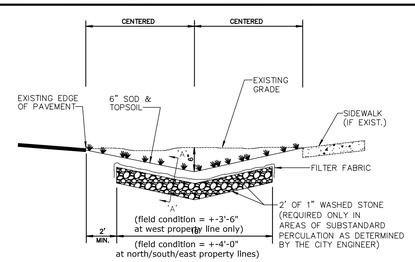


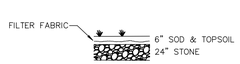
SILT FENCE SECTION
NOT TO SCALE



ATTACHING TWO SILT FENCES
NOT TO SCALE

SILT FENCE INSTALLATION DETAIL D 9.1b Sheet 2 of 2



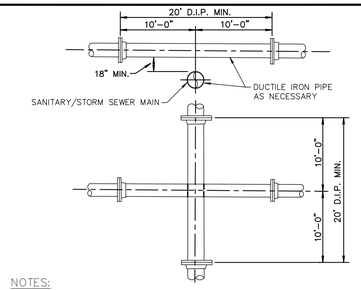


SECTION 'A'-'A'
NOT TO SCALE

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

Consultant Seal

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

Drawing Title: SITE PLAN DETAILS

COPE ARCHITECTS, INC.
701 SE 1ST STREET
DELRAY BEACH, FLORIDA 33483-5205
ARCHITECTURE - PLANNING - INTERIORS
PHO 561 274-6706 FAX 561 274-6707

Seal

Florida License No. AR0013552

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Project No.: 2018.35MARINO
CAD File No.: GENERAL SITE DTL'S.
Date: MARCH 02, 2020
Drawing No.: A2.1

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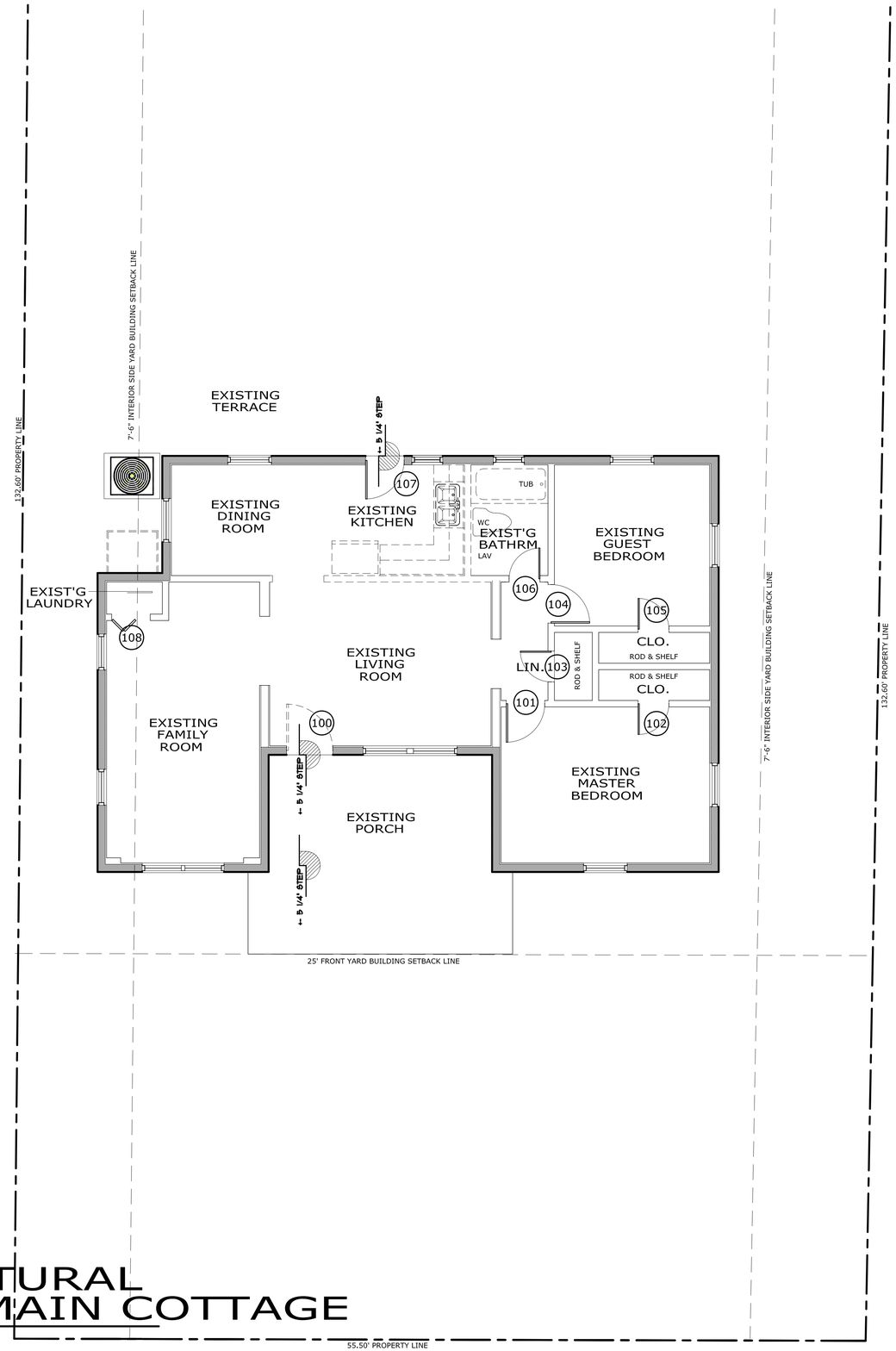
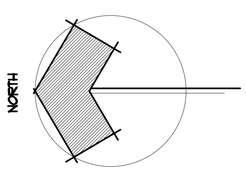


SYMBOLS LEGEND:

(100) NEW INTERIOR DOOR TYPE, SEE SCHEDULE

WALL LEGEND:

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



A5
PROPOSED ARCHITECTURAL DMOE FLOOR PLAN: MAIN COTTAGE

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

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Consultant Seal

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

Drawing Title
DEMO FLOOR PLAN

COPE ARCHITECTS, INC.
701 SE 1ST STREET
DELRAY BEACH, FLORIDA 33483-5305
ARCHITECTURE - PLANNING - INTERIORS
CELL 561 789-3791 EMAIL copearchitectsinc@gmail.com

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Drawn: RW COPE
Project No.: 2018.35MARINO
CAD File No.: DEMO FLOOR PLAN
Date: JANUARY 01, 2020
Drawing No.: A3.0
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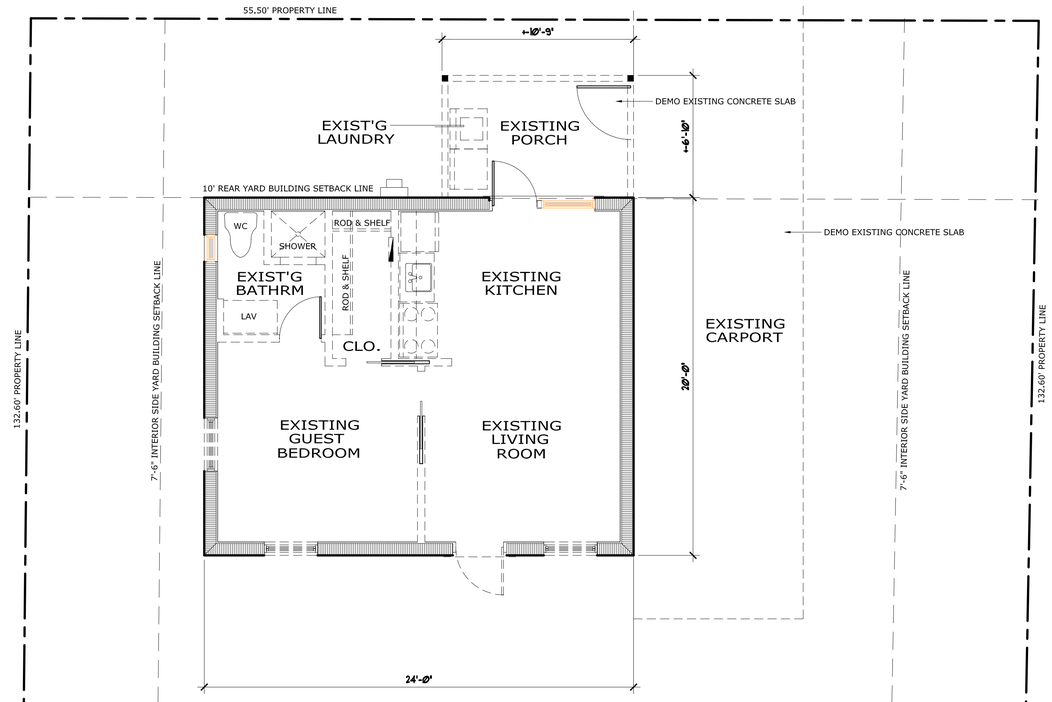
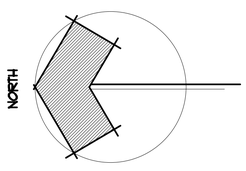


WALL LEGEND:

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



A5
PROPOSED ARCHITECTURAL DEMO FLOOR PLAN: REAR COTTAGE

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

EXISTING FLOOR AREA:

	MAIN COTTAGE		REAR COTTAGE		GRAND TOTAL
A/C AREA (UNDER AIR) :	+- 946 SQ. FT.	+	+- 479 SQ. FT.	=	+- 1,425 SQ. FT.
NON-AIR CONDITIONED ENCLOSED STORAGE :	+-0 SQ. FT.		+-0 SQ. FT.		+-0 SQ. FT.
COVERED AREA (ROOFED, OPEN-AIR PORCH) :	+- 110 SQ. FT.		+- 74 SQ. FT.		+- 184 SQ. FT.
TOTAL FLOOR AREA :	+- 1,471 SQ. FT.		+- 553 SQ. FT.		+- 1,609 SQ. FT.

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Consultant Seal

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

Drawing Title
DEMO FLOOR PLAN

COPE ARCHITECTS, INC.
701 SE 1 ST STREET
DELRAY BEACH FLORIDA 33483-5305
ARCHITECTURE - PLANNING - INTERIORS
CELL 561 789-3791 EMAIL copearchitectsinc@gmail.com

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CAD File No.: DEMO FLOOR PLAN
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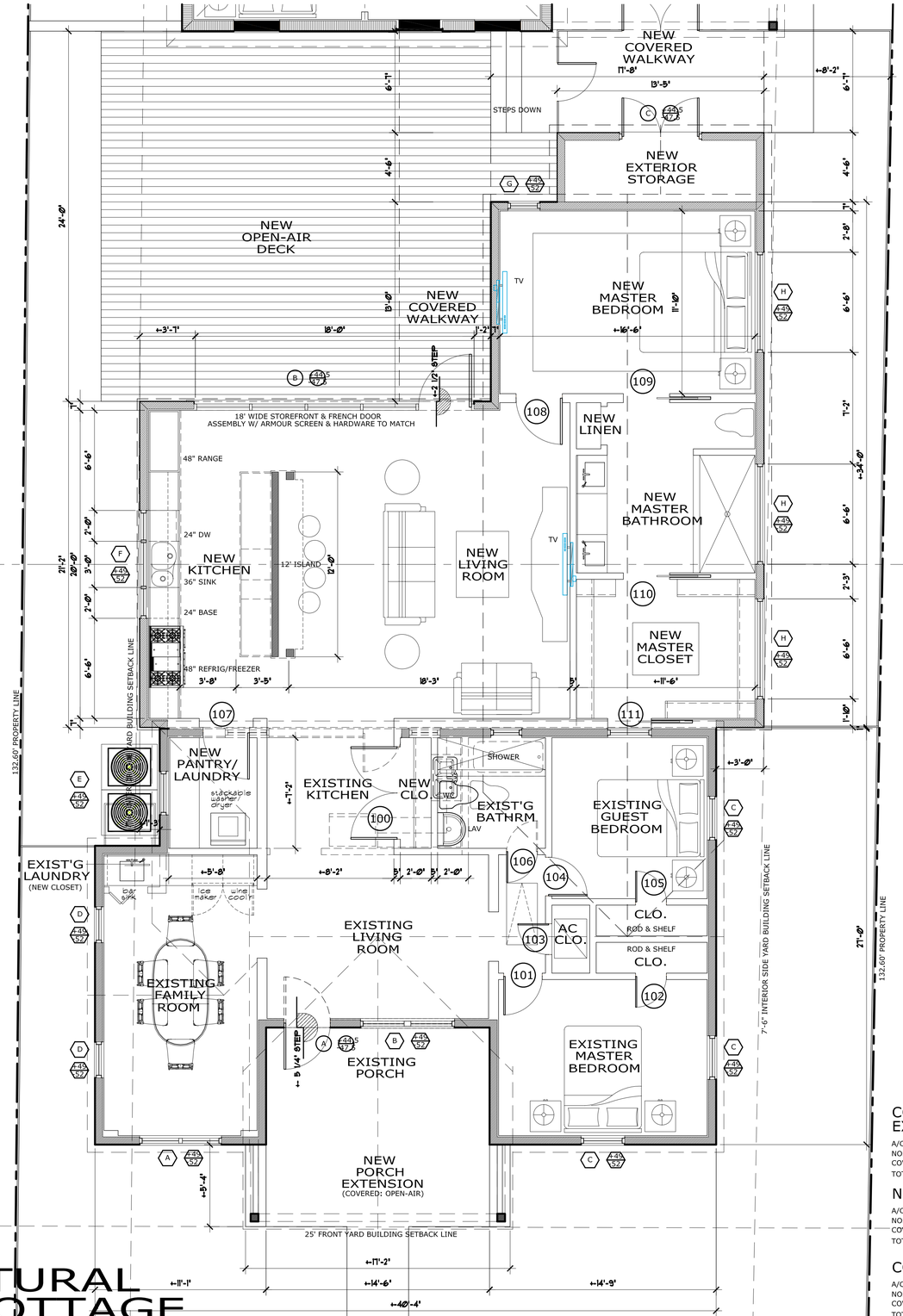

SYMBOLS LEGEND:

- A — WINDOW TYPE, SEE SCHEDULE
- 44.5 / 52.5 — WINDOW PRESSURES (P.S.F.)
- A — DOOR TYPE, SEE SCHEDULE
- 44.5 / 47.5 — DOOR PRESSURES (P.S.F.)

SYMBOLS LEGEND:

- 200 — NEW INTERIOR DOOR TYPE, SEE SCHEDULE

WALL LEGEND:

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

A6
PROPOSED ARCHITECTURAL FLOOR PLAN: MAIN COTTAGE

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

COMPOSITE FLOOR AREA:
EXISTING FLOOR AREA:

	MAIN COTTAGE	REAR COTTAGE	SUB TOTAL
A/C AREA (UNDER AIR) :	+- 946 SQ. FT.	+- 479 SQ. FT.	+- 1,425 SQ. FT.
NON-AIR CONDITIONED ENCLOSED STORAGE :	+-0 SQ. FT.	+-0 SQ. FT.	+-0 SQ. FT.
COVERED AREA (ROOFED, OPEN-AIR PORCH) :	+- 110 SQ. FT.	+- 0 SQ. FT.	+- 110 SQ. FT.
TOTAL FLOOR AREA :	+- 1,056 SQ. FT.	+- 479 SQ. FT.	+- 1,535 SQ. FT.

NEW FLOOR AREA:

	MAIN COTTAGE
A/C AREA (UNDER AIR) :	+- 1,087 SQ. FT.
NON-AIR CONDITIONED ENCLOSED STORAGE :	+-80 SQ. FT.
COVERED AREA (ROOFED, OPEN-AIR PORCH,WALK & CARPORT) :	+- 633 SQ. FT.
TOTAL FLOOR AREA : 92 SF, 233 SF, 308 SF	+- 1,800 SQ. FT.

COMPOSITE FLOOR AREA:

	GRAND TOTAL	NO CHANGE @ REAR COTTAGE	SUB TOTAL
A/C AREA (UNDER AIR) :	+- 2,033 SQ. FT.	+- 479 SQ. FT.	+- 2,512 SQ. FT.
NON-AIR CONDITIONED ENCLOSED STORAGE :	+-80 SQ. FT.	+-0 SQ. FT.	+-80 SQ. FT.
COVERED AREA (ROOFED, OPEN-AIR PORCH,WALK & CARPORT) :	+- 743 SQ. FT.	+- 0 SQ. FT.	+- 743 SQ. FT.
TOTAL FLOOR AREA : 92 SF, 233 SF, 308 SF	+- 2,856 SQ. FT.	+- 479 SQ. FT.	+- 3,335 SQ. FT.

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Consultant Seal

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

Drawing Title
PROPOSED FLOOR PLAN

COPE ARCHITECTS, INC.
701 SE 1ST STREET
DELRAY BEACH, FLORIDA 33483-5305
ARCHITECTURE - PLANNING - INTERIORS
CELL 561 789-3791 EMAIL copearchitectsinc@gmail.com

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CAD File No.: NEW FLOOR PLAN
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Drawing No.: A4.0
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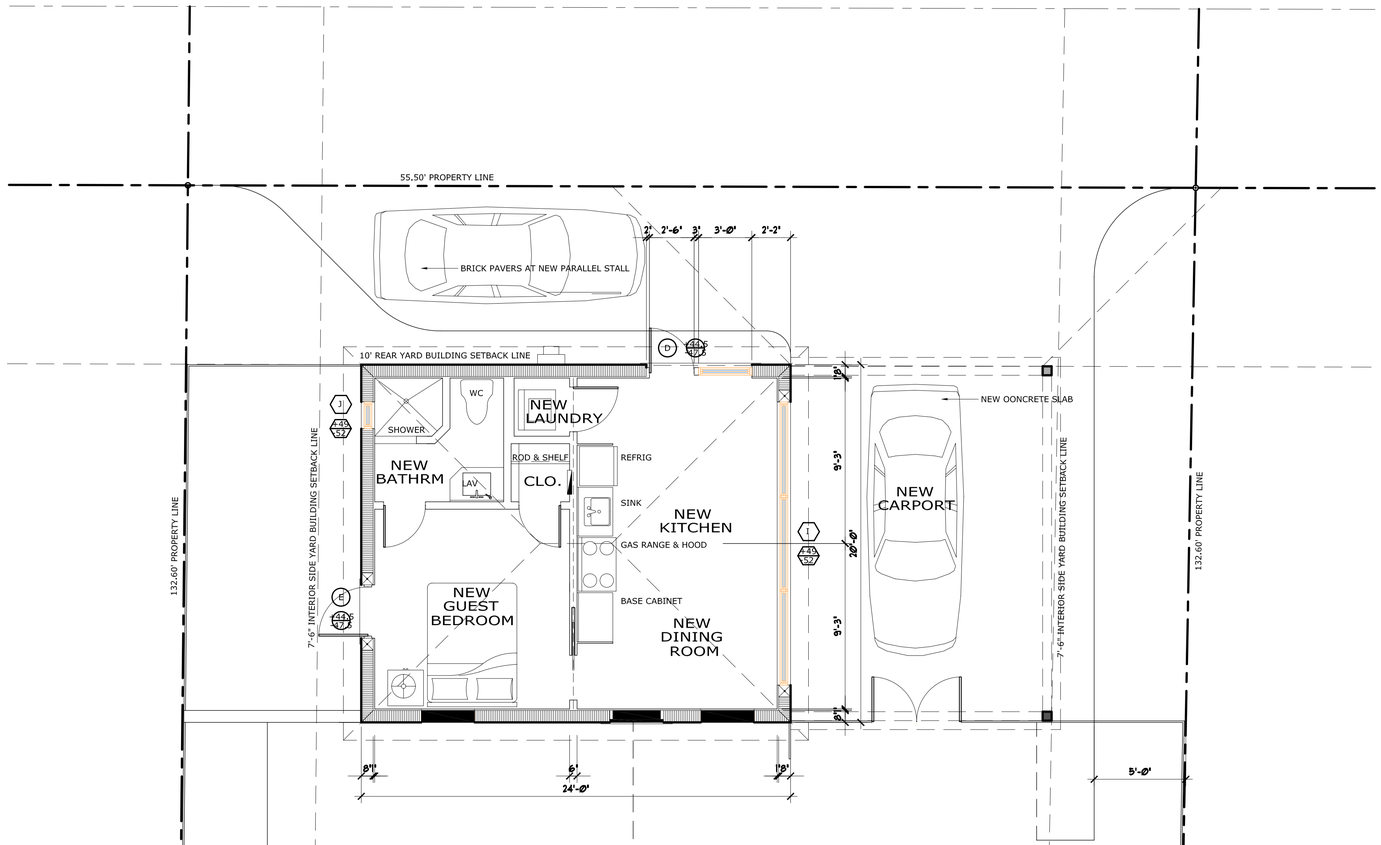


SYMBOLS LEGEND:

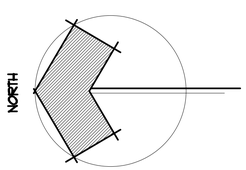
- A — WINDOW TYPE, SEE SCHEDULE
- 44.0 / 52.7 — WINDOW PRESSURES (P.S.F.)
- A — DOOR TYPE, SEE SCHEDULE
- 44.5 / 47.6 — DOOR PRESSURES (P.S.F.)

SYMBOLS LEGEND:

- 200 — NEW INTERIOR DOOR TYPE, SEE SCHEDULE

WALL LEGEND:

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



A5
PROPOSED ARCHITECTURAL FLOOR PLAN: REAR COTTAGE

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

EXISTING FLOOR AREA:

	MAIN COTTAGE	REAR COTTAGE	GRAND TOTAL
A/C AREA (UNDER AIR) :	+- 946 SQ. FT.	+- 479 SQ. FT.	+- 1,425 SQ. FT.
NON-AIR CONDITIONED ENCLOSED STORAGE :	+-0 SQ. FT.	+-0 SQ. FT.	+-0 SQ. FT.
COVERED AREA (ROOFED, OPEN-AIR PORCH) :	+- 110 SQ. FT.	+- 74 SQ. FT.	+- 184 SQ. FT.
TOTAL FLOOR AREA :	+- 1,471 SQ. FT.	+- 553 SQ. FT.	+- 1,609 SQ. FT.

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No.	REVISIONS	Date

Consultant Seal

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

Drawing Title
DEMO FLOOR PLAN

COPE ARCHITECTS, INC.
701 SE 1ST STREET
DELRAY BEACH, FLORIDA 33483-5305
ARCHITECTURE • PLANNING • INTERIORS
CELL 561 789-3791 EMAIL copearchitectsinc@gmail.com

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CAD File No.
REAR FLOOR PLAN

Date
MARCH 02, 2020

Drawing No.
A4.1
___ of ___

ELECTRICAL SYMBOL LEGEND:

- NEW DEDICATED DUPLEX RECEPTACLE 15A, 125 VAC
- NEW DUPLEX RECEPTACLE 15A, 125 VAC
- WP NEW DUPLEX RECEPTACLE 15A, 125 VAC WEATHERPROOF
- GFI NEW DUPLEX RECEPTACLE 15A, 125 VAC GROUND FAULT INTERRUPTER
- NEW QUADRUPLEX RECEPTACLE 15A, 125 VAC
- J JUNCTION BOX (FUTURE FIXTURE)
- S SMOKE DETECTOR
- SURFACE FLUORESCENT FIXTURE
- EXHAUST FAN WITH NIGHTLITE, ARCHITECT TO SPECIFY
- WALL SCONCE – SURFACE MOUNT
- RECESSED "HALO" MODEL# H99ICT HIGH HAT, (OR EQUAL) FIXTURE @ DRYWALL CEILINGS
- VAPOR PROOF RECESSED HIGH HAT
- PENDANT LIGHT, AS SELECTED BY ARCHITECT
- SPECIAL 220V RECEPTACLE
- VOICE/DATA JACK
- TV CABLE JACK
- SINGLE POLE LIGHTING SWITCH
- 3 THREE WAY LIGHTING SWITCH
- FLOOD LIGHT
- CEILING FAN
- DECORATIVE CHANDELEIR AS SELECTED & APPROVED BY OWNER

SYMBOLS LEGEND:

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

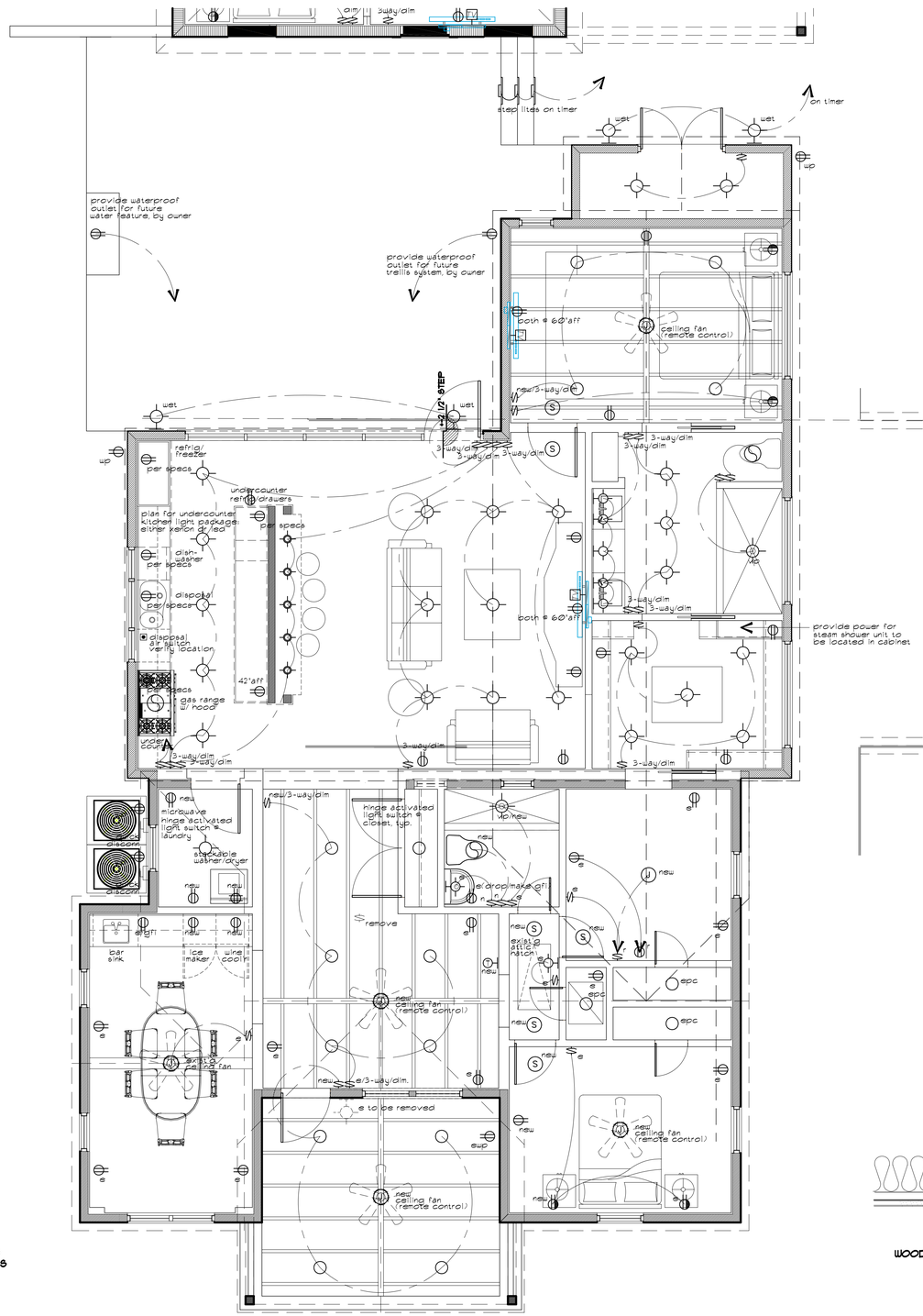
LEGEND:

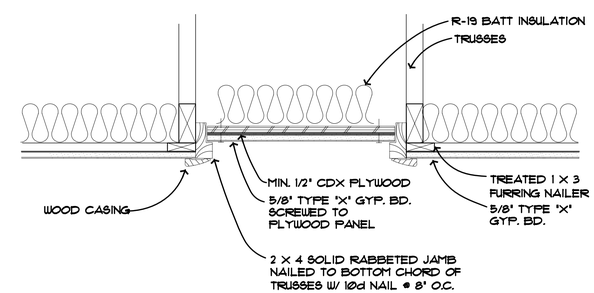
CEILING MATERIAL: SEE ABOVE

#3 +- 10'-0" CEILING HEIGHT ABOVE FINISH FLOOR

GENERAL NOTES:

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





A4
NEW ELECTRICAL FLOOR PLAN

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

ATTIC ACCESS DETAIL

NOT TO SCALE

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Consultant Seal

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

Drawing Title
ELECTRICAL FLOOR PLAN

COPE ARCHITECTS, INC.
701 SE 1ST STREET
DELRAY BEACH, FLORIDA 33483-5305
ARCHITECTURE • PLANNING • INTERIORS
CELL 561 789-3791 EMAIL copearchitects@gmail.com

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Drawing No.: A4.2

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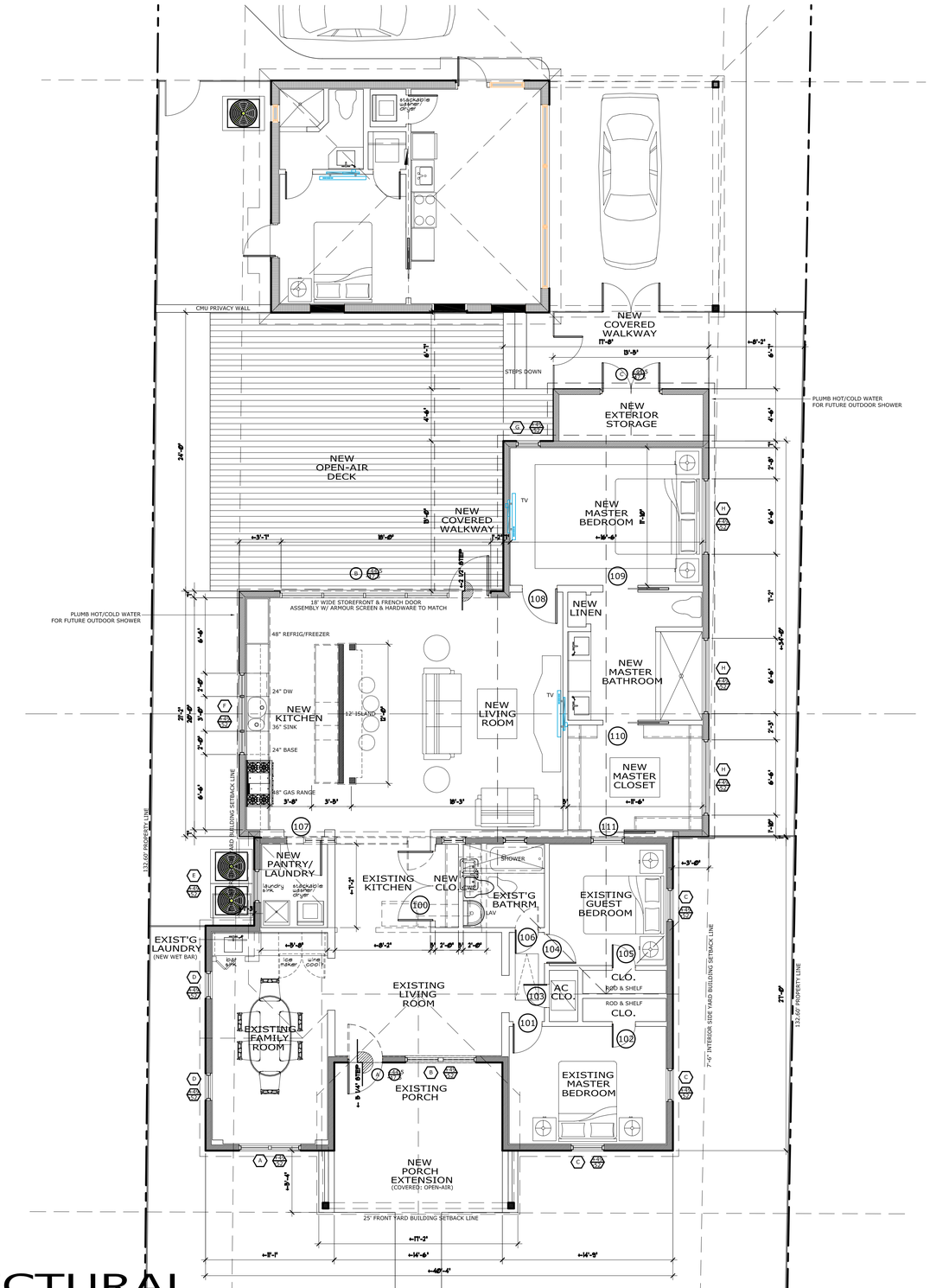


SYMBOLS LEGEND:

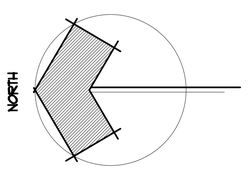
- (A) WINDOW TYPE, SEE SCHEDULE
- (+40 / -52) WINDOW PRESSURES (P.S.F.)
- (A) DOOR TYPE, SEE SCHEDULE
- (+45 / -47.5) DOOR PRESSURES (P.S.F.)

SYMBOLS LEGEND:

- (200) NEW INTERIOR DOOR TYPE, SEE SCHEDULE

WALL LEGEND:

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



A6
PROPOSED ARCHITECTURAL FLOOR PLANS: MAIN/REAR COTTAGES

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

COMPOSITE FLOOR AREA:
EXISTING FLOOR AREA:

	MAIN COTTAGE	REAR COTTAGE	SUB TOTAL
A/C AREA (UNDER AIR) :	+- 946 SQ. FT.	+- 479 SQ. FT.	+- 1,425 SQ. FT.
NON-AIR CONDITIONED ENCLOSED STORAGE :	+-0 SQ. FT.	+-0 SQ. FT.	+-0 SQ. FT.
COVERED AREA (ROOFED, OPEN-AIR PORCH) :	+- 110 SQ. FT.	+- 0 SQ. FT.	+- 110 SQ. FT.
TOTAL FLOOR AREA :	+- 1,056 SQ. FT.	+- 479 SQ. FT.	+- 1,535 SQ. FT.

NEW FLOOR AREA:

	MAIN COTTAGE
A/C AREA (UNDER AIR) :	+- 1,087 SQ. FT.
NON-AIR CONDITIONED ENCLOSED STORAGE :	+-80 SQ. FT.
COVERED AREA (ROOFED, OPEN-AIR PORCH,WALK & CARPORT) :	+- 633 SQ. FT.
TOTAL FLOOR AREA : 92 SF, 233 SF, 308 SF	+- 1,800 SQ. FT.

COMPOSITE FLOOR AREA:

	GRAND TOTAL	NO CHANGE @ REAR COTTAGE	SUB TOTAL
A/C AREA (UNDER AIR) :	+- 2,033 SQ. FT.	+- 479 SQ. FT.	+- 2,512 SQ. FT.
NON-AIR CONDITIONED ENCLOSED STORAGE :	+-80 SQ. FT.	+-0 SQ. FT.	+-80 SQ. FT.
COVERED AREA (ROOFED, OPEN-AIR PORCH,WALK & CARPORT) :	+- 743 SQ. FT.	+- 0 SQ. FT.	+- 743 SQ. FT.
TOTAL FLOOR AREA : 92 SF, 233 SF, 308 SF	+- 2,856 SQ. FT.	+- 479 SQ. FT.	+- 3,335 SQ. FT.

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No.	REVISIONS	Date

Consultant Seal

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

Drawing Title
PROPOSED FLOOR PLAN

COPE ARCHITECTS, INC.
701 SE 1ST STREET
DELRAY BEACH, FLORIDA 33483-5305
ARCHITECTURE • PLANNING • INTERIORS
CELL 561 789-3791 EMAIL copearchitectsinc@gmail.com

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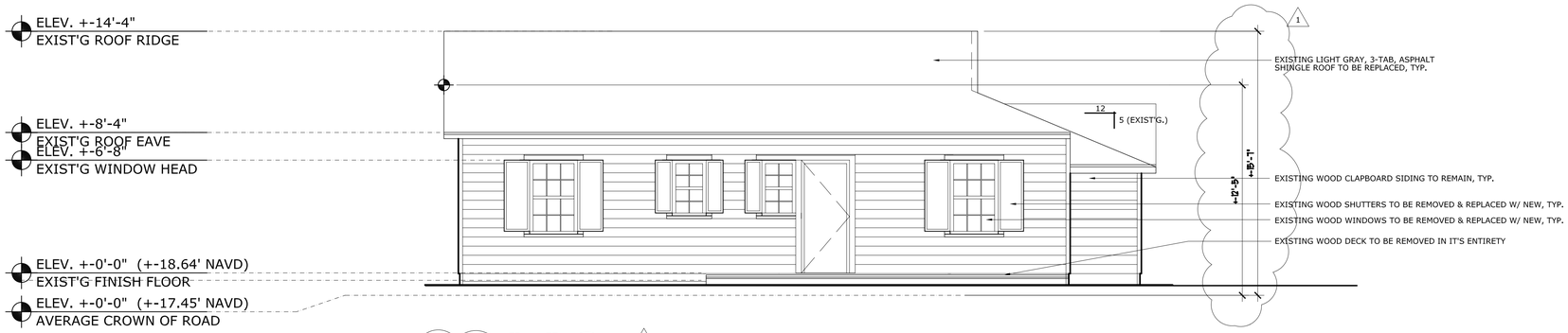
2018.35MARINO

CAD File No.
NEW FLOOR PLANS

Date
MAY 28, 2020

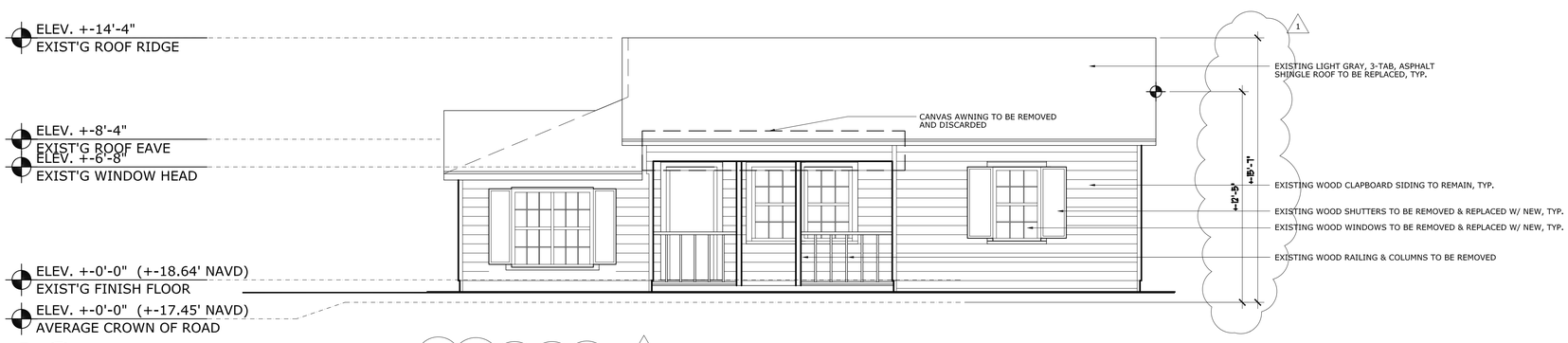
Drawing No.
A4.3

___ of ___



A7
ARCHITECTURAL EAST ELEVATION: EXIST'G. REAR

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



A8
ARCHITECTURAL WEST ELEVATION: EXIST'G. ENTRY

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

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No.	REVISIONS	Date
1	TAC COMMENTS DATED 05/26/2020	05/28/2020

Consultant Seal

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

Drawing Title
EXTERIOR ELEVATIONS

COPE ARCHITECTS, INC.
701 SE 1ST STREET
DELRAY BEACH, FLORIDA 33483-5305
ARCHITECTURE · PLANNING · INTERIORS
CELL 561 789-3791 EMAIL copearchitectsinc@gmail.com

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Project No.
2018.35MARINO

CAD File No.
EXTERIOR ELEVN'S

Date
MARCH 02, 2020

Drawing No.
A6.0

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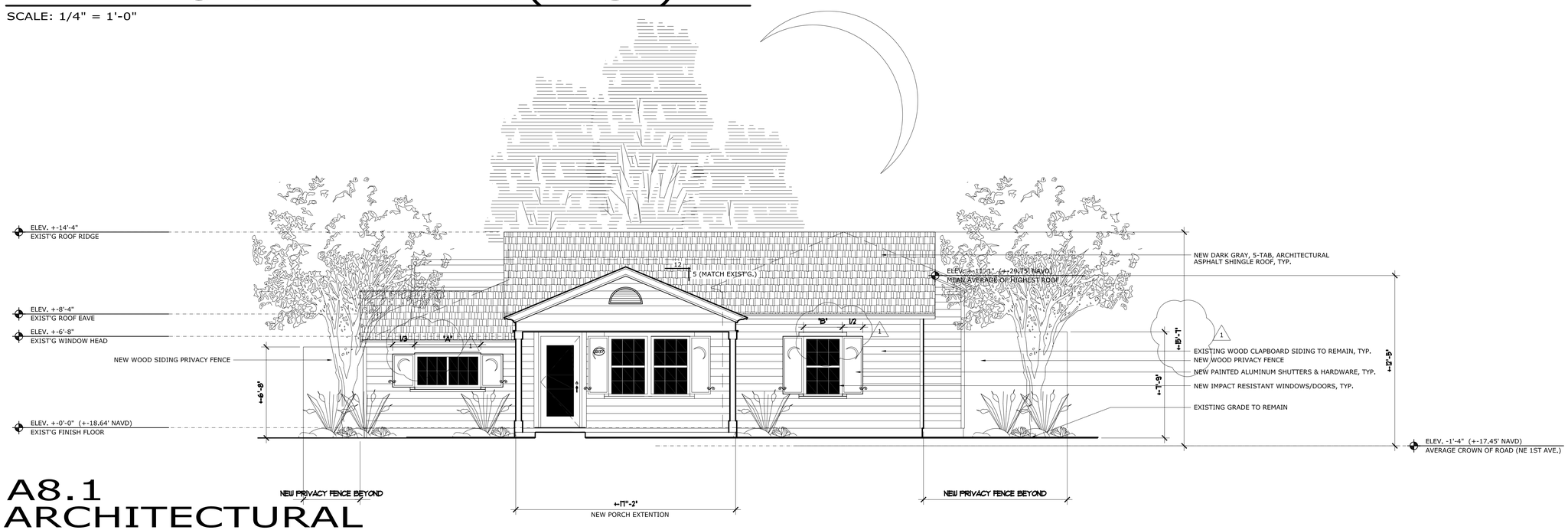
A7.1
ARCHITECTURAL ELEVATION: NEW REAR (EAST)

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



A8.1
ARCHITECTURAL ELEVATION: NEW ENTRY (WEST)

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

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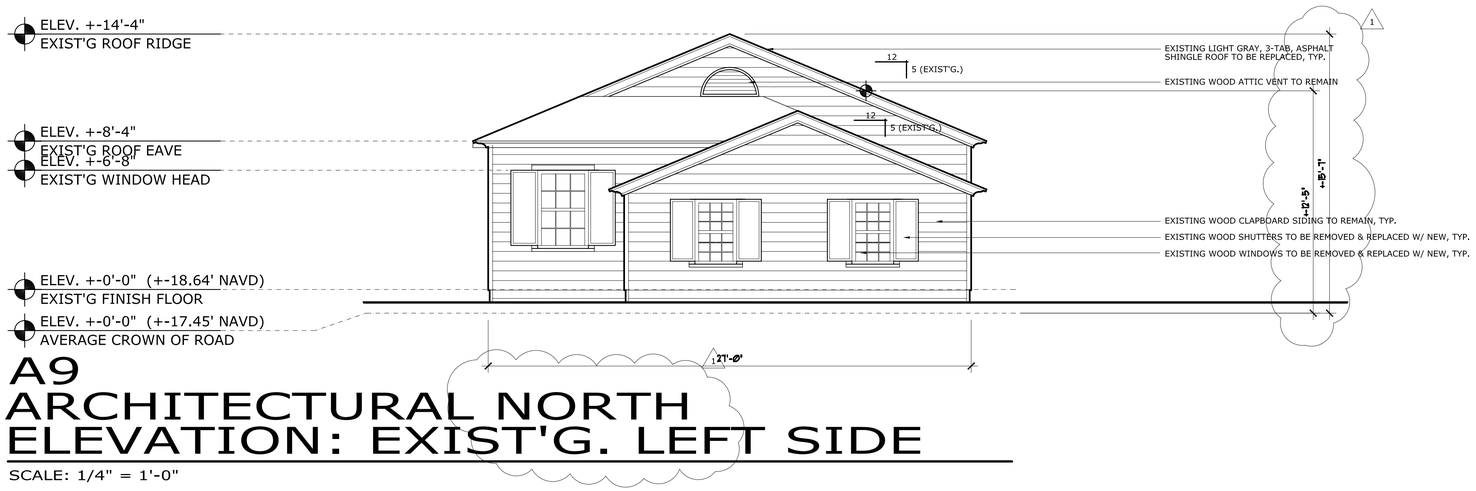
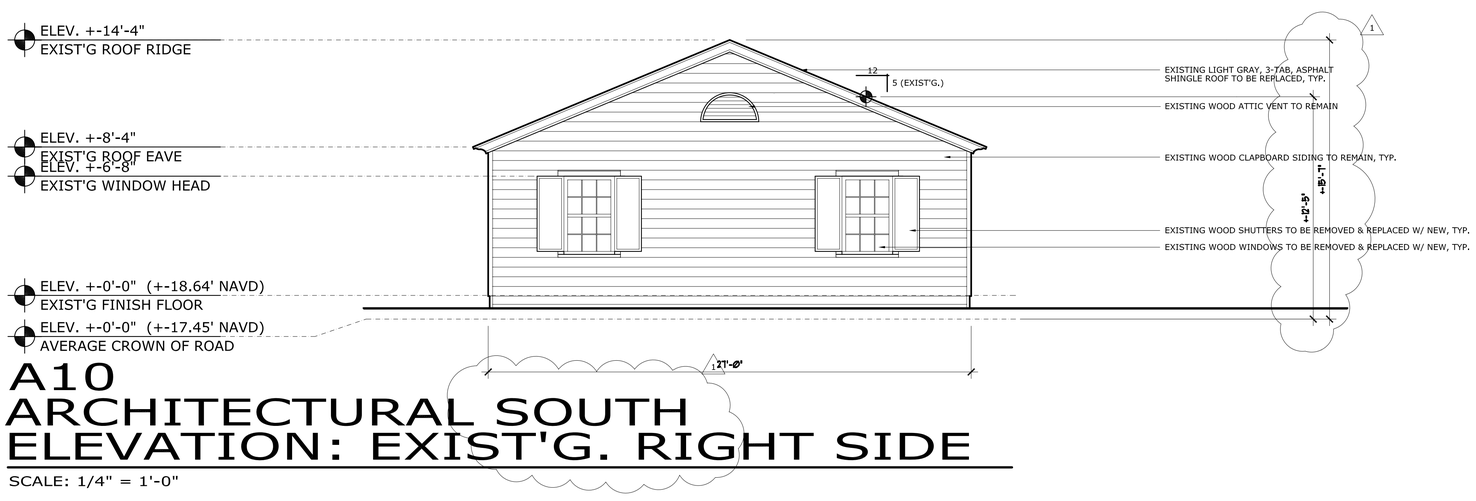


A9
ARCHITECTURAL NORTH ELEVATION: EXIST'G. LEFT SIDE

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



A10
ARCHITECTURAL SOUTH ELEVATION: EXIST'G. RIGHT SIDE

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

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DELRAY BEACH, FLORIDA 33483-5305
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Date: MARCH 02, 2020
Drawing No.: A7.0

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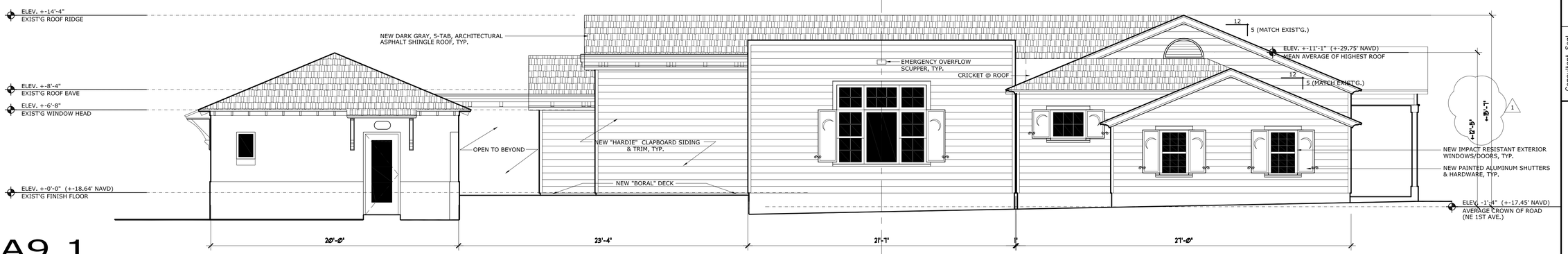
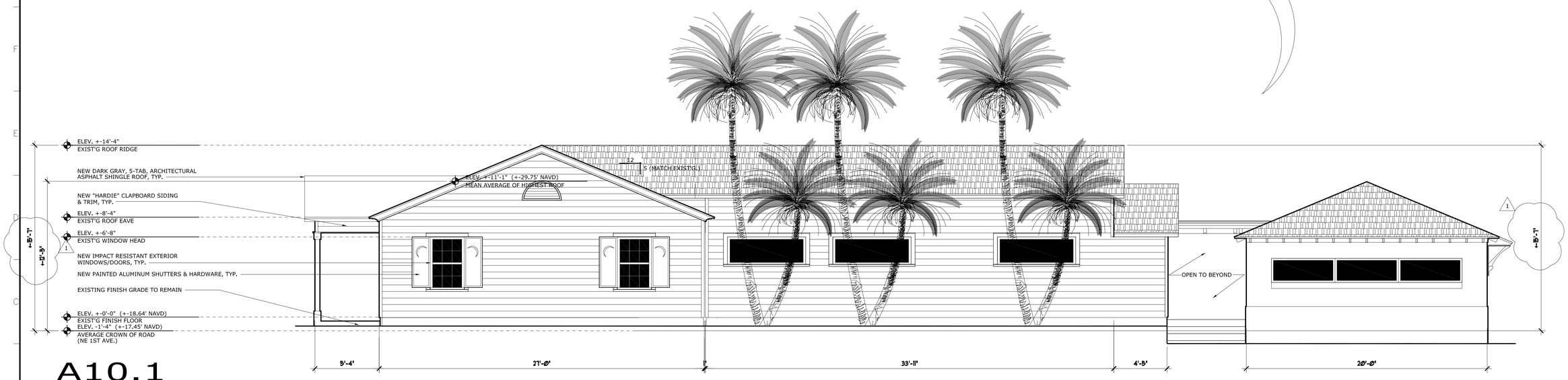


A9.1 ARCHITECTURAL ELEVATION: NEW LEFT (NORTH) SIDE

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



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

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

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701 SE 1ST STREET
DELRAY BEACH, FLORIDA 33483-5305
ARCHITECTURE • PLANNING • INTERIORS
CELL 561 789-3791 EMAIL copearchitectsinc@gmail.com

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Date: MARCH 02, 2020
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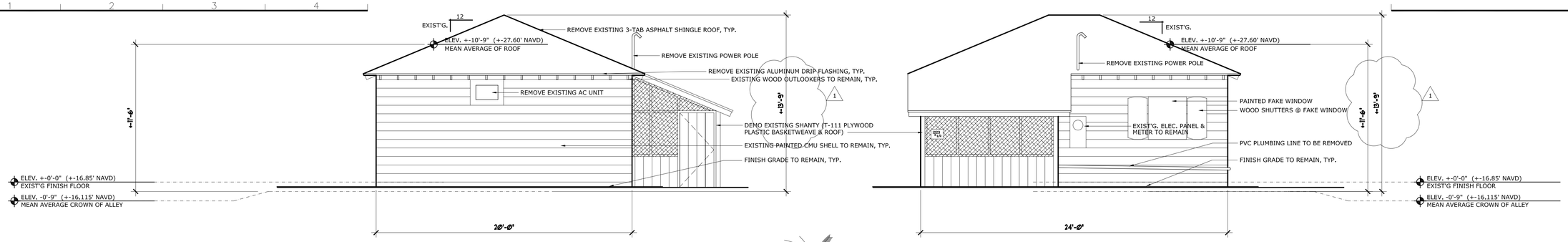
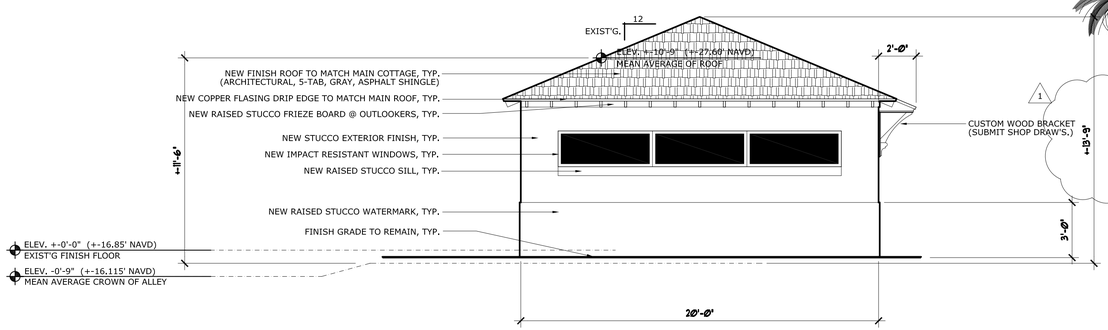
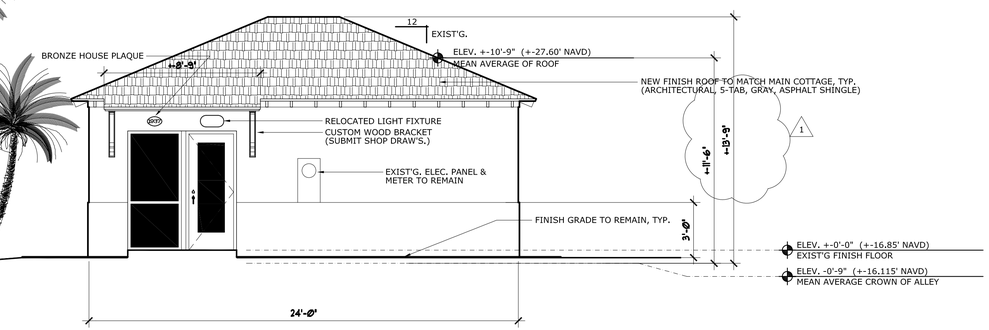


EXIST'G. SOUTH

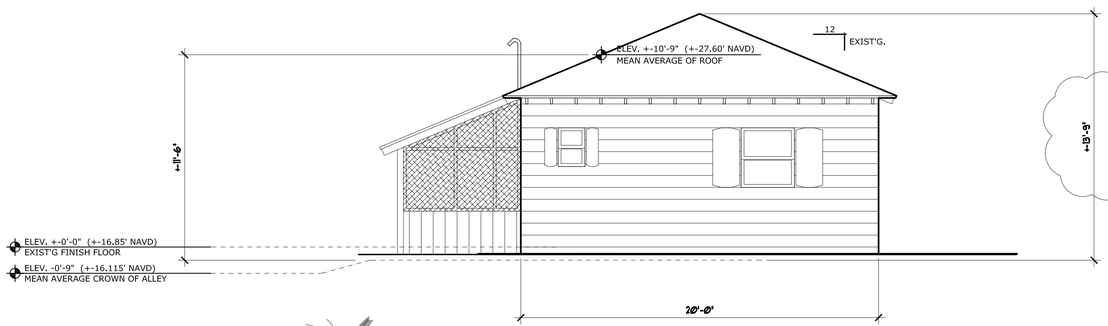
EXIST'G. EAST



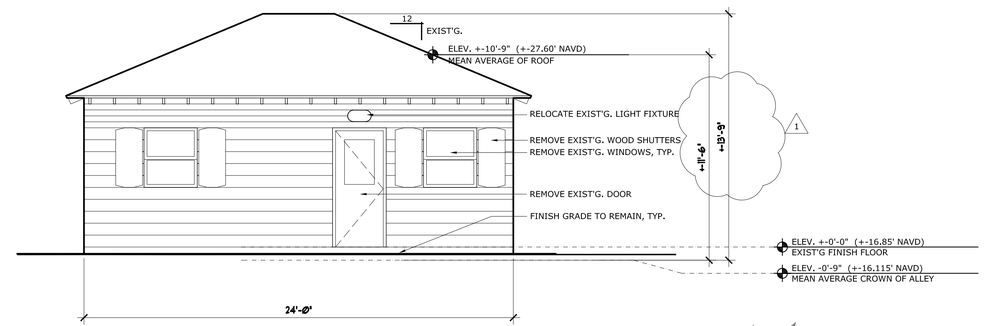
NEW SOUTH



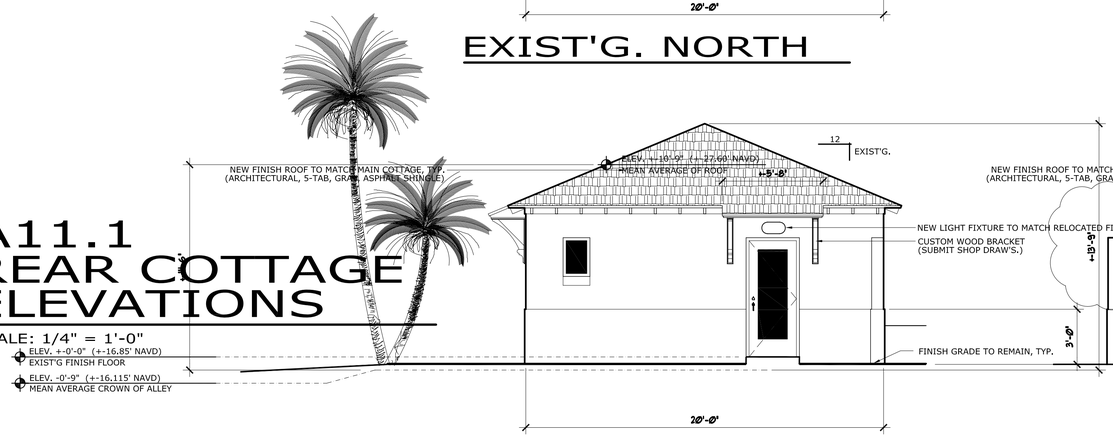
NEW EAST



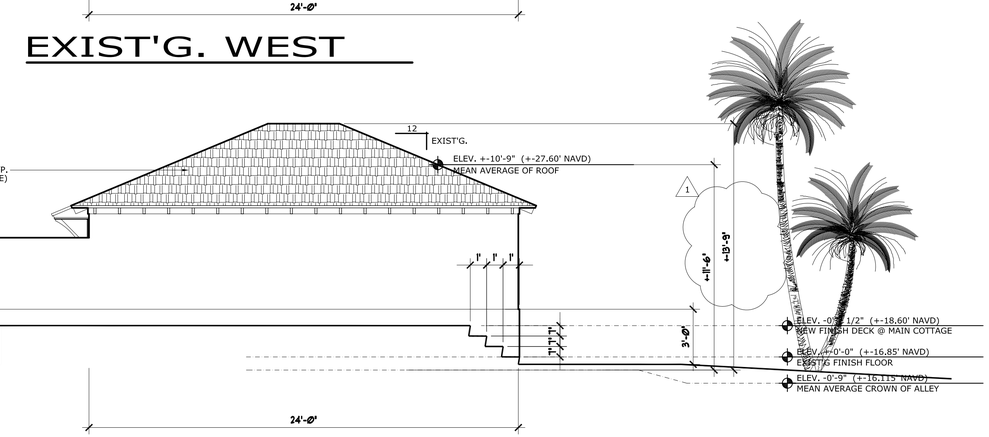
EXIST'G. NORTH



EXIST'G. WEST



NEW NORTH



NEW WEST

A11.1
REAR COTTAGE ELEVATIONS

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

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Consultant Seal

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

Drawing Title
EXTERIOR ELEVATIONS

COPE ARCHITECTS, INC.
701 SE 1ST STREET
DELRAY BEACH, FLORIDA 33483-5305
ARCHITECTURE - PLANNING - INTERIORS
CELL 561 789-3791 EMAIL copearchitectsinc@gmail.com

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Project No.: 2018.35MARINO
CAD File No.: EXTERIOR ELEVN'S
Date: MARCH 02, 2020
Drawing No.: A8.0

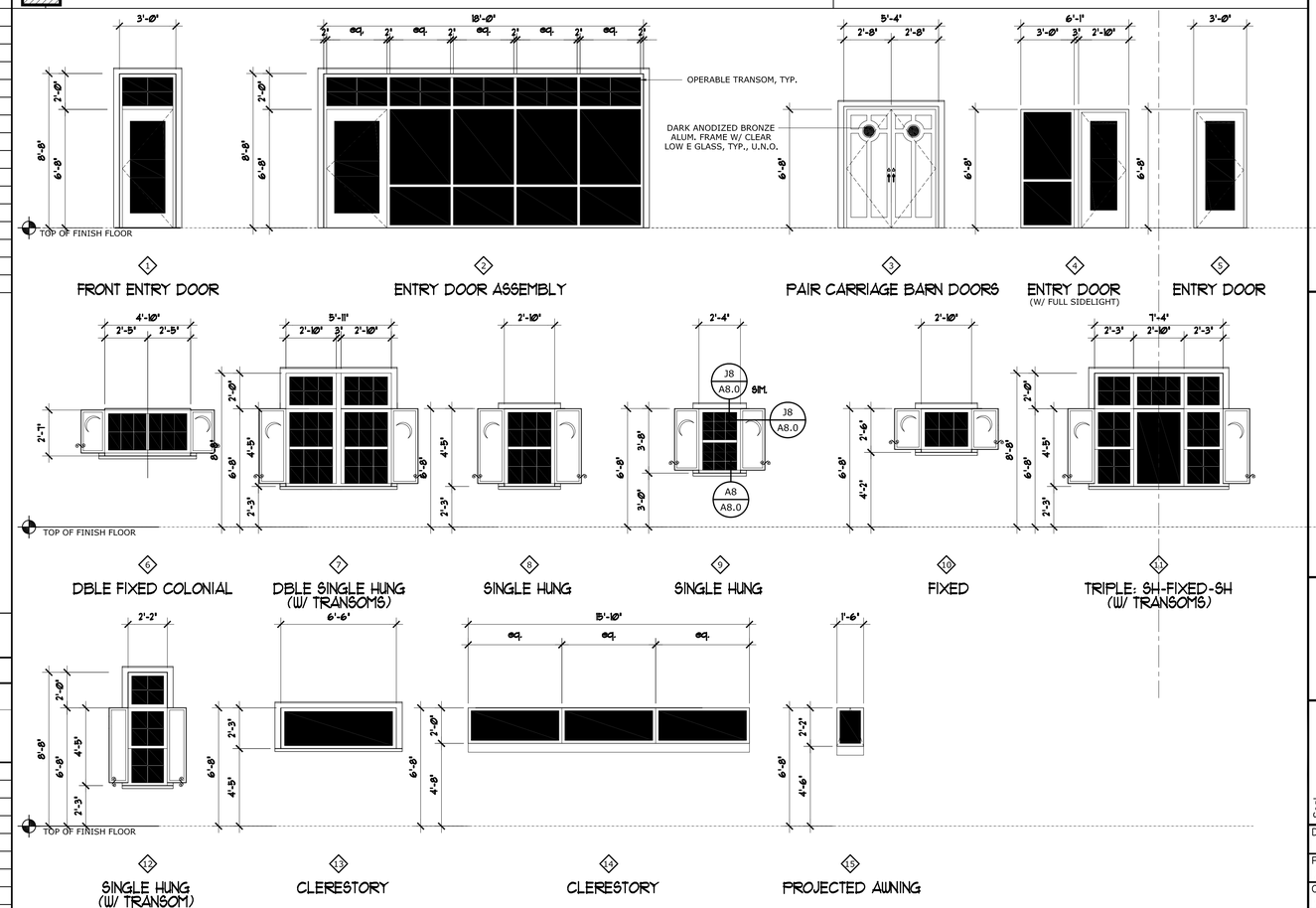
___ of ___

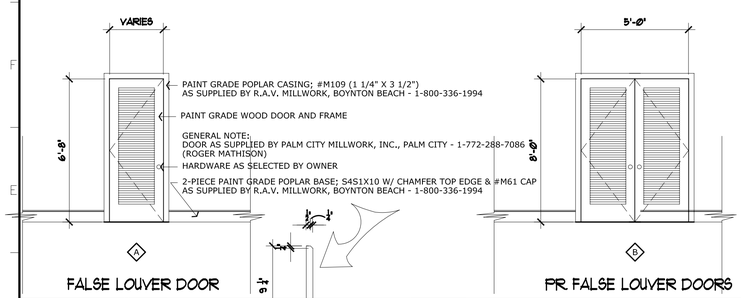
DOOR NO	ROOM	W.	H.	THK.	TYPE	RATING	MAT'L.	FIN.	DOOR FRAME DETAILS H. J. J. S.	THR.	MAT.	FIN.	HDW.	LBL.	REMARKS (GENERAL NOTE: ALL DETAILS SHOWN ON THIS SHEET UNLESS OTHERWISE SPECIFIED)
	MAIN COTTAGE														
101	POWDER ROOM	2'-0"	8'-0"	1 3/4"	A		WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
102	GUEST BEDRM. #1	3'-0"	8'-0"	1 3/4"	A		WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
103	GUEST #1 BATH	2'-4"	8'-0"	1 3/4"	A		WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
104	GUEST CLOSET	PR. 3'-0"	8'-0"	1 3/4"	B	BARN DOOR STYLE/HARDWARE	WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
	REAR COTTAGE														
200	MASTER BEDROOM	2'-10"	8'-0"	1 3/4"	A		WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
201	MASTER W.I.C.	2'-4"	8'-0"	1 3/4"	A		WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
202	MASTER BATHROOM	3'-0"	8'-0"	1 3/4"	A		WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
203	MASTER LINEN CLO.	PR. 2'-4"	8'-0"	1 3/4"	B		WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
204	MASTER TOILET	2'-6"	8'-0"	1 3/4"	A		WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
205	A/C CLOSET	PR. 1'-0"	8'-0"	1 3/4"	B		WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
206	LAUNDRY ROOM	PR. 2'-6"	8'-0"	1 3/4"	B	BARN DOOR STYLE/HARDWARE	WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
207	GUEST BEDRM. #3	3'-0"	8'-0"	1 3/4"	A	BARN DOOR STYLE/HARDWARE	WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
208	GUEST #3 CLOSET	2'-4"	8'-0"	1 3/4"	A		WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
209	GUEST BATH	2'-6"	8'-0"	1 3/4"	B	BARN DOOR STYLE/HARDWARE	WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
210	A/C CLOSET	PR. 1'-0"	8'-0"	1 3/4"	B	BARN DOOR STYLE/HARDWARE	WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
211	GUEST BEDRM. #3	3'-0"	8'-0"	1 3/4"	A	BARN DOOR STYLE/HARDWARE	WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
212	GUEST #3 CLOSET	2'-4"	8'-0"	1 3/4"	A		WD	PT	— — — —	—	—	PT	—	—	STYLE AS SELECTED BY OWNER
213	GUEST BATH	2'-6"	8'-0"	1 3/4"	A	BARN DOOR STYLE/HARDWARE	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.	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'-0" X 6'-8"	ENTRY PORCH	+-3'-4"	+-8'-9 1/2"	7/16" TEMP.	1	—	DAB	— — — —	—	—	DAB	—	—	IMPACT RESISTANT FRENCH DOOR W/ OPERABLE TRANSOM, COPPER THRESHOLD, CUSTOM OIL RUBBED BRONZE HINGES & HARDWARE, ETC. - AS SELECTED BY OWNER (WEATHER GASKETS, TYPICAL)
	B	3'-4 3/4" X 6'-8"	KITCHEN/LIVING ROOM	+-18'-2"	+-8'-9 1/2"	7/16" TEMP.	2	—	DAB	— — — —	—	—	DAB	—	—	IMPACT RESISTANT FRENCH DOOR W/ OPERABLE TRANSOM
	C	PR 2'-8" X 6'-8"	STORAGE	+-5'-6"	+-6'-9 1/2"	7/16" TEMP.	3	—	DAB	— — — —	—	—	DAB			IMPACT RESISTANT CUSTOM STAINED GRADE WOOD CARRIAGE DOOR AS SELECTED BY OWNER
	D	2'-10" X 6'-8"	REAR COTTAGE/LIVING	+-6'-5"	+-6'-9 1/2"	7/16" TEMP.	4	—	DAB	— — — —	—	—	DAB			IMPACT RESISTANT PR. EXTERIOR ENTRY OUTSWING FRENCH DOORS W/ FULL SIDELIGHTS & OPERABLE TRANSOMS
	E	3'-0" X 6'-8"	REAR COTTAGE/BEDRM.	+-3'-4"	+-6'-9 1/2"	7/16" TEMP.	5	—	DAB	— — — —	—	—	DAB	—	—	IMPACT RESISTANT FRENCH OUTSWING DOOR (BOTH: LEFH HAND & RIGHT HAND SWING) TRUE FRENCH DOOR (W/ MUNTINS), BUMPER THRESHOLD, 7" HINGES, LOCKABLE HARDWARE, ETC.
A		FIXED	DINING ROOM	+-5'-0"	+-2'-9"	7/16" TEMP.	6	—	DAB	— — — —	AL	AL	DAB	—	—	IMPACT RESISTANT FIXED WINDOW: MODULAR WINDOW, W/ CLEAR LOW E GLASS
B		DBLE SINGLE HUNG	ENTRY PORCH	+-6'-1"	+-8'-9 1/2"	7/16" TEMP.	7	—	DAB	— — — —	AL	AL	DAB	—	—	IMPACT RESISTANT SINGLE HUNG WINDOW: MODULAR WINDOW, W/ CLEAR LOW E GLASS
C		SINGLE HUNG	BEDROOMS	+-3'-0"	+-4'-7"	7/16" TEMP.	8	—	DAB	— — — —	AL	AL	DAB	—	—	IMPACT RESISTANT SINGLE HUNG WINDOW: MODULAR WINDOW, W/ CLEAR LOW E GLASS
D		SINGLE HUNG	DINING ROOM	+-2'-6"	+-3'-10"	7/16" TEMP.	9	—	DAB	— — — —	AL	AL	DAB	—	—	IMPACT RESISTANT SINGLE HUNG WINDOW: MODULAR WINDOW, W/ CLEAR LOW E GLASS
E		FIXED	LAUNDRY/PANTRY	+-3'-0"	+-2'-8"	7/16" TEMP.	10	—	DAB	— — — —	AL	AL	DAB	—	—	IMPACT RESISTANT FIXED WINDOW: MODULAR WINDOW, W/ CLEAR LOW E GLASS
F		S HUNG/FIXED/S HUNG	KITCHEN	+-7'-6"	+-6'-7"	7/16" TEMP.	11	—	DAB	— — — —	AL	AL	DAB	—	—	IMPACT RESISTANT SINGLE HUNG WINDOW: MODULAR WINDOW, W/ CLEAR LOW E GLASS
G		SINGLE HUNG	MASTER BATHROOM	+-2'-6"	+-6'-7"	7/16" TEMP.	12	—	DAB	— — — —	AL	AL	DAB	—	—	IMPACT RESISTANT SINGLE HUNG WINDOW: MODULAR WINDOW, W/ CLEAR LOW E GLASS
H		CLERESTORY	MASTER BATHROOM	+-6'-8"	+-2'-5"	7/16" TEMP.	13	—	DAB	— — — —	AL	AL	DAB	—	—	IMPACT RESISTANT FIXED CLERESTORY WINDOW: MODULAR WINDOW, W/ CLEAR LOW E GLASS
I		CLERESTORY	REAR COTTAGE/LIVING	+-16'-0"	+-2'-2"	7/16" TEMP.	14	—	DAB	— — — —	AL	AL	DAB	—	—	IMPACT RESISTANT FIXED CLERESTORY WINDOW: MODULAR WINDOW, W/ CLEAR LOW E GLASS
J		PROJECTED AWNING	REAR COTTAGE/BATH	+-2'-6"	+-6'-7"	7/16" TEMP.	15	—	DAB	— — — —	AL	AL	DAB	—	—	IMPACT RESISTANT PROJECTED AWNING WINDOW: MODULAR WINDOW, W/ CLEAR LOW E GLASS

GENERAL NOTES:

1. WINDOW MANUFACTURER: "CGI", SERIES 238SN, "SENTINEL" WINDOWS & 450 DOORS, IMPACT RESISTANT - "OR EQUAL" AS DETERMINED BY OWNER INSTALLATION OF "CGI" PRODUCTS, INCLUDING SIZING OF ROUGH OPENING, METHOD OF ATTACHMENT, FASTENER SELECTION, AND CODE COMPLIANCE IS THE SOLE RESPONSIBILITY OF THE OWNER AND GENERAL CONTRACTOR.
2. GENERAL CONTRACTOR TO CONFIRM ALL ROUGH OPENING SIZES WITH MANUFACTURER PRIOR TO COMMENCEMENT OF WORK





G1 INTERIOR DOOR SCHEDULE

ROOM	BASE: cer. tile	BASE: vinyl	BASE: 9.25" wood	FLOOR: stone/tile	FLOOR: carpet	FLOOR: exist'g wood	FLOOR: exist'g terrazzo	WALLS: dry wall/plaster	WALLS: cer. tile	WALLS: stucco	CEIL.: dry wall	CEIL.: height	REMARKS
REAR COTTAGE													FINISH NOTES: 1. 2 coats (orange peel texture) drywall finish w/ flat paint, color by Owner 2. level five (5 coats) drywall finish w/ flat paint, color by Owner 3. level five (5 coats) drywall finish w/ egg shell (low luster) paint, color by Owner
CONFERENCE ROOM			●			●		2			2	exposed	structure above
GENERAL OFFICE			●			●		2			2	exposed	structure above
RESTROOM			●			●		3			2	+-8'-0"	
KITCHENETTE			●			●		3			2	+-8'-0"	
MAIN COTTAGE													
RECEPTION AREA			●			●		2			2	exposed	structure above
NEW GENERAL OFFICE			●			●		2			2	exposed	structure above
GENERAL OFFICE(S)			●			●		2			2	+-8'-0"	
WET BAR			●			●		2			2	+-8'-0"	
RESTROOM			●			●		2			2	+-8'-0"	
ADMIN. BUILDING													
GENERAL WORK AREA			●				●	2			2	+-8'-0"	
GENERAL OFFICE(S)			●					2			2	+-8'-0"	

C1 ROOM FINISH SCHEDULE

H8 EXTERIOR DOOR AND WINDOW SCHEDULE

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No. | REVISIONS | Date

Consultant Seal

"THE MARINO RESIDENCE"
223 NE 1ST AVE.
DELRAY BEACH, FLORIDA

Drawing Title: SCHEDULES

COPE ARCHITECTS, INC.
701 SE 1ST STREET
DELRAY BEACH, FLORIDA 33483-5305
ARCHITECTURE - PLANNING - INTERIORS
cell 561 789-3791 email copearchitectsinc@gmail.com

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Project No. 2018.35MARINO

CAD File No. SCHEDULES

Date MARCH 02, 2020

Drawing No. A9.0

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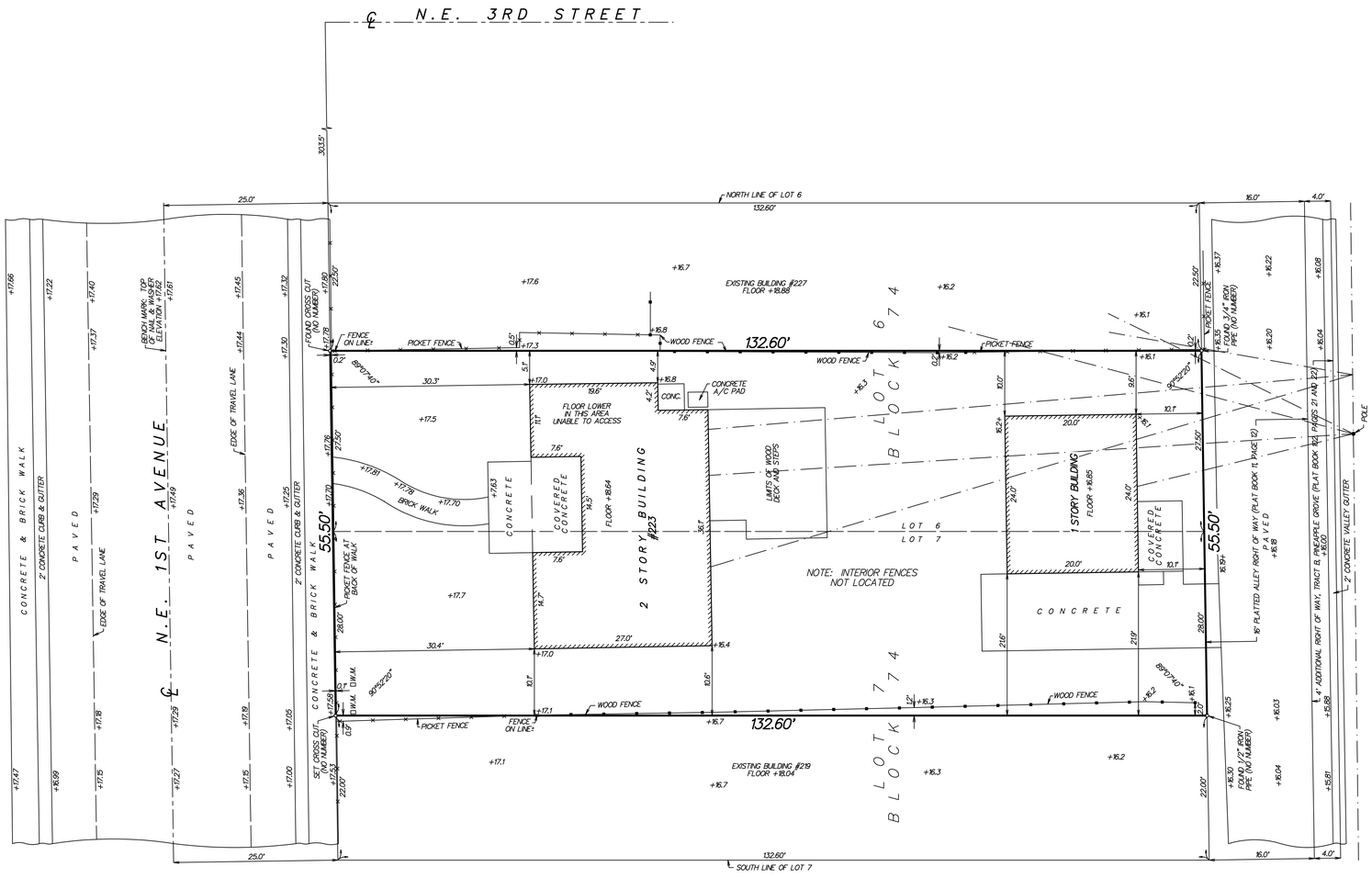
℄ N.E. 3RD STREET
℄ N.E. 1ST AVENUE
NORTH LINE OF LOT 6
132.60'
SOUTH LINE OF LOT 7
55.50'
25.0'
16.0'
4.0'
EXISTING BUILDING #227
FLOOR +18.88
EXISTING BUILDING #219
FLOOR +18.04
2 STORY BUILDING #223
1 STORY BUILDING
FLOOR +16.85
BLOCK 74
LOT 6
LOT 7
NOTE: INTERIOR FENCES NOT LOCATED
FLOOR LOWER IN THIS AREA UNABLE TO ACCESS
CONCRETE A/C PAD
LIMITS OF WOOD DECK AND STEPS
COVERED CONCRETE
CONCRETE
WOOD FENCE
PICKET FENCE
FENCE ON LINE
BRICK WALK
CONCRETE & BRICK WALK
2' CONCRETE CURB & GUTTER
PAVED
EDGE OF TRAVEL LANE
16' PLATTED ALLEY RIGHT OF WAY (PLAT BOOK 11, PAGE 12)
4' ADDITIONAL RIGHT OF WAY, TRACT B, PINEAPPLE GROVE (PLAT BOOK 103, PAGES 21 AND 22)
2' CONCRETE VALLEY GUTTER
POLE
BENCH MARK: TOP DAL & WASHER ELEV NGVD 1929 +17.61
FOUND CROSS CUT (NO NUMBER)
SET CROSS CUT (NO NUMBER)
PICKET FENCE AT BACK OF WALK
FELL 0.3' IN W.M.
FELL 0.2' IN W.M.
FELL 0.2'
FELL 0.3'
FELL 0.2' IN W.M.
FELL 0.3' IN W.M.
FELL 0.3'
FELL 0.2'
FELL 0.3'
FELL 0.2'
FELL 0.3'
FELL 0.2'