Development Services Department



# **BOARD ACTION REPORT – APPEALABLE ITEM**

Project Name: 125 Dixie Boulevard (2020-180)
Project Location: 125 Dixie Boulevard, Del-Ida Park Historic District
PCN: 12-43-46-09-29-004-0241
Request: Certificate of Appropriateness & Variance
Board: Historic Preservation Board
Meeting Date: October 7, 2020
Board Vote: Approved on a 5-0 vote

## **Board Actions:**

Approved the Certificate of Appropriateness (COA) and Variance (2020-180) requests for the construction of a 1-story addition and exterior modification to the existing contributing residence.

## **Project Description:**

The subject property is located on the north side of Dixie Boulevard, between North Swinton Avenue and NE 2<sup>nd</sup> Avenue within the Locally designated Del-Ida Park Historic District and is zoned R-1-AA (Single Family Residential). The 0.2411-acre property contains a 1,668 square foot two-story, contributing, Mediterranean Revival style, single-family residence that was constructed in 1928. The property was once owned by the Link family, with Frederick H. Link and his daughter Catherine Link (Strong) listed as owners on Delray Beach Building Yellowcard records.

At its meeting of June 18, 2003, the Historic Preservation Board (HPB) approved COA (2003-280) request for material change of the two driveway aprons to Old Chicago brick.

At its meeting of June 16, 2004, the HPB approved COA (2004-278) request for the relocation of a wood gazebo from 211 NW 1<sup>st</sup> Avenue to the subject property.

At its meeting of January 15, 2014, the HPB approved COA (2003-280) request to replace the original wood, upperstory arched, single hung, 4-over-1 windows with aluminum impact-rated windows.

The property was formerly combined with the lots to the west, which is now known as 115 Dixie Boulevard. In 2017, the Planning, Zoning and Building Department and the City Engineer approved a subdivision plat exemption request associated with the recombination of the property into 2 individual lots (115 North Dixie Boulevard and 125 North Dixie Boulevard). Then, on July 18, 2018, the HPB approved Certificate of Appropriateness 2018-100 for construction of a new 1-story, courtyard style single-family residence with an attached 2-car garage on the existing vacant lot. The home has been constructed.

The request before the board is for construction of a 1-story addition, exterior modifications to the original structure, a new swimming pool, outdoor patio with terrace, new decorative landscape pavers, and new parking spaces to the front of the property. A variance is also requested to allow for the 1-story addition to encroach into the west side interior setback from the required 10' to 7.5'.

## **Board Comments:**

All members of the board were supportive of the proposal.

## Public Comments:

There were three call ins and three emails from the public in support of the proposal.

## **Associated Actions:**

N/A

## Next Action:

The HPB action is final unless appealed by the City Commission



# **DEVELOPMENT SERVICES**

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING 100 NW 1<sup>st</sup> Avenue, Delray Beach, Florida 33444 (561) 243-7040

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HISTO		ON BOARD STAFF REPORT
	125 Dixi	e Boulevard
Meeting	File No.	Application Type
October 7, 2020	2020-180	Certificate of Appropriateness & Variance
	RE	QUEST
(2020-180) requests for the c	onstruction of a 1-s	Certificate of Appropriateness (COA) and Variance tory addition and exterior modification to the existing levard, Del-Ida Park Historic District.
	GENE	RAL DATA
Agent: Roger Cope, Cope Ar Owner: Craig and Gail Tifford Location: 125 Dixie Boulevan PCN: 12-43-46-09-29-004-02 Property Size: 0.2411 Acres Zoning: R-1-AA (Single family Historic District: Del-Ida Par LUM Designation: LD (Low I Adjacent Zoning: • R-1-AA (Single family res • R-1-AA (Single family res	rd 41 y residential) k Historic District Density) sidence) (North) sidence) (West) sidence)) (South) sidence) (East) ce	THE FUL SC THE FU

# **BACKGROUND INFORMATION & ITEM DESCRIPTION**

The subject property is located on the north side of Dixie Boulevard, between North Swinton Avenue and NE 2<sup>nd</sup> Avenue within the Locally designated Del-Ida Park Historic District and is zoned R-1-AA (Single Family Residential). The 0.2411-acre property contains a 1,668 square foot two-story, contributing, Mediterranean Revival style, single-family residence that was constructed in 1928. The property was once owned by the Link family, with Frederick H. Link and his daughter Catherine Link (Strong) listed as owners on Delray Beach Building Yellowcard records.

The Del-Ida Park Subdivision was the city's first platted subdivision, it was first recorded on September 18, 1923. Motivated by patriotic spirit and the optimism of Florida's land boom, Del-Ida Park originally contained streets named after six U.S. Presidents. Mr. J.C. Secord of Miami organized the Ocean City Development Company and purchased the 58-acre tract containing 300 lots and three pie-shaped public parks. Within days of its recording, it was reported that "Del-Ida Park is growing fast", as 58 lots had sold. Mr. Frederick Henry Link, a former craftsman at Addison Mizner Industries in West Palm

Project Planner:	Review Dates:		Attachments:
Katherina Paliwoda, Planner	HPB: October 7, 2020	1.	Architectural Plans
PaliwodaK@mydelraybeach.com		2.	Justification Statements
		3.	Photos

Beach, purchased several lots and served as the subdivisions general contractor. In 1923, he began construction of his own home at 524 NE 2nd Avenue. Built in the Mediterranean Revival style, the house started the trend for such designs which remained popular through 1930. Link's daughter, Catherine Link Strong, lived on Dixie Boulevard as an adult, and was Delray Beach's first woman mayor in 1954. Originally a rather elite development, the real estate bust left the area without much growth and development until the 1940's and later. The City of Delray Beach designated the Del-Ida Park Historic District in 1988.

At its meeting of June 18, 2003, the Historic Preservation Board (HPB) approved COA (2003-280) request for material change of the two driveway aprons to Old Chicago brick.

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The property was formerly combined with the lots to the west, which is now known as 115 Dixie Boulevard. In 2017, the Planning, Zoning and Building Department and the City Engineer approved a subdivision plat exemption request associated with the recombination of the property into 2 individual lots (115 North Dixie Boulevard and 125 North Dixie Boulevard). Then, on July 18, 2018, the HPB approved Certificate of Appropriateness 2018-100 for construction of a new 1-story, courtyard style single-family residence with an attached 2-car garage on the existing vacant lot. The home has been constructed.

The request before the board is for construction of a 1-story addition, exterior modifications to the original structure, a new swimming pool, outdoor patio with terrace, new decorative landscape pavers, and new parking spaces to the front of the property. A variance is also requested to allow for the 1-story addition to encroach into the west side interior setback from the required 10' to 7.5'. The COA is now before the board.

# REVIEW AND ANALYSIS

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 1.4 of the Historic Preservation 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.

Pursuant to Land Development Regulation (LDR) Section 2.4.5(I)(5), <u>Architectural (appearance)</u> <u>elevations</u>, the Site Plan Review and Appearance Board or the Historic Preservation Board, as appropriate, may approve subject to conditions or deny architectural elevations or plans for a change in the exterior color of a building or structure, or for any exterior feature which requires a building permit.

**Pursuant to LDR Section 4.3.4(K),** Development Standards, properties located within the R-1-AA zoning district shall be developed according to the requirements noted in the chart below.

DEVELOPMENT STANDARDS	REQUIRED	EXISTING	PROPOSED
SETBACKS (MINIMUM) FRONT (SOUTH)	30'	110'	77.83'
SIDE INTERIOR (WEST)	10'	31.88' - 31.95'	7.5'* ( <b>addition</b> )
SIDE INTERIOR (EAST)	10'	5.25' - 5.43'	no change
REAR (NORTH)	10'	4.56' – 4.74'	no change
HEIGHT	35'(MAXIMUM)	22.3'	22.3'

\* Variance Requested

Pursuant to LDR Section 4.6.15(G) Swimming Pool - Yard encroachment. Swimming pools, the tops of which are no higher than grade level, may extend into the rear, interior or street side setback areas but no closer than ten feet to any property line. Swimming pools shall not extend into the front setback area noted in Section 4.3.4(K).

A swimming pool is proposed in the font of the property and will meet the requirements of this code section. As an added condition of approval, is that the required and provided setbacks for the proposed swimming pool be included in the Site Data Chart on plan sheet A2-0.

# LDR SECTION 4.5.1

HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

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

# 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 more than 25 percent of the existing floor area of the building and all appurtenances."

Pursuant to LDR Section 4.5.1(E)(4) – Alterations: in considering proposals for alterations to the exterior of historic buildings and structures and in applying development and preservation standards, the documented, original design of the building may be considered, among other factors.

The existing structure, and its remaining original form, has been considered with respect to the proposed addition and site improvements.

Pursuant to LDR Section 4.5.1(E)(5) - Standards and Guidelines: a historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.

# Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

# Standard 2

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

# Standard 3

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

# Standard 4

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

# Standard 5

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

# Standard 6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

# Standard 7

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

# Standard 8

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

# Standard 9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

# Standard 10

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

Standard 1, 2, 3, 5, 9, & 10 are applicable. The proposed 860 sq. ft. addition is on the west side of the structure. It is noted that there is an existing non-conformity with respect to setbacks due to the structure's placement on the property in the far northeast corner of the site. This configuration has driven the location of the proposed addition to be placed adjacent and forward of the principal residence. While the proposed addition is subordinate in height to the original structure, it is not considered to be secondary to the massing of the main residence given its placement forward of the

front façade plane. The requested variance will aid in placing the structure away from the front façade. The existing structure's placement combined with the 10' side interior setback allows for approximately 20' for new building on the west side of the property.

The new addition will have a stucco exterior with a gray clay tile roof. New bronze aluminum framed windows and doors are proposed for the entire structure. The entire structure will be painted white.

With respect to the bronze framed windows, this window frame color was widely utilized in the 1980's and 1990's and not during the period of significance for the district. The use of white for wood framed windows was original to the existing structure as well as other structures in the early to mid-1900's in Delray Beach. There were instances, where wood framed windows were painted a color other than white, but it was not common. Bronze color window frames have once again gained recent popularity in new construction, especially in Modern architectural styles. There is concern that their use represents a time-frame from the 1980's and 90's and does not represent the historic time frame of the district; thus, they represent an architectural feature that does not protect nor characterize the historic integrity of the property and its environment. Finally, the use of bronze framed windows imparts a modern interpretation on the Mediterranean Revival style of architecture. It is anticipated that the use of white framed windows (as was indicative of the original structure), will protect the historic character of the district will also reduce the Modern interpretation of the proposed addition, ensuring visual compatibility with the Del-Ida Park Historic District. This item is attached as a condition of approval. The addition of a new balcony, on the front façade is a design that is considered a conjectural feature and does not represent a protection of the historic integrity of the property as it is an exterior alteration that is not an original architectural feature to the existing structure (Standard 9). It is also noted that the proposal includes removal of the kitchen from the 2<sup>nd</sup> story of the original structure and placing it in the new addition. This improvement does not meet the intent of Standard 10, as should the addition be removed in the future, the original structure would no longer contain a kitchen. This could have a negative effect on the integrity of the original structure as the kitchen would be eliminated. A wooden deck with trellis is proposed on the southwest side of the new rear addition. A new swimming pool is also proposed on the front southwest side of the property. There are masonry walls and wood fence along the front and rear of the property to remain. New brick pavers and Chattahoochee gravel to be placed throughout the property.

Provided the conditions of approval are met the proposed addition will protect the historic integrity of the property & its environment and the proposal can be found to be compliant with these standards. Based on the above, positive findings can be made with respect to compliance with the Standards.

Pursuant to LDR Section 4.5.1(E)(7) - <u>Visual Compatibility Standards</u>: 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) below.

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.
- e. Rhythm of Buildings on Streets: The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.
- f. Rhythm of Entrance and/or Porch Projections: The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.
- 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.
- h. Roof Shapes: The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.
- i. Walls of Continuity: Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.
- j. Scale of a Building: The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:
  - a. 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:
  - b. 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:
- k. Directional Expression of Front Elevation: A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.

- I. Architectural Style: All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.
- m. Additions to individually designated properties and contributing structures in all historic districts: Visual compatibility shall be accomplished as follows:
  - 1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.
  - 2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.
  - 3. Characteristic features of the original building shall not be destroyed or obscured.
  - 4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.
  - 5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design but shall be coherent in design with the existing building.
  - 6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

The proposed 860 sq. ft. addition on the west interior side of the structure. The proposal includes reconfiguration of interior spaces and does not involve the demolition. The proposal does however involve redesign of windows and openings. The proposed addition cannot be considered to be secondary & subordinate to the massing of the main residence. However, it is important to note the location of the existing structure is setback to the far northeast corner of the lot, leaving very little options for an addition to be constructed in a way that it wouldn't obscure the existing structure. If the situation on the property were to allow for this addition to be built behind the existing structure, it would be secondary and subordinate. The overall design of the addition has been designed in the same architectural style and uses the existing non-conformity of the site to allow for modernization of the principal structure without destroying its historic integrity.

The proposal includes stucco siding on the new addition with a gray barrel tile roof. New bronze aluminum framed windows and doors are proposed for the entire structure. The entire structure will be painted white.

# WINDOWS:

Regarding the visual compatibility requirement of Relationship of Materials, Texture, and Color: which requires the relationship of materials, texture, and color of the facade of a building and/or hardscaping to be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district - there is concern with respect to the proposed bronze finish of the aluminum framed windows. Originally, the existing structure's window frames were white. Bronze window frames were widely utilized in the 1980's and 1990's and not during the period of significance for the Del-Ida Park Historic District. The use of white for wood framed windows or silver/mill finish for metal frame windows was typical in the early to mid-1900's in Delray Beach and there were instances where wood framed windows were painted. Bronze color window frames have once again gained recent popularity in new construction, especially in Modern architectural styles. The concern is that their use represents a timeframe from the 1980's and 90's not the historic time frame of the district and gives the appearance of a more modern interpretation of the Mediterranean Revival architectural style. Further, bronze finished window frames may not be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district. An added condition of approval is that the window frames be white or mill finish.

It is noted that, while the proposed addition is designed in the Mediterranean Revival style and can be deemed compatible with the overall streetscape and is a historic style that exists within the district, the proposed style is more closely relatable to styles seen on newer Modern style structures than the actual historic styles within the district and along Dixie Boulevard. This is due to the use of the dark bronze finished aluminum framed windows. It is anticipated that the change in the color of the window frames to a color that protects the historic character of the district will also reduce the Modern interpretation of the proposed structures' Mediterranean Revival style; thus, ensuring visual compatibility within the Del-Ida Park Historic District.

Additionally, the replacement windows on the original structure will incorporate a new design of windows on the front, east side, and rear elevations that alter both locations and window style. Proposed window styles for the existing structure and proposed addition uses bronze aluminum framed fixed casement, clerestory, and Palladian windows throughout.

Pursuant to "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings" (Guidelines):

WINDOWS				
RECOMMENDED NOT RECOMMENDED				
<i>Identifying, retaining, and preserving</i> windows and their func- tional and decorative features that are important to the overall character of the building. The window material and how the window operates (e.g., double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casings, or brick molds) and related features, such as shutters.	<ul> <li>Removing or substantially changing windows or window features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.</li> <li>Changing the appearance of windows that contribute to the historic character of the building by replacing materials, finishes, or colors which noticeably change the sash, depth of the reveal, and muntin configurations; the reflectivity and color of the glazing; or the appearance of the frame.</li> <li>Obscuring historic wood window trim with metal or other material.</li> <li>Replacing windows solely because of peeling paint, broken glass, stuck sash, or high air infiltration. These conditions, in themselves, do not indicate that windows are beyond repair.</li> </ul>			

The Guidelines do "not recommend removing or substantially changing windows or window features which are important in defining the overall historic character of the building so that, as a result, the character is diminished." The Guidelines also do "not recommend changing the appearance of windows that contribute to the historic character of the building by replacing materials, finishes, or colors which noticeable change the sash, depth of the reveal, and muntin configurations; the reflectivity and color of the glazing; or the appearance of the frame." (pg. 102).

The Delray Beach Historic Preservation Design Guidelines note the following with respect to the Windows:

"Windows are a preeminent character-defining feature of a building. Their placement, design and materials serve to articulate and give definition to the design-specific styles and periods of time. For example, in Bungalows, there are usually multiple panes in the upper window sash and in Mediterranean Revival designs, windows are frequently arched (page 43)."

The existing structure has arched windows that are a traditional feature seen on Mediterranean Revival architectural style. These windows are original to principal structure. The subject proposal shows five of the arched windows located on the front, 2<sup>nd</sup> story elevation and three located right side (east) elevation are to be eliminated and replaced with fixed windows. Altering this feature diminishes an important historic characteristic of the structure.

"New windows in additions or exposed party walls should be compatible with the overall design, but not necessarily duplicate the fenestration pattern and detailing of a character-defining elevation" (page 44).

A recommended approach to new construction includes "Window types and patterns, as well as their general placement, should be similar to surrounding buildings" (page 50).

Clerestory windows are proposed on both the addition, as well as the principal structure. These are a modern style window, which was not a characteristic of the Mediterranean Revival style architecture. Further, the existing structure does not include Clerestory style window. It is noted that the design and/or reconfiguration of interior spaces should not reflect on exterior changes such as window profiles. An added condition of approval is that the Clerestory windows be replaced with windows that are visually compatible with the existing 6-over-6 window style.

As previously noted, bronze framed windows are not a characteristic of this structure nor other historic structures within the Del-Ida Park Historic District. The existing windows this structure and its architectural style were designed with have white framed windows. Changing the appearance of the frame to utilize dark frames such as bronze frames is not a recommended approach by the Secretary of the Interior's Guidelines. An added condition of approval is that the window frames be white, aluminum.

# The Secretary of the Interior's Standard for the Treatment of Historic Properties (pg. 157) recommends basing the alignment, rhythm, and size of the window and door openings of the new addition on those of the historic building.

In addition, there is concern with respect to **Proportion of Openings (Windows and Doors)** and **Rhythm of Solids to Voids** as the proposal consists of removal of windows on the principal structure. Three existing windows are to be eliminated and replaced with one on the side (east) elevation, and eight existing windows on the rear (north) side are to be eliminated and replaced with only two windows. The reconfiguration of interior spaces should not reflect on exterior elevation changes such as window profiles. The design of the proposed windows are not appropriate as they incorporate window profiles that are not visually compatible with the existing window pattern of the historic structure nor the structures within the district, and the window frames are proposed to be bronze aluminum where white framed windows exist.

The existing windows contain clear, non-reflective glass. The proposal notes the installation of Low-e glass, which has a light green tint and sometimes a reflectivity. As the Guidelines above note, changing the reflectivity and color of the glazing is not recommended. An added condition of approval is that all windows have clear glass with no tint or reflectivity.

Pursuant to "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings" (Guidelines):

ENTRANCES AND PORCHES				
RECOMMENDED NOT RECOMMENDED				
<i>Identifying, retaining, and preserving</i> entrances and porches and their functional and decorative features that are important in defining the overall historic character of the building. The materi- als themselves (including masonry, wood, and metal) are signifi-	Removing or substantially changing entrances and porches which are important in defining the overall historic character of the build- ing so that, as a result, the character is diminished.			
cant, as are their features, such as doors, transoms, pilasters, columns, balustrades, stairs, roofs, and projecting canopies.	Cutting new entrances on a primary façade.			
	Altering utilitarian or service entrances so they compete visually with the historic primary entrance; increasing their size so that they appear significantly more important; or adding decorative details that cannot be documented to the building or are incompatible with the building's historic character.			

**The Guidelines do "not recommend cutting new entrances on a primary facade" (pg. 110).** The subject request proposes a new balcony to be constructed on the front façade of the 2<sup>nd</sup> story of the existing contributing structure. In addition to the creation of new opening for windows and doors, the addition of a balcony to the original façade creates a conjectural feature to the original historic structure; therefore, modification of this design will likely have a negative effect on the historic character of the building.

This alteration cannot be considered an appropriate change that meets the requirements of the LDRs. An added condition of approval is that the proposed 2<sup>nd</sup> story balcony addition to the existing front elevation be deleted from the request or redesigned to meet the requirements of the LDRs, the Secretary of the Interiors Standards for Rehabilitation, and the Delray Beach Design Guidelines.

Provided the conditions of approval are addressed, the improvements can represent an appropriate modification to the historic structure and will contribute to the historic integrity of the Del-Ida Park Historic District.

# VARIANCE ANALYSIS

The applicant has requested a variance to the setback requirements, which are summarized below:

# Pursuant to Section 4.4.3(K), required side setbacks within the R-1-AA District are 10'.

A variance to reduce the side interior setback from the required 10' to 7.5' on the west side of the property for the construction of a 1-story addition.

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)(6) - Alternative Findings of the Historic Preservation Board: The Board may be guided by the following to make findings as an alternative to the variance standard criteria:

# (a) That a variance is necessary to maintain the historic character of property and demonstrating that the granting of the variance would not be contrary to the public interest, safety, or welfare.

# Staff Analysis

The variance request is not anticipated to be contrary to the public interest, safety, or welfare. Due to the existing non-conformity of the structure on the lot, the variance is anticipated to help accommodate the placement of the addition so as not to affect the historic character of the structure and its location on the property.

(b) That special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.

# Staff Analysis

Due to the existing structure's historic setting on the site, special conditions and circumstances exist that are not applicable to other historic lands or structures. The existing siting of the residence on the property is situated to the rear of the lot making it difficult to allow for construction of an addition within the rear of the property.

# (c) That literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character of the historic district or historic site. Staff Analysis

Literal interpretation of the code could alter the historic character of the site to an extent that it would not be feasible to preserve the historic character of the site and district. The variance request to reduce the required setback for the addition is supportable given the nature of the improvement as well the zoning. It is important to note that the Del-Ida Park Historic District has three different zoning districts; Single Family Residential (R-1-AA), Residential Office (RO), and Low Density Residential (RL). Within the RO and RL zoning districts, single family residences follow zoning regulations that pertain to R-1-A. The regulations for this zoning district allow for side setbacks to be 7.5' from the property line, as opposed to the properties located in R-1-AA where side interior setbacks are required to be 10. Therefore, if the subject property were located within the adjacent RO or RL zoning to the east across NE 2<sup>nd</sup> Avenue, the proposed setback would be at the required measurement, and would not need to seek relief.

# (d) That the variance requested will not significantly diminish the historic character of a historic site or of a historic district.

# Staff Analysis

The requested variance is not anticipated to significantly diminish the historic character of the historic site nor the historic district. The proposed 1-story addition is a minor alteration that works to accommodate the non-conformity of the existing conditions on the site.

# (e) That the requested variance is necessary to accommodate an appropriate adaptive reuse of a historic building, structure, or site.

# Staff Analysis

The requested variance will allow for the modernization of the site, while also protecting the existing contributing residence. The 1-story addition is will be used as part of the existing residence therefore, allowing for adaptive reuse of the existing structure.

# The property owner has submitted justification statements for each of the requests (attached).

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.

# **COMPREHENSIVE PLAN**

Pursuant to the <u>Historic Preservation Element (HPE)</u>, <u>Objective 1.4</u>, <u>Historic Preservation</u> <u>Planning</u>: Implement appropriate and compatible design and planning strategies for historic sites and properties within historic districts.

The objective shall be met through continued adherence to the City's Historic Preservation Ordinance and, where applicable, to architectural design guidelines through the following policies:

Historic Preservation Element 1.4 Property shall be developed or redeveloped, in a manner so that the future use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs. The development proposal involves an addition and maintenance of the existing contributing structure. There are no concerns with respect to soil, topographic or other physical considerations. With respect to the adjacent land uses, the property is in an area surrounded by a mix of residential and commercial uses. The proposal can be considered consistent with the subject Objective.

Historic Preservation Element 1.4.1 Prior to approval or recommending approval of any land use or development application for property located within a historic district or designated as a historic site, the Historic Preservation Board must make a finding that the requested action is consistent with the provisions of Section 4.5.1 of the Land Development Regulations relating to historic sites and districts and the "Delray Beach Design Guidelines".

The structure is contributing to the Del-Ida Park Historic District. Provided the conditions of approval are addressed, the proposal can be found to be consistent with the requirements of the Comprehensive Plan and the request can be considered to be consistent with the provisions of LDR Section 4.5.1 relating to historic sites and districts as well as the "Delray Beach Historic Preservation Design Guidelines".

The proposal represents an addition and renovation of a contributing structure involving a new 860 sq. ft. addition to the southwest front and side of the existing residence, installation of a wooden balcony to the front of the addition, a new parking area to the front (southeast) corner, new landscape pavers throughout the site, and construction of a new swimming pool. This property is significant to the Del-Ida Park Historic District given the fact that it is a contributing structure within the district and was associated with the Link family. Provided the conditions of approval are addressed, the proposal can be deemed to be consistent with the subject Objective and Policies.

# ALTERNATIVE ACTIONS

- A. Move to continue with direction
- B. Approve Certificate of Appropriateness (2020-180) & Variance, for the property located at 125 Dixie Boulevard, Del-Ida Historic District, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.
- C. Approve Certificate of Appropriateness (2020-180) & Variance, for the property located at 125 Dixie Boulevard, Del-Ida Historic District by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations, subject to the following conditions:
  - 1. That the proposed Clerestory windows be replaced with windows that are visually compatible with the existing 6-over-6 window style;
  - 2. That all window frames be white or mill finish, aluminum;
  - 3. That all windows have clear glass with no tint or reflectivity;
  - 4. That the proposed 2<sup>nd</sup> story balcony addition to the existing front elevation be deleted from the request or redesigned to meet the requirements of the LDRs, the Secretary of the Interiors Standards for Rehabilitation, and the Delray Beach Design Guidelines

# Site Plan Technical Item

- that the required and provided setbacks for the proposed swimming pool be included in the Site Data Chart on plan sheet A2-0
- That the existing floor square footage total on Sheets A3.1 and A4.1 be revised to reflect the correct calculations.
- Provide an existing site plan layout and a composite overlay layout; these can be on the same plan sheet.
- Remove the word "demo" from the title Sheet A3.0 & A3.1 from plan sets
- Provide setback ranges for proposed plan (Sheet A2.0)
- D. Deny Certificate of Appropriateness (2020-180) & Variance, for the property located at **125 Dixie Boulevard, Del-Ida Historic District,** by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

PUBLIC AND COURTESY NOTICES					
$\underline{X}$ Courtesy Notices were provided to the following, at least 5 working days prior to the meeting:	$\underline{X}$ Public notice mailers were sent to all properties within a 500' radius of the subject property on (9/24/20)				
Del-Ida Park Neighborhood Association	$\underline{X}$ Agenda was posted on (9/30/20), 5 working days prior to meeting.				

#### September 16, 2020

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

Attn.: Michelle Hoyland - Senior Historic Preservation Planner, Development Services

Re: Tifford Residence – 125 N. Dixie Blvd.; Existing, Contributing Historic Residence & Proposed Addition

#### Mrs. Hoyland:

I hope all is well. As the Architect Of Record (& Agent) for Gail & Craig Tifford please accept this letter and associated package to seek City approval for the complete and total renovation of the existing historic, contributing structure located at 125 North Dixie Blvd., located within the Del Ida Historic District. I am hereby respectfully submitting a "Class 1 Site Plan Modification" and a "Variance" application associated with the Project, the "Variance" is respectfully seeking a reduction in the "Side (Interior) Yard Building Setback Line" for our proposed positioning of a new "addition" within the Site. We seek a modest 2.5' reduction, from the code required 10' to a proposed 7.5'. This appendage, or "addition" is cleverly integrated into the existing historic structure yet, slightly exceeds the buildable width afforded that side of the lot. I feel the proposed width is the minimum required to make reasonable use of it's interior spaces.

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

We recognize that LDR Section 4.3.4, (H), (1): Setbacks address building setback guidelines. The "Side Yard Building Setback Line" requirement for our site is 10', as we are within an R-1-AA zoning district. The rationale behind our request is that of keeping our proposed "addition" harmonious context with the existing structure: from a massing perspective, from trying to be "subordinate" to the existing structure, etc. But most importantly – the "addition" has been tastefully designed so that it has negligible to no negative impact on our immediate next-door neighbor.

Staff has always encouraged growth in a horizontal fashion, as opposed to going vertical (new  $2^{nd}$  floor) – so while we could have been more compact with our new floor layout, we would have had to go to a 2-story scenario to accommodate the few basic spaces contained in our program. As a team, we thought seeking a single story solution, even though it required a relief in the western side yard, was far more supportable than a 2-story solution requiring no relief.

I have designed many tasteful Projects, one (65 Palm Square) receiving as many as seven (7) variances. Variances are a design instrument granted to well designed historic Projects to gain Owner's an opportunity to stay true to their individual and site specific conditions. Our existing historic structure is non-conforming relative to it's side yard setback as well as it's rear yard setback – coming as close as 4.56' to the North/rear property line. We have a quirky positioning of an existing structure to deal with.

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

In conclusion, if granted, the "Variance" would in no way "be contrary to the public interest and where owing to the conditions peculiar to the property and not the result of the actions of the landowner, a literal enforcement of the regulations would result in unnecessary and undue hardship". Furthermore, we feel "that the reasons set forth in the "Variance" petition justify the granting of the "Variance", and feel that the "Variance" is the minimum "Variance" that will make possible the reasonable use of the land, building, or structure" and finally "that the granting of the "Variance" will be in (complete) harmony with the general purpose and intent of exiting regulations, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare". Please do not hesitate to call should you require anything else. I look forward to the support, the approval process and the Historic Preservation Board hearing in the very near future.

Sincerely:

Roger Cope Principal RWC/jad

Cc Gail & Craig Tifford, Owners

July 14, 2020

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

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

Re: Letter of Justification: COA 2020-180

Project: The Tifford Residence, 125 N. Dixie Blvd. - Del Ida Historic District

Mrs. Hoyland:

I hope all is well.

As the Architect-Of-Record for the above referenced Project, please accept this letter of justification associated with the COA processing of our Project.

I am focusing on LDR Section 4.5.1(7) Visual Compatibility Standards & the Secretary of the Interiors Standards for Rehabilitation.

#### **JUSTIFICATION**

## "Pursuant to LDR Section 4.5.1(7)(a) - Height"

*Response:* Our proposal limits our highest new roof element to be well below the highest existing roof parapet! Therefore, we are compatible.

#### "Pursuant to LDR Section 4.5.1(7)(b) – Front Facade Proportion"

Response: We are NOT altering the front façade in a manner that negatively affects the existing proportions (of it's massing). We are, carefully and tastefully introducing a new Balcony at the existing  $2^{nd}$  floor – but in such a way as to not negatively affect the massing of the overall façade. Therefore, we are compatible.

#### "Pursuant to LDR Section 4.5.1(7)(c) – Proportion of Openings (Windows & Doors)"

Response: All of our proposed new windows & exterior doors are designed in harmony with existing conditions. We acknowledge the presence of "arched" windows found throughout the existing structure but contend that they were originally rectangular and were illegally converted to arched openings at some point. We have no archival photos to show the original configuration. But please see the attached photo of the existing interior wood framing which lends credence to this theory. Therefore, we are compatible.

#### "Pursuant to LDR Section 4.5.1(7)(d) - Rhythm of Solids to Voids"

*Response: I contend our rhythm of solids to voids, for the proposed improvements is tasteful. Therefore, we are compatible.* 

### "Pursuant to LDR Section 4.5.1 (7)(e) – <u>Rhythm of Building on Streets</u>"

*Response:* Our proposed improvements are consistent with other adjacent structures, and so we do NOT disrupt the rhythm of anything on this block or street. Therefore, we are compatible.

## "Pursuant to LDR Section 4.5.1(7)(f) - <u>Rhythm of Entrance and/or Porch Projection(s)</u>"

*Response:* We are proposing a tastefully designed, proportionally integrated new Front Entry (Tower) as well as a new open-air covered outdoor space preceding the Entry experience. Therefore, we are compatible.

## "Pursuant to LDR Section 4.5.1(7)(g) - Relationship of Materials, Texture & Color"

Response: All completely harmonious with existing conditions. Therefore, we are compatible.

## "Pursuant to LDR Section 4.5.1(7)(h) – <u>Roof Shapes</u>"

*Response:* Our existing structure has both flat and sloped (tiled) roof shapes. Our proposed improvements do as well. Therefore, we are compatible.

## "Pursuant to LDR Section 4.5.1(7)(i) – <u>Walls of Continuity</u>"

Response: We are proposing nothing to change this visual compatibility, therefore it is not applicable.

## "Pursuant to LDR Section 4.5.1(7)(j) – Scale of a Building"

*Response:* Both, our existing building and proposed addition is very much in keeping with the scale of the existing street and community. Therefore, we are compatible.

## "Pursuant to LDR Section 4.5.1(7)(k) – <u>Directional Expression of Front Elevation</u>"

*Response: Being classified as "horizontal", we have proposed nothing to alter the existing directional expression of the front elevation. Therefore, we are compatible.* 

## "Pursuant to LDR Section 4.5.1(7)(l) – Architectural Style"

Response: Our renovation and proposed expansion is NOT altering the existing Architectural Style – "Mission Revival" (Stick Frame). I classify our addition as a modern twist to "Mission Revival". Therefore, we are compatible.

## "Pursuant to LDR Section 4.5.1(7)(m) – <u>Additions to Individually Designated Properties &</u> <u>Contributing Structures in all Historic Districts</u>"

Response: We are compatible because,

- 1. Our addition is to the side of the existing structure and is, therefore, as subordinate as possible.
- 2. We ARE proposing a modest "addition", the minimum necessary to provide a comfortable and contemporary way of life for the new inhabitants.
- 3. We are not destroying or obscuring characteristic features of the original building.
- 4. The basic form and character of the historic building will remain intact should our proposed addition ever be removed.
- 5. Our proposal does not introduce a new Architectural style nor does it mimic too closely the style of the original building. It closely resembles and compliments it.
- 6. Our proposal is subordinate to the original building and does not overwhelm it in any way.

Finally, in my humble opinion, our proposal is an excellent example of renovating and rehabilitating an existing historic residence as outlined in the Secretary of the Interiors Standards for Rehabilitation, an electronic copy of which is hereby included in our Flashdrive associated with this COA application.

This concludes our justification letter. Please do not hesitate to call should you require anything further. We look forward to being scheduled before the next appropriate HPB Board hearing. Thank you in advance.

Sincerely:

Roger Cope Principal RWC/jad

Cc Gail & Craig Tifford, Clients Marc Julien, Marc Julien Homes









# **A PRIVATE RESIDENTIAL PROJECT: HPB DESIGN SUBMITAL** THE GAIL & CRAIG TIFFORD CARRIAGE HOUSE: A SINGLE FAMILY RESIDENCE **125 NORTH DIXIE BOULEVARD** DELRAY BEACH, FLORIDA 33444

# **GENERAL NOTES**

ARCHITECTURAL	:
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- 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.
- 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.
- FINAL INSPECTIONS ARE REQUIRED FOR ALL PERMITS. 11

# COD

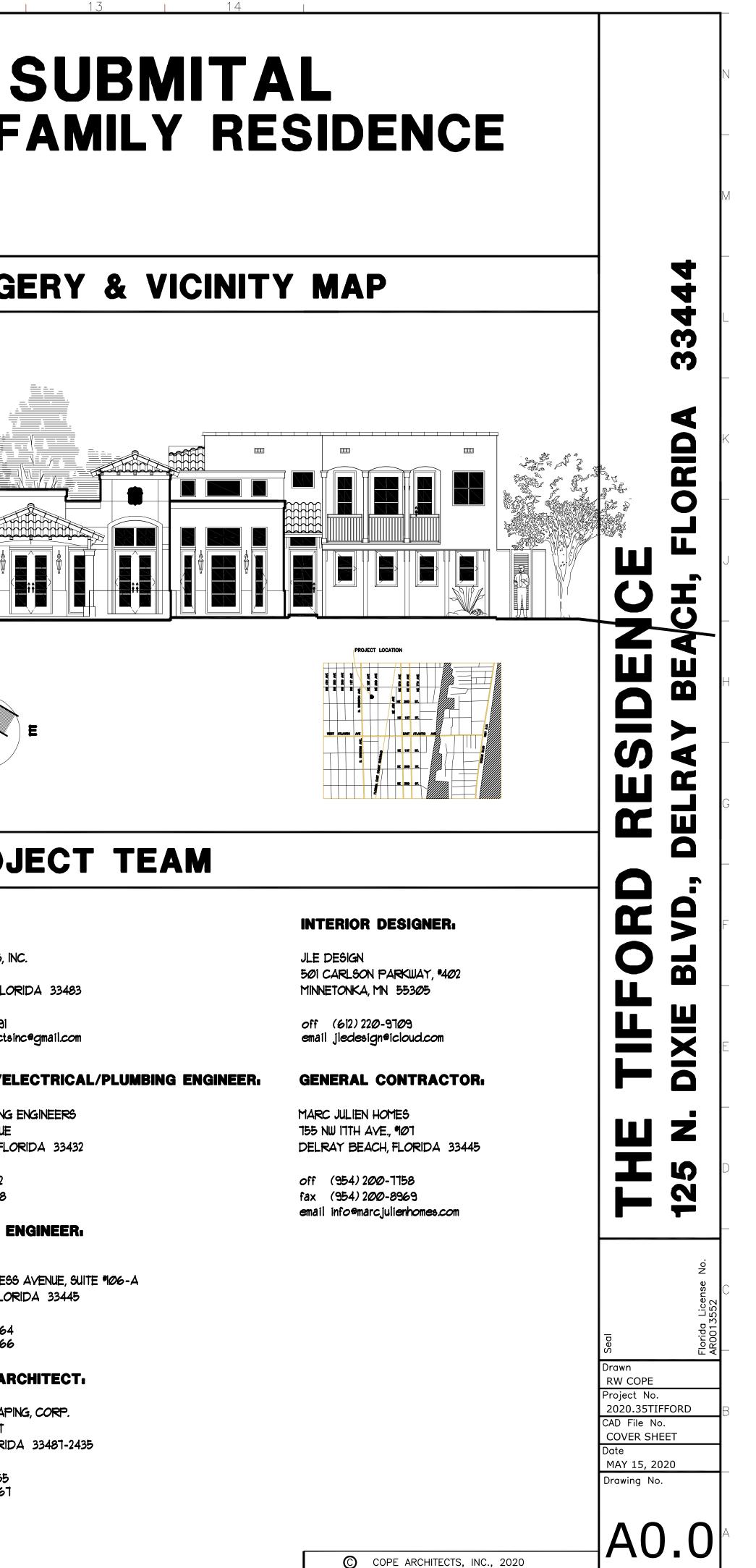
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# **GENERAL NOTES**

# ARCHITECTURAL:

- 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 REAGONABLY 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 H20, 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.
- REASONABLY INFERRED CONDITIONS NOT OTHERWISE INDICATED IN THESE CD'S SHALL BE INTERPRETED AS HAVING THE SAME MEANING AS THOSE MOST SIMILARLY DETAILED & MORE FULLY DEFINED ELSEWHERE WITHIN THESE DOCUMENTS, CONTRACTOR IS TO NOTIFY THE ARCHITECT IF CLARIFICATIONS ARE REQUIRED. CONTRACTOR SHALL BE LIABLE IF INAPPROPRIATE INTER-PRETATIONS CONFLICT WITH OTHER ELEMENTS OF THE WORK.
- 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.
- 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.
- 1. 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.
- 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 OTHER-WISE NOTED. REFERENCES TO THE CONTRACTOR SHALL INCLUDE THE GENERAL CONTRACTOR AND SUB-CONTRACTORS.
- 13. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, & HAVING CONTROL OVER CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES & PROCEDURES & FOR COORDINATING PORTIONS OF THE WORK REQUIRED BY THE CD'S.
- 14. THE ARCHITECT & OWNER SHALL NOT BE RESPONSIBLE FOR THE ERRORS, OMISSIONS OR DELAYS RESULTING FROM THE CONTRACTOR'S PERFORMANCE.
- 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACTS & OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUB-CONTRACTORS & THEIR AGENTS & EMPLOYEES & ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
- 16. OTHER CONTRACTORS & THEIR SUB-CONTRACTORS MAY BE WORKING ON THE PREMISES SIMULTANEOUS WITH THE DURATION OF THIS CONTRACT. NO ACTION SHALL BE TAKEN ON THE PART OF THIS CONTRACTOR OR ANY SUB-CONTRACTOR, TO IMPEDE THE ACCESS OR OPERATION OF ANY OTHER CONTRACTOR ON THE PREMISES, EITHER UNION OR NON-UNION.
- 17. WORK SHALL BE DONE DURING NORMAL WORKING HOURS. CONTRACTOR SHALL SCHEDULE & PERFORM SO AS NOT TO UNREASONABLY DISTURB ANY NEIGHBORS & SHALL BE RESPONSIBLE FOR ANY OVERTIME COSTS INCURRED THEREBY.
- 18. THE CONTRACTOR SHALL COORDINATE & WORK W/ BUILDING OWNER REGARD-ING HEAT, WATER, ELECTRICITY, DELIVERIES, ACCESS, ELEVATOR AVAIL-ABILITY, STAGING, NOISE CONTROL, TRASH & DEBRIS REMOVAL, HOISTING, # ANY OTHER UTILITIES OR OWNER'S RULES # REGULATIONS CONCERNING THE PROJECT SITE. CONTRACTOR SHALL COORDINATE USE OF RESTROOM FACILITIES FOR HIS EMPLOYEES WITH THE OWNER.
- 19. THE CONTRACTOR SHALL PROCURE MATERIALS SO AS NOT TO DELAY SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL NOTIFY ARCHITECT WITHIN FIVE (5) DAYS OF EXECUTION OF CONTRACT OF ANY MATERIAL DELIVERY WHICH COULD DELAY COMPLETION OF THE CONTRACT.
- 20. COORDINATE SCHEDULING, PROVISIONS FOR INSTALLATION, LOCATIONS, 4 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.

- THE FINAL DETERMINATION IN THESE MATTERS.
- BUILDING STANDARDS ITEMS.
- CHANGE ORDER MAY BE JUSTIFIABLY REJECTED.
- STANDARDS FOR WORKMANSHIP.

- ADJACENT SURFACES IN GOOD CONDITION.
- IN WORKING ORDER.
- LEDGE OR EFFORT.
- 34. VERIFY KEYING REQUIREMENTS OF ALL NEW LOCKS WITH OWNER.
- CONDITION.
- MAY BE INCOMPLETE,
- WITH THE CONTRACT DOCUMENTS.
- ALL COSTS OF CORRECTIONS.
- CONCEALED FROM VIEW.
- BE NOTIFIED IN WRITING BY THE CONTRACTOR.
- SET OF "AS-BUILT" OR "RECORD" DOCUMENTS.
- ARCHITECT.

23. SUBMIT FOR ARCHITECT'S REVIEW ABOVE BUILDING STANDARD SAMPLES 4 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 PRIOE 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

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

26. PERFORM WORK & INSTALL MATERIALS IN STRICT ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS & IN A MANNER CONSISTENT W/ INDUSTRY

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

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

33. EXIT DOORS, EGRESS DOORS & OTHER DOORS REQUIRED FOR MEANS OF EGRESS SHAL BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOW-

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

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

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

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

39. UNLESS OTHERWISE NOTED, FASTENERS & ATTACHMENTS SHALL BE FULLY

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

41. CONTRACTOR SHALL BE RESPONSIBLE IN PROVIDING THE OWNER A COMPLETE

42. PROVISIONS OF THE AIA A201 - GENERAL CONDITIONS, APPLY TO THIS CONTRACT BY REFERENCE UNLESS SPECIFICALLY MODIFIED IN WRITING BY THE OWNER OR

# BUILDING CODE COMPLIANCE

- 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 1816.1.1 PARTITION NOTES:
- 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.
- 1. INSTALL STEEL FRAMING FOR PARTITIONS TO COMPLY WITH ASTM C-154 & THE GYPSUM CONSTRUCTION HANDBOOK BY U.S. GYPSUM, LATEST EDITION.
- 8. INSTALL & FINISH GYPSUM BOARD TO COMPLY W/ ASTM C-840, GA-216 BY GYPSUM ASSOCIATION & GYPSUM CONSTRUCTION HANDBOOK BY U.S. GYPSUM, LATEST EDITION. PREPARE SURFACE AS REQUIRED FOR FINAL SURFACE FINISH AS RECOMMENDED BY GYPSUM CONSTRUCTION HADBOOK.
- 9. PROVIDE FRE RESISTANCE RATED PARTITION ASSEMBLIES IDENTICAL TO U.L. DESIGNATIONS (UNDERWRITERS LABORATORY) SHOWN IN THE FIRE RESISTANCE DIRECTORY OR LISTED BY OTHER TESTING AGENCIES ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION,

# MILLWORK NOTES:

- MILLWORK & CASEWORK SHALL COMPLY W/ ARCHITECTURAL WOODWORK QUALITY STANDARDS, GUIDE SPECIFICATIONS & QUALITY CERTIFICATION PROGRAM, LATEST EDITION, CUSTOM GRADE UNLESS OTHERWISE NOTED.
- 2. INSTALL FIRE RETARDANT TREATED WOOD PRODUCTS WHERE REQUIRED TO COMPLY WITH THE BUILDING CODE.
- COORDINATE INSTALLATION OF ALL IN-WALL STEEL ANCHORAGE, GROUNDS, 4 MISCELLANEOUS BLOCKING W/ OTHER TRADES FOR PRECISE LOCATION.
- THE MILLWORK CONTRACTOR SHALL OBTAIN & VERIFY FIELD MEASUREMENTS & CONDITIONS AFFECTING HIS WORK & SHALL BE RESPONSIBLE FOR DETAILS & DIMENSIONS ASSURING PRECISION & PROPER ASSEMBLY OF HIS PRODUCTS.
- 5. COORDINATE ITEMS TO INSURE DELIVERY TO THE PROPER LOCATION 4 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.
- 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.
- 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:

- 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:

- 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.
- 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:

- 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.
- 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.
- REMOVE SWITCH PLATES & SURFACE MOUNTED FIXTURES TO PERMIT WALL COVERING INSTALLATION & RE-INSTALL UPON COMPLETION.
- 1. WALL COVERINGS SHALL BE FROM CONSISTENT DYE LOTS.
- NO SUBSTITUTION OF ANY SPECIFIED WALL COVERINGS OR FINISH MAY BE MADE WITHOUT PRIOR APPROVAL OF ARCHITECT

# TILE:

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

TELEPHONE/DATA/ELECTRICAL NOTES:

- WORK SHALL BE IN ACCORDANCE W/ APPLICABLE NATIONAL, STATE AND LOCAL ELECTRICAL CODES.
- 2. IN M/E/P DESIGN-BUILD PROJECTS, MECHANICAL & ELECTRICAL ENGINEERING DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW & APPROVAL PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR COORDINATING VARIOUS TRADES. CONTRACTOR SHALL CONTROL INSTALL-ATION SEQUENCE OF VARIOUS ITEMS TO ACCOMMODATE DIMENSIONAL REQUIRE-MENTS OF TOTAL ASSEMBLY INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM, DATA, TELEPHONE, SPRINKLER PIPING AND ANY 4 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.
- REFER TO ENGINEERING DRAWINGS FOR CIRCUITING & SPECIFICATIONS, MECHANICAL 4 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 4 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.
- 1. WHERE WALL MOUNTED OUTLETS ARE INDICATED SIDE-BY-SIDE, THE MAXIMUM SEPARATION SHALL BE SIX (6) INCHES, CENTERLINE TO CENTERLINE, U.O.N.,
- 8. GANG ELECTRICAL OUTLETS & SWITCHES WHERE POSSIBLE.
- 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) INCH 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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# LEGAL DESCRIPTION:

# (AS PROVIDED BY THE OWNER)

1 2

LOT 5, LESS THE EAST 32.5' THEREOF, AND ALL OF LOT 6 OF DELRAY BEACH ESPLANADE, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN PLAT BOOK 18 AT PAGE39, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

# SITE DATA:

1

(APPROX. 10,500.00 SQ. FT. OR +- 0.24 ACRES)

ZONED: R-1-AA PROPOSED USE: SINGLE FAMILY RESIDENCE SPECIAL CONDITIONS: PROJECT IS SUBJECT TO HISTORIC DISTRICT DESIGN REVIEW

# PROPOSED PROJECT CHART:

R-1-AA	MIN. LOT SIZE (sq. ft.)	MIN. LOT WIDTH/ FRONTAGE (ft.)	MIN. LOT DEPTH (ft.)	MIN. FLOOR AREA (sq. ft.)	MIN. OPEN SPACE (%)	MAX. LOT COVERAGE (%)	MIN. FRONT SETBACK (ft.)	MIN. EAST SIDE INTERIOR SETBACK (ft.)	MIN. WEST SIDE INTERIOR SETBACK (ft.)	MIN. REAR SETBACK (ft.)	MIN. BUILDING HEIGHT (ft.)
REQUIRED	9,500	95'-0"	100'-0"	1,500	25	35	30'-0"	10'-0"	10'-0"	10'-0"	35'-0"
PROVIDED	10,500	75'-0"	140'-0"	685(n) 860(e) 1,545(t)		24.1	+-77'-10"	+-5'-2"	7'-6"	+-4'-7"	+-22'-3"
EXISTING	10,500	75'-0"	140'-0"	860	62	18	+-109'-8"	+-5'-2"	+-31'-9"	+-4'-7"	+-22'-3"

# DRAINAGE CALCULATIONS:

-VARIANCE REQUEST

TOTAL SITE AREA: IMPERVIOUS AREA: PERVIOUS AREA: 10,500.00 SQ. FT. 3,780.00 SQ. FT. OR 36.3% 6,720.00 SQ. FT. OR 63.7%

STORAGE REQUIREMENT = 1ST INCH OF RUNOFF

VOLUME OF STORAGE REQUIRED =  $C \times I \times A$ WHERE C = (% IMPERVIOUS X 0.9) + (% PERVIOUS X 0.3)

 $C = (0.363 \times 0.9) + (0.637 \times 0.3) = 0.5178$ 

I = RAINFALL INTENSITY = 1 INCH/12 = 0.0833'

A = AREA = 10,500 SQ. FT. THEREFORE, REQUIRED VOLUME = 0.5178 X 0.0833 X 10,500 = 453 CUBIC FEET

THE PROPOSED 6" D. X 13'-6" W. X 77'-0" L. SWALE "A" ALONG THE WEST PROPERTY LINE SHALL RETAIN

APPROX. 260 CUBIC FEET OF WATER -THE PROPOSED 6" D. X 16'-0" W. X 48'-0" L. SWALE "B" ALONG THE EAST PROPERTY LINE SHALL RETAIN APPROX. 192 CUBIC FEET OF WATER -

THEREFORE, VOLUME PROVIDED = +-453 CUBIC FEET

# 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

# SYMBOLS LEGEND:

EXISTING TOPOGRAPHY (GRADE) TO REMAIN - SEE SURVEY

PROPERTY LINE AND ALL ADJACENT STREETS OR ROADWAYS.

PROPOSED NEW TOPOGRAPHY (FINISH GRADE)

# LANDSCAPING GENERAL 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.) GC/SUB TO MODIFY EXISTING IRRIGATION SYSTEM TO PROPERLY IRRIGATE NEW PLANTINGS

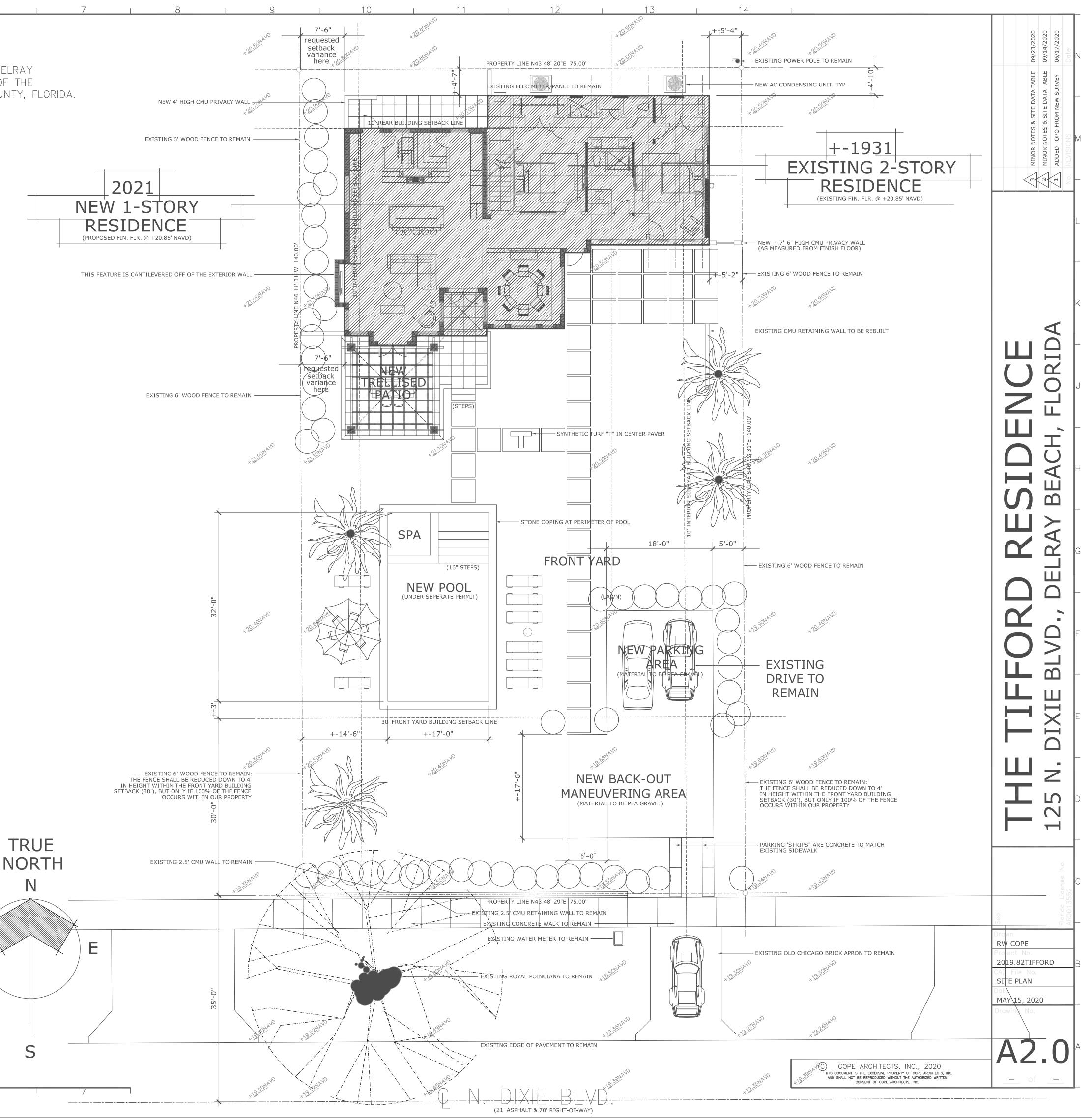
4.) PLEASE MULCH ALL NEW LANDSCAPE PLANTING BEDS

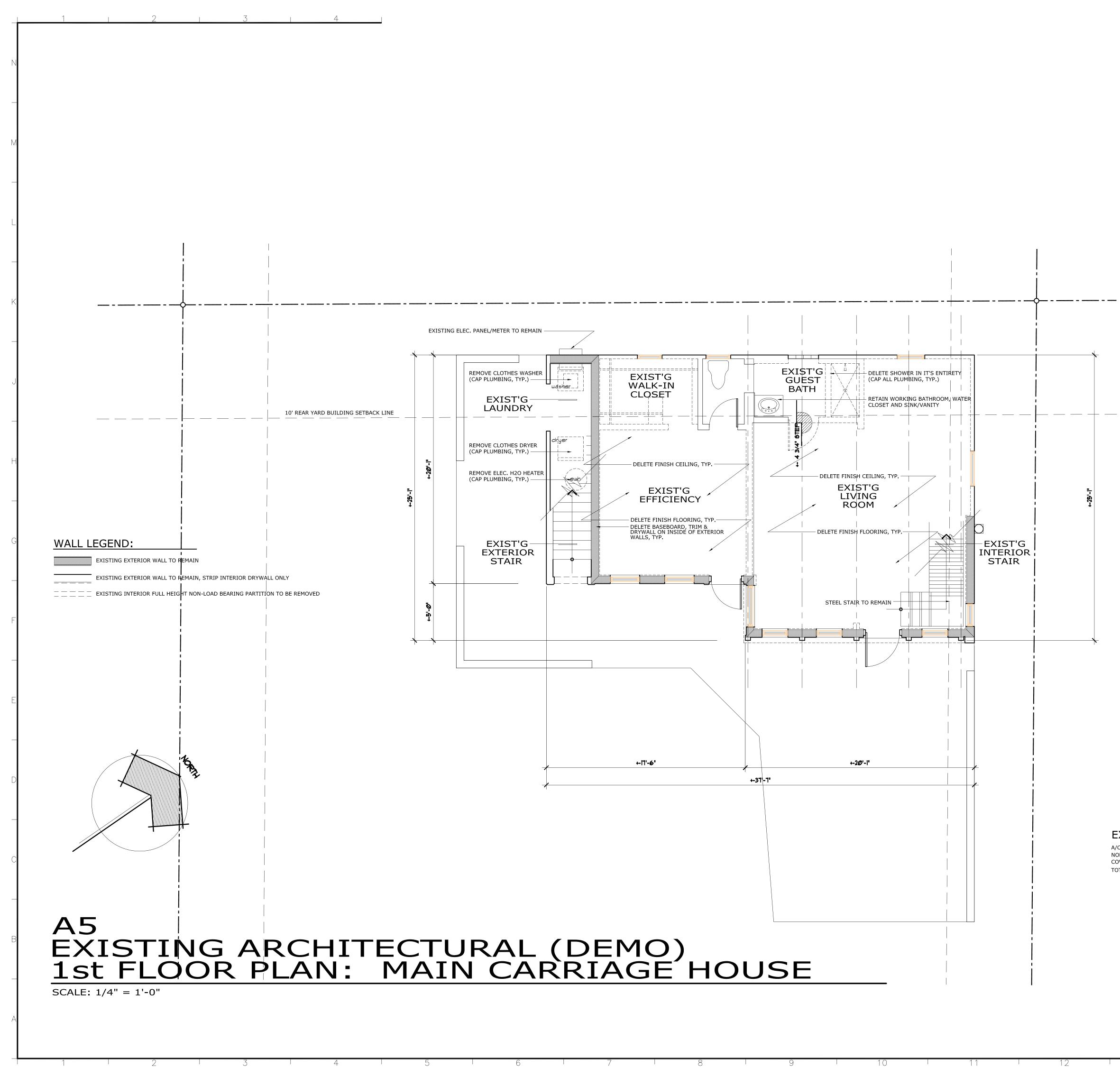
5.) PLEASE SEE SITE PLAN, SHEET A2.0 FOR SODDED SWALES

# A1 ARCHITECTURAL SITE PLAN

SCALE: 1/8" = 1'-0"

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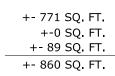


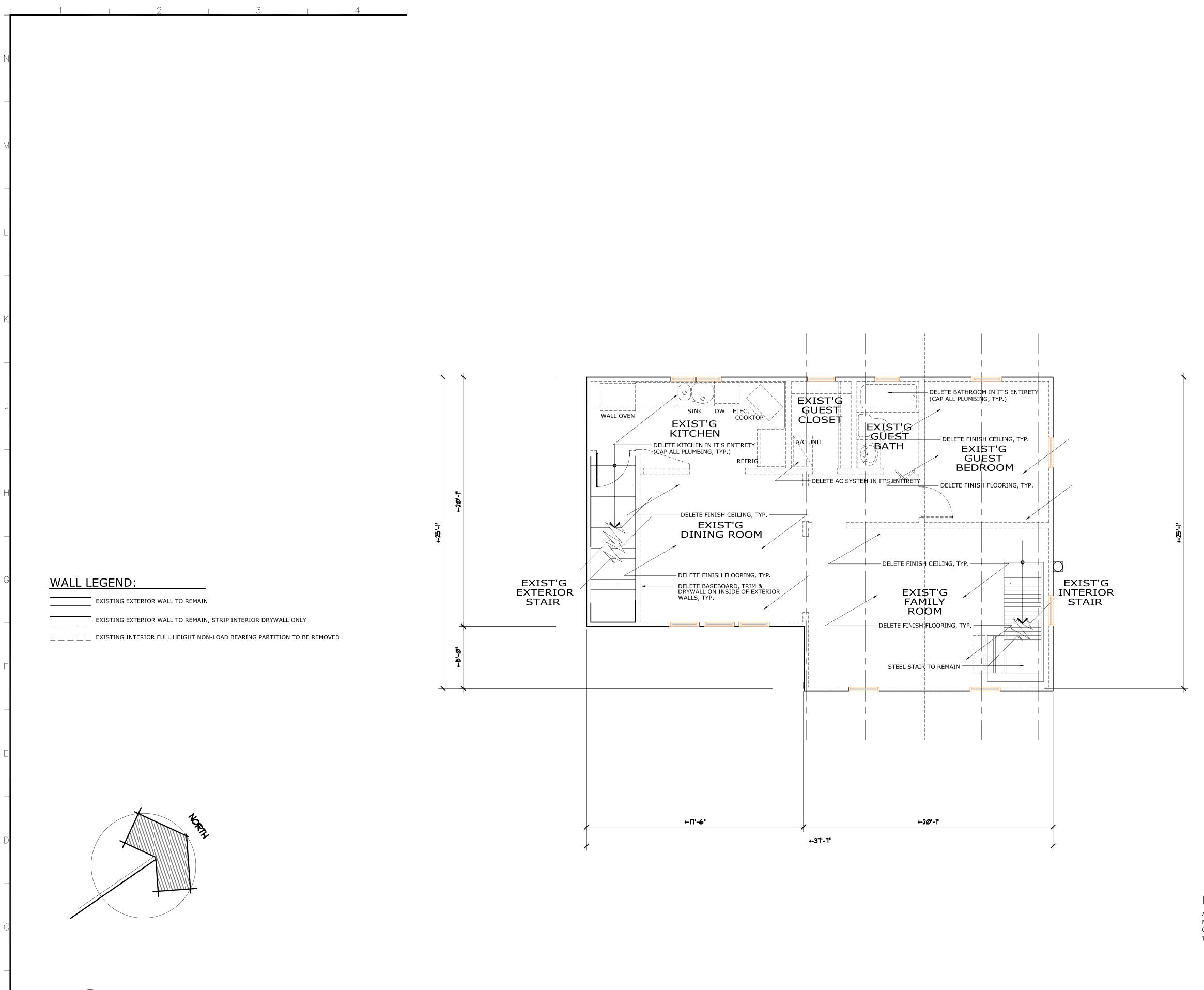


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# EXISTING 1ST FLOOR AREA:

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



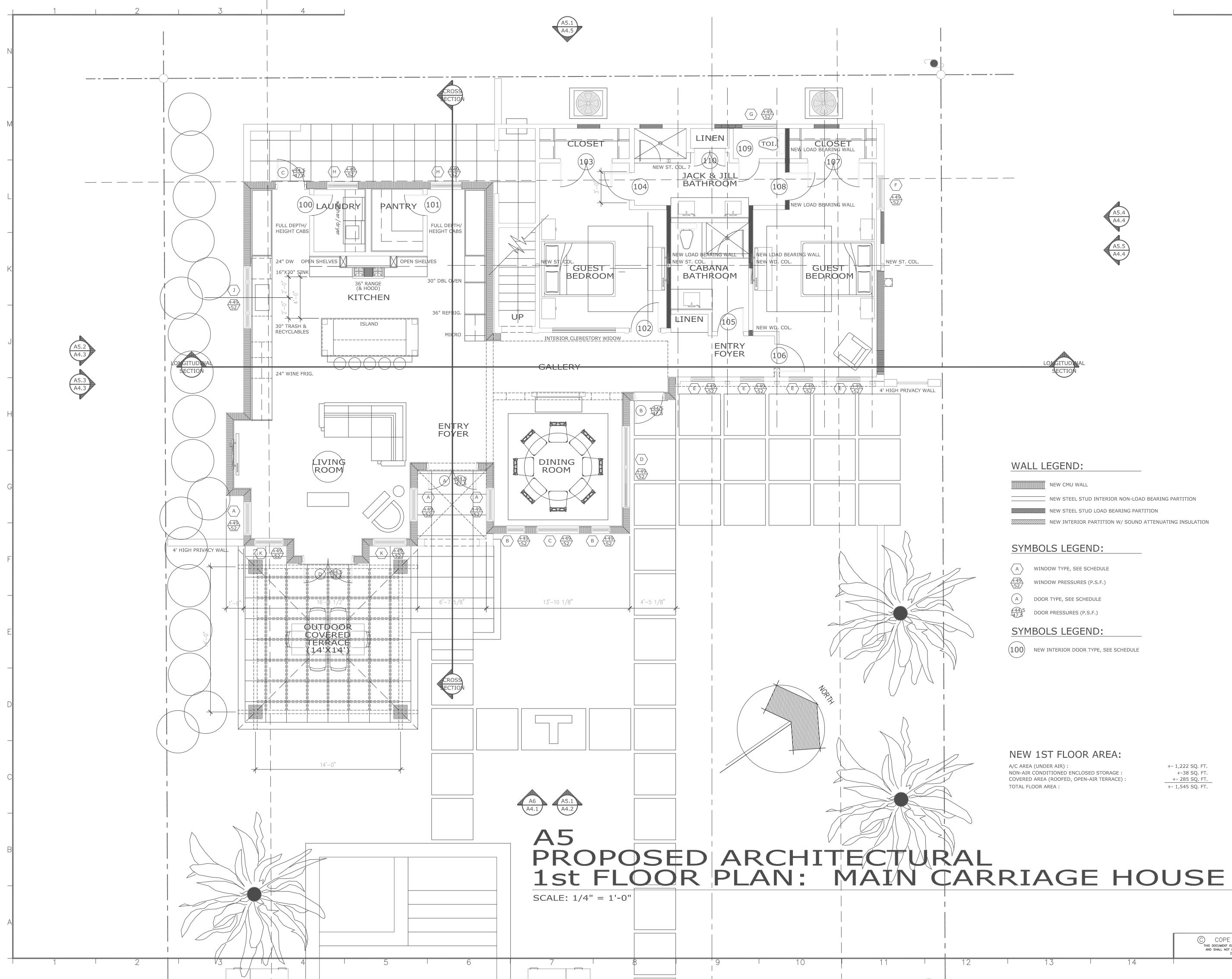


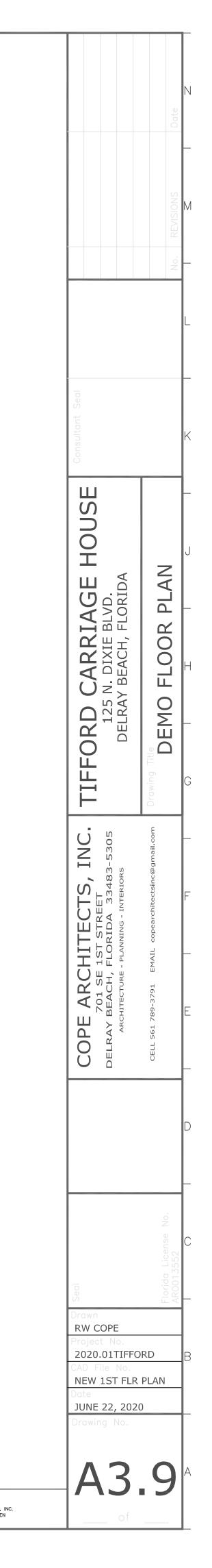


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	DALAAP	125 N. DIXIE BLVD.	DELRAY BEACH, FLORIDA			DEMU FLOUK FLAN	
	IFFORD	125	DELRAY		Drawing Title	DEMO	G
	-	DELRAY BEACH, FLORIDA 33483-5305	ARCHITECTURE - PLANNING - INTERIORS		CELL 561 789-3791 EMAIL copearchitectsinc@gmail.com		
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EXISTING 2ND FLOOR AREA: A/C AREA (UNDER AIR) : NON-AIR CONDITIONED ENCLOSED STORAGE : COVERED AREA (ROOFED, OPEN-AIR STAIR) : TOTAL FLOOR AREA :

MAIN COTTAGE +- 804 SQ. FT. +-0 SQ. FT. +- 56 SQ. FT. +- 860 SQ. FT.

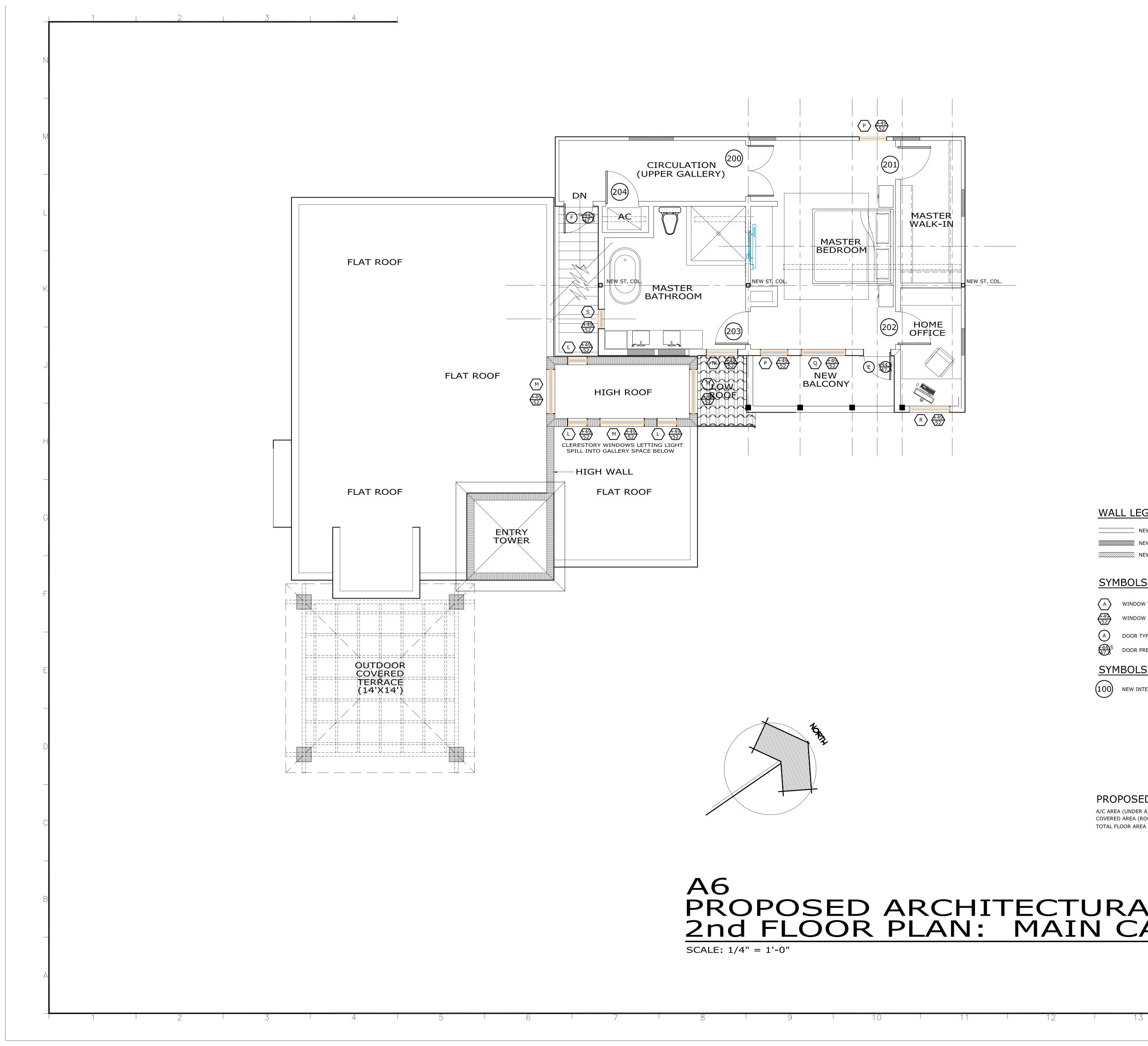




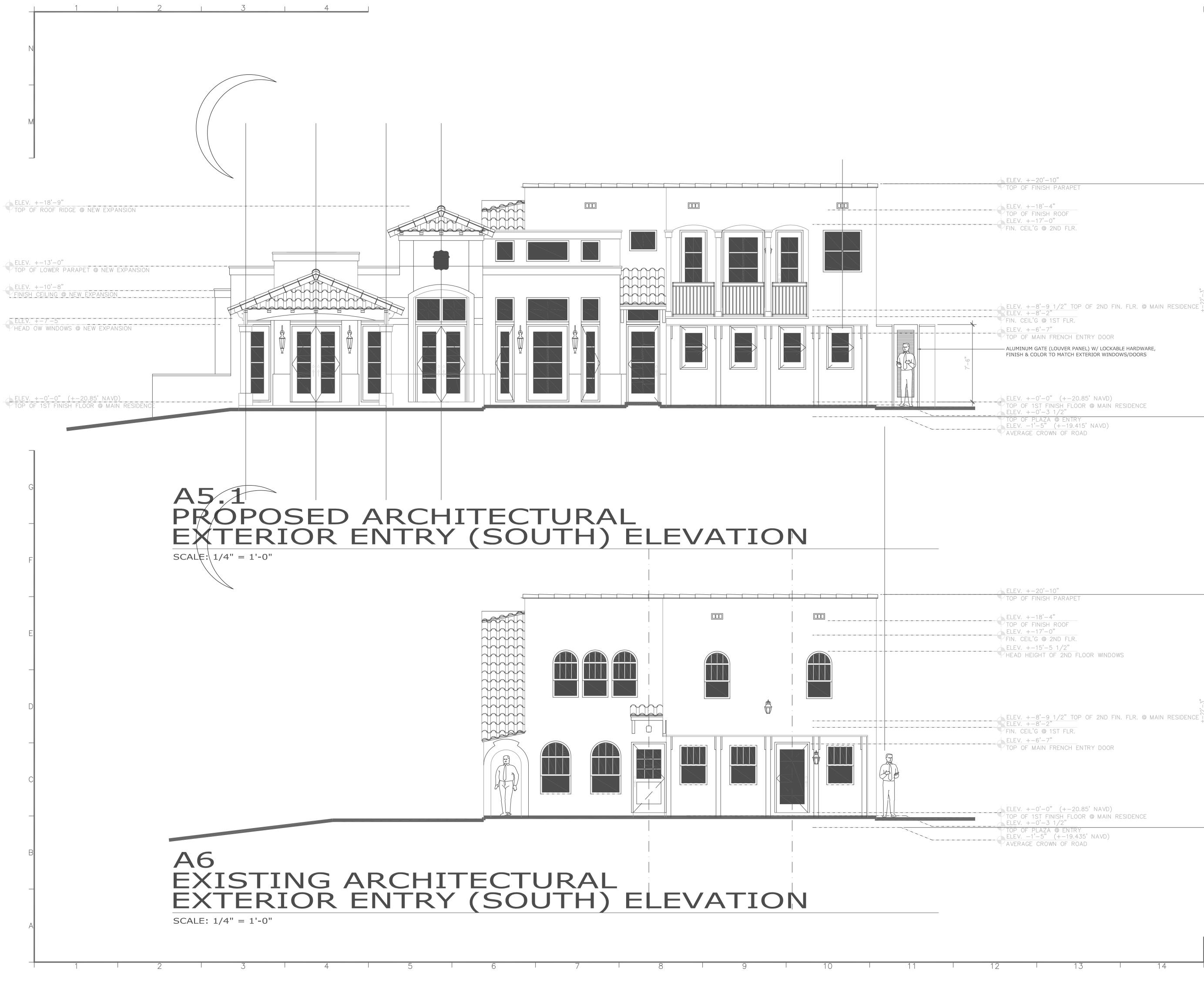




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	Consultant Seal	
EGEND:	TIFFORD CARRIAGE HOUSE 125 N. DIXIE BLVD. DELRAY BEACH, FLORIDA	Drawing Title PROPOSED FLOOR PLAN
NEW STEEL STUD LOAD BEARING PARTITION NEW INTERIOR PARTITION W/ SOUND ATTENUATING INSULATION <u>S LEGEND:</u> OW TYPE, SEE SCHEDULE OW PRESSURES (P.S.F.) TYPE, SEE SCHEDULE	HITECTS, INC. 1ST STREET FLORIDA 33483-5305 - PLANNING - INTERIORS	EMAIL copearchitectsinc@gmail.com
PRESSURES (P.S.F.) <u>S LEGEND:</u> INTERIOR DOOR TYPE, SEE SCHEDULE	COPE ARC 701 SE DELRAY BEACH, ARCHITECTURE	CELL 561 789-3791
ED 2nd FLOOR AREA:       CARRIAGE HOUSE         ER AIR) :       +- 736 SQ. FT.         (ROOFED, BALCONY) :       +- 70 SQ. FT.         REA :       +- 806 SQ. FT. (NO CHANGE)	ັອອູ ອັງ Drawn	Florida License No. AR0013552
۹L ARRIAGE HOUSE	RW COPE Project No. 2020.01TIFFO CAD File No. NEW 2ND FLR Date JUNE 22, 2020 Drawing No.	. PLAN
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FLR.		
2" 2nd Floor Windows		COPE ARCHITE 701 SE 1ST ST DELRAY BEACH, FLORII
FLR.	-	
ICH ENTRY DOOR		
+-20.85' NAVD) "Floor @ Main residence		Seal
-"	<b>1</b>	Drawn RW COPE
DF ROAD		Project No 2020.011
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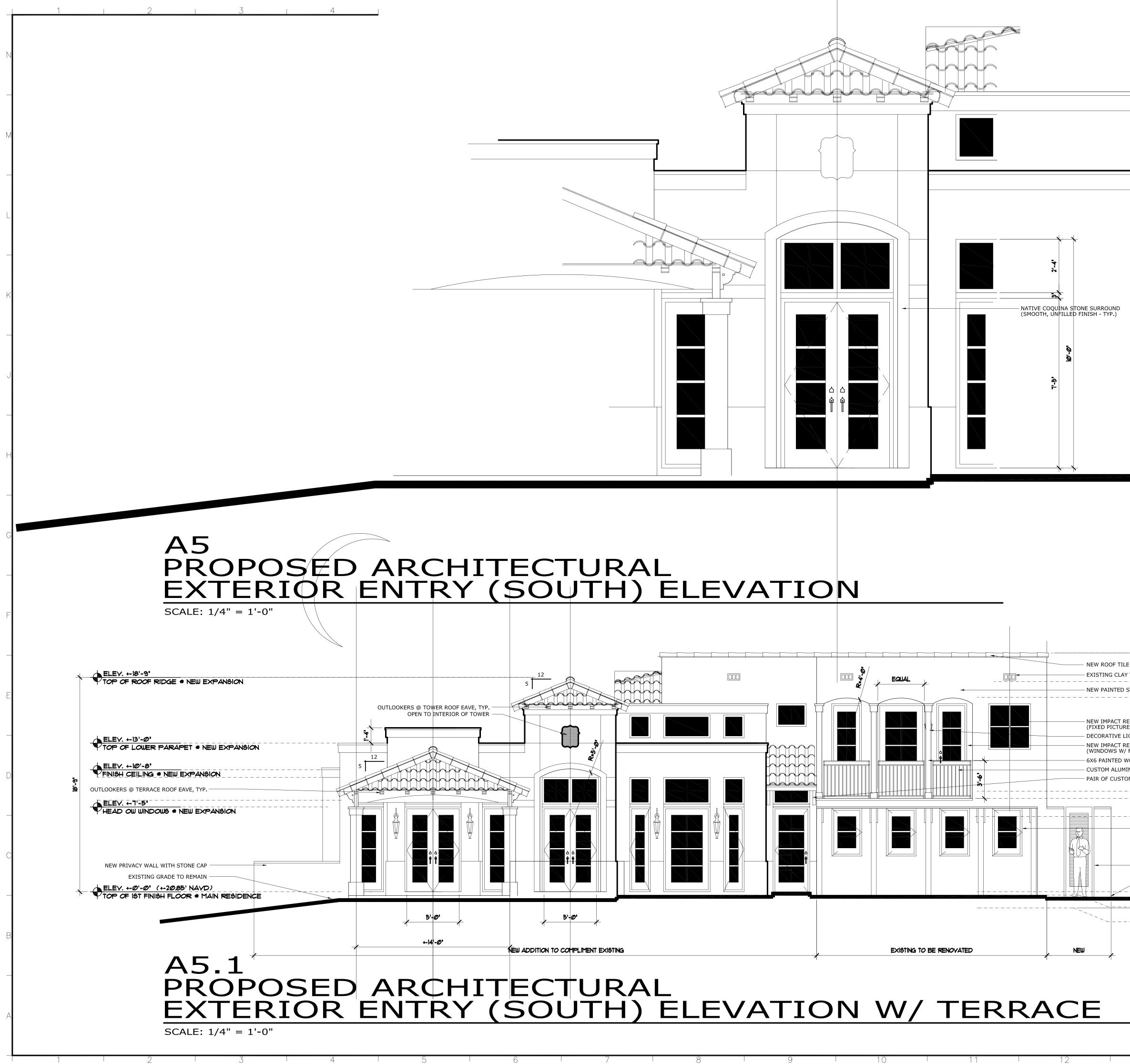
ELEV. +-0'-0" (+-20.85' NAVD) TOP OF 1ST FINISH FLOOR @ MAIN RESIDENCE

- ALUMINUM GATE (LOUVER PANEL) W/ LOCKABLE HARDWARE, FINISH & COLOR TO MATCH EXTERIOR WINDOWS/DOORS

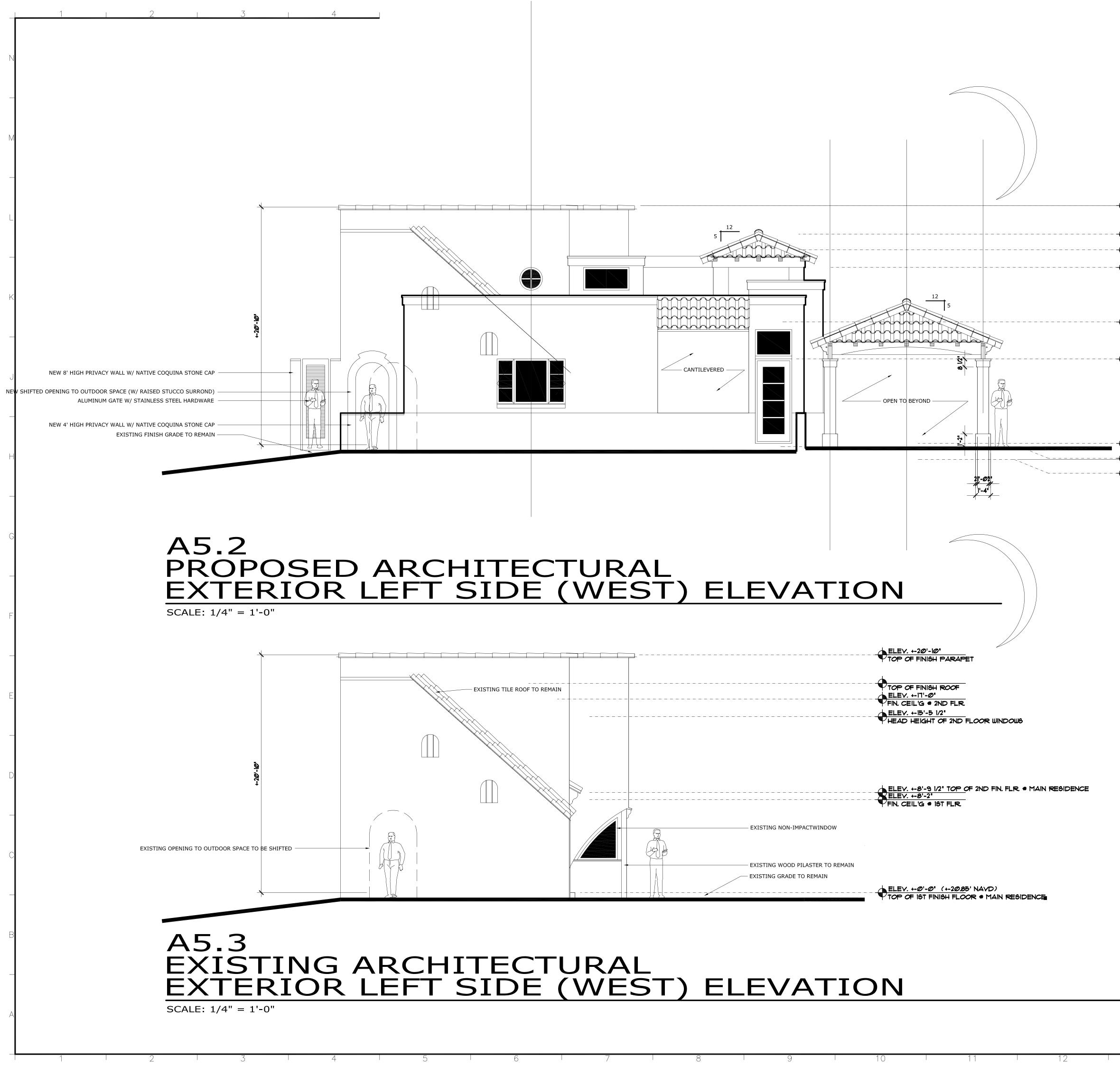
TOP OF FINISH ROOF ELEV. +-17'-0" FIN. CEIL'G @ 2ND FLR.

arphi top of finish parapet

1ADDED TOPO FROM NEW SURVEY06/17/2020No.REVISIONSDateIZIZ
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EXTERIOR ELEVATIONS
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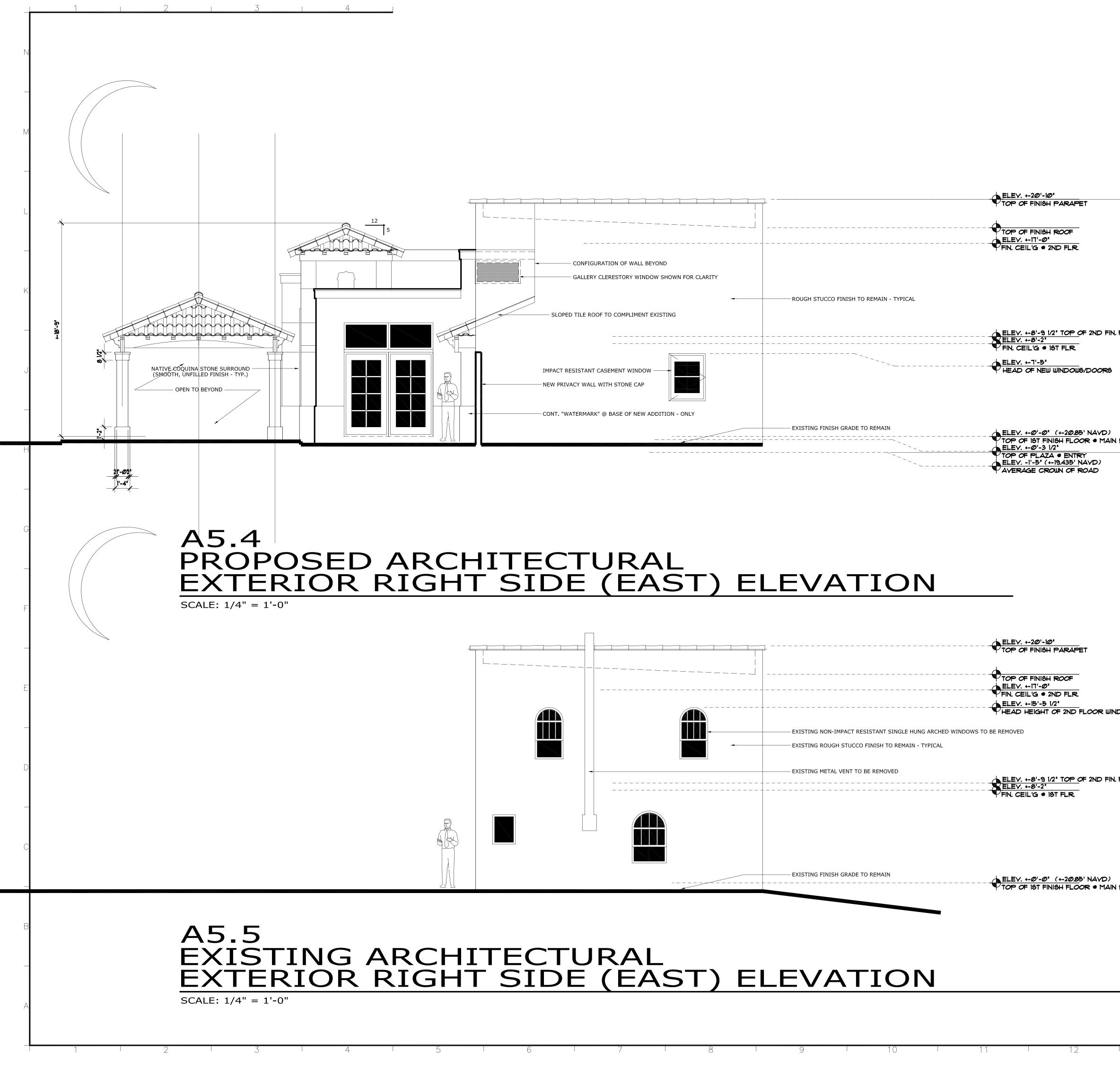
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		TIFFORD CARRIAGE HOUSE 125 N. DIXIE BLVD. DELRAY BEACH, FLORIDA
ELEV. +-20'-10' TOP OF FINISH PARAPET LE CAP TO MATCH SLOPED ROOFS, TYP. AY TILE SCUPPER TO REMAINETYP		COPE ARCHITECTS, INC. 701 SE 1ST STREET DELRAY BEACH, FLORIDA 33483-5305 ARCHITECTURE - PLANNING - INTERIORS CELL 561 789-3791 EMAIL copearchitectsinc@gmail.com
RE) LIGHT FIXTURE AS SELECTED BY OWNER, TYP. (ON WALL BEH RESISTANT WINDOWS & DOOR / FULL STILES TO MATCH DOOR) WOOD COLUMN, TYP. OF THREE (3) MINUM RAILING SYSTEM, TYP. TOM METAL BRACKETS @ EDGE OF ROOF ELEV. +-8'-9 1/2' TOP OF 2ND ELEV. +-8'-9 1/2' TOP OF 2ND ELEV. +-8'-9 1/2' TOP OF 2ND		
ELEV. +-6'-1'         TOP OF MAIN FRENCH ENTRY         NEW IMPACT RESISTANT WINDOWS         CASEMENT, TYP. THIS AREA)         NEW PRIVACY WALL WITH STONE CAP         EXISTING GRADE TO REMAIN         ELEV. +-0'-0' (+-2085' NAV         TOP OF 1ST FINISH FLOOR • 1         ELEV. +-0'-3 1/2'         TOP OF PLAZA • ENTRY         ELEV1'-5' (+-19.435' NAVD         AVERAGE CROUN OF ROAD	D) Main Residence	Drawn RW COPE Project No. 2020.01TIFFORD
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ELEV. +-20'-10" TOP OF FINISH PARAPET	<del>\</del>	
TOP OF FINISH ROOF ELEV. +-17'-0' FIN. CEIL'G • 2ND FLR ELEV. +-18'-5 1/2' HEAD HEIGHT OF 2ND FLOOR WINDOWS ELEV. +-10'-8' FINISH CEILING • 15T FLOOR EXPANSION ELEV. +-1'-5' HEAD OF WINDOWS • 15T FLOOR EXPANSION ELEV. +-0'-0' (+-2085' NAVD) TOP OF 15T FINISH FLOOR • MAIN RESIDENCE ELEV. +-0'-3 1/2' TOP OF PLAZA • ENTRY ELEV1'-5' (+-19.435' NAVD) AVERAGE CROWN OF ROAD	-22-31	CARRIAGE HOUSE Consultant Sed Consultant Sed S N. DIXIE BLVD.
		C. TIFFORD
		COPE ARCHITECTS, INC. 701 SE 1ST STREET DELRAY BEACH, FLORIDA 33483-5305

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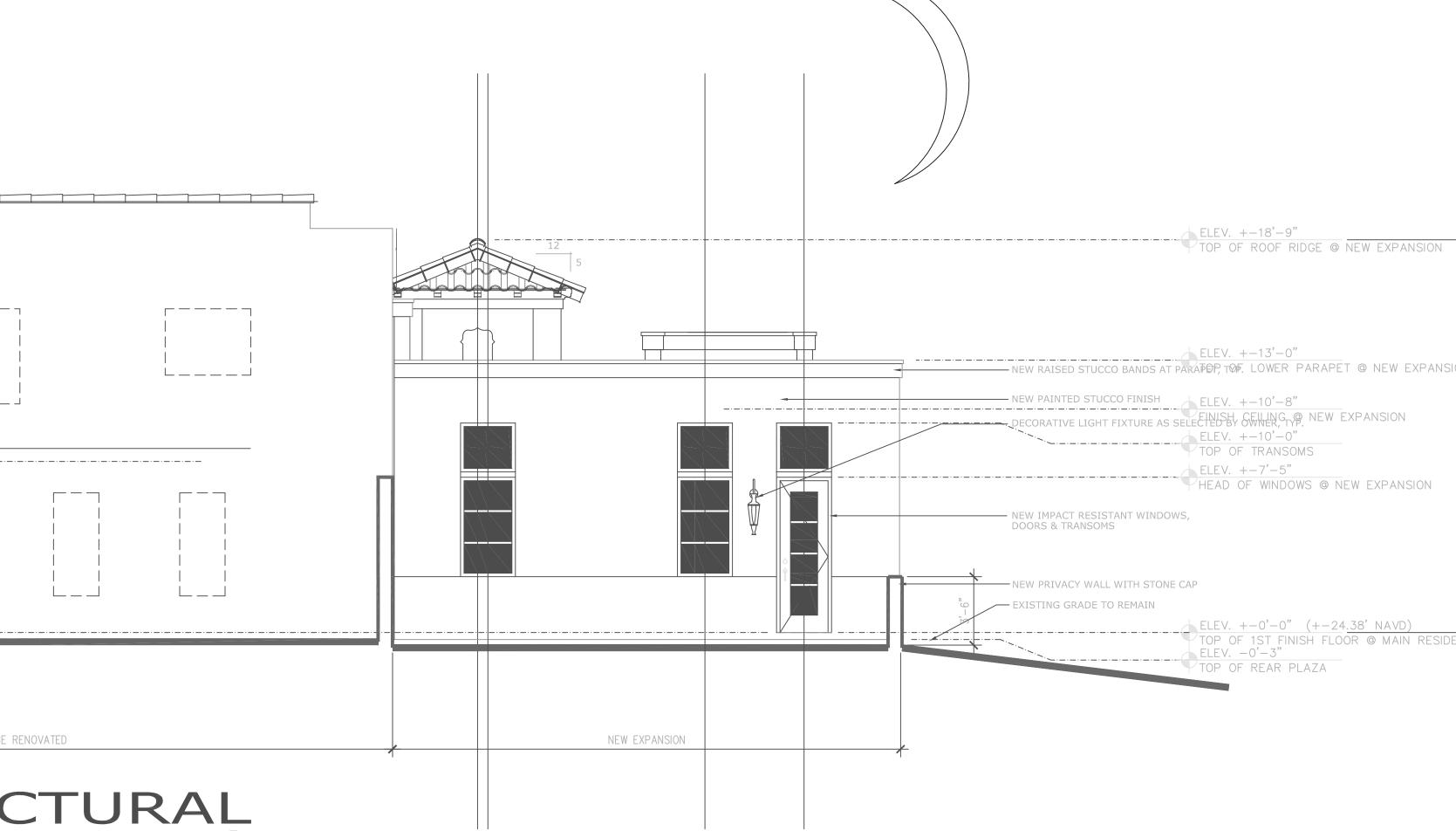


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E		TOP OF FINISH ROOF ELEV. +-17'-0" FIN. CEIL'G @ 2ND FLR.					
_	"						
D	+-20'-10"	ELEV. +-8'-9 1/2" TO ELEV. +-8'-2" FIN. CEIL'G @ 1ST FLR.		AIN RESIDENCE			L
_ C		ELEV. +-7'-5" HEAD OF WINDOWS/DOO	RS g window opening ———				
_		ELEV. +-0'-0" (+-24 TOP OF 1ST FIN. FLR. @	IG GRADE TO REMAIN .38' NAVD) MAIN_RESIDENCE				 ]
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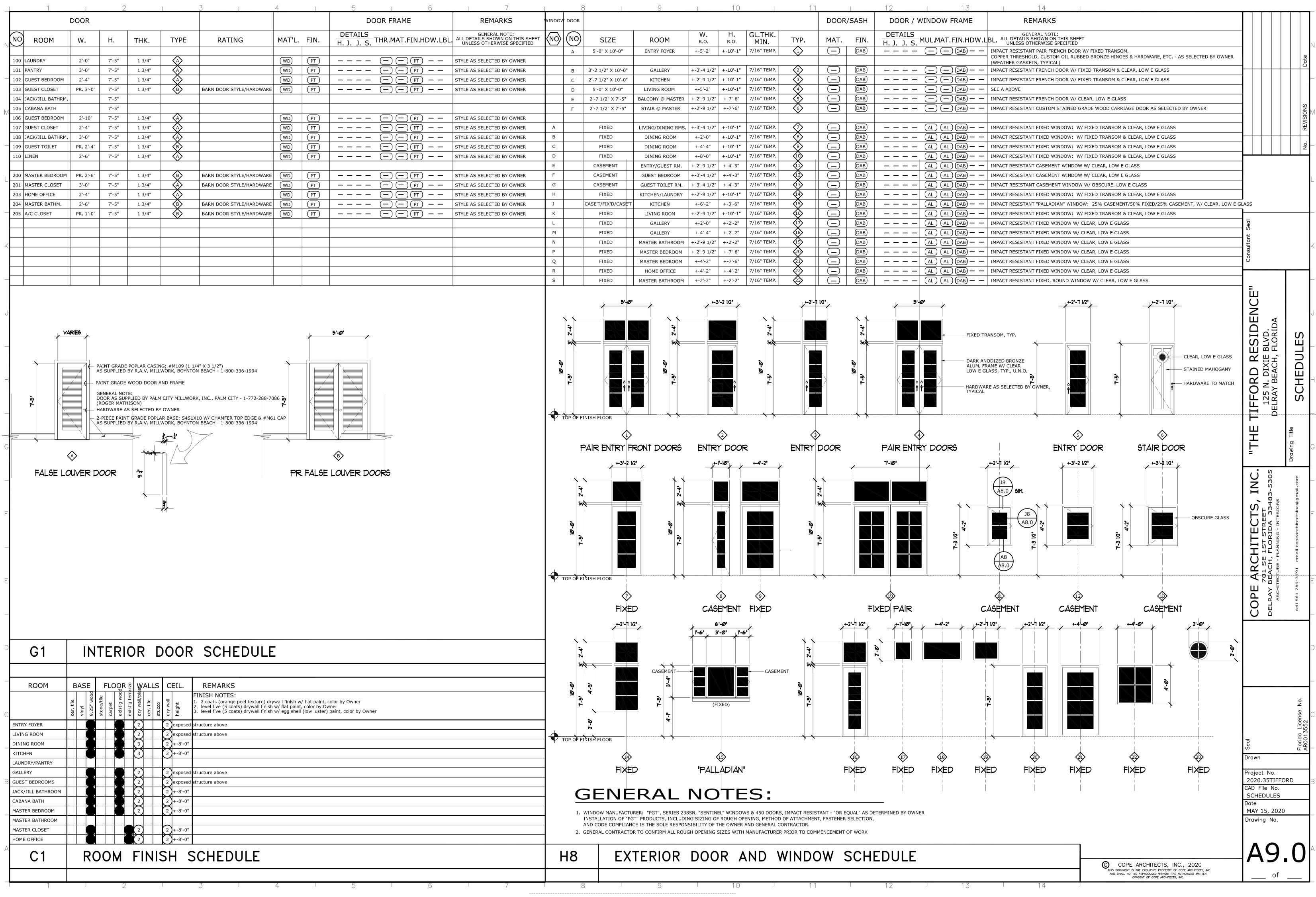
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TIFFORD CARRIAGE HOUSE 125 N. DIXIE BLVD. DELRAY BEACH, FLORIDA	EXTERIOR ELEVATIONS	J H G
COPE ARCHITECTS, INC. 701 SE 1ST STREET DELRAY BEACH, FLORIDA 33483-5305 ARCHITECTURE - PLANNING - INTERIORS	CELL 561 789-3791 EMAIL copearchitectsinc@gmail.com	F E
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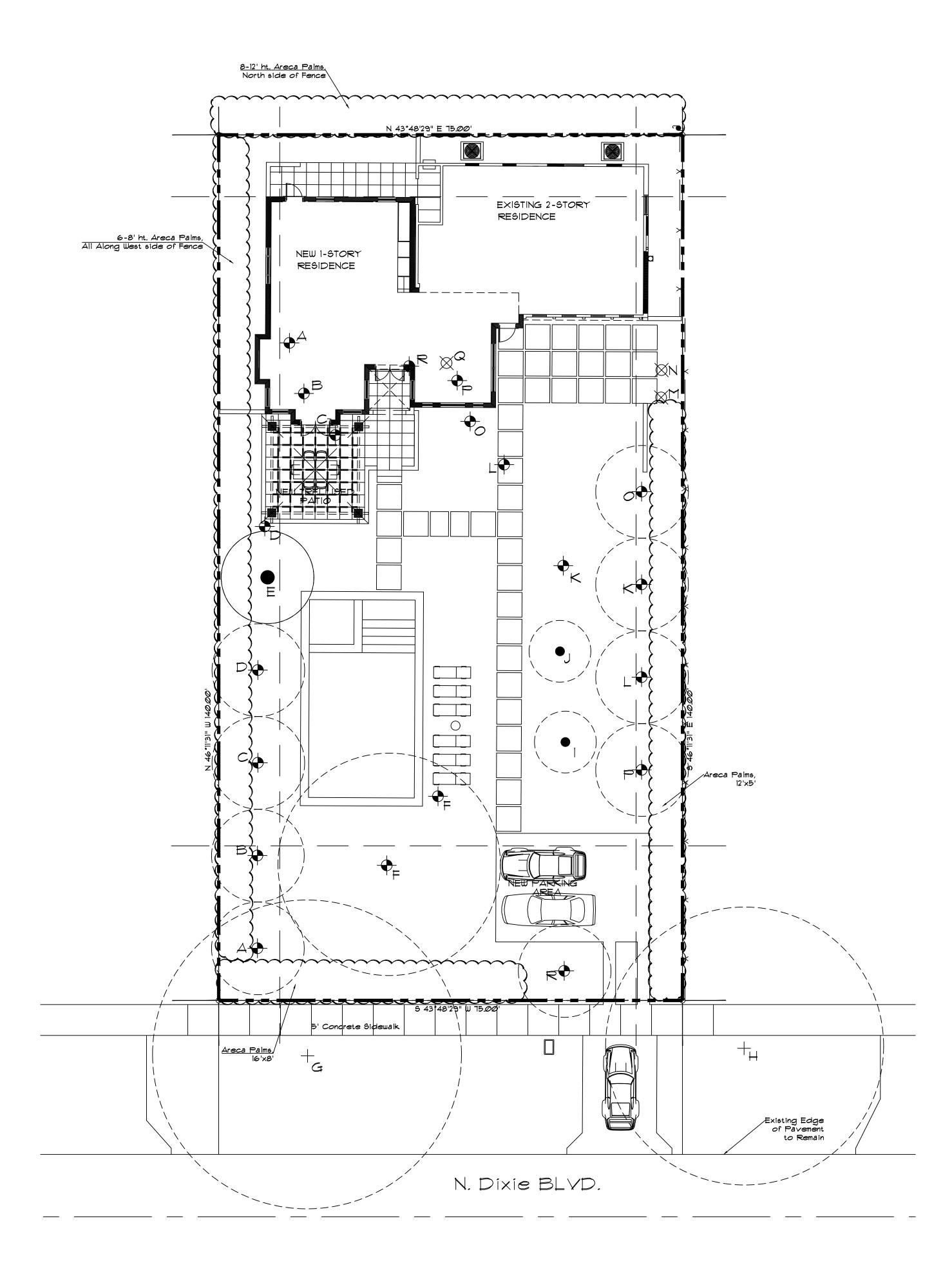
ELEV. +−13'−0" New raised stucco bands at paraf@P, t@F. LOWER PARAPET @ NEW EXPANSION NEW PAINTED STUCCO FINISH ELEV. +-10'-8" DECORATIVE LIGHT FIXTURE AS SELECTED BY OWNER, TYP. ELEV. +-10'-0" TOP OF TRANSOMS ELEV. +-7'-5" HEAD OF WINDOWS @ NEW EXPANSION NEW PRIVACY WALL WITH STONE CAP EXISTING GRADE TO REMAIN ELEV. +-0'-0" (+-24.38' NAVD) TOP OF 1ST FINISH FLOOR @ MAIN RESIDENCE ELEV. -0'-3" TOP OF REAR PLAZA

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# EXISTING TREE LIST

SYM IREE TYPE

- A Cocos nucifera/Coconut Palm
  B Cocos nucifera/Coconut Palm
  C Cocos nucifera/Coconut Palm
  D Cocos nucifera/Coconut Palm
  E Cocos nucifera/Coconut Palm
  F Bursera simaruba/Gumbo Limbo
  G Delonix regia/Royal Poinciana
- H Quercus virginiana/Live Oak
  I Adonidia merrillii/Christmas Palm
  J Adonidia merrillii/Christmas Palm
- K Cocos nucifera/Coconut Palm L Cocos nucifera/Coconut Palm
- Cocos nucifera/Coconut Palm
   M Beaucarnea recurvata/Ponytail Palm
   N Strelitzia nicolai/White Bird of Paradise
- O Cocos nucifera/Coconut Palm
   P Cocos nucifera/Coconut Palm
- P Cocos nucifera/Coconut Palm Q Syagrus romanzoffiana/Queen Palm R Roystonea regia/Royal Palm

# LEGEND

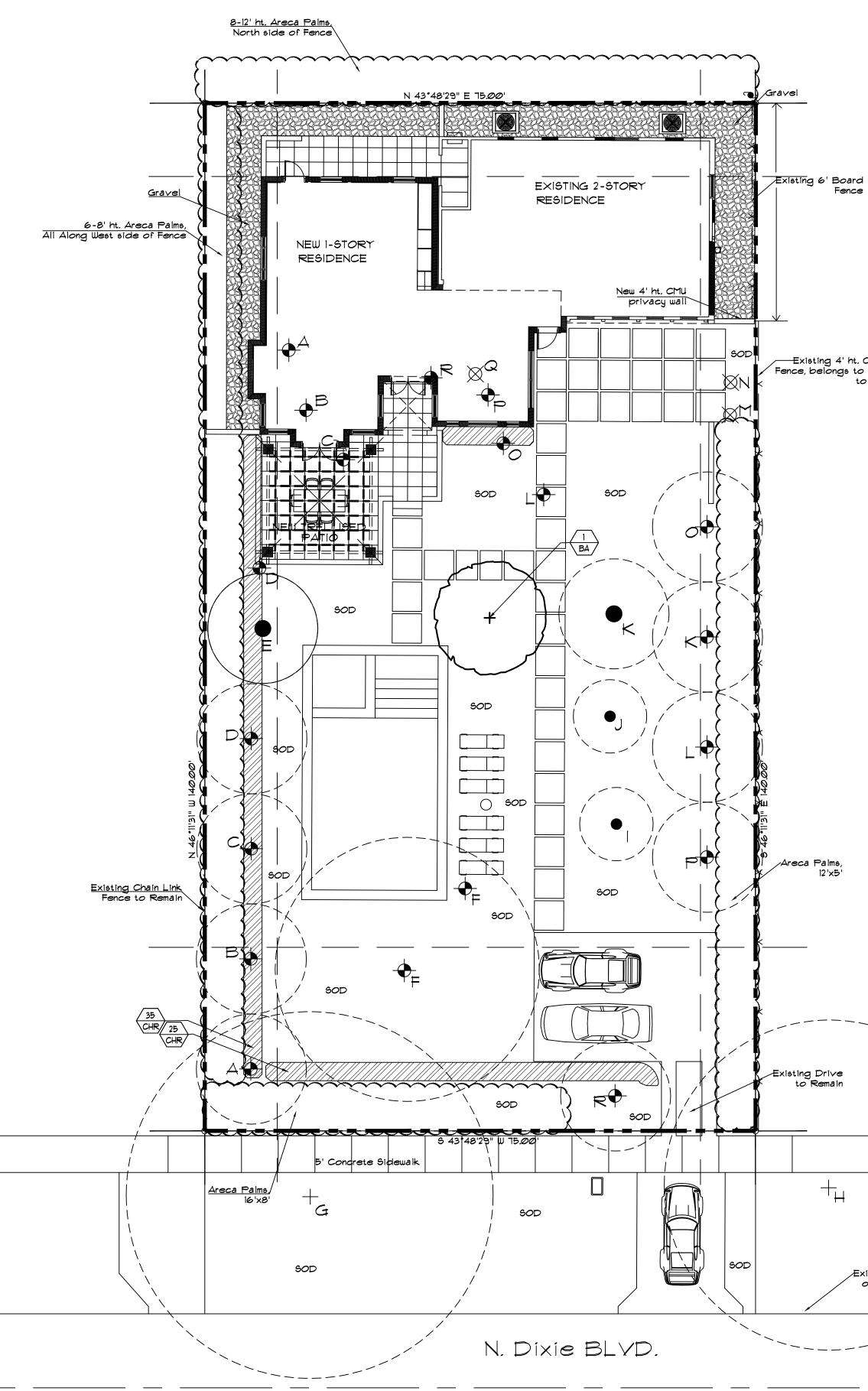
- EXISTING TREES TO BE RELOCATED
   NEW LOCATION OF RELOCATED TREES
   PROPOSED PALMS
   PROPOSED TREES

DESCRIPTION	<u>STATUS</u>
45' <i>o.a.</i> ht., 30' c.t.	relocate
25' <i>o.a.</i> ht., 12' c.t.	relocate
35' o.a. ht., 25' c.t., leaning	relocate
35' o.a. ht., 18' c.t., leaning	relocate
45' o.a. ht., 25' c.t.	remain
18' ht. x 36' spr., 11" cal.	relocate
30' ht. x 50' spr., 36" cai.	remain-off site
45' ht. x 45' spr., 48" cal.	remain-off site
12' o.a. ht., double trunk	remain
12' o.a. ht., double trunk	remain
25' o.a. ht., 16' c.t.	relocate
30' o.a. ht., 18' c.t.	relocate
10' o.a. ht.	remove
30' ht. x 16' spr.	remove
35' o.a. ht.	relocate
22' o.a. ht., 12' c.t.	relocate
35' o.a. ht.	remove
40' o.a. ht., 24' g.w.	relocate

tifford residence

125 n. dixie blvd. delray beach, fl

dave bodker landscape architecture/planning inc. 601 n. congress ave., suite 105—a delray beach, florida 33445 561—276—6311 #LA0000999 sheet title: existing tree plan project number: 8920 date: scale: drawn by: 07/23/20 1" = 10' Imb revisions: sheet: NORTH —1  $\overline{\gamma}$ sheets



# PLANT LIST

<u>Stm</u>	BOTANICAL/COMMON NAME
ВА	Bulnesia arborea Verawood
CHR	Chrysobalanus ícaco Cocoplum
SOD	Stenotaphrum secundatum St. Augustíne Sod
	Gravel

SPECIFICATIONS	QTY	<u>native</u> *
12' ht. x 6' spr., 2" cal.	1	*
24" ht. x 24" spr., 24" o.c.	60	*
full, fresh sod	as req'd	
±1/4" diameter chattahoochee gravel	3" layer	

Fence

Existing 4' ht. Chain Link Fence, belongs to neighbor to the East

12'x5'

to Remain

-+-⊢∔

Existing Edge of Pavement

to Remain

# <u>CODE DATA</u>

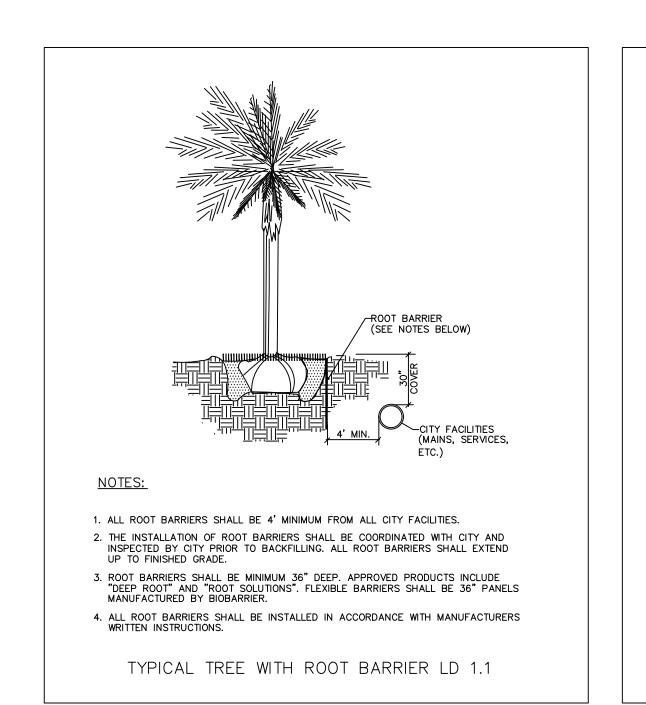
4	TOTAL LOT AREA	
в	STRUCTURES, PARKING, WALKWAYS, DRIVES, ETC.	
c	TOTAL PERVIOUS LOT AREA	C = (A - B)
D	AREA OF SHRUBS AND GROUND COVERS REQUIRED	D = (C x .20)
E	AREA OF SHRUBS AND GROUND COVERS PROVIDED	
F	NATIVE VEGETATION REQUIRED	F = (D × 25)
G	NATIVE VEGETATION PROVIDED	
н	TOTAL NUMBER OF TREES EXISTING ON SITE	
I	TOTAL NUMBER OF TREES REQUIRED	= ((A/2500 S.F.) - (H))
J	TOTAL NUMBER OF TREES ON PLAN PROVIDED	
к	TOTAL NUMBER OF NATIVE TREES REQUIRED	K = ((H + I) x 50)
L	TOTAL NUMBER OF NATIVE TREES PROVIDED	

ALL PLANT MATERIAL SHALL BE FLORIDA "I GRADE OR BETTER.
MULCH SHALL BE APPLIED TO A MINIMUM DEPTH OF THREE (3) INCHES IN ALL PLANTING BEDS.
ALL PROHIBITED PLANT SPECIES SHALL BE ERADICATED FROM THE SITE.
ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM, AUTOMATICALLY OPERATED, TO PROVIDE COMPLETE COVERAGE TO ALL PLANT MATERIALS AND GRASS.
SOD AND IRRIGATION SHALL BE PROVIDED WITHIN THE UNPAVED PORTION OF THE RIGHT-OF-WAY ADJACENT TO THE PROPERTY LINE.
THREE (3) PALMS ARE EQUIVALENT TO ONE (1) SHADE TREE.
ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS: LD 11 4 LD 12.

<u>NOTE:</u> ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS LD 1.1 AND LD 1.2.

THE AREA BETWEEN THE PROPERTY LINE / ROW. LINE AND THE EDGE OF PAVEMENT OF CITY STREETS SHALL BE SODDED OR LANDSCAPED WITH A GROUND COVER ACCEPTABLE TO THE CITY ENGINEERING DEPARTMENT. IT IS UNDERSTOOD THAT ANY REPAIRS DUE TO CITY MAINTENANCE WILL BE REPLACED. (THE CITY WILL ONLY REPLACE WITH ST. AUGUSTINE OR BAHIA GRASS GRASS.

A COST ESTIMATE WILL BE SUBMITTED AT THE TIME OF THE BUILDING PERMIT APPLICATION. AN IRRIGATION PLAN WILL BE SUBMITTED AT THE TIME OF THE BUILDING PERMIT APPLICATION



NOTES: 1. THIS DISTANCE SHALL BE 10' MINIMUM FROM ALL CITY FACILITIES IF NO ROOT BARRIER IS USED.





EXISTING TREES TO BE REMOVED

EXISTING TREES TO REMAIN

EXISTING PALMS TO REMAIN

CITY FACILITIES

SEE NOTE 1

(MAINS, SERVICES, ETC.)



EXISTING TREES TO BE RELOCATED

NEW LOCATION OF RELOCATED TREES



PROPOSED PALMS

PROPOSED TREES

10,500 S.F.
4,333 GF.
6,167 SF.
1,234 SF.
1,159 SF. EXISTING <u>360 SF. PROPOSED</u> 1,519 SF. PROPOSED
3Ø9 6F.
360 S.F.
II TREES
5 TREES
II EXISTING TREES <u>I PROPOSED TREE</u> 12 TOTAL TREES
3 TREES
12 EXISTING TREES 1 PROPOSED TREE 12 TOTAL TREES

# tifford residence

125 n. dixie blvd. delray beach, fl



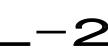
project number: \_\_\_\_\_ 8920 date: 07/23/20 1" = 10' lmb

scale: drawn by:

revisions:









NORTH  $\square$ 

sheets 3

# Applicable Documente

A. These Specifications and the requirements hereinafter will govern this project during the installation, guarantee and naintenance period.

## Scope of Work:

- A. The work specified by this Section of the Specifications and on the Plans consists of furnishing all labor, machinery, tools, apparatus, means of transportation, supplies, equipment, materials, services and incidentals necessary complete the work as indicated on the Plans and in the Specifications, as well as all other related responsibilities, including all change and repairs incident thereto.
- B. The work shall include, but not be limited to, furnishing material, root pruning where required, layout, protection t the public, excavation, installation, backfilling, grading, fertilizing, mulching, staking and guying where required, watering, pruning where required, sod installation, weeding tenance and guarantee
- C. Quantities and Location: The Landscape Architect reserves the right to adjust the numbers and locations of the designated types and species to be used at any of the locations shown in order to provide for any modification which might be necessary.
- D. Investigation of Subsurface Condition: The Contractor shall be responsible for making site subsurface investigations and examination as he or she chooses in order to become familiar with the character of the existing material and the construction conditions under which he or she will work These subsurface investigations and examinations shall be included in the bid. The Contractor shall not receive separate, additional compensation for this.
- E. The Landacape Contractor shall be paid for only those units that are installed at the time of request for payment. The ontractor's unit prices shall be the basis for said payment The final amount of payment may or may not be the total sum of the contract depending on the number of units installed.
- F. Ten percent (10%) of the total contract price will be held as retainer for 90 days after final written acceptance.
- G. The Landscape Contractor will coordinate his work with all other trades at the job site

#### (2) Paim frond tying shall be as set forth in the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants". tying paims shall be at the option of the Contractor. The Landscape Architect may direct the Landscape Contractor to untie Paim fronds to accommodate an owners "grand opening". The Contractor may retie the palm after the event. This untying will not affect the guarantee or represent an additional cost to the owner

- (3) To reduce head volume, Palm fronds may be taper trimmed by not more than one-third.
- (4) Palms with mechanical damage, such as from cables, chains, equipment and nails, shall be rejected.
- Chlorosis: The allowable level of Chlorosis in foliage shall be set forth in the latest edition of the Florida Department
- of Agriculture's "Grades and Standards for Nursery Plants". J. Plant material shall not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise
- K. Root pruning of plant material, when necessary, shall be done a minimum of 4 weeks, or for a period as determined by the
- Landscape Architect, prior to planting at the project.
- A. Sod shall be solid sod and shall be standard quality grade Note: Quality grade shall be based on the standards of sod quality grades (premium, standard or commercial) as hed by the Turf grass Producers Association of Florida inc. The sod shall be well matted with roots and of firm tough texture having a compact top growth and heavy root development. Sod shall be free of objectionable grassy and broad leaf weeds. Sod shall not accepted if it contains Bermuda Grass. Sod sections shall be strong enough to suppor led vertically from a firm grae of the section. Sod shall not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival. Soch shall be relatively free of thatch, up to one half inch allowable (uncompressed). the soil embedded in the sod shall be a clean, earth, free of stones and debris. The sod shall have been mowed at leas three times with a lawn mower with final mowing not more than seven days prior to the sod being cut for placement. The sod shall be provided in commercial pad sizes measuring not less than 12 inches by 24 inches and shall be live, fresh and uninjured at the time of placement. It shall be planted within 48 hours after being cut and shall be shaded and kept moist from the time it is cut until it is planted.

# i. Removal of Plant Material:

- (1) All plant material to be removed shall be removed completely, including the rootball, from the job or as directed by the Landscape Architect. The remaining hole shall be filled with suitable material or planting so as directed by the Landscape Architect.
- J. Existing Plant Material to be Relocated: (1) All existing plant material to be relocated shall be root pruned a minimum of 90 days or for a period as determined by the Landscape Architect prior to

## (2) Rootball: Requirements for the measurement of minimum rootball diameter and depth shall comply with requirements as set forth in the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants, Part 1 and Part 2", as

follows:	rsery Flants, Fart I and Fart	. 2 , 89
CALIPER	MIN. BALL DIA.	MIN. BALL DEPTH
1 - 15"	16"	75% of dia.
15 - 1.75"	20"	65% of dia.
1.75 - 2"	22"	65% of dia.
2 - 2.5"	24"	65% of dia.
2.5 - 3.5"	26"	65% of dia.
35 - 4"	28"	65% of dia.
4 - 4.5"	30"	60% of dia.
4.5 - 5"	32"	60% of dia.
5 - 5.5"	34"	60% of dia.
5.5" or more	Increase in	60% of dia.
	proportion	up to 48",
		then decrease in

proportion for larger

size diameter

## (3) Root pruning shall be accomplished by digging a trench completely around the plant about 18 inches deep. All

- exposed roots shall be cut off smoothly. (4) A mixture of good organic fertilizer and planting soil
- shall be used to refill the trench
- (5) Plant material which is in soil of a loose texture, which does not readily adhere to the root system especially in the case of large plants or trees, shall have the rootball wrapped in burlap and then wire, if directed by the Landscape Architect. For wire, hog wire shall be used and it shall be placed around the rootball before before the plant is removed from the hole for relocation. The wire shall be looped and tensioned until the buriapped ball is substantially packaged by the tightened wire netting formed by the hog wire, so as to prevent disturbance of the loose soil around the roots during handling.

# Quality Assurance:

- A. The Landscape Architect may inspect trees, shrubs, and groundcover either at the place of growth or at the site pefore planting for compliance with the requirements for name, variety, size, and quality. The Landscape Archit retains the right to further inspect trees and shrubs for size and condition of balls and root system, insects, injuries, and latent defects, and try to reject unsatisfactory or defective material at any time during the progress of work. The Landscape Contractor shall remove rejected trees or shrubs within 7 days from the project site.
- B. Responsibility for Assuring Quality Work: (1) The Contractor's Superintendent shall speak English and be well versed in Florida plant material, planting operations, Plan and Specification interpretation coordination with other contracts or service in the project area and coordination between the nursery and the project.
- (2) All employees shall be competent and highly skilled in their particular job in order to properly perform the work assigned to them. The Contractor shall be esponsible for maintaining the quality of the material on the project.
- (3) The Contractor will comply with applicable Federal, State, County and local requirements governing landscape C. Grade Standarda
- (1) Plant material shall be Florida 41 or better as set
- forth in the latest edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants (2) All plant material will be subject to the approval of the Landscape Architect for quality, size and color.
- Plants lacking the compactness or proper proportions plants which are weak or thin, and plants injured by close planting in nursery rows will not be accepted Plant materials which have been cut back from larger grades to meet certain specification requirements will be (3) Plant material shall have normal, well developed
- branches and shall be vigorous plants, free from defects, decay, burns disfiguring roots, sun-scald injuries, abrasion of the bark, plant diseases, insec pest eggs, barers, and all forms of infestations or objectionable disfigurements.

# Planting Soil:

- A. All plant material, unless indicated otherwise, shall be installed with a planting soil composed of sandy loam (50% sand , and 50% muck) typical of the locality. The soil must be taken from ground that has never been stripped, with a slight acid reaction (5.5 to 6.5 ph) and without an excess of calcium or carbonate. Soil shall be delivered in a loose friable condition Water:
- A. Potable, from municipal water supplies or other sources which are approved by a public health department.
- A. Mulch shall be:
- (1) "Floramulch" or other approved recycled mulch (approval by Landscape Architect or other governing agency) Fertilizer:
- A. New and existing Trees and Palms: Fertilize with 8-2-12 palm fertilizer with micronutrients per manufacturer's recommendations
- B. New and existing Shrubs, and Groundcover: Fertilize with 8-2-12 palm fertilizer with micronutrients at a rate of  $\frac{1}{2}$  ib. per 1000 SF of area.
- C. Annuals: Fertilize with Osmocote Sierra blend 14-14-14 or approved equal.
- D. Composition and Quality: All fertilizer shall be uniform in composition and dru. Granular fertilizer shall be free flowing and delivered in unopened bags. All bags containers or boxes shall be fully labeled with the manufacturer's
- E. All fertilizer shall comply with the State of Florida fertilizer laus.

# Cleanup:

- A. Disposal of Trash: All debris and other objectionable material created through planting operation and landscape construction shall be removed completely on a daily basis from the job or as directed by the Landscape Architect. A paved areas including curbs and sidewalks which have been strewn with soil, sod waste, fertilizer or other debris shall be thoroughly swept.
- B. Excess Fill: All excess fill which results from the installation of the project shall remain the property of the Owner and remain on the project at the option of the Owner. All excess fill which the Owner does not want shall be removed and disposed of from the project at no additional cost. No excess fill shall be removed or disposed of from the site until approved by the Owner or Landscape Architect. Excess fill shall be disposed of as directed.
- A. Responsibility for Protection and Restoration of Property: The Contractor shall be responsible for all damage or injury to person or property.
- B. Protection Against Mechanical Damage: The Contractor's responsibility for protection against mechanical damage shall include providing protection from vehicles and providing warning signs and barricades as might be necessary and he o she shall repair, restore and replace all property which becomes damaged as a result of any negligence of the Contractor or his or her employees in complying with these

# Completion and Final Acceptance:

- A. Upon written notice from the Contractor of the presumptive completion as defined below, of the entire project, the Landscape Architect, along with other appropriate parties will make an inspection within 48 hours after the written notice. If all construction provided for and compensated b the contract is found to be completed in accordance with the contract Plans and Specifications, such inspection shall constitute the final inspection. The Contractor shall b notified in writing of final acceptance as of the date of the final inspection.
- B. If, however, the inspection mentioned in paragraph A, above discloses any work, in whole or in part, as being unsatisfactory, final acceptance shall not be given and the Owner and/or Landscape Architect will give the Contractor the necessary instructions or "punch lists". Upon correction of work, another inspection will be made which shall constitute the final inspection, provided the work has been satisfactorily completed. In such event, the Owner or their representative shall make the final acceptance and notify the ontractor in writing of this final acceptance as of the sate on this final inspection.

# Delivery, Handling and Storage:

- A. Delivery and Handling: (1) Movement of nursery stock shall comply with all Federal
- State, and local laws, regulations, ordinances, codes, etc. (2) Protect during delivery to prevent damage to root ball or desiccation of leaves. Remove unacceptable plan materials immediately from the job site. Maintain and protect while stored at the site.
- (3) Transport materials on vehicles large enough to allow plants not to be crowded and damaged. Plats shall be covered to prevent wind damage during transit.

- (1) Deliver sod on pallets with root system protected from exposure to wind and sun. Deliver sod in quantities capable of being installed within 48 hours of cutting. Submittals & Approvals
- A. Written request for approval to substitute a plant species or a plants designation (B4B, WB4B, CG etc.), type, grade, quality, size, quantity, etc. due to the non-availability of the material specified. Approval must be given by the Landscape Architect before the material is delivered and installed on the project. The Contractor must provide written proof that the specified plant material is unavailable.
- B. Any request for the approval of an equal shall be in writing. Approval shall be given by the Landscape Architect before the naterial is delivered and installed on the project.
- C. Submit three prints of shop drawings for any special conditions not covered in the details indicated. This shall be for approval by the Landscape Architect before they are mplemented in the project.
- D. if requested by the Owner or Landscape Architect submit a schedule of all specimen plant material and collected plant material indicating the sources or suppliers of these materials and their locations for approval by the Landscape Architect before they are delivered and installed on the project. Also, two color photographs of each different item showing different side views of the item shall be submitted with the schedule. Additional color photographs shall be submitted, if requested.
- E. if requested by the Owner or Landscape Architect, submit a letter indicating the sources or suppliers of all sod and the grade to be supplied for approval by the Landscape Architect before it is delivered and installed on the project.

# Staking and Guying:

- A. Staking and guying shall be the responsibility of the andscape Contractors. Staking and guying shall not be attached directly to the plant material with nails. Also, battens used in staking and guying shall not be attached to the plant material with nails. Any method of staking and guying other than those indicated in the details, shall sceive approval from the Landscape Architect prior to their installation. Under no circumstances will approval be given to allow the plunging, burying, or planting of trees or palms so that the top of the grade, in order to eliminate the need or requirement of staking or guying.
- B. The Contractor is responsible for performing all staking and guying in accordance with all applicable regulation ordinances and code requirements from the appropriate local jurisdiction the project is located in

# EXECUTION

inspection:

A. Utilities (Above Ground and Underground) (1) The work area may have existing utilities, such as, bu not limited to, irrigation, phone, electrical and storm sewer. The location of some of these existing utilities nave been indicated on the Plans

- C. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed of implied in the Plans and Specifications including any and a punch lists" which may be issued outlining certain items of work which were found unsatisfactory or required completion or corrective action.
- D. Final acceptance shall not be given until all construction provided for and contemplated by the contract is inspected and found to be completed in accordance with contract Plans and Specifications.
- E. Final acceptance shall not be official until acknowledged in writing by the Owner or their representative. F. The guarantee shall not begin until the day final acceptance
- is given. Certain responsibilities prior to Final Acceptance: The following
- is a partial list of certain responsibilities. It is not a complete list, but only a summary of certain responsibilities. A. The Contractor is responsible for the entire project prior
- to written acceptance.
- B. The Contractor is responsible for safety on and off the job C. Maintenance Prior to Final Acceptance
- (1) Maintenance shall begin immediately after each plant is planted and continue until final acceptance.
- (2) Plant maintenance shall include watering, mowing edging, pruning, weeding, cultivating, repair o erosion, mulching, tightening and repairing of guys stakes, braces, etc., replacement of sick or dead plants, replacement of sod areas which do not become established, resetting plants to proper grades or ubright position, maintenance of the watering saucer, litter removal, and all other care needed for proper growth of the plants.
- (3) Immediately after planting, each plant shall be watered and the watering period shall continue until final acceptance. Refer to the heading "Watering", which is in Part 3 of these Specifications, for additional
- (4) All plant material shall be weeded once a week. In the event that useds or other undesirable vegetation become prevalent to such as extent that they threaten plant material, the weeds shall be removed as directed by the Landscape Architect. If necessary, the plant material, mulch, sand and/or planting soil shall be replaced as needed to eliminate weeds or undesirable vegetation at the expense of the Contractor.

project.

the project.

Grades:

# once a week. (7) Remove all litter once a week

- F. Replacement: Replacement of plant material shall be the

- final acceptance.
- final acceptance.

F. If requested by the Owner or Landscape Architect, submit a sample and analysis of all planting soil types for approval by the Landscape Architect before the material is delivered and installed on the project. sample and analysis of the mulch for approval by the Landscape H. If requested by the Owner or Landscape Architect, submit a Architect before the material is delivered and installed on

. Submit three prints of shop drawing for all staking and guying methods to be used if the ones indicated in these Specifications and on the Plans are not to be implemented. staking and auging methods before they are implemented in the he Landscape Architect will approve all shop drawings o project.

J. Submit in writing any hindrance to the owners routine maintenance or lack of, that may affect installed plant materials growth, or survival, that would affect the guarantee of plant material.

K. Submit in writing any hindrance to the timely completion of L. Submit and Certificate of inspection of plant material as may be required by, State , local or Federal Authorities.

Substitutions A. When the specifies plant designation (B4B, WB4B, CG etc.), type, grade, quality, size, quantity, etc. of a material is not available, the Contractor shall submit a written request, to the Landscape Architect, for a substitution along with written, documented proof that the plant designation (B4B, WB4B, CG, etc.), type grade, quality, size, quantity, etc. of material is not available. The Landscape Architect shall approve all substitutions before they are delivered and installed. Do not deliver and install any material, which is anticipated to be a substitute, before it has been submitted in writing and approved as a substitute by the Landscape Architect. Also, ant changes, if any, to the contract amoun because of an approved substitute, shall be established i writing between the Owner and the Contractor before the material substitute is delivered and installed on the

However, no guarantee is implied that the Plans are accurate or complete. It shall be the responsibility of the Contractor to verify the location of all such utilities, structures, etc., by hand excavation or othe appropriate measures before performing any work that could result in damage or injury to persons, utilities, structures or property. The Contractor shall make a thorough search of the site for utilities, structures etc., before work is commenced in any particular

(2) The Contractor shall take immediate steps to repair, replace, or restore all services to any utilities or other facilities which are disrupted due to his or her additional outside services which may be necessary to prosecute repairs on a continuous "around the clock" basis until services are restored. He or she shall also provide and operate any supplemental temporary services to maintain uninterrupted use of the facilities. All costs involved in the repairs and restoring disrupted service resulting from negligence on the part of the Contractor shall be borne by the Contractor and he or she shall be fully responsible for any and all claims resulting from the damage.

(3) Should utilities, structures, etc., be encountered which interfere with the work, the Landscape Architect shall be consulted immediately in order for a decision to be made on the relocation of the work so it will clear the obstruction, if the obstruction cannot be relocated.

(4) The Contractor shall not purposefully disrupt or disconnect any type of utility whatsoever without first obtaining the written permission of the Landscape Architect. Requests for disconnection must be in writing and received by the Landscape Architect at least 12 hours prior to the time of the requested interruption

A. Its shall be the responsibility of the Contractor to provide the final grading so the final level for planting areas conforms to surrounding grades and is at the proper elevatio with relation to walks, paving, drain structures and other site conditions, unless indicated otherwise on the plan

B. Plant Area Next to Pavement: All planting areas next to pavement areas, such as, but not limited to, curbs, road drives, walks, terraces, decks and slabs shall be set so that the TOP OF THE MULCH IS I INCH BELOW THE TOP OF THE PAVEMENT AREA or as indicated otherwise on the plans

A. Staking Plant Locations: Stake or mark plant material locations prior to plant hole excavation, based on information from the plans.

(5) Edge and mow sod once a week

(6) Edge and weed all shrubs, groundcover and flower beds

(8) Spraying and Dusting: Contractor shall do all seasona spraying and/or dusting of all planting, as needed, for complete control of pests and diseases. The materials and methods shall be in accordance with the highest standard horticultural practices and as recommended b the County Agent, and approved by the Landscape Architect, prior to implementation

(9) Sod: After the sod has been laid, tamped and top dressed, all areas and parts of area which fail to show uniform growth and health, shall be resodded, repeatedly if necessary, until all sodded areas are covered with a satisfactory lawn. Damage resulting from erosion, guillies, washouts, or other causes shall be repaired by illing with topsoil, tamping, refertilizing, and resodding by the Contractor at his or her expense.

(10) Protection: Plant material shall be protected against trespassing and damage. If any plants become damaged or injured, they shall be treated or replaced as directed and in compliance with the Specifications at no additional cost. No work shall be done within or over planting areas or adjacent to plants without proper juards and protection

(11) Keep sidewalks, curbs and gutters, driveways, parking areas, streets, terraces, decks, and pavers free of plant cuttings, debris and stains.

D. Material rejected during the course of construction shall be removed within 3 working days and replaced before an inspection for completion will be scheduled

E. Survival and Conditions: The Contractor shall be responsible for the proper maintenance and the survival and condition of all landscape items from the time a landscape item is installed until final acceptance

responsibility of the Contractor including the possible replacement of plant material resulting from removal by theft or vandalism or acts of negligence on the part of others. All plant material shall be alive and in good growing condition for each specific kind of plant at the time of

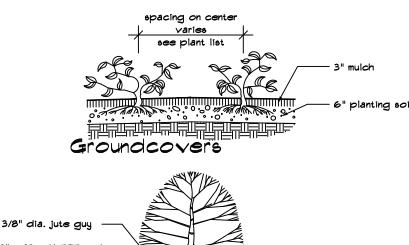
G. Rating: The rating of plant material according to Florida Grades and Standards shall be equal to or better than called for on the Plans and in these Specifications at the time of

# Guarantee:

- A. The guarantee shall not begin until the day final written ceptance is given
- B. All sod shall be guaranteed for a minimum of 60 days from the time of final acceptance. All trees, palms, and shrubs are to be guaranteed for one year from the me of final acceptance
- C. The guarantee shall be null and void for plant material which is damaged or dies as a result of "Acts of God" limited to hail, freeze, lightning, and winds which exceed hurricane force, providing the plant was in a healthy growing condition prior to these "Acts of God"
- D. At the option of the Owner, and inspections may be made at the end of the guarantee period, but prior to the last day of the guarantee period.
- Replacement
- A. The guaranteeing of a plant material shall be construes to mean the complete and immediate replacement of plant material within 3 calendar days if it is: (1) Not in a healthy growing condition and thus renders it
- below the minimum quality indicted in the Specifications. (2) There is a question to its ability to survive after the
- end of the guarantee period that would render it below the minimum quality indicated in t he Specificatione. (3) it is dead.
- B. The 3 calendar days may be extended due to seasonal conditions, availability, preparation time such as root pruning, etc., only if approved by the Landscape Architect in advance. The extended time shall be negotiated between all parties concerned, but must receive final approval by the andscape Archited
- C. Size, Quality, and Grade:
- (1) Replacement plant material shall be one of the same species quality and grade as that of the plant to be replaced. The size of the replacement shall not necessarily be the same size as the original specified plant at its initial planting . The replacement shall be of equal size to the plant to be replaced at the time it has been determined that it must be replaced.
- B. Spacing of Groundcover 4 Shrubs: The location of a planting bed (shrub or groundcover) next to another bed, walkway, structure, etc., shall have the plants along the perimeter spaced so that the plants can mature prope without growing into the other bed, walkway, structure, etc
- C. The rootballs of B4B plants which cannot be planted immediately shall be covered with moist soil or mulch to nsure protection from drying winds and sun. All plants shall be maintained as necessary until planting.
- D. Subsurface Conditions: Some or all work areas may be compacted and/or contain existing material such as limerock which may interfere with adequate vertical drainage and/or proper plant survival and growth and therefore removal of this material is part of the scope of work for the project. he Contractor shall be responsible for insuring adequate drainage in these areas and shall remove this existing material, as required, by such means as auguring, drilling or rototilling. If necessary, excavate to a depth beyond the required excavation depth for the plant hole, in order to insure proper vertical drainage necessary for plant surviva
- E. Remove undesirable existing vegetation present on the project by use of chemicals and/or mechanical means which are acceptable to the Landscape Architect. Apply chemicals as recommended by the manufacturer. Exercise care to avoid any misuse of the chemicals which will cause detrimental residua conditions. Care shall also be used so that any final grades which have been established are not altered.
- F. Excavation of Plant Holes:

(1) General:

- a. Excavation of plant holes shall be roughly cylindrical in shape with the sides approximately vertical. The Landscape Architect reserves the and the location of the plant in the hole to compensate for unanticipated structures or unanticipated factors which are a conflict.
- b. The excavated material from the plant holes shall not be used to backfill around the plant material Such material shall be disposed of either on the project site or off the site, as directed by the Landscape Architect.
- Installation: A. General: The Contractor shall lay out on the ground the locations for the plants and outlines of areas to be planted and obtain approval of the Landscape Architect before excavation is begun. The Landscape Architect may adjus the location of specifies plant materials prior to planting.
- PLANTING DETAILS



2" x 2" x 8' PTP stake chartreuse survey flagging tape 3" mulch no mulch within 6" of trunks

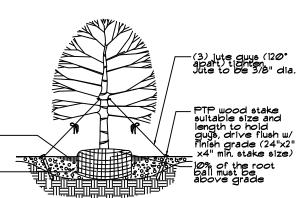
3" mulch

no mulch within 6" of trunks

planting soi

planting soil NOTE: Stake all trees up to 2" cal. @ 2 per tree. All plastic nursery tape / flagging must be removed from all plants.

Tree Staking, up to 2" cal.

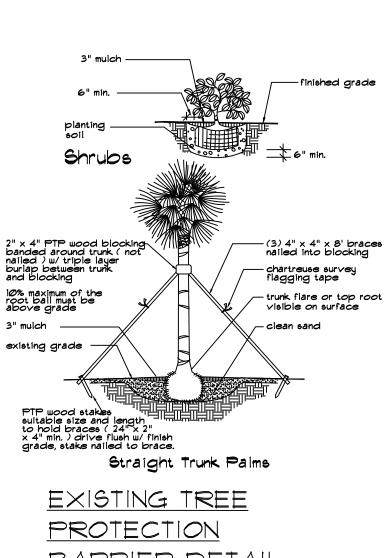


NOTE: Guy all trees larger than 2" cal All plastic nursery tape / flagging must be removed from all plants. Tree Staking, above 2" cal

- However, if for some reason, the plant to be replaced is smaller than the size originally specifies, the replacement shall be at least equal to the originally pecifies size
  - (2) Replacements shall be guaranteed for a period equal to the originally specifies guarantee. This guarantee period shall begin at time of acceptable replacement. (3) Final payment to the Contractor shall not relieve he or
- she of the guarantee obligations. Plan and Specification Interpretation:
- A. On the Plans, figured dimensions shall govern over scaled dimensions. If any error or discrepancy is found in the Plans and Specifications, the Contractor shall refer the same to the Landscape Architect for an interpretation and deci in resolving conflicts between the Plans and Specifications, THE PLANS SHALL GOVERN over the Specifications. The Landscape Architect shall have the right to correct apparent errors or omissions in the Plans and Specifications and to make such interpretations as he or she may deem necessary for the proper fulfiliment of the intent of the Plans and Specifications.
- Permits and Codes: A. The Contractor shall procure all necessary permits to accomplish all of the work.
- B. The Contractor is responsible for performing all work in accordance with all applicable regulations, ordinances and code requirements from the appropriate city, county, state and/or Federal jurisdiction the project is located in. Changes and Additional Work:
- A. The Contractor shall not start on any changes or additional work in the project until a written agreement setting forth the adjusted contract amount has been executed by the Owner and the Contractor. Any work performed on any changes or additional work prior to the execution of a written agreement may or may not be compensated for
- "Job Site "Project Site Etc.": A. The words "job site", "project site", "job", "project" and "site" shall be synonymous with one another when used in these documents.
- Safety On and Off the Job Site:
- A. In performing the scope of work, all safety on of off the job site shall be the sole responsibility of the Contractor. The Landscape Architect shall not be responsible for safety on or off the job site.

# B. Setting of Plants:

- (1) All plants shall be set at the proper level so that after settlement, a normal or natural relationship between the crown of the plant and the surrounding ground surface exists. The plants shall be set vertically. After excavation of planting pits and prior to placement of the plant material, fill the planting pits with water. The plant hole shall be backfilled with topsoil mixture placed in layers around the roots or ball. Each layer shall be carefully tapped in place. When partially backfilled and compacted, the hole shall be filled with water and the soil allowed to settle around the rootst the ball ties shall be cut and at the burlap peel down 1/3 from the top of the rootball and cut or adjusted to prevent the formation of air pockets before applying the water. After the water has been absorbed the plant hole shall be filled with topsoil mixture and tapped to grade. Subsoil removed from tree pit shall not be mixed or used in any way with the topsoil
- (2) All sabal and queen palms shall be backfilled with clear thoroughly washed in during the planting operation.
- (3) Water Saucer: A 4-inch high water saucer shall be formed around the rim of each individual tree or palm bit and maintained in place.
- (4) Plant material of the shrub category and smaller must be handled by the ball only. Plant material too large for hand handling, if moved by winch or crane, must be thoroughly protected from chain, rope, or cable marks Girdling, bark slippage, limb breakage and any other damage that might occur by improper handling or negligence.
- (5) All trees and paims shall be handled by both the trunk and rootball at the same time and not by the trunk only.
- (6) Container grown plant material shall be carefully removed from the container so as not to disturb the root system. C. Sod:
- (1) Soil Preparation: Within 24 hours prior to placing sod, prepare the soil in the following manner:
- a. Uniformly apply formula 8-8-8 fertilizer over the area at a rate of 25 pounds per 1,000 square fee b. Remove stones and foreign matter over two inches in
- diameter from the top two inches of soil. c. Grade the sod areas so that the top of the sod will be at finished grade after rolling and tamping.



BARRIER DETAIL

- Dripline of existing tree — 6' ht. steel fence post driven into ground 2' @ 4' o.c. — Orange plastic mesh fencing

## The Landscape Architect's on site observations or inspections shall be only for the purpose of verifying that the Plans and Architect's on site observations or inspections are not for safety on or off the job site.

- On Site Observations and Inspections
- or inspections 48 hours in advance and they shall be in writing, if directed by the Landscape Architect B. If an inspection is related to completion and final
- advance C. An inspections at the growing site does not preclude the right of rejection at the project site.
- D. The fact that the Landscape Architect has not made an early on site observation or inspections to discover faulty work o work omitted, or work performed which is not in accordance with the contract requirements, shall not bar the Landscape Architect from subsequently rejecting such work at a later
- E. The Landscape Architect's on site observations or inspections shall be only for the purpose of verifying that the Plans and Specifications are being implemented properly. The Landscape Architect's on site observations or inspections are nor intended to take charge, direct, run or manage the implementation o the Plans and Specifications or take charge, organize or manage the Contractor while performing the scope of work indicated in these Specifications.

Plant Material A. Plant material shall be nursery grown except: (1) Where specified as collected material

- (2) Where approved by the Landscape Architect for such plant material which is only available as a collected item from sources such as residences
- B. Except where another grade is specifically called for in the Plans, all plant material, including collected material if specified, shall be no less than Florida \*1, or better, at the time of installation and final acceptance. Existing plant material to remain or to be relocated shall be excluded from this requirement.
- C. Habit of Growth: All plant material shall have a habit of growth that is normal for that species and shall be sound, healthy, vigorous and free from insects, plant diseases and in iurice.

# (2) Placing Sod:

- a. Place sod with staggered joints closely butted, tamped or rolled to an even surface to the required finished grade. Avoid continuous seams along lines of water flow in swales. Place sod in rows at right angles to slope. b. Water sod every day for a period of three weeks.
- c. Fertilize sod three weeks after planting with 12 pound of 8-8-8 formula fertilizer per 1,000 square feet of lawn
- free of the imported fire ant. Before any sod is brought to the site, furnish a written certification of clearance from pest control officials of either State or Federal Department of Agriculture.
- (3) Maintenance of Sod a. It shall be the responsibility of the Contractor to replace any areas of sod that are not in healthy growing condition.
- b. The Contractor shall completely maintain the sod until final acceptance by mowing or spraying as necessary. D. Planting Beds:
- (1) Spread six inches of topsoil mixture uniformly over the entire planting area. (2) Spread 50% organic fertilizer at a rate of 4 pounds per
- 1,000 square feet uniformly over the groundcover area (3) Rotor mix, or by other approved method, to a depth of
- twel∨e inches. (4) Fine grade to remove all trash, rocks, and debris to
- depth indicated (5) Regrade to finish grade before adding two inches mulch.
- E. Mulch: (1) Areas to be mulched shall have existing weeds and vegetation removed, including root systems, before
- applying mulch (2) Grades are to be uniform. Grade areas which are rough and uneven. Fill in voids and holes with planting soil or other approved fill material.

- 1. ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER.

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOUN ON PLANTING PLANS, WHEN DISCREPANCIES OCCUR BETWEEN PLANT
- CONTRACTOR PRIOR TO BIDDING

Specifications are being implemented properly. The Landscape

A. The Contractor shall make requests for on site observations

acceptance, the request shall be made in writing 48 hours in

d. No sod shall be used which is not certified as being

(6) Thoroughly water and firm the plants into the soil mixture

GENERAL NOTES

2. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.

3. ALL LANDSCAPED AREAS TO RECEIVE 150% IRRIGATION COVERAGE BY AN AUTOMATIC, UNDERGROUND SPRINKLER SYSTEM EQUIPPED WITH A RAIN SENSOR. IF THE SOURCE OF WATER FOR THE IRRIGATIONH SYSTEM IS NOT POTABLE OR RECLAIM WATER, AND THE WATER STAINS SITE IMPROVEMENTS, SUCH AS BUILDINGS, PAVING, ETC., THE CONTRACTOR WILL NEED TO INSTALL AN INJECTION TYPE RUST CONTROL SYSTEM 4. QUANTITIES ON PLANT MATERIALS ARE FOR CONVENIENCE ONLY.

LIST AND PLANTING PLANS. THE PLANS ARE TO OVERRIDE THE PLAN LIST IN ALL CASES, SOD QUANTITY IS TO BE DETERMINED BY 5. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES TO AVOID DAMAGE

. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, OOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR THE PROPER PLANTING OF ALL TREES, SHRUBS GROUNDCOVERS, AND GRASS AS SHOWN ON LANDSCAPE ARCHITECT'S PLANTING PLANS.

L GROUNDCOVER BEDS TO ABUT PARKING, BUILDING, SIDEWALKS, ETC., IN A PERPENDICULAR LINE.

8. ALL TREES AND PALMS TO BE STAKED AND GUYED. 9. ALL PLANTED AREAS ARE TO BE MULCHED WITH "FLORAMULCH", TO A DEPTH OF 3".

10. ALL PLANT MATERIAL TO BE BACKFILLED WITH 50% CLEAN MUCK AND 0% SAND AND BE FERTILE, AND FRIABLE

II. GROUNDCOVER AND SHRUBS TO BE LAID OUT IN A UNIFORM AND CONSISTENT PATTERN.

D. Measurement of Trees, Paims, Shrubs, and Groundcover

(1) Trees, Shrubs, and Groundcover

a. Rootball: Requirements for the measurement o minimum rootball diameter and depth shall comply with the Florida Department of Agriculture's "Grade and Standards for Nursery Plants, Part 1 and Part

2" as folio		
CALIPER	MIN. BALL DIA.	MIN. BALL DEPTH
1 - 1.5"	16"	75% of dia.
15 - 1.75"	20"	65% of dia.
1.75 - 2"	22"	65% of dia.
2 - 2.5"	24"	65% of dia.
25 - 35"	26"	65% of dia.
3.5 - 4"	28"	65% of dia.
4 - 45"	30"	60% of dia.
4.5 - 5"	32"	60% of dia.
5 - 55"	34"	60% of dia.
5.5" or more	increase in	60% of dia.

up to 48", then decrease in proportion for larger size diameter.

b. Height: The height of plant material shall be neasured from finish grade and continue up to where the main mass of the plant uniformly ends. The height shall not include any singular or isolated parts of the plant, such as leaves, shoots, oranches, limbs or fronds, which extend out beyond the main mass of the plant.

proportion

- E. Die-Back and Leaf Drop: plant material showing signs of dieback of leaf-drop will not be accepted and must be removed rom the project immediately if so directed by the Landscape Architect. Therefore, any plant material with tendencies toward leaf-drop or die-back must be root pruned early enough o provide a sound network of hair roots prior to relocation
- F. Mechanical Destruction of Foliage: Mechanical destruction of foliage resulting from root pruning shall not effect more han 10% of the total foliage prior to planting on the project. Loss of foliage caused by seasonal change will be accepted.
- G. Spanish Moss: If Spanish Moss (Tillandsia usneoides) exists on plant material, it shall be completely removed prior to planting on the project
- H. Palms:
- (1) Remove a minimum of fronds from the crown of the palms to facilitate transporting and handling.

#### (3) The mulch shall be uniformly applied to a depth of approximately 3 inches, or other depth as indicated otherwise, over all shrub and groundcover areas, around trees and paims in sod areas and any other areas as indicated on the plans.

F. Watering:

(1) initially, water the plant material to develop uniform coverage and deep water penetration to the full depth of the root zone. Avoid erosion, puddling, and washing soil away from the roots.

(2) Provide continuous watering of plant material after planting in order to achieve optimum growth conditions to establish plants. Water shall be applied as necessary and the amount of water and frequency o watering shall be based on the specific needs of each plant type, the time of year, amount of rainfall and other environmental conditions it is exposed to. This watering shall begin after the plant is planted and continue until final acceptance. All trees and palms shall be watered, only during this period. Do not rely on the irrigation system, if there is one, to achieve this task. It cannot deliver the volume of water required, without flooding areas beyond where water is needed and/or over watering other landscape material. shrubs, groundcover and sod may be watered by using the irrigation system, if there is one hand water

(3) If there is no source for water available at the project, such as a hose bib (s) or fire hydrant (s) if approved for use, then the Contractor shall be esponsible for supplying water for watering, by such means as a water truck or tank.

G. Pruning and Thinning: (1) The amount of general pruning and thinning shall be

during this period.

limited to the minimum necessary to remove dead or injured twids and branches and to compensate for the loss of roots as a result of transplanting operations. Pruning and thinning shall be done in such a manner as not to change the natural habit or shape of a plant (2) The Landscape Architect shall be contacted prior to

performing any major pruning and thinning. The Landecape Architect may elect to be present during any pruning and thinning. H. Weeding:

(1) In the event that weeds or other undesirable vegetatio becomes prevalent to such an extent that they threaten plant material, they shall be removed as directed by th Landscape Architect. This condition shall apply until final acceptance

- 12. THE CONTRACTOR SHALL LAY OUT ON THE GROUND THE LOCATIONS FOR THE PLANTS AND OUTLINES OF AREAS TO BE PLANTED. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE EXCAVATION BEGINS, THE LANDSCAPE ARCHITECT MAY ADJUST THE LOCATION OF SPECIFIED PLANT MATERIALS PRIOR TO PLANTING
- 13. TREES, PALMS, SHRUBS AND GROUNDCOVERS TO BE GUARANTEED TO BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL WRITTEN ACCEPTANCE IS GIVEN BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR PLANT MAINTENANCE UNTIL THE TIME OF WRITTEN ACCEPTANCE
- 14. LANDSCAPING IN SAFE DISTANCE TRIANGLES SHALL BE MAINTAINED TO PROVIDE UNOBSTRUCTED VISIBILITY AT A LEVEL BETWEEN 2' AND 8' ABOVE FINISHED GRADE. 15. ALL PROHIBITED PLANT SPECIES (AS IDENTIFIED BY THE CITY
- COUNTY, STATE) SHALL BE ERADICATED FROM THE SITE. THIS INCLUDES BUT IS NOT LIMITED TO MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE.
- 16. ALL EXISTING AND NEWLY CREATED PLANTING BEDS TO BE CLEANED AND FREE OF WEEDS AND DEBRIS AND EXCAVATED AS REQUIRED TO FULFILL PLANTING SOIL REQUIREMENTS OF THE PLANTING DETAILS. 17. FILL HOLES WHERE EXISTING TREES OR PLANT MATERIAL HAVE BEEN
- REMOVED TO PROVIDE LEVEL SURFACE WITH SURROUNDING AREA AND SOD OVER IF NEW PLANT BEDS ARE NOT TO BE INSTALLED.
- 18. ALL PLANTING BEDS THAT ARE ADJACENT TO PAVING ARE TO BE LOWER THAN THE ADJACENT PAVING, SO THAT RUNOFF (MULCH, SOIL) FROM THE BED DOES NOT RUN ONTO THE ADJACENT PAVING.
- 19. ALL PLANTING ISLANDS WITHIN THE PARKING LOT AND PLANTING AREAS ADJACENT TO THE PARKING LOT AREA MUST HAVE A MINIMUM 3' DEPTH OF SOIL EITHER FROM EXISTING SOIL PRESENT, IF OF GOOD QUALITY, TO PROMOTE PLANT GROWTH, OR OF REPLACEMENT SOIL (50% MUCK, 50% SAND). NO ROAD ROCK, SHELL ROCK, LIMESTONE, OR OTHER ROAD BASE MATERIAL SHALL BE PRESENT WITHIN PLANTING ISLANDS OR PLANTING AREAS ADJACENT TO PAVED AREAS EXCEPT FOR THE FIRST 12" INTO THE PLANTING AREA AS REQUIRED TO SUPPORT THE CURB.
- 20. ALL PLASTIC NURSERY TAPE TO BE REMOVED FROM TREE TRUNKS OF NEWLY PLANTED TREES. IF IT 19 NECESSARY TO THE TREE TRUNKS TO A STAKE, BIODEGRADABLE JUTE 15 TO BE USED.
- 21. TREES PLANTED IN PARKING ISLANDS OR AROUND VEHICULAR USE AREAS SHALL NOT BE PLANTED WHERE THEY OBSCURE SIGNS.

# tifford residence

125 n. dixie blvd. delray beach, fl

# dave bodker landscape architecture/planning inc.

601 n. congress ave., suite 105-a delray beach, florida 33445 561-276-6311

#LA0000999

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