



CITY OF DELRAY BEACH
DEPARTMENT OF DEVELOPMENT SERVICES
100 N.W. 1ST AVENUE • DELRAY BEACH • FLORIDA 33444 • (561) 243-7040



HISTORIC PRESERVATION BOARD STAFF REPORT

106 SE 7th Avenue

Meeting	File No.	Application Type
April 3, 2024	2024-101	Certificate of Appropriateness

REQUEST

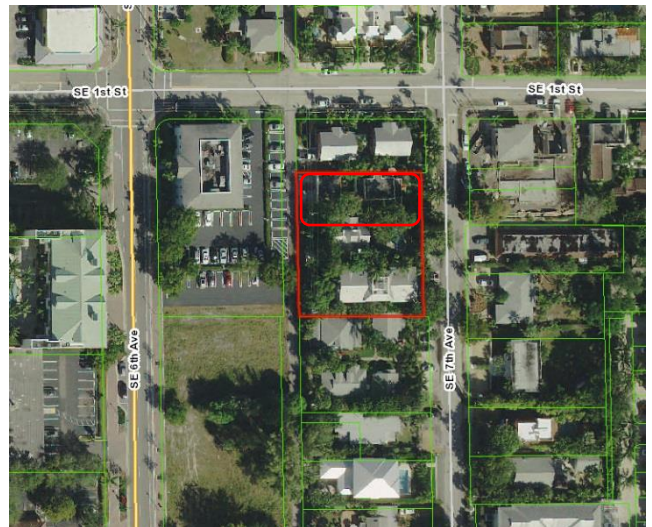
The action before the Board is approval of a Certificate of Appropriateness (COA) for modifications to a window and door of a residential structure located at **106 SE 7th Avenue, Marina Historic District**.

GENERAL DATA

Owner/Applicant: Marilyn and Michael Crocker
Location: 106 SE 7th Avenue
PCN: 12-43-46-16-D7-000-0010
Property Size: 0.45 Acres
Zoning: RM (Multiple Family Residential)
Historic District: Marina Historic District
FLUM: MD (Medium Density Residential 5-12 DU/Acre)
Adjacent Zoning:

- RM - Medium Density Residential (North)
- RM - Medium Density Residential (East)
- CBD – Central Business District (West)
- RM – Medium Density Residential (South)

Existing Land Use: Residential
Proposed Land Use: Residential



BACKGROUND AND PROJECT DESCRIPTION

The subject property consists of Unit 1, of Sloan Hammock, Land Condominium, and is located on the west side of SE 7th Avenue, approximately 75' south of SE 1st Street. The property, joined by a unity-of-title and executed condominium documents, currently contains four structures consisting of 5 total units (two 2-story structures, a 1-story structure, and a detached garage). The property is zoned Multiple-Family Residential-Medium Density (RM), has a maximum density of 5 dwelling units per acre, and is classified as contributing to the Marina Historic District. The structure involved with the subject request is a 1925 Mission Revival style structure that was constructed as a 1-story home. Subsequent renovations and additions have turned the structure into a 2-story home with a 1-story detached garage in the rear that was constructed in 1996.

In October 1993, the Historic Preservation Board approved variances to reduce the required side and rear setbacks for a proposed 3-car garage, a variance request to reduce the distance between two residential buildings within the multi-family developments, a waiver to reduce the right-of-way width on SE 7th Avenue from 60' to 40', and the site plan, subject to conditions. The Board required that a sidewalk be installed along the west side of SE 7th Avenue from the north property line to the

Project Planner: Katherina Paliwoda, Historic Planner, paliwodak@mydelraybeach.com Michelle Hewett, Planner, hewettm@mydelraybeach.com	Review Dates: HPB: April 3, 2024	Attachments: <ol style="list-style-type: none">1. Justification Statements2. Photographs3. Color and Materials
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northernmost parking space. The Board also gave partial approval for the proposed architectural design elements. While the development approval expired, the variances remained as these run with the land.

In December 1995, the Historic Preservation Board approved the restoration of the historic dwelling, expansion and upgrading of the existing one-story triplex to two stories, construction of a second story on the existing single-family residence, construction of a three-car garage, construction of a swimming pool, and the installation of fences, walkways, and decking, subject to conditions. One condition was that a unity-of title and condominium documentation be recorded as the development proposal contained three individually platted lots. Once these documents were recorded, the triplex became a three-unit condominium unit, the two-story, single-family residence became a single-unit condominium, and the one-story, contributing structure became a single-unit condominium with an associated attached garage.

On June 21, 2006, the Historic Preservation Board approved a COA for a 2nd story addition to the 1-story, single-family, Mission style residence and a 2nd story addition to the existing 3-car garage. The addition to the garage included a pitched “pyramid” style roof which was not approved. The board added a condition of approval requiring the roof of the 2nd floor garage addition to be similar in height and appearance to that of the 2nd floor addition of the main residence.

Then at its June 1, 2016, meeting, the Historic Preservation Board approved a COA and Class II Site Plan Modification consisting of additions and alterations to the 1-story, 1925 Mission style structure, as follows:

- Addition to the south elevation with French doors facing south;
- Screened porch over existing patio on the south elevation with simulated coral rock columns and decorative trellis supporting new awning above;
- 2nd story addition to main structure consisting of 910 square feet;
- New shed style, fabric awnings on residence (Sunbrella, Forest Green Tweed);
- Extension of chimney to second story on north elevation;
- New single French door on west elevation of residence;
- New Weathershield PGT aluminum clad wood windows and doors in medium walnut finish; and,
- Alterations to the detached garage that included a new flat, single-panel door on the north elevation and new shed style fabric awnings (Sunbrella, Forest Green/Beige Blvd. stripe).

Construction of these improvements was completed in 2019. Then, at its meeting of December 11, 2018, the City Commission approved a Historic Preservation Tax Exemption Application for the aforementioned site and building improvements. The Palm Beach County Board of County Commissioners approved the Tax Exemption at their meeting of April 2, 2019.

At its meeting of August 7, 2019, the Historic Preservation Board approved a COA request for the construction of a 712 sq. ft. 2nd story addition over the existing non-contributing garage, with an additional 57 sq. ft. bridge that connects the previously completed 2nd floor master bedroom suite addition.

The subject request is for the modification of one window to a door and one door to a window on the northern most structure. The COA is now before the board.

REVIEW AND ANALYSIS

Pursuant to Land Development Regulation (LDR) Section 2.4.12(A)(5), prior to approval, a finding must be made that any Certificate of Appropriateness is consistent with Historic Preservation purposes pursuant to Objective HPE 1.4 of the Historic Preservation Element of the Comprehensive Plan; the provisions of Section 4.5.1; the Delray Beach Historic Preservation Design Guidelines; and the Secretary of the Interior's Standards for Rehabilitation.

ZONING USE AND REVIEW

Pursuant to LDR Section 4.4.6(F) – Medium Density Residential (RM) Development Standards:

The existing use is residential, and the proposed use will remain the same, which is a permitted use within the RM zoning district.

LDR SECTION 4.5.1

HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

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

Pursuant to LDR Section 4.5.1E(2) –Major and Minor Development.

The subject application is considered "Minor Development" as it involves "alteration of less than 25 percent of the existing floor area of the building and all appurtenances."

Pursuant to LDR Section 4.5.1E(3) – Buildings, Structures, Appurtenances and Parking: Buildings, structures, appurtenances and parking shall only be moved, reconstructed, altered, or maintained, in accordance with this chapter, in a manner that will preserve the historical and architectural character of the building, structure, site, or district:

The subject proposal includes the modification of a window and door on the exterior of the existing contributing structure.

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 subject request is for modifications to the exterior of the contributing structure. The existing structure, and its remaining original form, have been considered with respect to the proposed alteration.

SECRETARY OF THE INTERIOR'S STANDARDS

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.

Standards 1, 2, 5 and 9 are applicable to this request. The subject proposal includes the removal of a window for installation of a door and a size reduction of an existing window. The proposed modifications are not going to affect the existing use of the structure as a residence. The proposed window reduction is located on the south of the structure, and the proposed installation of the door is located on the north of the structure. The south elevation is facing the side interior of the lot, while the north elevation is facing the side street. Both modifications are visible from the public right-of-way, including the side interior, due to the configuration of the buildings on the site. Modifications to existing openings and doors are typically not considered an appropriate approach on contributing structures. However, there is less concern with the proposed modifications as the same number of openings will persist on the

elevations. Additionally, the type of window and door proposed are appropriate for this style of structure. The proposed modifications are not anticipated to affect the historic integrity of the area and can be considered appropriate to the standards and compatible within the historic district and the site.

Pursuant to LDR Section 4.5.1(E)(7) – Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures, and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(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(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.
- l. **Architectural Style:** All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.
- m. **Additions to individually designated properties and contributing structures in all historic districts:** Visual compatibility shall be accomplished as follows:
 - 1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.
 - 2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.
 - 3. Characteristic features of the original building shall not be destroyed or obscured.
 - 4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.
 - 5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design but shall be coherent in design with the existing building.
 - 6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

The proposal includes modifications to existing **openings (windows and doors)**. The location of both the window reduction and window to door replacement are located at the sides of the structure. While both will be visible from the public right-of-way, the rhythm of solids to voids along with the existing openings pattern will maintain a similar appearance, as the modifications are in the same locations as the existing openings. The proposed materials and colors are considered appropriate for the structures architectural style and compatible with the existing windows/doors including a white aluminum frame single hung window and a white aluminum French door. All glass is to be clear with no-tint, no low e, and non-reflective. It is important to note that the structure is contributing, exempting compliance from Energy Code requirements. There is no concern regarding the proposals' impact on the surrounding structures nor the historic integrity of the structure.

COMPREHENSIVE PLAN

Pursuant to the Historic Preservation Element (HPE), Objective 1.4, Historic Preservation Planning: 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:

HPE Policy 1.4.1 - Continue to require that the Historic Preservation Board make findings that any land use or development application for a historic structure, site or within a historic district, is consistent with the provisions of the Secretary of the Interior's Standards for Rehabilitation, the Land Development Regulations, and Delray Beach Historic Preservation Design Guidelines. The proposal includes exterior modifications to a contributing residence. The proposed modification to the property can be found 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".

ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness (2024-101), for the property located at **106 SE 7th Avenue, Marina 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 (2024-101), for the property located at **106 SE 7th Avenue, Marina 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 conditions.
- D. Deny Certificate of Appropriateness (2024-101), for the property located at **106 SE 7th Avenue, Marina 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

☒ Courtesy Notices were provided to the following, at least 5 working days prior to the meeting:

Marina Historic District Homeowners Association

- ☒ Public Notices are not required for this request.
- ☒ Agenda was posted on (03/27/24), 5 working days prior to the meeting.

DEMO LEGEND

EXISTING WALLS TO REMAIN

EXISTING WALLS TO BE REMOVED

GENERAL DEMOLITION NOTES

1.

GENERAL CONTRACTOR IS RESPONSIBLE TO MAINTAIN STRUCTURAL STABILITY OF EXISTING HOUSE DURING DEMOLITION WORK. PROVIDE TEMPORARY SHORING AS REQUIRED.

2.

GENERAL CONTRACTOR SHALL MARK OUT ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION REQUIRED.

3.

4.

5.

6.

mode

ARCHITECTS

433 PLAZA REAL STE 275, BOCA RATON, FLORIDA 33432
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www.mode-arch.com

FLORIDA
REGISTERED ARCHITECT
AR89046

Daniel M. Condatore, RA
FL License #AR89046

CROCKER RESIDENCE

INTERIOR ALTERATION

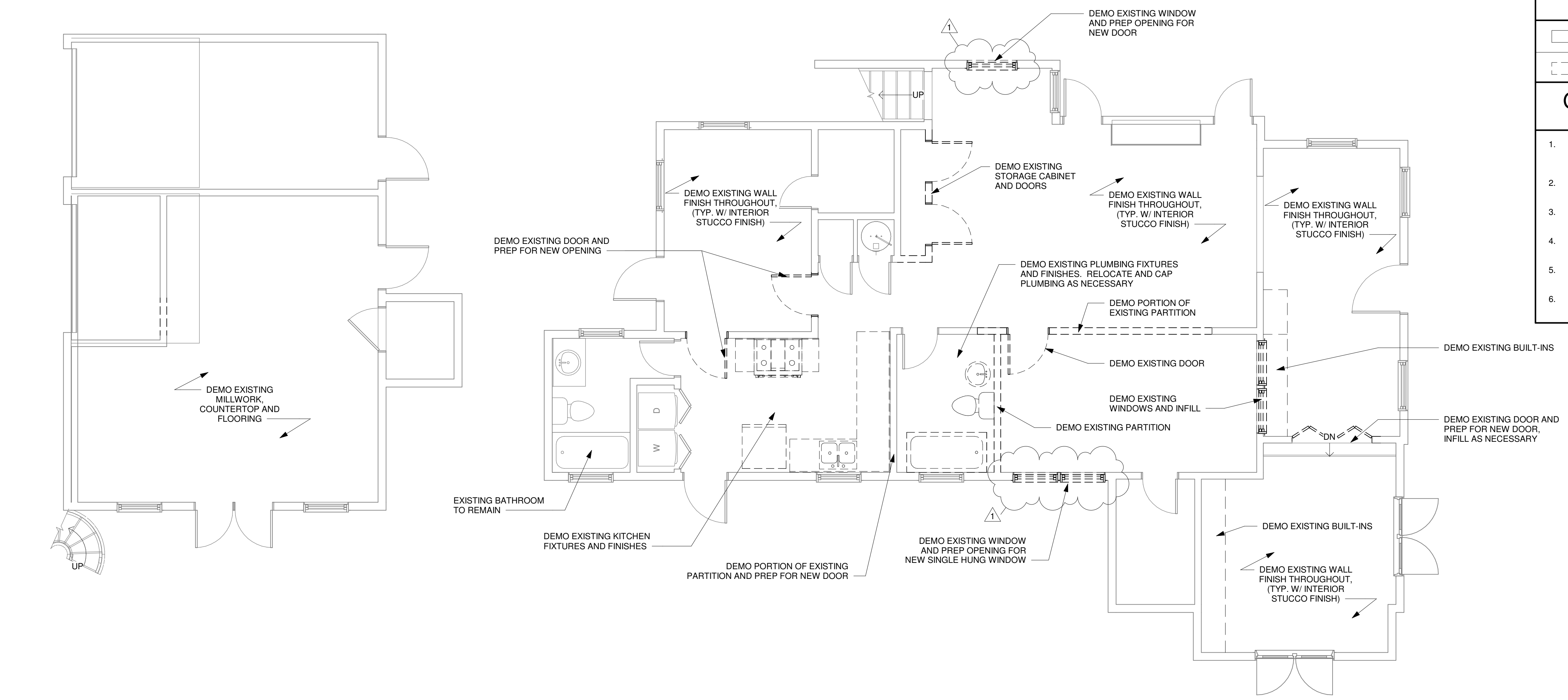
106 SE 7TH AVE
DELRAY BEACH, FL 33483
LOT: 2 BLOCK: 118

REVISIONS / ISSUES		
No.	Description	Date
1	Revision/Issue	01/11/2024

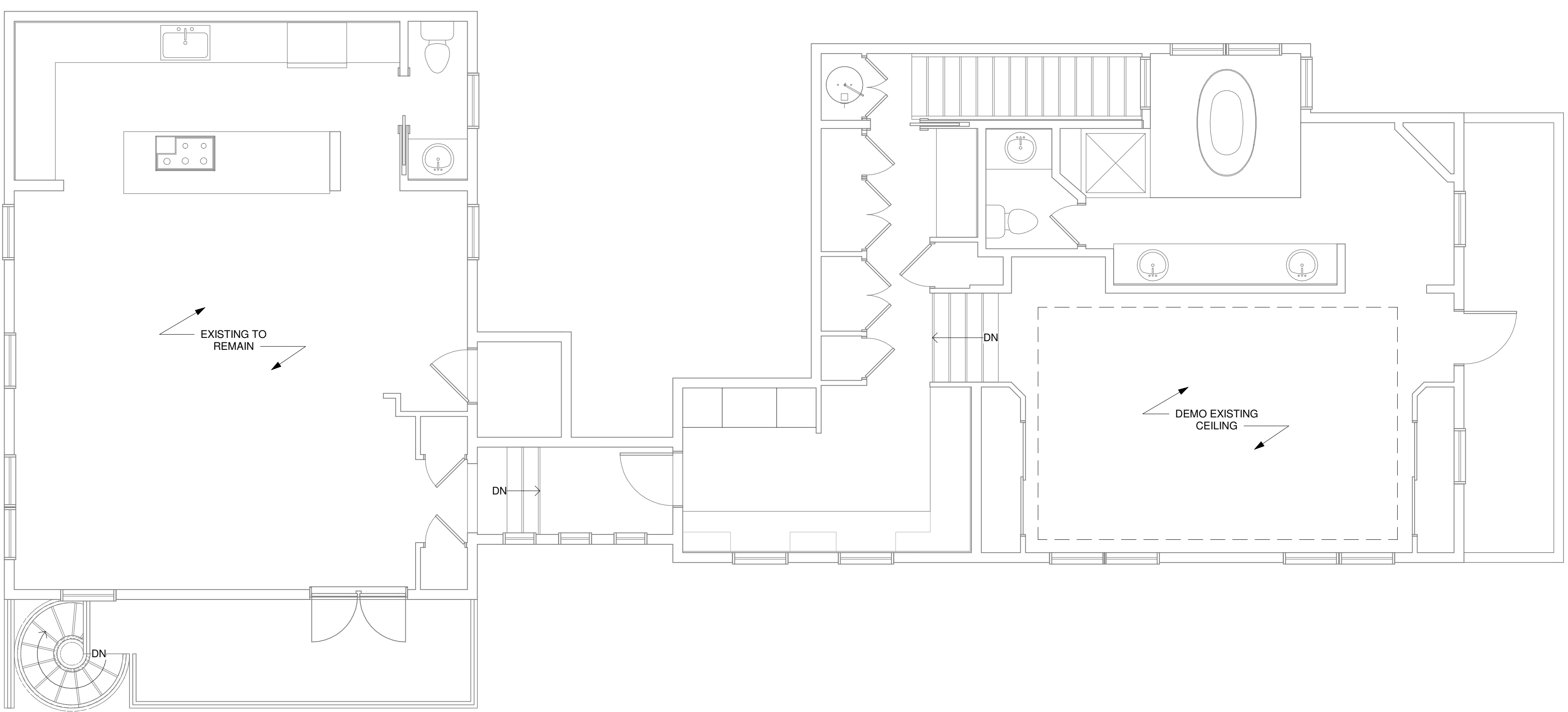
DEMO PLANS

A-1

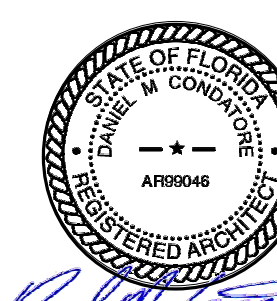
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CHECKED BY: DMC



1 FIRST FLOOR DEMO
1/4" = 1'-0"



2 SECOND FLOOR DEMO
1/4" = 1'-0"



DANIEL M. CONDATORE, RA
FL License #AR95046



EXISTING SOUTH ELEVATION

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



EXISTING NORTH ELEVATION

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

CROCKER RESIDENCE
INTERIOR ALTERATION

106 SE 7TH AVE
DELRAY BEACH, FL 33483
LOT: 2 BLOCK: 118

REVISIONS / ISSUES

No.	Description	Date

HISTORIC
SUBMISSION

A-1.1



DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
(RER)
BOARD AND CODE ADMINISTRATION DIVISION
NOTICE OF ACCEPTANCE (NOA)

PGT Industries, Inc.
1070 Technology Drive
North Venice, FL 34275

SCOPE: This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER - Product Control Section to be used in Miami-Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami-Dade County) and/or the AHJ (in areas other than Miami-Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.

DESCRIPTION: Series "SH7700A" Aluminum Single Hung Window - L.M.I.

APPROVAL DOCUMENT: Drawing No. 7700NOA-1 Rev B, titled "Aluminum Single Hung Install (LM)", sheets 1 through 11 of 11, dated 04/01/18 and last revised on 06/06/23, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E., bearing the Miami-Dade County Product Control Renewal stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Section.

MISSILE IMPACT RATING: Large and Small Missile Impact Resistant

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state, model/series, and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA revises & renews NOA # 20-0401.11 and consists of this page 1 and evidence pages E-1, E-2, E-3, E-4 and E-5, as well as approval document mentioned above.

The submitted documentation was reviewed by Ishaq I. Chanda, P.E.



Ishaq I. Chanda

NOA No. 23-0707.10
Expiration Date: August 23, 2028
Approval Date: July 27, 2023
Page 1

NOA SINGLE HUNG WINDOW



DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION
NOTICE OF ACCEPTANCE (NOA)

PGT Industries, Inc.
1070 Technology Drive
North Venice, FL 34275

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER -Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami-Dade County) and/or the AHJ (in areas other than Miami-Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.

DESCRIPTION: Series "FD-101" Aluminum Outswing French Doors w/o Sidelites- L.M.I.

APPROVAL DOCUMENT: Drawing No. 11005-1 Rev H, titled "Alum. French Door & Sidelites, Impact", sheets 1 through 15 of 15, dated 04/04/2012 and last revised on 04/20/20, prepared by PGT Industries, signed and sealed by Anthony Lynn Miller, P. E., bearing the Miami-Dade County Product Control Renewal stamp with the Notice of Acceptance number and Expiration date by the Miami-Dade County Product Control Section.

MISSILE IMPACT RATING: Large and Small Missile Impact Resistant

Limitations:

- Use of Tables 1 or 2 (sheet 2) requires full length reinforcements (item # 22) for OX, XO, XXO, OXX, OXO and OXXO configurations. The lower design pressure from table 1 or table 2 shall control.
- Standalone X, XX and O configuration unit do not require, reinforcement (item #22).
- Applicable Egress operable doors must comply with min clear width & height per FBC, to be reviewed by AHJ.
- 1x or 2x buck to be properly secured to sustain imposed load and to be reviewed by AHJ.

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and series and following statement: "Miami-Dade County Product Control Approved", noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA renews NOA #20-0427.01 and consists of this page 1 and evidence pages E-1, E-2, E-3 & E-4, as well as approval document mentioned above.

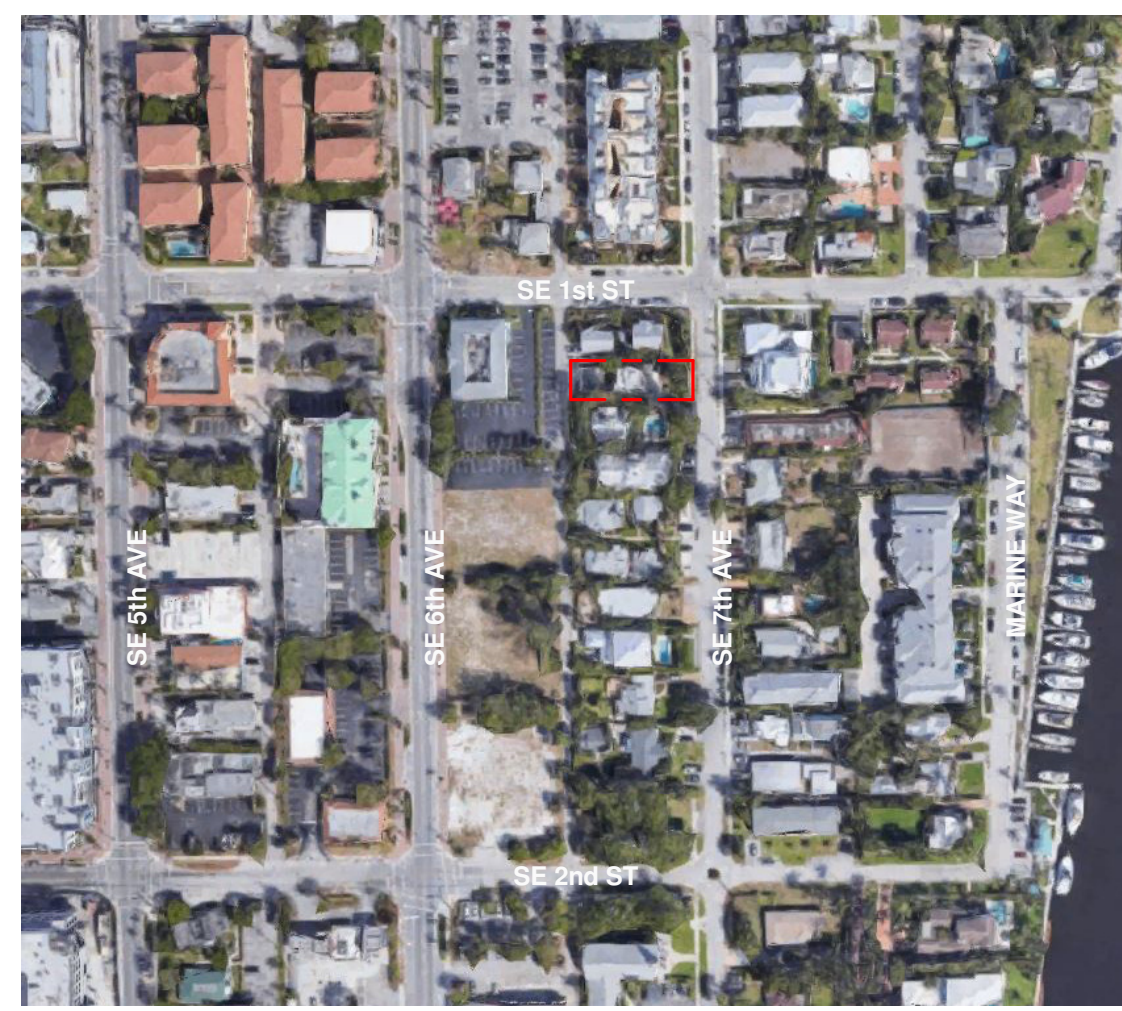
The submitted documentation was reviewed by Ishaq I. Chanda, P.E.



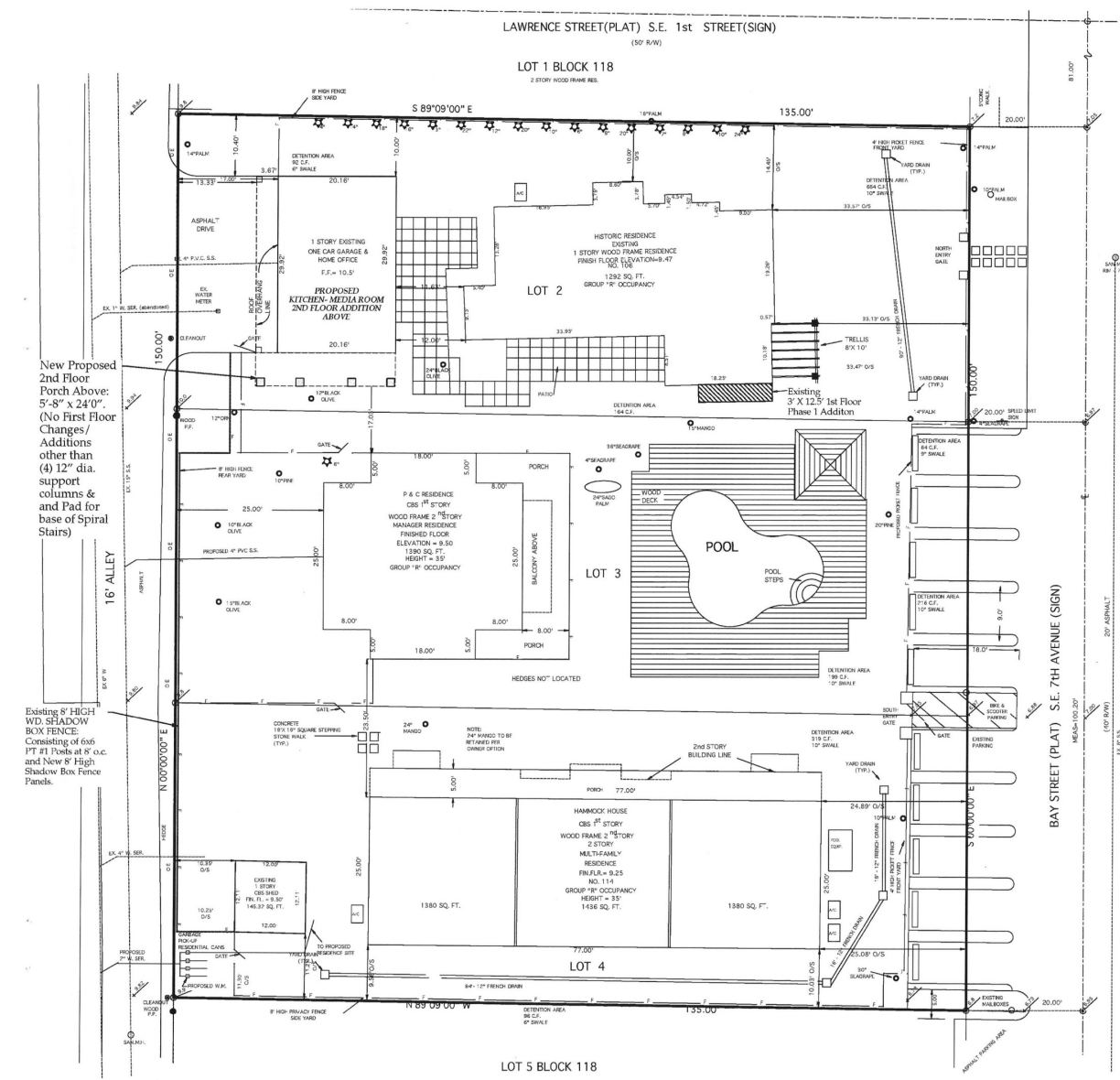
Ishaq I. Chanda

NOA No. 22-0608.03
Expiration Date: October 18, 2027
Approval Date: July 07, 2022
Page 1

NOA FRENCH DOOR



VICINITY MAP



1 SITE PLAN
1" = 30'-0"



DOOR REPLACEMENT NORTH



SOUTH NEIGHBOR



EAST



NORTH NEIGHBOR

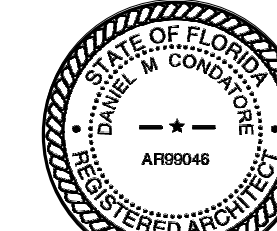


WINDOW REPLACEMENT SOUTH



mode
ARCHITECTS

433 PLAZA REAL STE 575, BOCA RATON, FLORIDA 33432
T: 561.231.2611 | F: 732.270.4491
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DANIEL M. CONDATORE, RA
FL License #AR95046

CROCKER RESIDENCE INTERIOR ALTERATION

106 SE 7TH AVE
DELRAY BEACH, FL 33483
LOT: 2 BLOCK: 118

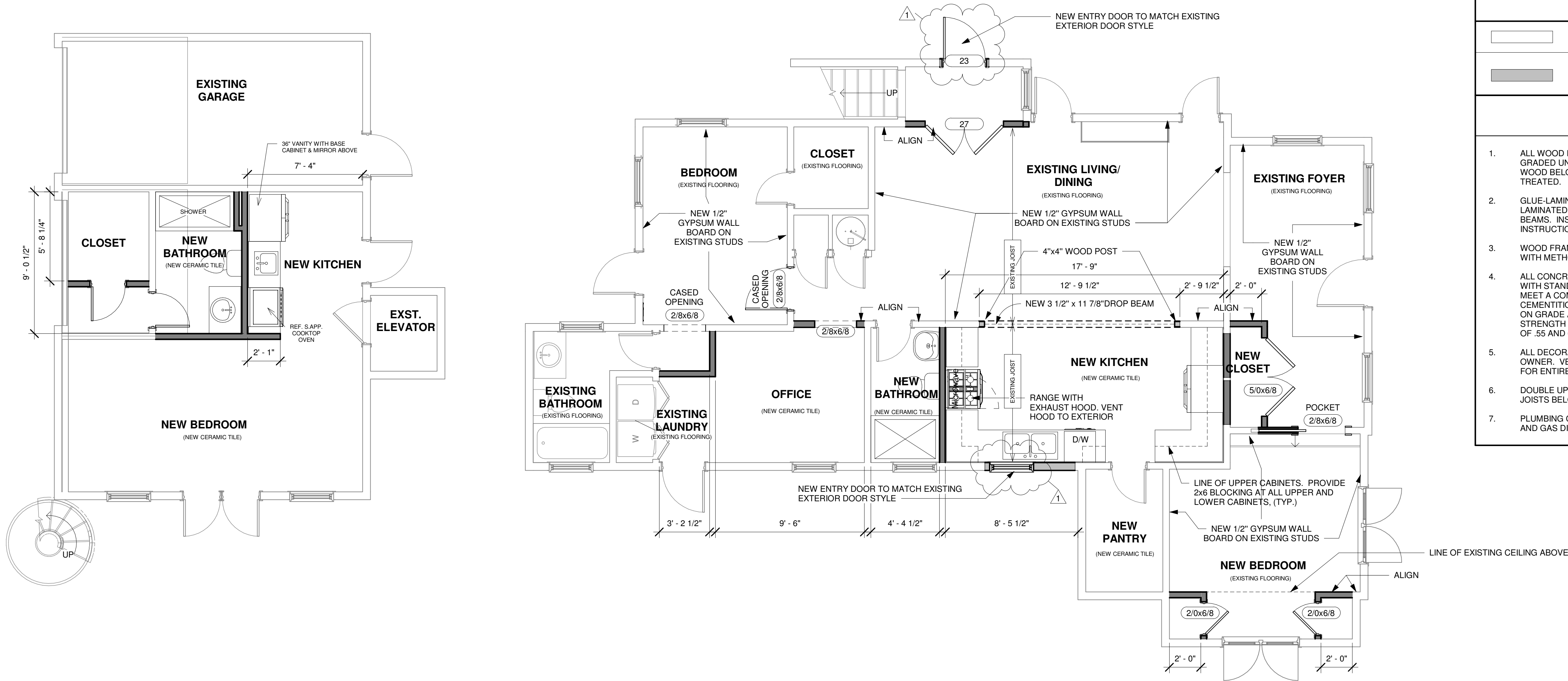
REVISIONS / ISSUES

No.	Description	Date

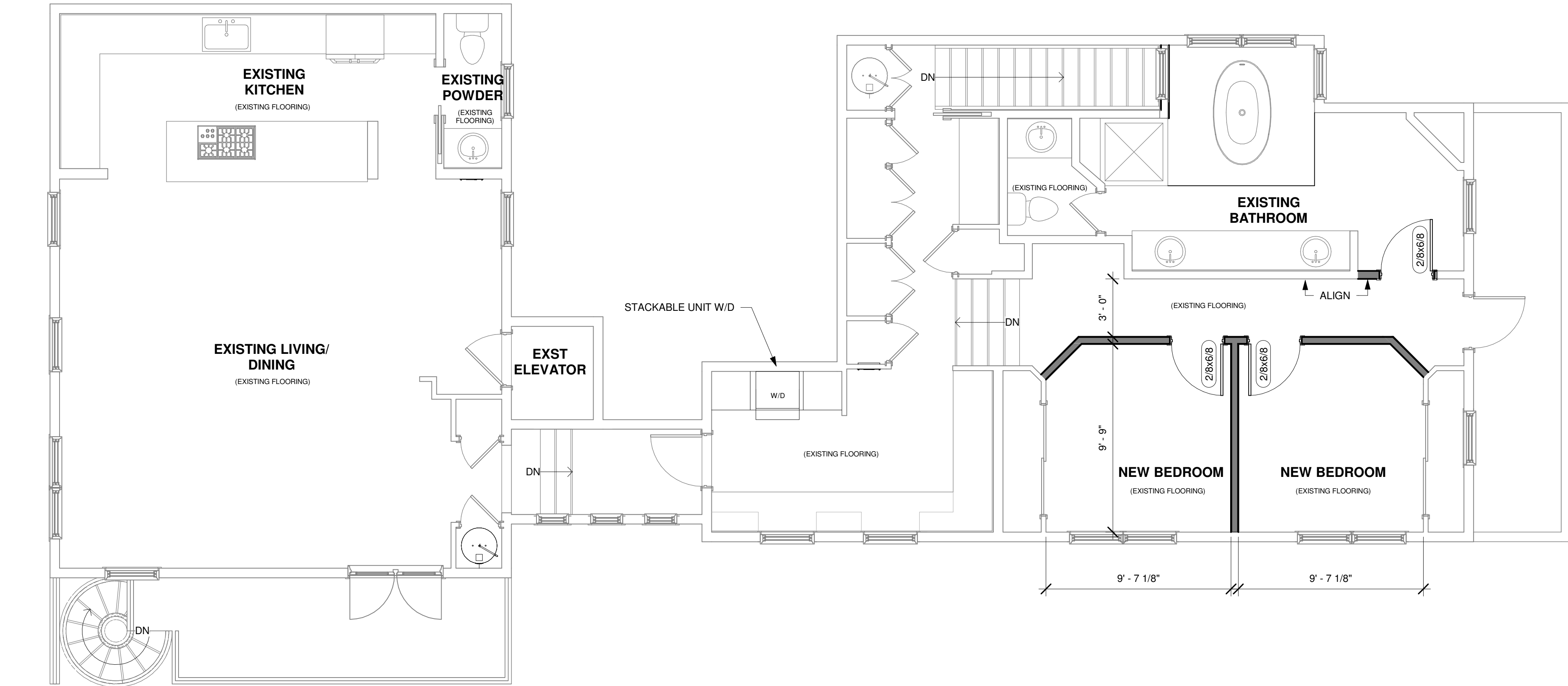
HISTORIC SUBMISSION

A-1.2

DRAWN BY: CW
CHECKED BY: DMC



1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 SECOND FLOOR PLAN
1/4" = 1'-0"

WALL LEGEND

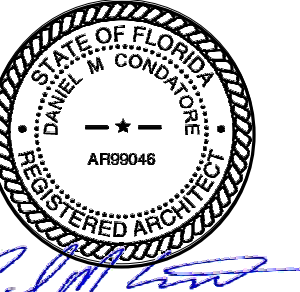
	EXISTING WALLS
	NEW STUD WALLS 2X4 WOOD STUDS (2X6 EXTERIOR) @ 16" O.C. WITH 1/2" GYP BD AT EACH SIDE

GENERAL NOTES

- ALL WOOD FRAMING MATERIAL SHALL BE NO.2, KILN DRY, OF ANY SPECIES GRADED UNDER WESTERN WOOD PRODUCTS ASSOCIATION (WWPA). ALL WOOD BELOW BASE FLOOR ELEVATION (BFE) SHALL BE PRESERVATIVE TREATED.
- GLUE-LAMINATED BEAMS SHALL BE GEORGIA-PACIFIC 2.0E OR 1.8E LAMINATED VENEER LUMBER (LVL) OR PARALLEL STRAND LUMBER (PSL) BEAMS. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
- WOOD FRAMING AND CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH METHODS OUTLINED IN THE WOOD FRAMED CONSTRUCTION MANUAL.
- ALL CONCRETE SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH STANDARD PROVIDED ASTM C94. EXTERIOR SLABS ON GRADE SHALL MEET A COMPRESSIVE STRENGTH OF 4500 PSI WITH A MAXIMUM WATER-CEMENTITIOUS RATIO OF .45 AND 6% AIR ENTRAINMENT. INTERIOR SLABS ON GRADE AND STRUCTURAL CONCRETE SHALL MEET A COMPRESSIVE STRENGTH OF 3000 PSI WITH A MAXIMUM WATER-CEMENTITIOUS RATIO OF .55 AND 6% AIR ENTRAINMENT.
- ALL DECORATIVE ELEMENTS AND FINISHES ARE TO BE SELECTED BY OWNER. VERIFY WITH OWNER BEFORE ORDERING AND INSTALLATION, TYP. FOR ENTIRE PROJECT.
- DOUBLE UP ALL FLOOR JOISTS OR PROVIDE SOLID BLOCKING BETWEEN ALL JOISTS BELOW ALL BEARING WALLS, TUBS, AND APPLIANCES.
- PLUMBING CONTRACTOR TO PROVIDE WASTE AND SUPPLY WATER LINES AND GAS DIAGRAM TO BUILDING DEPARTMENT FOR APPROVAL.

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CROCKER RESIDENCE INTERIOR ALTERATION

106 SE 7TH AVE
DELRAY BEACH, FL 33483
LOT: 2 BLOCK: 118

REVISIONS / ISSUES

No.	Description	Date
1	Revision/Issue	01/11/2024

FLOOR PLANS

A-2

DRAWN BY: CW
CHECKED BY: DMC

CITY OF DELRAY BEACH DEVELOPMENT SERVICES DEPARTMENT
SUPPLEMENTAL FORMS

BUILDING MATERIALS AND COLOR SAMPLE FORM	
NOTE THE TYPE OF MATERIAL AND COLOR SPECIFICATION PROPOSED INCLUDING TYPES OF FINISHES. CAN ATTACH IMAGES OR PHOTOS OF MATERIALS. ATTACH PAINT COLOR SAMPLES WITH DETAILS OF MANUFACTURER	
ROOF	WALLS
N/A	N/A
FASCIA	TRIM/OTHER
N/A	N/A
WINDOWS	SHUTTERS/AWNINGS
Series "SH7700A" Aluminum Single Hung Window - L.M.I.	N/A
RAILINGS	FENCE
N/A	N/A
COLUMNS	OTHER
N/A	DOOR: Series "FD-101" Aluminum Outswing French Doors w/wo Sidelites - L.M.I.