



HISTORIC PRESERVATION BOARD STAFF REPORT

1109 Seaspray Avenue		
Meeting	File No.	Application Type
January 17, 2023	2024-039	Certificate of Appropriateness

REQUEST

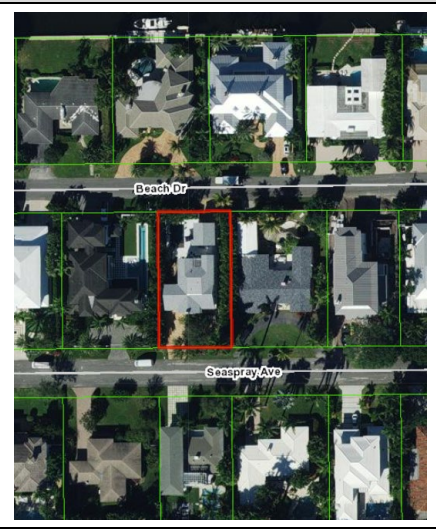
The item before the Board is consideration of a Certificate of Appropriateness (2024-039) request for the installation of a new awning to the front of a 2-story single-family residence known as the Price House, which is located at **1109 Seaspray Avenue**, and is **Individually Listed to the Local Register of Historic Places**.

GENERAL DATA

Owner: Sandra and David Boucher
Location: 1109 Seaspray Avenue
PCN: 12-43-46-16-24-000-0110
Property Size: 0.24Acres
Zoning: R-1-AAA (Single Family Residential)
Historic District: Individually Designated
LUM Designation: Low Density Residential (LD)
Adjacent Zoning:

- R-1-AA (North)
- R-1-AAA (West)
- R-1-AAA (South)
- R-1-AAA (East)

Existing Land Use: Residential
Proposed Land Use: Residential



BACKGROUND AND PROJECT DESCRIPTION

The residence (previously located at 526 North Ocean Boulevard) is a Monterey style house designed in 1935 by architect Samuel Ogren, Sr. It is individually listed to the Local Register of Historic Places and is known as the “Price House” for its original owners. The main block of the wood frame house is 2-story, with two one-story areas located to the rear. The exterior is sheathed in clapboard believed to be Florida cypress. The foundation is concrete slab. The low pitched roof is cross gabled and covered with a composition roll. Fenestration is symmetrical.

The Monterey style of architecture is an eclectic style that was popular throughout the United States from 1925 to 1955. Adapted from the Spanish Colonial architecture of Northern California, the Monterey style adds English Colonial or French Creole design details to the prototype. The structure contains numerous design details and is an excellent example of Samuel Ogren's unique interpretation of this architectural style.

<p>Project Planner: Michelle Hewett, Planner hewettm@mydelraybeach.com Katherina Paliwoda, Planner paliwodak@mydelraybeach.com</p>	<p>Review Dates: January 17, 2024</p>	<p>Attachments:</p> <ol style="list-style-type: none"> 1. Plans and Survey 2. Photographs 3. Renderings 4. Justification Statement 5. Color and Materials
---	---	---

The most distinguishing characteristic of the Monterey style is the second story balcony (which is) usually cantilevered and covered by the principal roof. In Ogren's plan the design feature is repeated in an unusual double balcony on the east façade, which is separated by a symmetrical central block with brick chimney. The balconies have simple wooden detailing typical of the English Colonial influence. Beneath the southeastern balcony is a porte cochere supported by square brick and concrete piers. A focal point on the front facade is the unadorned brick chimney flanked by windows on the ground and second story. The majority of the windows throughout the house are 6/1 and 6/6 double hung sash and are decorated with wood shutters. The shutters are historically correct on the second story but not the first. Rear windows have been replaced with aluminum awning windows. Front casement windows have been replaced with fixed glass.

Cut coral terraces lead to the front and rear entryways. The front entry features a modest wood door surround. The rear entry terrace has a unique glazed tile baseboard. Along a wall bordering the rear terrace is a stone fountain set within a framework using the same blue and yellow tile. Architect Ogren was known to enjoy tile work and used it frequently as finishing details to his designs. 3

A review of building records for the City of Delray Beach reveals that remodeling occurred in 1937 and repairs from fire damage were completed in 1976. Few changes have been made to the interior and exterior of the house. A description of the Monterey style found on page 20 of the "Design Guidelines for Historic Places: A Preservation Manual" compiled by the Historic Preservation Board in 1990 for Delray Beach uses a sketch of 526 North Ocean Boulevard as a good example of the style.

The structure was designated on March 3rd, 1998 following its relocation from 526 North Ocean Boulevard to the current site.

The COA now before the board is for a new awning on the front of the existing residence.

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 AND USE REVIEW

Pursuant to LDR Section 4.3.4(K), Development Standards, properties located within R-1-AAA Single-Family Residential zoning district shall be developed according to the requirements of this section.

The proposal will comply with the provisions in this section, as the proposed awning is to be located outside of all setbacks.

Pursuant to LDR Section 4.4.3(F) – Single Family Residential Development Standards:

The existing use is for residential. There are no proposed changes to the approved use, which is consistent with the Single-Family Residential zoning.

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 4.5.1(E)(2) – Minor Development.

The subject application is considered "Minor Development" as it involves "the construction, reconstruction, or alteration of any part of the front façade of an Individually Historically Designated property."

Pursuant to LDR Section 4.5.1(E)(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:

Appurtenances: Appurtenances include, but are not limited to, stone walls, fences, light fixtures, steps, paving, sidewalks, signs, and accessory structures.

The subject request involves the installation of an awning in the front of the existing structure, which is not proposed to encroach within the front or side interior setback.

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 the installation of an awning to the front façade of a contributing 2-story residence. The existing structure, and its remaining original form, has been considered with respect to the proposal.

SECRETARY OF THE INTERIORS 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.

Standard 1, 2, 3, 5, & 9 are applicable. The development proposal involves the installation of an awning to the front façade of the existing, contributing structure. Regarding Standard 1, the use of the property will remain a single-family residence as it was traditionally used; therefore, the property will be used as its original historic purpose meeting the intent of this standard.

The proposed material of the awning is to be black canvas, which is considered an appropriate material/color for this particular awning, as there is an existing awning parallel to the proposed awning, utilizing the same materials/colors. The awning will not introduce a conjectural feature, and is not considered a permanent alteration. The proposal does however, represent an alteration to the front façade of the existing structure. Should the awning be removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. The board will need to make a determination that the improvement represents an appropriate modification to the structure and to ensure that it will not have a negative effect on the structure's historic integrity.

VISUAL COMPATIBILITY STANDARDS

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 4.5.11(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 4.5.11(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 **front façade** of the existing structure is proposed to have a minor modification with the proposed awning. While this does affect the front elevation of the structure, it is minor and considered a reversible treatment for historic structures in Delray Beach.

Delray Beach Historic Preservation Design Guidelines

DECORATIVE AWNINGS

Canvas awnings were frequently used in Florida as protection from the sun and elements. In addition to their functional purpose, awnings frequently introduced color, and were part of the decorative effect. They often were featured on Colonial Revival, Spanish and Bungalow style homes. Awnings can be made of canvas, vinyl or metal. They can be dome or shed style. Decorative awnings are considered a reversible treatment and, as such, are permitted on both contributing and non-contributing buildings upon review and approval.

The proposed **material and color** of the awning are to match the existing awning on the front façade, which is black canvas. The proposed materials and colors will be compatible with the existing contributing structure and could be considered appropriate for the individually designated structure. There are no concerns with the proposed materials/colors but the board will need to make a determination that alteration of the front façade is an appropriate change for the individually designated 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 Objective 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 the installation of a new awning to the front of an 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 commercial and residential uses. The proposal can be considered to be 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 development proposal involves the installation of a new awning to the front of an existing contributing 2-story single-family residence. It is important that the alterations are found consistent with the requirements of the Comprehensive Plan, and 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 (2024-039), for the property located at **1109 Seaspray Avenue and known as The Price House, Individually Designated to the Local Register of Historic Places**, 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 (2024-039), for the property located at **1109 Seaspray Avenue and known as The Price House, Individually Designated to the Local Register of Historic Places**, 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:
- D. Deny Certificate of Appropriateness (2024-039), for the property located at **1109 Seaspray Avenue and known as The Price House, Individually Designated to the Local Register of Historic Places**, 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	
------------------------------------	--

<input checked="" type="checkbox"/> Courtesy Notices were not required for this property.	<input checked="" type="checkbox"/> Public Notices are not required for this request. <input checked="" type="checkbox"/> Agenda was posted on 1/10/24, 5 working days prior to meeting.
---	---

















Monday, November 20, 2023

1109 Sea Spray Avenue

Visual Compatibility Standards

1. Not applicable
2. Not applicable
3. The front facade proportion will remain in balance. The addition of the awning on the left side of the house will balance the existing awning on the right side.

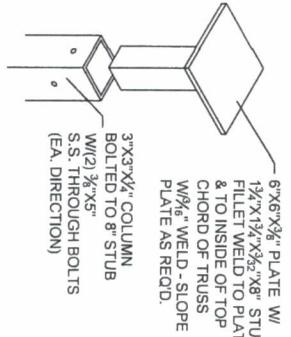
The material, texture and color will be consistent with the existing materials.

We request only to add a mirror image of what already exists to better balance the front facade of the house

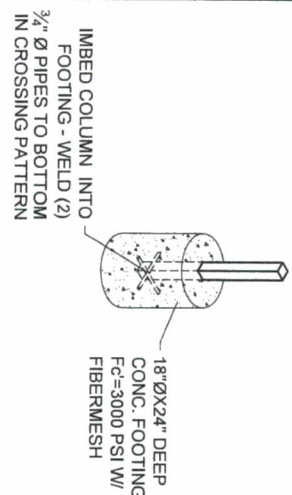
Monday, November 20, 2023

1109 Sea Spray Avenue - Appropriateness

1. Not applicable
2. The historic character will be retained and preserved. We are adding only a new canvas awning to match the existing to create balance on the front facade. The awning by nature, is only temporary.
3. Not applicable
4. We are not changing anything on the structure, but merely adding an awning to match the existing one.
5. 5. No materials, features, finishes or construction techniques will be altered.
6. Not applicable
7. Not applicable
8. Not applicable
9. We are not altering the structure in any way. We are merely adding an awning to balance the front facade.
10. If the awning is removed in the future, the essential form and integrity of the historic property and its environment will not be impaired.



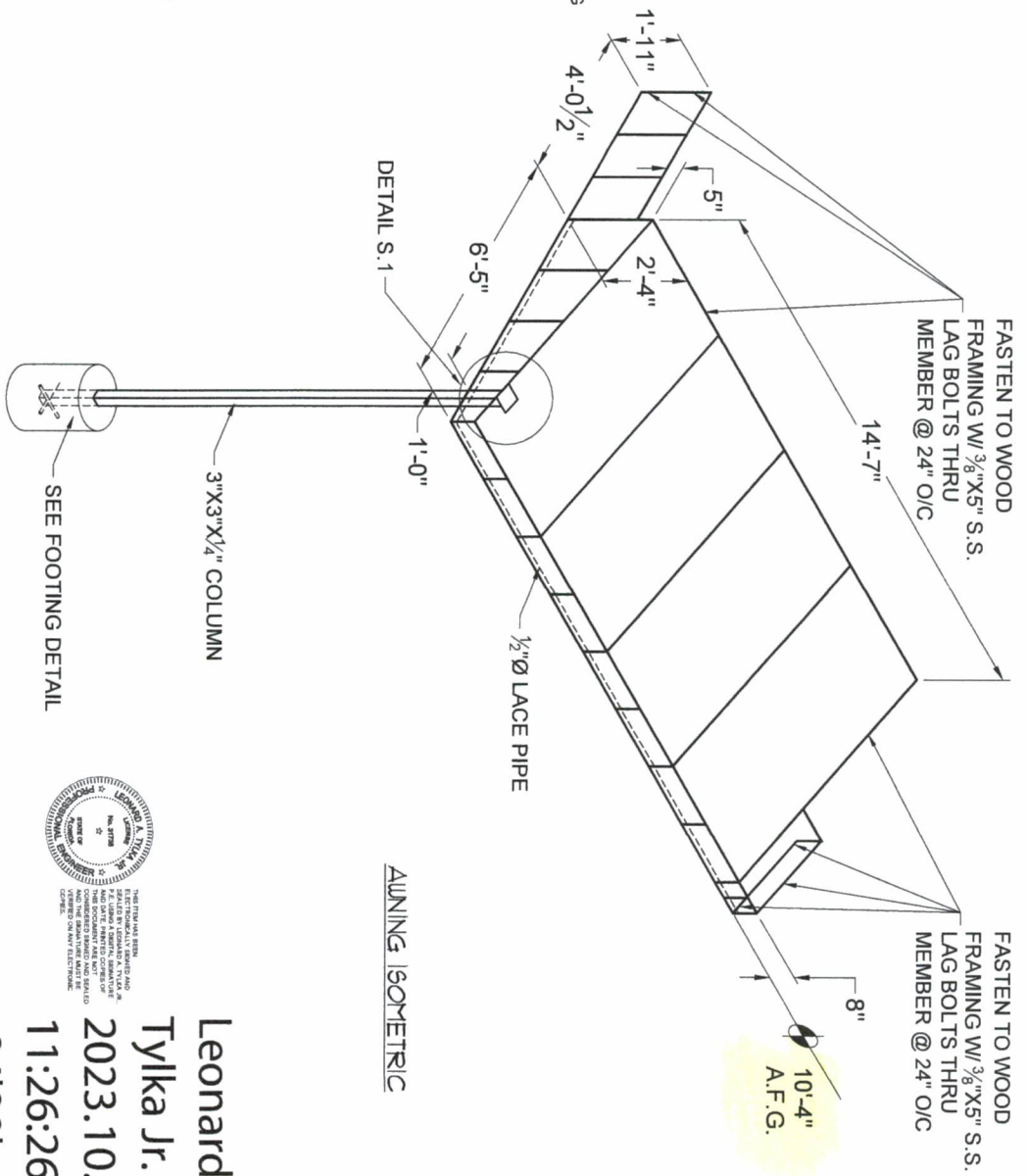
DETAIL S.1



FOOTING DETAIL

- GENERAL NOTES:**
1. ALL MEMBERS SHALL BE 6061-T6 ALUMINUM SCH. 40 PIPE (U.O.N.)
 3. ALL OTHER MATERIAL SHALL BE 6061-T6 ALUMINUM (U.O.N.).
 4. ALL WELDS SHALL COMPLY WITH A.W.S. CODE (LATEST EDITION).
 5. COVER ALL WELDS WITH CORROSION RESISTANT COATING.
 6. ALL CONCRETE SHALL BE F'c=3000 PSI.
 7. ALL STRUCTURES DESIGNED IN ACCORDANCE WITH SECTION 31 AND SECTION 16 OF THE FLORIDA BUILDING CODE (7TH EDITION) - ASCE 7-16.
 8. AWNING COVERS SHALL BE REMOVED IN PERIODS OF HIGH WINDS. SPECIFICALLY WHEN WINDS EXCEED OR ARE PREDICTED TO EXCEED 75 M.P.H. AWNING IN COVER WILL SUSTAIN 105 M.P.H. (3 SECOND GUST) - RISK CATEGORY II, EXPOSURE C.
 9. FRAMES WITHOUT FABRIC WILL SUSTAIN 180 M.P.H. WINDS (3 SECOND GUST), EXPOSURE D.
 10. ALL CONNECTIONS SHALL BE FULLY WELDED (U.O.N.).
 11. PROVIDE LABEL ON AWNING TO INDICATE COVER REMOVAL WHEN WINDS EXCEED OR ARE PREDICTED TO EXCEED 75 M.P.H.
- ALL RAFTERS & HORIZONTAL MEMBERS SHALL BE 1 1/2" Ø (U.O.N.)
 ALL OTHER MEMBERS SHALL BE 1" Ø (U.O.N.)
 ALL SPACES EQUAL (U.O.N.)
 ALL WELDS SHALL BE 3/16" FILLET MIN.

CODE ANALYSIS:
 7TH EDITION - FLORIDA BUILDING CODE - ASCE 7-16
 7TH EDITION - FLORIDA FIRE PREVENTION CODE



AWNING ISOMETRIC



Leonard A
Tylka Jr.
 2023.10.11
 11:26:26
 -04'00'

REVISION - CORRECTED NOTES AND DETAILS - 10/11/23 - LT

LEONARD A TYLKA JR PE
 FL. LIC. NO. 31138

TROPICAL AWNING
 335 S.E. 1ST AVENUE
 DELRAY BEACH, FLORIDA 33444
 (561) 276-7132



BOUCHE
 108 SEASPRAY
 DELRAY BEACH, FLORIDA

LTL ASSOCIATES, INC.
 CONSULTING ENGINEERS
 CERTIFICATE OF AUTHORIZATION NO. 6116
 615 North Orange Avenue, Unit 4, Jupiter, Florida 33458-5051
 (561) 478-1845

DATE: 10/11/23
 SCALE: NTS
 DRAWN: JR
 CHECKED: LT
 JOB No.: 17106/116

SHEET

LEGEND

- FERAL BOX
- CATCH BASIN
- ⊕ CONTROL VALVE
- CLEAN OUT
- DRY ANCHOR
- MANHOLE
- ⊖ WATER METER
- WELL
- ⊖ FIRE HYDRANT
- ⊖ WATER VALVE
- ⊖ CABLE JUNCTION BOX
- ⊖ ELECTRIC SERVICE
- ⊖ POOL EQUIPMENT
- ⊖ POWER/LIGHT POLE
- ⊖ SPRINKLER SYSTEM

- BRICK/TILE PAVEMENT
- CENTERLINE
- CONCRETE/CHAT
- CONCRETE WALL
- ELEVATION
- METAL FENCE
- OVERHEAD WIRING
- WOOD DECK/DOCK
- WOOD/F/C FENCE

ABBREVIATIONS

- AC AIR CONDITIONER
- AE ALUMINUM EASEMENT
- AN ANCHOR
- BM BENCHMARK
- BW BACK OF WALK
- CL CALCULATED
- CF CONCRETE FOUNDATION
- DE DRAINAGE EASEMENT
- E/F END/FENCE
- EP EDGE OF PAVEMENT
- EW EDGE OF WATER
- FF FINISH FLOOR
- F/L FENCE/LINE
- FP FOUNDATION
- FR FOUNDATION ROD
- FN FOUNDATION
- FM FOUNDATION MAIL & TAG
- GEN GENERATOR
- INSTR INSTRUMENT
- OP OPEN PORCH
- ORB ORBITAL RECORD BOOK
- M MEASURED
- NTS NOT TO SCALE
- PIB PLAT BOOK
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PC PAGE
- REF REFERENCE
- RM MONUMENT REFERENCE
- PT POINT OF TANGENCY
- RD RECORD
- RAD RADIAL
- RW RIGHT-OF-WAY
- SNAD SET NAIL & DISC 5/4/95
- SP SCREENED PORCH
- UE UTILITY EASEMENT

ATLANTIC COAST SURVEYING INC.

PAUL J. STORELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 5941
13798 NW 4th Street, Suite 305
Sarasota, FL 34235
P: 954-567-1100 E: info@acweb.net

LEGAL DESCRIPTION
LOT 11, SEA SPRAY ESTATES, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 21, AT PAGE 15 OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA.

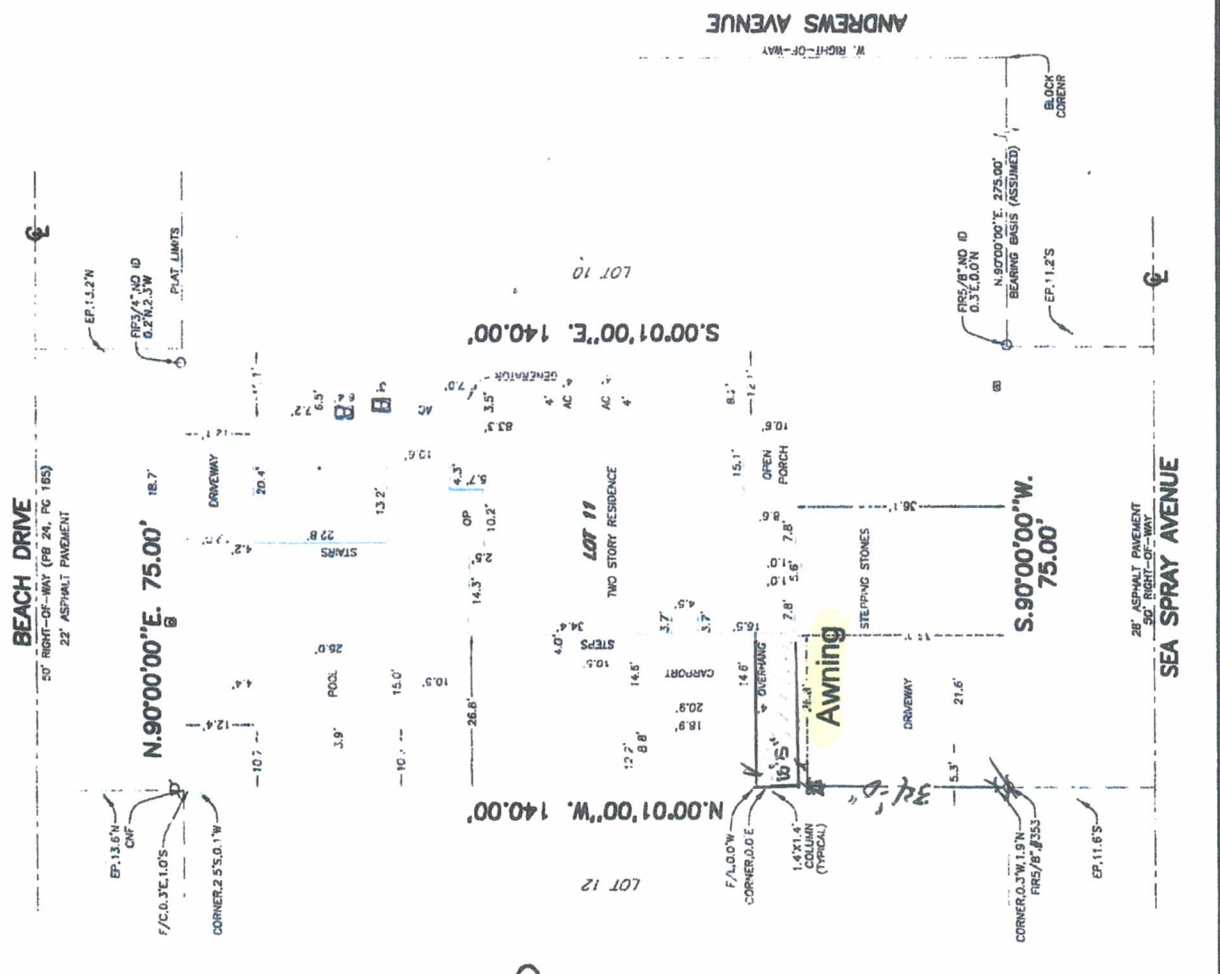
CERTIFIED TO:
David M. Boucher and Sandra S. Boucher
Old Republic National Title Insurance Company
Independence Title/Law Office of Todd E. Surber, P.A.

PROPERTY ADDRESS
1109 SEASPRAY AVENUE
DELRAY BEACH, FL 33483
BOUNDARY SURVEY
INVOICE # 425730
SURVEY DATE 06/16/23
FLOOD ZONE AE6
MAP DATE 10/05/17
MAP NUMBER 125102 0981F



SURVEYOR'S NOTES

1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
3. THE LANDS SHOWN HEREON ARE NOT ASSUMED TO BE UNDEVELOPED OR UNRECORDED.
4. UNDERGROUND OR ANTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON AN ADJACENT NORTH AMERICAN VERTICAL DATUM OF 1988.
6. FLOOR ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS OTHERWISE INDICATED ON SKETCH.
7. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE CORNER.
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN ENLARGED TO MORE CLEARLY ILLUSTRATE THE CONTROL. THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS. DIMENSIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
9. BEARINGS AND DISTANCES ARE TO PROPERTY CORNERS UNLESS OTHERWISE NOTED.
10. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
11. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS UNLESS OTHERWISE NOTED.
12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.



ANDREWS AVENUE
W. RIGHT-OF-WAY

SEA SPRAY AVENUE
28' ASPHALT PAVEMENT
50' RIGHT-OF-WAY

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 ACTUAL PAINT COLOR SAMPLES WITH DETAILS OF MANUFACTURER

ROOF	WALLS
FASCIA	TRIM/OTHER
WINDOWS	SHUTTERS/AWNINGS
	<i>Black Canvas</i>
RAILINGS	FENCE
COLUMNS	OTHER