



**HISTORIC PRESERVATION BOARD STAFF REPORT**

**Sundy Village- Building G**

Meeting	File No.	Application Type
March 6, 2024	2024-083	Certificate of Appropriateness and Relocation

**REQUEST**

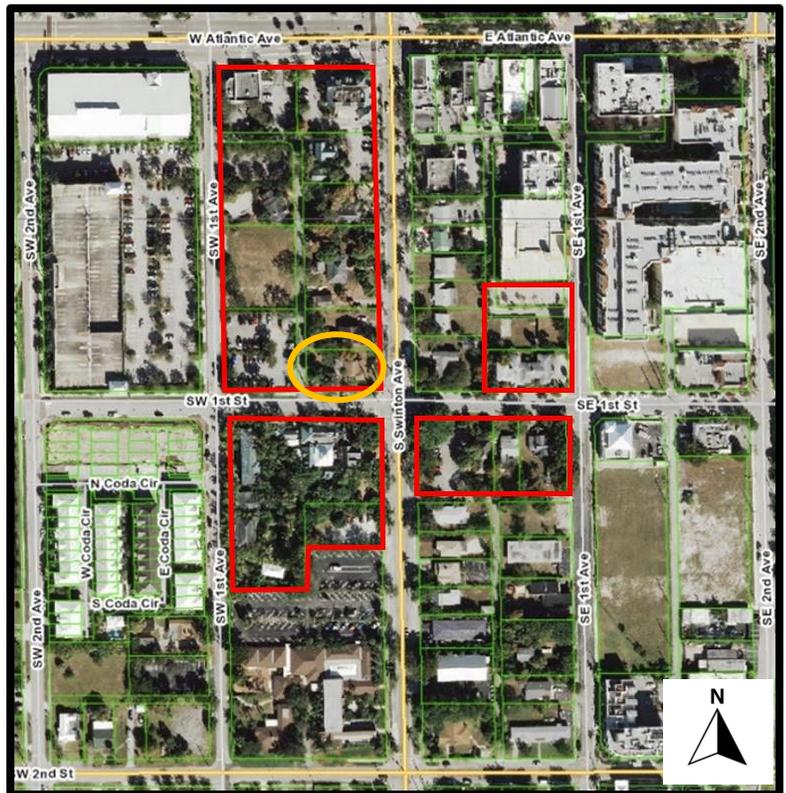
The item before the Board is consideration of a Certificate of Appropriateness and Relocation (2024-083) for the temporary vertical elevation to the existing structure located at 44 S. Swinton Avenue – Building G, which is part of the Sundy Village Development, **Old School Square Historic District**.

**GENERAL DATA**

**Owner:** Sundy Village West, LLC  
**Agent:** Covelli Design Associates, Inc.  
**Location:** 44 S. Swinton Avenue – Building G (yellow circle on aerial)  
**PCN:** 12-43-46-16-Q6-001-0020  
**Project Name:** Sundy Village (outlined in red on aerial)  
**Project Size:** 6.902 Acres  
**Property Size:** Approx. 0.451 Acres  
**Project Zoning:** OSSHAD, OSSHAD w/ CBD Overlay  
**LUM:** HMU (Historic Mixed Use)  
**Historic District:** Old School Square Historic District  
**Adjacent Zoning:**

- North: OSSHAD, OSSHAD w/ CBD Overlay
- East: OSSHAD
- South: CF
- West: CBD, RM and CF

**Existing Land Use:** Commercial  
**Proposed Land Use:** Commercial



**BACKGROUND AND PROJECT DESCRIPTION**

Built in 1938, the subject “Building G” is a one story 1,039 SF wood frame, Minimal Traditional architectural style building. Currently addressed 44 S. Swinton Avenue, the structure is within the Sundy Village development, within Block 61, Town of Delray and is situated at the corner of S. Swinton Avenue and SW 1st Street. The structure is classified as contributing to the Locally and Nationally Registered Old School Square Historic District (OSSHD). The structure was originally constructed as a residence and was approved for rehabilitation to commercial with the 2020 Class III Site Plan approval. Recently, with the January 2024 Historic Preservation Board (HPB) approval, the use has been approved for restaurant. The subject structure includes a hip roof with hip on front extension, incised porch under

<b>Project Planner:</b> Michelle Hewett, Historic Planner, hewettm@mydelraybeach.com Katherina Paliwoda, Historic Planner, paliwodak@mydelraybeach.com	<b>Review Dates:</b> HPB: March 6, 2024	<b>Attachments:</b> 1. Justification Statements 2. Photographs 3. Color and Materials
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the extension of the roof, wood siding, colonial-style windows, and exposed rafter tails. The subject property is now part of the larger mixed-use development known as Sundry Village, which spans 4 blocks to the south, east, and west of the existing structure.

At its meeting of March 6, 2018, the City Commission approved the relocation of Building G within the Sundry Village development site in association with a Class V Site Plan & COA for overall development known as Midtown Delray. This approval also included the demolition of a non-contributing addition and accessory garage for Building G. However, at its meeting of March 2, 2022, the HPB on the board approved a Class III Site Plan Modification Certificate of Appropriateness, Landscape Plan, Architectural Elevations, Variances, & Relocation requests, where the subject structure was approved to remain in its existing position, with no modifications occurring to its location. The approval included the relocation and elevation of Building A, Building B, Building C, Building D, and Building F, with Building E (The Cathcart House) and Building G to remain at their existing elevations. At the November 1, 2023, HPB meeting, Building E (the Cathcart House) was approved for the temporary vertical elevation and exterior porch alterations of the existing commercial structure. With the January 31, 2024, HPB approval of a Level 3 Site Plan, Certificate of Appropriateness, Variance, and Waiver, the subject structure was also to remain in its current location, along with the addition of a ramp to the north of the structure and outdoor dining spaces to the east and west; a result of use change from the previously approved retail to restaurant.

The subject request for Building G is for the temporary relocation of the existing structure vertically by 5' in place in order to install a new stem wall foundation, for the structure to then be lowered back onto the new foundation;

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 AND USE REVIEW

Pursuant to LDR Section 4.4.24(A)(1)- Provide for mixed uses of residential, office, and commercial activities, with an emphasis on the arts, that will encourage the restoration or preservation of historic structures and yet maintain and enhance the historic and pedestrian scale of the area.

The proposal meets the intent of this standard as the overall site plan project contains a mix of uses including residential-type inn, restaurant, retail, and office, and the subject structure was approved for restaurant, with the recent COA Site Plan Modification approval in January of 2024.

### 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)(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:**

There are no proposed modifications to any portions of the building to accommodate the temporary vertical elevation for a new foundation.

**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 temporary vertical elevation of the existing structure. The structure will be lowered into its original position onto a new concrete stem wall foundation with a joist system. The existing structure, and its remaining original form, have been considered with respect to the proposal.

**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.**

## **SECRETARY OF THE INTERIOR'S STANDARDS**

### **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, 4, 5, 9 and 10 are applicable. The subject proposal consists of a 5' temporary vertical elevation of the existing structure in order to construct a new foundation. The request is to be consistent with the site plan approval. With regard to use, it has changed over time, from residential to commercial and most recently with the recent 2024 site plan modification, the structure was approved for use as a restaurant.

There is no concern regarding the proposed new foundation, as the proposal will ensure the structural stability of the building and its longevity. The roof is also proposed to have reframing, but those modifications are all internal and are not to affect the exterior. All existing elements of the structure are to remain with this request. The proposed vertical elevation of the structure is not anticipated to affect the historic materials or integrity. A new foundation will ensure the structure is secure for the future.

**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.

With respect to **Relationship of Materials and Color** the proposal does not include any modifications to the approved colors and materials. The foundation is to be poured concrete, which will have visible concrete piers and skirting. There is no concern with the use of a concrete foundation on this historic structure, as it is a ground level modification for the foundation. There are no proposed changes to the roof shape or other previously approved elements, as the structure is anticipated to be temporarily lifted in place for construction of a new foundation, then lowered back down into its original position. The request can be considered appropriate to the standards.

#### **RELOCATION ANALYSIS**

Pursuant to LDR Section 4.5.1(E)(6)(b)(1), **Relocation of Contributing or Individually Designated Structures, Criteria** - when considering the relocation of a contributing structure from a historic district, or an individually designated structure from a site, the Board shall be guided by the following, as applicable:

- c. Whether the structure will be relocated within the same historic district, into a new historic district, or outside of a historic district;
- d. Whether the proposed relocation may have a detrimental effect on the structural soundness of the building or structure;
- e. Whether the proposed relocation would have a negative or positive effect on other historic sites, buildings, or structures within the originating historic district, at the new site;
- f. Whether the new surroundings of the relocated structure would be compatible with its architectural character; and,
- g. Whether the proposed relocation is the only practicable means of saving the structure from demolition.

The original structure is to be elevated 5' in place for construction of a new foundation, then the structure will be returned to its original location. The proposal will allow for a stronger foundation that will aid in structural stability of the subject structure. The relocation is not anticipated to have a negative effect on the surrounding buildings/site, as it is to be located in its original position/siting. This relocation is temporary and can be considered appropriate as no change to the existing location is proposed.

Pursuant to LDR Section 4.5.1(E)(6)(b)(2), **Relocation of Contributing or Individually Designated Structures, Relocation Plan** - when considering the relocation of a contributing or individually designated structure, the Board shall require a Relocation Plan that includes the following:

- a. A detailed explanation of the relocation method including the type of machinery and equipment to be utilized;
- b. A demolition plan illustrating any parts of the structure to be removed or modified to facilitate the relocation;
- c. An illustration of locations where the building will be split, as applicable;
- d. The name of the Florida Licensed Building Mover who will relocate the structure(s) and the following support materials, if available:

- i. A description of the Florida Licensed Building Mover’s past experience in moving historic buildings of a similar construction technique.
  - ii. Photographs of prior relocation projects completed by the Florida Licensed Building Mover taken before and after the relocation, if applicable.
- e. A certified engineering report which includes:
- i. A relocation feasibility study with an assessment of the building’s structural condition to determine any damage that might occur during the move.
  - ii. Details and a description of the historic structure’s construction type including technique and materials and current condition of materials.
  - iii. Identification of any areas of concern, and how these areas will be addressed prior to the relocation.

Brownie Companies, LLC is the proposed Relocation Contractor (Mover) who is a Florida Licensed Contractor. The Mover has indicated that they have elevated over 5,000 buildings since 1922 with four generations of service. They were founded in New York and moved to Florida in 1982. The Mover will utilize “hydraulic crib jacks and a unified hydraulic jacking system” to elevate and then lower the building. A temporary steel I-Beam lifting platform will be installed throughout the structure for support during the elevation. The structure will remain elevated as the new foundation is installed and will be lowered back onto the new foundation once completed. Plans have been provided, which illustrate the existing foundation and how the new foundation will be constructed. A certified engineer’s report has been provided that details the structure’s construction type as well as the structure’s current condition and recommendations on how to proceed.

**Pursuant to LDR Section 4.5.1(E)(6)(b)(3), Relocation of Contributing or Individually Designated Structures, Supplemental Documentation** - The following information shall be provided with the application for a Certificate of Appropriateness for relocation of a contributing or individually designated structure prior to Board consideration:

- a. As built drawings of the building as it exists on its originating site before undertaking the move, particularly if the move will require substantial reconstruction, including but not limited to floor plans, elevations, and architectural details and profiles;
- b. Photographs of the site and the interior and exterior of the building, including but not limited to all elevations and exterior details.
- c. History of any code violations applied to the structure and property, along with an explanation of any pending violations or structure violations which have been issued within five (5) years of the application request.

Architectural drawings documenting the existing conditions of the structure have been provided as well as interior and exterior photographs of the structure.

**Pursuant to LDR Section 4.5.1(E)(6)(b)(4), Relocation, Relocation of Contributing or Individually Designated Structures, Concurrent New Development Review** - Applications for a Certificate of Appropriateness for relocation shall be submitted concurrently with the application for a Certificate of Appropriateness for the new development on the originating site.

A COA Site Plan Modification was approved in 2020, which details the full development plan for the development site, and recently in January of 2024 another Site Plan Modification was approved that modified the proposed use of the subject structure. The Relocation request has been submitted with the required COA.

**Pursuant to LDR Section 4.5.1(E)(6)(b)(5), Relocation, Relocation of Contributing or Individually Designated Structures, Site Maintenance** - If the originating site is to remain vacant and construction of the new development will not commence for more than 90 days following the

**relocation, the lot shall be sodded and maintained in a manner consistent with other open space in the historic district.**

The proposal involves relocation of the existing structure within the site; thus, this requirement is not applicable.

**Pursuant to LDR Section 4.5.1(E)(6)(b)(6), Relocation, Relocation of Contributing or Individually Designated Structures, Successful or Unsuccessful Relocation - The relocation of a historic structure is deemed successful when either no damage occurs during or as a result of the relocation or minimal damage occurs which is not deemed to compromise the integrity (structurally and architecturally) of the structure, and when the relocation is completed in accordance with the approved Certificate of Appropriateness, including the associated Relocation Plan.**

- a. If damage occurs during the relocation, then the property owner, applicant and/or Licensed Building Mover shall notify the Historic Preservation Planner and Chief Building Official within 24 hours of completion of the move to determine if the damage has compromised the integrity of the structure, thereby deeming the relocation as unsuccessful.**
- b. If a relocation is not successful, then the property owner and/or applicant shall notify the Historic Preservation Planner and Chief Building Official within 24 hours of the failed relocation, or before the close of business on the next business day.**
- c. Failure of any degree to successfully relocate the historic structure may result in the revocation of any site development relief (waivers, variances, internal adjustments, or other relief) associated with the relocation that has been granted by the Board or the City Commission, as required by the Planning and Zoning Director.**
- d. The applicant or property owner may submit a written request for the reconsideration of any previously approved site development relief associated with the unsuccessfully relocated structure in accordance with the following:**
  - i. The reconsideration request shall be submitted to the Planning and Zoning Director within five business days of notification of the unsuccessful relocation. The reconsideration will be placed on the next available agenda of the recommending or approving body as appropriate.**
  - ii. Requests for reconsideration shall include a statement regarding the relocation, documentation of the relocation, an explanation of the relocation failure, and how the relocation failed to meet the Relocation Plan of the approved Certificate of Appropriateness and the corrective actions to address issues caused by failed relocation.**

The Applicant shall comply with this code section should there be damage that compromises the integrity of the structure, and if relocation is deemed unsuccessful.

**Pursuant to LDR Section 4.5.1(E)(6)(b)(7), Relocation, Relocation of Contributing or Individually Designated Structures, Public Notice - All applications for a Certificate of Appropriateness for the relocation of a contributing structure or an individually designated structure shall meet the “Additional Public Notice” requirements of LDR Section 2.4.2(B)(f)(j).**

A notice of the Relocation was posted on the City’s website at least ten days prior to the scheduled hearing, sent to surrounding property owners within a 500’ radius of the subject property, and the notice was also posted at City Hall.

**Pursuant to LDR Section 4.5.1(E)(6)(d), Relocation, Supplemental Requirements, all buildings and structures approved for relocation shall comply with the following:**

1. The building to be relocated shall be secured from vandalism and potential weather damage before and after its move, in a manner as approved by the Chief Building Official.
2. All structures approved for relocation and awaiting issuance of a building permit for the new development on the originating site shall be maintained so as to remain in a condition similar to that which existed at the time of the application.
3. All structures to be relocated pursuant to this Section shall comply with the requirements of Section 7.10.11, “Moving of Building: Historic Structures”.

The Applicant shall meet all requirements of this code section. It is noted that the development is currently under construction and the property owner & contractor have been proactive in working with staff throughout the construction process. Staff has completed on-site inspections of the site & the historic structures and have advised the contractor of best practices to secure existing historic structures.

### ARCHITECTURAL ELEVATIONS

Pursuant to Land Development Regulation (LDR) Section 2.4.10(A)(3)(d), Findings. Architectural Elevations, including modifications to existing building facades, require an overall determination of consistency with the objectives and standards of Section 4.6.18, Architectural Elevations and Aesthetics, and any adopted architectural design guidelines and standards, as applicable.

Pursuant to LDR Section 4.6.18(A), Minimum requirements.

- (1) The requirements contained in this Section are minimum aesthetic standards for all site development, buildings, structures, or alterations except for single family development.
- (2) It is required that all site development, structures, buildings, or alterations to same, show proper design concepts, express honest design construction, and be appropriate to surroundings.

Pursuant to LDR Section 4.6.18(E), Criteria for board action. The following criteria shall be considered, by the Site Plan Review and Appearance Board or Historic Preservation Board, in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.

- (1) The plan or the proposed structure is in conformity with good taste, good design, and in general, contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
- (2) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
- (3) The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The proposal is intended to protect the historic structure. The proposal is not expected to cause any harm with regards to the nature of the local environment nor its evolving environment to depreciate in value. The proposal can be considered in harmony with other properties in the general area and within the Old School Square Historic District.

### 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 temporary 5’ vertical elevation of the subject structure for a new foundation. 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 uses including residential, office, restaurant, church, and retail uses. The proposal can be considered to be consistent with the subject Objective.

**HPE Policy 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”.**

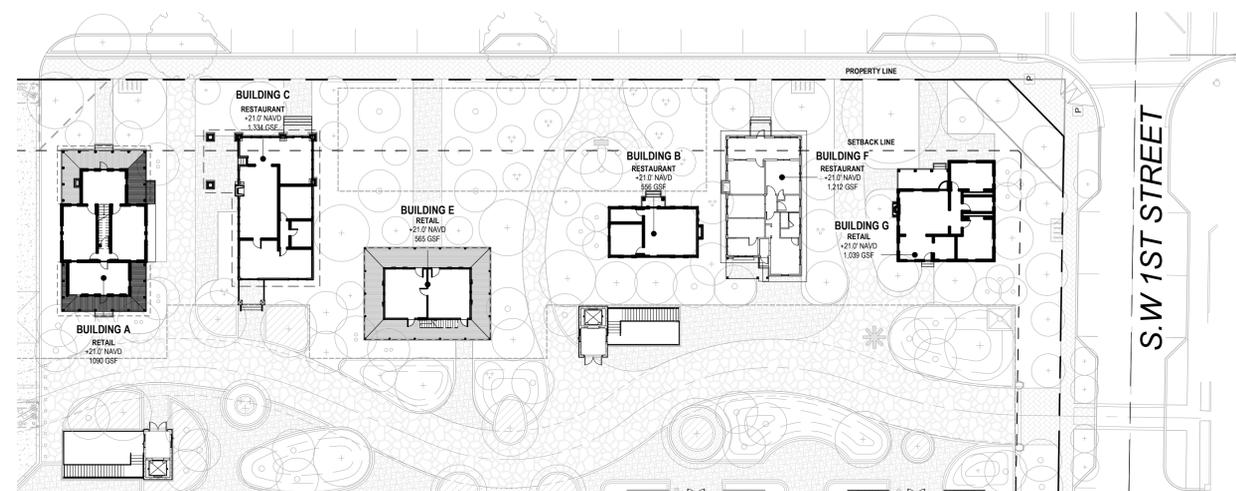
The proposal includes the temporary relocation of the existing structure for a new foundation. It is important that the alterations made to the property are found consistent with the provisions of LDR Section 4.5.1 relating to historic sites and districts as well as the “Delray Beach Historic Preservation Design Guidelines”.

**ALTERNATIVE ACTIONS**

- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness and Relocation (2024-083), for the property located at **44 S. Swinton Avenue – Building G, Sundy Village, Old Schol Square 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 and Relocation (2024-083), for the property located at **44 S. Swinton Avenue – Building G, Sundy Village, Old Schol Square 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 and Relocation (2024-083), for the property located at **44 S. Swinton Avenue – Building G, Sundy Village, Old Schol Square 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**

<input checked="" type="checkbox"/> Courtesy Notices are not required for this request.	<input checked="" type="checkbox"/> Public notice mailers were sent to all properties within a 500’ radius of the subject property on (2/21/24)
	<input checked="" type="checkbox"/> Agenda was posted on 2/28/24, 5 working days prior to meeting.
	<input checked="" type="checkbox"/> The site was posted on 2/28/24, 7 calendar days prior to the meeting.



**02 BLOCK 61 - LEVEL 1 PLAN - HISTORIC STRUCTURES**  
SCALE: 1" = 30'-0"

**GENERAL NOTES**

1. ALL SQUARE FOOTAGE TABULATIONS NOTED IN BUILDING DATA CHART ON SHEET A0.02
2. OFF STREET LOADING AND TRASH PICKUP PROVIDED WITH CONTROLLED ACCESS SERVICE DRIVE BETWEEN BUILDING 3 AND BUILDING A.
3. TRASH ROOMS IN BUILDING 3 AND MECHANICAL YARD TO BE ENCLOSED AND AIR CONDITIONED. (2) 4 YD ROLL OFF DUMPSTERS PROVIDED IN EACH AREA WITH ADDITIONAL CONTAINERS FOR CARDBOARD, GLASS AND PLASTIC.
4. AREA DRAIN AND EXTERIOR HOSE BIB WILL BE PROVIDED OUTSIDE TRASH ROOM FOR CLEANING AND MAINTENANCE OF DRIVEWAY.
5. ADDITIONAL TRASH HOLDING AND WASHDOWN AREAS TO BE PROVIDED WITHIN EACH INDIVIDUAL RESTAURANT TENANT SPACES.
6. REFER TO VALET REPORT BY KIMLEY HORN FOR CODE COMPLIANCE REVIEW, CIRCULATION AND OPERATIONS.
7. REFER TO AUTOTURN ANALYSIS BY KIMLEY HORN FOR REVIEW OF VEHICLE CIRCULATION IN GARAGE AND ON SITE.

**SUNDY VILLAGE WEST, LLC**  
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**Gensler**

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**SYMBOL LEGEND**

- LIGHT POLE
- STORM MANHOLE
- ⊗ PLANTER DRAIN
- PAVING DRAIN
- ⊞ EXISTING UTILITY
- ⊞ EXISTING LIGHT POLE
- ⊞ STANDPIPE

Date	Description
05/14/2021	Site Modification Set
09/15/2021	Site Modification Resubmission
11/19/2021	Site Modification Resubmission
01/31/2022	Site Modification Resubmission

Seal / Signature

**SHEET NOTES**

1. SEE ENLARGED PLANS AND STREETScape SECTIONS FOR REQUIRED CURB AND PEDESTRIAN ZONES
2. HATCHED AREA INDICATES TENANT SPACE INCLUDED IN NSF/GSF AREAS FOR PARKING. COMMON CORE BATHROOMS, MEP, CIRCULATION AND LOBBY SPACES ARE EXCLUDED.

Bryan Anthony Alzati, AIA, REG. FL. No AR97800

Project Name  
**SUNDY VILLAGE**

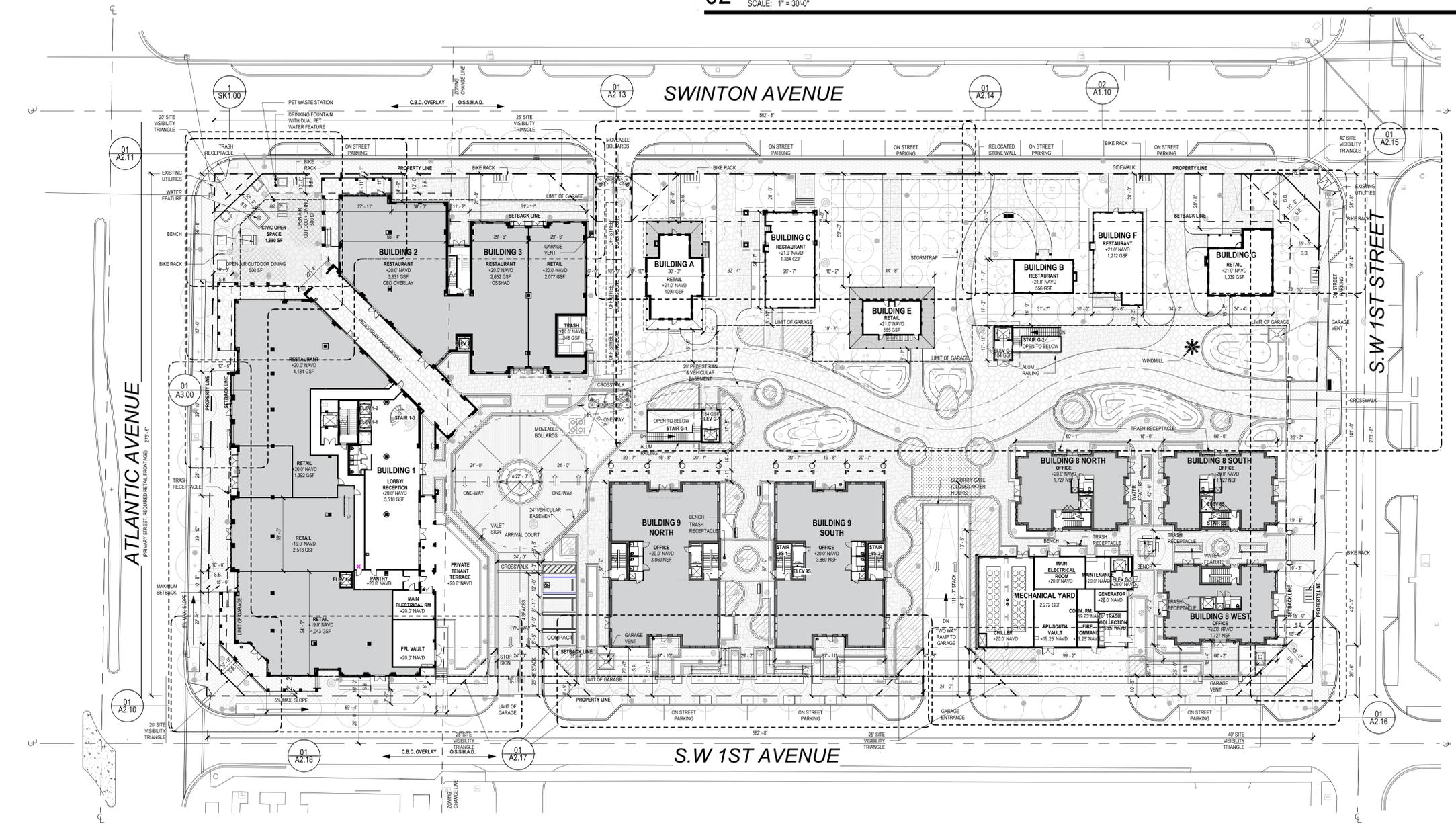
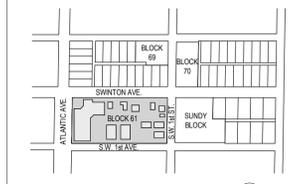
Project Number  
**06.3292.001**

Description  
**BLOCK 61 - LEVEL 1 PLAN**

Scale  
As indicated

**A1.10**

**KEY PLAN**



**01 BLOCK 61 - LEVEL 1 PLAN**  
SCALE: 1" = 30'-0"

Sundy Village Historic Building E Relocation  
44 S Swinton Ave  
Delray Beach, Florida



Structural Assessment Report

Prepared for  
Mr. Bob Morgan  
Director of Construction Pebb Capital Management

January 19, 2024

Job No. H230210

PREPARED BY  
Youssef Hachem Ph.D., P.E.



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Historic Building G  
44 S Swinton Ave  
Delray Beach, Florida

## I. INTRODUCTION

### **General**

Per the request of Director of Construction Pebb Capital Management, we have conducted a limited visual assessment of the existing structure located at 44 S Swinton Ave in Delray Beach, Florida, please see below.



The purpose of the inspection is to assess the structural condition of the structure and to determine the feasibility of lifting the structure and setting it on new shallow foundation and the building structural soundness.

### **Building Information**

The Structure is a one-story exterior wood framed structure. The floor of the building is conventionally framed with wood joist member and the roof is framed as wood rafters. The building structural system is as follows:

-Ground Floor:

- Elevated wood floor
- Exterior wood bearing walls, with wood headers
- Interior wood load bearing stud walls

- Roof:

- Wood framing roof.

The components and cladding of the building, such as doors, windows and roof waterproofing are not addressed in this report. Moreover, electrical systems are not part of this report.

## II. STRUCTURAL OBSERVATIONS DURING WALKTHROUGH

The building is approximately 35 feet long (North-South direction) by 36 feet wide (East-West direction). The building is one story. The building's structural members are as follows:

**Foundations:** The building is built on shallow foundations. The foundations support exterior walls.

**Exterior Walls:** The exterior walls of the building are wood studs bearing walls and wood bearing columns supporting exterior canopy attached to building.

**Interior Walls:** There are two types of interior walls, load bearing and non-load bearing. Both types are wood 2"x4" stud walls in the first floor

**Floors:** The wood floor joists spaced at 16" on center. The joists system is supporting 1"x6" wood planks making up the floor system.

**Roof:** The building has wood framing joist system supporting the roof sheathing.

## III. SITE OBSERVATIONS

We have inspected the structure on multiple occasions, and our summary of the evaluation of the existing conditions of the structural components are as follows:

- Building is currently unoccupied and vacant.

- Wood members: The roof paper membrane of the structure is in good condition. Roof wood members are in fair condition. Wood posts supporting porch in fair condition.
- Painted exterior walls appears to be in fair condition. There are no signs of distress. No structural defects observed in the interior or exterior walls.
- The components and cladding elements of the building and accessories such as doors, windows, louvers, rails, are all in fair condition.
- Interior hard floor flooring throughout appears to be in fair condition. There was no access to the wood floor framing system, neither from outside perimeter.
- No structural defects observed on the existing roof. Roof structure in fair condition.

#### IV. RECOMMENDATIONS

The limited visual inspections and our observations as to the integrity of the building structure are applicable to the building's current condition only. The responsibility of the structural integrity of the building during any more or relocation lies solely with the contractor responsible for lifting the building.

In advance of the lifting of the building, foundation plans signed and sealed by a Florida registered professional engineer will need to be provided as required by the Florida Existing Building Code Chapter 13. Further, the deck and any rotted wood associated should be replaced prior to setting the home on the newly constructed foundation.

It should be noted that the issues listed above were obtained solely from our non-intrusive and nondestructive visual observation during our walk through of the site. Furthermore, our current assessment is not intended to be a comprehensive review of all structural elements that are not visible. The signage and seal on this project indicate professional engineering responsibility for the structural portion only. General architecture, life safety, accessibility, electrical, mechanical, fire protection, etc. are the responsibility of others.

If there are any questions or need for additional information, please do not hesitate to contact us.

APPENDIX A  
PHOTOS





GENERAL:

- A. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 2020 7TH EDITION, HVHZ, ASCE 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS, THE ACI 318-14 BUILDING CODE, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL ORDINANCES.
B. THESE DRAWINGS AND SPECIFICATIONS COMPLY, TO THE BEST OF MY KNOWLEDGE WITH THE 2020 FLORIDA BUILDING CODE, 7TH EDITION, HVHZ.
C. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS OF EXISTING STRUCTURES AFFECTING NEW CONSTRUCTION BEFORE COMMENCING ANY WORK. ANY VARIATIONS IN ACTUAL FIELD CONDITIONS/DIMENSIONS FROM THOSE SHOWN IN THE CONTRACT DRAWINGS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR DETERMINING THE NEED OF REDESIGN PRIOR TO CONTRACTOR'S SUBMITTAL OF SHOP WORKING DRAWINGS FOR REVIEW.
D. THESE DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, AIR CONDITIONING, MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, REGLETS, BOLT SETTINGS, SLEEVES, ETC. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES, OMISSIONS OR VARIATIONS FOUND ON THE DRAWINGS OR IN THE SPECIFICATIONS DISCOVERED DURING THE BIDDING PHASE SHALL BE IMMEDIATELY COMMUNICATED TO ARCHITECT/ENGINEER.
E. WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. ANY DAMAGE TO THE EXISTING UTILITIES SHALL BE REPORTED TO ALL AFFECTED PARTIES, INCLUDING THE ARCHITECT/ENGINEER.
F. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING HIS CONSTRUCTION DOCUMENTS WITH THE REVISED DRAWINGS AND SPECIFICATIONS, FIELD ORDERS, CHANGE ORDERS AND CLARIFICATION SKETCHES ISSUED DURING THE COURSE OF CONSTRUCTION.
G. TYPICAL DETAILS AND NOTES ON THESE DRAWINGS SHALL APPLY UNLESS SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS AND SECTIONS NOT COMPLETELY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS AND SECTIONS SHOWN OR NOTED FOR SIMILAR CONDITIONS.
H. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LACING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT.
I. BACKFILL AROUND THE EXTERIOR PERIMETER OF WALLS SHALL NOT BE PLACED UNTIL AFTER THE WALLS ARE SUPPORTED BY THE COMPLETION OF INTERIOR FLOOR SYSTEMS. DO NOT PROCEED WITH BACKFILL UNTIL (7) DAYS AS A MINIMUM AFTER THE COMPLETION OF INTERIOR FLOOR SYSTEM UNLESS WALLS ARE ADEQUATELY BRACED. BACKFILL SHALL NOT BE PLACED UNTIL AFTER COMPLETION AND INSPECTION OF WATERPROOFING WHERE WATERPROOFING OCCUR.
J. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL ACCUMULATED WATER FROM EXCAVATIONS AND Dewatering OPERATIONS IN SUCH A WAY AS TO NOT CAUSE INCONVENIENCE TO THE WORK AND DAMAGE TO THE STRUCTURAL ELEMENTS.
K. STRUCTURAL NOTES SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS. IF A CONFLICT EXISTS, THE MORE STRINGENT GOVERNS.
L. GENERAL CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES AND CONDUITS FROM DAMAGE. GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLIGENCE. M. GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY, MEANS AND METHODS OF CONSTRUCTION AND CONSTRUCTION PROCEDURES. N. DO NOT SCALE THESE DRAWINGS, USE DIMENSIONS NOTED. IF DIMENSIONS ARE MISSING CONSULT ARCHITECT/ENGINEER FOR ADVISE.
M. IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS THE CONTRACTOR SHALL NOTIFY THE A/E IN WRITING OF SUCH OMISSIONS OR ERRORS PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.
N. WHERE CRITICAL DIMENSIONS CANNOT BE DETERMINED FROM THE PLANS, OR WHERE NEW WORK ADJOINS EXISTING CONSTRUCTION, OR WHERE ONE MATERIAL ADJOINS AN IN-PLACE MATERIAL, CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AS REQUIRED TO COMPLETE SHOP DRAWINGS AND INSTALLATION. REPORT ANY DISCREPANCIES BETWEEN FIELD MEASURED DIMENSIONS AND SCALED DRAWING DIMENSIONS TO A/E BEFORE PROCEEDING WITH THE WORK.
O. WHERE A LINE OF STRUCTURE, OPENING LOCATION, OR DIMENSION IS CRITICAL AND BASED ON THE REQUIREMENTS OF ANOTHER TRADE OR SUBCONTRACTOR, THAT SUBCONTRACTOR SHALL SUBMIT A SHOP DRAWING WITH THE REQUIRED DIMENSIONAL INFORMATION UPON WHICH THE CONTRACTOR SHALL BASE THE LAYOUT AND CONSTRUCTION. THIS PROCEDURE IS MANDATORY FOR CURTAIN WALL SYSTEMS, ARCHITECTURAL PRECAST SYSTEMS AND ALL MECHANICAL AND ELECTRICAL OPENINGS.
P. THE CONTRACTOR SHALL USE THE STRUCTURAL DRAWINGS TOGETHER WITH THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE STEPPED FOOTINGS, DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, REGLETS, BOLT SETTING, SLEEVES, DIMENSIONS, ETC. POTENTIAL CONFLICTS SHALL BE COMMUNICATED TO THE A/E BEFORE PROCEEDING WITH THE WORK.

EARTHWORK:

- 1. CONTRACTOR SHALL Dewater SITE AS NECESSARY, SO THAT ALL CONCRETE CAN BE PLACED IN THE DRY. ALL BACKFILL SHALL BE ACCOMPLISHED USING MATERIAL CONSISTING OF CRUSHED STONE AND/OR MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER. THE BACKFILL MATERIAL SHALL BE PLACED AGAINST WALLS WHICH DO NOT HAVE PERMANENT FLOORS AT THE TOP AND BOTTOM WITHOUT PROVISIONS FOR ADEQUATE TEMPORARY BRACING OF THOSE WALLS. PROVIDE ADEQUATE EXCAVATION SPACING IN ACCORD WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS TO MAINTAIN EXISTING FOOTINGS, UTILITIES AND OTHER IMPROVEMENTS IN A SAFE CONDITION.

SOIL STATEMENT:

- 1. FOUNDATION HAS BEEN DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 2000 PSF.
2. THE LICENSED ARCHITECT OR REGISTERED PROFESSIONAL ENGINEER OF RECORD SHALL SUBMIT TO THE INSPECTOR AT THE TIME OF CONSTRUCTION A SIGNED LETTER ATTESTING THAT THE SITE WAS OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.
3. SOIL AT THIS SITE IS ROCK AND SAND, ADEQUATE TO SUPPORT THE MINIMUM DESIGN LOAD OF 2000 PSF. AFTER THE EXCAVATION, SIGNED AND SEALED LETTER WILL BE SUBMITTED BY THE ARCHITECT OR ENGINEER OF RECORD ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED ON.

WIND ANALYSIS DESIGN PARAMETERS:

- A. WIND DESIGN HAS BEEN DONE IN ACCORDANCE WITH ASCE 7-16 AND 2020 FBC (7TH EDITION), HVHZ.
B. EXPOSURE "D"
C. RISK CATEGORY: II
D. INTERNAL PRESSURE COEFFICIENT, GCpi= .0.18.
E. ULTIMATE WIND VELOCITY, V= 175 MPH

CONCRETE:

- A. ALL CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 318-14 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
B. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS:
PILE CAPS, GRADE BEAMS, BLDG. ----- XXXX PSI, W/ WATER/CEMENT RATIO OF 0.40.
FOUNDATION----- XXXX PSI, W/ WATER/CEMENT RATIO OF 0.40.
CONC WALLS ----- XXXX PSI, W/ WATER/CEMENT RATIO OF 0.40.
STRUCTURAL SLABS ON GRADE ----- XXXX PSI, W/ WATER/CEMENT RATIO OF 0.40.
STRUCTURAL SLABS AND BEAMS ----- XXXX PSI MIN, SEE PLANS
COLUMNS ----- SEE COLUMN SCHEDULE
SHEAR WALL ----- SEE SHEAR WALL PLANS.
ALL OTHER CONCRETE ----- 3000 PSI
C. FORMWORK SHALL COMPLY WITH ACI 347R-14, "RECOMMENDED PRACTICE FOR CONCRETE WORK."
D. MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY CONCRETE WORK. SUBMIT STATISTICAL DATA FOR EACH CLASS OF CONCRETE.
E. NO WATER SHALL BE ADDED TO THE CONCRETE AT THE JOB SITE.
F. THE OWNER SHALL CONTRACT AN INDEPENDENT TESTING LABORATORY TO PER- FORM CONCRETE CYLINDER TESTS AS FOLLOWS: SIX CYLINDER TESTS FOR ANY 50 CUBIC YARDS OF CONCRETE POURED, OR FRACTION THEREOF FOR EACH CLASS OF CONCRETE POURED EACH DAY, ONE CYLINDER SHALL BE TESTED AT 3 DAYS AND 7 DAYS, THREE AT 28 DAYS, AND ONE RESERVED TO BE TESTED AT 56 DAYS IF REQUIRED. FOLLOW ASTM STANDARDS FOR SAMPLING AND TESTING. ONE SLUMP TEST SHALL BE TAKEN FOR EACH SET OF TEST CYLINDERS CAST. SLUMP TEST SHALL CONFORM WITH ASTM C 143, NO CONCRETE TEST WILL BE ACCEPTED IF CONCRETE IS TEMPERED WITH IN ANY WAY AFTER SAID TEST IS PERFORMED. REPEAT TEST IF WATER IS ADDED AFTER INITIAL SAMPLING.
G. TRANSPORTING, PLACING, CURING AND DEPOSITING OF CONCRETE SHALL COMPLY WITH ACI 301-16: SPECIFICATIONS FOR STRUCTURAL CONCRETE.
H. CONSTRUCTION JOINTS IN STRUCTURAL SLABS AND BEAMS SHALL BE LOCATED AT 1/3 OF THE SPAN WITH REINFORCING CONTINUOUS ACROSS THE JOINT. PROVIDE A CONTINUOUS 2 X 4 SHEAR KEY AT SLABS. AT BEAMS PROVIDE A 1 1/2" DEEP SHEAR KEY WITH A WIDTH 8" SMALLER THAN THE BEAM WIDTH AND A DEPTH 8" SMALLER THAN THE BEAM DEPTH. LOCATIONS SHALL BE APPROVED BY STRUCTURAL ENGINEER OF RECORD BEFORE POUR.
I. CONCRETE USED AT BALCONIES AND TERRACES SHALL HAVE A WATER/ CEMENT RATIO OF 0.40.
K. MAXIMUM WATER/CEMENT RATIO FOR CONCRETE CONTAINING A SUPERPLASTICIZING ADMIXTURE SHALL BE 0.40. SLUMP AFTER ADDITION OF SUPERPLASTICIZER SHALL BE 6" +/- 1"
L. MINIMUM CONCRETE COVER FOR REINFORCEMENT:
I. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH....."
II. CONCRETE EXPOSED TO EARTH OR WEATHER
#6 BARS AND LARGER.....2"
#5 BARS AND SMALLER.....1 1/2"
III. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH:
SLABS AND WALLS.....3/4"
BEAMS AND COLUMNS.....1 1/2" TO TIES OR STIRRUPS

CONCRETE MASONRY WORK:

- A. CONCRETE MASONRY WALLS NOTED AS LOAD BEARING WALLS, SHALL BE IN PLACE BEFORE THE SLABS AND BEAMS SUPPORTED BY THEM ARE POURED AS WELL AS THE CONCRETE THE COLUMNS FRAMING THEM.
B. CONCRETE MASONRY WALLS NOTED AS NON-LOAD BEARING WALLS SHALL BE PLACED AFTER CONCRETE FRAME SUPPORTING THEM ARE 28 DAYS OLD AND ALL SHORING AND RE-SHORING IS COMPLETELY REMOVED FROM BELOW AND ABOVE. HOLD CLEAR OF CONCRETE ABOVE UNTIL ANTICIPATED DEAD LOAD DEFLECTION OF CONCRETE SLAB OR BEAM ABOVE HAS OCCURRED. FILL JOINT WITH MORTAR AND SEAL AS REQUIRED BY ARCHITECTURAL DRAWINGS TO PREVENT WATER INTRUSION.
C. ALL CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C 90, "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS", WITH A NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNITS OF 1900 PSI.
D. MORTAR SHALL CONFORM TO ASTM C 270, TYPE "M", WITH A MINIMUM AVERAGE STRENGTH OF 2500 PSI.
E. CONCRETE MASONRY STRENGTH, f'm, SHALL BE A MINIMUM OF 1500 PSI.
F. VERTICAL REINFORCING IN CMU CELLS SHALL BE SPLICED WITH 48 BAR DIA- METER LAP SPLICES. PROVIDE CLEAN OUT HOLES AT BASE OF FILLED CELLS FOR LAP INSPECTION AND VERIFYING THAT THE CELLS HAVE BEEN FILLED SOLID WITH GROUT.
G. FILLED CELLS SHALL BE FILLED WITH 3000 PSI GROUT AS PER ACI 530-11 AND ACI 530.1-13. FILLING OF CELLS SHALL BE DONE IN FOUR FOOT LIFTS WITH A MAXIMUM POUR OF 12 FEET. USE MECHANICAL VIBRATION TO ACHIEVE GROUT-FILLED SOLID CELLS. GROUT SHALL CONFORM TO ASTM C476. SLUMP SHALL BE BETWEEN 8" AND 11".
H. ALL CMU WALLS SHALL BE HORIZONTALLY REINFORCED WITH STANDARD NO. 9 LADDER-TYPE GALVANIZED STEEL REINFORCING EVERY SECOND COURSE. EXTEND REINFORCING A MINIMUM OF 4 INCHES INTO THE COLUMNS.
I. PROVIDE GALVANIZED STEEL DOVETAIL ANCHORS EVERY OTHER COURSE CONNECTING NON LOAD-BEARING WALLS TO CONCRETE COLUMNS AND SHEAR WALLS.
J. REINFORCING BARS IN GROUTED CELLS SHALL BE SECURED IN PLACE AT BASE OF BAR AND ABOVE BEFORE GROUTING OF CELL, WITH GALVANIZED POSITIONERS.
K. REINFORCING BARS BE SHALL CENTERED IN THE BLOCK CELL. DOWELS NOT LINED UP WITH THE BLOCK CELL SHALL NOT BE SLOPED MORE THAN 1 IN 6. HORIZONTAL DISTANCE BETWEEN DOWEL AND REINFORCING BAR MAY BE UP TO 8"(ONE BLOCK CELL APART)
L. ANCHOR BOLTS SHALL BE EMBEDDED IN WALLS IN GROUTED CELLS.
M. GROUTED CELLS WHERE WEDGE ANCHORS ARE TO BE INSTALLED SHALL HAVE THE BLOCK SHELL REMOVED SO THAT WEDGE ANCHOR IS EMBEDDED IN SOLID CONCRETE GROUT. FILL ONE COURSE BELOW AND ABOVE ANCHOR LOCATION.
N. ALL CONCRETE MASONRY WORK HAS BEEN DESIGNED AND DETAILED ASSUMING CONCRETE MASONRY WORK WILL BE COMPLETELY INSPECTED BY SPECIAL OR THRESHOLD INSPECTORS.
O. REINFORCING BARS SHALL BE LOCATED AS INDICATED IN PLAN OR CALLED OUT BY NOTES IN PLANS. WHERE PLANS AND NOTES DISAGREE CONSULT ENGINEER OF RECORD FOR CLARIFICATION.
P. LAY MASONRY UNITS IN RUNNING BOND.
Q. PROVIDE 30 LBS. FELT PAPER TO ISOLATE WOOD FROM MASONRY WALLS. USE PRESSURE TREATED WOOD FOR LEDGERS IN CONTACT WITH MASONRY WALL.

STRUCTURAL WOOD:

- 1. WOOD DESIGN IN CONFORMANCE WITH NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION PER AF & PA 2018 STANDARDS AND CHAPTER 9 OF FLORIDA BUILDING CODE-RESIDENTIAL 7TH EDITION (2020).
2. TO BE AIR DRIED, WELL SEASONED AND GRADE MARKED AT MILL.
3. ALL STRUCTURAL WOOD TO BE SURFACED 4 SIDES (S-4-S) AND A MAXIMUM MOISTURE CONTENT OF 19% UNLESS OTHERWISE NOTED.
4. ALL LUMBER AND PLYWOOD IN CONTACT WITH CONCRETE, STUCCO, MASONRY OR OTHER CEMENTITIOUS MATERIALS SHALL BE TREATED TO COMPLY WITH AWPA STANDARD LP-2.
5. STORE ALL LUMBER ABOVE GRADE OR FLOOR. STACK TO ALLOW PROPER AIR CIRCULATION AND PROTECT FROM WETTING WITH SUITABLE COVER.
6. ALL WOOD TRUSSES SHALL BE DESIGNED FOR THE SUPERIMPOSED LOADS GIVEN ON PLAN PLUS WEIGHT OF THE TRUSS, ALSO SHOULD BE DESIGNED TO RESIST GIVEN UPLIFT LOADS.
SUBMIT PLAN(S) AND CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER FOR A/E REVIEW PRIOR TO FABRICATION. THE SUBMITTALS SHALL INCLUDE THE PROJECT IDENTITY, THE LOADING AND DESIGN CRITERIA; TRUSS DETAIL AND TRUSS FRAMING PLAN SHEETS SHALL IDENTIFY EACH TRUSS AND LIST THE DESIGN CRITERIA AND LOADING SPECIFY ALL MEMBER SIZES, BRACING ANCHORAGE, CONNECTIONS, TRUSS LOCATIONS AND OTHER NECESSARY TEMPORARY AND PERMANENT FABRICATION AND ERECTION INFORMATION. EACH DRAWING SHALL BEAR THE SIGNATURE AND IMPRESSED SEAL OF THE FLORIDA REGISTERED ENGINEER WHO PREPARED THE DRAWINGS AND CALCULATIONS.
ROOF TRUSSES SHALL BE DESIGNED FOR COMPONENT & CLADDING LOADS UNDER ASCE 7-16 DO NOT MODIFY WOOD TRUSS LAYOUT WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD AND THE APPROVAL OF REVISIONS TO THE MASTER PERMIT BY THE BUILDING DEPARTMENT.
7. PLYWOOD ROOF SHEATHING:
A. PLYWOOD ROOF SHEATHING SHALL BE 19/32", EXPOSURE 1 WITH 32/16 APA SPAN RATING.
B. LAY PANELS, CONTINUOUS OVER TWO OR MORE SPANS AND WITH FACE GRAIN PERPENDICULAR TO PRIMARY FRAMING MEMBERS. END JOINTS SHALL OCCUR AT CENTER OF PRIMARY FRAMING MEMBER WITH BOTH PANELS FASTENED TO IT. END JOINTS SHALL BE STAGGERED.
C. FASTEN PLYWOOD ROOF SHEATHING PANELS TO ALL SUPPORTING MEMBERS USING 8d RING SHANK NAILS SPACED AT 6" ON CENTER AND INTERMEDIATE SUPPORTS. AT A "EDGE" ZONE ALL AROUND THE BUILDING PERIMETER AND AT GABLE END FASTEN PLYWOOD ROOF SHEATHING PANELS TO ALL SUPPORTING MEMBERS USING 8d RING SHANK NAILS SPACED AT 4" ON CENTER.
D. INSTALL PANELS WITH STRENGTH DIRECTION PERPENDICULAR TO TRUSSES/JOISTS CONTINUOUS OVER TWO OR MORE SPANS WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. PROVIDE FULL 2x4 BLOCKING AT ALL PLYWOOD DECK PANEL EDGES THROUGHOUT. "BLOCKING" REFERS TO INSTALLATION OF 2x4 MEMBERS INSTALLED WITH THE 4" SIDE HORIZONTAL BETWEEN THE TRUSS TOP CHORDS TO PROVIDE EDGE SUPPORT FOR PLYWOOD SHEATHING.
NAILING THE SHEATHING TO THE BLOCKING SHALL BE: 2x4 BLOCKING SHALL BE ATTACHED TO TRUSS TOP CHORD BY TOE-NAILING USING 2-8d RING SHANK NAILS AT EACH END.
8. PLYWOOD FLOOR SHEATHING: (FOR FLOOR APPLICATIONS AND IF REQUIRED FOR ATTICS)
A. USE 3/4" PLYWOOD FLOOR SHEATHING WITH 48/24 SPAN RATING.
B. ALL EDGES OF PLYWOOD PANELS SHALL BE CONTINUOUSLY SUPPORTED BY SUB-JOISTS.
C. LAY PLYWOOD PANELS CONTINUOUS OVER TWO OR MORE SPANS AND WITH FACE GRAIN PERPENDICULAR TO THE TRUSSES. END JOINTS SHALL OCCUR AT CENTER OF JOIST WITH BOTH PANELS FASTENED TO JOIST. END JOINTS SHALL BE STAGGERED. HOLD EDGES OF PANELS 1/2" AWAY FROM MASONRY WALLS.
D. FASTEN PLYWOOD SUB-FLOOR PANELS TO SUPPORTING TRUSSES WITH 10d COMMON NAILS AT 4" O.C. MAXIMUM AT ALL SUPPORTS & 2" O.C. ALONG THE EXTERIOR.
9. FASTENERS A. FASTENERS SHALL BE OF THE TYPE AND SIZE INDICATED IN THIS DRAWING B. ALL FASTENERS INCLUDING EXPANSION ANCHORS, SLEEVE ANCHORS, STRAPS, NAILS, SCREWS, ETC SHALL BE GALVANIZED (U.O.N.)
10. NAILING REQUIREMENTS: USE 8D RING-SHANK NAILS. RING-SHANK NAILS SHALL HAVE THE FOLLOWING MINIMUM DIMENSION
1. 0.113 INCH NOMINAL SHANK DIAMETER.
2. RING DIAMETER OF 0.012 OVER SHANK DIAMETER.
3. 16 TO 20 RINGS PER INCH.
4. 0.280 INCH FULL ROUND HEAD DIAMETER.
5. 23/8 INCH NAIL LENGTH.
NAILING SPACING: 4" O.C. AT PANEL EDGES.
6" O.C. AT INTERMEDIATE SUPPORTS.
NAILS SHALL BE CORROSION RESISTANT CONFORMING TO ASTM F 1667 & ASTM A 641.

SLAB ON GRADE NOTES:

- 1- PROVIDE 6" SLAB OVER VAPOR BARRIER WITH 6"x6"-W2.9xW2.9 WELDED WIRE FABRIC.(UNLESS OTHERWISE NOTED ON PLAN).
2- ALL POROUS FILL MATERIALS SHALL BE A CLEAN GRANULAR MATERIAL WITH 100% PASSING NO.1/2" SIEVE AND NO MORE THAN 5% PASSING A NO. 4 SIEVE. POROUS FILL SHALL BE COMPACTED TO 95% MAX. DRY DENSITY PER ASTM D - 698.
3- ALL WELDED WIRE FABRIC SHALL BE IN ACCORDANCE WITH ASTM A-185. LAP ADJOINING PIECES AT LEAST ONE FULL MESH.
4- SAWCUT JOINTS SHALL BE MADE AS SOON AS THE CONCRETE HAS CURED SUCH THAT THE BLADE DOES NOT DISLODGE AGGREGATE AND THE CUT EDGES DO NOT CRUMBLE. DO NOT WAIT MORE THAN 8 HOURS AFTER CONCRETE HAS "SET"
5- SLAB JOINTS SHALL BE FILLED WITH APPROVED MATERIAL TO CONFORM WITH ASTM C920-87 AND ASTM C 1193-91. THIS SHOULD TAKE PLACE AS LATE AS POSSIBLE, PREFERABLY 4 TO 6 WEEKS AFTER THE SLAB HAS BEEN CAST. PRIOR TO FILLING, REMOVE ALL DEBRIS FROM THE SLAB JOINTS, THEN FILL WITH EPOXY RESIN IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATION.
6- SLAB TO BE PERMANENTLY EXPOSED TO WEATHER SHALL BE AIR ENTRAINED TO 5% (+ 1%) WITH AN ADMIXTURE THAT CONFORMS TO ASTM C-260.
7- IN ORDER TO AVOID CONCRETE CRACKING, PLACE CONCRETE SLABS IN AN ALTERNATING LANE (OR CHECKERBOARD) PATTERN. THE MAXIMUM LENGTH OF SLAB CAST IN ANY ONE CONTINUOUS POUR IS RECOMMENDED TO BE LESS THAN 100 FEET. THE MAXIMUM SPACING OF JOINTS SHALL BE 25 FEET.
8- THE ALTERNATE WIRES OF THE WELDED WIRE FABRIC MUST BE PRECUT AT THE SLAB CONTRACTION JOINT LOCATIONS TO CREATE A "WEAKENED PLANE". WITHOUT CUTTING THE ALTERNATE WIRES, THE STRENGTH OF THE WIRE WILL PREVENT THE SLAB FORM CRACKING (SEPARATING) AT THE JOINT AND THE SLAB MAY BEGIN TO CRACK ELSEWHERE.
9- THE USE OF POLYPROPYLENE FIBERS (IN LIEU OF WELDED WIRE FABRIC) IS PROHIBITED WITHOUT THE WRITTEN AUTHORIZATION OF THE ENGINEER.
10- SLAB HAS BEEN DESIGNED ON BASED ON UNIFORM LIVE LOAD OF 50 PSF.
11- THE FINISH TOLERANCE OF ALL SLABS SHALL BE IN ACCORDANCE WITH ACI 360-10.

SHORING AND RESHORING:

- A. SHORING AND RESHORING DRAWINGS SHALL BE PREPARED BY A STATE OF FLORIDA REGISTERED SPECIALTY ENGINEER WITH A MINIMUM OF TEN YEARS OF EXPERIENCE IN SHORING AND RESHORING DESIGN AND DETAILING.
B. SHORING AND RESHORING DRAWINGS SHALL INCLUDE AT LEAST THE FOLLOWING ITEMS:
1.) LOCATION, SIZE, TYPE AND CAPACITY OF ALL SHORING.
2.) LOCATION, SIZE, TYPE, AND CAPACITY OF ALL RESHORING.
3.) LOCATION, SIZE, AND TYPE OF ALL BLOCKING, MUD SILLS, TEMPORARY LATERAL BRACING AND OTHER ACCESSORIES REQUIRED TO ADEQUATELY AND SAFELY SUPPORT AND BRACE THE STRUCTURE DURING CONSTRUCTION.
4.) INSTALLATION PROCEDURE, SEQUENCE OF INSTALLATION, LOAD RELIEF AND REMOVAL OF ALL SHORING AND RESHORING.
C. SHORING AND RESHORING SUBMITTAL FOR APPROVAL SHALL INCLUDE AT LEAST TWO COPIES FOR THE BUILDING DEPARTMENT, ONE FOR THE ENGINEER OF RECORD, ONE FOR THE THRESHOLD INSPECTOR, AND ONE FOR THE ARCHITECT.
D. DESIGN, DETAIL AND ERECT FORMS, SHORING AND RESHORING IN COMPLIANCE WITH ACI 347R-14, PROJECT SPECIFICATIONS, AND THESE NOTES. FORMS, SHORING AND RESHORING SHALL BE DESIGNED FOR THE WEIGHT OF THE FLOOR OR ROOF, A CONSTRUCTION LOAD OF 50 PSF, AND FOR THE CUMULATIVE LOADS OF THE SUPPORTED HORIZONTAL CONCRETE MEMBERS. USE A DESIGN FACTOR OF SAFETY OF 3 FOR WOOD SHORES AND 2 FOR METAL SHORES.
E. THE MAXIMUM SUPERIMPOSED CONSTRUCTION LOAD APPLIED TO FLOORS SUPPORTING SHORES OR RESHORES SHALL NOT EXCEED 75% OF THE DESIGN LIVE LOAD SPECIFIED FOR SLABS (AND JOISTS WHERE APPLICABLE) AND 60% OF THE LIVE LOAD SPECIFIED FOR BEAMS. NO CONSTRUCTION LOAD SHALL BE APPLIED TO ANY MEMBER UNTIL THE CONCRETE IS A MINIMUM OF 14 DAYS OLD AND THE 7 DAY STRENGTH THIS 70% OF THE SPECIFIED 28 DAY STRENGTH.
F. FORMS MAY BE REMOVED 72 HOURS AFTER CONCRETE POUR PROVIDED THAT CONCRETE STRENGTH IS 70% OF THE SPECIFIED 28 DAY STRENGTH AND NOT LESS THAN 3500 PSI. RESHORE EACH BAY IMMEDIATELY AFTER FORMS ARE STRIPPED AND REMOVED. REMOVAL OF FORMS IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. REMOVAL OF FORMS SHALL BE CARRIED OUT IN SUCH A WAY AS TO NOT DAMAGE THE STRUCTURE, INSURE SAFETY AND PREVENT CREEP DEFLECTION OF STRUCTURAL MEMBERS. MINIMUM LIVE LOAD NOT TO BE LESS THAN 50 PSF, FOR COVERED WALKWAYS TO BE 150 PSF.



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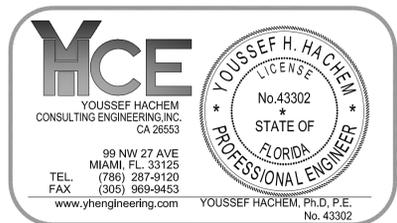
Table with 2 columns: SHEET # and SHEET TITLE. Rows include: S01 GENERAL NOTES & DRAWINGS INDEX, S02 GROUND FLOOR FRAMING PLAN & ROOF FRAMING PLAN, S03 WIND PRESSURE, S04 TYPICAL DETAIL, S05 SECTIONS, S06 SCHEDULE.

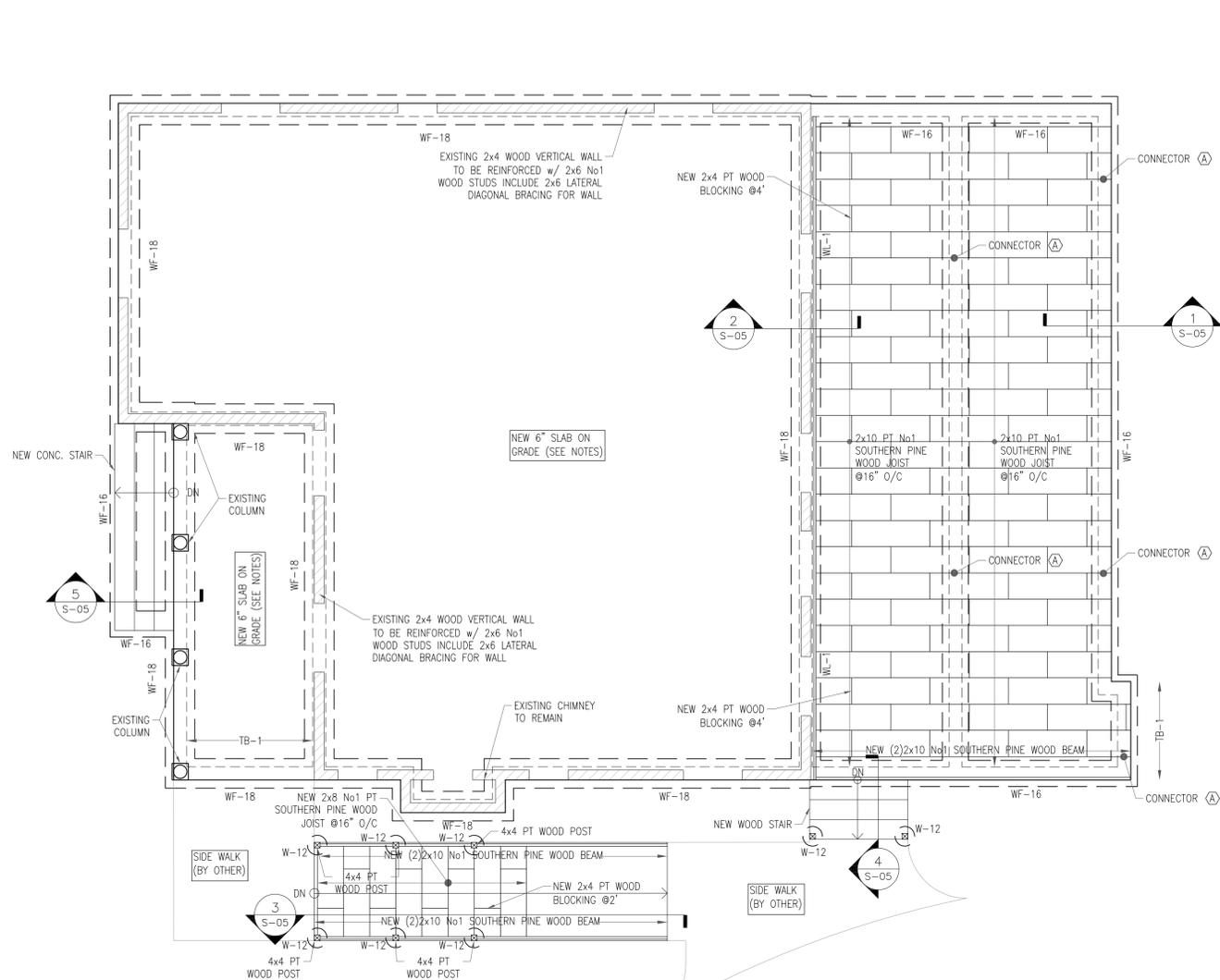
SCHEMATIC DESIGN

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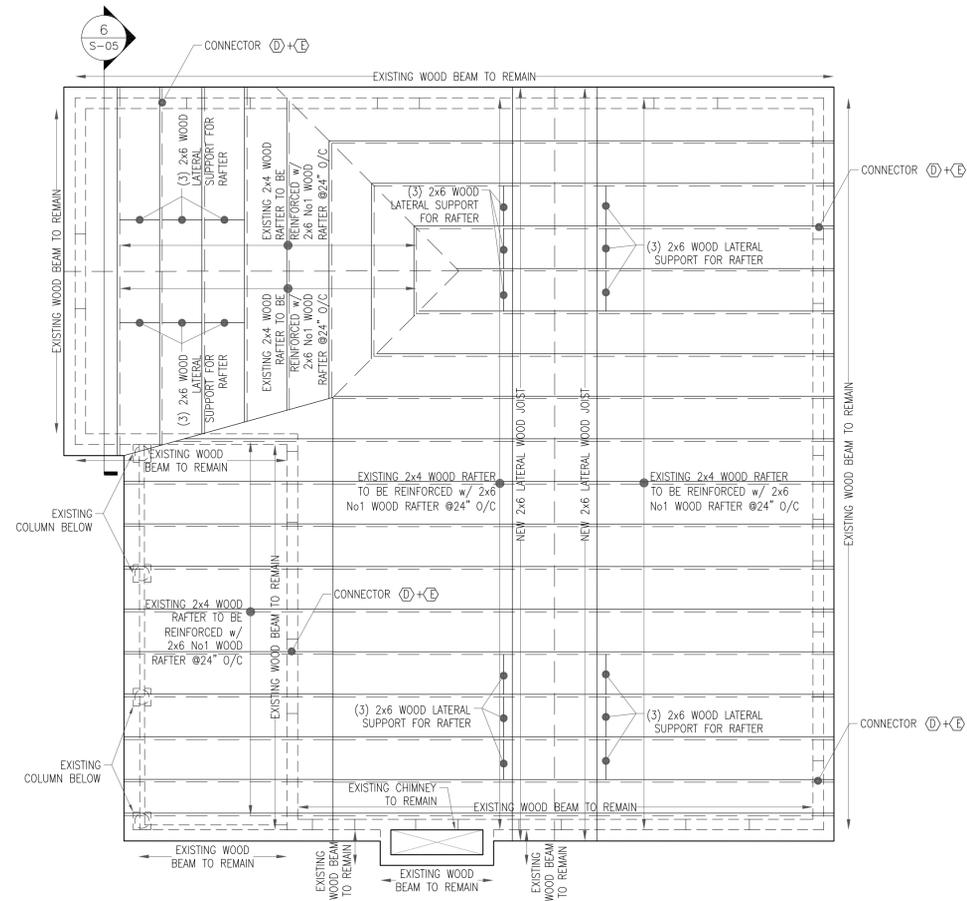
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DATE: 07.28.23
DRAWN BY: SK & AM
CHECKED BY: S.S.
REVISIONS:

GENERAL NOTES & DRAWING INDEX





**FOUNDATION FLOOR FRAMING PLAN**  
1/4"=1'-0"



**ROOF FRAMING PLAN**  
1/4"=1'-0"

**LEGEND**

	DENOTES AN EXISTING WOOD WALL
	DENOTES A NEW CMU WALL BELOW
	DENOTES A NEW WALL FOOTING
	DENOTES AN EXISTING WOOD BEAM
	DENOTES A NEW FOOTING

**NOTES:**

- 1-DIMENSIONS SHOWN SHALL BE FIELD-VERIFIED. ANY DISCREPANCIES SHALL BE NOTED AND THE ENGINEER OF RECORD NOTIFIED BEFORE CONTINUING WITH THE WORK.
- 2-CONTRACTOR TO SUBMIT SIGNED AND SEALED CALCULATIONS AND SHOP DRAWINGS FOR WINDOWS AND DOORS BY FLORIDA PROFESSIONAL ENGINEER BEFORE FABRICATION FOR APPROVAL BY THE ENGINEER OF RECORD TO SHOW COMPLIANCE WITH THE RESIDENTIAL FLORIDA BUILDING CODE 2020 (SEVENTH EDITION).
- 3-TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.
- 4-A 6-MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUBGRADE WHERE NO BASE COURSE EXISTS PER RESIDENTIAL F.B.C. 2020 (SEVENTH EDITION), SECTION R506, R506.2.3.

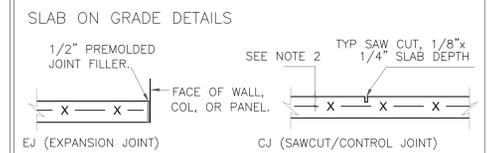
**TERMITE NOTE:**

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, "REGISTERED TERMITICIDE," UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES," PER RESIDENTIAL F.B.C. 2020 (SEVENTH EDITION), SECTION R318, R318.1

**CONC. MASONRY NOTE:**

ALL NEW CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C90 STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, WITH A NET AREA COMPRESSIVE STRENGTH OF MASONRY OF 1500 PSI. ALL MASONRY WALLS THIS LEVEL SHALL BE REINFORCED W/ #5 @32" O.C.

6" CONC. SLAB OVER 15 MIL VISQUEEN ON CLEAN FINE SAND SUPERVISED FILL COMPACTED IN 12" LAYERS TO 95% OF THE STANDARD PROCTOR DENSITY TEST. REINFORCED W/6X6-W2.1XW2.1 WELDED WIRE FABRIC PLACED 1 1/2" FROM TOP OF SLAB. SOIL COMPACTION SHALL BE SUPERVISED BY GEOTECHNICAL ENGINEER. (TYPICAL FOR GROUND SLAB ON GRADE).



**NOTES:**

1. CUT SLAB AS SOON AS AGGREGATE DOES NOT DISLodge (MUST BE WITHIN SAME DAY AS CONCRETE PLACEMENT).
2. PLACE REINF. AT MID DEPTH.
3. CUT TO 1/4 DEPTH OF SLAB.
4. HAND TOOL JOINT TO FACE OF WALL. WHERE SAWCUT DOES NOT REACH.

**SLAB ON GRADE**

S1 UNLESS NOTED OTHERWISE IN THE GEOTECHNICAL REPORT REFERENCED ABOVE, COMPACT INTERIOR FILL TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557). SOIL COMPACTION SHALL BE FIELD CONTROLLED BY REPRESENTATIVE TECHNICIAN OF A QUALIFIED LABORATORY. EACH LAYER OF FILL SHALL NOT EXCEED 12" THICK AND SHALL BE COMPACTED PRIOR TO PLACEMENT OF NEXT LAYER.

S2 MAXIMUM SPACING OF CONTROL JOINTS (i.e. SAWCUT JOINT OR CONSTRUCTION JOINT) SHALL BE AS SET IN THE TABLE BELOW, OR AS NOTED ON PLANS. THE MORE STRINGENT SHALL APPLY. PATTERNS SHALL BE APPROXIMATELY SQUARE WITH A RATIO OF LONG SIDE TO SHORT SIDE NOT EXCEEDING 1.5 TO 1. SEE SLAB-ON-GRADE DETAILS FOR ADDITIONAL INFORMATION.

SLAB THICKNESS (IN)	3/4" OR LARGER AGGREGATE SPACING(FT)	MIN DESIGNS CONTAINING AGGREGATE LESS THAN 3/4" ARE NOT ACCEPTABLE.
4	12	
5	13	
6	14	
7 AND GREATER	15	

S3 GENERAL CONTRACTOR SHALL COORDINATE EXACT LOCATION OF S.J.'S AND C.J.'S WITH ARCHITECTURAL FLOOR FINISHES TO ENSURE SLAB JOINTS DO NOT READ THROUGH.

**SUPERIMPOSED LOADS**

FLOOR	DEAD	LIVE
GROUND FLOOR	25	100
ROOF	30	20
PORCH	25	100

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SEAL

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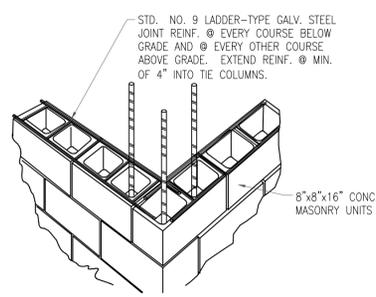
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**YOUSSEF H. HACHEM**  
 LICENSE No. 43302  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER

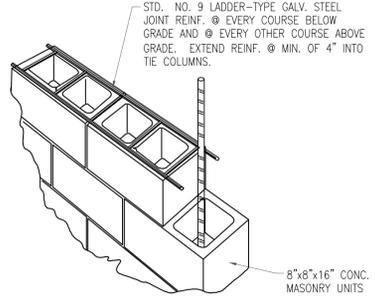
99 NW 27 AVE  
 MIAMI, FL. 33125  
 TEL (786) 287-9120  
 FAX (305) 969-9453  
 www.yhengineering.com

YOUSSEF HACHEM, Ph.D. P.E.  
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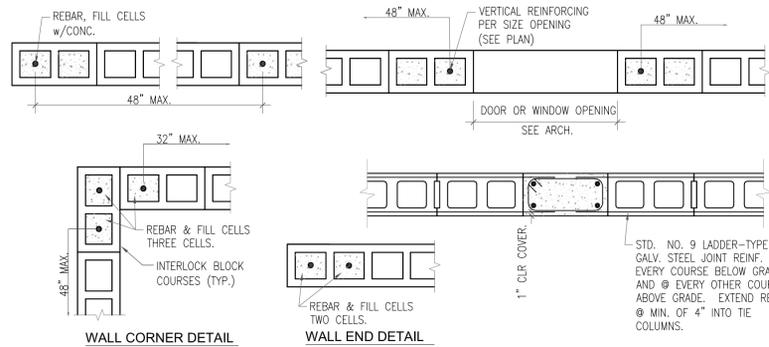
GROUND FLOOR  
 FRAMING PLAN &  
 ROOF FRAMING PLAN



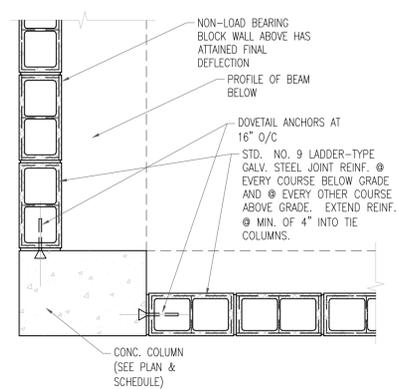
TYPICAL WALL REINFORCING AT CORNER DETAIL  
NTS



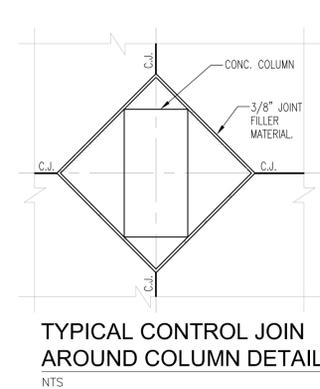
TYPICAL WALL REINFORCING DETAIL  
NTS



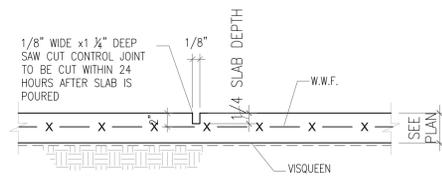
TYPICAL WALL REINFORCING CMU CONC. BLOCK DETAIL  
NTS



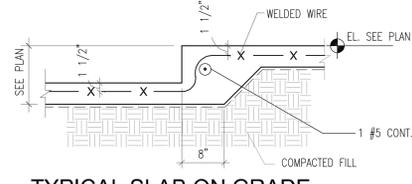
TYPICAL NON-LOAD BEARING BLOCK WALL CONNECTION DETAIL  
NTS



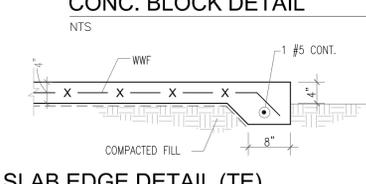
TYPICAL CONTROL JOINT AROUND COLUMN DETAIL  
NTS



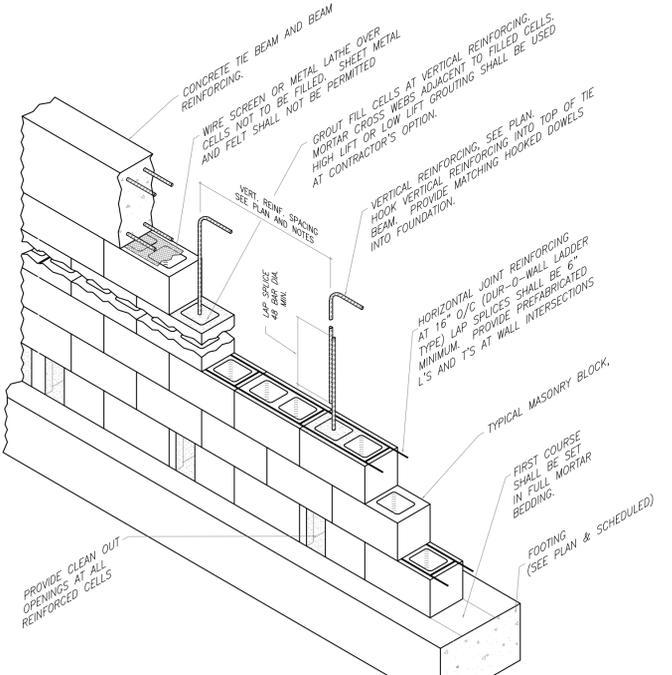
TYP. CONTROL JOINT DETAIL (C.J.)  
NTS



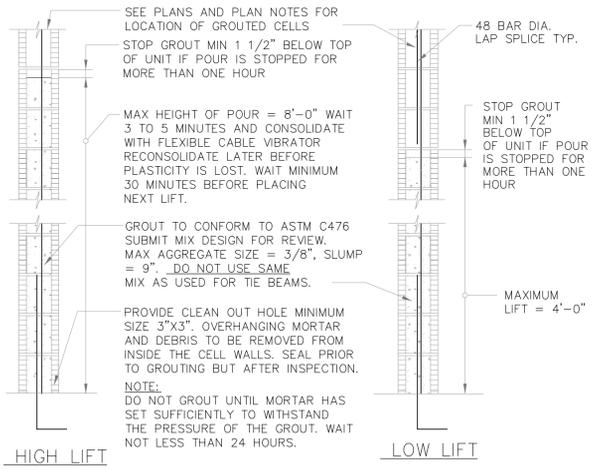
TYPICAL SLAB ON GRADE ELEVATION CHANGE  
NTS



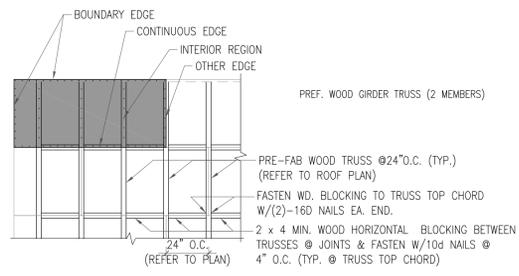
SLAB EDGE DETAIL (TE)  
NTS



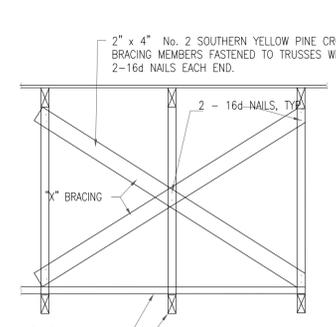
CMU WALL SECTION DETAIL (TYP)  
SCALE: NTS



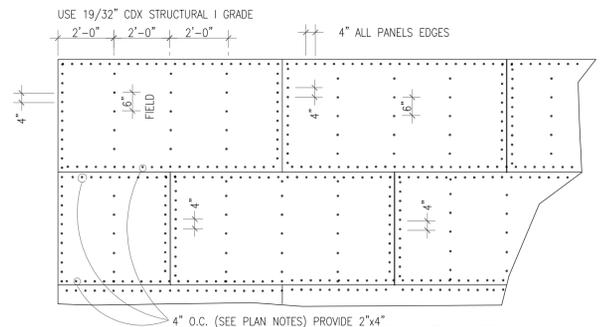
CMU GROUTING DETAIL (TYP)  
SCALE: NTS



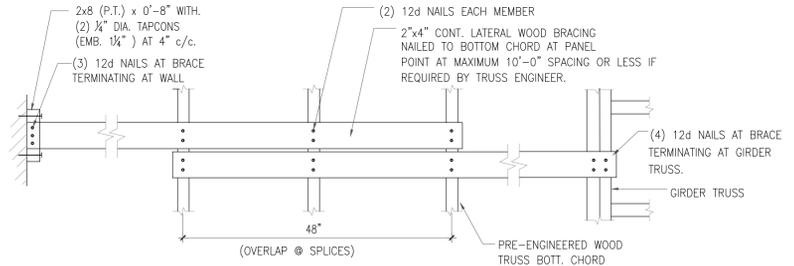
BLOCKED PLYWOOD DIAPHRAGM  
1/4"=1'-0"



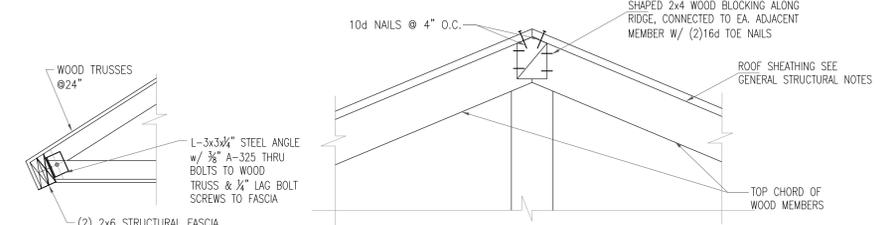
TYPICAL X BRACING DETAIL  
3/4"=1'-0"



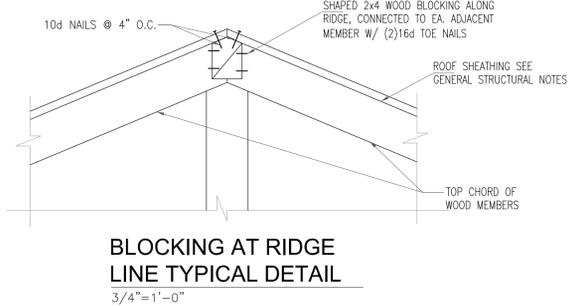
PLYWOOD SHEATHING NAILING PATTERN  
NTS



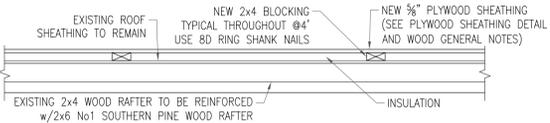
TYPICAL LATERAL BRACING DETAIL  
3/4"=1'-0"



TYPICAL STRUCTURAL FASCIA DETAIL  
3/4"=1'-0"



BLOCKING AT RIDGE LINE TYPICAL DETAIL  
3/4"=1'-0"



TYPICAL ROOF DETAIL  
3/4"=1'-0"

Professional Engineer seal for Youssef H. Hachem, State of Florida, License No. 43302.

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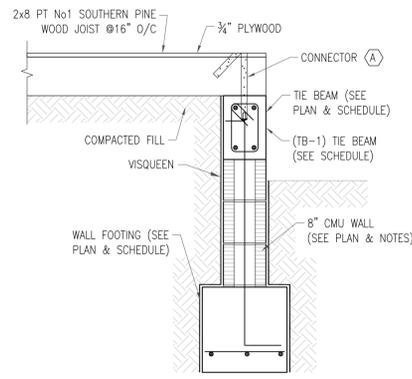
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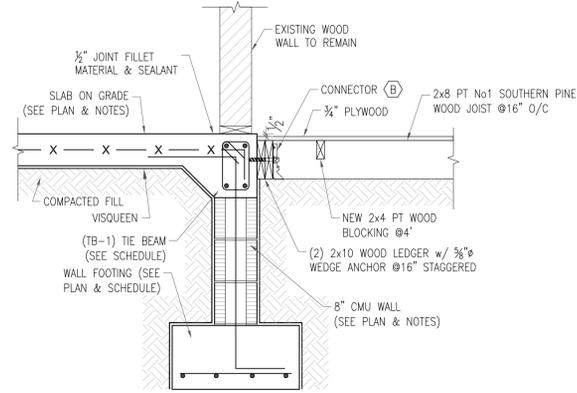
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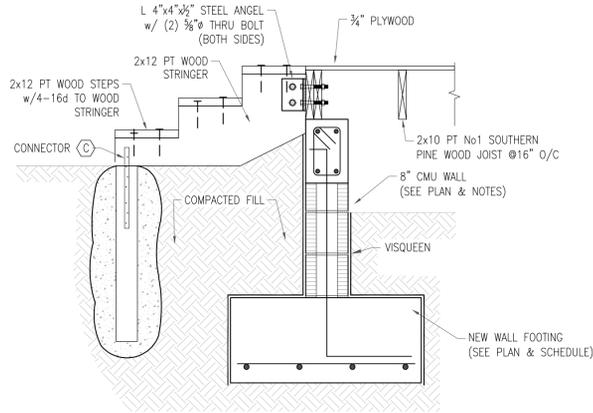
TYPICAL DETAIL



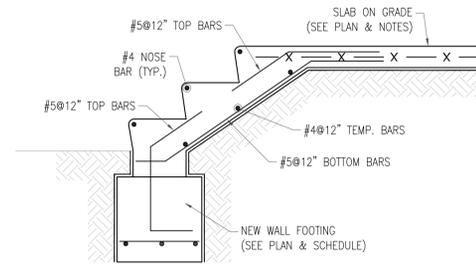
**SECTION 1/S02**  
3/4"=1'-0"



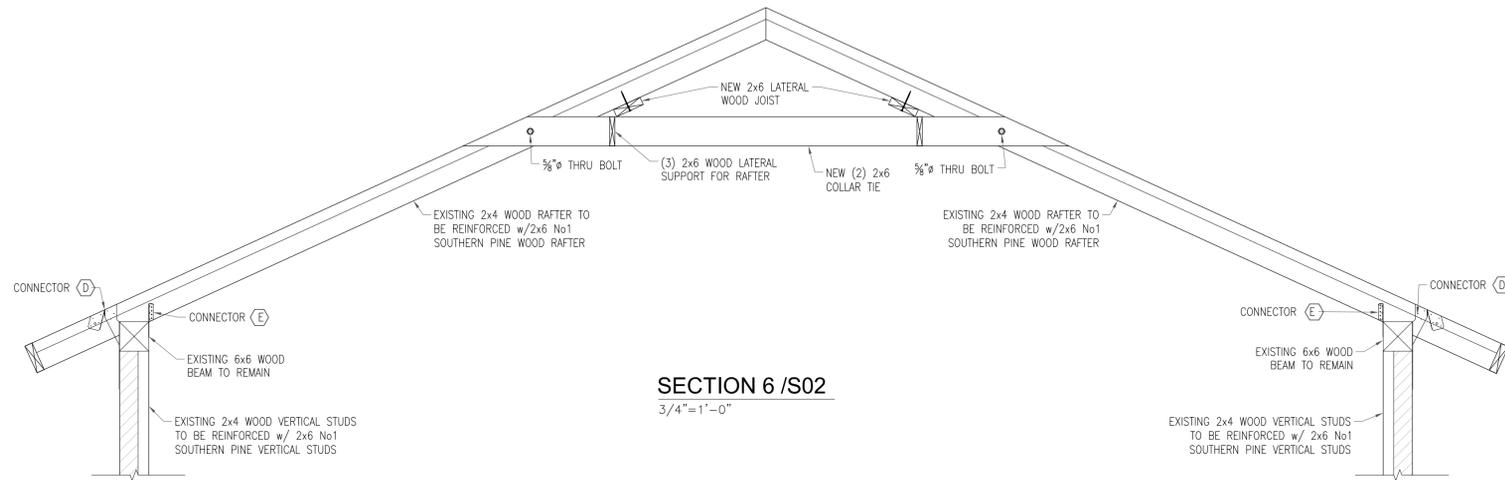
**SECTION 2/S02**  
3/4"=1'-0"



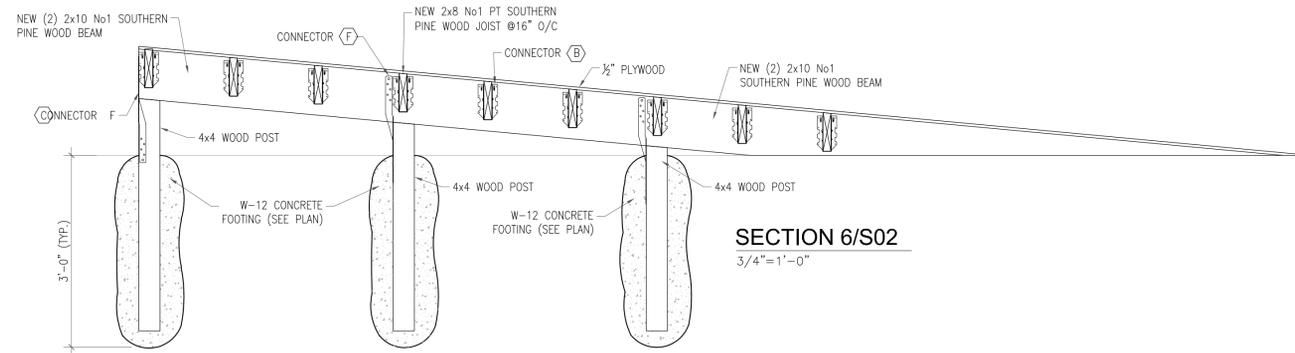
**SECTION 4/S02**  
3/4"=1'-0"



**SECTION 5/S02**  
3/4"=1'-0"



**SECTION 6 /S02**  
3/4"=1'-0"



**SECTION 6/S02**  
3/4"=1'-0"



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SECTIONS

# **BROWNIE**

Est. 1922  
**STRUCTURAL  
MOVERS**

6526 S Kanner Hwy., Stuart, Florida 34997  
Telephone: (772) 460-5660 Fax: (772) 460-5650  
Website: [www.BrownieCompanies.com](http://www.BrownieCompanies.com)  
Email: [jamison@browniecompanies.com](mailto:jamison@browniecompanies.com)

CGC 1519113

## SCOPE OF WORK & LIFTING PLAN

44 S SWINTON AVE., DELRAY BEACH, FL

Please reference the bullet points below for a detailed step by step procedure required for the successful elevation of the existing single story residential structure located at 44 S Swinton Ave., Delray Beach, FL.

- Provide \$2,000,000 General Liability Insurance Certificate as well as an additional \$1,000,000 Care, Custody, and Cargo Control Policy.
- Install temporary steel I-Beam lifting platform under the structure.
- Provide hydraulic crib jacks and Unified Hydraulic Jacking System to lift each series of hydraulic jacks simultaneously.
- Elevate structure up approximately five feet (5') from existing elevation.
- Structure will be left elevated to allow for the installation of a new permanent foundation.
- Structure will then be lowered onto the new foundation system and permanently/ structurally fastened down.

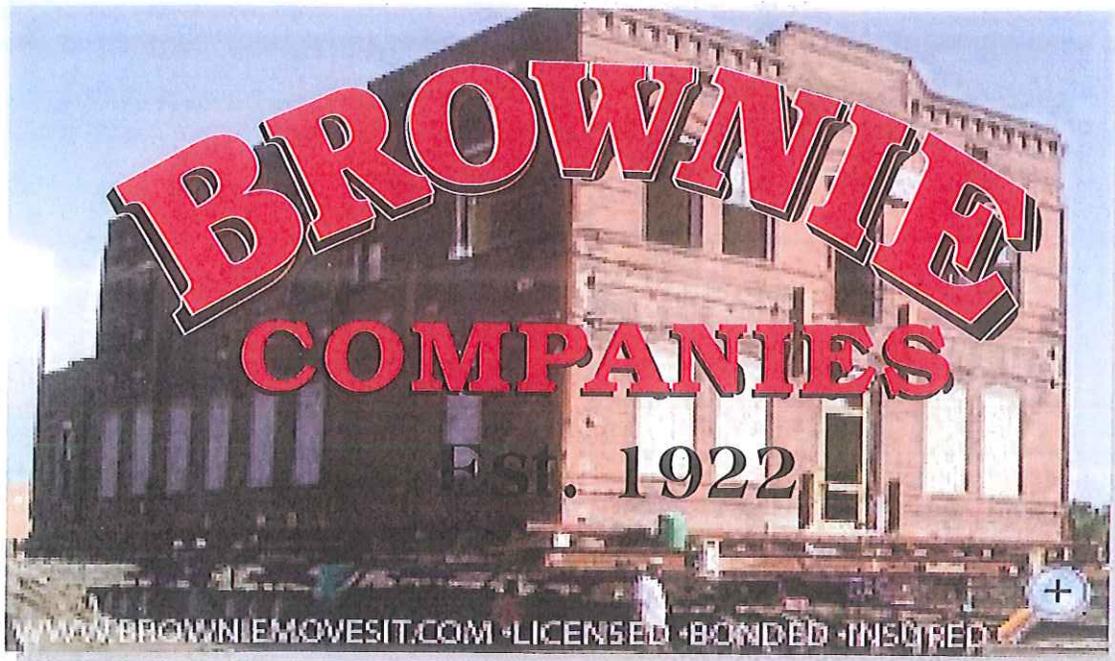
Our firm has been elevating and relocating Historic structures since 1922, including many projects within the City of Delray Beach and the surrounding areas. If there are any additional questions or concerns regarding the above referenced project, please contact me directly at (772) 260-3799 or you can visit our website at [www.browniecompanies.com](http://www.browniecompanies.com) to view some of our past projects.

This is the same method used to successfully relocate structures: A, B, C, D, and F on the same site. Pictures included below for reference.

Regards,  
Jamison Brownie

### **Lifting of Building "C" at Sundry Village:**





**Recycle + Restore + Reuse = Sustainability**

## WELCOME

Brownie Companies, LLC is a general contracting firm that was established in New York and moved to Florida in 1982 and has been proudly servicing the eastern United States since 1922.

Brownie specializes in structural services related to structural moving, house moving, foundation repairs, helical piles, soil stabilization, recycling, demolition and building "green" homes. Our environmentally friendly services combined with a staff that has hundreds of years of experience enables us to provide customers a price conscious, safety first project anywhere east of the Mississippi to the Atlantic.

Our "green" business strives to have a positive impact on the environment and community. We develop and practice business strategies that go beyond regulation and demonstrate commitment to a healthy and sustainable future. Our "green" business adopts principles, policies, and practices that improve the quality of life for its customers, employees and the surrounding community.

Four Generations of Service have taught us...  
"No job is too small to expect our best"

## Homes & Buildings

From large buildings to small homes, Brownie Moving & Heavy Hauling strives to negotiate all moving concerns of each structure's surrounding environment. As skilled transport specialist, we plan every job to find the best solution with as little disruption to the community and landscape as possible.



**Project:** Miami Model Sales Center

**Weight:** 195 TON

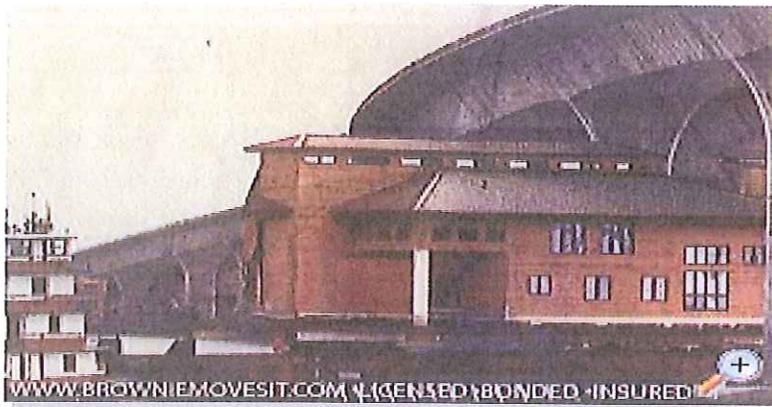
**Dimensions:** 98' x 106'

**Construction:** Modular Building

This 7000' sq.ft, t-shaped, model sales center was moved 200' feet on an existing site for an area expansion in Miami, Florida.

## Homes & Buildings

From large buildings to small homes, Brownie Moving & Heavy Hauling strives to negotiate all moving concerns of each structure's surrounding environment. As skilled transport specialist, we plan every job to find the best solution with as little disruption to the community and landscape as possible.



<b>Project:</b>	Palm City
<b>Weight:</b>	375 TON
<b>Dimensions:</b>	9,000' Sq. Ft, 2½ Story
<b>Construction:</b>	Wood Frame

This structure was relocated from Palm City, Florida to the campus of Harbor Branch Oceanographic Institute in Ft. Pierce, Florida and now is a dormitory facility for students.

## Homes & Buildings

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**Project:** Indian River School District

**Weight:** 250 TON

**Dimensions:** 40' x 93'

**Construction:** CBS - Brick Veneer

This building was raised and relocated using the Banding Method.

## Homes & Buildings

From large buildings to small homes, Brownie Moving & Heavy Hauling strives to negotiate all moving concerns of each structure's surrounding environment. As skilled transport specialist, we plan every job to find the best solution with as little disruption to the community and landscape as possible.



**Project:** Honeymoon Island

**Weight:** 150 TON

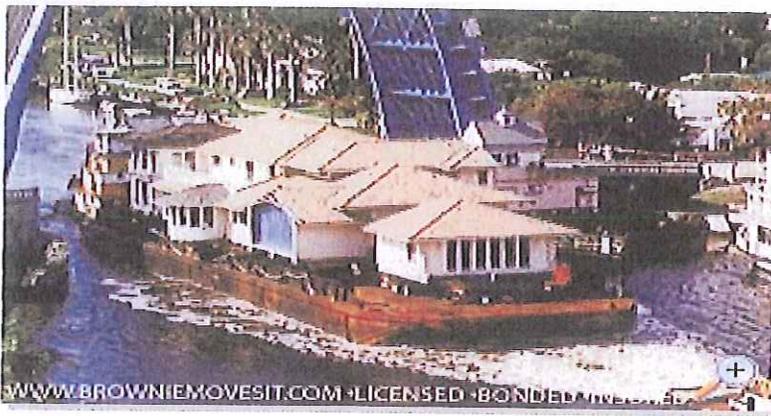
**Dimensions:** 36' x 70'

**Construction:** Wood Frame

Our company relocated then elevated this structure, a nature center at Honeymoon Island State Park, Honeymoon Island, Florida.

## Homes & Buildings

From large buildings to small homes, Brownie Moving & Heavy Hauling strives to negotiate all moving concerns of each structure's surrounding environment. As skilled transport specialist, we plan every job to find the best solution with as little disruption to the community and landscape as possible.



**Project:** Boca House

**Weight:** 1,150 TON

**Dimensions:** 14,000 Sq. Ft.

**Construction:** Concrete

This magnificent residence was relocated over 110 miles from Boca Raton, Florida to its new home in Ft. Pierce, Florida via the Intercoastal Waterway.

## Historical Moves

Brownie Moving & Heavy Hauling is dedicated to the preservation of historical structures. As skilled transport specialist, we are familiar with the nuances of aged, delicate heritage structures and their potential challenges.



**Project:** St. Andrews Dune Church

**Weight:** 185 TON

**Dimensions:** 60' x 127'

**Construction:** Wood Frame

With careful attention to not disturb vintage stained-glass windows throughout, this circa early 1900's church in Southampton, New York was moved 200' then returned for the addition of a new foundation.

## Historical Moves

Brownie Moving & Heavy Hauling is dedicated to the preservation of historical structures. As skilled transport specialist, we are familiar with the nuances of aged, delicate heritage structures and their potential challenges.



**Project:** Jupiter Island Boathouse

**Weight:** 135 TON

**Dimensions:** 42' x 26'

**Construction:** Wood Frame

Architectural Boathouse located on the Jupiter Inlet, Jupiter Island, Florida. Structure was re-positioned enhancing the riverside view and elevated for new support foundation.

## Historical Moves

Brownie Moving & Heavy Hauling is dedicated to the preservation of historical structures. As skilled transport specialist, we are familiar with the nuances of aged, delicate heritage structures and their potential challenges.



<b>Project:</b>	Harvey & Clark
<b>Weight:</b>	225 TON
<b>Dimensions:</b>	4,000 Sq. Ft. 2½ Story
<b>Construction:</b>	Wood Frame

This 225-TON structure was relocated from Stuart, Florida to West Palm Beach, Florida via the intercoastal waterway.

## Historical Moves

Brownie Moving & Heavy Hauling is dedicated to the preservation of historical structures. As skilled transport specialist, we are familiar with the nuances of aged, delicate heritage structures and their potential challenges.



**Project:** Hanley House

**Weight:** 340 TON

**Dimensions:** 50' x 84'

**Construction:** Brick

This 5,000 sq.ft. structure was relocated from McDill Avenue in Tampa, Florida while preserving its historical natural surrounding environment.

## Historical Moves

Brownie Moving & Heavy Hauling is dedicated to the preservation of historical structures. As skilled transport specialist, we are familiar with the nuances of aged, delicate heritage structures and their potential challenges.



<b>Project:</b>	Dunbar
<b>Weight:</b>	890 TON
<b>Dimensions:</b>	8,000 Sq. Ft.
<b>Construction:</b>	Clay Tile

An intra-neighborhood relocation, this magnificent home was raised, rotated 90 degrees, then relocated 150' feet to an adjacent lot.

## Historical Moves

Brownie Moving & Heavy Hauling is dedicated to the preservation of historical structures. As skilled transport specialist, we are familiar with the nuances of aged, delicate heritage structures and their potential challenges.



**Project:** 1915 House

**Weight:** 85 TON

**Dimensions:** 28' x 55'

**Construction:** Wood Frame

This classic wooden frame residence, circa early 1900's was relocated from Palm Beach, Florida to Palm City, Florida.



SMITHSONIAN MARINE STATION AT LINK PORT

5612 OLD DIXIE HIGHWAY FORT PIERCE, FLORIDA 34946 (561)465-6630 FAX (561)461-8154

July 1, 1997

Mr. Kim Brownie  
Brownie Moving Engineers  
1952 SW Hayworth Avenue  
Port St. Lucie FL 34953

Dear Mr. Brownie:

On behalf of the Smithsonian Institution's Marine Station in Fort Pierce, I wish to express our appreciation for your expert professional services in moving the house, donated to us by Jeanne and Peter Tyson, from Vero Beach to the new site for our Marine Station on Causeway Island, Fort Pierce. We were most impressed by your competence and proficiency in every aspect of the move - from the elevation of the house on the Tyson property to its placement on the barge and, after its trip down the river, to your moving it back onto land and onto the site of our new Marine Station. You and your staff are to be highly commended for your skill and expertise in this extraordinary engineering accomplishment.

As you know, this was a momentous occasion for us in that this house marks the first structure to be placed on the site of our future 8-acre campus. Thank you for your important role in helping us to realize our vision for a new Marine Station for the Smithsonian Institution on Causeway Island. The move of the house, thanks to your efforts, is a great beginning for the new facility that will serve the Smithsonian and its research scientists for many years into the future.

Most Sincerely,

A handwritten signature in cursive script that reads "Mary E. Rice".

Mary E. Rice  
Director

# THE OBSERVER NEWS

Apollo Beach • Gibsonton • Riverview • Ruskin • Sun City Center • Wimauma

Tampa Bay Online Edition

Last Updated: Aug 16th, 2007 - 19:28:08

## TOP STORIES

### One Serious House Boat Across Tampa Bay

By Mitch Traphagen [mitch@observernews.net](mailto:mitch@observernews.net)

Oct 5, 2006, 18:10

[Email this article](#)  
[Printer friendly page](#)

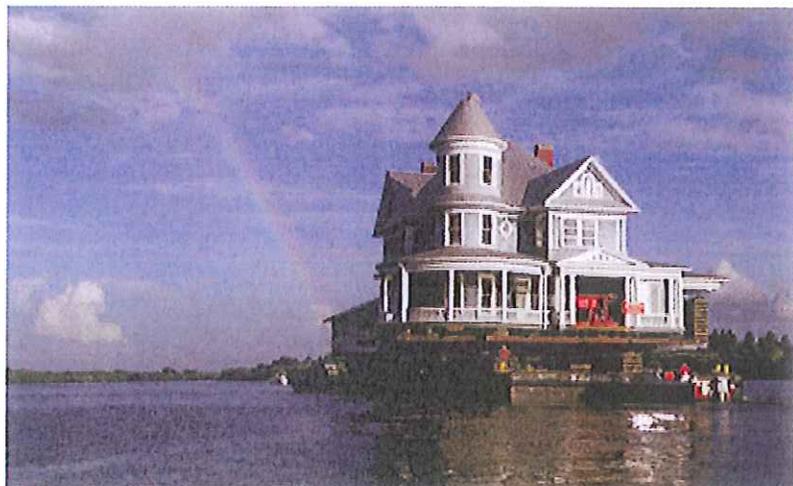


A large three-story Victorian mansion made a voyage aboard a barge from Palmetto, up the Manatee River to Tampa Bay and across towards the Little Manatee River in Ruskin.

The house had been in Palmetto for nearly a century. On Tuesday, it was moved from its original location to make room for condominiums and commercial development. The house is reported to be approximately 7,000 square feet. The barge also held a smaller out-building.

The house, at an estimated 220 tons, was pushed by a single barge until anchoring just off the Bahia Beach area. When the tide increased, the house continued its voyage into the Little Manatee River.

The new owners of the historic Victorian home reportedly plan to use it as a retreat for pastors and missionaries



DAVE PIZUR & ASSOCIATES, LTD. • BUSINESS INSURANCE

May 2, 2000

RE: Brownie & Sons Moving Engineers, Inc.  
2876 N.E. Timber Lane  
Jensen Beach, FL 34957

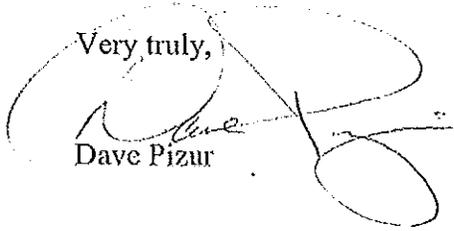
To Whom It May Concern:

I have been the insurance agent for Kim Brownie, Brownie & Sons Moving Engineers, Inc. for many years. During this time, there have been no claims made. We have dealt with the various municipalities and his customers and have found he has an excellent reputation for quality of work, service and knowledge in structural moving. Both government officials and previous customers have given him letters of praise.

Mr. Brownie is well known within the structural moving industry and is a prominent member of the International Association of Structural Movers.

If I had a building to move in Florida, Brownie & Sons would be at the top of my list.

Very truly,

  
Dave Pizur

November 5, 2006

Mr. Kim Brownie  
Mr. Jeremy Brownie  
Brownie Moving and Heavy Hauling  
Ft. Pierce, Florida

Re: Lamb Manor House Relocation

Dear Kim and Jeremy,

On behalf of the Canaan Land Foundation, Inc., we would like to thank you and your firm for the excellent job you did in relocating the Lamb Manor House in September of this year. Many people including city officials, engineers, and contractors had said that it would be impossible to move the manor and its carriage house. Your firm was not only able to move the house but was also able to do it in one piece. Apparently, because of the seemingly unlimited resources you and your firm have in personnel and equipment, the move by barge was described by many people as incredible and we can assume that this is the reason why hundreds of people lined waterways, bridges, and piers along its route from Palmetto to Ruskin. The move was approved and acclaimed by the Manatee County Historic Society and the Hillsborough County Historic Resources Board, The Florida Trust for Historic Preservation and the State of Florida Bureau of Historic Preservation.

The house move was on the front page of every major newspaper on the west coast of Florida and reportedly in more than half the newspapers in the entire nation. Every major Television station which included ABC, CBS, NBC, Fox and CNN featured as the lead story the house move on September 26 and 27. It was also seen on CNN International, The Today Show, Inside Edition, and network affiliates throughout the country. It was estimated that over 30 million people watched the move take place as it was an amazing accomplishment with many television anchor people commenting, "How could they do that?"

You and your firm have honored every commitment you made, in writing and verbally, even though we know for a fact that there were times it was costing you extra money. We also appreciated your cooperation with the City and County governmental agencies.

Jeremy, your great grand father would be proud of you. Now that the house is on its foundation, and upon careful inspection on our part, we were unable to find one cracked or broken piece of glass, any cracked plaster ceilings or floors or any visible signs of damage to the manor or its carriage house as a result of the move.

We have restored houses for a living for over twenty years and we have been involved in two other building moves and we were so pleased with the level of expertise of everyone in your organization.

We are extremely grateful that you agreed to move the Lamb Manor for us. Thank you and God bless you both.



George Corbett

Director, Canaan Land Foundation, Inc.

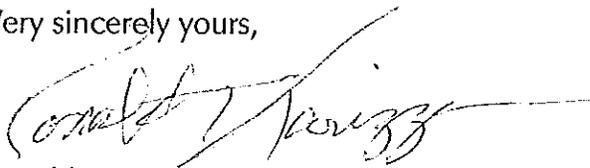
## ENDORSEMENT

As an Engineer and Owner of the structure being moved, I have never experienced such an exciting professional demonstration of expertise in the field of structural engineering and movement. I observed the daily advancement of this 3,000 SF home from land to barge without a scratch.

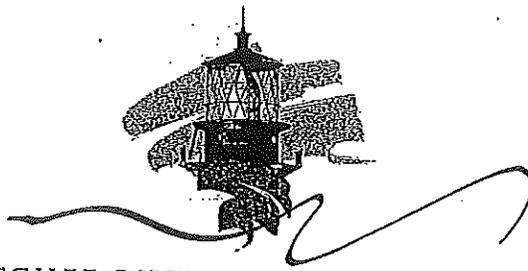
As a former employer, I know what superb management can produce. Rating from "one" to "ten", Mr. Brownie deserves a "ten" for his all around capacity to inspire safety, production and creativity from his personnel and get the job done ahead of schedule.

I will recommend him with the highest confidence that he will perform beyond any expectation.

Very sincerely yours,

A handwritten signature in cursive script, appearing to read "Ronald T. Larizza". The signature is written in dark ink and is positioned above the printed name.

Ronald T. Larizza  
Owner



LOXAHATCHEE RIVER • HISTORICAL SOCIETY

May 8, 2007

Mr. Kim Brownie  
Brownie Moving & Heavy Hauling  
175 Boyd Road  
Fort Pierce, Florida 34945

Re: Moving of the 1892 Tindall House

Dear Kim,

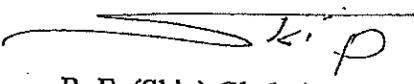
I thank you, your three sons, and your office staff for the outstanding job you did for the Loxahatchee River Historical Society in moving the 1892 Tindall House to its present location on the Jupiter Inlet Lighthouse property.

You did what you said you would do, when you said you would do it, and for the cost you originally told us - a rare feat these days. Moving the delicate wood frame structure out of the Palm Beach County boat ramp area was a difficult task, for it was dark when you started, it was extremely difficult to navigate the mature oak trees and parking lot curbing, and you had only inches to spare on the US#1 bridge. In spite of these obstacles and the flash bulbs from hundreds of spectators, your move went flawlessly.

I also want you to know that your son Jeremy returned every phone call I made to him, made every meeting he set up with me, and saved the Society hundreds of dollars by agreeing to finish the foundation piers for us when I had problems getting another subcontractor to the job.

Thank you for a job very well done.

Sincerely,

  
R. F. (Skip) Gladwin  
Director, LRHS



MANATEE COUNTY  
FLORIDA

January 24, 2008

Kim Brownie  
Brownie Moving & Heavy Hauling  
175 Boyd Road  
Fort Pierce, Florida 34945

Dear Mr. Brownie:

I want to take this opportunity to thank you for the proficiency and care that you used in the moving of the 1890s era historic homes to Robinson Preserve and Emerson Point.

We are aware of the many challenges that you faced in these moves. Your persistence in dealing with acquiring the permits to move both homes through ecologically significant marine habitats, as well as the two mile trip through the uplands portion of Robinson Preserve, and the difficulties you faced in scheduling all facets of the move, proved that no challenge is too big or too small for Browning Heavy Hauling and Moving.

Your constant communication with Conservation Lands Management Department's staff and excellent cooperation with local media allowed the community to witness key aspects of the move and join in our celebration to protect two significant historic structures, adding considerable value to the visitor experience at our coastal ecological preserves.

Thank you for a job well done.

Regards,

Charlie Hunsicker  
Director

Encl.

CONSERVATION LANDS MANAGEMENT DEPARTMENT

P. O. Box 1000 \* 415 10<sup>th</sup> Street West Bradenton, Florida 34205 \* Phone: 941.745.3723 \* Fax: 941.741.3227 \* [www.myanatee.org](http://www.myanatee.org)

AMY STEIN \* GWEN BROWN \* JANE VON HAHMANN \* RON GETMAN \* DONNA HAYES \* CAROL WHITMORE \* JOE MCCLASH  
District 1      District 2      District 3      District 4      District 5      District 6      District 7

**Roger G. Thomas**  
**General Contractor, Inc.**  
**9294 SE Cove Point Street, Tequesta, FL 33469**  
**Phone: (561) 575 - 1389 Fax: (561) 743 - 9882**

*Serving our valued clients for more than 29 years*

To Whom It May Concern:

In the summer of 2002 we decided to take on a somewhat risky project. We wanted to move a 1925 historic home located in Stuart, Florida 40 miles south to West Palm Beach, Florida. Many factors led to our decision to contract with Brownie and Sons Moving and Heavy Hauling Engineers.

A number of special circumstances had to be considered:

- (1) The house was currently located on a site perched some 15 feet above the proposed landing site on the barge;
- (2) The house had to be removed from a full basement;
- (3) A bridge structure had to be built at both ends of the move to avoid damage to sea grasses;
- (4) One structure exceeded 70' in length; and
- (5) The house needed to be moved in one piece rendering it wider than the sea going barge and nearly too wide for the bridge openings.

In addition to these special conditions, we would be held personally liable for any damage to the sea grasses or other natural resources. Given this liability, it was advisable to select the best moving contractor because this was not a normal move.

Our decision to select Brownie and Sons over all other qualified contractors was not a hard decision given their experience and outstanding reputation with the Department of Environmental Protection in the State of Florida. Other contractors and owners were being fined for destroying the sea grasses.

During the move, Kim Brownie and his sons adhered to the highest standard of conduct, did everything they said they would do, caused no damage to the environment and were celebrated by all governmental officials and, more importantly, by the neighbors at both ends of the move.

I would recommend their services to you without hesitation. They will make a very difficult task seem so easy because they are true professionals.

If you have any questions or concerns, please feel free to contact me at (561) 262-6745.

Sincerely,  
Roger Thomas  
Roger G. Thomas, President



HISTORICAL  
MOVES

HOMES &  
BUILDINGS

RAISING  
STRUCTURES

RIGGING &  
HEAVY TRANSPORT

OUR EQUIPMENT  
& FACILITIES

CONTACT  
US

Southampton  
Press  
1996

Palm Beach  
Post  
1998

The Stuart  
News  
2004

St. Petersburg  
Times  
2005

New York  
Newsday  
2005

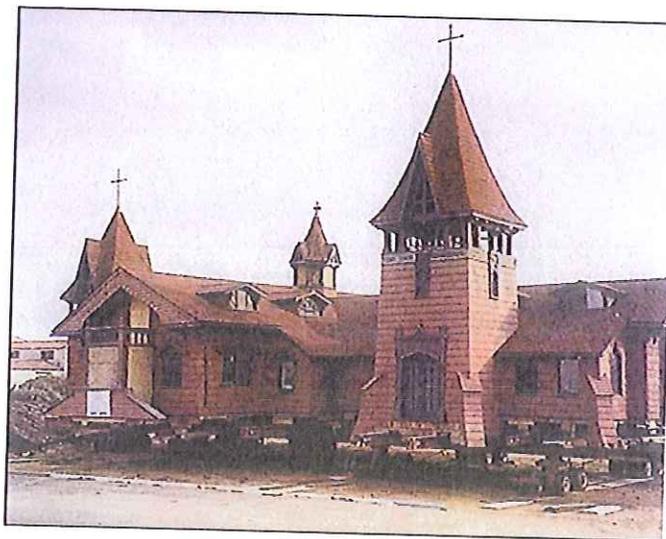


# The Southampton Press

## South Hampton, Long Island, NY

Thursday, February 8, 1996

The Dune Church on Gin Lane in Southampton was moved onto new pilings last week 20 feet further inland from where the landmark church stood for the past 116 years. The church was moved off its old foundation last September and has since rested in the Agawam parking lot across Gin Lane. The church's new pilings are part of a \$300,000 restoration project to protect the historic building from encroaching dunes.



The Southampton Press

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**Recycle + Restore + Reuse = Sustainability**

## **WELCOME**

Brownie Companies, LLC is a general contracting firm that was established in New York and moved to Florida in 1982 and has been proudly servicing the eastern United States since 1922.

Brownie specializes in structural services related to structural moving, house moving, foundation repairs, helical piles, soil stabilization, recycling, demolition and building "green" homes. Our environmentally friendly services combined with a staff that has hundreds of years of experience enables us to provide customers a price conscious, safety first project anywhere east of the Mississippi to the atlantic.

Our "green" business strives to have a positive impact on the environment and community. We develop and practice business strategies that go beyond regulation and demonstrate commitment to a healthy and sustainable future. Our "green" business adopts principles, policies, and practices that improve the quality of life for its customers, employees and the surrounding community.

Four Generations of Service have taught us...  
"No job is too small to expect our best"



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**CONSTRUCTION INDUSTRY LICENSING BOARD**

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

**BROWNIE, JAMISON TIMOTHY**

BROWNIE STRUCTURAL MOVERS LLC  
6526 S KANNER HWY  
STUART FL 34997

**LICENSE NUMBER: CGC1519113**

**EXPIRATION DATE: AUGUST 31, 2024**

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# Dual Hyd Plate

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DUAL HYDRAULIC - CRAB STEER - BACKUP W/O ROTATING



## Standard Features Crab Power Steering

- 55 ton rating
- Convenient lifting loop
- Tie down tabs
- Heavy duty 3/4 inch wall axles
- Brakes on both axles
- Brake relay valve

## Dual-Hyd Features Crab Power Steering

- Two 16 in. double acting hydraulic cylinders
- 34 in load height - depending on tire size
- Crab power steering
- Back-Up without rotating



## Crab Steering

Power crab steering enables the Holland Dollie to back-up without having to rotate the dollie under the load. You no longer need to tie-up the dollies and rotate them 180 degrees in order to reverse directions. Power crab steering allows you to control the dollies in any direction.

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# HOLLAND

## Moving & Rigging Supplies



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www.hmrsupplies.com

### 150Ton Holland Dollie Module

Each module consists of two 75 ton Holland Dollies containing two hydraulic lifting cylinders. Sitting on top of the four hydraulic cylinders is a bolster and turntable. The turntable allows the dollies to pivot under cumbersome loads.

### Load Tracking

Load Tracking makes the two independent modules work together as if they were physically connected as one unit.

### Crib Jack Base

Comparable weight to aluminum

Low Profile fits between cribbing



5.5" High including handles

Side grips for single handed carrying

\$400

### Holland Plate Dollie 55 Ton Capacity

An increased capacity reduces the number of dollies required to carry a load making steering and maneuvering easier. Available with different tire and wheel.

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# HOLLAND DOLLIE

## California

INCREASED AXLE SPACING AND WIDTH



### California Dollie Features

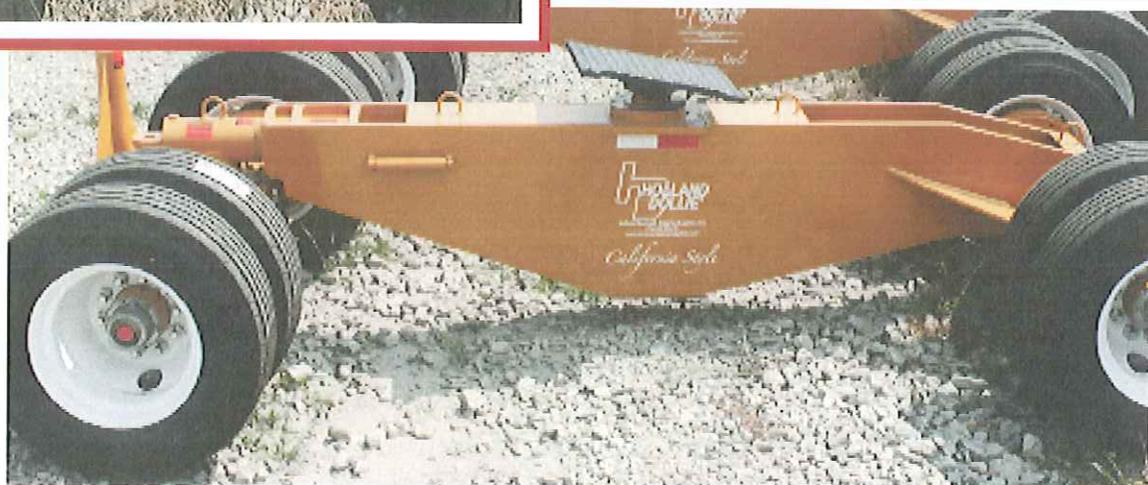
- Meets California Axle Requirements
- Front & Rear Brakes
- Power Steering Option
- 40 ton rating
- Fully oscillating and steerable
- 16" double acting hydraulic cylinder w/ attached oscillating top plate
- Standard towing eye
- Convenient lifting loops
- Dolly lifting/tie down tabs
- Hydraulic hoses protected in body
- Heavy duty 3/4 inch wall axles
- Built in air tank
- Caster steering
- Swift Tongue - 4 position tip-up telescopic tongue with evener pin and skid shoe
- Tire rollers/steering stops
- Holland Pressure/Tonnage gauge
- Storage box on board

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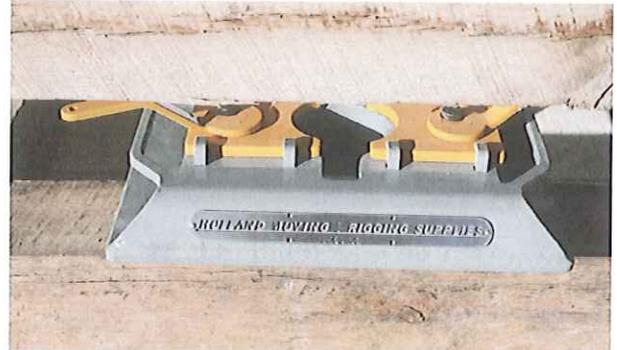
 Watch us on Youtube  
[youtube.com/user/HollandDollies](https://youtube.com/user/HollandDollies)





**Crib Jacks**

	Short	Tall
Stroke	9"	17"
Pressure	6,000psi	6,000psi
Capacity	15 Ton	15 Ton



**Crib Jack Base**

- 5.5" High including handles
- Side grips for single handed carrying
- Comparable weight to aluminum
- Low Profile fits between cribbing.



**Custom Pump**

Designed for the moving and rigging industry.

- 5.5 HP Honda Motor
- Common pressure system capable of 10,000psi
- External Pressure setting at jack pressures
- 3-point jacking without using a T-hose
- Load lowering valve along with return fittings
- Relief valve system

Pressure (psi)	Load 1 Jack (lb)	Load 1 Jack (ton)	Load 2 Jacks (ton)	Load 4 Jacks (ton)	Load 6 Jacks (ton)
250	1,227	0.61	1.23	2.45	3.68
500	2,455	1.23	2.45	4.91	7.36
750	3,682	1.84	3.68	7.36	11.05
1,000	4,909	2.45	4.91	9.82	14.73
1,250	6,136	3.07	6.14	12.27	18.41
1,500	7,363	3.68	7.36	14.73	22.09
1,750	8,590	4.30	8.59	17.18	25.77
2,000	9,818	4.91	9.82	19.64	29.45
2,250	11,045	5.52	11.04	22.09	33.13
2,500	12,272	6.14	12.27	24.54	36.82
2,750	13,499	6.75	13.50	27.00	40.50
3,000	14,726	7.36	14.73	29.45	44.18
3,250	15,953	7.98	15.95	31.91	47.86
3,500	17,181	8.59	17.18	34.36	51.54
3,750	18,408	9.20	18.41	36.82	55.22
4,000	19,635	9.82	19.64	39.27	58.90
4,250	20,862	10.43	20.86	41.72	62.59
4,500	22,089	11.04	22.09	44.18	66.27
4,750	23,317	11.66	23.32	46.63	69.95
5,000	24,544	12.27	24.54	49.09	73.63
5,250	25,771	12.89	25.77	51.54	77.31
5,500	26,998	13.50	27.00	54.00	80.99
5,750	28,225	14.11	28.23	56.45	84.68
6,000	29,452	14.73	29.45	58.90	88.36

When you place a jack under a structure, and apply pressure to the jack to raise the structure, you can determine the weight by using this chart.



**Toe Jack Adaptor**

	Short	Tall
Stroke	7"	12"
Clearance	2.75"	2.75"

## Holland Air Dollies Available | Rent or Purchase



Rent a variety of current Holland Dollies including Holland Air Dollies.

We factory certify all of our dollies before they go out on rent to make sure your project runs smoothly.

Rent a set of Holland Air Dollies today. Their hi-speed capabilities make them ideal for traveling long distances.

With the highest stroke of 15.5 inches at a full 20 ton capacity, they can also overcome obstacles along your route such as mailboxes and guardrails.

Simply run the Holland Air Dollies off your truck's air system.

Call today for your next project!

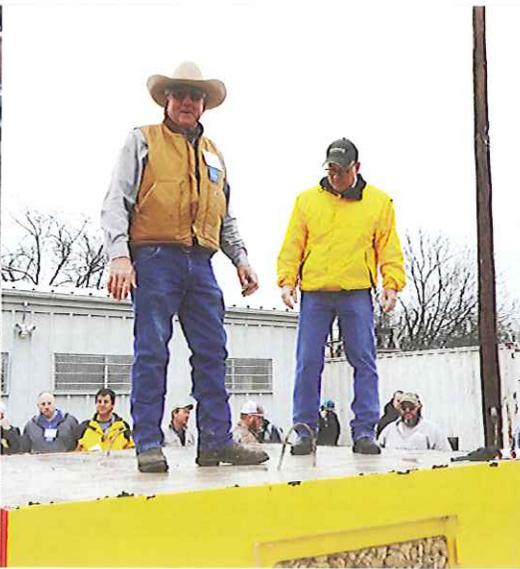
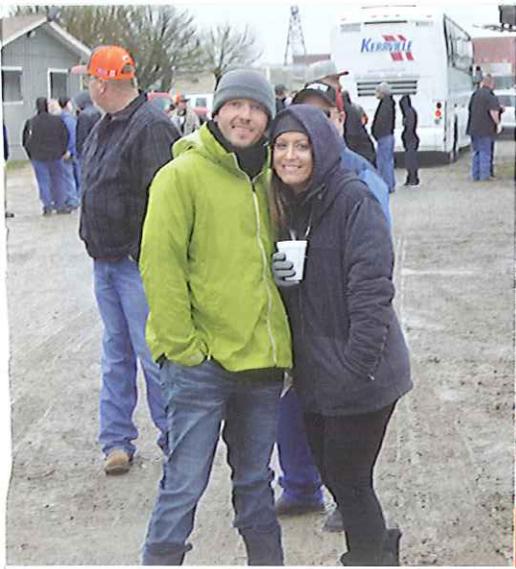


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## Dodson House Moving Yard Tour, Equipment and Product Demonstrations

The **NFRA** (National Foundation Repair Association) and **TASM** (Texas Association of Structural Movers) held the first ever joint conference in San Antonio, TX this past February.

Both organizations combined their knowledge, skills, and experience to demonstrate some of the various equipment and product installations at the yard tour hosted by Edgar Dodson and his team at Dodson House Moving. Among the demonstrations, the NFRA welcomed members to install several options of hydraulically driven pilings. Perma Jack of San Antonio installed an all-steel piling; Olshan Foundation Solutions installed a hybrid (steel/concrete) piling; MitchCo Foundation Repair installed a concrete piling; and lastly, Magnum Piering installed a steel helical piling. The Dodson team mounted an elevated steel I beam with buried concrete footers at each end to provide loading resistance for each of the foundation repair contractors. The steel helical pile was augered into the ground using the motor driven equipment and associated torque measuring device.

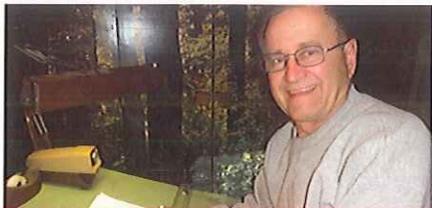
Additionally, Uretek ICR demonstrated their polyurethane foam injection by drilling small holes in a small concrete slab formed specifically for this event. The small concrete slab was cast on a layer of sand and base rock, contained in a steel box. The steel box included bullet proof glass windows on each side to visually see the foam expanding from a below ground viewpoint and elevated the concrete slab above.



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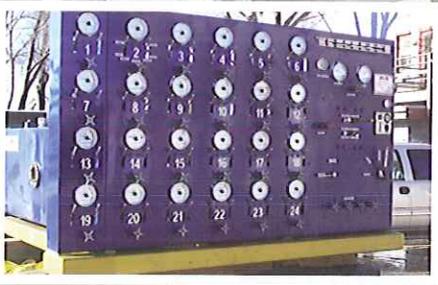
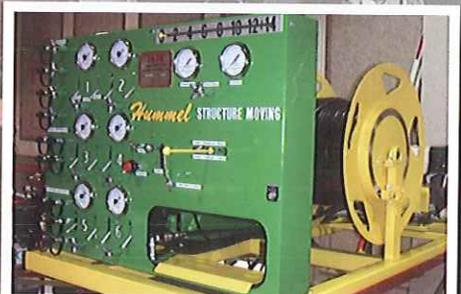
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**SUNDY VILLAGE – 44 S Swinton Ave**  
**Certificate of Appropriateness - Relocation**

**Application Letter**

Historical Plan Reviewer,

Please accept this application for a Relocation COA of House “G” located at 44 S Swinton Ave for restoration of the foundation. This will include lifting the structure and setting it back down on a new foundation. Similar to our previous COA approval of House “E”, the Cathcart House, it is in the best interest of the structure to receive a new foundation to ensure its integrity for the next century. This COA is only for lifting, no renovation to the exterior is included.

**Included in this application is the following:**

1. Historic Preservation Universal Development Application. Including a copy of the 2022 Certified Site Plan to comply with LDR Section 2.4.3(A).
  - The structure’s elevation is to remain consistent with the Certified Site Plan.
  - Utility Notices for the project are included, but please note that utility approvals are only required if moving of the structure over, along, or across any highway, street, alley, or other rights-of-way within the City which is not applicable.
  - FMSF form received from the archives of the Delray Beach Historical Society.
2. Original architect, REG’s plans are included for reference only pursuant to LDR Section 4.5.1(E)(6)(b)(2)(b) and LDR Section 4.5.1(E)(6)(b)(3)(a).
  - No changes to the structure are included in this submission and will conform to previous approvals, only the actual “relocation” of lifting and setting the structure back down.
  - Color and material changes approved by HPB on 1/31/24 have not been certified yet, but can be included in the final certification package for this “Relocation” if required.
3. Relocation Method pursuant to LDR Section 4.5.1(E)(6)(b)(2)(a)
  - The structure is to be lifted in the same method as the successful relocations of buildings A, B, C, D, and F at Sundy Village. References to the equipment, machinery, lifting plan are included in this submission along with photographic documentation of the method used previously.
4. Certified Engineering Report pursuant to LDR Section 4.5.1(E)(6)(b)(2)(e)(i)
5. Acknowledgement to comply with LDR Section 4.5.1(6)(d)
  - The building to be relocated shall be secured from vandalism and potential weather damage before and after its move, in a manner as approved by the Chief Building Official.
  - All structures approved for relocation and awaiting issuance of a building permit for the new development on the originating site shall be maintained so as to remain in a condition similar to that which existed at the time of the application.
6. Acknowledgement to comply with LDR Section 7.10.1 – 7.10.11, "Moving of Building: Historic Structures".
  - Brownie Structural Mover’s License is included in this application.
  - The bonding requirement to be satisfied prior to building permit issuance.