

HISTORIC PRESERVATION BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: August 3, 2016

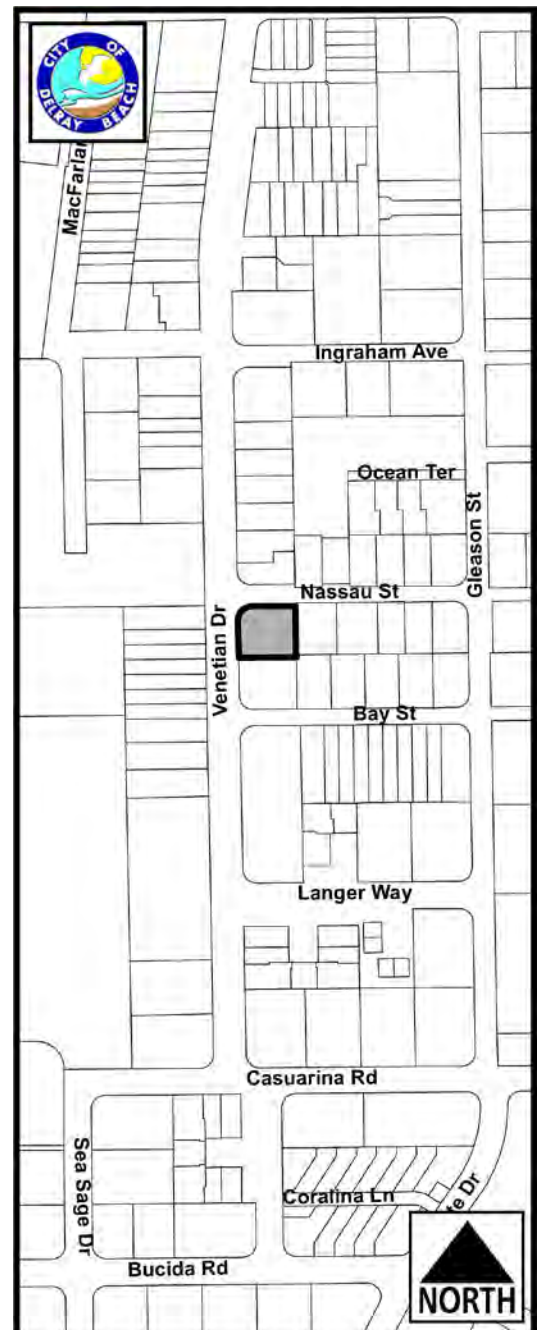
ITEM: 233 Venetian Drive, Nassau Park Historic District (2016-207) – Consideration of a Historic Property Ad Valorem Tax Exemption associated with approved additions and alterations to a contributing structure.

RECOMMENDATION: Recommend approval to the City Commission

GENERAL DATA:

Owner/Applicant..... Ann and James Heffernan
Agent..... Gary Eliopoulos
Location..... Southeast corner of Venetian Drive and Nassau Street

Property Size..... .38 acres
Zoning District..... RM (Multi-Family Residential, Medium Density)



ITEM BEFORE THE BOARD

The action requested of the Board is to approve a Historic Property Ad Valorem Tax Exemption Application for improvements to a contributing property located at **233 Venetian Drive, Nassau Park Historic District**, pursuant to Land Development Regulations (LDR) Section 4.5.1(J).

BACKGROUND/PROJECT DESCRIPTION

The subject property is located on the southeast corner of Venetian Drive and Nassau Street, within the Nassau Park Historic District. The property is zoned RM (Medium Density Residential District) and contains a circa 1950 Ranch style single-family residence. The structure was originally designed as a duplex by Sam Ogren, Sr., and is situated to the southeast corner of the property with a staggered elevation to give views of the front yard towards the corner of Venetian Drive and Nassau Park. The duplex was later converted to a single-family residence.

At its meeting of December 17, 2014, the Board considered a COA, waiver and variance requests for the subject property. A variance to reduce the required front setback along Venetian Drive from 25' to 17'-11 ½" was approved, as well as a waiver to permit the garage roofline to encroach into the Building Height Plane area. The COA was continued with Board direction.

At its meeting of January 21, 2015, the Board approved a COA (2015-040) for additions to the historic structure to accommodate additional living space, new covered porches, and a two-car garage. Site improvements included a patio around the proposed swimming pool, and a two-car driveway providing access from Venetian Drive.

The applicant is now before the Board to request review of the Tax Exemption Application for the aforementioned site and building improvements. Landscaping associated with this project is not permitted as a legitimate expenditure as it is not interpreted as a "site improvement," pursuant to the Florida Administrative Code 1A-38.

Based on State regulations, an Ad Valorem Tax Exemption can be approved for a project before, during, or after it has been undertaken. The applicant therefore requests consideration of the ad valorem tax exemption as the project is complete.

AD VALOREM TAX EXEMPTION

Pursuant to **LDR Section 4.5.1(J)**, a tax exemption is available for improvements to qualifying contributing properties in a designated historic district or individually designated properties, as listed in Section 4.5.1(I). Qualifying properties shall be exempt from that portion of ad valorem taxation levied by the City of Delray Beach on one hundred percent (100%) of the increase in assessed value resulting from any HPB approved renovation, restoration, rehabilitation, or other improvements of the qualifying property made on or after the effective date of the original passing of Ordinance 50-96 on November 19, 1996.

LDR Section 4.5.1(J)(1), clarifies that the exemption does not apply to the following:

- (a) Taxes levied for payment of bonds;
- (b) Taxes authorized by a vote of the electors pursuant to Section 9(b) or Section 12, Article 7 of the Florida Constitution; or
- (c) Personal property.

LDR Section 4.5.1(J)(2), explains the exemption period shall be for ten (10) years, unless a lesser term is set by the City Commission.

- (a) The term of the exemption shall be specified in the resolution approving the exemption and shall continue regardless of any changes in the authority of the City to authorize such exemption or change in ownership of the property.

- (b) To retain an exemption, the historic character of the property and the improvements which qualified the property for an exemption must be maintained in their historic state over the period for which the exemption was authorized.

LDR Section 4.5.1(J)(4) provides the parameters for qualifying properties and improvements. The subject property qualifies as it is listed on the Local Register of Historic Places. **LDR Section 4.5.1(J)(5)** requires that for an improvement to a historic property to qualify the property for an exemption, the improvement must:

- (a) be consistent with the United States Secretary of the Interior's Standards for Rehabilitation, as amended; and
- (b) be a constructed and/or installed improvement as approved by the Historic Preservation Board and as established in rules adopted by the Department of State, Division of Historical Resources, FAC 1A-38, as amended which defines real property improvements as changes in the condition of real property brought about by the expenditure of labor and money for the restoration, renovation, or rehabilitation of such property. Improvements shall include, but are not limited to: modifications, repairs, or additions to the principal contributing building and its associated accessory structures (i.e. a garage, cabana, guest cottage, storage/utility structures, swimming pools), whether existing or new. The exemption does not apply to improvements made to non-contributing principal buildings, existing non-contributing accessory structures, or undesignated structures and/or properties; and,
- (c) be consistent with Section 4.5.1(E), "Development Standards", of the City's Land Development Regulations; and
- (d) include, as part of the overall project, visible improvements to the exterior of the structure.

The project meets the above criteria through previous approval by the Board of the associated improvements outlined above which constituted its compliance with the Secretary of the Interior's Standards for Rehabilitation, as well as the rules of Florida Administrative Code 1A-38, promulgated by the Florida Department of State, Division of Historical Resources. The development project meets criterion (c) per the COA approval which applied the LDR Development Standards in the assessment of the proposal. Finally, the project meets criterion (d) as the project encompasses visible improvements to the exterior of the building and related property.

However, the Board should consider one revision to the plans which were changed in the field and not approved by the Board. The original structure contained decorative wrought iron posts on the front porches (see the before photograph of the Northwest Corner Elevation page attached). During consideration of the COA in 2015, the Board was concerned with the original proposal which removed this detail indicative of the contributing structure's timeframe. The plans were approved with the provision of an "aluminum ladder post" to be installed. However, given that the aluminum could not be load bearing, columns were constructed in their place, and the ladder design, made of Azek, a composite material, was applied to the columns. This alteration is pointed out to the Board in consideration of the criteria for the Tax Exemption.

Staff's determination on this switch is that the Board approved the removal of the original filigree posts, and therefore, the new ladder design with the post, is not necessarily inconsistent with the already approved improvements, and therefore should not impact the tax exemption.

Pursuant to **LDR Section 4.5.1(J)(7)**, any property owner, or the authorized agent of the owner, that desires an ad valorem tax exemption for the improvement of a historic property must submit a Historic Property Tax Exemption Application to the Planning and Zoning Department upon completion of the qualifying improvements.

- (a) The application shall indicate the estimated cost of the total project, the estimated cost attributed solely to the historic structure, and project completion date as determined by the Certificate of Occupancy issued by the Building Department.
- (b) The Historic Property Tax Exemption Application shall be accompanied by a copy of the most recent tax bill from the Palm Beach County Property Appraiser for the property; a new property survey illustrating the improvements; a copy of the building permit application indicating estimated project cost; a copy of the Certificate of Occupancy/Final Inspection; and photographs illustrating the before and after of each improvement, including both the interior, exterior, and all new construction. The photographs shall be identified with a date and description indicating the impact of the improvement.
- (c) The application must be submitted within three (3) months from the date of issuance of a Certificate of Occupancy.
- (d) The Historic Preservation Planner will inspect the completed work to verify such compliance prior to Historic Preservation Board review.
 - a. If the Historic Preservation Board determines that the work is a qualifying improvement and is in compliance with the approved plans and the review standards contained in Section 4.5.1(E), the Board shall recommend that the City Commission grant the Historic Property Tax Exemption Application.
 - b. Upon a recommendation of approval of a Historic Property Tax Exemption Application by the Historic Preservation Board, the application shall be placed by resolution on the agenda of the City Commission for approval. The resolution of the City Commission approving the application shall provide the name of the owner of the property, the property address and legal description, a recorded restrictive covenant in the official records of Palm Beach County as a condition of receiving the exemption, and the effective dates of the exemption, including the expiration date.
 - c. If the Historic Preservation Board determines that the work as completed is either not consistent with the approved plans or is not in compliance with the review standards contained in Section 4.5.1(E), the applicant shall be advised that the request has been denied

The qualifying improvements were completed and submitted within three months of the Certificate of Occupancy which was issued on June 13, 2016.

Pursuant to **LDR Section 4.5.1(J)(8), Historic Preservation Exemption Covenant**, the covenant required in order to qualify for the exemption:

- (a) To qualify for an exemption, the applicant must sign and return the Historic Preservation Exemption Covenant with the Final Application/Request for Review of Completed Work. The covenant as established by the Department of State, Division of Historical Resources, shall be in a form approved by the City of Delray Beach City Attorney's Office and applicable for the term for which the exemption is granted and shall require the character of the property and qualifying improvements to be maintained during the period that the exemption is granted.
- (b) On or before the effective date of the exemption, the owner of the property shall have the covenant recorded in the official records of Palm Beach County, Florida, and shall cause a certified copy of the recorded covenant to be delivered to the City's Historic Preservation Planner. Such covenant shall be binding on the current property owner, transferees, and their heirs, assigns and successors. A violation of the covenant shall result in the property owner being subject to the payment of the differences between the total amount of the taxes which would have been due in March of each of the previous years in which the covenant or agreement was in effect had the property not received the exemption and the total amount of

taxes actually paid in those years, plus interest on the difference calculated as provided in Sec. 212.12(3), Florida Statutes.

LDR Section 4.5.1(J)(10), Revocation Proceedings, provides guidelines to revocation of the tax exemption upon violation of the recorded covenant.

- (a) The Historic Preservation Board may initiate proceedings to revoke the ad valorem tax exemption provided herein, in the event the applicant, or subsequent owner or successors in interest to the property, fails to maintain the property according to the terms, conditions and standards of the Historic Preservation Exemption Covenant.
- (b) The Historic Preservation Planner shall provide notice to the current owner of record of the property and the Historic Preservation Board shall hold a revocation hearing in the same manner as in Section 4.5.1(M)(10), and make a recommendation to the City Commission.
- (c) The City Commission shall review the recommendation of the Historic Preservation Board and make a determination as to whether the tax exemption shall be revoked. Should the City Commission determine that the tax exemption shall be revoked, a written resolution revoking the exemption and notice of penalties as provided in Paragraph 8 of the covenant shall be provided to the owner, the Palm Beach County Property Appraiser, and filed in the official records of Palm Beach County.
- (d) Upon receipt of the resolution revoking the tax exemption, the Palm Beach County Property Appraiser shall discontinue the tax exemption on the property as of January 1st of the year following receipt of the notice of revocation.

The Sections noted above regarding the “Restrictive Covenant” and “Revocation Proceedings” are provided to demonstrate that the tax exemption is binding, and if violated, the property owner would have to comply with the consequences.

The tax exemption request complies with the criteria contained in LDR Section 4.5.1(J) as the Historic Preservation Board approved the associated improvements by making positive findings with respect to the applicable LDR Sections, Delray Beach Historic Preservation Design Guidelines, and Secretary of the Interior’s Standards for Rehabilitation. Therefore, positive findings can be made with respect to LDR Section 4.5.1(J).

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Recommend approval to the City Commission of the complete Ad Valorem Tax Exemption Application for improvements to the property at **233 Venetian Drive, Nassau Park Historic District**, based upon positive findings with respect to LDR Section 4.5.1(J).
- C. Recommend denial to the City Commission of the complete Ad Valorem Tax Exemption Application for improvements to the property at **233 Venetian Drive, Nassau Park Historic District**, based upon a failure to make positive findings with respect to LDR Section 4.5.1(J). (Motion to be phrased in the affirmative. See above.)

RECOMMENDATION

Recommend approval to the City Commission of the Historic Property Ad Valorem Tax Exemption Application (2016-207) for improvements to the property at **233 Venetian Drive, Nassau Park Historic District**, based upon positive findings with respect to LDR Section 4.5.1(J).

HISTORIC PRESERVATION BOARD MEMORANDUM STAFF REPORT

Authorized Agent: GE Architecture, Inc./Gary P. Eliopoulos

Property Owner: James P. and Ann D. Heffernan

Project Location: 233 Venetian Drive, Nassau Park Historic District

HPB Meeting Date: January 21, 2015

File: 2015-040

ITEM BEFORE THE BOARD

The item before the Board is the consideration of a Certificate of Appropriateness (COA), Variance, and Waiver request associated with additions, alterations, and site improvements to the property located at **233 Venetian Drive, Nassau Park Historic District**, pursuant to Land Development Regulations (LDR) Section 2.2.6(D) and 2.4.6(H).

BACKGROUND & PROJECT DESCRIPTION

The subject property is located on the southeast corner of Venetian Drive and Nassau Street, within the Nassau Park Historic District. The 9,868 square foot (.23 acres) property is zoned RM (Medium Density Residential District) and contains a circa 1950 Ranch style single-family residence. The structure was originally designed as a duplex by Sam Ogren, Sr, and is situated to the southeast corner of the property with a staggered elevation to give views of the front yard towards the corner of Venetian Drive and Nassau Street. The duplex was later converted to a single-family residence.

No previous COAs are on record for the subject property.

At its meeting of December 17, 2014, the Board considered a COA, waiver, and variance requests for the subject property. The request involved the approval of additions to the historic structure to accommodate additional living space, new covered porches, and a two-car garage. Site improvements included a patio around the proposed swimming pool, and a two-car driveway providing access from Venetian Drive. The applicant presented revised elevations to the Board during the meeting which were generally supported and intended to address those issues outlined in the Staff Report regarding the concerns over compatibility and appropriateness of the proposed additions and alterations. Following discussion of those concerns also expressed by the Board, the COA request was continued with direction.

The variance request to reduce the required front setback along Venetian Drive from 25' to 17'-11 1/2" was approved, as well as the waiver request to LDR Section 4.5.1(E)(8)(a), Height, to permit the garage roofline to encroach into the Building Height Plane area.

Revised plans have been submitted to address the concerns discussed by the Board. The porch on the north elevation has been removed to retain the existing setback of 25.7'; corner windows were added to the north elevation; a front entry feature was added; the porch support posts have been revised to an aluminum "ladder" design; windows and doors within the west porch have been further revised; and the swimming pool location has been revised to comply with the required setbacks.

The exterior finish will consist of a combination of smooth stucco, to match existing, and painted "Acadia White", with a white concrete tile roof (match existing), "Brilliant White" trim, louvers, soffits, and molding, and "Charcoal Slate" banding and garage doors.

The subject COA is now before the Board for consideration.

SITE PLAN & DEVELOPMENT STANDARDS

Pursuant to **LDR Section 2.4.6(H)(5)**, *Prior to approval, a finding must be made that any Certificate of Appropriateness which is to be approved is consistent with Historic Preservation purposes pursuant to Objective A-4 of the Land Use Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.*

Zoning and Use Review

Pursuant to **LDR Section 4.3.4(K), Development Standards**, *single-family residential properties located within the RM zoning district shall be developed according to the requirements of the R-1-A zoning district, as noted in the chart below.*

	Requirement	Existing	Proposed (Additions)
Lot Coverage (Maximum)	N/A	20.5%	37.9%
Open Space	25%	64.7%	41.6%
Setbacks: Front (West/Venetian Drive)	25'	40'	17'-11 1/2"*
Side Street (North/Nassau Street)	15'	25.7'	25.7'
Side Interior (South)	7'-6"	11.8'	7'-6"
Rear (East)	10'	10.3'	10'-6"
Height	35'	15'-2"	16'-5"

*Variance approved on 12.17.14 to decrease front setback, facing Venetian Drive

STAFF COMMENT:

As illustrated above, the proposed improvements meet the Development Standard requirements. Therefore, positive findings can be made with respect to the subject LDR requirement. It should be noted, however, that the revised proposal provides a decreased lot coverage (previously 39.3%) and an increased open space (previously 39.4%) from the initial submittal.

Supplemental District Regulations

Pursuant to **LDR Section 4.6.9(C)(2), Parking Requirements for Residential Uses**, *two spaces per dwelling unit. Tandem parking may be used provided that in the Single Family (R-1 District) or RL District, no required parking space may be located in a required front or street side setback.*

STAFF COMMENT:

The proposed two-car garage is located within the front setback area, and a variance to accommodate the garage was approved during the previous review on December 17, 2014. Therefore, the parking spaces are compliant and positive findings to this requirement can be made.

It is noted that the current parking conditions consist of two brick paver driveways: the driveway off of Venetian Drive is located along the south property line, and is approximately 40' deep, and the driveway off of Nassau Street is approximately 20' deep. In consideration of the above, both driveways are non-conforming, as each provides the required parking within the front and side-street setback areas.

Pursuant to **LDR Section 4.6.15(G)(1), Swimming Pool, Whirlpools, & Spas: Yard Encroachment**, swimming pools, the tops of which are no higher than grade level, may extend into the rear, interior or street side setback areas but no closer than ten feet (10') to any property line, except as provided in subsection (2) and (4) below. Swimming pools shall not extend into the front setback area noted in Section 4.3.4(K).

STAFF COMMENT:

The site plan indicates the location of a swimming pool situated along the 25' front setback line and 15' along the site street setback line, thereby complying with the aforementioned requirement.

DESIGN ELEMENTS ANALYSIS

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. Relief from Subsections (1) through (9) below may be granted by seeking a waiver approvable by the Historic Preservation Board, unless otherwise stated.

(E)(2)(b)(2-3), Major and Minor Development:

The subject application is considered "Major Development", as it is "the construction, reconstruction, or alteration of twenty-five percent (25%) of the existing floor area of the building," and "the alteration of any part of the front façade of an existing contributing residential structure."

STAFF COMMENT:

The proposed project classifies the subject request as "major development" and is reviewed as such below.

4.5.1(E)(3)(a)1., Buildings, Structures, Appurtenances and Parking; Appurtenances, Garages and Carports:

- a. *Garages and carports are encouraged to be oriented so that they may be accessed from the side or rear and out of view from a public right of way.*
- b. *The orientation of garages and carports shall be consistent with the historic development pattern of structures of a similar architectural style within the district.*
- c. *The enclosure of carports is discouraged. When permitted, the enclosure of the carport should maintain the original details, associated with the carport, such as decorative posts, columns, roof planes, and other features.*
- d. *Garage doors shall be designed to be compatible with the architectural style of the principal structure and should include individual openings for vehicles rather than two car expanses of doors. Metal two car garage doors are discouraged; however, if options are limited and metal is proposed, the doors must include additional architectural detailing appropriate to the building.*

STAFF COMMENT:

The proposal includes the addition of a two-car garage which faces Venetian Drive, as opposed to the "side" of the property which faces Nassau Street. The proposed location would be consistent with other corner properties along Nassau Street, which provide vehicular access off of the side street. The proposed individual vehicle openings are preferred, as opposed to the possible single door for two-opening.

(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.*

(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.*

Those applicable Standards are noted below:

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 #2)

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 #9)

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 #10)

4.5.1(E)(8) Visual Compatibility Standards. *New construction 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. Visual compatibility for major development shall be determined by utilizing criteria 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 shall also be determined through application of the Building Height Plane (BHP).*

(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.*

(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. Lots 65' or less in width are exempt from the additional setback requirements along the front façade, and the proposed addition does not exceed 50% of the lot depth and therefore, the additional 5' setback along the side elevation is not required.*

(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 development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.*

(m) Additions to Contributing Structures. *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.*

STAFF COMMENT/ANALYSIS:

As previously noted in the Staff Report of December 17, 2014, the subject contributing structure was designed to be integrated with the land and provide a view of the open spaces towards the corner of Venetian Drive and Nassau Street, as opposed to providing a back yard for the original duplex. The primary elevations were staggered to provide the view from each unit, and as indicated above, the original design of the building may be considered. The proposal strives to maintain the staggered footprint and open porches, yet separates the new porches with flat roofs, as opposed to integrating them into the hip roof, as originally exists. The remaining original walls, as well as those which are added, have been reconfigured with new door and window openings.

The proposed additions and alterations are in keeping with the scale and massing of the one-story structure, and will not negatively impact the streetscape. While some original features and openings will be removed, the proposed replacement types are not inappropriate and maintain the original character of the structure.

Based on the above, positive findings can be made with respect to LDR Section 4.5.1(E)(8).

ALTERNATIVE ACTIONS

- A. Continue with direction:
- B. Move approval of the Certificate of Appropriateness (2015-040) for **233 Venetian Drive, Nassau Park Historic District** by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.
- C. Move denial of the Certificate of Appropriateness (2015-040) for **233 Venetian Drive, Nassau Park Historic District** by adopting the findings of fact and law contained in the staff report, and finding that the request does not meet the criteria set forth in the Land Development Regulations, the Delray Beach Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation. (Motion to be phrased in the affirmative. See above)

RECOMMENDATION

Approve the Certificate of Appropriateness (2015-040) for 233 Venetian Drive, Nassau Park Historic District by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

Report Prepared by: Amy E. Alvarez, Historic Preservation Planner

Venetian Drive (Location/Aerial Map)



Venetian Drive
(Aerial Map)



Venetian Drive

(Top-Facing Southwest, view from Nassau Street; Below-Facing East, 233 Venetian Drive., view from Venetian Drive)



Venetian Drive

(Top-Facing North; Below-Facing East, 233 Venetian on left.)



venetian Drive
(Facing East on Nassau Street)



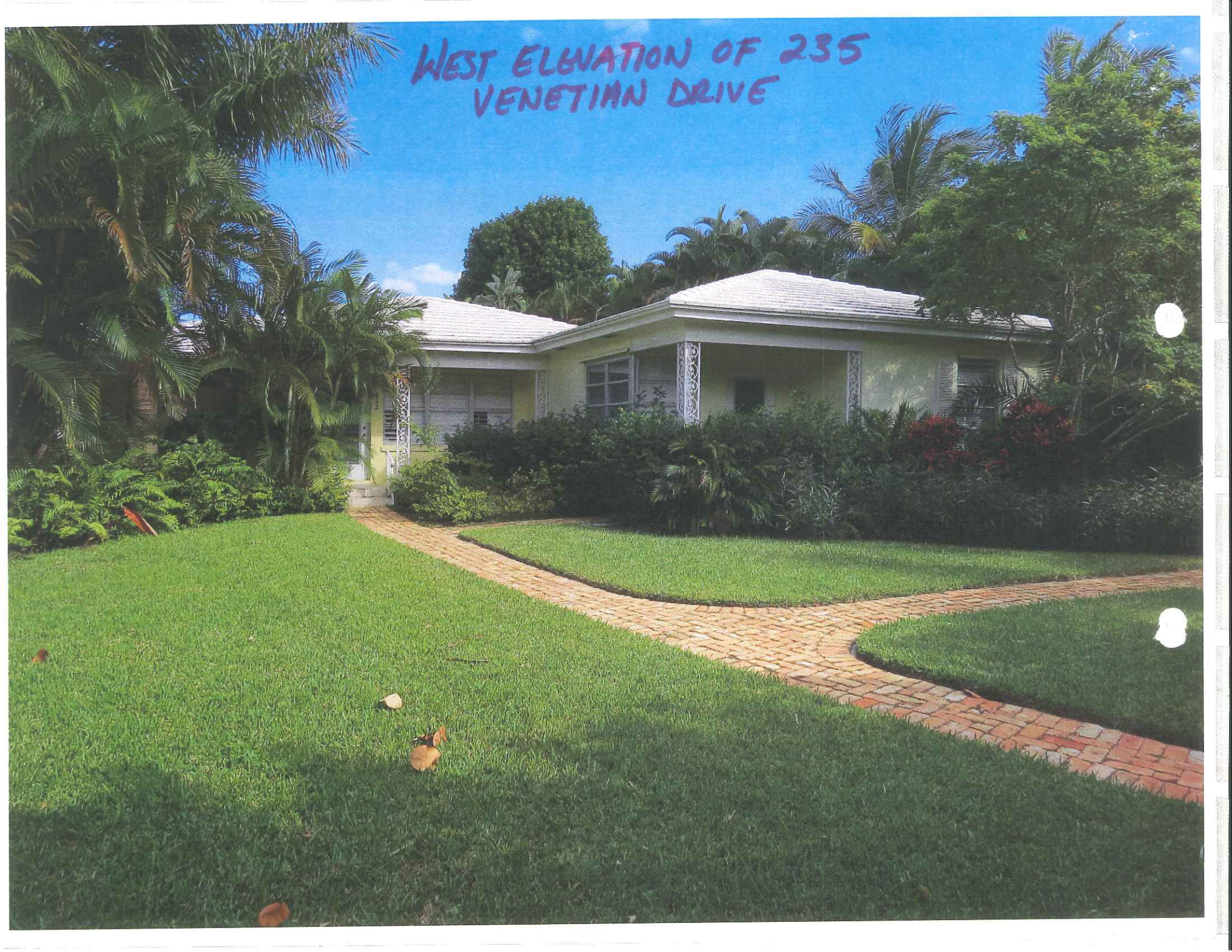


235 VENETIAN DRIVE
NORTH WEST CORNER



NORTH SIDE OF 235 VENETIAN (ALONG NASSAU ST.)

WEST ELEVATION OF 235
VENETIAN DRIVE





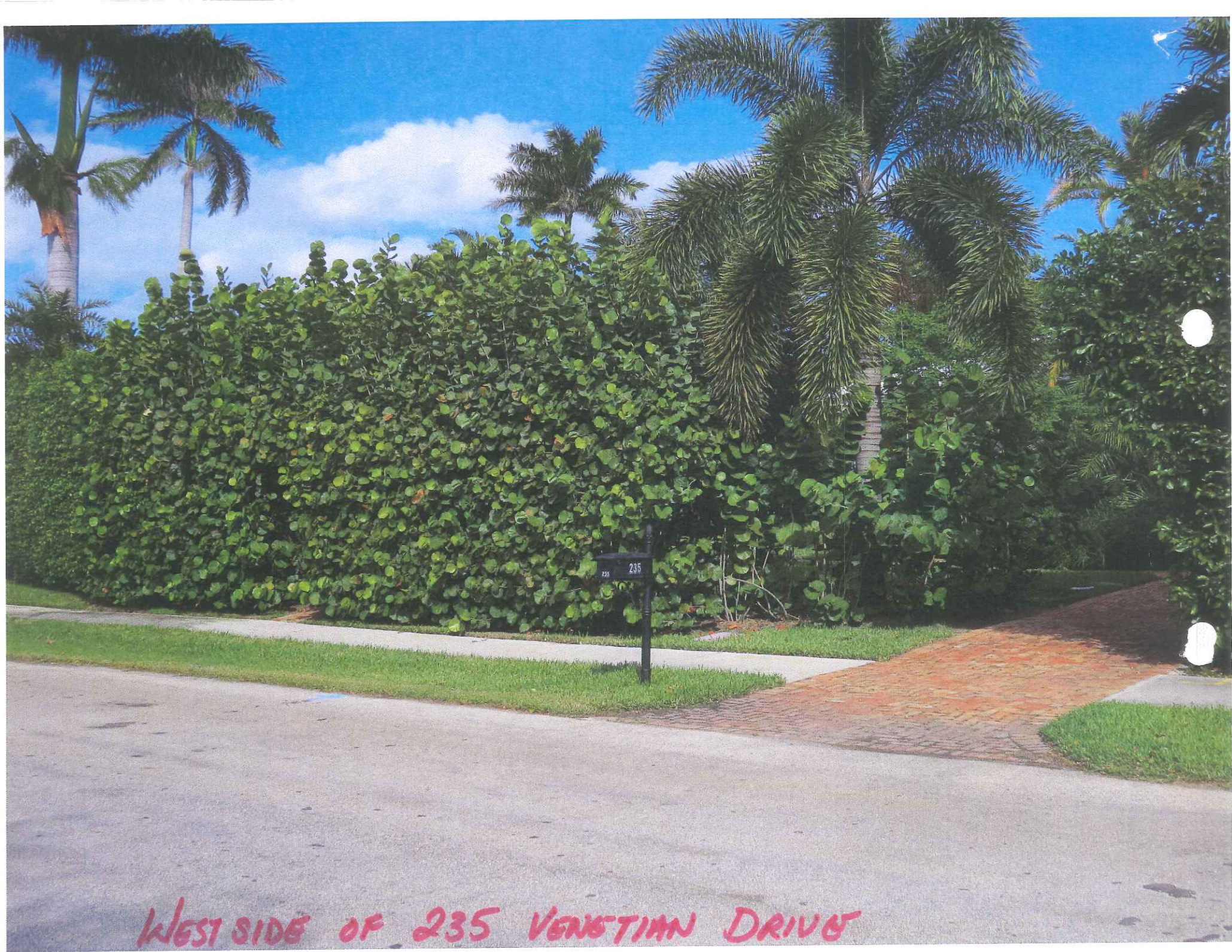
North East CORNER OF 235

NORTH WEST CORNER OF VENETIAN - 235





NORTH SIDE OF 235 VENETIAN (ALONG NASSAU ST.)



235

WEST SIDE OF 235 VENETIAN DRIVE

NOTES:

- 1 DO NOT SCALE DRAWINGS!
- 2 FIELD VERIFY ALL DIMENSIONS!
- 3 CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
- 4 ALL AREA CALCULATIONS ARE APPROX.



Architect, Planner and Designer
AA-26002044
 205 George Bush Blvd.
 Delray Beach, Florida 33444
 TEL: 561-276-6011
 FAX: 561-276-6129

ISSUED FOR **HFB**
 BIDS
 PERMIT **1.5.5**
 CONSTRUCTION

PROJECT TITLE
RENOVATION & ADDITION FOR THE HEFFERNAN RESIDENCE

233 VENETIAN DRIVE DELRAY BEACH, FL

CLIENT APPROVAL

REVISIONS
 Δ REVISED LB'S AS PER HFB COMMENTS.
 ADDED CORNER WINDOWS & REMOVED PROPOSED NORTH COVERED PORCH.

THIS DRAWING IS NOT FOR CONSTRUCTION. IT HAS BEEN PREPARED FOR GOVERNMENTAL REVIEW AND/OR PRELIMINARY PRICING ONLY.

FILE NUMBER **828A0.1**

DRAWING TITLE
PROPOSED PARTIAL SITE SECTION

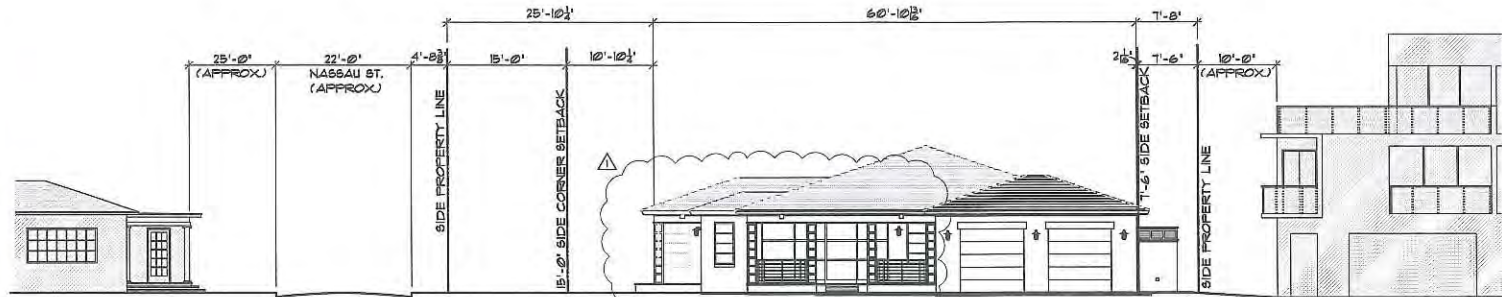
DATE **10.31.14** | DRAWN BY **GE/JC**

JOB NUMBER **20140828**

DRAWING NUMBER

A0.1

THIS DOCUMENT IS THE PROPERTY OF GE ARCHITECTURE INC. ALL RIGHTS ARE RESERVED AND ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF GE ARCHITECTURE INC. IS PROHIBITED.

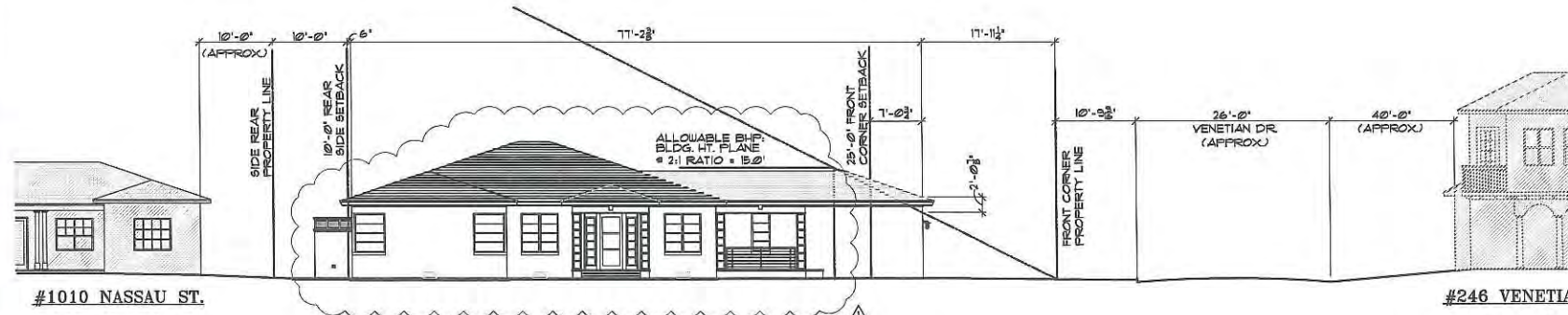


#231 VENETIAN DR.



#243 VENETIAN DR.

1 PARTIAL SITE SECTION
 A0.1 SCALE: 3/32"=1'-0"



#1010 NASSAU ST.



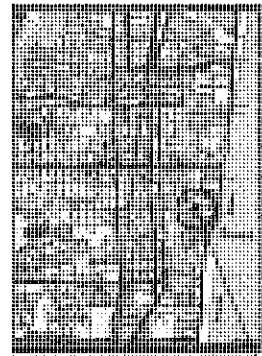
#246 VENETIAN DR.

2 PARTIAL SITE SECTION
 A0.1 SCALE: 3/32"=1'-0"

REQUESTING VARIANCE :
 FOR FROM FRONT SETBACK FROM REQUIRED 25'-0" DOWN TO 17'-11 1/4" TO ALLOW THE CONSTRUCTION OF A 2-CAR GARAGE

REQUESTING WAIVER :
 FOR PROPOSED 2-CAR GARAGE TO PROJECT INTO 'BUILDING HEIGHT PLANE' BY 2'-0 1/4".

PLOTTED 10.5.14 9:00 AM



VICINITY MAP

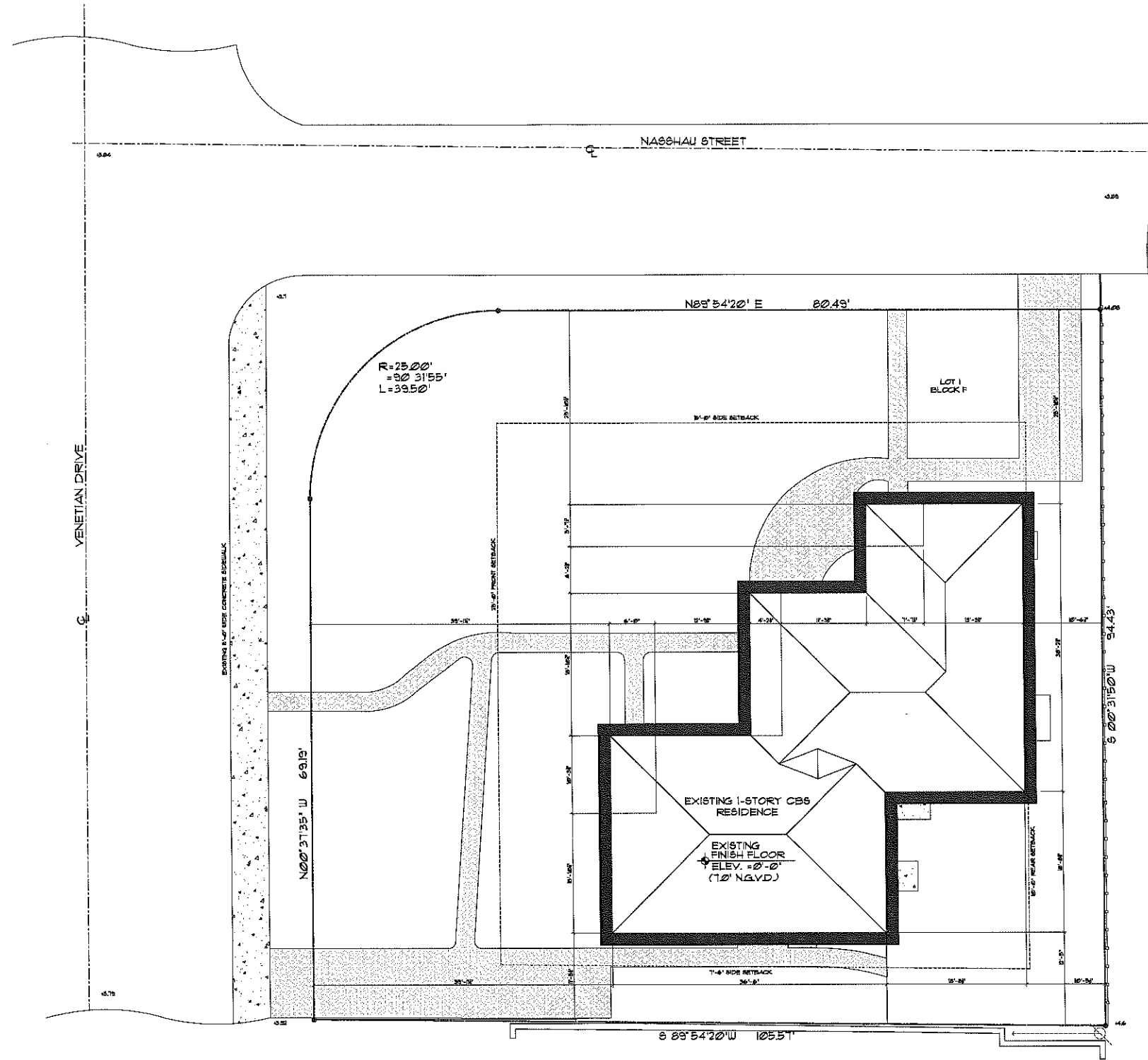


AREA CALCULATIONS	
FLOOR AREA UNDER A/C	1,846 S.F.
SIDE ENTRY COVERED PORCH (NORTH)	43 S.F.
FRONT COVERED PORCH (WEST)	80 S.F.
SIDE COVERED PORCH (WEST)	43 S.F.
TOTAL AREA UNDER ROOF	2,012 S.F.
SITE DATA	
TOTAL SITE AREA	9,268 S.F.
TOTAL BLDG FOOTPRINT	2,031 S.F.
DRIVEWAY + WALKWAY PAVERS	1,253 S.F.
TOTAL IMPERVIOUS AREA (BLDG, PAVERS + ETC.)	3,284 S.F.
TOTAL PERVIOUS AREA (LANDSCAPING)	6,584 S.F.
TOTAL EXISTING LOT COVERAGE + 2,031 SQ.F. / 9,268 SQ.F. = 21.8% (INCLUDES COVERED PORCHES)	

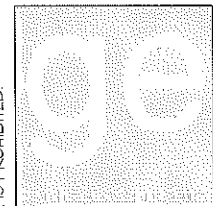
SET BACKS:		
	REQUIRED	EXISTING
FRONT (VENETIAN DRIVE)	25'-0"	38'-11 1/4"
SIDE INTERIOR (SOUTH)	7'-6"	
SIDE STREET (NASSHAU STREET)	5'-0"	20'-10 1/4"
REAR (EAST)	10'-0"	
ALLOWABLE HT. (ABOVE CROWN OF ROAD)	35'-0" (MEAN ROOF HT.)	31'-2"
ZONING	'HISTORIC NASSHAU DISTRICT' R-1-A	

LEGAL DESCRIPTION
 LOT 1 BLOCK F
JOHN B. REID'S VILLAGE
 ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 21, PAGES 38, RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SAID LAND SITUATE LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

- GENERAL NOTES:**
- IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 - THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOBSITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
 - CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND FITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
 - ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
 - THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED PRIOR WRITTEN CONSENT FROM THE ARCHITECT.



1 EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"
 (FOR REFERENCE ONLY)



Architect, Planner and Designer
AA-26002044
 205 George Bush Blvd.
 Delray Beach, Florida 33444
 TEL: 561-276-8011
 FAX: 561-276-6129

ISSUED FOR: HPB
 BIDS: _____
 PERMIT: 1.5.B
 CONSTRUCTION: _____

PROJECT TITLE
RENOVATION & ADDITION FOR THE HEFFERNAN RESIDENCE

233 VENETIAN DRIVE
 DELRAY BEACH, FL.

CLIENT APPROVAL: _____
 REVISIONS: _____

THIS DRAWING IS NOT FOR CONSTRUCTION. IT HAS BEEN ISSUED FOR GOVERNMENTAL REVIEW AND/OR PRELIMINARY PRICING ONLY.

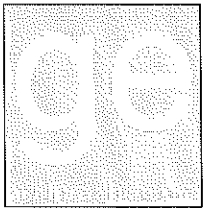
FILE NUMBER: 828A100
 DRAWING TITLE: **EXISTING SITE PLAN (FOR REF. ONLY)**
 DATE: 9.09.14 | DRAWN BY: GE/JC
 JOB NUMBER: 20140828
 DRAWING NUMBER: _____

- NOTES:**
- DO NOT SCALE DRAWINGS!
 - FIELD VERIFY ALL DIMENSIONS!
 - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES).
 - ALL AREA CALCULATIONS ARE APPROX.

A1.00

THIS DOCUMENT IS THE PROPERTY OF GE ARCHITECTURE, INC. ALL RIGHTS ARE RESERVED AND ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF GE ARCHITECTURE, INC. IS PROHIBITED.

PLOTTED 15.8 - 10:00 AM



Architect, Planner and Designer
AA-26002044

205 George Bush Blvd.
Delray Beach, Florida 33444
TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR: HFB

BIDS: PERMIT 1.S.B

CONSTRUCTION

PROJECT TITLE

RENOVATION & ADDITION FOR THE HEFFERNAN RESIDENCE

233 VENETIAN DRIVE
DELRAY BEACH, FL.

CLIENT APPROVAL

REVISIONS

REVISION 15/15 AS PER HFB COMMENTS
RELOCATED PROPOSED POOL, REMOVED COVERED PORCHES ALONG NORTH SIDE OF HOUSE.

THIS DRAWING IS NOT FOR CONSTRUCTION. IT HAS BEEN BASED FOR GOVERNMENTAL REVIEW AND/OR PRELIMINARY PRICING ONLY.

FILE NUMBER 828A101

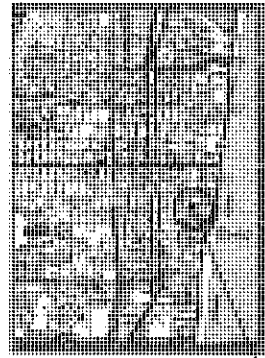
PROPOSED SITE PLAN

DATE 10.09.14 DRAWN BY GE/JC

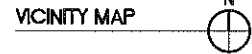
JOB NUMBER 20140828

DRAWING NUMBER

A1.01



PREPARED FOR THE SOUTH EAST SIDE OF THE INTERSECTION OF VENETIAN DRIVE AND NASSAU STREET.



AREA CALCULATIONS	
EXISTING	
FLOOR AREA UNDER A/C	1846 S.F.
SIDE ENTRY COVERED PORCH (NORTH)	43 S.F.
REAR COVERED PORCH (WEST)	62 S.F.
SIDE COVERED PORCH (WEST)	62 S.F.
TOTAL AREA UNDER ROOF	2,013 S.F.
PROPOSED	
FLOOR AREA UNDER A/C W/ ADDITIONS	2,719 S.F.
2-CAR GARAGE	581 S.F.
FRONT COVERED ENTRANCE (NORTH)	62 S.F.
SIDE COVERED LOGGIA (WEST - OFF OF GREAT ROOM)	285 S.F.
TOTAL AREA UNDER ROOF	3,607 S.F.
SITE DATA	
TOTAL SITE AREA	9,868 S.F.
TOTAL BLDG FOOTPRINT (NOT INCLUDING APPROX. 146 SQFT. FOR DRIVEWAY APRONS IN ROW)	3,744 S.F.
TOTAL IMPERVIOUS AREA (BLDG, PAVERS & ETC)	5,763 / 9,868 = 58.4%
TOTAL PERVIOUS AREA (LANDSCAPING)	4,105 / 9,868 = 41.6%
TOTAL PERVIOUS + IMPERVIOUS AREA*	5,763 + 4,105 = 9,868 = 100%
TOTAL LOT COVERAGE*	3,744 / 9,868 = 37.9%

SET BACKS:			
	REQUIRED	EXISTING	PROPOSED
FRONT (VENETIAN DRIVE)	25'-0"	35'-11 1/4"	11'-11 1/4"
SIDE INTERIOR (SOUTH)	1'-6"	12'-1"	1'-8"
SIDE STREET (NASSAU STREET)	5'-0"	25'-10 1/4"	25'-10 1/4"
REAR (EAST)	10'-0"	10'-8"	10'-8"
ALLOWABLE HT. (ABOVE CROWN OF ROAD)	35'-0" (MEAN ROOF HT.)	15'-2"	16'-8"

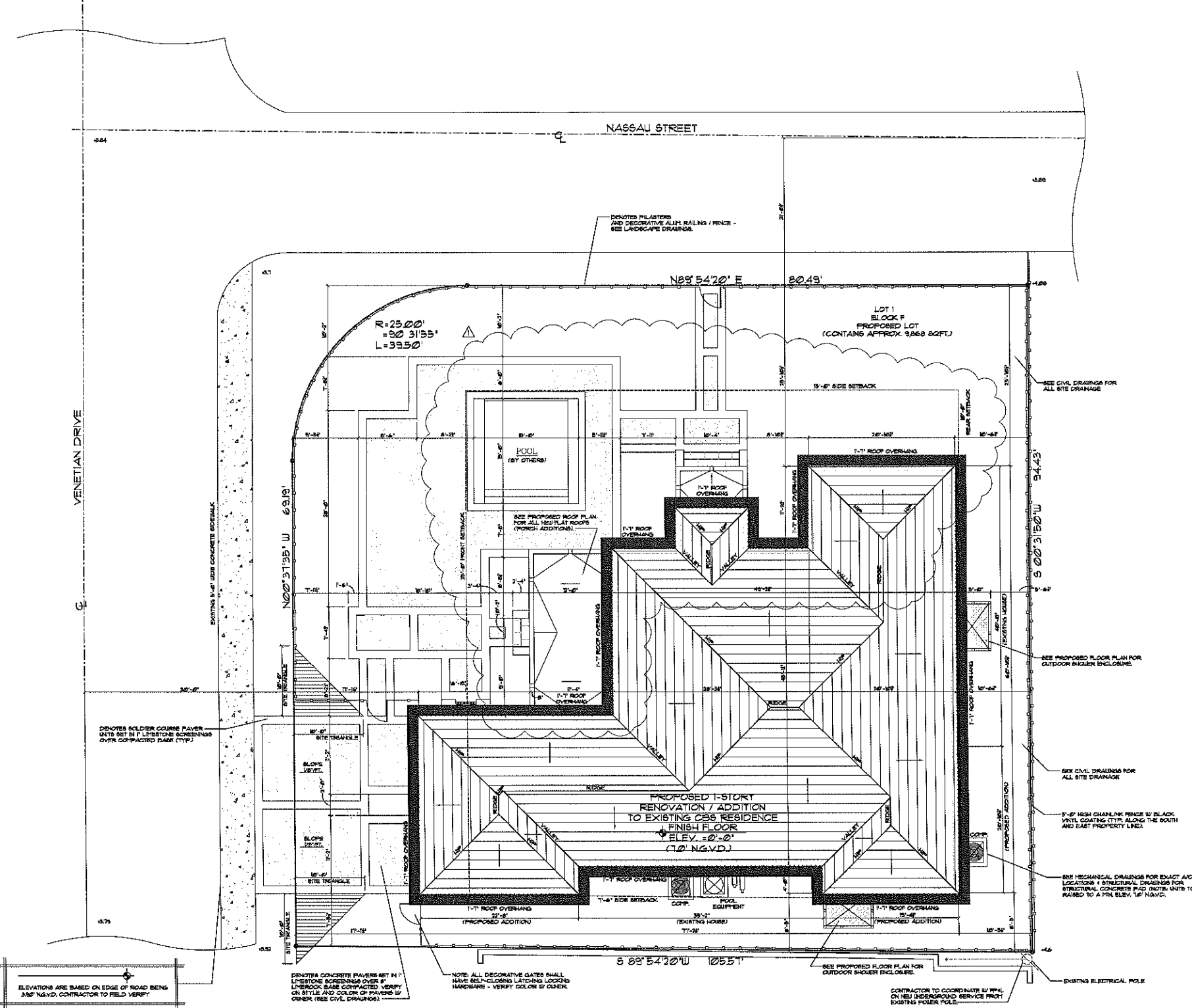
ZONING: "HISTORIC NASSAU DISTRICT" R-1-A

LEGAL DESCRIPTION

LOT 1 BLOCK F JOHN B. REID'S VILLAGE
ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 21, PAGES 98 RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SAID LAND SITUATE LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

GENERAL NOTES:

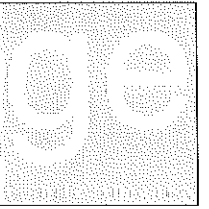
- IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOBSITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, BEEHIVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSIDERED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- THESE DOCUMENTS AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED PRIOR WRITTEN CONSENT FROM THE ARCHITECT.



1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

- NOTES:**
- DO NOT SCALE DRAWINGS!
 - FIELD VERIFY ALL DIMENSIONS!
 - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
 - ALL AREA CALCULATIONS ARE APPROX.

THIS DOCUMENT IS THE PROPERTY OF GE ARCHITECTURE INC. ALL RIGHTS ARE RESERVED AND ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF GE ARCHITECTURE INC. IS PROHIBITED.



Architect, Planner and Designer
AA-26002044

205 George Bush Blvd.
Delray Beach, Florida 33444
TEL: 561-276-6011
FAX: 561-276-6128

ISSUED FOR: **PH**
BIDS
PERMIT: **1.5.5**
CONSTRUCTION

PROJECT TITLE
RENOVATION & ADDITION FOR THE HEFFERNAN RESIDENCE

233 VENETIAN DRIVE
DELRAY BEACH, FL

CLIENT APPROVAL

REVISIONS

THIS DRAWING IS NOT FOR CONSTRUCTION. IT HAS BEEN MADE FOR GOVERNMENTAL REVIEW AND/OR PRELIMINARY PRICING ONLY.

FILE NUMBER: **828A200**

DRAWING TITLE

EXISTING FLOOR PLAN (FOR REF ONLY)

DATE: **9.16.14** | DRAWN BY: **GE/MJ**

JOB NUMBER: **20140828**

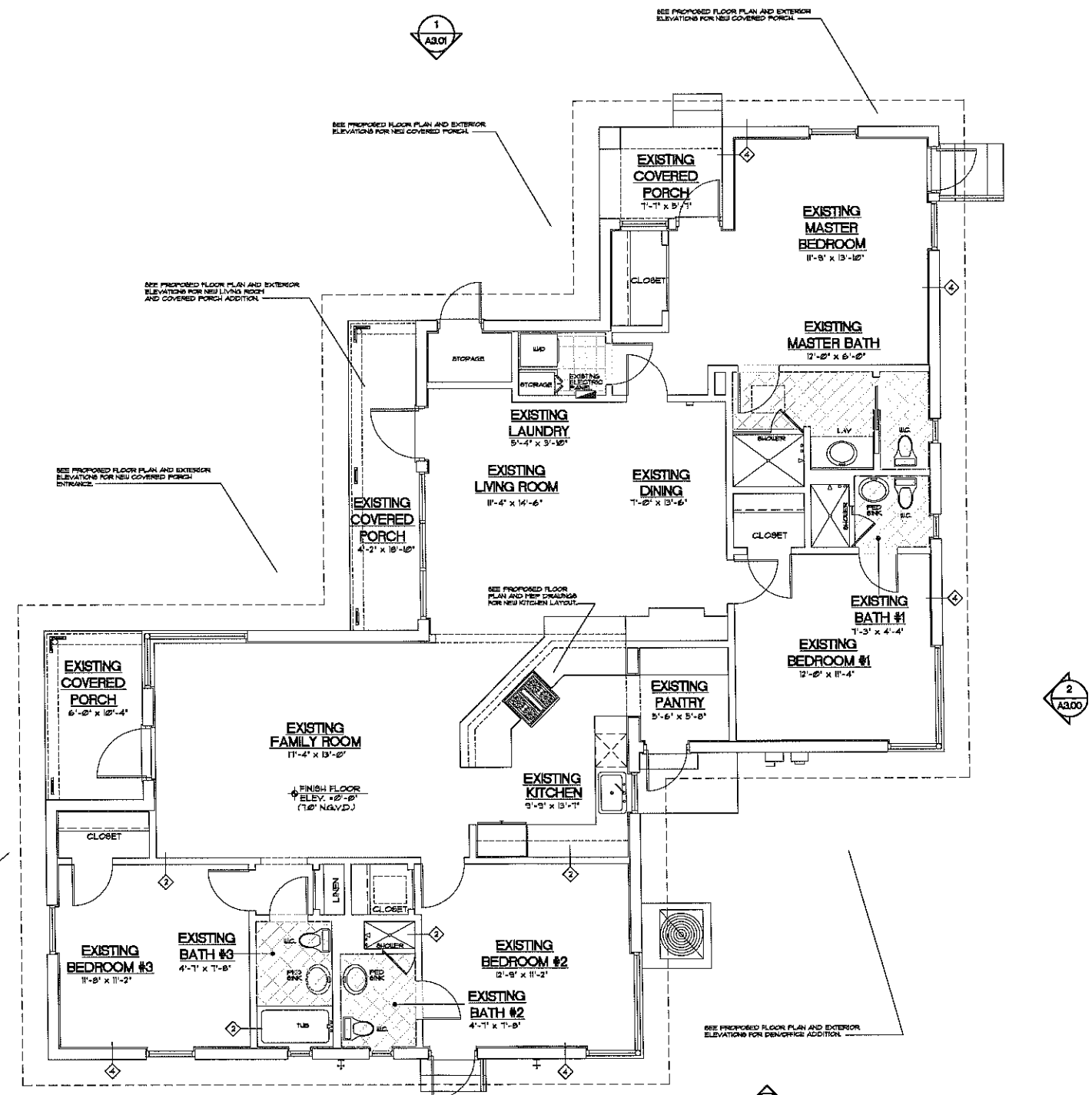
DRAWING NUMBER

A2.00

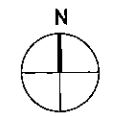
THIS DOCUMENT IS THE PROPERTY OF GE ARCHITECTURE INC. ALL RIGHTS ARE RESERVED AND ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF GE ARCHITECTURE INC. IS PROHIBITED.

WALL LEGEND	
	EXISTING WALLS, WINDOWS & DOORS TO BE REMOVED.
	EXISTING 4' TO 6' INTERIOR DRYWALL PARTITION TO REMAIN IN PLACE.
	EXISTING 4' TO 6' INTERIOR LOAD BEARING PARTITION (PER STRUCTURAL DRAWINGS).
	EXISTING 4' TO 6' INTERIOR LOAD BEARING PARTITION TO BE REMOVED (VERIFY W/ STRUCTURAL ENGR.).
	EXISTING 4' EXTERIOR WALL TO REMAIN, FIELD VERIFY IF WALL IS FRAMED OUT TO ACCOMMODATE PROPOSED NEW INTERIOR SPLIT. NOTE: CONTRACTOR TO PROVIDE PRICE TO REMOVE ALL EXISTING EXTERIOR PLASTER & REPLACE W/ 1/2" TYPE-X 5' SMOOTH FINISH.
	4' x 8' STEEL OR P.F.P. CONC. COL. W/ 8' x 8' TIE IN 2-COAT SMOOTH FINISH OVER SMOOTH FINISH W/ 5/8" TYPE-X GLASS, FIRE RATED & BARRIER & KITCHEN.
	NEW 4' x 8' STEEL OR P.F.P. CONC. COL. W/ 8' x 8' TIE IN 2-COAT SMOOTH FINISH OVER SMOOTH FINISH W/ 5/8" TYPE-X GLASS, FIRE RATED & BARRIER & KITCHEN.
	NEW 4' x 8' STEEL OR P.F.P. CONC. COL. W/ 8' x 8' TIE IN 2-COAT SMOOTH FINISH OVER SMOOTH FINISH W/ 5/8" TYPE-X GLASS, FIRE RATED & BARRIER & KITCHEN.
	1/2' INTERIOR PARTITION W/ 25 GA METAL STUDS W/ 1/2" GYPSUM WALL BOARD BOTH SIDES, OVER DRYWALL & BATTINS AND KITCHEN VENT W/ DIMENSIONS (VERIFY ACTUAL DIMENSION & W/).
	4' TO 6' INTERIOR LOAD BEARING PARTITION W/ 2 x 4'S OR 2 x 6'S S.D. STUDS & 5/8" O.C. W/ 5/8" TYPE-X GLASS, BOTH SIDES - PAINTED - (SEE STRUCT. DATA).
	DOOR NUMBER
	WINDOW NUMBER
NOTES:	
1. ALL INTERIOR WALLS, W/ CABINETS, SHELVING & ETC. TO BE PROVIDED W/ 1/2" PLTSD. OR WOOD SMOOTHING.	
2. ALL BEDROOMS, BATHROOMS, KITCHEN & LAUNDRY WALLS TO RECEIVE BATT BOUND INSULATION (TYP.).	
3. ALL TILED FLOORS AND WALLS TO RECEIVE 5/8" DUROCK BACKING ON EQUALS.	
4. CONTRACTOR TO PROVIDE PRICE TO RE-FINISH ENTIRE HOUSE W/ NEW 1/2" COATS SMOOTH BRUCCO PAINTED FINISH.	
	1/2" RATED PARTY - UP-SETS OR EQUAL - FRAMED OF GARAGE WALL.
	STRUCT. STEEL COLUMN - SEE STRUCT. DATA FOR SIZE.
	EXISTING STRUCT. COLUMN - SEE STRUCT. DATA.

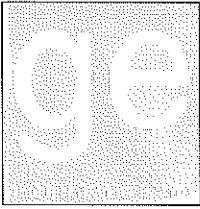
AREA CALCULATIONS	
FLOOR AREA UNDER A/C	1,846 S.F.
SIDE ENTRY COVERED PORCH (NORTH)	43 S.F.
FRONT COVERED PORCH (WEST)	86 S.F.
SIDE COVERED PORCH (EAST)	62 S.F.
TOTAL AREA UNDER ROOF	2,037 S.F.
SITE DATA	
TOTAL SITE AREA	5,668 S.F.
TOTAL BLDG FOOTPRINT	2,031 S.F.
DRIVEWAY & WALKWAY PAVERS	1283 S.F.
TOTAL PERVIOUS AREA (BLDG, PAVERS & ETC)	3,284 S.F.
TOTAL PERVIOUS AREA (LANDSCAPING)	6,884 S.F.
TOTAL EXISTING LOT COVERAGE = 2,031 SQFT. / 5,668 SQFT. = 35.8%	
(INCLUDES COVERED PORCHES)	



1
A2.00
EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"
(FOR REFERENCE ONLY)



PLOTTED 158 - 10:00 AM



Architect, Planner and Designer
AA-26002044

205 George Bush Blvd.
Delray Beach, Florida 33444
TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR HFB

BIDS

PERMIT 1.S.B

CONSTRUCTION

PROJECT TITLE

**RENOVATION
& ADDITION FOR
THE HEFFERNAN
RESIDENCE**

233 VENETIAN DRIVE
DELRAY BEACH, FL

CLIENT APPROVAL

REVISIONS

THIS DRAWING IS NOT FOR CONSTRUCTION.
IT HAS BEEN ISSUED FOR GOVERNMENTAL
REVIEW UNDER PRELIMINARY PRICING
ONLY.

FILE NUMBER 826A201

DRAWING TITLE

**EXISTING
ROOF PLAN
(FOR
REF ONLY)**

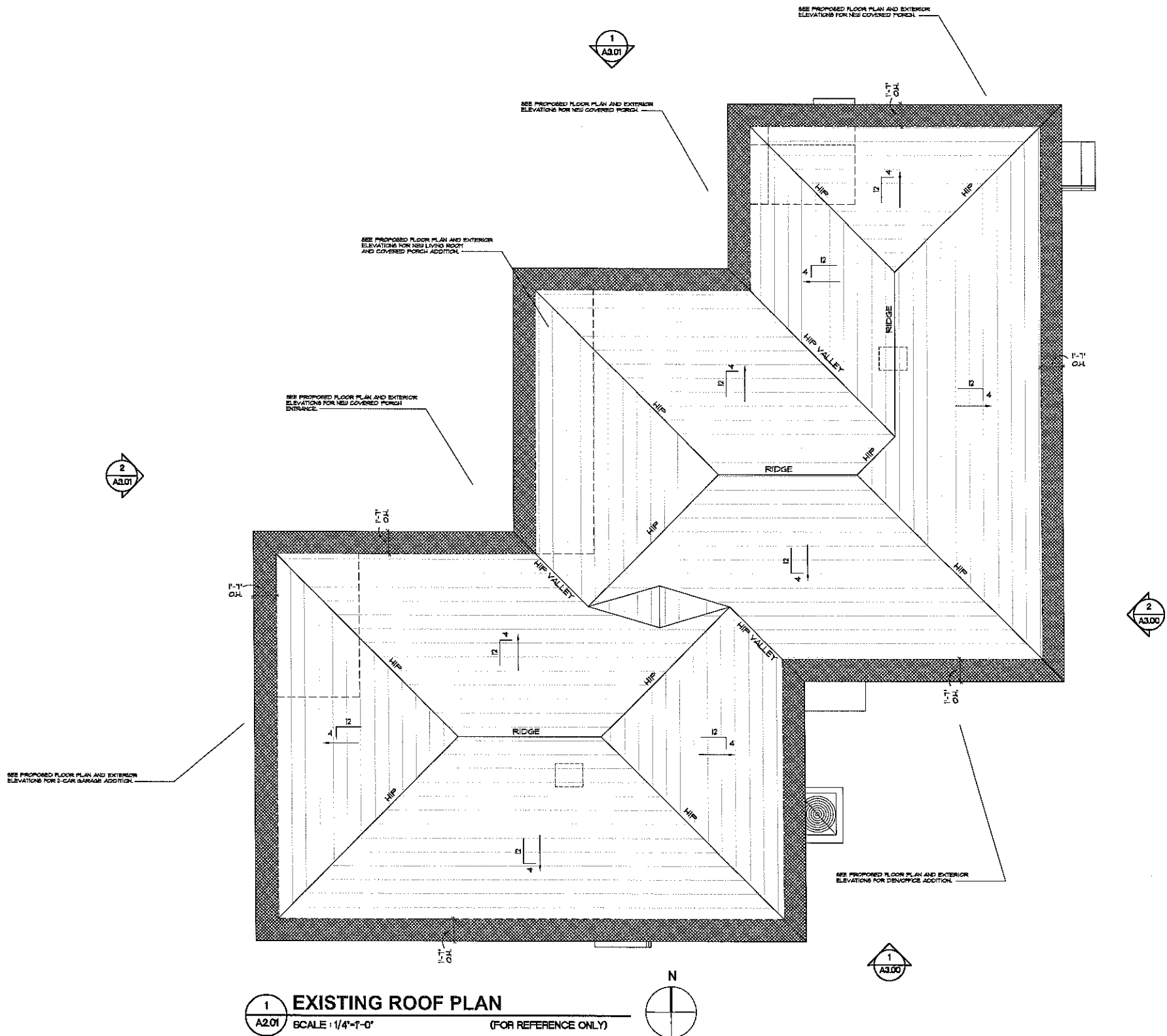
DATE 9.16.14 DRAWN BY GE/MJ

JOB NUMBER 20140828

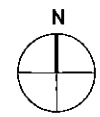
DRAWING NUMBER

A2.01

THIS DOCUMENT IS THE PROPERTY OF GE ARCHITECTURE INC. ALL RIGHTS ARE RESERVED AND ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF GE ARCHITECTURE INC. IS PROHIBITED.



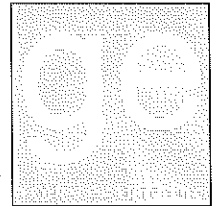
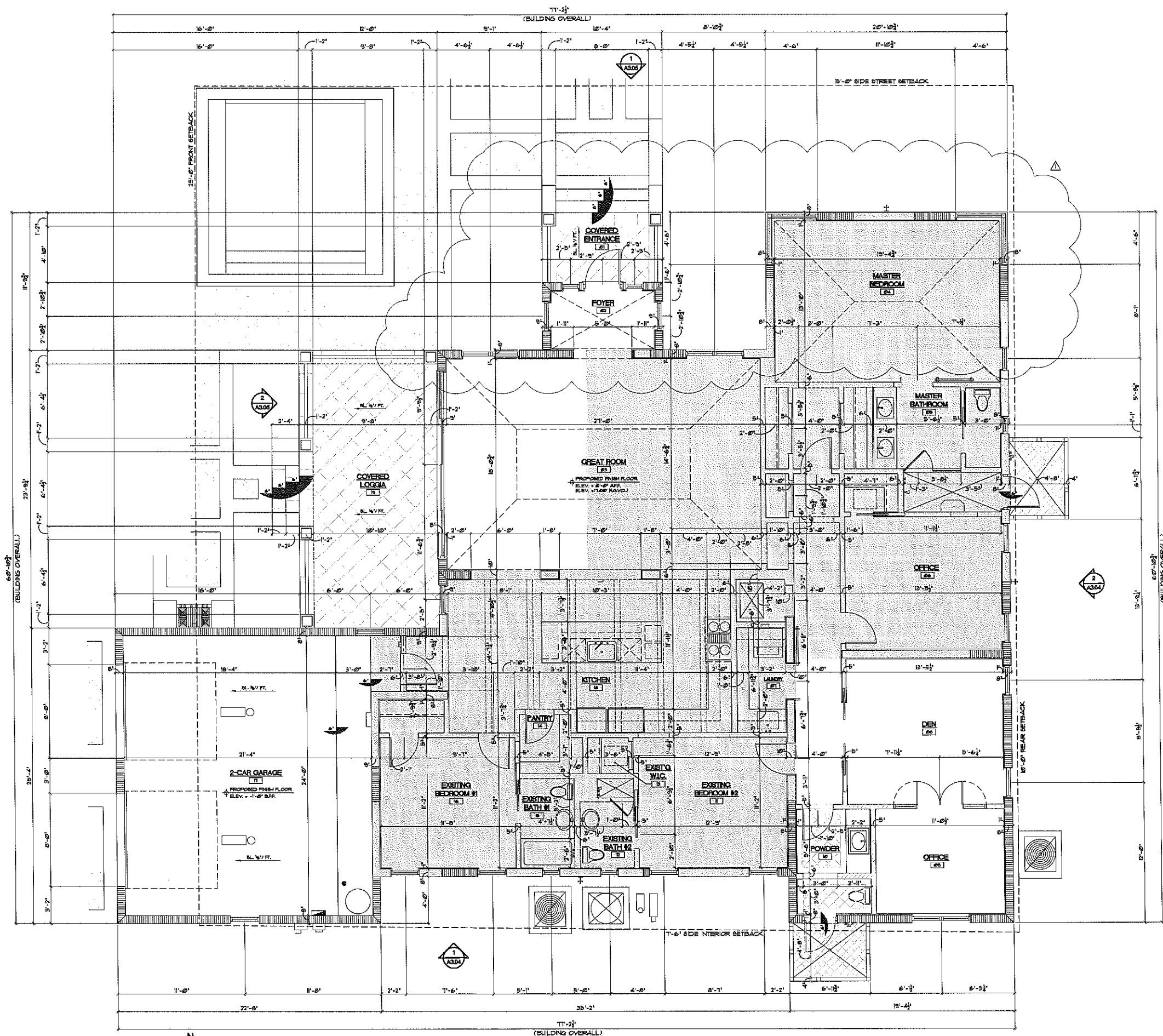
1
A2.01 **EXISTING ROOF PLAN**
SCALE: 1/4"=1'-0"
(FOR REFERENCE ONLY)



PLOTTED: 05-16-09 AM

AREA CALCULATIONS	
ONE STORY - SINGLE FAMILY RESIDENCE / ADDITION	
EXISTING	
FLOOR AREA UNDER A/C	1846 SF
SIDE ENTRY COVERED PORCH (NORTH)	43 SF
FRONT COVERED PORCH (WEST)	80 SF
SIDE COVERED PORCH (WEST)	63 SF
TOTAL AREA UNDER ROOF	2032 SF
PROPOSED	
FLOOR AREA UNDER A/C W/ ADDITIONS	2709 SF
2-CAR GARAGE	50 SF
FRONT COVERED ENTRANCE (NORTH)	62 SF
SIDE COVERED LOGGIA (WEST - OFF OF GREAT ROOM)	289 SF
TOTAL AREA UNDER ROOF	3,631 SF

- NOTES:**
- DO NOT SCALE DRAWINGS!
 - FIELD VERIFY ALL DIMENSIONS!
 - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DEFICIENCY W/ DRAWINGS. (SEE GENERAL NOTES.)
 - ALL AREA CALCULATIONS ARE APPROX.



Architect, Planner and Designer
AA-26002044
 205 George Bush Blvd.
 Delray Beach, Florida 33444
 TEL: 561-276-6011
 FAX: 561-276-6128

ISSUED FOR: **HFD**
 BIDS
 PERMIT: **1.5.5**
 CONSTRUCTION

PROJECT TITLE
RENOVATION & ADDITION FOR THE HEFFERNAN RESIDENCE

**233 VENETIAN DRIVE
 DELRAY BEACH, FL**

CLIENT APPROVAL

REVISIONS
 Δ REVISED 10.15.14 PER HFD COMMENTS.
 ELIMINATED LARGE PORCHES ALONG NORTH SIDE OF HOUSE & SHIFTED POOL OUT OF FRONT SETBACK.

THIS DRAWING IS NOT FOR CONSTRUCTION. IT HAS BEEN BASED FOR GOVERNMENTAL REVIEW UNDER PRELIMINARY PRICING ONLY.

FILE NUMBER: **828A203D**

DRAWING TITLE
PROPOSED DIMENSIONED FLOOR PLAN

DATE: **10.16.14** | DRAWN BY: **GE/ML**

JOB NUMBER: **20140828**

DRAWING NUMBER

A2.03D

THIS DOCUMENT IS THE PROPERTY OF GE ARCHITECTURE INC. ALL RIGHTS ARE RESERVED AND ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF GE ARCHITECTURE INC. IS PROHIBITED.

1 PROPOSED DIMENSIONED FLOOR PLAN
 SCALE: 1/4"=1'-0"

NOTES:

- 1 DO NOT SCALE DRAWINGS!
- 2 FIELD VERIFY ALL DIMENSIONS!
- 3 CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
- 4 ALL AREA CALCULATIONS ARE APPROX.

LEGEND:

INDICATES ROOF OVERHANG

ENTIRE HOUSE TO HAVE 4:12 SLOPE (MATCH EXISTING)

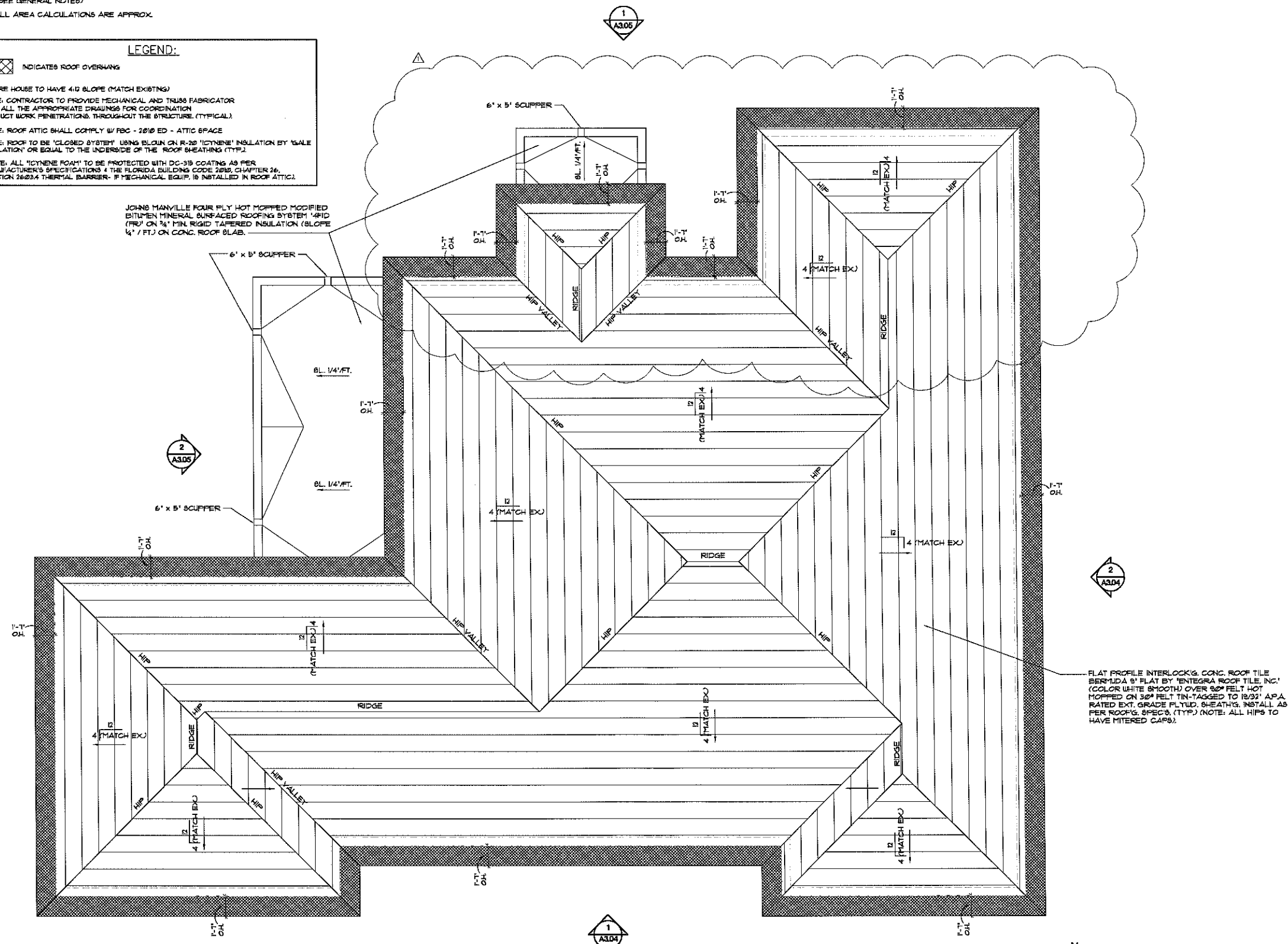
NOTE: CONTRACTOR TO PROVIDE MECHANICAL AND TRUSS FABRICATOR WITH ALL THE APPROPRIATE DRAWINGS FOR COORDINATION OF DUCT WORK PENETRATIONS THROUGHOUT THE STRUCTURE. (TYPICAL)

NOTE: ROOF ATTIC SHALL COMPLY W/ RBC - 2010 ED - ATTIC SPACE

NOTE: ROOF TO BE 'CLOSED SYSTEM' USING 5/8" ON R-20 'CYCLONE' INSULATION BY 'GAF' INSULATION' OR EQUAL TO THE UNDERSIDE OF THE ROOF SHEATHING (TYP.)

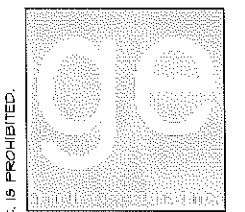
NOTE: ALL 'CYCLONE FOAM' TO BE PROTECTED WITH DC-315 COATINGS AS PER MANUFACTURER'S SPECIFICATIONS & THE FLORIDA BUILDING CODE 2010, CHAPTER 26, SECTION 2603.4 THERMAL BARRIER- IF MECHANICAL EQUIP. IS INSTALLED IN ROOF ATTIC.

JOINS MANVILLE FOUR PLY HOT MOPPED MODIFIED BITUMEN MINERAL SURFACED ROOFING SYSTEM 'MFD' (FR) ON 3/4" MIN. RIGID TAPERED INSULATION (SLOPE 1/4" / FT.) ON CONC. ROOF SLAB.



FLAT PROFILE INTERLOCK'G. CONC. ROOF TILE BERMUDA 9' FLAT BY 'INTEGRA ROOF TILE, INC.' (COLOR WHITE SMOOTH) OVER 90# FELT HOT MOPPED ON 30# FELT TIN-TAGGED TO 18/32' APA RATED EXT. GRADE PLYWD. SHEATH'G. INSTALL AS PER ROOF'G. SPEC'S. (TYP.) (NOTE: ALL HIP'S TO HAVE MITERED CAPS.)

1 PROPOSED ROOF PLAN
A2.04 SCALE: 1/4"=1'-0"



Architect, Planner and Designer
AA-26002044
205 George Bush Blvd.
Delray Beach, Florida 33444
TEL: 561-276-6011
FAX: 561-276-5129

ISSUED FOR: HFB
BIDS
PERMIT: I.S.B
CONSTRUCTION

PROJECT TITLE
RENOVATION & ADDITION FOR THE HEFFERNAN RESIDENCE

233 VENETIAN DRIVE
DELRAY BEACH, FL

CLIENT APPROVAL

REVISIONS
REMOVED PORCHES AS PER HFB COMMENTS
ELIMINATED LARGE PORCHES ALONG NORTH SIDE OF HOUSE

THIS DRAWING IS NOT FOR CONSTRUCTION. IT HAS BEEN ISSUED FOR GOVERNMENTAL REVIEW AND/OR PRELIMINARY PRICING ONLY.

FILE NUMBER: 828A204

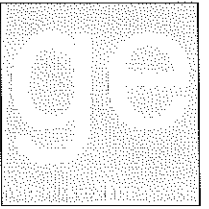
DRAWING TITLE
PROPOSED ROOF PLAN

DATE: 10.16.14 | DRAWN BY: GE/MJ
JOB NUMBER: 20140828
DRAWING NUMBER:

A2.04

THIS DOCUMENT IS THE PROPERTY OF GE ARCHITECTURE INC. ALL RIGHTS ARE RESERVED AND ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF GE ARCHITECTURE INC. IS PROHIBITED.

PLOTTED 10.15.14 10:00 AM



Architect, Planner and Designer
AA-26002044

205 George Bush Blvd.
Delray Beach, Florida 33444
TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR: HPB

BIDS:

PERMIT: 1.5.B

CONSTRUCTION

PROJECT TITLE
**RENOVATION
& ADDITION FOR
THE HEFFERNAN
RESIDENCE**

**233 VENETIAN DRIVE
DELRAY BEACH, FL**

CLIENT APPROVAL

REVISIONS

THIS DRAWING IS NOT FOR CONSTRUCTION
IT HAS BEEN MADE FOR GOVERNMENTAL
REVIEW AND/OR PRELIMINARY PRICING
ONLY.

FILE NUMBER 828A300

DRAWING TITLE

**EXISTING
EXTERIOR
ELEVATIONS
(FOR REF ONLY)**

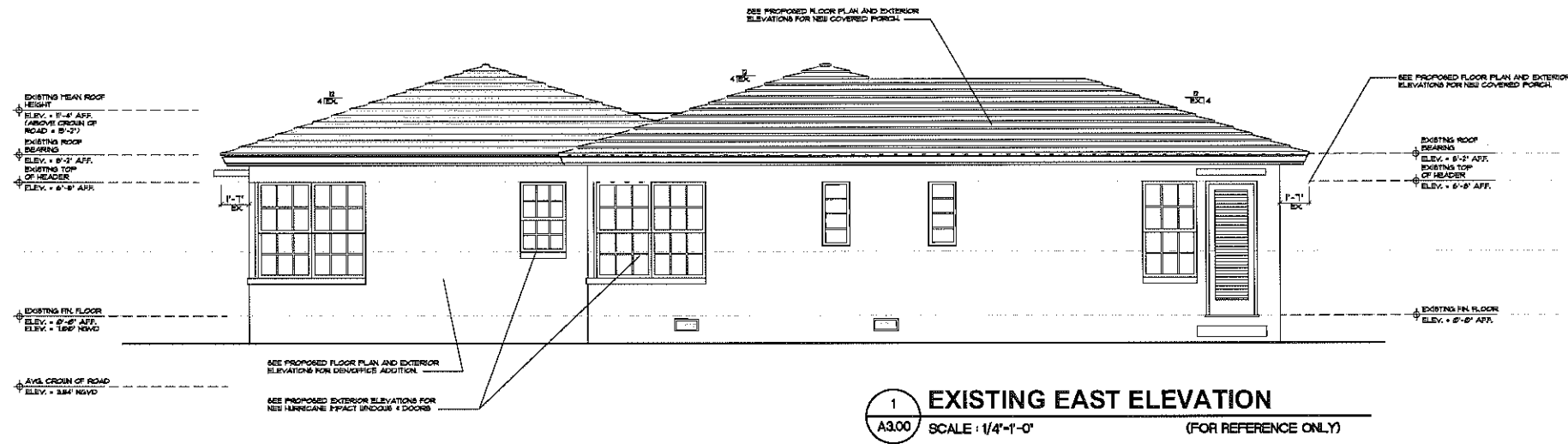
DATE 9.16.14 | DRAWN BY GE/MJ

JOB NUMBER 20140828

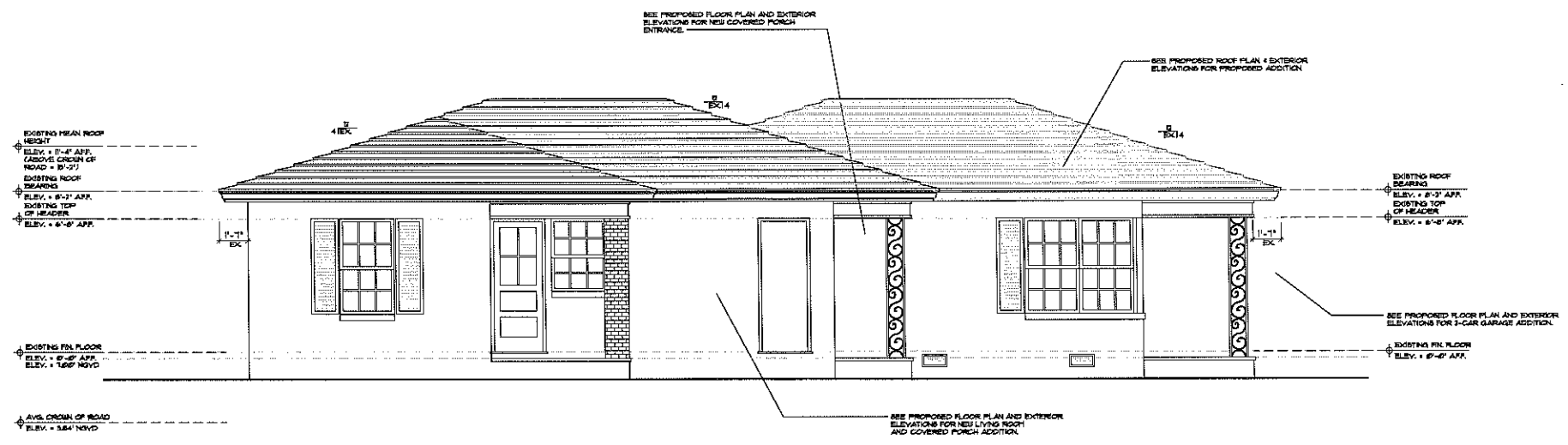
DRAWING NUMBER

A3.00

THIS DOCUMENT IS THE PROPERTY OF GE ARCHITECTURE INC. ALL RIGHTS ARE RESERVED AND ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF GE ARCHITECTURE INC. IS PROHIBITED.

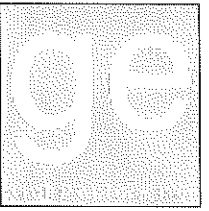


1 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"
(FOR REFERENCE ONLY)



2 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"
(FOR REFERENCE ONLY)

PLOTTED 10:55 - 10:00 AM



Architect, Planner and Designer
AA-26002044

205 George Bush Blvd.
Delray Beach, Florida 33444
TEL: 561-276-6011
FAX: 561-276-6123

ISSUED FOR HPB

BIDS

PERMIT 1.9.B

CONSTRUCTION

PROJECT TITLE

**RENOVATION
& ADDITION FOR
THE HEFFERNAN
RESIDENCE**

233 VENETIAN DRIVE
DELRAY BEACH, FL

CLIENT APPROVAL

REVISIONS

THIS DRAWING IS NOT FOR CONSTRUCTION.
IT HAS BEEN ISSUED FOR GOVERNMENTAL
REVIEW AND/OR PRELIMINARY PRICING
ONLY.

FILE NUMBER 828A301

DRAWING TITLE

**EXISTING
EXTERIOR
ELEVATIONS
(FOR REF ONLY)**

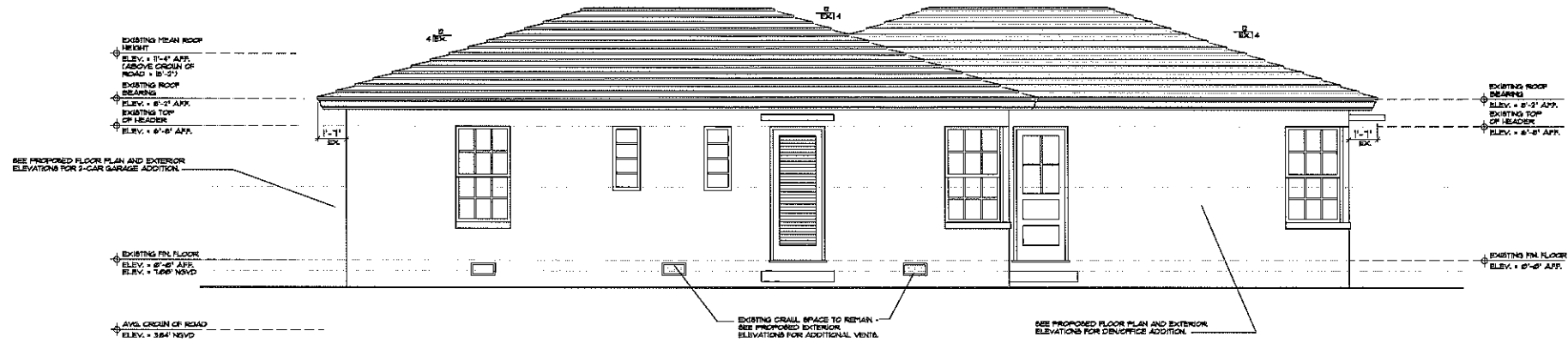
DATE 9.16.14 | DRAWN BY GE/MJ

JOB NUMBER 20140828

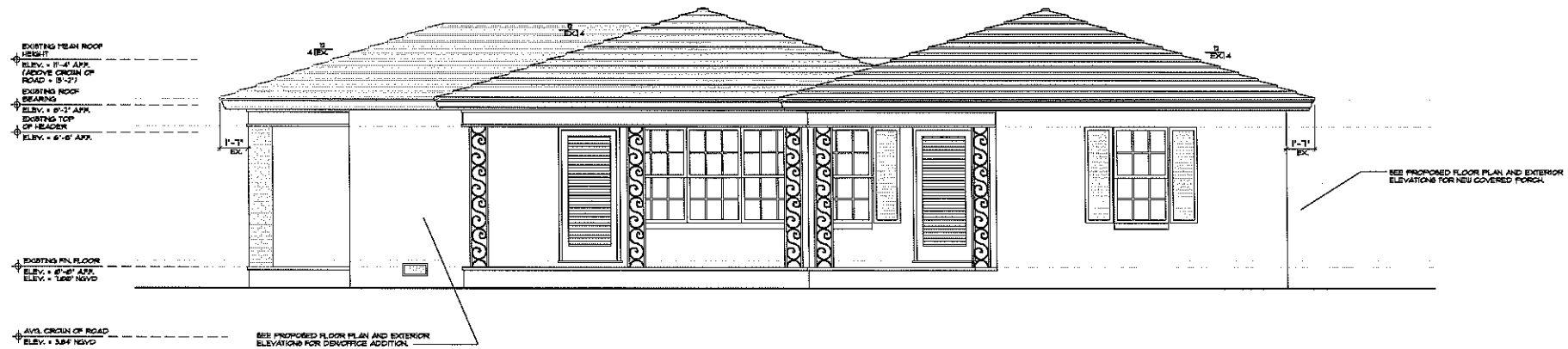
DRAWING NUMBER

A3.01

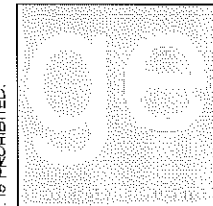
THIS DOCUMENT IS THE PROPERTY OF GE ARCHITECTURE INC. ALL RIGHTS ARE RESERVED AND ANY REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF GE ARCHITECTURE INC. IS PROHIBITED.



1 EXISTING SOUTH ELEVATION
A3.01 SCALE: 1/4"=1'-0" (FOR REFERENCE ONLY)



2 EXISTING WEST ELEVATION
A3.01 SCALE: 1/4"=1'-0" (FOR REFERENCE ONLY)



Architect, Planner and Designer
AA-26002044

205 George Bush Blvd.
Delray Beach, Florida 33444
TEL: 561-276-8011
FAX: 561-276-8129

ISSUED FOR: HPB
BIDS
PERMIT: 1.5.B
CONSTRUCTION

PROJECT TITLE
**RENOVATION
& ADDITION FOR
THE HEFFERNAN
RESIDENCE**

233 VENETIAN DRIVE
DELRAY BEACH, FL

CLIENT APPROVAL

REVISIONS
▲ REVISED 12.13 AS PER HPB COMMENTS. ADDED CORNER WINDOW.

THIS DRAWING IS NOT FOR CONSTRUCTION. IT HAS BEEN ISSUED FOR GOVERNMENTAL REVIEW AND/OR PRELIMINARY PRICING ONLY.

FILE NUMBER: 828A304

DRAWING TITLE
**PROPOSED
EXTERIOR
ELEVATIONS**

DATE: 10.16.14 | DRAWN BY: GE/ML

JOB NUMBER: 20140828

DRAWING NUMBER

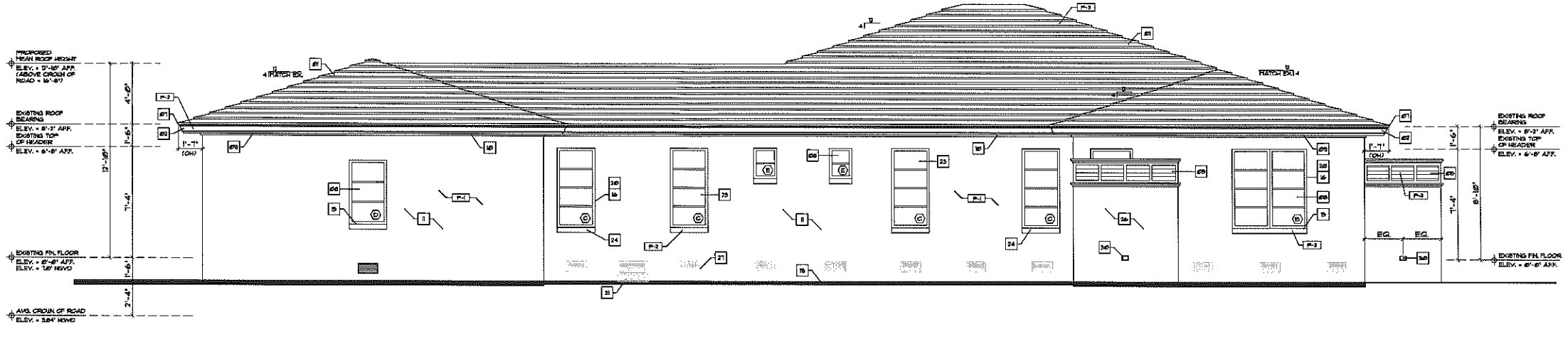
A3.04

THIS DOCUMENT IS THE PROPERTY OF GE ARCHITECTURE INC. ALL RIGHTS ARE RESERVED AND ANY REPRODUCTION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF GE ARCHITECTURE INC. IS PROHIBITED. PLOTTED 10.15.14 10:02 AM

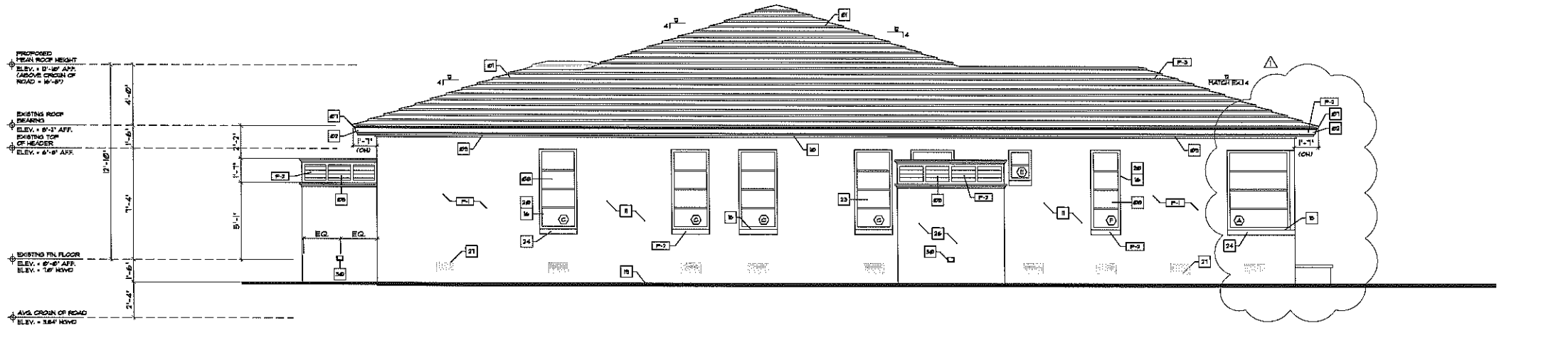
ELEVATION NOTES

- 01 FLAT PROFILE INTERLOCKING CONC. ROOF TILE PERFORMA 9 FLAT BY INTERIOR ROOF TILE, INC. (COLOR WHITE BROTH) OVER 3/4" T&G INSULATION. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS. (EXISTING ROOF TILE TO BE REMOVED)
- 02 COAT 1: 4" THICK. BUCK. PAINTED ON 1/2" x 3/4" B&G. COAT 2: 1/2" THICK. DECORATIVE STUCCO FINISH (COLOR OR EQUAL) - PAINTED - SEE DETAIL, VARIOUS (TYP.)
- 03 THROUGH-ROOF FLASHING OR EQUAL ENTRY DOOR DESIGN MODEL NUMBER - THROUGH-ROOF FLASHING - TO BE IMPACT RESISTANT AND COMPLY WITH FLORIDA COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.) - VERIFY W/ OWNER.
- 04 FRONT ENTRY 24" x 36" ALUM. LOUVERED VENT PANEL - IMPACT RESISTANT AND COMPLY WITH FLORIDA COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.) - VERIFY W/ OWNER.
- 05 PRE-FABRICATED ALUM. LOUVERED VENT PANEL FOR OUTDOOR SCREEN BY SOUTH FLORIDA ALUMINUM OR EQUAL - 1/2" PAINT (COLOR TO BE MATCH).
- 06 FRONT ENTRY COVERED PORCH TO RECEIVE HORIZONTAL COULINA OR EQUAL. NON-SLIP 1/2" RIBBING AT THE OUTER EDGE. ENTIRE DECK TO BE FINISHED OVER 1/2" LIQUID WATERPROOFING ON CONCRETE DECK. VALLEY 1/2" RIBBING OVER 1/2" LIQUID WATERPROOFING ON CONCRETE DECK. VALLEY 1/2" RIBBING OVER 1/2" LIQUID WATERPROOFING ON CONCRETE DECK. APPROVAL.
- 07 CONC. WOOD COPPER Drip Edge (TYP.)
- 08 1/2" COAT 1: 4" THICK. BUCK. PAINTED ON 1/2" x 3/4" B&G. COAT 2: 1/2" THICK. DECORATIVE STUCCO FINISH (COLOR WHITE) - SEE SCHEDULE FOR FINISH. ALL TO BE IMPACT RESISTANT COMPLY WITH FLORIDA COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.) - VERIFY W/ OWNER.
- 09 ALL EXTERIOR STUCCO CEILING/TRANSOMS TO BE COVERED BY 2" THICK. STUCCO FINISH (COLOR WHITE) ON 1/2" x 3/4" B&G. PAINTED (TYP.)
- 10 ALL EXTERIOR ATTIC VENTS TO BE REMOVED AND OPERABLE TO BE REPLACED UP FOR A VENTED SYSTEM ATTIC BY INSTALLING NEW EXTERIOR INSULATION TO INCREASE OF EXISTING 4" INSULATION. INSULATION BY GYPSUM INSULATION OR EQUAL (TYP.) ALL ROOF ATTIC SPACES.
- 11 2" COAT 1: 4" THICK. BUCK. PAINTED (TYP.) NOTE: CONTRACTOR TO PROVIDE PRIZE FOR ENTIRE HOME TO BE REFINISHED BY STUCCO FINISH - PAINTED.
- 12 FRONT ALUM. FINISH DOORS - IMPACT RESISTANT AND COMPLY WITH FLORIDA COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.)
- 13 SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHTING FIXTURES & SPEC. NOTES. ALL FIXTURES TO BE APPROVED BY OWNER PRIOR TO PURCHASE.
- 14 ALL OVERHEAD GARAGE DOORS ARE TO MEET FLORIDA COUNTY WIND CYCLING AND IMPACT TESTING REQUIREMENTS. PROVIDE CERTIFICATE OF COMPLIANCE BY 1/2" OR EQUAL (TYPICAL)
- 15 ALL ALUM. EXT. DOOR THRESHOLDS & WINDOW SILL TO BE SET IN MASONRY OVER 1/2" LAYER OF 1/2" GYPSUM VITRUM PLASTER OR EQUAL. 1/2" CONC. THRESHOLD CONC. SILL.
- 16 ALL WINDOWS TO HAVE 1/2" RIBBING OVER 1/2" CONC. AS PER PRODUCT APPROVAL.
- 17 SEE STREET DUBS FOR ALL POURED CONC. BEAMS (TYP.) (SEE EXTERIOR ELEVATIONS FOR ALL COVERED PORCHES W/ REINFORCED POURED ROOF DECKS W/ BEAMS)
- 18 SEE ROOF PLAN FOR BUILT-UP CRACKS FOR POSITIVE DRAINAGE.
- 19 EXTERIOR STUCCO TO EXTEND A MIN. 1'-0" BELOW GRADE (TYP.) ENTIRE PERIMETER.
- 20 ALL EXTERIOR DOORS & WINDOWS TO HAVE VALUABLE GLASSING & EXISTING GLASSING TO BE REFINISHED (TYP.)
- 21 POURED IN PLACE CONC. SLAB, SEE STREET DUBS (TYP.) DECORATIVE FINISHES TO SLOPE 1/4" TOWARDS EXTERIOR EDGES.
- 22 2" FINISH STUCCO BAND AT ALL STAIR WINDERS/SILLS - PAINTED (TYP.)
- 23 EXTERIOR TYPE WINDOW SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDE A CLEAR OPENING OF NOT LESS THAN 1/2" W/ 1/2" RIBBING OVER 1/2" CONC. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" FROM THE FINISH FLOOR LEVEL. NO SHALL ANY PART OF THE OPERATING MECHANISM BE PLACED HIGHER THAN 54" FROM THE FIN. FLOOR.
- 24 4" x 1/2" x 7' PROJECTION STUCCO BILL BANDING - SLOPED FOR POSITIVE DRAINAGE - (SEE DETAILS)
- 25 ALUMINUM DECORATIVE HORIZONTAL RAILING W/ POWDER COAT FINISH (COLOR CHARCOAL GRAY) - TOP OF RAIL MIN. 3/4" WITH FINISHES FINISHED TO FLOOR FINISH OF 4" FINISH (BOTTOM RAIL MAX. 2" AFF. - TYP.) - PROVIDE SHOP DRAWINGS / SAMPLES BY SOUTH FLORIDA ALUMINUM OR EQUAL.
- 26 8" CONCRETE BLOCK WALL W/ 2" COAT STUCCO FINISH - PAINTED - 8" BLOCK WALLS.
- 27 REPLACE & INSTALL NEW DECORATIVE ALUMINUM FOSS LOUVERS W/ EAR PROOF COAT FINISH (COLOR OR EQUAL) FOR EXISTING CRACK SPACE - ALL LOUVERS TO HAVE 1/2" RIBBING OVER 1/2" CONC. BY SOUTH FLORIDA ALUMINUM OR EQUAL.
- 28 6" x 4" WOOD COPPER SCUPPERS FOR POSITIVE ROOF DRAINAGE - SEE ROOF PLAN FOR ALL LOCATIONS.
- 29 1 1/2" x 8" THICK STUCCO HEADERS W/ 4" EXTENSIONS ON SIDE OF GARAGE DOOR JAMB - PAINTED.
- 30 4" x 3" COPPER SHOULDER SCUPPER.
- 31 24" x 18" ACCESS ALUM. LOUVERED VENT PANEL.
- 32 DECORATIVE ALUM. COLUMNS W/ 2" DIA. VERTICAL & HORIZONTAL FINISHES - (COLOR CHARCOAL GRAY) - PROVIDE SHOP DRAWINGS FOR APPROVAL BY SOUTH FLORIDA ALUMINUM OR EQUAL.

1 PROPOSED SOUTH ELEVATION
A3.04 SCALE: 1/4"=1'-0"



2 PROPOSED EAST ELEVATION
A3.04 SCALE: 1/4"=1'-0"



EXTERIOR STUCCO

- 1. METAL LATH APPLICATION
- 1. APPLY SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY WELL INTO LATH. TROWEL AFTER INITIAL SET AND SCRATCH TO INCREASE SURFACE.
- 2. APPLY BROWN COAT AFTER SCRATCH COAT HAS SET FREE AND HARD AND HAS BEEN BRUSHED TO A TRUE SURFACE WITHOUT THE USE OF ADDITIONAL WATER. LEAVE ROUGH TO RECEIVE FINISH COAT.
- 3. CHARGE BROWN COAT FINISH PRIOR TO APPLICATION OF FINISH COAT. APPLY FINISH COAT AND BRING FINISH COAT TO A TRUE, EVEN SURFACE. FINISHED AS APPROVED BY OWNER.
- 4. TWO (2) COAT WORK (ON MASONRY) APPLY TWO (2) COAT STUCCO TO CONCRETE AND MASONRY AREAS TOTAL THICKNESS FIVE-SIXTHS (5/8) INCH MINIMUM.
- 5. THREE (3) COAT WORK (ON LATH) APPLY THREE (3) COAT STUCCO TO METAL LATH TOTAL TO FOUR THICK AREAS. TOTAL THICKNESS FIVE-SIXTHS (5/8) INCH MINIMUM.
- 6. 1/2" THICK SANDWICH STUCCO. PROVIDE RUN Drip GROOVES IN EXTERIOR DOORWAY HEADS AND EXTERIOR WINDOW HEADS.
- 7. ALL STUCCO HEADERS, SILLS AND BANDING TO BE PROVIDED WITH A MIN. 1/2" SLOPE FOR PROPER DRAINAGE OF RAIN WATER.
- 8. ALL POLYETHYLENE BOARD SHALL BE INSTALLED AS PER CURRENT MANUFACTURER'S PUBLISHED INSTRUCTIONS FOR INSTALLATION OF SYSTEM AS APPLICABLE TO EACH TYPE OF SUBSTRATE INDICATED. REINFORCING FABRIC CONSISTS OF A BALANCED, ALKALI-RESISTANT OVERLAP GEL-FIBER COPPING WITH ASTM D 576 AND BEARING NOT LESS THAN 8 OZ. PER SQUARE YARD.

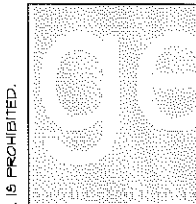
CRAWL- SPACE VENTILATION CALCULATION
AS PER FLORIDA BUILDING CODE 2010, SECTION 1003.1

TOTAL AREA OF CRAWL-SPACE	2,169 SQ. FT.
VENTILATION MIN. REQUIREMENTS AREA (1 SQ. FT. FOR EVERY 150 SQ. FT. CRAWL-SPACE AREA)	14 SQ. FT.
PROVIDED:	
(1) 24" x 18" ACCESS LOUVERED IN-FILL VENT PANELS	3 SQ. FT.
(2) 16" x 8" LOUVERED IN-FILL VENTILATION PANELS	11.5 SQ. FT.
TOTAL PROVIDED	14.5 SQ. FT.

LIGHT FIXTURES (BY HINKLEY LIGHTING OR EQUAL)	PAINT LEGEND (ALL SURFACES TO BE CLEANED & PREPARED AS PER FINISH NOTES)
◆ LUMINAIRE LIGHTING "VANDUWEL" WALL LANTERN "MIDNIGHT" COLOR BLACK.	P-1 ACACIA WHITE S&B FINISH BODY OF HOUSE
	P-2 BROWN S&B PRE-FAB FLASH HOLDING LOUVERED WINDOW SHUTTERS
	P-3 "SHATTER" COLOR-TIMU FLAT CONCRETE TILE ROOF (TYP.)
	P-4 CHARCOAL BLACK 1/2" RIBBING GARAGE DOOR, BALUDA BANDING

NOTE: ALL COLORS ARE FOR FINISH PURPOSES ONLY. CONTRACTOR TO PROVIDE SAMPLES FOR OWNER APPROVAL.
NOTE: ALL COLORS SHALL REQUIRE APPROVAL FROM DELRAY BEACH 10/16/14.

ALL LIGHT FIXTURES TO BE APPROVED BY OWNER/ARCHITECT



Architect, Planner and Designer
AA-26002044

205 George Bush Blvd.
Delray Beach, Florida 33444
TEL: 561-276-8011
FAX: 561-276-6128

ISSUED FOR: HPB
BIDS
PERMIT: 1, 5, 8
CONSTRUCTION

PROJECT TITLE
RENOVATION & ADDITION FOR THE HEFFERNAN RESIDENCE

233 VENETIAN DRIVE
DELRAY BEACH, FL

CLIENT APPROVAL

REVISIONS
1. REVISED L&S AS PER HPB COMMENTS.
2. ADDED CORNER WINDOWS & REMOVED COVERED PORCHES.

THIS DRAWING IS NOT FOR CONSTRUCTION. IT HAS BEEN ISSUED FOR GOVERNMENTAL REVIEW AND/OR PRELIMINARY PRICING ONLY.

FILE NUMBER: 628A305

DRAWING TITLE

PROPOSED EXTERIOR ELEVATIONS

DATE: 10.16.14

DRAWN BY: GE/MJ

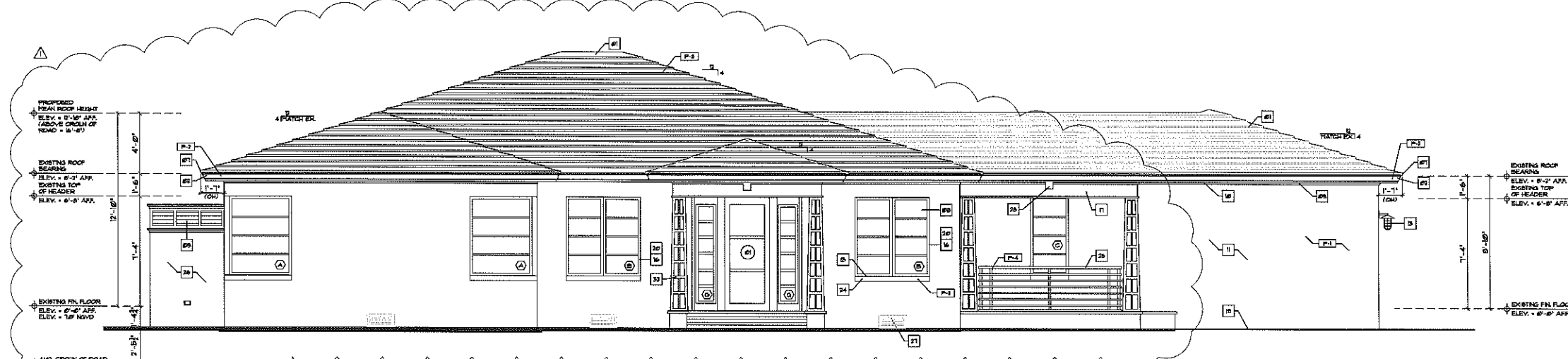
JOB NUMBER: 20140828

DRAWING NUMBER

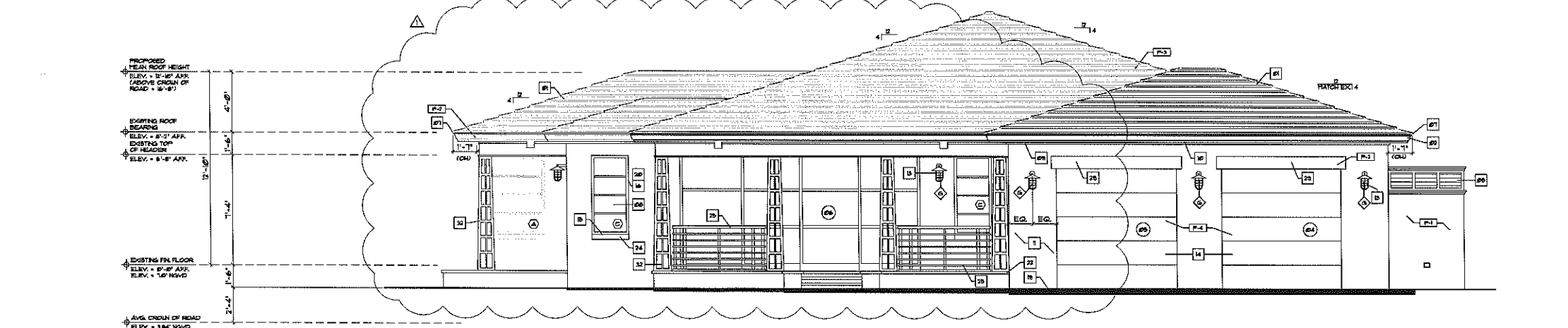
A3.05

ELEVATION NOTES

01. FLAT PROFILE INTERLOCKING CONC. ROOF TILE BENEFLEX 4 PLAT BY TERRAZA ROOF TILE. MAX COLOR WHITE. SHOOTING OVER IMP BELT NOT REQUIRED ON ROOF. TILE TAGGED TO 1/2" MIN. AFTER RATED EDGE GRADE PLACED. SHADING INSTALL AS PER ROOFING SPEC. (TYP.) - EXISTING ROOF TILE TO BE REPRODUCED.
02. CONT. 1/4" x 4" PT. 30. BLK. - PAINTED ON 1/2" x 8" 048 CLR. FINISH - MATCH EXISTING ORIGINAL HOLDING (GASK OR EQUAL) - PAINTED - (SEE DETAIL - PARASIT (TYP.))
03. TERRAZA-TOP SMOOTH STAIR OR EQUAL ENTRY DOOR DESIGN. FINISH: TERRAZA-TOP ENTRY DOOR - TO BE IMPACT RESISTANT AND COMPLY WITH FLA. COUNTY IMPACT AND SHOCK CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.) - VERIFY W/ OWNER.
04. TYP. SERIES 100 - SLIDING DOORS SYSTEM - IMPACT RESISTANT AND COMPLY WITH FLA. COUNTY IMPACT AND SHOCK CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE. INSTALL AS PER MANUF. SPECIFICATIONS (TYP.)
05. PRE-FABRICATED ALUM. LOUVER SCREEN WALL, NON OUTDOOR SCREENS BY "SOUTH FLORIDA ALUMINUM" OR EQUAL - PAINT (COLOR TO BE SHOWN).
06. FRONT ENTRY COVERED PORCH TO RECEIVE RETENTION COGNARA OR EQUAL NON-SLIP W/ BEHOLDERS AT THE OTHER EDGE. ENTIRE DECK TO BE FLOORED OVER 1/2" LINED LATHING/ROOFING ON CONCRETE DECK. VALUITY 3/8" OR EQ. (PROVIDE SAFETY FOR OWNER APPROVAL).
07. CONT. 3/8" COPPER DRAIN EDGE (TYP.)
08. TYP. CASING & FIBER UNDOOR (COLOR WHITE) - SEE BRUCCO SCHEDULES FOR FINISH. ALL TO BE IMPACT RESISTANT. COMPLY BY ALL FLA. COUNTY IMPACT AND SHOCK CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE.
09. ALL EXTERIOR BRUCCO OR LAMINATE TO BE COVERED W/ 2" THK. 3-COAT SMOOTH BRUCCO FINISH ON 3/4" W-8 GALV. HTL. LATH PAINTED (TYP.)
10. ALL EXISTING ATTIC SCOTCH VENTS TO BE REMOVED AND OPENINGS TO BE SEALED BY STYROFOAM BLOCKING. ALL EXISTING RSP VENTHOLE INSTALLATION TO INCREASE TO EXISTING 4" NEW ROOF BALCONY BY SAE INSULATION OR EQUAL (TYP.) - ALL ROOF ATTIC BALCONY.
11. 3-COAT SMOOTH BRUCCO FINISH - PAINTED (TYP.) NOTE: CONTRACTOR TO PROVIDE PROOF FOR ENTIRE HOUSE TO BE REPRODUCED BY SMOOTH BRUCCO FINISH - PAINTED.
12. TYP. ALUM. FINISH DOORS - TYP. SERIES (COLOR WHITE) TO BE IMPACT RESISTANT AND COMPLY WITH FLA. COUNTY IMPACT AND SHOCK CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.)
13. SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHTING FIXTURES & SPEC. (NOTE: ALL FIXTURES TO BE APPROVED BY OWNER PRIOR TO PURCHASE).
14. ALL OVERHEAD GARAGE DOORS ARE TO MEET FLA. COUNTY IMPACT AND SHOCK CYCLING TESTING REQUIREMENTS. PROVIDE CERTIFICATE OF COMPLIANCE BY "SOUTH FLORIDA ALUMINUM" OR EQUAL.
15. ALL ALUM. EXT. DOOR THRESHOLDS & UNDOOR SILLS TO BE SET IN MORTAR COVER (1" LAYER OF UNDOOR VIBRAC PLUG) OR EQUAL & CONC. THRESHOLD CONC. SILL.
16. ALL UNDOORS TO HAVE 1/4" PT. 30 BUCKS ANCHORED TO CONC. AS PER PRODUCT APPROVAL.
17. SEE FINISH SCHEDULES FOR ALL FINISHED CONC. SURF. (TYP.) (SEE EXTERIOR ELEVATIONS FOR ALL COVERED PORCHES W/ MONOLITHIC FLOORED ROOF DECKS W/ BEAMS).
18. SEE ROOF PLAN FOR BUILT-UP CRICKET FOR POSITIVE DRAINAGE.
19. EXTERIOR BRUCCO TO EXTEND A MIN. 1'-0" BELOW GRADE (TYP.) - ENTIRE PERIMETER.
20. ALL EXTERIOR DOORS & UNDOORS TO HAVE VALUITY CALLINGS & BUCKETS/ALUM. RAPE CONDITIONS (TYP.)
21. FLOORED IN PLACE CONC. SLAB. SEE FINISH SCHEDULES (TYP.) DECORATIVE FINISHES TO SLIP-1/4" TYP. TOLERANCE EXTERIOR EDGES.
22. 2" RAISED SMOOTH BRUCCO BAND AT ALL STAIR (TYP.) USING WALLS - PAINTED (TYP.)
23. EXTERIOR TYPE UNDOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDE A CLEAR OPENING OF NOT LESS THAN 20" W/ 24"HT. AND 8" SQ. FT. AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" FROM THE FINISH FLOOR LEVEL. HOW SHALL. ANY PART OF THE OPERATING MECHANISM BE PLACED HIGHER THAN 34" FROM THE FIN. FLOOR.
24. 4" HT. x 1" PROJECTION SMOOTH BRUCCO SILL BANDING - BLOFFED FOR POSITIVE DRAINAGE - (SEE DETAIL)
25. ALUMINUM DECORATIVE HORIZONTAL RAILING W/ POLYURETHANE FINISH (COLOR CHARCOAL GRAY) - TOP OF RAIL FIN. 3/4" WITH PICKETS SPACED TO BLOCK PASSAGE OF 4" SPHERE. BOTTOM RAIL HAS 1/4" AIR - TYP. - PROVIDE SHOP DRAWINGS / SAMPLE BY "SOUTH FLORIDA ALUMINUM" OR EQUAL.
26. 8" CONCRETE BLOCK WALL BY 2" 3-COAT SMOOTH BRUCCO FINISH-PAINTED - BUCKER WALLS.
27. REPLACE & INSTALL NEW DECORATIVE ALUMINUM FINED LOUVERS W/ 2" POLYURETHANE FINISH (COLOR WHITE) FOR EXISTING GARAGE. EXISTING LOUVERS TO BE REMOVED. SCREEN BACKINGS BY "SOUTH FLORIDA ALUMINUM" OR EQUAL.
28. 6" x 4" 3/8" COPPER EXPANSION POSITIVE ROOF DRAINAGE - SEE ROOF PLAN FOR ALL LOCATIONS.
29. 1/4" x 8" FT. SMOOTH BRUCCO HEADER W/ 4" EXTENSIONS ON BOTH SIDES. GARAGE DOOR WALLS - PAINTED.
30. 4" x 3" COPPER SQUARE COPPER
31. 24" x 18" ACCESS ALUM. LOUVERED VENT PANEL.
32. DECORATIVE ALUM. DOOR 3" X 1" VERTICAL & HORIZONTAL MEMBERS - (COLOR CHARCOAL GRAY) - PROVIDE SHOP DRAWINGS FOR APPROVAL BY SOUTH FLORIDA ALUMINUM OR EQUAL.



1 PROPOSED NORTH ELEVATION
A3.05 SCALE: 1/4"=1'-0"



2 PROPOSED WEST ELEVATION
A3.05 SCALE: 1/4"=1'-0"

EXTERIOR STUCCO

- METAL LATH APPLICATION**
1. APPLY SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY WELL INTO LATH TROUPEL AFTER INITIAL SET AND SCRATCH TO ROUGHEN SURFACE.
 2. APPLY BRUCCO COAT AFTER SCRATCH COAT HAS SET FIRM AND HARD AND HAS BEEN STRAIGHTENED TO A TRUE SURFACE WITHOUT THE USE OF ADDITIONAL WATER LEAVE NEARLY TO RECEIVE FINISH COAT.
 3. DIFFER BRUCCO COAT EVENLY PRIOR TO APPLICATION OF FINISH COAT. APPLY FINISH COAT AND BRUCCO FINISH COAT TO A TRUE EVEN SURFACE. FINISH AS APPROVED BY OWNER.
 4. THE (3) COAT LATH (ON HATCHING) APPLY (2) COAT BRUCCO TO CONCRETE AND HATCHING AREAS TOTAL THICKNESS FIVE-EIGHTHS (5/8) INCH MINIMUM.
 5. THREE (3) COAT LATH (ON LATH) APPLY THREE (3) COAT BRUCCO TO METAL LATH TOTAL (3) INCH THICK. AREAS TOTAL THICKNESS FIVE-EIGHTHS (5/8) INCH MINIMUM.
 6. RUN DRAIN GROOVES IN BRUCCO. PROVIDE RUN DRAIN GROOVES IN EXTERIOR DOORWAY HEAD AND EXTERIOR WINDOW HEAD.
 7. ALL BRUCCO HEADERS, SILLS AND BANDING TO BE PROVIDED WITH A MIN. 1/2" SLURRY FOR PROPER BONDING OF FIN. WATER.
 8. ALL POST-TENSIONING BARS SHALL BE INSTALLED AS PER CURRENT MANUFACTURER'S PUBLISHED INSTRUCTIONS FOR INSTALLATION OF SYSTEM AS APPLICABLE TO EACH TYPE OF SUBSTRATE INDICATED. REINFORCING BARS CONSISTS OF A BALANCED ALUMINUM REINFORCING CEMENT-BINDER COMPOSITE WITH ASTM D 3753 AND BEING NOT LESS THAN 8 OZ PER SQUARE YARD.

CRAWL-SPACE VENTILATION CALCULATION:
AS PER FLORIDA BUILDING CODE 2010, SECTION 1203.3.1

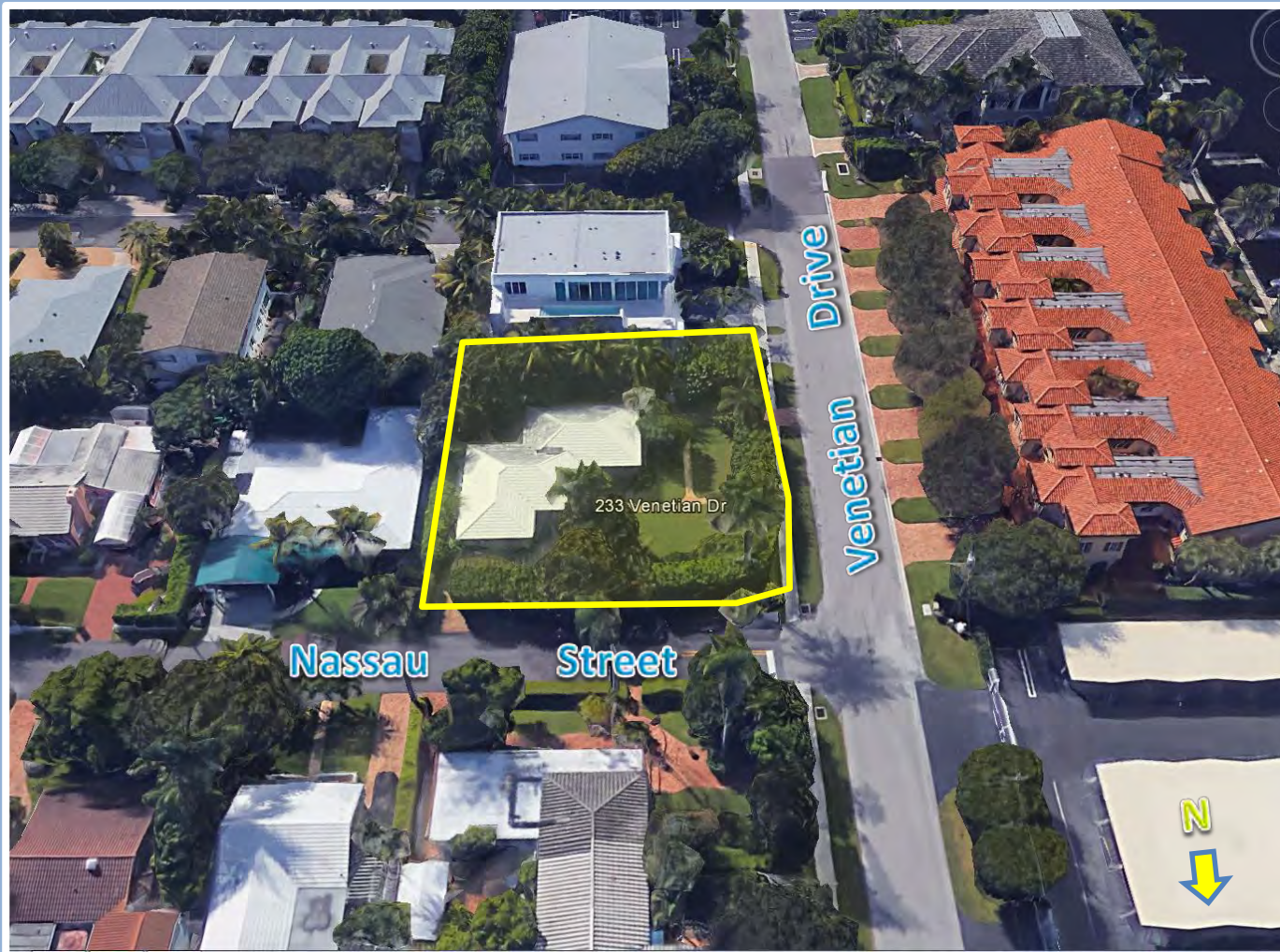
TOTAL AREA OF CRAWL-SPACE	2,709 SQ. FT.
VENTILATION MIN. REQUIREMENTS (AREA) (1 SQ. FT. FOR EVERY 150 SQ. FT. CRAWL-SPACE AREA)	18 SQ. FT.
PROVIDED:	
(1) 24" x 18" ACCESS LOUVERED INFILL VENT PANELS	3 SQ. FT.
(2) 16" x 8" LOUVERED INFILL VENTILATION PANELS	17.8 SQ. FT.
TOTAL PROVIDED	20.8 SQ. FT.

LIGHT FIXTURES (BY HINLEY LIGHTING OR EQUAL)	PAINT LEGEND
<ul style="list-style-type: none"> 1. LUMINA LIGHTING VANGUARD SMALL LANTERN TYPE- COLOR BLACK. 	<ul style="list-style-type: none"> 1. ALL SURFACES TO BE CLEANED & PREPARED AS PER MANUFACTURER'S INSTRUCTIONS. 1.1. AGORA WHITE M&E (PAINT BODY OF HOUSE) 1.2. BRILLIANT WHITE (PREFAB DOOR HEADERS, LAMINA BROWN TRIM) 1.3. WHITE (COLOR MATCH FLAT CONCRETE TILE ROOF) (TYP.) 1.4. CHARCOAL BLAZE W/ 1/2" W-8 (GARAGE DOOR INSIDE BANDING)
ALL LIGHT FIXTURES TO BE APPROVED BY OWNER/ARCHITECT	NOTE: ALL COLORS WILL REQUIRE APPROVAL FROM DELRAY BEACH TAPES.

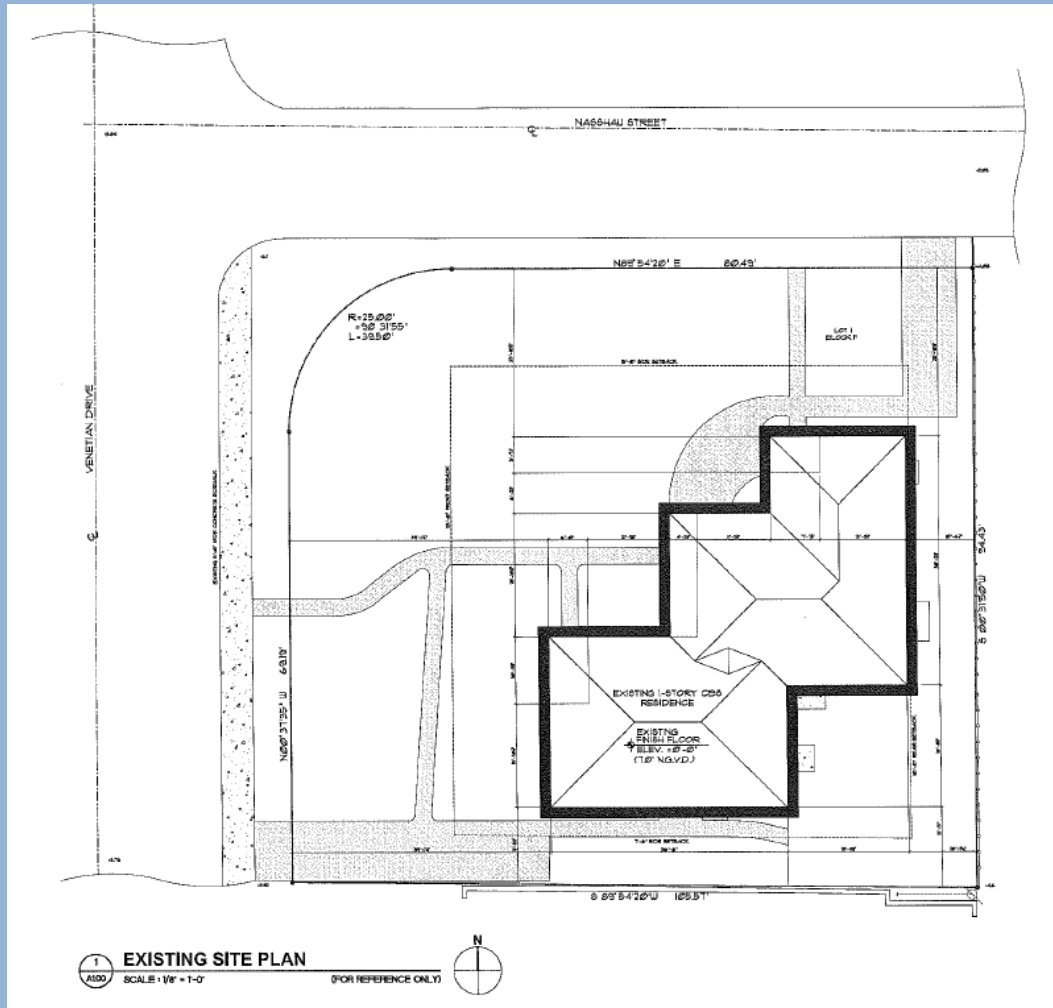
PLOTTED 05/11/2014 10:00 AM

THIS DOCUMENT IS THE PROPERTY OF GE ARCHITECTURE INC. ALL RIGHTS ARE RESERVED AND ANY REPRODUCTION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF GE ARCHITECTURE INC. IS PROHIBITED.

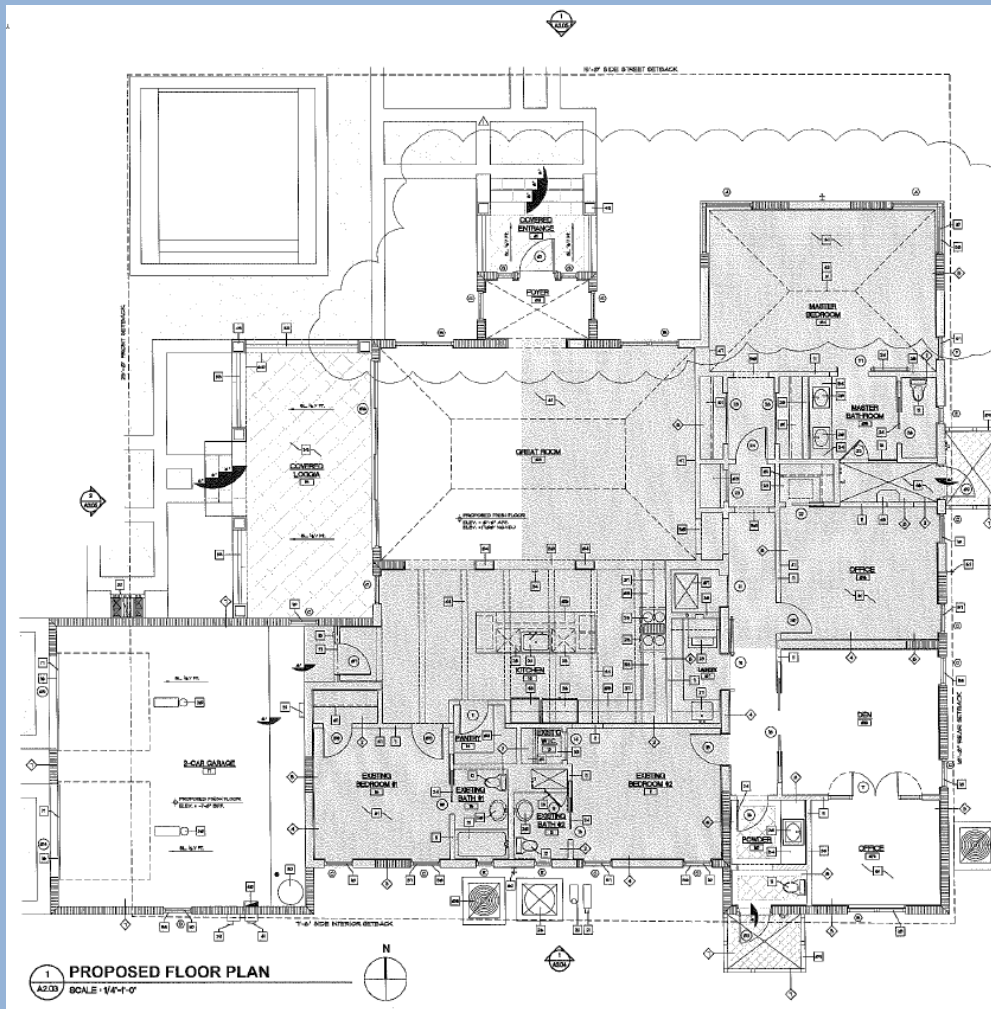
233 Venetian Drive, Nassau Park Historic District



233 Venetian Drive, Nassau Park Historic District



233 Venetian Drive, Nassau Park Historic District



Nassau Park Historic District

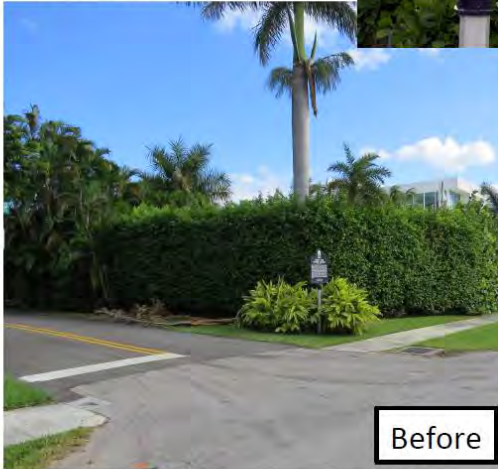
233 Venetian Drive Corner of Nassau Street and Venetian Drive

HEFFERNAN RESIDENCE P1

The property is on the Southwest corner lot of the Nassau Park Historic District. Until the renovation a tall hedge obscured the house from the street.



New hedge is 4-5 ft. but will be maintained at 7-8 ft. and was held off the street 8'-10' to create a more open appearance for the Historic District.



Before



HEFFERNAN RESIDENCE P2



After

Nassau Street

First of 2 non-conforming duplex driveways located on Nassau Street was removed. Hedge and planting was over grown with arching hedge over the entrance. New front entrance has a similar hedge but is held off the street approximately 10' and will be maintained at 7-8 ft. Two Ligustrum Trees arch over the entrance gate.



HEFFERNAN RESIDENCE P3

Venetian Drive

The 2nd non-conforming driveway on Venetian Drive was paved right to the property line.

Overgrown hedge encroached on sidewalk.



New garage with double driveway re-using original Chicago Brick was moved off the property line to conform with setbacks. The hedge is held off the sidewalk.



Front Entrance

HEFFERNAN RESIDENCE P4

The original Sam Ogren structure had no singular front entrance but several (3) duplex entrances on both Nassau Street and Venetian Drive. Below is the one duplex entrance on Nassau Street.

Before



New Front Door is on Nassau Street as approved by the HPB.

After



North Elevation

The original duplex had an entrance to the master bedroom off a small porch off Nassau Street.

Front Entrance was created with a small cover porch to face Nassau Street.

The master bedroom east of Front door features 2 Corner Windows.

The pool observes both front and side setbacks.

New construction maintained the 25'+ distance from Nassau as if a front setback although it is actually is side.



HEFFERNAN RESIDENCE P8

South Elevation

Before renovation the South side of the house was nearly impassable. Fully over grown with Areca Palms and was impossible to photograph. This drawing shows the elevation. There were 2 exterior door which have been eliminated.

AC, electric, gas, cable, pool equipment are consolidated in one area

Outdoor shower enclosure has shuttered windows for airflow.

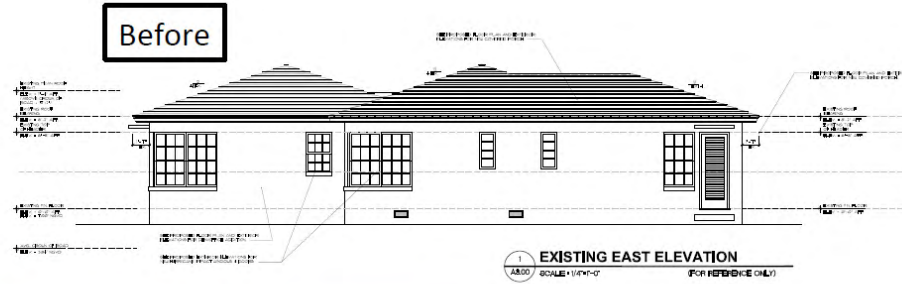


HEFFERNAN RESIDENCE P9

East Elevation

Before renovation the East side of the house was completely overgrown with Areca Palms and other vegetation. Photographs were difficult to obtain. The drawing shows 2 corner windows and an additional door to the Master bedroom.

With the renovation the area was cleaned out and a Clusia hedge was planted to create a privacy boarder between neighbors.



Outdoor shower enclosure has shuttered windows for better airflow.



HEFFERNAN RESIDENCE P7

West Elevation

The original duplex had 2 porches accessing the 2 living rooms.



The front addition connects the 2 living spaces of the duplex plan and one porch was enlarged with decorative column detail to reflect original filigree. The irregular "saw tooth" design was echoed with the addition of the new garage.

