# 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

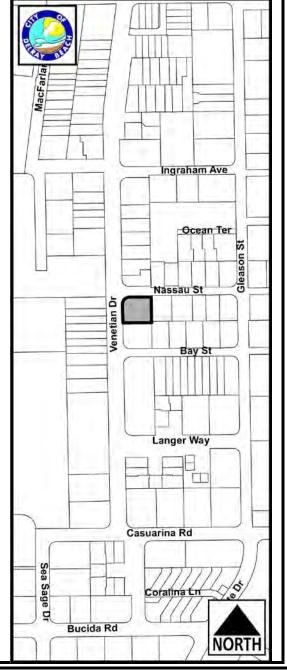
Agent...... Gary Eliopoulos

Location..... Southeast corner of Venetian Drive

and Nassau Street

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 aforenoted 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

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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.

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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	e (Maximum)	N/A	20.5%	37.9%
Open Space		25%	64.7%	41.6%
Setbacks:	Front (West/Venetian Drive)	25'	40'	17'-11 ½"*
Si	de 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"

<sup>\*</sup>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 aforenoted 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.

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**(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.
- (I) 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 originals 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

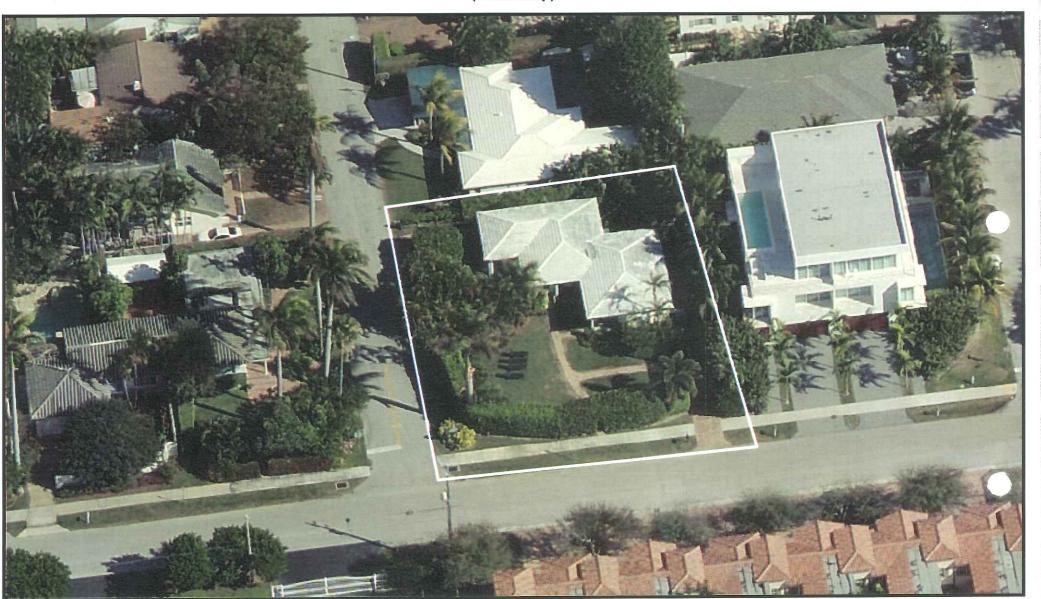
Approve the Certificate of Appropriateness (2015-040) for 233 Venetian Drive, Nassau Park Historic District by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations, the Delray 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)

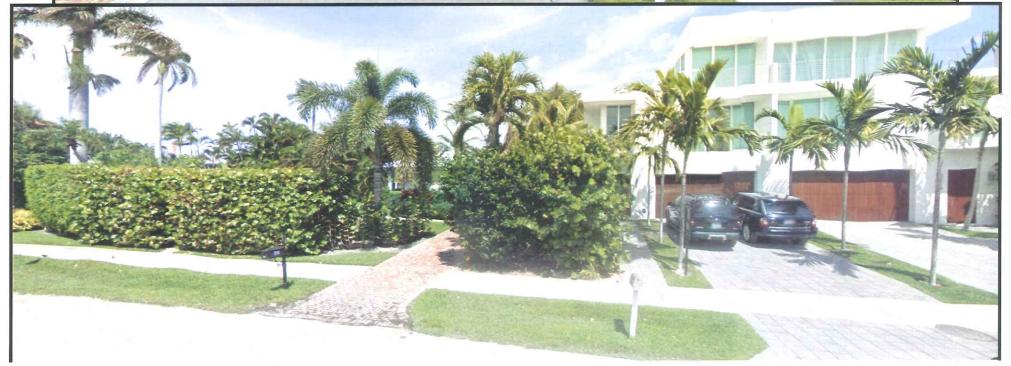


Venetian Drive
(Top-Facing Southwest, view from Nassau Street; Below-Facing East, 233 Venetian Drive., view from Venetian Drive)



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



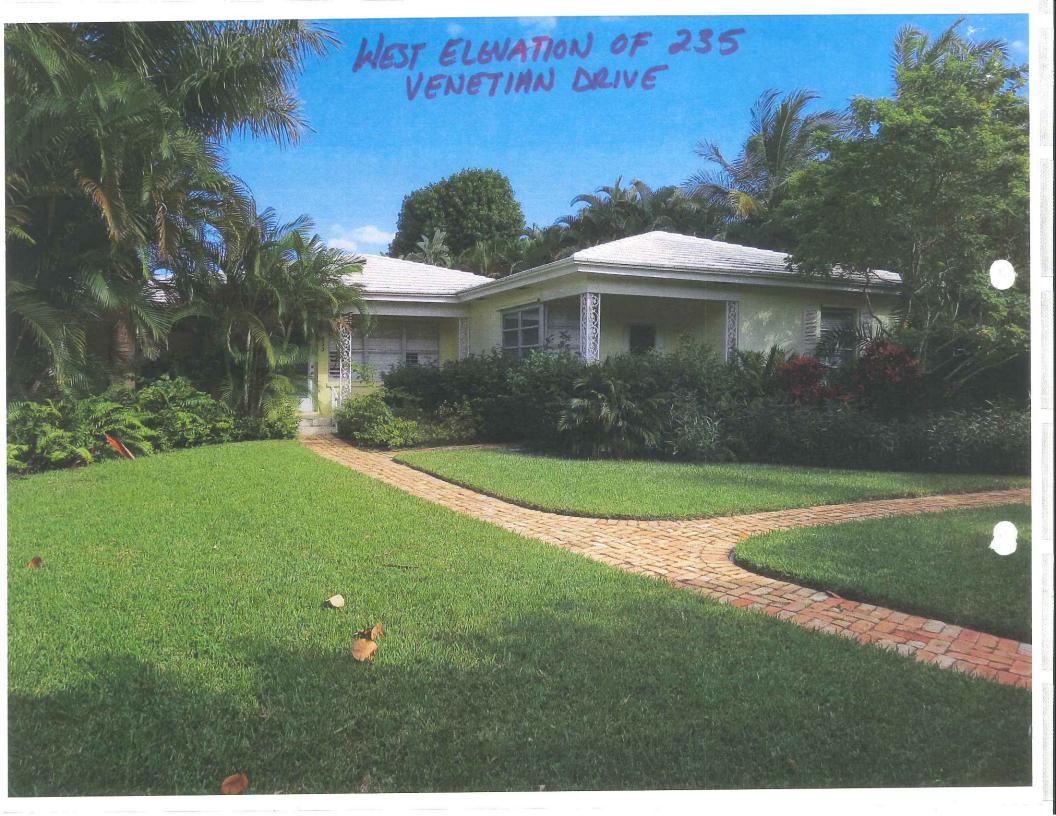


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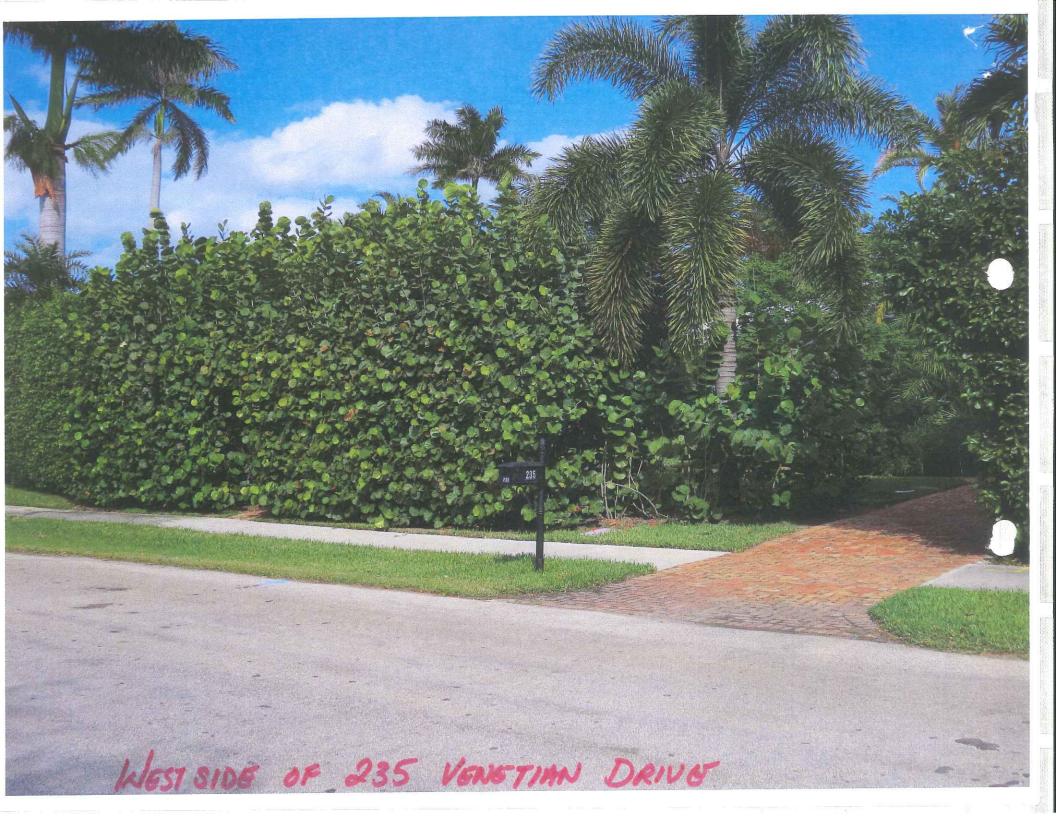






# NORTH WEST CORNER OF VENETIAN -235





### GENERAL NOTES

THE ARCHITECT AND HIS AUTHORIZED REPRESENTATIVES AND AGENTS SHALL HAVE ACCESS TO AND BE PERMITTED TO INSPECT ALL WORK, MATERIALS AND CHIEFR RELEVANT DATA AND RECORDS (IMMERICAN THEY ARE IN PREPARATION AND PROGRESS, WHEN REQUESTED, THE CONTRACTOR SHALL RUNNING UNICLATE COPIES OF THE AVENT DATA.

ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENT DRAWINGS OR SPECIFICATIONS SHALL BE EXCUSSIN TO THE ARCHITECTS / CONTRACTOR'S ATTENTION PRIOR TO CONTRACTION OF WORK OR CONSTRUCTION, SO THAT CORRECTIVE HEASURES MAY BE TAKEN

ALL CONSTRUCTION SHALL BE IN ACCOMDANCE WITH THE FLORIDA BUILDING CODE - RESIDENTIAL, 2010 EDITION (2010 FEC-R), AND ALL AFFLICABLE NATIONAL, OTATE, AND LOCAL RELES, REGULATIONS AND ORDINANCES.

ALL WORK DONE UNDER THE BUPERYISION OF THE GENERAL CONTRACTOR IS TO BE DONE IN A NEAT AND WORKMANLIKE MANNER.

THE GENERAL CONTRACTOR SHALL VERBY ALL DIMPUSIONS AND CONDITIONS IN THE FIELD, AND SHALL COORDINATE WORK OR CONSTRUCTION BETWEEN TRADES

THE CONTRACTOR SHALL SIZEMIT FOR APPROVAL BY THE ARCHITECT SIX (6) PRINTS OF DETAIL 6HOP DRAILINGS OF ALL APPLICABLE CONSTRUCTION SHICH DRAILINGS SHALL HOUTHED DESIGN DIVERSIONS, CONNECTIONS AND OTHER DETAILS NECESSARY TO NOUNE THAT THEY ACCURATELY INTERPRET THE DRAILINGS, THE CONTRACTOR WILL RETAIN RESPONSIBILITY FOR PURPOSED THE THE DRAILINGS, APPLACATIO, DEVICES, THE CONTRACTOR WILL RETAIN RESPONSIBILITY FOR PURPOSED THE THE THE THE ALL, APPLACATIO, DEVICES, THE CONTRACTOR WILL RETAIN RESPONSIBILITY FOR PURPOSED THE THE SHOP DRAILINGS. APPLACATION DEVICES THE SHOP DRAILINGS. ALLOW TUD WEEKS FOR REVIEW THE SHOP DRAILINGS. ALLOW TUD WEEKS FOR REVIEW THE

SHOP DRAMINGS, ALLOW TUD MERCE FOR REVIEW THE PROVIDE 3-10? BATT SOUND INSULATION AT INTERIOR MALLS - BATHROCHS, BEDROCHS, LANDRY ROCHS ETC. W. A HIN. PS STC. N. ACCORDANCE W. SECTION 10712 OF THE 7009 FELC. R. AND SECTION 10714 OF FELC. R. AND SECTION 10714 OF FELC. AND LED FELC. R. ALL HEIMS FOR A COMPLETE ELECTRICAL PECHANICAL PURPONS AND TELEPHONE SYSTEM AND HEET ALL REQUIRETENTS INCIDENTAL FOR EQUIPMENT TO BE PLACED IN PROPER MORKING FORCE IN CORPORANCE WITH LOCAL STANDARDS AND APPLICABLE CODES HAVING JURISDICTION.

DIMENSIONS INDICATED ON THE PLANS ARE FROM FACE OF FINISH WALL, VERIFY ALL DIMENSIONS IN HELD PRIOR TO BEGINNING WORK. USE HIGURED DIM, COLY, DO NOT BECLE PRABLING DO NOT DEVIATE FROM THE WITTEN DIMENTED HIM HORSE THAN I WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT, DEVIATION IS NOT PERMITTED WERE "CLEAR" OR "NOUND INHENSION ARE NOUNDED NOTIFY ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES IN THE PLANS OR SPECS.

THE MIERRETATION OF DRAIMS, OFFICE/ICATIONS, OR OTHER BIDDING DOCUMENTS SHALL NOT BE HADE VERBALLY TO THE SIDDER IF THE SIDDER IS IN DOUBT AS TO THE PLANNS OF ANY DISCREPANCIES OR COSPILICIT HERE IN THE BIDDIER SHALL TELEPHONE OR BUBHT IN WRITING TO THE AFCHTECT A RECUEST FOR INTERFECTATION. IN THE SYBIT THAT THE BIDDIER IS DETANDED TO HAVE ESTIMATED, THEN THE MOST EXPENSIVE WAY OF PERFORMING THE WORK SHALL TAKE PROJECTION.

THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND HAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED PRIOR WRITTER CONSENT REATH THE ARCHITECT.

THE CONTRACTOR CHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES.

THE CONTRACTOR SHALL PROVIDE ALL ELEMENTS OF ALL SYSTEMS SO THAT THEY ARE COMPLETE AND FILLY PRACTIONING (EXCEPT AS NOTED HEREIN).

ALL AREA CALCULATIONS ARE APPROXIMATE.

FIELD YERIFY ALL DIMENSIONS.

ALL INTERIOR FINISHES TO BE SUPPLIED BY CONTRACTOR AND APPROVED BY CURER UND.

THE CONTRACTOR SHALL PROVIDE THE OWNER/ ARCHITECT WITH A WORK SCHEDULE AND ANY ANTICIPATED CHANGES THAT MAY OCCUR IN IT.

THE CONTRACTOR SHALL BE RESPONSIBLE TO THE CUNERVARCHITECT FOR THE ACTS AND CHISSIONS OF ITS COMPLETION OF THE WORK.

NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.

ARCHITECT.

DETAILS MARKED AS TYPICAL APPLY TO SHILAR CONDITIONS INCLUDING
CONDITIONS NOT MARKED AS SHILAR, UND. TYPICAL DETAILS NOT SHOUN PUT
NECESSARY FOR CONFORMANCE WITH APPLICATION.

PREVIOURLY FOR CONTONTANCE WITH APPLICATION.

PROVIDE A LEATHER, RESPONSE DARRISER AT ALL OPENNSS AND PENETRATIONS
OF THE BUILDING ENVELOPE WATERPROOF ALL WEATHER, EXPOSED BURSACES
AND NISTALL ALL THERMAL BARGERS AS TO FORM A COTFLETE INSULATION
BLANKET ARCAND THE HEATED AREAS OF THE BUILDING, NOULATE ALL HEATBEARING PIECE, DUCTS, OR OTHER FOUNDES THAT PENETRATE THE MOULATED
BLANKET, INSTALL ALL OTHER WATER PIECES IN A PRANCE TO PREVIOUS PRESENT.

BLANKET, INSTALL ALL OTHER WATER PIECES IN A PRANCE TO PREVIOUS PRESENT.

HAVECARL BLEWNS OF PROTECTION THROUGHOUT INDURSTICE OF CRAIL SPACE

1 PILE FOUNDATION.

ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED. ALL METAL FASTENERS, NAILS, AND BOLTS TO BE HOT DIPPED GALVANIZED.

FLASHING, CRICKETÉ, DRIPÉ, ETC. TO BE ALIMINIM, TO MATCH ROOFING 6Y8TEM MATERIAL OR BE COMPATIBLE. PROVIDE FIRE 6TOPPING AT ROOF, WALLS, AND CEILING AS REQUIRED. ELEVATIONS ARE TAKEN FROM AN ABBUMED DATUM OF Ø'-Ø' TOP OF EXISTING CONCRETE (BLAB. (1.0' NG.Y.D.) (BEE CIVIL DRAWINGS).

CHACKETE BLAD. I L'O NASYDJ (REÉ CIVIL DRAJINGÉ).

THÈBE PLANS AS DRAWN AND NOTED COMPLY WITH THE BUILDING ENVELOPE ENERGY
CODE REQUIRETIENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR CHALL
PAMILLARIZE HITHER! FUTH THE COVERNING CODE IN TES ENTIRETY. AND BUILD IN
ACCOMDANCE WITH ALL PROVISIONS OF THIS CODE WHICH THAY NOT BE
SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES. - NOTE ALL CELLING
PENETRATIOS - LIGHTS, VENTS, ETC. TO BE SEALED & EDGES AS PER FLORIDA
BUILDING CODE 2000 EDITION.

BUILDING COOD 2009 BETTION.
ALL CBB EXTREMENT TO RECEIVE APPROVED R41 (MIN) INSULATION, WOOD STUD, METAL
ALL CBB EXTERNED TO RECEIVE R-II: BATT, R-IB FOR B' CAND B' THICK WALLE OVER ROOF TO
BE CLOSED STREM' INSULA BLOUND ON, R-20 INTENEM' ROTH, MINING THE WALL
BOTH TO WALL TO THE WEDERSONE OF THE ROOF B-BEATHWAY (TYP.) INSULATION
NALL BE IN ACCORDINATE WE FLORIDA BENERAL CARBON ACCORDINATE 2006 EDITION. NOTALL PYC PLASTER STOPS AROUND PERMITTER OF ALL AREAS WHERE PLASTER ABUTS OTHER MATERIAL, GYOPS SHALL BE CAREFULLY MITERED AT CORNERS, ALL EXTERIOR CORNERS AND WINDOW AND DOOR OFENING TO RECEIVE PYC CORNER BEADS.

PRIOR TO PLACEMENT OF ANY STUCCO OVER CONCRETE SUFFACES, SUCH SURFACES SHALL BE TREATED WITH BONDING ACENT AFFLIED IN FULL CONFORMANCE WITH MANUFACTURER'S RECORDENDATIONS.

CURE ALL APPLIED STUCCO WITH FOG SPRAYED WATER FOR SEVERAL DAYS AFTER APPLICATION. - PRIOR TO PAINTING EXTERIOR - ALL STUCCO HAIR LINE CRACKS TO BE CALLED & FILLED. (STUCCO SUBCONTRACTOR TO PROVIDE 4".0" x 4".0" SA\*\*PLE FOR APPROVAL FOR TEXTURE).

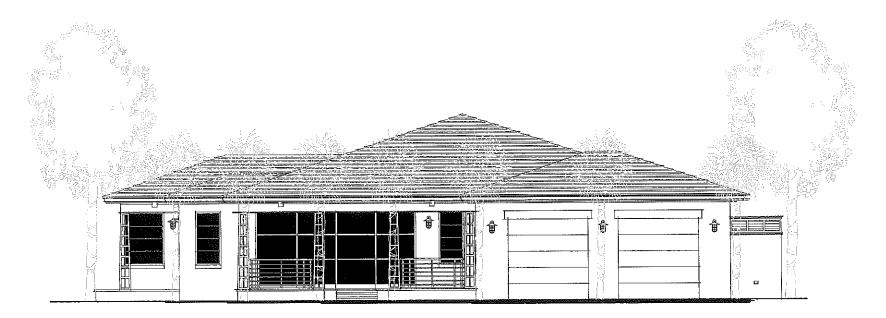
ALL GYPOUM WALLEAARD TO BE SCREW APPLIED AS PER THE GYPOUM CONSTRUCTION HANDBOOK LATEST EDITION.

COMO INCOME TECHNICAL CHILOROUSE, OR OTHER APPROVED CHEMICALS SHALL BE USED IN CONCENTRATIONS AS PER MANACULERIS PUBLISHED INSTRUCTIONS IN COMPILIANCE WITH EPA REGULATIONS (ALL PRODUCTS TO BE NON-VOC). "VERSITY WE CANNOT

DRYWALL, PRODUCTS BY GOLD BOND, USG, CELOTEX, GEORGIA PACIFIC, MILCOR PRODUCTS ARE ACCEPTABLE.

ALL EXTERIOR DEPICTED PAINT COLORS TO BE SELECTED BY ARCHITECT AND CHIEF REGULERD AFFROYAL ROTH CITY OF DELRAY BEACH HISTORIC PRESERVATION BOARD JOLORS ON ILANS FOR PRIORICE PLANTS SELECTION FOR PRIORICE PAINT BANKS REPORTED AND THE MISSISSIPPORT OF THE MISSISS

SUBSURFACE SOLL CONDITION INFORMATION MERE PREPARED BY NUTTING BYGINEERS DATED NOVEMBER 13,2014 - THE ENTITIE HOUSE AND POOL FOUNDATIONS ARE TO BE DESIGNED WITH GRADE BEARD AND POIL SEED STRUCKED, THE CONTRACTOR SHOULD OBTAIN A COPY OF THE REPORT FROM THE CUMER AND REPORT AND THE PRICE TO CONTRACTOR SHOULD OBTAIN A COPY OF THE REPORT FROM THE CUMER AND THE POIL OF THE PRICE TO CONTRACTOR SHOULD OBTAIN A COPY OF THE REPORT FROM THE CUMER AND THE POIL OF THE CONTRACTOR SHOULD OBTAIN A COPY OF THE REPORT FROM THE COMPANY.



### APPLICABLE CODES

2010 FLORIDA BUILDING CODE - RESIDENTIAL

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2010 FLORIDA PLUMBING CODE

2010 FLORIDA ELECTRICAL CODE

2010 FLORIDA MECHANICAL CODE 2010 FLORIDA ENERGY CONSERVATION CODE

2008 NATIONAL ELECTRICAL CODE

HEFFERNAN SINGLE FAMILY RESIDENCE (ADDITION / RENOVATION) 233 VENETIAN DRIVE "HISTORIC NASSUA DISTRICT" DELRAY BEACH PALM BEACH COUNTY, FL

OCCUPANCY CLASSIFICATION GROUP R-3 - SINGLE FAMILY RESIDENCE

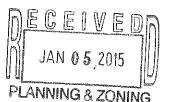
TYPE OF CONSTRUCTION

TYPE VB

UNPROTECTED / UNSPRINKLERED

		SHEET SO	CHEDU	ILE	
SHEET NO.	SHEET TITLE		SHEET NO.	SHEET TITLE	
	EXISTING SURVEY	BCALE:   = 20'-0'		LAND6CAPE	
	ARCHITECTURAL		L-1	EXISTING LANDSCAPE PLAN	6CALE: 1/8' • 1'-Ø'
AØ.)	PARTIAL BITE SECTION	8CALE: 1/8' • 1'-0'	L-2	CONCEPTUAL LANDSCAPE AND HARDSCAPE PLAN	8CALE: [' • 10'-0'
A1ØØ	EXISTING BITE PLAN (FOR REFERENCE ONLY)	SCALE: 1/8' • 1'-@'			
Aløl	PROPOSED SITE PLAN	8CALE: 1/8' = 1'-0'			
A2.000	EXISTING FLOOR PLAN (FOR REFERENCE ONLY)	BCALE: 1/4" = !'-@'			
A2,Ø1	EXISTING ROOF PLAN (FOR REFERENCE ONLY)	8CALE: 1/4" = 1"-@"			
A2Ø3D	PROPOSED DIMENSION FLOOR PLAN	BCALE: 1/4' ■ P-Ø'			
A2Ø3N	PROPOSED NOTED FLOOR PLAN	8CALE: 1/4' « 1'-Ø'			
A2#4	PROPOSED ROOF PLAN	ecale: 1/4" = 1'-@"			
A3 <i>DD</i>	EXISTING EXTERIOR ELEVATIONS (FOR REFERENCE ONLY)	BCALE: I/4" = I'-Ø'			
A3ØI	EXISTING EXTERIOR ELEVATIONS (FOR REFERENCE ONLY)	8CALE: 1/4" = 1'-2"			
A3.07	EXISTING EXTERIOR ELEVATIONS DEMOLITION	BCALE: 1/4" = 1"-Ø"			
A3Ø4	PROPOSED EXTERIOR ELEVATIONS	8CALE: I/4' ■ 1'-Ø'			
A3#3	PROPOSED EXTERIOR ELEVATIONS	BCALE: 1/4" = 1"-0"			
			1		

					DECEIVED
•	SURVEYOR	LANDSCAPE	ARCHITECTS		
	RENNER, BURGESS, INC. 1 SE 4TH AVENUE SUITE 212 Delray Beach, FL. 33483	ARCHITECT DAN CARTER LANDSCAPE 74 N.E. 57H AVENUE Delray Beach, Fl. 33483	GE ARCHITECTURE, INC. 205 GEORGE BUSH BLVD. Delray Beach, Florida 33444 FL. LIC. AA0003179	A 1000 A	JAN 05,2015 PLANNING & ZONING
	PH. (561) 243-4624 FAX (561) 243-4869	PH. (561) 272-9621 FAX (561) 266-9916	PH. (561) 276-6011 FAX (561) 276-6129		- 1 00 0



ALL WORK, MATERIAL, AND EQUIPMENT SHALL, BE GLARANTEED FOR A HINIMUM OF ONE YEAR FROM THE CLOSING DATE.

TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENGURE HINIFILM INTERFERENCE WITH RODIOS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR WARD FACILITIES AND DAILY OPERATIONS.

OR LIBED FACILITIES AND DAILY OFFERATIONS.

DISPOSAL DEFICIENT CONTRACTOR TO TIFILIZE 20CY ROLL-OFF CONTAINERS FROM BOUTHERN LUASTE SYSTEMS, LIEST PALM BEACH (1-888-809-1137) OR OTHER AMPROVED SHODOR CERTIFYING OVER 80% RECYCLING DIVERSION RATE PROM LUBET SYSTEM COLLECTED, DEFIGITION CONTRACTOR SHALL REPTONE ALL LUASTE, RUBBISH AND OTHER MATERIALS FROM BUILDING I SITE (EXCLUDE ASSESTOS BEARING MATERIALS) YAI THE REPTERENCED ROLL-OFF LUASTE CONTAINERS.

CONTRACTOR SHALL OBTAIN URITTEN APPROVAL OF ARCHITECT FOR SUBSTITUTIONS MADE IN BYECIFIED EQUIPMENT, MATERIALS AND COLORS.

MADE IN GYECHIED BEOMPHINI, THE CAMER WITH A MRITTEN GUARANTEE FOR ALL WORK MODER THIS CONTRACT FOR A HINNEY PERIOD OF ONE TEAR FROM THE DATE OF ACCEPTANCE BY OMNE OF A HINNEY PERIOD OF ONE TEAR FROM THE DATE CORRECTION OF ANY DEFECTS BHALL BE COPYLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY PORTION OF THE WORK WHICH HAS BEEN DAYAGED, REPLACE ANY WORK THAT FAILS TO CORPORT TO THE DRIVINGS HAD DETAILS. CORRECT ANY DEFECTS OUR TO FAIL IT HATERIALS AND WORKTANGHING WHICH APPEAR WITHIN ONE YEAR OF GUNER ACCEPTANCE OF CONSTRUCTION.

ALL DOMESTIC HOT WATER PIPING SHALL BE INSULATED 1/2" THICK FIBERGLASS PIPE INSULATION: SEE PLUMBING DRAWINGS.

CONTRACTOR TO PROVIDE DRAWINGS TO BOTH TRUSS MANUFACTURER 1 MECHANICAL BUSCOMRACTOR TO COORDINATE ALL REQUIRED AC-DUCT WORK PENETRATIONS THROUGH THE ENTIRE OFFICIALISM.

ALL TRUBBES, 4 GIRDERS SHALL BE ANCHORED TO BEARING PARTITIONS, WALLS, AND/OR TIE BEANS WITH APPROVED ANCHORS. - SEE STRUCTURAL DUISS. ALL INTERIOR DEPICTED PAINT COLORS TO BE SELECTED BY CURRE COLORS ON PLANS FOR PRICING PURPOSES ONLY. (NOTE: ALL PRODUCTS TO BE NON-YOC' - VERIFY W QUIER.

NOTE: PRODUCTS BY ANY OF THESE HANDFACTURERS ARE ACCEPTABLE COATINGS.
BENJAMIN MOORE, SHERIJIN UILLIAMS, PITTSBURGH, DEVOE, DUPONT,
4 PONTER ARE COARIDERED EQUIAL (ALL ARE TO SE MON-YOC - VERIFY MY OWNER).

ALL WOOD IS REQUIRED TO BE SEALED ON ALL BIDES (INCLUDING ALL CONCEALED AND BLACK BURFACES) TO MINIMIZED EXPANSION AND CONTRACTION. CONTRACTOR SHALL DELIVER TO OWNER FRIOR TO FINAL PAYMENT ALL APPLICABLE GUARANTEES, WARRANTIES AND OPERATING MANUALS.

PROVIDE MATERIFROM GITTAM MALL BOARD IN ALL BATHROOMS, KITCHEN & LANDRY RMS. CONTRACTOR TO NOTALL AS PER SECTION RT0383 OF THE FB.C.-R 2010 EDITION.

RYSE, CONTROCTORS AND BUBCONTRACTORS BHALL VISIT THE BITE AND VERIFY EXISTING CONDITIONS TO BUBCONTRACTORS BHALL VISIT THE BITE AND VERIFY EXISTING CONDITIONS FROM TO SUBMITTING PROPOSALS, VERIFY EXISTS CONDITIONS CONFILT WITH CURRENT COOR FEGURENTHAINS ANTER ACHITIST IN METHING FE CHANGES AND INCCESSARY, NO EXTRAG WILL BE GIVEN. REPORT ANY DISCREPANCIES IN THE NECESSARY, NO EXTRAG WILL BE GIVEN. REPORT ANY DISCREPANCIES IN THE SHALL BE RESPONDED. FOR PROPONE, ANY AND ALL ASSOCIATION OF SECOND VILLITIES, PIPES, WIRES TREE PROOFS SETTING TO COMPACTING SITE.

T IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE AND OBTAIN ACCESS. TO THE SITE WITH OWNER.

THE CONTRACTOR SHALL OBTAIN AND SEAR THE COST OF ALL RECUIRED PERMITS, LICENSES AND APPROVALS NECESSARY FOR THE COMPLETION OF THE WORK. ALL REQUIRED INGURANCE SHALL BE PROVIDED FOR PROTECTION OF CUNER AGAINST PUBLIC LIABILITY OR PROPERTY DAMAGE FOR THE DURATION OF THE WORK.

THE CONTRACTOR AND BUBCONTRACTORS SHALL COORDINATE WITH EACH OTHER TO PREVENT OVERSITEPING EACH OTHER. THE CONTRACTOR SHALL PROVIDE LABOR & HATERIALS INECESSARY TO HANTAIN CONTRACTOR SHALL PREVIDENCE THE BUB - CONTRACTOR SHALL BE RESPONSIBLE TO HEET THE SCHEDULE AS PROVIDED AND AGREED TO WITH THE CONTRACTOR PRIOR ET THE SCHEDULE AS PROVIDED AND AGREED TO WITH THE CONTRACTOR PRIOR ET THE SCHEDULE AS PROVIDED AND AGREED TO WITH THE CONTRACTOR PRIOR ET THE CONTRACTOR PRIOR ET THE SCHEDULE AS PROVIDED AND AGREED TO WITH THE CONTRACTOR PRIOR ET OF CONTRACTOR PRIOR ET.

ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN A FIRST CLASS WORK-MALIKE MANNER. THE COMPLETED BYSTEM SHALL BE RILLLY OFFRATIVE. ACCEPTANCE BY THE BINNERS ARCHITECT MUST BE A CONDITION OF THE CONTRACT BETWEEN THE GEN. CONTRACTOR AND OWNER.

THE CONTRACTOR IS RESPONSIBLE FOR THE POLLOWING WORK.
- MAKE-WATMOOK UP SCHEDULING OF ALL TRADES AND WORK
- (MCLUDING WORK OF OTHERS) WHERE NO CONTRACTULA. RELATIONSHIP EXIST). PROVIDING BARRICADES, TEMPORARY POWER, LIGHTING TELEPHONE BERVICES, ETC. AS READ, TO CONFILETE WORK

TEMPORARY UTILITIES, CONNECTIONS AND PAYMENT OF ALL UTILITY CHARGES DURING CONSTRUCTION

COMPINATION

COORDINATION

COO

- 198UE ALL ADDENDUMS (RFI'S), REVISIONS AND UPDATES TO SUBCONTRACTORS IN A TIMELY MANNER.

ALL DRAWINGS SPECIFICATIONS, AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE AND SHALL RETHAN THE ARCHITECTS PROPERTY. THE CONTRACTOR SHALL MANTAN A FULL BET OF COPIELITE AND CURRENT DRAWINGS AVAILABLE FOR REVIEW AT THE JOBBITS AT ALL THESE, ALL FIELD HOD PICKATIONS TO THE ORIGINAL DESKN DOCUMENTS SHALL BE WITCH AND THE THE OWNERS RECORD COPY.

ALL WORK BHALL BE LAID OUT TRUE, SOUARE AND PLUTB TO EXACT AND CORRECT DIPENSIONS. IF DISCREPANCIES ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE OWNER? ARCHITECT IN WITHIN PRIOR TO PROCEEDING. THE ARCHITECT WILL ISSUE A DIPENSIONAL OR LAYOUT CORRECTION NOTICE, THE CONTRACTOR SHALL SEE RESPONSIONAL OR LAYOUT CORRECTION NOTICE, THE CONTRACTOR SHALL SEE

ALL MATERIALS USED IN THE PERMANENT CONSTRUCTION OF THE WORK MUST BE NEW AND INVISED (UNIO), FIRST GUALITY, FREE FROM DEFECTS AND INSTALLED PER THE MANAGEAUNERS RECOMMENDATIONS FOR THE APPLICATION AT HAND, ALL WORKHAWHIP SHALL BE OF FIRST CLASS GUALITY.

CONTRACTOR SHALL PROVIDE CUT-SHEETS AND SPECIFICATIONS OF ALL ITEMS FOR NIBHIBBION TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING OR INSTALLING.

PRODUCT HANFACTURERS INDICATED IN SCHEDULES AND/OR ON PLANS WERE SELECTED BASED UPON GUALITY, STYLE, SUZE, COLOR, ETC. AND ARE NOT IN - TENDED TO RESTRICT THE COMPETITIVE BIDDING, PRODUCTS EQUAL TO OR N - TENDED TO BE USED AS DESTRUCTED AUTHORITY. IN WRITING PRIOR TO PURCHASE OR INSTALLATION.

ALL DOOR PRAMES TO BE LOCATED 5" TO 8" FROM ADJACENT PARTITIONS, LIND. ALL DRYMALL PARTITIONS WILL BE TAPED, SPAKLED, SANDED, PRIMED AND PANTED WILEYEL V FINISH.

CONCEAL ALL FASTENERS AND ATTACHMENTS FROM VIEW

OWER SHALL REVIEW THESE CONSTRUCTION DOCUMENTS AND VERRY THAT THEY ARE CORRECT AND COMPILETE PRIOR TO BIDDING AND START OF CONSTRUCTION NOTE: CONTRACTOR TO ESTABLISH CONSTRUCTION BLOCK! WITH OWER PRIOR TO STARTING CONSTRUCTION.

OWER SHALL AFTROVE ALL MATERIAL AND FINISH SAMPLES ALCHG WITH ALL EQUIPMENT SPECIFICATIONS PRIOR TO ORDERING AND INSTALLATION.

ALL DOORS ( WINDOWS TO BE IMPACT RESISTANT AND COMPLY W ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REGUIREMENTS ("PGT" CASEMENT / SINGLE HING ( FOXEDOR EGALA)

ALL WALKWAYS TO BE SLOPED AWAY FROM BUILDING FOR POSITIVE DRAINAGE. ALL INTERIOR WALLS THAT RECEIVE TILE MARBLE - TO BE BACKED W 8/8" DENS-SHIELD" OR EQUAL, NSTALL IN ACCORDANCE W SECTION WIJ OF THE 2010 FB.C.-R.

THIS STRUCTURE WAS CONSTRUCTED PRIOR TO 1918 AND GENERAL CONTRACTOR MUST BE ULAD SAFE CERTIFIED" AND MEET AND COMPLY WITH THE REQUIRED REGULATIONS OF "EPA - REMOVATION, REPAIR AND PARTING "IMEN REMOVATING OR DISTURB MORE THAN 6 BOLIARE FEET OF PAINTED SURFACE.

### NOTES:

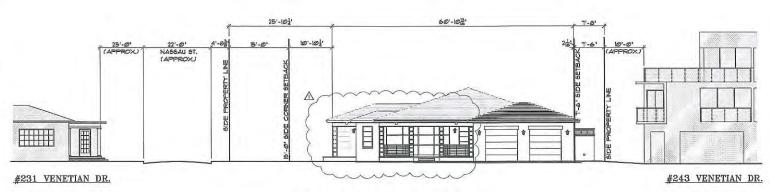
- L DO NOT BOALE DRAWINGEL 2. FIELD VERIFY ALL DIMENSIONS
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY W DRAWNGS, (GEE GENERAL, NOTES)
- I. ALL AREA CALCULATIONS ARE APPROX

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

### NOTES:

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

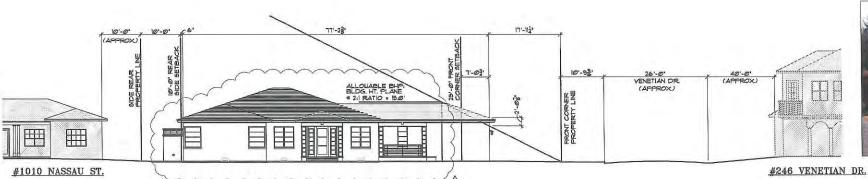






PARTIAL SITE SECTION A0.1 SCALE : 3/32"=1"-0"







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

### REQUESTING VARIANCE :

FOR FROM FRONT SETBACK FROM REQUIRED 25'-0' DOWN TO 17'-11's' TO ALLOW THE CONSTRUCTION OF A 2-CAR GARAGE

### REQUESTING WAIVER :

FOR PROPOSED 2-CAR GARAGE TO PROJECT INTO 'BUILDING HEIGHT PLANE' BY 2'- $\emptyset$ 16'.

# Architect, Planner and Designer AA-26002044

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

BIDS

PERMIT 1.5.B

ISSUED FOR HPB

CONSTRUCTION

PROJECT TITLE

### RENOVATION & ADDITION FOR THE HEFFERNAN RESIDENCE

### 233 VENETIAN DRIVE DELRAY BEACH, FL

CLIENT APPROVAL

REVISIONS

FILE NUMBER 828A0.1

DRAWING TITLE

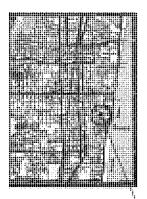
**PROPOSED** PARTIAL SITE SECTION

DATE 10.31.14 | DRAWN BY GE/JC

JOB NUMBER 20140828

DRAWING NUMBER

A0.1



VICINITY MAP



AREA CALCULATIONS	
FLOOR AREA UNDER A/C	1,846 B/F
SIDE ENTRY COVERED FORCH (NORTH)	45 G/F
FRONT COVERED PORCH (UEST)	BØ 6/F
SIDE COVERED PORCH (NEST)	43 S.F
TOTAL AREA UNDER ROOF	2,Ø31 6Æ
SITE DATA	
TOTAL SITE AREA	9,868 84
TOTAL BLDG FOOTPRINT	2,Ø31 6.A
DRIVEILAY # WALKWAY PAYERS	<b>1,253 6</b> A
TOTAL IMPERVIOUS AREA (BLDG, PAVERS 4 ETC.)	3,284 6/
TOTAL PERVIOUS AREA (LANDSCAPING)	6,584 BA
TOTAL EXISTING LOT COVERAGE = 1/23  6QFT. / 9,868 BQFT.	- 205%

ZONNG	'HISTORIC NASSU	A DISTRICT' R-1-A
ALLOUABLE HT. (ABOVE CROWN OF ROA	35'-Ø" (MEAN ROOF HT) AD)	B¹-2*
REAR (EABT)	10'-0'	<b>1</b> 0'-5'
SIDE STREET (NASSALLS	BTREET) '5'-Ø'	25'-lø 1/4
6IDE INTERIOR (6OUTH)	T'-6"	12'-1'
FRONT (YENETIAN DRIV	E) 25'-Ø*	39'-11 1/4'
	REQUIRED	EXISTING
SET BACKS	<del>-</del>	EXIST

### LEGAL DESCRIPTION

JOHN B. REID'S VILLAGE

### GENERAL NOTES:

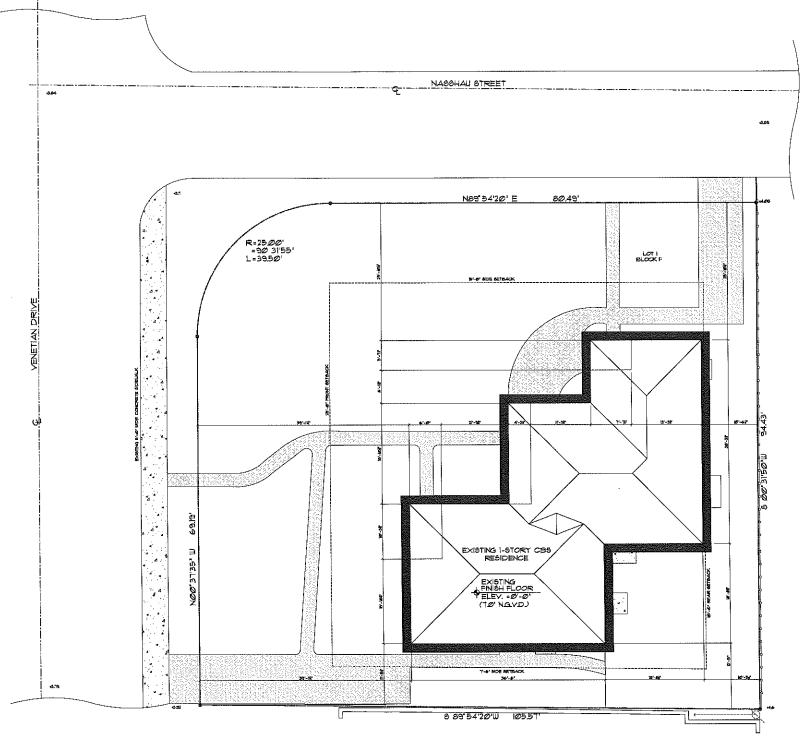
REGILATIONS

THE CONTRACTOR SHALL VERBY ALL CONDITIONS
AND DIPENBIONA AT THE LICENIE PRIOR TO
COTTENION LORK. THE CONTRACTOR SHALL REPOR
ALL DISCREPANCIES BETWEEN THE DRAWNESS AND
EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO
COTTENIONS WORK.

3. CONTRACTOR SHALL SUPPLY LOCATE AND BUILD NTO THE WORK ALL INSERTS, ANCHORS, ANCLES, PLATES, OPENINGS, SLEEVES, HAVERS, SLAS DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODIATE OTHER WORK.

4. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTIGUED TO APPLY TO ANY SHILLAR SITUATION ELBELHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

5. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE LIBED OR REPRODUCED WITHOUT EXPRESSED PRIOR WRITTEN CONSENT FROM THE ARCHITECT.

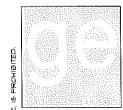




**EXISTING SITE PLAN** 

(FOR REPERENCE ONLY)





Architect, Planner and Designer AA-26002044

205 George Bush Blvd.
Delroy Beach, Florida 33444
TEL: 561-276-8011
FAX: 561-276-6129

ISSUED FOR HPB

BIDS

PERMIT 1.5.5

CONSTRUCTION

PROJECT TITLE

RENOVATION & ADDITION FOR THE HEFFERNAN RESIDENCE

233 VENETIAN DRIVE DELRAY BEACH, FL.

CLIENT APPROVAL

REVISIONS

THIS DRAWNS IS NOT FOR CONSTRUCTION, IT HAS BEEN IBSUED FOR CONFINHENTAL REVIEW AND/OR FRELIMINARY PRICING ONLY.

828A100

**EXISTING** SITE PLAN (FOR REF. ONLY)

DATE 9.09.14 DRAWN BY GE/JC

JOB NUMBER 20140828

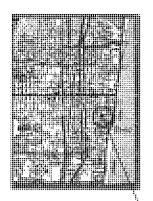
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NOTES:

1. DO NOT SCALE DRAWINGS! 2. FIELD YERIFY ALL, DIMENSIONS!

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DESCRIPANCY W DRAWINGS. (SEE GENERAL NOTES)

4. ALL AREA CALCULATIONS ARE APPROX.



HIGHWAID HAMMAND HAMMAND RIGHT THE SOUTH EAST BIDE OF THE INTERSECTION OF YENETIAN DRIVE AND NABBAU STREET.

VICINITY MAP



AREA CALCULATIONS	
EXISTING	
FLOOR AREA UNDER A/C	1,846 8.F
SIDE ENTRY COVERED PORCH (NORTH)	43 64
FRONT GOVERED PORCH (MEST)	842 6/F
BIDE COVERED PORCH (WEST)	62 B/F
TOTAL AREA UNDER ROOF	2,Ø31 8/F
PROPOSED	
FLOOR AREA UNDER A/C II/ ADDITIONS	2,769 9/
2 - CAR GARAGE	561 8/F
PRONT COVERED ENTRANCE (NORTH)	62 8/5
BIDE COVERED LOGGIA (WEST - OFF OF GREAT ROOM	D 265 6/F
TOTAL AREA UNDER ROOF	3,63T 6/F
SITE DATA	
TOTAL SITE AREA	9,868 8,7
TOTAL BLDG FOOTPRINT	3,744 B/F
DRIVEUAY, POOL, POOL DECK ( WALKWAY PAVERS (NOT INCLUDING APPROX. 146 SQFT, FOR DRIVEUAY APPRONS IN ROW)	2,019 6,4
TOTAL IMPERVIOUS AREA (BLDG, PAVERS ( ETC.)	5,163 / 3,868 • 58,4%
TOTAL PERVIOUS AREA (LANDSCAPING)	4,125 / 3,868 = 41.65
TOTAL PERVIOUS + IMPERVIOUS AREA - B,Te	63 + 4,108 × 9,868 × 1002

SET BACKS:			
5	EQUIRED	EXISTING	PROPOSED
FRONT (VENETIAN DRIVE)	29'-@'	39'-11 1/4'	11'-1: 1/4'
SIDE INTERIOR (COUTH)	7'-6"	12"-1"	1'-8"
SIDE STREET (NASSAU STREET)	15'-Ø"	25'-10 1/4'	25'-10' 1/4"
REAR (EAST)	10'-0"	10'-5'	lø'-\$'
ALLOUABLE HT. 35'-0" ( (ABOVE CROWN OF ROAD)	MEAN ROOF HT)	15'-2'	161-6"

ZONING 'HISTORIC NASSUA DISTRICT' R-I-A

### LEGAL DESCRIPTION

LOT I BLOCK F JOHN B. REID'S VILLAGE

### GENERAL NOTES:

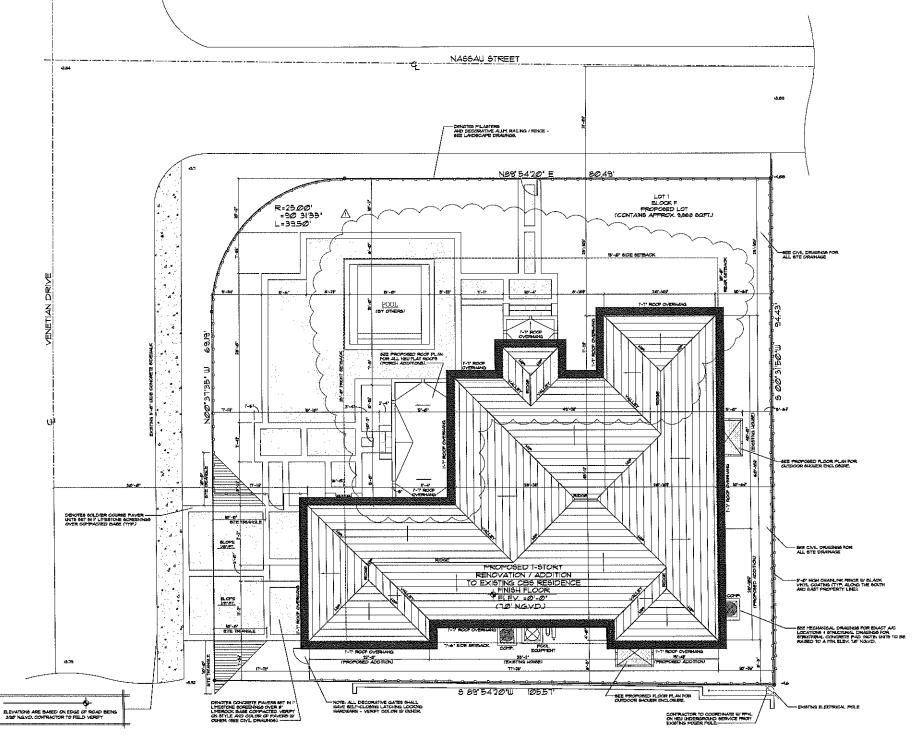
I. IT IS THE NIENT OF THE ARCHITECT THAT THIS DORK BE INCONFORTANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TITTE OF CONSTRUCTION AND COCUPANCY. ALL CONTRACTORS SHALL DO THERE WORK IN CONFORTANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

3. CONTRACTOR SHALL SUFFLY LOCATE AND BUILD NTO THE WORK ALL NOERTS, ANCHORS, ANGLES, PLATES, OFFINOS, SILEPYS, HANGEN, SILAP DEPRECIONS AND PITCHES AS HAY DE REQUIRED TO ATTACH AND ACCOMPLICATE OF THE WORK.

TO ATTACH AND ACCOMPLICIATE STHER WORK.

4. ALL DETAILS AND SECTIONS SHOULD ON THE
DRAIMNSS ARE INTENDED TO BE TIPPICAL AND SHALL
BE CONSTRUCT OF APPLICATION TO ANY
BE CONSTRUCT TO ANY SHILL ARE SHALL
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BE CONSTRUCTED TO ANY
DETAIL IS SHOULD.

5. 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.



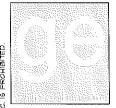
## **PROPOSED SITE PLAN**

ALO1 SCALE: 1/8" = 1'-0"



### NOTES:

- L DO NOT BCALE DRAWINGE!
- 2. FIELD VERIET ALL DIMENSIONS:
  3. CONTRACTOR TO VERIET ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DESCRIPANCY IN DRAWINGS, (SEE GENERAL NOTES)
- 4, ALL AREA CALCULATIONS ARE APPROX



### Architect, Planner and 型 Designer AA-26002044

205 George Bush Blvd. Delray Beach, Florids 33444 TEL: 561-276-6011 FAX: 561-276-5129

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CONSTRUCTION

PROJECT TITLE

### RENOVATION & ADDITION FOR THE HEFFERNAN RESIDENCE

### 233 VENETIAN DRIVE DELRAY BEACH, FL.

CLIENT APPROVAL

REVISIONS

A REVISED IS AS PER HPB CONTINUE.
RELOCATED PROPOSED POOL, REHOVED COVERED PORCIES ALONG NORTH SIDE OF HOUSE

THE DRAWNS IS NOT FOR CONSTRUCTION, IT HAS BEEN ISSUED FOR GOVERNMENTAL REVIEW AND/OR PRELIMINARY PRICESO ONLY.

FILE NUMBER

DRAWING TITLE

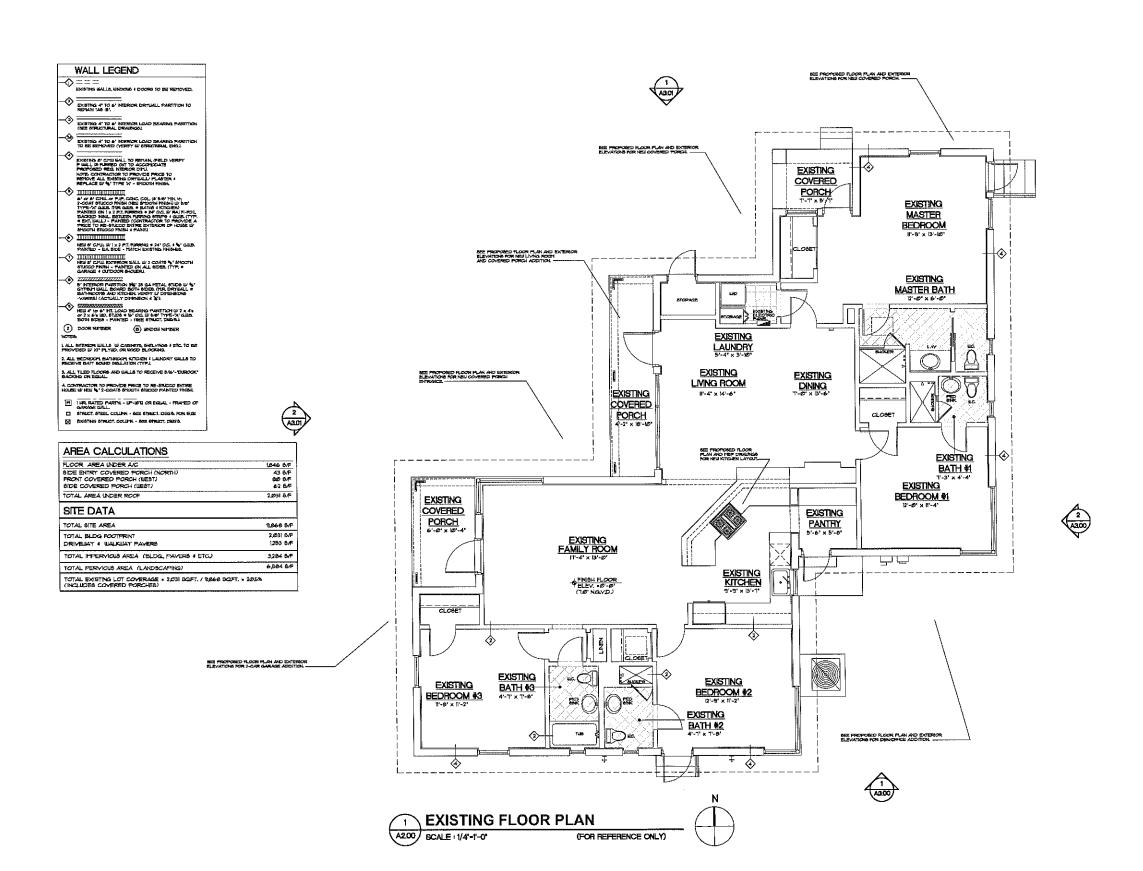
**PROPOSED** SITE PLAN

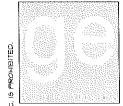
DATE DRAWN BY GE/JC

20140828 DRAWING NUMBER

JOB NUMBER

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FERMIT 1.5.6

CONSTRUCTION

PROJECT TITLE

RENOVATION & ADDITION FOR THE HEFFERNAN RESIDENCE

233 VENETIAN DRIVE DELRAY BEACH, FL

CLIENT APPROVAL

ILL REVISIONS

THIS CRAUDIG IS NOT FOR CONSTRUCTION, IT HAS BEEN IMMED FOR GOVERNMENTAL REVIEW AND/OR PRELIMINARY FRICING ONLY.

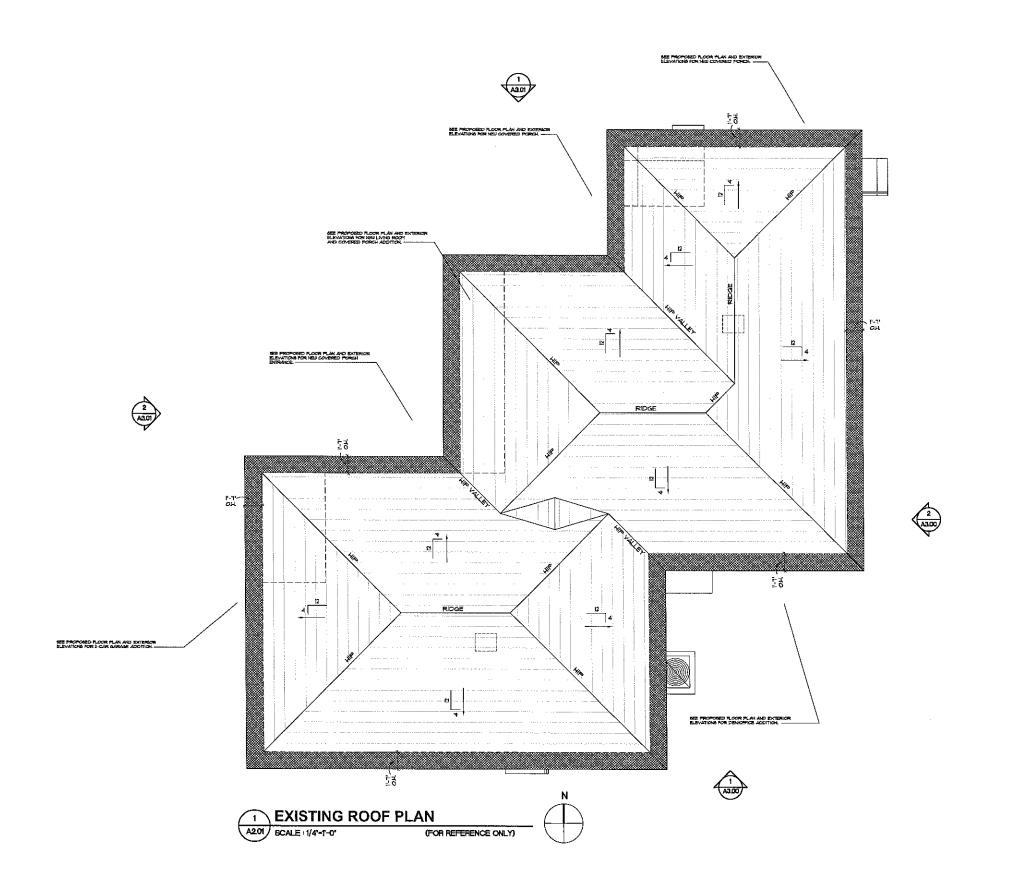
FILE NUMBER 828A200

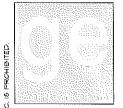
DRAWING TITLE

E EXISTING
FLOOR PLAN
FOR
REF ONLY)

9.16.14 DRAWN BY GE/MJ

DRAWING NUM





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CONSTRUCTION

PROJECT TITLE

### RENOVATION & ADDITION FOR THE HEFFERNAN RESIDENCE

# 233 VENETIAN DRIVE DELRAY BEACH, FL

CLIENT APPROVAL

REVISIONS

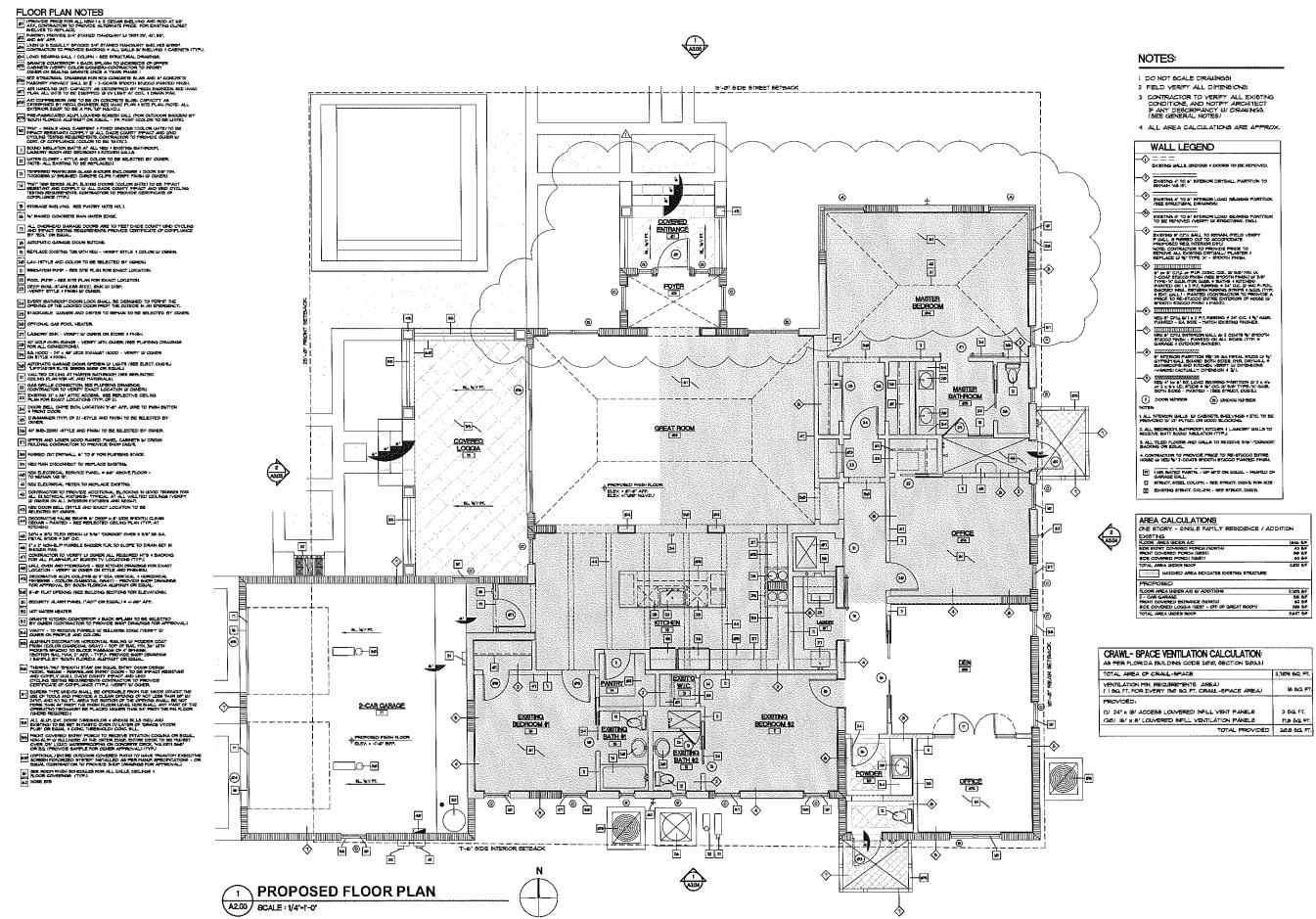
FILE NUMBER 828A201

DRAWING TITLE

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

DATE 9.16.14 DRAWN BY GE/MJ

JOB NUMBER 20140828 DRAWING NUMBER





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CONSTRUCTION

PROJECT TITLE

### RENOVATION & ADDITION FOR THE HEFFERNAN RESIDENCE

### ₹ 233 VENETIAN DRIVE

CLIENT APPROVAL

REVISIONS

REVIGEO ISIS AS PER HPS COMMENTA. ELIMINATED LARGE PORCHES ALONA NORTH SIDE OF HOUSE 4 BHIPTED POOL OUT OF FRONT AFTRACK

THE DRAWNS IS NOT FOR CONSTRUCTION THAS BEEN ISSUED FOR GOVERNMENTARE REVIEW AND/OR PRELIMINARY PRICING ONLY.

FILE NUMBER 828A203

DRAWING TITLE

PROPOSED

FLOOR PLAN

DATE 10.16.14 | DRAWN BY GE/MJ

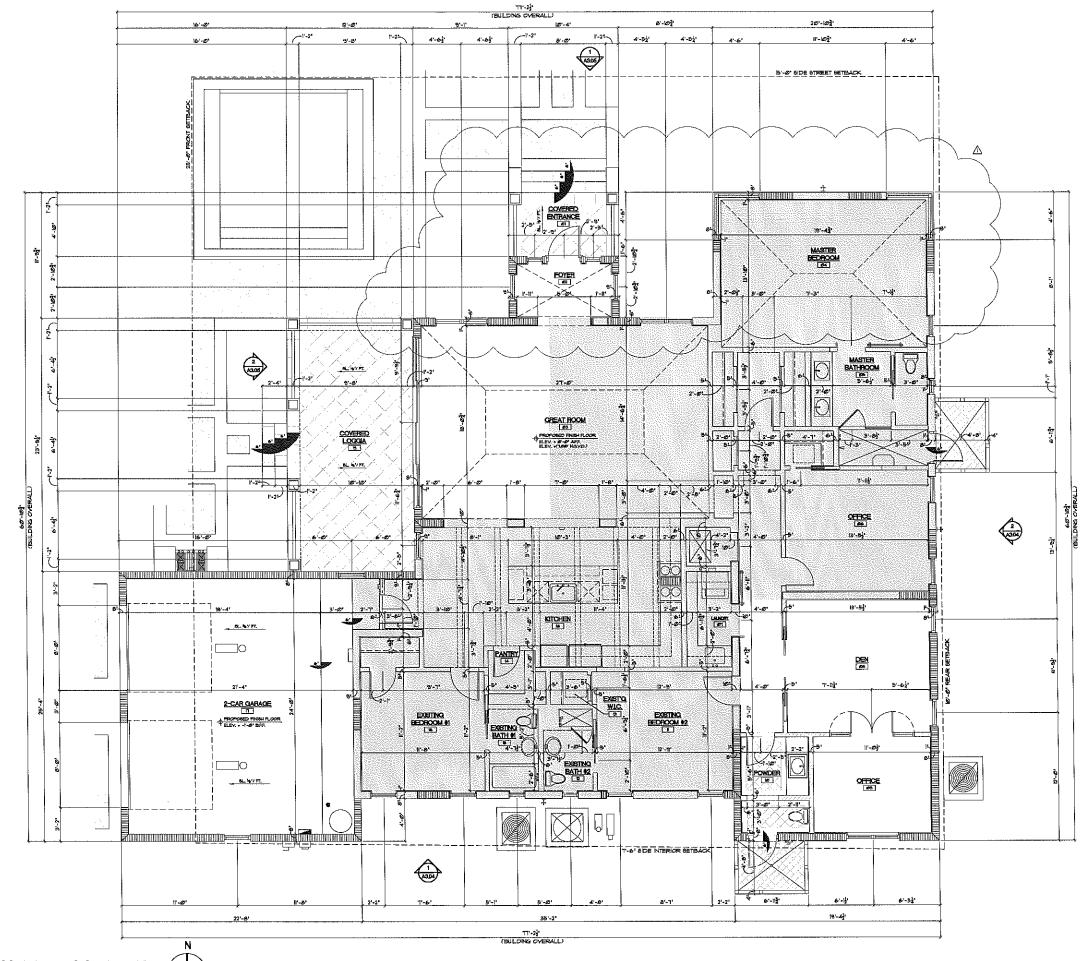
JOB NUMBER 20140828

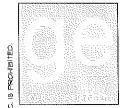
Drawing Number

AREA CALCULATIONS ONE STORY - SINGLE FAMILY RESIDENCE / AD	DITION
EXISTING	
PLOOR AREA UNDER A/C	1546 BF
SIDE ENTRY COVERED PORCH (NORTH)	43 5.#
FRONT COVERED FORCH (UEST)	50 SP
SIDE COYSTED PORCH (SECT)	62 6A
TOTAL AREA UNDER ROOF	2 <i>9</i> 31 6#
HATCHED AREA NOIGHTED EXISTING STRUCTURE	
PROPOSED	
PLOOR AREA UNDER A/C II/ ADDITIONS	2,769 6.F
2 - CAR GARAGE	551 64
PRONE COVERED ENTRANCE (NORTH)	62 B.F
SIDE COVERED LOGGIA (DEST - OFF OF OFFICEAT ROOT)	785 6F
TOTAL AREA INDER ROOF	3,631 6F

### NOTES:

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





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CONSTRUCTION

PROJECT TITLE

### RENOVATION & ADDITION FOR THE HEFFERNAN RESIDENCE

### 233 VENETIAN DRIVE DELRAY BEACH, FL

CLIENT APPROVAL

DEMENSION

A REVISED 19.5 AS FER HPB
CONTINUE
ELIMINATED LARGE PORCHES
ALONS NORTH SIDE OF HOUSE
SHIFTED POOL OUT OF FRONT

S DRAWING IS NOT FOR CONSTRUCTION, LAS ESEN BOUED FOR CONCENTENTAL MEM AND/OR PREJUDINARY PRICING

LE NUMBER 828A203D

828A20

PROPOSED
DIMENSIONED
FLOOR PLAN

DATE 10.16.14 | DRAWN BY GE/MJ

JOB NUMBER 20140828

RRAWING NI WREE

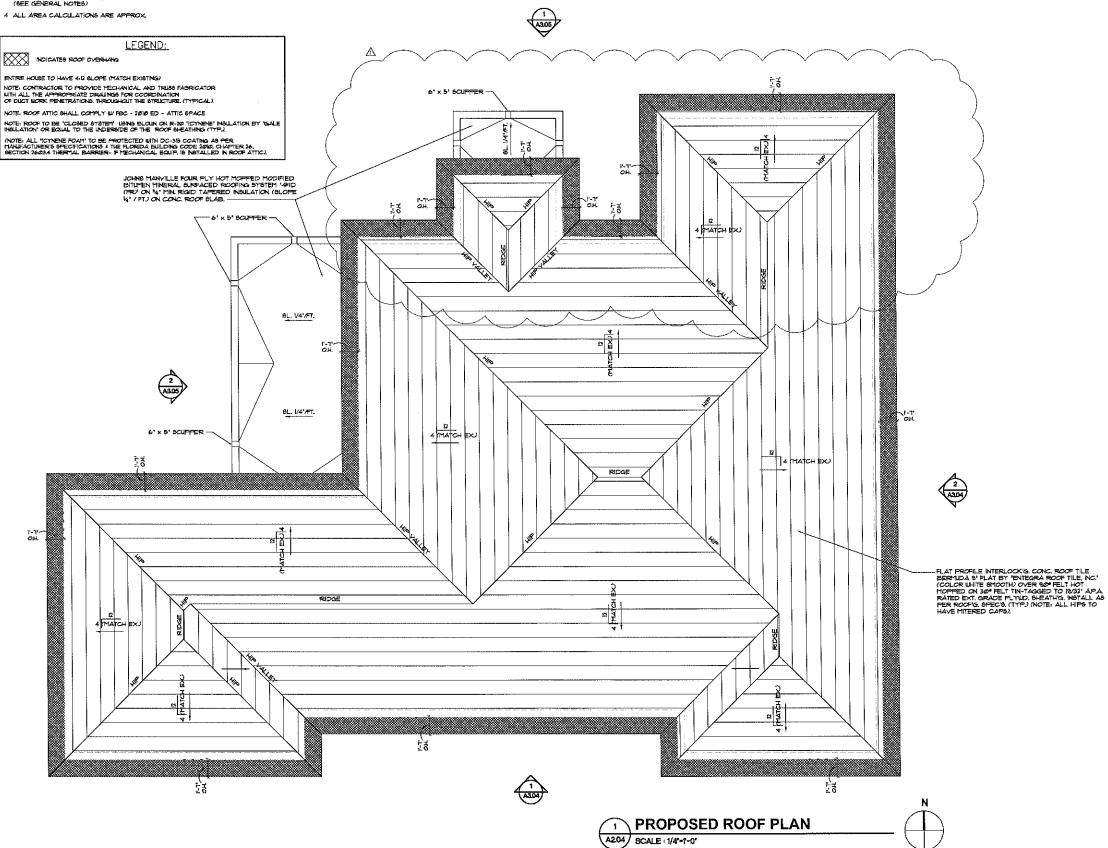
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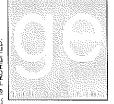
PROPOSED DIMENSIONED FLOOR PLAN

A2030 SCALE: 1/4'-1'-0'

### NOTES:

- I DO NOT SCALE DRAWINGS!
- 2 FIELD VERIFY ALL DIMENSIONS
- 2 CONTRACTOR TO VERITY ALL EXISTING CONDITIONS AND NOTITY ARCHITECT IF ANY DESCRIPANCY MY DRAWINGS. (SEE GENERAL NOTES)





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CONSTRUCTION

PROJECT TITLE

### RENOVATION & ADDITION FOR THE HEFFERNAN RESIDENCE

### 233 VENETIAN DRIVE DELRAY BEACH, FL

CLIENT APPROVAL

REVISIONS

ELIMINATED LARGE PORCHES
LALONG NORTH SIDE OF HOUSE.

THIS DRAWING IS NOT FOR CONSTRUCT IT HAS BEEN ISSUED FOR GOVERNMENT REVIEW AND/OR FREE, THINARY FROM

FILE NUMBER

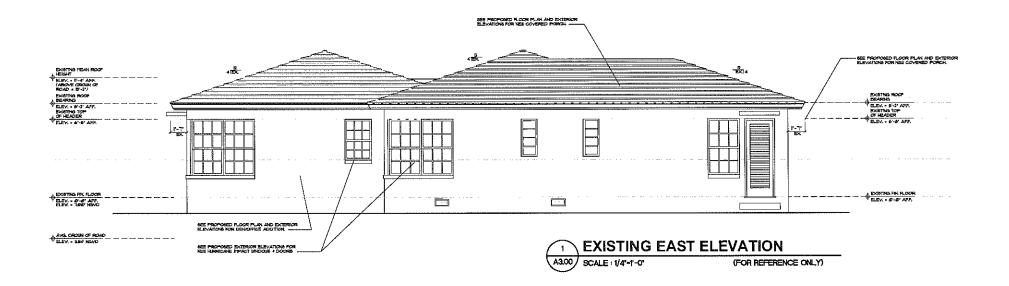
DRAWING TITLE

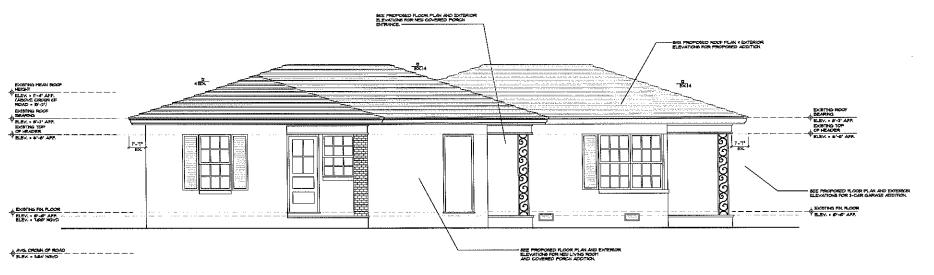
### PROPOSED ROOF PLAN

10.16.14 | DRAWN BY GE/MJ

JOB NUMBER 20140828

DRAWING NUMBER





2 EXISTING NORTH ELEVATION

A3000 BCALE: 1/4"-1"-0" (FOR REFERENCE ONLY)



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CONSTRUCTION

O PROJECT TITLE

RENOVATION & ADDITION FOR THE HEFFERNAN RESIDENCE

233 VENETIAN DRIVE DELRAY BEACH, FL

LI CLIENT APPROVAL

(L) REVISIONS

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FILE NUMBER 828A300

DRAWING TITLE

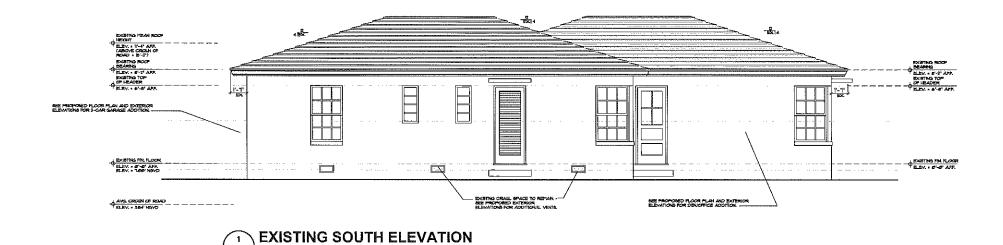
EXISTING
EXTERIOR
ELEVATIONS
(FOR REF ONLY)

9.16.14 DRAWN BY GE/MJ

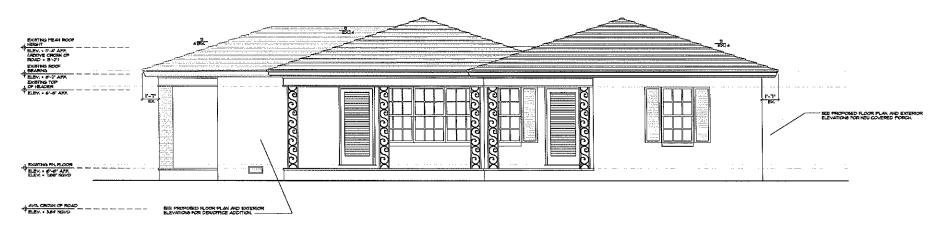
JOB NUMBER 20140828

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A3.00

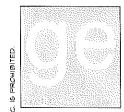


(FOR REFERENCE ONLY)





A3.01 BCALE : 1/4"-1"-0"



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AA-26002044

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PROJECT TITLE

RENOVATION & ADDITION FOR THE HEFFERNAN RESIDENCE

233 VENETIAN DRIVE DELRAY BEACH, FL

CLIENT APPROVAL

REVISIONS

FILE NUMBER 828A301

**EXISTING** EXTERIOR ELEVATIONS

9.16.14 DRAWN BY GE/MJ

(FOR REF ONLY)

JOB NUMBER 20140828

A3.01

### **ELEVATION NOTES**

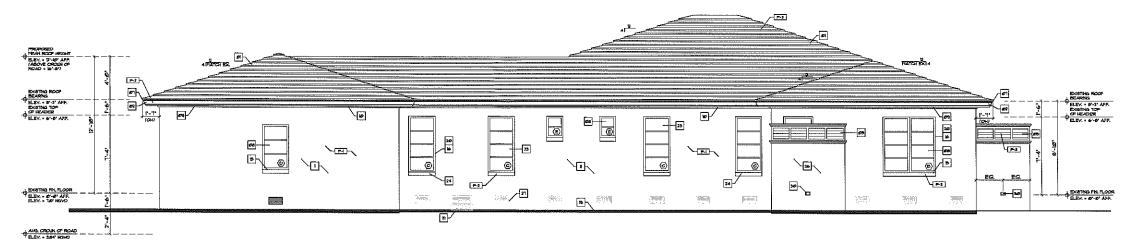
- FLAT PROFILE INTERLOCKS, COIC, ROOF THE ERRYLDA'S FLAT BY STREEGER ROOF THE INC! (CELOR WHITE STROTH) OVER 90" FELT HAT HOST HOTHER ON THE HELT THAT AGE TO 10 MM AND A RATED DAY, GRADE FLYING, SWEATHE, NOTALL AS PER ROOFS, SPECE, (TYP). (ENGINE ROOF THE TO BE REPORTED.)
- 27 CEDAR PACILA I DECORATIVA CROUN HOLD NO (AZEK OR EXILA) PANTED CHIZA BAS CLR.

  28 CEDAR PACILA I DECORATIVA CROUN HOLD NO (AZEK OR EXILA) PANTED SEE DETAIL VASOS (TITAL)
- EAL TOT BENEED TOOL BUILDING DOCKES SYSTEM IMPACT RESISTANT AND COMPLY WALL TAKES COLUMN THRACT AND UND CYCL NG TERTING REQUIRES SYSTEM CONTRACTOR TO PROVING CERTIFICATE OF COMPLIANCE INSTALL AS PER MANAR, SPECIFICATIONS (TYP.).
- PRE-FABRICATED ALIM LOWERS SCREEN WALL (FOR OUTDOOR SHOULD BY SOUTH RUNIDA ALIMNIPT OR EQUAL FF. PANT (COLORS TO BE WHITE).
- PROTECTION COVERED PORCH TO RECEIVE HITATION COQUINA OR SEALAL, NON-BUT WE BULL HOME AT THE CHITER EDGE, ENTIRE DECK TO BE HOME OF ONE ME I, EALD WATERFEROPHIS ON CONTRETE DECK, VALKEN MAP OR EQ. (PROVIDE SAMPLE FOR CUNER APPROVAL).

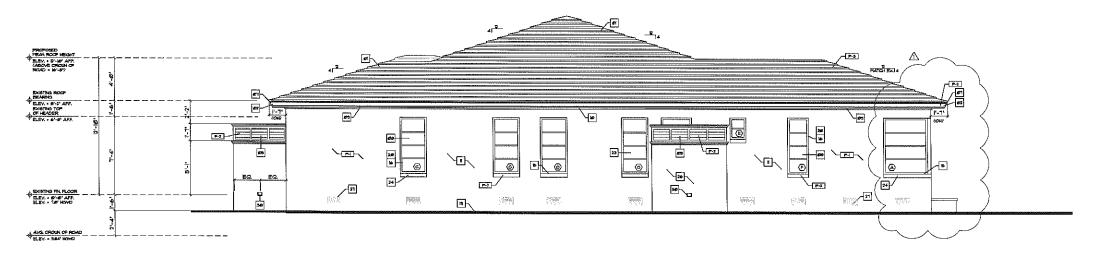
- # 2-COAT but shooth stucco fries Panted (TYP) NOTE:
  CONTRACTOR TO PROVIDE PRICE FOR ENTIRE HOUSE TO BE
  REPRISHED IN SHOOTH STUCCO FRIES PANTED.
- B SEE SLECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHTING FIXTURES (
  SPECS INCIDE ALL HIXTURES TO SE APPROVED BY CUREN PRIOR TO INTERNAL ASSET.)

- B ALL ALPH EAT, DOOR THRESHOLDS I UNDOW BILLS TO SEE SET IN PRACTIC OVER TO LAYER OF MEASURE VYCOR PLUS OR REGILL I COME THRESHOLD COME. SILL UNDOWS TO HAVE IX P.T. UD BLOKS AND HORSED TO COME ALL UNDOWS TO HAVE IX P.T. UD BLOKS AND HORSED TO COME A PER PRODUCT APPROACH.
- ELEVATIONS FOR ALL POWED CONC. SEATS (TYP). (SEE EXTERIOR ELEVATIONS FOR ALL COVERED POWERED W HENCHITHE POWERED ROOF DECKS W SEATS).
- 800 BOOK MLAN FOR BUILT-UP CRICKET FOR POSITIVE DRAINAGE.
- (A) EXTERIOR BYLCCO TO EXTEND A MN (1-0" BELOWGRADE OTYP, 4 BYTIME PERMETER).
- 26 ALL EXTERIOR DOORS & UNDOUGHTO HAVE YALKES!
- 21 POURSED IN PLACE COIC BLAS, SEE STRUCT DUGS (TYP) DECORATIVE PORTIONS TO BLOFF IN 19T TOWARDS EXTERIOR EDGES.
- 27 RAISED SHOOTH STUCCO BAND AT ALL STAIR (STEPS) ENG BALLS PANTED (TITE)
- 23 DEBURG THE INFO WHAT BY OFFICIAL FROM THE MODE STRUCT FOR THE COMPANY OF THE PERSON OF THE PERSON OF THE THIN SO WE ARREST AND THE SECTION OF THE PERSON OF THE THIN IN THE COMPANY OF THE COMPANY OF THE PERSON OF THE COMPANY OF T
- 24 4" HT. X I" PROJECTION SHOOTH STUCCO SILL BANDING -SLOPED FOR POSITIVE PRANAGE (SEE DETAIL)
- 8' CONCRETE BLOCK WALL W 5/6' 2-COAT SMOOTH STUDGO
- THE PROPERTY OF THE PROPERTY ALL THE PROPERTY OF THE PROPERTY
- 29 1" TH X 8" HT, STOOTH STUCCO HEADER W 4" EXTENSIONS
  ON SIDE OF GARAGE DOOR LATES PANTED.

- DECORATIVE ALLIN COLLINS IN 2" DIA VERTICAL 1 HORIZONTAL 122 TEMBERS (COLOR CHARCOAL GRAY) PROVIDE SKOP DRABNOS FOR APPROVAL BY SOUTH FLORIDA ALLINSHI OR BOLAL



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



### PROPOSED EAST ELEVATION A3.04 SCALE : 1/4'-1'-0'

### **EXTERIOR STUCCO**

PETAL LATH APPLICATION

L APPLY SCRATCH COAT WITH BUFFICIENT PRESSURE TO KEY LELL INTO LATH, TROUBL.
AFFER INTILL BUT AND SCRATCH TO ROLLWEN BURFACE. 2. APTLY BROWN COAT AFTER BCRATCH COAT HAS BET FREN AND HARD AND HAS BEEN BTRAKENTINED TO A TRIBE BURFACE WITHOUT THE USE OF ADDITIONAL WATER LEAVE ROUGH TO RECEIVE PRISH COAT.

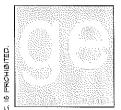
3. DATEPH BROWN COAT EVENLY PRIOR TO APPLICATION OF FRIEH COAT, APPLY FINISH COAT AND BRING FRIEH COAT TO A TRUE, EVEN BURFACE, FRIENDED AS APPROVED BY OWNER. A TUD GJ COAT WORK (ON MASCHRY) APPLY TWO (2) COAT STUCCO TO ECHICIBETE AND MASCHRY AREAS) TOTAL THICONOS, FIVE-EIGHTHS (SAU NICH HINDER). REMINISTRATION INCLUDING PROPERTIES AND INCLUDING THE RESIDENCE OF THE RES

HEADS AND EXTENSION INCOMINATION CONTINUES OF EXPERIENCE DOCUMENTS.

1. ALL INSTITUTE DESCRIPTION (SLEEP AND DEVOTOR) TO DE PROVIDED WITH A THIS WY GLOPE
A LL INCLUSIONED BOARD WHALL BE INSTALLED AS PER CLIMENT IMMEDIATIONS
PRINCIPLED INSTITUTION FOR INSTALLATION OF PRIVITY AS A PRINCIPLE TO EACH
PRICE OF EXPERIENT INDICATION, INSPIRENCENCY, PRIVING CONSISTS OF A DELINATION,
ALVALUE-RESISTANT CONTINUES OF A SHAPE CONFILING WITH ASTITUD THE ARX
SECRIPTION OF THE PRICE CONTINUES WITH ASTITUD THE ARX

### CRAWL- SPACE VENTILATION CALCULATION: TOTAL AREA OF CRANL-SPACE 2,1Ø9 8Q. FT. YENTILATION MIN. REQUIREMENTS AREA) (1 6Q. FT. FOR EVERY 150 6Q. FT. CRAWL-8PACE AREA) 18 8Q FT. (I) 24" x 18" ACCESS LOUVERED INFILL VENT PANELS (20) 16' x 6' LOLIVERED INFILL YENTILATION PANELS ∏.Ø 902 FT. TOTAL PROVIDED 208 GQ FT.

LIGHT FIXTURES (BY HINKLEY LIGHTING OR EQUAL)	PAINT LEGEND  • AL BIPAZE TO DE CAMPO  • PAINT RESIDUANTO  • PAINT
LIMPALINE LIGHTING  WHOLEAST MALL LIGHTEN  AUDISS TOLLOW BLACK!	P-1 ACADA BITE VIC-4 (MAN BOOT) OF HOME)  P-2 (MILLER BITE (MILLER BIT
ALL LIGHT FIXTURES TO BE APPROVED BY OURSTANDINGS	NOTE ALL COLORS ARE FOR PRICING PRISPOSES CALT, CONTRACTION TO PROVIDE SAPPLES FOR CURRE APPROVIAL. NOTE: ALL COLORS BILL REGIREE APPROVIAL PRICIN DELIFAT ERACH "MINELS."



### Architect, Planner and Designer AA-26002044

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añ H	ISSUED FOR	HPD	
P	BIDS		

PERMIT 1.5.5 CONSTRUCTION

PROJECT TITLE

### RENOVATION & ADDITION FOR THE HEFFERNAN RESIDENCE

233 VENETIAN DRIVE DELRAY BEACH, FL

CLIENT APPROVAL

REVISIONS ADDED CORNER WINDOWS.

828A304

DRAWING TITLE **PROPOSED EXTERIOR ELEVATIONS** 

DATE 10.16.14 DRAWN BY GE/MJ 20140828

A3.04

DRAWING NUMBER

### **ELEVATION NOTES**

- CERTIFICATE OF CONFLINACE (TTP). YEART W DURSE (ALINA DOORS SYSTEM BEPACT RESISTAND CONFLICTION TO PROVIDE CERTIFICATE PROVIDE CERTIFICATE (ALINA DE CONFLICTION TO PROVIDE CERTIFICATE (ALINA DE CONFLICTION TO PROVIDE CERTIFICATE (ALINA DE CONFLICTION TO PROVIDE CERTIFICATE (ALINA DE CONFLICTION DE CONFL

- ALL ENGINE ATTIC SOTHT YOR'S TO BE REPOYED AND GREENES TO BE BELLED UP FOR A CLOSED BYOTHM ATTIC. BY HAMALING ROP SCHOOLS THE ALLES THE ATTIC. BY HAMALING ROP BELATION BY SALE ROBLATION OR EQUAL (TYP. # ALL SOOP ATTIC SPACES).

- ALL UNDOUG TO HAVE IN P.T. UD BUCKS ANCHORED TO CONG. AS

- DITERIOR STUCCO TO EXTEND A MIN. 1-6" BELOW GRADE (TIP), a ENTIRE PERMITTER.
- 20 ALL EXTERIOR DOORS & MINDOUS TO HAVE "VILKEH"
  CAULKING & BLICKCHUALIN, FRANCE CONDITIONS (TYP.)
- 21 POURED IN FLACE CONDITIONS SEE STRUCT DUISS (TYP

- 24 F HT. x I' PROJECTION SMOOTH STUDIO SILL BANDING -BLOPED FOR POSITIVE DRANAGE (BET DETAIL)
- 26 8° CONCRETE BLOCK WALL BY SVS' 2-COAT SHOOTH STUCCO PRISH-PARTED SHOUER WALLS.

- 29 "THL x 8" HT. SMOOTH STUCCO REACHER W 4" EXTENSIONS ON SIDE OF GARAGE DOOR LANDS PAYIND.

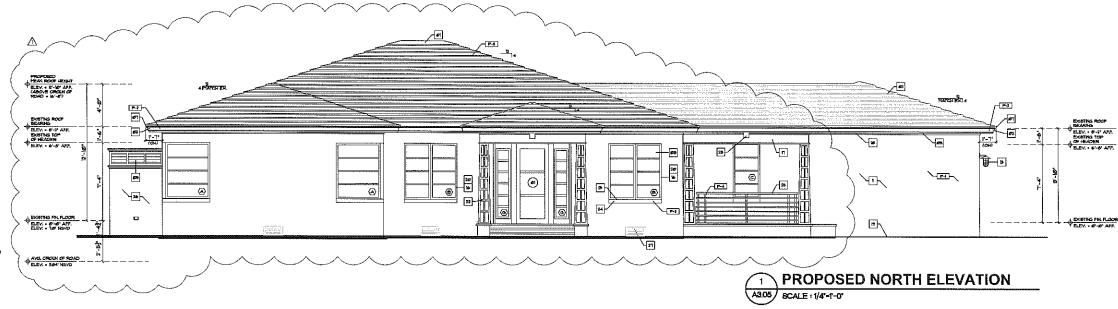
- (FLAT PROPILE INTERLOCKS, CONC. NOOF THE BENYIDA S' PLAT BY INTEGRA ROOT THE, RAL (COLOR WHITE BYSOTH) OVER SO PELT HOT HOPPED OR SO PILE! THE FAGGE TO PASH APA RATED BOT GRADE HATHO, MEANING, INVALE AS PER ROOTS, SPECIA, (TYP.) -CRASTIN ROOT THE TO BE RETOVED.)
- 22 CONT. I X 4 F.T. RD. BLEYS. PANTED ON 1 X 5 646 CLR.
  CEDAR PASCIA < DECORATIVE CROWN MOLLDING (AZEK DR. EGILAL) PANTED SEE DETAIL MARGE (TYP.).
- 23 THERMA-TRU SHOOTH STAR OR EQUAL BHIRN DOOR DEBICAL MICH. SHOOTH STAR OR EQUAL BHIRN DOOR DEBICAL FREE AND CONTY. TWALL ADDITIONATE OF THE THAT AND MICH. SHOOTH REQUIREMENTS CONTRACTOR TO PROVIDE CERTIFICATE OF CONTY. LINEAU TWANTER WOMEN.

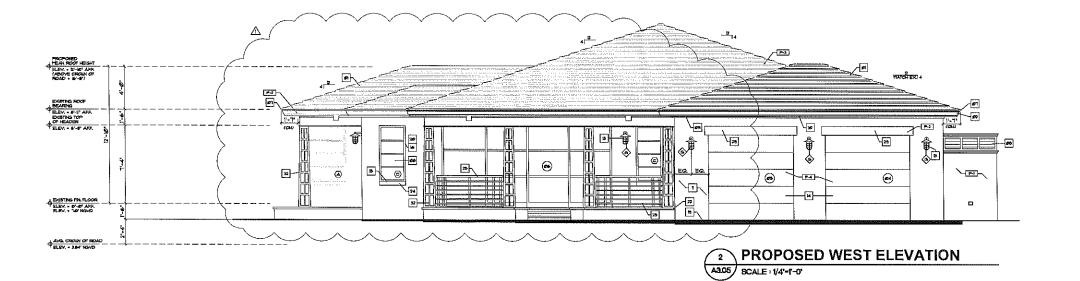
- B SEE ELECTRICAL DRAWINGS FOR ALL EXTENSION LIGHTING FOXUMES (
  SPECS, (NOTE: ALL FIXTURES TO BE APPROVED BY CAMER PRIOR TO PURCHASE).

- ALL ALLIFLEXT, DOOR THRESHOLDS & BINDOB SILLS TO
  SE SET IN MASTIC OVER (I) LATER OF GRACE VYCOR
  FLIB\* OR SQLAL & CONC. THRESHOLD/ CONC. BILL.
- BE STRUCT, DUI'S FOR ALL POURED CONS, SEATS (TYP), (SEE EXTENSOR ELEVATIONS FOR ALL COVERED PORCJES W HONOLITHIC POURED ROOF DECKS W BEATS).
- 55 SEE ROOF PLAN FOR SUILT-UP CRICKET FOR POSITIVE DRA

- 22 PAISED SHOOTH STICCO BAND AT ALL STAIR (STEPS) BING WALLS PAINTED (TYP)

- 28 6 x 4 160z. COPPER SCIPPERS FOR POSITIVE ROOF ORANAGE DEE ROOF PLAN FOR ALL LOCATIONS.
- N 24' X IB' ACCESS ALUM LOWERED VENT PANEL
- 51 DECCRATIVE AUPLICATIVES IN 1" DIA VERTICAL 4 HONDONTAL HONDONTAL FOR APPROVAL BY BOTHE HORDO AUFINITION DE BOUAL FOR APPROVAL BY BOTHE HORDO AUFINITION DE BOUAL.





### **EXTERIOR STUCCO**

PETAL LATH APPLICATION.

1. APPLY EXPLANCE COAT WITH INSPECIENT PRESSURE TO KEY WELL INTO LATH, TROWEL AFTER NITHAL SET AND SCRATCH TO ROUGHEN SUPPACE. 2. AFFLY BROWN COAT AFIER SCRATCH COAT HAS BET FIRM AND HARD AND HAS BEEN STRAIGHTENED TO A TRUE BUFFACE WITHOUT THE USE OF ADDITIONAL WATER LEAVE ROUGH TO RECEIVE PUBM COAT. TO RECEIVE FROM COAT BYONLY FROM TO APPLICATION OF PINDH COAT, APPLY PINDH C AND DRIVE FRIGHT COAT TO A TIPLE BYON SUPPACE, PINSHED AS APPROVED BY CUMER 4. THE (1) COAT HERK (ON HABORIEY), APPLY THE (2) COAT BRICCO TO CONCRETE AND MASCHRY APEAS: TOTAL TROOPERS, FIVE-EIGHTHS (SHE) NCH PRIMIM. A. THREE (3) COAT MORE (ON LATH). APPLY THREE (3) COAT STACCO TO HETAL LATHS COTAL, (1) NICH THICK, AREAS! TOTAL THEODESS, PLYE-EXSITING 18/6) NICH HINTERS. 6. RUN DRIP GROOVES IN STUCCO. PROVIDE RUN DRIP GROOVES IN EXTERIOR DOORGA HEADS AND EXTERIOR WINDOW HEADS. HADO AND EXTREMENT MEMORY LEADS.

"ALL STATES CHARGES ALLIA AND SANCHE TO BE PROVIDED BITH A YELL IN' SLORE

A.L. PACTOTYPHONE EXHAPO MALLI DE NOTALED AS PER GERRENT HANDACHINERY

PROCLIMED PRINCIPATION FOR PROVIDED AND THE TOTAL TO SERVICE TO EXCEL

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### CRAWL- SPACE VENTILATION CALCULATION: A6 FER FLORIDA BUILDING CODE 2010, SECTION (2033). TOTAL AREA OF CRAIL-SPACE VENTILATION HIN REQUIREMENTS AREA) (160. FT. FOR EVERT 150 60. FT. CRAUL-SPACE AREA) 18 8Q F1 (1) 24" x 18" ACCESS LOUVERED INFILL VENT PANELS (20) 16' x 8' LOUVERED INFILL VENTILATION PANELS (7,8 8Q, FT.

LIGHT FIXTURES	PAINT LEGEND
(BY HINKLEY LIGHTING OR EQUAL)	ALL SUFFACES TO SECUENCE : PROFED AS PER BENUMBNITOORS.
EDRALINE LIGHTING VANGLIARDY WALL LANTERN PARENT COLOR BLACK.	P-1 ACADA ILIMIN MC-4 MAN ROOT OF ROLES  P-2 BROLLANT SHITE  (PRE-VAS SORTH HOLDING LOANING, INDOS TRIT
	P-3 'MAITE' COLOR-THEN PLAT CONCRETE TILE ROOF (TYP)
	CHARGON, BLATE THI RIVE AND (GARAGE DOOR, BALDING)
	HOTE ALL COLORS ARE FOR PRODUCT REPORTS ONLY, CONTRACTOR TO PROVIDE SAFELIES FOR OUNER APPROVAL
ALL LIGHT FIXTURES TO BE ATTROVED BY	HOTE ALL COLORS WILL REQUIRE APPROVAL

Architect, Planner and Designer AA-26002044

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

ISSUED FOR

PERMIT CONSTRUCTION

PROJECT TITLE

RENOVATION & ADDITION FOR THE HEFFERNAN RESIDENCE

233 VENETIAN DRIVE DELRAY BEACH, FL

CLIENT APPROVAL REVISIONS

ADDED COYNER WINDOWS 4
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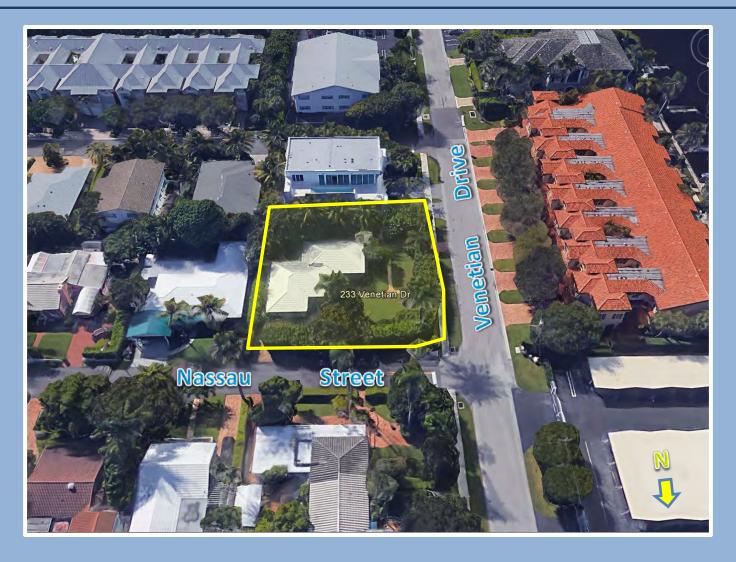
THIS DRAWNG IS NOT FOR CONSTRUCTION IT HAS BEEN ISSUED FOR GOVERNMENTAL REVIEW AND/OR PRELITEMARY PRICING CALY.

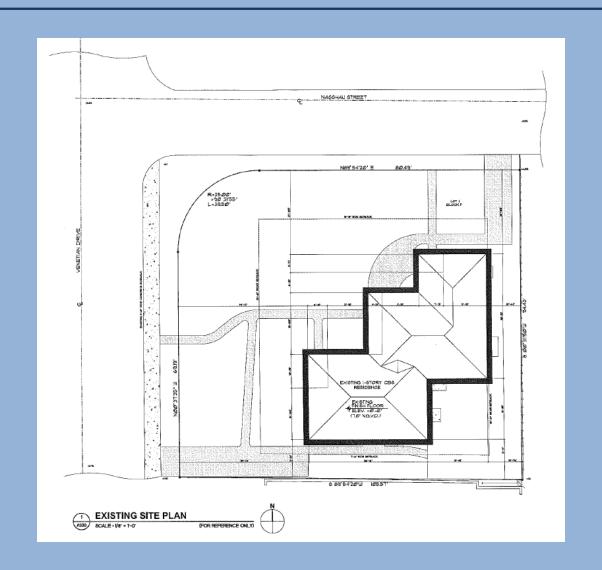
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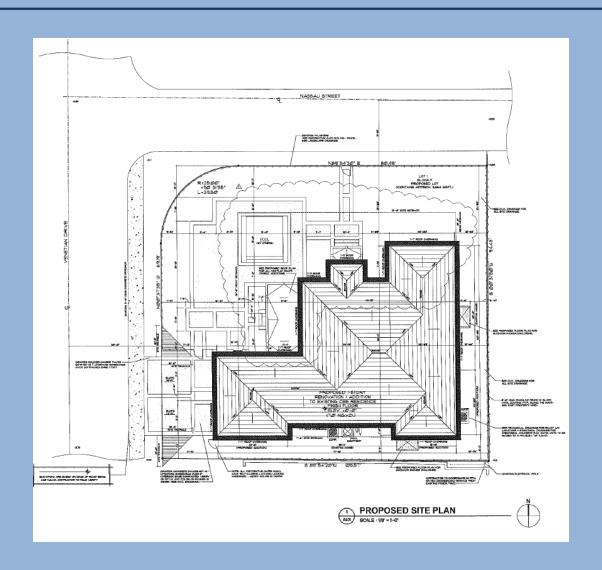
DRAWING TITLE PROPOSED **EXTERIOR ELEVATIONS** 

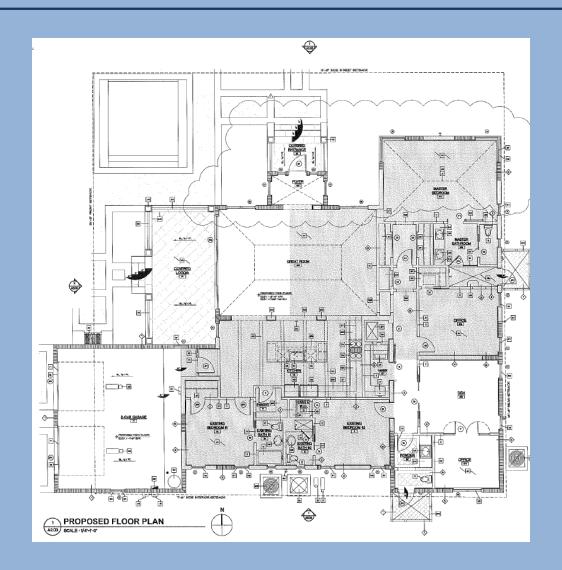
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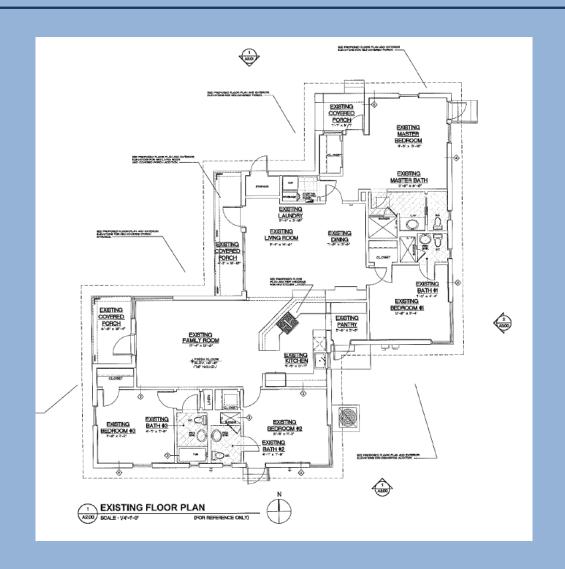
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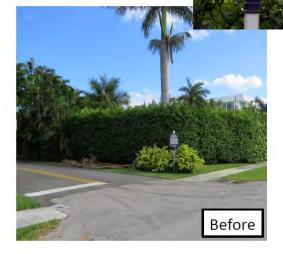
#### **Nassau Park Historic District**

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.









#### **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 2<sup>nd</sup> nonconforming driveway on Venetian Drive was paved right to the property line.

Overgrown hedge encroached on sidewalk.



Before

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.

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





HEFFERNAN RESIDENCE P5

#### **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.







#### **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

HEFFERNAN RESIDENCE P9

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.

