



CITY OF DELRAY BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

100 N.W. 1ST AVENUE • DELRAY BEACH • FLORIDA 33444 • (561) 243-7040



HISTORIC PRESERVATION BOARD STAFF REPORT

2 N. Dixie Boulevard

Meeting	File No.	Application Type
May 7, 2025	2024-257	Certificate of Appropriateness, Relocation & Variances

REQUEST

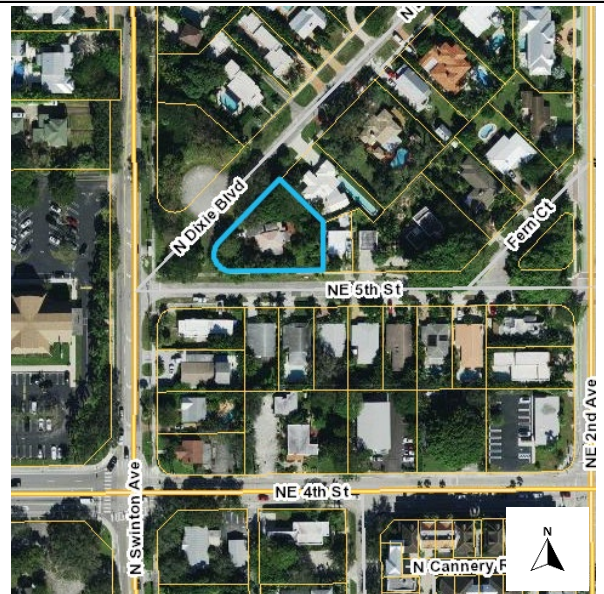
The item before the Board is consideration of a Certificate of Appropriateness, Relocation, and Variances (2024-257) request for exterior modifications and one-story addition associated with an existing contributing one-story single-family residence on the property located at **2 N. Dixie Boulevard, Del-Ida Park Historic District**.

GENERAL DATA

Owner: Edward Hazard & Elizabeth Polsinelli
Agent: Roger Cope
Location: 2 N. Dixie Boulevard
PCN: 12-43-46-07-39-005-0110
Property Size: 0.328 Acres
Zoning: R-1-AA – Single Family Residential
FLUM: Low Density (LD)
Historic District: Del-Ida Park Historic District
Adjacent Zoning:

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

Existing Land Use: Residential
Proposed Land Use: Residential



BACKGROUND AND PROJECT DESCRIPTION

The contributing property is zoned R-1-AA and is within the Locally Designated Del-Ida Park Historic District. The 1937 structure was designed in the Masonry Vernacular style and according to the city Building Yellowcard, it originally contained a garage and open-air porch on the front of the structure with cement tile roofing, wood frame construction, and stucco on wood walls. The existing one-story, 1,393 square feet, wood frame structure contains double wood posts with “x” detailing, a chimney, 6-over-6 double hung wood sash windows with operable shutters, and composition shingles. This structure has an unusual configuration on the site due to N. Swinton Avenue, N. Dixie Boulevard, and NE 5th Street previously connecting at the southwest corner of the property. A cul-de-sac was created at the end of N. Dixie Boulevard to assist with traffic calming for the neighborhood.

Project Planner: Katherina Paliwoda, Planner, paliwodak@mydelraybeach.com Michelle Hewett, Planner, hewettm@mydelraybeach.com	Review Dates: May 7, 2025	Attachments: <ol style="list-style-type: none">1. Plans, Survey, & Renderings2. Photographs3. Color & Materials4. Justification Statements5. NOAs
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The Certificate of Appropriateness request before the board is for the following:

- Relocation of the existing structure on the site;
- 2,227 square feet, one-story additions (a total of 3,620 square feet);
- Exterior modifications, with ground level improvements;
- Variance to reduce the required 30' front setback to 22' 6"; and
- Variance to reduce the required 10' side interior setback to 6' 5" – 7' 6".

REVIEW AND ANALYSIS

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

ZONING USE AND REVIEW

Pursuant to LDR Section 4.4.3(F)(1) – Single Family Residential (R-1-AA) Development Standards:

The existing use is a single-family residence, which is a permitted use within a Single-Family Residential zoning district. The existing use is to remain.

Pursuant to LDR Section 4.3.4(K), Development Standards, properties located within the R-1-AA zoning district shall be developed according to the requirements noted in the chart below.

DEVELOPMENT STANDARDS	REQUIRED	EXISTING	PROPOSED
SETBACKS (MINIMUM)			
FRONT (NORTHWEST/SOUTHWEST)	25'	15.3'	22'6" *
SIDE INTERIOR (NORTHEAST)	10'	45'	6'5" - 7' 6" *
SIDE STREET (SOUTH)	15'	18.7'	15' 3"
REAR (EAST)	10'	50.9'	20'
HEIGHT	35'(MAX)	12'10 ½"	13'8"

*Variance Requested

ARTICLE 4.6 – SUPPLEMENTAL DISTRICT REGULATIONS

SWIMMING POOL, WHIRLPOOLS, AND SPAS

Pursuant to LDR Section 4.6.15(G) Swimming Pool - 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 to any property line. Swimming pools shall not extend into the front setback area noted in Section 4.3.4(K).

The proposal involves the installation of a new swimming pool at the southeast (side interior/rear) corner of the site. The pool is proposed to meet the required ten feet setback from any property line and the decking is proposed to be a minimum of five feet from adjacent property lines as is required by code. The pool's location in the rear of the property can be seen as appropriate for the site.

Pursuant to LDR Section 4.6.9(C)(2)(a) – Parking requirements for residential uses. Single family detached residences. Two spaces per dwelling unit. Tandem parking may be used in the Single Family (R-1) Residential Districts or Low Density Residential (RL) District. Required parking spaces shall not be located in the front setback or side street setback areas. For lots that are

less than 60 feet wide and do not have alley access, one parking space may be located in either the front setback area or the side street setback area, provided that no more than 50 percent of the front and side street setback area may be improved for parking purposes.

The existing site contains a single-car driveway that connects to a one-car garage. The proposal involves the removal of the existing one-car garage and driveway, and construction of a new two-car driveway, accessing a new two-car garage. Portions of the driveway and two-car garage are proposed within the front setback (variance requested). The site's main access is along N. Dixie Boulevard. The existing configuration would not permit two parking spaces outside of the front setback, where the proposed parking driveway/court and new two car garage will allow some of the parking to be accommodated outside of the front setback, reducing the existing non-conformity. There are concerns, however, with the removal of the existing garage as it alters the original front elevation of the contributing structure, which is discussed later in the report.

Pursuant to LDR Section 4.6.14 – Sight Visibility – Driveway intersecting street or alley. The are on both sides of a driveway formed by the intersection of a driveway and a street or alley with a length of ten feet along the driveway, a length of ten feet along the street or alley right-of-way and the third side being a line connecting the ends of the other two lines. When an access way intersects a public right-of-way, all visual obstructions within the sight visibility triangle shall provide unobstructed cross-visibility at a level between three feet and six feet.

Sight visibility triangles are shown adjacent to the new driveway along N. Dixie Boulevard. It is noted that a CMU wall is proposed within the west sight visibility triangle, however the wall is proposed to be a maximum of three feet in height, which is permitted. No visual obstructions are proposed within the sight visibility triangle areas.

LDR SECTION 4.5.1

HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

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

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

The subject application is considered "Major Development" as it involves the modification of more than 25 percent of the existing contributing single-family residence.

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

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

Fences and Walls: The provisions of Section 4.6.5 shall apply, except as modified below:

- a. Chain-link fences are discouraged. When permitted, chain-link fences shall be clad in a green or black vinyl and only used in rear yards where they are not visible from a public right of way, even when screened by a hedge or other landscaping.
- b. Swimming pool fences shall be designed in a manner that integrates the layout with the lot and structures without exhibiting a utilitarian or stand-alone appearance.

- c. Fences and walls over four feet (4') shall not be allowed in front or side street setbacks.
- d. Non-historic and/or synthetic materials are discouraged, particularly when visible from a public right of way.
- e. Decorative landscape features, including but not limited to arbors, pergolas, and trellises shall not exceed a height of eight feet (8') within the front or side street setbacks.

The proposal includes the installation of a three feet to four feet tall concrete wall along the southern corner of N. Dixie Boulevard, an eight feet tall concrete wall along NE 5th street, and four feet fencing and gate on the side interior of the property. An eight feet high, wood arbor is also proposed at the front of the property, forward of the front door. There are no concerns with the proposed material, height, or placement of the fencing/walls and arbor, as they meet the requirements of this code section. A site plan technical item has been added to include the proposed colors of the fencing, walls, gates, and arbor.

Parking: Parking areas shall strive to contribute to the historic nature of the properties/districts in which they are located by use of creative design and landscape elements to buffer parking areas from adjacent historic structures. At a minimum, the following criteria shall be considered:

- a. Locate parking adjacent to the building or in the rear.
- b. Screen parking that can be viewed from a public right-of-way with fencing, landscaping, or a combination of the two.
- c. Utilize existing alleys to provide vehicular access to sites.
- d. Construct new curb cuts and streetside driveways only in areas where they are appropriate or existed historically.
- e. Use appropriate materials for driveways.
- f. Driveway type and design should convey the historic character of the district and the property.

The existing parking is located in front of the structure with a garage facing the front of the home that takes access from N. Dixie Boulevard. The proposal includes the removal of the garage, relocation of the existing structure, and additions with a new side-loaded, two-car garage. The proposed driveway is in the same general location as existing, however the new paver driveway and motor court will be wider to accommodate two cars and allow vehicles to better navigate the site. Paver brick is considered an appropriate material for driveways within historic districts. The parking area was not reconfigured to be situated in the rear of the property given the shape of the lot and that the proposed additions and modifications extend both to and beyond the setback boundaries. This LDR requirement notes that parking areas shall strive to contribute to the historic nature of properties and the districts in which they are located, historically the parking was situated in front of the contributing residence, with access from N. Dixie Boulevard. Continuing to locate the parking in front of the home can be considered appropriate for the streetscape and the historic district.

Pursuant to LDR Section 4.5.1(E)(4) – Alterations: in considering proposals for alterations to the exterior of historic buildings and structures and in applying development and preservation standards, the documented, original design of the building may be considered, among other factors.

Applicable development and preservation standards have been applied during the review of the proposal while also taking into consideration the original design of the contributing structure and its location within the Del-Ida Park Historic District.

SECRETARY OF THE INTERIORS STANDARDS

Pursuant to LDR Section 4.5.1I(5) – Standards and Guidelines: a historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored,

preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.

Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 4

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Standard 6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 7

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Standard 8

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Standard 9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standard 1, 2, 3, 5, 9, and 10 are applicable to this request. The subject COA request is for relocation, and renovation of the existing contributing structure, construction of new one-story additions, and ground level improvements. Regarding **Standard 1** the proposal is for residential use, which is the current use of the structure and is considered appropriate to the historic district and zoning.

Regarding **Standard 2**, it is noted that the proposal involves relocation of the existing structure by turning it to face N. Dixie Boulevard along with removal of the existing one-car garage and portions of the side and rear of the structure. New additions are proposed to the side and rear of the structure. There is concern with the removal of the existing garage, as this is a primary feature of the front elevation, and original to the structure. This removal also prompts a new façade change to the existing structure, creating a false sense of history. The request, however, proposes a two-car garage with the same orientation and access as the existing garage, but that does not negate the historic character of the property being altered. There is also concern with the relocation of the structure on the site, as this could also be seen as creating a false record, and a substantial alteration to the site original configuration. The board will need to make a determination that the proposal meets the Secretary of the Interior's **Standard 2**, regarding the historic character of the property being preserved as an effect of the proposed alterations.

Alterations

Some exterior and interior alterations to a historic building are generally needed as part of a **Rehabilitation** project to ensure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include changes to the site or setting, such as the selective removal of buildings or other features of the building site or setting that are intrusive, not character defining, or outside the building's period of significance.

Regarding **Standard 3 and 5**, the proposal involves alteration of the existing structure by removal of portions of the building, additions, installation of a new roof, new chimney cap, new windows and doors, new shutters, repainting, and removal of the existing garage. The proposed roofing can be seen as conjectural due to the proposed style and color. The use of metal roofing is considered a modern approach for roofing, particularly because this structure is contributing. The original and existing roofing material is concrete tile, so a similar style such as a metal shingle, could emulate a similar profile, that the standing seam does not. Additionally, the proposed dark bronze color is not commonly seen within historic districts in Delray Beach, where mill finish is commonly utilized. The board has approved the use of metal roofs such as standing seam or aluminum shingles in some instances for similar style structures, but such has been considered by the Board on a case-by-case basis.

ROOFS

Because they have a limited useful life, many roofs have been replaced over time. Sometimes the materials used in the replacement are not original to the building. Every effort should be made to identify the original roofing material and to use that material in the event a non-historic roof is replaced.

ROOFS	
RECOMMENDED	NOT RECOMMENDED
Replacing in kind an entire roof covering or feature that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. Examples of such a feature could include a large section of roofing, a dormer, or a chimney. If using the same kind of material is not feasible, then a compatible substitute material may be considered.	Removing a feature of the roof that is unrepairable and not replacing it, or replacing it with a new roof feature that does not match.
Replacing only missing or damaged roofing tiles or slates rather than replacing the entire roof covering.	Using a substitute material for the replacement that does not convey the same appearance of the roof covering or the surviving components of the roof feature or that is physically or chemically incompatible.
Replacing an incompatible roof covering or any deteriorated non-historic roof covering with historically-accurate roofing material, if known, or another material that is compatible with the historic character of the building.	Failing to reuse intact slate or tile in good condition when only the roofing substrate or fasteners need replacement.

All of the existing wood frame 6-over-6 windows are to be replaced with 6-over-6 single hung bronze painted aluminum frame windows. The existing solid wood door is to be replaced with an impact glass/wood front door. As previously mentioned, the proposed bronze color is not considered compatible with this particular structure, as this color would not have been utilized during this timeframe nor for this specific architectural style. The existing shutters are proposed to be replaced with aluminum and painted Sherwin Williams “Dark Knight”, a dark blue, which can be seen as appropriate for this structure. Additional colors include Benjamin Moore “China White” for the walls, Benjamin Moore “Brilliant White” for the outlookers, brackets & fascia boards, “English Oak” stain for the wood columns, new garage doors, and replaced front door. There is no concern with the listed colors. The windows and doors on the proposed additions include single hung, double single hung, clerestory, transom, full panel glass doors, and French doors. There is concern with the clerestory and single/double hung windows with transoms, as these are a modern approach to window appearance, and are not cohesive with the existing window patterns. The overall finishes are similar to existing with exception of the roof material. Additionally, it is noted that the addition occurs to the side (southwest side) and rear of the home. Overall, the scale of the structure is expected to be substantially modified, as the proposed additions are comparable in size to the existing structure, however, the character of the structure is very similar to its existing/original design. The board will need to make a determination that the alterations meet the Secretary of the Interior’s **Standards 3 and 5** and are appropriate examples of craftsmanship that characterize the Masonry Vernacular structure.

Regarding **Standard 9**, there are two small additions proposed to the rear of the existing structure (once relocated) and an addition to the side, which is relatively large compared to the existing structure, primarily due to its location and high visibility. While behind the front wall plane, the size could be seen as competing with the existing structure, as the existing structure is 1,393 square feet, and the proposed additions are 2,227 combined. The proposed materials can be seen as compatible, but there are elements, including solid pane windows, bronze metal roofing, and a heavy timber custom feature which are introducing elements not seen on the existing structure nor the architectural style. The board will need to make a determination that the proposal is compatible with the architectural features of the existing contributing residence meeting the intent of the Secretary of the Interior’s **Standard 9**. It is important to note that the proposed addition to the side will maintain the existing structures wall, allowing for ease of removal in the future. The additions in the rear of the rear of the existing structure, also require modifications to the existing wall, but this is the rear of the structure where additions are

more commonly placed. The removal of the garage impacts the essential form of the historic property, so in that regard, the addition cannot be deemed compliant with the requirements in **Standard 10**.

Overall, the board will need to make a determination that the proposal meets the Secretary of the Interior's Standards for Rehabilitation.

Pursuant to LDR Section 4.5.11(7) – Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures, and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.11(2) shall be determined by utilizing criteria contained in (a)-(m) below.

- a. **Height:** The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.11(2)(a), shall also be determined through application of the Building Height Plane.
- b. **Front Facade Proportion:** The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.
- c. **Proportion of Openings (Windows and Doors):** The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.
- d. **Rhythm of Solids to Voids:** The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.
- e. **Rhythm of Buildings on Streets:** The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.
- f. **Rhythm of Entrance and/or Porch Projections:** The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.
- g. **Relationship of Materials, Texture, and Color:** The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.
- h. **Roof Shapes:** The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.

- i. **Walls of Continuity:** Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.
- j. **Scale of a Building:** The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:
 - a. For buildings wider than sixty percent (60%) of the lot width, a portion of the front façade must be setback a minimum of seven (7) additional feet from the front setback line:
 - b. For buildings deeper than fifty percent (50%) of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five (5) additional feet from the side setback line:
- k. **Directional Expression of Front Elevation:** A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.
- l. **Architectural Style:** All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.
- m. **Additions to individually designated properties and contributing structures in all historic districts:** Visual compatibility shall be accomplished as follows:
 - 1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.
 - 2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.
 - 3. Characteristic features of the original building shall not be destroyed or obscured.
 - 4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.
 - 5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design but shall be coherent in design with the existing building.
 - 6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

With regard to **Height**, the proposal involves the construction of a new addition to the side and rear of the relocated structure along with alterations to the existing home. There are no proposed modifications to the existing roof pitch, however the **roof profile/shape** will be altered due to the proposal on the southwest side of the relocated structure, and the proposed standing seam metal roofing. Additionally, the roof pitch on the proposed addition appears to be the inverse of the existing structures hipped roof regarding the direction that the ridge runs. The new additions are proposed to be slightly taller with the addition to the side (southwest) and slightly lower to the rear (southeast) than the existing structure. There is no concern with the proposed **Scale** with regard to height, but the overall size is substantial compared to the existing structure and could be seen as competing with its **Front Façade Proportion**. This request also alters the existing **Directional Expression** of the **Front Façade** and the **Rhythm of Buildings on Streets**, as the proposed relocation changes the position of the existing contributing residences front door/façade to fully face N. Dixie Boulevard. There are concerns with this modification, as the contributing structure's original setting on the site faces north Swinton Avenue where N. Dixie Blvd and NE 5th Street originally intersected, which is important to the historic setting of the site and historic district, as it notes the time frame the structure was built (before the road was

converted to a cul-de-sac). The relocation and reorientation of the residence could have a negative effect on the historic integrity of the site, the structure, and the Del-Ida Park Historic District. There are also concerns with the proposed windows on the new proposed addition along the front façade, as they are substantially larger than the existing windows, and appear modern with the transom above and without grids on the clerestory. There is also a “heavy timber custom feature” proposed on the new addition to the southwest, to emulate the “x” column feature on the existing structure. This feature is not considered compatible with the existing residence, as the only element that contains the “x” is a separate column for the front porch, where the proposed feature is attached to the façade and larger in scale. This is seen as introducing a new element that is not appropriate for the existing structure.

The proposed **Window and Door Openings** on the new additions are somewhat different than the openings that exist on the subject structure in size and appearance. As previously mentioned, all of the existing windows on are to be replaced with the same muntin pattern; bronze painted aluminum frames with clear, no-tint, non-reflective, no low-e glass. The additions at the rear of the existing structure propose full glass slider doors with transom windows, which provide access to the proposed pool. A majority of the windows proposed on the new addition to the side of the existing structure are either single hung with a transom, or double single hung with a transom. There are two windows, one facing N. Dixie Boulevard and one facing the southwest corner of the site, that are proposed to be single hung with shutters to match the existing structure. There is concern with the size of the proposed windows on the additions and the use of a transom window, as this element does not currently exist on the contributing structure, nor is it considered appropriate for the Masonry Vernacular style. The overall size of the windows, primarily with the transom, creates a substantially larger appearance and is out of scale compared to the existing structure. Additionally, the proposed bronze frames are also not considered appropriate due to their primary use in modern construction; after the timeframe the contributing residence was constructed.

With respect to the **Rhythm of Solids to Voids**, overall, the proposal can be deemed compliant with this standard with the exception of the rear (southeast) elevation facing NE 5th street, and the side street (southwest) elevation facing the cul-de-sac. The clerestory windows leave a large expanse of **blank wall** below them and impact the rhythm, along with their modern appearance as single pane windows. The board will need to make a determination that the proposed **Proportion of Openings and Rhythm of Solids to Voids** visual compatibility standards are being met with the proposal. Separately, it is noted that per the Florida Building Code, historic (contributing) structures are not required to be compliant with the Florida Energy Code requirements. This is noted to further emphasize the importance of the utilization of clear window and door glass to achieve compliance with the Secretary of the Interior’s Standards for Rehabilitation.

The **Architectural Style** of the additions can overall be seen as compatible, but there are elements such as the “heavy timber custom feature”, standing seam metal roofing, and wood brackets that do not currently exist on the structure and are not typically utilized on this structures particular style. There is less concern, however, with the brackets as they are only on the proposed rear additions, so they are not on a highly visible elevation. The proposed garage doors are to emulate the appearance of a carriage door, which the existing structure did contain but can be seen as compatible with the architectural style. Regarding the **Relationship of Materials**, the proposal involves installation of a dark bronze standing seam roof on both the existing structure and additions, replacement of the wood windows with aluminum, bronze painted frames, and aluminum shutters painted Sherwin Williams “Dark Knight”, a dark blue, to replace the wood. The existing and proposed walls are to be stucco, to match existing, painted Benjamin Moore “China White”, the outlookers, brackets & fascia board are to be wood painted Benjamin Moore “Brilliant White”, and the new garage doors, wood columns, and replaced front door is to be stained “English Oak”. Aside from the proposed metal roofing, there are no

concerns with the proposed materials, as they are either to match the existing structure or utilize materials that are appropriate for the structure and their use, such as the aluminum frames and shutters. The garage door is to be wood clad and impact rated. As previously mentioned, there are concerns with the proposed dark bronze color and roofing material. The use of metal roofing was not common during the subject structures construction time period, but may have been utilized on a wood frame structure. Consideration could be given to utilizing a roofing material that emulates the appearance of the existing concrete tile, such as metal shingle, while utilizing a material that will ensure the roofs longevity. The proposed roof color is also not common nor utilized in historic districts, where the metal's natural appearance, mill finish, would have been historically appropriate had the existing structure used a metal roof. There are also concerns with the proposed bronze aluminum framed windows, as windows were commonly white or wood/painted wood. The existing Masonry Vernacular structure would likely not have had bronze painted frames. The board will need to make a determination that the **Relationship of Materials** visual compatibility standard has been met with this request.

Finally, with respect to the visual compatibility standards relating to **Additions**, the proposal can be deemed compatible with the standards as follows: the addition is not located in front of the established front wall plane of the building, and the addition has been designed so that the basic form and character of the building would remain intact if the addition is ever removed. However, as previously noted there are concerns as the addition is not located to the least public side of the building thus impacting the front facades appearance and the size of the proposed structure is substantial compared to the main mass of the historic building. There are concerns with some of the proposed windows, roofing, colors, and added features, as they could be seen as introducing architectural elements from another architectural style and the alterations to the roof, removal of the garage and proposed colors could represent an alteration to characteristic features that define the original building. The board will need to make a determination that the proposal is compliant with the **Additions** visual compatibility standard.

It is noted that the board should also consider the impact of the improvements on the overall historic integrity of the structure and district, to ensure that the structure can remain as a contributing structure when future historic resource surveys are completed. Such surveys occur every five to ten years and are completed by historic preservation consultants. There are instances where board approved improvements to structures have been deemed incompatible with the historic integrity of a contributing structure, requiring reclassification of the structure to non-contributing. Such reclassification could also affect the integrity of the historic district as a whole as well as potential Ad Valorem Tax Exemption status.

RELOCATION ANALYSIS

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

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

e. Whether the proposed relocation is the only practicable means of saving the structure from demolition.

The existing historic structure is proposed to be relocated within the property. The relocation will move the structure from the southwest corner of the site (its original position) to the northeast corner of the site in order to accommodate an addition to its rear and southwest side. The relocation also situates the structure facing N. Dixie Boulevard. An engineer's report has been provided that indicates that a new foundation will be constructed for the structure to then be placed on. The report also indicates that there is no expected damage from the risk of moving the structure, as the walls and roof framing appear to be in very good condition. With the provided documentation, there is no inherent concern that the move will have a detrimental effect on the soundness of the structure. There is concern, however, that the relocation imparts an unnecessary potential risk to the structure, as the relocation is not for saving/preserving the structure. The relocation and reorientation of the residence may have a negative effect on the historic integrity of the site, the structure, and the Del-Ida Park Historic District, while creating a false narrative of the history of the area. The existing location/siting of the structure indicates that the original street layout overlapped at the corner it faces, N. Swinton Avenue, N. Dixie Boulevard, and 5 NE 5th Street.

There are also concerns with regard to the massing, character, and compatibility of the proposed addition in relation to the existing structure, which is possible as a result of the proposed relocation. Below are screenshots from the Secretary of the Interior's Standards for Rehabilitation which discuss recommended and not recommended approaches to the building site, setting and additions/new construction that pertain to the relocation request.

SETTING (DISTRICT / NEIGHBORHOOD)

RECOMMENDED

Retaining the historic relationship between buildings and landscape features in the setting. For example, preserving the relationship between a town common or urban plaza and the adjacent houses, municipal buildings, roads, and landscape and streetscape features.

NOT RECOMMENDED

Altering the relationship between the buildings and landscape features in the setting by widening existing streets, changing landscape materials, or locating new streets or parking areas where they may negatively impact the historic character of the setting.

Removing or relocating buildings or landscape features, thereby destroying the historic relationship between buildings and the landscape in the setting.

SETTING (DISTRICT / NEIGHBORHOOD)

RECOMMENDED

Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic character of the setting. Such features can include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens and yards; adjacent open space, such as fields, parks, commons, or woodlands; and important views or visual relationships.

NOT RECOMMENDED

Removing or substantially changing those building and landscape features in the setting which are important in defining the historic character so that, as a result, the character is diminished.

BUILDING SITE

RECOMMENDED

Identifying, retaining, and preserving features of the building site that are important in defining its overall historic character. Site features may include walls, fences, or steps; circulation systems, such as walks, paths or roads; vegetation, such as trees, shrubs, grass, orchards, hedges, windbreaks, or gardens; landforms, such as hills, terracing, or berms; furnishings and fixtures, such as light posts or benches; decorative elements, such as sculpture, statuary, or monuments; water features, including fountains, streams, pools, lakes, or irrigation ditches; and subsurface archeological resources, other cultural or religious features, or burial grounds which are also important to the site.

NOT RECOMMENDED

Removing or substantially changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

BUILDING SITE

RECOMMENDED

Retaining the historic relationship between buildings and the landscape.

NOT RECOMMENDED

Removing or relocating buildings or landscape features, thereby destroying the historic relationship between buildings and the landscape.

Removing or relocating buildings on a site or in a complex of related historic structures (such as a mill complex or farm), thereby diminishing the historic character of the site or complex.

Moving buildings onto the site, thereby creating an inaccurate historic appearance.

Changing the grade level of the site if it diminishes its historic character. For example, lowering the grade adjacent to a building to maximize use of a basement, which would change the historic appearance of the building and its relation to the site.

NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION

RECOMMENDED

NOT RECOMMENDED

New Additions

Placing functions and services required for a new use (including elevators and stairways) in secondary or non-character-defining interior spaces of the historic building rather than constructing a new addition.

Expanding the size of the historic building by constructing a new addition when requirements for the new use could be met by altering non-character-defining interior spaces.

Constructing a new addition on a secondary or non-character-defining elevation and limiting its size and scale in relationship to the historic building.

Constructing a new addition on or adjacent to a primary elevation of the building which negatively impacts the building's historic character.

Constructing a new addition that results in the least possible loss of historic materials so that character-defining features are not obscured, damaged, or destroyed.

Attaching a new addition in a manner that obscures, damages, or destroys character-defining features of the historic building.

Designing a new addition that is compatible with the historic building.

Designing a new addition that is significantly different and, thus, incompatible with the historic building.

Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationship of solids to voids, and color.

Constructing a new addition that is as large as or larger than the historic building, which visually overwhelms it (i.e., results in the diminution or loss of its historic character).

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

- a. A detailed explanation of the relocation method including the type of machinery and equipment to be utilized;
- b. A demolition plan illustrating any parts of the structure to be removed or modified to facilitate the relocation;
- c. An illustration of locations where the building will be split, as applicable;
- d. The name of the Florida Licensed Building Mover who will relocate the structure(s) and the following support materials, if available:
 - i. A description of the Florida Licensed Building Mover's past experience in moving historic buildings of a similar construction technique.
 - ii. Photographs of prior relocation projects completed by the Florida Licensed Building Mover taken before and after the relocation, if applicable.
- e. A certified engineering report which includes:
 - i. A relocation feasibility study with an assessment of the building's structural condition to determine any damage that might occur during the move.
 - ii. Details and a description of the historic structure's construction type including technique and materials and current condition of materials.
 - iii. Identification of any areas of concern, and how these areas will be addressed prior to the relocation.

Brownie Structural Movers is the proposed Relocation Contractor (mover) is a Florida Licensed Contractor. The Mover has indicated that they have experience with relocating historic structures in Delray Beach as well as other Florida cities. As previously mentioned, the engineer's letter has indicated the structure is in condition to be moved. Their method of relocation consists of installing a temporary steel I-Beam lifting/transport platform underneath the structure, raising the structure with hydraulic crib jacks and Unified Hydraulic Jacking system approximately four feet to install transport wheels and relocation equipment. It will then be moved to its new location on the site, where a new permanent foundation will be installed. The transport wheels and relocation equipment will be removed, and the structure will be lowered onto the new foundation system and permanently/structurally fastened down.

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

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

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

Pursuant to LDR Section 4.5.1(E)(6)(b)(4), Relocation, Relocation of Contributing or Individually Designated Structures, Concurrent New Development Review - Applications for a Certificate of

Appropriateness for relocation shall be submitted concurrently with the application for a Certificate of Appropriateness for the new development on the originating site.

The subject request for relocation of the structure on site includes modifications to the existing structures.

Pursuant to LDR Section 4.5.1(E)(6)(b)(5), Relocation, Relocation of Contributing or Individually Designated Structures, Site Maintenance - If the originating site is to remain vacant and construction of the new development will not commence for more than 90 days following the relocation, the lot shall be sodded and maintained in a manner consistent with other open space in the historic district.

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

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

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

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

Pursuant to LDR Section 4.5.1(E)(6)(b)(7), Relocation, Relocation of Contributing or Individually Designated Structures, Public Notice - All applications for a Certificate of Appropriateness for

the relocation of a contributing structure or an individually designated structure shall meet the “Additional Public Notice” requirements of LDR Section 2.4.2(B)(f)(j).

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

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

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

The Applicant shall meet all requirements of this code section.

LDR Section 7.10 – Moving of Building

The request must be compliant with the requirements of this code section including the below referenced code section relating to Surety Bond or Letter of Credit.

Pursuant to LDR Section 7.10.5, Cash deposit, bond, or insurance required.

- (A) Cash deposit. An application hereunder shall be accompanied by a cash deposit in the sum of \$5,000.00, as an indemnity for any damage which the City may sustain by reason of damage or injury to any highway, street, or alley, sidewalk, fire hydrant, or other property of the City, which may be caused by or be incidental to the removal of any building over, along, or across any highway, street, alley, or other rights-of-way within the City and to indemnify the City against any claims of damages to persons or private property, and to satisfy any claims by private individuals arising out of, caused by, or incidental to the moving of any building over, along, or across any street in the City.**
- (B) Bond in lieu of deposit. Any person filing an application hereunder may, in lieu of the general cash deposit required above, file with the Building Official a bond, approved as to form by the City Manager, executed by a bonding or surety company authorized to do business in the state in the amount of \$5,000.00, conditioned upon the assurance that this subchapter and other applicable ordinances and laws will be complied with. This bond shall run to the City for the use and benefit of any person intended to be protected thereby and shall be conditioned on the payment for any damages or losses resulting from any malfeasance, misfeasance, or nonfeasance or negligence in connection with any of the activities or conditions upon which the permit applied for is granted.**
- (C) Insurance policy in lieu of deposit. Any person filing an application hereunder may, in lieu of the general cash deposit required above, file with the Building Official a liability insurance company authorized to do business in the state, and approved as to form by the City Manager, in the same amount and providing the same protection as would be required for a bond hereunder.**
- (D) Historic structure relocation bond. In addition to the above, an applicant requesting the relocation of a contributing structure or an individually designated structure shall provide a Surety Bond or a Letter of Credit in favor of the City of Delray Beach and in a form satisfactory to the City Attorney's Office of an amount equal to 125 percent of the "fair market value" of the property which includes the value of the land and any improvements such as the historic structure, as determined by or through an MAI (Member of the**

Appraisal Institute) appraisal. The appraisal must be performed no more than 60 days prior to the date of application for a relocation permit. The Surety Bond or Letter of Credit shall not be released until final inspection of the successfully completed relocation to the new foundation. Failure to successfully relocate a Historic structure may result in the forfeiture of the Surety Bond or a draw on the Letter of Credit as determined by the City Commission upon recommendation by the Historic preservation Board.

The request must comply with the requirements of this code section if approved.

DEMOLITION ANALYSIS

Pursuant to LDR Section 4.5.1(F) – Demolitions: Demolition of historic or archaeological sites, or buildings, structures, improvements and appurtenances within historic districts shall be regulated by the Historic Preservation Board and shall be subject to the following requirements:

- (1) No structure within a historic district or on a historic site shall be demolished before a Certificate of Appropriateness has been issued pursuant to Section 2.4.6(H).
- (2) The application for a Certificate of Appropriateness for demolition must be accompanied by an application for a Certificate of Appropriateness for alterations to the structure or the redevelopment of the property.
- (3) Demolition shall not occur until a building permit has been issued for the alterations or redevelopment as described in the applicable Certificate of Appropriateness.
- (4) All structures approved for demolition and awaiting issuance of a building permit for the alterations or redevelopment shall be maintained so as to remain in a condition similar to that which existed at time that the Certificate of Appropriateness for demolition was approved unless the Chief Building Official determines that an unsafe building condition exists in accordance with Section 4.5.3(G).
- (5) A Certificate of Appropriateness for demolition of 25% or more of contributing or individually designated structure shall be subject to the following additional requirements:
 - (a) A demolition plan shall accompany the application for a Certificate of Appropriateness for demolition. The plan shall illustrate all portions of the existing structure that will be removed or altered.
 - (b) The Certificate of Appropriateness for demolition and the Certificate of Appropriateness for alternation or redevelopment shall meet the “Additional Public Notice” requirements of LDR Section 2.4.2(B)(1)(j).
- (6) The Board upon a request for demolition by a property owner, shall consider the following guidelines in evaluating applications for a Certificate of Appropriateness for demolition of designated historic sites, historic interiors, or buildings, structures, or appurtenances within designated historic districts:
 - (a) Whether the structure is of such interest or quality that it would reasonably fulfill criteria for designation for listing on the national register.
 - (b) Whether the structure is of such design, craftsmanship, or material that it could be reproduced only with great difficulty or economically nonviable expense.
 - (c) Whether the structure is one of the last remaining examples of its kind in the designated historic district within the city.
 - (d) Whether retaining the structure would promote the general and value of a particular culture and heritage.
 - (e) Whether there are approved plans for immediate reuse of the property if the proposed demolition is carried out, and what effect those plans will have on the historic district designation or the individual designation of the property.

- (7) No decision of the Board shall result in undue economic hardship for the property owner. The Board shall determine the existence of such hardship in accordance with the definition of undue economic hardship found in Section 4.5.1(H).
- (8) The Board's refusal to grant a Certificate of Appropriateness requested by a property owner for the purpose of demolition will be supported by a written statement describing the public interest that the Board seeks to preserve.
- (9) The Board may grant a certificate of appropriateness as requested by a property owner, for demolition which may provide for a delayed effective date. The effective date of the certificate will be determined by the Board based on the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. The Board may delay the demolition of designated historic sites and contributing buildings within historic districts for up to six months while demolition of non-contributing buildings within the historic district may be delayed for up to three months.
- (10) Request for Demolition Justification Statement: A justification statement shall accompany the application for a Certificate of Appropriateness for demolition of any contributing structure in a historic district or individually designated historic structure.
- (11) Salvage and Recordation of Historic Structures:
 - (a) The property owner shall contact the Delray Beach Historical Society for the purpose of salvaging and preserving specified classes of building materials, architectural details and ornaments, fixtures, and the like for reuse in the restoration of the other historic properties. Confirmation of such efforts shall be provided in a written statement and submitted with the other demolition application prior to consideration by the Historic Preservation Board.
 - (b) The Board may, with the consent of the property owner, request that the Delray Beach Historical Society, or the owner, at the owner's expense, record the architectural details for archival purposes prior to demolition.
 - i. The recording may include, but shall not be limited to photographs, documents and scaled architectural drawings to include elevations and floor plans.
 - ii. One (1) copy of the recording shall be submitted to the City's Planning and Zoning Department, and one (1) copy shall be submitted to the Delray Beach Historical Society for archiving purposes.

The proposal includes demolition of an existing garage (142 Square feet) and portions of the existing structure (160 square feet) to facilitate a relocation with additions. As this constitutes less than 25% of the structure, a full demolition request was not required. However, there are concerns with the removal of the garage, as it is apart of the overall appearance of the front elevation of the structure. Additionally, it is integral to the history of the area, indicating that access was previously taken from the intersection of NE 5th St, N. Dixie Boulevard, and N. Swinton Avenue. The board will need to make a determination that the proposal is in compliance with the requirements for Demolition.

VARIANCE ANALYSIS

Pursuant to LDR Section 2.4.11(A) A variance is a departure from the dimensional or numeric requirements of these land development regulations where such variance will not be contrary to the public interest and where, owing to the existing conditions peculiar to the property and not the result of the actions of the landowner, a literal enforcement of the regulations would result in unnecessary and undue hardship.

Pursuant to LDR Section 2.1.9(E)(12)(d)(1)&(3), Board Actions. The Board hereby has the authority to take action on Variances from LDR Section 4.3.4 - Base district development standards and LDR Section 4.6 - Supplemental District Regulations associated with property, sites, and structures located within a Historic District or for Individually Designated Sites as

listed on the Local Register of Historic Places in Section 4.5.1(I), pursuant to the procedures and standards of the LDR.

Below are the Variance requests for the subject property:

LDR Section	Requirement	Existing	Variance Request
<u>Variance Request 1: Front (northwest/southwest) Setback</u> 4.3.4(K) Structure Setback (Minimum)	30'	15.3'	22' 6"
<u>Variance Request 2: Side Interior (northeast) Setback</u> 4.3.4(K) Structure Setback (Minimum)	10"	45'	6' 5"- 7' 6"

Variance request 1

Pursuant to Section 4.3.4(K), Development Standards Matrix, the required front setback within the R-1-AA District is 30'. The requested variance is to allow the relocation of the existing structure, and construction of an addition to the side (southeast) elevation of the contributing structure, that is proposed to be setback 22' 6" from the front property line where a 30' setback is required.

Pursuant to LDR Section 2.4.11(A)(6) – Alternative Findings of the Historic Preservation Board: The Board may be guided by the following to make findings as an alternative to the variance standard criteria:

- a. That a variance is necessary to maintain the historic character of property and demonstrating that the granting of the variance would not be contrary to the public interest, safety, or welfare.

The existing structure currently does not comply with the development standards, at 15.3'. The structure is proposed for relocation within the site to facilitate additions to the side and rear, and the front fully facing N. Dixie Boulevard. Should the structure be relocated and placed at the requested 22' 6" setback, it will alter the historic character of the property, as the structures existing siting is integral to the history of the area and the resulting cul-de-sac. The variance is not anticipated to be contrary to the public interest, safety, nor welfare.

- b. That special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.

The subject property is one of a few uniquely shaped lots within the Del-Ida Park Historic District. The structures position on the lot provides an indication in the built environment that the roads branching off from N. Swinton Avenue were once connected. Due to the sites' triangular shape, there are some constraints regarding setbacks, as nearly half of the entire property must utilize the larger 30' front setback. The existing structure currently does not conform to the required setbacks, and the proposal involves reducing the non-conformity, but there is concern with the proposed alteration and relocation. Overall, it could be determined that special conditions and circumstances exist regarding the request.

- c. That literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character of the historic district or historic site.

The sites configuration could be impacted by the literal interpretation of the code, however, the site is only impacted by setbacks, where no right-of-way dedications or easements are being

taken. Should the variance not be approved, then the front (southwest) addition would need to be redesigned to decrease its size, and the relocated structure will need to comply with the required setbacks or not be relocated at all, requiring submittal and review of revised plans.

d. That the variance requested will not significantly diminish the historic character of a historic site or of a historic district.

As previously mentioned, this particular lot within Del-Ida Park is an indication that the roads were once connected, and it is reflected by the entrance of the subject property's orientation. The granting of the variance will permit the structures front entrance to be within the front setback facing N. Dixie Boulevard. It is also noted that, city LDR Visual Compatibility Standards and Secretary of the Interior's Standards outline regulations relating to the location of additions, which are to be to the rear or side of a structure. While the proposed addition to the side (southwest) is behind the existing front wall plane, its proximity to the front and overall size coupled with a reduced setback could affect the scale of the area. The variance itself does not appear that it will significantly diminish the historic character of the site or district, rather what it facilitates could diminish the character of the site and district.

e. That the requested variance is necessary to accommodate an appropriate adaptive reuse of a historic building, structure, or site.

The request is being made to accommodate the relocation of the existing structure and new additions. This creates a new space for an addition and thus, an ability to accommodate an appropriate adaptive reuse and modernization of the historic structure, however such could also be accomplished without relocating the structure within the setback or designing the new additions to encroach within them.

Variance request 2

Pursuant to Section 4.3.4(K), Development Standards Matrix, the required side interior setback within the R-1-AA District is 10'. The requested variance is to allow the relocation of the existing structure, and construction of an addition to the side (southeast) and rear (southeast) elevation of the contributing structure, that is proposed to be setback 6'-5" – 7'6" from the side interior property line where a 10' setback is required.

Pursuant to LDR Section 2.4.11(A)(6) – Alternative Findings of the Historic Preservation Board: The Board may be guided by the following to make findings as an alternative to the variance standard criteria:

a. That a variance is necessary to maintain the historic character of property and demonstrating that the granting of the variance would not be contrary to the public interest, safety, or welfare.

The existing structure is proposed for relocation within the site to facilitate additions to the side and rear and have the front fully facing N. Dixie Boulevard. Should the structure be relocated and placed at the requested 6'-5" - 7' 6" setback along with the proposed rear additions, it could alter the historic character of the property, as the structures existing siting is integral to the history of the area and the resulting cul-de-sac. As the structure is proposed to be moved, any historic integrity will be impacted, and there will be no historic context to placing the structure within the side interior setback. The variance is not anticipated to be contrary to the public interest, safety, nor welfare.

- b. **That special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.**

The subject property is one of a few uniquely shaped lots within the Del-Ida Park Historic District, that provides indication that the roads branching off from N. Swinton Avenue were once connected. Due to the sites' triangular shape, there are some constraints regarding setbacks, however, the existing structure is compliant with the side interior setbacks, so the proposed variance is not to preserve the existing structure's historic setting. While the site has special conditions and circumstances regarding the code requirements, it also has special conditions because of its historic setting, as the positioning of the structure on the site and its shape are an indicator of the history in the area. Overall, it could be determined that special conditions and circumstances exist supporting the request.

- c. **That literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character of the historic district or historic site.**

The site's configuration could be impacted by the literal interpretation of the code, however, the site is only impacted by setbacks. As it exists, the structure does not comply with the current Land Development Regulation development requirements regarding setbacks, and there are no additional restrictions being imparted as a result of the request, such as a right-of-way dedication or easement. The structure is being voluntarily relocated for the addition of more square footage and reorientation of the front of the structure. The side interior setback with new rear addition could accommodate the required setback, as they are being moved/constructed at their requested location.

- d. **That the variance requested will not significantly diminish the historic character of a historic site or of a historic district.**

As previously mentioned, this particular lot within Del-Ida Park is an indication that the roads were once connected, and it is reflected by the entrance of the subject property's orientation. The variance itself does not appear that it will significantly diminish the historic character of the site or district, rather what it facilitates could diminish the character of the site and district. As the structure does not currently reside in the requested location and thus holds no historic value to the site. An addition could potentially be accommodated to the rear of the existing structure, which contains an additional 45' before a structure would encroach within the side interior setback.

- e. **That the requested variance is necessary to accommodate an appropriate adaptive reuse of a historic building, structure, or site.**

The request is being made to facilitate the relocation of the existing structure and new additions. This creates a new space for an addition and thus an ability to accommodate an appropriate adaptive reuse and modernization of the historic structure, however this could also be accomplished without relocating the structure within the setback or designing the new additions to encroach within them. The variance may not be necessary to accommodate an appropriate adaptive reuse, and the request is not being used to preserve the structures setting on the stie, as it is proposed to be relocated.

SITE PLAN TECHNICAL ITEMS

1. That the color of the proposed fencing, walls, gates, and arbor be indicated on the plans.
2. That the required 10' side setback labelled on the site plan.
3. The proposed setbacks with variances are labelled "variance requested" on the site plan.
4. Place the same façade elevations on the same page (i.e. Northwest Existing with Northwest Proposed)
5. Provide the material of the proposed pool decking on the site plan

COMPREHENSIVE PLAN

Pursuant to the Historic Preservation Element (HPE), Objective 1.4, Historic Preservation Planning: Implement appropriate and compatible design and planning strategies for historic sites and properties within historic districts.

The objective shall be met through continued adherence to the City's Historic Preservation Ordinance and, where applicable to architectural design guidelines through the following policies:

HPE Policy 1.4.1

Continue to require that the Historic Preservation Board make findings that any land use or development application for a historic structure, site or within a historic district, is consistent with the provisions of the Secretary of the Interior's Standards for Rehabilitation, the Land Development Regulations, and Delray Beach Historic Preservation Design Guidelines.

The development proposal involves variances and a relocation request associated with the rehabilitation of an existing contributing residence, ground level improvements and new additions. There are no concerns with respect to soil, topographic or other physical considerations. With respect to the adjacent land uses, the property is in an area surrounded by various uses within the mixed-use zoning. The board will need to make a determination that the proposal can be found to be consistent with the requirements of this policy.

ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness (2024-257), Relocation, and Variance requests for the property located at **2 N. Dixie Boulevard, Del-Ida Park Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.
- C. Approve Certificate of Appropriateness (2024-257), Relocation, and Variance requests for the property located at **2 N. Dixie Boulevard, Del-Ida Park Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations, subject to the following conditions:
- D. Deny Certificate of Appropriateness (2024-257), Relocation, and Variance requests for the property located at **2 N. Dixie Boulevard, Del-Ida Park Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

PUBLIC AND COURTESY NOTICES

- | | |
|--|--|
| <input checked="" type="checkbox"/> Courtesy Notices were provided to the following, at least 5 working days prior to the meeting: | <input checked="" type="checkbox"/> Public Notice was mailed to property owners within a 500' radius on 4/25/25, 10 days prior to the meeting. |
|--|--|

Del-Ida Historic Neighborhood Association	<input checked="" type="checkbox"/> Public Notice was posted at the property on 4/30/25, 7 calendar days prior to the meeting. <input checked="" type="checkbox"/> Public Notice was posted in the main lobby at City Hall on 4/25/25, 10 working days prior to the meeting. <input checked="" type="checkbox"/> Public Notice was posted to the City's website on 4/25/25, 10 calendar days prior to the meeting. <input checked="" type="checkbox"/> Agenda was posted on 4/30/25, 5 working days prior to meeting.
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TAC Timeline Table			
Review No.	Submittal Date	TAC Comments Transmitted	Fee Due with Next Submittal?:
1	9/26/2024	10/30/2024	No <u> X </u> Yes <u> </u> Amount: <u> </u>
2	1/21/2025	2/13/2025	No <u> X </u> Yes <u> </u> Amount: <u> </u>
3	3/12/2025	Determined Board Ready 3/28/2025	No <u> X </u> Yes <u> </u> Amount: <u> </u>

BUILDING MATERIAL AND COLOR SAMPLE FORM

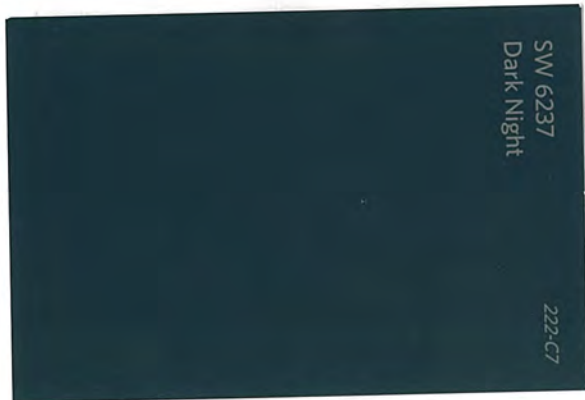
NOTE THE TYPE OF MATERIAL AND COLOR SPECIFICATION PROPOSED
INCLUDE TYPES OF FINISHES, CAN ATTACH IMAGES OR PHOTOS OF MATERIALS
ATTACH ACTUAL PAINT COLOR SAMPLES WITH DETAILS OF MANUFACTURER



Roof - Drecel Metals Midnight Bronze



Walls - Benjamin Moore China White



Shutters - Sherwin Williams - Dark Night - SW 6237 - Flat



Wood Columns/Garage Door/Front Door - English Oak



Windows - BRONZE



Outlookers, Brackets, Fascia Boards Benjamin Moore Brilliant White

September 03, 2024

City of Delray Beach
100 NW 1st Avenue
Delray Beach, Florida 33444

Attn.: Michelle Hoyland – Senior Historic Preservation Planner, Development Services

Re: Visual Compatibility Standards

Project: The Hazard Residence @ 2 N. Dixie Blvd., – Del Ida Historic District

Mrs. Hoyland:

I hope all is well.

As the Architect-Of-Record for the above referenced Project, please accept this letter addressing Visual Compatibility Standards associated with the COA processing of our Project.

I am focusing on LDR Section 4.5.1(E)(7)(a) through (m) Visual Compatibility Standards. See attached copy.

The specific details of the request are centered around the careful relocation of an existing historic structure (with minimal select demo), to a proper position upon the site that makes much more sense in terms of having a sound relationship with the front entry road (N Dixie Blvd.), the loving total restoration of said existing structure and then a harmonious and tasteful expansion of said structure – to make it compatible for my Client, his Family and their wishes.

VISUAL COMPATIBILITY STANDARDS

“Pursuant to LDR Section 4.5.1(E)(7)(a)-(m) – Additions to Individually Designated Properties & Contributing Structures in all Historic Districts”

- (a) Height: The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(E)(2)(a) shall also be determined through application of the following:
1. Building Height Plane
 2. 1st Floor Maximum Height
 3. Upper Story Height(s)

Response: We are compatible because -

1. *Our proposed improvements are compatible regarding height. Please see attached Building Height Plane graphic on new sheet A7.1 (no “incentives” required)*
2. *We meet these two (2) standards – we will be less than 14’ from finish floor to proposed top-of-beam and our “mean roof height” of +-17’-2” is less than 18’.*
3. *We are a single-story structure, therefore we have no “upper” story.*

- (b) Front Façade Proportion: The front façade of each building or structure shall be visually compatible with and be in directional 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.

Response: We have carefully crafted our design to be visually compatible not only to the existing historic structure but to other historic structures of the subject historic district as a whole.

- (c) Proportion of Openings (Windows & 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.

Response: The relationship of the width of our proposed windows & doors to the width of existing windows & doors generally associated with our prevailing architectural style and of the existing structures within the subject historic district is visually compatible.

- (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.

Response: We are visually compatible – especially at our front façade.

- (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 buildings or structures within the subject historic district.

Response: We are visually compatible. We are UNIQUE, in that we are surrounded by an abundance of open space as we are the ONLY residence on the terminating cul-de-sac.

- (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.

Response: We are HIGHLIGHTING our beautiful existing Entry and Front Porch, like never before, therefore, we are visually compatible.

- (g) Relationship of Materials, Texture & Color: The relationship of materials, texture & color of the façade 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.

Response: We are visually compatible regarding use of building materials, material texture & even the choice of color so that we integrate seamlessly with those similar historic structures within the subject historic district (Del Ida) as a whole.

- (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.

Response: The use of gabled and sloped roof shapes is visually compatible on this carefully designed Architectural masterpiece, as they compliment the existing conditions.

- (i) Walls of Continuity: Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.

Response: We are visually compatible.

- (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 subject district for all

development. To determine whether the scale of a building is appropriate, the following shall apply for major development only –

- 1 For buildings wider than 60% of the lot width.....(applicable)
- 2 For buildings deeper than 50% of the lot depth.....(not applicable)

Response: We are a “major” development and we consider our improvements to be visually compatible as they relate to “massing”, more specifically between the relationship of the massing to open space. Our Site has a frontage of +-151.05’ and our overall building length (as it relates to that frontage) is +-101-7”, or +-67%. We have built-in setbacks (max. of 5’-8”) within the proposed frontage element of our façade so as to replicate that beautiful rhythm of the existing historic structure as well as existing historic structures within the subject historic district. Our overall Site depth is +-138’-1” and our overall building depth is +-65’, or +-47%. Therefore, we do not exceed the 50% depth ratio. In summary, we feel we are visually compatible and meet the intent of this section of the code.

- (k) Directional Expression: 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.

Response: To better respond to the intent of this code, we feel the repositioning of the existing building within our Site produces a pure and tangible “directional expression” that is more consistent with the balance of existing historic structures in the subject historic district of Del Ida. The lack of directional expression of the property as it currently exists is disheartening.

- (l) Architectural Style: All major & minor development shall consist of only one architectural style per structure or property and not introduce elements definitive of another style.

Response: We are a “major” development and we have presented our design as a single Architectural Style and therefore, are visually compatible.

- (m) Additions to Individually Designated Properties & Contributing Structures in All Historic Districts: Visual compatibility shall be accomplished as follows –

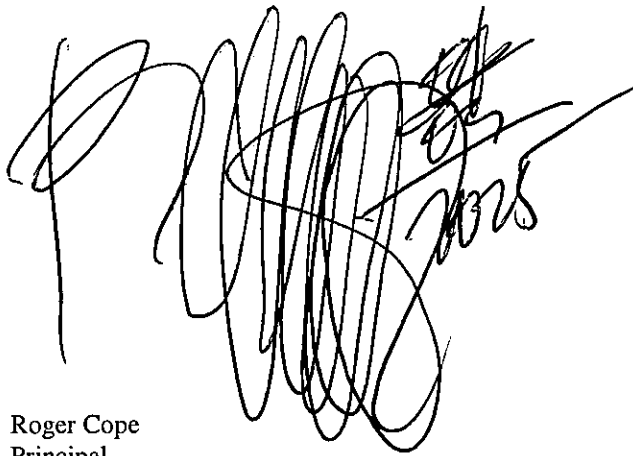
- 1 Additions shall be located to the rear or least public side of a building
- 2 Additions or accessory structures shall not be located in front of the established front wall plane
- 3 Characteristic features of the original building shall not be destroyed
- 4 Additions shall be designed & constructed so that the basic form & character of the historic building will remain intact
- 5 Additions shall not introduce a new architectural style
- 6 Additions shall be secondary and subordinate to the main mass of the historic building

Response: This is a summary statement – Our Project is Visually Compatible and meets every intent of the code. Our “addition” is clearly on the “least public” side of the property, we consider the “established front wall plane” to be that leading edge of our existing re-imagined Dining Room (& modified former Garage) and therefore, we are not located forward of that line, we are not “destroying” any characteristic features of the existing historic structure, we are retaining the core of the existing historic structure, we are not introducing a new or foreign Architectural style, and we have made every attempt conceivable to be subordinate to the main mass of the existing historic structure.

Finally, in my humble opinion, our proposal is an excellent example of renovating and rehabilitating an existing historic structure as outlined in the Secretary of the Interiors Standards for Rehabilitation.

This concludes our visual compatibility standards letter. Please do not hesitate to call should you require anything further. We look forward to being scheduled before the next appropriate HPB Board hearing. Thank you in advance.

Sincerely:

A handwritten signature in black ink, appearing to be 'Roger Cope', with a date '2/25' written below it.

Roger Cope
Principal
RWC/jad

Cc Dr. Elizabeth Polsinelli, Client/Owner
EJ Hazard, Client/Owner
David Schmidt, Legal Counsel

“EXHIBIT B”

SECRETARY OF THE INTERIOR STANDARDS:

Standard #1: “A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.”

Response: We are not changing the use of the property: it shall remain a private single-family residence.

Standard #2: “The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.”

Response: The existing historic structure shall have it's character retained and preserved.

Standard #3: “Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.”

Response: We are not proposing to do anything conjectural.

Standard #4: “Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.”

Response: We agree, we have gone to great lengths to preserve the existing structure, the anchor of the property.

Standard #5: “Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize(s) a property shall be preserved.”

Response: We agree and are preserving such.

Standard #6: “Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.”

Response: We shall work in a collaborative effort with HPB Staff and the Chief Building Official. Should we experience ay examples of deterioration so severe it requires replacement rather than repair, all shall be well documented.

Standard #7: “Chemical or physical treatments, such as sandblasting, that causes damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.”

Response: Sandblasting or any chemical or any other physical treatment that causes harm to historic

materials is not to be allowed on this Project.

Standard #8: “Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.”

Response: Not applicable.

Standard #9: “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and Architectural features to protect the historic integrity of the property and it’s environment.”

Response: We shall carefully restore the original wood detailing, out-lookers, fascia, columns, cross-hair features, etc. of the original historic structure, then repeating while stylizing those same features – then deviating from the original with the general new stucco skin finish of the new structure – to satisfy this requirement.

Standard #10: “New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and it’s environment would be unimpaired.”

Response: Agreed, if, in the very unlikely event, our improvements were removed in the future, said improvements have been designed in as independent a fashion as possible - from the original historic fabric - that virtually no negative impact will occur.



6526 S Kanner Hwy., Stuart, Florida 34997
Telephone: (772) 460-5660 Fax: (772) 460-5650
Website: www.BrownieCompanies.com
Email: jamison@browniecompanies.com
CGC 1519113

SCOPE OF WORK
&
LIFTING/RELOCATION PLAN

2 DIXIE BLVD., DELRAY BEACH, FL

Please reference the bullet points below for a detailed step by step procedure required for the successful elevation and relocation of the existing residential structure located at 2 Dixie Blvd., Delray Beach, FL.

- Provide \$2,000,000 General Liability Insurance Certificate as well as an additional \$1,000,000 Care, Custody, and Cargo Control Policy.
- Install temporary steel I-Beam lifting/ transport platform underneath existing structure.
- Provide hydraulic crib jacks and Unified Hydraulic Jacking System to lift each series of hydraulic jacks simultaneously.
- Elevate structure up approximately four feet (4') from existing elevation.
- Install transport wheels and relocation equipment.
- Relocate structure to new location on existing lot.
- Elevate structure and remove transport wheels and relocation equipment.
- Structure will be left elevated to allow for the installation of a new permanent foundation.
- Structure will then be lowered onto the new foundation system and permanently/ structurally fastened down.

Our firm has been elevating and relocating Historic structures since 1922, including many projects within the City of Delray Beach and the surrounding areas. If there are any additional questions or concerns regarding the above referenced project, please contact me directly at (772) 260-3799 or you can visit our website at www.browniecompanies.com to view some of our past projects. Attached photo references a project with the same means and methods of elevation and relocation located at The Sundry Village, Delray Beach, FL

Regards,
Jamison Brownie





6526 S Kanner Hwy., Stuart, Florida 34997
Telephone: (772) 460-5660 Fax: (772) 460-5650
Website: www.BrownieCompanies.com
Email: jamison@browniecompanies.com
CGC 1519113

PROJECT

Sundy Village
Delray Beach, FL

The Sundy Village project in downtown Delray Beach, FL consisted of relocating five Historic wood frame structures and elevating two Historic wood frame structures. The first phase of the project was to relocate four of the five structures to be relocated to a temporary location on site and to relocate one structure a block away. Once all structures were relocated to the temporary location the contractor installed new infrastructure and new foundations for the Historic homes. The homes were then relocated to their new permanent location and set down on their new foundations. The second phase of the project was to elevate the two remaining structures. Each of the two structures were elevated to allow for the removal of their existing foundations and to install a more adequate foundation to ensure the longevity of each of the structures. The entire relocation and elevation phase of the project was a complete success with all the structures now resting on new foundations.

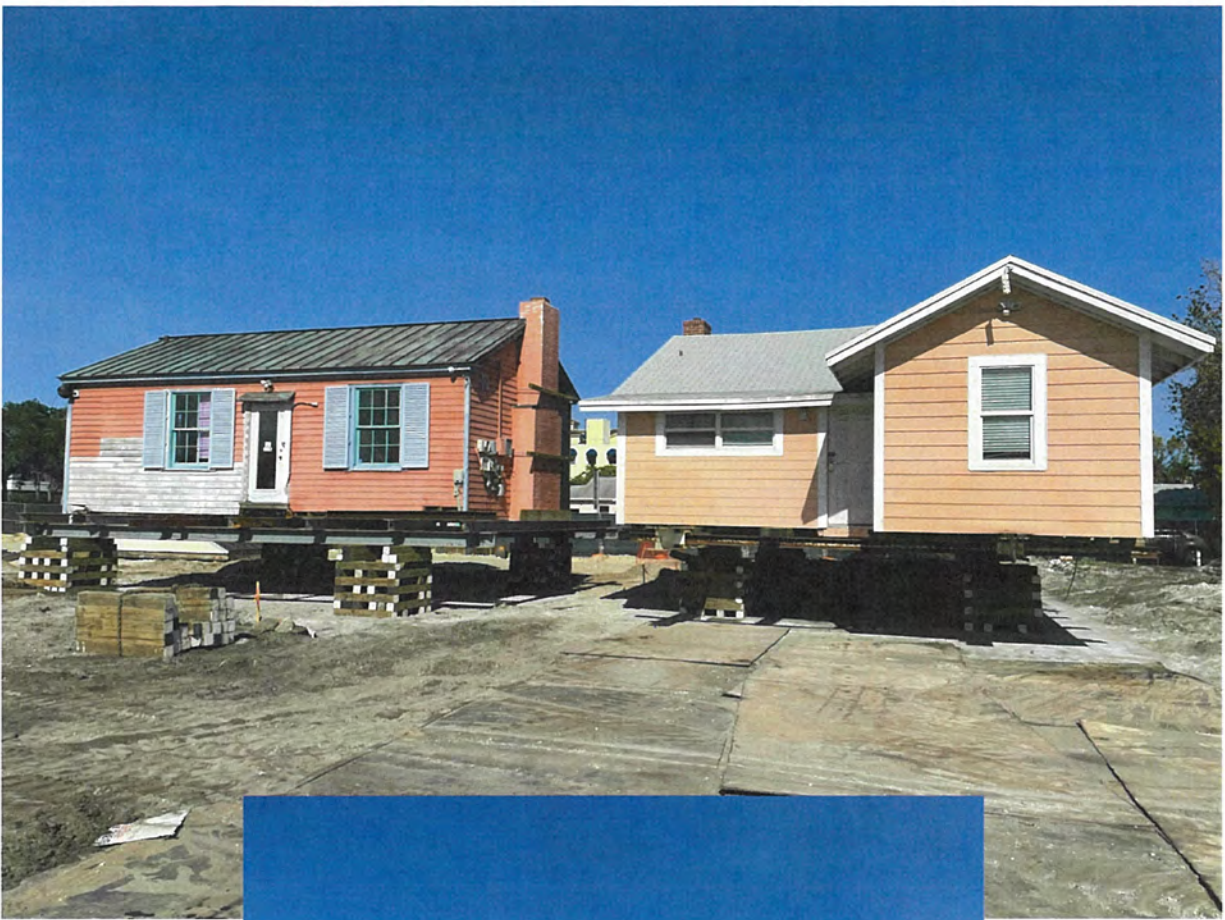
Sundy Village
Delray Beach, FL



Sundy Village
Delray Beach, FL



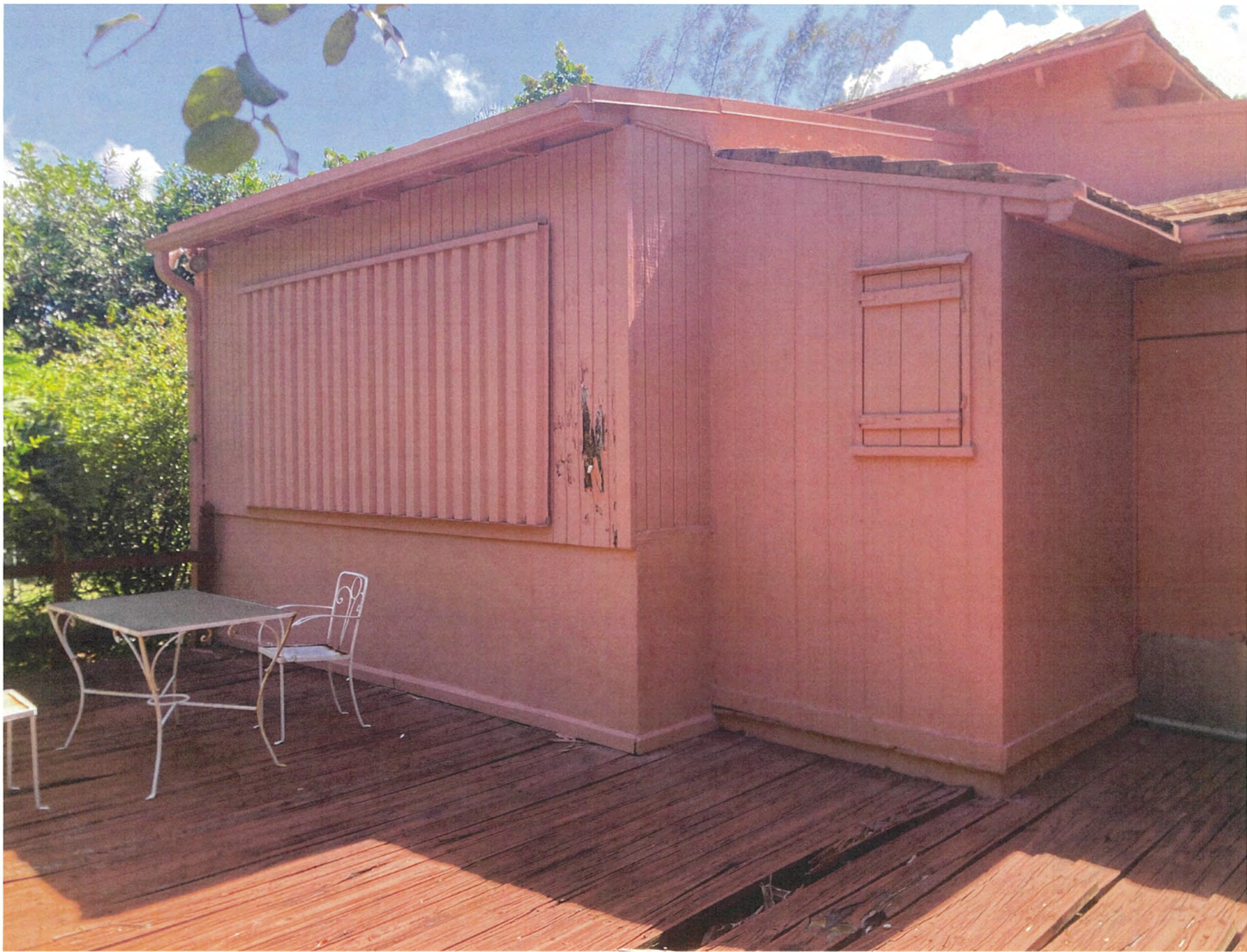
Sundy Village
Delray Beach, FL



Sundy Village
Delray Beach, FL



Sundy Village
Delray Beach, FL











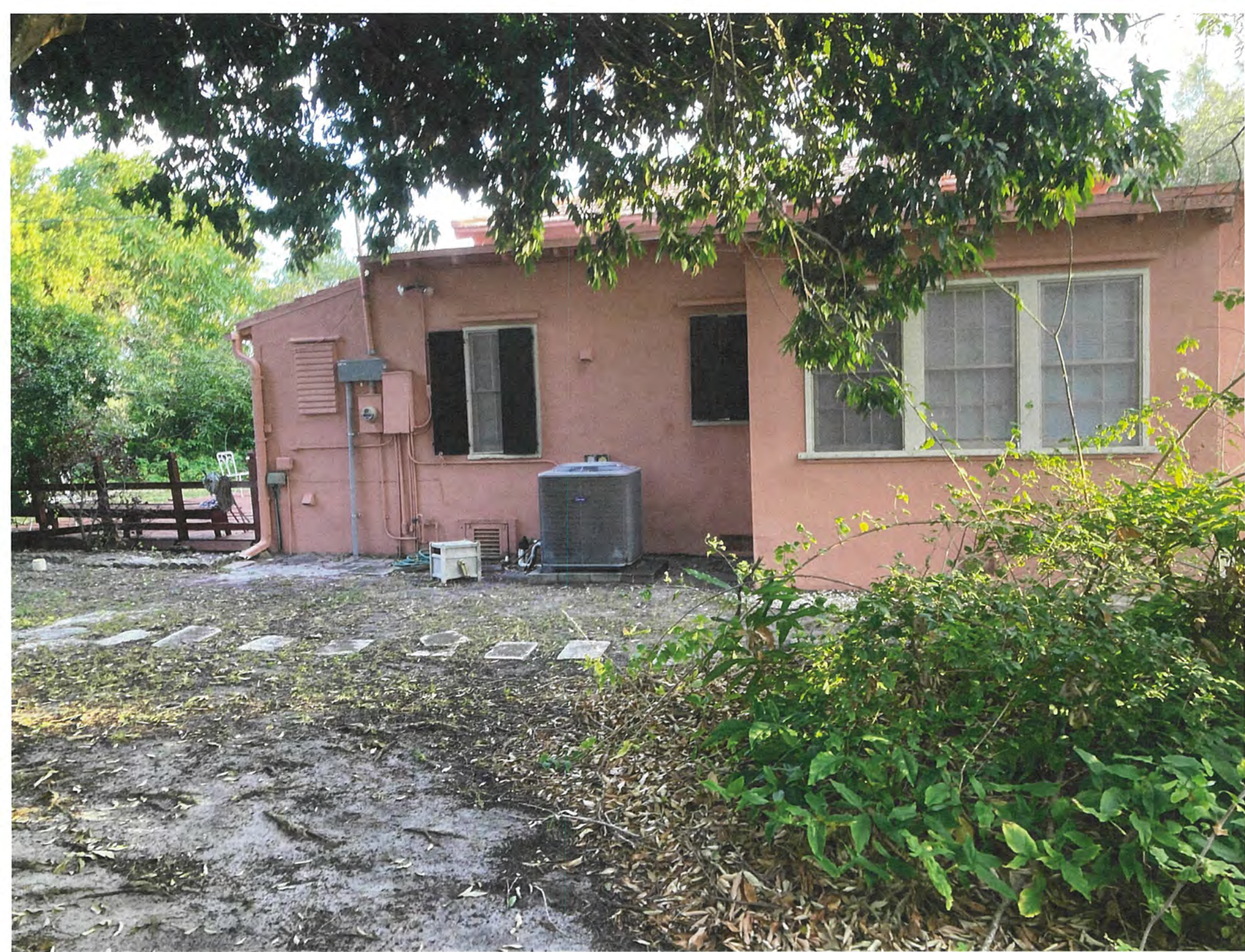














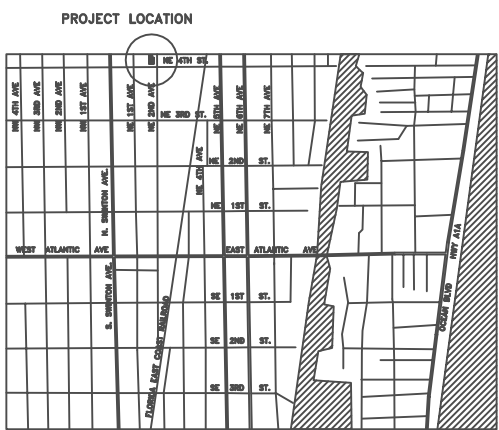
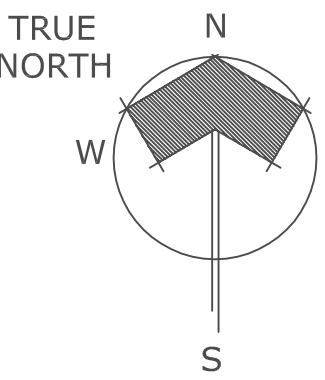
C.O.A. SET; "HISTORIC PRESERVATION"
CLASS V MODIFICATIONS TO AN EXISTING RESIDENTIAL PROPERTY
2 N DIXIE BLVD.
DELRAY BEACH, FLORIDA 33444-3846

GENERAL NOTES

- ARCHITECTURAL:
- THE CONTRACTOR SHALL PERFORM ANY AND ALL CUTTING AND PATCHING NECESSARY TO COMPLETE THE WORK.
 - THE CONTRACTOR SHALL NOT DISRUPT EXISTING SERVICES, OPERATIONS, OR UTILITIES WITHOUT OBTAINING OWNER'S PRIOR APPROVAL AND INSTRUCTIONS IN EACH CASE.
 - ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.
 - THE CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR THE VERIFICATION OF ALL ELEVATIONS, CONDITIONS, AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.
 - ANY CONFLICTS OR OMISSIONS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND BEFORE PROCEEDING WITH ANY WORK SO INVOLVED. DO NOT SCALE DRAWINGS.
 - THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY WITH ALL SUBCONTRACTORS THE SIZE AND LOCATION OF ALL PIPING, DUCTWORK, TRENCHES, SLEEVES, SPECIAL BOLTING FOR EQUIPMENT CONDUITS, ETC.
 - THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING ALL FINISH SURFACES CLEAN AT COMPLETION OF THE WORK AND SHALL REMOVE ALL EXCESS MATERIAL AND DEBRIS FROM THE JOB REGULARLY.
 - JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR AND MUST BE TAKEN FOR ALL ITEMS BY ALL SUBCONTRACTORS PRIOR TO FABRICATION.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SOLID P.T. BLOCKING BEHIND ALL SHELVING, CABINETS, ETC., OR EQUIPMENT REQUIRING BACKING.
 - FINAL INSPECTIONS ARE REQUIRED FOR ALL PERMITS.

INDEX

- ARCHITECTURAL DOCUMENTS:
- A0.0 COVER SHEET
 - A1.0 ARCHITECTURAL SPECIFICATIONS
 - SURVEY AS PROVIDED BY OWNER
 - ORIGINAL DEL IDA STREET MAP
 - 500' VARIANCE MAP
 - A2.0 EXISTING SITE PLAN
 - R1.0 RELOCATION SITE PLAN
 - S1.0 STREETSCAPE IMAGERY
 - A2.1 PROPOSED SITE PLAN
 - A2.2 COMPOSITE SITE PLAN
 - A2.3 REDUCED SITE PLAN
 - A2.4 GENERAL SITE DETAILS
 - A3.0 ARCHITECTURAL FLOOR PLAN: EXISTING
 - A4.0 ARCHITECTURAL FLOOR PLAN: PROPOSED
 - A5.0 ARCHITECTURAL ROOF PLAN
 - A6.0 ARCHITECTURAL ENTRY ELEVATIONS: EXISTING & PROPOSED
 - A7.0 ARCHITECTURAL LEFT SIDE ELEVATIONS: EXISTING & PROPOSED
 - A7.1 BUILDING HEIGHT PLANE STUDY
 - A8.0 ARCHITECTURAL REAR ELEVATIONS: EXISTING & PROPOSED
 - A9.0 ARCHITECTURAL RIGHT SIDE ELEVATIONS: EXISTING & PROPOSED
 - A10.0 WINDOW AND DOOR SCHEDULE
- CIVIL DOCUMENTS:
- 1 CIVIL ENGINEERING SITE PLAN
 - 2 CIVIL ENGINEERING GENERAL DETAILS
 - 3 PAVING, GRADING & DRAINAGE NOTES
 - 4 CIVIL ENGINEERING DETAILS, CONT'D.
 - 5 SILT FENCE PLAN & ASSOCIATED DETAILS



CODES

FLORIDA BUILDING CODE, 2023, 8th edition
NFPA 7-101 LIFE SAFETY CODE, 2023, current edition
FLORIDA FIRE PREVENTION CODE, 2023, 8th edition
NATIONAL ELECTRICAL CODE, 2020, current edition
FLORIDA MECHANICAL CODE, 2023, 8th edition
FLORIDA PLUMBING CODE, 2023, 8th edition
FLORIDA ACCESSIBILITY CODE/ADA-90, 2020, current edition

ALL OTHER RULES, REGULATIONS AND CODES HAVING JURISDICTION INCLUDING BUT NOT NECESSARILY LIMITED TO:

CITY OF DELRAY BEACH, PALM BEACH COUNTY - THE STATE OF FLORIDA
CITY OF DELRAY BEACH ZONING REGULATIONS
CITY OF DELRAY BEACH ADOPTED ORDINANCES

BLDG. DESIGN DATA

OCCUPANCY CLASSIFICATION: SINGLE FAMILY RESIDENCE
BLDG. CONSTRUCTION TYPE: TYPE V, PROTECTED
ZONING DISTRICT: R-1-AA, DEL IDA HISTORIC DISTRICT
DESIGN WIND LOAD: 170 MILES PER HOUR (3 SECOND GUST)
BUILDING HEIGHT LIMITATION: 35 FEET

SYMBOLS

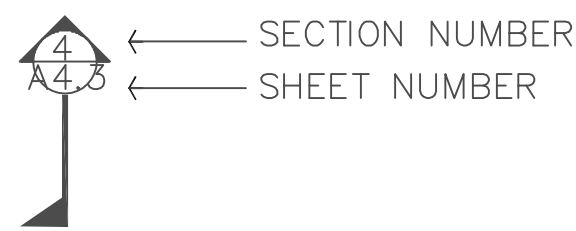
DETAIL REFERENCE:



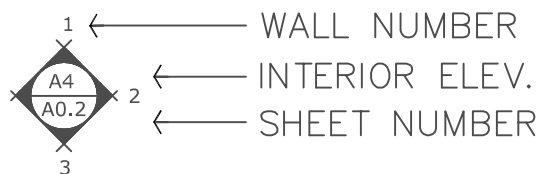
ELEVATION REFERENCE:



SECTION REFERENCE:



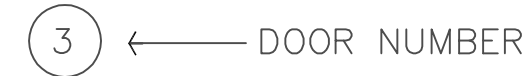
INTERIOR ELEVATION REFERENCE:



ROOM REFERENCE:



DOOR REFERENCE:



WINDOW REFERENCE:



NOTE REFERENCE:



ABBREVIATIONS

ACOUS.	ACOUSTICAL	N.I.C.	NOT IN CONTRACT																																																																												
ADJ.	ADJUSTABLE	NO.	NUMBER																																																																												
AL.	ALUMINUM	N.T.S.	NOT TO SCALE																																																																												
APPROX.	APPROXIMATE	O.A.	OVERALL																																																																												
BD.	BOARD	OBS.	OBSCURE																																																																												
BLDG.	BUILDING	O.C.	ON CENTER																																																																												
BLK.	BLOCK	O.D.	OUTSIDE DIAMETER																																																																												
BLOCKG.	BLOCKING	O.F.C.I.	OWNER FURNISH/CONTRACTOR INSTALL																																																																												
BM.	BEAM	O.F.	OFFICE																																																																												
BOT.	BOTTOM	OPNG.	OPENING																																																																												
CAB.	CABINET	OPP.	OPPOSITE																																																																												
CEM.	CEMENT	PL.	PLATE																																																																												
CER.	CERAMIC	PLAS.	PLASTER																																																																												
C.I.	CAST IRON	PLYWD.	PLYWOOD																																																																												
CLR.	CLEAR	PR.	PAIR																																																																												
COL.	COLUMN	PRCST.	PRECAST																																																																												
CONC.	CONCRETE	P.P.T.	PRESSURE TREATED																																																																												
CONN.	CONNECTION	P.T.N.	DOUGLAS FIR PARTITION																																																																												
CONT.	CONTINUOUS	Q.T.	QUARRY TILE																																																																												
CTSK.	COUNTERSUNK	R.	RISER																																																																												
DECOR.	DECORATIVE	RAD.	RADIUS																																																																												
DET.	DETAIL	REINFC.	REINFORCE																																																																												
D.F.	DOUGLAS FIR	REQ.	REQUIRED																																																																												
DIA.	DIAMETER	R.M.	ROOM																																																																												
DIM.	DIMENSION	R.O.	ROUGH OPENING																																																																												
DN.	DOWN	RWD.	REDWOOD																																																																												
D.S.	DOWN SPOUT	R.W.L.	RAIN WATER LEADER																																																																												
DWC.	DRAINING	S.C.	SOLID CORE																																																																												
EA.	EACH	SCHED.	SCHEDULE																																																																												
EL.	ELEVATION	SHT.	SHEET																																																																												
ELEC.	ELECTRICAL	SH.	SIMILAR																																																																												
EQ.	EQUAL	SQ.	SQUARE																																																																												
EXH.	EXHAUST	ST.	STAINLESS STEEL																																																																												
EXP.	EXPANSION	STD.	STANDARD																																																																												
EXT.	EXTERIOR	STOR.	STORAGE																																																																												
EXST.	EXISTING	STRUCT.	STRUCTURAL																																																																												
F.A.U.	FORCE AIR UNIT	SUSP.	SUSPENDED																																																																												
F.H.C.	FIRE HOSE CABINET	SYN.	SYMMETRICAL																																																																												
FIN.	FINISH	T.	TREAD																																																																												
FL.	FLOOR	T.C.	TOP OF CURB																																																																												
FLASH.	FLASHING	TEL.	TELEPHONE																																																																												
FLUOR.	FLUORESCENT	T&G	TONGUE AND GROOVE																																																																												
F.O.F.	FACE OF FINISH	THK.	THICK																																																																												
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F.O.S.	FACE OF STUD	T.O.F.R.	TOP OF FRAMING																																																																												
FT.	FOOT/FEET	T.O.L.	TOP OF LEDGER																																																																												
FTG.	FOOTING	T.O.P.	TOP OF PARAPET																																																																												
GA.	Gauge	T.O.P.L.	TOP OF PLATE </tr <tr><td>GALV.</td><td>GALVANIZED</td><td>TYP.</td><td>TYPICAL</td></tr> <tr><td>GL.</td><td>GLASS</td><td>U.O.N.</td><td>UNLESS OTHERWISE NOTED</td></tr> <tr><td>GR.</td><td>GRADE</td><td>VERT.</td><td>VERTICAL</td></tr> <tr><td>GYP.</td><td>GYPSPUM</td><td>VEST.</td><td>VESTIBULE</td></tr> <tr><td>H.B.</td><td>HOSE BIBB</td><td>V.G.D.F.</td><td>VERTICAL GRAIN DOUGLAS FIR</td></tr> <tr><td>H.C.</td><td>HOLLOW CORE</td><td>W/.</td><td>WITH</td></tr> <tr><td>HOWD.</td><td>HARDWOOD</td><td>W/O</td><td>WITHOUT</td></tr> <tr><td>HW.</td><td>HARDWARE</td><td>W.C.</td><td>WATER CLOSET</td></tr> <tr><td>HGT.</td><td>HEIGHT</td><td>WD.</td><td>WOOD</td></tr> <tr><td>H.M.</td><td>HOLLOW METAL</td><td>WIDOW.</td><td>WINDOW</td></tr> <tr><td>HORIZ.</td><td>HORIZONTAL</td><td>W.H.</td><td>WATER HEATER</td></tr> <tr><td>I.D.</td><td>INSIDE DIAMETER</td><td>WSCOT.</td><td>WAINSCOT</td></tr> <tr><td>INCAND.</td><td>INCANDESCENT</td><td>WT.</td><td>WEIGHT</td></tr> <tr><td>INSUL.</td><td>INSULATION</td><td></td><td></td></tr> <tr><td>INT.</td><td>INTERIOR</td><td></td><td></td></tr> <tr><td>JAN.</td><td>JANITOR</td><td></td><td></td></tr> <tr><td>JO.</td><td>JOINT</td><td></td><td></td></tr> <tr><td>JT.</td><td>JOINT</td><td></td><td></td></tr> <tr><td>LAM.</td><td>LAMINATE</td><td></td><td></td></tr>	GALV.	GALVANIZED	TYP.	TYPICAL	GL.	GLASS	U.O.N.	UNLESS OTHERWISE NOTED	GR.	GRADE	VERT.	VERTICAL	GYP.	GYPSPUM	VEST.	VESTIBULE	H.B.	HOSE BIBB	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR	H.C.	HOLLOW CORE	W/.	WITH	HOWD.	HARDWOOD	W/O	WITHOUT	HW.	HARDWARE	W.C.	WATER CLOSET	HGT.	HEIGHT	WD.	WOOD	H.M.	HOLLOW METAL	WIDOW.	WINDOW	HORIZ.	HORIZONTAL	W.H.	WATER HEATER	I.D.	INSIDE DIAMETER	WSCOT.	WAINSCOT	INCAND.	INCANDESCENT	WT.	WEIGHT	INSUL.	INSULATION			INT.	INTERIOR			JAN.	JANITOR			JO.	JOINT			JT.	JOINT			LAM.	LAMINATE		
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IMAGERY & VICINITY MAP

PROJECT TEAM

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Seal
Drawn
RW COPE
Project No.
2024.41HAZARD
CAD File No.
COVER SHEET
Date
FEBRUARY 19, 2025
Drawing No.

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GENERAL NOTES

ARCHITECTURAL:

1.

THESE DOCUMENTS INDICATE THE DESIGN INTENT OF THE CONSTRUCTION PROJECT IN ORDER TO ESTABLISH STANDARDS FOR QUALITY AND/OR PERFORMANCE.
2.

THE CONTRACTOR SHALL INVESTIGATE THE JOBSITE & COMPARE THE CD'S W/ THE EXISTING CONDITIONS. THE CONTRACTOR SHALL INCLUDE IN HIS COST, WORK DESCRIBED IN THE CD'S & THAT IS REQUIRED OR REASONABLY IMPLIED TO ACHIEVE THE DESIGN INTENT OF THE CD'S. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTS BETWEEN EXISTING CONDITIONS & ANY NEW WORK, OF ANY OMISSIONS IN THE DRAWINGS & ANY RESTRICTIONS RELATED TO THE EXECUTION OF THE WORK INCLUDING THE COORDINATION W/ STRUCTURAL AND MEP RELATED WORK.
3.

THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A COMPLETE JOB IN EVERY RESPECT THAT ALLOWS FOR THE FULL USE OF THE COMPLETED FACILITY & CONSISTENT W/ THE DESIGN INTENT OF THE CD'S. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, COMPLETE UTILITY CONNECTIONS FOR H2O, SEWER, RAIN WATER LEADERS, DRAINS, POWER (W/ TRANSFORMING TO ACHIEVE APPROPRIATE & NECESSARY VOLTS & AMPS), GROUNDS, NATURAL OR LP GAS, VENTS, VENTILATION, SMOKE EVACUATION, & BLOCKING, BRIDGING, STRUCTURAL SUPPORTS, ETC. TO ALLOW FOR THE COMPLETE & WORKING OF NOTED OR INFERRED EQUIPMENT.
4.

REASONABLY INFERRED CONDITIONS NOT OTHERWISE INDICATED IN THESE CD'S SHALL BE INTERPRETED AS HAVING THE SAME MEANING AS THOSE MOST SIMILARLY DETAILED & MORE FULLY DEFINED ELSEWHERE WITHIN THESE DOCUMENTS. CONTRACTOR IS TO NOTIFY THE ARCHITECT IF CLARIFICATIONS ARE REQUIRED. CONTRACTOR SHALL BE LIABLE IF INAPPROPRIATE INTER- PRETATIONS CONFLICT WITH OTHER ELEMENTS OF THE WORK.
5.

THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS & DIMENSIONS INDICATED W/ THE CD'S & SHALL NOTIFY THE ARCHITECT OF ANY VARIATION PRIOR TO THE THE PURCHASING OF MATERIALS, FABRICATION OR CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR RESTOCKING CHARGES, REPLACEMENT COSTS & FOR DELAYS IF HE FAILS TO COMPLY W/ THIS PROVISION.
6.

THE GENERAL CONTRACTOR, UPON AWARDING CONATRCTS TO SUB- CONTRACTORS, SHALL SUBMIT TO THE ARCHITECT & THE OWNER A LIST OF ITEMS & THEIR DELIVERY SCHEDULES. THE CONTRACTOR, PRIOR TO ORDERING AN ITEM, SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT & OWNER OF ANY ITEM WHICH MAY CAUSE THE PROJECT TO BE DELAYED DUE TO LONG LEAD TIME IN OBTAINING.
7.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING SUBSTANTIAL COMPLETION REGARDLESS OF DELIVERY DATES FOR MATERIALS & EQUIP'MT.
8.

THE ARCHITECT HAS NOT CONDUCTED NOR INTENDS TO CONDUCT ANY INVESTIGATION AS TO THE PRESENCE OF HAZARDOUS MATERIALS, INCLUDING ASPESTOS, WITHIN THE CONFINES OF THIS PROJECT. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR THE IDENTIFICATION, THE REMOVAL OR ANY EFFECTS FROM THE PRESENCE OF THESE MATERIALS.
9.

THE CONTRACTOR SHALL ISSUE COMPLETE SETS OF CD'S TO EACH OF THE SUB-CONTRACTORS FOR COORDINATION OF THEIR WORK AND DESCRIPTION OF SCOPE.
10.

THE CONTRACTOR SHALL APPLY FOR, OBTAIN & PAY FOR PERMITS, FEES, INSPECTIONS & APPROVALS BY LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. CONTRACTOR IS TO PROVIDE COPIES OF TRANSACTIONS TO OWNER. NOTIFY ARCHITECT OF ANY VARIANCE W/ CODES IN FORCE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE W/ THE REGULATIONS OF ANY & ALL PUBLIC AUTHORITIES (FEDERAL, STATE & LOCAL) HAVING JURISDICTION OVER THE PROJECT.
11.

PROVIDE & PAY FOR ANY AND ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, WAREHOUSING, TRANSPORTATION & DELIVERY COSTS, HOISTING, REMOVAL OF TRASH & DEBRIS, & OTHER FACILITIES & SERVICES NECESSARY FOR THE EXECUTION & COMPLETION OF THE WORK.
12.

WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS OTHER- WISE NOTED. REFERENCES TO THE CONTRACTOR SHALL INCLUDE THE GENERAL CONTRACTOR AND SUB-CONTRACTORS.
13.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, & HAVING CONTROL OVER CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES & PROCEDURES & FOR COORDINATING PORTIONS OF THE WORK REQUIRED BY THE CD'S.
14.

THE ARCHITECT & OWNER SHALL NOT BE RESPONSIBLE FOR THE ERRORS, OMISSIONS OR DELAYS RESULTING FROM THE CONTRACTOR'S PERFORMANCE.
15.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACTS & OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUB-CONTRACTORS & THEIR AGENTS & EMPLOYEES & ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
16.

OTHER CONTRACTORS & THEIR SUB-CONTRACTORS MAY BE WORKING ON THE PREMISES SIMULTANEOUS WITH THE DURATION OF THIS CONTRACT. NO ACTION SHALL BE TAKEN ON THE PART OF THIS CONTRACTOR OR ANY SUB- CONTRACTOR, TO IMPEDE THE ACCESS OR OPERATION OF ANY OTHER CONTRACTOR ON THE PREMISES, EITHER UNION OR NON-UNION.
17.

WORK SHALL BE DONE DURING NORMAL WORKING HOURS. CONTRACTOR SHALL SCHEDULE & PERFORM SO AS NOT TO UNREASONABLY DISTURB ANY NEIGHBORS & SHALL BE RESPONSIBLE FOR ANY OVERTIME COSTS INCURRED THEREBY.
18.

THE CONTRACTOR SHALL COORDINATE & WORK W/ BUILDING OWNER REGARD- ING HEAT, WATER, ELECTRICITY, DELIVERIES, ACCESS, ELEVATOR AVAIL- ABILITY, STAGING, NOISE CONTROL, TRASH & DEBRIS REMOVAL, HOISTING, & ANY OTHER UTILITIES OR OWNER'S RULES & REGULATIONS CONCERNING THE PROJECT SITE. CONTRACTOR SHALL COORDINATE USE OF RESTROOM FACILITIES FOR HIS EMPLOYEES WITH THE OWNER.
19.

THE CONTRACTOR SHALL PROCURE MATERIALS SO AS NOT TO DELAY SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL NOTIFY ARCHITECT WITHIN FIVE (5) DAYS OF EXECUTION OF CONTRACT OF ANY MATERIAL DELIVERY WHICH COULD DELAY COMPLETION OF THE CONTRACT.
20.

COORDINATE SCHEDULING, PROVISIONS FOR INSTALLATION, LOCATIONS, & INSTALLATION OF ITEMS FURNISHED BY THE OWNER & BY OTHERS, FOR THE PURPOSES OF THIS CONTRACT. THE FOLLOWING ABBREVIATIONS APPLY: OF-OI = OWNER FURNISHED & OWNER INSTALLED, OF-CI = OWNER FURNISHED & CONTRACTOR INSTALLED, CF-CI = CONTRACTOR FURNISHED & CONTRACTOR INSTALLED, AND CF-OI = CONTRACTOR FURNISHED & OWNER INSTALLED.
21.

THE CONTRACTOR SHALL COORDINATE & WORK W/ TRADES ON THE PROJECT NOT UNDER CONTRACT W/ THE CONTRACTOR (I.E. TELEPHONE, DATA LINES, FIRE ALARM, ETC.). ANY CHANGES OR DELAYS ARISING FROM CONFLICTS BETWEEN SUCH TRADES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

22.

UNLESS OTHERWISE NOTED, WHEN DRAWINGS ARE IN CONFLICT, ENLARGED PLANS & DETAILS SHALL GOVERN. HOWEVER, THE ARCHITECT SHALL MAKE THE FINAL DETERMINATION IN THESE MATTERS.
23.

SUBMIT FOR ARCHITECT'S REVIEW ABOVE BUILDING STANDARD SAMPLES & LITERATURE. SUBMIT FOR ARCHITECT'S CONSIDERATION SAMPLES & PRODUCT LITERATURE & OTHER PERTINENT DATA OF ANY PROPOSED SUBSTITUTIONS. ANY SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO IMPLEMENTATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESEARCH & QUALIFY THAT THE PERFORMANCE & CONSTRUCTION SPECIFICATIONS MEET THOSE OF THE ORIGINALLY SPECIFIED ITEM PRIOR TO SUBMISSION FOR APPROVAL. CONTRACTOR SHALL BE LIABLE FOR MATERIALS THAT ARE NOT AVAILABLE DUE TO UNTIMELY ORDERING & FOR THE COORDINATION OF SUBSTITUTIONS W/ OTHER TRADES & DISCIPLINES.
24.

SHOP DRAWINGS (TWO (2) COPIES TO ARCHITECT & TWO (2) COPIES TO ENGINEER), AS REQUIRED, SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION OR CONSTRUCTION. SUBMIT FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION OR PURCHASE. SHOP DRAWINGS OR SAMPLES FOR MILLWORK, CUSTOM METALWORK, CUSTOM CASEGOODS & OTHER ITEMS AS REQUIRED BY ARCHITECT FOR ABOVE BUILDING STANDARDS ITEMS.
25.

CHANGES IN THE WORK SHALL ONLY BE ALLOWED W/ ONE OF THE FOLLOWING WRITTEN DIRECTIVES: 1.) ARCHITECT'S DIRECTIVE FOR MINOR CHANGES IN WORK, 2.) CONSTRUCTION CHANGE DIRECTIVE FROM THE ARCHITECT, OR 3.) CHANGE ORDER ISSUED BY THE ARCHITECT. CHANGES MUST FOLLOW MODIFICATION PROCEDURES NOTED IN AIA A201 -ARTICLE 7. CHANGES REQUIRING A CHANGE IN COST OR TIME MUST BE EXPLICITLY NOTED AT TIME OF DISCUSSION IN FIELD, NOTIFICATION OR ARCHITECT OR AT JOB PROGRESS MEETING & FOLLOWED UP WITHIN TWO (2) WORKING DAYS BY WRITTEN CONFIRMATION. IF CHANGE IS AGREED TO WITHOUT EXPLICIT REFERENCE TO CHANGE IN COST OR TIME, A SUBSEQUENT CHANGE ORDER MAY BE JUSTIFIABLY REJECTED.
26.

PERFORM WORK & INSTALL MATERIALS IN STRICT ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS & IN A MANNER CONSISTENT W/ INDUSTRY STANDARDS FOR WORKMANSHIP.
27.

GYPSUM & METAL STUD CONSTRUCTION SHALL BE DONE IN ACCORDANCE W/ RECOMMENDATIONS & INSTRUCTIONS PUBLISHED BY U.S. GYPSUM COMPANY - GYPSUM CONSTRUCTION HANDBOOK,, LATEST EDITION. CONSTRUCTION JOINTS MUST OCCUR AT A MAXIMUM OF 25 FT. ON UNDERSIDE OF ROOF DECK.
28.

FINISH CARPENTRY & MILLWORK SHALL BE DONE IN ACCORDANCE W/ THE ARCHITECTURAL WOODWORKS INSTITUTE (AWI) STANDARDS FOR SELECTION OF MATERIALS, HARDWARE, FABRICATION, WORKMANSHIP & FINISHING.
29.

EXAMINE SURFACES TO DETERMINE THAT THEY ARE SOUND, DRY, CLEAN & READY TO RECEIVE FINISHES OR MILLWORK PRIOR TO INSTALLATION. START OF INSTALLATION SHALL IMPLY ACCEPTANCE OF SUBSTRATE & SHALL NOT BE GROUNDS FOR CLAIMS AGAINST IMPROPER PERFORMANCE OF INSTALLED MATERIAL. ADVISE ARCHITECT OF ANY EXISTING CONSTRUCTION NOT LEVEL,, SMOOTH & PLUMB WITHIN INDUSTRY STANDARDS PRIOR TO START OF CONSTRUCTION.
30.

INSTALL & MAINTAIN NECESSARY COVERINGS, PROTECTIVE ENCLOSURES, TEMPORARY DOORS & PARTITIONS & DUST BARRIERS TO PROTECT OCCUPANTS & EXISTING WORK & FINISHES TO REMAIN. REPAIR & REPLACE ANY DAMAGES CAUSED BY IMPROPER PROTECTION AT NO ADDITIONAL CHARGE TO OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY & ALL DAMAGE WHICH MAY OCCUR DURING EITHER THE DEMOLITION OR CONSTRUCTION PHASE TO THE EXISTING BUILDING. CONTRACTOR SHALL REPAIR SAME IMMEDIATELY TO MATCH ADJACENT SURFACES IN GOOD CONDITION.
31.

WORK DAMAGED DURING CONSTRUCTION OR NOT CONFORMING TO SPECIFIED STANDARD TOLERANCES OR MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
32.

MAINTAIN EXIT, EXIT LIGHTING, FIRE PROTECTIVE DEVICES & LIFE SAFETY SYSTEMS IN WORKING ORDER.
33.

EXIT DOORS,, EGRESS DOORS & OTHER DOORS REQUIRED FOR MEANS OF EGRESS SHAL BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOW- LEDGE OR EFFORT.
34.

VERIFY KEYING REQUIREMENTS OF ALL NEW LOCKS WITH OWNER.
35.

24 HOURS PRIOR TO OCCUPANCY OF ANY PHASE, THOROUGHLY CLEAN SURFACES OF DUST, DEBRI, LOOSE CONSTRUCTION MATERIAL & EQUIPMENT. VACUUM OR MOP FLOORS & CLEAN WINDOWS. THE CONTRACTOR, AT THE COMPLETION OF THE PROJECT, SHALL CLEAN THE ENTIRE BUILDING AND LEAVE IT IN ACCEPTABLE CONDITION.
36.

SUBSTANTIAL COMPLETION SHALL BE THE DATE ON WHICH THE PREMISES ARE AVAILABLE FOR OCCUPANCY FROM THE CONTRACTOR & SHALL BE AS DEFINED IN AIA DOCUMENT A201. ADDITIONAL TOUCH-UP OR MINOR INSTALLATION WORK MAY BE INCOMPLETE.
37.

WARRANT TO THE OWNER THAT ALL MATERIALS & EQUIPMENT FURNISHED & INSTALLED UNDER THIS CONTRACT SHALL BE NEW UNLESS OTHERWISE SPECIFIED, & WORK SHALL BE OF GOOD QUALITY, FREE FROM FAULTS & DEFECTS & CONFORMS WITH THE CONTRACT DOCUMENTS.
38.

FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION, CONTRACTOR SHALL PROMPLY CORRECT WORK FOUND NOT TO BE IN ACCORDANCE W/ THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BEAR ALL COSTS OF CORRECTIONS.
39.

UNLESS OTHERWISE NOTED, FASTENERS & ATTACHMENTS SHALL BE FULLY CONCEALED FROM VIEW.
40.

THE ARCHITECT'S SEAL AFFIXED TO THESE CONTRACT DOCUMENTS, SHALL CERTIFY TO THE BEST OF OUR KNOWLEDGE, THAT THESE DRAWINGS MEET THE APPLICABLE STATE & LOCAL CODES. IF ANY PORTION OF THESE DOCUMENTS IS FOUND TO BE IN CONFLICT W/ STATE OR LOCAL CODES, THE ARCHITECT SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR.
41.

CONTRACTOR SHALL BE RESPONSIBLE IN PROVIDING THE OWNER A COMPLETE SET OF "AS-BUILT" OR "RECORD" DOCUMENTS.
42.

PROVISIONS OF THE AIA A201 - GENERAL CONDITIONS, APPLY TO THIS CONTRACT BY REFERENCE UNLESS SPECIFICALLY MODIFIED IN WRITING BY THE OWNER OR ARCHITECT.

BUILDING CODE COMPLIANCE:

1.

THE CONTRACTOR SHALL PERFORM WORK IN ACCORDANCE W/ APPLICABLE CODES, REGULATIONS, LOCAL AUTHORITY REGULATIONS & LOCAL CODE OFFICIAL'S DIRECTIVES.
2.

THE CONTRACTOR SHALL PROVIDE TERMITE PROTECTION AS PER FBC 1816.1.7
1.

CLEAR DIMENSIONS MUST BE HELD. DIMENSIONS NOTED AS FINISHED FACE.
2.

DRAWING DIMENSIONS ARE TO THE FACE OF STUD SURFACE UNLESS CLEAR OR CRITICAL SHALL BE MEASURED FROM FINISH FACE TO FINISH FACE.
3.

MAKE NO MECHANICAL ATTACHMENTS TO EXTERIOR BUILDING SURFACES WITHOU PRIOR NOTIFICATION AND APPROVAL FROM THE ARCHITECT.
4.

CONSTRUCT CEILINGS & PARTITIONS PER MANUFACTURER'S RECOMMENDATIONS WITH DEFLECTIONS NOT TO EXCEED 1/240 OF THE SPAN. PROVIDE FIRE RATINGS AS REQUIRED BY CODE - SEE FBC AND LOCAL CODE AMMENDMENTS FOR ANY SPECIAL FIRE STOPPING REQUIREMENTS.
5.

INSTALL WOOD BLOCKING AT ANY PARTITION SCHEDULED TO RECEIVE HANGING CABINETRY AND/OR SHELVING.
6.

INSTALL MOISTURE RESISTANT SUBSTRATE (WATER RESISTANT TYPE GYPSUM BOARD OR CEMENTITIOUS BOARD) WHERE CERAMIC TILE OR STONEWORK IS INDICATED.
7.

INSTALL STEEL FRAMING FOR PARTITIONS TO COMPLY WITH ASTM C-754 & THE GYPSUM CONSTRUCTION HANDBOOK BY U.S. GYPSUM, LATEST EDITION.
8.

INSTALL & FINISH GYPSUM BOARD TO COMPLY W/ ASTM C-840, GA-216 BY GYPSUM ASSOCIATION & GYPSUM CONSTRUCTION HANDBOOK BY U.S. GYPSUM, LATEST EDITION. PREPARE SURFACE AS REQUIRED FOR FINAL SURFACE FINISH AS RECOMMENDED BY GYPSUM CONSTRUCTION HADBOOK.
9.

PROVIDE FRE RESISTANCE RATED PARTITION ASSEMBLIES IDENTICAL TO U.L. DESIGNATIONS (UNDERWRITERS LABORATORY) SHOWN IN THE FIRE RESISTANCE DIRECTORY OR LISTED BY OTHER TESTING AGENCIES ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

MILLWORK NOTES:

1.

MILLWORK & CASEWORK SHALL COMPLY W/ ARCHITECTURAL WOODWORK QUALITY STANDARDS, GUIDE SPECIFICATIONS & QUALITY CERTIFICATION PROGRAM, LATEST EDITION, CUSTOM GRADE UNLESS OTHERWISE NOTED.
2.

INSTALL FIRE RETARDANT TREATED WOOD PRODUCTS WHERE REQUIRED TO COMPLY WITH THE BUILDING CODE.
3.

COORDINATE INSTALLATION OF ALL IN-WALL STEEL ANCHORAGE, GROUNDS, & MISCELLANEOUS BLOCKING W/ OTHER TRADES FOR PRECISE LOCATION.
4.

THE MILLWORK CONTRACTOR SHALL OBTAIN & VERIFY FIELD MEASUREMENTS & CONDITIONS AFFECTING HIS WORK & SHALL BE RESPONSIBLE FOR DETAILS & DIMENSIONS ASSURING PRECISION & PROPER ASSEMBLY OF HIS PRODUCTS.
5.

COORDINATE ITEMS TO INSURE DELIVERY TO THE PROPER LOCATION & VERIFY PHYSICAL ACCOMMODATION WITHIN THE CONFINES OF THE PROJECT AS REQUIRED.
6.

SET WORK PLUMB, LEVEL & SQUARE, SCRIBED TIGHTLY & ACCURATELY TO ADJT. SURFACES, SECURELY ANCHORED IN POSITON INDICATED ON DRAWINGS TO HIGHEST QUALITY STANDARDS.
7.

LAMINATE EDGES OF COUNTERTOPS & EDGES OF DOORS PRIOR TO FACING COUNTERTOPS OR DOORS.
8.

COORDINATE EXACT PLACEMENT OF PLUMBING & ELECTRICAL FIXTURES, SWITCHES & OUTLETS TO BE INSTALLED WITHIN THE MILLWORK.
9.

REPAIR, REPLACE OR OTHERWISE MAKE GOOD TO SATISFACTION OF ARCHITECT DAMAGE INCURRED TO MILLWORK DURING CONSTRUCTION.
10.

ADJUST DOORS, DRAWERS & HARDWARE FOR PROPER OPERATION & CLEAN SURFACES,, INSIDE & OUT.
11.

COMPLY W/ MILLWORK MANUFACTURER'S & INSTALLER'S RECOMMENDED OPTIMUM TEMPERATURE & HUMIDITY CONDITIONS FOR STORAGE & INSTALLATION OF WORK.
12.

COMPLY W/ ARCHITECTURAL WOODWORK QUALITY STANDARDS, GUIDE SPECIFICATIONS & QUALITY CERTIFICATION PROGRAM, SECTION 1500 FACTOR FINISHING SYSTEMS FOR FINISHES NOTED.

FINISH NOTES:

1.

INSPECT MATERIALS FOR DEFECTS, FLAWS, SHIPPING DAMAGE, CORRECT COLOR & PATTERN, INFORM ARCHITECT OF ANY DEFECTIVE MATERIALS & COORDINATE W/ THE MANUFACTURER FOR ACCURATE SHIPPING DATES FOR THE REPLACEMENT MATERIAL.
2.

FLOOR COVERINGS SHALL BE REPAIRED IN RENOVATION WORK TO MATCH ADJACENT SURFACES. FLOOR COVERINGS IN CLOSETS SHALL MATCH ADJACENT SURFACES. FLOOR COVERING IN CLOSETS SHALL MATCH ADJACENT ROOM UNLESS NOTED OTHERWISE.
3.

CONTRACTOR WILL BE RESPONSIBLE FOR PROVING AN APPROPRIATELY LEVEL & SMOOTH CONCRETE OR OTHER SUBSTRATE TO MEET THE CARPET (IF CARPET IT USED) MEETING INDUSTRY STANDARDS PRIOR TO INSTALLATION.
4.

CARPET, IF USED, SHALL BE INSTALLED IN THE SAME DIRECTION. SEAM CARPET AT DOORS AND ON CENTERLINE OF DOORS, TYPICAL.
1.

PAINTED FINISH METAL & WOOD TRIM SHALL BE SEMI-GLOSS ALKYD ENAMEL, COLOR TO MATCH ADJACENT WALL UNLESS NOTED OTHERWISE. OTHER SURFACES SHALL BE LATEX, FLAT FINISH. PAINTED FINISHES WITHIN BATHROOMS & KITCHEN/ GALLEYS/PANTRY SHALL BE SEMI-GLOSS ALKYD ENAMEL.
2.

PREPARE FOR & APPLY PAINT IN ACCORDANCE W/ THE MANUFACTURER'S SPEC'S. FOR THE PARTICULAR SURFACE, ONE (1) COAT PRIME & TWO (2) FINISH COATS MINIMUM APPLICATION. FOLLOW INDUSTRY STANDARDS FOR SURFACE PREPARATION & APPLICATION ENVIRONMENT (TEMPERATURE & HUMIDITY).

PAINTED SURFACES:

WALL COVERING:

1.

INTERIOR FINISH MATERIALS SHALL COMPLY WITH LOCAL CODES. WHEN REQUIRED BY BUILDING OFFICIAL(S), APPLY FLAME PROOFING TO FABRIC WALL COVERINGS.
2.

WALL COVERINGS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE APPLICATION, INCLUDING TEMPERATURE AND DUST CONTROL. WALL COVERING REQUIRING BACKING SHALL BE SO APPROVED. APPLY WALL PRIMER PRIOR TO APPLYING ADHESIVE FOLLOWING MANUFACTURER'S INSTRUCTION.
3.

INSTALL SEAMS PLUMB & NOT LESS THAN SIX (6) INCHES FROM CORNERS: HORIZONTAL SEAMS SHALL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES.
4.

REMOVE EXCESS ADHESIVE PROMPTLY, REPLACE PANELS WHICH CANNOT BE COMPLETELY CLEANED.
5.

INSTALLATION OF PATTERNED FABRIC WALL COVERINGS SHALL BE MATCH AT EDGE TO ADJACENT FABRIC PANEL.
6.

REMOVE SWITCH PLATES & SURFACE MOUNTED FIXTURES TO PERMIT WALL COVERING INSTALLATION & RE-INSTALL UPON COMPLETION.
7.

WALL COVERINGS SHALL BE FROM CONSISTENT DYE LOTS.
8.

NO SUBSTITUTION OF ANY SPECIFIED WALL COVERINGS OR FINISH MAY BE MADE WITHOUT PRIOR APPROVAL OF ARCHITECT.

TILE:

1.

INSTALL TILE IN ACCORDANCE W/ TILE COUNCIL OF AMERICA HANDBOOK FOR CERAMIC TILE INSTALLATION METHODS.
2.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING APPROPRIATE SUBSTRATE (I.E. MOISTURE RESISTANT GYPSUM BOARD, "WONDERBOARD", ETC.).

TELEPHONE/DATA/ELECTRICAL NOTES:

1.

WORK SHALL BE IN ACCORDANCE W/ APPLICABLE NATIONAL, STATE AND LOCAL ELECTRICAL CODES.
2.

IN M/E/P DESIGN-BUILD PROJECTS, MECHANICAL & ELECTRICAL ENGINEERING DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW & APPROVAL PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR COORDINATING VARIOUS TRADES. CONTRACTOR SHALL CONTROL INSTALL- ATION SEQUENCE OF VARIOUS ITEMS TO ACCOMMODATE DIMENSIONAL REQUIRE- MENTS OF TOTAL ASSEMBLY INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM, DATA, TELEPHONE, SPRINKLER PIPING AND ANY & ALL EQUIPMENT.
3.

ANY DISCREPANCY BETWEEN THE ARCHITECTURAL, MECHANICAL, ELECTRICAL & PLUMBING ENGINEER'S OR ANY OTHER CONSULTANT'S DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION. WORK INSTALLED IN CONFLICT W/ THE ARCHITECT'S DRAWINGS OR CREATING CONFLICTS DUE TO INSUFFICIENT COORDINATION OF WORK SHALL BE CORRECTED BY THE CONTRACTOR @ THE CONTRACTOR'S EXPENSE & SHALL NOT IMPACT THE SCHEDULE.
4.

REFER TO ENGINEERING DRAWINGS FOR CIRCUITING & SPECIFICATIONS. MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS DO NOT SPECIFY LOCATIONS OF FIXTURES, OUTLETS, OR EQUIPMENT - REFER TO ARCHITECT'S DRAWINGS.
5.

SEPARATE JUNCTION BOXES BY AT LEAST ONE (1) STUD WHERE TELEPHONE & ELECTRICAL OUTLETS APPEAR BACK-TO-BACK OR SIDE-BY-SIDE.
6.

OUTLETS, SWITCHES & JUNCTION BOXES LOCATED IN ACOUSTICAL PARTITIONS SHALL RECEIVE EQUIVALENT INSULATION BEHIND BOXES.
7.

WHERE WALL MOUNTED OIUTLETS ARE INDICATED SIDE-BY-SIDE, THE MAXIMUM SEPARATION SHALL BE SIX (6) INCHES, CENTERLINE TO CENTERLINE, U.O.N..
8.

GANG ELECTRICAL OUTLETS & SWITCHES WHERE POSSIBLE.
9.

WALL MOUNTED ELECTRICAL, TELEPHONE & DATA OUTLETS SHALL BE INSTALLED AT EIGHTEEN (18) INCHES ABOVE FINISHED FLOORS, UNLESS NOTED OTHERWISE.
10.

INSTALL LIGHT SWITCHES AT FOURTY-EIGHT (48) INCHES A.F.F. & WITHIN EIGHT (8) INCHES OF DOOR FRAME, U.N.O.. FOLLOW ADA REGULATIONS IN PUBLIC CIRCUMSTANCES.
11.

THERMOSTATS SHALL BE INSTALLED AT SIXTY (60) INCHES A.F.F. ADJACENT TO LIGHT SWITCHES, UNLESS NOTED OTHERWISE.
12.

INCANDESCENT LIGHT FIXTURES ARE TO BE ON DIMMERS, U.N.O..
13.

WHERE LIGHTS & SWITCHES ARE NOT NOTED W/ A LOWER CASE LETTER DESIGNATION, THE SWITCHES ARE TO BE CONNECTED ONLY TO THOSE LIGHT FIXTURES WITHIN THAT SPECIFIC ROOM.
14.

FLOOR MOUNTED OUTLETS ARE DIMENSIONED FROM THE CENTERLINE OF THE OUTLET TO THE FINISHED FACE OF THE PARTITION AND/OR COLUMN, UNLESS NOTED OTHERWISE.
15.

ELECTRICAL ITEMS INDICATED IN OR ON CABINETRY SHALL BE SUPPLIED, INSTALLED & COORDINATED BY THE CONTRACTOR.
16.

ELECTRICAL SUB-CONTRACTOR SHALL MAKE FINAL CONNECTIONS FOR ALL FLOOR OR WALL OUTLETS TO FURNITURE SYSTEM POWER POLES (WHERE APPLICABLE) FOLLOWING MANUFACTURER'S STANDARDS FOR INSTALLATION AND APPLICABLE CODES.
17.

PHONE & DATA OUTLETS SHALL BE SINGLE OUTLET BOX W/ PULL STRING & RING FOR WIRING. WIRING OR CABLING SHALL BE BY OTHERS UNLESS NOTED OTHERWISE.
18.

THE SIZE OF NEW TELEPHONE & DATA LINE CONDUITS SHALL BE AS PER SUPPLIER'S SPECIFICATIONS. VERIFY REQUIREMENTS W/ OWNER.
19.

INSTALL BUILDING STANDARD COVER PLATES FOR OUTLETS & SWITCHES.
20.

EXHAUST FANS SHALL BE SILENT RUNNING & SHALL HAVE A MINIMUM EIGHT (8) FOOT LONG DUCT BETWEEN THE RETURN AIR GRILLE & FAN MOTOR. DUCT SHALL BE LINED W/ ONE (1) INCH MIN. THICK FIBERGLASS LINER. DO NOT LOCATE FAN MOTOR ABOVE CEILING OF ROOM SERVED BY FAN - LOCATE MOTOR ABOVE CORRIDOR OR OPEN AREA CEILING. PROVIDE SPARK PROOF MOTORS OR EXPLOSION PROOF MOTORS FOR LOCATIONS INVOLVING FLAMABLE MATERIALS (ONLY IF APPLICABLE)
21.

ACCESS PANELS AS REQUIRED SHALL BE INSTALLED FLUSH W/ CEILING & FINISHED TO MATCH THE ADJACENT CEING FINISH. LOCATIONS OF ACCESS PANELS ARE TO BE REVIEWED WITH THE ARCHITECT PRIOR TO INSTALLATION.

Seal

Drawn
RW COPE
Project No.
2024.41HAZARD
CAD File No.
SPEC SHEET
Date
SEPTEMBER 03, 2024
Drawing No.

Florida License No.
AR0013552

PROJECT DATA:

EXISTING TOTAL GROUND FLOOR AREA -	+- 1,860.00 SQ. FT.	+- 13.00% OF SITE
PARKING & PAVED AREAS -	+- 1,149.00 SQ. FT.	+- 8.00% OF SITE
OPEN LANDSCAPED SPACE -	+-11,289.00 SQ. FT.	+- 79.00% OF SITE
WATER BODIES (POOL) -	+- 0 SQ. FT.	+- 0.00% OF SITE
TOTALS	+- 14,298.00 SQ. FT.	100% OF SITE

PARKING DATA:

R-1-AA - SINGLE FAMILY RESIDENTIAL:	REQUIRED	PROVIDED
TWO (2) PER HOUSEHOLD ONE GUEST (1) PER HOUSEHOLD THREE (3)		TWO (2) ONE (1) THREE (3)
TOTALS:		

LEGAL DESCRIPTION:

(AS PROVIDED BY THE OWNER)

SITE DATA:

(APPROX. 14,298.00 SQ. FT. OR +- 0.328 ACRES)
ZONED: R-1-AA (SINGLE FAMILY RESIDENTIAL)
PROPOSED USE: PRIVATE SINGLE FAMILY RESIDENCE

GENERAL CIVIL NOTES:

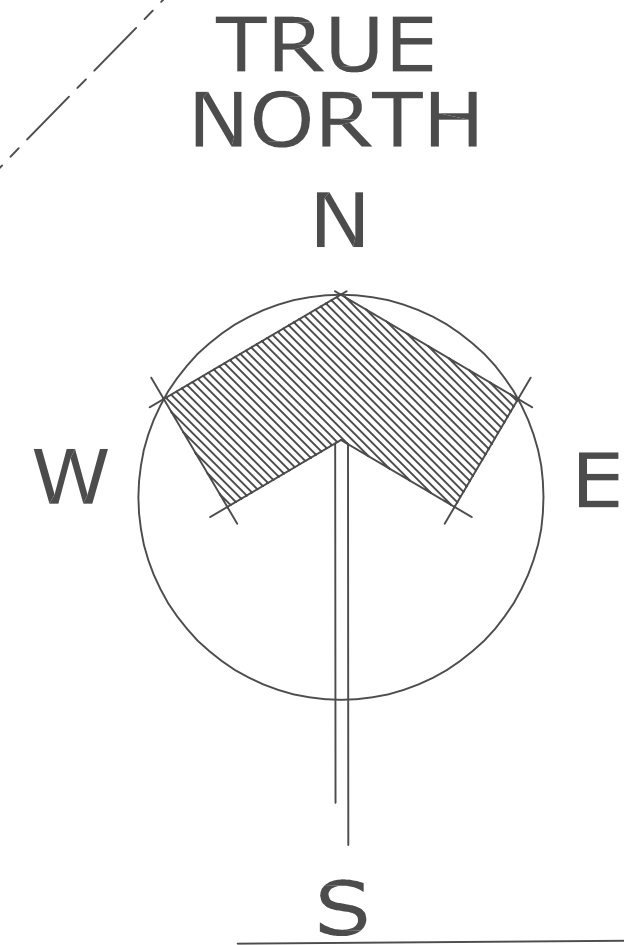
- 1.) THERE ARE TWO (2) EXISTING DRIVEWAYS WITHIN 50' OF SUBJECT PROPERTY
2.) THERE ARE NO EXISTING TREES NOR VEGETATION W/ A DIA. OF 4' OR GREATER ON SUBJECT PROPERTY

GENERAL GRADING NOTES:

- 1.) UNDER NO CIRCUMSTANCES SHALL THIS PROPERTY BE GRADED SO THAT STORM WATER RUNS OFF ONTO ANY ADJACENT PROPERTIES.
2.) SEE SUFFICIENT PROPOSED FINAL GRADES AND ASSOCIATED DETAIL INSURING STORM WATER DOES NOT FLOW ONTO ADJACENT PROPERTIES.
3.) PLEASE SEE SURVEY FOR EXISTING GRADES @ ALL PROPERTY LINES & ON ALL ADJACENT PROPERTIES. MINIMUM TWO (2) GRADES PER PROPERTY LINE.
4.) PLEASE SEE FLOOR PLANS FOR FINISH FLOOR ELEVATIONS OF ALL STRUCTURES WHICH ARE ALL MINIMUM 18" ABOVE THE CROWN OF THE ADJACENT STREETS OR ROADWAYS.
5.) PLEASE SEE SITE PLAN AND DETAILS FOR MINIMUM 3" DEEP SODDED SWALE BETWEEN SITE'S PROPERTY LINE AND ALL ADJACENT STREETS OR ROADWAYS.

SYMBOLS LEGEND:

EXISTING TOPOGRAPHY (GRADE) TO REMAIN - SEE SURVEY
PROPOSED NEW TOPOGRAPHY (FINISH GRADE)



PROJECT SITE DATA CHART:

R-1-AA	MIN. LOT SIZE (sq. ft.)	MIN. LOT WIDTH/ FRONTAGE (ft.)	MIN. LOT DEPTH (ft.)	MIN. FLOOR AREA (sq. ft.)	MIN. OPEN SPACE (%)	MAX. LOT COVERAGE (%)	MIN. FRONT SETBACK (ft.)	MIN. SIDE STREET SETBACK (ft.)	MIN. INTERIOR SETBACK (ft.)	MIN. REAR SETBACK (ft.)	MAX. BUILDING HEIGHT/ # OF FLRS. (ft.)	DENSITY (UNITS PER ACRE) (#)	NO. OF DWELLING UNITS (#)	WATER BODIES (POOL) (sq. ft.)	PERVIOUS/ IMPERVIOUS AREA (ft.)
REQUIRED	9,500	75'-0"/95'-0"	100'-0"	1,500	25%	NA	30'-0"	15'-0"	10'-0"	10'-0"	35'-0"	NA	1	-	-
EXISTING	14,298	+-151'-0"	+-138'-0"	+-1,860	+-79%	+-13%	+-15.3'	+-18.7'	+-45.0'	+-50.9'	+-16'-6"	1	1	0	11,289/3,009

NON-CONFORMING

A1 EXISTING ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

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Seal

Drawn
RW COPE
Project No.
2024.41HAZARD
CAD File No.
EXIST'G SITE PLAN
Date
SEPTEMBER 03, 2024
Drawing No.

Florida License No.
AR0013552

A2.0
of

HAZARD RESIDENCE
2 N DIXIE BLVD.
DELRAY BEACH, FLORIDA 33444

SITE PLAN

COPE ARCHITECTS, INC.
1141 1/2 N.E. 1ST AVENUE
DELRAY BEACH, FLORIDA 33444-3713
ARCHITECTURE - PLANNING - INTERIORS
cell 561 274-0706 email copearchitects@bellsouth.net

CONSULTANT SEAL

REVISIONS
No. REVISIONS Date

EXISTING TOTAL GROUND FLOOR AREA -	+/- 1,860.00 SQ. FT.	+/- 13.00% OF SITE
PARKING & PAVED AREAS	+/- 1,149.00 SQ. FT.	+/- 8.00% OF SITE
OPEN LANDSCAPED SPACE	+/- 11,289.00 SQ. FT.	+/- 79.00% OF SITE
WATER BODIES (POOL) -	+/- 0 SQ. FT.	+/- 0.00% OF SITE

TOTALS	+/- 14,298.00 SQ. FT.	100% OF SITE
--------	-----------------------	--------------

R-1-AA - SINGLE FAMILY RESIDENTIAL:		
	TWO (2) PER HOUSEHOLD	TWO (2)
	ONE GUEST (1) PER HOUSEHOLD	ONE (1)
TOTALS:	THREE (3)	THREE (3)

(AS PROVIDED BY THE OWNER)

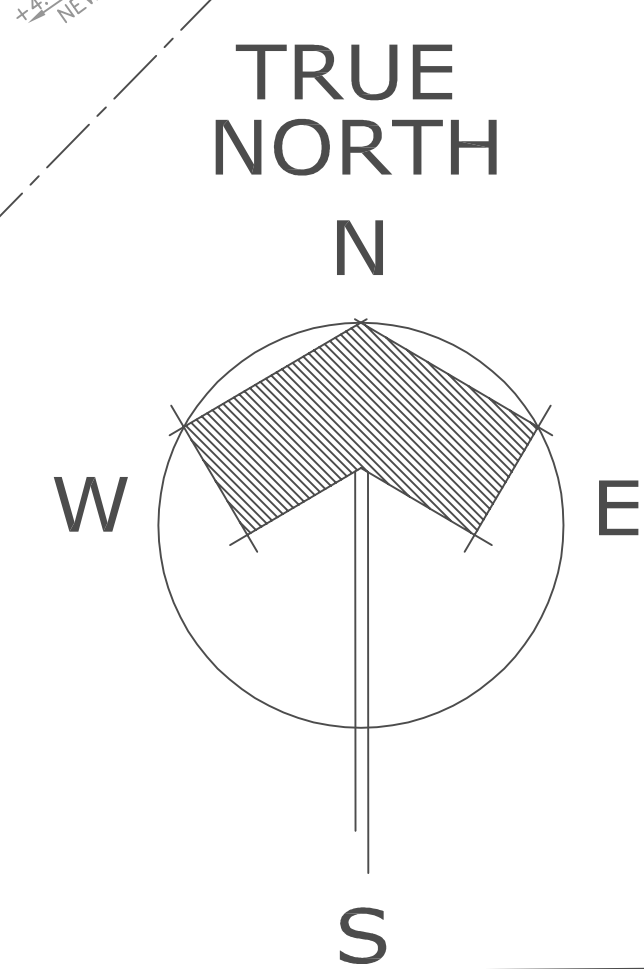
(APPROX. 14,298.00 SQ. FT. OR +/- 0.328 ACRES)
ZONED: R-1-AA (SINGLE FAMILY RESIDENTIAL)
PROPOSED USE: PRIVATE SINGLE FAMILY RESIDENCE

- 1.) THERE ARE TWO (2) EXISTING DRIVEWAYS WITHIN 50' OF SUBJECT PROPERTY
- 2.) THERE ARE NO EXISTING TREES NOR VEGETATION W/ A DIA. OF 4' OR GREATER ON SUBJECT PROPERTY

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- 2.) THERE ARE NO EXISTING TREES NOR VEGETATION W/ A DIA. OF 4' OR GREATER ON SUBJECT PROPERTY

- 1.) UNDER NO CIRCUMSTANCES SHALL THIS PROPERTY BE GRADED SO THAT STORM WATER RUNS OFF ONTO ANY ADJACENT PROPERTIES.
- 2.) SEE SUFFICIENT PROPOSED FINAL GRADES AND ASSOCIATED DETAIL INSURING STORM WATER DOES NOT FLOW ONTO ADJACENT PROPERTIES.
- 3.) PLEASE SEE SURVEY FOR EXISTING GRADES @ ALL PROPERTY LINES & ON ALL ADJACENT PROPERTIES. MINIMUM TWO (2) GRADES PER PROPERTY LINE.
- 4.) PLEASE SEE FLOOR PLANS FOR FINISH FLOOR ELEVATIONS OF ALL STRUCTURES MINIMUM 18" ABOVE THE CROWN OF THE ADJACENT STREETS OR ROADWAYS. WHICH ARE ALL
- 5.) PLEASE SEE SITE PLAN AND DETAILS FOR MINIMUM 3" DEEP SODDED SWALE BETWEEN SITE'S PROPERTY LINE AND ALL ADJACENT STREETS OR ROADWAYS.

EXISTING TOPOGRAPHY (GRADE) TO REMAIN - SEE SURVEY
PROPOSED NEW TOPOGRAPHY (FINISH GRADE)



R-1-A	MIN. LOT FRONTAGE (sq. ft.)	MIN. LOT WIDTH (ft.)	MIN. LOT DEPTH (ft.)	MIN. FLOOR AREA (sq. ft.)	MIN. OPEN SPACE (%)	MAX. LOT COVERAGE (%)	MIN. FRONT SETBACK (ft.)	MIN. SIDE YARD SETBACK (ft.)	MIN. INTERIOR SETBACK (ft.)	MIN. REAR SETBACK (ft.)	MAX. BUILDING HEIGHT OF FLRS. (ft.)	DENSITY (UNITS PER ACRE)	NO. OF DWELLING UNITS	WATER BODIES (sq. ft.)	PERVIOUS/ IMPERVIOUS AREA (ft.)
REQUIRED	9,500	75'-0"/95'-0"	100'-0"	1,500	25%	NA	30'-0"	15'-0"	10'-0"	10'-0"	35'-0"	NA	1	-	-
EXISTING	14,298	+151'-0"	+138'-0"	+1,860	+79%	+13%	+15.3'	+18.7'	+45.0'	+50.9'	+16'-6"	1	1	0	11,289/3,009

A1 EXISTING ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

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Consultant Seal

HAZARD RESIDENCE
2 N DIXIE BLVD.
DELRAY BEACH, FLORIDA 33444

COPE ARCHITECTS, INC.
114 1/2 NE 1ST AVENUE
DELRAY BEACH, FLORIDA 33444-3713
ARCHITECTURE - PLANNING - INTERIORS

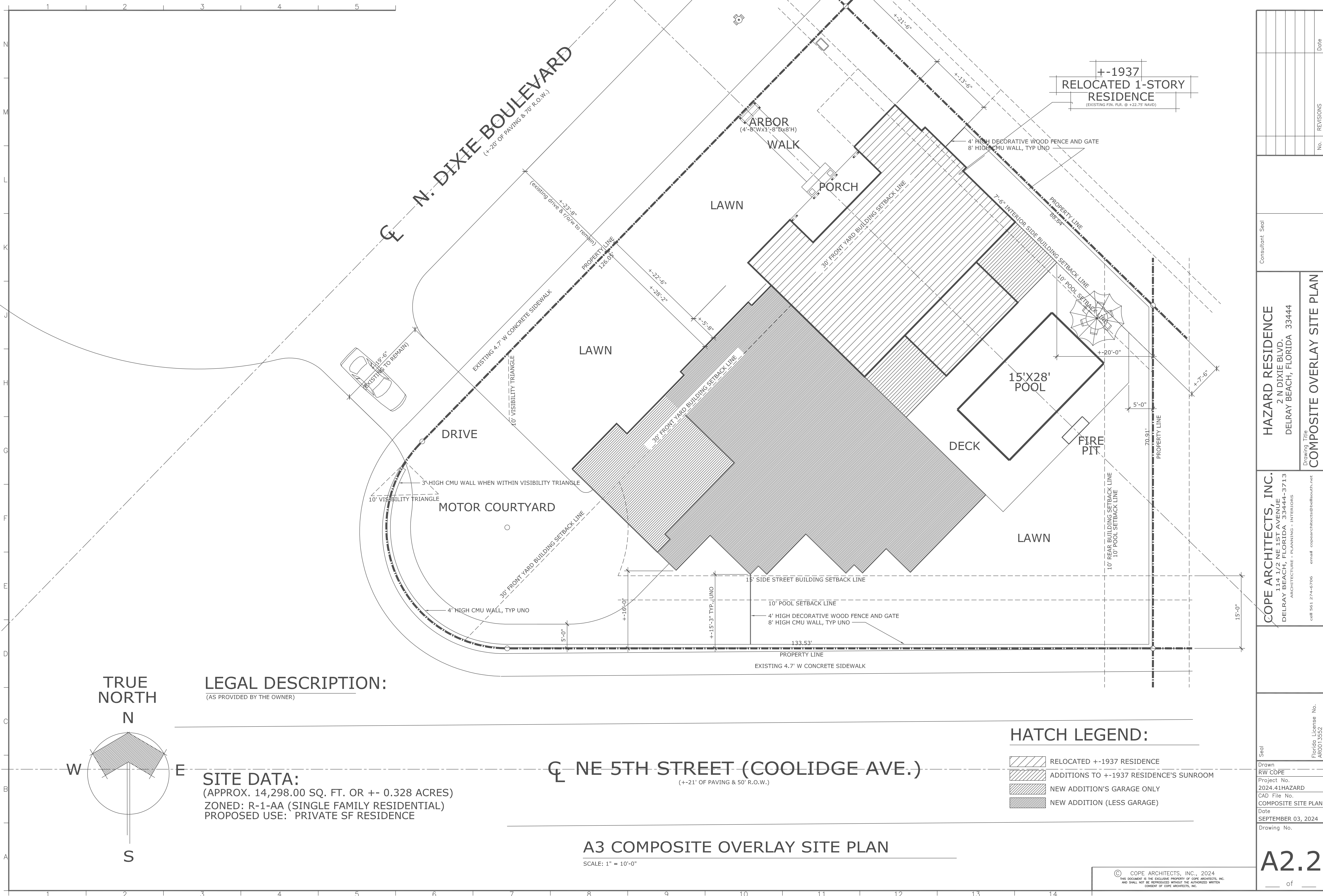
cell 561 274-6706 email copearchitects@bellsouth.net

Seal

Florida License No.
AB0013552

Drawn	-----
By	RW COPE
Project No.	2024.41HAZARD
CAD File No.	EXIST'G SITE PLAN
Date	SEPTEMBER 03, 2024
Drawing No.	

A2.0



LEGAL DESCRIPTION:
(AS PROVIDED BY THE OWNER)

SITE DATA:
(APPROX. 14,298.00 SQ. FT. OR +- 0.328 ACRES)
ZONED: R-1-AA (SINGLE FAMILY RESIDENTIAL)
PROPOSED USE: PRIVATE SF RESIDENCE

HATCH LEGEND:

- RELOCATED +-1937 RESIDENCE
- ADDITIONS TO +-1937 RESIDENCE'S SUNROOM
- NEW ADDITION'S GARAGE ONLY
- NEW ADDITION (LESS GARAGE)

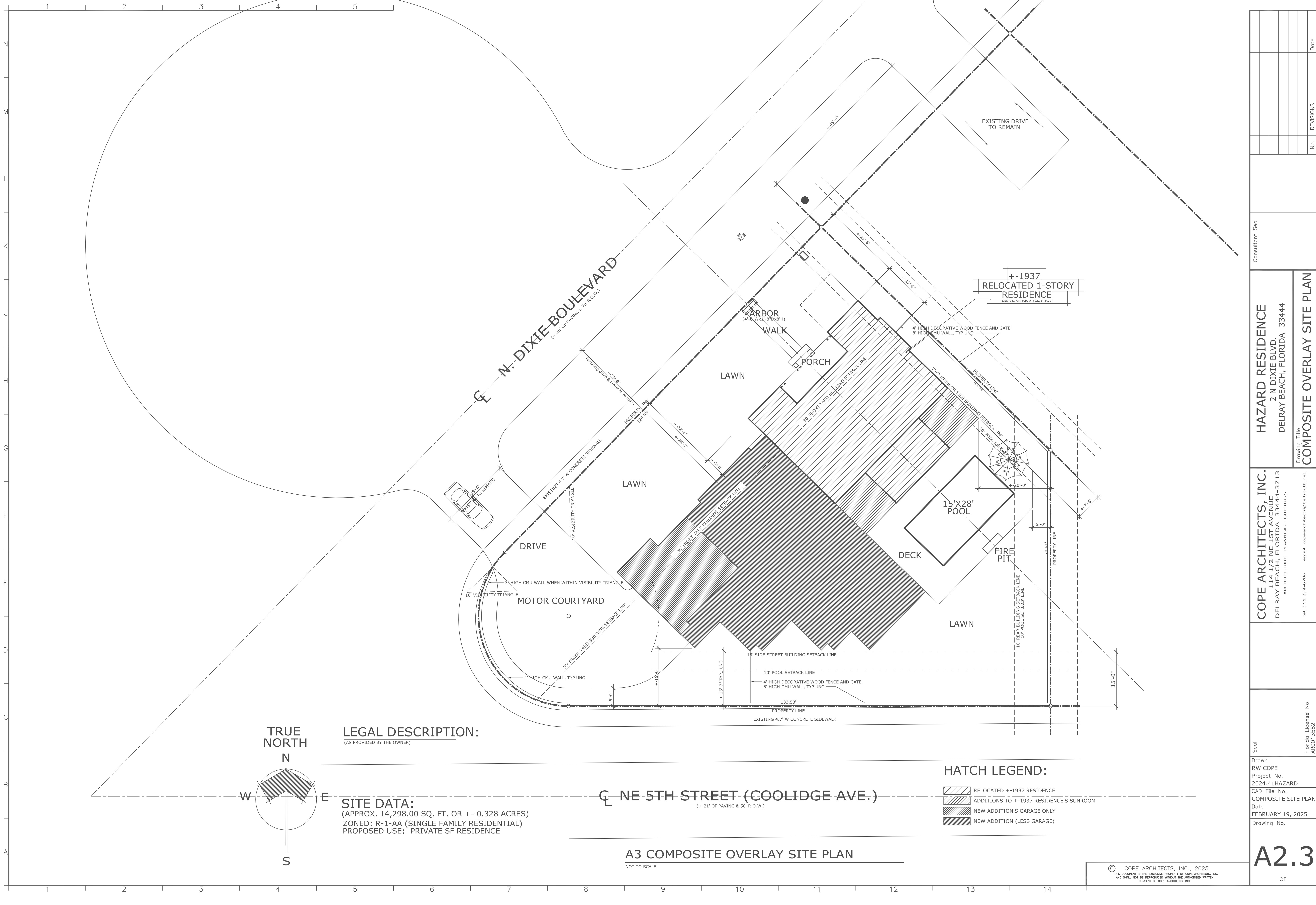
A3 COMPOSITE OVERLAY SITE PLAN

SCALE: 1" = 10'-0"

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Seal		Drawing Title	
HAZARD RESIDENCE 2 N DIXIE BLVD. DELRAY BEACH, FLORIDA 33444		COMPOSITE OVERLAY SITE PLAN	
COPE ARCHITECTS, INC. 1141 W. NE 1ST AVE. DELRAY BEACH, FLORIDA 33444-3713 ARCHITECTURE - PLANNING - INTERIORS		HAZARD RESIDENCE 2 N DIXIE BLVD. DELRAY BEACH, FLORIDA 33444	
Drawn RW COPE Project No. 2024.41HAZARD CAD File No. COMPOSITE SITE PLAN Date SEPTEMBER 03, 2024 Drawing No.		Consultant Seal	
Florida License No. AR0013552		REVISIONS No. _____ Date _____	

A2.2
of



LEGAL DESCRIPTION:
(AS PROVIDED BY THE OWNER)

SITE DATA:
(APPROX. 14,298.00 SQ. FT. OR +- 0.328 ACRES)
ZONED: R-1-AA (SINGLE FAMILY RESIDENTIAL)
PROPOSED USE: PRIVATE SF RESIDENCE

NE 5TH STREET (COOLIDGE AVE.)
(+-21' OF PAVING & 50' R.O.W.)

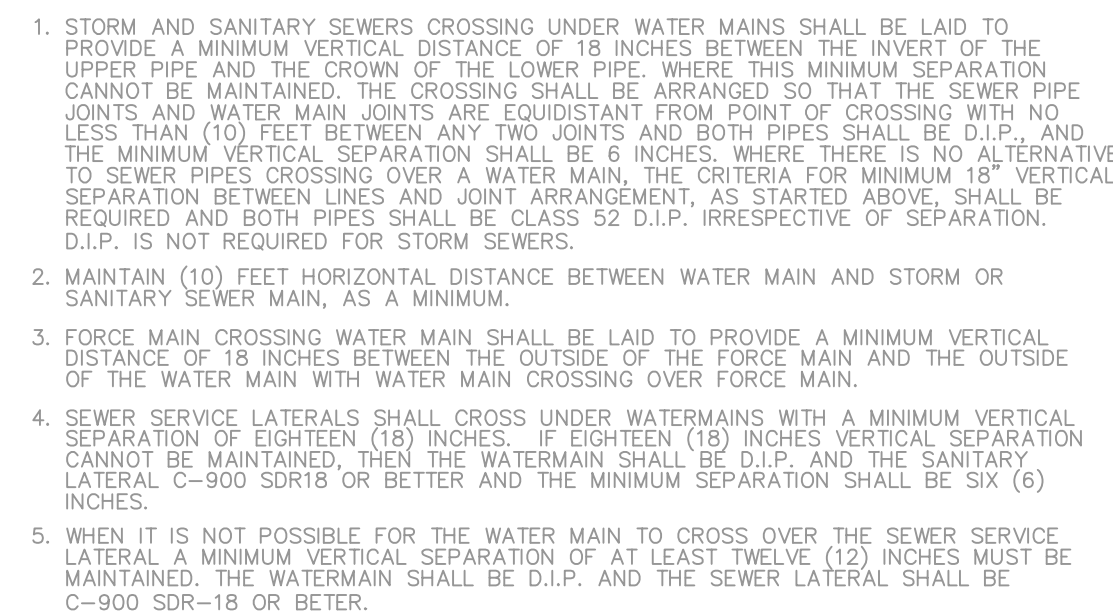
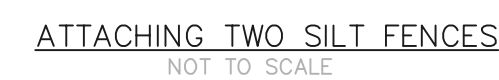
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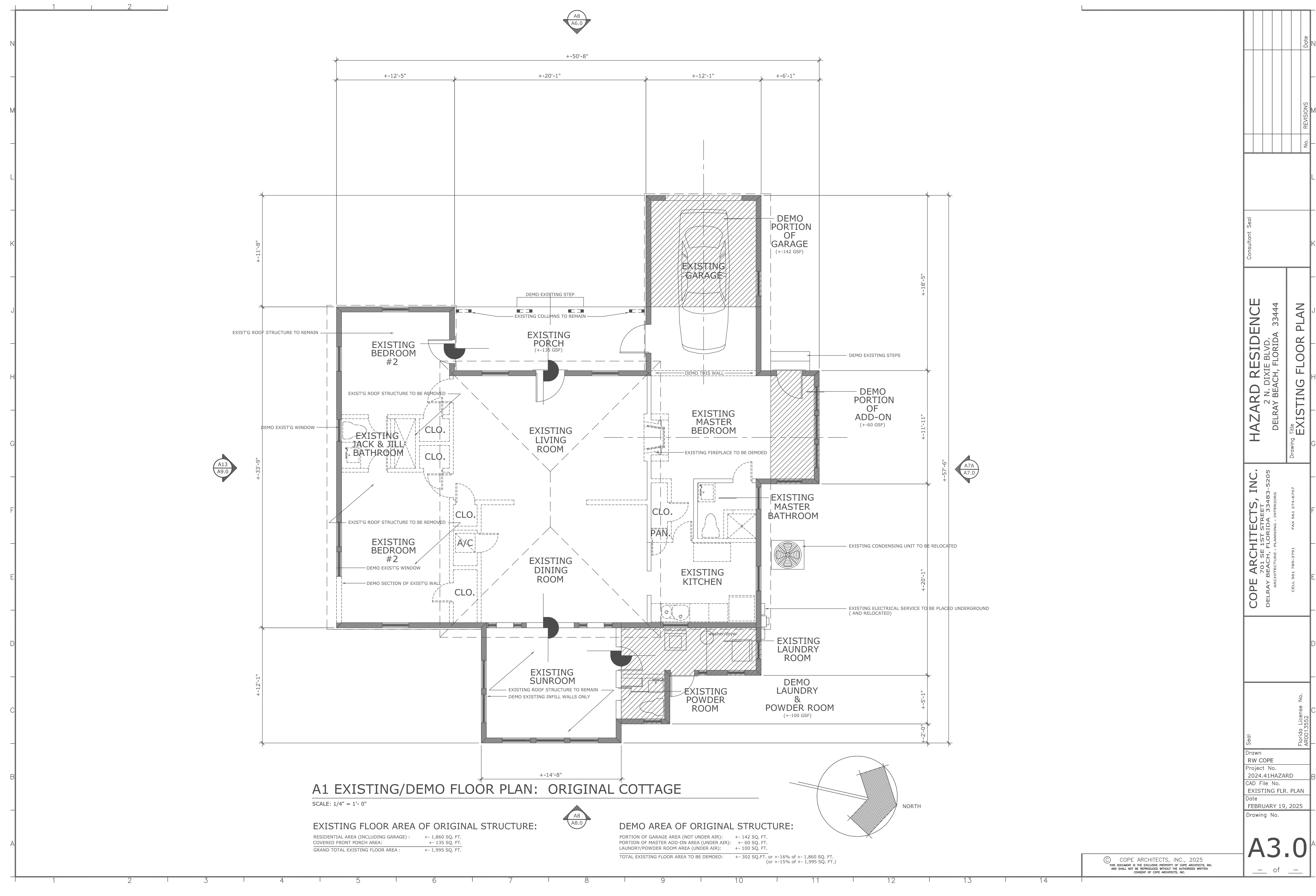
- RELOCATED +-1937 RESIDENCE
- ADDITIONS TO +-1937 RESIDENCE'S SUNROOM
- NEW ADDITION'S GARAGE ONLY
- NEW ADDITION (LESS GARAGE)

A3 COMPOSITE OVERLAY SITE PLAN
NOT TO SCALE

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Seal	HAZARD RESIDENCE		Consultant Seal		
	2 N DIXIE BLVD.				
	DELRAY BEACH, FLORIDA 33444				
	COMPOSITE OVERLAY SITE PLAN				
	Drawing Title				
Florida License No. AR0013552	COPE ARCHITECTS, INC.		No.	REVISIONS	Date
	1141 W/2 NE 1ST AVE.				
	DELRAY BEACH, FLORIDA 33444-3713				
	ARCHITECTURE - PLANNING - INTERIORS				
	cell 561.274-0706 email copearchitects@bellsouth.net				
Drawn RW COPE	Project No. 2024.41HAZARD				
CAD File No. COMPOSITE SITE PLAN	Date FEBRUARY 19, 2025				
Drawing No.					
A2.3		of			





A1 EXISTING/DEMO FLOOR PLAN: ORIGINAL COTTAGE

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

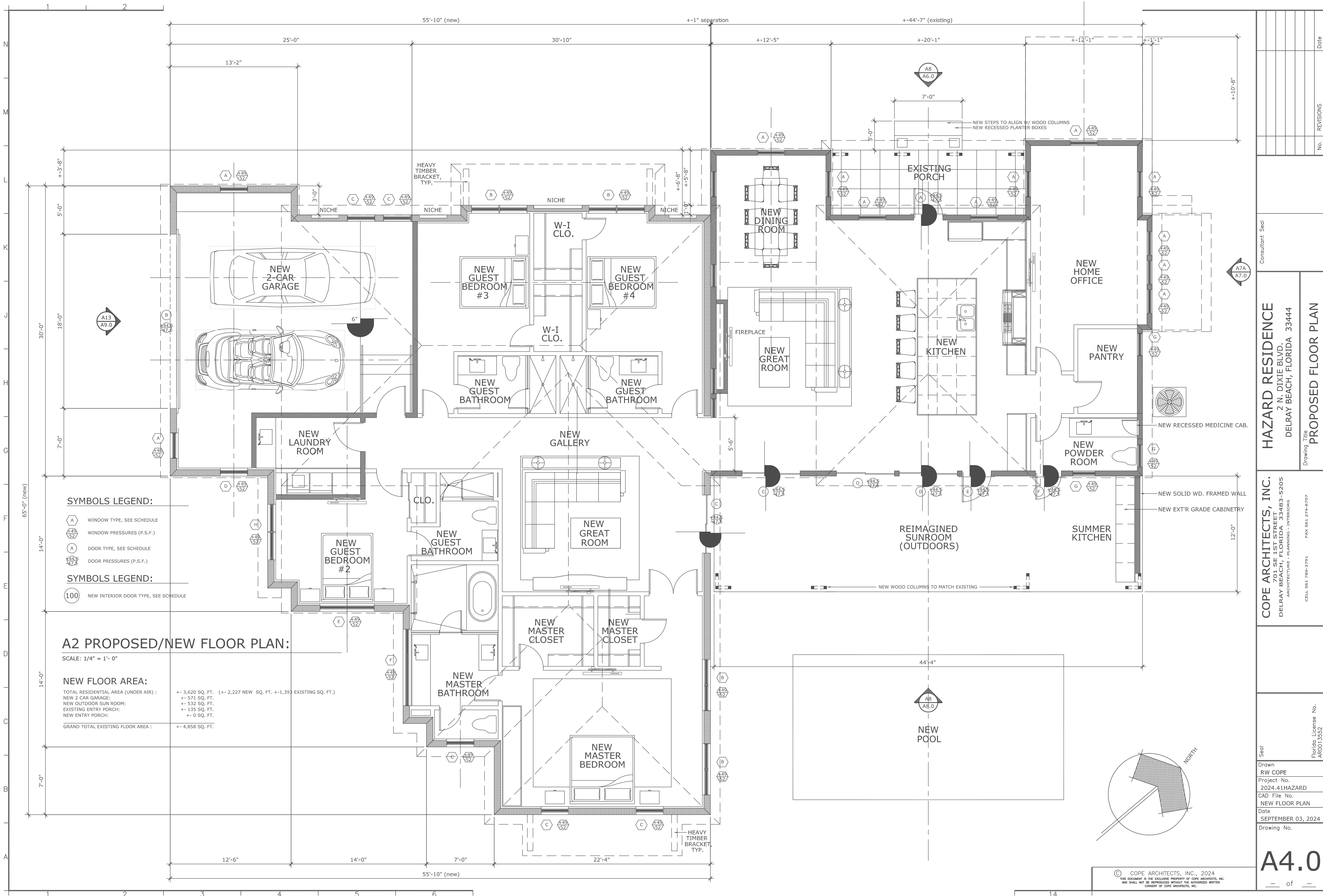
EXISTING FLOOR AREA OF ORIGINAL STRUCTURE:

RESIDENTIAL AREA (INCLUDING GARAGE) : +- 1,860 SQ. FT.
COVERED FRONT PORCH AREA: +- 135 SQ. FT.
GRAND TOTAL EXISTING FLOOR AREA : +- 1,995 SQ. FT.

DEMO AREA OF ORIGINAL STRUCTURE:

PORTION OF GARAGE AREA (NOT UNDER AIR): +- 142 SQ. FT.
PORTION OF MASTER ADD-ON AREA (UNDER AIR): +- 60 SQ. FT.
LAUNDRY/POWDER ROOM AREA (UNDER AIR): +- 100 SQ. FT.
TOTAL EXISTING FLOOR AREA TO BE DEMOED: +- 302 SQ. FT. or +-16% of +- 1,860 SQ. FT.
(or +-15% of +- 1,995 SQ. FT.)

Seal	HAZARD RESIDENCE				Consultant Seal	HAZARD RESIDENCE				Drawing Title	EXISTING FLOOR PLAN				Date	2025						
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SYMBOLS LEGEND:

- WINDOW TYPE, SEE SCHEDULE
- WINDOW PRESSURES (P.S.F.)
- DOOR TYPE, SEE SCHEDULE
- DOOR PRESSURES (P.S.F.)

SYMBOLS LEGEND:

- NEW INTERIOR DOOR TYPE, SEE SCHEDULE

A2 PROPOSED/NEW FLOOR PLAN:

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

NEW FLOOR AREA:

TOTAL RESIDENTIAL AREA (UNDER AIR) : +- 3,620 SQ. FT. (+- 2,227 NEW SQ. FT. +-1,393 EXISTING SQ. FT.)
NEW 2 CAR GARAGE: +- 571 SQ. FT.
NEW OUTDOOR SUN ROOM: +- 532 SQ. FT.
EXISTING ENTRY PORCH: +- 135 SQ. FT.
NEW ENTRY PORCH: +- 0 SQ. FT.
GRAND TOTAL EXISTING FLOOR AREA : +- 4,858 SQ. FT.

Consultant Seal		HAZARD RESIDENCE 2 N. DIXIE BLVD. DELRAY BEACH, FLORIDA 33444		Drawing Title PROPOSED FLOOR PLAN	
COPE ARCHITECTS, INC. 701 SE 1ST STREET DELRAY BEACH, FLORIDA 33483-5205 ARCHITECTURE - PLANNING - INTERIORS		CELL 561 798-3791 FAX 561 274-6707		Seal Drawn RW COPE Project No. 2024.41HAZARD CAD File No. NEW FLOOR PLAN Date SEPTEMBER 03, 2024 Drawing No.	
Florida License No. AR0013552		A4.0		of	



A3 PROPOSED/NEW ROOF PLAN:

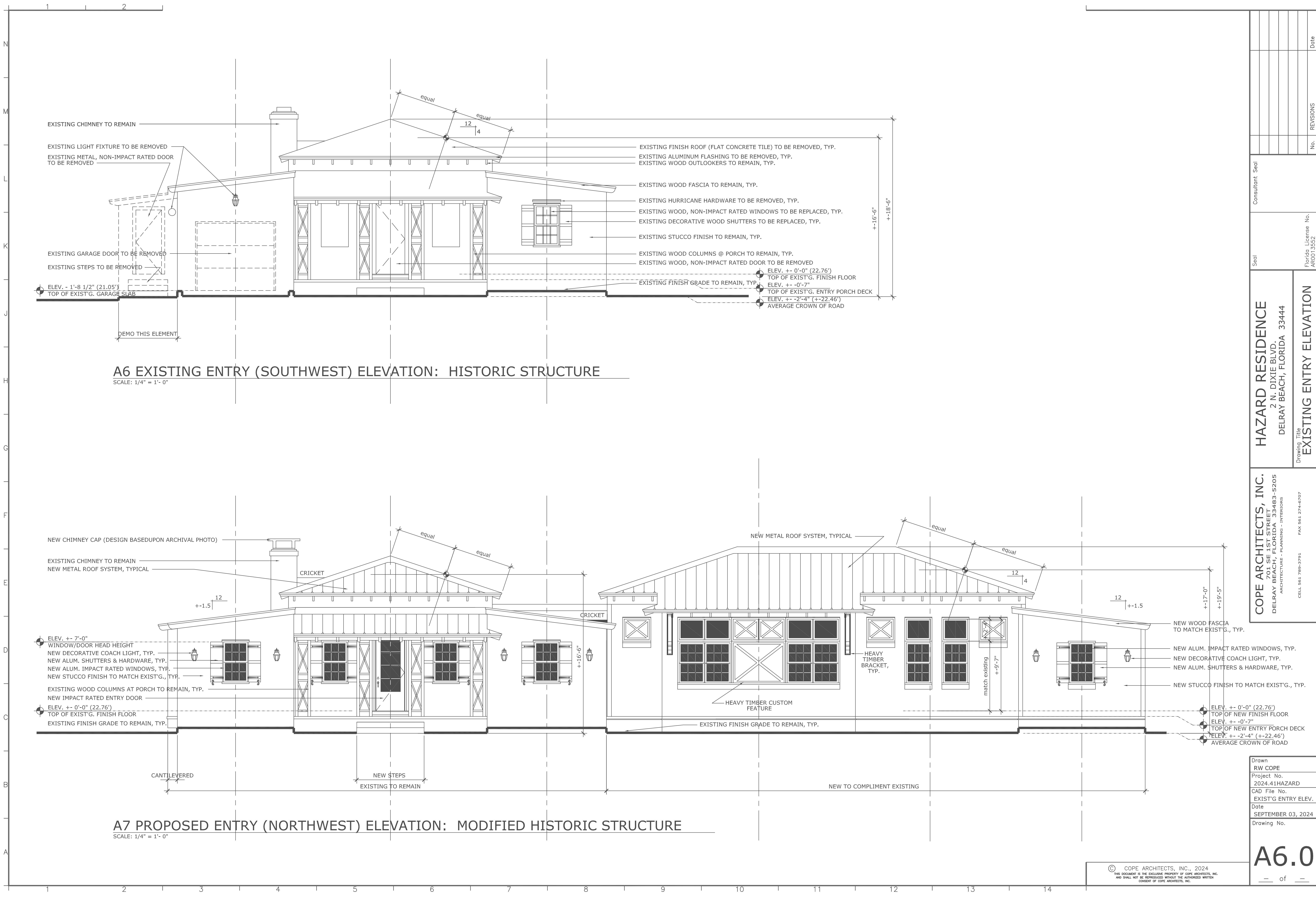
SCALE: 1/4" = 1'- 0"

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	HAZARD RESIDENCE									
	2 N. DIXIE BLVD.									
	DELRAY BEACH, FLORIDA 33444									
Florida License No. AR0013552	COPE ARCHITECTS, INC.		HAZARD RESIDENCE							
	701 SE 1ST STREET		2 N. DIXIE BLVD.							
	DELRAY BEACH, FLORIDA 33483-5205		DELRAY BEACH, FLORIDA 33444							
	ARCHITECTURE - PLANNING - INTERIORS									
CELL 561 789-3791		FAX 561 274-6707								

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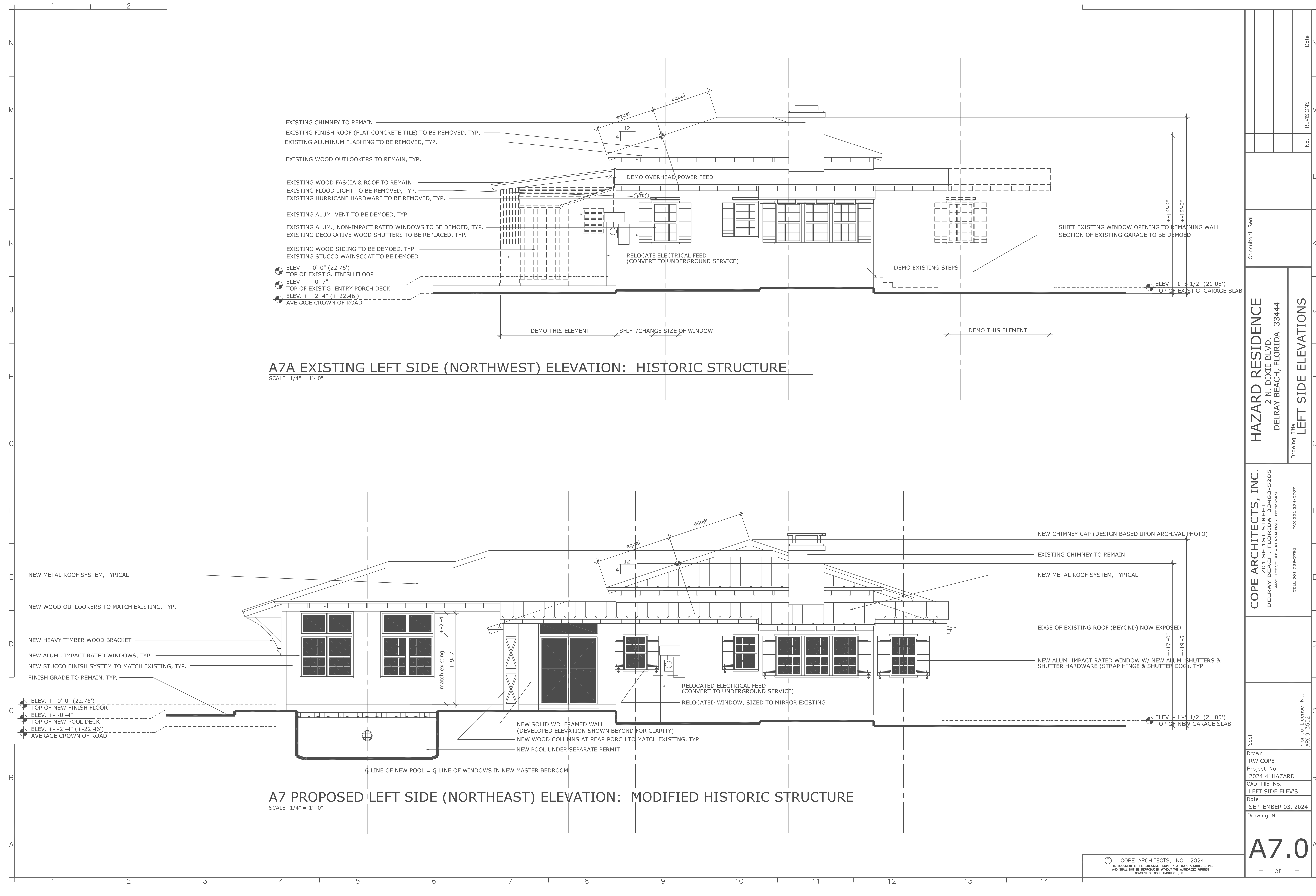
A6 EXISTING ENTRY (SOUTHWEST) ELEVATION: HISTORIC STRUCTURE

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

A7 PROPOSED ENTRY (NORTHWEST) ELEVATION: MODIFIED HISTORIC STRUCTURE

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

No.		REVISIONS		Date
Consultant Seal		Seal		Florida License No. AR00135552
HAZARD RESIDENCE		COPE ARCHITECTS, INC.		Drawing Title EXISTING ENTRY ELEVATION
2 N. DIXIE BLVD. DELRAY BEACH, FLORIDA 33444		701 SE 1ST STREET DELRAY BEACH, FLORIDA 33483-5205 ARCHITECTURE - PLANNING - INTERIORS		
FAX 561 274-6707		CELL 561 786-3791		
Drawn RW COPE		Project No. 2024.41HAZARD		Date SEPTEMBER 03, 2024
CAD File No. EXIST'G ENTRY ELEV.		Drawing No.		
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EXISTING CHIMNEY TO REMAIN
EXISTING FINISH ROOF (FLAT CONCRETE TILE) TO BE REMOVED, TYP.
EXISTING ALUMINUM FLASHING TO BE REMOVED, TYP.

EXISTING WOOD OUTLOOKERS TO REMAIN, TYP.

EXISTING WOOD FASCIA & ROOF TO REMAIN
EXISTING FLOOD LIGHT TO BE REMOVED, TYP.
EXISTING HURRICANE HARDWARE TO BE REMOVED, TYP.

EXISTING ALUM. VENT TO BE DEMOED, TYP.
EXISTING ALUM., NON-IMPACT RATED WINDOWS TO BE DEMOED, TYP.
EXISTING DECORATIVE WOOD SHUTTERS TO BE REPLACED, TYP.

EXISTING WOOD SIDING TO BE DEMOED, TYP.
EXISTING STUCCO WAINSCOAT TO BE DEMOED

ELEV. \pm 0'-0" (22.76')
TOP OF EXIST'G. FINISH FLOOR
ELEV. \pm -0'-7"
TOP OF EXIST'G. ENTRY PORCH DECK
ELEV. \pm -2'-4" (+22.46')
AVERAGE CROWN OF ROAD

equal
equal
12
4

DEMO OVERHEAD POWER FEED

RELOCATE ELECTRICAL FEED
(CONVERT TO UNDERGROUND SERVICE)

DEMO EXISTING STEPS

SHIFT EXISTING WINDOW OPENING TO REMAINING WALL
SECTION OF EXISTING GARAGE TO BE DEMOED

ELEV. \pm 1'-8 1/2" (21.05')
TOP OF EXIST'G. GARAGE SLAB

DEMO THIS ELEMENT
SHIFT/CHANGE SIZE OF WINDOW

DEMO THIS ELEMENT

A7A EXISTING LEFT SIDE (NORTHWEST) ELEVATION: HISTORIC STRUCTURE

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

NEW METAL ROOF SYSTEM, TYPICAL

NEW WOOD OUTLOOKERS TO MATCH EXISTING, TYP.

NEW HEAVY TIMBER WOOD BRACKET

NEW ALUM., IMPACT RATED WINDOWS, TYP.
NEW STUCCO FINISH SYSTEM TO MATCH EXISTING, TYP.

FINISH GRADE TO REMAIN, TYP.

ELEV. \pm 0'-0" (22.76')
TOP OF NEW FINISH FLOOR
ELEV. \pm -0'-4"
TOP OF NEW POOL DECK
ELEV. \pm -2'-4" (+22.46')
AVERAGE CROWN OF ROAD

equal
equal
12
4

NEW CHIMNEY CAP (DESIGN BASED UPON ARCHIVAL PHOTO)

EXISTING CHIMNEY TO REMAIN

NEW METAL ROOF SYSTEM, TYPICAL

EDGE OF EXISTING ROOF (BEYOND) NOW EXPOSED

NEW ALUM. IMPACT RATED WINDOW W/ NEW ALUM. SHUTTERS &
SHUTTER HARDWARE (STRAP HINGE & SHUTTER DOG), TYP.

ELEV. \pm 1'-8 1/2" (21.05')
TOP OF NEW GARAGE SLAB

NEW SOLID WD. FRAMED WALL
(DEVELOPED ELEVATION SHOWN BEYOND FOR CLARITY)
NEW WOOD COLUMNS AT REAR PORCH TO MATCH EXISTING, TYP.
NEW POOL UNDER SEPARATE PERMIT

RELOCATED ELECTRICAL FEED
(CONVERT TO UNDERGROUND SERVICE)
RELOCATED WINDOW, SIZED TO MIRROR EXISTING

C LINE OF NEW POOL = Q LINE OF WINDOWS IN NEW MASTER BEDROOM

A7 PROPOSED LEFT SIDE (NORTHEAST) ELEVATION: MODIFIED HISTORIC STRUCTURE

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

Consultant Seal

HAZARD RESIDENCE
2 N. DIXIE BLVD.
DELRAY BEACH, FLORIDA 33444

Drawing Title
LEFT SIDE ELEVATIONS

COPE ARCHITECTS, INC.
701 SE 1ST STREET
DELRAY BEACH, FLORIDA 33483-5205
ARCHITECTURE - PLANNING - INTERIORS

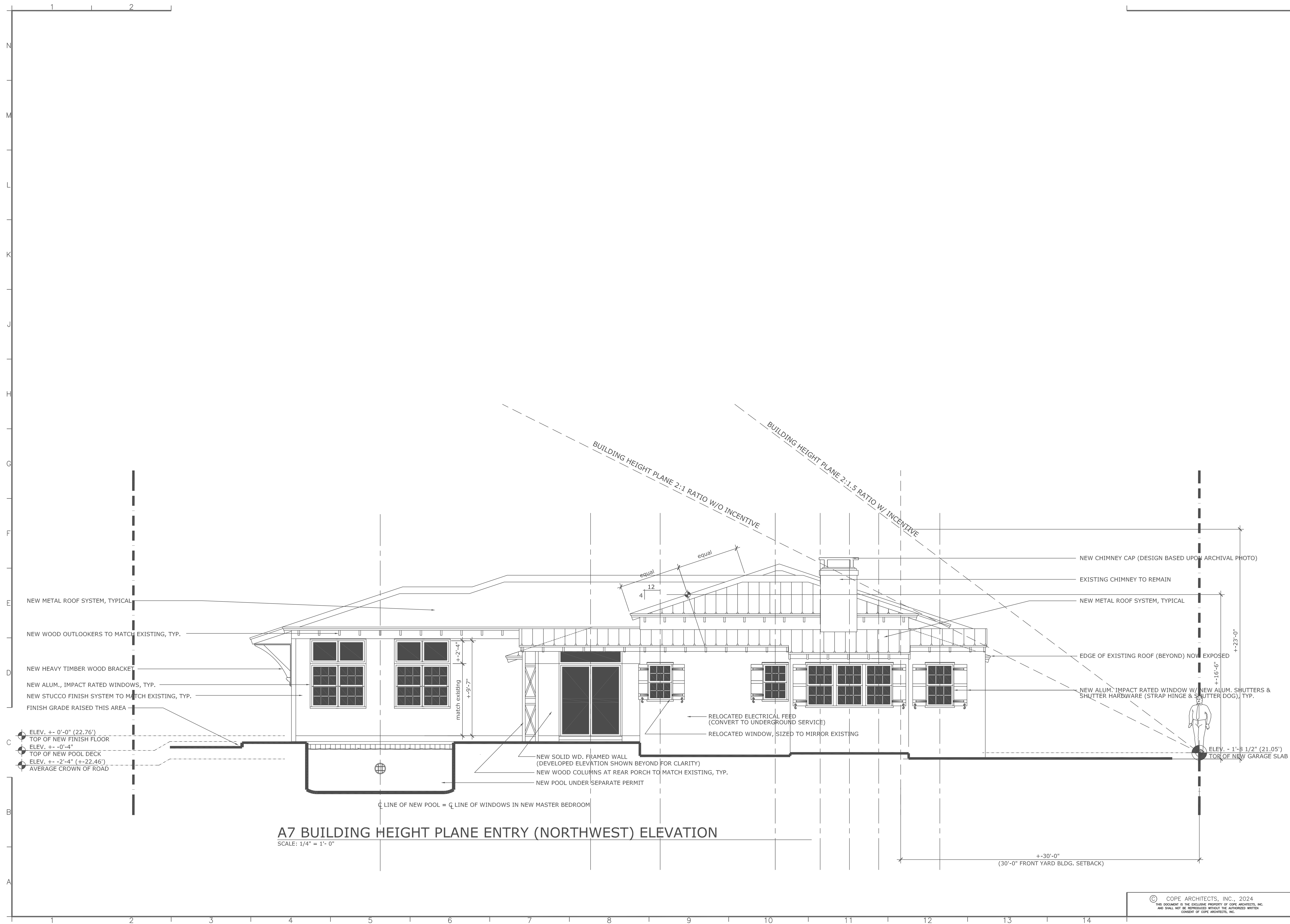
CELL 561 786-3791
FAX 561 274-6707

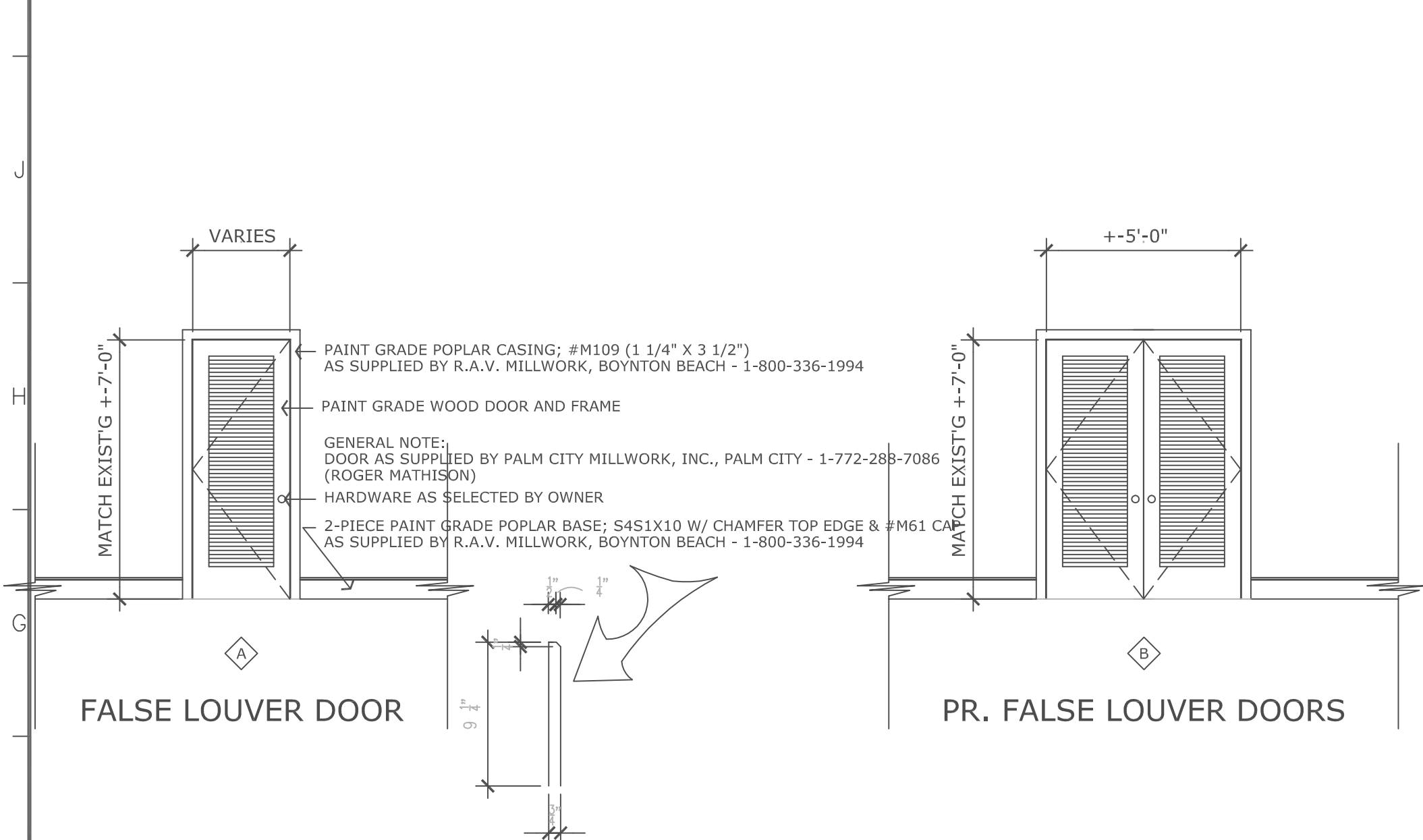
Seal

Drawn
RW COPE
Project No.
2024.41HAZARD
CAD File No.
LEFT SIDE ELEV'S.

Date
SEPTEMBER 03, 2024
Drawing No.

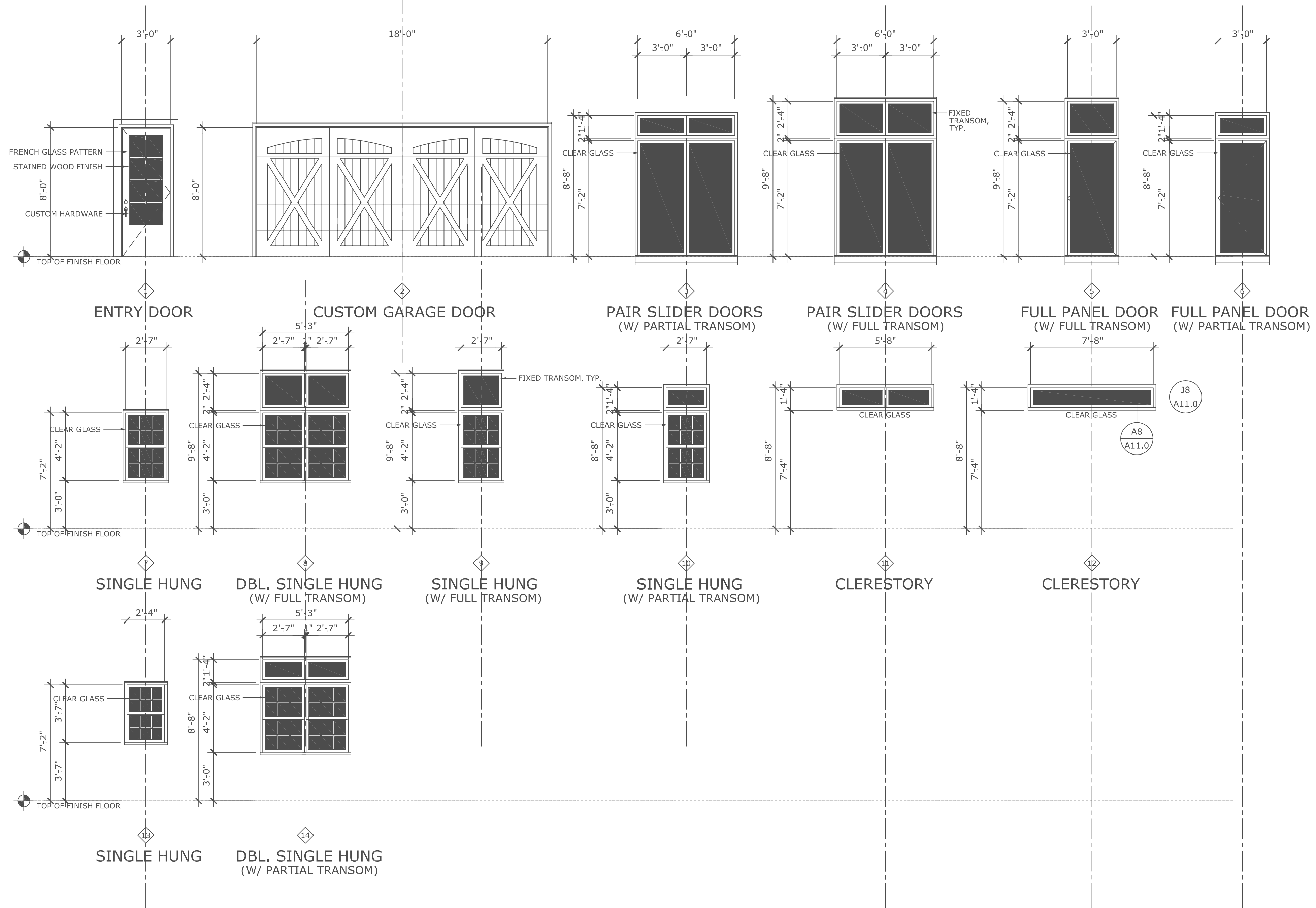
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of

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GENERAL NOTES:

1. WINDOW MANUFACTURER: "ES WINDOWS, LLC", SERIES "EL-100" WINDOWS & SERIES "EL300" DOORS, IMPACT RESISTANT - "OR EQUAL" AS DETERMINED BY OWNER
INSTALLATION OF "ESW" PRODUCTS, INCLUDING SIZING OF ROUGH OPENING, METHOD OF ATTACHMENT, FASTENER SELECTION, AND CODE COMPLIANCE IS THE SOLE RESPONSIBILITY OF THE OWNER AND GENERAL CONTRACTOR.
2. GENERAL CONTRACTOR TO CONFIRM ALL ROUGH OPENING SIZES WITH MANUFACTURER PRIOR TO COMMENCEMENT OF WORK



A	H8	EXTERIOR DOOR AND WINDOW SCHEDULE	© COPE ARCHITECTS, INC., 2024 THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF COPE ARCHITECTS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE AUTHORIZED WRITTEN CONSENT OF COPE ARCHITECTS, INC.												A10.0
															___ of ___
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	

LEGAL DESCRIPTION:
(AS PROVIDED BY THE OWNER)

SITE DATA:
(APPROX. 14,298.00 SQ. FT. OR +- 0.328 ACRES)
ZONED: R-1-AA (SINGLE FAMILY RESIDENTIAL)
PROPOSED USE: PRIVATE SINGLE FAMILY RESIDENCE

TRUE
NORTH

N

W

E

S

EXISTING FIRE HYDRANT TO REMAIN

EXISTING CITY WATER METER TO REMAIN

+1937

RELOCATED 1-STORY
RESIDENCE

(SET @ EXISTING FIN. FLR. @ +22.75' NAVD)
(APPROX. 1,381 GROSS SQUARE FEET)

N. DIXIE BOULEVARD
(+20' OF PAVING & 70' R.O.W.)

WALK
EXISTING TO BE REMOVED

DRIVE
EXISTING TO BE REMOVED

WALK
EXISTING TO BE REMOVED

PORCH

DECK
EXISTING TO BE REMOVED

+1937

EXISTING 1-STORY
RESIDENCE

(EXISTING FIN. FLR. @ +22.75' NAVD)
(APPROX. 1,860 GROSS SQUARE FEET)

NE 5TH STREET (COOLIDGE AVE.)
(+21' OF PAVING & 50' R.O.W.)

R1 RELOCATION SITE PLAN

SCALE: 1" = 10'-0"

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CONSENT OF COPE ARCHITECTS, INC.

HAZARD RESIDENCE
2 N DIXIE BLVD.
DELRAY BEACH, FLORIDA 33444

COPE ARCHITECTS, INC.
1141 1/2 NE 1ST AVE.
DELRAY BEACH, FLORIDA 33444-3713
ARCHITECTURE - PLANNING - INTERIORS

Seal

Drawn
RW COPE

Project No.
2024.41HAZARD

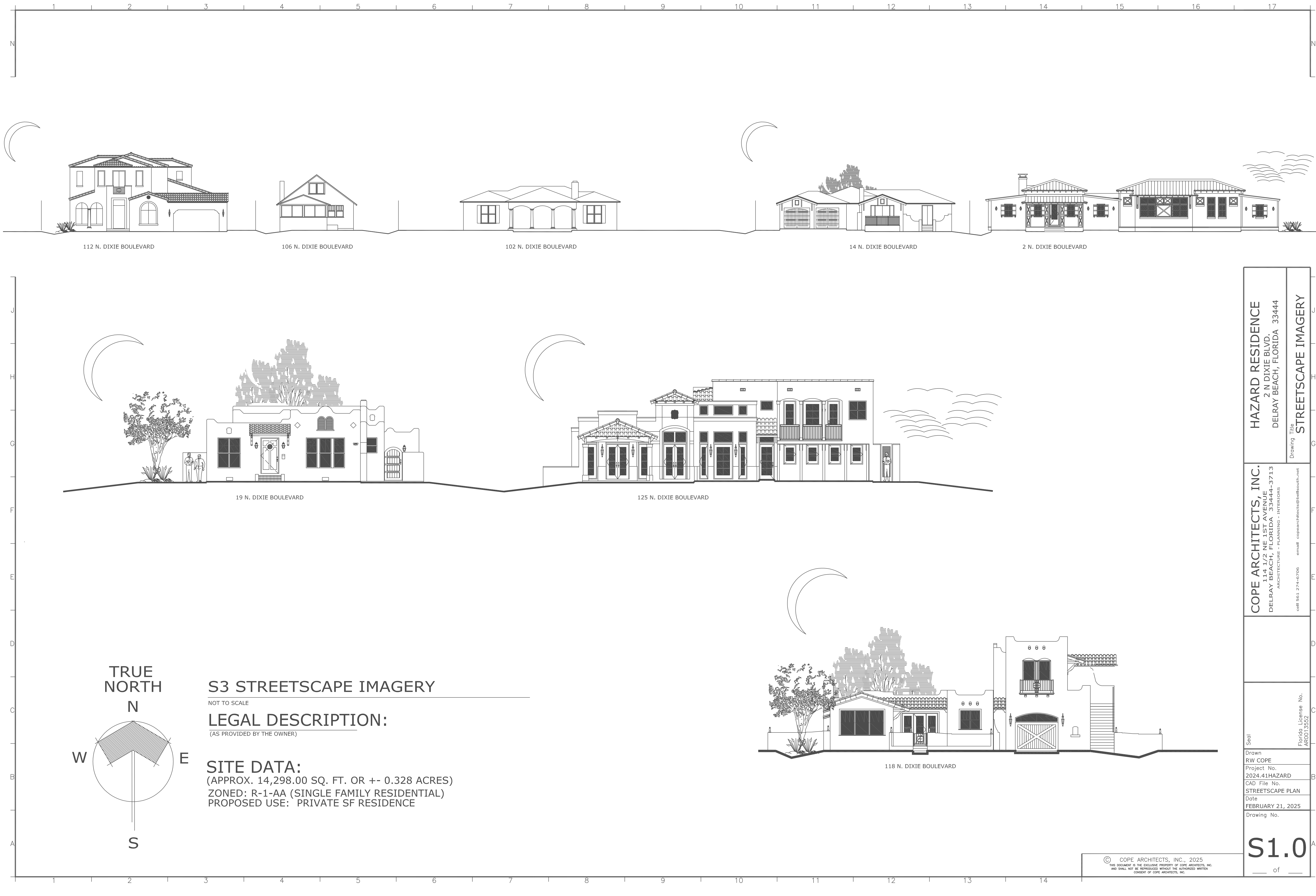
CAD File No.
RELOCATE SITE PLAN

Date
OCTOBER 31, 2024

Drawing No.

R1.0

of



HAZARD RESIDENCE 2 N DIXIE BLVD. DELRAY BEACH, FLORIDA 33444		Drawing Title STREETSCAPE IMAGERY	
COPE ARCHITECTS, INC. 114 1/2 N.E. 1ST AVE. DELRAY BEACH, FLORIDA 33444-3713 ARCHITECTURE - PLANNING - INTERIORS		cell 561 274-0706 email copearchitects@bellsouth.net	
Seal		Florida License No. AR0013552	
Drawn RW COPE		Project No. 2024.41HAZARD	
CAD File No. STREETSCAPE PLAN		Date FEBRUARY 21, 2025	
Drawing No.		S1.0 of	

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PL192300041



KNOW ALL Men By THESE PRESENTS that the Ocean City Development Company, a corporation organized and existing under and by virtue of the laws of the State of Florida, has caused to be made the attached plat of Delida Park, a subdivision of Lots 6, 7, and 8 of Sec. 9, Twp. 46 S., Rge. 43 E., as per plat recorded at page 45 of Plat Book, B, of the Public Records of Dade County.

The streets, avenues, courts, boulevards, and highways as shown on the attached plat are hereby dedicated to the perpetual use of the public for proper purposes, reserving to itself, its successors and assigns, the reversion or reversions thereof whenever discontinued by law.

In Witness Whereof the said Ocean City Development Company has caused its name to be signed hereunto by its president and its corporate seal affixed hereto by its secretary, this 11th day of September, 1923.

Ocean City Development Company

52

By P.L. Watson President

Attest B.E. Clifton Secretary

State of Florida) S.S.
County of Dade)

Before me this day personally appeared P.L. Watson, president and B.E. Clifton, secretary, of the Ocean City Development Company, a body corporate under the laws of the State of Florida, and being duly sworn, severally acknowledged the execution thereof to be their free and voluntary act and deed as such officers and for the uses and purposes therein mentioned and that they affixed the official seal of said corporation and that said instrument is the act and deed of said corporation.

Witness my hand and notarial seal at Miami, Florida, this 11th day of September, A.D. 1923.

M.B. Garris

Notary Public, State of Florida

My commission expires May 10, 1925

I hereby certify that the information appearing on the attached plat is true and correct, to the best of my knowledge and belief.

P.L. Watson
Registered Civil Engineer
State of Florida No. 141.

1.30 18 September
23 September 23
Plat 52
Jas. C. Brown

GENERAL LEGEND:

A/C = AIR CONDITIONER
AF = ALUMINUM FENCE
BCR = BROWARD COUNTY RECORDS
BM = BENCHMARK
CB = CATCH BASIN
CME = CANAL MAINTENANCE EASEMENT
C/L = CENTERLINE
CLF = CHAIN LINK FENCE
CBS = CONCRETE BLOCK STRUCTURE
CHATT = CHATTAHOOCHEE
CONC = CONCRETE
D = DELTA (CENTRAL ANGLE)
DE = DRAINAGE EASEMENT
E = EAST
ELE = ELEVATION
X 0.00' = ELEVATION
EOP = EDGE OF PAVEMENT
EOW = EDGE OF WATER
FF = FINISHED FLOOR
FH = FIRE HYDRANT
FN = FOUND NAIL
FIP = FOUND 3/4" IRON PIPE
FIR = FOUND 3/4" IRON ROD
FND = FOUND NAIL & DISC
INV = INVERT
L = ARC LENGTH
LP = LIGHT POLE
LME = LAKE MAINTENANCE EASEMENT
N = NORTH
N&D = NAIL & DISC
MF = METAL FENCE
MH = MAN HOLE
OH = OVERHEAD CABLES
OR = OFFICIAL RECORD BOOK
O/S = O/S
PB = PLAT BOOK
PBCR = PALM BEACH COUNTY RECORDS
PC = POINT OF CURVATURE
PG = PAGE
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POOL PUMP
PVCF = POLYVINYL CHLORIDE FENCE
R = RADIUS
R/W = RIGHT OF WAY
S = SOUTH
S/W = SIDEWALK
SIR = SET 3/4" IRON ROD #6677
SND = SET NAIL & DISC
TYP = TYPICAL
UE = UTILITY EASEMENT
W = WEST
WF = WOOD FENCE
WM = WATER METER
WV = WATER VALVE

OH OVERHEAD CABLES (OH)
PVCF POLYVINYL CHLORIDE FENCE (PVCF)
CLF CHAIN LINK FENCE (CLF)
WF WOOD FENCE (WF)
MF METAL FENCE (MF)

* DEGREE SYMBOL

WM WATER METER LP LIGHT POLE

AT&T BOX UTILITY POLE

CATCH BASIN

CABLE TV RISER (CA/TV)

SEWER MANHOLE

PROPERTY CORNER

SEWER CLEANOUT

CENTERLINE

FIRE HYDRANT

ELECTRIC BOX

VALVE

BOUNDARY SURVEY

PROPERTY ADDRESS:

2 NORTH DIXIE BOULEVARD
DELRAY BEACH, FL 33444

FLOOD ZONE: X

BASE FLOOD: N/A

COMMUNITY #: 125102

MAP/PANEL #: 12099C0977F

DATE OF FIRM: 10/05/2017

DATE OF SURVEY:

FIELD LOCATION OF IMPROVEMENTS

UPDATE SURVEY, ADD SPOT ELEVATIONS

UPDATE SURVEY, ADD SPOT ELEVATIONS

01/26/2024

06/06/2024

06/18/2024

SCALE: 1" = 10'

CADD: DJC

CHECKED BY: PLM

INVOICE #: 24-61132

SHEET # 1 OF 1

THIS SURVEYS MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Pedro L Martinez

PEDRO L. MARTINEZ, PSM., STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER LS 5443
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Digitally signed by Pedro L. Martinez
DN: c=US, o=ALL COUNTY SURVEYORS INC,
dnQualifier=AD141D0000018877DDB81600052FF7, cn=Pedro L. Martinez
Date: 2024.06.19 13:31:43 -0400

LEGAL DESCRIPTION:

LOT 11, BLOCK 5, "DEL IDA PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 52, OF THE PUBLIC RECORDS OF PALM COUNTY, FLORIDA.

CERTIFICATIONS:

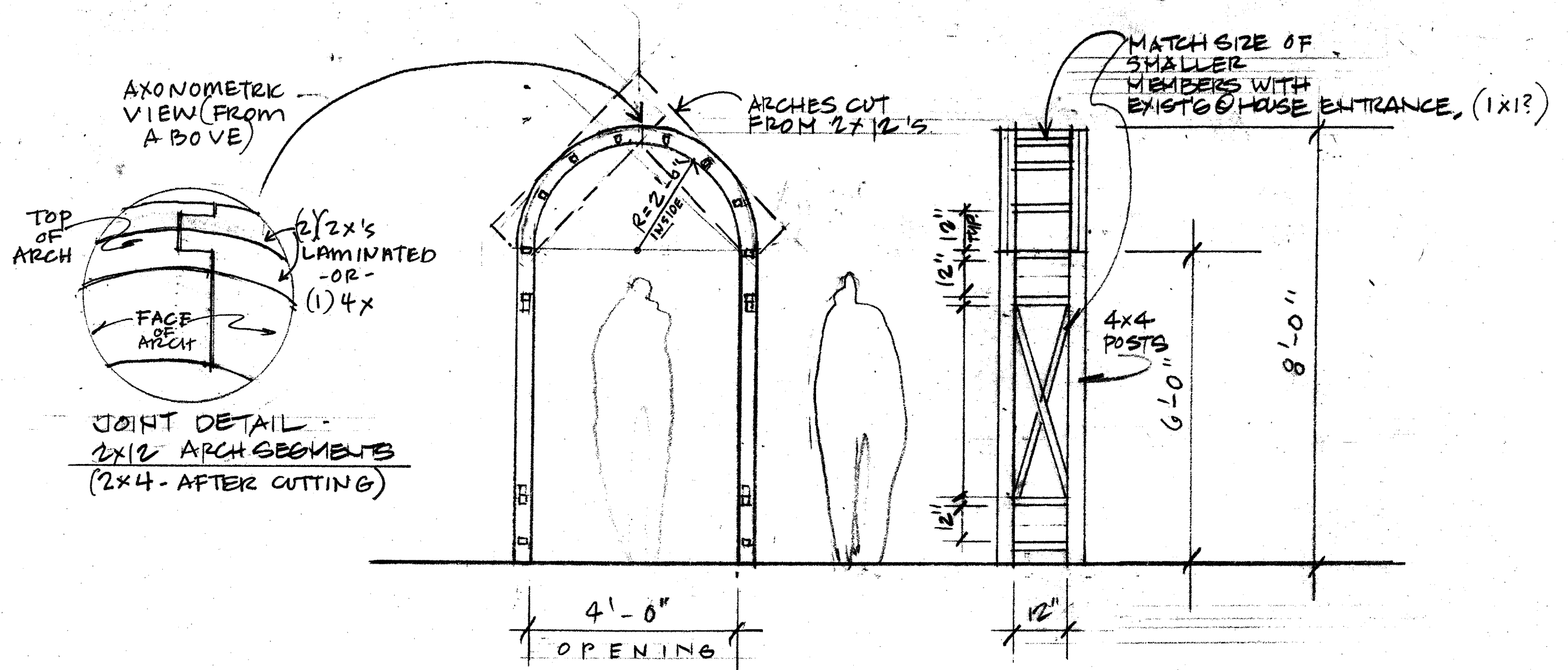
EDWARD HAZARD

SURVEYORS NOTES:

- (1.) ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.
- (2.) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
- (3.) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- (4.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.
- (5.) THERE MAY BE EXISTING RECORDED EASEMENTS CONTAINED IN THE PUBLIC RECORDS NOT DEPICTED HEREON THAT ONLY A THOROUGH TITLE SEARCH WOULD UNCOVER.
- (6.) SURVEY PURPOSE FOR PERMITTING FOR ADDITION AND TREE LOCATION.
- (7.) ALL FENCE LOCATION SHOWN IS THE CENTER OF THE EXISTING FENCE.
- (9.) ELEVATIONS (IF SHOWN) ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) UNLESS OTHERWISE NOTES. BENCHMARK REFERENCE: PALM BEACH COUNTY BENCHMARK #AD2701, ELEVATION = 15.99' (NAVD 1988)

ALL COUNTY SURVEYORS

PROFESSIONAL
SURVEYORS AND MAPPERS
LICENSE NO. 6677
OFFICE: (954) 777-4747
FAX: (954) 777-2707
5400 SOUTH UNIVERSITY DRIVE
DAVIE, FLORIDA 33328 SUITE 216



ENTRANCE ARCH

SCALE: 1/2" = 1'-0"

GENERAL LEGEND:

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SMH SEWER MANHOLE
PC PROPERTY CORNER
SC SEWER CLEANOUT
CL CENTERLINE
FH FIRE HYDRANT
EB ELECTRIC BOX
V VALVE

BOUNDARY SURVEY

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FLOOD ZONE: X

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CHECKED BY: PLM

INVOICE #: 24-61132

SHEET # 1 OF 1

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ALL COUNTY SURVEYORS

