



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

303 SE 7th Avenue

Meeting

August 5, 2026

File No.

HP-392-2025

Application Type

Certificate of Appropriateness & Variance

REQUEST

The item before the Board is consideration for a Certificate of Appropriateness (COA) and Variance (HP-392-2025) of a non-contributing single-family structure located at **303 SE 7th Avenue, Marina Historic District**.

GENERAL DATA

Owner: Bianca & Donald Pucci

Location: 303 SE 7th Avenue

PCN: 12-43-46-16-A9-128-0012

Property Size: 0.189 Acres

Zoning: R-1-AA (Single Family Residential)

FLUM: LD (Low Density Residential)

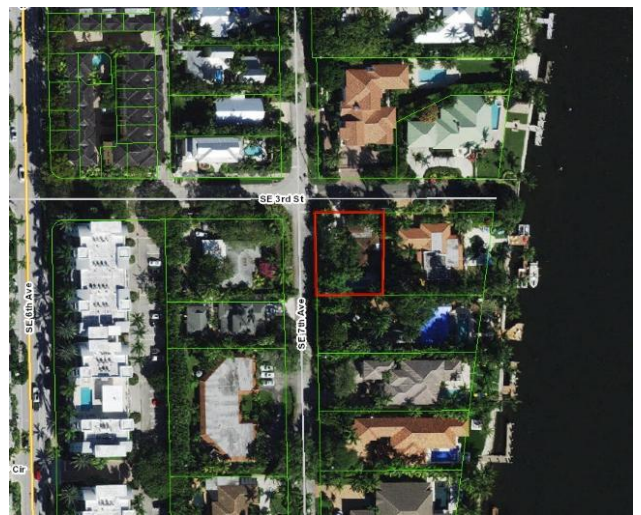
Historic District: Marina Historic District

Adjacent Zoning:

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

Existing Land Use: Residential

Proposed Land Use: Residential



BACKGROUND AND PROJECT DESCRIPTION

The subject 0.189-acre property is located at the southeast corner of SE 7th Avenue and SE 3rd Street, within the Locally and Nationally Registered Marina Historic District. The property contains a one-story Ranch style single-family residence, built in 1954 and was classified as contributing to the Marina Historic District. City Building Permit Yellowcards note that Mike L. Blank, of the original Blank Family, was previously one of the owners of the subject property. The John Rudolph Blank family came to Delray in 1903 from Bay City, Michigan, which makes them part of the early "Michigan Connection" as the pioneering settlers from the Saginaw area were called. They founded the first tropical plant nursery in the area and were successful in shipping palms and other tropical house plants north on the Florida East Coast Railroad. Their business contributed to the financial growth of the city as this was a period when palms and other exotics were in great demand for hotel lobbies and public spaces as well as for home decoration. The nursery was centered in the area of the Marina Historic District, which accounts for the many beautiful trees found within the district.

The original architect of record was Carlos B. Schoepl (1898-1990), who was born in Comfort, Texas. He was a first generation American, his father was Austrian, and his mother was German. Schoepl studied architecture at UCLA and in 1922, he began private practice in San Antonio and Houston, Texas.

Project Planner:

Katherina Paliwoda, Senior Historic Planner,
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Michelle Hoyland, Principal Planner,
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Review Dates:

August 5, 2026

Attachments:

1. Plans, Survey, & Renderings
2. Photographs
3. Color & Materials
4. Justification Statements

He moved to Florida in 1927 where he established an architectural practice in both St. Augustine and Jacksonville from 1927 to 1929. While in Jacksonville, Schoeppl designed some of the earliest Art Deco buildings in the city. He had an interest in aviation and was friends with Howard Hughes and Eddie Rickenbacker. In the early 1930's, he relocated to Miami, where he joined in partnership with Arnold Southwell. During their partnership, Schoeppl and Southwell produced "A Florida Brochure" highlighting their numerous projects, predominately residential structures, in the South Florida area. Schoeppl became a highly respected Miami Beach architect and interestingly Belford Shoumate, noted Palm Beach architect, worked for Schoeppl early in his career.

Some of his Schoeppl's designs are documented within the Collins Waterfront Architectural District. His contributions to the historic district are now considered to be representative of the work of a master alongside of several other noted architects including Martin L. Hampton (Colony Hotel – Delray Beach, and associate of Addison Minzer), Russell Pancoast, and Morris Lapidus to name a few. Other examples of Schoeppl's work include:

- Lead architect of Davis Shores on Anastasia Island, St. Augustine, Florida;
- The Fred J. Heyne in House (1922) Houston, Texas, listed on the National Register of Historic Places;
- The Bryan-Champan House (1935), Houston, Texas, a recorded Texas Historic Landmark by the Texas Historical Commission; and,
- Echo Motor Hotel (1959), Edinburg, Texas.

Schoeppl designed the subject structure in a modest Ranch architectural style using Crab Orchard Stone detailing, which could have been inspired by his Texas roots. The original 1,848 square foot single-family residence contained one-over-one single hung aluminum framed windows, with stucco banding surrounds. A stucco banded, raised arch detail existed on the west side of the house. The structure had a barrel tile roof and smooth stucco exterior. In 1987 and 1988, modifications were made to the structure, including the following:

- Enclosure of the original carport for additional living space;
- Small additions to the front and rear of the home;
- Modification of the original Crab Orchard Stone and block/brick veneer front exterior to a smooth stucco finish; and,
- Replacement of the original cement tile roof with a barrel tile roof.

In 1998, a new swimming pool, perimeter fence, and deck were constructed.

At its meeting of December 12, 2022, HPB approved the Certificate of Appropriateness (2022-170) Demolition, Variance, and Waiver request for the demolition of 106 sq. ft. of non-contributing additions, construction of a one-story addition to the rear of the home and two-story addition to the south side of the existing structure. The approved additions totaled 1,636 sq. ft and the overall square footage of the home was to be 3,484 sq. ft. In order to meet minimum FEMA finished floor elevations, the approval included elevation of the original structure vertically in place by pouring additional slab, construction of additional walls at the top of the existing structure and shifting window and door openings vertically. A new swimming pool and associated decking was approved for installation on the south side of the property. The proposal also included three project relief requests:

- A variance to allow for the proposed 2-story addition to encroach into the east/rear setback from the required 10' to 6'7".
- A variance to allow the pool to encroach into the west/front setback from the required 30' to 10'6".
- A waiver to allow for relief to the Secondary and Subordinate Visual Compatibility Standard for the proposed two-story addition.

Then, a permit for the approved work was issued on September 27, 2023 (23-212072). However, during construction, more than the approved demolition occurred and all but one section of existing walls and the roof were removed. As the approval did not include a request to demolish more than 25% of a contributing structure, the property owner was issued Code Enforcement Violations including Irreversible or Irreparable Violations for work exceeding the COA approval. The violations were heard by the Special Magistrate at its meeting of December 6, 2023, and the Special Magistrate assessed a one-time fine in the amount of \$15,000 and ordered the property owner to obtain a modified Certificate of Appropriateness and permits.

At its meeting of May 1, 2024, the Historic Preservation Board approved Certificate of Appropriateness and Demolition request for an after the fact Demolition and reconstruction of the contributing single-family residence, which included the previously approved alterations and additions. The project was completed and a certificate of occupancy was issued on March 25, 2025.

The subject request before the board includes exterior modifications to the non-contributing residence, as follows:

- Installation of a retractable awning to the front of the structure on the 2nd-story elevation;
- Installation of bronze aluminum railings on top of the structure for use as a rooftop deck;
- Installation of a spiral staircase on the rear (northeast) side of the reconstructed one-story portion of the structure, to provide access to the new rooftop deck.

Also, a Variance is requested to reduce the rear setback from the required 10' to 3' 6½" for the installation of the proposed spiral staircase.

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 which is to be approved is consistent with Historic Preservation purposes pursuant to Objective 1.4 of the Historic Preservation Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

ZONING USE AND REVIEW

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. The previously approved COA was determined to be in compliance with the applicable requirements and Variances were approved to allow relief to setback requirements.

DEVELOPMENT STANDARDS SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT (WEST)	30'	30' (Structure) 10' ½" (pool)	No change
SIDE STREET (NORTH)	15'	15'3"	No change
SIDE INTERIOR (SOUTH)	10'	10' (Addition & Pool)	No change

REAR (EAST)	10'	9'-7"-6'-7"	3' 6 1/2" *
HEIGHT	35' (MAX)	16' 3" 1-story 20' 5" (2-story addition)	No change

* Variances are required for any new building area that encroaches into required setbacks, including ground floor building area proposed underneath the existing structure.

ROOFTOP USES

Pursuant to LDR Section 4.3.3(RR) - Rooftop uses.

- a) Rooftop uses in all residential zoning districts. Rooftop uses shall not be located higher than 26 feet and shall be limited to open air terraces and amenities that are ancillary or accessory to the principal use, including but not limited to outdoor kitchen areas, swimming pools, and hot tubs. Rooftops located higher than 26 feet shall not have rooftop uses, may only be accessed for maintenance and repair, and shall not provide elevator access.
 - 1) General design standards for rooftop uses and terraces. All rooftop uses and terraces shall meet the following:
 - a) Features or structures shall not extend beyond the maximum building height, except pursuant to Section 4.3.4(J)(3), "Exceptions to zoning district height", or as specifically increased by the zoning district regulations.
 - b) Parking must be provided for principal uses, such as restaurant seating, located on rooftops. Parking is not required for amenities that are ancillary or accessory to the principal use, such as a swimming pool for a condominium.
 - c) Rooftop use areas greater than 100 square feet and located below the maximum building height shall landscape a minimum of ten percent of the rooftop use area. Rooftop use areas that are located at the maximum building height shall landscape a minimum of 20 percent. Landscaping shall consist of trees, shrubs, ground cover, and vines.
 - d) Rooftop use areas shall be hardscaped with materials that reduce the urban heat island effect such as cool or reflective roofs, patterned concrete, pavers, or wood decking. Open-air shade elements, such as awnings, trellises, and shade sails are allowed up to ten feet in height subject to the setback requirements of the zoning district.
 - e) Railings and parapets shall be provided as follows:
 - (1) The full perimeter of rooftop use area shall be surrounded by a parapet or railing at a minimum height of four feet that is consistent with the architectural style.
 - (2) For non-residential rooftop uses adjoining or separated by an alley from OSSHAD, RO, or a residential zoning district, rooftop uses and terraces larger than 100 square feet located at any story or height shall provide privacy and mitigate potential impacts to the adjoining property through at least one of the following:
 - (a) a solid parapet or screening, greater than 75 percent opaque and minimum of six feet in height along the adjoining perimeter; or
 - (b) a setback of at least 20 feet from the property line(s) with a railing or parapet at least four feet in height along the adjoining perimeter.
 - f) Restroom facilities allowed to be located above the maximum building height shall be setback an additional ten feet on all sides.
 - g) All rooftop lighting shall comply with Section 4.6.8 and shall provide full cutoff luminaries to minimize spillover on adjacent properties. Light poles shall not extend beyond the maximum building height.

h) Relief to the general design standards for rooftop uses and terraces is subject to review and action by the City Commission through the waiver process per Section 2.4.7(B).

The proposal involves utilization of the rooftop and installation of a spiral staircase on the rear (northeast) side of the residence. The proposed rooftop sits at 11'½" feet and contains a 4' parapet aluminum railing around the perimeter of the area, which meets the requirements of this code section. Additionally, the proposal includes planter boxes on the rooftop to meet minimum landscape requirements.

LDR SECTION 4.5.1

HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

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

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

The subject application is considered "Minor Development" as it involves "alteration of less than 25 percent of the existing floor area of the building and all appurtenances."

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

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

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 a new canvas retractable awning on a white metal frame to be installed on the front (west) elevation of the new two-story addition, a new bronze metal spiral staircase on the rear (northwest) side of the one-story portion of the residence, and bronze aluminum railings to be installed on the garage rooftop.

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

The subject request is for minor exterior modifications to add railings to the rooftop area, a new spiral staircase to access the rooftop terrace, and a new retractable awning to the existing one and two-story

non-contributing residence. The reconstructed design of the one-story portion of the home has been taken into consideration, and the proposal represents a minor alteration to the property.

SECRETARY OF THE INTERIORS STANDARDS

Pursuant to LDR Section 4.5.11(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.

As the structure is considered a reconstruction of the original historic residence, the structure is no longer considered contributing to the Marina Historic District. Application of the Secretary of the Interior's Standards and Guidelines for Rehabilitation are applied where the proposal would have an impact on the surrounding historic district. With that said, the proposal is expected to be compatible with the surrounding historic district and historic structures.

Pursuant to LDR Section 4.5.1l(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 4.5.1l(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 4.5.1l(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.

There proposal involves installation of aluminum railings on top of the existing one-story garage, for rooftop use. The rooftop area contains 211 sq. ft. and the new metal spiral staircase proposed for access to the rooftop will be located on the east side of the property, behind the home. While there are no proposed changes to the non-contributing structures' existing Roof Shape, as the garage roof will remain as a flat deck roof, that area will now include 42" aluminum railings and be utilized as a rooftop terrace. The proposal meets the LDR requirements for rooftop terraces as noted above in this staff report.

With regards to **Relationship of Materials, Texture, and Color**, the proposal includes bronze aluminum railings for the rooftop area to match the existing fence and balcony railings. The spiral staircase will also be aluminum railing to match. The proposed retractable awning will be a fabric canvas in a tan “Stone Silica” color with an off-white aluminum frame. There are no concerns with the proposed materials and colors for this request.

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.

Pursuant to Section 4.3.4(K), Development Standards Matrix, the required rear setback is 10 for the R-1-AA zoning requirements. The request is to reduce the minimum required rear (east) setback, from 10 feet to 3 feet 6½ inches for the installation of a spiral staircase to access the rooftop.

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 the property and demonstrating that the granting of the variance would not be contrary to the public interest, safety, or welfare.**

The request includes the installation of a spiral staircase for access to the rooftop. The existing structure involves a one-story reconstructed version of the original residence and two-story addition. The variance is not necessary to maintain the historic character of the property, yet granting of the variance is not expected to be contrary to the public interest, safety, or 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 reconstruction of the residence sits at the same setting as the original structure once did on the lot, to which the rear of the structure encroaches into the required 10’ setback. This is very narrow area of the property as it exists, which does not allow much room for additions and/or renovations. The variance to allow the spiral staircase is a very minor exterior alteration, but it is to allow access to a new rooftop use. The board will need to make a determination that special conditions and circumstances exist per this finding.

(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 rooftop use represents a modernization of the existing structure rather than a minimum building requirement necessary for occupancy of the structure as a residence as the rooftop use is an amenity secondary to the use of the single-family residence. Installation of the spiral staircase is necessary to provide access to the proposed rooftop use. The structure as it exists encroaches into the rear setback and is built to the required side street setback. There is not available location for the staircase to be situated where it would conform to the setback requirements. As the request is proposed to the rear of the structure, the spiral staircase is a minor modification and will not be visible from the front public right of way of SE 7th Avenue and partially visible from the adjacent SE 3rd Street right-of-way. The request is not expected to have a negative effect upon the historic character of the Marina Historic District.

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

The original historic structure was demolished and reconstructed with the previously approved application. As the structure is no longer contributing to the Marina Historic District, there is no historic fabric left to alter on site. The proposal to install the staircase in the rear of the home is the least visually impactful side for the staircase to be situated. However, installation of the staircase facilitates the use of the roof of the garage as a rooftop terrace and involves the installation of rooftop mounted aluminum railings surrounding the proposed rooftop area. The board will need to make a determination that the proposal will not significantly diminish the historic character of the Marina Historic District.

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

The property has historically been utilized for residential use and is currently being used for residential use. The subject variance is to allow the installation of a spiral staircase in the rear of the property with a reduced setback of 3 feet 6 ½ inches where 10 feet is required. The spiral staircase would be necessary to access the proposed rooftop terrace use, which represents a modernization of the existing structure rather than a minimum building requirement necessary for occupancy of the structure as a residence. The board will need to make a determination that the proposal is necessary to accommodate an appropriate adaptive reuse of the non-conforming structure.

The property owner has submitted a justification statement for the request (attached).

Note: As required by the LDRs, a notice regarding the subject demolition request was sent to those property owners located within a 500' radius of the subject property.

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 board will need to make a determination that the request can be found to be consistent with the provisions of LDR Section 4.5.1 relating to historic sites and districts as well as the Secretary of the Interior's Standards and the Delray Beach Historic Preservation Design Guidelines.

SITE PLAN TECHNICAL ITEMS

1. Remove all proposed notes that were already approved and are not a part of this request (ex. reconstruction note of the main structure on the proposed site plan).

ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness and Variance (HP-392-2025), for the property located at **303 SE 7th Avenue, Marina Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.
- C. Approve Certificate of Appropriateness and Variance (HP-392-2025), for the property located at **303 SE 7th Avenue, Marina 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 and Variance (HP-392-2025), for the property located at **303 SE 7th Avenue, Marina 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

☒ Courtesy Notices were provided to the following, at least 5 working days prior to the meeting: Marina Historic District Homeowners Association	☒ Public Notice was mailed to property owners within a 500' radius on 7/24/26, 10 days prior to the meeting. ☒ Public Notice was posted at the property on 7/30/26, 7 calendar days prior to the meeting. ☒ Public Notice was posted in the main lobby at City Hall on 7/24/26, 10 working days prior to the meeting. ☒ Public Notice was posted to the City's website on 7/24/26, 10 calendar days prior to the meeting. ☒ Agenda was posted on 7/29/26, 5 working days prior to meeting.
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TAC Timeline Table

Review No.	Submittal Date	TAC Comments Transmitted	Board Meeting Date
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1.	05/19/2026	6/11/2026 TAC	N/A
2.	07/10/2026	Determined Board Ready 7/22/2026	Scheduled for August 5 HPB Meeting

ROOF	WALLS
FASCIA	TRIM/OTHER
WINDOWS	SHUTTERS/AWNINGS
	Fabric is Canvas – Color is Stone Silica Frame is Aluminum – Color Off White
RAILINGS	
 Bronze aluminum to match existing fencing and balcony railings	open 
COLUMNS	
	retracted 

One Motorized Retractable Style Fabric Awning at Front Patio Area of House
Size: 15' Wide x 6'-11" Projection



Fabric is Canvas – Color is Stone
Frame is Aluminum –Color Sand textured



Retractable mode

Renderings Railings are bronze aluminum to match fencing.



Eye Level North Elevation



Eye Level West Elevation



Eye Level East Elevation





North view- Property



Northeast view- Property



East view- Property



West view- Property



West view- Awning location



Southview- Awning location

Project Narrative

The project proposal includes 2 requests.

The first request is to install a retractable awning on the southwest portion of the property to mitigate heat access to the southwest portion of the property. The installation of clear non energy efficient windows to meet historic guidelines minimally protects the home from the sun's heat. The retractable awning, not visible when retracted, will be used mostly in summer months when the heat is most notable. The awning is 15' wide and 7' deep. The frame of the retractable awning is aluminum and the fabric is canvas.

The second request is to install a safety railing on the west, north, south and east portion of the flat roof on the northeast portion of the property. The use of the railings is to provide safe access to the roof for maintenance and for occasional use of the rooftop deck as an openair terrace. Access to the roof will be via a exterior spiral staircase located at the rear of the property. As the spiral staircase will be installed within the setback, a variance is required for a portion of the setback to incorporate a 5'-6' spiral staircase. The positioning of the staircase steps will be finalized by the staircase company at time of permit.

The project meets the permitted use of roof top terraces per Section 4.3.3 *Special Requirements for Specific uses* as follows:

(2) ***Allowable rooftop uses.*** (Ord. No. 02-21, § 2, 3-2-21)

- (a) ***Rooftop uses in all residential zoning districts.*** Rooftop uses shall not be located higher than 26 feet and shall be limited to open air terraces and amenities that are ancillary or accessory to the principal use, including but not limited to outdoor kitchen areas, swimming pools, and hot tubs. Rooftops located higher than 26 feet shall not have rooftop uses, may only be accessed for maintenance and repair, and shall not provide elevator access. (Ord. No. 02-21, § 2, 3-2-21)

(3) ***General design standards for rooftop uses and terraces.*** All rooftop uses and terraces shall meet the following: (Ord. No. 02-21, § 2, 3-2-21)

- (a) Features or structures shall not extend beyond the maximum building height, except pursuant to [Section 4.3.4\(J\)\(3\)](#), "Exceptions to zoning district height", or as specifically increased by the zoning district regulations. (Ord. No. 02-21, § 2, 3-2-21)
- (b) Parking must be provided for principal uses, such as restaurant seating, located on rooftops. Parking is not required for amenities that are ancillary or accessory to the principal use, such as a swimming pool for a condominium. (Ord. No. 02-21, § 2, 3-2-21)
- (c) Rooftop use areas greater than 100 square feet and located below the maximum building height shall landscape a minimum of ten percent of the rooftop use area. Rooftop use areas that are located at the maximum building height shall landscape a minimum of 20 percent. Landscaping shall consist of trees, shrubs, ground cover, and vines. (Ord. No. 02-21, § 2, 3-2-21)
- (d) Rooftop use areas shall be hardscaped with materials that reduce the urban heat island effect such as cool or reflective roofs, patterned concrete, pavers, or wood decking. Open-air shade elements, such as awnings, trellises, and shade sails are allowed up to ten feet in height subject to the setback requirements of the zoning district. (Ord. No. 02-21, § 2, 3-2-21)
- (e) Railings and parapets shall be provided as follows: (Ord. No. 02-21, § 2, 3-2-21)
 - 1. The full perimeter of rooftop use area shall be surrounded by a parapet or railing at a minimum height of four feet that is consistent with the architectural style. (Ord. No. 02-21, § 2, 3-2-21)

JUSTIFICATION STATEMENT

VISUAL COMPATABILITY STANDARDS

CITY OF DELRAY BEACH

PUCCI RESIDENCE

303 SE 7TH AVE

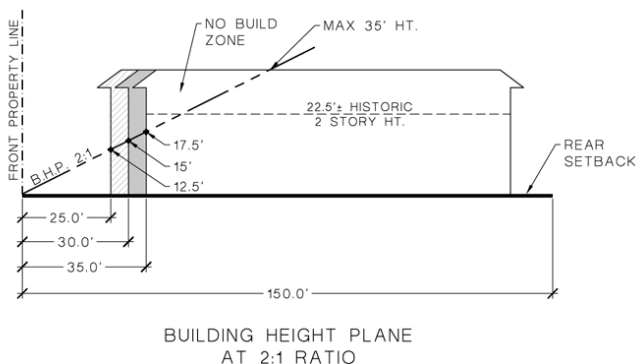
To the members of the Historic Preservation Board of Delray Beach, Florida

Below is an explanation/response of the visual compatibility standard criteria used on the proposed rehabilitation and addition to the property noted above.

4.5.1 (E) (7) Visual compatibility standards. New construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in [Section 4.5.1](#). Visual compatibility for minor and major development as referenced in [Section 4.5.1\(E\)\(2\)](#) shall be determined by utilizing criteria contained in (a) through (m) below. Visual compatibility for all development on individually designated properties outside the district shall be determined by comparison to other structures within the site. [Amd. Ord. 30-08 09/16/08]; [Amd. Ord. 38-07 2/5/08]

(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: [Amd. Ord. 38-07 2/5/08]

1. Building Height Plane (BHP): The building height plane technique sets back the overall height of a building from the front property line. [Amd. Ord. 38-07 2/5/08]
1. a) The building height plane line is extended at an inclined angle from the intersection of the front yard property line and the average grade of the adjacent street along the lot frontage. The inclined angle shall be established at a two to one (2:1) ratio. See illustration below. [Amd. Ord. 38-07 2/5/08]

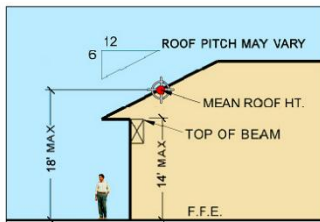


NA There are no proposed changes to the building height plan. 4.5.1 (E) (7) (1-3) are not applicable

b) A structure relocated to a historic district or to an individually designated historic site shall be exempt from this requirement. [Amd. Ord. 38-07 2/5/08]

2. First floor maximum height. Single-story or first floor limits shall be established by: [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]

- a. Height from finished floor elevation to top of beam (tie or bond) shall not exceed 14 feet. [Amd. Ord. 38-07 2/5/08]p
- b. Mean Roof Height shall not exceed 18 feet. [Amd. Ord. 38-07 2/5/08]
- c. If any portion of the building exceeds the dimensions described in a. and b. above, the building shall be considered a multi-story structure. [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]
- d. See illustration below: [Amd. Ord. 38-07 2/5/08]



- e. Sections a., b., and c., above may be waived by the Historic Preservation Board when appropriate, based on the architectural style of the building. [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]

3. Upper Story Height(s). Height from finished floor elevation to finished floor elevation or top of beam (tie or bond) shall not exceed 12 feet. [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]

(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 [Amd. Ord. 38-07 2/5/08]

There are no proposed changes to the front façade building or structure. The Proposed awning is compatible with similar awnings within the Marina 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. [Amd. Ord. 38-07 2/5/08]

NA There is no proposed change to windows and doors.

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. [Amd. Ord. 38-07 2/5/08]

NA There is no proposed change to the relationship of Solids to voids

(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. [Amd. Ord. 38-07 2/5/08]

NA There is no proposed change to the proposed structure that affects the rhythm of the building to open spaces and adjoining buildings.

(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. [Amd. Ord. 38-07 2/5/08]

NA There is no proposed change to the entrance and or porch projections.

(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. [Amd. Ord. 38-07 2/5/08]

The materials to be used are as follows

Awning – color stone. Frame - Sand

Railing – Bronze Aluminum

These colors are consistent and compatible with other homes in the 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. [Amd. Ord. 38-07 2/5/08]

NA There is no proposed change to the roof structure..

(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. [Amd. Ord. 38-07 2/5/08]

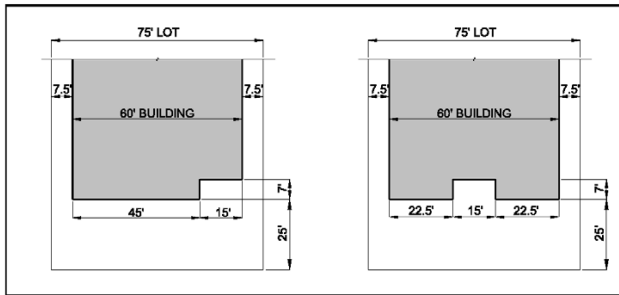
NA There is no proposed change to any walls of enclosure.

(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: [Amd. Ord. 38-07 2/5/08]

1. For buildings wider than 60 percent of the lot width, a portion of the front façade must be setback a minimum of seven additional feet from the front setback line: [Amd. Ord. 38-07 2/5/08]

- a. Lots 65 feet or less in width are exempt from this requirement. [Amd. Ord. 38-07 2/5/08]

- b. To calculate how much of the building width must comply with this provision, multiply the lot width by 40 percent and subtract the required minimum side setbacks (example: 100' lot width x 40% = 40' - 15' side yard setbacks = 25'). [Amd. Ord. 38-07 2/5/08]
- c. Any part or parts of the front façade may be used to meet this requirement. [Amd. Ord. 38-07 2/5/08]
- d. See illustration below: [Amd. Ord. 38-07 2/5/08]



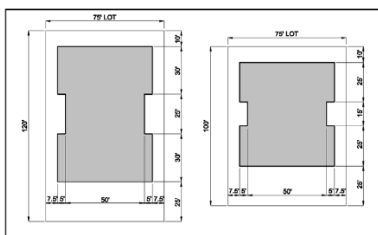
e). If the entire building is set back an additional seven (7) feet, no offset is required. [Amd. Ord. 38-07 2/5/08]

2). For buildings deeper than 50 percent of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five additional feet from the side setback line: [Amd. Ord. 38-07 2/5/08]

a). To calculate how much of the building depth must comply with this provision, multiply the lot depth by 50 percent and subtract the required minimum front and rear setbacks (example: 120' lot depth x 50% = 60' - 25' front yard setback - 10' rear setback = 25'). [Amd. Ord. 38-07 2/5/08]

b). Any part or parts of the side façades may be used to meet this requirement. [Amd. Ord. 38-07 2/5/08]

c). See illustration below: [Amd. Ord. 38-07 2/5/08]



d). If the entire building is set back an additional five feet from the side, no offsets are required on that side. [Amd. Ord. 38-07 2/5/08]

NA There is no proposed change to the scale of the building

3. Porches may be placed in the offset portion of the front or side façades, provided they are completely open except for supporting columns and/or railings. [Amd. Ord. 38-07 2/5/08]

NA there is no proposed change to the front porch.

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. [Amd. Ord. 38-07 2/5/08]

NA. There is no proposed change to the directional expression of the front elevation..

(l). Architectural style. All major and minor development shall consist of only one architectural style per structure or property and not introduce elements definitive of another style. [Amd. Ord. 38-07 2/5/08]

The proposed retractable awning does not change the homes existing architectural style. The proposed railing is compatible with existing balcony railings and does not change the home's existing architectural style.

(m). Additions to individually designated properties and contributing structures in all historic districts. Visual compatibility shall be accomplished as follows: [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]

1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible. [Amd. Ord. 38-07 2/5/08]

2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building. [Amd. Ord. 38-07 2/5/08]

3. Characteristic features of the original building shall not be destroyed or obscured. [Amd. Ord. 38-07 2/5/08]

NA There is no proposed addition

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. [Amd. Ord. 38-07 2/5/08]

NA There is no proposed addition.

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. [Amd. Ord. 38-07 2/5/08]

NA There is no proposed addition.

6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building. [Amd. Ord. 38-07 2/5/08]

NA There is no proposed addition

PROJECT RELIEF REQUEST

Identify if the proposal requires relief from any of the applicable requirements noted in the Land Development Regulations. If no relief is being requested, check the first box under each section below.

WHAT TYPE OF RELIEF IS BEING SOUGHT:

☒ VARIANCE ☐ WAIVER ☐ INTERNAL ADJUSTMENT ☐ IN-LIEU OF PARKING

☐ REQUIRED FEE(S) ATTACHED IN THE AMOUNT OF: _____

Has a request for relief been previously filed with the City of Delray Beach regarding the subject property? If so, please state the nature of the relief request, the project file number, and whether the relief was granted or denied. Attach separate sheet if necessary.

VARIANCE

☐ NO VARIANCES REQUESTED OR APPLICABLE

☒ HISTORIC: ATTACH JUSTIFICATION STATEMENT THAT ADDRESSES THE CRITERIA IN LDR SECTION 2.4.11(A)(6)

☐ NON-HISTORIC: ATTACH JUSTIFICATION STATEMENT THAT ADDRESSES THE CRITERIA IN LDR SECTION 2.4.11(A)(5)

WAIVER

☒ NO WAIVERS REQUESTED

☐ ATTACH JUSTIFICATION STATEMENT THAT ADDRESSES THE WAIVER FINDINGS IN LDR SECTION 2.4.11(B)

☐ ATTACH PLANS AND OTHER DOCUMENTS NEEDED (I.E. SURVEY, SITE PLAN, ETC.) FOR REVIEW OF REQUEST.

INTERNAL ADJUSTMENT

☐ NO INTERNAL ADJUSTMENTS REQUESTED

☒ ATTACH JUSTIFICATION STATEMENT THAT ADDRESSES THE FINDINGS IN LDR SECTION 2.4.11(C)

REQUEST

LDR SECTION	REQUIREMENT	EXISTING	PROPOSED REQUEST
4.3.4(K)	10'	9'.62"	6' reduction of setback to 3'.62"

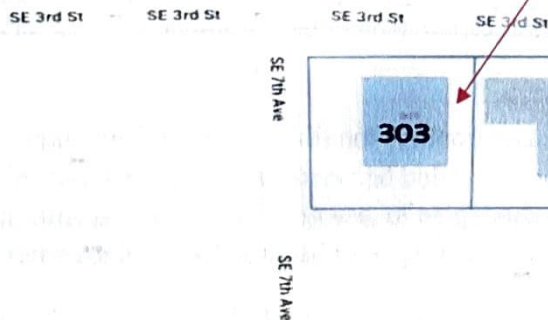
JUSTIFICATION STATEMENT – REAR SET BACK VARIANCE

Dear Sir or Madam,

Our family and I are respectfully requesting a variance from the City of Delray Beach's Historic Preservation Board for our home located at 303 SE 7th Ave. to reduce a portion of the rear existing 9'62" setback to 3'62". The LDR section we are requesting relief from is 4.3.4(K) which identifies setback requirements.

We are requesting this variance to install a 6' spiral staircase at the rear of the home located within the setback at a planned height of 10'. Although this variance would result in a 3'62" setback for a portion of the rear setback, there would be no impact to neighboring properties as the rear lot line abuts the east neighbor's driveway. Moreover, the spiral staircase is not a permanent structure as it can be removed.

It should be noted that the property is an unusually shaped lot whereby the back of the house is the narrowest portion of the property (see arrow below) and is the reason why this variance is requested.



Original lot zoned as R-1-AA was parcelled into 2 lots. Setback requirements remained as if it was a larger lot

The variance justification is supplemented by the following findings per Section 2.4.11(A)(5)

- a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings subject to the same zoning. Economic hardship shall not constitute a basis for the granting of a variance.

Findings: The special condition is that the property's lot was re-platted from a large rectangular shaped lot similar to the remaining lots south of the structure to a smaller rectangular lot on the west side of the parcel. This smaller replatted parcel has a designation of R-1-AA which is customarily provided to lots that are much larger in size.

- b) That literal interpretation of the regulations would deprive the applicant of rights commonly enjoyed by other properties subject to the same zoning.

Findings: The literal or non-literal interpretation of the provisions of existing ordinances are not affected by the proposed improvement.

- c) That special conditions and circumstances have not resulted from actions of the applicant.

Findings: The special conditions and circumstances are not due to the actions of the applicant.

- d) That granting the variance will not confer onto the applicant any special privilege that is denied to other lands, structures and buildings under the same zoning. Neither the permitted, nor nonconforming use, of neighborhood lands, structures or buildings under the same zoning shall be considered grounds for the issuance of a variance

Findings: The granting of the variance does not provide a special privilege denied to other homeowners within the district and neither the permitted or nonconforming use of structures under the same zoning within the district is grounds for issuance of the variance.

- e) That the reasons established in the variance petition justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of the land, building, structure.

PROJECT RELIEF REQUEST

Identify if the proposal requires relief from any of the applicable requirements noted in the Land Development Regulations. If no relief is being requested, check the first box under each section below.

WHAT TYPE OF RELIEF IS BEING SOUGHT:

☒ VARIANCE ☐ WAIVER ☐ INTERNAL ADJUSTMENT ☐ IN-LIEU OF PARKING

☐ REQUIRED FEE(S) ATTACHED IN THE AMOUNT OF: _____

Has a request for relief been previously filed with the City of Delray Beach regarding the subject property? If so, please state the nature of the relief request, the project file number, and whether the relief was granted or denied. Attach separate sheet if necessary.

VARIANCE

☐ NO VARIANCES REQUESTED OR APPLICABLE

☒ HISTORIC: ATTACH JUSTIFICATION STATEMENT THAT ADDRESSES THE CRITERIA IN LDR SECTION 2.4.11(A)(6)

☐ NON-HISTORIC: ATTACH JUSTIFICATION STATEMENT THAT ADDRESSES THE CRITERIA IN LDR SECTION 2.4.11(A)(5)

WAIVER

☒ NO WAIVERS REQUESTED

☐ ATTACH JUSTIFICATION STATEMENT THAT ADDRESSES THE WAIVER FINDINGS IN LDR SECTION 2.4.11(B)

☐ ATTACH PLANS AND OTHER DOCUMENTS NEEDED (I.E. SURVEY, SITE PLAN, ETC.) FOR REVIEW OF REQUEST.

INTERNAL ADJUSTMENT

☐ NO INTERNAL ADJUSTMENTS REQUESTED

☒ ATTACH JUSTIFICATION STATEMENT THAT ADDRESSES THE FINDINGS IN LDR SECTION 2.4.11(C)

REQUEST

LDR SECTION	REQUIREMENT	EXISTING	PROPOSED REQUEST
4.3.4(K)	10'	9'.62"	6' reduction of setback to 3'.62"

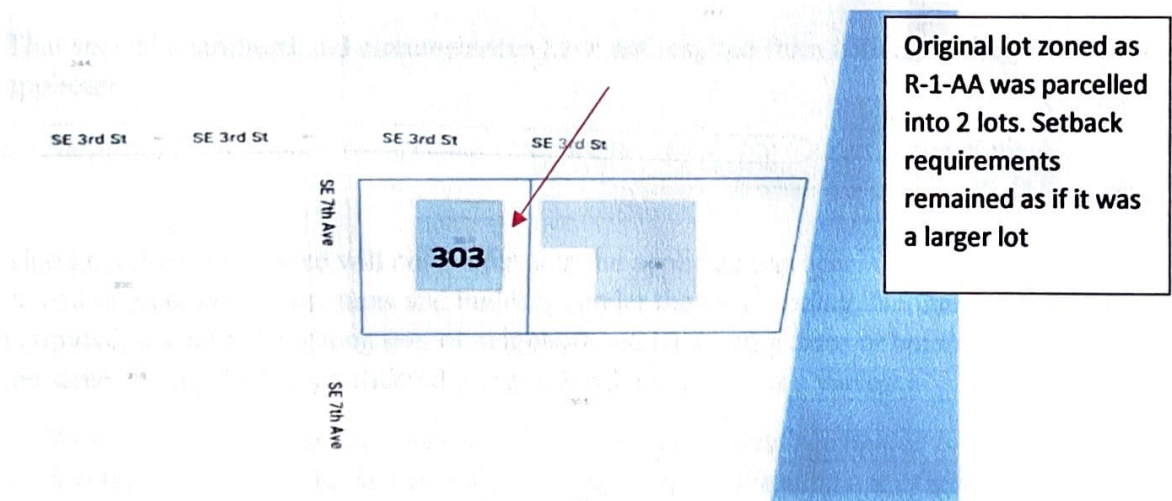
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We are requesting this variance to install a 6' spiral staircase at the rear of the home located within the setback. Although this variance would result in a 3'62" setback for a portion of the rear setback, there would be no impact to neighboring properties as the rear lot line abuts the east neighbor's driveway. Moreover, the spiral staircase is not a permanent structure as it can be removed.

It should be noted that the property is an unusually shaped lot whereby the back of the house is the narrowest portion of the property (see arrow below) and is the reason why this variance is requested.



The variance justification is supplemented by the following findings per Section 2.4.11(A)(5)

- a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings subject to the same zoning. Economic hardship shall not constitute a basis for the granting of a variance.

Findings: The special condition is that the property's lot was re-platted from a large rectangular shaped lot similar to the remaining lots south of the structure to a smaller rectangular lot on the west side of the parcel. This smaller replatted parcel has a designation of R-1-AA which is customarily provided to lots that are much larger in size.

- b) That literal interpretation of the regulations would deprive the applicant of rights commonly enjoyed by other properties subject to the same zoning.

Findings: The literal or non-literal interpretation of the provisions of existing ordinances are not affected by the proposed improvement.

- c) That special conditions and circumstances have not resulted from actions of the applicant.

Findings: The special conditions and circumstances are not due to the actions of the applicant.

- d) That granting the variance will not confer onto the applicant any special privilege that is denied to other lands, structures and buildings under the same zoning. Neither the permitted, nor nonconforming use, of neighborhood lands, structures or buildings under the same zoning shall be considered grounds for the issuance of a variance

Findings: The granting of the variance does not provide a special privilege denied to other homeowners within the district and neither the permitted or nonconforming use of structures under the same zoning within the district is grounds for issuance of the variance.

- e) That the reasons established in the variance petition justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of the land, building, structure.

Findings: Due to the existing conditions noted previously, this variance is the minimum required to install an exterior spiral staircase to provide safe access to a roof terrace.

- f) That the granting of the variance will be in harmony with the general purpose and intent of the existing regulations, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare

Findings: The variance would be in harmony with the general purpose and intent of the existing regulation and not be contrary to public interest or welfare of the neighborhood. Providing landscape in accordance with roof top regulations would enhance beauty of structure and would not be injurious to any neighbor.

GENERAL NOTES

1. TYPE OF CONSTRUCTION: CLASS V, UNPROTECTED, GROUP R3 OCCUPANCY PREPARED USING THE FLORIDA BUILDING CODE 2020 EDITION.

2. CONSTRUCTION SHALL FOLLOW THE FLORIDA BUILDING CODE AS ADAPTED BY THE COUNTY AND ALL APPLICABLE AMENDMENTS.

3. BUILDER SHALL COORDINATE ALL THE WORK OF ALL TRADES.

4. BUILDER SHALL REVIEW DRAWINGS IN THEIR ENTIRETY BEFORE STARTING WORK. THE BUILDER SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS NOT REPORTED IMMEDIATELY IN WRITING TO THE ARCHITECT. BACKCHARGES WILL NOT BE ACCEPTED. DO NOT SCALE DRAWINGS.

5. SUBMIT MINIMUM THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW.

6. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE F.B.C. CHAPTER 13 ENERGY EFFICIENCY. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES. BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.

7. BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.

8. CABINET SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.

9. WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWING TO BUILDER.

10. ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE F.B.C. ENERGY CONSERVATION CODE.

11. ALL CONSTRUCTION IN BROWARD AND DADE COUNTIES SHALL COMPLY WITH THE HIGH VELOCITY HURRICANE ZONE (HVHZ) SECTIONS OF THE F.B.C.

SITE PLAN NOTES

1. THE ARCHITECTURAL SITE PLAN, IF PROVIDED IN THESE DOCUMENTS IS FOR GENERAL LOCATION OF THE HOUSE, POOL, DRIVEWAYS AND SITE FEATURES. ONLY THE G.C. OR OWNER SHALL PROVIDE A PRELIMINARY LOT FIT PERFORMED BY A LICENSED SURVEYOR AT 50 PERCENT COMPLETION OF PROJECT. THE SURVEYOR IS RESPONSIBLE FOR VERIFYING BUILDING LOT FIT, LOT COVERAGE, EASEMENT LOCATIONS, SET BACKS, AND ALL SITE DIMENSIONS PRIOR TO PERMIT AND CONSTRUCTION. IF ANY CONFLICTS OCCUR BETWEEN THE ARCHITECTURAL SITE PLAN AND SURVEYORS LAYOUT THE GENERAL CONTRACTOR AND ARCHITECT SHALL BE NOTIFIED IN WRITING PRIOR TO PERMITTING AND CONSTRUCTION. NO WORK SHALL BE PERFORMED UNTIL THE GENERAL CONTRACTOR RESOLVES THESE CONFLICTS.

CONCRETE NOTES

1. CONCRETE SHALL CONFORM TO ASTM C84/C 94M-15a, SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.65 AND SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH IN 28 DAYS (UNLESS NOTED OTHERWISE) ALL CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI 318-14 AND TMS 402-2016. ALL CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH TMS 403-2017.

2. MINIMUM CONCRETE COVER OVER REINFORCING SHALL BE: SLABS ON VAPOR BARRIER – 3/4" BEAMS AND COLUMNS – 1 1/2" FORMED CONCRETE BELOW GRADE-2" UNFORMED CONCRETE BELOW GRADE-3"

3. REINFORCING STEEL: GRADE 60 (FY=60,000) ASTM A615/A 615M-15oe1.

4. DETAIL OF CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH "THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION" AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS NOTED OTHERWISE.

5. ADEQUATE VERTICAL AND HORIZONTAL SHORING SHALL BE PROVIDED TO SAFELY SUPPORT ALL LOADS DURING CONSTRUCTION.

6. DOWELS COLUMN AND WALL REINFORCING TO FOOTING WITH SAME SIZE AND NUMBER OF DOWELS AS VERTICAL BARS ABOVE.

7. REINFORCING STEEL SHALL BE LAPPED 48 BAR DIA. MIN. WHERE SPLICED AND SHALL BE WIRED TOGETHER. PROVIDE CORNER BARS SAME SIZE AND NUMBER AS HORIZ. BEAM REINFORCING AT EACH FACE. LAP 48 BAR DIA. MIN.

8. PLACING DRAWINGS ON BAR LISTS SHALL CONFORM TO ACI'S "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE CONSTRUCTION AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS NOTED OTHERWISE.

FOUNDATION NOTES

1. FLOOR SLAB TO BE 4" THICK POURED CONCRETE SLAB WITH 6" X 6" X W1.4XW1.4 W.W.M. ON 6 MIL VISQUEEN (OR EQUAL) ON CLEAN WELL COMPACTED FILL PREP TREATED FOR TERMITES. WMM SHALL BE LOCATED IN THE MIDDLE TO UPPER HALF OF THE SLAB DEPTH AND MUST BE SUPPORTED AT 3'-0" O/C EACH WAY WITH APPROVED MATERIALS.

2. ALL REINFORCING STEEL TO BE GRADE 60.

3. COLUMN AND WALL CENTERLINES SHALL COINCIDE WITH FOOTING CENTERLINES UNLESS OTHERWISE NOTED.

4. FOOTING DESIGN BASED ON ASSUMED SOIL BEARING CAPACITY OF 2500 P.S.F., CONTRACTOR TO SUBMIT SOIL BEARING TEST RESULTS OR SOIL BEARING CAPACITY REPORT BY A FLORIDA REGISTERED ENGINEER.

5. ALL SITE PREPARATIONS & DRAINAGE RECOMMENDATIONS MADE IN THE SITE SPECIFIC GEOTECHNICAL REPORT MUST BE STRICTLY ADHERED TO.

6. FILL PLACED WITHIN 5'-0" OF THE CONSTRUCTION PERIMETER SHALL CONSIST OF CLEAN WELL GRADED SAND IN 12" LIFTS(MAX.) AND VIBRATORY COMPACTED TO ACHIEVE A MINIMUM OF 95% MODIFIED PROCTOR ASTM D 1557-12E1.

7. AFTER STANDARD CLEANING AND GRUBBING HAS BEEN COMPLETED AND APPROVED, APPLY VIBRATORY COMPACTOR WITH A MINIMUM OF FOUR PASSES TO THE EXISTING GROUND.

8. SLABS SHALL NOT BE LOADED UNTIL 12 HOURS HAS ELAPSED.

9. SPLICES SHALL BE 48 BAR DIAMETERS AND CONTINUOUS AROUND ALL CORNERS AND CHANGES IN DIRECTION. CORNER BARS SHALL BE 48 BAR DIAMETERS EACH WAY.

10. ALL MONOLITHIC FOOTINGS HAVE BEEN CHECKED FOR THE USE OF TRANSFER REINFORCEMENT AT THE PERMETER. RATIONAL ANALYSIS SHALL BE SUBMITTED, BUT ONLY IF REQUESTED BY THE BUILDING OFFICIAL.

11. CONCRETE FOR FOUNDATIONS AND FOOTINGS SHALL BE 2500 PSI MIN. MAXIMUM WATER/CEMENT RATIO MUST NOT EXCEED 0.65.

BEAM SCHEDULE NOTES

1. SCHEDULED HOOPS AND STIRRUPS SHALL BE PLACED AT EACH END (E.E.) OF BEAM OR THROUGHOUT (T.O.) BEAM AS INDICATED ON BEAM SCHEDULE. STIRRUPS SHALL BE TYPE S-6 AND HOOPS SHALL BE TYPE T-2 TYPICAL CRSI BAR BENDS UNLESS OTHERWISE NOTED.

2. ALL BEAM (MARK "B") TOP BARS SHALL BE CONTINUOUS UNLESS OTHERWISE NOTED

3. ALL THE BEAMS (MARK "TB") REINFORCING SHALL BE CONTINUOUS THROUGH THE BEAMS ONLY. ALL SPLICES TO BE A MINIMUM OF 48 BAR DIAMETERS.

4. BUNDLE ALL STRUCTURAL BEAM TOP BARS IN PAIRS OVER SUPPORTS WITH TOP BARS FROM ADJACENT BEAMS. (UNO).

5. DROP BOTTOM OF THE BEAMS AS REQUIRED AT WINDOW & DOOR HEADS (28" MAX.) ADD 2-#5 BOTTOM IF DROP EXCEEDS 8".

6. THE BEAM SCHEDULE DEPTHS ARE MINIMUM AND MAY BE INCREASED 8" TO FIT BLOCK WORK.

7. ALL ADDED LOGITUDINAL BEAM REINFORCING SHALL EXTEND 6" MINIMUM INTO SUPPORT UNLESS OTHERWISE NOTED.

8. REFER TO CONCRETE NOTES FOR INFORMATION ON CONCRETE AND STEEL SPECIFICATIONS.

9. ONE-QUARTER OF MAXIMUM BOTTOM REINFORCING STEEL AREA OF EITHER ADJACENT BEAM SHALL EXTEND THRU SUPPORT AND LAP WITH A CLASS "A" TENSION LAP SPLICE ON EITHER SIDE OF SUPPORT.

10. MARK "C" IN REINFORCING COLUMN BETWEEN TWO BEAMS INDICATES THAT REINFORCING SHALL BE CONTINUOUS THRU THESE TWO BEAMS.

STEEL NOTES

1. STRUCTURAL STEEL SHALL CONFORM TO THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS". MATERIALS SHALL CONFORM TO THE APPLICABLE ASTM SPECIFICATION AS FOLLOWS: W SHAPES – A992/A 991M-06a, OTHER SHAPES – A36/A 36M-14, PLATES A36/A 36M-14, BOLTS – A 307-14 TUBULAR – ASTM A500/A500M-13 GRADE B (46 KSI)

2. WELDED CONSTRUCTION SHALL CONFORM TO THE AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE". ELECTRODES FOR FIELD AND SHOP WELDS SHALL BE A.W.S. A5.1 E70XX.

MASONRY NOTES

1. CONCRETE UNITS TO BE ASTM C 90-14. ASTM GRADES NI OR NII. PROVIDE PRECAST LINTELS AS NECESSARY. (f'm = 1500 PSI)

2. MORTAR TYPE M PER ASTM C 270-14a.

3. CONCRETE FILL

A. CELLS LINTELS AND BOND BEAMS WHERE SPECIFIED SHALL BE FILLED W/ 3000 PSI PEA GRAVEL CONCRETE.

B. THE MIX DESIGN SHALL BE APPROVED BY THE ENGINEER.

C. ALL CONCRETE SHALL BE OF A FLUID CONSISTENCY WITH A SLUMP OF 9"-11" MAX., WHICH MEANS THAT THE CONSISTENCY SHALL BE AS FLUID AS POSSIBLE FOR POURING WITHOUT SEGREGATION OF THE CONSTITUENT PARTS.

D. THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT WRITTEN CONSENT OF THE ENGINEER.

4. REINFORCING:

VERTICAL:

A. ASTM A615/A 615M-15oe1. PER REINFORCING SECTION (GRADE 60).

B. WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCING.

C. VERTICAL REINFORCING STEEL SHALL HAVE A MINIMUM CLEARANCE OF ONE-HALF INCH FROM THE MASONRY.

D. VERTICAL REINFORCING SHALL BE AS LOCATED ON THE PLAN AND AS INDICATED IN THE COLUMN SCHEDULE.

E. VERTICAL REINFORCING EACH SIDE OF ANY OPENING, IF REQUIRED, SHALL BE CONTINUOUS TO THE TOP BEAM. PRECAST LINTELS SHALL HAVE OPENINGS TO ALLOW REINFORCING BARS TO CONTINUE UNINTERRUPTED.

HORIZONTAL:

A. HORIZONTAL REINFORCEMENT SHALL BE PROVIDED AS SCHEDULED IN THE BEAM SCHEDULE.

B. HORIZONTAL JOINT REINFORCEMENT SHALL CONSIST OF AT LEAST 9 GAUGE LADDER TYPE REINFORCEMENT SPACED NOT MORE THEN 16" O/C VERT. REINFORCEMENT SHALL ALSO BE PROVIDED AT THE BOTTOM AND TOP OF ALL OPENINGS AND EXTEND NOT LESS THEN 24" BEYOND THE OPENING. PROVIDE 8" MIN EMBEDMENT INTO CONCRETE COLUMNS AND BEAMS AND FULL DEPTH LAPS AT ALL MASONRY "L" AND "T" INTERSECTIONS.

5. GENERAL:

A. STRUCTURAL DESIGN IS IN ACCORDANCE WITH T.M.S. 402-16, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND THE COMMENTARY ON BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.

B. CONSTRUCTION SHALL BE IN ACCORDANCE WITH T.M.S. 602-16, SPECIFICATIONS FOR MASONRY STRUCTURES AND THE COMMENTARY ON SPECIFICATIONS FOR MASONRY STRUCTURES.

C. IN HVHZ AREAS THE BUILDER SHALL EMPLOY A SPECIAL INSPECTOR APPROVED BY THE BUILDING OFFICIAL TO ENSURE COMPLIANCE WITH THE APPROVED STRUCTURAL PLANS IN ACCORDANCE WITH SECTION 2122.2.4 F.B.C.

6. VERTICAL CELLS FOR MASONRY TO BE GROUTED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED CONT. CELL.

7. CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF GROUTED CELLS AT EACH LIFT OVER 4'-0" HIGH. CLEANOUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION, AND BEFORE GROUTING.

PLAN NOTES

1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL.

2. PROVIDE 3" STEEL POST OR BOLLARD OR TIRE BUMPER IN FRONT OF ALL EQUIPMENT (HVAC, EHW, WASHER/DRYER) LOCATED IN THE GARAGE AT FLOOR LEVEL PER F.B.C. MECHANICAL CODE.

3. PROVIDE 1x2 P.T. FIRESTOP VERTICALLY AT THE CEILING AND FLOOR LEVELS. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0", AND ALL OTHER LOCATIONS PER F.B.C. SECTION R302.11.

4. ALL GLAZING WITHIN 24"(48" IN HVHZ) AND PARALLEL TO A DOOR SHALL BE TEMPERED. ALL WINDOWS OR GLASS ENCLOSURES AT OR WITHIN 36" OF TUBS AND SHOWERS WITH SILLS LESS THAN 60" ABOVE FLOOR SHALL BE TEMPERED. ALL GLASS IN SLEDLIGHTS, SLIDING GLASS DOORS AND FRENCH DOORS SHALL BE TEMPERED.

5. EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. EGRESS WINDOWS SHALL HAVE A MINIMAL NET OPENING OF 24" HIGH, 20" WIDE, AND MIN. NET AREA OF 5.7 S.F. FOR 2nd FLOOR WINDOWS AND 5.0 S.F. FOR 1st FLOOR WINDOWS. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR, LATCH AT 54" A.F.F. MAX. IN HVHZ AREAS WHERE THERE IS MORE THAN A 4'-0" DROP, THE SILL SHALL BE NO LESS THAN 36" A.F.F. OR PROVIDE AN APPROVED SAFEGUARD.

6. ALL BATHROOM FLOORS SHALL BE OF APPROVED IMPERVIOUS MATERIALS.

7. IN AREAS OTHER THAN HVHZ FIXED GLASS THICKNESS SHALL BE DETERMINED USING TABLE 2405.5 & .3A OF F.B.C. AS THE MINIMUM THICKNESS ALLOWED.

8. IN HVHZ AREAS PROVIDE HURRICANE SHUTTERS AS PER F.B.C. SECTION 24-13 UNLESS THE EXTERIOR WALL COMPONENTS OF THE ENCLOSED BUILDING HAS SPECIFIC PRODUCT APPROVAL TO PRESERVE THE ENCLOSED BUILDING ENVELOPE AGAINST IMPACT LOADS AS SET FORTH IN CHAPTER 16.

9. PICKETS AT STAIRS, LANDINGS & BALCONIES SHALL BE SPACED TO PREVENT PASSAGE OF A 4" DIAMETER SPHERE.

10. PROVIDE A MINIMUM OF 4" CLEAR ALL AROUND AIR HANDLER UNITS.

11. IN ZERO LOT LINE HOMES: DRYER VENTS, EXHAUST FANS & KITCHEN HOODS SHALL NOT VENT THROUGH THE SIDE WALL AND MUST MAINTAIN A 10'-0" SETBACK.

FRAMING NOTES

1. THE TRUSS AND FLOOR SYSTEM LAYOUT SHOWN ON THIS SHEET IS SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS AND FLOOR SYSTEM DESIGNERS LAYOUT.

2. THIS FRAMING SCHEME (DIRECTION OF TRUSSES AND SLABS, MAJOR G.T. BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE PRIME PROFESSIONAL OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND AUTHORIZE STRUCTURAL REVISIONS ACCORDINGLY.

3. FINAL DESIGN AND SEALED ENGINEERED TRUSS AND FLOOR SYSTEM DESIGN MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW. TRUSS AND FLOOR SYSTEM DESIGNERS MUST PROVIDE ALL TRUSS CONNECTIONS AS PART OF THE DESIGN.

4. TRUSS AND FLOOR SYSTEM MANUFACTURER SHALL SUBMIT THREE (3) COPIES OF SHOP DRAWINGS AND ENGINEERING CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER, OF THEIR DESIGN FOR REVIEW INCLUDING TWO (2) COPIES FOR ARCHITECT/ ENGINEERS REVIEW PRIOR TO FABRICATION. REVIEW OF SHOP DRAWINGS IS A COURTESY BY THE ARCHITECT/ ENGINEER AND IN NO WAY RELIEVES THE MANUFACTURER OF HIS RESPONSIBILITY TO PROVIDE A LAYOUT THAT FULLY INTEGRATES WITH THE ARCHITECT/ ENGINEERS SUPERSTRUCTURE. IF THERE IS ANY CONFLICT OR ADDITIONAL STRUCTURE NEEDED, THE TRUSS AND FLOOR SYSTEM COMPANY SHALL NOTIFY THE ARCHITECT/ ENGINEER IN WRITING OF THE SPECIFIC AREAS OF CONCERN.

5. TRUSSES TO BE DESIGNED TO CARRY LOADS OF ATTIC AHU AND MISC. EQUIPMENT. COORDINATE LOCATIONS WITH BUILDER PRIOR TO FABRICATION AND INDICATE ON TRUSS DRAWINGS. THE BUILDER SHALL BE RESPONSIBLE FOR THE COMPLETE COORDINATION BETWEEN THE TRUSS DESIGN AND AIR CONDITIONING DESIGN REQUIREMENTS.

6. ARCHITECT NOR ENGINEER ACCEPTS ANY RESPONSIBILITY FOR STRUCTURAL BEAMS, COLUMNS, AND FOOTINGS UNTIL REVIEW OF APPROVED TRUSS AND FLOOR SYSTEM DRAWINGS, SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER.

7. ALL INTERIOR LOAD BEARING PARTITIONS TO BE CONSTRUCTED WITH CLIPS, TOP AND BOTTOM EACH STUD.

MECHANICAL NOTES

1. ALL HEATING, AIR CONDITIONING, REFRIGERATION AND VENTILATION EQUIPMENT SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE "FLORIDA BUILDING CODE MECHANICAL" AND FLORIDA BUILDING CODE ENERGY CONSERVATION .

2. A 4" CLEARANCE IS TO BE MAINTAINED AROUND ALL AIR HANDLING UNITS.

3. PROVIDE FIRE DAMPERS AT SUPPLY AND RETURNS WHICH PASS THROUGH RATED ASSEMBLIES IF ANY.

4. ALL DWELLING ROOMS MUST HAVE HVAC RETURNS. RETURNS MAY BE DUCTED, JUMPERS OR TRANSFER GRILLES.

5. A/C UNITS MAY HAVE CONC. PAD OR OTHER APPROVED MATERIAL EXTENDING ABV. ADJOINING GRADE OR SHALL BE SUSPENDED A MIN. OF 6" ABV. ADJOINING GRADE. PADS SHALL BE A MINIMUM 4'-0"x9'-0" PAD FOR DOUBLE UNIT.

LOAD SCHEDULE

LOCATION	LIVE	DEAD	TOTAL
GROUND FLOOR	40	60	100
SECOND FLOOR	40	25	65
TOP CHORD	40	20	
BOTTOM CHORD	0	5	
BALCONIES	60	25	85
ROOF	30	25	55
TOP CHORD	30	15	
BOTTOM CHORD	0	10	
BTM. CHORD-ATTIC NO STORAGE (NON-CONCURRENT)	10	0	
BTM. CHORD-ATTIC STORAGE (CONCURRENT)	20	0	
RAIN:			
ADD'TL TOP CHORD INTENSITY	4.5 in/hr	0	
* - N/A (IF SLOPE > 1:5.12 OR HP ROOF OR NO OBSTRUCTION FOR RAIN WATER DRAINAGE)			

WIND:

ULTIMATE WIND SPEED = 170 m.p.h.
NOMINAL WIND SPEED = 132 m.p.h.
RISK CATAGORY = II
BUILDING DESIGN AS ENCLOSED
INTERNAL PRESSURE COEFFICIENT = +/- 0.18
EXPOSURE CATEGORY = C
MEAN ROOF HEIGHT = 19'-1"
ROOF SLOPE 3:12
ROOF DEAD LOAD FOR WIND DESIGN TAKEN AT 10 p.s.f.

NOTE: THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH CHAPTER 16 OF THE 2020 FLORIDA BUILDING CODE AND ASCE 7-16.

ELECTRICAL NOTES

1. CONTRACTOR SHALL VERIFY WITH F.P.&L. THE LOCATION OF SERVICE AND SHALL LOCATE METER & PANELS AS REQUIRED.

2. ALL WIRE SHALL BE THIN COPPER. UNLESS NOTED OTHERWISE.

3. WHERE REQUIRED BY OTHER CODES, SERVICE AND FEEDER CONDUCTORS SHALL BE COPPER OF EQUAL AMPACITY.

4. ALL BRANCH CIRCUITS IN RACEWAY OR NON METALLIC SHEATHED CABLE.

5. COORDINATE RACEWAY INSTALLATIONS WITH OTHER TRADES PRIOR TO CONSTRUCTION.

6. VERIFY ALL CONDUCTORS AND BREAKERS WITH EQUIPMENT MANUFACTURER SPECIFICATIONS.

7. PROVIDE DISCONNECT SWITCH OF SIZE AS REQUIRED BY LOAD AND UNITS.

8. PROVIDE NON-FUSIBLE GENERAL DUTY SAFETY SWITCHES AT A/C EQUIP. AND AT PUMPS NOT VISIBLE FROM CIRCUIT BREAKER PANEL AND AS PER MANUFACTURER. RECOMMENDATIONS.

9. PROVIDE GFCI PROTECTION FOR ALL BATHROOM, GARAGE, EXTERIOR, KITCHEN, LAUNDRY AND WET BAR OUTLETS PER NEC 210.8(A).

10. ELECTRICAL FIXTURES, TRIM AND APPLIANCES SHALL BE UL APPROVED AND AS SELECTED BY OWNER.

11. PROVIDE PRE-WIRED TELEPHONE OUTLETS AS SHOWN ON PLAN.

12. PROVIDE PRE- WIRED T.V. OUTLETS FOR CABLE AS SHOWN ON PLANS.

13. DEDICATED CIRCUITS SHALL HAVE NO MORE THEN 6 DUPLEX RECEPTACLES.

14. ALL CLOSET LIGHTING SHALL COMPLY WITH NEC SEC. 410.8.

15. THE BRANCH CIRCUITS CONTAINING SMOKE DETECTORS SHALL HAVE ARC-FAULT PROTECTION PER NEC SEC. 210.12 SMOKE DETECTORS SHALL BE CONNECTED TO ARC-FAULT CIRCUITS AHEAD OF SWITCH AND HAVE SELF CONTAINED BATTER BACK-UP. DETECTORS SHALL BE TANDEM WIRED SO ALL DETECTORS SOUND SIMULTANEOUSLY.

16. PREMIRE FOR GARAGE DOOR OPENER SENSOR.

17. PROVIDE ARC-FAULT CIRCUIT INTERRUPTOR PROTECTION IN DWELLING UNIT LIVING, DINING, FAMILY ROOMS, DEN'S/ LIBRARIES, BEDROOMS, SUNROOMS, CLOSETS, HALLWAYS OR SM. ROOMS PER NEC 210-12 (B).

18. SMOKE DETECTORS REQUIRED ON ALL HVAC UNITS WITH 2001 CFM OR MORE.

19. CEILING AREA 110 V. SMOKE DETECTORS SHALL NOT BE CLOSER THAN 3 FT. FROM THE DOOR TO BATHROOMS, WASHER/DRYERS, A/C SUPPLY AND RETURNS & KITCHENS. SMOKE DETECTORS MAY BE WITHIN 20 FT. OF A COOKING APPLIANCE IF THEY ARE OF THE PHOTOELECTRIC TYPE.

20. CARBON MONOXIDE ALARM TO BE INSTALLED WITHIN 10' OF A ROOM USED FOR SLEEPING PURPOSES WHEN THE BUILDING HAS A FOSSIL BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE. PRIMARY POWER SHALL COME FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED BY THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP.

21. IF USED, A COMBINATION SMOKE/ CARBON MONOXIDE ALARM SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

22. TAMPER RESISTANT RECEPTACLES ARE REQUIRED IN DWELLING UNITS IN ALL AREAS SPECIFIED IN NEC 210.52 FOR 125 VOLT, 15 & 20A RECEPTACLES PER NEC 406.11

23. INTERSYSTEM BONDING TERMINATION FOR CONNECTING INTERSYSTEM BONDING AND GROUNDING CONDUCTORS SHALL BE PROVIDED FOR TV, COMMUNICATIONS, RADIO, CATV, ETC. PER NEC 250.94.

PLUMBING NOTES

1. ALL PLUMBING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 405, F.B.C.

2. ALL PLUMBING FIXTURES SHALL MEET THE REQUIREMENTS OF TABLE 604.3, F.B.C.

3. DISPOSITION OF RAIN WATER SHALL COMPLY WITH F.B.C. PLUMBING CODE CHAPTER 11.

4. ALL PLUMBING PENETRATIONS MUST BE A MINIMUM 10'-0" FROM ROOF JACKS.

5. CONDENSATE DRAINS MUST BE A MINIMUM OF 12" OFF THE BUILDING.

6. SHOWER COMPARTMENTS AND WALLS ABOVE BATH TUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH , NONABSORBENT SURFACE TO A HEIGHT NOT LESS THEN 70 INCHES ABOVE THE DRAIN INLET.

DRAWING INDEX

PROPOSED SINGLE FAMILY RESIDENCE RENOVATION

PUCCI RESIDENCE
303 SE 7TH AVENUE
CITY OF DELRAY BEACH
FLORIDA

THESE PLANS WERE PREPARED USING THE 2020 FLORIDA
BUILDING CODE, 7TH ED. - BUILDING AND ASCE 7-16.

LOCATION MAP

ELECTRICAL SYMBOLS LEGEND

⌚

220 V. RECEPTACLE AT 12" A.F.F.

⌚

SINGLE RECEPTACLE DEDICATED

⌚

SINGLE RECEPTACLE DEDICATED SWITCHED

⌚

SINGLE RECEPTACLE DEDICATED UNDERCOUNTER

⌚

DUPLEX RECEPTACLE- ARC FAULT INTERRUPT @ 12" A.F.F.

⌚

DUPLEX RECEPTACLE AT 8" ABV. COUNTER

⌚

DUPLEX RECEPTACLE- ARC FAULT INTERRUPT @ 12" A.F.F.

⌚

DUPLEX RECEPTACLE TOP REC. SWITCHED ARC FAULT INTERRUPT

⌚

DUPLEX RECEPTACLE TOP REC. SWITCHED

⌚

DUPLEX RECEPTACLE WATERPROOF GROUND FAULT INTERRUPT

⌚

DUPLEX RECEPTACLE UNDER COUNTER

⌚

DUPLEX RECEPTACLE FLUSH IN FLOOR

⌚

TELEVISION JACK PREWIRED

⌚

HVAC THERMOSTAT

⌚

INTERCOM AT 60" A.F.F.

⌚

SECURITY KEYPAD

⌚

DUPLEX RECEPTACLE- ARC FAULT INTERRUPT @ 12" A.F.F.

⌚

DUPLEX RECEPTACLE AT 8" ABV. COUNTER

⌚

TOP REC. SWITCHED ARC FAULT INTERRUPT

⌚

SWITCH SINGLE POLE

⌚

SWITCH THREE WAY

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SWITCH FOUR WAY

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SWITCH DIMMER

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SWITCH KEYED

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SECURITY LIGHTS

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FAN BOX

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JUNCTION BOX

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PADDLE FAN W/ OR WO/ LIGHT

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FLUORESCENT LIGHT FIXTURE

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FLUORESCENT LIGHT FIXTURE

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INCANDESCENT LIGHT FIXTURE CLG. MNTED.

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INCANDESCENT LIGHT FIXTURE WALL. MNTED.

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HI HAT CLG. MOUNTED

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HI HAT VAPOR PROOF

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RECESSED EYEBALL

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CARBON MONOXIDE DETECTOR

⌚

LOW VOLT. SMOKE DETECTOR

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SMOKE DETECTOR

⌚

EXHAUST FAN

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EXHAUST FAN /LIGHT COMBO

⌚

SPEAKER IN CLG.

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LV DOOR RELEASE

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VOLUME CONTROL

⌚

SWITCH DISCONNECT

⌚

BREAKER PANEL

⌚

F.P.&L. METER & DISC.

⌚

LOW VOLTAGE TRANSFORMER

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DETAIL SCALE

⌚

DETAIL SCALE

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SECTION SCALE

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SECTION SCALE

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INTERIOR ELEV. SCALE

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INTERIOR ELEVATION

⌚

DOOR LABEL

⌚

WINDOW LABEL

⌚

COLUMN LABEL

⌚

FOOTING LABEL

⌚

SHEARWALL LABEL

⌚

BEAM LABEL

⌚

TRUSS CONNECTOR LABEL

⌚

REVISION

⌚

NORTH ARROW

⌚

BREAK LINE

⌚

GRAPHIC SCALE

⌚

GROUT FILLED CELL SEE FOUNDATION PLAN

⌚

POURED CONCRETE COLUMN

⌚

NON-BEARING FRAME CONSTRUCTION

⌚

BEARING FRAME CONSTRUCTION

⌚

FRAME CONSTRUCTION ABOVE OR BELOW

⌚

BEAM HEIGHT CHANGE

⌚

FLOOR ELEVATION

⌚

POTSHLF HEIGHT AS NOTED

⌚

DROPPED SOFFIT HEIGHT AS NOTED

⌚

1 HOUR FIRE RATED WALL

⌚

2 HOUR FIRE RATED WALL

⌚

4 HOUR FIRE RATED WALL

⌚

MASONRY CONSTRUCTION TYPICAL

drawing
COVER SHEET

sheet
C-1

of

6415 LAKE WORTH ROAD SUITE 105
GREENACRES, FL 33463
561.202.6994
WWW.QEASSOCIATES.COM

Structural Engineering
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Cost Segregation

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303 S.E. 7th AVENUE
CITY OF DELRAY BEACH
FLORIDA

FLOOD ZONE AE (EL. 8'-0")

PROPOSED AREA CALCS.	
A/C FIRST FLOOR	2,606 S.F.
A/C SECOND FLOOR	509 S.F.
TOTAL SQUARE FEET	3,115 S.F.
ONE CAR GARAGE	285 S.F.
COV'D. ENTRY	140 S.F.
COV'D. PATIO	46 S.F.
WEST OPEN BALCONY	70 S.F.
EAST OPEN BALCONY	68 S.F.
NEW ROOFTOP TERRACE	211 S.F.
TOTAL SQUARE FEET	3,935 S.F.

PLEASE NOTE:
BUILDING PLACEMENT SHOWN IS FOR ARCHITECTURAL AND
DIAGRAMMATICAL PURPOSES ONLY. CONTRACTOR TO FIELD
VERIFY AND COORDINATE BUILDING PLACEMENT WITH
SURVEYOR PLANS.

revisions	
no.	date
()	//
designed	
drawn	GTD/SMS
checked	GTD
date	SMS
scale	07/02/2025
job no.	$1/4'' = 1'-0''$ (U.N.O.)
	25-XXXX.ARC

**PUCCI RESIDENCE
ROOF DECK RENOVATION**

project

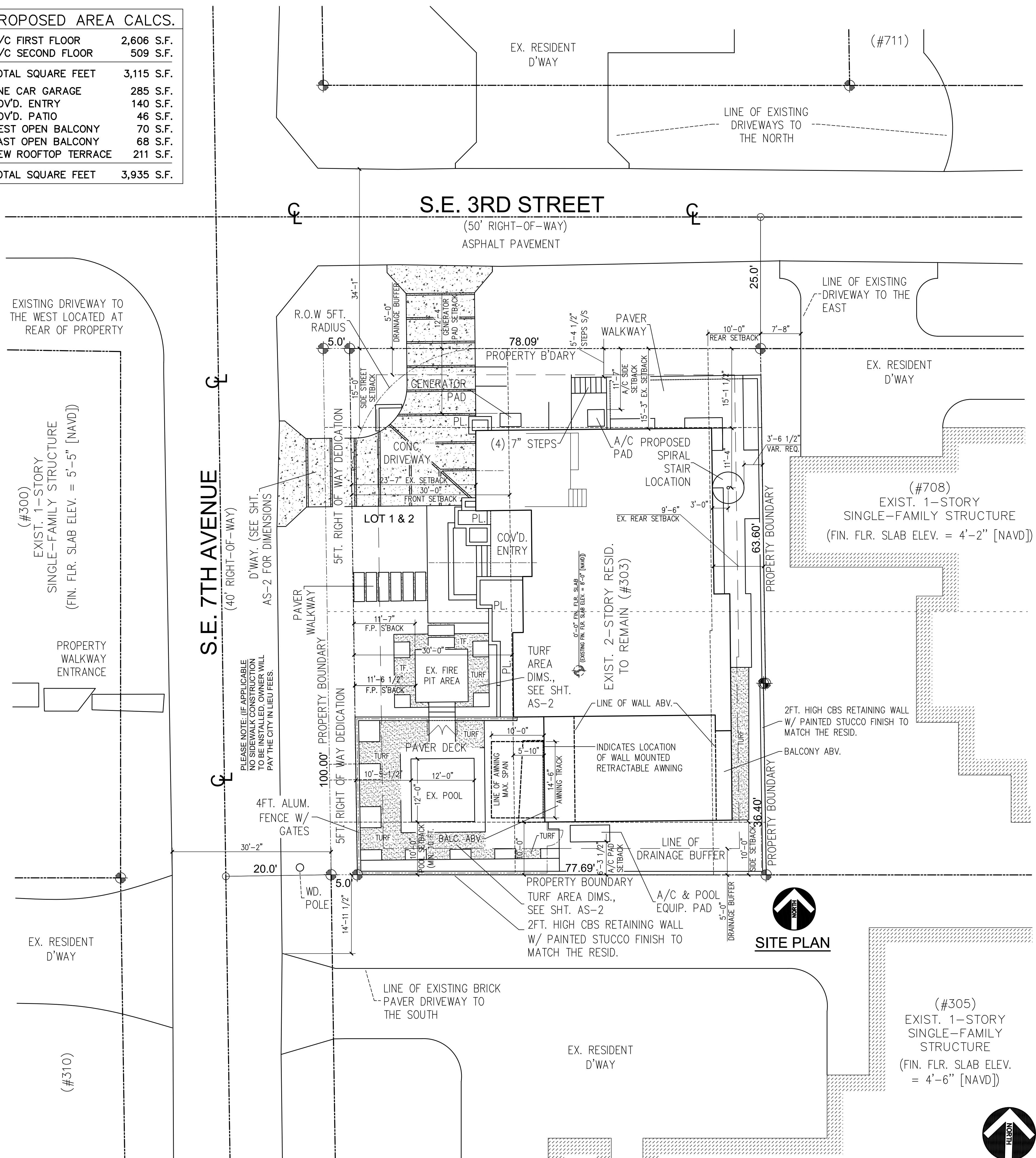
303 S.E. 7th Avenue
City of Delray Beach
Florida

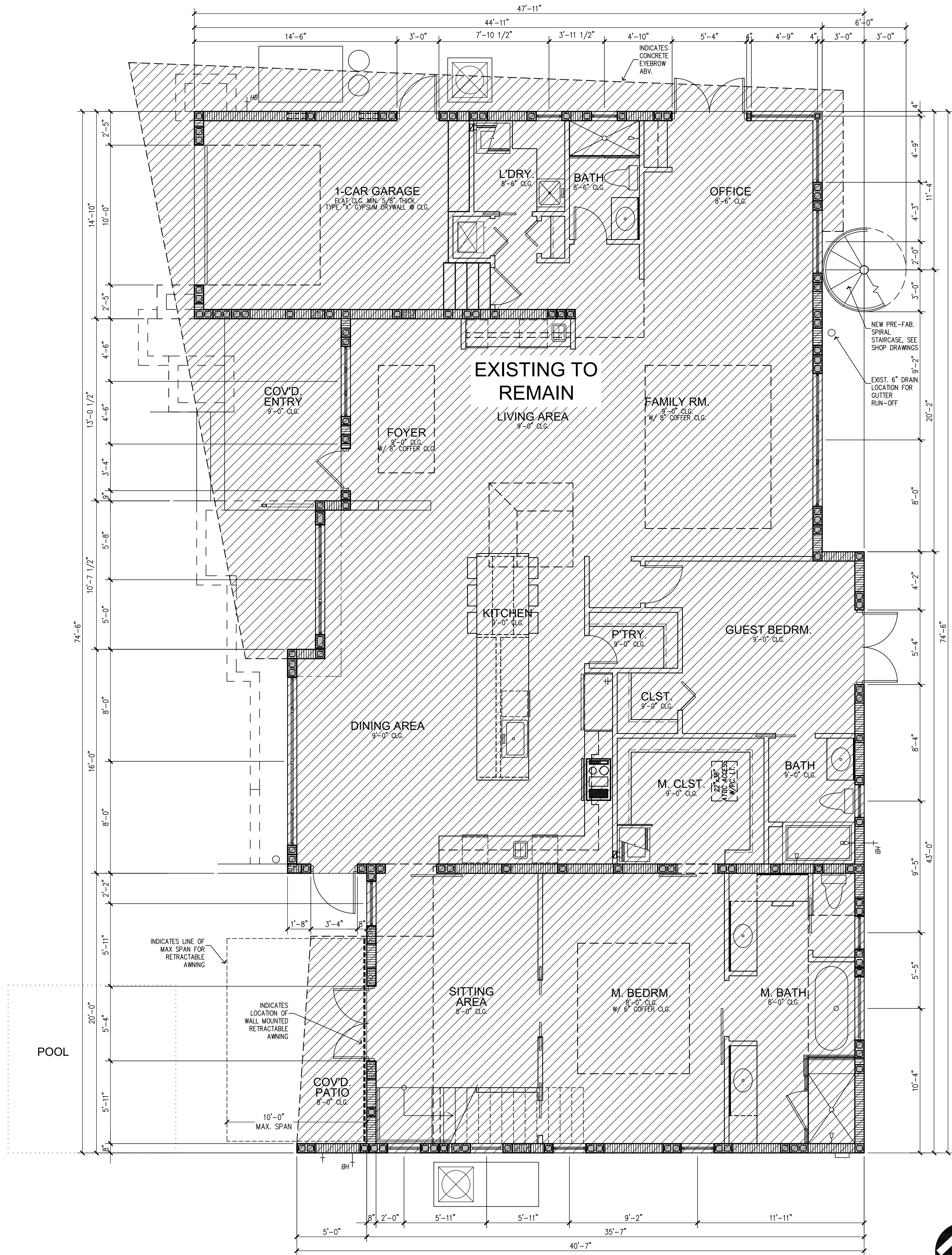
QEA
QUANTUM ENGINEERING ASSOCIATES INC.

Structural Engineering
•
Cost Segregation

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drawing
**PROPOSED
OVERALL
SITE PLAN**
1" = 10'-0"
sheet
AS-2





revisions	no.	date
	0	//

designed	GTD/SMS
drawn	GTD
checked	SMS
date	07/02/2025
scale	1/4" = 1'-0" (U.N.O)
job no.	25-XXXX.ARC

Shawn M. Stambaugh, PE
FL LIC. 61850 - CA. 26210

**PUCCI RESIDENCE
ROOF DECK RENOVATION**
303 S.E. 7th AVENUE
CITY OF DELRAY BEACH
FLORIDA
project

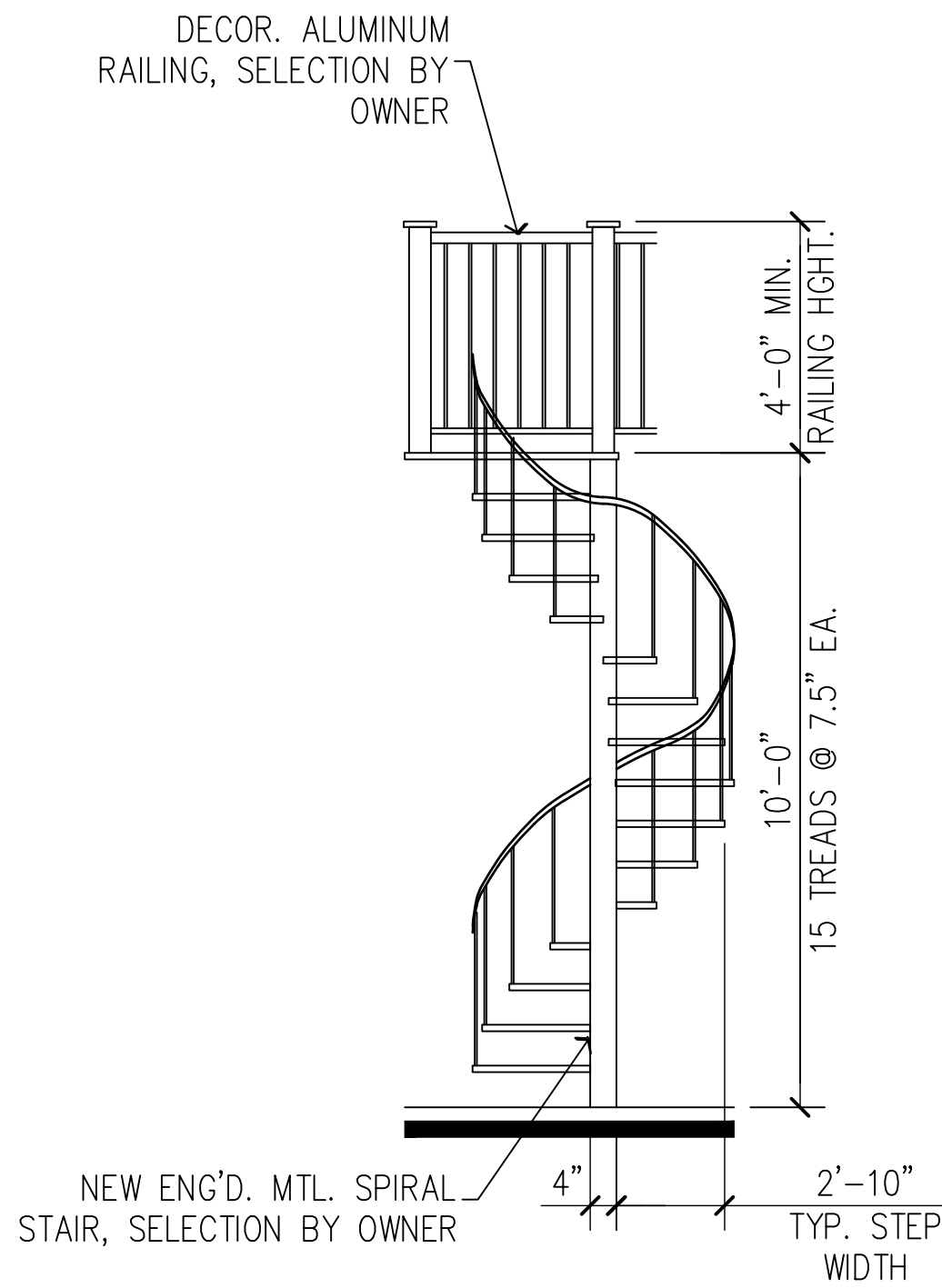
QEA
QUANTUM ENGINEERING ASSOCIATES INC.

Structural Engineering
•
Cost Segregation

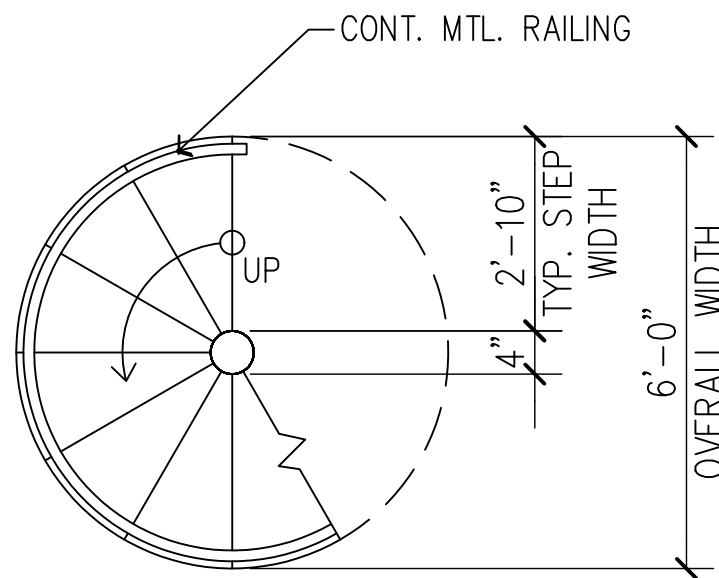
6415 LAKE WORTH ROAD SUITE 105
GREENACRES, FL 33463
561.202.6994
WWW.QEASSOCIATES.COM

drawing
**FIRST FLOOR
PLAN**

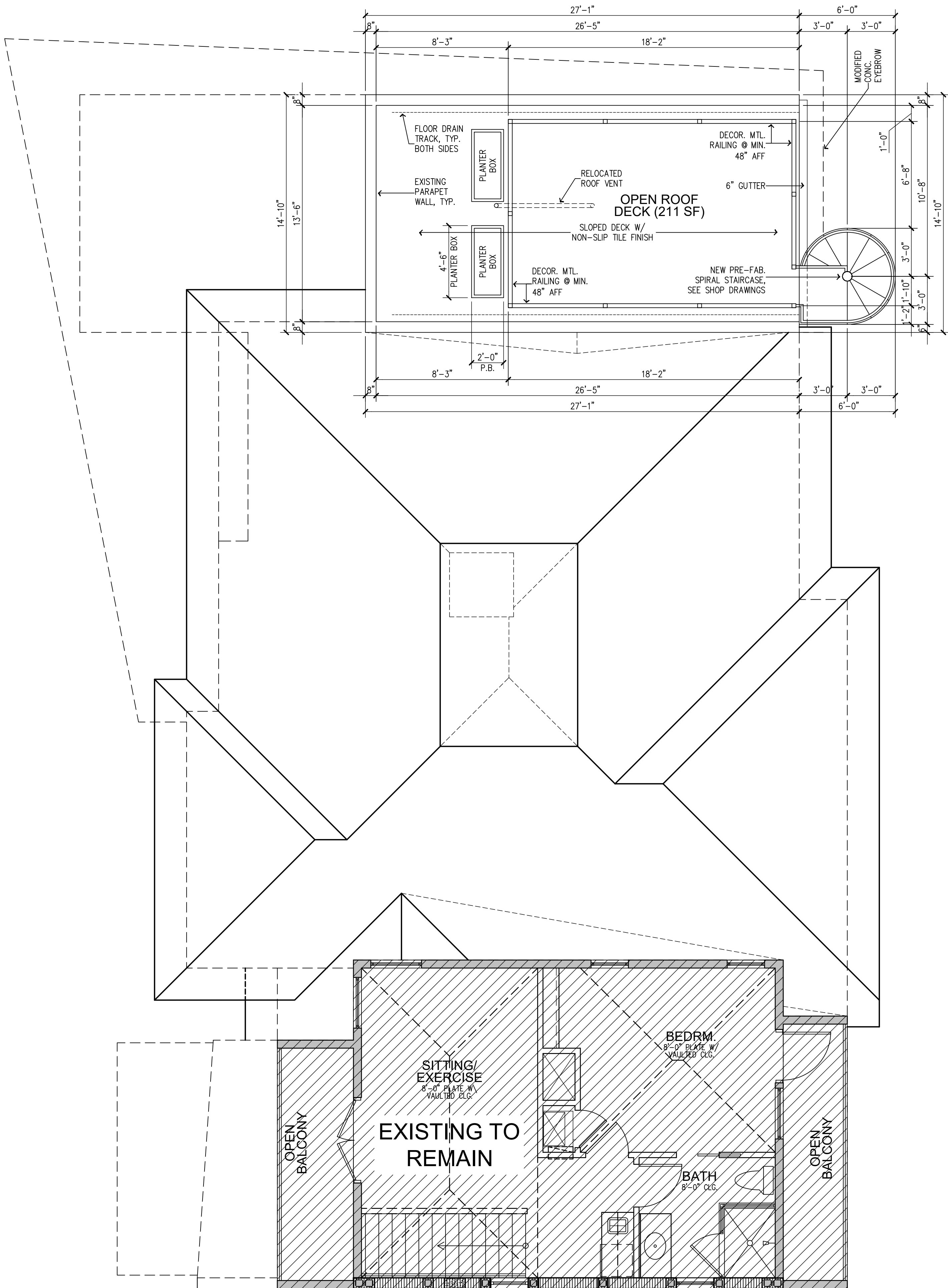
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A-1
of



SPIRAL ELEVATION DETAILS



SPIRAL PLAN DETAILS



revisions	no.	date
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designed	GTD/SMS
drawn	GTD
checked	SMS
date	07/02/2025
scale	1/4" = 1'-0" (U.N.O)
job no.	25-XXXX.ARC

Shawn M. Stambaugh, PE
FL LIC. 61850 - CA. 26210

PUCCI RESIDENCE
ROOF DECK RENOVATION
303 S.E. 7th AVENUE
CITY OF DELRAY BEACH
FLORIDA
project

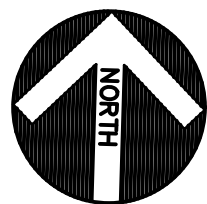
QEA
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Structural Engineering
•
Cost Segregation

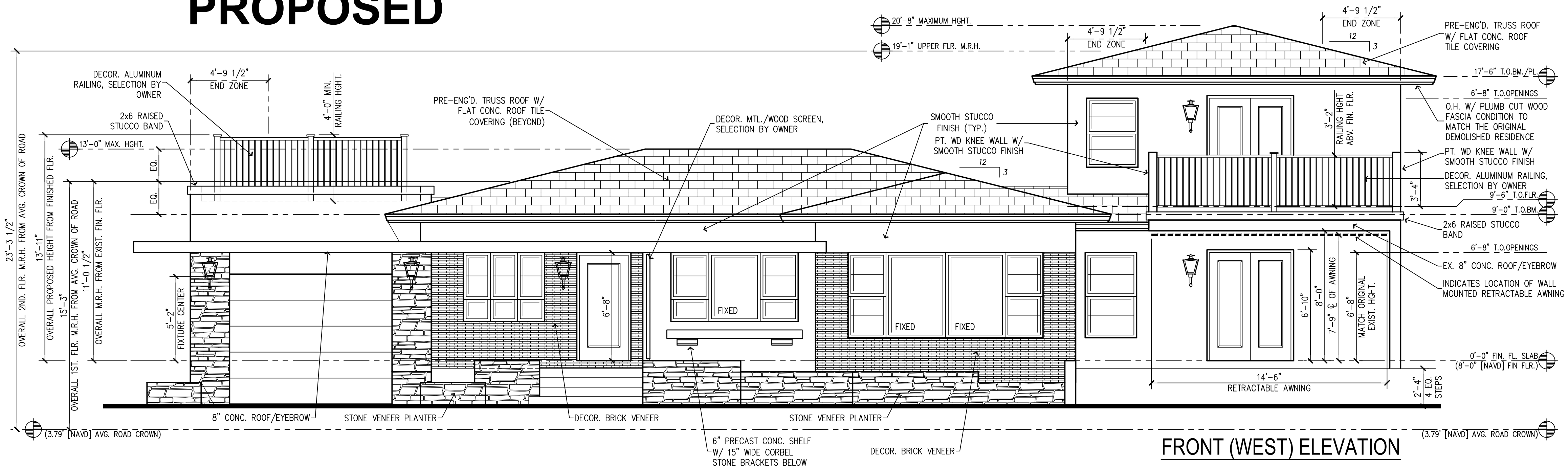
6415 LAKE WORTH ROAD SUITE 105
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561.202.6994
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drawing
**SECOND
FLOOR PLAN**

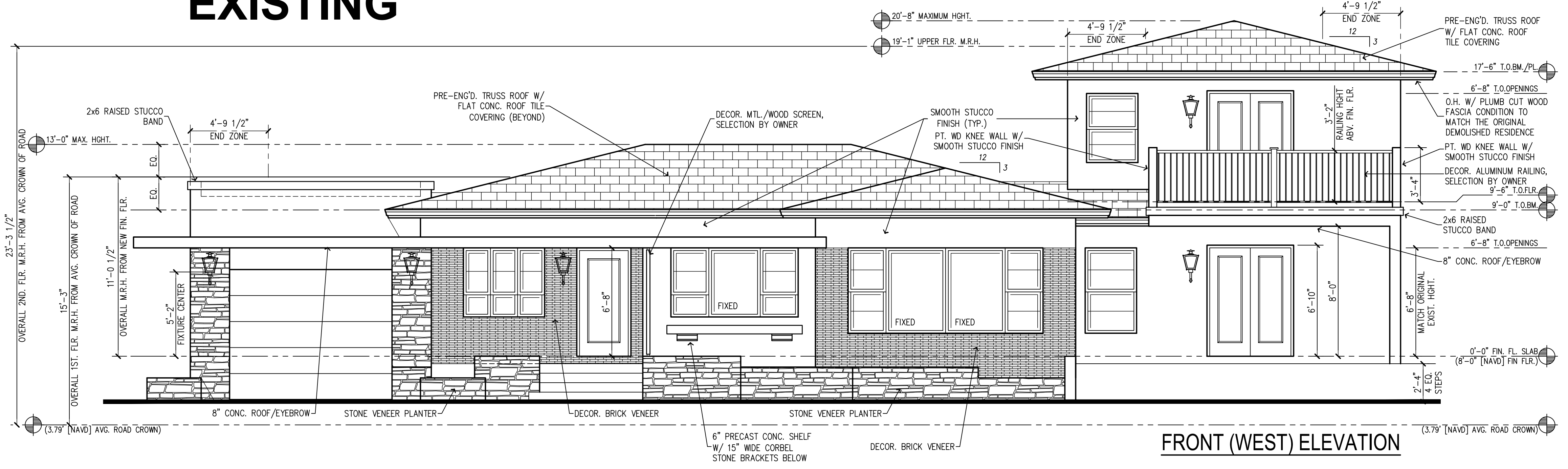
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A-2
of



PROPOSED



EXISTING



revisions		date
no.		//
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drawn	GTD
checked	SMS
date	07/02/2025
scale	1/4" = 1'-0" (U.N.O)
job no.	25-XXXXARC

Shawn M. Stambaugh, PE
FL LIC. 61850 - CA. 26210

**PUCCI RESIDENCE
ROOF DECK RENOVATION**

303 S.E. 7th AVENUE
CITY OF DELRAY BEACH
FLORIDA

project

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Structural Engineering
•
Cost Segregation

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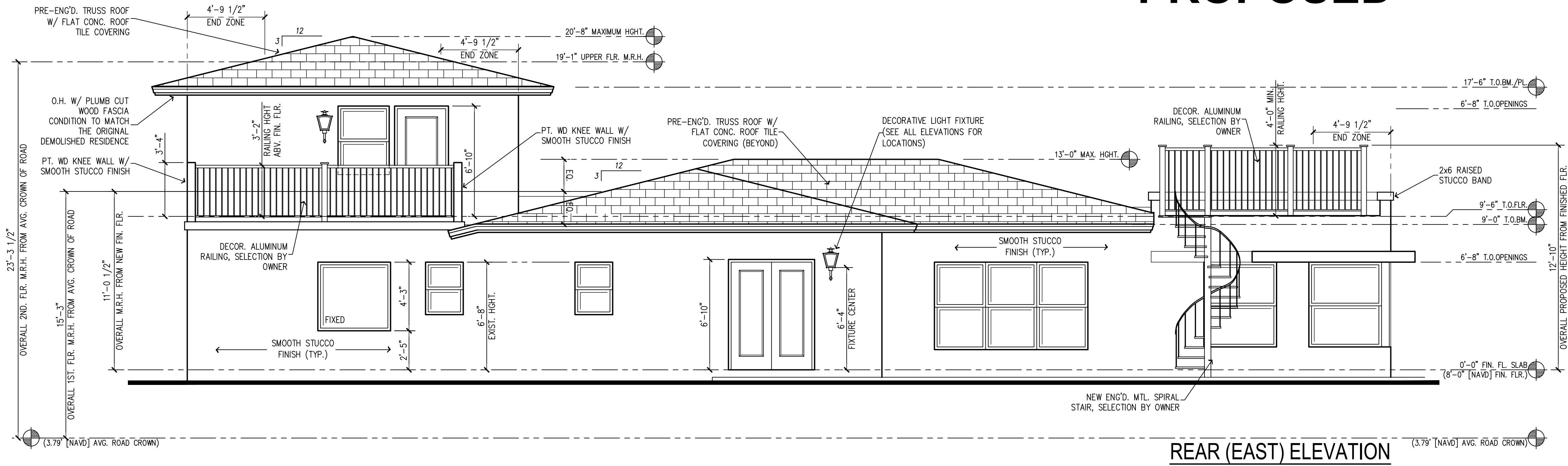
drawing
**EXISTING &
PROPOSED
ELEVATIONS
(WEST)**
sheet
A-3

of

revisions	no.	date
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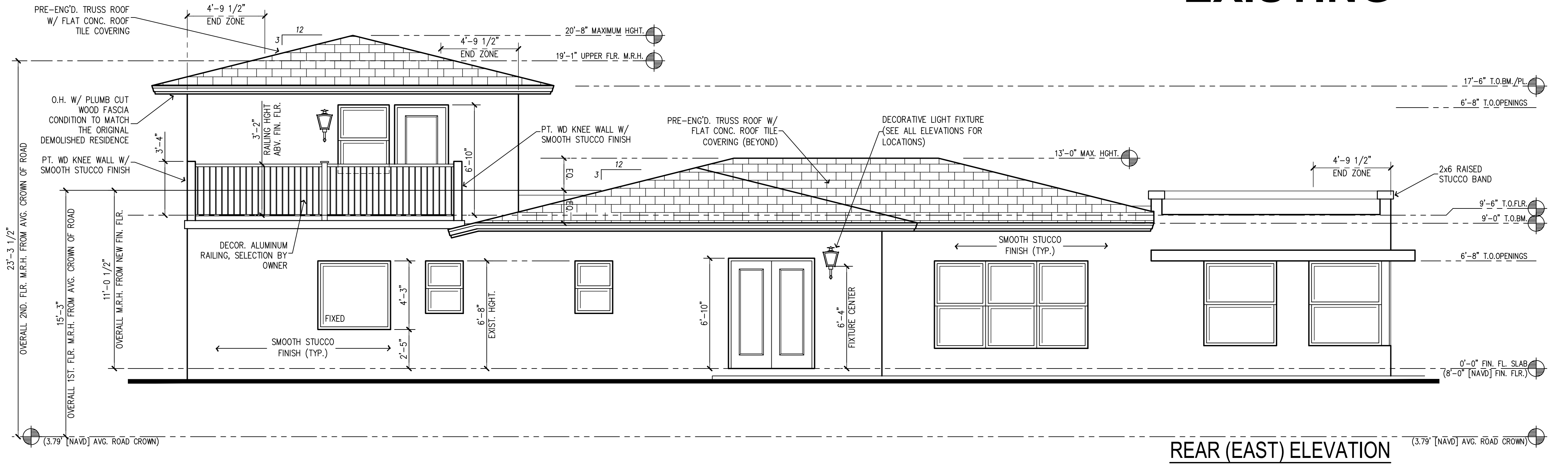
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date	07/02/2025
scale	1/4" = 1'-0" (U.N.O)
job no.	25-XXXX.ARC

PROPOSED



REAR (EAST) ELEVATION

EXISTING



REAR (EAST) ELEVATION

Shawn M. Stambaugh, PE
FL LIC. 61850 - CA. 26210

PUCCI RESIDENCE
ROOF DECK RENOVATION
303 S.E. 7th AVENUE
CITY OF DELRAY BEACH
FLORIDA
project

QEA
QUANTUM ENGINEERING ASSOCIATES INC.

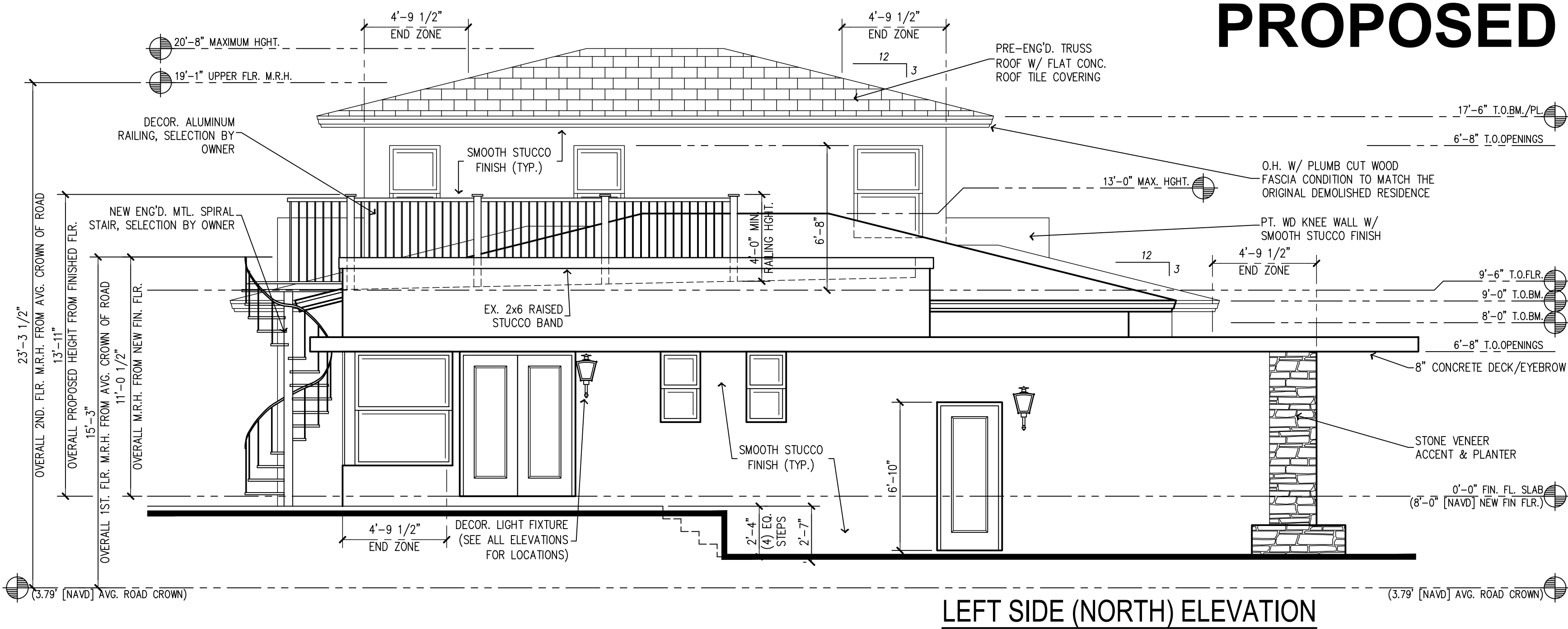
Structural Engineering
•
Cost Segregation

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drawing
EXISTING &
PROPOSED
ELEVATIONS
(EAST)
sheet
A-4
of

revisions	no.	date
	0	//

designed	GTD/SMS
drawn	GTD
checked	SMS
date	07/02/2025
scale	1/4" = 1'-0" (U.N.O)
job no.	25-XXXXARC



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**PUCCI RESIDENCE
ROOF DECK RENOVATION**

303 S.E. 7th AVENUE
CITY OF DELRAY BEACH
FLORIDA

project

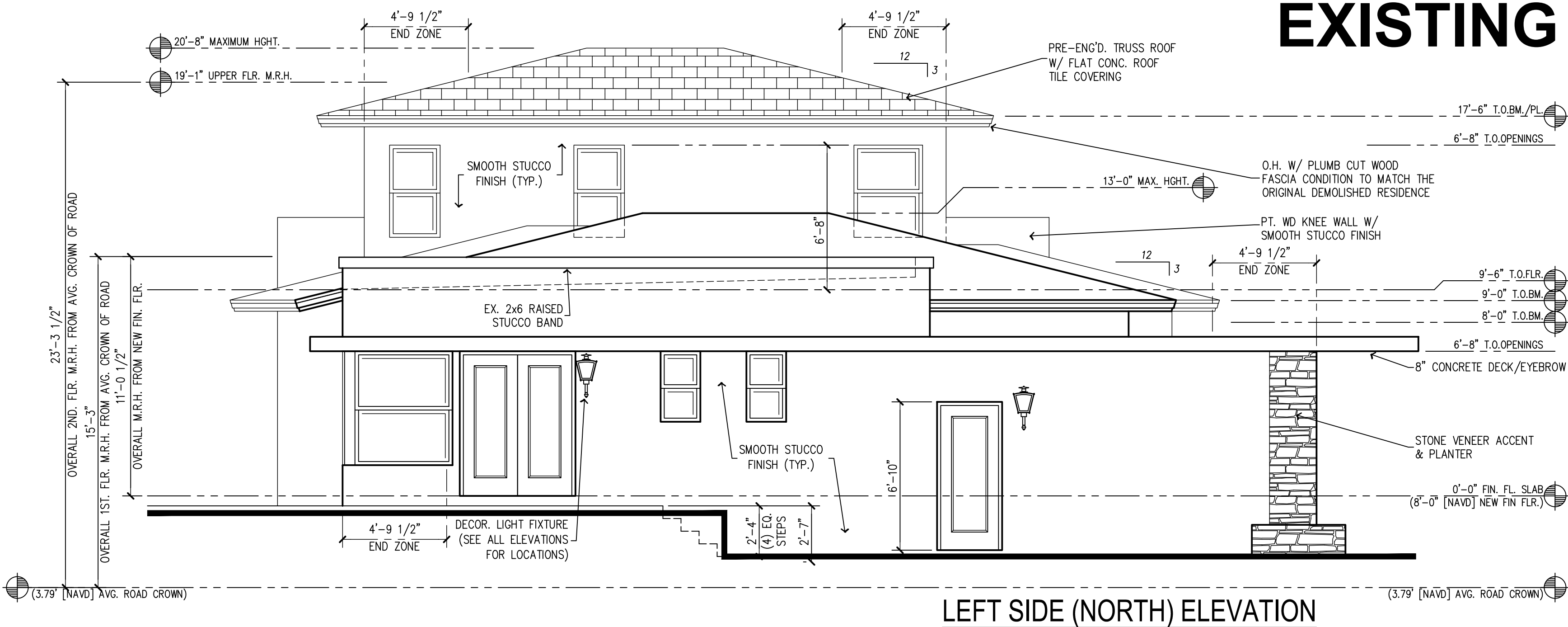
QEA
QUANTUM ENGINEERING ASSOCIATES INC.

Structural Engineering
•
Cost Segregation

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drawing
**EXISTING &
PROPOSED
ELEVATIONS
(NORTH)**
sheet
A-5

of



revisions	no.	date
	0	//

designed	GTD/SMS
drawn	GTD
checked	SMS
date	07/02/2025
scale	1/4" = 1'-0" (U.N.O)
job no.	25-XXXXARC

Shawn M. Stambaugh, PE
FL LIC. 61850 - CA. 26210

PUCCI RESIDENCE
ROOF DECK RENOVATION
303 S.E. 7th AVENUE
CITY OF DELRAY BEACH
FLORIDA
project

QEA
QUANTUM ENGINEERING ASSOCIATES INC.

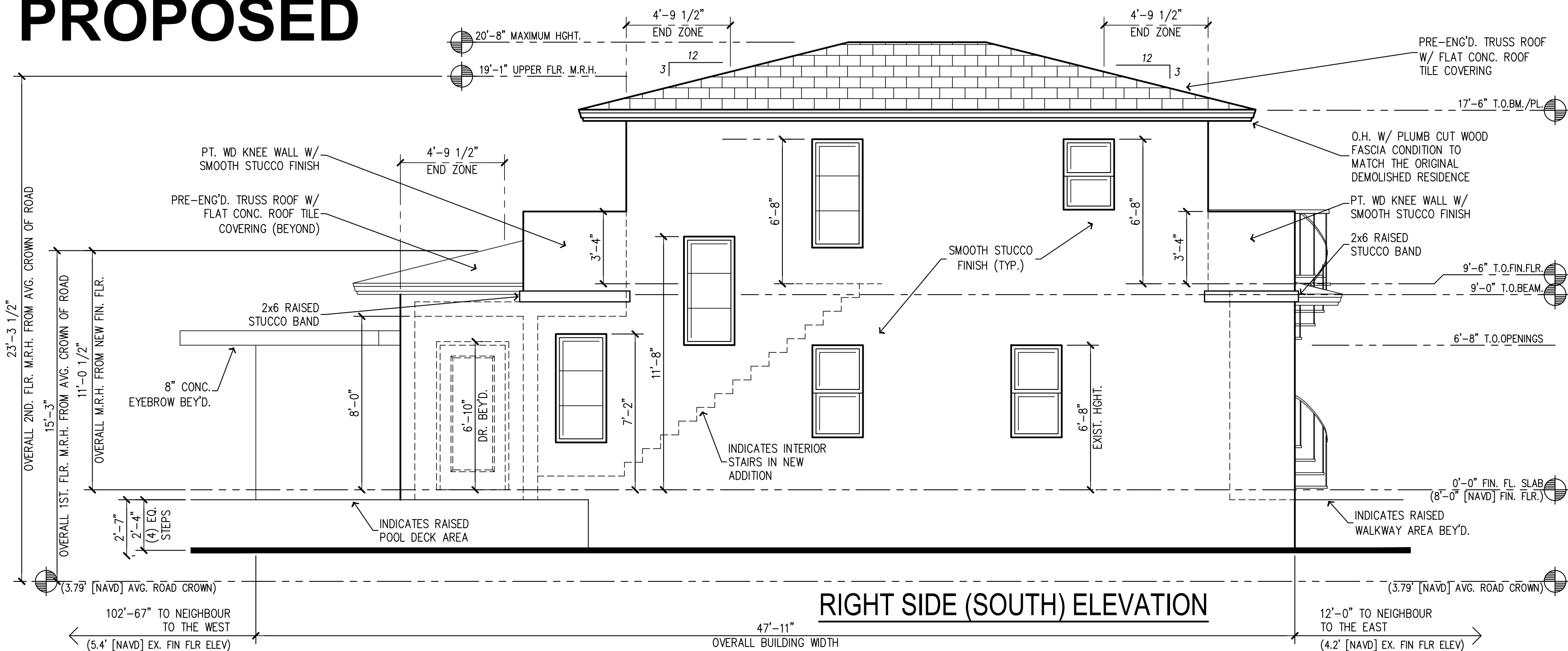
Structural Engineering
•
Cost Segregation

6415 LAKE WORTH ROAD SUITE 105
GREENACRES, FL 33463
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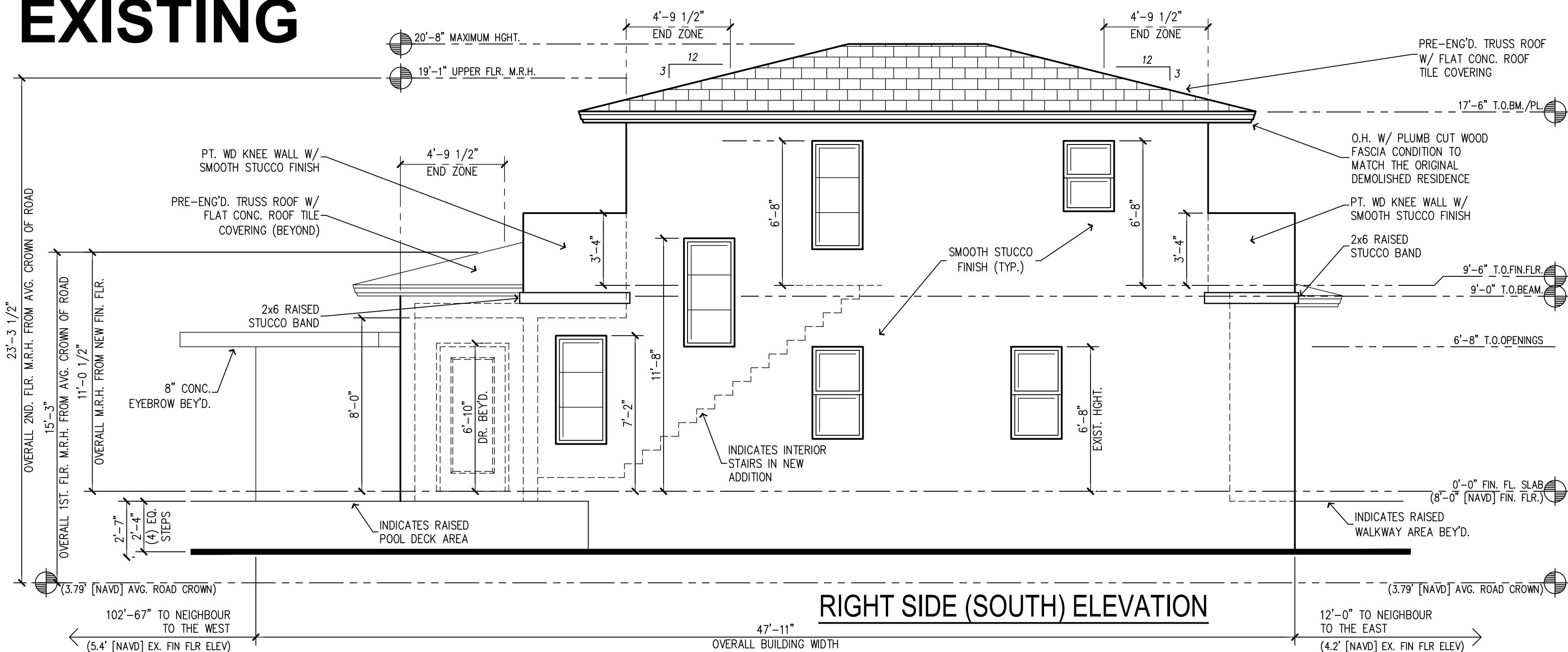
drawing
**EXISTING &
PROPOSED
ELEVATIONS
(SOUTH)**
sheet
A-6

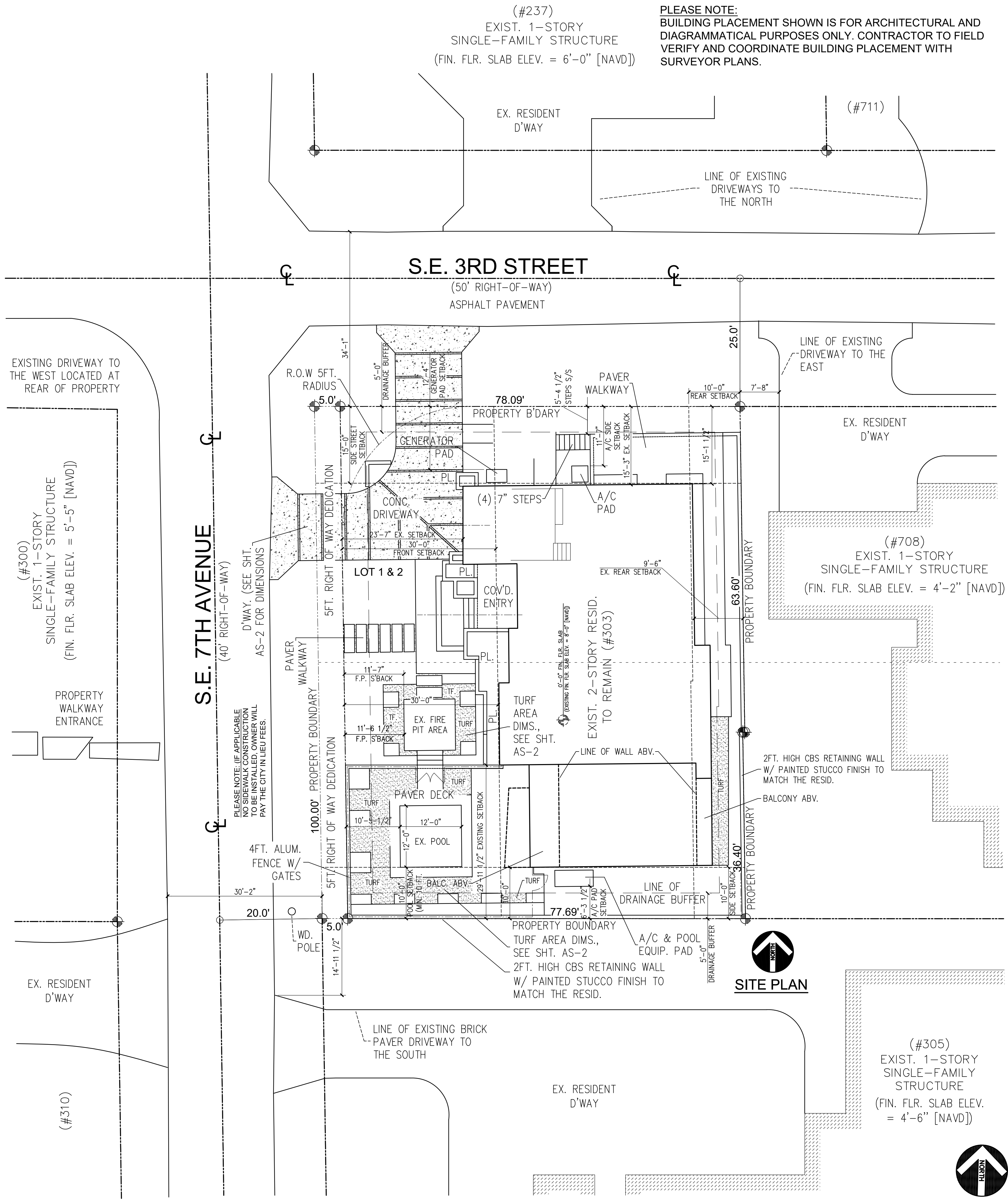
of

PROPOSED



EXISTING





revisions	no.	date
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designed	GTD/SMS
drawn	GTD
checked	SMS
date	07/02/2025
scale	1/4" = 1'-0" (U.N.O)
job no.	25-XXXXARC

Shawn M. Stambaugh, PE
FL LIC. 61850 - CA. 26210

**PUCCI RESIDENCE
ROOF DECK RENOVATION**

303 S.E. 7th Avenue
City of Delray Beach
Florida

project

QEA
QUANTUM ENGINEERING ASSOCIATES INC.

Structural Engineering
•
Cost Segregation

6415 LAKE WORTH ROAD SUITE 105
GREENACRES, FL 33463
561.202.6994
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drawing
**EXISTING
SITE PLAN**
1" = 10'-0"

sheet
AS-1

of

of

revisions		
no.		date
0		//

designed	GTD/SMS
drawn	GTD
checked	SMS
date	07/02/2025
scale	1/4" = 1'-0" (U.N.O)
job no.	25-XXXX-ARC

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FL LIC. 61850 - CA. 28210

PUCCI RESIDENCE
ROOF DECK RENOVATION
303 S.E. 7th AVENUE
CITY OF DELRAY BEACH
FLORIDA

project



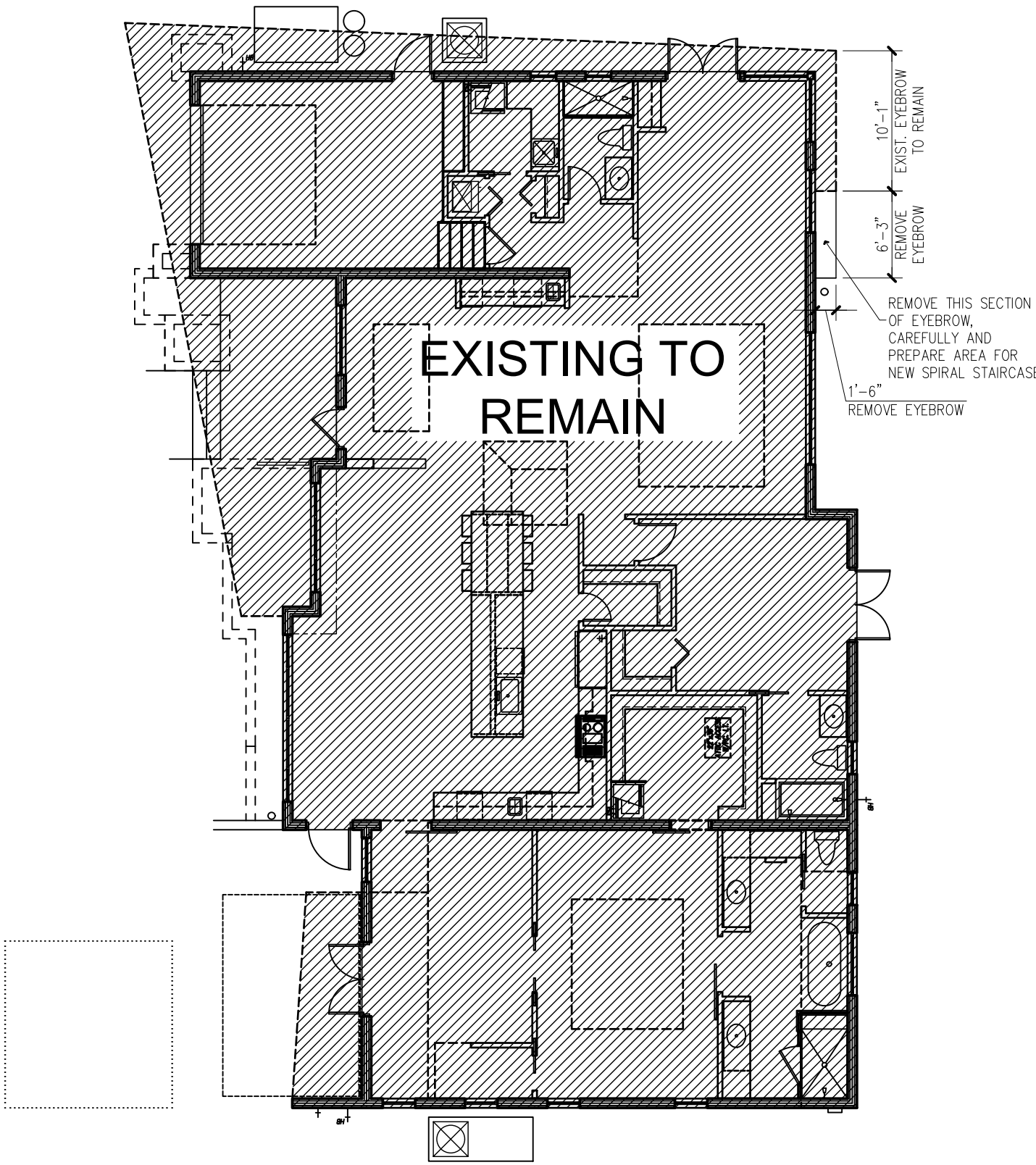
Structural Engineering
•
Cost Segregation

6415 LAKE WORTH ROAD SUITE 105
GREENACRES, FL 33463
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drawing
DEMOLITION
PLAN
1" = 10'-0"

sheet
D-1

of



Shawn M. Stambaugh, PE
FL. LIC. 61850 - C.A. 26210

**PUCCI RESIDENCE
ROOF DECK RENOVATION**

303 S.E. 7th Avenue
City of Delray Beach
Florida

project

QEA
QUANTUM ENGINEERING ASSOCIATES INC.

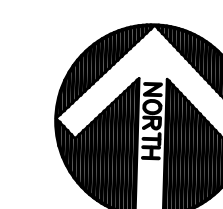
Structural Engineering
•
Cost Segregation

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drawing
ELECTRICAL
PLANS

sheet
E-1

of



SECOND FLOOR



revisions		
no.		date
0		//

designed	GTD/SMS
drawn	GTD
checked	SMS
date	07/02/2025
scale	1/4" = 1'-0" (U.N.O)
job no.	25-XXXX-ARC

Shawn M. Stambaugh, PE
FL LIC. 61850 - CA. 28210

PUCCI RESIDENCE
ROOF DECK RENOVATION
303 S.E. 7th AVENUE
CITY OF DELRAY BEACH
FLORIDA

project



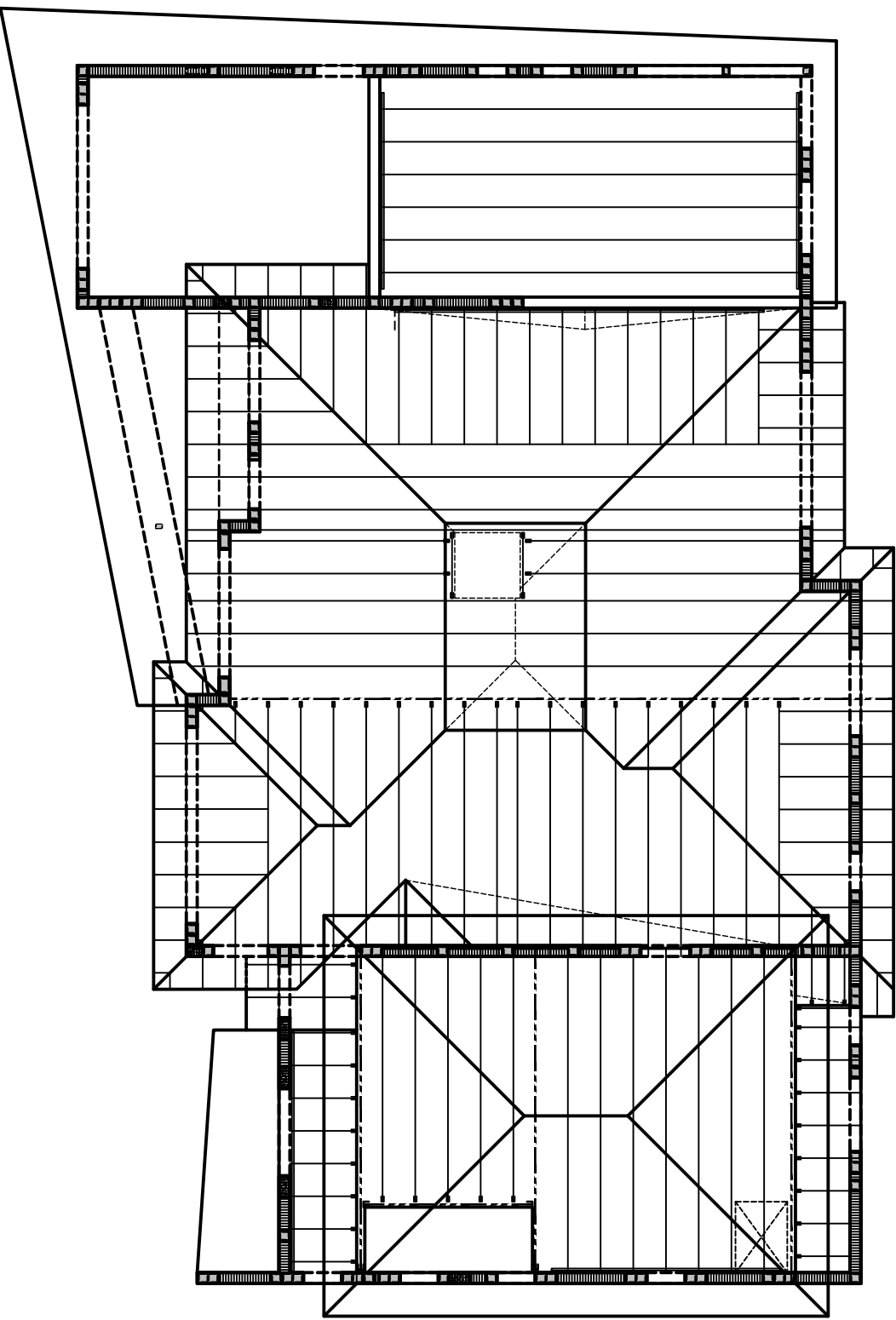
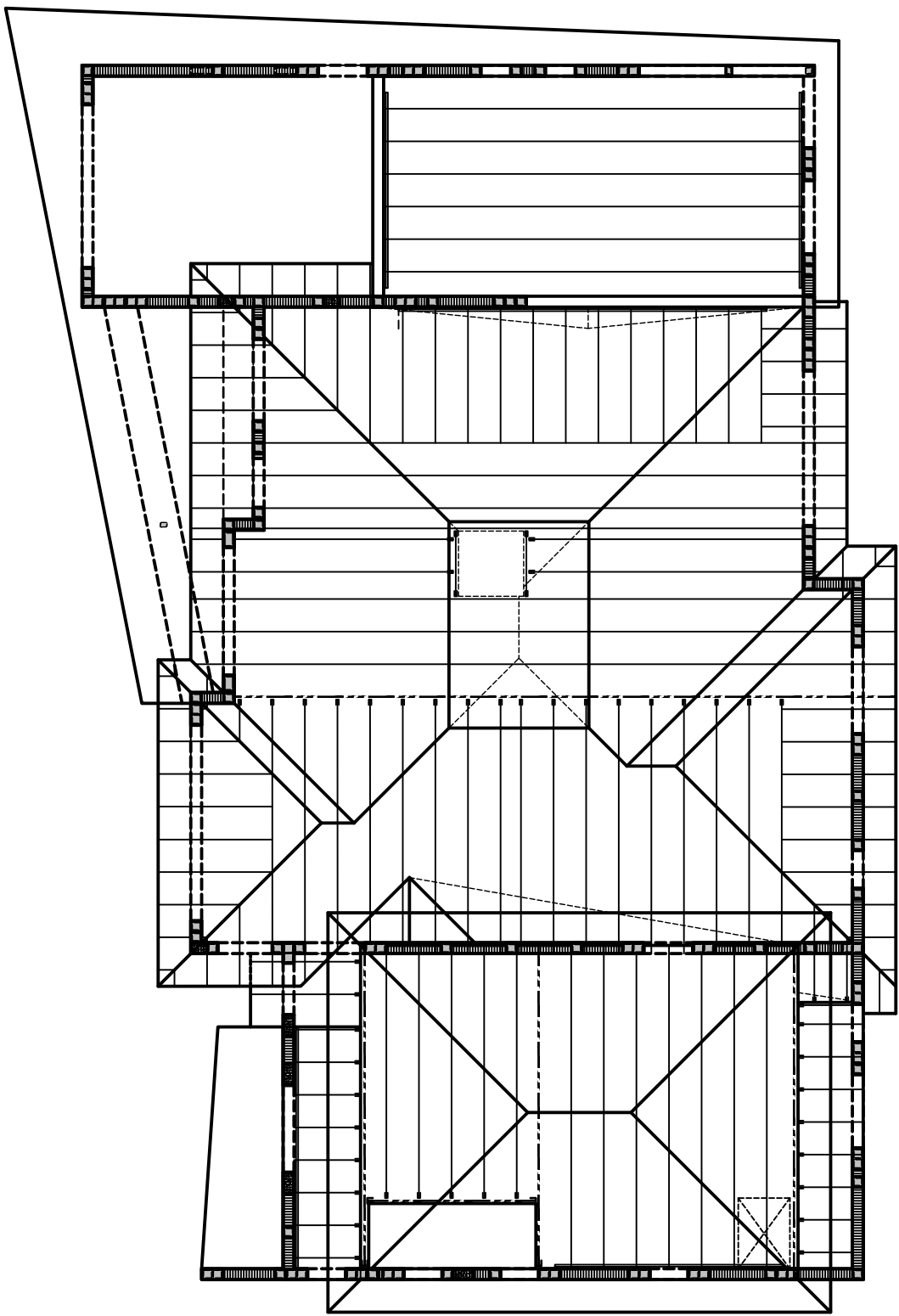
Structural Engineering
•
Cost Segregation

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drawing
ROOF FRAMING
PLANS
1" = 10'-0"

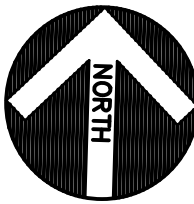
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S-2

of



EXISTING

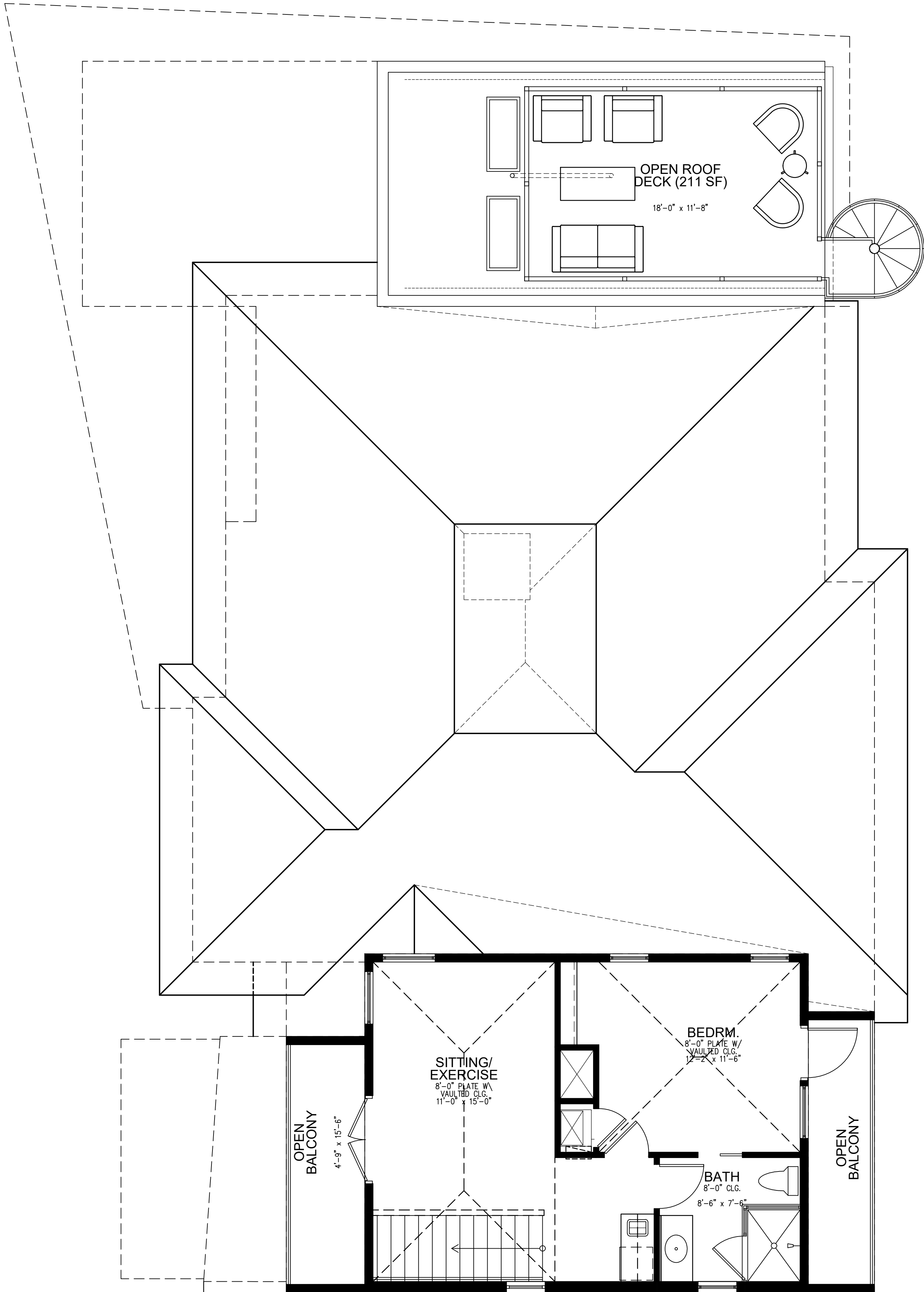
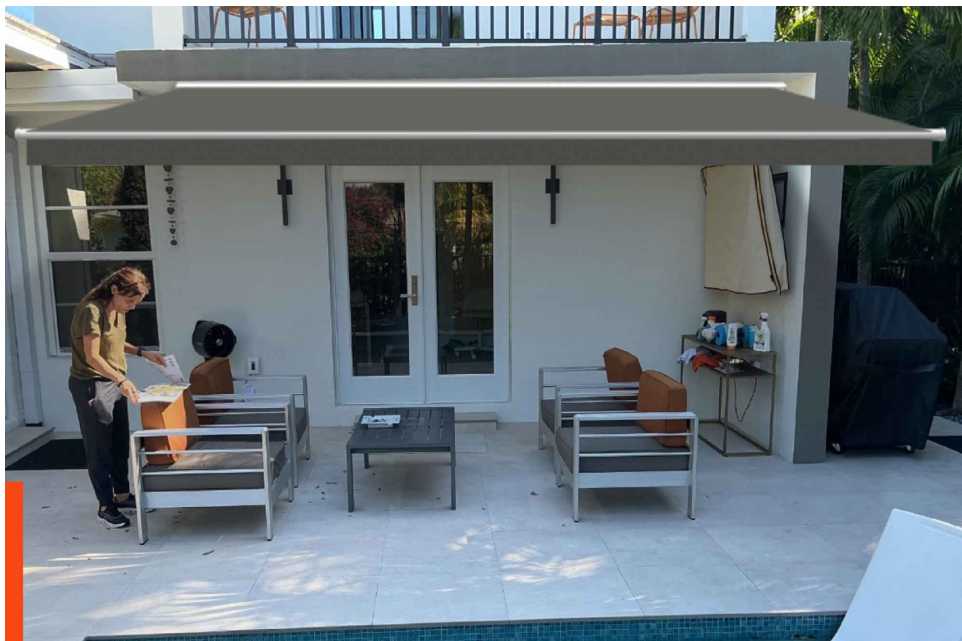
PROPOSED



RAILING & FLOORING
SAMPLE MATERIALS



RETRACTABLE AWNING
MATERIAL ILLUSTRATION



revisions	no.	date
	0	//

designed	GTD/SMS
drawn	GTD
checked	SMS
date	07/02/2025
scale	1/4" = 1'-0" (U.N.O)
job no.	25-XXXX.ARC

Shawn M. Stambaugh, PE
FL LIC. 61850 - CA. 26210

**PUCCI RESIDENCE
ROOF DECK RENOVATION**

303 S.E. 7th AVENUE
CITY OF DELRAY BEACH
FLORIDA

project

QEA
QUANTUM ENGINEERING ASSOCIATES INC.

Structural Engineering
•
Cost Segregation

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GREENACRES, FL 33463
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drawing
**SECOND
FLOOR
FURNITURE
PLAN**
sheet
PRES-2



of

THE WEST 83.09 FEET OF LOTS 1 AND 2, LESS THE EAST 0.4 FEET OF THE SOUTH 36.4 FEET OF LOT 2, BLOCK 128, "BLANK-NICHOLAS SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 28, OF THE PUBLIC RECORDS OF PALM COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 7,655 SQUARE FEET, MORE OR LESS.

1. THIS DRAWING IS IT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF
A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED OR REFERENCED IN THE
PREPARATION OF THIS SURVEY.

3. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE
INDICATED.

4. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS
SURVEY EXCEPT AS SHOWN.

5. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SE 7TH AVENUE HAVING
AN ASSUMED BEARING OF SOUTH 01°31'42" EAST.

6. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF
1988 AND WERE DETERMINED FROM PALM BEACH COUNTY BENCHMARK "17.163 (SRD)".

7. ELEVATION: 15.61

8. PROPERTY ADDRESS: 303 SE 7TH AVE, DELRAY BEACH, FL 33483

9. FLOOD INFORMATION IS AS FOLLOWS:

COMMUNITY NUMBER	: 125102
PANEL NUMBER	: 12099C0979G
DATE OF FIRM INDEX	: 12-20-2024
ZONE	: AE
BASE FLOOD ELEVATION	: 8.0' FOR AE



AC	=	AIR CONDITIONER
C.B.S.	=	CONCRETE BLOCK & STUCCO
CONC.	=	CONCRETE
Δ	=	DELTA (CENTRAL ANGLE)
D.E.	=	DRAINAGE EASEMENT
ELEV.	=	ELEVATION
F.F.	=	FINISHED FLOOR
GAR.	=	GARAGE
IR	=	IRON ROD
IRC	=	IRON ROD & CAP
L	=	ARC LENGTH
L.M.E.	=	LAKE MAINTENANCE EASEMENT
N/D	=	NAIL AND DISC
P.E.P.	=	POOL EQUIPMENT PAD
P.B.C.	=	PALM BEACH COUNTY RECORDS
PG.	=	PAGE
PROP.	=	PROPOSED
R	=	RADIUS
R/W	=	RIGHT-OF-WAY
TYP.	=	TYPICAL
U.E.	=	UTILITY EASEMENT

	WATER SERVICE
	ELECTRIC SERVICE
	TELEPHONE BOX
	CABLE TV BOX
	DRAINAGE MANHOLE
	SANITARY MANHOLE
	WATER VALVE
	SIGN
	FIRE HYDRANT
	CATCH BASIN
	LIGHT POLE
	WOOD UTILITY POLE
	CONCRETE UTILITY POLE
	CLEAN OUT
	CENTERLINE
	EXISTING ELEVATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

DATE OF LAST FIELD WORK: MARCH 18, 2026



Tel: (561) 241-9988
Fax: (561) 241-5182

8 3/18/2026 AJR JSH BOUNDARY SURVEY (UPDATE)

SEAL

SCALE 1" = 10'

DRAWN AJR

CHECKED JSH

SHEET 1 OF 1