



CITY OF DELRAY BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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



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HISTORIC PRESERVATION BOARD STAFF REPORT

160 Marine Way

Meeting	File No.	Application Type
August 5, 2026	HP-417-2026	Certificate of Appropriateness & Waiver

REQUEST

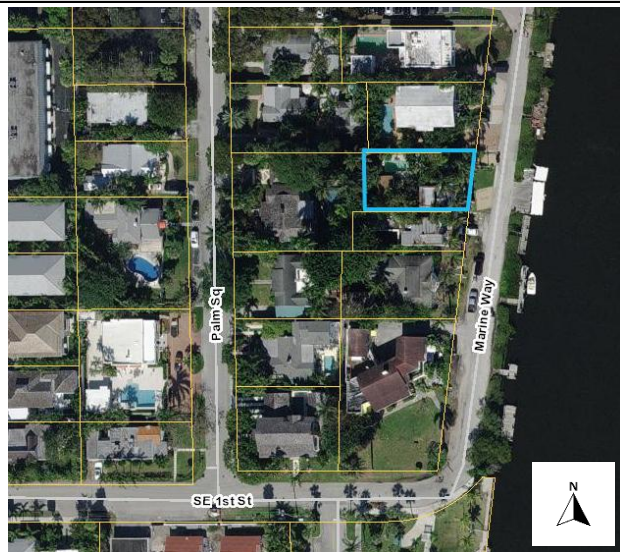
The item before the Board for consideration of a Certificate of Appropriateness (HP-417-2026) and Waiver in association with exterior modifications to an existing contributing structure and a 3rd story addition to the existing, contributing, single-family residence, located at **160 Marine Way, Marina Historic District**.

GENERAL DATA

Owner: Sally Whaley
Applicant: GE Architecture, Inc.
Location: 160 Marine Way
PCN: 12-43-46-16-A9-128-0012
Property Size: 0.17 Acres
Zoning: Multiple Family Residential (RM)
FLUM: Multiple Family Residential (RM)
Historic District: Marina Historic District
Adjacent Zoning:

- RM - Medium Density Residential (North)
- CF (Community Facilities) (East)
- RM - Multiple Density Residential (South)
- RM - Multiple Density Residential (West)

Existing Land Use: Residential
Proposed Land Use: Residential



BACKGROUND AND PROJECT DESCRIPTION

The subject property consists of Lot 14, Block 126, Town of Delray, is situated on the west side of Marine Way, is zoned Medium Density Residential (RM) and is within the Locally and Nationally designated Marina Historic District. The property contains a 1940 Minimal Traditional, 2,510 sq. ft. contributing residence. The structure has a smooth stucco exterior, metal gable roof, a rooftop trellis, a trellis over the gravel driveway, and a front porch trellis.

On December 2, 1992, the Historic Preservation Board reviewed and approved the construction of a trellis over the front porch and along the north elevation. The trellis was subsequently constructed as proposed.

At its meeting of April 21, 1993, the Historic Preservation Board approved a Certificate of Appropriateness (8-198) and Variance (88-30) request to allow the construction of a trellis on the north side of the property with a reduced 0' side interior setback.

Project Planner: Katherina Paliwoda, Senior Historic Planner, paliwodak@mydelraybeach.com	Review Dates: HPB: August 5, 2026	Attachments: 1. Plans 2. Justification Statements 3. Building Color and Material 4. Photographs
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At its meeting of May 18, 1994, the Historic Preservation Board approved a Certificate of Appropriateness (8-225) associated with the construction of a 1,795 sq. ft., second-story addition on top of the one-story structure. The project included connecting the main dwelling and extant guest cottage (which was located to the west/rear of the main dwelling) and included construction of a loggia on the ground floor to the rear of the existing main structure.

At its meeting of August 18, 2004, the Historic Preservation Board approved a Certificate of Appropriateness (2004-334) for the enclosure of a 188 sq. ft. loggia on a contemporary portion of the contributing dwelling.

On November 4, 2025, staff administratively approved a Certificate of Appropriateness (HP-72-2025) for modifications to the exterior of an existing contributing structure. The approved modification are for the following:

- North Elevation:
 - o First Floor: Removal of one window and one door. Installation of the existing door in a new location. Placement of shutters in a closed position (faux window) to be painted to match the existing shutters.
- South Elevation:
 - o First Floor: Removal of a pair of French doors with sidelights. Installation of one window, low-e, to match existing tint.
 - o Second Floor: Removal of one window
- West Elevation:
 - o Second Floor: Placement of shutters in a closed position (faux window) to be painted to match the existing shutters.

The request before the board is for an addition and exterior alteration to the existing single-family residence. The request specifically notes:

- Demolition of the existing roof trellis above the 2nd story non-contributing portion of the residence and construction of a new third floor stair vestibule and open-air covered porch.
- Removal of the existing wood trellises on the front (east) elevation and side (north) elevation, to be replaced with new aluminum trellises.
- Extend the existing front patio deck to match the end of the existing trellis.
- Replacement of the existing 5v-crimp metal roof to be replaced with a new standing seam metal roof in "Stone White".
- Addition of a standing seam eyebrow over the two existing double doors located on the side (north) elevation.

The request is now before the board.

REVIEW AND ANALYSIS

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

ZONING USE AND REVIEW

Pursuant to LDR Section 4.4.6 – Multiple Family Residential (RM) Development Standards: The proposed use is single-family residential, which is a permitted use within the RM zoning district. Pursuant to LDR Section 4.4.6(F)(1), the R-1-A District regulations apply to single-family detached dwellings.

Pursuant to LDR Table 4.3.4(A) Building Elements or Site Improvements Allowed in Building Setbacks. The proposal includes the replacement of an existing trellis located on the north side elevation of the property which encroaches into the side setback more than the allowed 3 feet. However, the property has a previous approval to allow the trellis to encroach into the setback. Therefore, the request meets the requirements of this code.

Pursuant to LDR Section 4.3.4(K) Development Standards single-family structures within the RM zoning district, shall be developed according to the requirements set forth in the R-1-A development standards, noted in the chart below:

DEVELOPMENT STANDARDS	REQUIRED	EXISTING	PROPOSED
OPEN SPACE	25%	39%	36%
SETBACKS (MINIMUM)			
FRONT (EAST)	25'	31'6"	29'5"
SIDE INTERIOR (NORTH)	7'6"	0'0" (carport)	No change
SIDE INTERIOR (SOUTH)	7'6"	5'0"	No change
REAR (WEST)	10'	14'7"	No change
HEIGHT (measured from new finished floor elevation)	35'	26' 4 5/8"	26' 5 3/4 "

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 existing structure has a rooftop terrace with trellis that is proposed for removal. The proposed alteration involves construction of a new covered area and 3rd floor element that houses an enclosed staircase. The proposal no longer qualifies as a rooftop terrace and considered a bonafide story as it involves new building area.



LDR SECTION 4.5.1

HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

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

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

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

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

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

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

- a. Chain-link fences are discouraged. When permitted, chain-link fences shall be clad in a green or black vinyl and only used in rear yards where they are not visible from a public right of way, even when screened by a hedge or other landscaping.
- b. Swimming pool fences shall be designed in a manner that integrates the layout with the lot and structures without exhibiting a utilitarian or stand-alone appearance.
- c. Fences and walls over four feet (4') shall not be allowed in front or side street setbacks.
- d. Non-historic and/or synthetic materials are discouraged, particularly when visible from a public right of way.
- e. Decorative landscape features, including but not limited to, arbors, pergolas, and trellises shall not exceed a height of eight feet (8') within the front or side street setbacks.

The subject site contains an existing 6' high masonry wall on the south side of the property, and a 4' high masonry wall to the rear on the west side that are proposed to remain. The front of the property has an existing one-foot CMU low wall that is located outside of the property line and was not installed with proper building permits. The proposal involves removal of the one-foot low wall and construction of a new three-foot tall wall with columns and horizontal aluminum louvered railings within the property line. The fence meets the height requirements per this LDR section as well as the requirements for sight visibility per LDR section 4.6.14(c) as the total height of the fence will be no taller than the required maximum 3 feet.

Garages and Carports:

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

A gravel driveway (single vehicle width) flanked by one row of paver bricks exists on the north side of the property. An existing trellis carport is located adjacent to the contributing structure and behind the front wall plane of the home. A previously noted, the existing wood trellis is proposed to be replaced with an aluminum trellis.

Will regard to the existing gravel driveway, there are no changes the driveway material nor configuration of the driveway. However, it is noted that in the future, if there are proposed changes, the driveway will need to be reconstructed so it is situated a minimum of five feet from the north property line in accordance with LDR Section LDR Section 6.1.4(C)(3)(b)2.

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

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

The subject property contains an existing two-car, tandem driveway with a trellis carport located on the north side of the property. There are no proposed changes to the existing driveway at this time.

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

Applicable development and preservation standards have been applied during the review of the proposal while also taking into consideration the original design of the contributing structure and its location within the Locally and Nationally Designated Marina Historic District.

Pursuant to LDR Section 4.5.1(E)(5) - Standards and Guidelines: a historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.

SECRETARY OF THE INTERIOR'S STANDARDS

Standard 1

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

Standard 2

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

Standard 3

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

Standard 4

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

Standard 5

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

Standard 6

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

Standard 7

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

Standard 8

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

Standard 9

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

Standard 10

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

With the revised proposal, standards 1, 2, 3, 5, 9, and 10 are applicable. The existing use of the site and its structures is a single-family residence (its original function) and no modifications to the use are proposed, thus meeting the intent of **Standard 1**. Regarding **Standard 2, 3, & 5**, the proposal includes the demolition of the existing 2nd-floor stairwell, balcony and rooftop trellis. There are concerns with the proposed third floor addition with respect to the cumulative effect of alterations that have occurred for this property and their impact on the contributing structure. Originally, the structure was a one-story home, and a second-floor addition was added in the 1990's. At that time Visual Compatibility Standards did not yet exist within the city LDRs, although the ten Secretary of the Interior's Standards for Rehabilitation and the Delray Beach Historic Preservation Design Guidelines were in place. It is important to ensure the proposed alterations do not alter features and spaces that characterize the property and that distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property be preserved. While the second-floor addition was a later alteration, it has not yet acquired historic significance and can be altered. The concern is that construction of the third floor addition could reduce the significance of the one-story structure from a scale and massing perspective.

Additionally, the proposal includes minor alterations to the front façade of the residence which is the replacement of the existing wooden front trellis with an aluminum trellis. The existing carport trellis will be replaced and is proposed to match the front trellis in design. All proposed materials are authentic and will be visual compatible with the original structure, with the exception of the introduction of aluminum louvers on the front property wall and third floor windows, and Azek material on the proposed

columns. There are concerns with these new materials as the aluminum louvers do not match the Minimal Traditional architectural style nor existing features on the existing structure. The Azek trim is also a concern as it is not an authentic material that has been commonly used on historic structures.

Regarding **Standards 9 and 10**, the height and massing of the proposed third-story addition and open-air terrace in relation to the original one-story contributing residence is a concern. While the addition is proposed above the non-contributing second floor addition behind the existing contributing one-story structure, (replacing an existing trellis feature), it is substantially taller than the existing home. The third-floor addition appears to pull focus away from the main structure, which is not considered an appropriate practice of historic preservation (not secondary nor subordinate to the main massing of the historic structure). Additionally, the historic streetscape contains a mix of one to two story structures, the introduction of a roofed third story addition, is not historically compatible with the streetscape (see streetscape images below). Thus, a waiver for the Secondary and Subordinate Visual Compatibility standard has been requested and is analyzed later in the report.

The board will need to make a determination that the proposal can be found in compliance with the Secretary of the Interior's Standards and Guidelines.



VISUAL COMPATIBILITY STANDARDS

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

- a. **Height:** The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.11(2)(a), shall also be determined through application of the Building Height Plane.
- b. **Front Facade Proportion:** The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.
- c. **Proportion of Openings (Windows and Doors):** The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.
- d. **Rhythm of Solids to Voids:** The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.
- e. **Rhythm of Buildings on Streets:** The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.
- f. **Rhythm of Entrance and/or Porch Projections:** The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.
- g. **Relationship of Materials, Texture, and Color:** The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.
- h. **Roof Shapes:** The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.
- i. **Walls of Continuity:** Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.
- j. **Scale of a Building:** The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:
 - a. For buildings wider than sixty percent (60%) of the lot width, a portion of the front façade must be setback a minimum of seven (7) additional feet from the front setback line:

- b. For buildings deeper than fifty percent (50%) of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five (5) additional feet from the side setback line:
- k. Directional Expression of Front Elevation: A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.
- l. Architectural Style: All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.
- m. Additions to individually designated properties and contributing structures in all historic districts: Visual compatibility shall be accomplished as follows:
 - 1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.
 - 2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.
 - 3. Characteristic features of the original building shall not be destroyed or obscured.
 - 4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.
 - 5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design but shall be coherent in design with the existing building.
 - 6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

With respect to **Height**, the proposal includes demolition of an existing trellis located above the second-story non-contributing portion of the residence, to be replaced with the construction of a new roofed and walled open air terrace. It is noted that although the height meets zoning requirements, there is concern with regard to the third-story addition being visually compatible to the original contributing one-story portion of the structure on site.

There is concern with regard to **Proportion of Openings (Windows and Doors)** and **Rhythm of Solids to Voids** as the window sizes on the proposed third floor terrace new addition do not appear to be proportionate to the windows in the historic structure. The existing residence contains smaller scale single-hung windows throughout, to which the new proposed windows are significantly larger. There are some window openings that are the size of doors.

With regard to **Relationship of Materials, Texture, and Color and Roof**, the subject request includes the replacement of the existing wood trellises with aluminum, stucco exterior on the third-floor, aluminum framed windows & shutters, and replacement of the existing, 5-V crimp, mill finish, metal roof with a white standing seam metal roof. The addition of an eyebrow feature on the two double doors on the north elevation will also match the standing seam metal roof in “Drexel Metals” Stone White/Kynar 500 Fin.

The use of standing seam and 5-V crimp metal roofs within historic districts are required to be reviewed by the board and are on a case-by-case basis, to ensure visual compatibility with other structures and the districts as a whole. It is noted however, that aluminum shingle roofing has been deemed compatible for historic structures within the districts and can be approved administratively. While the board has approved metal roofs for historic structures, typically the color of the metal is “mill finish” or silver. This is because historically when metal roofs may have been utilized at the time of original construction, metal was only available in its natural color, not a painted finish. The most appropriate roof material is what was historically utilized, in this case this originally home had a shingle roof. However, the board

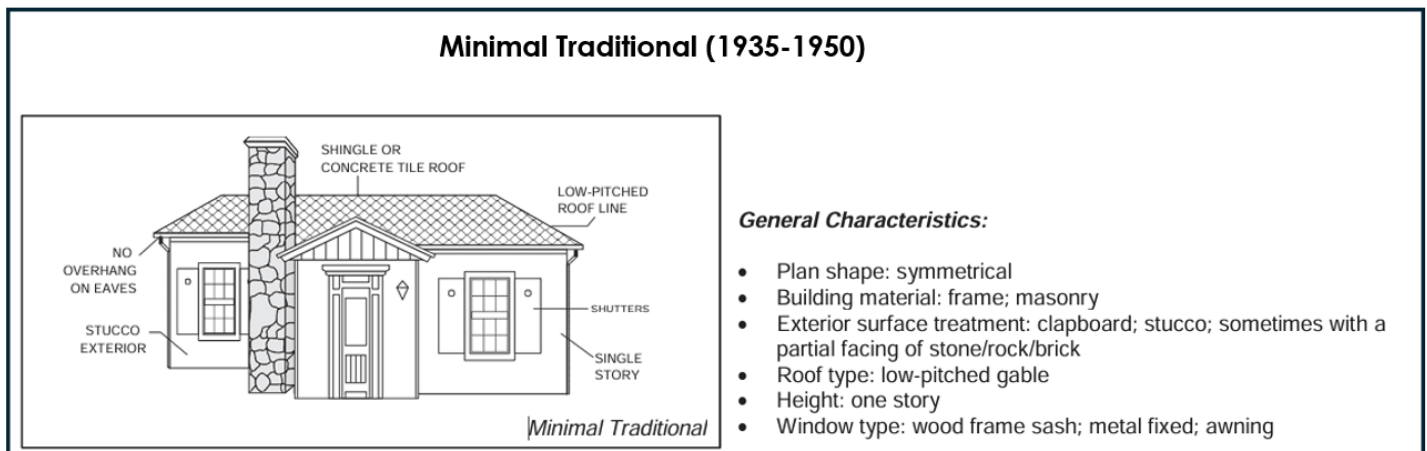
previously approved the use of a 5-V crimp metal roof for this structure – in a mill finish. The use of metal roofing has increased, given the city's location within a hurricane prone area and many owners have requested the use of metal roofs to aid in reducing insurance premiums and improve a structure's resiliency to storms.

It is also noted, that the existing roof needs replacement and the property owner sought a building permit (BLDR-016097-2027) to replace the roof with a white standing seam metal roof. Staff advised that such is a board reviewed item, and the property owner requested that the city approve the roof material and white color with the caveat that they would sign a Hold Harmless agreement, stating that they would take the risk of utilizing the white color metal roof without the board's approval. The permit was issued on 7/24/2026 and the roof replacement has occurred. The board will need to make a determination that the proposed white, standing seam metal roof is appropriate for use on this contributing structure.

The proposed third-floor open-air covered porch will include new white aluminum casement windows with clear glass to match what's existing on the structure. The covered porch will also have smooth cypress wood columns and Azek trim on the top and bottom of the columns. The porch also includes Aluminum bi-fold shutters and aluminum louvered railings. All columns, trim, windows/doors, and trellises will painted Benjamin Moor Brilliant White #OC-150.

The proposed knee wall/fence will include one-foot of stuccoed, concrete block, columns and louvered aluminum railings on the front (east) side of the property. All decorative shutters, gates, and aluminum railings are proposed in the color Benjamin Moor Kittery Point Green #HC-119. There is a concern with the proposed Azek material on third floor columns as it is not an authentic material and was not used on the original house at the time of construction. Consideration for the use of authentic material adaptations have been given to new construction for such materials as metals and hardi board, however an addition to a contributing structure should be utilizing the same materials that exist on the main structure.

For **Architectural Style**, there are concerns with regards to the introduction of the aluminum louvered front wall and covered porch windows as these distinctive elements were not originally used on the structure. As noted in the Delray Beach Historic Preservation Guidelines (as shown below), the existing historic structure was built in the 1940s in the Minimal Traditional style. This architectural style was inspired by 1920s and 1930s Tudor style cottages that were typically one-story, were very symmetrical in plan shape, and had simplified elements and materials. The introduction of the louvered elements on the proposed third floor and front wall designs are not compatible with the existing architectural style and gives the structure a more modernize appearance. The board will need to make a determination that the proposal is compliant with the **Architectural Style** visual compatibility standard.



Regarding the **Additions** Visual Compatibility Standard, there is concern with the proposed new addition in relation to the existing historic structure and surrounding historic structures within the Marina Historic District. While the proposed addition is in an appropriate location, to the rear of the original one-story contributing portion of the residence and is located on the non-contributing portion of the structure, the introduction of a roofed third floor for this structure may not be considered visually compatible. Although the new addition is in the same location and height as the existing trellis feature, the trellis was considered a non-habitable, open-air element. Additionally, the new additions height cannot be considered secondary and subordinate to the main massing of the original one-story portion of the residence. As the addition does not meet the requirements of this code section, the applicants have requested a waiver for relief from the Secondary and Subordinate Visual Compatibility Standard. The Waiver is analyzed later in the report.

The following guidelines are applicable to the proposal. According to the **Secretary of the Interior's Standards and Guidelines for Rehabilitation** (pg. 110 & 156):

NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION	
RECOMMENDED	NOT RECOMMENDED
New Additions	
Placing functions and services required for a new use (including elevators and stairways) in secondary or non-character-defining interior spaces of the historic building rather than constructing a new addition.	Expanding the size of the historic building by constructing a new addition when requirements for the new use could be met by altering non-character-defining interior spaces.
Constructing a new addition on a secondary or non-character-defining elevation and limiting its size and scale in relationship to the historic building.	Constructing a new addition on or adjacent to a primary elevation of the building which negatively impacts the building's historic character.
Constructing a new addition that results in the least possible loss of historic materials so that character-defining features are not obscured, damaged, or destroyed.	Attaching a new addition in a manner that obscures, damages, or destroys character-defining features of the historic building.
Designing a new addition that is compatible with the historic building.	Designing a new addition that is significantly different and, thus, incompatible with the historic building.
Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationship of solids to voids, and color.	Constructing a new addition that is as large as or larger than the historic building, which visually overwhelms it (i.e., results in the diminution or loss of its historic character).

NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION	
RECOMMENDED	NOT RECOMMENDED
Ensuring that the addition is stylistically appropriate for the historic building type (e.g., whether it is residential or institutional).	
Considering the design for a new addition in terms of its relationship to the historic building as well as the historic district, neighborhood, and setting.	

DEMOLITION ANALYSIS

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

- (1) No structure within a historic district or on a historic site shall be demolished before a Certificate of Appropriateness has been issued pursuant to Section 2.4.6(H).

- (2) The application for a Certificate of Appropriateness for demolition must be accompanied by an application for a Certificate of Appropriateness for alterations to the structure or the redevelopment of the property.**
- (3) Demolition shall not occur until a building permit has been issued for the alterations or redevelopment as described in the applicable Certificate of Appropriateness.**
- (4) All structures approved for demolition and awaiting issuance of a building permit for the alterations or redevelopment shall be maintained so as to remain in a condition similar to that which existed at time that the Certificate of Appropriateness for demolition was approved unless the Chief Building Official determines that an unsafe building condition exists in accordance with Section 4.5.3(G).**
- (5) A Certificate of Appropriateness for demolition of 25 percent or more of contributing or individually designated structure shall be subject to the following additional requirements:**
 - a. A demolition plan shall accompany the application for a Certificate of Appropriateness for demolition. The plan shall illustrate all portions of the existing structure that will be removed or altered.**
 - b. The Certificate of Appropriateness for demolition and the Certificate of Appropriateness for alternation or redevelopment shall meet the "Additional Public Notice" requirements of LDR Section 2.4.2(B)(1)(j).**
- (6) The Board upon a request for demolition by a property owner, shall consider the following guidelines in evaluating applications for a Certificate of Appropriateness for demolition of designated historic sites, historic interiors, or buildings, structures, or appurtenances within designated historic districts:**
 - a. Whether the structure is of such interest or quality that it would reasonably fulfill criteria for designation for listing on the national register.**
 - b. Whether the structure is of such design, craftsmanship, or material that it could be reproduced only with great difficulty or economically nonviable expense.**
 - c. Whether the structure is one of the last remaining examples of its kind in the designated historic district within the city.**
 - d. Whether retaining the structure would promote the general and value of a particular culture and heritage.**
 - e. Whether there are approved plans for immediate reuse of the property if the proposed demolition is carried out, and what effect those plans will have on the historic district designation or the individual designation of the property.**
- (7) No decision of the Board shall result in undue economic hardship for the property owner. The Board shall determine the existence of such hardship in accordance with the definition of undue economic hardship found in Section 4.5.1(H).**
- (8) The Board's refusal to grant a Certificate of Appropriateness requested by a property owner for the purpose of demolition will be supported by a written statement describing the public interest that the Board seeks to preserve.**
- (9) The Board may grant a certificate of appropriateness as requested by a property owner, for demolition which may provide for a delayed effective date. The effective date of the certificate will be determined by the Board based on the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. The Board may delay the demolition of designated historic sites and contributing buildings within historic districts for up to six months while demolition of non-contributing buildings within the historic district may be delayed for up to three months.**
- (10) Request for Demolition Justification Statement: A justification statement shall accompany the application for a Certificate of Appropriateness for demolition of any**

contributing structure in a historic district or individually designated historic structure.

(11) Salvage and Recordation of Historic Structures:

- a. The property owner shall contact the Delray Beach Historical Society for the purpose of salvaging and preserving specified classes of building materials, architectural details and ornaments, fixtures, and the like for reuse in the restoration of the other historic properties. Confirmation of such efforts shall be provided in a written statement and submitted with the other demolition application prior to consideration by the Historic Preservation Board.
- b. The Board may, with the consent of the property owner, request that the Delray Beach Historical Society, or the owner, at the owner's expense, record the architectural details for archival purposes prior to demolition.
 - i. The recording may include, but shall not be limited to photographs, documents and scaled architectural drawings to include elevations and floor plans.
 - ii. One (1) copy of the recording shall be submitted to the City's Planning and Zoning Department, and one (1) copy shall be submitted to the Delray Beach Historical Society for archiving purposes.

- a. Whether the structure is of such interest or quality that it would reasonably fulfill criteria for designation for listing on the national register.
- b. Whether the structure is of such design, craftsmanship, or material that it could be reproduced only with great difficulty or economically nonviable expense.
- c. Whether the structure is one of the last remaining examples of its kind in the designated historic district within the city.
- d. Whether retaining the structure would promote the general and value of a particular culture and heritage.
- e. Whether there are approved plans for immediate reuse of the property if the proposed demolition is carried out, and what effect those plans will have on the historic district designation or the individual designation of the property.

The applicant has submitted plans for the demolition of the existing stairway and balcony on the second-floor and third-floor rooftop trellis. Since the proposed area of demolition is located on a non-contributing portion of the structure (the two-story portion of the residence that was built in 1994) and with the total square footage of area to be demolished at 21% the requirements of this section of the code are not applicable to the request.

WAIVER ANALYSIS

Pursuant to LDR Section 2.4.11(B) A waiver involves the granting of partial or total relief from a specific development regulation. A waiver may be granted to the procedural and substantive provisions of these regulations. A waiver may be granted only for those substantive items within these regulations for which such provision is made. A waiver to substantive provisions may be granted only by the approving body with the final authority to approve or deny the related development application.

Pursuant to LDR Section 2.1.9(E)(12)(i), Board Actions. The Board hereby has the authority to take action on any other regulations or requirements that specify relief is available by the body acting upon the development application.

Pursuant to LDR Section 4.5.1(E) – Development Standards. Relief from Subsections (1) through (9) may be granted by seeking a waiver approvable by the Historic Preservation Board, unless otherwise stated.

Pursuant to LDR Section 4.5.1(E)(7)(m)(6), Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

A waiver is proposed to allow for relief to the Secondary and Subordinate Visual Compatibility Standard for the proposed two-story addition.

Pursuant to LDR Section 2.4.11(B)(5) – **Findings**: The following findings must be made prior to approval of a waiver:

(a) Shall not adversely affect the neighboring area:

The submitted waiver request is due to the construction of new third-story addition and open-air covered porch. As this new addition creates a roofed third floor to what was originally a one-story Minimal Traditional structure, it does not meet the Visual Compatibility Standard as it relates to the requirement that “Additions be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.” It is noted, however, that with recent development pressures in Delray Beach, many property owners want to expand their buildings to allow for “modernization” such as bigger kitchens, closets, bathrooms, etc. Such alterations and additions are common but depend upon the configuration of the structure and the site. Per the Secretary of the Interior’s Standards and Guidelines for Rehabilitation it is not recommended to ***Construct a new addition that is as large or higher than the historic building, which visually overwhelms it (i.e., results in the diminution or loss of its historic character).***

In a historic district, an appropriate addition should not overwhelm a one-story and especially a two-story structure. Also, over the years, there have been large additions and new construction to some properties within several of Delray’s historic districts, including the Marina Historic District, many of which have occurred on Marine Way, that can be seen as having a negative impact upon the historic integrity of the area. This type of construction was the impetus behind removal of most of the 300-block from the historic district with the last Historic Resource survey in 2008. The redevelopment of several properties within that block pushed the limits on massing and scale. Recently, there have been applicants that have based their cases for large additions or arguments for relief to code requirements relating to massing, upon the fact that the board has approved large additions and new construction on neighboring properties. It is noted that each request is considered by the board on a case-by-case basis.

The Visual Compatibility Standards are specific in that they contain massing controls and require compatibility with historic structures within the district; thus, if the existing development pattern is a low scale (one or two-story structures) then that is what is appropriate for modifications to historic buildings and structures.

(b) Shall not significantly diminish the provision of public facilities;

The proposal is situated along Marine Way, where a multi-million-dollar city capital improvement project is underway to make the area more flood resilient. The proposed waiver

involves private residential development to which there is no concern that request could diminish the provision of public facilities.

(c) Shall not create an unsafe situation; and,

The request is not anticipated to create an unsafe situation.

(d) Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

As more development occurs within historic districts, it is imperative that the historic sites and the historic streetscape as a whole remain with compatible massing and size in order to maintain the historic setting of the district. The adjacent lots are comparable in size so there are no restraints with regards to the property size. In addition, there are no other residences or obstructions blocking the view from the Marina located to the east of the property, so the proposal of the third-floor open air porch modifications appears to be motivated primarily by aesthetic preferences rather than functional necessity. There are concerns that should another property owner of a historic property seek a waiver to allow an upper floor addition above a one-story structure, that such may not be granted. Thus, the proposed waiver could result in the granting of a special privilege.

The board will need to make a determination that the waiver meets all of the above findings.

The property owner has submitted justification statements for each of the requests (attached).

Pursuant to LDR Section 6.1.3(D)(2) Relief from sidewalk installation.

As noted through TAC review, a sidewalk would be required to be adjacent to the right-of-way of the property. The applicants have requested relief from sidewalk installation, to which a Sidewalk In-Lieu fee would be required at the time of permit. In addition, as noted by the City Engineer, the current approximate length of sidewalk is 50 feet per the supplied plans. The fee shall be \$4,074 based on \$81.48/linear foot of 5-foot-wide sidewalk. This is noted as a site plan technical item.

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, 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. Illustrate the existing 12" CMU wall on the front (east) side of the property (on the existing site plan).

2. Provide a note on the existing and proposed site plan drawings indicating the gravel driveway material.
3. That at the time of submittal of a building permit, the sidewalk fee is paid per the requirements noted by the City Engineer.

ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness and Waiver (HP-417-2026), for the property located at **160 Marine Way, 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 Waiver (HP-417-2026), for the property located at **160 Marine Way, 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:
 - 1.
- D. Deny Certificate of Appropriateness and Waiver (HP-417-2026), for the property located at **160 Marine Way, 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	
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- | | |
|---|--|
| ☒ Courtesy Notices were provided to the following, at least 5 working days prior to the meeting:

Marina Historic District Homeowners Association | ☒ Public Notice are not required for this request. |
|---|--|

TAC Timeline Table			
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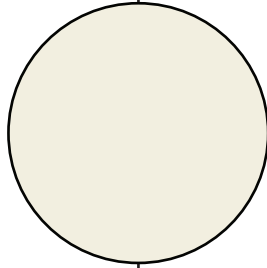
Review No.	Submittal Date	TAC Comments Transmitted	Board Meeting Date
1.	04/09/2026	5/04/2026	N/A
2.	5/19/2026	6/11/2026	N/A
3.	6/18/2026	Determined Board Ready 6/26/2026	Scheduled for August 5, 2026 HPB Meeting

BUILDING MATERIALS AND COLOR SAMPLE FORM

THE WHALEY RESIDENCE // 160 MARINE WAY DELRAY BEACH, FL

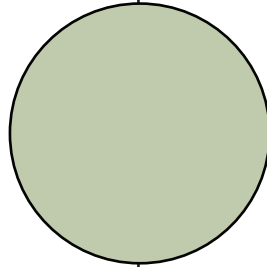
NOTE THE TYPE OF MATERIAL AND COLOR SPECIFICATION PROPOSED INCLUDES TYPES OF FINISHES. CAN
ATTACH IMAGES OR PHOTOS OF MATERIALS.

MAIN BODY OF STRUCTURE



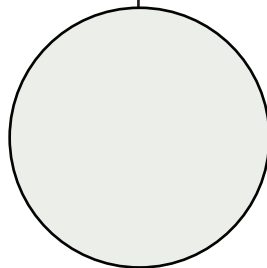
BENJAMIN MOORE
ARCADIA WHITE #OC-38

DECORATIVE SHUTTERS,
DECORATIVE GATES,
ALUMINUM RAILINGS



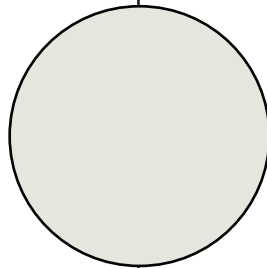
BENJAMIN MOORE
KITTELY POINT GREEN #HC-119

TRIM, BANDING COLUMNS,
WINDOWS / DOORS,
ALUMINUM TRELLIS



BENJAMIN MOORE
BRILLIANT WHITE #OC-150

STANDING SEAM ROOFING
SYSTEM
(EXISTING METAL ROOF TO BE
REPLACED)



"DREXEL METALS"
STONE WHITE/ KYNAR 500 FIN.

Exterior Lighting Sample

Belvolo Gas Lantern
Governor original Bracket
24"h. X 7"w. X 7"d.
Copper Finish
Wall Mounted or Equal At
Front Entrance





architecture, planning & design

1045 e. atlantic ave, suite 303
delray beach, fl 33483

tel 561.276.6011
fax 561.276.6129

JUSTIFICATION STATEMENT STANDARDS FOR REHABILITATION

January 26, 2026

City of Delray Beach
Development Services
100 N. W. 1st Avenue
Delray Beach, Florida 33444

Re: Whaley Residence
160 Marine Way
Delray Beach, Florida 33483

To Whom It May Concern:

This letter is to provide justification for Secretary of the Interior's Standards for Rehabilitation for a proposed covered roof terrace at the above referenced property, which state as follows

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships. ***There will be no change in use of the property.***
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. ***Historic character of the property will be retained and preserved. The proposed covered roof terrace will not require the removal or alteration of any historic distinctive materials or features. Existing spaces and spatial relationships will not be affected.***
3. Each property will 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 elements from other historic properties, will not be undertaken. ***The proposed covered roof terrace will not impart a false sense of historical development. It should be noted that the existing trellis terrace is not historic and was an addition in the 90's.***
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. ***Not applicable to this property.***

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. *Acknowledged.*

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. *Not applicable to this property.*

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used. *Not applicable to this property.*

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. *Not applicable to this property.*

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. *The proposed covered roof terrace will not affect or destroy any historic characteristics of the original historic structure (which is and was along the front of the property and is only one story) and will be compatible with the structure's historic features and materials.*

10. New additions and adjacent or related new construction will 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. *Acknowledged.*

The property is located in RM zoning but for a single-family home, R-1-A zoning setbacks would apply, as follows:

Front setback: 25'-0"

Side street setback: 15'-0"

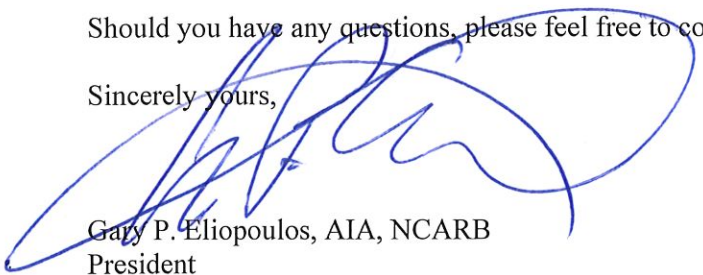
Side interior setback: 7'-6"

Rear setback: 10'-0"

Please see the attached existing and proposed elevations.

Should you have any questions, please feel free to contact me at our office (561) 276-6011.

Sincerely yours,



Gary P. Eliopoulos, AIA, NCARB
President



architecture, planning & design

1045 e. atlantic ave, suite 303
delray beach, fl 33483

tel 561.276.6011
fax 561.276.6129

VISUAL COMPATIBILITY JUSTIFICATION STATEMENT

January 5, 2026

City of Delray Beach
Development Services
100 N. W. 1st Avenue
Delray Beach, Florida 33444

Re: Whaley Residence
160 Marine Way
Delray Beach, Florida 33483

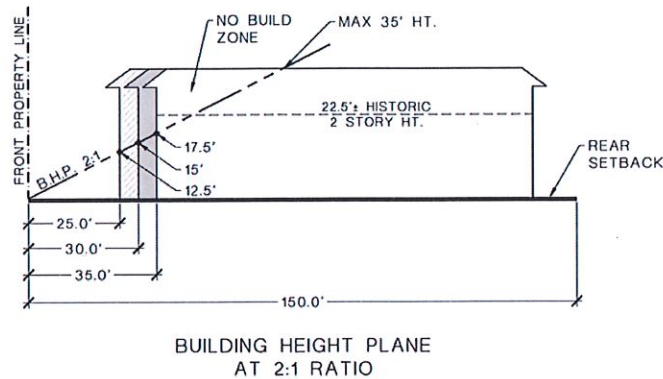
To Whom It May Concern:

This letter is to address compliance with Visual Compatibility Standards as per LDR Section 4.5.1(E) (7) for the proposed renovation at the existing single-family residence at the above referenced property, as follows:

We believe the proposed renovation will be consistent with the historic characteristics of the district and will meet Visual Compatibility Standards as per LDR Section 4.5.1(E)(7):

(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]

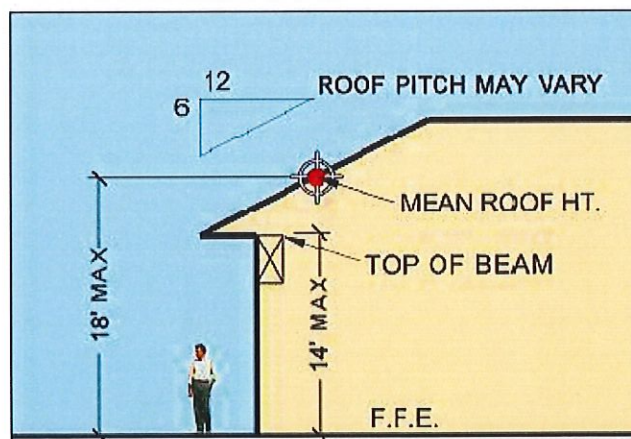
1. Building Height Plane (BHP): The building height plane technique sets back the overall height of a building from the front property line. [Amd. Ord. 38-07 2/5/08]
 - a. The building height plane line is extended at an inclined angle from the intersection of the front yard property line and the average 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]
The original approved trellis pavilion was constructed 14 years before the Building Height Plane requirement was adopted but the proposed semi-covered enclosure will still comply with this requirement (see attached proposed elevations).



- 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] **NOT APPLICABLE.**

- 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]
- 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] *The proposed structure is 17'-6" to the mean roof height from grade and roof bearing is 13'-6" from grade (from finish floor is significantly less).*

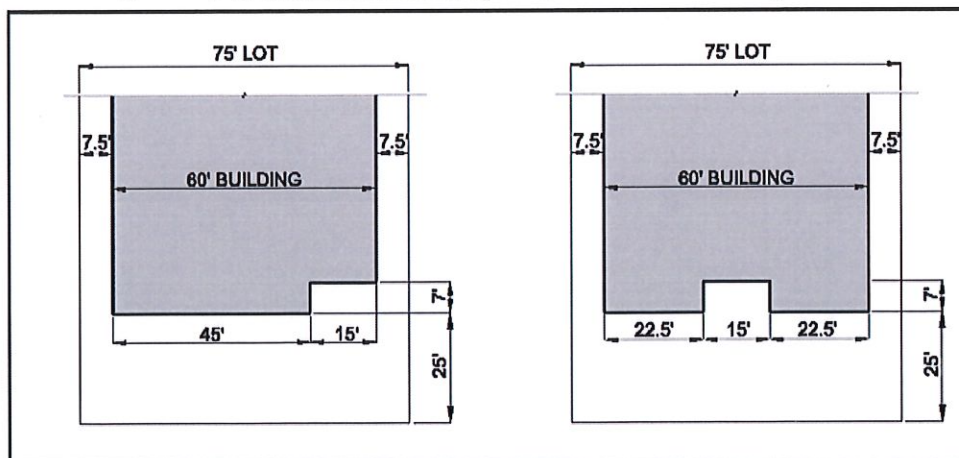
3. **Upper Story Height(s).** Height from finished floor elevation to finished floor elevation or top of beam (tie or bond) shall not exceed 12 feet. [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]
- (b) **Front façade proportion:** The front facade of each building or structure shall be visually 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 – *The proposed covered roof structure is actually replacing the existing trellis, so the relationship to the existing width and height of the existing structure remains relatively the same. The existing structure was completed on or about 1994 and since then the surrounding structures that have been built and / or relocated adjacent to the subject property actually exceed the height of the proposed design. With regards to being visually compatible with the surrounding structures, are all single family.*
 - (c) **Proportion of openings (window 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 – **NOT APPLICABLE.**
 - (d) **Rhythm of solid 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 – *The proposed façade will remain relatively the same with the exception of replacing the existing trellis with a new covered roof.*
 - (e) **Rhythm of buildings on street:** 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 – *Since the existing structure was constructed in 1994, the visual compatibility with the existing buildings within the subject Marina District has changed significantly, especially with the adjacent properties and the new FEMA requirements which have increased the building heights higher than the proposed covered roof structure.*
 - (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. **NOT APPLICABLE.**
 - (g) **Relationship of materials, texture, and color:** The relationship of materials, texture, and color of the façade of a building and/or hardscaping shall be visually compatible with the predominant material used in the historic buildings and structures within the subject historic district. – *All proposed materials, textures and colors are being designed to have a direct relationship with the historic district by using smooth stucco to match the existing structure and decorative louvered railings / decorative shutters. All roof overhangs will have outlookers at the perimeter of the roof to match existing.*

(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. *The proposed covered roof is an open gable roof on the east side of the proposed structure, and closed gable end on the west side. Proposed sloped roof matches the existing sloped roofs, which will complement the overall massing.*

(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. **NOT APPLICABLE.**

(j) **Scale of building:** The size of a building and 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. **NOT APPLICABLE.**

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]



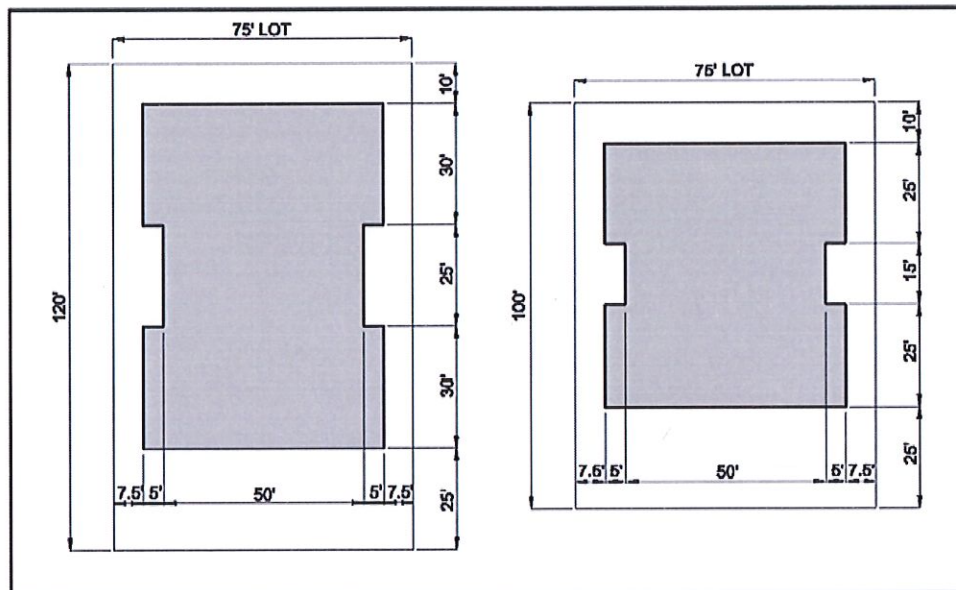
e. If the entire building is set back an additional seven (7) feet, no offset is required. [Amd. Ord. 38-07 2/5/08]

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] **NOT APPLICABLE.**

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]

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] **NOT APPLICABLE.**

(k) **Directional expression of the 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. – *The proposed character of this covered roof project will definitely relate well with the surrounding architecture within the district, with the heavy timber open gable end, louvered railings, decorative shutters and outlookers at the roof overhangs.*

(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. *The proposed covered roof and other proposed elements are consistent with the existing Masonry Vernacular Style of Architecture.*

(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 at least public side of a building and be as inconspicuous as possible. *Proposed addition (covered roof) is located where the original trellis addition was installed.*
2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building. *Proposed covered roof is located behind the original historic structure.*
3. Characteristic features of the original building shall not be destroyed or obscured. *The proposed covered roof structure will actually provide additional protection to the existing structure.*
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. *This requirement would be met with the proposed covered roof structure.*
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. *The proposed covered roof structure design will be coherent to the existing structure.*
6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building. *The proposed covered roof will be similar to the existing trellis width, height and massing due to the openness.*

The property is located in RM zoning but for a single-family home, R-1-A zoning setbacks apply, as follows:

Front setback: 25'-0"

Side street setback: 15'-0"

Side interior setback: 7'-6"

Rear setback: 10'-0"

Please see the attached survey and proposed site plan.



Should you have any questions, please feel free to contact me at our office (561) 276-6011.

Sincerely yours,

Gary P. Eliopoulos, AIA, NCARB
President



architecture, planning & design

1045 e. atlantic ave, suite 303
delray beach, fl 33483

tel 561.276.6011
fax 561.276.6129

WAIVER JUSTIFICATION STATEMENT

January 5, 2026

City of Delray Beach
Development Services
100 N. W. 1st Avenue
Delray Beach, Florida 33444

Re: Whaley Residence
160 Marine Way
Delray Beach, Florida 33483

To Whom It May Concern:

This letter is to provide justification for a waiver for a proposed covered roof terrace at the above referenced property.

We are requesting relief from LDR Section 4.5.1(E)(7)(m)(6), *Visual Compatibility Standards*, which states:

Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

On or about May 18, 1994, the Delray Beach Historic Board approved a second-floor addition to the 1940 original historic single-story structure, which also connected to the existing rear single-story cottage. The current proposed semi enclosure is for replacing the existing trellis pavilion on the second floor which is setback approximately 34'-0" from the ground floor historic 1940 structure (similar to the approved 1994 project).

The proposed semi-open structure features an open-end gable covered roof which complements the original historic single-story gable end roof. Also, the proposed roof enclosure has no physical connection to the original 1940 historic structure.

It's important to understand when this project was approved back in 1994, it was the only three-story structure within the block. Over the past 32 years, a lot has changed within this city block. Due to FEMA regulations and newer projects that have been approved in the last 32 years, the 1994 three-story structure is now actually lower than other structures within the block.



Pursuant to LDR Section 2.4.11(B)(5) **Findings**. Prior to granting a waiver, the granting body shall make findings that the granting of the waiver:

(5) **Findings**. Prior to granting a waiver, the granting body shall make findings that the granting of the waiver:

(a) **Shall not adversely affect the neighboring area;**

The granting of this waiver will have no effect on the neighboring area.

(b) **Shall not significantly diminish the provision of public facilities;**

Not applicable.

(c) **Shall not create an unsafe situation; and**

Granting this waiver will not create an unsafe situation, but instead will be replacing the current trellis pavilion that has caused water damage to the interior structure of the house over the years.

(d) **Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.**

We believe granting this waiver will not result in a special privilege but will help to preserve this historic house.

The property is located in RM zoning but for a single-family home, R-1-A zoning setbacks would apply, as follows:

Front setback: 25'-0"

Side street setback: 15'-0"

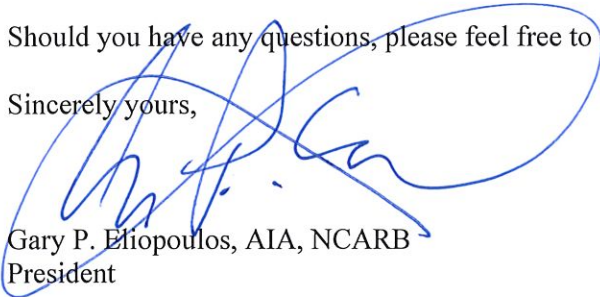
Side interior setback: 7'-6"

Rear setback: 10'-0"

Please see the attached survey and proposed site plan.

Should you have any questions, please feel free to contact me at our office (561) 276-6011.

Sincerely yours,



Gary P. Eliopoulos, AIA, NCARB
President

GENERAL NOTES

THE ARCHITECT AND HIS AUTHORIZED REPRESENTATIVES AND AGENTS SHALL HAVE ACCESS TO AND BE PERMITTED TO INSPECT ALL WORK MATERIALS AND OTHER RELEVANT DATA AND RECORDS WHEREVER THEY ARE IN PREPARATION AND PROGRESS. WHEN REQUESTED, THE CONTRACTOR SHALL FURNISH DUPLICATE COPIES OF THE AFOREMENTIONED DATA.

THE GENERAL CONTRACTOR WILL MAKE EVERY EFFORT TO EXPEDITIOUSLY COORDINATE ALL PHASES OF THE WORK TO OBTAIN THE END RESULT WITHIN THE FULL PURPOSE AND INTENT OF THE DRAWINGS FOR THE PROJECT.

ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENT DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ARCHITECT'S / CONTRACTOR'S ATTENTION PRIOR TO COMMENCEMENT OF WORK OR CONSTRUCTION, SO THAT CORRECTIVE MEASURES MAY BE TAKEN.

ANY UNFORESEEN CONDITIONS IN FIELD AFFECTING THE DESIGN CONCEPT OF THE BUILDING, OR THAT ARE IN CONFLICT WITH THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023 EDITION AND ALL APPLICABLE NATIONAL, STATE, AND LOCAL RULES, REGULATIONS AND ORDINANCES.

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

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD, AND SHALL COORDINATE WORK OR CONSTRUCTION BETWEEN TRADES.

THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE ARCHITECT SIX (6) PRINTS OF DETAIL SHOP DRAWINGS OF ALL APPLICABLE CONSTRUCTION SUCH DRAWINGS SHALL SHOW THE DESIGN, DIMENSIONS, CONNECTIONS AND OTHER DETAILS NECESSARY TO INSURE THAT THEY ACCURATELY INTERPRET THE DRAWINGS. THE CONTRACTOR WILL RETAIN RESPONSIBILITY FOR FURNISHING THE MATERIALS, APPARATUS, DEVICES, ETC. OF PROPER DIMENSION, SIZE, QUANTITY, AND QUALITY AS SHOWN ON THE DRAWINGS, AND THE RESPONSIBILITY FOR ANY ERRORS OF THE SHOP DRAWINGS. ALLOW TWO WEEKS FOR REVIEW TIME.

PROVIDE 3-1/2" BATT SOUND INSULATION AT INTERIOR WALLS - BATHROOMS, BEDROOMS, LAUNDRY ROOMS ETC.

THE DRAWINGS ARE NOT INTENDED TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH ALL ITEMS FOR A COMPLETE ELECTRICAL, MECHANICAL, PLUMBING AND TELEPHONE SYSTEM AND MEET ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER IN CONFORMANCE WITH LOCAL STANDARDS AND APPLICABLE CODES HAVING JURISDICTION.

DIMENSIONS INDICATED ON THE PLANS ARE FROM FACE OF FINISH WALL. VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK. USE FIGURES DIM. ONLY. DO NOT SCALE DRAWINGS. DO NOT DEViate FROM THE WRITTEN DIM. MORE THAN 1" WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. DEVIATION IS NOT PERMITTED WHERE "CLEAR" OR "HOLD" DIMENSIONS ARE INDICATED. NOTIFY ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES IN THE PLANS OR SPECS.

THE INTERPRETATION OF DRAWINGS, SPECIFICATIONS, OR OTHER BIDDING DOCUMENTS SHALL NOT BE MADE VERBALLY TO THE BIDDER. IF THE BIDDER IS IN DOUBT AS TO THE MEANING OF ANY DISCREPANCIES OR CONFLICT HERE IN, THE BIDDER SHALL TELEPHONE OR SUBMIT IN WRITING TO THE ARCHITECT A REQUEST FOR INTERPRETATION. IN THE EVENT THAT THE BIDDER IS DEMANDED TO HAVE ESTIMATED, THEN THE MOST EXPENSIVE WAY OF PERFORMING THE WORK SHALL TAKE PRECEDENCE.

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

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

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

DO NOT SCALE THE DRAWINGS.

ALL AREA CALCULATIONS ARE APPROXIMATE.

FIELD VERIFY ALL DIMENSIONS.

ALL INTERIOR FINISHES TO BE SUPPLIED BY CONTRACTOR AND APPROVED BY OWNER UNO.

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

THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER/ARCHITECT FOR THE ACTS AND OMISSIONS OF ITS COMPLETION OF THE WORK.

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

DETAILS MARKED AS TYPICAL APPLY TO SIMILAR CONDITIONS INCLUDING CONDITIONS NOT MARKED AS SIMILAR, UNO. TYPICAL DETAILS NOT SHOWN BUT NECESSARY FOR CONFORMANCE WITH APPLICATION.

PROVIDE A WEATHER-RESISTIVE BARRIER AT ALL OPENINGS AND PENETRATIONS OF THE BUILDING ENVELOPE. WATERPROOF ALL WEATHER-EXPOSED SURFACES AND INSTALL ALL THERMAL BARRIERS AS TO FORM A COMPLETE INSULATING BLANKET AROUND THE HEATED AREAS OF THE BUILDING. INSULATE ALL HEAT-BEARING PIPES, DUCTS, OR OTHER FIXTURES THAT PENETRATE THE INSULATED BLANKET. INSTALL ALL OTHER WATER PIPES IN A MANNER TO PREVENT FREEZING. (NOTE: ALL PIPES TO BE ANCHORED TO UNDERSIDE OF STRUCTURAL SLAB & HAVE CONT. SLEEVING / PROTECTION THROUGHOUT UNDERGROUND).

ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED.

ALL METAL FASTENERS, NAILS, AND BOLTS TO BE HOT DIPPED GALVANIZED.

FLASHING, CRICKETS, DRIPS, ETC. TO BE 16 OZ. COPPER OR SIMILAR MATERIAL TO ROOFING SYSTEM.

PROVIDE FIRE STOPPING AT ROOF, WALLS, AND CEILING AS REQUIRED.

ELEVATIONS ARE TAKEN FROM AN ASSUMED DATUM OF 0'-0" TOP OF CONCRETE SLAB. (425' N.A.V.D. FOR GROUND LEVEL - NOTE: FLOOD ZONE 'AE' - 6.0' SEE SURVEY).

THESE PLANS AS DRAWN AND NOTED COMPLY WITH THE BUILDING ENVELOPE ENERGY CODE REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. 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. - NOTE ALL CEILING PENETRATIONS - LIGHTS, VENTS, ETC. TO BE SEALED @ EDGES AS PER FLORIDA BUILDING CODE 2023 EDITION.

ALL WOOD STUD, (METAL STUDS) WALLS TO RECEIVE R-11 BATT, R-19 FOR 6" AND 8" WALLS INSULATION (NOTED SYSTEM) USING BLOWN IN R-30 'CYTENE' INSULATION BY 'GALE INSULATION' OR EQUAL TO THE UNDERSIDE OF ROOF DECK (TYP.). NOTE: ALL 'CYTENE FOAM' TO BE PROTECTED WITH DC-315 COATING AS PER MANUFACTURER'S SPECIFICATIONS & THE FLORIDA BUILDING CODE 2023, CHAPTER 26, SECTION 2602.4 THERMAL BARRIER.

INSTALL PVC PLASTER STOPS AROUND PERIMETER OF ALL AREAS WHERE PLASTER ADJUTS OTHER MATERIAL. STOPS SHALL BE CAREFULLY MITERED AT CORNERS. ALL EXTERIOR CORNERS AND WINDOW AND DOOR OPENING TO RECEIVE PVC CORNER BEADS.

ALL GYPSUM WALLBOARD TO BE SCREW APPLIED AS PER THE GYPSUM CONSTRUCTION HANDBOOK, LATEST EDITION.

HEPTACHLOR, TECHNICAL CHLORDANE, OR OTHER APPROVED CHEMICALS SHALL BE USED IN CONCENTRATIONS AS PER MANUFACTURER'S PUBLISHED INSTRUCTIONS IN COMPLIANCE WITH E.P.A. REGULATIONS. (ALL PRODUCTS TO BE NON-VOC).

ALL TRUSSES, & GIRDERS SHALL BE ANCHORED TO BEARING PARTITIONS, WALLS, AND/OR TIE BEAMS WITH APPROVED ANCHORS.

- SEE STRUCTURAL DWGS.



APPLICABLE CODES

2023 FLORIDA BUILDING CODE
2023 FLORIDA PLUMBING CODE
2023 FLORIDA ELECTRICAL CODE
2023 FLORIDA MECHANICAL CODE

SCOPE OF WORK

EXTEND EXISTING GROUND FLOOR FRONT PATIO +/-24" AND BUILD A NEW ALUMINUM TRELLIS ENTRANCE AND CARPORT. AT THE REAR OF THE HOUSE, ADD A SHED ROOF OVER EXISTING FRENCH DOORS. REPLACE THIRD LEVEL SUNDECK TRELLIS WITH NEW COVERED ROOF AND ENCLOSED STAIRWAY.

DEFERRED SUBMITTALS

1. TRUSS PACKAGE (DRAWINGS, CALCULATION, ENGINEERING APPROVED BY ARCHITECT / ENGINEER)
2. SHOP DRAWINGS FOR HANDRAILS, GATES, FENCES AND TRELLIS STRUCTURES

SINGLE FAMILY RESIDENCE
"HISTORIC MARINA DISTRICT"
160 MARINE WAY
DELRAY BEACH, FL
PALM BEACH COUNTY, FL
ADDITION/RENOVATION

OCCUPANCY CLASSIFICATION

GROUP R3 - SINGLE FAMILY

TYPE OF CONSTRUCTION

TYPE VB UNPROTECTED / UNSPRINKLERED

LEVEL II - ALTERATION

ZONING

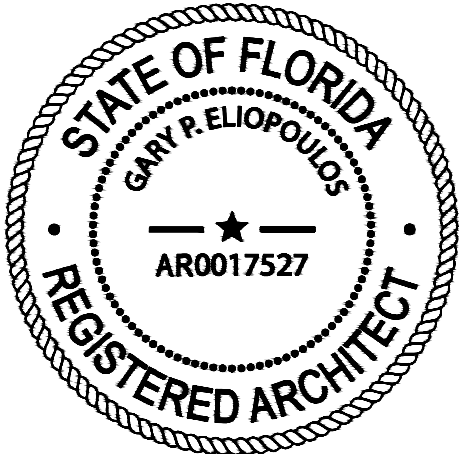
R-1-A (RM)

FLOOD ZONE

AE = 6.0' N.A.V.D.

CONST. PARKING

PROJECT WILL COMPLY WITH ORDINANCE 20-19, SECTION 1.1.8(A) CONSTRUCTION PARKING. SEE SITE PLAN FOR CONSTRUCTION PARKING TO OCCUR ALONG THE FRONT OF THE PROPERTY.



SHEET SCHEDULE

SHEET NO.	SHEET TITLE	SHEET NO.	SHEET TITLE	A3.02	EXISTING AND PROPOSED EXTERIOR ELEVATIONS	SCALE: 1/4"=1'-0"
	SURVEY	A2.00	EXISTING AND PROPOSED GROUND FLOOR PLANS	A3.03	EXISTING PROPOSED EXTERIOR ELEVATIONS	SCALE: 1/4"=1'-0"
	ARCHITECTURAL	A2.01	EXISTING AND PROPOSED SECOND FLOOR PLANS	A3.04	STREETSCAPE ELEVATIONS	SCALE: 3/16"=1'-0"
A1.00A	PROPOSED DEMOLITION PLAN	A2.02	EXISTING AND PROPOSED THIRD FLOOR PLANS		CIVIL ENGINEERING	
A1.00AC	PROPOSED GROUND FLOOR DEMOLITION PLAN (COORDINATION)	A2.03	EXISTING AND PROPOSED ROOF PLANS	1 OF 4	PAVING & DRAINAGE PLANS	SCALE: 1"=10'-0"
A1.00B	UPPER FLOOR DEMOLITION PLANS	A2.03C	EXISTING AND PROPOSED ROOF PLANS (COORDINATION)	2 OF 4	WATER & WASTEWATER PLAN	SCALE: 1"=10'-0"
A1.00BC	UPPER DEMOLITION PLANS (COORDINATION)	A2.04	COMPOSITE OVERLAY PLAN	3 OF 4	GENERAL NOTES	NOT TO SCALE
A1.01	EXISTING AND PROPOSED SITE PLANS	A3.00	EXISTING AND PROPOSED EXTERIOR ELEVATIONS	4 OF 4	POLLUTION PREVENTION PLAN	SCALE: 1"=10'-0"
A1.01C	EXISTING AND PROPOSED SITE PLANS (COORDINATION)	A3.01	EXISTING AND PROPOSED EXTERIOR ELEVATIONS			

CONTRACTOR	SURVEYOR	CIVIL ENGINEER	ARCHITECTS
LOST CRAFT BUILDERS	PERIMETER 949A Clint Moore Road Boca Raton, FL. 33487	ENVIRODESIGN ASSOCIATES 1855 Dr. Andres Way, Unit 1 Delray Beach, Fl. 33445	ge architecture, inc. 1045 e. atlantic ave. delray beach, fl. 33483 fl. lic. AA-26002044
1225 VISTA DEL MAR DRIVE DELRAY BEACH, FL. 33483	PH. (561) 241-9988 FAX (561) 241-5182	PH. (561) 274-6500 FAX (561) 274-8558	PH. (561) 276-6011 FAX (561) 276-6129
PH.(561) 330-7711			



REVISED 02-04-26 AS PER HISTORIC REVIEW COMMENTS.
1. UPDATED INDEX

APPROVED VARIANCES

NOTE:
ON APRIL 12TH, 1993 THIS PROPERTY RECEIVED THE FOLLOWING VARIANCE (1993 - 88-30):
1. TO REDUCE NORTH SIDE SETBACK FROM 1'-6" TO 0'-0" FOR CARPORT.

ALL INTERIOR DEPICTED PAINT COLORS TO BE SELECTED BY ARCHITECT AND OWNER. COLORS ON PLANS FOR PRICING PURPOSES ONLY. (NOTE: ALL PRODUCTS TO BE NON-VOC).

NOTE: PRODUCTS BY ANY OF THESE MANUFACTURERS ARE ACCEPTABLE COATINGS: BENJAMIN MOORE, SHERWIN WILLIAMS, PITTSBURGH, DEVOE, DUPONT, & PORTER ARE CONSIDERED EQUAL. (ALL ARE TO BE NON-VOC).

CONTRACTOR SHALL DELIVER TO OWNER PRIOR TO FINAL PAYMENT ALL APPLICABLE GUARANTEES, WARRANTIES AND OPERATING MANUALS.

PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD 'MOLD TOUGH' IN ALL BATHROOMS, KITCHEN & LAUNDRY RMS.

ALL CONTRACTORS AND SUBCONTRACTORS SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING PROPOSALS. VERIFY EXIST'G CONDITIONS COMPLY WITH CURRENT CODE REQUIREMENTS. NOTIFY ARCHITECT IN WRITING IF CHANGES ARE NECESSARY. NO EXTRAS WILL BE GIVEN. REPORT ANY DISCREPANCIES IN THE DOCUMENTS TO THE ARCHITECT PRIOR TO SUBMITTING PROPOSAL. - NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY AND ALL ABANDEN UNDER GROUND UTILITIES, PIPES, WIRES TREE ROOTS SEPTIC TANK ETC - PRIOR TO COMPACTING SITE.

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

THE CONTRACTOR SHALL OBTAIN AND BEAR THE COST OF ALL REQUIRED PERMITS, LICENSES AND APPROVALS NECESSARY FOR THE COMPLETION OF THE WORK.

ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION OF OWNER AGAINST PUBLIC LIABILITY OR PROPERTY DAMAGE FOR THE DURATION OF THE WORK.

THE CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE WITH EACH OTHER TO PREVENT OVERSTEPPING EACH OTHER. THE CONTRACTOR SHALL PROVIDE LABOR & MATERIALS NECESSARY TO MAINTAIN CONSTRUCTION SCHEDULING. THE SUB CONTRACTOR SHALL BE RESPONSIBLE TO MEET THE SCHEDULE AS PROVIDED AND AGREED TO WITH THE CONTRACTOR PRIOR TO CONSTRUCTION.

ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE. ACCEPTANCE BY THE ENGINEER /ARCHITECT MUST BE A CONDITION OF THE CONTRACT BETWEEN THE GEN. CONTRACTOR AND OWNER.

THE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING WORK:

- MAKE-WAY/HOOK UP SCHEDULING OF ALL TRADES AND WORK (INCLUDING WORK OF OTHERS WHERE NO CONTRACTUAL RELATIONSHIP EXIST).
- PROVIDING BARRICADES, TEMPORARY POWER, LIGHTING, TELEPHONE SERVICES, ETC. AS REQ'D. TO COMPLETE WORK.
- TEMPORARY UTILITIES, CONNECTIONS AND PAYMENT OF ALL UTILITY CHARGES DURING CONSTRUCTION.
- COORDINATION WITH OWNER OR AGENT OF DELIVERY AND REMOVAL IF MATERIALS, EQUIPMENT, AND OTHER ITEMS TO / FROM SITE.
- REMOVAL OF TRASH AND DEBRIS. PLACE IN DESIGNATED CONTAINERS AS DIRECTED BY OWNER /AGENT. REMOVE ALL TRASH FROM PREMISES.
- ISSUE ALL APPENDUMS, REVISIONS AND UPDATES TO SUBCONTRACTORS IN A TIMELY MANNER.
- ALL DRAWINGS, SPECIFICATIONS, AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE AND SHALL REMAIN THE ARCHITECT'S PROPERTY. THE CONTRACTOR SHALL MAINTAIN A FULL SET OF COMPLETE AND CURRENT DRAWINGS AVAILABLE FOR REVIEW AT THE JOBSITE AT ALL TIMES. ALL FIELD MODIFICATIONS TO THE ORIGINAL DESIGN DOCUMENTS SHALL BE NOTED AND MAINTAINED FOR THE OWNERS RECORD COPY.

ALL WORK SHALL BE LAID OUT TRUE, SQUARE AND PLUMB TO EXACT AND CORRECT DIMENSIONS. IF DISCREPANCIES ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE OWNER/ ARCHITECT IN WRITING PRIOR TO PROCEEDING. THE ARCHITECT WILL ISSUE A DIMENSIONAL OR LAYOUT CORRECTION NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT DIMENSIONAL ERRORS.

ALL MATERIALS USED IN THE PERMANENT CONSTRUCTION OF THE WORK MUST BE NEW AND UNUSED (UNO.) FIRST QUALITY, FREE FROM DEFECTS AND INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS FOR THE APPLICATION AT HAND. ALL WORKMANSHIP SHALL BE OF FIRST CLASS QUALITY.

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

PRODUCT MANUFACTURERS INDICATED IN SCHEDULES AND/OR ON PLANS WERE SELECTED BASED UPON QUALITY, STYLE, SIZE, COLOR, ETC. AND ARE NOT INTENDED TO RESTRICT THE COMPETITIVE BIDDING. PRODUCTS EQUAL TO OR INTENDED TO BE USED AS SUBSTITUTES ARE SUBJECT TO ARCHITECTS APPROVAL IN WRITING PRIOR TO PURCHASE OR INSTALLATION.

ALL DOOR FRAMES TO BE LOCATED 5' TO 6' FROM ADJACENT PARTITIONS, UNO.

ALL DRYWALL PARTITIONS WILL BE TAPED, SPARKLED, SANDED, PRIMED AND PAINTED W/ LEVEL V FINISH.

CONCEAL ALL FASTENERS AND ATTACHMENTS FROM VIEW.

ALL DOORS & WINDOWS TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS ('PGT' OR EQUAL).

ALL INTERIOR WALLS THAT RECEIVE TILE /MARBLE - TO BE BACKED W/ 5/8" 'DENS-SHIELD' OR EQUAL.

ALL WALKWAYS TO BE SLOPED AWAY FROM BUILDING FOR POSITIVE DRAINAGE. (MIN. 2% - SEE CIVIL DRAWINGS).

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

ALL EXTERIOR DEPICTED PAINT COLORS TO BE SELECTED BY ARCHITECT AND OWNER. COLORS ON PLANS FOR PRICING PURPOSES ONLY. (PAINTING SUBCONTRACTOR TO PROVIDE PAINT SAMPLES).

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

TRAFFIC, CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES AND DAILY OPERATIONS.

DISPOSAL: CONTRACTOR IS RESPONSIBLE FOR REMOVAL FROM SITE ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.

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

THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN GUARANTEE FOR ALL WORK UNDER THIS CONTRACT FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY OWNER.

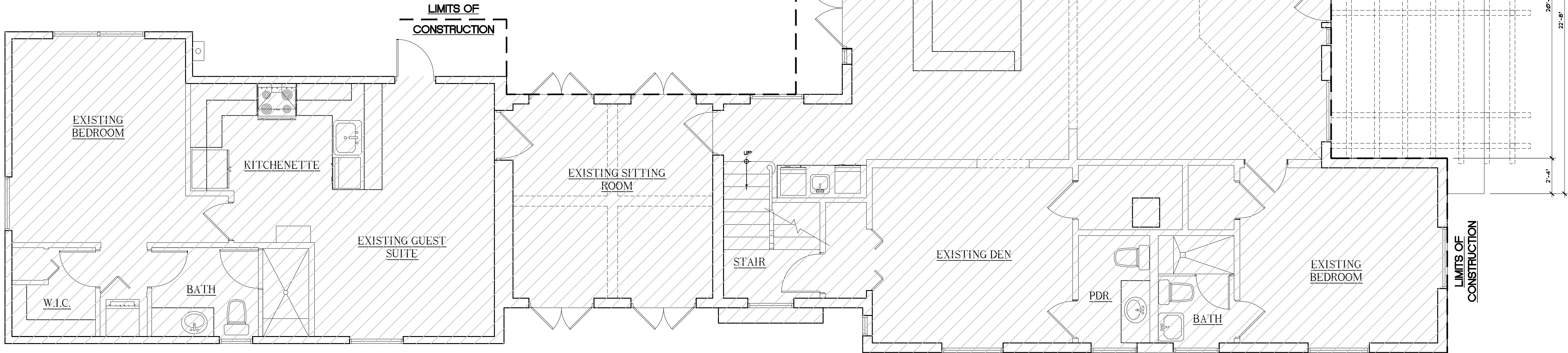
CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY PORTION OF THE WORK WHICH HAS BEEN DAMAGED. REPLACE ANY WORK THAT FAILS TO CONFORM TO THE DRAWINGS AND DETAILS. CORRECT ANY DEFECTS DUE TO FAULTY MATERIALS AND WORKMANSHIP WHICH APPEAR WITHIN ONE YEAR OF OWNER ACCEPTANCE OF CONSTRUCTION.

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

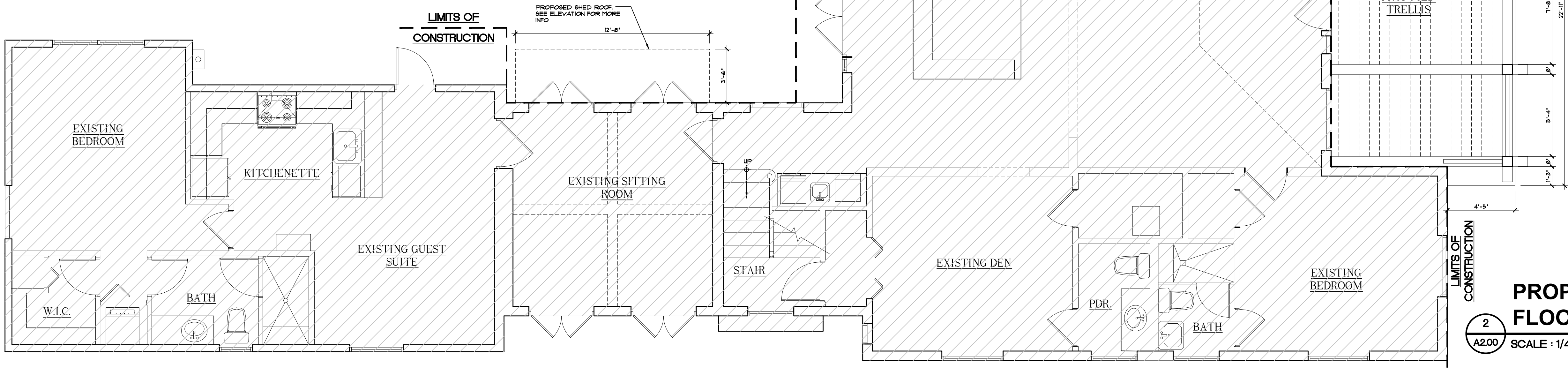
CONTRACTOR TO PROVIDE DRAWINGS TO TRUSS MANUFACTURER, MECHANICAL SUBCONTRACTOR TO COORDINATE ALL REQUIRED AC-DUCT WORK PENETRATIONS THROUGH THE ENTIRE STRUCTURE.

OWNER SHALL REVIEW THESE CONSTRUCTION DOCUMENTS AND VERIFY THAT THEY ARE CORRECT AND COMPLETE PRIOR TO BIDDING AND START OF CONSTRUCTION. OWNER SHALL APPROVE ALL MATERIAL AND FINISH SAMPLES ALONG WITH ALL EQUIPMENT SPECIFICATIONS PRIOR TO ORDERING AND INSTALLATION.

EXISTING AREA CALCULATIONS:	
THREE STORY SINGLE FAMILY RESIDENCE	
GROUND FLOOR A/C AREA	2,872 S.F.
TRELLIS PORCH	218 S.F.
TRELLIS CARPORT	184 S.F.
TOTAL GROUND FLOOR UNDER ROOF	2,872 S.F.
SECOND FLOOR A/C AREA	516 S.F.
EXISTING BALCONY	21 S.F.
TOTAL SECOND FLOOR UNDER ROOF	516 S.F.
THIRD FLOOR AREA	
TRELLIS TERRACE	189 S.F.
TOTAL A/C AREA	2,888 S.F.
TOTAL FLOOR UNDER ROOF	2,888 S.F.
TOTAL SITE AREA	1,139 S.F.
TOTAL BUILDING FOOTPRINT	2,282 S.F.
TOTAL LOT COVERAGE	2,282 / 1,139 = 31.5%
TOTAL IMPERVIOUS VS. PERVIOUS	
TOTAL IMPERVIOUS AREA	4,341 S.F.
(BUILDING FOOTPRINT, PAVERS, POOL, ETC.)	
TOTAL PERVIOUS AREA (LANDSCAPING)	2,798 S.F.
TOTAL IMPERVIOUS AREA	4,341 / 1,139 = 61%
TOTAL PERVIOUS AREA	2,798 / 1,139 = 39%
TOTAL IMPERVIOUS + PERVIOUS AREA	4,341+ 2,798= 1,139 = 100%
(REQUIRED OPEN SPACE IS 25% - PROVIDED OPEN SPACE = 39%)	



PROPOSED AREA CALCULATIONS:	
THREE STORY SINGLE FAMILY RESIDENCE	
GROUND FLOOR A/C AREA	2,872 S.F.
TRELLIS PORCH	251 S.F.
TRELLIS CARPORT	164 S.F.
TOTAL GROUND FLOOR UNDER ROOF	2,872 S.F.
SECOND FLOOR A/C AREA	518 S.F.
TOTAL SECOND FLOOR UNDER ROOF	518 S.F.
THIRD FLOOR A/C AREA	49 S.F.
COVERED TERRACE	114 S.F.
TOTAL THIRD FLOOR UNDER ROOF	163 S.F.
TOTAL A/C AREA	2,639 S.F.
TOTAL FLOOR UNDER ROOF	2,753 S.F.
TOTAL SITE AREA	1,139 S.F.
TOTAL BUILDING FOOTPRINT	2,329 S.F.
TOTAL LOT COVERAGE	2,329 / 1,139 = 32.6%
TOTAL IMPERVIOUS VS. PERVIOUS	
TOTAL IMPERVIOUS AREA	4,552 S.F.
(BUILDING FOOTPRINT, PAVERS, POOL, ETC.)	
TOTAL PERVIOUS AREA (LANDSCAPING)	2,581 S.F.
TOTAL IMPERVIOUS AREA	4,552 / 1,139 = 64%
TOTAL PERVIOUS AREA	2,581 / 1,139 = 36%
TOTAL IMPERVIOUS + PERVIOUS AREA	4,552 + 2,581 = 1,139 = 100%
(REQUIRED OPEN SPACE IS 25% - PROVIDED OPEN SPACE = 36%)	



GENERAL NOTES:

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

LEGEND: (VERIFY ALL MATERIALS WITH OWNER)

- THREE STORY RESIDENCE (STANDING BEAM ROOF)
- DRIVEWAY
- EXISTING TO REMAIN 'AS IS' - NOT IN SCOPE OF WORK

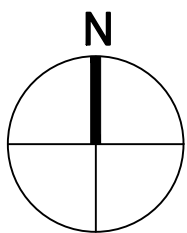
DESCRIPTION:

LOT 14, BLOCK 126 OF DELRAY BEACH, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 11, AT PAGE 4, SUBJECT TO ANY RESTRICTIVE COVENANTS OF RECORD AND TO ANY STATE OF FACTS AN ACCURATE SURVEY WOULD DISCLOSE.

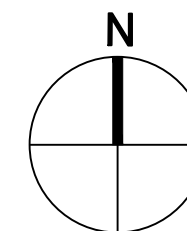
SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 0.200 ACRES, MORE OR LESS.

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

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



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



architect, planner and designer

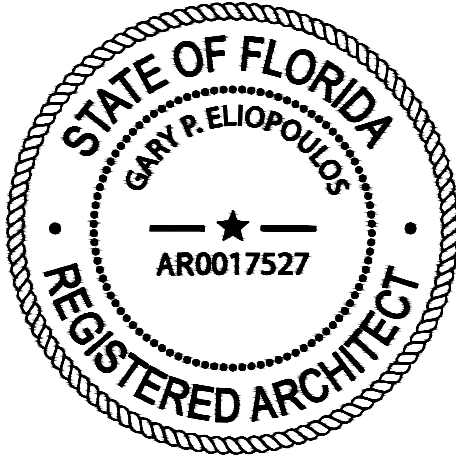
1045 East Atlantic Ave. Suite 303
DeLay Beach, Florida 33483
TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR HFB

BIDS

PERMIT 051826

CONSTRUCTION



PROJECT TITLE

SINGLE FAMILY RESIDENCE RENOVATION/ ADDITION

160 MARINE WAY DELRAY BEACH, FL

REVISIONS

- REVISED 03-05-26 AS PER HISTORIC COMMENTS.
L ADDED SHEET TO SET

FILE NUMBER 112A200

DRAWING TITLE

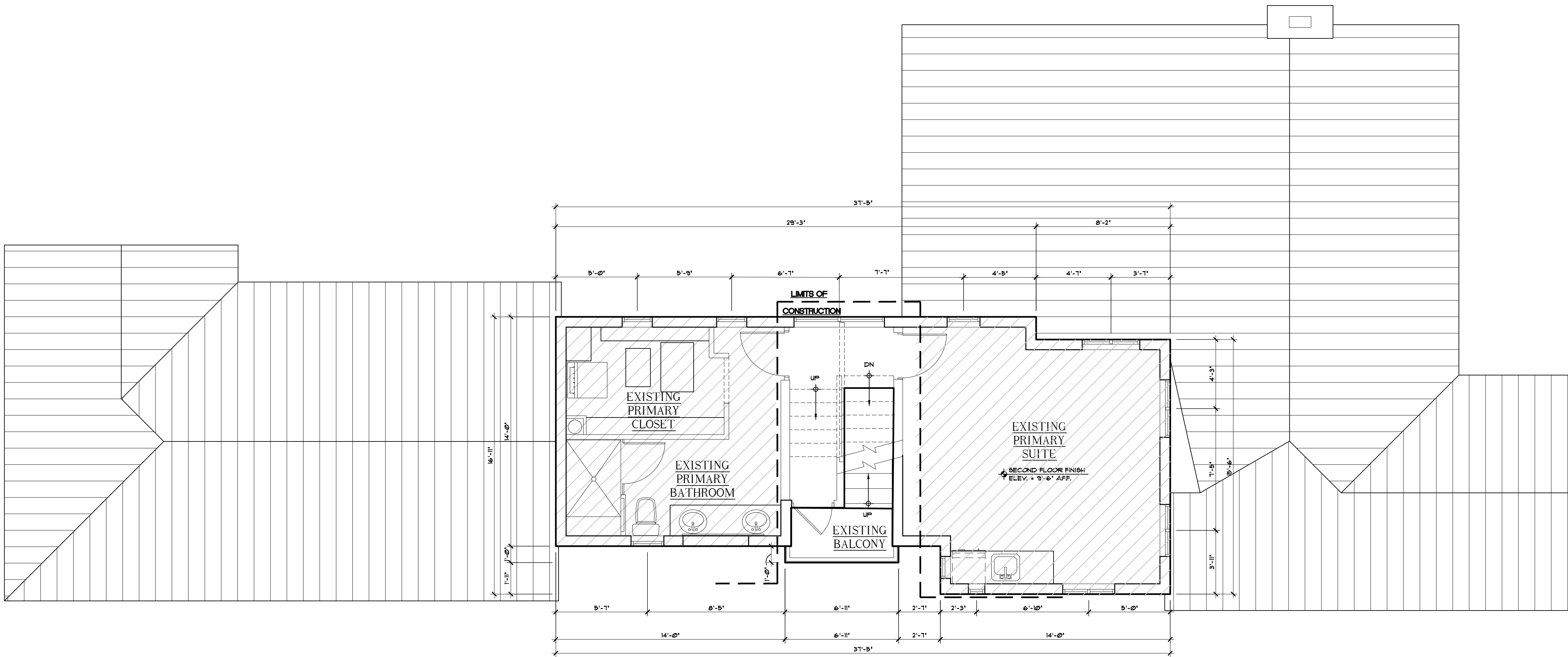
EXISTING/ PROPOSED GROUND FLOOR PLAN

DATE 02-04-26 DRAWN BY GE/JH

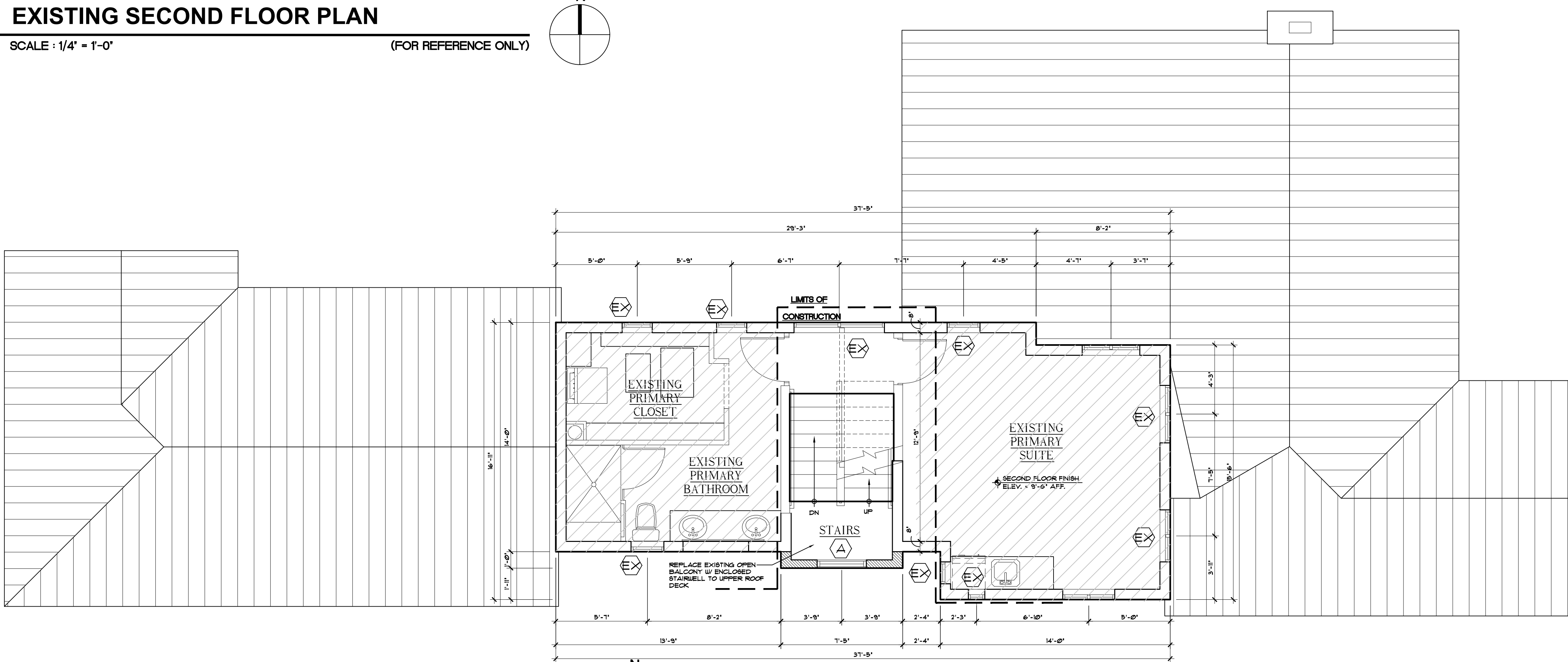
JOB NUMBER 20251112

DRAWING NUMBER

A2.00



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



2
A2.01
PROPOSED SECOND FLOOR PLAN
SCALE : 1/4" = 1'-0"

EXISTING AREA CALCULATIONS:	
THREE STORY SINGLE FAMILY RESIDENCE	
GROUND FLOOR A/C AREA	2,672 S.F.
TRELLIS PORCH	748 S.F.
TRELLIS CARPORT	124 S.F.
TOTAL GROUND FLOOR UNDER ROOF	2,672 S.F.
SECOND FLOOR A/C AREA	
EXISTING BALCONY	21 S.F.
TOTAL SECOND FLOOR UNDER ROOF	916 S.F.
THIRD FLOOR AREA	
TRELLIS TERRACE	85 S.F.
TOTAL A/C AREA	
TOTAL FLOOR UNDER ROOF	2,588 S.F.
TOTAL PERVIOUS AREA	
TOTAL SITE AREA	1,139 S.F.
TOTAL BUILDING FOOTPRINT	2,282 S.F.
TOTAL LOT COVERAGE	2,282 / 1,139 = 31.9%
TOTAL IMPERVIOUS VS. PERVIOUS	
TOTAL IMPERVIOUS AREA	4,341 S.F.
(BUILDING FOOTPRINT, PAVERS, POOL, ETC.)	
TOTAL PERVIOUS AREA (LANDSCAPING)	2,739 S.F.
TOTAL IMPERVIOUS AREA	4,341 / 1,139 = 6.4%
TOTAL PERVIOUS AREA	2,739 / 1,139 = 39%
TOTAL IMPERVIOUS + PERVIOUS AREA	4,341 + 2,739 + 1,139 = 100%
(REQUIRED OPEN SPACE IS 25% - PROVED OPEN SPACE = 39%)	

GENERAL NOTES:

- IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
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- THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED PRIOR WRITTEN CONSENT FROM THE ARCHITECT.

LEGEND:

- (VERIFY ALL MATERIALS WITH OWNER)
- THREE STORY RESIDENCE (STANDING BEAM ROOF)
 - DRIVEWAY

DESCRIPTION:

LOT 14, BLOCK 106 OF DELRAY BEACH, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 1, AT PAGE 4. SUBJECT TO ANY RESTRICTIVE COVENANTS OF RECORD AND TO ANY STATE OF FACTS AN ACCURATE SURVEY WOULD DISCLOSE.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 0.260 ACRES, MORE OR LESS.

PROPOSED AREA CALCULATIONS:	
THREE STORY SINGLE FAMILY RESIDENCE	
GROUND FLOOR A/C AREA	2,672 S.F.
TRELLIS PORCH	257 S.F.
TRELLIS CARPORT	164 S.F.
TOTAL GROUND FLOOR UNDER ROOF	2,672 S.F.
SECOND FLOOR A/C AREA	
EXISTING BALCONY	916 S.F.
TOTAL SECOND FLOOR UNDER ROOF	916 S.F.
THIRD FLOOR A/C AREA	
COVERED TERRACE	14 S.F.
TOTAL THIRD FLOOR UNDER ROOF	163 S.F.
TOTAL A/C AREA	
TOTAL FLOOR UNDER ROOF	2,739 S.F.
TOTAL SITE AREA	
TOTAL BUILDING FOOTPRINT	2,325 S.F.
TOTAL LOT COVERAGE	2,325 / 1,139 = 33.6%
TOTAL IMPERVIOUS VS. PERVIOUS	
TOTAL IMPERVIOUS AREA	4,552 S.F.
(BUILDING FOOTPRINT, PAVERS, POOL, ETC.)	
TOTAL PERVIOUS AREA (LANDSCAPING)	2,587 S.F.
TOTAL IMPERVIOUS AREA	4,552 / 1,139 = 6.4%
TOTAL PERVIOUS AREA	2,587 / 1,139 = 36%
TOTAL IMPERVIOUS + PERVIOUS AREA	4,552 + 2,587 + 1,139 = 100%
(REQUIRED OPEN SPACE IS 25% - PROVED OPEN SPACE = 36%)	

NOTES:

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

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



architect, planner and designer

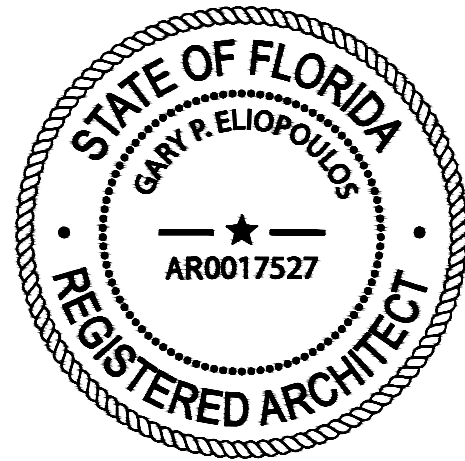
1045 East Atlantic Ave., Suite 303
Delray Beach, Florida 33483
TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR HFB

BIDS

PERMIT 051826

CONSTRUCTION



PROJECT TITLE

**SINGLE FAMILY
RESIDENCE
RENOVATION/
ADDITION**

**160 MARINE WAY
DELRAY BEACH, FL**

REVISIONS

FILE NUMBER
112A201

DRAWING TITLE

**EXISTING/
PROPOSED
SECOND FLOOR
PLAN**

DATE
12-01-25

DRAWN BY
GE/JH

JOB NUMBER
20251112

DRAWING NUMBER

A2.01

6/15/2026 3:26:42 PM



architect, planner and
designer

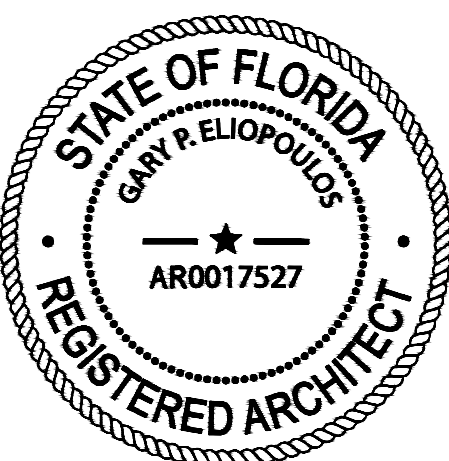
1045 East Atlantic Ave. Suite 303
Delray Beach, Florida 33483
TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR HFB

BIDS

PERMIT 051826

CONSTRUCTION



PROJECT TITLE

**SINGLE FAMILY
RESIDENCE
RENOVATION/
ADDITION**

**160 MARINE WAY
DELRAY BEACH, FL**

REVISIONS

FILE NUMBER **112A202**

DRAWING TITLE

**EXISTING/
PROPOSED
THIRD FLOOR
PLAN**

DATE **12-01-25** DRAWN BY **GE/JH**

JOB NUMBER **20251112**

DRAWING NUMBER

A2.02

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6/15/2026 3:13:32 PM

EXISTING AREA CALCULATIONS:	
THREE STORY SINGLE FAMILY RESIDENCE	
GROUND FLOOR A/C AREA	2,072 S.F.
TRELLIS PORCH	210 S.F.
TRELLIS CARPORT	184 S.F.
TOTAL GROUND FLOOR UNDER ROOF	2,072 S.F.
SECOND FLOOR A/C AREA	
EXISTING BALCONY	21 S.F.
TOTAL SECOND FLOOR UNDER ROOF	516 S.F.
THIRD FLOOR AREA	
TRELLIS TERRACE	155 S.F.
TOTAL A/C AREA	
TOTAL FLOOR UNDER ROOF	2,588 S.F.
TOTAL SITE AREA	1,199 S.F.
TOTAL BUILDING FOOTPRINT	2,282 S.F.
TOTAL LOT COVERAGE	2,282 / 1,199 = 31.5%
TOTAL IMPERVIOUS VS. PERVIOUS	
TOTAL IMPERVIOUS AREA	4,341 S.F.
(BUILDING FOOTPRINT, PAVERS, POOL ETC.)	2,758 S.F.
TOTAL PERVIOUS AREA (LANDSCAPING)	4,341 / 1,199 = 61%
TOTAL PERVIOUS AREA	2,758 / 1,199 = 35%
TOTAL IMPERVIOUS + PERVIOUS AREA	4,341 + 2,758 = 7,139 + 100%
(REQUIRED OPEN SPACE IS 25% + PROVIDED OPEN SPACE + 35%)	

GENERAL NOTES:

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LEGEND: (VERIFY ALL MATERIALS WITH OWNER)

- THREE STORY RESIDENCE (STANDING BEAM ROOF)
- DRIVEWAY

DESCRIPTION:

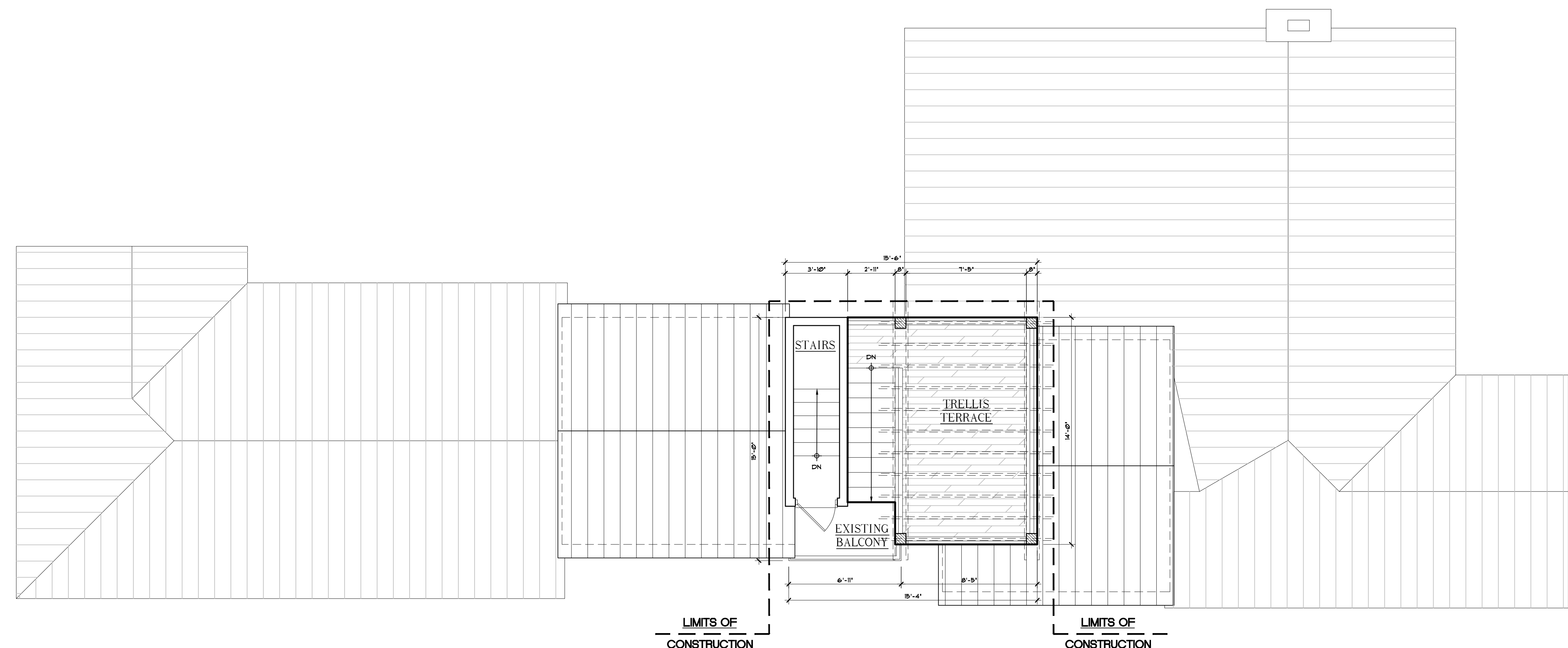
LOT 14, BLOCK 12A OF DELRAY BEACH, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA IN PLAT BOOK 11, AT PAGE 4. SUBJECT TO ANY RESTRICTIVE CONVENANTS OF RECORD AND TO ANY STATE OF FACTS AN ACCURATE SURVEY WOULD DISCLOSE.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 0.280 ACRES, MORE OR LESS.

PROPOSED AREA CALCULATIONS:	
THREE STORY SINGLE FAMILY RESIDENCE	
GROUND FLOOR A/C AREA	2,072 S.F.
TRELLIS PORCH	251 S.F.
TRELLIS CARPORT	164 S.F.
TOTAL GROUND FLOOR UNDER ROOF	2,072 S.F.
SECOND FLOOR A/C AREA	
TOTAL SECOND FLOOR UNDER ROOF	518 S.F.
THIRD FLOOR A/C AREA	
COVERED TERRACE	14 S.F.
TOTAL THIRD FLOOR UNDER ROOF	163 S.F.
TOTAL A/C AREA	
TOTAL FLOOR UNDER ROOF	2,753 S.F.
TOTAL SITE AREA	1,199 S.F.
TOTAL BUILDING FOOTPRINT	2,329 S.F.
TOTAL LOT COVERAGE	2,329 / 1,199 = 32.6%
TOTAL IMPERVIOUS VS. PERVIOUS	
TOTAL IMPERVIOUS AREA	4,592 S.F.
(BUILDING FOOTPRINT, PAVERS, POOL ETC.)	2,581 S.F.
TOTAL PERVIOUS AREA (LANDSCAPING)	4,592 / 1,199 = 64%
TOTAL PERVIOUS AREA	2,581 / 1,199 = 36%
TOTAL IMPERVIOUS + PERVIOUS AREA	4,592 + 2,581 = 7,139 + 100%
(REQUIRED OPEN SPACE IS 25% + PROVIDED OPEN SPACE + 36%)	

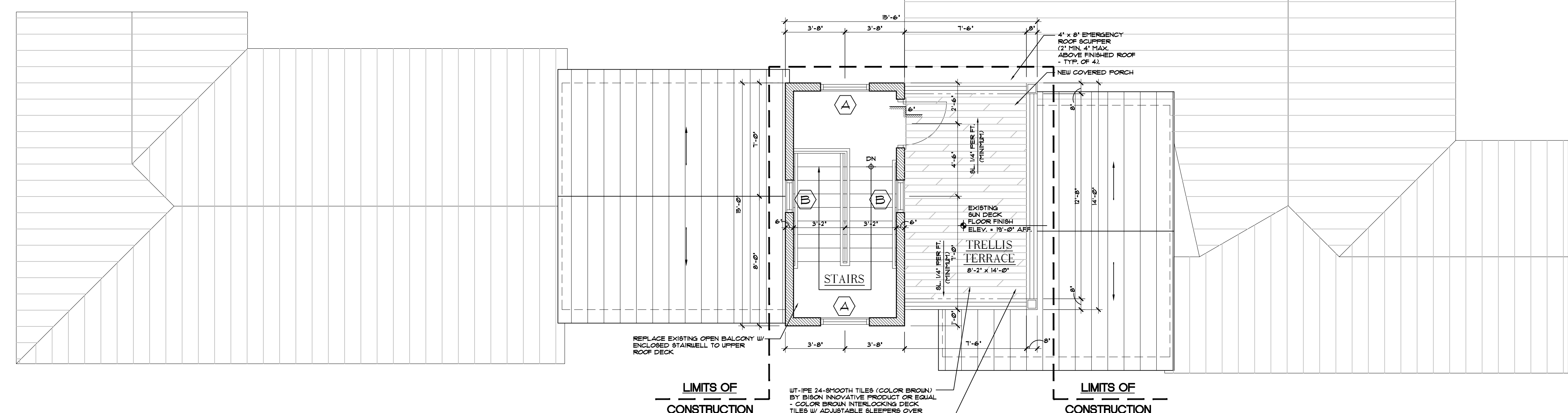
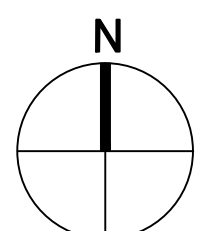
NOTES:

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- FIELD VERIFY ALL DIMENSIONS!
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES).
- ALL AREA CALCULATIONS ARE APPROX.



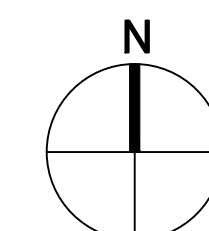
1 EXISTING THIRD FLOOR PLAN

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



2 PROPOSED THIRD FLOOR PLAN

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





1045 East Atlantic Ave. Suite 303
Delray Beach, Florida 33483
TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR HPB

BIDS

PERMIT 05.18.26

CONSTRUCTION



**SINGLE FAMILY
RESIDENCE
RENOVATION/
ADDITION**

**160 MARINE WAY
DELRAY BEACH, FL**

REVISIONS

REVISÉ 02-05-26 AS PER HISTORIC COMMENTS:

1 ADDED SHEET TO SET

2 REVISED 04-08-26 AS PER CITY COMMENTS:

1 PROVIDED 1:10 SCALE - DEMO. PLAN.

FILE NUMBER **112A100A**

DRAWING TITLE

**PROPOSED
DEMOLITION
PLAN
(COORDINATION)**

DATE _____ | DRAWN BY _____

02-03-26 | GE/JH

JOB NUMBER _____

DRAWING NUMBER

A1.00AC

EXISTING WALLS, WINDOWS & DOORS TO BE REMOVED.

EXISTING 4' TO 6' INTERIOR NON-BEARING PARTITION TO REMAIN 'AS IS'.

EXISTING WOOD FRAME EXTERIOR WALL TO REMAIN 'AS IS'.

NEW EXT. FRAMED WALLS W/ 1/2" MIN. IN. 3-COAT STUCCO FINISH (TO MATCH EXISTING) ON 2X8 BELL FURNACE-BACKED 1/4" LATH OVER 1/2" (CONCRETE) STUCCO WIRE ON 10'x20' A.P.A. ECT. RATED FIBER GLASS (2 X 6 STUDS @ 16" O.C. W/ 10'x18" BATT INSUL. BETWEEN STUDS @ 16" TYPE "X" GUSB. INT. FINISH FOR GUB. # BATHS & KITCHEN/ INTER. DFTH. W/ PLANS - PAINTED.

5' INTERIOR PARTITION 3/4" 20 GA METAL STUDS @ 16" TYPE "X" GYPSUM WALL BOARD BOTH SIDES W/ LEVEL V PLANTED INT. MATCH EXISTING (FOR DETAIL # BATHROOMS & KITCHEN. VERIFY W/ DIMENSIONS - VARIOUS) (ACTUALLY DIMENSION 4 3/4").

DOOR TAG

WINDOW TAG

STRUCTURAL WOOD COLUMN

CONCRETE CONDUIT W/ SMOOTH STUCCO PAINTED FINISH.

EXTENDING CONCRETE SLAB, SEE STRUCTURAL PLANS.

EXISTING TO REMAIN 'AS IS' - NOT IN SCOPE OF WORK.

NOTE:
1. ALL INTERIOR WALLS & CABINETS TO BE PROVIDED W/ 1/2" PLYWOOD OR WOOD BLOCKING.
2. ALL BEDROOM, BATHROOM, LAUNDRY & KITCHEN WALLS TO RECEIVE BATT SOUND INSULATION (TYPE).
3. ALL TILE, TILE BACKER, BENCHES & KITCHEN WALLS TO RECEIVE 5/8" "DUROCK" BACKING OR EQUAL.
4. ALL INTERIOR WALLS TO HAVE LEVEL V-FINISH (MATCH EXISTING); VERIFY W/ OWNER ON INTERIOR WALLS TO RECEIVE (1) ADDITIONAL LAYER OF 1/2" 40 LBS/SD DUMPER "MORTAROTE" OR EQUAL.
5. CONTRACTOR TO COORDINATE WITH OWNER ON ALL LOCATIONS FOR "LEVITON 650" (OR EQUAL) GANG RECESSED DUPLEX LOCATIONS.

CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL ASPECTS OF THE DILUTION PROCESS AND WILL TAKE PRECAUTIONS AGAINST DAMAGE TO SURROUNDING AREAS.

2. THE CONTRACTOR IS RESPONSIBLE FOR SHORING AND BRACING DURING DEMOLITION. BEARINGS WALLS AND COLUMNS TO BE DEMOLISHED WILL NOT BE REMOVED UNTIL SUFFICIENT SHORING AND BRACING IS IN PLACE AND VERIFIED BY A REGISTERED ARCHITECT/ENGINEER. CONTRACTOR TO SUBMIT SIGNED & SEALED SHOP DRAWINGS TO THE OWNER FOR APPROVAL.

3. THE CONTRACTOR SHALL TAKE PRECAUTION AGAINST DAMAGE TO EXISTING MECHANICAL, ELECTRICAL AND PLUMBING/GAS SYSTEMS (VERIFY W/ OWNER).

4. ALL SYSTEMS REQUIRING REROUTING OR TERMINATION SHALL BE IN ACCORDANCE WITH LOCAL CODES AND PRACTICES OR MANUFACTURER'S SPECIFICATIONS. REMOVE ALL DEBRIS ON A DAILY BASIS AND KEEP JOB SITE CLEAN AND FREE OF HAZARDS.

5. ALL APPLIANCES, CABINETRY, HARDWARE, PLUMBING, ELECTRICAL AND LIGHTING FIXTURES SHALL BE REMOVED WITH CARE AND SALVAGED FOR FUTURE USE. REUSE DOORS AND HARDWARE WHERE APPLICABLE. CONSULT W/ OWNER FOR WHICH MATERIALS TO STORE/REUSE OR DISCARD.

6. PRIOR TO COMMENCING WORK, INSPECT SITE FOR THE FOLLOWING:

- HAZARDOUS MATERIALS, IF ENCOUNTERED - NOTIFY OWNER AND COMPLY WITH ALL APP. CODES AND REG'S FOR REMOVAL, INCL. ASBESTOS.
- ANY EXISTING DAMAGED MATERIALS AND SURFACES - DOCUMENT AS REQ'D - INFORM OWNER FOR PROTECTION AGAINST CLAIMS - ONCE DEMOLITION STARTS.

7. DEMOLITION INCLUDES COMPLETE REMOVAL OF AND ITEMS LABELED AND DISPOSAL OF THE FOLLOWING:

8. SCHEDULE, SUBMIT PROPOSED METHODS AND OPERATIONS OF BUILDING DEMOLITION TO OWNER FOR REVIEW PRIOR TO START OF WORK. INCLUDE IN SCHEDULE COORDINATION FOR ALL DEMOLITION AND CONSTRUCTION ACTIVITIES.

9. TRAFFIC CONTROL DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMAL INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED WORK AREAS.

10. PROTECTION, ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF DEMOLITION. CONDUCT OPERATION TO PREVENT NUISANCE TO ADJACENT SECTIONS OF THE HOUSE.

11. DISPOSAL: REMOVE FROM SITE ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.

12. NOTE: NO ATTEMPT IS MADE ON THESE DRAWINGS TO SHOW EVERY ITEM TO BE REMOVED. CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE WHETHER OR NOT SMALLER ITEMS NOT SHOWN ARE TO BE REMOVED. CONTRACTOR IS HEREBY NOTIFIED TO STUDY THE ARCHITECTURAL ELEVATIONS TO DETERMINE THE FINISH DESIGN CONTENT. ANY QUESTIONS REGARDING THE SCOPE OF THE JOB CONTRACT CONCERNING ALL ITEMS TO BE REMOVED OR TO REMAIN.

13. X - - - - - X - - - - - INDICATES TEMPORARY ROOF & BEAM BRACING BY GENERAL CONTRACTOR. INSTALL PRIOR TO DEMOLITION. IN USE OF CONTRACTOR SHALL NOT INTERFERE AND MAINTAIN IN PLACE UNTIL NEW WORK IS COMPLETED - COORDINATE WITH STRUCTURAL ENGINEER.

14. CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS, ELEVATION, AND CONDITIONS PRIOR TO CONSTRUCTION.

15. CONTRACTOR TO NOTIFY OWNER PRIOR TO SHUT-OUT OF ALL EXISTING UTILITIES. CAP-OFF UTILITIES TO BE DISCONNECTED PRIOR TO USE OF CONTRACTOR SHALL NOT INTERFERE WITH UTILITIES SERVING OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION OF OWNER.

16. "IN ACCORDANCE WITH FLORIDA STATUTE, SECTION 316.6-6, IT IS TO ADVISE YOU OF THE OWNER'S OR OPERATOR'S RESPONSIBILITY TO COMPLY WITH THE STATE AND FEDERAL, AGENCIES REGULATIONS, INCLUDING F.B. SECTION 285, AND CFR 611 - NESEA". CONTRACTOR TO REQUIRE ALL SUBS TO COMPLY WITH ALL FEDERAL AND STATE OF FLORIDA NOTIFICATION TO PALM BEACH COUNTY HEALTH DEPARTMENT."

17. ACCORDINGS TO THE FLORIDA BUILDING CODE 2023 - "IF A SCHEDULE DURING CONSTRUCTION" OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE WATER SUPPLY IS AVAILABLE AND APPROPRIATE ACTIONS ARE TAKEN TO RETAIN DUST AT THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT NO DUST IS TRANSMITTED TO NEIGHBORING PROPERTIES OR STREETS."

18. THE ELECTRICAL SUBCONTRACTOR MUST MAINTAIN THE FOLLOWING: A. TEMPER POWER AND LIGHTING SHALL BE INSTALLED DURING CONSTRUCTION AS PER NEC 827.3. B. PROVIDE GFCI PROTECTION FOR TEMPORARY POWER. C. ALL REMOVAL OR DISCONNECTING OF POWER SHALL BE SAFER THAN THE ELECTRICAL SUBCONTRACTOR'S RESPONSIBILITY.

19. CONTRACTOR TO MAINTAIN A SAFE MEANS OF EGRESS AT ALL TIMES DURING DEMOLITION & CONSTRUCTION OF PROJECT.

20. CONTRACTOR TO COORDINATE W/ OWNER LOCATION OF TEMPORARY FRAMED UP WALL (PLYWOOD + VISEGROU) TO CONTROL LOOSE AIR-BORN-DEBRIS & DUST DURING DEMOLITION & CONSTRUCTION PROJECT (IF REQUIRED, CONTRACTOR TO PROVIDE).

21. CONTRACTOR TO PROVIDE A WEATHER-RESISTIVE BARRIER (E.G. GULF SHIELD) AND PENETRATIONS OF THE BUILDING ENVELOPE.

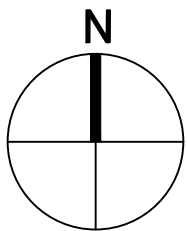
22. THE CONTRACT DOCUMENTS INCLUDE ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL AND LANDSCAPING DRAWINGS. NO PORTION BY ITSELF PROVIDES ALL THE INFORMATION REQUIRED TO CONSTRUCT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CONTRACTOR AND ALL OF ITS SUBCONTRACTORS TO VERIFY AND MANAGE THEMSELVES WITH THE DESIGN TEAM (IF APPLICABLE) TO COORDINATE THE INFORMATION CONTAINED HEREIN TO PROPERLY AND SUCCESSFULLY PERFORM THE DEMOLITION PORTION OF THE PROJECT.

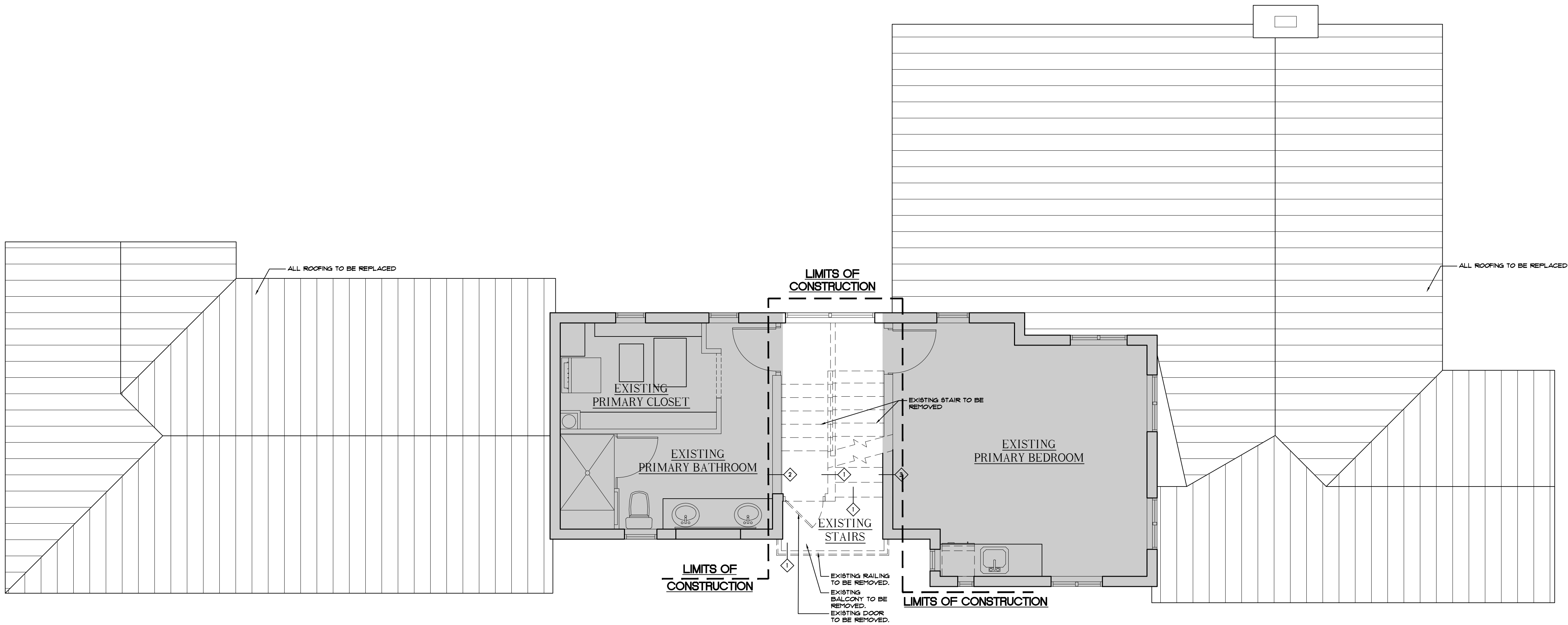
23. THE CONTRACTOR SHALL TAKE PRECAUTION AGAINST DAMAGE TO EXISTING EQUIPMENT/STRUCTURE TO REMAIN. NOTE: CUTTING, USE CUTTING TOOLS, NOT CHOPPING CUTTING. THAT HOLE SIZE SHALL BE LIMITED TO 1/2" DIA. HOLE. HOLE MUST BE REINFORCED WITH CONCEALED UTILITIES & STRUCTURE PRIOR TO CUTTING - PATCHES, MAKE PATCHES, BEAM AND JOINTS, REPAIRS, DURABLE & INCOMPROMISOR - REMOVE ALL ABANDONED UTILITIES WHERE POSSIBLE.

24. CONTRACTOR TO REVIEW MEP DRAWINGS AND SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO DEMOLITION / REMOVAL OF EXISTING ELECTRICAL PANEL.

25. CONTRACTOR TO VERIFY IF THIS STRUCTURE WAS CONSTRUCTED PRIOR TO 1978, AND IF SO, GROUNDING SHALL BE VERIFIED AND REPAIRS MUST BE MADE TO MEET AND COMPLY WITH THE REQUIRED REGULATIONS OF "NECA - RENOVATION, REPAIR AND PAINTING" WHEN RENOVATING OR REPAIRING THERE THAT SOAKS WATER INTO THE STRUCTURE.

26. TO AVOID WEAKENING THE STRUCTURE, IT IS TO AVOID, DO NOT INTRODUCE FORCES OF VIBRATIONS WHICH MAY DAMAGE IT.

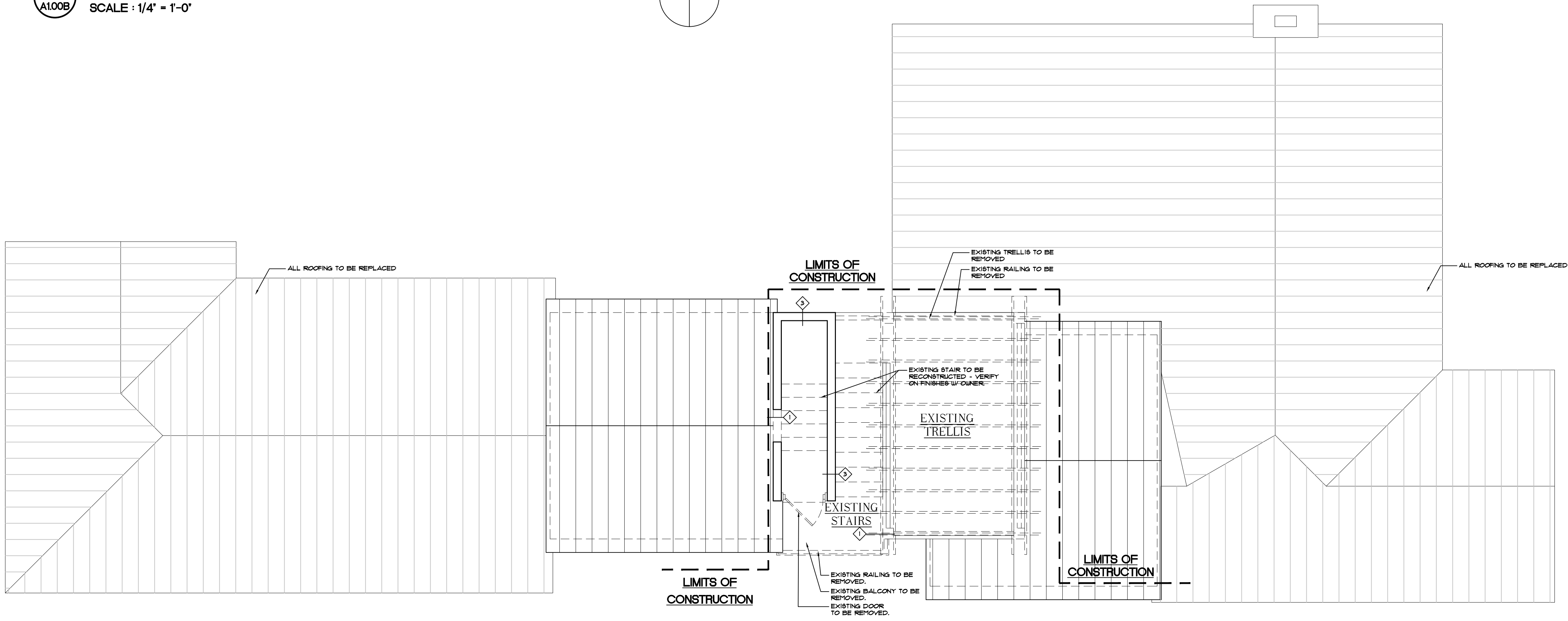
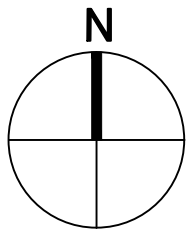




1
A1.00B

PROPOSED SECOND FLOOR DEMOLITION PLAN

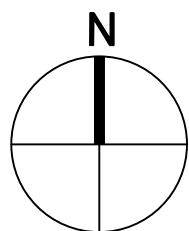
SCALE : 1/4" = 1'-0"



2
A1.00B

PROPOSED THIRD FLOOR DEMOLITION PLAN

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



WALL LEGEND	
	EXISTING WALLS, WINDOWS & DOORS TO BE REMOVED.
	EXISTING 4' TO 6' INTERIOR NON-BEARING PARTITION TO REMAIN 'AS IS'.
	EXISTING WOOD FRAME EXTERIOR WALL TO REMAIN 'AS IS'.
	NEW EXT. FRAMED WALLS W/ 1/8" MIN. IN. 3-COAT STUCCO FINISH (TO MATCH EXISTING) ON 2X STUDS. FLOORING: 1/2" TYPE 'X' GYPSUM WALL BOARD BOTH SIDES W/ LEVEL V FINISH (MATCH EXISTING) (1/8" CRACKS & BATHROOMS AND KITCHEN VERIFY W/ DIMENSIONS -VARIES) (ACTUAL DIMENSION 4 3/4").
	5' INTERIOR PARTITION 3/8" 20 GA METAL STUDS W/ 1/2" TYPE 'X' GYPSUM WALL BOARD BOTH SIDES W/ LEVEL V FINISH (MATCH EXISTING) (1/8" CRACKS & BATHROOMS AND KITCHEN VERIFY W/ DIMENSIONS -VARIES) (ACTUAL DIMENSION 4 3/4").
	DOOR TAG
	WINDOW TAG
	STRUCTURAL WOOD COLUMN
	CONCRETE COLUMNS W/ SMOOTH STUCCO PAINTED FINISH.
	EXTENDING CONCRETE SLABS. SEE STRUCTURAL PLANS
	EXISTING TO REMAIN 'AS IS' - NOT IN SCOPE OF WORK.

NOTE:
1. ALL INTERIOR WALLS W/ CABINETS TO BE PROVIDED W/ 1/2" PLYWOOD OR WOOD BLOCKING.
2. ALL BEDROOM, BATHROOM, LAUNDRY & KITCHEN WALLS TO RECEIVE BATT SOUND INSULATION (TYP.).
3. ALL TILED WALLS/DOOR BENCHES TO RECEIVE 5/8" "DURLOCK" BACKING OR EQUAL.
4. ALL INTERIOR CRACKS TO HAVE LEVEL V FINISH (MATCH EXISTING).
5. VERIFY W/ OWNER ON INTERIOR WALLS TO RECEIVE (1) ADDITIONAL LAYER OF 1/2" 5/8" BATT BARRIER 1/2" MIN. OR EQUAL.
6. CONTRACTOR TO COORDINATE WITH OWNER ON ALL LOCATIONS FOR LEVITON #80" (OR EQUAL) GANG RECESSED DUPLEX LOCATIONS.

DEMOLITION NOTES

- CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL ASPECTS OF THE DEMOLITION PROCESS AND WILL TAKE PRECAUTIONS AGAINST DAMAGE TO SURROUNDING AREAS.
- THE CONTRACTOR IS RESPONSIBLE FOR SHORING AND BRACING DURING DEMOLITION. BEARING WALLS AND COLUMNS TO BE DEMOLISHED WILL NOT BE REMOVED UNTIL ADEQUATE SHORING AND/OR NEW STRUCTURE IS IN PLACE AND VERIFIED BY THE ARCHITECT/ENGINEER - CONTRACTOR TO SUBMIT SIGNED & SEALED SHOP DRAWINGS PRIOR TO DEMOLITION.
- THE CONTRACTOR SHALL TAKE PRECAUTION AGAINST DAMAGE TO EXISTING MECHANICAL, ELEC. AND PLUMBING GAS SYSTEMS (VERIFY W/ OWNER).
- ALL SYSTEMS REQUIRING REROUTING OR TERMINATION SHALL BE IN ACCORDANCE WITH LOCAL CODES AND PRACTICES OR MANUFACTURER'S SPECIFICATIONS. REMOVE ALL DEBRIS ON A DAILY BASIS AND KEEP JOB SITE CLEAN AND FREE OF HAZARDOUS.
- ALL APPLIANCES, CABINETRY, HARDWARE, PLUMBING AND LIGHTING FIXTURES SHALL BE REMOVED WITH CARE AND SALVAGED FOR FUTURE USE. REUSE DOORS AND HARDWARE WHERE APPLICABLE. CONSULT WITH OWNER FOR WHICH MATERIALS TO STORE/REUSE OR DISCARD.
- PRIOR TO COMMENCING WORK INSPECT SITE FOR THE FOLLOWING:
 - HAZARDOUS MATERIALS - IF ENCOUNTERED - NOTIFY OWNER AND COMPLY WITH ALL APPL. CODES AND REG'S FOR REMOVAL INCL. ASBESTOS.
 - ANY EXISTING DAMAGED MATERIALS AND SURFACES - DOCUMENT AS REQ'D & INFORM OWNER FOR PROTECTION AGAINST CLAIMS - ONCE DEMOLITION STARTS.
- DEMOLITION INCLUDES COMPLETE REMOVAL OF AND ITEMS LABELED AND DISPOSAL OF DEMOLISHED MATERIALS.
- SCHEDULE, SUBMIT PROPOSED METHODS AND OPERATIONS OF BUILDING DEMOLITION TO OWNER FOR REVIEW PRIOR TO START OF WORK. INCLUDE IN SCHEDULE COORDINATION FOR SHUT-OFF, CAPPING AND CONTINUATION OF ALL UTILITY SERVICES.
- TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
- PROTECTION: ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF DEMOLITION. CONDUCT OPERATION TO PREVENT INJURY TO ADJACENT SECTIONS OF THE HOUSE.
- DISPOSAL: REMOVE FROM SITE ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
- NOTE: NO ATTEMPT IS MADE ON THESE DRAWINGS TO SHOW EVERY ITEM TO BE REMOVED. CONTRACTOR SHALL VISIT SITE TO DETERMINE WHETHER OR NOT SMALLER ITEMS NOT SHOWN ARE TO BE REMOVED. CONTRACTOR IS HEREBY NOTIFIED TO STUDY THE ARCHITECTURAL ELEVATIONS TO DETERMINE THE FINISH DESIGN CONTENT. ANY QUESTIONS SHALL BE DIRECTED TO THE GEN. CONTRACTOR CONCERNING ALL ITEMS TO BE REMOVED OR TO REMAIN.
- X - X - X - INDICATES TEMPORARY POST & BEAM SHORING BY GENERAL CONTRACTOR. INSTALL PRIOR TO REMOVING ANY LOADBEARING COMPONENT AND MAINTAIN IN PLACE UNTIL NEW WORK IS COMPLETED - COORDINATE WITH STRUCTURAL ENGINEER.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS, ELEVATION, AND CONDITIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO NOTIFY OWNER PRIOR TO SHUT-OFF OF ALL EXISTING UTILITIES. CAP-OFF ALL UTILITIES TO BE DISCONTINUED IN USE. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION OF OWNER.
- IN ACCORDANCE WITH FLORIDA STATUTE, SECTION 376.60, THIS IS TO ADVISE YOU OF THE OWNER'S OR OPERATOR'S RESPONSIBILITY TO COMPLY WITH THE STATE AND FEDERAL ASBESTOS REGULATIONS, INCLUDING F.S. SECTION 395 AND CFR 61 - NESHAP REQUIREMENTS. REQUIREMENTS INCLUDE ASBESTOS SURVEYS AND SUBMISSION OF WRITTEN NOTIFICATION TO PALM BEACH COUNTY HEALTH DEPARTMENT.
- ACCORDING TO THE FLORIDA BUILDING CODE 2023 - "SAFEGUARDS DURING CONSTRUCTION" - THE PERMIT HOLDER SHALL TAKE THE NECESSARY SAFEGUARDS TO ENSURE THAT WATER SUPPLY IS AVAILABLE AND APPROPRIATE ACTIONS ARE TAKEN TO RETAIN DUST AT THE IMMEDIATE VICINITY OF THE DEMOLITION PROJECT AND TO ENSURE THAT NO DUST IS TRANSMITTED TO NEIGHBORING PROPERTIES OR STREETS.
- THE ELECTRICAL SUBCONTRACTOR MUST MAINTAIN THE FOLLOWING: A. TEMP POWER AND LIGHTING SHALL BE INSTALLED DURING CONSTRUCTION AS PER NEC 517.3. B. PROVIDE GFI PROTECTION FOR TEMP POWER. C. ALL REMOVAL OR DISCONNECTING OF POWER SHALL BE SAFELY CAPPED OR REMOVED.
- CONTRACTOR TO MAINTAIN A SAFE MEANS OF EGRESS AT ALL TIMES DURING DEMOLITION & CONSTRUCTION OF PROJECT.
- CONTRACTOR TO COORDINATE W/ OWNER LOCATION OF TEMPORARY FRAMED UP WALL (PLYWOOD & VISQUEEN) TO CONTROL LOOSE AIR-BORN-DEBRIS & DUST DURING DEMOLITION & CONSTRUCTION OF THE ENTIRE PROJECT (IF APPLICABLE).
- CONTRACTOR TO PROVIDE A WEATHER-RESISTIVE BARRIER AT ALL OPENINGS AND PENETRATIONS OF THE BUILDING ENVELOPE.
- THE CONTRACT DOCUMENTS INCLUDE ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL, AND LANDSCAPING DRAWINGS. NO PORTION BY ITSELF PROVIDES ALL THE INFORMATION REQUIRED TO PROPERLY COMPLETE THE PROJECT. THEREFORE IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL OF THEIR SUBCONTRACTORS TO THOROUGHLY FAMILIARIZE THEMSELVES WITH THE DRAWINGS AND COORDINATE THE INFORMATION CONTAINED THEREIN TO PROPERLY AND SUCCESSFULLY PERFORM THE DEMOLITION PORTION OF THE PROJECT.
- THE CONTRACTOR SHALL TAKE PRECAUTION AGAINST DAMAGE TO EXISTING EQUIPMENT/STRUCTURE TO REMAIN. NOTE: CUTTING, USE CUTTING TOOLS, NOT CHOPPING TOOLS. MAKE NEAT HOLES & FINISHES TO ADJACENT WORK. CHECK FOR ALL CONCEALED UTILITIES & STRUCTURE PRIOR TO CUTTING - PATCHING: MAKE PATCHES BEAM AND JOINTS DURABLE & INCONSPICUOUS - REMOVE ALL ABANDONED UTILITIES WHERE POSSIBLE.
- CONTRACTOR TO REVIEW MEP DRAWINGS AND SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO DEMOLITION / REMOVAL OF EXISTING ELECTRICAL PANEL.
- CONTRACTOR TO VERIFY IF THE STRUCTURE WAS CONSTRUCTED PRIOR TO 1978, AND IF SO, GENERAL CONTRACTOR MUST BE "LEAD-SAFE CERTIFIED" AND MUST COMPLY WITH THE REQUIRED REGULATIONS OF EPA - RENOVATION, REPAIR AND PAINTING WHEN RENOVATING OR DISTURB MORE THAN 36 SQUARE FEET OF PAINTED SURFACE.
- TO AVOID WEAKENING THE STRUCTURE THAT IS TO REMAIN, DO NOT INTRODUCE FORCES OF VIBRATIONS WHICH MAY DAMAGE IT.

NOTES:

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

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architect, planner and
designer

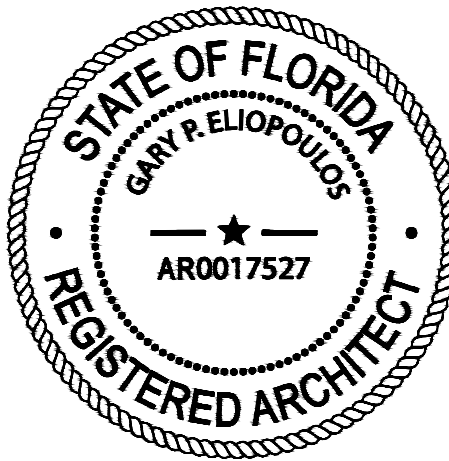
1045 East Atlantic Ave. Suite 303
Delray Beach, Florida 33483
TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR HPB

BIDS

PERMIT 05.826

CONSTRUCTION



PROJECT TITLE

**SINGLE FAMILY
RESIDENCE
RENOVATION/
ADDITION**

**160 MARINE WAY
DELRAY BEACH, FL**

REVISIONS
REVISED 02-09-26 AS PER HISTORIC
COMMENTS
LOADED SHEET TO SET

FILE NUMBER 112A100B

DRAWING TITLE

**PROPOSED
UPPER FLOOR
DEMOLITION
PLANS**

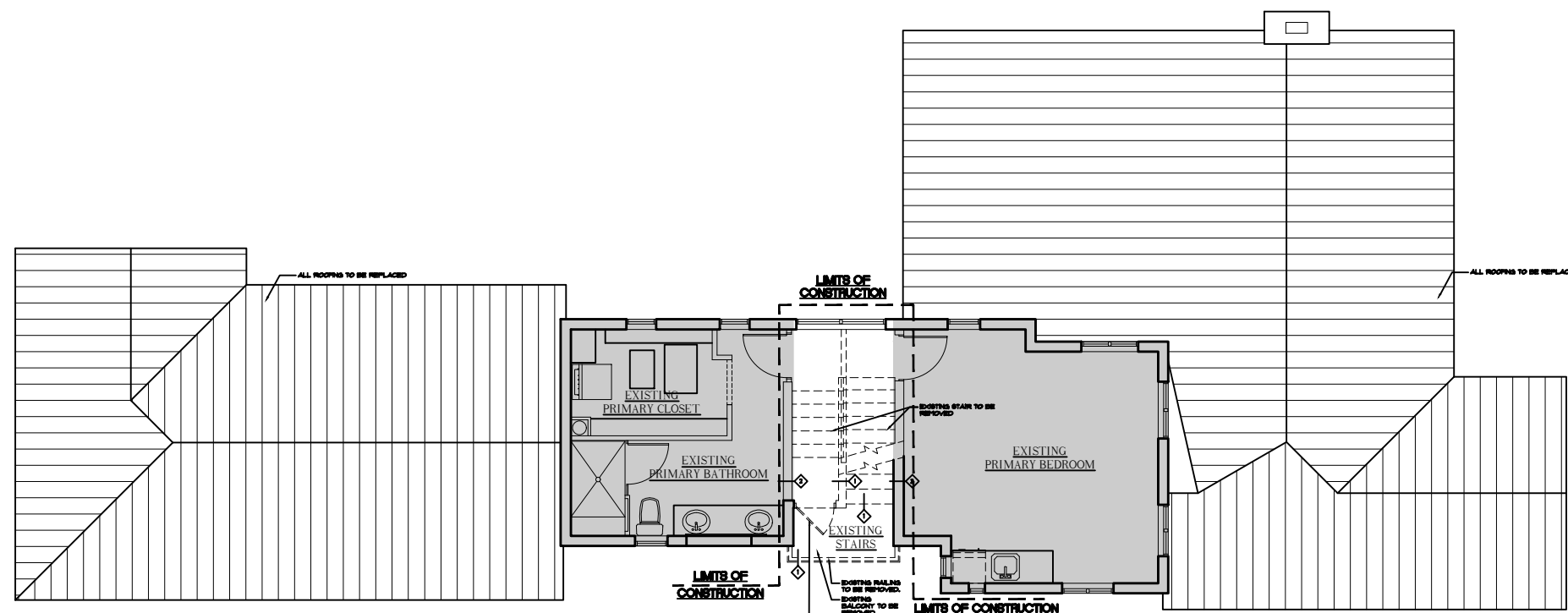
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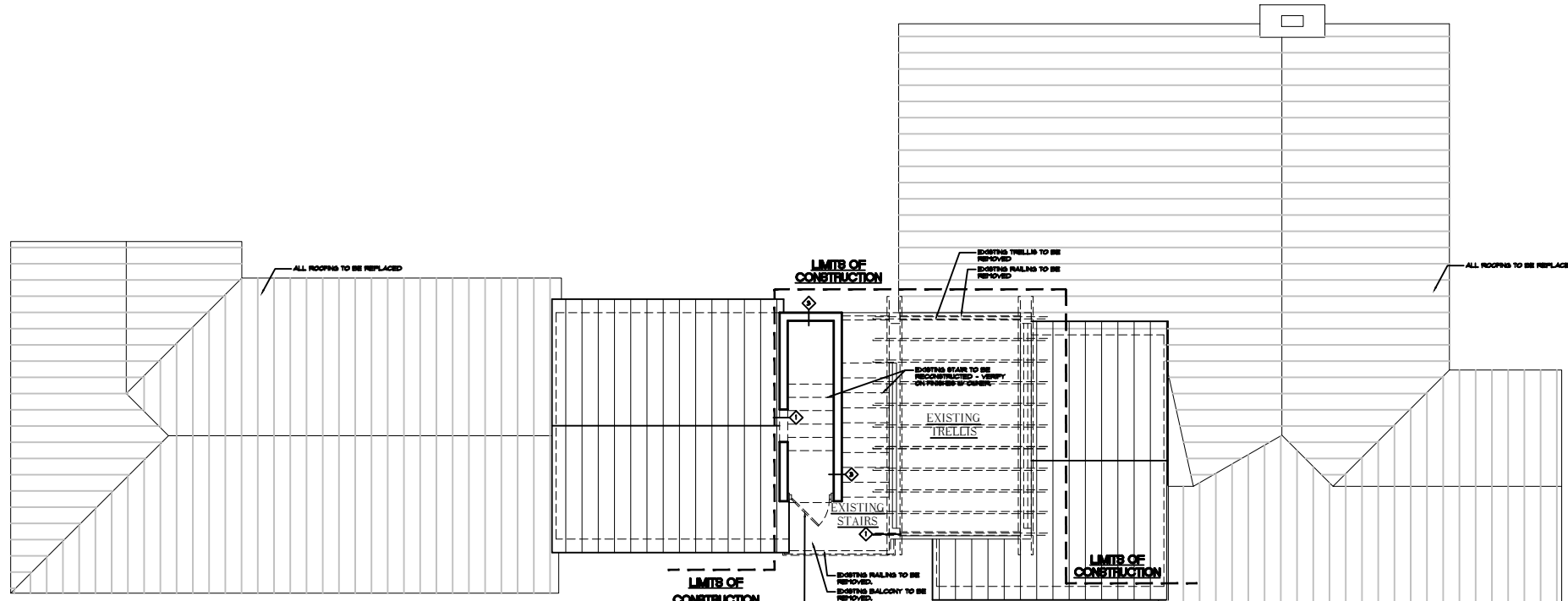
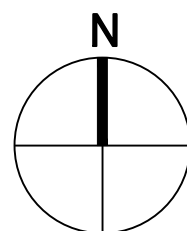


PROPOSED SECOND FLOOR DEMOLITION PLAN

1
A1.00B

SCALE : 1" = 10'

(COORDINATION)

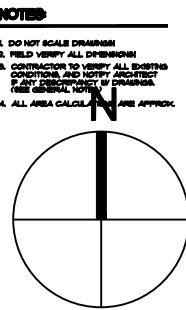


PROPOSED THIRD FLOOR DEMOLITION PLAN

2
A1.000

SCALE : 1" = 10'

(COORDINATION)



- # WALL LEGEND
- | | |
|---|--|
|  | EXISTING WALLS, UNDOING 4 DOORS TO BE REMOVED. |
|  | EXISTING 4" TO 6" INTERIOR NON-BEARING PARTITION TO REMAIN 'AS IS'. |
|  | EXISTING WOOD FRAME EXTERIOR WALL TO REMAIN 'AS IS'. |
|  | NEW EXT. FRAMED WALLS W/ 1/8" MIN. X 3-COAT STUCCO FINISH TO MATCH EXISTING ON 2B SELF FURRING PAPER-BACKED MLT. LATH OVER TYVEK® (COMMERCIAL) STUCCO UNWRAP ON 1952' APAF EXT. RATED 1/2" SHEATING ON 2 X 6 STUDS @ 16" O.C. W/ R-R BATT NAIL @ BATH & KITCHEN W/ 8"X 12" X 1/2" G.I.B.S. INT. FINISH (1R G.I.B. @ BATH & KITCHEN W/ 5/8" TYPE X PLANS - PAINTED. |
|  | 8" B' INTERIOR PARTITION 3/8" 20 GA METAL STUDS W/ 1/2" TYPE X' GYPSUM WALL BOARD BOTH SIDES W/ LEVEL V. PAINTED FIN. MATCH EXISTING 1R DRYWALL @ BATHROOMS AND KITCHEN VERIFY V. DIMENSIONS - (VARIABLE) ACTUALLY DIMENSION 4 3/4". |
|  | DOOR TAG |
|  | WINDOW TAG |
|  | STRUCTURAL WOOD COLUMN |
|  | CONCRETE COLUMNS W/ SMOOTH STUCCO PAINTED FINISH. |
|  | EXTENDING CONCRETE SLAB, SEE STRUCTURAL PLANS |
|  | EXISTING TO REMAIN 'AS IS' - NOT IN SCOPE OF WORK. |
- NOTE:
- ALL INTERIOR WALLS W/ CABINETS TO BE PROVIDED W/ 1/2" PLYWOOD OR WOOD BLOCKING.
 - ALL BATHROOM BATHROOM, LAUNDRY & KITCHEN WALLS TO RECEIVE BATT SOUND INSULATION (TYP.).
 - ALL TILED WALLS/SHOWER BENCHES TO RECEIVE 5/8" "DURLOCK" BACKING OR EQUAL.
 - ALL INTERIOR DRUM WALLS TO HAVE LEVEL V. FINISH (MATCH EXISTING).
 - VERIFY V. OWNER ON INTERIOR WALLS TO RECEIVE (1) ADDITIONAL LAYER OF 1/2" DRYWALL OR BATT INSULATION OR EQUAL.
 - CONTRACTOR TO COORDINATE WITH NOYAN ON ALL LOCATIONS FOR LEVITON 680" (OR EQUAL) GANG RECESSED DUPLEX LOCATIONS.

DEMOLITION NOTES

- CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL ASPECTS OF THE DEMOLITION PROCESS AND WILL TAKE PRECAUTIONS AGAINST DAMAGE TO SURROUNDING EXISTING UTILITIES AND SYSTEMS.
2. THE CONTRACTOR IS RESPONSIBLE FOR SHORING AND BRACING DURING DEMOLITION. BEARING WALLS AND COLUMNS TO BE DEMOLISHED WILL NOT BE REMOVED UNTIL AFTER SHORING AND/OR NEW STRUCTURE IS IN PLACE AND VERIFIED BY THE ARCHITECT/ENGINEER - CONTRACTOR TO SUBMIT SIGNED & SEALED SHOP DRAWINGS FOR REVIEW TO DEMOLITION.
3. THE CONTRACTOR SHALL TAKE PRECAUTION AGAINST DAMAGE TO EXISTING MECHANICAL/ELEC. AND PLUMBING/GAS SYSTEMS (VERIFY W/ OWNER).
4. ALL SYSTEMS REQUIRING REROUTING OR TERMINATION SHALL BE IN ACCORDANCE WITH CODES AND PRACTICES OR MANUFACTURER'S SPECIFICATIONS. REMOVE ALL DEBRIS ON A DAILY BASIS AND KEEP JOB SITE CLEAN AND FREE OF HAZARDS.
5. ALL APPLIANCES, CABINETRY, HARDWARE, PLUMBING AND LIGHTING FIXTURES SHALL BE REMOVED WITH CARE AND SALVAGED FOR FUTURE USE. REUSE DOORS AND HARDWARE WHEN FEASIBLE. CONSULT W/ OWNER FOR WHICH MATERIALS TO STORE/REUSE OR DISCARD.
6. PRIOR TO COMMENCING WORK, INSPECT SITE FOR THE FOLLOWING:
- HAZARDOUS MATERIALS, IF ENCOUNTERED - NOTIFY OWNER AND COMPLY WITH ALL APPLIC. CODES AND REG'S FOR REMOVAL, INC. ASBESTOS
 - ANY EXISTING DAMAGED MATERIALS AND SURFACES - DOCUMENT AS REQ'D - INFORM OWNER FOR PROTECTION AGAINST CLAIMS - ONCE DEMOLITION STARTS
7. DEMOLITION INCLUDES COMPLETE REMOVAL OF ALL ITEMS LABELED AND DISPOSAL OF DEMOLISHED MATERIALS.
8. SCHEDULE, SUBMIT PROPOSED METHODS AND OPERATIONS OF BUILDING DEMOLITION FOR OWNER REVIEW PRIOR TO START OF WORK. INCLUDE IN SCHEDULE COORDINATION FOR DEMOLITION AND SHORING AND BRACING.
9. TRAFFIC CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMAL INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR UNOCCUPIED AREAS.
10. PROTECTION, ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF DEMOLITION. CONDUCT OPERATION TO PREVENT NUJURY TO ADJACENT SECTIONS OF THE HOUSE.
11. DISPOSAL, REMOVE FROM SITE ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
12. NOTE, NO ATTEMPT IS MADE ON THESE DRAWINGS TO SHOW EVERY ITEM TO BE REMOVED. CONTRACTOR SHALL VISIT THE SITE TO DETERMINE WHAT OR WHAT REMAIN ITEMS NOT SHOWN ARE TO REMAIN. CONTRACTOR IS HEREBY NOTIFIED TO STUDY THE ARCHITECTURAL ELEVATIONS TO DETERMINE THE FINISH DESIGN INTENT. ANY QUESTIONS SHALL BE DIRECTED TO THE GEN. CONTRACTOR CONCERNING ALL ITEMS TO BE REMOVED OR TO REMAIN.
13. X - OR - X - INDICATES TEMPORARY POST # BEARING SHAPED BY GENERAL CONTRACTOR. INSTALL PERMANENT POSTS TO MAINTAIN PROPER COMPONENT AND MAINTAIN IN PLACE UNTIL NEW WORK IS COMPLETED - COORDINATE WITH STRUCTURAL ENGINEER.
14. CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS, ELEVATION, AND CONDITIONS PRIOR TO CONSTRUCTION.
15. CONTRACTOR TO NOTIFY OWNER PRIOR TO SHUT-OFF ALL EXISTING UTILITIES. CAP-OFF ALL UTILITIES TO BE DISCONNECTED. CAP-OFF ALL EXISTING UTILITIES. CAP-OFF ALL EXISTING UTILITIES SERVED OR USED BY UTILITIES WITHOUT WRITTEN PERMISSION OF OWNER.
16. "IN ACCORDANCE WITH FLORIDA STATUTE, SECTION 316.06, IT IS TO ADVISE YOU OR THE OWNER OR OPERATOR'S RESPONSIBILITY TO COMPLY WITH THE STATE AND FEDERAL AGENCIES REGULATIONS, INCLUDING Fla. SECTION 295, AND OTHER 61 - NEWSPAP - ENVIRONMENTAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NOTIFICATION TO PALM BEACH COUNTY HEALTH DEPARTMENT."
17. ACCORDING TO THE FLORIDA BUILDING CODE 2023 - "BARRIERS DURING CONSTRUCTION OF A BUILDING SHALL BE MAINTAINED TO PROTECT THE PUBLIC AND THE WORKERS. WATER SUPPLY IS AVAILABLE AND APPROPRIATE ACTIONS ARE TAKEN TO RETAIN DUST AT THE CONSTRUCTION SITE. THE CONTRACTOR SHALL TAKE ALL NECESSARY ACTIONS TO ENSURE THAT NO DUST IS TRANSPORTED TO NEIGHBORING PROPERTIES OR STREETS."
18. THE ELECTRICAL SUBCONTRACTOR MUST MAINTAIN THE FOLLOWING: A. TEMP POWER AND LIGHTING SHALL BE INSTALLED DURING CONSTRUCTION AS PER NEC 813.6. B. PROVIDE GFI PROTECTION FOR TEMP POWER C. ALL REMOVAL OR DISCONNECTING OF POWER SHALL BE NOTICED BY OWNER OR RECD.
19. CONTRACTOR TO MAINTAIN A SAFE MEANS OF EGRESS AT ALL TIMES DURING DEMOLITION & CONSTRUCTION OF PROJECT.
20. CONTRACTOR TO COORDINATE W/ OWNER LOCATION OF TEMPORARY FRAMED UP WALL (PLYWOOD 1/2" MINIMUM) TO CONTROL LOOSE AIR-BORN-DEBRIS & DUST DURING DEMOLITION & CONSTRUCTION OF PROJECT (IF APPLICABLE).
21. CONTRACTOR TO PROVIDE A WEATHER-RESISTIVE BARRIER AT ALL OPENINGS AND PENETRATIONS OF THE BUILDING ENVELOPE.
22. THE CONTRACT DOCUMENTS INCLUDE ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL, AND LANDSCAPING DRAWINGS. NO PORTION BY THEMSELVES ALL THE INFORMATION REQUIRED TO COMPLY WITH THE CONTRACT DOCUMENTS AND COMPLY WITH THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL OF THEIR SUBCONTRACTORS TO THOROUGHLY FAMILIARIZE THEMSELVES WITH THE DRAWINGS AND COORDINATE THE INFORMATION CONTAINED THEREIN TO PROPERLY AND SUCCESSFULLY PERFORM THE DEMOLITION PORTION OF THE PROJECT.
23. THE CONTRACTOR SHALL TAKE PRECAUTION AGAINST DAMAGE TO EXISTING EQUIPMENT/STRUCTURE TO REMAIN. NOTE: CUTTING, USE CUTTING TOOLS NOT CHOPPING TOOLS. REMOVE THAT HOUSE OR STRUCTURE THAT IS NOT TO REMAIN. REMOVE ALL CONCEALED UTILITIES & STRUCTURE PRIOR TO CUTTING - PATCHING, MATCH PATCHES, BEAM AND JOINTS DURABLE & NONDISCUSSIBLE - REMOVE ALL ABANDONED UTILITIES WHERE POSSIBLE.
24. CONTRACTOR TO REVIEW REE DRAWINGS AND SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO DEMOLITION / REMOVAL OF EXISTING ELECTRICAL PANEL.
25. CONTRACTOR TO VERIFY IF THIS STRUCTURE WAS CONSTRUCTED PRIOR TO 1978, AND IF SO, GFI PROTECTION SHALL BE INSTALLED. CONTRACTOR SHALL COMPLY WITH ALL THE REQUIRED REGULATIONS OF "EPA - RENOVATION, REPAIR AND PAINTING" WHEN RENOVATING OR DISCARDING MORE THAN 60 SQUARE FEET OF PAINTED SURFACE.
26. TO AVOID LEAKING THE HOUSE, CONTRACTOR IS TO REMAIN DO NOT INTRODUCE FORCES OF DEBRIS WHICH MAY DAMAGE IT.



**architect, planner and
designer**

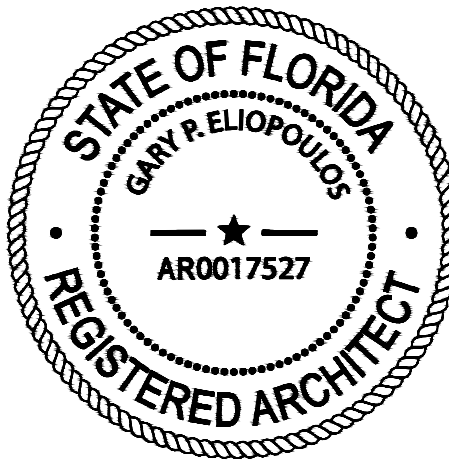
1045 East Atlantic Ave. Suite 303
Delray Beach, Florida 33483
TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR HPE

BIDS

PERMIT 05.18.26

CONSTRUCTION



PROJECT TITLE

**SINGLE FAMILY
RESIDENCE
RENOVATION/
ADDITION**

**160 MARINE WAY
DELRAY BEACH, FL**

REVISIONS

REVISÉD 02-05-26 AS PER HISTORIC COMMENTS;

1. ADDED SHEET TO SET

2 REVISED 04-03-26 AS PER CITY

L PROVIDED 1:10 SCALE - DEMO PLAN

FILE NUMBER

112A100B

DRAWING TITLE

**PROPOSED
UPPER FLOOR
DEMO PLAN
(COORDINATION**

DATE _____

02-03-26

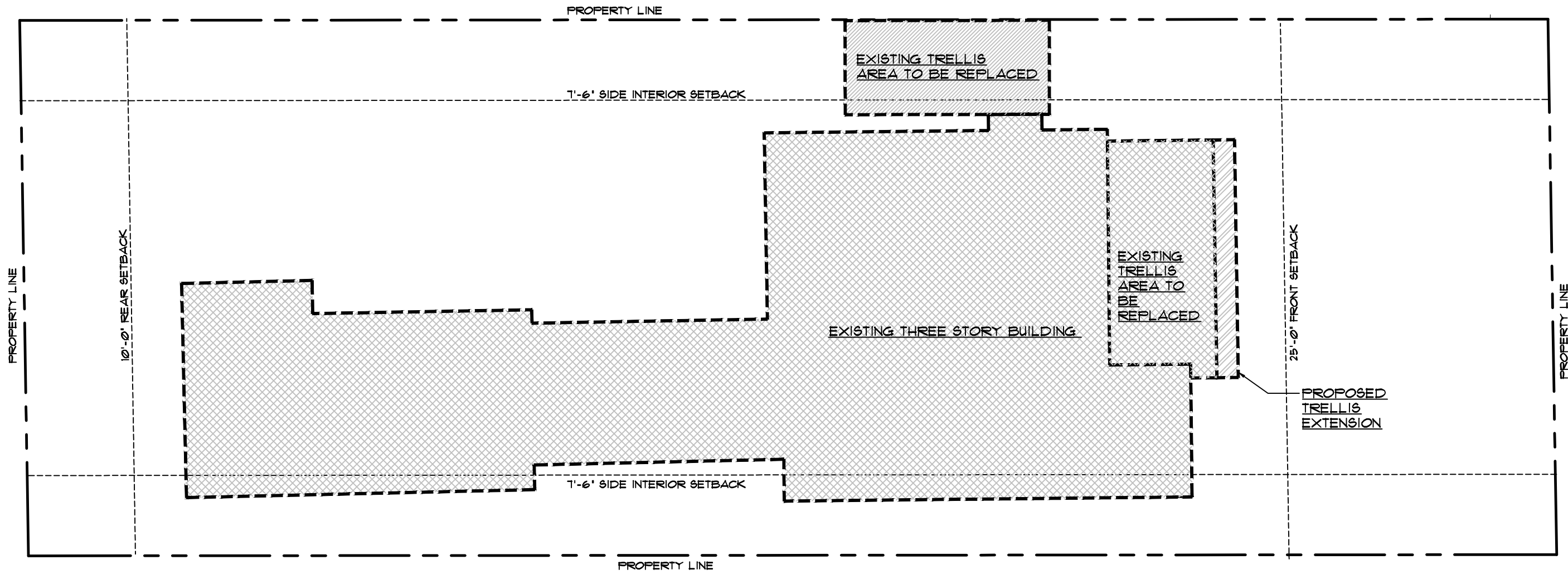
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A2.04

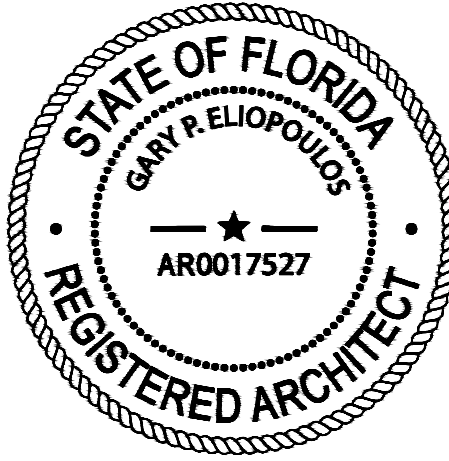
COMPOSITE OVERLAY PLAN
SCALE : 1" = 10'-0"

N



architect, planner and designer
1045 East Atlantic Ave., Suite 303
Delray Beach, Florida 33483
TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR **HPB**
BIDS
PERMIT **05.826**
CONSTRUCTION



PROJECT TITLE
**SINGLE FAMILY
RESIDENCE
RENOVATION/
ADDITION**

**160 MARINE WAY
DELRAY BEACH, FL**

REVISIONS
△ REVISED 02-09-26 AS PER HISTORIC COMMENTS
△ ADDED SHEET TO SET

FILE NUMBER
112A204

DRAWING TITLE
**COMPOSITE
OVERLAY PLAN**

DATE **02-02-26** | DRAWN BY **GE/JH**
JOB NUMBER **20251112**
DRAWING NUMBER

A2.04

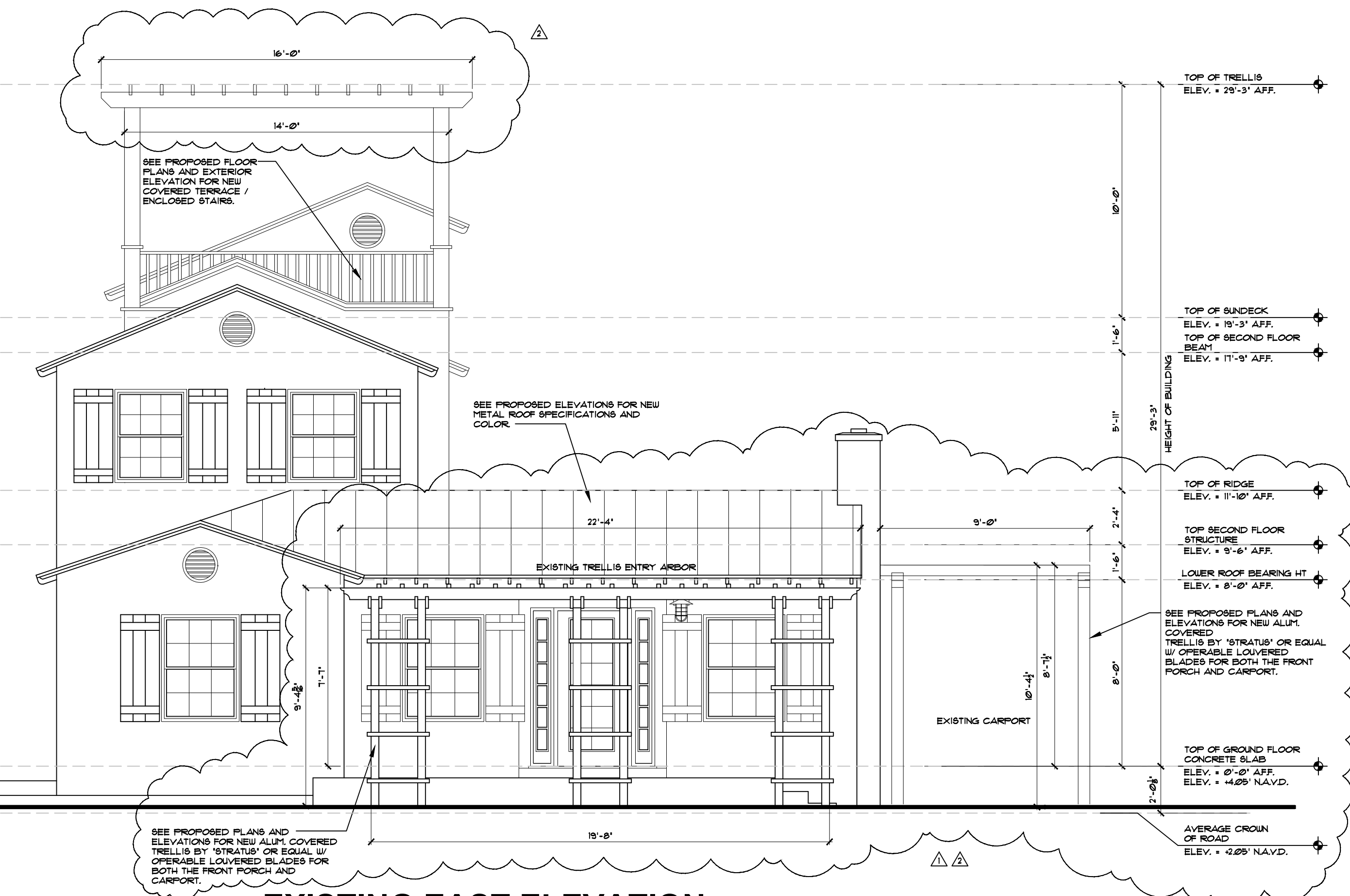
WINDOW + DOOR SCHEDULE							
NOTE: ALL WINDOWS AND DOOR / GLAZING PRODUCTS AND INSTALLATION TO BE IN ACCORDANCE WITH DADE COUNTY WIND LOADING & IMPACT CODES. ANY GLAZING BELOW 18" AFF. TO BE TEMPERED SAFETY GLASS. NOTE: ALL EXTERIOR ALUMINUM DOOR TO BE "PGT," OR EQUAL. NOTE: ALL HARDWARE FOR PRICING PURPOSES ONLY - TO BE APPROVED AND SELECTED BY OWNER.							
WINDOW	SIZE (WxH)	QTY.	SERIES	FRAME	SILL	GLASS COLOR	COMMENT
A	3'-0" x 5'-0"	3	FUT40A	ALUM./PTD	WD./PTD	CLEAR LOW E ⁺	FIXED W/ 1B-LITE - (GLASS COLOR TO MATCH EXISTING).
B	2'-0" CIRCULAR	2	FUT40A	ALUM./PTD	WD./PTD	CLEAR LOW E ⁺	FIXED W/ 4-LITE - (GLASS COLOR TO MATCH EXISTING). ⚠️

DOORS								
DOOR	LOCATION	TYPE	SIZE (W X H X D)	ACTION	LABEL	WIND LOAD PRESSURE	THRES.	COMMENTS/HARDWARE
I	STAIR WELL	ALUMINUM FRENCH	2'-8" x 6'-8" x 1-3/4"	RHR SWUNG	---	+3.0/-4.0	ALUM.	8-LITE "PGT" ALUM. FRENCH DOOR OR EQUAL - "EMTEK DUPOINT" LEVER W/ SQUARE ROSETTE, POLISHED CHROME DOOR HARDWARE - THUMB TURN DEAD BOLT.
EI	EXTERIOR GATE	ALUMINUM GATE	3'-0" x 3'-0" x 1 3/4"	SWING	---	---	ALUM.	PASSAGE LATCH & SPRING ACTION CLOSURE ('CHILD PROOF')-PAINTED-ALUM. RAILING
E2	EXTERIOR GATE	ALUMINUM GATE	(P.R.) 3'-0" x 4'-0" x 1 3/4"	SWING	---	---	ALUM.	PASSAGE LATCH & SPRING ACTION CLOSURE ('CHILD PROOF')-PAINTED-ALUM. RAILING

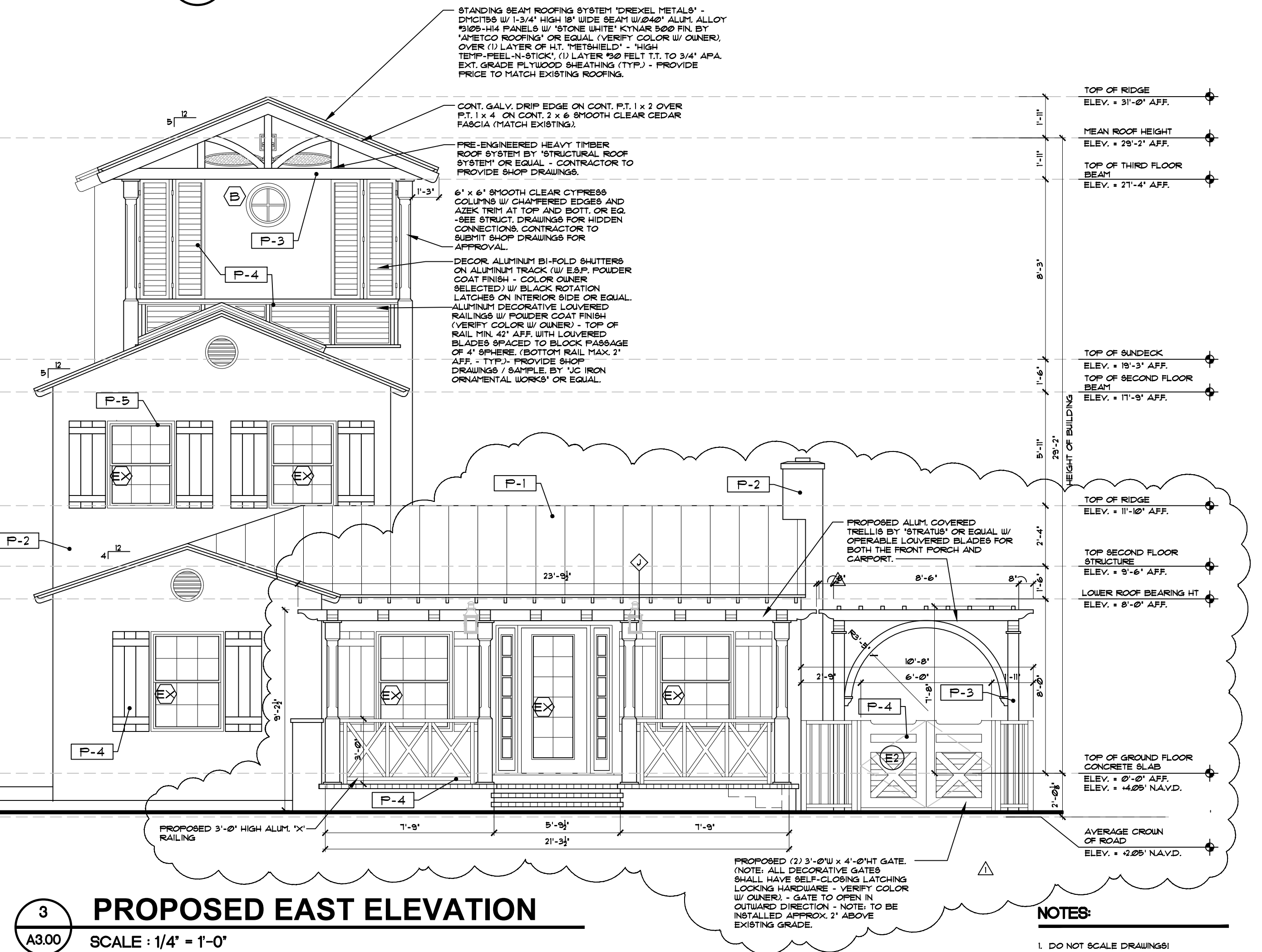
WINDOW + DOOR ELEVATIONS					
FIN. FLOOR VARIES					

- DADE COUNTY IMPACT AND WIND LOADING CODES. (PGT OR EQUAL) INSTALLATION BY GENERAL GLASS OR EQUAL.
- ALL GLAZING BELOW 18" AFF. TO BE TEMPERED SAFETY GLASS-CONTRACTOR TO PROVIDE DATED CURRENT APPROVAL DOCUMENTATION/CERTIFICATION.
- VERIFY ALL WINDOWS WITH PROPOSED FLOOR PLAN FOR WINDOW TYPES.
- ALL W/ WHITE E&P PAINT FINISH (MATCH EXISTING) OR EQUAL - VERIFY W/ OWNERS.
- NOTE: ALL PROPOSED WINDOWS TO MATCH EXISTING HURRICANE IMPACT WINDOWS.

- INTERIOR WINDOWS FOR REFERENCE ONLY - VERIFY WITH OWNER.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
- CONTRACTOR TO COORDINATE ALL ROUGH OPENINGS SIZES WITH SHELL CONTRACTOR AND WINDOW SUB-CONTRACTOR.
- ALL NEW WINDOW AND DOOR GLASS TO BE CLEAR LOW E⁺ (MATCH EXISTING).



A3.00 SCALE : 1/4" = 1'-0" (FOR REFERENCE ONLY)



The seal is circular with a rope-like border. The text "STATE OF FLORIDA" is at the top, "GARY P. ELIOPOULOS" is in the middle, and "REGISTERED ARCHITECT" is at the bottom. A star is positioned above the license number "AR0017527".

1. ADDED DIMENSIONS TO ALL TRELLIS STRUCTURES.

A3.00



architect, planner and
designer

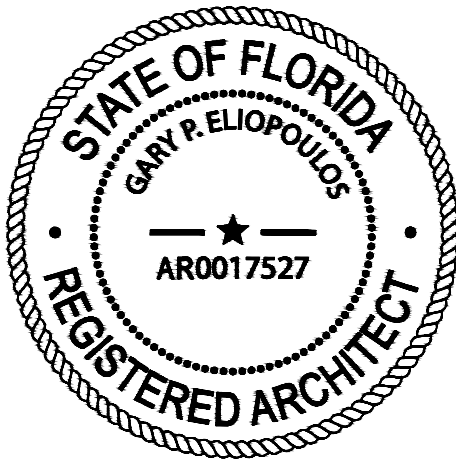
1045 East Atlantic Ave. Suite 303
Delray Beach, Florida 33483
TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR HFB

BIDS

PERMIT 051826

CONSTRUCTION



PROJECT TITLE

**SINGLE FAMILY
RESIDENCE
RENOVATION /
ADDITION**

**160 MARINE WAY
DELRAY BEACH, FL**

REVISIONS

REVISED 05-06-26 AS PER ZONING
COMMENTS:

1. ADDED BUILDING COLOR CHART.
2. CLEAR TINT GLASS TO MATCH EXISTING
WINDOWS.
3. DIMENSIONS TO PROPOSED TRELLIS
AND/OR.
4. ADDED AVERAGE CROWN OF ROAD.

REVISED 06-12-26 AS HISTORIC
COMMENTS:

1. ADDED ADDITIONAL DIMENSIONS TO
ALL TRELLIS STRUCTURES.

FILE NUMBER
112A301

DRAWING TITLE

**EXISTING/
PROPOSED
EXTERIOR
ELEVATIONS**

DATE

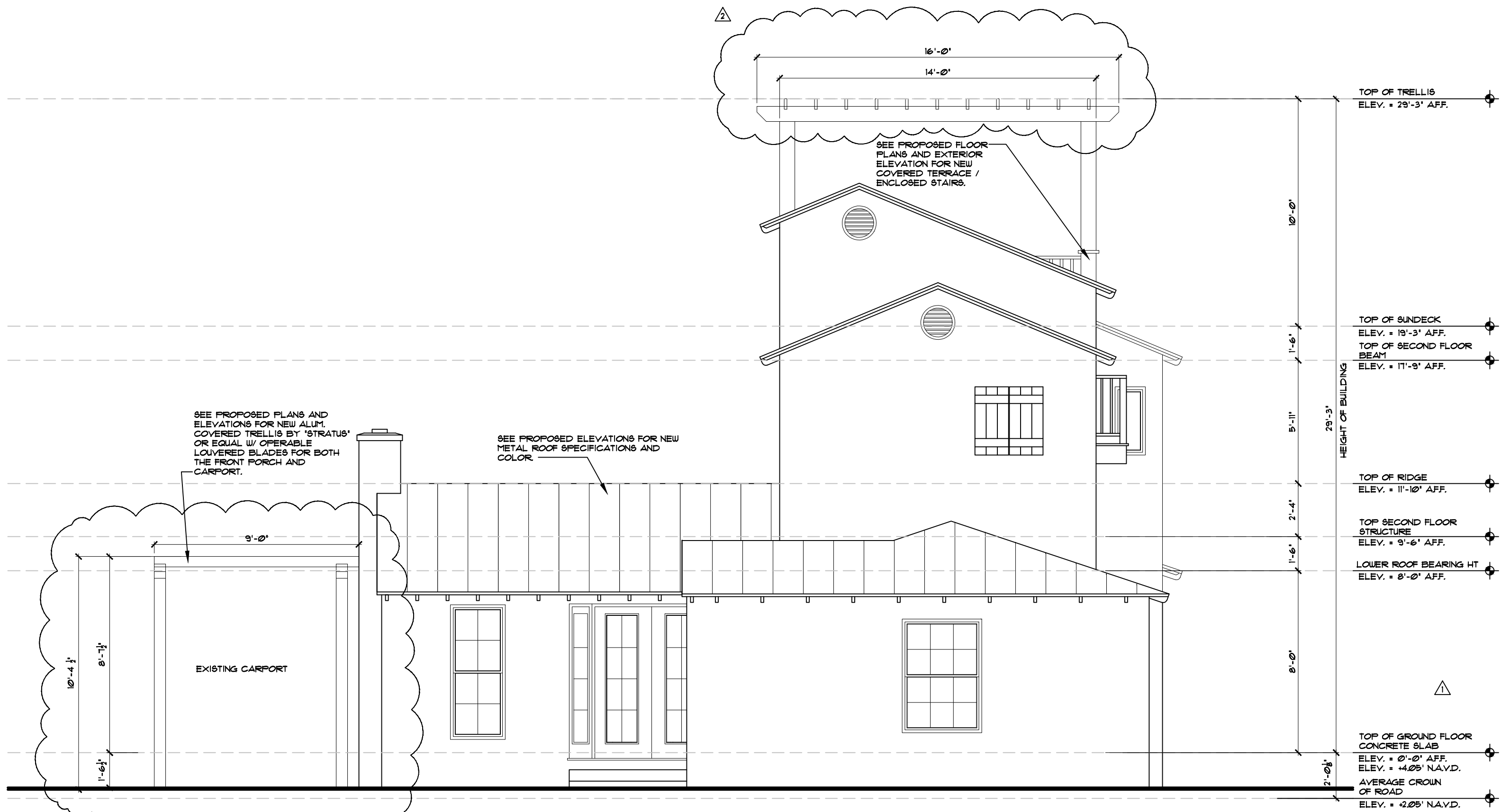
01-08-26

DESIGNED BY
GE/JH

JOB NUMBER
20251112

DRAWING NUMBER

A3.01

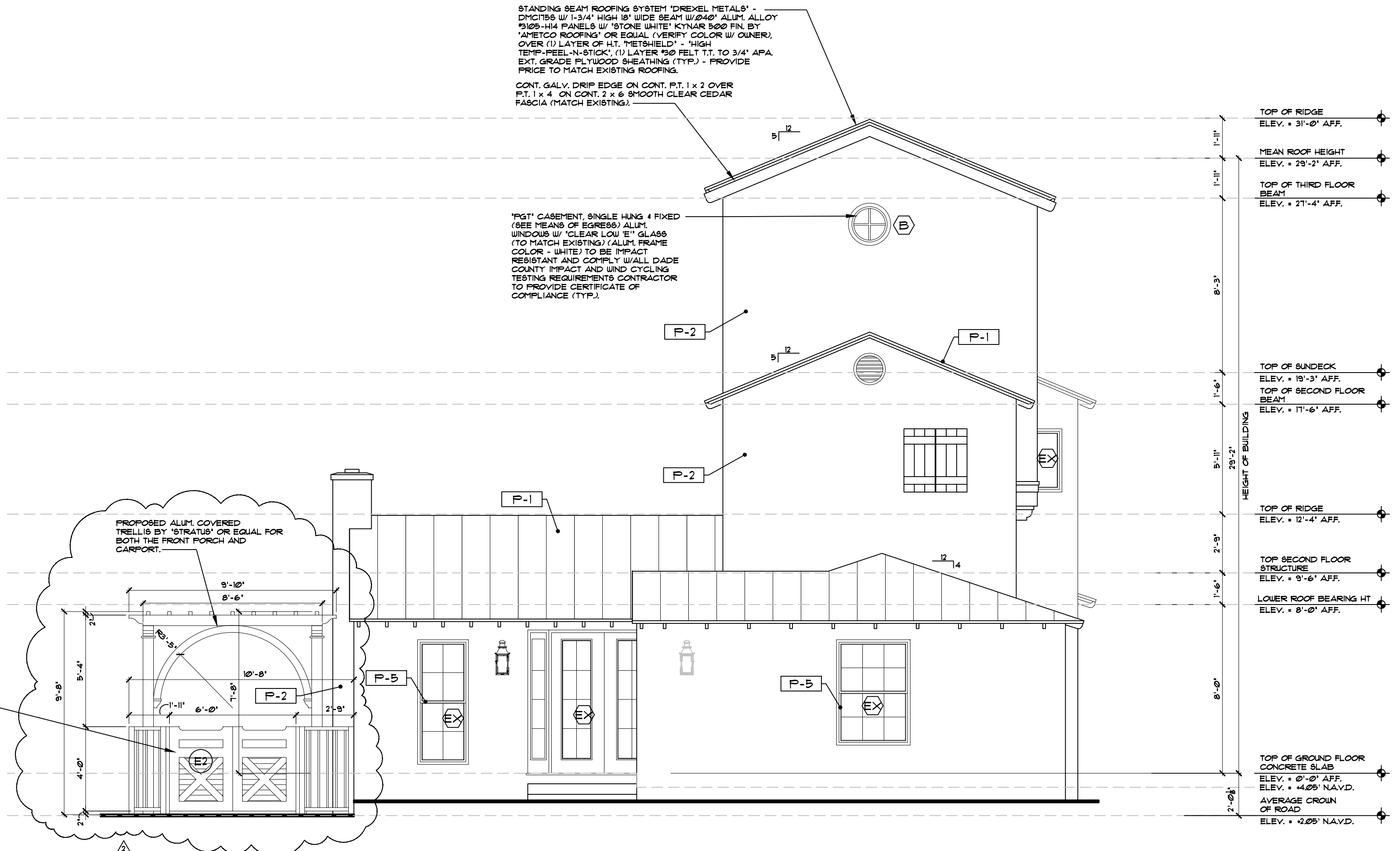


1 EXISTING WEST ELEVATION

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

STANDING BEAM ROOFING SYSTEM "DREXEL METALS" -
DITCHES W/ 1-3/4" HIGH 8" WIDE BEAM W/ 60" ALUM. ALLOY
9509-H14 PANELS W/ "STONE WHITE" KYNAR 500 FIN. BY
ARISTO ROOFING OR EQUAL (VERIFY COLOR W/ OWNER).
OVER (1) LAYER OF HT. "TETSHIELD" - HIGH
TEMP-PEEL-N-STICK; (1) LAYER 250 FELT T.T. TO 3/4" APA
EXT. GRADE PL. THICKOOD SHEATHING (TYP.) - PROVIDE
PRICE TO MATCH EXISTING ROOFING.
CONT. GALV. DRIP EDGE ON CONT. R.T. 1 x 2 OVER
R.T. 1 x 4. ON CONT. 2 x 8 SMOOTH CLEAR CEDAR
FASCIA (MATCH EXISTING).

"RG1" CASEMENT, SINGLE HUNG & FIXED
(SEE MEANS OF EGRESS) ALUM.
WINDOWS W/ "CLEAR LOW E" GLASS
(TO MATCH EXISTING) (ALUM. FRAME
COLOR - WHITE) TO BE IMPACT
RESISTANT AND COMPLY WALL DADE
COUNTY IMPACT AND WIND CYCLING
TESTING REQUIREMENTS CONTRACTOR
TO PROVIDE CERTIFICATE OF
COMPLIANCE (TYP.).



2 PROPOSED WEST ELEVATION

A3.01 SCALE : 1/4" = 1'-0"

NOTES:

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

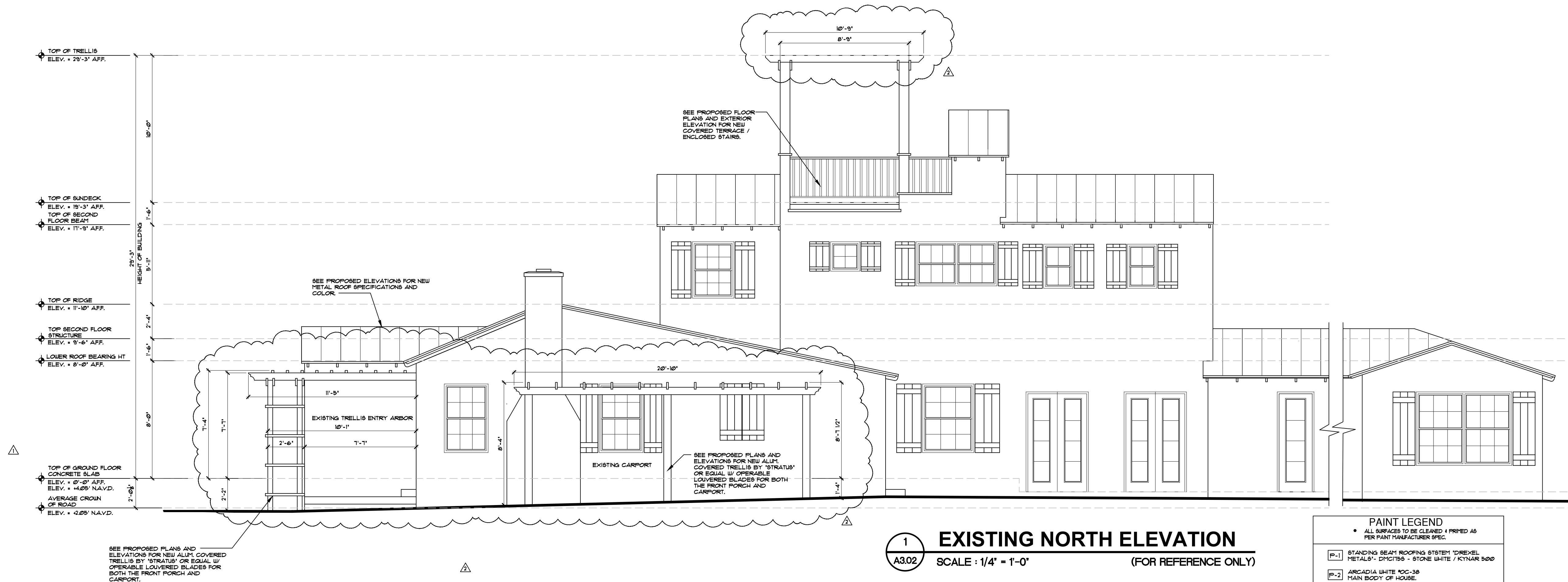
PAINT LEGEND	
• ALL SURFACES TO BE CLEANED & PRIMED AS PER PAINT MANUFACTURER SPEC.	
P-1	STANDING BEAM ROOFING SYSTEM "DREXEL METALS" - DITCHES - STONE WHITE / KYNAR 500
P-2	ARCADIA WHITE "OC-185 MAIN BODY OF HOUSE
P-3	BRIGHT WHITE "OC-180 TRIM, BANDING, FASCIA, DECORATIVE BRACKETS, OUTRIGGERS, RAILINGS, AND TRELLISES.
P-4	KITTERY POINT GREEN "IC-119 SHUTTERS, FENCES AND ALUMINUM GATES.
P-5	ALL EXTERIOR HURRICANE IMPACT DOORS AND WINDOWS TO BE WHITE.
NOTE: ALL COLORS ARE FOR PRICING PURPOSES ONLY. CONTRACTOR TO PROVIDE SAMPLES FOR OWNER APPROVAL - BENJAMIN MOORE OR EQUAL.	
EXTERIOR LIGHTING LEGEND*	
BEVOLO GAS LANTERN GOVERNOR ORIGINAL BRACKET 2 1/4" X 1 1/4" X 1 1/4" COPPER FINISH WALL MOUNTED OR EQUAL AT FRONT ENTRANCE.	
*ALL LIGHT FIXTURES TO BE APPROVED BY OWNER/ARCHITECT	

EXTERIOR STUCCO:

METAL LATH APPLICATION:

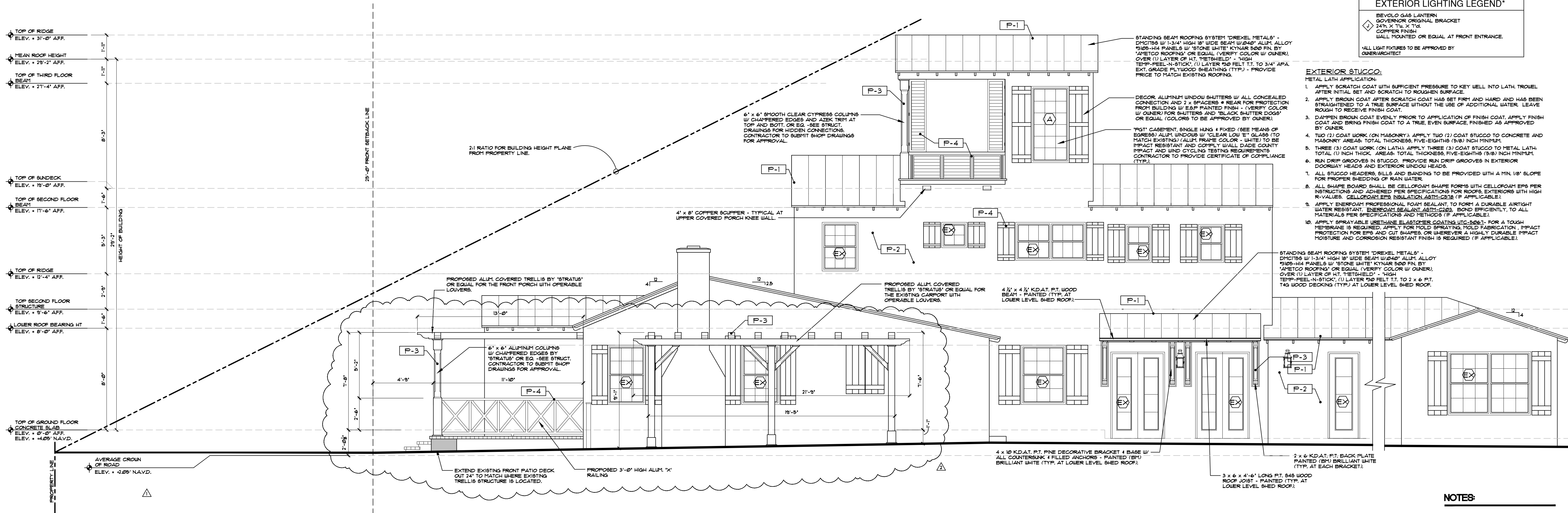
1. APPLY SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY WELL INTO LATH. TROUPEL
AFTER INITIAL SET AND SCRATCH TO ROUGHEN SURFACE.
2. APPLY BROWN COAT AFTER SCRATCH COAT HAS SET FIRM AND HARD AND HAS BEEN
STRAIGHTENED TO A TRUE SURFACE WITHOUT THE USE OF ADDITIONAL WATER. LEAVE
ROUGH TO RECEIVE FINISH COAT.
3. DAMPEN BROWN COAT EVENLY PRIOR TO APPLICATION OF FINISH COAT, APPLY FINISH
COAT AND BRING FINISH COAT TO A TRUE, EVEN SURFACE, FINISHED AS APPROVED
BY OWNER.
4. TWO (2) COAT WORK (ON MASONRY): APPLY TWO (2) COAT STUCCO TO CONCRETE AND
MASONRY AREAS: TOTAL THICKNESS FIVE-EIGHTHS (5/8) INCH MINIMUM.
5. THREE (3) COAT WORK (ON LATH): APPLY THREE (3) COAT STUCCO TO METAL LATH.
TOTAL (1) INCH THICK. AREAS: TOTAL THICKNESS FIVE-EIGHTHS (5/8) INCH MINIMUM.
6. RUN DRIP GROOVES IN STUCCO. PROVIDE RUN DRIP GROOVES IN EXTERIOR
DOORWAY HEADS AND EXTERIOR WINDOW HEADS.
7. ALL STUCCO HEADERS, SILLS AND BANDING TO BE PROVIDED WITH A MIN. 1/8" SLOPE
FOR PROPER DRAINAGE OF RAIN WATER.
8. ALL SHAPE BOARD SHALL BE CELLOFOAM SHAPE FORMS WITH CELLOFOAM EPS PER
INSTRUCTIONS AND ADHERED PER SPECIFICATIONS FOR ROOFS, EXTERIORS WITH HIGH
R-VALUES. CELLOFOAM EPS INSULATION ASTM-C625 (IF APPLICABLE).
9. APPLY ENERGOFAM PROFESSIONAL FOAM SEALANT, TO FORM A DURABLE AIRTIGHT
WATER RESISTANT. ENERGOFAM SEALANT (ASTM-C625), BOND EFFICIENTLY, TO ALL
MATERIALS PER SPECIFICATIONS AND METHODS (IF APPLICABLE).
10. APPLY SPRAYABLE URETHANE ELASTOMER COATING (UTC-5063), FOR A TOUGH
MEMBRANE IS REQUIRED. APPLY FOR FOLD SPRAYING FOLD FABRICATION. IMPACT
PROTECTION FOR EPS AND CUT SHAPES, OR WHEREVER A HIGHLY DURABLE IMPACT
MOISTURE AND CORROSION RESISTANT FINISH IS REQUIRED (IF APPLICABLE).

PROPOSED (2) 3'-0" W/ 4'-0" HT
GATE. (NOTE: ALL DECORATIVE
GATES SHALL HAVE BELLY-
CLOSING LATCHING LOCKING
HARDWARE - VERIFY COLOR W/
OWNER) - GATE TO OPEN IN
OUTWARD DIRECTION.



1
A3.02
EXISTING NORTH ELEVATION
SCALE : 1/4" = 1'-0"
(FOR REFERENCE ONLY)

PAINT LEGEND	
• ALL SURFACES TO BE CLEANED & PRIMED AS PER PAINT MANUFACTURER SPEC.	
P-1	STANDING BEAM ROOFING SYSTEM 'DREXEL METALS' - METAL-9" DPC178S - STONE WHITE / KYNAR 500
P-2	ARCADIA WHITE KOC-38 MAIN BODY OF HOUSE
P-3	BRILLIANT WHITE KOC-150 TRIM, BANDING, FASCIA, DECORATIVE BRACKETS, OUTGIGGERS, RAILINGS, AND TRELLISES
P-4	KITTERY POINT GREEN KAC-115 SHUTTERS, FENCES AND ALUMINUM GATES
P-5	ALL EXTERIOR HURRICANE IMPACT DOORS AND WINDOWS TO BE WHITE
NOTE: ALL COLORS ARE FOR PRICING PURPOSES ONLY. CONTRACTOR TO PROVIDE SAMPLES FOR OWNER APPROVAL - BRUNNEN 1000S OR EQUAL	
EXTERIOR LIGHTING LEGEND*	
L-1	BEVOLO GAS LANTERN GOVERNOR ORIGINAL BRACKET 24" X 1 1/4" X 1 1/4" COPPER FINISH
*ALL LIGHT FIXTURES TO BE APPROVED BY OWNER/ARCHITECT	



2
A3.02
PROPOSED NORTH ELEVATION
SCALE : 1/4" = 1'-0"

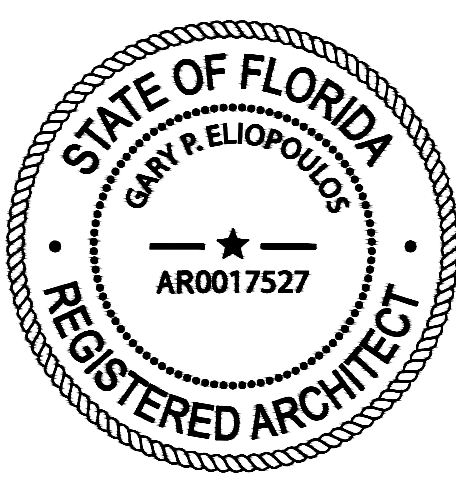
- NOTES:**
- DO NOT SCALE DRAWINGS!
 - FIELD VERIFY ALL DIMENSIONS!
 - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS (SEE GENERAL NOTES)
 - ALL AREA CALCULATIONS ARE APPROX.



architect, planner and designer

1045 East Atlantic Ave. Suite 303
Delray Beach, Florida 33483
TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR HFB
BIDS
PERMIT 051826
CONSTRUCTION



PROJECT TITLE
**SINGLE FAMILY
RESIDENCE
RENOVATION /
ADDITION**

**160 MARINE WAY
DELRAY BEACH, FL**

REVISIONS
Δ REVISED 06-06-26 AS PER ZONING
LADDER BUILDING COLOR CHART,
2. CLEAR TNT GLASS TO MATCH EXISTING WINDOW
3. DIMENSIONS TO PROPOSED TRELLIS ARBOR
4. ADDED AVERAGE CROWN OF ROAD.
Δ REVISED 06-12-26 AS PER HISTORIC COMMENTS:
1. ADDED ADDITIONAL DIMENSIONS TO ALL TRELLIS STRUCTURES.

FILE NUMBER
112A302

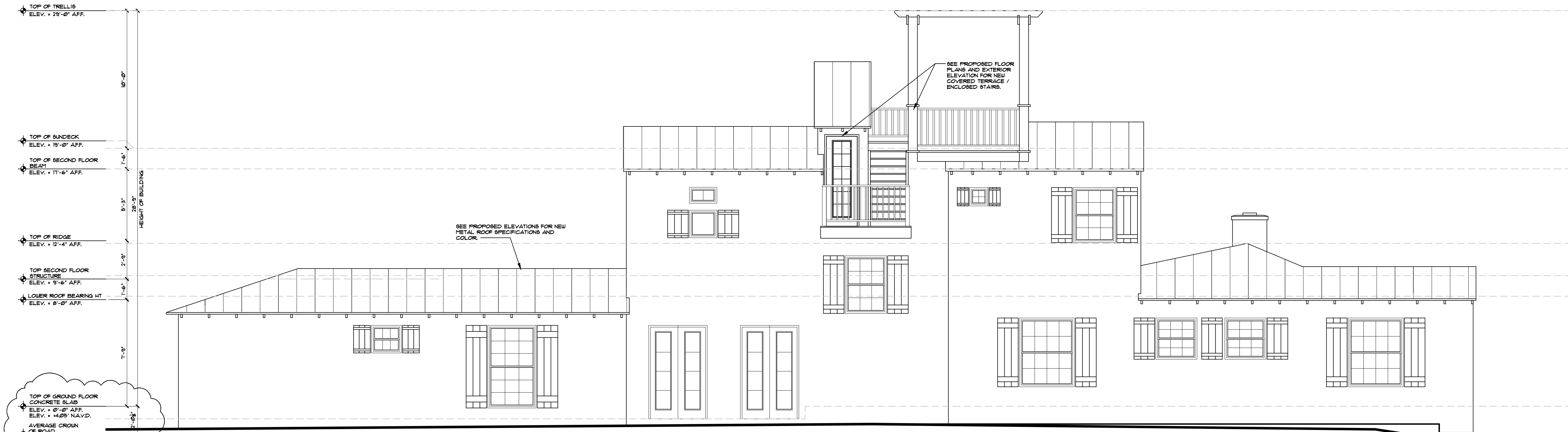
DRAWING TITLE
**EXISTING/
PROPOSED
EXTERIOR
ELEVATIONS**

DATE
01-08-26
JOB NUMBER
20251112

DRAWN BY
GE/JH
DRAWING NUMBER

A3.02

6/15/2026 3:14:30 PM
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1
A3.03
EXISTING SOUTH ELEVATION
SCALE : 1/4" = 1'-0"
(FOR REFERENCE ONLY)

PAINT LEGEND

- ALL SURFACES TO BE CLEANED & PRIMED AS PER PAINT MANUFACTURER SPEC.

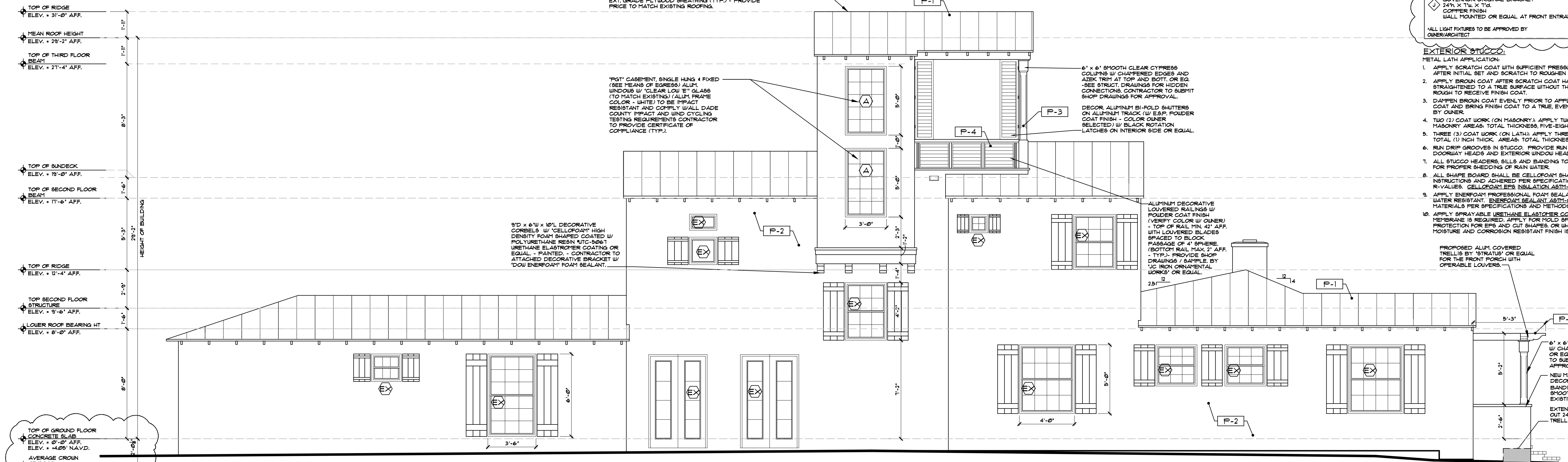
P-1	STANDING SEAM ROOFING SYSTEM 'DREXEL METALS' - DMC185 - STONE WHITE / KYNAR 500
P-2	ARCADIA WHITE 100-38 MAIN BODY OF HOUSE
P-3	BRILLIANT WHITE 100-180 TRIM, BANDING, FASCIA, DECORATIVE BRACKETS, OUTRIGGERS, RAILINGS, AND TRELLISES.
P-4	KITTERY POINT GREEN 110-15 SHUTTERS, FENCES AND ALUMINUM GATES.
P-5	ALL EXTERIOR HURRICANE IMPACT DOORS AND WINDOWS TO BE WHITE.

NOTE: ALL COLORS ARE FOR PRICING PURPOSES ONLY. CONTRACTOR TO PROVIDE SAMPLES FOR OWNER APPROVAL - BENJAMIN MOORE OR EQUAL.

EXTERIOR LIGHTING LEGEND*

L-1	BEVOLO GAS LANTERN GOVERNOR ORIGINAL BRACKET 24 1/2" X 7 1/2" X 7 1/2" COPPER FINISH WALL MOUNTED OR EQUAL AT FRONT ENTRANCE.
-----	---

*ALL LIGHT FIXTURES TO BE APPROVED BY OWNER/ARCHITECT



2
A3.03
PROPOSED SOUTH ELEVATION
SCALE : 1/4" = 1'-0"

NOTES:

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



architect, planner and designer

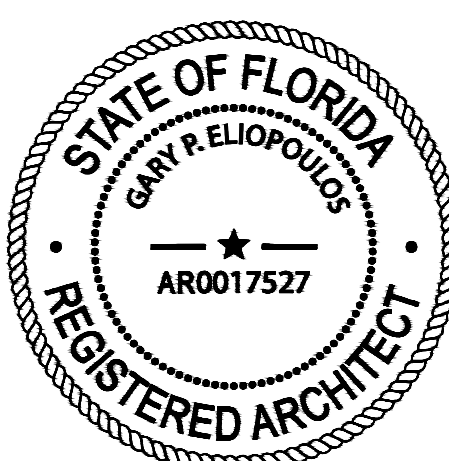
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ISSUED FOR **HPB**

BIDS

PERMIT **05-826**

CONSTRUCTION



PROJECT TITLE
SINGLE FAMILY RESIDENCE RENOVATION / ADDITION

160 MARINE WAY DELRAY BEACH, FL

REVISIONS
1. REVISED 02-09-26 AS PER HISTORIC COMMENTS.
2. LADDED SHEET TO SET.
3. ADDED AVERAGE CROWN OF ROAD.

FILE NUMBER **112A303**

DRAWING TITLE

EXISTING/ PROPOSED EXTERIOR ELEVATIONS

DATE **01-08-26** DRAWN BY **GE/JH**

JOB NUMBER **20251112**

DRAWING NUMBER

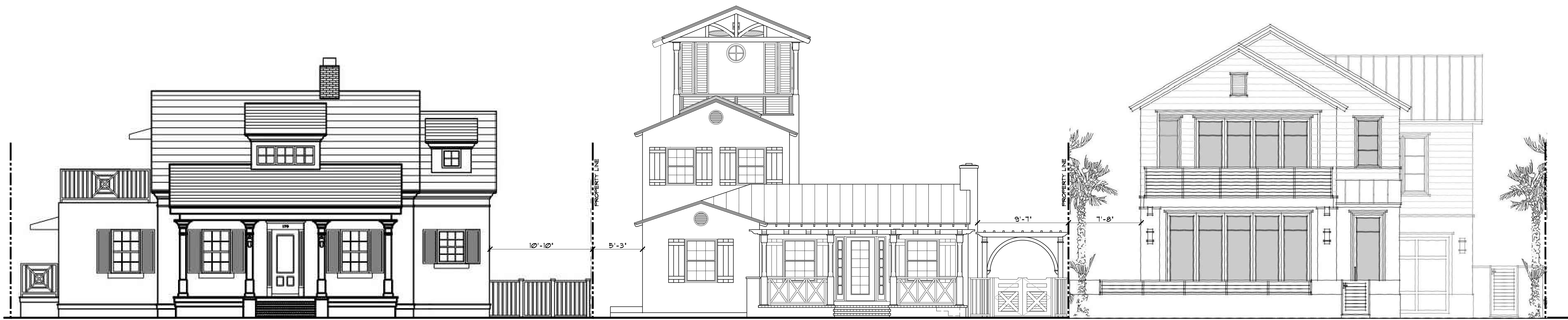
A3.03

5/19/2026 4:00:55 AM

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1
A3.04
EXISTING STREETSCAPE ELEVATION
SCALE : 3/16" = 1'-0"



2
A3.04
PROPOSED STREETSCAPE ELEVATION
SCALE : 3/16" = 1'-0"

170 MARINE WAY

150 MARINE WAY



EAST FACADE



WEST FACADE



NORTH FACADE



SOUTH FACADE

EXISTING PROPERTY PHOTOGRAPHS



architect, planner and
designer

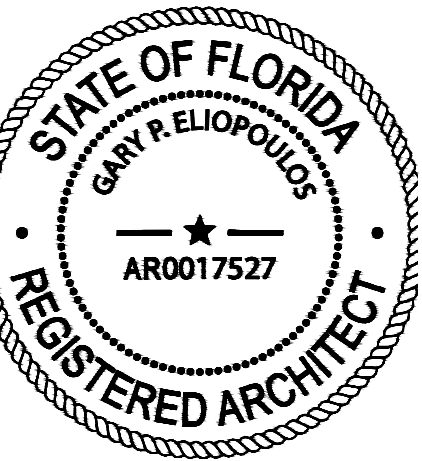
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Delray Beach, Florida 33483
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FAX: 561-276-6129

ISSUED FOR HFB

BIDS

PERMIT 05-826

CONSTRUCTION



PROJECT TITLE

**SINGLE FAMILY
RESIDENCE
RENOVATION /
ADDITION**

**160 MARINE WAY
DELRAY BEACH, FL**

REVISIONS
REVISOR: 02-03-26 AS PER HISTORIC
COMMENTS
LADDED SHEET TO SET

FILE NUMBER
112A304

DRAWING TITLE
**STREETSCAPE
ELEVATIONS**

DATE
02-03-26

DRAWN BY
GE/JH

JOB NUMBER
20251112

DRAWING NUMBER

A3.04

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East Elevation

WHALEY RESIDENCE

Delray Beach, Florida

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North Elevation

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South Elevation

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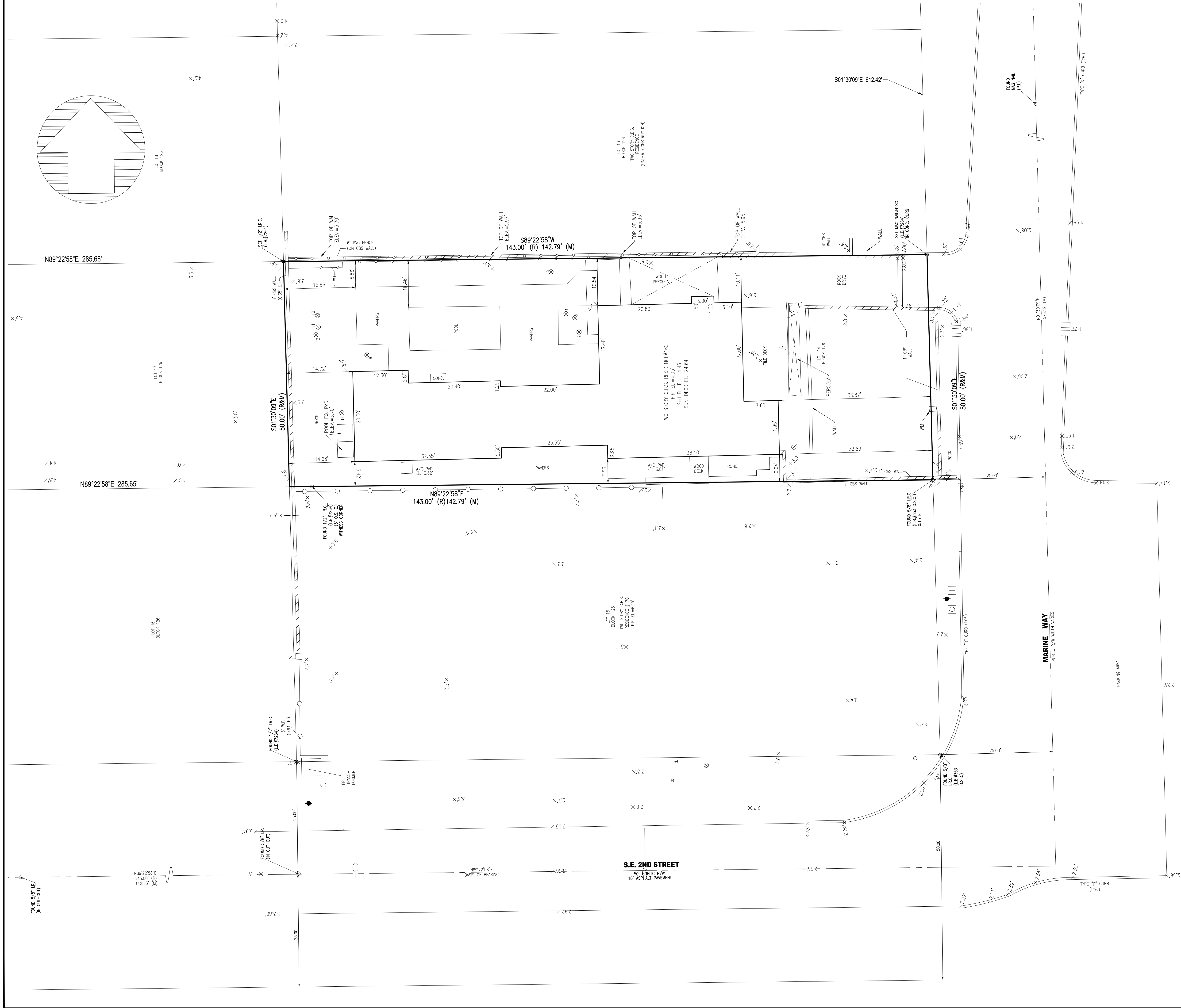
West Elevation

WHALEY RESIDENCE

Delray Beach, Florida

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TREES & VEGETATION ARE FOR CONCEPTUAL PURPOSES ONLY, VIEW LANDSCAPE DRAWINGS FOR ACTUAL PROPOSED LANDSCAPE. COLORS MAY VARY DUE TO MONITOR AND/OR PRINTER SETTINGS.





LEGAL DESCRIPTION

LOT 14, BLOCK 126 OF DELRAY BEACH, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 11, AT PAGE 4, SUBJECT TO ANY RESTRICTIVE COVENANTS OF RECORD AND TO ANY STATE OF FACTS AN ACCURATE SURVEY WOULD DISCLOSE.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 0.200 ACRES, MORE OR LESS.

NOTES

1. THIS DRAWING IS NOT 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 DRAWING.
3. ALL ELEMENTS 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 ON THE UNDERGROUND UTILITY PLAIN MARK (BUT NOT LIMITED TO).
5. THE BEARING OF THE PROPERTY LINE BEING ADJACENT TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM '83' IS REFERENCED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM (NAD) '83/90 ADJ.
6. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF MEAN SEA LEVEL DETERMINED FROM PALM BEACH COUNTY BENCHMARK "14-335RD". ELEVATION: 157.620'
7. 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'

ABBREVIATIONS

A/C	AIR CONDITIONER	STUCCO
CBBS	CONCRETE BLOCK	
CLF	CHAIN LINK FENCE	
CONC.	CONCRETE	
D.O.L.	DRAINAGE	
EFF	EASEMENT	
FL	FINISHED FLOOR	
FLC.	INVERT ELEVATION	
FR	IRON PIPE	
FR	IRON ROD	
IRC	IRON ROD & CAP	
M	MEASURED	
MON	MONUMENT	
N/D	NAIL AND DISC	
N/A	PLAIN BOARDS	
P.C.B.R.	PLAIN BEACH COUNTY RECORDS	
PROP	PROPOSED	
R	RECORDED	
R/W	RIGHT-OF-WAY	
U.F.	UTILITY EASEMENT	
WD	WOOD FENCE	
YD	YARD DRAIN	

LEGEND

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

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER SJ-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02(7), FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111
DATE OF LAST FIELD WORK: FEB

 PERIMETER SURVEYING & MAPPING Certificate of Authorization No. LB7264 947 Clint Moore Road Foca Raton, FL 33487 Tel: (561) 241-9988 Fax: (561) 241-5162	BOUNDARY, TOPOGRAPHIC AND TREE SURVEY 160 MARINE WAY, DELRAY BEACH, FL. 33483					<table><tr><th>NO.</th><th>DATE</th><th>BY</th><th>CKD</th><th>REVISION</th></tr><tr><td>1</td><td>6/1/2022</td><td>GY</td><td>JSH</td><td>BOUNDARY, TOPOGRAPHIC & TREE SURVEY</td></tr><tr><td>2</td><td>2/16/2026</td><td>AJR</td><td>JSH</td><td>UPDATE SURVEY & CHANGE TO SCALE</td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>	NO.	DATE	BY	CKD	REVISION	1	6/1/2022	GY	JSH	BOUNDARY, TOPOGRAPHIC & TREE SURVEY	2	2/16/2026	AJR	JSH	UPDATE SURVEY & CHANGE TO SCALE																																				<table><tr><td>JOB NO.</td><td>22141</td></tr><tr><td>SCALE</td><td>1"=10'</td></tr><tr><td>DRAWN</td><td>GY/AJR</td></tr><tr><td>CHECKED</td><td>JSH</td></tr><tr><td>SHEET</td><td>1 OF 1</td></tr></table>	JOB NO.	22141	SCALE	1"=10'	DRAWN	GY/AJR	CHECKED	JSH	SHEET	1 OF 1	SEAL
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