



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 249 Royal Court

Project Location: 249 Royal Court, Del-Ida Park Historic District

PCN: 12-43-46-09-29-010-0230

Request: Certificate of Appropriateness request for exterior modifications to a non-contributing duplex structure.

Board: Historic Preservation Board

Meeting Date: June 1, 2022

Board Action: Approved on a 6-0 vote (Robert Osinoff absent)

Board Actions:

Approve Certificate of Appropriateness (2022-142), for the property located at **249 Royal Court, Del Ida Park Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.

Project Description:

The subject property consists of all of Lot 23, Block 10, Del-Ida Park. The property is located within the Locally Designated Del-Ida Park Historic District and currently contains a non-contributing, one-story Mid-Century Modern style duplex structure, constructed in 1956. With the recent 2020 Historic Resource Resurvey, this non-contributing structure has been recommended for reclassification as a contributing structure. The structure contains a flat roof comprised of composition roll with wide eaves, a stucco exterior, and one-over-one single hung aluminum windows with clam-shutter awnings.

In 2022, the structure was damaged by a fire, which affected the unit in the rear. Parts of the interior and the roof were affected the most. The subject request was for a Certificate of Appropriateness (COA) for exterior modifications, specifically the following:

- Replacement of an existing damaged roof system with a new flat roof system
- Raising the roofline 14"
- Replacement of the windows and doors with impact glass, with no new openings proposed.

Board Comments:

All board members were supportive of the proposal.

Public Comments:

There were no public comments.

Associated Actions:

N/A

Next Action:

The HPB action is final unless appealed by the City Commission



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

249 Royal Court

Meeting	File No.	Application Type
June 1, 2022	2022-142	Certificate of Appropriateness

REQUEST

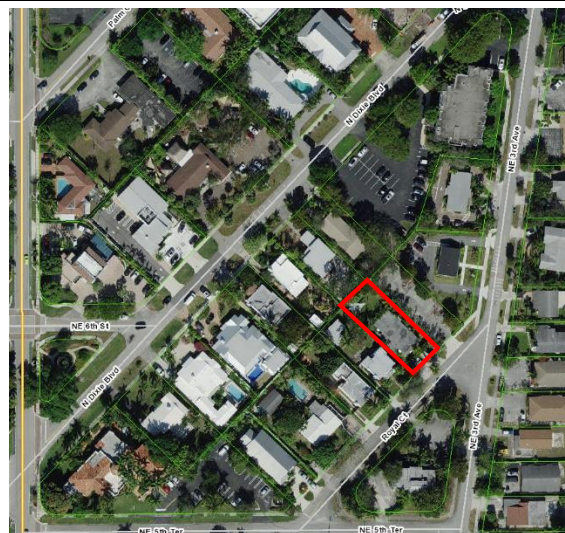
The item before the Board is consideration of a Certificate of Appropriateness (2022-142) for exterior modifications to a non-contributing duplex structure located at 249 Royal Court, **Del Ida Park Historic District**.

GENERAL DATA

Owner: Andrew and Brande Defilippis
Agent: Steve Siebert Architecture, Inc.
Location: 249 Royal Court
PCN: 12-43-46-09-29-010-0230
Property Size: 0.1607 acres
Zoning: RO (Residential Office)
Historic District: Del-Ida Park Historic District
Land Use: Transitional (TRN)
Adjacent Zoning:

- RO (North)
- RO (West)
- RO (South)
- RO (East)

Existing Land Use: Residential - Duplex
Proposed Land Use: Residential - Duplex



BACKGROUND AND PROJECT DESCRIPTION

The subject property consists of all of Lot 23, Block 10, Del-Ida Park. The property is located within the Locally Designated Del-Ida Park Historic District and currently contains a non-contributing, one-story Mid-Century Modern style duplex structure, constructed in 1956. With the recent 2020 Historic Resource Resurvey, this non-contributing structure has been recommended for reclassification as a contributing structure. The structure contains a flat roof comprised of composition roll with wide eaves, a stucco exterior, and one-over-one single hung aluminum windows with clam-shutter awnings.

In 2022, the structure was damaged by a fire, which affected the unit in the rear. Parts of the interior and the roof were affected the most. The subject request is a Certificate of Appropriateness (COA) for exterior modifications, specifically the following:

- Replacement of an existing damaged roof system with a new flat roof system
- Raising the roofline 18"
- Replacement of the windows and doors with impact glass, with no new openings proposed.

The COA request is now before the board.

Project Planner: Michelle Hewett, Planner, hewettm@mydelraybeach.com Michelle Hoyland, Principal Planner, hoylandm@mydelraybeach.com	Review Dates: HPB: June 1, 2022	Attachments: 1. Plans 2. Justification Statements 3. Photographs 4. Color and Materials
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REVIEW AND ANALYSIS

Pursuant to Land Development Regulation (LDR) Section 2.4.6(H)(5), prior to approval, a finding must be made that any Certificate of Appropriateness which is to be approved is consistent with Historic Preservation purposes pursuant to Objective 1.4 of the Historic Preservation Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

ZONING AND USE REVIEW

Pursuant to LDR Section 4.4.17(F)(1) – Residential Office (RO) Development Standards:

The existing use is a duplex, and the proposed use will remain the same. This use is consistent with the Residential Office Zoning.

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.

The subject request is for replacing the damaged roof, raising the existing roofline, and the replacement of windows and doors with impact glass on a duplex structure. The structure has been considered with respect to improvements.

LDR SECTION 4.5.1

HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

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

Pursuant to LDR Section 4.5.1(E)(2)(c)(4) – Minor Development.

The subject application is considered "Minor Development" as it involves "the construction, reconstruction, or alteration of less than 25 percent of the existing floor area of the building and all appurtenances" to an existing, non-contributing duplex structure located within the Del Ida Park Historic District.

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

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.

Standard 1

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

Standard 2

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

Standard 3

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

Standard 4

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

Standard 5

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

Standard 6

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

Standard 7

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

Standard 8

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

Standard 9

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

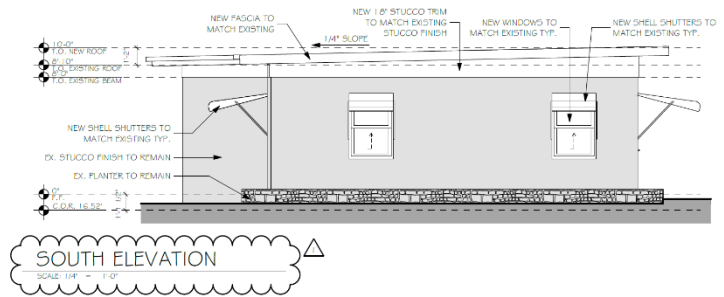
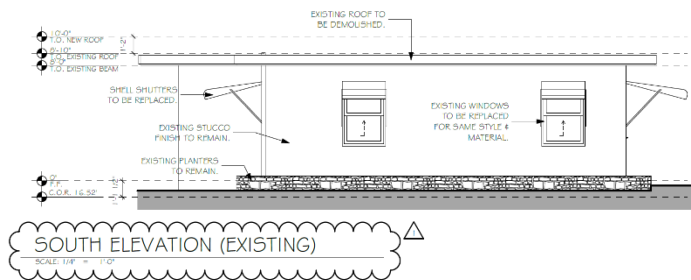
Standard 10

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

Standard 2, 5, and 9 are applicable. As the current roof system was damaged by a fire, a new roof system is to be applied.

The proposed alteration places a 10"-18" cap on top of the existing structure, providing for a new asymmetrical roof design, in a Mid-century Modern design. The proposed alteration to the non-contributing structure is minor in nature and is not anticipated to have a negative effect on the structures ability to qualify as a contributor, should it be reclassified in the future. All Historic materials are proposed to be restored and replaced. Additionally, raising of the roof is meant to prevent pooling of

water on top of the roof. The additional material needed for the raised roofline is to match the existing structure (i.e. wood trim & stucco patterns).



In **Rehabilitation**, historic building materials and character-defining features are protected and maintained as they are in the treatment **Preservation**. However, greater latitude is given in the **Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings** to replace extensively deteriorated, **damaged**, or missing features using either the same material or compatible substitute materials. Of the four treatments, only **Rehabilitation** allows alterations and the construction of a new addition, if necessary for a continuing or new use for the historic building.

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

For the proposed replacement of the existing windows to impact glass, no new openings will be created and white aluminum frames with clear, no tint, non-reflective glass will be utilized. These are considered compatible materials within the historic district and match the existing structure.

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(2) shall be determined by utilizing criteria contained in (a)-(m) below.

- a. **Height:** The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(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, Relationship of Materials and Color, Proportion of Openings (Windows and Doors)**, and **Roof Shapes**, the proposed roof modification is slightly higher than the original structure and compatible with roof heights and design of other Mid-century Modern style structures within the district. The proposed alteration to the roof shape, particularly the slope can be determined to be visually compatible for the Mid-century Modern style non-contributing structure. The materials for both the windows and roof modification will not introduce inappropriate materials nor inappropriate exterior colors to the existing structure. For the windows and doors, no new openings are proposed so they will remain visually compatible with the structure and district. As the property is proposed to be reclassified to contributing, it is important that materials and alterations made to the property be compatible with the existing structure and Historic District.

Pursuant to Land Development Regulation (LDR) Section 2.4.5(I)(5), Architectural (appearance) elevations, Findings. At the time of action on architectural elevations the approving Board shall make findings with respect to the objectives and standards as contained in the architectural regulations, Section 4.6.18.

An overall determination of consistency with respect to the above is required in order for an architectural plan to be approved.

Pursuant to LDR Section 4.6.18(A), Minimum requirements.

- (1) The requirements contained in this Section are minimum aesthetic standards for all site development, buildings, structures, or alterations except for single family development.**
- (2) It is required that all site development, structures, buildings, or alterations to same, show proper design concepts, express honest design construction, and be appropriate to surroundings.**

Pursuant to LDR Section 4.6.18(E), Criteria for board action. The following criteria shall be considered, by the Site Plan Review and Appearance Board or Historic Preservation Board, in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.

- (1) The plan or the proposed structure is in conformity with good taste, good design, and in general, contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.**
- (2) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.**
- (3) The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.**

The proposal can be considered to be designed with good taste and is not expected to cause any harm with regards to the nature of the local environment or it's evolving environment to deprecate in value. The proposal can be considered in harmony with other proposed developments in the general area and within the historic district.

COMPREHENSIVE PLAN

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

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

HPE Objective 1.4 - Property shall be developed or redeveloped, in a manner so that the future use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.

The development proposal involves the exterior modifications to an existing structure, including a new roof system, raised roofline, and replacement of windows and doors. There are no concerns with respect to soil, topographic or other physical considerations. With respect to the adjacent land uses, the property is in an area surrounded by Residential Office type uses. The proposal is consistent with the subject Objective.

HPE Policy 1.4.1 - Prior to approval or recommending approval of any land use or development application for property located within a historic district or designated as a historic site, the Historic Preservation Board must make a finding that the requested action is consistent with the provisions of Section 4.5.1 of the Land Development Regulations relating to historic sites and districts and the "Delray Beach Design Guidelines".

The proposal includes a series of exterior modifications to a non-contributing structure. As the property is proposed for reclassification, it is important that the alterations made to the property are found consistent with the provisions of LDR Section 4.5.1 relating to historic sites and districts as well as the "Delray Beach Historic Preservation Design Guidelines", which they are.

ALTERNATIVE ACTIONS







- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness (2022-142), for the property located at **249 Royal Court, Del Ida Park Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.
- C. Approve Certificate of Appropriateness (2022-142), for the property located at **249 Royal Court, Del Ida Park Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations, subject to the following conditions:
- D. Deny Certificate of Appropriateness (2022-142), for the property located at **249 Royal Court, Del Ida Park Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

PUBLIC AND COURTESY NOTICES	
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<input checked="" type="checkbox"/> Courtesy Notices were provided to the following, at least 5 working days prior to the meeting:	<input checked="" type="checkbox"/> Public Notices are not required for this request. <input checked="" type="checkbox"/> Agenda was posted on (05/25/22), 5 working days prior to the meeting.
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Del-Ida Park Homeowners Association

CITY OF DELRAY BEACH DEVELOPMENT SERVICES DEPARTMENT
SUPPLEMENTAL FORMS

BUILDING MATERIALS AND COLOR SAMPLE FORM	
<p>NOTE THE TYPE OF MATERIAL AND COLOR SPECIFICATION PROPOSED INCLUDING TYPES OF FINISHES. CAN ATTACH IMAGES OR PHOTOS OF MATERIALS. ATTACH ACTUAL PAINT COLOR SAMPLES WITH DETAILS OF MANUFACTURER</p>	
ROOF	WALLS
<p>-TPO SINGLE-PLY ROOFING IN WHITE</p> 	<p>EXISTING COLOR</p> 
FASCIA	TRIM/OTHER
<p>EXISTING WHITE.</p> 	<p>N/A</p>
WINDOWS	SHUTTERS/AWNINGS
<p>ALUMINUM IN WHITE. TO MATCH EXISTING</p> 	<p>SHELL SHUTTERS TO MATCH EXISTING.</p> 
RAILINGS	FENCE
<p>N/A</p>	<p>N/A</p>
COLUMNS	OTHER
<p>N/A</p>	<p>WHITE GUTTERS TO MATCH EXISTING</p> 



Steve Siebert Architecture
466 N. Federal Highway
Boynton Beach, Florida 33435
ph. 561.880.7894
AR 0017834

Tuesday, March 15, 2022

City of Delray Beach
100 NW. First Ave.
Delray Beach, FL 33444


RE: Historic Preservation
249 Royal Ct.
Delray Beach FL. 33444

To whom it may concern:

The following is a brief narrative of the Compatibility Standards as listed in the LDR 4.5.1 (E)(7) and tabled according to requirements.

- a.) Height:
The proposed Roof height will go from 8'-10" to 10' which does not differ from the heights of the neighbors and the maximum height per the code.
- b.) Front facade proportion:
The proposed Roof will not affect the front facade style or width.
- c.) Proportion of openings:
The openings will remain existing.
- d.) Rhythm of solids to voids:
The rhythm of solids to voids will not be altered.
- e.) Rhythm of buildings on streets:
The proposed addition will not affect the street rhythm significantly since the new roof will be elevated only 14" above existing height.
- f.) Rhythm of entrance and/or porch projections:
The proposed roof will not affect the existing front entrance.
- g.) Relationship of materials, texture, and color:
The proposed roof will match existing one maintaining the style, texture and material.
- h.) Roof shapes:
The proposed roof will only be slightly higher, with a new pitch to the back. Overall it will remain the same.
- i.) Walls of continuity:
Walls are not part of the scope of work.
- j.) Scale of buildings:
The overall scale of the building will not be altered.
- l.) Architectural style:
The architectural style will not be modified.
- m.) Additions to individually designed properties:
Additions are not part of this scope of work.

End-of-Comments
Steve Siebert

Sincerely Yours,

Steven W. Siebert
Architect AR0017834



Volumes/SSA Projects/Active Projects/22-424_249 royal ct delay boh FI 33444 (Andrew Defilippis).pjn



EXISTING CONDITIONS
SCALE: 1:6.32



EXISTING CONDITIONS
SCALE: 1:6.32



EXISTING CONDITIONS
SCALE: 1:6.32



1 BUILDING SECTION
SCALE: 1:1.09



2 BUILDING SECTION
SCALE: 1:5.35



3 BUILDING SECTION
SCALE: 1:5.35



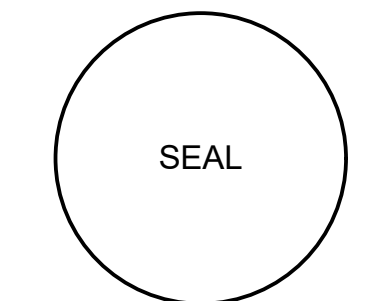
4 BUILDING SECTION
SCALE: 1:5.35



5 BUILDING SECTION
SCALE: 1:5.35



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DEFILIPPIS' RESIDENCE
249 ROYAL CT.
DELRAY BEACH, FL. 33444

#Project Status

THE WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS. COPYRIGHT STEVE SIEBERT ARCHITECTURE-UNAUTHORIZED REPRODUCTION OR ANY OTHER USE OF THIS DRAWING IS PROHIBITED.

PROJECT NO: 22-424
DATE: 03/29/22
DRAWN BY: J.C.
CHECKED BY: S.S.
REVISIONS:

EXISTING VIEWS & KEY
MAP

A4.2

Volumes\SSA Projects\Active Projects\22-424 249 royal ct delray bch Fl 33444 (Andrew Defilippis)\22-424 249-251 royal ct delray bch Fl 33444 (Andrew Defilippis).pin

HISTORIC PLANNING BOARD SUBMISSION:

DEFILIPPIS' RESIDENCE

249 ROYAL CT.
DELRAY BEACH, FL. 33444

LIST OF DRAWINGS:

CS.1 COVER SHEET
SP.1.1 SITE PLAN & SCHEDULES
A1.1 FIRST FLOOR PLAN
A4.1 ELEVATIONS
A4.2 ELEVATIONS

GENERAL NOTES:

1. ALL IDEAS, DRAWINGS, PLANS AND ARRANGEMENTS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT AND/OR ENGINEER OF RECORD. THEY WERE CREATED FOR AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. THE IDEAS, DESIGNS, DRAWINGS, PLANS AND ARRANGEMENTS OF THE SPECIFIED PROJECT SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSONS, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND ENGINEER(S) OF RECORD.
2. ALL SHOP DRAWINGS SHALL BE SUBMITTED FOR THE ARCHITECT/ENGINEER OF RECORD REVIEW ONLY AFTER THEY HAVE BEEN THOROUGHLY REVIEWED BY THE GENERAL CONTRACTOR FOR CONSTRUCTION METHODS, DIMENSIONS, FIELD CONDITIONS, "AS-CONSTRUCTED" DIMENSIONS AND OTHER TRADE REQUIREMENTS, AND STAMPED WITH THE CONTRACTOR'S APPROVAL STAMP.
3. ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR ANY SURVEY OR CIVIL DWGS. THAT ARE INSERTED INTO THIS SET AND/OR LACK OF. THIS INCLUDES BUT NOT LIMITED TO PROPOSED AND/OR EXISTING CONDITIONS OF GRADING, PARKING, DRIVEWAYS, SEWER LINES, DRAINAGE, FINISH FLOOR ELEVATIONS, PROPERTY LINE LOCATIONS, EXISTING VEGETATION LOCATIONS, AND ETC.

ARCHITECTURAL RENDERING:



ABBREVIATIONS:

AT	H.C.	HOLLOE CORE
ACOUSTICAL TILE	H.M.	HOLLOW METAL
ADJUSTABLE	H.V.A.C.	HEATING, VENTILATION, & AIR
ANCHOR BOLT		CONDITIONING
AIR CONDITIONING	INSUL.	INSULATION
ABOVE FINISH FLOOR	INV.	INVERT
ALUMINUM	LAM.	LAMINATED
ALTERNATE	MAT.	MATERIAL
BOARD	M.C.	MECHANICAL CONTRACTOR
BUILDING	M.H.	MAN HOLE
BENCH MARK	MLDG.	MOLDING
BRIDGING OR BEARING	MTL. MET.	METAL
CENTER TO CENTER	MIN.	MINIMUM
CENTER LINE	M.T.	METAL THRESHOLD
CABINET	N.I.C.	NOT IN CONTRACT
CATCH BASIN	NO.	NUMBER
CAST IRON	NOM.	NOMINAL
CERAMIC	O.C.	ON CENTER
CEILING	OPG.	OPENING
CLEAN OUT	O.W.	OPEN WEB
CONCRETE	P.C.	PLUMBING CONTRACTOR
COORDINATE	PL	PLATE
COLUMN	PT.	PRESSURE TREADED
CONTINUOUS	P.S.I.	POUNDS PER SQUARE INCH
DETAIL	R.A.	RETURN AIR
DOWN	RM.	ROOM
DECK	REQ'D	REQUIRED
DOWN SPOUT	REIN.	REINFORCING
DRY WALL	S.B.	SPALSH BLOCK
DRAWING	SCH.	SCHEDULE
ELECTRICAL CONTRACTOR	SEC.	SECTION
ELEVATION	S.C.	SOLID CORE
ELECTRICAL	S.S.	STAINLESS STEEL
EXISTING	S.V.B.	STRAIGHT VINYL BASE
EXPOSED OR EXPANSION	SPEC.	SPECIFICATION
FIRE EXTINGUISHER	T.O.	TOP OF
FINISHED FLOOR	T.O.F.	TOP OF FOOTING
FINISH	T.O.P.	TOP OF PLATE
FLOOR	T.O.S.	TOP OF STEEL
FULL SIZE	TYP.	TYPICAL
FOOT OR FEET	THK.	THICK OR THICKNESS
FOOTING	T&G	TOUNGUE AND GROOVE
GENERAL CONTRACTOR	V.C.T.	VINYL COMPOSITION TILE
GLASS OR GLAZING	V.C.B.	VINYL COVE BASE
GLAZED PAINT	VIF	VERIFY IN FIELD
GYPNUM	W/	WROUGHT IRON
HOSE BIB	W.I.	WOOD
HEIGHT	WD.	WELDED WIRE FABRIC
HARDENER	W.W.F.	

WALL LEGEND:

	EXISTING CMU WALL
	EXISTING INTERIOR WALL
	EXISTING FIRE RATED PARTITION WALL
	CMU WALL
	CMU WALL, W/ ONE SIDE 1x PT FURRING & GYPSUM BOARD
	CMU WALL, W/ ONE SIDE 2x PT FURRING & GYPSUM BOARD
	CMU WALL, W/ ONE SIDE 1-5/8\"/>
	PARTITION WALL (PARTY WALL)- CMU WALL, W/ 1-5/8\"/>
	PARTITION WALL (PARTY WALL)- CMU WALL, W/ 2x PT FURRING & 5/8\"/>
	INTERIOR WALL
	INTERIOR FIRE RATED PARTITION WALL

ARCHITECTURAL SYMBOLS:

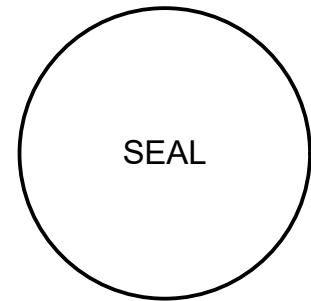
	REVISION MARKER
	ELEVATION MARK
	ROOM NUMBER
	DOOR TAG- REFER TO DOOR SCHEDULE
	WINDOW TAG- REFER TO WINDOW SCHEDULE
	WALL DETAIL, REFER TO PARTITION DETAILS
	FIXTURE TAG
	SECTION LETTER
	WALL SECTION
	BUILDING SECTION
	DETAIL

PROJECT DESCRIPTION:

THE PROJECT CONSISTS ON A REPLACEMENT OF AN EXISTING DAMAGED ROOF SYSTEM WITH A NEW ROOF SYSTEM.



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DELRAY BEACH, FL. 33444

#Project Status

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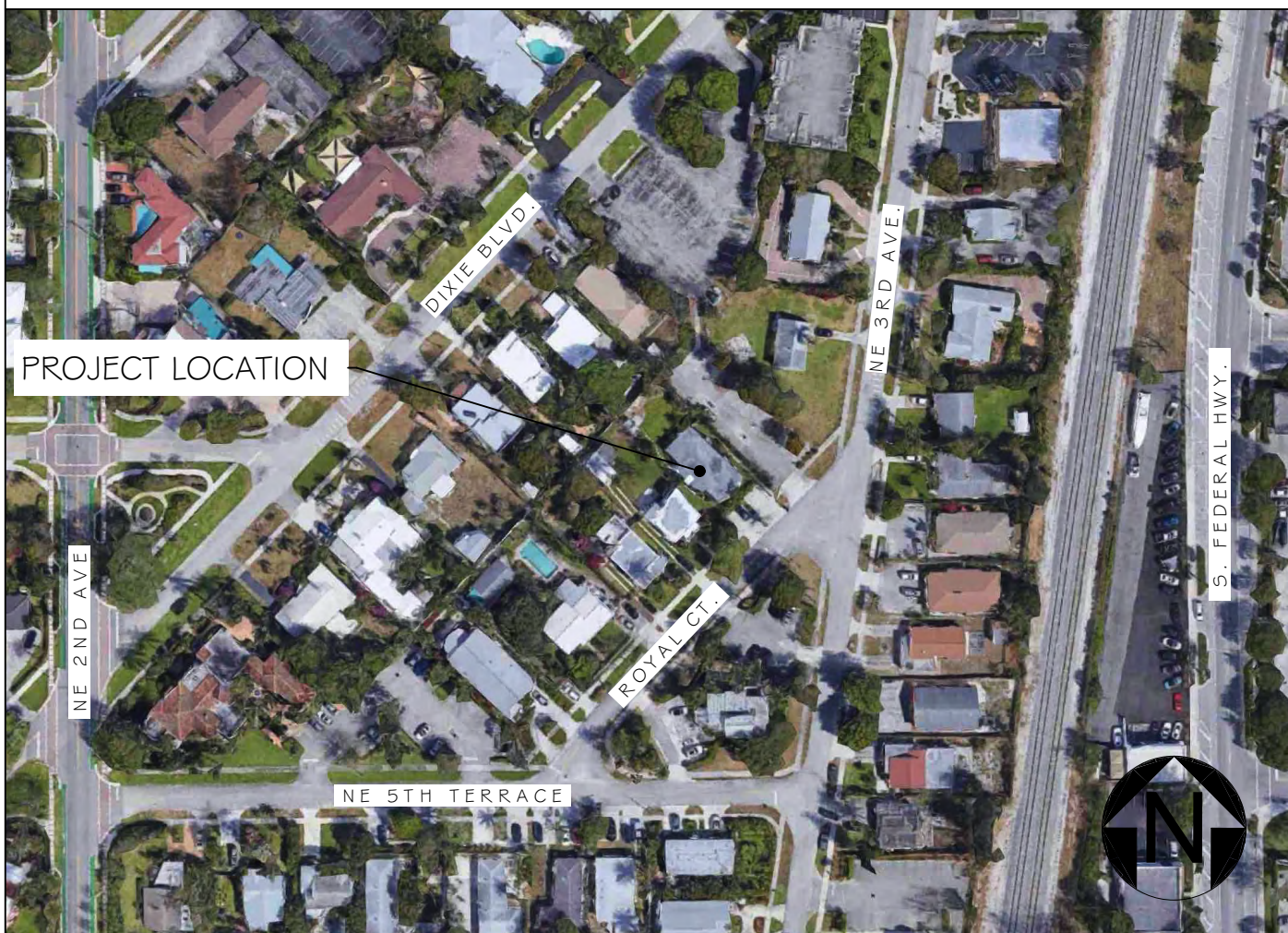
PROJECT NO: 22-424
DATE: 03/29/22
DRAWN BY: J.C.
CHECKED BY: S.S.

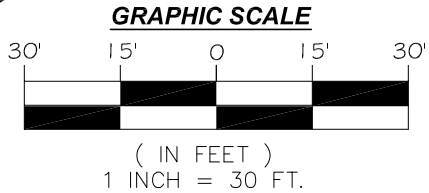
REVISIONS:

COVER SHEET

CS.1

LOCATION MAP:

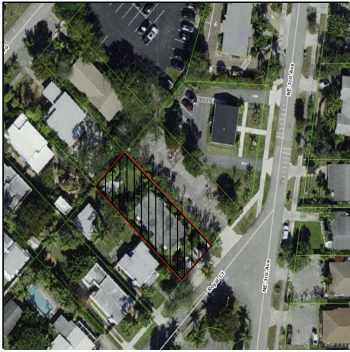




MAP OF BOUNDARY SURVEY

LOCATION MAP

SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST
LYING AND BEING IN PALM BEACH COUNTY FLORIDA
(NOT TO SCALE)



LEGAL DESCRIPTION:

LOT 23, BLOCK 10, OF "DEL-IDA PARK",
ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 9, AT PAGE 52, OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA.

PROPERTY ADDRESS:

FOLIO NO. 12-43-46-09-29-010-0230

249 ROYAL COURT,
BOYNTON BEACH FL 33426 7815

AREA OF PROPERTY: 7,000 SQUARE FEET AND/OR
0.160 ACRES MORE OR LESS.

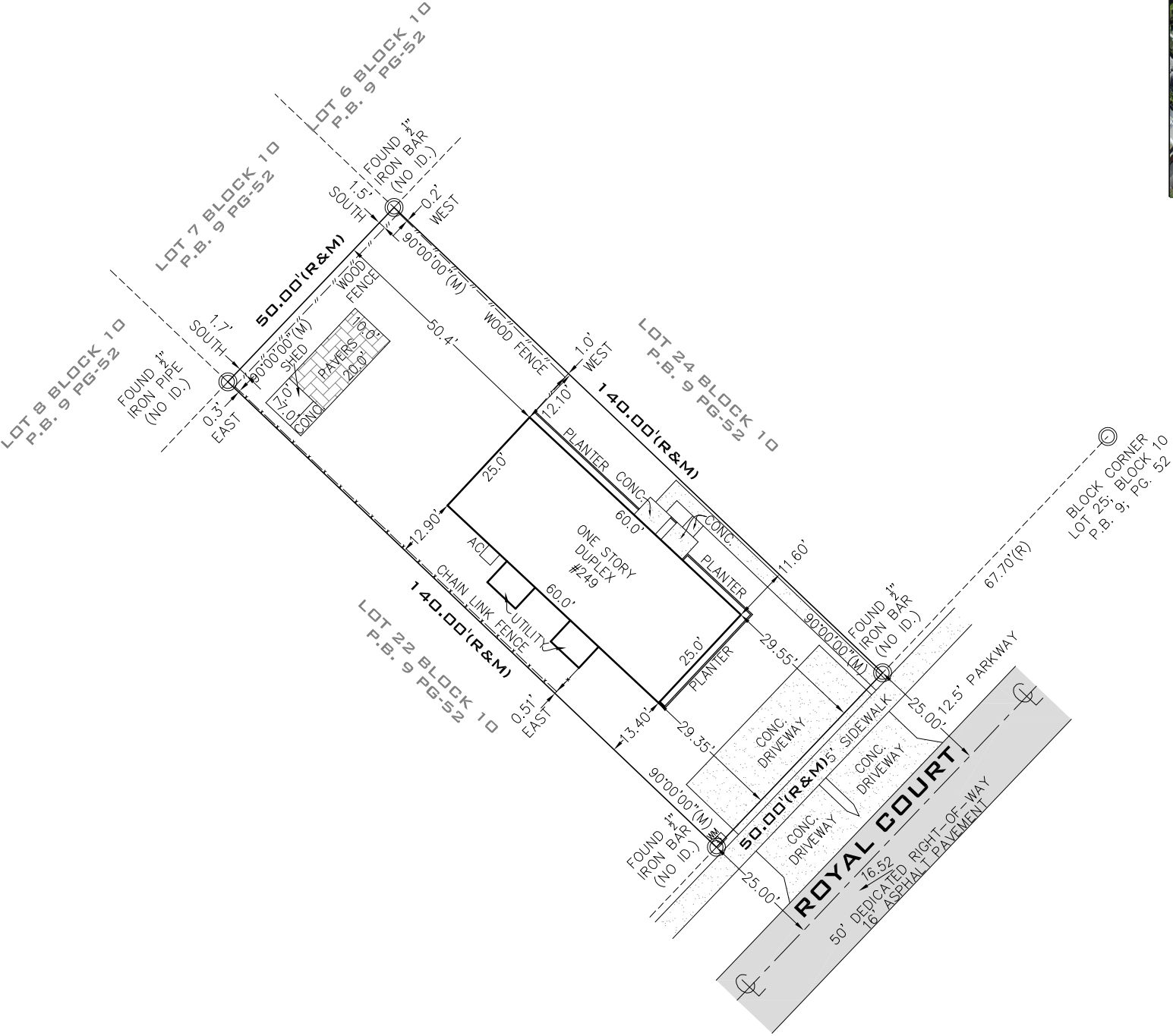
CERTIFIED TO:

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE
EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE
CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED
PARTIES.

-DEFILIPPIS ANDREW & DEFILIPPIS BRANDE

SURVEYOR'S NOTES:

- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.51FAC), IS "RESIDENTIAL".THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- 6.) TYPE OF SURVEY: BOUNDARY SURVEY
- 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88)
- 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 14.) WALL TIES ARE TO THE FACE OF THE WALL.
- 15.) FENCE OWNERSHIP NOT DETERMINED.
- 16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
- 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "DEL-IDA PARK" RECORDED IN PLAT BOOK 9, AT PAGE 52.
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 30 FEET OR SMALLER.



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO
THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS
A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.
THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF
FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH
5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW,
PURSUANT TO CHAPTER 42.07, FLORIDA STATUTES.

SIGNED _____ FOR THE FIRM
ARTURO MENDIGUTIA, P.S.M. STATE OF FLORIDA, P.S.M. No. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR
REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT
WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN
AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.



LB No. 7633

PROFESSIONAL SURVEYORS AND MAPPERS
1435 S.W. 87th AVENUE, SUITE "201"
MIAMI, FL 33174
PHONE: (305) 556-4002 FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL-REQUEST@LMSURVEYING.COM

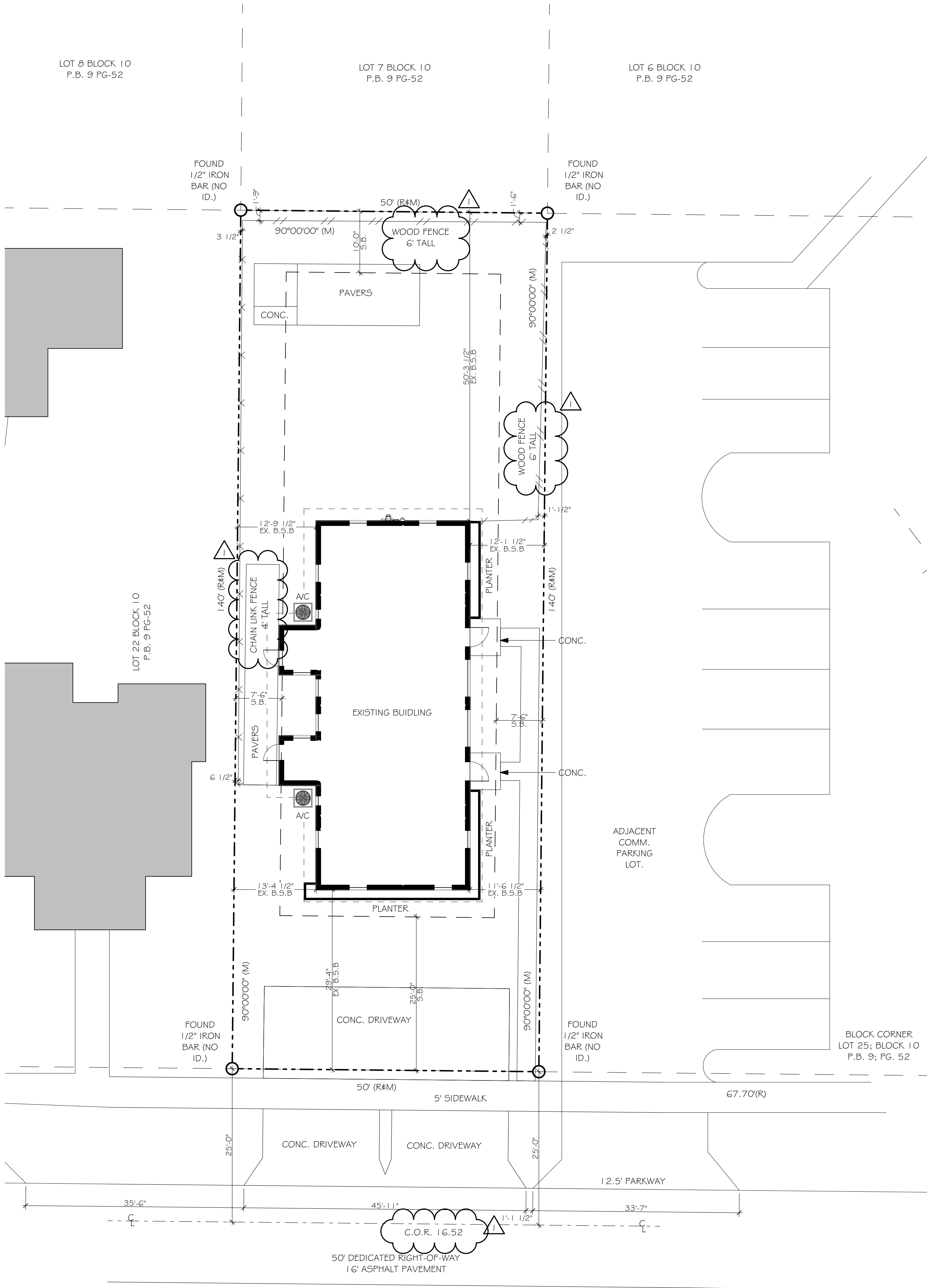
ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
B.B.	=DENOTES BASIS OF BEARINGS
ASPH.	=DENOTES ASPHALT
P	=DENOTES PROPERTY LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
L.P.	=DENOTES LIGHT POLE
CB	=DENOTES CATCH BASIN
C	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
L.M.E.	=DENOTES LAKE & MAINTENANCE EASEMENT
D.E.	=DENOTES DRAINAGE EASEMENT
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
WPP	=DENOTES WOOD POWER POLE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
M.H.W.	=DENOTES MEAN HIGH WATER LINE
--	=DENOTES WOOD FENCE
-x-	=DENOTES CHAIN LINK FENCE
-o-	=DENOTES IRON FENCE
o	=DENOTES FOUND IRON PIPE (NO ID.)
△	=DENOTES FOUND NAIL AND DISC
△	=DENOTES ASPHALT PAVEMENT
X.XX	=DENOTES ELEVATIONS
▤	=DENOTES BRICK
▥	=DENOTES CONCRETE PAD

ALL BEARINGS AND DISTANCES SHOWN
HEREON ARE RECORD AND MEASURED
UNLESS OTHERWISE NOTED.

MAP OF BOUNDARY SURVEY

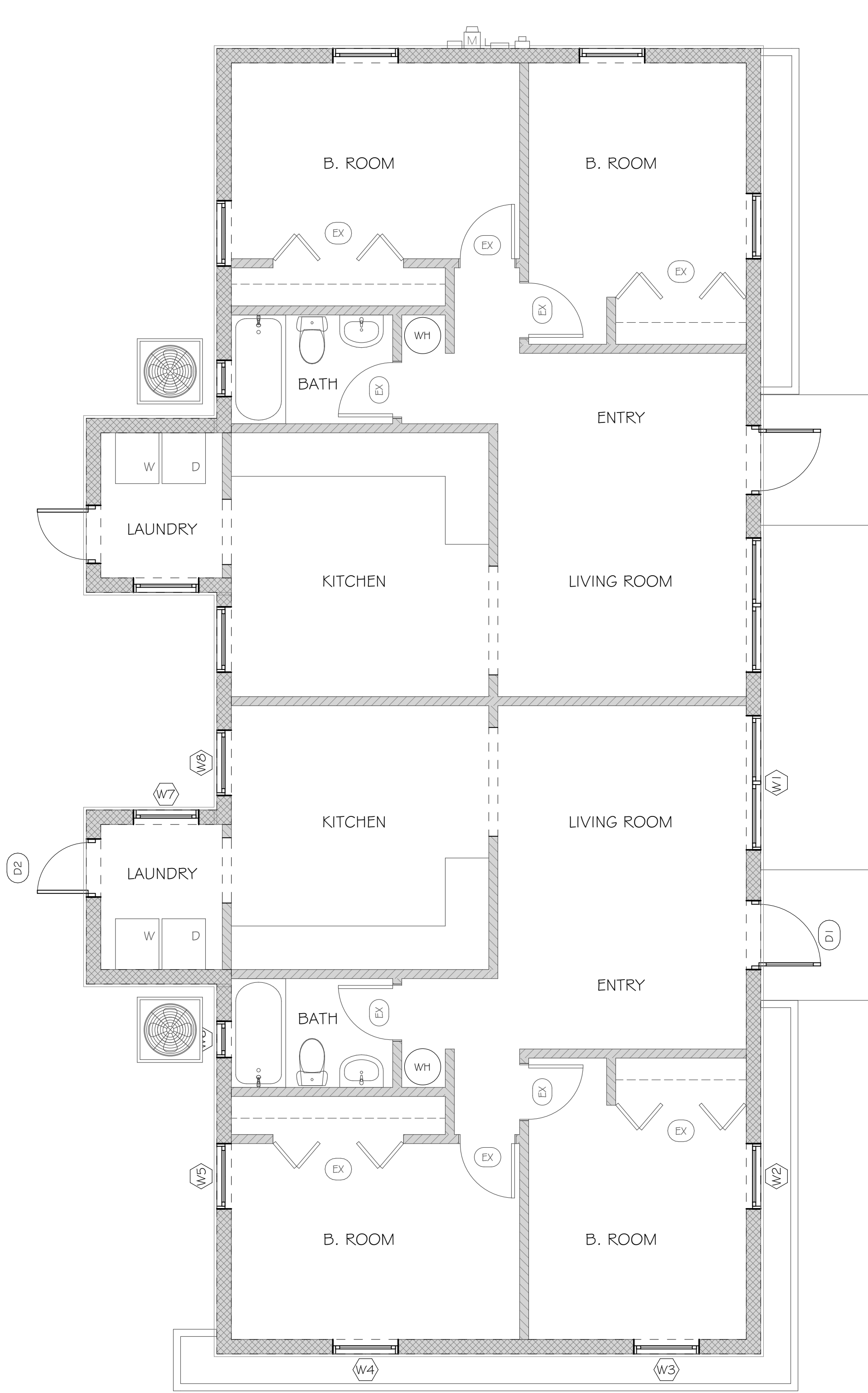
FLOOD ZONE:		X	
ELEVATION:		N/A	
COMMUNITY:		125102	
PANEL:		12099C0977	
DATE OF FIRM:		10-05-2017	
SUFFIX:		F	
ORIGINAL FIELD WORK SURVEY DATE		03-15-2022	
BENCH MARK:		N/A	
ELEVATION:		N/A	
DATE	DRAWN BY		SCALE
03-15-2022	J.FEE		1"=30'
REVISION / UPDATE OF SURVEY			
DATE		DESCRIPTION	
N/A		N/A	
JOB No.			
2203.0037			



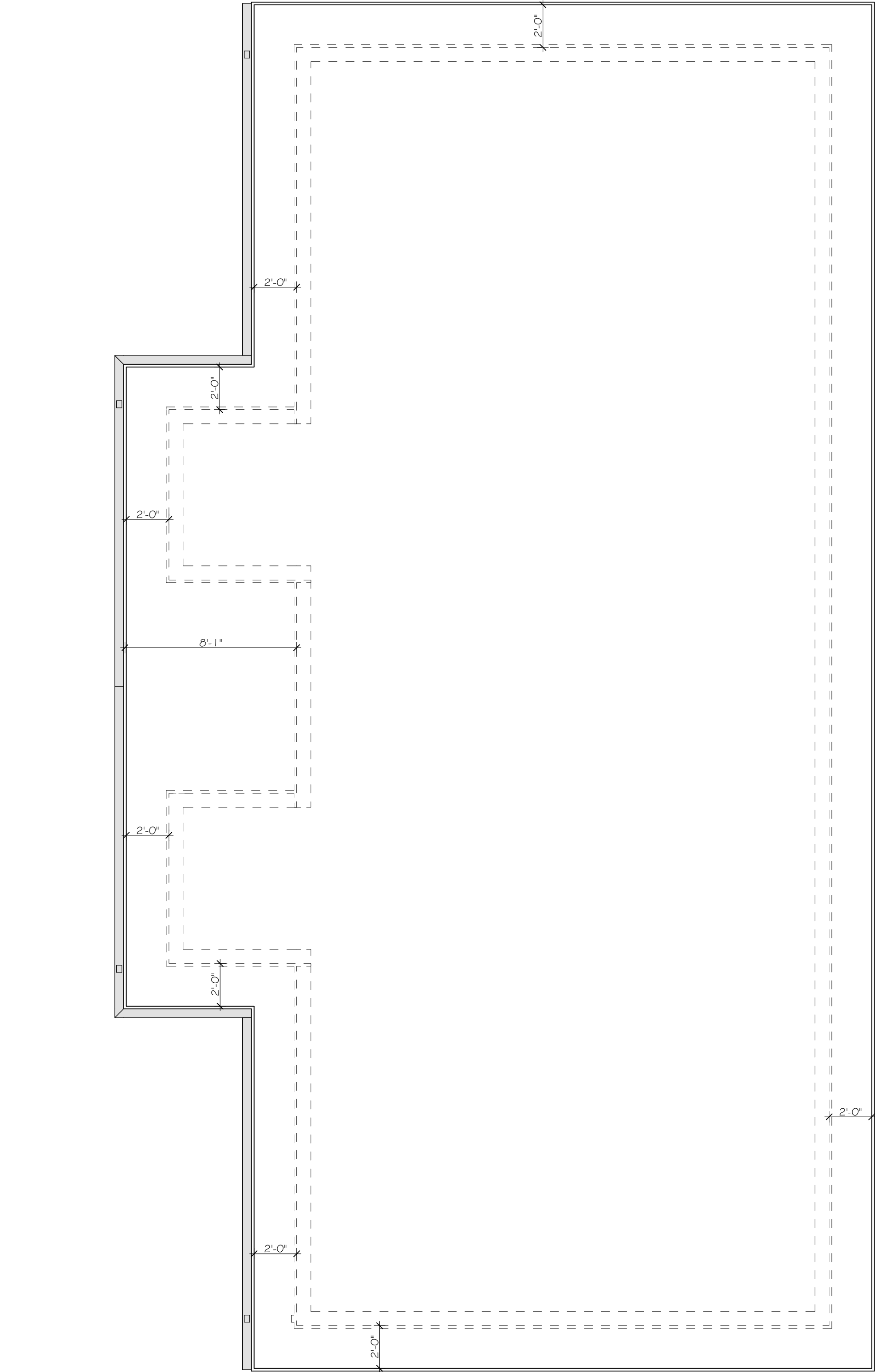
SP1.1

SCALE: 1" = 10'

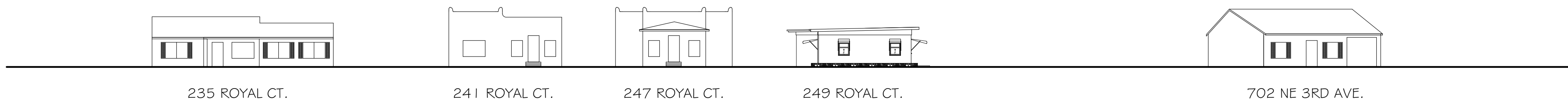
Volumes/SSA Projects/Active Projects/22-424 249 royal ct delay bch Fl 33444 (Andrew Defilippis)/22-424 249.251 royal ct delay bch Fl 33444 (Andrew Defilippis).pln



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



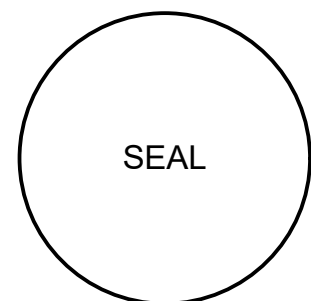
 ROOF PLAN
SCALE: 1/4" = 1'-0"



HISTORIC STREETScape
SCALE: 1" = 20'



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#Project Status

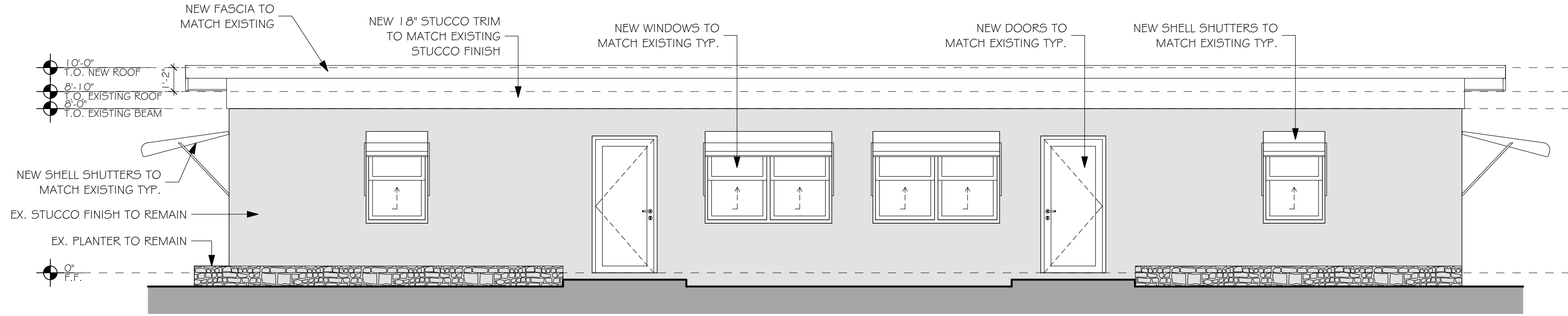
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PROJECT NO: 22-424
DATE: 03/29/22
DRAWN BY: J.C.
CHECKED BY: S.S.
REVISIONS:

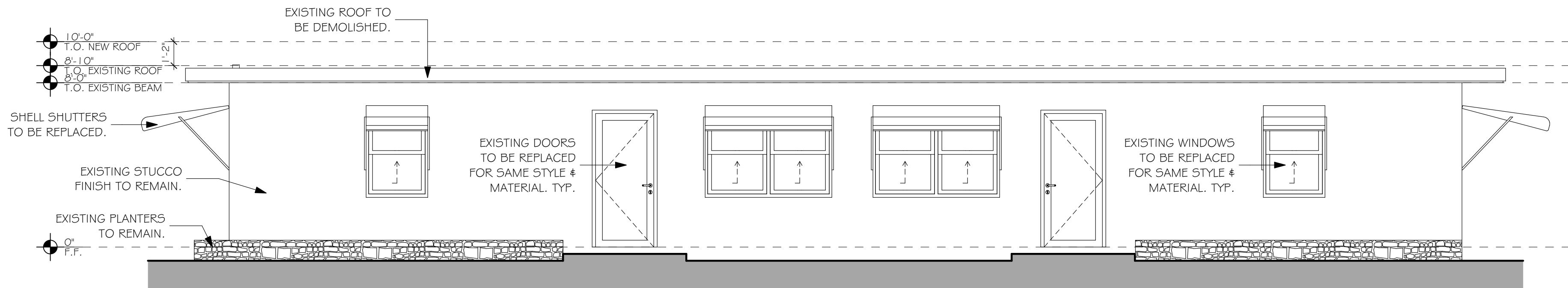
FIRST FLOOR PLAN

A1.1

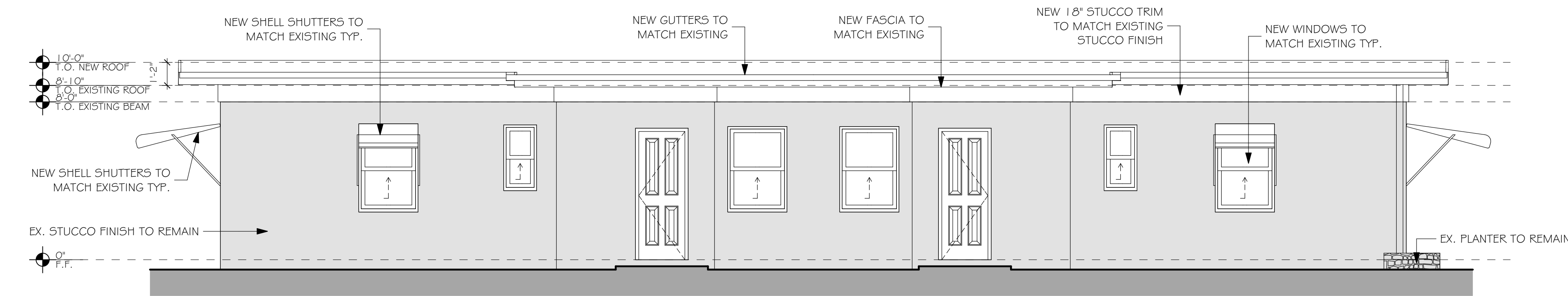
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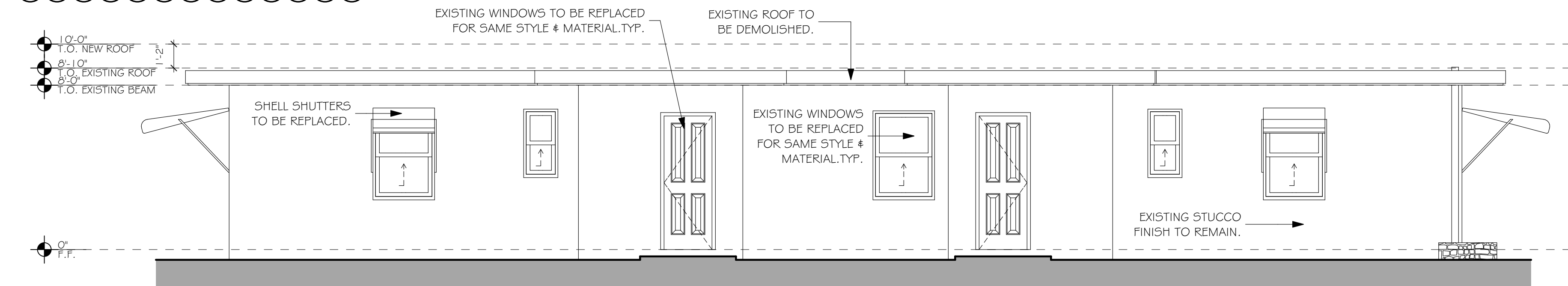
EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



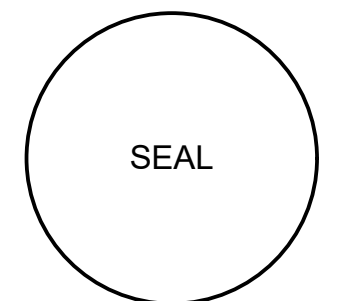
WEST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION (EXISTING)
SCALE: 1/4" = 1'-0"



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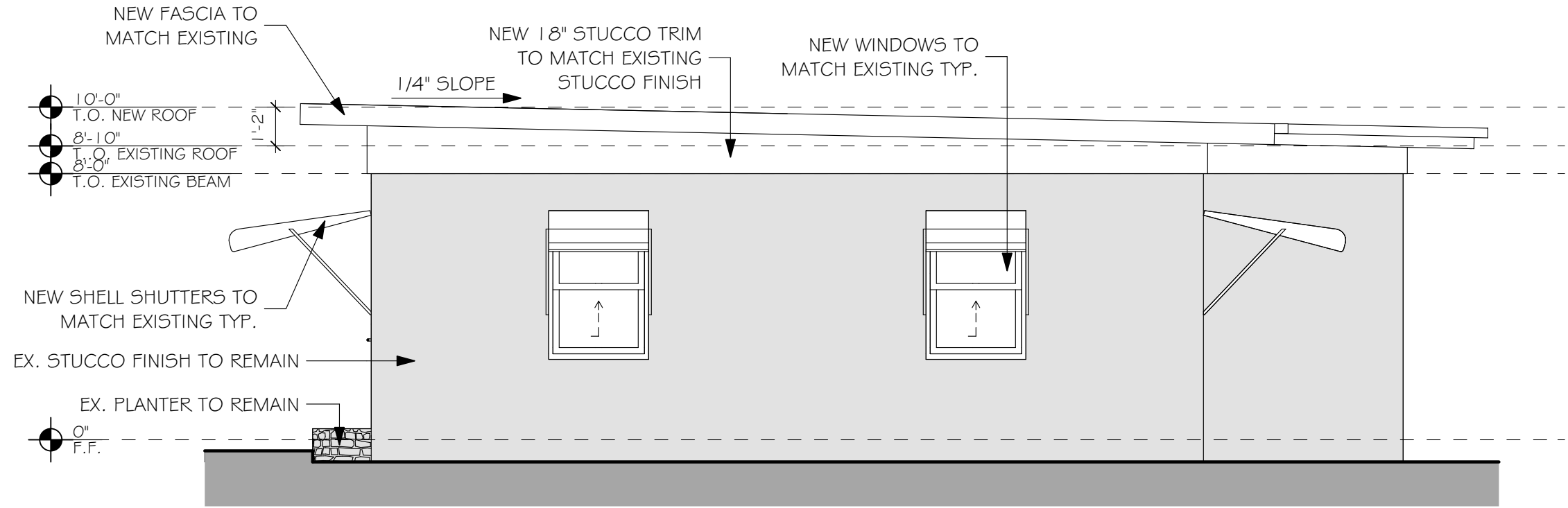
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CHECKED BY: S.S.
REVISIONS:
CITY COMMENTS (5.X.22)

ELEVATIONS

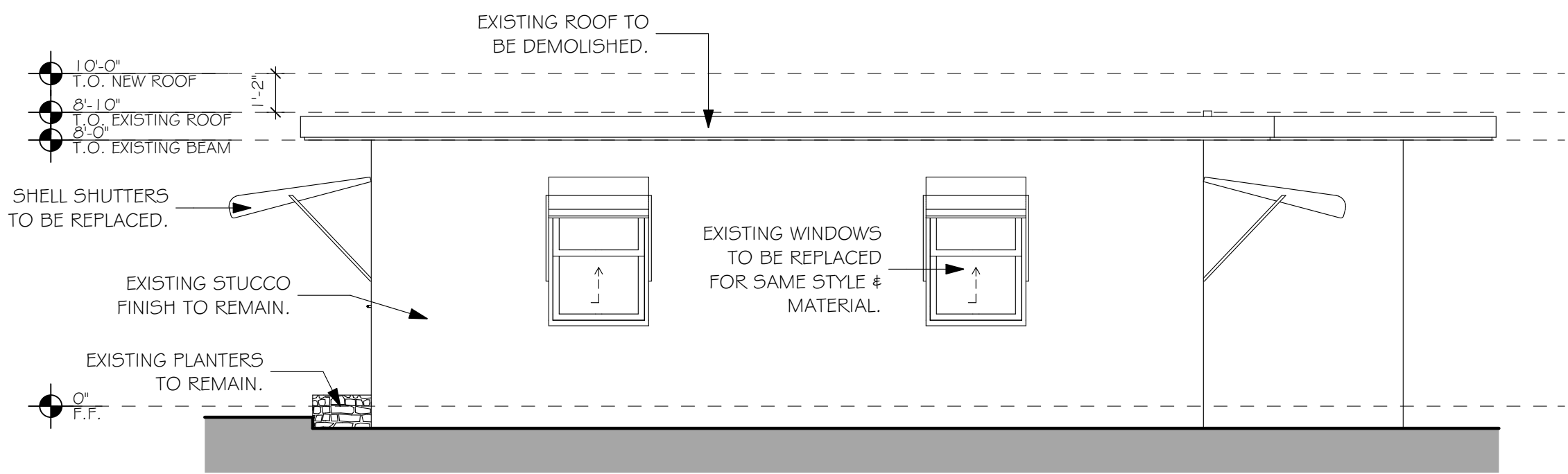
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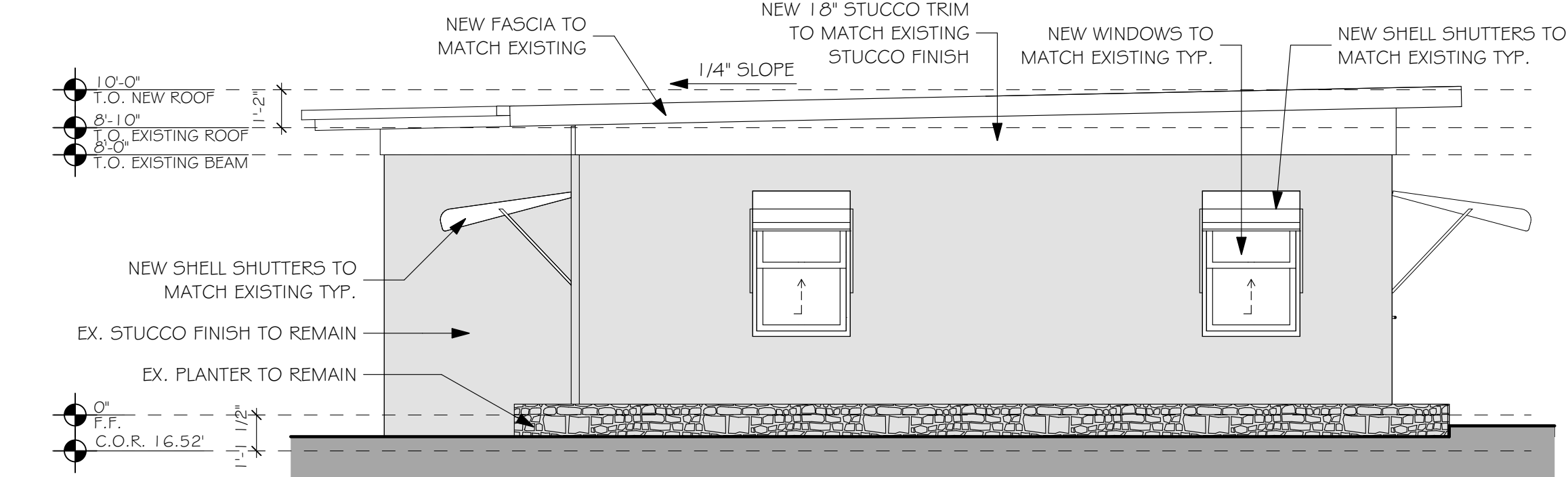
NORTH ELEVATION

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



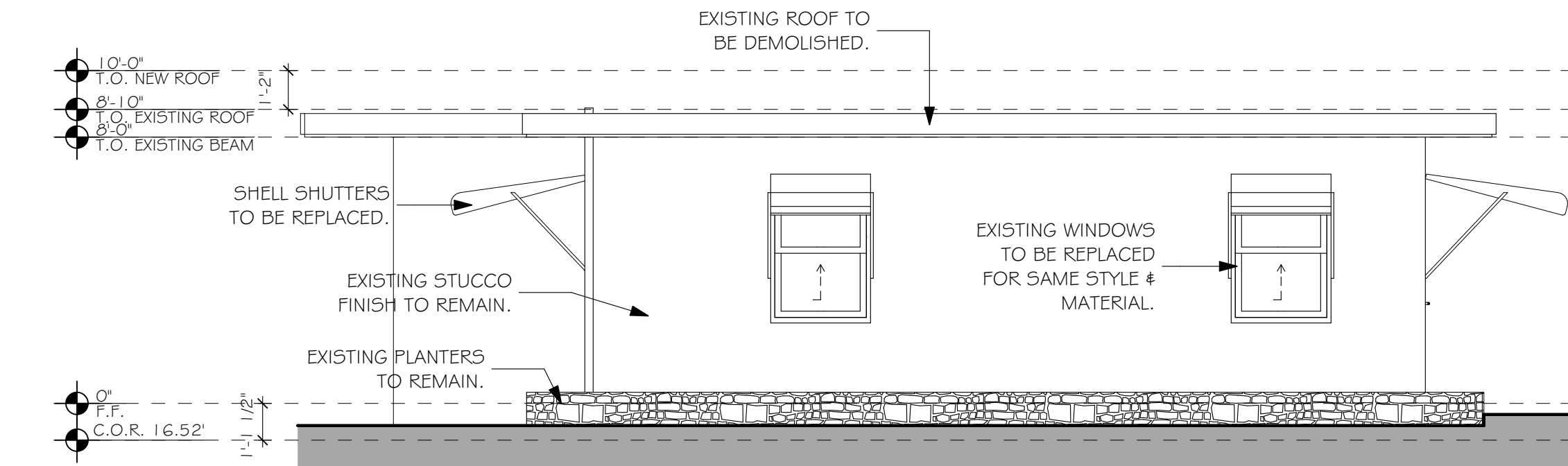
NORTH ELEVATION (EXISTING)

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



SOUTH ELEVATION

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



SOUTH ELEVATION (EXISTING)

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



PERSPECTIVE A

SCALE: 1:150.92



PERSPECTIVE B

SCALE: 1:150.92



PERSPECTIVE C

SCALE: 1:150.92



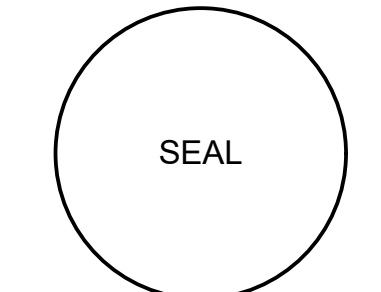
PERSPECTIVE D

SCALE: 1:150.92



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DATE: 03/29/22
DRAWN BY: J.C.
CHECKED BY: S.S.
REVISIONS:
CITY COMMENTS (5.X.22)

ELEVATIONS

A4.1

Volumes/SSA Projects/Active Projects/22-424_249 royal ct delay boh FI 33444 (Andrew Defilippis).pjn



EXISTING CONDITIONS
SCALE: 1:6.32



EXISTING CONDITIONS
SCALE: 1:6.32



EXISTING CONDITIONS
SCALE: 1:6.32



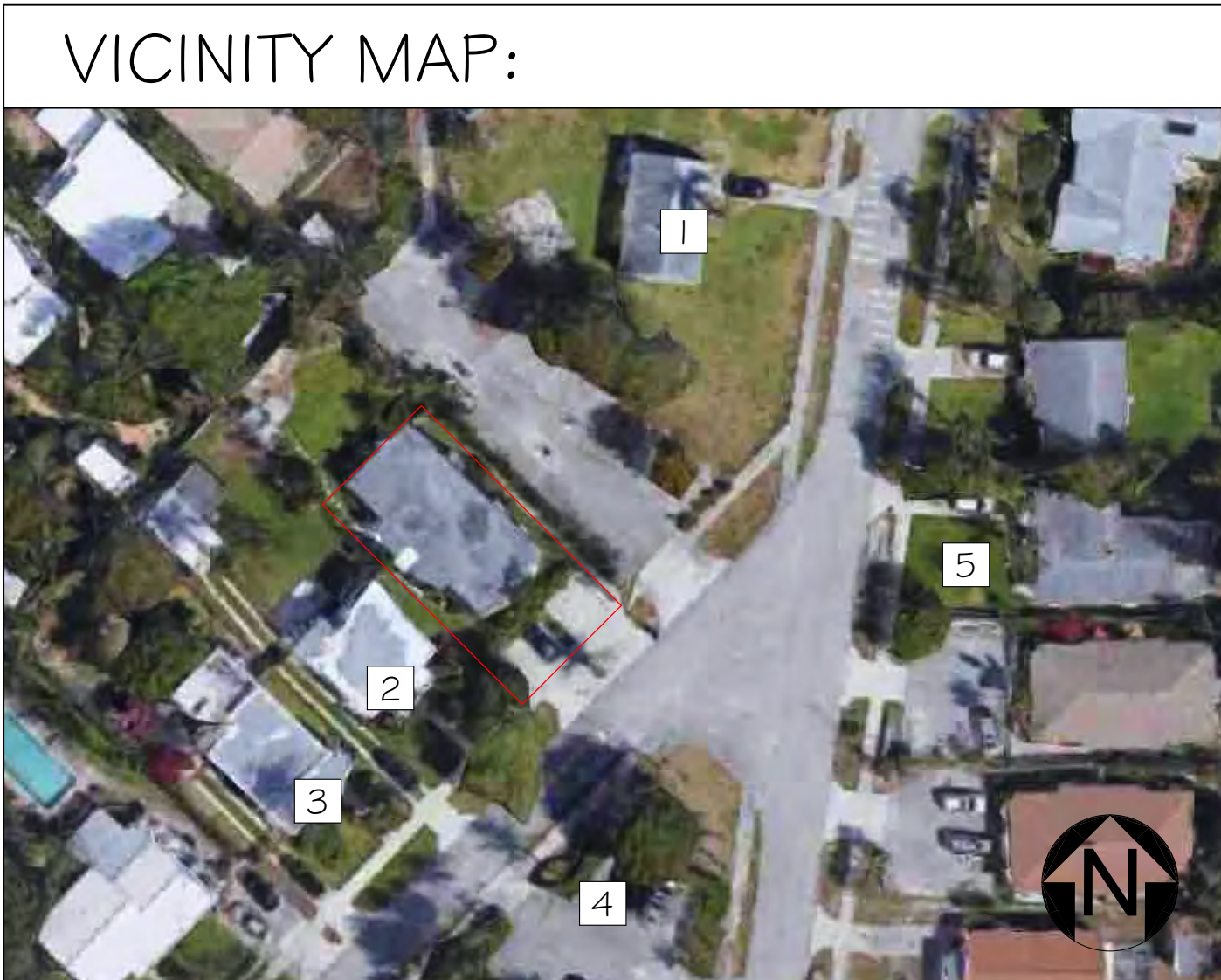
1 BUILDING SECTION
SCALE: 1:1.09



2 BUILDING SECTION
SCALE: 1:5.35



3 BUILDING SECTION
SCALE: 1:5.35



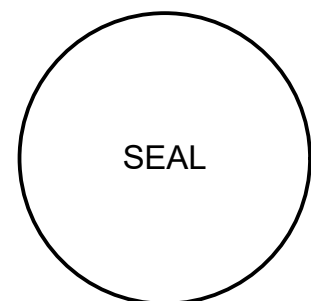
4 BUILDING SECTION
SCALE: 1:5.35



5 BUILDING SECTION
SCALE: 1:5.35



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DATE: 03/29/22
DRAWN BY: J.C.
CHECKED BY: S.S.
REVISIONS:

EXISTING VIEWS & KEY
MAP

A4.2