



Planning & Zoning Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 231 NE 1st Avenue

Project Location: 231 NE 1st Avenue, Old School Square Historic District

Request: Certificate of Appropriateness

Board: Historic Preservation Board

Meeting Date: December 7, 2016

Board Action:

Approved the Certificate of Appropriateness, on a 7-0 vote.

Project Description:

The property is located on the east side of NE 1st Avenue between NE 2nd Street and NE 3rd Street within Banker's Row of the Old School Square Historic District. The proposal consists of a flat roof between the historic structures and hip roof of the addition. The roof height of the bay window on the front elevation is proposed to be raised to provide additional interior head room.

Staff supported the Certificate of Appropriateness, subject to the four minor conditions of approval.

Board comments:

The Board comments were supportive.

Public input:

No members of the public spoke for or against the project.

Associated Actions: All required actions were taken.

Next Action: HPB actions are final.

HISTORIC PRESERVATION BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: December 7, 2016

ITEM: 231 NE 1st Avenue, Old School Square Historic District (2017-029) – Certificate of Appropriateness for alterations to a contributing structure.

RECOMMENDATION: Approve.

GENERAL DATA:

Owner/Applicant..... Mindi Schifrin
Agent..... Ames International Architecture
Location..... East side of NE 1st Avenue
between NE 2nd Street and
NE 3rd Street.
Zoning District..... OSSHAD (Old School Square
Historic Arts District)
Adjacent Zoning:
North: OSSHAD
East: Central Business District
(CBD)
South: OSSHAD
West: OSSHAD



ITEM BEFORE THE BOARD

The item before the Board is the consideration of a Certificate of Appropriateness (COA) associated with alterations to the contributing structure located at **231 NE 1st Avenue, Old School Square Historic District**, pursuant to LDR Section 2.4.6(H).

BACKGROUND & PROJECT DESCRIPTION

The subject property is located on the east side of NE 1st Avenue between NE 2nd Street and NE 3rd Street within Banker's Row of the Old School Square Historic District. A circa 1938, 1,503 square foot, single-family residence exists on the 0.17 acre property and is zoned OSSHAD (Old School Square Historic Arts District).

Banker's Row began from a replat of the original Block 66 as the individual lots were sold by J.C. Keen, who purchased the block from J.S. Sundy in 1924. Mr. Keen sold the lots to wealthy businessmen in Delray. By 1926, the west side of NE 1st Avenue within Block 66 was developed. Soon thereafter, the Great Depression hit and the east side of the street, which was part of Block 74, remained undeveloped. In 1938, however, the Mackle brothers received building permits for 11 modest houses and 9 guest cottages for the properties along the east side of NE 1st Avenue. The first owner of the subject property was Harry J. Morgan, a local accountant, who purchased it in 1939.

The row of Minimal Traditional cottages along the east side of the street significantly contrast from the Mediterranean Revival structures across from them on the west side. The Banker's Row Plan, developed in the early 1990s, accurately described these structures as relatively small, simple one-story structures, with a dominant gable and simplified façade absent of traditional detailing with an off-center front door. With the increasing dependence on the automobile, garages were either integrated into the structure or free-standing. The houses were originally very much alike, however, changes were incorporated over the years "as owners adapted their houses to new housing needs."

At its meeting of October 19, 2016, the Board approved a COA (2016-202) for a one-story addition to the rear of the historic structure to provide approximately 910 square feet of additional living space, and modifications to the existing front elevation. The approval was subject to conditions which have been addressed. However, the applicant has made additional modifications which Staff determined should be reviewed by the Board as a new application.

The subject proposal includes a flat roof between the historic structure and hip roof of the addition; a gabled roof was previously proposed and approved in this location. A flat roof presently exists on the rear of the structure, which is not original. The proposed flat roof will be higher than the existing flat roof, but at the same height at the approved ridge line, and provide additional interior headroom in that portion of the residence. In addition, the roof height of the bay window on the front elevation is proposed to be raised to also provide additional interior head room.

The COA is now before the Board for consideration.

ANALYSIS OF PROPOSAL

Pursuant to **LDR Section 2.4.6(H)(5)**, prior to approval, a finding must be made that any Certificate of Appropriateness which is to be approved is consistent with Historic Preservation purposes pursuant to Objective A-4 of the Land Use Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

Historic Preservation District and Sites

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 existing structure, and its remaining original form, has been considered in the proposed alterations and additions which have been sensitively designed.

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.

The applicable Standards are noted below:

- 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 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.

In consideration of these applicable Standards noted above, the overall historic character will be maintained as the increased height on the flat roof or the front bay window is not deemed to impact the historic integrity of the structure. Further, these alterations could likely be removed in the future without again impacting the historic integrity. Therefore, positive findings can be made with respect to compliance with the Standards.

Pursuant to **LDR Section 4.5.1(E)(8), 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)-(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.

In consideration of the Visual Compatibility Standards, the proposed alterations are generally in keeping with the intent of the standards. The flat roof will not be seen from the front elevation and essentially mimics the existing flat roof in that same location. The increased roof height for the bay window on the front elevation is also appropriately designed, and will be in line with the window headers and fascia on the opposite side of the elevation. The extended roofline of the bay window towards the rear is where a slight inconsistency is found; however, it isn't necessarily deemed to be inappropriate. Given the minor adjustments of the proposal, positive findings can be made.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Certificate of Appropriateness (2017-029) for **231 NE 1st Avenue, Old School Square Historic District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5).
- C. Deny the Certificate of Appropriateness (2017-029) for **231 NE 1st Avenue, Old School Square Historic District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof does not meet the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5).

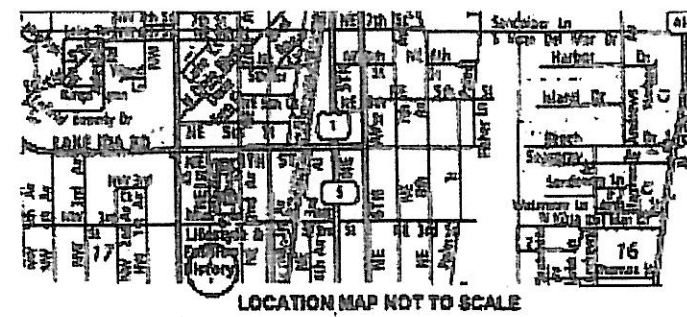
RECOMMENDATION

Approve the Certificate of Appropriateness (2017-029) for **231 NE 1st Avenue, Old School Square Historic District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5).

Report Prepared By: Amy E. Alvarez, AICP, Senior Planner

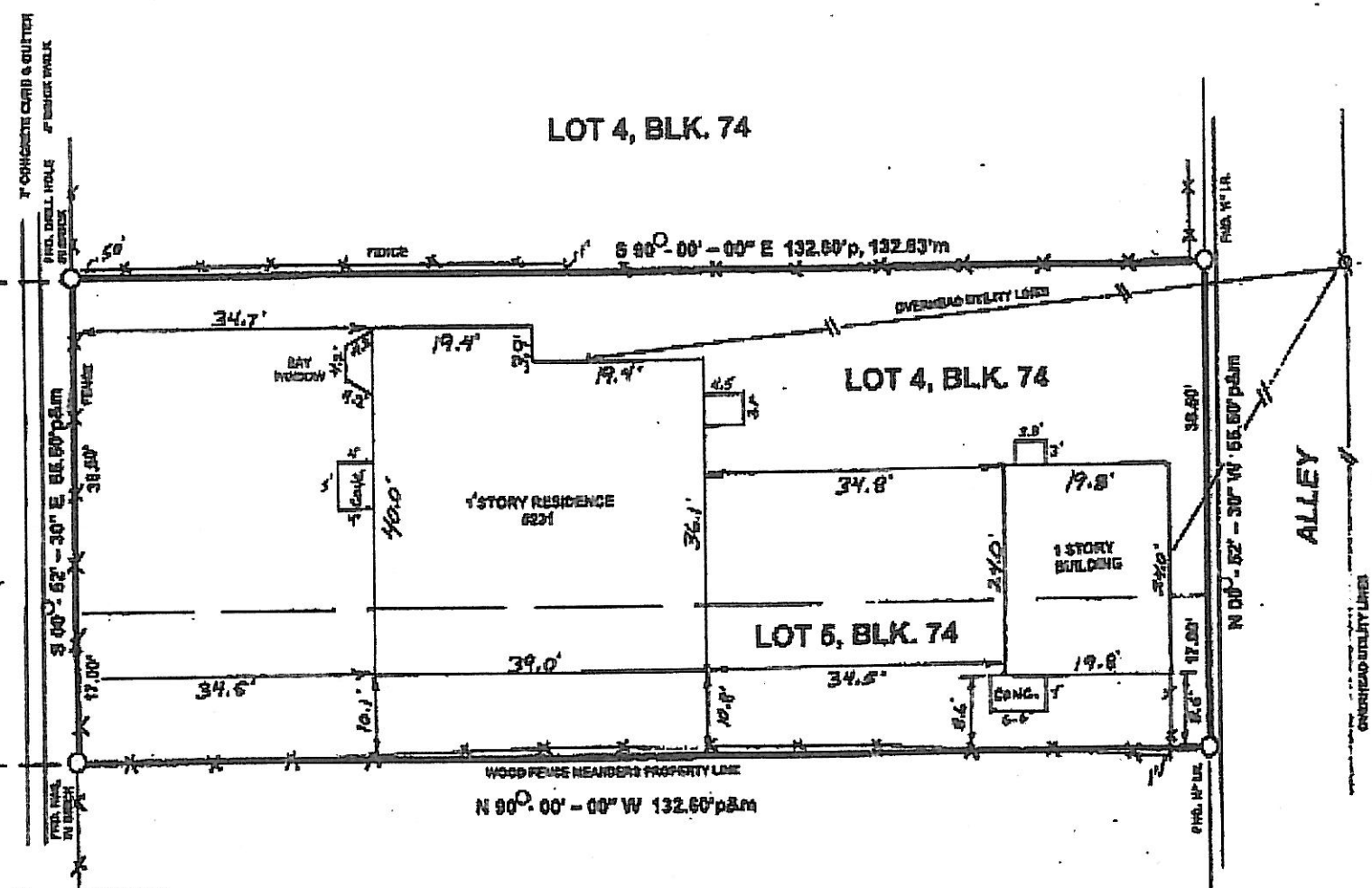
THE SOUTH 38.5 FEET OF LOT 4, AND THE NORTH 17 FEET OF LOT 5, BLOCK 74, CITY OF DELRAY BEACH, FLORIDA ACCORDING TO THE PLAT OF SUBDIVISION OF SAID BLOCK 74, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA IN PLAT BOOK 11, PAGE 12.

DELRAY BEACH, FLORIDA
33444



NE 3rd STREET

NE 1st AVENUE
(37' PAVEMENT, 50' RW)



LEGEND:

- | | |
|--------------------------------|---------------------------------------|
| A = DELTA ANGLE | I.R. = IRON ROD |
| AC = AIR CONDITIONER | I.P. = IRON PIPE |
| BLK. = BLOCK | L = ARC LENGTH |
| C = CALCULATED | LB = LICENSED BUSINESS |
| CATV = CABLE TV | M = MEASURED |
| CL = CENTERLINE | O.R.B. = OFFICIAL RECORD BOOK |
| CONC. = CONCRETE | P = PLAT |
| CBS = CONCRETE BLOCK STRUCTURE | P.C.P. = PERMANENT CONTROL POINT |
| C.B. = CORD BEARING | P.K. = PARKER KALON |
| CM = CONCRETE MONUMENT | P.O.B. = POINT OF BEGINNING |
| CU = CONCRETE UTILITY POLE | P.O.C. = POINT OF COMMENCEMENT |
| COVERED | P.P. = POWER POLE |
| D.E. = DRAINAGE EASEMENT | P.R.M. = PERMANENT REFERENCE MONUMENT |
| ELEV. = ELEVATION | PLS = PROFESSIONAL LAND SURVEYOR |
| E.O.P. = EDGE OF PAVEMENT | R = RADIUS |
| E.O.W. = EDGE OF WATER | R.W. = RIGHT-OF-WAY |
| EF. = FINISHED FLOOR | T.O.B. = TOP OF BANK |
| FND. = FOUND | U.E. = UTILITY EASEMENT |
| | W.U.P. = WOOD UTILITY POLE |

SURVEYORS REPORT:
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT OF WAY OF RECORD.
INFORMATION PROVIDED BY CLIENT.
NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
THIS SURVEY NOT VALID UNLESS EMBOSSED WITH A RAISED SEAL.
ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
ALL BEARINGS SHOWN ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 00° - 52' - 30" WEST ALONG THE CENTERLINE OF NE 1st AVENUE.
DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
ACCURACY - SUBURBAN: LINEAR: 1 FOOT IN 7,500 FEET.
THE PURPOSE OF THIS SURVEY IS FOR BOUNDARY LOCATION AND FOR THE LOCATION OF ALL IMPROVEMENTS.

CERTIFICATION:
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON, AND THAT THIS SKETCH OF SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN OR STATED HEREON, AND THAT THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, F.A.C.

RICHARD G. RADER, PLS
FLORIDA CERTIFICATE NO. 4861
11288 61ST STREET NORTH
WEST PALM BEACH, FL 33412
(561)790-3068 FAX (561)780-6320

BOUNDARY SURVEY FOR: Mindi Jo Schifrin		
SCALE: 1" = 20'	APPROVED BY:	DRAWN BY: R.G.R.
DATE: 12-10-15		REVISED:
FURTHER CERTIFIED TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; CLARION TITLE COMPANY, INC.		
FLOOD ZONE "C" COMMUNITY PANEL # 125102 00040		DRAWING NUMBER 37 - 20

1.065



WEST ELEVATION



EAST ELEVATION

AMES INTERNATIONAL ARCHITECTURE
203 Dixie Blvd, Delray Beach, Florida 33444.
t: 561.274.6444 • f: 561.274.6449
www.amesint.com
FL AR 0012001 FL AA 0002307





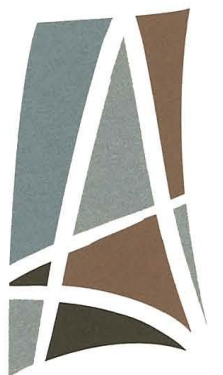
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



EAST VIEW FROM ALLEY





235 NE 1ST AVE.



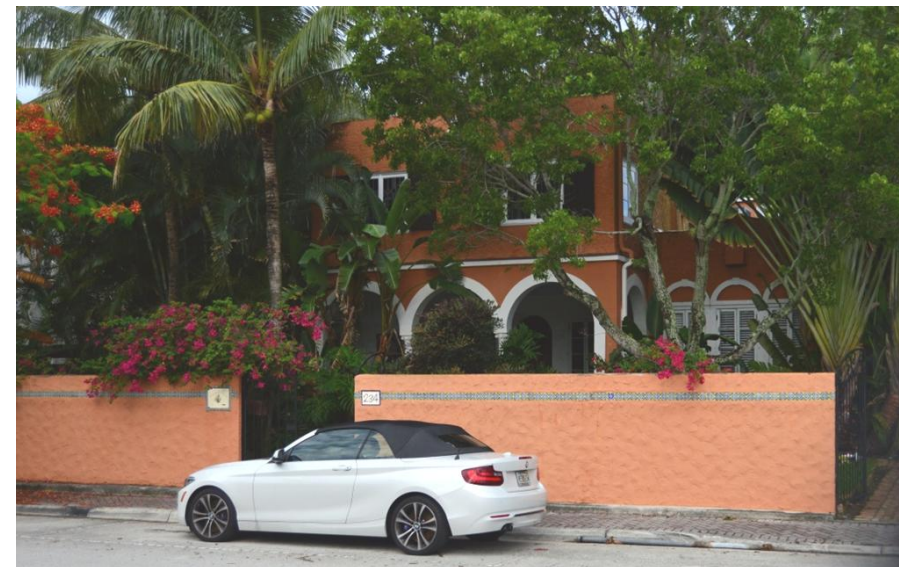
231 NE 1ST AVE.



227 NE 1ST AVE.



238 NE 1ST AVE.



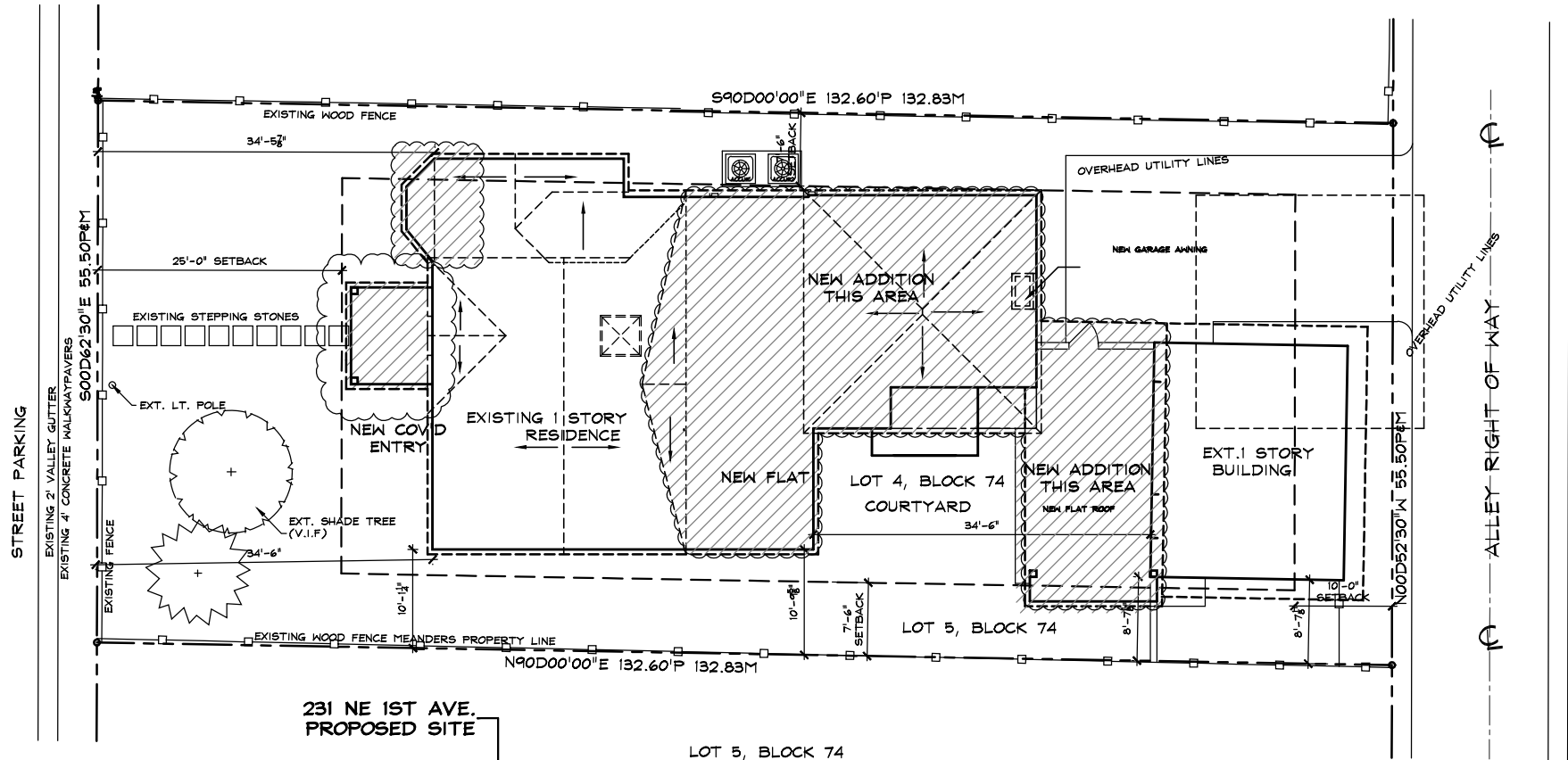
234 NE 1ST AVE.



226 NE 1ST AVE.

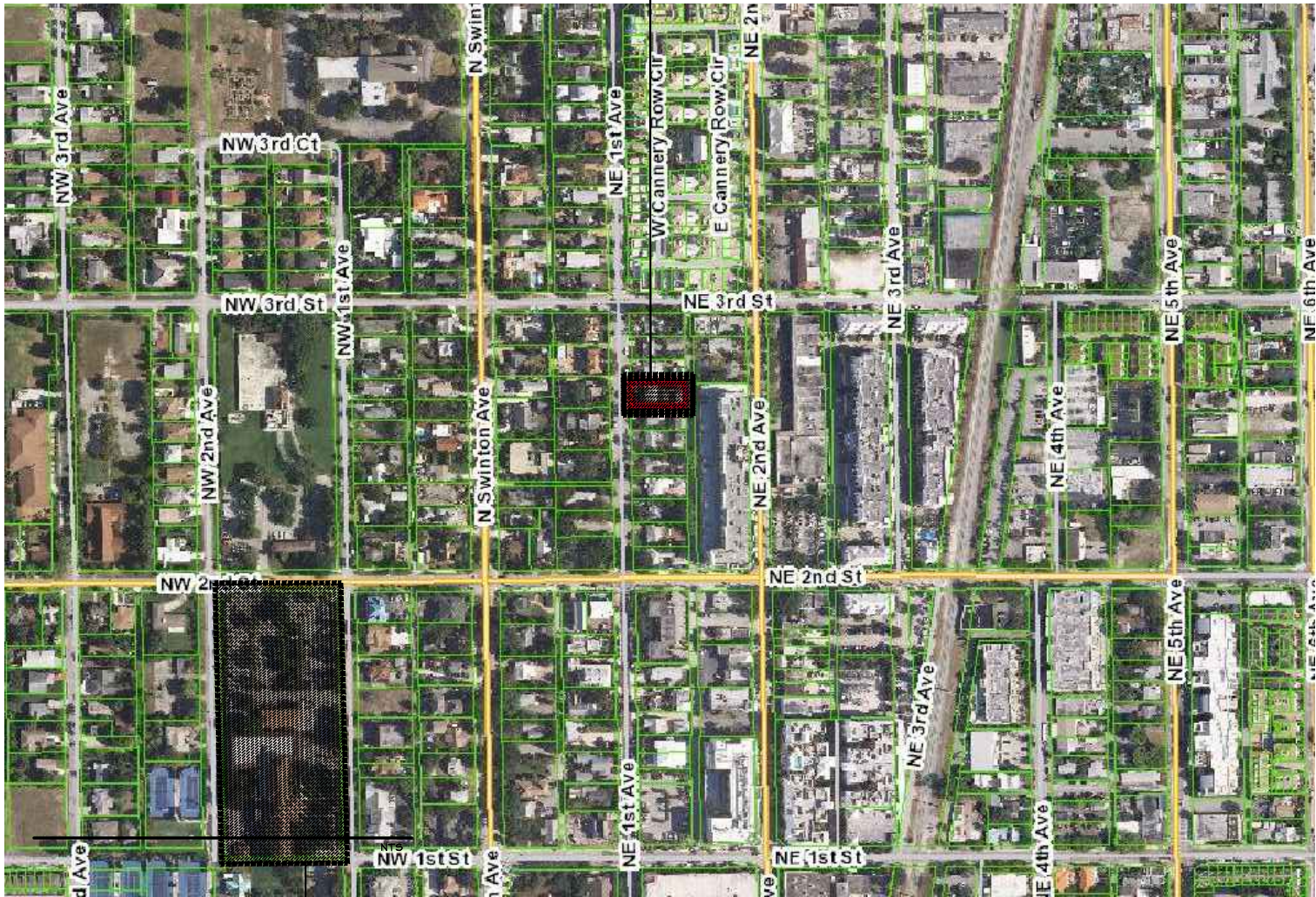


N.E. 1ST AVENUE
(RIGHT OF WAY VARIES 57.2' ASPHALT)



231 NE 1ST AVE.
PROPOSED SITE

LOT 5, BLOCK 74



VICINITY MAP

CITY OF DELRAY BEACH

NTS

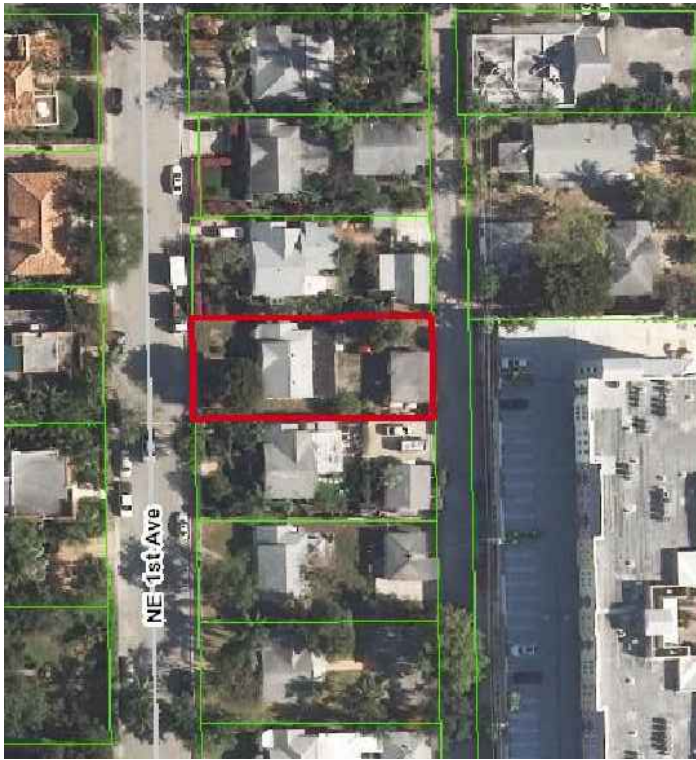


AREA CALCULATIONS			
AREA	EXIST'G	NEW ADD	TOTAL
A/C AREA	1503 S.F.	483 S.F.	1986 S.F.
GARAGE	N/A	N/A	N/A
COV'D VERANDA	N/A	309 S.F.	309 S.F.
COVERED ENTRY	N/A	82 S.F.	82 S.F.
SIDE ENTRY	N/A	59 S.F.	59 S.F.
TOTAL AIR CONDITIONED AREA			1986 S.F.
TOTAL ROOFED			2437 S.F.

LOT AREA CALCULATIONS		
	ALLOWABLE	GIVEN
TOTAL LOT AREA		7358 S.F.
LOT COVERAGE (40%)	2943 S.F.	2412 S.F.
NON VEH.OPEN SPACE MIN.(25%)	1840 S.F.	3781 S.F.

CODE PARAMETERS	
GOVERNING CODE	2014 F.B.C.
MUNICIPALITY	CITY OF DELRAY BEACH
OCCUPANCY CLASS.	GROUP RESIDENTIAL
MAX. BUILDING HEIGHT	35'-0" ABOVE GRADE
FRONT SETBACK	25'-0"
REAR SETBACK	10'-0"
SIDE SETBACK	7'-6"
ZONING	OSSHAD

LEGAL DESCRIPTION
ALL OF SOUTH 38.5' OF LOT 4 AND THE NORTH 17' OF LOT 5, BLK 74, CITY OF DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT OF SUBDIVISION OF SAID BLOCK 74, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA IN PLAT BOOK 11, PAGE 12.



LOCATION MAP

NTS

SITE PLAN NOTES

- LOWEST SLAB AT LIVING AREA SHALL BE MINIMUM 10" ABOVE CROWN OF ROAD.
- LOT DRAINAGE SHALL BE AS ALL LOCAL CODES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION.
- LANDSCAPING, IRRIGATION, BERMING, ETC., SHALL BE AS ALL LOCAL CODES, REGULATIONS, RESTRICTIONS HAVING JURISDICTION, AND FURTHER, AS SELECTED AND DIRECTED BY BUILDER. (NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT).
- DRIVEWAYS, WALKWAYS, SLAB ON GRADE, POOL DECKS, SWIMMING POOL ARE BY OTHERS AND PERMITTED SEPARATELY.(NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE, CONTRACT).
- SWIMMING POOL, DECK, SPA, ETC., BY OTHERS, SEE POOL SUBCONTRACTORS ENGINEERED SHOP DRAWINGS. PERMITTED SEPARATELY AND NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT. SEE OWNER.
- LAND SURVEYOR SHALL VERIFY LOCATION OF HOUSE ON SITE AND ANY OCCURRING SETBACK ENCROACHMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING DONE.
- SITE PLAN AS DRAWN REFLECTS ARCHITECTS CONCEPTION OF OVERALL SITE LAYOUT AND FEATURES, AND MAY NOT NECESSARILY BE AN ACCURATE REPRESENTATION OF THE BUILDERS STANDARD INCLUDED FEATURES OR LAYOUT AND DESIGN.

PLUMBING NOTES

- SANITARY LINES SHALL BE OF CAST IRON, OR PVC (SCHEDULE 40) AS APPROVED BY THE BUILDING OFFICIAL.
- WATER LINES SHALL BE COPPER (UNLESS NOTED OTHERWISE).
- CONDENSE LINES SHALL BE 3/4" Ø PVC (SCHEDULE 40), INSULATED WITH 1/2" AMAFLEX.
- HOT WATER LINES INSULATED WITH 1" ARMAFLEX ABOVE.
- PROVIDE AIR CHAMBER WITH ALL WATER SUPPLIES.
- COPPER WATER LINES RUN UNDER SLAB SHALL BE PROTECTED BY MINIMUM OF 12" OF EARTH COVER, 1" ARMAFLEX (HOT WATER ONLY) AND SLEEVED TO 12" ABOVE SLAB.
- PROVIDE CONDENSE DRIIP PAN UNDERNEATH ELECTRIC WATER HEATERS, METAL PANS SHALL BE GALVANIZED AND RUSTPROOF. PROVIDE DRAIN LINE FROM DRIIP PAN TO EXTERIOR OF BUILDING.
- SHOWER HEADS TO HAVE FLOW CONTROL DEVICE TO GIVE MAXIMUM FLOW OF (2 1/2) GALLONS PER MINUTE EACH.
- HOSE BIBS TO BE PROVIDED WITH BACK FLOW PREVENTER.
- ELECTRIC WATER HEATER SHALL HAVE A STAND BY LOSS NOT TO EXCEED 4.0 WATTS PER SQUARE FOOT TO TANK SERVICE AREA.
- PLUMBING FIXTURES, TRIM, ACCESSORIES, COLORS, ETC. SHALL BE SELECTED. (SEE BUILDER TO VERIFY).
- ALL POOL PLUMBING AND RELATED EQUIPMENT SHALL BE PROVIDED BY POOL SUBCONTRACTOR AND SHALL BE PERMITTED SEPARATELY. SEE POOL SUBCONTRACTOR'S ENGINEERED SHOP DRAWING. PLUMBING CONTRACTOR SHALL PROVIDE (2) TWO COPIES OF THE "AS-BUILT" PLUMBING RISER DIAGRAM TO THE AMES INTERNATIONAL ARCHITECTURE.
- THE PLUMBING SUBCONTRACTOR SHALL PROVIDE A HOSE BIB AT THE POOL EQUIPMENT LOCATION (VERIFY LOCATION WITH OWNER) AND SHALL LOCATE A POOL-FILL LINE WITH A VACUUM BREAKER. PLUMBING SUBCONTRACTOR SHALL COORDINATE WITH POOL SUBCONTRACTOR AND SHALL ALSO PROVIDE A LINE, TIED DIRECTLY FROM THE "FILL" LOCATION, UNDER POOL DECK (SLEEVED IN PVC PIPE) INTO TILE BAND AREA OF POOL AND COORDINATE SAME WITH SUBCONTRACTOR.
- ALL CLEAN OUTS UP TO GRADE.
- NO VENT STACKS SHALL PASS THROUGH ROOF CRICKETS OR VALLEYS.
- SIZE AND LOCATION OF CLEAN OUTS SHALL CONFORM TO ALL LOCAL BUILDING CODE.
- FIXTURE SUPPLY SIZES SHALL CONFORM TO ALL LOCAL BUILDING CODE.
- PLUMBER TO DIVERT ALL VENTS TO REAR ELEVATION.

PRELIMINARY DESIGN

MINDI SCHIFRIN
231 NE 1ST AVE
BANKERS ROW HISTORIC DISTRICT
DELRAY BEACH FLORIDA
33444

REVISIONS		BY
7/5/2016	BY CLIENT	A.G.
8/18/2016	BY CLIENT	A.G.
9/23/2016	BY CLIENT	A.G.
10/21/2016	HPB COMMENTS	A.G.

Share Ames - Architect



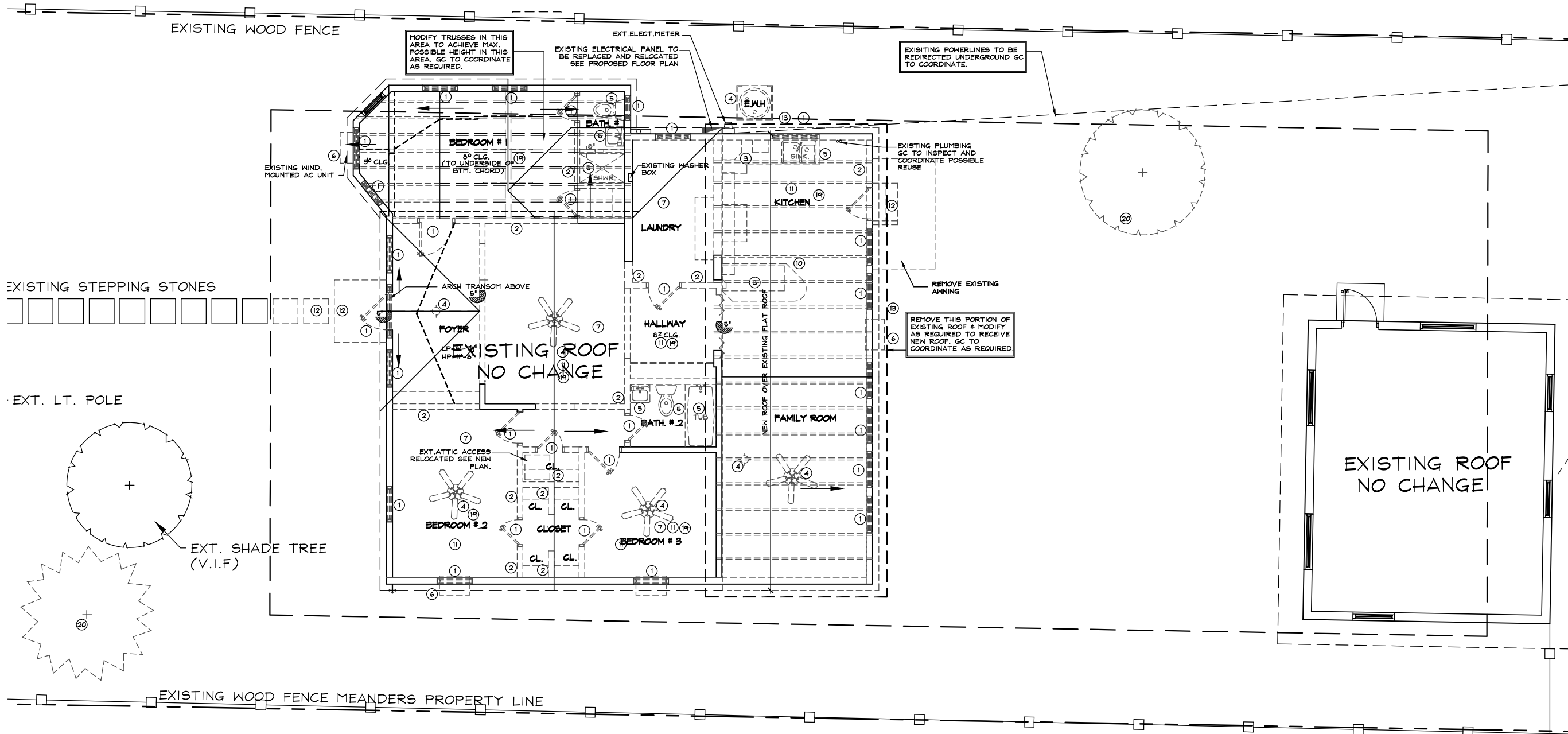
DRAWN A.G.
CHECKED
DATE 6/6/2016
SCALE 1/8" = 1'-0"
JOB NO. 16-4566
SHEET

A02

OF XX SHEETS

SITE PLAN

ADDRESS: HISTORIC DELRAY PARK, PROFESSIONAL DISTRICT, 200 DUNE BOULEVARD, DELRAY BEACH, FLORIDA, 33444. PHONE: (561) 274-8444. FAX: (561) 274-8444. LSC: A0002807 ARCHES - ARCHITECT



- DEMOLITION LEGEND:**
- ① REMOVE DOOR / WIN
 - ② REMOVE INTERIOR WALL
 - ③ REMOVE BUILT-IN & CABINETS
 - ④ REMOVE ELECTRICAL FIXTURES
 - ⑤ REMOVE PLUMBING FIXTURES
 - ⑥ REMOVE A/C UNITS/DUCTS/ RELATED A/C COMPONENTS
 - ⑦ REMOVE FLOOR COVERING
 - ⑧ REMOVE APPLIANCES.
 - ⑨ ALTER FINISH FLOOR ELEVATION AS REQUIRED SEE NEW PLANS
 - ⑩ REMOVE SOFFIT/BEAM
 - ⑪ RAISE/MODIFY CEILING
 - ⑫ REMOVE CONCRETE STEP/ STOOP/PAVERS
 - ⑬ REMOVE THIS PORTION OF EXIST'G OVERHANG
 - ⑭ REMOVE EXIST'G DRIVE AS REQ'D TO ALLOW FOR NEW ADDITION
 - ⑮ REMOVE EXIST'G SHED
 - ⑯ REMOVE EXIST'G STEP STONE
 - ⑰ RELOCATE EXISTING AHU
 - ⑱ RELOCATE EXISTING GENERATOR
 - ⑲ NEW CEILING
 - ⑳ REMOVE TREE

DEMOLITION LEGEND	
SYMBOL	TYPE OF WALL
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW INTERIOR FRAMED WALL
	NEW C.M.U. WALL
	NEW CONC. COLUMN

NOTE TO GC:
GC TO COORDINATE THE DEMO PLAN AS INDICATED W/ NEW FLOOR PLAN LAYOUT TO DETERMINE THE EXACT EXTENT OF THE DEMOLITION.

NOTE TO GC:
DUE TO THE UNKNOWN / CONCEALED CONDITIONS OF THE EXISTING STRUCTURE MODIFICATION TO SOME PARTS OF THE CONSTRUCTION DOCUMENT AND DETAILING WILL BE REQUIRED. THIS ADJUSTMENT WILL BE ACCOMPLISHED DURING THE COURSE OF CONSTRUCTION. GC TO COORDINATE WITH ARCHITECT

DEMOLITION NOTES:

1. DOTTED LINES DENOTES ITEMS BEING REMOVED. COOR. WITH NEW PLAN FOR EXTENT OF DEMO.
2. GENERAL CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING PRIOR TO ANY DEMOLITION, OF THE PORTION OF THE STRUCTURE.
3. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD AND COORDINATE THE DEMO. PLAN WITH THE NEW LAY OUT IN ORDER TO DETERMINE THE EXTENT OF DEMOLITION AND ADVISE THE ARCHITECT OF ANY DISCREPANCY PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
4. DO NOT SCALE DRAWINGS. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE.
5. GENERAL CONTRACTOR TO PERFORM ALL WORK ACCORDING TO ALL APPLICABLE CODES AND AS PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
6. GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL DISTURBED AREAS AS PER CODE TO MATCH EXISTING ADJACENT FINISHES.
7. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
8. REMOVED ELEC. FIX. SHALL BE CAPED OFF AND MADE SAFE. ALL WORK SHALL BE DONE AS PER LOCAL CODE.
9. FOR MODIFICATION TO A/C, SEE A/C PLAN BY OTHERS.
10. REMOVED PLUM. FIX. SHALL BE CAPED OFF AND MADE SAFE. ALL WORK SHALL BE DONE AS PER LOCAL CODE.
11. ALL AREAS HAVING PORTION OF WALLS, FLOORS, AND CEILINGS REMOVED SHALL BE PATCHED AND FINISHED TO MATCH EXIST. MATERIALS AND CONDITIONS. EXISTING SURFACES SHALL BE PREPARED TO RECEIVE NEW FINISHES AS INDICATED ON TYPICAL WALL SECTION, TYP. PARTITION DETAILS, ETC.
12. ALL ITEMS DETERMINED BY OWNER TO BE SALVAGEABLE SHALL BE REMOVED PRIOR TO START OF DEMOLITION. SEE OWNER FOR STORAGE.
13. REMOVAL OF ANY PORTION OF WALL, FLOOR, OR CEILING WHICH CONTAIN ELECTRICAL, HVAC OR PLUMBING SHALL HAVE SUCH ITEMS REROUTED OR REESTABLISHED AS PER ELECTRICAL, HVAC, OR PLUMBING PLANS PROVIDED. SEE CONSTRUCTION DOCUMENTS.
14. NEIGHBORING EXISTING STRUCTURES AROUND THE BUILDING UNDER DEMOLITION ARE TO BE SURVEYED FOR ANY EXISTING CRACKS IN THE STRUCTURAL ELEMENTS, AND NEIGHBORS ARE TO BE NOTIFIED.
15. GC, AND ALL TRADES INVOLVED IN THE PROJECT SHALL SURVEY THE EXIST. CONDITIONS PRIOR TO ANY WORK AND BE FAMILIAR WITH THE EXTENT OF WORK AND ALL NECESSARY STEPS IN ORDER TO COMPLETE THE PROJECT.

PRELIMINARY DESIGN

MINDI SCHIFRIN
231 NE 1ST AVE.
BANKERS ROW HISTORIC DISTRICT
DELRAY BEACH FLORIDA
33444

REVISIONS		BY
Δ	7/5/2016	A.G.
Δ	8/18/2016	A.G.
Δ	9/23/2016	A.G.
Δ	10/21/2016	A.G.
HPB COMMENTS		

Shane Ames - Architect



DRAWN
A.G.
CHECKED
DATE
6/6/2016
SCALE
1/4" = 1'-0"
JOB NO.
16-4566
SHEET

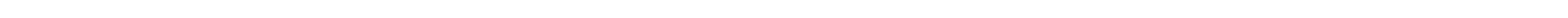
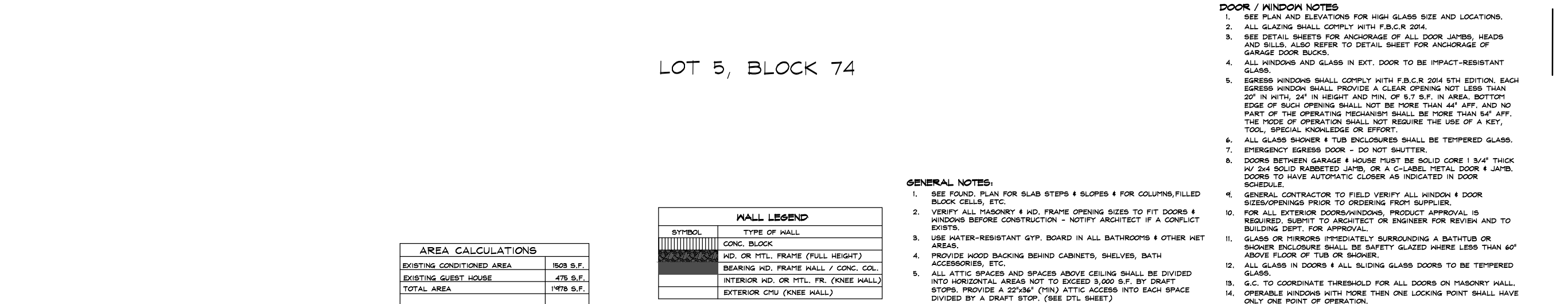
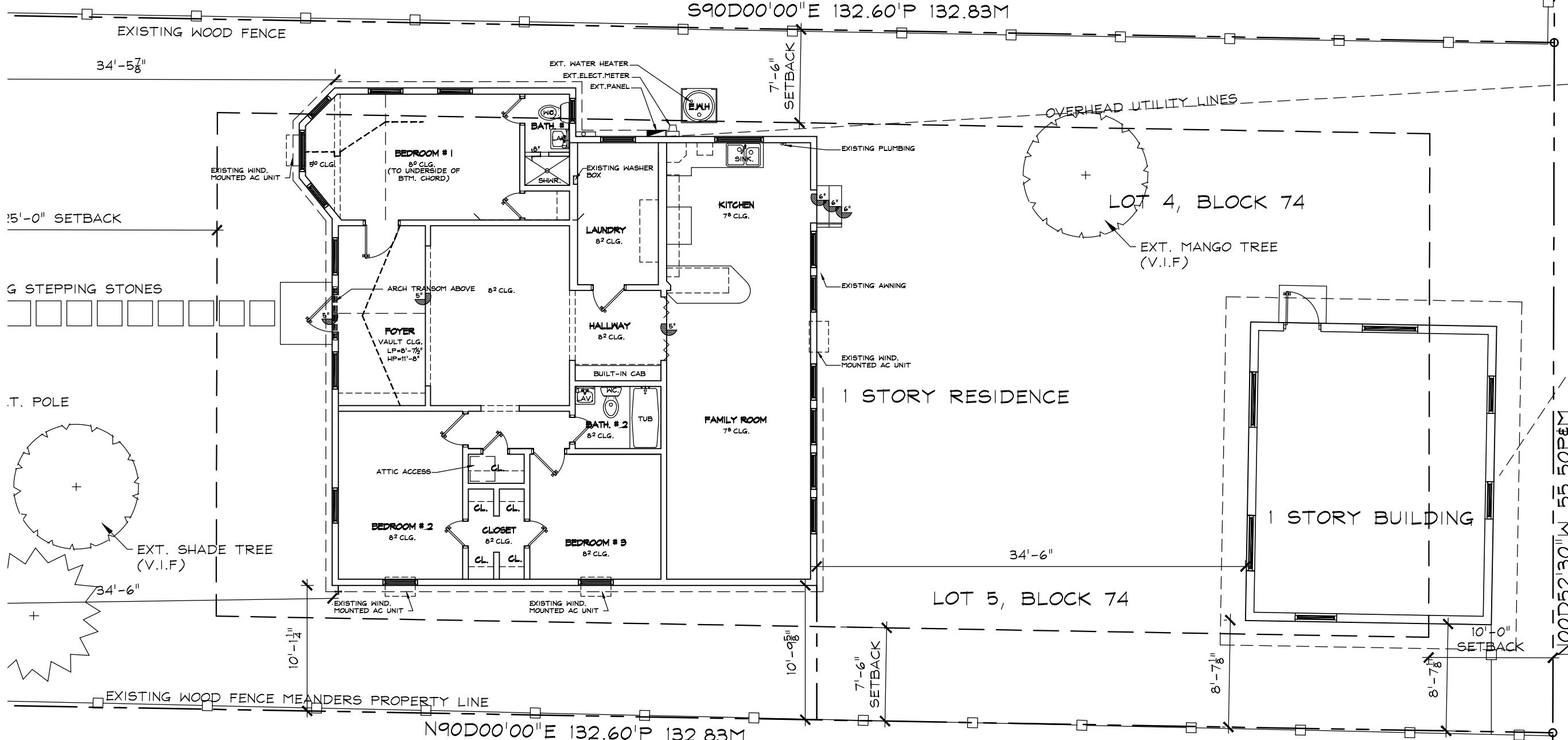
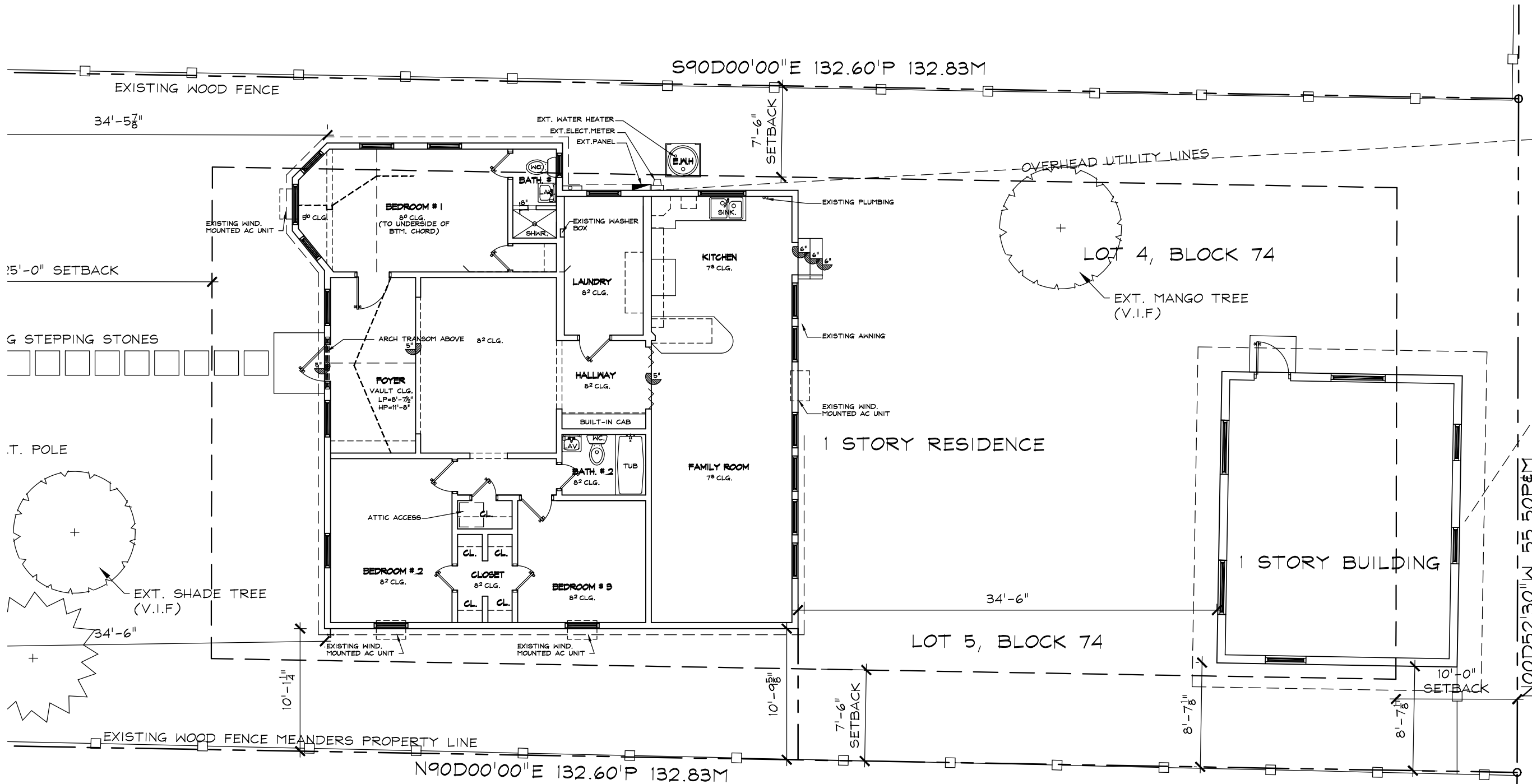
A03

OF XX SHEETS

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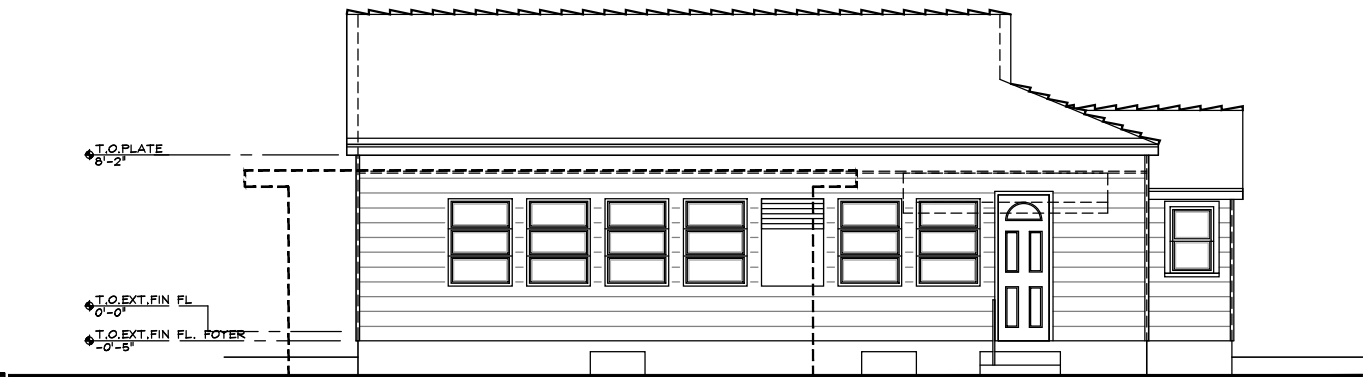
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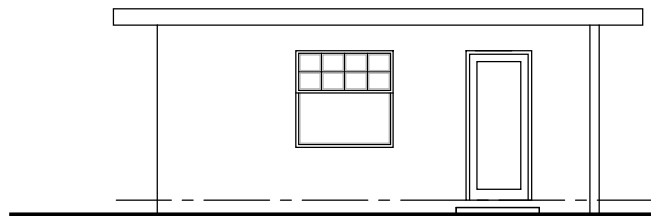




EXT FRONT ELEVATION (WEST)



EXT. REAR ELEVATION (EAST)



EXT. LEFT ELEVATION (NORTH)



EXT. RIGHT ELEVATION (SOUTH)

PRELIMINARY DESIGN

MINDI SCHIFRIN
231 NE 1ST AVE.
BANKERS ROW HISTORIC DISTRICT
DELRAY BEACH FLORIDA
33444

REVISIONS		BY
7/5/2016	BY CLIENT	A.G.
8/18/2016	BY CLIENT	A.G.
9/23/2016	BY CLIENT	A.G.
10/21/2016	HPB COMMENTS	A.G.

Shane Ames - Architect



Ames
INTERNATIONAL
ARCHITECTURE

DRAWN
A.G.
CHECKED

DATE
6/6/2016
SCALE
1/4" = 1'-0"
JOB NO.
16-4566
SHEET

A05

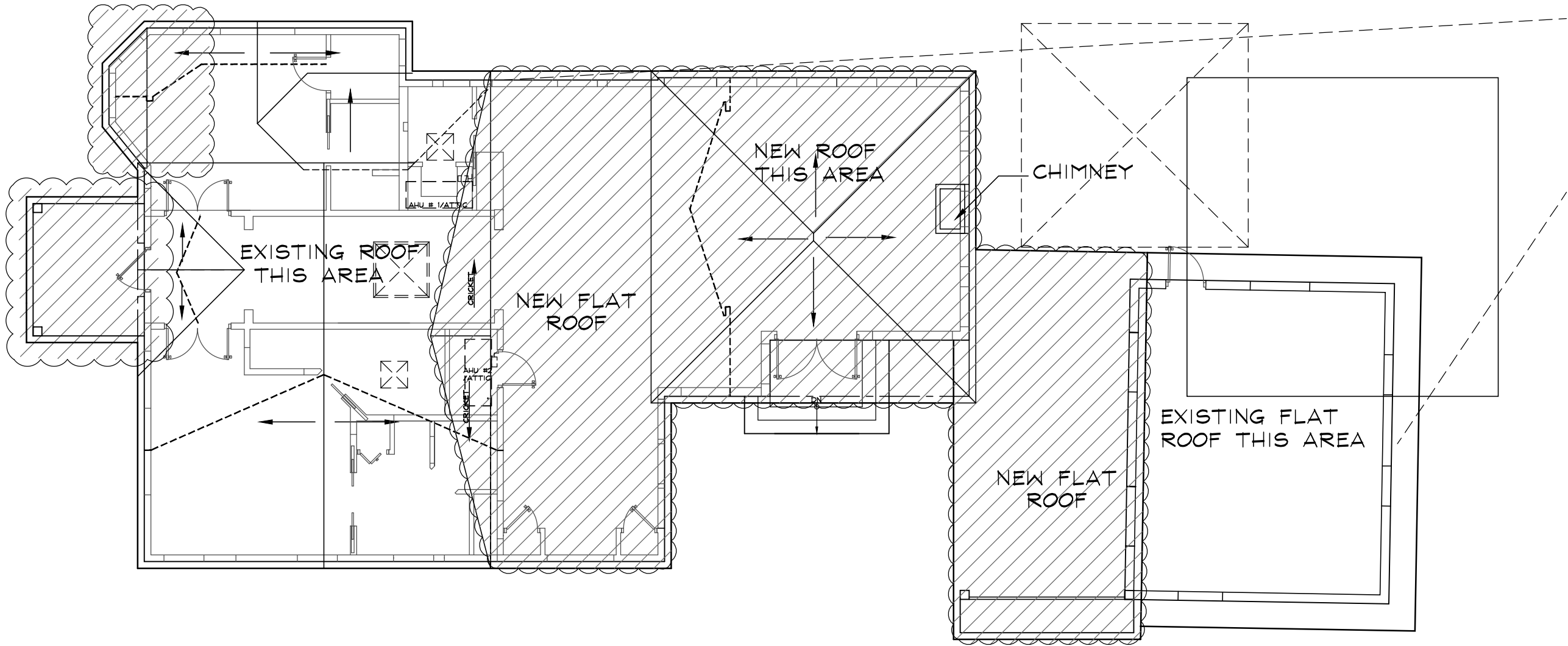
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BUILDING ELEVATIONS

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MINDI SCHIFRIN
231 NE 1ST AVE
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DELRAY BEACH FLORIDA
33444



TRUSS COMPANY
TO PROVIDE FOR A/C CHASES IN
FLOOR TRUSSES, ROOF TRUSSES AND
ALL GIRDER TRUSSES. COORDINATE
WITH GENERAL & A/C CONTRACTORS

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ROOF PLAN ARCHITECTURAL

PRELIMINARY DESIGN



Share Ames - Architect

REVISIONS	BY
7/5/2016 BY CLIENT	A.G.
8/18/2016 BY CLIENT	A.G.
9/23/2016 BY CLIENT	A.G.
10/21/2016 HPB COMMENTS	A.G.

DRAWN A.G.
CHECKED
DATE 6/6/2016
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