



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 219 SE 7th AVENUE
Project Location: 219 SE 7th AVENUE
Request: Waiver, Certificate of Appropriateness & Site Plan and Landscape Plan
Board: Historic Preservation Board
Meeting Date: May 3, 2017

Board Action:

Approved the Waiver, Certificate of Appropriateness & Site Plan and Landscape Plan, on a 7 to 0 vote, subject to conditions.

Project Description:

The subject property is located on the east side of SE 7th Avenue between SE 2nd Street and SE 3rd Street, adjacent to the Intracoastal Waterway. The property is classified as contributing to the Marina Historic District, both on the Local and National Register of Historic Places. The Florida Master Site File form explains that “this residence represents the architecture of the 1930s and illustrates the development history of the area.” It is believed that Samuel Ogren, Sr.; the Father of Delray Beach architecture, designed the original structures for Mr. and Mrs. Louis Voorheis who constructed the home in 1935. A previous property owner was Mr. Rod Laver, an accomplished local tennis player who founded Laver’s International Tennis Resort in Delray Beach.

At its meeting of April 1, 2015, the Board approved a COA request for the on-site relocation of the existing one and two-story, Monterey style home. The relocation reoriented the structure from its centrally located position within the lot and facing north, to the front of the property and facing west, adjacent to SE 7th Avenue. A non-contributing guest cottage was also approved for relocation from the rear to the center of the property. The COA included one and two-story additions to the rear of the historic structure consisting of approximately 5,140 square feet under air plus covered porches, a 3-car garage addition, a new swimming pool and cabana bath and associated site improvements with the overall redevelopment of the property.

The subject requests involve the following proposed improvements on the west side of the property adjacent to SE 7th Avenue:

- 14 six-foot high brick columns with stucco bases and concrete tops;
- Four decorative light fixtures on the face of four columns flanking the pedestrian & vehicular entrances;
- Approximately 80 feet of 5’2” high, black aluminum rail and lattice style fence;
- A 3’7” wide by 5’2” tall pedestrian gate; and,
- An 18’ wide by 7’4” tall double vehicular gate.

Staff supported the Waiver, Certificate of Appropriateness & Site Plan and Landscape Plan, subject to four (4) conditions of approval.

Board Comments:

The Board was supportive of staff’s recommendation to allow a 4’ fence height and felt that it is appropriate for the historic structure and meets the intent of the LDRs. At the meeting the applicant

requested the pedestrian gate to be 5'2" high for security purposes. The Board agreed and included this in the conditions of approval.

Public Comments:

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

Associated Actions: All required actions were taken.

Next Action: HPB action is final.

HISTORIC PRESERVATION BOARD

CITY OF DELRAY BEACH

STAFF REPORT

MEETING DATE: May 3, 2017

ITEM: 219 SE 7th Avenue, Marina Historic District-Certificate of Appropriateness, (2017-125) Class II Site Plan Modification and Waivers for a new fence and column system.

RECOMMENDATION: Approve the COA and Class II Site Plan Modification with Conditions

GENERAL DATA:

Owner:..... Jim and Lisa Hellmuth

Agent:..... Dave Bodker

Location:..... 219 SE 7th Avenue

Property Size:..... .74 Acres

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

Adjacent Zoning:.....

North: R-1-AA

South: R-1-AA

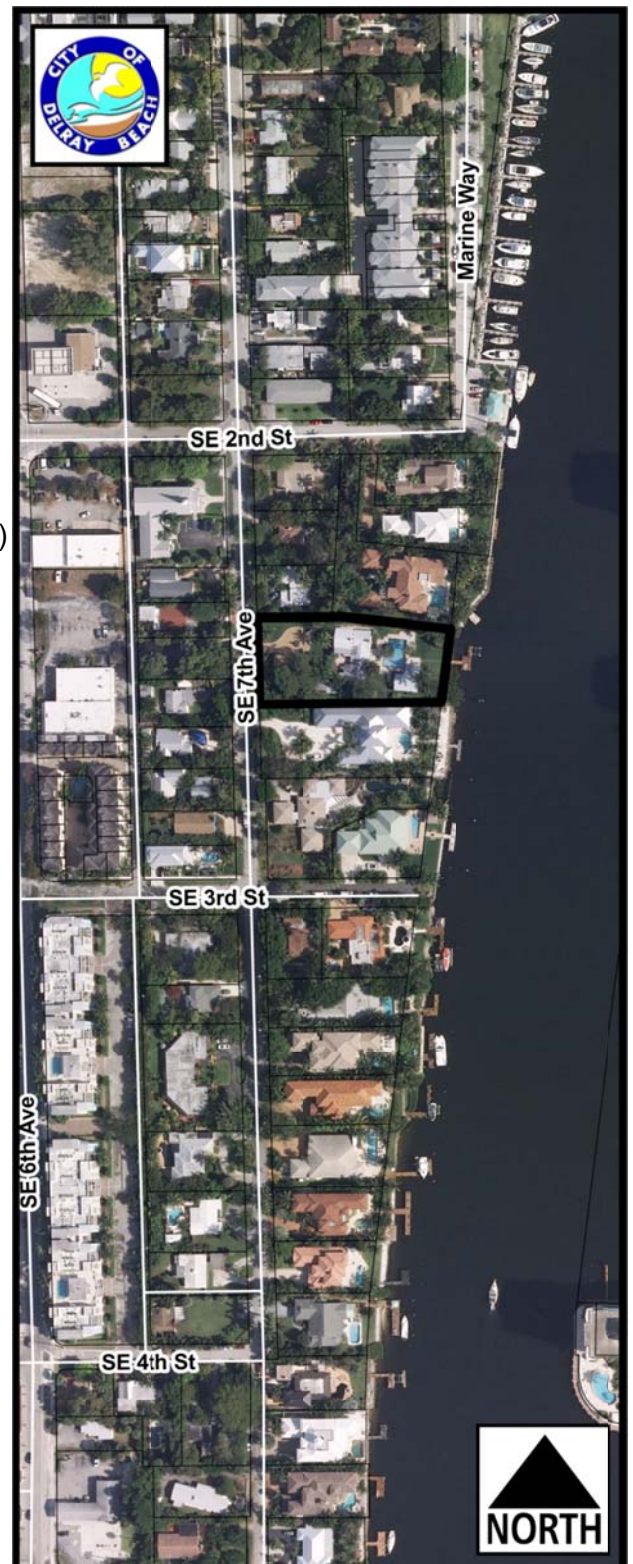
East: R-1-AA

West: R-1-AA

Existing Future Land Use Designation:..... LD – Low Density Residential – 0-5 DU/Acre

Water Service:..... On site

Sewer Service:..... On site



BEFORE THE BOARD

The item before the Board is the consideration of Certificate of Appropriateness (COA) 2017-125 associated with a Class II Site Plan Modification and Waiver requests for a new fence, gates and columns for property located at 219 SE 7th Avenue, **Marina Historic District**, pursuant to Land Development Regulations (LDR) Section 2.4.6(H) and 2.4.7(B).

BACKGROUND/PROJECT DESCRIPTION

The subject property is located on the east side of SE 7th Avenue between SE 2nd Street and SE 3rd Street, adjacent to the Intracoastal Waterway. The property is classified as contributing to the Marina Historic District, both on the Local and National Register of Historic Places. The Florida Master Site File form explains that “this residence represents the architecture of the 1930s and illustrates the development history of the area.” A previous property owner was Mr. Rod Laver, a local tennis player who founded Laver’s International Tennis Resort in Delray Beach.

It is believed that Samuel Ogren, Sr.; the Father of Delray Beach architecture, designed the original structures for Mr. and Mrs. Louis Voorheis in 1935. Research of the City files indicates that the original two-story structure was completed in 1935, and remodeled in 1944; additions were constructed in 1949, 1951, 1953, and 1967. A swimming pool was installed in 1981, and a utility building was built in 1984. The Sanborn Insurance Maps, which help to provide insight into the developmental evolution of a property, do include this property.

At its meeting of April 1, 2015, the Board approved a COA request for the on-site relocation of the circa 1935 two-story, Monterey style building, including the one-story 1936 addition, and one-story 1949 addition. The relocation reoriented the structure from its centrally located position within the lot and facing north, to the front of the property and facing west, adjacent to SE 7th Avenue. The guest cottage (non-contributing) was also approved for relocation from the rear to the center of the property. The COA included one and two-story additions to the rear of the historic structure consisting of approximately 5,140 square feet under air plus covered porches, a 3-car garage addition, a new swimming pool and cabana bath and associated site improvements with the overall redevelopment of the property.

The applicant is proposing the following improvements on the west side of the property adjacent to SE 7th Avenue:

- 14 six-foot high brick columns with stucco bases and concrete tops;
- Decorative light fixtures on the face of four columns which flank the pedestrian and vehicular entrances;
- Approximately 80 feet of 5’2” high, black aluminum rail and lattice style fence;
- A 3’7” wide by 5’2” tall pedestrian gate; and,
- An 18’ wide by 7’4” tall double vehicular gate.

ANALYSIS

Pursuant to LDR Section 2.4.6(H)(5), Prior to approval, a finding must be made that any Certificate of Appropriateness 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, and the Secretary of the Interior’s Standards for Rehabilitation.

The subject request has been reviewed accordingly.

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. Relief from Subsections (1) through (9) below may be granted by seeking a waiver approvable by the Historic Preservation Board, unless otherwise stated.

The applicable Development Standards are specified below and analyzed accordingly.

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 design and details of the original structure have been considered for the change to the fence and column structures, as indicated further in this report.

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.

The owner of the property preserved four pallets of the original brick from the historic house and two gateposts prior to start of the recent construction with the intent to utilize the bricks in the reconstruction of new gateposts/columns. This is exactly the type of reconstruction the historic district needs to maintain its integrity. Additionally, the owner proposes to construct additional columns (14 in total) as well as a 5' 2" high aluminum picket fence. The original fence was approved in 2005 as a 4' high, black aluminum rail fence. Per LDR Section 4.5.1(E)(3), the maximum height of a fence in the front setback is 4 feet. Construction of a new fence that doesn't meet the requirements of the code does not preserve the historic character of the property; therefore, it is recommended that the aluminum fence be no taller than 4'.

A review of the applicable code sections has been completed and the proposal can be found to be compliant with the purposes of Objective A-4 of the Land Use Element of the Comprehensive Plan and with the provisions of Land Development Regulation Section 2.4.6(H)(5), 4.5.1 as well as the Secretary of the Interior's Standards for Rehabilitation.

WAIVER REVIEW AND ANALYSIS

Pursuant to LDR Section 2.4.7(B)(5), Procedures for Obtaining Relief From Compliance With Portions of the Land Development Regulations, Waivers, prior to granting a waiver, the approving body shall make a finding that the granting of the waiver:

- (a) Shall not adversely affect the neighboring area;**
- (b) Shall not significantly diminish the provision of public facilities;**
- (c) Shall not create an unsafe situation; and,**

- (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.**

Pursuant to LDR Section 4.5.1 (E)(3)(a)(1), Fences and Walls, Fences and walls over four feet (4') shall not be allowed in front or side street setbacks.

In consideration of the criteria, the provision of a new fence, vehicular gate and columns greater than four feet in height within the front yard setback is not permitted within the subject historic district. The applicant is proposing the following on the west side of the property adjacent to SE 7th Avenue:

- Fourteen six-foot high brick columns with stucco bases and concrete tops;
- Decorative light fixtures on the face of four columns which flank the pedestrian and vehicular entrances;
- Approximately 80 feet of 5'2" high, black aluminum rail and lattice style fence;
- A 3'7" wide by 5'2" tall pedestrian gate; and,
- An 18' wide by 7'4" tall double vehicular gate.

Previously a 4' high, black aluminum rail fence, two existing 6' high brick gateposts and 6' high drive gate existed along the west side of the subject property. The 2 brick gateposts that originally flanked the driveway had decorative light fixtures on top and a hedge was planted on the interior side of the 4' tall aluminum rail fence. The 4' aluminum rail fence was installed in 2005 and the gateposts appear to have been constructed at the time the house was constructed in 1935. The applicant has noted that "Prior to the start of construction, the owner preserved four pallets of the original brick from the historic house and gateposts that were located on site to be used in the construction of the new columns".

The applicant has stated that the taller fence and column system would be more appropriate to the site given the increased 9.0' finished floor elevation of the relocated residence.

Historically, the original gateposts and vehicular gate exceeded the maximum 4' height limitation although the fence did not as it was later installed in 2005. It is staff's recommendation that in order to not adversely affect the neighboring area and to maintain the integrity of the historic district, the additional twelve 6' tall columns and vehicular gate be permitted to exceed the maximum height limitation while the proposed 5'2" high aluminum rail and lattice fence be reduced to 4' in height.

It is noted that the request does not diminish the provision of public facilities nor does it create an unsafe situation. However, approval of the increased fence height would result in the granting of a special privilege in that the same waiver would not be granted under similar circumstances on other property for another applicant or owner. It is noted that the applicant has provided documentation of other properties within the Marina Historic District which have fences or walls taller than the 4' maximum limitation; however, such improvements cannot be substantiated nor documented that they were approved under the existence of the current Land Development Regulation requirements.

LANDSCAPE ANALYSIS

Pursuant to LDR Section 2.4.5(H)(5), at the time of action on a landscape plan, the approving body shall make finding with respect to the proposed plan's relationship to the Objectives of landscaping regulations Section 4.6.16 and site and landscape design standards pursuant to Section 4.6.16. An overall determination of consistency with respect to the above items is required in order for a landscaping plan to be approved.

The proposed landscaping improvements have been reviewed and determined that they are in compliance with LDR Section 4.6.16 – Landscape Regulations. There is one item that needs to be addressed with the resubmittal of plans for certification relating to the requirement for a tabular data requirement for single family residences. This item is attached as a condition of approval.

The proposed aluminum rail fence is to be planted with a Confederate Jasmine vine. Should the Board decide to approve staff's recommendation of reducing the height of the fence from 5'2" to 4' then the applicant may wish to plan a hedge on the interior side of the fence. The height of the hedge can exceed the 4' requirement for the fence. As compliance with the requirements has been made, positive findings can be made to approve the proposed Landscape Plan.

ALTERNATIVE ACTIONS

- A. Continue with direction
- B. Move approval of the Certificate of Appropriateness, Class II Site Plan Modification, Landscape Plan and Waiver Request (2017-125) for **219 SE 7th Avenue, Marina Historic District 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 Sections 2.4.5(F)-(Modifications to Site and Development Plans), 2.4.5(H)(5)-(Landscape Plan Findings), 2.4.6(H)(5)-(COA Findings) and 2.4.7(B)(5)-(Waiver Findings).
- C. Move denial of the Certificate of Appropriateness, Class II Site Plan Modification, Landscape Plan and Waiver Request (2017-125) for **219 SE 7th Avenue, Marina Historic District Historic District**, based upon a failure to make positive findings with respect to Land Development Regulations Sections 2.4.5(F)-(Modifications to Site and Development Plans), 2.4.5(H)(5)-(Landscape Plan Findings), 2.4.6(H)(5)-(COA Findings) and 2.4.7(B)(5)-(Waiver Findings).

RECOMMENDATION

By separate motions:

Waiver

Approve the waiver request to **LDR Section 4.5.1 (E)(3)(a)(1)**, to allow the 6' columns and 7'4" vehicular gates to exceed the maximum 4' height limitation, based upon positive findings with respect to LDR Section 2.4.7(B)(5).

COA and Site Plan

Approve the Certificate of Appropriateness and Class II Site Plan Modification (2017-125) for **219 SE 7th Avenue, Marina Historic District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Sections 2.4.5(F) and 2.4.6(H)(5), subject to the following condition:

1. That the proposed aluminum picket fence and pedestrian gate do not exceed 4' in height and the notations on the plans be revised accordingly prior to certification of the Site Plan.

Landscape Plan

Approve the Landscape Plan associated with COA 2017-125 for **219 SE 7th Avenue, Marina Historic District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Section 2.4.5(H)(5) and 4.6.16, subject to the following condition:

1. That the single family landscape calculations residences be provided on the Landscape Plan sheet or as a separate exhibit prior to certification of the Site Plan..

Attachments:

Site Plan

Landscape Plan

Survey

Prepared by: Michelle Hoyland, Historic Preservation Planner

NOTES:

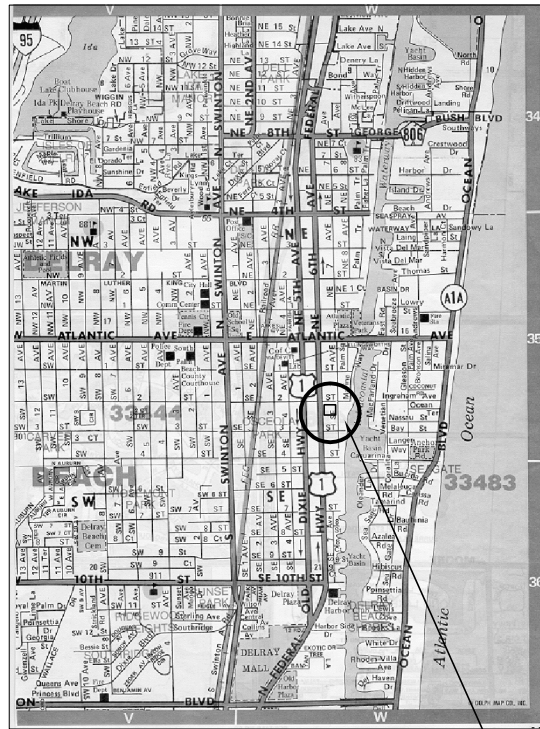
- DO NOT SCALE DRAWINGS!
- FIELD VERIFY ALL DIMENSIONS!
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
- ALL AREA CALCULATIONS ARE APPROX.
- CONTRACTOR TO PROVIDE CONDUIT TO ENTIRE PILASTER FOR FUTURE LIGHTS - VERIFY W/ OWNER.

DESCRIPTION:

LOT D, LESS THE SOUTH 10 FEET THEREOF, THE MOORINGS DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGE 21 OF THE PUBLIC RECORDS OF PALM BEACH.

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 INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLABS, 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.
- SUBSURFACE SOIL CONDITION INFORMATION WAS PREPARED BY NITTING ENGINEERING DATED MAY 30, 2014 - THE ENTIRE HOUSE TO BE DESIGNED WITH STEEL WALL CONSTRUCTION. (SEE STRUCTURAL DRAWINGS) THE CONTRACTOR SHOULD OBTAIN A COPY OF THE REPORT FROM ENGINEERS AND REPORT ANY DIFFERING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.



VICINITY MAP



Architect, Planner and Designer
AA-26002044

205 George Bush Blvd.
DeLay Beach, Florida 33444
TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR BUILDING

BIDS

PERMIT

CONSTRUCTION

PROJECT TITLE

HELLMUTH
SINGLE
FAMILY
RESIDENCE

219 SE 7TH AVENUE
DELRAY BEACH, FL

CLIENT APPROVAL

REVISIONS

- REVISED 01/14/16 AS PER P&Z COMMENTS
1. REMOVED WALKWAY TO STREET.
2. ADDED SIDEWALK AND IN LIEU OF STATEMENT - FENDING ENGINEERING DIRECTION.
- REVISED 03/16:
1. ADDED EXTRA RISER ON NORTH EAST SITE STAIR - POOL DECK.
- REVISED 02/16:
1. RELOCATED GENERATOR AND A/C UNITS FURTHER TO THE EAST.
- REVISED 03/17: AS PER OWNER COMMENTS
1. INCREASED SIZE OF CABANA 4'-0".
- REVISED 4/17: AS PER HPS COMMENTS
1. ADJUSTED 4' X 4' PLANTERS IN POOL DECK.
2. REVISED FRONT GATE 1 COLUMN.
3. ADDED DRIVEWAYS OF ADJACENT PROPERTIES.

THIS DRAWING IS NOT FOR CONSTRUCTION, IT HAS BEEN ISSUED FOR GOVERNMENTAL REVIEW AND/OR PRELIMINARY PRICING ONLY.

FILE NUMBER

414A101

DRAWING TITLE

PROPOSED
SITE PLAN

DATE

08.22.14

DRAWN BY

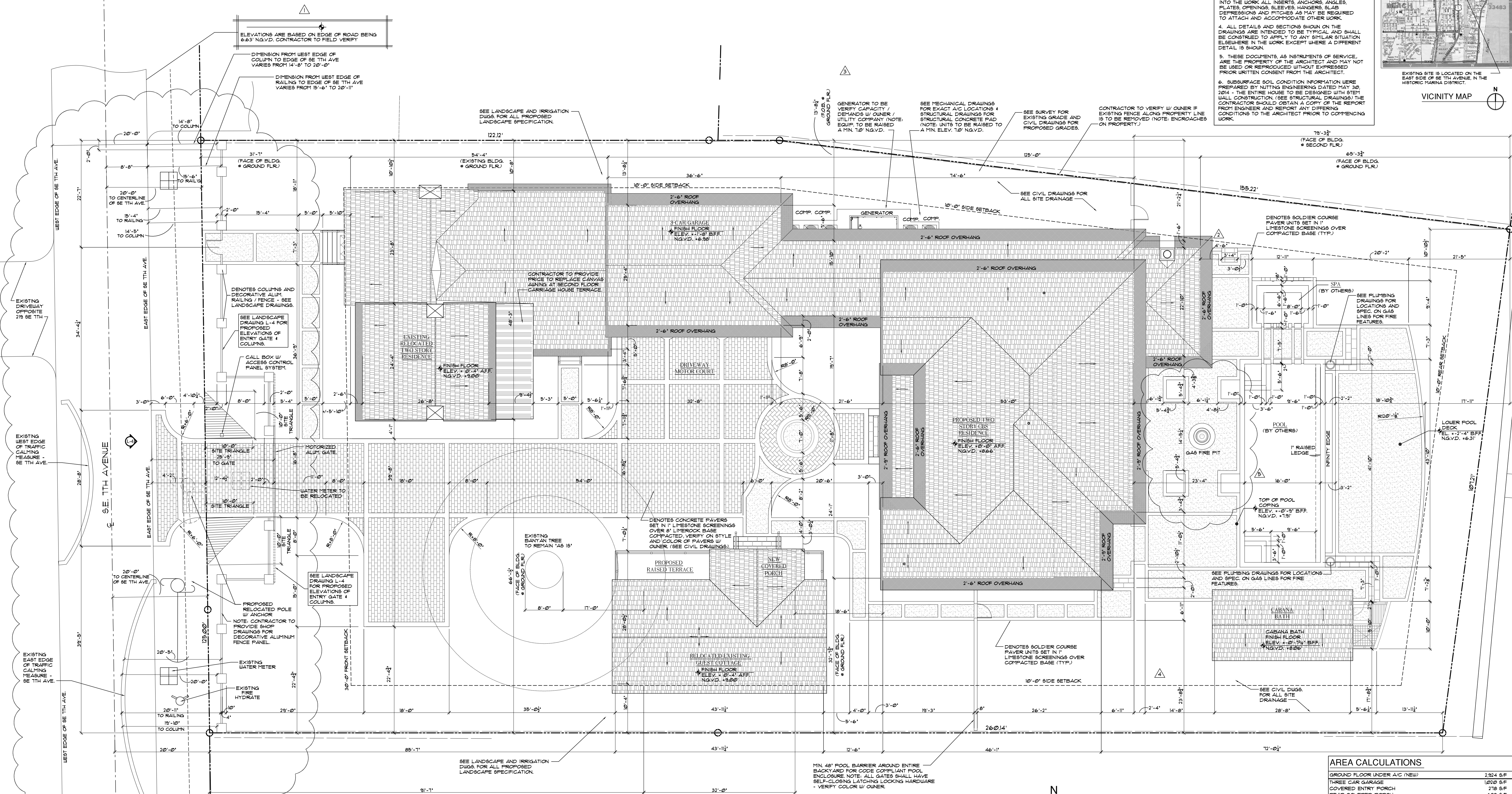
GE/JC

JOB NUMBER

20140414

DRAWING NUMBER

A1.01



PROPOSED SITE PLAN

1
A1.01

SCALE 3/32"=1'-0"

LEGEND:

- METAL ROOF
- CONCRETE TILE ROOF
- CANVAS AWNING
- CONCRETE PAVES - DRIVEWAY, WALKWAY, POOL DECK - VERIFY W/ OWNER.
- CONCRETE/ BRICK/ PAVES - DRIVEWAY - VERIFY W/ OWNER.

SET BACKS:

	REQUIRED	PROPOSED MAIN HOUSE	GUEST COTTAGE
FRONT	30'-0"	68'-6"	85'-8"
SIDE INTERIOR	10'-0"	29'-6" / 10'-8"	10'-8"
SIDE STREET	5'-0"	NA	NA
REAR	10'-0"	45'-0"	131'-11"

ALL OBTAINABLE HT. (ABOVE CROWN OF ROAD)

39'-0" (MEAN ROOF HT)

30'-11 1/4"

ZONING R-1-AA "HISTORIC MARINA DISTRICT"

SITE CALCULATIONS

TOTAL SITE AREA	32206 S/F
TOTAL PROPOSED BLDG FOOTPRINT	5274 S/F
TOTAL EXISTING HISTORIC HOUSE BLDG FOOTPRINT	2241 S/F
EXISTING GUEST COTTAGE	128 S/F
CABANA BATHROOM + SAUNA	166 S/F
(DRIVEWAY, WALKWAY, PAVES + POOL DECK, PAVES ETC.)	8471 S/F
TOTAL IMPERVIOUS AREA (PAVES, POOL ETC.)	17419 S/F / 32206 + 54.1%
TOTAL PERVIOUS AREA (LANDSCAPING)	14781 S/F / 32206 + 45.9%
TOTAL LOT COVERAGE + 90% SOFT / 32206 SOFT + 27.9% (INCLUDES COVERED PORCHES, GARAGE, GUEST COTTAGE + CABANA BATH)	14781 S/F / 32206 + 45.9%

AREA CALCULATIONS

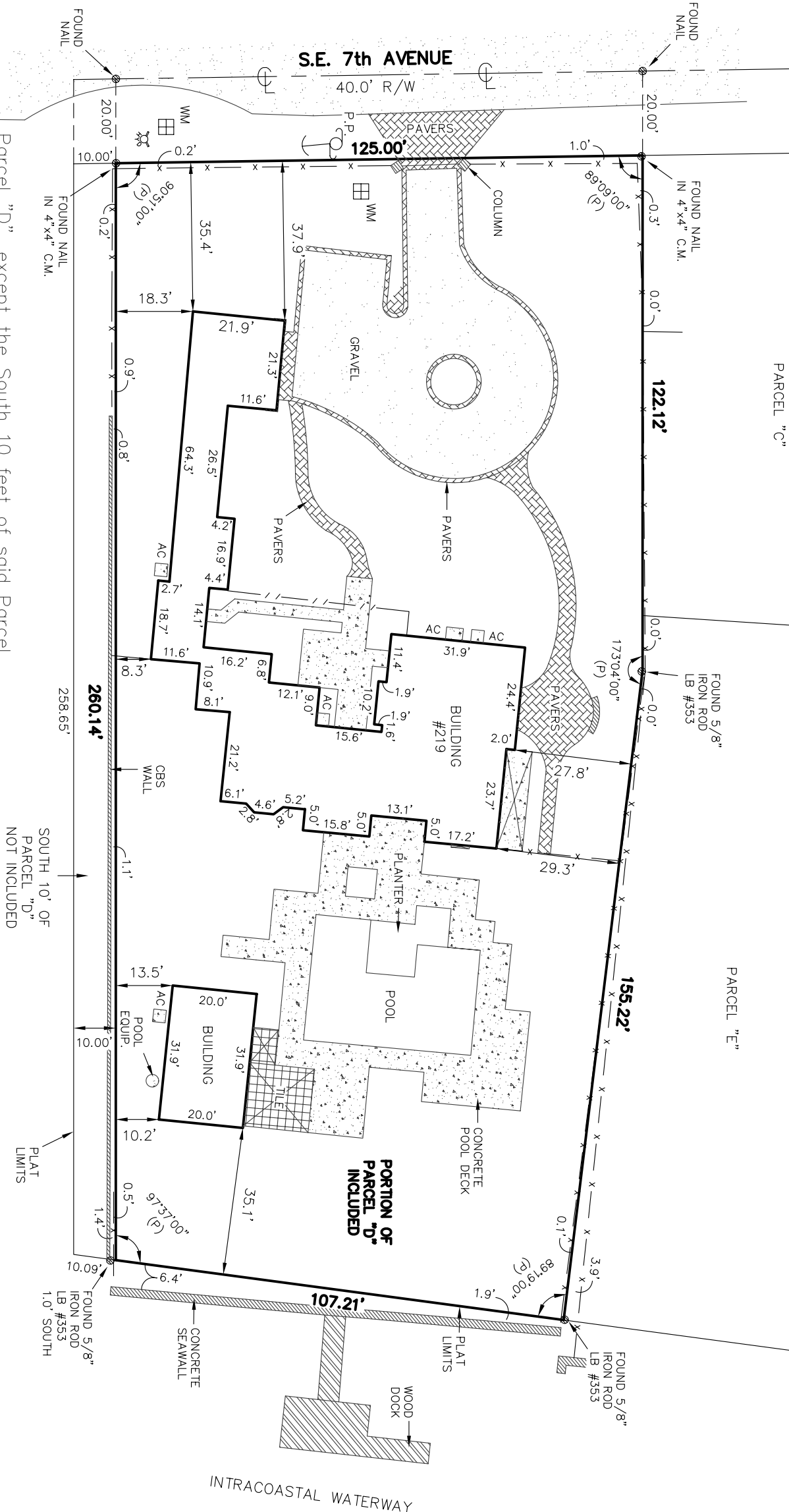
GROUND FLOOR UNDER A/C (NEW)	2924 S/F
THREE CAR GARAGE	1020 S/F
COVERED ENTRY PORCH	218 S/F
REAR COVERED PORCH	699 S/F
REAR COVERED OUTDOOR KITCHEN	320 S/F
TOTAL PROPOSED GROUND FLOOR AREA UNDER ROOF	5241 S/F
SECOND FLOOR UNDER A/C (NEW)	2279 S/F
COVERED REAR PORCH	699 S/F
TOTAL PROPOSED SECOND FLOOR AREA UNDER ROOF	2928 S/F
GROUND FLOOR UNDER A/C (EXISTING HISTORIC HOUSE)	1891 S/F
COVERED ENTRY PORCH	189 S/F
COVERED MOTOR COURT PORCH	144 S/F
TOTAL EXISTING GROUND FLOOR AREA UNDER ROOF	2224 S/F
SECOND FLOOR UNDER A/C (EXISTING HISTORIC HOUSE)	522 S/F
COVERED FRONT PORCH	93 S/F
COVERED REAR PORCH	225 S/F
TOTAL EXISTING SECOND FLOOR AREA UNDER ROOF	840 S/F
EXISTING GUEST COTTAGE UNDER A/C	639 S/F
EXISTING GUEST COTTAGE COVERED ENTRY PORCH	160 S/F
GUEST COTTAGE TERRACE	206 S/F
GUEST COTTAGE COVERED PORCH	218 S/F
TOTAL EXISTING GROUND FLOOR AREA UNDER ROOF	1071 S/F
CABANA BATH	88 S/F
CABANA SAUNA	78 S/F
TOTAL FLOOR AREA UNDER A/C	8205 S/F
TOTAL AREA AREA UNDER ROOF	8496 S/F

BOUNDARY SURVEY

SURVEY NOTES
PAVER DRIVE CROSSING PROPERTY
BOUNDARY ON WESTERLY SIDE OF LOT
THERE ARE FENCES & CBS WALLS
NEAR THE BOUNDARY OF THE PROPERTY



1"=30'



Parcel "D", except the South 10 feet of said Parcel, "THE MOORINGS", according to the Plat thereof, as recorded in Plat Book 20, Page 27, of the Public Records of PALM BEACH County, Florida.

Community Number: 125102 Panel: 1251020004 Suffix: D
Flood Zone: X/AE Field Work: 10/8/2013

PROPERTY ADDRESS:
219 SE 7TH AVENUE
DELRAY BEACH, FL 33483

CERTIFIED TO:
JAMES R. HELLMUTH AND USA N. HELLMUTH; MATHEWS & PIAZZA, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; 1ST MARINER BANK, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR.

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS ARE LOCATED.

PAGE 1 OF 1

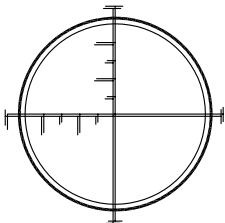
LEGEND:

A/C	BEARING REFERENCE	D/E	DRAINAGE EASEMENT	XX,XX	EXISTING ELEVATION	F.P.K	FOUND PARKER-KALON NAIL	F.N	FOUND NAIL	P.G	PAGE	P.C.C	POINT OF COMPOUND CURVATURE	W.M	WATER METER
B.R.	BENCH MARK	D/W	CENTRAL ANGLE/DELTA	(M)	FIELD MEASURED	L.M.E	LANDSCAPE MAINTENANCE EASEMENT	N&D	NAIL & DISC	P.C.P	PERMANENT CONTROL POINT	P.C	POINT OF CURVATURE	R/W	RIGHT OF WAY
Q	CENTERLINE	C.M	CONCRETE MONUMENT	F.F.	FINISHED FLOOR	F.C.M	FOUND CONCRETE MONUMENT	N&R	NON RADIAL	P.R.M	PERMANENT REFERENCE MONUMENT	P.R.C	POINT OF REVERSE CURVE	R.P	RADIUS POINT
(C)	CALCULATED	D.B	DEED BOOK	F.I.P	FOUND IRON PIPE	F.I.R	FOUND IRON ROD	N.T.S	NOT TO SCALE	(P)	PLAT	P.T	POINT OF TANGENCY	S.I.R	SET IRON ROD & CAP
CATV	CABLE RISER	D	DESCRIPTION OR DEED	FD	FOUND	L	LENGTH	O.R	OFFICIAL RECORDS	P.B	PLAY BOOK	P.P	POWER POLE	TEL	TELEPHONE FACILITIES
C.B	CATCH BASIN	ESMT	EASEMENT	PD	WELL	L.A.E	LIMITED ACCESS EASEMENT	O.H.L	OVERHEAD LINES	P.O.B	POINT OF BEGINNING	R.O.E	ROOF OVERHANG EASEMENT	T.B.M	TEMPORARY BENCH MARK
D.H.	DRILL HOLE	E.O.W	EDGE OF WATER	W.C.	WITNESS CORNER	M.H	MANHOLE	O.R.B	OFFICIAL RECORDS BOOK	P.O.C	POINT OF COMMENCEMENT	X-X	METAL FENCE	T.O.B	TOP OF BANK
"R"	RADIAL	CH	CHORD	A.E	ANCHOR EASEMENT	M.H	MANHOLE	O.R.B	OFFICIAL RECORDS BOOK	4-11	WOOD FENCE	X-X	METAL FENCE	U.E	UTILITY EASEMENT

SURVEYORS CERTIFICATE :
THEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

CLYDE O. McNEAL, PROFESSIONAL SURVEYOR AND MAPPER #2883



SERVING ALL FLORIDA COUNTIES

TARGET
SURVEYING, LLC

PHONE: (561) 640-4800 FACSIMILE : (561) 640-0576
STATEWIDE NUMBERS PHONE (800) 226-4807 FACSIMILE (800) 741-0576

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
L.B. 7893



project:
hellmuth
residence
219 se 7th ave.
delray beach
florida

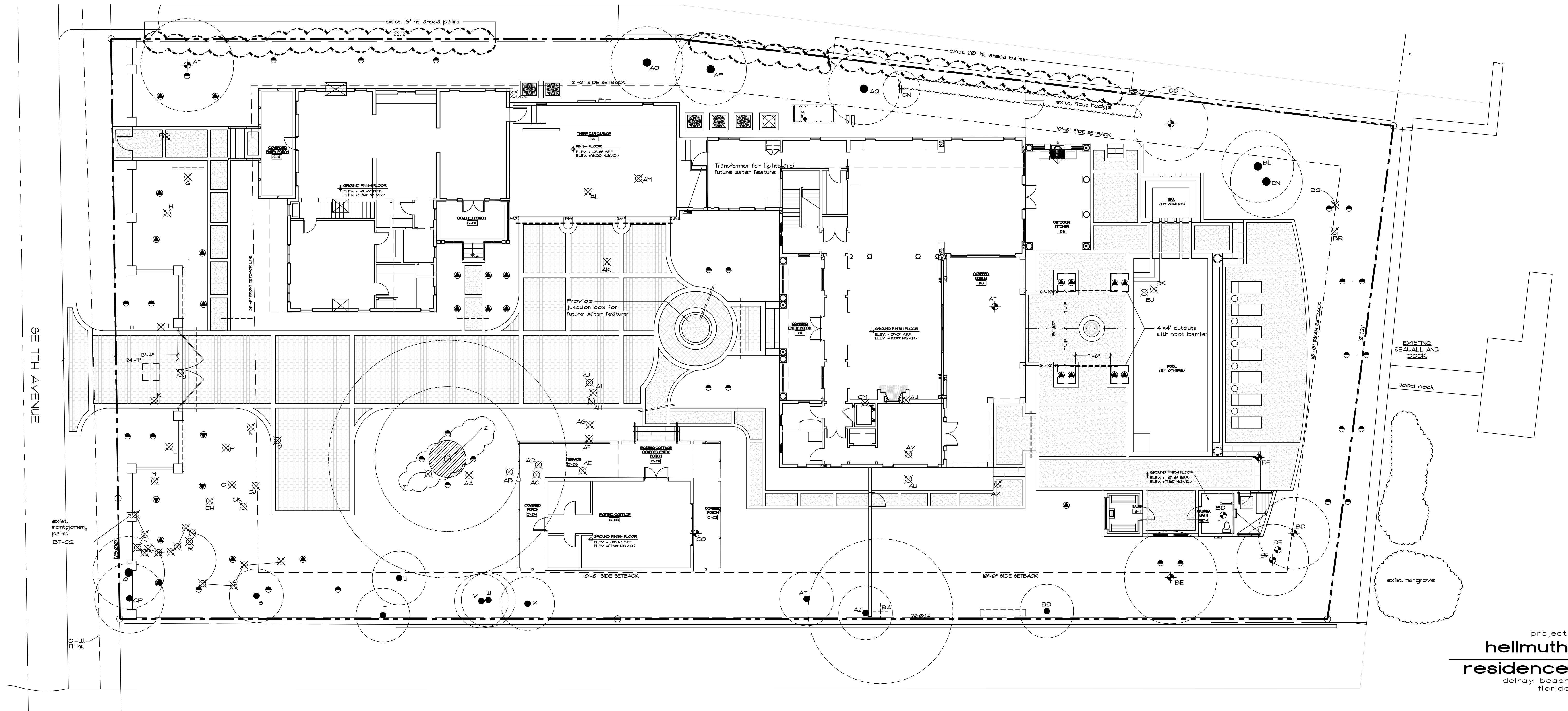
dave bodker
landscape architecture/planning inc.
601 n. congress ave., suite 105-a
delray beach, florida 33445
561-276-6311
#LA0000999

sheet title:
elevation

project number:
10113
date:
11-13-15
scale:
n.t.s.
drawn by:
joe

revisions:
2-14-17
3-9-17
△
△
△
△

sheet:
L-4
4 of 5 sheets



EXISTING TREE LIST

SYM	SPECIES	DESCRIPTION	STATUS
F	Coconut Palm	22' ht.	remove
G	Coconut Palm	22' ht.	remove
H	Coconut Palm	22' ht.	remove
I	Coconut Palm	22' ht.	remove
J	Coconut Palm	22' ht.	remove
K	Coconut Palm	22' ht.	remove
L	Coconut Palm	22' ht.	remove
M	Coconut Palm	22' ht.	remove
N	Yellow Tabebuia	10' x 8', 12" cal.	remove
O	Montgomery Palm	12' ht.	remove
P	Montgomery Palm	12' ht.	remove
Q	Royal Palm	35' ht.	remain
R	Sabal Palm	30' ht.	remove
S	Medjool Palm	20' ht.	remain
T	Sabal Palm	25' ht.	remain
U	Sabal Palm	25' ht., leaning	remain
V	UNKNOWN	30' ht.	remain
W	UNKNOWN	50' ht.	remain
X	Areca Palm	20' ht.	remain
Y	Washingtonia Palm	20' ht.	remove
Z	Laurel Fig	40' x 60', 8" cal.	remove

Note: Tree "Z" has been rated at 40% quality by the certified arborist. See detailed report.

SYM	SPECIES	DESCRIPTION	STATUS
AA	Royal Palm	25' ht.	remove
AB	Royal Palm	20' ht.	remove
AC	Royal Palm	35' ht.	remove
AD	Royal Palm	20' ht.	remove
AE	Royal Palm	25' ht.	remove
AF	Royal Palm	35' ht.	remove
AG	Royal Palm	25' ht.	remove
AH	Royal Palm	35' ht.	remove
AI	Royal Palm	25' ht.	remove
AJ	Royal Palm	25' ht.	remove
AK	Coconut Palm	25' ht.	remove
AL	Glossy Privet Tree	12' x 10', multi	remove
AM	Unidentified Tree	14' x 8', multi	remove
AN	dead palm	15' ht.	remove
AO	Royal Palm	22' ht.	remain
AP	Royal Palm	20' ht.	remain
AQ	Royal Palm	30' ht.	remain
AT	Sylvester Palm	15' ht.	relocate
AU	Sabal Palm	30' ht.	remove
AV	Washingtonia Palm	40' ht.	remove
AW	Washingtonia Palm	35' ht.	remove
AX	Queen Palm	15' ht.	remove
AY	Washingtonia Palm	35' ht.	remain
AZ	Washingtonia Palm	35' ht.	remain
BA	Laurel Fig	30' x 15', multi	remain
BB	Washingtonia Palm	20' ht., double trk.	remain
BD	Royal Palm	30' ht.	relocate
BE	Reclined Palm	30' ht.	relocate
BF	Royal Palm	30' ht.	relocate

SYM	SPECIES	DESCRIPTION	STATUS
BJ	Washingtonia Palm	25' ht.	remove
BK	Washingtonia Palm	22' ht.	remove
BL	Royal Palm	20' ht.	remain
BN	Royal Palm	25' ht.	remain
BQ	Washingtonia Palm	18' ht.	remove
BR	Washingtonia Palm	16' ht.	remove
BT	Montgomery Palm	14' ht.	remove
BU	Montgomery Palm	14' ht.	remove
BV	Montgomery Palm	14' ht.	remove
BW	Montgomery Palm	14' ht.	remove
BX	Montgomery Palm	14' ht.	remove
BY	Montgomery Palm	14' ht.	remove
BZ	Montgomery Palm	14' ht.	remove
CA	Montgomery Palm	14' ht.	remove
CB	Montgomery Palm	14' ht.	remove
CC	Montgomery Palm	14' ht.	remove
CD	Montgomery Palm	14' ht.	remove
CE	Montgomery Palm	14' ht.	remove
CF	Montgomery Palm	14' ht.	remove
CG	Montgomery Palm	14' ht.	remove
CH	Banana Palm Tree	12' ht.	remove
CI	Banana Palm Tree	12' ht.	remove
CJ	Banana Palm Tree	12' ht.	remove
CK	Banana Palm Tree	12' ht.	remove
CL	Unknown Palm	12' ht., sprout	remove
CM	Areca Palm	15' ht., cluster	remove
CN	Magnolia tree	18' ht. x 8' spr., 6" cal.	remain
CO	Oil Palm	18' ca. ht.	relocate
CP	Oil Palm	12' ca. ht.	remain

LEGEND

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- EXISTING PALMS TO REMAIN
- EXISTING TREES TO BE RELOCATED
- NEW LOCATION OF RELOCATED TREES

project:
hellmuth
residence
delay beach
florida

dave bodker
landscape architecture/planning inc.

601 n. congress ave., suite 105-a
delay beach, florida 33445
561-276-6311

#LA0000999

sheet title:
existing
tree plan

project number:
10113

date:
scale:
drawn by:

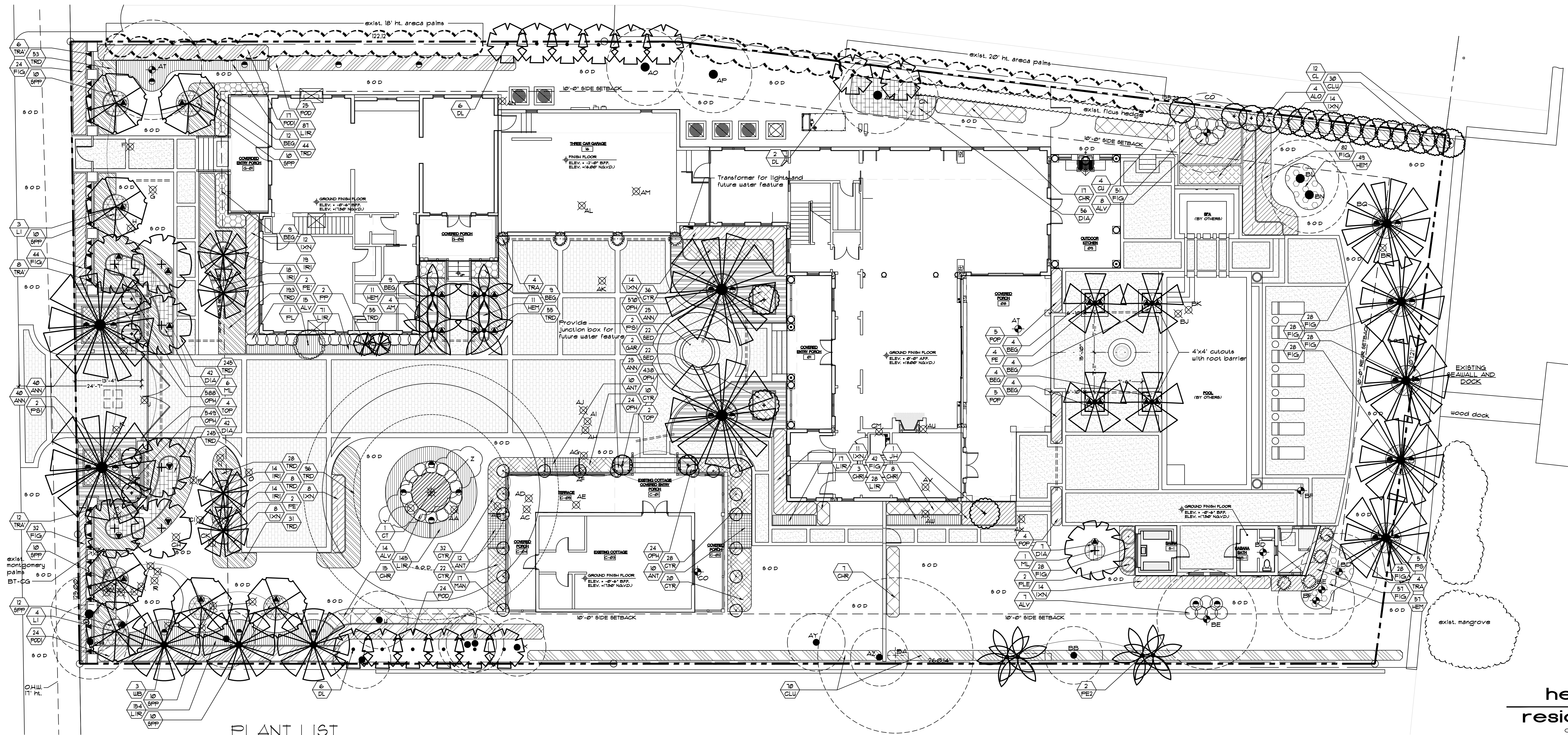
revisions:

- 9-24-15
- 11-10-15
- 12-5-16
- 2-14-17
- 3-1-17
- 3-28-17

sheet:

L-1

SE 7TH AVENUE



PLANT LIST

SYM	BOTANICAL/COMMON NAME	SPECIFICATIONS	QTY	SYM	BOTANICAL/COMMON NAME	SPECIFICATIONS	QTY	SYM	BOTANICAL/COMMON NAME	SPECIFICATIONS	QTY
AM	Adonidia merrillii Christmas Palm	14' ca. ht., slightly bent, lean over walkway	4	PSI	Phoenix sylvestris Silver Date Palm	12' ct., matched	4	HEM	Hemerocallis Daylily	10" ht. x 10" spr., 12" o.c.	128
CE	Conocarpus erectus Green Buttonwood	18' ht. x 9' spr., multi, full to base	16	WB	Wodyetia bifurcata Foxtail Palm	20' ht.	3	IRI	Iris spp. Iris	12" ht. x 12" spr., 18" o.c.	65
CL	Clusia guttifera Small Leaf Clusia	12' ca. ht. Standard	12	ALO	Alocasia macrorrhiza Giant Elephant Ear	6'-1' ht., 48" o.c.	4	IXN	Ixora nora grant Nora Grant Ixora	4' ht. x 24" spr., 24" o.c.	81
CU	Coccoloba uvifera Seagrape	18' ca. ht., Multi-trunk	4	ALV	Alpinia variegata Variegated Ginger	24" ht. x 18" spr., 24" o.c.	44	LIR	Liriodendron evergreen giant Giant Liriodendron	10" ht. x 10" spr., 12" o.c.	502
CT	COLLECTED SPECIMEN TREE	T.B.D.	1	ANN	Annua to be selected by Owner	4" pots, 12" o.c.	130	MAN	Mandevilla spp. Mandevilla Vine	5' ht., trellis	17
DL	Dyopsis lutescens Areca Palm	16' ca. ht., full to base	14	ANT	Anthurium "Lady Jane" Lady Jane Anthurium	18" ht. x 12" spr., 18" o.c.	32	OPH	Ophiopogon japonicum Dwarf Mondo Grass	6" ht. x 6" spr., 6" o.c.	2153
LI	Lagerstroemia indica Crape Myrtle	14' ht. x 9' spr., multi	7	ASP	Asparagus dens, myers Foxtail Asparagus	12" ht. x 12" spr., 18" o.c.	32	PLE	Pileolea reflexa Variegated Dracaena	5' ht., 3 ppp	2
JH	Jatropha hastata Jatropha Standard	5' ht. x 3' spr., standard	1	BEG	Begonia 'angelwing' White Angelwing Begonia	18" ht. x 12" spr., 18" o.c.	55	POD	Podocarpus macrophyllus Podocarpus Hedge	6' ht. x 24" spr., 24" o.c.	49
ML	Magnolia grandiflora 'little gem' Little Gem Magnolia	18' ht. x 6' spr.	7	CHR	Chrysobalanus icaco Cocoplum Hedge	24" ht. x 18" spr., 24" o.c.	39	PODI	Podocarpus macrophyllus Podocarpus Hedge	8' ht. x 24" spr., 24" o.c.	41
PE	Rhychosperma elegans Alexander Palm	18' ht.	4	CHRI	Chrysobalanus icaco Cocoplum Hedge	42" ht. x 24" spr., 24" o.c.	11	POP	Podocarpus macrophyllus 'pringles' Dwarf Podocarpus Hedge	18" ht. x 18" spr., 24" o.c.	14
PE'	Rhychosperma elegans Alexander Palm	26' ht.	4	CLU	Clusia guttifera Small Leaf Clusia	5' ca. ht., 30" o.c.	104	SED	Sedum sarmentosum Star Sedum	10" ht. x 10" spr., 18" o.c.	44
PE2	Rhychosperma elegans Double Alexander Palm	16' ht.	2	CYR	Cyrtanthium falcatum Holly Fern	10" ht. x 10" spr., 12" o.c.	148	SPP	Spathoglottis Ground Orchid	12" ht. x 12" spr., 18" o.c.	72
PL	Polyalthia longifolia False Anemone	18' ht. x 4' spr.	1	DIA	Dianella tasmanica Blueberry Flax Lily	12" ht. x 12" spr., 18" o.c.	147	TOP	Topiary Conical Topiary	6' ht., conical	6
PP	Plumeria pudica Bridal Bouquet	8' ht. x 3' spr.	2	FIG	Ficus microcarpa Green Island	10" ht. x 10" spr., 12" o.c.	512	TRA	Trachelospermum jasminoides Confederate Jasmine	6' runners, diamond shape espallier over garage doors	8
PS	Phoenix sylvestris Silver Date Palm	8' ct., matched	5	GAR	Gardenia miami supreme Miami Supreme Gardenia	6' ht. x 4' spr., standard	2	TRA'	Trachelospermum jasminoides Confederate Jasmine	6' ht. x 3' spr., espallier to railing	26
								TRD	Trachelospermum asiaticum Dwarf Asian Jasmine	10" ht. x 10" spr., 12" o.c.	1053
								SOD	Empire japonica zoysia Empire Zoysia	full, fresh sod	as req'd

— ROOT BARRIER

project:
hellmuth
residence
delray beach
florida

dave bodker
landscape architecture/planning inc.

601 n. congress ave., suite 105-a
delray beach, florida 33445
561-276-6311

#LA000999

sheet title:
planting
plan

project number:
10113

date: 8-20-15
scale: 1" = 10'
drawn by: joe

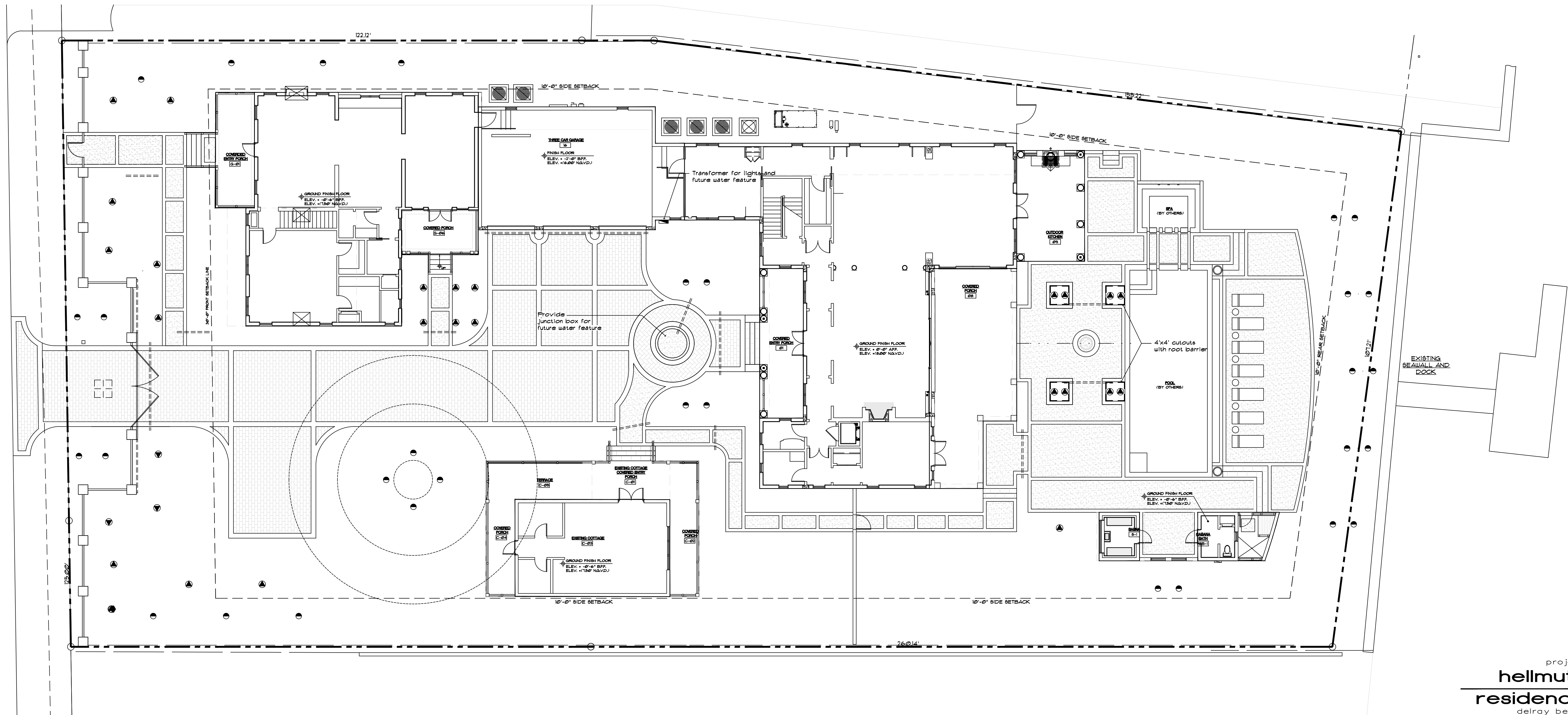
revisions:

- 9-14-15
- 9-24-15
- 11-10-15
- 12-5-16
- 2-14-17
- 3-9-17
- 3-14-17
- 3-28-17

sheet:

L-2

SE 7TH AVENUE



LIGHTING LEGEND

- 12 VOLT - KISHLER 16010 BBR 30 ON 15216 BKT
- 12 VOLT - KISHLER 16013 BBR 30 ON 15216 BKT
- ===== 3" schedule 40 pvc sleeves to facilitate conduit for landscape uplights, all other sleeving/conduit to be provided and located, (prior to paving construction), by electrician to facilitate switching, other lights, outlets, and all other exterior electrical circuits required.
- Outdoor lighting switches by Owner.

project:
**hellmuth
residence**
delray beach
florida

dave bodker
landscape architecture/planning inc.

601 n. congress ave., suite 105-a
delray beach, florida 33445
561-276-6311

#LA0000999

sheet title:

**lighting
plan**

project number:

10113

date: 8-20-15

scale: 1" = 10'

drawn by: joe

revisions:

- △ 9-14-15
- △ 11-10-15
- △ 12-5-16
- △ 2-14-17
- △ 3-9-17
- △ 3-28-17

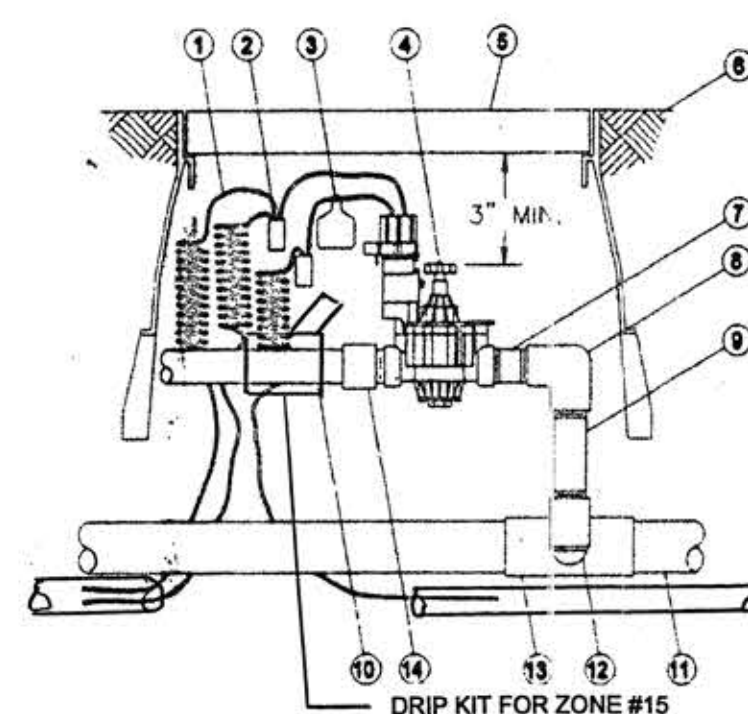
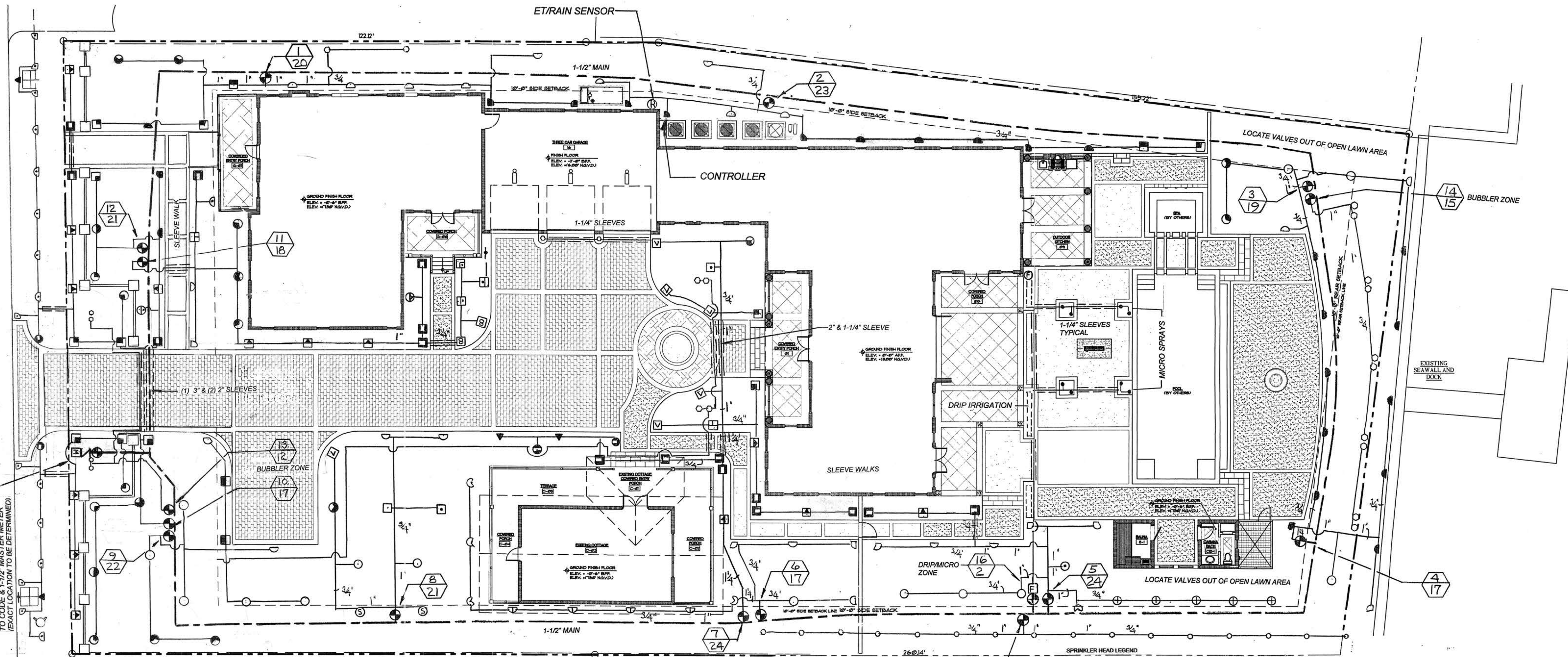


sheet:

L-3

SE 7TH AVENUE

POINT OF CONNECTION:
1" METER W/ PRESSURE BACKFLOW
TO CODE & 1-1/2" MASTER METER
(EXACT LOCATION TO BE DETERMINED)

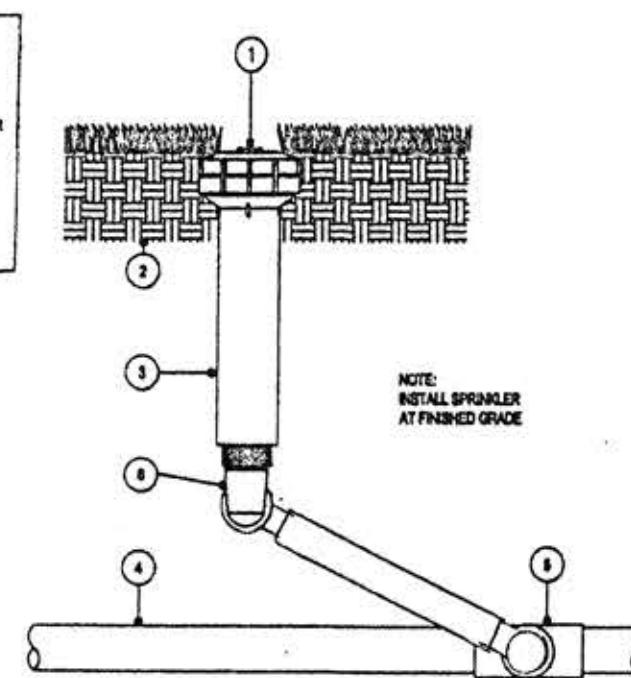


ZONE VALVE DETAIL

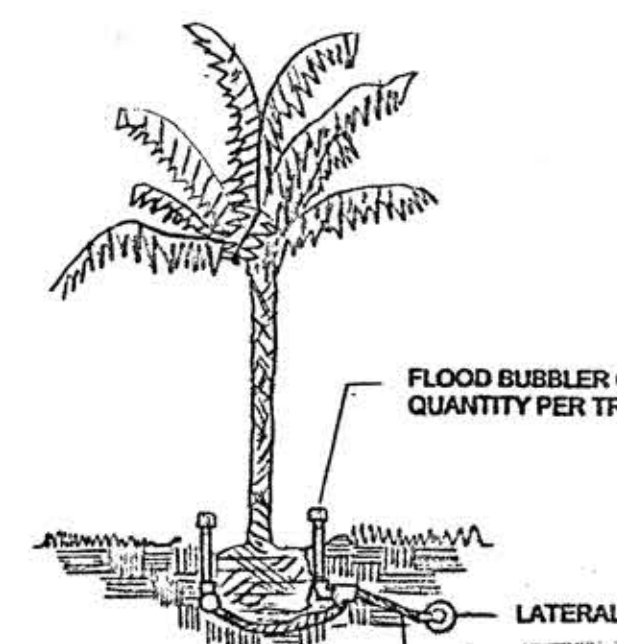
- 30 INCH LINEAR LENGTH OF WIRE COILED
- WATER PROOF CONNECTION (1 OF 2)
- I.D. TAG
- REMOTE CONTROL VALVE: 1" TORO #250-08-04
- VALVE BOX: 12" AMETEX OR CARSON VALVES MAY BE MANUFACTURED IN RECTANGULAR BOX
- FINISH GRADE
- PVC SCH. 80 NIPPLE
- PVC SCH. 40 ELBOW
- PVC SCH. 80 NIPPLE (LENGTH AS REQUIRED)
- PVC LATERAL PIPE
- MAINLINE
- SCH. 80 NIPPLE (2" LENGTH, HIDDEN) AND SCH. 40 ELBOW
- SCH. 40 PVC TEE OR ELBOW
- SCH. 40 PVC FEMALE ADAPTER

LEGEND

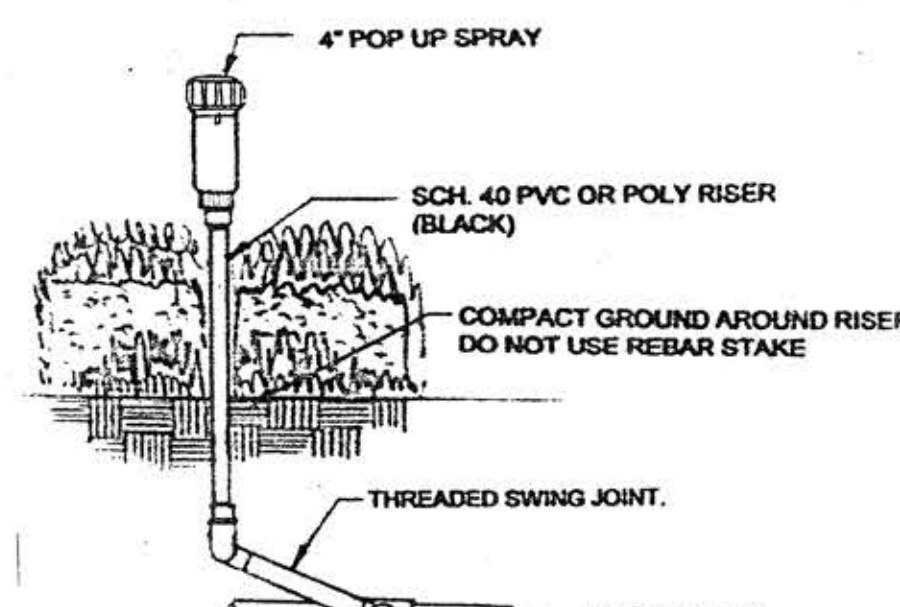
- WIRE FLUX NIPPLE SIDE VIEW
- APPROVED BACKFILL
- POP UP SPRAY OR 3/4" ROTOR
- LATERAL PIPE
- LATERAL TEE
- FUNNY PIPE & FITTINGS



POP UP SPRAY OR ROTOR
NOT TO SCALE



TREE BUBBLER



SHRUB RISER SPRAY

SYM.	TYPE	MODEL	QTY.
1"	POP UP SPRAYS	TORO #512-4P-NOZZLE BELOW	107
1"	12" POP UP SPRAYS	TORO #512-4P-NOZZLE BELOW	61
1"	SHRUB SPRAYS	TORO #512-4P-NOZZLE BELOW	23
1"	TREE BUBBLERS	TORO #514-20	30
1"	MICRO SPRAYS	RAINBIRD #500-050 W/ 20"X 1/2" SPACER	8
1"	DRIP TUBE	5 GPH X 12" EMITTER SPACING	AR

NOTE: USE PROPER SCREENS IN ALL HEADS.

- SYMBOLS - LEGENDS
- 1-1/2" SCH. 40 PVC MAIN W/ LOW VOLTAGE WIRING IN MIN. 1" CONDUIT
 - SLEEVES: SCH. 40 PVC AS NOTED
 - DRIP TUBE: 9 GPH X 12" EMITTER SPACING
 - POINT OF CONNECTION: 1" METER W/ PRESSURE BACKFLOW & 1-1/2" MASTER VALVE
 - CONTROLLER: TORO EVOLUTION #EVO-ACC W/ 12 STATION EXPANSION MODULE AND EVO-SC SMART CONNECT
 - ET/RAIN SENSOR: TORO WIRELESS ET SENSOR
 - 12" OR 3/4" MANUAL DRIP FLUSH VALVE
 - ZONE VALVES: 1" TORO #250-08-04 W/ VALVE BOX PER DETAIL
 - ZONE # 15 TO B3 1" DRIP CONTROL KIT TORO # DZK-TPV-1-LF W/ 12" VALVE BOX PER DETAIL
 - STATION #
 - G.P.M. OF ZONE

NOTES:

PIPING:
MAINLINE & SLEEVES: SCH. 40 PVC X 18" DEEP, MIN.
ZONELINES: CLASS 200 & 180 X 12" DEEP, MIN.
SLEEVES: SCH. 40 PVC AS NOTED (24" DEEP UNDER PAVEMENT)

FITTINGS: SCH. 40 PVC
FABRICATE WITH SQUARE CUT, DEBURRED AND FULLY ENGAGED JOINTS.
USE PURPLE CLEANER & GREY MEDIUM BODY CEMENT.

CONTROL WIRING:
MIN. # 16 AWG IRRIGATION WIRE RUN IN 1-1/4" GREY PVC CONDUIT FROM CONTROLLER TO VALVES W/ MAINLINE. RUN 2 SPARES WIRE ALL AROUND MAIN. USE FULL SIZE MOISTURE PROOF CONNECTORS FOR ALL SPLICES. SPLICE ONLY IN VALVE OR A PULL BOX. LEAVE 24" OF COILED WIRE AT ALL CONNECTIONS. DO NOT USE MULT STRAND WIRE.

BACKFILL ALL TRENCHES FREE OF DEBRIS. COMPACT TRENCHES TO ORIGINAL DENSITY. FLUSH ALL LINES. USE PROPER SCREENS IN ALL HEADS. ADJUST ALL HEADS AND SYSTEM FOR COMPLETE COVERAGE AVOIDING WATER ON WALLS, WALKS, ROADWAY, ETC.

PRESSURE TEST MAIN AT FULL CITY PRESSURE FOR 2 HOURS. OBSERVE ANY LEAKAGE AT METER AND REPAIR AS NECESSARY.

CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES AS REQUIRED BY FLORIDA LAW.

INSTALLATION SHALL COMPLY TO THE FLORIDA BUILDING CODE, APPENDIX "I" AND LOCAL CODES AND REGULATIONS.



project:
**hellmuth
residence**
delay beach
florida

dave bodker
landscape architecture/planning inc.

601 n. congress ave., suite 105-a
delay beach, florida 33445
561-276-6311
#LA0000999

sheet title:
**irrigation
plan**

project number:
10113

date:
scale:
drawn by:

revisions:
01-20-17

sheet:
1-1

1 of 1 sheets



historic building with
red brick and
black railing



column



column



paving



Governor® Carriage Lantern on Bracket Mount



Standard Lantern Sizes

Height	Width	Depth
17"	8.25"	7"
24"	11.5"	10"



OC-38

acadia white

stucco color