



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 170 Marine Way
Project Location: 170 Marine Way, Marina Historic District
Request: Certificate of Appropriateness
Board: Historic Preservation Board
Meeting Date: February 7, 2018

Board Action:

Approved the COA for exterior addition to the principal structure and for construction of a two-car garage to an existing historic structure located at 170 Marine Way (7 to 0 vote).

Project Description:

The subject property is located within the RM (Multiple Family-Medium Density) zoning district. The original historic structure was built in 1939, was relocated to the subject property in 2012, is Individually Designated to the Local Register of Historic Places, and contributes to the historic building stock of the Marina Historic District.

At its meeting of August 15, 2012, the Historic Preservation Board (HPB) approved COA and variance (2012-189) requests associated with the relocation of a single-family residence from 806 NE 2nd Street to 170 Marine Way. In order to accommodate the structure on the subject site, the relocation proposal included a variance to reduce the side street setback to 5' (whereas 15' was required) from the South property line (adjacent to SE 2nd Street).

At its meeting of February 6, 2013, the HPB approved COA (2013-082) associated with additions and alteration to the single-family residence that included an open front porch addition (East elevation), installation of concrete landing and steps (North and West elevation), installation of concrete porch (South elevation), brick paver walkway from Marine Way, and replacement of upper story rail with decorative capped aluminum rail. The HPB also recommended the approval of COA (2013-044) to individually designate the subject structure to be known as "The Marina House". The designation was approved by the City Commission at its March 5, 2013 meeting.

The current proposal includes construction of a 172 square foot two-story addition to the North side of the existing single-family residence and construction of a new two-story, two-car garage with a 432 square foot, 2nd floor guest suite above. A new pool and associated deck, new aluminum rail perimeter fence, concrete columns and concrete privacy wall are also proposed.

Staff supported the Certificate of Appropriateness request.

Board Comments:

The Board comments were supportive.

Public Comments:

One member of the public spoke 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: February 7, 2018

ITEM: 170 Marine Way, Marina Historic District - Certificate of Appropriateness (2017-267) for exterior addition to the principal structure and for construction of a two-car garage.

RECOMMENDATION: Approve the Certificate of Appropriateness

GENERAL DATA:

Owner:..... William Duffey

Agent:..... Jeff Marteski, AIA; Randall Stofft Architects

Location:..... Northwest corner of Marine Way and SE 2nd Street

Property Size:..... 0.20 Acres

Historic District: Marina Historic District

Zoning:..... RM (Multiple Family-Medium Density)

Adjacent Zoning:.....

North:	RM
East:	RM
South:	RM
West:	RM

Existing Future Land Use Designation:..... MD (Medium Density 5-12 DU/Acre)

Water Service:..... Public water service is provided on site.

Sewer Service:..... Public sewer service is provided on site.



ITEM BEFORE THE BOARD

The item before the Board is the consideration of a Certificate of Appropriateness (2017-267) request associated with a 172 square foot exterior addition, construction of a 432 square foot, two-story, two-car garage, pool, landscaping and perimeter fence to the contributing structure located at **170 Marine Way, Marina Historic District**, pursuant to Land Development Regulations (LDR) Section 2.4.6(H).

BACKGROUND & PROJECT DESCRIPTION

The subject property is located within the RM (Multiple Family-Medium Density) zoning district. The original historic structure was built in 1939, was relocated to the subject property in 2012, is Individually Designated to the Local Register of Historic Places, and contributes to the historic building stock of the Marina Historic District.

According to the City Property Cards, the historic structure is two-story, A-frame, vernacular style structure.

At its meeting of August 15, 2012, the Historic Preservation Board (HPB) approved COA and variance (2012-189) requests associated with the relocation of a single-family residence from 806 NE 2nd Street to 170 Marine Way. In order to accommodate the structure on the subject site, the relocation proposal included a variance to reduce the side street setback to 5' (whereas 15' was required) from the South property line (adjacent to SE 2nd Street).

At its meeting of February 6, 2013, the HPB approved COA (2013-082) associated with additions and alteration to the single-family residence that included an open front porch addition (East elevation), installation of concrete landing and steps (North and West elevation), installation of concrete porch (South elevation), brick paver walkway from Marine Way, and replacement of upper story rail with decorative capped aluminum rail. The HPB also recommended the approval of COA (2013-044) to individually designate the subject structure to be known as "The Marina House". The designation was approved by the City Commission at its March 5, 2013 meeting.

The subject COA request includes:

1. Construction of a 172 square foot addition to the North side of the existing single-family residence;
2. Construction of a new two-story, two-car garage with a 432 square foot, 2nd floor guest suite above;
3. Construction of a new pool and associated deck; and,
4. Construction of new aluminum rail perimeter fence, concrete columns and concrete privacy wall.

ANALYSIS OF PROPOSAL

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 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.

Pursuant to LDR Section 4.4.6(F)(1), Development Standards - The provisions for the R-1-A District shall apply for single family detached dwellings.

The subject property is a single-family dwelling within the RM (Multiple Family-Medium Density) zoning district; therefore, R-1-A zoning is applied.

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.

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.

The proposal meets the applicable Secretary of the Interior Standards for Rehabilitation standards and their intent as the proposed changes ensure an appropriate addition to the existing historic structure. Construction of the new 2-story garage is compatible with the massing, size, scale and architectural features of the property and its environment.

The addition will expand the kitchen on first floor and will expand a bathroom and walk-in-closet on the second floor. The addition will also reconfigure the stoop and railing on East elevation (front façade). The roof on the addition will include a new dormer and concrete tile to match the existing roofing material of the single-family residence. A new pool, landscaping, and perimeter fence are also proposed. The new two-story, two-car garage will include a guest suite on the 2nd floor which will be accessed by an internal staircase. The height of the two-car garage will not exceed the height of the existing single-family residence, ensuring it will be subordinate to the massing of the principal structure.

The proposed changes do not destroy historic features that characterize the structure. Overall, the proposed changes protect the historic integrity of the existing structure and its environment allowing for updates and expansion to the structure utilizing durable materials.

Pursuant to LDR Section 4.5.1(E)(2)(b)(2) - Major Development.

The subject application is considered "Major Development" as it involves "alteration of a building in excess of 25 percent of the existing floor area, and all appurtenances."

Pursuant to LDR Section 4.5.1(E)(7) - Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing criteria contained in (a)-(m). Visual compatibility for all development on individually designated properties outside the district shall be determined by comparison to other structures within the site.

Applicable Visual Compatibility Standards

- (a) **Height:** The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(E)(2)(a), shall also be determined through application of the 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.
- (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.
- (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:
 - 1. 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.
 - 2. 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.

The proposed renovation and addition to the single-family residence is appropriate and compatible with the Marina Historic District. The height of the addition and the new two-story, two-car garage does not exceed the height of the existing single-family residence. The addition on the East elevation does not alter the front façade proportion. The majority of the windows and the door used in the proposed addition will be repurposed from the demolished portions of the existing single-family residence. The new windows and doors in the addition and new garage structure are similar to the proportion of existing openings on the principal structure. The proposed addition and new garage structure propose to utilize materials, texture, and color that are visually compatible to the existing single-family residence and do not introduce elements from another architectural style. The roof shape of the addition follows the same roof slope as the existing home. New dormers will be added which follow the same architectural style and have the same roof slope as the existing dormers. The two-story, two-car garage will include a roof slope and dormers that are visually compatible to the existing single-family residence. The size and massing of the home along with the addition and new two-car garage are visually compatible to the size and massing of surrounding properties.

The overall design maintains the modest scale and vernacular architectural details appropriate for the Marina Historic District. The proposal meets the intent of the review criteria above; thus, positive findings are made with respect to the sections indicated above.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve Certificate of Appropriateness 2017-267 for **170 Marine Way, Marina 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 Certificate of Appropriateness 2017-267 for **170 Marine Way, Marina Historic District**, by 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

Certificate of Approval (COA)

Approve the COA 2017-267 for **170 Marine Way, Marina 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).

NOTE:

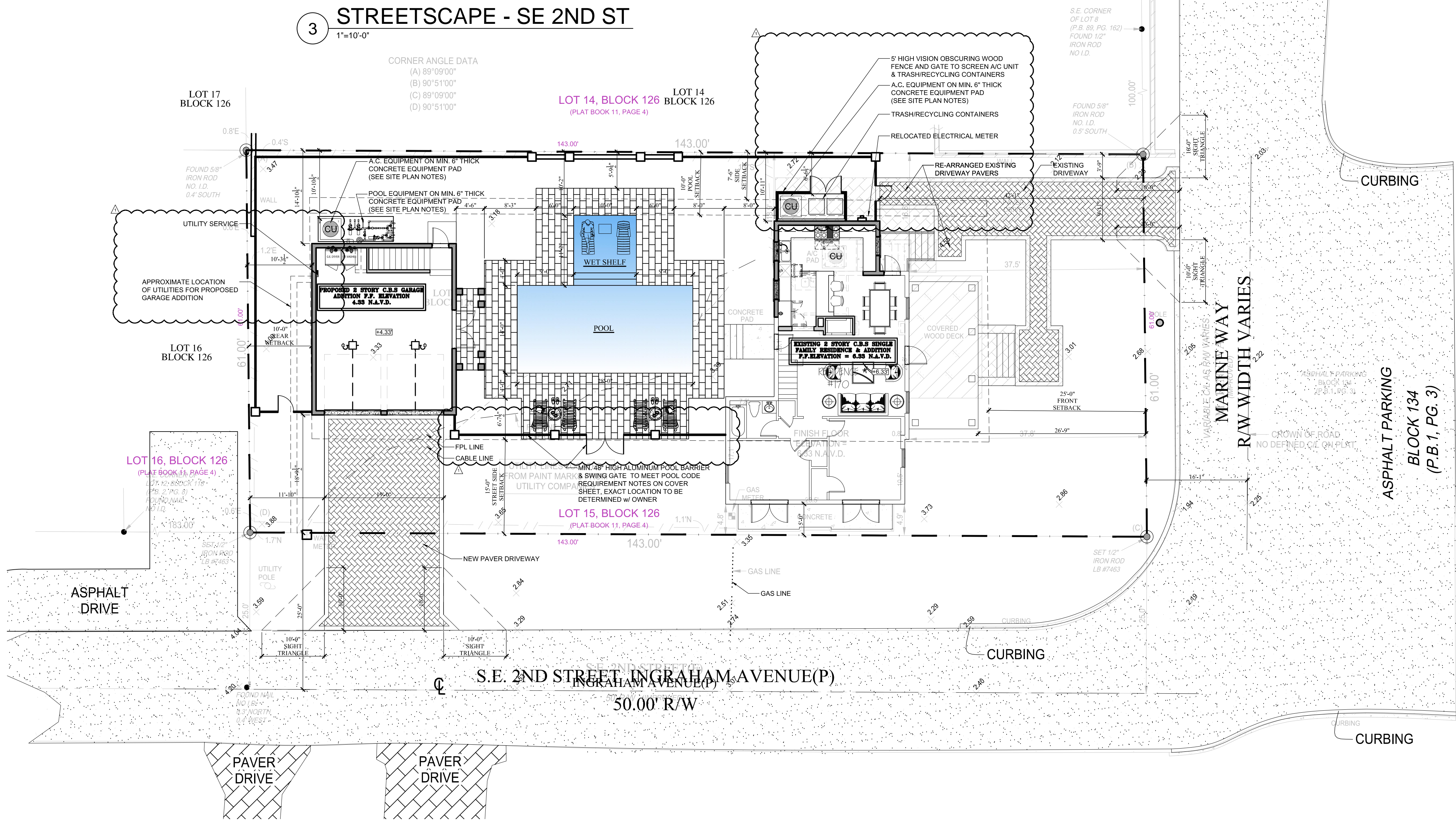
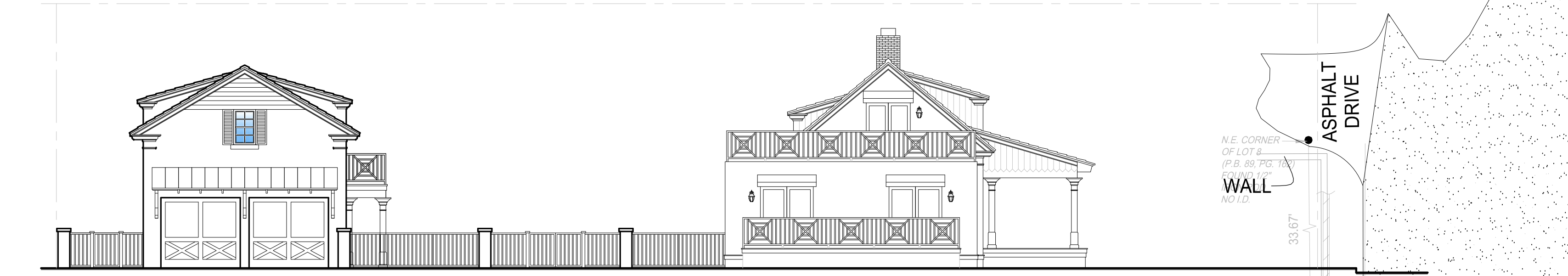
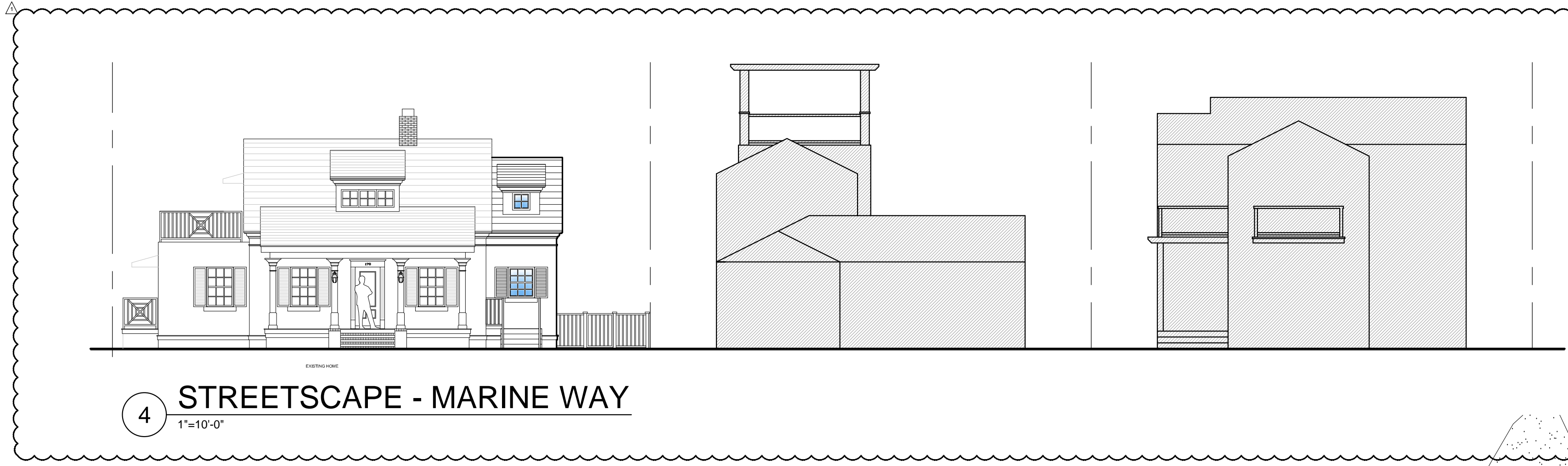
If the COA is approved, the following must be addressed prior to certification:

- 1. That the date of original submission and revision dates be indicated in the Revision Box on all plan sheets.
- 2. That the "Floor Plan Key Note Legend" box, on sheet A201, be revised to correct the notes referencing the condenser and electrical meter. In addition, a note for the trash/refuse facilities is added.

Attachments:

- Site plan, elevation, and survey

Report Prepared By: Michelle Hoyland, Principal Planner and Abraham Fogel, Planner in Training



ZONING RM (R-1-A for Single Family) (HISTORIC DISTRICT)			
	REQUIRED	EXISTING	PROPOSED
LOT SIZE	N/A	8,723 S.F.	8,723 S.F.
BUILDING SQUARE FOOTAGE (A/C)	N/A	1,394 S.F.	1,998 S.F.
BUILDING SQUARE FOOTAGE (TOTAL)	N/A	2,098 S.F.	3,483 S.F.
LOT COVERAGE	N/A	1,392 S.F. = 15.9%	2,234 SF. = 25.6%
OPEN SPACE (non-vehicular)	25% = 2,181 SF	77.3% = 6,748 SF	67.0% = 5,843 SF.
PERVIOUS	N/A	7,331 S.F. = 84.0%	6,489 SF. = 74.4%
FRONT SETBACK	25 FEET MIN.	26'-9"	42'-1" ADDITION (26'-9" existing house)
SIDE SETBACK	7 FEET 6 INCH MIN.	18'-10"	10'-11" ADDITION (18'-10" existing house)
STREET SIDE SETBACK	15 FEET MIN.	5'-0" (APPROVED BY VARIANCE)	NO WORK HERE (5'-0" existing house)
REAR SETBACK	10 FEET MIN.	84'-1"	84'-1" ADDITION (84'-1" existing house)
FRONT SETBACK (@ GARAGE)	25 FEET MIN.	N/A	105'-3"
SIDE SETBACK (@ GARAGE)	7 FEET 6 INCH MIN.	N/A	14'-10 1/2"
STREET SIDE SETBACK (@ GARAGE)	15 FEET MIN.	N/A	18'-9 1/2"
REAR SETBACK (@ GARAGE)	10 FEET MIN.	N/A	10'-3 1/2"
STRUCTURE HEIGHT (HOUSE)	35 FEET MAX.	19'-6" GRADE TO MID-POINT	18'-5" GRADE TO MID-POINT (ADDITION)
STRUCTURE HEIGHT (GARAGE)	35 FEET MAX.	N/A	20'-6" GRADE TO MID-POINT
STRUCTURE HEIGHT (HOUSE)	N/A	24'-8 1/2" GRADE TO PEAK	24'-8 1/2" GRADE (C.O.R.) TO PEAK
STRUCTURE HEIGHT (GARAGE)	N/A	N/A	24'-6 1/2" GRADE (C.O.R.) TO PEAK

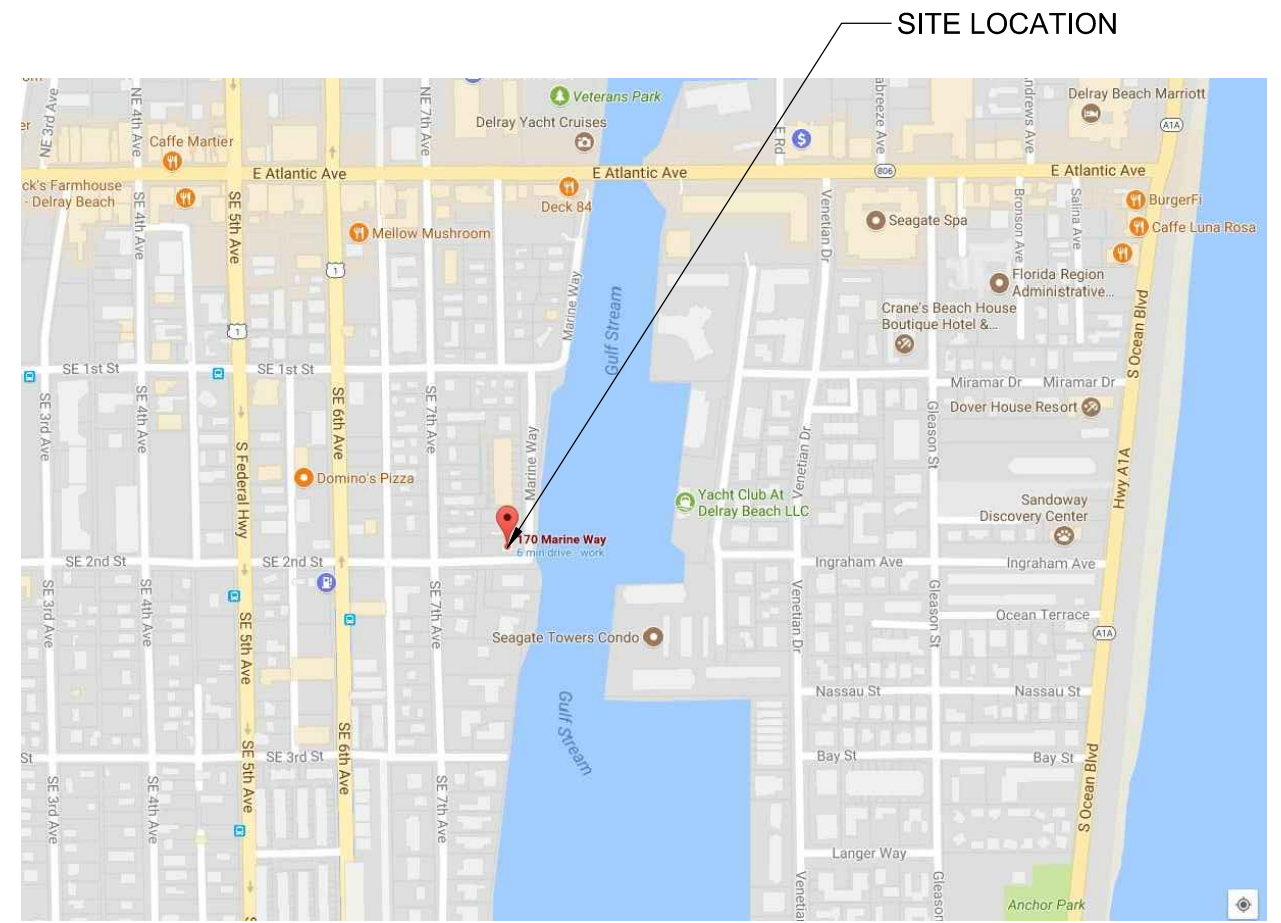
EXISTING MAIN HOUSE AIR CONDITIONED		MAIN HOUSE AIR CONDITIONED	
AREA CALCULATION		AREA CALCULATION	
1st FL - AC - EXISTING	925 SF	1st FL - AC	1060 SF
2nd FL - AC - EXISTING	469 SF	2nd FL - AC	506 SF
TOTAL AREA	1394 SF	TOTAL AREA	1566 SF

EXISTING MAIN HOUSE A/C + NON - A/C		MAIN HOUSE A/C + NON - A/C	
AREA CALCULATION		AREA CALCULATION	
1st FL - AC - EXISTING	925 SF	1st FL - AC	1060 SF
2nd FL - AC - EXISTING	469 SF	2nd FL - AC	506 SF
EXISTING BALCONY	348 SF	EXISTING BALCONY	348 SF
EXISTING PORCH	259 SF	EXISTING PORCH	259 SF
EXISTING PORCH 2	97 SF	EXISTING PORCH 2	97 SF
TOTAL AREA	2098 SF	TOTAL AREA	2269 SF

- ADDED SITE DIMENSIONS
- RELOCATED GARAGE BUILDING, POOL & POOL FENCE

GARAGE AIR CONDITIONED	
AREA CALCULATION	
AC - 2ND FL - GARAGE SUITE	432 SF
TOTAL AREA	432 SF

GARAGE A/C + NON - A/C	
AREA CALCULATION	
2-CAR GARAGE	629 SF
AC - 2ND FL - GARAGE SUITE	432 SF
GARAGE - BALCONY	94 SF
GARAGE - PORCH	59 SF
TOTAL AREA	1214 SF



2 VICINITY MAP
N.T.S.

1 SITE PLAN
1"=10'-0"

PRELIMINARY - NOT FOR CONSTRUCTION 01-02-18

REVISIONS	BY	DATE
1	JTM	01.02.18

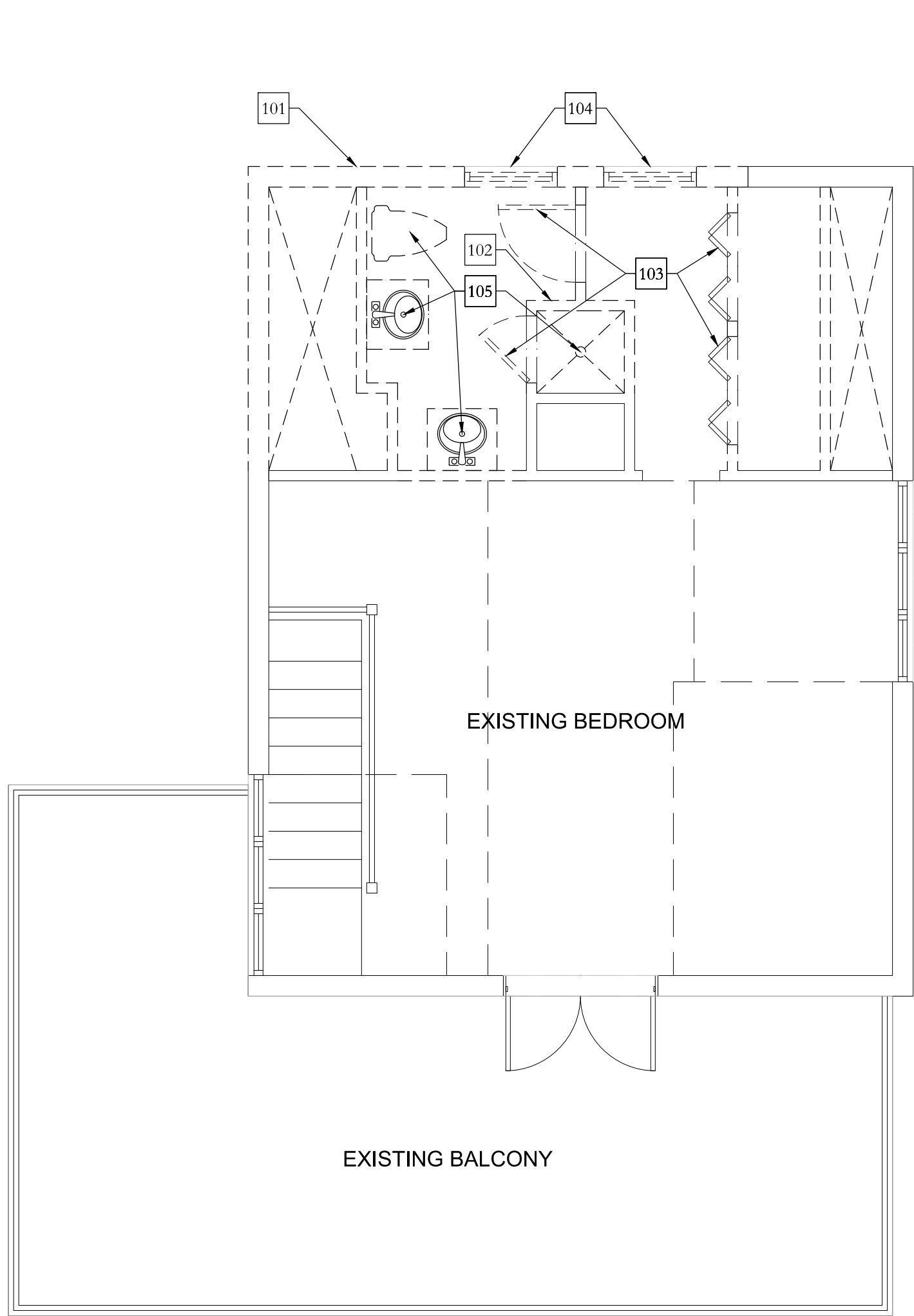
DUFFEY RESIDENCE
170 MARINE WAY
DELRAY BEACH, FLORIDA

RANDALL STOFFT
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FL-001105 FIRM-AA003379

SITE PLAN

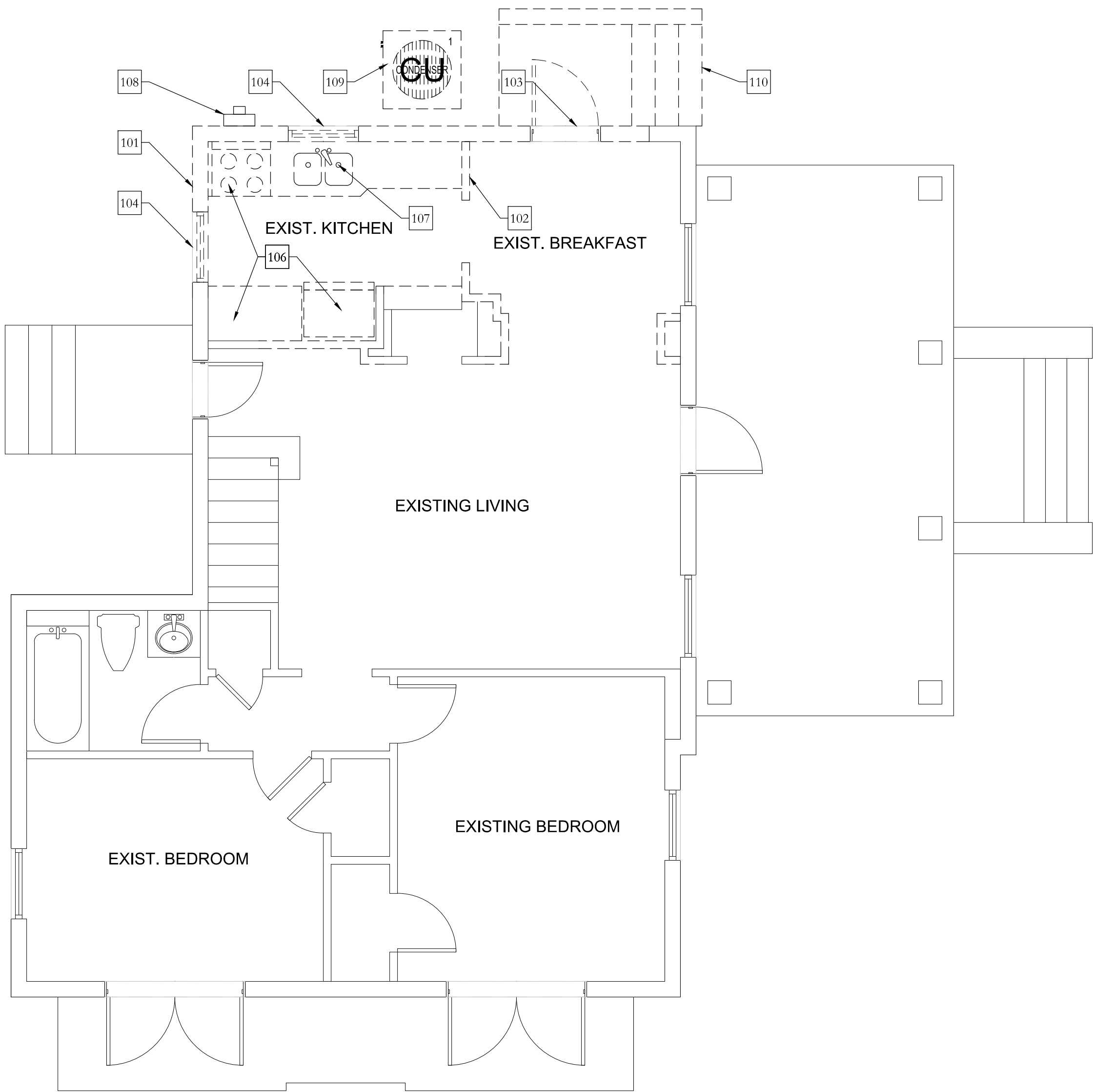
A101



1

2nd FLOOR DEMOLITION PLAN

1/4"=1'-0"



1

1st FLOOR DEMOLITION PLAN

1/4"=1'-0"

DEMOLITION PLAN KEY NOTE LEGEND		
101	EXISTING EXTERIOR WALL TO BE REMOVED AS NECESSARY FOR NEW CONSTRUCTION	
102	EXISTING INTERIOR WALL TO BE REMOVED AS NECESSARY FOR NEW CONSTRUCTION	
103	EXISTING DOOR TO BE REMOVED/RELOCATED	
104	EXISTING WINDOW TO BE REMOVED/RELOCATED	
105	EXISTING PLUMBING FIXTURE & BATHROOM ELEMENTS TO BE REMOVED (SEE PROPOSED FLOOR PLAN FOR NEW BATHROOM LAYOUT)	
106	EXISTING CABINETRY & APPLIANCES TO BE REMOVED	
107	EXISTING SINK TO BE REMOVED	
108	EXISTING ELECTRICAL METER TO BE RELOCATED	
109	EXISTING CONDENSER TO BE REMOVED/RELOCATED	
110	EXISTING STEPS TO BE REMOVED	

DEMOLITION GENERAL NOTES		
1.	THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY PUBLIC, LIABILITY, & WORKER'S COMPENSATION INSURANCE AND MUST PROVIDE ALL VALID CERTIFICATIONS OF ALL TO THE OWNER.	
2.	THE GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO ANY DEMOLITION & NEW CONSTRUCTION.	
3.	THE GENERAL CONTRACTOR IS TO NOTIFY ENGINEER AND/OR ARCHITECT OF ANY DISCREPANCIES FOUND ON CONSTRUCTION DOCUMENTS OR IN THE FIELD.	
4.	ALL AREAS TO BE PATCHED AND/OR REPAIRED IN PREPARATION FOR NEW CONSTRUCTION AND/OR FINISHES AS INDICATED WITHIN THIS PERMIT SET, OR AS REQUIRED BY OWNER SHALL MATCH ALL EXISTING OR AS INDICATED BY OWNER.	
5.	DEMOLITION OF ANY MECHANICAL, PLUMBING OR ELECTRICAL SYSTEMS SHALL INCLUDE REMOVAL OF ASSOCIATED DUCTWORK, PIPES, CONDUITS, WIRING, AND OTHER RELATED COMPONENTS.	
6.	INTERRUPTION OF ANY UTILITY SERVICE SHALL BE COORDINATED WITH FPL, AND APPROVED BY THE OWNER PRIOR TO INTERRUPTION.	
7.	UTILITY SERVICES TO BE ABANDONED SHALL BE CAPPED OFF AS DIRECTED BY LOCAL OFFICIALS AND OWNER.	
8.	THE GENERAL CONTRACTOR IS TO PROVIDE A REFUSE DUMPSTER AT ALL TIMES.	
9.	THE GENERAL CONTRACTOR IS TO ENSURE ADEQUATE PROTECTION AGAINST WATER INTRUSION IS PROVIDED FOR ANY OPEN AREAS EXPOSED DUE TO DEMOLITION AND CONSTRUCTION.	
10.	THE GENERAL CONTRACTOR IS TO ENSURE SIGNS ARE PROVIDED IN CONSPICUOUS LOCATIONS & CONSTRUCTION BARRIERS IN PLACE FOR PUBLIC SAFETY.	

EXISTING MAIN HOUSE AIR CONDITIONED AREA CALCULATION	
1st FL - AC - EXISTING	925 SF
2nd FL - AC - EXISTING	469 SF
TOTAL AREA	1394 SF

EXISTING MAIN HOUSE A/C + NON - A/C AREA CALCULATION	
1st FL - AC - EXISTING	925 SF
2nd FL - AC - EXISTING	469 SF
EXISTING BALCONY	348 SF
EXISTING PORCH	259 SF
EXISTING PORCH 2	97 SF
TOTAL AREA	2098 SF

PRELIMINARY - NOT FOR CONSTRUCTION 01-02-18

REVISIONS	BY	DATE
△ TAC Comments	JTM	01.02.18

DUFFEY RESIDENCE
170 MARINE WAY
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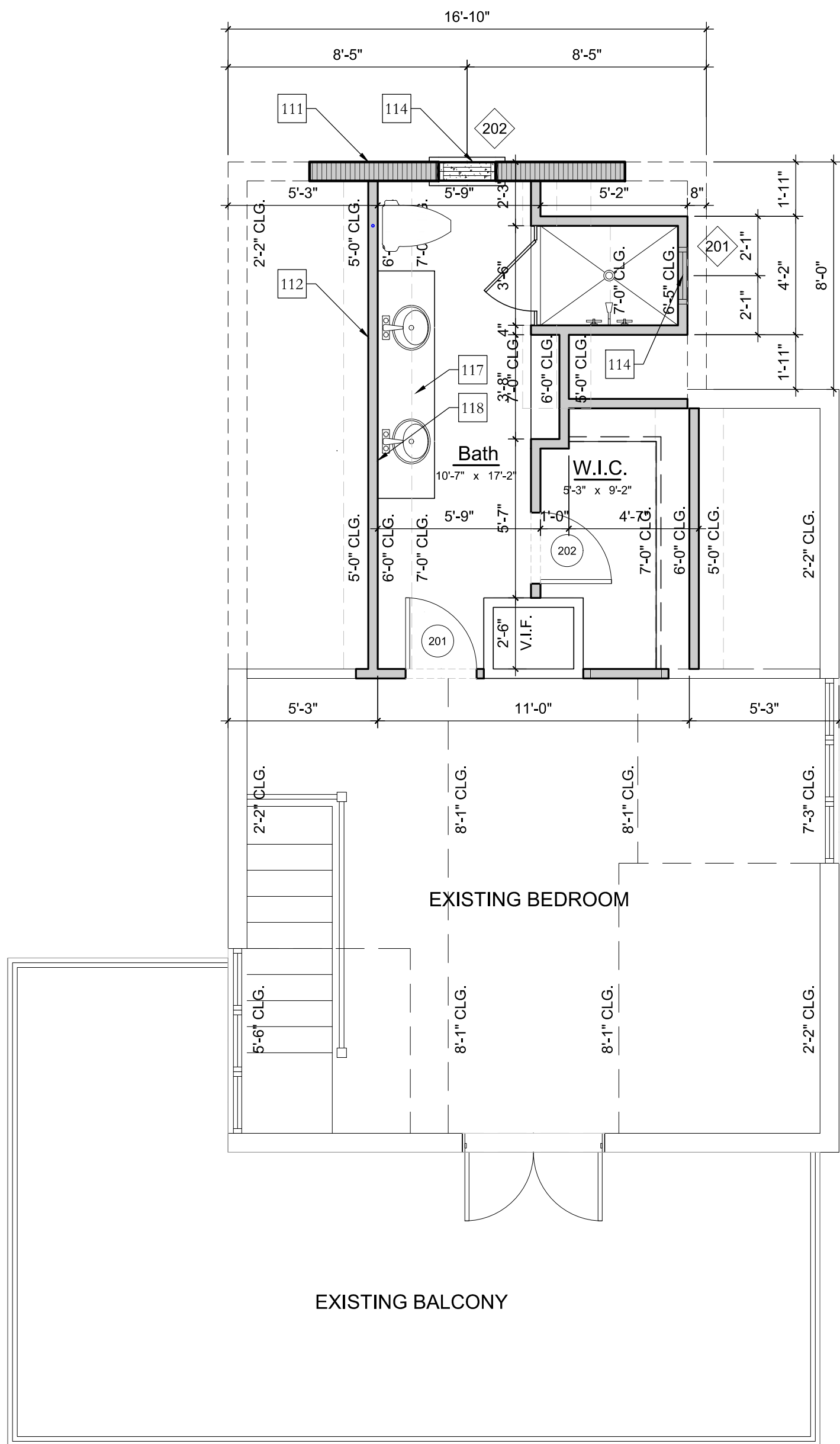
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2ND FLOOR INT. DOOR SCHEDULE					
MARK	SIZE		TYPE	FIRE RATING	NOTES
	WIDTH	HEIGHT			
201	2'-6"	8'-0"	INTERIOR	--	--
202	2'-6"	8'-0"	INTERIOR	--	--

2ND FLOOR WINDOW SCHEDULE					
MARK	SIZE		HEAD HT.	TYPE	NOTES
	WIDTH	HEIGHT			
201	2'-0"	2'-0"	8'-0"	STATIONARY	
202	2'-0"	8'-0"	8'-0"	SINGLE HUNG	

NOTE: REFLECTIVE GLASS IS NOT PERMITTED

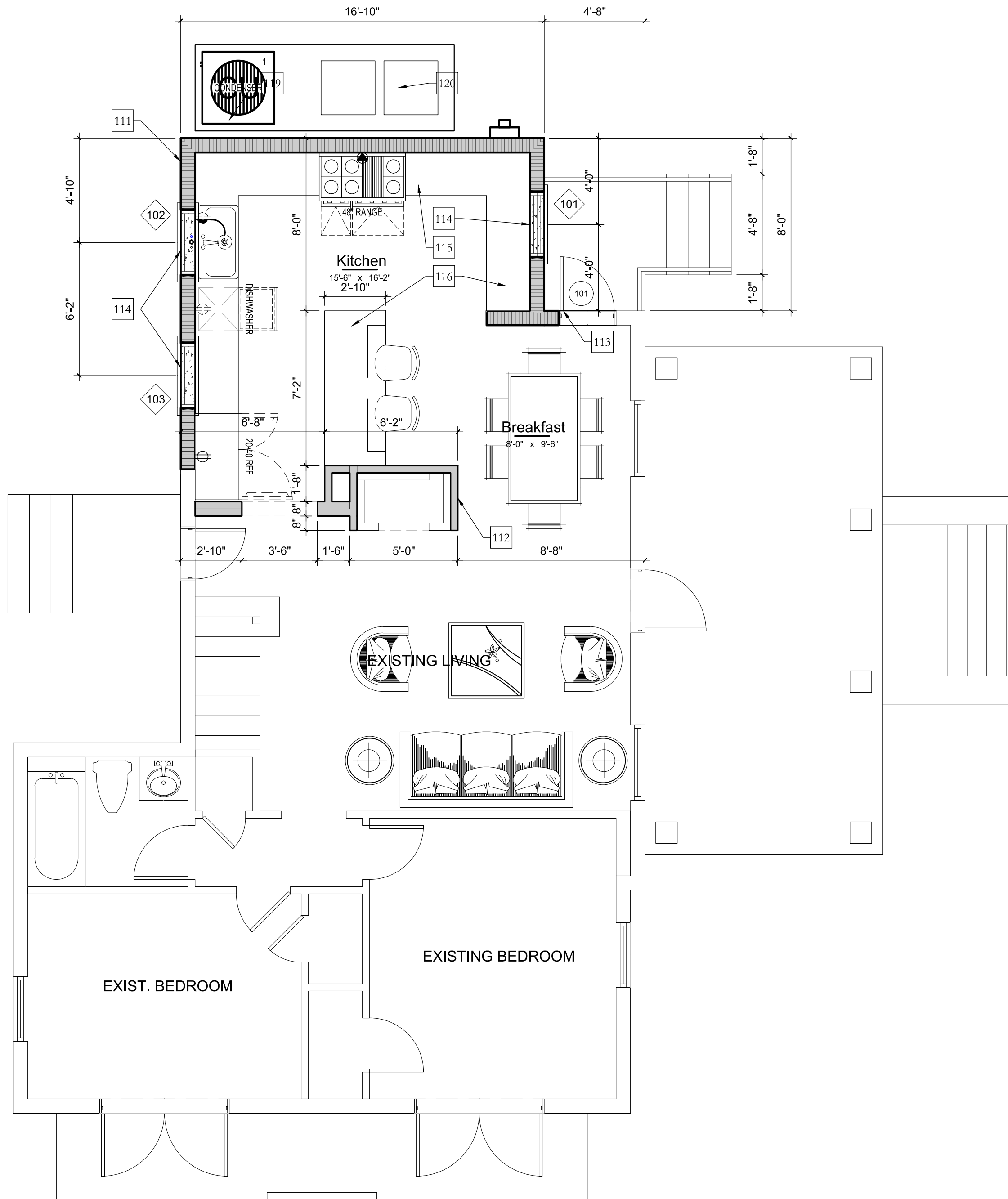


1 2nd FLOOR NOTE/DIM PLAN
1/4"=1'-0"

1ST FLOOR EXT. DOOR SCHEDULE					
MARK	SIZE		TYPE	FIRE RATING	NOTES
	WIDTH	HEIGHT			
101	2'-6"	9'-0"	FRENCH	--	EXISTING, RELOCATED

1ST FLOOR WINDOW SCHEDULE					
MARK	SIZE		HEAD HT.	TYPE	NOTES
	WIDTH	HEIGHT			
101	3'-0"	6'-0"	8'-0"	SINGLE HUNG	EXISTING, RELOCATED
102	3'-0"	6'-0"	8'-0"	SINGLE HUNG	EXISTING, RELOCATED
103	3'-0"	6'-0"	8'-0"	SINGLE HUNG	EXISTING, RELOCATED

NOTE: REFLECTIVE GLASS IS NOT PERMITTED



1 1st FLOOR NOTE/DIM PLAN
1/4"=1'-0"

FLOOR PLAN KEY NOTE LEGEND	
111	NEW EXTERIOR WALL TO MATCH EXISTING CONSTRUCTION
112	NEW INTERIOR WALL TO MATCH EXISTING CONSTRUCTION
113	RELOCATED EXISTING DOOR
114	NEW WINDOW, SEE WINDOW SCHEDULE
115	36" HIGH (FINISHED) PREP/WORKSPACE COUNTERTOP W/ CABINETS ABOVE & BELOW. SEE NOTE #1 BELOW.
116	36" HIGH (FINISHED) BUILT IN CABINETRY W/ CABINETS BELOW (NO UPPERS). SEE NOTE #1 BELOW.
117	36" HIGH (FINISHED) BATHROOM VANITY W/CABINET BELOW.
118	VANITY MIRROR, FULL VANITY WIDTH, MIN 42" ABOVE VANITY TOP.
119	RELOCATED ELECTRICAL METER
120	NEW/RELOCATED CONDENSER

NOTES:

1. VERIFY ALL KITCHEN APPLIANCE SPECIFICATIONS & LOCATIONS, AS WELL AS CABINETRY w/OWNER/ INTERIOR DESIGNER AND KITCHEN CABINET SUPPLIER.

EXISTING MAIN HOUSE AIR CONDITIONED AREA CALCULATION	
1st FL - AC - EXISTING	925 SF
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MAIN HOUSE AIR CONDITIONED AREA CALCULATION	
1st FL - AC	1060 SF
2nd FL - AC	506 SF
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EXISTING MAIN HOUSE A/C + NON - A/C AREA CALCULATION	
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MAIN HOUSE A/C + NON - A/C AREA CALCULATION	
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PRELIMINARY - NOT FOR CONSTRUCTION 01-02-18

REVISIONS	BY	DATE
△ TAC Comments	JTM	01.02.18

DUFFEY RESIDENCE

170 MARINE WAY

DELRAY BEACH, FLORIDA

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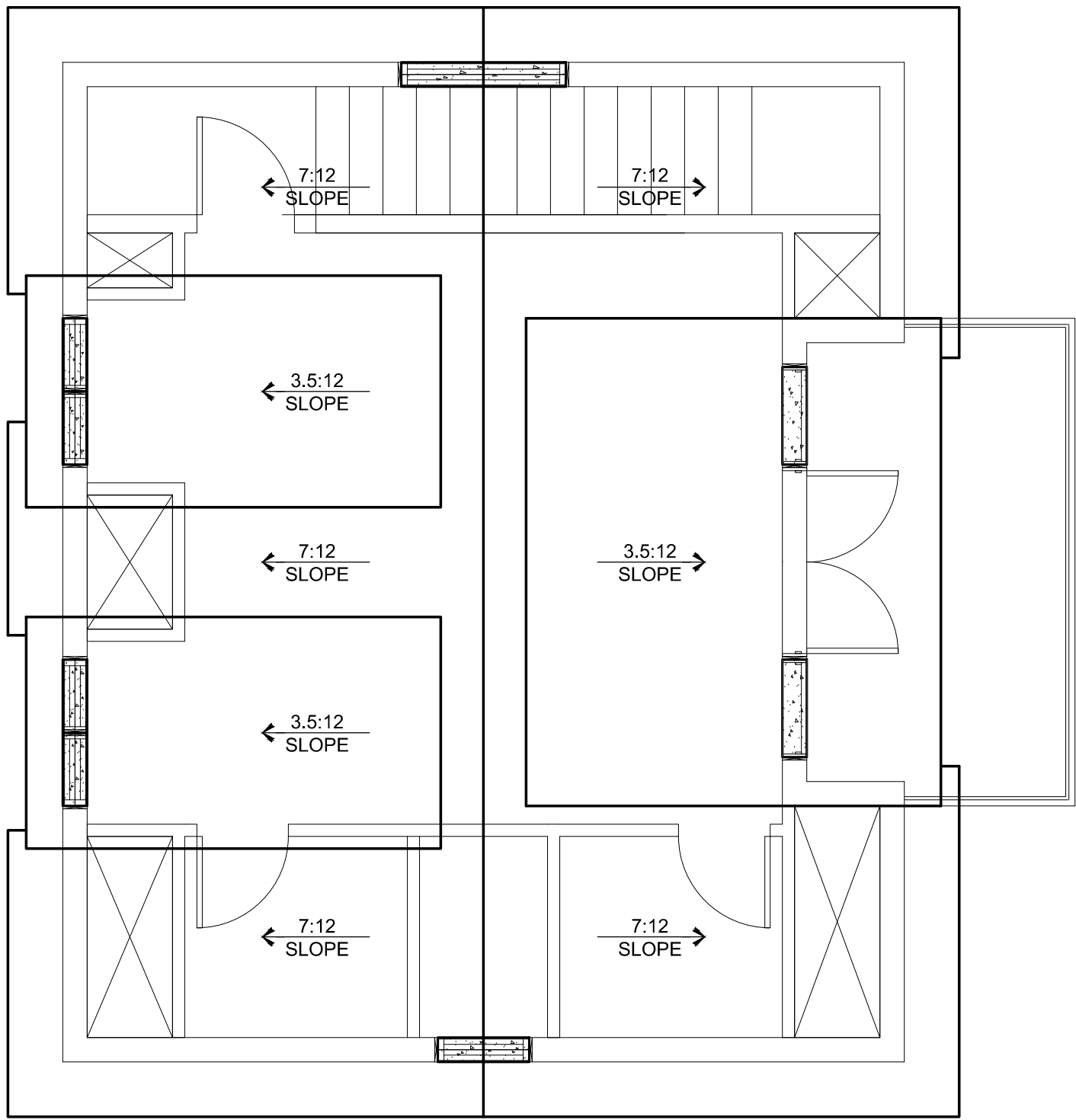
ARCHITECTS

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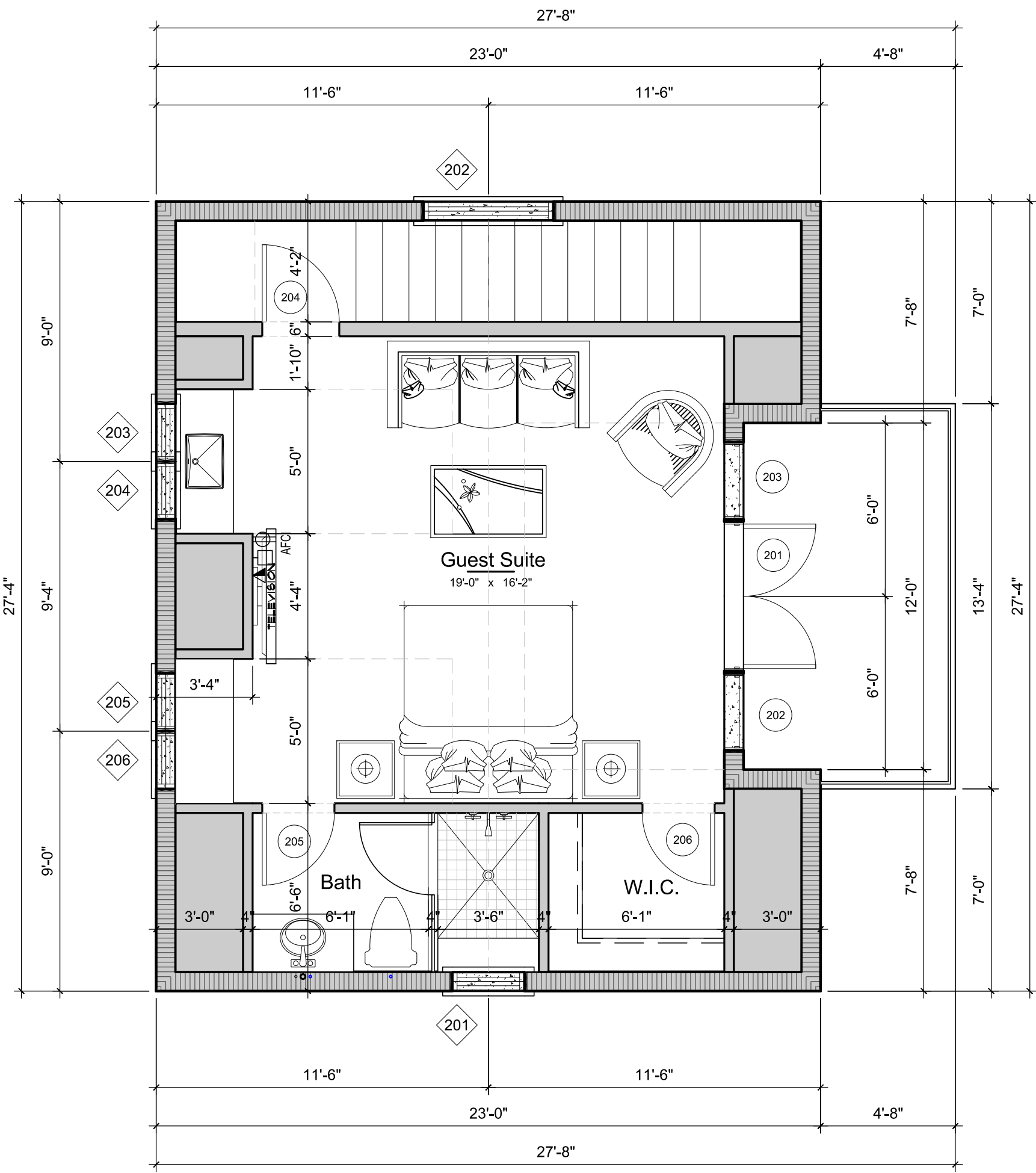
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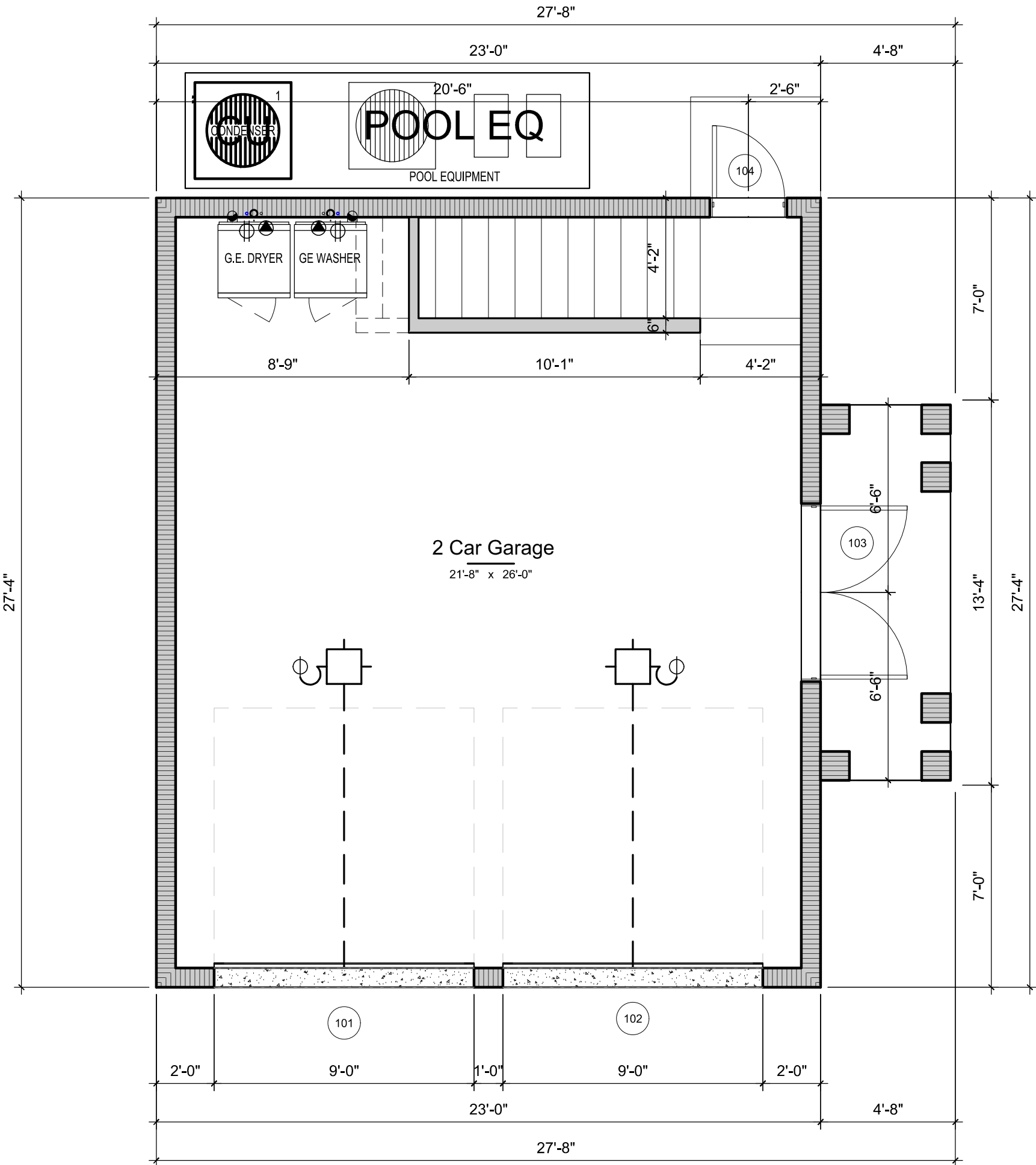
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1 GARAGE ROOF PLAN
1/4"=1'-0"



2 2nd FLOOR GARAGE PLAN
1/4"=1'-0"



1 1st FLOOR GARAGE PLAN
1/4"=1'-0"

GARAGE	
AIR CONDITIONED	
AREA CALCULATION	
AC - 2ND FL - GARAGE SUITE	432 SF
TOTAL AREA	432 SF

GARAGE	
A/C + NON - A/C	
AREA CALCULATION	
2-CAR GARAGE	629 SF
AC - 2ND FL - GARAGE SUITE	432 SF
GARAGE - BALCONY	94 SF
GARAGE - PORCH	59 SF
TOTAL AREA	1214 SF

2ND FLOOR EXT. DOOR SCHEDULE					
MARK	SIZE		TYPE	FIRE RATING	NOTES
	WIDTH	HEIGHT			
201	5'-0"	8'-0"	FRENCH-DEL	--	--
202	2'-6"	8'-0"	FRENCH-FIXED	--	--
203	2'-6"	8'-0"	FRENCH-FIXED	--	--

2ND FLOOR INT. DOOR SCHEDULE					
MARK	SIZE		TYPE	FIRE RATING	NOTES
	WIDTH	HEIGHT			
204	2'-8"	6'-8"	INTERIOR	--	--
205	2'-6"	6'-8"	INTERIOR	--	--
206	2'-6"	6'-8"	INTERIOR	--	--

2ND FLOOR WINDOW SCHEDULE					
MARK	SIZE		HEAD HT.	TYPE	NOTES
	WIDTH	HEIGHT			
201	2'-8"	5'-0"	8'-0"	SINGLE HUNG	
202	4'-8"	0'-0"	8'-0"	SINGLE HUNG	
203	2'-0"	6'-0"	8'-0"	SINGLE HUNG	
204	4'-0"	4'-0"	8'-0"	SINGLE HUNG	
205	2'-0"	6'-0"	8'-0"	SINGLE HUNG	
206	2'-0"	6'-0"	8'-0"	SINGLE HUNG	

NOTE: REFLECTIVE GLASS IS NOT PERMITTED

1ST FLOOR EXT. DOOR SCHEDULE					
MARK	SIZE		TYPE	FIRE RATING	NOTES
	WIDTH	HEIGHT			
101	9'-0"	8'-0"	CHGD	--	
102	9'-0"	8'-0"	CHGD	--	
103	6'-0"	8'-0"	FRENCH-DEL	--	
104	2'-6"	7'-0"	FRENCH	--	

REVISIONS	BY	DATE
△ TAC Comments	JTM	01.02.18

DUFFEY RESIDENCE
170 MARINE WAY
DELRAY BEACH, FLORIDA

RANDALL STOFFT
ARCHITECTS
distinctive. inspirational. architecture.

Job No. 1703047D

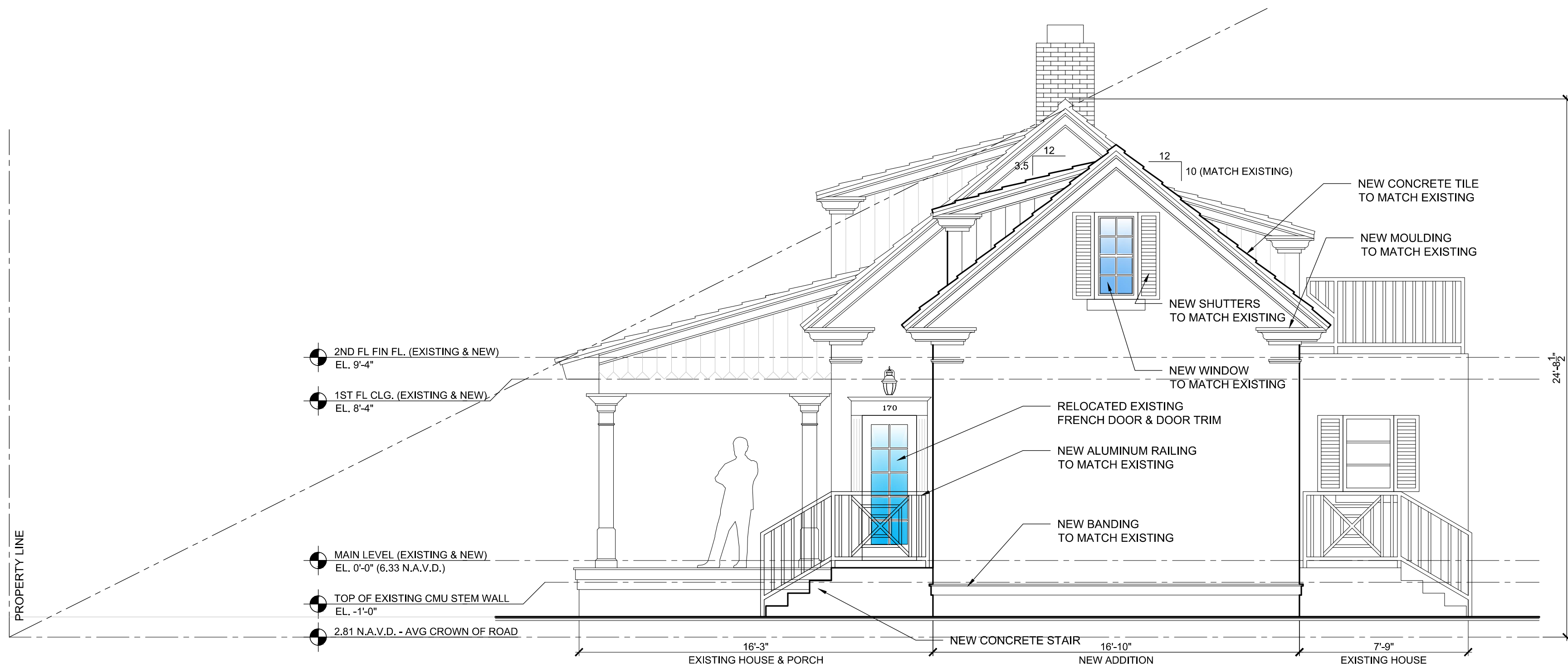
FL-0011105 FIRM-AA003379

A203

PRELIMINARY - NOT FOR CONSTRUCTION 01-02-18



2a SIDE ELEVATION (NORTH)
1/4"=1'-0" EXISTING



2 SIDE ELEVATION (NORTH)
1/4"=1'-0" PROPOSED



1a FRONT ELEVATION (EAST)
1/4"=1'-0" EXISTING



1 FRONT ELEVATION (EAST)
1/4"=1'-0" PROPOSED

PRELIMINARY - NOT FOR CONSTRUCTION 01-02-18

REVISIONS	BY	DATE
1	TAC Comments	JTM 01.02.18

DUFFEY RESIDENCE
170 MARINE WAY
DELRAY BEACH, FLORIDA

RANDALL STOFFT
ARCHITECTS
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Job No. 1703047D
FL-001105 FIRM-AA003379
BUILDING ELEVATIONS

A301



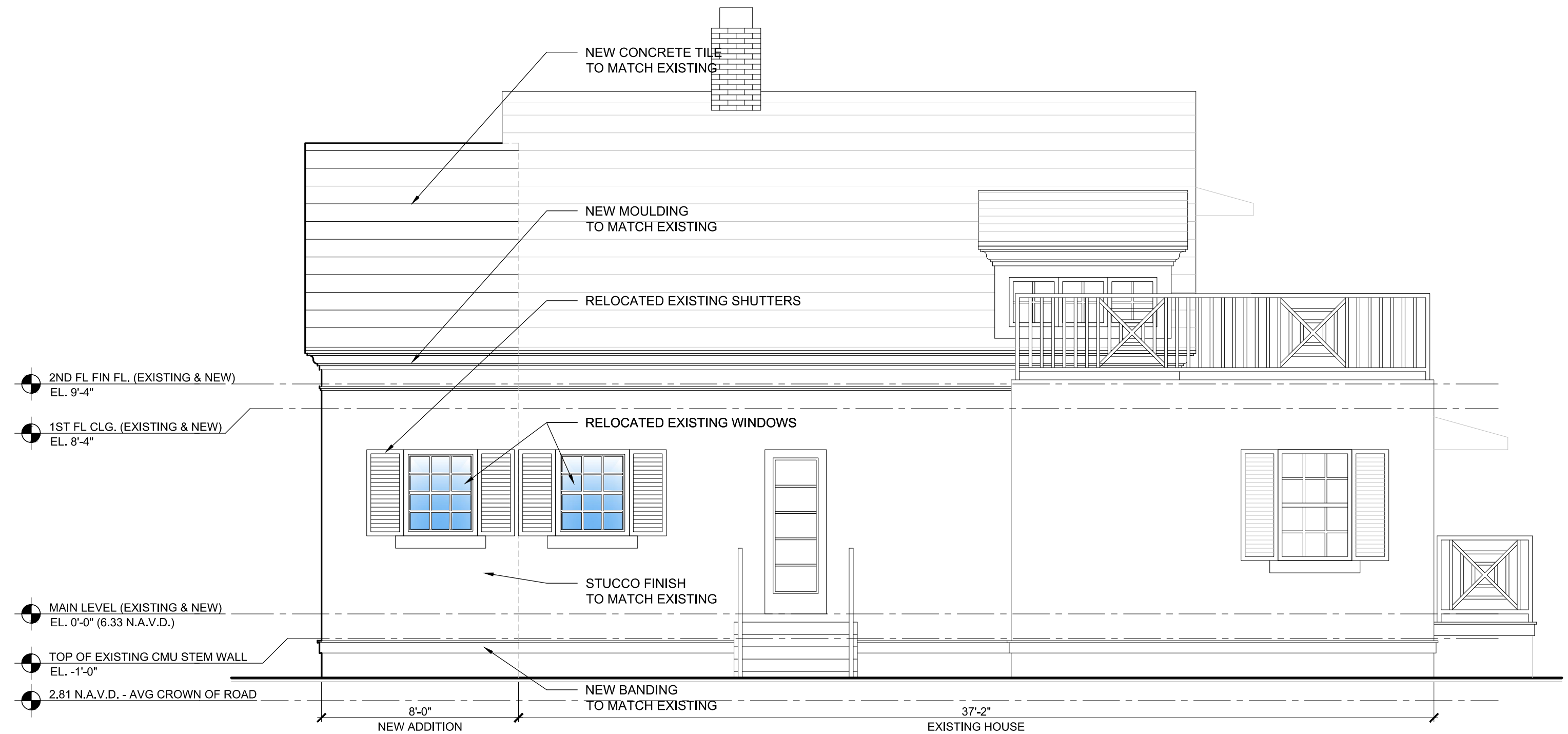
5 BUILDING SECTION
1/4"=1'-0"



4 SIDE ELEVATION (SOUTH)
1/4"=1'-0" PROPOSED/EXISTING



3a REAR ELEVATION (WEST)
1/4"=1'-0" EXISTING



3 REAR ELEVATION (WEST)
1/4"=1'-0" PROPOSED

PRELIMINARY - NOT FOR CONSTRUCTION 01-02-18

REVISIONS	BY	DATE
1	TAC Comments	JTM 01.02.18

DUFFEY RESIDENCE
170 MARINE WAY
DELRAY BEACH, FLORIDA

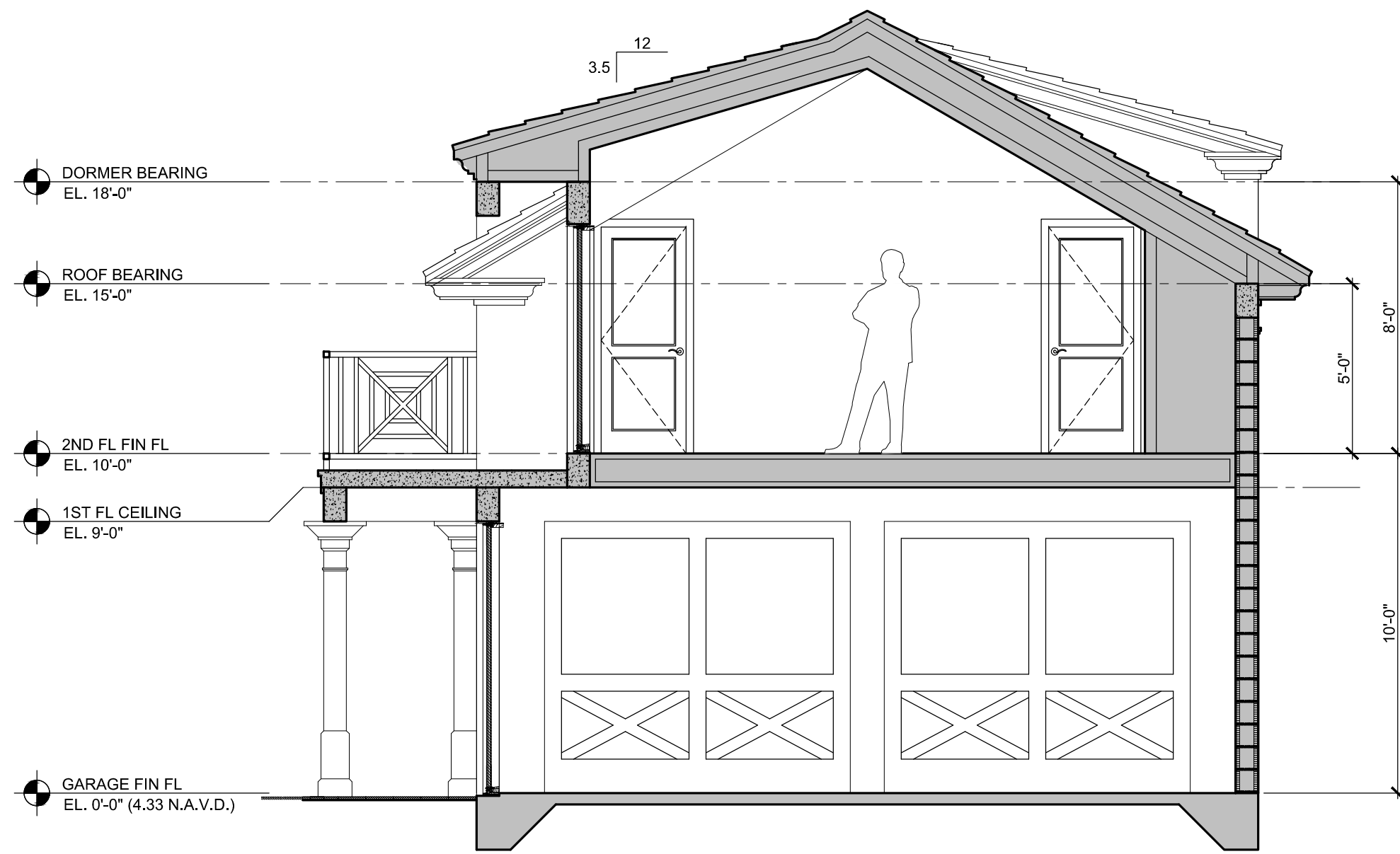
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Job No. 1703047D

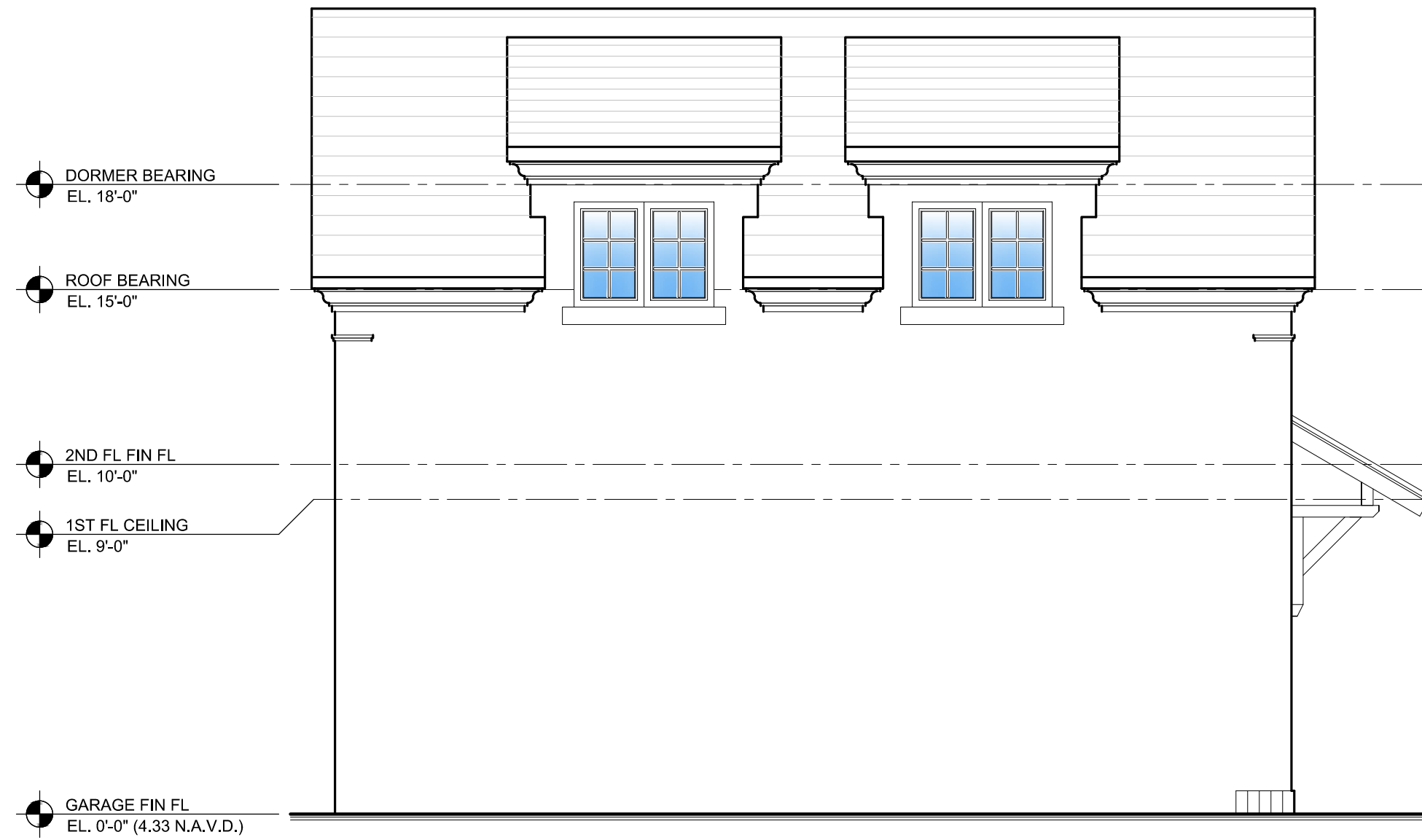
FL-001105 FIRM-AA003379

BUILDING
ELEVATIONS

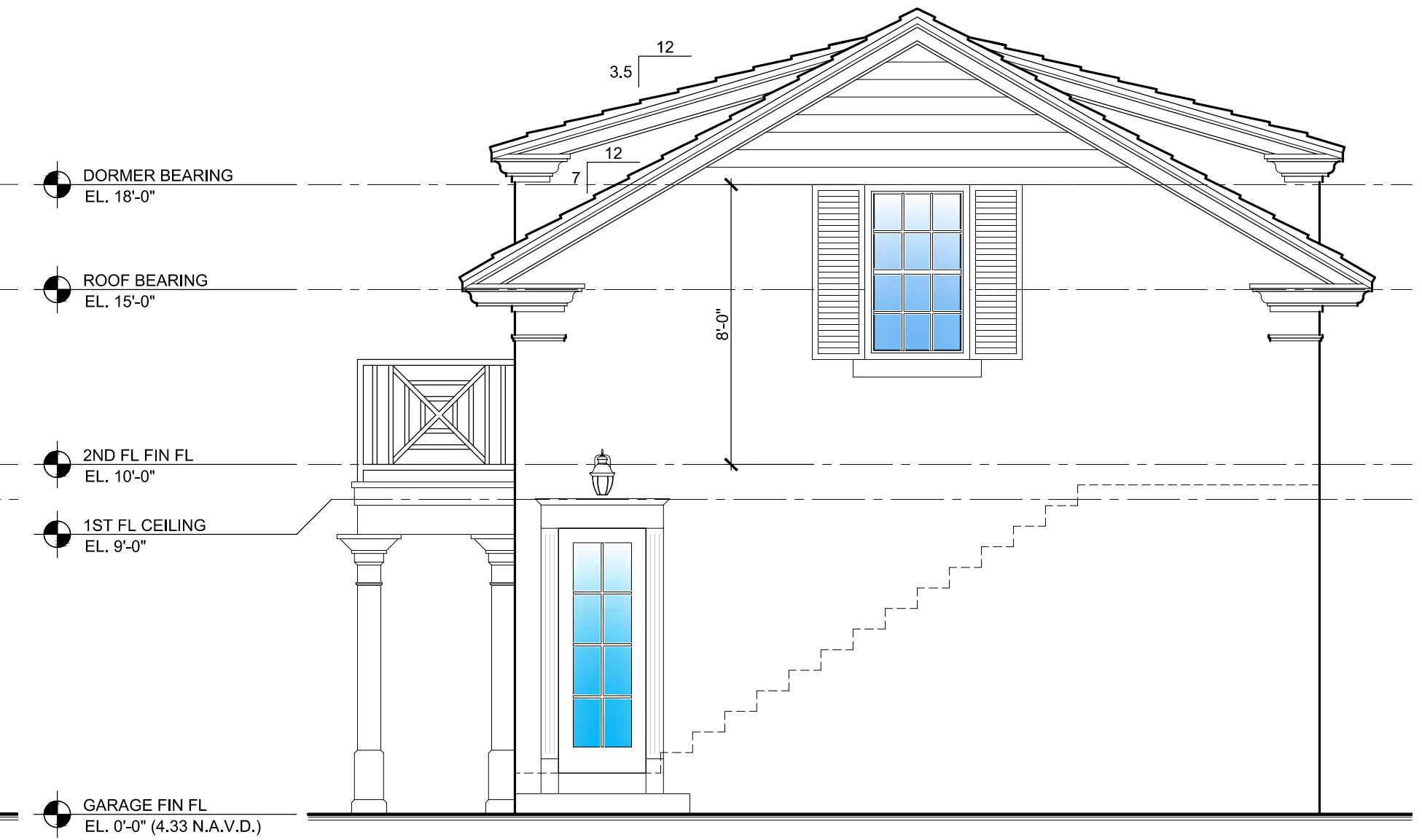
A302



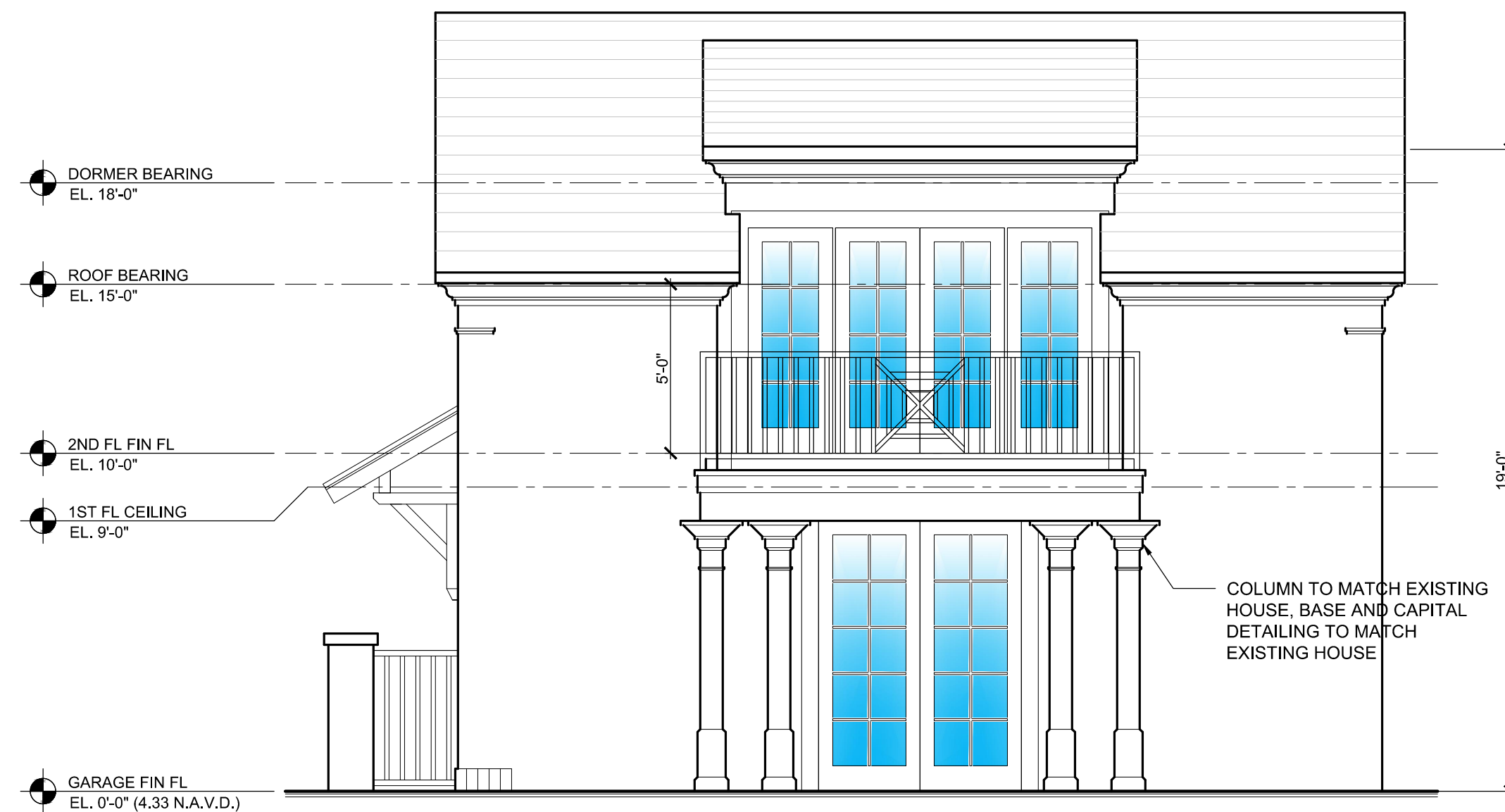
5 **BUILDING SECTION**
1/4"=1'-0"



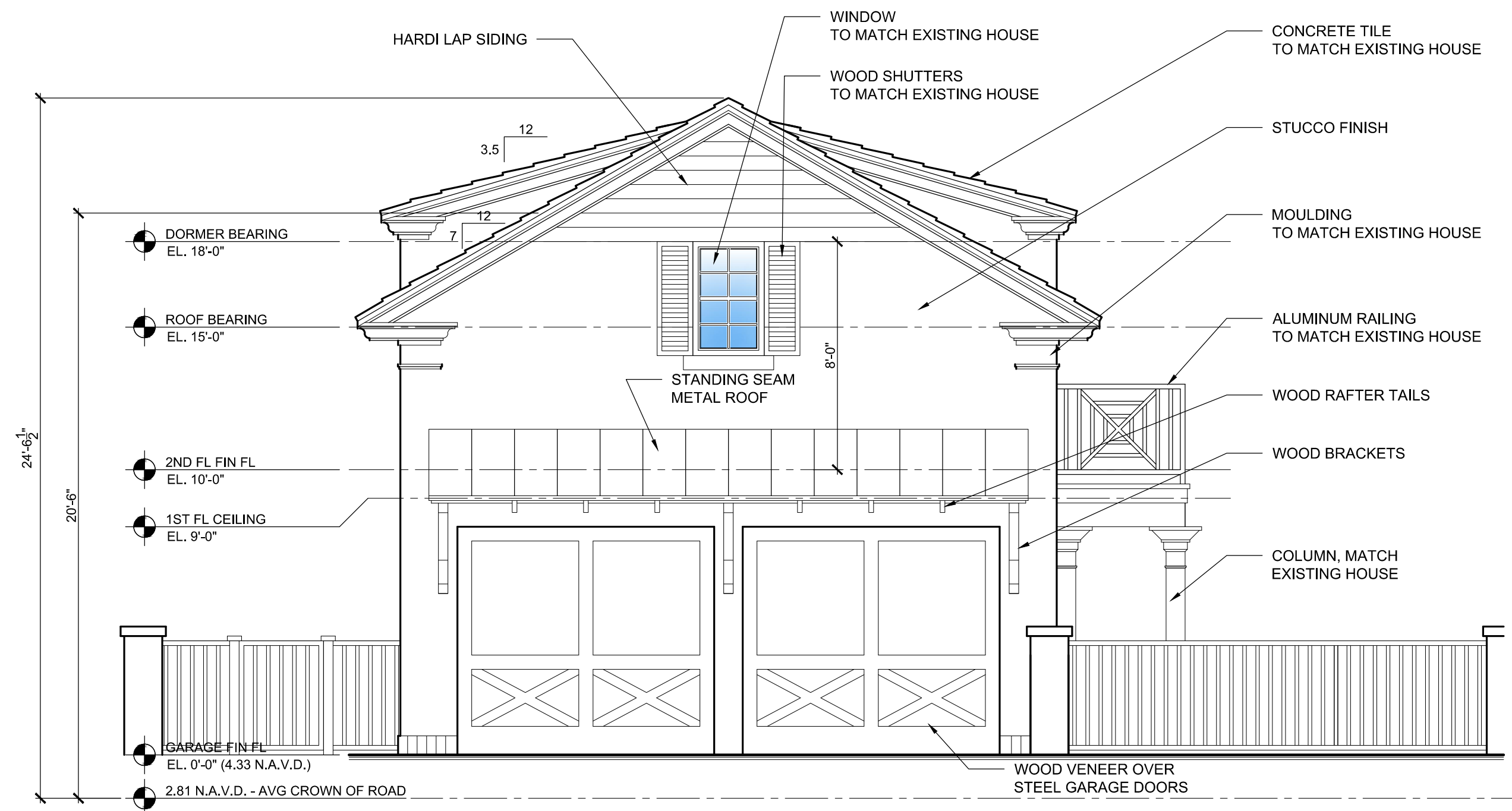
4 **SIDE ELEVATION (WEST)**
1/4"=1'-0"



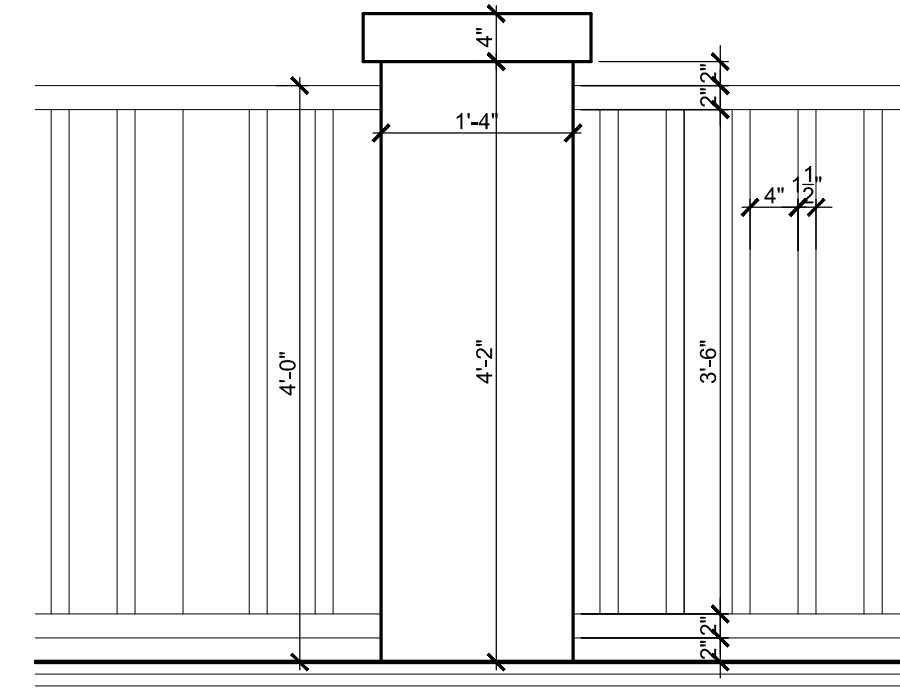
3 **REAR ELEVATION (NORTH)**
1/4"=1'-0"



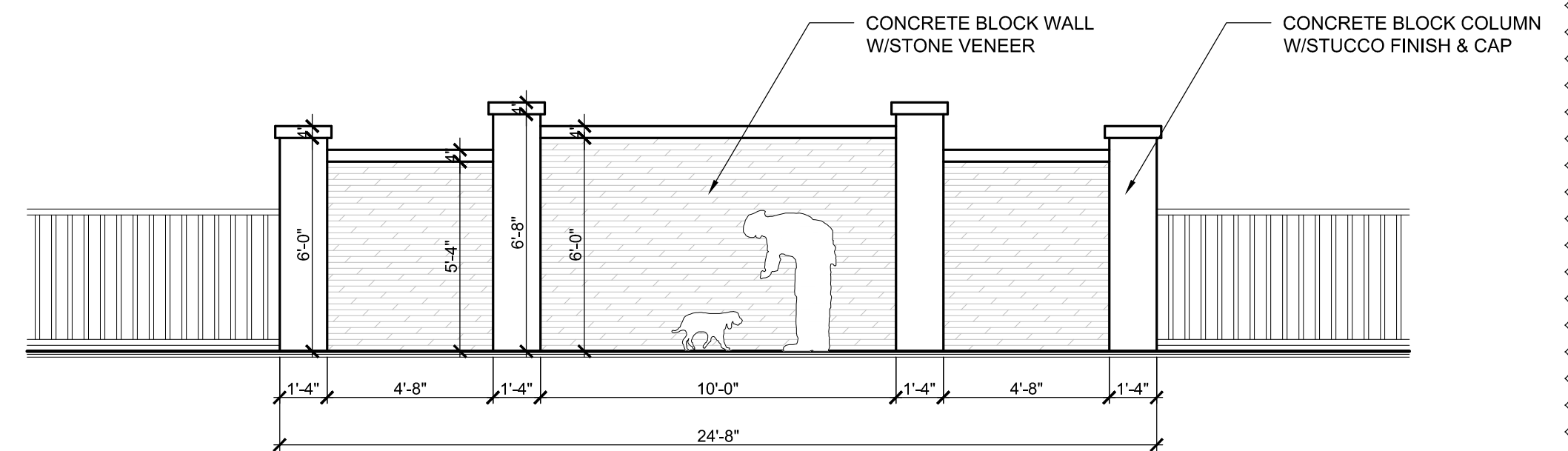
2 **SIDE ELEVATION (EAST)**
1/4"=1'-0"



1 **FRONT ELEVATION (SOUTH)**
1/4"=1'-0"



7 **FENCE/POST DETAIL**
3/4"=1'-0"



6 **PRIVACY WALL**
1/4"=1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION 01-02-18

REVISIONS	BY	DATE
△ TAC Comments	JTM	01.02.18

DUFFEY RESIDENCE
170 MARINE WAY
DELRAY BEACH, FLORIDA

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FL-0011105 FIRM-AA003379

GARAGE BUILDING
ELEVATIONS

A303



ORIENTATION BENCHMARK
PALM BEACH COUNTY BRASS DISK
"SRD"
N.A.V.D. 1988 ELEVATION = 15.61

ABBREVIATION DESCRIPTION:

A/C AIR CONDITIONER
C/L CENTERLINE
I.D. IDENTIFICATION
LB LICENSED BUSINESS
N.A.V.D. NORTH AMERICAN VERTICAL DATUM
R/W RIGHT OF WAY
TOPOGRAPHIC ELEVATION

ORIGINAL FIELD WORK
COMPLETED BY:
TARGET SURVEYING, LLC
DATED: 05/14/2014
SURVEY #205724

BOUNDARY SURVEY OF
170 MARINE WAY
DELRAY BEACH, FL 33483

PREPARED FOR
WILLIAM DUFFEY, JR. AS TRUSTEE OF THE THIRD DELRAY REAL ESTATE TRUST

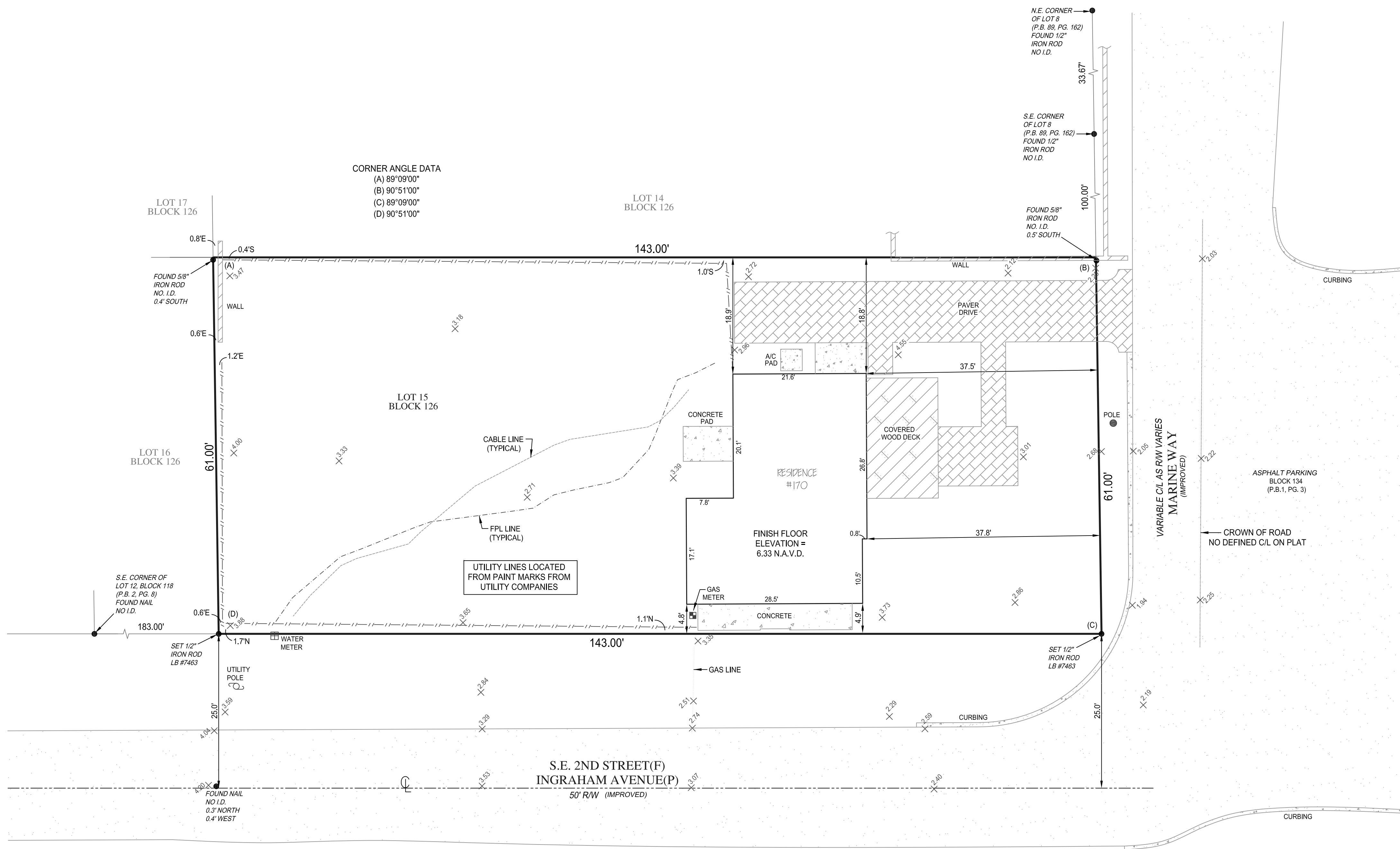
LEGAL DESCRIPTION:

LOT 15, SUBDIVISION OF BLOCK 126, DELRAY
BEACH ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 11, PAGE 4, OF
THE PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA.

FLOOD ZONE: AE(NGVD)
COMMUNITY NUMBER: 125102
PANEL: 0004
SUFFIX: D



GRAPHIC SCALE (In Feet)
1 inch = 10ft.



REVISIONS:
1. ADDED TOPOGRAPHY . . . 12-14-2017
2. ADDRESS CLIENT'S COMMENTS AND LOCATE
UNDERGROUND UTILITIES . . . 12-28-2017

NOTES:

- LEGAL DESCRIPTION PROVIDED BY CLIENT
- NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
- NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

Kenneth J. Osborne PSM #6415
THIS SURVEY IS NOT VALID WITHOUT
THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Project
C-15202
Date
09-25-2017
Scale
1" = 10'

Sheet
1 OF 1



6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576
LB #7463