



HISTORIC PROPERTY AD VALOREM TAX EXEMPTION APPLICATION



HISTORIC PRESERVATION BOARD

Submittal Date: _____ Property Address: 109 N Dixie Blvd

Historic District/Site: Del Ida Park Block 4 E 1/2 of Lot 20 and ALL 21 & 22 _____

INSTRUCTIONS FOR COMPLETING AND FILING THE TAX EXEMPTION APPLICATION

Applications may be submitted to the Planning and Zoning Department at any time between the hours of 8:00 a.m. and 5:00 p.m., Monday thru Friday. Please submit application and all required materials at the same time. Incomplete applications will not be accepted. The Historic Preservation Board (HPB) will act on a tax exemption application at the next applicable meeting upon confirmation by the Historic Preservation Planner that the application is complete and satisfies the requirements of LDR Section 4.5.1(J) and is therefore eligible for review by the Historic Preservation Board. This review period takes approximately **sixty (60) days**. Please review page 8 for complete application processing information.

Tax Exemption Applications must be submitted within three months of Certificate of Occupancy (Final Inspection), and **no later than July 1st** to receive the exemption on the following year's taxes.

The application must be accompanied by the \$100.00 processing fee (make checks payable to the City of Delray Beach). Please print or type all of the required information and ensure that the application is complete and accurate. It is necessary that an owner, or an authorized agent, be present at the Board meeting when the application is reviewed. If a property owner wishes to designate a representative/agent, please execute the "Owner's Consent and Designation of Agency" form found in this application.

Pursuant to the City's Land Development Regulations' Section 2.4.6(J)(2)(b) no application for a COA will be accepted by the HPB unless it contains all required and pertinent information. A pre-application conference with a member of the Planning Staff is strongly recommended, and can be scheduled at your convenience.

All projects will be reviewed and evaluated for conformance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Standards for Rehabilitation are broadly worded to guide the improvement of all types of historic properties. The underlying concern expressed in the referenced Standards and Guidelines is the preservation of significant historic materials and features of a building or archaeological site in the process of restoration, rehabilitation or renovation. Evaluation is based on whether or not the overall project is consistent with the Standards and Guidelines. Proposed work that does not appear to be consistent with the Standards and Guidelines will be identified, and advice will be given to assist property owners, architects, or builders in bringing the project into conformance.

Notes:

1. A digital copy of all plan exhibits provided on CD is required with the submittal of the application and each subsequent resubmittal. The digital copy must be in a PDF format and shall be prepared at a size of 8½" x 11" or 11"x 17", depending upon legibility.
2. Citizens that request a presentation before the Board or City Commission that is on a portable flash drive device must provide their media to the City Clerk's Office, no later than 12:00 pm one day prior to the meeting where they wish to present. The City laptops will not accept (won't even recognize) any jump drives inserted without prior IT scanning. There will be a zero tolerance policy on this. Applicants have the option to bring their own laptops for their presentation.

**CITY OF DELRAY BEACH PLANNING AND ZONING DEPARTMENT
PROPERTY TAX EXEMPTION APPLICATION**

Project Name/Address: 109 Dixie Modernization: Renovation & Addition

PART ONE - APPLICANT INFORMATION:

APPLICANT

Name: Kim and Peter Dwyer_____

Mailing Address: 109 Dixie Blvd, Delray Beach FL 33444_____

Telephone Number: 561-441-1047_____ E-Mail: 2kimdwyer@gmail.com_____

AGENT

Name: Kim Dwyer_____

Mailing Address: same_____

Telephone Number: _____ E-Mail: _____

OWNER (if other than applicant)

Name: _____

Mailing Address: _____

Telephone Number: _____ E-Mail: _____

Applicant is: Owner [X] Lessee [] Other _____

PART TWO - PROPERTY INFORMATION:

Property Control Number: 12-43-46-09-29-004-0201

Legal Description (attach separate sheet if necessary): _____

Del Ida Park E 1/2 of LT 20 & LTS 21 & 22 Blk 4 (Del-Ida Park Historic District)

Zoning Designation: R1-AA

Property is: X in a Local Historic District _____ in a National Register District
_____ Individually Listed on Local Register _____ Individually Listed on National Register

Use of Property Prior to Improvements: residential

Use of Property After to Improvements: residential

Original Date of Construction: 1948

Dates of Previous Alterations: 1961 – garage converted to 1 bedroom apartment with full kitchen, bath and family room. 2 car tandem carport added.

Has the building ever been moved or relocated? () Yes (X) No

If so, when? _____ From Where? _____

Description of Physical Appearance Prior to Improvements:

Provide information about the major *exterior and interior* features of the building. Describe the building in its *existing condition* (before improvement) -- not as it was when first built (unless unchanged) or as it will be after improvement. Note the architectural style, exterior construction materials (wood, brick, etc.), type of roof (flat, gable, hipped, etc.), number of stories, basic plan (rectangular, irregular, L-shaped, etc.), and distinguishing architectural features (placement and type of windows, chimneys, porches, decorative interior features or spaces). Describe any changes that have been made to the building since its original construction (i.e., additions, porch enclosures, new storefronts, relocation of doors and windows, and alterations to the interior). Other buildings on the property such as carriage houses, barns and sheds should also be described. Finally, discuss the way in which the building relates to others in the district in terms of siting, scale, material, construction, and date of construction.

The property contains a 1948 contributing one-story vernacular residence with a detached guest house with full kitchen and bath. The property is single family residence located on a 125' wide x 140' deep lot. .
The current driveway is approximately 100' long, located on the North side of the property leading to a carport behind the main house.

The house has wood clapboard siding and shingle/shake gable roofing. The house is wood frame with a crawl space. The main and guesthouse structures have been tented for termites, a bond is in place and termites again were found & treated in the guesthouse during the most recent inspection.

The main house is a small square shape with a front porch and the guest house is a small replica of the main. The house has working wood shutters and an XOX detail on the front porch. There is a brick chimney (painted) on the West side of the cottage. All windows are wood, non-impact and appear to be original. They are divided light double hung. Other than the guest house, updated cabinets and appliances in the 80s, repairs and maintenance the only changes to the original home is laundry closet added in the kitchen.

The existing guest cottage structure was originally a garage, and had a later addition added to its north side around 1961 according to the City Property cards. The guesthouse structure is not of such interest or quality as it was redone in the 1960's into its current configuration. The structure has significant exterior siding that is rotted underneath the paint (bulging, cracking, softness to touch). The doors are not even 6'-8" tall, the structure needs to be raised up to allow minimum 6'-8" doors.

The entry door into the space is just over 6' tall, it is slab on grade construction at garage level and is better suited as a children's playhouse by today's standards than a livable guesthouse. The carport is not original, was added in the 60's and has no historic significance.

The guesthouse structure could easily be duplicated and is not of any outstanding craftsmanship. It was constructed as a garage in 1948, enclosed in the 1960's and converted to a guest house. Nothing about its construction is special. Its doors are just over 6' tall and part of it is a shed.

Removing the guesthouse allows a modern-day addition to be added to the rear of the historic main house and keeps the historic main house as the focal point on the property.

Looking at the feasibility of moving the guest house:

-It was originally built as a garage and is a slab-on- grade structure. Slab-on- grade houses are moved by installing beams under the slab and lifting the entire house and slab. Since this was built as a garage, it has a 2" slab which will almost certainly crumble during the move. It will require a new foundation, at the minimum, as well as putting the structure at risk to completely fall apart

Statement of Significance:

Summarize how the building contributes to the significance of the district. This summary should relate to the significance of the district (including the district's period of significance) as identified in the National Register nomination or district designation documentation. Is it similar to other buildings in the district in scale, building materials, style, and period of construction? Note important persons from the past associated with the building, former uses of the property, and the name of the architect or builder, if known.

Designed for Mr & Mrs Wiggins (hard to read on plan), It was later owned by RJ and Martha K Holland, then William H and Dorothy V Mullica and before Dwyer, for 15 years by Sarah Greeley. From copy of old plan it appears to have been drawn by Gifford – this is hard to read and cannot be confirmed. Built in 1948

according to tax records, the existing structure well represents the frame vernacular bungalow style and is a contributing resource. This house is very similar to 2 houses to its West and all older homes on the street are 1 story cottages. The restoration and maintenance of this historic single-family home is an essential part of maintaining the authentic character of the community. The home sits on 2 1/2 lots and is the largest size land/property on the street.

PART THREE – PROJECT INFORMATION

Type of request:

(X) Exemption under 196.1997, F.S. (standard exemption)

() Exemption under 196.1998, F.S. (exemption for properties occupied by non-profit organizations or government agencies and regularly open to the public)

Project Start Date: 9/30/2015

Project Completion Date: 1/18/2018

(Certificate of Occupancy Issued by Building Department)

Total Estimated Project Costs: \$1,496,086.21

Total Project Cost Attributed Solely to the Historic Structure: \$724,250.00

PART FOUR: APPLICATION REQUIREMENTS

Please provide one complete of all applicable items noted below.

☐ **Warranty Deed**

☐ **Survey** – Provide a copy of a survey from both before and after the improvements when the building footprint(s) has changed.

☐ **Site Plan, Exterior Elevations, Floor Plans** – As approved by the HPB.

☐ **Attachment Sheets** – When necessary.

☐ **Photographs (Labeled)** – Provide a before and after photo of each exterior elevation, all new construction, and all interior improvements. Each page should contain a before and after photo of the same item; provide a corresponding description of the photos and the improvements. Photographs are not returnable. Polaroid photographs are not acceptable. Such documentation is necessary for evaluation of the effect of the improvements on the historic structure. Where such documentation is not provided, review and evaluation cannot be completed. This shall result in a recommendation for denial of the request for exemption. NOTE: All features should be identified with the approximate date, a description, and impact of work on existing feature. All pages should include the property address.

☐ **Most Recent Tax Bill**

☐ **Applicable Fee, payable to the City of Delray Beach** - See coversheet.

☐ **Executed Agent Authorization Form**

PART FIVE: APPLICATION REVIEW

For Historic Preservation Planner Use Only.

The Historic Preservation Planner has reviewed the Historic Preservation Property Tax Exemption Application for the subject property and hereby:

() Certifies that the above referenced property qualifies as a historic property consistent with the provisions of s. 196.1997 (11), F.S.

() Certifies that the above referenced property does not qualify as a historic property consistent with the provisions of s. 196.1997 (11), F.S.

() Certifies that the above referenced property qualifies for the special exemption provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.

() Certifies that the above referenced property does not qualify for the special exemption provided under s. 196.1998, F.S.

The Historic Preservation Planner has reviewed the Historic Preservation Property Tax Exemption Application for the subject property and hereby:

() Determines that improvements to the above referenced property are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.

() Determines that improvements to the above referenced property are not consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C. All work not consistent with the referenced Standards, Guidelines and criteria are identified in the Review Comments. *Recommendations to assist the applicant in bringing the proposed work into compliance with the referenced Standards, Guidelines and criteria are provided in the Review Comments.*

The Historic Preservation Planner has reviewed the Historic Preservation Property Tax Exemption Application for the subject property and hereby:

() Determines that the completed improvements to the property are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, recommends approval of the requested historic preservation tax exemption.

() Determines that the completed improvements to the above referenced property are not consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, recommends denial of the requested historic preservation tax exemption for the reasons stated in the Review Comments below.

Review Comments: _____

Signature _____

Typed or printed name _____

Title _____

PART SIX: OWNER ATTESTATION

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by the Historic Preservation Planner of the City of Delray Beach, Planning and Zoning Department, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Kim Dwyer		3/26/18
Name	Signature	Date

Complete the following if signing for an organization or multiple owners:

Title	Organization name
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I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work as approved by the Historic Preservation Board. I attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and is consistent with the work approved by the Historic Preservation Board. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this Application, I agree to allow access to the property by Historic Preservation Planner of the City of Delray Beach, Planning and Zoning Department, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in the Application and this Request. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this Application or Request is subject to criminal sanctions pursuant to the Laws of Florida.

Kim Dwyer		3/26/18
Name	Signature	Date

Complete the following if signing for an organization or multiple owners:

Title	Organization name
-------	-------------------

PART SEVEN: OWNER'S CONSENT AND DESIGNATION OF AGENCY

(This form must be completed by **ALL** property owners)

I Kim Dwyer, the fee simple owner of the following described
(Owner's Name)

property (give legal description): Del Ida Park Block 4 E 1/2 of Lot 20 and ALL 21 & 22

hereby petition to the City of Delray Beach for approval of a Tax Exemption Application for the
property located at 109 N Dixie Blvd, Delray Beach, FL 33444 and affirm that

Kim Dwyer is hereby designated
(Applicants/Agent's Name)

to act as agent on my behalf to accomplish the above.

I certify that I have examined the application and that all statements and diagrams submitted
are true and accurate to the best of my knowledge. Further, I understand that this application,
attachments and fees become part of the Official Records of the City of Delray Beach, Florida,
and are not returnable.

(Owner's Signature)

The foregoing instrument was acknowledged before me this _____, day of _____,
20____ by _____, who is personally known to me or has produced
_____(type of identification) as identification and who did take an
oath.

(Printed Name of Notary Public)

(Signature of Notary Public)

Commission # _____, My Commission Expires _____

(NOTARY'S SEAL)

PART EIGHT: TAX EXEMPTION APPLICATION REVIEW PROCESS

1. Upon HPB approval of the application, a **Resolution** will be reviewed at the next available City Commission meeting. This review is to authorize the exemption from the City's portion of property taxes.
2. Following approval of the Resolution, a **Property Tax Exemption Covenant** will be provided to the property owner for signature. This Covenant requires the owner(s) to maintain the improvements during the ten (10) year period that the exemption is granted. The Covenant must be **signed and notarized** by a Public Notary for all owners of record of the subject property. Upon signature by the Historic Preservation Planner, the Covenant must then be **recorded by the property owner** (at an additional charge) in the official records of Palm Beach County at:
The Palm Beach County Court House
Recording Department, Room 4.25
205 North Dixie Highway
P.O. Box 4177
West Palm Beach, Florida 33402
(561) 355-2991
3. **Two (2) copies** of the recorded Covenant must be delivered to the Historic Preservation Planner. One (1) of the Property Tax Exemption Covenant copies must be a **Certified Copy**.
4. Upon receiving the two (2) copies of the recorded Covenant, the Historic Preservation Planner will send copies of the following documents to the **Palm Beach County, Property Appraiser's Office, and the Palm Beach County, Planning, Zoning and Building Department, by OCTOBER 1st:**
 - a. HPB Staff Reports for the COA and Tax Exemption Application;
 - b. Certified copy of the recorded Property Tax Exemption Covenant to the Palm Beach County, Property Appraiser's Office;
 - c. Non-certified copy of the Covenant to the Palm Beach County, Planning, Zoning and Building Department;
 - d. Resolution of the City Commission approving the Completed Work Application.
6. Palm Beach County's Planning, Zoning and Building Department will forward this request for the exemption from the County's portion of the property taxes to the County Commission for their approval. The County staff may require additional information. The property owner will also have to enter into a covenant with the County. This covenant will also need to be recorded (additional charge).
7. This documentation will authorize the tax exemption for the Property Appraiser's Office from the City's and the County's portion of property taxes associated with the increased value of the historic property due to improvements.

Please be aware that the **Palm Beach County, Property Appraiser's Office and the Palm Beach County, Planning, Zoning and Building Department must have all documentation prior to or on OCTOBER 1st of the year preceding the year the tax exemption is to commence.**

CFN 20150346890
OR BK 27811 PG 412
RECORDED 09/21/2015 10:47:47
Palm Beach County, Florida
AMT 710,000.00
DEED DOC 4,970.00
Sharon R. Bock
CLERK & COMPTROLLER
Pgs 0412-0413; (2Pgs)

Prepared by and return to:

Jose L. Lorenzo, Esq.
President
Meridian International Title Services Corp.
30 Southeast 4th Avenue
Delray Beach, FL 33483
561-276-8121
File Number: 15-1100

Parcel Identification No. 12-43-46-09-29-004-0201

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 11 day of September, 2015 between Sarah B. Greeley, individually and as Trustee of the Sarah B. Greeley Revocable Trust Agreement dated September 23, 2005 whose post office address is PO Box 643760, Vero Beach, FL 32964 of the County of Indian River, State of Florida, grantor*, and Peter H. Dwyer and Kimberly D. Dwyer, husband and wife whose post office address is 112 N. Dixie Blvd, Delray Beach, FL 33483, of the County of Palm Beach, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to-wit:

The East half (East 1/2) of Lot Twenty (20) and all of Lots 21 and 22, Block Four (4), Del-Ida Park, Delray, Fla., according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 9, Page 52.

As to the said East half (East 1/2) of Lot 20, the intent and meaning of this deed is to convey the East 25 feet of said Lot 20 which abuts on and is contiguous to Lot 21, the East 25 feet of said Lot 20 being a rectangular tract of land fronting 25 feet Southeasterly on Dixie Boulevard, and extending Northwesterly with its West line being parallel to the East line of said lot and having a 25 foot Northwesterly frontage on Lot 7, Block 4, Del-Ida Park, Delray, Fla., and a 140 foot frontage along and contiguous to Lot 21, Block 4, Del-Ida Park, Delray, Fla.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sarah B. Greeley Revocable Trust Agreement dated
September 23, 2005

By: [Signature]
Sarah B. Greeley, Individually and as Trustee

Witness Name: JOSE L. LORENZO

Witness Name: Abigail Colón

(Corporate Seal)

State of Florida
County of Palm Beach

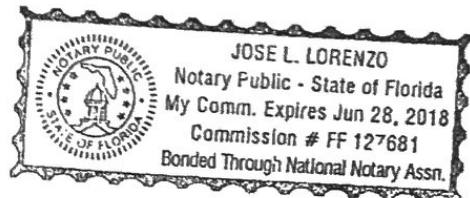
The foregoing instrument was acknowledged before me this 11th day of September, 2015 by Sarah B. Greeley, individually and as Trustee of Sarah B. Greeley Revocable Trust Agreement dated September 23, 2005, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

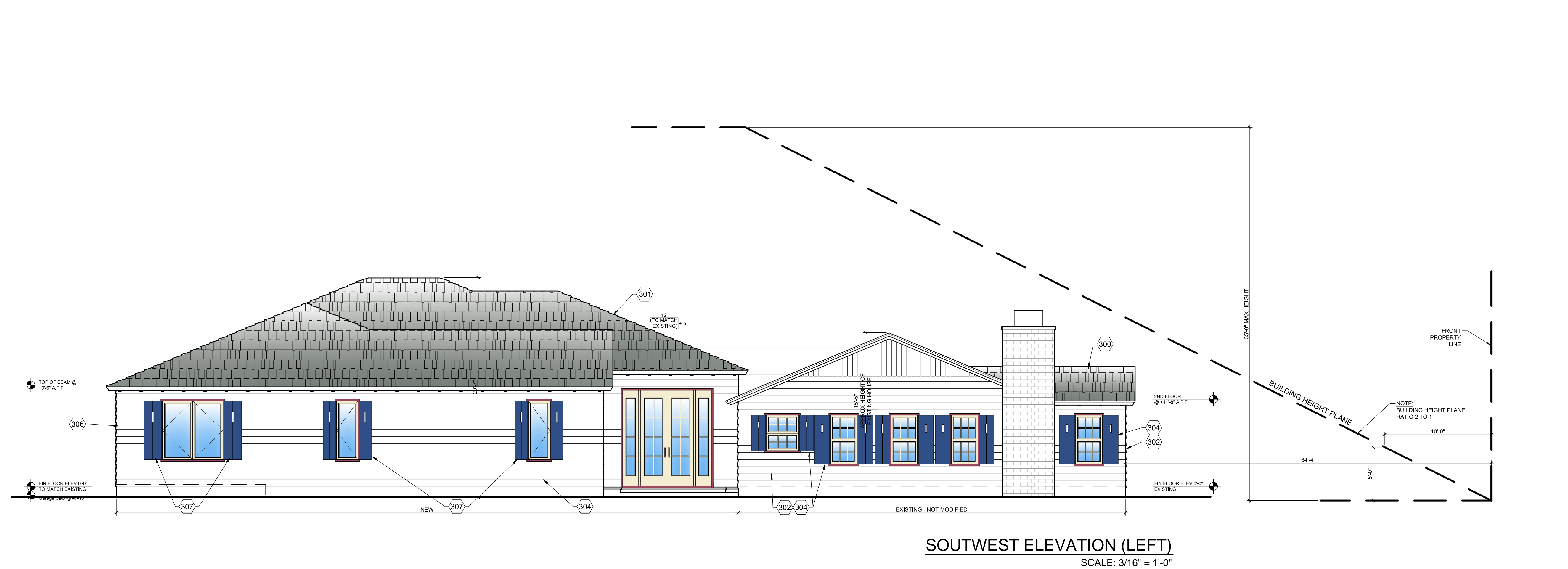
My Commission Expires: _____



DWYER RESIDENCE
109 DIXIE BLVD
DELRAY BEACH, FLORIDA

Job No. 1407101

A302

[illegible]

[illegible]

1.18.2016

DWYER RESIDENCE
109 DIXIE BLVD
DELRAY BEACH, FLORIDA

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ARCHITECTS
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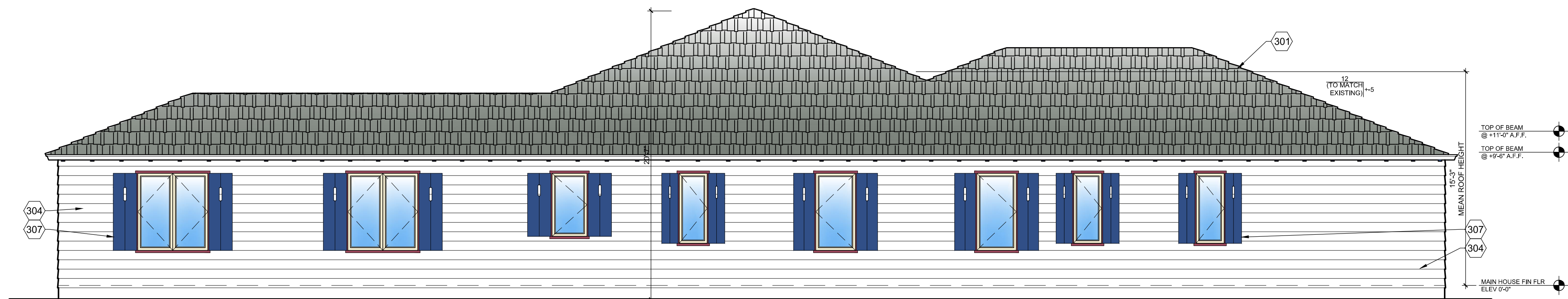
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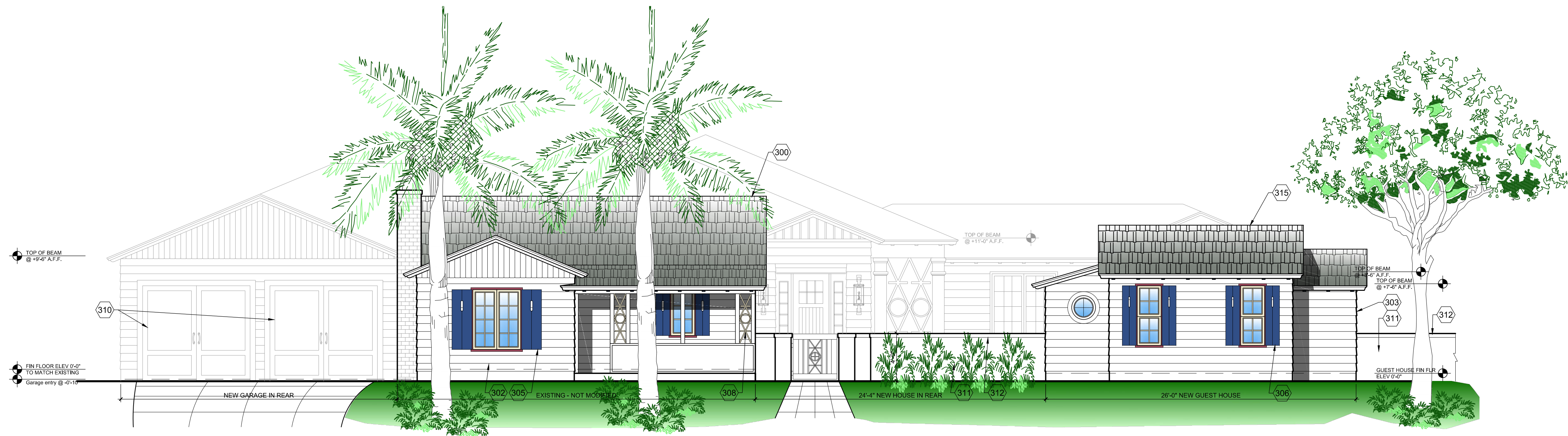
A301

300 SERIES KEYNOTES

- 300 - EXISTING SHAKE ROOF
301 - NEW FLAT CEMENT TILE ROOF (SHAKE STYLE)
302 - EXISTING CLAPBOARD SIDING
303 - NEW CLAPBOARD SIDING TO MATCH EXISTING
304 - NEW HARDIE BOARD SIDING
305 - EXISTING WOOD SHUTTERS
306 - EXISTING WOOD SHUTTERS RELOCATED
307 - NEW SHUTTERS TO MATCH EXISTING
308 - EXISTING LATTICE DETAIL
309 - NEW LATTICE DETAIL TO COMPLEMENT
EXISTING
310 - WOOD CLAD GARAGE DOORS
311 - LIGHT TEXTURED STUCCO
312 - RAISED STUCCO WALL CAP
313 - AZEK CLAD COLUMN
314 - WOOD BRACKET
315 - NEW WOOD SHAKE ROOF



NORTHWEST ELEVATION (REAR)



SOUTHEAST ELEVATION (FRONT)
SCALE: 3/16" = 1'-0"

[illegible]

1.18.2016

DWYER RESIDENCE
109 DIXIE BLVD
DELRAY BEACH, FLORIDA



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ARCHITECTS

distinctive. inspirational architecture.

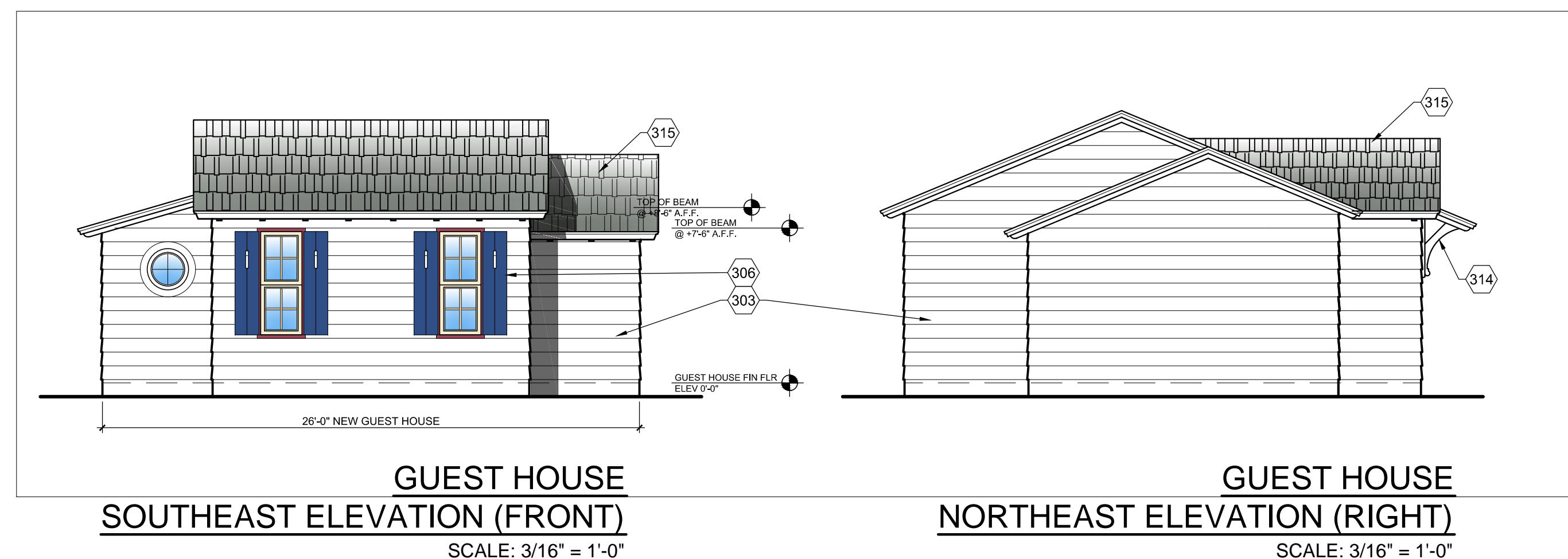
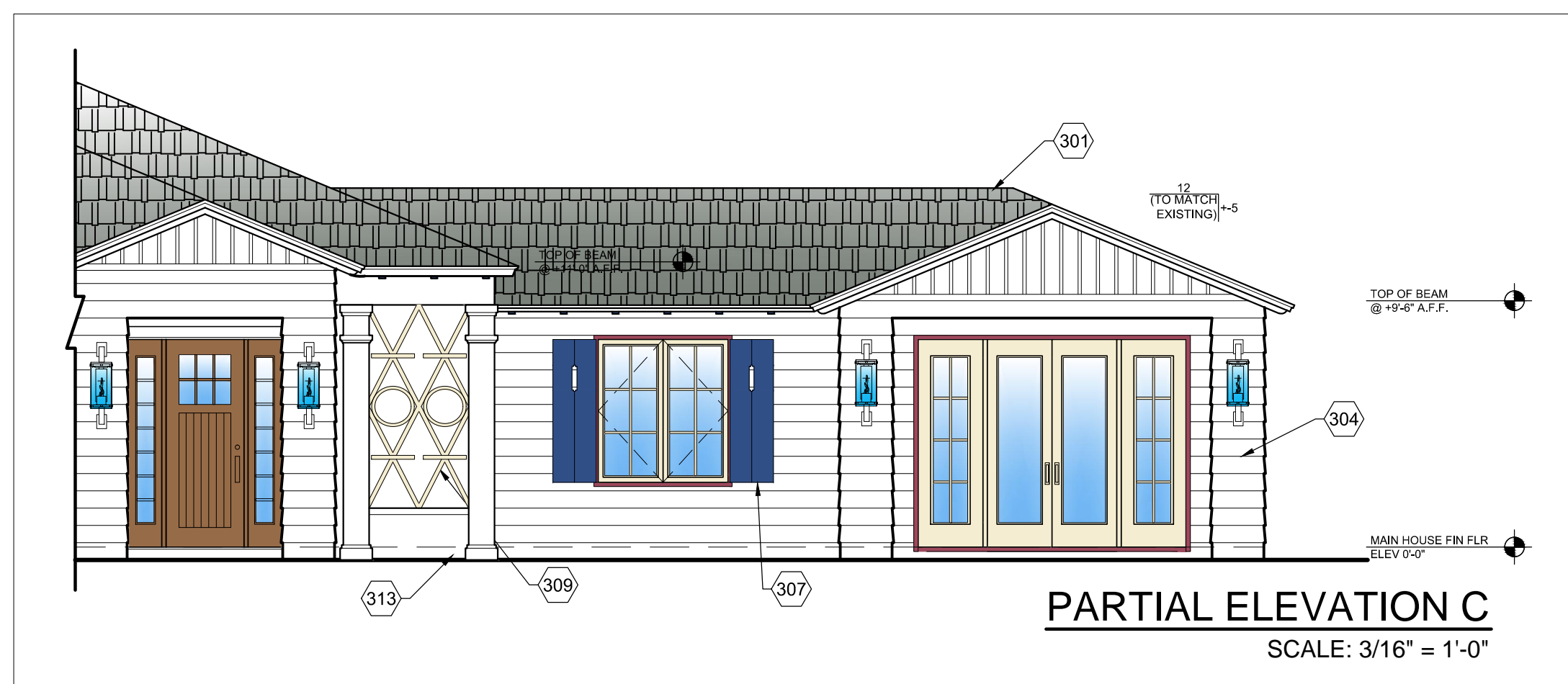
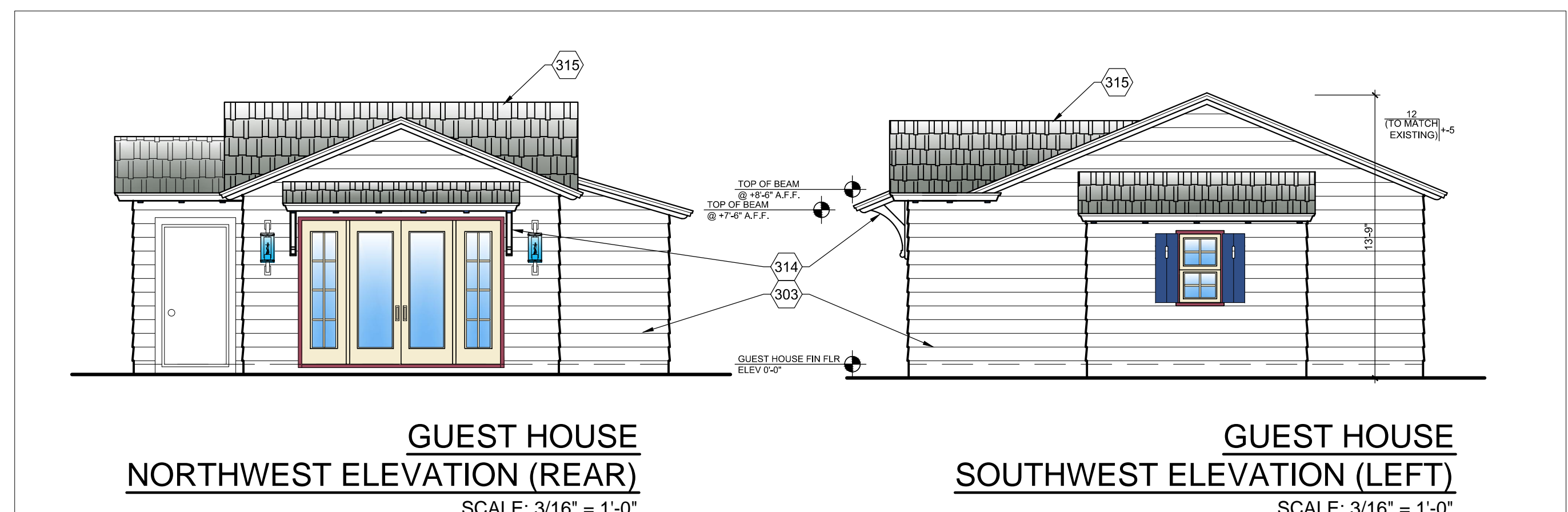
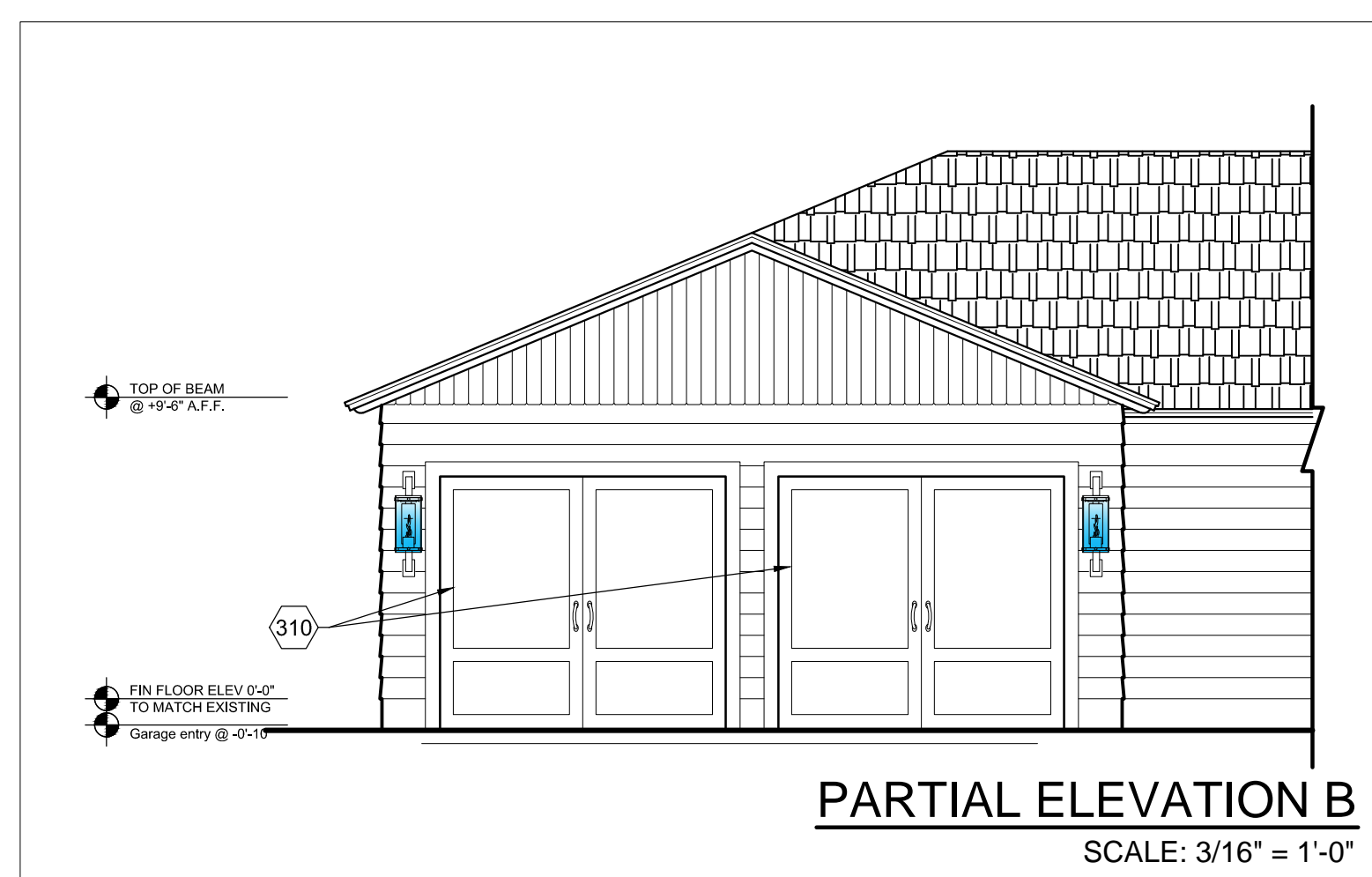
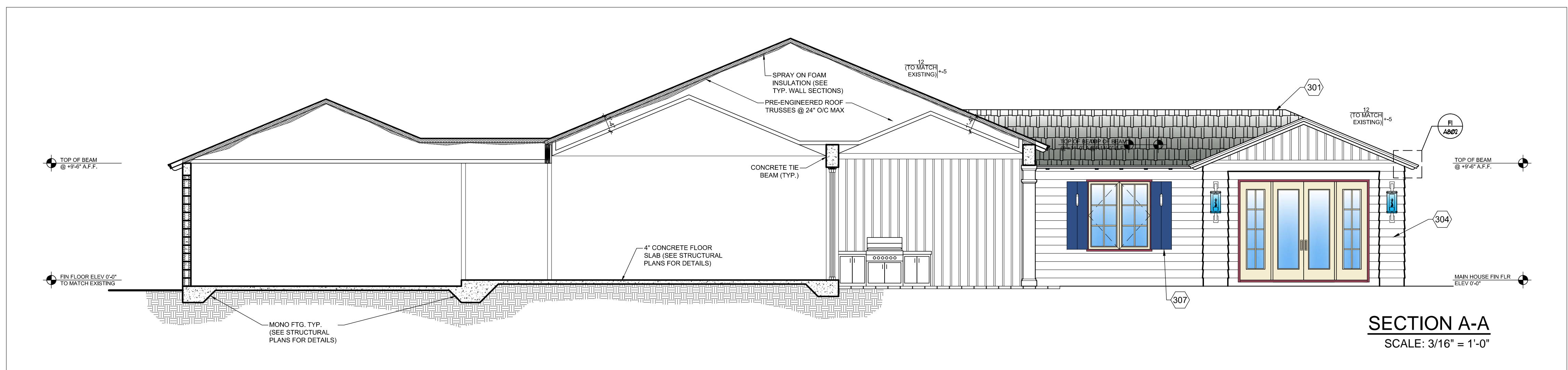
Job No. 1407101

FL-0011105 FIRM-AA003379

A303

300 SERIES KEYNOTES

- 300 - EXISTING SHAKE ROOF
- 301 - NEW ALUM. CEILING TILE ROOF (SHAKE STYLE)
- 302 - EXISTING CLAPBOARD SIDING
- 303 - NEW CLAPBOARD SIDING TO MATCH EXISTING
- 304 - NEW HARDIE BOARD SIDING
- 305 - EXISTING WOOD SHUTTERS
- 306 - EXISTING WOOD SHUTTERS RELOCATED
- 307 - NEW SHUTTERS TO MATCH EXISTING
- 308 - EXISTING LATTICE DETAIL
- 309 - NEW LATTICE DETAIL TO COMPLEMENT EXISTING
- 310 - WOOD CLAD GARAGE DOORS
- 311 - LIGHT TEXTURED STUCCO
- 312 - RAISED STUCCO SMALL CAP
- 313 - AZEK CLAD COLUMN
- 314 - WOOD BRACKET
- 315 - NEW WOOD SHAKE ROOF



(561) 866-5978
Mike@MJPhillipsLA.com
© Michael J. Phillips Landscape Architecture, Inc.
LC26000411

[illegible]

RANDALL STOFFT
ARCHITECTS
distinctive. inspirational. architecture.

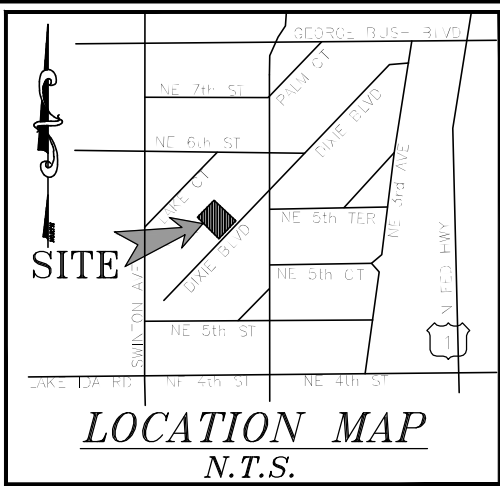
42 N SWINTON AVE. DELRAY BEACH, FL 33444 (561) 246-0909 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM

FL-0011105 FIRM-AA003379

LP-1



R-1-AA (DEL-IDA PARK)	MIN. LOT SIZE (sq. ft)	MIN. LOT WIDTH (ft)	MIN. LOT DEPTH (ft)	MIN. LOT FRONTAGE (ft)	MAX LOT COVERAGE (%)	MIN. OPEN SPACE (%)	MIN. FRONT SETBACK (ft)	MIN SIDE SETBACKS (ft)	MIN. REAR SETBACK (ft)	MAX BLDG HEIGHT (ft)
REQUIRED	9,500	75	100	75	N/A	25.0	30	10 (SIDE INTERIOR)	10	35
PROVIDED	17,500	125	140	125		49.3 (8,634 / 17,500)	30'-4½"	11'-0¾" (EAST SIDE) 10'-1½" (WEST SIDE)	10'-11 1/2"	22'-5"



18 2016

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DWYER RESIDENCE
109 DIXIE BLVD
DELRAY BEACH, FLORIDA



RANDALL STOFF
ARCHITECTS

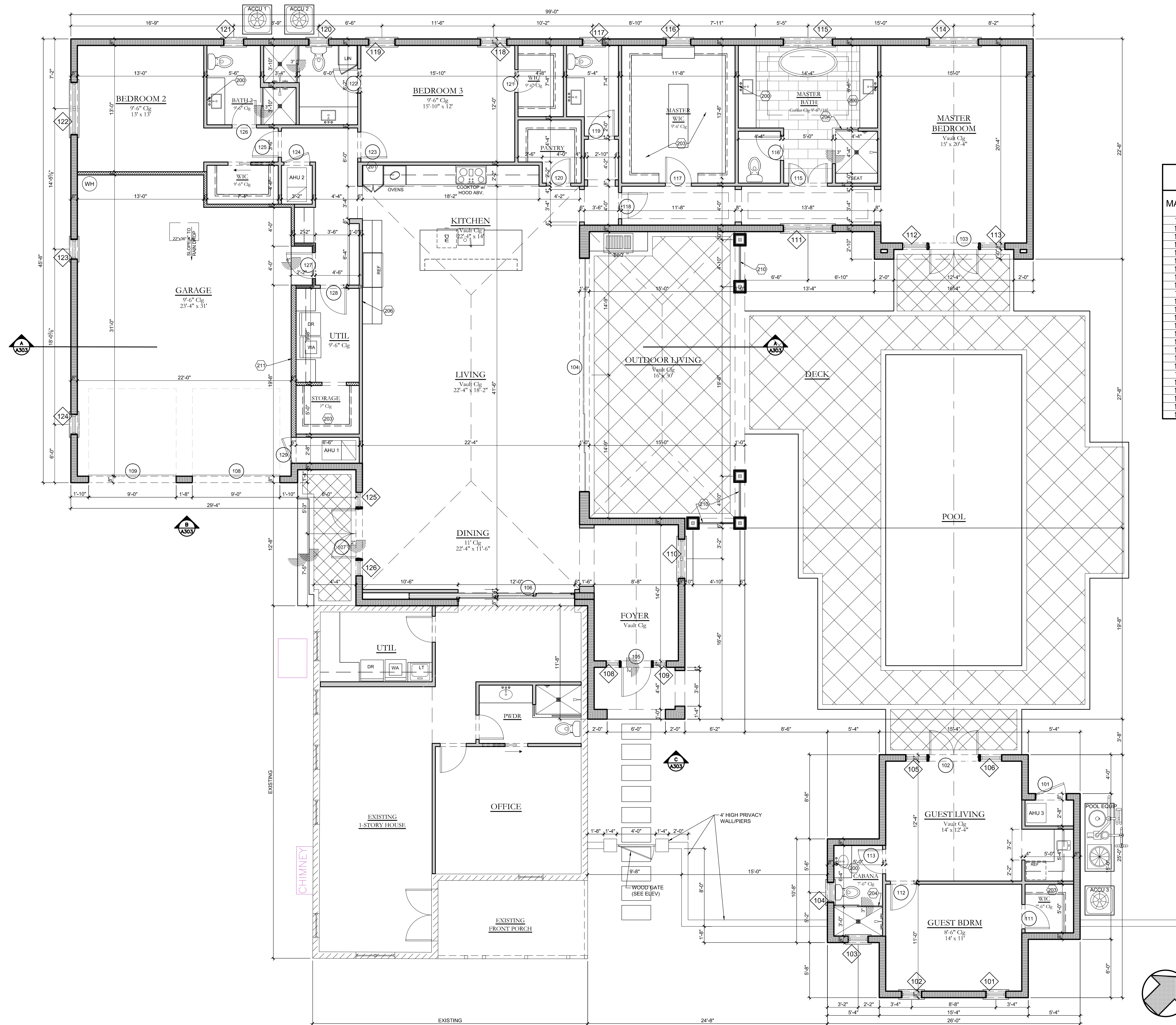
distinctive. inspirational. architecture.

42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 243-0799 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM

Job No. 1407101

FL-0011105 FIRM-AA003379

A101



FLOOR PLAN
SCALE: 3/16" = 1'-0"

LIVING AREA CALCULATION		
.EXISTING 1-STORY HOUSE	664 SF	
GUEST HOUSE	520 SF	
MAIN HOUSE	3098 SF	
	4283 SF	

DETAIL AREA CALCULATION		
.EXISTING 1-STORY HOUSE	664 SF	
.EXISTING PORCH	120 SF	
COVERED ENTRY	53 SF	
GARAGE	721 SF	
GUEST HOUSE	520 SF	
MAIN HOUSE	3098 SF	
OUTDOOR LIVING	478 SF	
	5655 SF	

WINDOW SCHEDULE					
MARK	SIZE		TYPE	HEAD HT	NOTES
	WD	HGT		ELEV	
101	2'-0"	5'-0"	SH	7'-4"	EGRESS
102	2'-0"	5'-0"	SH	7'-4"	EGRESS
103	2'-0"	2'-0"	FIXED (ROUND)	6'-6"	---
104	2'-0"	3'-0"	SH	6'-6"	---
105	2'-2"	7'-0"	SIDE LIGHT	8'-0"	---
106	2'-2"	7'-0"	SIDE LIGHT	8'-0"	---
108	1'-4"	8'-0"	SIDE LIGHT	8'-0"	---
109	1'-4"	8'-0"	SIDE LIGHT	8'-0"	---
110	4'-0"	6'-4"	SH DOUBLE	9'-0"	---
111	5'-0"	5'-0"	CSMNT DBL	8'-0"	---
112	2'-6"	8'-0"	SIDE LIGHT	8'-0"	---
113	2'-6"	8'-0"	SIDE LIGHT	8'-0"	---
114	5'-0"	5'-6"	CSMNT DBL	8'-0"	---
115	5'-0"	5'-6"	CSMNT DBL	8'-0"	---
116	2'-6"	4'-6"	CSMNT	8'-0"	---
117	2'-0"	5'-0"	CSMNT	8'-8"	---
118	2'-8"	5'-6"	CSMNT	8'-0"	EGRESS
119	2'-8"	5'-6"	CSMNT	8'-0"	EGRESS
120	2'-0"	5'-0"	CSMNT	8'-0"	---
121	2'-0"	5'-0"	CSMNT	8'-0"	---
122	5'-4"	5'-6"	CSMNT DBL	8'-0"	EGRESS
123	2'-0"	5'-6"	CSMNT	8'-0"	---
124	2'-0"	5'-6"	CSMNT	8'-0"	---
125	1'-6"	9'-0"	SIDE LIGHT	9'-0"	---
126	1'-7"	9'-0"	SIDE LIGHT	9'-0"	---

DOOR SCHEDULE				
MARK	SIZE		TYPE	NOTES
	WD	HGT		
101	3'-0"	6'-8"	EXT SWING	FIBERGLASS
102	5'-0"	7'-0"	FRENCH DBL	---
103	5'-0"	8'-0"	FRENCH DBL	---
104	24'-0"	9'-0"	SLD GLASS DOOR-XXO	---
105	3'-0"	8'-0"	EXT SWING	MAHOGANY
106	12'-0"	7'-0"	SLD GLASS TRIPLE	POCKET SGD. VERIFY HEIGHT INTO EXISTING W/ SIDELIGHTS
107	5'-0"	9'-0"	FRENCH DBL	---
108	9'-0"	8'-0"	OVERHEAD GARAGE DR	---
109	9'-0"	8'-0"	OVERHEAD GARAGE DR	---
111	2'-8"	7'-0"	INT SWING (SC)	---
112	2'-8"	7'-0"	INT SWING (SC)	---
113	2'-6"	7'-0"	INT SWING (SC)	---
115	4'-0"	8'-0"	INT SWING DBL (SC)	---
116	2'-6"	8'-0"	INT SWING (SC)	---
117	2'-8"	8'-0"	INT SWING (SC)	---
118	2'-8"	8'-0"	INT SWING (SC)	---
119	2'-8"	8'-0"	INT SWING (SC)	---
120	2'-6"	8'-0"	INT SWING (SC)	---
121	2'-4"	8'-0"	INT SWING (SC)	---
122	2'-6"	8'-0"	INT SWING (SC)	---
123	2'-8"	8'-0"	INT SWING (SC)	---
124	2'-8"	8'-0"	INT SWING (SC)	---
125	2'-8"	8'-0"	INT SWING (SC)	---
126	2'-6"	8'-0"	INT SWING (SC)	---
127	2'-8"	8'-0"	INT SWING (SC)	MIN 1 3/8" THK. SELF CLOSER
128	2'-8"	8'-0"	INT SWING (SC)	---
129	2'-8"	8'-0"	INT SWING (SC)	MIN 1 3/8" THK. SELF CLOSER

- 200 - MIRROR
201 - BUILT-IN CABINETRY
202 - OPEN SHELVES
203 - CUSTOM CLOSET INTERIOR
204 - TEMPERED GLASS SHOWER ENCLOSURE
205 - CURB FOR SHOWER
206 - T.S. COLUMN IN WALL
207 - T.S. COLUMN IN DECORATIVE COLPOST
208 -
209 - ADJACENT WALLS TO HAVE MIN R-11 INSUL & MIN 1/2" GYP BD ON GARAGE SIDE FOR GARAGE SEPARATION
210 - DECORATIVE LATTICE LIKE WHAT IS ON EXISTING COTTAGE (SEE ELEV'S)
211 - 2x WOOD BEARING WALL

1.11.2016

REVISIONS	BY	DATE
1. B.O.	GS	9.24.2015

DWYER RESIDENCE
109 DIXIE BLVD
DELRAY BEACH, FLORIDA

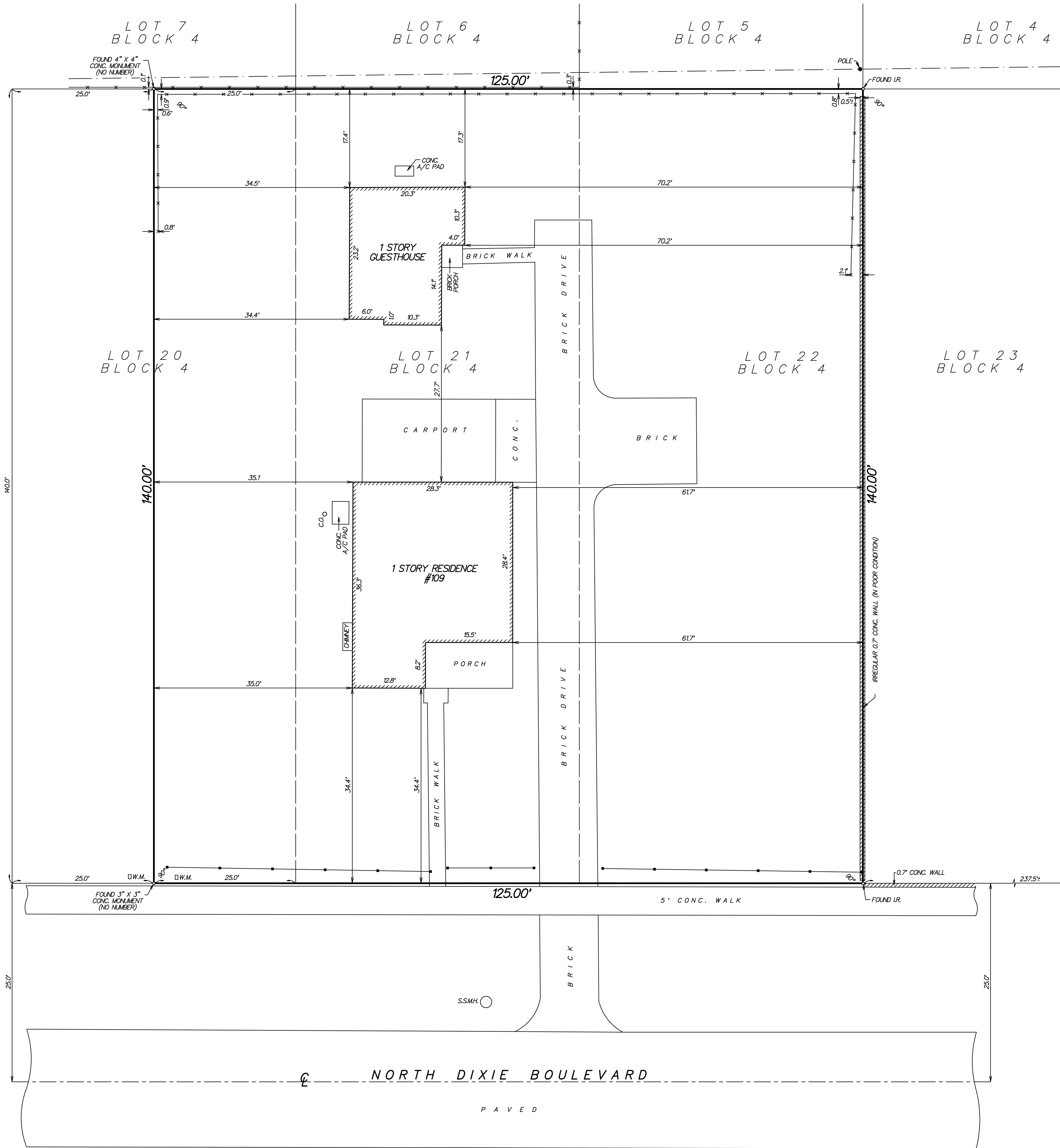
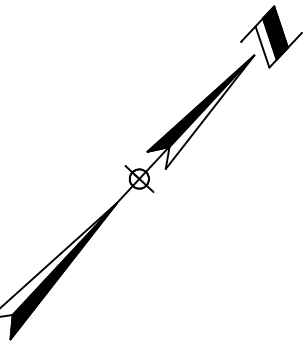
RANDALL STOFFT
ARCHITECTS
distinctive. inspirational. architecture.

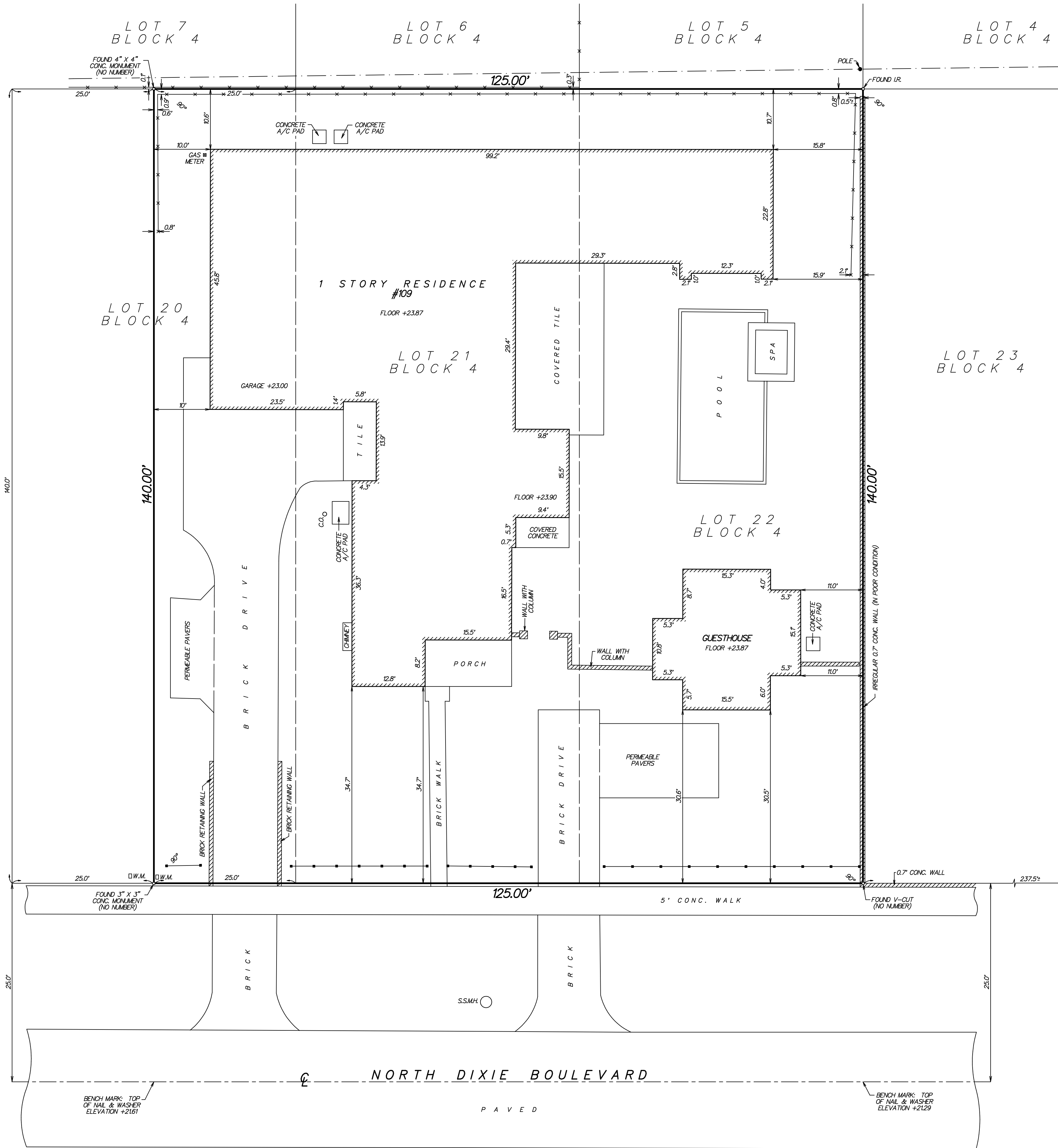
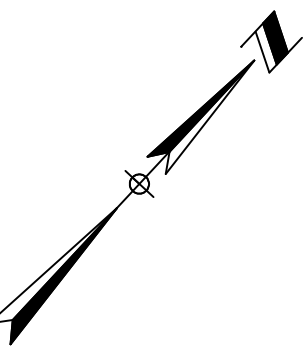
42 N SWINTON AVE. DELRAY BEACH, FL 33444 (561) 343-0799 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM

Job No. 1407101

FL-0011005 FIRM-AA003379

A201





LEGEND:

- CL = CENTERLINE
CONC = CONCRETE
IR. = 5/8" IRON ROD WITH CAP #LB 353
WM. = WATER METER
S.S.M.H. = SANTARY SEWER MANHOLE
C.O. = SANTARY SEWER CLEAN OUT
—●— = WOOD FENCE
—x— = CHAIN LINK FENCE
— — — = OVERHEAD UTILITY LINES

+2129 = ELEVATION BASED ON NATIONAL
GEODETIC VERTICAL DATUM 1929. SOURCE:
PALM BEACH COUNTY BENCH MARK
"CHEROKEE BLONDE"

FLOOD ZONE: X
COMMUNITY PANEL 125102 0977
SUFFIX F
DATED: OCTOBER 5, 2017

DESCRIPTION:

THE EAST HALF OF LOT 20, AND ALL OF LOTS 21 AND 22,
BLOCK 4, DEL-IDA PARK, ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 9, PAGE 52 OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY
SITE ADDRESS: 109 NORTH DIXIE BOULEVARD
DELRAY BEACH, FLORIDA 33444

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE
AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA
BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA
ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Paul D. Engle
PAUL D. ENGLE
SURVEYOR & MAPPER #5708

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

O'BRIEN, SUITER & O'BRIEN, INC.
LAND SURVEYORS

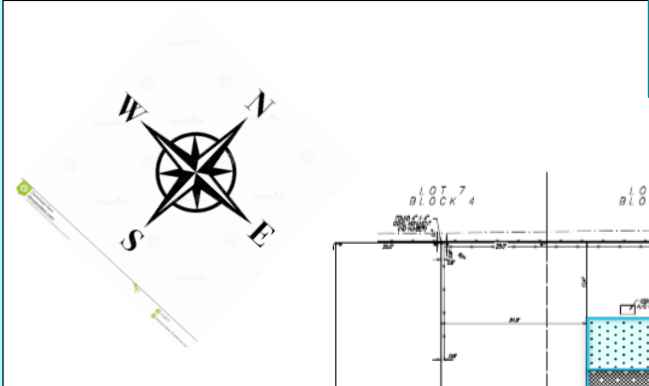
CERTIFICATE OF AUTHORIZATION #LB353
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE
955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445
(561) 276-4501 732-3279 FAX 276-2390

DATE OF SURVEY FEBRUARY 9, 2015	REVISIONS 0706/15 - CORRECTED BLDG. DIMENSION 11/01/17 - FINAL AS-BUILT	SCALE: 1" = 10'
FIELD BOOK D.309	PAGE NO. 31	ORDER NO.: 00-51db

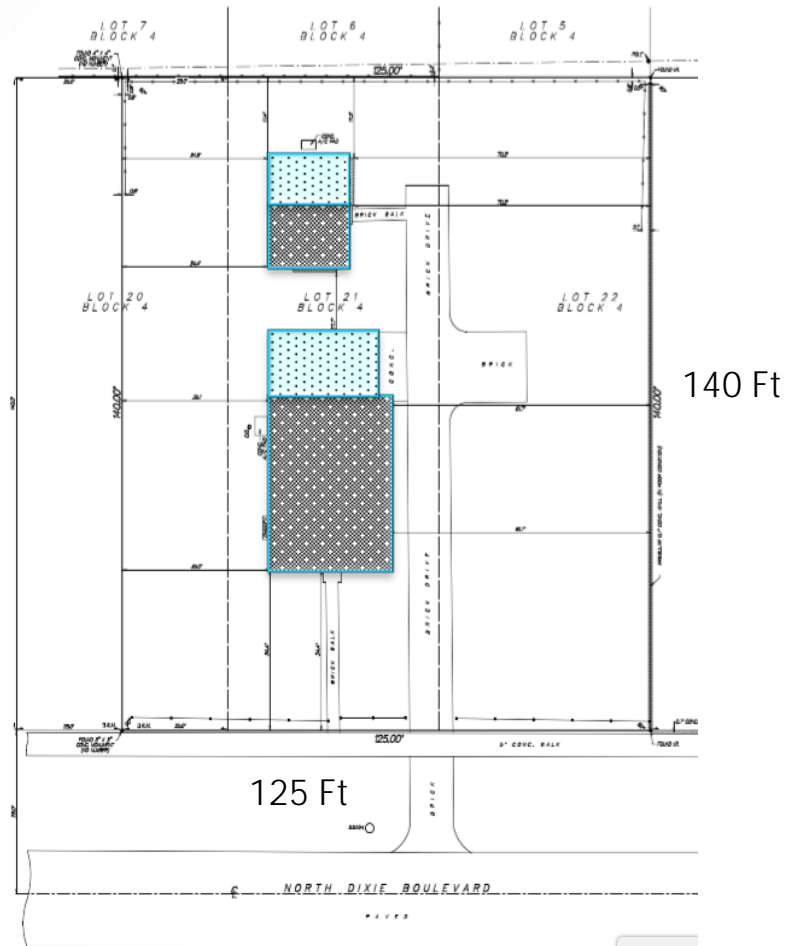
109 Dixie Before & After



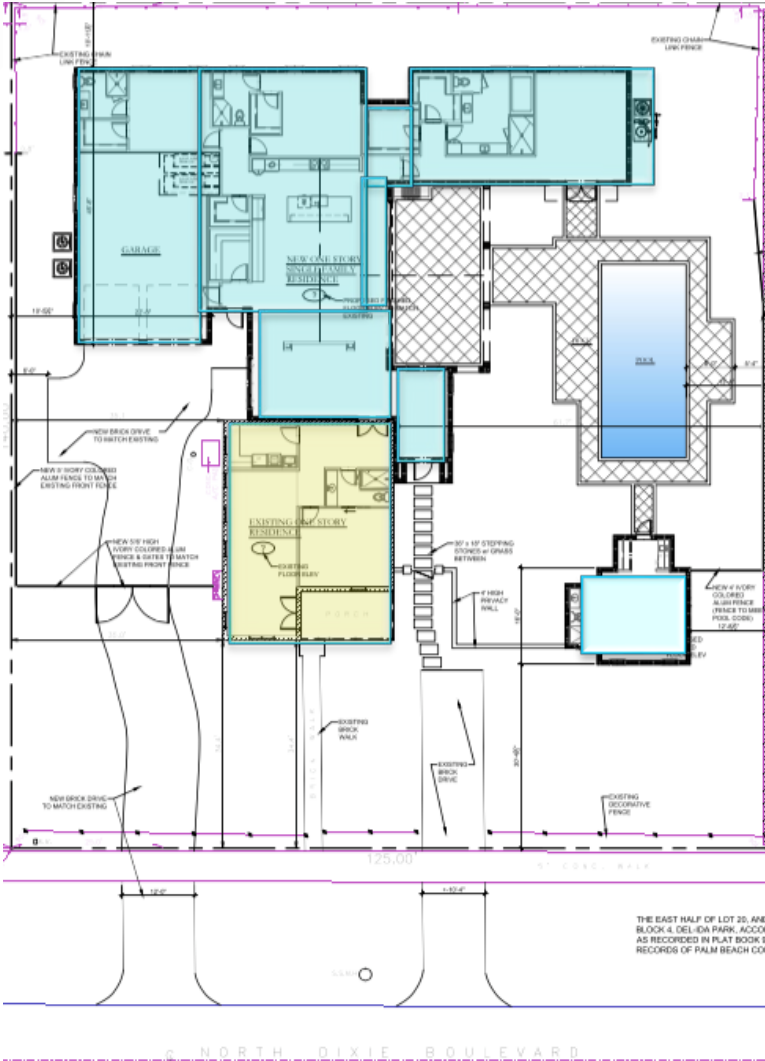
Site Before



2.5 lots



Site After



- One Story addition at exterior of lot
- New 2 door garage at back of property
- Historic Cottage Owns Streetscape
- New 1 story addition in rear of lot
- Removal & re-build of Guest.House similar but subordinate in scale
- Demo carport addition

History

- 2 ½ lots – part of “subdivision” by Link of 300 home sites.
- Building 1 = “Bungalow” 1948
 - 664sf ac
 - Bungalow in a shotgun style on 1 of the lots
- Building 2 = 1948 exterior Garage + 16'x16' enclosure
 - Slab on Grade, Garage Entry from West
 - Flat roof over kitchen, all utilities later added outside slab & building
- 1961
 - Enclosed Garage, Plumbing & Electric installed to create apartment in back
 - Carport added to Cottage – Driveway moved and extended
- 2000-2015
 - Interior modifications
 - Kitchen cabinet update
 - Laundry Closet added
 - Driveway adapted & pavers installed
 - Landscape & Fencing

Compatible Contemporary Design for New Alterations and Additions

- Some exterior and interior alterations to an historic building are generally needed to assure its continued use. It is, however, generally important that such alterations do not radically change, obscure or destroy character-defining spaces, materials, features or finishes.
- The construction of an exterior addition to an historic building may be essential for a new use.
- After it is determined that those needs cannot be met by altering secondary, noncharacter-defining interior spaces, an exterior addition should clearly be distinguished from the historic building and constructed so that character-defining features are not radically changed, obscured, damaged or destroyed.
- New additions, exterior alterations, or related new constructions 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.

Program

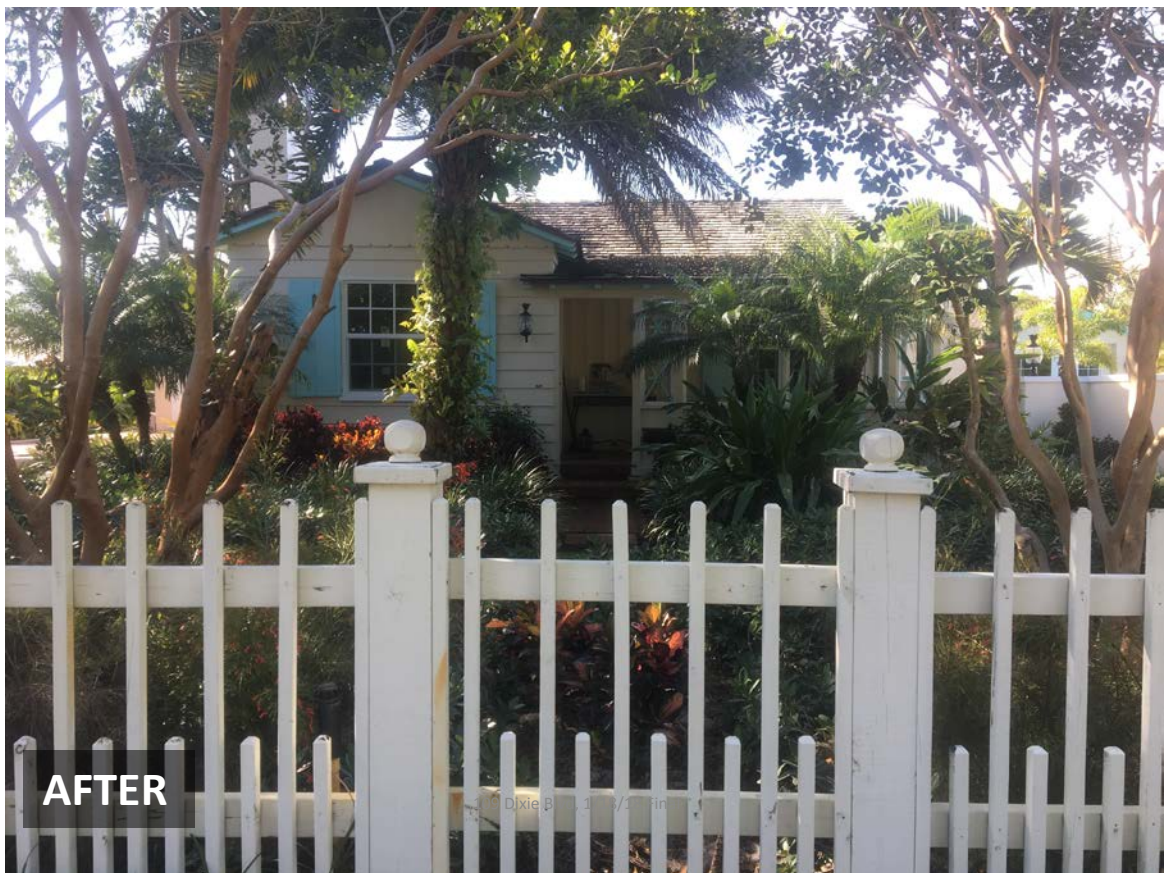
- Preserve & enjoy both lot and cottage
 - Historic House
 - 125' x 140' lot
- Historic Cottage and streetscape remain intact – no materials changed or modified. Only repairs and gentle painting to exterior.
- Modernize Home with thoughtful exterior addition
 - Entry feature & Foyer
 - current entry is via side doors on screened porch
 - + 2 Bedrooms
 - Modern Family Kitchen/Family/Dining Room(s)
 - Laundry Room
 - 2 car garage + storage (bikes)
 - Outdoor covered Patio
 - Pool
- Addition of Guest House on vacant land to resemble mass and scale of historic cottage but subordinate in scale. Materials, style, roofline similar to complement.

Main House: Front – Southeast Elevation

109 Dixie Blvd, 1/18/18 Final



**SE (Front) Main House – Entry through porch French doors.
Obscured by landscaping.
Original Structure and importance maintained.**



Main House Front Porch update



Before: Main Entry through porch French doors.

After: All elements and original material maintained. New impact sash & glass for windows, new impact doors & fresh paint throughout.

All woodwork - trim, frames, headers, & sills preserved, re-freshed & repaired.

Usage change – After, Cute porch off the family room.



New Front Entry w/Foyer set back from cottage

Note new guest house off to right and Addition similar in style & scale



109 Dixie Blvd, 1/18/18 Final

New Front Entry



109 Dixie Blvd, 1/18/18 Final



Main House Northeast Elevation
Right Side of Historic Cottage



Original East &
Carport.
Electrical
service and
panel
relocated.

BEFORE

New Entry added with foyer.



109 Dixie Blvd, 1/18/18 Final

AFTER



109 Dixie Blvd, 1/18/18 Final

Rear of property— New Pool, Outdoor Dining +3 Bedrooms & 3 Bathrooms - family addition

Replaces converted Garage/Guest House, Drive and vacant land



BEFORE



AFTER

109 Dixie Blvd, 1/18/18 Final

109 Dixie Blvd, 1/18/18 Final



BEFORE

Northwest View
New master bedroom
shown at end of pool.



AFTER

109 Dixie Blvd, 1/18/18 Final

109 Dixie Blvd, 1/18/18 Final



BEFORE

North Elevation



AFTER

109 Dixie Blvd, 1/18/18 Final

109 Dixie Blvd, 1/18/18 Final

Main House South Elevation

Left side of Historic Cottage



SW Left Side Original -
Kept Mango trees,
Needle Palm, Gumbo, &
all native trees

Addition:

- **Re-use bricks - new driveway**
- **2 single door garages in back**



BEFORE



AFTER

109 Dixie Blvd, 1/18/18 Final

Main House Southwest Elevation



**Old – remove
carport addition**

Addition

- Re-use bricks
- new driveway
- French doors to
new dining
room, family
room, Kitchen

**109 Dixie Blvd, 1/18/18
Final**



Re-build & Relocate Guest House Front Elevation



BEFORE



AFTER

109 Dixie Blvd, 1/18/18 Final

Rebuild guesthouse at front of property with modern yet, similar scale & detail.

Old structure had full kitchen and separate address.

New has efficiency kitchen in keeping with current code.

Guest House Elevation - 2



BEFORE



AFTER

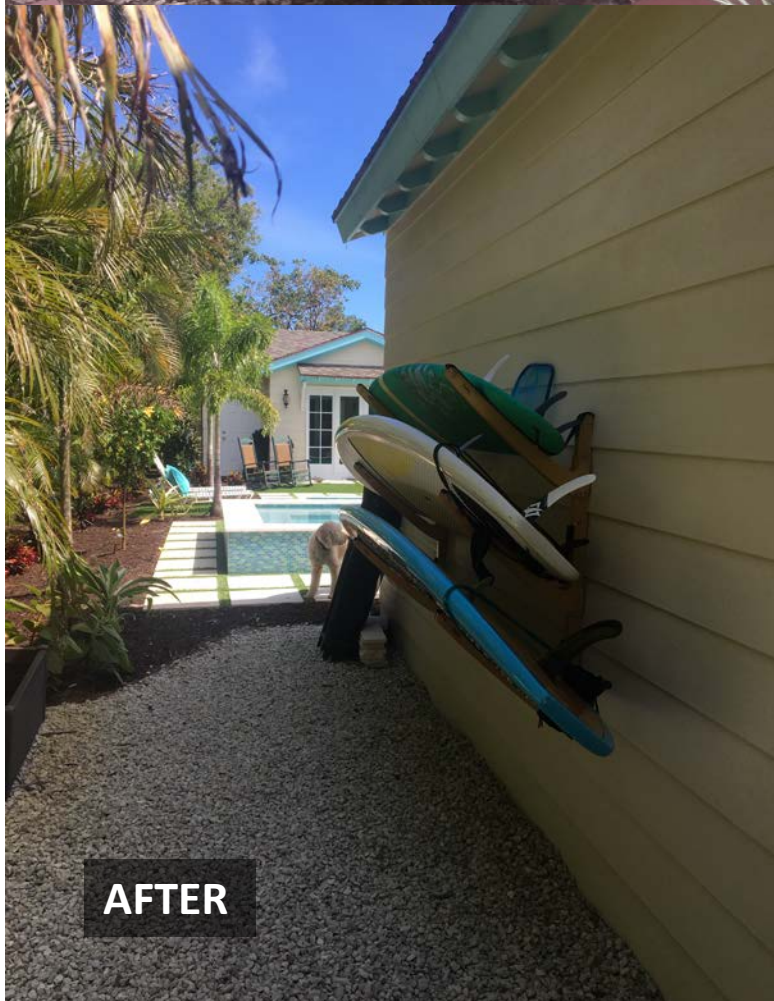
109 Dixie Blvd, 1/18/18 Final

Note details: Gables, Muntin, Sill & window configuration, Shed roof
Re-used shutters, shutter dogs, clips from original

Guest House Elevation - 3



Guest House Elevation - 4



Note: Siding and outriggers to match used throughout

New Modern, Family Kitchen addition





BEFORE

Laundry Before –
closet in kitchen



BEFORE

109 Dixie Blvd, 1/18/18 Final

New Laundry and Storage in Addition





Modifications

Before – closet
in kitchen

BEFORE

After – Entrance to
addition
converting this
kitchen space to a
Butlers Pantry



AFTER

Carport → Foyer, Dining, Family Kitchen



Family Addition: Replace windows, door and carport with new entry, dining, living, family kitchen



Rear (2nd) Bedroom



After – connector to addition – windows removed for new entry & foyer. Note ceiling tongue and groove repaired and replicated on walls to tie old into new.



New Tongue and Groove walls and ceiling to match historic cottage and tie in old and new.



New Master Bedroom



ORIGINAL - Before



ADDITION – After

Historic Cottage Family & Dining Area



BEFORE

After: Bright Family Room

All original wood and brick retained and new identical impact windows installed in old wood frames. Repaired and refurbished wood.



AFTER

109 Dixie Blvd, 1/18/18 Final

Original Kitchen Modification



Remove electrical in wall
Seal up window & door
Repair and paint wall



Laundry Area in old kitchen



After – now, “Butler’s Pantry” Laundry & closet removed to make doorway to addition.



Replace missing Dade County pine flooring with custom milled to match.

Modifications to cottage Kitchen door removed



Before – 1 Shared Hall Bath

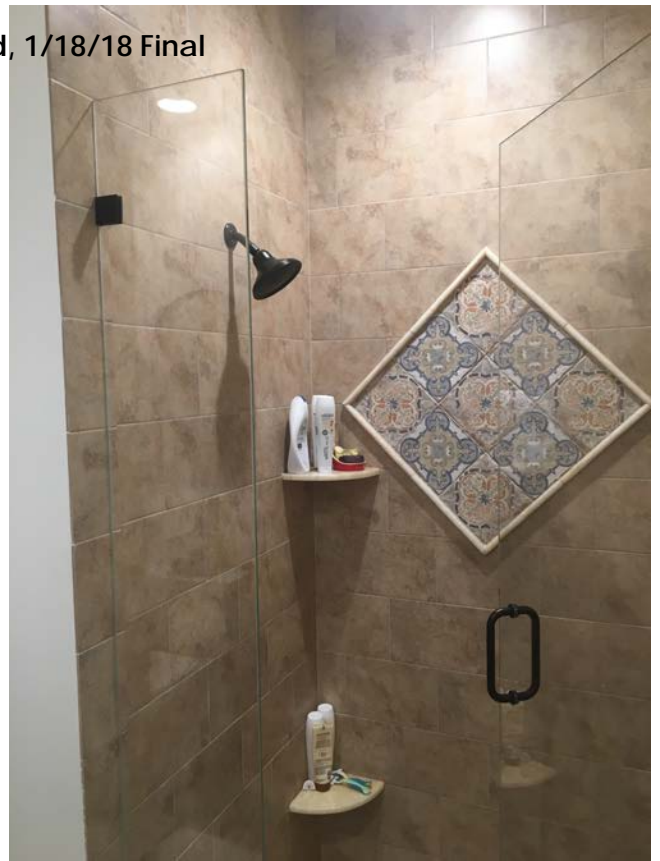
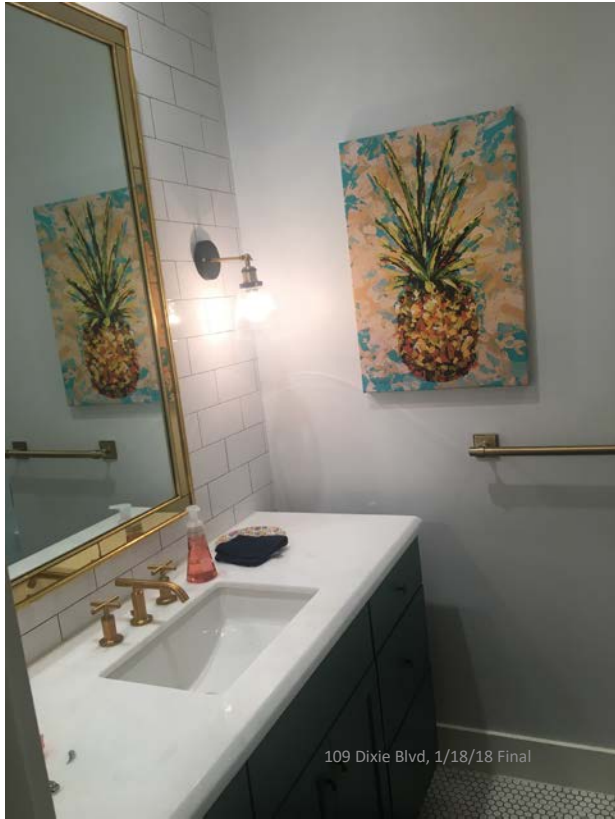


New Master Bath



109 Dixie Blvd, 1/18/18 Final

+ 2 Family Bedrooms and Bathrooms



+ Powder Room



109 Dixie Blvd, 1/18/18 Final

Connecting Old to New





Existing Materials

- Wood Siding
- Wood Windows, non-impact
- Operable, Wood Shutters
- Cedar Shake, Wood Roof
- Wood Fascia
- Wood Fence
- Wood Doors

New Structure Materials

- Impact Aluminum Single Hung or Casement Windows – same style
- Impact Aluminum Doors to match
- Shutters Original
- Cedar Shake Roof to match & Shingle to match
- Wood Fascia & Cottage window surrounds remain.
- Details to match – Popsicle sticks, board and batten, lap siding, outriggers, window trim
- Wood Fence

City of Delray Beach Florida
100 NW 1ST AVE
DELRAY BEACH FL 33444

CERTIFICATE OF OCCUPANCY/CERTIFICATE OF COMPLETION

Application Number. . . . 16-00162265 000 000
CO Issue Date 1/18/18
Parcel Number 12 43 46 09 29 004 0201
Property Address 109 DIXIE BLVD
DELRAY BEACH FL 33444
Subdivision Name DEL IDA PARK
Legal Description DEL IDA PARK
E 1/2 OF LT 20 & LTS 21 & 22
BLK 4 (DEL-IDA PARK
HISTORIC DISTRICT)
Property Zoning SINGLE FAMILY
Owner DWYER KIMBERLY D
DWYER PETER
109 N DIXIE BLVD
DELRAY BEACH FL 33444-3847
Contractor DWYER CONSTRUCTION &
Description of Work ADDITION - SINGLE FAMILY
Valuation \$ 423,545
Construction Type TYPE V-B
Occupancy Type RES-SINGLE FAMILY/DUPLEX
Flood Zone FLOOD ZONE X
Building Code Edition FBC/SBC: 1994, 1997, 2001, 2004, 2007, 2010, 2014

NOTES:

CONSTRUCT ADDITION TO SINGLE FAMILY.
FLOOD ZONE: X
FFE: 23.88
CODE VER: FBC 2014
THE CITY OF DELRAY BEACH ENCOURAGES THE
USE OF ENERGY STAR PRODUCTS.

Building Official Steve Tobias,

VOID UNLESS SIGNED BY BUILDING OFFICIAL OR DESIGNEE

The described portion of the structure has been inspected for compliance with the requirements of the code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.



RECEIVED
MAR 11 2016

100 NW 1st Avenue • Delray Beach, FL 33444
(561) 243-7200 • Fax (561) 243-7221
www.mydelraybeach.com

BUILDING PERMIT APPLICATION

APPL DATE	F.B.C. VERSION	ACCEPTED BY	PERMIT NO. <u>16-162265</u>
OWNER INFORMATION		CONTRACTOR & DESIGNER INFORMATION	
Name <u>Peter & Kim Dwyer</u>		<input type="checkbox"/> Check if Owner/Builder (See Page 3)	
Address <u>112 Dixie Blvd</u>		Contractor License No. <u>C9C061917</u>	
City <u>Delray Beach</u> State <u>FL</u> Zip <u>33444</u>		Workers' Comp No. _____	
Home Phone (561) <u>276-6064</u>		Company <u>Dwyer Construction & Dev</u>	
Cell Phone (561) <u>441-1847</u>		Address <u>112 Dixie Blvd</u>	
Fax No. _____		City <u>Delray Beach</u> State <u>FL</u> Zip <u>33444</u>	
Email Address <u>phdwyer@gmail.com</u>		Phone <u>561-870-6484</u> Fax _____	
PROPERTY INFORMATION		Cell <u>561-870-6484</u>	
Property Control Number: <u>12-43-46-09-29-004-0201</u>		Email <u>phdwyer@gmail.com</u>	
Address of Proposed Work <u>109 N. Dixie Blvd</u>		Architect/Engineer's Name <u>RANDALL SEFT</u>	
Legal Description <u>DEL IDA PARK E 1/2 OF LT 20 & LTS 21 & 22 BLK 4 (Del IDA Park Hts)</u>		Address <u>42 N. SWINTENAVE #1, DELRAY</u>	
Site or Apt # / Floor _____		FOR PERMIT EXPEDITERS ONLY (for permit pick-up):	
Project Name (if applicable) _____		Contact Name _____	
		Phone _____ Ext. _____	
		Cell <u>Back Flow</u>	
		Inspection Required	
ADDITIONAL INFORMATION			
Fee Simple Title Holder (if other than owner) _____		<input type="checkbox"/> FIRE	
Address _____		City _____ State _____ Zip _____	
Mortgage Lender _____		<input checked="" type="checkbox"/> IRRIGATION	
Address _____		Bonding Company _____	
City _____ State _____ Zip _____		Address _____	
		<input type="checkbox"/> COMMERCIAL	
		City _____ State _____ Zip _____	
DESCRIPTION OF PROPOSED IMPROVEMENTS			
Description of the proposed work (New Construction, Addition, Interior/Exterior Alteration, Windows/Doors, etc.) _____			
<u>ADDITION OF 1 STORY HOUSE</u>			
Is this a City or Re-hab project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Is the building served with an automatic fire sprinkler system? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Current Use or Occupancy <u>SINGLE FAMILY HOME</u> Is this a change in the Use or Occupancy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
PERMIT VALUATION			
For Impact Fee Credit, Existing or Previous Structure Demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Type of Structure Demolished: <input checked="" type="checkbox"/> SFR <input type="checkbox"/> Commercial <input type="checkbox"/> Commercial Accessory Building			
PLEASE CHOOSE ONE OF THE FOLLOWING:			
NEW CONSTRUCTION & ADDITIONS - FEE SCHEDULE I*		MISCELLANEOUS PERMITS - FEE SCHEDULE II*	
TOTAL COST OF CONSTRUCTION TO INCLUDE: STRUCTURAL, ROOFING, ELEC, MECH, PLBG		ALTERATIONS & GENERAL CONSTRUCTION - SCHED. III*	
\$ <u>415,000.</u>		TOTAL COST OF CONSTRUCTION: \$ <u>200,000</u>	
NOTE: OTHER ASSOCIATED TRADES TO BE FEE'D SEPARATELY UNDER FEE SCHEDULE II OR III. THESE INCLUDE: LOW VOLTAGE, HOOD/SUPPRESSION SYSTEM, FIRE SPRINKLERS, IRRIGATION, LANDSCAPING, PAVING, ETC.		COST OF CONSTRUCTION WITHOUT TRADES: \$ _____	
		NOTE: ALL SUB-TRADES TO BE FEE'D SEPARATELY. THESE INCLUDE ELEC, MECH, PLBG, ROOFING, LOW VOLTAGE, HOOD/SUPP SYSTEM, FIRE SPRINKLERS, IRRIGATION, LANDSCAPING, PAVING, ETC.	
*SEE BUILDING PERMIT FEE SCHEDULE FOR DETAILS			

16-44203

CITY OF DELRAY BEACH



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MAR 11 2016

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BUILDING PERMIT APPLICATION

APPL DATE	F.B.C. VERSION	ACCEPTED BY	PERMIT NO. <u>16-162368</u>
OWNER INFORMATION		CONTRACTOR & DESIGNER INFORMATION	
Name <u>Peter & Kim Dwyer</u> Address <u>112 Dixie Blvd</u> City <u>Delray Beach</u> State <u>FL</u> Zip <u>33444</u> Home Phone (561) <u>276-6064</u> Cell Phone (561) <u>441-1047</u> Fax No. () _____ Email Address <u>phdwyer@gmail.com</u>		<input type="checkbox"/> Check if Owner/Builder (See Page 3) Contractor License No. <u>C9C561917</u> Workers' Comp No. _____ Company <u>Dwyer Construction & Dev</u> Address <u>112 Dixie Blvd</u> City <u>Delray Beach</u> State <u>FL</u> Zip <u>33444</u> Phone <u>561-870-6484</u> Fax _____ Cell <u>561-870-6484</u> Email <u>phdwyer@gmail.com</u> Architect/Engineer's Name <u>RANDALL S. STAFF</u> Address <u>42 N. SWINTON AVE #1, DELRAY</u>	
PROPERTY INFORMATION		FOR PERMIT EXPEDITERS ONLY (for permit pick-up):	
Property Control Number: <u>12-43-46-09-29-004-0001</u> Address of Proposed Work <u>109 N. Dixie Blvd</u> Legal Description <u>DELIDAPARK E 1/2 OF LT 20 & LTS 21 & 22 BLK 4 (DELIDAPARK HTS)</u> Ste or Apt # / Floor _____ Project Name (if applicable) _____		Contact Name _____ Phone _____ Ext. _____ Cell _____	
ADDITIONAL INFORMATION			
Fee Simple Title Holder (if other than owner) _____ Address _____ City _____ State _____ Zip _____ Mortgage Lender _____ Bonding Company _____ Address _____ City _____ State _____ Zip _____			
DESCRIPTION OF PROPOSED IMPROVEMENTS			
Description of the proposed work (New Construction, Addition, Interior/Exterior Alteration, Windows/Doors, etc.) _____			
<u>NEW CONSTRUCTION OF GUEST HOUSE</u>			
Is this a City or Re-hab project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is the building served with an automatic fire sprinkler system? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Current Use or Occupancy <u>SINGLE FAMILY HOME</u> Is this a change in the Use or Occupancy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
PERMIT VALUATION			
For Impact Fee Credit, Existing or Previous Structure Demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Type of Structure Demolished: <input checked="" type="checkbox"/> SFR <input type="checkbox"/> Commercial <input type="checkbox"/> Commercial Accessory Building PLEASE CHOOSE ONE OF THE FOLLOWING:			
NEW CONSTRUCTION & ADDITIONS - FEE SCHEDULE I*		MISCELLANEOUS PERMITS - FEE SCHEDULE II*	
TOTAL COST OF CONSTRUCTION TO INCLUDE: STRUCTURAL, ROOFING, ELEC, MECH, PLBG <u>NO FEE</u> \$ _____ NOTE: OTHER ASSOCIATED TRADES TO BE FEE'D SEPARATELY UNDER FEE SCHEDULE II OR III. THESE INCLUDE: LOW VOLTAGE, HOOD/SUPPRESSION SYSTEM, FIRE SPRINKLERS, IRRIGATION, LANDSCAPING, PAVING, ETC.		ALTERATIONS & GENERAL CONSTRUCTION - SCHED. III* TOTAL COST OF CONSTRUCTION: \$ <u>100,000</u> COST OF CONSTRUCTION WITHOUT TRADES: \$ _____ NOTE: ALL SUB-TRADES TO BE FEE'D SEPARATELY. THESE INCLUDE ELEC, MECH, PLBG, ROOFING, LOW VOLTAGE, HOOD/SUPP SYSTEM, FIRE SPRINKLERS, IRRIGATION, LANDSCAPING, PAVING, ETC.	
*SEE BUILDING PERMIT FEE SCHEDULE FOR DETAILS			

16-44203



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BUILDING PERMIT APPLICATION

DATE 12-19-16 F.B.C. VERSION 2014 ACCEPTED BY [Signature] PERMIT NO. 16-166945

OWNER INFORMATION	CONTRACTOR & DESIGNER INFORMATION
Name <u>Kim & Peter Dwyer</u>	<input type="checkbox"/> Check if Owner/Builder (See Page 3)
Address <u>112 Dixie Blvd.</u>	Contractor License No. <u>GCC061917</u>
<u>Delray Beach</u> State <u>FL</u> Zip <u>33444</u>	Workers' Comp No. _____
Phone (561) <u>870 6484</u>	Company <u>Dwyer Construction & Development</u>
Phone (561) <u>276 6064</u>	Address <u>112 Dixie Blvd.</u>
No. () _____	City <u>Delray Beach</u> State <u>FL</u> Zip <u>33444</u>
Email Address <u>phdwyer@gmail.com</u>	Phone <u>561 870 6484</u> Fax _____
	Cell _____
	Email <u>phdwyer@gmail.com</u>
	Architect/Engineer's Name <u>Randall Stett</u>
	Address _____
FOR PERMIT EXPEDITERS ONLY (for permit pick-up):	
Contact Name _____	
Phone _____ Ext. _____	
Cell _____	

PROPERTY INFORMATION	
Property Control Number: <u>12-43-46-09-29-004-0201</u>	
Address of Proposed Work <u>109 Dixie Blvd.</u>	
Legal Description <u>demolition of 1 story cottage</u>	
Floor or Apt #/Floor _____	
Project Name (if applicable) _____	

ADDITIONAL INFORMATION	
Is a Simple Title Holder (if other than owner) _____	
Address _____	City _____ State _____ Zip _____
Mortgage Lender _____	Bonding Company _____
Address _____	Address _____
City _____ State _____ Zip _____	City _____ State _____ Zip _____

DESCRIPTION OF PROPOSED IMPROVEMENTS	
Description of the proposed work (New Construction, Addition, Interior/Exterior Alteration, Windows/Doors, etc.) <u>demolition of existing cottage at rear of property</u>	
<u>497 435</u>	
Is this a City or Re-hab project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the building served with an automatic fire sprinkler system? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the building currently in Use or Occupancy <u>residential</u>	Is this a change in the Use or Occupancy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

PERMIT VALUATION	
Is Impact Fee Credit, Existing or Previous Structure Demolished? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Type of Structure Demolished: <input checked="" type="checkbox"/> SFR <input type="checkbox"/> Commercial <input type="checkbox"/> Commercial Accessory Building	
PLEASE CHOOSE ONE OF THE FOLLOWING:	

NEW CONSTRUCTION & ADDITIONS - FEE SCHEDULE I*

TOTAL COST OF CONSTRUCTION TO INCLUDE:
STRUCTURAL, ROOFING, ELEC, MECH, PLBG

\$ _____

NOTE:

OTHER ASSOCIATED TRADES TO BE FEE'D SEPARATELY UNDER FEE SCHEDULE II OR III.
THESE INCLUDE: LOW VOLTAGE, HOOD/SUPPRESSION SYSTEM, FIRE SPRINKLERS, IRRIGATION, LANDSCAPING, PAVING, ETC.

MISCELLANEOUS PERMITS - FEE SCHEDULE II* ALTERATIONS & GENERAL CONSTRUCTION - SCHED. III*

COST OF CONSTRUCTION WITHOUT TRADES:

\$ _____

NOTE:

ALL SUB-TRADES TO BE FEE'D SEPARATELY. THESE INCLUDE ELEC, MECH, PLBG, ROOFING, LOW VOLTAGE, HOOD/SUPP SYSTEM, FIRE SPRINKLERS, IRRIGATION, LANDSCAPING, PAVING, ETC.

*SEE BUILDING PERMIT FEE SCHEDULE FOR DETAILS

109 Dixie Blvd. Modification, Re-construct guest house + Addition

CSI	Description	Unit Rate	Building Permit Cost	Finishes	Sub Contractor Permit
1000 GENERAL CONDITIONS					
	Equipment rental		\$0.00		
	Daily Clean up/Temp. Labor		\$475.00		
	Final cleaning			\$2,400.00	
	Miscellaneous expenses				
	Office equipment and supplies				
	Blueprinting / schedule reproduction			\$400.00	
	Project management & supervision			\$0.00	
	Punch out/project close out			\$0.00	
	Safety carpentry			\$0.00	
	Signage				
	Survey/layout		\$1,500.00		
	Temp Water				
	Temporary electric		\$650.00		
	Temporary fencing		\$500.00		
	Storage container rental		\$0.00		
	Telephone				
	Mobil phones				
	Protection of finished work			\$1,200.00	
	Temporary toilet		\$720.00		
	Refuse and dump fees		\$6,817.00		
	Fed-x/courier				
	Warranty Administration		\$0.00		
	Mileage/Fuel Charges				
Total	General Conditions		\$10,662.00	\$4,000.00	
2000 Sitework					
	Fencing - allowance	\$0.00	\$ 2,000.00		
	Soil testing	\$0.00	\$ 900.00		
	Site clearing & rough grading - allowance	\$0.00	\$ 12,000.00		
	Earthwork/Driveway prep	\$0.00	\$0.00	\$2,000.00	
	Soil treatment	\$0.00	\$ 875.00		
	Stone/brick pavers new and re-work old + grading and backfill pool - all sitework	\$0.00		***** separate paving permit	
	Landscaping & irrigation- repairs to old system				
	and re-work plus new well	\$0.00	\$7,843.00	\$1,800.00	county permit
	Demolition of existing structure	\$3,000.00	\$0.00	\$3,000.00	
3000 Concrete shell					
		\$130,000.00	\$130,000.00		
6000 Wood & Plastic					
			\$0.00		
	Rough Carpentry	\$1,000.00	\$1,000.00		
	Wood Trusses	\$14,000.00	\$14,000.00		
	Finish Carpentry Labor	\$0.00	\$0.00		
	Exterior doors				
	Door casing	\$0.00	\$0.00	\$ 2,500.00	
	Kitchen Cabinets - allowance	\$0.00	\$0.00	\$36,967.00	
	Vanity cabinet - allowance	\$8,000.00	\$ 5,000.00		
	Rough Hardware	\$800.00	\$ 800.00		
	Built-In Bookshelves - Office	\$0.00	\$0.00		
7000 Thermal & Moisture Protection					
			\$0.00		
	Insulation	\$12,000.00	\$12,000.00		
	Roofing & sheet Metal	\$30,711.00	\$30,711.00		
	Window waterproofing	\$1,000.00	\$1,000.00		
	Caulking	\$1,650.00	\$1,650.00		
8000 Doors & windows					
	Wood doors Interior	\$20,312.00	\$20,312.00		
	Entry Door	\$2,500.00	\$2,500.00		
	Garage Doors	\$3,000.00	\$6,000.00		
	Windows & Exterior Doors - PGT impact series	\$52,000.00	\$52,000.00		
	Door Hardware	\$4,000.00		\$4,000.00	
	Mirrors @ vanities	\$350.00		\$1,750.00	
9000 Finishes					
			\$0.00		
	Exterior Finishes	\$34,900.00	\$34,900.00		
	Drywall & Metal Studs	\$38,472.00	\$38,472.00	\$ -	
	Ceramic tile	\$0.00	\$0.00	\$ 5,000.00	
	Marble @ master flooring & walls	\$0.00	\$0.00	\$ 8,000.00	
	Marble & Granite Vanity tops	\$0.00	\$0.00	\$11,000.00	
	Kitchen tops	\$0.00	\$0.00	\$10,500.00	
	Porcelain Flooring	\$0.00	\$0.00	\$ 6,240.00	
	Carpet - Allowance/Option	\$0.00	\$0.00		
	Wood flooring	\$0.00	\$0.00	\$32,000.00	
	Special flooring	\$0.00	\$0.00		
	Exterior Paint	\$10,000.00	\$10,000.00		
	Interior Paint	\$0.00	\$0.00	\$15,000.00	
	wallpaper	\$0.00	\$0.00		
**** Specialties					
	Decorative Shutters	\$2,500.00		\$2,500.00	
**** Equipment					
	Central Vacuum	\$0.00	\$0.00	\$2,500.00	
	Appliances + upgrades		\$15,000.00		
**** Special Construction					
	Swimming Pool & Deck - allowance	\$0.00	\$0.00	*****	
	Fireplace	\$0.00	\$ 7,000.00		
**** Mechanical					
	Plumbing	\$33,868.00	\$33,868.00		
	Plumbing Fixtures				
	HVAC	\$32,000.00	\$32,000.00		
	Condensate drain Piping		\$0.00		
	Kitchen Exhaust	\$700.00	\$700.00		
	Gas Piping Installation	\$0.00	\$ 5,800.00		
**** Electrical					
	Electrical wiring	\$39,500.00	\$39,500.00		
	Security System	\$0.00	\$0.00	\$4,000.00	
			\$0.00		
Total			\$515,693.00	\$152,257.00	\$56,300.00
Sub-total all construction			\$724,250.00		
	Permits: Bldg 16;162265 = 3154; Demo 250; Vacuum 563; SiteWall 1570; Gas 613				
	Water 8653.83		\$14,803.83		563
	eng/arch		\$26,500.00		
	Legal fees		\$10,823.95		
	Insurance		\$4,000.00		
	StartUp Repairs and Utilities during pre-construction		\$5,708.43		
Sub-total all building cost			\$786,086.21		
Purchase Cost					
	Original Purchase Price		\$710,000.00		
			\$1,496,086.21		

Initial Expenses for 109 Historic Cottage FixUp

	Mar-16	Apr-16	Jun-16	\$ 42,552.00	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Total 2016
2016 Paint										
Electric/Plumb/AC Maint				\$175.00						
Electric	\$117.00	\$72.00	\$101.00	\$ 130.00	\$127.00	\$82.00	\$81.00	\$125.00	\$60.00	
Water	\$87.55	\$87.55	\$87.55	\$ 87.55	\$87.55	\$87.55	\$91.24	\$141.94	\$87.85	
SubTotal Expenses	\$204.55	\$159.55	\$363.55	\$ 217.55	\$214.55	\$169.55	\$172.24	\$266.94	\$147.85	\$5,708.43