



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name:	215 NE 1st Avenue
Project Location:	215 NE 1st Avenue
Request:	Certificate of Appropriateness, Class III Site Plan, Landscape Plan, Elevations & Variance - 2016-178 & 2017-304
Board:	Historic Preservation Board
Meeting Date:	June 19, 2019

Board Action:

Approved the Certificate of Appropriateness, Class III Site Plan, Landscape Plan, Elevations, and Variances (2016-178 & 2017-304) by a vote of 6-1 (Harden dissenting) associated with the construction of a 1,330 sq. ft. residential addition and conversion of the 610 sq. ft. detached garage to office use, subject to the following conditions:

1. That a refuse container area be noted on the plans and that the area be enclosed on 3 sides and with vision obscuring gates on the 4th side;
2. That the photometric plan be revised to be in compliance with the requirements of LDR Section 4.6.8 limiting the spillage to no more than 0.25 onto adjacent properties and right-of-way;
3. That the Landscape Plan be revised to indicate the locational numbers for existing plant material;
4. That shutter dogs be incorporated for use on all windows with shutters and a note to such be provide on the elevation plan sheets;
5. That clear glass be utilized for the new windows and a note be provided on Sheet A05 to such; and,
6. That the windows have dimensional muntins and a note be provided on Sheet A05.

The variances are to reduce the side interior (north) setback from the required 7'-6" to 5'- 0" for the construction of an addition and to reduce the side interior (south) setback from the required 10' to 7'6" for the construction of a new swimming pool.

Project Description:

The subject property, which consists of All of the South 16.5 Feet of Lot 8 and the North 39 Feet of Lot 9, Block 74, of the Subdivision of Block 74 Delray Beach Florida According to the Plat Thereof Recorded in Plat Book 1, Page 12 of the Public Records of Palm Beach County Florida.

The subject property is located on the east side of NE 1st Avenue between NE 2nd Street and NE 3rd Street within Banker's Row of the Locally and Nationally designated Old School Square Historic District. A circa 1937, 1,572 square foot, mixed-use structure and 2-car garage (610 sq. ft.) exists on the 0.17 acre property and is zoned OSSHAD (Old School Square Historic Arts District).

Banker's Row began from a replat of the original Block 66 as the individual lots were sold by J.C. Keen, who purchased the block from J.S. Sundy in 1924. Mr. Keen sold the lots to wealthy businessmen in Delray. The structures within the Banker's Row were built in two periods of economic growth and change, before and after the Great Depression. The block (originally established as residential) was characterized by the presence of 2-story Mediterranean Revival residences on the west side of the street and built pre-depression along with 1-story Minimal Traditional Cottages (known as the Mackle Cottages) on the east side of the block, built post-depression during World War II. The Mackle cottages are named for the Mackle Brothers who built the 11 homes purchased as kits from Sears in the late 1930's. The row of Minimal Traditional cottages along the east side of the street significantly contrast the Mediterranean Revival structures on the west side of the street and represent an excellent example of American history and its impact on architecture in the built environment.

The “Banker’s Row Plan”, developed in the early 1990s, accurately described these structures as relatively small, simple one-story structures, with a dominant gable and simplified façade, absent of traditional detailing with an off-center front door. With the increasing dependence on the automobile, garages were either integrated into the structure or free-standing. The houses were originally very much alike, however, changes were incorporated over the years “as owners adapted their houses to new housing needs.”

At its meeting of July 7, 2004, the Historic Preservation Board approved a Certificate of Appropriateness and associated Class III Site Plan Modification request for the conversion of the 1,572 sq. ft. dwelling to an office with associated surface and garage parking. The property was subsequently converted to an office. Over the years, the garage was illegally converted to office area and the principal structure was utilized as a residence.

The subject COA request is for a COA and Class III Site Plan Modification to construct a 1,330 sq. ft. residential addition (425 sq. ft. of 1st floor area and 905 sq. ft. of 2nd floor area) to the existing 1,572 sq. ft. contributing structure (2,902 sq. ft. total residential floor area) and to convert the existing 610 sq. ft. accessory garage building to office space (3,512 sq. ft. total mixed-use building floor area). The proposal also includes the construction of 4 parking spaces (1 covered space, 2 tandem spaces and 1 handicapped, parallel space), a new swimming pool, landscaping, and pool deck. Two variances are sought, one to reduce the north side interior setback from the required 7’5” to 5’ in order to accommodate additional building square footage; and, the second to reduce the south side interior setback from the required 10’ to 7’6” in order to accommodate a new swimming pool.

Board Comments:

The Board comments were supportive.

Public Comments:

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

Associated Actions: All required actions were taken.

Next Action: HPB action is final.



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING
100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444
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HISTORIC PRESERVATION BOARD STAFF REPORT

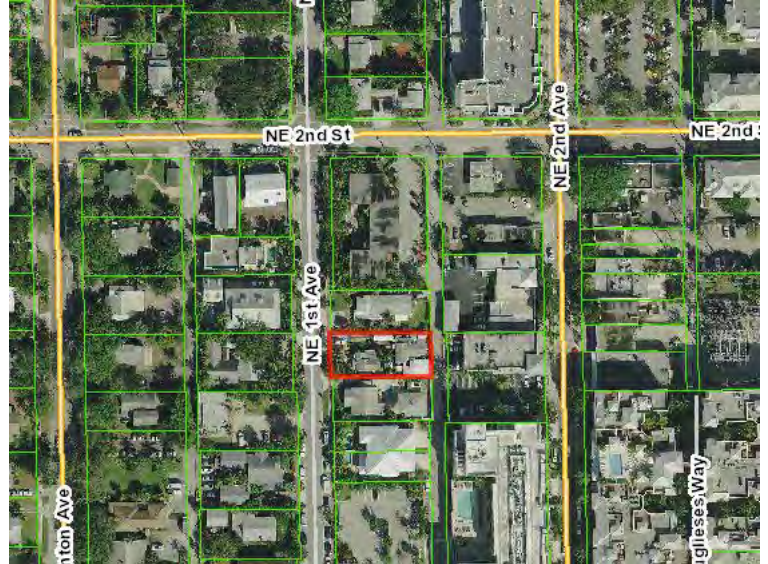
215 NE 1st Avenue

Meeting: June 19, 2019	File No.: 2016-178 & 2017-304	Application Type: Certificate of Appropriateness, Class III Site Plan, Landscape Plan, Elevations and Variances
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Agent: Ames International Architecture
Owner: Jason Sylvester
Location: 215 NE 1st Avenue
PCN: 12-43-46-16-01-074-0081
Property Size: 0.169 Acres
FLUM: OMU (Other Mixed Use)
Zoning: OSSHAD (Old School Square Historic Arts District)
Adjacent Zoning:

- OSSHAD (North)
- OSSHAD (West)
- OSSHAD (South)
- Central Business District (CBD) (East)

Existing Land Use: Mixed Use (Office and Residence)
Proposed Land Use: Mixed Use (Office and Residence)



ITEM BEFORE THE BOARD

Certificate of Appropriateness (2016-178), Class III Site Plan Modification, Landscape Plan, Elevations, and Variances (2017-304) to reduce the side interior (north) setback from the required 7'-6" to 5'- 0" for the construction of an addition and to reduce the side interior (south) setback from the required 10' to 7'6" for the construction of a new swimming pool associated with the mixed-use structure located at **215 NE 1st Avenue, Old School Square Historic District**, pursuant to Land Development Regulation (LDR) Sections 2.4.6(H), 2.4.5(G), 2.4.5(H), 2.4.5(I), and 2.4.7(A). This includes:

- ☐ Site Plan;
- ☐ Landscape Plan;
- ☐ Architectural Elevations; and,
- ☐ Variances

Optional Board Motions for Action Items:

1. Move to continue with direction.
2. Move approval of the Certificate of Appropriateness (2016-178), Class III Site Plan Modification, Landscape Plan, Elevations, and Variances (2017-304) to reduce the side interior (north) setback from the required 7'-6" to 5'- 0" for the construction of an addition and to reduce the side interior (south) setback from the required 10' to 7'6" for the construction of a new swimming pool associated with the mixed-use structure located at **215 NE 1st Avenue**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.6(H), 2.4.5(G), 2.4.5(H), 2.4.5(I), 2.4.7(A) and Chapter 3 of the Land Development Regulations.
3. Move approval of the Certificate of Appropriateness (2016-178), Class III Site Plan Modification,

Project Planner:
Michelle Hoyland, Principal Planner
hoylandm@mydelraybeach.com,
561-243-7039

Review Dates:
HPB: June 19, 2019

- Attachments:
1. Architectural Plans
 2. Applicant Justifications
 3. Photographs



Landscape Plan, Elevations, and Variances (2017-304) to reduce the side interior (north) setback from the required 7'-6" to 5'- 0" for the construction of an addition and to reduce the side interior (south) setback from the required 10' to 7'6" for the construction of a new swimming pool associated with the mixed-use structure located at **215 NE 1st Avenue**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.6(H), 2.4.5(G), 2.4.5(H), 2.4.5(I), and 2.4.7(A) and Chapter 3 of the Land Development Regulations, subject to the following conditions:

1. That a refuse container area be noted on the plans and that the area be enclosed on 3 sides and with vision obscuring gates on the 4th side;
 2. That the photometric plan be revised to be in compliance with the requirements of LDR Section 4.6.8 limiting the spillage to no more than 0.25 onto adjacent properties and right-of-way;
 3. That the Landscape Plan be revised to indicate the locational numbers for existing plant material;
 4. That shutter dogs be incorporated for use on all windows with shutters and a note to such be provide on the elevation plan sheets;
 5. That clear glass be utilized for the new windows and a note be provided on Sheet A05 to such; and,
 6. That the windows have dimensional muntins and a note be provided on Sheet A05.
4. Move denial of the Certificate of Appropriateness (2016-178), Class III Site Plan Modification, Landscape Plan, Elevations, and Variances (2017-304) to reduce the side interior (north) setback from the required 7'-6" to 5'- 0" for the construction of an addition and to reduce the side interior (south) setback from the required 10' to 7'6" for the construction of a new swimming pool associated with the mixed-use structure located at **215 NE 1st Avenue**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Sections 2.4.6(H), 2.4.5(G), 2.4.5(H), 2.4.5(I), and 2.4.7(A) and Chapter 3 of the Land Development Regulations.

ASSESSMENT AND SUMMARY

The property consists of 0.16 acres, is zoned OSSHAD (Old School Square Historic Arts District), is located at 215 NE 1st Avenue within the Banker's Row area and the Locally and Nationally designated Old School Square Historic District. The development consists of 1st and 2nd floor additions to the existing 1-story structure and conversion of the existing garage for office use. The proposed mixed-use is consistent with all of the surrounding properties and the purpose and intent of the OSSHAD zoning district. Provided the conditions of approval are met and the variances approved, the proposed density and intensity are as permitted. The architectural style of the modification will preserve the historic façade and be compatible with adjacent properties along NE 1st Avenue.

BACKGROUND

The subject property is located on the east side of NE 1st Avenue between NE 2nd Street and NE 3rd Street within Banker's Row of the Locally and Nationally designated Old School Square Historic District. A circa 1937, 1,572 square foot, mixed-use structure and 2-car garage (610 sq. ft.) exists on the 0.17 acre property and is zoned OSSHAD (Old School Square Historic Arts District).

Banker's Row began from a replat of the original Block 66 as the individual lots were sold by J.C. Keen, who purchased the block from J.S. Sundy in 1924. Mr. Keen sold the lots to wealthy businessmen in Delray. The structures within the Banker's Row were built in two periods of economic growth and change, before and after the Great Depression. The block (originally established as residential) was characterized by the presence of 2-story Mediterranean Revival residences on the west side of the street and built pre-depression along with 1-story Minimal Traditional Cottages (known as the Mackle Cottages) on the east side of the block, built post-depression during World War II. The Mackle cottages are named for the Mackle Brothers who built the 11 homes purchased as kits from Sears in the late 1930's. The row of Minimal Traditional cottages along the east side of the street significantly contrast the Mediterranean Revival structures on the west side of the street and represent an excellent example of American history and its impact on architecture in the built environment.

The "Banker's Row Plan", developed in the early 1990s, accurately described these structures as relatively small, simple one-story structures, with a dominant gable and simplified façade, absent of traditional



detailing with an off-center front door. With the increasing dependence on the automobile, garages were either integrated into the structure or free-standing. The houses were originally very much alike, however, changes were incorporated over the years “as owners adapted their houses to new housing needs.”

At its meeting of July 7, 2004, the Historic Preservation Board approved a Certificate of Appropriateness and associated Class III Site Plan Modification request for the conversion of the 1,572 sq. ft. dwelling to an office with associated surface and garage parking. The property was subsequently converted to an office. Over the years, the garage was illegally converted to office area and the principal structure was utilized as a residence.

PROJECT DESCRIPTION

The applicant has submitted a COA and Class III Site Plan Modification to construct a 1,330 sq. ft. residential addition (425 sq. ft. of 1st floor area and 905 sq. ft. of 2nd floor area) to the existing 1,572 sq. ft. contributing structure (2,902 sq. ft. total residential floor area) and to convert the existing 610 sq. ft. accessory garage building to office space (3,512 sq. ft. total mixed-use building floor area). The proposal also includes the construction of 4 parking spaces (1 covered space, 2 tandem spaces and 1 handicapped, parallel space), a new swimming pool, landscaping, and pool deck. Two variances are sought, one to reduce the north side interior setback from the required 7'5" to 5' in order to accommodate additional building square footage; and, the second to reduce the south side interior setback from the required 10' to 7'6" in order to accommodate a new swimming pool.

SITE PLAN ANALYSIS

Pursuant to LDR Section 2.4.5(G)(5) Modification to site and development plans - Findings. Formal findings are not required for a Class I or II modification. A finding that the proposed changes do not significantly affect the originally approved plan must be made concurrent with approval of a Class III modification. Class IV modification is subject to the same findings required of a new submittal.

Pursuant to LDR Section 3.1.1(D), Compliance with LDRs, whenever an item is identified elsewhere in these Land Development Regulations (LDRs), it shall specifically be addressed by the body taking final action on a land development application/request.

The applicable LDRs have been identified and reviewed throughout this report and shall be specifically addressed by the body taking final action on the site and development proposal.

Pursuant to LDR Section 4.3.4(K), Development Standards, properties located within the OSSHAD zoning district shall be developed according to the requirements noted in the chart below. Provided the setback variances are approved, the proposal can be found to be in compliance with the applicable requirements; therefore, positive findings can be made.

DEVELOPMENT STANDARDS	REQUIRED	EXISTING	PROPOSED
Minimum Setbacks:			
Front (West)	25'	26'3"	NO CHANGE
Side Interior (North)	7'6"	7'6"	5'*
Side Interior (South)	7'6"	10'4"	7'6"
Pool - Side Interior (South)	10'	n/a	7'6"*
Rear (East)	10'	15'8"	10'
Building Height:	35' Max.	14' (17'8" to top of ridge)	17'8" (to top of mansard)
Minimum Lot Size:	8,000 sq. ft.	7,360 sq. ft. [†]	No Change
Minimum Lot Width & Frontage:	80'	55.50' [†]	No Change
Minimum Lot Depth:	100'	132.60'	No Change
Maximum Lot Coverage:	40% Max.	30.23%	39.73%
Open Space	25% Min.	38.1%	25%
Floor Area Ratio (Per the Comprehensive Plan - Future Land Use Element)	1.0 Max.	0.21 (1,572 sq. ft. office)	0.08 (610 sq. ft. office)

* Subject to approval of setback variance

[†] Existing non-conformity/lot of record



Article 4.4 Base Zoning District Regulations

Pursuant to LDR Section 4.4.24(B)(3) - Principal Uses and Structures: Within the OSSHAD zoning district, Business, Professional, Medical and Government offices are listed as a Permitted Use.

LDR Section 4.4.24(C)(2) – Accessory uses and structures: On a parcel that has as its principal use a non-residential use, there may be no more than two residential units, either within a separate structure or within a structure housing a non-residential use.

LDR Section 4.4.24(H)(1) – Special District Regulations: The gross floor area of residential units within a structure containing permitted non-residential use(s) shall not exceed 50 percent of the gross floor area of the structure within which they are located.

The proposal is for a mixed-use building as it incorporates a business office and a single-family residential unit within one structure. In the OSSHAD zoning district a maximum of 2 residential units are permitted on a parcel that has its principal use a non-residential use. Further, the Special District Regulations limits the gross floor area of those 2 units to no more than 50 percent of the gross floor area of the mixed-use structure within which they are located. As the proposal includes a single unit for the owner of the property with a proprietor office space in the rear garage the limitation for the gross floor area of the residential unit is not applicable in this case.

Pursuant to LDR Section 4.4.24(G)(4)(d) – Parking Requirements: Business and professional offices shall provide one space per 300 square feet of total new or existing net floor area being converted to office use. This requirement may be reduced to one parking space per 400 square feet of net floor area or by at least one space, where there is a mix of residential and office use in the same structure.

Pursuant to LDR Section 4.4.24(G)(1), parcels located along N.E. 1st Avenue between N.E. 2nd Street and N.E. 3rd Street (Banker's Row) shall comply with either provisions of Article 4.6 of the Land Development Regulations, or provisions of the Banker's Row Development Plan, whichever is more permissive.

Based upon the project's location in the Banker's Row area, the parking can be permitted as indicated in the Banker's Row Master Development Plan and associated Neighborhood Plan/Site Plan. Pursuant to this plan, when a new project comes through the City approval process (i.e. for conversion of use) the site plan as indicated in the Banker's Row Neighborhood Plan/Site Plan (Plan) can be utilized as a vested situation for purposes of the number of parking spaces and location of such parking spaces and associated maneuvering areas. It is noted that at the time of adoption of the Banker's Row Plan new curbed, on-street parking spaces and a 29 space parking lot (21 standard, 6 electric vehicle charging spaces and 2 handicapped accessible spaces) at the northwest corner of NE 2nd Street and NE 1st Avenue were constructed to meet the parking demand of future commercially converted properties.

The Banker's Row Neighborhood Plan/Site Plan notes this property is required to install 4 parking spaces in the rear of the property backing out onto the alley in either a perpendicular configuration or a tandem configuration. The proposal incorporates 2 tandem parking spaces, 1 standard space and 1 handicapped parking space in a parallel configuration. The required 24' wide by 6' maneuvering area has been provided. The requirements for parking have been met.

Pursuant to LDR Section 4.4.24(G)(3), all parking, except for single-family homes and duplexes, shall be located in the side or rear yard or adjacent to a rear alley. No such parking shall be located in the area between any street and the closest building or structure.

The proposed parking is located in the rear of the building adjacent to the alley; therefore, positive findings with this code requirement can be made.

Article 4.6 Supplemental District Regulations

Pursuant to LDR Section 4.6.6(C)(1), dumpsters, recycling containers and similar service areas must be enclosed on three sides with vision obscuring gates on the fourth side, unless such areas are not

**visible from any adjacent public right-of-way.**

A refuse container area has not been identified on the plans. An added condition of approval is that a refuse container area be noted on the plans and that the area be enclosed on 3 sides with vision obscuring gates on the 4th side.

Pursuant to LDR Section 4.6.8 – Lighting: All developments/redevelopments are encouraged to utilize energy efficiency lighting. The maximum height for luminaires on buildings and structures is 25' or eave overhang, whichever is lower, and 25' for a parking lot. All perimeter exterior lighting shall be full cutoff luminaires to minimize spillover on adjacent properties. In order to decrease urban glow, no luminaires shall be directed upwards.

Pursuant to LDR Section 4.6.8(A)(3) – Illumination Standards: The applicable illumination standards are as follows:

	FOOT CANDLES		
	Maximum Permitted	Minimum Permitted	Provided
Commercial Parking Lot	12	1.0	1.2 - 2.6

Pursuant to LDR Section 4.6.8 – Requirements for outdoor parking and commercial sites: Light control and spillage. For perimeter exterior lighting, only full cutoff luminaires will be approved. The applicant is encouraged to minimize light spillage from building and site and to reduce urban-glow for the development/redevelopment proposed. Maximum allowable illumination at the property line of any adjoining parcel or public right-of-way is 0.25 horizontal and vertical foot-candles measured at six feet above grade level.

There are 4 wall mounted light fixtures proposed on the rear of the building adjacent to the new parking area. The style fixtures are residential in nature and are appropriate for the surrounding historic area. The submitted photometric plan illustrates that the proposed light fixtures will exceed the maximum permitted foot candles at the rear property line and there is proposed spillover onto the adjacent properties. An added condition of approval is that the photometric plan be revised to be in compliance with the Illumination Standards limiting the spillage to no more than 0.25 onto adjacent properties and right-of-way.

Pursuant to LDR Section 4.6.15(G)(1) – Swimming Pool Yard Encroachment: Swimming pools, the tops of which are no higher than grade level, may extend into the rear, interior or street side setback areas but no closer than ten feet to any property line. Swimming pools shall not extend into the front setback area noted in Section 4.3.4(K).

A variance has been submitted to reduce the required pool setback from 10' to 7'6" on the south side of the property. Analysis relating to the variance can be found later in this report.

LANDSCAPING PLAN ANALYSIS

Pursuant to LDR Section 2.4.5(H)(5) Landscaping Plan - Findings. At the time of action on a landscape plan, the approving body shall make finding with respect to the proposed plan's relationship to the following:

- (a) Objectives of landscaping regulations Section 4.6.16;
- (b) Site and landscape design standards pursuant to Section 4.6.16;

An overall determination of consistency with respect to the above items is required in order for a landscaping plan to be approved.

Pursuant to LDR 4.6.16(H)(3)(g): The amount of interior landscaping within off-street parking areas shall amount to no less than ten percent of the total area used for parking and accessways.

Pursuant to LDR 4.6.16(E)(5): Trees. Shall be a species having an average mature spread of crown greater than 20 feet and having trunks which can be maintained in a clean condition with over six feet of clear mature wood. Trees having an average mature spread of crown less than 20 feet may be substituted by grouping the same so as to create the equivalent of a 20 foot spread of crown. Tree



species shall be a minimum of 16 feet in overall height at the time of planting, with a minimum of six feet of single straight trunk with eight feet of clear trunk, and a seven-foot spread of canopy. Tree species required for single family homes and duplexes shall be a minimum of 12 feet in overall height at the time of planting, with a minimum of four feet of single straight trunk with six feet of clear trunk, and a six-foot spread of canopy.

There are existing mature Royal, Sabal, Queen, Bamboo, Areca and Travelers Palm trees on the property along with existing ground cover and foundation plantings. The proposal incorporates 2 new Silver Buttonwood trees on the west side of the structure adjacent to NE 1st Avenue. An added condition of approval is that the Landscape Plan be revised to indicate the locational numbers for existing plant material. Provided the condition of approval is met, positive findings with the Landscape Regulations can be made.

HISTORIC PLAN ANALYSIS

Pursuant to LDR Section 2.4.6(H)(5), Certificate of Appropriateness – Findings. 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.

LDR SECTION 4.5.1 - HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

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

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

The subject application is considered "Major Development" as it involves "alteration of more than 25 percent of a contributing structure."

Pursuant to LDR Section 4.5.1(E)(4) – Alterations: in considering proposals for alterations to the exterior of historic buildings and structures and in applying development and preservation standards, the documented, original design of the building may be considered, among other factors.

The existing structure, and its remaining original form, has been considered with respect to the proposed addition and site improvements.

Pursuant to LDR Section 4.5.1(E)(5) - Standards and Guidelines: a historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.

Standard 1

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

Standard 2

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

Standard 3

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



Standard 4

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

Standard 5

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

Standard 6

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

Standard 7

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

Standard 8

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

Standard 9

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

Standard 10

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

Standards 2, 5, 9, & 10 are applicable to the proposed modification of the structure. The proposed 1 and 2-story additions have been designed to be compatible and in direct relationship with the low-scale of the existing structure. The addition is situated to the rear of the structure on the east side of the property which aids in preserving distinctive features that characterize the historic property.

The row of 1-story, post-Great Depression, Minimal Traditional cottages along the east side of the street significantly contrast the grander, pre-Great Depression, 2-story Mediterranean Revival structures on the west side of the street. It is specifically this contrast that is so important to Banker's Row as it represents an excellent example of American history and its impact on architecture in the built environment; hence, there is concern with the addition of a 2nd story to any of the 1-story Mackle Cottages. Should a 2nd story addition be visible from the front of the structure, such addition could have a negative effect on the historic integrity of the street. The proposed design of the 2nd floor addition to the existing wood-frame, 2-car garage incorporates a new mansard roof (which is different from the existing pitched roof). The applicant designed the addition so the new 2nd floor addition would not be visible from the front elevation; thus, protecting the historic integrity of the property and its environment.

The new additions have been designed to the rear of the structure and in such a manner that should they be removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Pursuant to LDR Section 4.5.1(E)(8) - Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing criteria contained in (a)-(m) below. Visual compatibility for all development on individually designated properties outside the district shall be determined by comparison to other structures within the site.

The following criteria apply:

1. **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.
2. **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.
3. **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.
4. **Rhythm of Solids to Voids:** The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.
5. **Rhythm of Buildings on Streets:** The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.
6. **Rhythm of Entrance and/or Porch Projections:** The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.
7. **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.
8. **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.
9. **Walls of Continuity:** Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.
10. **Scale of a Building:** The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:
 - a. For buildings wider than sixty percent (60%) of the lot width, a portion of the front



façade must be setback a minimum of seven (7) additional feet from the front setback line:

- b. For buildings deeper than fifty percent (50%) of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five (5) additional feet from the side setback line:

11. 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.

12. 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 additions are situated to the rear of the structure on the east side of the property facilitating visual compatibility of the historic property and maintaining the Front Façade Proportion. The proposal includes removal of the Bahama shutters & replacement of the traditional wood shutters and installation of new, white, aluminum framed windows; thus, meeting the requirement for Proportion of Openings (Windows and Doors) in relation to the openings of other structures in OSSHD. The use of shutter dogs on the shutters would impart the functionality of the shutters, this item is attached as a condition of approval. The proposal includes the use of Low E windows which typically have a green, slightly iridescent/reflective tint to them. Clear glass is original to the structure and should be utilized instead of the Low E windows, this item is attached as a condition of approval. This is based upon the Secretary of the Interior's Standards for the Treatment of Historic Properties, which states:

"It is not recommended to change the appearance of windows that contribute to the historic character of the building by replacing materials, finishes, or colors which noticeably change the sash, depth of the reveal, and muntin configurations; the reflectivity and color of the glazing; or the appearance of the frame."

The relationship and Rhythm of Solids to Voids of the proposed is visually compatible with other structures in OSSHD and particular attention has been paid to retaining the character of the front façade. The Rhythm of Buildings on Streets is being retained as the proposed open space between the front facades of the subject structure and adjacent buildings is not being reduced, while the side interior setback is being reduced on the north side for the new addition, this setback already exists for a portion of the existing structure. The Rhythm of Entrance and Porch Projections to the adjacent sidewalk in NE 1st Avenue is being retained and not modified. The Relationship of Materials, Texture and Color of the building are being retained in that wood siding exists and is proposed for the addition, similar materials including aluminum framed windows and roof shingles are proposed; and, the color scheme will remain the same as existing (blue body with white trim).

The proposal includes a new 2nd floor addition to the 1-story detached garage in the rear of the property and the garage will be connected to the principal dwelling via a new 1-story addition; thus, the garage will no



longer be an accessory structure. The height of the new 2nd floor addition has been designed to be lower than the height of the existing structure through the use of a mansard roof. Mansard roofs were widely used in the Renaissance and Baroque French styles of architecture. Such roof can provide additional attic space or other room without building an entire additional floor or serve as a method of screening for mechanical equipment on roof tops. The Minimal Traditional style of architecture has also been known as Depression-era cottages due to their small scale and modest style. Such architecture includes minimal decoration, simple windows, and simple rooflines, such as gable roofs, all of which decreases the time and cost of construction. This was important during and after World War II where there was a need such housing. The proposed mansard roof is contrasting to the pitched gabled roof which exists on the principal structure. It is the applicant's solution to incorporating a second floor addition without causing it to exceed the massing requirements noting the requirement for additions to be secondary and subordinate to the massing of the historic building. The mansard roof is not an element typically incorporated in the Minimal Traditional style of architecture and its use on the proposed addition is a creative architectural solution to massing.

Regarding the Roof Shape, both the principal structure and accessory, detached garage includes pitched roof, a gabled roof and a hip roof, respectively. The proposed roof on the 2nd floor addition above the existing garage incorporates a mansard roof with a flat deck. The use of the mansard adds architectural detail to the roof rather than incorporating a 2-story flat-deck roof.

Locally, the Mackle Cottages were quick to build and marketed towards military service people who were working in Boca Raton and the area. Retaining the low-scale of the 1-story Mackle Cottage's within Banker's Row is important to local and American history as the modest Minimal Traditional style of architecture (Sears Kit Homes) on the east side of the road represents the building recovery efforts post-Great Depression versus the design of the Mediterranean Revival style of the 2-story structures on the west side of the street, which represents a grander time in the history of America.

The Scale of a Building shall be visually compatible with the building size and mass of other structures within the historic district. The width of the building is not being enlarged; thus, this Visual Compatibility standard is not applicable. It is noted, that the proposal includes a 1,330 sq. ft. addition to the existing 1,572 sq. ft. contributing structure along with conversion of the 610 sq. ft. garage. The overall size of the building will be 3,512 sq. ft. and the additions have been situated to the rear of the structure in order to maintain the small scale of the façade. The façade is not being enlarged, but is being restored to original, which meets the Directional Expression of the Front Elevation standard. The Minimal Traditional Architectural Style is being retained at the prominent side of the building, the façade. It is noted that the rear of the structure incorporates a 2-story addition which has been designed to be low-scale in that it will not exceed the overall height of the existing structure.

Provided the conditions of approval are met, the Visual Compatibility Standards will be met.

Pursuant to LDR Section 2.4.5(I)(5), Architectural (appearance) elevations - Findings. At the time of action on architectural elevations the approving Board shall make findings with respect to the objectives and standards as contained in the architectural regulations, Section 4.6.18. An overall determination of consistency with respect to the above is required in order for an architectural plan to be approved.

Architectural Elevations Analysis

Pursuant to LDR Section 4.6.18(E), Criteria for Board Action, the following criteria shall be considered by the Historic Preservation Board (HPB) in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:

- 1. The plan or the proposed structure is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.**
- 2. The proposed structure, or project, is in its exterior design and appearance of quality such as**



not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.

3. The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The development proposal is also subject to the requirement for Visual Compatibility pursuant to LDR Section 4.5.1(E)(7) which provides for a specific analysis of the historic exterior of the proposal. The existing structure is of the Minimal Traditional architectural style with a wood siding, pitched gable roof, minimal roof overhangs and simple 6/6 single-hung windows with Bahama style shutters on the front windows (not original). A small front porch covers front walkway and front door and a bay window exists on the front façade. As much of the proposed modifications affect the rear of the structure and provided the conditions of approval are addressed, the proposed architectural elevations present design elements that will contribute to the general area, will maintain the architectural harmony, compatibility, and quality of the neighborhood. It will not cause the nature of the local environment or evolving environment to materially depreciate in appearance and value. Based on the above, positive findings with respect to LDR Section 4.6.18(E) can be made.

VARIANCE ANALYSIS

Pursuant to LDR Section 2.2.6(D), the Historic Preservation Board (HPB) shall act on all variance requests within an historic district, or on a historic site, which otherwise would be acted upon by the Board of Adjustment.

Pursuant to LDR Section 2.4.7(A)(6) - Alternative Findings of the Historic Preservation Board: The Board may be guided by the following to make findings as an alternative to the variance standard criteria:

VARIANCE REQUEST 1

Pursuant to LDR Section 4.3.4(K), required side interior setbacks within the OSSHAD district are 7'6".

The subject request is a variance to reduce the side interior setback from the required 7'6" to 5' on the north side of the property for a new building addition.

FINDINGS AND STAFF ANALYSIS

(a) That a variance is necessary to maintain the historic character of property and demonstrating that the granting of the variance would not be contrary to the public interest, safety, or welfare.

Staff Analysis

The variance request is necessary to maintain the historic character of the property and will not be contrary to the public interest, safety, or welfare. A portion of the structure exists in a similar configuration as to the proposed addition along the north elevation. The addition would extend the existing 5' setback on the north side of the structure for new building area; thus, the variance is necessary to maintain the historic character of the property. **Positive findings can be made.**

b) That special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.

Staff Analysis

Due to the small size of the lot (55.50' wide) and its historic setting within Banker's Row along NE 1st Street, special conditions and circumstances exist that are not applicable to other historic lands or structures. **Positive findings can be made.**

(c) That literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character of the historic district or historic site.

**Staff Analysis**

Literal interpretation of the code would alter the historic character of the historic site to an extent that it would not be feasible to preserve the historic character of the site, this is due to the narrow size and area of the lot as well as the siting of the structure on the lot which is closer to the northern property line than the south. This is the case for all structures on the east side of Banker's Row. **Positive findings can be made.**

(d) That the variance requested will not significantly diminish the historic character of a historic site or of a historic district.

Staff Analysis

The requested variance will not significantly diminish the historic character of the historic site nor the historic district as the area for which the variance is requested is situated to the rear of the façade of the existing 1-story structure. **Positive findings can be made.**

(e) That the requested variance is necessary to accommodate an appropriate adaptive reuse of a historic building, structure, or site.

Staff Analysis

The requested variance is necessary to accommodate an appropriate adaptive reuse of the historic structure by allowing for the construction of an addition that will allow for the modernization of the residence. **Positive findings can be made.**

VARIANCE REQUEST 2

Pursuant to Section 4.6.15(G)(1), Swimming Pool, Whirlpools, & Spas: Yard Encroachment, swimming pools, the tops of which are no higher than grade level, may extend into the rear, interior or street side setback areas but no closer than ten feet (10') to any property line. Swimming pools shall not extend into the front setback area.

A variance has been submitted to reduce the required pool setback from 10' to 7'6" on the south side of the property.

FINDINGS AND STAFF ANALYSIS

(a) That a variance is necessary to maintain the historic character of property and demonstrating that the granting of the variance would not be contrary to the public interest, safety, or welfare.

Staff Analysis

The variance request is necessary to maintain the historic character of the property and will not be contrary to the public interest, safety, or welfare. The pool is a ground level improvement, which will not affect the historic character of the property. **Positive findings can be made.**

(b) That special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.

Staff Analysis

Due to the small size of the lot and its historic setting as well as the siting of the structure on the lot which is closer to the northern property line than the south. This is the case for all structures on the east side of Banker's Row; thus, special conditions and circumstances exist that are not applicable to other historic lands or structures. **Positive findings can be made.**

(c) That literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character of the historic district or historic site.

**Staff Analysis**

Literal interpretation of the code would alter the historic character of the historic site to an extent that it would not be feasible to preserve the historic character of the site. It is noted that the setback requirement for pools is 10' where the side setback requirement for buildings in OSSHAD is 7'6". This would allow a vertical improvement to be constructed closer to the side property line than the ground level improvement of a pool. The variance to reduce the pool setback is supportable given the ground level nature of the improvement. **Positive findings can be made.**

(d) That the variance requested will not significantly diminish the historic character of a historic site or of a historic district.

Staff Analysis

The requested variance will not significantly diminish the historic character of the historic site nor the historic district. The variance ensures the historic character of the property is maintained by siting the pool interior to the lot rather than closer to the rear where an alley and parking exists. **Positive findings can be made.**

(e) That the requested variance is necessary to accommodate an appropriate adaptive reuse of a historic building, structure, or site.

Staff Analysis

The requested variance allows for the construction of a new pool permitting the modernization of the residence, which is an appropriate adaptive reuse of the historic property. The variance will facilitate a sufficient size pool. **Positive findings can be made.**

The property owner has submitted justification statements for each of the variance requests (attached).

Note: As required by the LDRs, a notice regarding the subject variance request was sent to those property owners located within a 500' radius of the subject property.

FINDINGS

Pursuant to LDR Section 3.1.1 (Required Findings), prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body, which has the authority to approve or deny the development application. These findings relate to the following areas:

LDR Section 3.1.1(A) - Future Land Use Map:

The subject property has a zoning designation of Old School Square Historic Arts District (OSSHAD) and a Other Mixed Use (OMU) Future Land Use Map designation. Business and Professional Offices are allowed pursuant to LDR Section 4.4.24(B)(3) and the residential units are permitted as an accessory use to the office. The purpose and intent of the OSSHAD includes promoting a mixed-use district and mixed-use structures are allowed as a permitted uses. Based upon the above, positive findings are made with respect to consistency with the Future Land Use Map (FLUM) designation.

LDR Section 3.1.1(B) - Concurrency

As described in Appendix "A", a positive finding of concurrency can be made as it relates to water and sewer, streets and traffic, drainage, and solid waste.

LDR Section 3.1.1(C) - Consistency

As described in Appendix "B", a positive finding of Consistency can be made as it relates to Standards for Site Plan Actions (LDR Section 3.2.3).



LDR Section 3.1.1(D) - Compliance with the Land Development Regulations

As described under the Site Plan and Historic Plan Analysis sections of this report, a positive finding of compliance with the LDRs can be made.

Comprehensive Plan Policies

A review of the objectives and policies of the adopted Comprehensive Plan was conducted and the following applicable objectives or policies are noted:

Future Land Use Objective A-1 Property shall be developed or redeveloped, in a manner so that the future use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.

The development proposal involves incorporating a mixed-use of residential and office on the subject property through building additions. A parking area to the rear of the property is proposed and a pool is proposed on the south side of the structure. The proposal is consistent with the subject Objective. There are no concerns with respect to soil, topographic or other physical considerations. With respect to the adjacent land uses, the property is in an area surrounded by a mix of uses. The property is zoned for both residential and office, as well as retail, restaurant, and other commercial uses.

Future Land Use Policy A-4.1 Prior to approval or recommending approval of any land use or development application for property located within a historic district or designated as a historic site, the Historic Preservation Board must make a finding that the requested action is consistent with the provisions of Section 4.5.1 of the Land Development Regulations relating to historic sites and districts and the “Delray Beach Design Guidelines”.

The structure is contributing to the Old School Square Historic District and a purpose for OSSHAD is to *“provide for mixed uses of residential, office, and commercial activities, with an emphasis on the arts, that will encourage the restoration or preservation of historic structures and, yet, maintain and enhance the historic and pedestrian scale of the area”*. The proposed mixed-use structure (residential unit and professional office) is appropriate and assists in the maintenance and protection of the historic district. As indicated in this report, positive findings with respect to the LDRs have been made, more specifically to LDR Section 4.5.1, which provides the review criteria for properties within historic districts.

As a result, the proposal can be deemed to be consistent with the subject Objective and Policy.

Review by Others:

The development proposal is in a geographic area requiring review by the Pineapple Grove Main Street (PGMS) and the Community Redevelopment Agency (CRA).

The PGMS reviewed the request at its May 22, 2019 meeting and made the following recommendation:

The proposal is in the rear of the property and will not be dominant, but the applicant should do the 2nd story and do it right with a pitched roof or if scale is an issue then reduce and keep the 1-story addition.

Courtesy Notice:

This development proposal is not in a geographic area requiring courtesy notices.

Letters of objection or support, if any, will be presented at the Historic Preservation Board (HPB) meeting.



APPENDIX "A"-CONCURRENCY FINDINGS:

Pursuant to **LDR Section 3.1.1(B)** Concurrency as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:

Water and Sewer: •

- Water service exists.
- Sewer service exists.

Pursuant to the Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South Central County Waste Water Treatment Plant for the City at build-out. Based upon the above, positive findings can be made with respect to this level of service standard.

Streets and Traffic: The proposed development will not have an increase upon traffic concurrency.

Parks and Recreation Facilities: The proposed units will not have a significant impact with level of service standards for parks and recreation facilities. However, per LDR Section 5.3.2, whenever a development is proposed upon land which is not designated for park purposes in the Comprehensive Plan, an impact fee assessed for the purpose of providing park and recreational facilities shall be imposed. The amount of the fee shall be \$500.00 per dwelling unit.

Solid Waste: Solid waste generated each year by this development will be approximately 2.44 tons per year. The residential unit generates 0.8 tons per year and the 610 sq. ft. office generates 1.64 tons per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2046.

Drainage: Drainage will be accommodated on site.



APPENDIX "B" - STANDARDS FOR SITE PLAN ACTIONS Sec. 3.2.3 (A) through (J)

- A. Building design, landscaping and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.
- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.
- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.
- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.
- ☒ Not applicable
☐ Meets intent of standard
☐ Does not meet intent
- E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.
- ☒ Not applicable
☐ Meets intent of standard
☐ Does not meet intent
- F. Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.
- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.
- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent



H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.

- ☐ Not applicable
- ☒ Meets intent of standard
- ☐ Does not meet intent

I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.

- ☐ Not applicable
- ☒ Meets intent of standard
- ☐ Does not meet intent

J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.

- ☒ Not applicable
- ☐ Meets intent of standard
- ☐ Does not meet intent

May16,2019

Historic Preservation Board

Re: 215 NE 1ST Ave
Sylvester's Residence
Variance Application

Dear Sir or Madam,

We respectfully seek relief from the Historic Preservation Board to extend a limited area of our existing home over the north setback at 215 NE 1st Ave and the south side pool setback at the said property. We understand the rich history and significance of preserving this property and we only seek to enjoy the standard benefits of a home making the space more comfortable and secure for our soon to be extended family.

1. **See full set of architectural plans attached. Note:** This project has been in the been in City for an over extended period and has passed through several planners. As a result of the comments dated; 01/27/17, 12/29/17 & 01/20/17 there has been several significant design changes to which several of these comments didn't apply. There were several meetings with Architect Shane Ames and the previous planners to discuss the said comments at the above dates resulting in major design changes, from an extensive second floor previously proposed to the current pre-approved design. As our record drawings indicate the comments that were applicable were addressed at that time.
2. **See sheet A03 for updated parking data per LDR Section 4.4.24(G)(4)(D).**
3. **Pursuant LDR Section (E) (5)- Standards and guidelines.**

A historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.

In conforming to Land Development Regulations (LDR) section (5) for contributing historic properties, we will namely highlight that the front façade will not be modified or changed but restored if needed. This will entails replacing rotten wood siding, modifying some less than 50% of the existing flat roof at the rear and restoring the trims (if needed), shutters and replacing non-impact windows and doors with hurricane impact while maintaining the color, style and size, matching the existing colonial style. Also, we would like to highlight that no portion of the existing or proposed structure will be above the Building Height Plane. The existing front porch is 26 feet from the front property line and the proposed second floor addition is 92 feet from the front property line significantly behind the Building Height Plane refer to sheet A08.1 of architectural plans. The existing fascia will remain intact unless in need of repair, but the new fascia will match the existing. Also, note the front entry will remain the same refer to sheet A07.

4. **Pursuant LDR Section 4.5.1 (E) (8)- Visual Compatibility Standards.**

New construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm,

material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing criteria contained in (a) through (m) below.

- a. The design of the addition of the was done meticulously to have flowing synthesis between the existing historic structure and the proposed new addition keeping the architectural style preserved and intact. It was due to extensive coordination and planning and research study of the solid to void proportions, we have managed to achieve this and in addition to this keep the second-floor maximum roof height in line with the existing roof line and completely behind the Building Height Plane. The second-floor addition won't be seen from the front property line.
- b. First floor maximum height is not breached as the proposed first floor addition roof line is at or below the original structures roof ridge. The mean roof height is not breached as the entire roof area for existing and proposed does not go above 18'. Proposed second story elevation does not exceed the 12' limit but is actually being proposed at approximately 9' to keep the second floor limited in overall height.
- c. As described in the section above regarding the front façade we are not proposing any modifications to the existing original front structure, original roof vents at the gable ends to keep with the original look of the residence intact.
- d. Proportion of openings (windows and doors) is being accomplished in the following ways:
front and side facades of the existing structure are keeping the same window and door openings and windows and doors are being updated to meet current wind loads. Finish to be white, painted aluminum glazed products for the windows and new wood entry door to match existing. All in keeping with the original style.
For the proposed side and rear elevations of the additions the windows and doors are designed with sizes proportional to the original windows. To the proposed south side by the pool we are proposing sliding glass doors with muntins at the top to tie it back into the original muntin style colonial look of the original windows. Same for the rear as well. We are making every effort to keep a balanced look with existing and new.
- e. We understand that its critical to maintain the rhythm of buildings in the Historic District and we are making every effort to do so, hence no structural modification to the front façade. We aim to maintain the original style of the Banker's Row. We trust the board will appreciate this initiative.
- f. No changes are proposed for the rhythm of entrance and existing porch is not proposed to be extended therefore we believe we have met the historic intent.
- g. All materials, color & texture will be visually compatible to the Historic District material as follows:
 - Walls: Blue, like existing color.
 - Roof: Gray shingles to match existing roof finish.
 - Fascia: White, like existing.
 - Shutters: Blue to match existing.
 - Windows: White frames with muntins like existing. Glass to be non-reflective type hurricane impact with Low-E coating for energy conservation.
- h. Roof Shape will be in line with the original structure sloped gabled roof with sections of flat roof that are not visible. Flat areas area designed to reduce overall height-not visible from eye view or front property line.
- i. Existing fence will remain. For parking and proposed pool area wood fence is proposed. This will be done in conformance to LDR's under 4.3.4, 4.5.1(C)(3)(a)(1), and 4.6.5./Historic Standards.
- j. With respects to the scale of the building, this lot would be exempted [Amd. Ord. 38-07 2/5/08] as the lot is less than 65 feet in width.
- k. The directional expression of the front elevation is not being compromised or changed from the original design intent preserving and returning the front façade like the existing time frame, condition and style. As noted above, the original front façade with window sizes and materials remaining like existing design as much as possible while complying with current building codes and standards.
- l. The architectural style is remaining true to its existing style and presence of the Historic District. The scope of work will be maintained and kept in line with the existing architectural style. Techniques to achieve this include but are not limited to uniform stucco finish to match the existing, window sizes in line with those on the original structure with similar

muntin pattern, all visible roofing will match the existing. The large sliding glass door at the veranda / pool area are scaled proportionally to fit within the style and scale of the existing structure (refer to sheet A07-A08). The architecture is authentic will remain true to the Historic Standards.

m. Additions to individually designated properties and contributing structures in all historic districts. *Visual compatibility shall be accomplished as follows: [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]*

With regards to the addition, the visual compatibility is achieved in response to subparts 1 through 6:

- 1 The addition is inconspicuous. It will not be seen from the front of the property and as stated before it is not located within the Building Height Plane (refer to sheet A08.1). Only the existing front façade will be seen.
- 2 All major construction will be to the rear of the property.
- 3 The design will be kept in line with the existing style and characteristics, nothing in our proposed design will destroy or change the original essence or look of the existing style. The original structure will be preserved and rehabilitate to the original state. We will also ascertain the proper engineering inspections and evaluation to ensure the existing structure is in-tact.
- 4 The addition meets the full intent of subpart 4.' Nothing proposed diminishes the basic form of the original building down to the original perimeter walls, rafters and roof deck remain. Except for the areas of the flat roof to be rehabilitated and pitched. The proposed floor plan clearly exemplifies using the original structure and adapting it to proposed design needs.
- 5 No new architectural styles are introduced as you can see in the proposed elevations; we are simply using the original language and style to blend the new with existing. The design does extremely well job to maintain the existing style of the original structure to influence the balance of the design. We are taking extensive steps to keep to the historic pattern of the contributing structure.
- 6 As demonstrated the additional structure is entirely behind the original structure and not over the BHP. We believe we have met all the intents of this section because the addition is not exposed to any street frontage (front, side or rear). This is in keeping with the variance application to minimally extend over the side setbacks.

5. Pursuant to LDR Section 2.4.7(A)(5) Variance Findings

- a. The location of the existing structure creates special and nonconforming conditions forcing this proposed alteration that minimally affects the existing contributing structure. The existing property does not allow much room to the sides for alteration unless variance is granted. Presently, the existing northern corner of the original structure is over the 7'-6" setback both in the field and from permitted documents obtained from the City of Delray Beach. The variance being sought will align the proposed with the existing non-conforming structure leaving a minimum of 5'-0" between our extended structure and the property line. As for the pool setback we seek variance to go to the building setback of 7'-6" in lieu of 10'-0". We believe this will improve, visually and proportionally the current nonconforming structure. In addition, the granting of the variances, will not be a burden or hardship as it relates to the public interest, but instead will improve the neighborhood tremendously by if Land Development Regulation (LDR) accommodates the improvement of this project as a model historic preservation project.
- b. A The areas requested for variance would facilitate a common to residential element aiming to enhance the residence within the same zone classification. A rejected variance would not only prevent the comfort and expansion of our standard of living as a family but also lose the opportunity to uplift and maintain the beauty of the neighborhood.
- c. The condition or circumstance leading to this request is not a result of the applicants doing. It is an existing condition we seek to improve. Nothing the applicant has done since ownership has led to any special conditions.
- d. There are no special privileges afforded to the applicant but will only ensure the applicant enjoys as the standard privileges enjoyed by residence of the same zoning.
- e. The applicant has presented a reasonable and most, importantly minimum variance required for expansion, with minimal alteration of the existing structure, with the expansion integrating into the property. By

allowing this variance of a 5'-0" for only 44 linear feet on the north side of property and 18'-4" linear feet on the south side of property by the proposed pool does not remove the historic pattern of the property but would rather strengthen and preserve the historic presence since all material and aesthetic will match the existing.

- f. The granting of this variance will keep the harmony preserved by these regulations and will not have any adverse effect on the neighborhood or public safety.

Pursuant to LDR Section 2.4.7(A)(6) Historic findings of the Historic Preservation Board.

Should the Historic Preservation Board need alternative reasons to approve this variance application we put forward the following findings below:

- a. The approval of the variance will not affect the existing front façade of the historic structure, its historic pattern/features or public safety. Not granting this variance would emphasize a disproportioned and inconsistency in the side façade. The aim is enhancing the rich historic features and blend in with the existing context as well as create high quality interior spaces for dwelling.
- b. As mentioned before the existing contributing structure is unique. The existing north side of the contributing structure is over the side setbacks. The variance we are seeking is to align the proposed north side of the addition with the existing structure. The proposed usage of this area does not in any way diminish or change the character of the existing structure but will enclose the requested area as interior space while maintaining the finish for the façade within the context of the existing and per Historic Preservation design guidelines. as you can see from the elevations provided. Our findings from existing onsite measurements and the survey supports the conclusion that the orientation of the structure on the site is slightly rotated and not parallel to the site boundaries from its original construction and the corners are slightly skewed hence minimal compensations will have to be made in the proposed addition to achieve balance and proper alignment especially for the interior spaces. As reference the areas for variance request amounts to approximately 100 square feet on the north side and 43 square feet south side for the pool.
- c. The historic character of the existing historic structure will be preserved. The level of alteration is minimal and is in keeping with the Land Development Regulation (LDR).
- d. The variance requested will not diminished the historic character. Firstly, the proposed roof line does not exceed the highest existing roof, secondly, the solid to void character is being maintained, thirdly the windows will be colonial style with muntins to match existing and all proposed exterior finishes to match existing. The elevations and the new material will match the existing. All the above is to preserve the existing vernacular of the home in the time frame of when it was constructed while meeting the current building codes and regulations.
- e. The requested variance is necessary to accommodate the reuse of this historic property for basic residential security basic family needs and standard quality of life.

6. Pursuant to LDR Section 4.3.4(J)(1) Height is defined as: *The vertical distance from grade to the highest finished roof surface of a flat roof or to the mean level between tie beams and ridge for gable, hip or gambrel roofs. Pursuant to LDR section 4.3.4(J)(2)(b). For buildings adjoining more than one street the grade is established as the average of the mean elevation of the crown of the adjoining streets. Elevations have been revised. See sheet A07, A08 & A08.1.*

7. Pursuant to LDR Section 4.6.14(B)(1) Site Visibility Triangle measurements. *Driveway intersecting street or alley. The area on both sides of a driveway formed by the intersection of a driveway and a street or alley with a length of ten feet along the driveway, a length of ten feet along the street or alley right-of-way and the third side being a line connecting the ends of the other two lines. All required plans have been updated with visibility triangle see sheets A02, A02.1, A02.2, A03 & A05.*

8. Pursuant to LDR Section 6.4.1(C)(3)(1) Location of Driveways- *No driveway shall be located within five feet of a property line except on the zero-lot line side of a zero-lot line development lot.*

Existing paver driveway to remain and doesn't exceed the 5'-0" mark see sheet A03.2 with dimension.

9. Pursuant to LDR Section 4.3.4(H)(4)(k), Permanently installed generators and LDR section 4.3.3(ZZ) Provisions will be made for a future residential generator not to exceed 4.5 feet in height and will be compliant per the above LDR sections.

10. See sheets A06 for room labels. Square footage has been reviewed and adjusted see chart on sheet A03.

11. Pool equipment located see sheet A03.

12. Window and door schedule added see sheets A05 & A06.

We hope that this application is received with much understanding and the approval granted for the variance requested. Please extend your usual courtesy.

Shane Ames

Architect CEO & Interior Designer



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

FL AA 0002307



215 NE 1ST AVENUE – WEST ELEVATION



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203 Dixie Blvd. Delray Beach, Florida 33444.
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215 NE 1ST AVENUE – NORTH EAST ELEVATION





215 NE 1ST AVENUE – SOUTH EAST ELEVATION



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215 NE 1ST AVENUE – SOUTH EAST ELEVATION

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NEIGHBOR TO THE SOUTH -211 NE 1ST AVE

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203 Dixie Blvd. Delray Beach, Florida 33444.
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FL AR 0012001

FL AA 0002307





NEIGHBOR TO WEST- 214 NE 1ST AVE

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www.amesint.com

FL AR 0012001

FL AA 0002307





NEIGHBOR TO THE NORTH -219 NE 1ST AVE



PROPOSED RENOVATION/ADDITION FOR

JASON & ALANA

SYLVESTER

GENERAL NOTES:

- CONSTRUCTION SHALL FOLLOW "F.B.C.2017" AS ADOPTED BY THE COUNTY AND AS APPLICABLE TO THE AREA IN WHICH THE BUILDING IS TO BE CONSTRUCTED WITH ALL APPLICABLE AMENDMENTS.
- BUILDER SHOULD COORDINATE ALL THE WORK OF ALL THE TRADES.
- BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL VERIFY ALL DIMENSIONS, CONDITIONS AT JOB SITE, PLANS, SPECIFICATIONS, ETC. PRIOR TO STARTING ANY WORK AND WITHIN SEVEN (7) CALENDAR DAYS OF BUILDER'S RECEIPT OF THESE PLANS SHALL NOTIFY THE AMES INTERNATIONAL ARCHITECTURE (IN WRITING ONLY) OF ANY AND ALL DISCREPANCIES (WHETHER DISCREPANCIES ARE ERRORS OF COMMISSION OR OMISSION OR NOT). OTHERWISE THE AMES INTERNATIONAL ARCHITECTURE WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERRORS, AND THE BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS AND CORRECT ERRORS AT THEIR OWN EXPENSE.
- TO THE BEST OF MY KNOWLEDGE AND ABILITY THESE PLANS AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE, CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN IT'S ENTIRELY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
- SITE WORK: FILL UNDER ALL SLABS SHALL BE CLEAN SAND AND SHALL BE COMPACTED TO A MINIMUM OF 95% AND A MAXIMUM DENSITY AS PER ASTM D-1557, CONTRACTOR SHALL VERIFY UNDER COMPACTION, ALLOWABLE SOIL BEARING PRESSURE 2500 P.S.F. MIN. SEE GEOTECHNICAL ENGINEER RECOMMENDATIONS.
- WOOD: ALL STRUCTURAL LUMBER TO BE DOUGLAS FIR-LARCH NO.2 OR BETTER. ALL LUMBER IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED. SHOP DRAWINGS AND DESIGN CALCULATIONS FOR ROOF TRUSSES BEARING THE SIGNATURE AND SEAL OF A FLORIDA REGISTERED ENGINEER SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- DOORS AND WINDOWS: WINDOWS INDICATED WITH (E) MUST BE MANUFACTURED TO CONFORM WITH THE BUILDING CODE WITH RESPECT TO MINIMUM EMERGENCY EGRESS REQUIREMENTS. ALL SLIDING GLASS DOORS SHALL BE TEMPERED. ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS COMPLIANCE WITH FLORIDA STATE MODEL CODE SECTION 502.4. WINDOW AND DOOR MANUFACTURERS SHALL ALSO COORDINATE WITH BUILDER FIELD VERIFY ALL OPENING SIZES PRIOR TO FABRICATION.

- THE AMES INTERNATIONAL ARCHITECTURE RESERVES, MAINTAINS AND RETAINS IT'S COMMON LAW COPYRIGHT RIGHTS AND ANY OTHER RIGHTS (EXPRESSED AND/IMPLIED) IN THESE PLANS, DESIGNS, IDEAS, SPECIFICATIONS, ETC. THESE PLANS, IDEAS, DESIGNS, ETC. ARE NOT TO BE REPRODUCED, COPIED, DUPLICATED, ETC. IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE AMES INTERNATIONAL ARCHITECTURE NOR ARE THEY TO BE LOANED OR ASSIGNED TO ANY PERSONS, FIRMS, ASSOCIATIONS, CORPORATIONS, ETC. WITHOUT FIRST OBTAINING A WRITTEN PERMISSION FROM THE AMES INTERNATIONAL ARCHITECTURE, IN EACH AND EVERY INSTANCE.
- ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. SHALL BE REQUESTED IN WRITING ONLY BY THE BUILDER OR BY THE OWNER TO THE AMES INTERNATIONAL ARCHITECTURE ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE BY THE AMES INTERNATIONAL ARCHITECTURE (IN WRITING ONLY) WILL FULLY, UNCONDITIONALLY AND TOTALLY RELEASE THE AMES INTERNATIONAL ARCHITECTURE FROM ANY AND ALL RESPONSIBILITY, CLAIMS AGAINST THE AMES INTERNATIONAL ARCHITECTURE FOR CULPABILITY, ETC. FROM THE DATE SHOWN ON THE PLANS ORIGIN UNTIL THE END OF TIME.
- BUILDER SHALL PROVIDE INSULATION AS PER ENERGY CALCULATIONS AND/OR PLAN SPECIFICATIONS.
- ALL MATERIALS SHOWN OR CALLED FOR ON THESE DRAWINGS SHALL BE INSTALLED WITH MANUFACTURERS RECOMMEND AND SPECIFICATIONS.
- APPROVED MANUF. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY DETAILS AND SPECIFICATIONS FOUND IN THESE PLANS. DEVIATIONS FROM THESE PLANS, SPECIFICATIONS AND NOTES MUST CONFORM TO LOCAL BUILDING CODE REQUIREMENTS. AND MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION DOCUMENTS OR ANY REPRODUCTIONS AND SAME. IF ANY ADDITIONAL DIMENSIONS ARE REQUIRED BY CONTRACTOR AND/OR RESIDENT, CONTACT THE AMES INTERNATIONAL ARCHITECTURE FOR VERIFICATION. OTHERWISE, THE AMES INTERNATIONAL ARCHITECTURE WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERROR NOR WILL THEY CORRECT ANY ERROR AT THEIR EXPENSE.
- ALL WINDOWS USED AS EMERGENCY EGRESS OPENING TO COMPLY WITH F.B.C. 2017.
- ALL SHOWER ENCLOSURES AND DOORS TO HAVE TEMPERED GLASS.
- ALL SLIDING GLASS DOORS TO HAVE TEMPERED GLASS.
- GLAZING CONTRACTOR SHALL INSTALL ALL GLASS IN ACCORDANCE WITH F.B.C. 2017.
- ALL EXTERIOR FIXED GLASS (EXCEPT AT WINDOWS) AND ALL INTERIOR FIXED GLASS SHALL HAVE TEMPERED GLASS.
- ALL SHOWERS MUST BE EQUIPPED WITH ANTI-SCALE FAUCETS

INDEX OF DRAWINGS	
SHEET NO.	SHEET CONTENTS
A01	COVER SHEET & GENERAL NOTES
A02	SITE DRAINAGE+LANDSCAPE PLAN + DETAILS
A02.1	PER/IMPERVIOUS CALCS + LIFE & SAFETY
A02.2	PHOTOMETRIC PLAN
A03	SITE PLAN NOTED
A03.1	SITE PLAN DIMENSIONED
A03.2	SITE PARKING + DETAILS
A04	DEMOLITION PLAN
A04.1	ROOF DEMOLITION PLAN
A04.2	DEMOLITION ELEVATION
A05	FIRST FLOOR PLAN
A06	SECOND FLOOR PLAN
A06.1	ROOF PLAN
A07	EAST & WEST ELEVATIONS
A08	NORTH & SOUTH ELEVATIONS
A08.1	LINE OF SITE ELEVATION

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COVER SHEET

PRELIMINARY DRAWINGS-HPB

JASON & ALANA SYLVESTER

215 NE 1ST AVE

DELRAY BEACH, FL

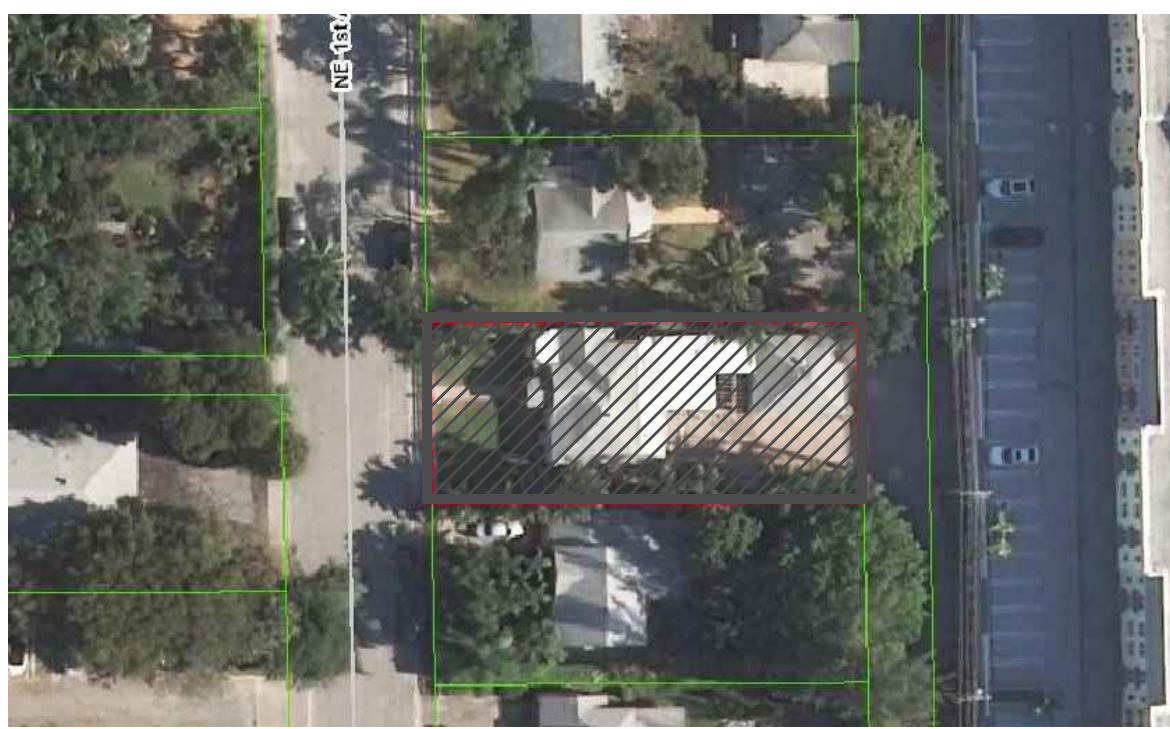
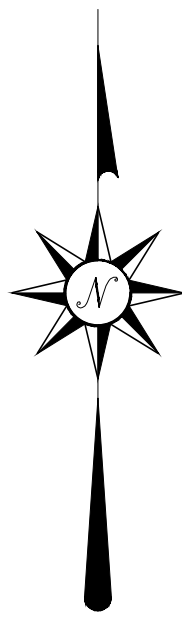
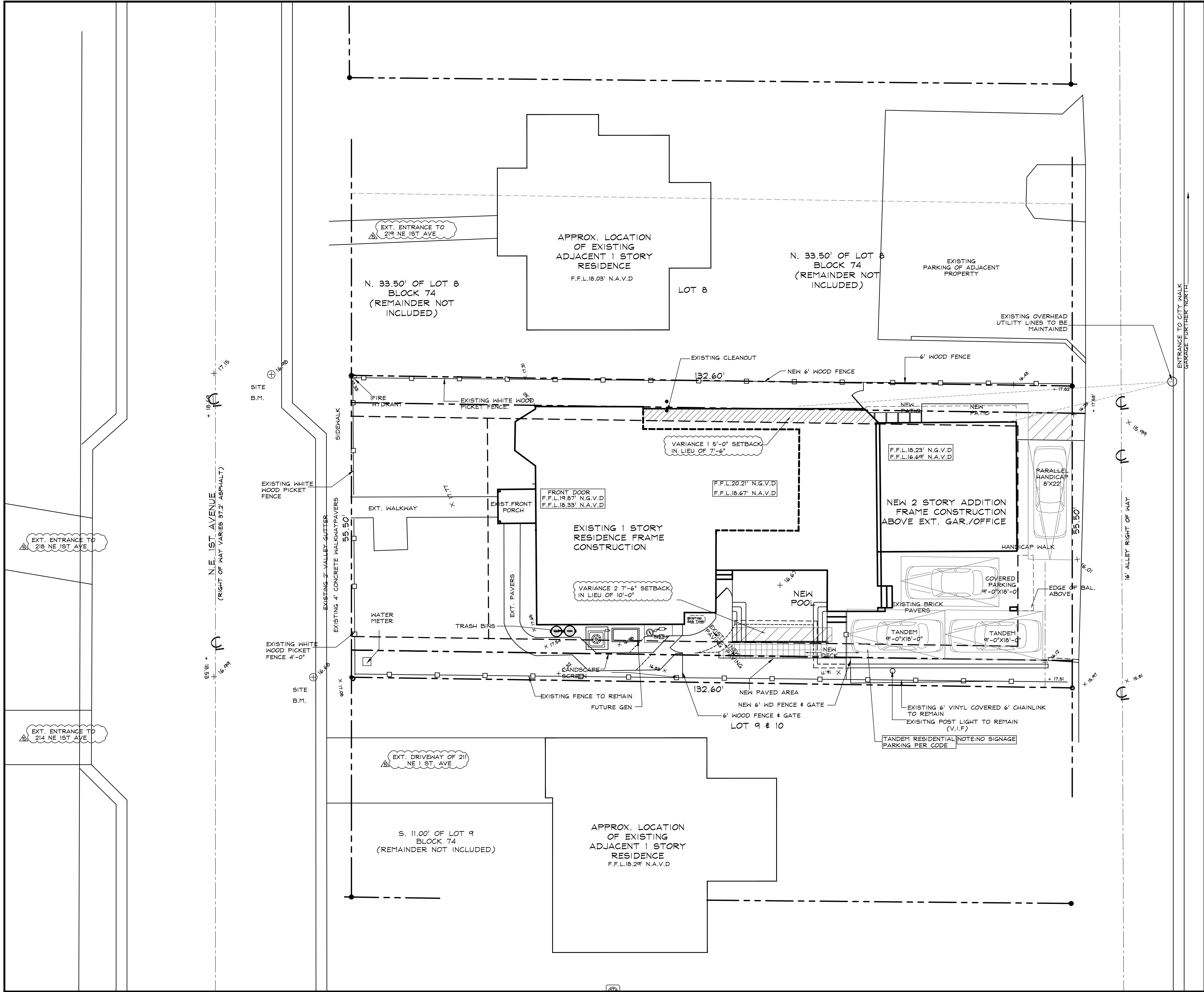
REVISIONS	BY
12/5/2016 BLDG. DEPT.COMM.	A.G.
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Shane Ames - Architect

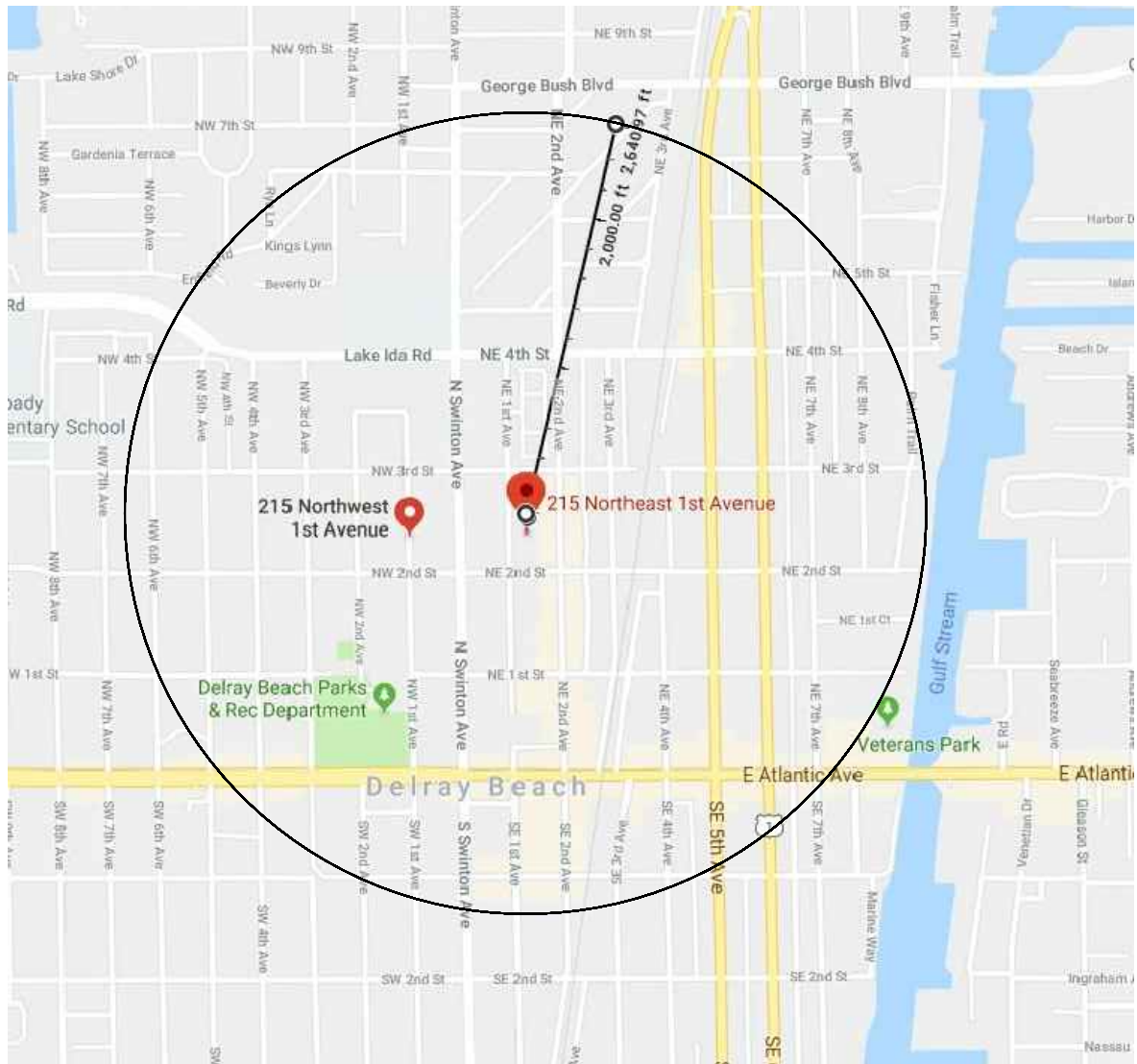


DRAWN A.G. CHECKED
DATE 11/29/2018
SCALE AS NOTED
JOB NO. 14_4433
SHEET A01
OF 16 SHEETS

Address : 181000 DEL-IDA PARK, PROFESSIONAL DISTRICT, 203 DINE BOULEVARD, DELRAY BEACH, FLORIDA, 33444. PHONE : (561) 274-6444. FAX : (561) 274-6448



LOCATION MAP
NTS



VICINITY MAP 1/2 MILE RADIUS
NTS

AREA CALCULATIONS				
	AREA	EXT. OFFICE	EXT. HOUSE	PROPOSED TOTAL
BUILDING	1ST FLOOR A/C	610	1572 S.F.	425 S.F.
	COV'D PARKING		0 S.F.	273 S.F.
	COV'D VERANDA		0 S.F.	219 S.F.
	COV'D ENTRY		43 S.F.	0 S.F.
	2ND FLOOR GUEST-A/C		0 S.F.	905 S.F.
	OPEN BALCONY		0 S.F.	110 S.F.
SITE	TOTAL A/C 1st&2nd FL.			3512 S.F.
	TOTAL UNDER ROOF			4047 S.F.
	TOTAL LOT AREA			7360 S.F.
	LOT COVERAGE 40%	2944S.F.	2225S.F.	699 S.F.
SITE	GREEN AREA 25%	1840 S.F.	2802S.F.	1841 S.F.

CODE PARAMETERS	
GOVERNING CODE	2017 F.B.C.
MUNICIPALITY	CITY OF DELRAY BEACH
OCCUPANCY CLASS.	GROUP RESIDENTIAL
MAX. BUILDING HEIGHT	35'-0" ABOVE GRADE
FRONT SETBACK	25'-0"
REAR SETBACK	10'-0"
SIDE SETBACK	7'-6"
POOL SETBACK	10'-0"
ZONING	OSSHAD

LEGAL DESCRIPTION	
ALL OF SOUTH 1/6.5' OF LOT 8 AND THE NORTH 39' OF LOT 9, BLK 74, CITY OF DELRAY BCH. FL. PB 11, P12 OF PALM BCH COUNTY FL	

PARKING DATA (PER BANKERS ROW PLAN)		
REQUIRED	EXISTING PARKING	PROPOSED PARKING
4	2 (CAR GARAGE)	4
REGULAR 1		
HANDICAP 1		
TANDEM 2		
TOTAL PARKING		4

PARKING SPACES REQUIRED PURSUANT TO SECTION 4.4.24(G)(4)(D).
-1 SPACE PER 400 SFT OF GROSS FLOOR AREA, OR BY AT LEAST ONE SPACE, WHERE THERE IS A MIX OF RESIDENTIAL & NON-RESIDENTIAL USE IN THE SAME STRUCTURE.

- SITE PLAN NOTES**
- LOWEST SLAB AT LIVING AREA SHALL BE MINIMUM 18" ABOVE CROWN OF ROAD.
 - LOT DRAINAGE SHALL BE AS ALL LOCAL CODES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION.
 - LANDSCAPING, IRRIGATION, BERMING, ETC., SHALL BE AS ALL LOCAL CODES, REGULATIONS, RESTRICTIONS HAVING JURISDICTION, AND FURTHER, AS SELECTED AND DIRECTED BY BUILDER. (NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT).
 - DRIVENWAYS, WALKWAYS, SLAB ON GRADE, POOL DECKS, SWIMMING POOL ARE BY OTHERS AND PERMITTED SEPARATELY.(NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE, CONTRACT).
 - SWIMMING POOL, DECK, SPA, ETC., BY OTHERS, SEE POOL SUBCONTRACTORS ENGINEERED SHOP DRAWINGS. PERMITTED SEPARATELY AND NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT. SEE OWNER.
 - LAND SURVEYOR SHALL VERIFY LOCATION OF HOUSE ON SITE AND ANY OCCURRING SETBACK ENCROACHMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING DONE.
 - SITE PLAN AS DRAWN REFLECTS ARCHITECTS CONCEPTION OF OVERALL SITE LAYOUT AND FEATURES, AND MAY NOT NECESSARILY BE AN ACCURATE REPRESENTATION OF THE BUILDERS STANDARD INCLUDED FEATURES OR LAYOUT AND DESIGN.

PRELIMINARY DRAWINGS-HPB

JASON & ALANA SYLVESTER
215 NE 1ST AVE
DELRAY BEACH, FL

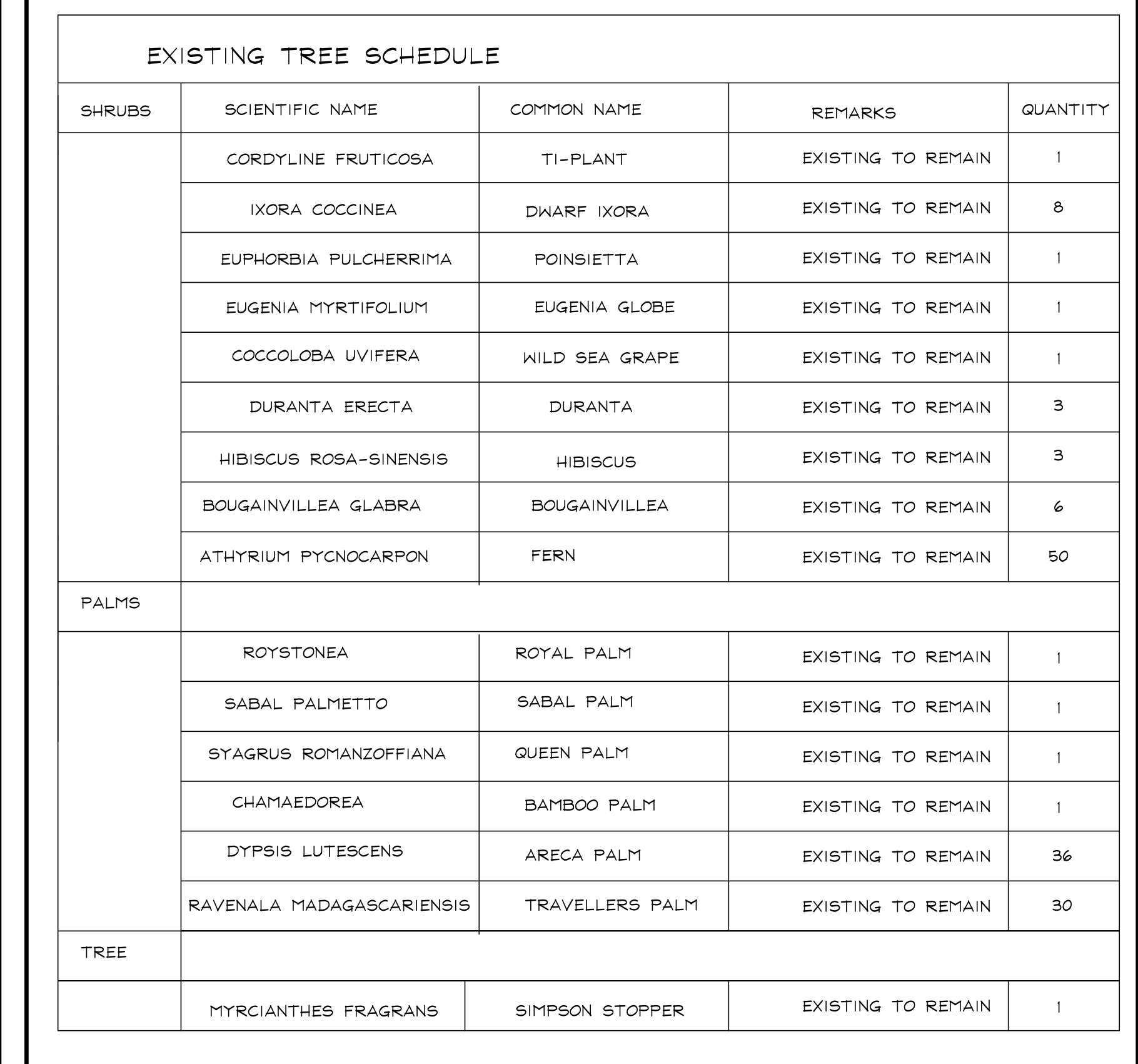
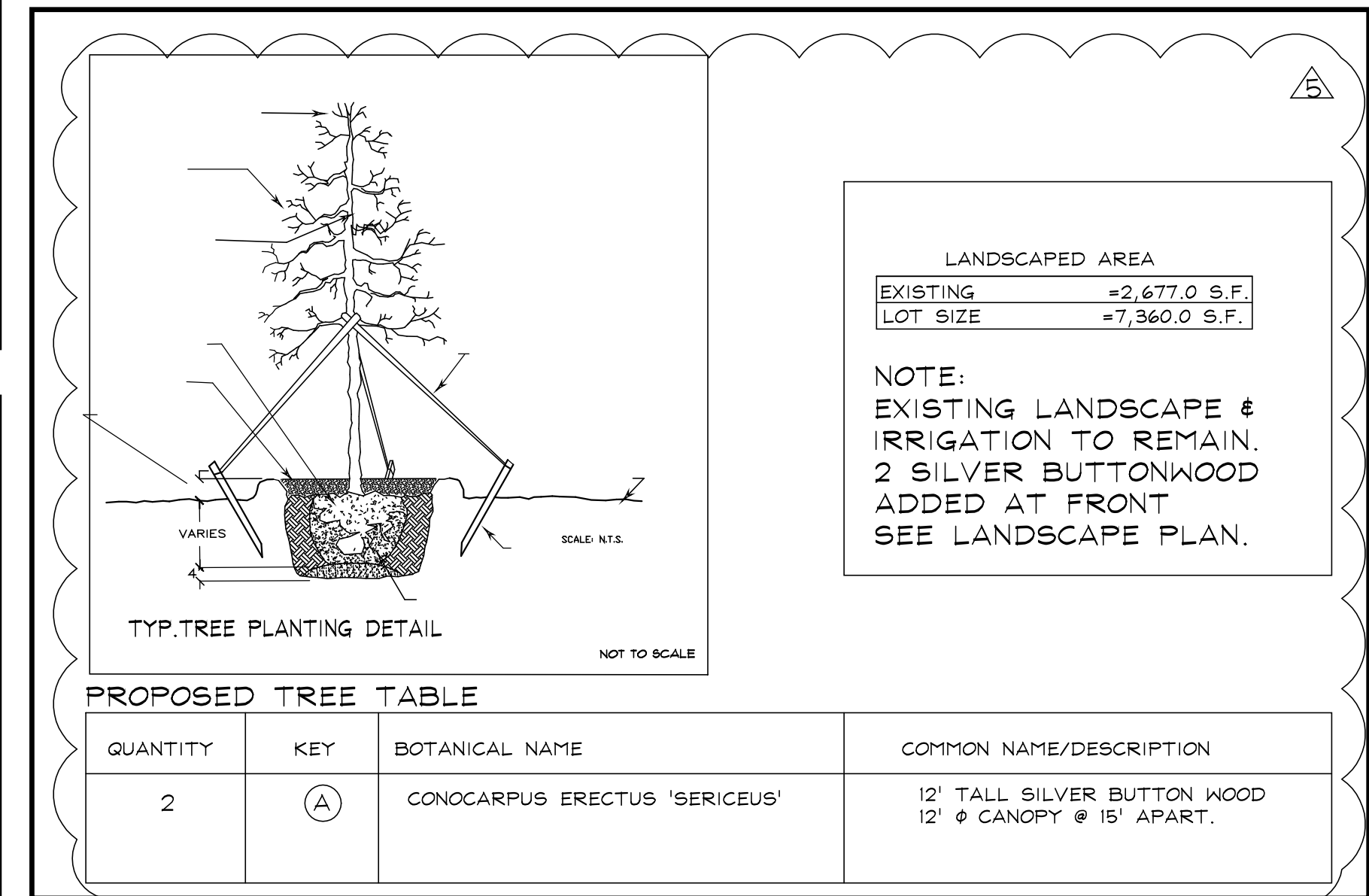
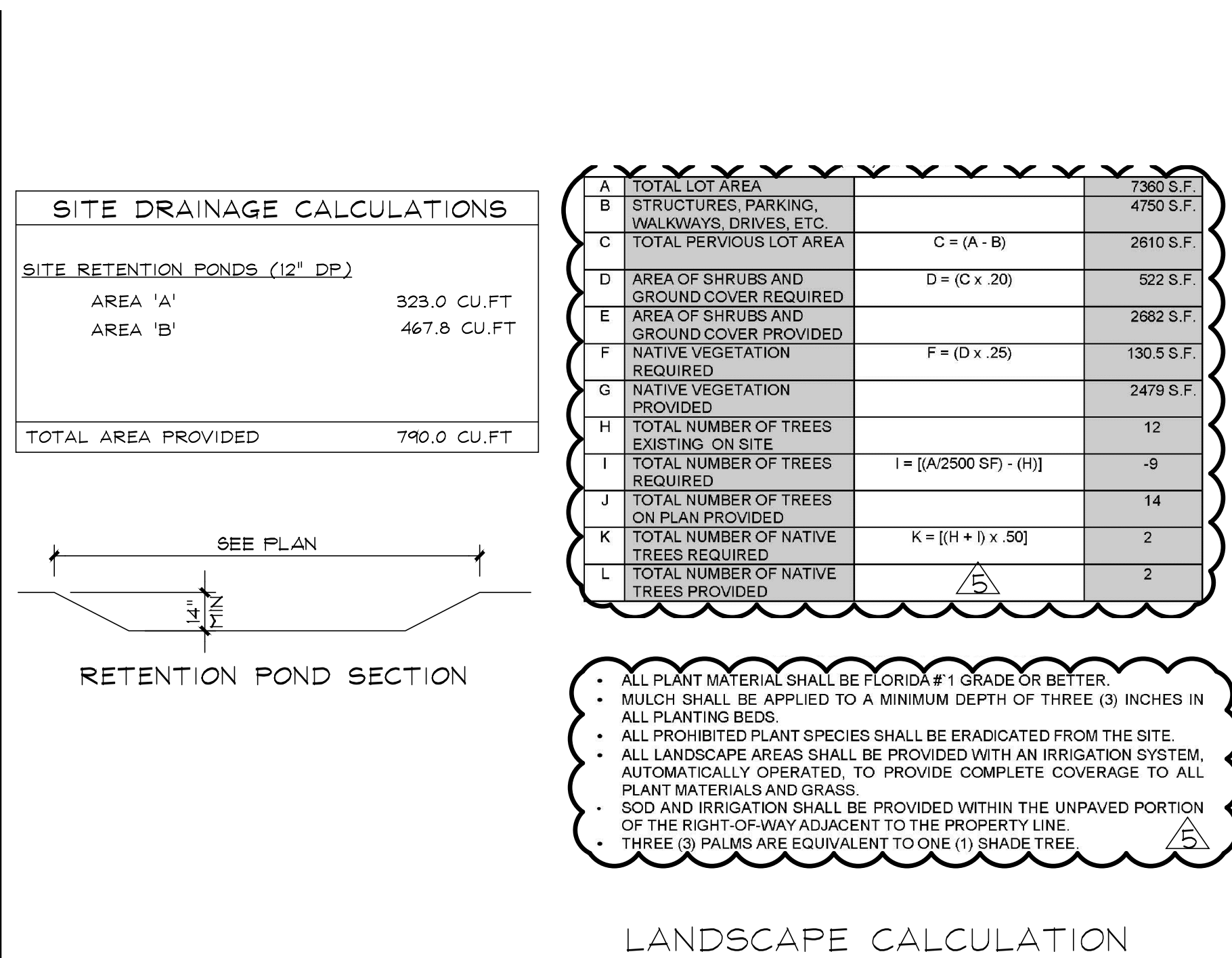
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Shane Ames - Architect

Ames
INTERNATIONAL
ARCHITECTURE

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SCALE 1"=10'
JOB NO. 14_4433
SHEET

A03

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PRELIMINARY DRAWINGS-HPB

JASON & ALANA SYLVESTER
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▲ 5/14/2019 HPB REVIEW COMM.		A.G.

Shane Ames - Architect
ADDRESS : 1870 PICCOLI PARK, PROFESSIONAL DISTRICT, 203 DINE BOULEVARD, DELRAY BEACH, FLORIDA, 33444. PHONE : (561)274-8444, FAX : (561)274-8449.
Lic# : A0002307 ARCH-R# : A0002001

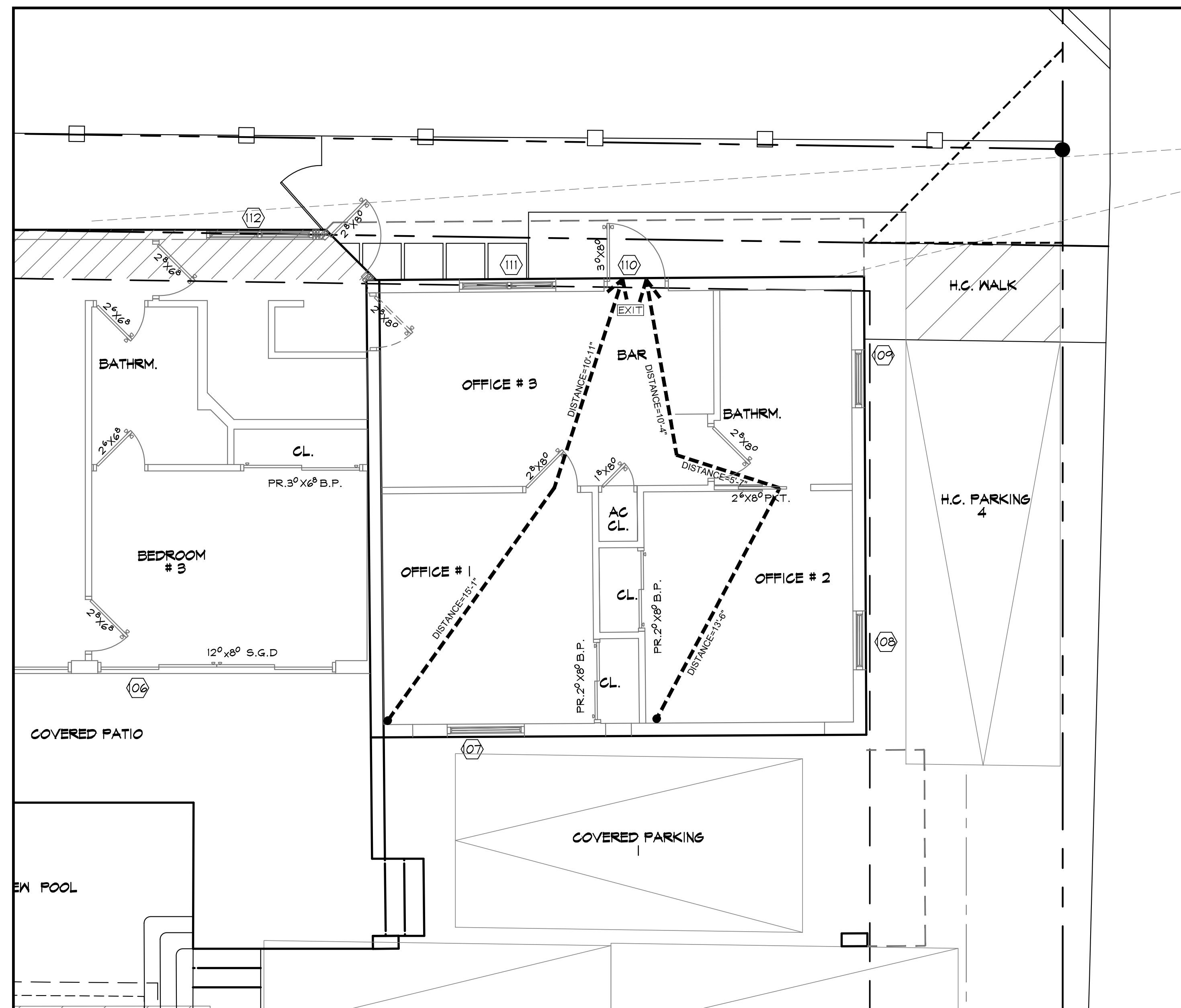
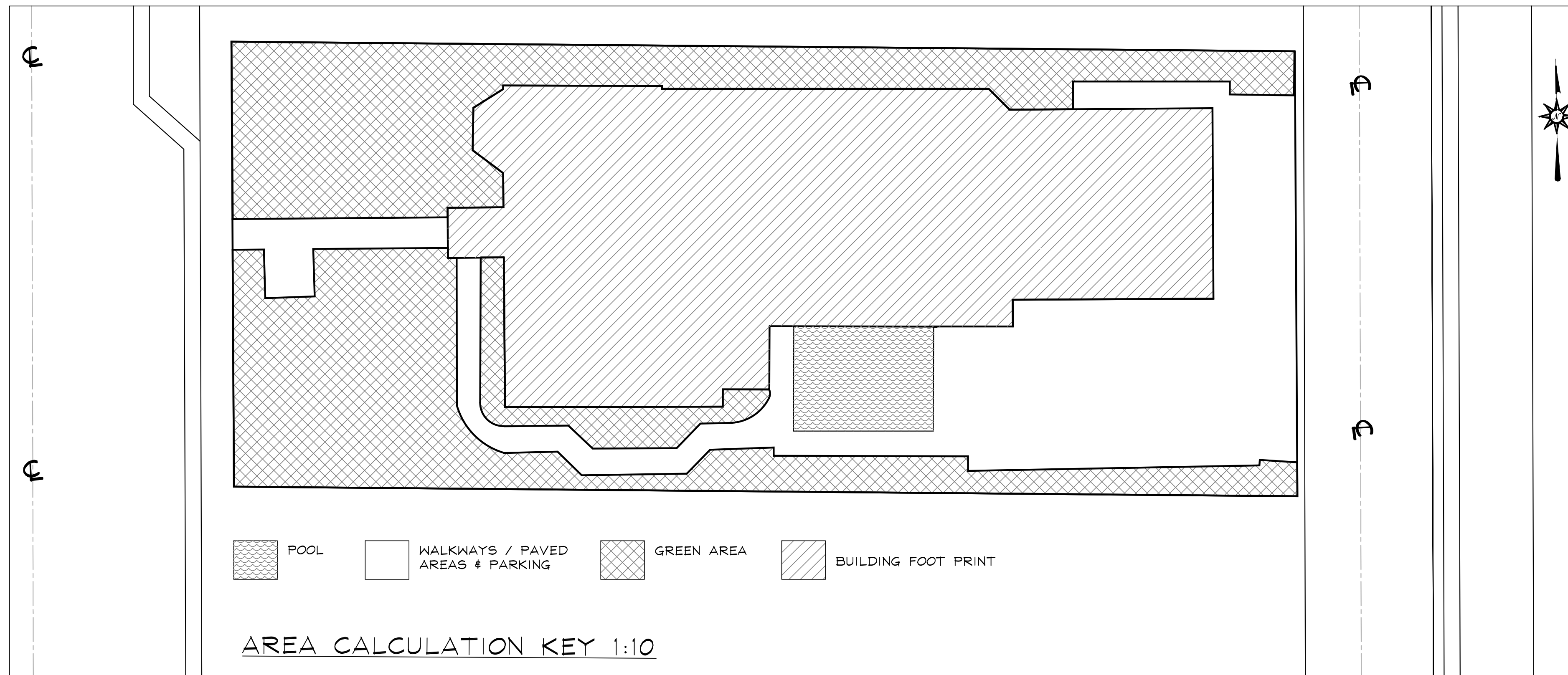
Shane Ames - Architect



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CHECKED
DATE 11/29/2018
SCALE 1" = 10'
JOB NO. 14-4433
SHEET

A02

OF 16 SHEETS

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LIFE + SAFETY + PERVIOUS + IMPERVIOUS CALCULATIONS









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JOB NO. 14_4433
SHEET

A02.1

OF 16 SHEETS



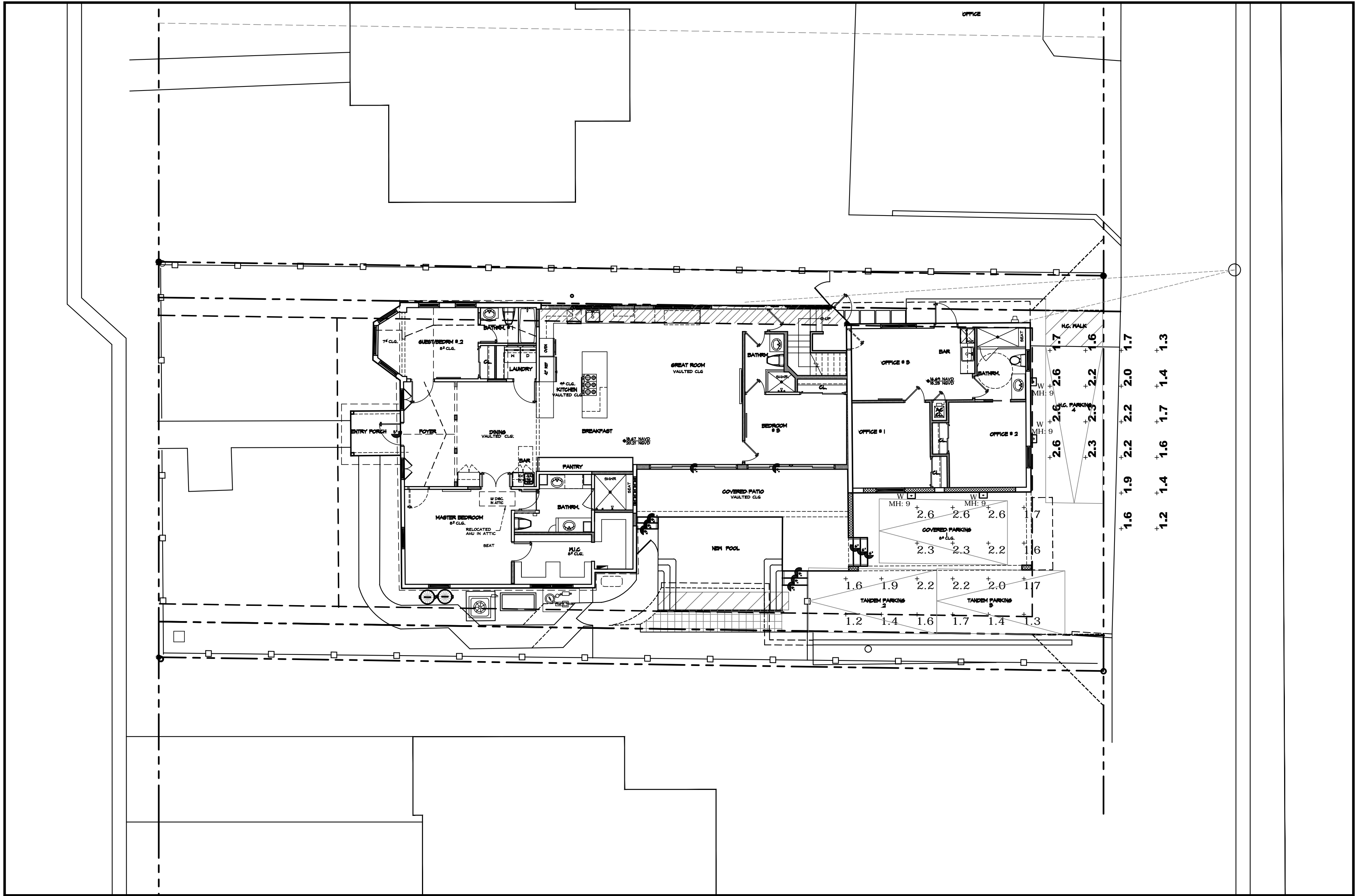
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License: AA0002307 ARCHLR, AR0012001 ADDRESS: HISTORIC DEL-IDA PARK, PROFESSIONAL DISTRICT, 203 DIXIE BOULEVARD, DELRAY BEACH, FLORIDA, 33444. PHONE: (561)274 8444. FAX: (561)274 8448.

PRELIMINARY DRAWINGS-HPB

JASON & ALANA SYLVESTER
215 NE 1ST AVE
DELRAY BEACH, FL



BARCELONA

WALL MOUNT

Standard Features

Material
Polycarbonate sheet; Standard Powdercoat Finish, White Acrylic Lens; .125 thickness, ETL, Wet Location.

Installation
Mounting/entry hole in center of backplate. Supplied with standard mounting hardware to mount to a 4" J-box or plaster ring.

Options*
Contact Evergreen Lighting for complete photometric.

LED Features

LED
AIA LED #AL-R-1W-30LED array to be mounted onto an Aluminum PCB Board configured to the proper wattage. The LED array will be centered within the Lens area and mounted on a white aluminum reflector plate.

Driver
Specified Drivers will be matched with each different LED array configuration/voltage. Standard Driver Features:
• Constant Current
• 3-7.5 year warranty
• 120/277 multi-voltage power supplies
• Kelvin - 2700K, 3000K, 3500K, 4100K, 5000K

Fluorescent Features

Ballast
EC programmed electronic high power factor ballast, multi-voltage 120V/277V. Lamps not included.

Finishes

Ballast
Architectural Bronze (AB) Textured Gold (TG)
Textured Bronze (TB) Matte Nickel (MN)
Matte Black (MB) Textured Verde Porcelain (VP)
Satin Glass Black (SGB) Satin Bronze (SB)
Textured Brass (TB) Copper Ven (CV)
Textured Rust (TR) Gold Ven (GV)
Satin White (SW) Silver Ven (SV)
Textured White (TW) Chrome CH
Gloss White (GW) Monastic Grey (MG)
On Rubbed Bronze (ORB)

Options*
Emergency (EMR)
Photocontrol (PC)
Photoeye (PE)
Lamp Guards
Size Modifications
Vendor Proof Enclosure (VPE)

Special Lens
Fluorescent

Sample Spec Number: BAR1103Q-AB-A

Part #	Lamp/Watts	Lumens	A	B	C
BAR1103Q	130	800	14	9-1/4	4
BAR1108T	20T	1800	14	9-1/4	4
BAR1204Q	2-130	1800	16	11	4-3/4
BAR1205	250	1800	16	11	4-3/4
BAR1211	50T	2200	16	11	4-3/4
BAR1304Q	2-130	1600	19	14	6
BAR1306	2-250	3600	19	14	6
BAR1322	40T	3500	19	14	6
BAR1106L	6LED	800	14	9 1/4	4
BAR1110L	10LED	1000	14	9 1/4	4
BAR1212L	12LED	1200	16	11	4 3/4
BAR1220L	20LED	2000	16	11	4 3/4
BAR1324L	24LED	2400	19	14	6
BAR1340L	40LED	4000	19	14	6

DARK SKY
BAR1106LS
BAR1212LS
BAR1220LS
BAR1324LS

9LED 900 14 9 1/4 4
16LED 1500 16 11 4 3/4
20LED 2000 16 11 4 3/4
20LED 2000 19 14 6

*Consult Factory

MADE IN CALIFORNIA

Evergreen Lighting
1379 Ridgeway Street, Pomona, CA 91768
Ph: 909-865-6999 Fax: 909-865-0539
www.evergreenlighting.com

Luminaire Schedule								
Project: JASON & ALANA SYLVESTER - SITE DELRAY BEACH, FL 11/21/2016								
Symbol	Qty	Label	Manufacturer	Description	Lum. Lumens	LLF	Lum. Watts	
→	4	W	Evergreen Lighting	ALTA LED #AL-R-1W-30LED MH: 9'-0" WALL MOUNT A.F.F.	1525	0.855	13.3	

Calculation Summary								
Project: JASON & ALANA SYLVESTER - SITE DELRAY BEACH, FL 11/21/2016								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
PARKING	Illuminance	Fc	1.91	2.6	1.2	1.59	2.17	

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PRELIMINARY DRAWINGS-HPB

JASON & ALANA SYLVESTER
215 NE 1ST AVE
DELRAY BEACH, FL

REVISIONS	BY
12/5/2016 BLDG. DEPT.COMM.	A.G.
6/10/2016 HPB COMMENTS	A.G.
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5/14/2019 HPB REVIEW COMM.	A.G.

Shane Ames - Architect

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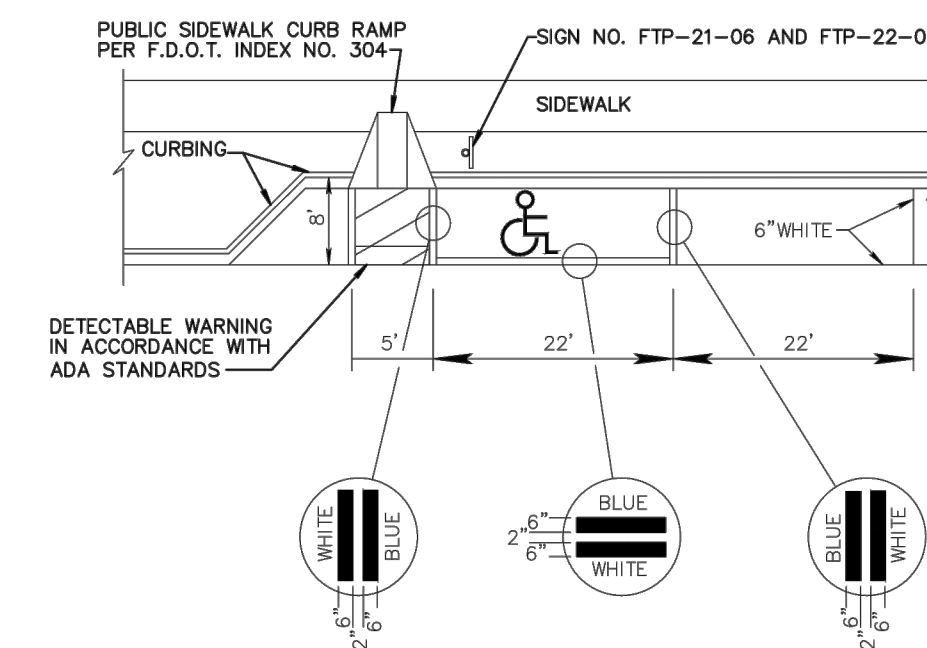
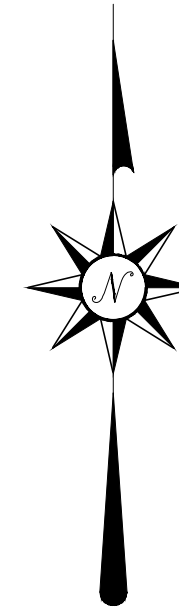
PHOTOMETRIC PLAN

DRAWN
A.G.
CHECKED

DATE
11/29/2018
SCALE
1" = 10'
JOB NO.
14_4433
SHEET

A02.2

OF 16 SHEETS



2. WHEN PARKING SPACE IS ADJACENT TO LANDSCAPE ISLAND SPACE MAYBE REDUCED TO 20' FROM THE STANDARD 22' LENGTH.

[illegible]

JASON & ALANA SYLVESTER
215 NE 1ST AVE
DELRAY BEACH, FL

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5/14/2019 HPB REVIEW COMM.	A.G.

Shane Ames - Architect



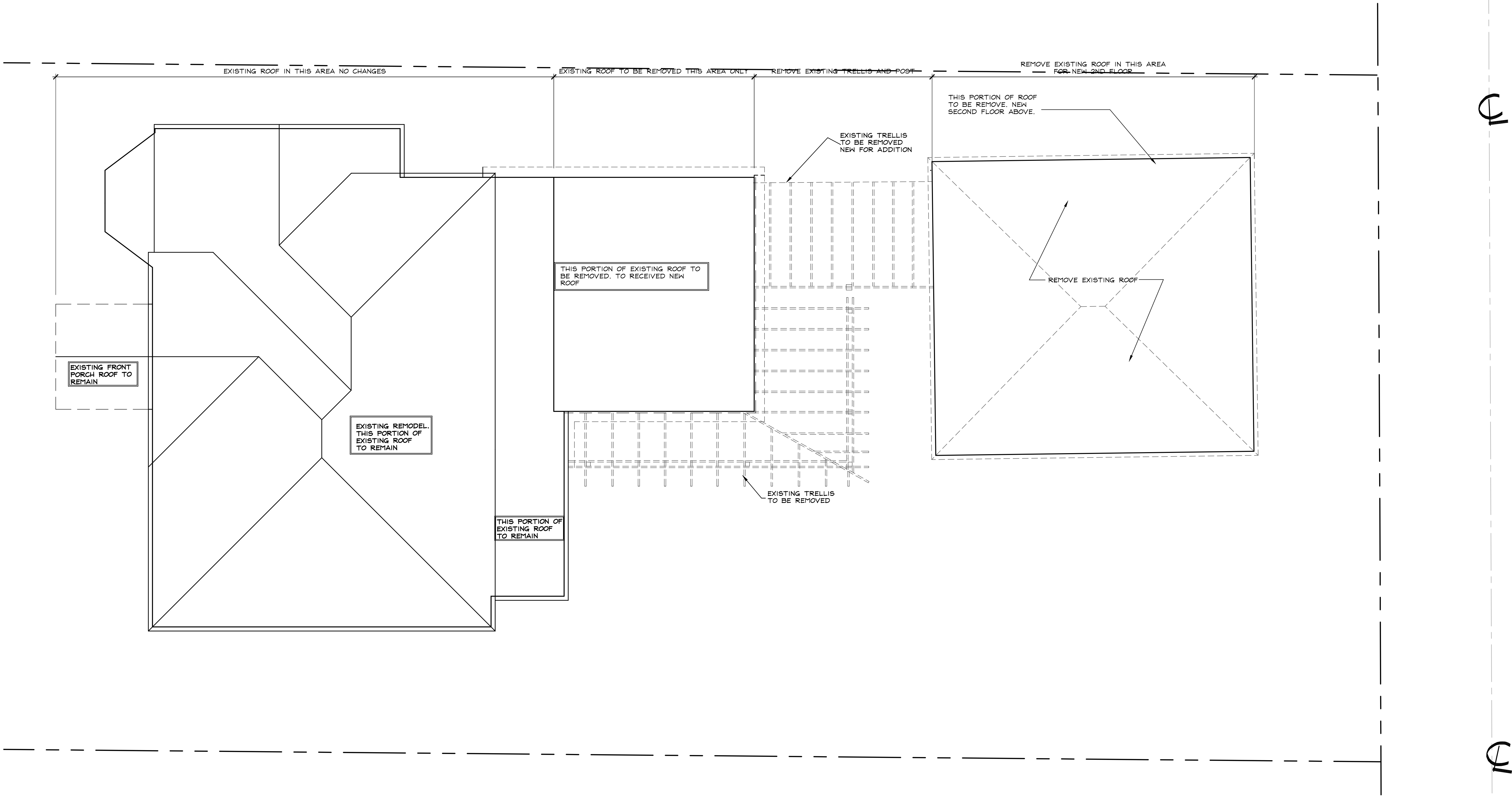
SITE PARKING AND DETAILS

A03.2

OF 16 SHEETS



OF 16 SHEETS



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

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

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

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ROOF DEMOLITION PLAN

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Shane Ames - Architect

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PRELIMINARY DRAWINGS-HPB

JASON & ALANA SYLVESTER

216 NE 1ST AVE
DELRAY BEACH, FL.



PRELIMINARY DRAWINGS-HPB

JASON & ALANA SYLVESTER
215 NE 1ST AVE
DELRAY BEACH, FL

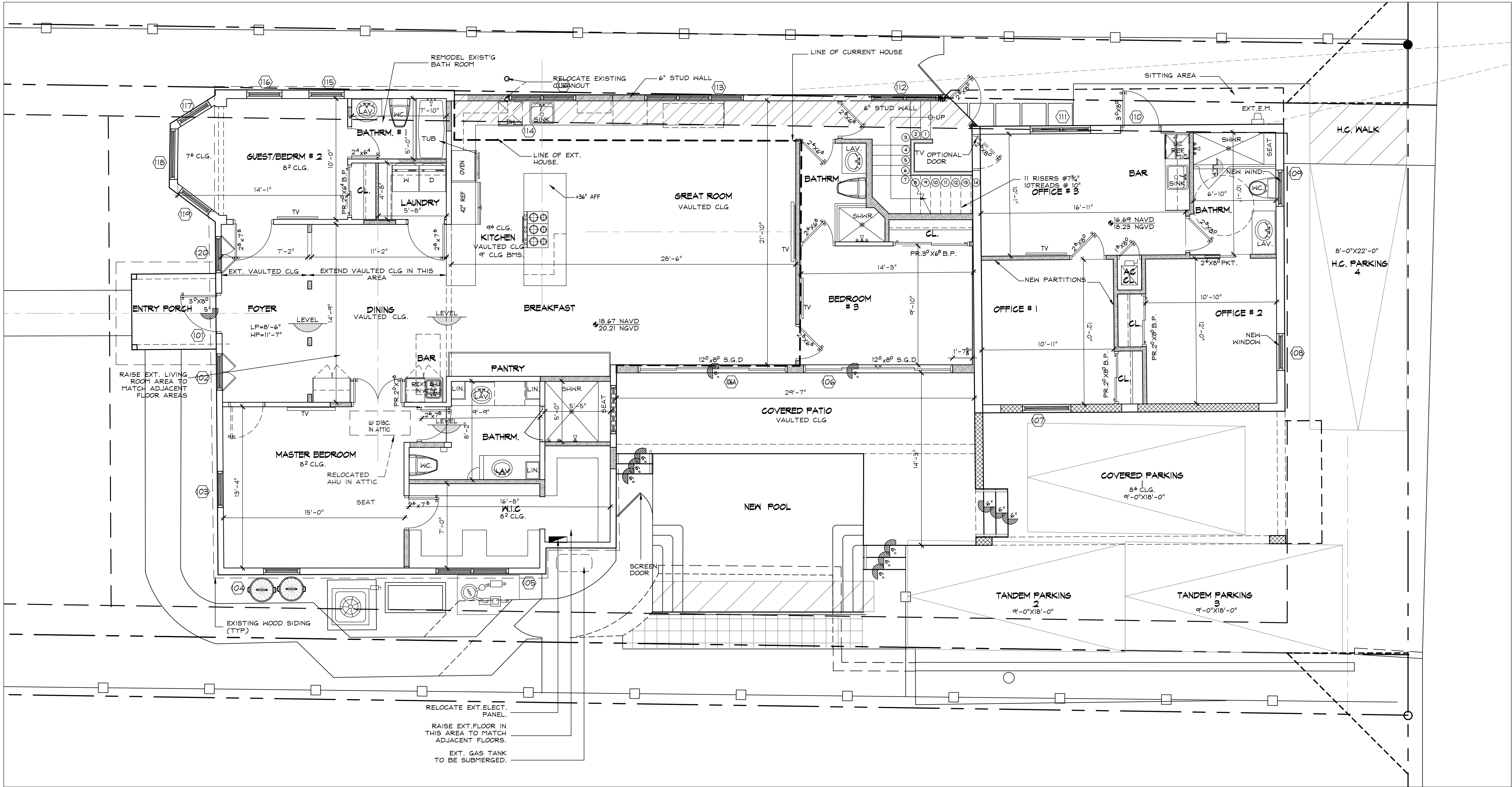
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5-17-2018 TAC COMMENT		A.G.
11-29-2018 CLIENT CHANGES		A.G.
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Shane Ames - Architect



112# : AA0002907 ABCHB# : AB0012001

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11/29/2018		
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1/4" = 1'-0"		
JOB NO.		
14_4433		
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A04.2		
OF	16	SHEETS



WALL LEGEND	
SYMBOL	TYPE OF WALL
	CONC. BLOCK
	WD. OR MTL. FRAME (FULL HEIGHT)
	EXISTING WALL
	BEARING WD. FRAME WALL / CONC. COL.

WINDOW/DOOR SCHEDULE							
#	EGRESS	MAT'L.	REMARKS	SILL	SIZE	TRANSOM	TYPE
101		ALUM.	LOW E	N/A	3'-0"X6'-8"	N/A	FR.DR.
102		ALUM.	LOW E	5"	3'-0"X6'-1-1/4"	N/A	FIX. GL.
103	EGRESS	ALUM.	LOW E	2'-3"	3'-0"X4'-2"	N/A	S.H.
104	EGRESS	ALUM.	LOW E	2'-3"	3'-0"X4'-2"	N/A	S.H.
105		ALUM.	LOW E	4'-8"	6'-0"X2'-0"	N/A	FIX. GL.
106		ALUM.	LOW E		12'-0"X8'-0"	N/A	S.G.D 4 EQ.PNL
106A		ALUM.	LOW E		12'-0"X8'-0"	N/A	S.G.D 4 EQ.PNL
107		ALUM.	LOW E	3'-0"	2'-3"X4'-0"	N/A	F.G.
108		ALUM.	LOW E	30"	3'-0"X5'-6"	N/A	S.H.
109		ALUM.	LOW E	30"	3'-0"X5'-6"	N/A	FIX. GL.
110		ALUM.	LOW E	0"	3'-0"X8'-0"	N/A	FR.DR.
111		ALUM.	LOW E	30"	3'-0"X5'-2"	N/A	FIX. GL.
112		ALUM.	LOW E	36"	(2) 2'-8"X5'-0"	N/A	FIX. GL. 2 EQ. PNL
113		ALUM.	LOW E	36"	3'-0"X5'-0"	N/A	FIX. GL. 2 EQ. PNL
114		ALUM.	LOW E	36"	3'-0"X5'-0"	N/A	FIX. GL. 2 EQ. PNL
115		ALUM.	LOW E	36"	3'-0"X5'-0"	N/A	FIX. GL. 2 EQ. PNL
116		ALUM.	LOW E	36"	3'-0"X5'-0"	N/A	FIX. GL. 2 EQ. PNL
117	EGRESS	ALUM.	LOW E	7-1/2"	3'-0"X5'-0"	N/A	S.H.
118	EGRESS	ALUM.	LOW E	7-1/2"	3'-0"X5'-0"	N/A	S.H.
119	EGRESS	ALUM.	LOW E	7-1/2"	3'-0"X5'-1"	N/A	S.H.
120		ALUM.	LOW E	5"	3'-0"X6'-1-1/4"	N/A	FIX. GL.
121		ALUM.	LOW E	0"	3'-0"X8'-0"	N/A	FR.DR.

NOTES:

- VERIFY ALL ROUGH OPENINGS IN FIELD FOR PROPOSED WINDOW OR DOOR FIT.
- PROVIDE ST. STL OR BRASS HARDWARE FOR ALL DOOR & WINDOWS. (V.I.F.)
- BUILDER TO V.I.F. W/ OWNER ALL PRODUCT & MATERIAL SELECTIONS
- ALL EXISTING WINDOW & DOOR OPENING TO BE V.I.F BY GC AND WINDOW CO. PRIOR TO FABRICATION.
- IMPACT GLASS FOR ALL WINDOWS/DOORS & SHOWER AREAS

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FIRST FLOOR PLAN

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DATE 11/29/2018
SCALE 1/4" = 1'-0"
JOB NO. 14_4433
SHEET

A05

OF 16 SHEETS



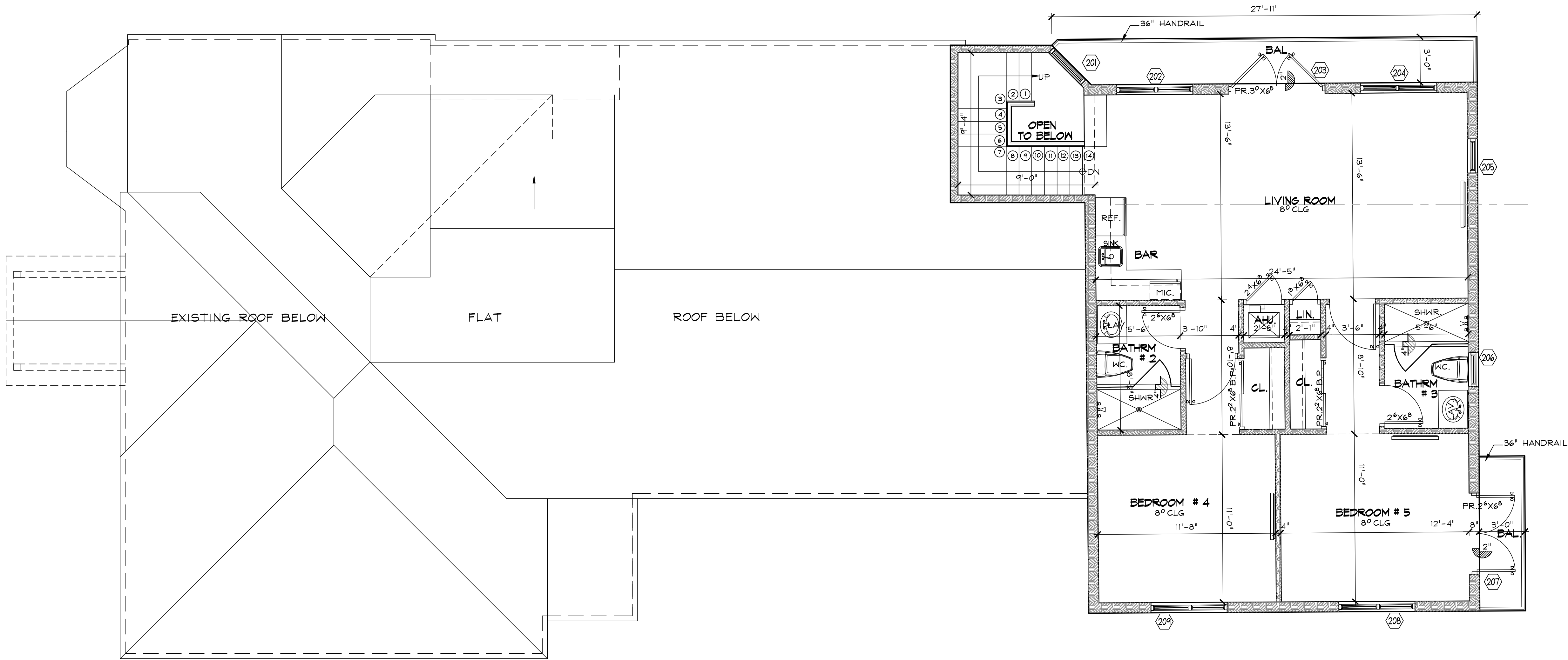
Shane Ames - Architect

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12-22-2017 HPB RESUBMITTAL	A.G.
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5-17-2018 TAC COMMENT	A.G.
11-28-2018 CLIENT CHANGES	A.G.
5/14/2019 HPB REVIEW COMM.	A.G.

PRELIMINARY DRAWINGS-HPB

JASON & ALANA SYLVESTER
215 NE 1ST AVE
DELRAY BEACH, FL



WALL LEGEND	
SYMBOL	TYPE OF WALL
	CONC. BLOCK
	WD. OR MTL. FRAME (FULL HEIGHT)
	BEARING WD. FRAME WALL / CONC. COL.
	INTERIOR WD. OR MTL. FR. (KNEE WALL)

WINDOW/DOOR SCHEDULE							
#	EGRESS	MAT'L.	REMARKS	SILL	SIZE	TRANSOM	WIND +/-
201		ALUM.	LOW E	54"	3'-0"x2'-0"	N/A	FIX. GL.
202		ALUM.	LOW E	24"	5'-0"x4'-8"	N/A	FIX.GL.2 PNL
203		ALUM.	LOW E		PR 3'-0"x6'-8"	N/A	FR.DR.
204		ALUM.	LOW E	24"	5'-0"x4'-8"	N/A	FIX.GL.2 PNL
205		ALUM.	LOW E	54"	2'-3"x2'-2"	N/A	FIX. GL.
206		ALUM.	LOW E	54"	2'-3"x2'-2"	N/A	FIX. GL.
207		ALUM.	LOW E		PR2'-6"x6'-8"	N/A	FR.DR.
208	EGRESS	ALUM.	LOW E	38"	5'-0"x3'-6"	N/A	S.H.
209	EGRESS	ALUM.	LOW E	38"	5'-0"x3'-6"	N/A	S.H.

NOTES:

1. VERIFY ALL ROUGH OPENINGS IN FIELD FOR PROPOSED WINDOW OR DOOR FIT.
2. PROVIDE ST. STL OR BRASS HARDWARE FOR ALL DOOR & WINDOWS. (V.I.F.)
3. BUILDER TO V.I.F. W/ OWNER ALL PRODUCT & MATERIAL SELECTIONS
4. ALL EXISTING WINDOW & DOOR OPENING TO BE V.I.F BY GC AND WINDOW CO. PRIOR TO FABRICATION.
5. IMPACT GLASS FOR ALL WINDOWS/DOORS & SHOWER AREAS.

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SECOND FLOOR PLAN

PRELIMINARY DRAWINGS-HPB



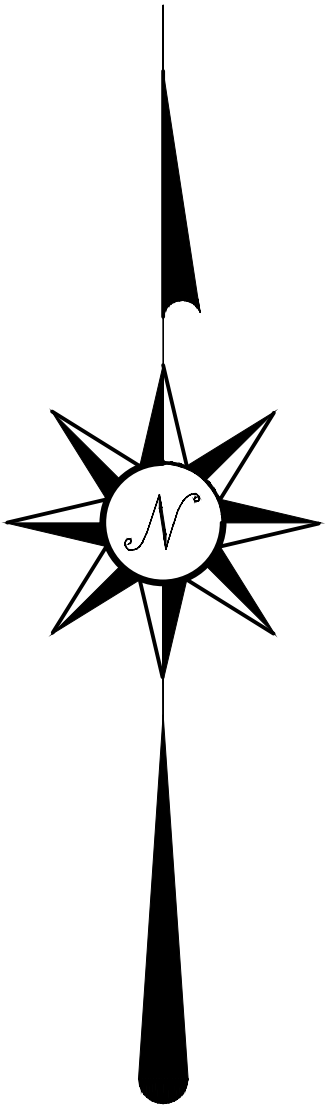
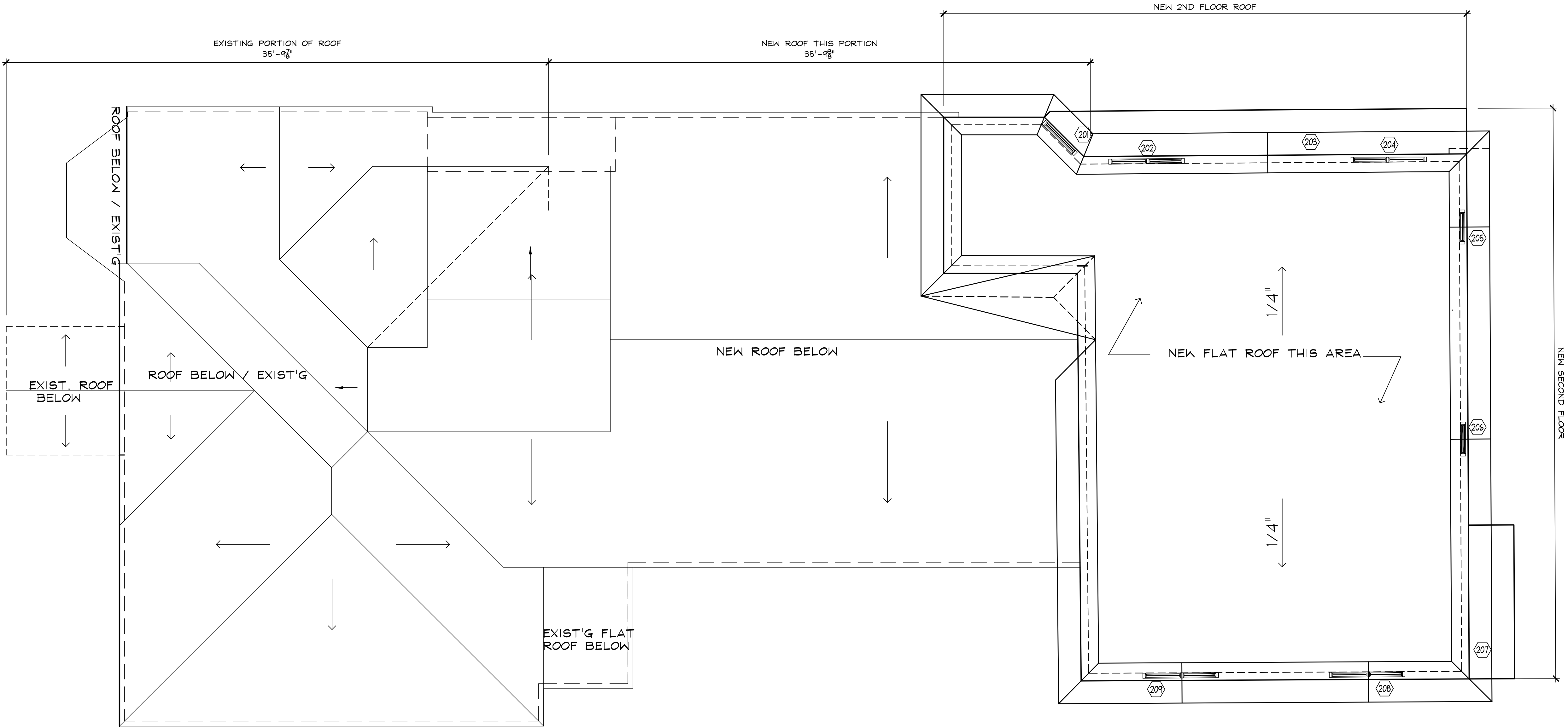
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11-29-2018	CLIENT CHANGES	A.G.
5/14/2019	HPB REVIEW COMM.	A.G.

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JASON & ALANA SYLVESTER
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ROOF PLAN

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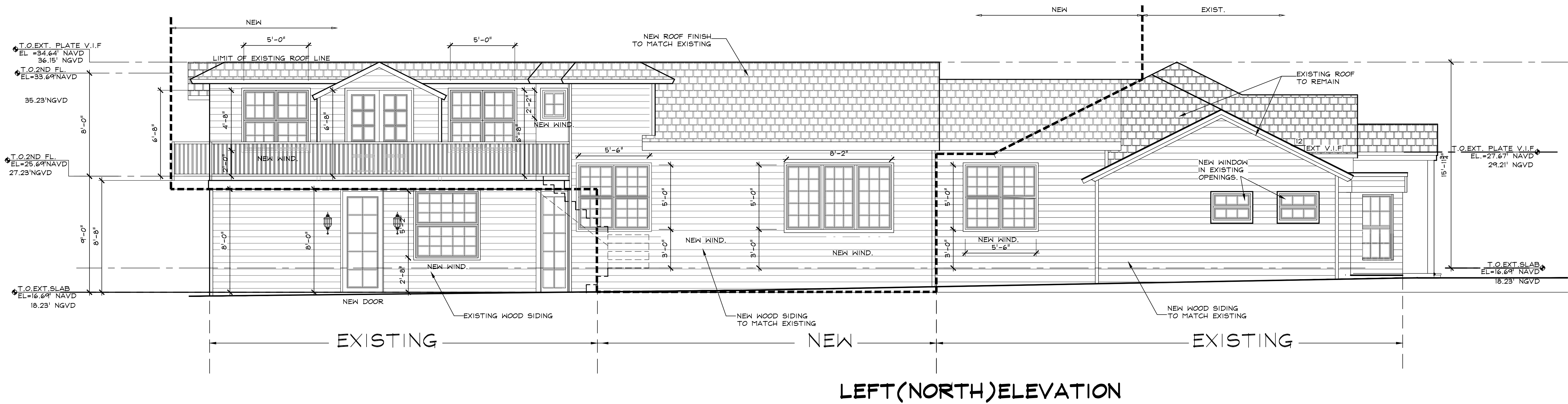


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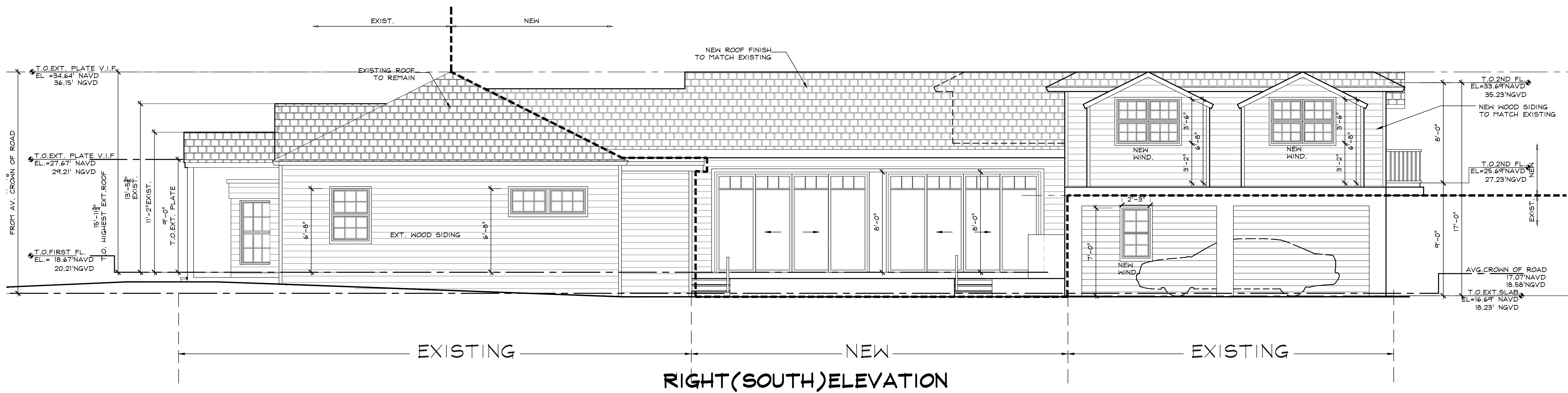
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PRELIMINARY DRAWINGS-HPB

JASON & ALANA SYLVESTER
215 NE 1ST AVE
DELRAY BEACH, FL



LEFT(NORTH)ELEVATION




RIGHT(SOUTH)ELEVATION

PRELIMINARY DRAWINGS-HPB

JASON & ALANA SYLVESTER
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Shane Ames - Architect



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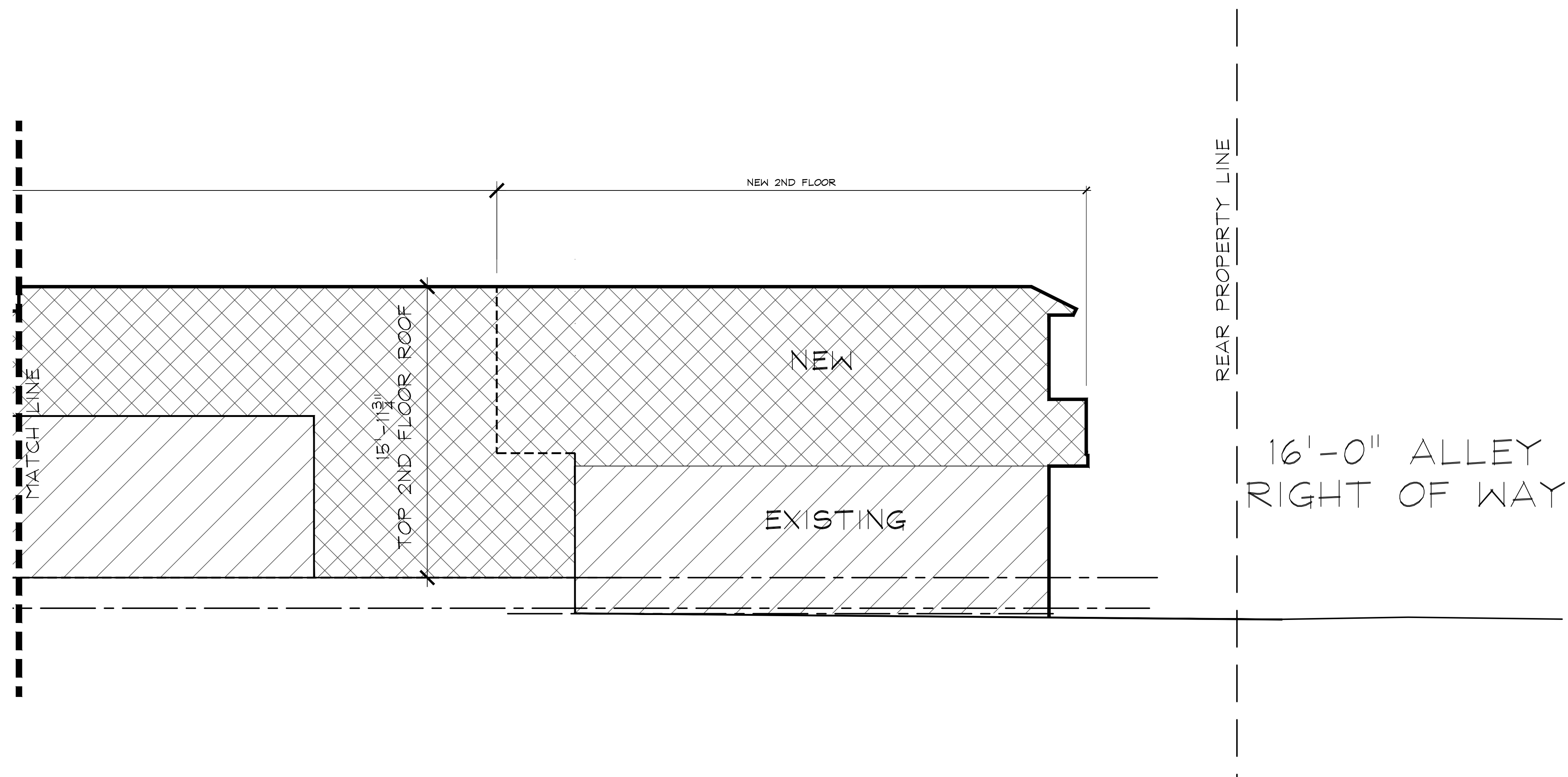
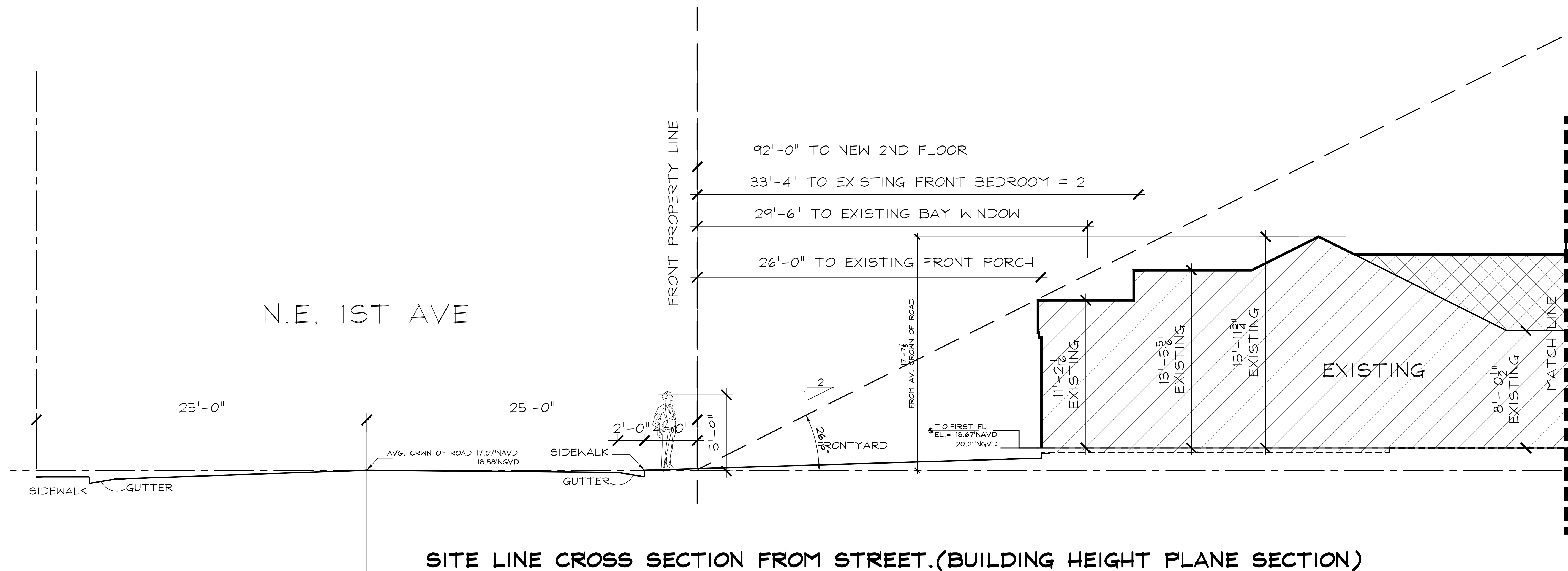
A08

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





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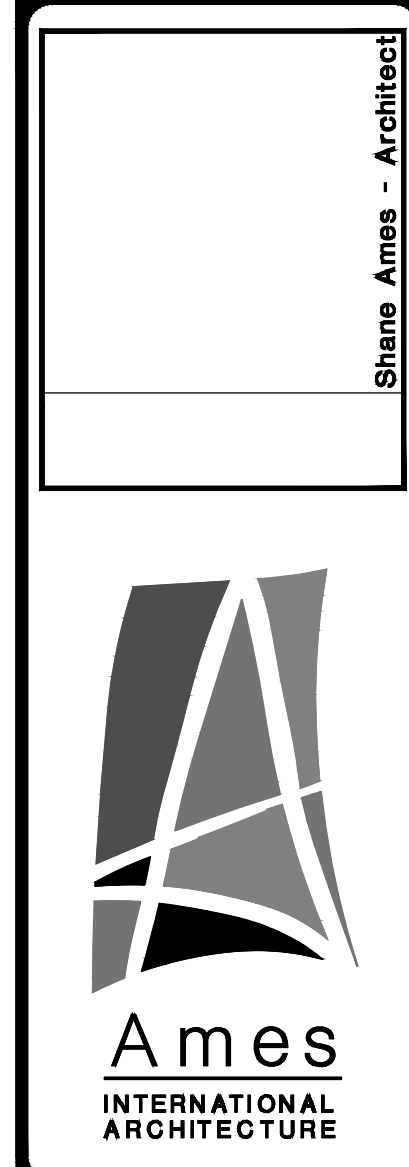
BUILDING ELEVATIONS

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[illegible]

JASON & ALANA SYLVESTER
2215 NE 1ST AVE
DELRAY BEACH, FL

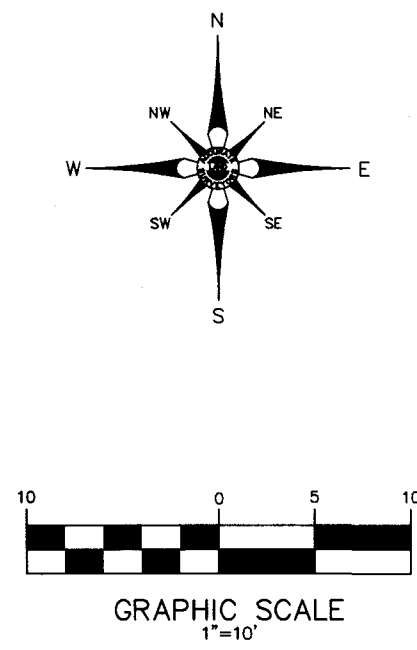
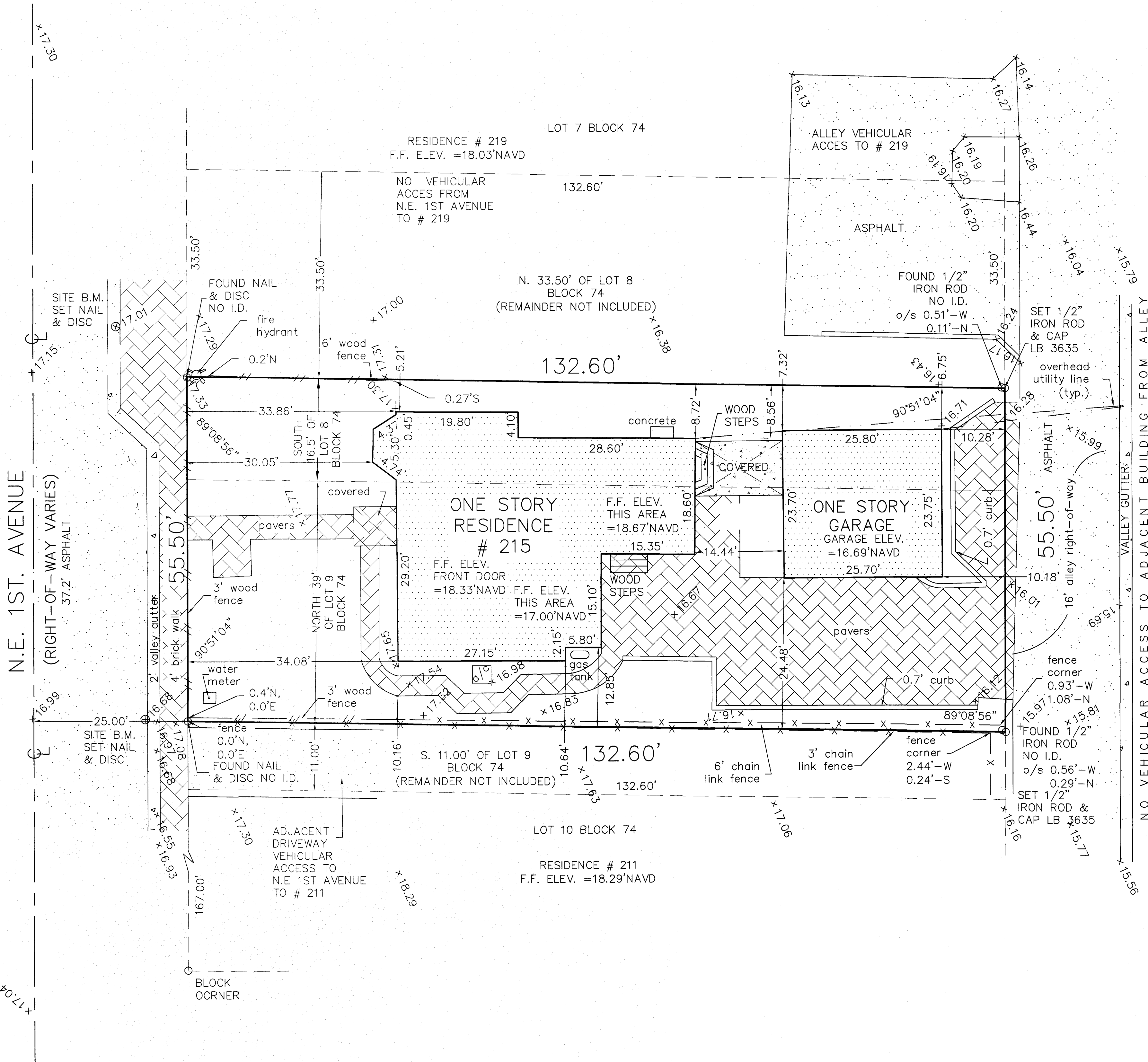
REVISONS		BY
 12/5/2016 BLOG, DEPT. COMM.		A.G.
 6/10/2016 HPB COMMENTS		A.G.
 12-14-2017 HPB PRE. REVIEW		A.G.
 12-22-2017 HPB RESUBMITTAL		A.G.
 4-9-2018 TAC COMMENT		A.G.
 5-17-2018 TAC COMMENT		A.G.
 11-29-2018 CLIENT CHANGES		A.G.
 5/14/2019 HPB REVIEW COMM.		A.G.




DRAWN
A.G.
CHECKED
DATE
11/29/2018
SCALE
$\frac{1}{4}'' = 1'-0''$
JOB NO.
14-4433
SHEET

A08.1

OF 16 SHEETS



**ACCURATE LAND SURVEYORS, INC.**
L.B. #3635

1150 E. ATLANTIC BLVD.
POMPAHO BEACH, FLORIDA 33060

TEL (954) 782-1441
FAX (954) 782-1442

BOUNDARY & TOPOGRAPHIC SURVEY

LEGEND OF ABBREVIATIONS:

A	=	CENTRAL ANGLE	SQ. FT.	=	SQUARE FEET
A	=	ARC LENGTH	P.C.P.	=	PERMANENT CONTROL POINT
CB	=	CHORD BEARING	P.B.C.R.	=	PALM BEACH COUNTY RECORD
R	=	RADIUS	P	=	PLAT
R.W.	=	RIGHT OF WAY	N&D	=	NAIL & DISC
P.C.	=	POINT OF CURVATURE	P.O.C.	=	POINT OF COMMENCEMENT
P.T.	=	POINT OF TANGENCY	P.O.B.	=	POINT OF BEGINNING
WM	=	WATER METER	AVC	=	AIR CONDITIONER
OH	=	OVERHANG	FND	=	FOUND
N	=	NORTH	CHATT.	=	CHATTahoochee
S	=	SOUTH	F.P.L.	=	FLORIDA POWER & LIGHT
E	=	EAST	N.T.S.	=	NOT TO SCALE
W	=	WEST	B.C.R.	=	BROWARD COUNTY RECORDS
CONC.	=	CONCRETE	D.C.R.	=	DADE COUNTY RECORDS
D.B.	=	DEED BOOK	P.B.	=	PLAT BOOK
CLF	=	CHAIN LINK FENCE	O.R.B.	=	OFFICIAL RECORDS BOOK
BLVD.	=	BOULEVARD	F.F.	=	FINISHED FLOOR
ENCH	=	ENCH.	GAR.	=	GARAGE
P.R.M.	=	PERMANENT REFERENCE MONUMENT	CL	=	CENTERLINE
N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM	MH	=	MANHOLE
ELEV.	=	ELEVATION	(M)	=	MEASURED
B.M.	=	BENCHMARK	LP	=	LIGHT POLE

ELEVATIONS BASED ON N.A.V.D.

STREET ADDRESS:
215 N.E. 1st Avenue
Delray Beach, Florida 33444

LEGAL DESCRIPTION:
All of the South 16.5 feet of Lot 8 and the North 39 feet of Lot 9, Block 74, City of Delray Beach, Florida, according to the Plat of Subdivision of said Block 74, as recorded in Plat Book 11, at Page 12 of the Public Records of Palm Beach County, Florida.

NOTES:
1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Bearings shown hereon are based on a bearing of N/A.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
6. This survey is made for the exclusive use of the certified hereon, to be valid one year from the date of survey as shown hereon.
7. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
8. The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.

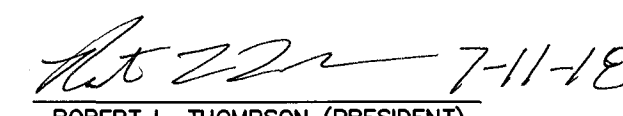
FLOOD INFORMATION:
Community name and number: Delray Beach 125102
Map and panel number: 12099C0979F
Panel date: 10-05-17
Index date: 10-05-17
Flood zone: X
Base flood elevation: N/A

BENCHMARK INFORMATION:
Palm Beach County Benchmark Z-233
Elevation = 16.020'NAVD1988


CERTIFY TO:
Jason and Alana Sylvester

DATE OF FIELD SURVEY: 06-20-14	DRAWN BY: OIW	
FIELD BOOK: ALS-SU-14-1937	CHECKED BY: CCC	
REVISIONS	DATE	BY
UPDATE/TOPO SURVEY SU-18-1879	06-20-18	AL/RLT
CONVERT TO NAVD & CHANGE SHEET SIZE	10-31-17	MLW
UPDATE SURVEY & SHOW PROPOSED STRUCTURES US-17-2338	09-25-17	AL/RLT
UPDATE/TOPO SURVEY SU-14-3280	10-10-14	AL/MS

CERTIFICATION:
This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.


7-11-18

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3982 - STATE OF FLORIDA



SHEET 1 OF 1	SCALE 1"=10'	SKETCH NUMBER SU-14-1937
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