



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 707 SE 1st Street
Project Location: 707 SE 1st Street, Marina Historic District
Request: Certificate of Appropriateness (2019-229)
Board: Historic Preservation Board
Meeting Date: October 2, 2019

Board Action:

Approved the Certificate of Appropriateness (2019-229), by a vote of 5-0 for the property located at **707 SE 1st Street, Marina Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Section 2.4.6(H)(5) and 2.4.5(I)(5) subject to the following conditions:

1. That the elevation drawings be revised to accurately depict the existing muntin/grid pattern of all existing windows;
2. That the shutters be removed from the south facing windows to accommodate proposed pent roof features; and,
3. That the proposed medallions be removed.

Site Plan Technical Item

Pursuant to LDR Section 2.4.3(B):

1. Illustrate and depict the approximate location of intersecting lot lines of adjacent parcels and the approximate location of the nearest structure and/or significant improvements on those parcels on the survey and site plan;
2. Illustrate and depict approximate location of aboveground or underground utilities (includes water, sewer, drainage, power, gas, telephone, and cable; poles and guy wires, transformer boxes, etc.).

Pursuant to LDR Section 2.4.3(B):

3. Include building width on all elevation sheets; and,
4. Include building dimensions on all elevation sheets.

Project Description:

The subject property is located on the northwest corner of SE 1st Street and Palm Square, within the Locally and Nationally designated Marina Historic District. The property contains an existing contributing structure that was built by Harry Vought & Co., Int. and designed by architect Addison Mizner for the Spanish Village in Boca Raton. The structure was part of the first Boca Raton houses designed by the Mizner Development Company. In 1934, the Spanish Bungalow was floated up the Intracoastal Waterway on a barge and relocated to the subject property in 1934. Moving houses was a prime activity during the Depression era when building materials were expensive and difficult to find. At the time of relocation, the owner of the subject property was Captain John Tackaberry, who was a Great Lakes tugboat captain from Canada.

In 1952, a screened-in porch was added to the front (east) side of the structure. Later additions include additional square footage on the west side of the structure as well as a one-car garage.

The proposal is to remove the existing screened-in porch and replace it with wood a trellis, covered, open air porch, renovation of the existing 1-car garage to include a new garage door and barrel tile roof, and installation of barrel tile pent roofs over each of the south facing windows.

Board Comments:

The Board comments were supportive.

Public Comments:

There were comments from the public who spoke in support of the project.

Associated Actions: All required actions were taken.

Next Action: HPB action is final unless appealed by the City Commission.



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444
(561) 243-7040

HISTORIC PRESERVATION BOARD STAFF REPORT

707 SE 1st Street

| Meeting | File No. | Application Type |
|-------------------|----------|--------------------------------|
| September 4, 2019 | 2019-229 | Certificate of Appropriateness |

REQUEST

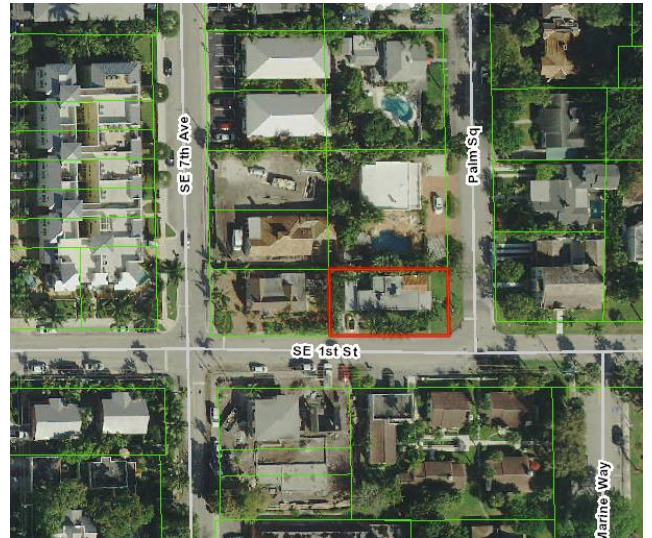
The item before the Board is consideration of a Certificate of Appropriateness (2019-229) request associated with the Spanish Bungalow style, single-family residence located at **707 SE 1st Street, Marina Historic District**, pursuant to LDR Section 2.4.6(H) and 2.4.5(I)(5). Specifically, the request includes: the removal of an existing screened-in porch, construction of a new front porch, and exterior renovations.

GENERAL DATA

Agent: Roger Cope
Owner: Danny Kowalski & Alexandra Meighan
Location: 707 SE 1st Street
PCN: 12-43-46-16-34-000-0280
Property Size: 0.128 Acres
Zoning: RM - Multiple-Family Residential
(R-1-A standard applicable to single family)
Historic District: Marina Historic District
FLUM: MD (Medium Density Residential)
Adjacent Zoning:

- RM - Multiple-Family Residential (North)
- RM - Multiple-Family Residential (West)
- RM - Multiple-Family Residential (South)
- RM - Multiple-Family Residential (East)

Existing Land Use: Residence
Proposed Land Use: Residence



BACKGROUND INFORMATION & ITEM DESCRIPTION

The subject property is located on the northwest corner of SE 1st Street and Palm Square, within the Locally and Nationally designated Marina Historic District. The property contains an existing contributing structure that was built by Harry Vought & Co., Int. and designed by architect Addison Mizner for the Spanish Village in Boca Raton. The structure was part of the first Boca Raton houses designed by the Mizner Development Company. In 1934, the Spanish Bungalow was floated up the Intracoastal Waterway on a barge and relocated to the subject property in 1934. Moving houses was a prime activity during the Depression era when building materials were expensive and difficult to find. At the time, the owner of the subject property was Captain John Tackaberry, who was a Great Lakes tugboat captain from Canada.

In 1952, a screened-in porch was added to the front (east) side of the structure. The proposal is to remove the existing screened-in porch and replace it with wood a trellis-style, covered, open air porch, renovation of the existing 1-car garage to include a new garage door and barrel tile roof, and installation of barrel tile pent roofs over each of the south facing windows.

Project Planner:

Project Planners: Katherina Paliwoda, Planner
PaliwodaK@mydelraybeach.com

Review Dates:

HPB: August 4, 2019

Attachments:

1. Architectural Plans
2. Justification Statements
3. Photos

The COA is now before the board.

REVIEW AND ANALYSIS

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

Pursuant to Land Development Regulation (LDR) Section 2.4.5(I)(5), Architectural (appearance) elevations, the Site Plan Review and Appearance Board or the Historic Preservation Board, as appropriate, may approve subject to conditions or deny architectural elevations or plans for a change in the exterior color of a building or structure, or for any exterior feature which requires a building permit.

Pursuant to LDR Section 4.3.4(K), Development Standards, properties located within the R-1-A zoning district shall be developed according to the requirements noted in the chart below.

| DEVELOPMENT STANDARDS | REQUIRED | EXISTING | PROPOSED |
|-----------------------|--------------|----------|----------|
| SETBACKS (MINIMUM) | | | |
| FRONT (EAST) | 25' | 23.5' | 25' |
| SIDE INTERIOR (NORTH) | 7.5' | 6.9' | 6.9' |
| SIDE STREET (SOUTH) | 15' | 20.6' | 17' |
| REAR (WEST) | 10' | 5.9' | 5.9' |
| HEIGHT | 35'(MAXIMUM) | 10' | 10' |

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 "Minor Development" as it involves "alteration of less than 25 percent of the existing floor area of the building and all appurtenances."

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.

Standard 1, 2, 3, 5, 9, & 10 are applicable. The proposal includes the removal of the non-original screened-in porch from the front of the structure (east side) and construction of a new open-air, wood, trellis covered porch. The existing porch detracts from the façade, obscuring view of the front windows. The new porch is obtrusive. Also proposed is a new gable, barrel tiled roof on the one-car garage as well as replacement of the garage door. The garage was not original to the structure and was added many years later. Other architectural modifications include new barrel tile pent roofs above each of the south facing windows. These windows have wood shutters

and shutter dogs, which are existing. The new pent roofs are proposed to be installed over the shutters, “locking” them in place. Pent roofs are not architectural features that were originally depicted on this contributing Spanish bungalow style structure. To incorporate a new feature would be conjectural as it creates a false sense of history. According to the standards, it is not recommended as an appropriate practice of historic preservation. The residence does have original Spanish style architectural influence as was typical of Mizner designed architecture, which is demonstrated by the barrel tile roof on the front (east) elevation; however, this original Mizner structure was designed to be a simple representation of the style. . The introduction of more elaborate architectural details such as the pent roofs, is not appropriate for this modes style Spanish bungalow. A condition of approval is added to remove the proposed pent roof features from the south facing windows.

As a contributing structure within an historic district, it is imperative that the architectural style and its original features be preserved accurately. The proposed changes deviate from the simple Spanish bungalow characteristics and alters the appearance to become a more grand Mediterranean Revival style.

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

- a. **Height:** The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(E)(2)(a), shall also be determined through application of the Building Height Plane.
- b. **Front Facade Proportion:** The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.
- c. **Proportion of Openings (Windows and Doors):** The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.
- d. **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.
- e. **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.
- f. **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.
- g. **Relationship of Materials, Texture, and Color:** The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.
- h. **Roof Shapes:** The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.

- i. **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.
- j. **Scale of a Building:** The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:
 - 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:
- k. **Directional Expression of Front Elevation:** A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.
- l. **Architectural Style:** All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.
- m. **Additions to individually designated properties and contributing structures in all historic districts:** Visual compatibility shall be accomplished as follows:
 - 1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.
 - 2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.
 - 3. Characteristic features of the original building shall not be destroyed or obscured.
 - 4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.
 - 5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design but shall be coherent in design with the existing building.
 - 6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

With regard to the Proportion of Openings (Windows and Doors) the, windows on site plan are all depicted as six-over-six muntin pattern; however, the windows on the south elevation exist with a one-over-one muntin pattern. The proposal does not include replacement of the existing wood windows, therefore, the illustration of windows with a six-over-six muntin pattern appear to be in error. The elevations should be revised to accurately depict the existing one-over-one muntin pattern; this item is added as a condition of approval.

With regard to Architectural Style, the proposed pent roofs represent an introduction of the more elaborate Mediterranean Revival architectural style. Another architectural feature that is being introduced are medallions. One medallion is proposed on the front gable and another on the new gable above the garage. The structure is a modest Spanish bungalow that was designed by Addison Mizner to be simplistic in style and nature. The original architectural detailing was limited. As required by the visual compatibility standards, all development shall consist of only one (1) architectural style per structure and shall not introduce elements definitive of another style. In order to preserve the original simplistic style of the structure, the pent roofs and medallions must be eliminated from the proposal.

The proposed porch replacement and garage improvements represent an appropriate update to the existing Mizner designed structure and will contribute to the Marina Historic District.

COMPREHENSIVE PLAN

Pursuant to the Future Land Use Element, Objective A-4, the redevelopment of land and buildings shall provide for the preservation of historic resources. The objective shall be met through continued adherence to the City's Historic Preservation Ordinance and, where applicable, to architectural design guidelines through the following policies:

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 a renovation and maintenance of the existing structure within the subject property. 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 residential uses. The proposal is consistent with the subject Objective.

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 Marina Historic District. The proposal can be found to be consistent with the requirements of the Comprehensive Plan and the provisions of LDR Section 4.5.1 relating to historic sites and districts as well as the "Delray Beach Historic Preservation Design Guidelines".

The proposal represents the renovation of a contributing structure involving the front porch as way to make it more architecturally compatible with the main structure with the maintenance of an exterior color change. The project request is minor, if the project adheres to the Guidelines, no adverse effects will occur. This property is significant to the Marina Historic District given the fact that the structure is one of 22 contributing structures within the district.

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

ALTERNATIVE ACTIONS

- A. Move to continue with direction
- B. Approve Certificate of Appropriateness (2019-229), for the property located at **707 SE 1st Street, Marina Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Sections 2.4.6(H)(5) and 2.4.5(I)(5).
- C. Approve Certificate of Appropriateness (2019-229), for the property located at **707 SE 1st Street, Marina Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Sections 2.4.6(H)(5) and 2.4.5(I)(5) subject to the following conditions:
 - 1. That the elevation drawings be revised to accurately depict the existing muntin/grid pattern of all existing windows;
 - 2. That the proposed pent roof features be removed from the south facing windows.

Site Plan Technical Item

Pursuant to LDR Section 2.4.3(B):

- 1. Illustrate and depict the approximate location of intersecting lot lines of adjacent parcels and the approximate location of the nearest structure and/or significant improvements on those parcels on the survey and site plan;

2. Illustrate and depict approximate location of aboveground or underground utilities (includes water, sewer, drainage, power, gas, telephone, and cable; poles and guy wires, transformer boxes, etc.).

Pursuant to LDR Section 2.4.3(B):

3. Include building width on all elevation sheets; and,
4. Include building dimensions on all elevation sheets.

D. Deny Certificate of Appropriateness (2019-229), for the property located at **707 SE 1st Street, Marina Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in LDR Sections 2.4.6(H)(5) and 2.4.5(I)(5).

PUBLIC AND COURTESY NOTICES

☐ Courtesy Notices are not applicable to this request

☒ Courtesy Notices were provided to the following, at least 5 working days prior to the meeting:

Marina Historic District Homeowners Association

☒ Public Notices are not required for this request.

☐ Public Notice was posted at the property on (insert date), 7 calendar days prior to the meeting.

☐ Public Notice was mailed to property owners within a 500' radius on (8/22/2019), 10 days prior to the meeting.

☐ Public Notice was mailed to the adjacent property owners on (insert date), 20 days prior to the meeting.

☐ Public Notice was published in the (insert publication) on (insert date), 10 calendar days prior to the meeting.

☐ Public Notice was posted to the City's website on (8/22/19), 10 calendar days prior to the meeting.

☐ Public Notice was posted in the main lobby at City Hall on (8/22/19), 10 working days prior to the meeting.

☒ Agenda was posted on (8/28/19), 5 working days prior to meeting.

**HPB SUBMITAL FOR: MINOR IMPROVEMENTS TO -
THE DAN KOWALKSI & ALEXANDRA MEIGHAN RESIDENCE
707 SOUTHEAST 1ST STREET
DELRAY BEACH, FLORIDA 33483**

GENERAL NOTES

ARCHITECTURAL:

1. THE CONTRACTOR SHALL PERFORM ANY AND ALL CUTTING AND PATCHING NECESSARY TO COMPLETE THE WORK.
2. THE CONTRACTOR SHALL NOT DISRUPT EXISTING SERVICES, OPERATIONS, OR UTILITIES WITHOUT OBTAINING OWNER'S PRIOR APPROVAL AND INSTRUCTIONS IN EACH CASE.
3. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.
4. THE CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR THE VERIFICATION OF ALL ELEVATIONS, CONDITIONS, AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.
5. ANY CONFLICTS OR OMISSIONS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND BEFORE PROCEEDING WITH ANY WORK SO INVOLVED. DO NOT SCALE DRAWINGS.
6. THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY WITH ALL SUBCONTRACTORS THE SIZE AND LOCATION OF ALL PIPING, DUCTWORK, TRENCHES, SLEEVES, SPECIAL BOLTING FOR EQUIPMENT CONDUITS, ETC.
7. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING ALL FINISH SURFACES CLEAN AT COMPLETION OF THE WORK AND SHALL REMOVE ALL EXCESS MATERIAL AND DEBRIS FROM THE JOB REGULARLY.
9. JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR AND MUST BE TAKEN FOR ALL ITEMS BY ALL SUBCONTRACTORS PRIOR TO FABRICATION.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SOLID P.T. BLOCKING BEHIND ALL SHELVING, CABINETS, ETC., OR EQUIPMENT REQUIRING BACKING.
11. FINAL INSPECTIONS ARE REQUIRED FOR ALL PERMITS.

CODES

FLORIDA BUILDING CODE, 2017 EDITION
NFPA 7-101 LIFE SAFETY CODE
FLORIDA FIRE PREVENTION CODE, 2017 EDITION
NATIONAL ELECTRICAL CODE, 2017 EDITION
FLORIDA MECHANICAL CODE, 2017 EDITION
FLORIDA PLUMBING CODE, 2017 EDITION
FLORIDA ACCESSIBILITY CODE/ADA-98, 2017 EDITION

ALL OTHER RULES, REGULATIONS AND CODES HAVING JURISDICTION
INCLUDING BUT NOT NECESSARILY LIMITED TO:

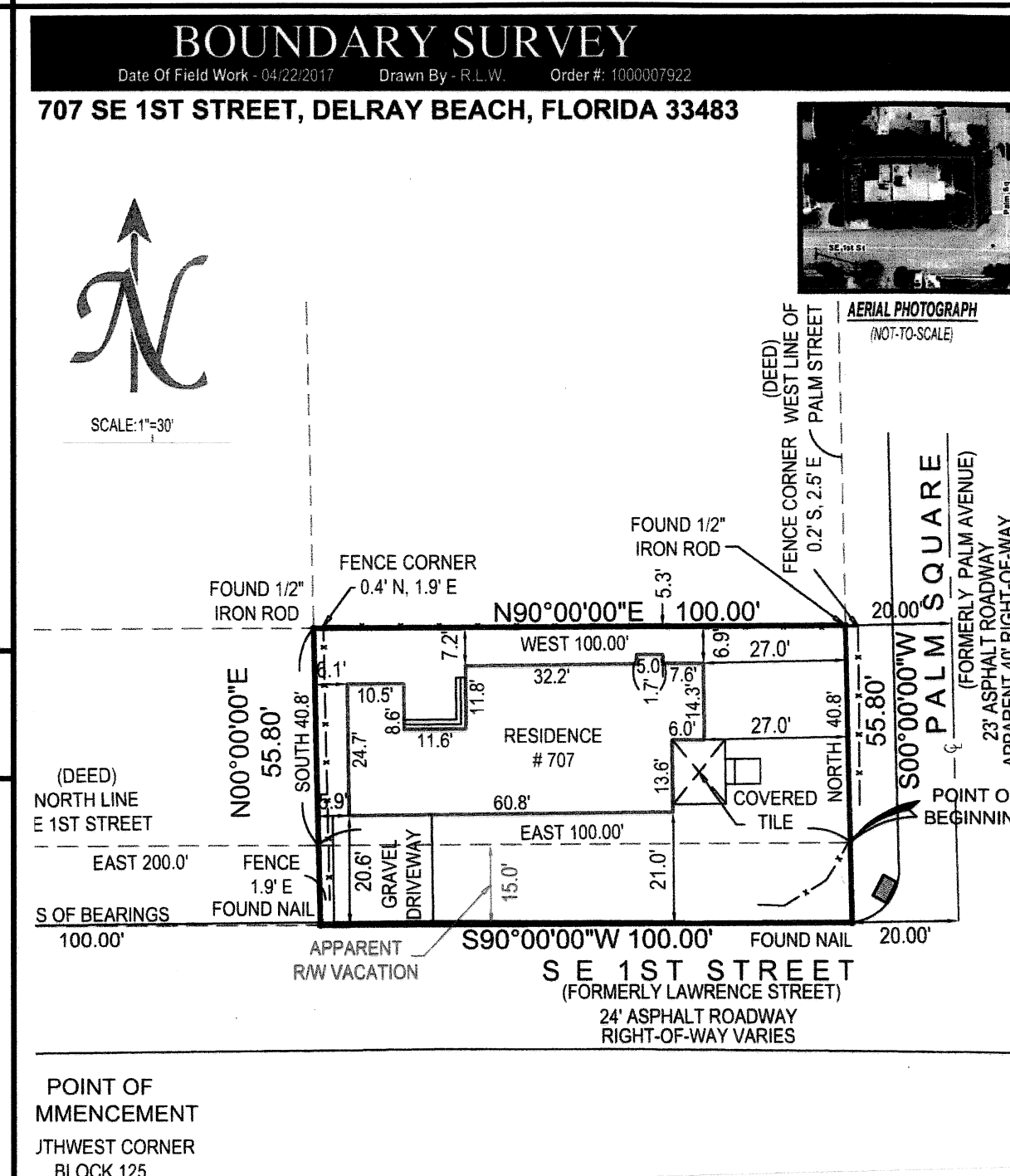
DELRAY BEACH, PALM BEACH COUNTY - THE STATE OF FLORIDA
DELRAY BEACH ZONING REGULATIONS
DELRAY BEACH ADOPTED ORDINANCES

BLDG. DESIGN DATA

OCCUPANCY CLASSIFICATION: SINGLE FAMILY RESIDENTIAL (NO CHANGE)
BLDG. CONSTRUCTION TYPE: TYPE V, PROTECTED
ZONING DISTRICT: RM, MULTI-FAMILY RESIDENTIAL (NO CHANGE)
DESIGN WIND LOAD: 110 MILES PER HOUR (3 SECOND GUST)
BUILDING HEIGHT LIMITATION: 35'-0"

CLASSIFICATION OF SCOPE-OF-WORK UNDER THIS PERMIT:
ALTERATIONS - LEVEL 2 (AS PER 2011 FBC EXISTING BLDG, SEC. 403)

VICINITY MAP





INDEX


ARCHITECTURAL DOCUMENTS:

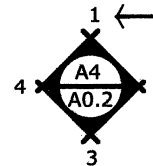
- | | |
|------|---|
| A0.0 | COVER SHEET |
| | SURVEY AS PROVIDED BY THE CLIENT |
| A1.0 | ARCHITECTURAL SPECIFICATIONS |
| A2.0 | ARCHITECTURAL SITE PLAN |
| A4.1 | EXISTING FLOOR PLAN |
| A4.2 | PROPOSED FLOOR PLAN |
| A4.3 | PROPOSED ROOF PLAN |
| A5.1 | EXISTING & PROPOSED SOUTH ELEVATIONS |
| A5.2 | EXISTING & PROPOSED EAST (ENTRY) ELEVATIONS |
| A5.3 | EXISTING & PROPOSED NORTH ELEVATIONS |
| A5.4 | EXISTING & PROPOSED WEST (REAR) ELEVATIONS |
| | CUSTOM EYEBROW DETAIL |


SYMBOLS


DETAIL REFERENCE:  ← DETAIL NUMBER
← SHEET NUMBER


ELEVATION REFERENCE:  ← ELEVATION NUMBER
← SHEET NUMBER


SECTION REFERENCE:  ← SECTION NUMBER
← SHEET NUMBER


INTERIOR ELEVATION REFERENCE:  ← WALL NUMBER
← INTERIOR ELEV.
← SHEET NUMBER

ROOM REFERENCE:  ← ROOM NUMBER

DOOR REFERENCE:  ← DOOR NUMBER

WINDOW REFERENCE:  ← WINDOW NUMBER

NOTE REFERENCE:  ← REFERENCE NUMBER

REVISION REFERENCE:  ← REVISION NUMBER

ABBREVIATIONS

[illegible]

PROJECT TEAM

ARCHITECT.

COPE ARCHITECTS, INC.
101 SE 1ST STREET
DELRAY BEACH, FLORIDA 33483

cell (561) 789-3791
email copearchitectsinc@gmail.com

GENERAL NOTES

ARCHITECTURAL:

1. THESE DOCUMENTS INDICATE THE DESIGN INTENT OF THE CONSTRUCTION PROJECT IN ORDER TO ESTABLISH STANDARDS FOR QUALITY AND/OR PERFORMANCE.
2. THE CONTRACTOR SHALL INVESTIGATE THE JOBSITE & COMPARE THE CD'S W/ THE EXISTING CONDITIONS. THE CONTRACTOR SHALL INCLUDE IN HIS COST, WORK DESCRIBED IN THE CD'S & THAT IS REQUIRED OR REASONABLY IMPLIED TO ACHIEVE THE DESIGN INTENT OF THE CD'S. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTS BETWEEN EXISTING CONDITIONS & ANY NEW WORK, OF ANY OMISSIONS IN THE DRAWINGS & ANY RESTRICTIONS RELATED TO THE EXECUTION OF THE WORK INCLUDING THE COORDINATION W/ STRUCTURAL AND MEP RELATED WORK.
3. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A COMPLETE JOB IN EVERY RESPECT THAT ALLOWS FOR THE FULL USE OF THE COMPLETED FACILITY & CONSISTENT W/ THE DESIGN INTENT OF THE CD'S. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, COMPLETE UTILITY CONNECTIONS FOR H2O, SEWER, RAIN WATER LEADERS, DRAINS, POWER (W/ TRANSFORMING TO ACHIEVE APPROPRIATE & NECESSARY VOLTS & AMPS), GROUND, NATURAL OR LP GAS, VENTS, VENTILATION, SMOKE EVACUATION, & BLOCKING, BRIDGING, STRUCTURAL SUPPORTS, ETC., TO ALLOW FOR THE COMPLETE & WORKING OF NOTED OR INFERRED EQUIPMENT.
4. REASONABLY INFERRED CONDITIONS NOT OTHERWISE INDICATED IN THESE CD'S SHALL BE INTERPRETED AS HAVING THE SAME MEANING AS THOSE MOST SIMILARLY DETAILED & MORE FULLY DEFINED ELSEWHERE WITHIN THESE DOCUMENTS. CONTRACTOR IS TO NOTIFY THE ARCHITECT IF CLARIFICATIONS ARE REQUIRED. CONTRACTOR SHALL BE LIABLE IF INAPPROPRIATE INTER- PRETATIONS CONFLICT WITH OTHER ELEMENTS OF THE WORK.
5. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS & DIMENSIONS INDICATED W/ THE CD'S & SHALL NOTIFY THE ARCHITECT OF ANY VARIATION PRIOR TO THE PURCHASING OF MATERIALS, FABRICATION OR CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR RESTOCKING CHARGES, REPLACEMENT COSTS & FOR DELAYS IF HE FAILS TO COMPLY W/ THIS PROVISION.
6. THE GENERAL CONTRACTOR, UPON AWARDING CONTACTS TO SUB- CONTRACTORS, SHALL SUBMIT TO THE ARCHITECT & THE OWNER A LIST OF ITEMS & THEIR DELIVERY SCHEDULES. THE CONTRACTOR, PRIOR TO ORDERING AN ITEM, SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT & OWNER OF ANY ITEM WHICH MAY CAUSE THE PROJECT TO BE DELAYED DUE TO LONG LEAD TIME IN OBTAINING.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING SUBSTANTIAL COMPLETION REGARDLESS OF DELIVERY DATES FOR MATERIALS & EQUIPMT.
8. THE ARCHITECT HAS NOT CONDUCTED NOR INTENDS TO CONDUCT ANY INVESTIGATION AS TO THE PRESENCE OF HAZARDOUS MATERIALS, INCLUDING ASBESTOS, WITHIN THE CONFINES OF THIS PROJECT. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR THE IDENTIFICATION, THE REMOVAL OR ANY EFFECTS FROM THE PRESENCE OF THESE MATERIALS.
9. THE CONTRACTOR SHALL ISSUE COMPLETE SETS OF CD'S TO EACH OF THE SUB-CONTRACTORS FOR COORDINATION OF THEIR WORK AND DESCRIPTION OF SCOPE.
10. THE CONTRACTOR SHALL APPLY FOR, OBTAIN & PAY FOR PERMITS, FEES, INSPECTIONS & APPROVALS BY LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. CONTRACTOR IS TO PROVIDE COPIES OF TRANSACTIONS TO OWNER. NOTIFY ARCHITECT OF ANY VARIANCE W/ CODES IN FORCE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE W/ THE REGULATIONS OF ANY & ALL PUBLIC AUTHORITIES (FEDERAL, STATE & LOCAL) HAVING JURISDICTION OVER THE PROJECT.
11. PROVIDE & PAY FOR ANY AND ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, WAREHOUSING, TRANSPORTATION & DELIVERY COSTS, HOISTING, REMOVAL OF TRASH & DEBRIS, & OTHER FACILITIES & SERVICES NECESSARY FOR THE EXECUTION & COMPLETION OF THE WORK.
12. WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. REFERENCES TO THE CONTRACTOR SHALL INCLUDE THE GENERAL CONTRACTOR AND SUB-CONTRACTORS.
13. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, & HAVING CONTROL OVER CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES & PROCEDURES & FOR COORDINATING PORTIONS OF THE WORK REQUIRED BY THE CD'S.
14. THE ARCHITECT & OWNER SHALL NOT BE RESPONSIBLE FOR THE ERRORS, OMISSIONS OR DELAYS RESULTING FROM THE CONTRACTOR'S PERFORMANCE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACTS & OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUB-CONTRACTORS & THEIR AGENTS & EMPLOYEES & ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
16. OTHER CONTRACTORS & THEIR SUB-CONTRACTORS MAY BE WORKING ON THE PREMISES SIMULTANEOUS WITH THE DURATION OF THIS CONTRACT. NO ACTION SHALL BE TAKEN ON THE PART OF THIS CONTRACTOR OR ANY SUB- CONTRACTOR, TO IMPEDE THE ACCESS OR OPERATION OF ANY OTHER CONTRACTOR ON THE PREMISES, EITHER UNION OR NON-UNION.
17. WORK SHALL BE DONE DURING NORMAL WORKING HOURS. CONTRACTOR SHALL SCHEDULE & PERFORM SO AS NOT TO UNREASONABLY DISTURB ANY NEIGHBORS & SHALL BE RESPONSIBLE FOR ANY OVERTIME COSTS INCURRED THEREBY.
18. THE CONTRACTOR SHALL COORDINATE & WORK W/ BUILDING OWNER REGARD- ING HEAT, WATER, ELECTRICITY, DELIVERIES, ACCESS, ELEVATOR AVAIL- ABILITY, STAGING, NOISE CONTROL, TRASH & DEBRIS REMOVAL, HOISTING, & ANY OTHER UTILITIES OR OWNER'S RULES & REGULATIONS CONCERNING THE PROJECT SITE. CONTRACTOR SHALL COORDINATE USE OF RESTROOM FACILITIES FOR HIS EMPLOYEES WITH THE OWNER.
19. THE CONTRACTOR SHALL PROCURE MATERIALS SO AS NOT TO DELAY SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL NOTIFY ARCHITECT WITHIN FIVE (5) DAYS OF EXECUTION OF CONTRACT OF ANY MATERIAL DELIVERY WHICH COULD DELAY COMPLETION OF THE CONTRACT.
20. COORDINATE SCHEDULING, PROVISIONS FOR INSTALLATION, LOCATIONS, & INSTALLATION OF ITEMS FURNISHED BY THE OWNER & BY OTHERS, FOR THE PURPOSES OF THIS CONTRACT. THE FOLLOWING ABBREVIATIONS APPLY: OF-OI = OWNER FURNISHED & OWNER INSTALLED, OF-CI = OWNER FURNISHED & CONTRACTOR INSTALLED, CF-OI = CONTRACTOR FURNISHED & CONTRACTOR INSTALLED, AND CF-CI = CONTRACTOR FURNISHED & OWNER INSTALLED.
21. THE CONTRACTOR SHALL COORDINATE & WORK W/ TRADES ON THE PROJECT NOT UNDER CONTRACT W/ THE CONTRACTOR (I.E. TELEPHONE, DATA LINES, FIRE ALARM, ETC.). ANY CHANGES OR DELAYS ARISING FROM CONFLICTS BETWEEN SUCH TRADES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

22. UNLESS OTHERWISE NOTED, WHEN DRAWINGS ARE IN CONFLICT, ENLARGED PLANS & DETAILS SHALL GOVERN. HOWEVER, THE ARCHITECT SHALL MAKE THE FINAL DETERMINATION IN THESE MATTERS.
23. SUBMIT FOR ARCHITECT'S REVIEW ABOVE BUILDING STANDARD SAMPLES & LITERATURE. SUBMIT FOR ARCHITECT'S CONSIDERATION SAMPLES & PRODUCT LITERATURE & OTHER PERTINENT DATA OF ANY PROPOSED SUBSTITUTIONS. ANY SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL, PRIOR TO IMPLEMENTATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESEARCH & QUALIFY THAT THE PERFORMANCE & CONSTRUCTION SPECIFICATIONS MEET THOSE OF THE ORIGINALLY SPECIFIED ITEM PRIOR TO SUBMISSION FOR APPROVAL. CONTRACTOR SHALL BE LIABLE FOR MATERIALS THAT ARE NOT AVAILABLE DUE TO UNTIMELY ORDERING & FOR THE COORDINATION OF SUBSTITUTIONS W/ OTHER TRADES & DISCIPLINES.
24. SHOP DRAWINGS (TWO (2) COPIES TO ARCHITECT & TWO (2) COPIES TO ENGINEER), AS REQUIRED, SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION OR CONSTRUCTION. SUBMIT FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION OR PURCHASE. SHOP DRAWINGS OR SAMPLES FOR MILLWORK, CUSTOM METALWORK, CUSTOM CASEGOODS & OTHER ITEMS AS REQUIRED BY ARCHITECT FOR ABOVE BUILDING STANDARDS ITEMS.
25. CHANGES IN THE WORK SHALL ONLY BE ALLOWED W/ ONE OF THE FOLLOWING WRITTEN DIRECTIVES: 1.) ARCHITECT'S DIRECTIVE FOR MINOR CHANGES IN WORK, 2.) CONSTRUCTION CHANGE DIRECTIVE FROM THE ARCHITECT, OR 3.) CHANGE ORDER ISSUED BY THE ARCHITECT. CHANGES MUST FOLLOW MODIFICATION PROCEDURES NOTED IN AIA A201 -ARTICLE 7. CHANGES REQUIRING A CHANGE IN COST OR TIME MUST BE EXPLICITLY NOTED AT TIME OF DISCUSSION IN FIELD, NOTIFICATION OR ARCHITECT OR AT JOB PROGRESS MEETING & FOLLOWED UP WITHIN TWO (2) WORKING DAYS BY WRITTEN CONFIRMATION. IF CHANGE IS AGREED TO WITHOUT EXPLICIT REFERENCE TO CHANGE IN COST OR TIME, A SUBSEQUENT CHANGE ORDER MAY BE JUSTIFIABLY REJECTED.
26. PERFORM WORK & INSTALL MATERIALS IN STRICT ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS & IN A MANNER CONSISTENT W/ INDUSTRY STANDARDS FOR WORKMANSHIP.
27. GYPSUM & METAL STUD CONSTRUCTION SHALL BE DONE IN ACCORDANCE W/ RECOMMENDATIONS & INSTRUCTIONS PUBLISHED BY U.S. GYPSUM COMPANY - GYPSUM CONSTRUCTION HANDBOOK, LATEST EDITION. CONSTRUCTION JOINTS MUST OCCUR AT A MAXIMUM OF 25 FT. ON UNDERSIDE OF ROOF DECK.
28. FINISH CARPENTRY & MILLWORK SHALL BE DONE IN ACCORDANCE W/ THE ARCHITECTURAL WOODWORKS INSTITUTE (AWI) STANDARDS FOR SELECTION OF MATERIALS, HARDWARE, FABRICATION, WORKMANSHIP & FINISHING.
29. EXAMINE SURFACES TO DETERMINE THAT THEY ARE SOUND, DRY, CLEAN & READY TO RECEIVE FINISHES OR MILLWORK PRIOR TO INSTALLATION. START OF INSTALLATION SHALL IMPLY ACCEPTANCE OF SUBSTRATE & SHALL NOT BE GROUNDS FOR CLAIMS AGAINST IMPROPER PERFORMANCE OF INSTALLED MATERIAL. ADVISE ARCHITECT OF ANY EXISTING CONSTRUCTION NOT LEVEL, SMOOTH & PLUMB WITHIN INDUSTRY STANDARDS PRIOR TO START OF CONSTRUCTION.
30. INSTALL & MAINTAIN NECESSARY COVERINGS, PROTECTIVE ENCLOSURES, TEMPORARY DOORS & PARTITIONS & DUST BARRIERS TO PROTECT OCCUPANTS & EXISTING WORK & FINISHES TO REMAIN. REPAIR & REPLACE ANY DAMAGES CAUSED BY IMPROPER PROTECTION AT NO ADDITIONAL CHARGE TO OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY & ALL DAMAGE WHICH MAY OCCUR DURING EITHER THE DEMOLITION OR CONSTRUCTION PHASE TO THE EXISTING BUILDING. CONTRACTOR SHALL REPAIR SAME IMMEDIATELY TO MATCH ADJACENT SURFACES IN GOOD CONDITION.
31. WORK DAMAGED DURING CONSTRUCTION OR NOT CONFORMING TO SPECIFIED STANDARD TOLERANCES OR MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
32. MAINTAIN EXIT, EXIT LIGHTING, FIRE PROTECTIVE DEVICES & LIFE SAFETY SYSTEMS IN WORKING ORDER.
33. EXIT DOORS, EGRESS DOORS & OTHER DOORS REQUIRED FOR MEANS OF EGRESS SHAL BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOW- LEDGE OR EFFORT.
34. VERIFY KEYING REQUIREMENTS OF ALL NEW LOCKS WITH OWNER.
35. 24 HOURS PRIOR TO OCCUPANCY OF ANY PHASE, THOROUGHLY CLEAN SURFACES OF DUST, DEBRI, LOOSE CONSTRUCTION MATERIAL & EQUIPMENT. VACUUM OR MOP FLOORS & CLEAN WINDOWS. THE CONTRACTOR, AT THE COMPLETION OF THE PROJECT, SHALL CLEAN THE ENTIRE BUILDING AND LEAVE IT IN ACCEPTABLE CONDITION.
36. SUBSTANTIAL COMPLETION SHALL BE THE DATE ON WHICH THE PREMISES ARE AVAILABLE FOR OCCUPANCY FROM THE CONTRACTOR & SHALL BE AS DEFINED IN AIA DOCUMENT A201. ADDITIONAL TOUCH-UP OR MINOR INSTALLATION WORK MAY BE INCOMPLETE.
37. WARRANT TO THE OWNER THAT ALL MATERIALS & EQUIPMENT FURNISHED & INSTALLED UNDER THIS CONTRACT SHALL BE NEW UNLESS OTHERWISE SPECIFIED, & WORK SHALL BE OF GOOD QUALITY, FREE FROM FAULTS & DEFECTS & CONFORMS WITH THE CONTRACT DOCUMENTS.
38. FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION, CONTRACTOR SHALL PROMPTLY CORRECT WORK FOUND NOT TO BE IN ACCORDANCE W/ THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BEAR ALL COSTS OF CORRECTIONS.
39. UNLESS OTHERWISE NOTED, FASTENERS & ATTACHMENTS SHALL BE FULLY CONCEALED FROM VIEW.
40. THE ARCHITECT'S SEAL AFFIXED TO THESE CONTRACT DOCUMENTS, SHALL CERTIFY TO THE BEST OF OUR KNOWLEDGE, THAT THESE DRAWINGS MEET THE APPLICABLE STATE & LOCAL CODES. IF ANY PORTION OF THESE DOCUMENTS IS FOUND TO BE IN CONFLICT W/ STATE OR LOCAL CODES, THE ARCHITECT SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR.
41. CONTRACTOR SHALL BE RESPONSIBLE IN PROVIDING THE OWNER A COMPLETE SET OF 'AS-BUILT' OR 'RECORD' DOCUMENTS.
42. PROVISIONS OF THE AIA A201 - GENERAL CONDITIONS, APPLY TO THIS CONTRACT BY REFERENCE UNLESS SPECIFICALLY MODIFIED IN WRITING BY THE OWNER OR ARCHITECT.

BUILDING CODE COMPLIANCE:

1. THE CONTRACTOR SHALL PERFORM WORK IN ACCORDANCE W/ APPLICABLE CODES, REGULATIONS, LOCAL AUTHORITY REGULATIONS & LOCAL CODE OFFICIAL'S DIRECTIVES.
2. THE CONTRACTOR SHALL PROVIDE TERMITE PROTECTION AS PER FBC 1816.17
- PARTITION NOTES:**
1. CLEAR DIMENSIONS MUST BE HELD. DIMENSIONS NOTED AS FINISHED FACE.
2. DRAWING DIMENSIONS ARE TO THE FACE OF STUD SURFACE UNLESS CLEAR OR CRITICAL SHALL BE MEASURED FROM FINISH FACE TO FINISH FACE.
3. MAKE NO MECHANICAL ATTACHMENTS TO EXTERIOR BUILDING SURFACES WITHOU PRIOR NOTIFICATION AND APPROVAL FROM THE ARCHITECT.
4. CONSTRUCT CEILINGS & PARTITIONS PER MANUFACTURER'S RECOMMENDATIONS WITH DEFLECTIONS NOT TO EXCEED 1/240 OF THE SPAN. PROVIDE FIRE RATINGS AS REQUIRED BY CODE - SEE FBC AND LOCAL CODE AMMENDMENTS FOR ANY SPECIAL FIRE STOPPING REQUIREMENTS.
5. INSTALL WOOD BLOCKING AT ANY PARTITION SCHEDULED TO RECEIVE HANGING CABINETRY AND/OR SHELVING.
6. INSTALL MOISTURE RESISTANT SUBSTRATE (WATER RESISTANT TYPE GYPSUM BOARD OR CEMENTITIOUS BOARD) WHERE CERAMIC TILE OR STONEWORK IS INDICATED.
7. INSTALL STEEL FRAMING FOR PARTITIONS TO COMPLY WITH ASTM C-154 & THE GYPSUM CONSTRUCTION HANDBOOK BY U.S. GYPSUM, LATEST EDITION.
8. INSTALL & FINISH GYPSUM BOARD TO COMPLY W/ ASTM C-840, GA-216 BY GYPSUM ASSOCIATION & GYPSUM CONSTRUCTION HANDBOOK BY U.S. GYPSUM, LATEST EDITION. PREPARE SURFACE AS REQUIRED FOR FINAL SURFACE FINISH AS RECOMMENDED BY GYPSUM CONSTRUCTION HADBOOK.
9. PROVIDE FRE RESISTANCE RATED PARTITION ASSEMBLIES IDENTICAL TO UL. DESIGNATIONS (UNDERWRITERS LABORATORY) SHOWN IN THE FIRE RESISTANCE DIRECTORY OR LISTED BY OTHER TESTING AGENCIES ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

MILLWORK NOTES:

1. MILLWORK & CASEWORK SHALL COMPLY W/ ARCHITECTURAL WOODWORK QUALITY STANDARDS, GUIDE SPECIFICATIONS & QUALITY CERTIFICATION PROGRAM, LATEST EDITION, CUSTOM GRADE UNLESS OTHERWISE NOTED.
2. INSTALL FIRE RETARDANT TREATED WOOD PRODUCTS WHERE REQUIRED TO COMPLY WITH THE BUILDING CODE.
3. COORDINATE INSTALLATION OF ALL IN-WALL STEEL ANCHORAGE, GROUND, & MISCELLANEOUS BLOCKING W/ OTHER TRADES FOR PRECISE LOCATION.
4. THE MILLWORK CONTRACTOR SHALL OBTAIN & VERIFY FIELD MEASUREMENTS & CONDITIONS AFFECTING HIS WORK & SHALL BE RESPONSIBLE FOR DETAILS & DIMENSIONS ASSURING PRECISION & PROPER ASSEMBLY OF HIS PRODUCTS.
5. COORDINATE ITEMS TO INSURE DELIVERY TO THE PROPER LOCATION & VERIFY PHYSICAL ACCOMMODATION WITHIN THE CONFINES OF THE PROJECT AS REQUIRED.
6. SET WORK PLUMB, LEVEL & SQUARE, SCRIBED TIGHTLY & ACCURATELY TO ADJT. SURFACES, SECURELY ANCHORED IN POSITION INDICATED ON DRAWINGS TO HIGHEST QUALITY STANDARDS.
7. LAMINATE EDGES OF COUNTERTOPS & EDGES OF DOORS PRIOR TO FACING COUNTERTOPS OR DOORS.
8. COORDINATE EXACT PLACEMENT OF PLUMBING & ELECTRICAL FIXTURES, SWITCHES & OUTLETS TO BE INSTALLED WITHIN THE MILLWORK.
9. REPAIR, REPLACE OR OTHERWISE MAKE GOOD TO SATISFACTION OF ARCHITECT DAMAGE INCURRED TO MILLWORK DURING CONSTRUCTION.
10. ADJUST DOORS, DRAWERS & HARDWARE FOR PROPER OPERATION & CLEAN SURFACES, INSIDE & OUT.
11. COMPLY W/ MILLWORK MANUFACTURER'S & INSTALLER'S RECOMMENDED OPTIMUM TEMPERATURE & HUMIDITY CONDITIONS FOR STORAGE & INSTALLATION OF WORK.
12. COMPLY W/ ARCHITECTURAL WOODWORK QUALITY STANDARDS, GUIDE SPECIFICATIONS & QUALITY CERTIFICATION PROGRAM, SECTION 1500 FACTOR FINISHING SYSTEMS FOR FINISHES NOTED.

FINISH NOTES:

1. INSPECT MATERIALS FOR DEFECTS, FLAWS, SHIPPING DAMAGE, CORRECT COLOR & PATTERN, INFORM ARCHITECT OF ANY DEFECTIVE MATERIALS & COORDINATE W/ THE MANUFACTURER FOR ACCURATE SHIPPING DATES FOR THE REPLACEMENT MATERIAL.
2. FLOOR COVERINGS SHALL BE REPAIRED IN RENOVATION WORK TO MATCH ADJACENT SURFACES. FLOOR COVERINGS IN CLOSETS SHALL MATCH ADJACENT SURFACES. FLOOR COVERING IN CLOSETS SHALL MATCH ADJACENT ROOM UNLESS NOTED OTHERWISE.
3. CONTRACTOR WILL BE RESPONSIBLE FOR PROVING AN APPROPRIATELY LEVEL & SMOOTH CONCRETE OR OTHER SUBSTRATE TO MEET THE CARPET (IF CARPET IT USED) MEETING INDUSTRY STANDARDS PRIOR TO INSTALLATION.
4. CARPET, IF USED, SHALL BE INSTALLED IN THE SAME DIRECTION. SEAM CARPET AT DOORS AND ON CENTERLINE OF DOORS, TYPICAL.

PAINTED SURFACES:

1. PAINTED FINISH METAL & WOOD TRIM SHALL BE SEMI-GLOSS ALKYD ENAMEL, COLOR TO MATCH ADJACENT WALL UNLESS NOTED OTHERWISE. OTHER SURFACES SHALL BE LATEX, FLAT FINISH. PAINTED FINISHES WITHIN BATHROOMS & KITCHEN/ GALLEYS/PANTRY SHALL BE SEMI-GLOSS ALKYD ENAMEL.
2. PREPARE FOR & APPLY PAINT IN ACCORDANCE W/ THE MANUFACTURER'S SPEC'S. FOR THE PARTICULAR SURFACE, ONE (1) COAT PRIME & TWO (2) FINISH COATS MINIMUM APPLICATION. FOLLOW INDUSTRY STANDARDS FOR SURFACE PREPARATION & APPLICATION ENVIRONMENT (TEMPERATURE & HUMIDITY).

WALL COVERING:

1. INTERIOR FINISH MATERIALS SHALL COMPLY WITH LOCAL CODES. WHEN REQUIRED BY BUILDING OFFICIAL(S), APPLY FLAME PROOFING TO FABRIC WALL COVERINGS.
2. WALL COVERINGS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE APPLICATION, INCLUDING TEMPERATURE AND DUST CONTROL. WALL COVERING REQUIRING BACKING SHALL BE SO APPROVED. APPLY WALL PRIMER PRIOR TO APPLYING ADHESIVE FOLLOWING MANUFACTURER'S INSTRUCTION.
3. INSTALL BEAMS PLUMB & NOT LESS THAN SIX (6) INCHES FROM CORNERS. HORIZONTAL BEAMS SHALL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES.
4. REMOVE EXCESS ADHESIVE PROMPTLY, REPLACE PANELS WHICH CANNOT BE COMPLETELY CLEANED.
5. INSTALLATION OF PATTERNED FABRIC WALL COVERINGS SHALL BE MATCH AT EDGE TO ADJACENT FABRIC PANEL.
6. REMOVE SWITCH PLATES & SURFACE MOUNTED FIXTURES TO PERMIT WALL COVERING INSTALLATION & RE-INSTALL UPON COMPLETION.
7. WALL COVERINGS SHALL BE FROM CONSISTENT DYE LOTS.
8. NO SUBSTITUTION OF ANY SPECIFIED WALL COVERINGS OR FINISH MAY BE MADE WITHOUT PRIOR APPROVAL OF ARCHITECT.

TILE:

1. INSTALL TILE IN ACCORDANCE W/ TILE COUNCIL OF AMERICA HANDBOOK FOR CERAMIC TILE INSTALLATION METHODS.
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING APPROPRIATE SUBSTRATE (I.E. MOISTURE RESISTANT GYPSUM BOARD, 'WONDERBOARD', ETC.).

TELEPHONE/DATA/ELECTRICAL NOTES:

1. WORK SHALL BE IN ACCORDANCE W/ APPLICABLE NATIONAL, STATE AND LOCAL ELECTRICAL CODES.
2. IN M/E/P DESIGN-BUILD PROJECTS, MECHANICAL & ELECTRICAL ENGINEERING DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW & APPROVAL PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR COORDINATING VARIOUS TRADES. CONTRACTOR SHALL CONTROL INSTALL- ATION SEQUENCE OF VARIOUS ITEMS TO ACCOMMODATE DIMENSIONAL REQUIRE- MENTS OF TOTAL ASSEMBLY INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM, DATA, TELEPHONE, SPRINKLER PIPING AND ANY & ALL EQUIPMENT.
3. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL, MECHANICAL, ELECTRICAL & PLUMBING ENGINEER'S OR ANY OTHER CONSULTANT'S DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION. WORK INSTALLED IN CONFLICT W/ THE ARCHITECT'S DRAWINGS OR CREATING CONFLICTS DUE TO INSUFFICIENT COORDINATION OF WORK SHALL BE CORRECTED BY THE CONTRACTOR @ THE CONTRACTOR'S EXPENSE & SHALL NOT IMPACT THE SCHEDULE.
4. REFER TO ENGINEERING DRAWINGS FOR CIRCUITING & SPECIFICATIONS. MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS DO NOT SPECIFY LOCATIONS OF FIXTURES, OUTLETS, OR EQUIPMENT - REFER TO ARCHITECT'S DRAWINGS.
5. SEPARATE JUNCTION BOXES BY AT LEAST ONE (1) STUD WHERE TELEPHONE & ELECTRICAL OUTLETS APPEAR BACK-TO-BACK OR SIDE-BY-SIDE.
6. OUTLETS, SWITCHES & JUNCTION BOXES LOCATED IN ACOUSTICAL PARTITIONS SHALL RECEIVE EQUIVALENT INSULATION BEHIND BOXES.
7. WHERE WALL MOUNTED OUTLETS ARE INDICATED SIDE-BY-SIDE, THE MAXIMUM SEPARATION SHALL BE SIX (6) INCHES, CENTERLINE TO CENTERLINE, U.O.N.
8. GANG ELECTRICAL OUTLETS & SWITCHES WHERE POSSIBLE.
9. WALL MOUNTED ELECTRICAL, TELEPHONE & DATA OUTLETS SHALL BE INSTALLED AT EIGHTEEN (18) INCHES ABOVE FINISHED FLOORS, UNLESS NOTED OTHERWISE.
10. INSTALL LIGHT SWITCHES AT FOURTY-TWO (42) INCHES AFF. & WITHIN EIGHT (8) INCHES OF DOOR FRAME, U.O.N.. FOLLOW ADA REGULATIONS IN PUBLIC CIRCUMSTANCES.
11. THERMOSTATS SHALL BE INSTALLED AT SIXTY (60) INCHES AFF. ADJACENT TO LIGHT SWITCHES, UNLESS NOTED OTHERWISE.
12. INCANDESCENT LIGHT FIXTURES ARE TO BE ON DIMMERS, U.O.N.
13. WHERE LIGHTS & SWITCHES ARE NOT NOTED W/ A LOWER CASE LETTER DESIGNATION, THE SWITCHES ARE TO BE CONNECTED ONLY TO THOSE LIGHT FIXTURES WITHIN THAT SPECIFIC ROOM.
14. FLOOR MOUNTED OUTLETS ARE DIMENSIONED FROM THE CENTERLINE OF THE OUTLET TO THE FINISHED FACE OF THE PARTITION AND/OR COLUMN, UNLESS NOTED OTHERWISE.
15. ELECTRICAL ITEMS INDICATED IN OR ON CABINETRY SHALL BE SUPPLIED, INSTALLED & COORDINATED BY THE CONTRACTOR.
16. ELECTRICAL SUB-CONTRACTOR SHALL MAKE FINAL CONNECTIONS FOR ALL FLOOR OR WALL OUTLETS TO FURNITURE SYSTEM POWER POLES (WHERE APPLICABLE) FOLLOWING MANUFACTURER'S STANDARDS FOR INSTALLATION AND APPLICABLE CODES.
17. PHONE & DATA OUTLETS SHALL BE SINGLE OUTLET BOX W/ FULL STRING & RING FOR WIRING. WIRING OR CABLING SHALL BE BY OTHERS UNLESS NOTED OTHERWISE.
18. THE SIZE OF NEW TELEPHONE & DATA LINE CONDUITS SHALL BE AS PER SUPPLIER'S SPECIFICATIONS. VERIFY REQUIREMENTS W/ OWNER.
19. INSTALL BUILDING STANDARD COVER PLATES FOR OUTLETS & SWITCHES.
20. EXHAUST FANS SHALL BE SILENT RUNNING & SHALL HAVE A MINIMUM EIGHT (8) FOOT LONG DUCT BETWEEN THE RETURN AIR GRILLE & FAN MOTOR. DUCT SHALL BE LINED W/ ONE (1) INCH MIN. THICK FIBERGLASS LINER. DO NOT LOCATE FAN MOTOR ABOVE CEILING OF ROOM SERVED BY FAN - LOCATE MOTOR ABOVE CORRIDOR OR OPEN AREA CEILING. PROVIDE SPARK PROOF MOTORS OR EXPLOSION PROOF MOTORS FOR LOCATIONS INVOLVING FLAMABLE MATERIALS (ONLY IF APPLICABLE.)
21. ACCESS PANELS AS REQUIRED SHALL BE INSTALLED FLUSH W/ CEILING & FINISHED TO MATCH THE ADJACENT CEING FINISH. LOCATIONS OF ACCESS PANELS ARE TO BE REVIEWED WITH THE ARCHITECT PRIOR TO INSTALLATION.

| | | |
|------------------------------------|---------------------|------------------|
| PROPOSED TOTAL GROUND FLOOR AREA - | ++ 1,999.00 SQ. FT. | ++ 35.8% OF SITE |
| PARKING & PAVED AREAS - | ++ 183.00 SQ. FT. | ++ 3.3% OF SITE |
| OPEN LANDSCAPED SPACE - | ++ 3,399.00 SQ. FT. | ++ 60.9% OF SITE |
| WATER BODIES (POOL) - | ++ 0.00 SQ. FT. | ++ 0.0% OF SITE |
| TOTALS | ++ 5,580.00 SQ. FT. | 100% OF SITE |

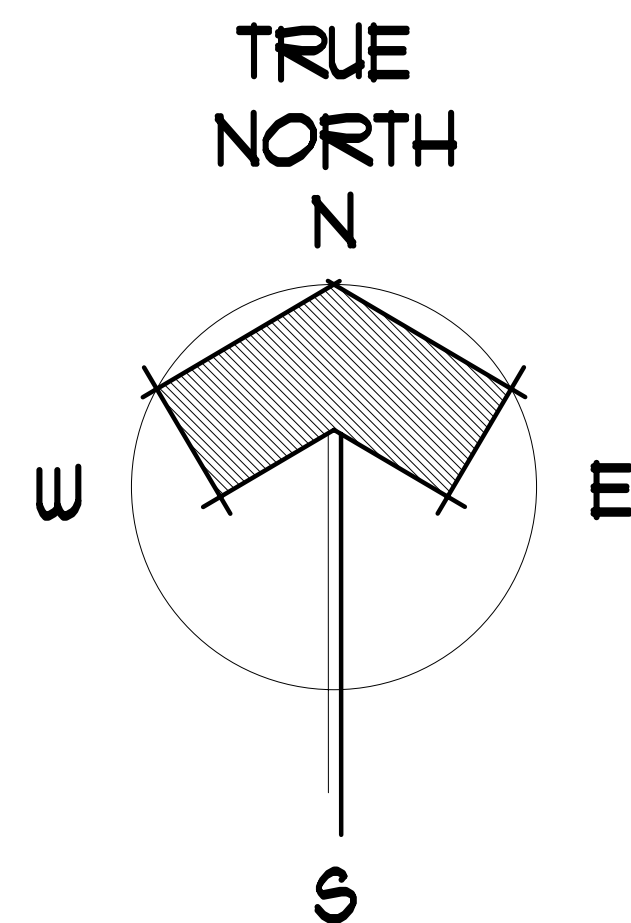
| | 2019 | 2020 |
|------------------------------------|------------------------------------|------------------------------------|
| R-1-A - SINGLE FAMILY RESIDENTIAL: | | |
| | TWO (2) PER HOUSEHOLD | TWO (2) |
| TOTAL\$: | TWO (2) (TWO (2) PER HOUSEHOLD) | TWO (2) (TWO (2) PER HOUSEHOLD) |

ZONED: RM (MULTI FAMILY RESIDENTIAL)
PROPOSED USE: SINGLE FAMILY RESIDENCE (NO CHANGE)

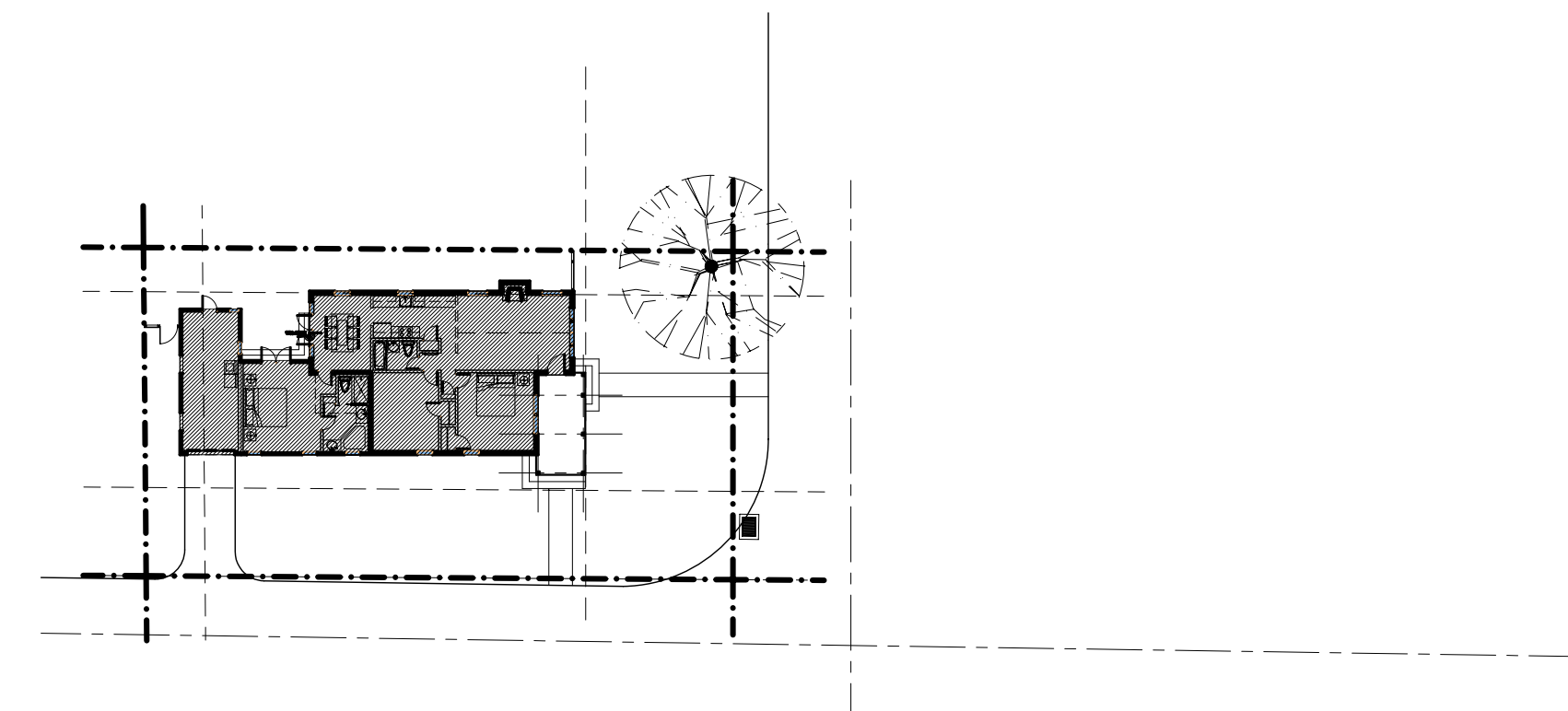
| RM | MIN. LOT SIZE (sq. ft.) | MIN. LOT WIDTH (ft.) | MIN. LOT DEPTH (ft.) | MIN. FLOOR AREA (sq. ft.) | MIN. LOT FRONTAGE (ft.) | MIN. OPEN SPACE (%) LDR | MAX. LOT COVERAGE (%) LDR | MIN. FRONT SETBACK (ft.) | MIN. SIDE INTERIOR SETBACK (ft.) LDR | MIN. REAR STREET SETBACK (ft.) | MIN. REAR SETBACK (ft.) | MAX. BUILDING HEIGHT (ft.) | PERVIOUS AREA (sq. ft.) | IMPERVIOUS AREA (sq. ft.) | |
|----------|-------------------------|----------------------|----------------------|---------------------------|-------------------------|-------------------------|---------------------------|--------------------------|--------------------------------------|--------------------------------|-------------------------|----------------------------|-------------------------|---------------------------|-------|
| REQUIRED | 8,000 | 60 | 100 | 1,000 | 60 | 25 | NA | 25 | 7.5 | | 15 | 10 | 35 | 1,395 | NA |
| PROVIDED | 5,580 | 55.8 | 100 | 1,617 | 55.8 | 25 | NA | 25 | 6.9 | | 17 | 5.9 | NO CHANGE | 3,399 | 2,181 |
| EXISTING | 5,580 | 55.8 | 100 | 1,617 | 55.8 | 25 | NA | 23.5 | 6.9 | | 20.7 | 5.9 | NO CHANGE | 3,400 | 2,180 |

1. UNDER NO CIRCUMSTANCES SHALL THIS PROPERTY BE GRADED SO THAT STORM WATER RUNS OFF ONTO ANY ADJACENT PROPERTIES.
2. SEE SUFFICIENT PROPOSED FINAL GRADES AND ASSOCIATED DETAIL INSURING STORM WATER DOES NOT FLOW ONTO ADJACENT PROPERTIES.
3. PLEASE SEE SURVEY FOR EXISTING GRADES @ ALL PROPERTY LINES & ON ALL ADJACENT PROPERTIES. MINIMUM TWO (2) GRADES PER PROPERTY LINE.
4. PLEASE SEE FLOOR PLANS FOR FINISH FLOOR ELEVATIONS OF ALL STRUCTURES WHICH ARE ALL MINIMUM 18" ABOVE THE CROWN OF THE ADJACENT STREETS OR ROADWAYS.
5. PLEASE SEE SITE PLAN AND DETAILS FOR MINIMUM 3" DEEP SODDED SWALE BETWEEN SITE'S PROPERTY LINE AND ALL ADJACENT STREETS OR ROADWAYS.

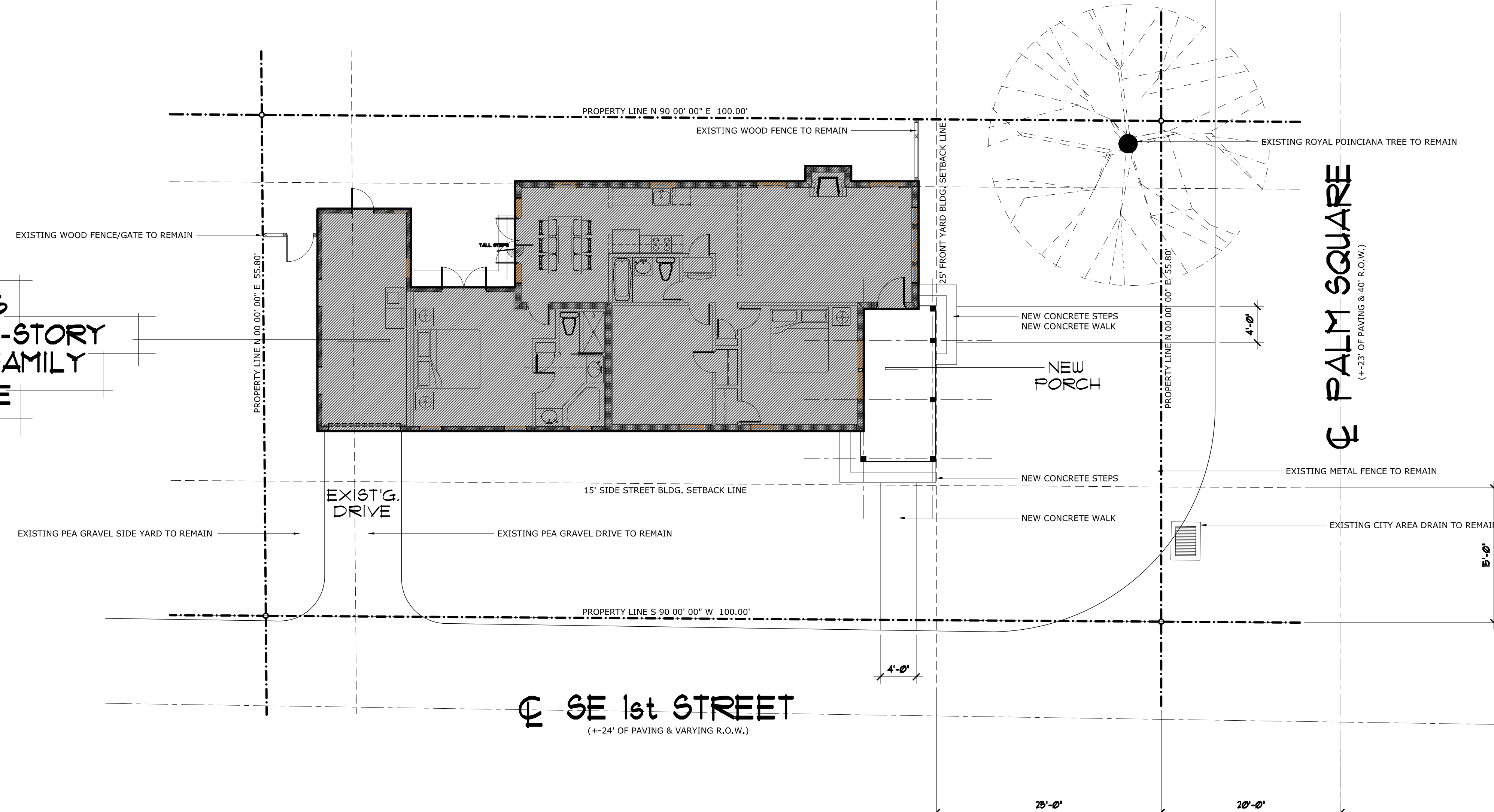
EXISTING TOPOGRAPHY (GRADE) TO REMAIN - SEE SURVEY
PROPOSED NEW TOPOGRAPHY (FINISH GRADE)



SCALE: 1/8" = 1'-0"

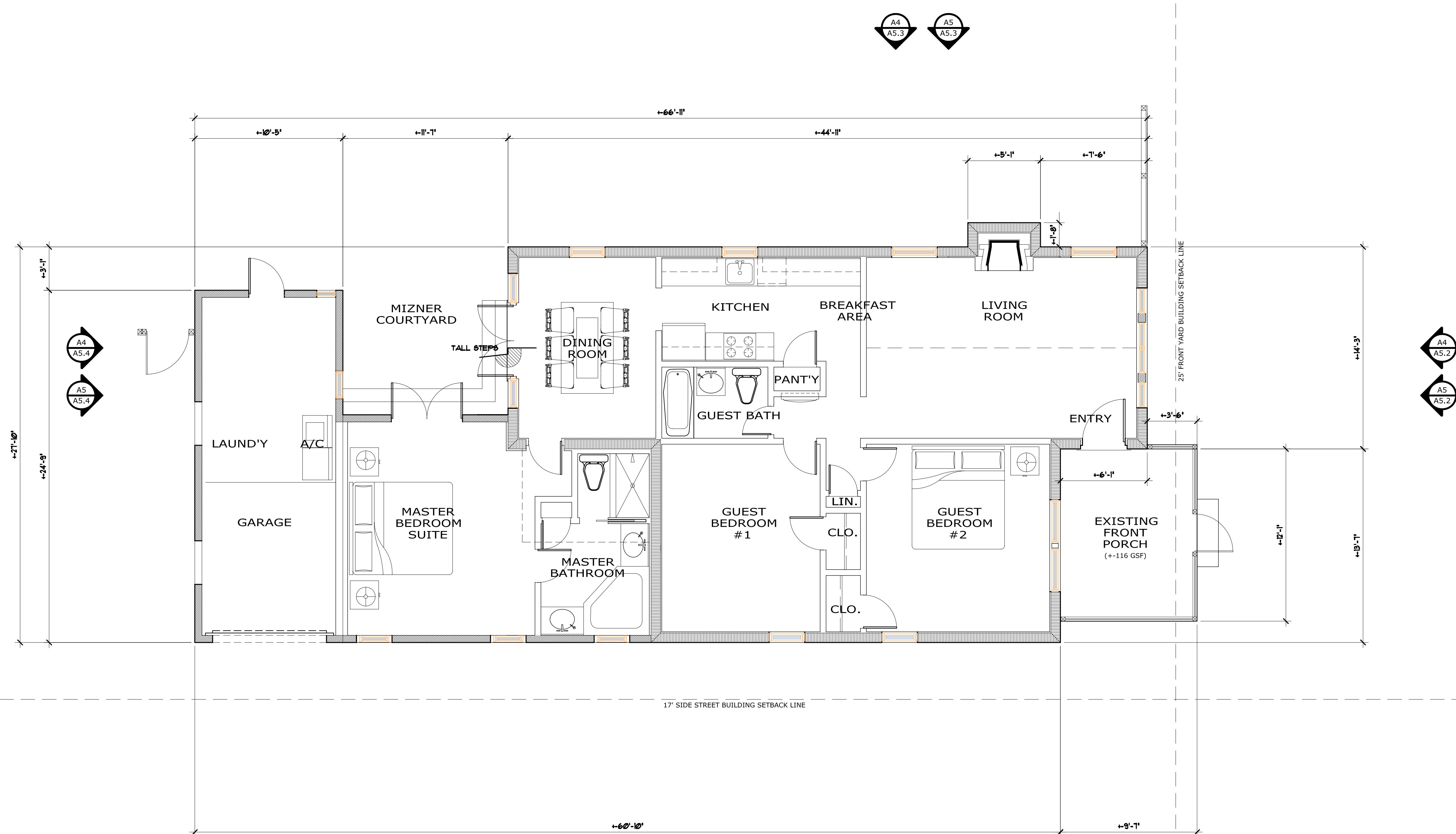


SCALE: 1" = 30'-0"



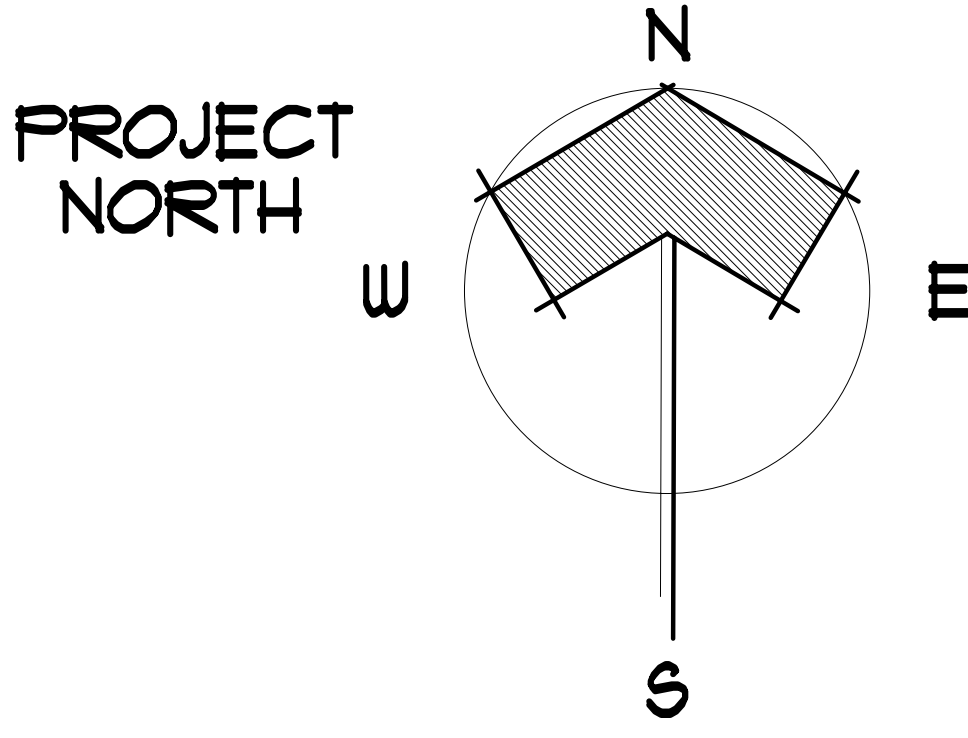
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| A2.0 | of | Drawing No. | Date MAY 10, 2019 | CAD File No. SITEPLAN | Project No. 2019.02KOWALSKI | Drawn RW COPE | Seal | Florida License No. ARC0013532 | call 561 799-3793 email copearchitectinc@gmail.com | ARCHITECTURE - PLANNING - INTERIORS DELRAY BEACH, FLORIDA 33483-5305 707 SE 1ST STREET COPE ARCHITECTS, INC. "HISTORIC MIZNER COTTAGE" | Drawing Title | SITE PLAN | Consultant Seal | No. | REVISIONS | Date |
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A2
HISTORIC MIZNER COTTAGE;
EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"



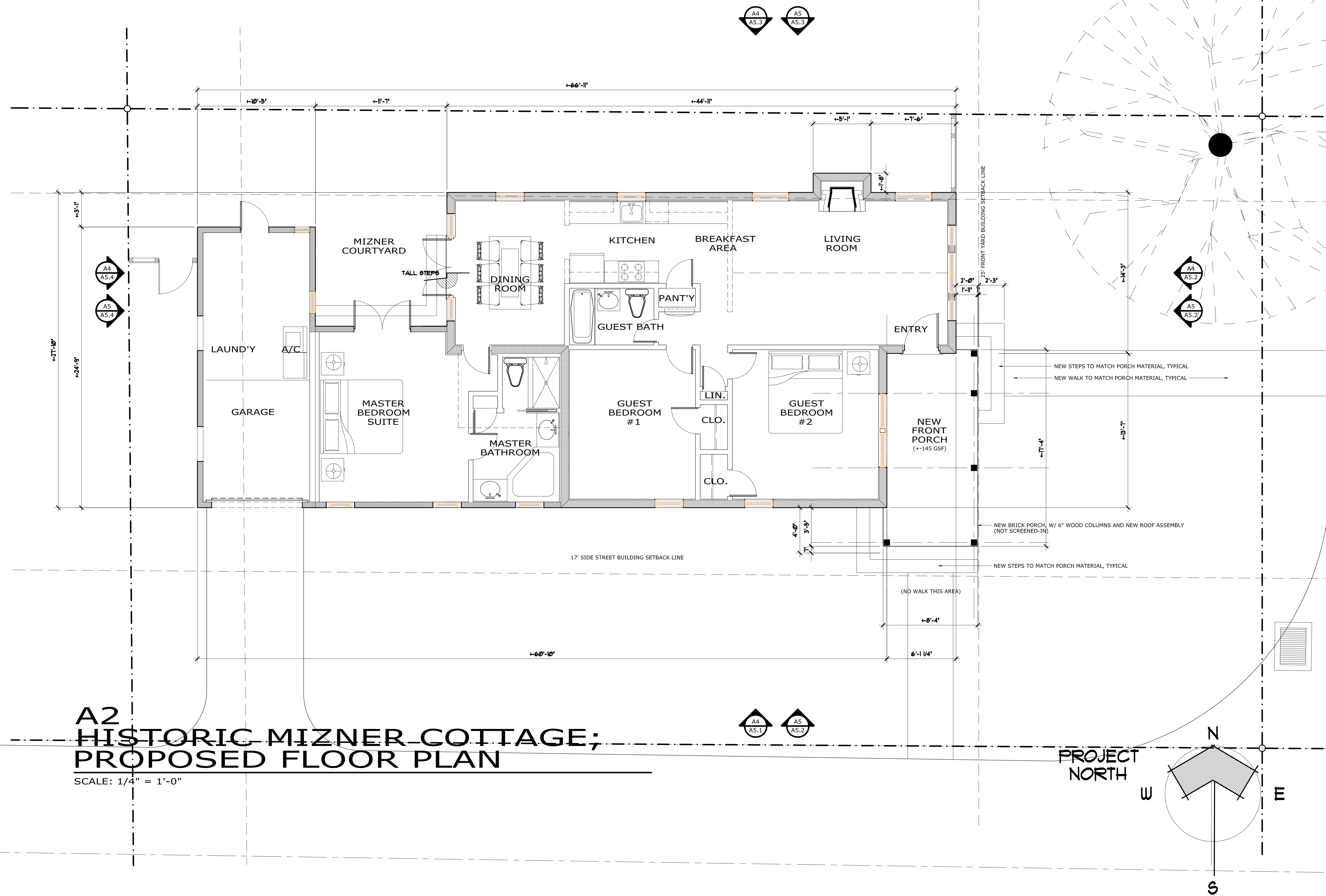
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| Date MARCH 27, 2019 | | | | | | | | | | | |
| Drawing No. | | | | | | | | | | | |
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| A4.1 | |
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A2
HISTORIC MIZNER COTTAGE;
PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"



HISTORIC MIZNER COTTAGE

707 SE 1ST STREET
DELRAY BEACH, FLORIDA

COPE ARCHITECTS, INC.

114 1/2 NE 1ST AVENUE
DELRAY BEACH, FLORIDA 33444-3713
ARCHITECTURE - PLANNING - INTERIORS

email: copearchitects@bellsouth.net cell: 561 789-3791

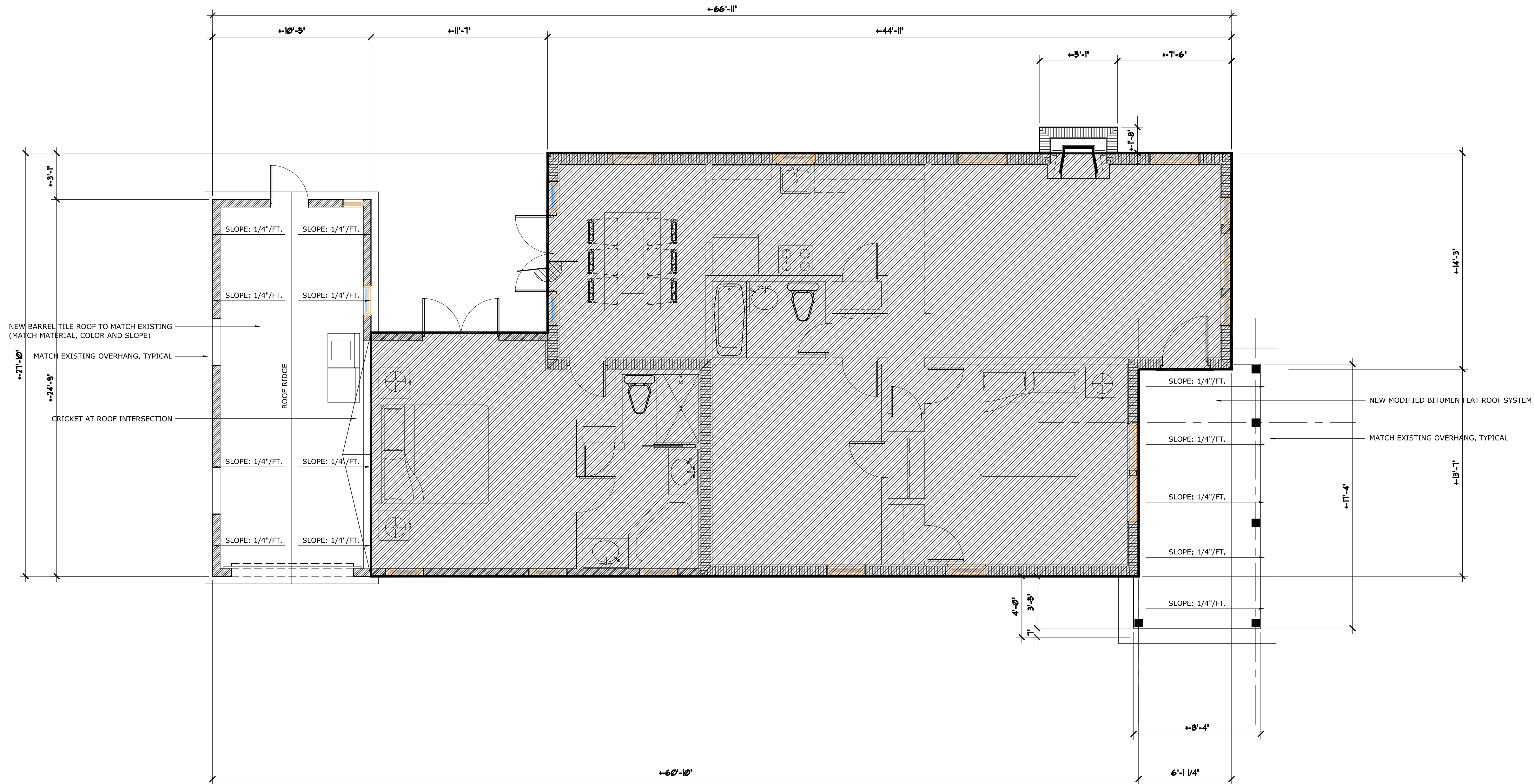
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Project No.
2019.39707
CAD File No.
PROPOSED FLR. PLAN
Date
MARCH 27, 2019
Drawing No.

A4.2

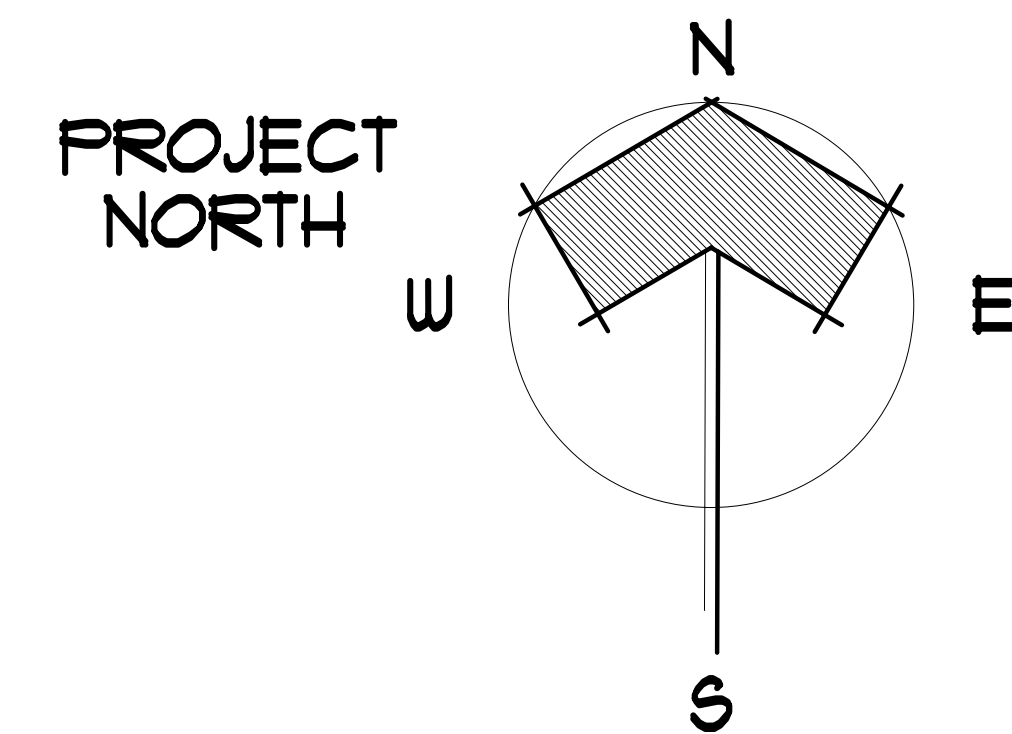
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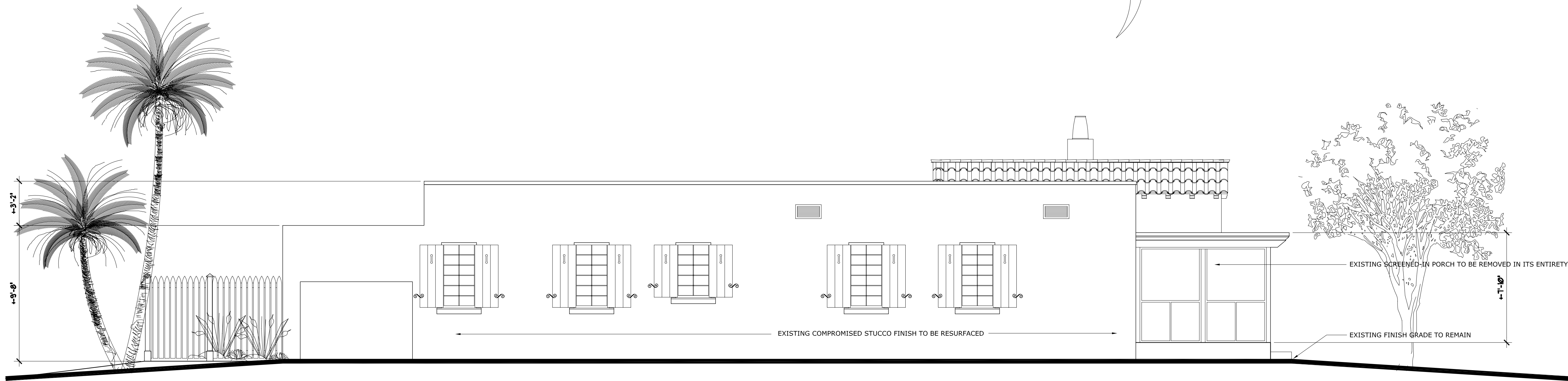
A3 HISTORIC MIZNER COTTAGE; PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"



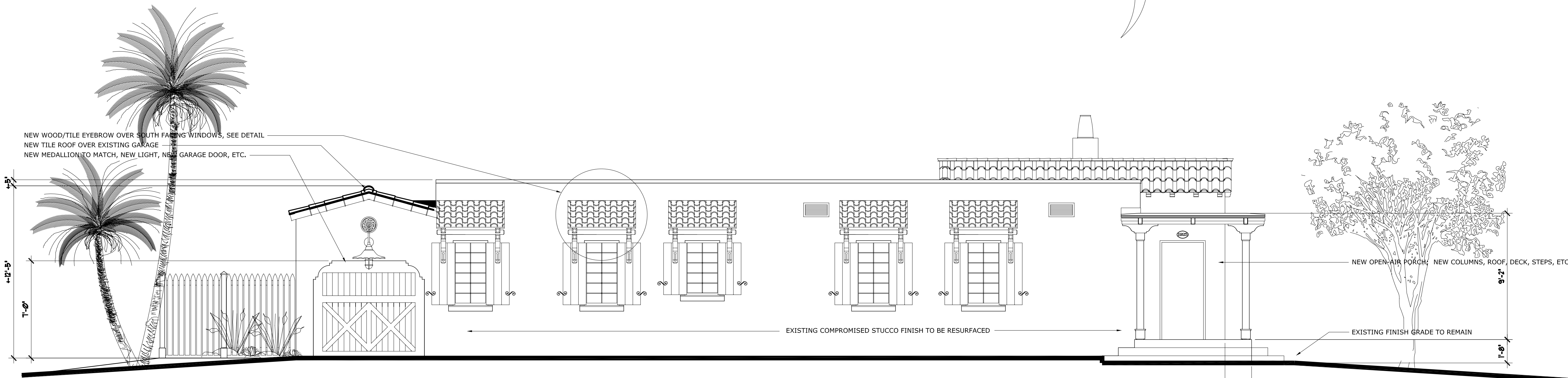
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| Seal | | COPE ARCHITECTS, INC. 114 1/2 NE 1ST AVENUE DELRAY BEACH, FLORIDA 33444-3713 ARCHITECTURE - PLANNING - INTERIORS email: copearchitects@bellsouth.net call: 561 789-3791 | HISTORIC MIZNER COTTAGE 707 SE 1ST STREET DELRAY BEACH, FLORIDA | | Consultant Seal | | | |
| | | | Drawing Title PROPOSED FLOOR PLAN | | | | | |
| Drawn RW COPE | | Florida License No. AR0013552 | Project No. 2019.39707 | | | | | |
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| Date AUGUST 19, 2019 | | | | | | | | |
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A5 HISTORIC MIZNER COTTAGE; EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



A4 HISTORIC MIZNER COTTAGE; PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

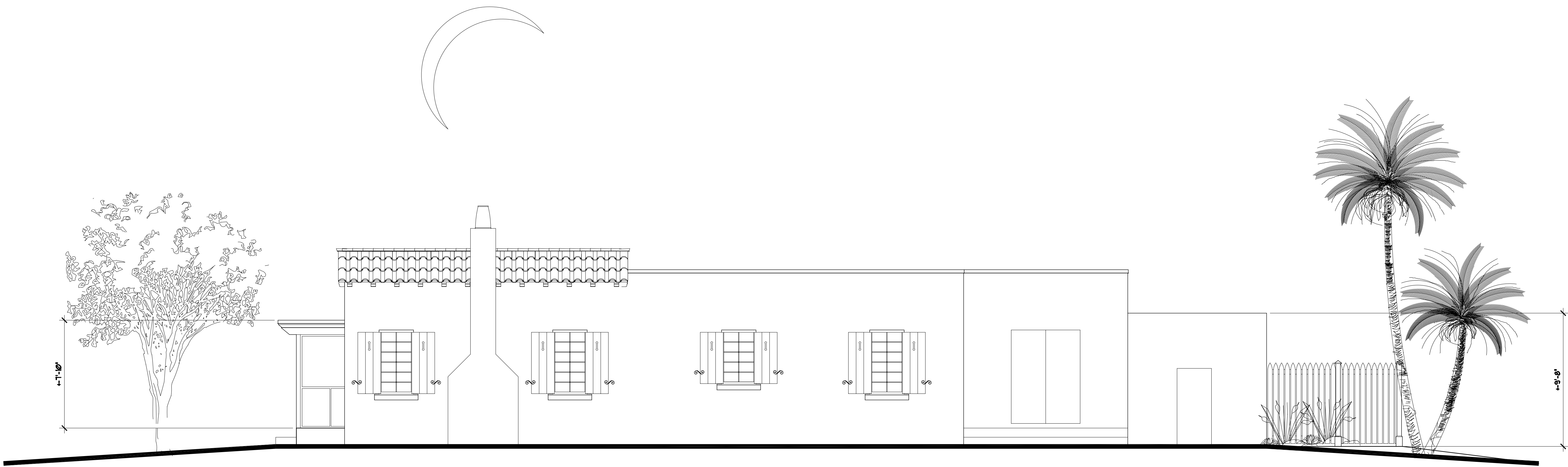
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| Seal | | Drawing Title | | Consultant Seal | | No. | | REVISIONS | | Date | |
| A5.1 | | EXISTING ELEVATIONS | | HISTORIC MIZNER COTTAGE | | 707 SE 1ST STREET | | DELRAY BEACH, FLORIDA | | | |
| Cope Architects, Inc. | | 114 1/2 NE 1ST AVENUE | | DELRAY BEACH, FLORIDA 33444-3713 | | ARCHITECTURE - PLANNING - INTERIORS | | email: copearchitects@bellsouth.net | | cell: 561 789-3791 | |
| Drawn | | RW COPE | | Project No. | | 2019.39707 | | CAD File No. | | EXIST'G. ELEVATIONS | |
| Date | | MARCH 27, 2019 | | Drawing No. | | | | | | | |



A4 HISTORIC MIZNER COTTAGE; PROPOSED EAST (ENTRY) ELEVATION

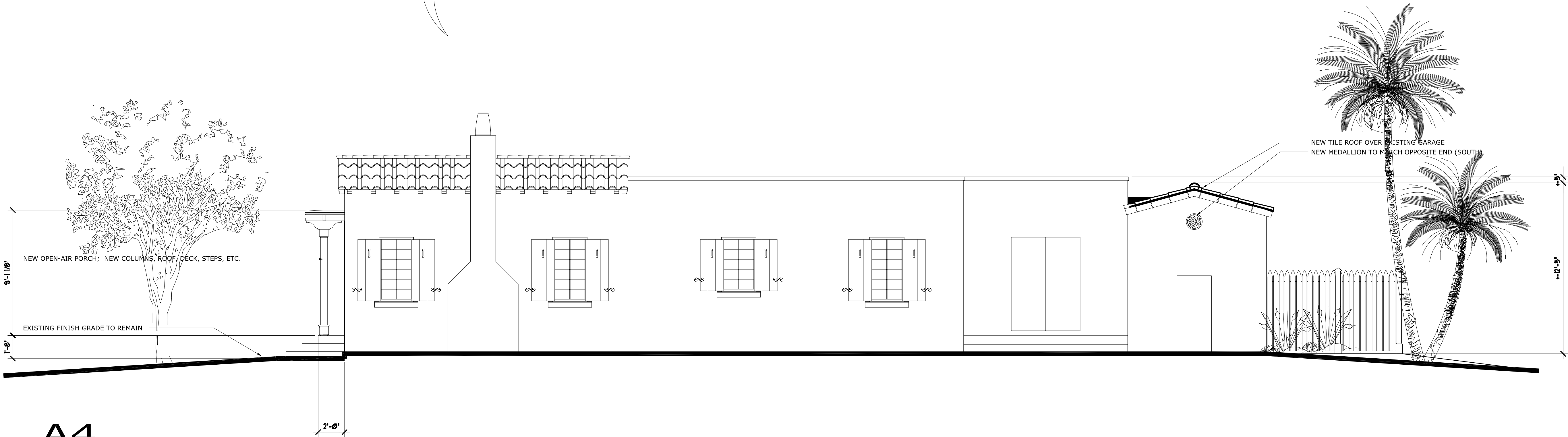
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A5
HISTORIC MIZNER COTTAGE;
EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0"



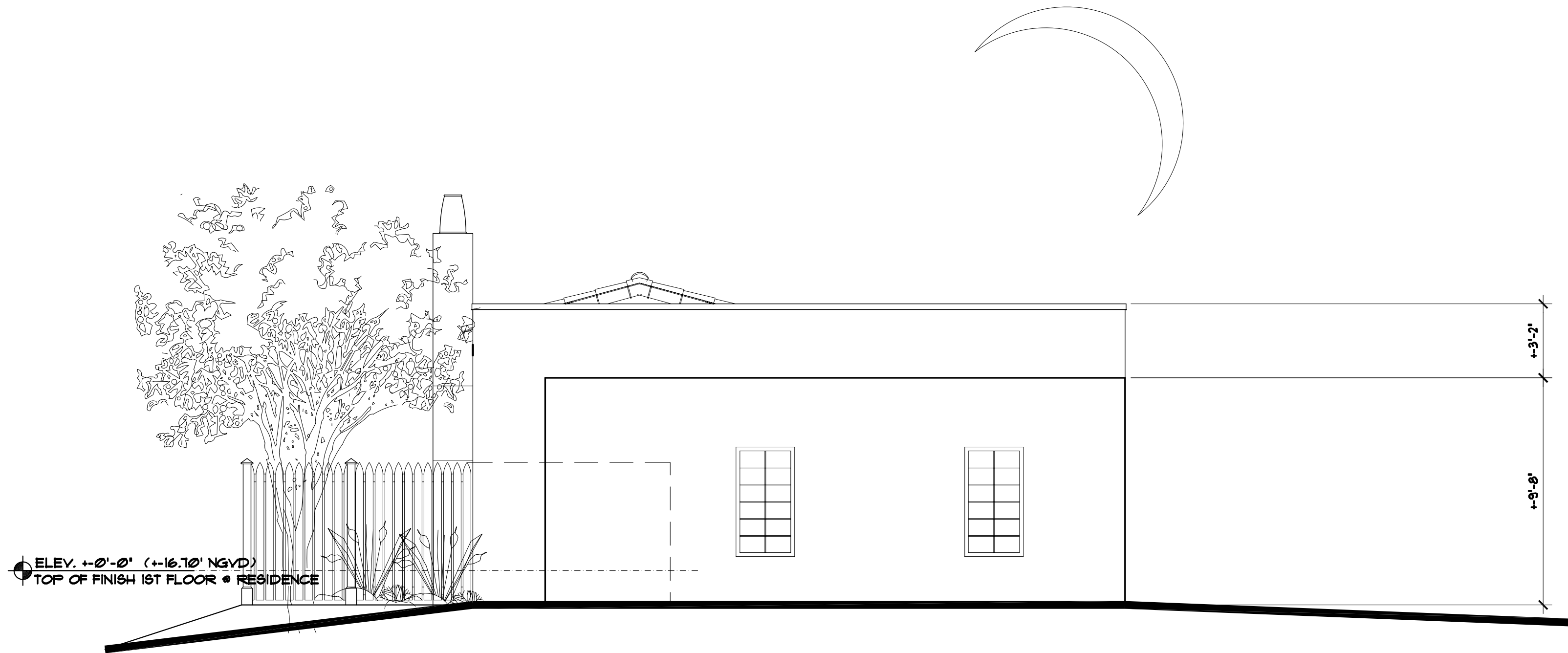
A4
HISTORIC MIZNER COTTAGE;
PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

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| Seal | | Florida License No. AR0013552 | | Drawn RW COPE | |
| Project No. 2019.39707 | | CAD File No. EXIST'G. ELEVATIONS | | Date AUGUST 19, 2019 | |
| Drawing No. | | A5.3 | | of | |
| Consultant Seal | | HISTORIC MIZNER COTTAGE 707 SE 1ST STREET DELRAY BEACH, FLORIDA | | Drawing Title EXISTING ELEVATIONS | |
| No. | | REVISIONS | | Date | |
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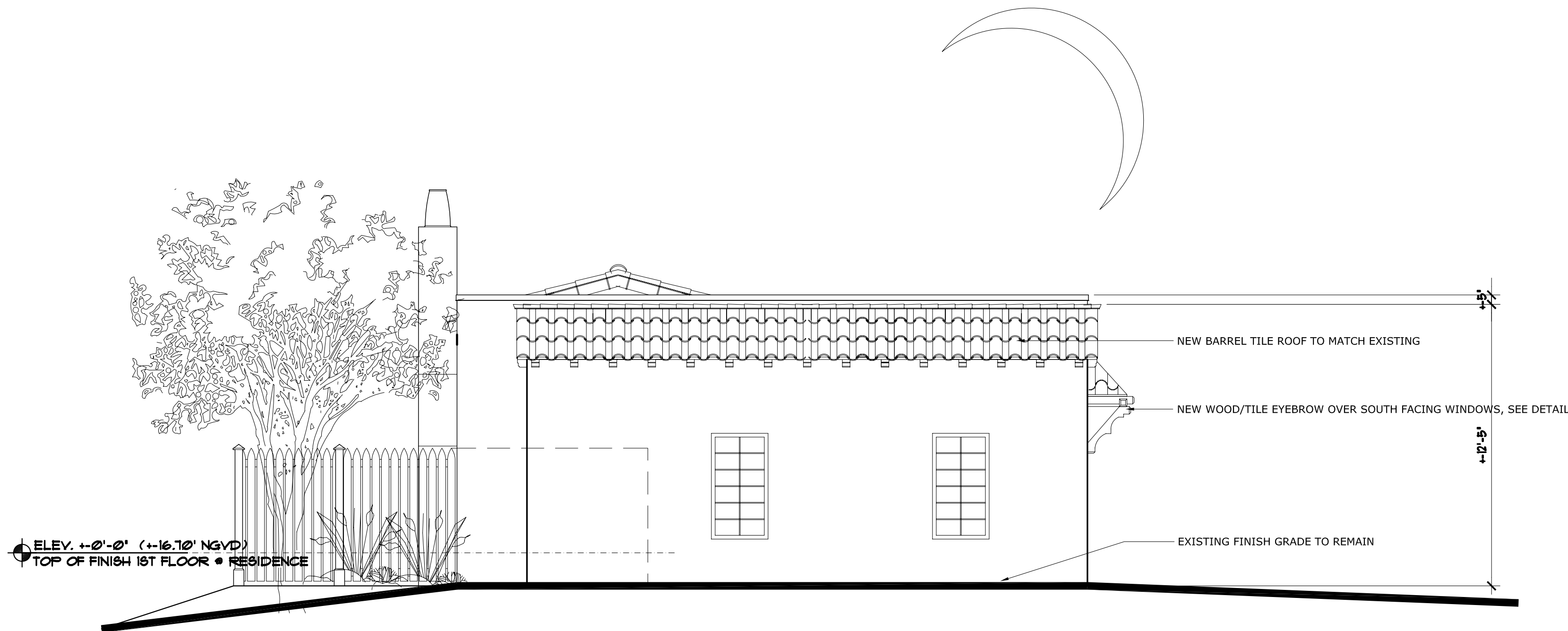
A5
HISTORIC MIZNER COTTAGE;
EXISTING WEST (REAR) ELEVATION

SCALE: 1/4" = 1'-0"



A4
HISTORIC MIZNER COTTAGE;
PROPOSED WEST (REAR) ELEVATION

SCALE: 1/4" = 1'-0"



HISTORIC MIZNER COTTAGE

707 SE 1ST STREET
DELRAY BEACH, FLORIDA

PROPOSED ELEVATIONS

COPE ARCHITECTS, INC.

114 1/2 NE 1ST AVENUE
DELRAY BEACH, FLORIDA 33444-3713

ARCHITECTURE - PLANNING - INTERIORS

email: copearchitects@bellsouth.net cell: 561 789-3791

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Project No.

2019.39707

CAD File No.

NEW ELEVATIONS

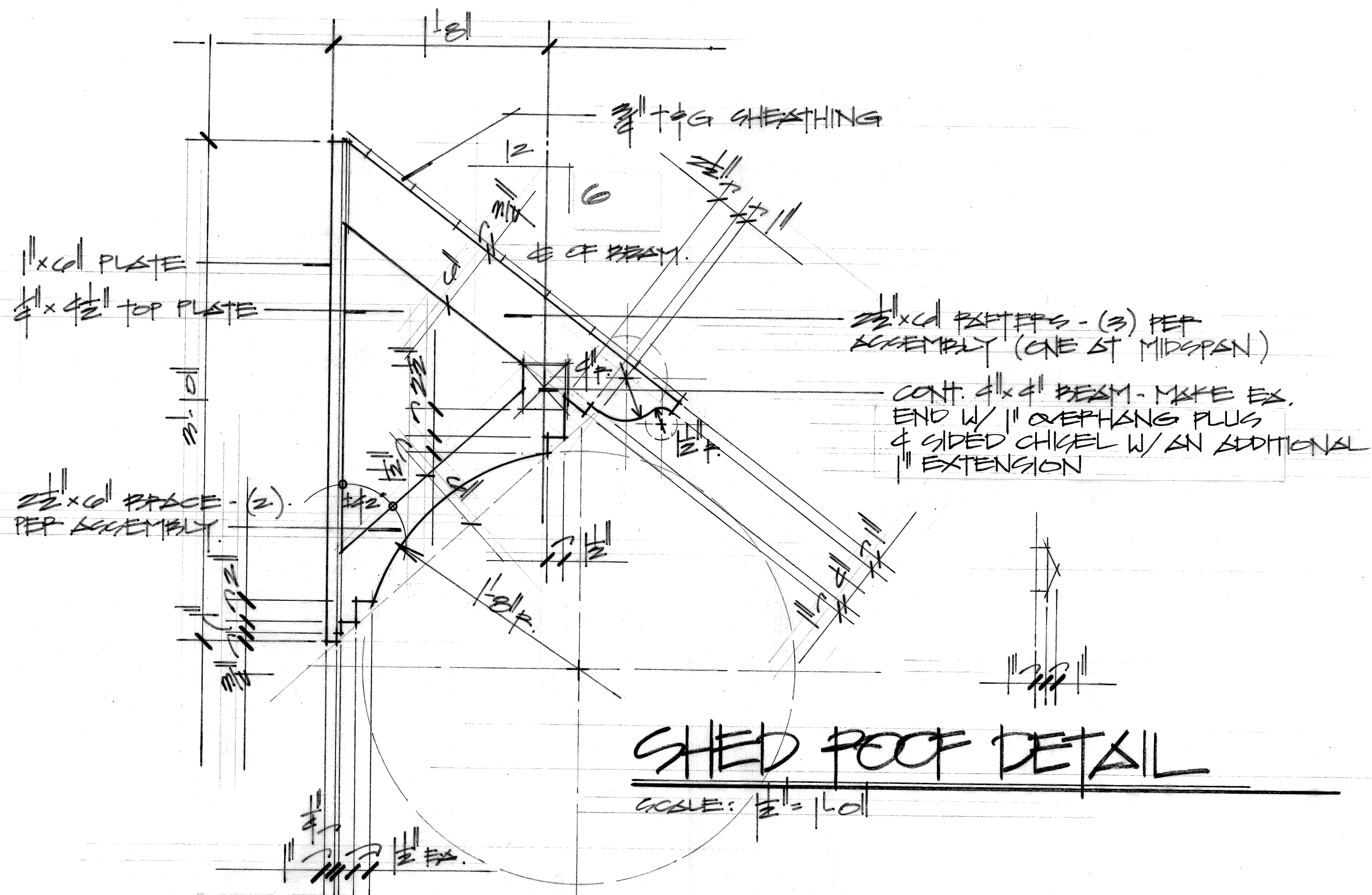
Date

AUGUST 19, 2019

Drawing No.

A5.4

of



SHED ROOF DETAIL

CABLE: $|E| = |L|$

August 09, 2019

City of Delray Beach
100 NW 1st Avenue
Delray Beach, Florida 33444

Attn.: Michelle Hoyland – Senior Historic Preservation Planner, Design Development Services

Re: COA 2019-229 - "The Kowalski Residence"

Project: "The Kowalski Residence", 707 SE 1st Street, National Marina Historic District

Mrs. Hoyland:

I hope all is well.

As the Architect-Of-Record for the above referenced Project, please accept this letter addressing how the very modest proposed improvements to 707 SE 1st Street address the Secretary of the Interior Standards for Rehabilitation and the Land Development Regulations as they relate to the "Visual Compatibility" standards.

VISUAL COMPATIBILITY

"Pursuant to LDR Section 4.5.1(E)(8) –Visual Compatibility Standards"

Response: Our proposed improvements fall into the broad Architectural "style" of "Spanish Mediterranean" – as it was designed and constructed circa 1926, but the proposed improvements also incorporate many subtle hints of unique custom design features that tie into those simple details of the existing structure. We also feel.....

- a. Height – The height of the new Porch is visually compatible w/ the exist'g structure
- b. Front Façade Proportion – We feel our proposal is visually compatible as the new Porch has better proportion than the current Porch
- c. Proportion of Openings – Not applicable as we have no new doors nor windows
- d. Rhythm of Solids to Voids – Because we have made the new Porch much more transparent than the existing (we eliminate all screening) we have improved upon the rhythm of solids to voids
- e. Rhythm of Buildings on Streets – Not applicable
- f. Rhythm of Entrance &/or Porch Projections – Stylistically, our new Porch is much more compatible than the existing Porch
- g. Relationship of Materials, Texture and Color – We feel our proposal is more than visually compatible as we are replicating all existing materials and finishes
- h. Roof Shapes – We feel, strongly, that our proposal is visually compatible as we "highlight" and celebrate our unique barrel tile roof feature (Garage to Living Room)
- i. Walls of Continuity – We feel our "enclosure components" masses and facades) are visually compatible
- j. Scale of a Building – We feel our proposal is visually compatible as we contend we are NOT negatively altering the building's scale
- k. Directional Expression of Front Elevation – We feel our proposal is visually compatible – we are cleaning up the Front Elevation
- l. Architectural Style – see statement above
- m. Additions to Individually Designated Properties & Contributing Structures In All Districts:
 1. additions.....not applicable

2. additions not applicable
3. characteristic features of the original building shall not be destroyed or obscured – we are not doing either
4. additions.....not applicable
5. additions..... not applicable
6. additions.....not applicable

SECRETARY OF THE INTERIOR STANDARDS

“Pursuant to LDR Section 4.5.1 (E) – Development Standards”.....

Standard 1 A property shall.....

Response: We are not changing its use

Standard 2 The historic character.....

Response: We are not removing any original components of the original structure.

Standard 3 Each property shall be.....

Response: No false sense of historical development here!

Standard 4 Most properties change over time.....

Response: All historic significance is being retained.

Standard 5 Distinctive features.....

Response: All distinctive features remain unaltered.

Standard 6 Deteriorated historic features.....

Response: There are no deteriorated historic features involved.

Standard 7 Chemical or physical treatments.....

Response: None planned.

Standard 8 Significant archeological.....

Response: We are not an archeological site.

Standard 9 New additions.....

Response: Not applicable.

Standard 10 New Additions.....

Response: Not applicable.

Finally, our Ownership and Design Team recognizes the continued review process and ANY impending Final TAC comments – they will ALL be duly addressed during the PERMIT review process.

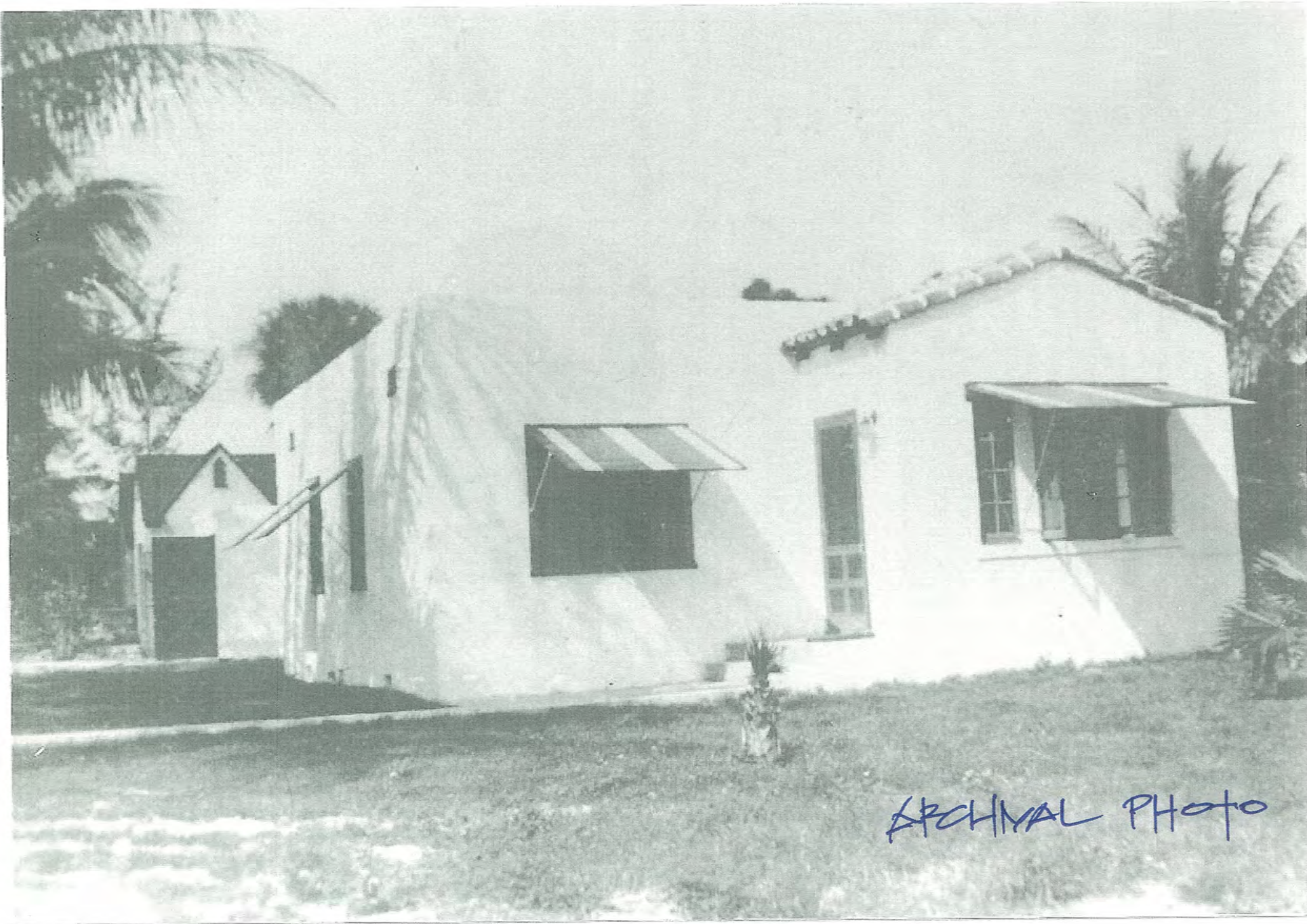
This concludes our response letter. Please do not hesitate to call should you require anything further.

Sincerely:

A handwritten signature in black ink, appearing to be 'Roger Cope', with a large, stylized 'R' and 'C'.

Roger Cope
Principal
RWC/jad

Cc Dan Kowalski, Client
 Aleaxandra Meighan, Client



Pouch



Pond



Bay Street



A photograph of a white garage door set within a concrete frame. The roof of the frame is covered with green vines and bright yellow flowers. To the right of the door is a window with dark shutters, partially obscured by a large green bush. The scene is surrounded by lush tropical vegetation, including palm trees, under a clear blue sky. The ground in front is a light-colored gravel or dirt area with shadows from the surrounding trees.

Garage