



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 125 Dixie Boulevard (2020-180)
Project Location: 125 Dixie Boulevard, Del-Ida Park Historic District
PCN: 12-43-46-09-29-004-0241
Request: Certificate of Appropriateness & Variance
Board: Historic Preservation Board
Meeting Date: October 7, 2020
Board Vote: Approved on a 5-0 vote

Board Actions:

Approved the Certificate of Appropriateness (COA) and Variance (2020-180) requests for the construction of a 1-story addition and exterior modification to the existing contributing residence.

Project Description:

The subject property is located on the north side of Dixie Boulevard, between North Swinton Avenue and NE 2nd Avenue within the Locally designated Del-Ida Park Historic District and is zoned R-1-AA (Single Family Residential). The 0.2411-acre property contains a 1,668 square foot two-story, contributing, Mediterranean Revival style, single-family residence that was constructed in 1928. The property was once owned by the Link family, with Frederick H. Link and his daughter Catherine Link (Strong) listed as owners on Delray Beach Building Yellowcard records.

At its meeting of June 18, 2003, the Historic Preservation Board (HPB) approved COA (2003-280) request for material change of the two driveway aprons to Old Chicago brick.

At its meeting of June 16, 2004, the HPB approved COA (2004-278) request for the relocation of a wood gazebo from 211 NW 1st Avenue to the subject property.

At its meeting of January 15, 2014, the HPB approved COA (2003-280) request to replace the original wood, upper-story arched, single hung, 4-over-1 windows with aluminum impact-rated windows.

The property was formerly combined with the lots to the west, which is now known as 115 Dixie Boulevard. In 2017, the Planning, Zoning and Building Department and the City Engineer approved a subdivision plat exemption request associated with the recombination of the property into 2 individual lots (115 North Dixie Boulevard and 125 North Dixie Boulevard). Then, on July 18, 2018, the HPB approved Certificate of Appropriateness 2018-100 for construction of a new 1-story, courtyard style single-family residence with an attached 2-car garage on the existing vacant lot. The home has been constructed.

The request before the board is for construction of a 1-story addition, exterior modifications to the original structure, a new swimming pool, outdoor patio with terrace, new decorative landscape pavers, and new parking spaces to the front of the property. A variance is also requested to allow for the 1-story addition to encroach into the west side interior setback from the required 10' to 7.5'.

Board Comments:

All members of the board were supportive of the proposal.

Public Comments:

There were three call ins and three emails from the public in support of the proposal.

Associated Actions:

N/A

Next Action:

The HPB action is final unless appealed by the City Commission

Beach, purchased several lots and served as the subdivisions general contractor. In 1923, he began construction of his own home at 524 NE 2nd Avenue. Built in the Mediterranean Revival style, the house started the trend for such designs which remained popular through 1930. Link's daughter, Catherine Link Strong, lived on Dixie Boulevard as an adult, and was Delray Beach's first woman mayor in 1954. Originally a rather elite development, the real estate bust left the area without much growth and development until the 1940's and later. The City of Delray Beach designated the Del-Ida Park Historic District in 1988.

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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 1.4 of the Historic Preservation 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-AA zoning district shall be developed according to the requirements noted in the chart below.

DEVELOPMENT STANDARDS	REQUIRED	EXISTING	PROPOSED
SETBACKS (MINIMUM)			
FRONT (SOUTH)	30'	110'	77.83'
SIDE INTERIOR (WEST)	10'	31.88' - 31.95'	7.5'* (addition)
SIDE INTERIOR (EAST)	10'	5.25' - 5.43'	no change
REAR (NORTH)	10'	4.56' – 4.74'	no change
HEIGHT	35'(MAXIMUM)	22.3'	22.3'

* Variance Requested

Pursuant to LDR Section 4.6.15(G) 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 swimming pool is proposed in the front of the property and will meet the requirements of this code section. As an added condition of approval, is that the required and provided setbacks for the proposed swimming pool be included in the Site Data Chart on plan sheet A2-0.

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)(b)(2) – Major Development.

The subject application is considered "Major Development" as it involves "alteration of more 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 proposed 860 sq. ft. addition is on the west side of the structure. It is noted that there is an existing non-conformity with respect to setbacks due to the structure's placement on the property in the far northeast corner of the site. , This configuration has driven the location of the proposed addition to be placed adjacent and forward of the principal residence. While the proposed addition is subordinate in height to the original structure, it is not considered to be secondary to the massing of the main residence given its placement forward of the

front façade plane. The requested variance will aid in placing the structure away from the front façade. The existing structure's placement combined with the 10' side interior setback allows for approximately 20' for new building on the west side of the property.

The new addition will have a stucco exterior with a gray clay tile roof. New bronze aluminum framed windows and doors are proposed for the entire structure. The entire structure will be painted white.

With respect to the bronze framed windows, this window frame color was widely utilized in the 1980's and 1990's and not during the period of significance for the district. The use of white for wood framed windows was original to the existing structure as well as other structures in the early to mid-1900's in Delray Beach. There were instances, where wood framed windows were painted a color other than white, but it was not common. Bronze color window frames have once again gained recent popularity in new construction, especially in Modern architectural styles. There is concern that their use represents a time-frame from the 1980's and 90's and does not represent the historic time frame of the district; thus, they represent an architectural feature that does not protect nor characterize the historic integrity of the property and its environment. Finally, the use of bronze framed windows imparts a modern interpretation on the Mediterranean Revival style of architecture. It is anticipated that the use of white framed windows (as was indicative of the original structure), will protect the historic character of the district will also reduce the Modern interpretation of the proposed addition, ensuring visual compatibility with the Del-Ida Park Historic District. This item is attached as a condition of approval. The addition of a new balcony, on the front façade is a design that is considered a conjectural feature and does not represent a protection of the historic integrity of the property as it is an exterior alteration that is not an original architectural feature to the existing structure (Standard 9). It is also noted that the proposal includes removal of the kitchen from the 2nd story of the original structure and placing it in the new addition. This improvement does not meet the intent of Standard 10, as should the addition be removed in the future, the original structure would no longer contain a kitchen. This could have a negative effect on the integrity of the original structure as the kitchen would be eliminated. A wooden deck with trellis is proposed on the southwest side of the new rear addition. A new swimming pool is also proposed on the front southwest side of the property. There are masonry walls and wood fence along the front and rear of the property to remain. New brick pavers and Chattahoochee gravel to be placed throughout the property.

Provided the conditions of approval are met the proposed addition will protect the historic integrity of the property & its environment and the proposal can be found to be compliant with these standards. Based on the above, positive findings can be made with respect to compliance with the Standards.

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.

- I. **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 860 sq. ft. addition on the west interior side of the structure. The proposal includes reconfiguration of interior spaces and does not involve the demolition. The proposal does however involve redesign of windows and openings. The proposed addition cannot be considered to be secondary & subordinate to the massing of the main residence. However, it is important to note the location of the existing structure is setback to the far northeast corner of the lot, leaving very little options for an addition to be constructed in a way that it wouldn't obscure the existing structure. If the situation on the property were to allow for this addition to be built behind the existing structure, it would be secondary and subordinate. The overall design of the addition has been designed in the same architectural style and uses the existing non-conformity of the site to allow for modernization of the principal structure without destroying its historic integrity.

The proposal includes stucco siding on the new addition with a gray barrel tile roof. New bronze aluminum framed windows and doors are proposed for the entire structure. The entire structure will be painted white.

WINDOWS:

Regarding the visual compatibility requirement of **Relationship of Materials, Texture, and Color:** which requires **the relationship of materials, texture, and color of the facade of a building and/or hardscaping to be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district** – there is concern with respect to the proposed bronze finish of the aluminum framed windows. Originally, the existing structure's window frames were white. Bronze window frames were widely utilized in the 1980's and 1990's and not during the period of significance for the Del-Ida Park Historic District. The use of white for wood framed windows or silver/mill finish for metal frame windows was typical in the early to mid-1900's in Delray Beach and there were instances where wood framed windows were painted. Bronze color window frames have once again gained recent popularity in new construction, especially in Modern architectural styles. The concern is that their use represents a timeframe from the 1980's and 90's not the historic time frame of the district and gives the appearance of a more modern interpretation of the Mediterranean Revival architectural style. Further, bronze finished window frames may not be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district. An added condition of approval is that the window frames be white or mill finish.

It is noted that, while the proposed addition is designed in the Mediterranean Revival style and can be deemed compatible with the overall streetscape and is a historic style that exists within the district, the proposed style is more closely relatable to styles seen on newer Modern style structures than the actual historic styles within the district and along Dixie Boulevard. This is due to the use of the dark bronze finished aluminum framed windows. It is anticipated that the change in the color of the window frames to a color that protects the historic character of the district will also reduce the Modern interpretation of the proposed structures' Mediterranean Revival style; thus, ensuring visual compatibility within the Del-Ida Park Historic District.

Additionally, the replacement windows on the original structure will incorporate a new design of windows on the front, east side, and rear elevations that alter both locations and window style. Proposed window styles for the existing structure and proposed addition uses bronze aluminum framed fixed casement, clerestory, and Palladian windows throughout.

Pursuant to “The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings” (Guidelines):

WINDOWS	
RECOMMENDED	NOT RECOMMENDED
<i>Identifying, retaining, and preserving</i> windows and their functional and decorative features that are important to the overall character of the building. The window material and how the window operates (e.g., double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casings, or brick molds) and related features, such as shutters.	Removing or substantially changing windows or window features which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Changing 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. Obscuring historic wood window trim with metal or other material. Replacing windows solely because of peeling paint, broken glass, stuck sash, or high air infiltration. These conditions, in themselves, do not indicate that windows are beyond repair.

The Guidelines do “not recommend removing or substantially changing windows or window features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.” The Guidelines also do “not recommend changing the appearance of windows that contribute to the historic character of the building by replacing materials, finishes, or colors which noticeable change the sash, depth of the reveal, and muntin configurations; the reflectivity and color of the glazing; or the appearance of the frame.” (pg. 102).

The Delray Beach Historic Preservation Design Guidelines note the following with respect to the Windows:

“Windows are a preeminent character-defining feature of a building. Their placement, design and materials serve to articulate and give definition to the design-specific styles and periods of time. For example, in Bungalows, there are usually multiple panes in the upper window sash and in Mediterranean Revival designs, windows are frequently arched (page 43).”

The existing structure has arched windows that are a traditional feature seen on Mediterranean Revival architectural style. These windows are original to principal structure. The subject proposal shows five of the arched windows located on the front, 2nd story elevation and three located right side (east) elevation are to be eliminated and replaced with fixed windows. Altering this feature diminishes an important historic characteristic of the structure.

“New windows in additions or exposed party walls should be compatible with the overall design, but not necessarily duplicate the fenestration pattern and detailing of a character-defining elevation” (page 44).

A recommended approach to new construction includes “Window types and patterns, as well as their general placement, should be similar to surrounding buildings” (page 50).

Clerestory windows are proposed on both the addition, as well as the principal structure. These are a modern style window, which was not a characteristic of the Mediterranean Revival style architecture. Further, the existing structure does not include Clerestory style window. It is noted that the design and/or reconfiguration of interior spaces should not reflect on exterior changes such as window profiles. An added condition of approval is that the Clerestory windows be replaced with windows that are visually compatible with the existing 6-over-6 window style.

As previously noted, bronze framed windows are not a characteristic of this structure nor other historic structures within the Del-Ida Park Historic District. The existing windows this structure and its architectural style were designed with have white framed windows. Changing the appearance of the frame to utilize dark frames such as bronze frames is not a recommended approach by the Secretary of the Interior’s Guidelines. An added condition of approval is that the window frames be white, aluminum.

The Secretary of the Interior’s Standard for the Treatment of Historic Properties (pg. 157) recommends basing the alignment, rhythm, and size of the window and door openings of the new addition on those of the historic building.

In addition, there is concern with respect to **Proportion of Openings (Windows and Doors)** and **Rhythm of Solids to Voids** as the proposal consists of removal of windows on the principal structure. Three existing windows are to be eliminated and replaced with one on the side (east) elevation, and eight existing windows on the rear (north) side are to be eliminated and replaced with only two windows. The reconfiguration of interior spaces should not reflect on exterior elevation changes such as window profiles. The design of the proposed windows are not appropriate as they incorporate window profiles that are not visually compatible with the existing window pattern of the historic structure nor the structures within the district, and the window frames are proposed to be bronze aluminum where white framed windows exist.

The existing windows contain clear, non-reflective glass. The proposal notes the installation of Low-e glass, which has a light green tint and sometimes a reflectivity. As the Guidelines above note, changing the reflectivity and color of the glazing is not recommended. An added condition of approval is that all windows have clear glass with no tint or reflectivity.

Pursuant to “The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings” (Guidelines):

ENTRANCES AND PORCHES

RECOMMENDED

Identifying, retaining, and preserving entrances and porches and their functional and decorative features that are important in defining the overall historic character of the building. The materials themselves (including masonry, wood, and metal) are significant, as are their features, such as doors, transoms, pilasters, columns, balustrades, stairs, roofs, and projecting canopies.

NOT RECOMMENDED

Removing or substantially changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Cutting new entrances on a primary façade.

Altering utilitarian or service entrances so they compete visually with the historic primary entrance; increasing their size so that they appear significantly more important; or adding decorative details that cannot be documented to the building or are incompatible with the building’s historic character.

The Guidelines do “not recommend cutting new entrances on a primary facade” (pg. 110).

The subject request proposes a new balcony to be constructed on the front façade of the 2nd story of the existing contributing structure. In addition to the creation of new opening for windows and doors, the addition of a balcony to the original façade creates a conjectural feature to the original historic structure; therefore, modification of this design will likely have a negative effect on the historic character of the building .

This alteration cannot be considered an appropriate change that meets the requirements of the LDRs. An added condition of approval is that the proposed 2nd story balcony addition to the existing front elevation be deleted from the request or redesigned to meet the requirements of the LDRs, the Secretary of the Interiors Standards for Rehabilitation, and the Delray Beach Design Guidelines.

Provided the conditions of approval are addressed, the improvements can represent an appropriate modification to the historic structure and will contribute to the historic integrity of the Del-Ida Park Historic District.

VARIANCE ANALYSIS

The applicant has requested a variance to the setback requirements, which are summarized below:

Pursuant to Section 4.4.3(K), required side setbacks within the R-1-AA District are 10’.

A variance to reduce the side interior setback from the required 10’ to 7.5’ on the west side of the property for the construction of a 1-story addition.

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:

(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 not anticipated to be contrary to the public interest, safety, or welfare. Due to the existing non-conformity of the structure on the lot, the variance is anticipated to help accommodate the placement of the addition so as not to affect the historic character of the structure and its location on the property.

(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 existing structure's historic setting on the site, special conditions and circumstances exist that are not applicable to other historic lands or structures. The existing siting of the residence on the property is situated to the rear of the lot making it difficult to allow for construction of an addition within the rear of the property.

(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 could alter the historic character of the site to an extent that it would not be feasible to preserve the historic character of the site and district. The variance request to reduce the required setback for the addition is supportable given the nature of the improvement as well the zoning. It is important to note that the Del-Ida Park Historic District has three different zoning districts; Single Family Residential (R-1-AA), Residential Office (RO), and Low Density Residential (RL). Within the RO and RL zoning districts, single family residences follow zoning regulations that pertain to R-1-A. The regulations for this zoning district allow for side setbacks to be 7.5' from the property line, as opposed to the properties located in R-1-AA where side interior setbacks are required to be 10. Therefore, if the subject property were located within the adjacent RO or RL zoning to the east across NE 2nd Avenue, the proposed setback would be at the required measurement, and would not need to seek relief.

(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 is not anticipated to significantly diminish the historic character of the historic site nor the historic district. The proposed 1-story addition is a minor alteration that works to accommodate the non-conformity of the existing conditions on the site.

(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 will allow for the modernization of the site, while also protecting the existing contributing residence. The 1-story addition is will be used as part of the existing residence therefore, allowing for adaptive reuse of the existing structure.

The property owner has submitted justification statements for each of the 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.

COMPREHENSIVE PLAN

Pursuant to the Historic Preservation Element (HPE), Objective 1.4, Historic Preservation Planning: Implement appropriate and compatible design and planning strategies for historic sites and properties within historic districts.

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:

Historic Preservation Element 1.4 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 an addition and maintenance of the existing contributing structure. 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 residential and commercial uses. The proposal can be considered consistent with the subject Objective.

Historic Preservation Element 1.4.1 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 Del-Ida Park Historic District. Provided the conditions of approval are addressed, the proposal can be found to be consistent with the requirements of the Comprehensive Plan and the request can be considered to be consistent with 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 an addition and renovation of a contributing structure involving a new 860 sq. ft. addition to the southwest front and side of the existing residence, installation of a wooden balcony to the front of the addition, a new parking area to the front (southeast) corner, new landscape pavers throughout the site, and construction of a new swimming pool. This property is significant to the Del-Ida Park Historic District given the fact that it is a contributing structure within the district and was associated with the Link family. Provided the conditions of approval are addressed, 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 (2020-180) & Variance, for the property located at **125 Dixie Boulevard, Del-Ida Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.
- C. Approve Certificate of Appropriateness (2020-180) & Variance, for the property located at **125 Dixie Boulevard, Del-Ida Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations, subject to the following conditions:
1. That the proposed Clerestory windows be replaced with windows that are visually compatible with the existing 6-over-6 window style;
 2. That all window frames be white or mill finish, aluminum;
 3. That all windows have clear glass with no tint or reflectivity;
 4. That the proposed 2nd story balcony addition to the existing front elevation be deleted from the request or redesigned to meet the requirements of the LDRs, the Secretary of the Interiors Standards for Rehabilitation, and the Delray Beach Design Guidelines

Site Plan Technical Item

- that the required and provided setbacks for the proposed swimming pool be included in the Site Data Chart on plan sheet A2-0
 - That the existing floor square footage total on Sheets A3.1 and A4.1 be revised to reflect the correct calculations.
 - Provide an existing site plan layout and a composite overlay layout; these can be on the same plan sheet.
 - Remove the word “demo” from the title Sheet A3.0 & A3.1 from plan sets
 - Provide setback ranges for proposed plan (Sheet A2.0)
- D. Deny Certificate of Appropriateness (2020-180) & Variance, for the property located at **125 Dixie Boulevard, Del-Ida Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

PUBLIC AND COURTESY NOTICES

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

Del-Ida Park Neighborhood Association

☒ Public notice mailers were sent to all properties within a 500' radius of the subject property on (9/24/20)

☒ Agenda was posted on (9/30/20), 5 working days prior to meeting.

September 16, 2020

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

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

Re: Tifford Residence – 125 N. Dixie Blvd.; Existing, Contributing Historic Residence & Proposed Addition

Mrs. Hoyland:

I hope all is well. As the Architect Of Record (& Agent) for Gail & Craig Tifford please accept this letter and associated package to seek City approval for the complete and total renovation of the existing historic, contributing structure located at 125 North Dixie Blvd., located within the Del Ida Historic District. I am hereby respectfully submitting a “Class 1 Site Plan Modification” and a “Variance” application associated with the Project, the “Variance” is respectfully seeking a reduction in the “Side (Interior) Yard Building Setback Line” for our proposed positioning of a new “addition” within the Site. We seek a modest 2.5’ reduction, from the code required 10’ to a proposed 7.5’. This appendage, or “addition” is cleverly integrated into the existing historic structure yet, slightly exceeds the buildable width afforded that side of the lot. I feel the proposed width is the minimum required to make reasonable use of it’s interior spaces.

Pursuant to **LDR Section 2.4.7 “Procedures for Obtaining Relief from Compliance with Portions of the Land Development Regulations”**, please accept the attached fully executed application and sets of Architectural Documents, appropriate mailing envelopes, mailing lists, a 500’ radius map, \$1,500 check, etc.

We recognize that **LDR Section 4.3.4, (H), (1): Setbacks** address building setback guidelines. The “Side Yard Building Setback Line” requirement for our site is 10’, as we are within an R-1-AA zoning district. The rationale behind our request is that of keeping our proposed “addition” harmonious context with the existing structure: from a massing perspective, from trying to be “subordinate” to the existing structure, etc. But most importantly – the “addition” has been tastefully designed so that it has negligible to no negative impact on our immediate next-door neighbor.

Staff has always encouraged growth in a horizontal fashion, as opposed to going vertical (new 2nd floor) – so while we could have been more compact with our new floor layout, we would have had to go to a 2-story scenario to accommodate the few basic spaces contained in our program. As a team, we thought seeking a single story solution, even though it required a relief in the western side yard, was far more supportable than a 2-story solution requiring no relief.


I have designed many tasteful Projects, one (65 Palm Square) receiving as many as seven (7) variances. Variances are a design instrument granted to well designed historic Projects to gain Owner’s an opportunity to stay true to their individual and site specific conditions. Our existing historic structure is non-conforming relative to it’s side yard setback as well as it’s rear yard setback – coming as close as 4.56’ to the North/rear property line. We have a quirky positioning of an existing structure to deal with.

We feel the intent of the code, in all matters, will not be compromised in any fashion whatsoever.

In conclusion, if granted, the “Variance” would in no way “be contrary to the public interest and where owing to the conditions peculiar to the property and not the result of the actions of the landowner, a literal enforcement of the regulations would result in unnecessary and undue hardship”. Furthermore, we feel “that the reasons set forth in the “Variance” petition justify the granting of the “Variance”, and feel that the “Variance” is the minimum “Variance” that will make possible the reasonable use of the land, building, or structure” and finally “that the granting of the “Variance” will be in (complete) harmony with the general purpose and intent of exiting regulations, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare”.

Please do not hesitate to call should you require anything else. I look forward to the support, the approval process and the Historic Preservation Board hearing in the very near future.

Sincerely:

A handwritten signature in black ink, appearing to be 'Roger Cope', with a large, stylized 'R' and a series of loops and strokes that form the rest of the name. The signature is written over a faint, illegible background.

Roger Cope
Principal
RWC/jad

Cc Gail & Craig Tifford, Owners

July 14, 2020

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

Attn.: Michelle Hoyland – Senior Historic Preservation Planner, Planning & Zoning

Re: Letter of Justification: COA 2020-180

Project: The Tifford Residence, 125 N. Dixie Blvd. – Del Ida Historic District

Mrs. Hoyland:

I hope all is well.

As the Architect-Of-Record for the above referenced Project, please accept this letter of justification associated with the COA processing of our Project.

I am focusing on LDR Section 4.5.1(7) Visual Compatibility Standards & the Secretary of the Interiors Standards for Rehabilitation.

JUSTIFICATION

“Pursuant to LDR Section 4.5.1(7)(a) – Height”

Response: Our proposal limits our highest new roof element to be well below the highest existing roof parapet! Therefore, we are compatible.

“Pursuant to LDR Section 4.5.1(7)(b) – Front Façade Proportion”

Response: We are NOT altering the front façade in a manner that negatively affects the existing proportions (of it's massing). We are, carefully and tastefully introducing a new Balcony at the existing 2nd floor – but in such a way as to not negatively affect the massing of the overall façade. Therefore, we are compatible.

“Pursuant to LDR Section 4.5.1(7)(c) – Proportion of Openings (Windows & Doors)”

Response: All of our proposed new windows & exterior doors are designed in harmony with existing conditions. We acknowledge the presence of “arched” windows found throughout the existing structure but contend that they were originally rectangular and were illegally converted to arched openings at some point. We have no archival photos to show the original configuration. But please see the attached photo of the existing interior wood framing which lends credence to this theory. Therefore, we are compatible.

“Pursuant to LDR Section 4.5.1(7)(d) – Rhythm of Solids to Voids”

Response: I contend our rhythm of solids to voids, for the proposed improvements is tasteful. Therefore, we are compatible.

“Pursuant to LDR Section 4.5.1 (7)(e) – Rhythm of Building on Streets”

Response: Our proposed improvements are consistent with other adjacent structures, and so we do NOT disrupt the rhythm of anything on this block or street. Therefore, we are compatible.

“Pursuant to LDR Section 4.5.1(7)(f) – Rhythm of Entrance and/or Porch Projection(s)”

Response: We are proposing a tastefully designed, proportionally integrated new Front Entry (Tower) as well as a new open-air covered outdoor space preceding the Entry experience. Therefore, we are compatible.

“Pursuant to LDR Section 4.5.1(7)(g) – Relationship of Materials, Texture & Color”

Response: All completely harmonious with existing conditions. Therefore, we are compatible.

“Pursuant to LDR Section 4.5.1(7)(h) – Roof Shapes”

Response: Our existing structure has both flat and sloped (tiled) roof shapes. Our proposed improvements do as well. Therefore, we are compatible.

“Pursuant to LDR Section 4.5.1(7)(i) – Walls of Continuity”

Response: We are proposing nothing to change this visual compatibility, therefore it is not applicable.

“Pursuant to LDR Section 4.5.1(7)(j) – Scale of a Building”

Response: Both, our existing building and proposed addition is very much in keeping with the scale of the existing street and community. Therefore, we are compatible.

“Pursuant to LDR Section 4.5.1(7)(k) – Directional Expression of Front Elevation”

Response: Being classified as “horizontal”, we have proposed nothing to alter the existing directional expression of the front elevation. Therefore, we are compatible.

“Pursuant to LDR Section 4.5.1(7)(l) – Architectural Style”

Response: Our renovation and proposed expansion is NOT altering the existing Architectural Style – “Mission Revival” (Stick Frame). I classify our addition as a modern twist to “Mission Revival”. Therefore, we are compatible.

“Pursuant to LDR Section 4.5.1(7)(m) – Additions to Individually Designated Properties & Contributing Structures in all Historic Districts”

Response: We are compatible because,

- 1. Our addition is to the side of the existing structure and is, therefore, as subordinate as possible.*
- 2. We ARE proposing a modest “addition”, the minimum necessary to provide a comfortable and contemporary way of life for the new inhabitants.*
- 3. We are not destroying or obscuring characteristic features of the original building.*
- 4. The basic form and character of the historic building will remain intact should our proposed addition ever be removed.*
- 5. Our proposal does not introduce a new Architectural style nor does it mimic too closely the style of the original building. It closely resembles and compliments it.*
- 6. Our proposal is subordinate to the original building and does not overwhelm it in any way.*

Finally, in my humble opinion, our proposal is an excellent example of renovating and rehabilitating an existing historic residence as outlined in the Secretary of the Interiors Standards for Rehabilitation, an electronic copy of which is hereby included in our Flashdrive associated with this COA application.

This concludes our justification letter. Please do not hesitate to call should you require anything further. We look forward to being scheduled before the next appropriate HPB Board hearing. Thank you in advance.

Sincerely:

Roger Cope
Principal
RWC/jad

Cc Gail & Craig Tifford, Clients
Marc Julien, Marc Julien Homes









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
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/ GALLETYS/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- EIGHT (48) 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.

LEGAL DESCRIPTION:

(AS PROVIDED BY THE OWNER)
LOT 5, LESS THE EAST 32.5' THEREOF, AND ALL OF LOT 6 OF DELRAY BEACH ESPLANADE, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN PLAT BOOK 18 AT PAGE39, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SITE DATA:

(APPROX. 10,500.00 SQ. FT. OR +- 0.24 ACRES)
ZONED: R-1-AA
PROPOSED USE: SINGLE FAMILY RESIDENCE
SPECIAL CONDITIONS: PROJECT IS SUBJECT TO HISTORIC DISTRICT DESIGN REVIEW

PROPOSED PROJECT CHART:

R-1-AA	MIN. LOT SIZE (sq. ft.)	MIN. LOT WIDTH/ FRONTAGE (ft.)	MIN. LOT DEPTH (ft.)	MIN. FLOOR AREA (sq. ft.)	MIN. OPEN SPACE (%)	MAX. LOT COVERAGE (%)	MIN. FRONT SETBACK (ft.)	MIN. EAST SIDE INTERIOR SETBACK (ft.)	MIN. WEST SIDE INTERIOR SETBACK (ft.)	MIN. REAR SETBACK (ft.)	MIN. BUILDING HEIGHT (ft.)
REQUIRED	9,500	95'-0"	100'-0"	1,500	25	35	30'-0"	10'-0"	10'-0"	10'-0"	35'-0"
PROVIDED	10,500	75'-0"	140'-0"	685(n) 860(o)	45.8	24.1	+77'-10"	+5'-2"	7'-6"	+4'-7"	+22'-3"
EXISTING	10,500	75'-0"	140'-0"	860	62	18	+109'-8"	+5'-2"	+31'-9"	+4'-7"	+22'-3"

DRAINAGE CALCULATIONS:

TOTAL SITE AREA: 10,500.00 SQ. FT.
IMPERVIOUS AREA: 3,780.00 SQ. FT. OR 36.3%
PERVIOUS AREA: 6,720.00 SQ. FT. OR 63.7%

STORAGE REQUIREMENT = 1ST INCH OF RUNOFF

VOLUME OF STORAGE REQUIRED = C X I X A
WHERE C = (% IMPERVIOUS X 0.9) + (% PERVIOUS X 0.3)
C = (0.363 X 0.9) + (0.637 X 0.3) = 0.5178
I = RAINFALL INTENSITY = 1 INCH/12 = 0.0833'
A = AREA = 10,500 SQ. FT.
THEREFORE, REQUIRED VOLUME = 0.5178 X 0.0833 X 10,500 = 453 CUBIC FEET
THE PROPOSED 6" D. X 13'-6" W. X 77'-0" L. SWALE "A" ALONG THE WEST PROPERTY LINE SHALL RETAIN APPROX. 260 CUBIC FEET OF WATER -
THE PROPOSED 6" D. X 16'-0" W. X 48'-0" L. SWALE "B" ALONG THE EAST PROPERTY LINE SHALL RETAIN APPROX. 192 CUBIC FEET OF WATER -

THEREFORE, VOLUME PROVIDED = +-453 CUBIC FEET

GENERAL CIVIL NOTES:

- 1.) THERE ARE TWO (2) EXISTING DRIVEWAYS WITHIN 50' OF SUBJECT PROPERTY
- 2.) THERE ARE NO EXISTING TREES NOR VEGETATION W/ A DIA. OF 4' OR GREATER ON SUBJECT PROPERTY

GENERAL GRADING NOTES:

- 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.

SYMBOLS LEGEND:

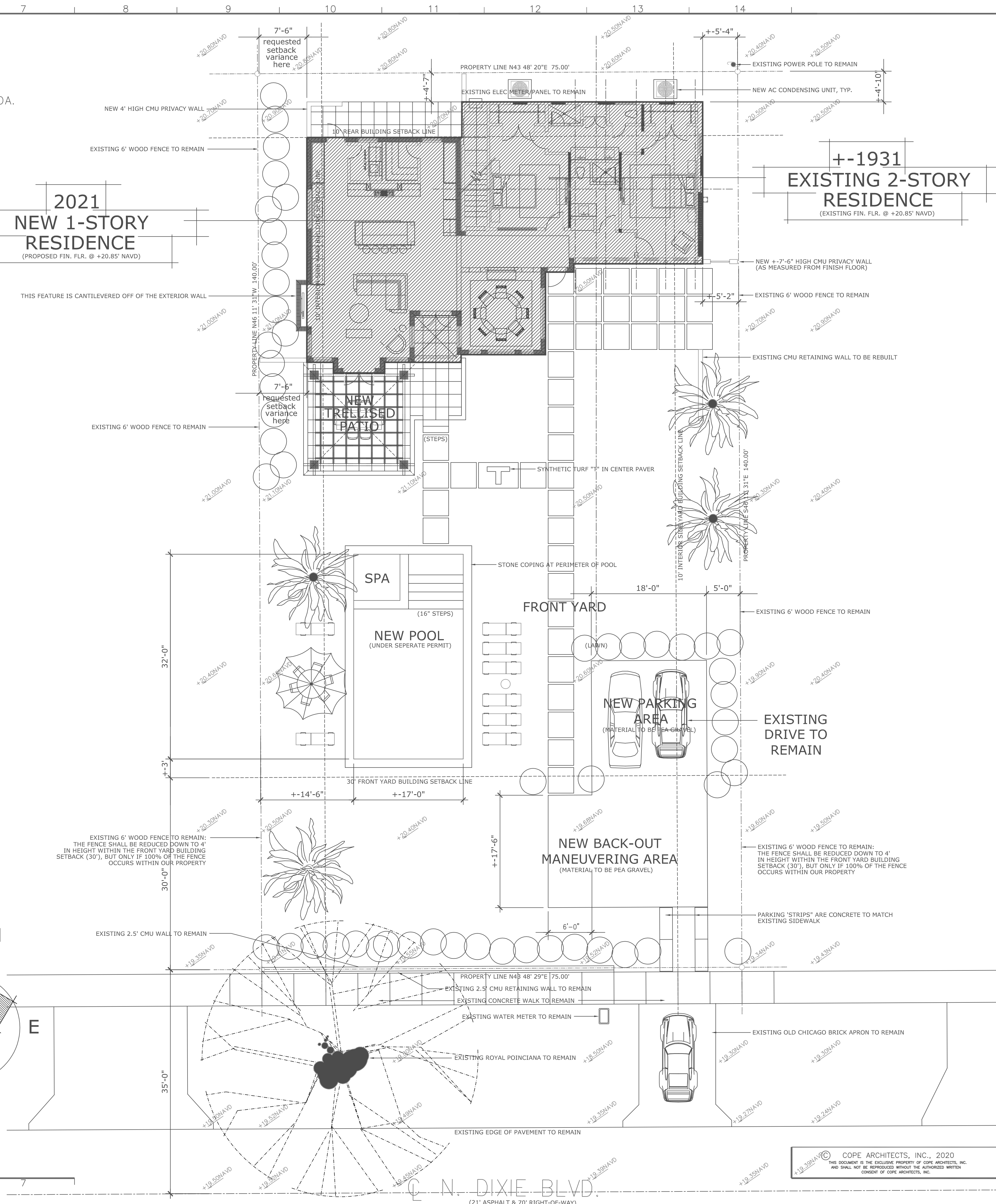
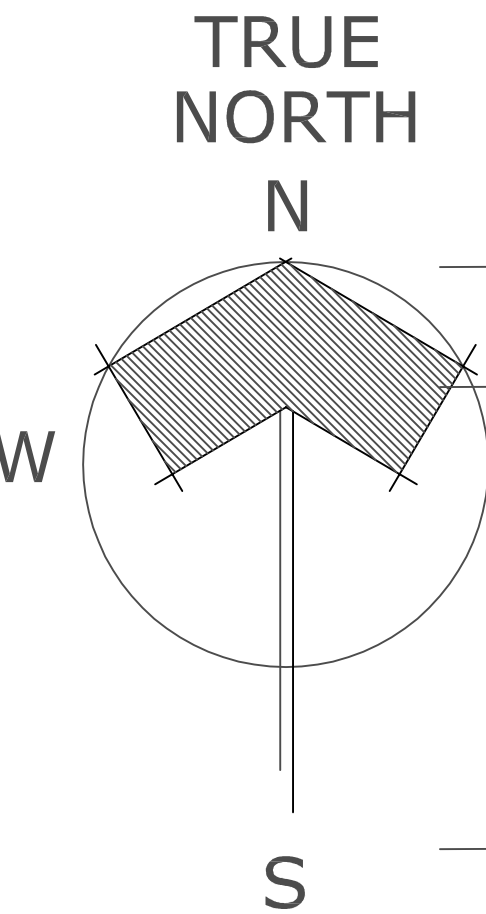
- EXISTING TOPOGRAPHY (GRADE) TO REMAIN - SEE SURVEY
- PROPOSED NEW TOPOGRAPHY (FINISH GRADE)

LANDSCAPING GENERAL NOTES:

- 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.) GC/SUB TO MODIFY EXISTING IRRIGATION SYSTEM TO PROPERLY IRRIGATE NEW PLANTINGS
- 4.) PLEASE MULCH ALL NEW LANDSCAPE PLANTING BEDS
- 5.) PLEASE SEE SITE PLAN, SHEET A2.0 FOR SODDED SWALES

A1 ARCHITECTURAL SITE PLAN

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



THE TIFFORD RESIDENCE
125 N. DIXIE BLVD., DELRAY BEACH, FLORIDA

Project No.
2019.82TIFFORD

Site Plan

May 15, 2020

A2.0

Origin
RW COPE

Project No.
2019.82TIFFORD

Site Plan

May 15, 2020

A2.0

Florida License No.
A20013552

Scale

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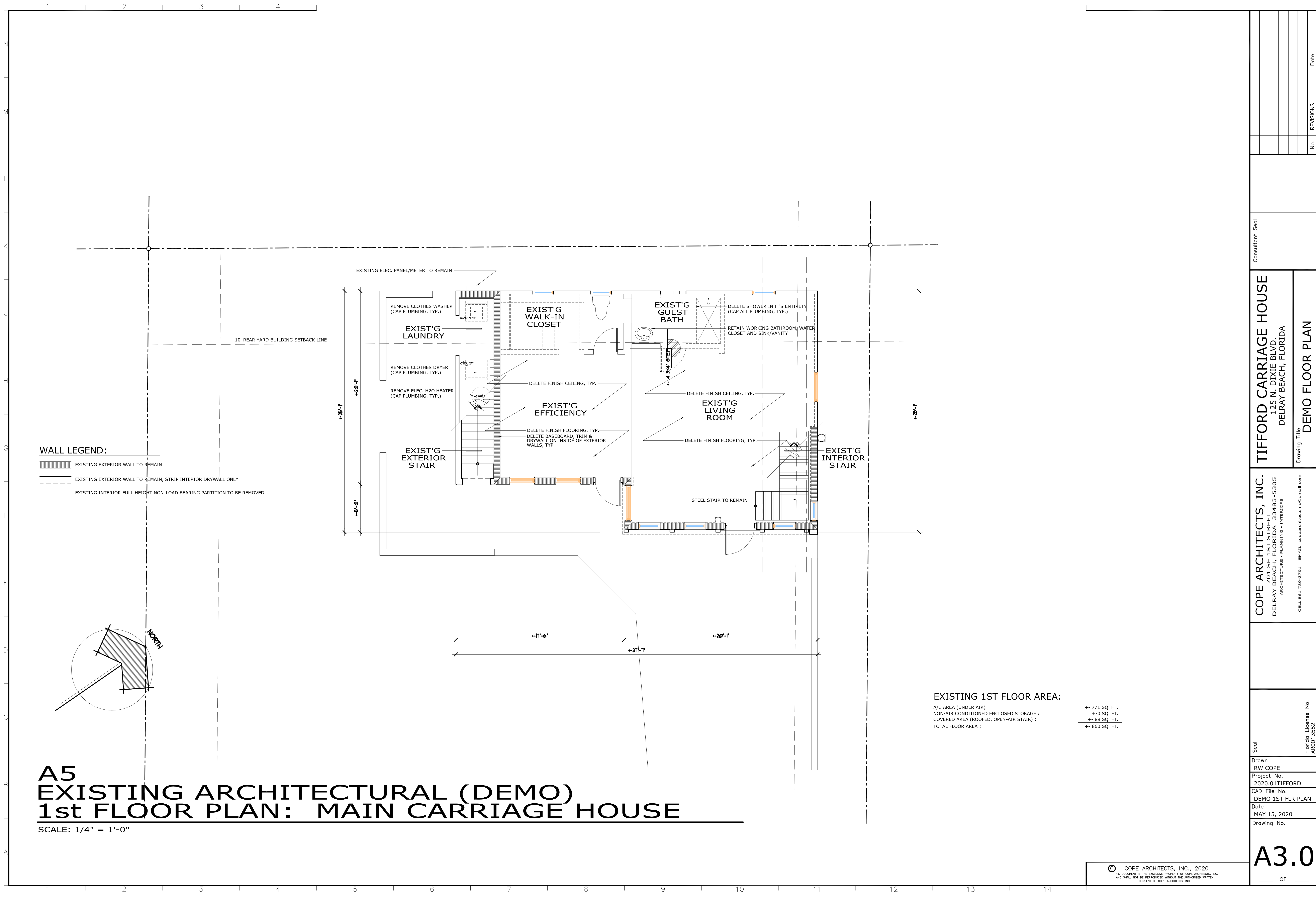
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149 3/4" = 1'-0"

150" = 1'-0"

150 1/4" =



WALL LEGEND:

- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING EXTERIOR WALL TO REMAIN, STRIP INTERIOR DRYWALL ONLY
- EXISTING INTERIOR FULL HEIGHT NON-LOAD BEARING PARTITION TO BE REMOVED

A5
EXISTING ARCHITECTURAL (DEMO)
1st FLOOR PLAN: MAIN CARRIAGE HOUSE

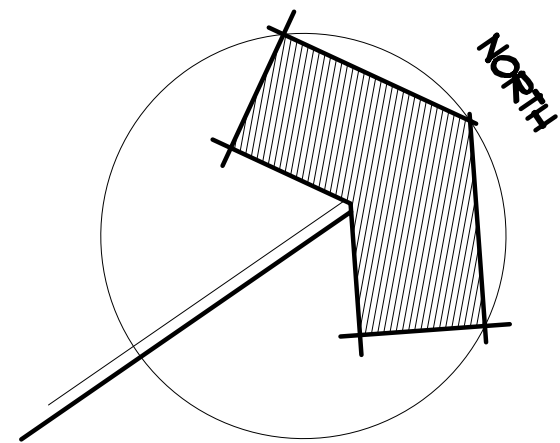
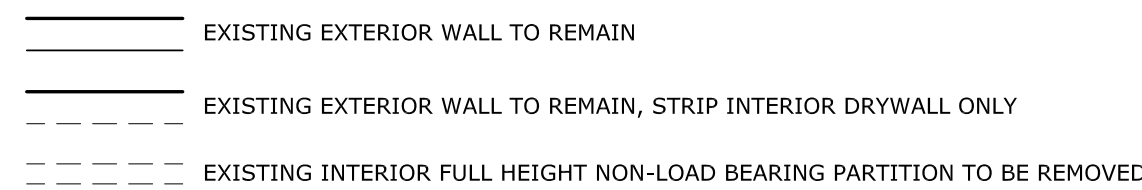
SCALE: 1/4" = 1'-0"

EXISTING 1ST FLOOR AREA:

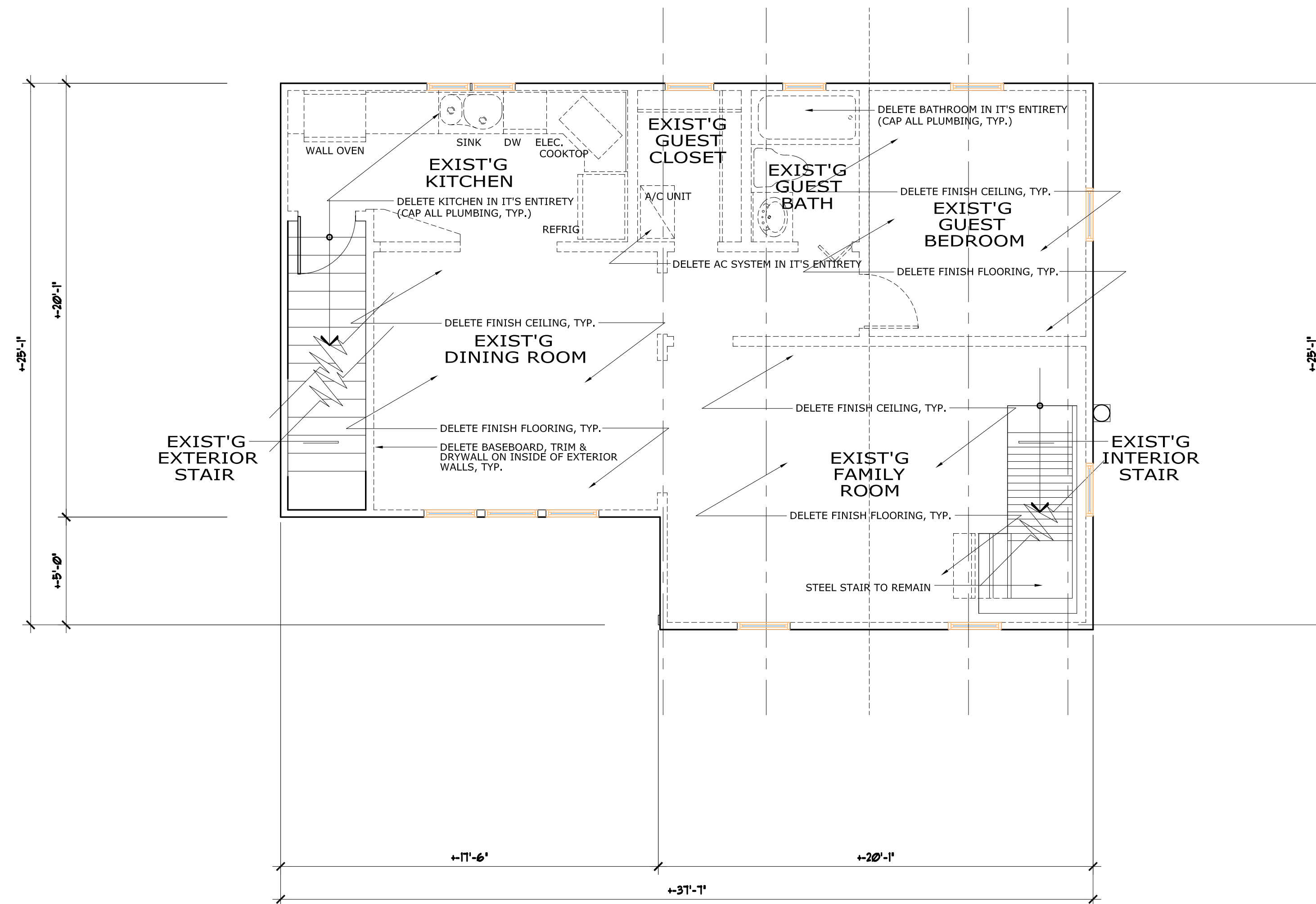
A/C AREA (UNDER AIR) :	+/- 771 SQ. FT.
NON-AIR CONDITIONED ENCLOSED STORAGE :	+/- 0 SQ. FT.
COVERED AREA (ROOFED, OPEN-AIR STAIR) :	+/- 89 SQ. FT.
TOTAL FLOOR AREA :	+/- 860 SQ. FT.

Seal		Drawing Title		Consultant Seal	
Drawn RW COPE		DEMO FLOOR PLAN			
Project No. 2020.01TIFFORD					
CAD File No. DEMO 1ST FLR PLAN					
Date MAY 15, 2020					
Drawing No.					
Florida License No. AR0013552				No.	
				REVISIONS	
				Date	
A3.0					
_____ of _____					

_____		</			



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



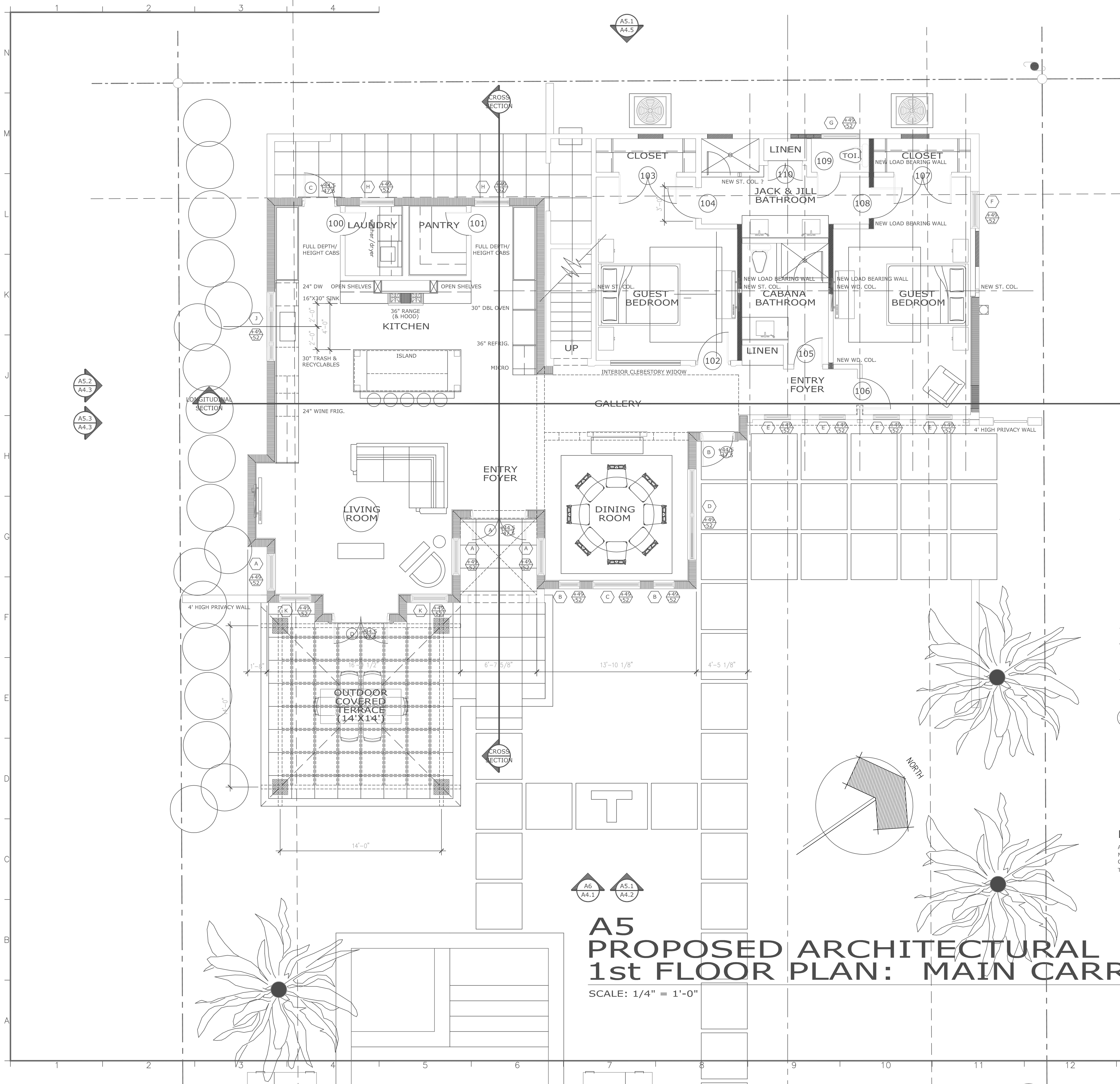
A/C AREA (UNDER AIR) :	+ - 804 SQ. FT.
NON-AIR CONDITIONED ENCLOSED STORAGE :	+ 0 SQ. FT.
COVERED AREA (ROOFED, OPEN-AIR STAIR) :	+ - 56 SQ. FT.
TOTAL FLOOR AREA :	+ - 860 SQ. FT.

MAIN COTTAGE
+- 804 SQ. FT.
+- 0 SQ. FT.
+- 56 SQ. FT.

+- 860 SQ. FT.

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<div>A3.1</div>	<div>_____ of _____</div>	<div>Drawing No.</div>	<div>MARCH 16, 2020</div>	<div>DEMO 2ND FLR PLAN</div>	<div>CAD File No.</div>	<div>2020.01TIFFORD</div>	<div>Project No.</div>	<div>RW COPE</div>	<div>Drawn By</div>	<div>Seal</div>	<div>Florida License No. AR0013552</div>	<div>CELL 561 799-3791 EMAIL copent@copetech.com@gmail.com</div>	<div>COPE ARCHITECTS, INC. 701 SE 1ST STREET DELRAY BEACH, FLORIDA 33483-5305 ARCHITECTURE - PLANNING - INTERIORS</div>	<div>TIFFORD CARRIAGE HOUSE 125 N. DIXIE BLVD. DELRAY BEACH, FLORIDA</div>	<div>Consultant Seal</div>	<div>No.</div>	<div>REVIEWS</div>	<div>Date</div>



WALL LEGEND:

- NEW CMU WALL
- NEW STEEL STUD INTERIOR NON-LOAD BEARING PARTITION
- NEW STEEL STUD LOAD BEARING PARTITION
- NEW INTERIOR PARTITION W/ SOUND ATTENUATING INSULATION

SYMBOLS LEGEND:

- WINDOW TYPE, SEE SCHEDULE
- WINDOW PRESSURES (P.S.F.)
- DOOR TYPE, SEE SCHEDULE
- DOOR PRESSURES (P.S.F.)

SYMBOLS LEGEND:

- NEW INTERIOR DOOR TYPE, SEE SCHEDULE

NEW 1ST FLOOR AREA:

A/C AREA (UNDER AIR) :	+/- 1,222 SQ. FT.
NON-AIR CONDITIONED ENCLOSED STORAGE :	+38 SQ. FT.
COVERED AREA (ROOFED, OPEN-AIR TERRACE) :	+ 285 SQ. FT.
TOTAL FLOOR AREA :	+/- 1,545 SQ. FT.

A5
PROPOSED ARCHITECTURAL
1st FLOOR PLAN: MAIN CARRIAGE HOUSE
SCALE: 1/4" = 1'-0"

TIFFORD CARRIAGE HOUSE
125 N. DIXIE BLVD.
DELRAY BEACH, FLORIDA

COPE ARCHITECTS, INC.
701 SE 1ST STREET
DELRAY BEACH, FLORIDA 33483-5305
ARCHITECTURE - PLANNING - INTERIORS

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Drawn:

RW COPE

Project No.

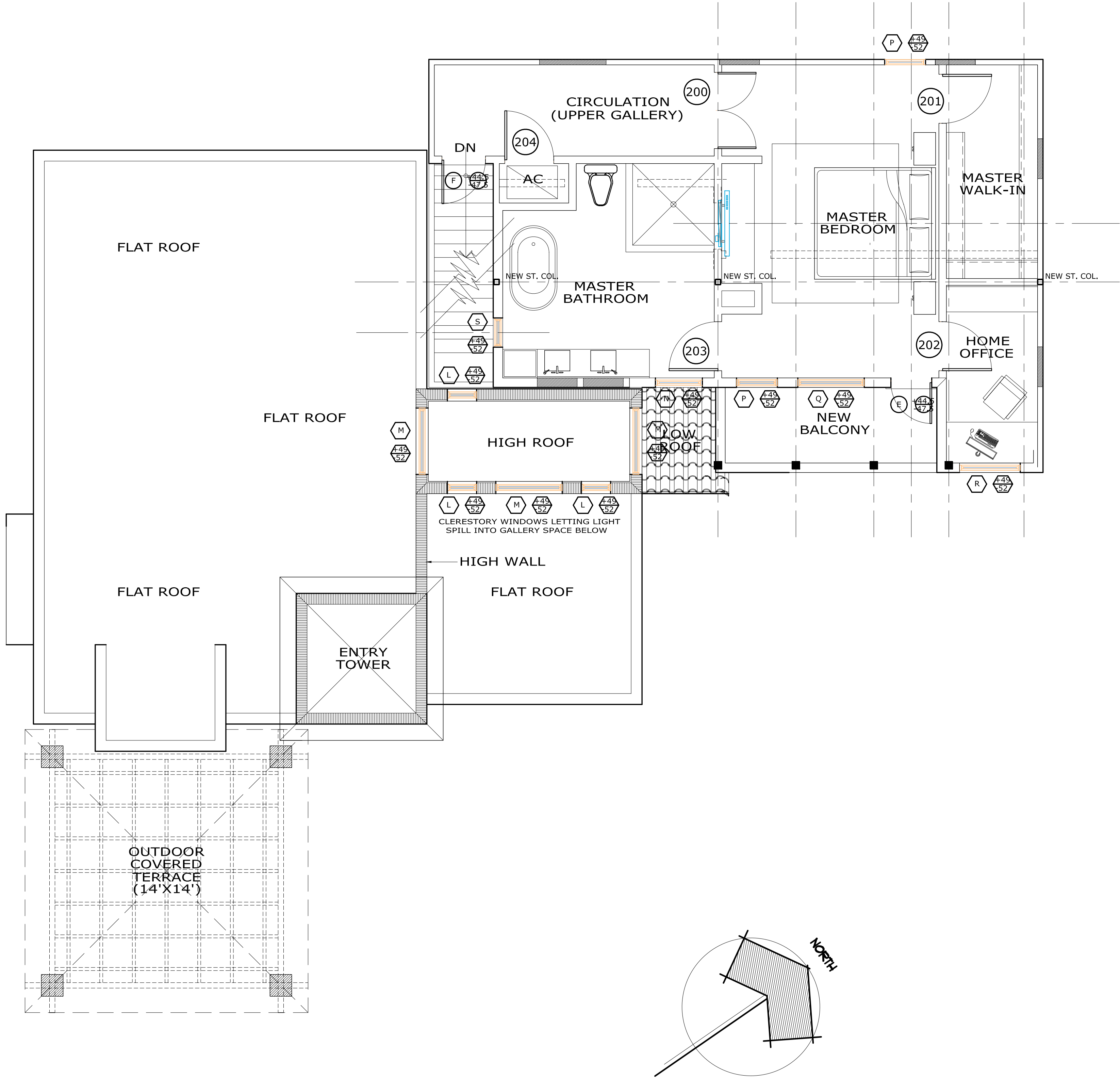
2020.01TIFFORD

NEW 1ST FLR PLAN

JUNE 22, 2020

Drawing No.

A3.9



WALL LEGEND:

- NEW STEEL STUD INTERIOR NON-LOAD BEARING PARTITION
- NEW STEEL STUD LOAD BEARING PARTITION
- NEW INTERIOR PARTITION W/ SOUND ATTENUATING INSULATION

SYMBOLS LEGEND:

- WINDOW TYPE, SEE SCHEDULE
- WINDOW PRESSURES (P.S.F.)
- DOOR TYPE, SEE SCHEDULE
- DOOR PRESSURES (P.S.F.)

SYMBOLS LEGEND:

- NEW INTERIOR DOOR TYPE, SEE SCHEDULE

PROPOSED 2nd FLOOR AREA:	CARRIAGE HOUSE
A/C AREA (UNDER AIR) :	+/- 736 SQ. FT.
COVERED AREA (ROOFED, BALCONY) :	+/- 70 SQ. FT.
TOTAL FLOOR AREA :	+/- 806 SQ. FT. (NO CHANGE)

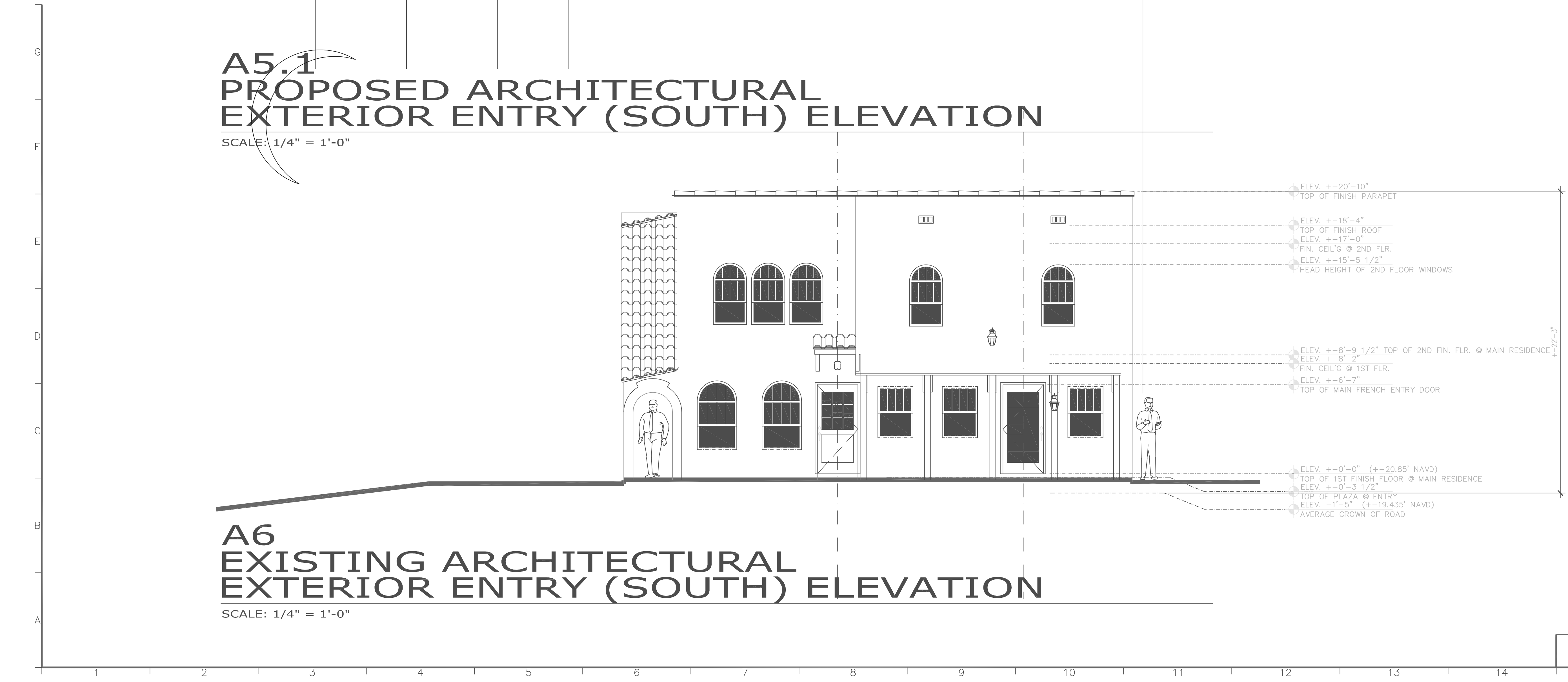
A6
PROPOSED ARCHITECTURAL
2nd FLOOR PLAN: MAIN CARRIAGE HOUSE
SCALE: 1/4" = 1'-0"

Seal	Drawn RW COPE Project No. 2020.01TIFFORD CAD File No. NEW 2ND FLR PLAN Date JUNE 22, 2020 Drawing No.	Florida License No. AR0013552	CELL 561 789-3791 EMAIL copearchitectsinc@gmail.com	Drawing Title PROPOSED FLOOR PLAN	Consultant Seal																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									</
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A5.1 PROPOSED ARCHITECTURAL EXTERIOR ENTRY (SOUTH) ELEVATION

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



A6 EXISTING ARCHITECTURAL EXTERIOR ENTRY (SOUTH) ELEVATION

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

Consultant Seal		ADDED TOPO FROM NEW SURVEY 06/17/2020 REVISIONS 1		N	
TIFFORD CARRAGE HOUSE 125 N. DIXIE BLVD. DELRAY BEACH, FLORIDA		EXTERIOR ELEVATIONS		L	
COPE ARCHITECTS, INC. 701 SE 1ST STREET DELRAY BEACH, FLORIDA 33483-5305 ARCHITECTURE - PLANNING - INTERIORS CELL 561 780-3791 EMAIL copearchitectsinc@gmail.com		Drawing Title		K	
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MAY 15, 2020		A4.1		F	
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A4.1		A		D	
A4.1		A		C	
A4.1		A		B	
A4.1		A		A	

A5 PROPOSED ARCHITECTURAL EXTERIOR ENTRY (SOUTH) ELEVATION

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



A5.1 PROPOSED ARCHITECTURAL EXTERIOR ENTRY (SOUTH) ELEVATION W/ TERRACE

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

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125 N. DIXIE BLVD.
DELRAY BEACH, FLORIDA

EXTERIOR ELEVATIONS

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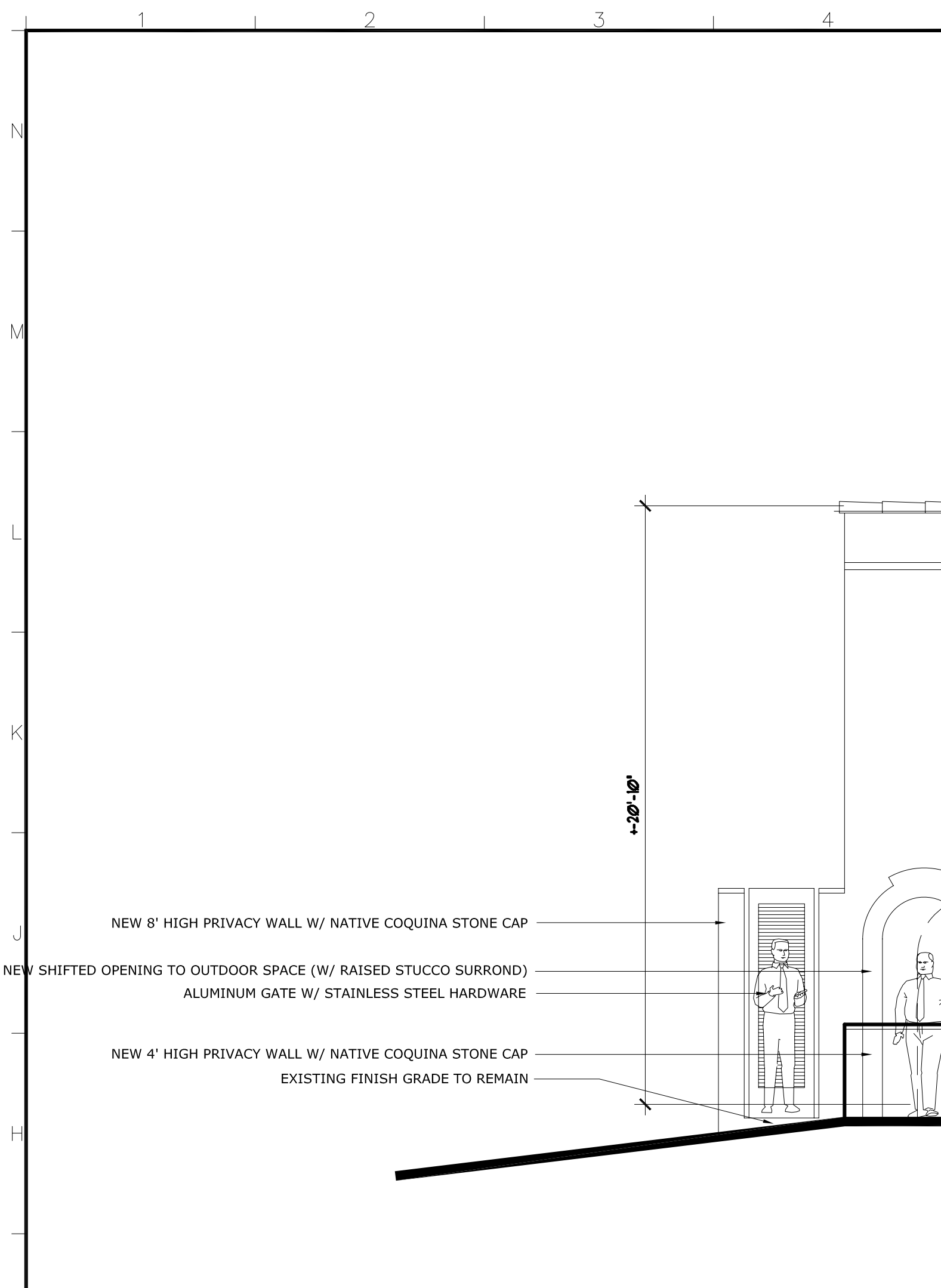
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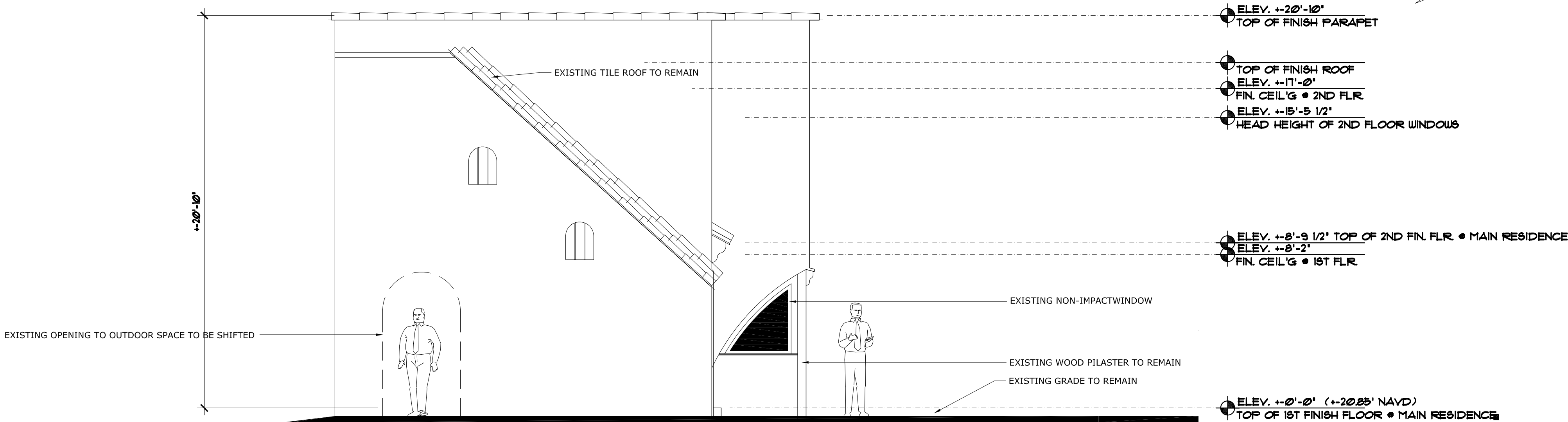
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A5.2 PROPOSED ARCHITECTURAL EXTERIOR LEFT SIDE (WEST) ELEVATION

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



A5.3 EXISTING ARCHITECTURAL EXTERIOR LEFT SIDE (WEST) ELEVATION

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

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No.	REVISIONS	Date
1	ADDED TOPO FROM NEW SURVEY	06/17/2020

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EXTERIOR ELEVATIONS

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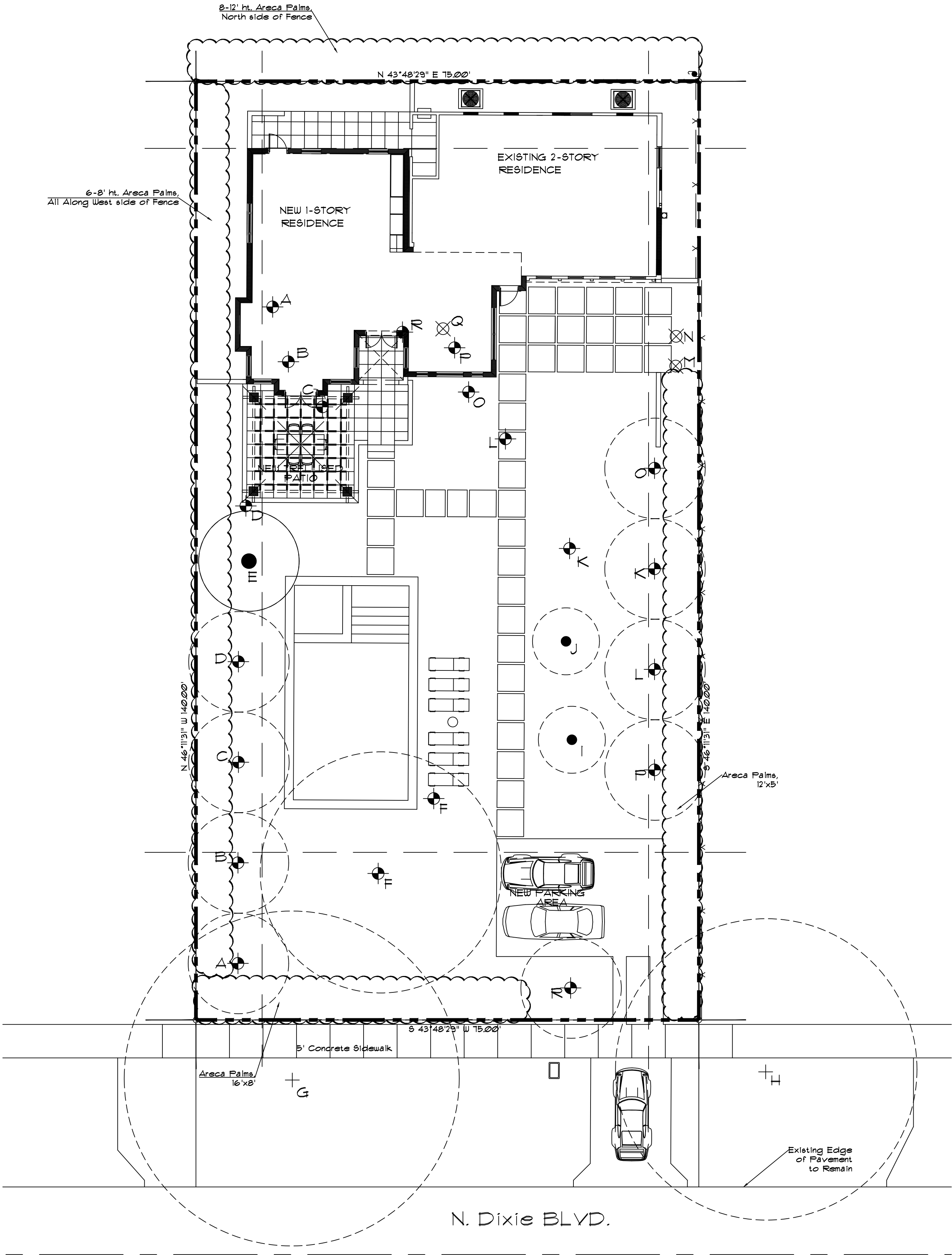


SCALE: 1/4" = 1'-0"

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Brown RW COPE 2020.01TIFFORD MAY 15, 2020 Drawing No.	2020.01TIFFORD EXTERIOR ELEVATION MAY 15, 2020 Drawing No.	2020.01TIFFORD EXTERIOR ELEVATION MAY 15, 2020 Drawing No.			
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EXISTING TREE LIST

SYM	TREE TYPE	DESCRIPTION	STATUS
A	Cocos nucifera/Coconut Palm	45' o.a. ht., 30' c.t.	relocate
B	Cocos nucifera/Coconut Palm	25' o.a. ht., 12' c.t.	relocate
C	Cocos nucifera/Coconut Palm	35' o.a. ht., 25' c.t., leaning	relocate
D	Cocos nucifera/Coconut Palm	35' o.a. ht., 18' c.t., leaning	relocate
E	Cocos nucifera/Coconut Palm	45' o.a. ht., 25' c.t.	remain
F	Bursera simaruba/Gumbo Limbo	18' ht. x 36' spr., 11" cal.	relocate
G	Delonix regia/Royal Poinciana	30' ht. x 50' spr., 36" cal.	remain-off site
H	Quercus virginiana/Live Oak	45' ht. x 45' spr., 48" cal.	remain-off site
I	Adonidia merrillii/Christmas Palm	12' o.a. ht., double trunk	remain
J	Adonidia merrillii/Christmas Palm	12' o.a. ht., double trunk	remain
K	Cocos nucifera/Coconut Palm	25' o.a. ht., 16' c.t.	relocate
L	Cocos nucifera/Coconut Palm	30' o.a. ht., 18' c.t.	relocate
M	Beaucarnea recurvata/Ponytail Palm	10' o.a. ht.	remove
N	Strelitzia reginae/White Bird of Paradise	30' ht. x 16' spr.	remove
O	Cocos nucifera/Coconut Palm	35' o.a. ht.	relocate
P	Cocos nucifera/Coconut Palm	22' o.a. ht., 12' c.t.	relocate
Q	Syagrus romanzoffiana/Queen Palm	35' o.a. ht.	remove
R	Royaltonia regia/Royal Palm	40' o.a. ht., 24' g.w.	relocate

LEGEND

⊗	EXISTING TREES TO BE REMOVED	⊕	EXISTING TREES TO BE RELOCATED
(+)	EXISTING TREES TO REMAIN	⊕	NEW LOCATION OF RELOCATED TREES
(•)	EXISTING PALMS TO REMAIN	•	PROPOSED PALMS
		+	PROPOSED TREES

tifford residence

125 n. dixie blvd.
delray beach, fl

dave bodker

landscape architecture/planning inc.

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

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sheet title:

existing tree
plan

project number:

8920

date: 07/23/20

scale: 1" = 10'

drawn by: lmb

revisions:

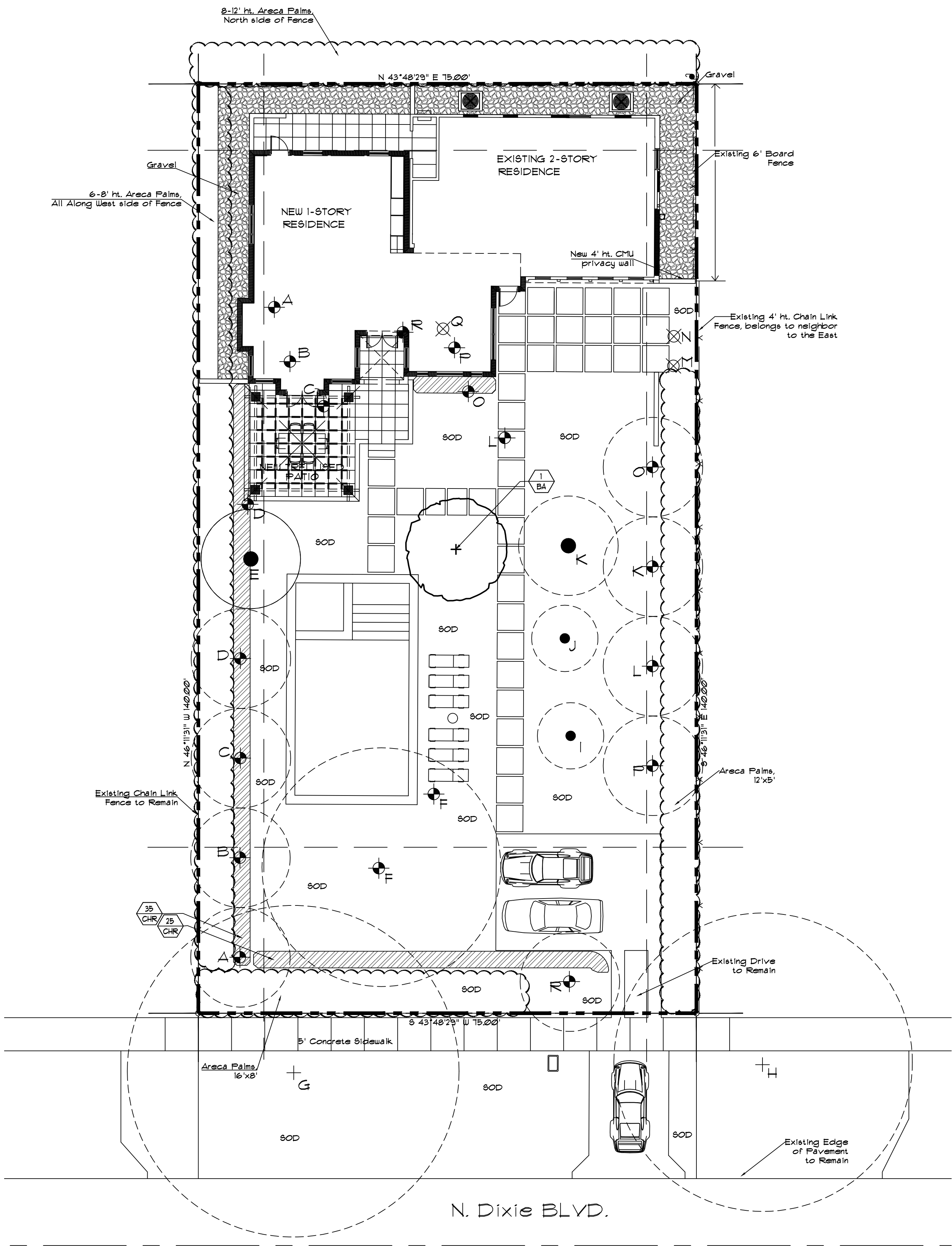
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PLANT LIST

SYM	BOTANICAL/COMMON NAME	SPECIFICATIONS	QTY	NATIVE *
BA	Buenaia arborea Verawood	12' ht. x 6' apr., 2" cal.	1	*
CHR	Chrysobalanus icaco Cocoplum	24' ht. x 24" apr., 24" o.c.	60	*
SOD	Stenotaphrum secundatum St. Augustine Sod	full, fresh sod	as req'd	
	Gravel	1/4" diameter chattahoochee gravel	3" layer	

LEGEND

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

CODE DATA

A	TOTAL LOT AREA		10500 SF.
B	STRUCTURES, PARKING, WALKWAYS, DRIVES, ETC.		4333 SF.
C	TOTAL PERRYVUS LOT AREA	$C = (A - B)$	6167 SF.
D	AREA OF SHRUBS AND GROUND COVERS REQUIRED	$D = (C \times 20)$	1234 SF.
E	AREA OF SHRUBS AND GROUND COVERS PROVIDED		155 SF. EXISTING 360 SF. PROPOSED 1515 SF. PROPOSED
F	NATIVE VEGETATION REQUIRED	$F = (D \times 25)$	309 SF.
G	NATIVE VEGETATION PROVIDED		360 SF.
H	TOTAL NUMBER OF TREES EXISTING ON SITE		11 TREES
I	TOTAL NUMBER OF TREES REQUIRED	$I = ((A/2500 SF.) - (H))$	5 TREES
J	TOTAL NUMBER OF TREES ON PLAN PROVIDED		11 EXISTING TREES 1 PROPOSED TREE 9 TOTAL TREES
K	TOTAL NUMBER OF NATIVE TREES REQUIRED	$K = ((H + I) \times 30)$	3 TREES
L	TOTAL NUMBER OF NATIVE TREES PROVIDED		12 EXISTING TREES 1 PROPOSED TREE 12 TOTAL TREES

- ALL PLANT MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.
- MULCH SHALL BE APPLIED TO A MINIMUM DEPTH OF THREE (3) INCHES IN ALL PLANTING BEDS.
- ALL PROHIBITED PLANT SPECIES SHALL BE ERADICATED FROM THE SITE.
- ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM, AUTOMATICALLY OPERATED, TO PROVIDE COMPLETE COVERAGE TO ALL PLANT MATERIALS AND GRASS.
- SOD AND IRRIGATION SHALL BE PROVIDED WITHIN THE UNPAVED PORTION OF THE RIGHT-OF-WAY ADJACENT TO THE PROPERTY LINE.
- THREE (3) PALMS ARE EQUIVALENT TO ONE (1) SHADE TREE.
- ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS, LD 11 & LD 12.

NOTE:
ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS LD 11 AND LD 12.

THE AREA BETWEEN THE PROPERTY LINE / ROW LINE AND THE EDGE OF PAVEMENT OF CITY STREETS SHALL BE SODDED OR LANDSCAPED WITH A GROUND COVER ACCEPTABLE TO THE CITY ENGINEERING DEPARTMENT. IT IS UNDERSTOOD THAT ANY REPAIRS DUE TO CITY MAINTENANCE WILL BE REPLACED. (THE CITY WILL ONLY REPLACE WITH ST. AUGUSTINE OR BAHIA GRASS.)

A COST ESTIMATE WILL BE SUBMITTED AT THE TIME OF THE BUILDING PERMIT APPLICATION.
AN IRRIGATION PLAN WILL BE SUBMITTED AT THE TIME OF THE BUILDING PERMIT APPLICATION

tifford residence

125 n. dixie blvd.
delray beach, fl

dave bodker landscape architecture/planning inc.

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

#LA0000999

sheet title:

planting plan

project number:
8920

date: 07/23/20
scale: 1" = 10'
drawn by: lmb

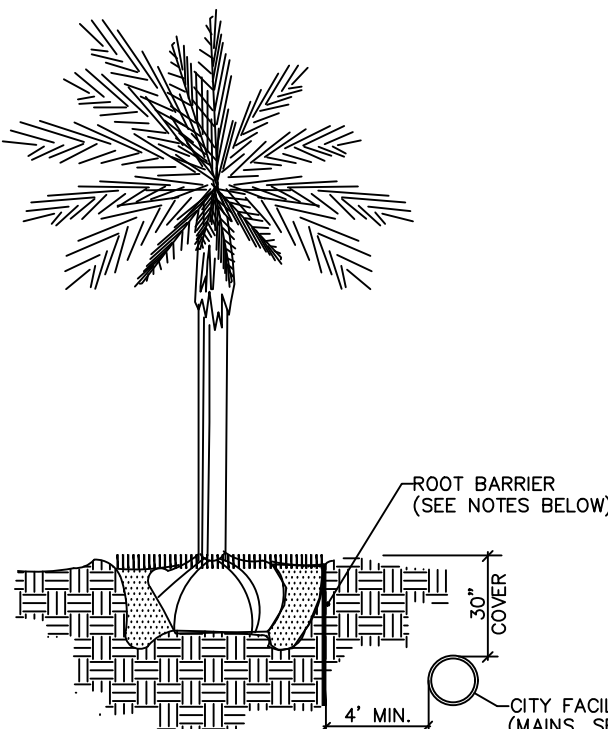
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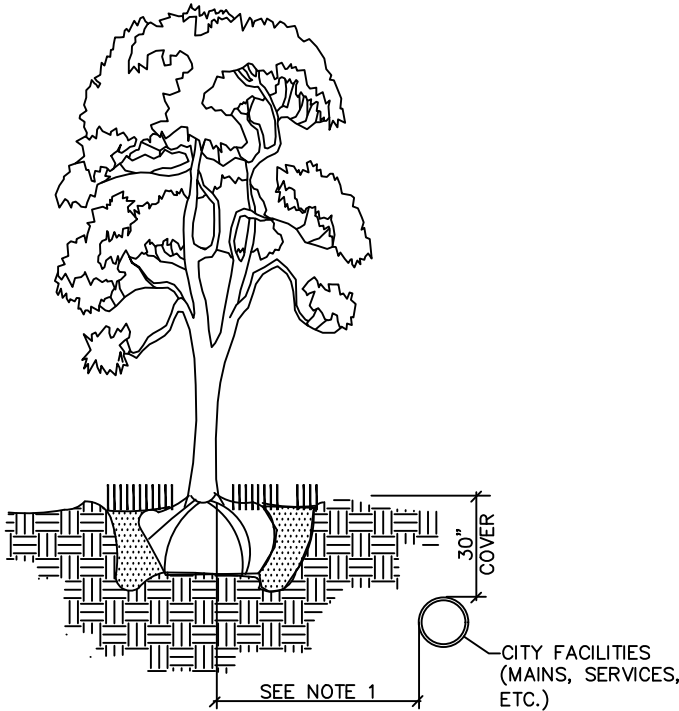
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NOTES:

- ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL CITY FACILITIES.
- THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
- ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BOBARRIER.
- ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

TYPICAL TREE WITH ROOT BARRIER LD 1.1



NOTES:

- THIS DISTANCE SHALL BE 10' MINIMUM FROM ALL CITY FACILITIES IF NO ROOT BARRIER IS USED.

TYPICAL TREE WITHOUT ROOT BARRIER LD 1.2



