

**February 12, 2020 HRPB #20-00100006 Staff Report and Attachments**

**AGENDA DATE:** June 30, 2020

**DEPARTMENT:** Community Sustainability

**TITLE:**

HRPB#20-00100081: An Appeal of the Historic Resources Preservation Board's decision to approve the construction of a new single-family structure at 403 South M Street



**MEMORANDUM DATE:** February 5, 2020

**AGENDA DATE:** February 12, 2020

**TO:** Chair and Members of the Historic Resources Preservation Board

**RE:** **403 South M Street**

**FROM:** Jordan Hodges, Senior Preservation Coordinator  
Department for Community Sustainability

**TITLE:** **HRPB Project Number 20-00100006:** Consideration of a Certificate of Appropriateness (COA) for the construction of a new +/- 2,361 sq. ft. single-family structure at **403 South M Street**; PCN# 38-43-44-21-15-157-0180. The subject property is a vacant lot located in the Single-Family Residential (SF-R) Zoning District and the Southeast Lucerne Local Historic District.

**OWNERS:** Daniel Walesky  
Royal Building Group, LLC  
9100 Belvedere Rd., Suite 105  
Royal Palm Beach, FL 33411

**PARCEL BACKGROUND:**

The subject property is a vacant lot measuring 50' x 135' in the Southeast Lucerne Local Historic District. The property has public frontage on South M Street to the east.

**PROJECT BACKGROUND:**

In July of 2017, the current Applicant requested a Certificate of Appropriateness for the new construction of a single-family residence on the parcel located at 403 South M Street. The Historic Resources Preservation Board denied the request as it was found not to be in compliance with the City's LDR Sec. 23.5-4(k)3 "Additional guidelines for new construction; visible compatibility" and the City's Comprehensive Plan. A revised proposal for the single-family residence was brought before the HRPB at the December 12, 2017 meeting. The revised proposal was approved with conditions and the Department for Community Sustainability (DCS) issued a Development Order for the project. The Development Order and approved architectural plans have been included in this report as **Attachment B**.

On December 12, 2018, DCS received a request from the Applicant for a six (6) month time extension for the project to provide sufficient time for the Applicant to submit the necessary building permit applications. On June 13, 2019, a second request for a six (6) month extension was submitted by the Applicant and administratively approved by Staff. This approval has been included in this report as **Attachment C**.

On December 12, 2019, the Applicant requested an additional COA extension, which Staff was unable to grant due to the provisions of Sec. 23.5-4(j).

**REQUEST:**

The Applicant has resubmitted plans for the construction of a new one-story, single family, +/- 2,361 sq. ft. residential structure, included in this report as **Attachment D**. The building is generally the same as it was when presented to the HRPB in 2017. The building will have public frontage on South M Street to the east. The building is not designed in a distinguishable style of architecture, though it may be considered contemporary. The building is proposed to be constructed of concrete block walls with a stucco finish, and a Boston-hip style roof in the front and a broad gable roof in the rear. Other proposed features for the exterior of the building include an integral front facing garage, aluminum horizontal slider windows, a full light French door, and covered front and rear entry porches. The Applicant has chosen to alter the initial design by upgrading the roofing material from a dimensional asphalt shingle to a flat concrete tile.

The property is Zoned Single Family Residential (SF-R).

<b><u>Dimension</u></b>	<b><u>Required by Code</u></b>	<b><u>Existing or Proposed</u></b>
Lot size	5,000 sq. ft.	6,750 sq. ft.
Lot width	50'-0"	50'-0
Lot depth	n/a	135'-0"
Front setback	20'-0"	20'-0"
Side setback	10% of lot width = 5'-0" each side	North Property Line - 5'-0" South Property Line - 5'-0"
Rear setback	15'-0" or 10% of lot depth = 13'-5"	46'-4" from the rear covered patio
Height	30' for primary structure, 24' for accessory, 2 stories	12'-0"
F.A.R. <sup>1</sup>	0.50 (3,375 sq. ft.)	0.23 (1,580 sq. ft.)
Max. Building Coverage <sup>2</sup> for a Medium Lot	35% max. (2,362.5 sq. ft.)	34.98% (2,361 sq. ft.)
Impermeable surface	55% max. = 3,712.5 sq. ft.	45.57% = 3,076 sq. ft.
Front yard impermeable surface	25% max. = 250 sq. ft. within the 20' front setback	25% = 250 sq. ft.

<sup>1</sup> *Floor area ratio:* A regulatory technique which relates to total developable site area and the size (square feet) of development permitted on a specific site. A numeric rating assigned to each land use category that determines the total gross square feet of all buildings as measured from each building's exterior walls based upon the actual land area of the parcel upon which the buildings are to be located. Total gross square feet calculated using the assigned floor area ratio shall not include such features as parking lots or the first three (3) levels of parking structures, aerial pedestrian crossovers, open or partially enclosed plazas, or exterior pedestrian and vehicular circulation areas.

<sup>2</sup> *Building lot coverage:* The area of a lot covered by the impervious surface associated with the footprint(s) of all buildings on a particular lot. Structured parking garages are exempt from building lot coverage.

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## **ANALYSIS:**

### *New Construction:*

#### Zoning and Comprehensive Plan Consistency

The proposed new construction project is consistent with all site data requirements in the City's Land Development Regulations and Comprehensive Plan. The proposed building includes a front porch that allows the building to adhere to the customary 20' front setback in the historic district. The proposal also meets all off-street parking requirements.

The landscaping for the property will need to be evaluated to ensure it meets the minimum requirements of Section 23.6-1, Landscape Regulations. Final review and approval will take place during the building permit review process.

#### Historic Preservation

New construction within a local historic district is subject to specific criteria for visual compatibility as set forth in Section 23.5-4(k) of the City's Historic Preservation regulations. This criteria is provided in **Attachment E** and include Staff's response to each criterion. The criteria deal with massing, scale, materials, and design compatibility with the surrounding historic district.

It is the analysis of Staff that the proposed new construction project is minimally compatible with the regulations set forth in the historic preservation ordinance and the historic preservation design guidelines. The proposed design features minimal architectural detailing and does not utilize a distinguishable style architecture.

The proposed elevations depict long expanses of unbroken façades, particularly on the north and south facades, which have very few windows. Neighboring historic structures utilize many windows at regular intervals for light and ventilation into the structure. Staff has recommended that the Applicant add additional windows or details in order to avoid the long expanses of unbroken façades. The front porch on the drawings also has an atypical capital and base detail for the district. Staff recommends revised details for these decorative elements. The porch also could utilize railings or breezeblock accents for more detailing. The design does include a basic water table detail around the building; however, this detail is not a common façade feature in the districts.

The proposal includes an oversized forward facing 1.5 car garage door on the south end of the front elevation that takes up nearly half of the front façade and is atypical for this district. Integral car garages are typically found on Masonry Vernacular or Masonry Minimal Traditional residences in the districts, but they are generally only 9'-0" wide, and are accompanied by other features that delineate these home styles; such as low-sloped hipped roofs, recessed front porches, divided light windows, and balanced facades. The current driveway is also 12'-6" wide, which maxes out the impermeable surface provision for the front yard. Staff recommends that the driveway be reduced in size so that a walkway connecting the house to the street can be included.

The relationship of the building's width to its roof type is also somewhat atypical for the historic districts. The base of the structure is 40' wide and the predominate roofline is a Boston-hip design. Most single-



story, masonry residential buildings in the districts have a series of low hipped roofs over the different passing elements, or low side gable roofs.

The structure's concrete block construction and stucco application is vaguely reminiscent of the Masonry Vernacular or Masonry Minimal Traditional style, but the proposal is still lacking general features of any discernable architectural style.

#### Public Comment

At the time of publication of the agenda, Staff has not received any public comments regarding this project.

#### **CONSEQUENT ACTION:**

Approve the application; approve the application with conditions; continue the hearing to a date certain to request additional information; or deny the application.

#### **RECOMMENDATION:**

Based on the decision criteria for new construction, Staff's analysis is that the proposal is minimally compatible with the historic district. Staff recommends that the Board review the proposal and the decision making criteria for new construction. Should the Board approve the request, Staff has included conditions of approval to increase visual compatibility.

- 1) The porch columns shall be revised to utilize a design that does not interrupt the supporting beam, and the simplified column capital and base shall utilize historically compatible proportions and detailing, subject to staff review at permitting.
- 2) The garage door shall have a flush panel or recessed panel design, and shall not utilize raised panels.
- 3) The windows shall be recessed a minimum of 2" in the wall, and shall not be installed flush with the exterior face of the wall.
- 4) The windows, doors, and French doors shall be wood, wood-clad, fiberglass or aluminum, and the windows shall utilize the water table as a sill or a historically compatible sill detail, subject to Staff review at permitting.
- 5) All window glass shall be clear or have a clear Low-E coating. Tinted, grey, colored, or mirrored glass shall not be utilized.
- 6) The proposed flat concrete tile shall be finished in white or light grey.
- 7) Prior to permitting, the Applicant shall provide a Unity of Title document verifying the unification of the two lots.
- 8) Compatibly sized windows shall be added to the north and south facades to avoid the long expanses of blank façade.
- 9) The driveway shall be reduced in size so that a walkway connecting the front door with sidewalk can be added without going over the front yard impermeable surface provision.

**POTENTIAL MOTION:**

I MOVE TO **APPROVE** HRPB 20-00100006: Consideration of a Certificate of Appropriateness (COA) for the construction of a new +/- 2,361 sq. ft. structure at **403 South M Street**, with the conditions as recommended by Staff, based upon the competent substantial evidence, and pursuant to the City of Lake Worth Beach Land Development Regulations Section 23.5-4 and the Lake Worth Beach Historic Preservation Design Guidelines.

I MOVE TO **DENY** HRPB 20-00100006: Consideration of a Certificate of Appropriateness (COA) for the construction of a new +/- 2,361 sq. ft. structure at **403 South M Street**, because the Applicant has not established by competent substantial evidence that the application is in compliance with the City of Lake Worth Beach Land Development Regulations, the Lake Worth Beach Historic Preservation Design Guidelines, and the City's Comprehensive Plan.

**ATTACHMENTS:**

- A. Project Location Map
- B. HRPB Development Order – COA #17-00100298 and Approved Architectural Drawings
- C. Project Time Extension Letter – COA #17-00100298
- D. Proposed Architectural Drawings
- E. Decision Making Criteria – New Construction
- F. Current Photos

ATTACHMENT A





**ATTACHMENT B – HRPB DEVELOPMENT ORDER COA#17-00100298 AND ARCHITECTURAL PLANS**

**MEMORANDUM DATE:** February 5, 2020

**AGENDA DATE:** February 12, 2020

**TO:** Chair and Members of the Historic Resources Preservation Board

**FROM:** Jordan Hodges, Senior Preservation Coordinator  
Abraham Fogel, Preservation Planner  
Department of Community Sustainability

**SUBJECT:** **Project Number 20-00100006:** Consideration of a Certificate of Appropriateness (COA) for the construction of a new +/- 2,361 sq. ft. single-family structure at **403 South M Street**; PCN# 38-43-44-21-15-157-0180. The subject property is a vacant lot located in the Southeast Lucerne Local Historic District.

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December 15, 2017

Mr. Daniel Walesky  
Royal Building Group, LLC  
9100 Belvedere Rd. Suite 105  
Royal Palm Beach, FL 33411

RE: HRPB 17-00100298 Consideration of a Certificate of Appropriateness (COA) for the construction of a new  $\pm$  2,361 square foot single-family structure located at 403 South M Street PCN# 38-43-44-21-15-157-0180.

Dear Mr. Walesky,

Enclosed is the City of Lake Worth Development Order for a Certificate of Appropriateness (COA), granted on Wednesday, December 13, 2017, by the Historic Resources Preservation Board. This approval is valid for one year from the date of final approval. In order to maintain vested status, a building permit must be secured or an extension granted within one year of final approval.

To continue this project through the development process, please revise relevant pages of your permit drawings to incorporate all applicable conditions of approval. The fully revised permit drawings should be submitted as part of your permit plan package to the Building Division. The person managing your permit applications should be made aware of any additional documents and third party letters listed in the conditions of approval that need to be submitted with your permit package.

The Building Division is committed to speedy and efficient completion of the building permit process for your project. However, please note that failure to meet all applicable development order conditions in the submitted rectified plan set may produce unnecessary delays in permit issuance.

***Important:*** *If you plan to introduce any changes to your approval, over and above those required by the conditions of approval, please contact our staff before submitting a permit package to the Building Division. All modifications to the approval must be evaluated by our staff and processed accordingly. A copy of this approval letter and attached Conditions of Approval must be presented at time of permit application.*

If you have any questions, you may contact Aimee Sunny, Senior Preservation Coordinator at (561) 586-1690 or [asunny@lakeworth.org](mailto:asunny@lakeworth.org).

Sincerely,



Mark E. Stivers, AICP  
Assistant Director for Planning and Preservation

Enclosure



**ORDER OF THE HISTORIC RESOURCES PRESERVATION BOARD  
OF THE CITY OF LAKE WORTH FLORIDA**

PROJECT NAME: 403 South M Street; HRPB 17-00100298

APPLICANT / AGENT: Daniel Walesky on behalf of Royal Building Group, LLC

APPLICANT'S ADDRESS: 9100 Belvedere Rd, Royal Palm Beach, Florida 33411

DATE OF HEARING: December 13, 2017

TYPE OF RELIEF SOUGHT: Consideration of a Certificate of Appropriateness (COA) for the construction of a new  $\pm$  2,361 sq. ft. single-family structure.

LOCATION OF PROPERTY: 403 South M Street, Lake Worth, FL 33460;

PCN # 38-43-44-21-15-157-018.

  X   THIS MATTER came on to be heard before the Historic Resources Preservation Board of the City of Lake Worth, Florida on the date of hearing stated above. The Board having considered the relief sought by the applicant, the materials submitted by the applicant, the staff reports and having heard testimony from the applicant, members of city administrative staff and the public, finds as follows:

1. Application for the relief sought was made by the Applicant in a manner consistent with the requirements of the City's Land Development Regulations.
2. The Applicant  
      X   HAS  
    \_\_\_ HAS NOT  
  
established by substantial competent evidence a basis for the relief requested.
3. The conditions for development requested by the Applicant, administrative staff, or suggested by the public and supported by substantial competent evidence are as set forth in the CONDITIONS OF APPROVAL.
4. The Applicant's application for relief is hereby  
      X   GRANTED subject to the conditions referenced in paragraph 3 hereof.  
    \_\_\_ DENIED
5. This Order shall take effect immediately upon issuance by the Board.



6. All further development on the property shall be made in accordance with the terms and conditions of this order.

7. Other ATTACHED CONDITIONS OF APPROVAL

CHAIRMAN ON BEHALF OF THE BOARD

BOARD SECRETARY

DATED:

12/14/17



### CONDITIONS OF APPROVAL

- 1) The water table detail shown on the front elevation shall be utilized continuously on all sides of the structure.
- 2) The porch columns shall be revised to utilize a compatible detail that does not interrupt the supporting beam, and the simplified column capital and base shall utilize historically compatible proportions and detailing, subject to staff review at permitting.
- 3) The garage door shall be a recessed panel style door, and shall not utilize raised panels.
- 4) The windows shall be recessed a minimum of 3 ½" in the wall, and shall not be installed flush with the outer edge of the wall, subject to staff review at permitting.
- 5) The windows, doors, and French doors shall be wood, wood-clad, fiberglass or aluminum, and the windows shall utilize the water table as a sill or a historically compatible sill detail, subject to staff review at permitting.
- 6) The Applicant may utilize a dimensional asphalt shingle or a white concrete tile roof, subject to staff review at permitting.
- 7) The parking space in the garage shall maintain a minimum of 9'-6" x 19'-0" clear, subject to staff review at permitting.
- 8) Prior to permitting, the Applicant shall provide a Unity of Title document verifying the unification of the two lots.
- 9) The proposal shall comply with the Land Development Regulations and all other required Codes.



# Proposed Single Family Home

## 403 S M St



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17-13-2	SJB

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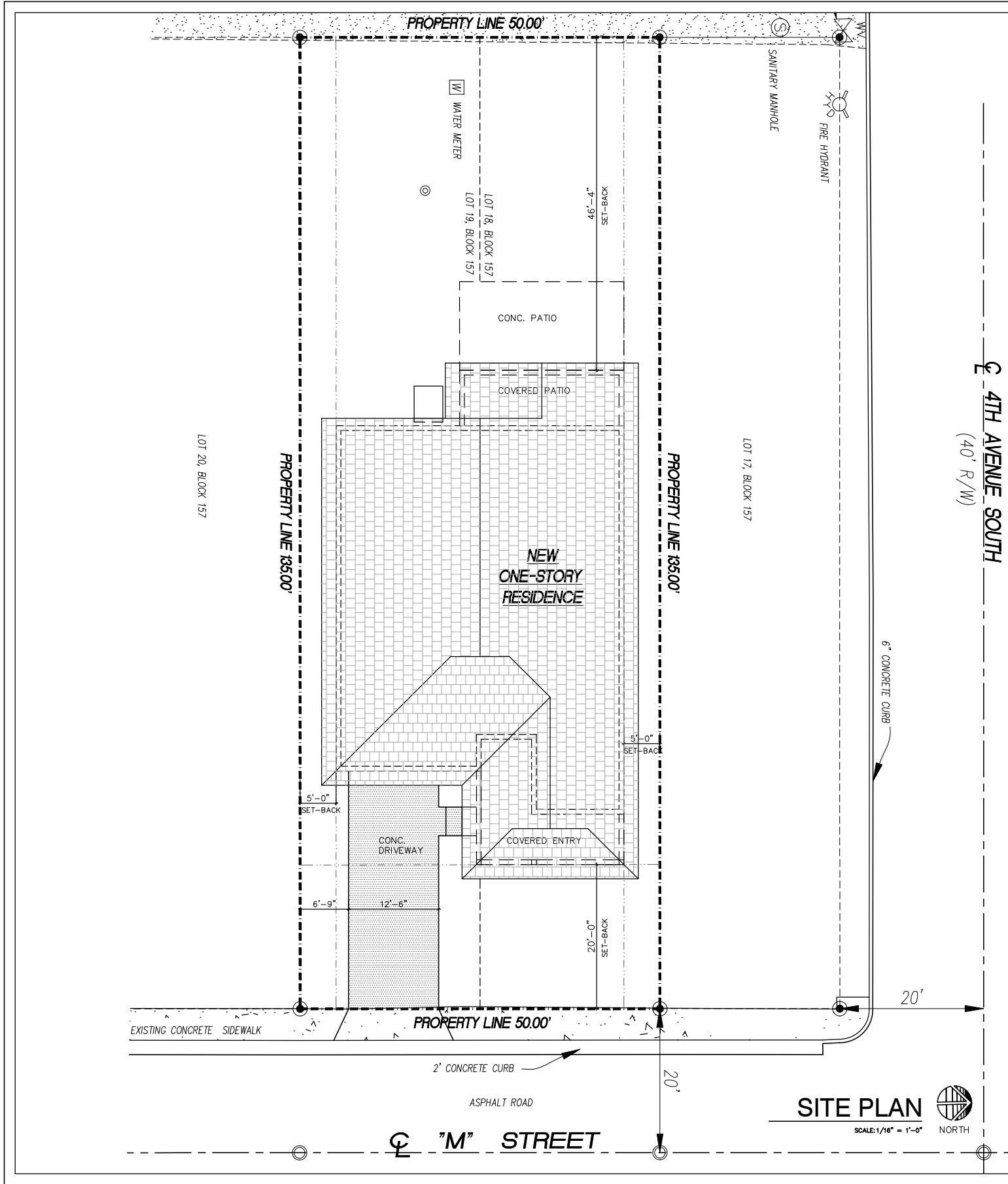
NEW RESIDENCE FOR:  
RBG LLC.  
403 SOUTH M ST  
LAKE WORTH, FLORIDA

Royal Building Group, LLC

SP-1  
SITE PLAN

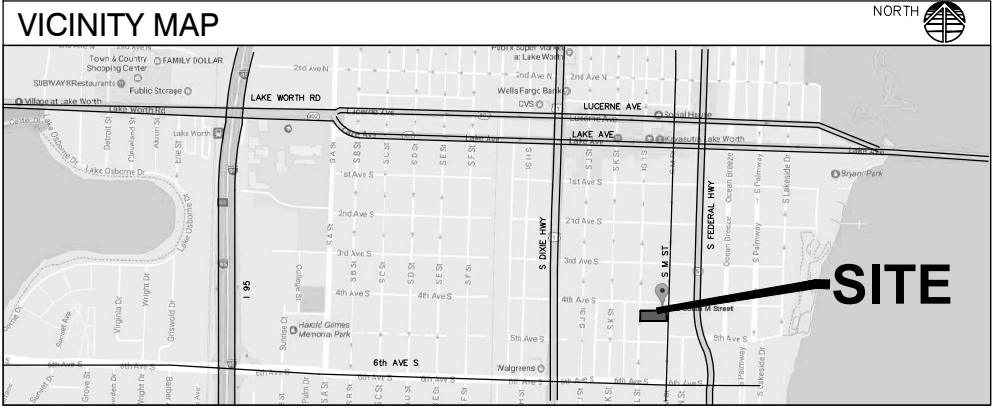
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NEW RESIDENCE FOR:  
ROYALL BUILDING GROUP LLC

403 SOUTH M ST.  
LAKE WORTH, FLORIDA



PROPOSED FSH PROJECT DATA			
Living Area (Conditioned)	1580 SF	800 SF Minimum	Requirement Satisfied
Garage	386 SF		
Covered Entry	220 SF		
Covered Patio	175 SF		
Driveway	413 SF		
Walkway	20 SF		
Uncovered Patio	282 SF		
Total Building (Under Roof)	2361 SF		
Total Impermeable	2774 SF		
Lot Area	6750 SF	6,225 SF per Unit	Requirement Satisfied
Mean Roof Height	12 ft	30 FT Max	Requirement Satisfied
Setbacks - Front	20 ft	20 ft Minimum	Requirement Satisfied
Setbacks - Side	5 ft	5 Ft Minimum	Requirement Satisfied
Setbacks - Rear	46.33 ft	15ft Minimum	Requirement Satisfied
Roof Overhang	2 ft	2ft Maximum	Requirement Satisfied
Lot Coverage (Building)	34.98%	35% Maximum	Requirement Satisfied
Lot Coverage (Impermeable)	45.57%	55% Maximum	Requirement Satisfied
FAR Sq/ft	23.41%	50% Maximum	Requirement Satisfied
Front Yard Area	1000 SF		
Front Yard Impermeable	250 SF		
Permeable Front Yard	75%		
Permeable Front Yard	750 SF	70% or 900 SF Minimum	Requirement Satisfied

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17-13-2

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RBG LLC.  
403 SOUTH M ST  
LAKE WORTH, FLORIDA

STEVEN J. BRUH  
ARCHITECT LEED AP  
AR008678

FLORIDA ARCHITECTS  
AR 8678  
REGISTERED

STEVEN BRUH ARCHITECT  
CONSTRUCTION COORDINATION  
ARCHITECTURE & DESIGN

OFFICE @ 9100 BELVEDERE RD, STE. 105 RPB.  
6168 EATON STREET W. P. B. FLORIDA 33411  
steven.bruch - 361-7252-6787 email: sbruch@sbarch.com

NOVEMBER 3, 2017

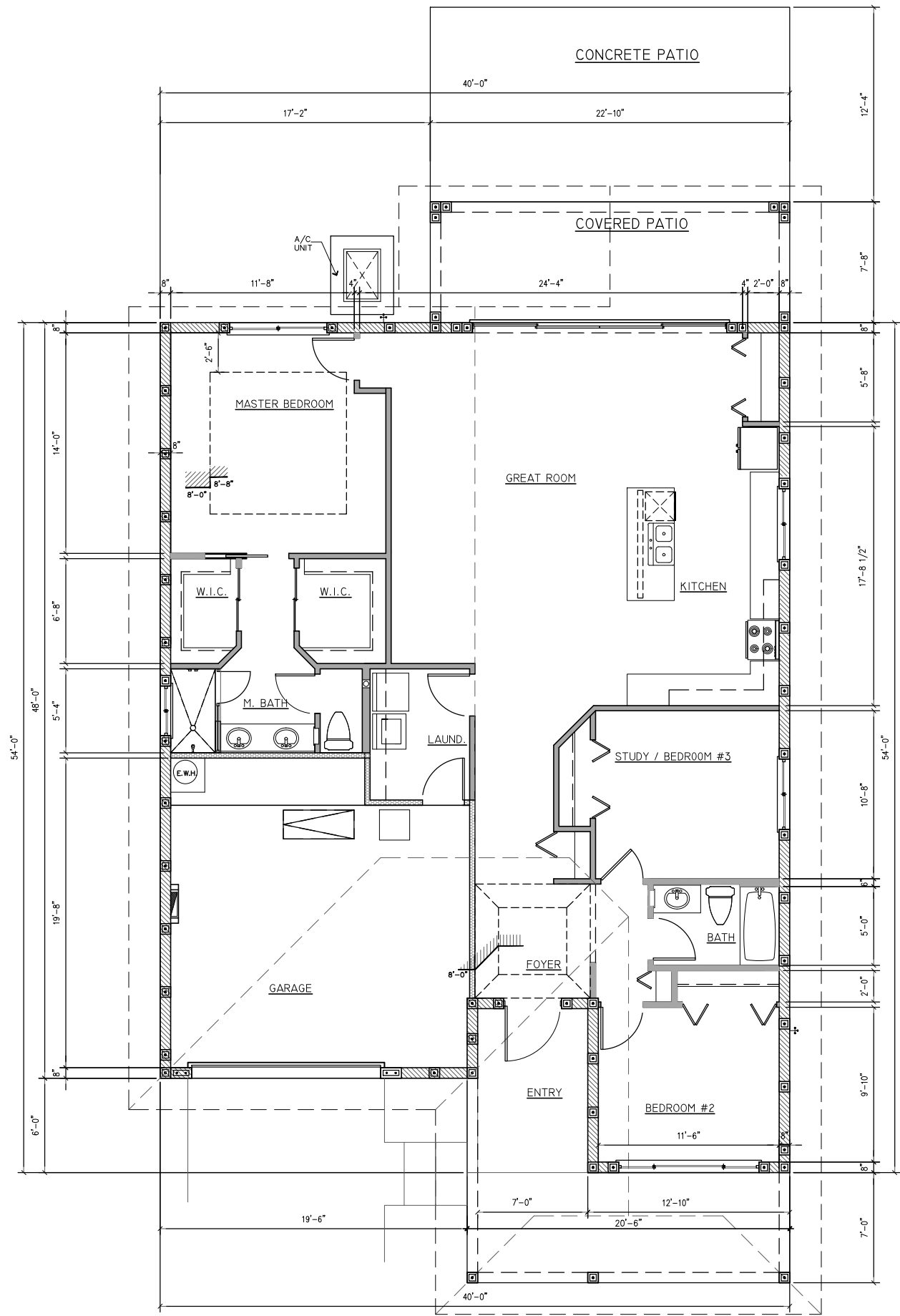
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SP-1

SITE PLAN

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AREA CALCULATIONS	
A/C LIVING:	1,580 SF
GARAGE:	386 SF
COVERED ENTRY:	220 SF
COVERED PATIO:	175 SF
TOTAL:	2,361 SF

FLOOR PLAN

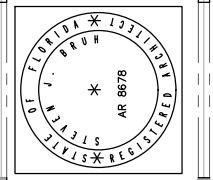
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LAKE WORTH, FLORIDA

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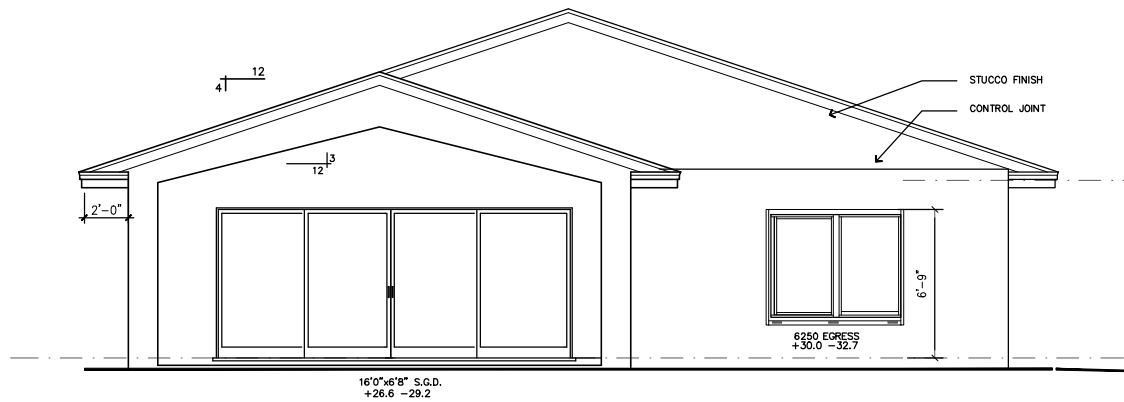


STEVEN BRUH ARCHITECT  
CONSTRUCTION COORDINATION  
ARCHITECTURE & DESIGN  
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steven bruh - 561-252-5707 email: sjbruhdesign@gmail.com



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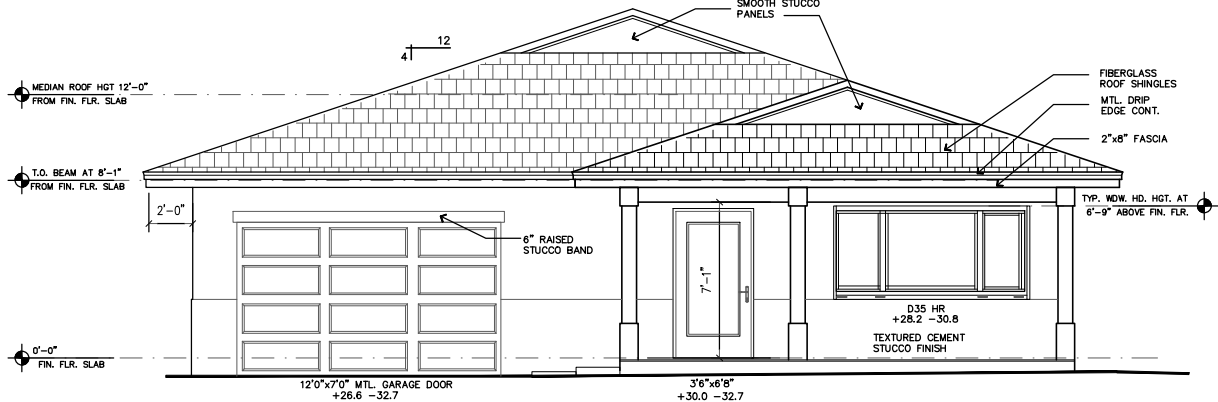
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FLOOR PLAN  
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REAR ELEVATION

WEST

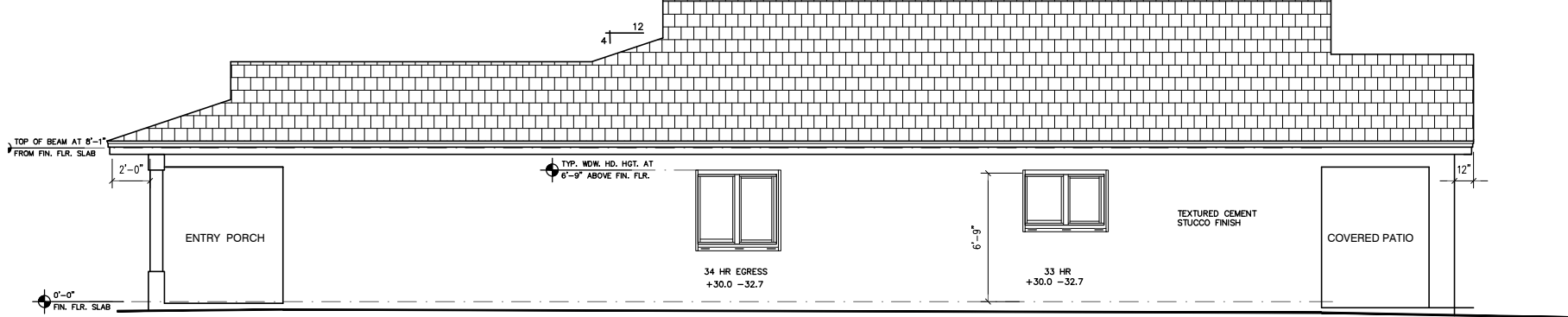
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FRONT ELEVATION

EAST

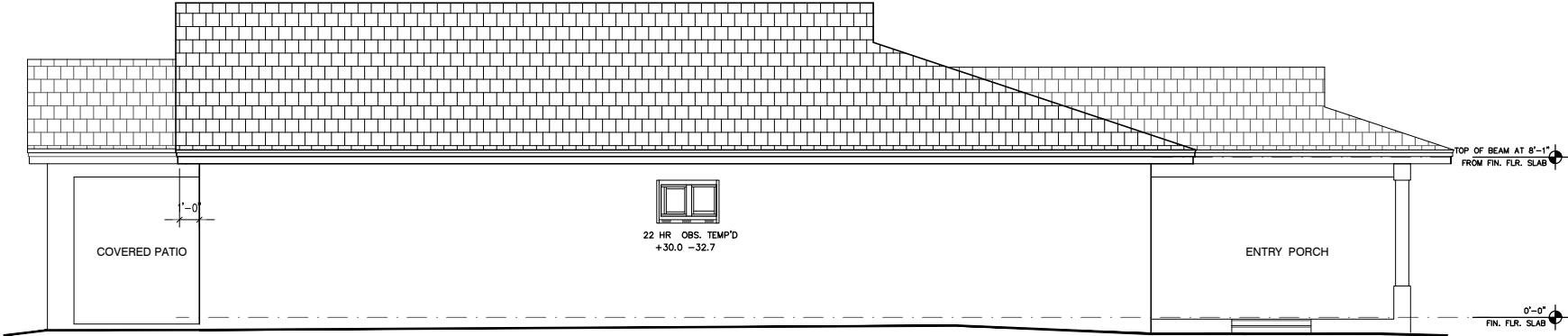
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RIGHT SIDE ELEVATION

NORTH

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LEFT SIDE ELEVATION

SOUTH

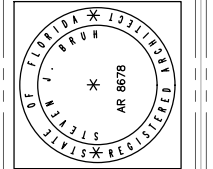
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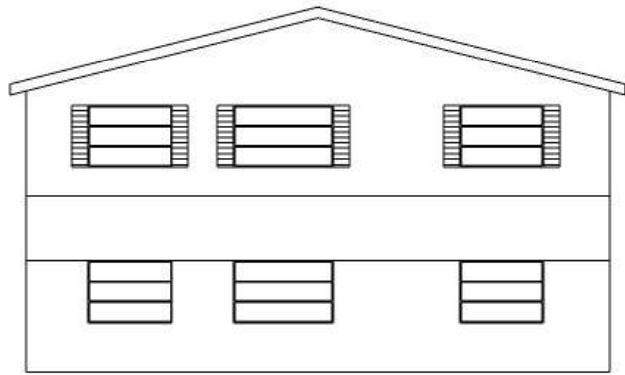
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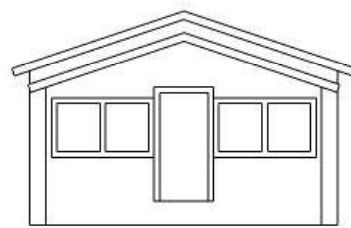
411 S M St  
Existing Multi-Family



411 S M St  
Existing Multi-Family



520 S M St  
Existing Single Family – Compatible Historic Home



409 S M St  
Existing Single Family



409 S M St  
Existing Single Family



405 S M St  
Approved for Construction



310 S M St  
Existing Single Family – Compatible Historic Home



Proposed Residence



Subject Property – Property on Both Sides Currently Vacant



503 S M St  
Existing Single Family – Across Street From Proposed Home

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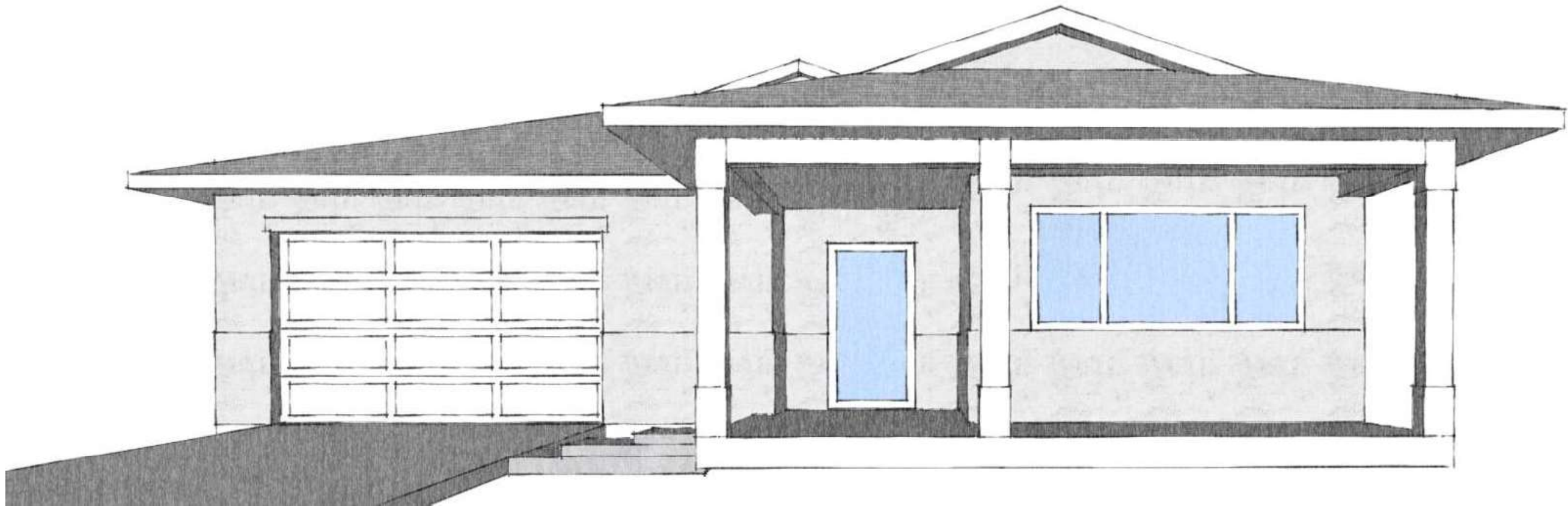
NEW RESIDENCE FOR:  
RBG LLC.  
403 SOUTH M ST  
LAKE WORTH, FLORIDA

Royal Building Group, LLC

Historic  
Compatibility

OF SHEETS





Entrance Door – 42"x80" Single Light Impact  
Smooth Star by Therma-Tru



Windows – HR710 Aluminum Impact  
Winguard by PGT



12' x 7' Garage Door – 24 Gauge Steel  
Clopay Traditional Long Panel



Asphalt Shingle Roofing – GAF Timberline  
Dimensional Shingle - Birchwood

## Royal Building Group, LLC

Historic  
Compatibility

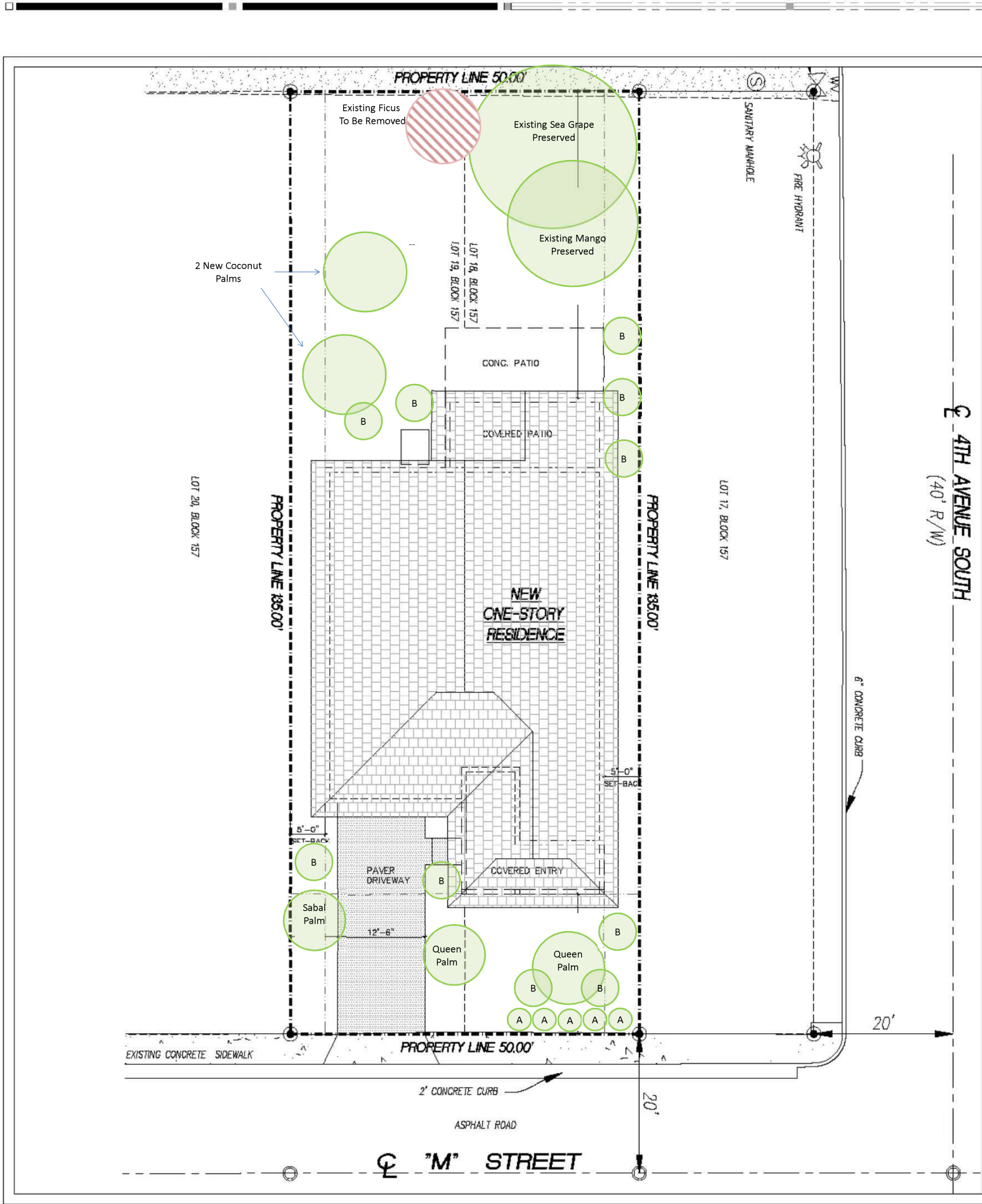
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BY OR DISCLOSED TO ANY PERSON, FIRM  
OR CORPORATION FOR ANY PURPOSE  
WHATSOEVER WITHOUT THE WRITTEN  
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REVISION  
REVISION





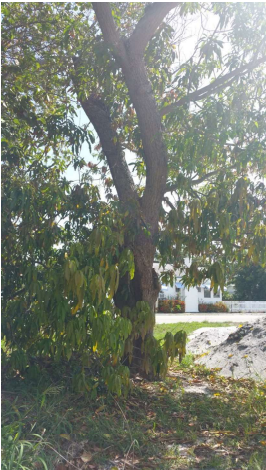
NEW RESIDENCE FOR:  
ROYALL BUILDING GROUP LLC  
403 SOUTH M ST.  
LAKE WORTH, FLORIDA



Existing Ficus to be removed



Existing Sea Grape – Preserved



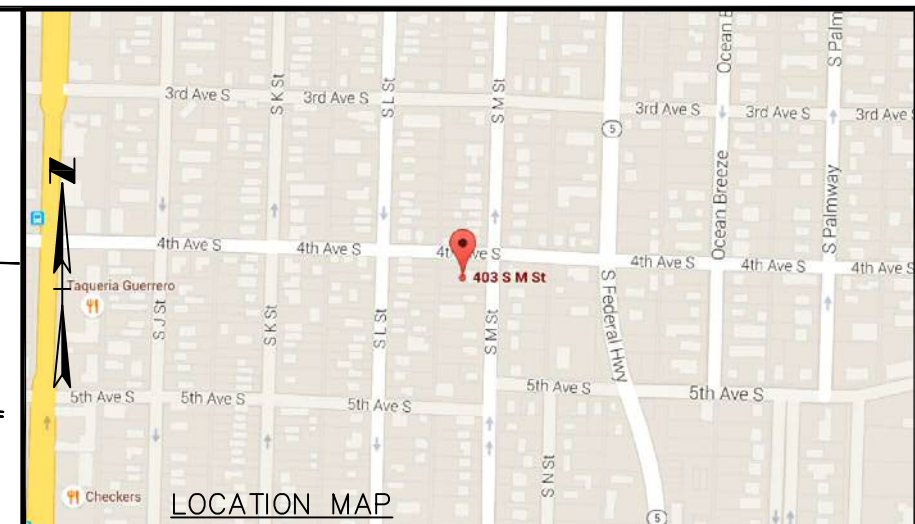
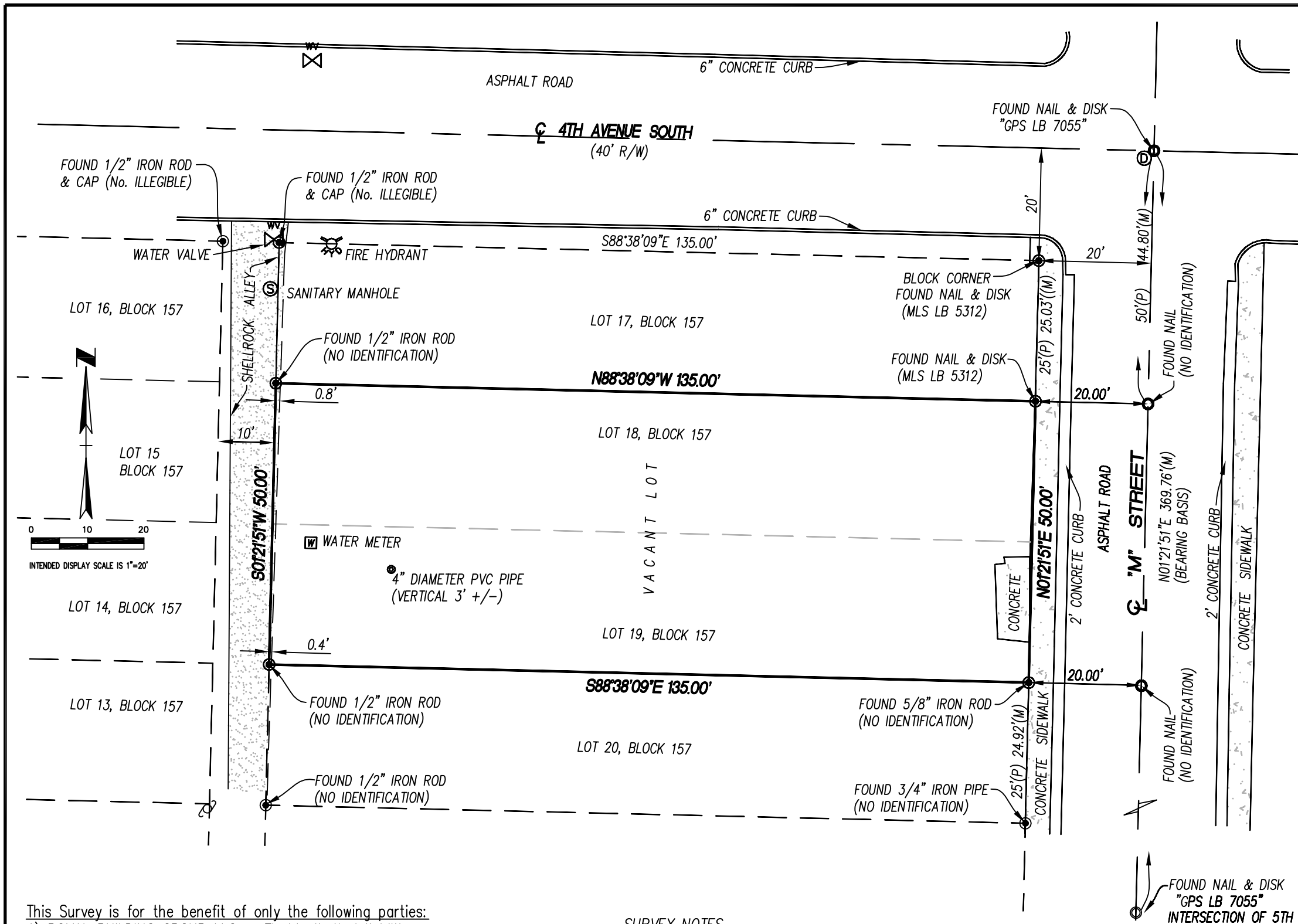
Existing Mango – Preserved

403 S M St - Landscaping Data

Quantity			Points
Existing Sea Grape Tree	1	Large Shade Tree	10
Existing Mango Tree	1	Large Shade Tree	10
Coconut Palm	2	12' Minimum	20
B - Allamonda Bush	5	Shrub	20
Points in Back Yard			50
Queen Palm	2	12' Minimum	10
Sabal Palm	1	12' Minimum	10
A - Dwarf Allamonda	5	Shrub	10
B - Allamonda Bush	5	Shrub	10
Points in Front Yard			50
Total Points			100
Points Required			100
Shade Trees Required	3		
Shade Trees Provided	5		

Base of trees and shrubs to be covered with appropriate landscape mulch. All other areas not otherwise landscaped to receive Bermuda Grass. Irrigation to be provided by rain water capture cistern to be provided with building plans.





**DESCRIPTION**  
LOTS 18 AND 19, BLOCK 157, IN THE TOWNSITE OF LUCERNE, ACCORDING TO THE PALM BEACH FARMS COMPANY PLAT No. 2, RECORDED IN PLAT BOOK 2, PAGES 29 TO 40 INCLUSIVE, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA. (THE TOWNSITE OF LUCERNE IS NOW KNOWN AS LAKE WORTH.)

**SURVEYOR'S CERTIFICATION**  
This drawing and the prerequisite field survey have been prepared to conform with the applicable Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes and is based on documentary evidence as provided to the undersigned surveyor and existing field evidence. This certification is a statement of professional opinion and is not an expressed or implied warranty or guarantee. This survey is for the sole and exclusive benefit of the parties named hereon and for the specific purpose noted, and must not be relied upon by any other individual or entity whatsoever, and is not transferable under any circumstances. No liability or responsibility is assumed by the undersigned surveyor for any other use of this survey or to any party not specifically named hereon. This drawing is not valid without the signature and the original raised embossed seal of the undersigned surveyor and reproduction of this drawing without the written permission of the undersigned surveyor is hereby forbidden.

Thomas E. Whidden  
Professional Surveyor and Mapper  
Florida License Number LS6225



**Whidden Surveying & Mapping, Inc.**  
9200 Belvedere Road, Ste 114  
Royal Palm Beach, FL 33411  
Phone: 561.790.5515  
Fax: 561.790.6557  
www.whiddensurveying.com  
Licensed Buisness No. 7232

This Survey is for the benefit of only the following parties:  
1) ROYAL BUILDING GROUP LLC, a Florida limited liability company  
2) CHICAGO TITLE INSURANCE COMPANY  
3) HM NATIONAL TITLE SERVICES, INC.  
4) HUDSON & MERINO, LLC

Date of Survey: JULY 11, 2015

Property Address:  
403 SOUTH M STREET  
LAKE WORTH, FL. 33460

LEGEND	
	= WOOD POWER POLE
CATV	= CABLE TELEVISION BOX
A/C	= AIR CONDITIONER
R/W	= RIGHT OF WAY
CL	= CENTERLINE
(P)	= PLAT DIMENSION
(M)	= FIELD MEASUREMENT

- SURVEY NOTES**
1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.
  2. BEARINGS BASE: N01°21'51"E RELATIVE TO THE CENTERLINE OF SOUTH "M" STREET.
  3. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE C, PANEL No. 120213 0002 C, DATED 9/30/1982.
  4. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
  5. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS SURVEY IS NOT VALID.
  6. UNDERGROUND IMPROVEMENTS, UTILITIES AND FOUNDATIONS ARE NOT LOCATED UNLESS OTHERWISE NOTED.
  7. ADDITIONS OR DELETIONS TO THE SURVEY MAPS OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  8. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
  9. SURVEY BASED ON LEGAL DESCRIPTION PROVIDED BY CLIENT.





**ATTACHMENT C –PROJECT EXTENSION LETTER COA#17-00100298**

**MEMORANDUM DATE:** February 5, 2020

**AGENDA DATE:** February 12, 2020

**TO:** Chair and Members of the Historic Resources Preservation Board

**FROM:** Jordan Hodges, Senior Preservation Coordinator  
Abraham Fogel, Preservation Planner  
Department of Community Sustainability

**SUBJECT:** **Project Number 20-00100006:** Consideration of a Certificate of Appropriateness (COA) for the construction of a new +/- 2,361 sq. ft. single-family structure at **403 South M Street**; PCN# 38-43-44-21-15-157-0180. The subject property is a vacant lot located in the Southeast Lucerne Local Historic District.

---



City of  
**Lake Worth  
Beach**  
FLORIDA™

Community Sustainability  
Planning Zoning Historic Preservation  
1900 2<sup>nd</sup> Avenue North  
Lake Worth Beach, FL 33461  
561.586.1687

June 25, 2019

Dan Walesky  
Royal Building Group, LLC  
9100 Belvedere Road, Suite 105  
Royal Palm Beach, FL 33411

**RE: Certificate of Appropriateness (COA) Approval Status, HRPB 17-00100298**

Dear Mr. Walesky:

Our records indicate that the project located at **403 South M Street** received approval on December 13, 2017. On December 12, 2018, the Community Sustainability Department received your request for a six (6) month time extension on behalf of the applicant to provide sufficient time for submitting necessary building permits. The COA extension approval period was granted through June 13, 2019.

On June 13, 2019, the Community Sustainability Department received a second request for a time extension on behalf of the applicant. The request for an extension has been received and processed. Pursuant to the Land Development Regulations, Section 23.5-4 (j), Issuance of certificate of appropriateness; commencement of permitted improvements, the development order approval is extended for an additional period of six (6) months. This COA extension approval period is through **December 13, 2019**, and is subject to the provision that the property owner shall "maintain and secure the property in a safe and sanitary condition in compliance with applicable laws and ordinances". Any additional time extension is subject to review and approval by the Historic Preservation Resources Board (HRPB).

Future approvals will be subject to the codes in place at the time of the new application.

Respectfully,

Jordan Hodges  
Senior Preservation Coordinator  
Department for Community Sustainability



## ATTACHMENT D – PROPOSED ARCHITECTURAL PLANS

**MEMORANDUM DATE:** February 5, 2020

**AGENDA DATE:** February 12, 2020

**TO:** Chair and Members of the Historic Resources Preservation Board

**FROM:** Jordan Hodges, Senior Preservation Coordinator  
Abraham Fogel, Preservation Planner  
Department of Community Sustainability

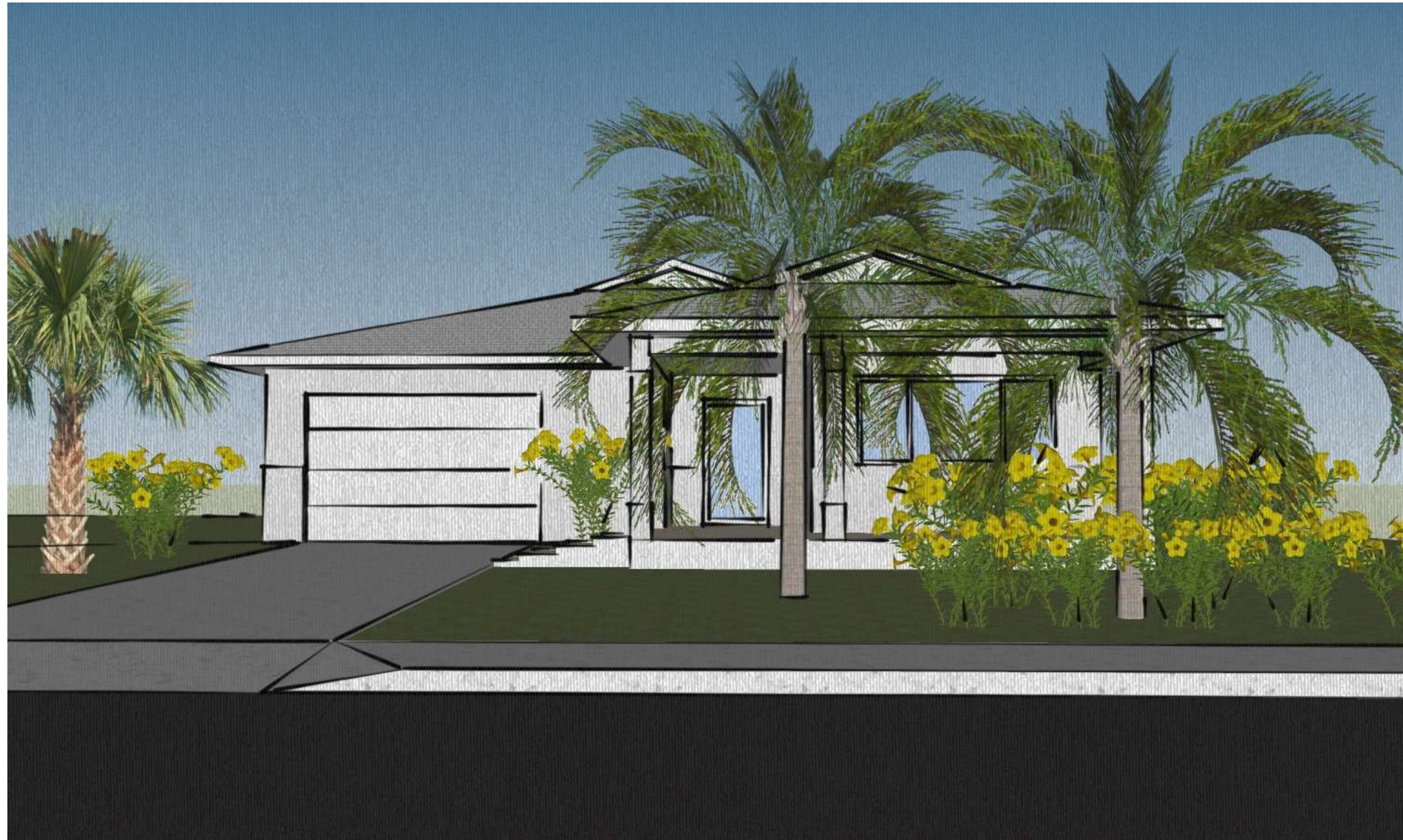
**SUBJECT:** **Project Number 20-00100006:** Consideration of a Certificate of Appropriateness (COA) for the construction of a new +/- 2,361 sq. ft. single-family structure at **403 South M Street**; PCN# 38-43-44-21-15-157-0180. The subject property is a vacant lot located in the Southeast Lucerne Local Historic District.

---



# Proposed Single Family Home

## 403 S M St



Royal Building Group, LLC

NEW RESIDENCE FOR:  
RBG LLC.  
403 SOUTH M ST  
LAKE WORTH, FLORIDA

SP-1  
SITE PLAN

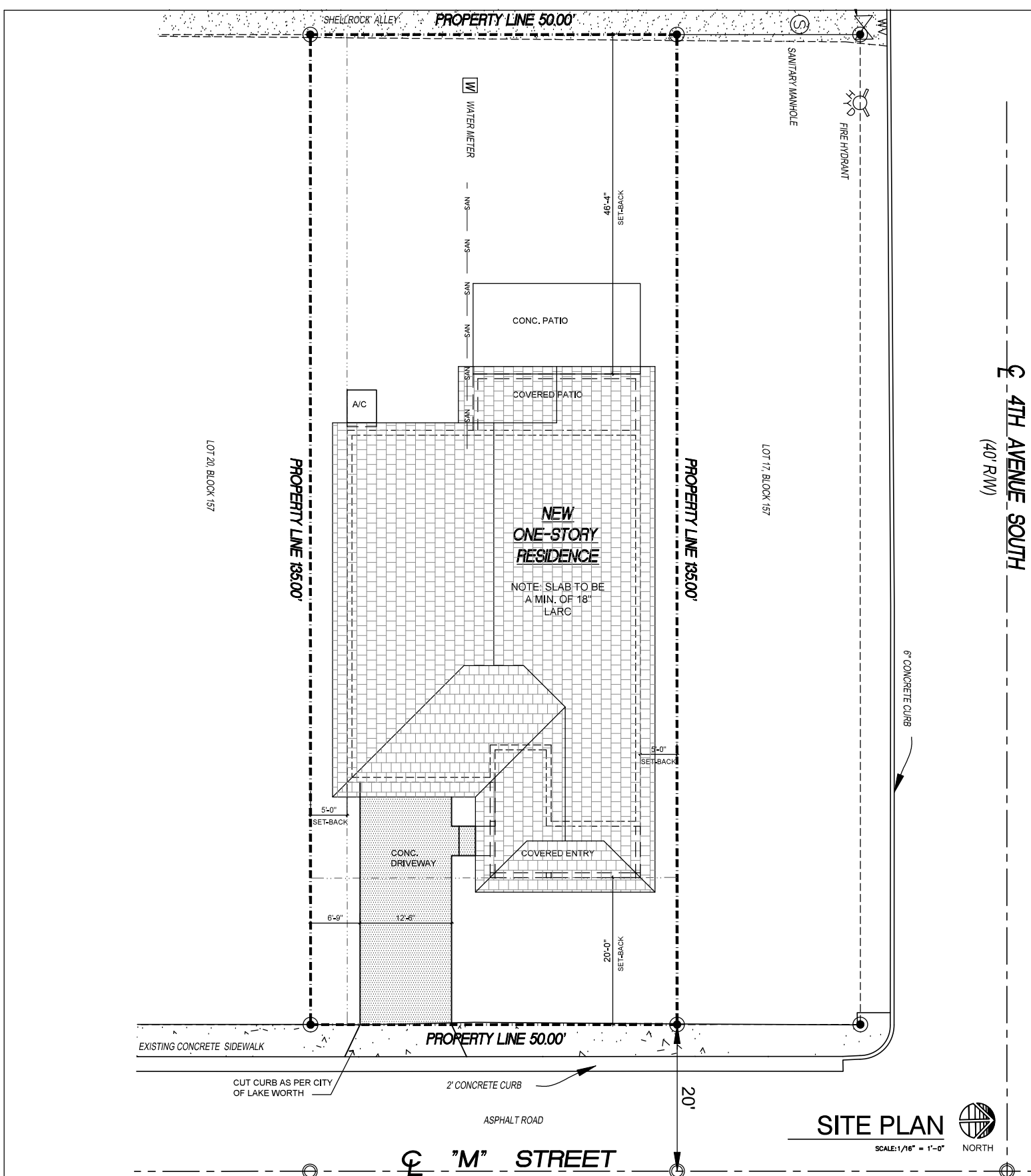
OF SHEETS

PROJECT NO.  
17-13-2

CHECKED BY:  
SJB

ALL READ SECTIONS AND DIMENSIONS AND  
PLANS INDICATED ON REPRESENTED BY THIS  
DRAWING AND DIMENSIONS BY THE PROPERTY  
OF THIS OFFICE AND WHERE CREATED. DIMENSIONS  
AND DEVELOPMENT FOR USE ON, AND IN  
CONNECTION WITH THE PROJECTED PROJECT,  
HOUSE OF SUCH SEAS, DESIGN, AND  
CONSTRUCTION SHALL BE MADE BY OR IN  
CONNECTION TO ANY PERSON, FROM  
OR IN CONNECTION FOR ANY PURPOSE  
UNLESS OTHERWISE INTENTED THE WRITTEN  
PERMISSION OF  
ATTEEN RAUW ARCHITECT





NEW RESIDENCE FOR:  
ROYAL BUILDING GROUP LLC  
403 SOUTH M ST.  
LAKE WORTH, FLORIDA

DESIGN CRITERIA

CODES AND EDITIONS USED:  
FLORIDA BUILDING CODE RESIDENTIAL 2017 6th ed.  
NATIONAL ELECTRICAL CODE 2014  
OCCUPANCY CLASSIFICATION:  
GROUP R-3 - RESIDENTIAL (310.5 FBC);  
CONSTRUCTION TYPE:  
TYPE VB, UNSPRINKLED UNPROTECTED

CERTIFICATION

ALL WORK SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, 2017 6th EDITION, MEETING THE REQUIREMENTS OF THE HVHZ SECTIONS, LOCAL AMENDMENTS, AND NFPA 101. NOTHING CONTAINED IN THIS SPECIFICATION OR SHOWN ON PLANS SHALL BE CONSTRUCTED AS TO CONFLICT WITH ANY LOCAL MUNICIPAL OR STATE LAW OR REGULATION. ALL SUCH LAWS OR REGULATIONS ARE HEREBY MADE PART OF THIS SPECIFICATION AND THE PLANS ARE THE MINIMUM THAT WILL BE ACCEPTED. CONTRACTOR BEING REQUIRED TO MEET BUILDING AND FIRE DEPARTMENT REQUIREMENTS AS APPROVED BY THE OWNER.

AREA CALCULATIONS

A/C LIVING:	1,580 SF
GARAGE:	386 SF
COVERED ENTRY:	72 SF
COVERED PATIO:	229 SF
TOTAL:	2,267 SF

GENERAL SITE NOTES

1. SITE PLAN IS FOR ARCHITECTURAL LAYOUT PURPOSES ONLY. REFER TO DRAWINGS BY "WHIDDEN SURVEYING & MAPPING INC." DATED 7-11-2015 FOR PLACEMENT, SIZE OF EASEMENTS AND SITE LAYOUT.
  2. LAYOUTS SHALL BE VERIFIED BY HORIZONTAL CONTROL DRAWINGS PRIOR TO CONSTRUCTION.
  3. ALL SITE IMPROVEMENTS INCLUDING LANDSCAPING, SIDEWALKS AND DRIVEWAYS SHALL BE AS APPROVED THE CITY OF LAKE WORTH, FLORIDA
  4. REFER TO DRAWINGS BY "WHIDDEN SURVEYING & MAPPING INC." DATED 7-11-2015 FOR PAVING AND DRAINAGE PLANS.
- FLOOD ZONE C

SHEET INDEX

SP-1	SITE PLAN
A-1	FLOOR PLAN
A-2	ELEVATIONS
A-3	BUILDING SECTIONS
S-1	FOUNDATION / PLUMBING PLAN
S-2	ROOF FRAMING PLAN
E-1	ELECTRICAL PLAN

PROPOSED FSH PROJECT DATA

Living Area (Conditioned)	1580 SF	800 SF Minimum	Requirement Satisfied
Garage	386 SF		
Covered Entry	220 SF		
Covered Patio	175 SF		
Driveway	413 SF		
Walkway	20 SF		
Uncovered Patio	282 SF		
Total Building (Under Roof)	2361 SF		
Total Impermeable	2774 SF		
Lot Area	6750 SF	6,225 SF per Unit	Requirement Satisfied
Mean Roof Height	12 ft	30 FT Max	Requirement Satisfied
Setbacks - Front	20 ft	20 ft Minimum	Requirement Satisfied
Setbacks - Side	5 ft	5 Ft Minimum	Requirement Satisfied
Setbacks - Rear	46.33 ft	15ft Minimum	Requirement Satisfied
Roof Overhang	2 ft	2ft Maximum	Requirement Satisfied
Lot Coverage (Building)	34.98%	35% Maximum	Requirement Satisfied
Lot Coverage (Impermeable)	45.57%	55% Maximum	Requirement Satisfied
FAR Sq/ft	23.41%	50% Maximum	Requirement Satisfied
Front Yard Area	1000 SF		
Front Yard Impermeable	250 SF		
Permeable Front Yard	75%		
Permeable Front Yard	750 SF	70% or 900 SF Minimum	Requirement Satisfied

VICINITY MAP



REVISION

REVISION

REVISION

PROJECT NO.  
17-15-2

CHECKED BY.  
SJB

ALL SEAS DESIGNS ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE COVERED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ONLY AND IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF SUCH DESIGNS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE REPRODUCED, COPIED, OR DISCLOSED TO ANY PERSONAL, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF STEVEN BRUH ARCHITECT.

NEW RESIDENCE FOR:  
RBG LLC.  
403 SOUTH M ST  
LAKE WORTH, FLORIDA

STEVEN J. BRUH  
ARCHITECT LEED AP  
AR008678

STEVEN BRUH ARCHITECT  
CONSTRUCTION COORDINATION  
ARCHITECTURE & DESIGN

OFFICE @ 9100 BELVEDERE RD, STE. 105 RPB,  
6168 EATON STREET W. P. B. FLORIDA 33411  
sbruh@bruharchitect.com 381 625-9797

SBA

DRAWN  
SJB, KC

DATE  
NOVEMBER 15, 2015

SCALE  
AS SHOWN

SHEET  
SP-1

SITE PLAN

OF 7 SHEETS

## GENERAL NOTES

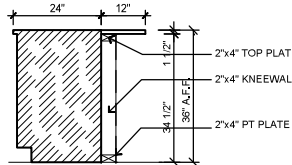
- ALL WORK SHALL BE IN ACCORDANCE WITH THE 8th ed. 2017 FBC RESIDENTIAL CODE AND LOCAL AMENDMENTS. NFPA 101, NOTHING CONTAINED IN THIS SPECIFICATION OR SHOWN ON PLANS SHALL BE CONSIDERED AS TO CONFLICT WITH ANY LOCAL MUNICIPAL OR STATE LAW OR REGULATION. ALL SUCH LAWS OR REGULATIONS ARE HEREBY MADE PART OF THIS SPECIFICATION AND THE PLANS ARE THE MINIMUM THAT WILL BE ACCEPTED. CONTRACTOR BEING REQUIRED TO MEET BUILDING AND FIRE DEPARTMENT REQUIREMENTS AS APPROVED BY THE OWNER.
- ALL WORK SHALL BE ALIGNED AND POSITIONED IN ACCORDANCE WITH PLAN DIMENSIONS WITH ALL SCALE DIMENSIONS BEING VERIFIED PRIOR TO USE.
- ALL WOOD IN CONTACT WITH MASONRY, CONCRETE OR STEEL SHALL BE PRESSURE TREATED.
- GENERAL CONTRACTOR SHALL REPORT ALL IRREGULARITIES AND DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- CONTRACTOR SHALL GUARANTEE ALL WORK FOR ONE (1) YEAR AFTER DATE OF ACCEPTANCE BY OWNER.
- ALL WINDOW AND DOOR OPENING DIMENSIONS SHALL BE VERIFIED WITH WINDOWS AND DOORS SUPPLIES.
- ANY BLOCKING, NAILERS, FLASHING OR OTHER REQUIRED FRAMING MATERIAL SHALL BE INSTALLED AS REQUIRED AS IF THEY WERE ORIGINALLY DETAILED.
- THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION. THE ARCHITECT'S PERIODIC VISITS TO THE SITE SHALL NOT RELIEVE THE CONTRACTOR OF TOTAL RESPONSIBILITY AND HE SHALL IN ANY EVENT HOLD THE ARCHITECT HARMLESS FOR ALL LITIGATION ARISING FROM INJURY.
- ALL STUCCO, METAL LATH, AND DRYWALL WORK SHALL MAINTAIN THE STANDARDS AS OUTLINED IN THE U.S. GYPSUM CONSTRUCTION HANDBOOK; ESPECIALLY IN REGARDS TO ACCESSORY PRODUCTS, SUCH AS, CONTROL AND EXPANSION JOINTS. CONSULT WITH THE ARCHITECT PRIOR TO INSTALLATION.
- WOOD SPECIES - #2 HEM-FIR SOUTHERN PINE OR SPRUCE PINE-FIR W/19 % OR LESS MOISTURE CONTENT.
- ALL WOOD FRAMING/SHEATHING SHALL MEET PROVISIONS ON CHAPTER 23, FBC 2017.
- ALL PRODUCT ENCLOSING THE BUILDING ENVELOPE TO MEET FLORIDA PRODUCT APPROVAL

## EGRESS WINDOWS NOTE

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM TOTAL GLASS AREA OF 5.7 sq. ft. GROUND FLOOR WINDOW AND 5.7 sq. ft. SECOND STORY WINDOW THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE TWENTY-FOUR (24) INCHES, AND WIDTH TO BE TWENTY (20) INCHES. SILL TO BE 44" MAXIMUM ABV. FIN FLOOR

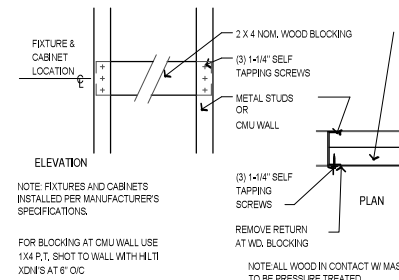
## BUILT-INS & FINISH

- SEE SHOP DRAWINGS FOR ACTUAL KITCHEN LAY-OUT. SUBMIT ALL SHOP DRAWINGS FOR REVIEW.
- ALL PANTRY AND LINEN CLOSETS TO HAVE (4) WIRE SHELVES UNLESS OTHERWISE NOTED.
- OWNER TO SELECT ALL COLORS AND FINISHES UNLESS OTHERWISE NOTED ON THESE DRAWINGS.
- ALL CLOTHES CLOSETS TO HAVE WIRE ROD & SHELVES AS SHOWN



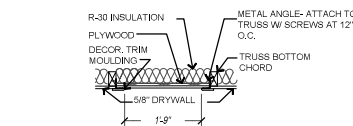
## 1 CABINET SECTION

SCALE: 1/2"=1'-0"



## 2 BLOCKING DETAIL

FOR HANGING FIXTURES AND CABINETS N.T.S.



## 3 ATTIC ACCESS SECTION

SCALE: 1/2"=1'-0"

## DOOR SCHEDULE

ALL EXT. COMPONENTS & CLADDING REQUIRE PRODUCT APP. ALL EXTERIORS WINDOWS AND DOORS TO BE IMPACT RATED

NO	SIZE	MAT.	TYPE	HDWE	NOTES
1	3'-6" x 6'-6"	ALUM. / GLASS	FRENCH	1 / 5	ENTRY DOOR
2	12'-0" x 7'-0"	MTL. CLAD	OVERHEAD	AS PER MANUF.	RAISED PANEL
3	2'-6" x 6'-6"	SOLID CORE OR MTL. CLAD 1.38 THK.	SWING	4	WI SPRING HINGE
4	2'-6" x 6'-6"	WOOD / COMP.	SWING	3	
5	3'-0" x 6'-6"	WOOD / COMP.	BIFOLD	AS PER MANUF.	
6	2'-6" x 6'-6"	WOOD / COMP.	SWING	2	
7	2'-0" x 6'-6"	WOOD / COMP.	BIFOLD	AS PER MANUF.	
8	(2) 2'-6" x 6'-6"	WOOD / COMP.	BYPASS	AS PER MANUF.	
9	(2) 2'-6" x 6'-6"	WOOD / COMP.	BIFOLD	AS PER MANUF.	
10	2'-6" x 6'-6"	WOOD / COMP.	SWING	2	
11	2'-6" x 6'-6"	WOOD / COMP.	POCKET	AS PER MANUF.	
12	16'-0" x 6'-6"	ALUM. / GLASS	EXT. SLIDING	AS PER MANUF.	

## WINDOW SCHEDULE

ALL EXT. COMPONENTS & CLADDING ARE IMPACT RATED & REQUIRE PRODUCT APPROVAL.

(D)	SIZE	TYPE	DESIGN PRESSURES	DETAILS	NOTES
A	108" X 63"	HR 035	28.2/-30.8 PSF	A A B	XOX CENTER FIXED 27"x54"x27"
B	54" X 51"	HR 34	30.0/-32.7 PSF	A A B	
C	54" X 39"	HR 33	30.0/-32.7 PSF	A A B	
D	75" X 60"	HR 6250	30.0/-32.7 PSF	A A B	
E	38" X 26"	HR 22	31.4/-34.0 PSF	A A B	OBS. TEMPD

SEE A-2 FOR DETAILS

## DOOR HARDWARE

- LEVER HANDLE W/ LOCK ENTRY SET OR APPROVED EQUAL
- LEVER HANDLE W/ PRIVACY LOCK
- PASSAGE LATCH SET
- LEVER HANDLE W/ LOCKSET
- EXTERIOR DOORS SHALL BE WEATHERSTRIPPED AND PROVIDED W/ A THRESHOLD

## DOOR NOTES

- PROVIDE WALL OR FLOOR MTD. DOOR STOPS FOR ALL DOORS
  - CONTRACTOR TO SUBMIT SHOP DWGS TO FOR APPROVAL PRIOR TO CONSTRUCTION
  - ALL HARDWARE TO BE BRUSHED ALUMINUM OR SATIN CHROMIUM SCHLAGE OR EQ. COMMERCIAL GRADE
  - 1 1/2" PR. BUTTS.
- FINISH & STYLE TO BE SELECTED BY OWNER

## PRODUCT APPROVAL SUBMITTAL AFFIDAVIT

ALL WINDOWS & DOORS TO BE IMPACT RESISTANT

PRODUCT	MANUF.	MANUF. DSGN. PRESSURES	MODEL	FLORIDA #	DESIGN PRESSURES
SW. DOOR	THERMA TRU	+65 / -70	SMOOTH STAR	FL7630.1	+28.2/-30.8
HR WINDOW	PGT	+80 / -80	SH700	FL242.3	+31.4/-34.0
SLIDING GL. DR.	PGT	+56.7 / -68	SGD-770	FL251.4	+26.6/-29.2
GARAGE DR	CLOPAY	+45.8 / -49.3	WINCODE W8	FL5684.17	+25.6/-32.7
ROOFING	BORAL	---	SAXONY 900	FL28326.6	---
FRENCH					+30.0/-32.7

I HAVE REVIEWED THE ABOVE COMPONENTS AND HAVE APPROVED THEIR USE IN THIS HOME. THEY PROVIDE ADEQUATE RESISTANCE TO THE PREDICTED MAXIMUM PRESSURES DUE TO WIND LOAD AND FORCES SPECIFIED BY THE CURRENT BUILDING CODE PROVISIONS.

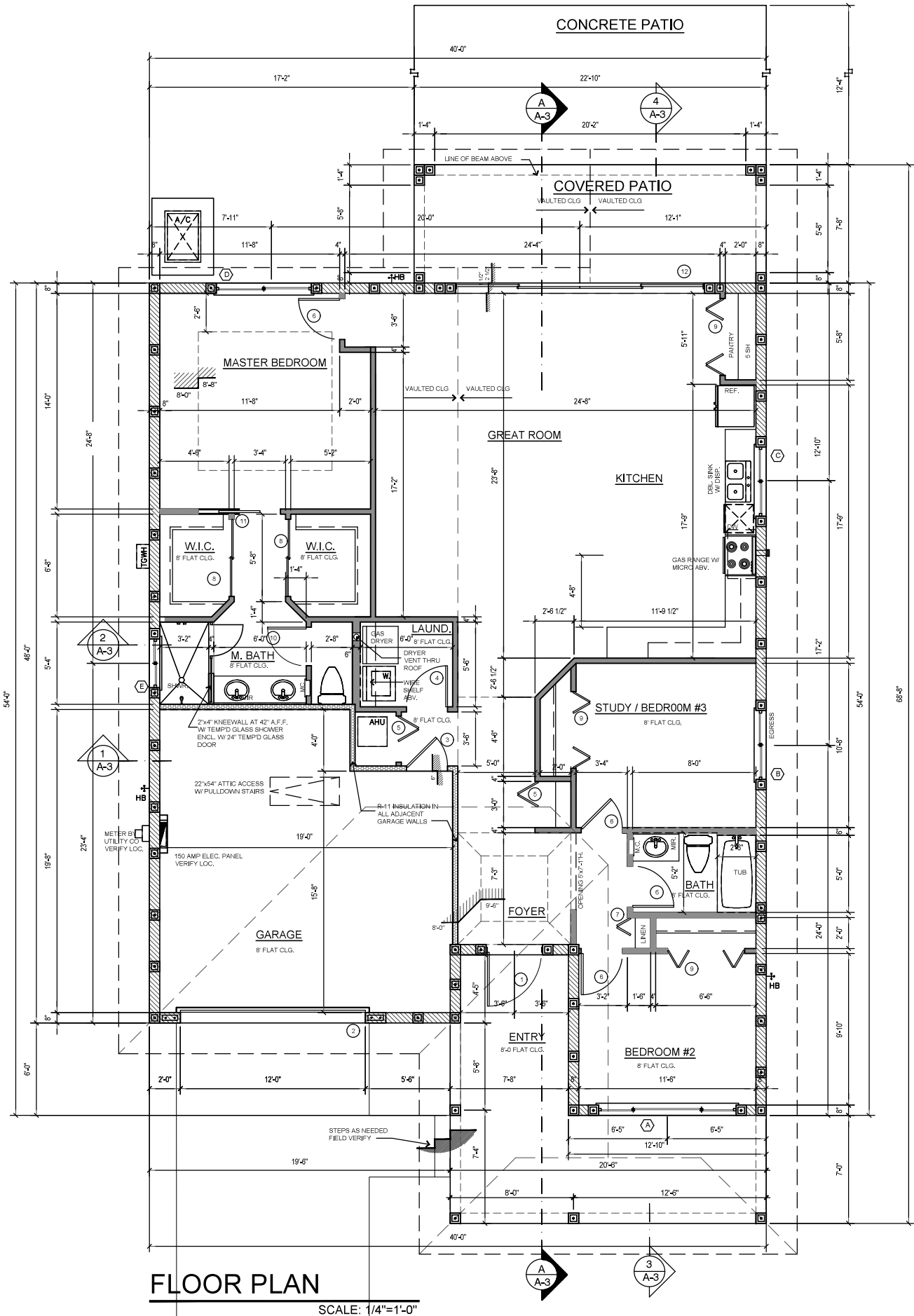
## AREA CALCULATIONS

A/C LIVING:	1,580 SF
GARAGE:	386 SF
COVERED ENTRY:	220 SF
COVERED PATIO:	175 SF
TOTAL:	2,361 SF

## WALL LEGEND

ALL INTERIOR WALLS ARE FIGURED @ 4" UNLESS OTHERWISE NOTED

	8" CMU WALL BEARING AT 8" A.F.F.
	STUD WALL OR OPTIONAL METAL FRAMING TO CEILING.
	STUD WALL OR OPTIONAL METAL FRAMING W/ R-11 BATT INSULATION



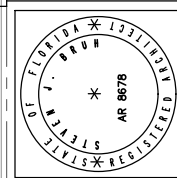
## FLOOR PLAN

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

REVISION	PROJECT NO.	DATE	DESIGNED BY	CHECKED BY
REVISION	47-13-12			
REVISION				

NEW RESIDENCE FOR:  
RBG LLC.  
403 SOUTH M ST  
LAKE WORTH, FLORIDA

STEVEN J. BRUH  
ARCHITECT - LEED AP  
AR008678



STEVEN BRUH ARCHITECT  
CONSTRUCTION COORDINATION  
ARCHITECTURE & DESIGN

OFFICE @ 9100 BELVEDERE RD. STE. 105 RPB.  
6169 EATON STREET W. P. B. FLORIDA 33411  
steven.brub - 561-526-5797 email: sjbrub@design@gmail.com



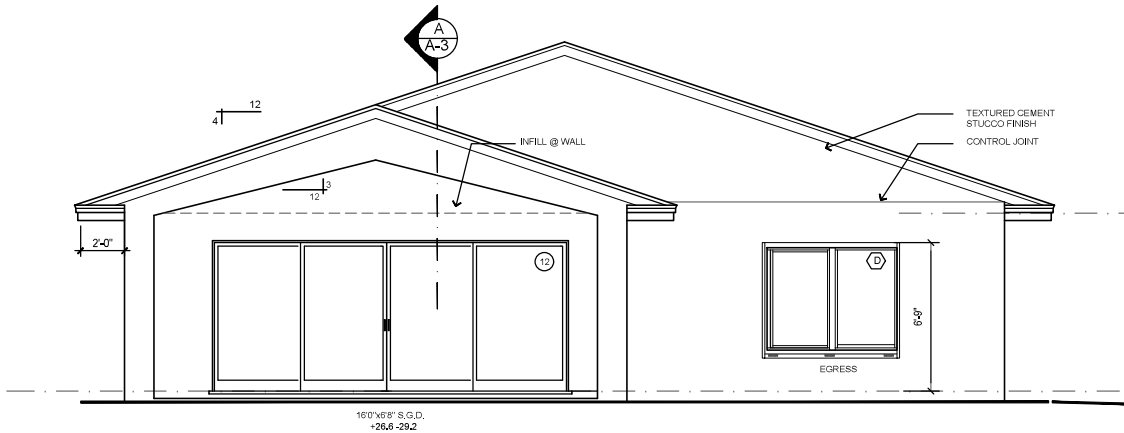
DRAWN  
SJB, KC

DATE  
NOVEMBER 15, 2018

SCALE  
AS SHOWN

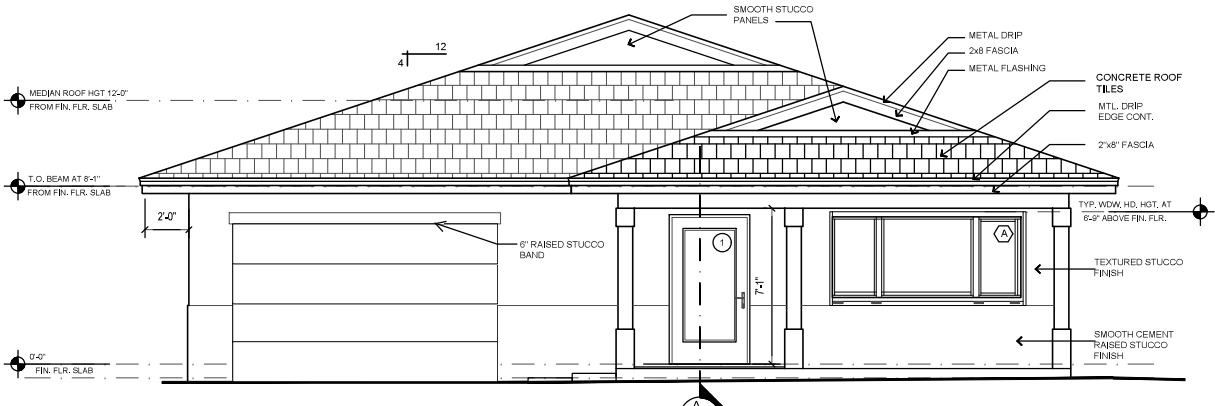
SHEET

A-1  
FLOOR PLAN  
OF 7 SHEETS



REAR ELEVATION

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



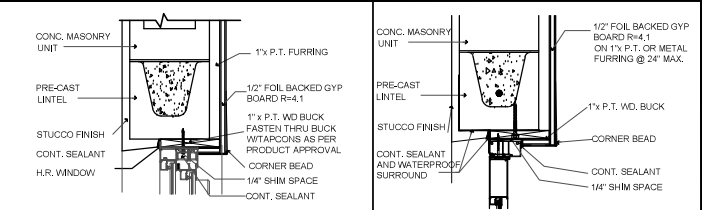
FRONT ELEVATION

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

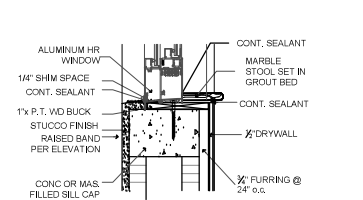
DOOR & WDW JAMB / HD / SILL DETAILS

ALUM. FINISH AND GLAZING COLOR TO BE APPR. BY OWNER  
EXTERIOR WDW & DRS TO BE IMPACT RATED  
ALL FENESTRATION AND EXT. DOORS SHALL BE INSTALLED AS PER PRODUCT APPROVAL; ADJUST AS REQ'D  
8" MIN. FLEXIBLE CONC. WATERPROOF MEMBRANE TREMCO VULKEM 450 OR APPROVED EQUAL ON EXTERIOR OF OPENING AND ENTIRE RETURN. WDW. BUCKS TO BE CAULKED TO BLOCK OPNG. + WDW. INSTALLED AND SEALED PER MANUFACTURERS SPEC. SEALANT SHALL COMPLY W/ AAMA 800 OR ASTM C920 CLASS 25 GRADE NS OR GREATER

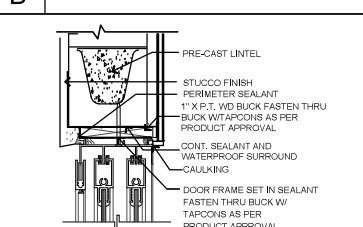
SEE DOOR & WDW SCHEDULE ON A-1



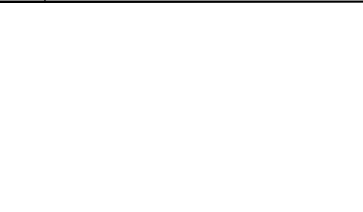
A HORIZONTAL ROLLER HEAD JAMB SIMILIAR



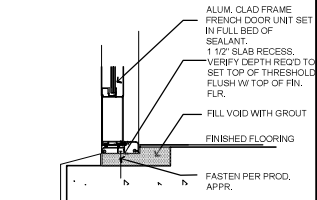
B HORIZONTAL ROLLER SILL



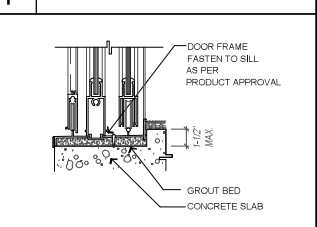
C SLIDING GLS. DR. HEAD JAMB SIMILIAR



E FRENCH DR HEAD JAMB SIMILIAR



F FR. DR. SILL



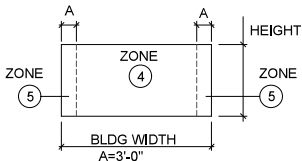
D SLIDING GLS. DR. SILL



WIND DESIGN BASIS:

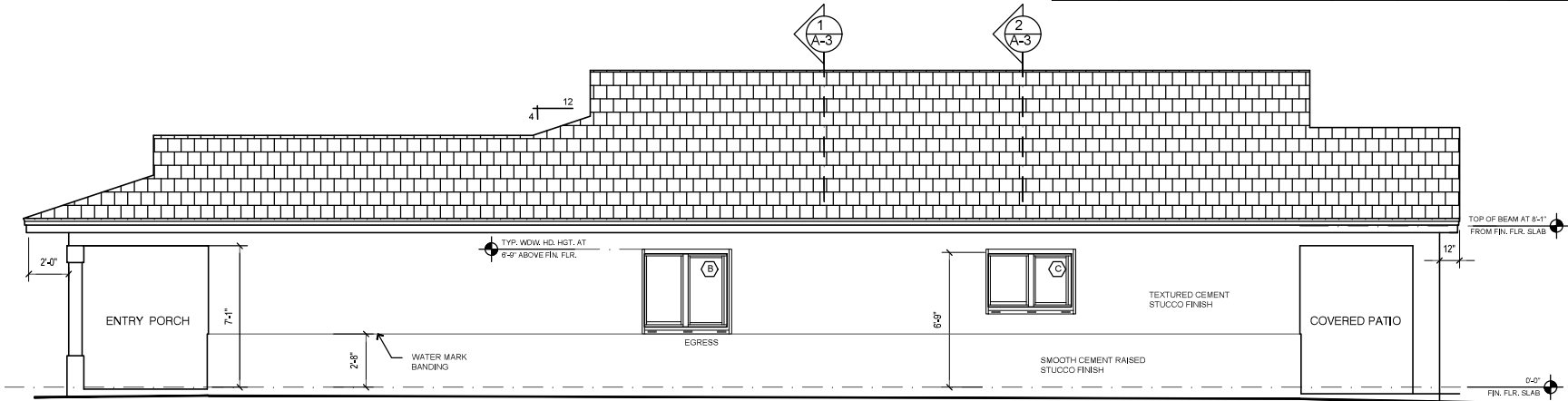
ASCE 7-10, FBC 2017  
ULTIMATE WIND SPEED: 170 MPH  
NOMINAL WIND SPEED: 132 MPH  
RISK CATEGORY II  
EXPOSURE B  
ENCLOSED  
INT. PRESSURE COEF: +/- 0.18

WALL ELEVATION



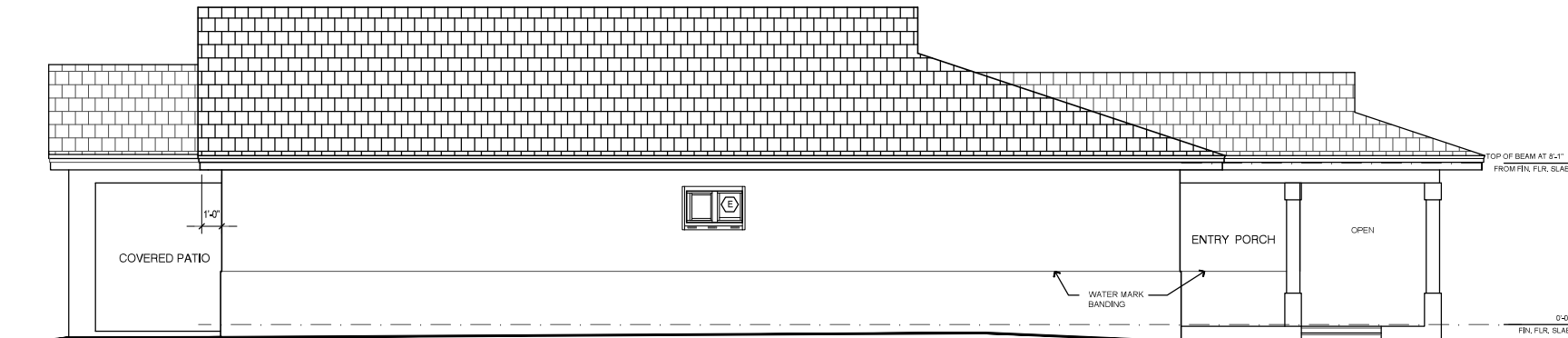
WALL PRESSURES:  
COMPONENT & CLADDING

	NOM. WIND SPEED: 132 MPH		ULT. WIND SPEED: 170 MPH	
	ZONE 4	ZONE 5	ZONE 4	ZONE 5
SQ.FT.	PRESS./SUCTION	PRESS./SUCTION	SQ.FT.	PRESS./SUCTION
10	31.4/-34.0 PSF	31.4/-42.0 PSF	10	52.0/-56.4 PSF
20	30.0/-32.7 PSF	30.0/-39.3 PSF	20	49.8/-54.2 PSF
50	28.2/-30.8 PSF	28.2/-35.3 PSF	50	46.7/-51.1 PSF
100	26.6/-29.2 PSF	26.6/-32.7 PSF	100	44.1/-48.5 PSF



RIGHT SIDE ELEVATION

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



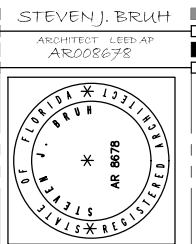
LEFT SIDE ELEVATION

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

REVISION	
PROJECT NO.	17-13-2
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NEW RESIDENCE FOR:  
RBG LLC.  
403 SOUTH M ST  
LAKE WORTH, FLORIDA



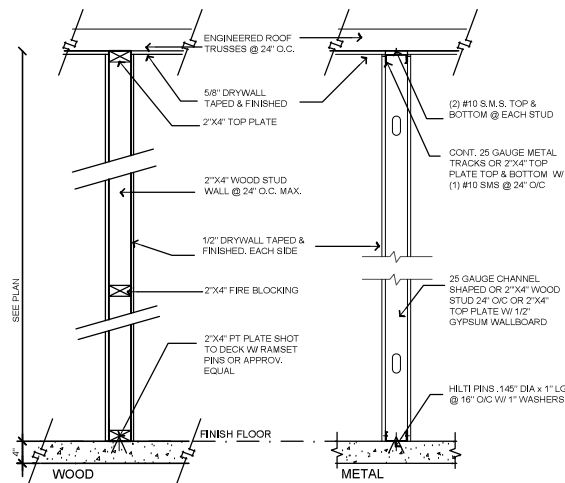
STEVEN BRUH ARCHITECT  
CONSTRUCTION COORDINATION  
ARCHITECTURE & DESIGN



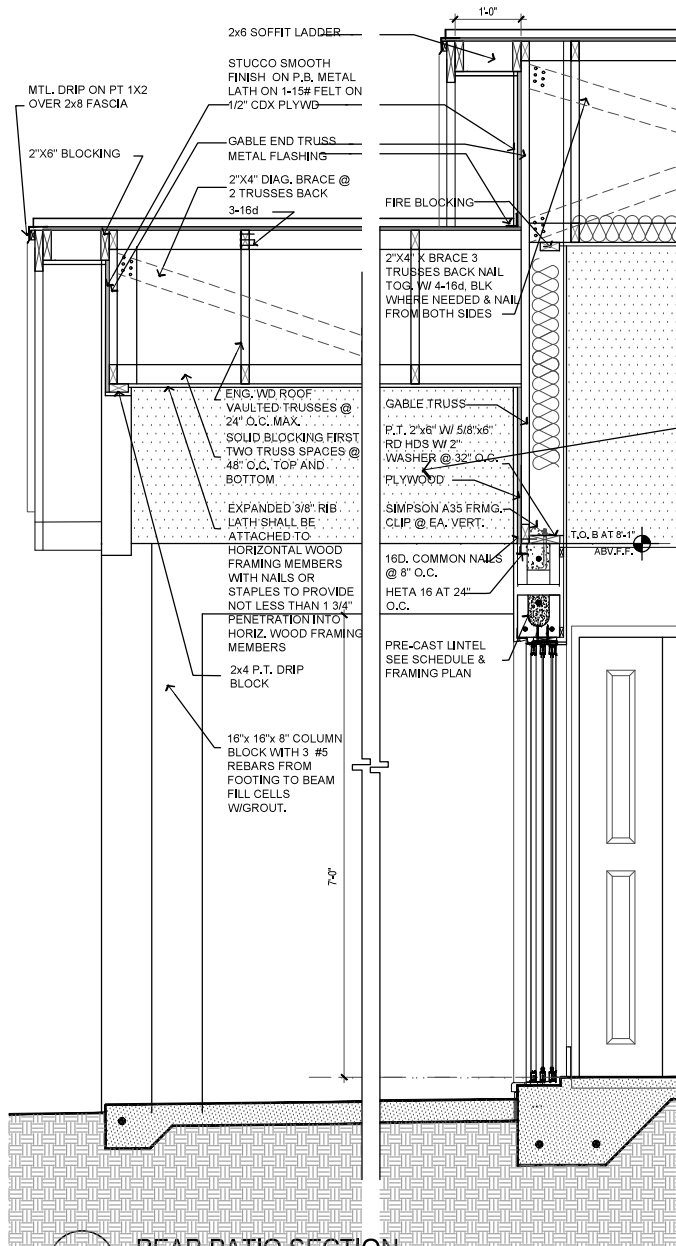
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SJB, KC  
DATE  
NOVEMBER 15, 2018  
SCALE  
AS SHOWN  
SHEET

A-2  
ELEVATIONS  
OF 7 SHEETS

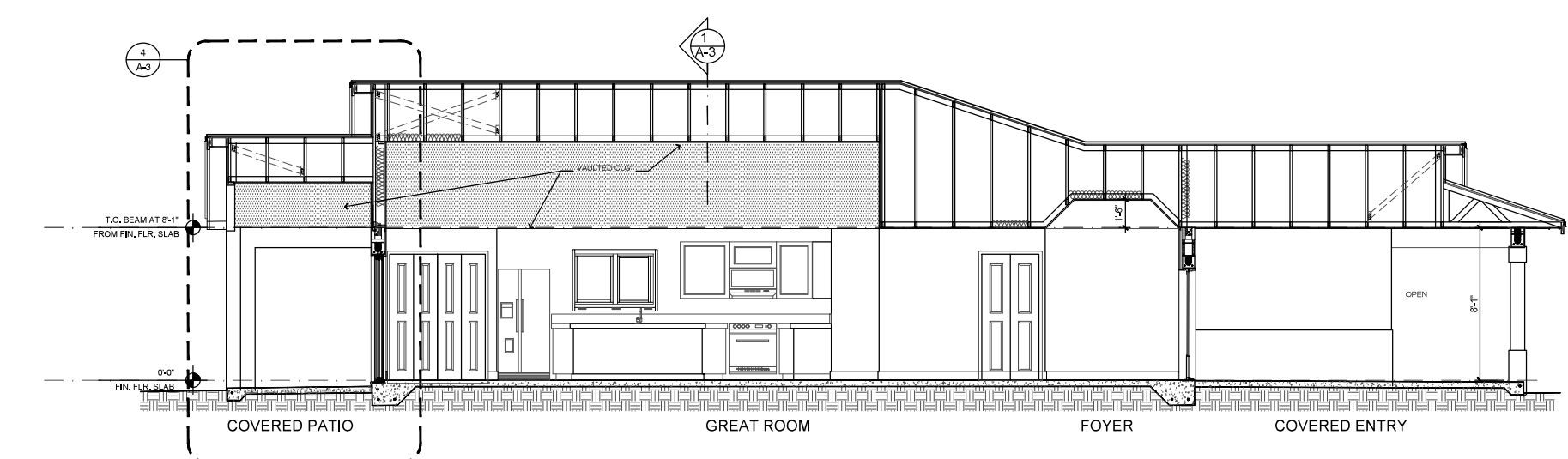
OFFICE @ 9100 BELVEDERE RD. STE. 105 RPB,  
6169 EATON STREET W. P. .B. FLORIDA 33411  
steven.bruh - 561-452-9737 email: sjbruhdesign@gmail.com



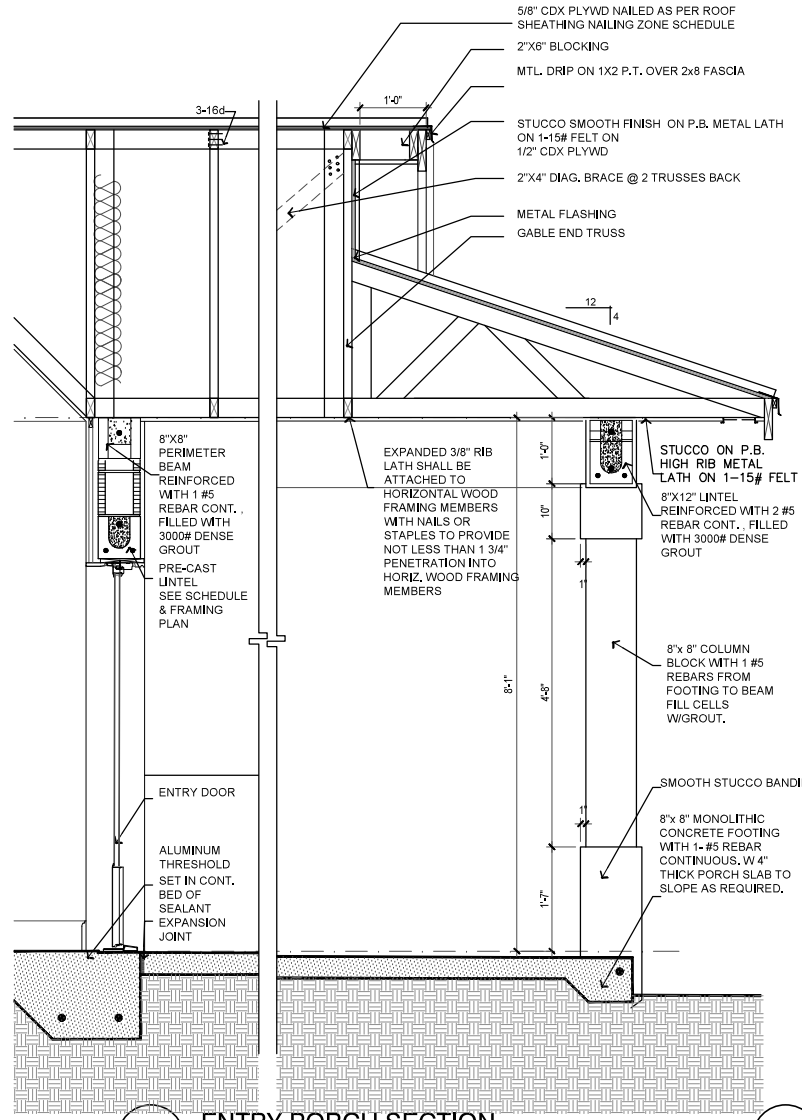
5 TYP. INTERIOR WALL SECTION  
SCALE: 3/4"=1'-0"



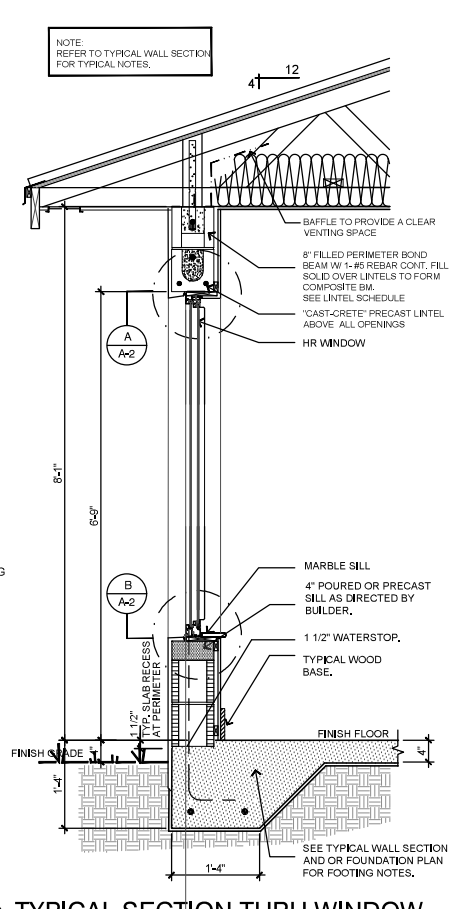
4 REAR PATIO SECTION  
SCALE: 3/4"=1'-0"



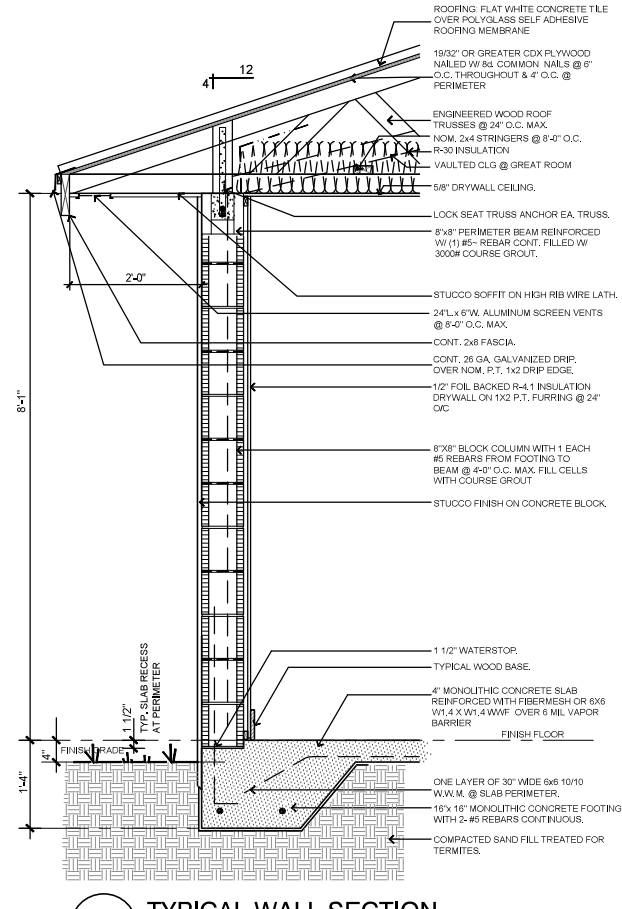
BUILDING SECTION A  
SCALE: 1/4"=1'-0"



3 ENTRY PORCH SECTION  
SCALE: 3/4"=1'-0"



2 TYPICAL SECTION THRU WINDOW  
SCALE: 3/4"=1'-0"



1 TYPICAL WALL SECTION  
SCALE: 3/4"=1'-0"

REVISION	

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17-13-2	SJB

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NEW RESIDENCE FOR:  
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STEVEN J. BRUH  
ARCHITECT - LEED AP  
AR008678

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SBA

DATE  
NOVEMBER 15, 2018  
AS SHOWN  
SHEET  
A-3  
WALL SECTIONS  
& DETAILS  
OF 7 SHEETS



1. ALL WORK BY ALL TRADES SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, STANDARDS, OR RESTRICTIONS, WHETHER INDICATED ON PLANS OR NOT.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ROUGH OPENINGS PRIOR TO CONSTRUCTION, USE FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. ALL DIMENSIONS, WINDOW AND DOOR OPENINGS ARE NUMERICAL.

3. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING ENERGY CODE AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THE CODE.

4. ALL SECTIONS, DETAILS, AND NOTES SHOWN ON THESE DRAWINGS ARE INTENDED TO TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS UNLESS OTHERWISE NOTED.

5. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR STEEL BE PRESSURE PRESERVATIVE TREATED.

6. CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ASTM 664-81 FOR ALL MEASURING, MIXING, AND TRANSPORTING.

7. CONCRETE SHALL MEET DESIGN COMPRESSION STRENGTH AS NOTED ON DRAWINGS WITHIN 28 DAYS.

8. REINFORCING STEEL SHALL BE ASTM A615, GRADE 60,  $F_y = 60,000$  PSI, DEFORMATION BARS IN ACCORDANCE WITH THE LATEST ASTM SPECIFICATIONS.

9. REINFORCING STEEL SHALL BE LAPPED 48 BAR DIAMETER MIN, WHERE SPLICED AND SHALL BE EITHER SEPARATED BY ONE BAR DIAMETER OR WIREED TOGETHER.

10. LAP ALL REINFORCING STEEL AT CORNER SPLICES 48 BAR DIAMETER MIN, AND STAGGER SPLICES, 1. WELDED WIRE MESH TO BE LAPPED 6" AT SPLICE MIN.

11. CMU CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF ALL CONC. FILLED BLOCK CELLS AT EACH LIFT. CLEANOUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION PRIOR TO CONCRETE PLACING.

12. ALL WALL SYSTEMS SHALL BE BRACED AS REQUIRED DURING ERECTION BY CONTRACTOR.

13. ELECTRICAL SERVICE GROUNDING IS ALSO REQUIRED TO FOUNDATION REBAR AND METAL WALL SERVICE

ALL WORK SHALL BE IN ACCORDANCE WITH 6th ED, 2017 FLORIDA BUILDING CODE AND LOCAL AMENDMENTS & ASCE 7-10.  
FOUNDATIONS WERE DESIGNED USING A MINIMUM SOIL BEARING VALUE OF 2500 lbs. PER SQ. FT. FIELD VERIFY PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK.

CONCRETE SHALL BE A MIX DESIGNED IN ACCORDANCE WITH ASTM C-84 TO ACHIEVE A 28 DAY STRENGTH AS FOLLOWS:

BEAMS AND COLUMNS	_____	3000 P.S.I.
SLAB ON GRADE AND MONOLITHIC FOOTINGS	_____	2500 P.S.I.

ALL WORK SHALL CONFORM TO ACI 301 AND ACI 318-11.

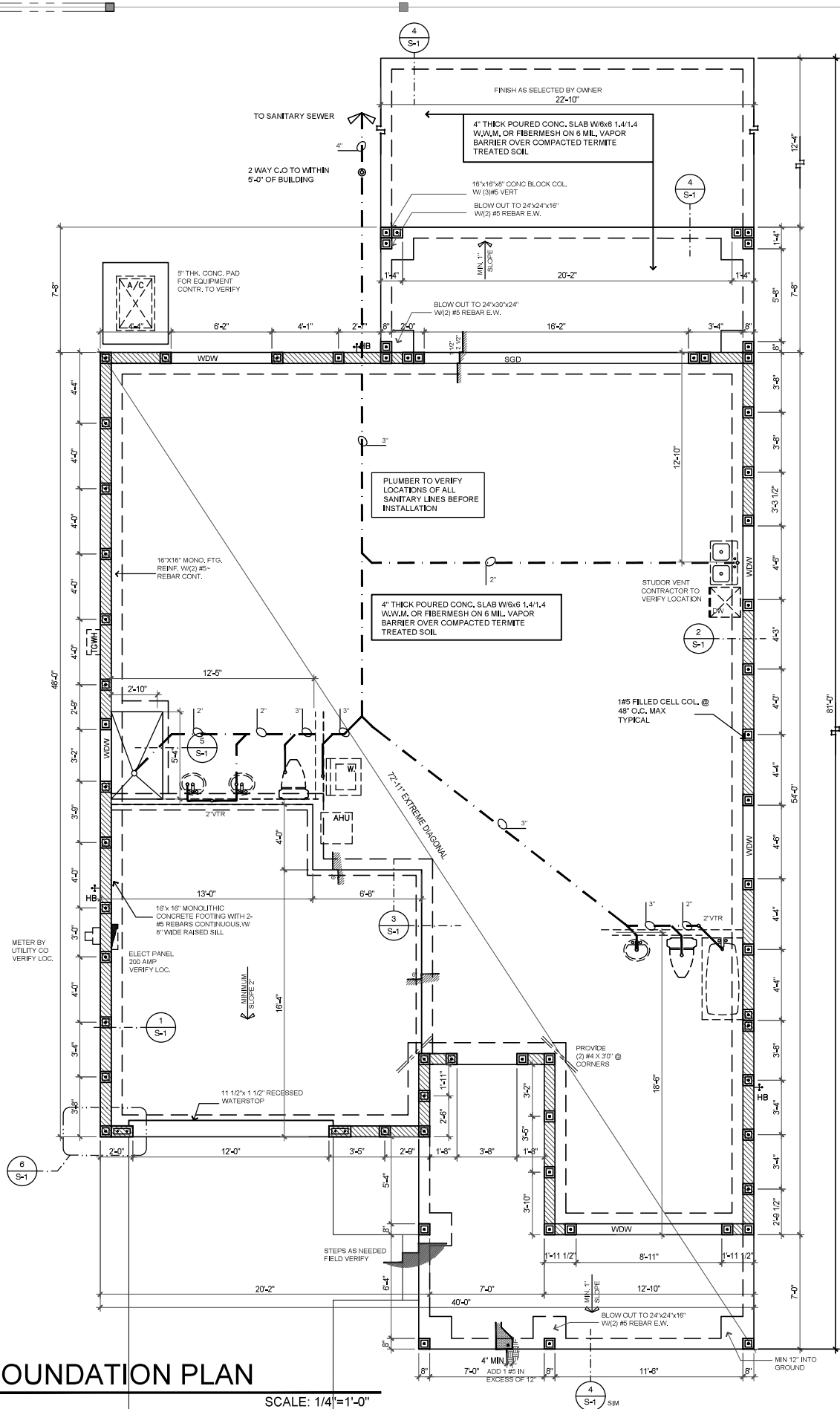
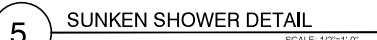
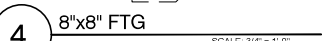
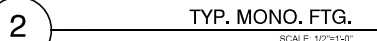
THE FIBER-REINFORCED CONCRETE MIX SHALL BE DESIGNED IN ACCORDANCE WITH ACI GUIDE LINES, AND FIBERS AS NECESSARY TO CONTROL SHRINKAGE STRESSES, AND TO PROVIDE EQUIVALENT SLAB PERFORMANCE WHEN REINFORCED WITH 6X6-6W1.4X W1.4 WLL/M.

NO ADMIXTURES SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL BY THE ENGINEER.

1. ~~INSTALLATION SHALL BE IN ACCORDANCE WITH THE 6th ED, 2017 FBC-PLUMBING LOCAL AND STATE CODE REQUIREMENTS.~~
2. ~~ALL MATERIALS SHALL BE NEW AND APPROVED BY APPROPRIATE CODES.~~
3. ~~PLUMBING CONTRACTOR TO PROVIDED ALL REQUIRED PLUMBING PERMITS.~~
4. ~~FURNISH AND INSTALL WATER AND SANITARY TO THE FIXTURES IN ACCORD WITH LOCAL GOVERNING CODES. ALL DOMESTIC WATER PIPING SHALL BE POLYBUTYL, PEX OR COPPER, AS ALLOWED BY CODE. ALL SANITARY PIPING SHALL BE CPVC OR PVC AS CODE PERMITS.~~
5. ~~THE PLUMBING CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR ONE (1) YEAR AFTER THE DATE OF WORK ACCEPTANCE.~~
6. ~~WHERE DISSIMILAR METALS ARE TO BE JOINED, APPROVED INSULATING UNION SHALL BE USED~~
7. ~~PROVIDE AND INSTALL PLUMBING FIXTURES AS APPROVED BY OWNER AND PERMITTED BY CODE~~
8. ~~ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE PART OF THIS CONTRACT.~~
9. ~~DO NOT SCALE FOR THE EXACT FIXTURES, PIPING, EQUIPMENT, ETC.~~
10. ~~ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS CONSTRUCTION.~~
11. ~~FURNISH AND INSTALL APPROVED WATER HAMMER ARRESTORS AND SHUTOFF VALVES WITH ACCESS PANELS AT EACH FIXTURE GROUP. INSTALL PER PDI IN EFFECTIVE RANGE.~~
12. ~~THESE PLANS SHALL BE BASED ON AVAILABLE INFORMATION. VERIFY EXACT LOCATION OF EXISTING WATER AND SEWER PROVISIONS.~~
13. ~~PLUMBER TO PROVIDE EXPANSION LOOPS IN HOT WATER LINES.~~
14. ~~INSTALL PRESSURE REDUCING VALVES AT WATER METER IF REQUIRED PER FLORIDA BUILDING PLUMBING CODE.~~
15. ~~IN GENERAL, PLANS AND DIAGRAMS OF PLUMBING RUNS ARE SCHEMATIC AND SHOULD NOT BE SCALED. COORDINATE AT SITE ALL PLUMBING WORK SO AS NOT TO CONFLICT IN LOCATION WITH OTHER WORK. SHOULD CONFLICT ARISE, NOTIFY ARCHITECT IMMEDIATELY BEFORE INSTALLING PIPING OR EQUIPMENT.~~
16. ~~SHOWERS SHALL BE ANTI SCALD CONTROLLED BY AN APPROVED MIXING VALVE WITH A MAXIMUM WATER OUTLET TEMPERATURE OF 120° F. (48.8° C)~~

[illegible]

N.T.S.



# FOUNDATION PLAN

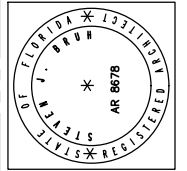
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PROJECT NO.	17-13-2	REVISION
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		REVISION
CHECKED BY.		

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STEVEN BRAUN ARCHITECT

NEW RESIDENCE FOR:  
RBG LLC.  
403 SOUTH M ST  
LAKE WORTH, FLORIDA

STEVEN J. BRUH  
ARCHITECT LEED AP  
AR008678



**STEVEN BRUH ARCHITECT**  
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SJB, KC

DATE  
NOVEMBER 15, 2018

SCALE  
AS SHOWN

SHEET

S-1  
FOUNDATION PLAN  
OF 7 SHEETS

CONNECTOR SCHEDULE					<div>000 X</div>	UPLIFT CONNECTOR TYPE (2) NUMBER OF CONNECTORS			
MARK	SIMPSON OR EQUAL Product Code	Description	FASTENERS		UPLIFT	F1	F2	FLORIDA APPROVAL	
			truss/beam/ girder	masonry wall /wood post					
A	HETAL16	TRUSS ANCHOR	(14) 10d x 1-1/2"	EMBED	1810	415	1100	FL11473	
B	DETAL20	TRUSS ANCHOR	(18) 10d	EMBED	2480	2000	1370	FL11473	

## ROOF FRAMING NOTES

- LAYOUT IS TO SHOW THE DESIGN INTENT.
- TRUSS MANUFACTURER SHALL SUBMIT PLANS AND ENGINEERING DRAWINGS FOR PERMIT WHICH SHALL BE CERTIFIED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA.
- DESIGN LIVE LOAD:  
FLOOR 40 PSF LL  
ROOF 30 PSF LL  
25 PSF DEAD LOAD  
ULT WIND LOAD 170 MPH  
NOM. WIND LOAD 132 MPH
- ALL MEMBERS SHALL BE SO FRAMED ANCHORED, TIED AND BRACED THAT THEY HAVE THE REQUIRED STRENGTH AND RIGIDITY.
- GENERALLY WALL SIZES INDICATED ARE BASED ON NOMINAL LUMBER SIZES. CARE SHOULD BE TAKEN DURING LAYOUT TO HOLD ALL EXTERIOR DIMENSIONS AND WORK INTERIOR DIMENSIONS TO THE CENTER LINE OF WALLS.
- ALL CONNECTIONS SHALL BE AS SPECIFIED IN THE 2017 FLORIDA BUILDING CODE AND LOCAL AMENDMENTS.
- ALL PLYWOOD SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE/TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.
- ALL PLYWOOD EXPOSED TO THE WEATHER SHALL BE EXTERIOR TYPE.
- ALL CONNECTORS HAVE BEEN SELECTED TO RESIST LATERAL LOADS.

## PRECAST LINTEL TABLE (CASTE-CRETE)

#	LENGTH OF LINTEL	ALLOWED GRAVITY LOAD	APPLIED GRAVITY LOAD	ALL UPLIFT LOAD	APPLIED UPLIFT LOAD	REMARKS
1	13'-4"	1075	400	607	200	8 F12 - 1B/1T
2	5'-0"	1969	400	1207	200	8 F8 - 0B/1T
3	10'-3"	1247	400	916	200	8 F16 - 0B/1T
4	5'-10"	1349	880	1016	380	8 F8 - 0B/1T
5	5'-10"	1349	880	1016	380	8 F8 - 0B/1T
6	17'-6"	950	400	429	200	8 F16 - 1B/1T
7	7'-6"	1011	400	727	200	8 F8 - 0B/1T
8	4'-6"	1969	880	1207	380	8 F8 - 0B/1T
9	6'-0"	2177	540	1407	300	8 F12 - 1B/1T
10	8'-0"	1160	400	708	200	8 F12 - 1B/1T
11	12'-6"	755	400	386	200	8 F12 - 1B/1T
12	7'-8"	1160	540	708	300	8 F12 - 1B/1T
13	7'-0"	1729	540	1224	300	8 F12 - 1B/1T
14	7'-0"	1729	665	1065	420	8 F12 - 0B/1T
15	7'-0"	1729	665	1065	420	8 F12 - 0B/1T

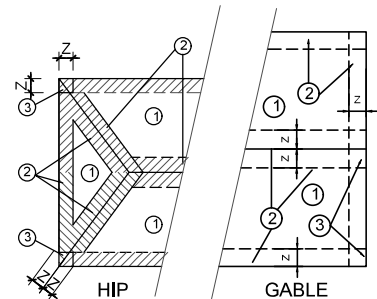
1. LOADS SHOWN ARE IN P.L.F.

## MASONRY NOTES

- ALL MASONRY BLOCK SHALL CONFORM TO THE REQUIREMENTS OF ASTM C90 FOR LOAD BEARING CONCRETE MASONRY.
- ALL MORTAR SHALL BE A MINIMUM TYPE M OR S MORTAR. DESIGN COMPRESSIVE STRENGTH F<sub>m</sub> = 1,500 PSI
- COMPRESSIVE YIELD STRENGTH OF C.M.U. AT 28 DAYS SHALL NOT BE LESS THAN 1,500 PSI
- THE CONTRACTOR MUST BE CAREFUL TO PROVIDE CLEANOUTS AT ALL VERT. BAR LOCATIONS AND ASSURE PROPERLY POSITIONED AND CENTERED REBAR AND THAT ALL CELLS ARE RODDED AND MADE CLEAR OF ALL MORTAR AND OTHER DEBRIS.
- THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ADEQUATE BRACING OF ALL MASONRY CONSTRUCTION. ALL WALLS ARE TO BE FULLY BRACED AGAINST WIND AND OTHER FORCES UNTIL THE ROOF, WALL, AND FLOOR CONSTRUCTION IS STRUCTURALLY COMPLETE.
- CARE MUST BE TAKEN BY THE CONTRACTOR TO INSURE QUALITY WORK AND PROPER PLACEMENT OF ALL REINFORCEMENT. VERTICAL WALL REINFORCING SHALL BE LAP SPICED AT NO GREATER THAN 8'-0" O.C. AND SHALL BE LAPPED A MINIMUM OF 2'-4". CLEANOUTS MUST BE PROVIDED AT ALL LOCATIONS WHERE SPLICES OCCUR WITHOUT EXCEPTION. THE CONTRACTOR SHALL ASSURE THAT ALL REINFORCEMENT IS PROPERLY PLACED AND CENTERED IN THE WALL.
- GROUTING OF CELLS: LOW-LIFT OR HIGH-LIFT GROUTING MAY BE USED IN GROUTING WALL CELLS. AT CONTRACTOR'S OPTION, THE FOLLOWING SPECIFICATIONS SHALL APPLY:  
A. REINFORCING STEEL SHALL BE SECURED IN PLACE AND INSPECTED PRIOR TO GROUTING.  
B. ALL GROUT SHALL BE PUDDLED OR VIBRATED IN PLACE.  
C. GROUTING OF BEAM OVER OPENINGS SHALL BE DONE IN ONE CONTINUOUS OPERATION. THE TOP OF UNFILLED CELL COLUMNS UNDER A HORIZONTAL MASONRY BEAM SHALL BE COVERED WITH METAL LATH OR SPECIAL UNITS TO CONFINE THE GROUT FILL TO THE BEAM SECTION.  
E. ALL BOLTS, ANCHORS AND OTHER EMBEDDED STEEL SHALL BE SOLIDLY GROUTED IN PLACE.
- GROUT SHALL BE 3000PSI COURSE MASONRY GROUT ASTM C-476, PEA GRAVEL CONCRETE IS PROHIBITED

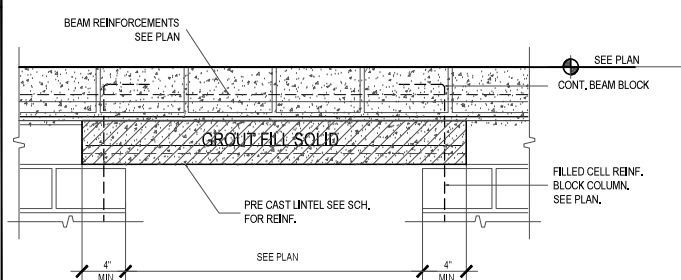
ROOF SHEATHING:  
Z=4'  
19/32" OR GREATER  
NAIL:  
3d  
RING SHANK

ZONE 1 & 2:  
6" O.C. EDGE AND  
6" O.C. FIELD  
ZONE 3:  
4" O.C. EDGE AND  
6" O.C. FIELD



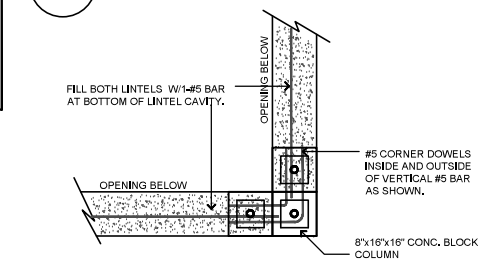
ROOF SHEATHING NAILING

NTS

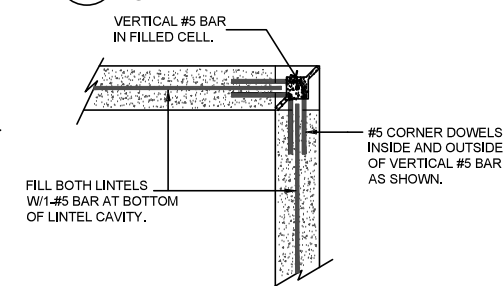


TYP. PRE CAST LINTEL ('PCL')

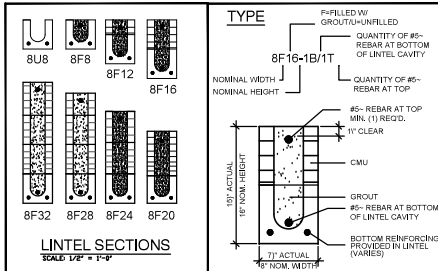
3 DROPPED COMPOSITE BEAM DET.  
SCALE: 3/4"=1'-0"



2 CORNER REINF. DETAIL  
@ REAR PATIO  
SCALE: 3/4"=1'-0"

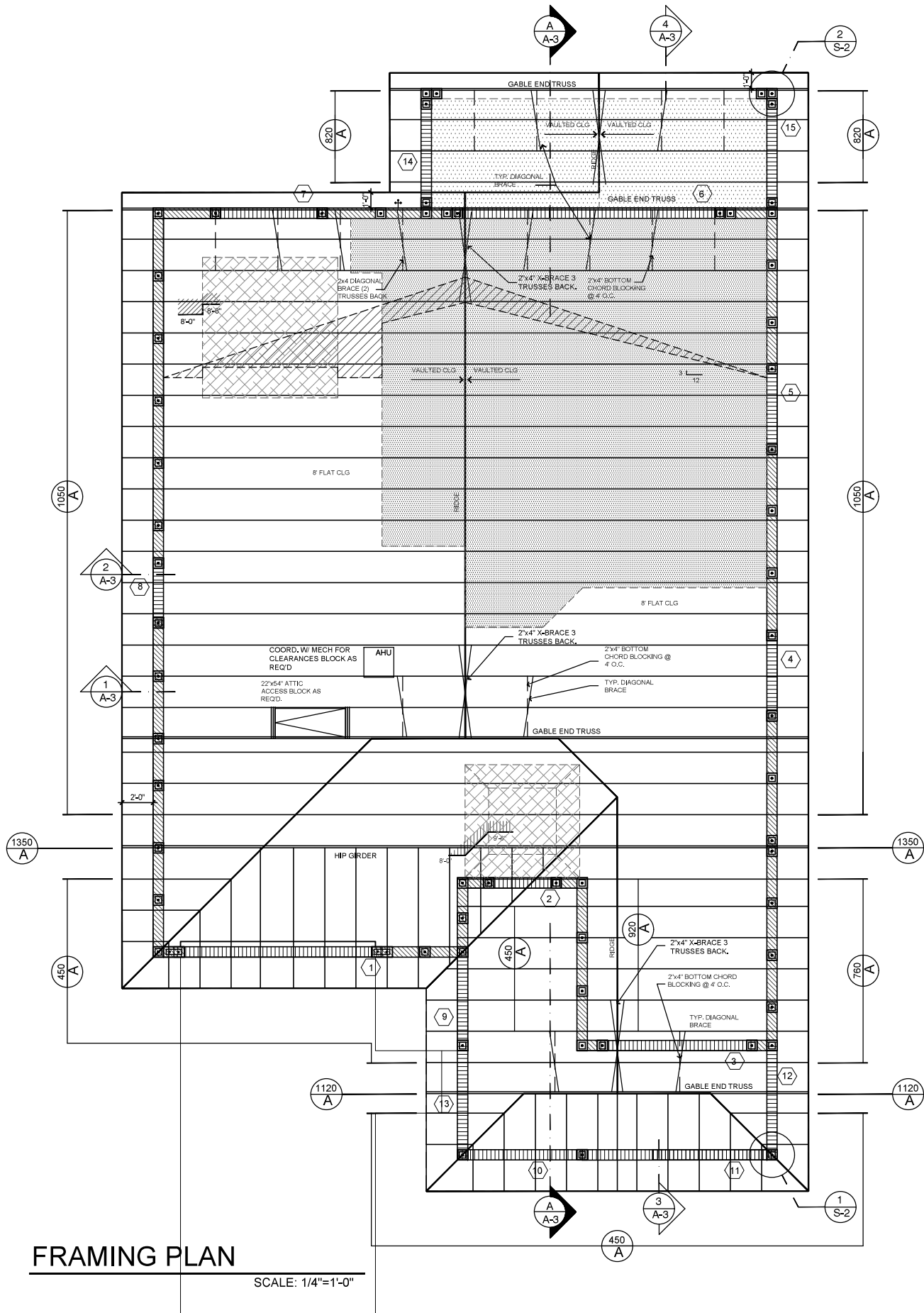


1 CORNER REINF. DETAIL  
SCALE: 3/4"=1'-0"



## FRAMING PLAN

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

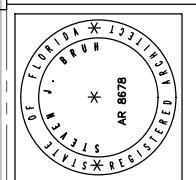


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REVISION	47-13-2	SJB
REVISION		

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STEVEN J. BRUH  
ARCHITECT LEED AP  
AR008678



STEVEN BRUH ARCHITECT  
CONSTRUCTION COORDINATION  
ARCHITECTURE & DESIGN



DRAWN  
SJB, KC

DATE  
NOVEMBER 15, 2018

SCALE  
AS SHOWN

SHEET

S-2  
FRAMING PLAN  
OF 7 SHEETS

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steven.brub - 561-252-6777 email: sjbrub@sjbrub.com

## GENERAL ELECTRICAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH BOTH LOCAL AND 2014 NATIONAL ELECTRICAL CODES.
2. ELECTRICAL CONTRACTOR SHALL VERIFY ELECTRICAL PLAN, RISER DIAGRAM, AND LOADS, AND NOTIFY THE GENERAL CONTRACTOR OF ANY ERRORS OR DISCREPANCIES PRIOR TO INSTALLATION.
3. ALL EQUIPMENT INSTALLED OUTSIDE OR EXPOSED TO WEATHER SHALL BE NEMA TYPE 3R.
4. MINIMUM WIRE SIZE SHALL BE #14 COPPER.
5. ALL CONDUCTORS ARE TO BE COPPER, TYPE THHN, UNLESS OTHERWISE NOTED.
6. CONNECT GROUNDING ELECTRODE CONDUCTOR TO GROUND ROD AND NEAREST COPPER WATER LINE (COLD).
7. ALL 120V, 1 PHASE 15A, AND 20A, BATHROOM, AND EXTERIOR RECEPTACLES, SHALL HAVE GROUND FAULT INTERRUPTER (GFI) PROTECTION WITH EXTERIOR RECEPTACLES OF THE WATERPROOF TYPE. ELECTRICAL CONTRACTOR MAY INSTALL INDIVIDUAL (GFI) IN LIEU OF (GFI) BREAKER WITH SEPARATE CIRCUIT.
8. SWITCHES SHALL BE OF STANDARD GRADE OF SILENT TYPE.
9. RECEPTACLES SHALL BE 15A, AND 120V, OF THE GROUND TYPE.
10. THE ELECTRICAL CONTRACTOR IS TO SIZE MOST BRANCH CIRCUITS: A MAXIMUM VOLTAGE DROP OF 3% IS PERMITTED.
11. THE ELECTRICAL CONTRACTOR IS TO ARRANGE FOR TELEPHONE SERVICE AND TELEPHONE WIRING, COORDINATE WITH THE TELEPHONE COMPANY UNLESS OTHERWISE SPECIFIED.
12. BRANCH CIRCUITS SHALL BE IN THIN WALL CONDUIT OR APPROVED ROMEX.
13. LIGHTING FIXTURES SHALL BE SELECTED BY THE OWNER, 75% OF THE LAMPS SHALL BE HIGH EFFICACY TYPE.
14. SMOKE ALARMS SHALL BE DIRECT WIRE 120V, U.L. 217 APPROVED TYPE WITH AUDIBLE ALARM INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND LISTING.
15. ALL DEVICES SHALL BE SMOOTH TYPE, IVORY COLOR, UNLESS OTHERWISE SPECIFIED.
16. ALL MECHANICAL EQUIPMENT SHALL BE PROTECTED BY OVERCURRENT DEVICES OF TYPE AND RATING PER MANUFACTURER NAMEPLATE SPECIFICATIONS.
17. THE ELECTRICAL CONTRACTOR IS TO COORDINATE WITH OTHER TRADES TO MAKE CERTAIN THAT ALL AIR-CONDITIONING POWER AND CONTROL WIRING AND CONDUITS ARE IN THE BID.
18. EXHAUST FANS IN BATHROOMS (IF USED) SHALL BE RATED AT 1 CFM/SF OF VENTILATED FLOOR AREA.
19. ALL FAN VENTING AND ROOF PENETRATIONS SHALL BE BY MECHANICAL CONTRACTOR.
20. ELECTRICAL CONTRACTOR IS TO COORDINATE ALL SERVICE REQUIREMENTS WITH THE POWER COMPANY BEFORE BIDDING TO BE CERTAIN THAT ALL WORK NECESSARY TO MEET POWER COMPANY SPECIFICATIONS IS IN THE BID.
21. ALL RECEPTACLES SHALL BE TAMPER RESISTANT AND IN ACCORD, W/ NEC 210.52 AND ARC FAULT PROTECTED IN ACCORD, W/ NEC 210.12(A).
22. CEILING FANS TO BE MOUNTED PER NEC 422.19, 422.20, 422.21.
23. INSTALLATION HEIGHTS ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED:

## ELECTRICAL LEGEND

- |   |                                |
|---|--------------------------------|
| ⊕ DUPLEX CONVENIENCE OUTLET:            | ⚡ SWITCH                       |
| ⊕ DUPLEX - SPLIT WIRE:                  | ⚡ 3 WAY SWITCH                 |
| ⊕ GROUND FAULT INTERRUPTER              | ⚡ 4 WAY SWITCH                 |
| ⊕ WEATHER PROOF GROUND                  | ⊕ CEILING LIGHT OUTLET         |
| ⊕ FAULT INTERRUPTER                     | ⊕ PENDANT LIGHT OUTLET         |
| ⊕ SINGLE CONVENIENCE OUTLET             | ⊕ WALL MOUNT LIGHT OUTLET      |
| ⊕ 230 VOLT OUTLET                       | ⊕ ATTIC LIGHT WITH PULL CHAIN  |
| ⊕ SPECIAL PURPOSE OUTLET (120V OR 240V) | ⊕ RECESSED IN CEILING HIGH-HAT |
| ⊕ FLOOR OUTLET 120V:                    | ⊕ VAPOR PROOF                  |
| ⊕ SMOKE ALARM - DIRECT WIRE:            | ⊕ EXHAUST FAN                  |
| ⊕ CO2 SMOKE ALARM - DIRECT WIRE:        | ⊕ LIGHT / EXHAUST FAN COMBO    |
| ⊕ TELEPHONE OUTLET:                     | ⊕ PUSH BUTTON SWITCH           |
| ⊕ FLUORESCENT FIXTURE                   | ⊕ CEILING FAN (OUTLET ONLY)    |
| ⊕ DOORBELL CHIMES                       | ⊕ JUNCTION BOX                 |
| ⊕ A/C DISCONNECT                        | ⊕ FLOOD LIGHTS                 |
| ⊕ CABLE T.V. OUTLET                     |                                |

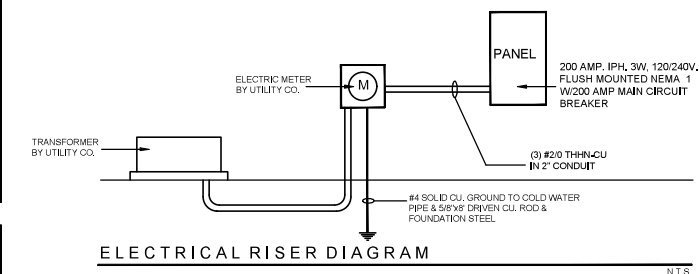
## NOTE:

ALL EXTERIOR FIXTURES SHALL BE U.L. RATED FOR EXTERIOR.  
PROVIDE BUBBLE COVER OVER EXT. RECEPTACLES  
ALL KITCHEN COUNTERTOP RECEPTACLES SHALL BE GFI PROTECTED.  
PUSH BUTTON SHALL BE 8" FROM JAMB.

## ELECTRICAL LOAD CALCULATIONS

CIRCUIT #	DESCRIPTION	CIRCUIT BKR. POLE	TRIP	WIRE	WATTS	REMARKS
1	REFRIGERATOR	1	20	#12	700	AT NAMEPLATE RATING
2	GAS RANGE	1	20	#12	700	IGNITER
3,5	SM APPLIANCES	1	20	#12	3000	GFI & AFCI
4	GAS TANKLESS WH	1	20	#12	700	IGNITER
6	GAS DRYER	1	20	#12	700	IGNITER
7,9	COND UNIT #1	2	30	#10	-----	(NON - COINCIDENTAL)
10,12	A.H.U. #1	2	60	#6	10000	10 K.W. STRIP
11,13	LIGHTS / RECEP.	1	15	#14	4740	AT 3W / SF
14	BATH GR	1	20	#12	-----	
15	DISWASHER	1	20	#12	1500	
16	DISPOSAL	1	20	#12	800	
17	MICRO HOOD	1	20	#12	700	AT NAMEPLATE RATING
18	WASHER	1	20	#12	1500	
19,21	LIGHTS / RECEP.	1	15	#14	-----	
20	GAR. DR. OPENER	1	20	#12	1000	
22	DINING	1	20	#12	1500	
23	SMOKE DETECTOR	1	20	#12	200	
24,26	SPARE		20	#12		
25,27-30	SPACES					

DEMAND FACTOR: TOTAL LOAD CONNECTED	27740
A/C AT 65%	6500
1st 10000 AT 100%	10000
REMAINDER AT 40%	3096
n.e.c. 220-82 optional calc. dwelling units	19596 / 240
	81.7 A.



## ELECTRICAL RISER DIAGRAM

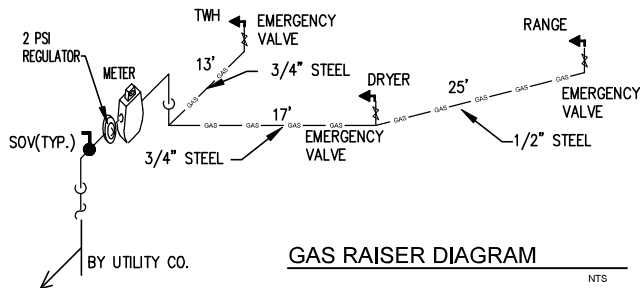
## GAS SYSTEM NOTES

1. GAS PIPING SHALL BE SCHEDULE 40 GALV STEEL WITH MALLEABLE THREADED FITTINGS.
2. CONTRACTOR SHALL PAY ALL FEES AND OBTAIN ALL PERMITS REQUIRED FOR THE INSTALLATION OF GAS SERVICE TO BUILDING, SEPARATE GAS PERMIT WILL BE REQUIRED.
3. ALL NATURAL GAS LINES SHALL BE BLOWN CLEAN OF DEBRIS AND FOREIGN MATTER WITH COMPRESSED AIR PRIOR TO FINAL CONNECTION TO EQUIPMENT.
4. FROM GAS HEADER INSTALL PIPE DROP WITH A 6" LONG SEGMENT TRAP, PROVIDE GAS SHUT OFF VALVE ACCESSIBLE FOR MANUAL SHUT-OFF OF GAS TO EQUIPMENT.
5. CONTINUE GAS SERVICE AND PROVIDE CONNECTION TO MAIN GAS SERVICE LINE.
6. LOCATION OF CONNECTION, INCLUDING GAS METER, MAIN SHUT-OFF VALVE, ETC., SHALL BE COORDINATED WITH LOCAL GAS COMPANY.
7. CONTRACTOR SHALL COORDINATE ALL OWNER SUPPLIED EQUIPMENT PIPING REQUIREMENTS PRIOR TO INSTALLATION OF PIPING SYSTEMS.
8. PROVIDE PIPE HANGERS FOR ALL PIPING, HANGER RODS AND DEVICES SHALL BE USED FOR SUPPORT OF ALL PIPING, MAKESHIFT DEVICES WILL NOT BE ACCEPTABLE. PROVIDE GALVANIZED STEEL SADDLES AS REQUIRED, PIPING SUPPORT SPACING SHALL COMPLY WITH THE FLORIDA PLUMBING CODE-2010, TABLE 308.5.
9. CONTRACTOR SHALL PROVIDE NECESSARY REGULATORS FOR EACH APPLIANCE TO DROP GAS LINE PRESSURE TO APPLIANCE'S REQUIREMENTS.

## COMBUSTION AIR CALCULATION

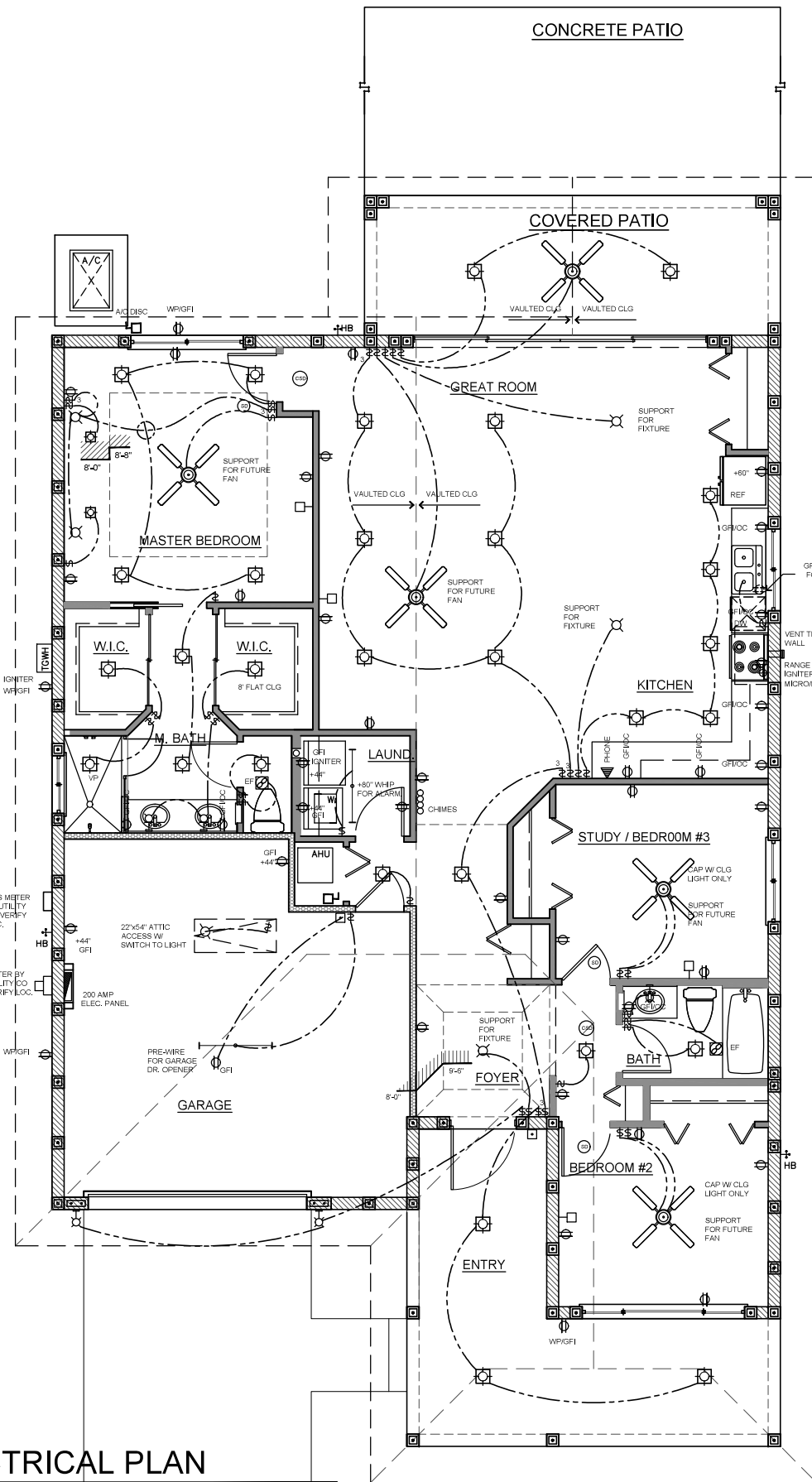
AS PER FLORIDA GAS CODE, 304.5.2, COMBUSTION AIR REQUIREMENTS ARE:

**GAS WH**  
INPUT CAPACITY = 50,000 BTUH  
COMBUSTION AIR REQUIREMENTS USING ONE-PERMANENT-OPENING METHOD = MINIMUM FREE AREA OF 1 SQUARE INCH PER 3,000 BTUH APPLIANCE  
INPUT RATING  
TOTAL COMBUSTION AIR OPENING REQUIRED = 50,000 BTUH x 1 SQ.IN./3,000 = 16.67 SQ.IN.  
PER FGC 304.10, METAL LOUVERS SHALL BE ASSUMED TO HAVE A FREE AREA OF 75%. THE METAL LOUVER SHALL HAVE A MINIMUM AREA OF 16.67 SQ.IN./0.75 = 22.2 SQ.IN.  
PROVIDE 6"x8" METAL LOUVER IN EXTERIOR WALL OF WATER HEATER/STORAGE CLOSET MOUNTED WITH TOP OF LOUVER AT 12" BELOW TOP OF EXTERIOR WALL.



## GAS RAISER DIAGRAM

GAS CALCULATION	
RANGE	142000 BTUH
WATER HEATER	160,000 BTUH
DRYER	22000 BTUH
TOTAL CONNECTED LOAD	324000 BTUH
LP GAS @ 11" WC @ .5" PD	
USE 3/4" SUPPLY @ 10LF	



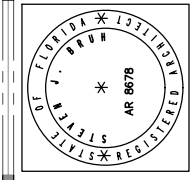
## ELECTRICAL PLAN

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

REVISION	
REVISION	
REVISION	
PROJECT NO.	17-13-2
CHECKED BY:	SJB
DESIGNED BY:	
DATE:	

NEW RESIDENCE FOR:  
RBG LLC.  
403 SOUTH M ST  
LAKE WORTH, FLORIDA

STEVEN J. BRUH  
ARCHITECT - LEED AP  
AR008678



STEVEN BRUH ARCHITECT  
CONSTRUCTION COORDINATION  
ARCHITECTURE & DESIGN

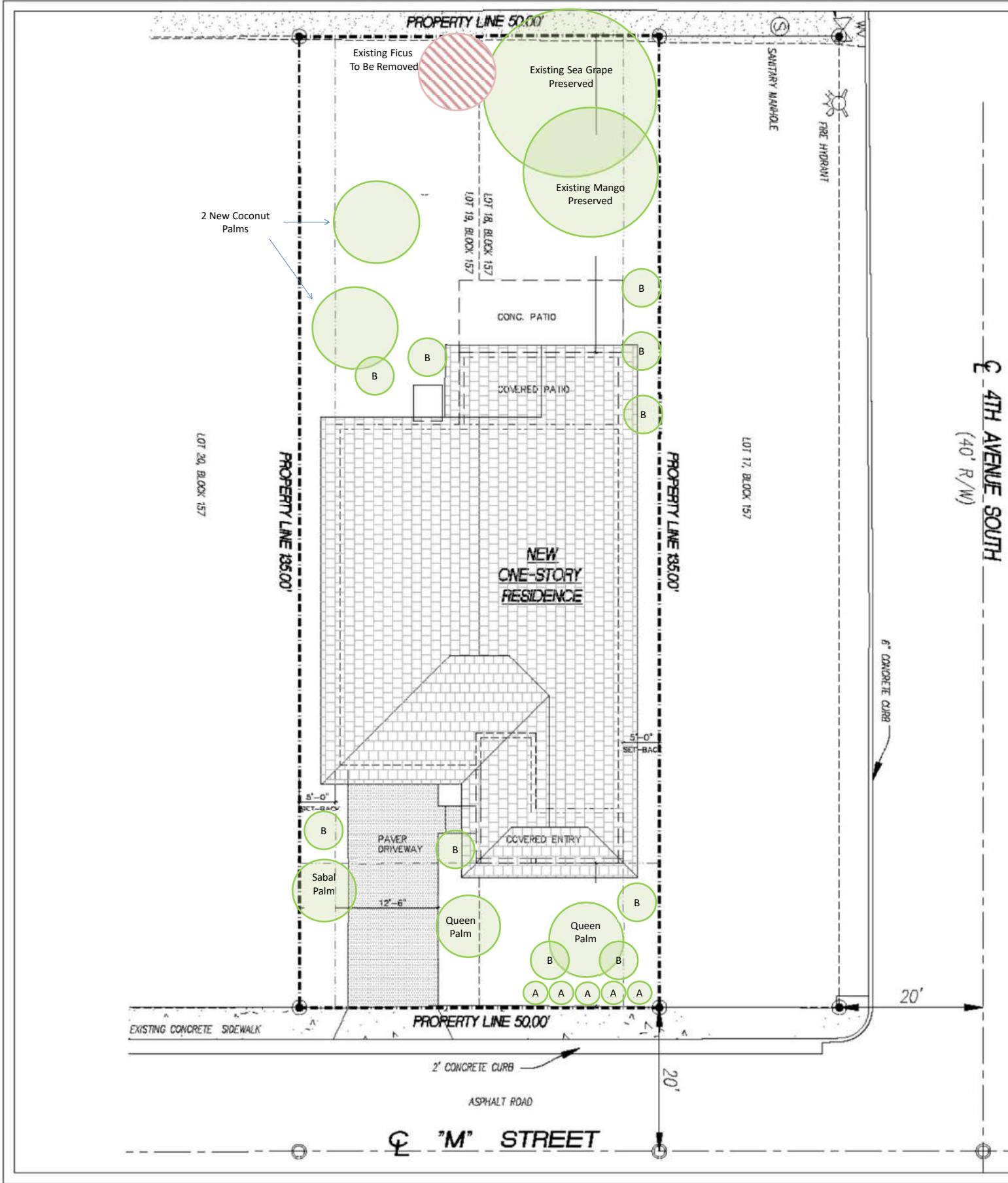
OFFICE @ 9100 BELVEDERE RD, STE. 105 RPB,  
6169 EATON STREET W. P. B. FLORIDA 33411  
steven bruh - 561-452-4737 email: sbarcht.design@gmail.com

SBA

DATE  
NOVEMBER 15, 2018  
AS SHOWN  
SHEET

E-1  
ELECTRICAL PLAN  
OF 7 SHEETS





NEW RESIDENCE FOR:  
ROYALL BUILDING GROUP LLC  
403 SOUTH M ST.  
LAKE WORTH, FLORIDA



Existing Ficus to be removed



Existing Sea Grape – Preserved



Existing Mango – Preserved

403 S M St - Landscaping Data

	Quantity		Points
Existing Sea Grape Tree	1	Large Shade Tree	10
Existing Mango Tree	1	Large Shade Tree	10
Coconut Palm	2	12' Minimum	20
B - Allamonda Bush	5	Shrub	20
Points in Back Yard			50
Queen Palm	2	12' Minimum	10
Sabal Palm	1	12' Minimum	10
A - Dwarf Allamonda	5	Shrub	10
B - Allamonda Bush	5	Shrub	10
Points in Front Yard			50
Total Points			100
Points Required			100
Shade Trees Required	3		
Shade Trees Provided	5		

Base of trees and shrubs to be covered with appropriate landscape mulch. All other areas not otherwise landscaped to receive Bermuda Grass. Irrigation to be provided by rain water capture cistern to be provided with building plans.

Royal Building Group, LLC

NEW RESIDENCE FOR:  
RBG LLC.  
403 SOUTH M ST  
LAKE WORTH, FLORIDA





Entrance Door – 42"x80" Single Light Impact  
Smooth Star by Therma-Tru



Windows – HR710 Aluminum Impact  
Winguard by PGT



12' x 7' Garage Door – 24 Gauge Steel  
Clopay Flush Panel



Flat Concrete Tile Roofing – Boral Roofing  
Bermuda Style – Boca White

Royal Building Group, LLC

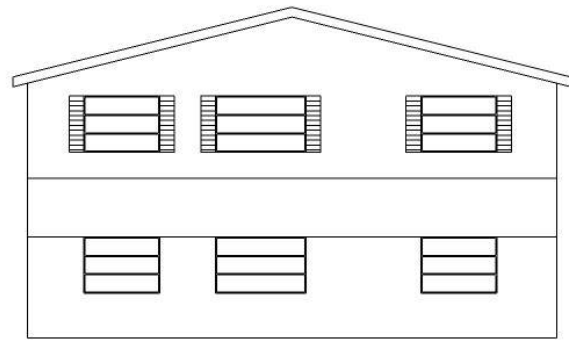
NEW RESIDENCE FOR:  
RBG LLC.  
403 SOUTH M ST  
LAKE WORTH, FLORIDA

REVISION	
REVISION	
REVISION	
PROJECT NO.	CHECKED BY:

ALL READ SECTIONS AND REVISIONS AND PLANS INDICATED ON REPRESENTED BY THIS DRAWING AND ISSUED BY AND THE PROPERTY OF THIS GROUP AND WERE CREATED, REVISED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE PROJECTED PROJECT, HOME OF ROYAL BUILDING GROUP, ARCHITECTURE AND DESIGN, INC. NO PART OF THIS DRAWING OR ANY INFORMATION HEREON IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ROYAL BUILDING GROUP, ARCHITECTURE AND DESIGN, INC.

Historic  
Compatibility

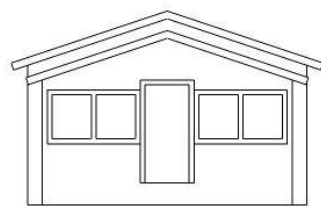




411 S M St  
Existing Multi-Family



411 S M St  
Existing Multi-Family



409 S M St  
Existing Single Family



409 S M St  
Existing Single Family



405 S M St  
Existing Single Family



403 S M St - Proposed Residence



Subject Property – Property on Both Sides Currently Vacant

401 S M St – 25' Vacant Lot



520 S M St  
Existing Single Family – Compatible Historic Home



310 S M St  
Existing Single Family – Compatible Historic Home



503 S M St  
Existing Single Family – Across Street From Proposed Home

REVISION	
REVISION	
REVISION	
PROJECT NO.	CHECKED BY:

ALL READ SECTIONS AND DRAWINGS ARE REPRESENTED BY THIS FIRM AND SHALL BE THE PROPERTY OF THIS FIRM AND SHALL NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE FIRM. ANY REUSE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE FIRM SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE FIRM.

NEW RESIDENCE FOR:  
RBG LLC.  
403 SOUTH M ST  
LAKE WORTH, FLORIDA

Royal Building Group, LLC

Historic  
Compatibility





# Isometric View including Neighboring Properties

REVISION	
REVISION	
REVISION	
PROJECT NO.	CHECKED BY:

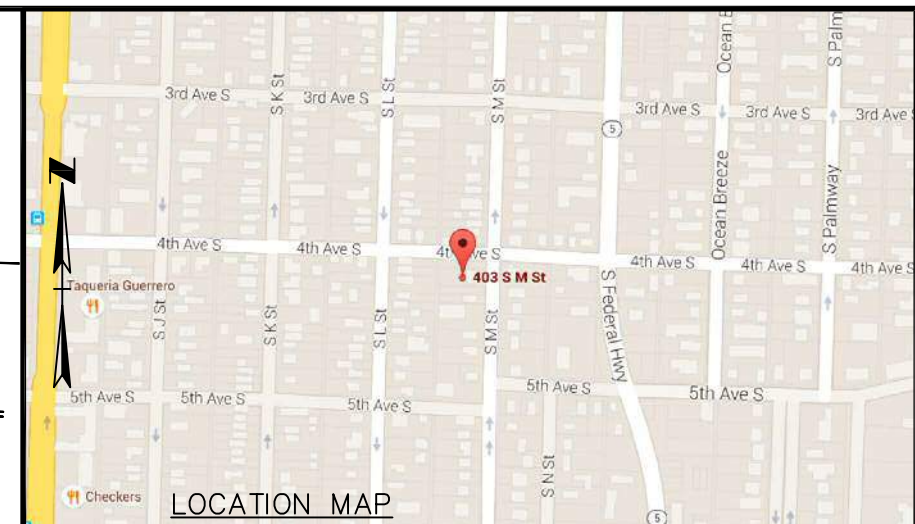
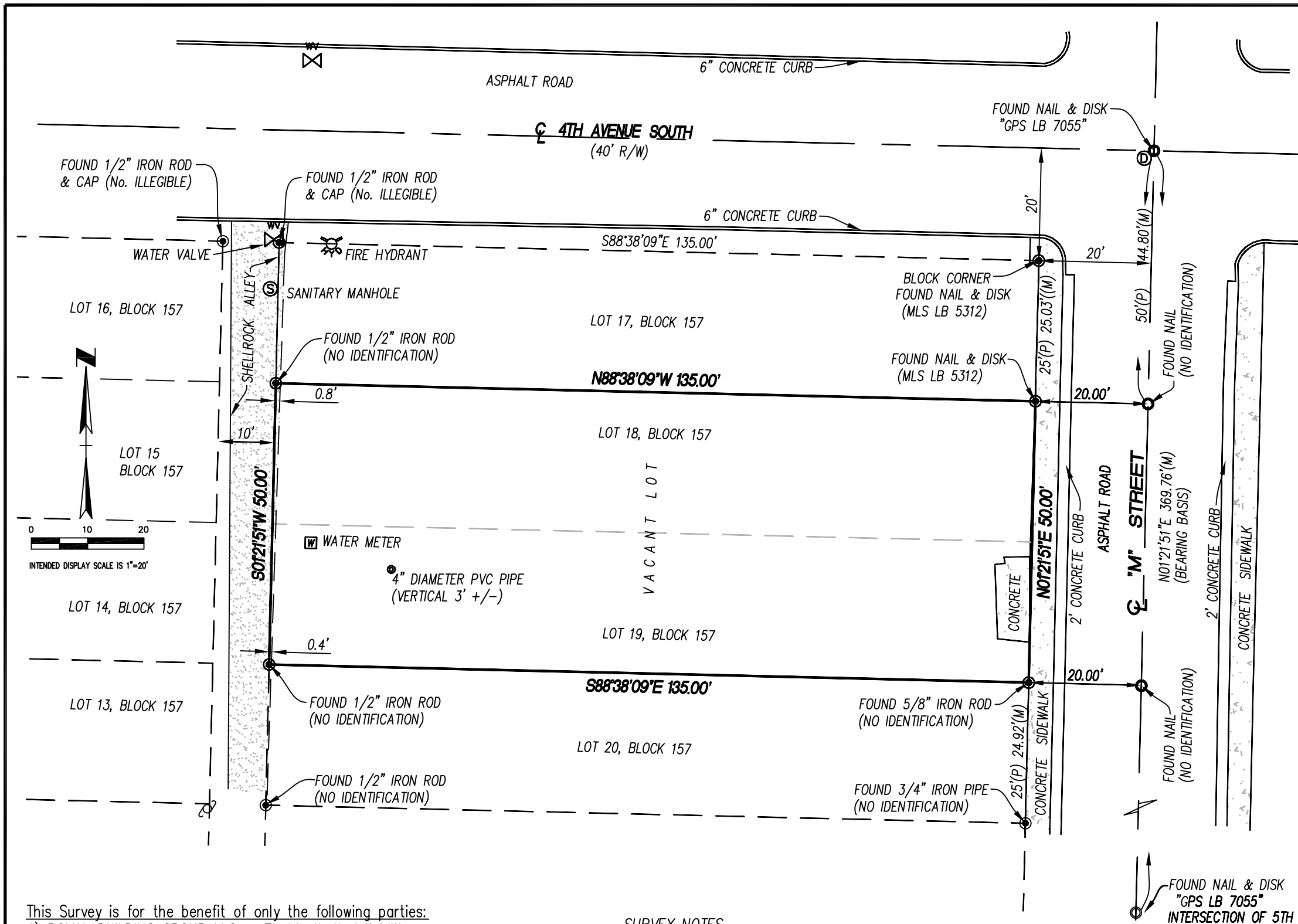
ALL READ SECTIONS AND DIMENSIONS AND PLANS INDICATED ON REPRESENTED BY THIS DRAWING AND SHALL BE THE PROPERTY OF THIS GROUP AND SHALL BE DELETED, REVISED, AND REDESIGNED FOR USE ON AND IN CONNECTION WITH THE PROJECTED PROJECT, HOME OF SUCH SCALE, DESIGN, OR CHARACTERISTICS AS SHALL BE MADE BY OR IN CONNECTION TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF STEVEN BAUGH ARCHITECT

NEW RESIDENCE FOR:  
RBG LLC.  
403 SOUTH M ST  
LAKE WORTH, FLORIDA

Royal Building Group, LLC

Historic  
Compatibility





**DESCRIPTION**  
LOTS 18 AND 19, BLOCK 157, IN THE TOWNSITE OF LUCERNE, ACCORDING TO THE PALM BEACH FARMS COMPANY PLAT No. 2, RECORDED IN PLAT BOOK 2, PAGES 29 TO 40 INCLUSIVE, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA. (THE TOWNSITE OF LUCERNE IS NOW KNOWN AS LAKE WORTH.)

**SURVEYOR'S CERTIFICATION**  
This drawing and the prerequisite field survey have been prepared to conform with the applicable Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes and is based on documentary evidence as provided to the undersigned surveyor and existing field evidence. This certification is a statement of professional opinion and is not an expressed or implied warranty or guarantee. This survey is for the sole and exclusive benefit of the parties named hereon and for the specific purpose noted, and must not be relied upon by any other individual or entity whatsoever, and is not transferable under any circumstances. No liability or responsibility is assumed by the undersigned surveyor for any other use of this survey or to any party not specifically named hereon. This drawing is not valid without the signature and the original raised embossed seal of the undersigned surveyor and reproduction of this drawing without the written permission of the undersigned surveyor is hereby forbidden.

Thomas E. Whidden  
Professional Surveyor and Mapper  
Florida License Number LS6225



**Whidden Surveying & Mapping, Inc.**  
9200 Belvedere Road, Ste 114  
Royal Palm Beach, FL 33411  
Phone: 561.790.5515  
Fax: 561.790.6557  
[www.whiddensurveying.com](http://www.whiddensurveying.com)  
Licensed Buisness No. 7232

This Survey is for the benefit of only the following parties:  
1) ROYAL BUILDING GROUP LLC, a Florida limited liability company  
2) CHICAGO TITLE INSURANCE COMPANY  
3) HM NATIONAL TITLE SERVICES, INC.  
4) HUDSON & MERINO, LLC

Date of Survey: JULY 11, 2015

Property Address:  
403 SOUTH M STREET  
LAKE WORTH, FL. 33460

LEGEND	
	= WOOD POWER POLE
CATV	= CABLE TELEVISION BOX
A/C	= AIR CONDITIONER
R/W	= RIGHT OF WAY
CL	= CENTERLINE
(P)	= PLAT DIMENSION
(M)	= FIELD MEASUREMENT

- SURVEY NOTES**
- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.
  - BEARINGS BASE: N01°21'51"E RELATIVE TO THE CENTERLINE OF SOUTH "M" STREET.
  - SUBJECT PARCEL IS LOCATED IN FLOOD ZONE C, PANEL No. 120213 0002 C, DATED 9/30/1982.
  - ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
  - UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS SURVEY IS NOT VALID.
  - UNDERGROUND IMPROVEMENTS, UTILITIES AND FOUNDATIONS ARE NOT LOCATED UNLESS OTHERWISE NOTED.
  - ADDITIONS OR DELETIONS TO THE SURVEY MAPS OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
  - SURVEY BASED ON LEGAL DESCRIPTION PROVIDED BY CLIENT.





## ATTACHMENT J - DECISION CRITERIA FOR NEW CONSTRUCTION

**MEMORANDUM DATE:** February 5, 2020

**AGENDA DATE:** February 12, 2020

**TO:** Chair and Members of the Historic Resources Preservation Board

**FROM:** Jordan Hodges, Senior Preservation Coordinator  
Abraham Fogel, Preservation Planner  
Department of Community Sustainability

**SUBJECT:** **Project Number 20-00100006**: Consideration of a Certificate of Appropriateness (COA) for the construction of a new +/- 2,361 sq. ft. single-family structure at **403 South M Street**; PCN# 38-43-44-21-15-157-0180. The subject property is a vacant lot located in the Southeast Lucerne Local Historic District.

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### Section 23.5-4k(3) Additional guidelines for visual compatibility

All improvements to buildings, structures and appurtenances within a designated historic district shall be visually compatible. New buildings should take their design cues from the surrounding existing structures, using traditional or contemporary design standards and elements that relate to existing structures that surround them and within the historic district as a whole. Building design styles, whether contemporary or traditional, should be visually compatible with the existing structures in the district.

A. In approving or denying applications for certificates of appropriateness for new construction, the City shall also, at a minimum, consider the following additional guidelines which help to define visual compatibility:

- (1) The height of proposed buildings shall be visually compatible and in harmony with the height of existing buildings located within the historic district.

**Response:** The proposed building is consistent with the height of other 1-story buildings surrounding the property, and is in harmony with the height of other historic properties in the district.

- (2) The relationship of the width of the building to the height of the front elevation shall be visually compatible and in harmony with the width and height of the front elevation of existing buildings located within the district.

**Response:** The relationship of width to height of the building is atypical for the historic districts. The base of the structure is 40' wide, and the predominate roofline is a Boston-hip. Most masonry residential buildings in the districts have a series of low hipped roofs over the different passing elements or side gable roofs.

- (3) The openings of any building within a historic district should be visually compatible and in harmony with the openings in buildings of a similar architectural style located within the historic district. The relationship of the width of the windows and doors to the height of the windows and doors in a building shall be visually compatible with buildings within the district.

**Response:** The proposed window openings do not utilize proportions typically found in the historic district. The horizontal slider type windows were not utilized historically, and generally do not have a similar width and height to historic window types. Additionally, the building does not have a distinguishable architectural style and does not relate to any similar style buildings in the district.

- (4) The relationship of solids to voids in the front facade of a building or structure shall be visually compatible and in harmony with the front facades of historic buildings or structures located within the historic district. A long, unbroken facade in a setting of existing narrow structures can be divided into smaller bays which will complement the visual setting and the streetscape.

**Response:** The proposed elevations depict long expanses of unbroken façades, particularly on the north and south facades. Too few window openings are proposed on these elevations, leaving the façades bare and visually incongruent with historic properties that typically utilized large windows at regular intervals.

- (5) The relationship of a building to open space between it and adjoining buildings shall be visually compatible and in harmony with the relationship between buildings elsewhere within the district.

**Response:** The proposal meets this criterion.

- (6) The relationship of entrance and porch projections to sidewalks of a building shall be visually compatible and in harmony with the prevalent architectural styles of entrances and porch projections on buildings and structures within the district.

**Response:** The proposed design utilizes a covered front entry porch with decorative columns. The design still has minimal detailing and staff has recommended conditions of approval to address this concern.

- (7) The relationship of the materials, texture and color of the facade of a building shall be visually compatible and in harmony with the predominant materials used in the buildings and structures of a similar style located within the historic district.

**Response:** The proposal meets this criterion. The exterior materials are compatible with similar structures in the districts.

- (8) The roof shape of a building or structure shall be visually compatible and in harmony with the roof shape of buildings or structures of a similar architectural style located within the historic district.

**Response:** The structure prominently features a large hipped roof with 2'-0" deep eave overhangs on all sides. The hipped roof generates a broad body and roofline on the structure, which is atypical for single-family residential buildings in the district. The

clipped hip design has provided a slight relief to the massive appearance of the roof structure.

- (9) Appurtenances of a building, such as walls, wrought iron, fences, evergreen, landscape masses and building facades, shall, if necessary, form cohesive walls of enclosures along a street to insure visual compatibility of the building to the buildings and places to which it is visually related.

**Response:** No fencing is being proposed at this time.

- (10) The size and mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible and in harmony with the buildings and places to which it is visually related.

**Response:** The size and mass of the structure in relation to open spaces, windows, door openings, and the porch is not visually compatible. The proposed house is 2,361 sq. ft. and only has (5) windows on the entire structure. In the historic district, a structure that is half the size would likely have 2-3 times as many windows. Similarly, the front facing 1.5 car garage is not in harmony with the surrounding district.

- (11) A building shall be visually compatible and in harmony with the buildings and places to which it is visually related in its directional character: vertical, horizontal or non-directional.

**Response:** The Applicant has provided a streetscape showing the building in relation to those buildings to the south of it. While the building's height is compatible, the width of the building paired with its roof type is not characteristic of neighboring properties.

- (12) The architectural style of a building shall be visually compatible with other buildings to which it is related in the historic district, but does not necessarily have to be in the same style of buildings in the district. New construction or additions to a building are encouraged to be appropriate to the style of the period in which it is created and not attempt to create a false sense of history.

**Response:** The building does not utilize any type of discernable architectural style.

- (13) Landscaping shall be compatible with the architectural character and appearance of the structure and of other buildings located within the historic district.

**Response:** The landscape plan will be reviewed by Staff at permitting in order to ensure compliance with the City's landscape Code.

- (14) In considering applications for certificates of appropriateness to install mechanical systems which affect the exterior of a building or structure visible from a public right-of-way, the following criteria shall be considered:

- (a) Retain and repair, where possible, historic mechanical systems in their original location, where possible.

**Response:** Not applicable to this project.

- (b) New mechanical systems shall be placed on secondary facades only and shall not be placed on, nor be visible from, primary facades.

**Response:** Staff will ensure that any mechanical systems for the new building meet this criterion.

- (c) New mechanical systems shall not damage, destroy or compromise the physical integrity of the structure and shall be installed so as to cause the least damage, invasion or visual obstruction to the structure's building materials, or to its significant historic, cultural or architectural features.

**Response:** Staff will ensure that any mechanical systems for the building meet this criterion.

- (15) The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designated with the overall environment in mind and should be in keeping visually with related buildings and structures.

**Response:** The application as proposed does meet the minimum parking requirements, although the location of the garage and the driveway is typically located to the rear of related structures. Most structures in the Southeast Lucerne Historic District utilize the rear alley for parking and vehicular access to the structure. There is also no walkway which adequately addresses the street.

B. In considering certificates of appropriateness for new buildings or structures which will have more than one primary facade, such as those on corner lots facing more than one street, the HRPB shall apply the visual compatibility standards to each primary facade.

**Response:** The above criteria and responses apply generally to primary façade facing South M Street. The north façade of the property is also readily visible from 4<sup>th</sup> Avenue South, as the parcel to the north is vacant land.



## ATTACHMENT F – CURRENT PHOTOS

**MEMORANDUM DATE:** February 5, 2020

**AGENDA DATE:** February 12, 2020

**TO:** Chair and Members of the Historic Resources Preservation Board

**FROM:** Jordan Hodges, Senior Preservation Coordinator  
Abraham Fogel, Preservation Planner  
Department of Community Sustainability

**SUBJECT:** **Project Number 20-00100006:** Consideration of a Certificate of Appropriateness (COA) for the construction of a new +/- 2,361 sq. ft. single-family structure at **403 South M Street**; PCN# 38-43-44-21-15-157-0180. The subject property is a vacant lot located in the Southeast Lucerne Local Historic District.

---





**NOTICE**

This property is being considered for a  
HRPB Project # 20-001000006  
COA-NEW CONSTRUCTION  
SINGLE-FAMILY RESIDENCE

For information regarding this case call:  
City of Lake Worth Beach PZ4P  
561-586-1687





**NOTICE**  
This property is being considered for a  
HRPB Project # 20-001000006  
COA-NEW CONSTRUCTION  
SINGLE-FAMILY RESIDENCE  
For information regarding this case call:  
City of Lake Worth Beach P&DP  
561-886-1867