1. CALL TO ORDER

2. APPROVAL OF MINUTES
   A) November 10, 2016
   B) December 1, 2016

3. ELECTION OF OFFICERS
   A) Chairman
   B) Vice-Chairman

4. PUBLIC COMMENT

5. PUBLIC HEARING
   Quasi-Judicial Hearing
   A) Public Hearing is being held to consider the Special Certificate of Appropriateness Application
   Submitted by the Historic Diesel Plant Vero Beach, LLC, for the Redevelopment of the Historic
   Old Diesel Plant into a two-story Brewery and Restaurant totaling 13,432 square feet along with
   accessory parking and structures located at 1133 19th Place.

6. OLD BUSINESS
   A) Historic Marker – Planning for an Unveiling
   B) Brochure & Mailing
   C) Location Site for Bernice O’Brien’s Proclamation

7. NEW BUSINESS

8. MEMBER’S MATTERS

9. STAFF MATTERS

10. ADJOURNMENT

This is a Public Meeting. Should any interested party seek to appeal any decision made by Council with
respect to any matter considered at such meeting or hearing, he will need a record of the proceedings
and that, for such purpose he may need to ensure that a record of the proceedings is made which
record includes the testimony and evidence upon which the appeal is to be based. Anyone who needs a
special accommodation for this meeting may contact the City's Americans with Disabilities Act (ADA)
Coordinator at 978-4920 at least 48 hours in advance of the meeting.
HISTORIC PRESERVATION COMMISSION MINUTES (HPC)
THURSDAY, NOVEMBER 10, 2016 9:30 A.M.
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA

PRESENT: Debra Atwell, Vice Chairman; Members: Deborah Daige, Jeffrey Ray and George Childers
Also Present: Tammy Bursick, City Clerk

Excused Absence: Anna Brady

1. CALL TO ORDER
The Vice Chairman called today's meeting to order at 9:37 a.m.

2. APPROVAL OF MINUTES
   A) October 13, 2016
   Mrs. Daige made a motion to approve the October 13, 2016 minutes.
   Mr. Childers noted that on page 3, paragraph 5, the word “rap” should be “rack.” He seconded the motion with this correction made and the minutes were unanimously approved.

3. PUBLIC COMMENT
   None

4. OLD BUSINESS
   A) Status of Historic Plaque
   Mrs. Tammy Bursick, City Clerk, reported that she understands that the plaque has been shipped and the unveiling of the plaque will be held in either January or February.

   B) Brochure
   Mrs. Daige presented the Commission with the updated brochure. She said that she did not mind waiting until Mrs. Brady could be at the meeting to discuss the brochure. She said she included their recommendations from the last meeting and spruced it up somewhat. She also changed a few things in the history part of it and introduced on the first page what Vero is all about.

   Ms. Atwell thanked Mrs. Daige for all of the hard work she did in putting the brochure together. She said that they would readdress this issue when Mrs. Brady is at the meeting. However, she was sure that Mrs. Brady would be as impressed as the rest of the Commission is. She loved the colors used in the brochure.

   Mrs. Daige commented that she would make sure that the photos that Mr. Childers has provided will appear in the brochure.
Mr. Childers provided the Commission with a copy of the photos on glossy paper that he had printed at Staples. He said the cost to print one page (both sides) was $1.70 each. He suggested because of the cost that they take the brochures to a printer and have them printed, which would be much cheaper than having them printed at Staples.

Mrs. Daige explained that she planned on going to different printing companies in the area and asking for sponsorship in having the brochures printed. She asked the Commission members to give her names of printers that they know in the area that she should ask.

The question was asked where will they distribute the brochures to make sure that they are given out. Mrs. Daige said they can ask the Chamber of Commerce to distribute them. They can take them to downtown events, make them available at the Riverside Theater, etc.

The Commission members agreed that they liked the heavier weight paper (provided by Mr. Childers) and the sheen that it has to it.

Mr. Childers said that he has the photos on a thumb drive if they wanted to look at all of them.

Mrs. Daige was in agreement with the photos selected (shown on the glossy paper).

Mr. Childers said that all the photos were retouched except for the old Diesel Plant.

C) End of year report

Mrs. Brady will present the end of the year report at their next meeting.

D) Scheduling of their December meeting – December 8, 2016

The Commission members agreed to hold their next meeting on December 1st and have it as a holiday meeting similar to last year’s December meeting.

5. NEW BUSINESS

None

6. MEMBER’S MATTERS

Mrs. Daige asked about Mrs. Bernice O’Brien’s Proclamation.

Mrs. Bursick passed the Proclamation around for the Commission to review. The Commission agreed the appropriate place to hang the Proclamation would be at the Pocahontas building. Mrs. Daige said that she would look into finding a place to hang it and report back to the Commission at their next meeting.

Mr. Childers commented on having to abide by the Sunshine Law and being a Quasi-Judicial Board sometimes makes it difficult to get things done. He also talked about the volunteers using the i-pads to distinguish homes that could be registered and how disturbing it will be for the volunteers to be going into people’s homes.
Mrs. Daige clarified that no one will be going inside anyone’s home. Everything that is done is from the street level. She said they will be looking at the outside exterior of the home, quality of the building, and how the integrity of the building has been maintained. She felt that as far as discussions with the volunteers and interaction goes, that the Commission should have more workshops. She said this would be a way to bring these homeowners in and get them excited. She was in favor of doing these workshops and having a different type of dialogue.

7. **CHAIRMAN’S MATTERS**

Mrs. Brady was not in attendance at today's meeting.

8. **STAFF MATTERS**

None

9. **ADJOURNMENT**

Today’s meeting adjourned at 10:12 a.m.

/tv
1. CALL TO ORDER

Mrs. Brady called the meeting to order at 9:36 a.m. She asked the members in the future that they arrive at the meeting on time so that she can start the meeting at its advertised time, which is 9:30 a.m.

2. APPROVAL OF MINUTES

A) November 10, 2016

Some of the members expressed that they did not receive the minutes from November 10, 2016. This item will be put back on next month’s agenda.

3. PUBLIC COMMENT

Mr. Anthony W. Young introduced himself as a new City Councilmember and extended his gratitude to all that this Commission does. He can only imagine the hours that they put in, which is what makes Vero Beach so special. He wished for continued success in their endeavors and he supported their energy. He then wished everyone a very Merry Christmas.

Mrs. Brady thanked Councilmember Young for attending their meeting and congratulated him on being elected as a City Councilmember. She said they look forward to doing some good work for the City. She acknowledged that Councilmember Young’s grandfather was the City’s first Mayor.

Councilmember Young explained that the Youngs’ were one (1) of the first families that moved to this area when it was still part of St. Lucie County. His grandfather was chosen as the first Mayor when Vero Beach was incorporated in 1919 and he helped create Indian River County. He was a State Senator and one (1) of the owners of the Florida Theater.

4. OLD BUSINESS

A) Historic Marker – Planning for an Unveiling

Mrs. Brady reported that the plaque has still not arrived. It is scheduled to be delivered any day now.

The Commission briefly discussed the unveiling of the plaque. It could be done at one of their Commission meetings or at a different location. They have discussed having the unveiling take place at a different meeting place, either the Woman’s Club or the Heritage Center.

Mrs. Daige suggested unveiling it at City Hall and handling it similar to the way the dedication plaque was handled. She said a lot of people attended the ceremony that day.
Mrs. Brady wondered if an evening unveiling would work. The Commission agreed that they would continue discussing the details of the unveiling of the plaque and Ms. Atwell would handle the publicity. The event will probably be held in February.

B) Brochure & Mailing

Mrs. Daige reported that they discussed the brochure at their last meeting, but held it over giving Mrs. Brady, who was not at their last meeting, time to review it. She said so far everything has been positive about moving forward. She would like to find a sponsor to handle the printing. The Commission agreed with picking the best pictures to use in the brochure and would like a picture of City Hall in the brochure now that City Hall has a dedicated plaque.

Mrs. Brady asked Mr. Childers for the status of the letters.

Mr. Childers reported that GIS has the final version for the data base mailing. He said there might be some things that need to be eliminated, but they probably should keep it whole until the fiscal survey is done. He suggested before sending the letters out that this Commission or some volunteers visit these properties to make sure that there is a house on the lot and that the lot is not vacant. He said the list of properties is already formatted so it could be split up five (5) ways and the properties are close together to eliminate a lot of driving from one end of the City to the other end.

Mrs. Daige recalled at the last meeting the Commission also discussed the paper weight they would be using, as well as shiny versus flat gloss.

Mrs. Brady said that she would review the brochure and any comments that she had to make she would send them through to the Clerk. She asked the Clerk to send out the letter out again to the members.

Mr. Childers commented that if they are going to use the photos produced by Mr. John Eisinger that he be recognized as the owner who produced the photos. Also, if the Commission finds another photo that they would like to use he would be happy to touch it up.

C) End of the Year Report – Final Comments

Mrs. Brady told the Commission if they had any changes to make to the final report to let the Clerk know. She plans on finalizing the report on Friday. If there are any education classes or workshops they attended in association with this Commission to let the Clerk know so that she can include them in the report.

Ms. Atwell said that she did a couple of webinars and will send them to the Clerk to be included in the report. She thanked Mrs. Brady for doing such a sensational job. She was sure that Council will feel that their time is well spent.

D) CLG End of Year Report

Mrs. Brady reported that she worked with Ms. Gayle Lafferty in the Planning and Development Department to make the deadline for submitting their annual CLG end of the year report.

E) Location for Bernice O’Brien’s Proclamation
Mrs. Brady commented on how beautiful the Proclamation was for Mrs. Bernice O’Brien.

Mrs. Daige recalled at their last meeting they discussed hanging the Proclamation at the Pocahontas building. She requested waiting until January to make sure that they can get permission to have it hung there.

The Commission discussed recognizing the Pocahontas Park building as historical. It was suggested that Ms. Lafferty could explain to the owners the historic significance of the building. Another member of the Commission could accompany her if they wished to do so. The survey from 1990 would include the information needed and Ms. Lafferty could also contact Ms. Michelle Wagner at the Main Library (Historic Archives) for additional historic information. The Planning and Development Department would be able to tell the members of this Commission how involved they are allowed to become.

5. NEW BUSINESS

Mrs. Daige requested that they return to item 4-B) and have some further discussion on the brochure and mailing. She agreed with Mr. Childers by dividing the property list between the five (5) of them they could go out and look at these properties at their leisure.

Mrs. Brady explained for the public that the City has the original survey from 1990 and has talked about sending out a letter to all of those property owners that had buildings included in that 1990 survey. Mr. Childers has cleaned up the list and gave it to GIS in a certain format. The Commission did talk about splitting the list up and going out and checking to see if the buildings are still on the property. She asked Mr. Childers to divide the list up between the five (5) of them and each person could decide which location they wanted to take. They need to have the information on what has been demolished. She said that the letter could still be generic as discussed in previous meetings.

6. MEMBER’S MATTERS

Ms. Atwell reported on the Henry Gifford house. She said that she has talked to the new owners who are delighted to have purchased their new home and will be keeping the Gifford legacy. They are interested in keeping the house historical and she will continue encouraging them to do that. She said they appear anxious to start doing improvements to the home. The Commission’s new challenge will be to continue to invite people to do this and acquaint them with the value and awards of getting the historical designation.

Mrs. Daige questioned how they encourage the Planning and Development Department to reach out to these people.

Mrs. Brady added another resource in their community is Mrs. Ruth Stanbridge the County Historian.

Mrs. Daige agreed that they needed to find a way of engaging Mrs. Stanbridge more. She wasn’t sure how much she wanted to help, but it would be nice to have her advocate their cause. They need to have more education done for the public as to what this Commission does.

Mrs. Brady commented that there are other advocates in this community, such as Mrs. Vicky Gould.
Mrs. Daige felt that they needed to work on letting people know the procedures of dedicating their properties historic.

Ms. Atwell commented that one of the tools missing is that Vero Beach does not have its own architectural guidelines.

Mr. Ray expressed that they do have an overlay district.

Ms. Atwell said all they can do is send people to the Department of Interior.

Mrs. Brady explained that the CLG grant can be used to hire someone to develop a pattern book. She said right now Ms. Lafferty can send someone to a link to another city that has a pattern book similar to this City.

Ms. Atwell commented that most people don't want to take the time looking up all these things. It would be nice if they could condense all the details into a step by step process.

Mrs. Daige wondered if the Planning and Development Department had a policy on how they talk to someone who is interested in having their property designated historical.

Mrs. Brady explained that people don't always go to the Planning and Development Department for this information. She said a lot of times the first stop that people make is at the Building Department. She has talked to the Building Department about their historic district and the importance of flagging buildings in the City that are designated landmarks.

Mrs. Brady agreed they needed to get the word out on what the benefits are of retaining the historical nature of someone's home and come up with ideas on how to reach the public.

Mrs. Daige said that they have talked a lot about this over the year and now they need to put all those ideas together.

Ms. Atwell asked for the status of the old Diesel Plant, Vero Man Dig site, and the Cultural Arts Village.

Mrs. Bursick reported that at their January meeting they would be having a quasi-judicial hearing on the property where the old Diesel Plant is located.

Mrs. Daige reported that the Cultural Arts Village has been very active and their website is active.

Mr. Ken Daige agreed that the Cultural Arts Village has been very active. They held a meeting at the Heritage Center and about 70 people showed up. He would like to have a place for people to go to see what is available when they are interested in purchasing property in Edgewood. He agreed with having procedures on how people designate properties historical. The Cultural Arts Village Committee is working hard on their plan and the Committee consists of people from all over the community.

7. CHAIRMAN'S MATTERS

None
8. STAFF MATTERS

None

9. ADJOURNMENT

Today's meeting adjourned at 10:31 a.m.

/lv
DEPARTMENTAL CORRESPONDENCE

TO: Chairwoman Anna Brady and Historic Preservation Commissioners

FROM: Timothy J. McGarry, AICP
Director of Planning and Development

DATE: January 6, 2017

SUBJECT: Special Certificate of Appropriateness
Application #SP16-000012;
American Icon Brewery, 1133 19th Place

OVERVIEW

The applicant Historic Diesel Plant Vero Beach, LLC, is requesting approval of a Special Certificate of Appropriateness application for the proposed rehabilitation of the Old Vero Beach Diesel Power Plant for a restaurant/microbrewery. The historic building and site is listed in the National Register of Historic Places and the Vero Beach Register of Historic Places.

Attached to the staff report are the following:

• Attachment A is the Special Certificate of Appropriateness Application and pertinent supporting materials.

• Attachment B is a copy of the Major Site Plan development order for the project.

REVIEW STANDARDS

The historic Old Diesel Plant is listed in the National Register of Historic Places and the Vero Beach Register of Historic Places. Therefore, in addition to site plan approval by the Planning and Zoning Board, the proposed project requires approval of a Special Certificate of Appropriateness by the Historic Preservation Commission.

The scope of the Historic Preservation Commission’s review is limited to the consistency of the site plan and proposed building additions and exterior and interior improvements with the Secretary of the Interior’s Standards for Rehabilitation. Rehabilitation is defined by the Secretary of Interior as “the act or process of making a possible compatible use for a property through repair, alterations, and additions, which convey its historical, cultural or architectural values.”
BACKGROUND

The subject property was previously owned by the City of Vero Beach. Around 2001, it was leased to a private developer for rehabilitation and use in 2001 as a retail-restaurant complex. Major rehabilitation was done on the exterior of the building including new windows. As far as the staff can determine, the exterior improvements received a recommendation of conditional approval by the State Historic Preservation Office to the National Park Service. In September 2007 an amended site plan was approved. The tenant went into default and the City sold the property to the current owner in June 2016.

PROJECT DESCRIPTION

The applicant is proposing to rehabilitate the existing 8,999 square foot historic building and site for a brewery/restaurant, retail uses, and brewery operations. A 2,618 square foot second floor mezzanine, two metal paneled additions to the building totaling 2,093 square feet and 51 parking spaces and associated landscaping are proposed. (See Attachment B). The project, when finished, will include 8,002 square feet for a restaurant, 621 square feet for retail, 5,087 square feet for brewery operations, and 2,972 square feet for outdoor dining of which 555 square feet is to be under cover. The site will have ingress/egress from 12th Court and a new right-turn only ingress from SR 60. A drawing of the proposed monument sign for the project that is to be located on the northwest corner of the site is provided in Attachment A.

PLANNING AND ZONING BOARD ACTION

On January 5th, the Planning and Zoning Board approved the major site plan for this project subject to nine conditions. In addition to the condition that the project must receive a Special Certificate of Appropriateness, condition number 8 of the site plan order is of relevance to the Commission in making its decision.

The applicant proposes to use silver stainless steel colored metal panel walls for both additions to the existing building. Section 64.10(c)(6) does not permit the use of metal coverings in the DTW (Downtown) zoning district. The Planning and Zoning Board approved use of metal coverings on the two additions subject to Historic Preservation Commission approval and an amendment to the City Code to allow metal coverings for properties listed on the Vero Beach Register of Historic Places.

EVALUATION OF APPLICATION BY COMMISSION

In its review of the application, the Commission should carefully review the following documents submitted by the applicant in Attachment A:

- Letter dated November 4, 2016 outlining proposed exterior and interior modifications and site modifications
- Building elevation sheets A5.1, A 5., floor plans sheets A2.1 and A 2.2 and window and door types sheet A4.1
Planning and Zoning Board
American Icon Brewery
January 6, 2017 - Page 3

- Exterior and interior renderings
- Proposed monument sign
- Example of the proposed gas lighting in outdoor dining area

Also included is Part 2 (partial) Description of Rehabilitation that the applicant has submitted for tax credits. This is a more detailed description of the proposed rehabilitation and how it meets the Secretary of the Interior’s standards.

STAFF EVALUATION AND FINDINGS

The staff reviewed the application based on the Secretary of Interior’s ten standards for rehabilitation and made the following findings:

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 environment.

   The staff finds that this standard is met as the proposed modifications to the building and the site are the minimal required to adapt the building to an operational brewery and restaurant without adversely affecting the historic characteristics of the building and its site environment.

   The interior modifications retain and preserve the masonry features of the building with minimal new openings to meet requirements for brewery operations. The proposed mezzanine level will be an open, exposed structure and the existing brick walls, windows, and roof will remain untouched. All interior improvements will have industrial design elements to reflect the industrial character of the building, but can be easily differentiated from the existing historic building.

   The existing sand floor and broken concrete floor will be replaced with a concreted slab and floor finishes. The mezzanine floor finish will be wood.

   The exterior modifications will involve new openings for brewery operations and replacement of specific doors and windows. Replacement doors will be industrial in design, compatible, but clearly distinct from existing windows and doors. A free standing steel staircase will be provided on the south side of the building to allow egress from the mezzanine.

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.

   The staff finds that this standard is met as the proposed modifications to the building and site do not involve the removal of historic materials or alteration of features and spaces.
As stated in Standard 1 above, the only historic materials of any significance being removed or altered are minimal number of openings in the brick wall for brewery operations. The old diesel generator is to be moved and will serve as a focal point of the bar area and a reminder of the historic nature of the building. The flywheel from the generator will be removed and incorporated into the monument sign to be located on the northwest corner of the site.

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 building, shall not be undertaken.

The staff finds that this standard is met as the proposed modifications retain the historical features of the existing building without creating a false sense of historical development. The exterior and interior modifications and alterations of the building provide industrial look and features that are more modern industrial in design and do not replicate features in the existing building.

4. Most properties change over time; those that have required historical significance in their own right shall be retained and preserved.

The staff finds that this standard is met as the existing building, which is the historical significant feature on the property is retain. All non-significant features including accessory buildings and structures have been previously removed or will be removed.

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

The staff finds that this standard is met as all the proposed alterations and modifications retain the distinctive features, finishes, and construction techniques of the existing building.

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.

The staff finds this standard is met as any repairs and replacement of features meet this standard. Much of the existing building was repaired and restored by the previous tenant in the building in accordance with this standard. As for the current project, the existing modified bitumen roofs atop the existing concrete or metal roof decks will be repaired as needed. Existing windows will be retained and broken windows and glass repaired and restored. Where new windows are proposed they will match existing windows.

The site has no original doors. The new front and side doors will be compatible with the historical industrial nature of the building. A new insulated vertical metal overhead door
and pre-finished aluminum storefront doors will be installed in the ribbed metal south wall.

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

The staff finds that this standard is met as the applicant has not indicated that any sandblasting or chemical treatments to historic materials will be applied.

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

No significant archeological resources are known to exist on the site, so this standard does not apply.

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

The staff finds that this standard is met. The two proposed additions are distinct from the existing historical structure and compatible with the massing, size, scale, and architectural features. In particular the additions on the west and east sides of the building are distinct from the existing building due to its color and metal panel covering. These aforementioned features combined with the height and width make it easy for the public to differentiate the old from the new. The metal paneling of these additions has a distinct industrial look, which is compatible with the historic industrial character of the site.

Both additions are subordinate to the historic building in size, scale and design. Although it would be preferable to have located the draft cooler addition to the east or south side of the building, insufficient room exists. However, as may be seen in the renderings, the staff does not believe that the draft cooler detracts from the existing historic structure.

The proposed landscaping does not interfere with, but enhances the understanding of the historic resource. As far as it can be determined, the site never had any formal landscaping. The parking layout is needed for the reuse of the property. The areas where parking is to be located were historically occupied by accessory buildings and structures that were demolished years ago and not material to the historical character of the site.

The applicant proposes to place a monument sign on the northwest corner of the property. The sign incorporates the flywheel portion of the diesel generator.
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.

The staff finds that this standard is met as both additions and all parking and landscaping removed without impairing the essential form and integrity of the historic property and its environment.

FINDINGS AND RECOMMENDATIONS

Based on the above findings, the staff recommends approval of the application subject to any reasonable revisions consistent with the Secretary of the Interior's Standards for Rehabilitation that the Historic Preservation Commission may be deemed desirable.

TJM/tf
Attachments
CATE OF APPROPRIATENESS (SPECIAL) APPLICATION FORM
City of Vero Beach Planning & Development Department
1053 20th Place – P.O. Box 1389, Vero Beach, Florida 32961-1389
Phone (772) 978-4550 / Fax (772) 778-3856

[To Be Completed By Staff: Date Received: 10/2/16 Application #: C516 - 00001]

PLEASE NOTE: Prior to completion of this application please refer to the Code of the City of Vero Beach Florida, Chapter 76, Historic Preservation, Article IV, Certificate of Appropriateness & U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties.

Historic Diesel Plant Vero Beach, LLC
Name of Applicant Phone 954-224-4655

Mailing Address 241 E. Prospect Road; Fort Lauderdale, FL 33334
Name of Property Owner (if different) Same as applicant

Property Address 1133 19th Place

Description of proposed alteration(s) (attach description as necessary) See attached letter from GMA Architects.

[NOTE (Required Additional Information): Elevation drawings of each side of the building affected by the proposed work are required. The drawings must be to scale and clearly illustrate the details of the proposed alteration or addition. The drawings must be labeled to show existing and proposed building features and materials. Windows and doors – submit drawings or photographs. Ten copies of any drawings must be submitted.]

Building Information (year of construction) 1920
Use of Building (i.e. residential or commercial) Commercial (Brewery)

Applicant Signature/Date 10/2/16
Property Owner Signature/Date 10/20/16

10/2009
To Reviewing Officials:

Please find below a detailed list of the proposed modifications to the Historic Vero Beach Diesel Plant at 1133 19th Place. All proposed modifications comply with the guidelines and recommendations put forth in the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The proposed modifications will be constructed in such a manner that the essential form and integrity of the historical building would be unaffected if the proposed modification was removed in the future. While we have tried to summarize the general modifications in nature, if there are additional details that you would like information on at this time, please feel free to let us know and we can provide. There will also be a full building permit submittal forthcoming for review with additional details included.

Proposed Exterior Modifications:

1. **New Draft Cooler Addition**
   The 1,950 SF New Draft Cooler will be located on the west side, near the proposed ‘Brewery.’ This addition is necessary for brewery operations.

   This addition will require alterations to existing building. An existing door opening in the existing masonry wall will be widened for future forklift traffic into the Grinder room and the Boiler room. A new opening in the existing masonry wall will be created for entry into the Draft Cooler via a cooler door and an overhead door.

   The Draft Cooler Addition will have a simple industrial design that can be easily differentiated from the existing historic building. The New Draft Cooler will be constructed of silver/stainless steel colored Insulated Metal Panel Walls (26/24/22 Ga. Embossed or Non-Embossed steel), with the panel ribs running vertically. See attached sheets A2.1, A5.1, and A5.2.

2. **New Pre-Fabricated Freezer/Cooler Addition**
The 225 SF New Pre-fabricated Freezer/Cooler Addition will be located on the east side, near proposed 'Kitchen.' This addition is necessary for Kitchen operations.

This addition will require minor alterations to existing building. A new opening in the existing masonry wall will be created for the new freezer door.

The New Pre-Fabricated Freezer-Cooler Addition will have a simple industrial design that can be easily differentiated from the existing historic building. See Sheets A2.1, A5.1, and A5.2. The Freezer/Cooler Addition will be a pre-fabricated unit constructed of Insulated Metal Panels to match the color and style of the Draft Cooler addition.

3. **New Exit Stairway**
   The New Exit Stairway, location on the south side of the building, is required for egress from the Mezzanine Level. This stairway and platform also provide a secure access to the roof.

   A new opening in the existing metal siding wall must be created for the new exterior door to the stairs.

   The New Exit Stairway will have a simple industrial design that can be easily differentiated from the existing historic building. The New Exit Stair will have a metal guardrail, metal handrails with vertical metal pickets, open grate metal stair treads with matching landings.

4. **New Doors:**
   See Sheet A4.1

5. **New Windows:**
   See Sheet A4.1

**Proposed Interior Modifications:**

1. **New Mezzanine Level**
   A New Mezzanine Level will be added as a Dining and Private Tasting room. Refer to Finish Schedule by Interior Designer for finishes. Refer to Structural Drawings by Structural Engineer for Mezzanine construction.

   The New Mezzanine Level will have an open exposed structure, with a modern-industrial style glass guardrail. The existing brick walls, existing windows, and existing concrete roof will remain untouched to retain and preserve the historic character of the building. The industrial style of the Mezzanine and Mezzanine design elements can be easily differentiated from the existing historic building.

2. **New Stair**
   The New Stair allows access to the Mezzanine Level.
This addition requires no significant alterations to the existing building.

The New Interior Stairway will have a simple industrial design that can be easily differentiated from the existing historic building. The New Stair will have a metal guardrail, stained wood handrail with metal cables, stained wood stair treads with matching landings.

3. **New Elevator**
   - The New Elevator will provide access to the Mezzanine Level.

   This addition requires no significant alterations to the existing building.

   The New Elevator will have a simple industrial design that can be easily differentiated from the existing historic building. The elevator will be constructed of metal paneling (charcoal grey color) on concrete block.

4. **Existing Engine**
   - The existing diesel engine will be repurposed as a backdrop to the proposed bar. The engine wheel will be removed for use in a monument sign. The engine catwalk and catwalk supports will be removed for use as decoration in the Dining Area, if possible.

**Proposed Site Modifications:**

1. The new asphalt parking lot will provide 53 parking spaces (50 standard and 3 handicap spaces). A new concrete truck well, concrete loading area, and concrete path for forklift traffic will be provided at the south of the site behind the existing building. A new concrete sidewalk will be added to connect to the existing sidewalk. An enclosed dumpster will be placed at the rear of the parking lot, on the South side. The masonry walls of the dumpster enclosure will match the color of the existing building. The parking lot will be equipped with energy efficient parking lot lighting poles.

   The site layout will allow for several dry retention areas, partially enclosed with a 2' high retaining wall as needed.

   A substantial patio with raised planters will surround the brewery on the northwest side. The required amount of plantings will line the perimeter of the site and the parking lot.

   The wheel from the existing engine will be repurposed for use in a monument sign located at the corner of 19th place and S.R. 60.
AMERICAN ICON BREWERY
1246 9th ST.
VERO BEACH, FL

AMERICAN LETTERS:
5" DEEP PAN CHANNEL LETTERS
LED ILLUMINATED

BREWERY LETTERS:
5" DEEP PAN CHANNEL LETTERS
LED ILLUMINATED

EAGLE LOGO ACCENT:
ALUMINUM GRAPHIC WITH 2" RETURN

SINGLE SIDED FREESTANDING SIGN
SCALE 3/8" = 1'-0"

AMERICAN ICON BREWERY:
5" DEEP ALUMINUM BACKGROUND PANEL

BREWERY LETTERS:
5" SQ. ALUMINUM SUPPORT TUBE

EAGLE LOGO ACCENT:
ALUMINUM GRAPHIC WITH 2" RETURN

SCALE 3/8" = 1'-0"

CUSTOMER AMERICAN ICON BREWERY
SALES REP. LORI
2675 Kirby Circle N.E. Palm Bay, FL. 32905 (321) 727-7324 FAX (321) 951-2466

This Design, in whole or in part, is the property of Art-Kraft Sign Company and may not be used without the express written permission of Art-Kraft Sign Company Inc.
POST & WALL MOUNT INSTALLATIONS
Eddie V's Prime Seafood Restaurant in Orlando, Florida
Installation by Southeast Steel Appliance Sales

PILLAR MOUNT INSTALLATION
Installation at Lake Okanagan, BC waterfront home
by Okanagan Fire Place Den
HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

Property name: Vero Beach Diesel Power Plant
NPS Project Number:

Property address: 1133 19th Place Vero Beach Indian River FL 32960

5. Detailed description of rehabilitation work. Use this page to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Site</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
<td>1926, 2002, 2008</td>
</tr>
</tbody>
</table>

Describe existing feature and its condition
The Vero Beach Diesel Power Plant is located on a 1.7-acre site that fronts 19th Place at the corner of 12th Court. The east side of the building is along the CSX railway tracks, which location had allowed diesel fuel to be delivered for use by the diesel generators when the site was a municipal power plant. The footprint of the main, 40' high portion of the building is rectangular, and there is a 20' high brick room along the front portion of the west facade, as well as a similar-height masonry area along most of the east facade. Early photographs (included) show that there had once been several concrete block and wood frame, one and two-story additions (now non-extant) along the west side of the building. The current condition of the site around the building is a grassy unimproved field, with a recessed concrete-capped cistern that projects a few feet above grade in the west lawn.

Photo numbers: Aerials 1 and 2, E-01 thru E-08
Drawing numbers: A1.1, 31/03 Survey, C3

Describe work and impact on feature
In order to facilitate the adaptive use of this building as a brewery, the main improvements to the site include the construction of a new parking lot on the western half of the parcel, which is to be accessed via two new driveways - one off 19th Place and the other off 12th Court. A new sidewalk leads from 19th Place to new front and side courtyards, which together will serve as a beer garden. The site access from 12th Court as well as the new paved area to the south (rear) of the building are for loading and service vehicles. In addition to the new service area and its truck well, there will be a new free-standing exterior steel stair that will provide egress from the mezzanine to the rear paved area. The cistern is to be removed from the west lawn, and there will be two small additions, one to the west side and another to east side of the building, described below.

Photo numbers: NR-4, NR-5, 2007-1, 2007-2, E-01 thru E-08
Drawing numbers: D1.1 thru D-4, A5.1, A5.2, D1.3

Describe existing feature and its condition
On the front and both sides of the building, the exterior walls of this 40'-high structure are red brick with regularly spaced brick pilasters. Above the pilasters and below the parapet cap, there are stucco-covered masonry cornices on three sides of the building. There is also a painted concrete water table along the base of the front and side facades. The rear wall of the building is vertically ribbed metal, with a band of metal windows at the top - dating from the 2008 renovations (by others). According to drawings dating from 2002, this south facade had been entirely open, though photographs show that, at one time, there had been a corrugated metal facade. Those drawings and photographs also show there had been a series of utilitarian (block and wood frame) additions made to the west side facade by the city, which were later removed (c. 2008). At the time that the additions were removed, the then existing openings between the original building and its additions were filled in with red brick that closely matches the original masonry - which is the way we find the building today. The masonry appears to be in good condition.

Describe work and impact on feature
The current footprint of the building will remain much as it exists today, except that there will be two single-story additions, one at the rear of the west facade, similarly located and somewhat smaller than the additions that were removed previously. In order to accommodate the functions of the new west addition (as cooler, boiler and grinder rooms for beer production) a portion of the masonry (most of it c. 2008 brick) will be removed.
to provide two doorways between the historic building and the proposed west addition. On the east (side) facade a new 10’ high pre-manufactured cooler/ freezer will be attached toward the middle of the 20’ high facade, with a new doorway that accesses the kitchen.

In order to differentiate between the original brick building and the new construction, both new additions will be constructed of pre-finished insulated metal panels - an industrial vocabulary in keeping with the historic character of the building. The rear (2008) ribbed metal wall will be retained and receive two new doorways per the elevations.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Roofing and roof deck</td>
<td>1926, 1928</td>
</tr>
</tbody>
</table>

Describe existing feature and its condition

The main roof is a slightly pitched to either side from its central ridge to roof drains along the side parapet walls. The existing roofs on the lower portions of the building are slightly sloped toward the exterior parapets to roof drains. The roofs are modified bitumen roofing over concrete or metal decking. Along the ridge of the main concrete roof, there are round (former) vent holes in the deck that are covered with plywood and roofed over. There is also a large rectangular cut in the decking toward the rear of the roof deck, also currently roofed over.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Windows</td>
<td>2008</td>
</tr>
</tbody>
</table>

Describe existing feature and its condition

 Dating from 2008, all the existing windows are fixed, divided-light aluminum type with a black finish and clear glass. Most are in good condition, though a few have suffered breakage due to vandalism. Additionally, there is an aluminum-frame clerestory window (also from 2008) along the top of the rear facade, which also appears to be in good condition.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Exterior doors</td>
<td>2008</td>
</tr>
</tbody>
</table>

Describe existing feature and its condition

There are no original doors in this building. There are some plywood doors and temporary rear facade, all from 2008 and in fair condition.
HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

Describe work and impact on feature
There will be new front and side doors per the plans and elevations. These new entry doors will be metal with divided-light glass upper panels. Other doors will be flush painted steel. Additionally, a new insulated metal vertical lift overhead door and new pre-finished aluminum storefront doors will be installed in the ribbed metal rear wall.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
</table>

Describe existing feature and its condition
The existing floor plate of the main building is one tall, wide, open space, containing only one of the four diesel generators once located here. The generators had been installed parallel to each other and to the front facade. Because three of these generators, along with their piping, were removed by the city, the current condition of the floor is a patchwork of sand and concrete slabs of various heights. In addition to the 40' high main hall, the floor plate includes a 700 square foot room projecting from the west side near the front of the building and an 800 square foot, one-story linear space along the east side of the building, separated visually from the main hall by large concrete columns.

Photo numbers: I-01, I-06, I-09
Drawing numbers: 02A-1 thru A-4, A5.1, A5.2, D1.3

Describe work and impact on feature
The configuration of the space to facilitate brewery and dining functions will include an open dining area with bar at the front of the building, accessed via the north (front) doors. The dining and bar areas are separated from the full-height brewery function by a new metal panel and glass partition. Behind the bar area, along the inside of east wall of the building are the new public rest rooms. The new kitchen and other service functional spaces continue along the rear of the east side of the building. A new cooler/freezer addition, constructed of insulated metal panels, is to be located outside of and adjacent to the kitchen. A second new addition, at the rear of the west side of the building, will accommodate a draft cooler and associated uses. The existing brick-walled room that extends west at the front of the building will be used for retail purposes.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>Diesel generator</td>
<td>1937</td>
</tr>
</tbody>
</table>

Describe existing feature and its condition
There is one c. 1937, non-working, diesel generator remaining in the building, which measures approximately 21' long by 9' wide by about 18' high. It is rusted with peeling paint.

Photo numbers: I-10, I-11, H-1
Drawing numbers: D1.3, A1.1, A2.1

Describe work and impact on feature
The generator will be picked up, moved to a location behind the bar counter, cleaned and repainted - to become a design feature of the space - reminding visitors of the original use of this historic building. The flywheel portion of the generator will be incorporated into an exterior ground-mounted monument sign to be located at the corner of 19th Place and 12th Court per the site plan. See 'additional documentation' tab of this application for the signage design drawing.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>Mezzanine level</td>
<td>NA</td>
</tr>
</tbody>
</table>

Describe existing feature and its condition
There is no existing mezzanine. Currently the main generator hall consists of an uninterrupted, 35' high space, topped with exposed steel trusses and beams supporting a...
concrete roof deck.

There will be a new steel-framed mezzanine, creating a partial second floor dining area. Much of the mezzanine is either above the new bar or behind the mid-point of the footprint of the main hall. The mezzanine is to be set back from the full height windows by 8" in order not to interrupt the two-story high glazing where that condition exists. In order to minimize the impact of the mezzanine on the perceived volume of the space, the proposed railing system will be glass per therail detailing included. At the rear of the mezzanine is an enclosed private dining/tasting room with glazing that overlooks the 2-story brewery area. There is an adjacent service area and dumb waiter serving the mezzanine.

There are no existing stairs nor elevators.

The mezzanine will be accessed via a new elevator (with a glass storefront), a new dumb waiter, plus a new interior stair located to the east of the main entrance at the front of the building. Constructed of painted steel the stair will include cable railing per the included architectural details. A second steel stair, with a vertical railing system, will be constructed outside, at the rear of the building.

The existing interior finishes include: unpainted red brick walls, ribbed metal panel wall (at rear of the building), painted and unpainted concrete columns, painted steel beams, irregular concrete and sand floors, concrete roof decking supported by painted steel beams and open web steel trusses and some unpainted steel decking in the lower portions of the building. The condition of the exposed and painted finishes on the structural elements appears fair to good, while the broken concrete floor is unusable.

The red brick walls will remain unpainted; the rear (2008) ribbed metal wall, will have insulated metal panels (IMP) added to its interior face; the exposed concrete wrapped columns will remain as they are (except in kitchen and back-of-the-house areas where they are to receive painted drywall); the concrete roof decking is to be repainted; unfinished steel decking is to remain unfinished steel; the irregular concrete slab/sand floor is to be replaced with a new concrete slab with floor finishes in each room as described in the drawings including wood in main dining and mezzanine floors. Painted steel beams and trusses are to be repainted. As shown, new partitions will be either painted CMU, corrugated metal, barrel staves on the new partitions near dining booths, plus painted CMS in brewing areas. Mezzanine floor finish will be wood, and the underside of the...
mezzanine floor will be painted steel. While the ceilings of the public areas of the building will continue to be exposed structure, the kitchen, storage and administrative areas have lay-in ceilings, and rest room ceilings will be painted GWB. The ceiling in the new tasting room located on the mezzanine level will be lay-in type, set back from the walls to create a ceiling 'cloud' below the exposed roof structure.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>Interior doors</td>
<td>NA</td>
</tr>
<tr>
<td></td>
<td>Describe existing feature and its condition</td>
<td>There are no existing interior doors.</td>
</tr>
</tbody>
</table>

New interior doors will be mostly flush-type painted metal or wood doors, plus some simple glazed wood or metal doors per the the door schedule and details.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>HVAC ducting and fire sprinklers</td>
<td>NA</td>
</tr>
<tr>
<td></td>
<td>Describe existing feature and its condition</td>
<td>There is no existing heating, air conditioning nor associated ducting in this building.</td>
</tr>
</tbody>
</table>

New air conditioning ducting will be unpainted spiral ducting. A new fire sprinkler system with exposed piping will be added.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>Fixed furnishings and interiors</td>
<td>1937</td>
</tr>
<tr>
<td></td>
<td>Describe existing feature and its condition</td>
<td>The architectural character of this building is simple, functional and industrial. Other than the one 1937 diesel generator, there are no free-standing interior remnants of the building's past function.</td>
</tr>
</tbody>
</table>

New fixed furnishings include a new bar with metal panel siding and wood bar top, as well as a retail counter with a barrel stave siding, all in keeping with the industrial character of the building. As mentioned in item number 7 above, the diesel generator, to
be located behind the bar, will become a focal point of the front dining and bar space.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
<th>Description of existing feature and its condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>Lighting and fans</td>
<td>NA</td>
<td>There is no early nor original lighting.</td>
</tr>
</tbody>
</table>

New lighting will be compatible contemporary fixtures per the included Interior Design plans. Uplighting will be used to highlight the diesel generator located behind the bar. A new large shop style ceiling fan will be suspended from the deck above the front dining area to complete the industrial quality of the decor.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
<th>Description of existing feature and its condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>15</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Part 2 of the Historic Preservation Certification Application
View from northeast, east facade along railroad tracks
October 2016
IMG_7375.JPG
E-12

View from southwest, west facade (see NR-5 and 2007-2 in Historic Photos for pre-2008 views of this area)
October 2016
DSC_1214.jpg
View from west, south end of west facade, where new addition is proposed

October 2016

DSC_1213.jpg
Clerestory window at south facade
October 2016
DSC_1217.jpg
E-10

View from northwest, concrete cap of cistern (to be removed), west facade beyond

October 2016

IMG_0392.JPG
In the Matter of:

American Icon Brewery
1133 19th Place

Owner
Historic Diesel Plant
Vero Beach, FL 32960
241 E. Prospect Road
Fort Lauderdale, FL 33334

Major Site Plan
Application #SP16-000012

Applicant
Ryan McLean
MBV Engineering, Inc.

ORDER GRANTING APPROVAL OF
A MAJOR SITE PLAN

The above-styled matter came before the Planning and Zoning Board of the City of Vero Beach ("Board") on Thursday, January 5, 2017, for public hearing on the Applicant’s request for Major Site Plan Approval of the redevelopment of a 8,999 square foot historic power plant into a brewery/restaurant with the addition of a second story mezzanine, addition of two accessory structures, provision of outdoor dining area, parking and landscaping improvements, that provide for restaurant use of 8,002 square feet, retail use of 621 square feet, brewer operations of 5,087 square feet, 2,972 square feet of outdoor dining area of which 555 square feet is to be under cover, and 51 parking spaces located at 1133 19th Place, Vero Beach, FL 32960, and more fully described as:

Parcel I.D. Number: 33-39-01-00029-0050-000002.1
Zoning District: DTW (Downtown)

The Board, having fully heard and considered the testimony, evidence, and arguments of the parties and the public and being fully advised in the premises, finds that in these matters competent substantial evidence and facts were presented which, in its judgment, demonstrate that the criteria of Section 64.10 of the Land Development Regulations have been satisfied for approval of the Major Site Plan.

BASED ON THE FOREGOING, a motion was made by Mr. Lauffer, seconded by Dr. Zudans, to approve Site Plan Application #SP16-000012 (Site documents attached) based on the staff’s findings that the Applicant has satisfied all the requirements of the Land Development Regulations, and thereby grant approval of the site plan, subject to the following conditions:

1. No surface water runoff shall be directed to adjacent private properties and all surface water runoff shall be routed to the approved drainage facilities or retained on the site during construction and after final grading. All runoff from the site, both during and after construction, shall be free of pollutants, including sediment,
prior to discharge. The site shall be subject to random inspections for compliance with Section 73.33 of the Code.

2. A copy of the Notice of Commencement shall be provided to the Public Works Department.

3. The applicant shall provide to Public Works revised drainage calculations as detailed in a memorandum dated December 27, 2016, from Danessa Pecorino, Civil Engineer II to Tim McGarry, Planning Director, prior to the issuance of the approved site plan.

4. A FDOT right-of-way permit shall be required prior to any access improvements to SR 60.

5. A City right-of-way permit shall be required prior to any access improvements to 12th Court.

6. The applicant shall submit a revised traffic impact study to the Indian River County Traffic Engineering Division and City Planning and Development Department for approval prior to the issuance of the approved site plan.

7. The applicant shall submit a revised Landscape Plan to the Planning and Development Department for approval prior to issuance of the approved site plan.

8. The use of metal coverings for the project's additions is approved contingent upon approval by the Historic Preservation Commission and the City of Vero Beach Code being amended that allows metal to be used for coverings on properties listed on the Vero Beach Register of Historic Places.

9. The approval of the site plan and its issuance shall be contingent upon the approval of a Special Certificate of Appropriateness for the proposed project by the Historic Preservation Commission.

The motion was approved by a vote of the Board as follows:

Dr. Zudans  
Mr. Kim  
Mr. Lauffer  
Mrs. Hillman  
Mrs. Minuse

IT IS THEREFORE ORDERED BY THE BOARD the Site Plan, strictly limited and conditioned as set out herein, is hereby GRANTED.
DONE AND ORDERED at Vero Beach, Indian River County, Florida, this 5th day of January, 2017.

ATTEST:

Sherrí Philo
Clerk of the Board

Honey Minuse
Chairwoman

cc: Patty Selent, Public Works
    Charlotte Bowling, IRC Building
    Kelly McKinley, IRC Community Development
    File

The effective date of the approved site plan shall commence upon the termination of the 10-day appeal period. The effective date shall not preclude the developer from applying for and building permits being issued prior to the effective date. Should an appeal be filed as provided under Section 64.04 of the Code of Ordinances, all permit activity and work on premises shall be stayed.
GENERAL FLOOR PLAN NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS ARE CORRECT. SHOWN ON THE DRAWINGS ARE NORTH DIRECTION. ALL DIMENSIONS SHOWN ARE IN ARCHITECTURAL UNITS. ALL FINISH FLOOR ARE AS TYPICAL OF THE ATTACHED NAVO INFORMATION.

2. DIVIDERS, COLUMNS, MILLWORK AND EQUIPMENT SUPPLIERS SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.

3. DOORS SHOWN ADJACENT TO WALLS ARE TYPICALLY 4" FROM ADJACENT UNLESS NOTED OTHERWISE.

4. ALL DIMENSIONS ARE TO FACE OF PARTITIONS.

5. FIRE RETARDANT BLOCKING SHALL BE PROVIDED IN ALL WALLS AS REQUIRED BY CODE AND AS RECOMMENDED FOR THE SUPPORT OF MILLWORK, TOILET PARTITIONS AND ACCESSORIES, ETC.

6. PROVIDE ACCESS PANELS AS REQUIRED, COORDINATE WITH M.E.P.

7. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL WET WALLS.

8. PROVIDE FLOOR MATERIAL TRANSITIONAL STRIPS WHERE REQUIRED BY CHANGE IN MATERIAL.

9. COORDINATE FIRE EXTINGUISHER LOCATIONS WITH ARCHITECT AND LOCAL FIRE MARSHALL. LOCATIONS SHALL FOLLOW NFPA 472, FM STANDARDS, AND ADA GUIDELINES. SEE SHEET 151.

LEGEND

EXISTING CONSTRUCTION
EXISTING WOOD
EXISTING COLUMN
NEW PARTITION
NEW COLUMN

OVERALL FIRST FLOOR PLAN

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

NOT FOR CONSTRUCTION: HISTORICAL REVIEW SET 11.04.2016
OVERALL MEZZANINE FLOOR PLAN

GENERAL FLOOR PLAN NOTES
1. CONSTRUCTION TO DATE ALL RESIDENCES ARE COMPLETE. CONDITIONS SHOWN ON THE DRAWING MAY BE DIFFERENT FROM THE ACTUAL CONSTRUCTION SITE.
2. GLAZING, CABINETS, MOLDS, AND EQUIPMENT SUPPLIES MUST BE INSPECTED PRIOR TO INSTALLATION.
3. USE TYPICAL MATERIALS SHOWN IN ALL DRAWINGS.
4. ALL DIMENSIONS SHOWN ON THE DRAWING ARE IN INCHES.
5. ALL DIMENSIONS ARE TO SCALE.
6. USE DIMENSIONS PROVIDED ON THE DRAWING FOR MEASUREMENT.
7. USE DIMENSIONS PROVIDED ON THE DRAWING FOR MEASUREMENT.
8. USE DIMENSIONS PROVIDED ON THE DRAWING FOR MEASUREMENT.
9. USE DIMENSIONS PROVIDED ON THE DRAWING FOR MEASUREMENT.
10. USE DIMENSIONS PROVIDED ON THE DRAWING FOR MEASUREMENT.

LEGEND
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- EXISTING COLUMN
- NEW COLUMN

NOT FOR CONSTRUCTION: HISTORICAL REVIEW SET 11.04.2016

ARCHITECT
GMAC
AMERICAN ICON

CONTRACTOR

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

DATE: TBD

JOB NO: SJ1664

PA: LLW

SHEET NUMBER

PROPOSED MEZZANINE
FLOOR PLAN

1

NOT FOR CONSTRUCTION: HISTORICAL REVIEW SET 11.04.2016
DOOR ROOM DOOR FRAME

FIRST FLOOR.

CUSTOM FRAMES TO REPLACE EXISTING

NEW FRAMES

FRAME TYPES

CUSTOM FRAMES TO REPLACE EXISTING

NEW FRAMES

WINDOW TYPES

NOTE: SEE FLOOR PLANS FOR DOOR LOCATIONS

NOTE: THESE METAL CLAD DOORS ARE TO BE CUSTOM BUILT. THE DOORS WILL COMPLY WITH STANDARDS FOR SAFETY AND MANUFACTURING.

DOOR SCHEDULE

NOTE: SEE SCHEDULED DOOR + III' IN PLACE OF

NEW DOORS

NOTE: THESE METAL CLAD DOORS ARE TO BE CUSTOM

TYPE MAT'L WIDTH HEIGHT THICK. TYPE

NOTE: THESE METAL CLAD DOORS ARE TO BE CUSTOM BUILT. THE DOORS WILL COMPLY WITH STANDARDS FOR SAFETY AND MANUFACTURING.