

TOWN OF PALM BEACH

Information for Town Council Meeting on:

February 14, 2024

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Wayne Bergman, Director of Planning, Zoning & Building



Re: Waiver of Town Code Section 18-237, For Building Permit Extension
at 238 Phipps Plaza

Date: January 16, 2023

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from contractor BCC Residential LLC (Scott A. Butler, Vice President) regarding a time extension in which to complete renovations of a landmarked building located at 238 Phipps Plaza and to extend the permit duration until July 31, 2024.

GENERAL INFORMATION

238 Phipps Plaza is listed as a single-family residence. Permits were issued on October 8, 2019, the Town Council granted a six-month time extension to the project in July of 2023, and the permit was set to expire on December 31, 2023. A short administrative extension was granted to allow the contractor to notify the neighbors and make the application to appear before the Town Council in February, based upon the new regulations.

BCC Residential LLC explain in their letter of January 3, 2023, that the exterior work is wrapping up and only interior work will remain.

Staff has no objection to the requests.

Attachments: Letter from Scott A. Butler, Vice President of BCC Residential LLC
Construction Schedule
Copy of the Memo from June 22, 2023
Permit Summary for the Property
Property Appraiser Details for the Property



January 3, 2024

Town of Palm Beach
Planning, Zoning, Building Department
360 S. County Road
Palm Beach, FL 33480

**RE: Permit Extension Request B19-81598
238 Phipps Plaza**

To Whom it May Concern,

Please accept this letter as our formal request to extend the allotted construction time for the above referenced project. The site logistics have been challenging and this project has been used to facilitate the construction and material deliveries of the adjacent project. This along with significant design changes have caused this project to be delayed. The design changes are complete and the area is no longer being utilized by the adjacent site.

The exterior of the building is completed and the front entry landscaping & hardscape improvements should be completed in February leaving only interiors.

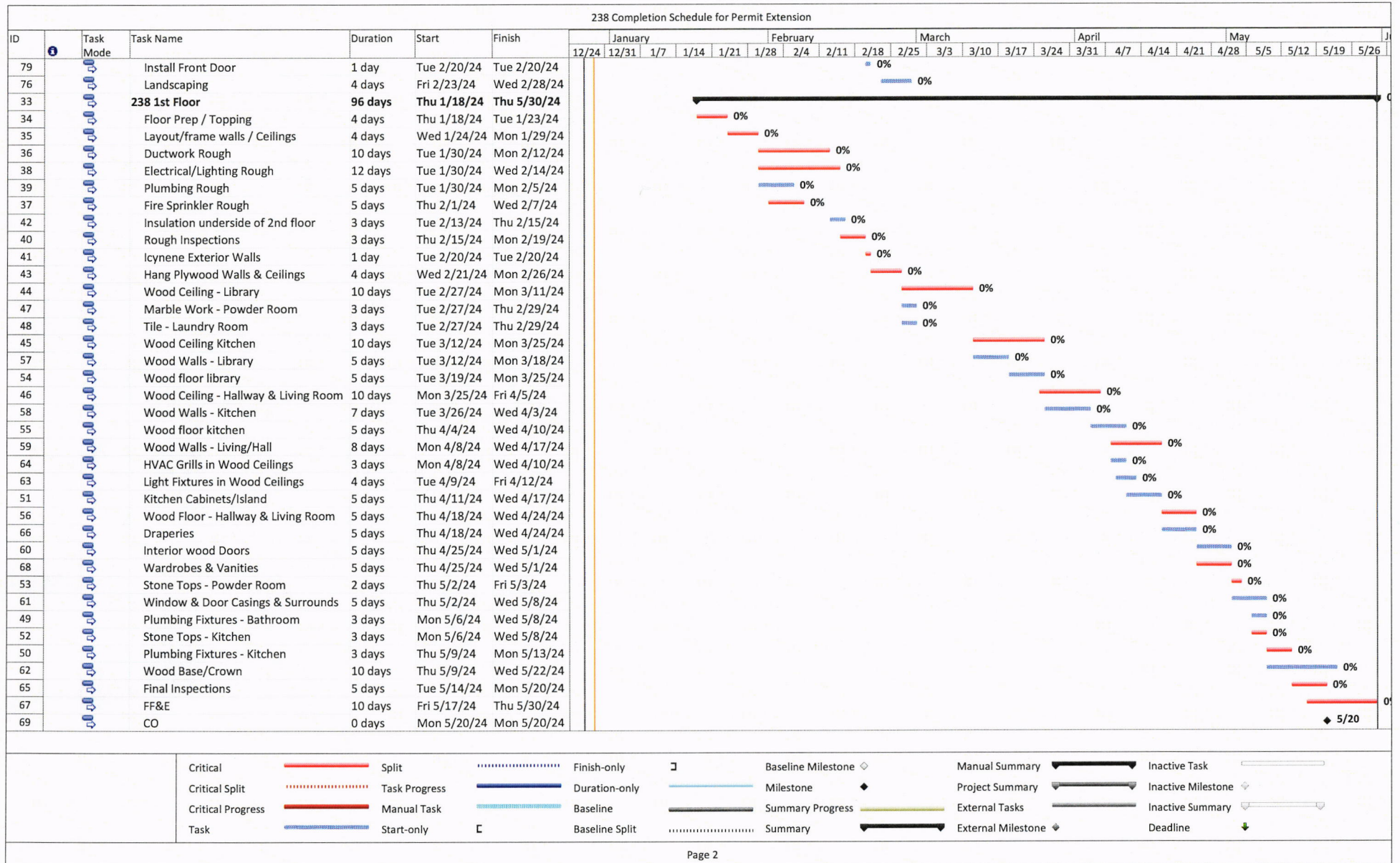
We expect to complete the project by early summer and request a permit extension thru July 31, 2024.

If this request requires Town Council approval, we hope you are able to add us to the February Agenda to avoid further delays.

Sincerely,
BCC Residential, LLC

A handwritten signature in blue ink that reads "Scott Butler".

Scott A. Butler
Vice-President





TOWN OF PALM BEACH

Planning, Zoning and Building

BUILDING PERMIT TIME EXTENSION REQUEST

A request for a building permit time extension must be submitted to the Town no later than 30 days PRIOR to permit expiration. Please send the following items to Director Bergman and Deb Moody at dmoody@townofpalmbeach.com and wbergman@townofpalmbeach.com

1. Provide a detailed letter explaining the reasons why a time extension is being requested.
2. Provide a construction schedule to show completion timeline (CPM, Gantt Chart).
3. Provide nuisance mitigation measures.
4. Provide a statement that first class mailed notice to neighbors within 300 feet will be provided at least 25 days prior to the meeting at which the extension is to be considered.
5. Include a copy of the above notification sent to neighbors.
6. Provide a USPS Certificate of Mailing as proof of the mailed notice.
7. Payment – provide a copy of the receipt showing payment of applicable fees (1% of remaining, unfinished construction).

Deadlines: For meeting dates please visit our website at www.townofpalmbeach.com

- Town Council Development Review Date (Wednesday): 2/14/2024 (unless 1/10/24 is still possible)
- Deadline for submittal of request/backup must be received by: _____
(Deadline is the Wednesday, two weeks prior to the Town Council Development Review Meeting)
- Deadline for Notice to neighbors: _____
(must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-19-81598 Exp. Date: 12/31/2023

Job Address: 238 Phipps Plaza

Length of time extension being requested: (in days) 120

Proposed completion date if requested time extension is granted: 6/30/2024
(Must attach completion schedule)

VALUATION OF PERMITS TO DATE:

(Original permit value and any permit updates containing valuation to date)

Permit# : 19-81598 Job Value \$ 60,000

Permit# : 21-87669 Job Value \$ 583,375

Permit# : Job Value \$ 1,492,287

Permit# : Job Value \$

Valuation of work remaining to complete the project: \$ 525,000 (as of 12/31/2023)
(Include labor, materials and the value of any owner supplied items, etc.)Permit fee due based upon 1% of this amount: \$ 5,250
(attach a copy of the receipt for payment)**OWNERS CERTIFICATION:** I certify the information listed above to be true and correct.OWNER SIGNATURE [Signature] DATE 12/29/23**CONTRACTOR CERTIFICATION:** I certify the information listed above to be true and correct.CONTRACTOR SIGNATURE [Signature] DATE 1/2/2024**NOTARY TO OWNER**STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to (or affirmed) and subscribed before me

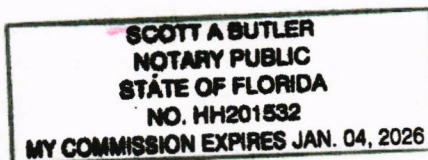
this 29th day of DECEMBER20 23, By JOSH FERNWho are personally known ☒ OR produced identification (Type of identification) _____
OR Online Notarization _____SCOTT BUTLER

Printed Name of Notary

[Signature]

Signature of Notary

SEAL:

**NOTARY TO CONTRACTOR**STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to (or affirmed) and subscribed before me

this 2nd day of JANUARY20 24, By SCOTT A. BUTLERWho are personally known ☒ OR produced identification (Type of identification) _____
OR Online Notarization _____JOHN G. VOSS

Printed Name of Notary

[Signature]

Signature of Notary

SEAL:

Post Office Box 2029 • 360 South County Road • Palm Beach, Florida 33480
Telephone: (561)838-5431 • Facsimile (561)835-4621
E-Mail: pzb@townofpalmbeach.com • Website: www.townofpalmbeach.com

TOWN OF PALM BEACH

Information for Town Council Meeting on:

July 12, 2023

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Wayne Bergman, Director of Planning, Zoning & Building

Re: Waiver of Town Code Section 18-237, For Building Permit Extension
at 236 & 238 Phipps Plaza

Date: June 22, 2023

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from contractor BCC Residential LLC (Scott A. Butler, Vice President) regarding a time extension in which to complete renovations of a landmarked building located at 236 & 238 Phipps Plaza and to extend the permit duration until December 31, 2023 – about six months from today.

GENERAL INFORMATION

The properties are separate parcels and have separate ownership, but both addresses are in the same building and being renovated at the same time and by the same contractor. 238 Phipps Plaza is listed as a single-family residence and 236 Phipps Plaza is listed as a five-unit multifamily residence. Two separate sets of permits were required for this renovation [since there are two different parcels]. Permits were issued on October 8, 2019, and will expire on August 30, 2023.

BCC Residential LLC explain in their letters of June 21, 2023, that structural deficiencies were discovered that required extensive repairs, which extended this project. Finishes were fabricated overseas, and owner revisions are also reasons for the time extension requests.

Staff has no objection to the requests.

Attachments: Letter from Scott A. Butler, Vice President of BCC Residential LLC
Permit Summary for the Properties
Property Appraiser Details for the Properties

Permit Browse

Town of Palm Beach

Permit number	Permit t	Master permit ID	Permit type name	Permit description	Permit Suite	Permit Address	Customer N	Customer First	Customer Last Name	Application date	Issue date	Expiration date	Approval state
B-24-02106	b-r05	416533	R-PERMIT UPDATE-CORRECTION/CHANGE IN VALUE ONLY	*****PRIVATE PROVIDER***** (TC EXTENDED UNTIL 12/31/2023) PERMIT UPDATE CHANGE IN VALUE		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	1/3/2024	1/3/2024	1/3/2024	final
B-24-02107	b-r03	416533	FEE CHARGE	FEE CHARGE PERMIT FOR 1% FEE OF REMAINING JOB COST FOR TIME EXTENSION REQUEST		238 PHIPPS PLZ	501979		HEDRICK BROTHERS CONST CO INC	1/3/2024	1/3/2024	1/3/2024	final
U-23-14844	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING ATTENDANT - KEVIN BUTLER 561-602-1916		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	11/17/2023	11/21/2023	11/21/2023	issued
U-23-14845	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING ATTENDANT - KEVIN BUTLER 561-602-1916		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	11/17/2023	11/21/2023	11/21/2023	issued
U-23-14846	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING ATTENDANT - KEVIN BUTLER 561-602-1916		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	11/17/2023	11/21/2023	11/21/2023	issued
U-23-13796	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING ATTENDANT - KEVIN BUTLER 561-602-1916		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/16/2023	8/24/2023	8/24/2023	final
U-23-13797	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING ATTENDANT - KEVIN BUTLER 561-602-1916		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/16/2023	8/24/2023	8/24/2023	final
U-23-13798	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING ATTENDANT - KEVIN BUTLER 561-602-1916		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/16/2023	8/24/2023	8/24/2023	final
F-23-03609	f-f01		F-FIRE RESCUE STANDARD	PERFORM FIRE HYDRANT FLOW TEST		238 PHIPPS PLZ	535670		SOUTHERN FIRE PROTECTION OF P	6/27/2023	6/28/2023	6/22/2024	issued
U-23-13021	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING: 05/24/2023 THRU 08/22/2023 PARKING ATTENDANT - KEVIN BUTLER 561-602-1916		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	5/18/2023	5/25/2023	5/25/2023	final
U-23-13022	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING: 05/24/2023 THRU 08/22/2023 PARKING ATTENDANT - KEVIN BUTLER 561-602-1916		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	5/18/2023	5/25/2023	5/25/2023	final
U-23-13023	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING: 05/24/2023 THRU 08/22/2023 PARKING ATTENDANT - KEVIN BUTLER 561-602-1916		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	5/18/2023	5/25/2023	5/25/2023	final
U-23-12397	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING: 02/18/2023 THRU 05/17/2023 PARKING ATTENDANT - KEVIN BUTLER 561-602-1916		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	2/13/2023	2/24/2023	2/24/2023	final
U-23-12398	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING: 02/18/2023 THRU 05/17/2023 PARKING ATTENDANT - KEVIN BUTLER 561-602-1916		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	2/13/2023	2/24/2023	2/24/2023	final
U-23-12399	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING: 02/18/2023 THRU 05/17/2023 PARKING ATTENDANT - KEVIN BUTLER 561-602-1916		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	2/13/2023	2/24/2023	2/24/2023	final
U-23-12279	u-p03		U-EXCAVATION IN ROW	WED- 1/18/2023-FRI 01/20/2023 - NO LANE CLOSURE- REAR EASEMENT LANDSCAPE AREA- REMOVE 1 LATERAL AND INSTALL ONE 6" PVC LATERALS AT SAME LINE. GRADE & ELEVATION TO WHAT WAS EXISTING- DENSITIES- BACKFILL NO ASPHALT PATCH REQ.		238 PHIPPS PLZ	542582		S MACDONALD CONTRACTING LLC	1/18/2023	1/18/2023	7/30/2023	issued
U-23-12280	u-p07		U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	WED- 1/18/2023-FRI 01/20/2023 - NO LANE CLOSURE- REAR EASEMENT LANDSCAPE AREA- REMOVE 1 LATERAL AND INSTALL ONE 6" PVC LATERALS AT SAME LINE. GRADE & ELEVATION TO WHAT WAS EXISTING- DENSITIES- BACKFILL NO ASPHALT PATCH REQ.		238 PHIPPS PLZ	542582		S MACDONALD CONTRACTING LLC	1/18/2023	1/18/2023	5/1/2023	issued
B-22-97641	b-r01	416533	R-REVISION	*****PRIVATE PROVIDER***** REVISION OTHER - SUBMITTING FIRE SPRINKLER DRAWINGS AND HEAD CUT SHEETS		238 PHIPPS PLZ	535670		SOUTHERN FIRE PROTECTION OF P	12/28/2022	1/3/2023	12/28/2022	final
U-22-11883	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING: 11/18 THRU 2/17 PARKING ATTENDANT - SEAN WRAY - (914) 888-6474		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	11/14/2022	11/18/2022	11/18/2022	final
U-22-11884	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING: 11/18 THRU 2/17 PARKING ATTENDANT - SEAN WRAY - (914) 888-6474		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	11/14/2022	11/18/2022	11/18/2022	final
U-22-11885	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING: 11/18 THRU 2/17 PARKING ATTENDANT - SEAN WRAY - (914) 888-6474		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	11/14/2022	11/18/2022	11/18/2022	final
B-22-96211	b-r01	416533	R-REVISION	*****PRIVATE PROVIDER***** REVISION BUILDING - ADDITIONAL PRODUCT APPROVALS - ALUMINUM MULLION FOR LOWEN WINDOW ATTACHMENT		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/26/2022		8/26/2022	pending
B-22-95988	b-r01	416533	R-REVISION	*****PRIVATE PROVIDER***** REVISION BUILDING: UPDATED PRODUCT APPROVALS- WINDOWS & DOORS (CHANGED MANUFACTURERS)		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/15/2022	8/18/2022	8/15/2022	final
U-22-10838	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/10/2022	8/15/2022	8/15/2022	final
U-22-10841	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/10/2022	8/15/2022	8/15/2022	final
U-22-10842	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/10/2022	8/15/2022	8/15/2022	final
U-22-09953	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	5/10/2022	5/13/2022	5/13/2022	final
U-22-09954	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	5/10/2022	5/13/2022	5/13/2022	final
U-22-09955	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	5/10/2022	5/13/2022	5/13/2022	final
U-22-09449	u-p03		U-EXCAVATION IN ROW	EXCAVATE IN ROW		238 PHIPPS PLZ	505500		WM D ADEIMY JR INC	2/23/2022	2/24/2022	8/28/2022	issued
U-22-09350	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	2/8/2022	2/10/2022	2/10/2022	final
U-22-09351	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	2/8/2022	2/10/2022	2/10/2022	final
U-22-09352	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	2/8/2022	2/10/2022	2/10/2022	final
U-21-08879	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	11/15/2021	11/23/2021	11/23/2021	final
U-21-08880	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	11/15/2021	11/23/2021	11/23/2021	final
U-21-08881	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	11/15/2021	11/23/2021	11/23/2021	final
U-21-07960	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/4/2021	8/17/2021	8/17/2021	final
U-21-07961	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/4/2021	8/17/2021	8/17/2021	final
U-21-07962	u-p05	416533	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/4/2021	8/17/2021	8/17/2021	final
B-21-90498	b-r02	416533	R-CHANGE OF CONTRACTOR/QUALIFIER	*****PRIVATE PROVIDER***** CHANGE OF CONTRACTOR		238 PHIPPS PLZ	606120		BCC RESIDENTIAL LLC	8/2/2021	8/2/2021	8/2/2021	final

Count: 47

Filter is Empty

Permit Browse

Town of Palm Beach

Permit number	Permit type	Master permit ID	Permit type name	Permit description	Permit Suite	Permit Address	Customer N	Customer First	Customer Last Name	Application date	Issue date	Expiration date	Approval state
B-21-87669	b-r04	4165333	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	*****PRIVATE PROVIDER***** PERMIT UPDATE CHANGE IN PLANS AND VALUE FOR INTERIOR AND EXTERIOR RENOVATION		238 PHIPPS PLZ	501979		HEDRICK BROTHERS CONST CO INC	2/26/2021	4/8/2021	10/5/2021	final
B-19-81598	b-b02		B-RESIDENTIAL ALTERATION	*****PRIVATE PROVIDER***** (TC EXTENDED UNTIL 12/31/2023) SELECTIVE INTERIOR AND EXTERIOR DEMOLITION OWNER LISTED AS PHIPPS PLAZA PROPERTIES PARTNERS LLC		238 PHIPPS PLZ	501979		HEDRICK BROTHERS CONST CO INC	9/30/2019	10/8/2019	2/20/2024	issued
B-11-16990	b-p07		P-REPLACEMENT	REPLACE EXISTING 3/4" BACKFLOW DEVICE		238 PHIPPS PLZ	602226		GENERAL HOME SOLUTIONS IN	5/16/2011	5/17/2011	11/13/2011	final
X-08-37348	legacy		X-LEGACY PERMIT	RE-ROOF WITH (2) PIECE BARRELL TILE.MATCH EXISTING MATERIAL TILE.		238 PHIPPS PLZ	599999		INACTIVE	9/17/2008	9/17/2008	10/2/2008	final
X-07-27062	legacy		X-LEGACY PERMIT	HARDWIRE NEW WATER HEATER		238 PHIPPS PLZ	537669		LIFESTYLES ELECTRICAL SERVIC	1/4/2007	1/4/2007	10/2/2008	final
X-06-26938	legacy		X-LEGACY PERMIT	REPLACE EXISTING ELECTRIC WATER HEATER IN ATTIC		238 PHIPPS PLZ	602226		GENERAL HOME SOLUTIONS IN	12/20/2006	12/20/2006	10/2/2008	final
X-05-13839	legacy		X-LEGACY PERMIT	EMERGENCY REPLACEMENT OF METER CAN		238 PHIPPS PLZ	541080		MALONE ELECTRICAL SOLUTIO NS LLC	1/19/2005	1/19/2005	10/2/2008	final
Count: 47													
Filter is Empty													

Property Detail

Parcel Control Number: 50-43-43-22-10-000-0101 Location Address: 238 PHIPPS PLZ
 Owners: PHIPPS PLAZA PROPERTIES PARTNERS LLC
 Mailing Address: 230 ROYAL PALM WAY, PALM BEACH FL 33480 4303
 Last Sale: JUN-2017 Book/Page#: 29227 / 1316 Price: \$1,950,000
 Property Use Code: 0100 - SINGLE FAMILY Zoning: R-C - MEDIUM DENSITY RESIDENTIAL (50-PALM BEACH)
 Legal Description: PL OF PHIPPS PLAZA LT J /LESS WLY Total SF: 2020 Acres 0.0395
 50.86 FT/

2023 Values (Current)

Improvement Value \$647,458
 Land Value \$2,781,982
 Total Market Value \$3,429,440
 Assessed Value \$2,035,938
 Exemption Amount \$0
 Taxable Value \$2,035,938

All values are as of January 1st each year.

2023 Taxes

Ad Valorem \$39,563
 Non Ad Valorem \$800
 Total Tax \$40,363

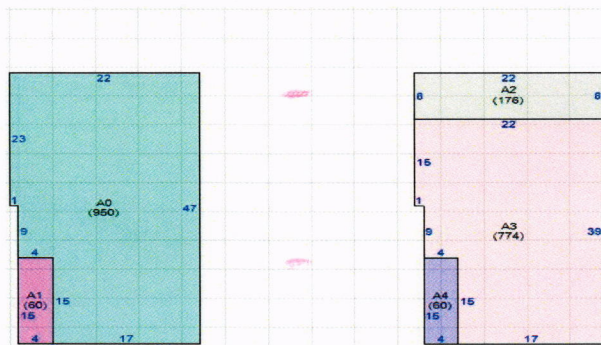
2023 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
UST Unfinished Storage	60
BAS Base Area	950
UST Unfinished Storage	60
UOP Unfinished Open Porch	176
FUS Finished Upper Story	774
Total Square Footage :	2020
Total Area Under Air :	1724

Extra Features

Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 1)

Description	
1. Exterior Wall 1	WSF: BRICK
2. Year Built	1925
3. Air Condition Desc.	HTG & AC
4. Heat Type	FORCED AIR DUCT
5. Heat Fuel	ELECTRIC
6. Bed Rooms	0
7. Full Baths	0
8. Half Baths	0
9. Roof Structure	WOOD TRUSS
10. Roof Cover	CLAY/BERMUDA TILE
11. Interior Wall 1	PLASTER
12. Interior Wall 2	N/A
13. Floor Type 1	CERAMIC/QUARRY TILE
14. Floor Type 2	CONCRETE FINISHED
15. Stories	2

MAP

