

HISTORIC PLANNING BOARD SUBMISSION:

MCDONALD ADDITION

531 N. SWINTON AVE.
DELRAY BEACH, FL 33444



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LIST OF DRAWINGS:

CS.1 COVER SHEET
SP.1 SITE PLAN & TABULAR DATA
A.I.1 PROPOSED FLOOR PLAN
A.4.1 EXTERIOR ELEVATIONS
A.5.1 EXISTING VIEWS

ARCHITECTURAL RENDERING:



GENERAL NOTES:

1. ALL IDEAS, DRAWINGS, PLANS AND ARRANGEMENTS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT AND/OR ENGINEER OF RECORD. THEY WERE CREATED FOR AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. THE IDEAS, DESIGNS, DRAWINGS, PLANS AND ARRANGEMENTS OF THE SPECIFIED PROJECT SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSONS, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND ENGINEER(S) OF RECORD.
2. ALL SHOP DRAWINGS SHALL BE SUBMITTED FOR THE ARCHITECT/ENGINEER OF RECORD REVIEW ONLY AFTER THEY HAVE BEEN THOROUGHLY REVIEWED BY THE GENERAL CONTRACTOR FOR CONSTRUCTION METHODS, DIMENSIONS, FIELD CONDITIONS, "AS-CONSTRUCTED" DIMENSIONS AND OTHER TRADE REQUIREMENTS, AND STAMPED WITH THE CONTRACTOR'S APPROVAL STAMP.
3. ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR ANY SURVEY OR CIVIL DWGS. THAT ARE INSERTED INTO THIS SET AND/OR LACK OF. THIS INCLUDES BUT NOT LIMITED TO PROPOSED AND/OR EXISTING CONDITIONS OF GRADING, PARKING, DRIVEWAYS, SEWER LINES, DRAINAGE, FINISH FLOOR ELEVATIONS, PROPERTY LINE LOCATIONS, EXISTING VEGETATION LOCATIONS, AND ETC.

ABBREVIATIONS:

AT	H.C.	HOLLOW CORE
ACOUSTICAL TILE	H.M.	HOLLOW METAL
ADJUSTABLE	H.V.A.C.	HEATING, VENTILATION, & AIR CONDITIONING
ANCHOR BOLT	INSUL.	INSULATION
AIR CONDITIONING	INV.	INVERT
ABOVE FINISH FLOOR	LAM.	LAMINATED
ALUMINUM	MAT.	MATERIAL
ALTERNATE	M.C.	MECHANICAL CONTRACTOR
BOARD	M.H.	MAN HOLE
BUILDING	MLDG.	MOLDING
BENCH MARK	MTL. MET.	METAL
BRIDGING OR BEARING	MIN.	MINIMUM
CENTER TO CENTER	M.T.	METAL THRESHOLD
CENTER LINE	N.I.C.	NOT IN CONTRACT
CABINET	NO.	NUMBER
CATCH BASIN	NOM.	NOMINAL
CAST IRON	O.C.	ON CENTER
CERAMIC	OPG.	OPENING
CEILING	O.W.	OPEN WEB
CLEAN OUT	P.C.	PLUMBING CONTRACTOR
CONCRETE	PL.	PLATE
COORDINATE	PT.	PRESSURE TREADED
COLUMN	P.S.I.	POUNDS PER SQUARE INCH
CONTINUOUS	R.A.	RETURN AIR
DETAIL	RM.	ROOM
DOWN	REQ'D	REQUIRED
DECK	REIN.	REINFORCING
DOWN SPOUT	S.B.	SPLASH BLOCK
DRY WALL	SCH.	SCHEDULE
DRAWING	SEC.	SECTION
ELECTRICAL CONTRACTOR	S.C.	SOLID CORE
ELEVATION	S.S.	STAINLESS STEEL
ELECTRICAL	S.V.B.	STRAIGHT VINYL BASE
EXISTING	SPEC.	SPECIFICATION
EXPOSED OR EXPANSION	T.O.	TOP OF
FIRE EXTINGUISHER	T.O.F.	TOP OF FOOTING
FINISHED FLOOR	T.O.P.	TOP OF PLATE
FINISH	T.O.S.	TOP OF STEEL
FLOOR	TYP.	TYPICAL
FULL SIZE	THK.	THICK OR THICKNESS
FOOT OR FEET	T&G	TOUGUE AND GROOVE
FOOTING	V.C.T.	VINYL COMPOSITION TILE
GENERAL CONTRACTOR	V.C.B.	VINYL COVE BASE
GLASS OR GLAZING	VIF	VERIFY IN FIELD
GLAZED PAINT	W.	WITH
GYPSUM	W.I.	WROUGHT IRON
HOSE BIB	WD.	WOOD
HEIGHT	W.W.F.	WELDED WIRE FABRIC

WALL LEGEND:

	EXISTING CMU WALL
	EXISTING INTERIOR WALL
	EXISTING FIRE RATED PARTITION WALL
	CMU WALL
	CMU WALL, W/ ONE SIDE 1x PT FURRING & GYPSUM BOARD
	CMU WALL, W/ ONE SIDE 2x PT FURRING & GYPSUM BOARD
	CMU WALL, W/ ONE SIDE 1-5/8" MTL. STUD & GYPSUM BOARD
	PARTITION WALL (PARTY WALL)- CMU WALL, W/ 1-5/8" MTL. STUD & 5/8" GYPSUM BOARD ON EACH SIDE. NOTE: FIRE RATED PARTITION WALL
	PARTITION WALL (PARTY WALL)- CMU WALL, W/ 2x PT FURRING & 5/8" GYPSUM BOARD ON EACH SIDE. NOTE: FIRE RATED PARTITION WALL
	INTERIOR WALL
	INTERIOR FIRE RATED PARTITION WALL

LOCATION MAP:



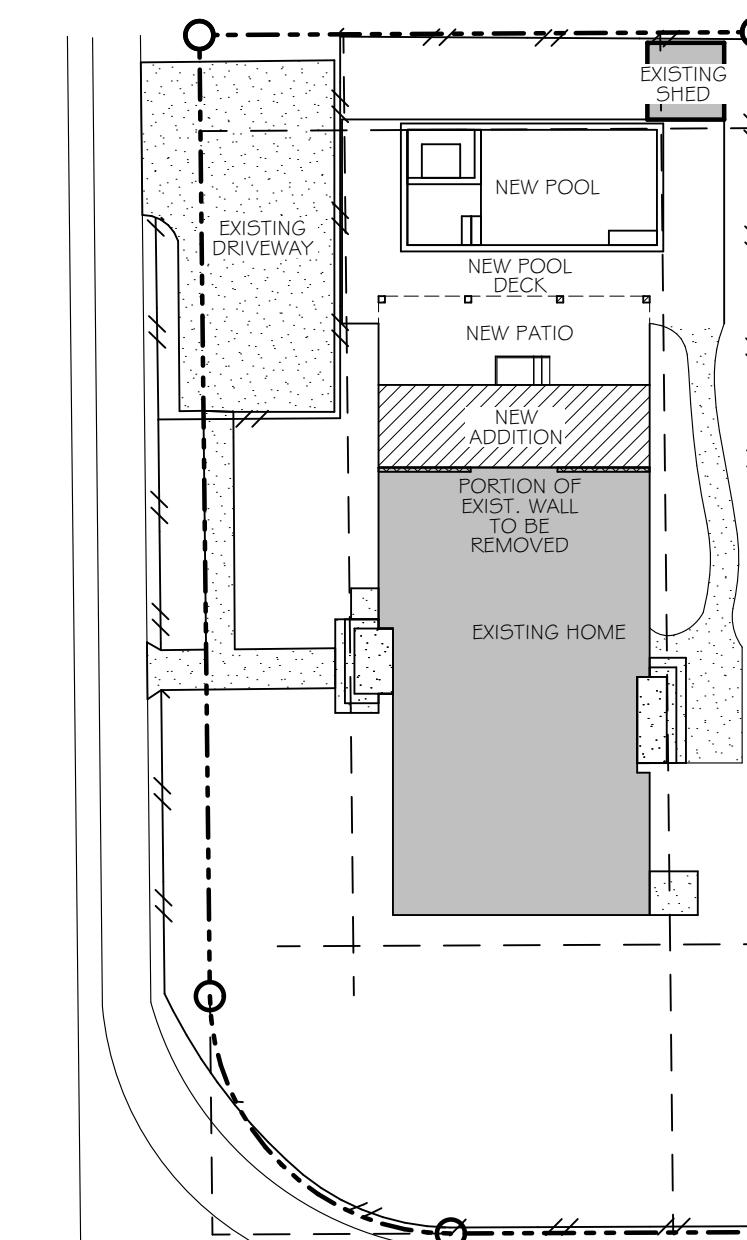
ARCHITECTURAL SYMBOLS:

	REVISION MARKER
	ELEVATION MARK
	ROOM NUMBER
	DOOR TAG- REFER TO DOOR SCHEDULE
	WINDOW TAG- REFER TO WINDOW SCHEDULE
	WALL DETAIL, REFER TO PARTITION DETAILS
	FIXTURE TAG
	SECTION LETTER
	WALL SECTION
	BUILDING SECTION
	DETAIL

PROJECT DESCRIPTION:

THE PROPOSED PROJECT IS AN REAR BEDROOM ADDITION, NEW POOL AND PATIO, AND A COVERED REAR PORCH FOR THE PATIO TO AN EXISTING CONTRIBUTING HOME. NO OTHER MODIFICATIONS ARE PROPOSED TO THE HOME.

OVERLAY PLAN:



OVERLAY PLAN

NOT TO SCALE

HISTORIC APP.
THE WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THIS DRAWING. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.
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PROJECT NO: 20-308
DATE: 2.1.21
DRAWN BY: S.K.
CHECKED BY: S.S.
REVISIONS: □ REV. (03.15.21)

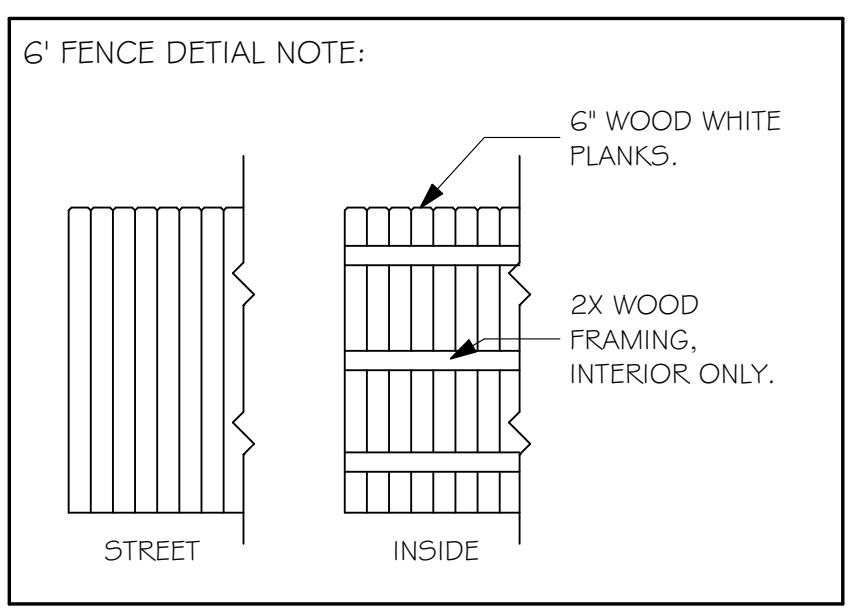
DESIGN TEAM:

OWNER:
NANCY MCDONALD
531 N. SWINTON AVE.
DELRAY BEACH, FL 33444

ARCHITECT:
STEVE SIEBERT ARCHITECTURE
466 N. FEDERAL HIGHWAY
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(561) 880-7894
STEVE@STEVESIEBERT.COM

COVER SHEET

CS.1



NOTE:
SITE PLAN IS ILLUSTRATIVE & IS
SHOWN FOR BUILDING LOCATION
ONLY.

PROJECT DATA:

PROJECT & OWNER INFORMATION:

OWNER: NANCY MCDONALD
ADDRESS: 531 N. SWINTON AVE.
DELRAY BEACH, FL 33444
P.C.N.: 12-43-46-09-29-003-0011
LEGAL: LOT 1, BLOCK 3, DELIDA PARK, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 9, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA, LESS THE SOUTH 2 FEET THEREOF.
HISTORIC: DELIDA PARK HISTORIC DISTRICT, CONTRIBUTING

ZONING AND CODE INFORMATION:

ZONING: R-1-AA
CONSTRUCTION TYPE: III-B
CURRENT USE: SINGLE FAMILY - 0100
PROPOSED USE: SINGLE FAMILY - 0100
FLOOD ZONE: ZONE-X, BASE FLOOD ELEV. N/A

FLORIDA BUILDING CODE:
FBC-2017 BUILDING CODE & FBC-2017 6TH EDITION RESIDENTIAL
FBC EC=FLORIDA BUILDING CODE ENERGY CONSERVATION 2017
FLORIDA FIRE PREVENTION CODE, 5TH EDITION
NEC NFPA 70 2014 EDITION, NATIONAL ELECTRICAL CODE
FS= FLORIDA STATUTES

SITE/LAND DATA: REQUIRED PROPOSED EXISTING

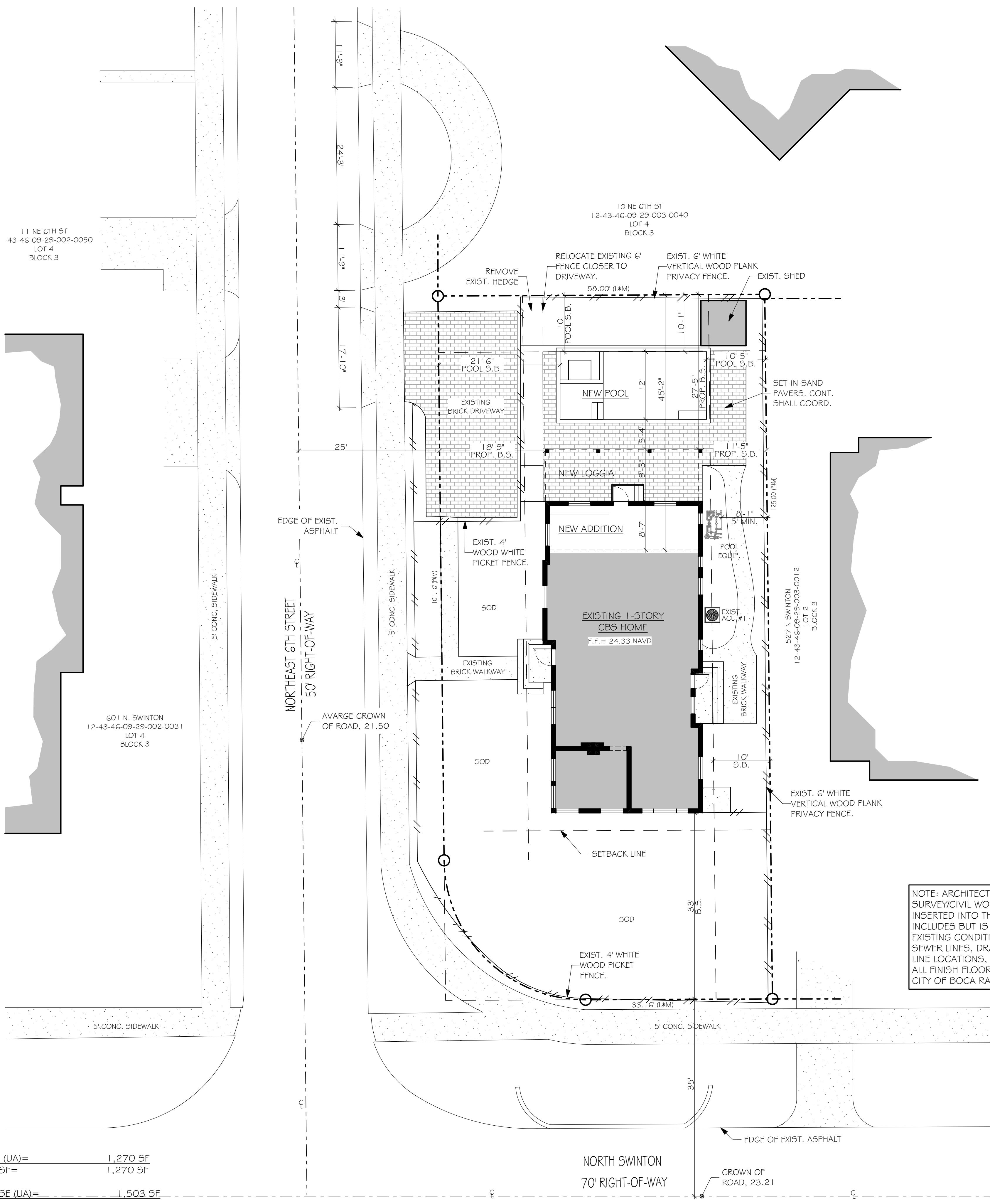
	REQUIRED	PROPOSED	EXISTING
TOTAL SITE AREA:	+/-7,116 SF (.16336 AC)	+/-7,116 SF	
MIN. LOT SIZE:	9,500 SF	EXISTING	+/-7,116 SF
MIN. LOT WIDTH:	95'	EXISTING	58'
MIN. LOT DEPTH:	100'	EXISTING	125'
LOT FRONTRAGE:	95'	EXISTING	33.16'
MIN. FLOOR AREA:	1,500 SF	1,764 SF (PROPOSED)	1,270 SF
MAX. LOT COVERAGE:	NA	24.8% (1,764 SF)	17.8% (1,270 SF)
MIN. OPEN SPACE:	25%	56.6% (4,031 SF)	75.2% (5,352 SF)
MAX. HEIGHT:	35'	10'-7"	10'-8"

	REQUIRED	EXISTING HOUSE	PROPOSED HOUSE
FRONT(WEST):	30'	33'-0"	N/A
REAR(EAST):	10'	45'-2"	27'-5"
SIDE STREET (NORTH):	10'	18'-2"	18'-2"
SIDE INTERIOR (SOUTH):	10'	11'-6"	11'-5"
POOL (EAST)	10'	-	10'-0"
POOL (SOUTH)	10'	-	10'-5"
POOL (NORTH)	10'	-	21'-6"

BUILDING DATA:

EXISTING HOUSE (UA)=	1,270 SF
TOTAL EXISTING SF=	1,270 SF
PROPOSED ADDITION (UA)=	233 SF
TOTAL PROPOSED SF=	1,503 SF
PROPOSED COVERED PORCH (UC)=	261 SF
TOTAL PROPOSED SF=	1,764 SF

** DEMOLITION, NO SQFT IS TO BE DEMOLISHED FROM THE ORIGINAL HOME. NEW SQFT IS AN ADDITION TO THE EXISTING HOME. THE EXISTING OUTSIDE WALL THAT WILL NOW BECOME INTERIOR IS THE ONES ONLY DEMOLITION.



PROPOSED SITE PLAN

SCALE: 1" = 10'

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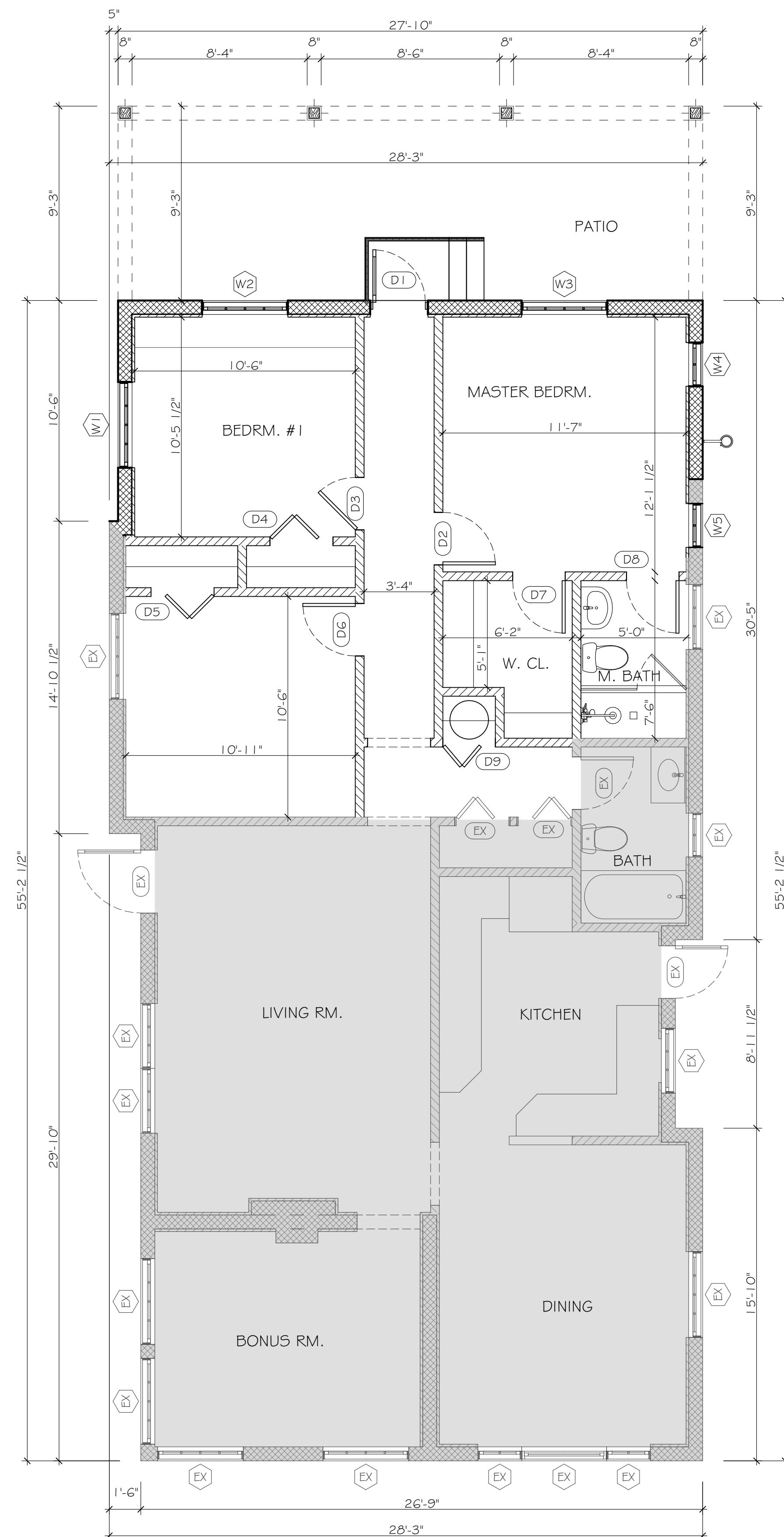
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SITE PLAN
SP1.1



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1st FLOOR PLAN

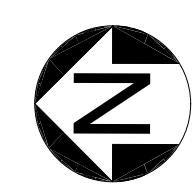
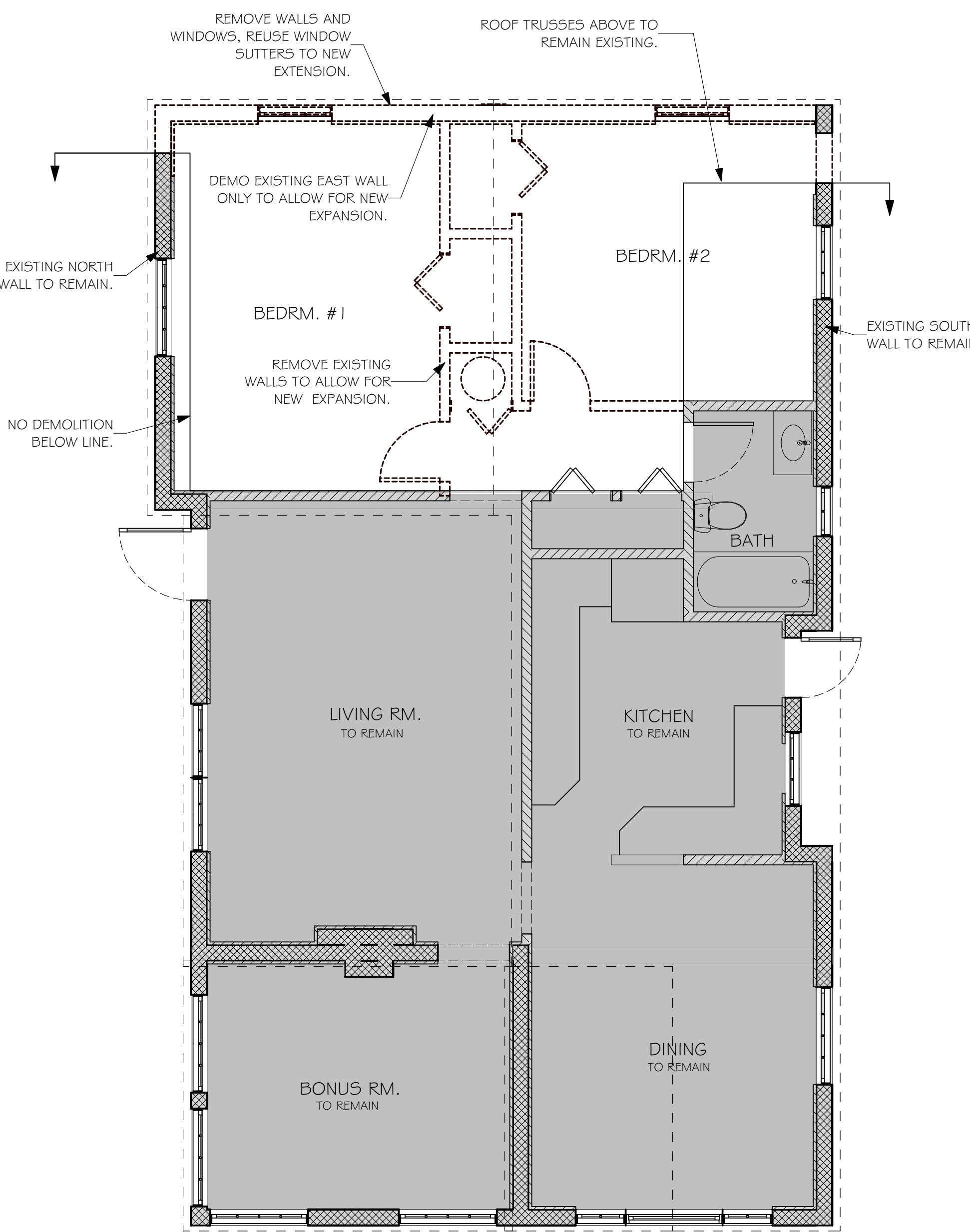
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE:											
ID	W	HT	REQUIRED PRESSURES	APPROVED PRESSURES	PRODUCT APPROVAL	MULLION BARS	STYLE	GLAZING	FRAME MATERIAL	COLOR	COMMENTS
W1	4'-0"	4'-0"	PER NOA	PER NOA	BY GC	MATCH EXIST.	SINGLE HUNG	CLEAR IMPACT	ALUM.	WHITE	MATCH WITH EXIST. IN STYLE.
W2	4'-0"	4'-0"	PER NOA	PER NOA	BY GC	MATCH EXIST.	SINGLE HUNG	CLEAR IMPACT	ALUM.	WHITE	MATCH WITH EXIST. IN STYLE.
W3	4'-0"	4'-0"	PER NOA	PER NOA	BY GC	MATCH EXIST.	SINGLE HUNG	CLEAR IMPACT	ALUM.	WHITE	MATCH WITH EXIST. IN STYLE.
W4	2'-0"	4'-0"	PER NOA	PER NOA	BY GC	MATCH EXIST.	SINGLE HUNG	CLEAR IMPACT	ALUM.	WHITE	MATCH WITH EXIST. IN STYLE.
W5	2'-0"	4'-0"	PER NOA	PER NOA	BY GC	MATCH EXIST.	SINGLE HUNG	CLEAR IMPACT	ALUM.	WHITE	MATCH WITH EXIST. IN STYLE.

DOOR SCHEDULE:												
ID	W	HT	THK	REQUIRED PRESSURES (PSF)	APPROVED PRESSURES (PSF)	PRODUCT APPROVAL	STYLE	GLAZING	MATERIAL	HRDWRS GROUP	COLOR	COMMENTS
D1	2'-6"	6'-8"	1 3/4"	PER NOA	PER NOA	BY GC	SINGLE FRENCH	CLEAR IMPACT	ALUM.	LOCK	WHITE	MATCH EXISTING
D2	2'-6"	6'-8"	1 3/4"	-	-	-	G-PANEL	-	SC. WD.	PRIVACY	WHITE	MATCH EXISTING
D3	2'-6"	6'-8"	1 3/4"	-	-	-	G-PANEL	-	SC. WD.	PRIVACY	WHITE	MATCH EXISTING
D4	3'-0"	6'-8"	1 3/4"	-	-	-	G-PANEL, BIFOLD	-	SC. WD.	STD.	WHITE	MATCH EXISTING
D5	3'-0"	6'-8"	1 3/4"	-	-	-	G-PANEL, BIFOLD	-	SC. WD.	STD.	WHITE	MATCH EXISTING
D6	2'-6"	6'-8"	1 3/4"	-	-	-	G-PANEL	-	SC. WD.	PRIVACY	WHITE	MATCH EXISTING
D7	2'-6"	6'-8"	1 3/4"	-	-	-	G-PANEL	-	SC. WD.	PASSAGE	WHITE	MATCH EXISTING
D8	2'-6"	6'-8"	1 3/4"	-	-	-	G-PANEL	-	SC. WD.	PRIVACY	WHITE	MATCH EXISTING
D9	2'-6"	6'-8"	1 3/4"	-	-	-	G-PANEL, BIFOLD	-	SC. WD.	STD.	WHITE	MATCH EXISTING

DOORS AND WINDOWS NOTES:

1. GC SHALL COORDINATE OPENINGS W/ DOOR OR WINDOW MANUFACTURER.
2. ALL NEW WINDOWS & DOORS SHALL BE IMPACT RATED.



DEMOLITION FLOOR PLAN

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

WALL LEGEND			
Existing Exterior Wall	Existing Interior Wall	New Exterior Wall	New Interior Wall
Existing Exterior Wall	Existing Interior Wall	New Exterior Wall	New Interior Wall



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PROPOSED FLOOR PLAN

A1.1

