

HISTORIC ADDITION

1



THIS RENDERING IS FOR REPRESENTATION PURPOSES ONLY. FINAL PRODUCT MAY DIFFER FROM RENDERING

PROJECT CLASSIFICATION

OCCUPANCY CLASSIFICATION
GROUP R3
TYPE OF CONSTRUCTION CLASSIFICATION
TYPE VB CONSTRUCTION
SPRINKLED
TREE STORY - SINGLE FAMILY RESIDENCE

SHEET INDEX

SHT	DESCRIPTION	SHT	DESCRIPTION	SHT	DESCRIPTION	SHT	DESCRIPTION
A0.0	COVER SHEET AND GENERAL NOTES	A1.2	PROPOSED OVERLAY PLAN	A4.0	EXISTING/RELOCATED 1ST FLOOR PLAN AND PROPOSED 1ST FLOOR PLAN	A8.0	EXISTING/RELOCATED AND PROPOSED WEST ELEVATION
A0.1	EXISTING SITE PLAN	A1.3	PROPOSED SETBACK PLAN			A9.0	EXISTING/RELOCATED AND PROPOSED NORTH ELEVATION
A0.2	EXISTING 1ST, 2ND AND 3RD FLOOR PLAN	A2.0	STREETSCAPE	A5.0	EXISTING/RELOCATED EXERCISE & 2ND FLOOR PLAN AND PROPOSED 2ND FLOOR PLAN	A10.0	EXISTING/RELOCATED AND PROPOSED SOUTH ELEVATION
A0.3	EXISTING ELEVATIONS	A2.1	RENDERINGS	A6.0	PROPOSED ROOF PLAN	A11.0	PROPOSED BUILDING SECTION
A1.0	PROPOSED SITE PLAN	A3.0	PROPOSED GROUND FLOOR PLAN	A7.0	EXISTING/RELOCATED AND PROPOSED EAST ELEVATION		
A1.1	PROPOSED COMPOSITE PLAN						

Project Number:
23116

HISTORIC ADDITION
46 MARINE WAY,
DELRAY BEACH, FL, 33483

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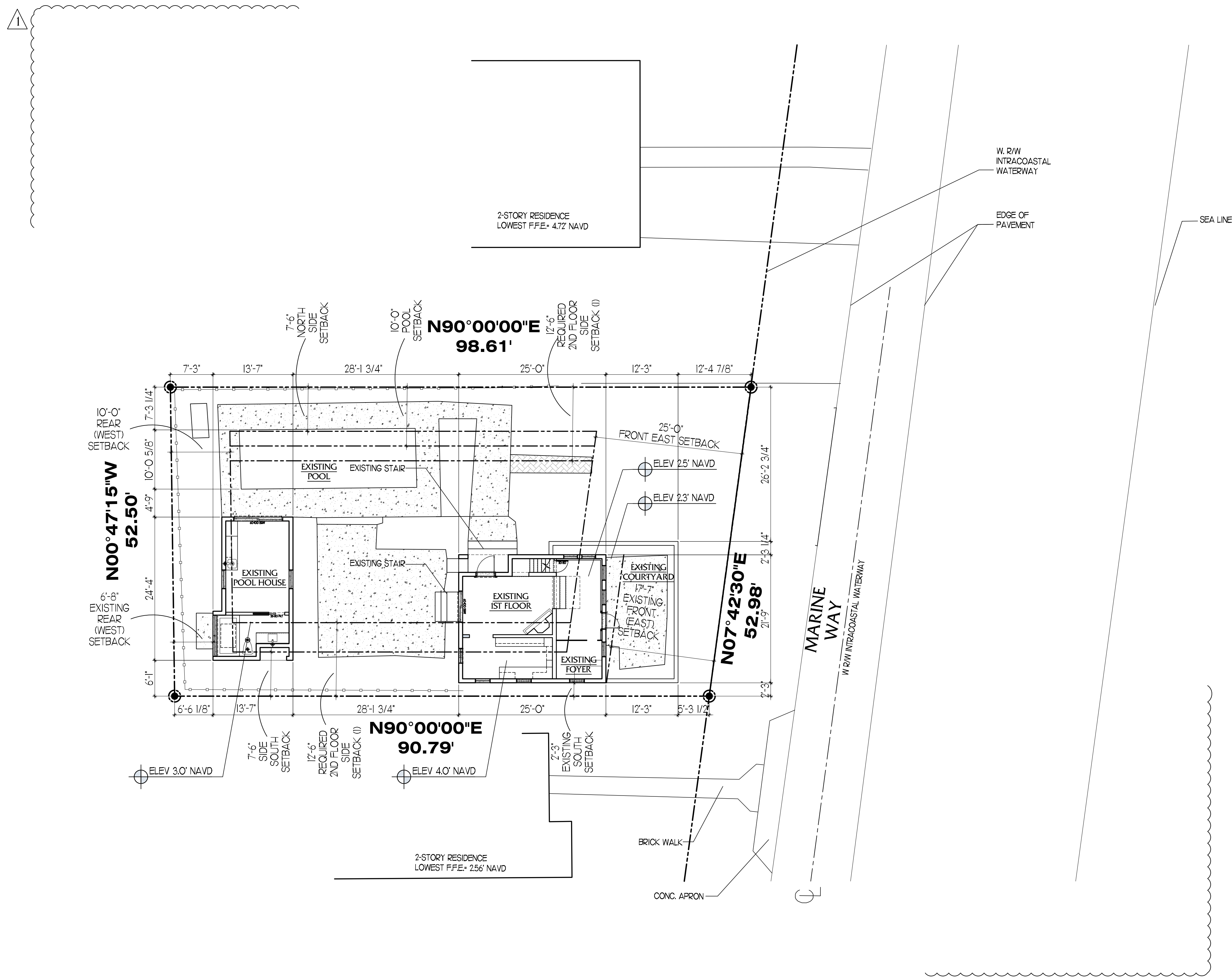
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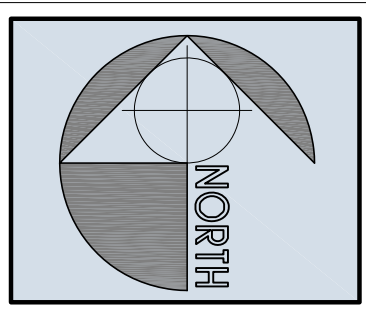
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LEGEND	
	EXISTING WALLS



EXISTING SITE PLAN

1" = 10'-0"

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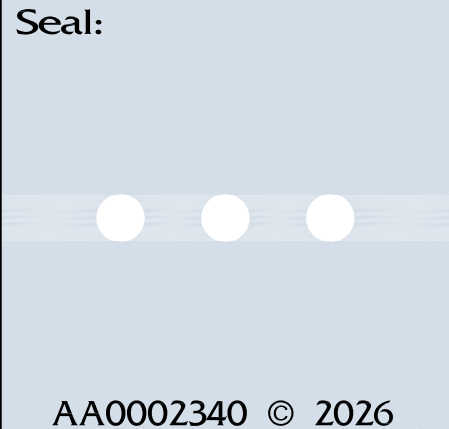
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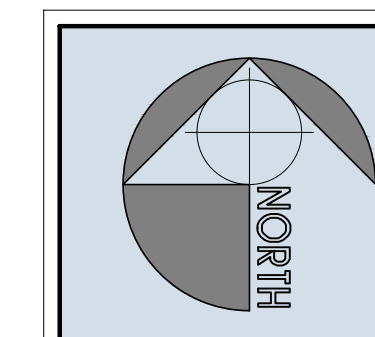
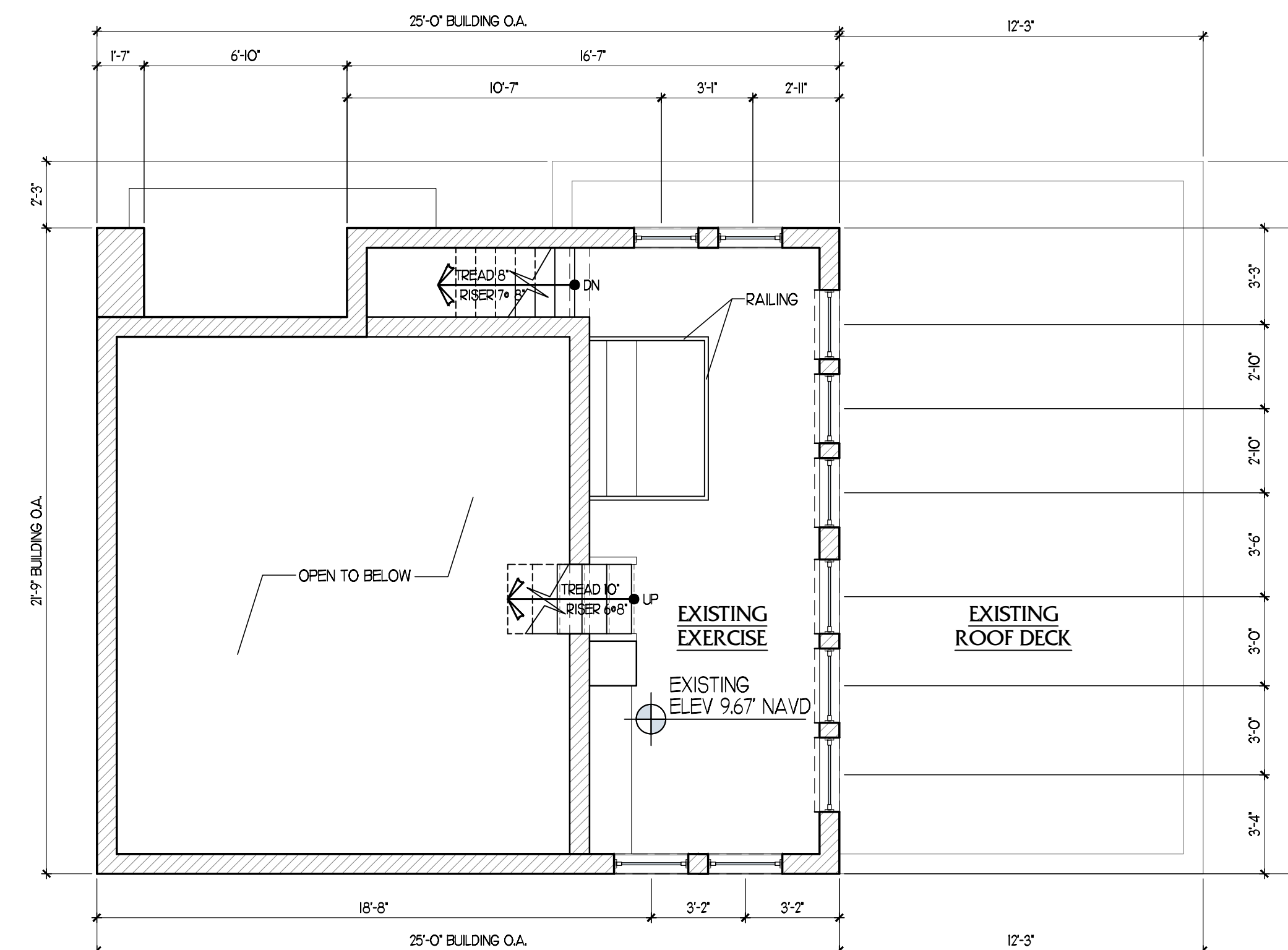
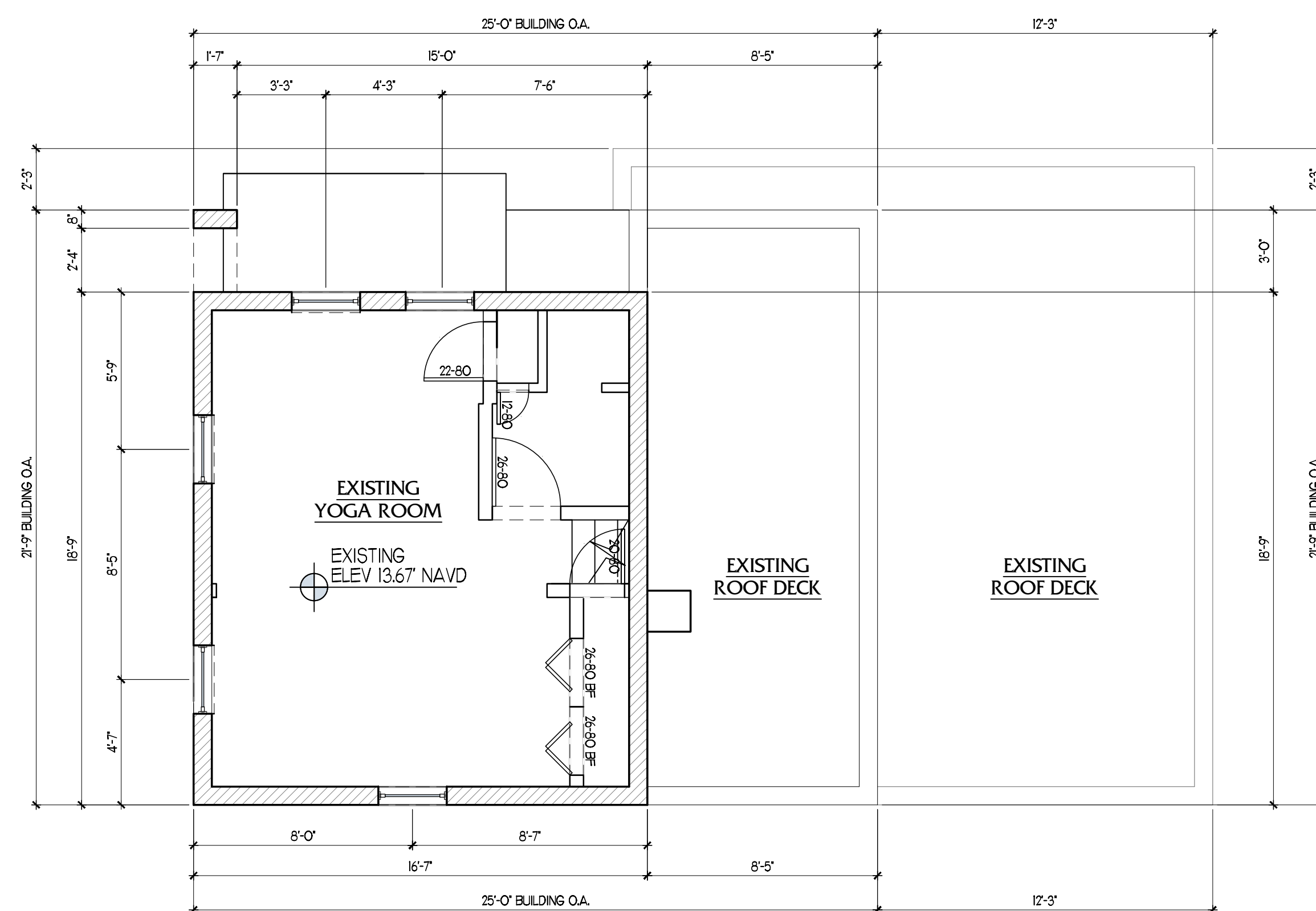
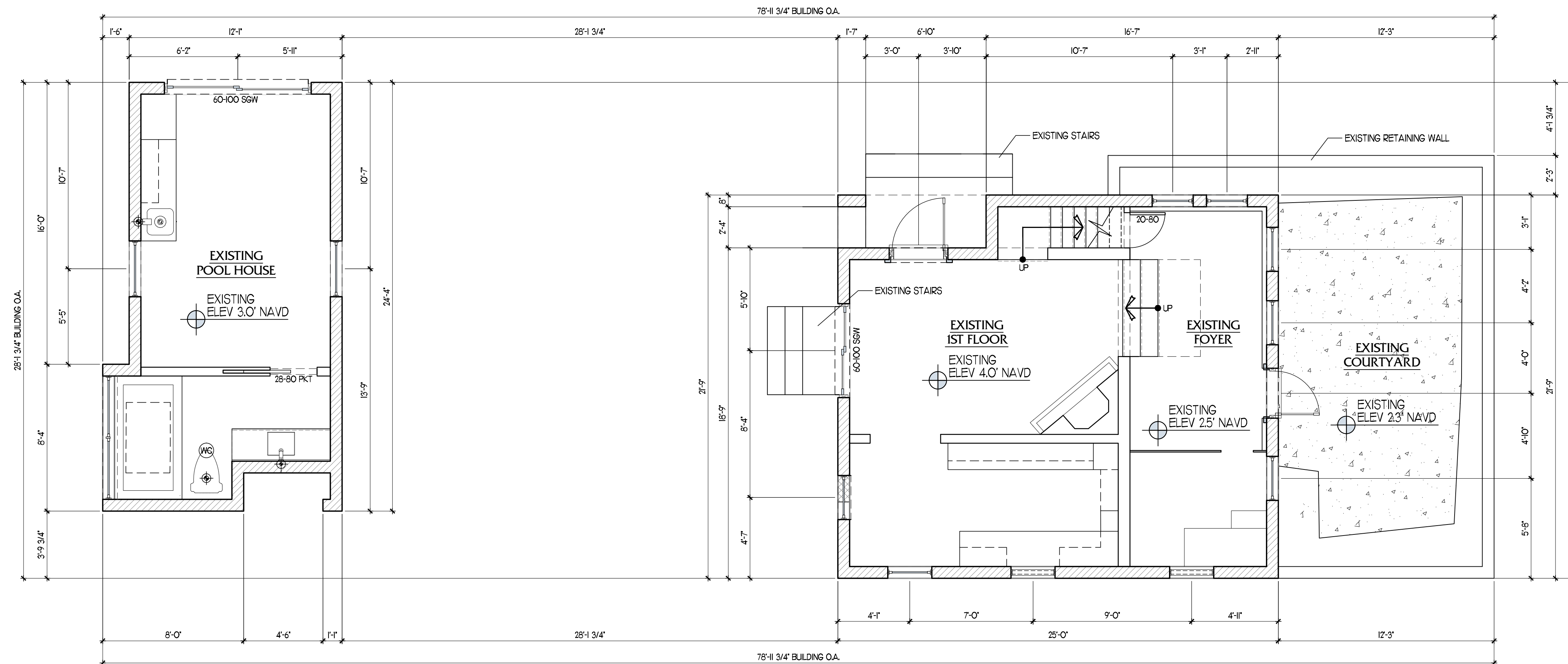
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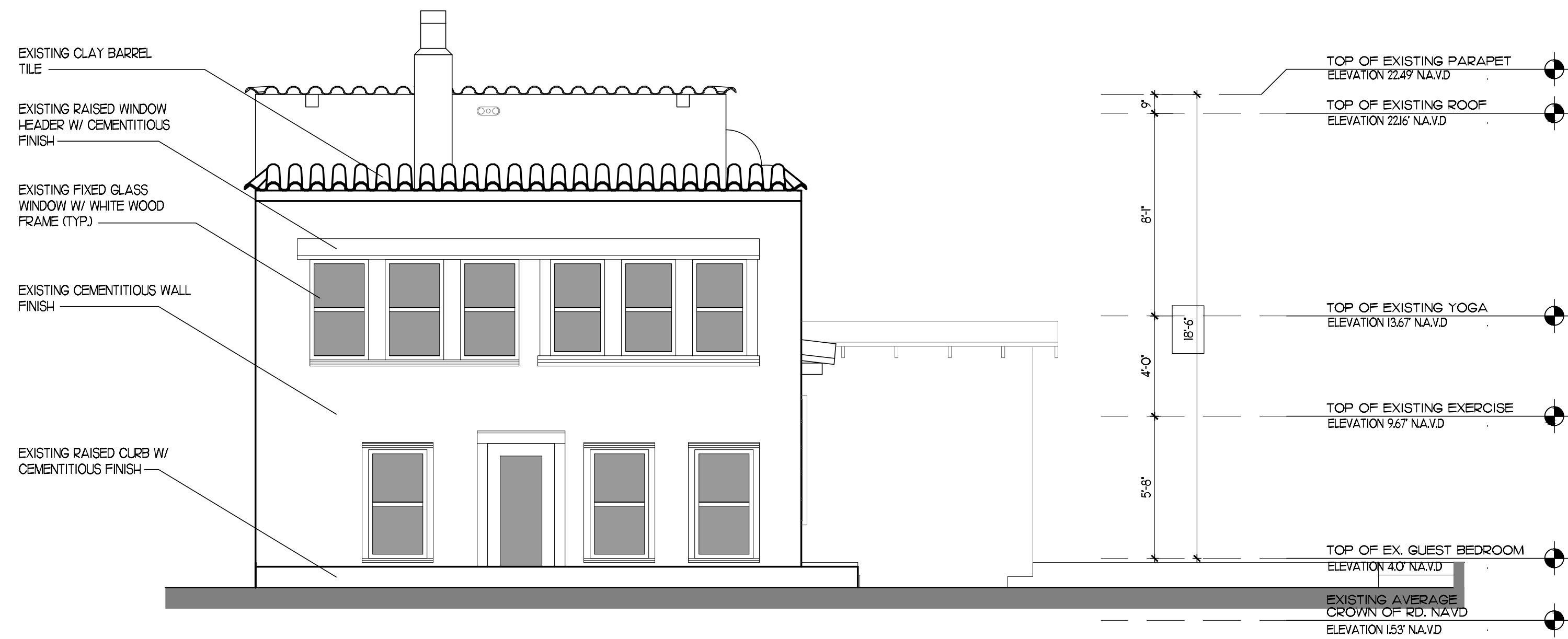
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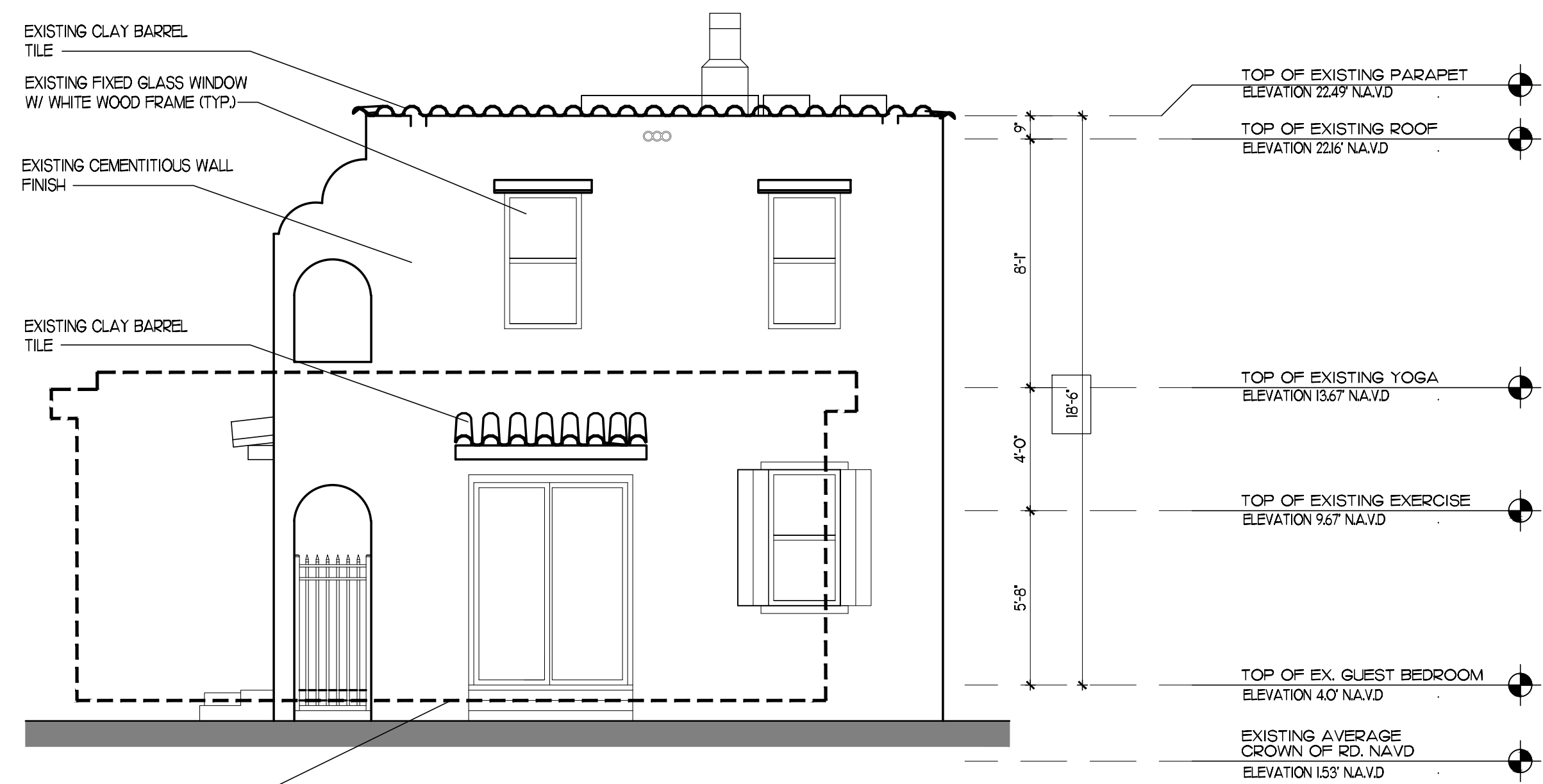
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A0.2



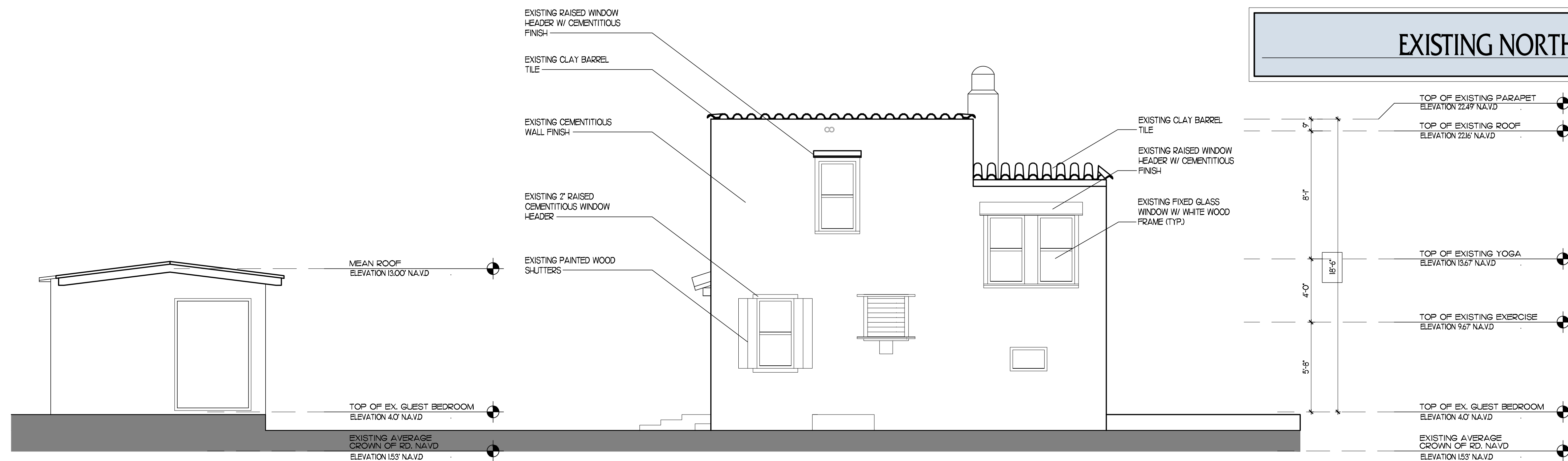
EXISTING EAST ELEVATION
1/4" = 1'-0"



EXISTING WEST ELEVATION
1/4" = 1'-0"



EXISTING NORTH ELEVATION
1/4" = 1'-0"



EXISTING SOUTH ELEVATION
1/4" = 1'-0"

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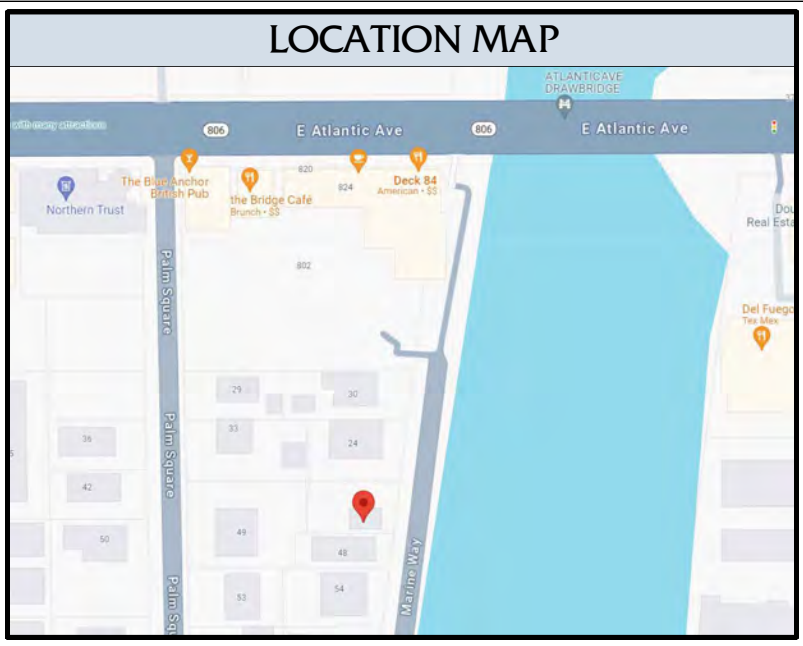
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RELIEF REQUEST CHART					
VARIANCES	SETBACK	REQUIRED	EXISTING	PROPOSED	JUSTIFICATION
LDR SECTION 4.5.1(E)(7) WAIVER RELIEF	BUILDING HEIGHT PLANE		CURRENTLY NOT COMPLIANT WITH THE BUILDING HEIGHT PLANE	TO KEEP STRUCTURE NOT COMPLIANT	SEE PROPOSED APPLICATION FOR JUSTIFICATION
LDR SECTION 4.5.1(E)(7)(M)(6) WAIVER RELIEF	SECONDARY & SUBORDINATE		HISTORIC STRUCTURE IS CURRENTLY TWO STORY	GIVEN THE SMALL LOT WIDTH OF 52.98', EXPANDING OUTWARD IS NOT FEASIBLE. MAKING A MULTI- STORY DESIGN THE MOST PRACTICAL SOLUTION	GIVEN THE SMALL LOT WIDTH OF 52.98', EXPANDING OUTWARD IS NOT FEASIBLE. MAKING A MULTI- STORY DESIGN THE MOST PRACTICAL SOLUTION
---	---	---	---	---	---
SOUTH SIDE SETBACK VARIANCE	SOUTH SIDE SETBACK	7'-6"	2'-3"	2'-3" TO KEEP EXISTING STRUCTURE WHERE IT IS BUT ELEVATE VERTICALLY TO MEET FEMA REQUIREMENTS	SEE PROPOSED APPLICATION FOR JUSTIFICATION
FRONT SETBACK VARIANCE	FRONT SETBACK	25'-0"	17'-7" / 20'-6"	17'-7" / 20'-6" TO KEEP EXISTING STRUCTURE WHERE IT IS BUT ELEVATE VERTICALLY TO MEET FEMA REQUIREMENTS	SEE PROPOSED APPLICATION FOR JUSTIFICATION

SITE DATA			
ZONING DISTRICT: R-H-A			
	REQUIRED	EXISTING (10'-0")	PROPOSED (10'-0")
BUILDING HT:	35 FEET	18.5 FEET FROM REFERENCE SLAB - 2 STORIES	26 FEET FROM REFERENCE SLAB - 2 STORIES
LOT AREA:	7,500 SQ FT	4,972 SQ FT	--
LOT WIDTH:	MIN 60'-0", MAX 80'-0"	52'-11 3/4"	--
LOT DEPTH:	MIN 100'-0"	90'-9 1/2" / 98'-7 1/4"	--
LOT COVERAGE:	--	1950 SQ FT	1844 SQ FT
OPEN SPACE AREA:	--	3,022 SQ FT (61%)	3,128 SQ FT (62.91%)
BUILDING SETBACKS:			
FRONT (EAST) SETBACK:	25'-0"	17'-7" / 20'-6"	17'-7" / 20'-6"
REAR (WEST) SETBACK:	10'-0"	6'-8"	10'-0"
SOUTH SIDE SETBACK:	7'-6"	2'-3" / 6'-1"	2'-3" / 7'-6"
NORTH SIDE SETBACK:	7'-6"	22'-1"	7'-6"
POOL SETBACK:	10'-0"	7'-2"	10'-0"

AREA CALCULATION	
EXISTING 1ST FLOOR AC	518 SQ. FT.
EXISTING POOL HOUSE AC	296 SQ. FT.
EXISTING MEZZANINE AC	518 SQ. FT.
EXISTING 2ND FLOOR AC	311 SQ. FT.
TOTAL EXISTING AC	1644 SQ. FT.
EXISTING COVD ENTRY	25 SQ. FT.
TOTAL EXISTING SQ.FT.	1669 SQ. FT.
PROPOSED 1ST FLOOR AC	1145 SQ. FT.
PROPOSED 2ND FLOOR AC	1188 SQ. FT.
TOTAL PROPOSED AC	2333 SQ. FT.
PROPOSED COVD BALCONY	113 SQ. FT.
PROPOSED GARAGE	1156 SQ. FT.
PROPOSED CARPORT	544 SQ. FT.
PROPOSED BED 3 BALCONY	31 SQ. FT.
TOTAL A/C	3977 SQ. FT.
DATE: 6/10/2026	

SITE NOTES	
- SEE ATTACHED SURVEY FOR LEGAL DESCRIPTION. - VERIFY PROPERTY LINE DIMENSIONS WITH SURVEY. - SEE CIVIL AND LANDSCAPE PLANS FOR ANY ADDITIONAL INFORMATION REGARDING HARDSCAPE, DRAINAGE, POOL CONSTRUCTION AND DESIGN AND ANY OTHER SITE SPECIFIC INFORMATION. - SITE DRAINAGE BY CIVIL ENGINEER.	



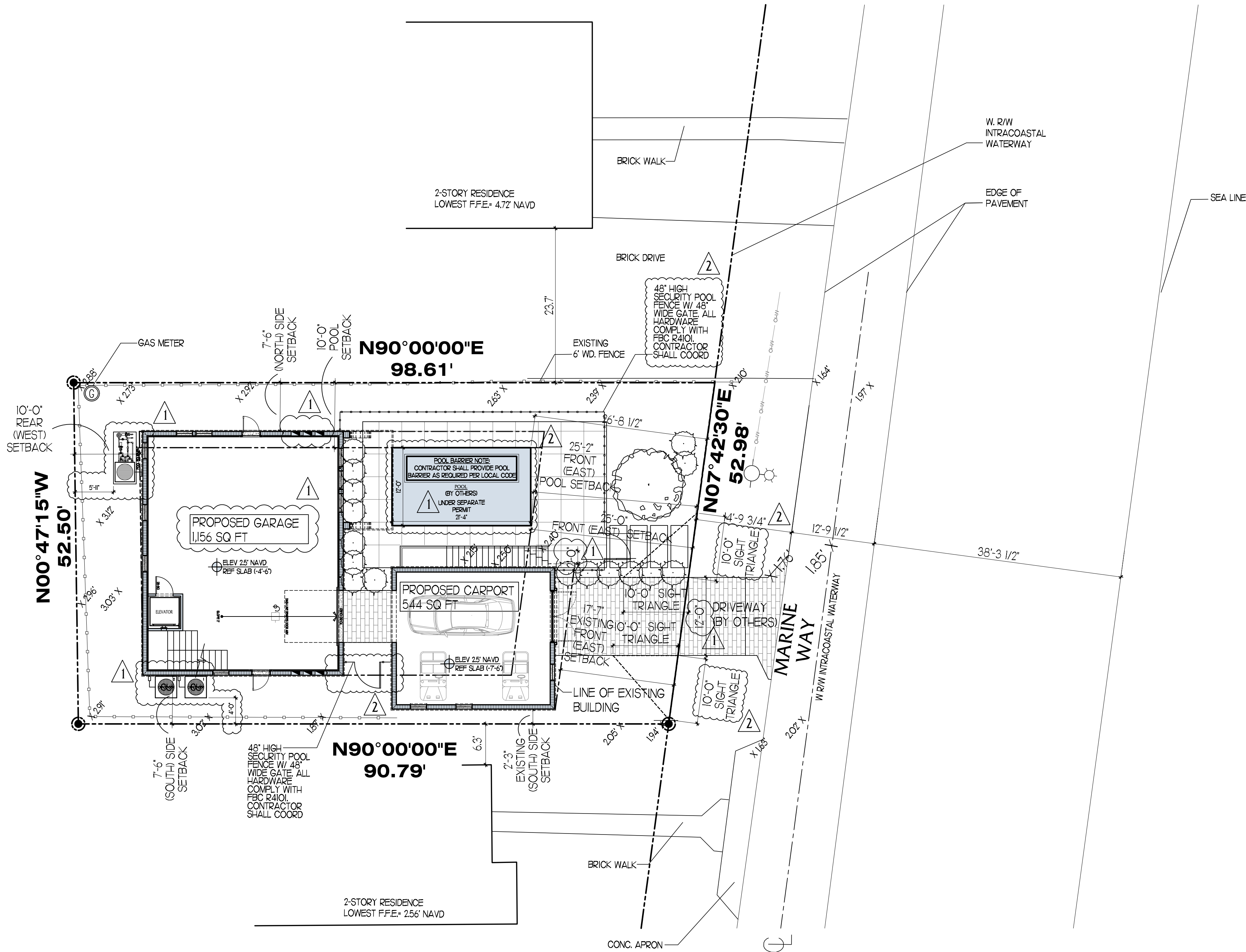
PARCEL I
A PARCEL OF LAND IN BLOCK 133, DELRAY BEACH (FORMERLY TOWN OF LINTON) FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH-WEST CORNER OF BLOCK 125 OF SAID DELRAY BEACH, FLORIDA, FORMERLY TOWN OF LINTON, THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 125, A DISTANCE OF 311.2 FEET TO THE NORTH-WEST CORNER OF SAID BLOCK 133, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BLOCK 133, A DISTANCE OF 336.60 FEET, THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID BLOCK 133, A DISTANCE OF 515 FEET TO THE POINT OF BEGINNING AND THE NORTH-WESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THENCE CONTINUE EASTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 96.75 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF THE INTERCOASTAL WATERWAY, THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 40.36 FEET, THENCE WESTERLY PARALLEL TO THE NORTH LINE OF SAID BLOCK 133, A DISTANCE OF 90.79 FEET TO A POINT IN A LINE PARALLEL TO AND 515 FEET EASTERLY OF, AS MEASURED ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID BLOCK 133, THENCE NORTHERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

PARCEL II
A PARCEL OF LAND IN BLOCK 133, DELRAY BEACH (FORMERLY TOWN OF LINTON) FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH-WEST CORNER OF BLOCK 125 OF SAID DELRAY BEACH, FLORIDA, FORMERLY TOWN OF LINTON, THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 125, A DISTANCE OF 311.2 FEET TO THE NORTH-WEST CORNER OF SAID BLOCK 133, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BLOCK 133, A DISTANCE OF 336.60 FEET, THENCE EASTERLY, PARALLEL WITH THE NORTH LINE OF SAID BLOCK 133, A DISTANCE OF 515 FEET TO THE POINT OF BEGINNING AND THE SOUTH-WESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, THENCE CONTINUE EASTERLY, ALONG SAID PARALLEL LINE A DISTANCE OF 96.75 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY OF THE INTERCOASTAL WATERWAY, THENCE NORTHERLY, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1261 FEET, THENCE WESTERLY PARALLEL TO THE NORTH LINE OF SAID BLOCK 133, A DISTANCE OF 98.91 FEET TO A POINT IN A LINE, PARALLEL TO AND 515 FEET EASTERLY OF, AS MEASURED ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID BLOCK 133, THENCE SOUTHERLY, ALONG AND PARALLEL LINE A DISTANCE OF 1250 FEET TO THE POINT OF BEGINNING.

SITE PLAN LEGEND	
	VARIANCE REQUEST



SITE PLAN
1" = 10'-0"

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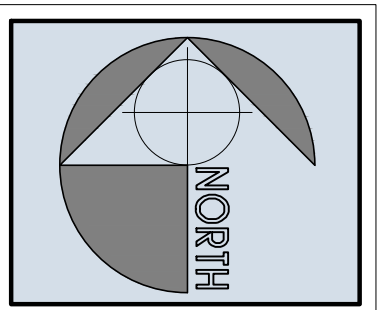
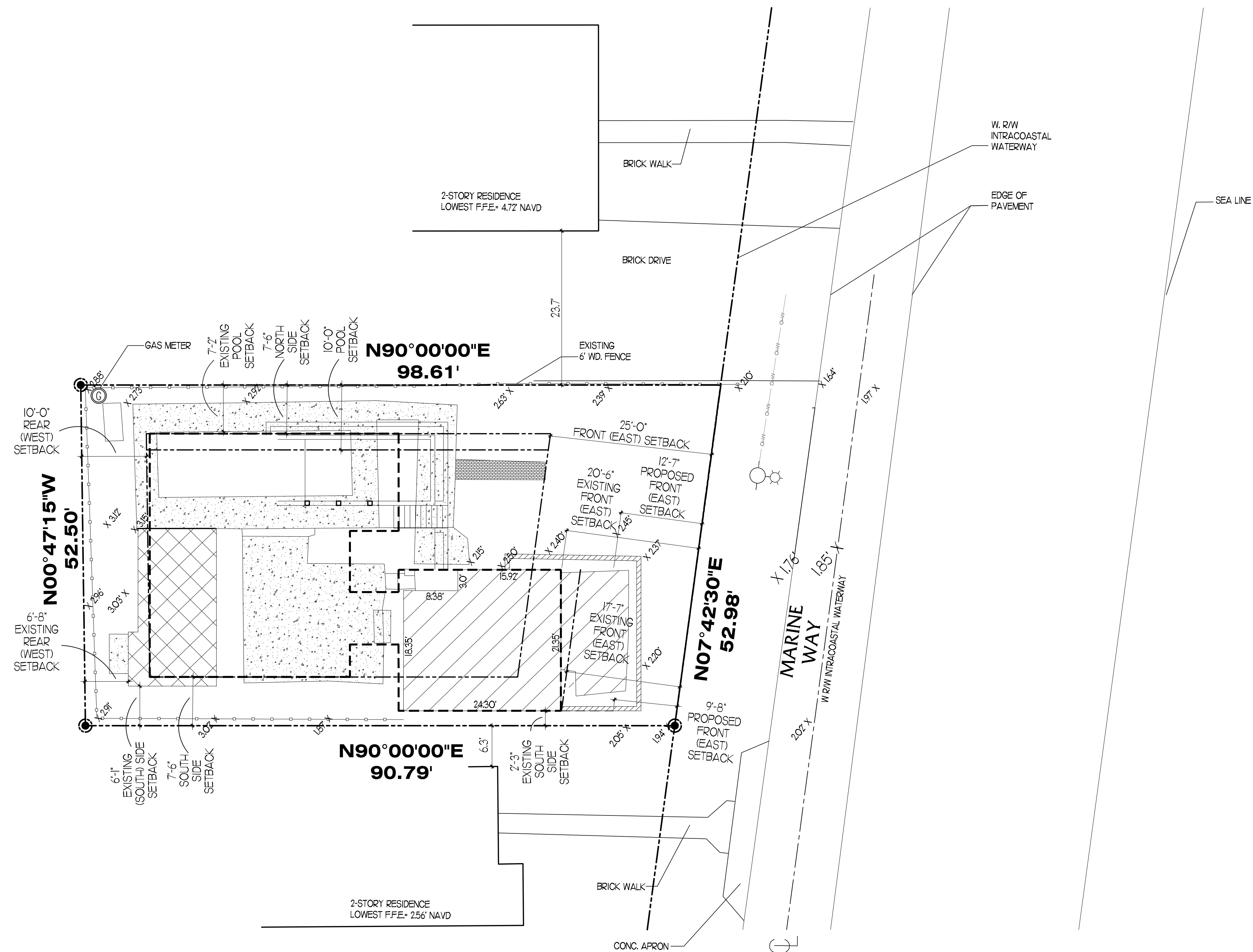
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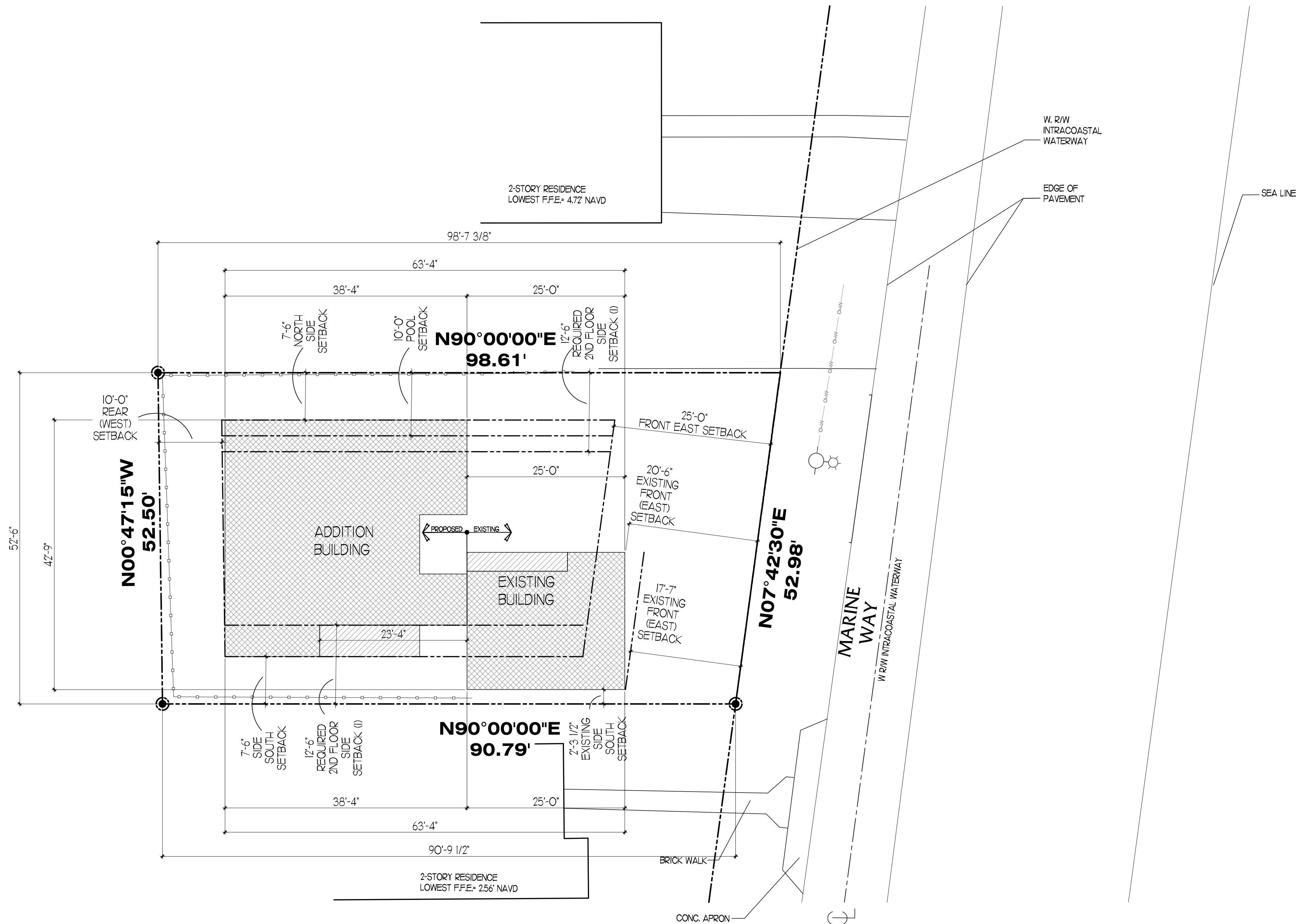
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COMPOSITE PLAN LEGEND	
	EXISTING POOL HOUSE TO BE RELOCATED
	EXISTING RESIDENCE TO BE RELOCATED
	HARDSCAPE TO BE RELOCATED
	PROPOSED BUILDING

COMPOSITE OVERLAY PLAN

$$l'' = |O' - O''|$$

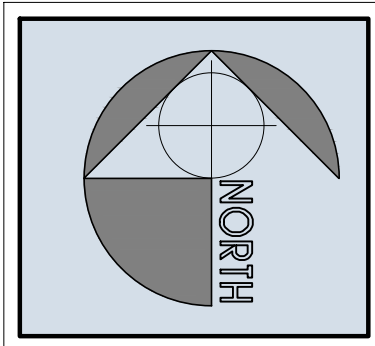


SETBACK DATA			
	REQUIRED	EXISTING	PROPOSED
FRONT BLDG SETBACK (EAST)	25'-0"	17'-7" / 20'-6"	25'-0"
REAR SETBACK (WEST)	10'-0"	6'-8" (DEMOLISHED BLDG)	10'-0"
SOUTH SIDE SETBACK	7'-6"	7'-3"	7'-6"
NORTH SIDE SETBACK	7'-6"	22'-1"	7'-6"
POOL SETBACK	10'-0" SIDE 25'-0" FRONT	7'-2" SIDE 25'-0" FRONT	10'-0" SIDE 25'-0" FRONT

ADDITIONAL SETBACK DATA		
SIDE	RIGHT SIDE (NORTH)	LEFT SIDE (SOUTH)
LOT DEPTH (LD)	96.61'	90.79'
BUILDING DEPTH (IF ITS MORE THAN 60%, NEEDS AN ADDITIONAL SETBACK ON SECOND FLOOR)	63.50' (68% OF LOT DEPTH)	63.50' (73% OF LOT DEPTH)
FRONT SETBACK (FS)	25'	25'
REAR SETBACK (RS)	10'	10'
PORTION OF BUILDING GREATER THAN 1 STORY THAT NEED AN ADDITIONAL 5' SETBACK	14.30' (14'-4")	10.40' (10'-5")
PORTION OF BUILDING GREATER THAN 1 STORY THAT HAVE AN ADDITIONAL 5' SETBACK	25'-1"	23'-4"

SETBACK PLAN LEGEND	
	1 STORY BUILDING + PLATFORM
	2 STORY BUILDING + PLATFORM

NOTE:
(1) ADDITIONAL 5' SETBACK FOR BUILDINGS DEEPER THAN 50% OF THE LOT DEPTH (CHECK ADDITIONAL SETBACK DATA TABLE)



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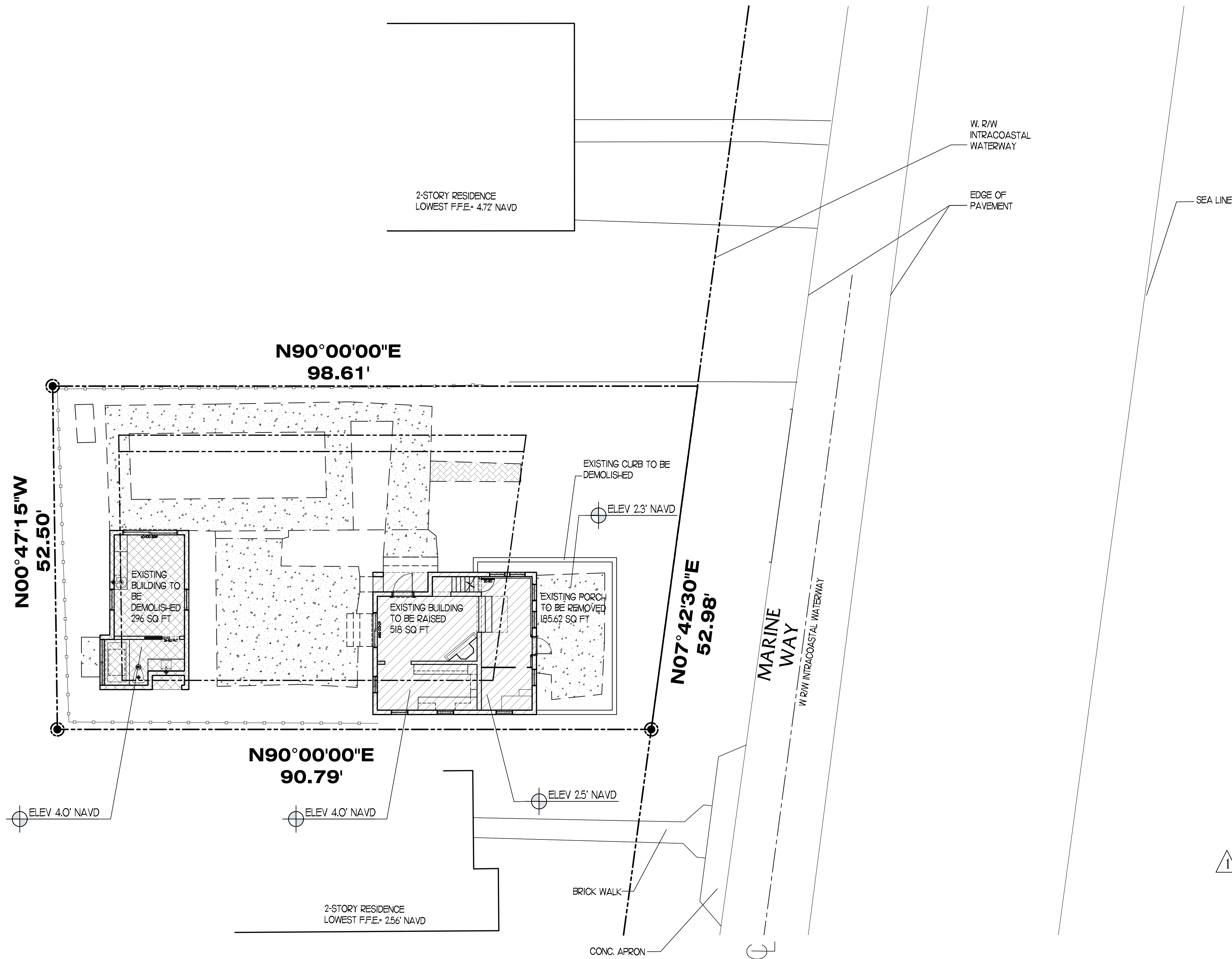
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RELOCATION & DEMOLITION DATA			
MAIN HOUSE		POOL HOUSE	
EXISTING	RELOCATED	EXISTING	DEMOLISHED
516 SQ FT	516 SQ FT (1000)	236 SQ FT	236 SQ FT (1000)

LEGEND

EXISTING RESIDENCE TO BE RELOCATED
(WILL BE RELOCATED AT 14' NAVD.)

EXISTING POOL HOUSE TO BE DEMOLISHED

HARDSCAPE TO BE REMOVED

NORTH

RELOCATION/ DEMOLITION PLAN

1" = 10'-0"

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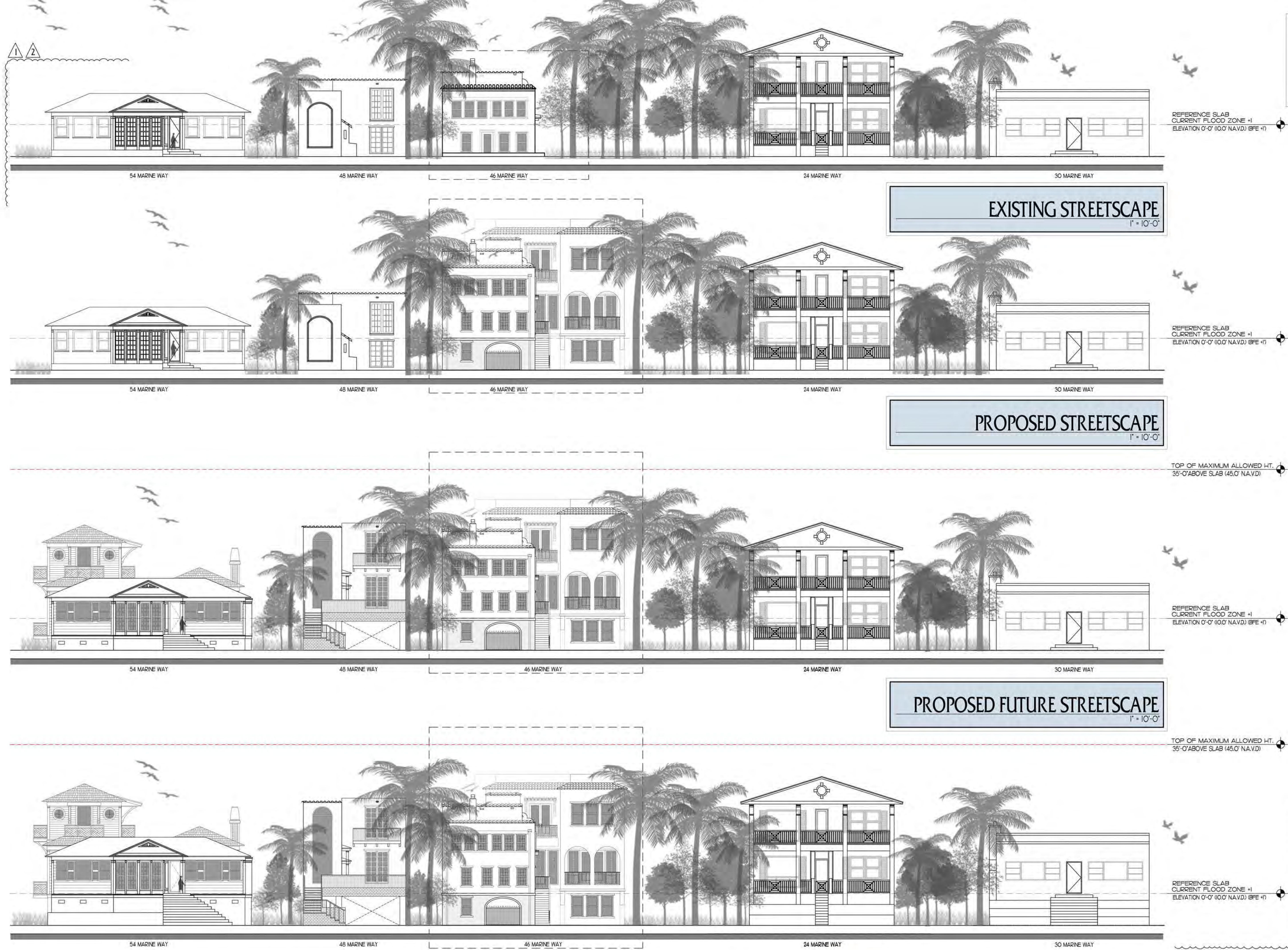
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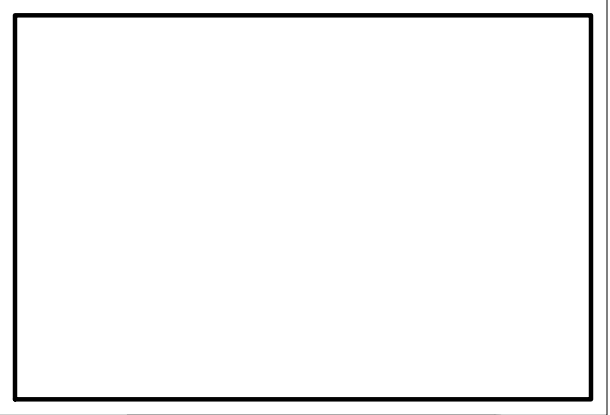
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RENDERINGS



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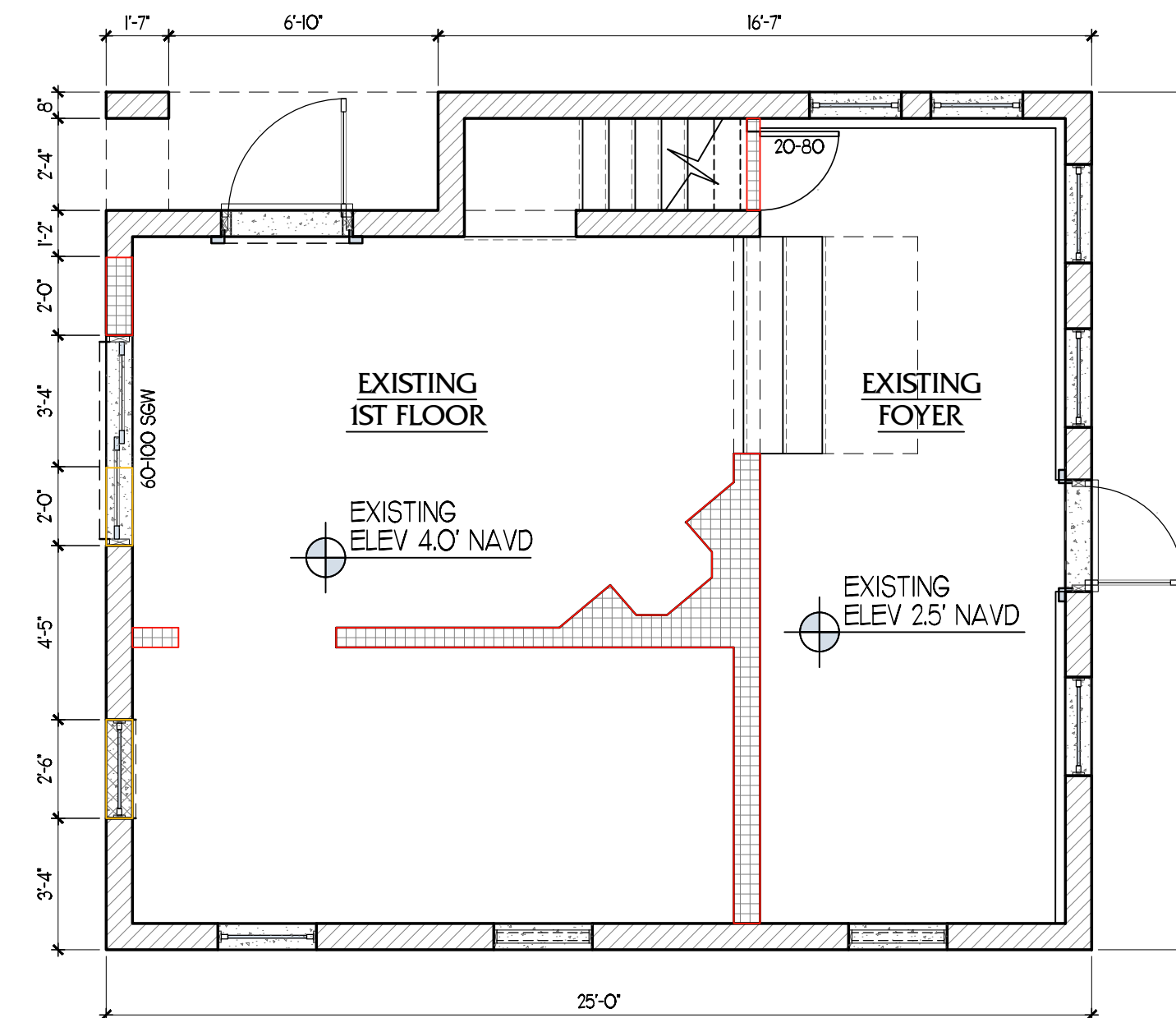
NOTE:
1. WINDOWS AND DOORS SHOULD HAVE CLEAR, NO TINT & NON-REFLECTIVE GLASS AND WHITE ALUMINUM/WOOD FRAMES TO MATCH EXISTING
2. WINDOWS AND DOORS NO LOW-E GLASS



DOOR/FINISHES NOTES	
NOTE :	ALL DOOR, CASEWORK, BUILT-INS, CABINETRY, INTERIOR FINISHES & FIXTURE SELECTION TO BE AS PER INTERIOR DESIGNER'S DWGS.
(WYO) -	WINDOW DESIGNATION
(DOO) -	DOOR DESIGNATION
DESIGNATIONS ARE FOR EXT. DOORS & WINDOWS (SEE WINDOW/ DOOR SCHEDULE - SH- AS - FOR WINDOWS/ EXTERIOR DOOR SIZES & TYPES). FOR INTERIOR DOORS, SEE NOTATIONS ON FLOOR PLANS.	

Revisions

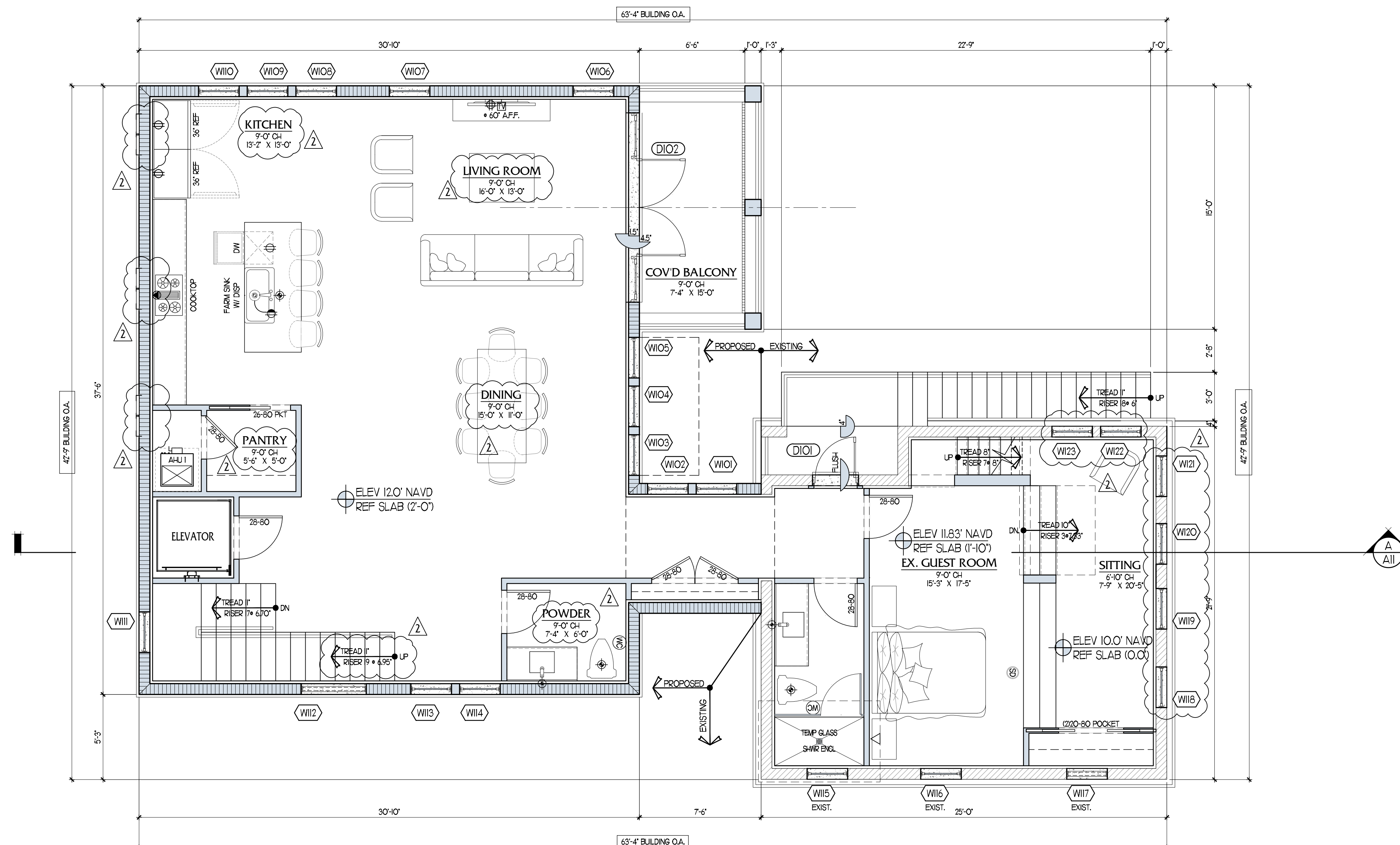
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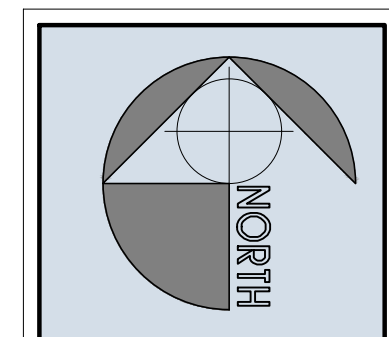
LEGENDS	
	EXISTING WALLS TO BE RELOCATED
	EXISTING WALLS TO BE INFILLED
	EXISTING WALLS TO BE REMOVED

EXISTING 1ST FLOOR PLAN
1/4" = 1'-0"



LEGEND, SYMBOLS & ABBREVIATIONS	
	MASONRY CONST. TYPICAL
	EXISTING MASONRY CONST. TYPICAL
	NEW INTERIOR PARTITION
	FRAME CONSTRUCTION ABOVE OR BELOW
 → DETAIL NO. → SHEET NO.	DETAIL INDICATION
 FEET INCHES	DENOTES DOOR AND WINDOW SIZE (TYPICAL)

DOOR/FINISHES NOTES	
NOTE: ALL DOOR, CASEWORK, BUILT-INS, CABINETS, INTERIOR FINISHES & FIXTURE SELECTIONS TO BE AS PER INTERIOR DESIGNER'S DWGS.	
(W/O)	- WINDOW DESIGNATION
(D/O)	- DOOR DESIGNATION
DESIGNATIONS ARE FOR EXT. DOORS & WINDOWS (SEE WINDOW/ DOOR SCHEDULE - SHT A5 - FOR WINDOWS/ EXTERIOR DOOR SIZES & TYPES). FOR INTERIOR DOORS, SEE NOTATIONS ON FLOOR PLANS.	



PROPOSED 1ST FLOOR PLAN

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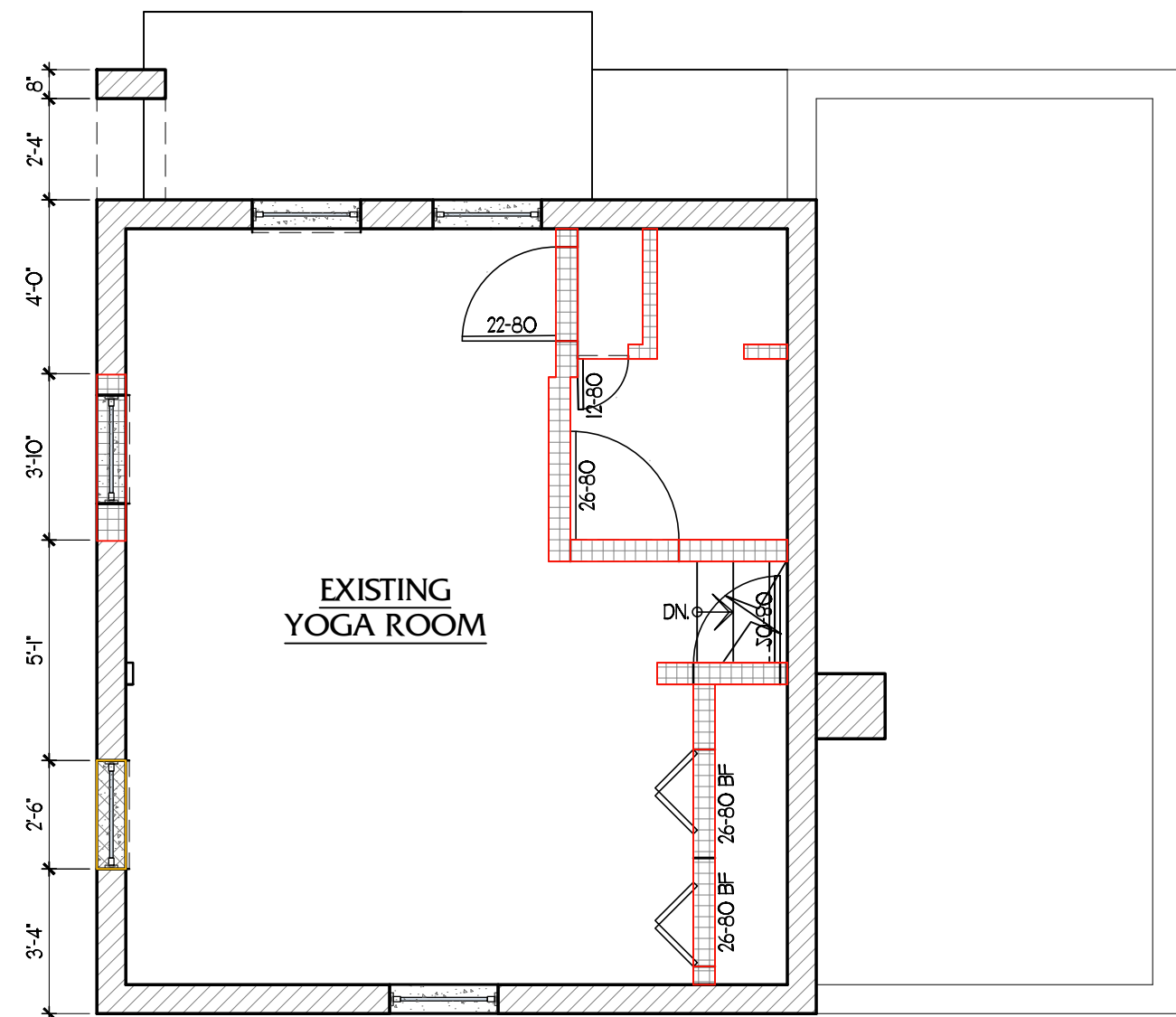
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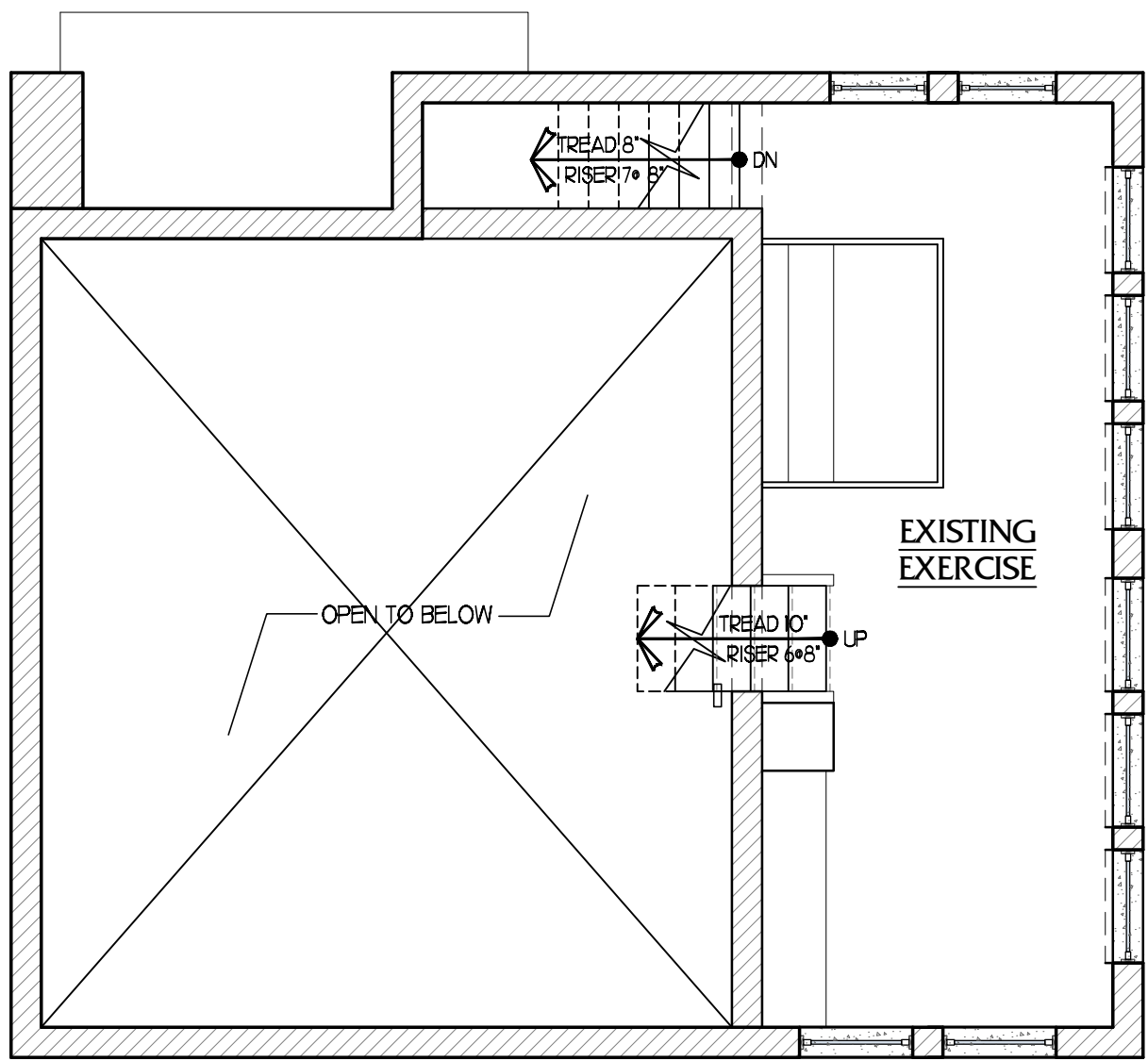
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A4



LEGENDS	
	EXISTING WALLS TO BE RELOCATED
	EXISTING WALLS TO BE IN-FILLED
	EXISTING WALLS TO BE REMOVED

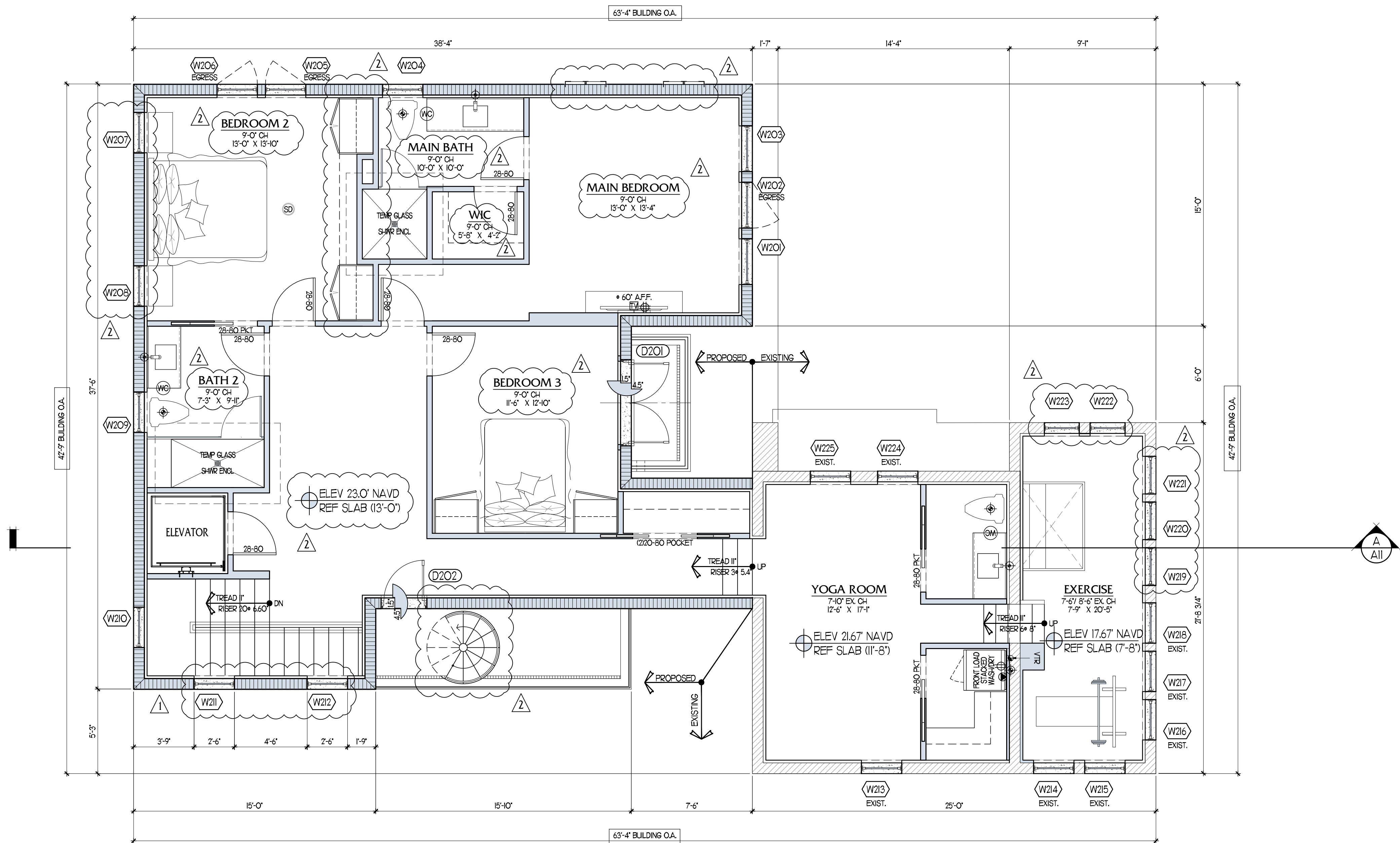
EXISTING 2ND FLOOR PLAN
1/4" = 1'-0"



LEGENDS	
	EXISTING WALLS TO BE RELOCATED

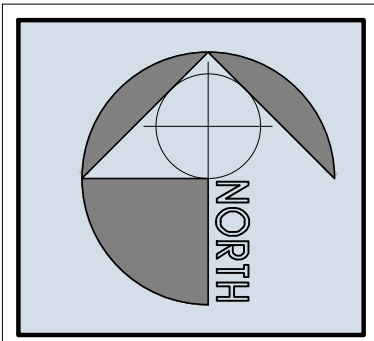
EXISTING EXERCISE LEVEL FLOOR PLAN
1/4" = 1'-0"

NOTE:
1. WINDOWS AND DOORS SHOULD HAVE CLEAR,
NO TINT & NON-REFLECTIVE GLASS AND WHITE
ALUMINIUM/WOOD FRAMES TO MATCH EXISTING
2. WINDOWS AND DOORS NO LOW-E GLASS



LEGEND, SYMBOLS & ABBREVIATIONS	
	MASONRY CONST. TYPICAL
	EXISTING MASONRY CONST. TYPICAL
	NEW INTERIOR PARTITION
	FRAME CONSTRUCTION ABOVE OR BELOW
	DETAIL NO. SHEET NO.
	FEET INCHES
	DOOR AND WINDOW SIZE (TYPICAL)

DOOR/FINISHES NOTES	
NOTE: ALL DOOR, CASEWORK, BUILT-INS, CABINETRY, INTERIOR FINISHES & FIXTURE SELECTION TO BE AS PER INTERIOR DESIGNER'S DWGS.	
(WXO)	WINDOW DESIGNATION
(DXO)	DOOR DESIGNATION
DESIGNATIONS ARE FOR EXT. DOORS & WINDOWS (SEE WINDOW/ DOOR SCHEDULE - SHT A5 - FOR WINDOWS/ EXTERIOR DOOR SIZES & TYPES). FOR INTERIOR DOORS, SEE NOTATIONS ON FLOOR PLANS.	



PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"

Project Number:
23116

HISTORIC ADDITION
46 MARINE WAY,
DELRAY BEACH, FL, 33483

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561.750.0445 AFFINITARCHITECTS.COM

Revisions
05/12/26 REV. PER TAC COMMENTS
06/10/26 REV. PER LPA COMMENTS

NOT FOR CONSTRUCTION
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Date | Approval |
Date | Permit |
Date | Construction |

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A5

NOTE:
1. WINDOWS AND DOORS SHOULD HAVE CLEAR,
NO TINT & NON-REFLECTIVE GLASS AND WHITE
ALUMINIUM/WOOD FRAMES TO MATCH EXISTING
2. WINDOWS AND DOORS NO LOW-E GLASS

Project Number:
23116

HISTORIC ADDITION
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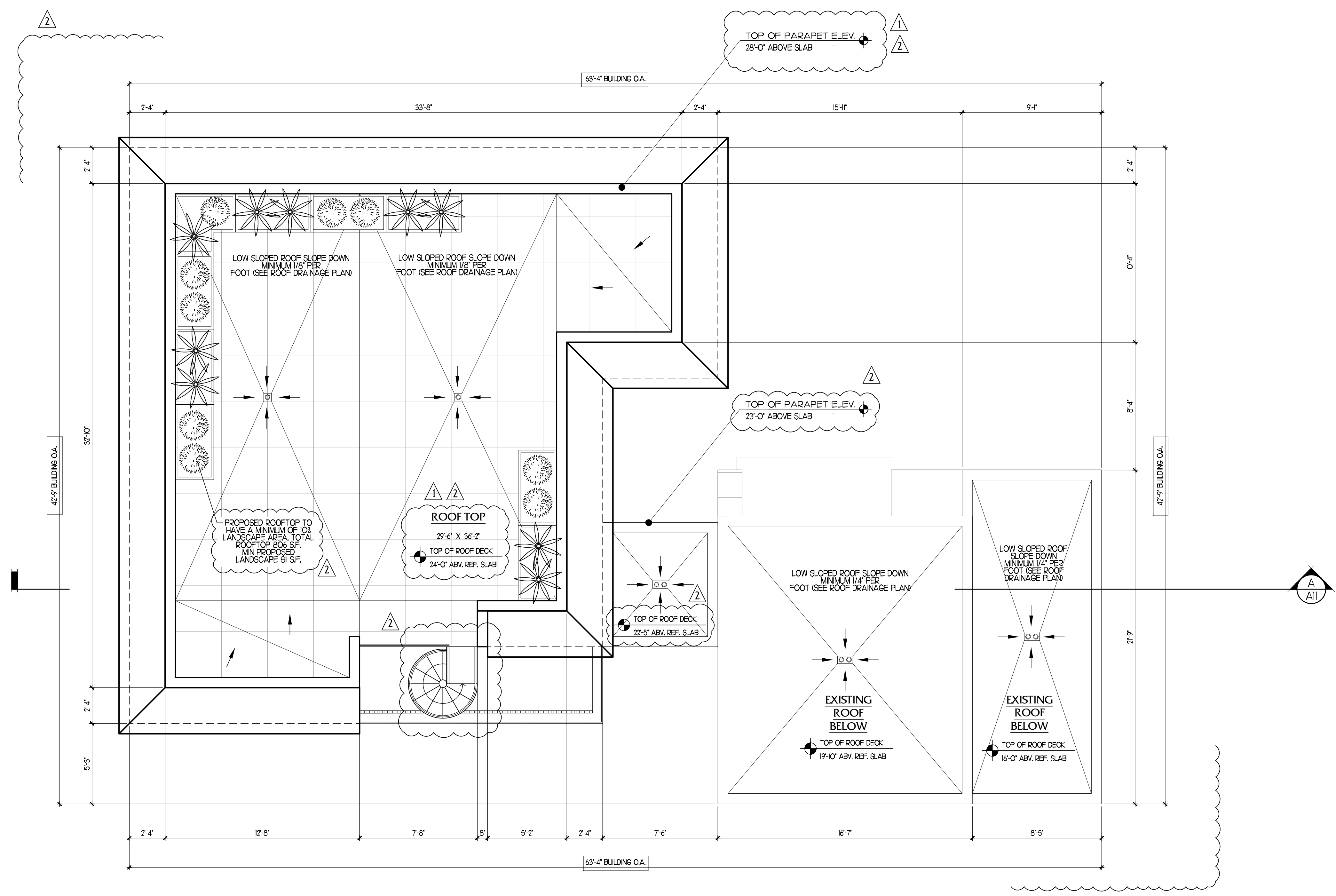
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Date | Approval -
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Date | Construction -

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LEGEND, SYMBOLS & ABBREVIATIONS	
	MASONRY CONST. TYPICAL
	EXISTING MASONRY CONST. TYPICAL
	NEW INTERIOR PARTITION
	FRAME CONSTRUCTION ABOVE OR BELOW
	2 - DETAIL NO. AB - SHEET NO.
	2130-80 - FEET 11 - INCHES
	A 11 - DENOTES DOOR AND WINDOW SIZE (TYPICAL)

DOOR/FINISHES NOTES	
NOTE: ALL DOOR, CASEWORK, BUILT-INS, CABINETRY, INTERIOR FINISHES & FIXTURE SELECTION TO BE AS PER INTERIOR DESIGNER'S DWGS.	
	WINDOW DESIGNATION
	DOOR DESIGNATION
DESIGNATIONS ARE FOR EXT. DOORS & WINDOWS (SEE WINDOW/ DOOR SCHEDULE - SHT. A5 - FOR WINDOWS/ EXTERIOR DOOR SIZES & TYPES). FOR INTERIOR DOORS, SEE NOTATIONS ON FLOOR PLANS.	

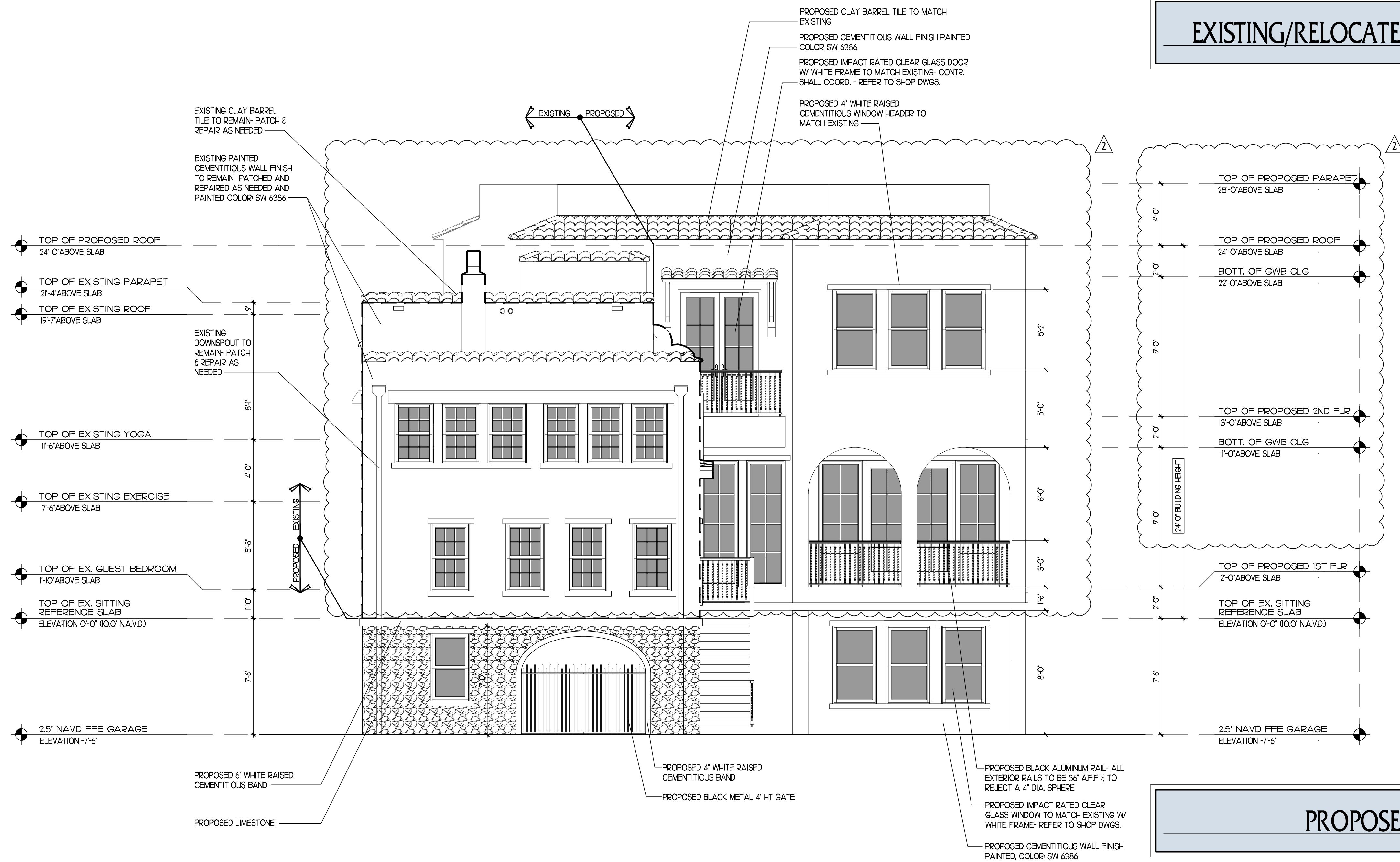
PROPOSED ROOF PLAN
1/4" = 1'-0"

NOTE:
1. WINDOWS AND DOORS SHOULD HAVE CLEAR,
NO TINT & NON-REFLECTIVE GLASS AND WHITE
ALUMINIUM/WOOD FRAMES TO MATCH EXISTING
2. WINDOWS AND DOORS NO LOW-E GLASS



RELOCATION/RENO LEGENDS	
	EXISTING WALLS TO BE IN-FILLED
	EXISTING WALLS TO BE REMOVED
	EXISTING ELEMENTS TO BE REMOVED
	EXISTING HARDSCAPE TO BE REMOVED

EXISTING/RELOCATED EAST ELEVATION
1/4" = 1'-0"



PROPOSED EAST ELEVATION
1/4" = 1'-0"

Project Number:
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HISTORIC ADDITION
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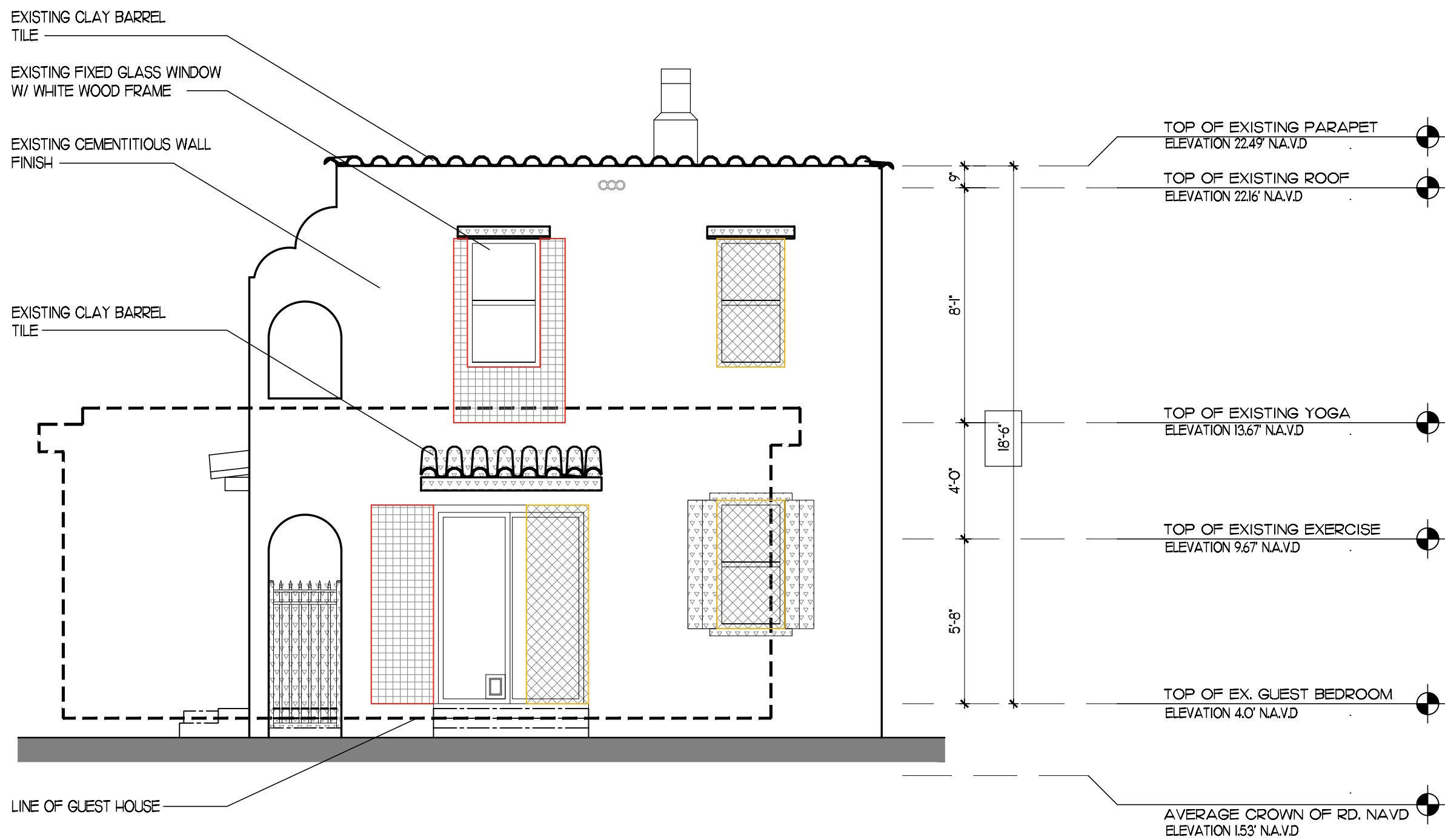
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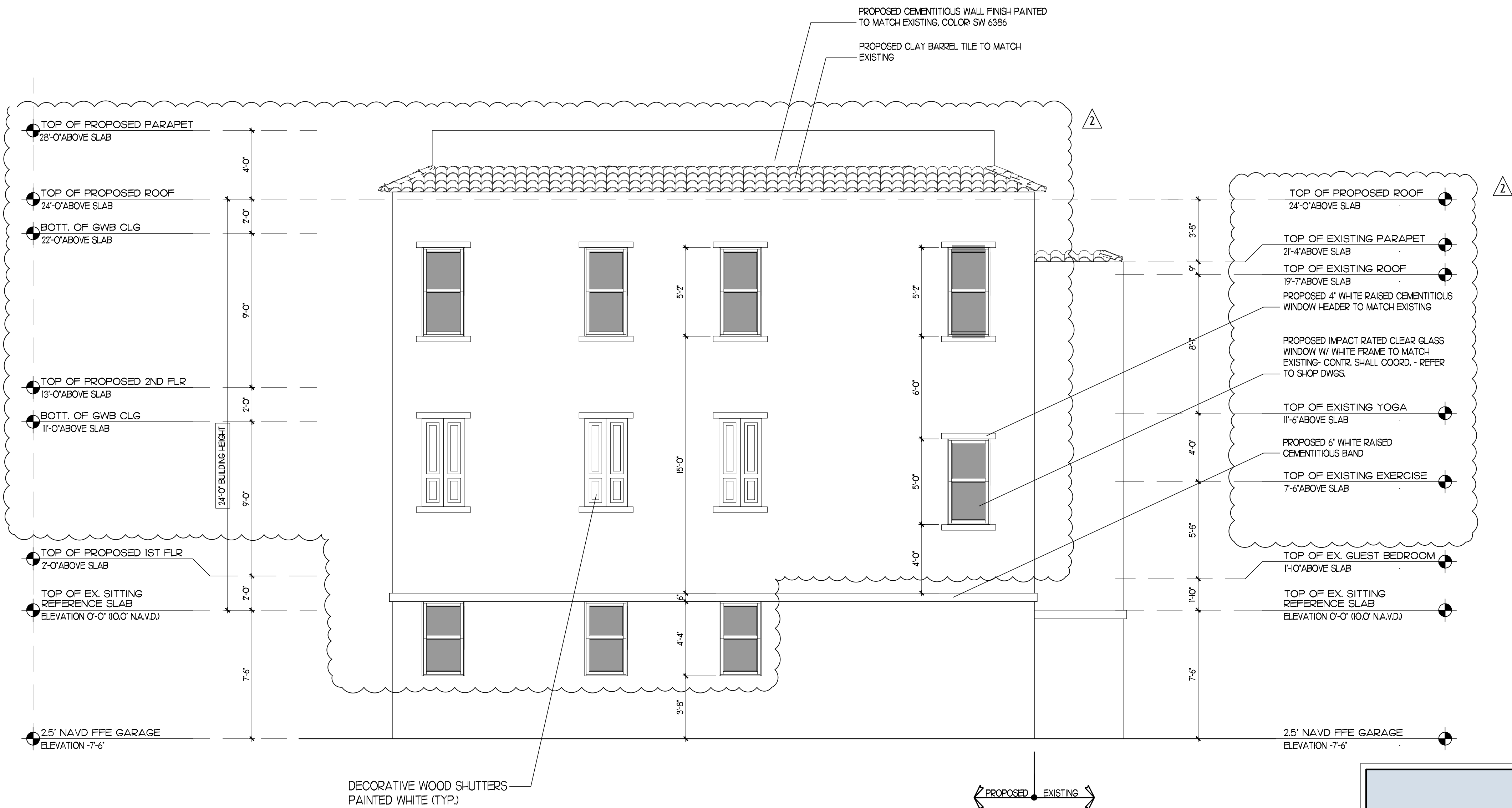
NOTE:
1. WINDOWS AND DOORS SHOULD HAVE CLEAR,
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ALUMINIUM/WOOD FRAMES TO MATCH EXISTING
2. WINDOWS AND DOORS NO LOW-E GLASS



RELOCATION/RENO LEGENDS	
	EXISTING WALLS TO BE IN-FILLED
	EXISTING WALLS TO BE REMOVED
	EXISTING ELEMENTS TO BE REMOVED
	EXISTING HARDSCAPE TO BE REMOVED

EXISTING/RELOCATED WEST ELEVATION

1/4" = 1'-0"



PROPOSED WEST ELEVATION

1/4" = 1'-0"

Project Number:
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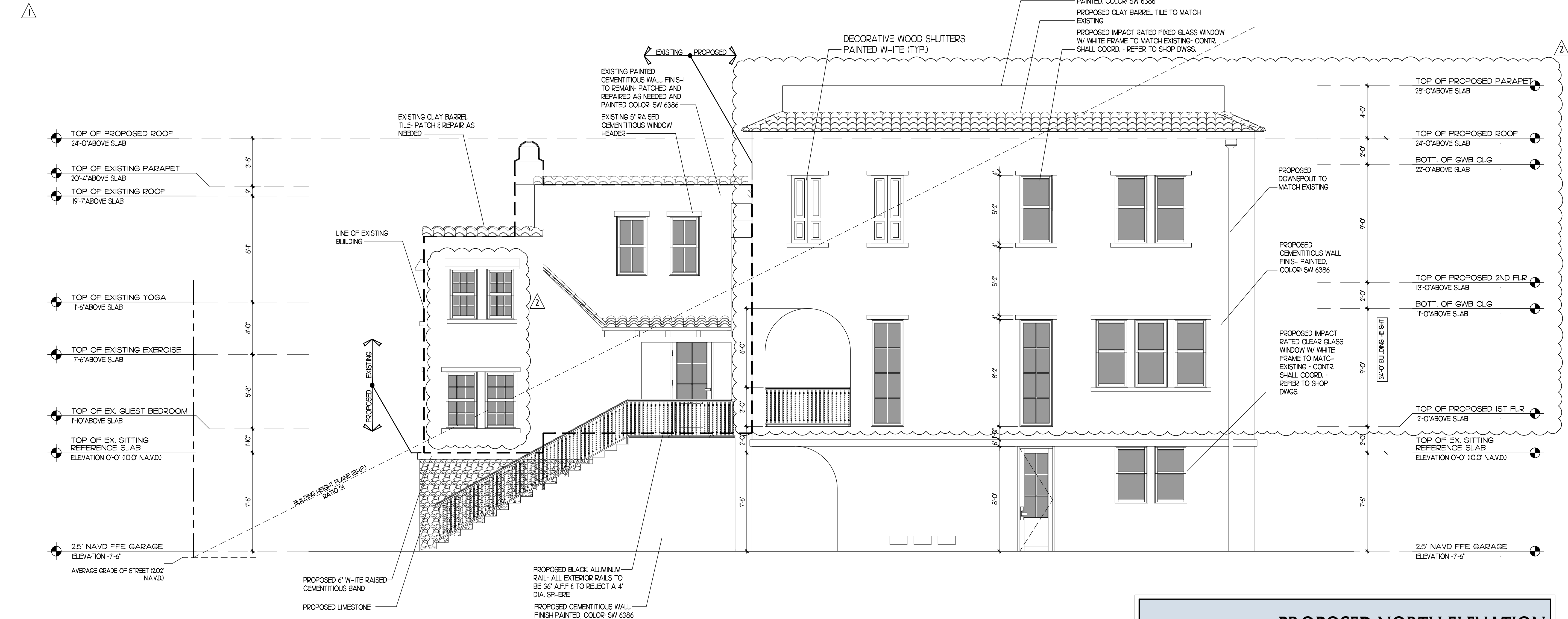
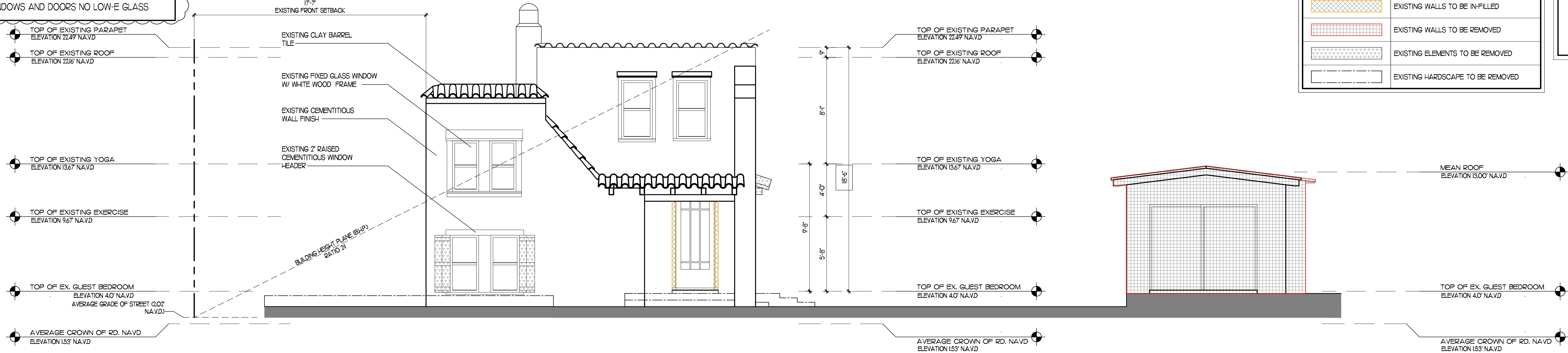
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A8

NOTE:
1. WINDOWS AND DOORS SHOULD HAVE CLEAR,
NO TINT & NON-REFLECTIVE GLASS AND WHITE
ALUMINIUM/WOOD FRAMES TO MATCH EXISTING
2. WINDOWS AND DOORS NO LOW-E GLASS

RELOCATION/RENO LEGENDS	
	EXISTING WALLS TO BE IN-FILLED
	EXISTING WALLS TO BE REMOVED
	EXISTING ELEMENTS TO BE REMOVED
	EXISTING HARDSCAPE TO BE REMOVED



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HISTORIC ADDITION
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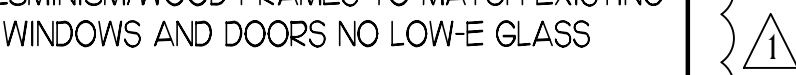
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NOTE:
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2. WINDOWS AND DOORS NO LOW-E GLASS



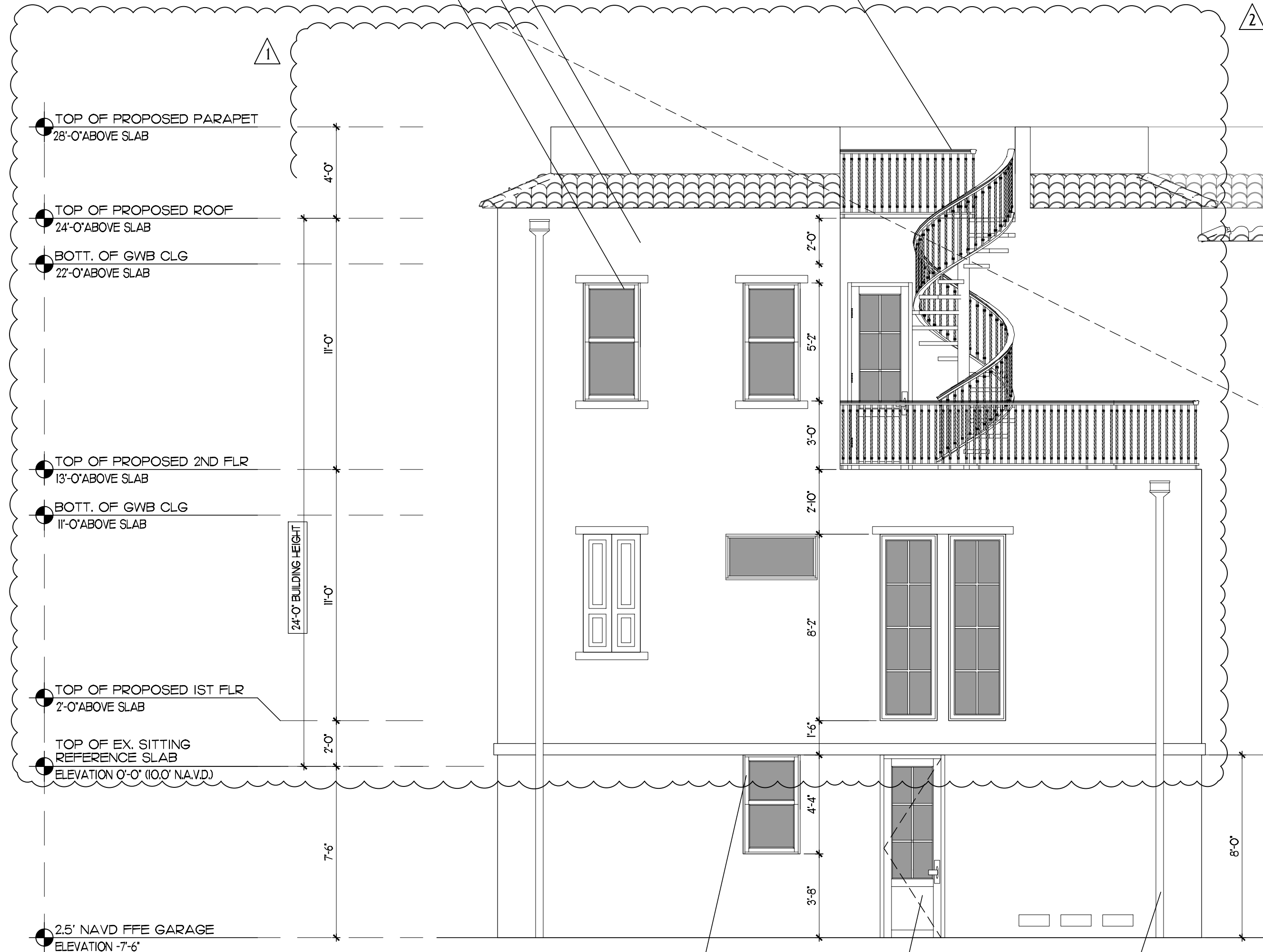
MEAN ROOF
ELEVATION 13.00' NAVD

TOP OF EX. GUEST BEDROOM
ELEVATION 4.0' NAVD

AVERAGE CROWN OF RD. NAVD
ELEVATION 15.5' NAVD

PROPOSED CLAY BARREL TILE
TO MATCH EXISTING
PROPOSED CEMENTITIOUS WALL
FINISH PAINTED COLOR SW 6386
PROPOSED IMPACT RATED CLEAR
GLASS WINDOW W/ WHITE FRAME TO
MATCH EXISTING- CONTR. SHALL
COORD. - REFER TO SHOP DWGS.

PROPOSED BLACK ALUMINUM RAIL- ALL
EXTERIOR RAILS TO BE 48" AFF & TO
REFLECT A 4" DIA. SPHERE



PROPOSED IMPACT RATED
CLEAR GLASS WINDOW W/
WHITE FRAME TO MATCH
EXISTING- CONTR. SHALL
COORD. - REFER TO SHOP
DWGS.

PROPOSED IMPACT RATED
CLEAR GLASS DOOR W/
WHITE FRAME TO MATCH
EXISTING- CONTR. SHALL
COORD. - REFER TO SHOP
DWGS.

PROPOSED
DOWNSPOUT TO
MATCH EXISTING

RELOCATION/RENO LEGENDS	
	EXISTING WALLS TO BE REMOVED
	EXISTING ELEMENTS TO BE REMOVED
	EXISTING HARDSCAPE TO BE REMOVED

EXISTING/ RELOCATED SOUTH ELEVATION
1/4" = 1'-0"

EXISTING FIXED GLASS WINDOW
W/ WHITE WOOD FRAME

EXISTING CEMENTITIOUS
WALL FINISH

EXISTING 7" RAISED
CEMENTITIOUS WINDOW
HEADER

EXISTING CLAY BARREL TILE

17'-7"
EXISTING FRONT SETBACK

EAST PROPERTY LINE
(CENTER LINE)

TOP OF EXISTING PARAPET
ELEVATION 22.49' NAVD

TOP OF EXISTING ROOF
ELEVATION 22.16' NAVD

TOP OF EXISTING YOGA
ELEVATION 13.57' NAVD

TOP OF EXISTING EXERCISE
ELEVATION 9.57' NAVD

TOP OF EX. GUEST BEDROOM
ELEVATION 4.0' NAVD

AVERAGE GRADE OF STREET (2.02'
NAVD.)

AVERAGE CROWN OF RD. NAVD
ELEVATION 15.5' NAVD

BUILDING HEIGHT PLANE (BHP)
RATIO 2:1

PROPOSED EXISTING

EXISTING CLAY BARREL TILE- PATCH &
REPAIR AS NEEDED

EXISTING PAINTED
CEMENTITIOUS WALL
FINISH TO REMAIN-
PATCHED AND REPAIRED
AS NEEDED AND PAINTED
COLOR SW 6386

PROPOSED EXISTING

BUILDING HEIGHT PLANE (BHP)
RATIO 2:1

TOP OF EXISTING PARAPET
2'-4" ABOVE SLAB

TOP OF EXISTING ROOF
19'-7" ABOVE SLAB

TOP OF EXISTING YOGA
11'-6" ABOVE SLAB

TOP OF EXISTING EXERCISE
7'-6" ABOVE SLAB

TOP OF EX. GUEST BEDROOM
1'-0" ABOVE SLAB

TOP OF EX. SITTING
REFERENCE SLAB
ELEVATION 0'-0" (0.0' NAVD.)

2.5' NAVD FFE GARAGE
ELEVATION -7'-6"

AVERAGE GRADE OF STREET (2.02'
NAVD.)

PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

Project Number:
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A10

NOTE:
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2. WINDOWS AND DOORS NO LOW-E GLASS

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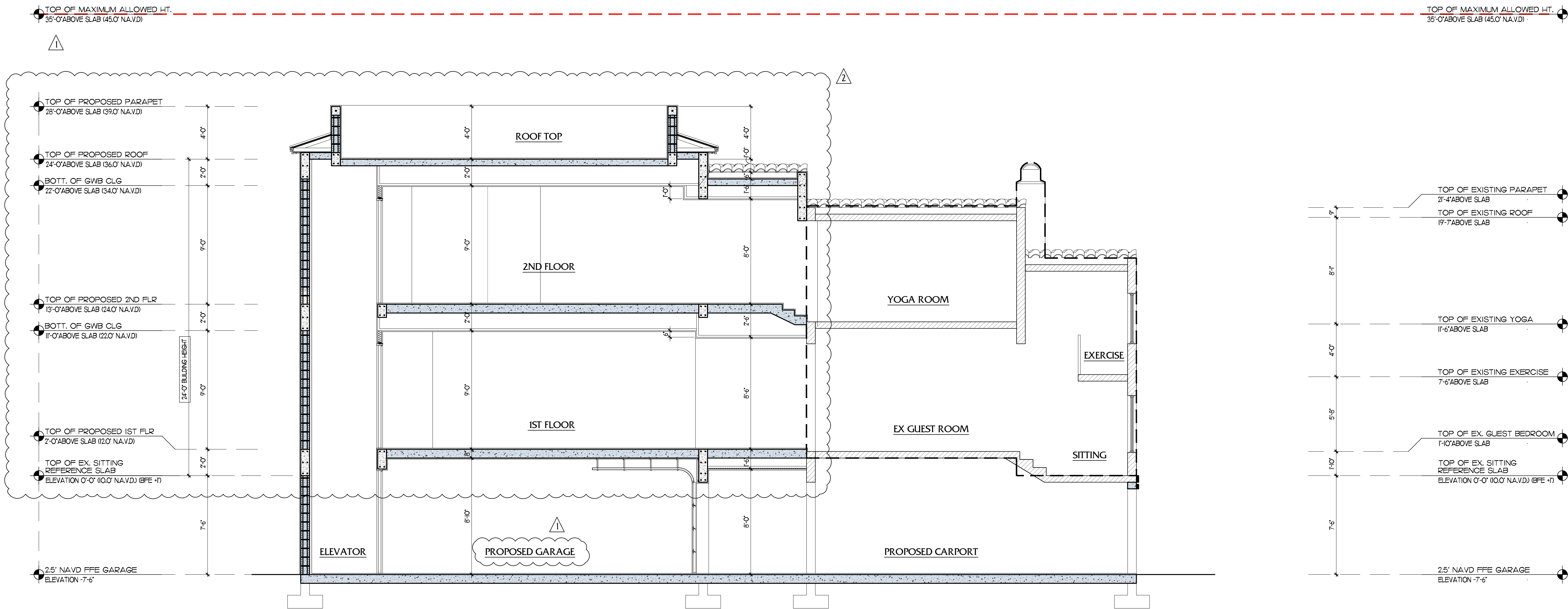
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WALL LEGEND	
	EXISTING WALLS

SECTION A
1/4" = 1'-0"