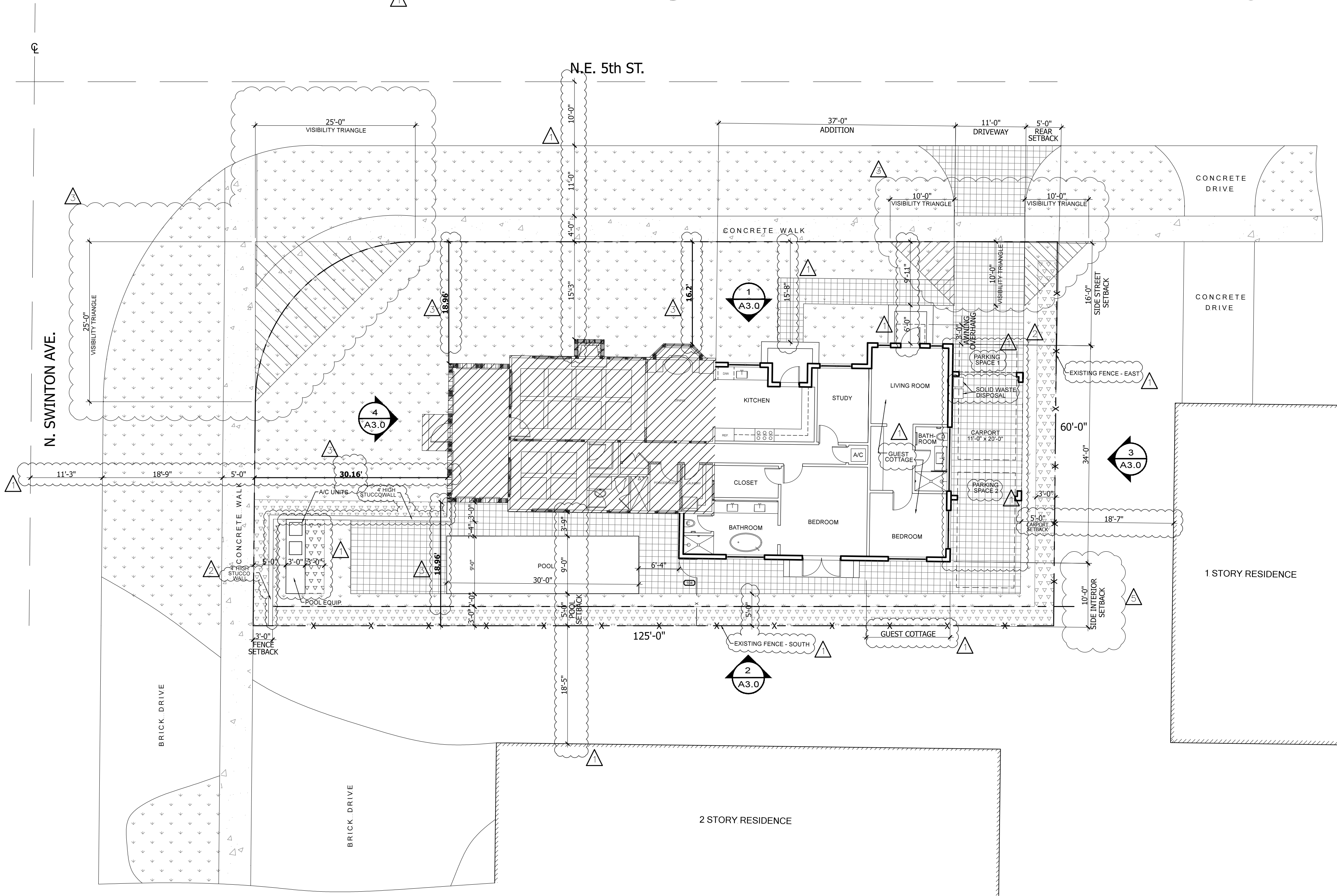
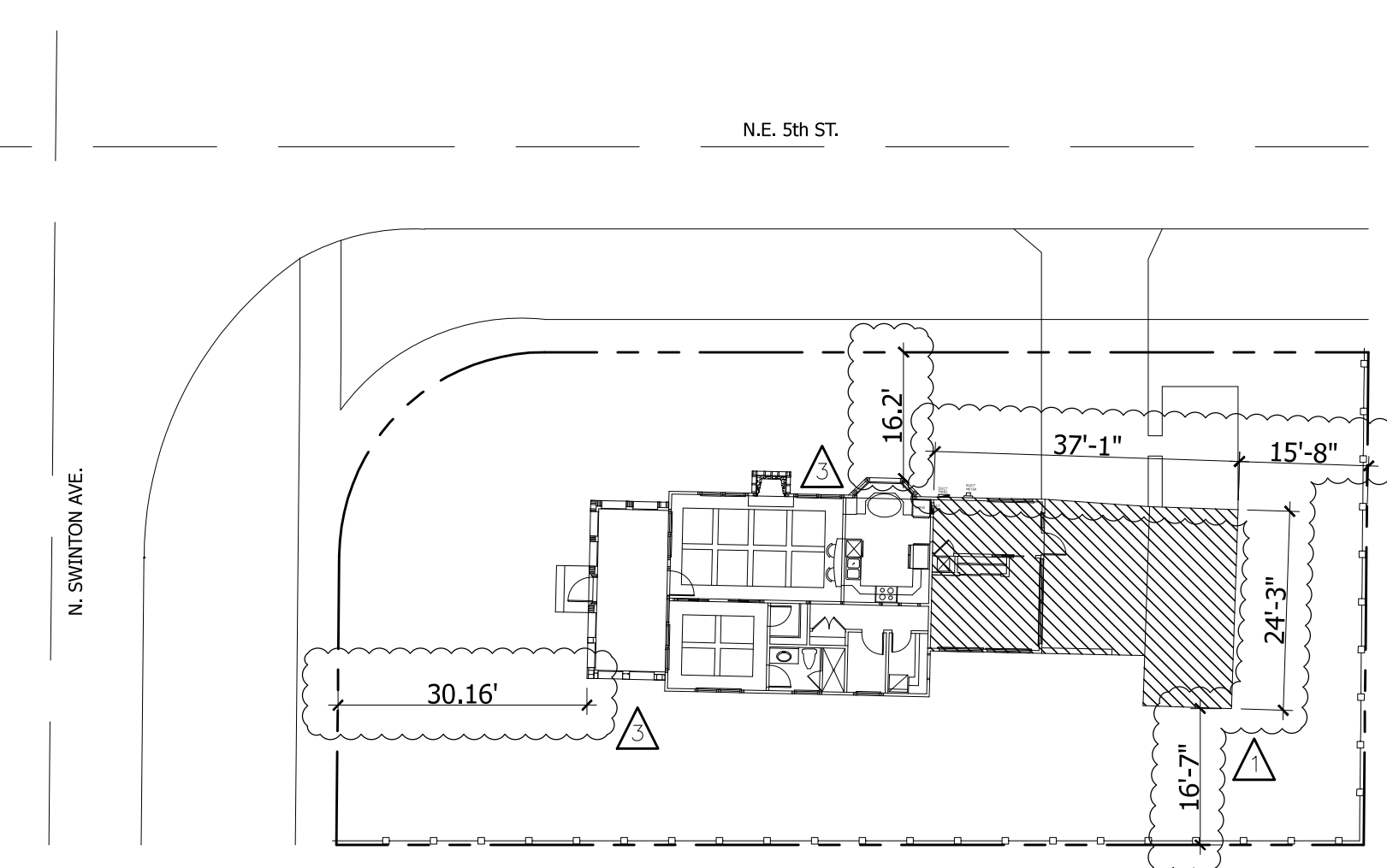
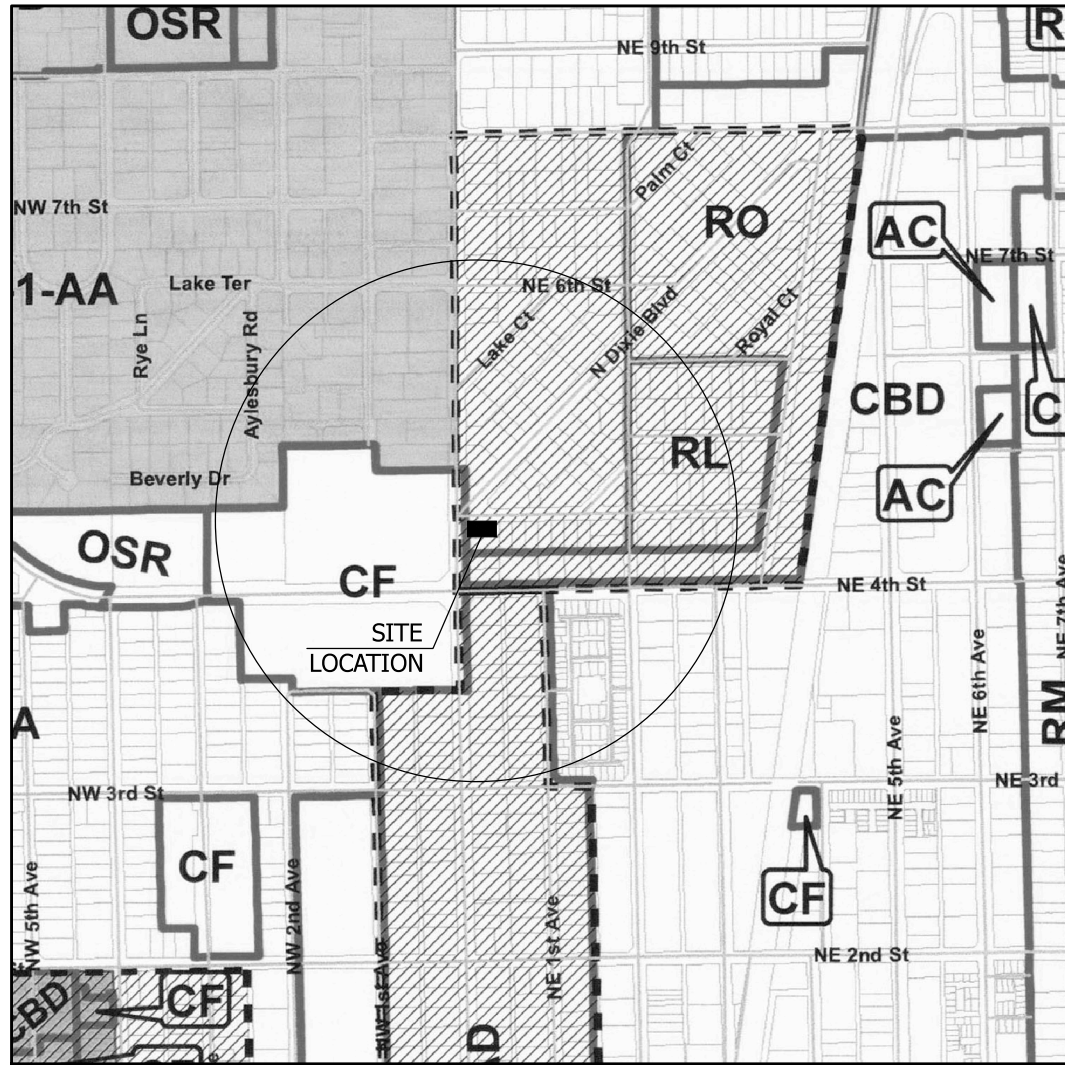




1 SITE PLAN
SCALE: 1"=10'-0"

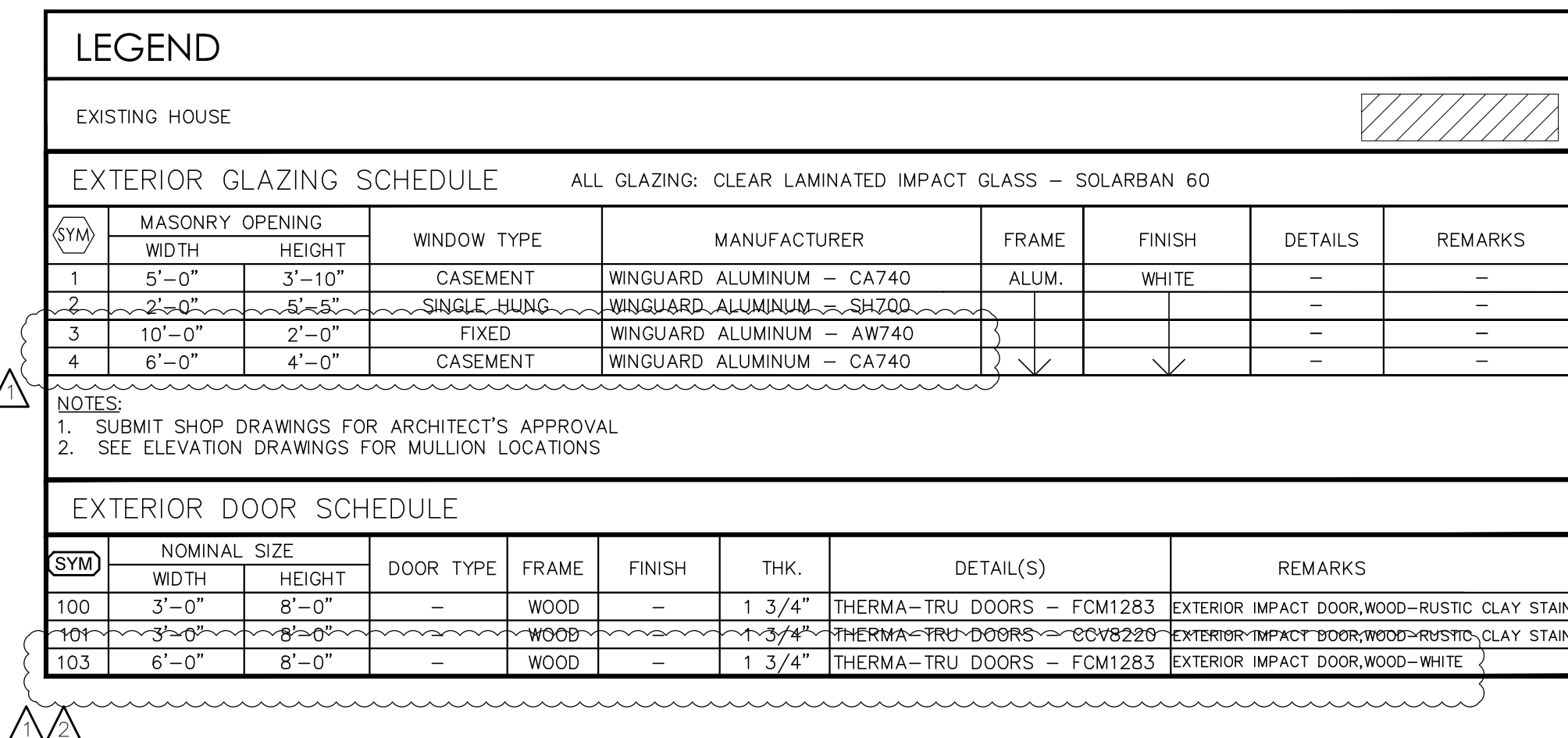


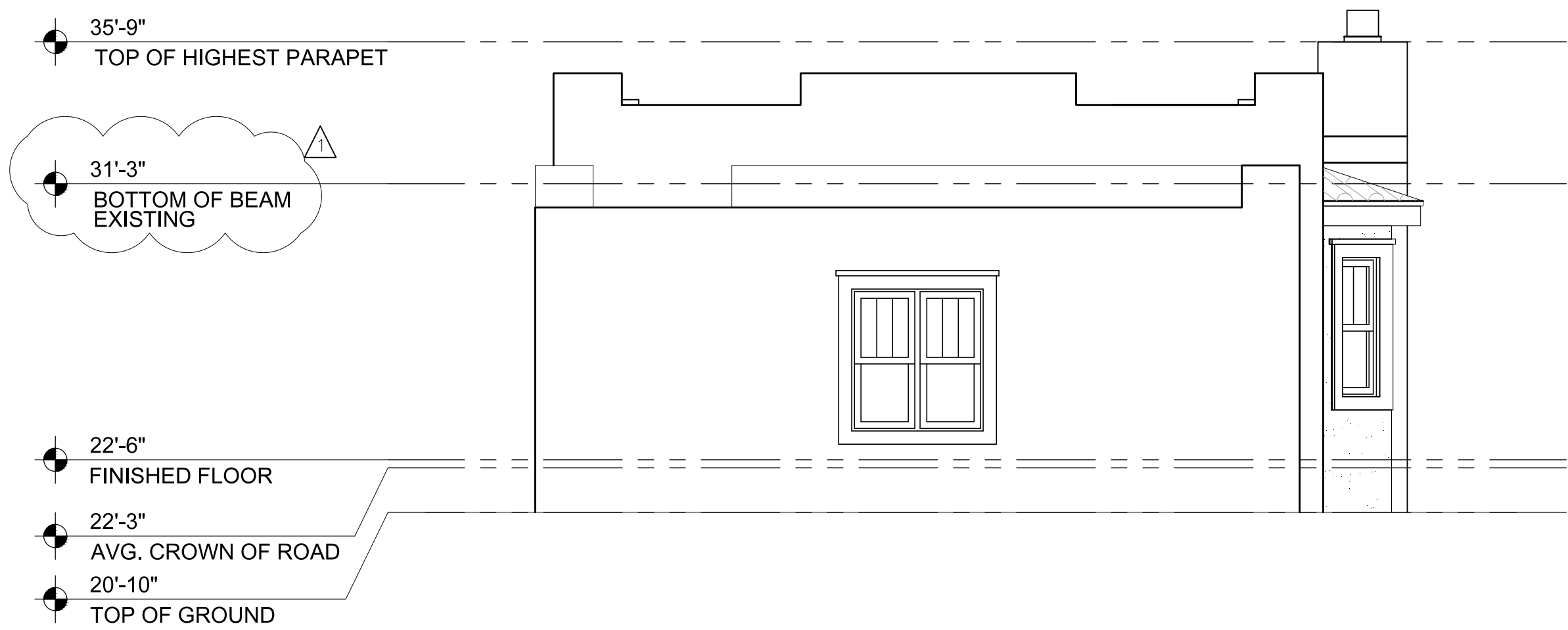
2 COMPOSITE OVERLAY PLAN
SCALE: 1"=20'-0"



3 VICINITY MAP
SCALE: N.T.S.

SITE INFORMATION			
ADDRESS:	415 N. SWINTON AVE DELRAY BEACH, FL 33483		
PROJECT DESCRIPTION	ADDITION TO SINGLE FAMILY RESIDENCE		
LEGAL DESCRIPTION	DEL IDA PARK LT 1 BLK 6 (DEL-IDA PARK HISTORIC DISTRICT)		
APPLICABLE CODES			
ZONING DISTRICT:	R-1-AA		
TYPE OF BUILDING CONSTRUCTION:	TYPE V-8		
BUILDING CODE:	FLORIDA BUILDING CODE 2017		
ZONING REQUIREMENT			
LOT OCCUPATION	REQUIRED	PROVIDED	
LOT SIZE	8,000 SQ. FT.	7,195 SQ. FT.	
LOT WIDTH	80 SQ. FT.	60 SQ. FT.	
LOT DEPTH	100 SQ. FT.	125 SQ. FT.	
MAX. LOT COVERAGE	40%	2,336 SQ. FT. (32.5%)	
MIN. OPEN SPACE	25%	3,147 SQ. FT. (43.7%)	
BUILDING HEIGHT	35'-0"	33'-9"	
PARKING SPACES	2	2	
SITE STATISTICS			
EXISTING STRUCTURE		AREA	
A/C	1321 SQ. FT.		
FRONT PORCH (COVERED SPACE)	204 SQ. FT.		
CARPORT (COVERED SPACE)	232 SQ. FT.		
TOTAL	1757 SQ. FT.		
AREA TO BE DEMOLISHED			
EXISTING CARPORT	232 SQ. FT.		
PORTION OF MAIN HOUSE	256 SQ. FT.		
GUEST UNIT	260 SQ. FT.		
TOTAL	748 SQ. FT.		
NEW ADDITION			
MAIN HOUSE	763 SQ. FT.		
GUEST UNIT	452 SQ. FT.		
CARPORT	220 SQ. FT.		
TOTAL	1435 SQ. FT.		
TOTAL BUILDING AFTER NEW ADDITION		1009 SQ. FT. + 1435 SQ.FT = 2444 SQ.FT	
ACCESSORY STRUCTURE			
	AREA	% OF PRINCIPAL (40% MAX)	
GUEST COTTAGE	452 SQ. FT.	29.4%	
PRINCIPAL STRUCTURE	1,640 SQ. FT.	-	
BUILDING SETBACK			
	EXISTING	REQUIRED	PROVIDED
FRONT - N. SWINTON AVE.	30'-2"	25'-0"	30'-2" (EXISTING)
SIDE STREET - N.E. 5TH ST.	15'-4"	15'-0"	14'-0" (ADDITION)
SIDE INTERIOR	16'-7"	10'-0"	10'-0" (ADDITION)
REAR	15'-8"	10'-0"	5'-0" (ADDITION)
POOL	-	10'-0"	5'-0"
BUILDING HEIGHT (TOP OF ROOF)			
EXISTING	8'-9"		
ADDITION	8'-9"		
DEMOLITION			
AREA PROPOSED FOR DEMOLITION			748 SQ. FT.
VARIANCE REQUEST			
POOL	5'-0" IN LIEU OF 10'-0"		
CARPORT	5'-0" IN LIEU OF 10'-0"		
LEGEND			
TO BE DEMOLISHED			
EXISTING HOUSE			
4'-0" BLACK CHAIN LINK FENCE			
1' x 1' PAVERS			
4' HEDGE			
SOD			
EXTERIOR GATE SCHEDULE			
STD	NOMINAL SIZE	DOOR TYPE	FRAME
	WIDTH	HEIGHT	FINISH
104	3'-0"	6'-0"	-
			THK.
			DETAIL(S)
			REMARKS
			BLACK CHAIN LINK GATE
GENERAL NOTES:			
1. DO NOT SCALE DRAWING			
2. ALL DIMENSIONS ARE FINISHED			
3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING IF THERE ARE ANY DISCREPANCIES IN THE PLANS			
4. THE CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH ALL ASPECTS OF THE PROJECT			





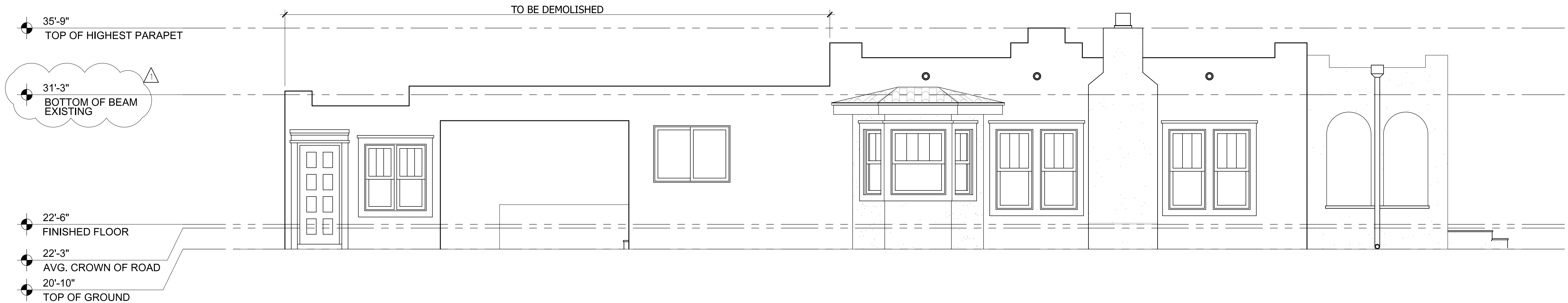
3 EAST ELEVATION-EXISTING
SCALE: 1/4"=1'-0"



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



2 SOUTH ELEVATION-EXISTING
SCALE: 1/4"=1'-0"



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

415 N. SWINTON AVE.
415 N. SWINTON AVE.
DELRAY BEACH, FL 33444

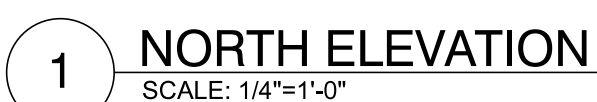
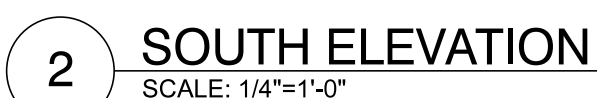
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REVISIONS		
1.	TAC COMMENTS	1.21.2019
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A-3.0
PRINT DATE:
JAN. 21, 2019

SILBERSTEIN ARCHITECTURE
524 NE 2ND STREET DELRAY BEACH FL 33483
TEL 561 276 9393 LICENSE # AA2600778
WWW.SILBERSTEINARCHITECT.COM
jsilbersteinarchitect.com or studio@silbersteinarchitect.com

A-3.1 EXISTING ELEVATIONS [SCALE: 1/4"=1'-0"]



REVISIONS		
1.	TAC COMMENTS	10.2.2018
2.	TAC COMMENTS	1.21.2019
3.	TAC COMMENTS	4.8.2019
4.	P&Z COMMENTS	4.18.2019
5.	P&Z COMMENTS	4.24.2019
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ADDITION

EXISTING

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

415 N. SWINTON AVE.
415 N. SWINTON AVE.
DELRAY BEACH, FL 33444

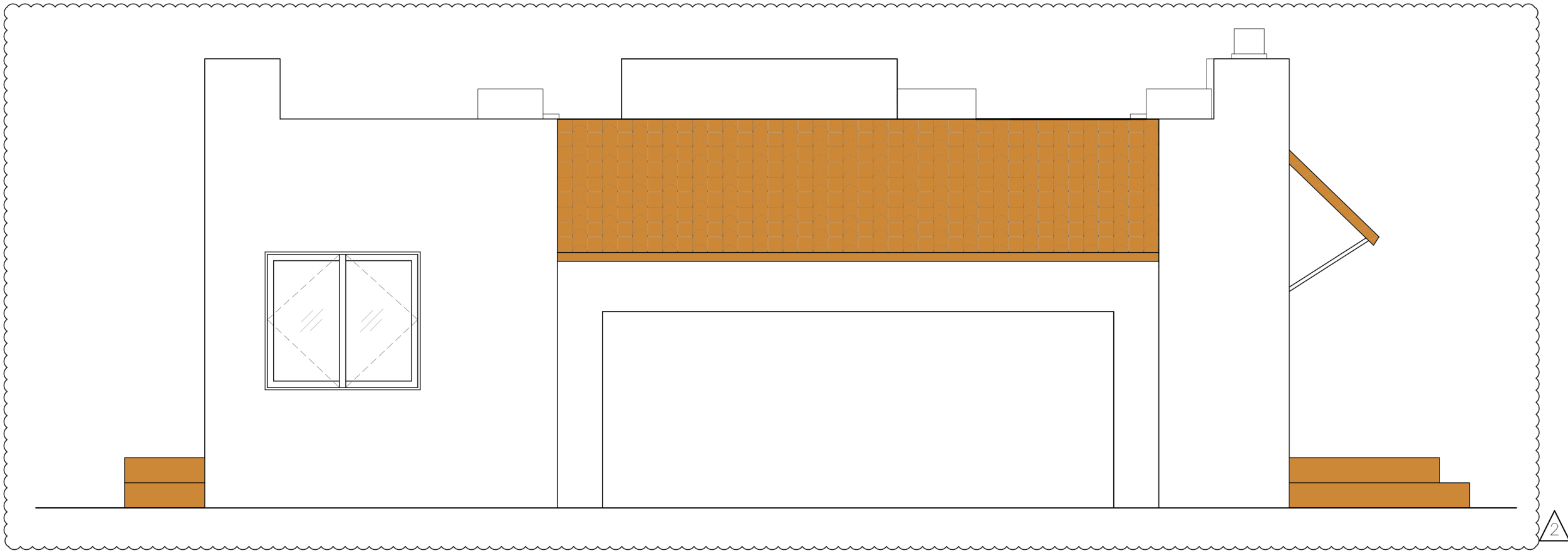
A-4.0 EXTERIOR RENDERINGS [SCALE: 1/4"=1'-0"]

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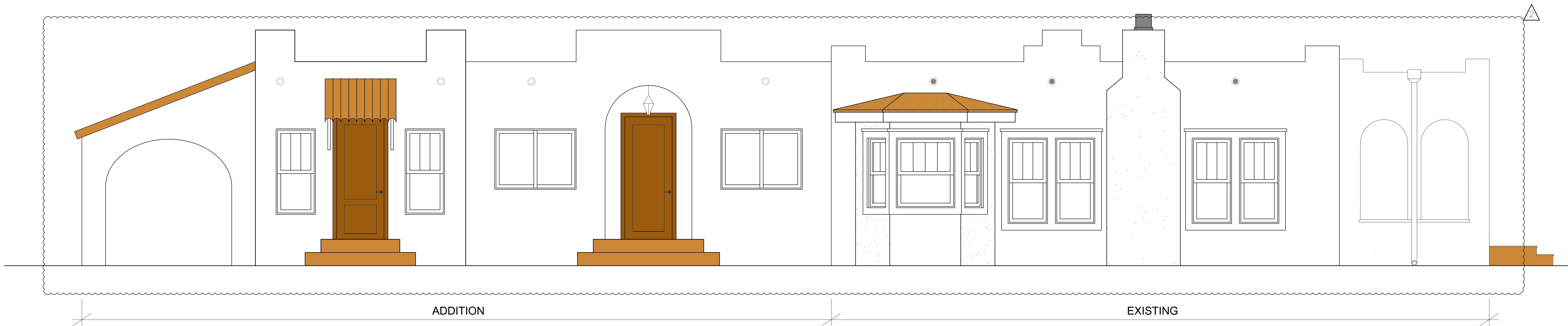
REVISIONS		
1.	TAC COMMENTS	10.2.2018
2.	TAC COMMENTS	1.21.2019
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A-4.0
PRINT DATE:
APR. 23, 2019

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



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

415 N. SWINTON AVE.
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A-4.0 EXTERIOR RENDERINGS [SCALE: 1/4"=1'-0"]

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REVISIONS		
1.	TAC COMMENTS	10.2.2018
2.	TAC COMMENTS	1.21.2019
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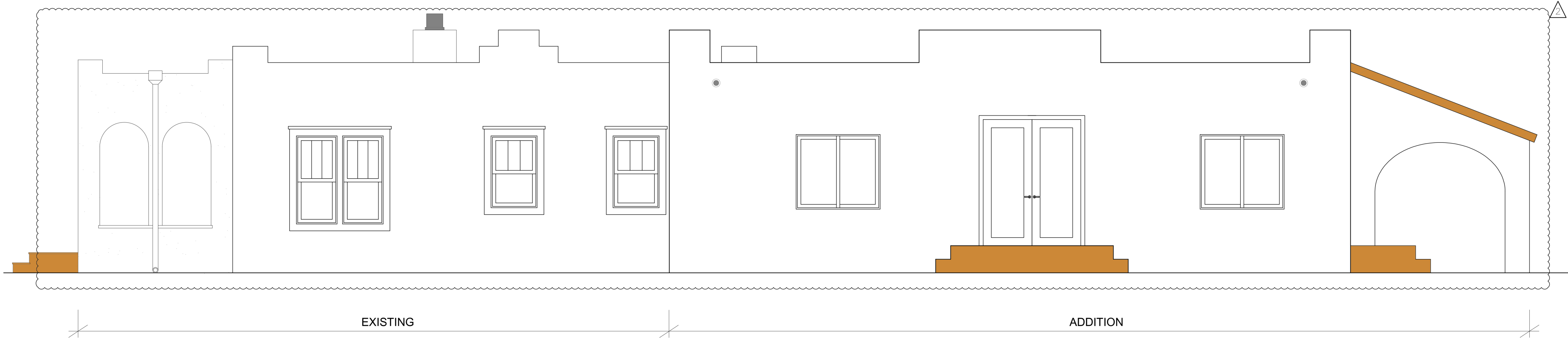
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WEST ELEVATION - EXISTING
SCALE: 1/4"=1'-0"



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

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A-4.1 EXTERIOR RENDERINGS [SCALE: 1/4"=1'-0"]

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REVISIONS		
1.	TAC COMMENTS	10.2.2018
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A-4.1

PRINT DATE:
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415 N. SWINTON AVE.

415 N. SWINTON AVE.
DELRAY BEACH, FL 33444



SILBERSTEIN ARCHITECTURE:

- CV-1.0 Cover Sheet
- A-1.0 Survey
- A-1.0 Site Plan/Floor Plan
- A-1.1 First Floor Plan
- A-3.0 Existing Elevations
- A-3.1 Exterior Elevations
- A-4.0 Exterior Renderings
- A-4.1 Exterior Renderings

RENNER BURGESS, INC. LAND SURVEYING
Survey

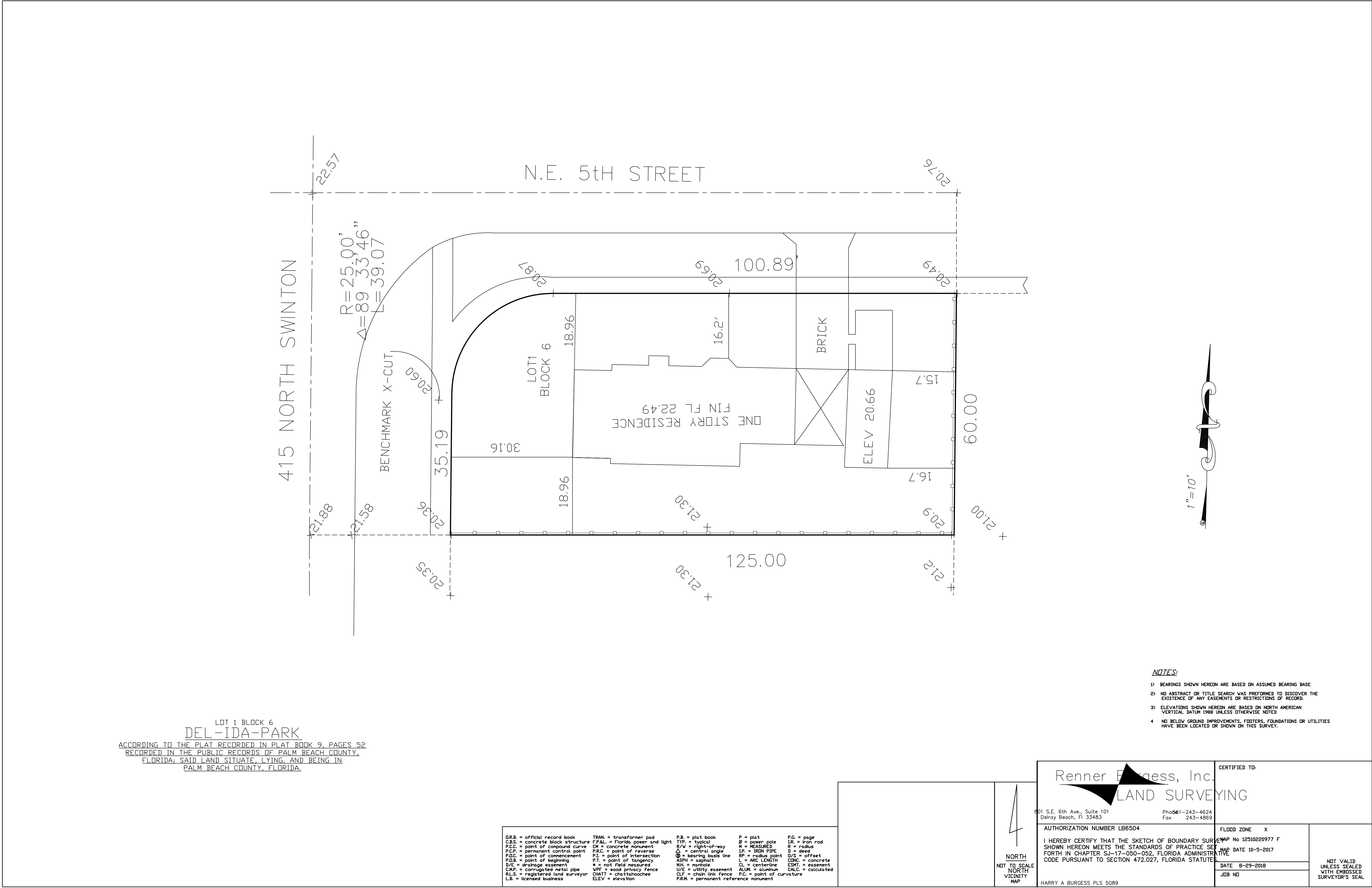
415 N. SWINTON AVE.
415 N. SWINTON AVE.
DELRAY BEACH, FL 33444
CV-1.0 COVER SHEET

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REVISIONS		
1.	TAC COMMENTS	10.2.2018
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CV1.0
PRINT DATE:
JAN. 21, 2019

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jsilbersteinarchitect.com or studio@silbersteinarchitect.com



LOT 1 BLOCK 6
DEL-IDA-PARK
ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 9, PAGES 52
RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA; SAID LAND SITUATE, LYING, AND BEING IN
PALM BEACH COUNTY, FLORIDA.

DR.B. = official record book
C.B.S. = concrete block structure
P.C.C. = point of compound curve
P.C.P. = permanent control point
P.I.C. = point of commencement
P.O.B. = point of beginning
D/E = drainage easement
CMP = corrugated metal pipe
R.L.S. = registered land surveyor
L.B. = licensed business

TRAN = transformer pad
F.P.&L. = Florida power and light
DM = concrete monument
P.O.C. = point of curve
P.I. = point of intersection
P.T. = point of tangency
N = not field measured
VPF = wood privacy fence
CHATT = chattahoochee
ELEV = elevation

P.B. = plat book
TYP. = typical
R/W = right-of-way
Δ = central angle
B = bearing basis line
ASPH = asphalt
MH = manhole
U/E = utility easement
CLF = chain link fence
PRM = permanent reference monument

P = plat
B = power pole
M = MEASURED
I.P. = IRON PIPE
RP = radius point
L = ARC LENGTH
CL = centerline
ALUM = aluminum
P.C. = point of curvature

P.G. = page
IR. = iron rod
R = radius
D = deed
O/S = offset
CONC. = concrete
ESMT. = easement
CALC. = calculated

4
NORTH
NOT TO SCALE
NORTH
VICINITY
MAP

Renner Burgess, Inc. LAND SURVEYING		CERTIFIED TO:	
801 S.E. 6th Ave., Suite 101 Delray Beach, FL 33483 Phone 561-243-4624 Fax 561-243-4869		FLOOD ZONE X	
AUTHORIZATION NUMBER LB6504		MAP No 12510220977 F	
I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER SJ-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.		MAP DATE 10-5-2017	
HARRY A BURGESS PLS 5089		DATE 8-29-2018	
		JOB NO	
		NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL	