



CATHCART RESIDENCE EXISTING CONDITION
VIEW FROM SWINTON FACING SOUTH WEST



CATHCART RESIDENCE EXISTING CONDITION
VIEW FROM SWINTON FACING NORTH WEST

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BUILDING INFORMATION - CATHCART HOUSE

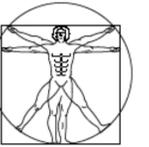
Address: 38 S. Swinton Street
 Historic Style: French Colonial (per "A Field Guide to American Houses" Virginia & Lee McAlister)
 Constructed: 1902
 Building Type: Single Family Dwelling

NOTE:

DRAWINGS ARE BASED ON SITE VISIT, TAX DATA, OWNER'S DRAWINGS FROM PREVIOUS WORK AND PHOTOGRAPHS OF EXISTING CONDITIONS.

FIELD VERIFY ALL DIMENSIONS INDICATED. FIELD VERIFICATION WILL BE REQUIRED PRIOR TO RESTORATION OR RECONSTRUCTION

REG
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 INTERIORS
 PLANNERS
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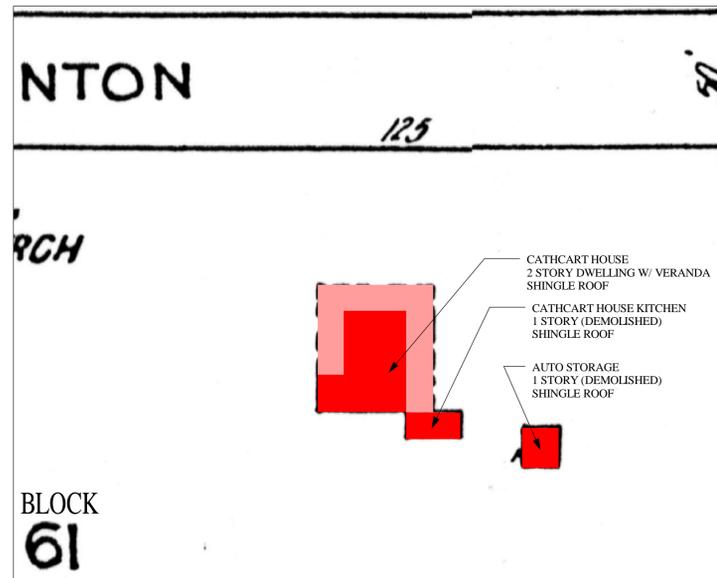


EST. 1988

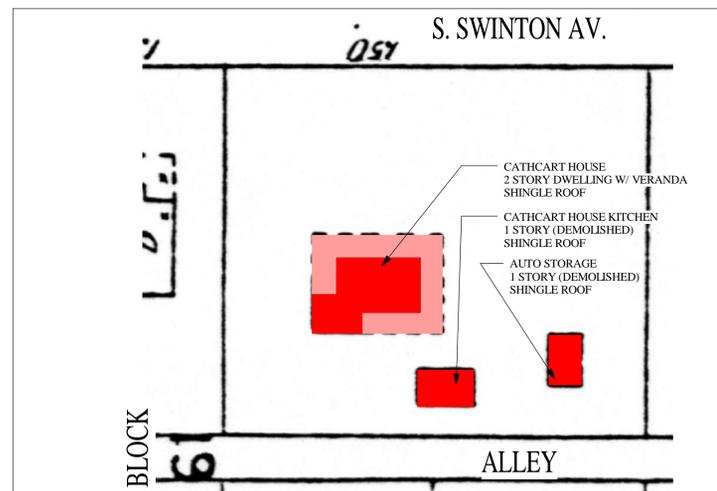
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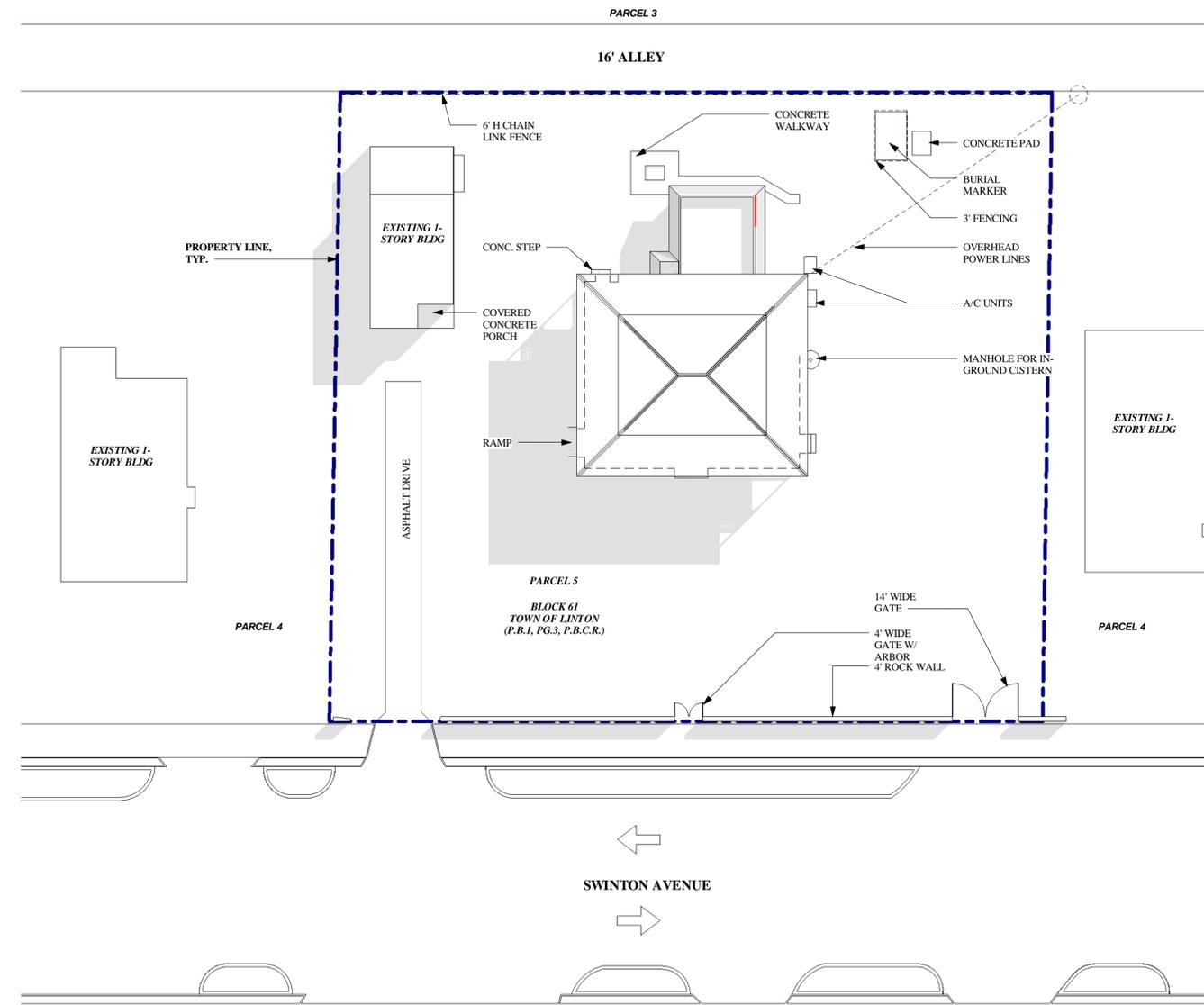
CORPORATION NUMBER
 AA-0002447



2 Sanborn Map 1922
 12" = 1'-0"



3 Sanborn Map 1926, 1946 and 1963 Same
 12" = 1'-0"



1 00 - Site Plan - Existing
 1/16" = 1'-0"

ALL WORK SHALL FOLLOW THE SECRETARY OF INTERIORS STANDARDS & GUIDELINES FOR HISTORIC RESTORATION.

SWINTON COMMONS
 BELRAY BEACH

Cathcart House
 BUILDING "E"

Old School Square Historic District
 38 South Swinton Ave
 Delray Beach, Florida

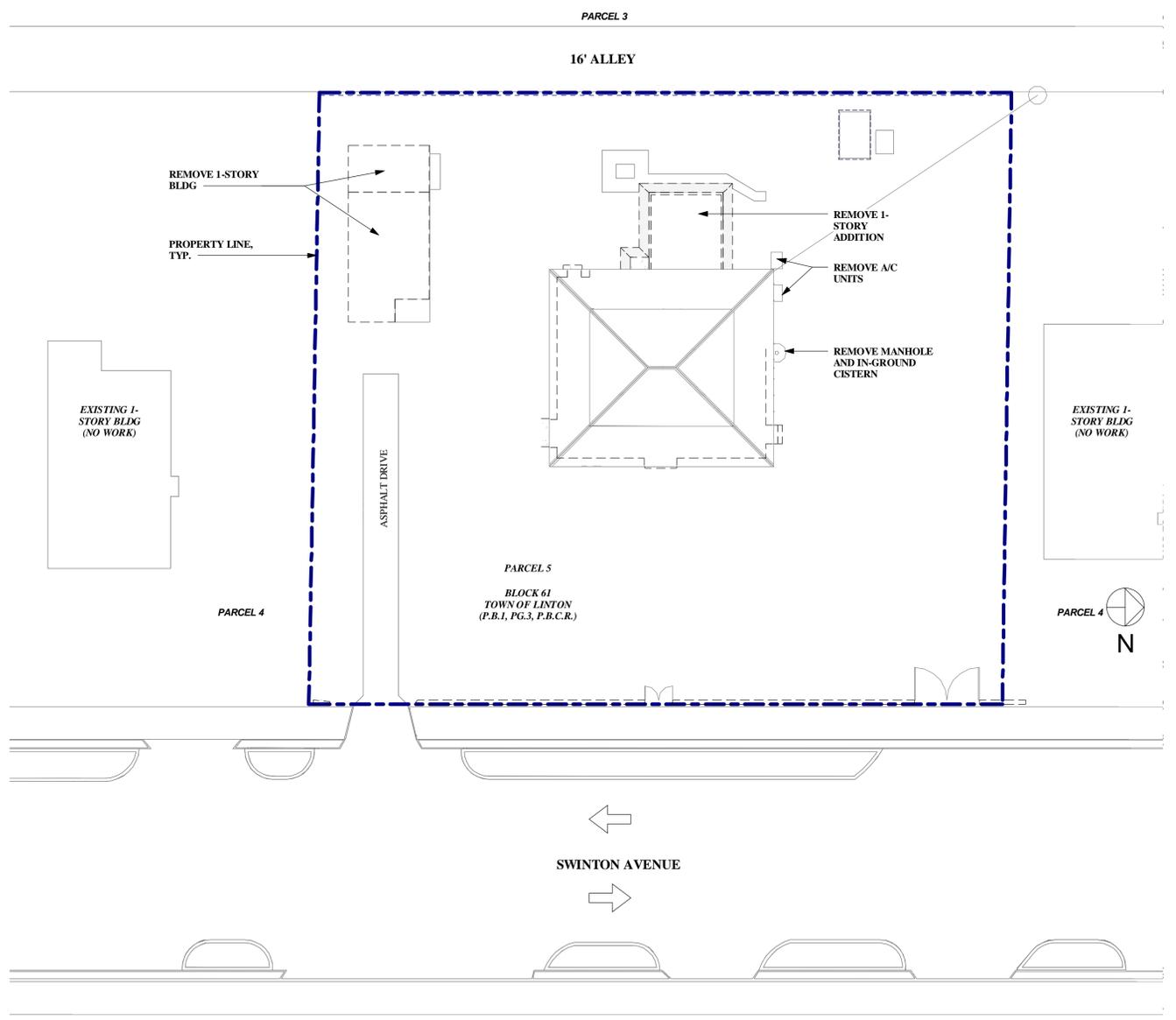
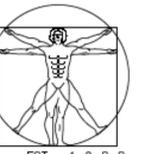
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Site Plan -
 Existing

Site Plan Review
E.A0.ex
 NOT FOR CONSTRUCTION



SWINTON COMMONS
 DELRAY BEACH

**Cathcart House
 BUILDING "E"**

Old School Square Historic
 District
 38 South Swinton Ave
 Delray Beach, Florida

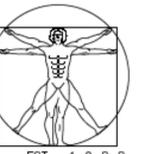
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**Site Plan -
 Selective
 Demolition**
 Site Plan Review
E.A0.sd
 NOT FOR CONSTRUCTION

① 00 - Site Plan - Selective Demolition
 1/16" = 1'-0"



Swinton
 Commons
 Cathcart House
 BUILDING "E"

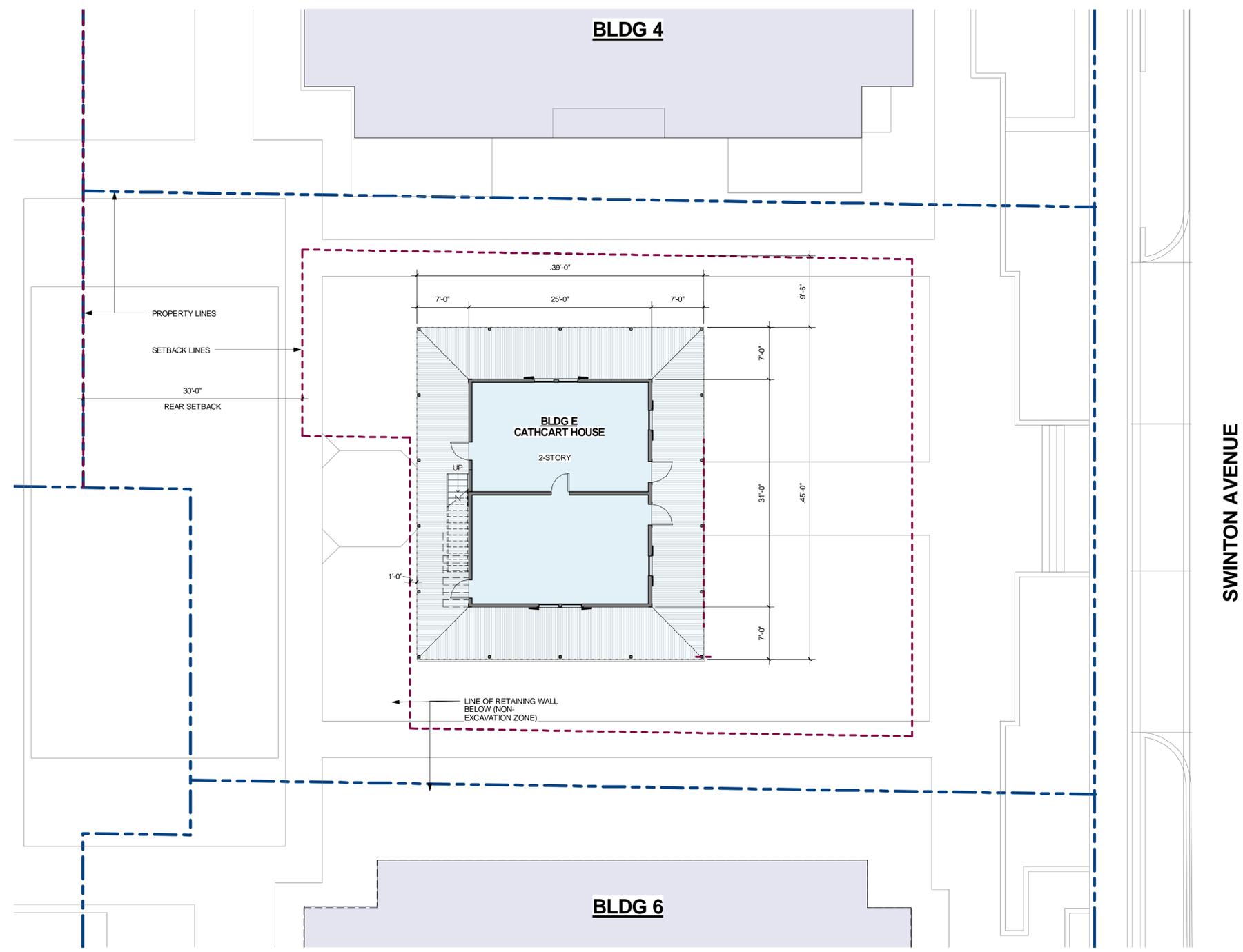
Old School Square Historic
 District, Delray Beach, Florida
 38 South Swinton Ave
 Delray Beach, FL 33444

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Site Plan -
 Proposed
 Location



1 BUILDING E - PROPOSED SITE PLAN
 1/8" = 1'-0"

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- RELOCATED BUILDINGS
- NEW BUILDINGS - SEE ARCHITECTURAL DRAWINGS
- EXISTING BUILDINGS - NO WORK

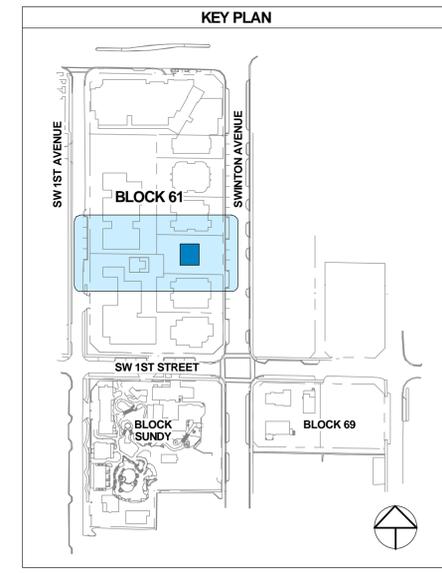
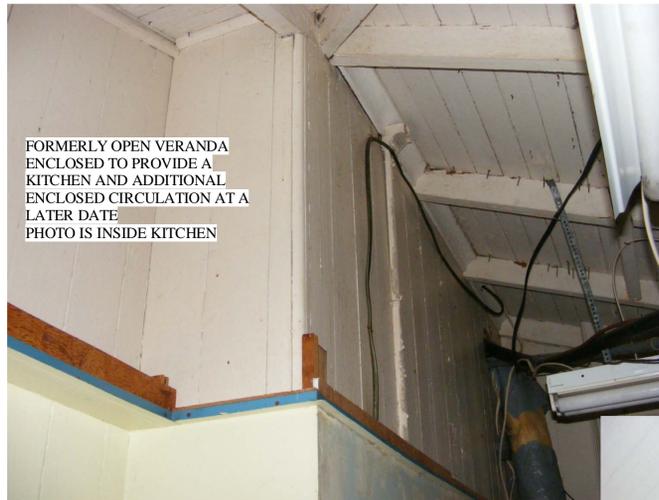




PHOTO SHOWS WOOD WALL INFILL BETWEEN COLUMNS WHERE VEREANDA WAS ENCLOSED AT A LATER DATE



FORMERLY OPEN VERANDA ENCLOSED TO PROVIDE A KITCHEN AND ADDITIONAL ENCLOSED CIRCULATION AT A LATER DATE
PHOTO IS INSIDE KITCHEN



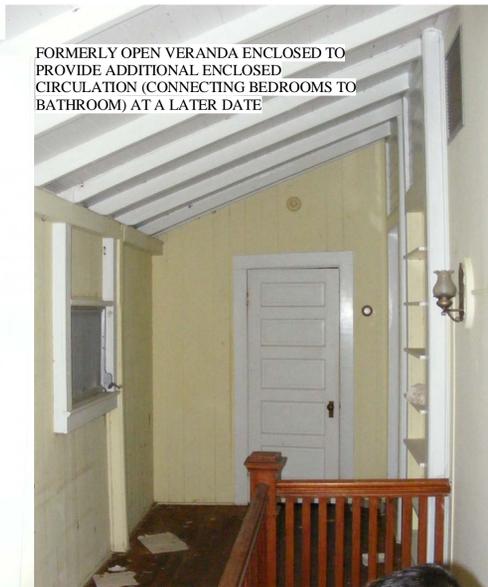
ONE OF TWO MATCHING FRONT ENTRY DOORS WITH ORIGINAL ETCHED GLAZING, OLDER THUMB TURN DOOR BELL



FIRST FLOOR EXPOSED FRAMING (IN ENCLOSED VERANDA) AND WOOD TRIM / CIELING

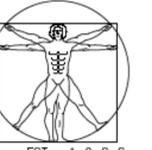


FORMERLY OPEN VERANDA ENCLOSED TO ACCOMODATE A BATHROOM AT A LATER DATE



FORMERLY OPEN VERANDA ENCLOSED TO PROVIDE ADDITIONAL ENCLOSED CIRCULATION (CONNECTING BEDROOMS TO BATHROOM) AT A LATER DATE

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DELRAY BEACH

**Cathcart House
BUILDING "E"**

Old School Square Historic
District
38 South Swinton Ave
DeLray Beach, Florida

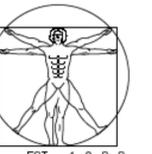
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Photographs
of Existing
Conditions

Site Plan Review
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**Cathcart House
 BUILDING "E"**

Old School Square Historic
 District
 38 South Swinton Ave
 Delray Beach, Florida

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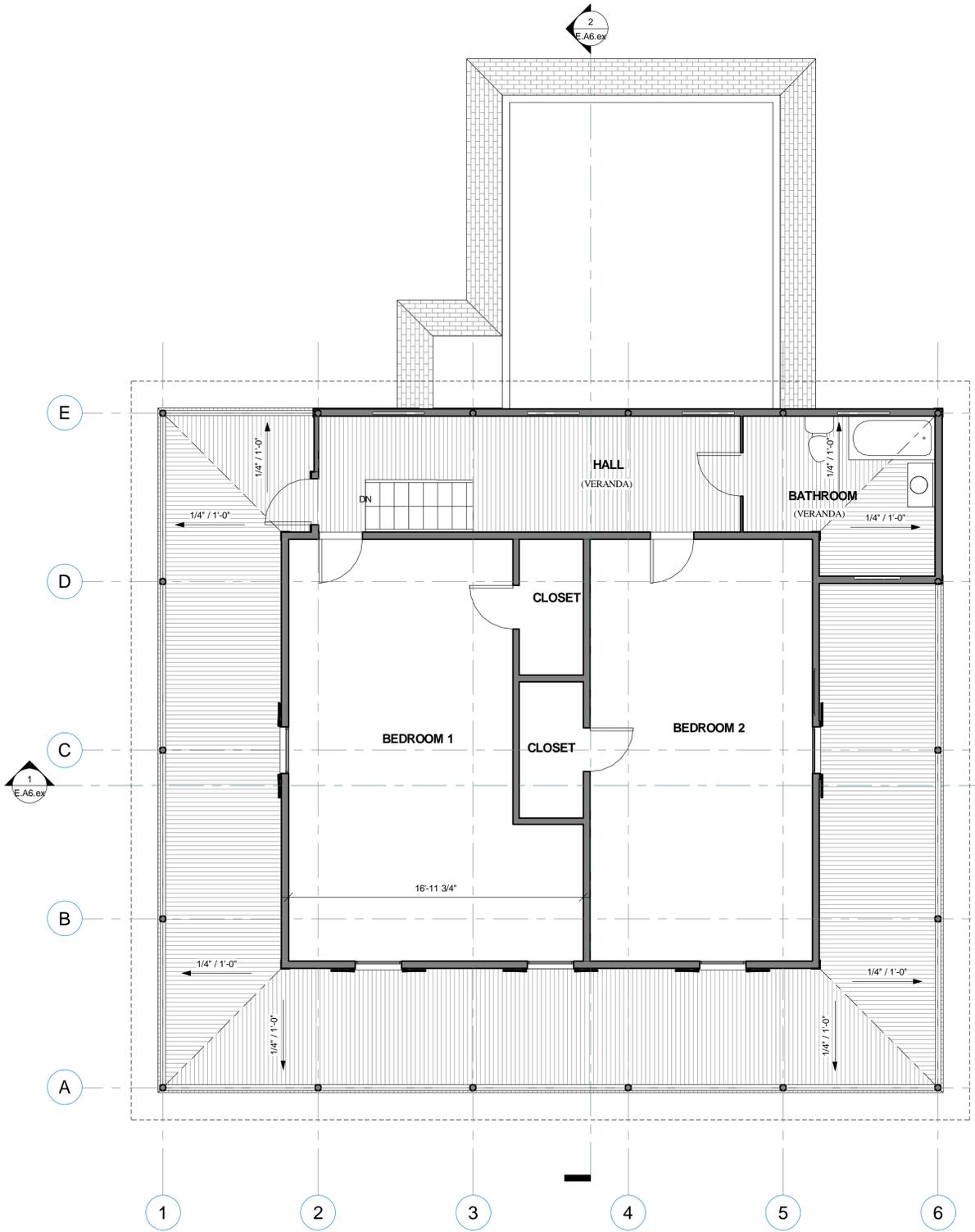
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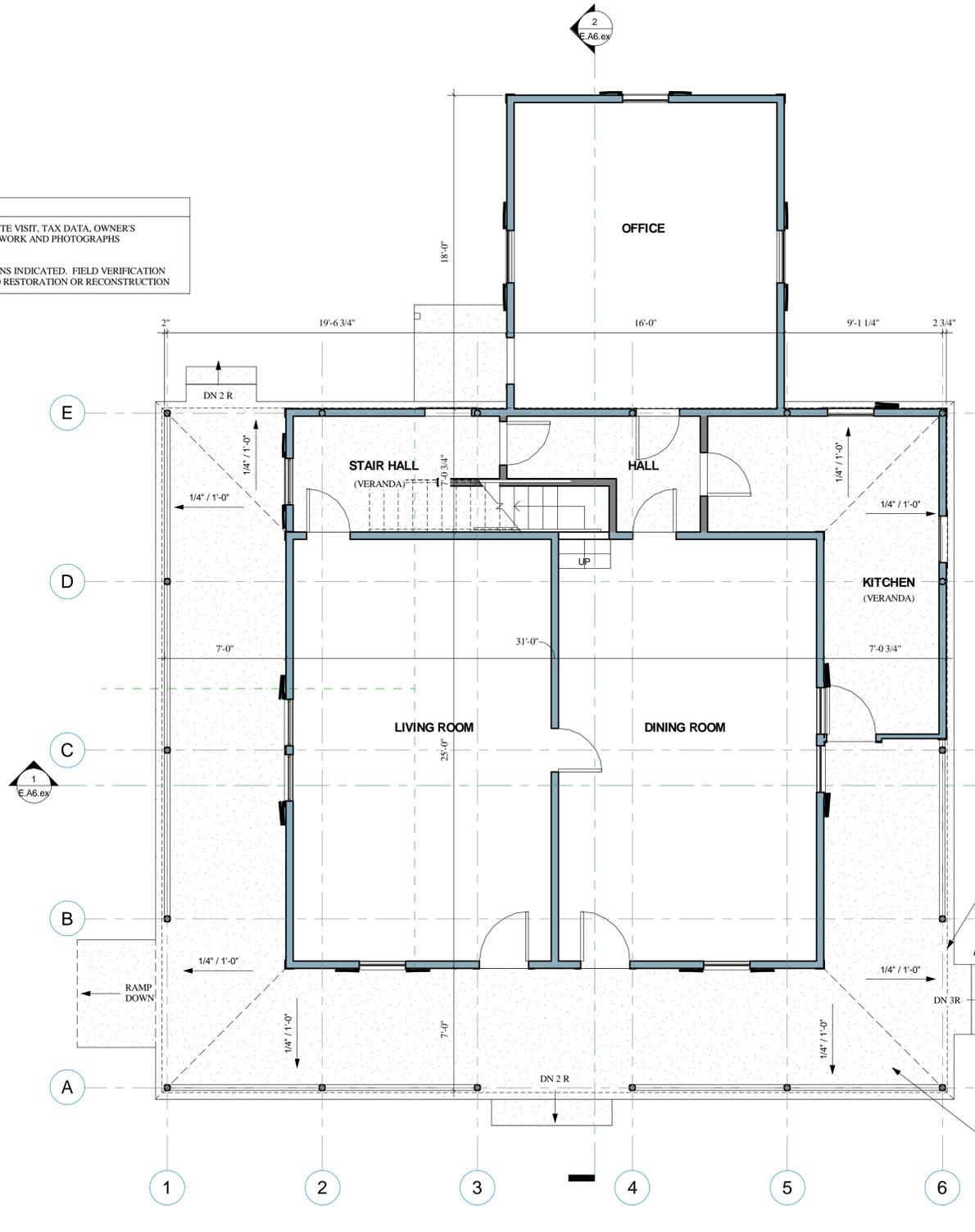
**Floor Plans -
 Existing**

BUILDING AREA:
 2,466 GROSS SQUARE FEET - UNDER A/C
 1,367 GROSS SQUARE FEET - NON A/C

NOTE:
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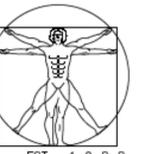


② 02 - 2nd Floor Ref. Ceiling Plan - Existing
 1/4" = 1'-0"



① 01 - 1st Floor Ref. Ceiling Plan - Existing
 1/4" = 1'-0"

CAST-IN-PLACE CONCRETE VERANDA FLOOR NOT ORIGINAL, C. 1980; TYP.



**Cathcart House
 BUILDING "E"**

Old School Square Historic
 District
 38 South Swinton Ave
 Delray Beach, Florida

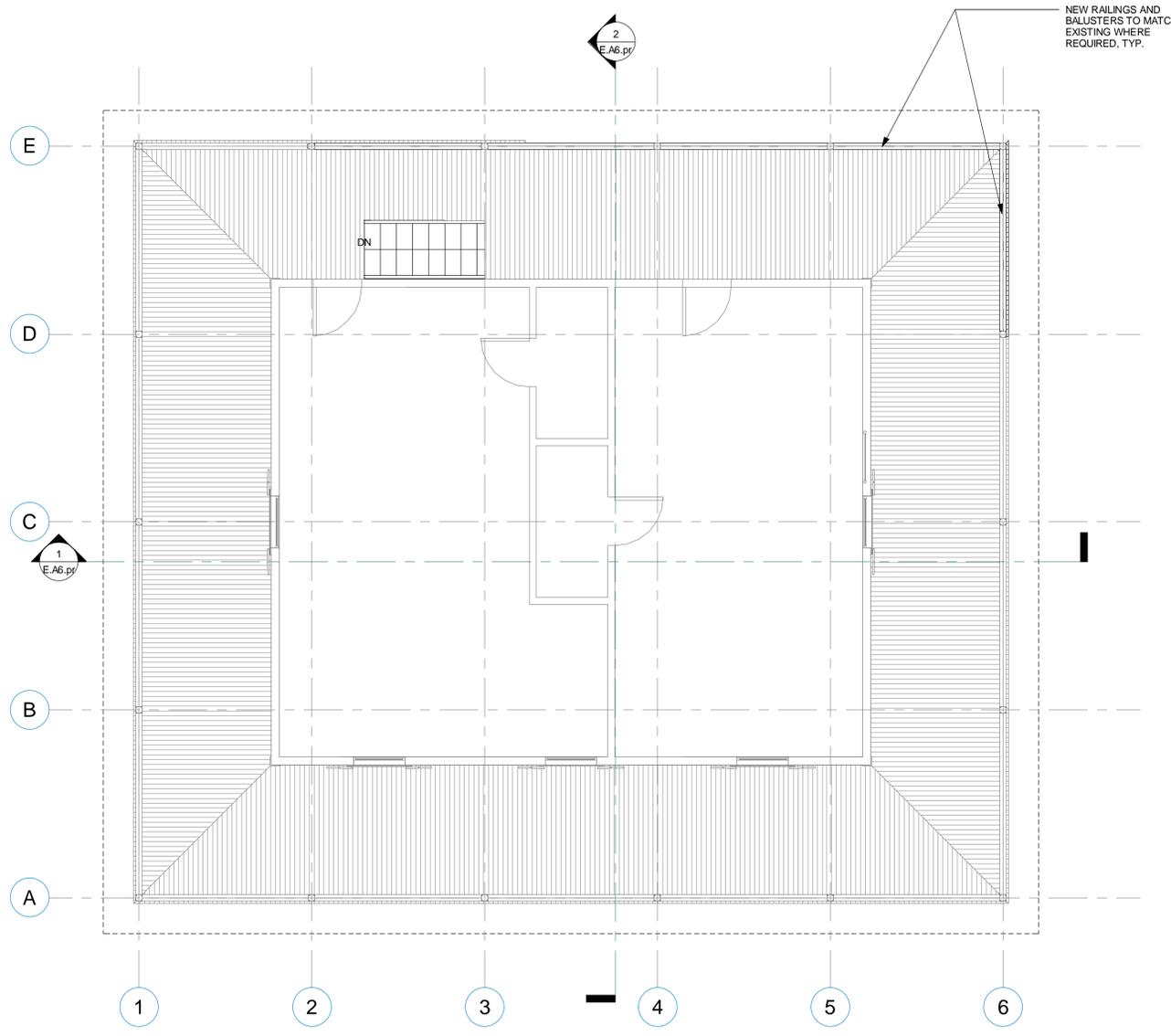
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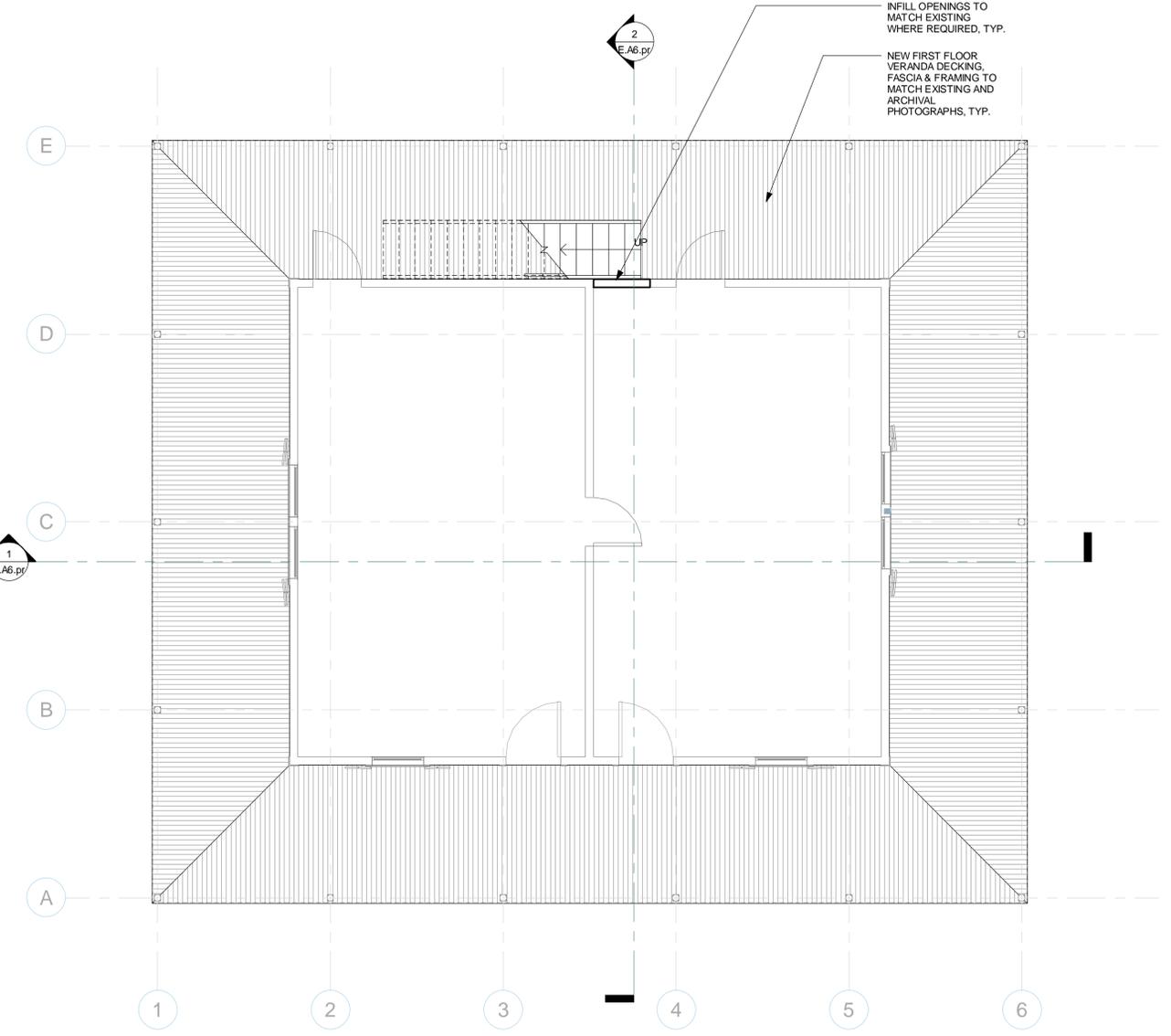
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**Floor Plans -
 Proposed
 Restoration**

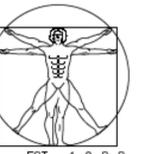
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② 02 - 2nd Floor Plan - Proposed Restoration
 1/4" = 1'-0"



① 01 - 1st Floor Plan - Proposed Restoration
 1/4" = 1'-0"



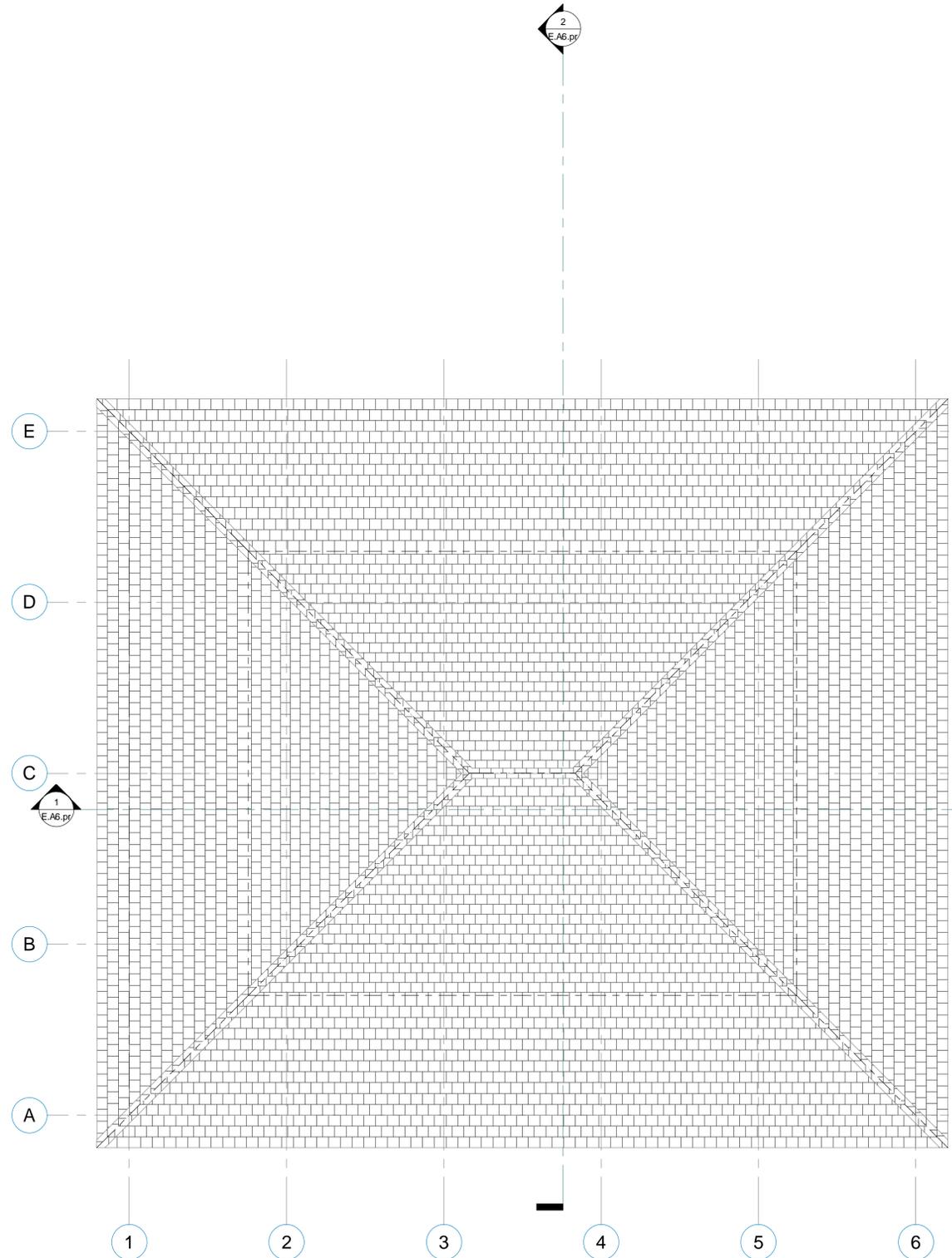
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SWINTON COMMONS
 BELRAY BEACH

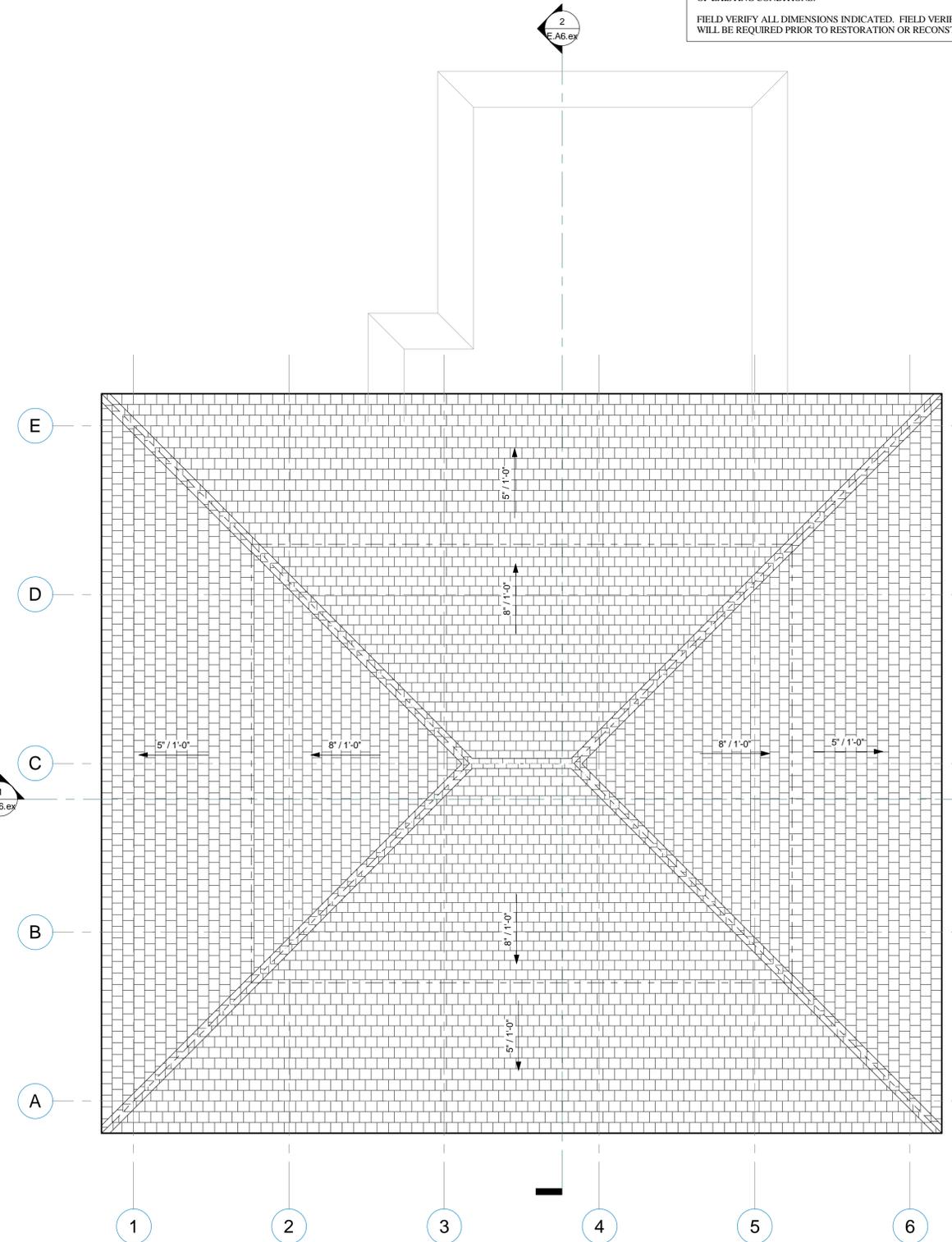
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② 03 - Roof Plan - Proposed Restoration
 1/4" = 1'-0"



① 03 - Roof Plan - Existing
 1/4" = 1'-0"

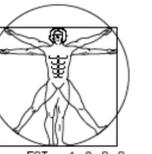
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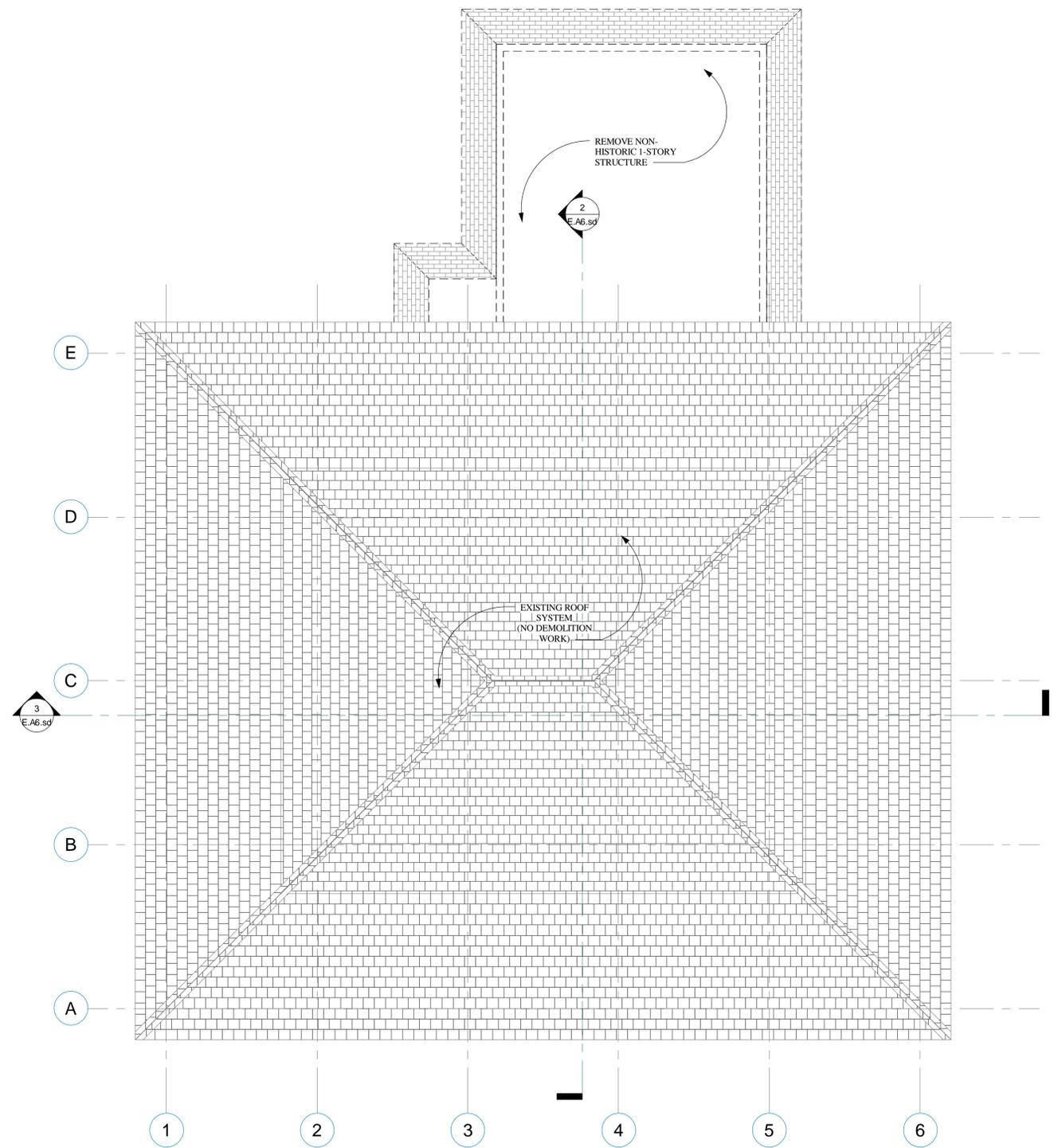
**Roof Plan -
 Existing &
 Proposed Rest.**

Site Plan Review
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**Cathcart House
 BUILDING "E"**

Old School Square Historic
 District
 38 South Swinton Ave
 Delray Beach, Florida

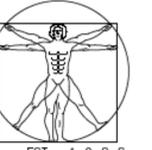


03 - Roof Plan - Selective Demolition
 1/4" = 1'-0"

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**Cathcart House
 BUILDING "E"**

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 38 South Swinton Ave
 Delray Beach, Florida

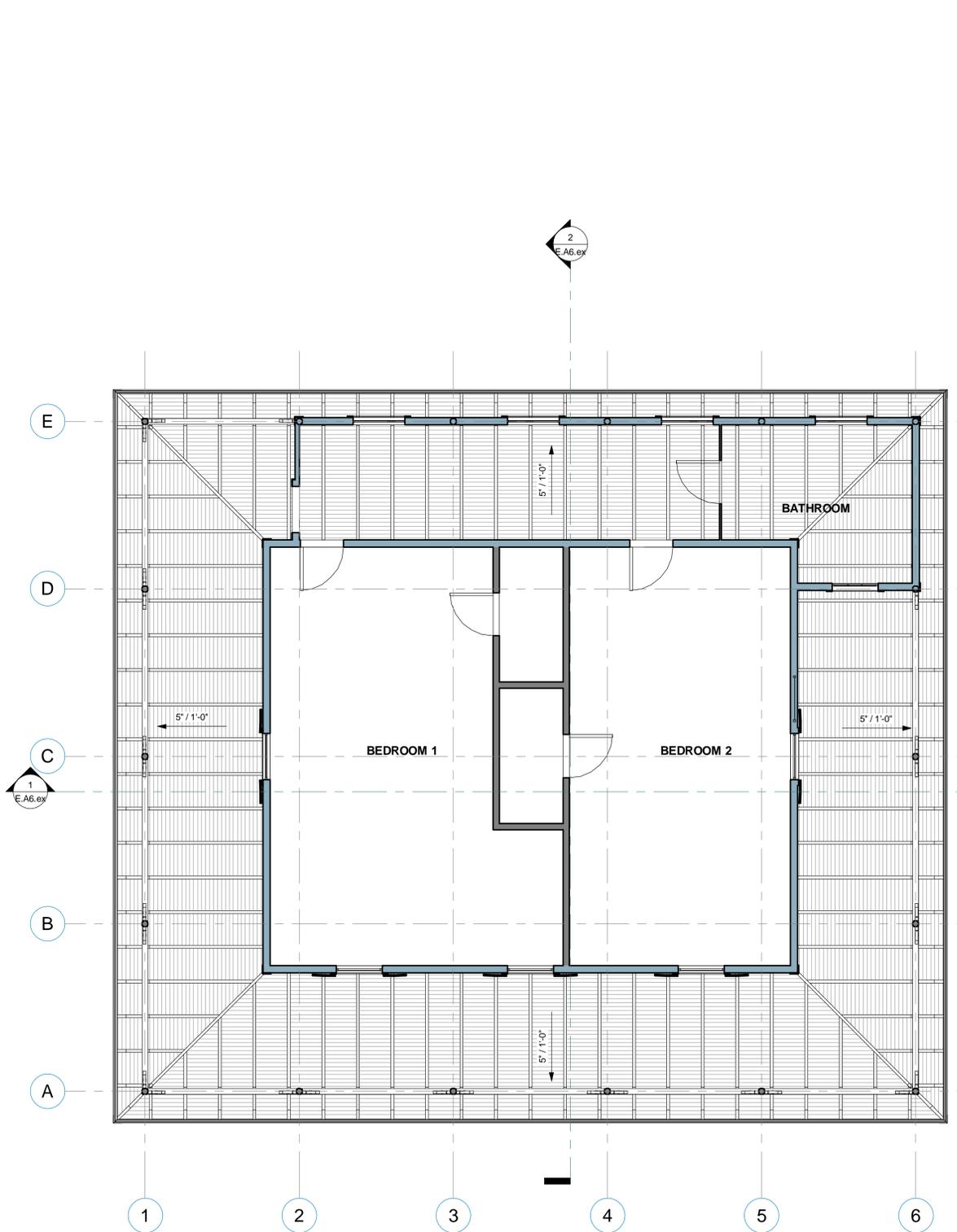
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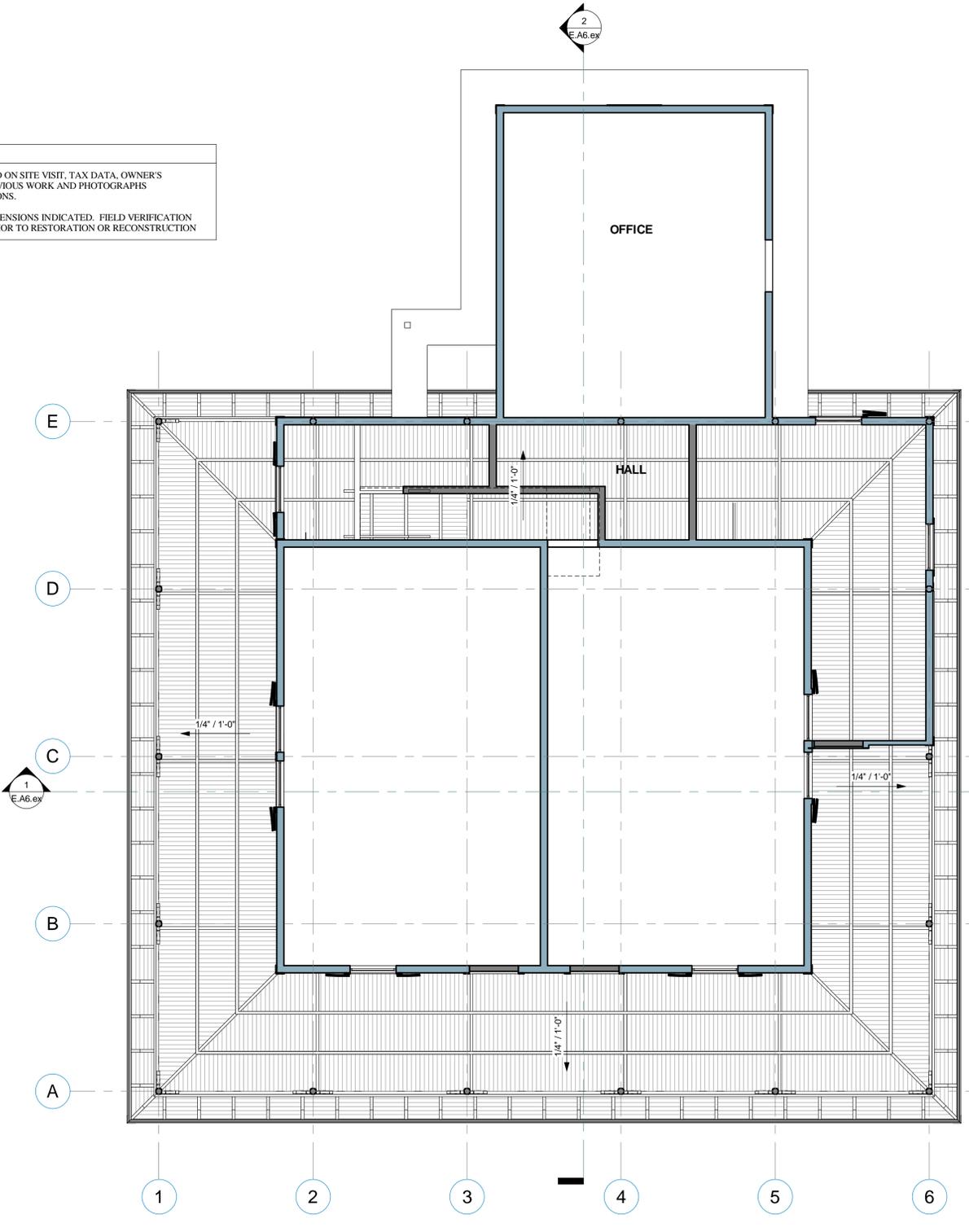
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**Reflected
 Ceiling Plans -
 Existing**

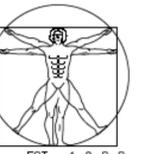
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2 02 - 2nd Floor Ref. Ceiling Plan - Existing
 1/4" = 1'-0"



1 01 - 1st Floor Ref. Ceiling Plan - Existing
 1/4" = 1'-0"



**Cathcart House
 BUILDING "E"**

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 District
 38 South Swinton Ave
 Delray Beach, Florida

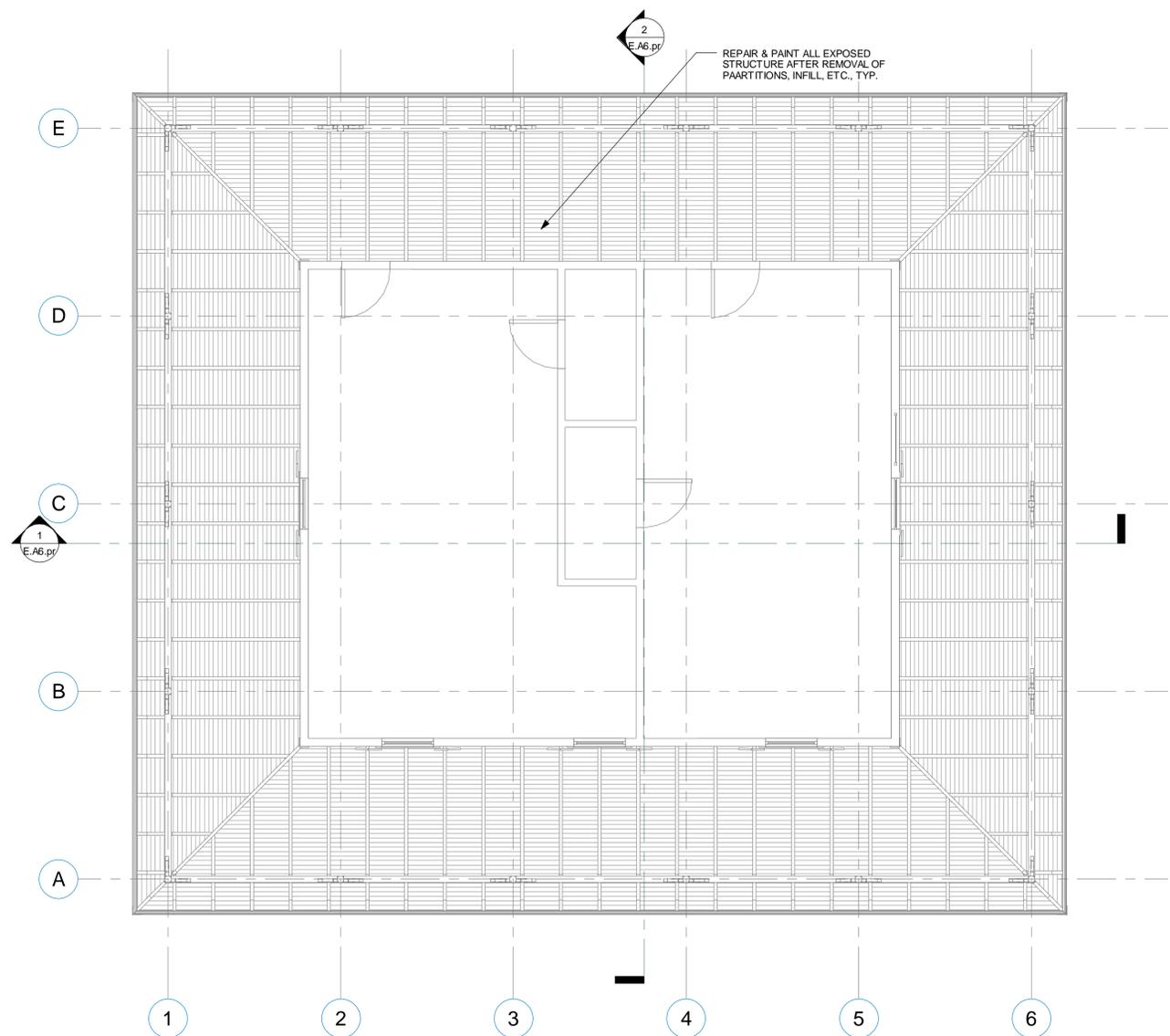
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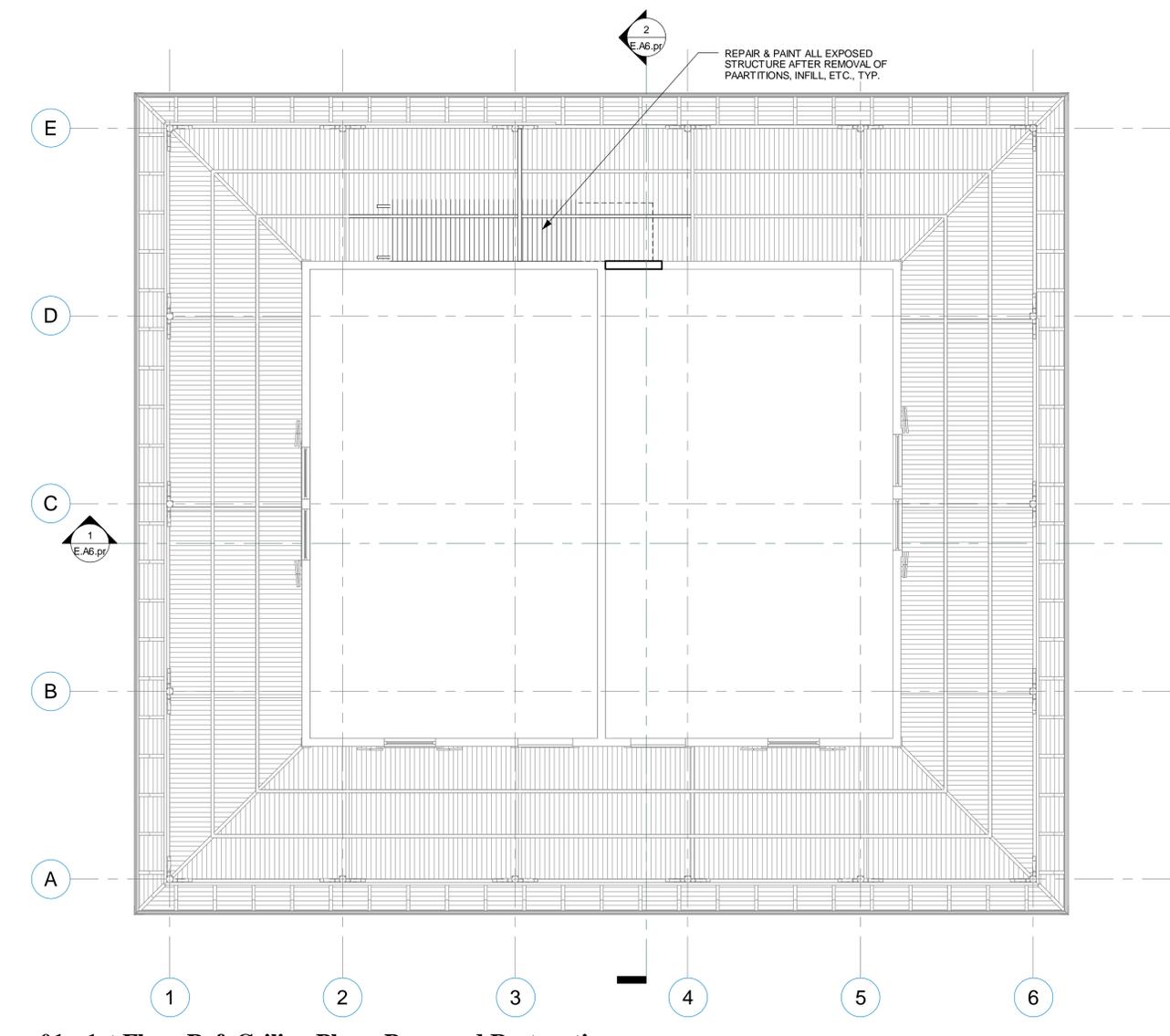
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**Reflected
 Ceiling Plans -
 Proposed Rest.**

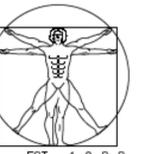
Site Plan Review
E.A4.pr
 NOT FOR CONSTRUCTION



② 02 - 2nd Floor Ref. Ceiling Plan - Proposed Restoration
 1/4" = 1'-0"



① 01 - 1st Floor Ref. Ceiling Plan - Proposed Restoration
 1/4" = 1'-0"



**Cathcart House
 BUILDING "E"**

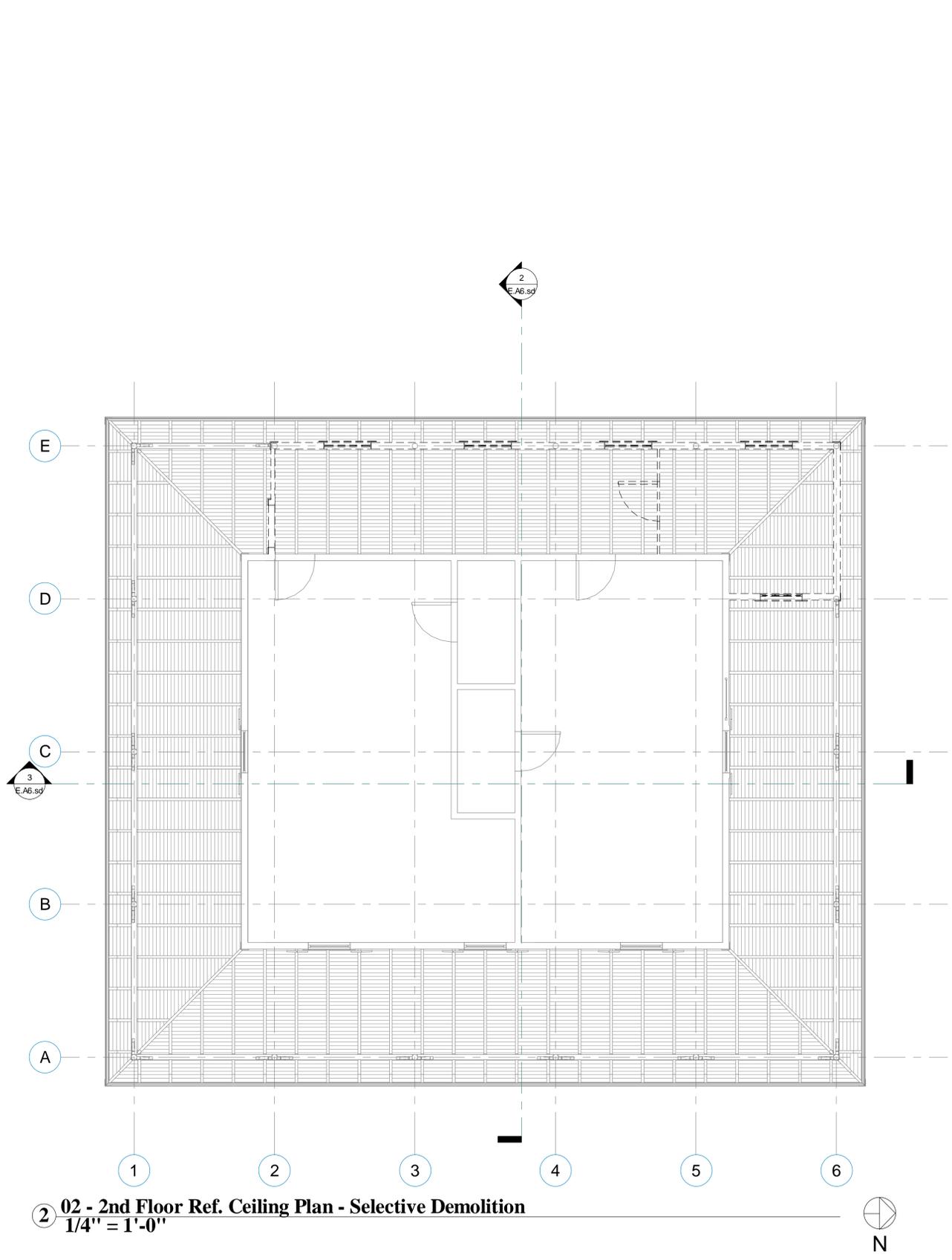
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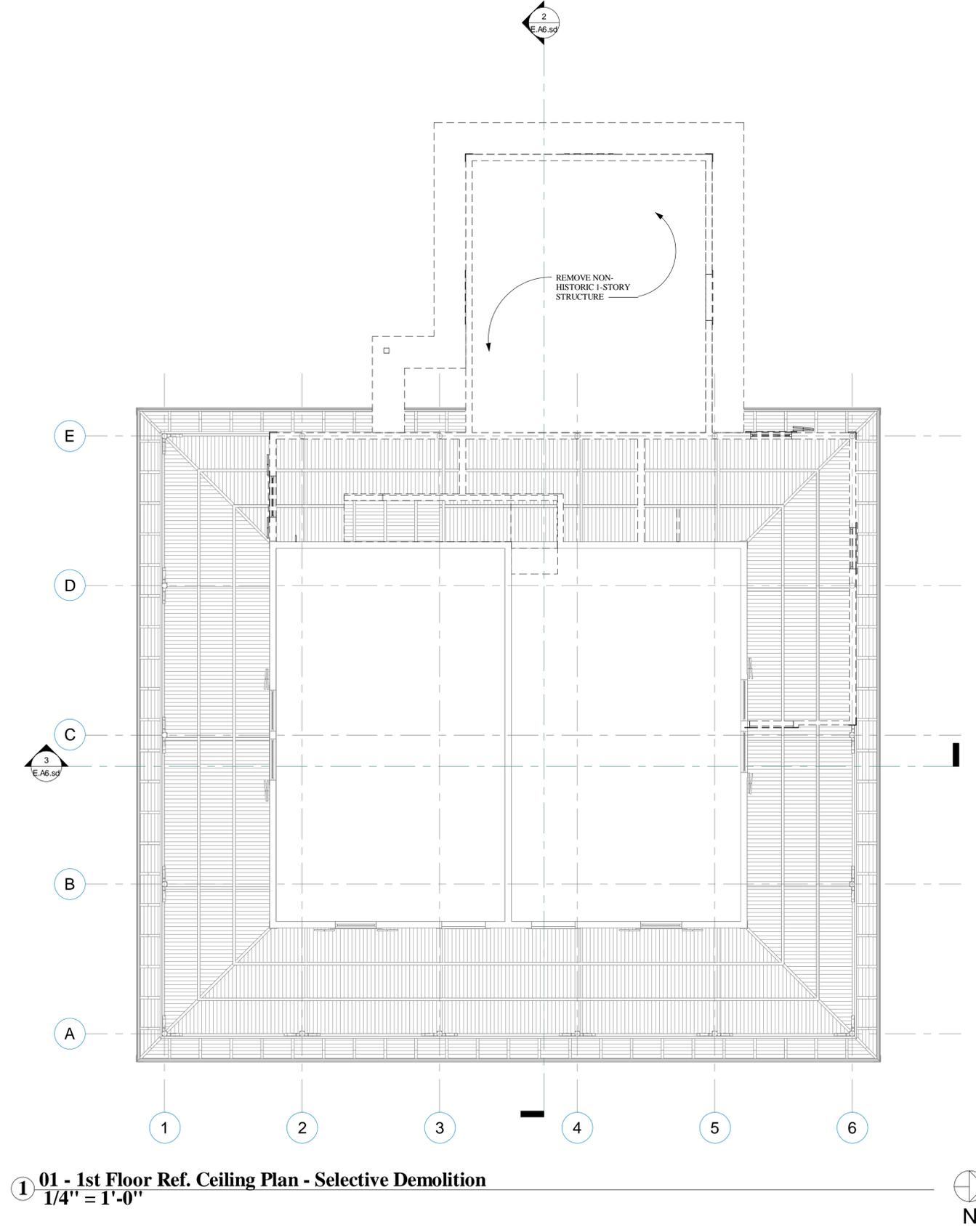
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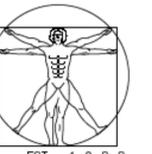
Reflected
 Ceiling Plans
 - Select. Demo.



2 02 - 2nd Floor Ref. Ceiling Plan - Selective Demolition
 1/4" = 1'-0"



1 01 - 1st Floor Ref. Ceiling Plan - Selective Demolition
 1/4" = 1'-0"



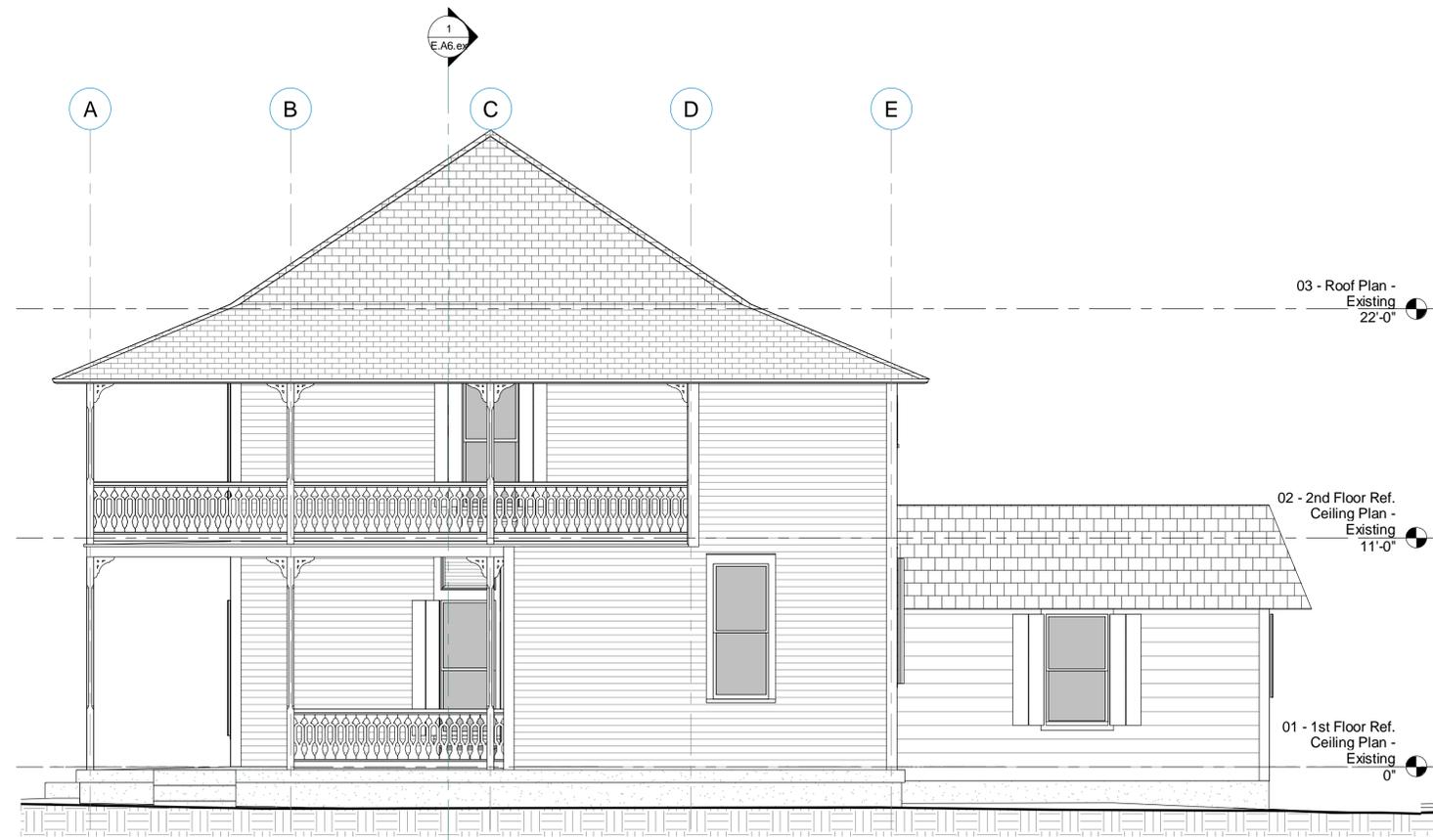
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BUILDING "E"

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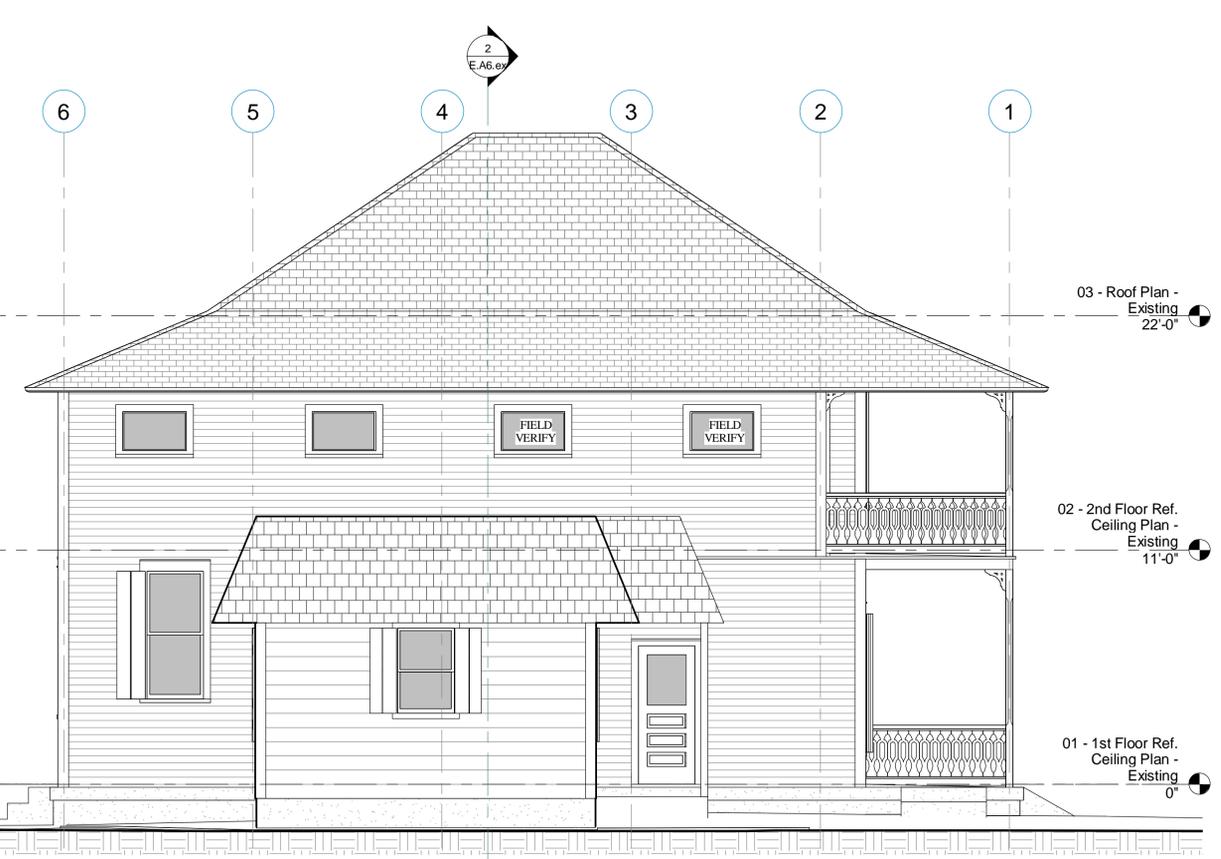
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2 B1 - North (Right) Elevation - Existing Technical
1/4" = 1'-0"



4 D1 - West (Rear) Elevation - Existing Technical
1/4" = 1'-0"



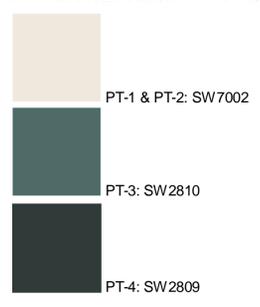
3 C1 - South (Left) Elevation - Existing Technical
1/4" = 1'-0"



1 A1 - East (Front) Elevation - Existing Technical
1/4" = 1'-0"

NOTE:
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EXTERIOR MATERIALS (REFER TO PHOTOS FOR "EXISTING")		PAINT / COLOR	
WOOD SIDING:	EXISTING	PT-1 - BODY COLOR:	SW7002 DOWNY
WINDOWS:	EXISTING WOOD	PT-2 - TRIM COLOR:	SW7002 DOWNY
DOORS:	EXISTING WOOD	PT-3 - SASH & DOOR COLOR:	SW2810 ROOKWOOD SASH GREEN
RAFTERS & SOFFITS:	EXISTING WOOD	PT-4 - SHUTTER COLOR:	SW2809 ROOKWOOD SHUTTER GREEN
ROOFING:	EXISTING COPPER SHINGLE		

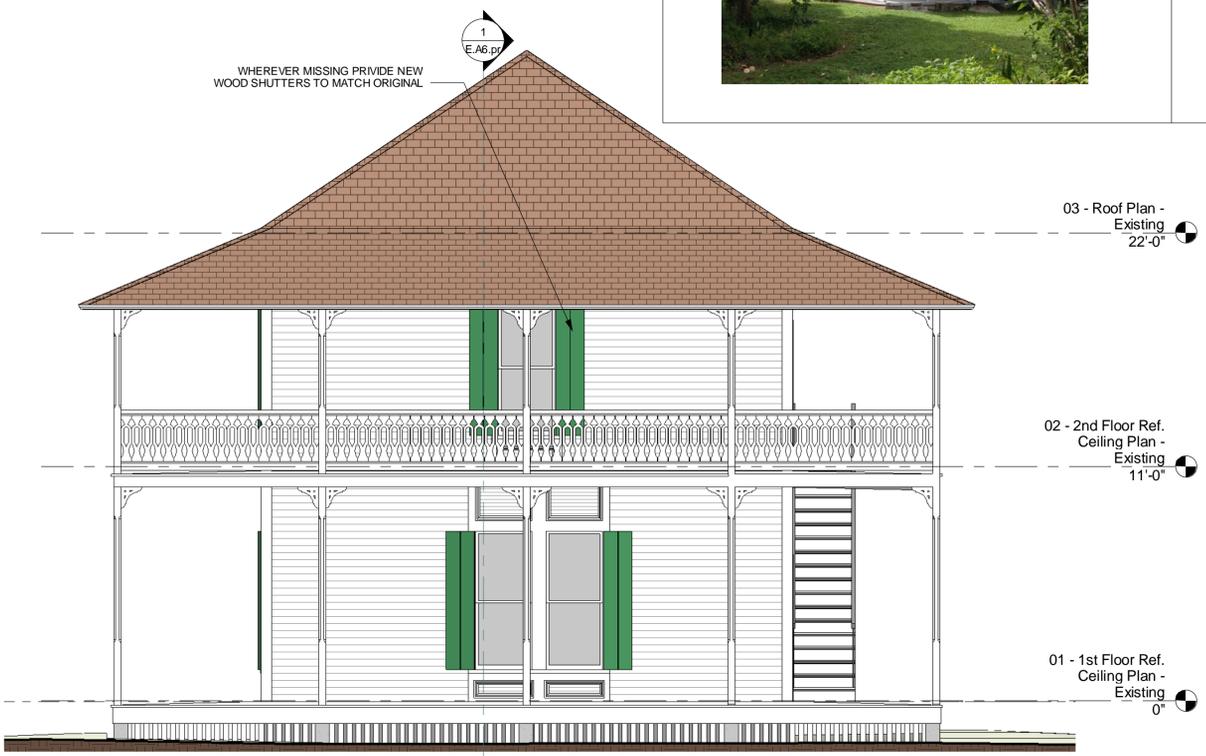


ALL WORK SHALL FOLLOW THE SECRETARY OF INTERIORS STANDARDS & GUIDELINES FOR HISTORIC RESTORATION.

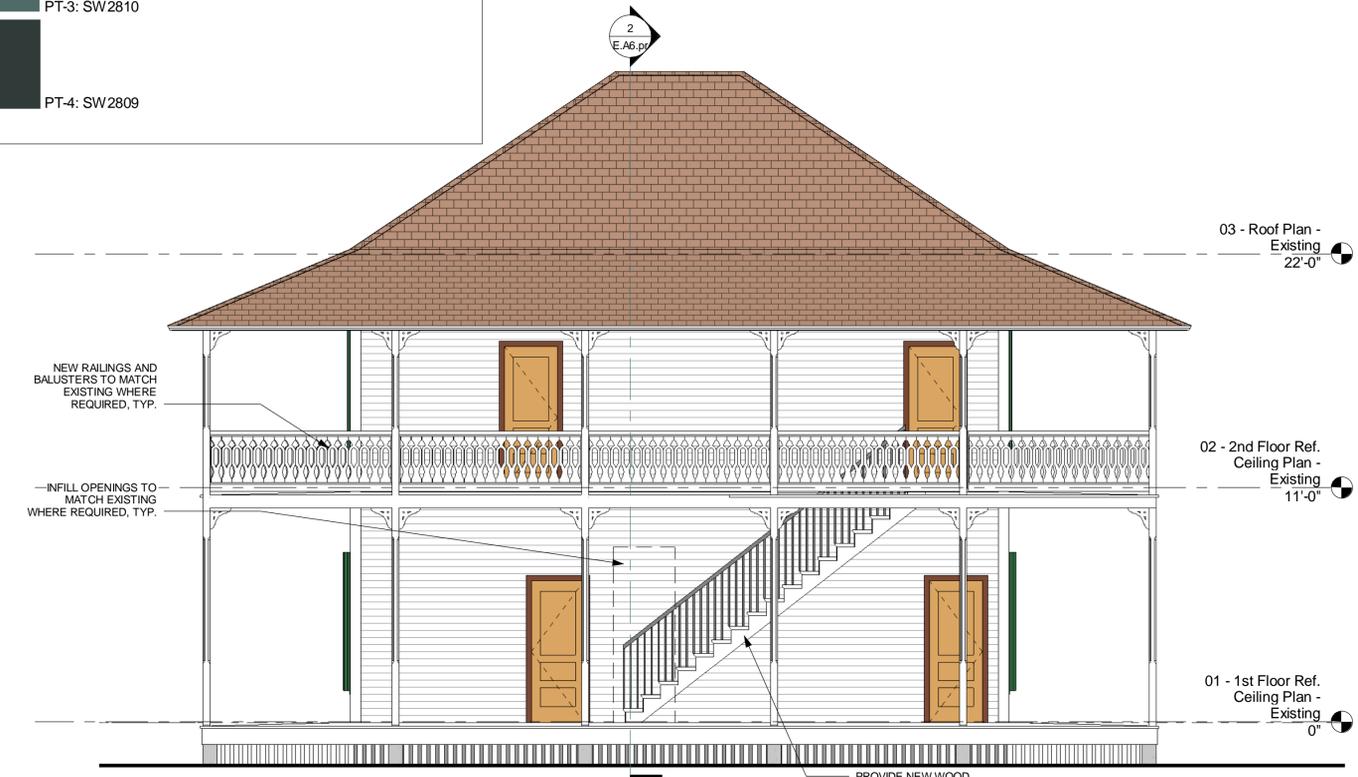
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④ B4 - North (Right) Elevation - Proposed
1/4" = 1'-0"



② D4 - West (Rear) Elevation - Proposed
1/4" = 1'-0"



③ C4 - South (Left) Elevation - Proposed
1/4" = 1'-0"



① A4 - East (Front) Elevation - Proposed
1/4" = 1'-0"

TYPICAL ELEVATION NOTES

- REPAIR AND PAINT WOOD RAILING SYSTEM
- NEW RAILINGS AND BALUSTERS TO MATCH EXISTING WHERE REQUIRED, TYP.
- INFILL OPENINGS TO MATCH EXISTING WHERE REQUIRED, TYP.
- PROVIDE NEW WOOD STAIRWAY TO MATCH ORIGINAL
- REPAIR AND PAINT WOOD RAILING SYSTEM
- NEW CONCRETE PIERS & SKIRTING TO MATCH ARCHIVAL PHOTOGRAPHS AND RESEARCH, TYP.
- NEW FIRST FLOOR VERANDA DECKING, FASCIA & FRAMING TO MATCH EXISTING AND ARCHIVAL PHOTOGRAPHS, TYP.

SWINTON COMMONS
BELRAY BEACH

**Cathcart House
BUILDING "E"**

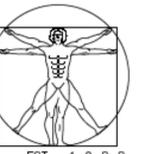
Old School Square Historic District
38 South Swinton Ave
Delray Beach, Florida

NO.	DATE	DESCRIPTION
1	05/20/16	Per City Comments

DATE	12-21-2015
SCALE	NTS
DRAWN	DE
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Elevations -
Proposed
Restoration
Site Plan Review
E.A5.pr
NOT FOR CONSTRUCTION



**Cathcart House
 BUILDING "E"**

Old School Square Historic
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 38 South Swinton Ave
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**Elevations -
 Existing Shade
 & Shadow**



④ **B2 - North (Right) Elevation - Existing Shade & Shadow**
 1/4" = 1'-0"



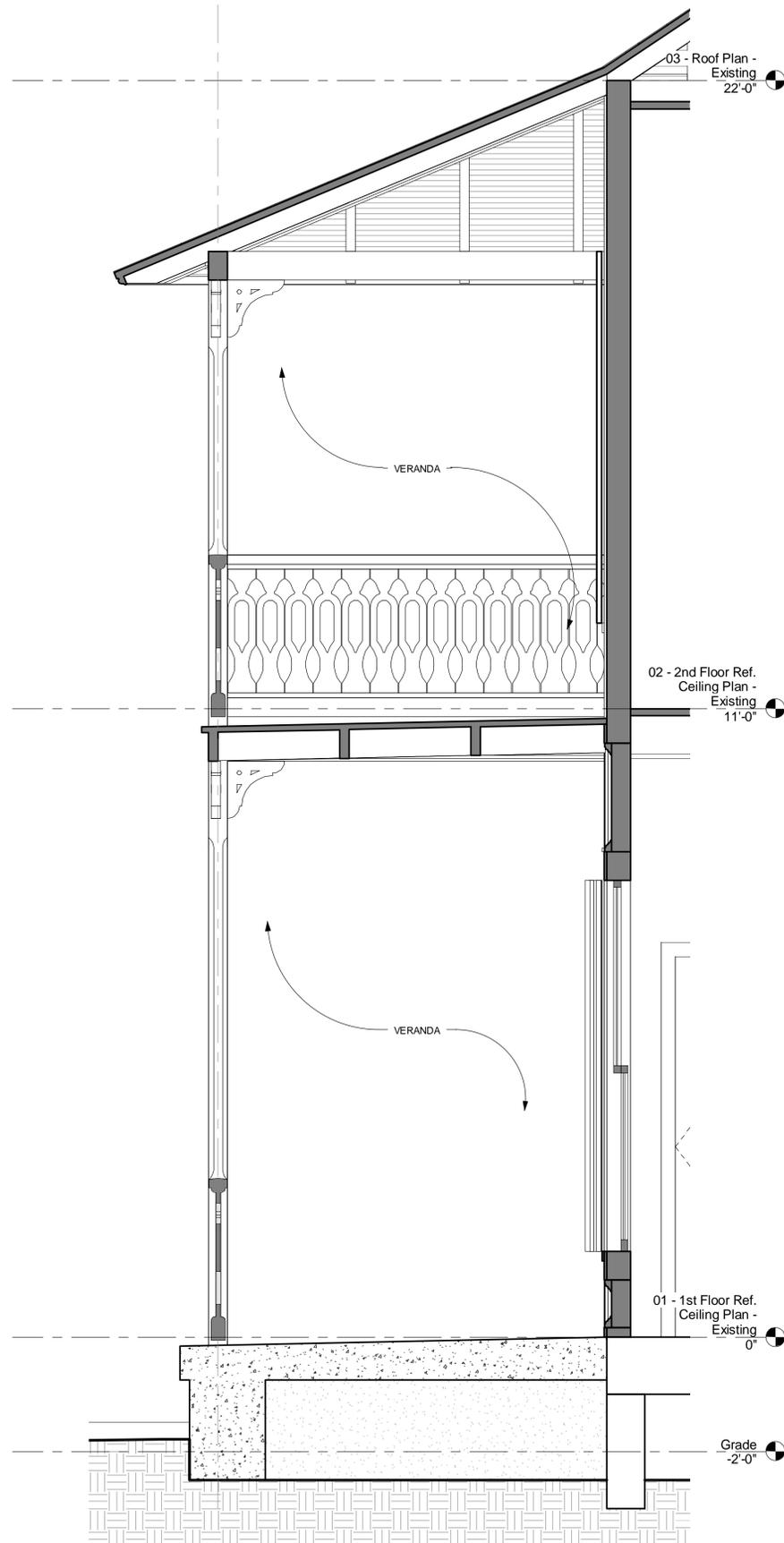
② **D2 - West (Rear) Elevation - Existing Shade & Shadow**
 1/4" = 1'-0"



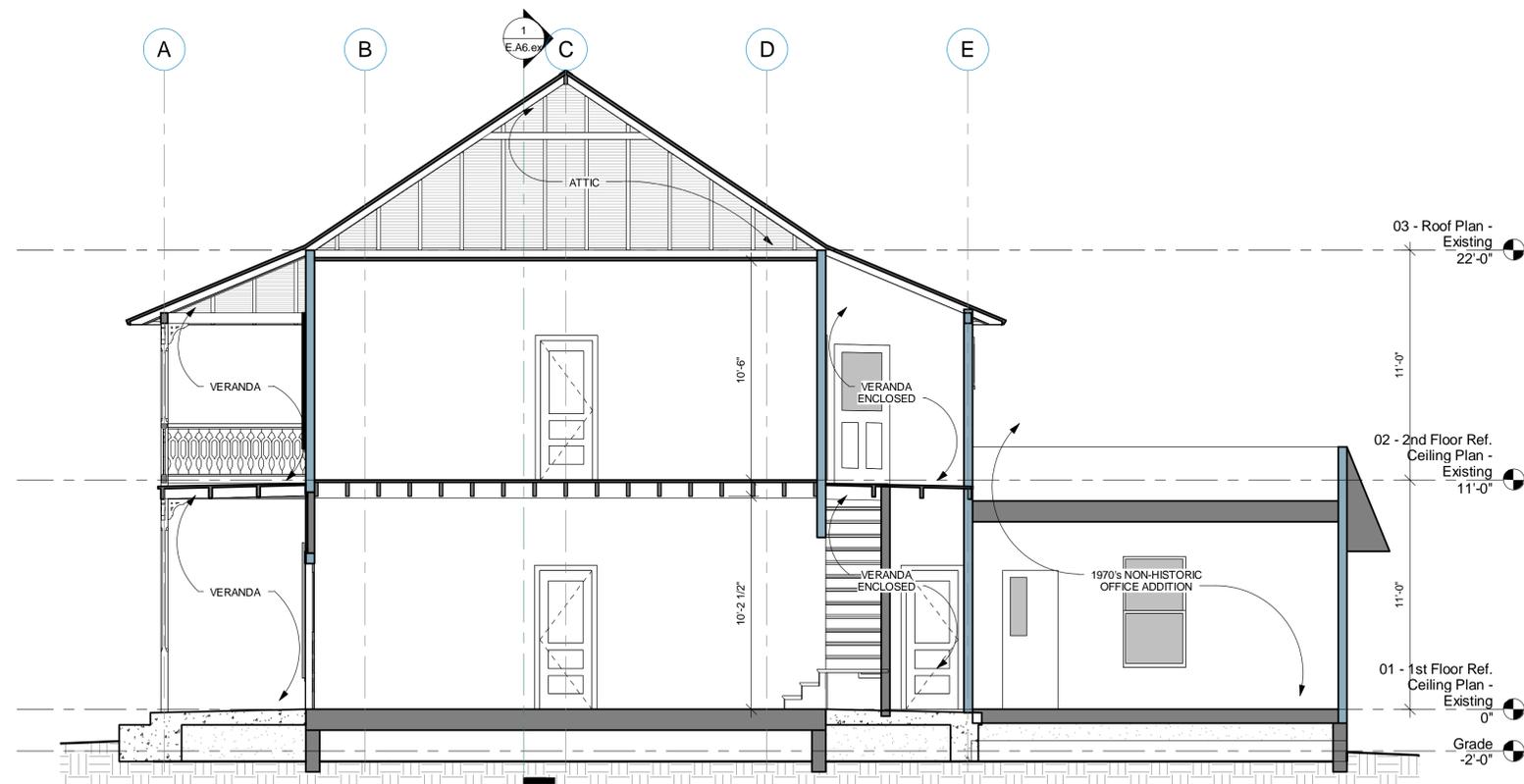
③ **C2 - South (Left) Elevation - Existing Shade & Shadow**
 1/4" = 1'-0"



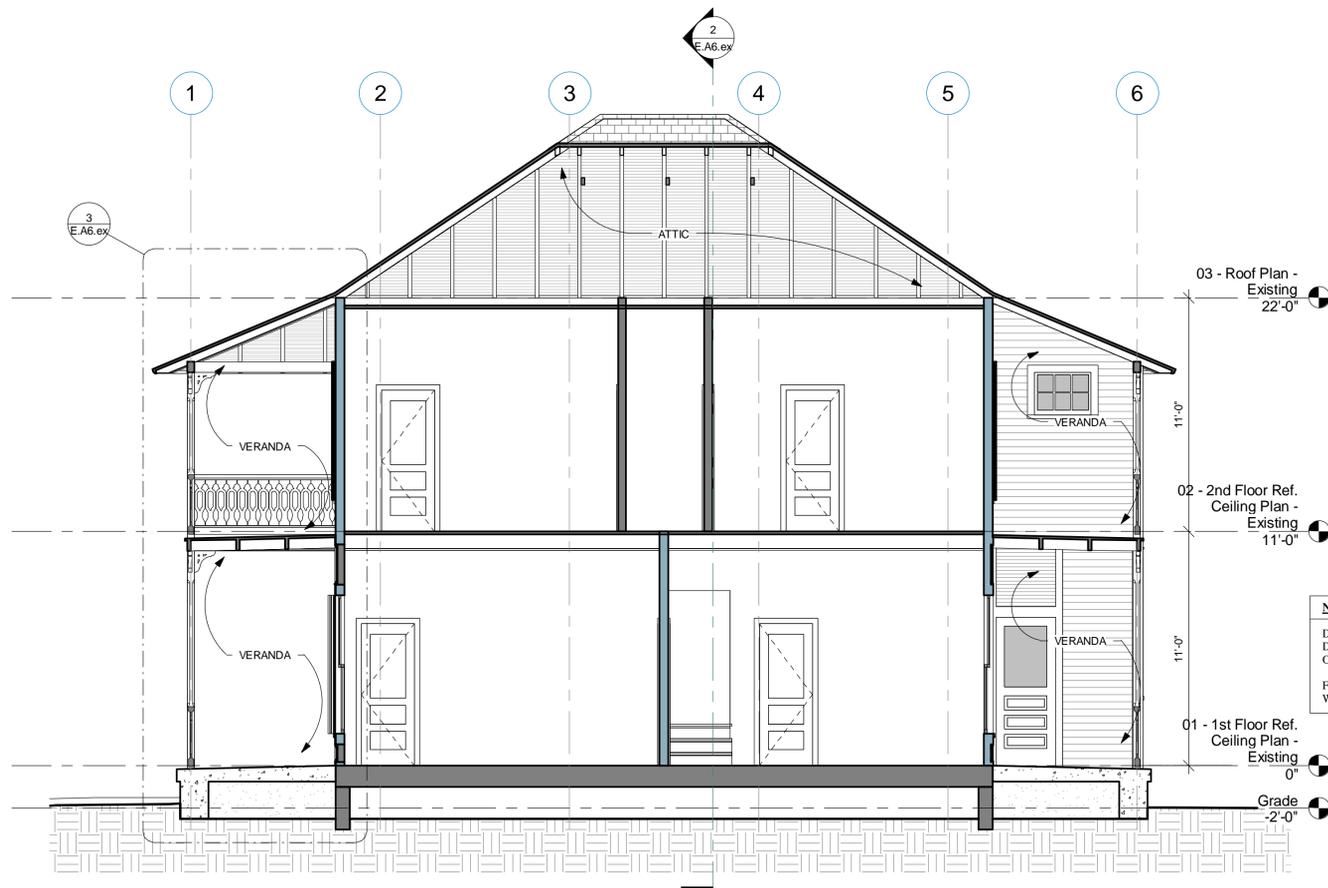
① **A2 - East (Front) Elevation - Existing Shade & Shadow**
 1/4" = 1'-0"



③ South - North (Left to Right) Veranda Section - Existing
3/4" = 1'-0"



② East - West (Front to Rear) Building Section - Existing
1/4" = 1'-0"

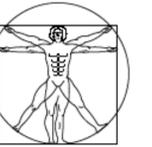


① South - North (Left to Right) Building Section - Existing
1/4" = 1'-0"

HOUSE RELOCATOR STRUCTURAL NOTE:
ORIGINAL HOUSE DOES NOT APPEAR TO BE CONVENTIONAL STUD FRAMING. APPEARS TO BE POST AND BEAM CONSTRUCTION

NOTE:
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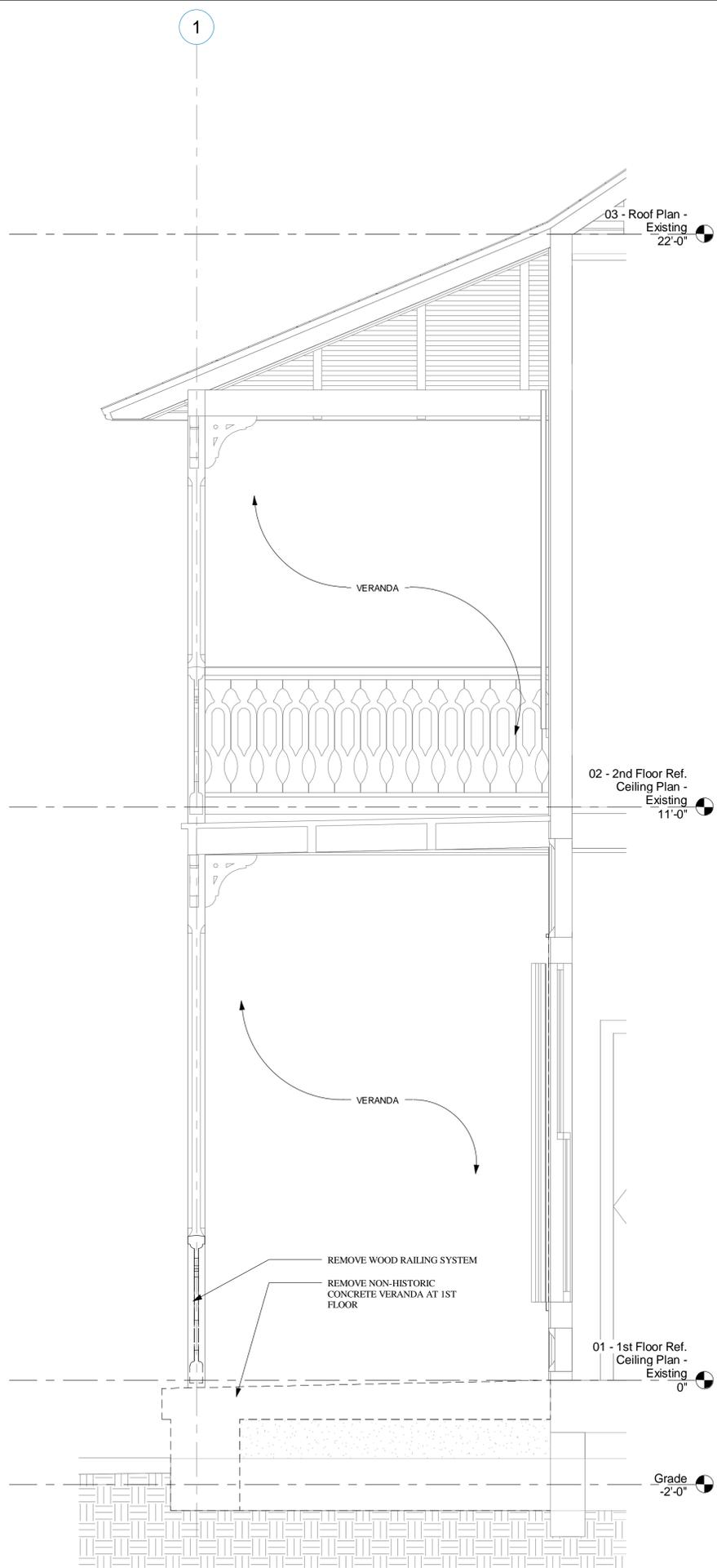
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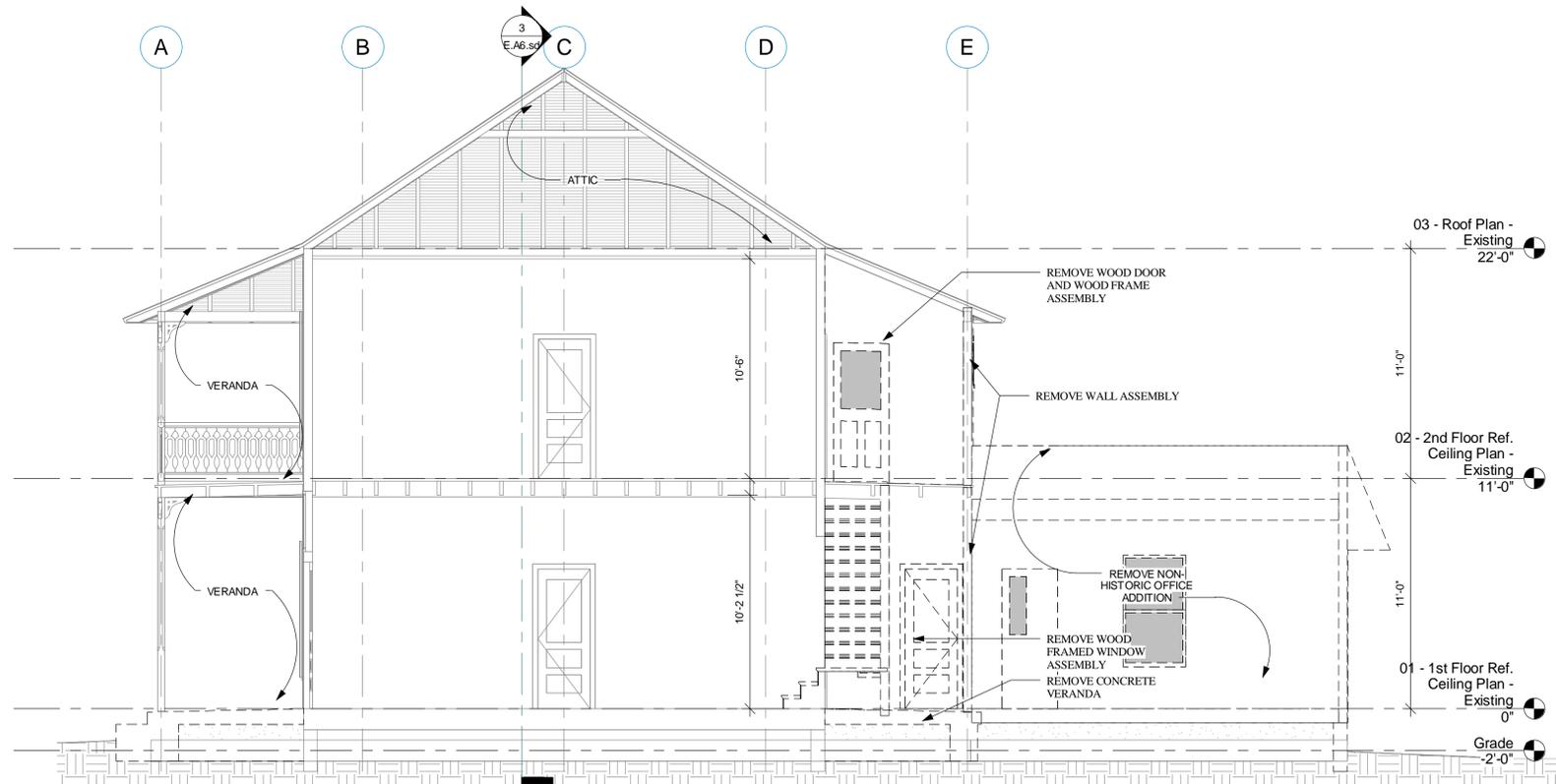
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Building
Sections -
Existing

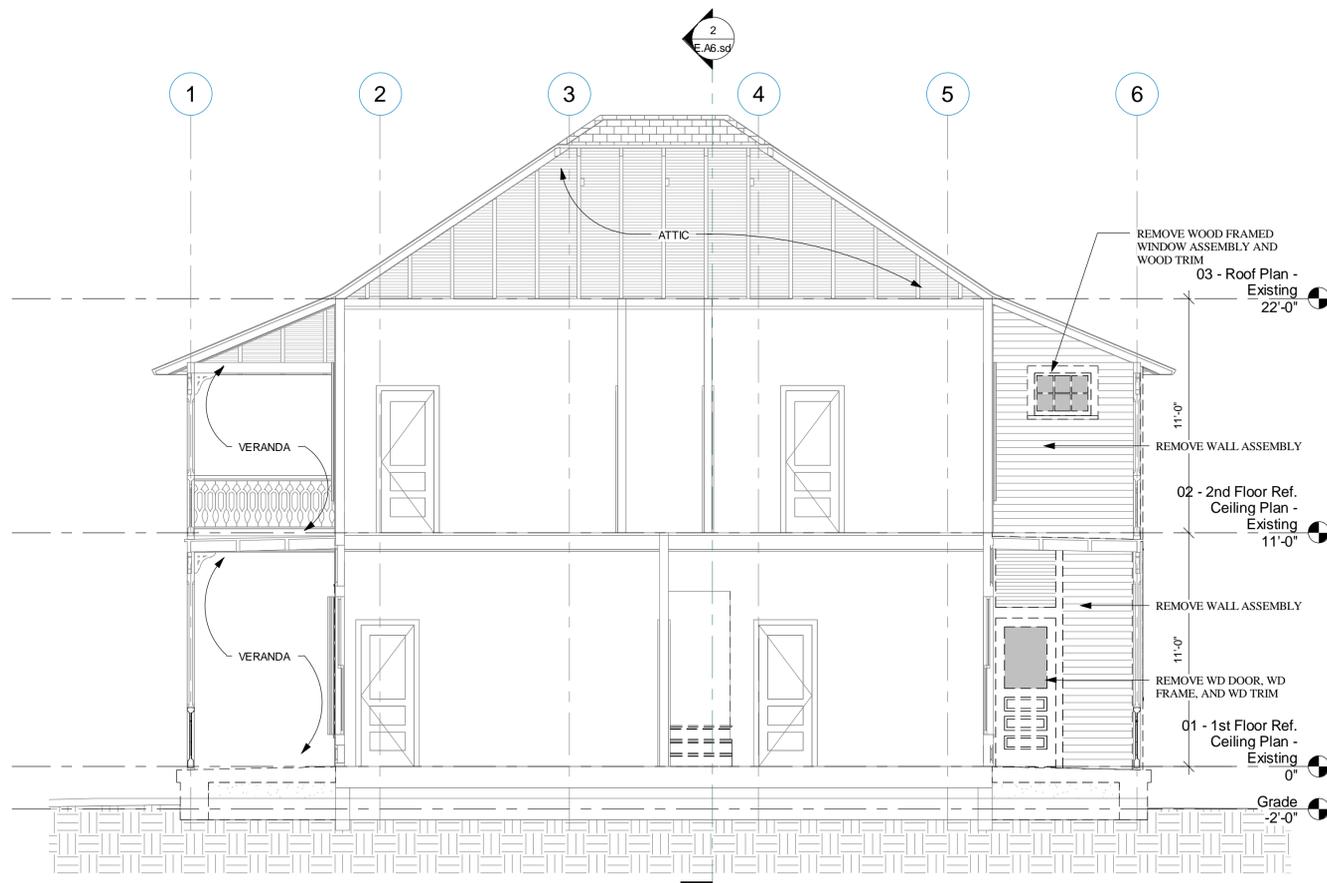
Site Plan Review
E.A6.ex
NOT FOR CONSTRUCTION



① South - North (Left to Right) Veranda Section - Selective Demolition
3/4" = 1'-0"

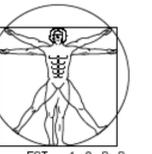


② East - West (Front to Rear) Building Section - Selective Demolition
1/4" = 1'-0"



③ South - North (Left to Right) Building Section - Selective Demolition
1/4" = 1'-0"

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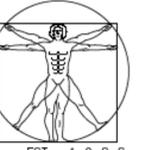
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Building
Sections -
Select.Demo.
Site Plan Review
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② 3D View Looking North East - Existing

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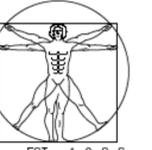
① 3D View Looking South West - Existing

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3D Views -
 Existing
 Conditions



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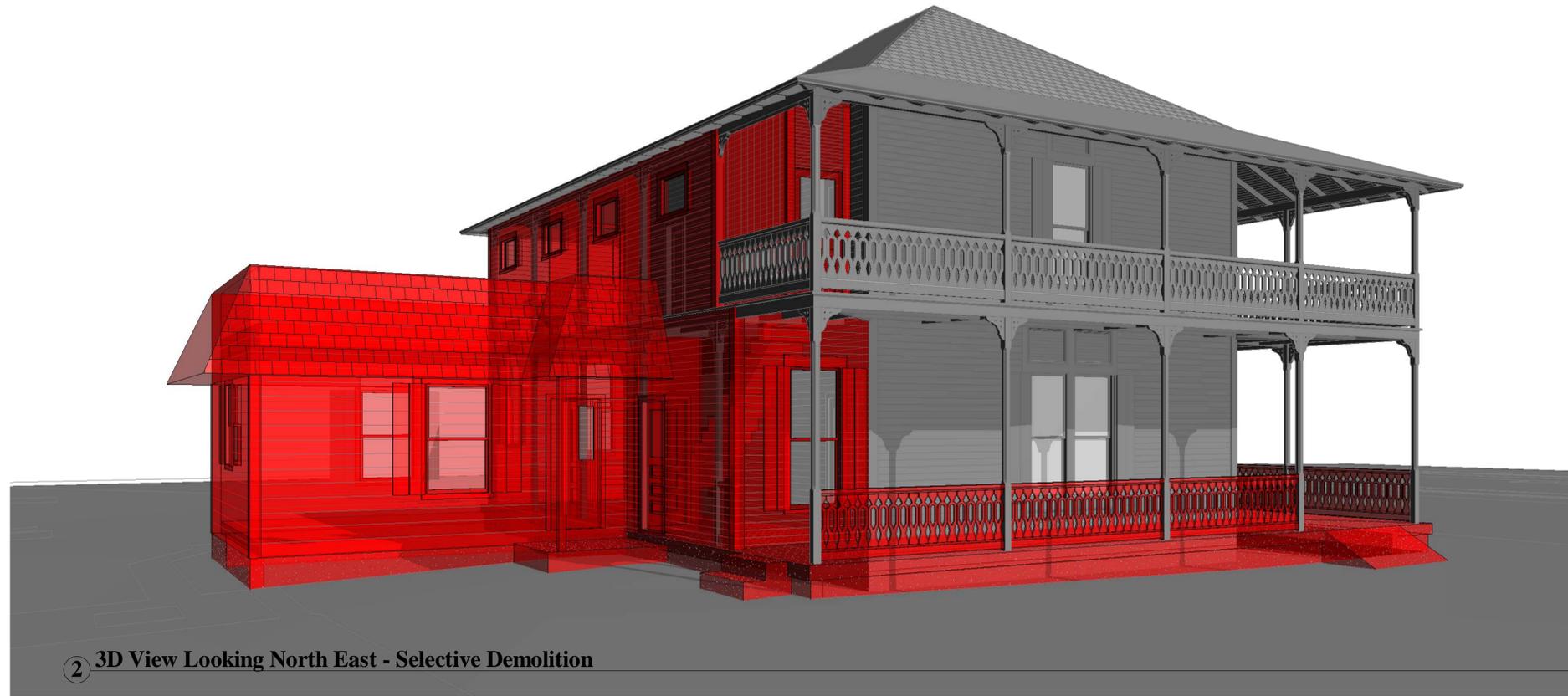
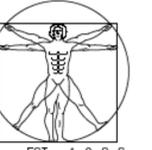
3D Views -
 Proposed
 Restoration
 Site Plan Review
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② 3D View Looking North East - Proposed Restoration

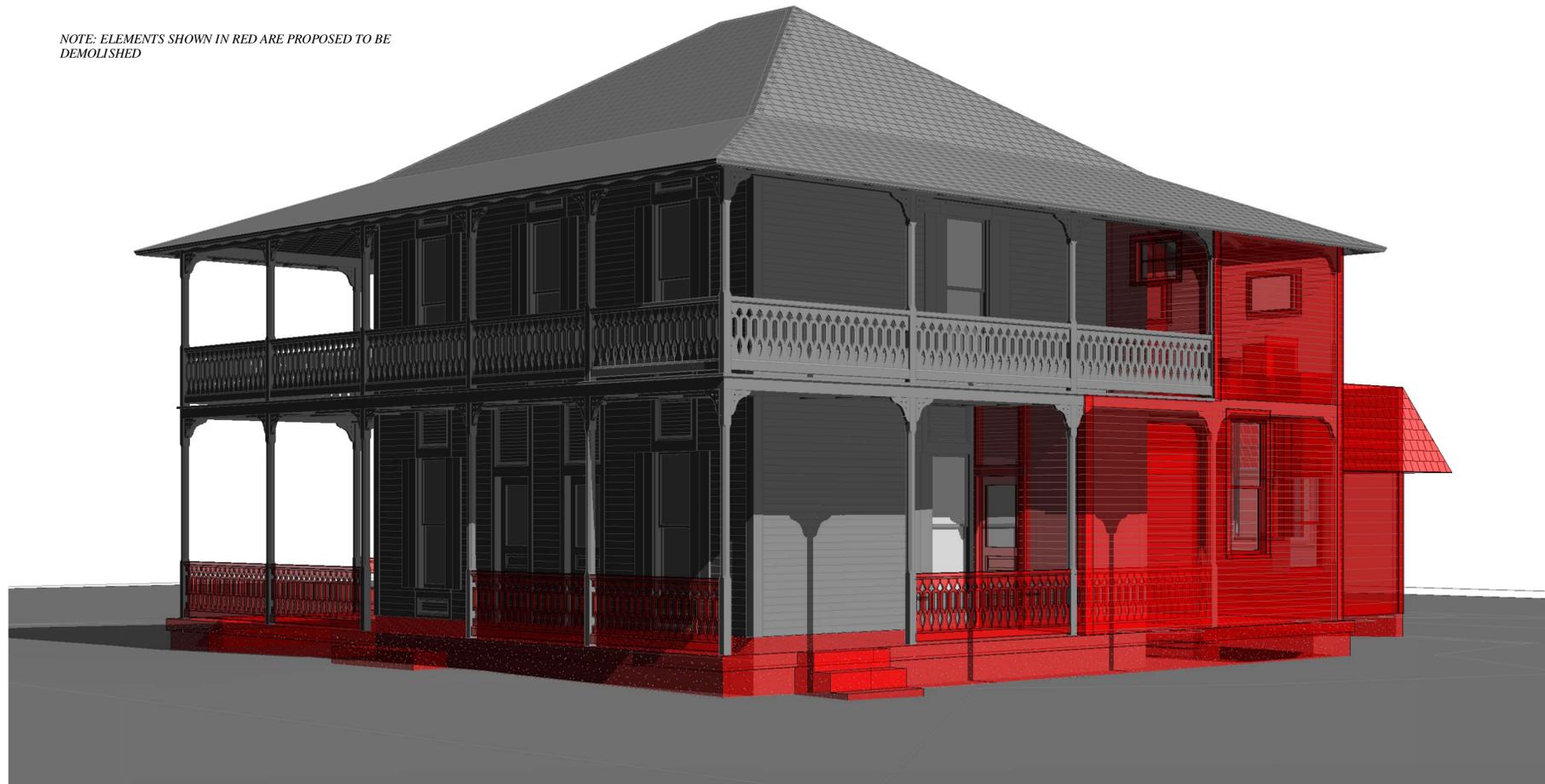


① 3D View Looking South West - Proposed Restoration



② 3D View Looking North East - Selective Demolition

NOTE: ELEMENTS SHOWN IN RED ARE PROPOSED TO BE DEMOLISHED



① 3D View Looking South West - Selective Demolition

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