

PROPOSED ADDITION & INTERIOR RENOVATION
AND WINDOWS & DOORS REPLACEMENT

EXISTING ONE STORY SINGLE FAMILY RESIDENCE

102 NORTH EAST 7TH STREET

DELRAY BEACH, FLORIDA 33444

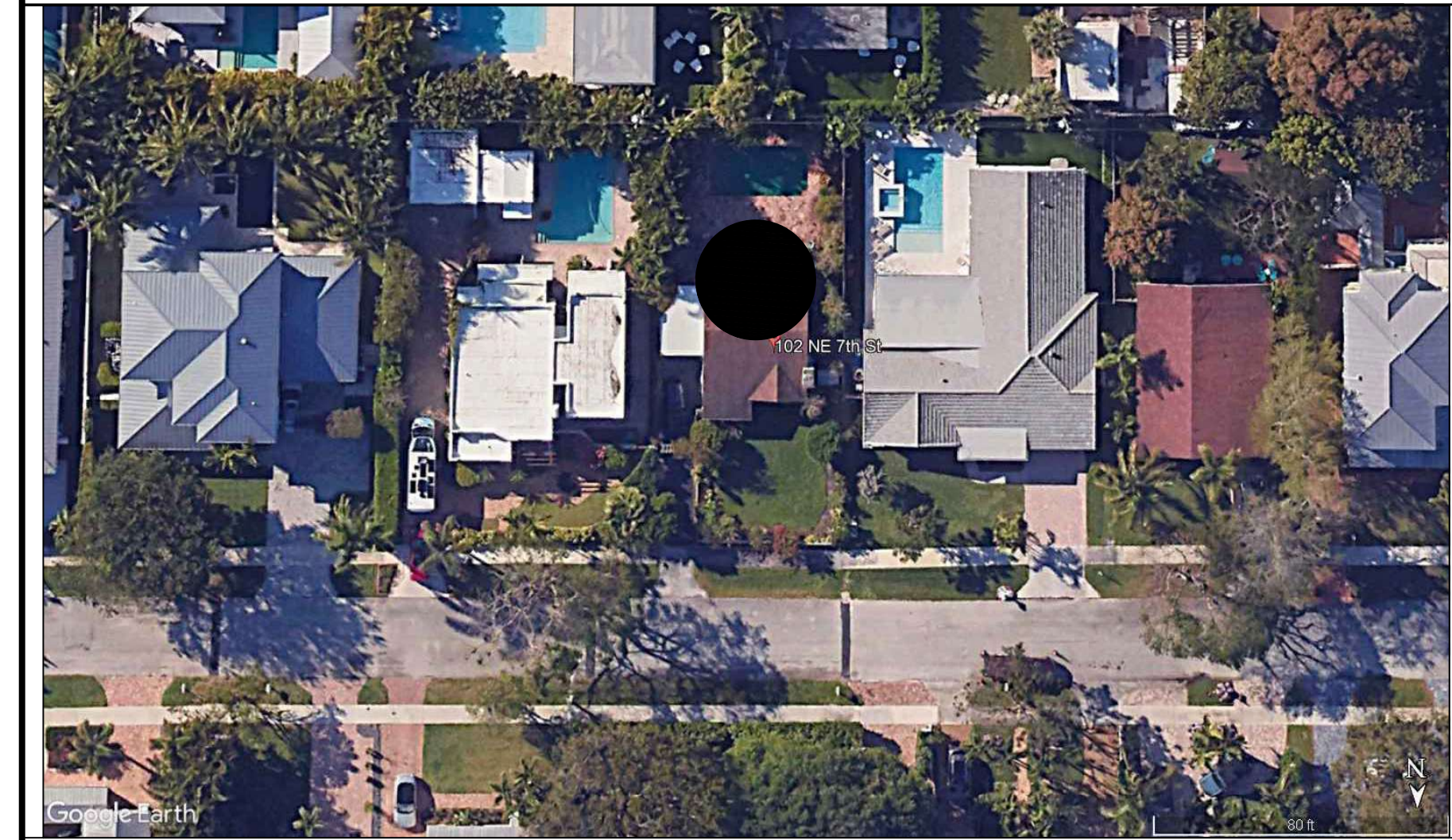
FOLIO NUMBER: 12-43-46-09-29-002-0181

FEBRUARY 11, 2026

PREPARED BY:

YTEK DESIGN LLC
FLORIDA CA LICENSE NO: 31935
2604 GRIFFIN ROAD
FORT LAUDERDALE, FL 33312
OFFICE: 954-682-6341
YG@YTEKDESIGN.COM

AREA LOCATION PLAN



BUILDING DATA

1. BUILDING CONSTRUCTION TYPE: TYPE III-B PER FBC 602.3
2. BUILDING OCCUPANCY: "RESIDENTIAL" GROUP R-3 FBC SECTION 310
3. BUILDING IS NOT EQUIPPED WITH A FIRE SPRINKLER SYSTEM.
BUILDING IS NOT EQUIPPED WITH A FIRE ALARM SYSTEM.
4. LEVEL OF ALTERATION: LEVEL 2 (NOTE: WORK WILL NOT
REDUCE THE EXISTING REQUIRED FIRE RATING OF ANY COMPONENTS).
5. BUILDING CODE IN EFFECT: FLORIDA BUILDING CODE, 2023, 8TH ED.
FLORIDA BLGD CODE, EXIST. BLGD, 8TH ED.
FLORIDA FIRE PREVENTION CODE, 8TH ED.
NFPA 101 LIFE SAFETY CODE, 2021 ED.
NATIONAL ELECTRICAL CODE, 2020 ED.

INDEX OF SHEETS

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A-4	EXISTING & PROPOSED ELEVATIONS

LEGAL DESCRIPTION:

LOT 18, LESS THE EAST 25 FEET THEREOF, AND THE EAST 25 FEET OF LOT 19, IN BLOCK 2, OF DEL IDA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PROJECT SCOPE OF WORK

- DESCRIPTION: * PROPOSED BACK ADDITION & INTERIOR RENOVATION
- * NEW KITCHEN & BATHROOMS
 - * NEW WINDOWS & DOORS
 - * NEW PATIO IN THE BACK AND NEW ROOF
 - * NEW ELECTRICAL, PLUMBING AND MECHANICAL WORK

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by Robert A
Lenahan
Date:
2026.06.05
06:08:47 -04'00'
LICENSED ARCHITECT
ROBERT A. LENAHAH
AR98881

NO.	DATE	REVISION
1	06/02/26	BLGD DEPT COMMENTS
2		
3		
4		

DRAWN BY: YG
CHECKED BY: RL
DATE: 02/11/2026
SCALE: AS SHOWN
JOB NO:
SHEET

T-1

PROJECT DATA:

PROJECT & OWNER INFORMATION

OWNERS: GILBERT ERIC J & GILBERT ROSITA M
 ADDRESS: 102 NE 7TH STREET DELRAY BEACH FL 33444
 PARCEL CONTROL NUMBER: 12-43-46-09-29-002-0181
 LEGAL DESCRIPTION: DEL IDA PARK W 25 FT OF LT 18 & E 25 FT OF LT 19 BLK 2 (DEL-IDA PARK HISTORIC DISTRICT)
 HISTORIC: DEL-IDA PARK HISTORIC DISTRICT

ZONING AND CODE INFORMATION:

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

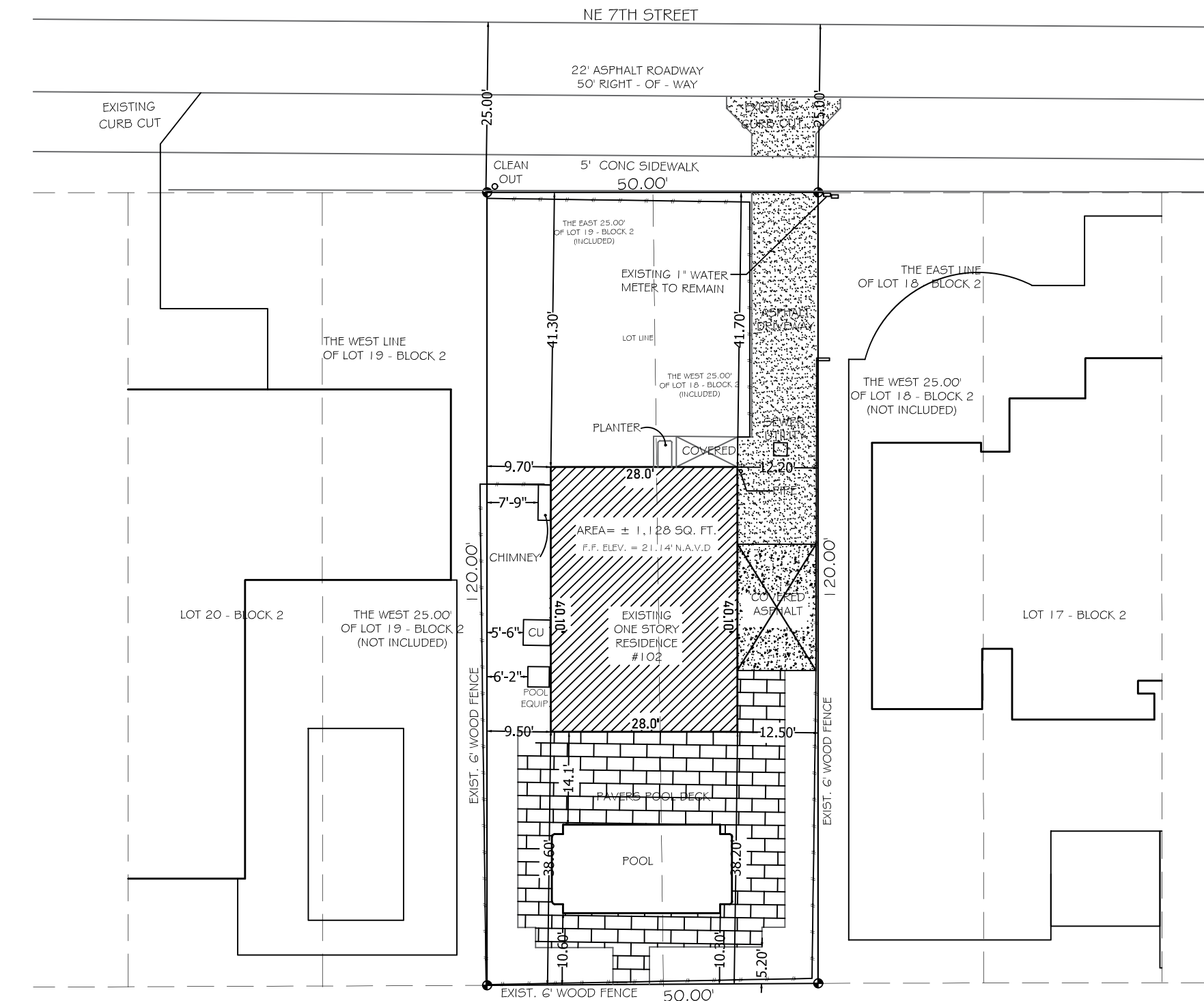
FLORIDA BUILDING CODE:
 FBC-2023 BUILDING CODE & FBC-2023 8TH EDITION RESIDENTIAL
 FBC-EC= BUILDING CODE ENERGY CONSERVATION 2023
 FLORIDA FIRE PREVENTION CODE , 8TH EDITION
 NEC NFPA 70 2020 EDITION, NATIONAL ELECTRIC CODE

SITE / LAND DATA	REQUIRED	PROPOSED	EXISTING
TOTAL SITE AREA:	+/- 6,000 SF	(APPROX. 0.1378 ACRES)	
MIN. LOT SIZE:	9,500 SF	EXISTING	+/- 6,000 SF
MIN. LOT WIDTH:	75/95' F	EXISTING	50.0' FEET
MIN. LOT DEPTH:	100' F	EXISTING	120.0' FEET
LOT FRONTAGE	75/95' F	EXISTING	50.0' FEET
MIN. FLOOR AREA:	1,500 SF	1,498 SF	1,318 SF
MAX. LOT COVERAGE:	N/A	23.63% (1,418 SF)	21.96% (1,318 SF)
MAX. IMPERVIOUS:	-	59.68% (3,581 SF)	59.68% (3,581 SF)
MIN. OPEN SPACE:	25%	40.31% (2,419 SF)	40.31% (2,419 SF)
MAX. HEIGHT:	35'	13-3'	±15'-0"

SETBACKS:	REQUIRED	EXISTING	PROPOSED
FRONT (NORTH):	30'	41.30' - 41.70'	41.30' - 41.70'
REAR (SOUTH):	10'	38.60' - 38.20'	29.41' - 33.50'
SIDE INTERIOR (EAST):	10'	9.7' - 9.5'	9.7' - 9.39'
SIDE INTERIOR (WEST):	10'	12.2' - 12.5'	12.2' - 12.5'

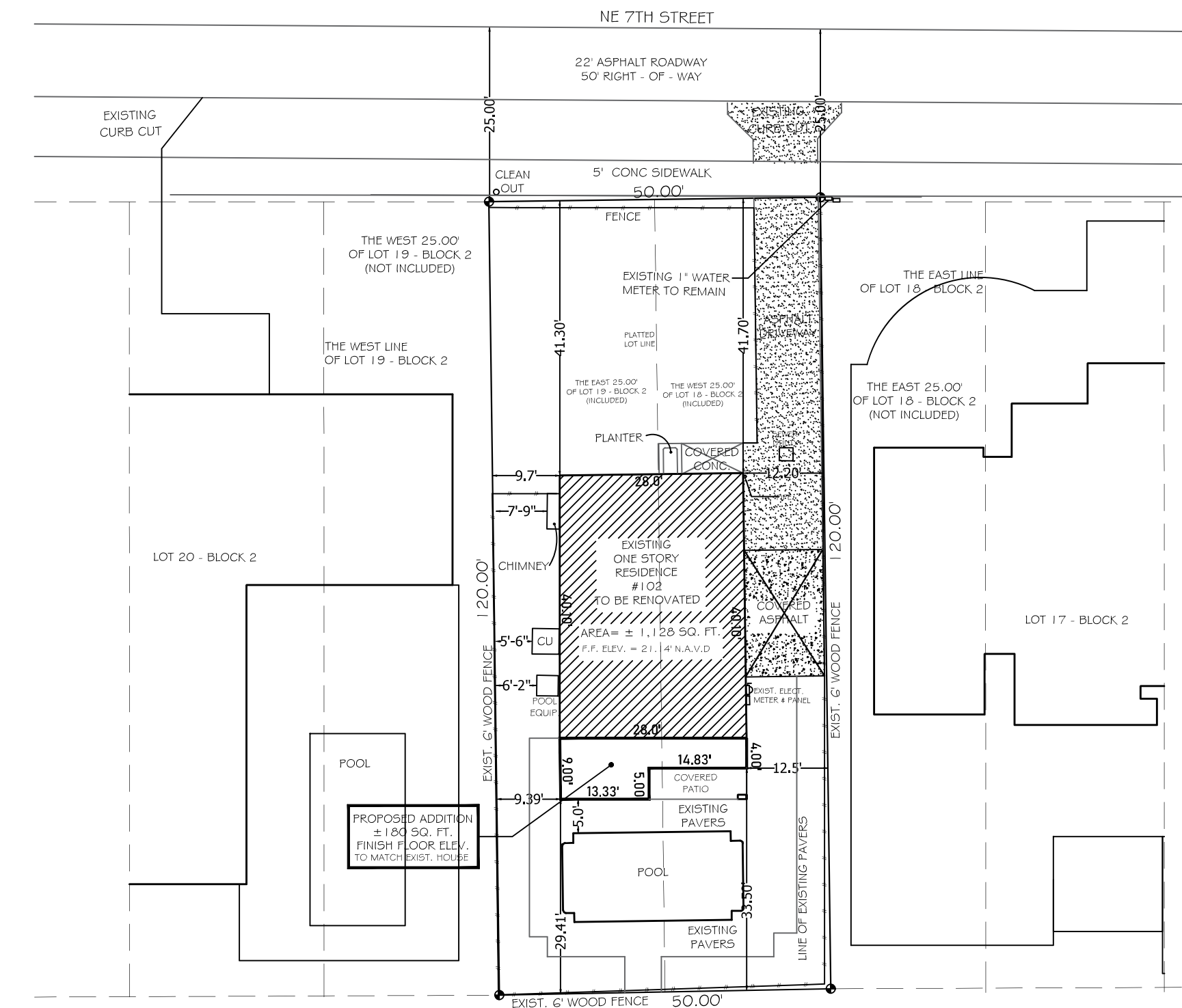
BUILDING DATA:

EXISTING HOUSE=	1,318 SF
EXISTING FRONT COVERED PORCH=	74 SF
TOTAL EXISTING =	1,392 SF
PROPOSED ADDITION=	180 SF
PROPOSED COVERED BACK PATIO=	74 SF
TOTAL PROPOSED =	254 SF
TOTAL EXISTING & PROPOSED =	1,646 SF



SCALE: 1"=20'

EXISTING SITE PLAN



SCALE: 1"=20'

PROPOSED SITE PLAN

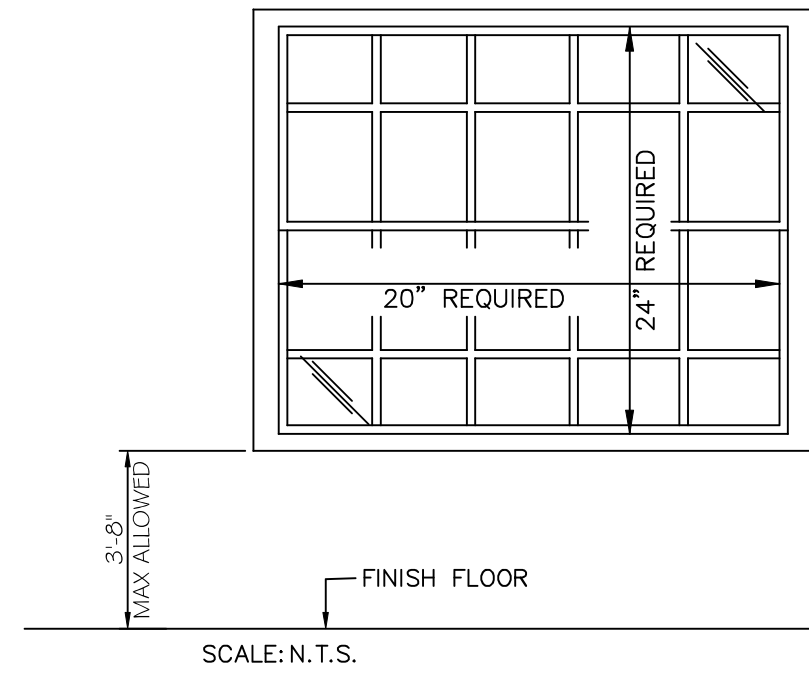
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 DELRAY BEACH, FLORIDA 33444

SEA: Digitally signed by Robert A Lenahan
 Date: 2026.06.05 06:08:22 -0400
LICENSED ARCHITECT
ROBERT A. LENAHAN
AR98881

NO.	DATE	REVISION
1	06/02/26	BLGD DEPT COMMENTS
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DRAWN BY: YG
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SHEET **SP-1**



AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING ON NOT LESS THAN 20" IN WIDTH, 24" IN HEIGHT AND 5.7 S.F. IN AREA. THE BOTTOM OPENING SHALL NOT BE MORE THAN 44" OFF FINISH FLOOR (PER F.B.C. SEC. 1005.4.2.2)

TYP. EGRESS WINDOW DETAIL
SCALE: N.T.S.

WINDOW SCHEDULE

MARK	SIZE	AREA (SQ. FT.)	FRAME	PRODUCT APPROVAL	REMARKS
(A)	32" X 26"	5.78	ALUMINUM	FL#26354.1	SERIES 250 IR ALUM. SINGLE HUNG
(B)	2 (32" X 38-3/8")	17.06	ALUMINUM	FL#26354.1	SERIES 250 IR ALUM. SINGLE HUNG
(C)	2 (53-1/8" X 50-5/8")	37.36	ALUMINUM	FL#26354.1	SERIES 250 IR ALUM. SINGLE HUNG
(D)	53-1/8" X 50-5/8"	18.68	ALUMINUM	FL#26354.1	SERIES 250 IR ALUM. SINGLE HUNG
(E)	37" X 38-3/8"	9.86	ALUMINUM	FL#26354.1	SERIES 250 IR ALUM. SINGLE HUNG
(F)	24" X 48"	8.00	ALUMINUM	FL#26354.1	SERIES 250 IR ALUM. SINGLE HUNG
(G)	24" X 44"	7.33	ALUMINUM	FL#26354.1	SERIES 250 IR ALUM. SINGLE HUNG

NOTES: EGRESS TYPE WINDOW OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS & PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH, 24" IN HEIGHT & 5.7 S.F. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. ONE EGRESS TYPE WINDOW TO BE INSTALLED IN EACH BEDROOM.

NOTE: ALL GLASS TO BE CLEAR WITH NO TINT, NON REFLECTIVE AND NO LOW-E.

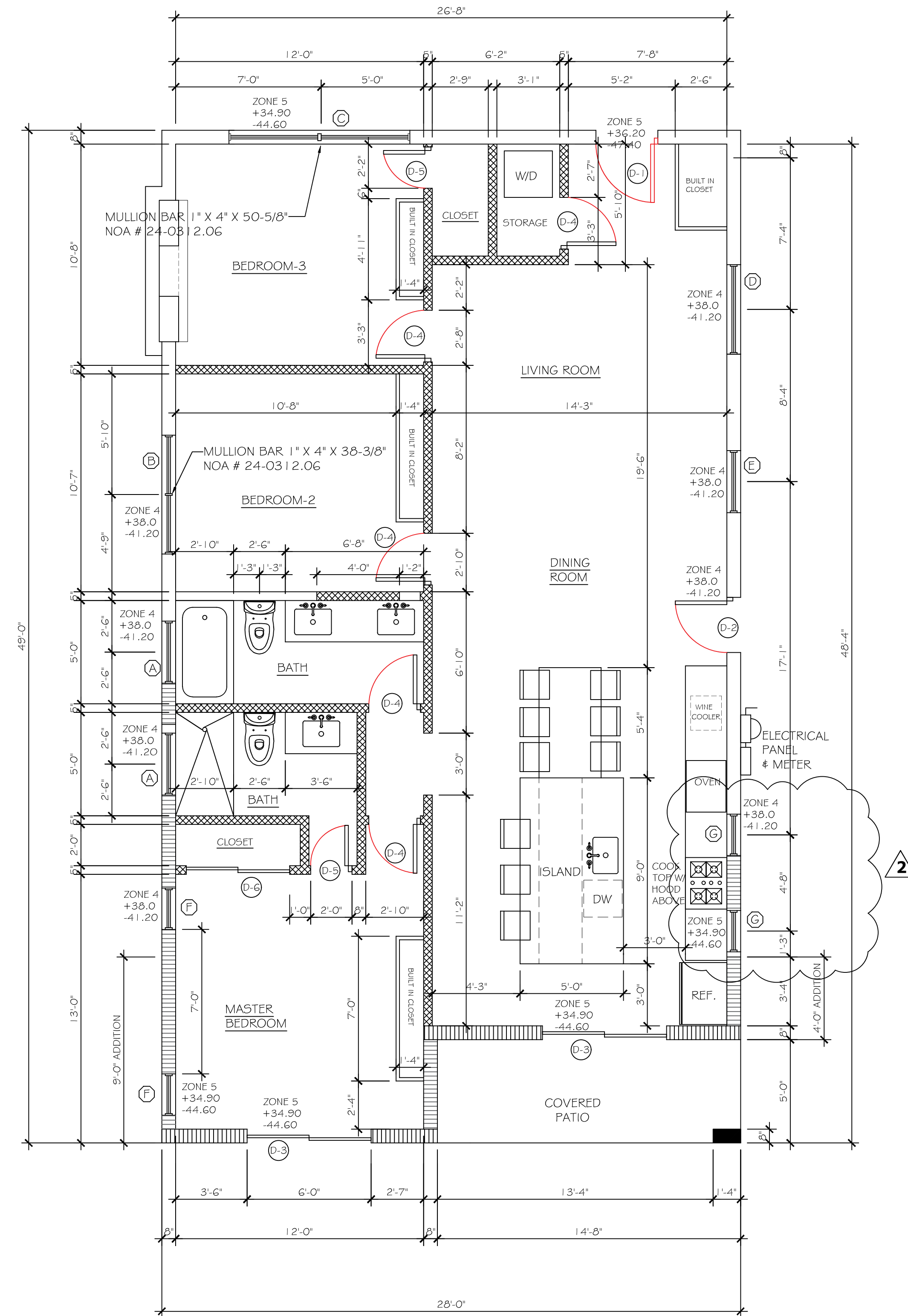
DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICK	TYPE	DESCRIPTION	NOA	REMARKS
(D-1)	36"	80"	1-3/4"	SWING	ALUMINUM	23-0724.02	(FRENCH DOOR)
(D-2)	32"	80"	1-3/4"	SWING	ALUMINUM	23-0724.02	(FRENCH DOOR)
(D-3)	96"	96"	SEE NOA	SLIDING	GLASS	23-0714.13	(HURRICANE IMPACT)
(D-4)	30"	80"	1-3/4"	SWING	WOOD	N/A	NEW INTERIOR
(D-5)	24"	80"	1-3/4"	SWING	WOOD	N/A	NEW INTERIOR
(D-6)	60"	80"	1-3/4"	SLIDING	WOOD	N/A	NEW INTERIOR

NOTES: ALL EGRESS DOORS SHALL BE READILY OPERABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT, AS PER FBC R311.4.4.
NOTES: CONTRACTOR TO VERIFY SIZES OF ALL NEW DOORS & WINDOWS WITH OWNER PRIOR TO ORDERING.

WALL LEGEND

	EXISTING 8" THK. BLOCK WALL TO REMAIN		NEW 5" INTERIOR PARTITION WALL (SEE WALL SECTION)
	EXISTING 5" INTERIOR PARTITION TO REMAIN		NEW 8" THK. CONC. BLOCK WALL (SEE WALL SECTION)



PROPOSED FLOOR PLAN

1/4" = 1'-0"

1

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Digitally signed by

Robert A

Lenahan

Date:

2026.06.22

17:24:12

LICENSED ARCHITECT
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SHEET	A-1

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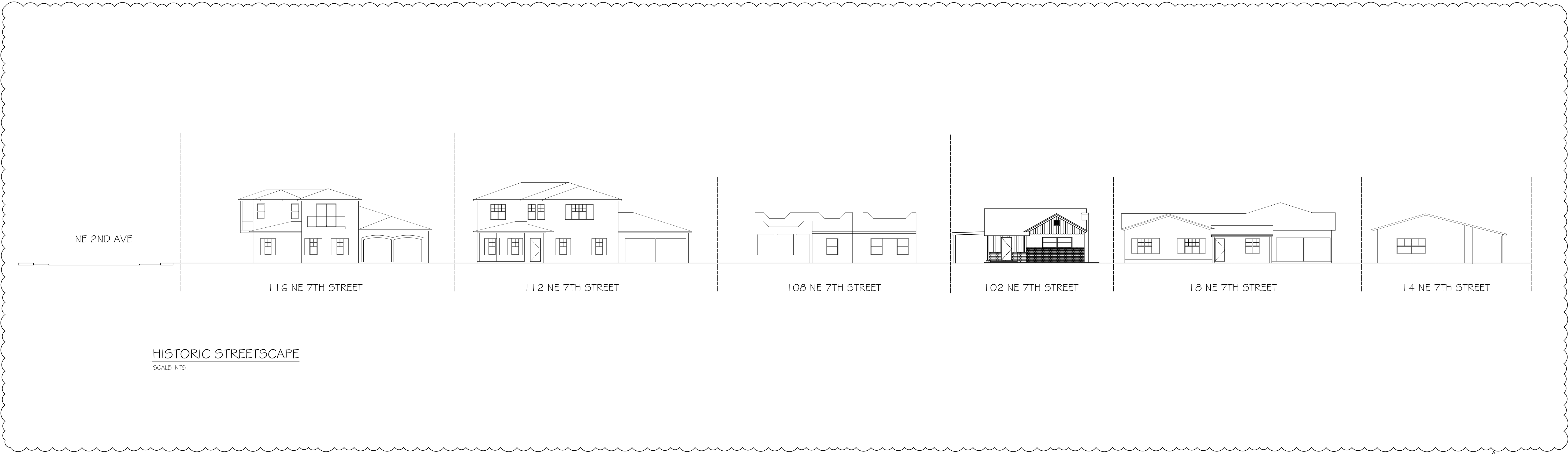
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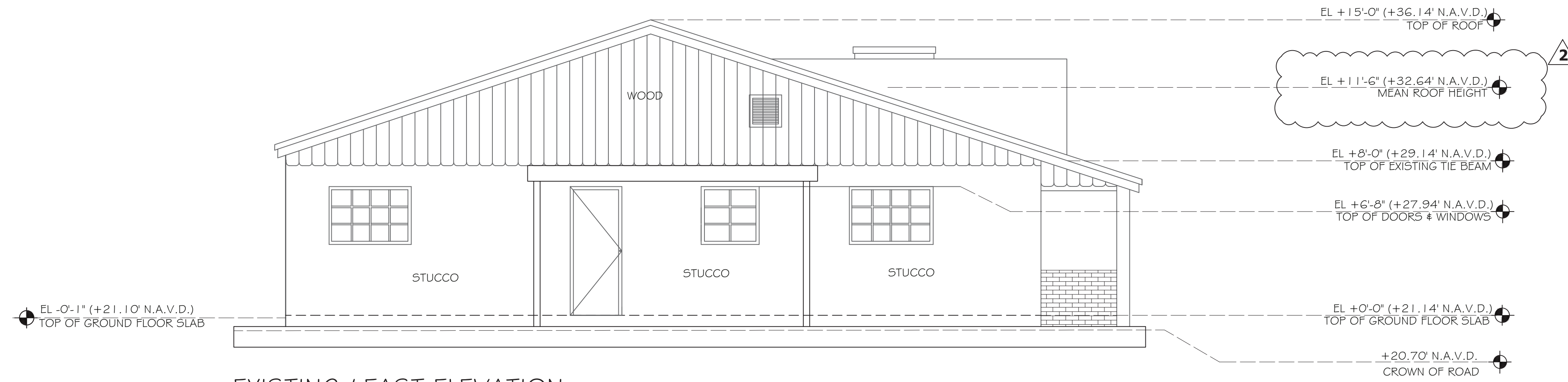
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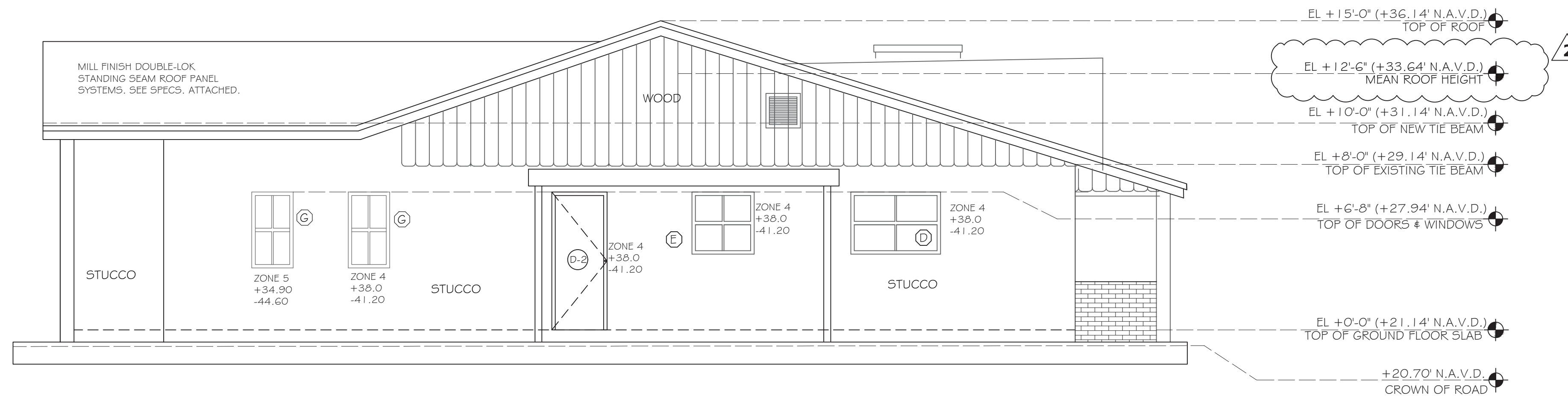
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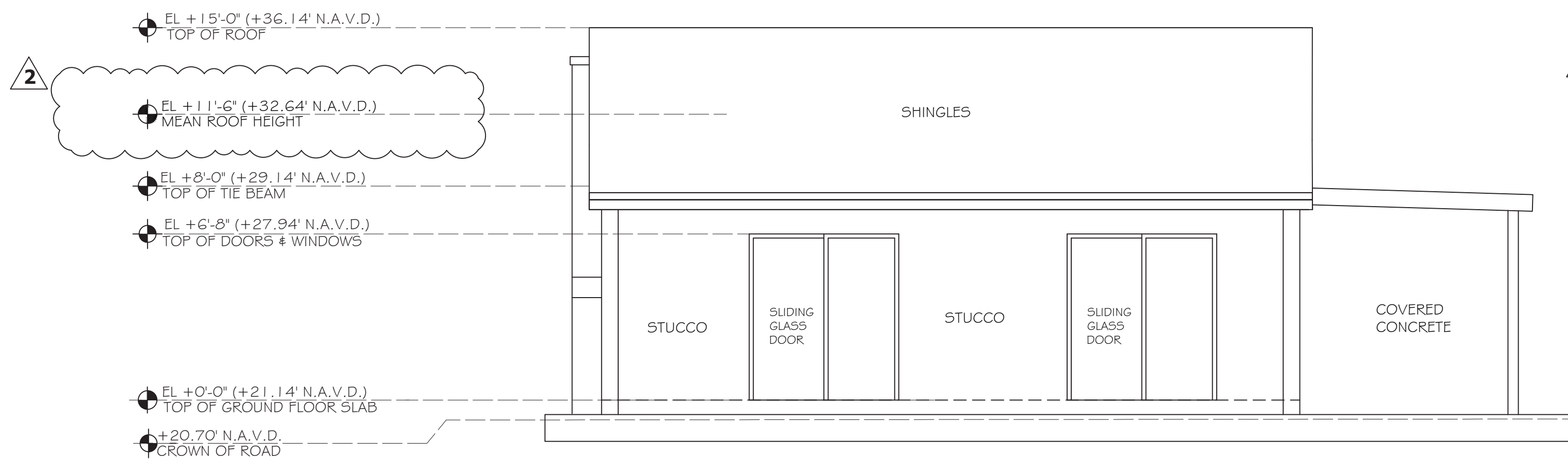
HISTORIC STREETScape
 SCALE: NTS



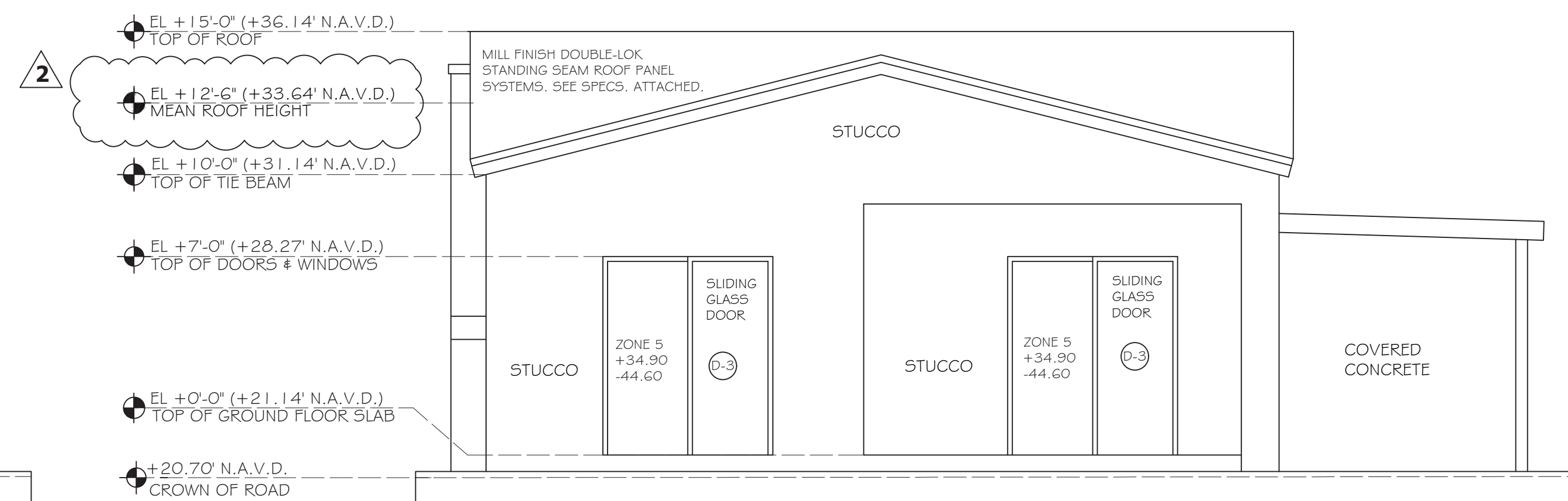
EXISTING / EAST ELEVATION
1/4" = 1'-0"



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



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



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

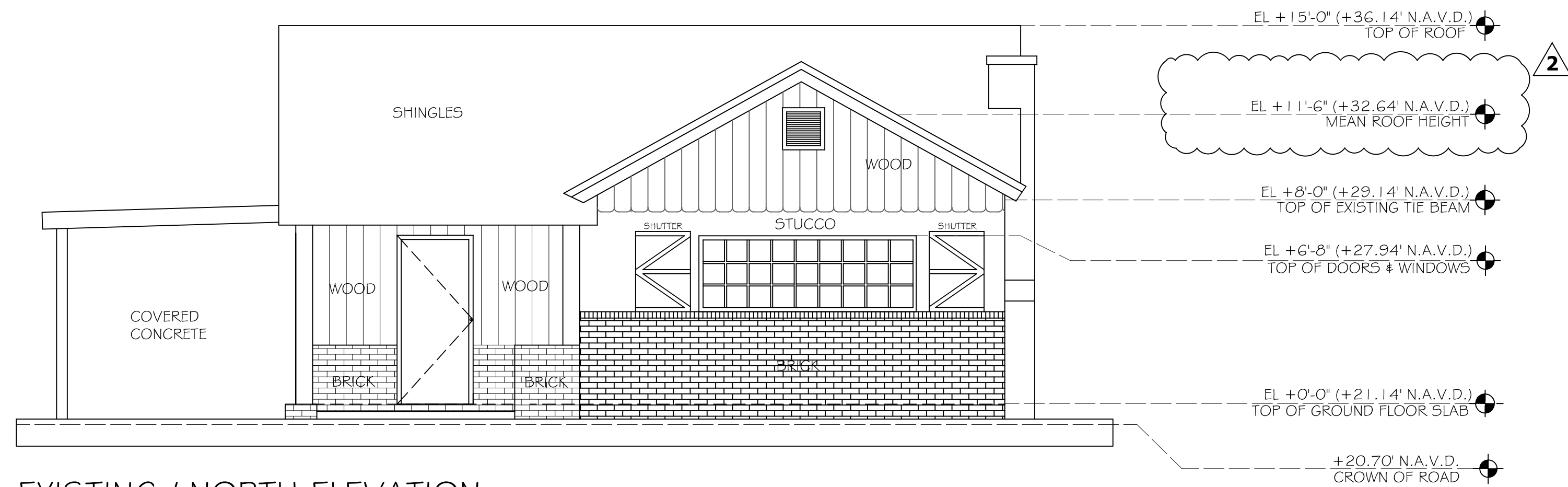
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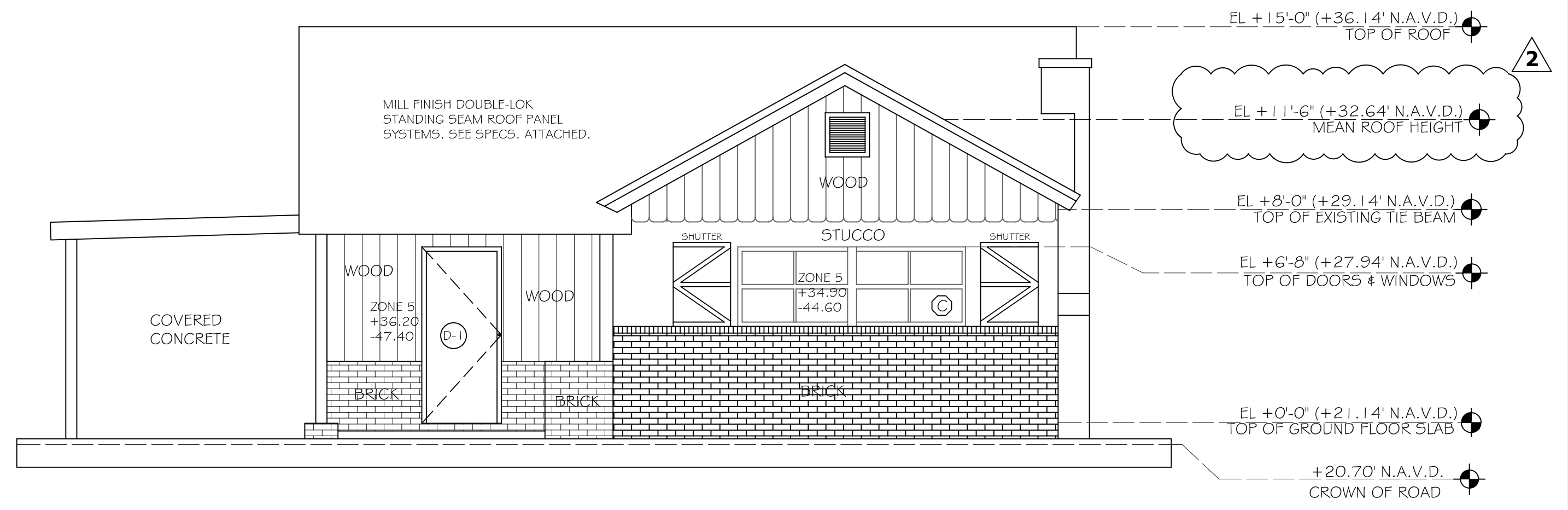
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SHEET **A-3**



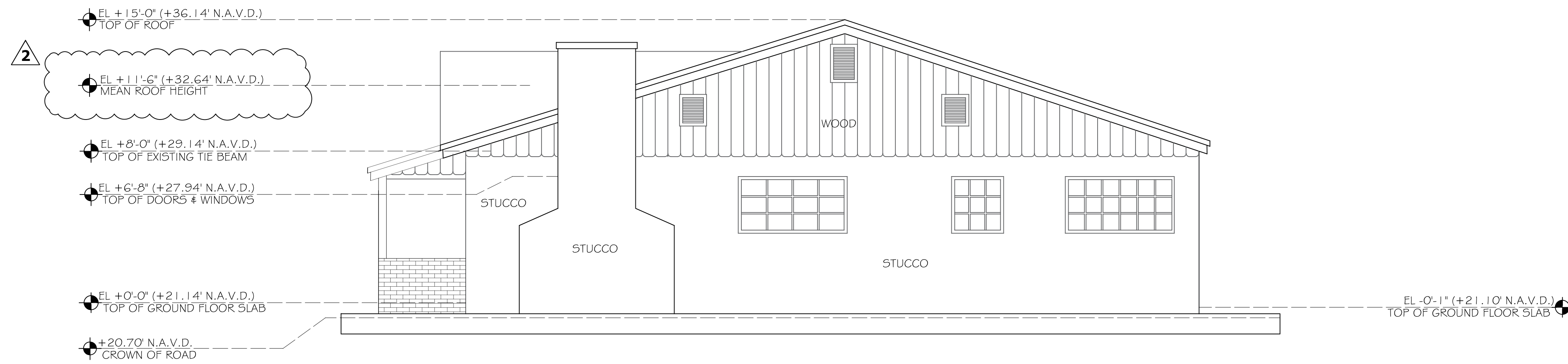
EXISTING / NORTH ELEVATION

1/4" = 1'-0"



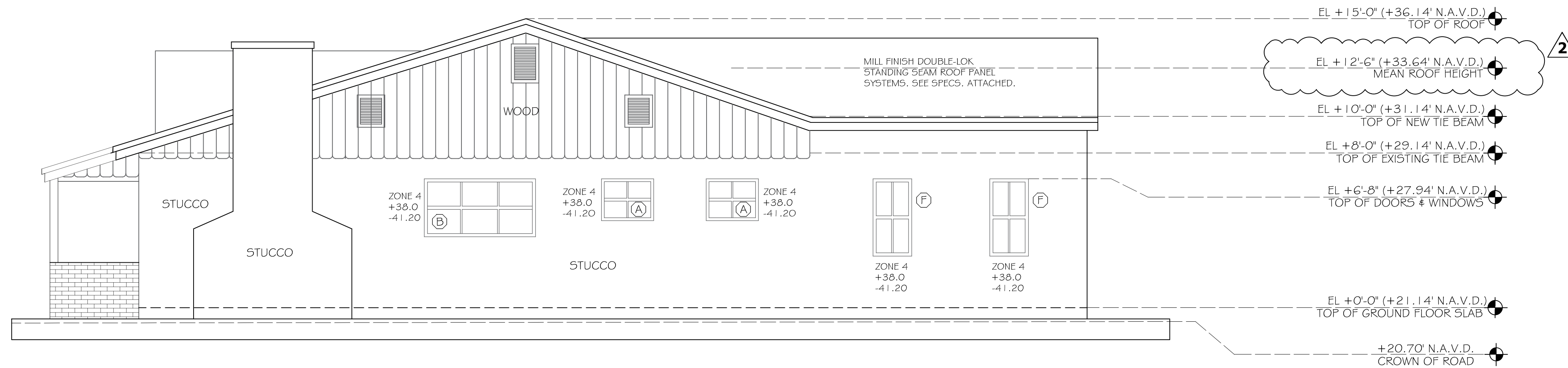
PROPOSED / NORTH ELEVATION

1/4" = 1'-0"



EXISTING / WEST ELEVATION

1/4" = 1'-0"



PROPOSED / WEST ELEVATION

1/4" = 1'-0"

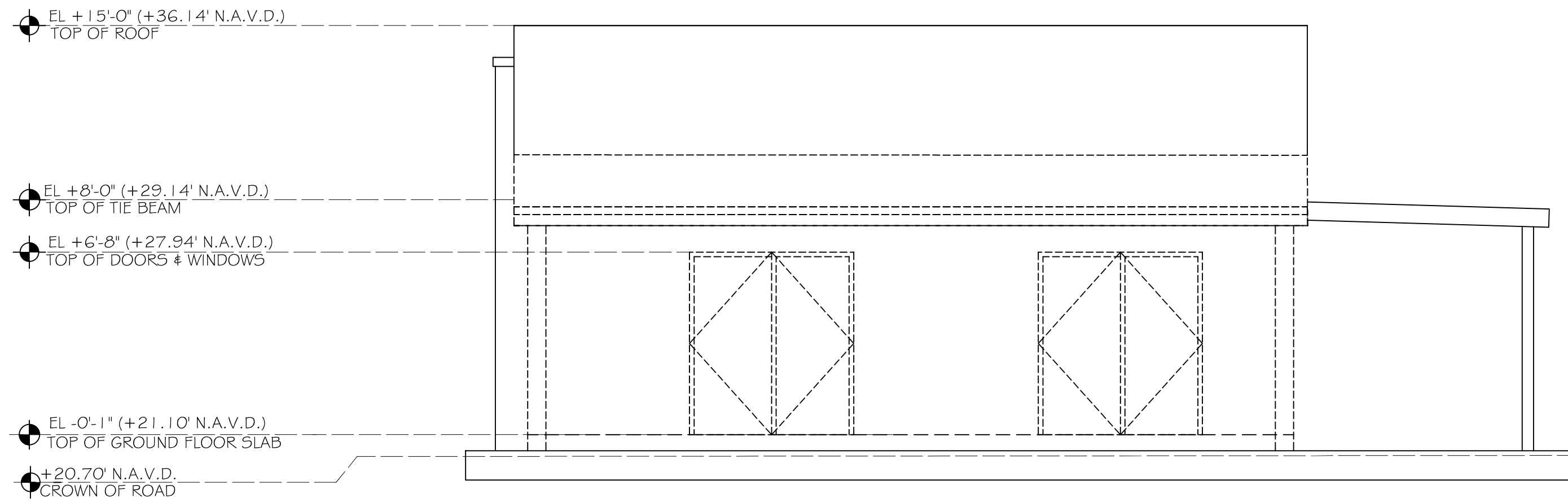
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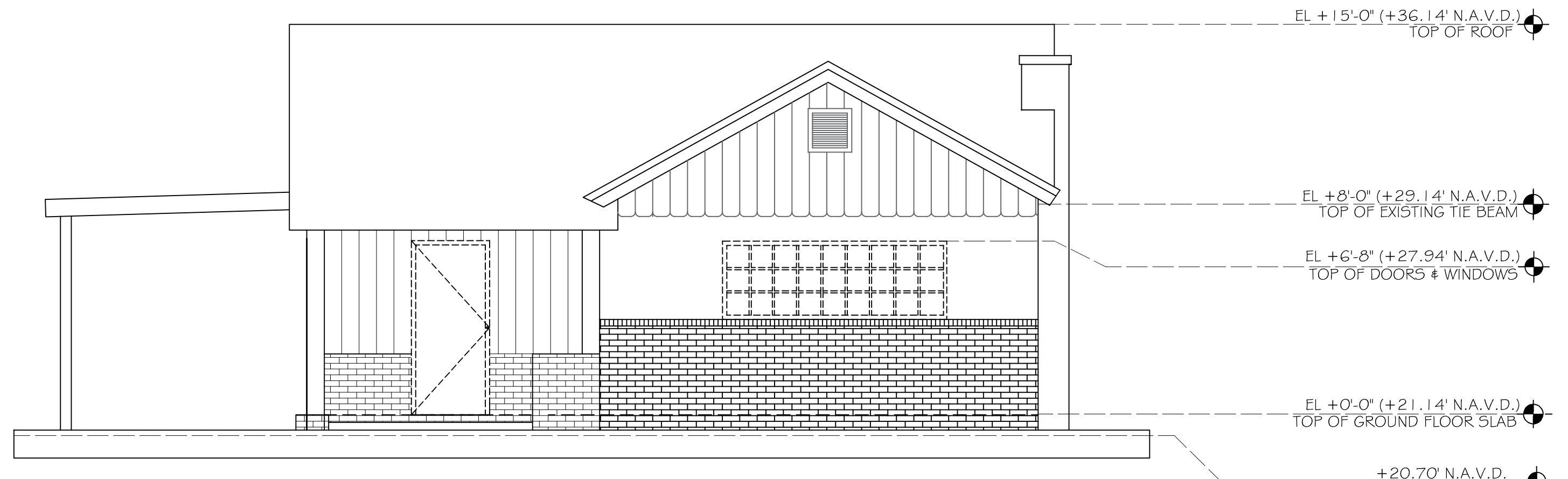
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SOUTH ELEVATION

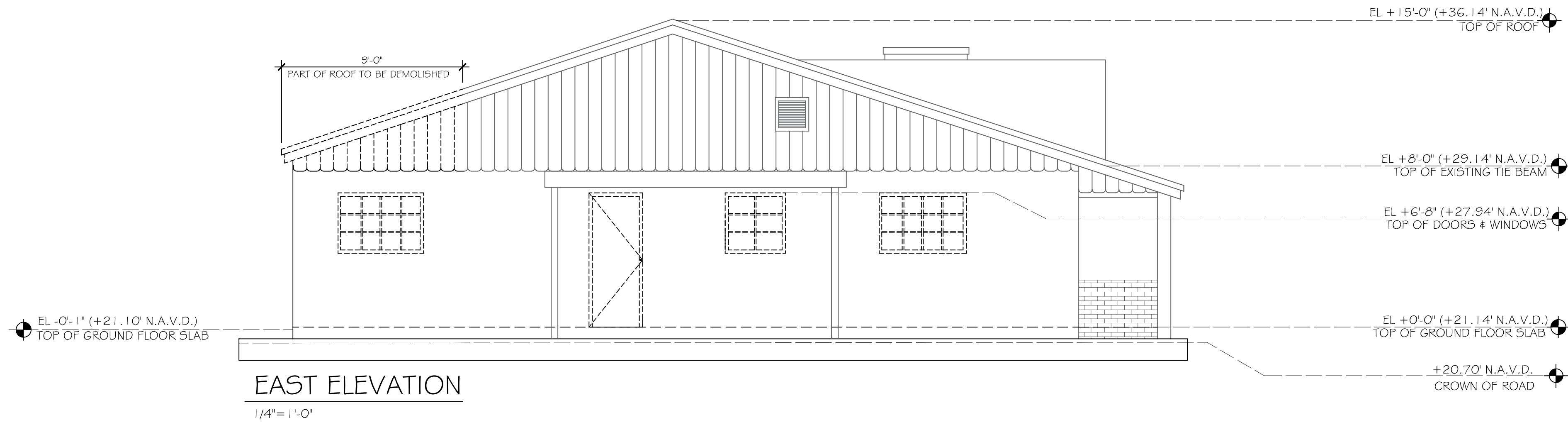
1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

DEMOLITION LEGEND	
EXISTING CONC. BLOCK WALLS TO REMAIN	
EXISTING CONC. BLOCK WALLS TO BE REMOVED	
EXISTING DOORS TO BE REMOVED	
EXISTING WINDOW TO BE REMOVED	

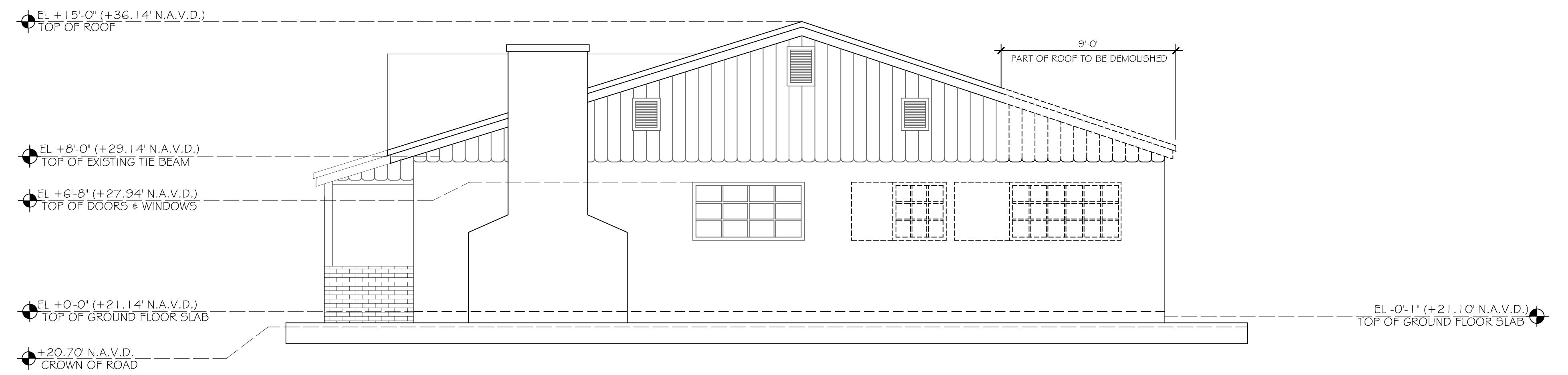


EAST ELEVATION

1/4" = 1'-0"

NOTE:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE THOROUGHLY FAMILIAR WITH ALL ARCHITECTURAL & STRUCTURAL PLANS IN THIS SET PRIOR TO BEGINNING ANY DEMOLITION.
FOR ANY CLARIFICATION OR QUESTIONS CONCERNING THE PROJECT, CALL ENGINEER PRIOR TO PROCEEDING.

NOTE:
CONTRACTOR TO VERIFY THAT DEMOLITION WORK WILL NOT AFFECT ELECTRICAL, PLUMBING, MECHANICAL, AND STRUCTURAL COMPONENTS OR SYSTEMS. NOTIFY ARCHITECT / ENGINEER IF ANY DISCREPANCY OCCUR.



WEST ELEVATION

1/4" = 1'-0"

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DEMOLITION ELEVATIONS