



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 1420 North Swinton Avenue
Project Location: 1420 North Swinton Avenue
Request: Certificate of Appropriateness (COA) and Waiver
Board: Historic Preservation Board
Meeting Date: October 4, 2017

Board Actions:

Approved the COA associated with the additions and alterations to the existing historic structure, on a 7 to 0 vote. Approved a Waiver request for a new fence and gates on a 6 to 1 vote (Patton dissenting).

Project Description:

The 1.73 acre subject property is located at 1420 North Swinton Avenue, on the west side of North Swinton Avenue between Grove Way and NW 15th Street. The property is zoned R-1-AA (Single Family Residential), is within the Lake Ida Overlay District and contains a 3,610 square foot residence, historically known as the Clint Moore House. The existing single-family residence and property was added to the Local Register of Historic Places on April 4, 2017 (Ordinance 05-17).

The subject request includes a COA for additions and alterations to the existing structure, construction of new accessory structures as well as a waiver request for an increase to the minimum fence height restrictions. Specifically, the improvements include:

- Addition of 4,594 square feet to the rear of the existing 3,610 square foot residence for a total of 8,204 square feet;
- Construction of a new 3,063 square foot, 2-story detached garage;
- Construction of a new 1,162 square foot pool house;
- Construction of a new pool and associated concrete deck;
- Construction of a new decorative fence and gates on the east side of the property; and,
- Installation of new concrete and paver brick parking courts and walkways.

Staff supported the Certificate of Appropriateness request, subject to conditions and recommended denial of the Waiver request.

Board Comments:

The Board comments were supportive. The Board approved the COA, subject to conditions and they approved the Waiver request to allow 6' high entry gates and 6' high gate posts and the decorative fence to not exceed a 4' maximum height limitation.

Public Comments:

Several members of the public spoke in support of the project.

Associated Actions: All required actions were taken.

Next Action: HPB action is final.

HISTORIC PRESERVATION BOARD

CITY OF DELRAY BEACH

STAFF REPORT

MEETING DATE: October 4, 2017

ITEM: 1420 North Swinton Avenue, Clint Moore House, Individually Designated-Certificate of Appropriateness, (2017-149) construction of additions and alterations to the existing single-family residence, construction of a new two-story garage & one-story pool house and Waiver request for an increase to the maximum fence height.

RECOMMENDATION: Approve the Certificate of Appropriateness and Deny the Waiver Request

GENERAL DATA:

Owner:..... Blaine Minton

Agent:..... Roger Cope, AIA
Cope Architects, Inc.

Location:..... 1420 N. Swinton Avenue

Property Size:..... 1.71 Acres

Historic District: Individually Designated

Current Zoning:..... R-1-AA (Single-Family Residential)

Adjacent Zoning:.....

North:	R-1-AA (Single Family Residential)
South:	R-1-AA (Single Family Residential)
East:	R-1-AA (Single Family Residential)
West:	R-1-AA (Single Family Residential)

Existing Future Land Use Designation:..... LD – Low Density Residential – 0-5 DU/Acre

Water Service:..... Public water service is provided on site.

Sewer Service:..... Public sewer service is provided on site.



ITEM BEFORE THE BOARD

The item before the Board is the consideration of a Certificate of Appropriateness (COA) 2017-149 associated with the additions and alterations to the existing historic structure and a Waiver request for a new fence and gates for property located at **1420 N. Swinton Avenue, The Clint Moore House, Individually Designated**, pursuant to Land Development Regulations (LDR) Section 2.4.6(H) and 2.4.7(B).

BACKGROUND & PROJECT DESCRIPTION

The subject property is located at 1420 North Swinton Avenue, on the west side of North Swinton Avenue between Grove Way and NW 15th Street. The property is zoned R-1-AA (Single Family Residential) and is within the Lake Ida Overlay District. The property contains a 3,610 square foot residence, historically known as the Clint Moore House.

At its meeting of February 1, 2017, the Historic Preservation Board (HPB) reviewed a Concept Plan for the subject property which is near identical to the request now before the Board. The Board was supportive of the Concept Plan and was pleased with the owner's plans to have the property individually designated. The existing single-family residence and property was added to the Local Register of Historic Places on April 4, 2017 (Ordinance 05-17).

The historical and cultural significance of the subject property began with its development, residence by a member of the Sundry family, ownership by the Moore family from 1929 through the 1950's, and ownership by the Gringles. Mr. Clint Moore acquired the property in 1929 from Ben Sundry; Clint Moore "was the first person in Delray Beach to farm west of 441", and was referred to as "The Lima Bean King". The Moore family was active in the Delray Beach community, particularly with the local Boy Scouts and St. Paul Episcopal Church. Clint Moore Road is now in Boca Raton, just south of the Delray Beach border. While Clint Moore may be the most historically prominent owner of the property, the designation report includes the Gringles and Ferrers, also very important families who contributed to the Delray Beach community and provide additional interest and significance to the designation.

The structure is believed to have been constructed in 1928 and is considered to be the only local example of the simplistic adaptation of the Georgian Colonial style in the area. The architectural significance is in the design itself, as the Georgian Colonial style is not commonly found in this area, and as indicated in the report, "traces its roots back to the early American colonies."

Prior to listing of the property to the Local Register of Historic Places, the owner obtained permits for the demolition of existing accessory structures on the property and the structures have since been demolished. These structures included a guest house, garage, shed and gazebo. At the time of demolition the owner noted that the state of the structures was diminished and one had suffered fire damage.

The subject request includes a Certificate of Appropriateness for additions and alterations to the existing structure, construction of new accessory structures as well as a waiver request for an increase to the minimum fence height restrictions. Specifically, the additions and alterations include:

- Addition of 4,594 square feet to the rear of the existing 3,610 square foot residence for a total of 8,204 square feet;
- Construction of a new 3,063 square foot, 2-story detached garage;
- Construction of a new 1,162 square foot pool house;
- Construction of a new pool and associated concrete deck;
- Construction of a new decorative fence and gates on the east side of the property; and,
- Installation of new concrete and paver brick parking courts and walkways.

ANALYSIS OF PROPOSAL

Pursuant to LDR Section 4.3.4(K) Development Standards and 4.4.3(F)(2) Single Family Residential – Development Standards, properties located within the R-1-AA zoning district and the Lake Ida Neighborhood Overlay District, respectively shall be developed according to the requirements noted in the chart below. As illustrated, the proposal is in compliance with the applicable requirements; therefore, positive findings can be made.

Development Standards	Required	Proposed
Open Space (Minimum, Non-Vehicular)	25%	70.5%
Setbacks (Minimum): Front (East)	30'	225'
Side Interior (North)	10'	10' - 17'6"
Side Interior (South)	10'	10' - 65'
Rear (West)	15'	15'
Height (Maximum)	35'	23'10"

Pursuant to LDR Section 4.4.3(F)(2) – Single Family Residential Development Standards: In addition to the provisions of Section 4.3.4(K), properties located within the Lake Ida Neighborhood Overlay District shall comply with the following regulations:

(a) Maximum lot coverage:

1. Forty percent for one story houses.
2. Thirty percent for multi-story houses.

The proposal includes a total of 8,420 square feet of ground floor area which represents a total of 11% lot coverage; thus, meeting the 30% maximum requirement for multi-story houses.

(b) The maximum Floor Area Ratio is .35 for a multi-story house. Property with frontage on Lake Ida are allowed a Floor Area Ratio of .40 for a multi-story house.

The proposal includes a total of 12,429 square feet of floor area which represents a total of Floor Area Ratio of .17; thus, meeting the .35 maximum requirement for a multi-story house.

(c) The area of the upper floors shall not be greater than 75 percent of the area of the first floor. Properties with frontage on Lake Ida are allowed to have upper floors with up to 100 percent of the area of the first floor.

The first floor square footage for the home totals 5,140 square feet and the second floor totals 2,986 which represents 58% of the area of the first floor. The first floor square footage for the garage totals 2,040 square feet and the second floor totals 1,023 square feet which represents 50% of the area of the first floor. Based upon the above the area of the upper floors is not greater than 75% of the area of the first floor.

(d) Minimum setback for multi-story homes in the R-1-AA zoning district shall be 25 feet for the front yard and 15 feet for the rear yard.

The proposal meets this requirement as the property is zoned R-1-AA and the front yard setback is 225 feet while the rear yard setback is 15 feet.

(e) Minimum setback for multi-story homes in the R-1-AAA and R-1-AAAB zoning districts shall be 30 feet for the front yard and 17 feet for the rear yard.

This code requirement is not applicable as the property is zoned R-1-AA.

(f) Additional landscaping required for both new multi-story houses or additions to existing multi-story houses shall be as follows:

1. New houses: landscaping requirements shall be the same as the Beach Districts as provided in the Beach Property Owners Design Manual for the North Beach and Seagate Neighborhoods.

- 2. Additions: supplemental landscaping shall be provided along that portion of the house where the new upper floor addition occurs within five feet of the minimum required setback lines. The intent of the requirement is to soften and screen the upper story addition and shall generally consist of additional vertical landscaping, which would include 14-foot shade trees or 18-foot Palm trees at spacings determined by the City Landscape Department to be sufficient to meet the intent of this requirement.**

Review of a landscape plan is not required at the time of review of a Certificate of Appropriateness application. The landscape plan is required for review at the time of building permit and it is anticipated that the proposal will meet the requirements of this code section.

(g) First floor maximum height:

- 1. Single-story or first floor limits shall be established by:**

- a. Height from finished floor elevation to top of beam (tie or bond) shall not exceed 14 feet.**

The proposal is for a two-story addition to an existing two-story structure as well as construction of a new two-story garage and a one-story pool house. The requirements of this code section are met as: the first floor maximum height for the residence is 9' and 14'; and, 12'6" for the pool house. The height of first floor of the garage exceeds this requirement as it is proposed at 17'4". A condition of approval has been added to this request to reduce the height of the first floor to not exceed 14'.

- b. Any portion exceeding the dimensions described in Section 4.4.3(F)(2)(g)1.a. above shall be considered multi-story structures.**

The home and detached garage are considered multi-story structures.

(h) Upper story height:

- 1. Height from finished floor elevation to finished floor elevation or top of beam (tie or bond) shall not exceed 12 feet.**

The proposal is for a two-story addition to an existing two-story structure as well as construction of a new two-story garage and a one-story pool house. The requirements of this code section are met as the second floor maximum height for the residence is 9'4" and 10'4" for the second floor of the garage.

Pursuant to LDR Section 4.4.3(H) Special regulations.

- 1. The height of accessory structures shall not exceed the height of the associated principal structure. Screen enclosures without a solid roof are excluded from this limit.**
Provided the conditions of approval are addressed regarding reducing the first floor height of the proposed garage, then the height of the accessory structures will not exceed the height of the principal structure.
- 2. The floor area of an accessory structure shall not exceed 40 percent of the floor area of the principal structure.**

The proposal includes construction of a new two-story garage with garage use on the ground floor and 1,023 square feet of floor area on the second floor as well as a 1,162 square foot pool house. The proposal notes that the floor area of the 2nd floor of the garage is to be utilized as a recreation room and the area also includes a bathroom with a shower.

A total of 3,281 square feet is allowed for accessory structures in order to meet the maximum 40 percent floor area limitation. The proposal meets this limitation as 2,185 square feet of floor area is proposed within two accessory structures (1,162 square feet within the pool house and 1,023 square feet within the area above the garage) representing 26 percent of the 8,204 square foot floor area of the principal structure.

LDR SECTION 4.5.1 HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS
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Pursuant to LDR Section 2.4.6(H)(5), Certificate of Appropriateness Findings, prior to approval, a finding must be made that any Certificate of Appropriateness which is to be approved is consistent with Historic Preservation purposes pursuant to Objective A-4 of the Land Use Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

Pursuant to LDR Section 4.5.1(E), Development Standards, all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section.

Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The subject property contains an existing single-family residence and also previously contained several accessory structures. As the proposal is for construction of an addition to the existing single-family residence as well as construction of accessory structures including a pool house and garage, the property will be used for its historic purpose meeting this standard.

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The historic character of the property will be retained and preserved. The agent has indicated that the existing windows are being restored and that the decorative, concrete porch rails which were deteriorated are being recreated to match what was existing. The new addition and structures are proposed to the rear of the existing structure in order to ensure that the space which characterizes the property will be retained. That space is largely the vast estate appearance of the property with the structure being setback deep on the lot along with the Royal Palm tree flanked meandering driveway which leads to the home. This standard has been met.

Standard 3

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The property originally included several accessory buildings for use as a guest house, garage and storage. Due to their deteriorated condition, these structures have been removed from the property. The proposal includes construction of a new pool house and two-story garage which meet the intent of original development of the property. This standard has been met.

Standard 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

As previously noted, distinctive features and finishes such as the existing wood windows and decorative, concrete porch rail are to be restored; thus, meeting this requirement.

Standard 6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in

design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

As previously noted, deteriorated features and finishes such as the existing wood windows and decorative, concrete porch rail are to be restored; thus, meeting this requirement.

Standard 9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposal meets this standard as the new additions and related new construction will not destroy historic materials that characterize the property. The new work is differentiated from the old and will be compatible with the massing, size, scale and architectural features in order to protect the historic integrity of the property and its environment. Further, the proposed exterior alterations to the existing structure are predominantly restorative in nature.

Standard 10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The new additions and related new construction have been sited and designed in a manner that if removed in the future, the essential form and integrity of the property and its environment would be unimpaired; thus, this requirement has been met.

Pursuant to LDR Section 4.5.1(E)(2)(b)(3) - Major Development: the subject application is considered "Major Development" as it involves "modification of a contributing structure over 25% the R-1-AA zoning district".

Pursuant to LDR Section 4.5.1(E)(7) - Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing criteria contained in (a)-(m) below. Visual compatibility for all development on individually designated properties outside the district shall be determined by comparison to other structures within the site.

The following criteria apply:

- (a) **Height:** The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(E)(2)(a), shall also be determined through application of the Building Height Plane.
- (b) **Front Facade Proportion:** The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.
- (c) **Proportion of Openings (Windows and Doors):** The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the

width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.

- (d) **Rhythm of Solids to Voids**: The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.
- (e) **Rhythm of Buildings on Streets**: The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.
- (f) **Rhythm of Entrance and/or Porch Projections**: The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.
- (g) **Relationship of Materials, Texture, and Color**: The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.
- (h) **Roof Shapes**: The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.
- (i) **Walls of Continuity**: Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.
- (j) **Scale of a Building**: The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:
 - 1. For buildings wider than sixty percent (60%) of the lot width, a portion of the front façade must be setback a minimum of seven (7) additional feet from the front setback line:
 - 2. For buildings deeper than fifty percent (50%) of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five (5) additional feet from the side setback line:
- (k) **Directional Expression of Front Elevation**: A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.
- (l) **Architectural Style**: All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.

The agent/architect-of-record has provided the following statement regarding the project and its compatibility with the requirements of this code section:

“Secretary of the Interior Standards is recognized.”

“We feel strongly that we meet all of the intent of the code as our entire proposed addition is subordinate to the pristine, existing, historic structure we are lovingly restoring. We could have proposed improvements in FRONT of the historic structure but we did NOT. Our heights, massing and rhythm are all well conceived of. Yes we are RETAINING all existing wood windows within the historic structure and lovingly and completely restoring them to like new condition. They are too special not to. We have a stucco structure and will retain that predominant exterior material on all new components.”

The new building addition, new pool house and garage are all proposed to the rear of the existing historic home. Given the property's large size and the orientation of the existing home central to the 450 foot deep lot, the design of the proposal has been carefully completed to reduce overall massing on the front elevation.

The exterior finish of the residence includes smooth stucco along with decorative architectural quoins at the corners of the proposed addition and new structures. Architectural elements include: restoration of the wood windows in the existing structure along with use of aluminum framed windows in the new addition; wood rafter tails and support brackets; aluminum shutters; aluminum railings; and, new concrete railings cast to recreate the existing rail system. The proposal includes maintaining a shingle roof on the existing structure with new black standing seam metal roof on the proposed addition and new structures.

The Visual Compatibility Standard for Relationship of Materials, Texture, and Color states that the relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district. Typically, the predominant materials used in and on historic structures are authentic such as wood for shutters, rafter tails, corbels and doors. With new construction, typically aluminum is utilized for doors, windows and railings with wood elements being utilized for both decorative and structural elements such as shutters, railings, rafter tails, corbels etc. The use of authentic materials guarantees the longevity and authenticity of the Individually Designated structure and property, ensuring there will be future resources that will contribute to the architectural and historical context of the historic district. It is hoped that restoration and improvement to the subject property will be a catalyst that may encourage other property owners in the area to see the benefit of being considered historic.

In consideration of the Visual Compatibility Standards, the proposed addition to the single-family residence, construction of a pool house and garage are generally appropriate and compatible with the property and surrounding development pattern.

The overall design maintains architectural details appropriate for the existing the adaptive Georgian Colonial structure. The proposal meets the intent of the review criteria above as a generally appropriate addition and new structures have been designed; thus, positive findings can be made with respect to the sections indicated above, subject to consideration of the conditions of approval.

WAIVER REVIEW AND ANALYSIS

Pursuant to LDR Section 2.4.7(B)(5), Procedures for Obtaining Relief From Compliance With Portions of the Land Development Regulations, Waivers, prior to granting a waiver, the approving body shall make a finding that the granting of the waiver:

- (a) Shall not adversely affect the neighboring area;**
- (b) Shall not significantly diminish the provision of public facilities;**
- (c) Shall not create an unsafe situation; and,**
- (d) Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.**

Pursuant to LDR Section 4.5.1 (E)(3)(a)(1), Fences and Walls, Fences and walls over four feet (4') shall not be allowed in front or side street setbacks.

In consideration of the criteria, the provision of a new fence, vehicular gate and columns greater than 4' in height within the front yard setback is not permitted on the subject property. The applicant is proposing the following on the east side of the property adjacent to North Swinton Avenue:

- Approximately 200 feet of 6' high, black aluminum rail style fence;
- Two pairs of 6' high concrete entry piers; and,
- Two pairs 12' wide by 6' high double vehicular gates.

The applicant has stated the following regarding the waiver request:

"We are requesting a waiver of two feet (2') to be consistent with other LDR Subsections which allows up to six feet (6') for all other non-historic properties in this zoning district for the reasons as set forth below. Mr. Minton is seeking the additional two feet (2') for the safety of his child. Mr. Minton's eight (8) year old daughter is 44" or 3'8" tall. The property is unique from many other historic properties with it's expansive front yard setback of +/- 224.0'. He would like for his eight (8) year old daughter and her friends to able to enjoy the full benefits of that expansive yard without having to be concerned with her safety. In addition to the uniquely expansive front yard setback, the property is adjacent to Swinton Avenue – a major thoroughfare within the City. Accordingly, Mr. Minton is seeking a greater level of security than what the 4' high decorative fence would provide. Mr. Minton is seeking only two (2) additional feet – the minimum necessary to ensure small children his daughter's age a height that could not easily be climbed over. In addition to his concerns of having small children playing in his yard adjacent to a busy street, since Mr. Minton has purchased the property there have been multiple trespassers to his property – most taking photos for weddings, but there was recently a fire set to the existing pool house from unknown causes. Mr. Minton would like to ensure that the property is not accessible to trespassers and the additional two feet (2') is the minimum necessary to accomplish this. It seems precedence has previously been established regarding other wonderful single family homes all along North Swinton Ave., so we seek the same consideration and privileges these property Owners enjoy. Please see case study photos of fences in our immediate neighborhood that are all higher than 4'. Moreover, none of these properties have as large a front yard setback as ours. The INTENT of the LDR's is to ensure that the beauty of the historic property is not obstructed by a tall wall given the +/- 224.9' front yard setback, the addition of only two feet (2') would not obstruct the sightline to the historic 2-story estate and its lush tree canopy and landscaping. We feel the intent of the code, in all matters, will NOT be compromised in any fashion whatsoever as shown on the renderings attached to this waiver request showing the street-view of the property with a six foot (6') fence."

The waiver request would result in the grant of a special privilege in that the same waiver would not be granted under similar circumstances on other property for another applicant or owner. It is staff's recommendation that in order to not adversely affect the intent of this code section and to maintain the integrity of the historic property, the 6' high gate posts, 6' entry gates and 6' fence be reduced to 4' in height. It is noted that the request does not diminish the provision of public facilities nor does it create an unsafe situation; however, similar waiver requests to increase maximum fence heights beyond 4' have not been permitted and the current request would result in the granting of a special privilege. While the applicant has provided documentation of other properties within the area which have fences or walls taller than the 4' maximum limitation, such improvements are not on historic properties; thus, are not subject to the maximum 4' high limitation, which is specific to subject historic property. A condition of approval has been included noting that the fence, gate posts and entry gates do not exceed 4' in height and that the fence detail be provided on the site plan.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Certificate of Appropriateness (2017-149) and Waiver for **1420 North Swinton Avenue, The Clint Moore House, Individually Listed**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5) and 2.4.7(B), subject to conditions.
- C. Deny the Certificate of Appropriateness (2017-149) and Waiver for **1420 North Swinton Avenue, The Clint Moore House, Individually Listed**, by adopting the findings of fact and law contained in

the staff report, and finding that the request and approval thereof does not meet the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5) and 2.4.7(B).

RECOMMENDATION

By separate motions:

Waiver

Deny the waiver request to **LDR Section 4.5.1 (E)(3)(a)(1)**, to allow the 6' gate posts, 6' entry gates and 6' decorative fence to exceed the maximum 4' height limitation, based upon a finding that the request and approval thereof does not meet the criteria set forth in LDR Section 2.4.7(B)(5).

Certificate of Approval (COA)

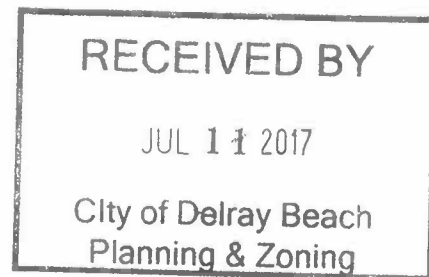
Approve the COA (2017-149) for **1420 North Swinton Avenue, The Clint Moore House, Individually Designated**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5), subject to the following conditions:

1. That the height of the first floor of the garage be reduced to not exceed 14'; and,
2. That the fence, gate posts and entry gates do not exceed 4' in height and that the fence detail be provided on the site plan.

Report Prepared By: Michelle Hoyland, Historic Preservation Planner

June 29, 2017

City of Delray Beach
100 NW 1st Avenue
Delray Beach, Florida 33444



Attn.: Michelle Hoyland – Senior Historic Preservation Planner, Planning & Zoning

Re: Minton Residence – 1420 North Swinton Avenue; Existing Historic Residence

Mrs. Hoyland:

I hope all is well. As the Architect Of Record (& Agent) for Blaine Minton please accept this letter and associated package to seek City support allowing for a 6' high fence along our property's Eastern frontage whereby 4' is the maximum allowed by current code. I am hereby respectfully submitting a "Waiver" justification letter associated with the Project, the "Waiver" is respectfully seeking support for our cause.

Pursuant to **LDR Section 2.4.7 "Procedures for Obtaining Relief from Compliance with Portions of the Land Development Regulations"**, please accept the attached fully executed COA application and sets of Architectural Documents associated with our proposed fence and gate design.

We recognize that the **LDR's**, more specifically "**LDR Subsection 4.5.1(E)(3)(a)(1) – Fences and walls over four feet (4') shall not be allowed in front or side street setbacks**", exists for historically designated properties – which Mr. Minton recently sought, but we are requesting a waiver of two feet (2') to be consistent with other LDR Subsections which allows up to six feet (6') for all other non- historic properties in this zoning district for the reasons as set forth below. Mr. Minton is seeking the additional two feet (2') for the safety of his child. Mr. Minton's eight (8) year old daughter is 44" or 3'-8" tall. The property is unique from many other historic properties with it's expansive front yard setback of +224.9'. He would like for his eight (8) year old daughter and her friends to be able to enjoy the full benefits of that expansive yard without having to be concerned with her safety. In addition to the uniquely expansive front yard setback, the property is adjacent to Swinton Avenue – a major thoroughfare within the City. Accordingly, Mr. Minton is seeking a greater level of security than what the 4' high decorative fence would provide. Mr. Minton is seeking only two (2) additional feet – the minimum necessary to ensure small children his daughter's age a height that could not easily be climbed over.

In addition to his concerns of having small children playing in his yard adjacent to a busy street, since Mr. Minton has purchased the property there have been multiple trespassers to his property – most taking photos for weddings, but there was recently a fire set to the existing pool house from unknown causes. Mr. Minton would like to ensure that the property is not accessible to trespassers and the additional two feet (2') is the minimum necessary to accomplish this.

It seems precedence has previously been established regarding other wonderful single family homes all along North Swinton Ave., so we seek the same consideration and privileges these property Owners enjoy. Please see case study photos of fences in our immediate neighborhood that are all higher than 4'. Moreover, none of these properties have as large a front yard setback as ours.

The **INTENT** of the **LDR's** is to ensure that the beauty of the historic property is not obstructed by a tall wall given the +224.9' front yard setback, the addition of only two feet (2') would not obstruct the sightline to the historic 2-story estate and it's lush tree canopy and landscaping. We feel the intent of the code, in all matters, will NOT be compromised in any fashion whatsoever as shown on the renderings attached to this waiver request showing the street-view of the property with a six foot (6') fence.

Pursuant to **LDR Section 2.4.7(B)(5)**, in order for the City to approve a waiver the following findings must be made:

- a.) The granting of the waiver shall not adversely affect the neighboring property.

The granting of two (2) additional feet to the front fence of the property will NOT adversely affect the neighboring properties. Mr. Minton has actually significantly improved the neighboring properties with his designation of his property as "historic" and with the significant investment in its preservation and restoration – not only in the structure but in the grounds. As you can see from the attached application, the fence, the main structure, the additions and the landscaping significantly improves the property and by extension, the value of

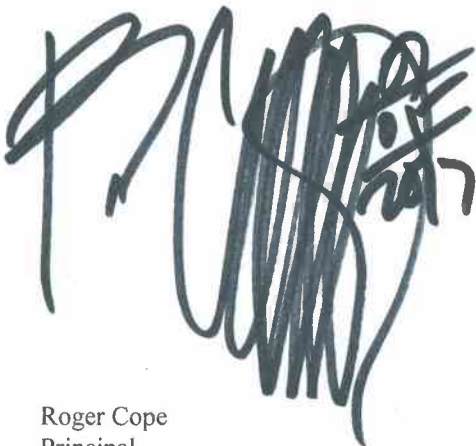
the neighboring properties. Again, Mr. Minton is requesting only two (2) additional feet above what is currently permitted by code.

- b.) The granting of the waiver shall not significantly diminish the provision of public facilities.
The two feet (2') will not provide any negative impact on the provision of public facilities.
- c.) The granting of the waiver shall not create an unsafe situation; and...
The granting of the two (2) additional feet will not create an unsafe situation. On the contrary, it will cure a potential safety hazard.
- d.) The granting of the waiver does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other properties for another applicant or Owner.
The granting of the waiver would not create a special privilege. Again, there are already instances of a six foot (6') fence along Swinton. Second, the property has a uniquely large front yard setback and The City should also support requests from other property Owners similarly situated for safety purposes.

In conclusion, if granted, the "Waiver" would in no way "be contrary to the public interest and where owing to the conditions peculiar to the property and not the result of the actions of the landowner, a literal enforcement of the regulations would result in unnecessary and undue hardship". Furthermore, we feel "that the reasons set forth in the "Waiver" petition justifies the granting of the "Waiver", and feel that the "Waiver" is the minimum "Waiver" that will make possible the reasonable use of the land, building, or structure" and finally "that the granting of the "Waiver" will be in (complete) harmony with the general purpose and intent of exiting regulations, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare".

Please do not hesitate to call should you require anything else. I look forward to the approval process and the Historic Preservation Board hearing in the very near future.

Sincerely:

A handwritten signature in dark ink, appearing to be 'Roger Cope', with a large, dense scribble over the right side of the signature.

Roger Cope
Principal
RWC/jad

Cc Blaine Minton, Owner















SPECIFIC PURPOSE SURVEY
"TREE LOCATIONS"

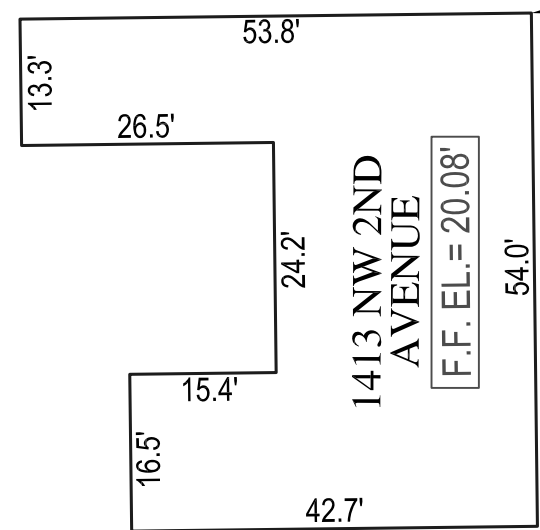
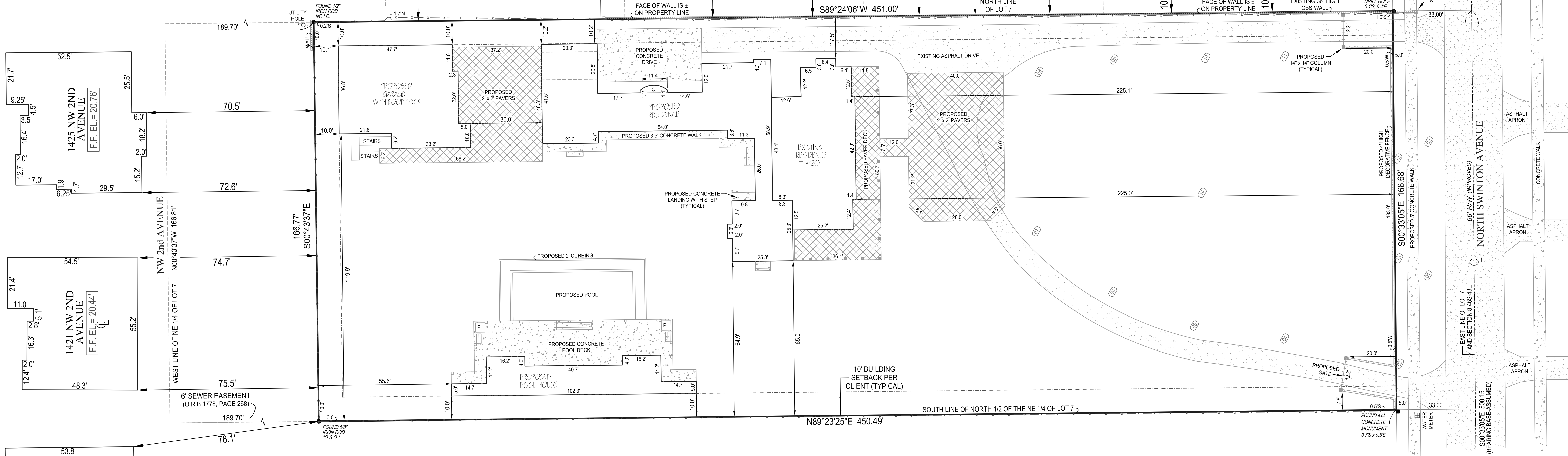
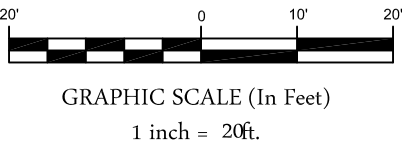
PREPARED FOR
BLAINE M. MINTON

1420 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444

LEGAL DESCRIPTION:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF LOT 7, LESS THE WEST 189.7 FEET THEREOF AND ALSO LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT-OF-WAY OF SWINTON AVENUE, OF THE SUBDIVISION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH A SEWER EASEMENT 6 FEET IN WIDTH ON THE SOUTH 6 FEET OF THE SOUTH 100.24 FEET OF THE WEST 189.7 FEET OF THE NORTH 1/2 OF NORTHEAST 1/4 OF LOT 7, OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LESS THE WEST 25 FEET FOR DEDICATED RIGHT-OF-WAY AS IN OFFICIAL RECORDS BOOK 1443, PAGE 586, AND OFFICIAL RECORDS BOOK 1778, PAGE 268, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

FLOOD ZONE: X
COMMUNITY NUMBER: 125102
PANEL: 0002 SUFFIX: D



ABBREVIATION DESCRIPTION:

- A/C AIR CONDITIONER
C/L CENTERLINE
I.D. IDENTIFICATION
LB LICENSED BUSINESS
N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
O.R.B. OFFICIAL RECORDS BOOK
PL PLANTER
P-K PARKER KYLON NAIL
PSM PROFESSIONAL SURVEYOR MAPPER
R/W RIGHT OF WAY
T TREE IDENTIFIER

TREE SURVEY LEGEND

TREE#	SIZE & DESCRIPTION
01	1.25' OAK
02	2.1' OAK
03	1.20' ROYAL PALM
04	1.00' ROYAL PALM
05	1.30' ROYAL PALM
06	1.50' ROYAL PALM
07	1.50' ROYAL PALM
08	1.30' ROYAL PALM
09	1.30' ROYAL PALM
10	1.05' ROYAL PALM
11	1.40' ROYAL PALM
12	1.20' ROYAL PALM
13	1.40' ROYAL PALM
14	1.75' ROYAL POINCIANA

REVISIONS:

- ADDED ORIGINATION BENCH MARK WITH ELEVATION;
ADDED FINISH FLOOR ELEVATIONS;
ADDED SPOT ELEVATIONS TO CROWN OF ROAD ... 7-13-2016
- ADDED SITE PLAN ... 03-08-2017
- ADDED PERIMETER BUILDINGS ... 03-10-2017
- ADDED DRIVES ACROSS STREET ... 06-02-2017
- ADDED PROPOSED 5' CONCRETE SIDEWALK ... 06-05-2017
- MISCELLANEOUS PER CLIENT ... 06-07-2017
- NEW FENCES LOCATED ... 07-07-2017
- ADDED TRESS;
REMOVED PART OF DRIVEWAY APRON ... 08-25-2017

CERTIFIED TO:
BLAINE M. MINTON;
FIRST PRIORITY TITLE COMPANY;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
ITS SUCCESSORS AND/OR ASSIGNS.

ORIGINAL BOUNDARY SURVEY PREPARED BY:
TARGET SURVEYING, LLC
SURVEY NUMBER: 181230
ORIGINAL BOUNDARY FIELD WORK: 11-05-2012
UPDATE BOUNDARY SURVEY NUMBER: 253131
UPDATE BOUNDARY FIELD WORK: 03-31-2016

NOTES:

- LEGAL DESCRIPTION PROVIDED BY CLIENT
- NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
- NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
- THE BEARINGS SHOWN HEREON ARE BASED ON THE C/L NORTH SWINTON AVENUE, ASSUMED TO BEAR S00°33'05"E..

Kenneth J. Osborne PSM #6415
THIS SURVEY IS NOT VALID WITHOUT
THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Project
C-14103

Date
03-08-2017

Scale
1" = 20'

Sheet

1 OF 1



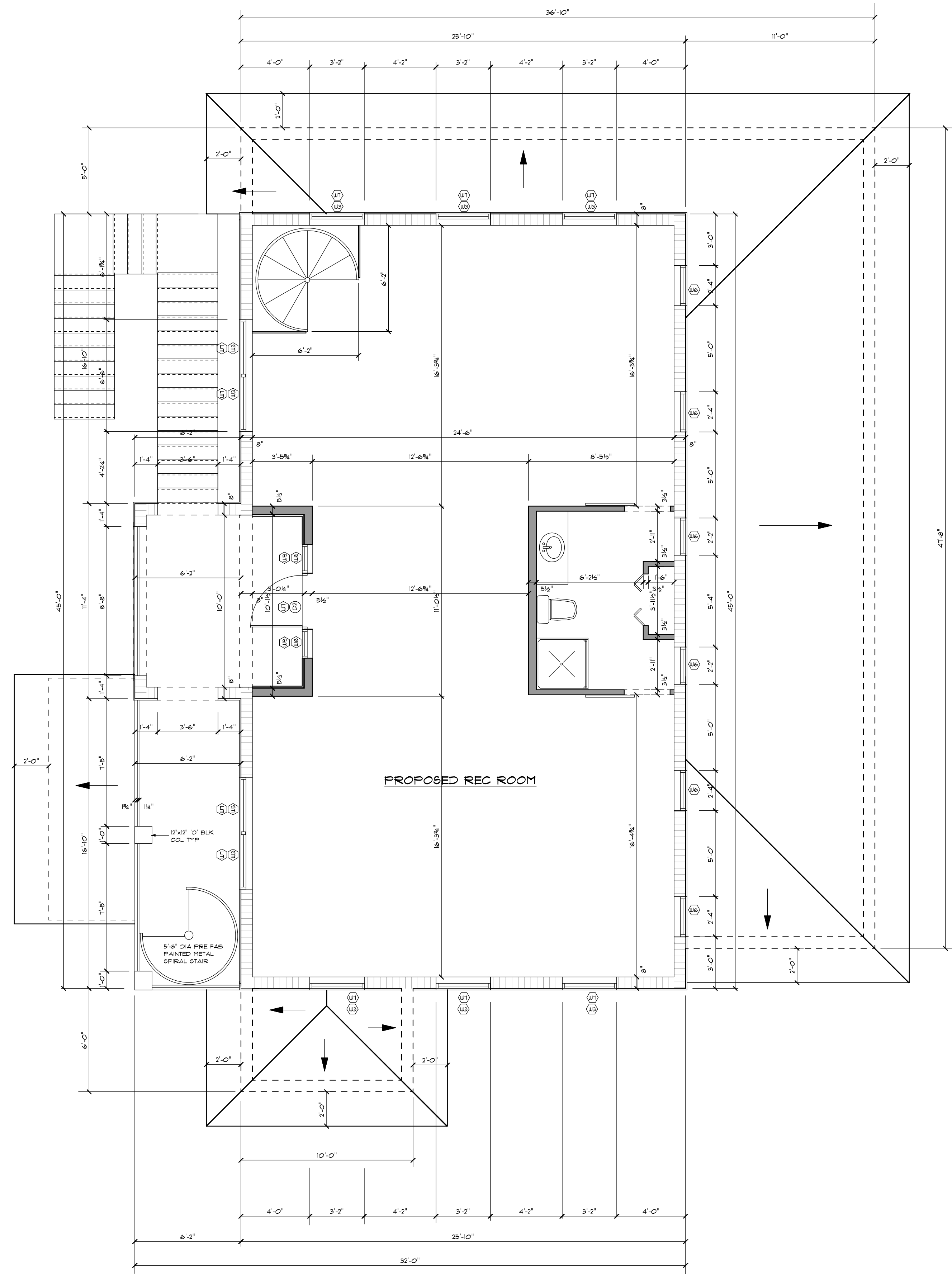
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576

LB #7463

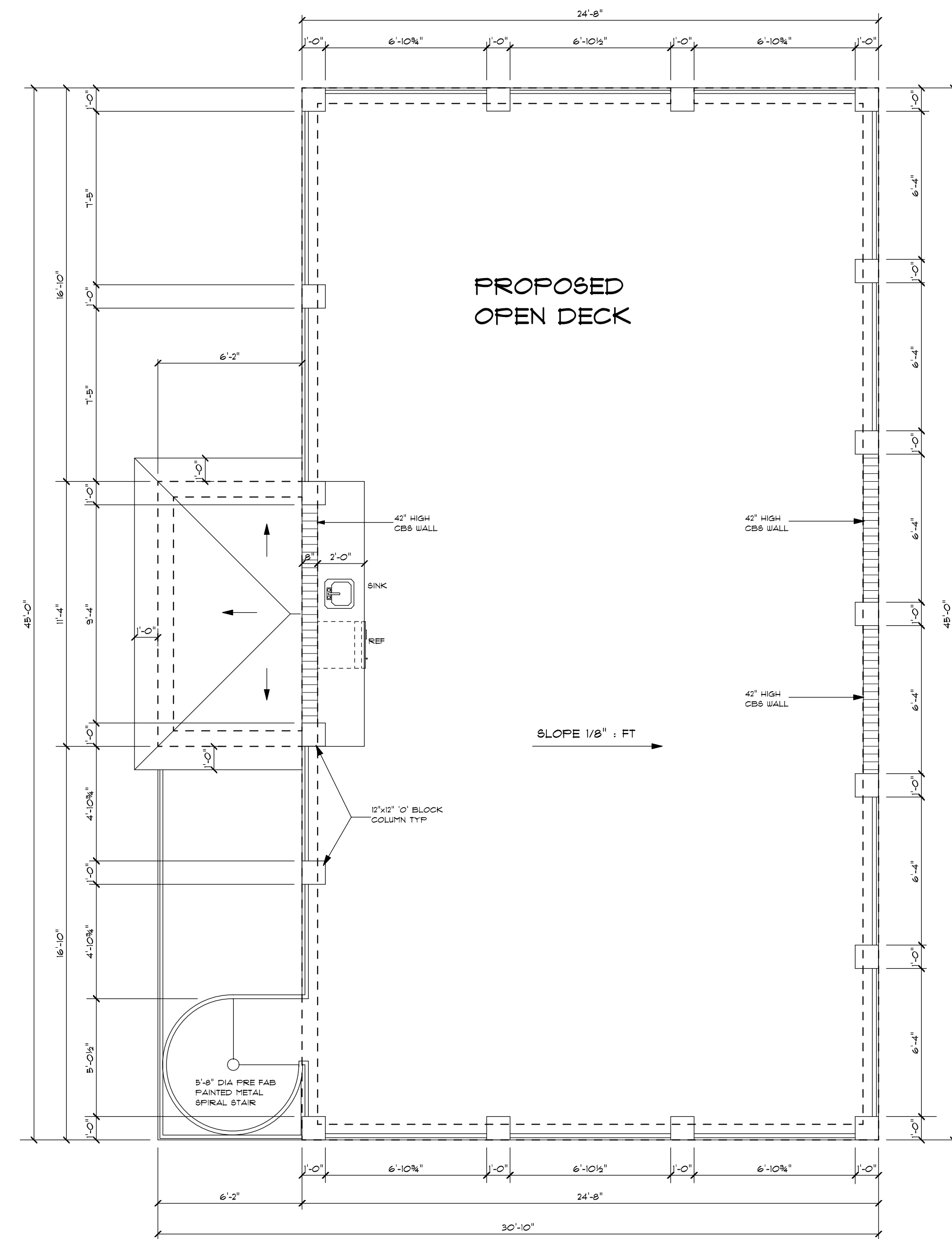
A PRIVATE RESIDENTIAL PROJECT: HPB DESIGN SUBMITAL
THE BLAINE MINTON RESIDENCE
1420 NORTH SWINTON AVENUE
DELRAY BEACH, FLORIDA

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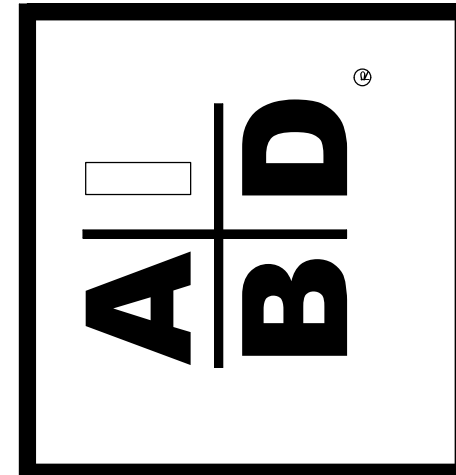


PROPOSED 2nd FLOOR PLAN 1/4" Sc.



PROPOSED ROOF / BALCONY PLAN 1/4" Sc.

REVISIONS	DATE	BY



PRECISION DRAFTING AND DESIGN INC
34 VISTA DEL RIO, BOYNTON BEACH, FLORIDA 33426
NORTH COUNTY (561) 733-0669
SOUTH COUNTY (561) 218-3038
AIBD CERTIFIED PROFESSIONAL BUILDING DESIGNER
CONSTRUCTION DOCUMENTS FOR
NEW HOMES - ADDITIONS - REMODELING
OWNER / DESIGNER B. DAVID FRANK

PROPOSED DETACHED
GARAGE FOR:
BLAINE MINTON
1420 NORTH SWINTON AVE.,
DELRAY BEACH, FLORIDA

DRAWN BY	BDF
CHECKED BY	
DATE	1-19-17
SCALE	AS NOTED
JOB NO.	11316.03

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OF SHEETS

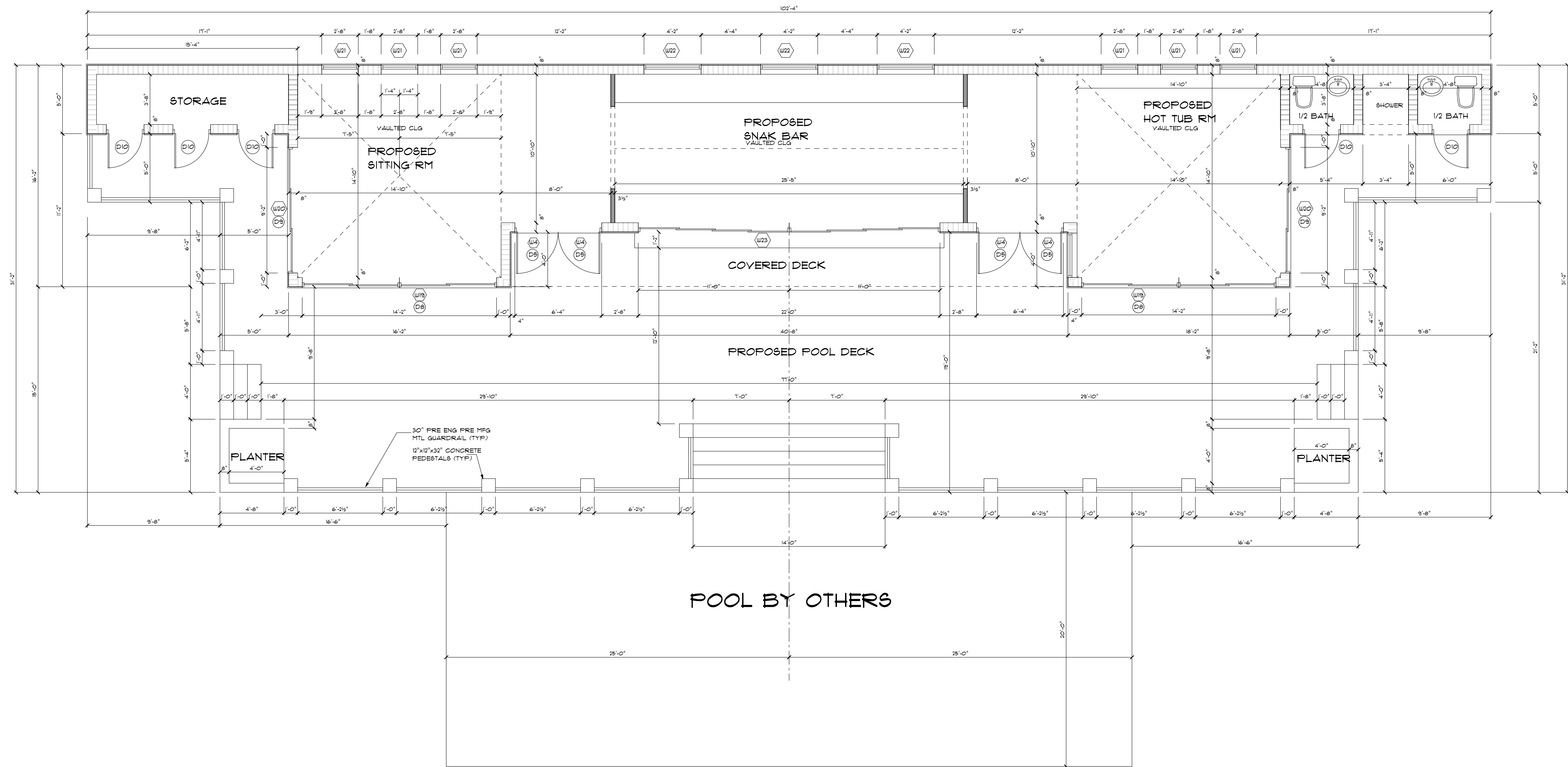


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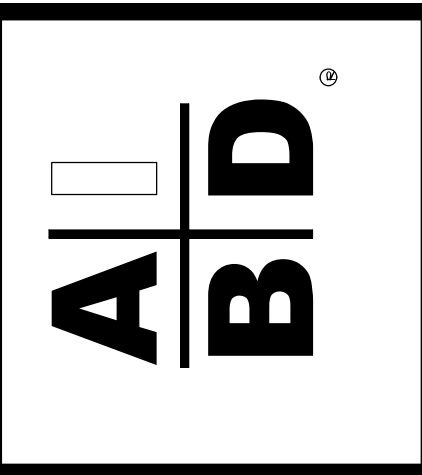


PROPOSED FLOOR PLAN 1/4" Sc.

WINDOW SCHEDULE									
SYM.	WIDTH	HEIGHT	TYPE	WINDOW FRAME MATERIAL	WINDOW FRAME COLOR	HURRICANE PROTECTION	TINT	MUNTINS	MFG
(U1)	26 1/2"	37 3/8"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	SIW
(U2)	26 1/2"	76"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	SIW
(U3)	31"	76"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	SIW
(U4)	36"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	SIW
(U5)	36"	36"	FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	SIW
(U6)	26 1/2"	50 5/8"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	SIW
(U7)	31"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	SIW
(U8)	20"	95 3/4"	SIDE LITE	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	6	SIW
(U9)	20"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	SIW
(U10)	31"	63"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	6 OVER 1	SIW
(U11)	26 1/2"	63"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	SIW
(U12)	26 1/2"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	SIW
(U13)	72"	96"	FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	SIW
(U14)	36"	60"	FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	SIW
(U15)	30"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	SIW
(U16)	CUSTOM PRE MFG GLASS WALL & ROOF		FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	TO BE DETERMINED
(U17)	COR F8		FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT		NONE	VELUX
(U18)	C12 F8		FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT		NONE	VELUX
(U19)	168"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(4) DECORATIVE	SIW
(U20)	108"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(3) DECORATIVE	SIW
(U21)	30"	30"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(4) LITE	SIW
(U22)	48"	24"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(6) LITE	SIW
(U23)	264"	60"	SLIDING	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	SIW

DOOR SCHEDULE											
SYM.	WIDTH	HEIGHT	TYPE	DOOR MATERIAL	DOOR COLOR	FRAME MATERIAL	FRAME COLOR	GLASS TINT	HURRICANE PROTECTION	MUNTINS	MFG
(D1)	37 1/2"	95 1/2"	SWING	6 PANEL SOLID CORE ALUMINUM	WHITE	ALUMINUM	WHITE	NA	IMPACT RESISTANT	NA	TO BE DETERMINED
(D2)	37 1/2"	95 1/2"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1	SIW
(D3)	9'-0"	10'-0"	CUSTOM OHD	TO BE DETERMINED	TO BE DETERMINED	NA	NA	GRAY	IMPACT RESISTANT	6	TO BE DETERMINED
(D4)	9'-0"	10'-0"	SWING	TO BE DETERMINED	TO BE DETERMINED	NA	NA	GRAY	IMPACT RESISTANT	6	TO BE DETERMINED
(D5)	31 1/2"	79 3/4"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1	SIW
(D6)	31 1/2"	79 3/4"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1	SIW
(D7)	31 1/2"	95 1/2"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	12 OVER 1	SIW
(D8)	168"	79 3/4"	4 PANEL SLIDING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1	TO BE DETERMINED
(D9)	108"	79 3/4"	3 PANEL SLIDING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1	TO BE DETERMINED
(D10)	31 1/2"	95 1/2"	SWING	SOLID WOOD	PAINTED	NA	NA	NA		NA	TO BE DETERMINED
(D11)	8'-0"	10'-0"	CUSTOM OHD	TO BE DETERMINED	TO BE DETERMINED	NA	NA	GRAY		6	TO BE DETERMINED

REVISIONS	BY
DATE	



PRECISION DRAFTING AND DESIGN INC
34 VISTA DEL RIO, BOYNTON BEACH, FLORIDA 33426
NORTH COUNTY (561) 733-0669
SOUTH COUNTY (561) 218-3038
AIBD CERTIFIED PROFESSIONAL BUILDING DESIGNER
CONSTRUCTION DOCUMENTS FOR
NEW HOMES - ADDITIONS - REMODELING
OWNER / DESIGNER B. DAVID FRANK

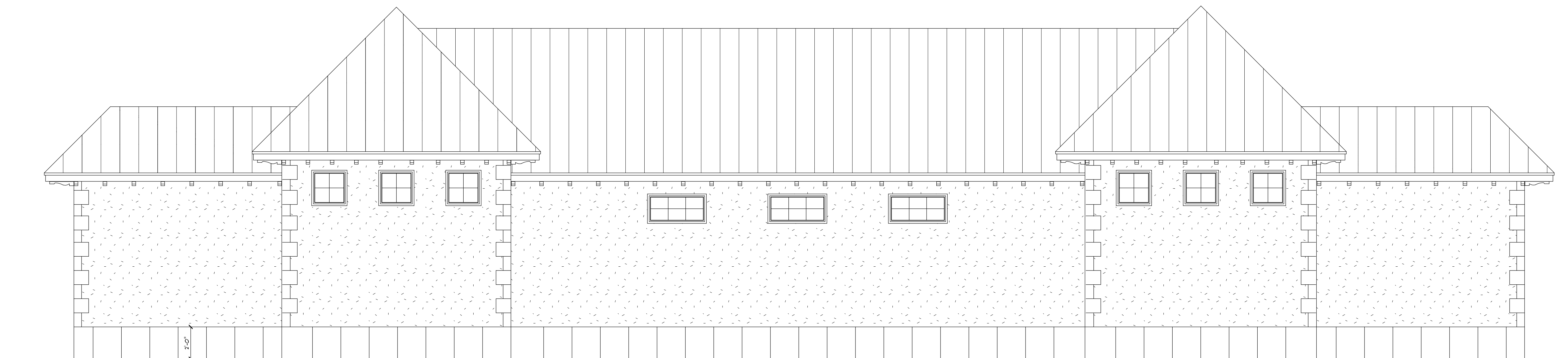
PROPOSED DETACHED
GARAGE FOR:
BLAINE MINTON
1420 NORTH SWINTON AVE.,
DELRAY BEACH, FLORIDA

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CHECKED BY	
DATE	1-19-17
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PROPOSED FRONT (NORTH) ELEVATION 1/4" Sc.



PROPOSED REAR (SOUTH) ELEVATION 1/4" Sc.

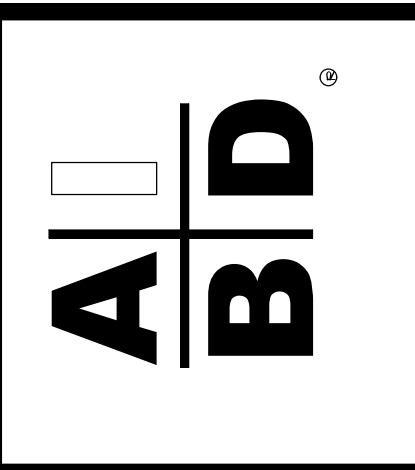


PROPOSED LEFT SIDE (EAST) ELEVATION 1/4" Sc.



PROPOSED RIGHT SIDE (WEST) ELEVATION 1/4" Sc.

REVISIONS	DATE	BY



PRECISION DRAFTING AND DESIGN INC
 34 VISTA DEL RIO, BOYNTON BEACH, FLORIDA 33426
 NORTH COUNTY (561) 133-0669
 SOUTH COUNTY (561) 218-3038
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GENERAL NOTES

ARCHITECTURAL:

- THESE DOCUMENTS INDICATE THE DESIGN INTENT OF THE CONSTRUCTION PROJECT IN ORDER TO ESTABLISH STANDARDS FOR QUALITY AND/OR PERFORMANCE.
- THE CONTRACTOR SHALL INVESTIGATE THE JOBSITE & COMPARE THE CD'S W/ THE EXISTING CONDITIONS. THE CONTRACTOR SHALL INCLUDE IN HIS COST, WORK DESCRIBED IN THE CD'S & THAT IS REQUIRED OR REASONABLY IMPLIED TO ACHIEVE THE DESIGN INTENT OF THE CD'S. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTS BETWEEN EXISTING CONDITIONS & ANY NEW WORK, OF ANY OMISSIONS IN THE DRAWINGS & ANY RESTRICTIONS RELATED TO THIS EXECUTION OF THE WORK INCLUDING THE COORDINATION W/ STRUCTURAL AND MEP RELATED WORK.
- THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A COMPLETE JOB IN EVERY RESPECT THAT ALLOWS FOR THE FULL USE OF THE COMPLETED FACILITY & CONSISTENT W/ THE DESIGN INTENT OF THE CD'S. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, COMPLETE UTILITY CONNECTIONS FOR HOT, SEWER, RAIN WATER LEADERS, DRAINS, POWER W/ TRANSFORMING TO ACHIEVE APPROPRIATE & NECESSARY VOLTS & AMPS), GROUNDING, NATURAL OR LP GAS, VENTS, VENTILATION, SMOKE EVACUATION, & BLOCKING, BRIDGING, STRUCTURAL SUPPORTS, ETC. TO ALLOW FOR THE COMPLETE & WORKING OF NOTED OR INFERRED EQUIPMENT.
- REASONABLY INFERRED CONDITIONS NOT OTHERWISE INDICATED IN THESE CD'S SHALL BE INTERPRETED AS HAVING THE SAME MEANING AS THOSE MOST SIMILARLY DETAILED & MORE FULLY DEFINED ELSEWHERE WITHIN THESE DOCUMENTS. CONTRACTOR IS TO NOTIFY THE ARCHITECT IF CLARIFICATIONS ARE REQUIRED. CONTRACTOR SHALL BE LIABLE IF INAPPROPRIATE INTERPRETATIONS CONFLICT WITH OTHER ELEMENTS OF THE WORK.
- THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS & DIMENSIONS INDICATED W/ THE CD'S. ARCHITECT & SHALL VARIATION OF ANY VARIATION PRIOR TO THE THE PURCHASING OF MATERIALS, FABRICATION OR CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR RESTOCKING CHARGES, REPLACEMENT COSTS & FOR DELAYS IF HE FAILS TO COMPLY W/ THIS PROVISION.
- THE GENERAL CONTRACTOR, UPON AWARDING CONTRACTS TO SUB-CONTRACTORS, SHALL SUBMIT TO THE ARCHITECT & THE OWNER A LIST OF ITEMS & THEIR DELIVERY SCHEDULES. THE CONTRACTOR, PRIOR TO ORDERING AN ITEM, SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT & OWNER OF ANY ITEM WHICH MAY CAUSE THE PROJECT TO BE DELAYED DUE TO LONG LEAD TIME IN OBTAINING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING SUBSTANTIAL COMPLETION REGARDLESS OF DELIVERY DATES FOR MATERIALS & EQUIPMT.
- THE DESIGNER HAS NOT CONDUCTED NOR INTENDS TO CONDUCT ANY INVESTIGATION AS TO THE PRESENCE OF HAZARDOUS MATERIALS, INCLUDING ASBESTOS, WITHIN THE PROJECT. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR THE IDENTIFICATION, THE REMOVAL OR ANY EFFECTS FROM THE PRESENCE OF THESE MATERIALS.
- THE CONTRACTOR SHALL ISSUE COMPLETE SETS OF CD'S TO EACH OF THE SUB-CONTRACTORS FOR COORDINATION OF THEIR WORK AND DESCRIPTION OF SCOPE.
- THE CONTRACTOR SHALL APPLY FOR, OBTAIN & PAY FOR PERMITS, FEES, INSPECTIONS & APPROVALS BY LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. THE CONTRACTOR IS TO PROVIDE COPIES OF TRANSACTIONS TO OWNER. NOTIFY ARCHITECT OF ANY VARIANCE W/ CODES IN FORCE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE W/ THE REGULATIONS OF ANY & ALL PUBLIC AUTHORITIES (FEDERAL, STATE & LOCAL) HAVING JURISDICTION OVER THE PROJECT.
- PROVIDE & PAY FOR ANY AND ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, WAREHOUSING, TRANSPORTATION & DELIVERY COSTS, HOISTING, REMOVAL OF TRASH & DEBRIS, & OTHER FACILITIES & SERVICES NECESSARY FOR THE EXECUTION & COMPLETION OF THE WORK.
- WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. REFERENCES TO THE CONTRACTOR SHALL INCLUDE THE GENERAL CONTRACTOR AND SUB-CONTRACTORS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, & HAVING CONTROL OVER CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES & PROCEDURES & FOR COORDINATING PORTIONS OF THE WORK REQUIRED BY THE CD'S.
- THE DESIGNER & OWNER SHALL NOT BE RESPONSIBLE FOR THE ERRORS, OMISSIONS OR DELAYS RESULTING FROM THE CONTRACTOR'S PERFORMANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACTS & OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUB-CONTRACTORS & THEIR AGENTS & EMPLOYEES & ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
- OTHER CONTRACTORS & THEIR SUB-CONTRACTORS MAY BE WORKING ON THE PREMISES SIMULTANEOUS WITH THE DURATION OF THIS CONTRACT. NO ACTION SHALL BE TAKEN ON THE PART OF THIS CONTRACTOR OR ANY SUB-CONTRACTOR, TO IMPEDIE THE ACCESS OR OPERATION OF ANY OTHER CONTRACTOR ON THE PREMISES, EITHER UNION OR NON-UNION.
- WORK SHALL BE DONE DURING NORMAL WORKING HOURS. CONTRACTOR SHALL SCHEDULE & PERFORM SO AS NOT TO UNREASONABLY DISTURB ANY NEIGHBORS & SHALL BE RESPONSIBLE FOR ANY OVERTIME COSTS INCURRED THEREBY.
- THE CONTRACTOR SHALL COORDINATE & WORK W/ BUILDING OWNER REGARDING HEAT, WATER, ELECTRICITY, DELIVERIES, ACCESS, ELEVATOR AVAILABILITY, STAGING, NOISE CONTROL, TRASH & DEBRIS REMOVAL, HOISTING, & ANY OTHER UTILITIES OR OWNER'S RULES & REGULATIONS CONCERNING THE PROJECT SITE. CONTRACTOR SHALL COORDINATE USE OF RESTROOM FACILITIES FOR HIS EMPLOYEES WITH THE OWNER.
- THE CONTRACTOR SHALL PROCURE MATERIALS SO AS NOT TO DELAY SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL NOTIFY ARCHITECT WITHIN FIVE (5) DAYS OF EXECUTION OF CONTRACT OF ANY MATERIAL DELIVERY WHICH COULD DELAY COMPLETION OF THE CONTRACT.
- COORDINATE SCHEDULING, PROVISIONS FOR INSTALLATION, LOCATIONS, & INSTALLATION OF ITEMS FURNISHED BY THE OWNER & BY OTHERS, FOR THE PURPOSES OF THE CONTRACT. THE FOLLOWING ABBREVIATIONS APPLY: OF-CI & OWNER FURNISHED & OWNER INSTALLED, OF-CI & OWNER FURNISHED & CONTRACTOR INSTALLED, OF-CI & CONTRACTOR FURNISHED & CONTRACTOR INSTALLED, AND OF-CI & CONTRACTOR FURNISHED & OWNER INSTALLED.
- THE CONTRACTOR SHALL COORDINATE & WORK W/ TRADES ON THE PROJECT NOT UNDER THE CONTRACT (I.E. TELEPHONE, DATA, FIRE ALARM, ETC.), ANY CHANGES OR DELAYS ARISING FROM CONFLICTS BETWEEN SUCH TRADES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

- UNLESS OTHERWISE NOTED, WHEN DRAWINGS ARE IN CONFLICT, ENLARGED PLANS & DETAILS SHALL GOVERN. HOWEVER, THE DESIGNER SHALL MAKE THE FINAL DETERMINATION IN THESE MATTERS.
- SUBMIT FOR DESIGNER'S REVIEW ABOVE BUILDING STANDARD SAMPLES & LITERATURE. SUBMIT FOR DESIGNER'S CONSIDERATION SAMPLES & PRODUCT LITERATURE & OTHER PERTINENT DATA OF ANY PROPOSED SUBSTITUTIONS. ANY SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE DESIGNER FOR APPROVAL PRIOR TO IMPLEMENTATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESEARCH & QUALIFY THAT THE PERFORMANCE & CONSTRUCTION SPECIFICATIONS MEET THOSE OF THE ORIGINALLY SPECIFIED ITEM PRIOR TO SUBMISSION FOR APPROVAL. CONTRACTOR SHALL BE LIABLE FOR MATERIALS THAT ARE NOT AVAILABLE DUE TO UNTIMELY ORDERING & FOR THE COORDINATION OF SUBSTITUTIONS W/ OTHER TRADES & DISCIPLINES.
- SHOP DRAWINGS (TWO (2) COPIES TO DESIGNER & TWO (2) COPIES TO ENGINEER), AS REQUIRED, SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION OR CONSTRUCTION. SUBMIT FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION OR PURCHASE. SHOP DRAWINGS OR SAMPLES FOR MILLWORK, CUSTOM METALWORK, CUSTOM CASEGOODS & OTHER ITEMS AS REQUIRED BY ARCHITECT FOR ABOVE BUILDING STANDARDS ITEMS.
- CHANGES IN THE WORK SHALL ONLY BE ALLOWED W/ ONE OF THE FOLLOWING WRITTEN DIRECTIVES: 1.) DESIGNER'S DIRECTIVE FOR MINOR CHANGES IN WORK, 2.) CONSTRUCTION CHANGE DIRECTIVE FROM THE DESIGNER, OR 3.) CHANGE ORDER ISSUED BY THE DESIGNER. CHANGES MUST FOLLOW MODIFICATION PROCEDURES NOTED IN AIA A201-ARTICLE 1. CHANGES REQUIRING A CHANGE IN COST OR TIME MUST BE EXPLICITLY NOTED AT TIME OF DISCUSSION IN FIELD, NOTIFICATION OR DESIGNER OR AT JOB PROGRESS MEETING & FOLLOWED UP WITHIN TWO (2) WORKING DAYS BY WRITTEN CONFIRMATION. IF CHANGE IS AGREED TO WITHOUT EXPLICIT REFERENCE TO CHANGE IN COST OR TIME, A SUBSEQUENT CHANGE ORDER MAY BE JUSTIFIABLY REJECTED.
- PERFORM WORK & INSTALL MATERIALS IN STRICT ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS & IN A MANNER CONSISTENT W/ INDUSTRY STANDARDS FOR WORKMANSHIP.
- GYPSUM & METAL STUD CONSTRUCTION SHALL BE DONE IN ACCORDANCE W/ RECOMMENDATIONS & INSTRUCTIONS PUBLISHED BY U.S. GYPSUM COMPANY - GYPSUM CONSTRUCTION HANDBOOK, LATEST EDITION. CONSTRUCTION JOINTS MUST OCCUR AT A MAXIMUM OF 25 FT. ON UNDERSIDE OF ROOF DECK.
- FINISH CARPENTRY & MILLWORK SHALL BE DONE IN ACCORDANCE W/ THE ARCHITECTURAL WOODWORKS INSTITUTE (AWI) STANDARDS FOR SELECTION OF MATERIALS, HARDWARE, FABRICATION, WORKMANSHIP & FINISHING.
- EXAMINE SURFACES TO DETERMINE THAT THEY ARE SOUND, DRY, CLEAN & READY TO RECEIVE FINISHES OR MILLWORK PRIOR TO INSTALLATION. START OF INSTALLATION SHALL IMPLY ACCEPTANCE OF SUBSTRATE. SHALL NOT BE GROUNDS FOR CLAIMS AGAINST IMPROPER PERFORMANCE OF INSTALLED MATERIAL. ADVISE DESIGNER OF ANY EXISTING CONSTRUCTION NOT LEVEL, SMOOTH & PLUMB WITHIN INDUSTRY STANDARDS PRIOR TO START OF CONSTRUCTION.
- INSTALL & MAINTAIN NECESSARY COVERINGS, PROTECTIVE ENCLOSURES, TEMPORARY DOORS & PARTITIONS & DUST BARRIERS TO PROTECT OCCUPANTS & EXISTING WORK & FINISHES TO REMAIN. REPAIR & REPLACE ANY DAMAGES CAUSED BY IMPROPER PROTECTION AT NO ADDITIONAL CHARGE TO OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY & ALL DAMAGE WHICH MAY OCCUR DURING EITHER THE DEMOLITION OR CONSTRUCTION PHASE TO THE EXISTING BUILDING. CONTRACTOR SHALL REPAIR SAME IMMEDIATELY TO MATCH ADJACENT SURFACES IN GOOD CONDITION.
- WORK DAMAGED DURING CONSTRUCTION OR NOT CONFORMING TO SPECIFIED STANDARD TOLERANCES OR MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- MAINTAIN EXIT, EXIT LIGHTING, FIRE PROTECTIVE DEVICES & LIFE SAFETY SYSTEMS IN WORKING ORDER.
- EXIT DOORS, EGRESS DOORS & OTHER DOORS REQUIRED FOR MEANS OF EGRESS SHALL BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- VERIFY KEYING REQUIREMENTS OF ALL NEW LOCKS WITH OWNER.
- 24 HOURS PRIOR TO OCCUPANCY OF ANY PHASE, THOROUGHLY CLEAN SURFACES OF DUST, DEBRIS, LOOSE CONSTRUCTION MATERIAL & EQUIPMENT. VACUUM OR MOP FLOORS & CLEAN WINDOWS. THE CONTRACTOR, AT THE COMPLETION OF THE PROJECT, SHALL CLEAN THE ENTIRE BUILDING AND LEAVE IT IN ACCEPTABLE CONDITION.
- SUBSTANTIAL COMPLETION SHALL BE THE DATE ON WHICH THE PREMISES ARE AVAILABLE FOR OCCUPANCY FROM THE CONTRACTOR & SHALL BE AS DEFINED IN AIA DOCUMENT A201. ADDITIONAL TOUCH-UP OR MINOR INSTALLATION WORK MAY BE INCOMPLETE.
- WARRANT TO THE OWNER THAT ALL MATERIALS & EQUIPMENT FURNISHED & INSTALLED UNDER THIS CONTRACT SHALL BE NEW UNLESS OTHERWISE SPECIFIED, & WORK SHALL BE OF GOOD QUALITY, FREE FROM FAULTS & DEFECTS & CONFORMS WITH THE CONTRACT DOCUMENTS.
- FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION, CONTRACTOR SHALL PROMPTLY CORRECT WORK FOUND NOT TO BE IN ACCORDANCE W/ THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BEAR ALL COSTS OF CORRECTIONS.
- UNLESS OTHERWISE NOTED, FASTENERS & ATTACHMENTS SHALL BE FULLY CONCEALED FROM VIEW.
- CONTRACTOR SHALL BE RESPONSIBLE IN PROVIDING THE OWNER A COMPLETE SET OF "AS-BUILT" OR "RECORD" DOCUMENTS.
- PROVISIONS OF THE AIA A201 - GENERAL CONDITIONS, APPLY TO THIS CONTRACT BY REFERENCE UNLESS SPECIFICALLY MODIFIED IN WRITING BY THE OWNER OR ARCHITECT.

BUILDING CODE COMPLIANCE:

- THE CONTRACTOR SHALL PERFORM WORK IN ACCORDANCE W/ APPLICABLE CODES, REGULATIONS, LOCAL AUTHORITY REGULATIONS & LOCAL CODE OFFICIAL'S DIRECTIVES.
- THE CONTRACTOR SHALL PROVIDE TERMITE PROTECTION AS PER FBC 1816.1.7
- CLEAR DIMENSIONS MUST BE HELD. DIMENSIONS NOTED AS FINISHED FACE.
- DRAWING DIMENSIONS ARE TO THE FACE OF STUD SURFACE UNLESS CLEAR OR CRITICAL SHALL BE MEASURED FROM FINISH FACE TO FINISH FACE.
- MAKE NO MECHANICAL ATTACHMENTS TO EXTERIOR BUILDING SURFACES WITHOUT PRIOR NOTIFICATION AND APPROVAL FROM THE ARCHITECT.
- CONSTRUCT CEILINGS & PARTITIONS PER MANUFACTURER'S RECOMMENDATIONS WITH DEFLECTIONS NOT TO EXCEED 1/240 OF THE SPAN. PROVIDE FIRE RATINGS AS REQUIRED BY CODE - SEE FBC AND LOCAL CODE AMENDMENTS FOR ANY SPECIAL FIRE STOPPING REQUIREMENTS.
- INSTALL WOOD BLOCKING AT ANY PARTITION SCHEDULED TO RECEIVE HANGING CABINETRY AND/OR SHELVING.
- INSTALL MOISTURE RESISTANT SUBSTRATE (WATER RESISTANT TYPE GYPSUM BOARD OR CEMENTITIOUS BOARD) WHERE CERAMIC TILE OR STONEWORK IS INDICATED.
- INSTALL STEEL FRAMING FOR PARTITIONS TO COMPLY WITH ASTM C-154 & THE GYPSUM CONSTRUCTION HANDBOOK BY U.S. GYPSUM, LATEST EDITION.
- INSTALL & FINISH GYPSUM BOARD TO COMPLY W/ ASTM C-840, GA-216 BY GYPSUM ASSOCIATION & GYPSUM CONSTRUCTION HANDBOOK BY U.S. GYPSUM, LATEST EDITION. PREPARE SURFACE AS REQUIRED FOR FINAL SURFACE FINISH AS RECOMMENDED BY GYPSUM CONSTRUCTION HADBOOK.
- PROVIDE FIRE RESISTANCE RATED PARTITION ASSEMBLIES IDENTICAL TO U.L. DESIGNATIONS (UNDERWRITERS LABORATORY) SHOWN IN THE FIRE RESISTANCE DIRECTORY OR LISTED BY OTHER TESTING AGENCIES ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

MILLWORK NOTES:

- MILLWORK & CASEWORK SHALL COMPLY W/ ARCHITECTURAL WOODWORK QUALITY STANDARDS, GUIDE SPECIFICATIONS & QUALITY CERTIFICATION PROGRAM, LATEST EDITION, CUSTOM GRADE UNLESS OTHERWISE NOTED.
- INSTALL FIRE RETARDANT TREATED WOOD PRODUCTS WHERE REQUIRED TO COMPLY WITH THE BUILDING CODE.
- COORDINATE INSTALLATION OF ALL IN-WALL STEEL ANCHORAGE, GROUND, & MISCELLANEOUS BLOCKING W/ OTHER TRADES FOR PRECISE LOCATION.
- THE MILLWORK CONTRACTOR SHALL OBTAIN & VERIFY FIELD MEASUREMENTS & CONDITIONS AFFECTING HIS WORK & SHALL BE RESPONSIBLE FOR DETAILS & DIMENSIONS ASSURING PRECISION & PROPER ASSEMBLY OF HIS PRODUCTS.
- COORDINATE ITEMS TO INSURE DELIVERY TO THE PROPER LOCATION & VERIFY PHYSICAL ACCOMMODATION WITHIN THE CONFINES OF THE PROJECT AS REQUIRED.
- SET WORK PLUMB, LEVEL, & SQUARE, SCRIBED TIGHTLY & ACCURATELY TO ADJT. SURFACES, SECURELY ANCHORED IN POSITION INDICATED ON DRAWINGS TO HIGHEST QUALITY STANDARDS.
- LAMINATE EDGES OF COUNTERTOPS & EDGES OF DOORS PRIOR TO FACING COUNTERTOPS OR DOORS.
- COORDINATE EXACT PLACEMENT OF PLUMBING & ELECTRICAL FIXTURES, SWITCHES & OUTLETS TO BE INSTALLED WITHIN THE MILLWORK.
- REPAIR, REPLACE OR OTHERWISE MAKE GOOD TO SATISFACTION OF ARCHITECT DAMAGE INCURRED TO MILLWORK DURING CONSTRUCTION.
- ADJUST DOORS, DRAWERS & HARDWARE FOR PROPER OPERATION & CLEAN SURFACES, INSIDE & OUT.
- COMPLY W/ MILLWORK MANUFACTURER'S & INSTALLER'S RECOMMENDED OPTIMUM TEMPERATURE & HUMIDITY CONDITIONS FOR STORAGE & INSTALLATION OF WORK.
- COMPLY W/ ARCHITECTURAL WOODWORK QUALITY STANDARDS, GUIDE SPECIFICATIONS & QUALITY CERTIFICATION PROGRAM, SECTION 1500 FACTOR FINISHING SYSTEMS FOR FINISHES NOTED.

FINISH NOTES:

- INSPECT MATERIALS FOR DEFECTS, FLAWS, SHIPPING DAMAGE, CORRECT COLOR & PATTERN, INFORM ARCHITECT OF ANY DEFECTIVE MATERIALS & COORDINATE W/ THE MANUFACTURER FOR ACCURATE SHIPPING DATES FOR THE REPLACEMENT MATERIAL.
- FLOOR COVERINGS SHALL BE REPAIRED IN RENOVATION WORK TO MATCH ADJACENT SURFACES. FLOOR COVERINGS IN CLOSETS SHALL MATCH ADJACENT SURFACES. FLOOR COVERING IN CLOSETS SHALL MATCH ADJACENT ROOM UNLESS NOTED OTHERWISE.
- CONTRACTOR WILL BE RESPONSIBLE FOR PROVING AN APPROPRIATELY LEVEL & SMOOTH CONCRETE OR OTHER SUBSTRATE TO MEET THE CARPET (IF CARPET IT USED) MEETING INDUSTRY STANDARDS PRIOR TO INSTALLATION.
- CARPET, IF USED, SHALL BE INSTALLED IN THE SAME DIRECTION. SEAM CARPET AT DOORS AND ON CENTERLINE OF DOORS, TYPICAL.

PAINTED SURFACES:

- PAINTED FINISH METAL & WOOD TRIM SHALL BE SEMI-GLOSS ALKYD ENAMEL, COLOR TO MATCH ADJACENT WALL UNLESS NOTED OTHERWISE. OTHER SURFACES SHALL BE LATEX, FLAT FINISH. PAINTED FINISHES WITHIN BATHROOMS & KITCHEN/ GALLERYS/PANTRY SHALL BE SEMI-GLOSS ALKYD ENAMEL.
- PREPARE FOR & APPLY PAINT IN ACCORDANCE W/ THE MANUFACTURER'S SPECS. FOR THE PARTICULAR SURFACE. ONE (1) COAT PRIME & TWO (2) FINISH COATS MINIMUM APPLICATION. FOLLOW INDUSTRY STANDARDS FOR SURFACE PREPARATION & APPLICATION ENVIRONMENT (TEMPERATURE & HUMIDITY).

WALL COVERING:

- INTERIOR FINISH MATERIALS SHALL COMPLY WITH LOCAL CODES. WHEN REQUIRED BY BUILDING OFFICIAL(S), APPLY FLAME PROOFING TO FABRIC WALL COVERINGS.
- WALL COVERINGS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE APPLICATION, INCLUDING TEMPERATURE AND DUST CONTROL. WALL COVERING REQUIRING BACKING SHALL BE SO APPROVED. APPLY WALL PRIMER PRIOR TO APPLYING ADHESIVE FOLLOWING MANUFACTURER'S INSTRUCTION.
- INSTALL BEAMS PLUMB & NOT LESS THAN SIX (6) INCHES FROM CORNERS. HORIZONTAL BEAMS SHALL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES.
- REMOVE EXCESS ADHESIVE PROMPTLY, REPLACE PANELS WHICH CANNOT BE COMPLETELY CLEANED.
- INSTALLATION OF PATTERNED FABRIC WALL COVERINGS SHALL BE MATCH AT EDGE TO ADJACENT FABRIC PANEL.
- REMOVE SWITCH PLATES & SURFACE MOUNTED FIXTURES TO PERMIT WALL COVERING INSTALLATION & RE-INSTALL UPON COMPLETION.
- WALL COVERINGS SHALL BE FROM CONSISTENT DYE LOTS.
- NO SUBSTITUTION OF ANY SPECIFIED WALL COVERINGS OR FINISH MAY BE MADE WITHOUT PRIOR APPROVAL OF ARCHITECT.

TILE:

- INSTALL TILE IN ACCORDANCE W/ TILE COUNCIL OF AMERICA HANDBOOK FOR CERAMIC TILE INSTALLATION METHODS.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING APPROPRIATE SUBSTRATE (I.E. MOISTURE RESISTANT GYPSUM BOARD, "WONDERBOARD", ETC.).

TELEPHONE/DATA/ELECTRICAL NOTES:

- WORK SHALL BE IN ACCORDANCE W/ APPLICABLE NATIONAL, STATE AND LOCAL ELECTRICAL CODES.
- IN M/E/P DESIGN-BUILD PROJECTS, MECHANICAL & ELECTRICAL ENGINEERING DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW & APPROVAL PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR COORDINATING VARIOUS TRADES. CONTRACTOR SHALL CONTROL INSTALLATION SEQUENCE OF VARIOUS ITEMS TO ACCOMMODATE DIMENSIONAL REQUIREMENTS OF TOTAL ASSEMBLY INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM, DATA, TELEPHONE, SPRINKLER PIPING AND ANY & ALL EQUIPMENT.
- ANY DISCREPANCY BETWEEN THE ARCHITECTURAL, MECHANICAL, ELECTRICAL & PLUMBING ENGINEER'S OR ANY OTHER CONSULTANT'S DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION. WORK INSTALLED IN CONFLICT W/ THE DESIGNER'S DRAWINGS OR CREATING CONFLICTS DUE TO INSUFFICIENT COORDINATION OF WORK SHALL BE CORRECTED BY THE CONTRACTOR @ THE CONTRACTOR'S EXPENSE & SHALL NOT IMPACT THE SCHEDULE.
- REFER TO ENGINEERING DRAWINGS FOR CIRCUITING & SPECIFICATIONS. MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS DO NOT SPECIFY LOCATIONS OF FIXTURES, OUTLETS, OR EQUIPMENT - REFER TO DESIGNER'S DRAWINGS.
- SEPARATE JUNCTION BOXES BY AT LEAST ONE (1) STUD WHERE TELEPHONE & ELECTRICAL OUTLETS APPEAR BACK-TO-BACK OR SIDE-BY-SIDE.
- OUTLETS, SWITCHES & JUNCTION BOXES LOCATED IN ACOUSTICAL PARTITIONS SHALL RECEIVE EQUIVALENT INSULATION BEHIND BOXES.
- WHERE WALL MOUNTED OUTLETS ARE INDICATED SIDE-BY-SIDE, THE MAXIMUM SEPARATION SHALL BE SIX (6) INCHES, CENTERLINE TO CENTERLINE, U.O.N..
- GANG ELECTRICAL OUTLETS & SWITCHES WHERE POSSIBLE.
- WALL MOUNTED ELECTRICAL, TELEPHONE & DATA OUTLETS SHALL BE INSTALLED AT EIGHTEEN (18) INCHES ABOVE FINISHED FLOORS, UNLESS NOTED OTHERWISE.
- INSTALL LIGHT SWITCHES AT FOURTY-EIGHT (48) INCHES A.F.F. & WITHIN EIGHT (8) INCHES OF DOOR FRAME, U.O.O.. FOLLOW ADA REGULATIONS IN PUBLIC CIRCUMSTANCES.
- THERMOSTATS SHALL BE INSTALLED AT SIXTY (60) INCHES A.F.F. ADJACENT TO LIGHT SWITCHES, UNLESS NOTED OTHERWISE.
- INCANDESCENT LIGHT FIXTURES ARE TO BE ON DIMMERS, U.O.O..
- WHERE LIGHTS & SWITCHES ARE NOT NOTED W/ A LOWER CASE LETTER DESIGNATION, THE SWITCHES ARE TO BE CONNECTED ONLY TO THOSE LIGHT FIXTURES WITHIN THAT SPECIFIC ROOM.
- FLOOR MOUNTED OUTLETS ARE DIMENSIONED FROM THE CENTERLINE OF THE OUTLET TO THE FINISHED FACE OF THE PARTITION AND/OR COLUMN, UNLESS NOTED OTHERWISE.
- ELECTRICAL ITEMS INDICATED IN OR ON CABINETRY SHALL BE SUPPLIED, INSTALLED & COORDINATED BY THE CONTRACTOR.
- ELECTRICAL SUB-CONTRACTOR SHALL MAKE FINAL CONNECTIONS FOR ALL FLOOR OR WALL OUTLETS TO FURNITURE SYSTEM POWER POLES (WHERE APPLICABLE) FOLLOWING MANUFACTURER'S STANDARDS FOR INSTALLATION AND APPLICABLE CODES.
- PHONE & DATA OUTLETS SHALL BE SINGLE OUTLET BOX W/ FULL STRING & RING FOR WIRING. WIRING OR CABLING SHALL BE BY OTHERS UNLESS NOTED OTHERWISE.
- THE SIZE OF NEW TELEPHONE & DATA LINE CONDUITS SHALL BE AS PER SUPPLIER'S SPECIFICATIONS. VERIFY REQUIREMENTS W/ OWNER.
- INSTALL BUILDING STANDARD COVER PLATES FOR OUTLETS & SWITCHES.
- EXHAUST FANS SHALL BE SILENT RUNNING & SHALL HAVE A MINIMUM EIGHT (8) FOOT LONG DUCT BETWEEN THE RETURN AIR GRILLE & FAN MOTOR. DUCT SHALL BE LINED W/ ONE (1) INCH MIN. THICK FIBERGLASS LINER. DO NOT LOCATE FAN MOTOR ABOVE CEILING OF ROOM SERVED BY FAN - LOCATE MOTOR ABOVE CORRIDOR OR OPEN AREA CEILING. PROVIDE SPARK PROOF MOTORS OR EXPLOSION PROOF MOTORS FOR LOCATIONS INVOLVING FLAMMABLE MATERIALS (ONLY IF APPLICABLE)
- ACCESS PANELS AS REQUIRED SHALL BE INSTALLED FLUSH W/ CEILING & FINISHED TO MATCH THE ADJACENT CEING FINISH. LOCATIONS OF ACCESS PANELS ARE TO BE REVIEWED WITH THE DESIGNER PRIOR TO INSTALLATION.

REVISIONS
DATE

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PRECISION DRAFTING & DESIGN

34 VISTA DEL RIO

BOYNTON BEACH, FLORIDA

NORTH COUNTY: 561-733-0669

SOUTH COUNTY: 561-278-3038

PROPOSED 2 STORY ADDITION FOR:

BLAINE MINTON

1420 NORTH SWINTON AVENUE

DELRAY BEACH, FLORIDA

DRAWN BY

HECK

CHECKED BY

DATE 4-19-17

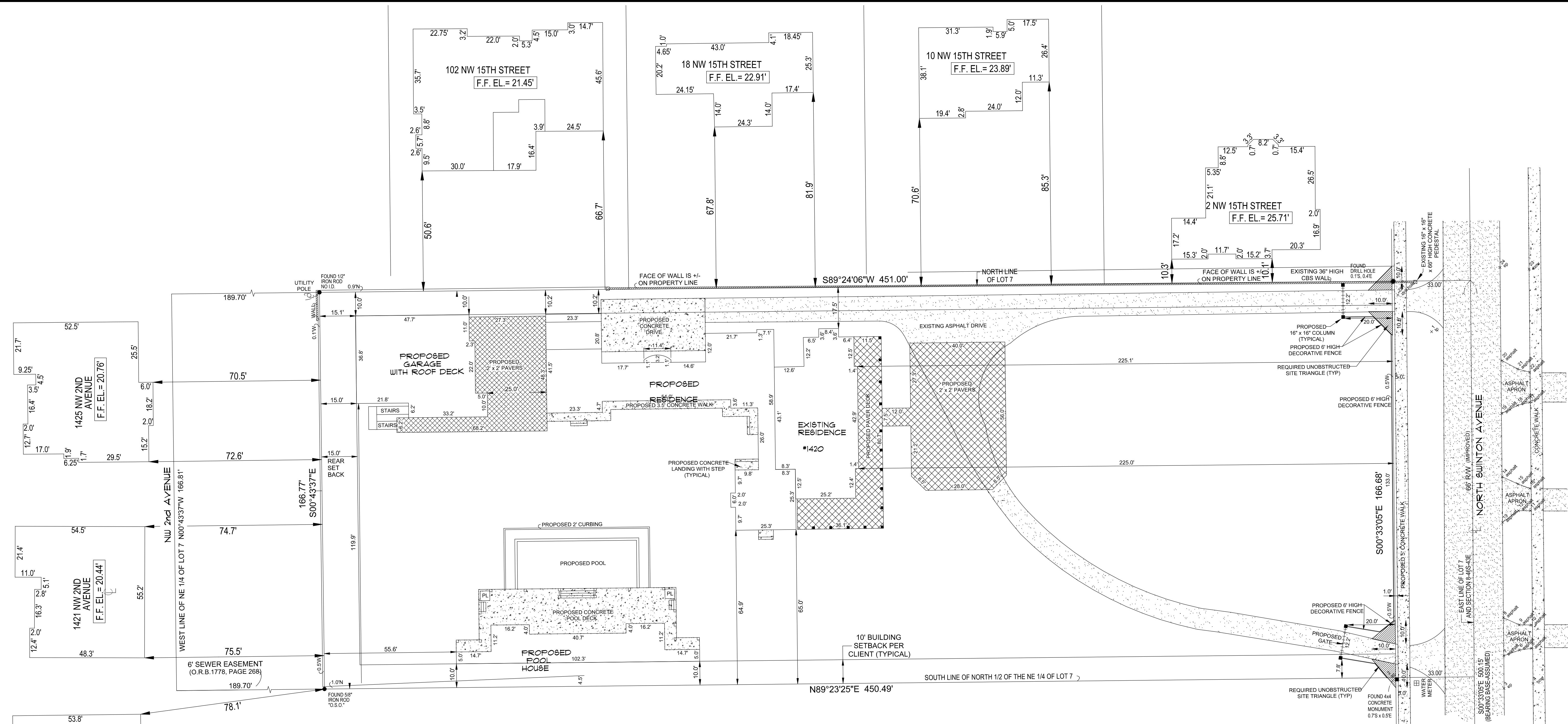
SCALE AS NOTED

JOB NO. 11316.03

SHEET

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OF SHEETS



SQUARE FOOTAGE CALCULATIONS:

PRIMARY STRUCTURE:			
EXISTING 1st FLOOR AC	2100 SQ FT		
PROPOSED 1st FLOOR AC	3002 SQ FT		
TOTAL 1st FLOOR AC		5140 SQ FT	
PROPOSED 1st FLOOR STORAGE	78 SQ FT		
TOTAL 1st FLOOR		5218 SQ FT	
EXISTING 2nd FLOOR AC	1510 SQ FT		
PROPOSED 2nd FLOOR AC	1476 SQ FT		
TOTAL 2nd FLOOR AC		2986 SQ FT	
TOTAL UNDER ROOF		8204 SQ FT	
PROPOSED ROOF BALCONY		608 SQ FT	
PROPOSED NEW FRONT OPEN PORCH		1170 SQ FT	
TOTAL		9982 SQ FT	

DETACHED GARAGE:			
PROPOSED 1st FLOOR AC	2040 SQ FT		
PROPOSED 2nd FLOOR AC	1023 SQ FT		
TOTAL AC / UNDER ROOF		3063 SQ FT	
PROPOSED 2nd FLOOR COVERED BALCONY		103 SQ FT	
PROPOSED 2nd FLOOR OPEN BALCONY		104 SQ FT	
PROPOSED ROOF BALCONY		1110 SQ FT	
TOTAL		4380 SQ FT	

POOL HOUSE:			
PROPOSED AC	1016 SQ FT		
PROPOSED STORAGE	73 SQ FT		
PROPOSED SHOWER / BATH	73 SQ FT		
TOTAL UNDER ROOF		1162 SQ FT	
POOL DECK		1588 SQ FT	
TOTAL		2750 SQ FT	

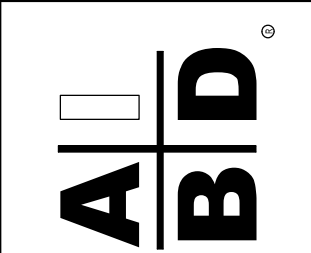
SITE PLAN 1"=10'

LOT COVERAGE:

LOT AREA	75,358.8 SQ FT	100%
PRIMARY STRUCTURE (HABITAT SPACE)	5218 SQ FT	
PRIMARY STRUCTURE (FRONT PORCH)	1170 SQ FT	
PRIMARY STRUCTURE (WALK + STEPS)	525 SQ FT	
GARAGE	2040 SQ FT	
POOL HOUSE	1162 SQ FT	
POOL DECK	1588 SQ FT	
POOL	1000 SQ FT	
ASPHALT DRIVEWAY	5250 SQ FT	
CONCRETE DRIVEWAY	346 SQ FT	
2x2 CONCRETE PAVERS AND GRASS	3718 SQ FT	
TOTAL IMPERVIOUS	22,678 SQ FT	29.5%
OPEN SPACE PROVIDED	53,242.8 SQ FT	10.5%
OPEN SPACE REQUIRED	30,143.5 SQ FT	40%

LEGAL DESCRIPTION:
THE NORTH 1/2 OF THE NORTHEAST 1/4 OF LOT 7, LESS THE WEST 189.7 FEET THEREOF AND ALSO LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT-OF-WAY OF SWINTON AVENUE, OF THE SUBDIVISION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
TOGETHER WITH A SEWER EASEMENT 6 FEET IN WIDTH ON THE SOUTH 6 FEET OF THE SOUTH 100.24 FEET OF THE WEST 189.7 FEET OF THE NORTH 1/2 OF NORTHEAST 1/4 OF LOT 7, OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST. LESS THE WEST 25 FEET FOR DEDICATED RIGHT-OF-WAY AS IN OFFICIAL RECORDS BOOK 1443, PAGE 586, AND OFFICIAL RECORDS BOOK 1778, PAGE 268, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

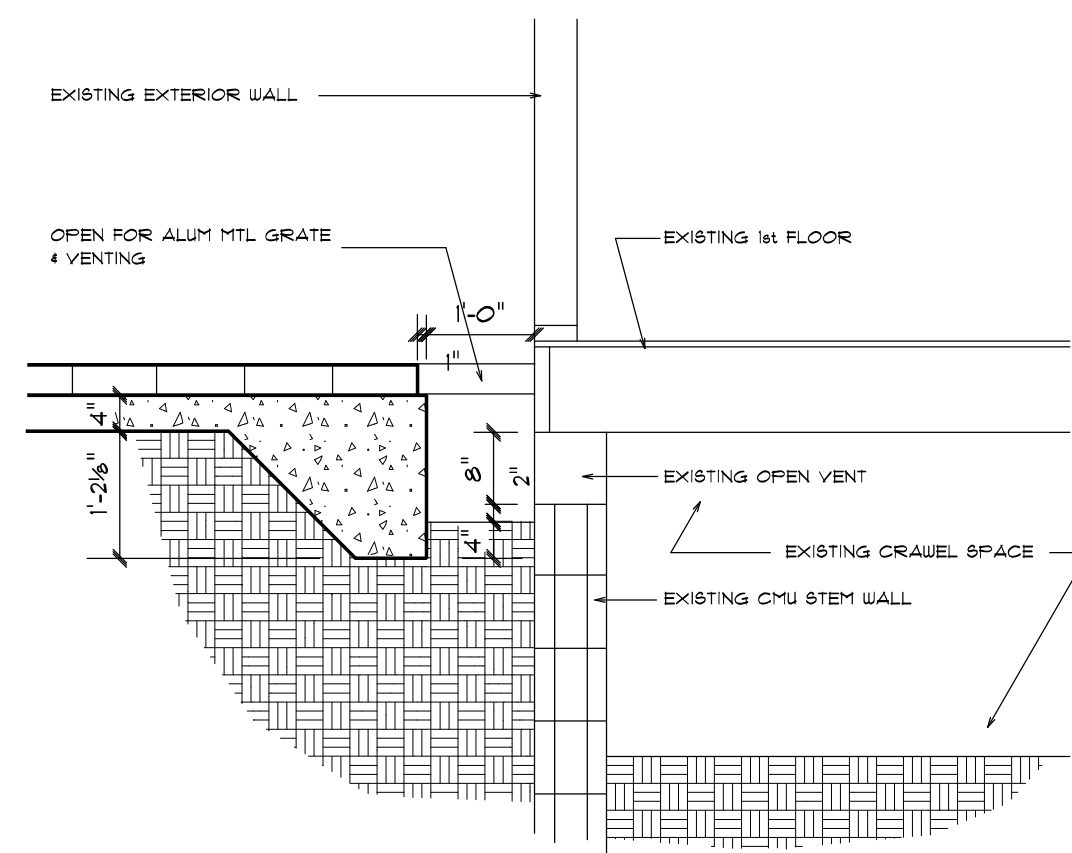
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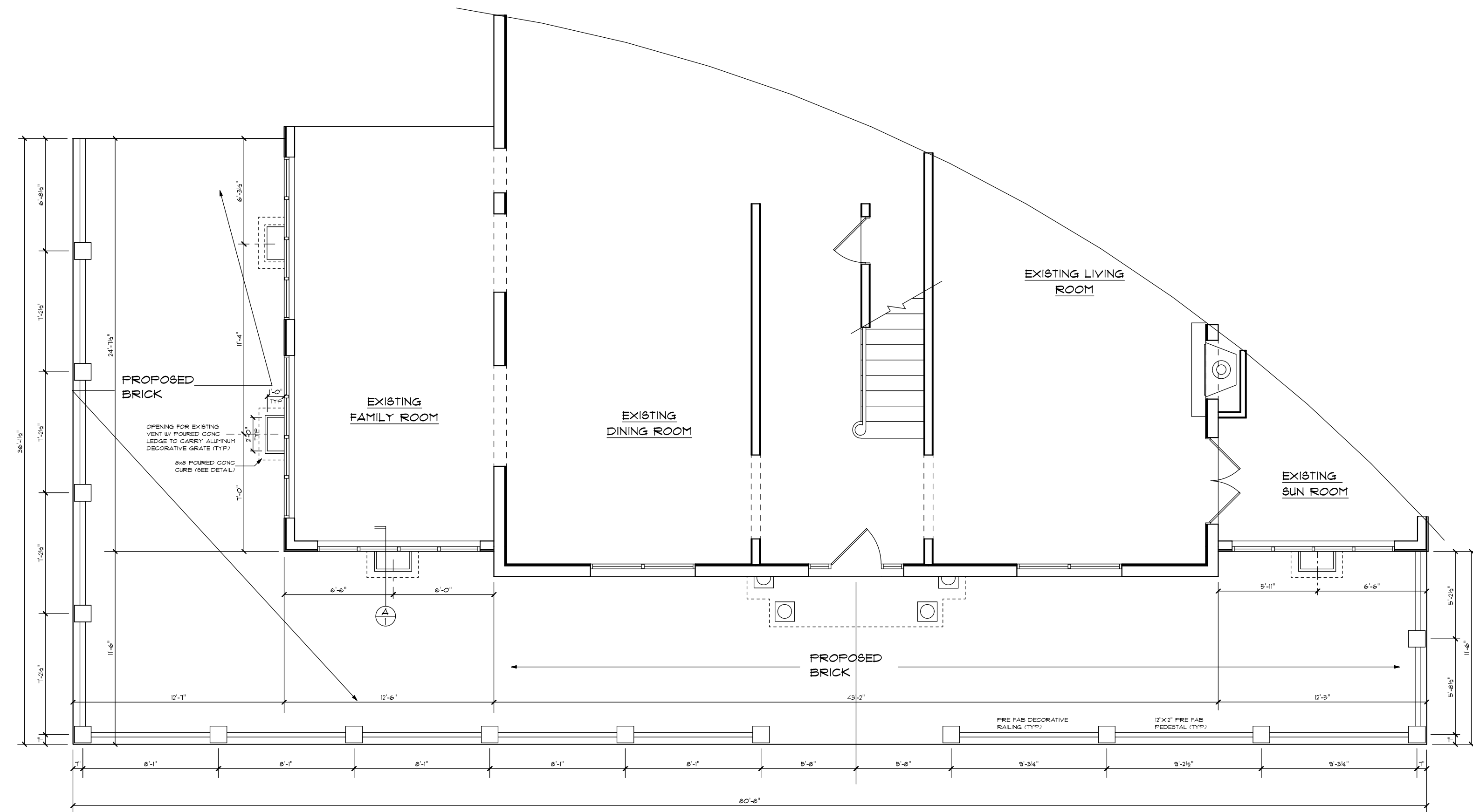
PRECISION DRAFTING & DESIGN
34 VISTA DEL RIO
BOYNTON BEACH, FLORIDA
NORTH COUNTY: 561-133-0669
SOUTH COUNTY: 561-218-3038

PROPOSED 2 STORY ADDITION FOR:
BLAINE MINTON
1420 NORTH SWINTON AVENUE
DELRAY BEACH, FLORIDA

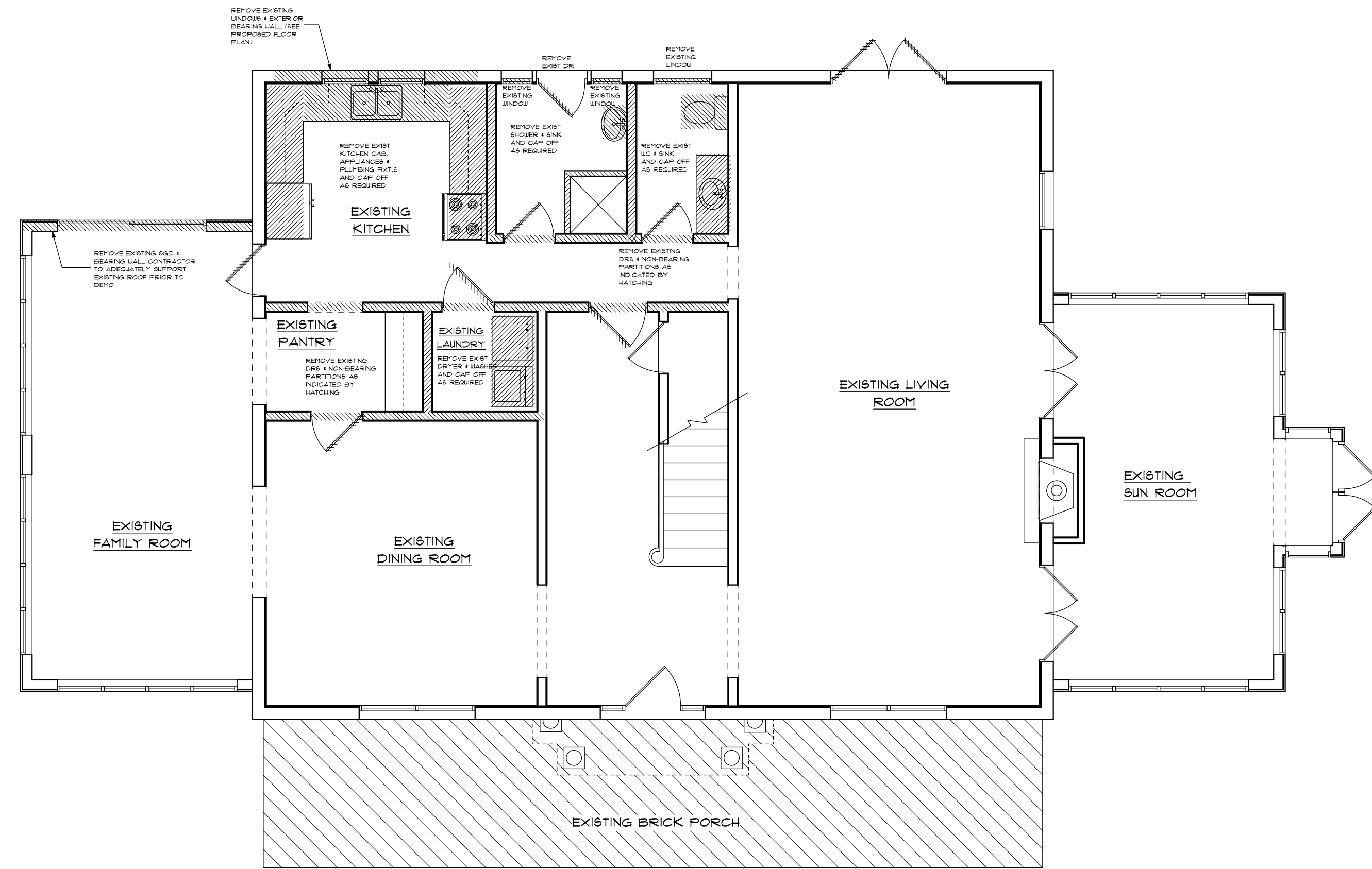
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DATE	4-19-17
SCALE	AS NOTED
JOB NO.	11316.03
SHEET	



A SECTION 3/4" Sc.



PROPOSED FRONT PORCH PLAN 3/16" Sc.



EXISTING 1st FLOOR / DEMO PLAN 3/16" Sc.

REVISIONS		BY
DATE		

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PRECISION DRAFTING & DESIGN
34 VISTA DEL RIO
BOYNTON BEACH, FLORIDA
NORTH COUNTY: 561-133-0669
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PROPOSED 2 STORY ADDITION FOR:
BLAINE MINTON
1420 NORTH SWINTON AVENUE
DELRAY BEACH, FLORIDA

DRAWN BY
BCF

CHECKED BY

DATE 4-19-17

SCALE AS NOTED

JOB NO. 11316.03

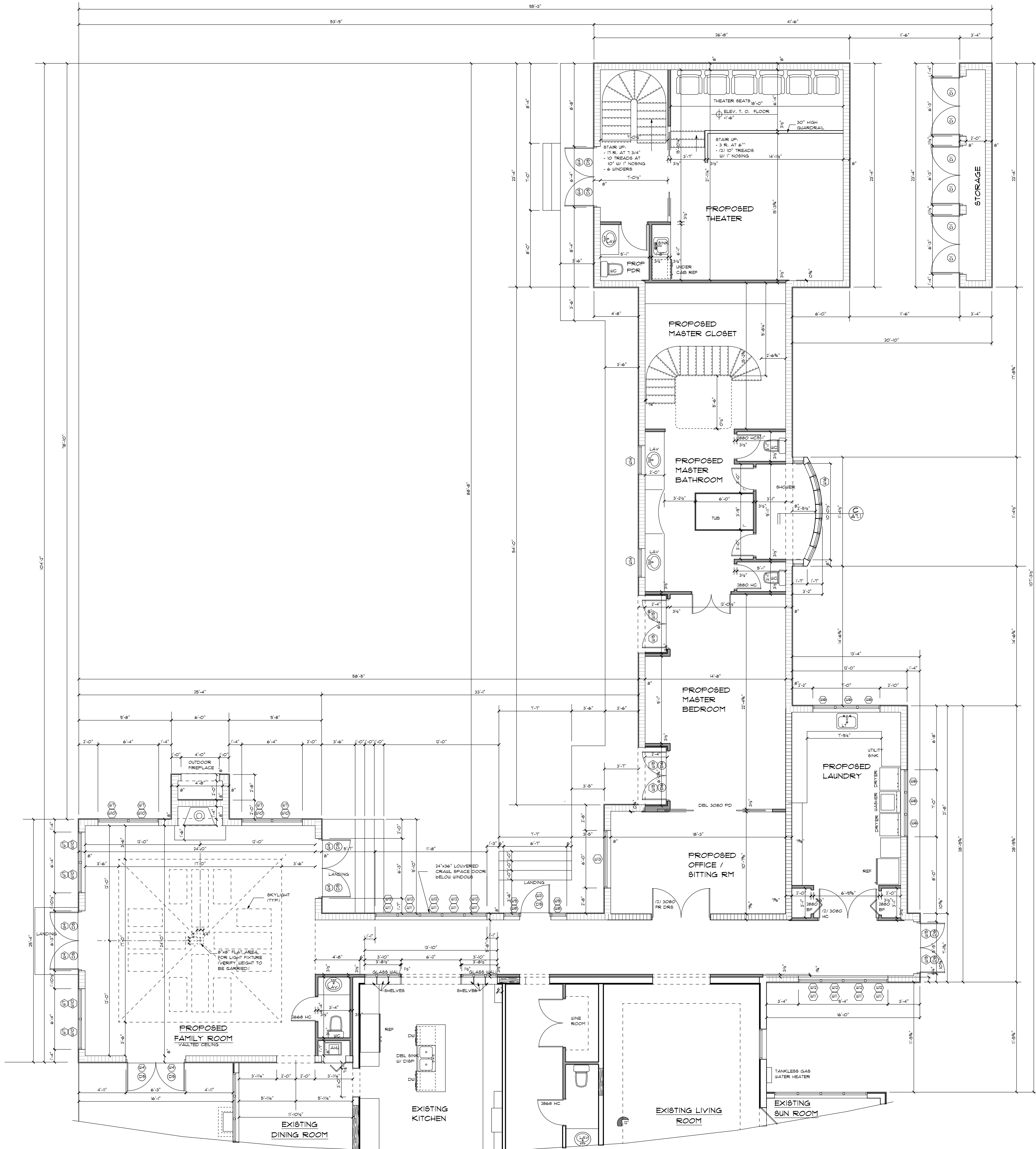
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OF SHEETS

WINDOW SCHEDULE									
SYM.	WIDTH	HEIGHT	TYPE	WINDOW FRAME MATERIAL	WINDOW FRAME COLOR	HURRICANE PROTECTION	TINT	MUNTINS	MFG
(W)	26 1/2"	37 3/8"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	SW
(W)	26 1/2"	76"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	SW
(W)	37"	76"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	SW
(W)	36"	16"	FIXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	SW
(W)	36"	36"	FIXD GL	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	SW
(W)	26 1/2"	90 3/8"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	SW
(W)	37"	16"	FIXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	SW
(W)	20"	99 3/4"	SIDE LITE	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	6	SW
(W)	20"	16"	FIXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	SW
(W)	37"	63"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	6 OVER 1	SW
(W)	26 1/2"	63"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	SW
(W)	26 1/2"	16"	FIXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	SW
(W)	12"	96"	FIXD GL	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	SW
(W)	36"	60"	FIXD GL	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	SW
(W)	30"	16"	FIXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	SW
(W)	CUSTOM PRE MFG GLASS WALL & ROOF			ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	TO BE DETERMINED
(W)	006 F8			FIXD GL	ALUMINUM	WHITE	IMPACT RESISTANT	NONE	VELUX
(W)	012 F8			FIXD GL	ALUMINUM	WHITE	IMPACT RESISTANT	NONE	VELUX
(W)	168"	16"	FIXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(4) DECORATIVE	SW
(W)	108"	16"	FIXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(3) DECORATIVE	SW
(W)	30"	30"	FIXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(4) LITE	SW
(W)	48"	24"	FIXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(6) LITE	SW
(W)	364"	60"	SLIDING	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	SW

DOOR SCHEDULE											
SYM.	WIDTH	HEIGHT	TYPE	DOOR MATERIAL 6 PANEL SOLID CORE ALUMINUM	DOOR COLOR	FRAME MATERIAL	FRAME COLOR	GLASS TINT	HURRICANE PROTECTION	MUNTING	MFG
(D)	37 1/2"	99 1/2"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	NA	IMPACT RESISTANT	NA	TO BE DETERMINED
(D)	37 1/2"	99 1/2"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1	SW
(D)	9'-0"	10'-0"	CUSTOM CHD	TO BE DETERMINED	TO BE DETERMINED	NA	NA	GRAY	IMPACT RESISTANT	6	TO BE DETERMINED
(D)	9'-0"	10'-0"	SWING	TO BE DETERMINED	TO BE DETERMINED	NA	NA	GRAY	IMPACT RESISTANT	6	TO BE DETERMINED
(D)	37 1/2"	79 3/4"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1	SW
(D)	37 1/2"	79 3/4"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1	SW
(D)	37 1/2"	99 1/2"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1	SW
(D)	37 1/2"	99 1/2"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	12 OVER 1	SW
(D)	168"	79 3/4"	4 PANEL SLIDING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1	TO BE DETERMINED
(D)	108"	79 3/4"	3 PANEL SLIDING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1	TO BE DETERMINED
(D)	37 1/2"	99 1/2"	SWING	SOLID WOOD	PAINTED	NA	NA	NA	IMPACT RESISTANT	NA	TO BE DETERMINED
(D)	9'-0"	10'-0"	CUSTOM CHD	TO BE DETERMINED	TO BE DETERMINED	NA	NA	GRAY		6	TO BE DETERMINED



PROPOSED 1st FLOOR PLAN 3/16" SC.

REVISIONS
DATE

BY

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PRECISION DRAFTING & DESIGN
34 VISTA DEL RIO
BOYNTON BEACH, FLORIDA
NORTH COUNTY: 561-733-0669
SOUTH COUNTY: 561-218-3038

PROPOSED 2 STORY ADDITION FOR:
BLAINE MINTON
1420 NORTH SWINTON AVENUE
DELRAY BEACH, FLORIDA

DRAWN BY
BCF

CHECKED BY

DATE 4-19-17

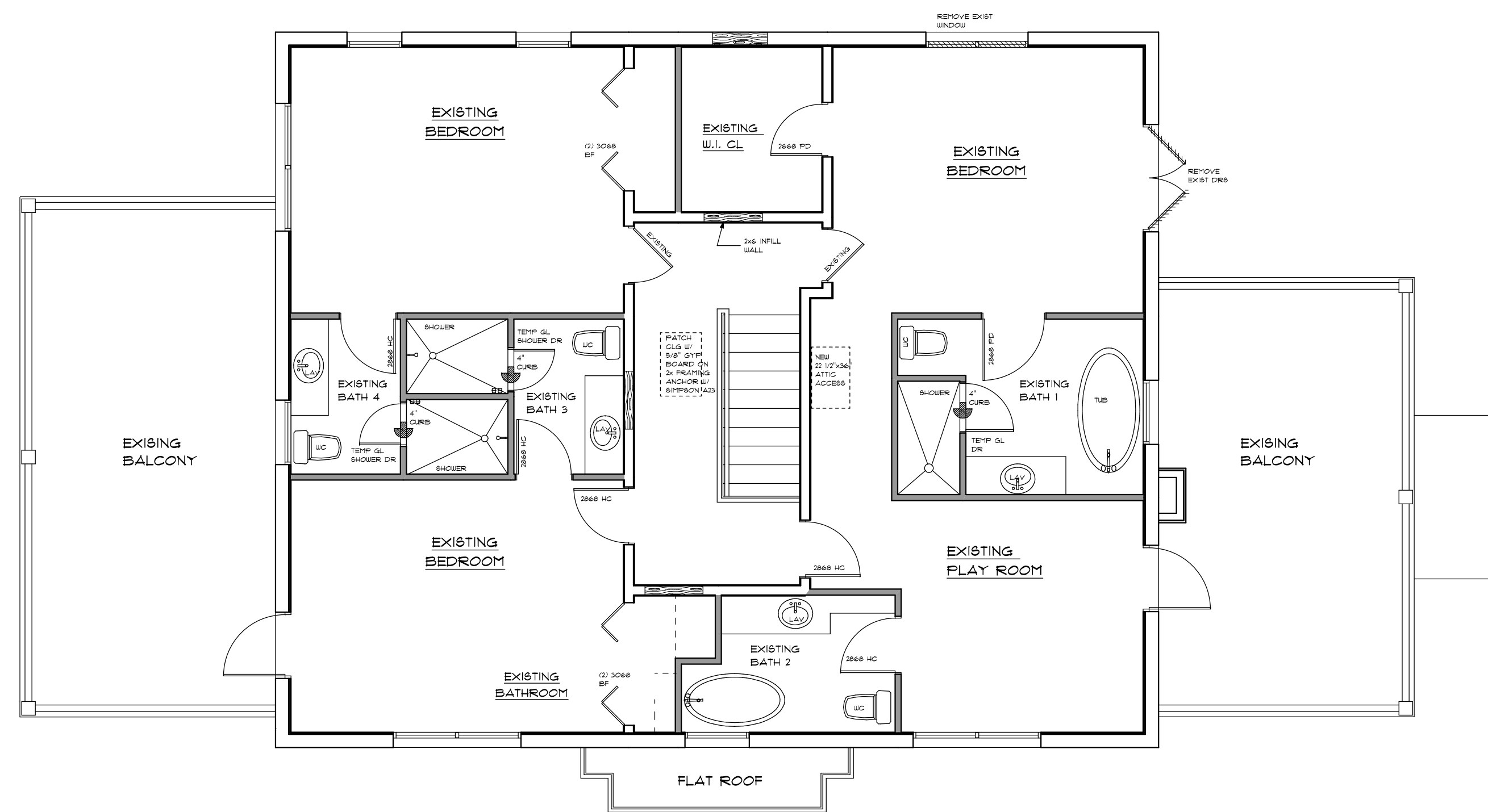
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JOB NO. 11316.03

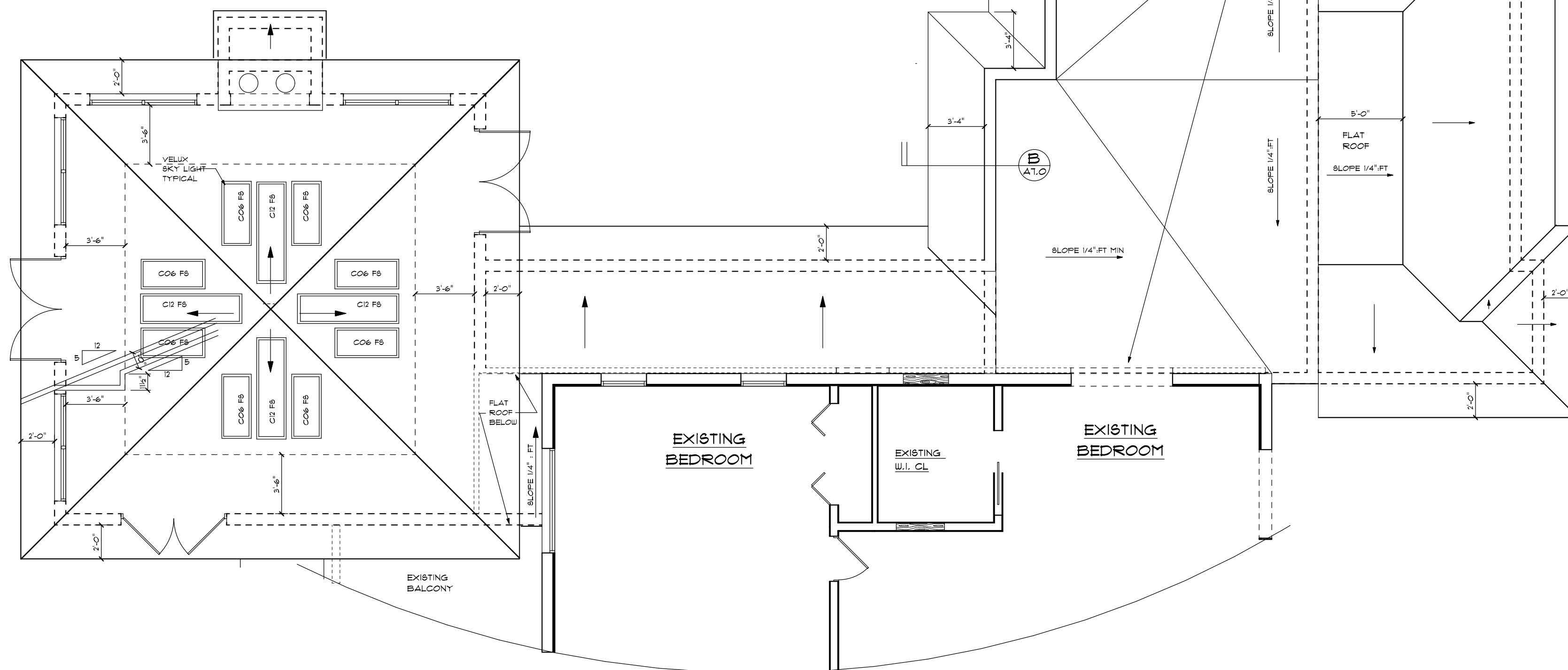
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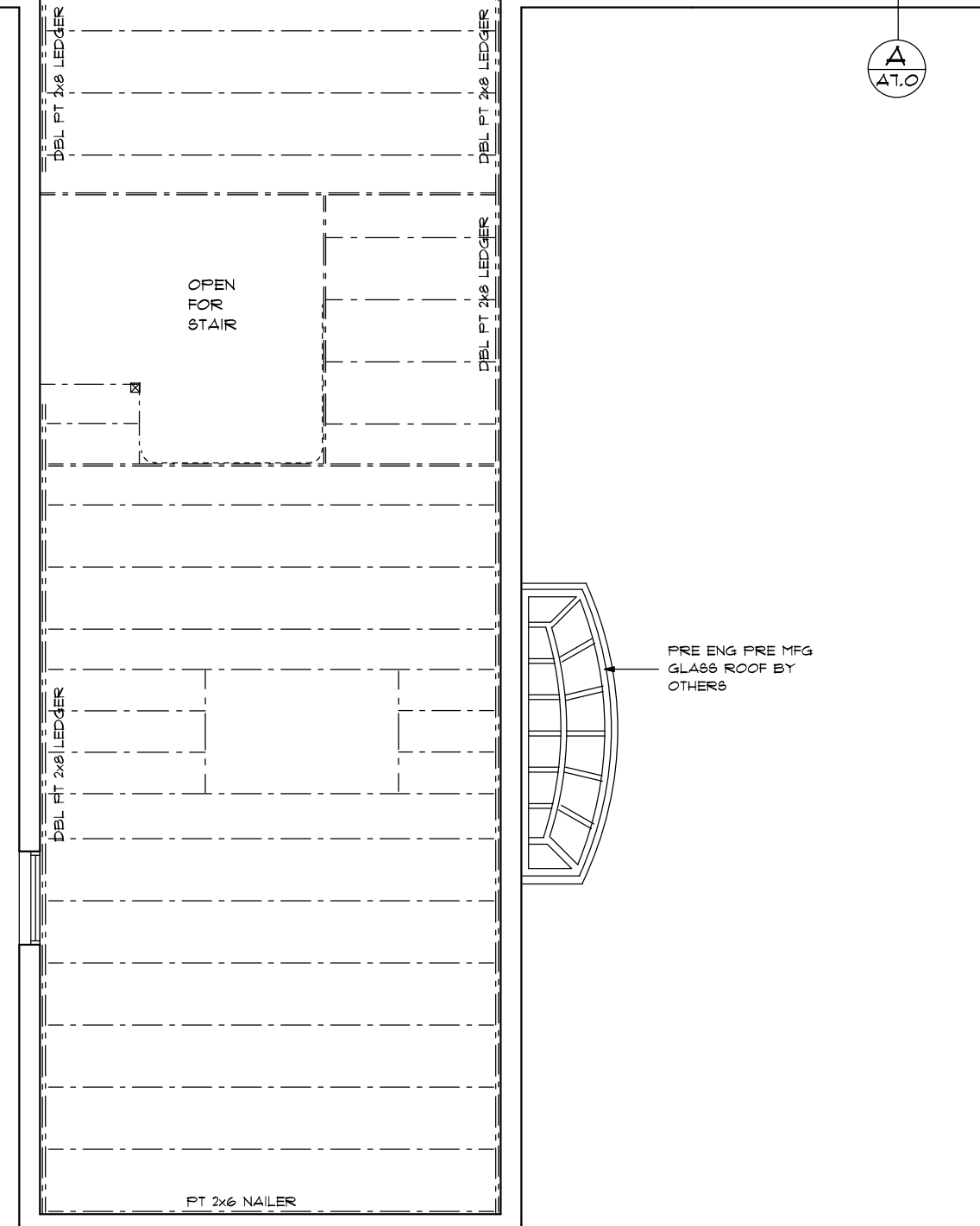
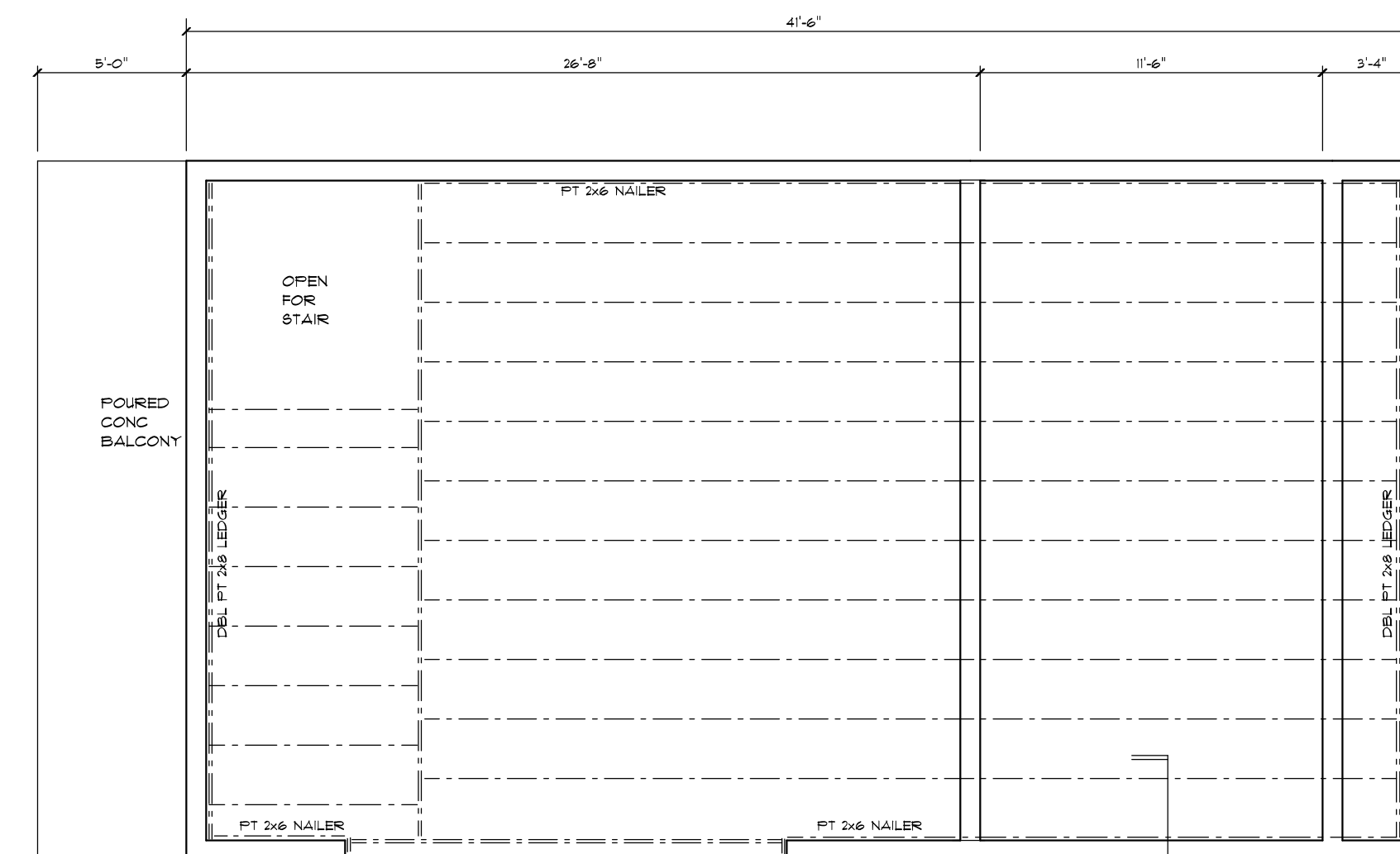
OF SHEETS



EXISTING 2nd FLOOR / DEMO PLAN 1/4" S.C.



PROPOSED LOWER ROOF / 2nd FLOOR FRAMING PLAN 3/16" S.C.



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PRECISION DRAFTING & DESIGN

34 VISTA DEL RIO

BOYNTON BEACH, FLORIDA

NORTH COUNTY: 561-133-0669

SOUTH COUNTY: 561-218-3038

PROPOSED 2 STORY ADDITION FOR:

BLAINE MINTON

1420 NORTH SWINTON AVENUE

DELRAY BEACH, FLORIDA

DRAWN BY

CHECKED BY

DATE 4-19-17

SCALE AS NOTED

JOB NO. 11316.03

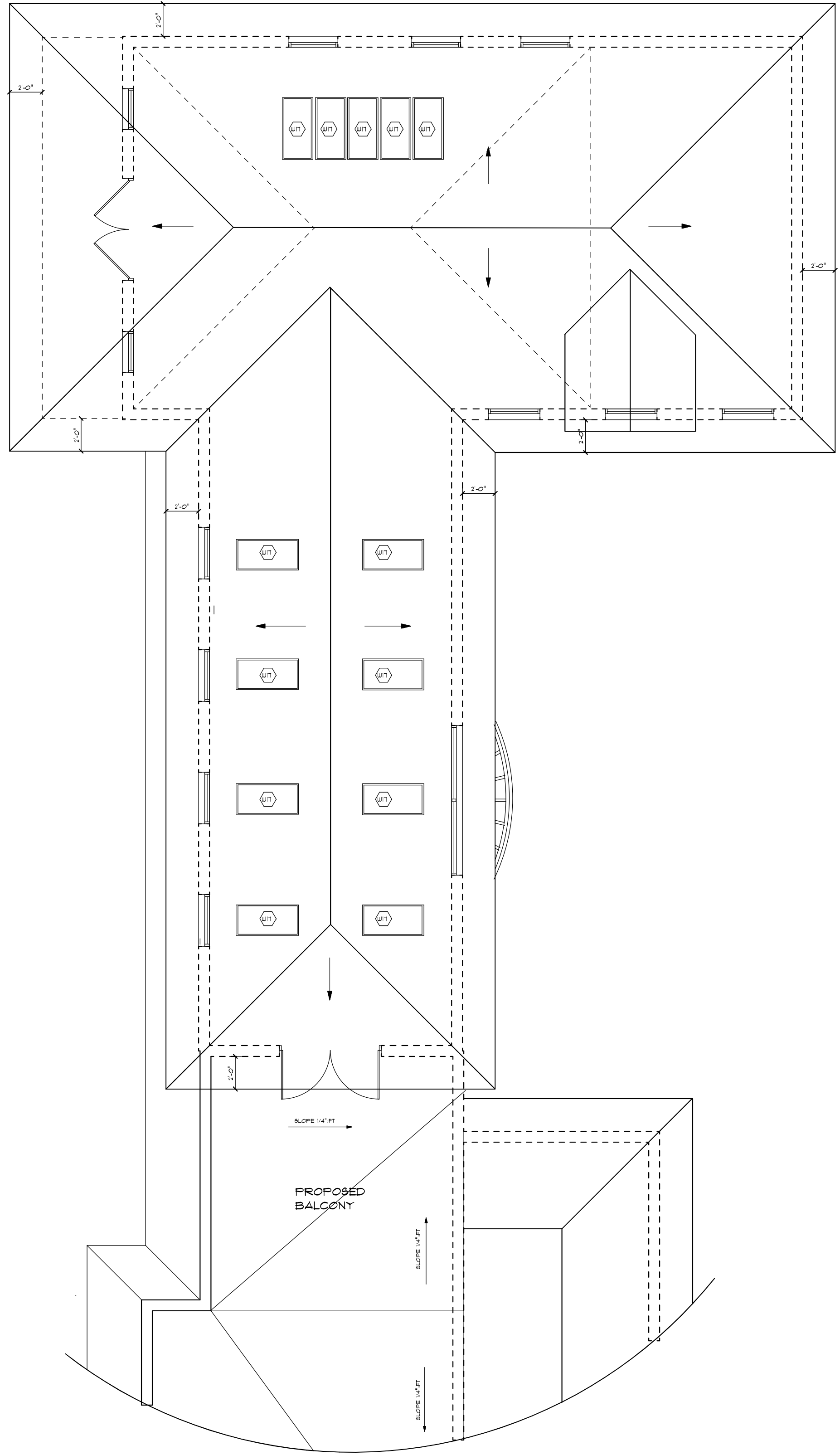
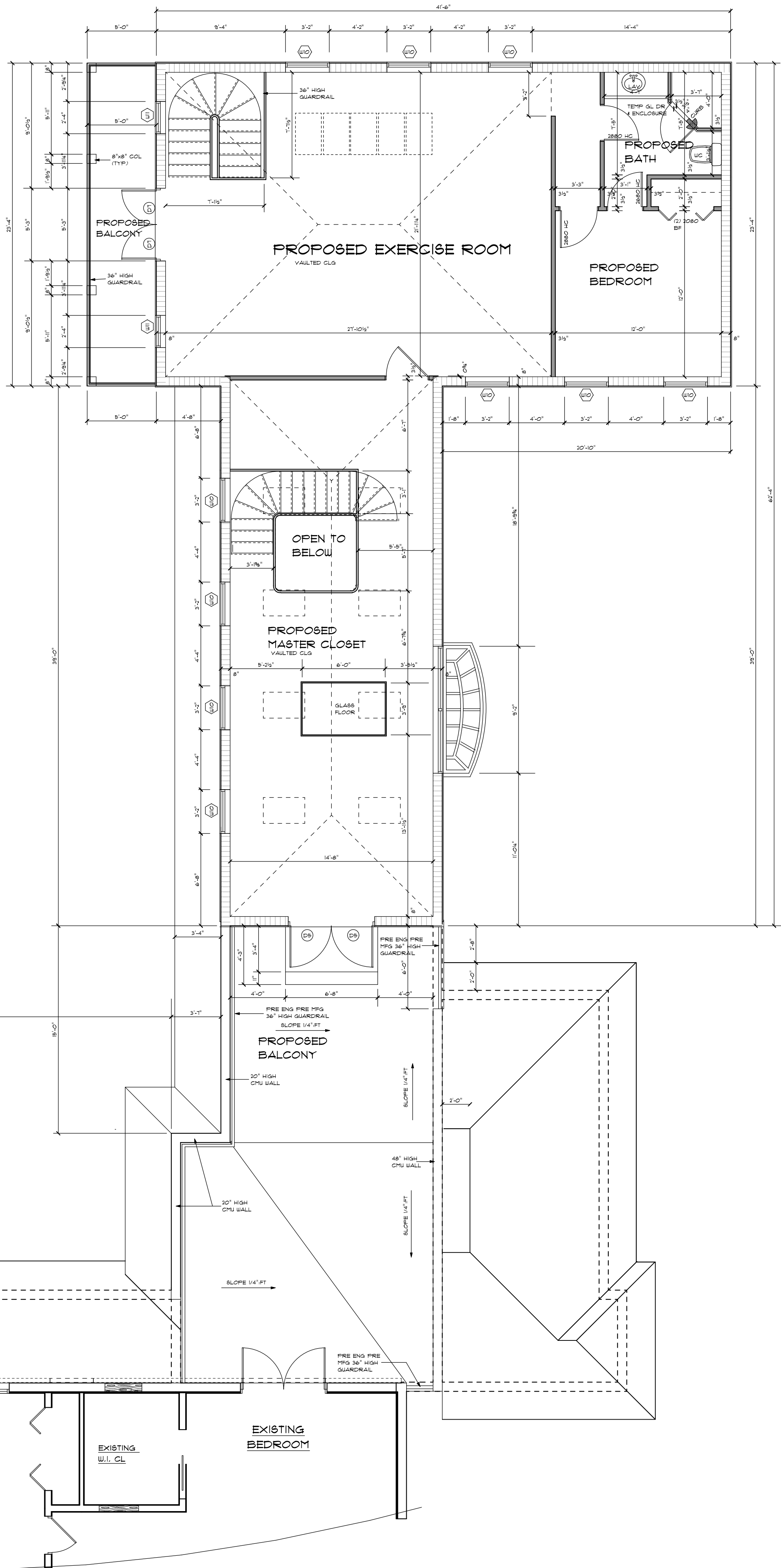
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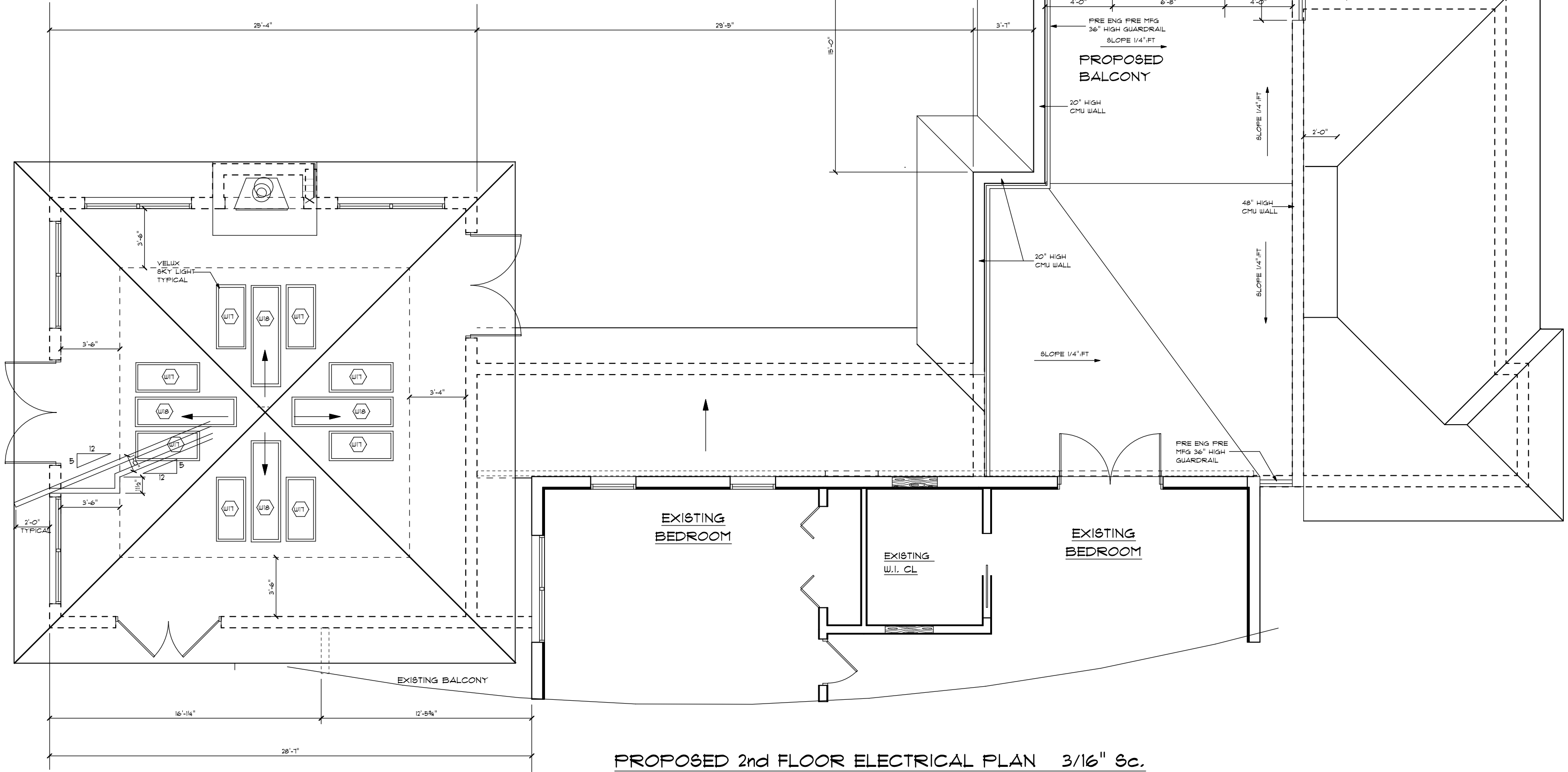
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WINDOW SCHEDULE									
SYM.	WIDTH	HEIGHT	TYPE	WINDOW FRAME MATERIAL	WINDOW FRAME COLOR	HURRICANE PROTECTION	TINT	MUNTING	MFG.
(U)	26 1/2"	31 3/8"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	SW
(U)	26 1/2"	16"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	SW
(U)	31"	16"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	SW
(U)	36"	16"	FIX GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	SW
(U)	36"	36"	FIX GL	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	SW
(U)	26 1/2"	50 5/8"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	SW
(U)	31"	16"	FIX GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	SW
(U)	20"	55 3/4"	SIDE LITE	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	6	SW
(U)	20"	16"	FIX GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	SW
(U)	31"	63"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	6 OVER 1	SW
(U)	26 1/2"	63"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	6 OVER 1	SW
(U)	26 1/2"	16"	FIX GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	SW
(U)	12"	36"	FIX GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	SW
(U)	36"	60"	FIX GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	SW
(U)	30"	16"	FIX GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	SW
(U)	CUSTOM FREE PRG GLASS WALL & ROOF			ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	TO BE DETERMINED
(U)	C26 FB			FIX GL	ALUMINUM	WHITE	IMPACT RESISTANT	NONE	VELUX
(U)	C26 FB			FIX GL	ALUMINUM	WHITE	IMPACT RESISTANT	NONE	VELUX
(U)	168"	16"	FIX GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(4) DECORATIVE	SW
(U)	108"	16"	FIX GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(3) DECORATIVE	SW
(U)	30"	30"	FIX GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(4) LITE	SW
(U)	48"	24"	FIX GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(6) LITE	SW
(U)	264"	60"	SLIDING	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	SW

DOOR SCHEDULE											
SYM.	WIDTH	HEIGHT	TYPE	DOOR MATERIAL	DOOR COLOR	FRAME MATERIAL	FRAME TINT	GLASS	HURRICANE PROTECTION	MUNTINGS	MFG.
(D)	31 1/2"	55 1/2"	SWING	6 PANEL SOLID CORE ALUMINUM	WHITE	ALUMINUM	WHITE	NA	IMPACT RESISTANT	NA	TO BE DETERMINED
(D)	31 1/2"	55 1/2"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1	SW
(D)	9'-0"	10'-0"	CUSTOM CHD	TO BE DETERMINED	TO BE DETERMINED	NA	NA	GRAY	IMPACT RESISTANT	6	TO BE DETERMINED
(D)	9'-0"	10'-0"	SWING	TO BE DETERMINED	TO BE DETERMINED	NA	NA	GRAY	IMPACT RESISTANT	6	TO BE DETERMINED
(D)	31 1/2"	79 3/4"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1	SW
(D)	31 1/2"	79 3/4"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1	SW
(D)	31 1/2"	55 1/2"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1	SW
(D)	168"	79 3/4"	4 PANEL SLIDING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1	TO BE DETERMINED
(D)	108"	79 3/4"	3 PANEL SLIDING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1	TO BE DETERMINED
(D)	31 1/2"	55 1/2"	SWING	SOLID WOOD	PAINTED	NA	NA	NA		NA	TO BE DETERMINED
(D)	9'-0"	10'-0"	CUSTOM CHD	TO BE DETERMINED	TO BE DETERMINED	NA	NA	GRAY		6	TO BE DETERMINED



PROPOSED UPPER ROOF PLAN 3/16" &c.



PROPOSED 2nd FLOOR ELECTRICAL PLAN 3/16" &c.

REVISIONS
DATE
BY

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PRECISION DRAFTING & DESIGN
34 VISTA DEL RIO
BOYNTON BEACH, FLORIDA
NORTH COUNTY: 561-733-0669
SOUTH COUNTY: 561-278-3038

PROPOSED 2 STORY ADDITION FOR:
BLAINE MINTON
1420 NORTH SWINTON AVENUE
DELRAY BEACH, FLORIDA

DRAWN BY
CHECKED BY
DATE
SCALE
JOB NO.
SHEET

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OF SHEETS



REVISIONS		BY
DATE		

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PRECISION DRAFTING & DESIGN

34 VISTA DEL RIO

BOYNTON BEACH, FLORIDA

NORTH COUNTY: 561-133-0669

SOUTH COUNTY: 561-218-3038

PROPOSED 2 STORY ADDITION FOR:

BLAINE MINTON

1420 NORTH SWINTON AVENUE

DELRAY BEACH, FLORIDA

DRAWN BY

CHECKED BY

DATE 4-19-17

SCALE AS NOTED

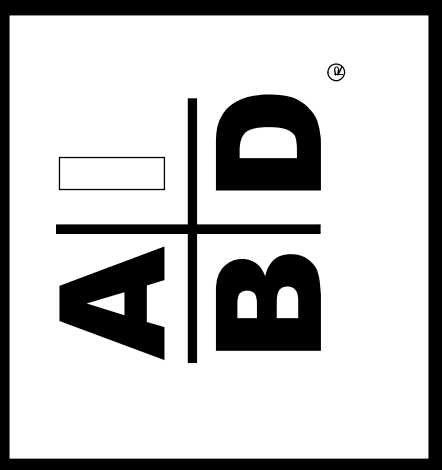
JOB NO. 11316.03

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OF SHEETS

REVISIONS	BY
DATE	



PRECISION DRAFTING AND DESIGN INC
34 VISTA DEL RIO, BOYNTON BEACH, FLORIDA 33426

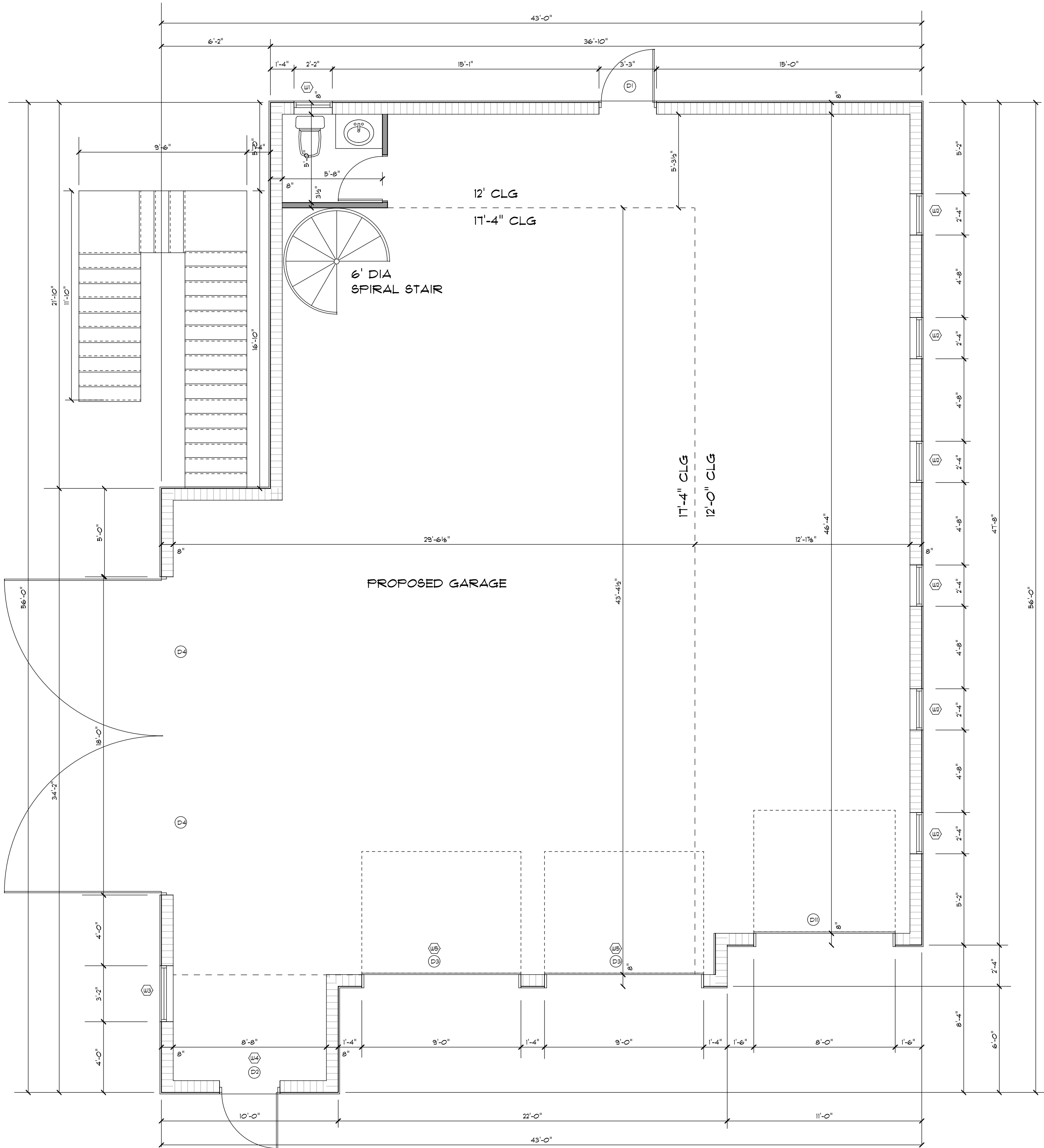
NORTH COUNTY (561) 733-0669
SOUTH COUNTY (561) 278-3038
AIBD CERTIFIED PROFESSIONAL BUILDING DESIGNER
CONSTRUCTION DOCUMENTS FOR
NEW HOMES - ADDITIONS - REMODELING
OWNER / DESIGNER B. DAVID FRANK

PROPOSED DETACHED
GARAGE FOR:
BLAINE MINTON
1420 NORTH SWINTON AVE.
DELRAY BEACH, FLORIDA

DRAWN BY	BDF
CHECKED BY	
DATE	1-19-17
SCALE	AS NOTED
JOB NO.	11316.03
SHEET	
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WINDOW SCHEDULE										
SYM.	WIDTH	HEIGHT	TYPE	WINDOW FRAME MATERIAL	WINDOW FRAME COLOR	HURRICANE PROTECTION	TINT	MUNTINS	MFG	
(U1)	26 1/2"	37 3/8"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	SIW	
(U2)	26 1/2"	76"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	SIW	
(U3)	37"	76"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	SIW	
(U4)	36"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	SIW	
(U5)	36"	36"	FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	SIW	
(U6)	26 1/2"	50 5/8"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	SIW	
(U7)	37"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	SIW	
(U8)	20"	95 3/4"	SIDE LITE	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	6	SIW	
(U9)	20"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	SIW	
(U10)	37"	63"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	6 OVER 1	SIW	
(U11)	26 1/2"	63"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	SIW	
(U12)	26 1/2"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	SIW	
(U13)	72"	96"	FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	SIW	
(U14)	36"	60"	FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	SIW	
(U15)	30"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	SIW	
(U16)	CUSTOM FIRE MFG GLASS WALL & ROOF			FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	TO BE DETERMINED
(U17)	C06 F8		FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT		NONE	VELUX	
(U18)	C12 F8		FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT		NONE	VELUX	
(U19)	168"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(4) DECORATIVE	SIW	
(U20)	108"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(3) DECORATIVE	SIW	
(U21)	30"	30"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(4) LITE	SIW	
(U22)	48"	24"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(6) LITE	SIW	
(U23)	264"	60"	SLIDING	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	SIW	

DOOR SCHEDULE											
SYM.	WIDTH	HEIGHT	TYPE	DOOR MATERIAL	DOOR COLOR	FRAME MATERIAL	FRAME COLOR	GLASS TINT	HURRICANE PROTECTION	MUNTINS	MFG
(D1)	37 1/2"	95 1/2"	SWING	6 PANEL SOLID CORE ALUMINUM	WHITE	ALUMINUM	WHITE	NA	IMPACT RESISTANT	NA	TO BE DETERMINED
(D2)	37 1/2"	95 1/2"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1	SIW
(D3)	9'-0"	10'-0"	CUSTOM OHD	TO BE DETERMINED	TO BE DETERMINED	NA	NA	GRAY	IMPACT RESISTANT	6	TO BE DETERMINED
(D4)	9'-0"	10'-0"	SWING	TO BE DETERMINED	TO BE DETERMINED	NA	NA	GRAY	IMPACT RESISTANT	6	TO BE DETERMINED
(D5)	37 1/2"	78 3/4"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1	SIW
(D6)	37 1/2"	78 3/4"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1	SIW
(D7)	37 1/2"	95 1/2"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	12 OVER 1	SIW
(D8)	168"	78 3/4"	4 PANEL SLIDING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1	TO BE DETERMINED
(D9)	108"	78 3/4"	3 PANEL SLIDING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1	TO BE DETERMINED
(D10)	37 1/2"	95 1/2"	SWING	SOLID WOOD	PAINTED	NA	NA	NA		NA	TO BE DETERMINED
(D11)	8'-0"	10'-0"	CUSTOM OHD	TO BE DETERMINED	TO BE DETERMINED	NA	NA	GRAY		6	TO BE DETERMINED



PROPOSED 1st FLOOR PLAN | 1/4" Sc.



RECEIVED BY

APR 25 2017

City of Delray Beach
Planning & Zoning











