

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
ANOD.	ANODIZED
BD.	BOARD
B.O.B.	BOTTOM OF BEAM
CAB.	CABINET
CLG.	CEILING
CLOS.	CLOSET
CLR.	CLEAR
CMU.	CONCRETE MASONRY UNIT
CNTR.	COUNTER
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CT.	CERAMIC TILE
DBL.	DOUBLE
DN.	DOWN
DR.	DOOR
DTL.	DETAIL
DWG.	DRAWING
DWR.	DRAWER
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXT.	EXTERIOR
FBD.	FIBER BOARD
FD.	FLOOR DRAIN
FE.	FIRE EXTINGUISHER
FIN.	FINISH
FLR.	FLOOR
FRP.	FIBERGLASS REINF. PLASTIC
F.V.	FIELD VERIFY
GA.	GAGE
GALV.	GALVANIZED
GC.	GENERAL CONTRACTOR
GL.	GLASS
GYP. BD.	GYP. BOARD
I.M.	ICE MAKER
INT.	INTERIOR
HC.	HANDICAP ACCESSIBLE
H.M.	HOLLOW METAL
HT.	HEIGHT
JST.	JOIST
LAM.	LAMINATED
LAV.	LAVATORY
LOC.	LOCATION
MANUF.	MANUFACTURED
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.D.	MOLDING
M.O.	MASONRY OPENING
M.T.	METAL THRESHOLD
MTD.	MOUNTED
MTL.	METAL
MUL.	MULLION
NIC.	NOT IN CONTRACT
NTS.	NOT TO SCALE
O.C.	ON CENTER
OD.	OUTSIDE DIAMETER
OPNG.	OPENING
OPT.	OPTIONAL
PL.	PLATE
PLAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PNL.	PANEL
P.O.S.	POINT OF SALE
PR.	PAIR
PREP.	PREPARATION
PTD.	PAINTED
QT.	QUARRY TILE
RA.	RETURN AIR
RAD.	RADIUS
RE.	REFERENCE
RECEPT.	RECEPTACLE
REINF.	REINFORCED
REQD.	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
S.C.	SOLID CORE
SCHED.	SCHEDULE
SIM.	SIMILAR
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
TEMP.	TEMPERED
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
U.O.N.	UNLESS OTHERWISE NOTED
VCT.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VLOJ.	VERIFY LOCATION ON JOB WITH
W.	WITHOUT
W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
WIN.	WINDOW
WSCT.	WAINSCOT
WT.	WEIGHT
WWF.	WELDED WIRE FABRIC

236 N Dixie Blvd

Addition

DELRAY BEACH, FLORIDA



HISTORIC PRESERVATION BOARD SUBMITTAL
JULY, 2024

PROJECT TEAM:

OWNER:
Anne Gannon
236 N. Dixie Boulevard
Delray Beach, Florida

ARCHITECT / AGENT:
Principle Design & Development Group, LLC
Kermit C. White, AIA
7211 Wilson Road
West Palm Beach, FL 33413

Ph: 561-247-6675
Fax: 561-828-0170

DRAWING LIST

TI TITLE SHEET

ARCHITECTURAL

- A-1.1 ARCHITECTURAL SITE PLAN
- A-1.2 COMPOSITE OVERLAY SITE PLAN
- A-2.1 DEMOLITION FLOOR PLAN
- A-2.2 PROPOSED FLOOR PLAN
- A-2.2 PROPOSED ROOF PLAN
- A-3.1 EXTERIOR ELEVATIONS
- A-3.2 EXTERIOR ELEVATION
- A-3.3 EXTERIOR ELEVATION



-Architecture-Interiors -
-Planning-Development-

7211 Wilson Road
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Ph: 561-247-6675
Fax: 561-828-0170
Lic. # AA-26003299

RESIDENTIAL ADDITION FOR:
MRS ANNE GANNON
236 N. DIXIE BLVD
DELRAY BEACH, FLORIDA
COVER SHEET

Rev.	Description	Date
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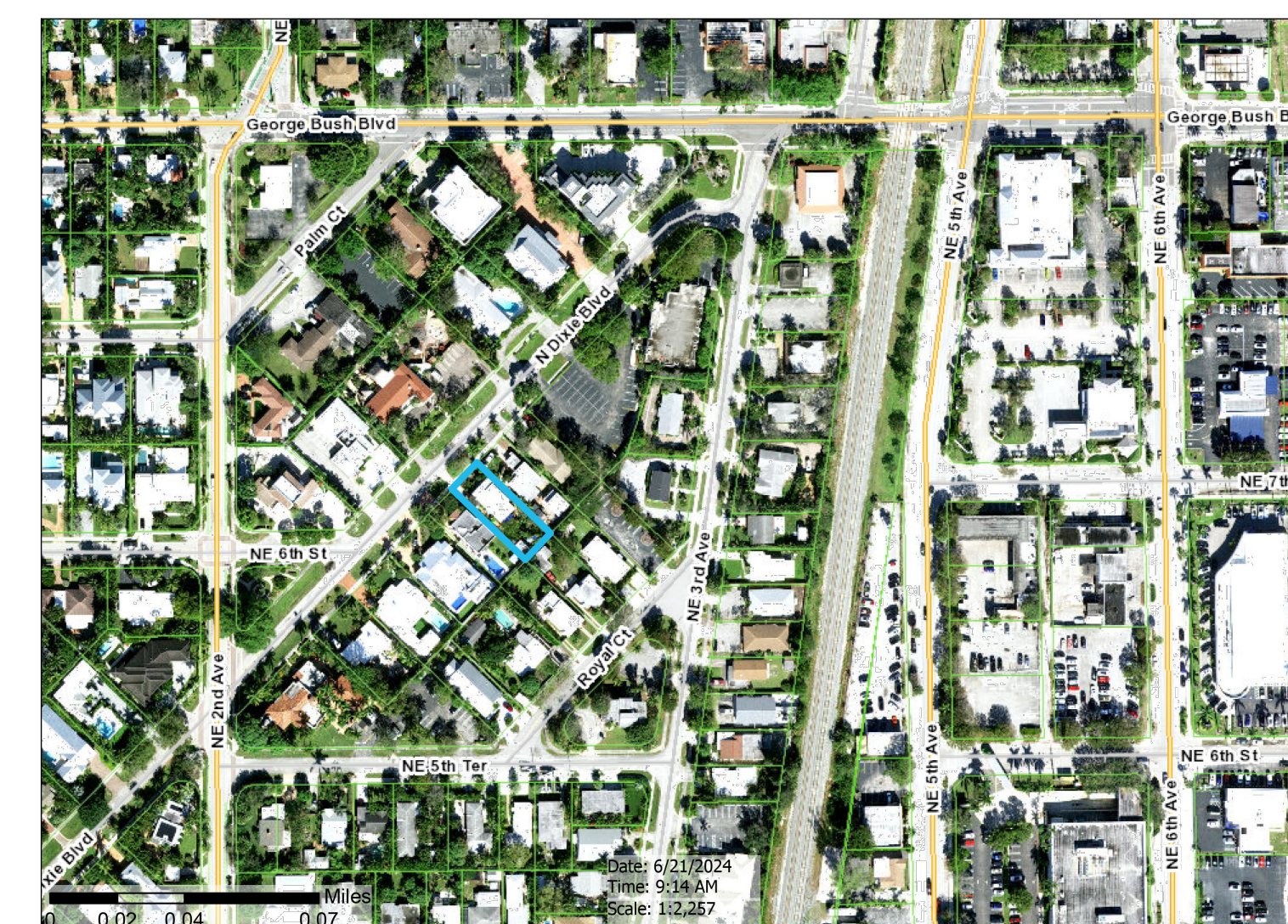
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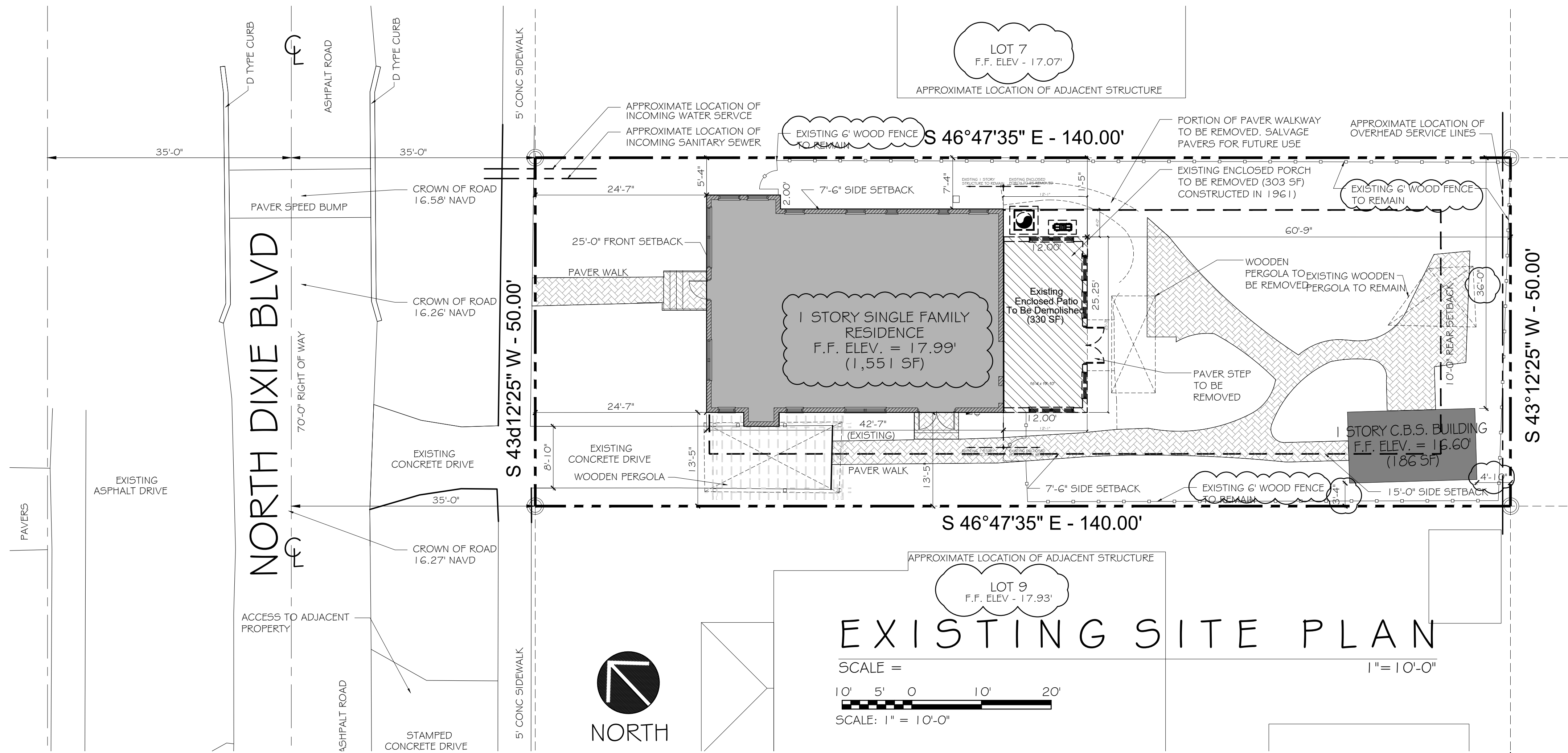
Job No: 24-1162
Designed by: KCW
Drawn By: OQ
Checked By: KCW
Date: 4-11-24



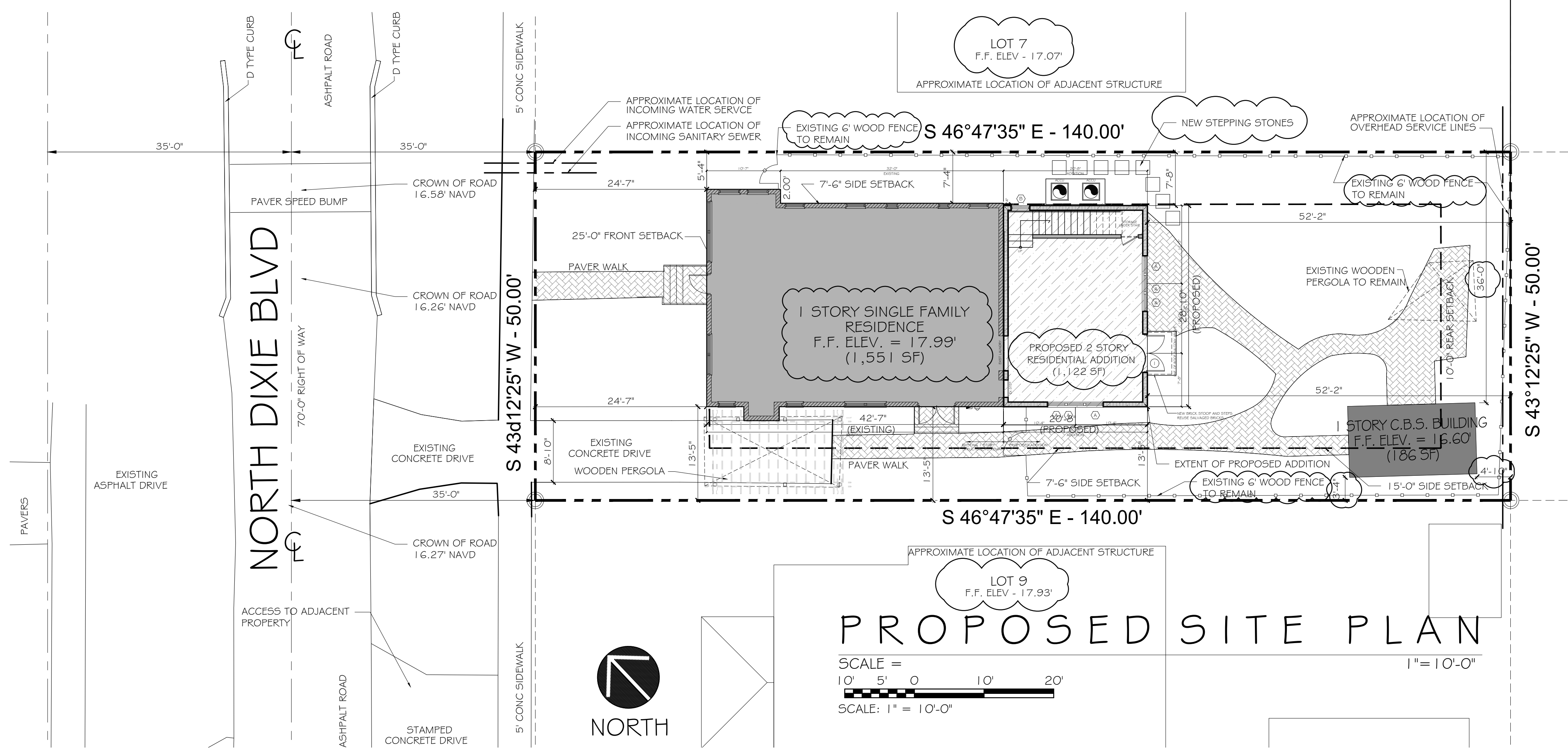
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Lic. # AR-00017761

Job No: 24-1162
Sheet No:





PROPERTY INFORMATION		LEGAL DESCRIPTION		
HISTORIC DISTRICT: DEL-IDA PARK CURRENT ZONING: RO - RESIDENTIAL OFFICE LOT SIZE: 7,000 S.F. (50'-0" X 140'-0") FLOOR ZONE: X - BASE FLOOR ELEVATION N/A		LOT 8, BLOCK 10 "DEL-IDA PARK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY		
ZONING INFORMATION				
PARAMETER	REQ	EXISTING	PROPOSED	REMARKS
LOT SIZE	8,000 SF	7,000 SF	7,000 SF	** NON CONFORMING LOT
LOT WIDTH	80 ft	50 ft	50 ft	** NON CONFORMING LOT
LOT DEPTH	100 ft	140 ft	140 ft	** NON CONFORMING LOT
LOT FRONTAGE	80 ft	50 ft	50 ft	** NON CONFORMING LOT
MAX LOT COVERAGE	40%	26.8%	31%	EXISTING: (1,881 / 7,000 S.F.) 26.8% PROPOSED: (2,174 / 7,000 S.F.) 31%
MIN FLOOR AREA	N/A	N/A	N/A	
SETBACKS				
FRONT	25 ft	24-7" ft	24-7" ft	
SIDE STREET	15 ft	N/A	N/A	
SIDE INTERIOR	7 1/2 ft	5.33 ft (NORTH) 13.43 ft (SOUTH)	7.5 ft (NORTH) 13.43 ft (SOUTH)	36'-0" ft (N - ACCESSORY BLDG) 3'-4" ft (S - ACCESSORY BLDG)
REAR	10 ft	60.76' ft	52'-2" ft (HOUSE)	4'-10" ft (ACCESSORY BLDG)
HEIGHT	35 ft	15'-10" (T.O. PARAPET)	24'-0" (T.O. PARAPET)	
AREA CALCULATIONS				
GROUND FLR EXISTING U/A _____ 1,881 S.F.				
ENCLOSED PORCH TO BE REMOVED _____ (-330) S.F. (17.5%)				
TOTAL EXISTING AREA (AFTER DEMO) _____ 1,551 S.F.				
NEW GROUND FLOOR U/A _____ 596 S.F.				
NEW SECOND FLOOR U/A _____ 526 S.F.				
TOTAL NEW AREA U/A _____ 2,673 S.F.				
*NON-CONFORMING LOT - ARTICLE 1.3 SECTION 1.3.5(1) ENLARGEMENT OR ALTERATION OF THE STRUCTURE IN A WAY THAT COMPLIES WITH APPLICABLE DIMENSIONAL STANDARDS AND DOES NOT CREATE ANY NEW NONCONFORMITY, OR ALTERATION OF THE STRUCTURE IN A WAY THAT DECREASES THE DEGREE OF NONCONFORMITY IS PERMITTED.				
PROJECT RELIEF				
THE PROJECT REQUEST RELIEF FROM LDR SECTION - 4.5.1(7)(2)(M)6 - THE VISUAL COMPATIBILITY STANDARDS				

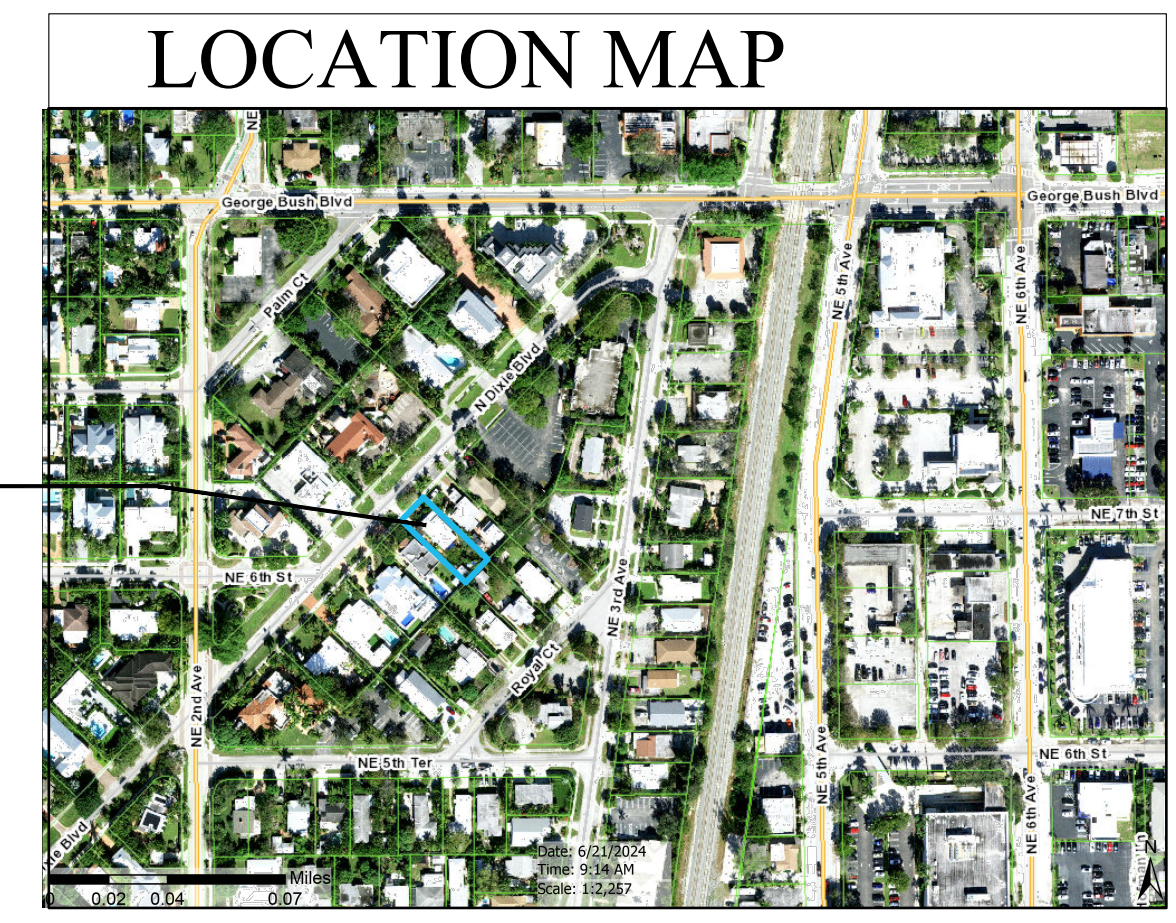


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Status: HISTORIC PRESERVATION

Job No: 24-1162
Designed by: KCW
Drawn By: OQ
Checked By: KCW
Date: 08-26-24



-Architecture-Interiors -
-Planning-Development-

7211 Wilson Road
West Palm Beach, Florida 33413
Ph: 561-247-6675
Fax: 561-828-0170
Lic. # AA-26003299

RESIDENTIAL ADDITION FOR:

MRS ANNE GANNON
236 NORTH DIXIE BOULEVARD
DELRAY BEACH, FLORIDA 33444

PROPOSED SITE PLAN

Kermit C. White, A.I.A.
Lic. # AR-00017761

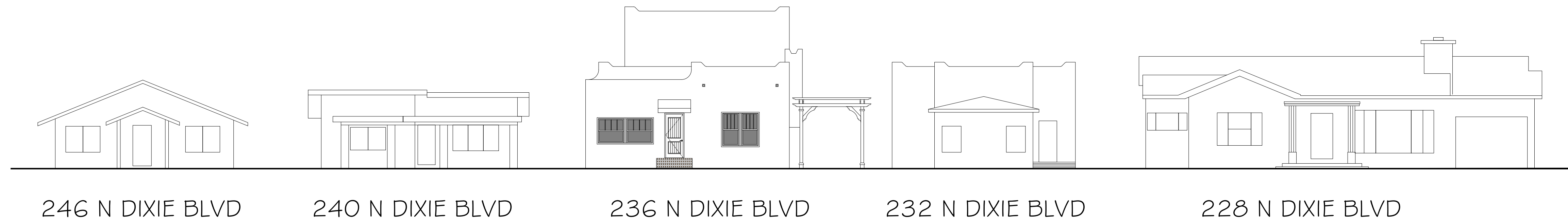
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Sheet No:

A-1.1



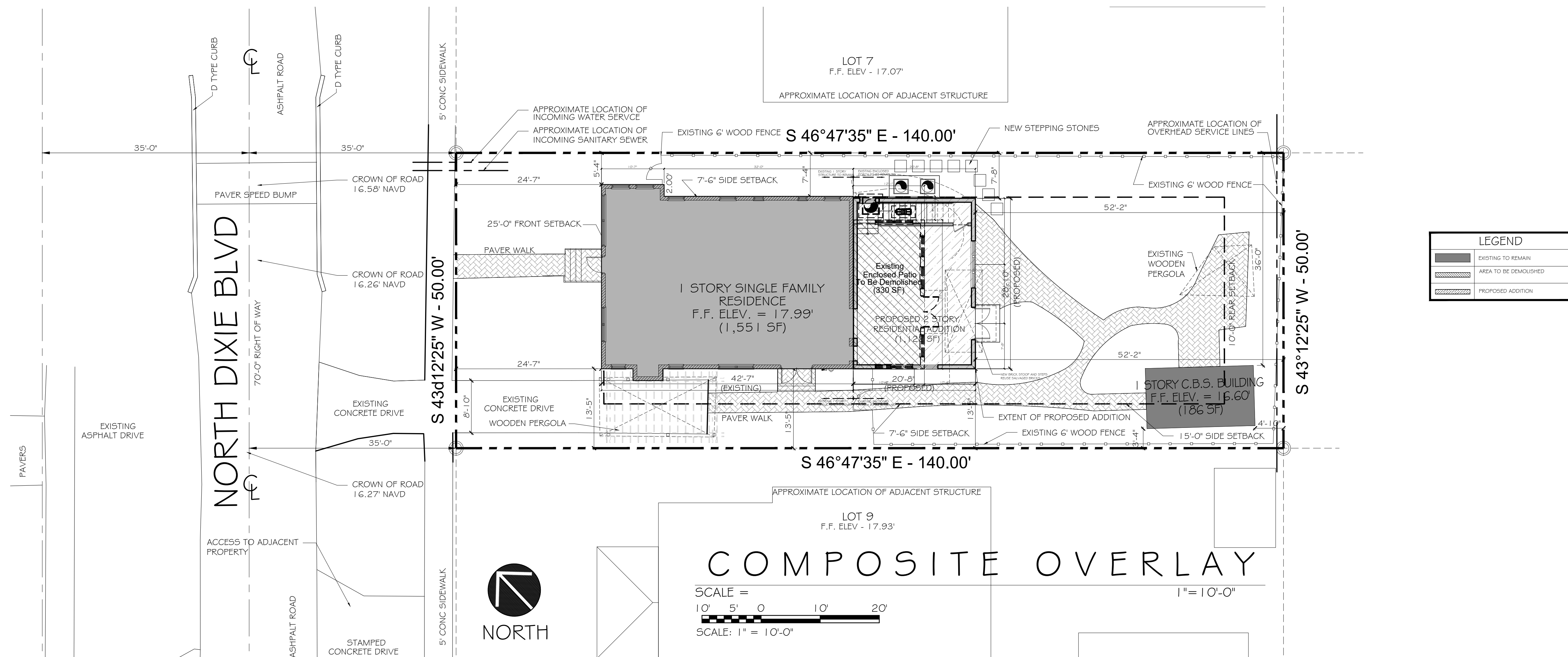
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STREETSCAPE

SCALE = 1" = 10'-0"



LEGEND	
	EXISTING TO REMAIN
	AREA TO BE DEMOLISHED
	PROPOSED ADDITION

RESIDENTIAL ADDITION FOR:

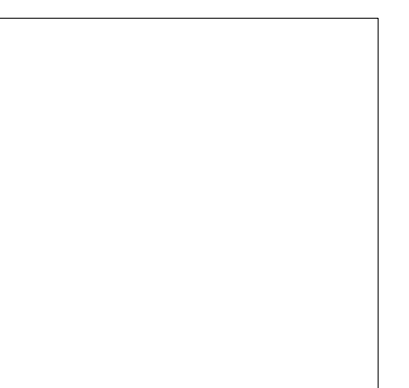
MRS ANNE GANNON
236 NORTH DIXIE BOULEVARD
DELRAY BEACH, FLORIDA 33444

COMPOSITE OVERLAY / STREETScape

Rev.	Description	Date
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Sheet No:

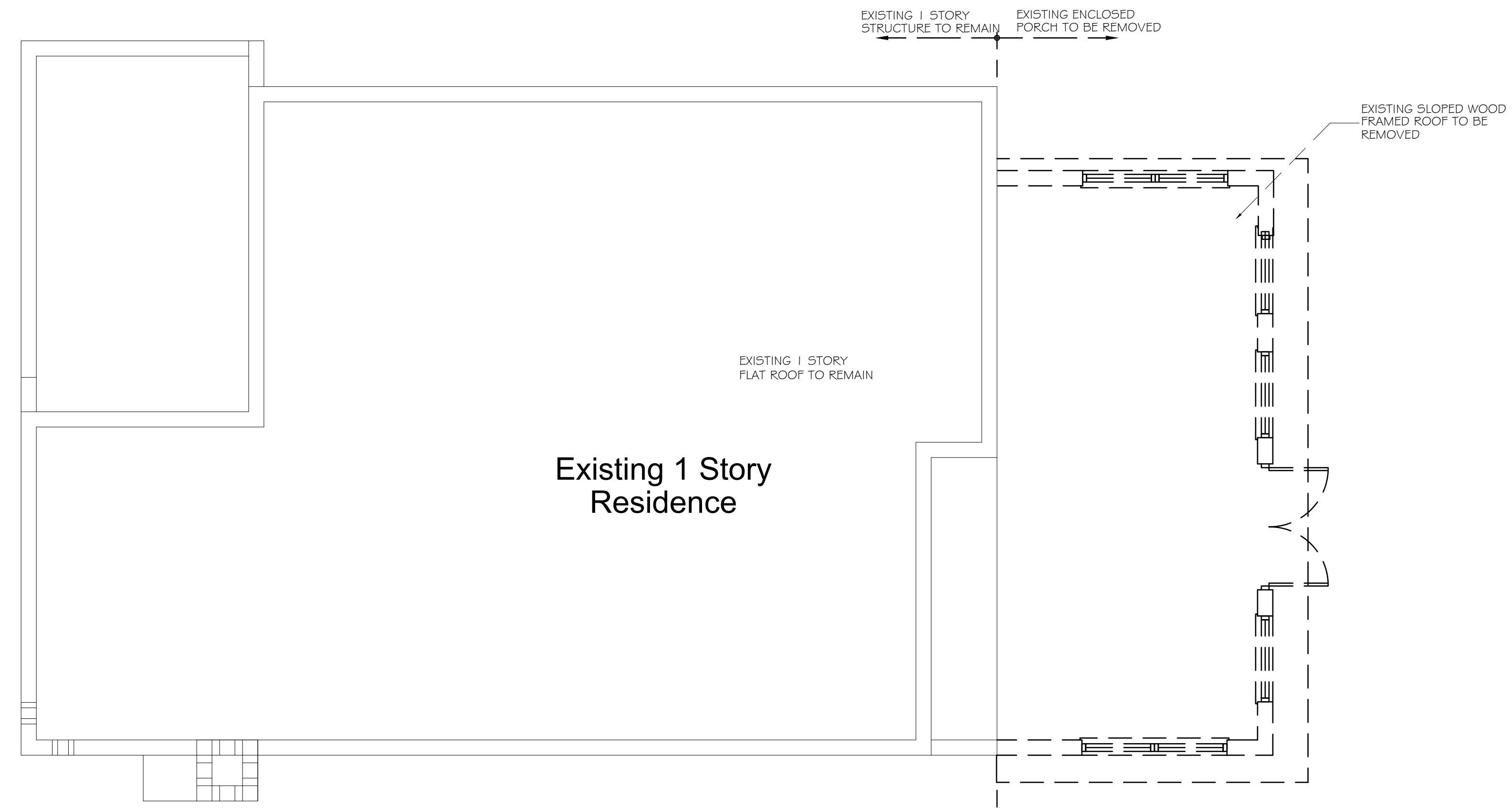
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-Planning-Development-

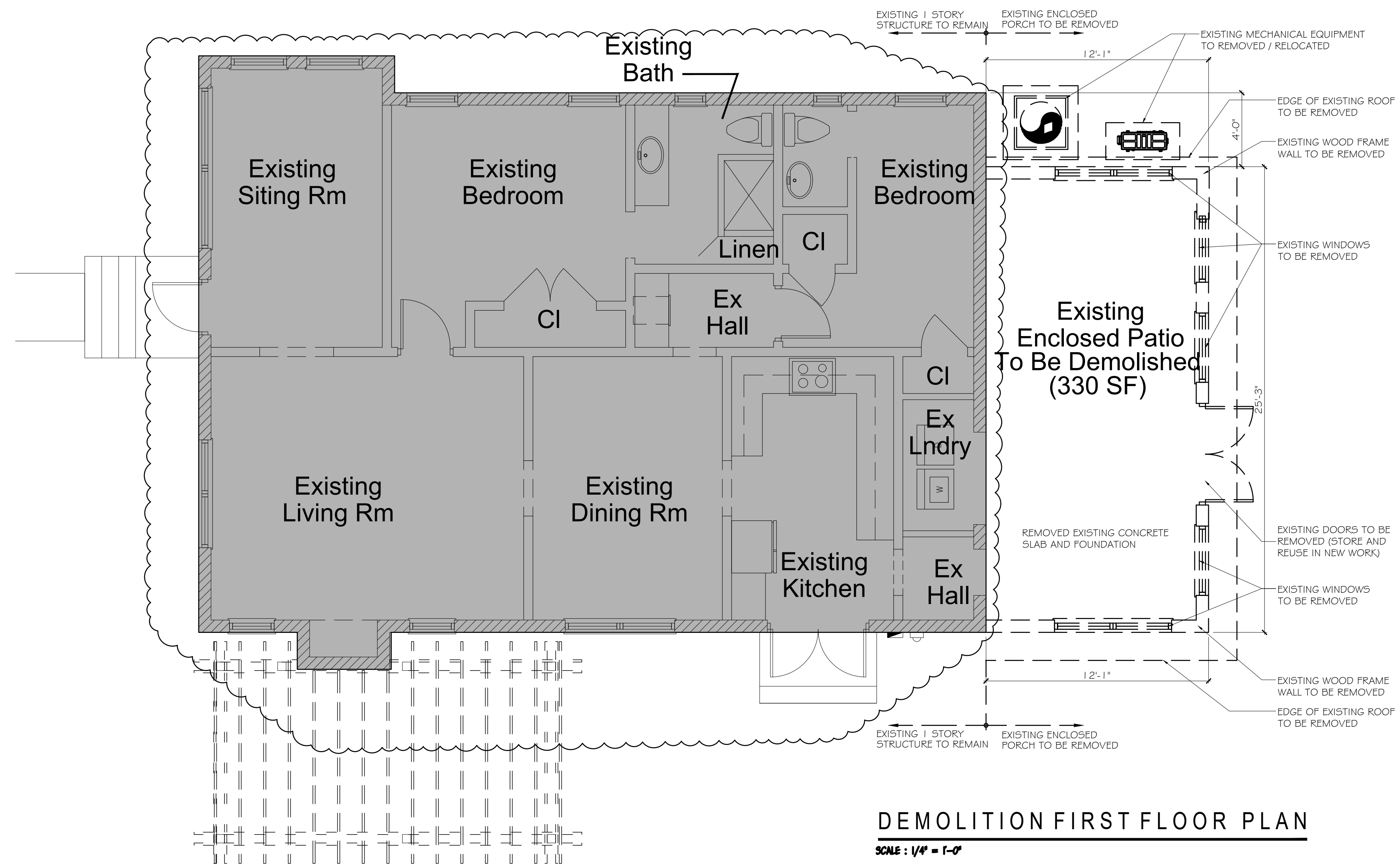
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RESIDENTIAL ADDITION FOR:
MRS ANNE GANNON
236 NORTH DIXIE BOULEVARD
DELRAY BEACH, FLORIDA 33444
DEMOLITION FLOOR & ROOF PLANS



DEMOLITION ROOF PLAN

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



DEMOLITION FIRST FLOOR PLAN

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



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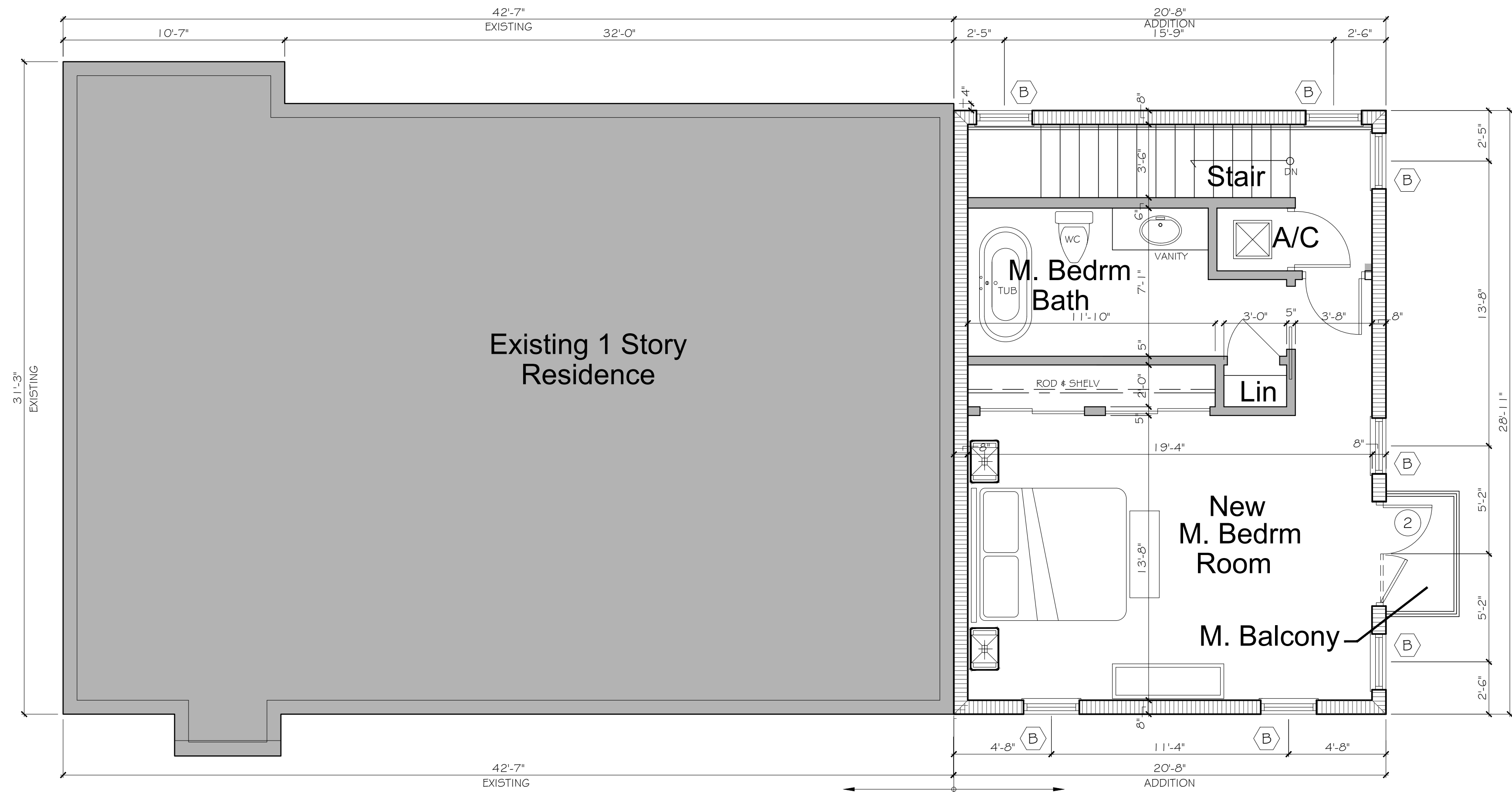
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Designed by: KCW
Drawn By: OQ
Checked By: KCW
Date: 08-26-24

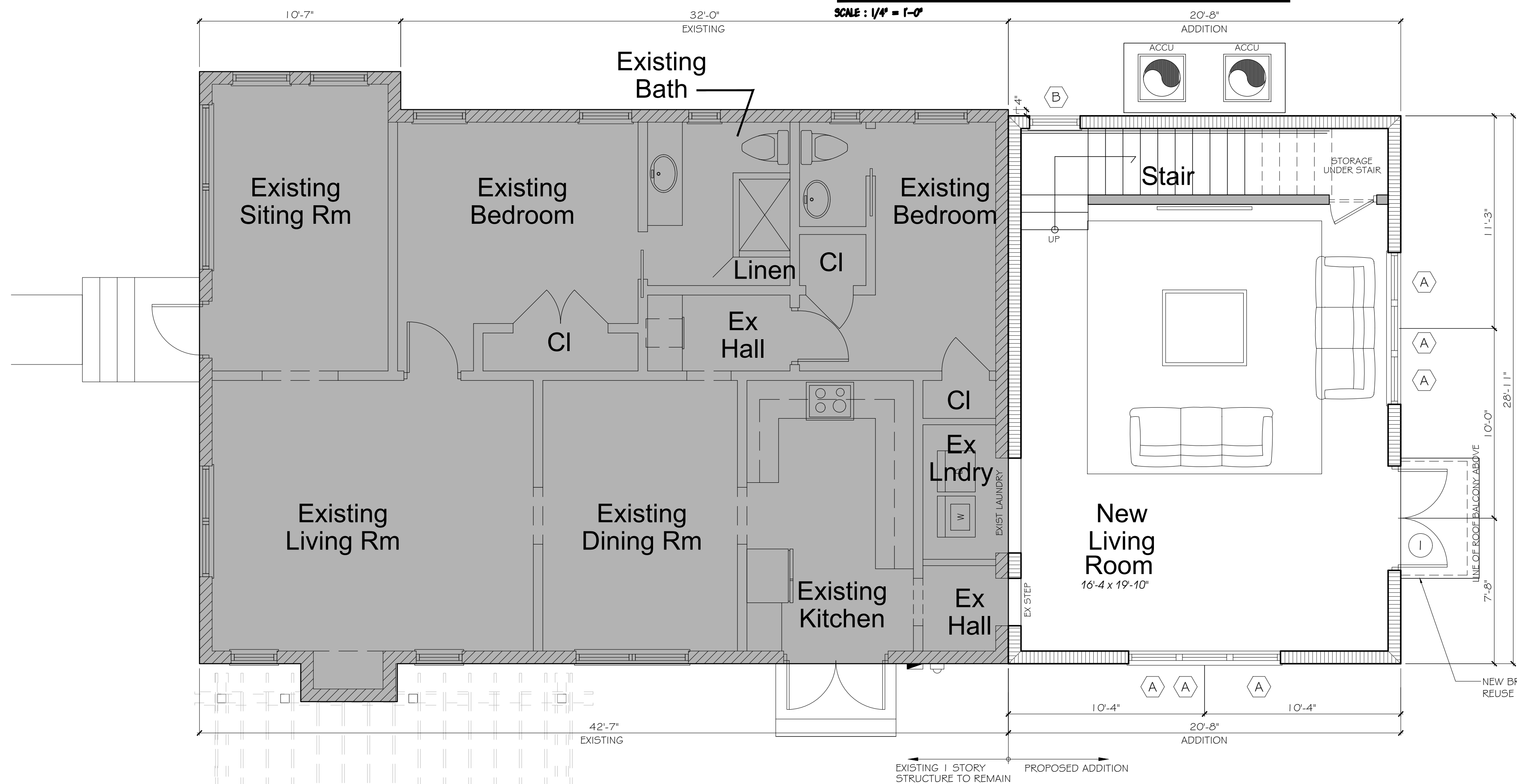
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Sheet No:

A-2.0



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREA CALCULATIONS	
GROUND FLR UJA (EXISTING)	1,578 S.F.
REAR PORCH (DEMOLITION)	- 303 S.F.
GROUND FLR UJA (ADDITION)	445 S.F.
SECOND FLR UJA (ADDITION)	345 S.F.
TOTAL UNDER AIR	2,065 S.F.



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RESIDENTIAL ADDITION FOR:

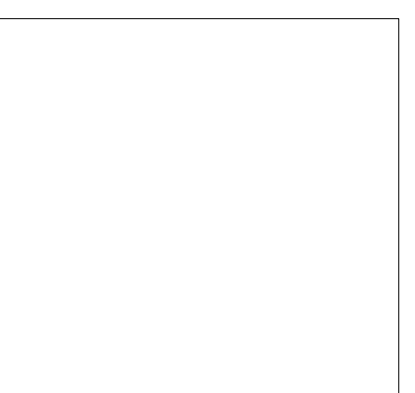
MRS ANNE GANNON
236 NORTH DIXIE BOULEVARD
DELRAY BEACH, FLORIDA 33444
FLOOR PLAN



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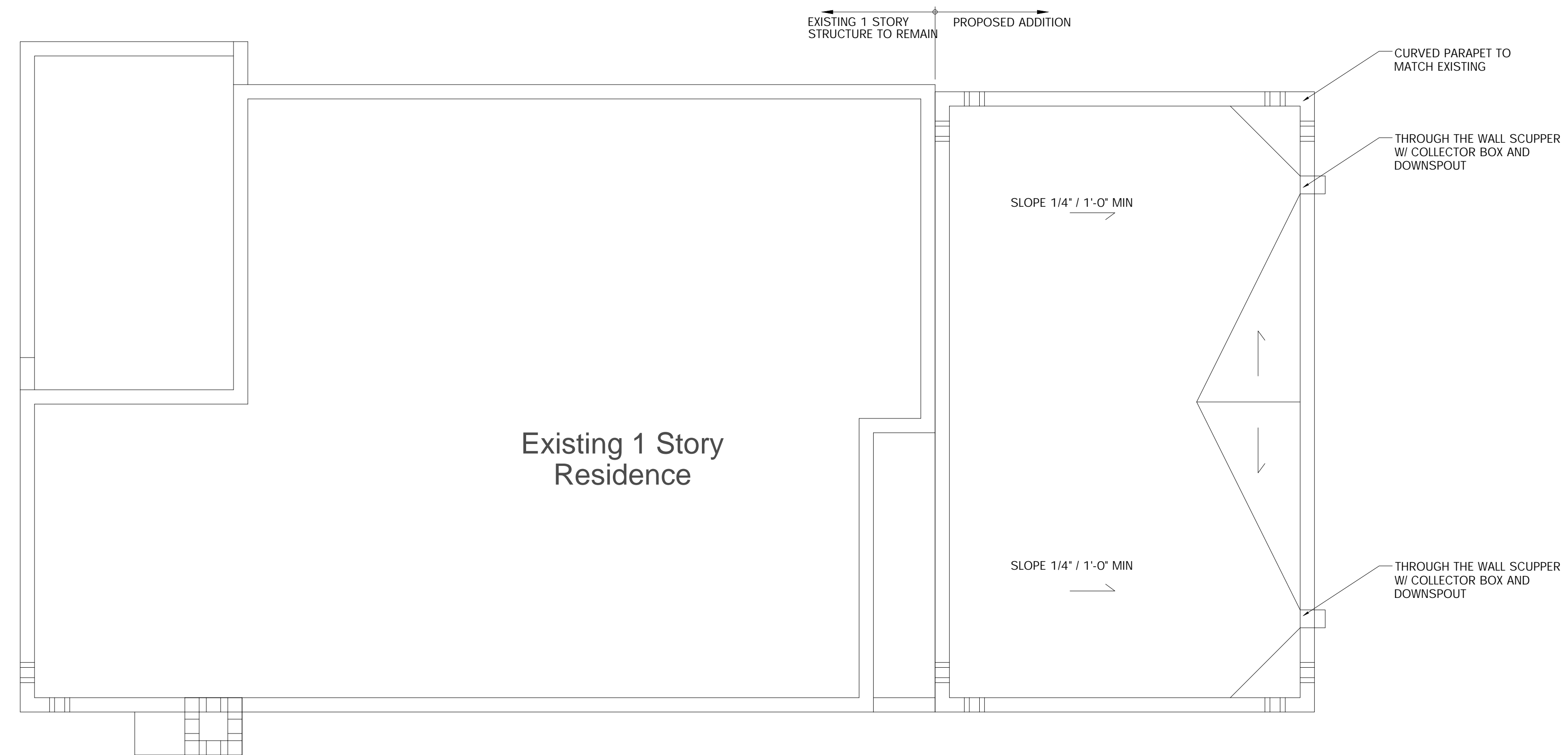
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RESIDENTIAL ADDITION FOR:
MRS ANNE GANNON
236 N. DIXIE BLVD
DELRAY BEACH, FLORIDA
PROPOSED ROOF PLAN



Rev.	Description	Date
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Job No:	24-1162
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Date:	4-11-24



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A-2.2



NORTH

PROPOSED ROOF PLAN

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



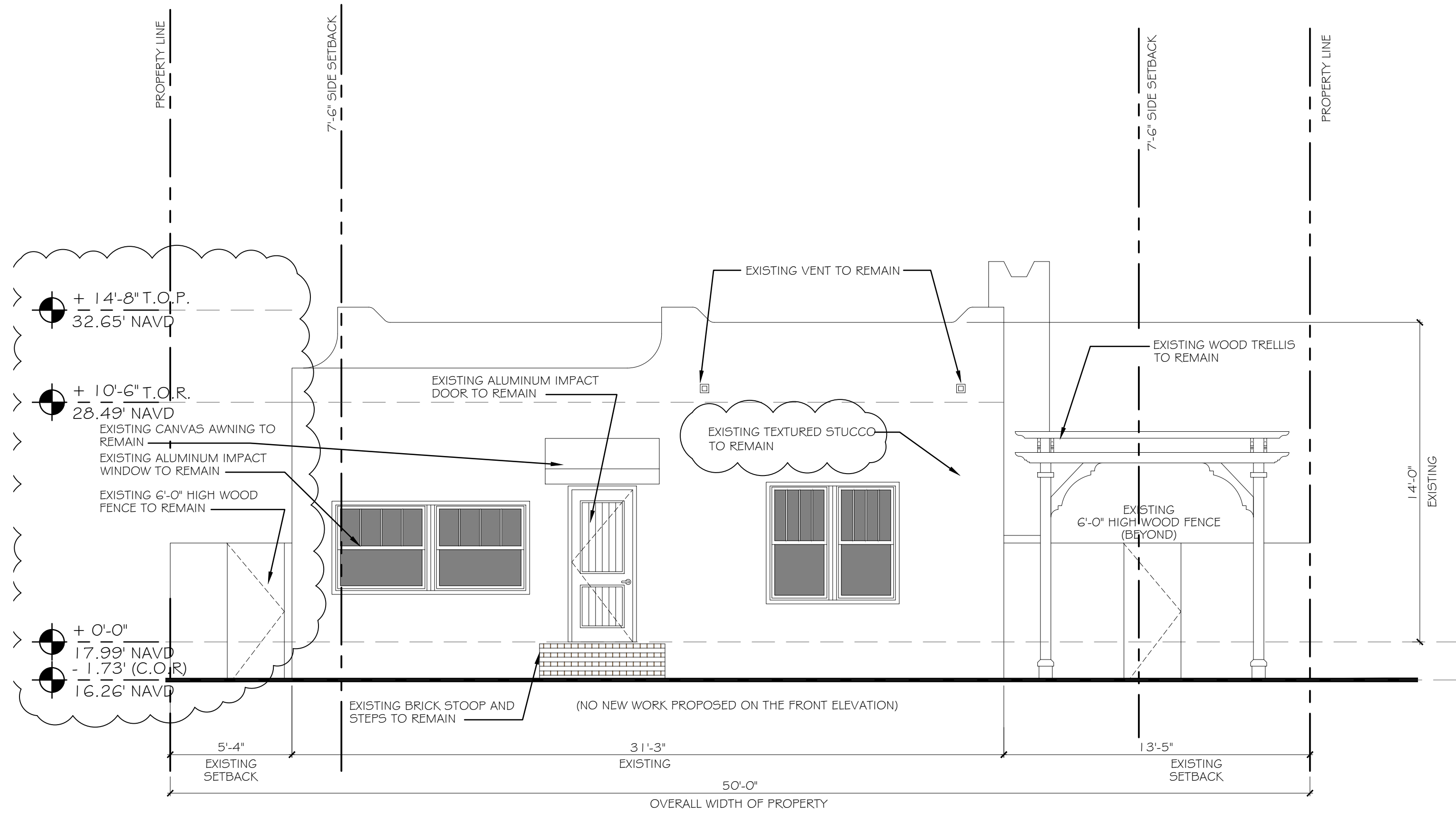
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RESIDENTIAL ADDITION FOR:

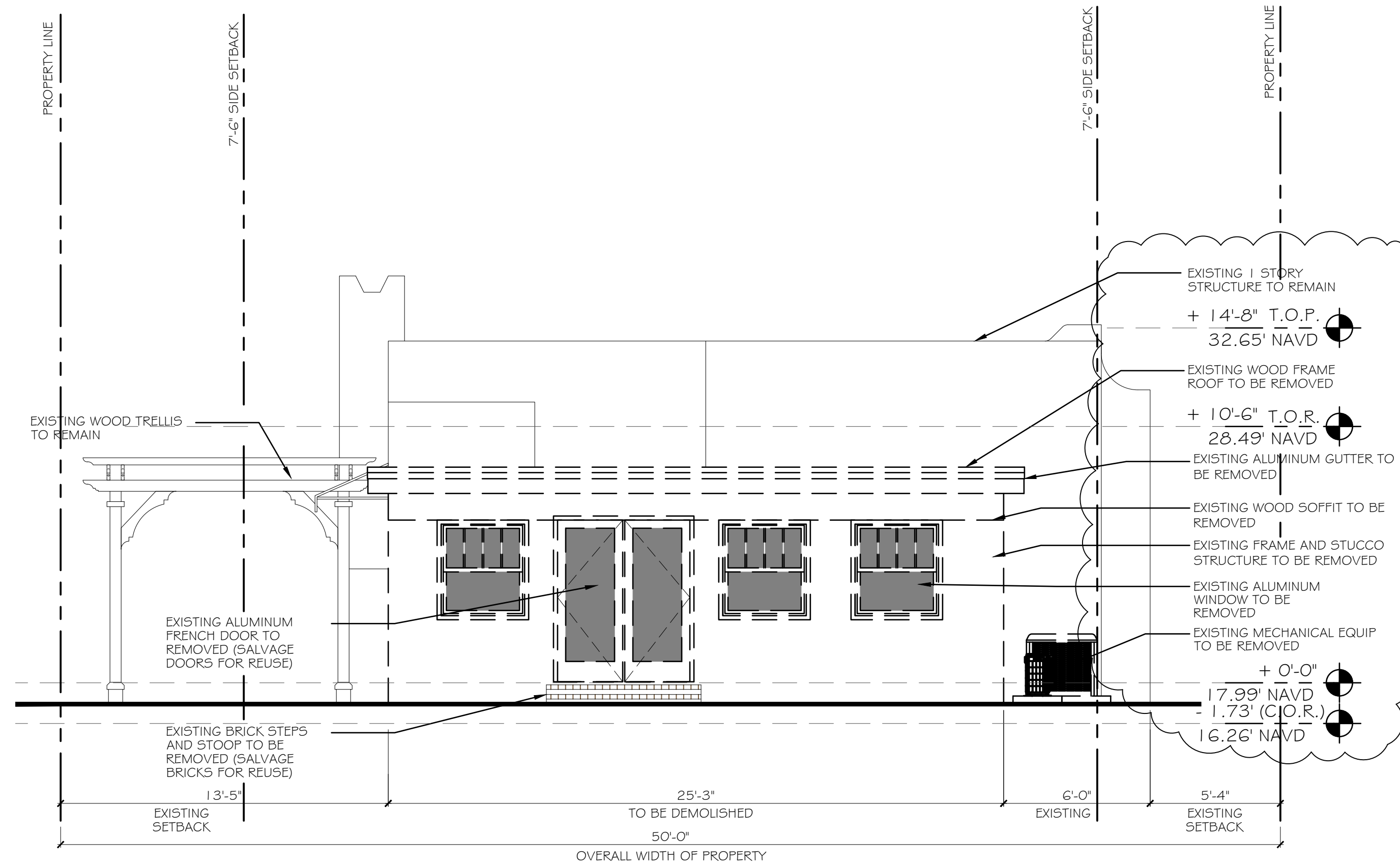
MRS ANNE GANNON
236 NORTH DIXIE BOULEVARD
DELRAY BEACH, FLORIDA 33444

EXISTING & PROPOSED ELEVATIONS



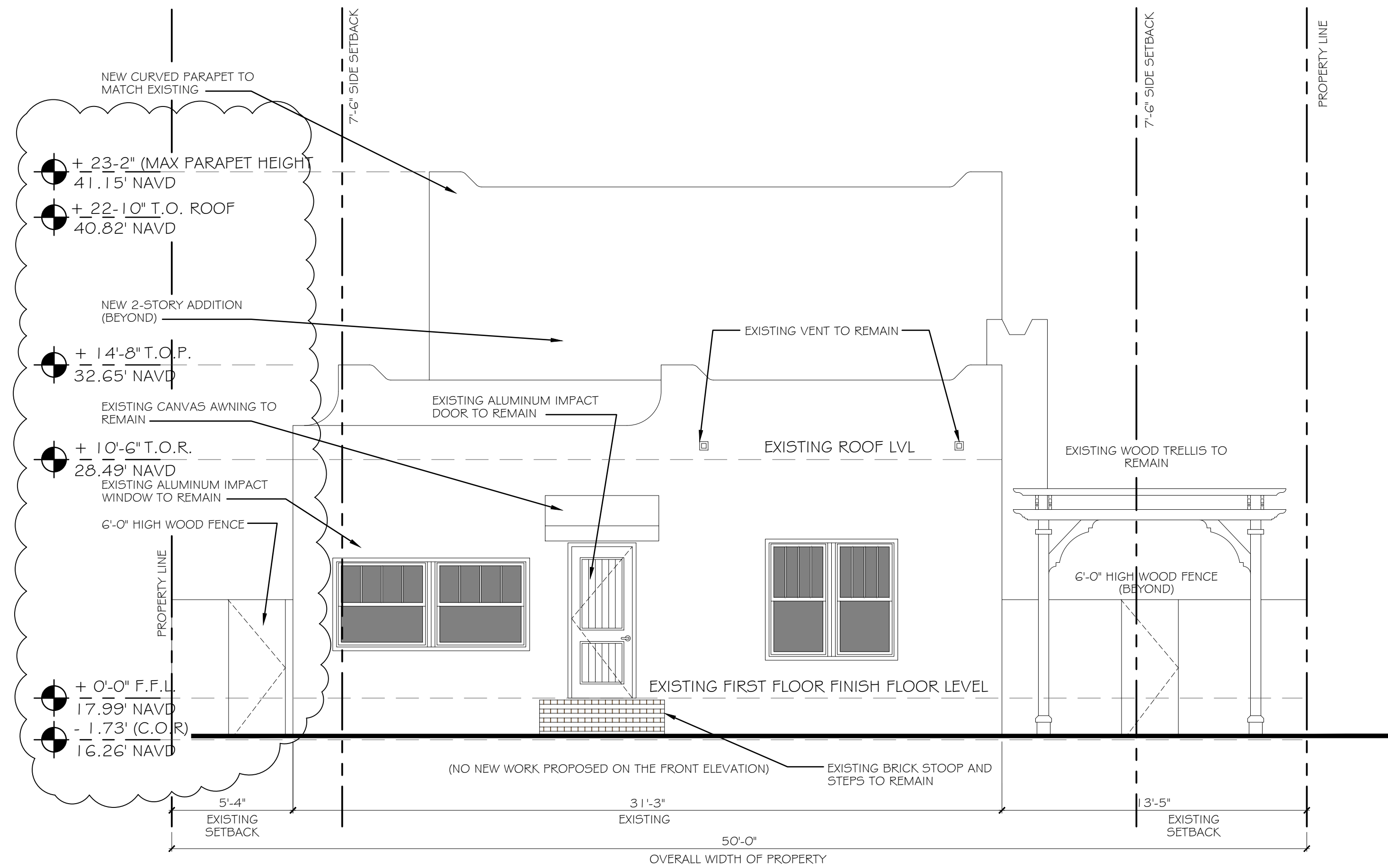
1 - EXISTING FRONT ELEVATION (WEST)

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



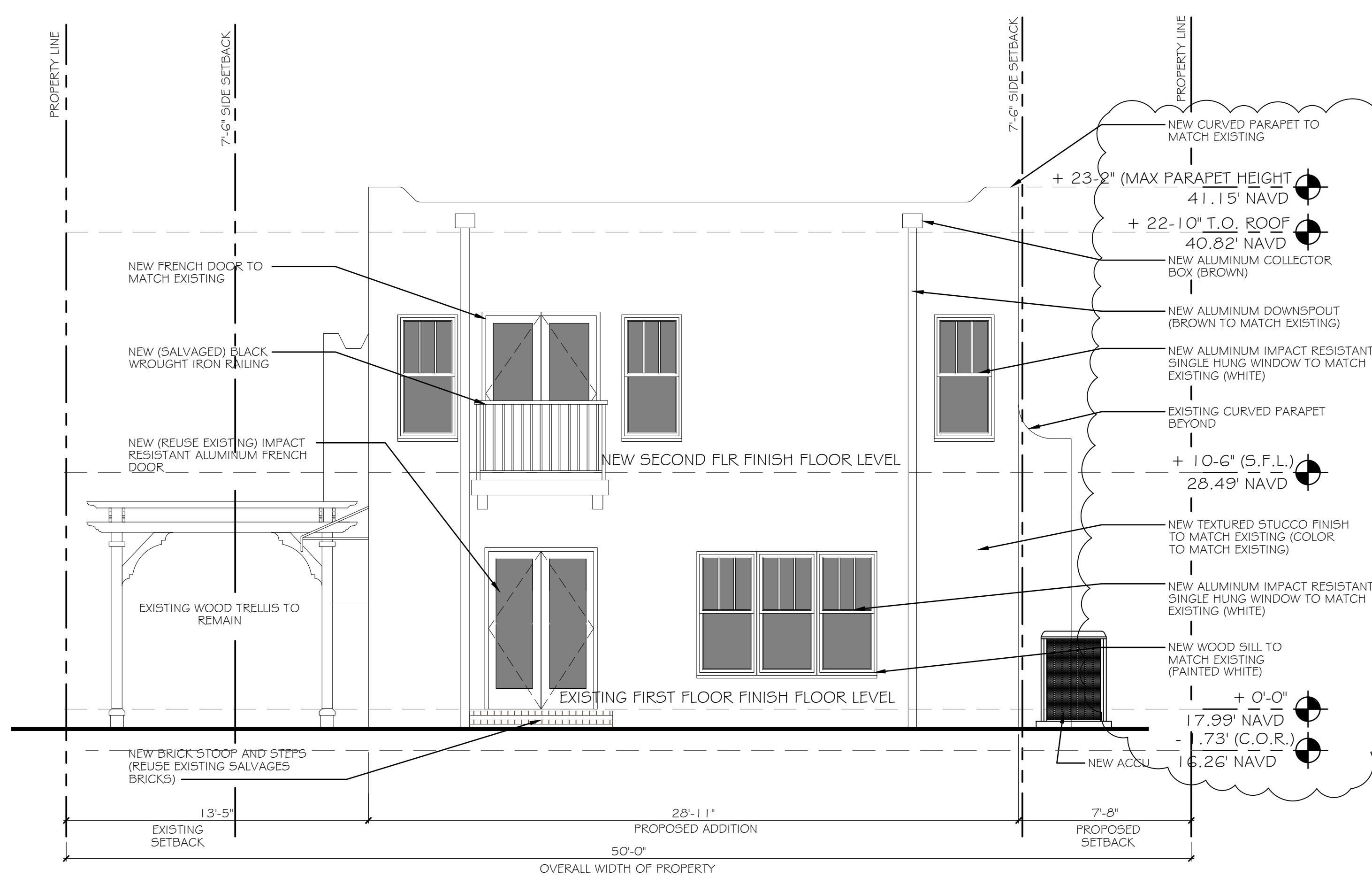
2 - EXISTING REAR ELEVATION (EAST)

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



3 - PROPOSED FRONT ELEVATION (WEST)

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



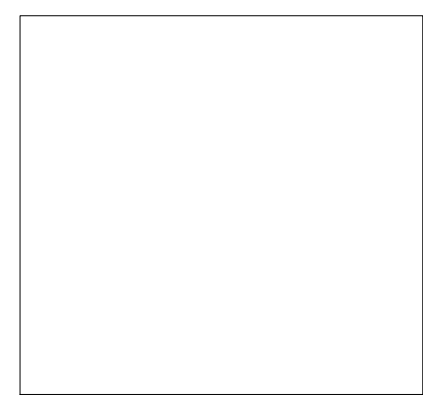
4 - PROPOSED REAR ELEVATION (EAST)

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

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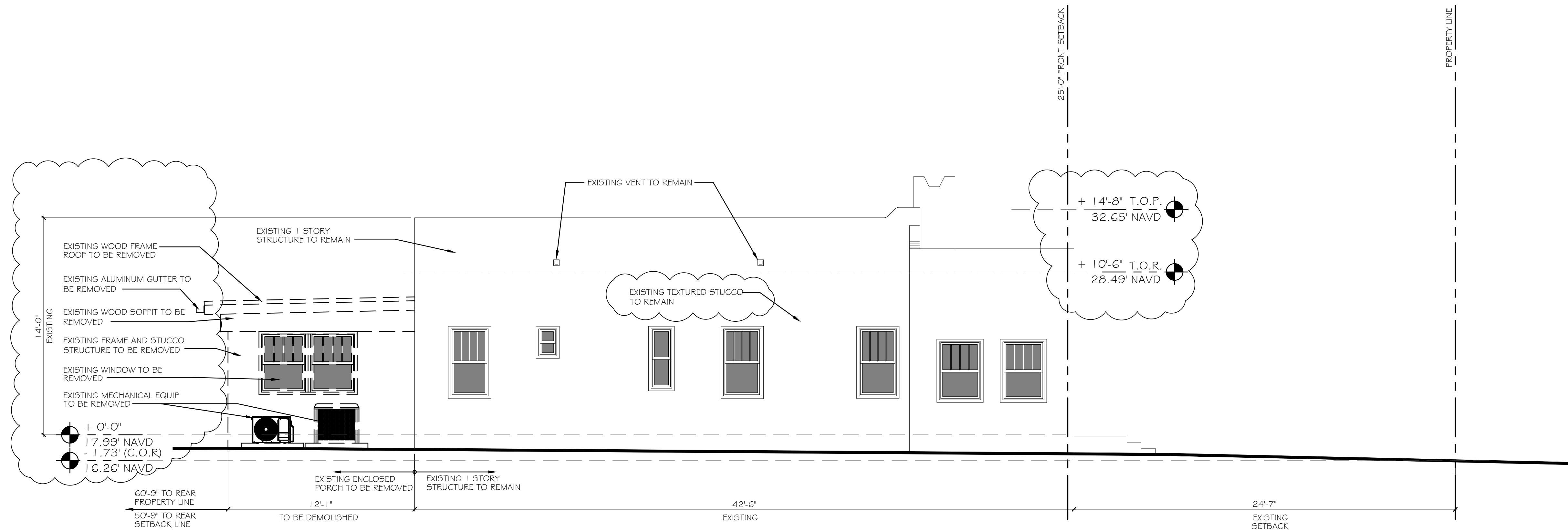
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A-3.1



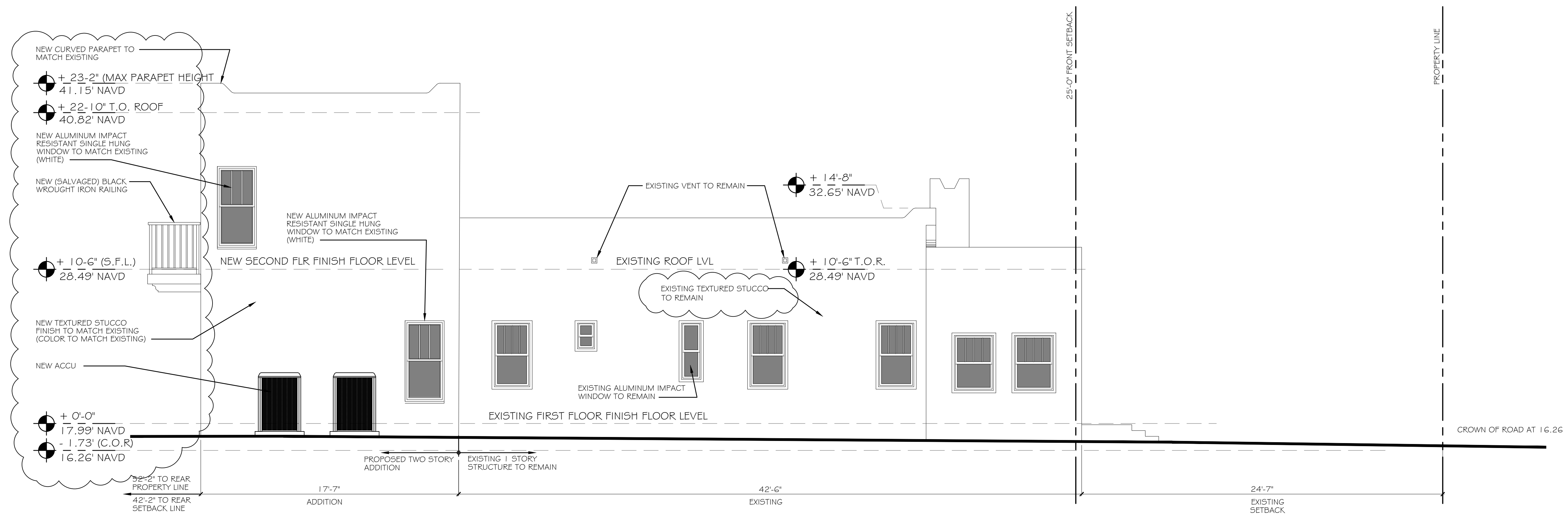
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1 - EXISTING SIDE ELEVATION (NORTH)

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



2 - PROPOSED SIDE ELEVATION (NORTH)

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

RESIDENTIAL ADDITION FOR:
MRS ANNE GANNON
236 NORTH DIXIE BOULEVARD
DELRAY BEACH, FLORIDA 33444
EXISTING & PROPOSED ELEVATIONS

Rev.	Description	Date
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A-3.2



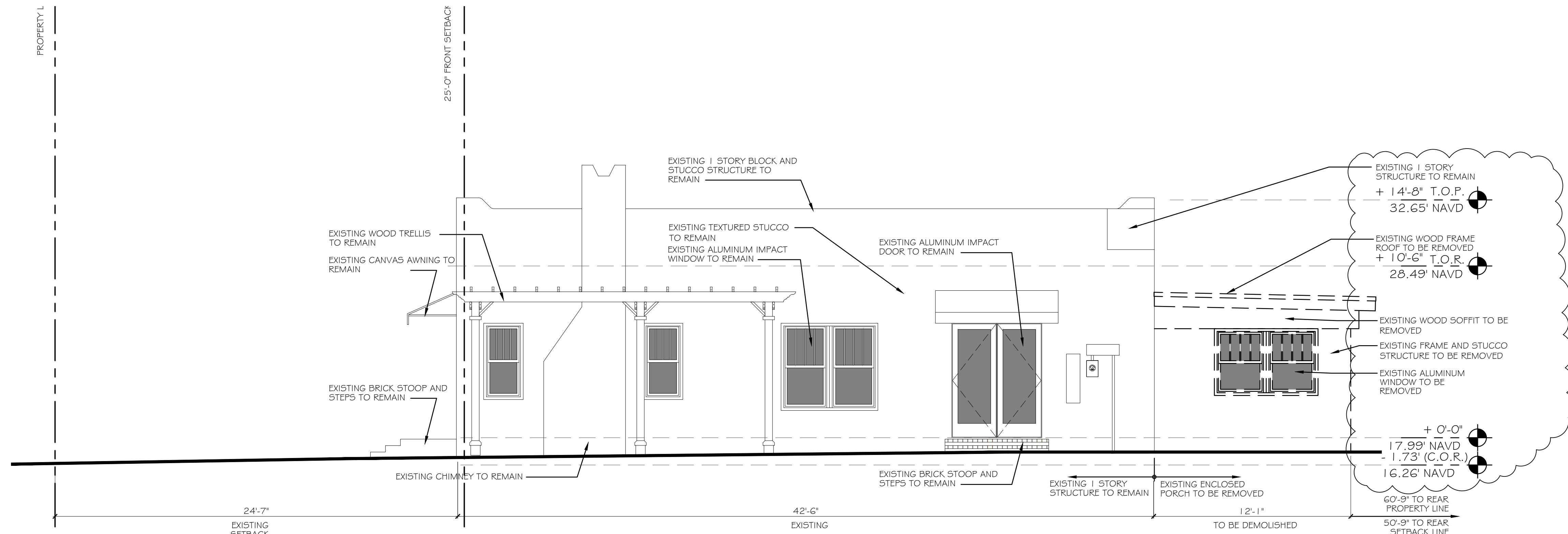
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RESIDENTIAL ADDITION FOR:

MRS ANNE GANNON
236 NORTH DIXIE BOULEVARD
DELRAY BEACH, FLORIDA 33444

EXISTING & PROPOSED ELEVATIONS

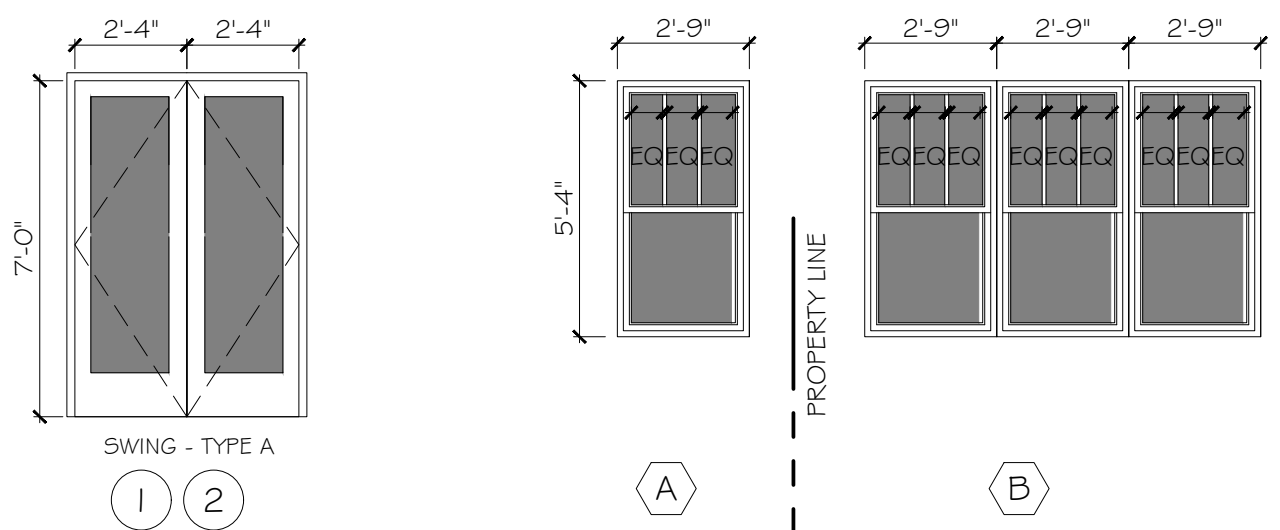


1 - EXISTING SIDE ELEVATION (SOUTH)

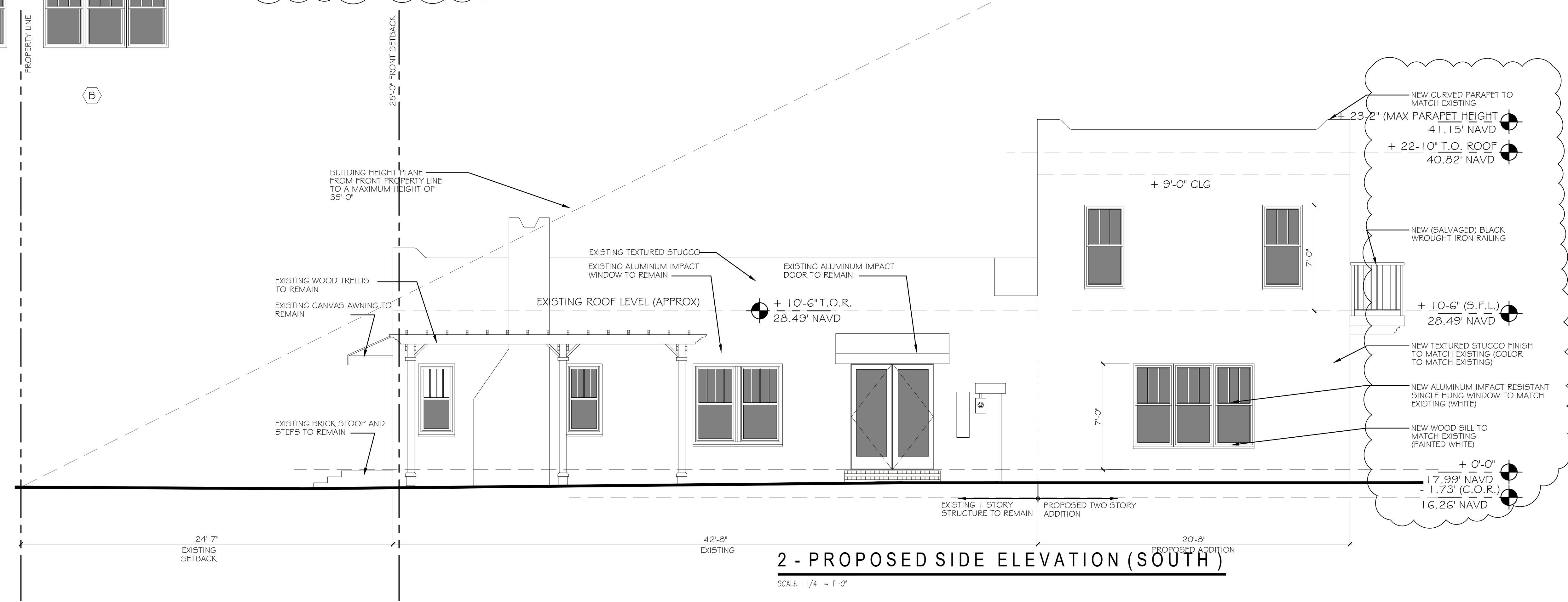
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE										APPROVED: PSF		ACTUAL: PSF	
TAG	SIZE (W X H)	TYPE	HD HEIGHT	MATERIAL	FINISH	MANUFACTURER	REMARKS	FL PROD #	+ POS	- NEG	+ POS	- NEG	
A	2'-9" X 5'-4"	SINGLE HUNG	7'-0"	ALUMINUM	WHITE	MARVIN COASTLINE S.H. 124	SEE GLAZING NOTE	FL-33620	+70.0	-70.0	+50.7	+55.3	
B	(3) 2'-9" X 5'-4"	SINGLE HUNG	7'-0"	ALUMINUM	WHITE	MARVIN COASTLINE S.H. 124	SEE GLAZING NOTE	FL-33620	+70.0	-70.0	+50.7	+55.3	

DOOR SCHEDULE - GARAGE NORTH										APPROVED: PSF		ACTUAL: PSF	
NO.	SIZE (WDxHGTxTHK)	MATERIAL	FINISH	TYPE	FRAME	FR. FIN	MANUFACTURER / MODEL	REMARKS	FL PROD #	+ POS	- NEG	+ POS	- NEG
1	5'-0" X 7'-0" X 1 3/4"	ALUMINUM	KYNAR - PAINT	TYPE A - OUTSWING	ALUM	WHITE	MARVIN - COASTLINE	MATCH EXISTING	FL 33689	+50.0	-60	+29	-32.5
2	5'-0" X 7'-0" X 1 3/4"	ALUMINUM	KYNAR - PAINT	TYPE A - OUTSWING	ALUM	WHITE	MARVIN - COASTLINE	MATCH EXISTING	FL 33689	+50.0	-60	+29	-32.5



GLAZING:
ALL GLASS TO BE CLEAR (NO LOW-E, NO TINT, NON REFLECTIVE)



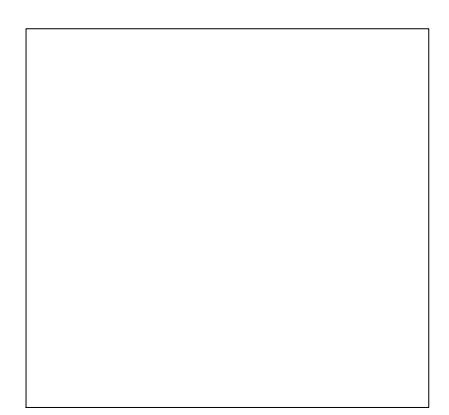
2 - PROPOSED SIDE ELEVATION (SOUTH)

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

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A-3.3

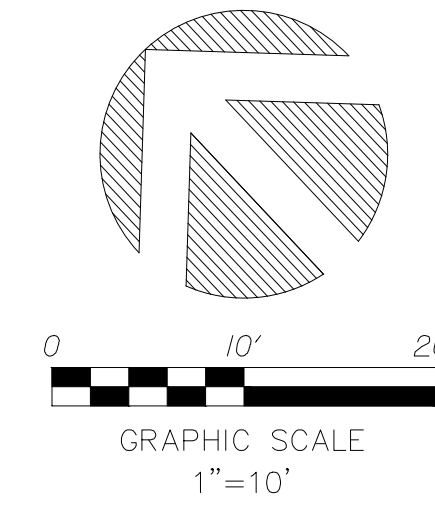
LEGAL DESCRIPTION

LOT 8, BLOCK 10, "DEL IDA PARK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 7,000 SQUARE FEET, MORE OR LESS.

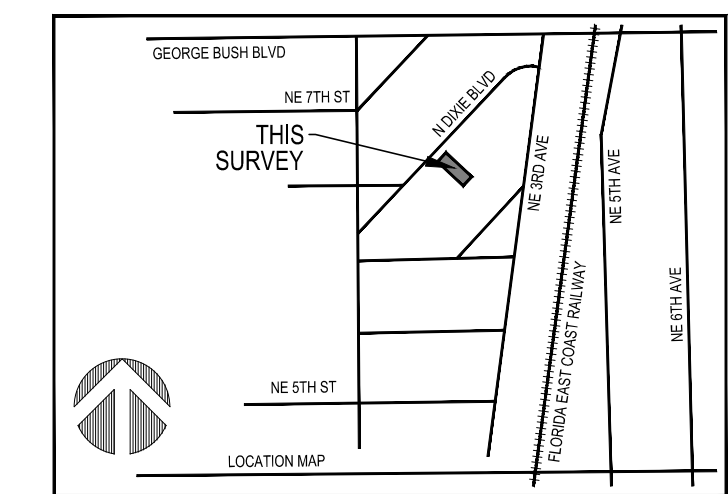
NOTES

- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED OR REFERENCED IN THE PREPARATION OF THIS SURVEY.
- ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEAST RIGHT-OF-WAY LINE OF N DIXIE HWY HAVING AN ASSUMED BEARING OF SOUTH 43°12'25" WEST.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WERE DETERMINED FROM PALM BEACH COUNTY BENCHMARK "CHEROKEE BLONDE" ELEVATION: 21.763'.
- PROPERTY ADDRESS: 236 DIXIE BLVD, DELRAY BEACH, FL 33444
- FLOOD INFORMATION IS AS FOLLOWS:
 COMMUNITY NUMBER : 125102
 PANEL NUMBER : 12099C0977F
 DATE OF FIRM INDEX : 10-5-2017
 ZONE : X
 BASE FLOOD ELEVATION : N/A



TREE LIST

- 180 POINCIANA-12"
- 181 POINCIANA-12"
- 182 PALM-10"
- 183 CLUSIA-4"
- 184 BAMBOO-24"
- 185 BAMBOO-24"
- 187 PALM-4"(X2)
- 285 UNKNOWN-6"
- 286 GUMBO LIMBO-12"
- 287 PLUMERIA-10"
- 288 PALM-2X4"
- 289 UNKNOWN-6"
- 290 UNKNOWN-6"
- 291 PALM-6"
- 292 UNKNOWN-6"



LOCATION MAP
NOT TO SCALE

ABBREVIATIONS

- AC = AIR CONDITIONER
- ALF. = ALUMINUM FENCE
- C.B.S. = CONCRETE BLOCK & STUCCO
- CLF = CHAIN LINK FENCE
- CONC. = CONCRETE
- Δ = DELTA (CENTRAL ANGLE)
- D.E. = DRAINAGE EASEMENT
- ELEV. = ELEVATION
- F.F. = FINISHED FLOOR
- GAR. = GARAGE
- G.E. = GRATE ELEVATION
- I.E. = INVERT ELEVATION
- IP. = IRON PIPE
- IR = IRON ROD
- IRC = IRON ROD & CAP
- L = ARC LENGTH
- L.M.E. = LAKE MAINTENANCE EASEMENT
- MON. = MONUMENT
- N/D = NAIL AND DISC
- P.B. = PLAT BOOK
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- PC = PAGE
- PROP. = PROPOSED
- R = RADIUS
- R.E. = RIM ELEVATION
- R/W = RIGHT-OF-WAY
- TYP. = TYPICAL
- U.E. = UTILITY EASEMENT

LEGEND

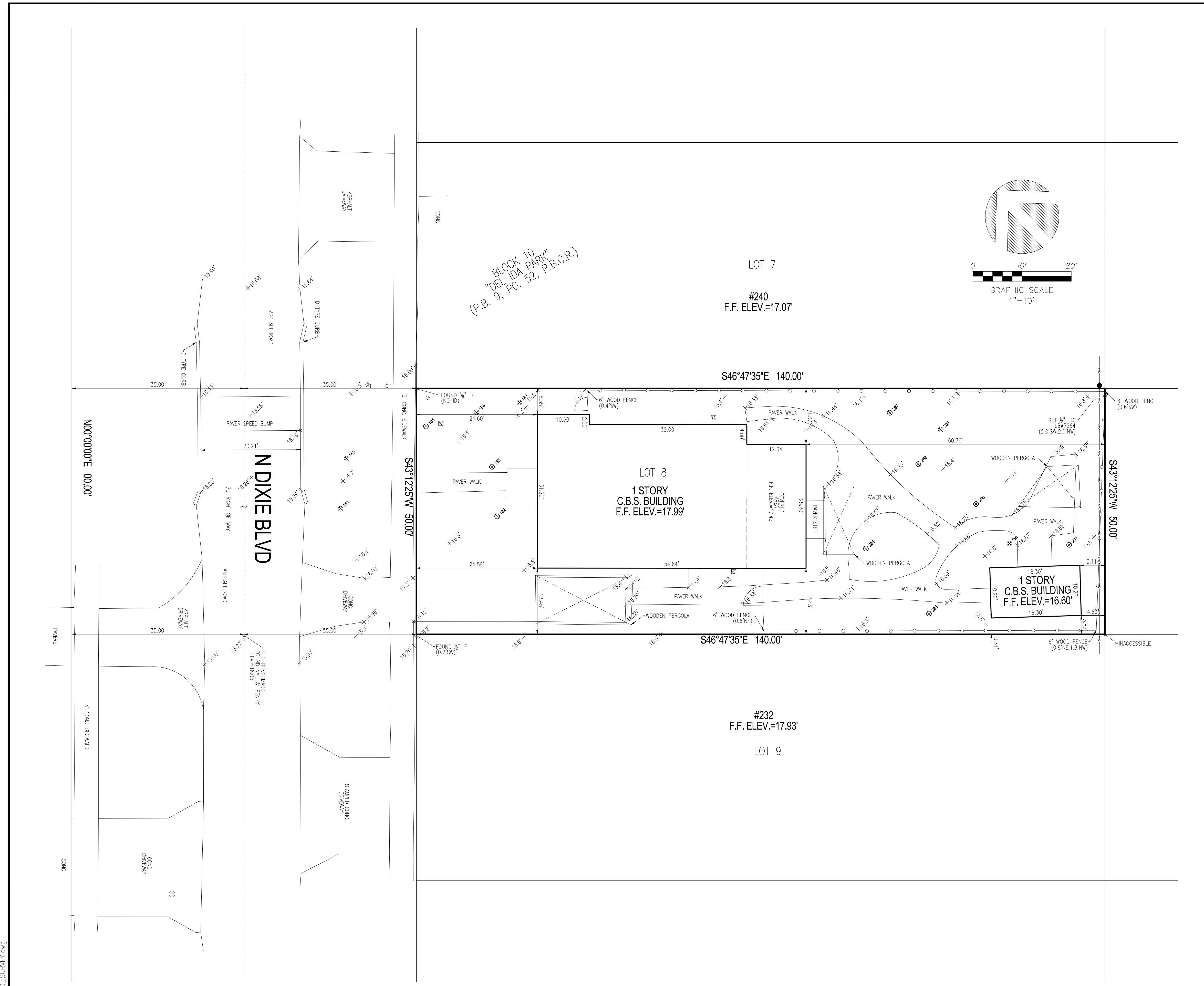
- ☐ WATER SERVICE
- ☐ ELECTRIC SERVICE
- ☐ TELEPHONE BOX
- ☐ CABLE TV BOX
- ⊙ DRAINAGE MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ WATER VALVE
- ⊙ SIGN
- ⊙ FIRE HYDRANT
- ⊙ CATCH BASIN
- ⊙ LIGHT POLE
- ⊙ WOOD UTILITY POLE
- ⊙ CONCRETE UTILITY POLE
- ⊙ CLEAN OUT
- ⊙ CENTERLINE
- ⊙ EXISTING ELEVATION

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

JEFF S. HODAPP
 SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS5111

DATE OF LAST FIELD WORK: JULY 8, 2024



PERIMETER
 SURVEYING & MAPPING
 Certificate of Authorization No. LB7264
 947 Clint Moore Road
 Boca Raton, FL 33487
 Tel: (561) 241-9988
 Fax: (561) 241-5182

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
 236 DIXIE BLVD, DELRAY BEACH, FL 33444

NO.	DATE	BY	CK'D	REVISION
1	3/25/2024	AJR	JSH	BOUNDARY, TOPOGRAPHIC & TREE SURVEY
2	7/8/2024	AJR	JSH	ADD NEIGHBORING DRIVEWAYS & F.F. ELEV.

JOB NO.	24123
SCALE	1" = 10'
DRAWN	AJR
CHECKED	JSH
SEAL	
SHEET	1 OF 1

C:\Projects\2024\24123\PSW\24123_SURVEY.dwg



CONCEPTUAL REAR RENDERING



CONCEPTUAL FRONT RENDERING



-Architecture-Interiors -
-Planning-Development-

7211 Wilson Road
West Palm Beach, Florida 33413
Ph: 561-247-6675
Fax: 561-828-0170
Lic. # AA-26003299

RESIDENTIAL ADDITION FOR:

MRS ANNE GANNON
236 NORTH DIXIE BOULEVARD
DELRAY BEACH, FLORIDA 33444
CONCEPTUAL RENDERINGS

Rev.	Description	Date
5		
4		
3		
2		
1		

Status: HISTORIC PRESERVATION

Job No: 24-1162
Designed by: KCW
Drawn By: OQ
Checked By: KCW
Date: 08-26-24



Kermit C. White, A.I.A.
Lic. # AR-00017761

Job No: 24-1162
Sheet No: