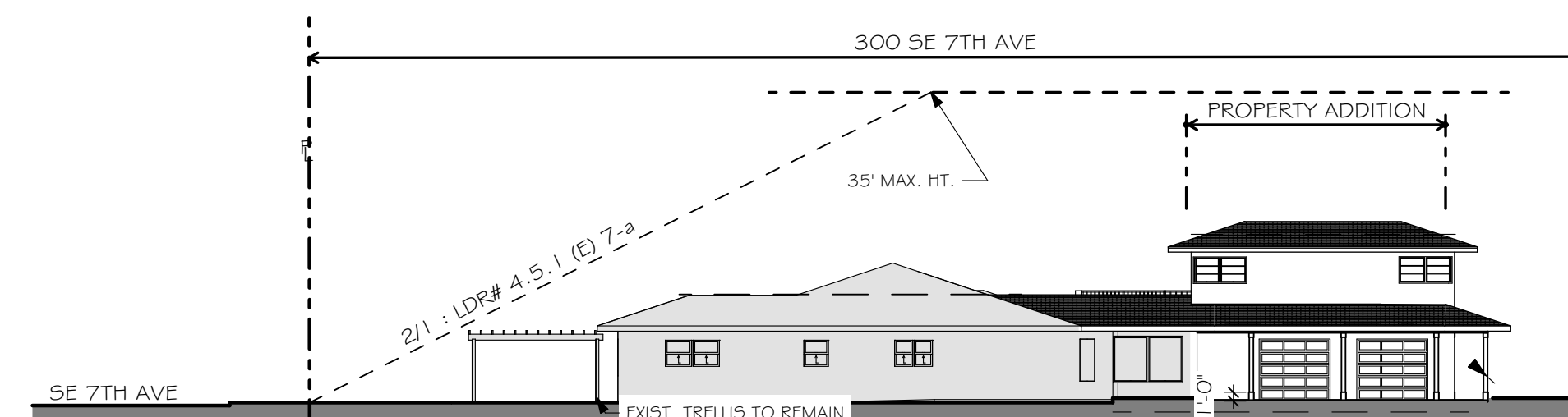


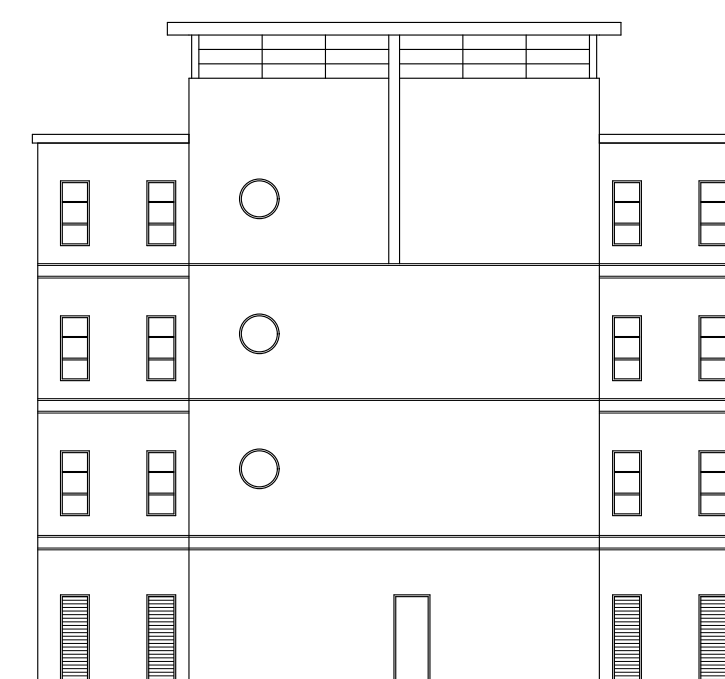
**PROPOSED SITE PLAN**

SCALE: 1" = 10'



**VIEW FROM 3RD STREET**

NOT TO SCALE



**ZONING AND CODE INFORMATION:**

ZONING: R1-AA SINGLE FAMILY RESIDENCE  
 CONSTRUCTION TYPE: V-B  
 CURRENT USE: 0100 - SINGLE FAMILY  
 PROPOSED USE: 0100 - SINGLE FAMILY  
 HISTORIC DISTRICT: MARINA HISTORIC DISTRICT

**SITE/LAND DATA:**

(PER LDR 4.3.4 K)  
 (PER LDR 4.3.4 K)  
 (PER LDR 4.3.4 K)  
 (PER LDR 4.3.4 K)  
 (PER LDR 4.3.4 K)  
 (PER LDR 4.3.4 K)  
 (PER LDR 4.6.1 G D-2d)

	REQUIRED	EXISTING	PROPOSED
TOTAL SITE AREA:	9,500 SF	14,299 SF (.329 AC)	NA
MIN. LOT WIDTH:	75/95'	100'	NA
MIN. LOT DEPTH:	100'	143'	NA
MIN. LOT FRONTAGE:	75/95'	100'	NA
MIN. FLOOR AREA:	1,500 SF	1,973 SF	3,357 SF
MAX. LOT COVERAGE (BLDG):	NA	18.4%	18.6% (2,665 SF)
GREEN SPACE (PERMEABLE):	(25%)MIN.	68.5%	66.4% (9,496 SF)

**SETBACKS:**

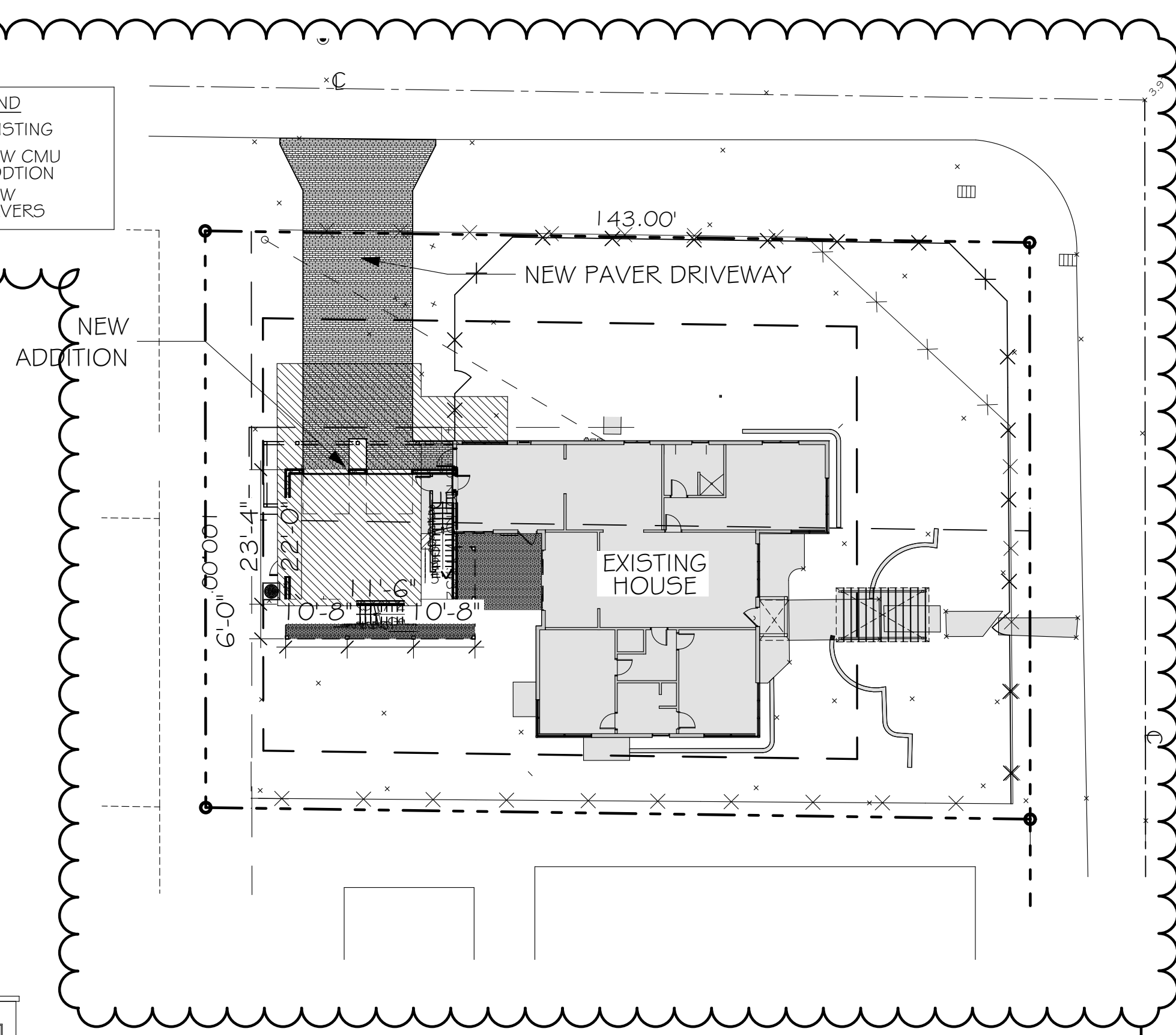
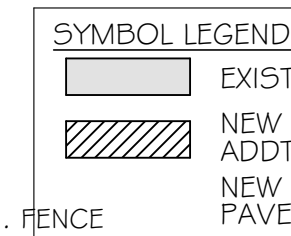
(PER LDR 4.3.4 K)

	REQUIRED	EXIST.	PROPOSED
FRONT:	30'-0"	34'-10"	NO CHANGE
REAR:	10'-0"	42'-8"	13'-11"
SIDE (STREET):	15'-0"	34'-11"	NO CHANGE
SIDE (INTERIOR):	10'-0"	13'-0"	NO CHANGE
MAX. BUILDING HEIGHT:	35'-0"	± 11'-9"	± 18'-6"

**BUILDING DATA:**

EXISTING FIRST FLOOR (AC):	1,973 SF
EXISTING COVERED ENTRY:	40 SF
EXISTING TOTAL SF:	2,013 SF

NEW ADDITION SECOND FLOOR (AC):	692 SF
NEW COVERED PORCH:	414 SF
NEW SECOND FLOOR OPEN BALCONY:	300 SF
NEW GARAGE:	692 SF
NEW ADDITION TOTAL SF:	2,098 SF

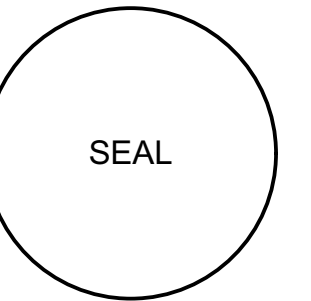


**COMPOSITE OVERLAY PLAN**

SCALE: 1" = 20'



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 TEXAS 26934

**ADDITION FOR THE KUBIN RESIDENCE**

300 SE 7TH AVE  
 DELRAY BEACH, FLORIDA 33444

**HISTORIC SUBMISSION SET**

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 REVISIONS:  
 CITY COMMENTS (08.26.20)

**SITE PLAN**

**SP1.1**





**NOTES:**  
HARDWARE SCHEDULE IS NOT TOTALLY INCLUSIVE & MAY VARY IN SCOPE. SEE FINAL HARDWARE SUPPLIERS HARDWARE LIST FOR COMPLETE DESCRIPTION.

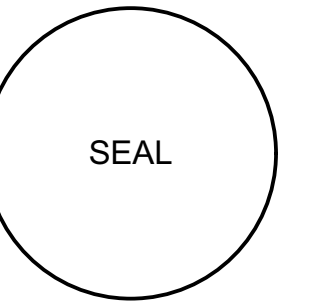
- DOOR & WINDOW NOTES:**
1. REFER TO GENERAL NOTES & SPEC. ON SHEET A0.1 FOR ADDITIONAL NOTES
  2. ALL NEW WINDOWS AND DOORS GLAZING SHALL BE CLEAR (NO TINT AND NON-REFLECTIVE)
  3. GC SHALL COORDINATE OPENINGS W/ DOOR & WINDOW MANUFACTURER.
  4. ALL DOORS AND WINDOWS TO BE IMPACT RATED
  5. ALL SHOWER ENCL. GLASS DOORS AND/OR WINDOWS SHALL BE TEMP. GLASS "SAFETY GLASS"
  6. REFER TO PROPOSED ELEVATIONS FOR WINDOW AND DOOR TYPES
  7. REFER TO STRUCTRAL DWGS. FOR MIN. PRESSURES REQUIMENTS.
  8. REFER TO SHEET A1.2 FOR DOOR AND WINDOW JAMB DETAILS.
  9. ALL 8' HIGH DOORS MUST HAVE (2) PAIR OF BUTTS PER-DOOR-MOUNT <8' SHALL HAVE 1-1/2 PAIR PUTTS

WINDOW SCHEDULE										
NO.	ROOM NAME	W	HT	MATERIAL	ZONE	REQUIRED PRESSURES	APPROVED PRESSURES	PRODUCT APPROVAL	MULLION BARS	COMMENTS
W01	GARAGE	6'-0"	4'-0"	ALUMN.						
W201	SECOND FLOOR	2'-6"	5'-0"	ALUMN.						
W202	SECOND FLOOR	2'-6"	5'-0"	ALUMN.						
W203	SECOND FLOOR	2'-6"	5'-0"	ALUMN.						
W204	SECOND FLOOR	3'-0"	3'-0"	ALUMN.						
W205	SECOND FLOOR	6'-0"	3'-0"	ALUMN.						
W206	SECOND FLOOR	6'-0"	3'-0"	ALUMN.						
W207	SECOND FLOOR	3'-0"	3'-0"	ALUMN.						
W208	SECOND FLOOR	2'-6"	5'-0"	ALUMN.						

DOOR SCHEDULE:										
ID	W	HT	THK	MATERIAL	ZONE	REQUIRED PRESSURES	APPROVED PRESSURES	PRODUCT APPROVAL	HRDWR GROUP	COMMENTS
D101	2'-0"	6'-8"								
D101	3'-0"	6'-8"	1-3/4"	ALUMN.	5	+37.7/-62.9				
D102	2'-6"	6'-8"	1-3/4"	5C.	---	---	---	---		
D103	2'-6"	6'-8"								
D103	2'-6"	6'-8"	1-3/4"	ALUMN.	---					
D104	2'-6"	6'-8"								
D104	2'-6"	6'-8"								
D104	3'-0"	6'-8"	1-3/4"	ALUMN.	5	+37.7/-62.9				
D105	8'-0"	7'-0"		ALUMN.	5	+37.7/-62.9	+65/-73.5	17-1023.10		
D106	4'-6"	6'-8"								
D106	8'-0"	7'-0"		ALUMN.	5	+37.7/-62.9	+65/-73.5	17-1023.10		
D107	2'-8"	6'-8"	1-3/4"	WD.	---					
D200	6'-0"	6'-8"	1-3/4"	ALUMN.						



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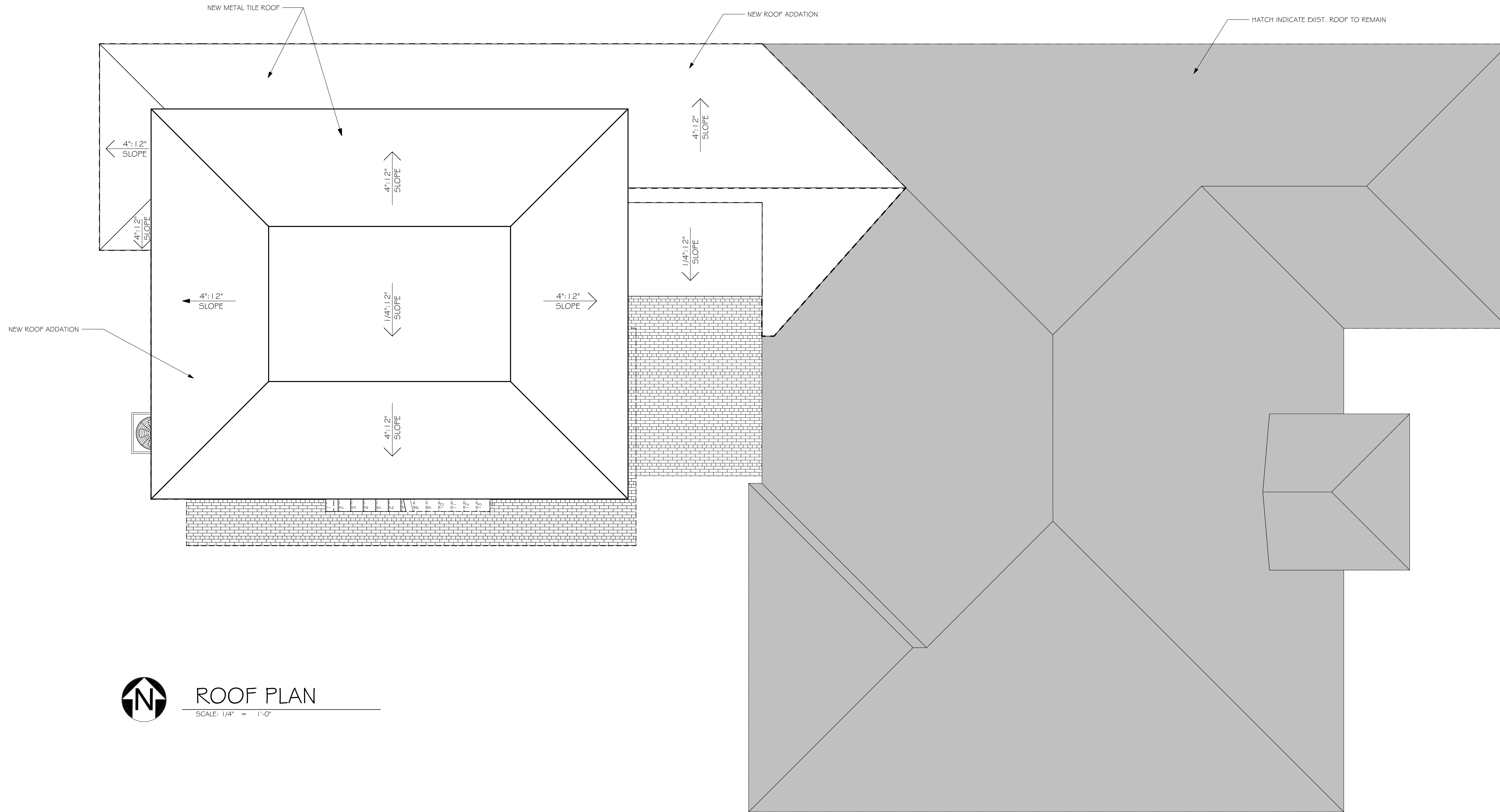
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REVISIONS:  
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CITY COMMENTS (11.13.20)

SCHEDULES AND DETAILS

**A1.2**

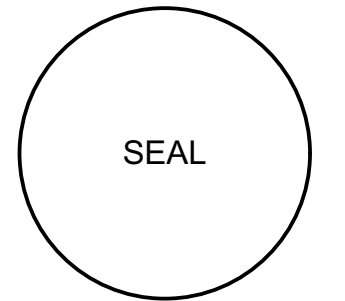


**ROOF PLAN**

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



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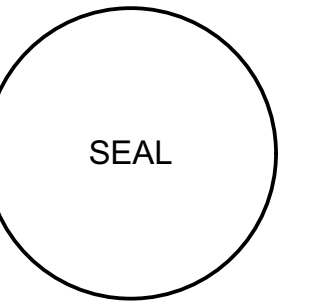
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ROOF PLAN  
**A1.3**





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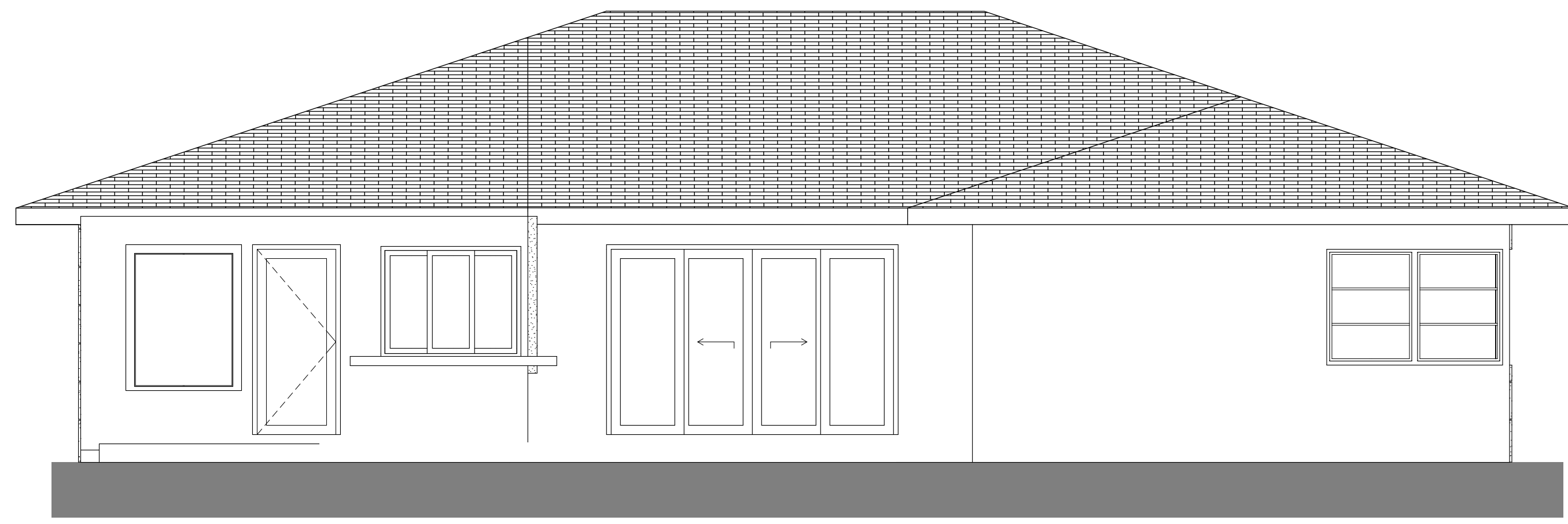
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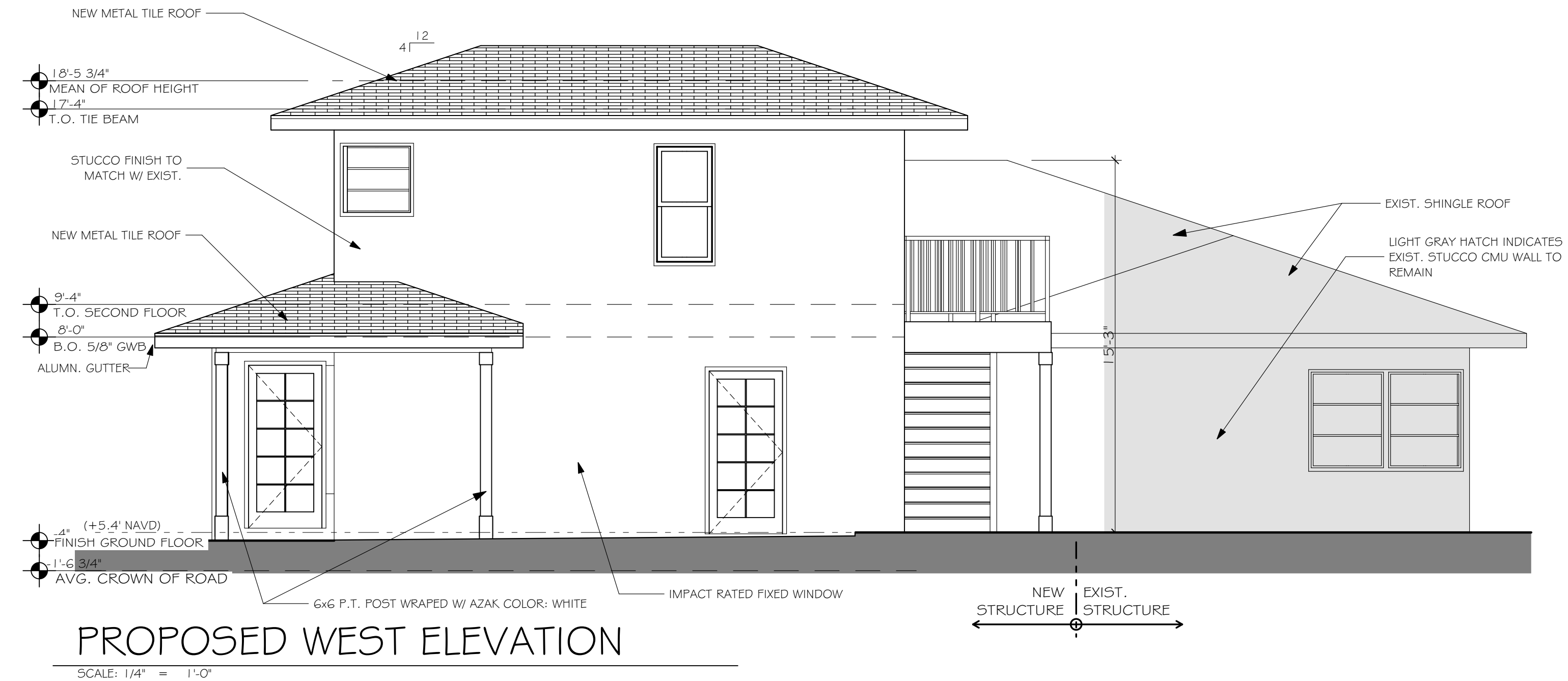
ELEVATIONS

**A2.1**



**EXIST. WEST ELEVATION**

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



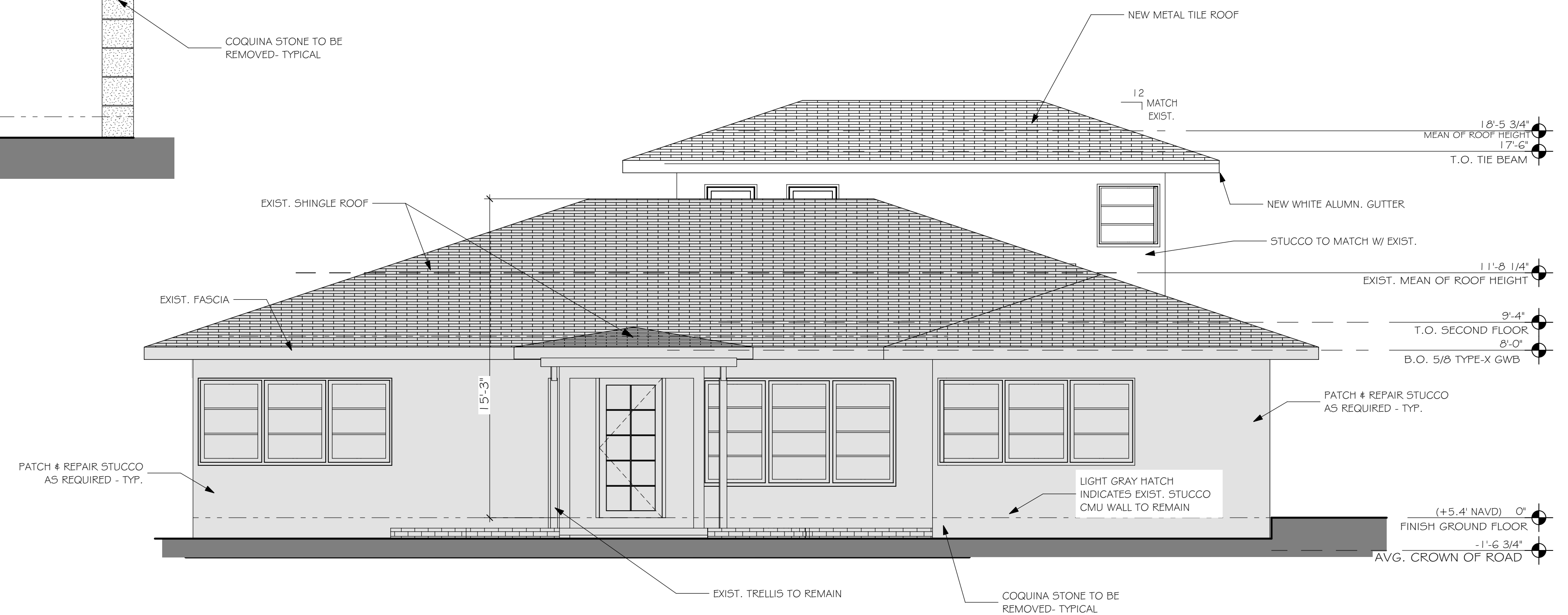
**PROPOSED WEST ELEVATION**

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



**EXIST. EAST ELEVATION**

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



**PROPOSED EAST ELEVATION**

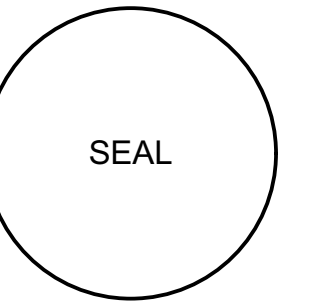
SCALE: 1/4" = 1'-0"

I:\Volumes\SSA Projects\Active Projects\20-275 300 SE 7th Kubin Addition\20-275 Kubin (Historic review).pln

Volumes\SSA Projects\Active Projects\20-275 300 SE 7th Kubin Addition\20-275 Kubin (Historic review).pln



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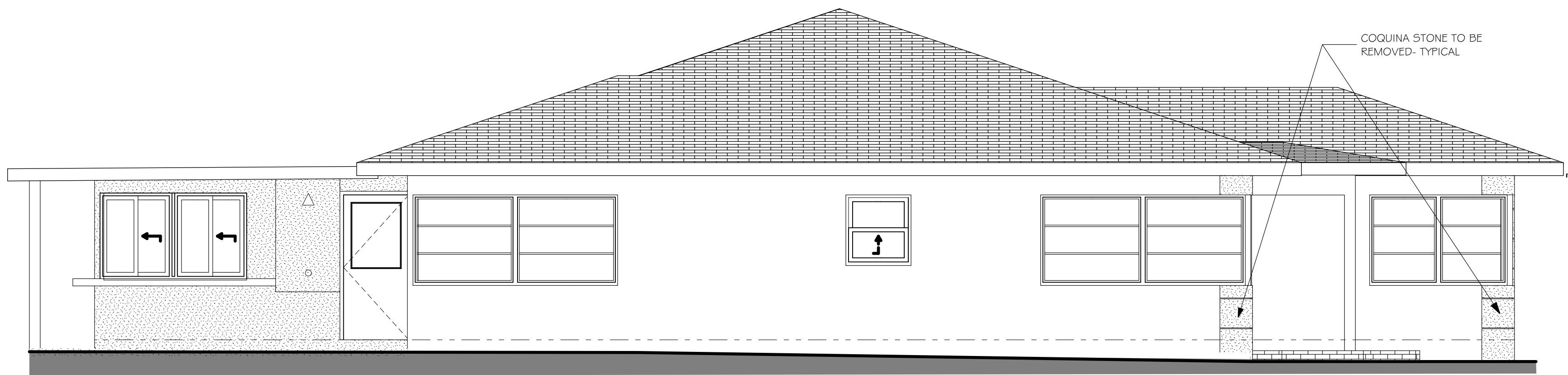
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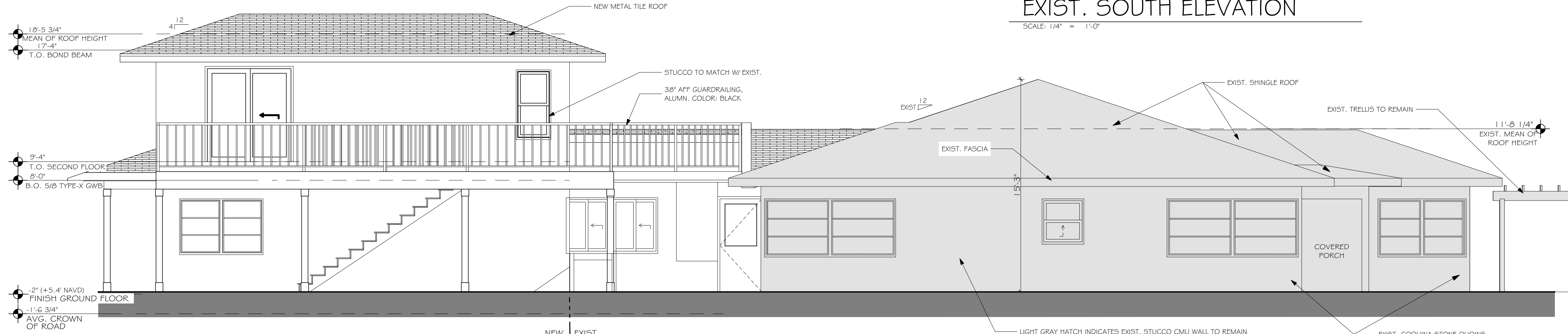
ELEVATIONS

A2.2



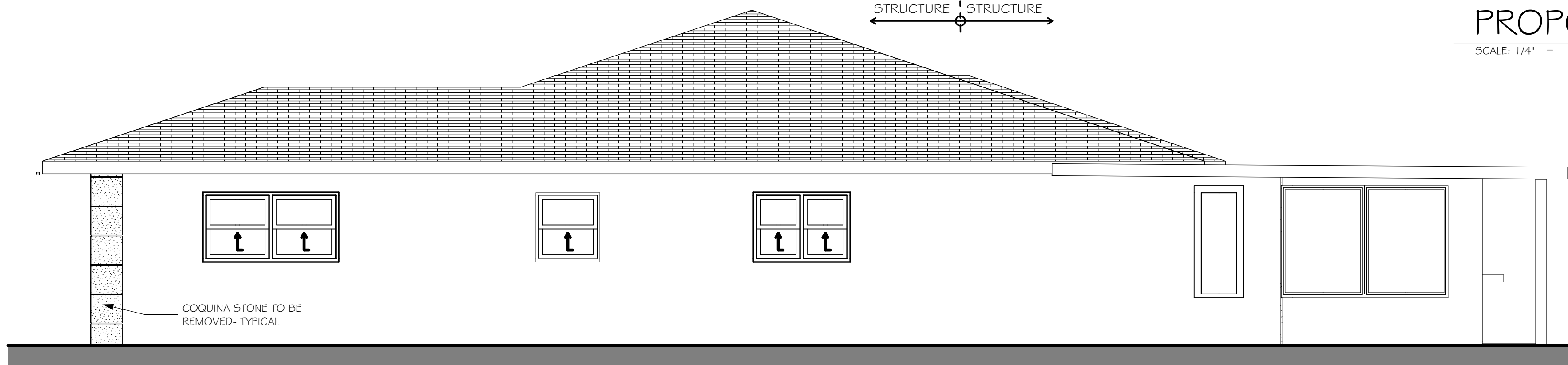
EXIST. SOUTH ELEVATION

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



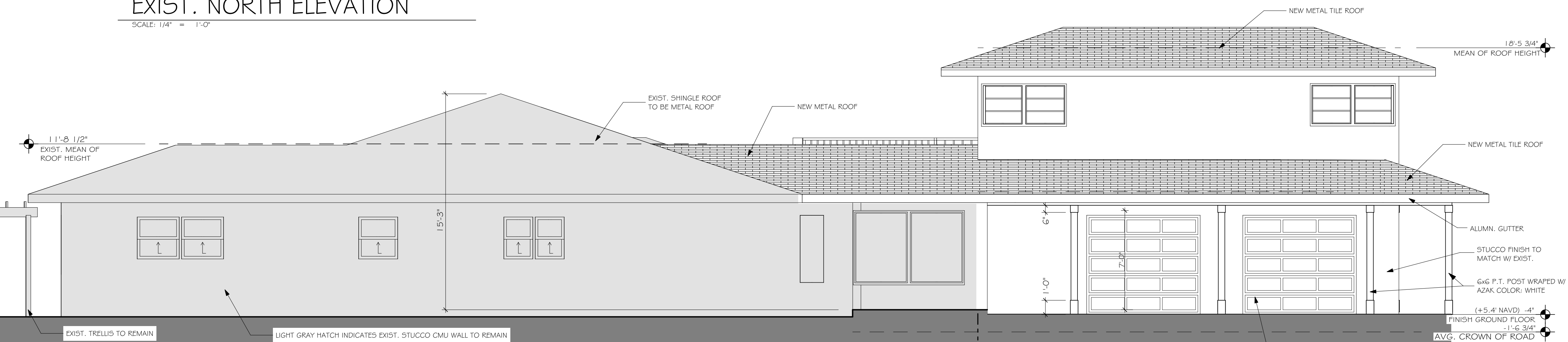
PROPOSED SOUTH ELEVATION

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



EXIST. NORTH ELEVATION

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



PROPOSED NORTH ELEVATION

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





▲ NORTH WEST ELEVATION  
NOT TO SCALE



▲ EAST ELEVATION  
NOT TO SCALE



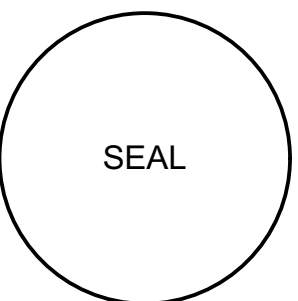
▲ SOUTH ELEVATION  
NOT TO SCALE



▲ NORTH ELEVATION  
NOT TO SCALE



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3D VIEWS  
**A3.1**





EXISTING VIEWS  
NOT TO SCALE



VIEW 1



VIEW 2



VIEW 3



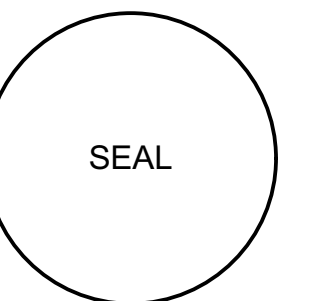
VIEW 4



VIEW 5



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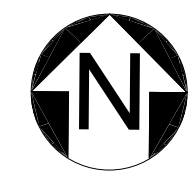
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EXISTING VIEWS

**A4.1**





EXISTING VIEWS

NOT TO SCALE



VIEW 1



VIEW 2



VIEW 3



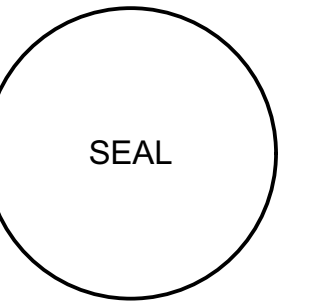
VIEW 4



VIEW 5



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EXISTING PHOTOS

A4.2