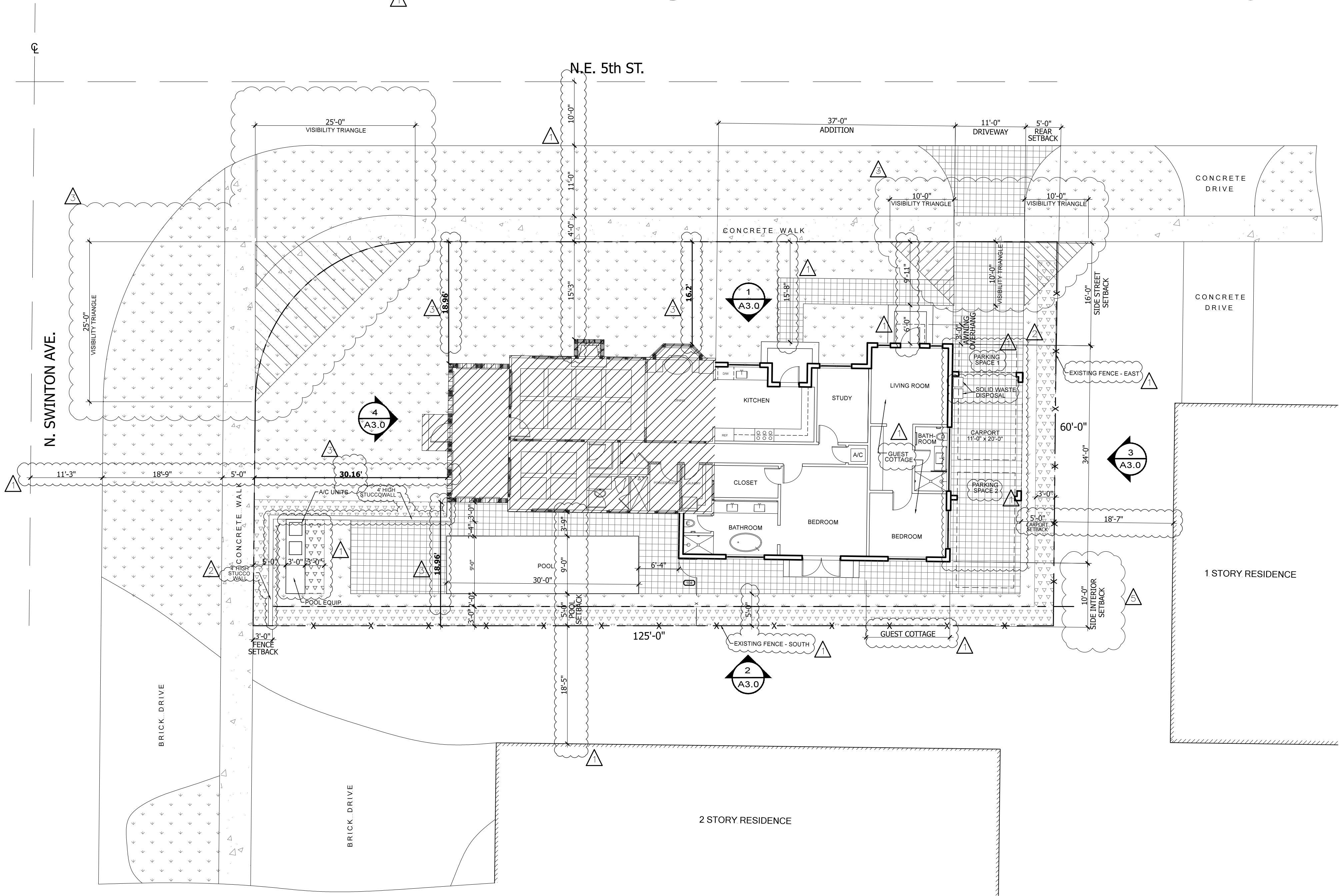
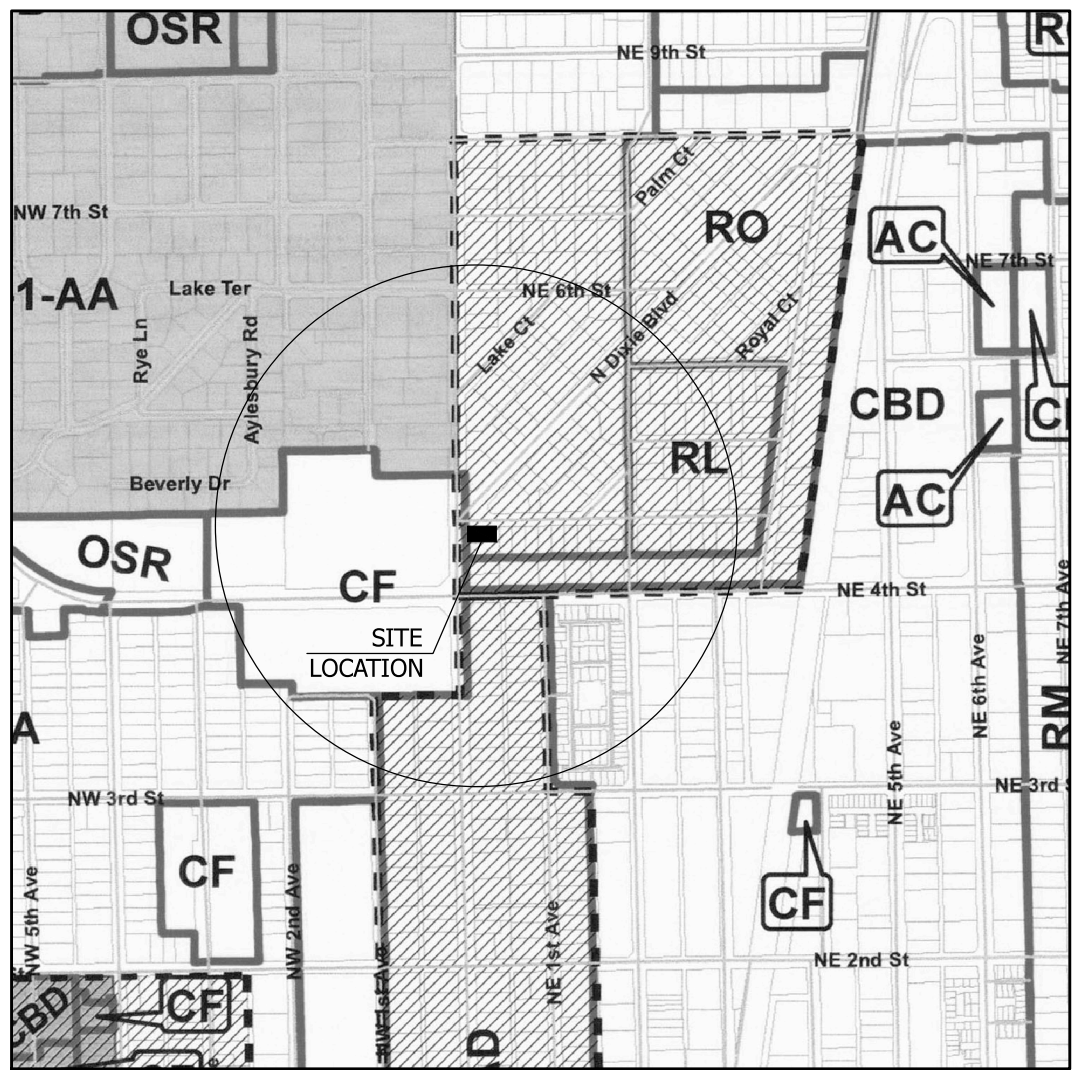




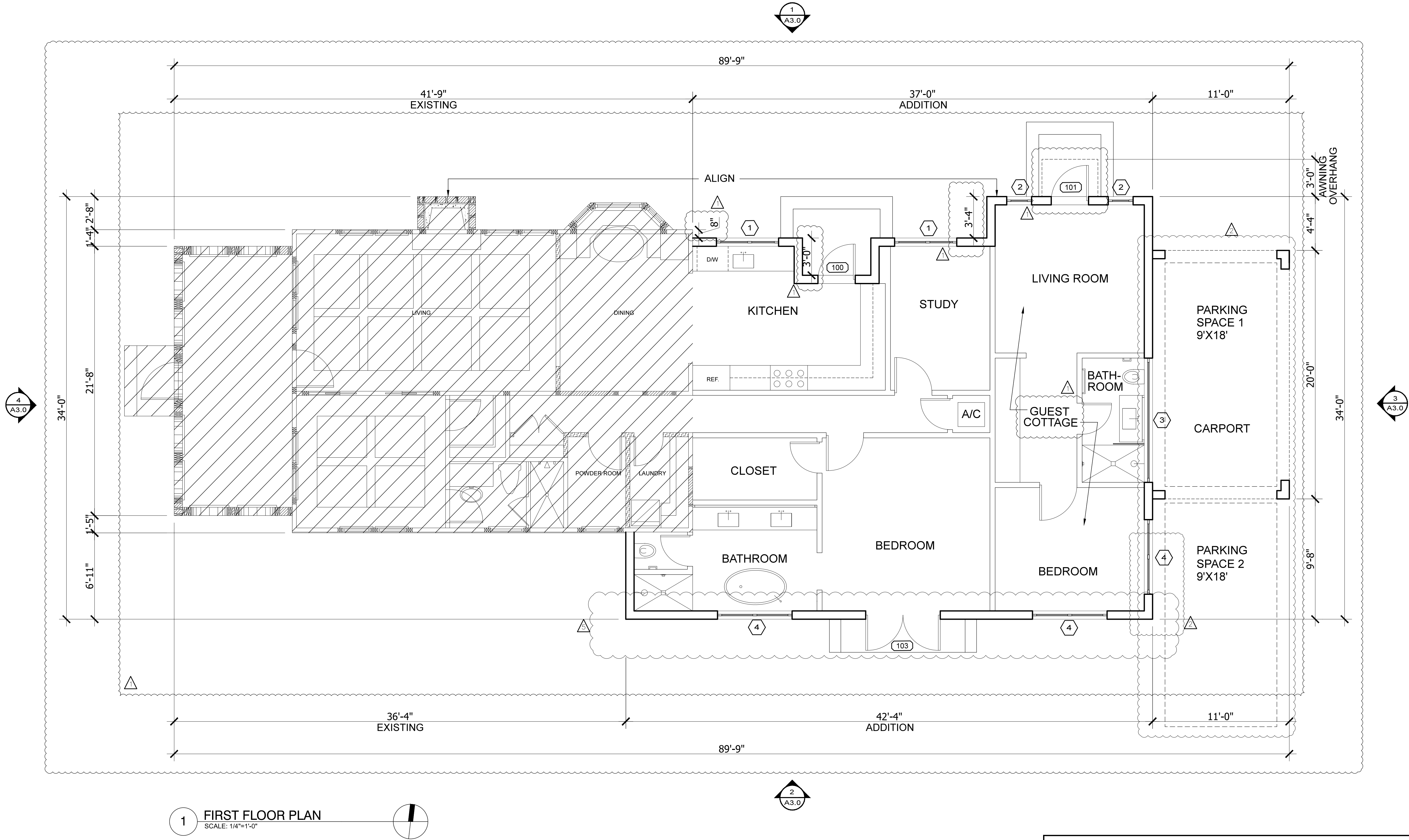
1 SITE PLAN
SCALE: 1"=10'-0"

2 COMPOSITE OVERLAY PLAN
SCALE: 1"=20'-0"

3 VICINITY MAP
SCALE: N.T.S.



SITE INFORMATION								
ADDRESS:		415 N. SWINTON AVE DELRAY BEACH, FL 33483						
PROJECT DESCRIPTION		ADDITION TO SINGLE FAMILY RESIDENCE						
LEGAL DESCRIPTION		DEL IDA PARK LT 1 BLK 6 (DEL-IDA PARK HISTORIC DISTRICT)						
APPLICABLE CODES								
ZONING DISTRICT:		R-1-AA						
TYPE OF BUILDING CONSTRUCTION:		TYPE V-B						
BUILDING CODE:		FLORIDA BUILDING CODE 2017						
ZONING REQUIREMENT								
LOT OCCUPATION	REQUIRED	PROVIDED						
LOT SIZE	8,000 SQ. FT.	7,195 SQ. FT.						
LOT WIDTH	80 SQ. FT.	60 SQ. FT.						
LOT DEPTH	100 SQ. FT.	125 SQ. FT.						
MAX. LOT COVERAGE	40%	2,336 SQ. FT. (32.5%)						
MIN. OPEN SPACE	25%	3,147 SQ. FT. (43.7%)						
BUILDING HEIGHT	35'-0"	33'-9"						
PARKING SPACES	2	2						
SITE STATISTICS								
EXISTING STRUCTURE		AREA						
A/C	1321 SQ. FT.							
FRONT PORCH (COVERED SPACE)	204 SQ. FT.							
CARPORT (COVERED SPACE)	232 SQ. FT.							
TOTAL	1757 SQ. FT.							
AREA TO BE DEMOLISHED								
EXISTING CARPORT	232 SQ. FT.							
PORTION OF MAIN HOUSE	256 SQ. FT.							
GUEST UNIT	260 SQ. FT.							
TOTAL	748 SQ. FT.							
NEW ADDITION								
MAIN HOUSE	763 SQ. FT.							
GUEST UNIT	452 SQ. FT.							
CARPORT	220 SQ. FT.							
TOTAL	1435 SQ. FT.							
TOTAL BUILDING AFTER NEW ADDITION		1009 SQ. FT. + 1435 SQ.FT = 2444 SQ.FT						
ACCESSORY STRUCTURE								
	AREA	% OF PRINCIPAL (40% MAX)						
GUEST COTTAGE	452 SQ. FT.	29.4%						
PRINCIPAL STRUCTURE	1,640 SQ. FT.	-						
BUILDING SETBACK								
	EXISTING	REQUIRED	PROVIDED					
FRONT - N. SWINTON AVE.	30'-2"	25'-0"	30'-2" (EXISTING)					
SIDE STREET - N.E. 5TH ST.	15'-4"	15'-0"	14'-0" (ADDITION)					
SIDE INTERIOR	16'-7"	10'-0"	10'-0" (ADDITION)					
REAR	15'-8"	10'-0"	5'-0" (ADDITION)					
POOL	-	10'-0"	5'-0"					
BUILDING HEIGHT (TOP OF ROOF)								
EXISTING	8'-9"							
ADDITION	8'-9"							
DEMOLITION								
AREA PROPOSED FOR DEMOLITION			748 SQ. FT.					
VARIANCE REQUEST								
POOL	5'-0" IN LIEU OF 10'-0"							
CARPORT	5'-0" IN LIEU OF 10'-0"							
LEGEND								
TO BE DEMOLISHED								
EXISTING HOUSE								
4'-0" BLACK CHAIN LINK FENCE								
1' x 1' PAVERS								
4' HEDGE								
SOD								
EXTERIOR GATE SCHEDULE								
STD	NOMINAL SIZE WIDTH	HEIGHT	DOOR TYPE	FRAME	FINISH	THK.	DETAIL(S)	REMARKS
104	3'-0"	6'-0"	-	-	-	-	-	BLACK CHAIN LINK GATE
GENERAL NOTES:								
1. DO NOT SCALE DRAWING								
2. ALL DIMENSIONS ARE FINISHED								
3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING IF THERE ARE ANY DISCREPANCIES IN THE PLANS								
4. THE CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH ALL ASPECTS OF THE PROJECT								
REVISIONS								
1.	TAC COMMENTS		10.2.2018					
2.	TAC COMMENTS		1.21.2019					
3.	TAC COMMENTS		4.8.2019					
4.	P&T COMMENTS		4.18.2019					
5.	P&T COMMENTS		4.24.2019					
6.								
7.								
8.								
9.								



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

LEGEND									
EXISTING HOUSE									
EXISTING HOUSE									
EXTERIOR GLAZING SCHEDULE									
ALL GLAZING: CLEAR LAMINATED IMPACT GLASS - SOLARBAN 60									
SYM	MASONRY OPENING		WINDOW TYPE	MANUFACTURER	FRAME	FINISH	DETAILS	REMARKS	
	WIDTH	HEIGHT							
1	5'-0"	3'-10"	CASEMENT	WINGUARD ALUMINUM - CA740	ALUM.	WHITE	-	-	-
2	2'-0"	6'-5"	SINGLE HUNG	WINGUARD ALUMINUM - SH700			-	-	-
3	10'-0"	2'-0"	FIXED	WINGUARD ALUMINUM - AW740			-	-	-
4	6'-0"	4'-0"	CASEMENT	WINGUARD ALUMINUM - CA740			-	-	-
NOTES: 1. SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL 2. SEE ELEVATION DRAWINGS FOR MULLION LOCATIONS									
EXTERIOR DOOR SCHEDULE									
SYM	NOMINAL SIZE		DOOR TYPE	FRAME	FINISH	THK.	DETAIL(S)	REMARKS	
	WIDTH	HEIGHT							
100	3'-0"	8'-0"	-	WOOD	-	1 3/4"	THERMA-TRU DOORS - FCM1283	EXTERIOR IMPACT DOOR,WOOD-RUSTIC CLAY STAIN	
101	3'-0"	8'-0"	-	WOOD	-	1 3/4"	THERMA-TRU DOORS - CCV8226	EXTERIOR IMPACT DOOR,WOOD-RUSTIC CLAY STAIN	
103	6'-0"	8'-0"	-	WOOD	-	1 3/4"	THERMA-TRU DOORS - FCM1283	EXTERIOR IMPACT DOOR,WOOD-WHITE	

415 N. SWINTON AVE.
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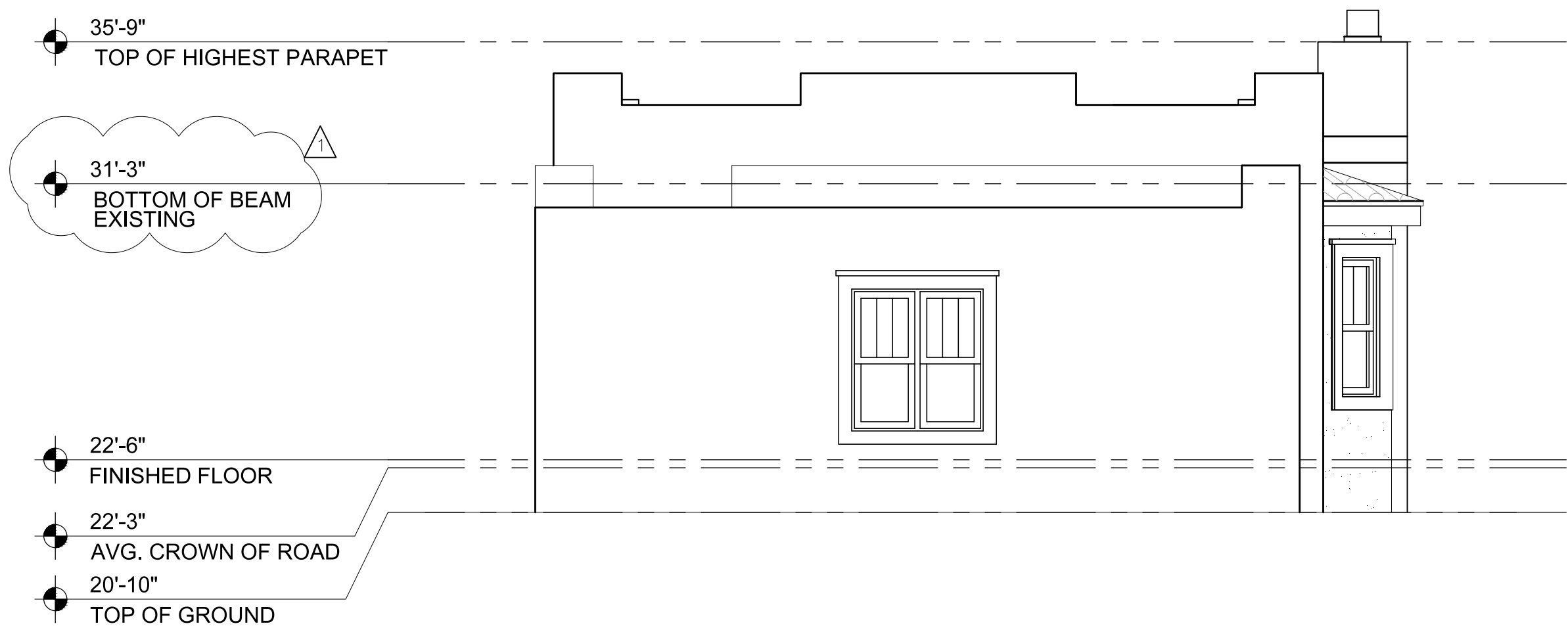
1/A-1.1 FIRST FLOOR PLAN [SCALE: 1/4"=1'-0"]

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REVISIONS		
1.	TAC COMMENTS	10.2.2018
2.	TAC COMMENTS	1.21.2019
3.	TAC COMMENTS	4.8.2019
4.	P&T COMMENTS	4.18.2019
5.	P&T COMMENTS	4.24.2019
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A-1.1
PRINT DATE:
MAY 2, 2019

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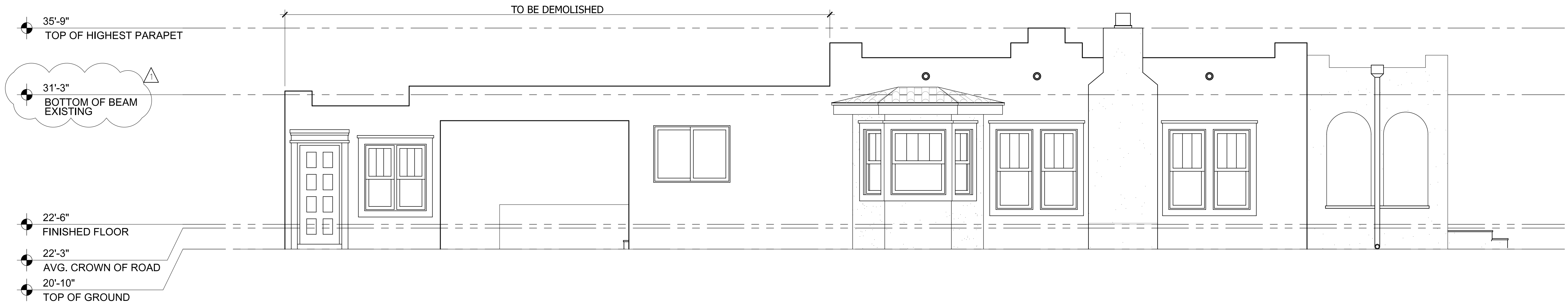
3 EAST ELEVATION-EXISTING
SCALE: 1/4"=1'-0"



4 WEST ELEVATION-EXISTING
SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION-EXISTING
SCALE: 1/4"=1'-0"

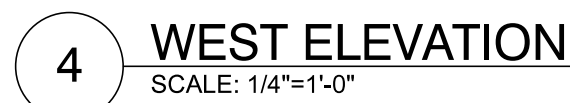


1 NORTH ELEVATION-EXISTING
SCALE: 1/4"=1'-0"

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REVISIONS		
1.	TAC COMMENTS	1.21.2019
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REVISIONS		
1.	TAC COMMENTS	10.2.2018
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NORTH ELEVATION
SCALE: 1/4"=1'-0"

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A-4.0 EXTERIOR RENDERINGS [SCALE: 1/4"=1'-0"]

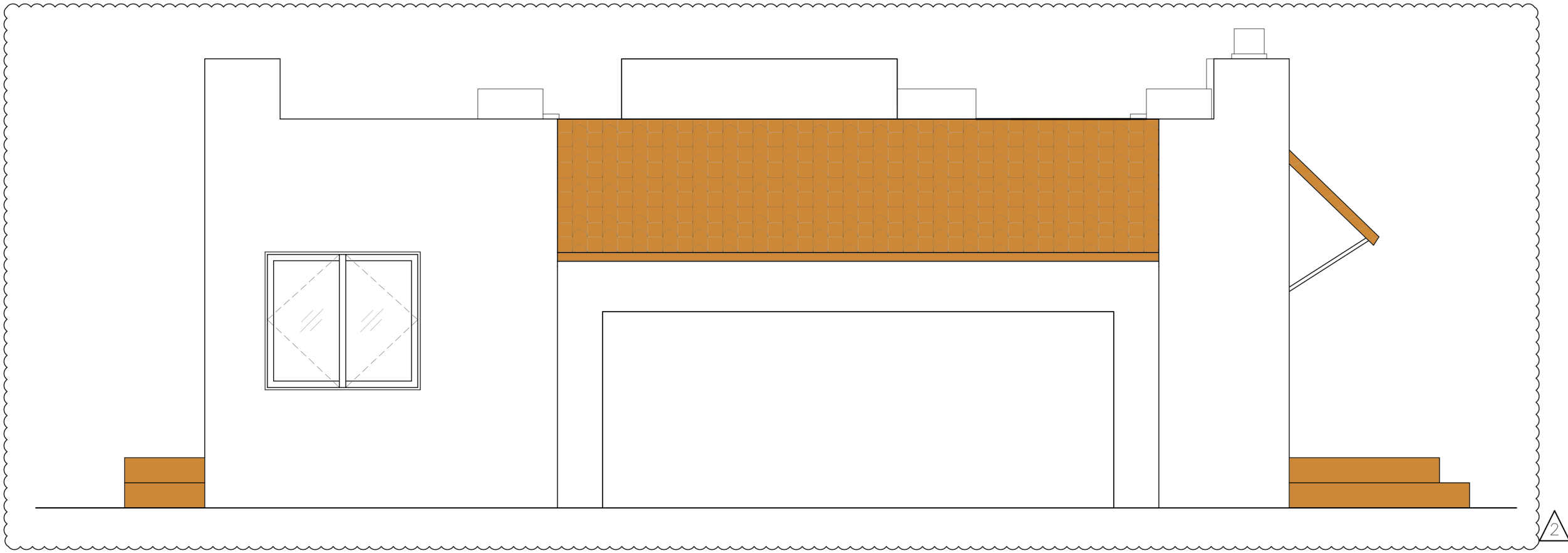
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REVISIONS		
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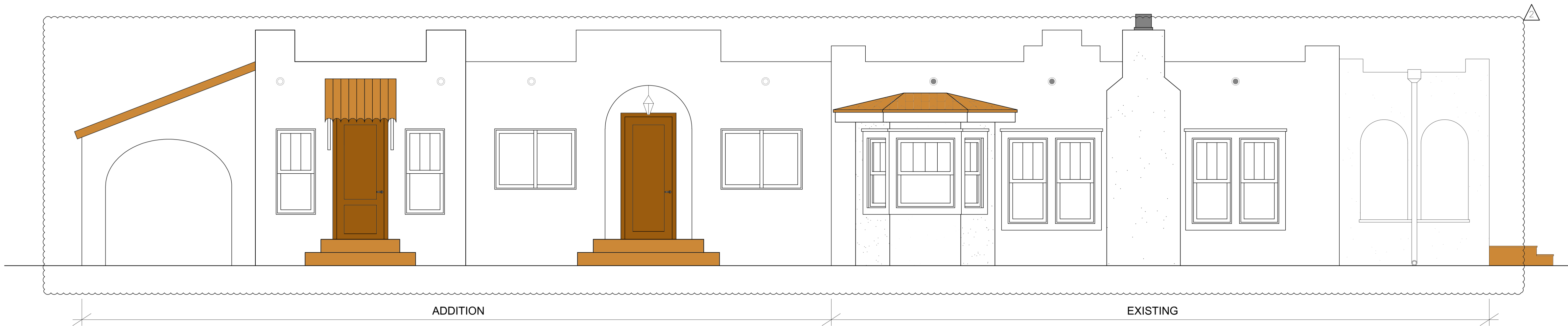
A-4.0

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APR. 23, 2019

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EAST ELEVATION - ADDITION
SCALE: 1/4"=1'-0"



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

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A-4.0 EXTERIOR RENDERINGS [SCALE: 1/4"=1'-0"]

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REVISIONS		
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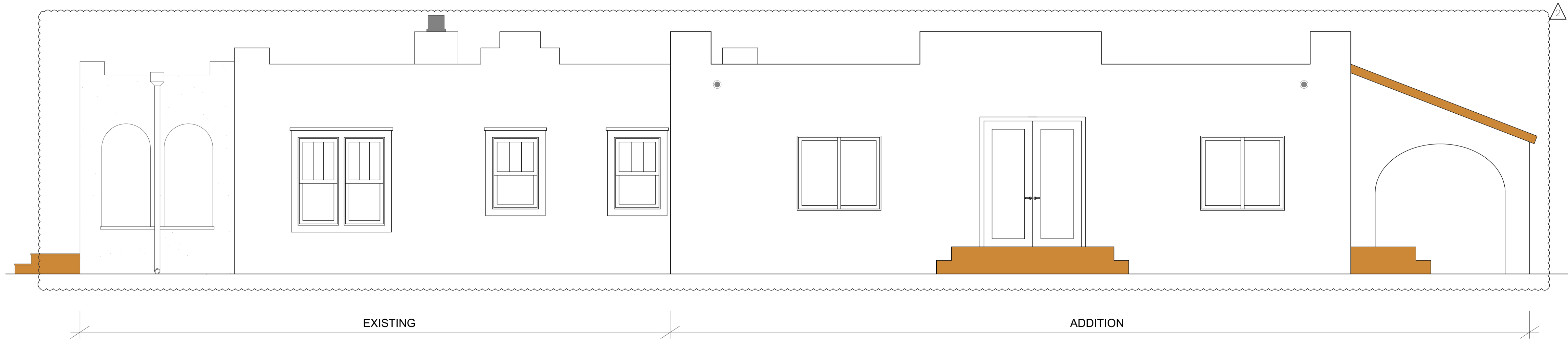
PRINT DATE:
JAN. 21, 2019

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WEST ELEVATION - EXISTING
SCALE: 1/4"=1'-0"



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

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A-4.1 EXTERIOR RENDERINGS [SCALE: 1/4"=1'-0"]

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SILBERSTEIN ARCHITECTURE:

- CV-1.0 Cover Sheet
- A-1.0 Survey
- A-1.0 Site Plan/Floor Plan
- A-1.1 First Floor Plan
- A-3.0 Existing Elevations
- A-3.1 Exterior Elevations
- A-4.0 Exterior Renderings
- A-4.1 Exterior Renderings

RENNER BURGESS, INC. LAND SURVEYING
Survey

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CV-1.0 COVER SHEET

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