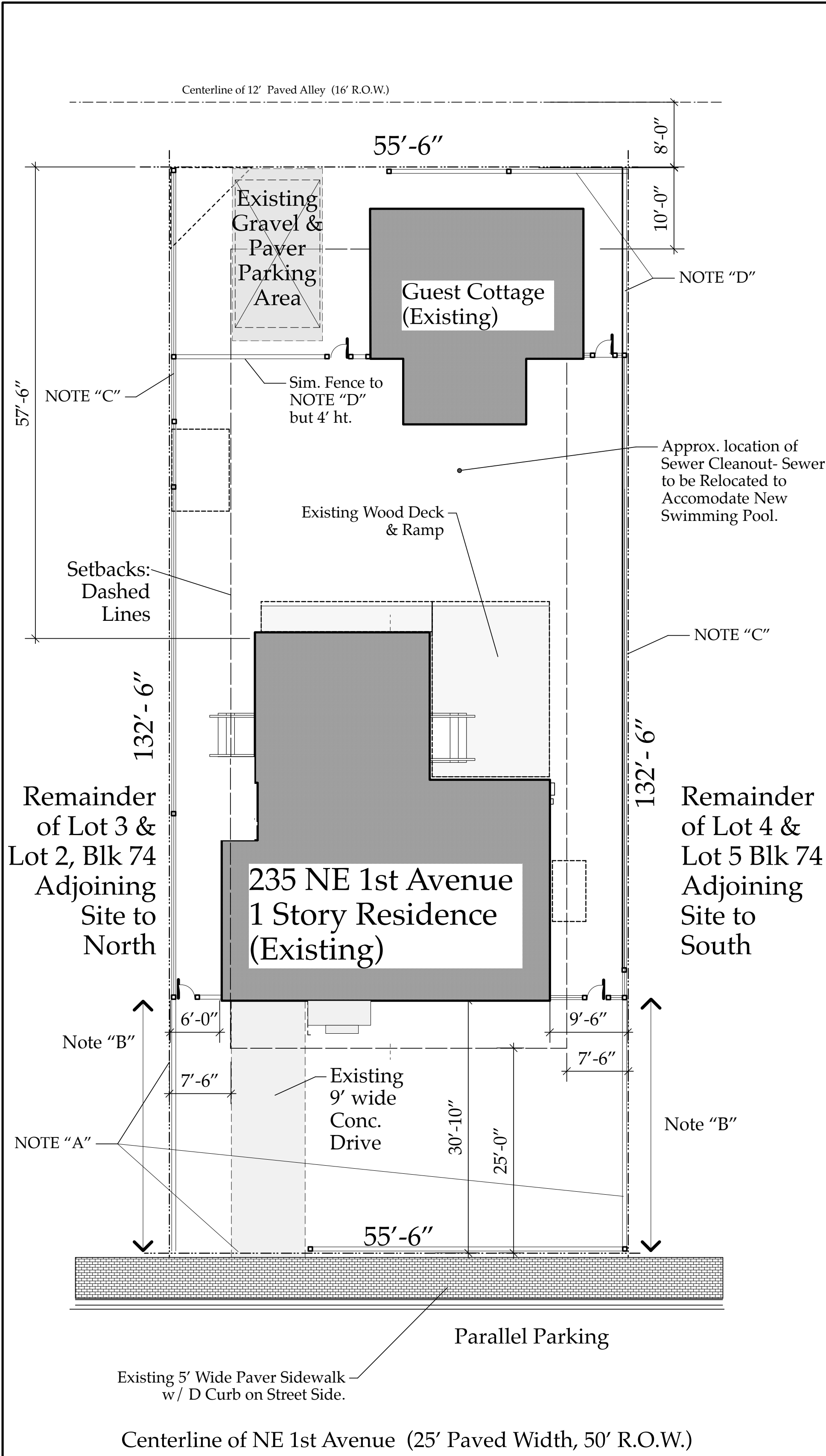




EXISTING SITE PLAN

Scale: 1" = 10 ft

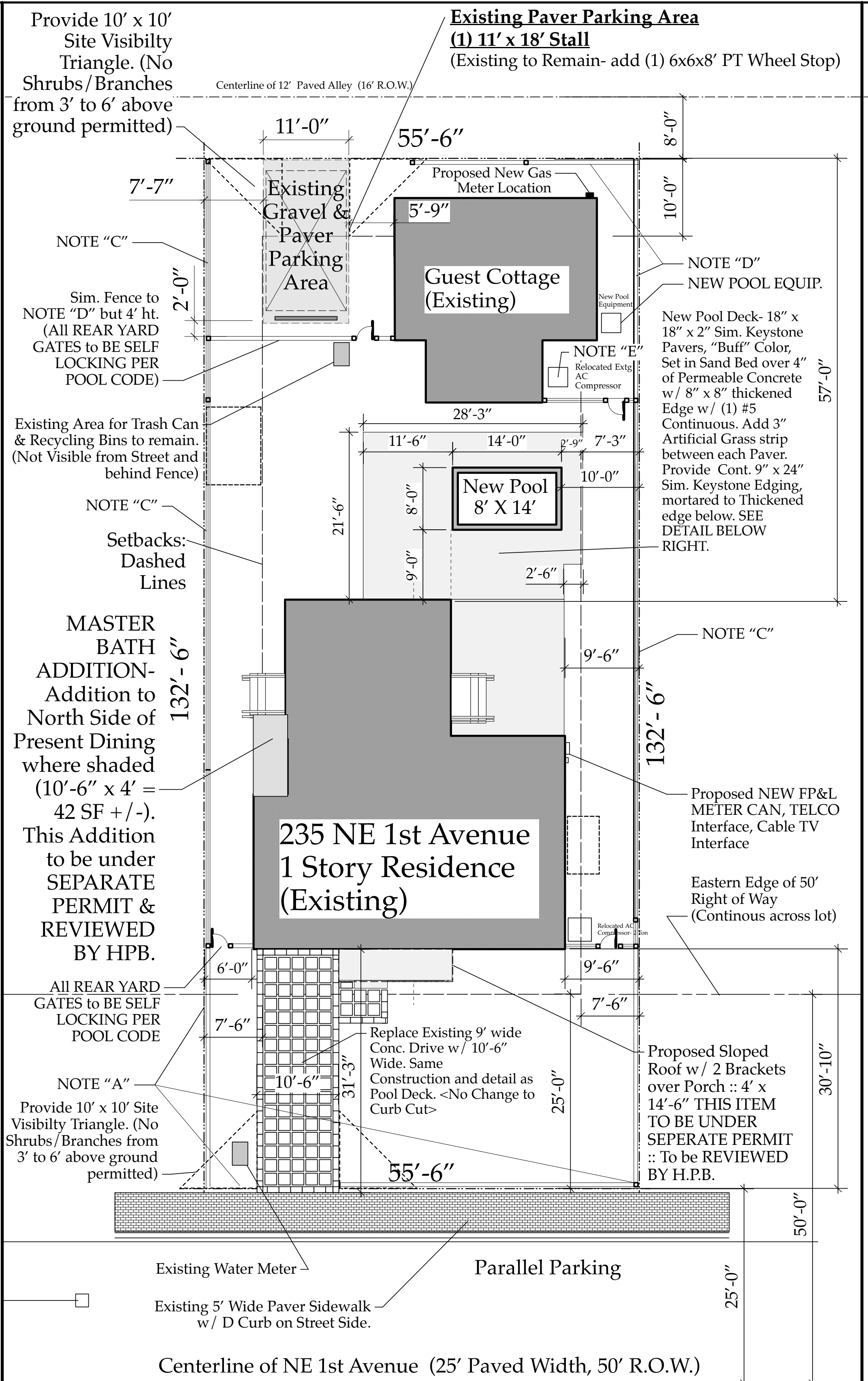
NOTES:

NOTE "A": Existing 3' to 4' Picket Fence in Front Yard at west property line and north/south property lines up to line of front face of the building. (typical double line symbol)

NOTE "B": Arrow indicates Extent of 3-4' Ht Wht. Picket Fence on No. & So. Property Lines Where Shown

NOTE "C": Existing 6' Shadow Box Fence. (typical Tripple line symbol) on North & South Property Lines

NOTE "D": Existing 3' to 4' Picket Fence in Guest CottageYard. (typical double line symbol)



NEW SITE PLAN

Scale: 1" = 10 ft

NOTES:

NOTE "A": Existing 3' to 4' Picket Fence in Front Yard at west property line and north/south property lines up to line of front face of the building. (typical double line symbol)

NOTE "B": Arrow indicates Extent of 3-4' Ht Wht. Picket Fence on No. & So. Property Lines Where Shown

NOTE "C": Existing 6' Shadow Box Fence. (typical Tripple line symbol) on North & South Property Lines

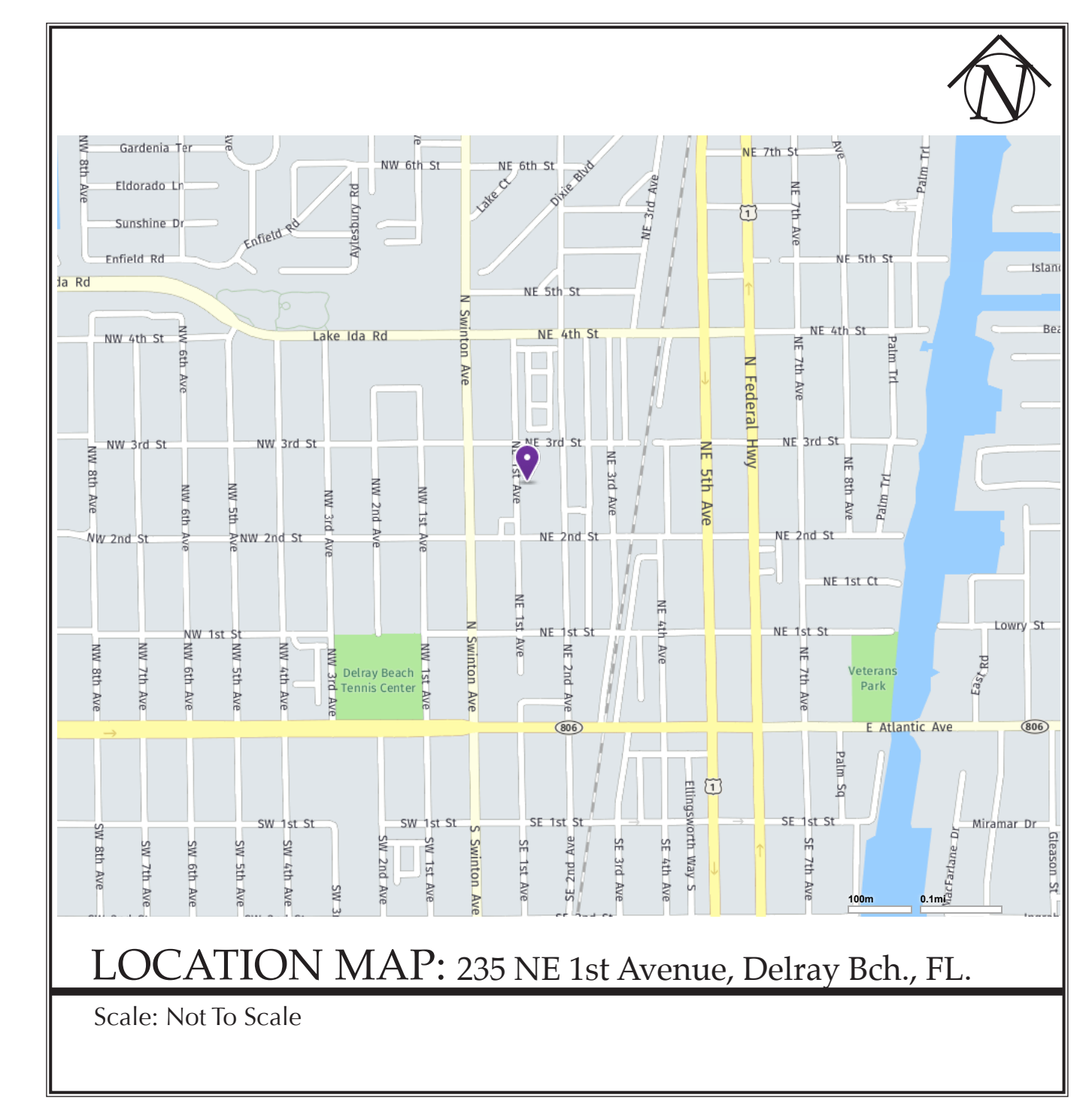
NOTE "D": Existing 3' to 4' Picket Fence in Guest CottageYard. (typical double line symbol)

NOTE "E": New Pool Equip. Location + Relocated Cottage AC Unit

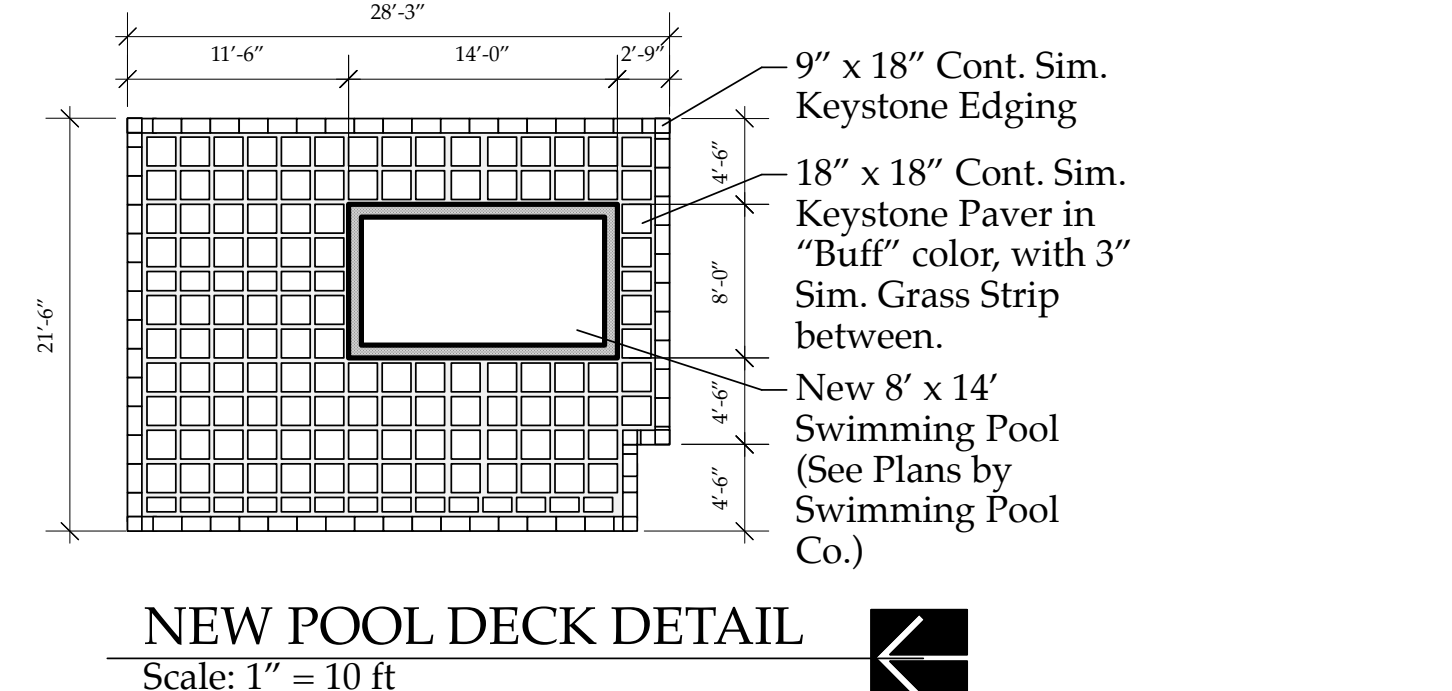
Darack Residence
235 NE 1st Avenue, Delray Beach, FL
Site Tabulations- revised 8/24/2019
Zoning: Single Family; OSSHAD
File: Darack_Site\1316\03\Params.xls

#	ITEM	(EXISTING Measurement or Quantity)	AREA (SF)	%'s	(PROPOSED Measurement or Quantity)	AREA (SF)	%'s
1	Total Air Conditioned SF - Existing Residence	1503	SF		1503	SF	
2	Total Existing Guest Cottage SF	516	SF		516	SF	
3	Total Proposed new MASTER BATH ADDITION SF	0	SF		42	SF	
GRAND TOTAL AREA UNDER ROOF		2019	SF		2061	SF	
4	Area of Existing Rear Paver Parking Spot	264	calculated		264	calculated	
5	Area of Wood Decking is ignored as is Permeable area	0	calculated		0	calculated	
6	Area of Proposed Swimming Pool & Paver Pool Deck	20	calculated		607	calculated	
7	Area of Front Porch (concrete)	20	calculated		49	calculated	
8	Area of Existing Paver Walkways North Side of Property	324	calculated		324	calculated	
9	Area of Existing Front Conc./New Paver Driveway	279	calculated		310	calculated	
10	Total Estimated Area of Hardscape (only SF within property line)	887	SF		1554	SF	
11	TOTAL LOT SIZE	7359	SF	100%	7359	SF	100%
12	Total Proposed Home + Guest Cottage, Bldg (Under Roof)	2019	SF	27%	2061	SF	28%
13	Total Proposed Area of Pavers, Pool, Gazebo	887	SF	12%	1554	SF	21%
14	Total GREENSPACE PROVIDED	4453	SF	61%	3744	SF	51%
15	TOTAL LOT COVERAGE RATIO (Gross Bldg Area vs. Lot Area)	27.43%			28.01%		
MAX LOT COVERAGE RATIO = N/A (NO MAX LOT COVERAGE RATIO)							
SETBACKS: OSSHAD zoning							
Front (one story).....		25	ft	30.80	ft	30.80	ft (to bldg face)
Side (interior lot- one story).....		7.5	ft	9.50	ft (South)	9.50	ft
Side (interior lot- one story).....		7.5	ft	6.00	ft (North)	6.00	ft (VARIANCE REQUESTED)
Rear.....		10	ft	57.50	ft	57.50	ft
Min Non Vehicular Open Space		25	%	60.51%	%	50.87%	%
Min. Greenspace %		No Min		No Min		No Min	
Max. Ht. from Crown of Rd. to midpoint of Roof (Range of Roof Height: 6.53' minimum to 15.5' above FFL.)		35	ft	13.29	ft	13.29	ft
Max Size of Guest Cottage 700 SF or 1/20 lot		368	SF	497	SF (Actual)	497	(Actual SF of Guest Cottage)
Max Size of Guest Cottage = 40% of Main House		601	SF	497	SF (Actual)	497	(Actual SF of Guest Cottage)
PARKING CALCULATIONS							
Per LDR Section 4.6.9(8)a Single Family Residential Units Shall Provide 2 Spaces/Residence.		REQUIRED	2	PROVIDED	3	PROPOSED (No Changes)	3
		Parking Spaces		Parking Spaces		Parking Spaces	
SETBACKS: Old School Square Historic Arts District (OSSHAD) zoning							

SPECIAL NOTE: The Landscape Improvements (foundation plantings around base of new Master Bath Addition & Pool Deck) will cost Less than \$1000 and therefore do not require a Landscape Plan.



Scale: Not To Scale



Scale: 1" = 10 ft

The Work Shown in these Plans Shall Comply with the 2014 Florida Building Code w/ any Amendments and (as applicable) the same version of the Florida Mechanical, Electrical, Plumbing, and Existing Building Code(s). Framing and Other Structural Details will also comply with ICC-600 (Previously SSTSD 10-99).

SLOAN ARCHITECTURE DESIGN

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(561) 243-8755
dsloan@sloandesign.biz
ID 0002725 & AR95577
AA2600208

No.	Date	Appr	Revision Notes
1	7/19/19		Issued for C.O.A. & VARIANCE Review.
2	8/24/19		ADDED NAVD Elevation Information, Site Triangles, Notes per TAG Comments of Aug 22, 2019

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Darack Residence Renovations & Additions

No.	Date	Issue Note
A	x/x/19	Issue Note

Design Firm: Sloan & Sloan- Architecture + I.D.
106 SE 7th Avenue, Ste. B
Delray Bch, FL 33483
(561) 243-8755

Consultant:

Project Title: Darack Residence Renovations & Additions
235 NE 1st Avenue

Drawing Title: Site Plan-Existing Conditions & New Proposed Additions

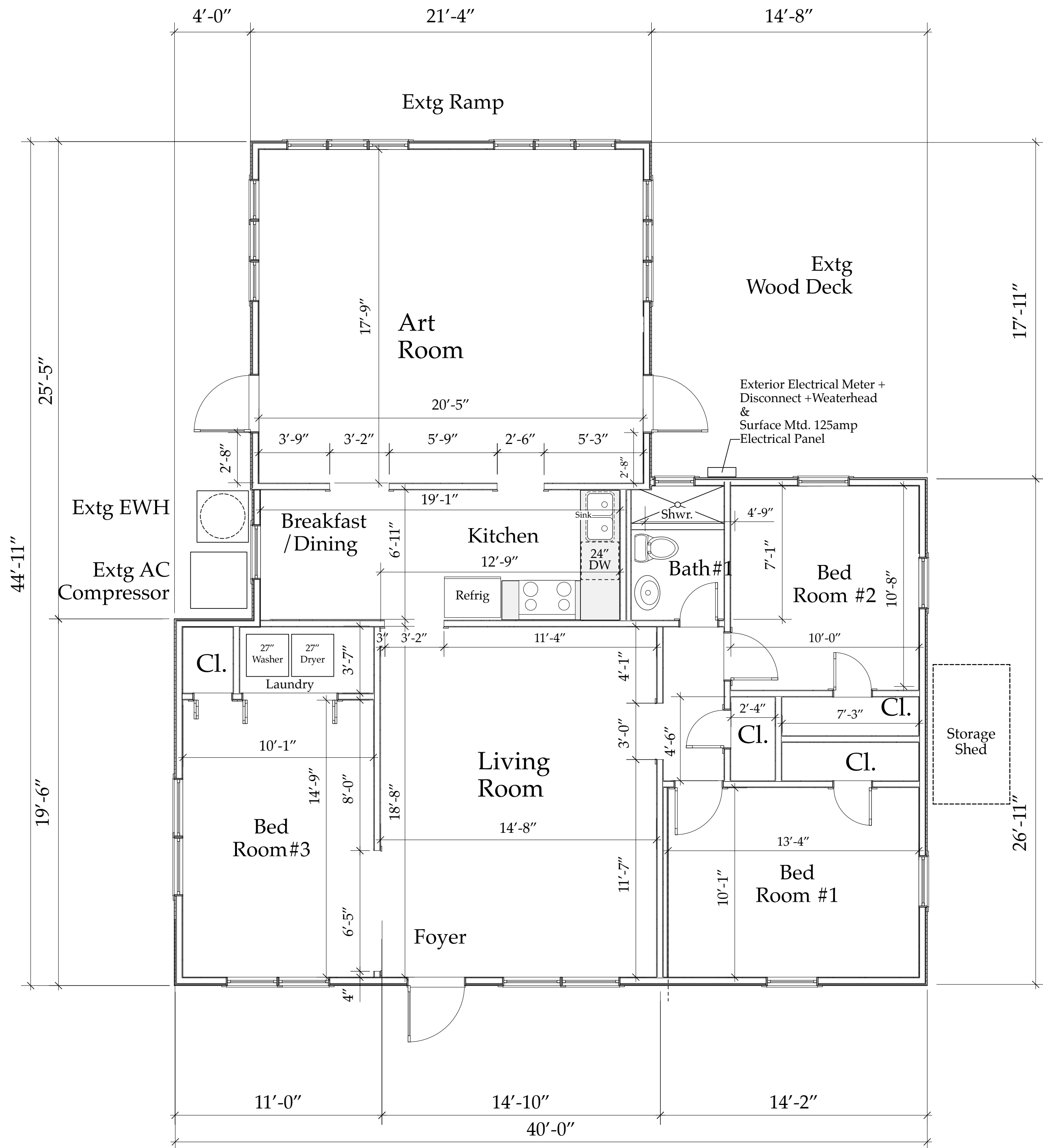
Project Manager	Project ID
D. Sloan	Darack Residence Project

Drawn By	Scale
D. Sloan	As Noted

Reviewed By	Drawing No.
D. Sloan	A1.01

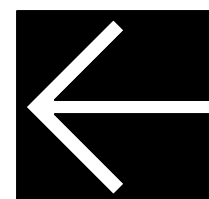
Date: 8/24/2019
CAD File Name: Darack_Reno_NEWBldg.vrx
Total Sheets

Site Plans
A1.01



EXISTING FIRST FLOOR PLAN

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



GENERAL CONSTRUCTION NOTES-

Darack Residence New Single Family Home Project

1. All dimensions, Specifications, and Notes provided herein shall be verified by each Subcontractor and Vendor prior to performance of the work, any discrepancies shall be immediately brought to the attention of the GC/Project Manager and Architect. Written dimensions shall take precedence over scale dimensions at all times. The work shall conform to the Florida Building Code latest edition and County/Municipalities Interpretations thereof. **Included in the work is Submitting Samples/Specifications/Colors/Paperwork as may be required to obtain City of Delray Beach Historic Preservation Board or HOA Board Pre-Approval for any items or assemblies where such approval is required such as WINDOWS and EXTERIOR DOORS.**

2. DRAWINGS: These Drawings are diagrammatic only. It is not the intent of these drawings to show every minor detail of construction. The Subcontractor and Vendor shall furnish and install all items needed for a complete building system and provide all requirements for the equipment to be placed in proper working order. Prior to submission of bids, Contractor, Subcontractors, and Vendors shall visit the site and bring any discrepancies at the site, with the plans, and specs to the attention of the Architect and shall verify that their final bid includes all items and assemblies needed to comply with the FBC, PBC, and City requirements, codes, and rules and the intent depicted in these drawings. A complete set of approved, signed and sealed drawings, together with approved "Change Order" sheets, addenda, Shop Drawings, and Supplemental Information, along with all permit copies shall be maintained at the jobsite at all times.

3. Work shall include all items (building and site) indicated on these drawings unless otherwise noted. (co-ordinate with written specifications, as applicable)

4. Shop drawings shall be submitted for approval for the following items:

1. Trusses	XX	6. Stairs	XX
2. Wall Panels	XX	7. Structural Connections	XX
3. A/C-Duct/Loads	XX	8. Plumbing Riser	XX
4. Windows/Storefront	XX	9. Electrical Riser	XX
5. Doors	XX	10. Cabinets	XX
		11. Other	XX

5. ____ General Contractor or XX Owner : shall maintain Temporary Electrical, Water, and Sanitary Facilities for the duration of construction unless Specifically otherwise provided for in the Construction Contract.

6. Deposits and Fees: Deposits for Water Meter, Telephone, Water, if applicable, shall be billed to Owner at GC net cost.

7. All trades shall be responsible for cleaning up and bringing their own trash and scrap materials to the on site dumpster each day. Jobsite shall be cleaned daily by each Subcontractor. If not done, GC may backcharge Subcontractor for the cost of such cleanup as required.

8. Every Subcontractor and Vendor shall carry adequate Public Liability and Workers Comp Insurance for the duration of the work. SEE RFP for any limits required above the Statutory Requirements. All work shall be in accordance with applicable National, State, and local Codes, rules, and ordinances. Each Subcontractor shall have Conch Custom Homes added as an Additional Named Insured and furnish GC a Certificate of Insurance attesting to same.

9. TRUSS MANUFACTURER; co-ordinate truss profiles to accommodate HVAC Ductwork per Sheet M-1 & M.2 (as applicable). All Truss to Truss Metal connectors shall be furnished by Truss Manf. as part of Truss Package.

10. All Demolition Work accomplished by Subcontractor shall follow latest EPA Leadsafe Workplace Standards for containment and removal of possible lead paint in any residential structure constructed prior to 1979, unless such demolition work was accomplished by the Owner acting as "Owner/Builder".

11. No Contractor, Subcontractor, or Vendor shall bring onto the site or incorporate into the building any material containing Aebestos or PCBs. If the project is a renovation project the observation of either substance shall immediately be brought to the attention of the Architect and GC so that they can be appropriately remediated or removed.

12. Each Subcontractor, Speciality Contractor, and Vendor shall install his/her portion of the work in a neat, workmanlike manner and in accordance with the highest standards and methods promulgated by their appropriate trade group. See Written Specs for added information. Each Contractor will protect the work of other Contractors during the installation of their materials or assemblies. If one Contractor damages the work of another Contractor the Contractor causing such damage shall be responsible for the costs of repair of such damage. Any such conflicts shall immediately be brought to the attention of the GC.

13. MILLWORK: Contractor shall coordinate the Millwork/Cabinetry Installer with Electrical, Plumbing, and Gas trades for device & fixture locations prior to roughing in for devices, fixtures, or equipment. All millwork shall have finished interiors be fabricated and installed in accordance with the Architectural Millwork Institute "Premium Grade" standard. No Urea Formaldehyde Glues or VOC containing Stains or Finishes shall be utilized. SEE INTERIOR DESIGN DRAWINGS & WRITTEN SPECS FOR ADDITIONAL INFORMATION.

14. GREEN PROJECT: **(ONLY IF STIPULATED IN BIDDING DOCUMENTS)** This project is going to be submitting for Green Certification thru the Florida Green Building Coalition, or the USGBC's LEED program, or Green Globes program. As such, All Vendors, Suppliers, and Subcontractors shall warrant that they shall not utilize paints, sealants, glues, adhesives, primers, finishes, and other such materials containing VOC's or utilize urea formaldehyde glues (particularly in millwork and cabinetry) SEE WRITTEN SPECS for more information. If in Doubt about a particular item, ask the GC and Green Certification Consultant in advance of ordering or utilizing any such item.

The Work Shown in these Plans Shall Comply with the 2014 Florida Building Code w/ any Amendments and (as applicable) the same version of the Florida Mechanical, Electrical, Plumbing, and Existing Building Code(s). Framing and Other Structural Details will also comply with ICC-600 (Previously SSTD 10-99).



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AA2600208



No.	Date	Appr	Revision Notes
1	5/14/19		Field Verify Interior Dimensions

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Darack Residence
Renovations & Additions

A	5/16/09	Issue Note
No.	Date	Issue Notes
		Daniel Sloan, AR95577 Date:
Design Firm	Sloan & Sloan- Architecture + I.D. 106 SE 7th Avenue, Ste. B Delray Bch, FL 33483 (561) 243-8755	
Consultant		
Project Title	Darack Residence Renovations & Additions 235 NE 1st Avenue	
Drawing Title	EXTG FIRST FLOOR PLAN- of Main Residence	
Project Manager	D. Sloan	Project ID Darack Residence Project
Drawn By	D. Sloan	Scale As Noted
Reviewed By	D. Sloan	Drawing No. A2.01
Date	5/01/2019	of Total Sheets
CAD File Name	Darack_Reno_ExtgBldg.vwx	

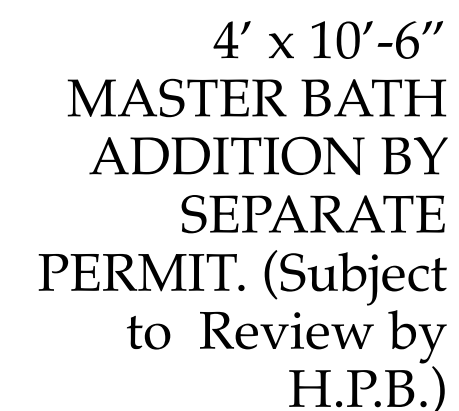
Existing Floor Plan
A2.01

 New Exterior Bearing Wall (or rebuilt/infill segment) w/ 2x4 PT #2 SYP. Studs at 16" oc., 2x4 PT sole plate, R11 Open Cell Spray Foam, and 1/2" GWB inside, 1/2" PT Ply Ext, Tyvek, & 1x wood or Hardiboard siding to match.

— New Non Bearing Int.
Wall w/ 1.625" Mtl. Stud
at 12" oc., and 1/2" GWB
ea Side.

■ New Interior Bearing Wall w/ 2x4 PT Studs at 16" oc., 2x4 PT sole plate dbl. top plate, Sound Batts, and 1/2" GWB each Side.

 New Interior Non Bearing Wall w/ 2x4 PT Studs at 24" oc., 2x4 PT sole plate dbl. top plate, OR 3 5/8" Metal Stud Walls, Sound Batts, and 1/2" GWB each Side.



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

4' x 14'-6"
PROJECTION
PORCH ROOF BY
SEPARATE
PERMIT. (Subject
to Review by
H.P.B.)

	8/24/19		Darack_WINDOW Schedule.xls		9:25 AM						
DOOR SCHEDULE: DARACK RESIDENCE:											
<i>Revised: 8/24/2019, Dan Sloan, Sloan & Sloan, Inc. (561) 243-8755 235 NE 1st Avenue, Delray Beach, FL.</i>											
DOOR #	DOOR SIZE/TYPE	DOOR MANF.	CONST.	FINISH	FRAME MATERIAL	Hardware TYPE	Hardware Style & Finish	HINGES	REMARKS	Door "19" Wind Pressure Rating per manf	Actual Wind Pressure on Door (Exp. B)
100a	3068 CRAFTSMAN STYLE ENTRY DOOR- IMPACT RATED	Jeld Wen Fin	Fiberglass w/ Sm. Fir Finish	Medium Fir Finish	Composite Prehung	EMTEK (model TBS) Schlage Keyway (Lever & Deadbolt)	EMTEK (model TBS) Lever & Dummy on Inactive side	Bright Chr. US26 Stainless Steel	Impact Rated- Provide NOA. Exterior to be finished in Med. F#	+65/-65	+31/-38
101a	3068 two panel Bi-Fold Door Plantation Style w/ 2" louvers in Cased Opening	Commodity	1 1/8" Pine Slabs	Painted- Color TBS	3/4 wood prehung	Johnson FD100 Car/Track	TBS	Bright Chr. US26	Casing TBS Provide Jamb Stock	N/A	N/A
101b	4068 two panel Bi-Fold Door Plantation Style w/ 2" louvers in Cased Opening	Commodity	1 1/8" Pine Slabs	Painted- Color TBS	3/4 wood prehung	Car/Track	TBS	Bright Chr. US26	Casing TBS Provide Jamb Stock	N/A	N/A
102a	3068 "Bam" Door	Masonite "Heritage-Winlow" CORE	1 3/8" SOLID	Painted- Color TBS	3/4 wood Cased Opening	TBS: Privacy Lock Plate in SB	"Industrial by Design" Surface Mounted	*Flat Blk. Cars & Track	Casing TBS	N/A	N/A
102b	2068 Pocket Door in Cased Opening	Masonite "Heritage-Winlow" CORE	1 3/8" SOLID	Painted- Color TBS	3/4 wood prehung	TBS: Flush Edge Pull	TBS	Bright Chr. US26	Casing TBS	N/A	N/A
103a	3068 Pocket Door in Cased Opening	Masonite "Heritage-Winlow" CORE	1 3/8" SOLID	Painted- Color TBS	3/4 wood prehung	TBS: Flush Edge Pull	TBS	Bright Chr. US26	Casing TBS	N/A	N/A
103b	26" Chr. Glass Shwr Door w/Frosted Modesty Panel	Custom	1/2" Chr. Glass & 1/2" Side Panels		Frameless 1/2" Butt Panels	TBS: Pull & Stick Hinges/Clips	Pol. Chr. D Handles & Hinges & clips	Bright Chr. US26	By Shower Door Co.	N/A	N/A
103c	12" x 36" Custom Prehung Door (Cut down 126G 2 pane)	2" Plantation Louvered Pine	1 3/8" SOLID Core Styles	Painted- Color TBS	3/4 wood prehung	Passage Set	TBS	Bright Chr. US26	Bottom at 36" AFF Casing TBS	N/A	N/A
104a	2668 Alum. French Door w/ 1 Light-IMPACT RATED (Adjust Exgt. Rough Opening)	PGT Window Co. Mod. FTD200 "WinGuard"	*Energy Max+ Low E Glass, Insulated	Powdercoated White Finish	Alum.: install w/ SS Tapscons per NOA	EMTEK (model TBS) Schlage Keyway (Lever & Deadbolt)	EMTEK (model TBS) Level & Deadbolt	PGT Factory Installed	Impact Rated- Provide NOA.	+70/-80	+31/-38
104b	2668 Alum. French Door w/ 1 Light-IMPACT RATED (Adjust Exgt. Rough Opening)	PGT Window Co. Mod. FTD200 "WinGuard"	*Energy Max+ Low E Glass, Insulated	Powdercoated White Finish	Alum.: install w/ SS Tapscons per NOA	EMTEK (model TBS) Schlage Keyway (Lever & Deadbolt)	EMTEK (model TBS) Level & Deadbolt	PGT Factory Installed	Impact Rated- Provide NOA.	+70/-80	+31/-38
106a	2068 Prehung Door	Masonite "Heritage-Winlow" CORE	1 3/8" SOLID	Painted- Color TBS	3/4 wood prehung	TBS: Privacy Lock	TBS	Bright Chr. US26	Casing TBS	N/A	N/A
107a	2668 Prehung Door	Masonite "Heritage-Winlow" CORE	1 3/8" SOLID	Painted- Color TBS	3/4 wood prehung	TBS: Privacy Lock	TBS	Bright Chr. US26	Casing TBS	N/A	N/A
107b	5068 two panel Bi-Fold Door Plantation Style w/ 2" louvers in Cased Opening	Commodity	1 1/8" Pine Slabs	Painted- Color TBS	3/4 wood prehung	Johnson FD100 Car/Track	TBS	Bright Chr. US26	Casing TBS Provide Jamb Stock	N/A	N/A
108a	2668 Prehung Door	Masonite "Heritage-Winlow" CORE	1 3/8" SOLID	Painted- Color TBS	3/4 wood prehung	TBS: Privacy Lock	TBS	Bright Chr. US26	Casing TBS	N/A	N/A
108b	5068 two panel Bi-Fold Door Plantation Style w/ 2" louvers in Cased Opening	Commodity	1 1/8" Pine Slabs	Painted- Color TBS	3/4 wood prehung	Johnson FD100 Car/Track	TBS	Bright Chr. US26	Casing TBS Provide Jamb Stock	N/A	N/A
NOTE #1: Entry Sets to have Lifetime Finish. All locks keyed alike, all Thresholds are											
NOTE #2: All exterior hardware to have lifetime finish factory applied.											
NOTE #3: All French Doors to have crash chams with cloth covers. Double French Doors to have flush bolts top and bottom.											
NOTE #4: All Double Doors to have dummy set to match active set of handle.											
NOTE #5: All interior Doors to have Screw on Bravura ABravura 3" Door Stop LDS 920- Bright Chrome US26 except 102a to have Bravura Bumper stop in US26											

8/24/19

Darack_WINDOW Schedule.xls

9:46 AM

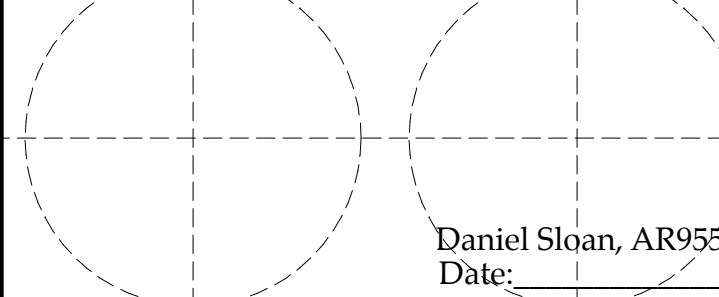
PGT WINDOW SCHEDULE: NEW Aluminum Window												
JOB ADDRESS: 235 NE 1st Avenue, Delray Beach, FL, Revised 8/24/19												
WINDOW #	MULL PATTERN	Quantity of type	DESCRIPTION	GLASS TYPE	Exterior FRAME FINISH	Exterior SASH FINISH	MANUF.	MODEL #	WOOD FRAME R. Opening Width (in)	WOOD FRAME R. Opening Height (in)	Remarks	Head Ht. above Room
First Floor Windows			**ALL EXISTING WINDOWS TO BE CHANGED OUT WITH SAME SIZE IMPACT RATED UNITS**									
NO 9 on ext windows to be Replaced			EXISTING NON IMPACT RATED Units are: PGT ALUM. Single Hungs **W/ DIMENSIONAL MILS TO SM. 2/2- Apply All Replacement Windows as per Elevations**									
NEW First Floor Windows			ALL ARE FIN FRAME (1.125" 6in)									
A	2/2	2	Alum. Single Hung Window: SH700 Series	Note #1	White	White	PGT Windguard	H34	25.75"	50.125"	Low E glass	6'-8"
B	2/2	1	Alum. Single Hung Window: SH700 Series	Note #1	White	White	PGT Windguard	H33	25.75"	37.875"	Low E glass & Frosted	6'-8"
Note #1: All windows IMPACT RESISTANT, Fla. Bldg. Code Approved (Palm Beach Co.) CLEAR glass. Use High Performance Impact Rated "Low E" Glass-(Impact Resistant Laminated "Energy Star Max") Note #2: All windows poplar 1x jamb Extensions/ wood sills & to be Cased out by TRIM CARPENTER (to match 1st Floor Doors)-<Price Option for GWB Returns> Outside to have 2" x1.25" Solid Composite Fla. Brickmold to match 1st Floor Windows. If Sill is 2 1/4" or less provide ASTM F2090 Window Guard(s) Note #3: All Simulated Divided Lights to have 3/4" Dimensional Grilles INSIDE & OUT Note #4: Must Comply with all Local Codes for Strength & Installation techniques. Also Window installer to follow manufacturers installation and flashing directions. Window installer to Flash w/ WR Grace VTYCOR PLUS "peel & stick" system. Also provide tempered glass units where code required. Note #5: ALL Windows to have Screens, color to match sash. Where mulls are specified use 3/4" colonial outside/low profile colonial inside; match interior/exterior finish. Note #6: PGT Windows are White Finish.												

The Work Shown in these Plans Shall Comply with the 2014 Florida Building Code w/ any Amendments and (as applicable) the same version of the Florida Mechanical, Electrical, Plumbing, and Existing Building Code(s). Framing and Other Structural Details will also comply with ICC-600 (Previously SSTD 10-99).

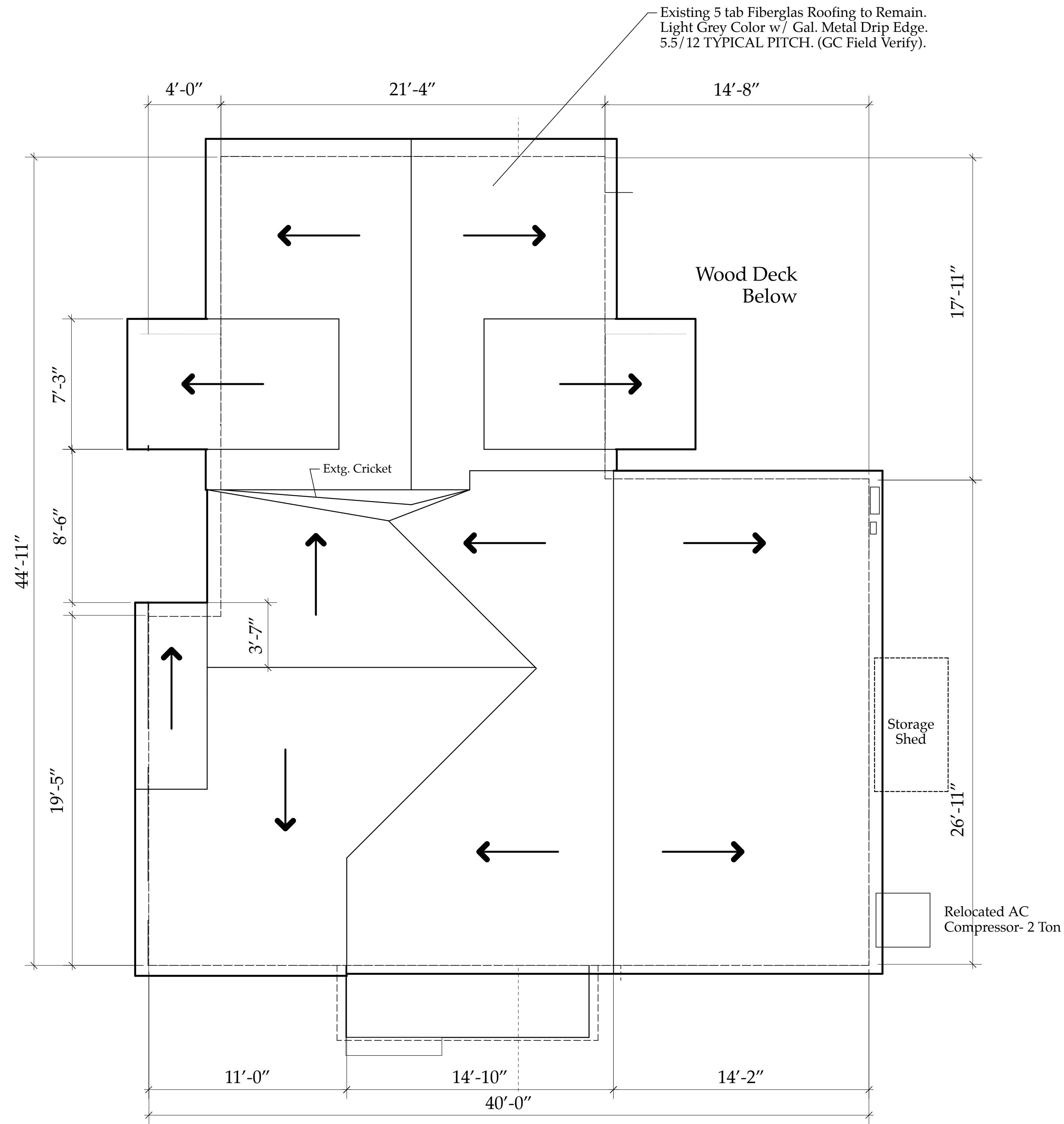
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Darack Residence Renovations & Additions

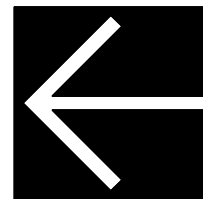
A	5/16/09	Issue Note
No.	Date	Issue Notes
		
Daniel Sloan, AR95577 Date: _____		
Design Firm: Sloan & Sloan- Architecture + I.D. 106 SE 7th Avenue, Ste. B Delray Bch, FL 33483 (561) 243-8755		
Consultant		
Project Title: Darack Residence Renovations & Additions 235 NE 1st Avenue		
Drawing Title: NEW FIRST FLOOR PLAN- of Main Residence		
Project Manager: D. Sloan		Darack Residence Project As Noted A2.02 _____ of _____ Total Sheets
Drawn By: D. Sloan		
Reviewed By: D. Sloan		
Drawing No.: _____		
Date: 8/24/2019		
CAD File Name: _____		

New Floor Plan
A2.02



EXISTING ROOF PLAN

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



Existing Roof Plan
A2.05a

The Work Shown in these Plans Shall Comply with the 2014 Florida Building Code w/ any Amendments and (as applicable) the same version of the Florida Mechanical, Electrical, Plumbing, and Existing Building Code(s). Framing and Other Structural Details will also comply with ICC-600 (Previously SSTD 10-99).



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ID 0002725 & AR95577
AA2600208



No.	Date	Appr	Revision Notes
1	5/14/19		Field Verify Interior Dimensions
2	7/19/19		Issued for C.O.A. & VARIANCE Review.

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Darack Residence Renovations & Additions		
A	5/16/09	Issue Note

No.	Date	Issue Notes
		Daniel Sloan, AR95577 Date:

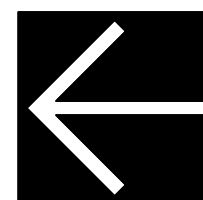
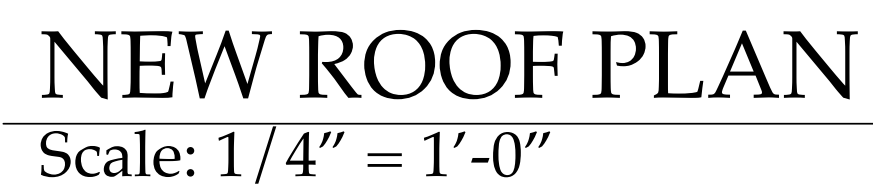
Design Firm
Sloan & Sloan- Architecture + I.D.
106 SE 7th Avenue, Ste. B
Delray Bch, FL 33483
(561) 243-8755

Consultant

Project Title
Darack Residence
Renovations & Additions
235 NE 1st Avenue

Drawing Title
EXISTING ROOF PLAN-
of Main Residence

Project Manager D. Sloan	Project ID Darack Residence Project
Drawn By D. Sloan	Scale As Noted
Reviewed By D. Sloan	Drawing No. A2.05a
Date 8/24/2019	of Total Sheets
CAD File Name Darack_Reno_NEWBldg.vrx	



The Work Shown in these Plans Shall Comply with the 2014 Florida Building Code w/ any Amendments and (as applicable) the same version of the Florida Mechanical, Electrical, Plumbing, and Existing Building Code(s). Framing and Other Structural Details will also comply with ICC-600 (Previously SSTD 10-99).



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ID 0002725 & AR95577
AA26002208

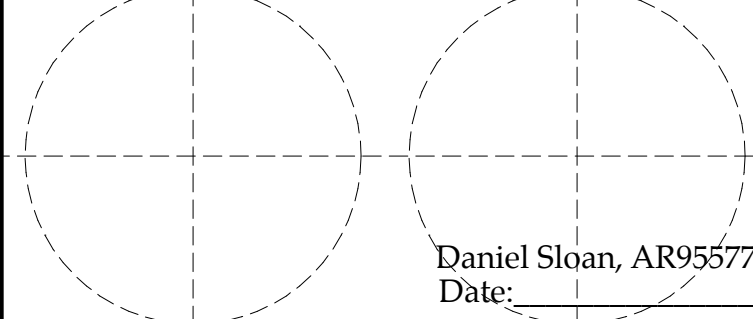


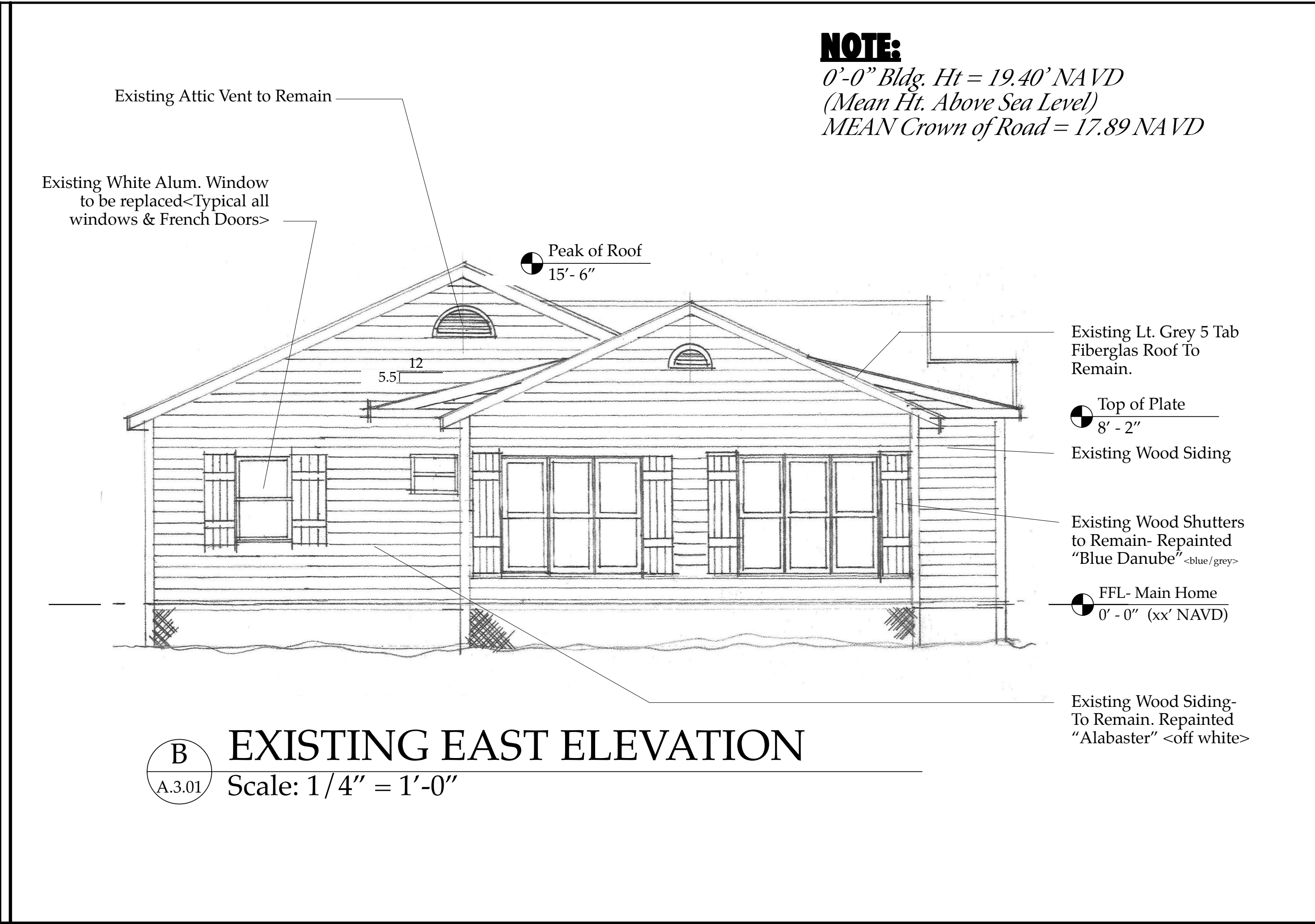
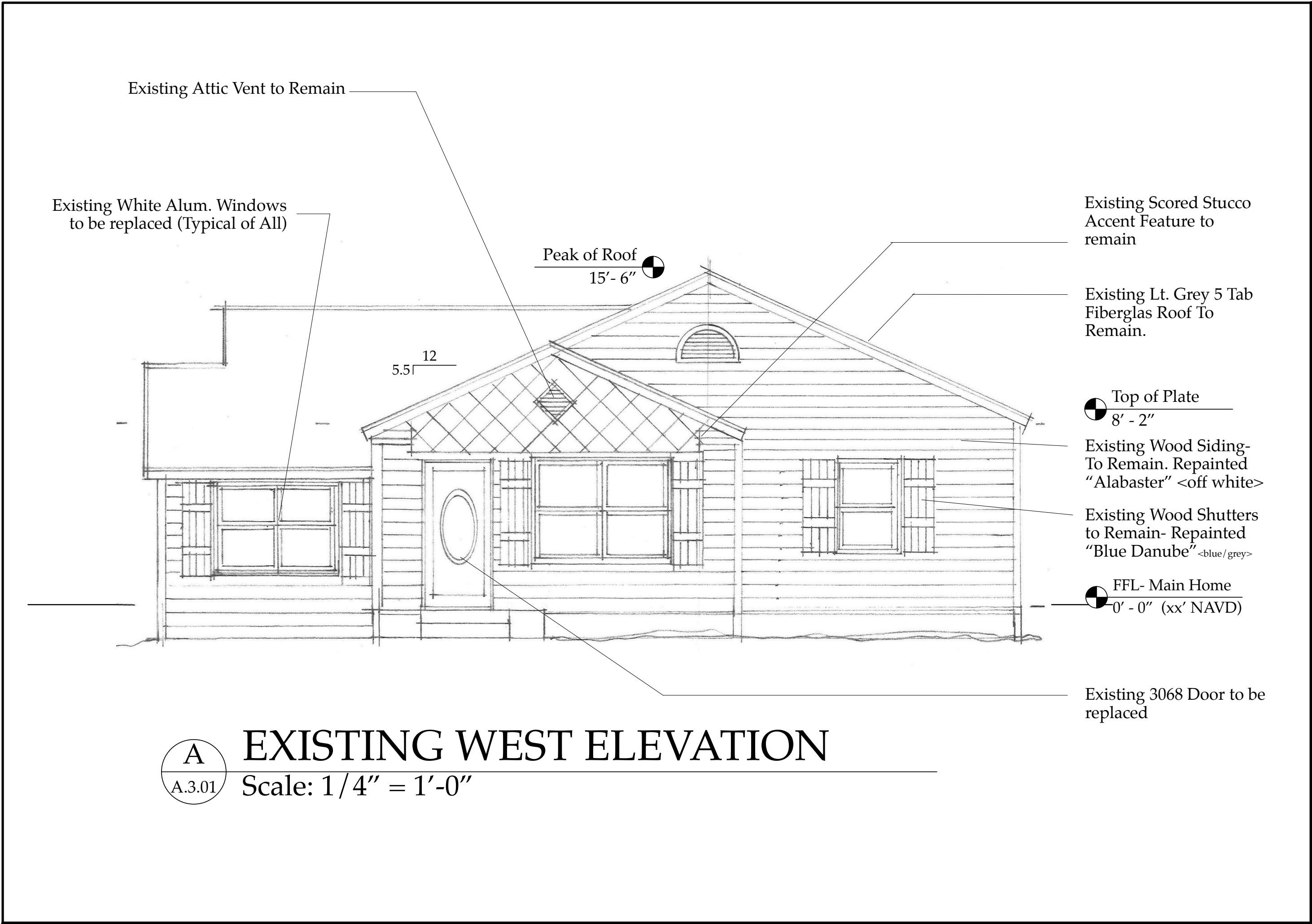
No.	Date	Appr	Revision Notes
1	5/14/19		
2	7/19/19		Field Verify Interior Dimensions Issued for C.O.A. & VARIANCE Review.

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Darack Residence Renovations & Additions

A	5/16/09	Issue Note	
No.	Date	Issue Notes	
			
		Daniel Sloan, AR95577 Date: _____	
Design Firm Sloan & Sloan - Architecture + I.D. 106 SE 7th Avenue, Ste. B Delray Bch, FL 33483 (561) 243-8755			
Consultant			
Project Title			
Darack Residence Renovations & Additions 235 NE 1st Avenue			
Drawing Title			
NEW ROOF PLAN- of Main Residence			
Project Manager		Project ID	
D. Sloan		Darack Residence Project	
Drawn By		Scale	
D. Sloan		As Noted	
Reviewed By		Drawing No.	
D. Sloan			
Date		A2.05b _____ of _____ Total Sheets	
8/24/2019			
CAD File Name track_Reno_NEWbldg.vwx			



NOTE:
0'-0" Bldg. Ht = 19.40' NAVD
(Mean Ht. Above Sea Level)
MEAN Crown of Road = 17.89 NAVD

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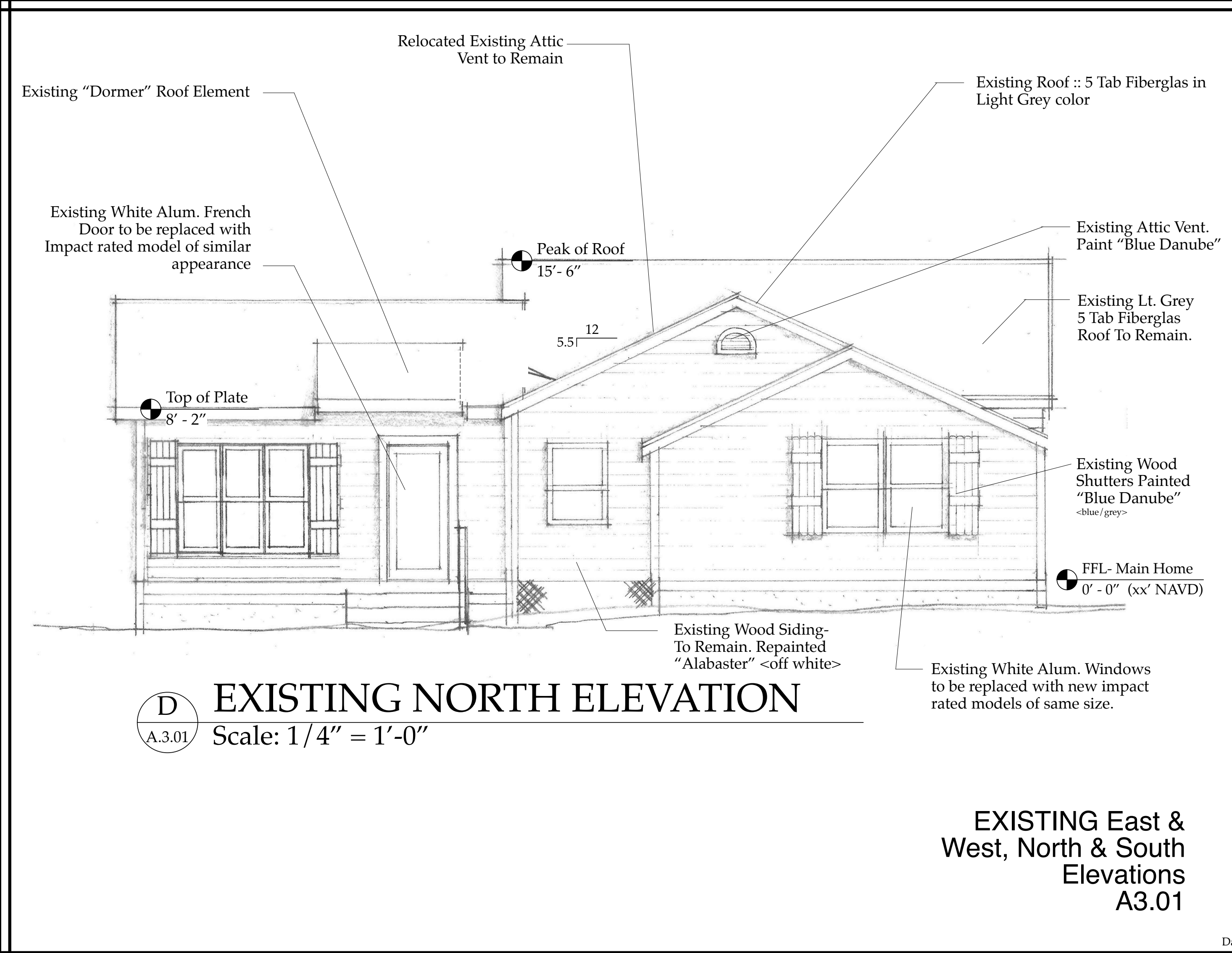
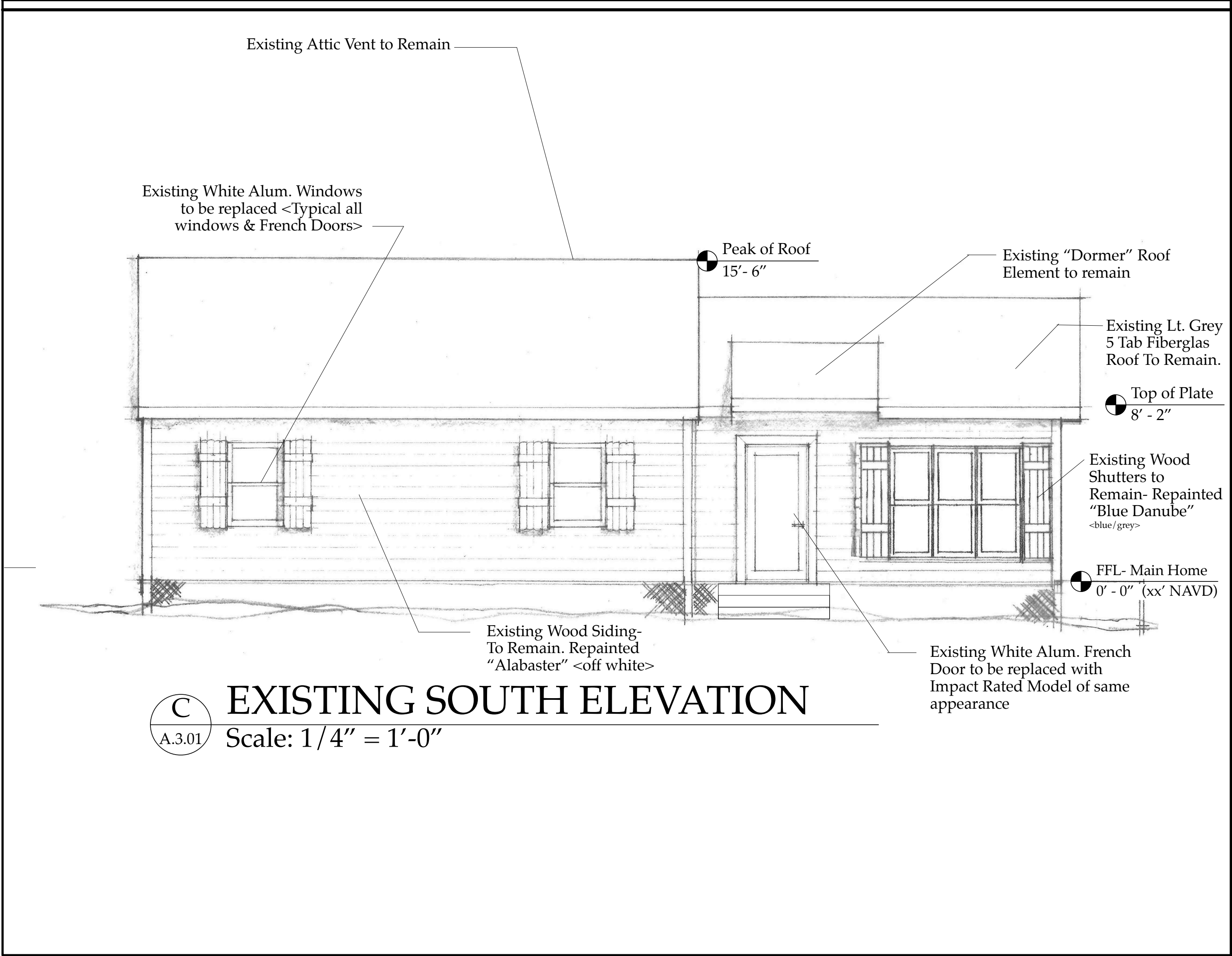


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No.	Date	Appr	Revision Notes
1	7/19/19		Issued for C.O.A. & VARIANCE Review.
2	8/24/19		ADDED NAVD Elevation Information

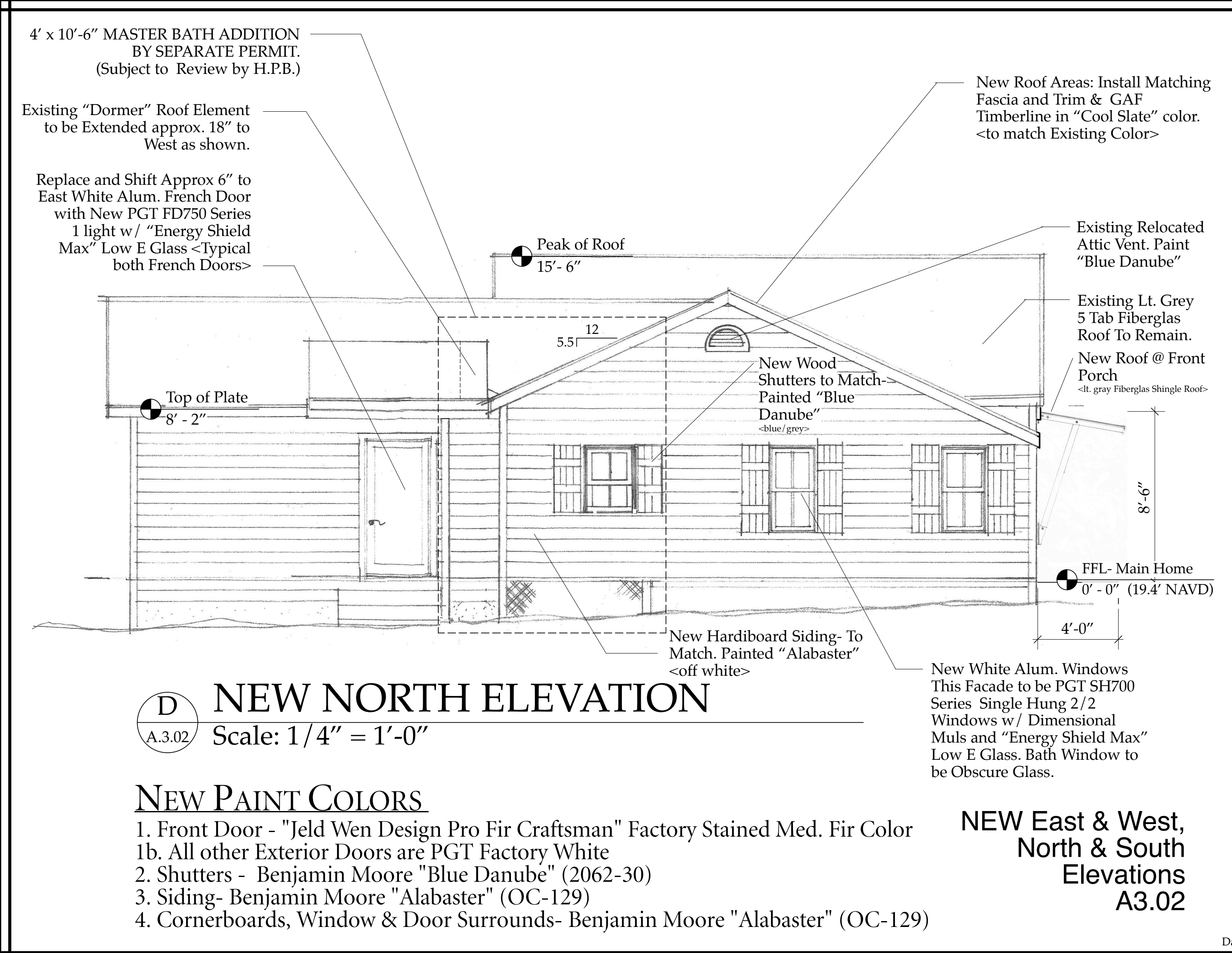
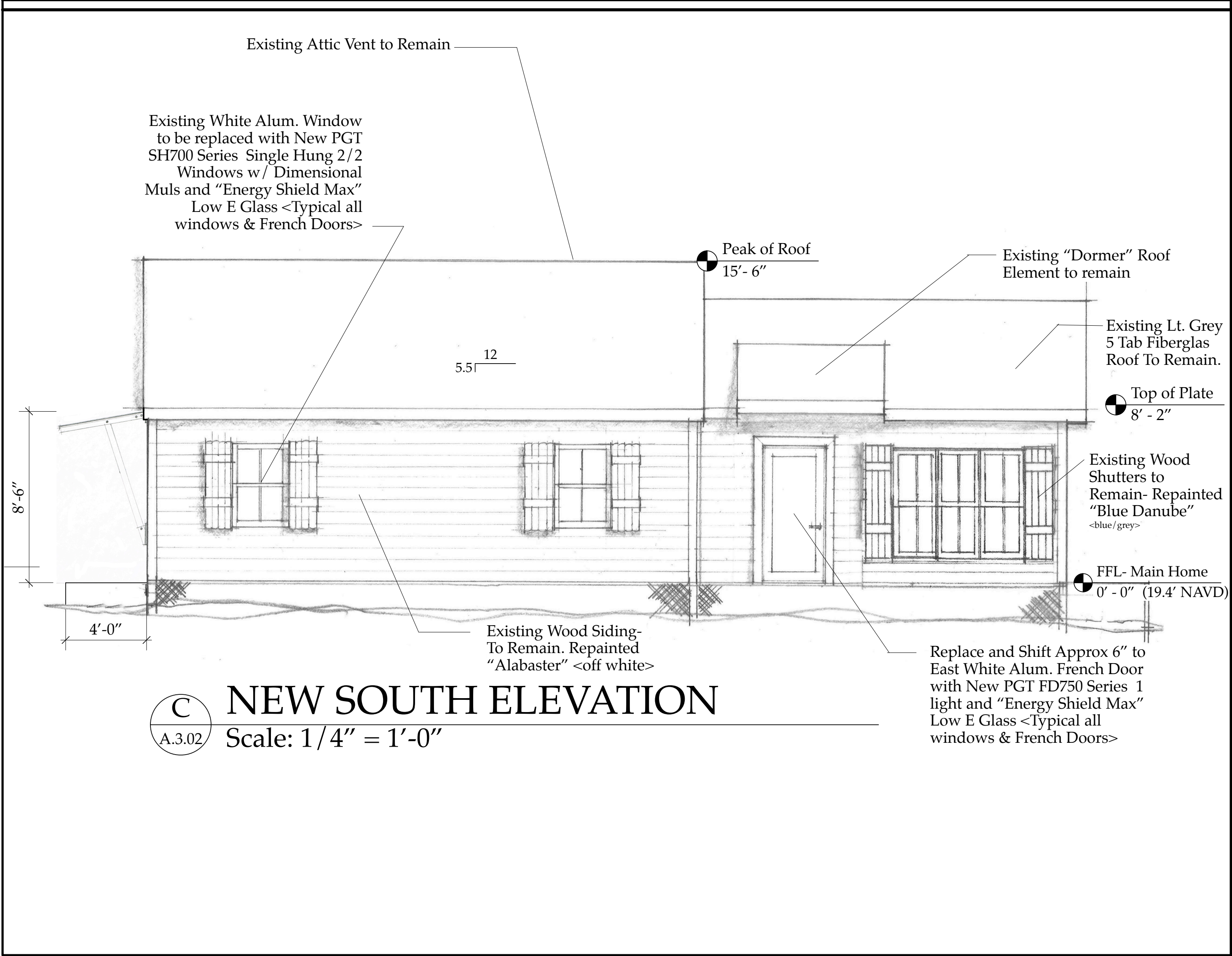
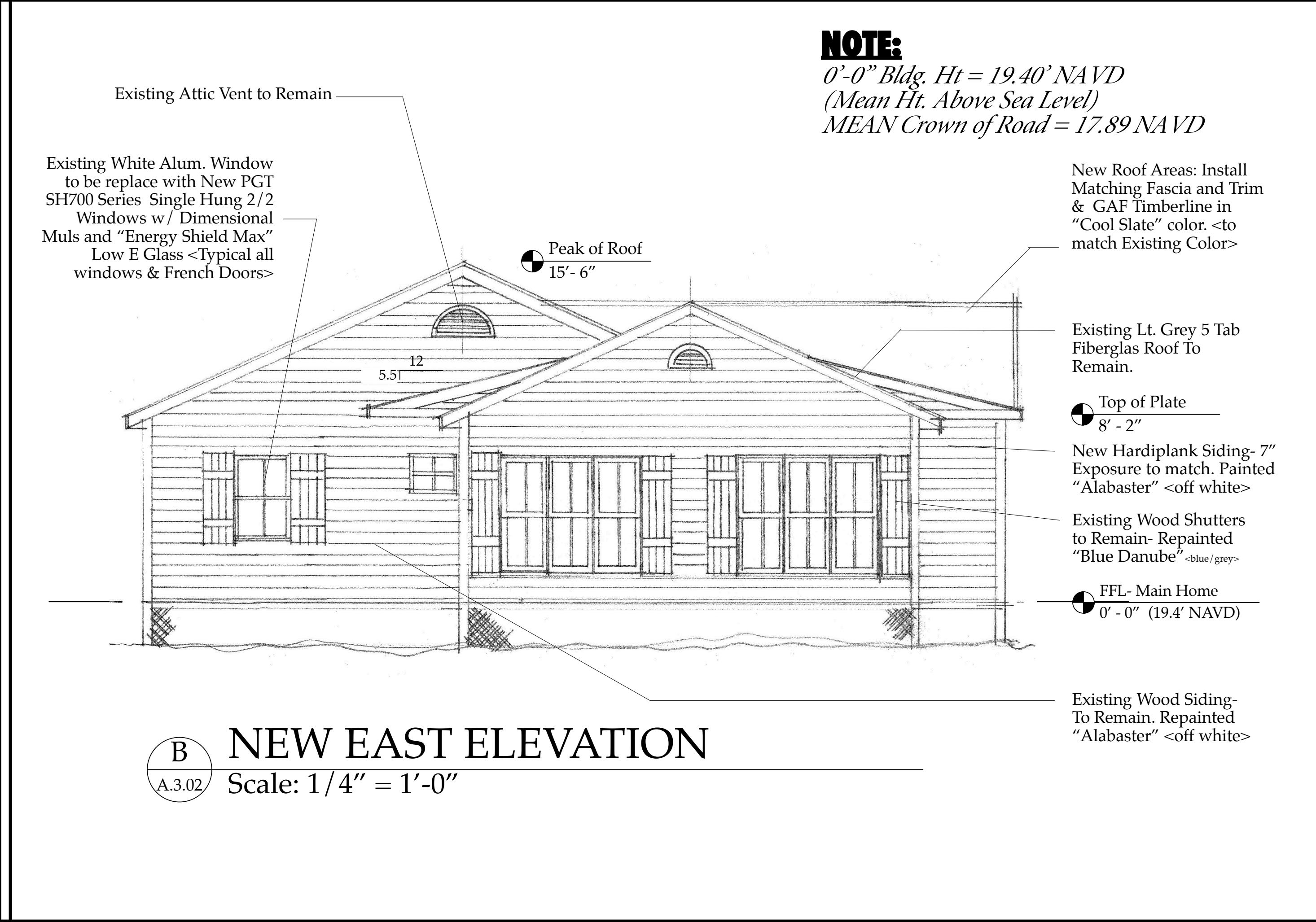
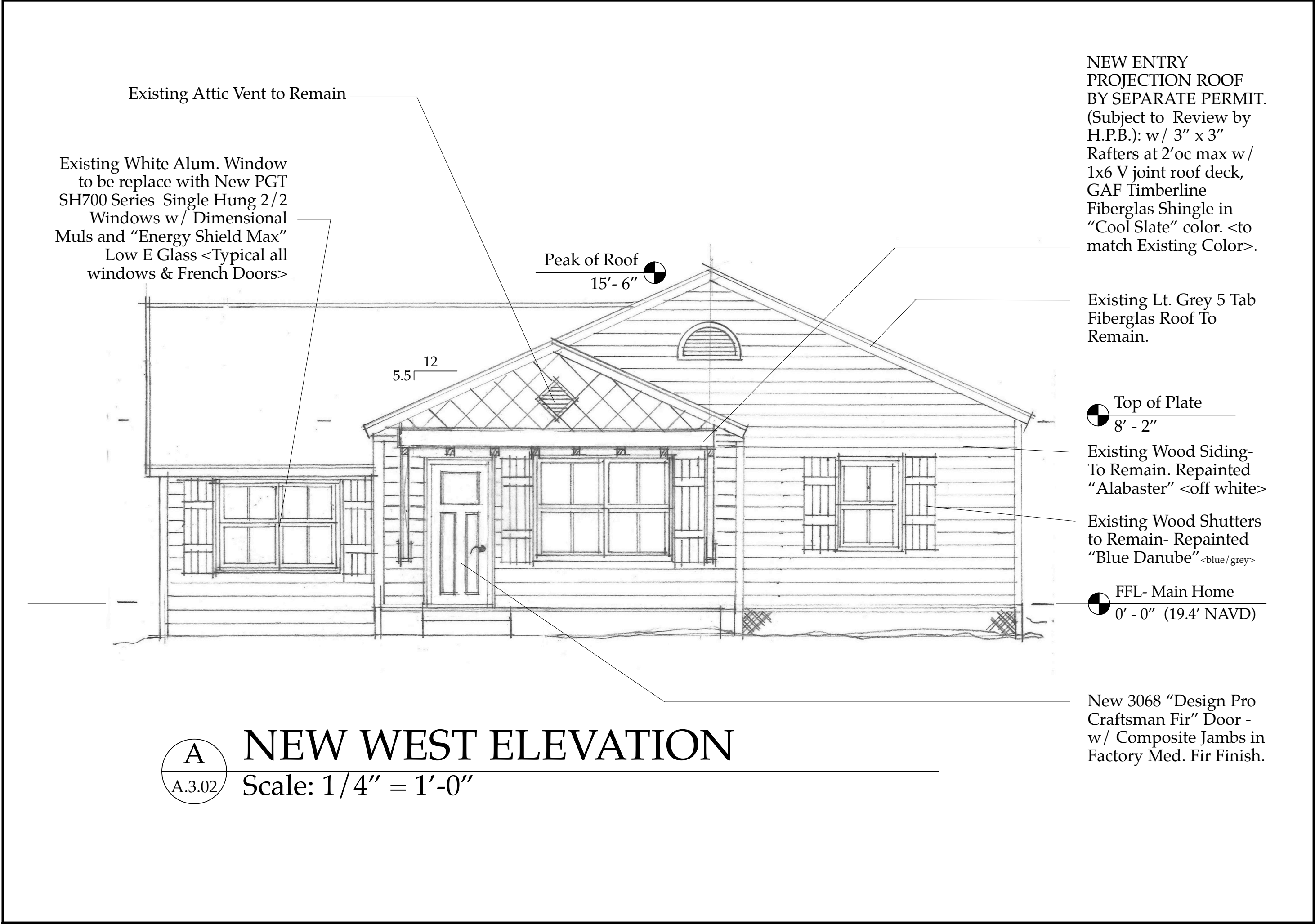
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EXISTING East & West, North & South Elevations
A3.01

Darack Residence
Renovations & Additions

5/16/09		Issue Note
No.	Date	Issue Notes
		Daniel Sloan, AR95577 Date: _____
Design Firm		
Sloan & Sloan - Architecture + I.D. 106 SE 7th Avenue, Ste. B Delray Bch, FL 33483 (561) 243-8755		
Consultant		
Project Title		
Darack Residence Renovations & Additions 235 NE 1st Avenue		
Drawing Title		
EXISTING N-S-E-W ELEVATIONS of Main Residence		
Project Manager		Project ID
D. Sloan		Darack Residence Project
Drawn By		Scale
D. Sloan		1/4" = 1'-0"
Reviewed By		Drawing No.
D. Sloan		A3.01
Date		_____ of _____
8/24/2019		
CAD File Name		Total Sheets
Darack_Reno_NEWBldg.vrx		



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SLOAN ARCHITECTURE INTERIOR DESIGN

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No.	Date	Appr	Revision Notes
1	7/19/19		Issued for C.O.A. & VARIANCE Review.
2	8/24/19		ADDED NAVD Elevation Information

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Darack Residence Renovations & Additions

No.	Date	Issue Note
A	5/16/09	Issue Note

Design Firm: Sloan & Sloan- Architecture + I.D.
106 SE 7th Avenue, Ste. B
Delray Bch, FL 33483
(561) 243-8755

Consultant:

Project Title: Darack Residence Renovations & Additions
235 NE 1st Avenue

Drawing Title: NEW N-S-E-W ELEVATIONS of Main Residence

Project Manager	Project ID
D. Sloan	Darack Residence Project

Drawn By	Scale
D. Sloan	1/4" = 1'-0"

Reviewed By	Drawing No.
D. Sloan	A.3.02

Date: 8/24/2019
CAD File Name: Darack_Reno_NEWBldg.vrx
Total Sheets

*0'-0" Bldg. Ht = 19.40' NAVD
(Mean Ht. Above Sea Level)*

MEAN Crown of Road = 17.89 NAVD Existing White Alum. Window to be replace with New
PGT SH700 Series Single Hung 2/2 Windows w/
Dimensional Muls and "Energy Shield Max" Low E
Glass <Typical all windows & French Doors>

Existing White Alum. Window to be replace with New
PGT SH700 Series Single Hung 2/2 Windows w/
Dimensional Muls and "Energy Shield Max" Low E
Glass <Typical all windows & French Doors>



Top of Plate
8' - 2"

Existing Wood Siding- To Remain.
Repainted "Alabaster" <off white>

Existing Wood Shutters to Remain-
Repainted "Blue Danube" <blue/grey>

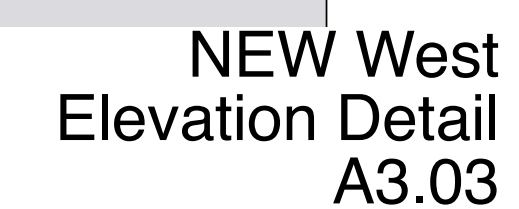
FFL- Main Home
0' - 0" (19.4' NAVD)

Extended Conc. Porch with New
Conc. Steps to match existing

1. Front Door - "Jeld Wen Design Pro Fir Craftsman" Factory Stained Med. Fir Color
- 1b. All other Exterior Doors are PGT Factory White
2. Shutters - Benjamin Moore "Blue Danube" (2062-30)
3. Siding- Benjamin Moore "Alabaster" (OC-129)
4. Cornerboards, Window & Door Surrounds- Benjamin Moore "Alabaster" (OC-129)

New 3068 "Design Pro Craftsman
Fir" Door - w/ Composite Jambs in
Factory Med. Fir Finish.

NEW WEST ELEVATION
 Scale: 3/8" = 1'-0"



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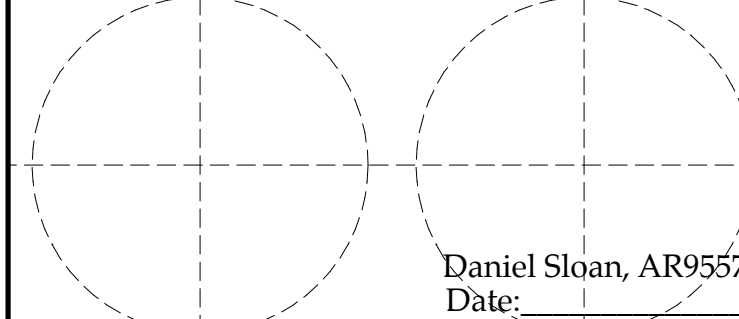
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Darack Residence Renovations & Additions

A	5/16/09	Issue Note
No.	Date	Issue Notes
		
Design Firm Sloan & Sloan - Architecture + I.D. 106 SE 7th Avenue, Ste. B Delray Bch, FL 33483 (561) 243-8755		
Consultant		
Project Title Darack Residence Renovations & Additions 235 NE 1st Avenue		
Drawing Title NEW WEST ELEVATION-DETAIL of Main Residence		
Project Manager D. Sloan		Project ID Darack Residence Project
Drawn By D. Sloan		Scale 1/4" = 1'-0"
Reviewed By D. Sloan		Drawing No. A.3.03
Date 8/24/2019		of _____
CAD File Name Darack_Reno_NEWBldg.vwx		Total Sheets