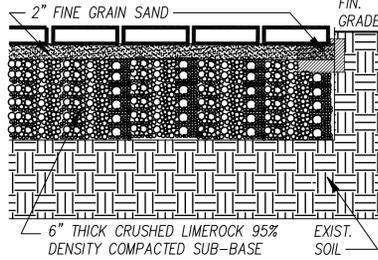




### ALUMINUM SCREEN FENCE

SCALE: NTS.

PAVERS (BY OTHERS) FOR REAR PATIO, DRIVEWAY AND PARKING AREA (CONTRACTOR TO PROVIDE SPECS AND DETAILS). DESIGN, FINISHES AND TYPE OF PAVERS, SHALL BE SELECTED BY OWNER.



### PAVER DETAIL

SCALE: NTS.

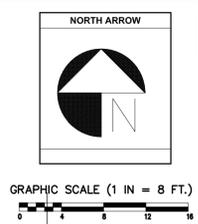
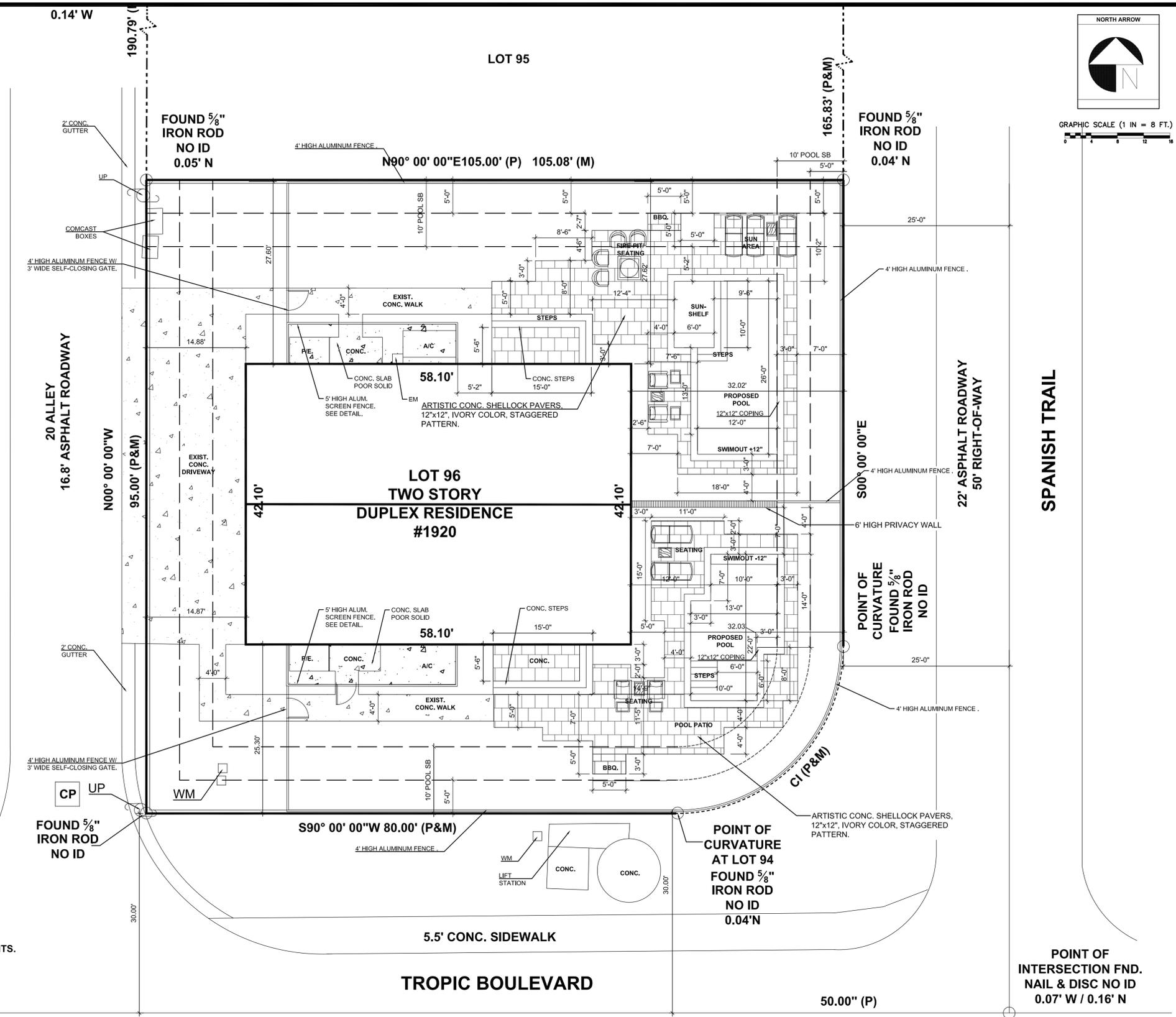
### LOT COVERAGE

1920 SPANISH TRAIL, DELRAY BEACH, FL  
TWO STORY RESIDENCE

TOTAL LOT AREA	9870 AC. (100%)
BUILDING LOT COVERAGE	2446 SF (24.78%)
POOL AND PATIO AREA	2156 SF
PAVING AND DRIVEWAY AREA	1140 SF
TOTAL IMPERVIOUS AREA	5742 SF (58.18%)
TOTAL OPEN/PERVIOUS AREA PROVIDED	4128 SF (41.82%)

### GENERAL NOTES

- CONSTRUCTION SHALL FOLLOW "FLORIDA RESIDENTIAL BUILDING CODE-2023 8TH EDITION." AS ADOPTED BY THE COUNTY AND DELRAY BEACH AS APPLICABLE AND ALL APPLICABLE AMENDMENTS.
- BUILDER SHALL COORDINATE ALL THE WORK OF ALL THE TRADES.
- BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO STARTING ANY WORK AND NOTIFY ARCHITECT IN WRITING IMMEDIATELY OF ANY DISCREPANCY.
- DO NOT SCALE DRAWINGS.
- SUBMIT MINIMUM THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE CODE, CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE, IN ITS ENTIRETY, AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
- THE BUILDER RESERVES THE RIGHT TO SUBSTITUTE ITEMS WHICH THEY BELIEVE TO BE EQUAL OR BETTER THAN ITEMS SPECIFIED ON THESE DRAWINGS WITHOUT ANY PRIOR NOTICE. ITEMS WHICH, WHEN SUBSTITUTED, REQUIRE APPROVAL OF THE BUILDING OFFICIAL, WILL BE SUBMITTED TO THE BUILDING OFFICIAL.
- SEE POOL ENGINEERING DRAWINGS FOR FINAL LAYOUT AND CONSTRUCTION DETAILS/ SPECIFICATIONS FOR POOL CONSTRUCTION.
- POOL CONTRACTOR IS RESPONSIBLE FOR POOL PERMITTING PRIOR TO CONSTRUCTION.
- CIVIL ENGINEER TO PROVIDE PAVING AND DRAINAGE PLANS AND CALCULATIONS.
- ALL EXISTING TREES PALMS TO REMAIN MUST BE PROTECTED BY APPROVED TREE BARRIER. TREES/ PALM TO BE RELOCATED MUST BE ROOT PRUNED AND RELOCATED PRIOR TO CONSTRUCTION.



# SITE LAYOUT PLAN

SCALE: 1/8" = 1'-0"

**DUPLEX RESIDENCE**  
1920 SPANISH TRAIL, DELRAY BEACH, FL.  
**SITE LAYOUT PLAN**

**MAJESTIC VIEWS**  
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REV. NO.	DATE
REV. #1.	04.16.25

JOB NO:  
DRAWN BY: LIV  
DATE: 07.15.24  
SCALE: 1/8" = 1'-0"

SHEET NO.  
**SL-1**