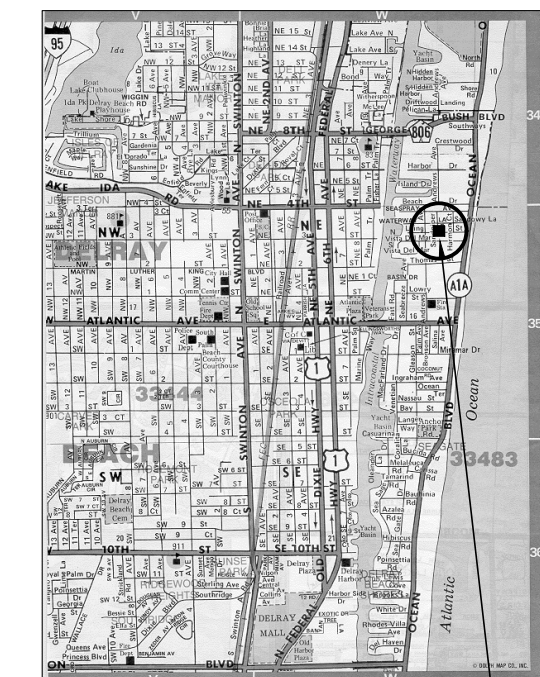
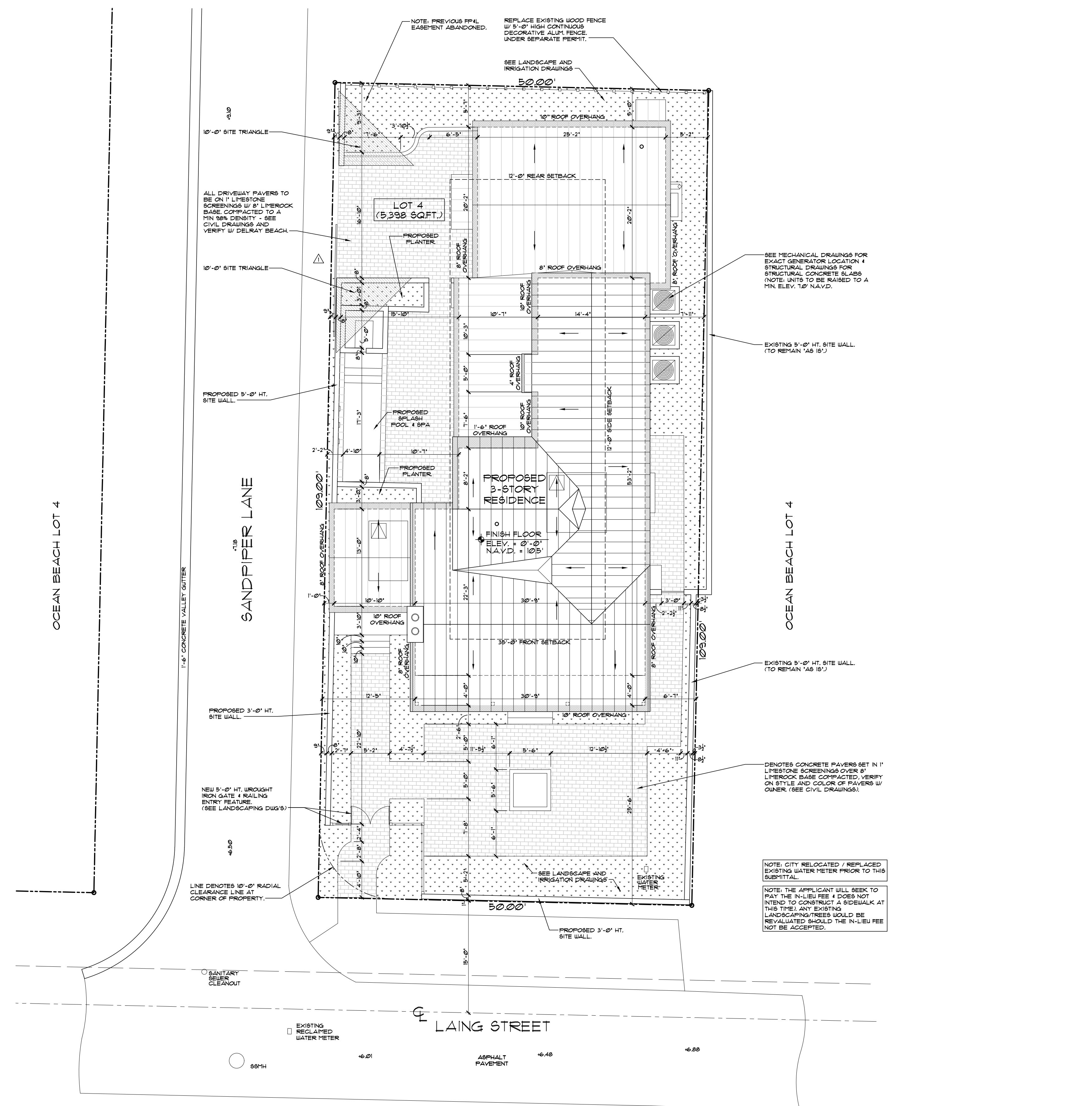


NOTES:

1. DO NOT SCALE DRAWINGS!
2. FIELD VERIFY ALL DIMENSIONS!
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
4. ALL AREA CALCULATIONS ARE APPROX.



PROPOSED PROJECT IS LOCATED ON THE NORTH SIDE OF LAING STREET.
VICINITY MAP

GENERAL NOTES:

1. IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOBSITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSETS, ANCHORS, ANGLE BRACES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
4. ALL DETAILS AND REVISIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSIDERED TO APPLY TO ANY SIMILAR SITUATION UNLESS NOTED OTHERWISE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
5. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED PRIOR WRITTEN CONSENT FROM THE ARCHITECT.

SET BACKS:

	REQUIRED	PROPOSED	PROPOSED	PROPOSED
		GROUND FLOOR	SECOND FLOOR	THIRD FLOOR
FRONT	35'-0"	29'-6"	29'-4"	29'-4"
SIDE STREET	17'-0"	1'-0"	1'-0"	12'-2"
		(5'-2" GARAGE)	(5'-2" GARAGE)	
SIDE INTERIOR	12'-0"	1'-3"	1'-3"	6'-1"
REAR	12'-0"	5'-0"	6'-1" FRONT CORNER	25'-1"
			6'-1" FRONT CORNER	
ALLOWABLE HT.	35'-0" (MEAN RF HT)	24'-1"	31'-3 1/2"	31'-3 1/2"
	(ABOVE FDC - FREEBOARD / ELEVATION)	(MEAN RF HT)	(MEAN RF HT)	(MEAN RF HT)

ZONING R-1-AAA (BEACH OVERLAY DISTRICT)

PROPOSED SITE DATA

TOTAL SITE AREA	5,398 S.F.
TOTAL BLDG FOOTPRINT	2,160 S.F.
DRIVEWAY & PAVERS	1,911 S.F.
TOTAL IMPERVIOUS AREA (PAVERS, ASPHALT ETC.)	4,071 S.F.
TOTAL PERVIOUS AREA (LANDSCAPING)	1,327 S.F.
TOTAL LOT COVERAGE	4,021 S.Q.F.T. / 5,398 S.Q.F.T. = 74.49%

DESCRIPTION:

ALL OF A PARCEL OF LAND LYING IN DELRAY BEACH PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE WEST 500 FEET OF THE FRACTIONAL EAST HALF (E1/2) OF SECTION 36, TOWNSHIP 46, SOUTH RANGE 43 EAST, ON FILE IN PLAT BOOK 1, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN EAST ALONG THE SOUTH LINE OF SAID LOT 4, ALSO BEING THE ORIGINAL NORTH LINE OF LAING STREET A DISTANCE OF 290 FEET; THENCE RUN NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 4, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG SAID PARALLEL WITH THE SAID WEST LINE OF LOT 4, A DISTANCE OF 50 FEET; MORE OR LESS TO A POINT IN A LINE 100 FEET NORTH OF AND PARALLEL WITH THE SAID SOUTH LINE OF LOT 4, THENCE RUN WEST PARALLEL WITH THE SAID SOUTH LINE OF LOT 4, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

SAID LOT 4 IS ALSO SHOWN ON APPENDED PLAT NO. 3, OF BEACH LOTS 4, 8 AND 9 PART OF THE EAST HALF OF SECTION 36, TOWNSHIP 46, SOUTH RANGE 43 EAST, DELRAY BEACH, FLORIDA AS RECORDED IN PLAT BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LEGEND:

- CONCRETE SIDEWALK
- CONCRETE PAVERS SET IN 1" LIMESTONE
- TWO STORY RESIDENCE (ROOF TILE)

APPROVED VARIANCES

- VARIANCES APPROVED (12/021-0718)
1. MAINTAIN A 1ST AND 2ND STORY SETBACK OF 29'-6", ESTABLISH A SETBACK ON THE 3RD STORY AT 29'-6"
 2. MAINTAIN EXISTING SETBACK OF 1' FOR THE 1ST STORY, REDUCE THE EXISTING 2ND STORY SETBACK FROM 12'-5" TO 1'
 3. REDUCE EXISTING SETBACK FROM 6'-6" TO 5'-2" FOR A PORTION OF THE 1ST AND 2ND STORIES ASSOCIATED WITH THE CONSTRUCTION OF A TWO-STORY ADDITION, ESTABLISH A SETBACK ON THE 3RD STORY AT 6'-1"
 4. ESTABLISHING A REAR SETBACK OF FIVE FEET ASSOCIATED WITH THE CONSTRUCTION OF A TWO-STORY ADDITION WHEREAS 12 FEET IS REQUIRED FOR THE 1ST STORY AND 17 FEET IS REQUIRED FOR THE 2ND STORY.
- VARIANCES APPROVED (12/022-0712)
- ALLOW A POOL TO EXTEND INTO A STREET SIDE SETBACK AREA, MAINTAINING A SETBACK LESS THAN THE MINIMUM REQUIRED 10 FEET TO INSTEAD ALLOW A SETBACK OF 2'-2" AT 1221 LAING ST.

WAIVER APPROVED ON 6/1/21:
RESOLUTION NO. 89-21
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, GRANTING A WAIVER REQUEST TO SECTION 4.3.4(H)(4)(d) OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW THE SECOND AND THIRD FLOOR BALCONIES TO EXTEND FOUR FEET TWO INCHES INTO THE FRONT SETBACK FOR THE PROPERTY LOCATED AT 1221 LAING STREET, AS MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.



architect, planner and designer

1045 East Atlantic Ave. Suite 303
DeLray Beach, Florida 33483
TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR BUILDING PERMIT

BIDS
PERMIT 05.0323
CONSTRUCTION

PROJECT TITLE

PROPOSED WEINBERG RESIDENCE

1221 LAING ST. DELRAY BEACH, FL

- REVISIONS
- REVIS 1/8/22 AS PER P4Z COMMENTS:
 1. PLANTERS HAVE BEEN REINTRODUCED TO NORTH AND SOUTH SIDES OF PROPOSED POOL TO MAINTAIN CONSISTENCY WITH PREVIOUS PLANS.
 2. SITE DATA HAS BEEN REVISED TO 74.49% IMPERVIOUS / 25.51% PERVIOUS.
 - REVIS 8/5/24 AS PER CLIENT:
 1. REVISED EXISTING FRAMED EXTERIOR WALLS TO CMU BLOCK.
 2. AREAS OF EXISTING HAND FRAMED ROOF FRAMING HAS BEEN REVISED TO PRE-ENGINEERED TRUSS SYSTEM.
 3. EXISTING SITE WALLS HAVE BEEN REVISED TO BE PROPOSED SITE WALLS.

FILE NUMBER **810A101**

PROPOSED SITE PLAN

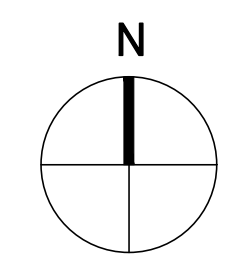
DATE **6.30.21** | DRAWN BY **GE/MJ**
JOB NUMBER **20200810**

DRAWING NUMBER

A1.01

1 PROPOSED SITE PLAN

A101 SCALE: 1/8" = 1'-0"



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