

PROJECT RELIEF CHART

SYB.	REQUEST & LDR SECTION	REQ'D	PROPOSED
1	VARIANCE REQUEST: SIDE INTERIOR SETBACK REDUCTION LDR SECTION 4.3.4(K)	7'-6"	5'-0"
2	WAIVER REQUEST-1: INCREASE MAX WIDTH BLDG FACING STREET LDR SECTION 4.4.24(F)(4)	60'-0"	64'-2 1/2" / SWINTON 74'-5 1/2" / SE 2ND AVE
3	WAIVER REQUEST-2: REDUCE LANDSCAPE ISLAND AT END OF PKNG ROW LDR SECTION 4.4.16(H)(3)(I)	9'-0"	5'-8 1/2" / NORTH 6'-2" / SOUTH

TWO-STORY  
ADJACENT BUILDING  
F.F.E.L. = 20.33'

SITE STATS:

Gross Site Area:	13,150.0 sf
less 2'-6" Alley ROW Dedication:	250.5 sf
New Total Site Area:	12,899.5 sf

Existing 1-story Residence: 1,317 sf  
Existing 1-story renovated back to original porch: 254 sf  
New 1-story Addition: 2,789 sf  
New Total Building Area: 4,360 sf

Max Lot Coverage Allowed:	5,159.80 sf (40%)
Lot Coverage Proposed:	4,360.00 sf (33.80% of Site Area)
Sidewalk/Curbs:	916.45 sf (7.10% of Site Area)
TOTAL Impervious Area:	5,276.45 sf (40.90% of Site Area)

Min. Open (landscaped) Space Req'd:	3,224.87 sf (25.00%)
Open (landscaped) Space Proposed:	5,937.29 sf (46.03% of Site Area)
Permeable Pavers:	1,685.76 sf (13.07% of Site Area)
Total Pervious Area:	7,623.05 sf (59.10% of Site Area)
Water Bodies:	Not Applicable

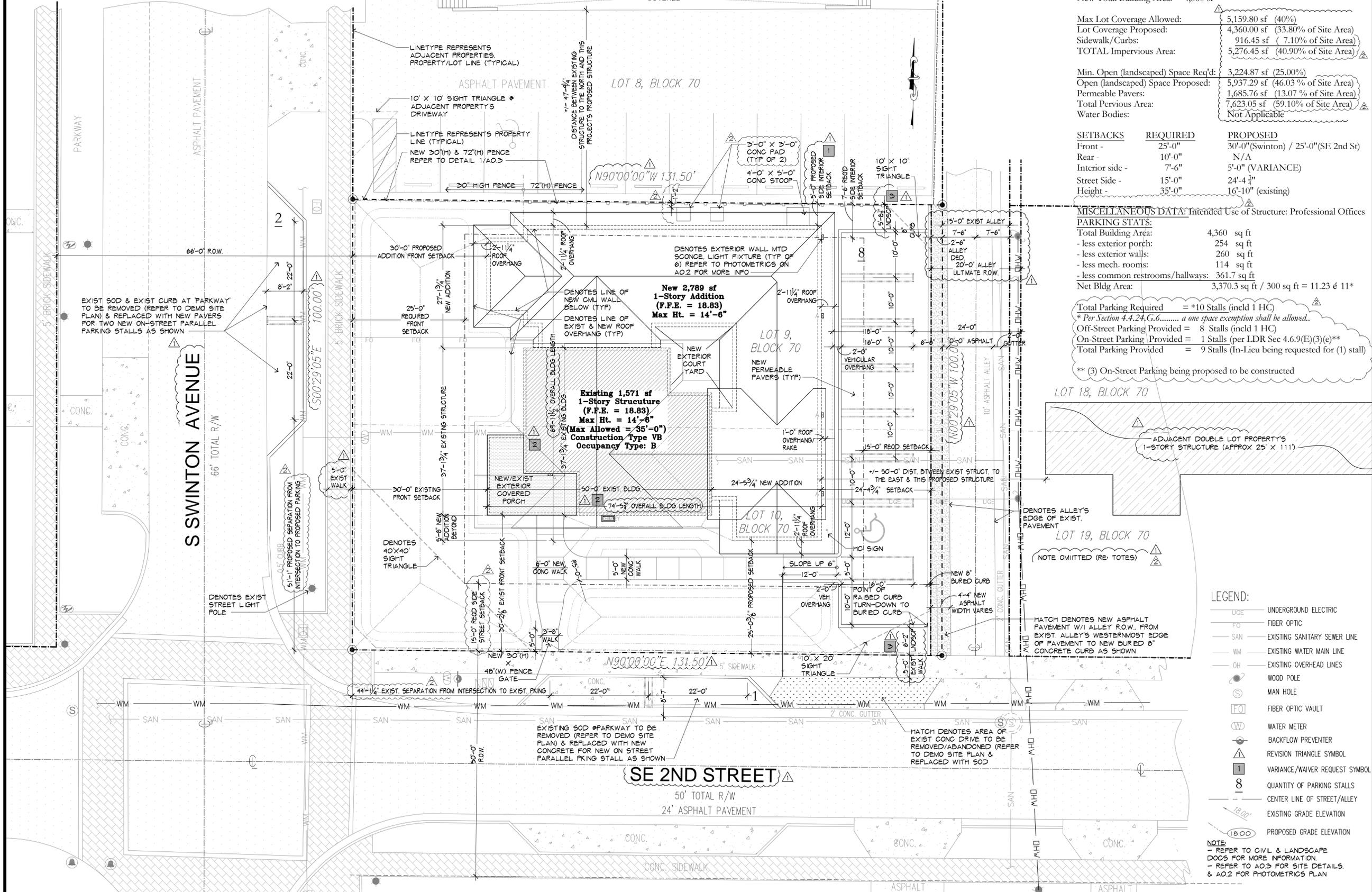
SETBACKS	REQUIRED	PROPOSED
Front -	25'-0"	30'-0" (Swinton) / 25'-0" (SE 2nd St)
Rear -	10'-0"	N/A
Interior side -	7'-6"	5'-0" (VARIANCE)
Street Side -	15'-0"	24'-4 1/2"
Height -	35'-0"	16'-10" (existing)

MISCELLANEOUS DATA: Intended Use of Structure: Professional Offices

PARKING STATS:

Total Building Area:	4,360 sq ft
- less exterior porch:	254 sq ft
- less exterior walls:	260 sq ft
- less mech. rooms:	114 sq ft
- less common restrooms/hallways:	361.7 sq ft
Net Bldg Area:	3,370.3 sq ft / 300 sq ft = 11.23 ± 11*

Total Parking Required = \*10 Stalls (incl 1 HC)  
\* Per Section 4.4.24.G.6..... a one space exemption shall be allowed.  
Off-Street Parking Provided = 8 Stalls (incl 1 HC)  
On-Street Parking Provided = 1 Stalls (per LDR Sec 4.6.9(E)(3)(c)\*\*  
Total Parking Provided = 9 Stalls (In-Lieu being requested for (1) stall)  
\*\* (3) On-Street Parking being proposed to be constructed



LEGEND:

- UGR UNDERGROUND ELECTRIC
- FO FIBER OPTIC
- SAN EXISTING SANITARY SEWER LINE
- WM EXISTING WATER MAIN LINE
- OH EXISTING OVERHEAD LINES
- WOOD POLE
- MAN HOLE
- FO FIBER OPTIC VAULT
- WM WATER METER
- BP BACKFLOW PREVENTER
- RT REVISION TRIANGLE SYMBOL
- 1 VARIANCE/WAIVER REQUEST SYMBOL
- 8 QUANTITY OF PARKING STALLS
- CL CENTER LINE OF STREET/ALLEY
- GE EXISTING GRADE ELEVATION
- 18.00 PROPOSED GRADE ELEVATION

NOTE:  
- REFER TO CIVIL & LANDSCAPE DOCS FOR MORE INFORMATION.  
- REFER TO AO3 FOR SITE DETAILS & AO2 FOR PHOTOMETRICS PLAN

**HNM ARCHITECTURE OFFICES**  
143 South Swinton Avenue  
Delray Beach, Florida

2018-10-25	TAC COMMENTS-2
2018-09-01	TAC COMMENTS-1
NO.	DATE / REVISION

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MICHAEL W. HANLON  
REGISTERED ARCHITECT  
AR 0017270

FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AR0017270  
ELECTRONIC SIGNATURE SERIAL NUMBER

HNM PROJECT NUMBER	17-030
ISSUED DATE	2018-11-06
SCALE	1" = 10'-0"
TITLE	SITE PLAN
DRAWING NUMBER	A-0.1