

# 1 PROPOSED SITE PLAN

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

LOW

BIBLIOS

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ZON (BE)	REARR ALLO (ABO)	FRONT SIDE :
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3.

REQUIRED	PROPOSED GROUND FLOOR	PROPOSED SECOND FLOOR	PROPOSED THIRD FLOOR
35'-0"	29'-6"	25'-4"	25'-4"
11'-0"	1'-0"	1'-0"	12'-2"
(5'-2" GARAGE)	(5'-2" GARAGE)	(5'-2" GARAGE)	
12'-0"	7'-3"	7'-3"	6'-7"
(6'-7" FRONT CORNER) (6'-7" FRONT CORNER)	5'-0"	5'-0"	25'-1"
12'-0"			
35'-0" (MEAN RF HT) 12'-0" (ELEVATION)	24'-1" (MEAN RF HT)	31'-3" (MEAN RF HT)	25'-1" (MEAN RF HT)
-AAA AY DISTRICT)			

# WEINBERG ADDITION RENOVATION

REPRODUCTION OR OTHER  
USE PROHIBITED  
BY LAW

**GENERAL NOTES**

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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 OCCUR ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL CONDENSATION AND DIMENSIONS AT THE JOBSITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CORRECT ALL DISCREPANCIES BETWEEN THE DRAWINGS, EXISTING CONDITIONS TO THE ARCHITECT PRIOR COMMENCING WORK.
3. CONTRACTOR SHALL SUPPLY, LOCATE AND FURNISH INTO THE WORK ALL INSERTS, ANCHORS, ANGLE PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEFLECTIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
4. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE 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 EXPRESS WRITTEN CONSENT FROM THE ARCHITECT.

**ZONING R-1-AAA (BEACH OVERLAY DISTRICT)**

**SET BACKS:**

	REQUIRED	PROPOSED GROUND FLOOR	PROPOSED SECOND FLOOR	PROPOSED THIRD FLOOR
FRONT	35'-0"	29'-6"	25'-4"	25'-4"
SIDE STREET	11'-0"	1'-0"	1'-0"	12'-2"
SIDE INTERIOR	12'-0"	(5'-2" GARAGE)	(5'-2" GARAGE)	6'-7"
REAR	12'-0"	(6'-1" FRONT CORNER)	(6'-1" FRONT CORNER)	5'-0"
ALL ALLOWABLE HT.	35'-0" (MEAN RF HT) (ABOVE FBC - FREEBOARD / ELEVATION)	24'-1" (MEAN RF HT)	31'-3½" (MEAN RF HT)	25'-1"

**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 550 FEET OF THE FRACTIONAL EAST HALF (E/2) OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ON FILE IN PLAT BOOK 1, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN EAST ALONG THE SOUTHWEST LINE OF SAID LOT 4, ALSO BEING THE ORIGINAL NORTH LINE OF LAINING STREET, A DISTANCE OF 250.00 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 THE PREVIOUS COURSE, A DISTANCE OF 100.2 FEET, MORE OR LESS, TO A POINT; THENCE RUN EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 50.0 FEET TO A POINT; THENCE RUN SOUTH PARALLEL WITH THE SAID WEST LINE OF LOT 4, A DISTANCE OF 109.2 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 50.0 FEET TO THE POINT OF BEGINNING.  
SAID LOT 4 IS ALSO SHOWN ON AMENDED PLAT NO. 3, OF BEACH LOT 4, AND 6, PART OF THE EAST HALF OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, DELRAY BEACH, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**APPROVED VARIANCES**

VARIANCES APPROVED (#2021-078)

- Maintain a 1st and 2nd story setback of 29'-6", established a setback on the 3rd story at 29'-6".
- Maintain existing setback of 1' for the 1st story, reduce the existing 2nd story setback from 12'-5" to 1'.
- 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'-7".
- Establishing a rear setback of five feet associated with the construction of a two-story addition whereas a feet is required for the 1st story and it feet is required for the 2nd story.

WAIVER APPROVED ON 6/1/21:  
RESOLUTION NO. 39-21

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, GRANTING A WAIVER REQUEST TO SECTION 4.34(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 LAINING STREET, AS MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

**EXISTING SITE DATA**

TOTAL SITE AREA	5,39
TOTAL BLDG FOOTPRINT DRIVEWAY & PAVERS	1,34
TOTAL IMPERVIOUS AREA (PAVERS, ASPHALT ETC.)	4,25
TOTAL PERVIOUS AREA (LANDSCAPING)	1,14
TOTAL LOT COVERAGE = 4,250 SQFT. / 5,398 SQFT. = 18.73%	

**PROPOSED SITE DATA**

TOTAL SITE AREA	5,39
TOTAL BLDG FOOTPRINT DRIVEWAY & PAVERS	2,11
TOTAL IMPERVIOUS AREA (PAVERS, ASPHALT ETC.)	4,0
TOTAL PERVIOUS AREA (LANDSCAPING)	1,37
TOTAL LOT COVERAGE = 4,021 SQFT. / 5,398 SQFT. = 14.49%	

**LEGEND:**



CONCRETE SIDEWALK



CONCRETE PAVERS SET IN 1" LINES



TWO STORY RESIDENCE (ROOF TILE)

**GENERAL NOTES:**

**NOTES:**

- DO NOT SCALE DRAWINGS!
- FIELD VERIFY ALL DIMENSIONS!
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS (SEE GENERAL NOTES.)
- ALL AREA CALCULATIONS ARE APPROXIMATE.

PROPOSED PROJECT IS LOCATED ON THE NORTH SIDE OF LAINING STREET.

**VICINITY MAP**



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18H	CE	REVS	BUILDING PERMIT
ONE	),	REVISIONS	PERMIT
E	SOUTH	△ REVISED 11/8/22 AS PER PERMIT COMMENTS: 1. PLANTERS HAVE BEEN REINTRODUCED TO NORTH AND SOUTH SIDES OF PROPOSED TO MAINTAIN CONSISTENCY WITH PREVIOUS PLANS. 2. SITE DATA HAS BEEN REVISED TO 14.49% IMPERVIOUS / 25.5% PERVIOUS.	11/15/22
12/21/22	S/F	PROJECT TITLE	CONSTRUCTION
PROPOSED WEINBERG ADDITION & RENOVATION		1221 LAING ST. DELRAY BEACH, FL	
DRAWING NUMBER	FILE NUMBER	DRAWING TITLE	REVISIONS
20200810	810A101		△ REVISED 11/8/22 AS PER PERMIT COMMENTS: 1. PLANTERS HAVE BEEN REINTRODUCED TO NORTH AND SOUTH SIDES OF PROPOSED TO MAINTAIN CONSISTENCY WITH PREVIOUS PLANS. 2. SITE DATA HAS BEEN REVISED TO 14.49% IMPERVIOUS / 25.5% PERVIOUS.
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