



THE NORTH SIDE OF LAING STREET

## 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/ DRAWING. (SEE GENERAL NOTES).
4. ALL AREA CALCULATIONS ARE APPROX

## GENERAL NOTES

1. It is the duty of the architect that the design of the building be based on a sound engineering analysis, and that the building be designed to meet the minimum standards of safety and service required by the building code and the local ordinance.
2. The architect shall, upon completion of the design, submit to the building department a set of plans and specifications for the building, and shall be responsible for the design and construction of the building in accordance with the building code and the local ordinance.
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| SET BACKS:                 |                    |  |
|----------------------------|--------------------|--|
| FRONT                      | REQUIRED<br>35'-0" | PROPOSED<br>GROUND FLOOR<br>35'-0"   |
| SIDE STREET                | 17'-0"             | 17'-0"   |
| BACK INTERIOR              | 12'-0"             | (5'-2" GARAGE) (5'-2" GARAGE)<br>(6'-1" FRONT CORNER) (6'-1" FRONT CORNER) |
| REAR                       | 12'-0"             | 5'-0"  |
| AL. ABOVE HG. (PRE-RENOV.) | 35'-0" (MEAN HT.)  | 24'-1"   |
| AL. ABOVE HG. (RE-RENOV.)  |                    | 31'-3/4" (MEAN HT.)  |

(BEACH OVERLAY DISTRICT)

| EXISTING SITE DATA  |           |
|---|-----------|
| TOTAL SITE AREA   | 5300 S.F. |
| TOTAL PAVING AREA (PAVEMENT, DRIVEWAY, DRIVEWAY PAVEMENT) | 2442 S.F. |
| TOTAL PAVEMENT AREA (PAVEMENT, ASPHALT, ETC.)             | 2600 S.F. |
| TOTAL PAVED AREA (LANDSCAPING)                            | 4240 S.F. |
| TOTAL LOT COVERAGE: 4240 SQ.FT. / 5300 SQ.FT. = 79.8%     | 140 S.F.  |

  

| PROPOSED SITE DATA  |           |
|---|-----------|
| TOTAL SITE AREA   | 5190 S.F. |
| TOTAL PAVING AREA (PAVEMENT, DRIVEWAY, DRIVEWAY PAVEMENT) | 2102 S.F. |
| TOTAL PAVEMENT AREA (PAVEMENT, ASPHALT, ETC.)             | 181 S.F.  |
| TOTAL PAVED AREA (LANDSCAPING)                            | 391 S.F.  |
| TOTAL LOT COVERAGE: 181 SQ.FT. / 5190 SQ.FT. = 3.48%      |           |

**DESCRIPTION:**[illegible]

**LEGEND:**

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

## APPROVED VARIANCES

1. MAINTAIN 1ST AND 2ND STORY SEBACK OF 23'-6" ESTABLISH A SEBACK ON THE 3RD STORY AT 73'-6"
2. MAINTAIN EXISTING SEBACK FOR THE 1ST STORY. FOR A REDUCE EXISTING SEBACK 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 SEBACK ON THE 3RD STORY AT 67'-6"
3. MAINTAIN EXISTING SEBACK OF 15'-0" HAVE FEET ASSOCIATED WITH THE CONSTRUCTION OF A TWO-STORY ADDITION WHEREAS 12 FEET IS REQUIRED FOR THE 1ST STORY AND 11 FEET IS REQUIRED FOR THE 2ND STORY.

WALVER APPROVED ON 6/1/21:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, GRANTING A WAIVER REQUEST TO SECTION 4.3.4(1)(4) OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW THE SECOND AND THIRD FLOOR BALCONES TO EXCEED FOUR FEET TWO INCHES INTO THE FRONT SETBACK FOR THE PROPERTY LOCATED AT 1221 LANG STREET. AS MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

PROJECT TITLE

**PROPOSED  
WEINBERG  
ADDITION &  
RENOVATION**

1221 LAING ST.  
DELRAY BEACH, FL

REVISIONS

REVISED 1/8/22 AS PER P12 COMMENTS:

1. PLANTERS HAVE BEEN REINTRODUCED TO NORTH AND SOUTH SIDES OF PROPOSED FOOD TO MAINTAIN CONSISTENCY WITH PREVIOUS PLANS.

2. SITE DATA HAS BEEN REVISED TO 14.4% IMPERVIOUS / 25.5% PERVIOUS.

THIS DRAWING IS NOT FOR CONSTRUCTION, IT HAS BEEN ISSUED FOR GOVERNMENTAL REVIEW AND/OR PRELIMINARY PRICING ONLY.

FILE NUMBER  
**810A101**

DRAWING TITLE

# PROPOSED SITE PLAN

DATE | DRAWN BY

20200810

DRAWING NUMBER

# A1.01