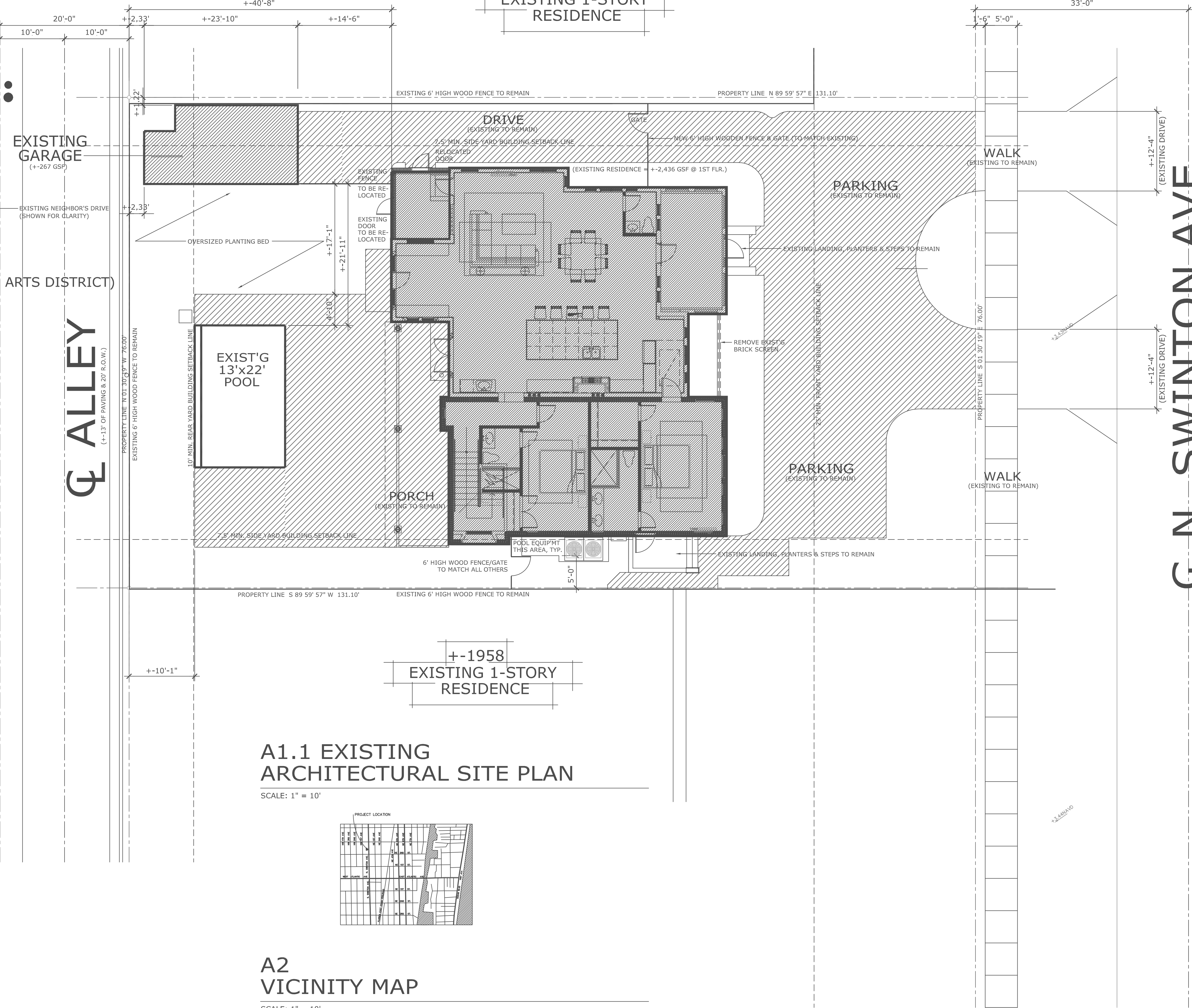
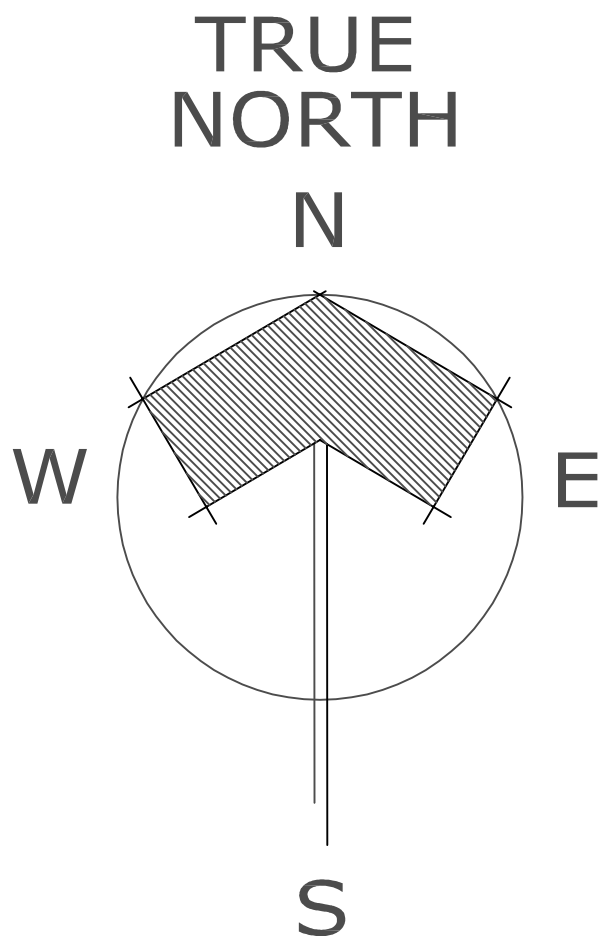


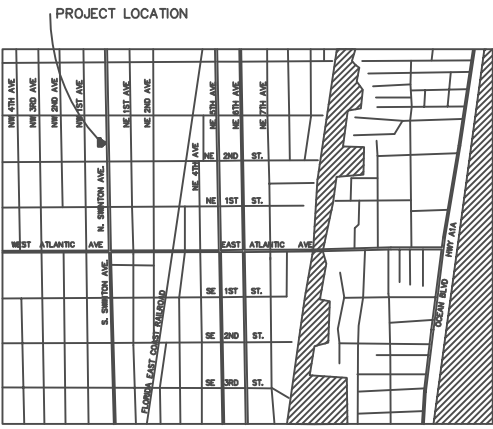
LEGAL DESCRIPTION:
THE SOUTH ONE (1) FOOT OF LOT 5, ALL OF LOT 6 AND THE NORTH 1/2 OF LOT 7, BLOCK 58, METCALF'S SUBDIVISION OF BLOCK 50 AND 58 IN THE CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 10, PAGE 47.

SITE DATA:
(APPROX. 9,963.60 SQ. FT. OR +- 0.23 ACRES)
ZONED: OSSHAD (OLD SCHOOL SQUARE HISTORIC ARTS DISTRICT)
PROPOSED USE: SINGLE FAMILY RESIDENCE



**A1.1 EXISTING
ARCHITECTURAL SITE PLAN**

SCALE: 1" = 10'



**A2
VICINITY MAP**

SCALE: 1" = 10'

Seal	Drawn RW COPE Project No. 2022.39BABIARZ CAD File No. EXISTING SITE PLAN Date APRIL 07, 2023 Drawing No.	Florida License No. AR0013552	COPE ARCHITECTS, INC. 114 1/2 NE 1ST AVENUE DELRAY BEACH, FLORIDA 33444-3713 ARCHITECTURE - PLANNING - INTERIORS		THE BABIARZ RESIDENCE 226 N SWINTON AVE. DELRAY BEACH, FLORIDA 33444		CONSULTANT SEAL	
			Drawing Title		SITE PLAN			
			cell 561.274-0706 email copearchitects@bellsouth.net					
A2.1		of				No.	REVISIONS	Date

PROJECT DATA:

PROPOSED TOTAL GROUND FLOOR AREA -	+/- 3,011.00 SQ. FT.	+/- 30.22% OF SITE
PARKING & PAVED AREAS -	+/- 4,175.60 SQ. FT.	+/- 41.91% OF SITE
OPEN LANDSCAPED SPACE -	+/- 2,491.00 SQ. FT.	+/- 25.00% OF SITE
WATER BODIES (POOL) -	+/- 286 SQ. FT.	+/- 2.87% OF SITE

TOTALS	+/- 9,963.60 SQ. FT.	100% OF SITE
--------	----------------------	--------------

PARKING DATA:

OSSHAD: SINGLE FAMILY RESIDENTIAL:

TWO (2) PER HOUSEHOLD
ONE GUEST (1) PER HOUSEHOLD
THREE (3)

TOTALS:

LEGAL DESCRIPTION:

THE SOUTH ONE (1) FOOT OF LOT 5, ALL OF LOT 6 AND THE NORTH 1/2 OF LOT 7, BLOCK 58, METCALF'S SUBDIVISION OF BLOCK 50 AND 58 IN THE CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 10, PAGE 47.

SITE DATA:

(APPROX. 9,963.60 SQ. FT. OR +/- 0.23 ACRES)

ZONED: OSSHAD (OLD SCHOOL SQUARE HISTORIC ARTS DISTRICT)

PROPOSED USE: SINGLE FAMILY RESIDENCE

GENERAL CIVIL NOTES:

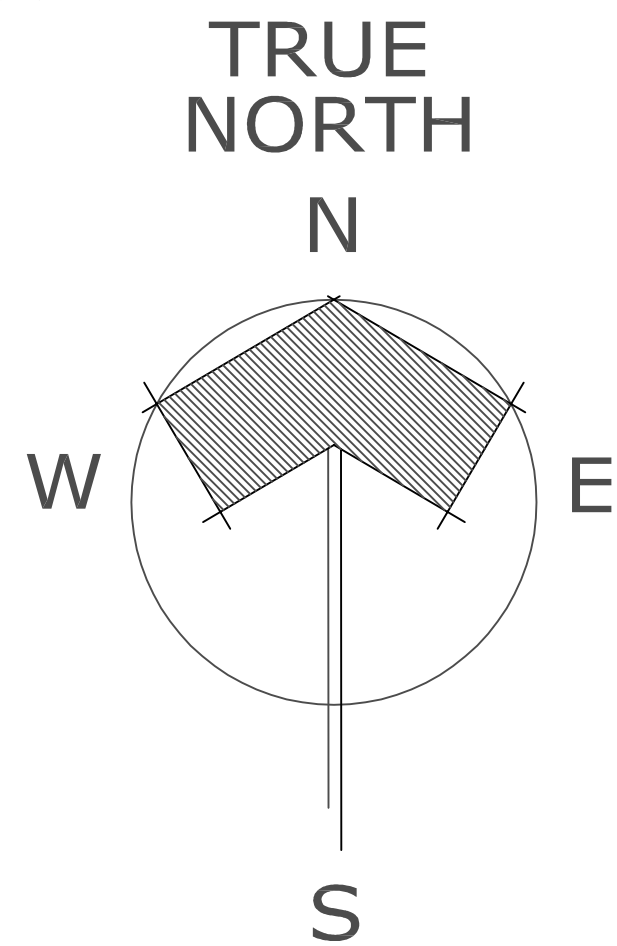
- 1.) THERE ARE TWO (2) EXISTING DRIVEWAYS WITHIN 50' OF SUBJECT PROPERTY
- 2.) THERE ARE NO EXISTING TREES NOR VEGETATION W/ A DIA. OF 4' OR GREATER ON SUBJECT PROPERTY

GENERAL GRADING NOTES:

- 1.) UNDER NO CIRCUMSTANCES SHALL THIS PROPERTY BE GRADED SO THAT STORM WATER RUNS OFF ONTO ANY ADJACENT PROPERTIES.
- 2.) SEE SUFFICIENT PROPOSED FINAL GRADES AND ASSOCIATED DETAIL INSURING STORM WATER DOES NOT FLOW ONTO ADJACENT PROPERTIES.
- 3.) PLEASE SEE SURVEY FOR EXISTING GRADES @ ALL PROPERTY LINES & ON ALL ADJACENT PROPERTIES. MINIMUM TWO (2) GRADES PER PROPERTY LINE.
- 4.) PLEASE SEE FLOOR PLANS FOR FINISH FLOOR ELEVATIONS OF ALL STRUCTURES WHICH ARE ALL MINIMUM 18" ABOVE THE CROWN OF THE ADJACENT STREETS OR ROADWAYS.
- 5.) PLEASE SEE SITE PLAN AND DETAILS FOR MINIMUM 3" DEEP SODDED SWALE BETWEEN SITE'S PROPERTY LINE AND ALL ADJACENT STREETS OR ROADWAYS.

SYMBOLS LEGEND:

+4.80' HAYO
+4.80' HAYO
+4.80' HAYO
EXISTING TOPOGRAPHY (GRADE) TO REMAIN - SEE SURVEY
PROPOSED NEW TOPOGRAPHY (FINISH GRADE)



PROJECT SITE DATA CHART:

OSSHAD	MIN. LOT SIZE (sq. ft.)	MIN. LOT WIDTH/ FRONTAGE (ft.)	MIN. LOT DEPTH (ft.)	MIN. FLOOR AREA (sq. ft.)	MIN. OPEN SPACE (%)	MAX. LOT COVERAGE (%)	MIN. FRONT SETBACK (ft.)	MIN. NORTH INTERIOR SETBACK (ft.)	MIN. SOUTH INTERIOR SETBACK (ft.)	MIN. REAR SETBACK (ft.)	MAX. BUILDING HEIGHT/ # OF FLRS. (ft.)	DENSITY (UNITS PER ACRE) (#)	NO. OF DWELLING UNITS (#)	WATER BODIES (POOL) (ft.)	PERVIOUS/ IMPERVIOUS AREA (ft.)	SIZE OF EXISTING RESIDENCE (gross sq. ft.)	SIZE OF DIFFERENT GARAGES (gross sq. ft.)
REQUIRED	8,000	60'-0"	100'-0"	1,000	25	40	25'-0"	7'-6"	7'-6"	10'-0"	35'-0"	na	-	-	-	-	-
PROVIDED	9,963.6	76'-0"	131'-1"	3,011	25	30.2	+37'-10"	+2'-0"	+7'-0"	10'-1"	no change	na	1	286	5,745/4,255	+2,436	+267
EXISTING	9,963.6	76'-0"	131'-1"	2,703	72.8	27.2	+37'-10"	+1'-2"	+7'-0"	+2'-4"	no change	na	1	0	5,112/4,888	+2,436	+478

*VARIANCE REQUIRED

NORTH SIDE YARD BUILDING SETBACK = 7'-6".....2'-0" REQUESTED (5'-6" REDUCTION)
REQUEST MEETS VISUAL COMPATIBILITY STANDARDS SECTION LDR 4.5.1(B)(7)(m)
SETBACK

A1 PROPOSED ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'

A2 VICINITY MAP

SCALE: 1" = 10'

Seal

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Project No.
2022.39BABIARZ
CAD File No.
PROPOSED SITE PLAN
Date
APRIL 07, 2023
Drawing No.

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Consultant Seal

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1141 W. N.E. 1ST AVE.
DELRAY BEACH, FLORIDA 33444-3713
ARCHITECTURE - PLANNING - INTERIORS
cell 561.274-0706 email copearchitects@bellsouth.net

THE BABIARZ RESIDENCE
226 N SWINTON AVE.
DELRAY BEACH, FLORIDA 33444

SITE PLAN

No.

REVISIONS

Date

A12 PROPOSED ARCHITECTURAL GARAGE ROOF PLAN

SCALE: 1/4" = 1'-0"

A13 EXISTING ARCHITECTURAL GARAGE ROOF PLAN

SCALE: 1/4" = 1'-0"

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CAD File No.
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DELRAY BEACH, FLORIDA

Drawing Title
GARAGE ROOF PLANS

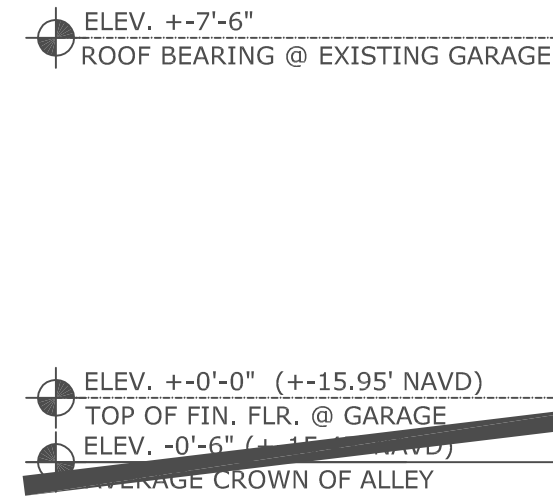
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Seal

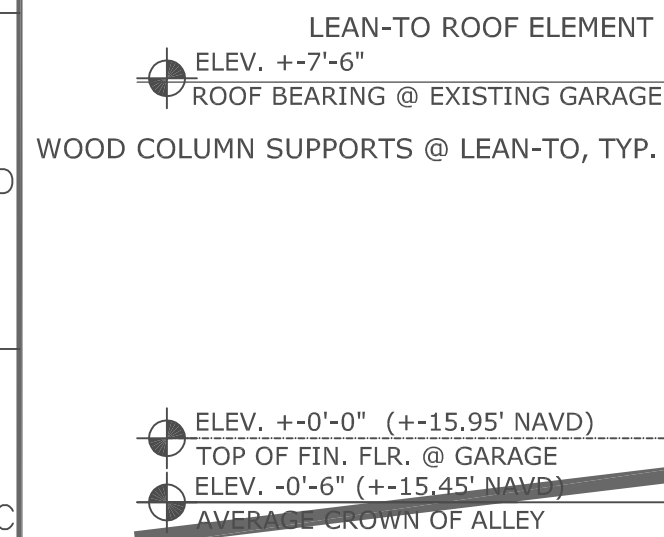
No.

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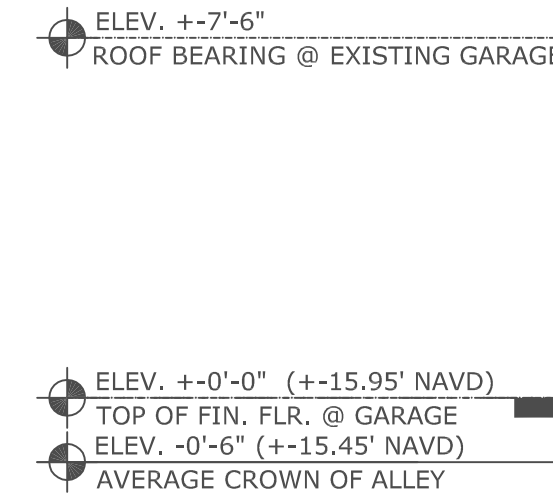
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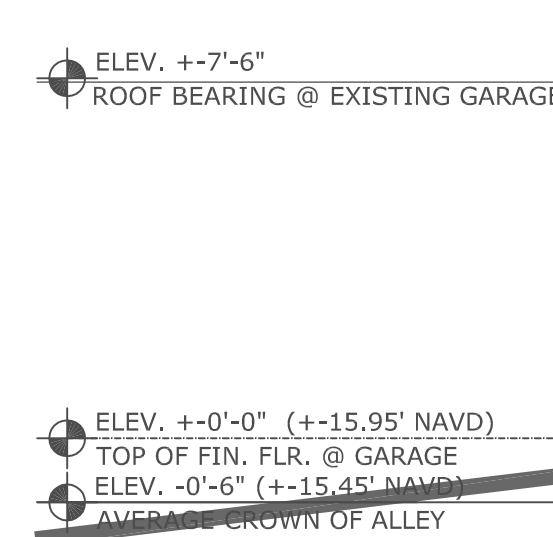
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SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

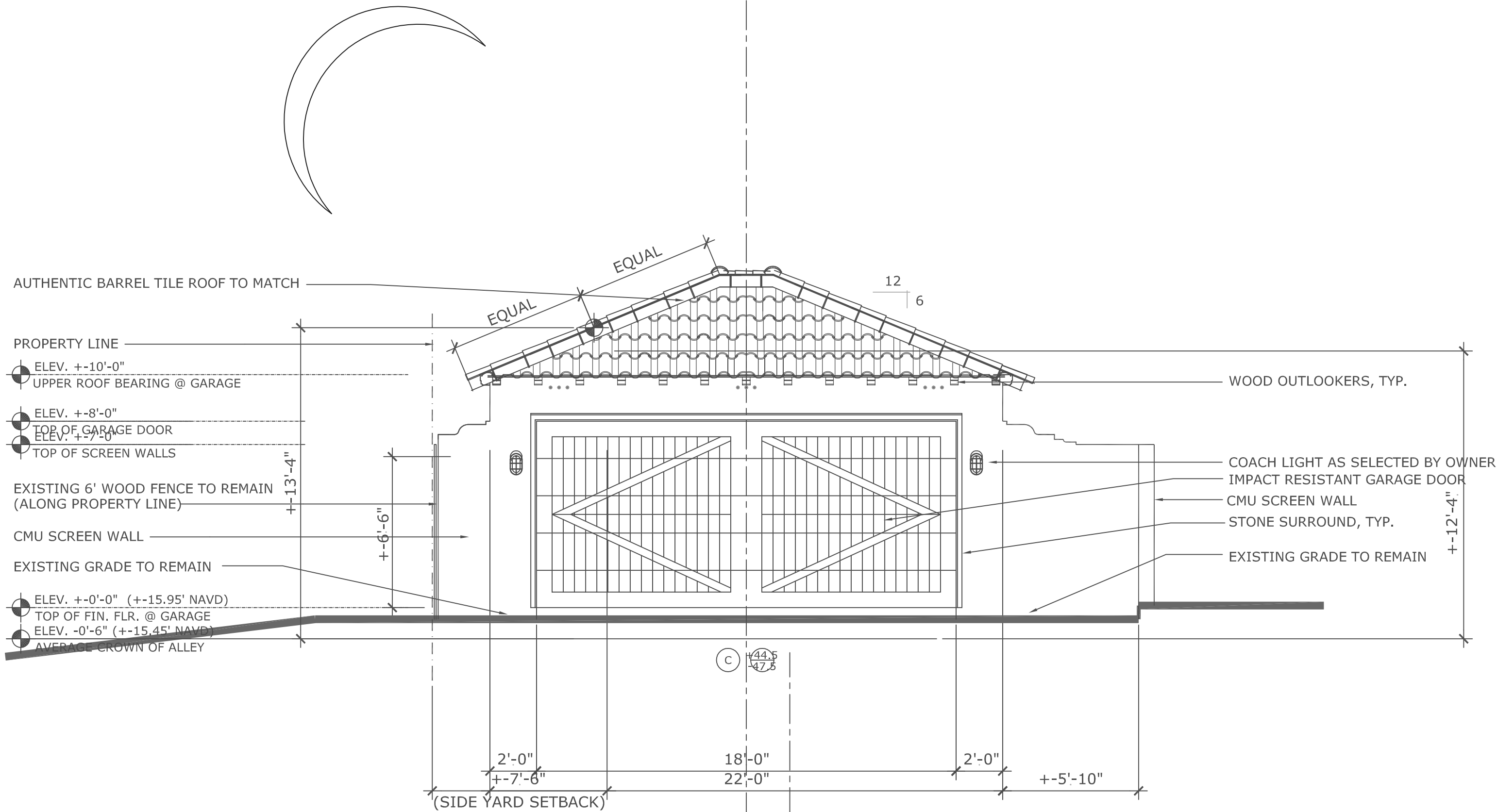
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GARAGE ELEVATIONS

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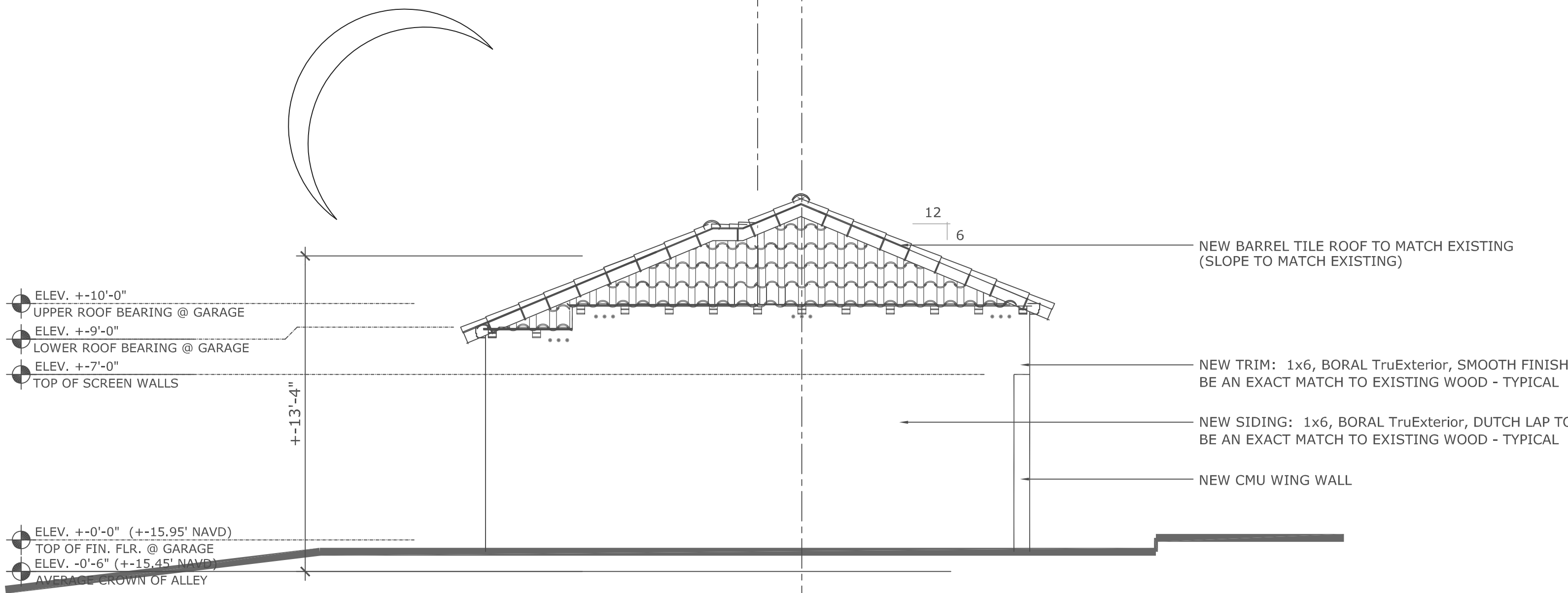
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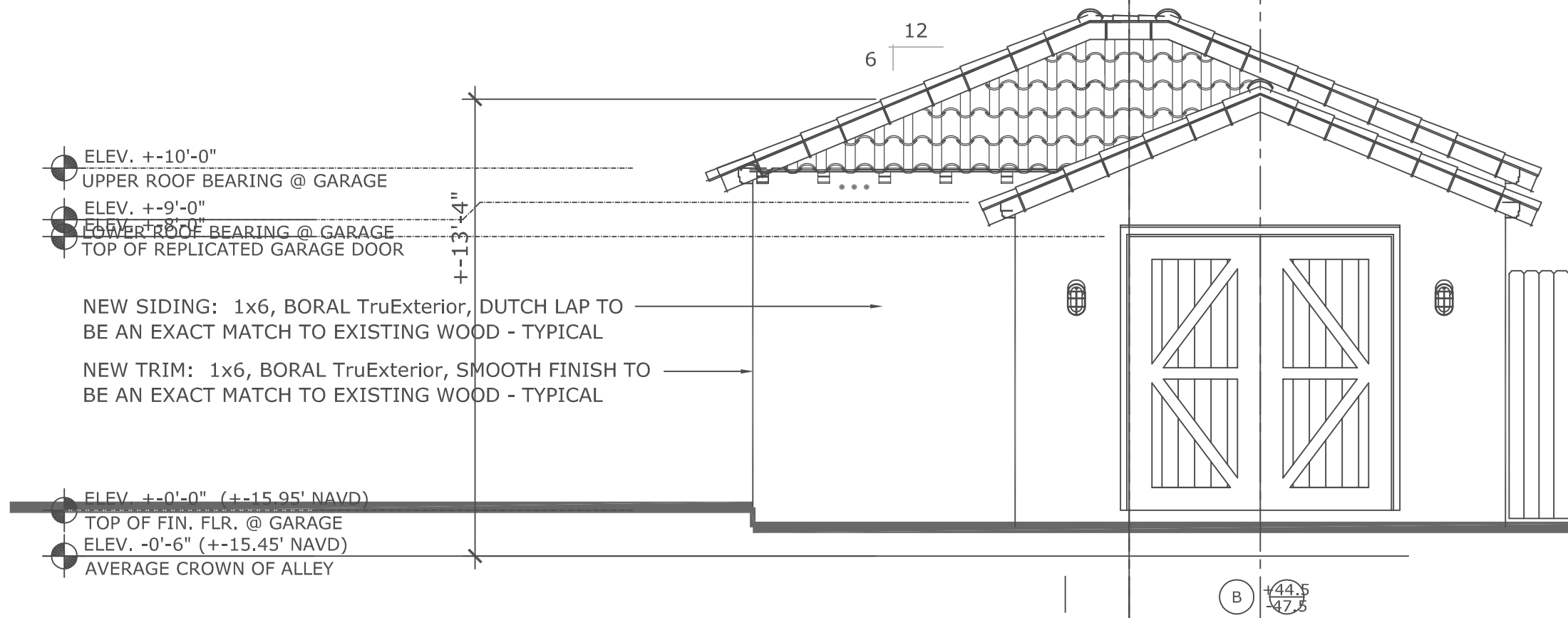
A1
PROPOSED ARCHITECTURAL
REAR (WEST) ELEVATION

SCALE: 1/4" = 1'-0"



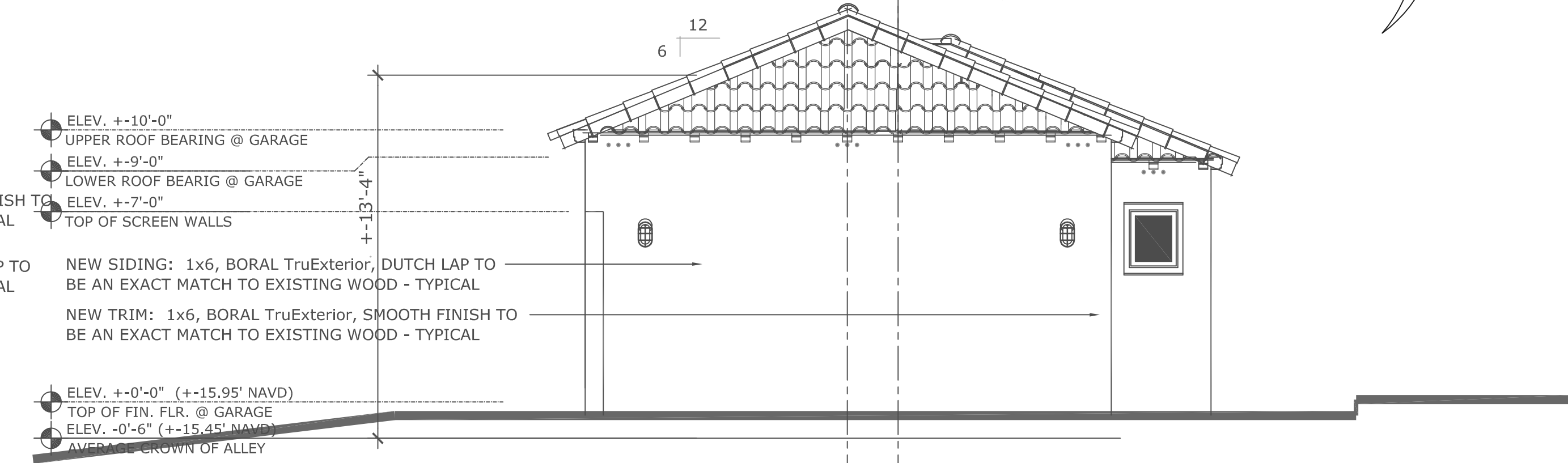
A3
PROPOSED ARCHITECTURAL
RIGHT SIDE (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"



A2
PROPOSED ARCHITECTURAL
ENTRY (EAST) ELEVATION

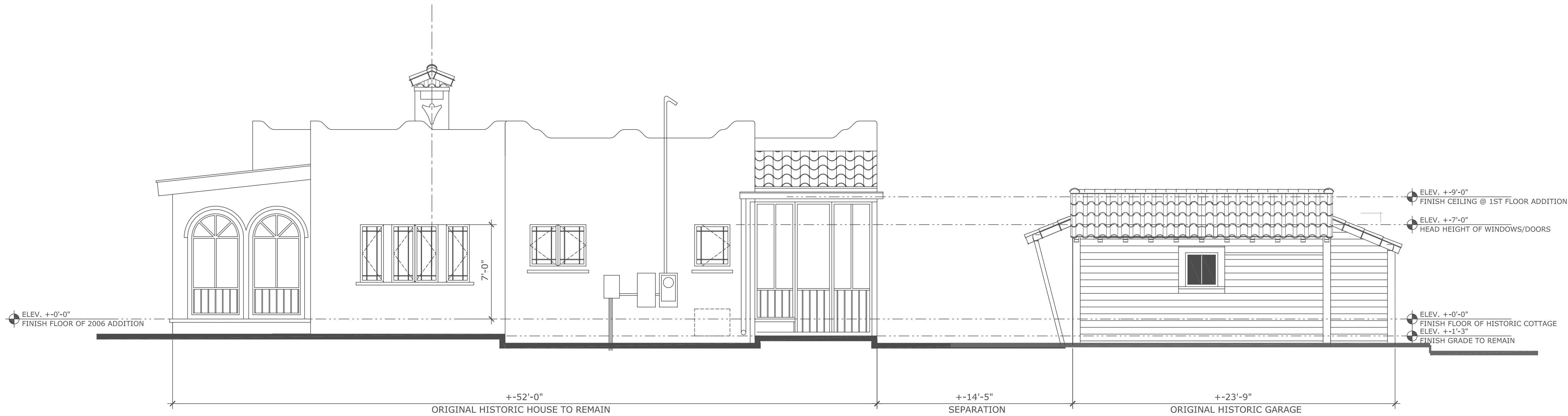
SCALE: 1/4" = 1'-0"



A4
PROPOSED ARCHITECTURAL
POOL SIDE (SOUTH) ELEVATION

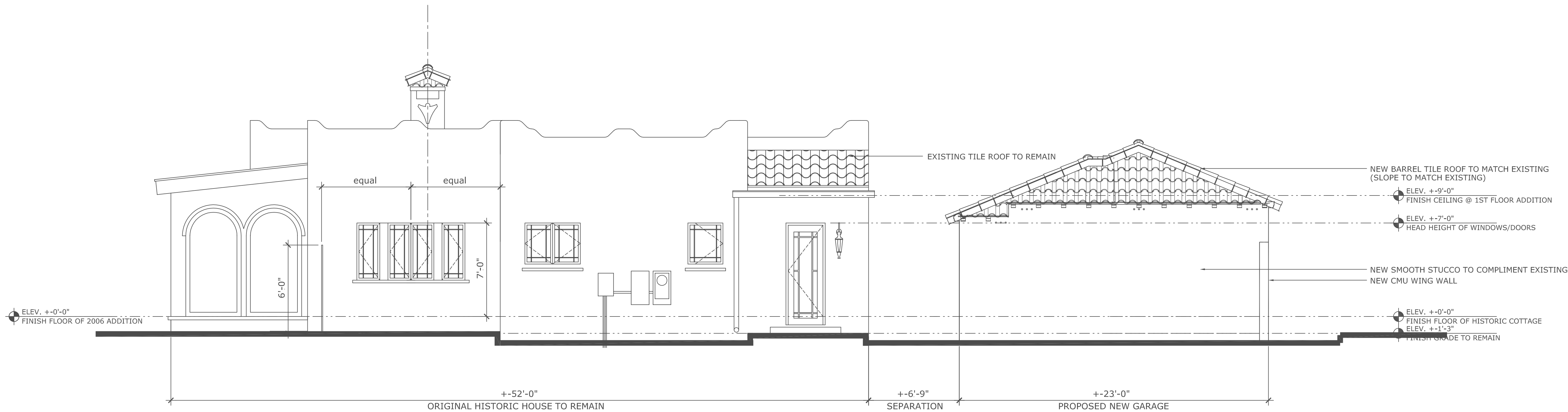
SCALE: 1/4" = 1'-0"

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				CAD File No.	
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				of	



EXISTING ARCHITECTURAL RIGHT SIDE (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED ARCHITECTURAL RIGHT SIDE (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

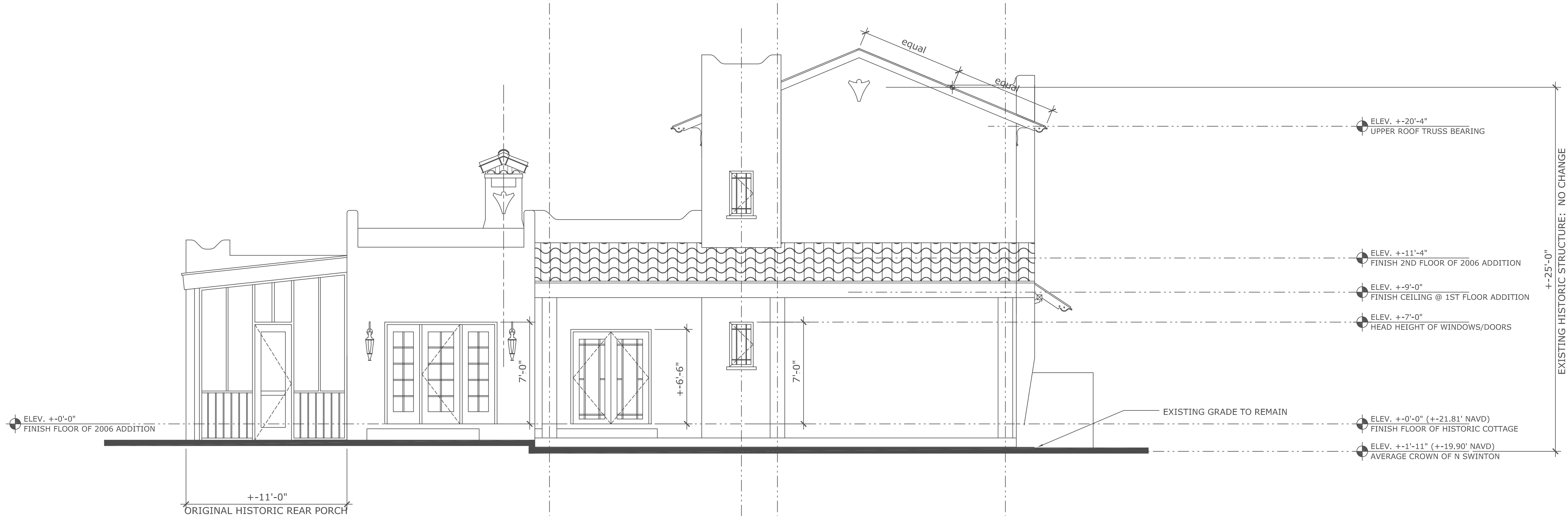
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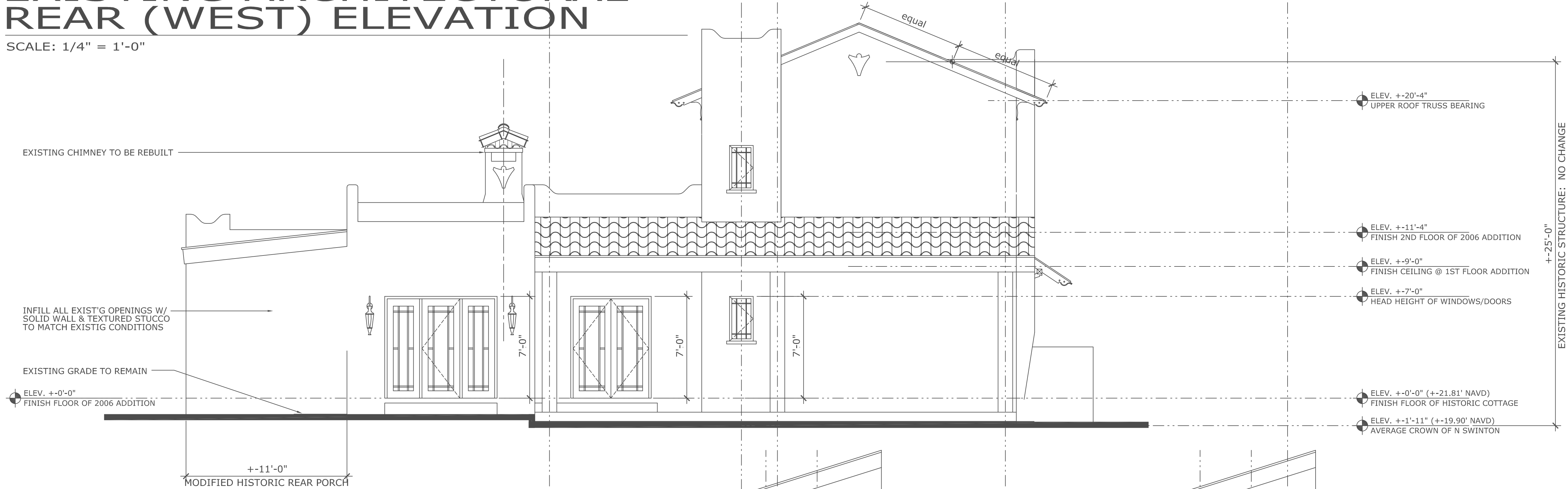
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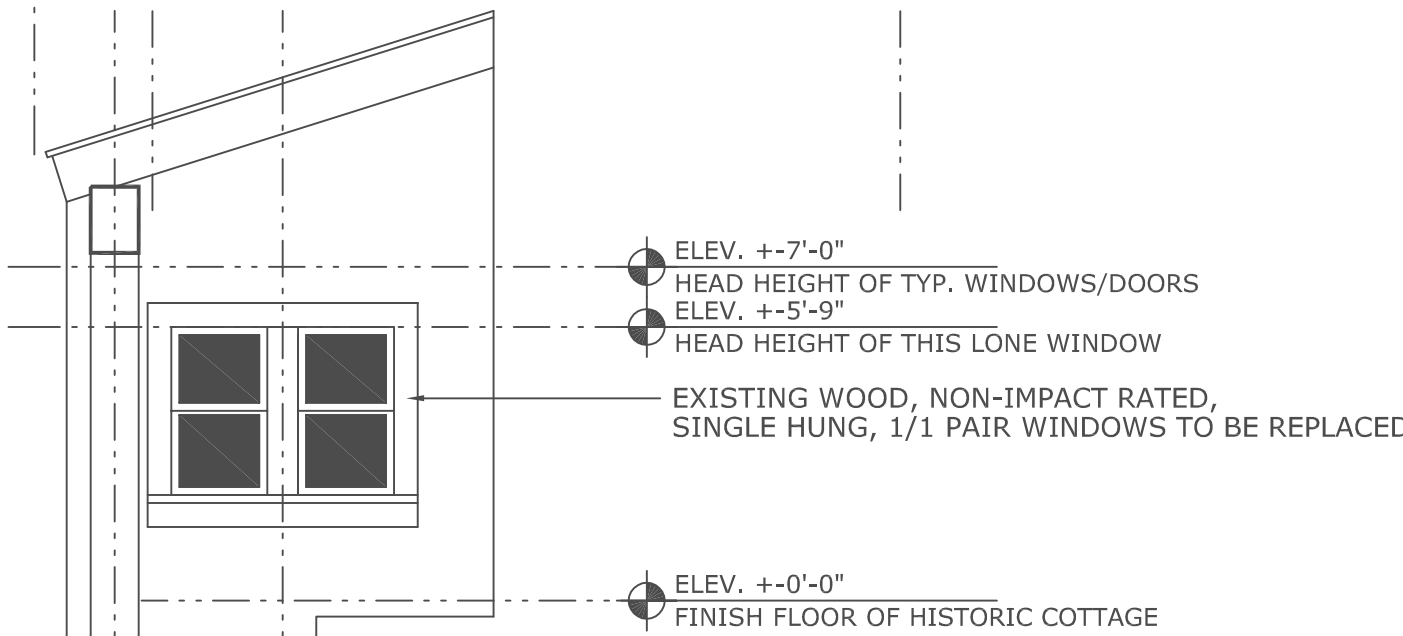
EXISTING ARCHITECTURAL REAR (WEST) ELEVATION

SCALE: 1/4" = 1'-0"

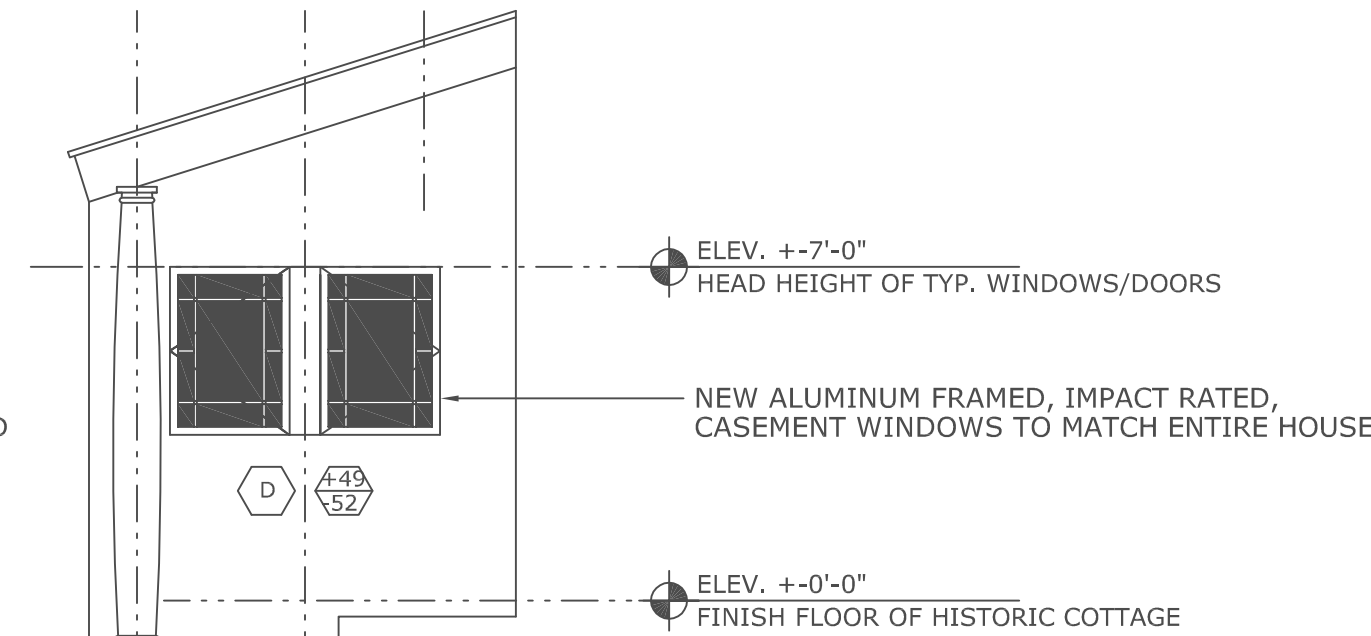


PROPOSED ARCHITECTURAL REAR (WEST) ELEVATION

SCALE: 1/4" = 1'-0"



REAR PORCH BEFORE



REAR PORCH PROPOSED

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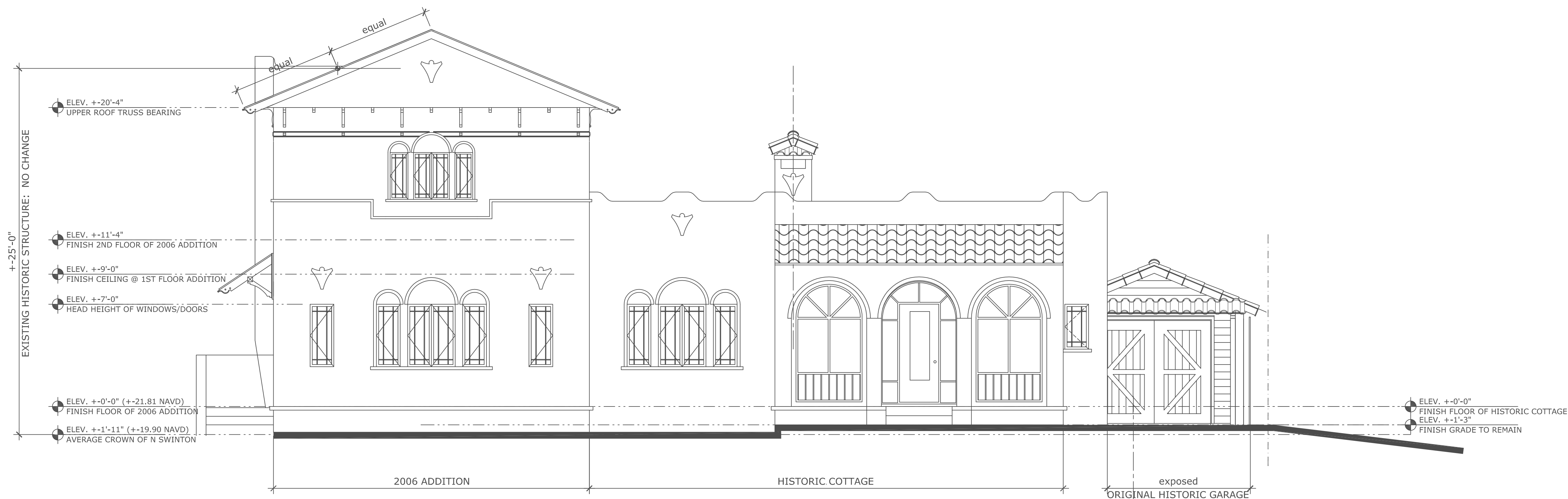
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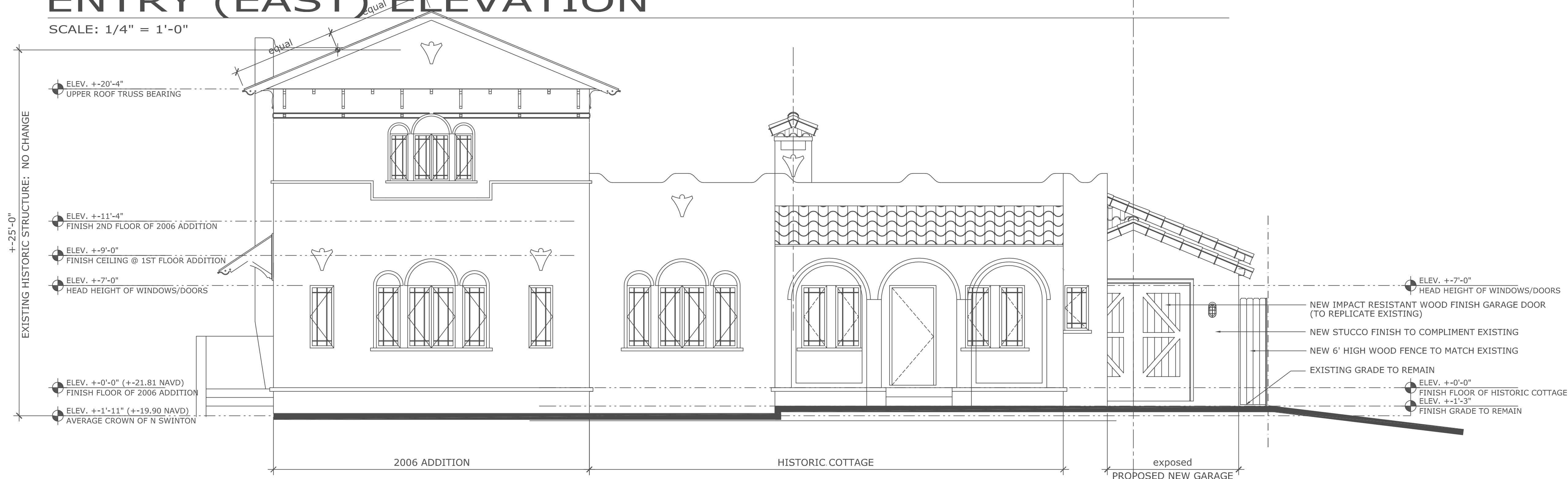
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EXISTING ARCHITECTURAL ENTRY (EAST) ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED ARCHITECTURAL ENTRY (EAST) ELEVATION

SCALE: 1/4" = 1'-0"

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