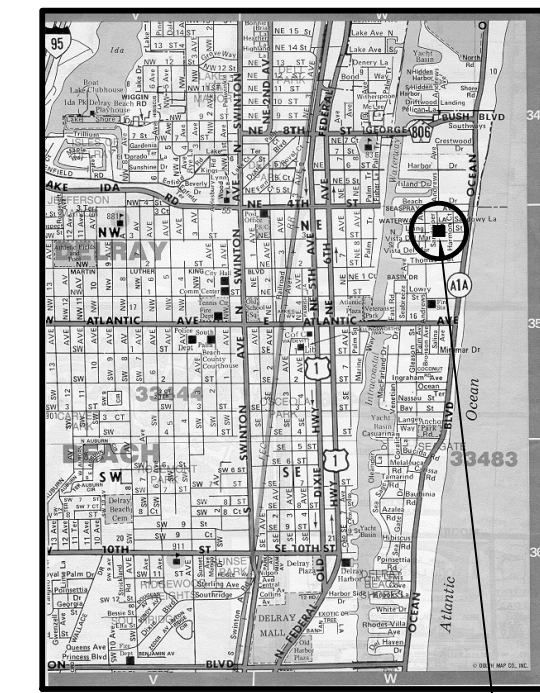
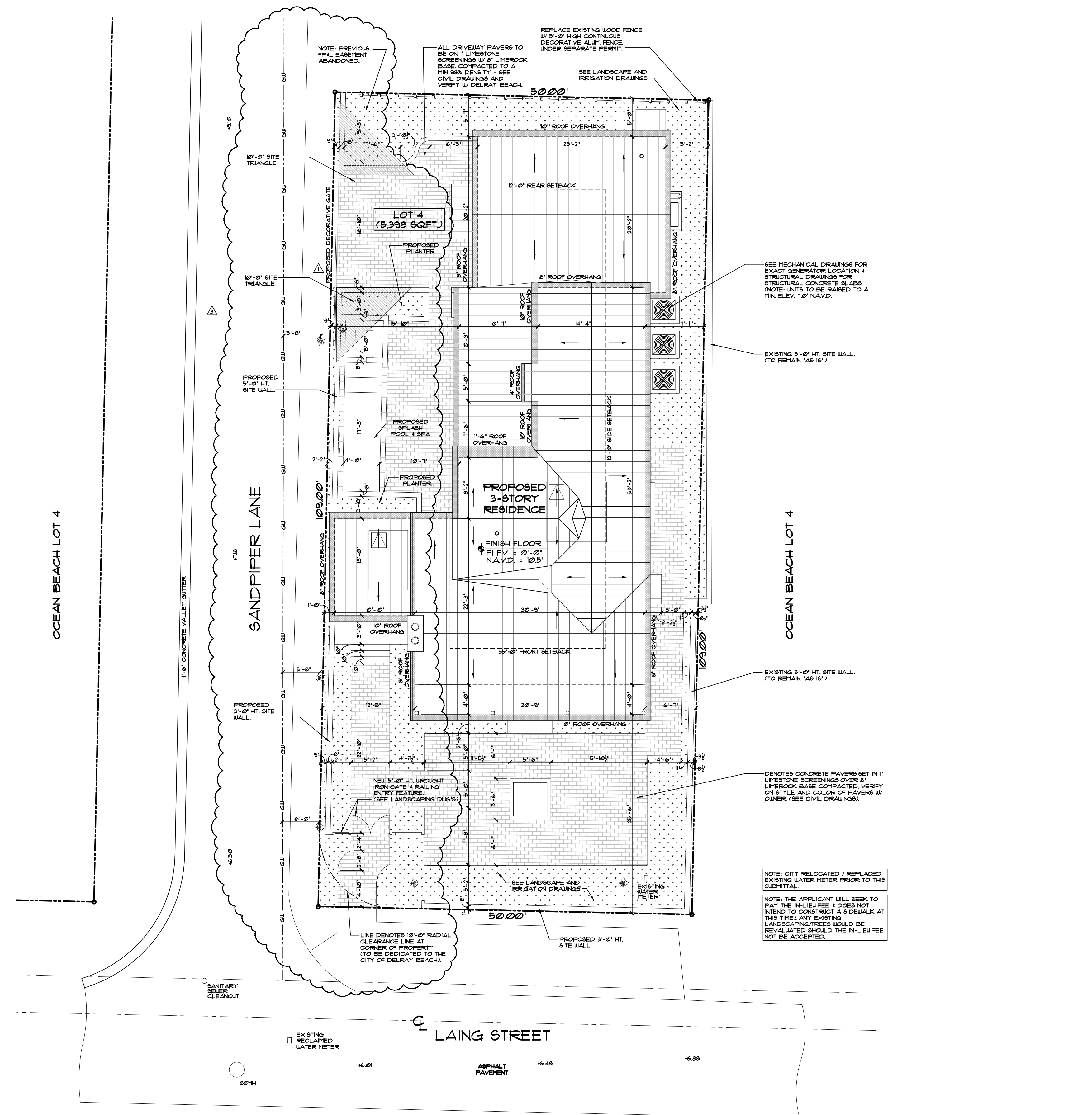


NOTES:

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.



GENERAL NOTES:

1. IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE INCORPORATED WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THE 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 JOB SITE 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 VERIFY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, BEEHIVES, HANGERS, SLAB DEPRESSIONS AND FITTERS 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 SHALL BE CONSIDERED TO APPLY TO ANY SIMILAR SITUATION UNLESS NOTED 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 GROUND FLOOR	PROPOSED SECOND FLOOR	PROPOSED THIRD FLOOR
FRONT	35'-0"	29'-6"	29'-4"	29'-4"
SIDE STREET	17'-0"	1'-0"	1'-0"	12'-2"
SIDE INTERIOR	12'-0"	(5'-2" GARAGE)	(5'-2" GARAGE)	6'-1"
REAR	12'-0"	5'-0"	5'-0"	29'-4"
REAR CORNER	12'-0"	5'-0"	5'-0"	29'-4"

ALLOWABLE HT. 35'-0" (MEAN RF HT) / 24'-0" (MEAN RF HT) / 31'-3 1/2" (MEAN RF HT)

ZONING R-1-AAA (BEACH OVERLAY DISTRICT)

PROPOSED SITE DATA

TOTAL SITE AREA	5,398 S.F.
TOTAL BLDG FOOTPRINT	2,180 S.F.
DRIVEWAY / PAVERS	180 S.F.
TOTAL IMPERVIOUS AREA (PAVERS, ASPHALT, ETC.)	4,821 S.F.
TOTAL PERVIOUS AREA (LANDSCAPING)	1,377 S.F.
TOTAL LOT COVERAGE	4,821 S.F. / 5,398 S.F. = 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 (1/2) OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ON FILE IN PLAT BOOK 1, PAGE 28, 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 296.00 FEET; THENCE RUN NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 4, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG THE PREVIOUS COURSE A DISTANCE OF 180.00 FEET; THENCE RUN TO A POINT THENCE RUN EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 180.00 FEET; THENCE RUN SOUTH PARALLEL WITH THE SAID WEST LINE OF LOT 4, A DISTANCE OF 180.00 FEET; THENCE RUN WEST PARALLEL WITH THE SAID SOUTH LINE OF LOT 4, THENCE RUN 180.00 FEET TO THE POINT OF BEGINNING.

SAID LOT 4 IS ALSO SHOWN ON AMENDED PLAT NO. 3, OF BEACH LOTS 4, 5 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 83, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LEGEND:

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

APPROVED VARIANCES

VARIANCES APPROVED (12021-0718)

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 (12022-0712)

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 P42 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.
 - REVIS 11/26/24 AS PER CITY COMMENT:
 1. UPDATED PLAN TO SHOW EXISTING TREES AND APPROX. LOCATION OF RECLAIMED WATERLINE.

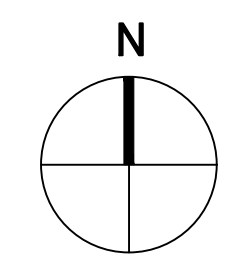
FILE NUMBER **810A101**

PROPOSED SITE PLAN

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

A1.01

1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



THIS DOCUMENT IS THE PROPERTY OF GE ARCHITECTURE INC. ALL RIGHTS ARE RESERVED AND ANY REPRODUCTION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF GE ARCHITECTURE INC. IS PROHIBITED.