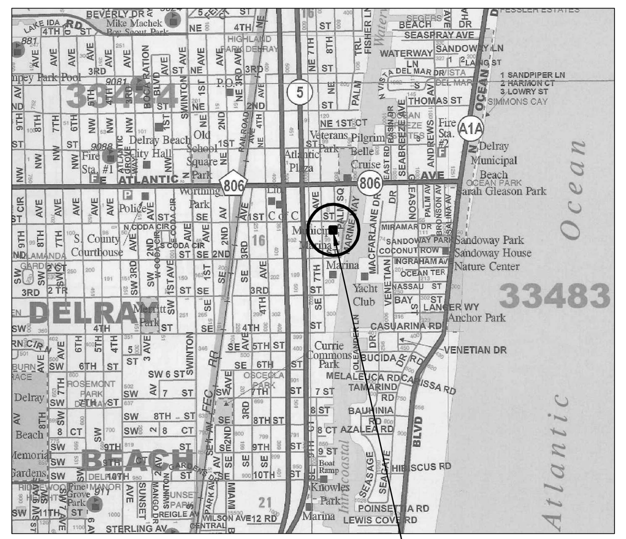
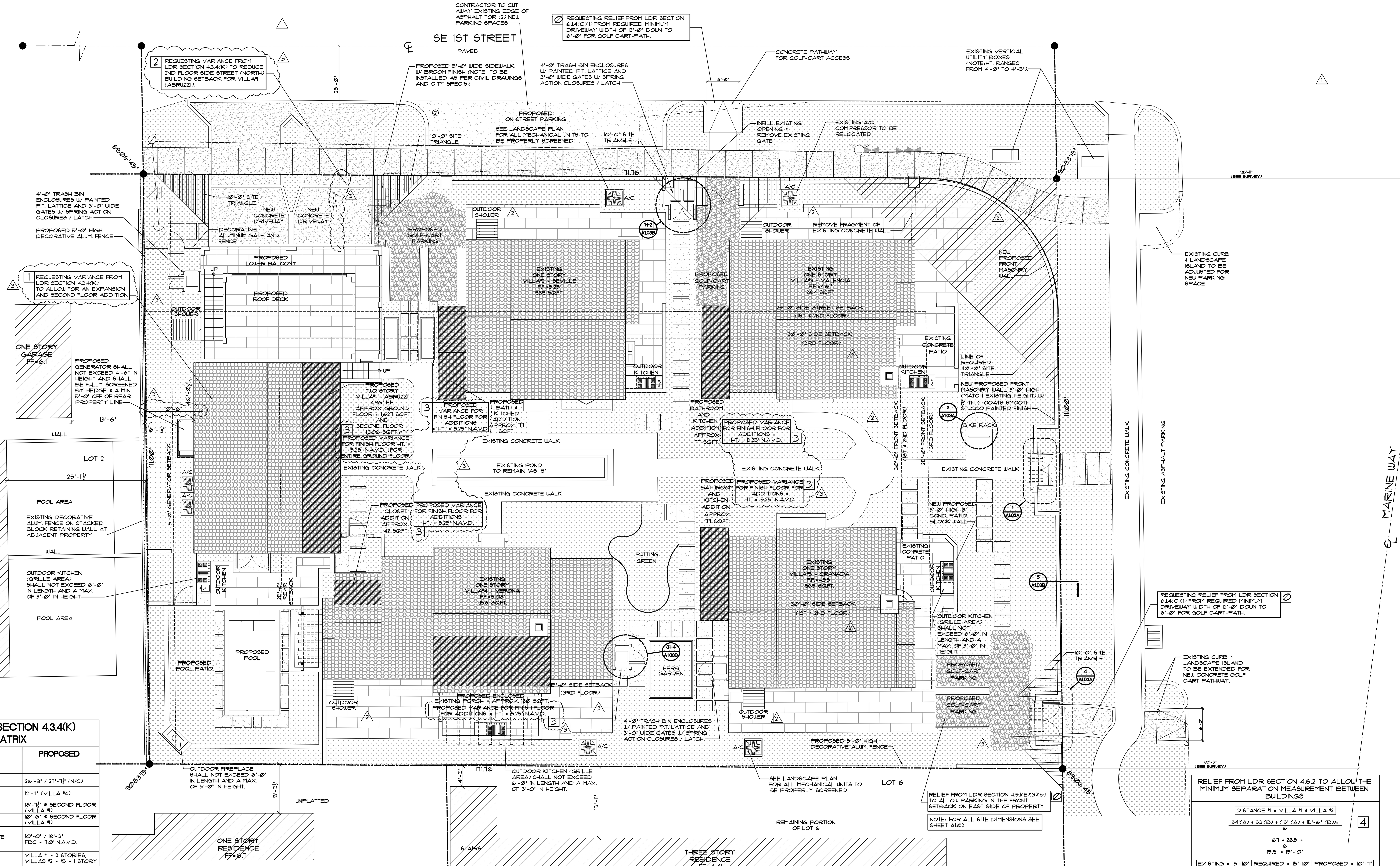


EXISTING SITE IS LOCATED ON THE WEST SIDE OF MARINE WAY IN DELRAY BEACH, FLORIDA.

VICINITY MAP

N



DESCRIPTION:

LOTS 3, 4, 5 AND THE NORTH 10 FEET OF LOT 6, BLOCK 126, A SUBDIVISION OF BLOCK 126, DELRAY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

GENERAL NOTES:

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 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 SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS 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 SHALL 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 EXPRESSED PRIOR WRITTEN CONSENT FROM THE ARCHITECT.

SEEKING RELIEF FROM PROPOSED ADDITIONS TO MEETING THE MINIMUM FEMA FINISH FLOOR ELEVATIONS OF 7.0' N.A.V.D. PURSUANT TO LDR CHAPTER 10 AND FLORIDA BUILDING CODE 2017 ED. - CHAPTER 12 - HISTORIC BUILDINGS. ALL PROPOSED ADDITIONS TO BE AT ELEVATION 5.25' N.A.V.D.

ADJACENT STRUCTURES (FOR REFERENCE ONLY)

PROPOSED SITE PLAN

1 / A1.01 — SCALE : 1" = 10'-0"

SITE DATA PROVIDED PURSUANT TO LDR SECTION 4.3.4(K) - DEVELOPMENT STANDARDS MATRIX

	REQUIRED - PERMITTED	EXISTING	PROPOSED
ZONING	RM - HISTORIC MARINA DISTRICT		
FRONT SETBACK	25'-0" (1ST & 2ND FLOOR) / 30'-0" (3RD FLOOR)	26'-9" / 27'-1½"	26'-9" / 27'-1½" (N/C)
SIDE INTERIOR SETBACK	15'-0" (1ST & 2ND FLOOR) / 30'-0" (3RD FLOOR)	12'-7" / 16'-5"	12'-7" (VILLA #4)
SIDE STREET SETBACK	25'-0" (1ST & 2ND FLOOR) / 30'-0" (3RD FLOOR)	13'-1½" / 13'-7½"	18'-1½" @ SECOND FLOOR (VILLA #1)
REAR SETBACK	25'-0"	10'-6"	10'-6" @ SECOND FLOOR (VILLA #1)
HEIGHT	35'-0" (MEAN ROOF HEIGHT)	8'-0½" / 10'-0" ABOVE FBC - 7.0' N.A.V.D.	10'-0" / 18'-3" FBC - 7.0' N.A.V.D.
FLOORS	3 - STORIES	VILLAS #1 - #5 - 1 STORY	VILLA #1 - 2 STORIES, VILLAS #2 - #5 - 1 STORY
WIDTH OF SITE	60'-0"	171'-9"	—
DEPTH OF SITE	100'-0"	111'-0"	—
FRONTAGE	60'-0"	111'-0"	—
TOTAL SITE AREA	8,000 SQFT.	19,062 S/F (.43 ACRES) = 100%	19,062 S/F (.43 ACRES) = 100%
PERVIOUS AREA	—	11,597 S/F = 60.8%	9,011 S/F = 47.3%
IMPERVIOUS AREA	—	7,465 S/F = 39.2%	10,051 S/F = 52.7%
OPEN SPACE	MIN. 25%	14,199 S/F = 74.5%	13,291 S/F = 69.7%
FLOOR AREA	900 S/F (MIN. TWO BEDROOM)	484 S/F / 925 S/F	948 S/F / 1,177 S/F
FLOOR AREA RATIO	—	—	—
NUMBER OF DWELLING UNITS	5 UNITS	1 EFFICIENCY & 4 TWO BEDROOM UNITS	5 UNITS
DENSITY (UNITS PER ACRE)	5.25 UNITS	19,062 / 1 ACRE x 12 = 5.25	5 UNITS

(N/C) - NO CHANGE

NUMBER OF UNITS		SIZE EXISTING	SIZE PROPOSED
1 - EFFICIENCY	VILLA #1	484 SQFT.	N/A
2 - BEDROOM	VILLA #1	484 SQFT.	1,121 SQFT.
	VILLA #2	859 SQFT.	948 SQFT.
	VILLA #3	891 SQFT.	981 SQFT.
	VILLA #4	925 SQFT.	1,177 SQFT.
	VILLA #5	892 SQFT.	981 SQFT.
3 BEDROOM	N/A	N/A	N/A
4 BEDROOM	N/A	N/A	N/A

PARKING CALCULATIONS

	REQUIRED	EXISTING	PROPOSED
REGULAR	13 (INCLUDING REQUIRED GUEST)	4	4
COMPACT	N/A	N/A	N/A
HANDICAPPED	N/A	N/A	N/A
TOTAL	13	4	4

Use RESIDENTIAL: Calculated at 2 spaces per UNIT = 10
TOTAL = 10

Require Guest Spaces : Calculated at .5 spaces per x 1st 20 UNITS = 2.5 spaces = 3 spaces

SEEKING RELIEF FROM LDR Section 4.6.9(C)(2)(c), PARKING REQUIREMENTS FOR MULTI - FAMILY RESIDENTIAL STRUCTURES / USES - 13 REQUIRED SPACES DOWN TO 4 SPACES.

NOTES:

1. DO NOT SCALE DRAWINGS!
2. FIELD VERIFY ALL DIMENSIONS!
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DESCRIPANCY W/ DRAWINGS. (SEE GENERAL NOTES)

VARIANCES	REQUIRED	EXISTING	PROPOSED	JUSTIFICATION	#
Relief from LDR Section 4.3.4(K) to reduce 2nd floor rear (west) building setback for Villa #1 ('Abruzzi')	25'-0"	10'-6"	10'-6"	See proposed application for justification.	1
Relief from LDR Section 4.3.4(K) to reduce 2nd floor side street (north) building setback for Villa #1 ('Abruzzi')	25'-0"	13'-1½"	18'-7½"	See proposed application for justification.	2
LDR Chapter 10 - Flood Variance for addition to Villa #1	7.0' N.A.V.D.	4.96'	5.25'	See proposed application for justification.	3
LDR Chapter 10 - Flood Variance for addition to Villa #2	7.0' N.A.V.D.	5.25'	5.25'	See proposed application for justification.	3
LDR Chapter 10 - Flood Variance for addition to Villa #3	7.0' N.A.V.D.	4.61'	5.25'	See proposed application for justification.	3
LDR Chapter 10 - Flood Variance for addition to Villa #4	7.0' N.A.V.D.	5.08'	5.25'	See proposed application for justification.	3
LDR Chapter 10 - Flood Variance for addition to Villa #5	7.0' N.A.V.D.	4.55'	5.25'	See proposed application for justification.	3
WAIVERS	**REQUIRED**	**EXISTING**	**PROPOSED**	**JUSTIFICATION**	
Relief from LDR Section 4.6.2 to allow the minimum separation measurement between buildings	15'-10"	15'-10"	10'-7" - Distance between Villa #1 & #2	See attached sheet A100C for actual location / measurement and Waiver Letter Request.	4
	16'-6"	17'-0"	11'-9½" - Distance between Villa #2 & #3	See attached sheet A100C for actual location / measurement and Waiver Letter Request.	5
	14'-4"	27'-0"	27'-0" - Distance between Villa #3 & #5	No Waiver Required.	
	20'-0"	21'-8½"	16'-3½" - Distance between Villa #4 & #5	See attached sheet A100C for actual location / measurement and Waiver Letter Request.	6
	14'-6"	28'-6"	28'-6" - Distance between Villa #2 & #4	No Wavier Required.	
	18'-9"	10'-6"	5'-0" - Distance between Villa #1 & #4	See attached sheet A100C for actual location / measurement and Waiver Letter Request.	7
Relief from LDR Section 4.5.1(E)(3)(b) to allow parking in the front setback on east side of property	25'-0" (front setback)	N/A	13'-7½"	Submitted justification - see attached "letter".	8
Relief from LDR Section 4.5.1(E)(7)(m) Visual Compatibility Standards - Additions being secondary & subordinate	—	N/A	—	Submitted justification - see attached "letter".	9
Relief from LDR Section 6.1.4(C)(1) to reduce min. driveway width for golf cart path on north side of the property	12'	N/A	6'	Submitted justification - see attached "letter" (based on support from City Engineer - see memo dated Sept. 5, 2019.	10
Relief from LDR Section 6.1.4(C)(1) to reduce min. driveway width for golf cart part on east side of the property	12'	N/A	6'	Submitted justification - see attached "letter" (based on support from City Engineer - see memo dated Sept. 5, 2019.	10
OTHER RELIEF REQUESTED	**REQUIRED/MAX.**	**EXISTING**	**PROPOSED**	**JUSTIFICATION**	
Parking reduction per LDR Section 4.6.9(F)(1)	13	4	4	Submitted justification - see attached "letter".	11

RELIEF FROM LDR SECTION 4.6.2 TO ALLOW THE MINIMUM SEPARATION MEASUREMENT BETWEEN BUILDINGS

4 — DISTANCE #1 = VILLA #1 & VILLA #2

34'(A) + 33'(B) + (13' (A) + 15'-6" (B))= / 6

67 + 28.5 / 6 =

15.9' = 15'-10"

EXISTING = 15'-10" | REQUIRED = 15'-10" | PROPOSED = 10'-7"

5 — DISTANCE #2 = VILLA #2 & VILLA #3

33'(A) + 35'(B) + (15'-6"(A) + 15'-6"(B))= / 6

68 + 31 / 6 =

16.5' = 16'-6"

EXISTING = 17'-0" | REQUIRED = 16'-6" | PROPOSED = 11'-9½"

DISTANCE #3 = VILLA #3 & VILLA #5

27'-6"(A) + 27'-6"(B) + (15'-6"(A) + 15'-6"(B))= / 6

55 + 31 / 6 =

14.3' = 14'-4"

EXISTING = 27'-0" | REQUIRED = 14'-4" | PROPOSED = 27'-0"

6 — DISTANCE #4 = VILLA #4 & VILLA #5

55'-0"(A) + 35'-0"(B) + (14'-6"(A) + 15'-6"(B))= / 6

90 + 30 / 6 =

20.0' = 20'-0"

EXISTING = 21'-8½" | REQUIRED = 20'-0" | PROPOSED = 16'-3½"

DISTANCE #5 = VILLA #2 & VILLA #4

30'-0"(A) + 27'-0"(B) + (15'-6"(A) + 14'-6"(B))= / 6

57 + 30 / 6 =

14.5' = 14'-6"

EXISTING = 28'-6" | REQUIRED = 14'-6" | PROPOSED = 28'-6"

7 — DISTANCE #6 = VILLA 1 & VILLA #4

58'-0"(A) + 27'-0"(B) + (13'-0"(A) + 14'-6"(B))= / 6

85 + 27.5 / 6 =

18.75' = 18'-9"

EXISTING = 10'-6" | REQUIRED = 18'-9" | PROPOSED = 5'-0"

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PLOTTED 02.13.20 - 4:30 PM

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ISSUED FOR: HPB
BIDS
PERMIT: 4.24.19
CONSTRUCTION

PROJECT TITLE
MARINE VILLAS ON MARINE WAY

110 MARINE WAY DELRAY BEACH, FL.

CLIENT APPROVAL

REVISIONS

1. REVISED 6.30.19 AS PER CITY COMMENTS:
   1. PROVIDED SITE TRIANGLES.
   2. PROVIDED TRASH BINS/ENCLOSURES.
   3. ADJUSTED DRIVEWAYS/GOLF CART PATHS.
   4. SHIFTED TRELLIS STRUCTURES.
   5. ADDED EXISTING CENTER LINE OF ROADS AND ADJACENT PROPERTIES.
   6. ADDED ALL REQUESTED VARIANCES.
2. REVISED 9.16.19 AS PER CITY COMMENTS:
   1. REMOVED PROPOSED TRELLISES & OUTDOOR SHOWER STRUCTURES.
   2. ADJUSTED SITE TRIANGLE.
   3. UPDATED SETBACKS.
   4. UPDATED CALCULATIONS
3. REVISED 10.15.19 AS PER P&Z COMMENTS:
   1. ADJUSTED NOTES TO REFLECT VARIANCE

FILE NUMBER: 802A101

DRAWING TITLE: **PROPOSED SITE PLAN**

DATE: 08.06.18 | DRAWN BY: GE/AH

JOB NUMBER: 20180802

DRAWING NUMBER: **A1.01**