

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

VICINITY MAP

DESCRIPTION:
LOTS 3, 4, 5 AND THE NORTH 10 FEET OF LOT 6, BLOCK 126, A SUBDIVISION OF BLOCK 126, DELRAY BEACH, 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:

- 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.
- 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.
- CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, AND COMPRESSIONS AND FITTINGS AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSIDERED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- 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.

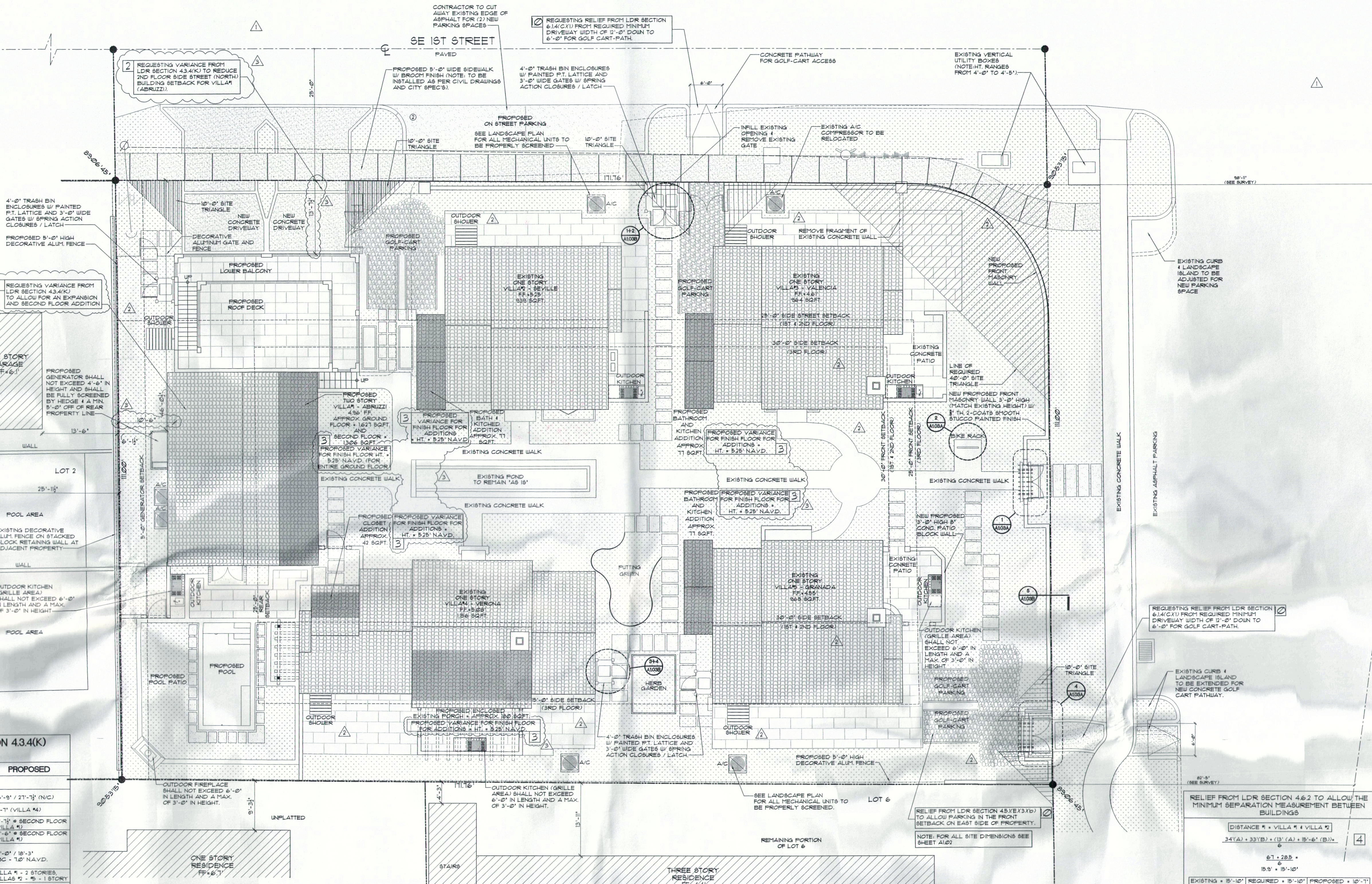
- SEEKING RELIEF FROM PROPOSED ADDITIONS TO MEETING THE MINIMUM FEMA FINISH FLOOR ELEVATIONS OF 10' NAVD. PURSUANT TO LDR CHAPTER 10 AND FLORIDA BUILDING CODE 2018 - CHAPTER 11 - HISTORIC BUILDINGS. ALL PROPOSED ADDITIONS TO BE AT ELEVATION 9.25' NAVD.
- ADJACENT STRUCTURES (FOR REFERENCE ONLY)

SITE DATA PROVIDED PURSUANT TO LDR SECTION 43.4(K) - DEVELOPMENT STANDARDS MATRIX

	REQUIRED - PERMITTED	EXISTING	PROPOSED
ZONING	HISTORIC MARINA DISTRICT		
FRONT SETBACK	25'-0" (1ST & 2ND FLOOR) / 30'-0" (3RD FLOOR)	26'-0" / 21'-1"	26'-0" / 21'-1" (N/C)
SIDE INTERIOR SETBACK	10'-0" (1ST & 2ND FLOOR) / 15'-0" (3RD FLOOR)	12'-1" / 10'-9"	10'-1" / 10'-9"
SIDE STREET SETBACK	30'-0" (1ST & 2ND FLOOR) / 30'-0" (3RD FLOOR)	10'-1" / 10'-1"	10'-1" / 10'-1"
REAR SETBACK	25'-0"	10'-6"	10'-6"
HEIGHT	35'-0" (MEAN ROOF HEIGHT)	35'-0" / 10'-0" ABOVE FEG - 10' NAVD.	35'-0" / 10'-0" ABOVE FEG - 10' NAVD.
FLOORS	3 - STORIES	VILLAS #1 - 5 - 1 STORY	VILLAS #1 - 5 - 1 STORY
WIDTH OF SITE	60'-0"	111'-0"	111'-0"
DEPTH OF SITE	100'-0"	111'-0"	111'-0"
FRONTAGE	60'-0"	111'-0"	111'-0"
TOTAL SITE AREA	9,000 SQ. FT.	13,262 S.F. / (.43 ACRES) • 100%	13,262 S.F. / (.43 ACRES) • 100%
PERVIOUS AREA		13,951 S.F. • 60.8%	9,011 S.F. • 41.3%
IMPERVIOUS AREA		7,469 S.F. • 39.2%	10,291 S.F. • 52.7%
OPEN SPACE	MIN 25%	14,795 S.F. • 145%	13,291 S.F. • 69.1%
FLOOR AREA	920 S.F. (MIN. TWO BEDROOM)	484 S.F. / 929 S.F.	948 S.F. / 1,171 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	13,662 / 1 ACRE x 12 = 5.25	5 UNITS

NUMBER OF UNITS		SIZE	
		EXISTING	PROPOSED
1 - EFFICIENCY	VILLA #1	484 SQ. FT.	N/A
2 - BEDROOM	VILLA #1	484 SQ. FT.	1,021 SQ. FT.
	VILLA #2	895 SQ. FT.	948 SQ. FT.
	VILLA #3	895 SQ. FT.	948 SQ. FT.
	VILLA #4	929 SQ. FT.	1,171 SQ. FT.
	VILLA #5	892 SQ. FT.	948 SQ. FT.
3 BEDROOM	N/A	N/A	N/A
4 BEDROOM	N/A	N/A	N/A

- 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)



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

Class # site modification
2019-171-174, 243, 300-304

CERTIFICATE OF APPROPRIATENESS APPROVAL

Historic Preservation Board - November 6, 2019
Planning Dept. *Andrea Starnes* 2/14/20
Name & Date

All Applications For Permits Must Conform In Every Respect To These Approved Plans.

Variance Waiver: ☐ NO ☒ YES CODE SECTION: _____

See relief chart to the right

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 = 25 spaces = 3 spaces

SEEKING RELIEF FROM LDR Section 46.9(C)(2)(c), PARKING REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL STRUCTURES / USES - 13 REQUIRED SPACES DOWN TO 4 SPACES.

VARIANCES	REQUIRED	EXISTING	PROPOSED	JUSTIFICATION	#
Relief from LDR Section 43.4(K) to reduce 2nd floor rear (west) building setback for Villa #1 (Abuzzi)	25'-0"	10'-6"	10'-6"	See proposed application for justification.	1
Relief from LDR Section 43.4(K) to reduce 2nd floor side (west) building setback for Villa #1 (Abuzzi)	25'-0"	10'-1"	10'-1"	See proposed application for justification.	2
LDR Chapter 10 - Flood Variance for addition to Villa #1	7'-0" NAVD.	4'-5"	5'-2"	See proposed application for justification.	3
LDR Chapter 10 - Flood Variance for addition to Villa #2	7'-0" NAVD.	4'-5"	5'-2"	See proposed application for justification.	3
LDR Chapter 10 - Flood Variance for addition to Villa #3	7'-0" NAVD.	4'-5"	5'-2"	See proposed application for justification.	3
LDR Chapter 10 - Flood Variance for addition to Villa #4	7'-0" NAVD.	4'-5"	5'-2"	See proposed application for justification.	3
LDR Chapter 10 - Flood Variance for addition to Villa #5	7'-0" NAVD.	4'-5"	5'-2"	See proposed application for justification.	3
WARRANTS	REQUIRED	EXISTING	PROPOSED	JUSTIFICATION	#
Relief from LDR Section 46.2 to allow the minimum separation measurement between buildings	15'-10"	15'-10"	15'-10"	See attached sheet A100C for actual location / measurement and Waiver Letter Request.	4
	16'-6"	17'-0"	17'-0"	See attached sheet A100C for actual location / measurement and Waiver Letter Request.	5
	14'-4"	21'-0"	21'-0"	No Waiver Required.	6
	20'-0"	21'-0"	21'-0"	See attached sheet A100C for actual location / measurement and Waiver Letter Request.	6
	14'-6"	28'-6"	28'-6"	No Waiver Required.	7
	18'-9"	10'-6"	5'-0"	See attached sheet A100C for actual location / measurement and Waiver Letter Request.	8
	25'-0"	N/A	10'-1"	Submitted justification - see attached "letter".	9
	N/A	N/A	N/A	Submitted justification - see attached "letter".	10
	12'	N/A	6'	Submitted justification - see attached "letter" (based on support from City Engineer - see memo dated Sept. 5, 2018).	10
	12'	N/A	6'	Submitted justification - see attached "letter" (based on support from City Engineer - see memo dated Sept. 5, 2018).	10
OTHER RELIEF REQUESTED	REQUIRED/MAX.	EXISTING	PROPOSED	JUSTIFICATION	#
Parking reduction per LDR Section 46.9(F)(1)	13	4	4	Submitted justification - see attached "letter".	11

RELIEF FROM LDR SECTION 46.2 TO ALLOW THE MINIMUM SEPARATION MEASUREMENT BETWEEN BUILDINGS	
DISTANCE 1 • VILLA #1 • VILLA #2	34'-1" • 33'-0" • (13' (A) • 15'-6" (B))
EXISTING • 15'-10" REQUIRED • 15'-10" PROPOSED • 10'-1"	6
DISTANCE 2 • VILLA #2 • VILLA #3	33'-1" • 35'-0" • (15'-6" (A) • 15'-6" (B))
EXISTING • 17'-0" REQUIRED • 16'-6" PROPOSED • 11'-5"	6
DISTANCE 3 • VILLA #3 • VILLA #4	27'-6" (A) • 27'-6" (B) • (15'-6" (A) • 15'-6" (B))
EXISTING • 21'-0" REQUIRED • 14'-4" PROPOSED • 21'-0"	6
DISTANCE 4 • VILLA #4 • VILLA #5	35'-0" (A) • 35'-0" (B) • (14'-6" (A) • 15'-6" (B))
EXISTING • 21'-0" REQUIRED • 20'-0" PROPOSED • 16'-3"	6
DISTANCE 5 • VILLA #5 • VILLA #6	30'-0" (A) • 27'-0" (B) • (15'-6" (A) • 14'-6" (B))
EXISTING • 28'-6" REQUIRED • 14'-6" PROPOSED • 28'-6"	6
DISTANCE 6 • VILLA #1 • VILLA #4	38'-0" (A) • 27'-0" (B) • (15'-6" (A) • 14'-6" (B))
EXISTING • 10'-6" REQUIRED • 10'-5" PROPOSED • 5'-0"	6



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ISSUED FOR: HPS

BIDS

PERMIT: 42478

CONSTRUCTION

MARINE VILLAS ON MARINE WAY

110 MARINE WAY
DELRAY BEACH, FL.

CLIENT APPROVAL

- REVISIONS
- REVIS 6/30/19 AS PER CITY COMMENTS:
- PROVIDED SITE TRIANGLES.
 - PROVIDED TRASH BINS/ENCLOSURES.
 - ADJUSTED DRIVEWAYS/GOLF CART PATHS.
 - ADJUSTED EXISTING CENTER LINE OF ROADS AND ADJACENT PROPERTIES.
 - ADDED ALL REQUESTED VARIANCES.
- REVIS 9/16/19 AS PER CITY COMMENTS:
- REMOVED PROPOSED TRELLIS & OUTDOOR SHOWER STRUCTURES.
 - ADJUSTED SITE TRIANGLE.
 - UPDATED SETBACKS.
 - UPDATED CALCULATIONS.
- REVIS 10/15/19 AS PER P4Z COMMENTS:
- ADJUSTED NOTES TO REFLECT VARIANCE.

FILE NUMBER: 802A101

DRAWING TITLE

PROPOSED SITE PLAN

DATE: 08.06.18

DRAWN BY: GE/AB

JOB NUMBER: 20180802

DRAWING NUMBER

A1.01