

PROJECT TITLE  
**MAGNOLIA  
PLACE  
LOT 5**

**130 & 136 SE 1ST AVE  
DELRAY BEACH, FL**

- REVISIONS
- REVISED 8/22/23 AS PER H.P.B. COMMENTS
  - REVISED 8/21/23 AS PER H.P.B. COMMENTS
  - REVISED 11/6/23 AS PER H.P.B. COMMENTS: CREATED A WALKWAY FOR FIRE DEPARTMENT ACCESS INTO REAR DUPLEX.
  - REVISED 2/2/23 AS PER H.P.B. COMMENTS: 1. REVISED PERVIOUS VS PERVIOUS CALCULATIONS TO MEET OPEN SPACE CALCULATIONS. 2. ADJUSTED HARDSCAPE IN ORDER TO MEET OPEN SPACE REQUIREMENTS. REDUCED POOL PAVERS, EQUIPMENT PADS AND WALKWAYS.
  - REVISED 9/26/24 AS PER H.P.B. COMMENTS: CHANGED PVC FENCE TO WOODEN FENCE.
  - REVISED 10/2/25 AS PER BUILDER COMMENTS: CHANGED POOL LAYOUT AND SIZE.
  - REVISED 11/1/25 AS PER BUILDER COMMENTS: ADDED WOOD ARCHWAY MAX HEIGHT AT 8'-0".
  - REVISED 10/15/25 AS PER CITY COMMENTS: PROVIDED 1/48-SLOPE FOR FENCING.
  - REVISED 01/14/26 AS PER BUILDER COMMENTS: REQUESTED VARIANCE FOR OPEN SPACE AND WAIVER FOR ARTIFICIAL TURF.

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

FILE NUMBER  
**109A100E**

DRAWING TITLE

**PROPOSED  
PLAN  
LOT 5**

DATE

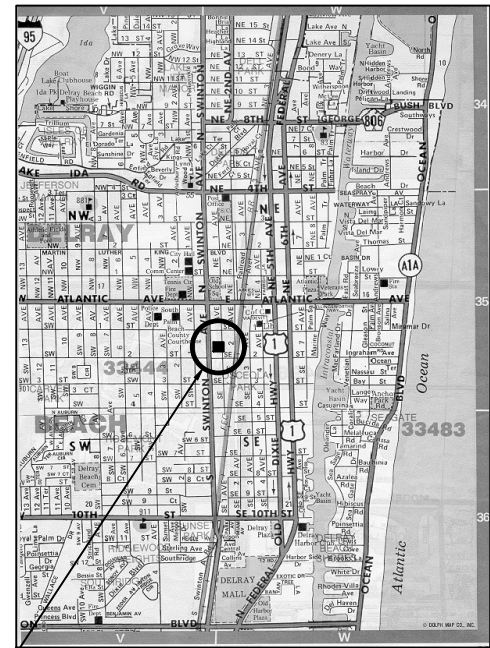
**2.16.23** | DRAWN BY

JOB NUMBER

**20230109**

DRAWING NUMBER

**A1.00E**



**VICINITY MAP**

**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 JOBSITE 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, SLID DISCREPANCIES AND PITCHES 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 CONTINUED 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.

**AREA CALCULATIONS**

TWO STORY DUPLEX (PER UNIT)	
PROPOSED FIRST FLOOR AREA UNDER A/C	1782 S.F.
PROPOSED 2 CAR GARAGE	562 S.F.
PROPOSED FRONT COVERED PORCH	148 S.F.
PROPOSED FIRST FLOOR UNDER ROOF	1982 S.F.
PROPOSED SECOND FLOOR UNDER A/C	1242 S.F.
PROPOSED FRONT COVERED PORCH	148 S.F.
PROPOSED SECOND FLOOR UNDER ROOF	1390 S.F.
TOTAL FLOOR UNDER A/C	2424 S.F.
TOTAL FLOOR AREA PER UNIT (ENCLOSED SPACE + 50% OF GARAGE)	2718 S.F.
TOTAL FLOOR AREA UNDER ROOF (INCLUDES EXTERIOR COVERED PORCHES)	3292 S.F.
TOTAL SITE AREA	8358 S.F.
TOTAL BUILD FOOTPRINT	3204 S.F.
TOTAL LOT COVERAGE *	3864 / 8358 = 45.9%
TOTAL IMPERVIOUS VS PERVIOUS AREA:	
TOTAL IMPERVIOUS AREA (BUILDING FOOTPRINT, PAVERS, POOL, ETC.)	6292 S.F.
TOTAL PERVIOUS AREA (LANDSCAPING)	2066 S.F.
TOTAL PERVIOUS AREA *	2066 / 8358 = 24.7%
TOTAL PERVIOUS VS IMPERVIOUS AREA *	2267 / 6292 = 36.0%
(REQUIRED OPEN SPACE 25% - PROVIDED 86% OPEN SPACE - ARTIFICIAL TURF + 21%).	

**FAR CALCULATIONS**

TOTAL FLOOR AREA	6384 S.F.
TOTAL LOT AREA	8358 S.F.
FLOOR AREA RATIO *	6384 / 8358 = 76.4%

**PROPOSED SETBACKS:**

	REQUIRED	PROPOSED GROUND FLOOR	PROPOSED SECOND FLOOR
FRONT	25'-0"	25'-4 1/2" TO 33'-11"	33'-11" TO 39'-4"
SIDE INTERIOR (NORTH)	1'-4"	1'-4"	1'-4"
SIDE INTERIOR (SOUTH)	1'-6"	1'-1"	1'-1"
REAR	10'-0"	20'-6" TO 28'-6"	28'-6" TO 32'-6"
ALLOWABLE HT. (ADJOV. FENC. / ELEVATION)	35'-0" (MEAN ROOF HT.)	27'-9" (MEAN ROOF HT.)	

**ZONING OSSHAD FLOOD ZONE 'X'**

**LIGHTING LEGEND:**

8A	MANUFACTURER: SPRING CITY COLOR: LEOPARD-252-40-GR5-GR5-1456
8B	MANUFACTURER: KICHLER HARBOR ROVI 451102 - "OLDE BRONZE"

**PROJECT RELIEF REQUEST ITEMS:**

REQUEST	REQUIREMENT	PROPOSED REQUEST
VARIANCES		
1. SWITTING POOLS		
2. FRONT YARD SETBACK	43.41K' - 25'	10'-0"
3. SIDE YARD SETBACK	4.6.8XG11 - 10'	8'-11" FRONT POOL
4. SIDE YARD SETBACK	4.6.8XG11 - 10'	2'-4 1/2" REAR POOL
5. SETBACKS MEASURED FROM THE PROPERTY LINE TO THE WATERS EDGE		
6. OPEN SPACE	OPEN SPACE - 43.41K' - 25%	2.6%
WAIVERS		
7. LOT COVERAGE	LOT COVERAGE - 43.41K' - 45%	45.9%
8. VISUAL COMPATIBILITY	LDR SECTION 4.8.8(X1Y1A)	2:1
9. REFER TO SHEET A1.00C		
10. ALLOWABLE ARTIFICIAL TURF	SECTION 4.6.10(X1Y1B) - 21 SQFT. 11.9 SQFT.	

**LEGEND:**

[Pattern]	PROPOSED GUEST PARKING
[Pattern]	SIGHT TRIANGLE
[Pattern]	LOT 13, 4 & 5 CONCRETE ROOF TILE
[Pattern]	LOT 2 & 4 METAL BEAM ROOF
[Pattern]	PROPOSED PAVEMENT SIDEWALK (MATCH CITY PAVEMENT PATTERN)
[Pattern]	DRIVEWAY PAVERS
[Pattern]	POOL DECK

**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)
- ALL AREA CALCULATIONS ARE APPROX.
- CONTRACTOR TO FIELD COORDINATE ALL ALL PROPOSED GRADE ELEVATIONS W/ CIVIL DRAWINGS.

48" DECORATIVE WHITE WOOD PICKET (MIN. ABOVE GRADE) W/ 3'-0" x 4'-0" GATES. (NOTE: ALL DECORATIVE GATES SHALL HAVE SELF-CLOSING LATCHING LOCKING HARDWARE & OPEN IN AN OUTWARD DIRECTION - VERIFY COLOR W/ BUILDER.)

**FENCE • FRONT + SIDE PERIMETER**

2  
ALDOE

2

EXISTING 1 STORY  
BUILDING 22 SE 1ST AVENUE  
P.F.E. = 4123

WEST SIDE  
AREA = 4,824 S.F.

PROPOSED WAIVER LOT COVERAGE (LOTS 2-5)  
REQUIRED: 40% AS PER 43.41K'  
REQUESTED: 45.9%

EAST SIDE  
124'-0"

NOTE: ALL OVERHEAD UTILITY SERVICES WILL BE UNDERGROUND IN COMPLIANCE WITH LDR SECTION 6.1.8.

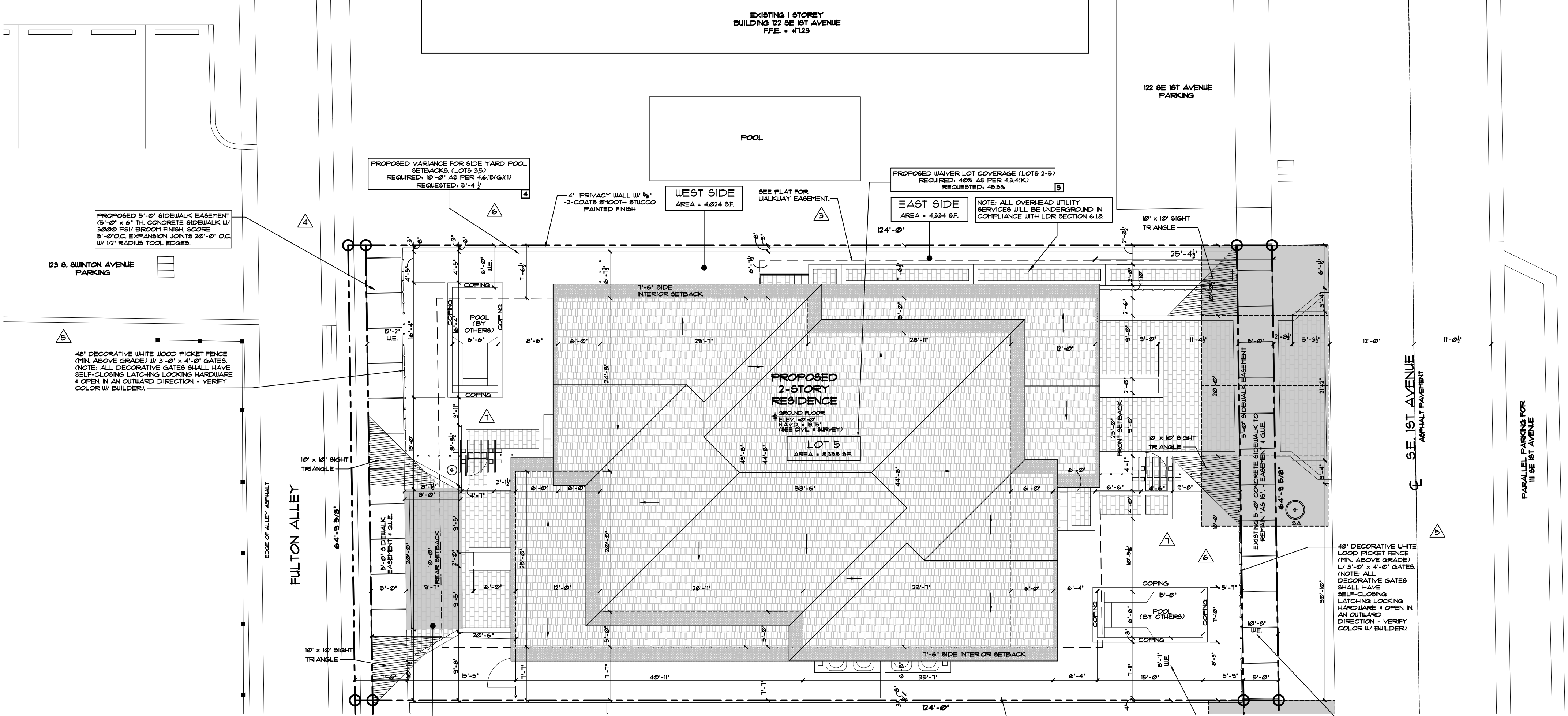
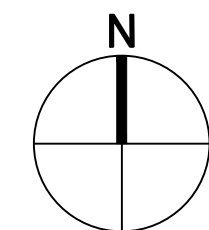
PROPOSED 2-STORY  
RESIDENCE

LOT 5  
AREA = 8,358 S.F.

48" DECORATIVE WHITE WOOD PICKET FENCE (MIN. ABOVE GRADE) W/ 3'-0" x 4'-0" GATES. (NOTE: ALL DECORATIVE GATES SHALL HAVE SELF-CLOSING LATCHING LOCKING HARDWARE & OPEN IN AN OUTWARD DIRECTION - VERIFY COLOR W/ BUILDER.)

**1 PROPOSED PLAN LOT 5**

A100E SCALE: 1" = 10'-0"



PROPOSED 3'-0" SIDEWALK EASEMENT (3'-0" x 6'-0" TH. CONCRETE SIDEWALK W/ 3000 PSI/ BIRDSHOT FINISH, SCORE 15-20°C. EXPANSION JOINTS 20'-0" O.C. W/ 1/2" RADIUS TOOL EDGES.

48" DECORATIVE WHITE WOOD PICKET FENCE (MIN. ABOVE GRADE) W/ 3'-0" x 4'-0" GATES. (NOTE: ALL DECORATIVE GATES SHALL HAVE SELF-CLOSING LATCHING LOCKING HARDWARE & OPEN IN AN OUTWARD DIRECTION - VERIFY COLOR W/ BUILDER.)

HATCHED AREA REPRESENTS SPACE FOR GUEST PARKING 22'-0" x 8'-0"