



PROPOSED PROJECT IS LOCATED ON THE EAST SIDE OF SUNTON AVE.  
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 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, ANKLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND FITTERS 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 CONSTRUCTED 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.

**DESCRIPTION:**  
THE SOUTH HALF OF LOT 13 AND ALL OF LOTS 14 THROUGH 18, INCLUSIVE, BLOCK 16, APPLICABLE PLAT OF SANDY AND CROPPER'S SUBDIVISION OF BLOCK 16 ORIGINAL TOWN OF LINTON ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 47.139 SQUARE FEET OR 0.981 ACRES MORE OR LESS.

- NOTES:**
- DO NOT SCALE DRAWINGS.
  - FIELD VERIFY ALL DIMENSIONS.
  - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT IF ANY DISCREPANCY IN DRAWINGS (SEE GENERAL NOTES).
  - ALL AREA CALCULATIONS ARE APPROX.

**AREA CALCULATIONS (LOT 1)**

TOTAL SITE AREA	8,459.54
TOTAL BLDG FOOTPRINT	3,302.51
TOTAL LOT COVERAGE *	3340 / 8,459 = 41.3%
TOTAL IMPERVIOUS VS PERVIOUS AREA	629.54
TOTAL IMPERVIOUS AREA (INCLUDING FOOTPRINT, PAVEMENT, POOL, ETC.)	2,341.54
TOTAL PERVIOUS AREA (LANDSCAPING)	6,118.00
TOTAL PERVIOUS AREA *	629 / 8,459 = 7.4%
TOTAL PERVIOUS AREA	2,747.54
TOTAL PERVIOUS + PERVIOUS AREA	629 + 2,118 = 2,747
(REQUIRED OPEN SPACE 24% - PROVIDED 24% OPEN SPACE)	

**PROPOSED SETBACKS:**

REQUIRED FRONT	25'-0"	PROPOSED GROUND FLOOR	0'-0"	PROPOSED SECOND FLOOR	0'-0"
REQUIRED SIDE INTERIOR (NORTH)	7'-0"	PROPOSED	0'-0"	PROPOSED	0'-0"
REQUIRED SIDE INTERIOR (SOUTH)	8'-0"	PROPOSED	0'-0"	PROPOSED	0'-0"
REQUIRED REAR	10'-0"	PROPOSED	0'-0"	PROPOSED	0'-0"
ALLOWABLE HT. (ABOVE FFC - FREEBOARD / ELEVATION)	35'-0" (MEAN ROOF HT.)	25'-0" (MEAN ROOF HT.)			

**AREA CALCULATIONS (LOT 2 AND 4)**

TOTAL SITE AREA	8,824.54
TOTAL BLDG FOOTPRINT	3,884.54
TOTAL LOT COVERAGE *	3884 / 8,824 = 44.1%
TOTAL IMPERVIOUS VS PERVIOUS AREA	989.54
TOTAL IMPERVIOUS AREA (INCLUDING FOOTPRINT, PAVEMENT, POOL, ETC.)	1,342.54
TOTAL PERVIOUS AREA (LANDSCAPING)	7,482.00
TOTAL PERVIOUS AREA *	989 / 8,824 = 11.3%
TOTAL PERVIOUS AREA	1,342 + 7,140 = 8,482
TOTAL PERVIOUS + PERVIOUS AREA	1,342 + 7,140 = 8,482
(REQUIRED OPEN SPACE 24% - PROVIDED 24% OPEN SPACE)	

**PROPOSED SETBACKS:**

REQUIRED FRONT	25'-0"	PROPOSED GROUND FLOOR	0'-0"	PROPOSED SECOND FLOOR	0'-0"
REQUIRED SIDE INTERIOR (NORTH)	7'-0"	PROPOSED	0'-0"	PROPOSED	0'-0"
REQUIRED SIDE INTERIOR (SOUTH)	7'-0"	PROPOSED	0'-0"	PROPOSED	0'-0"
REQUIRED REAR	10'-0"	PROPOSED	0'-0"	PROPOSED	0'-0"
ALLOWABLE HT. (ABOVE FFC - FREEBOARD / ELEVATION)	35'-0" (MEAN ROOF HT.)	25'-0" (MEAN ROOF HT.)			

**AREA CALCULATIONS (LOT 3 AND 5)**

TOTAL SITE AREA	8,824.54
TOTAL BLDG FOOTPRINT	3,884.54
TOTAL LOT COVERAGE *	3884 / 8,824 = 44.1%
TOTAL IMPERVIOUS VS PERVIOUS AREA	989.54
TOTAL IMPERVIOUS AREA (INCLUDING FOOTPRINT, PAVEMENT, POOL, ETC.)	1,342.54
TOTAL PERVIOUS AREA (LANDSCAPING)	7,482.00
TOTAL PERVIOUS AREA *	989 / 8,824 = 11.3%
TOTAL PERVIOUS AREA	1,342 + 7,140 = 8,482
TOTAL PERVIOUS + PERVIOUS AREA	1,342 + 7,140 = 8,482
(REQUIRED OPEN SPACE 24% - PROVIDED 24% OPEN SPACE)	

**PROPOSED SETBACKS:**

REQUIRED FRONT	25'-0"	PROPOSED GROUND FLOOR	0'-0"	PROPOSED SECOND FLOOR	0'-0"
REQUIRED SIDE INTERIOR (NORTH)	7'-0"	PROPOSED	0'-0"	PROPOSED	0'-0"
REQUIRED SIDE INTERIOR (SOUTH)	7'-0"	PROPOSED	0'-0"	PROPOSED	0'-0"
REQUIRED REAR	10'-0"	PROPOSED	0'-0"	PROPOSED	0'-0"
ALLOWABLE HT. (ABOVE FFC - FREEBOARD / ELEVATION)	35'-0" (MEAN ROOF HT.)	25'-0" (MEAN ROOF HT.)			

**1 EXISTING SITE PLAN**  
A1.01E SCALE: 1" = 20'-0" (FOR REFERENCE ONLY)



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ISSUED FOR: H/PB  
BIDS  
PERMIT: 1823  
CONSTRUCTION

PROJECT TITLE  
**MAGNOLIA PLACE**  
**LOTS 1 THRU 5**

**130 SE 1ST AVENUE**  
**DELRAY BEACH, FL**

REVISIONS  
1. REVISED 8/22/23 AS PER H/PB COMMENTS.  
2. RELABELLED DRAWING FROM "MASTER PLAN" TO EXISTING SITE PLAN.  
3. ROTATE PLANS IN ORDER TO SHOW NORTH POINT TOWARD TOP OF PAGE.  
4. SHEET ORDER REORGANIZED.

FILE NUMBER: 109A101E

DRAWING TITLE: **EXISTING SITE PLAN (FOR REF. ONLY)**

DATE: 2.16.23  
JOB NUMBER: 20230109

DRAWING NUMBER: **A1.01E**

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