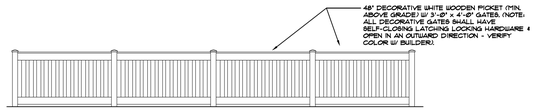
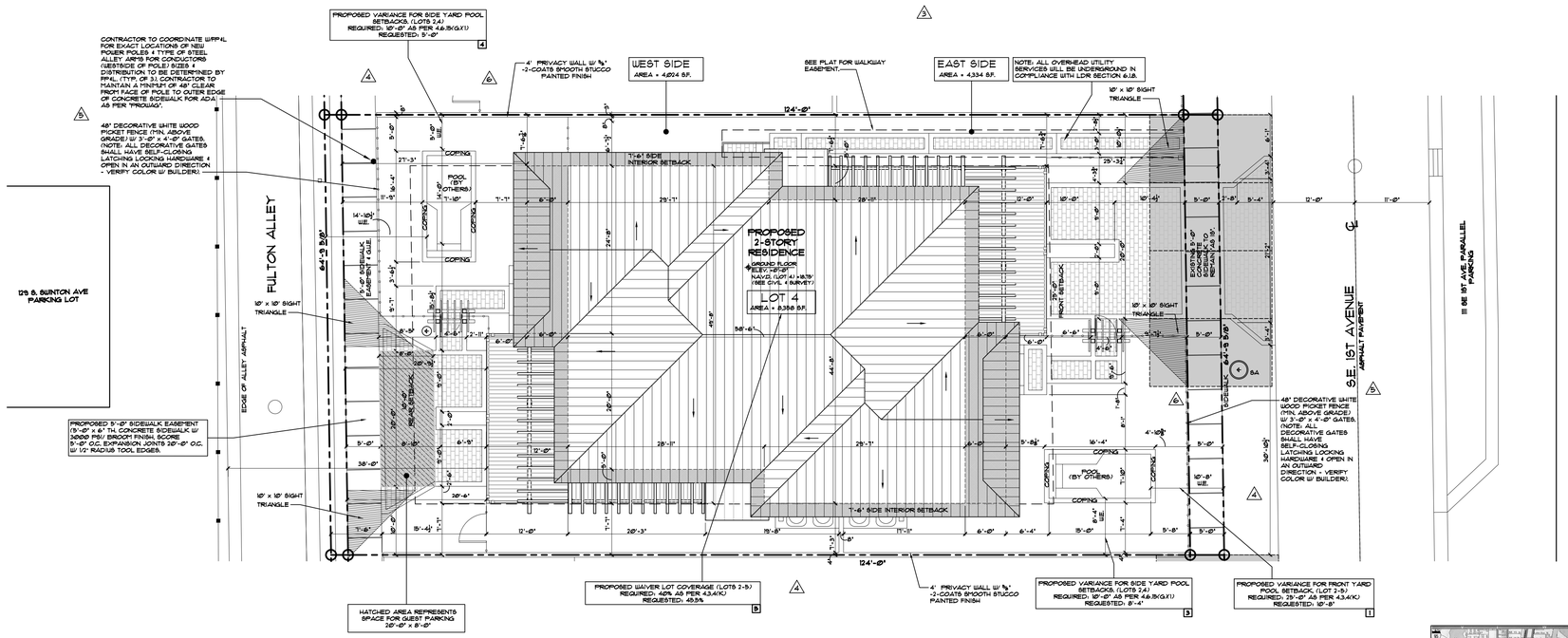


2 A1.00D FENCE @ FRONT + SIDE PERIMETER



1 A1.00D **PROPOSED PLAN LOT 4**

SCALE : 1" = 10'-0"

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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 JOBSITE 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.

AREA CALCULATIONS

TWO STORY DUPLEX (PER UNIT)	
PROPOSED FIRST FLOOR AREA UNDER A/C	1,202 S.F.
PROPOSED 2 CAR GARAGE PROPOSED FRONT COVERED PORCH	552 S.F. 148 S.F.
PROPOSED FIRST FLOOR UNDER ROOF	1,902 S.F.
PROPOSED SECOND FLOOR UNDER A/C	1,242 S.F.
PROPOSED FRONT COVERED PORCH	148 S.F.
PROPOSED TRELLIS / TERRACE PORCH	401 S.F.
PROPOSED SECOND FLOOR UNDER ROOF	1,390 S.F.
TOTAL FLOOR UNDER A/C	2,444 S.F.
TOTAL FLOOR AREA PER UNIT (ENCLOSED SPACE + 50% OF GARAGE)	2,720 S.F.
TOTAL FLOOR AREA UNDER ROOF (INCLUDES EXTERIOR COVERED PORCHES)	3,292 S.F.
TOTAL SITE AREA	8,358 S.F.
TOTAL BLDG FOOTPRINT	3,804 S.F.
TOTAL LOT COVERAGE =	3,804 / 8,358 = 45.5%
TOTAL IMPERVIOUS VS PERVIOUS AREA=	
TOTAL IMPERVIOUS AREA= (BUILDING FOOTPRINT, PAVERS, POOL ETC.)	6,254 S.F.
TOTAL PERVIOUS AREA (LANDSCAPING)	1,844 S.F.
TOTAL IMPERVIOUS AREA =	6,254 / 8,358 = 72.9%
TOTAL PERVIOUS AREA =	1,844 + 1,500 (ARTIFICIAL TURF) / 8,358 = 27.1%
TOTAL PERVIOUS + IMPERVIOUS AREA=	7,264 + 6,254 = 8,358 = 100%
(REQUIRED OPEN SPACE 25% - PROVIDED 18.5% OPEN SPACE + ARTIFICIAL TURF = 27.1%)	

FAR CALCULATIONS

TOTAL FLOOR AREA	6,384 S.F.
TOTAL LOT AREA	8,358 S.F.
FLOOR AREA RATIO =	6,384 / 8,358 = 0.73

PROPOSED SETBACKS:

	REQUIRED	PROPOSED GROUND FLOOR	PROPOSED SECOND FLOOR
FRONT	25'-0"	25'-3 1/4" TO 33'-11"	33'-11" TO 39'-4"
SIDE INTERIOR (NORTH)	7'-6"	7'-6"	7'-6"
SIDE INTERIOR (SOUTH)	7'-6"	7'-7"	7'-7"
REAR	10'-0"	26'-6" TO 26'-6"	26'-6" TO 32'-6"
ALLOWABLE HT. (ABOVE FBC - FREEBOARD / ELEVATION)	35'-0" (MEAN ROOF HT.)		28'-0" (MEAN ROOF HT.)

ZONING OSSHAD

LIGHTING LEGEND:

6A MANUFACTURER: SPRING CITY *DLR-LE2P35-3G2-40-CR3-GR18-H56

6B MANUFACTURER: KICHLER HARBOR ROW #4511102 - "OLDE BRONZE"

PROPOSED PROJECT IS LOCATED ON THE NW CORNER OF SW SECOND STREET AND SE FIRST AVENUE.

VICINITY MAP

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NOTES:

1. DO NOT SCALE DRAWINGS!
2. FIELD VERIFY ALL DIMENSIONS!
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DESCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
4. ALL AREA CALCULATIONS ARE APPROX.
5. CONTRACTOR TO FIELD COORDINATE ALL ALL PROPOSED GRADE ELEVATIONS W/ CIVIL DRAWINGS.

PROJECT RELIEF REQUEST ITEMS:

REQUEST:		
CODE SECTION	REQUIREMENT	PROPOSED REQUEST
VARIANCES		
SWIMMING POOLS		
1 FRONT YARD SETBACK	4.3.4(K) - 25'	10'-0"
3 SIDE YARD SETBACK	4.6.16(G,X1) - 10'	8'-4" FRONT POOL
4 SIDE YARD SETBACK	4.6.16(G,X1) - 10'	5'-0" REAR POOL
*SETBACKS MEASURED FROM THE PROPERTY LINE TO THE WATER EDGE		
5 OPEN SPACE	OPEN SPACE = 4.3.4(K) - 25%	18.5%
WAIVERS		
3 LOT COVERAGE	LOT COVERAGE = 4.3.4(K) - 40%	45.5%
6 VISUAL COMPATIBILITY	LDR SECTION 4.5.X.E(1,X.A)	2.1
*REFER TO SHEET A2.00B		
7 ALLOWABLE ARTIFICIAL TURF	SECTION 4.6.16(E)(7) - 26 SQFT.	164 SQFT.

LEGEND:

- PROPOSED GUEST PARKING
- SIGHT TRIANGLE
- LOT 1,3, & 5 CONCRETE ROOF TILE
- LOT 2 & 4 METAL SEAM ROOF
- PROPOSED PAVER SIDEWALK (MATCH CITY PAVER & PATTERN)
- DRIVEWAY PAVERS
- POOL DECK

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ge architecture.inc.

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ISSUED FOR BUILDING
BIDS
PERMIT 7/1/24
CONSTRUCTION

Gary P Eliopoulos
STATE OF FLORIDA
100175
REGISTERED ARCHITECT
Digitally signed by Gary P Eliopoulos
Date: 2026.01.13 17:50:45 -05'00'

PROJECT TITLE

MAGNOLIA PLACE LOT 4

140 & 146 SE 1ST AVE DELRAY BEACH, FL

REVISIONS

1. REVISED 9/22/23 AS PER H.P.B. COMMENTS.
2. REVISED 8/21/23 AS PER H.P.B. COMMENTS.
3. REVISED 11/6/23 AS PER H.P.B. COMMENTS. CREATED A WALKWAY FOR FIRE DEPARTMENT ACCESS INTO REAR DUPLEX.
4. REVISED 12/21/23 AS PER H.P.B. COMMENTS. 1.REVISED PERVIOUS VS IMPERVIOUS CALCULATIONS TO MEET OPEN SPACE CALCULATIONS. 2.ADJUSTED HARDSCAPE IN ORDER TO MEET OPEN SPACE REQUIREMENTS (REDUCED POOL, PAVERS, WALKWAYS AND EQUIPMENT PADS).
5. REVISED 9/20/24 AS PER H.P.B. COMMENTS: CHANGED PVC FENCE TO WOODEN FENCE.
6. REVISED 1/20/25 AS PER BUILDER: CHANGED POOL LAYOUT AND SIZES.
7. REVISED 7/7/25 AS PER BUILDER: ADDED WOOD ARBORS (MAX. HEIGHT AT 8'-0").
8. REVISED 12/9/25 AS PER CITY: AS BUILTS FENCE
9. REVISED 01/14/26 AS PER BUILDER: 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 109A100D

DRAWING TITLE

PROPOSED PLAN LOT 4

DATE 2.16.23 | DRAWN BY GE/MJ

JOB NUMBER 20230109

DRAWING NUMBER

A1.00D