

PROPOSED PROJECT IS LOCATED ON THE CORNER OF SE 2ND STREET AND SE 1ST AVENUE.
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, ANGLES, PLATES, OPENING SLEEVES, HANGERS, SLAB DEPRESSIONS 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 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 WRITTEN CONSENT FROM THE ARCHITECT.

DESCRIPTION:
 THE SOUTH HALF OF LOT 13 AND ALL OF LOTS 14 THROUGH 18, INCLUSIVE, BLOCK 16, AMENDED PLAT OF BUNDT AND CHOPIN'S SUBDIVISION OF BLOCK 16 ORIGINAL TOWN OF LUTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 42.78 SQUARE FEET OR 0.9781 ACRES MORE OR LESS.

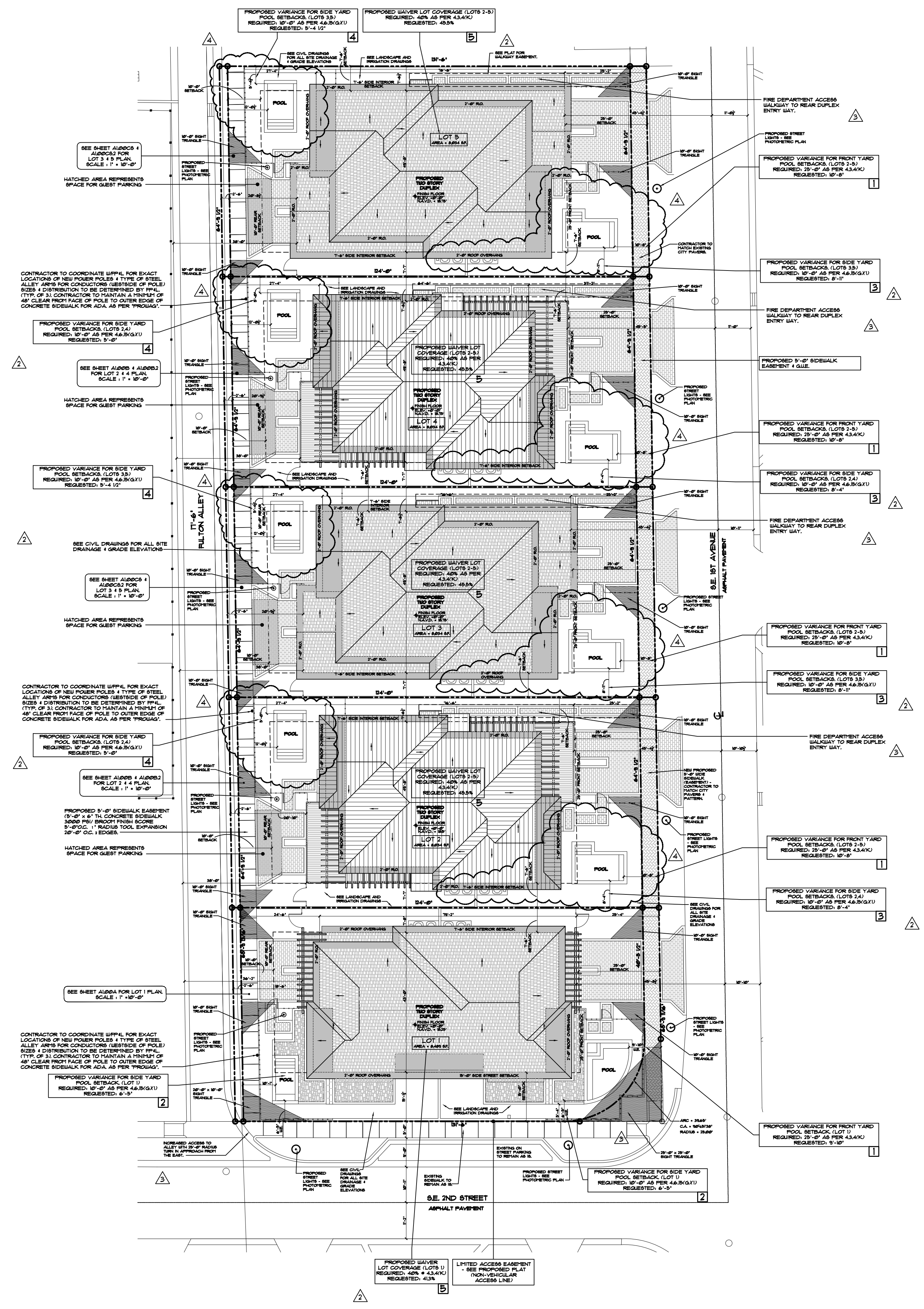
- NOTES:**
- DO NOT SCALE DRAWINGS.
 - FIELD VERIFY ALL DIMENSIONS.
 - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT IF ANY DISCREPANCY OF DRAWINGS. (SEE GENERAL NOTES)
 - ALL AREA CALCULATIONS ARE APPROX.

PROJECT RELIEF REQUEST ITEMS

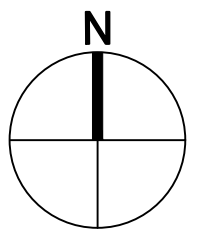
REQUEST	CODE SECTION	REQUIREMENT	PROPOSED REQUEST
1. FRONT YARD SETBACK	43A(K)(1) - 25'	9'-0" (LOT 1) & 10'-0" (LOTS 2-3)	9'-0" (LOT 1) & 10'-0" (LOTS 2-3)
2. SIDE YARD SETBACK	43A(K)(1) - 5'	8'-0" (LOT 1)	8'-0" (LOT 1)
3. REAR YARD SETBACK	43A(K)(1) - 5'	8'-0" (LOTS 2, 3) & 8'-0" (LOTS 3, 6) FRONT POOL	8'-0" (LOTS 2, 3) & 8'-0" (LOTS 3, 6) FRONT POOL
4. REAR YARD SETBACK	43A(K)(1) - 5'	8'-0" (LOTS 2, 3) & 8'-0" (LOTS 3, 6) REAR POOL	8'-0" (LOTS 2, 3) & 8'-0" (LOTS 3, 6) REAR POOL
5. LOT COVERAGE	LOT COVERAGE - 43A(K)(1) - 45%	45% (LOT 1) 45% (LOTS 2-3)	45% (LOT 1) 45% (LOTS 2-3)
6. VISUAL COMPATIBILITY	LRB SECTION 43B(1)(A) - 2)		

REFER TO ALPHABETICALLY A-D FOR

- LEGEND**
- PROPOSED GUEST PARKING
 - RIGHT TRIANGLE
 - LOT 13 - 5' CONCRETE ROOF TILE
 - LOT 14 - 4' METAL BEAM ROOF
 - PROPOSED PAPER SIDEWALK
 - DRIVEWAY PAVEMENT
 - POOL DECK



1 PROPOSED SITE PLAN
 A1.01 SCALE: 1" = 20'-0"



THIS DOCUMENT IS THE PROPERTY OF GE ARCHITECTURE INC. ALL RIGHTS ARE RESERVED AND ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF GE ARCHITECTURE INC. IS PROHIBITED.

PROJECT TITLE
MAGNOLIA PLACE
LOTS 1 THRU 5

130 SE 1ST AVENUE
DELRAY BEACH, FL

- REVISIONS**
- REVISED 8/22/23 AS PER H/PB COMMENTS. UNLABLED DRAWING FROM MASTER PLAN.
 - PROPOSED SIDE YARD SETBACKS FROM 20'-0" TO 25'-0".
 - RIGHT TRIANGLE HAS BEEN INCREASED FROM 3' TO 5'.
 - NOTICE PLANS TO SHOW SITE ORIENTED WITH NORTH TO THE TOP OF THE PAGE.
 - CONTRIBUTION SPACING FOR ALL SETBACKS ADDED.
 - LOT DIMENSIONS SWITCHED TO FEET AND INCHES.
 - CONTRIBUTION SPACING ADDED TO LOT 1 POOL FOR FRONT SETBACK.
 - REVISED 8/23/23 AS PER H/PB COMMENTS. UPDATE WALKER CHART TO SHOW SETBACK RANGES PROJECT RELIEF CHART UPDATED. LOT COVERAGE REQUEST CALLOUT CHANGED TO WALKER AS COMPARED TO VARIANCE.
 - SHEET ORDER REORGANIZED.
 - REVISED 8/23/23 AS PER FIRE DEPT. COMMENTS. PROVIDED A 25'-0" RADIUS TURN INTO ALLEY FROM SE 2ND ST.
 - ACCESS INTO REAR DUPLEX.
 - 5'-0" RADIUS TURN ADDED TO CORNER OF LOT 1 INTERSECTION BETWEEN SE 1ST AVE AND SE 2ND ST.
 - REVISED 8/23/23 AS PER ENGINEERS COMMENTS. REVISED 0.0123 AS PER ENGINEERS COMMENTS. REVISED LANDSCAPE IN THE FOLLOWING AREAS:
 - POOL, WALKWAYS AND EQUIPMENT PAD.

FILE NUMBER **109A101**

PROPOSED SITE PLAN

DATE **2.16.23** DRAWN BY **GE/MJ**
 JOB NUMBER **20230109**

DRAWING NUMBER

A1.01