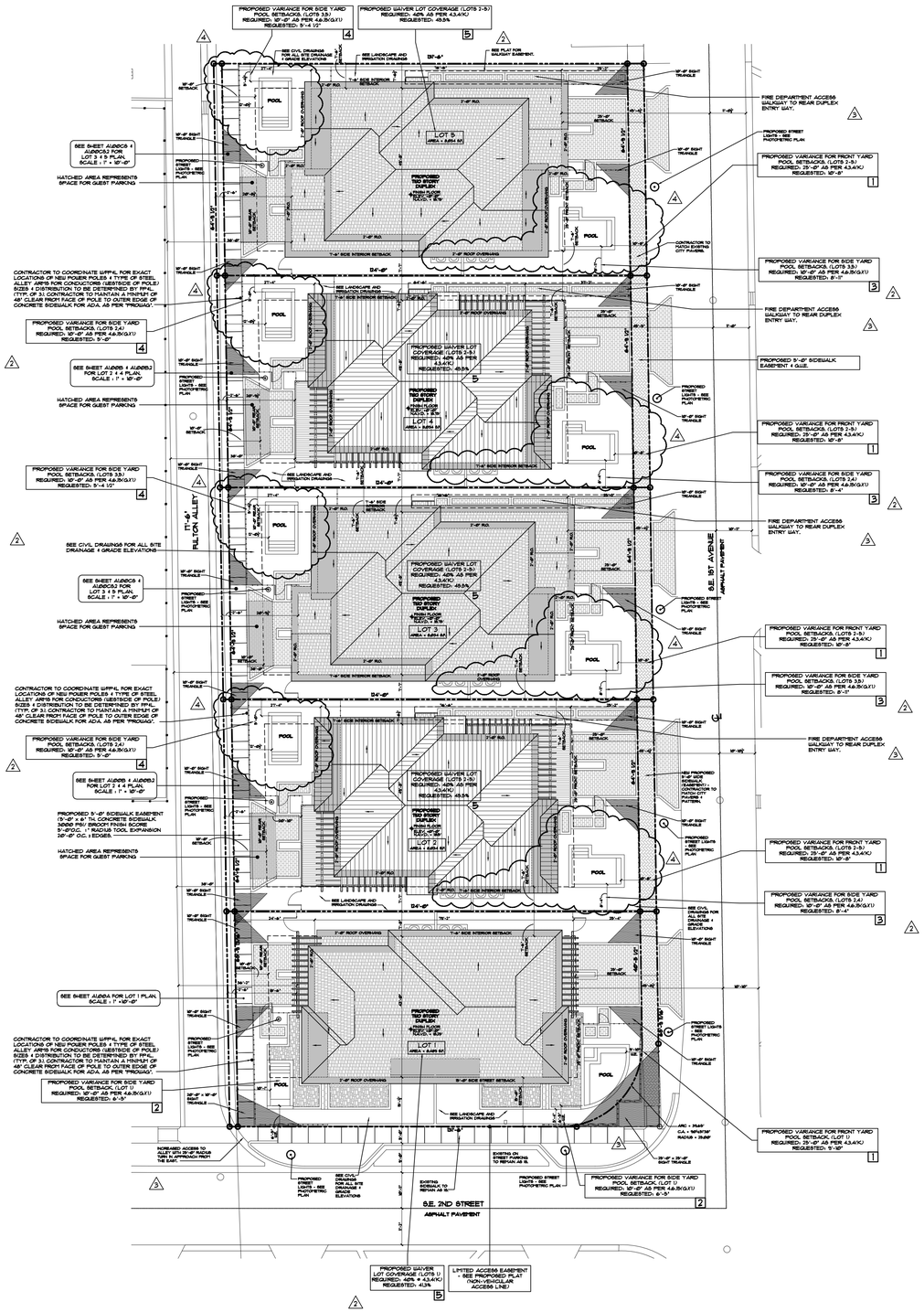

1 A1.01 **PROPOSED SITE PLAN**

SCALE : 1" = 20'-0"

N

DESCRIPTION:

THE SOUTH HALF OF LOT 13 AND ALL OF LOTS 14 THROUGH 19, INCLUSIVE, BLOCK 18, AMENDED PLAT OF SANDY AND CROFFER'S SUBDIVISION OF BLOCK 18 ORIGINAL TOWN OF LINTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 42,735 SQUARE FEET OR 0.981 ACRES MORE OR LESS.

NOTES:

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

PROPOSED PROJECT IS LOCATED ON NW CORNER OF SW 2ND STREET AND SE 1ST AVE.

VICINITY MAP

N

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.

PROJECT RELIEF REQUEST ITEMS:

REQUEST:			
CODE SECTION		REQUIREMENT	PROPOSED REQUEST
VARIANCES			
SUPPING POOLS			
1	FRONT YARD SETBACK	43.4(K) - 25'	9'-10" (LOT 1) + 10'-8" (LOTS 2-5)
2	SIDE YARD SETBACK	4.B.3(G)(1) - 10'	8'-3" (LOT 1)
3	SIDE YARD SETBACK	4.B.3(G)(1) - 10'	8'-4" (LOTS 2,4) + 8'-1" (LOTS 3,5) FRONT POOL
4	SIDE YARD SETBACK	4.B.3(G)(1) - 10'	5'-4" (LOTS 2,4) + 5'-4 1/2" (LOTS 3,5) REAR POOL
*SETBACKS MEASURED FROM THE PROPERTY LINE TO THE SATERS EDGE			
WAIVERS			
5	LOT COVERAGE	LOT COVERAGE - 4.3.4(K) - 40%	41.1% (LOT 1) 49.5% (LOTS 2-5)
6	VISUAL COMPATIBILITY	LDR SECTION 4.8.F.E.1.V.A)	211
*REFER TO A1.00/A, A1.00/B, + A1.00/C.			

LEGEND:

- PROPOSED GUEST PARKING
- SIGHT TRIANGLE
- LOT 13, + 9 CONCRETE ROOF TILE
- LOT 3 + 4 METAL SEAM ROOF
- PROPOSED PAVER SIDEWALK (MATCH CITY PAVER + PATTERN)
- DRIVEWAY PAVERS
- POOL DECK

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ISSUED FOR	H.P.B.
BIDS	
PERMIT	11.5.23
CONSTRUCTION	

PROJECT TITLE

MAGNOLIA PLACE LOTS 1 THRU 5

130 SE 1ST AVENUE DELRAY BEACH, FL

REVISIONS

1. REVISED 5/22/23 AS PER H.P.B. COMMENTS:
   1. RE-LABELED DRAWING FROM "MASTER PLAN" PROPOSED SITE PLAN.
   2. SIGHT TRIANGLE HAS BEEN INCREASED FROM 30'x30' TO 35'x35'.
   3. ROTATE PLANS TO SHOW SITE ORIENTED WITH NORTH POINTING TOP OF THE PAGE.
   4. DIMENSION STRINGS FOR ALL SETBACKS ADDED.
   5. LOT DIMENSIONS SWITCHED TO FEET AND INCHES.
   6. DIMENSION STRING ADDED TO LOT LOT 1 POOL FOR FRONT SETBACK.
2. REVISED 8/21/23 AS PER H.P.B. COMMENTS:
   1. UPDATE WAIVER CHART TO SHOW SETBACK RANGES. PROJECT RELIEF CHART TITLE UPDATED. LOT COVERAGE REQUEST CALLOUT CHANGED TO WAIVER AS OPPOSED TO VARIANCE.
   2. SHEET ORDER REORGANIZED.
3. REVISED 10/17/23 AS PER FIRE DEPT. COMMENTS:
   1. PROVIDED A 25'-0" RADIUS TURN INTO ALLEY FROM SE 2ND ST.
   2. PROVIDED A WALKWAY FOR FIRE DEPARTMENT ACCESS INTO REAR DUPLEX.
   3. EASEMENT LINE RADIUS ADDED TO CORNER OF LOT 1 INTERSECTION BETWEEN SE 1ST AVE AND SE 2ND ST.
   4. 1' RELIEF REQUEST ITEM #3 + #4 HAVE BEEN UPDATED TO SHOW LOTS 3 + 5 HAVE POOL SIDE YARD SETBACKS FROM 5'-4 1/2" REAR AND 8'1" FRONT, LOTS 2 + 4 HAVE POOL SIDE YARD SETBACKS OF 5'-4" REAR AND 8'-1" FRONT.
4. REVISED 11/2/23 AS PER ENGINEERS COMMENTS:
   1. REDUCED HARDSCAPE IN THE FOLLOWING AREAS:
      1. POOL PAVERS, WALKWAYS AND EQUIPMENT PADS.

FILE NUMBER	109A101

DRAWING TITLE

PROPOSED SITE PLAN

DATE	DRAWN BY
2.16.23	GE/MJ

JOB NUMBER 20230109

DRAWING NUMBER

A1.01

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