

PROJECT TITLE
**MAGNOLIA
PLACE
LOT 1**

**170 & 176 SE 1ST AVE
DELRAY BEACH, FL**

REVISIONS

- REVISED 5/25/23 AS PER HPLS COMMENTS:
REVISED 1/4/23 AS PER HPLS COMMENTS: UPDATED POOL FENCE CONFIGURATION + THE CORNER OF SE 1ST AVE AND SE 2ND ST. (PAINTED BLACK)
REVISED 12/1/23 AS PER HPLS COMMENTS: 2" PROVIDED 25'-0" RADIUS + SE 2ND ST + ALLEY.
REVISED 11/1/23 AS PER HPLS COMMENTS: 1" REQUIRED PERVIOUS VS PERVIOUS CALCULATIONS + REDUCED EQUIP. PADS AND SIDE PATIO TERRACE.
REVISED 9/28/24 AS PER HPLS COMMENTS: CHANGED FENCE TO 4' WOODEN FENCE.
REVISED 11/8/24 AS PER PLANNING COMMENTS: 1" ADDED DIMENSION TO SHOW 2'-0" GROUND FLOOR OVERHANG OF SIDE PATIO.
REVISED 10/8/24 AS PER PLANNING COMMENTS: 1" ADJUSTED LOWER BED ROOM OVERHANG SO IT ONLY ENCROACHES 5'-0" INSTEAD OF 4'-0".
REVISED 12/6/23 AS PER BUILDERS: CHANGED POOL LAYOUT AND SIZE.
REVISED 1/11/25 AS PER BUILDERS: ADDED WOOD ARBORS MAX. HEIGHT AT 8'-0".
REVISED 6/14/26 AS PER BUILDERS: REQUESTED VARIANCE FOR OPEN SPACE AND WAIVER FOR ARTIFICIAL TURF.

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FILE NUMBER
109A100A

DRAWING TITLE

**PROPOSED
PLAN LOT 1**

DATE

2.16.23 DRAWN BY

JOB NUMBER

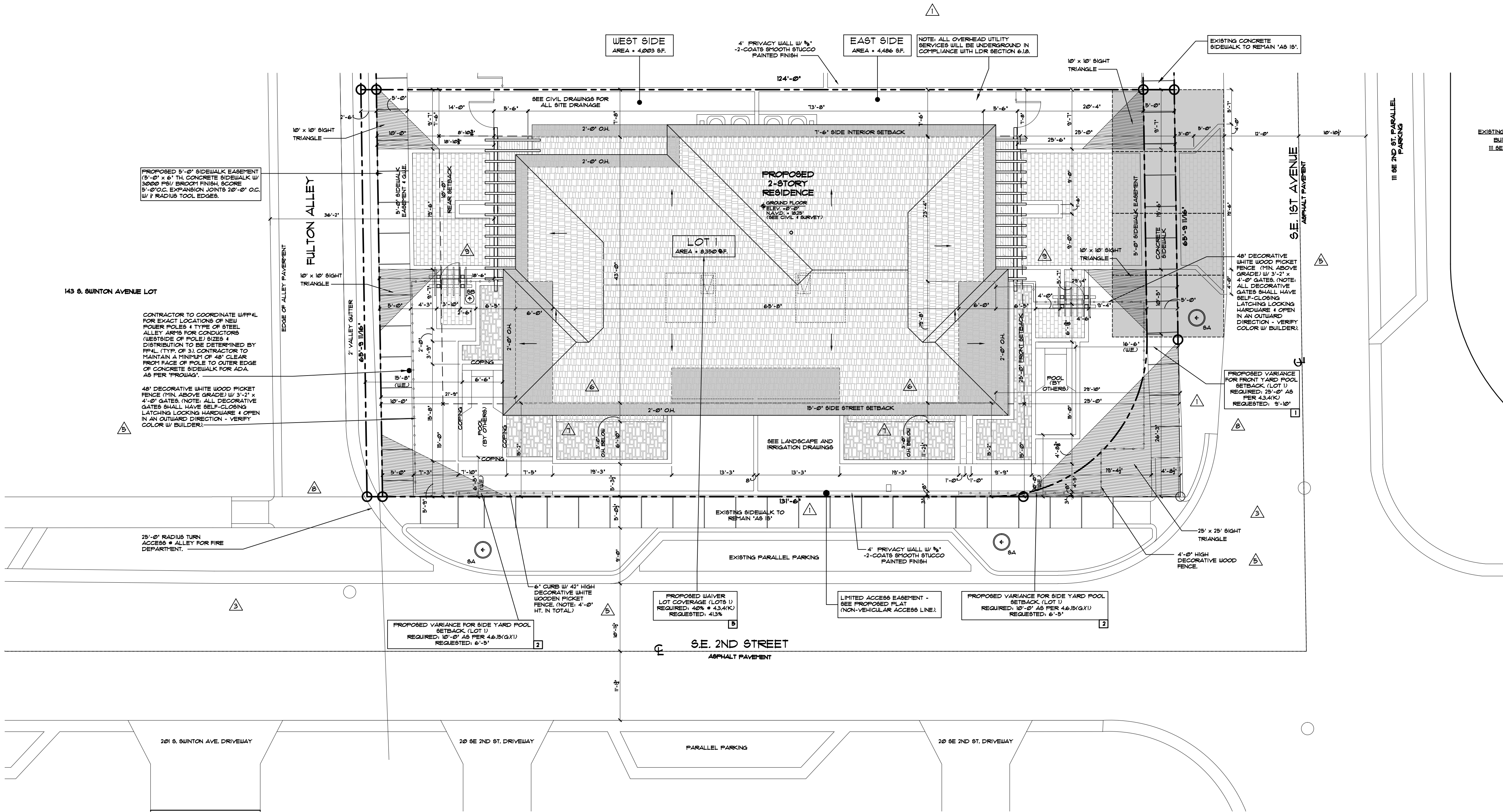
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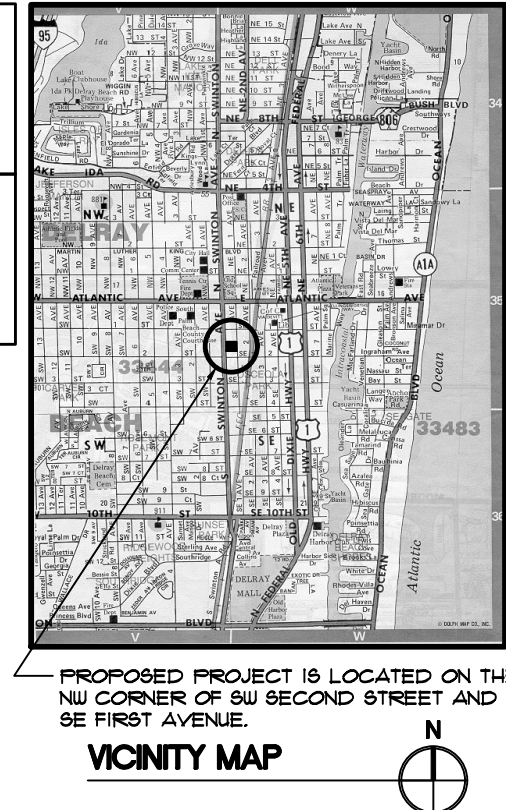
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1 PROPOSED PLAN
SCALE: 1" = 10'-0" LOT 1

DESCRIPTION:
THE SOUTH HALF OF LOT 13 AND ALL OF LOTS 14 THROUGH 18, INCLUSIVE, BLOCK 10, ADJACENT PLAT OF 8401 AND PROPER'S SUBDIVISION OF BLOCK 10 ORIGINAL TOWN OF LINTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 1, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 40.136 SQUARE FEET OR 0.931 ACRES MORE OR LESS.



PROJECT RELIEF REQUEST ITEMS:		
REQUEST CODE SECTION	REQUIREMENT	PROPOSED REQUEST
1	FRONT YARD SETBACK	43.4'(K) - 25'
2	SIDE YARD SETBACK	4.6'(B/G/L) - 10'
3	REAR YARD SETBACK	4.6'(B/G/L) - 10'
4	OPEN SPACE	43.4'(K) - 25%
5	LOT COVERAGE	43.4'(K) - 40%
6	VEHICLE COMPATIBILITY	LDLR SECTION 45.5(X1A)
7	REFER TO SHEET A1.02A	
8	ALLOWABLE ARTIFICIAL TURF	SECTION 46.8(X1D) - 3 SQFT. 173 SQFT.

LEGEND:	
[Symbol]	PROPOSED GUEST PARKING
[Symbol]	SIGHT TRIANGLE
[Symbol]	LOT 13 + 5 CONCRETE ROOF TILE
[Symbol]	LOT 2 + 4 METAL SHED ROOF
[Symbol]	PROPOSED PAVEMENT SIDEWALK (MATCH CITY PAVEMENT PATTERN)
[Symbol]	DRIVEWAY PAVEMENT
[Symbol]	POOL DECK