

PROJECT TITLE  
**MAGNOLIA  
PLACE  
LOT 2**

**160 & 166 SE 1ST AVE  
DELRAY BEACH, FL**

REVISIONS

- REVISD 8/22/23 AS PER H.P.B. COMMENTS:  
REVISD 8/2/23 AS PER H.P.B. COMMENTS:  
REVISD 1/16/23 AS PER H.P.B. COMMENTS:  
1. CREATED A WALKWAY FOR FIRE DEPARTMENT ACCESS INTO REAR DUPLEX.  
REVISD 8/23/23 AS PER H.P.B. COMMENTS:  
UNREVISD PERVIOUS VS PERVIOUS CALCULATIONS TO REET OPEN SPACE CALCULATIONS.  
2. ADJUSTED HARDSCAPE IN ORDER TO REET OPEN SPACE REQUIREMENTS - REDUCED MEDIA EQUIP. PADS, POOL PAVENS AND WALKWAYS.  
REVISD 8/24/24 AS PER H.P.B. COMMENTS:  
REVISD 1/28/25 AS PER BUILDER:  
CHANGED POOL LAYOUT AND SIZE.  
REVISD 1/11/25 AS PER BUILDER:  
ADDED WOOD ARBORS (MAX HEIGHT AT 8'-0").  
REVISD 5/9/25 AS PER CITY COMMENTS:  
PROVIDED 148-BUILTUP FOR TRENGS.  
REVISD 6/14/26 AS PER BUILDER:  
REQUESTED VARIANCE FOR OPEN SPACE AND WALKWAY FOR ARTIFICIAL TURF.

THIS DRAWING IS NOT FOR CONSTRUCTION, IT HAS BEEN ISSUED FOR GOVERNMENTAL REVIEW AND/OR PRELIMINARY PRICING ONLY.

FILE NUMBER  
**109A100B**

DRAWING TITLE

**PROPOSED  
PLAN  
LOT 2**

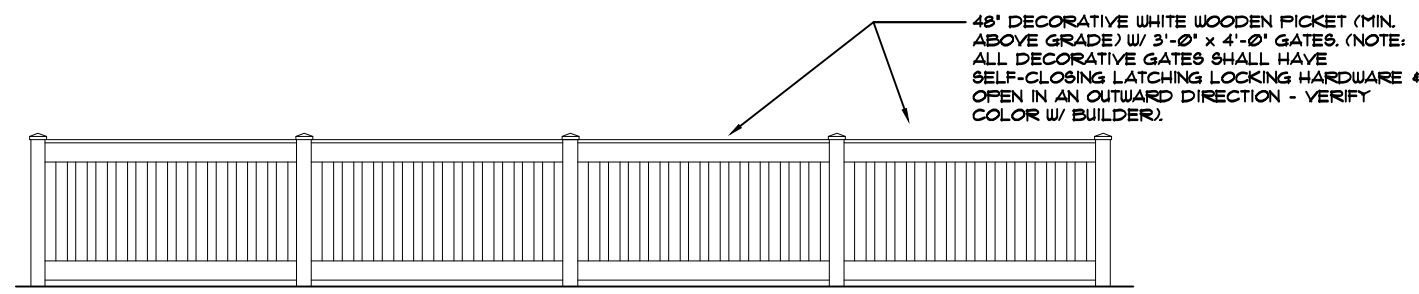
DATE  
**2.16.23**

DRAWN BY  
**GE/MM**

JOB NUMBER  
**20230109**

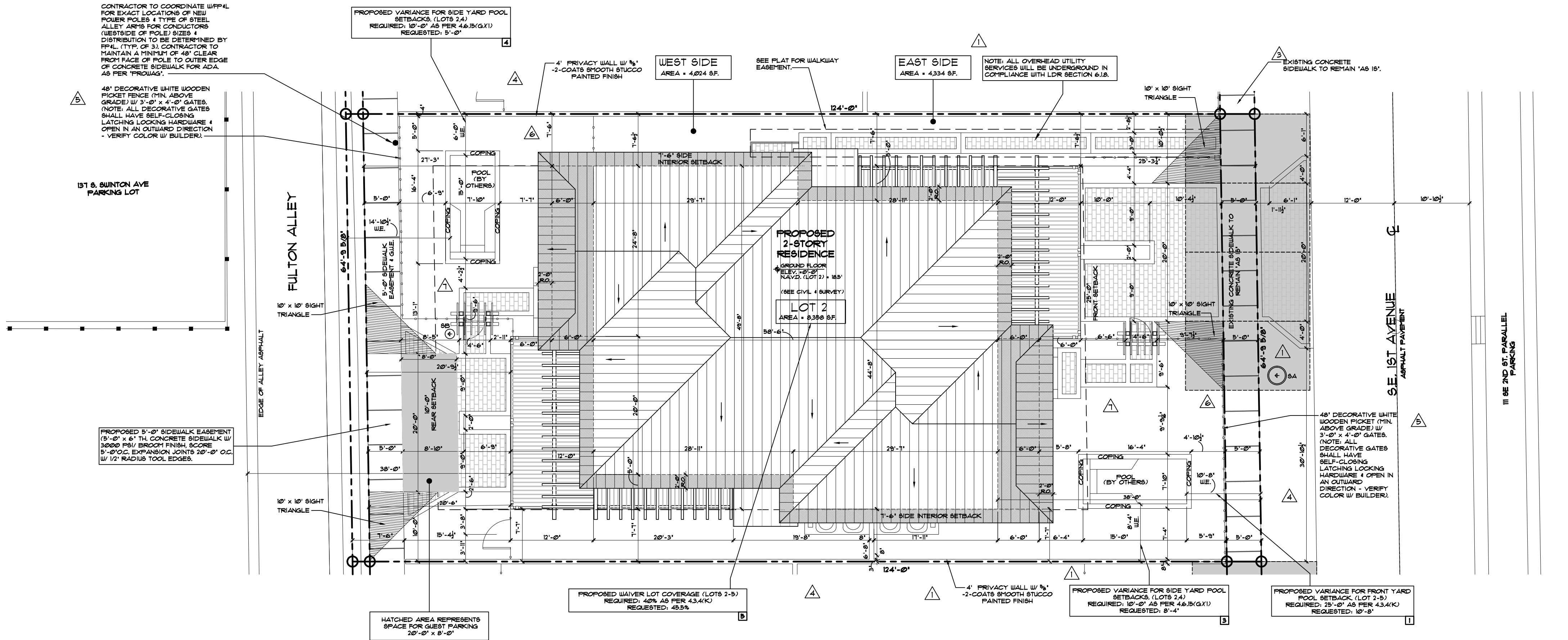
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**A1.00B**

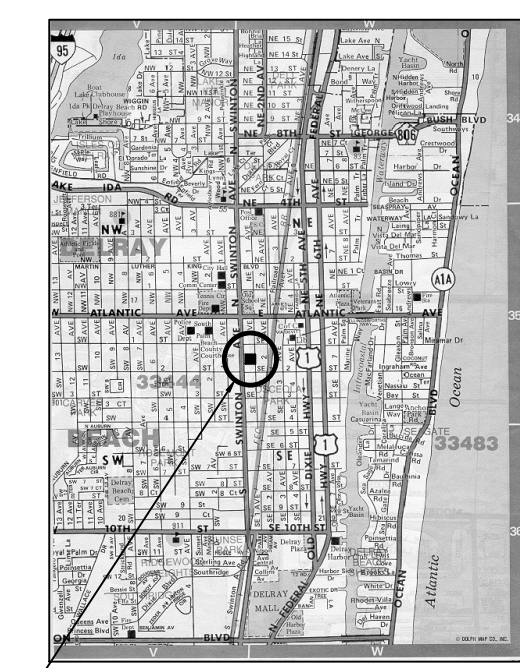
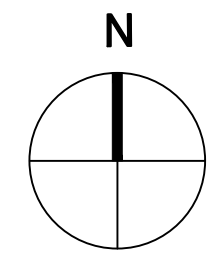


**2 FENCE • FRONT + SIDE PERIMETER**  
A100B

△



**1 PROPOSED PLAN LOT 2**  
A100B SCALE : 1" = 10'-0"



- 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.
  - CONTRACTOR TO FIELD COORDINATE ALL ALL PROPOSED GRADE ELEVATIONS W/ CIVIL DRAWINGS.

- GENERAL NOTES:**
- IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITY 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 JOBSITE 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, ANGLER, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND RITCHES 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 CONTRIBUED 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.

**AREA CALCULATIONS**

TWO STORY DUPLEX (PER UNIT)	
PROPOSED FIRST FLOOR AREA UNDER A/C	1282 S.F.
PROPOSED 2 CAR GARAGE	592 S.F.
PROPOSED FRONT COVERED PORCH	148 S.F.
PROPOSED FIRST FLOOR UNDER ROOF	1922 S.F.
PROPOSED SECOND FLOOR UNDER A/C	1242 S.F.
PROPOSED FRONT COVERED PORCH	148 S.F.
PROPOSED TRELLIS / TERRACE PORCH	481 S.F.
PROPOSED SECOND FLOOR UNDER ROOF	1390 S.F.
TOTAL FLOOR UNDER A/C	2444 S.F.
TOTAL FLOOR AREA PER UNIT (EXCLUDED SPACE: 50% OF GARAGE)	2738 S.F.
TOTAL FLOOR AREA UNDER ROOF (INCLUDES EXTERIOR COVERED PORCHES)	3735 S.F.

**TOTAL SITE AREA**

TOTAL BLDG FOOTPRINT	8,358 S.F.
TOTAL LOT COVERAGE *	3,804 / 8,358 = 45.5%
TOTAL IMPERVIOUS VS PERVIOUS AREA:	
TOTAL IMPERVIOUS AREA (BUILDING FOOTPRINT, PAVERS, POOL, ETC.)	6,094 S.F.
TOTAL PERVIOUS AREA (LANDSCAPING)	164 S.F.
TOTAL IMPERVIOUS AREA *	6,094 / 8,358 = 72.9%
TOTAL PERVIOUS AREA *	164 / 1500 (ARTIFICIAL TURF) / 8,358 = 2.1%
TOTAL PERVIOUS + IMPERVIOUS AREA *	2,264 + 6,094 + 8,358 = 100%
(REQUIRED OPEN SPACE 25% - PROVIDED 100% OPEN SPACE - ARTIFICIAL TURF = 21%)	

**FAR CALCULATIONS**

TOTAL FLOOR AREA	6,364 S.F.
TOTAL LOT AREA	8,358 S.F.
FLOOR AREA RATIO *	6,364 / 8,358 = 6.7%

**PROPOSED SETBACKS:**

	REQUIRED	PROPOSED	PROPOSED
FRONT	25'-0"	25'-3 1/4" TO 33'-11"	33'-11"
SIDE INTERIOR (NORTH)	7'-6"	7'-6"	7'-4"
SIDE INTERIOR (SOUTH)	7'-6"	7'-6"	7'-1"
REAR	10'-0"	20'-6" TO 26'-6"	20'-4" TO 31'-6"
ADJUSTABLE HT. (ABOVE FBC - FREEBOARD / ELEVATION)	35'-0" (MEAN ROOF HT.)	28'-0" (MEAN ROOF HT.)	

**ZONING OSSHAD**

1. LOT COVERAGE	LOT COVERAGE: 43.41% - 46% 45.5%
2. VISUAL COMPATIBILITY	LDR SECTION 4.8.6 (X) 1A) 2.1
3. REFER TO SHEET A100B	
4. ALLOWABLE ARTIFICIAL TURF	SECTION 4.8.6 (X) 1B) 2.6 SQFT 1,164 SQFT

**PROJECT RELIEF REQUEST ITEMS:**

REQUEST	REQUIREMENT	PROPOSED REQUEST
VARIANCES		
SHIPPING POOLS		
1. FRONT YARD SETBACK	43.41% - 25'	10'-8"
2. SIDE YARD SETBACK	48.50 (X) 11' - 10'	8'-4" FRONT POOL
3. SIDE YARD SETBACK	48.50 (X) 11' - 10'	5'-0" REAR POOL
SETBACKS MEASURED FROM THE PROPERTY LINE TO THE WATERS EDGE		
TO OPEN SPACE	TO OPEN SPACE - 43.41% - 25'	1,164 SQFT
WALKWAYS		
1. LOT COVERAGE	LOT COVERAGE: 43.41% - 46% 45.5%	
2. VISUAL COMPATIBILITY	LDR SECTION 4.8.6 (X) 1A) 2.1	
3. REFER TO SHEET A100B		
4. ALLOWABLE ARTIFICIAL TURF	SECTION 4.8.6 (X) 1B) 2.6 SQFT 1,164 SQFT	

**LEGEND:**

[Pattern]	PROPOSED GUEST PARKING
[Pattern]	RIGHT TRIANGLE
[Pattern]	LOT 13 & 5 CONCRETE ROOF TILE
[Pattern]	LOT 2 & 4 METAL SEAM ROOF
[Pattern]	PROPOSED PAVEN SIDEWALK (MATCH CITY PAVEN & PATTERN)
[Pattern]	DRIVEWAY PAVERS
[Pattern]	POOL DECK