



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 CROPPER'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 0.9881 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.

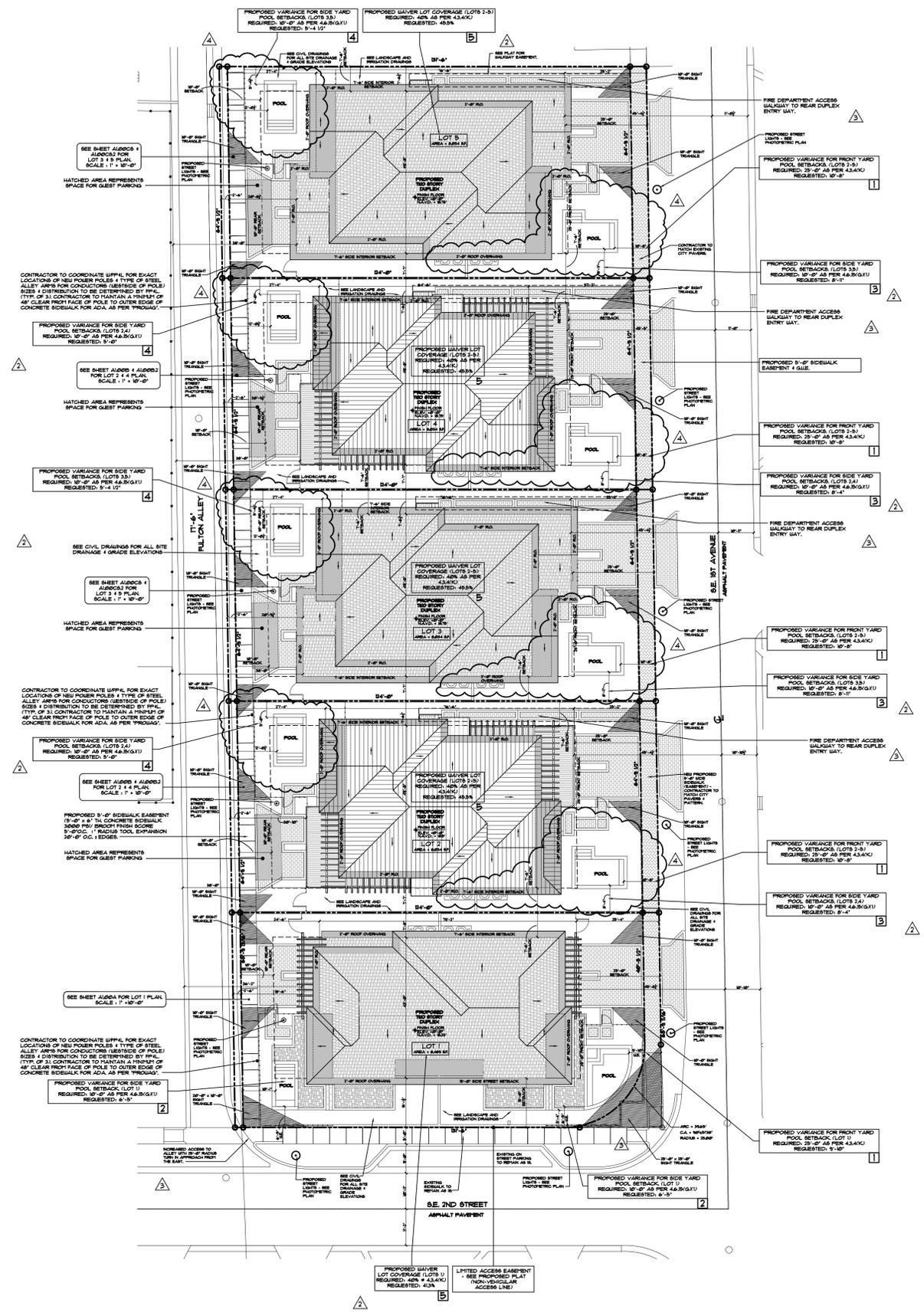
**PROJECT RELIEF REQUEST ITEMS**

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
2. SIDE YARD SETBACK	43A(K)(1) - 5'	8'-0" LOT 1	8'-0" LOTS 2, 3 & 4 & 5'-0" (LOTS 3, 5) FRONT POOL
3. SIDE YARD SETBACK	43A(K)(1) - 5'	8'-0" (LOTS 2, 3) & 5'-0" (LOTS 3, 5) REAR POOL	8'-0" (LOTS 2, 3) & 5'-0" (LOTS 3, 5) REAR POOL
4. SETBACKS REQUIRED FROM THE PROPERTY LINE TO THE WATER'S EDGE			
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 45B(1)(A) - 2)		

REFER TO ALPHABETICALLY A-D FOR

**LEGEND**

- PROPOSED GUEST PARKING
- RIGHT TRIANGLE
- LOT 13, 5 CONCRETE ROOF TILE
- LOT 1 & 4 METAL BEAM ROOF
- PROPOSED PAVER SIDEWALK
- DRIVEWAY PAVEMENT
- POOL DECK



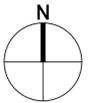
PROJECT TITLE  
**MAGNOLIA PLACE**  
**LOTS 1 THRU 5**

**130 SE 1ST AVENUE**  
**DELRAY BEACH, FL**

- REVISIONS**
- REVISED 8/22/23 AS PER H/PB COMMENTS. UNLABLED DRAWING FROM MASTER PLAN.
  - RIGHT TRIANGLE HAS BEEN INCREASED FROM 20'x0' TO 25'x0'.
  - 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.
  - PROVIDED A 25'-0" RADIUS TURN INTO ALLEY FROM SE 2ND ST.
  - ACCESS INTO REAR DUPLEX.
  - 5'-0' RADIUS LINE ADDED TO CORNER OF LOT 1 INTERSECTION BETWEEN SE 1ST AVE AND SE 2ND ST.
  - REVISED 8/23/23 AS PER ENGINEERS COMMENTS. REQUESTED LANDSCAPE IN THE FOLLOWING AREAS:
    - POOL, WALKWAYS AND EQUIPMENT PAD.

FILE NUMBER **109A101**  
 DRAWING TITLE **PROPOSED SITE PLAN**  
 DATE **2.16.23** DRAWN BY **GE/MJ**  
 JOB NUMBER **20230109**  
 DRAWING NUMBER

**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.