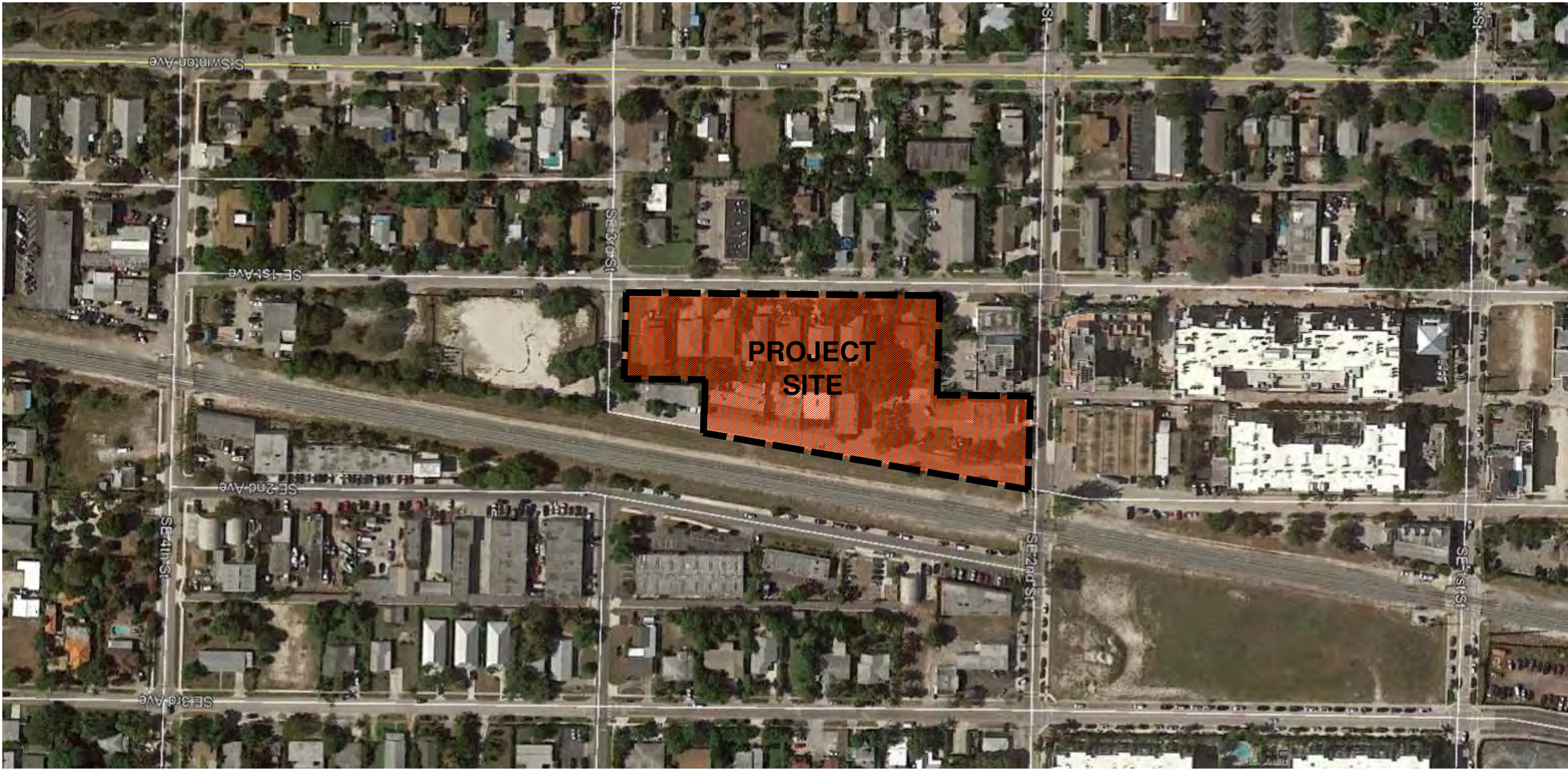


DELRAY SWAN

PROJECT LOCATED IN:
DELRAY BEACH, FLORIDA
FOR:
ROSEN ASSOCIATES DEVELOPMENT



RESUBMITTAL #7 10/27/2023

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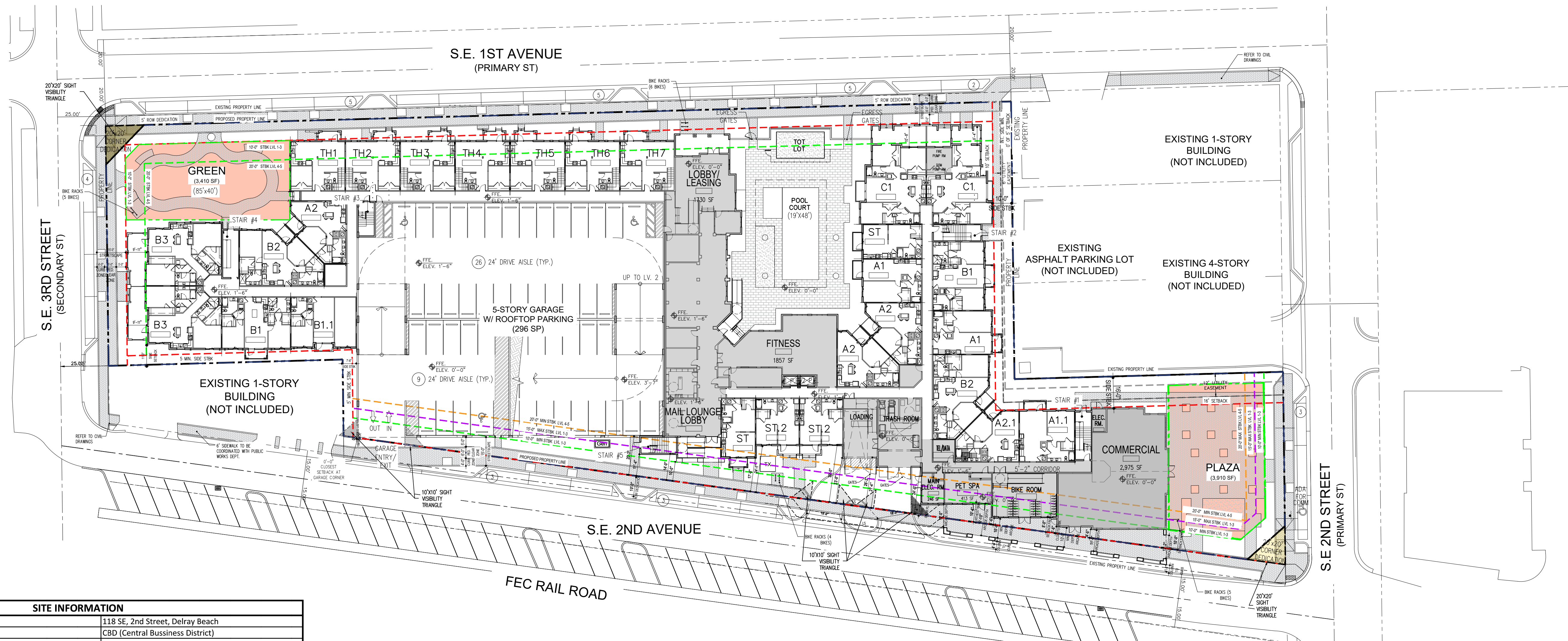
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PERIMETER
SURVEY & MAPPING
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● SUBMITTAL DATES
● PRE-APPLICATION MEETING 10.22.2021
● SITE PLAN REVIEW 12.03.2021
● RESUBMITTAL 02.14.2023
● RESUBMITTAL #4 05.17.2023
● RESUBMITTAL #5 08.02.2023
● RESUBMITTAL #6 09.14.2023
● RESUBMITTAL #7 10.27.2023

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SITE INFORMATION		
Property location	118 SE, 2nd Street, Delray Beach	
Zoning district	CBD (Central Business District)	
Sub-district	Railroad Corridor	
Lot Area (Before Deductions)	2.36 acres (102,819.84) sf	
Lot Area (After Deductions)	2.18 acres (95,127.26) sf	
Density	Max. Allowed	Provided
	70 du/ac (165 Dus)	165 units
DIMENSIONAL REQUIREMENTS		
	Allowed	Provided
Floor Area Ratio (FAR)	3.0 (308,012 sf)	2.9 (304,506)
Building footprint coverage		52% (53,314)
Gross Floor Area (GFA)		
Grand total	304,506 sf	
	Allowed	Provided
Building frontage	N/A	N/A
Building height	5-Story/54'	5-Story/53'-6"
Ground story height (Commercial)	12' min.	12.5'
Ground story height (Residential)	10' min.	11.5'
Typical floor height	9' min.	9.5'
FFE (Residential)	18"	18"
Unit Types		
	Provided	# of units (%)
Studio (400 sf min.)	566 avg sf/du	27 units
1 BDR (600 sf min.)	759 avg sf/du	49 units
2 BDR (900 sf min.)	1,078 avg sf/du	75 units
3 BDR (1,250 sf min.)	1,293 avg sf/du	14 units
Total		165 units
Setbacks		
	Required	Provided
Front Setback (S.E. 1st Avenue)		
Level 1 to 3	10' min. /15' max.	10'
Above Level 3	20' min.	20'
Front Setback (S.E. 2nd Avenue) ** See SP-4 for details		
Level 1 to 3	10' min. /15' max.	0' min./30' max.
Above Level 3	20' min.	0'-20'
Front Setback (S.E. 2nd Street)		
Level 1 to 3	10' min. /15' max.	10'
Above Level 3	20' min.	20'
Front Setback (S.E. 3rd Street)		
Level 1 to 3	10' min. /15' max.	10'
Above Level 3	20' min.	20'
Interior Side Setback	0' or 5' min.	5' min./ 11' max.
Interior Side Setback (Plus additional 10' for Utility Easement)	0' or 5' min	10'
Interior Side Setback (Plus additional 16' for Utility Easement)	0' or 5' min	16'
Frontages		
Arcade	See Sheet 3.4	
Porch	See Sheet 3.5	
Stoops	See Sheet 3.6	
Storefront	See Sheet 3.7	
Lobby	See Sheet 3.8	

PARKING TABLE				
REQUIRED	Use	# of units or SF	# Spaces	
	Residential			
	ST @ 1 sp/du	27 units	27 sp	
	1 BD @ 1.25 sp/du	49 units	61 sp	
	2BD @ 1.75 sp/du	75 units	131 sp	
	3BD @ 1.75 sp/du	14 units	25 sp	
	Guests			
	1st 20 units @ 0.5sp/du	20 units	10 sp	
	21-50 units @ 0.3sp/du	30 units	9 sp	
	51 units and above @ 0.2sp/du	115 units	23 sp	
	Commercial			
	1sp/500 sf	2,975 sf	6 sp	
TOTAL REQUIRED (applying the shared parking table):			290 sp	
Types of Spaces included in parking				
ADA Spaces		8 sp	8 sp	
Compact Spaces		30% Max. (88sp)	9% (27 sp)	
Alternative Fuel Spaces		5% total	15 sp	
PROVIDED	Parking Garage			
	Level 1		35 sp	
	Level 2		52 sp	
	Level 3-5 (56 spaces per level)		168 sp	
	Rooftop parking		41 sp	
	TOTAL PROVIDED			296 sp
	Public Benefits			
	On Street Public Parking		30 sp	
Not incl. in parking provided for project				
Parking Notes:				
1. Provided ADA spaces meet ADA Standards for Accessible Design as per 4.1.2 (5)				
2. ADA Spaces: 8 provided in Garage and 1 provided in Commercial				

SHARED PARKING TABLE		WEEKDAY				WEEKEND			
USE	REQUIRED # OF SP	NIGHT MIDNIGHT - 6 AM	DAY 9 AM - 4 PM	EVENING 6 PM - MIDNIGHT		DAY 9 AM - 4 PM	NIGHT 6 PM - MIDNIGHT		
Residential (Guest)	125 sp	100%	125	60%	75	90%	112.5	80%	100
Commercial/Retail	6 sp	5%	0.2975	70%	4.165	90%	5.355	100%	5.95
Reserved Parking (Residential)	165 sp	100%	165	100%	165	100%	165	100%	165
			290 sp		244 sp		283 sp		282 sp
GRAND TOTAL REQUIRED	290 sp								

UNIT MIX						
Type	Min. Allowed	Area	# units	% Totals	Leasable Area (NRSF)	Average sf/du
STUDIO	400 SF	ST	567 sf	13 units	7,371 sf	566 avg sf/du
		ST.2	571 sf	10 units	5,710 sf	
		2BD	549 sf	4 units	2,196 sf	
		ST(MOD)				
		3BD @ 1.75 sp/du	14 units	25 sp		
Sub-total			27 units	16.4%	15,277 sf	
1 BD:	600 SF	A1	719 sf	17 units	12,223 sf	759 avg sf/du
		A1.1	798 sf	5 units	3,990 sf	
		A2	761 sf	19 units	14,459 sf	
		A2.1	770 sf	5 units	3,850 sf	
		A3	889 sf	3 units	2,667 sf	
Sub-total			49 units	29.7%	37,189 sf	
2 BD:	900 SF	B1	993 sf	14 units	13,902 sf	1,078 avg sf/du
		B1.1	906 sf	9 units	8,154 sf	
		B2	1,116 sf	14 units	15,624 sf	
		B3	1,041 sf	18 units	18,738 sf	
		B4	1,002 sf	4 units	4,008 sf	
Sub-total			75 units	45.5%	80,853 sf	
3 BD:	1,250 SF	TH	1,500 sf	7 units	10,500 sf	1,293 avg sf/du
		C1	1,293 sf	14 units	18,102 sf	
Sub-total			14 units	8.5%	18,102 sf	
Total			165 units	100.0%	151,421 sf	918 avg sf/du

WORKFORCE HOUSING UNIT DISTRIBUTION		
UNIT TYPE	MARKET RATE UNITS	WORKFORCE UNITS
	165	20% (33 units)
1 BD	76 units	15 units
2BD	75 units	15 units
3BD	14 units	3 units
Total	165 units	33 units

NOTE:

LOCATION OF WORKFORCE HOUSING UNITS WILL BE DISPERSED THROUGHOUT THE DEVELOPMENT. THEY WILL BE IDENTIFIED AT TIME OF BUILDING PERMIT.

WAIVERS TABLE			
Code Section	Requirement	Required	Proposed
4.4.13(D)(2)(a)(6)	Pedestrian/Bicycle Passageway	10'	Secured Passageway
4.4.13(D)(2)(a)1., Table 4.4.13C	Front Setback 1 st to 3 rd Story	10' min./15' max.	0' min./30' max. *Average Setback 17'
4.4.13(D)(2)(a)3.a., Table 4.4.13C	Front Setback Above 3 rd Story	20' min	0'-20' min

**SITE PLAN**

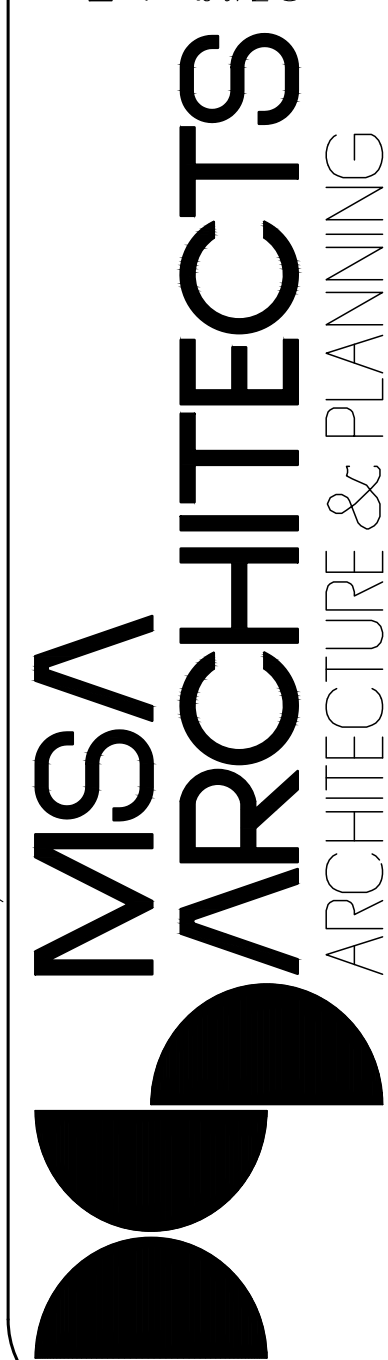
165 DU'S
296 SPACES (GARAGE)

SCALE: 1"= 30'-0"

RESUBMITTAL #7 10/27/2023

MSA ARCHITECTS, INC.
AAC000885

8950 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911



DRAWN
CONTRACT DATE 05/05/2021
SCALE AS SHOWN
JOB NO. 2061.PRJ
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

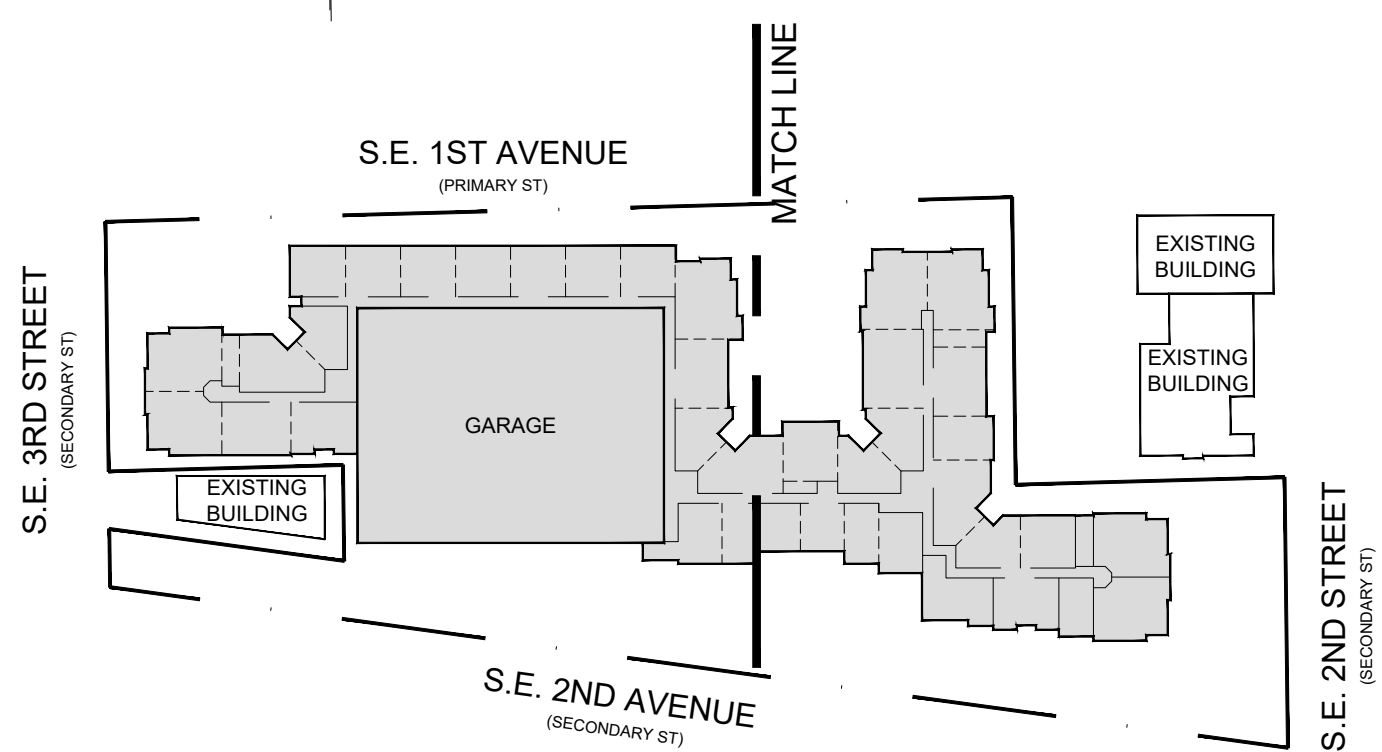
SP-1

DELRAY SWAN
FOR:
ROSEN ASSOCIATES DEVELOPMENT INC
LOCATED AT:
DELRAY BEACH, FLORIDA

GEORGE L. MOURIZ
AR0007806

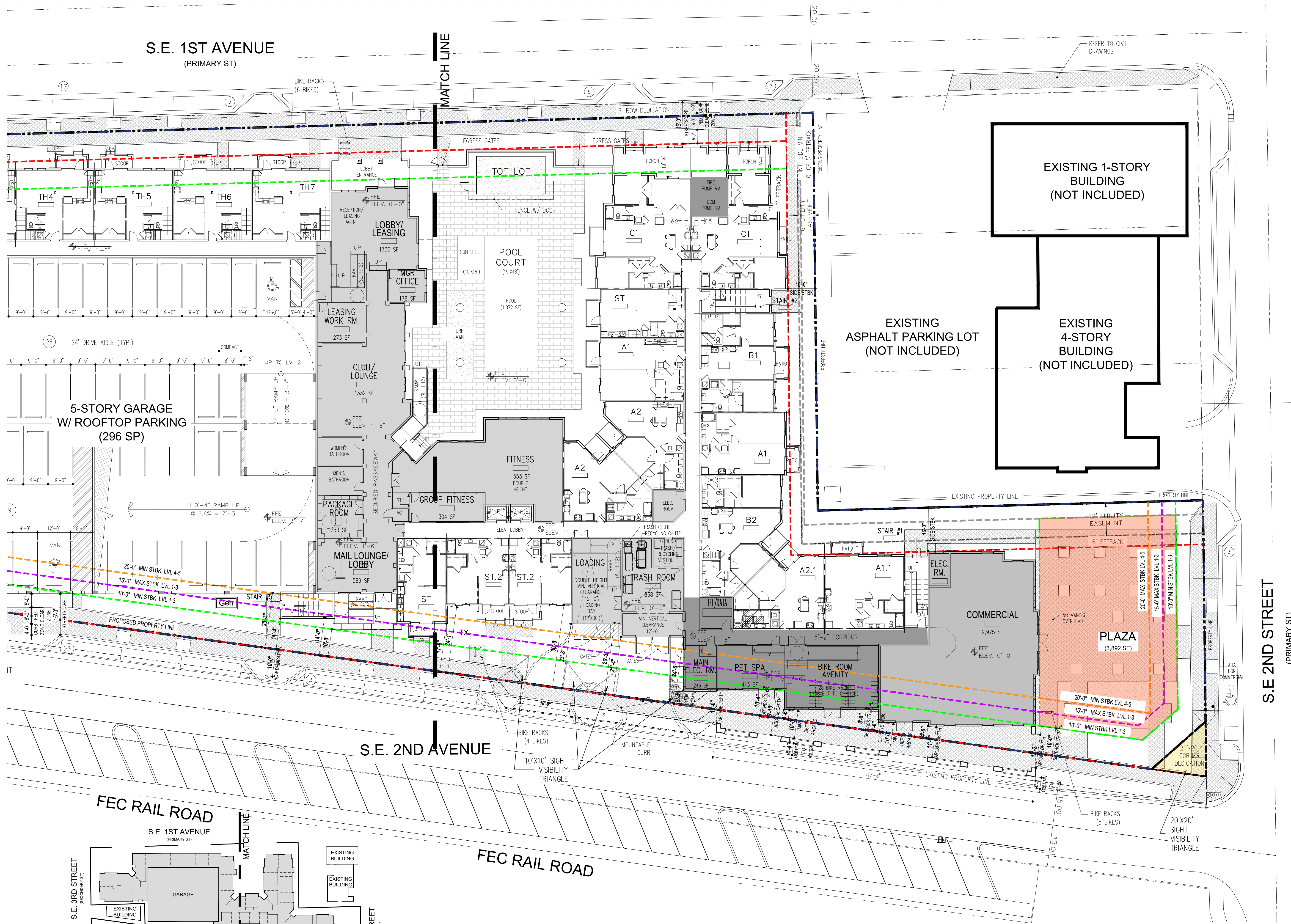
ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017), AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

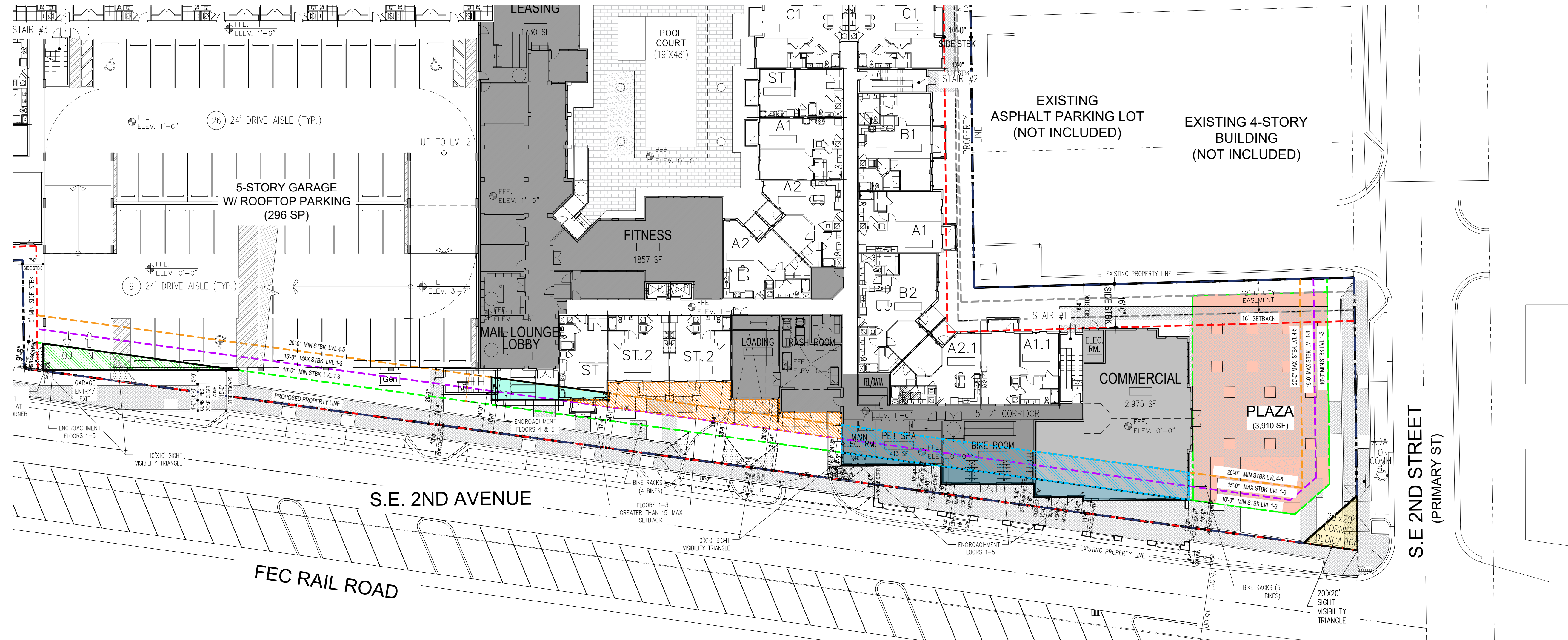
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SCALE: 1/16" = 1'-0"

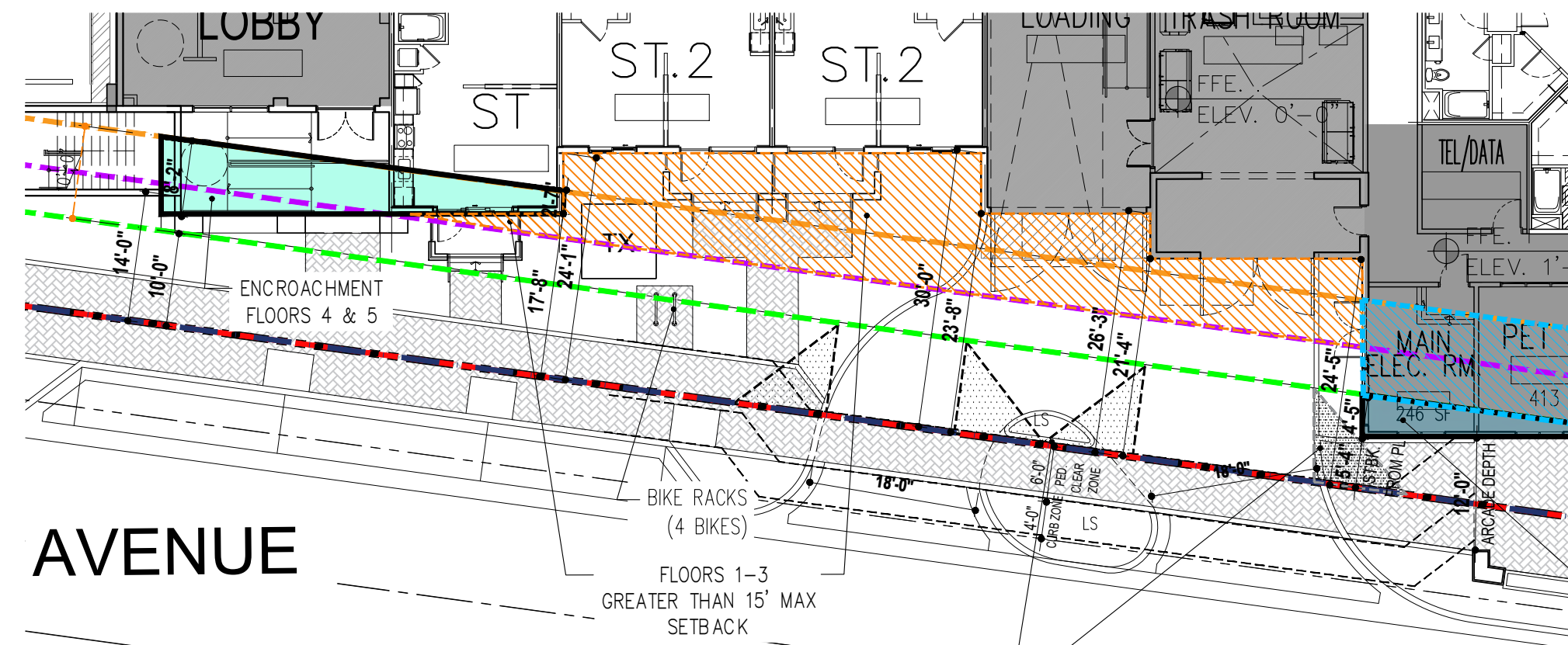
SP-2



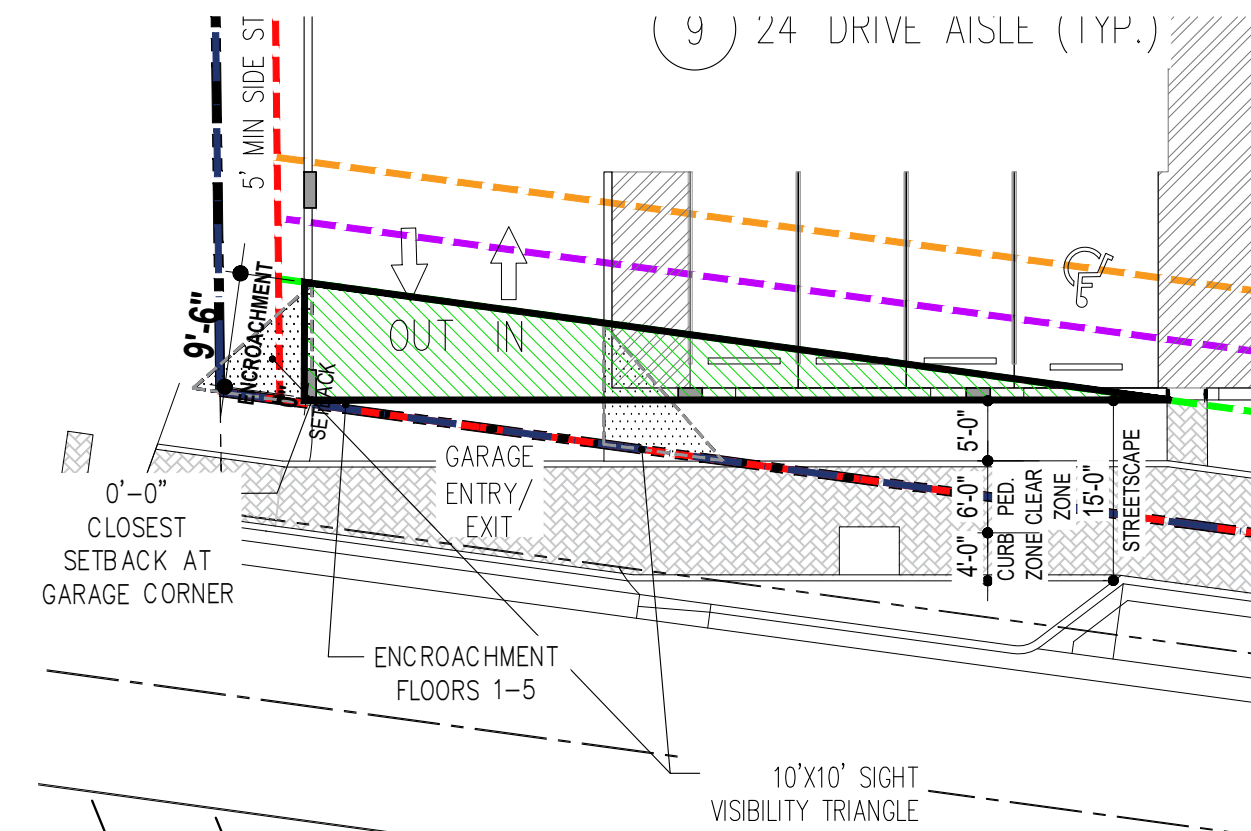


LEGEND

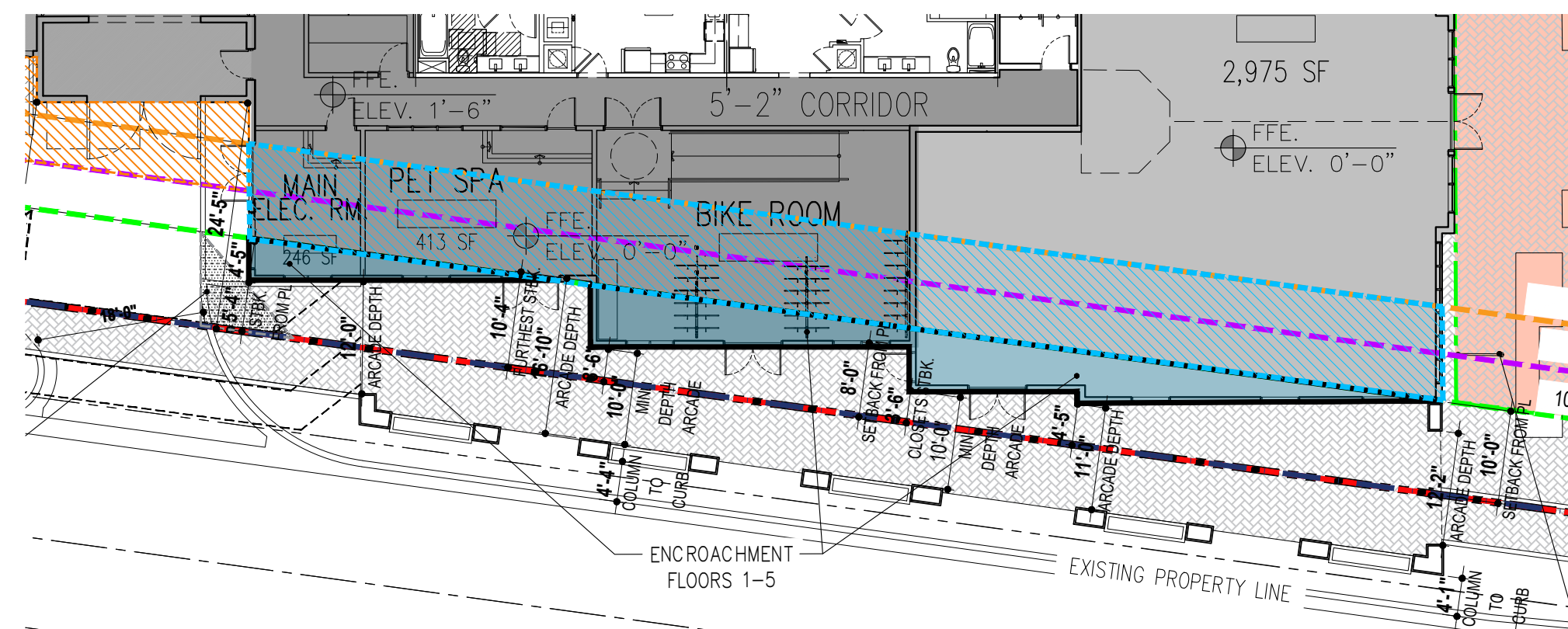
- SETBACK FLOORS 1-5 @ Garage
- SETBACK FLOOR 1-5 VARIES @ Mail Lounge/Loading
- SETBACK FLOORS 1-5 @ Arcade
- SETBACK FLOORS 1-3 BEYOND 15' MAX.



ENCROACHMENT @ MAIL LOUNGE/LOADING
SCALE: 1/32" = 1'-0"



ENCROACHMENT @ GARAGE
SCALE: 1/32" = 1'-0"



ENCROACHMENT @ ARCADE
SCALE: 1/32" = 1'-0"

WAIVERS TABLE			
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ENCROACHMENT ENLARGEMENTS
165 DU'S
296 SPACES (GARAGE)
SCALE: 1"= 30'-0"

RESUBMITTAL #7 10/27/2023

MSA ARCHITECTS, INC.
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MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN
CONTRACT DATE 05/05/2021
SCALE AS SHOWN
JOB NO. 2061.PRJ

SHEET TITLE:
**ENCROACHMENT
ENLARGEMENT
DETAILS**

SHEET NUMBER:

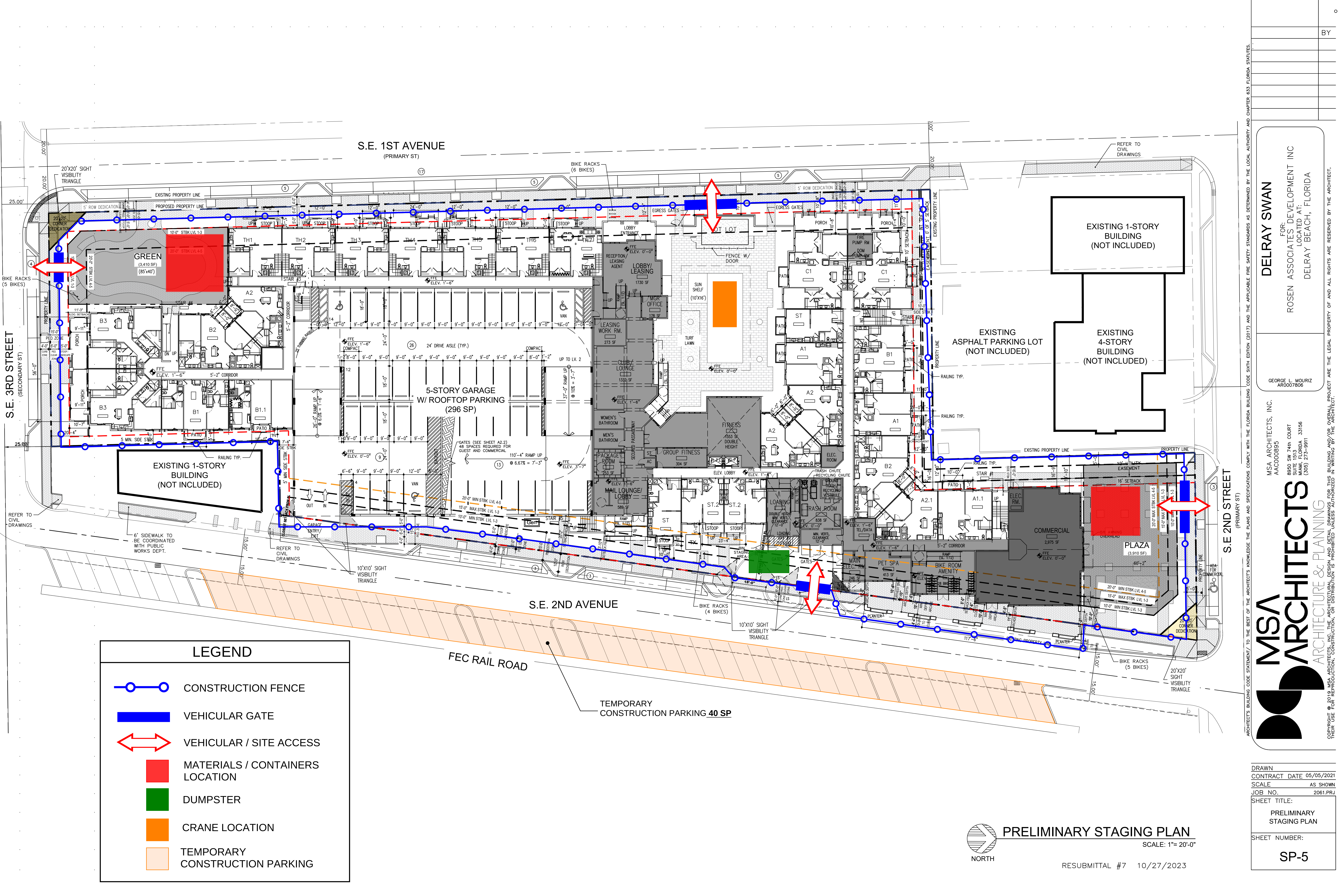
SP-4

DELRAY SWAN
FOR:
ROSEN ASSOCIATES DEVELOPMENT INC
LOCATED AT:
DELRAY BEACH, FLORIDA

GEORGE L. MOURIZ
AR0007806

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017), AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

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LEGEND

- CONSTRUCTION FENCE
- VEHICULAR GATE
- VEHICULAR / SITE ACCESS
- MATERIALS / CONTAINERS LOCATION
- DUMPSTER
- CRANE LOCATION
- TEMPORARY CONSTRUCTION PARKING



PRELIMINARY STAGING PLAN

SCALE: 1"= 20'-0"

RESUBMITTAL #7 10/27/2023

DRAWN	CONTRACT DATE	05/05/2021
SCALE	AS SHOWN	
JOB NO.	2061.PRJ	
SHEET TITLE:	PRELIMINARY STAGING PLAN	
SHEET NUMBER:	SP-5	

MSA

ARCHITECTS

ARCHITECTURE & PLANNING

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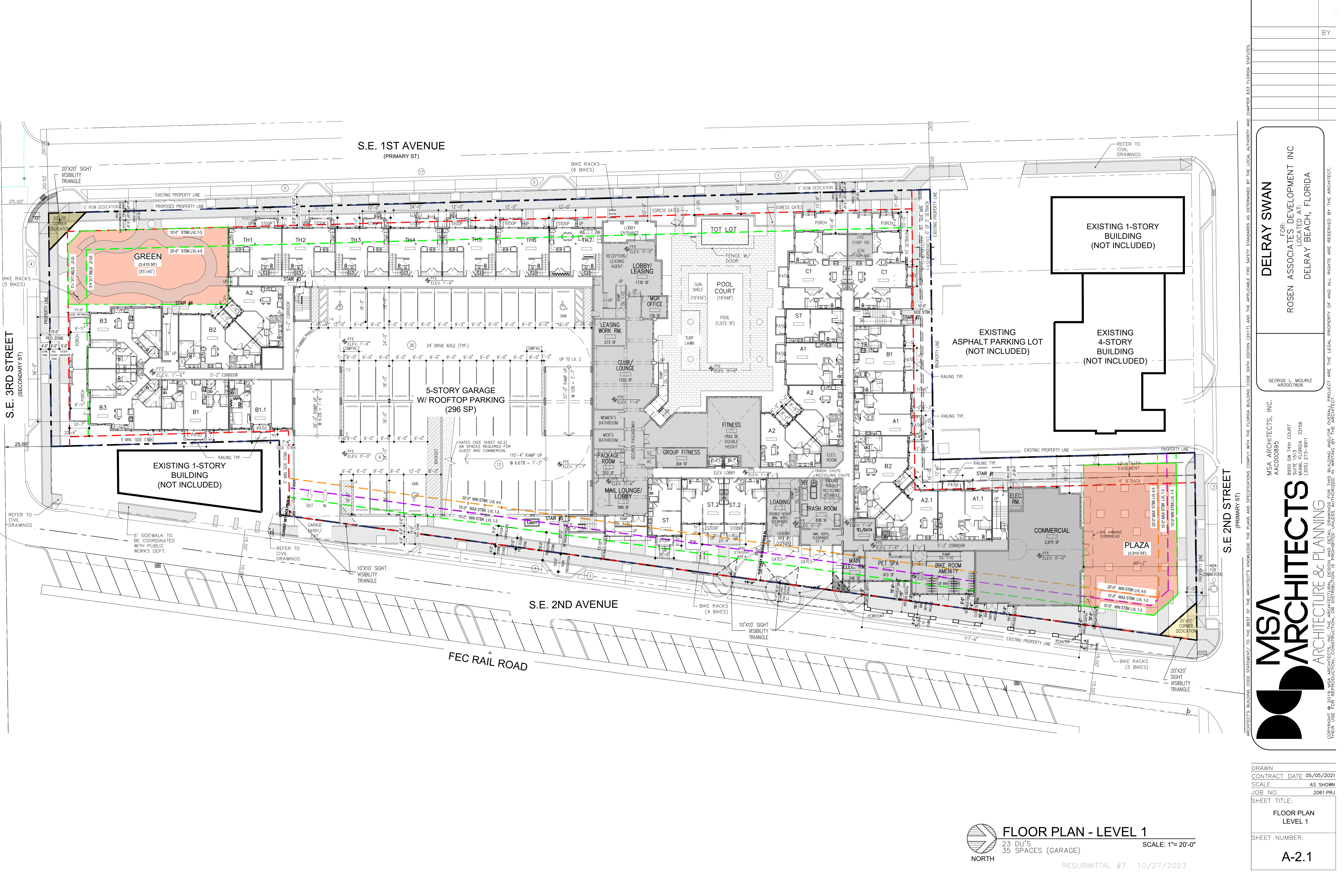
DELRAY SWAN

FOR:
ROSEN ASSOCIATES DEVELOPMENT INC
LOCATED AT:
DELRAY BEACH, FLORIDA

GEORGE L. MOURIZ
AR0007806

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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MSA ARCHITECTS
ARCHITECTURE & PLANNING

FOR:
ROSEN ASSOCIATES DEVELOPMENT INC
LOCATED AT:
DELRAY BEACH, FLORIDA

GEORGE L. MOURIZ
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DRAWN
CONTRACT DATE 05/05/2021
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JOB NO. 2061.PRJ
SHEET TITLE:
FLOOR PLAN
LEVEL 1
SHEET NUMBER:
A-2.1

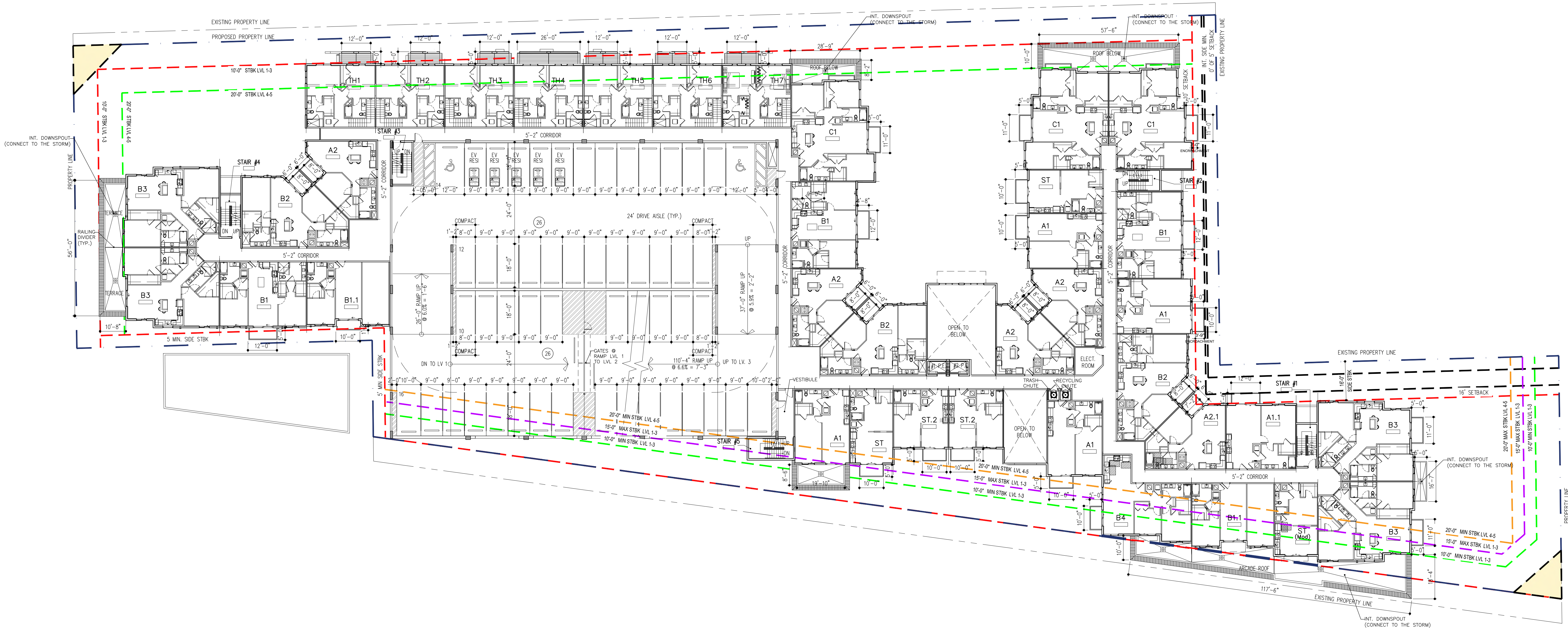
NORTH

FLOOR PLAN - LEVEL 1

23 DU'S
35 SPACES (GARAGE)

SCALE: 1"= 20'-0"

RESUBMITTAL #7 10/27/2023



FLOOR PLAN - LEVEL 2

27 DU'S
52 SPACES

SCALE: 1"= 20'-0"

RESUBMITTAL #7 10/27/2023

DRAWN
CONTRACT DATE 05/05/2021
SCALE AS SHOWN
JOB NO. 2061.PRJ
SHEET TITLE:

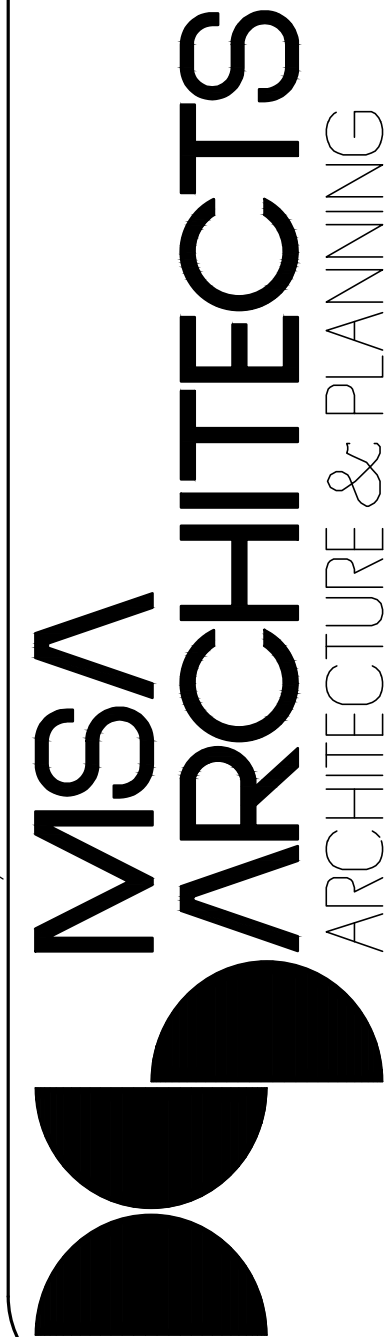
FLOOR PLAN
LEVEL 2

SHEET NUMBER:

A-2.2

MSA ARCHITECTS, INC.
AAC000895

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MIAMI, FLORIDA 33156
(305) 273-9911



ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

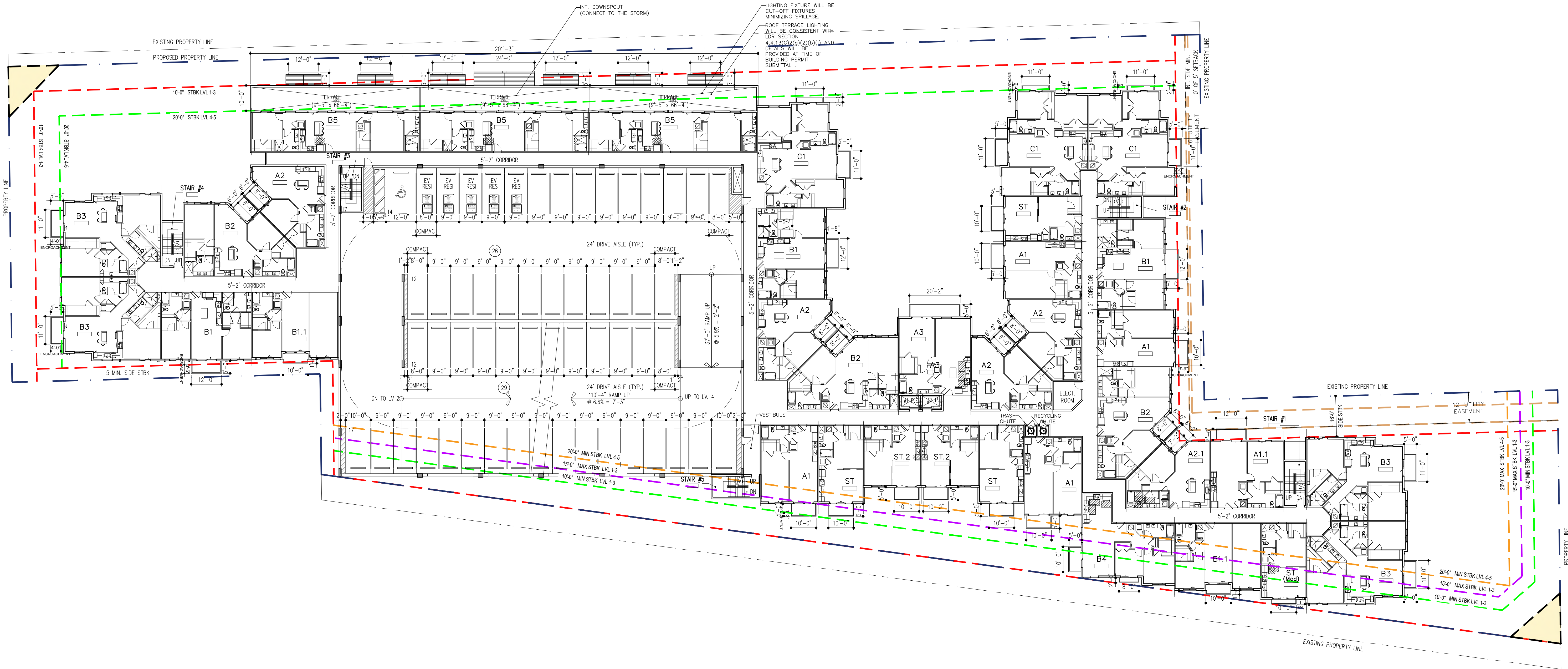
DELRAY SWAN

FOR:
ROSEN ASSOCIATES DEVELOPMENT INC
LOCATED AT:
DELRAY BEACH, FLORIDA

GEORGE L. MOURIZ
AR0007806

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BY



FLOOR PLAN - LEVEL 3

31 DU'S
56 SPACES

SCALE: 1"= 20'-0"

RESUBMITTAL #7 10/27/2023

DRAWN
CONTRACT DATE 05/05/2021
SCALE AS SHOWN
JOB NO. 2061.PRJ
SHEET TITLE:

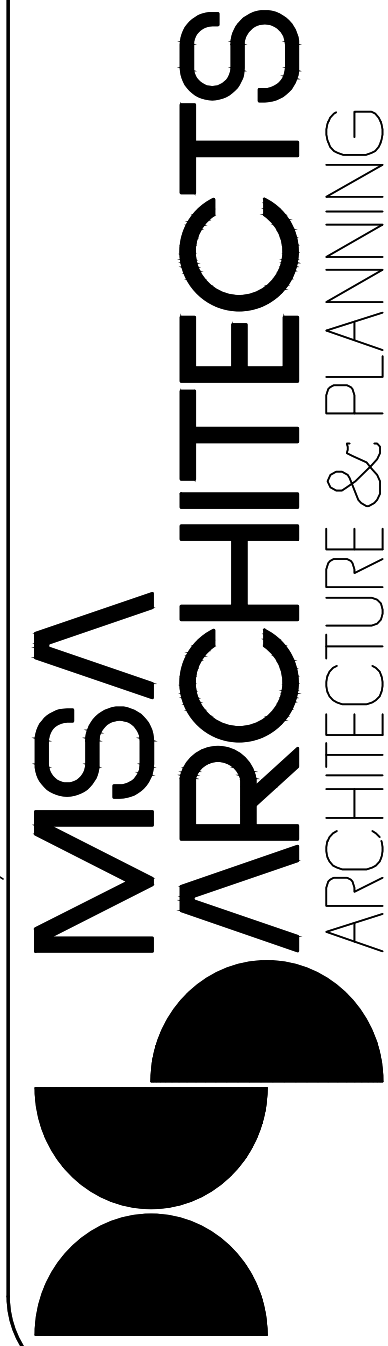
FLOOR PLAN
LEVEL 3

SHEET NUMBER:

A-2.3

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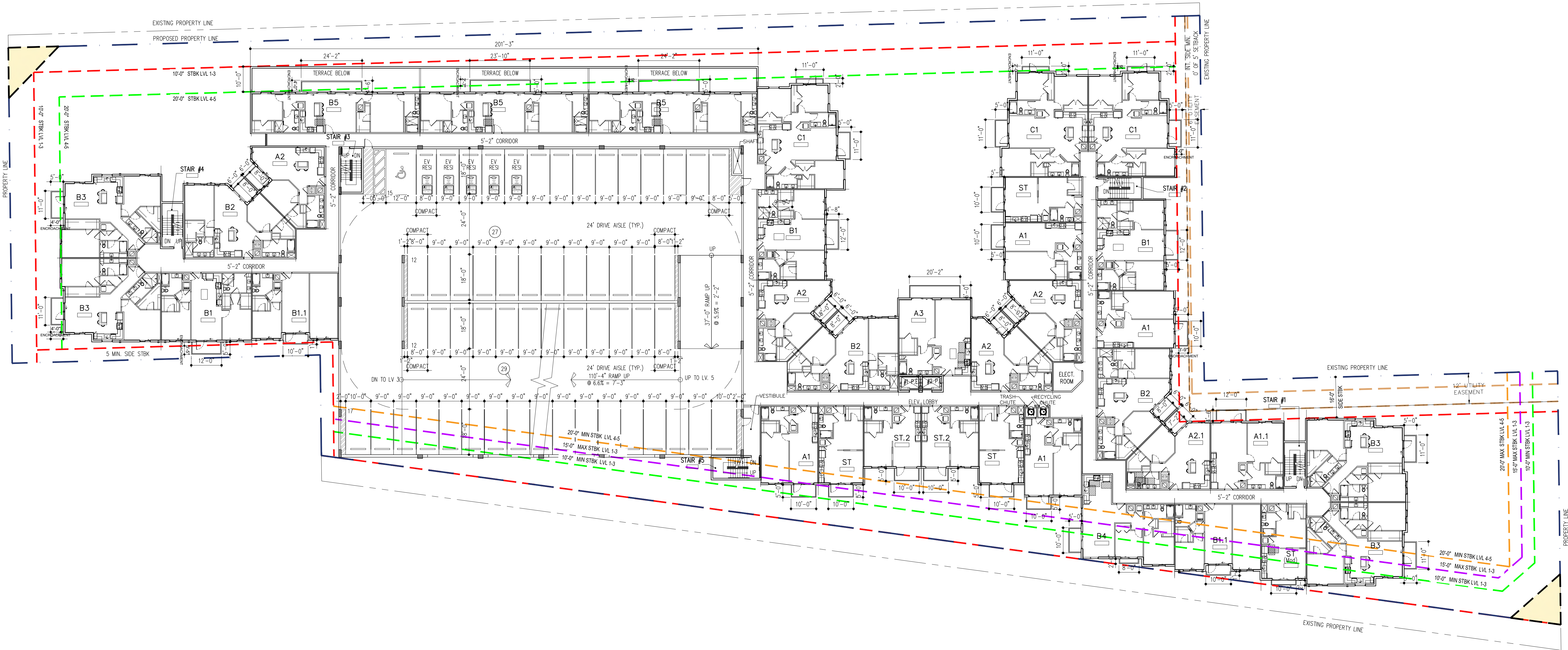
ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

DELRAY SWAN

FOR:
ROSEN ASSOCIATES DEVELOPMENT INC
LOCATED AT:
DELRAY BEACH, FLORIDA

GEORGE L. MOURIZ
AR0007806

BY



FLOOR PLAN - LEVEL 4

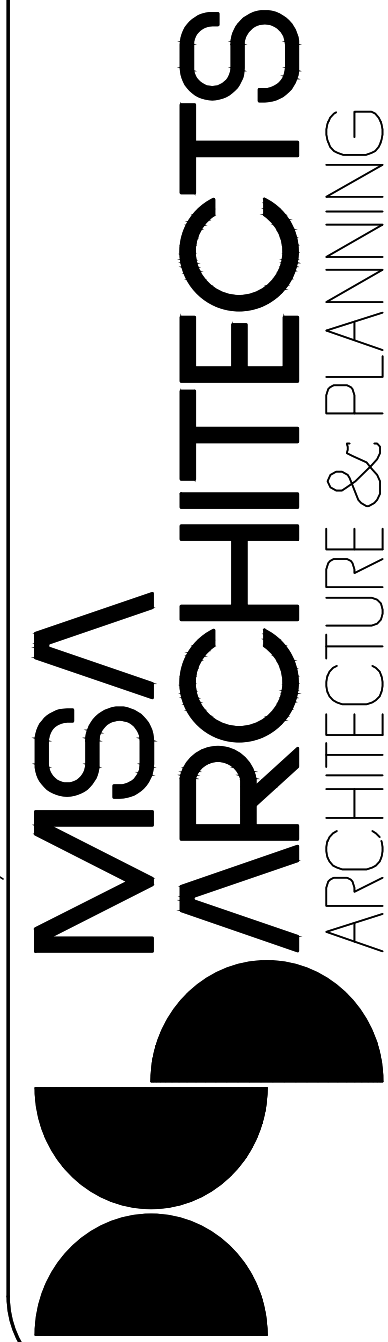
31 DU'S
56 SPACES

SCALE: 1"= 20'-0"

RESUBMITTAL #7 10/27/2023

DRAWN	CONTRACT DATE	05/05/2021
SCALE	AS SHOWN	
JOB NO.	2061.PRJ	
SHEET TITLE:	FLOOR PLAN LEVEL 4	
SHEET NUMBER:	A-2.4	

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MIAMI, FLORIDA 33156
(305) 273-9911



ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

DELRAY SWAN

FOR:
ROSEN ASSOCIATES DEVELOPMENT INC
LOCATED AT:
DELRAY BEACH, FLORIDA

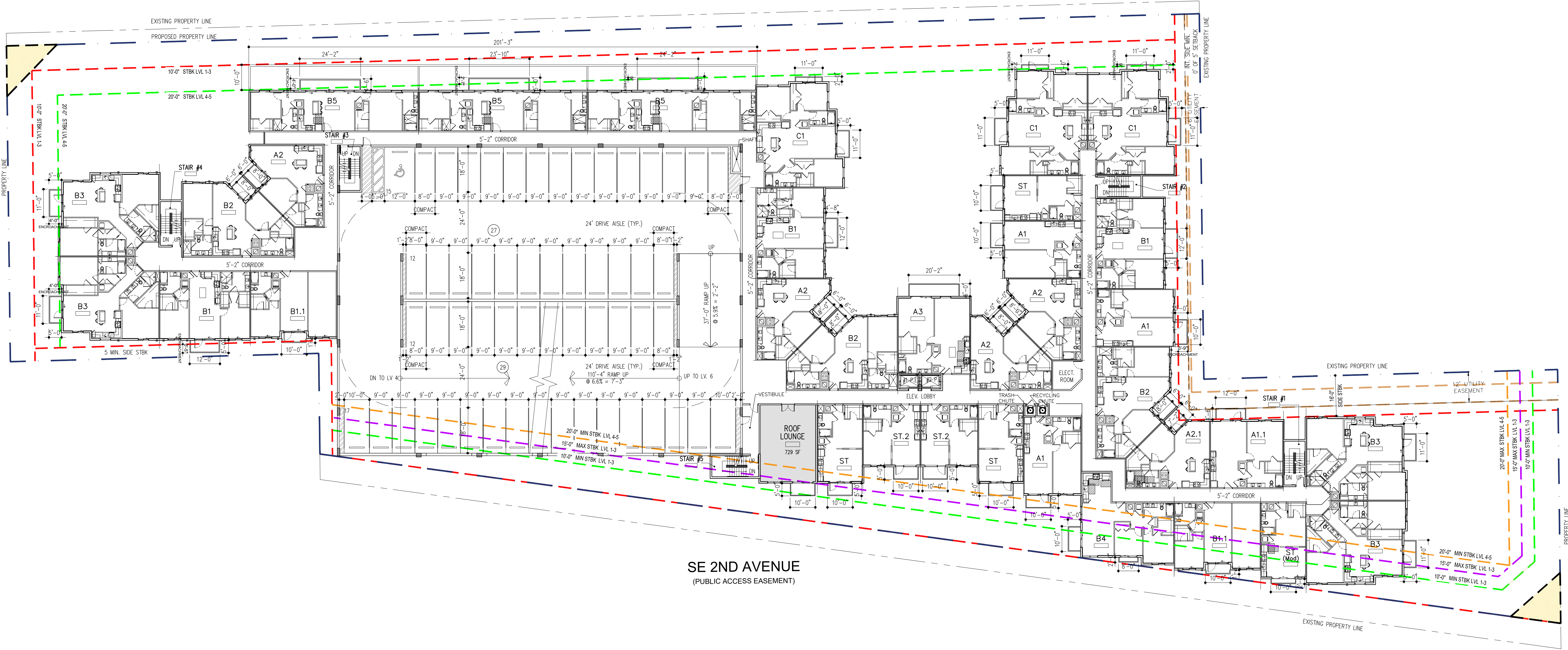
GEORGE L. MOURIZ
AR0007806

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SE 3RD STREET
(SECONDARY ST)

SE 1ST AVENUE
(PRIMARY ST)

SE 2ND AVENUE
(PUBLIC ACCESS EASEMENT)



FLOOR PLAN - LEVEL 5

30 DU'S
56 SPACES

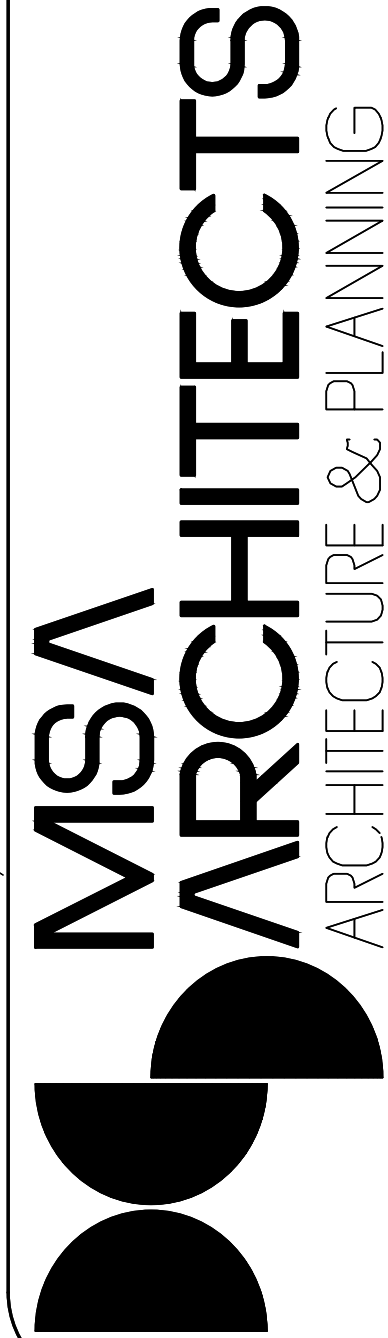
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RESUBMITTAL #7 10/27/2023

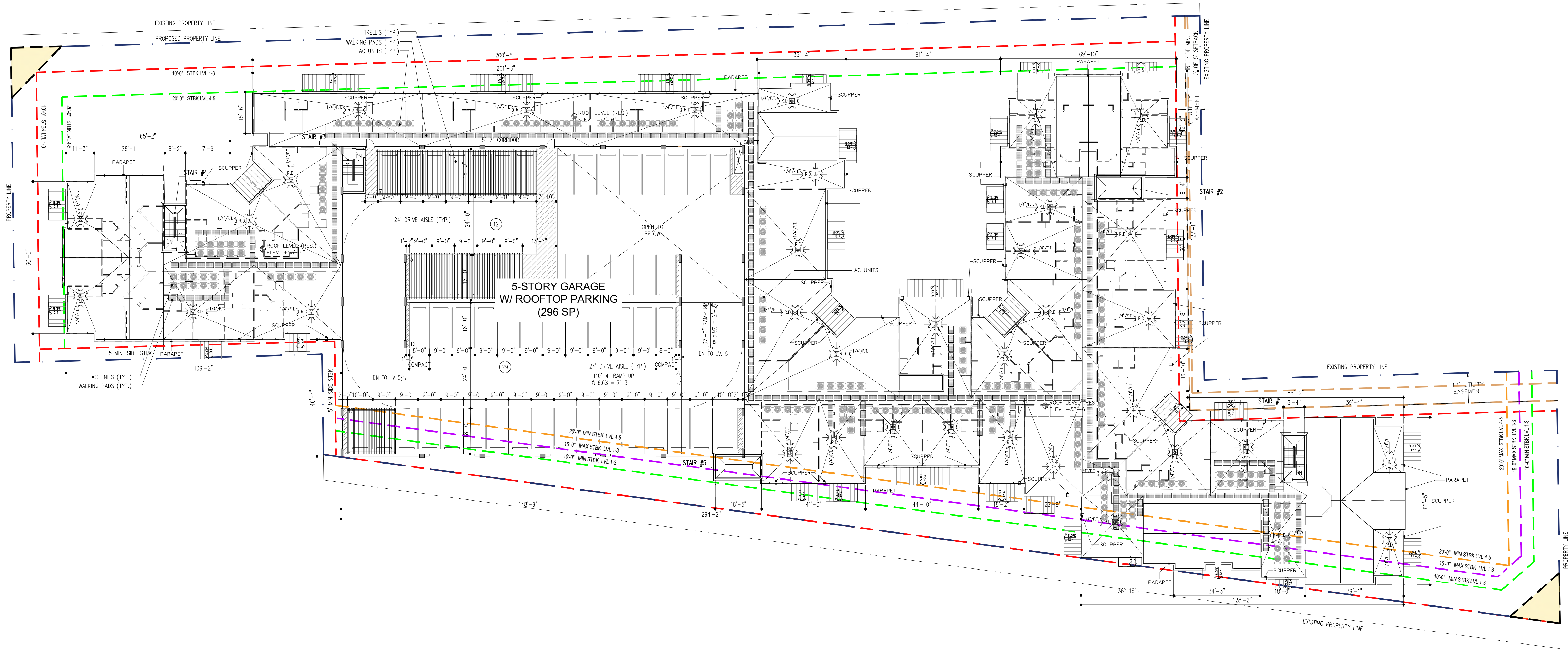
DRAWN	CONTRACT DATE	05/05/2021
SCALE	AS SHOWN	
JOB NO.	2061.PRJ	
SHEET TITLE:	FLOOR PLAN LEVEL 5	
SHEET NUMBER:	A-2.5	

MSA ARCHITECTS, INC.
AAC000895

8950 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911



ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.	FOR: ROSEN ASSOCIATES DEVELOPMENT INC LOCATED AT: DELRAY BEACH, FLORIDA	BY
	DELRAY SWAN	
	GEORGE L. MOURIZ AR0007806	



ROOF PLAN-GARAGE ROOF TOP
41 SPACES
SCALE: 1"= 20'-0"

RESUBMITTAL #7 10/27/2023

DRAWN	CONTRACT DATE	05/05/2021
SCALE	AS SHOWN	
JOB NO.	2061.PRJ	
SHEET TITLE:	ROOF PLAN GARAGE ROOF TOP	
SHEET NUMBER:	A-2.6	

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ARCHITECTS

ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

DELRAY SWAN

FOR:
ROSEN ASSOCIATES DEVELOPMENT INC
LOCATED AT:
DELRAY BEACH, FLORIDA

GEORGE L. MOURIZ
AR0007806

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017), AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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BY



1 WEST PARTIAL ELEVATION
S.E. 1ST AVENUE



1 WEST PARTIAL ELEVATION
S.E. 1ST AVENUE



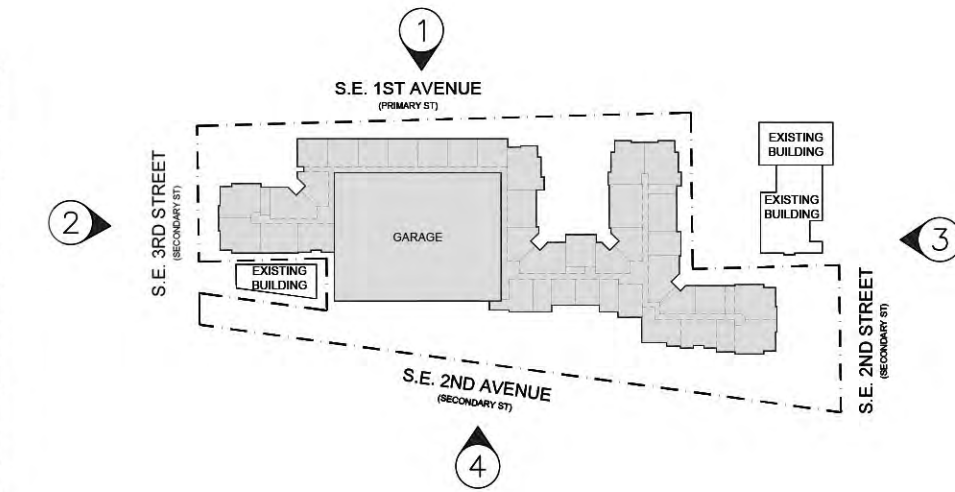
1 WEST ELEVATION (S.E. 1ST AVENUE)
1" / 32" = 1'-0"

COLOR SCHEME KEY

WALLS SW 7006 EXTRA WHITE	WINDOWS/DOORS TINT TINTED GLASS
TRIM SW 7006 EXTRA WHITE	WINDOWS/DOORS/FRAMES SW 7009 METAL FRAME / IRON ORE
FENCE SW 7048 URBANE BRONZE	GUTTERS/COLUMNS/RAILINGS SW 7009 METAL FRAME / URBANE BRONZE
ROOF FLAT CEMENT TILE DARK GRAY	STANDING SEAM METAL ROOF KOA 18-4307/02 SBS-32 15V-6 DARK BRONZE

ELEVATION LEGEND	
1	DARK GRAY FLAT CEMENT TILE ROOF
2	PAINTED STUCCO MAIN WALL (EXTRA WHITE)
3	PAINTED STUCCO WALL (EXTRA WHITE)
4	FASZIA (EXTRA WHITE)
5	STUCCO TRIM (EXTRA WHITE)
6	METAL FRAME WINDOW/DOOR (IRON ORE)
7	TINTED GLASS
8	URBANE BRONZE METAL RAILING
9	STAMPED STUCCO
10	"LOGO-KATE" SCREEN
11	METAL ROOF (DARK BRONZE)

NOTE: ALL ROOF EAVES ABOVE PEDESTRIAN WALKWAYS WILL BE PROVIDED WITH EXTERIOR ALUMINUM GUTTERS.



KEYPLAN

SCALE: N.T.S.



BUILDING ELEVATIONS

SCALE: 3/32"=1'-0"

RESUBMITTAL #7 10/27/2023

MSA ARCHITECTS, INC.
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DRAWN
CONTRACT DATE 05/05/2021
SCALE AS SHOWN
JOB NO. 2061.PRJ
SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-3.1

FOR:
ROSEN ASSOCIATES DEVELOPMENT INC
LOCATED AT:
DELRAY BEACH, FLORIDA

DELRAY SWAN

GEORGE L. MOURIZ
ARC00078036

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE PRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

BY



2 SOUTH ELEVATION
S.E. 3RD STREET



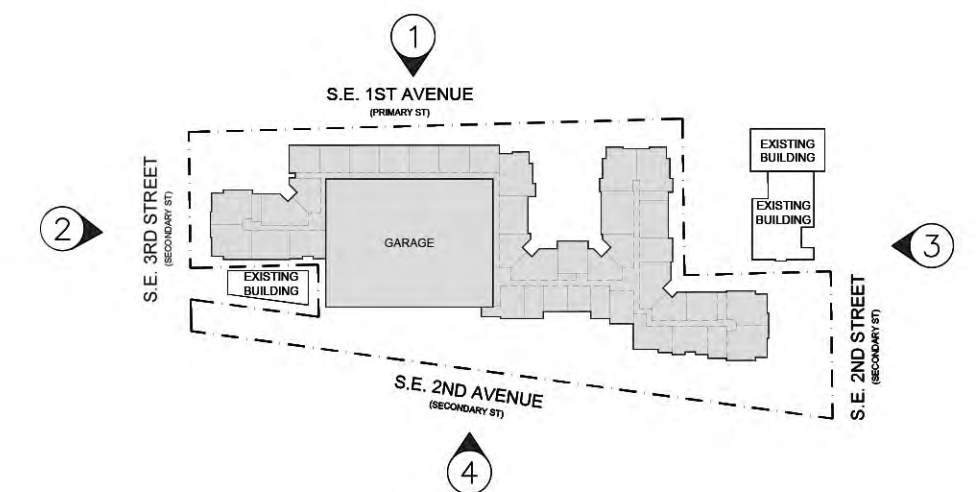
3 NORTH ELEVATION
S.E. 2ND STREET

COLOR SCHEME KEY

WALLS SW 7006 EXTRA WHITE	WINDOWS/DOORS TINT TINTED GLASS
TRIM SW 7006 EXTRA WHITE	WINDOWS/DOORS(FRAMES) SW 7069 METAL FRAME / IRON ORE
FENCE SW 7048 URBANE BRONZE	OUTTERS/COLUMNS/RAILINGS SW 7069 METAL FRAME / URBANE BRONZE
ROOF FLAT CEMENT TILE DARK GRAY	STANDING SEAM METAL ROOF NOA 16-0307.02 SR.32 LRV:8 DARK BRONZE

ELEVATION LEGEND	
1	DARK GRAY FLAT CEMENT TILE ROOF
2	PAINTED STUCCO MAIN WALL (EXTRA WHITE)
3	PAINTED STUCCO WALL (EXTRA WHITE)
4	FASCIA (EXTRA WHITE)
5	STUCCO TRIM (EXTRA WHITE)
6	METAL FRAME WINDOW/DOOR (IRON ORE)
7	TINTED GLASS
8	URBANE BRONZE METAL RAILING
9	STAMPED STUCCO
10	"EGGCRATE" SCREEN
11	METAL ROOF (DARK BRONZE)

NOTE:
ALL ROOF EAVES ABOVE PEDESTRIAN
WALKWAYS WILL BE PROVIDED WITH
EXTERIOR ALUMINUM GUTTERS.



KEYPLAN

SCALE: N.T.S.



BUILDING ELEVATIONS

SCALE: 3/32"=1'-0"

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MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN
CONTRACT DATE 05/05/2021
SCALE AS SHOWN
JOB NO. 2061.PRJ
SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-3.2

FOR:
ROSEN ASSOCIATES DEVELOPMENT INC
LOCATED AT:
DELRAY BEACH, FLORIDA

DELRAY SWAN

GEORGE L. MOURIZ
AR0007806

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

BY



4 EAST PARTIAL ELEVATION
S.E. 2ND AVENUE



4 EAST PARTIAL ELEVATION
S.E. 2ND AVENUE

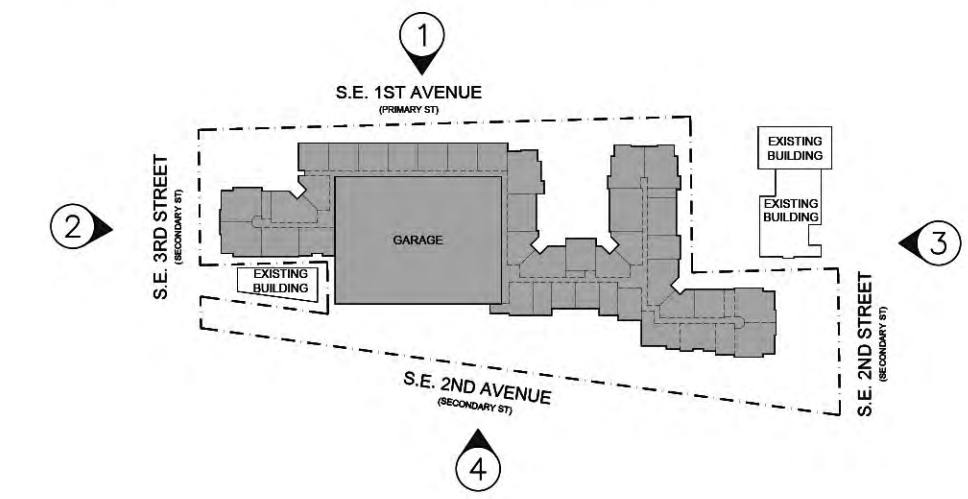


4 EAST ELEVATION (S.E. 2ND AVENUE)
1" / 32" = 1'-0"

COLOR SCHEME KEY	
WALLS SW 7006 EXTRA WHITE	WINDOWS/DOORS TINT TINTED GLASS
TRIM SW 7006 EXTRA WHITE	WINDOWS/DOORS/FRAMES SW 7009 METAL FRAME / BROWN ORE
FENCE SW 7046 URBANE BRONZE	GUTTERS/COLUMNS/RAILINGS SW 7009 METAL FRAME / URBANE BRONZE
ROOF FLAT CEMENT TILE DARK GRAY	STANDING SEAM METAL ROOF NSA 16-0307.02 36"X12" LVL 4 DARK BRONZE

ELEVATION LEGEND	
1	DARK GRAY FLAT CEMENT TILE ROOF
2	PAINTED STUCCO MAIN WALL (EXTRA WHITE)
3	PAINTED STUCCO WALL (EXTRA WHITE)
4	FASADA (EXTRA WHITE)
5	STUCCO TRIM (EXTRA WHITE)
6	METAL FRAME WINDOW/DOOR (BROWN ORE)
7	TINTED GLASS
8	URBANE BRONZE METAL RAILING
9	STAMPED STUCCO
10	"EGGCRATE" SCREEN
11	METAL ROOF (DARK BRONZE)

NOTE: ALL ROOF EAVES ABOVE PEDESTRIAN WALKWAYS WILL BE PROVIDED WITH EXTERIOR ALUMINUM GUTTERS.



KEYPLAN
SCALE: N.T.S.



SCALE: 3/32"=1'-0"

RESUBMITTAL #7 10/27/2023

ARCHITECTS BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

BY

FOR:
ROSEN ASSOCIATES DEVELOPMENT INC
LOCATED AT:
DELRAY BEACH, FLORIDA

DELRAY SWAN

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
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ARCHITECTURE & PLANNING

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DRAWN
CONTRACT DATE 05/05/2021
SCALE AS SHOWN
JOB NO. 2061.PJ
SHEET TITLE:
ELEVATIONS
SHEET NUMBER:
A-3.3

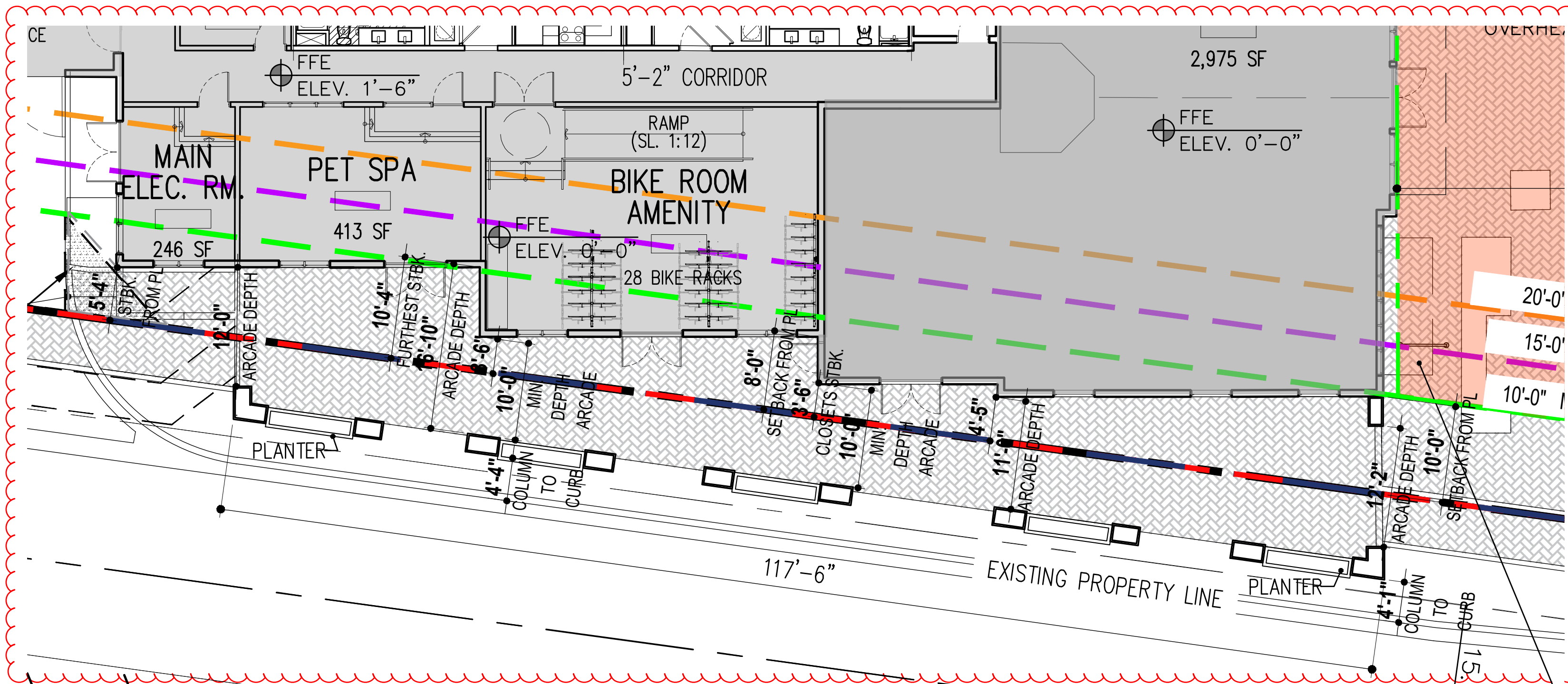
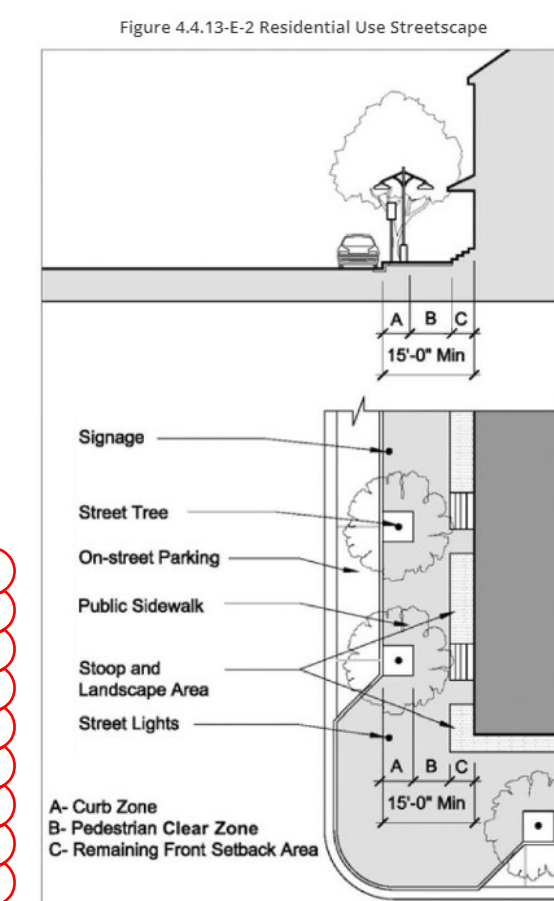
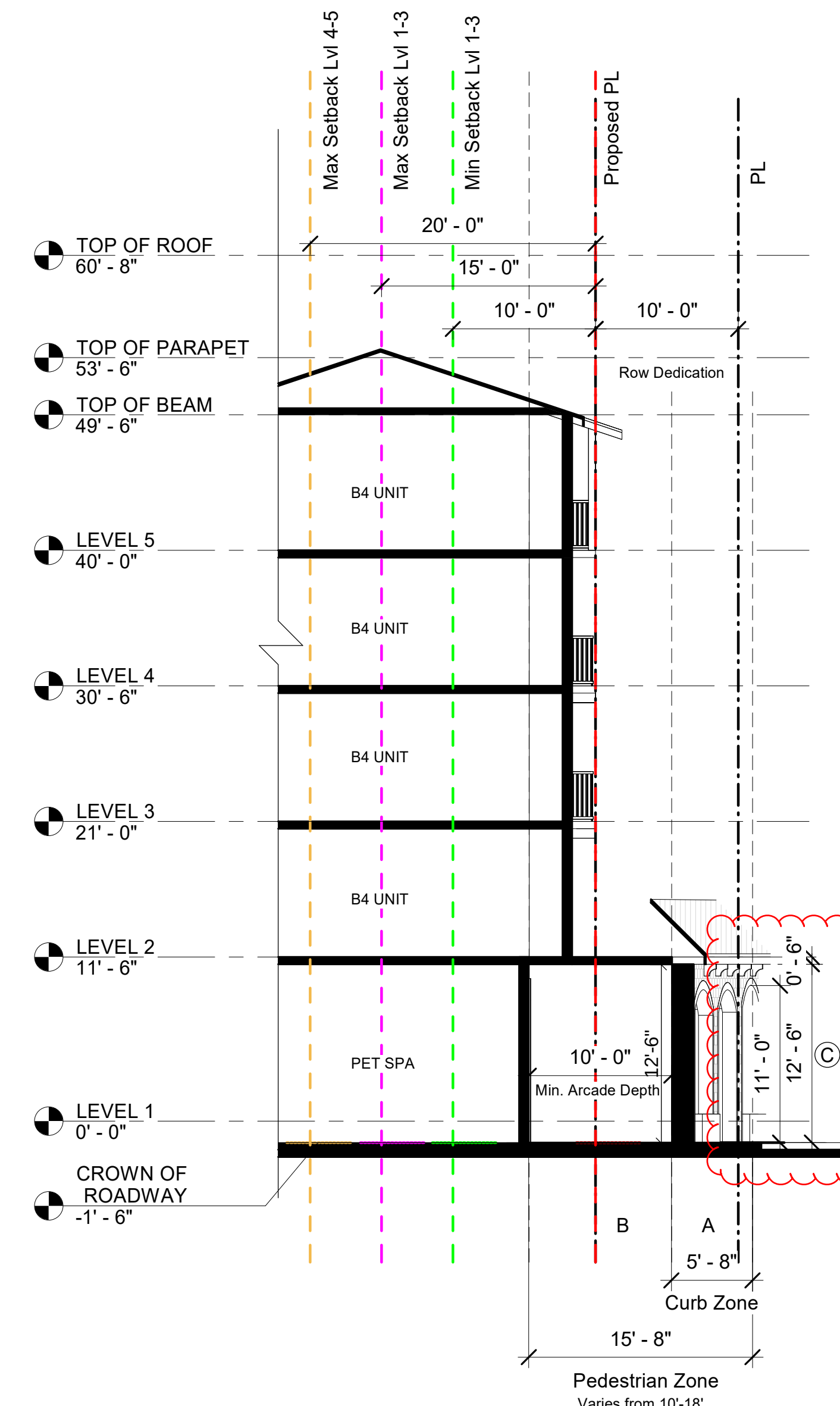
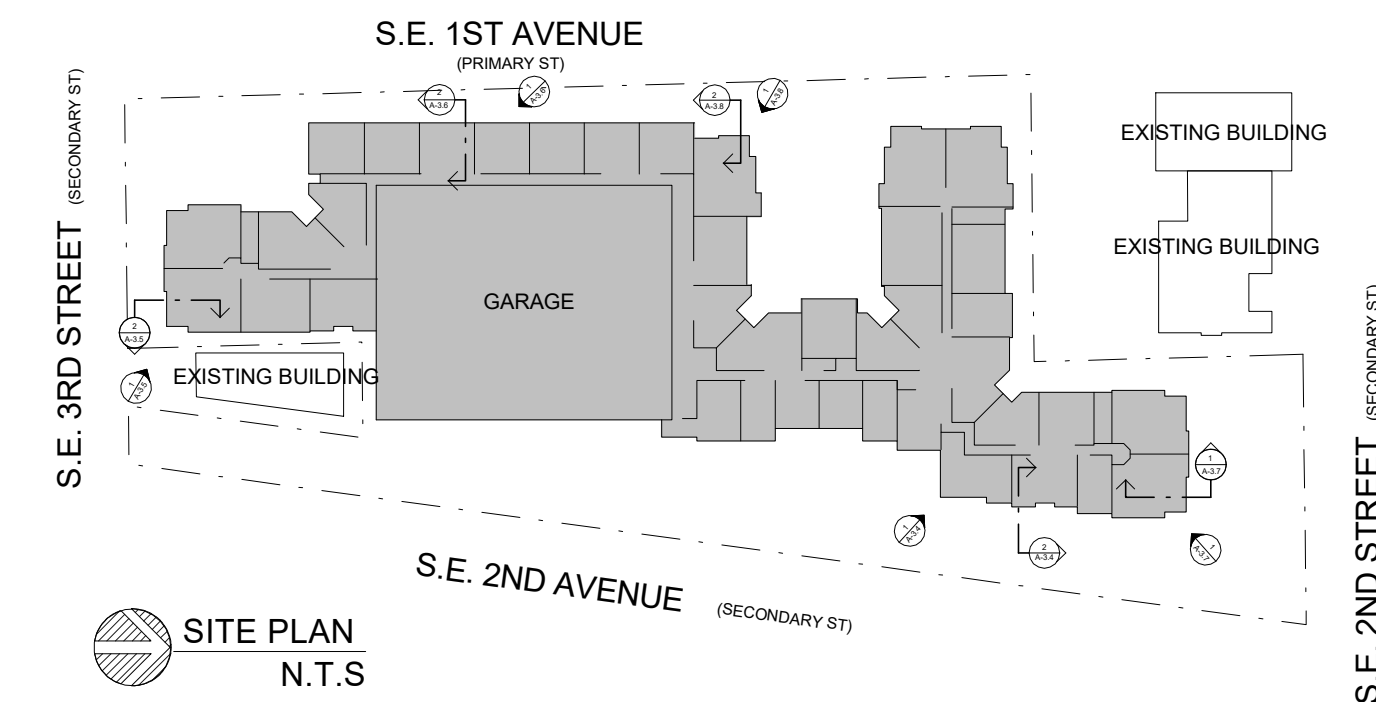
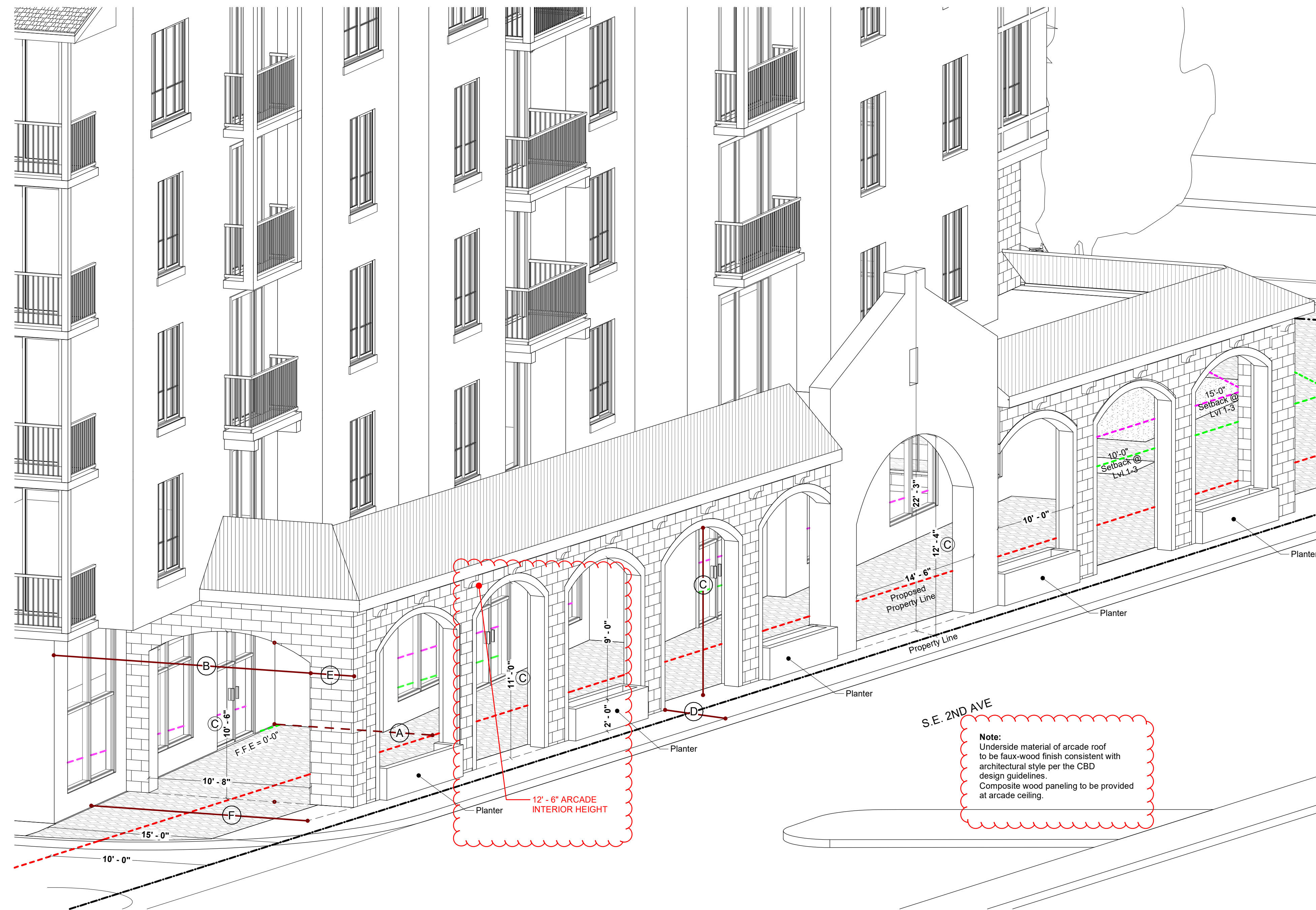


Table 4.4.13(j) Dimensional Requirements for Arcade				
		Minimum	Maximum	Provided
A	Building Setback	Varies	15 ft.	Bldg Setback : 3 ft 6 in to 10 ft. 4in
B	Arcade Depth	10 ft.	20 ft.	10 ft. to 16 ft. 10in
C	Arcade Height	10 ft.	20 ft.	10 ft. 6 in to 12ft. 6in
D	Column/Pillar to Face of Curb	2 ft.	5 ft.	4 ft. 1 in to 4 ft. 4 in
E	Column/Pillar Width and Depth	1 ft.	-	3 ft. x 1 ft. 6 in.
Maximum Allowable Encroachment of Elements in All Districts				
F	Arcade	varies by street		15 ft.



① ARCADE FRONTAGE TYPE

② SECTION THROUGH ARCADE FRONTAGE TYPE
1/8" = 1'-0"

RESUBMITAL #7 10/27/2023

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DRAWN
CONTRACT DATE 05/05/2021
SCALE AS SHOWN
JOBNO. 2061.PRJ
SHEET TITLE:

FRONTAGE TYPE
SECTIONS & DETAILS

SHEET NUMBER:

A-3.4

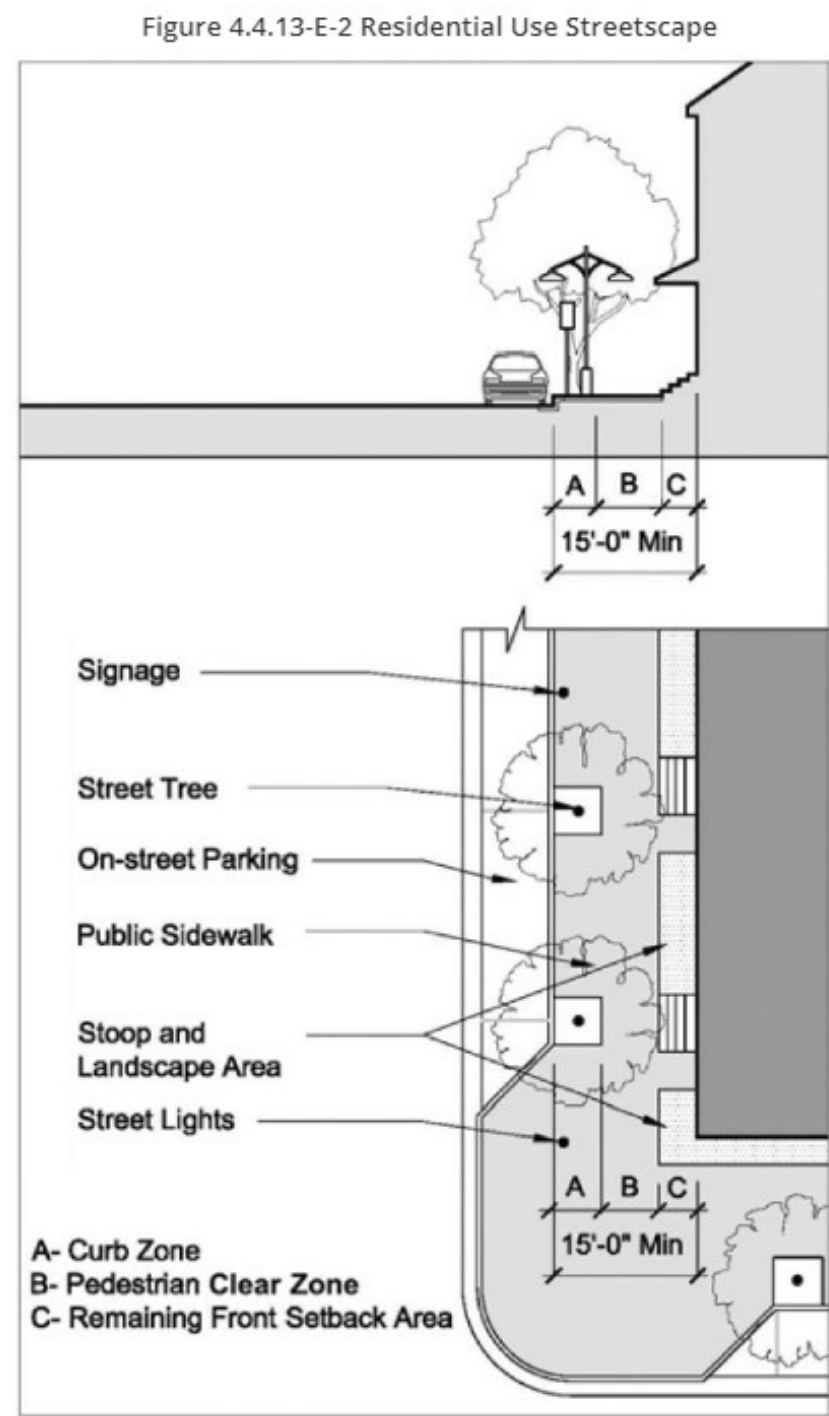
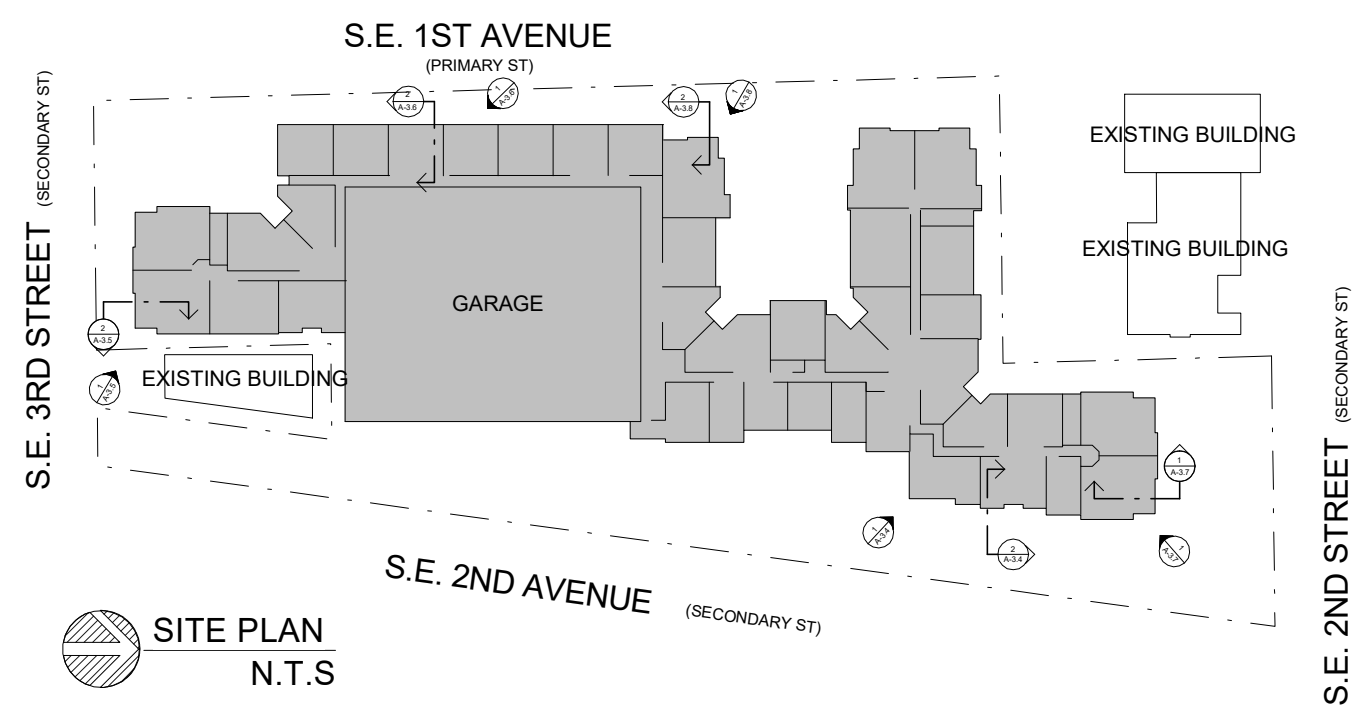
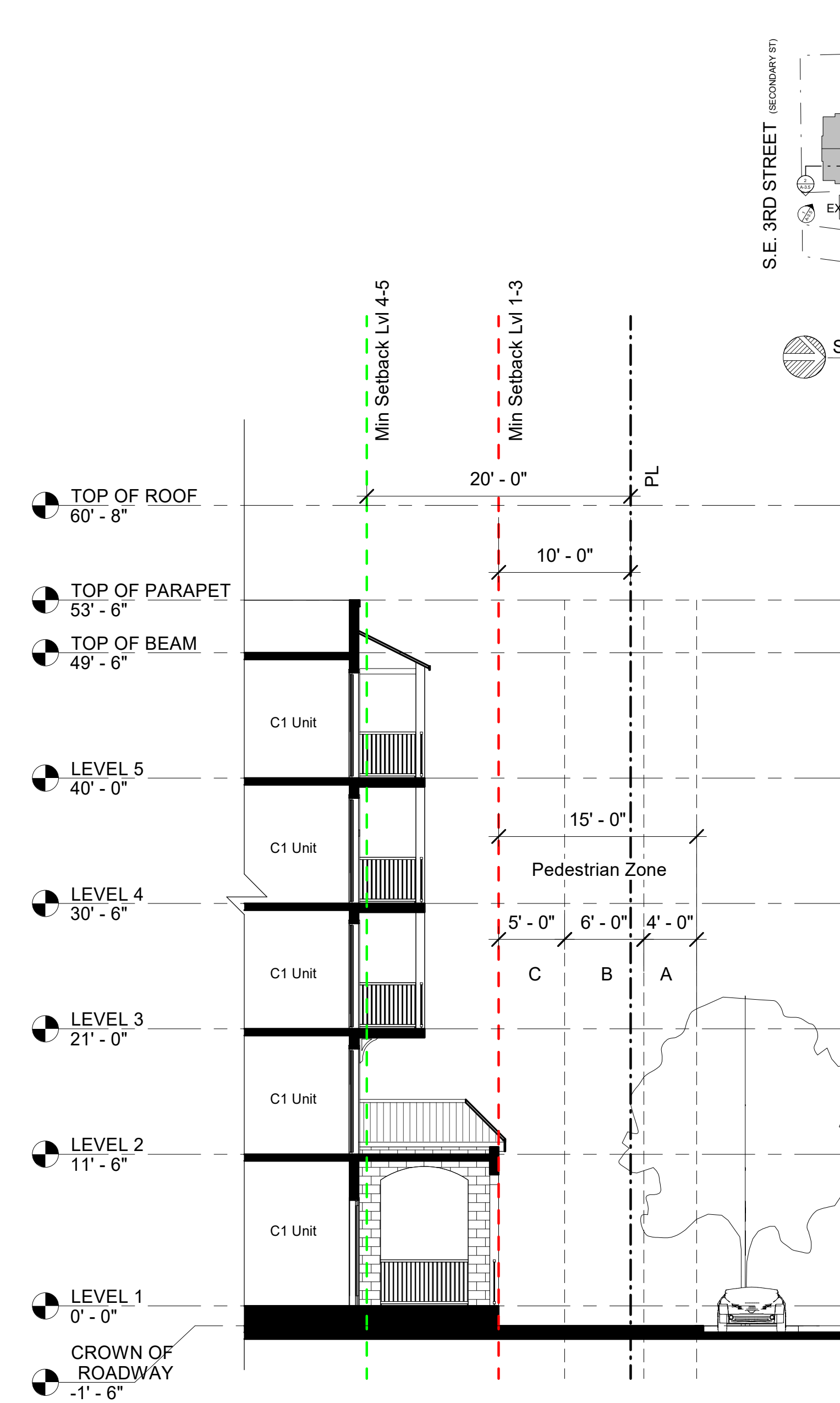
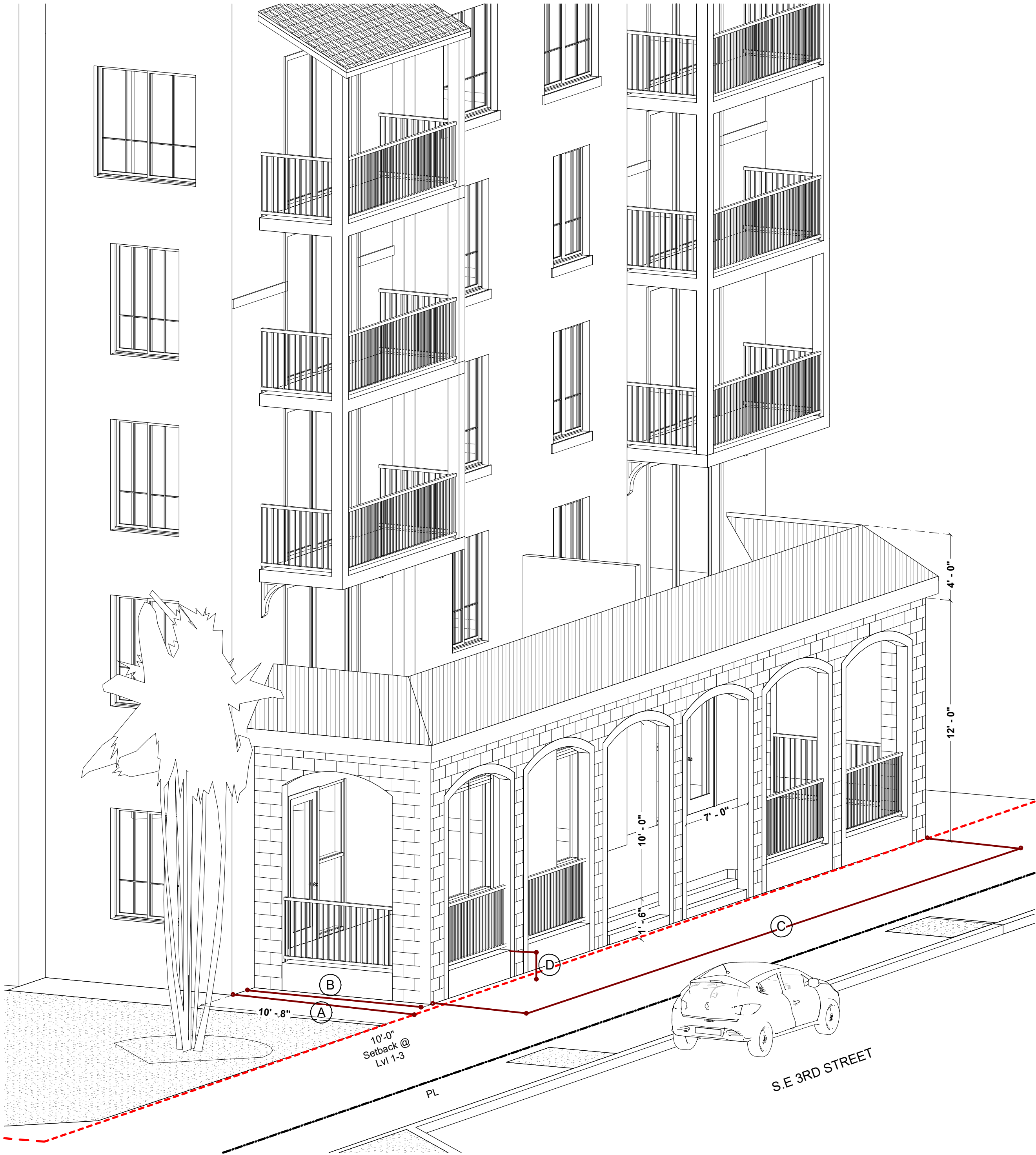
DELRAY SWAN
FOR:
ROSEN ASSOCIATES DEVELOPMENT INC
LOCATED AT:
DELRAY BEACH, FLORIDA

GEORGE L. MOURIZ
AR0007806

BY

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

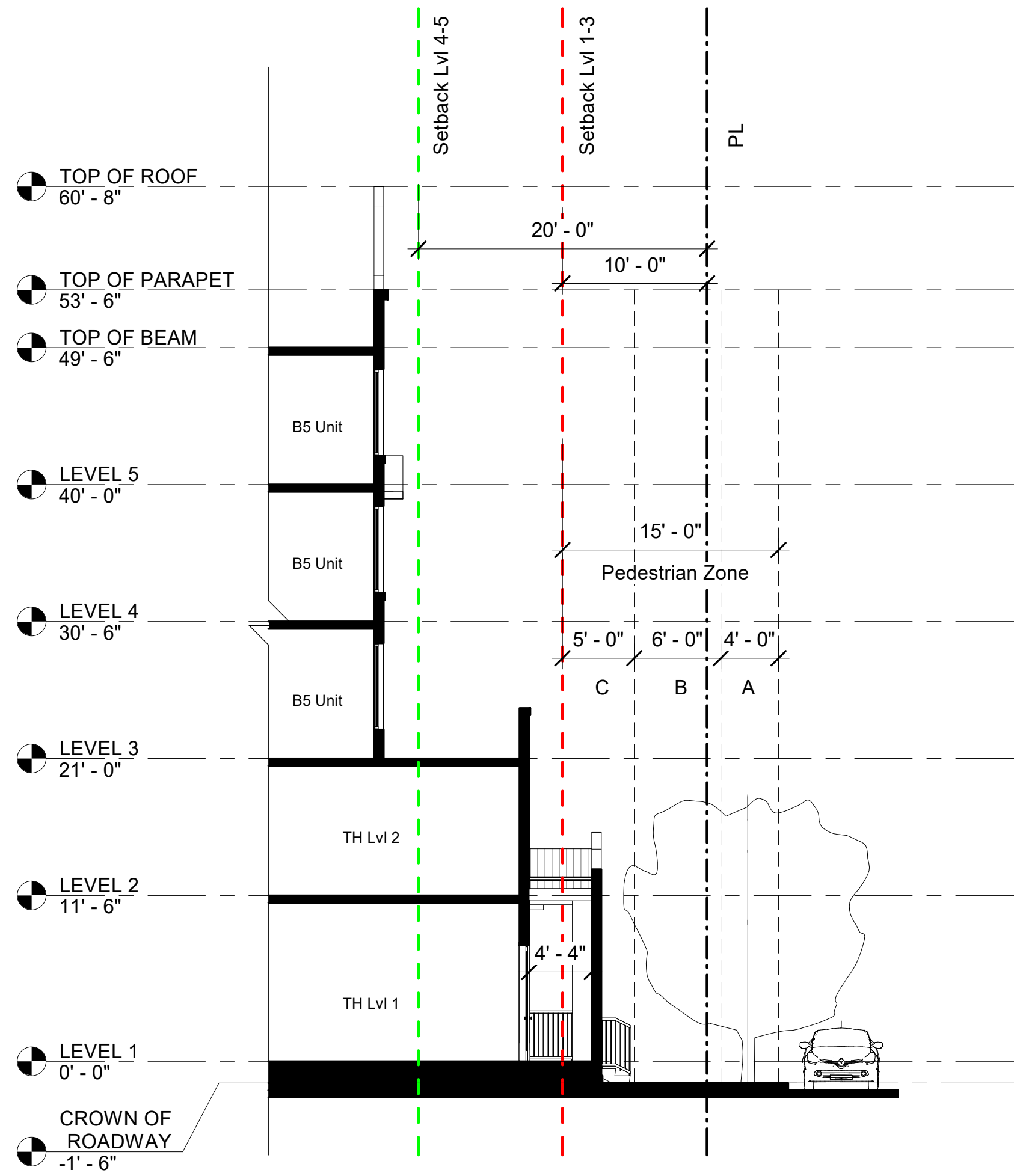
Table 4.4.13(E) Dimensional Requirements for Porches				
		Minimum	Maximum	Provided
A	Building Setback	10 ft.	15 ft.	11 ft. 3 in
B	Depth	8 ft.	12 ft.	10 ft. 8 in
C	Width	40% Facade	100% Facade	56% to 58%
D	Floor Elevation	.5 ft.	4 ft.	1 ft. 6 in
Allowable Encroachment ¹		-	8 ft.	-
¹ May not encroach into the curb zone or pedestrian clear zone (See Section 4.4.13(E)(2))				



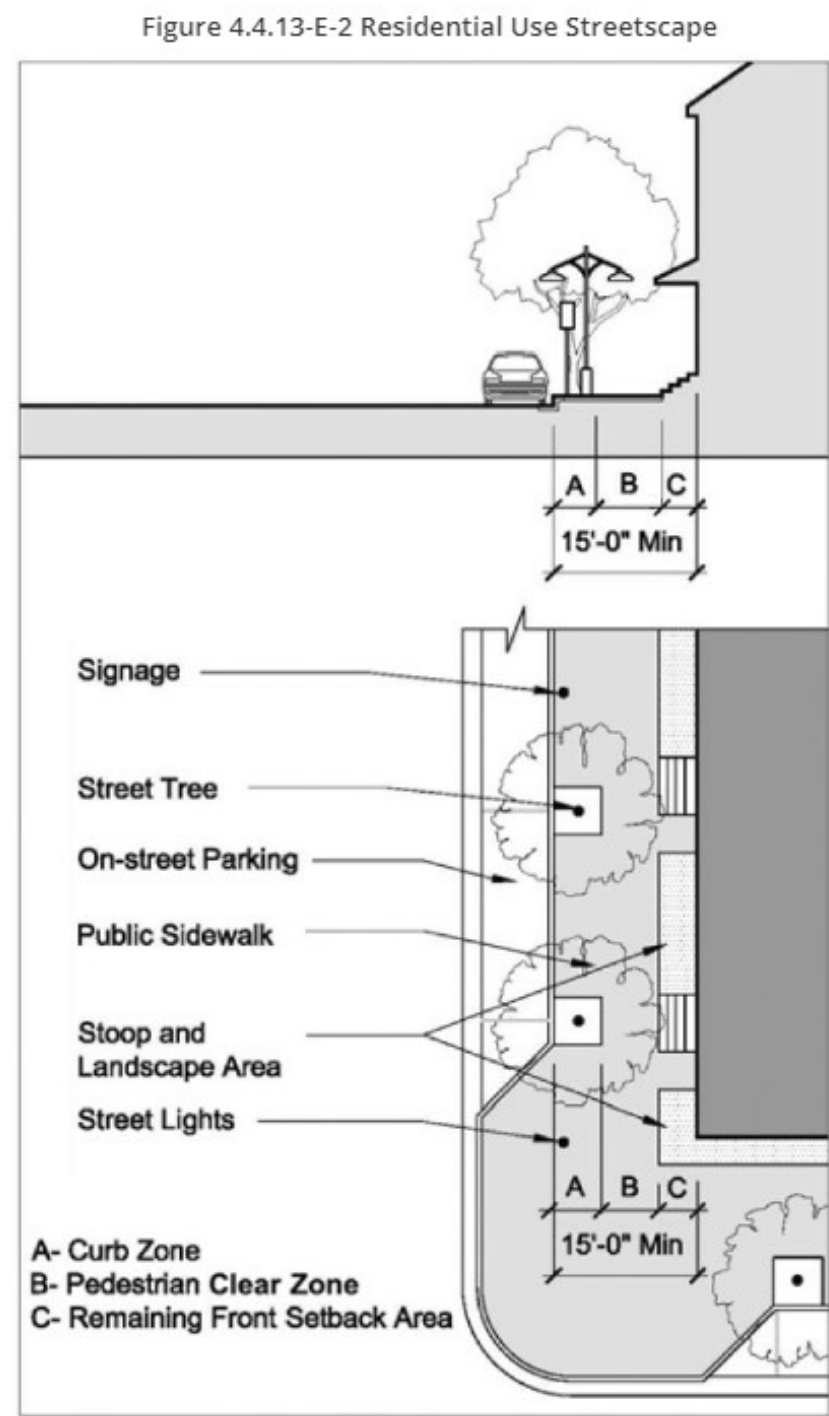
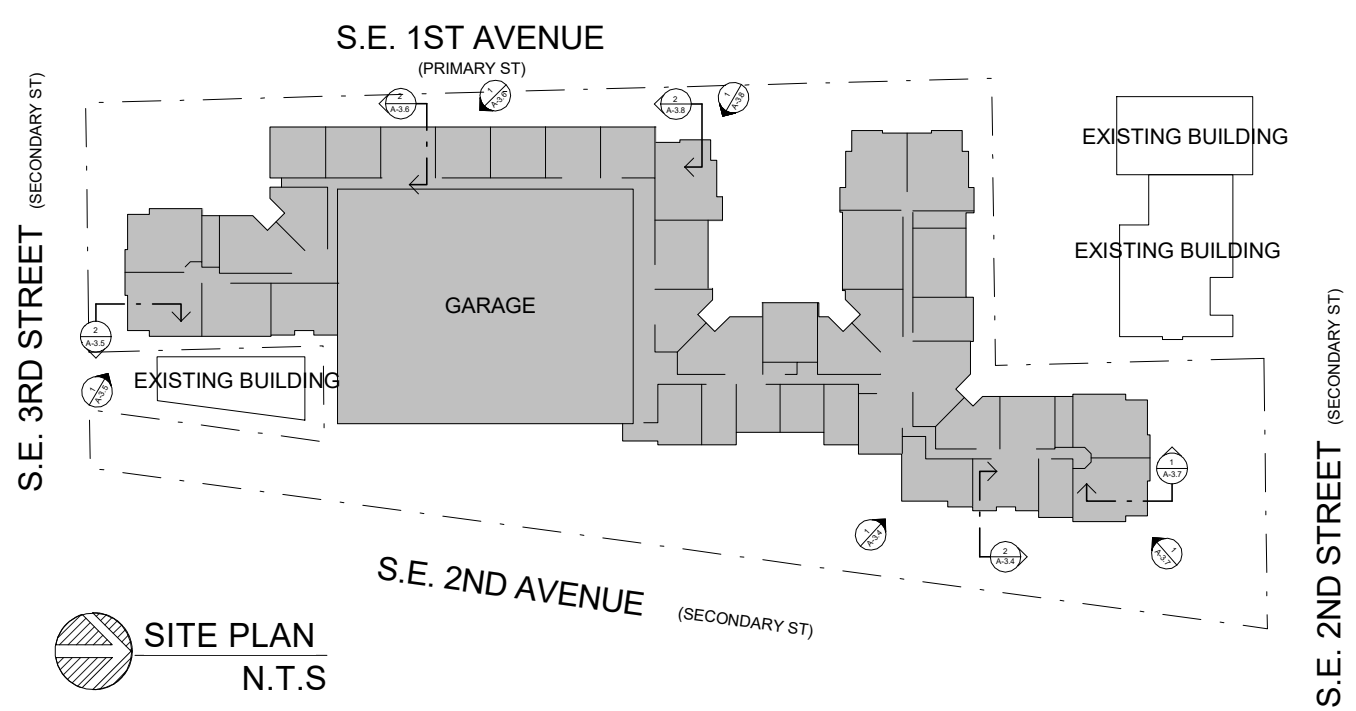


1 STOOP FRONTAGE TYPE

Table 4.4.13(F) Dimensional Requirements for Stoops				
		Minimum	Maximum	Provided
A	Building Setback	10 ft.	15 ft.	10 ft.
B	Depth	5 ft.	8 ft.	5 ft.
C	Width	4 ft.	-	4 ft to 6 ft
D	Floor Elevation	1 ft.	4 ft.	1 ft. 6 in
Allowable Encroachment ¹		-	5 feet	-
¹ May not encroach into the curb zone or pedestrian clear zone (See Section 4.4.13(E)(2))				



2 SECTION THROUGH STOOP
1/8" = 1'-0"



ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

MSA ARCHITECTS, INC.
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8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

FOR:
ROSEN ASSOCIATES DEVELOPMENT INC
LOCATED AT:
DELRAY BEACH, FLORIDA

DELRAY SWAN

MSA ARCHITECTS, INC.
ARCHITECTURE & PLANNING

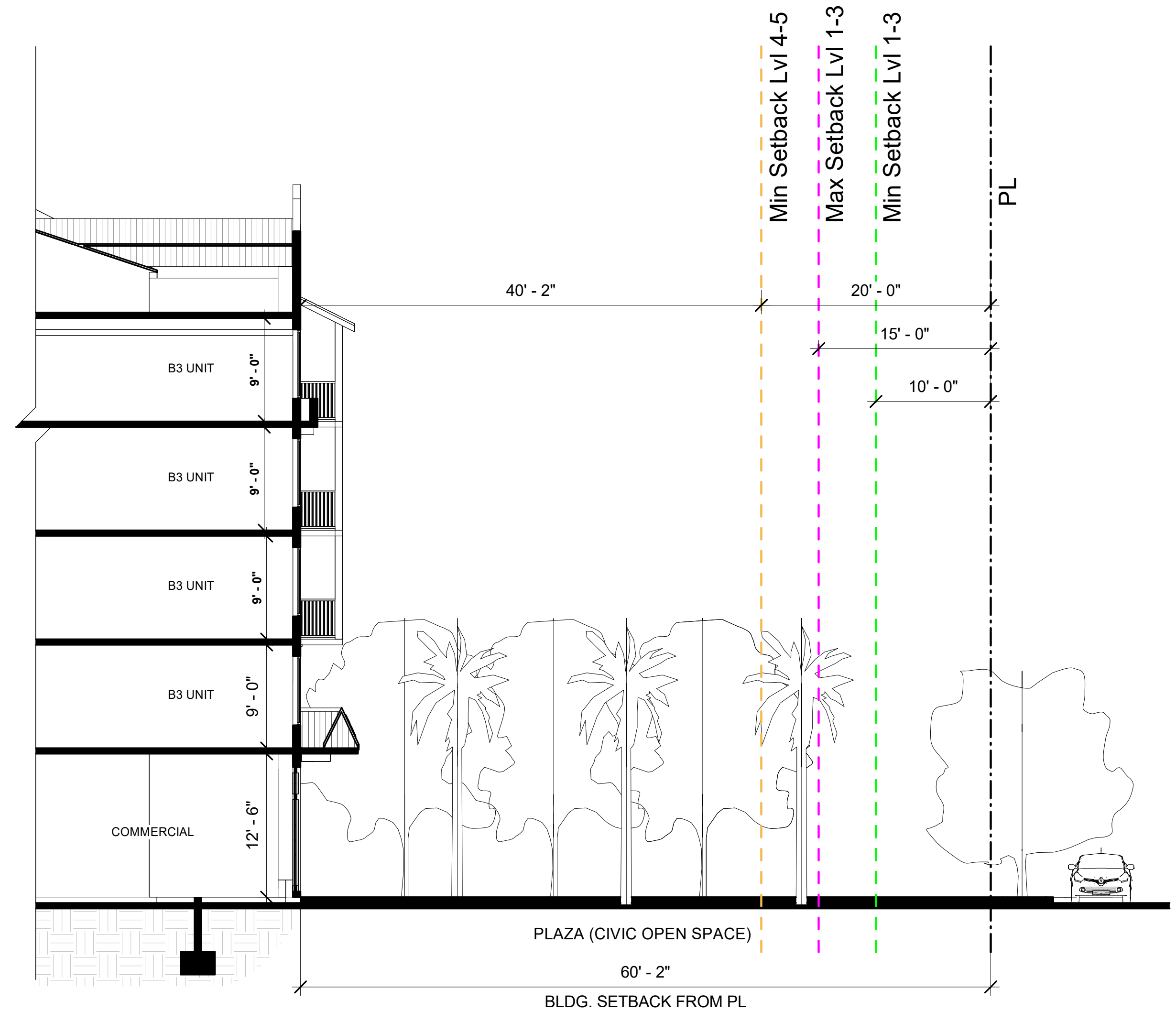
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DRAWN
CONTRACT DATE 05/05/2021
SCALE AS SHOWN
JOBNO. 2061.PRJ
SHEET TITLE:
FRONTAGE TYPE
SECTIONS & DETAILS
SHEET NUMBER:
A-3.6

BY



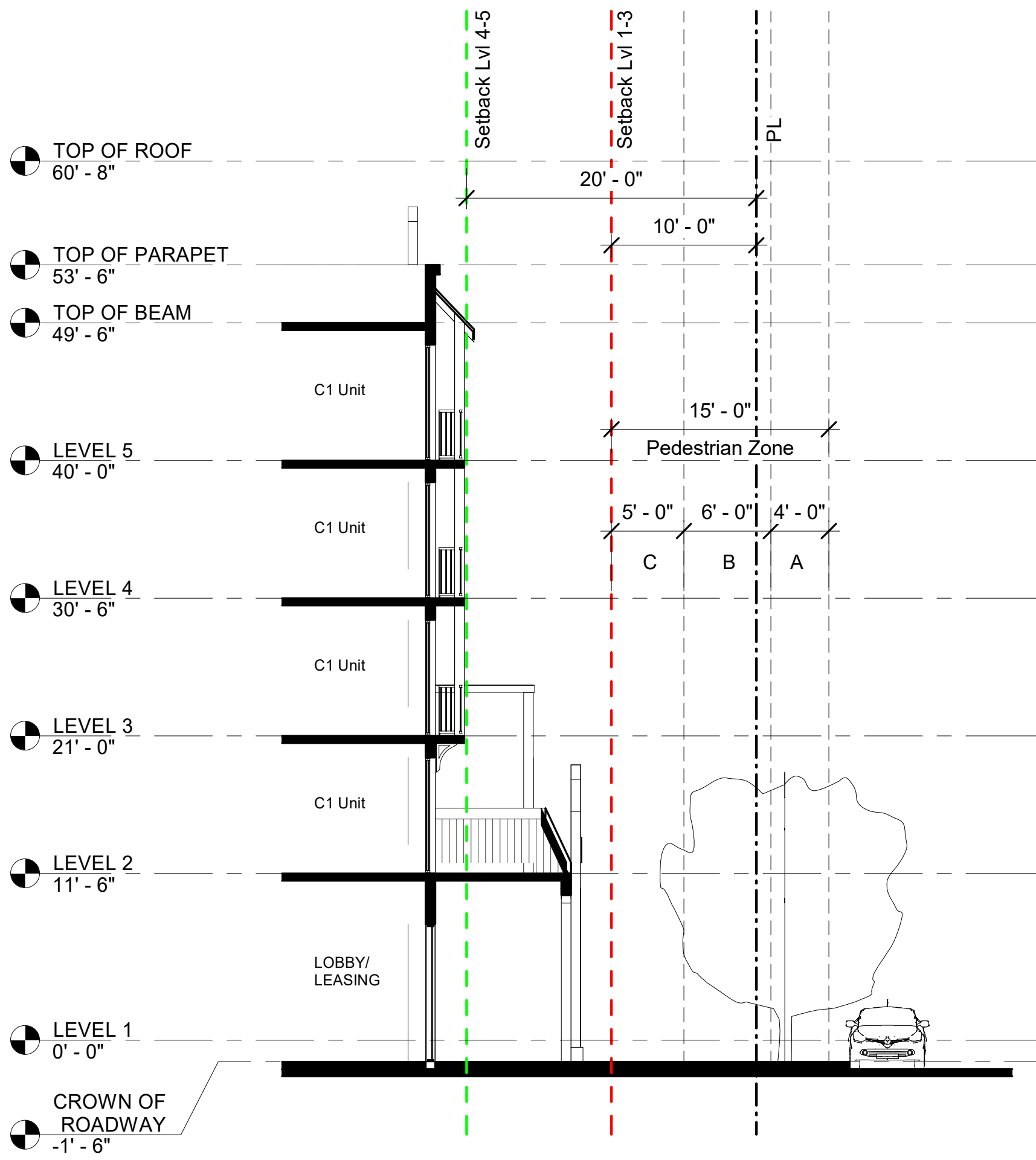
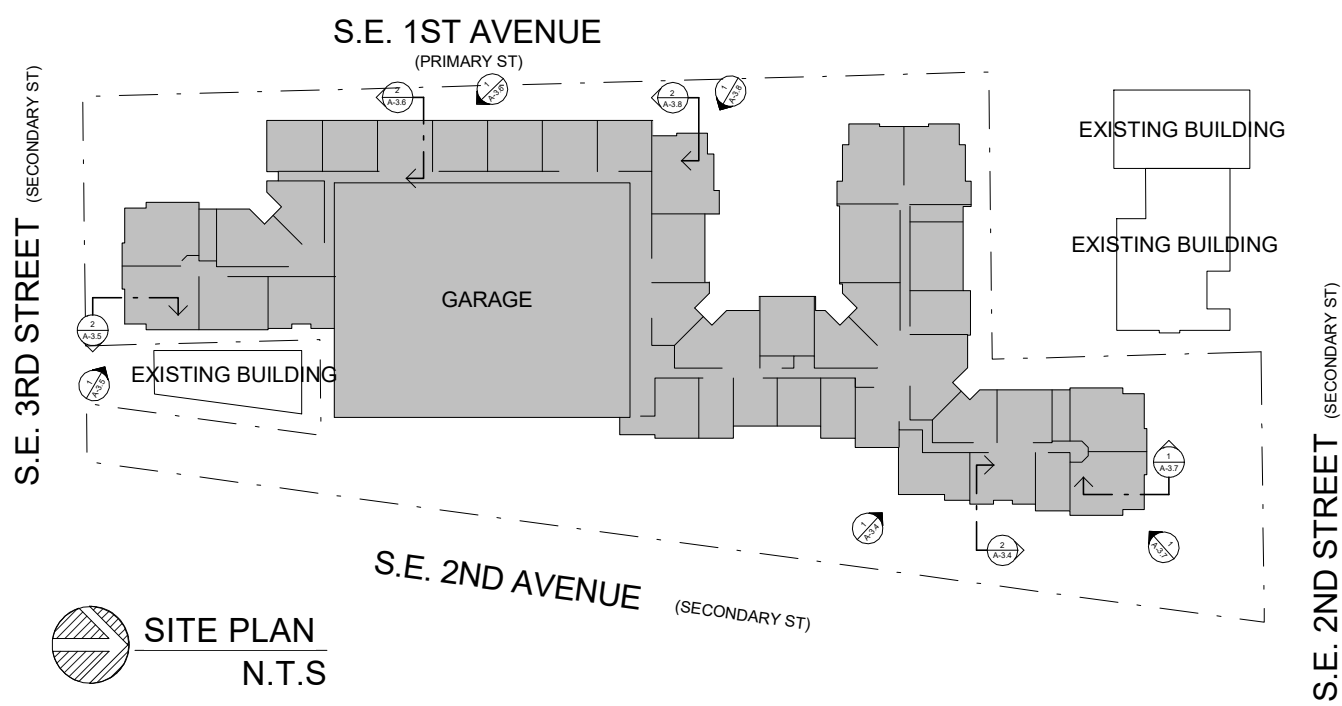
1 STOREFRONT FRONTAGE TYPE



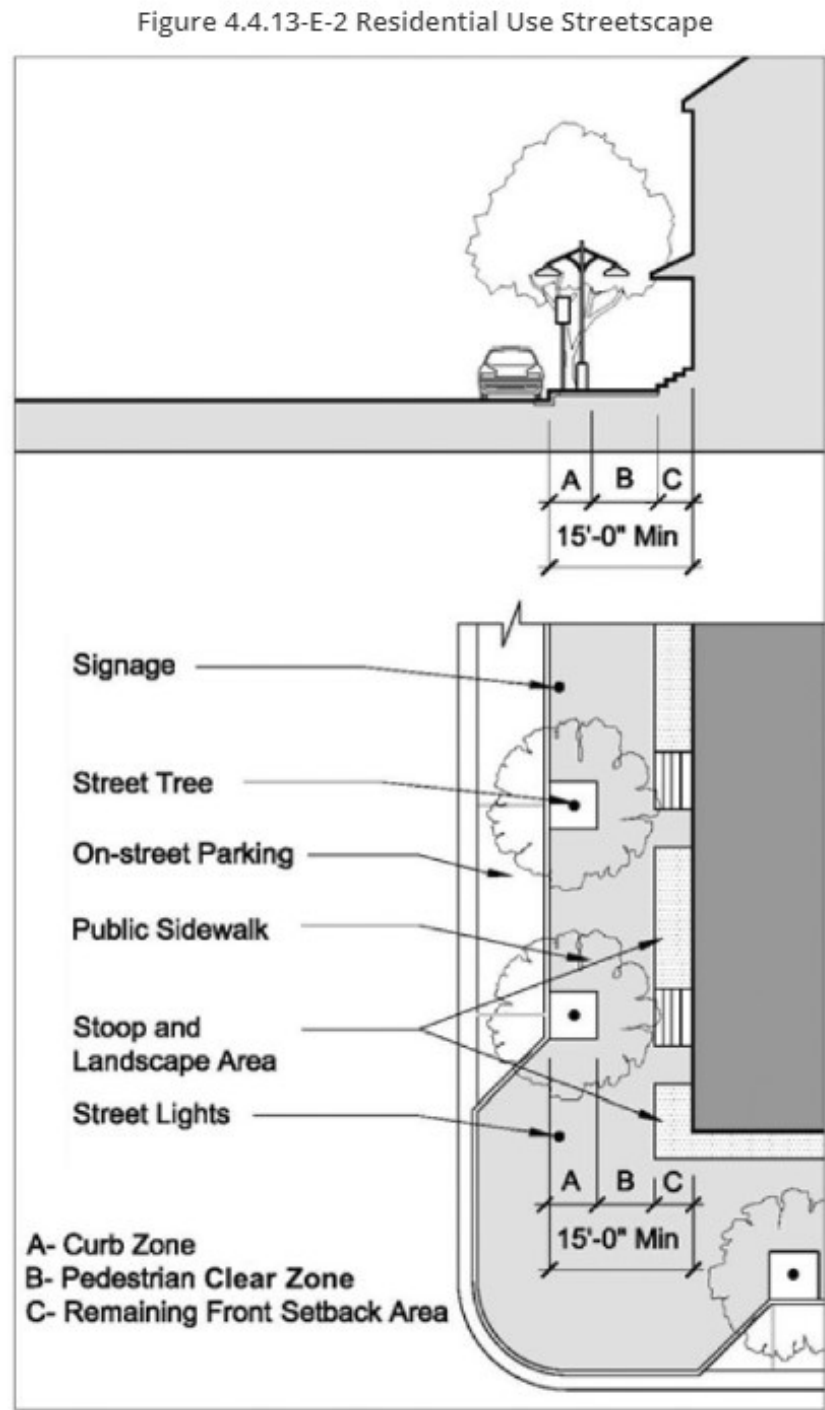


1 LOBBY FRONTAGE TYPE

Table 4.4.13(K) Dimensional Requirements for Lobby Entry				
		Minimum	Maximum	Provided
A	Building Setback	10 ft.	15 ft.	50 ft. x 3 in (Facing Civic Open Space)
B	Lobby Entry Width	N/A	N/A	60 ft.
Maximum Allowable Encroachment of Elements in All Districts				
C	Overhang/Awning Projection	N/A	10 ft.	N/A
D	Columns, Pilaster, Posts	N/A	5 ft.	80 %



2 SECTION THROUGH LOBBY FRONTAGE TYPE
1/8" = 1'-0"



RESUBMITTAL #7 10/27/2023

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

FOR:
ROSEN ASSOCIATES DEVELOPMENT INC
LOCATED AT:
DELRAY BEACH, FLORIDA

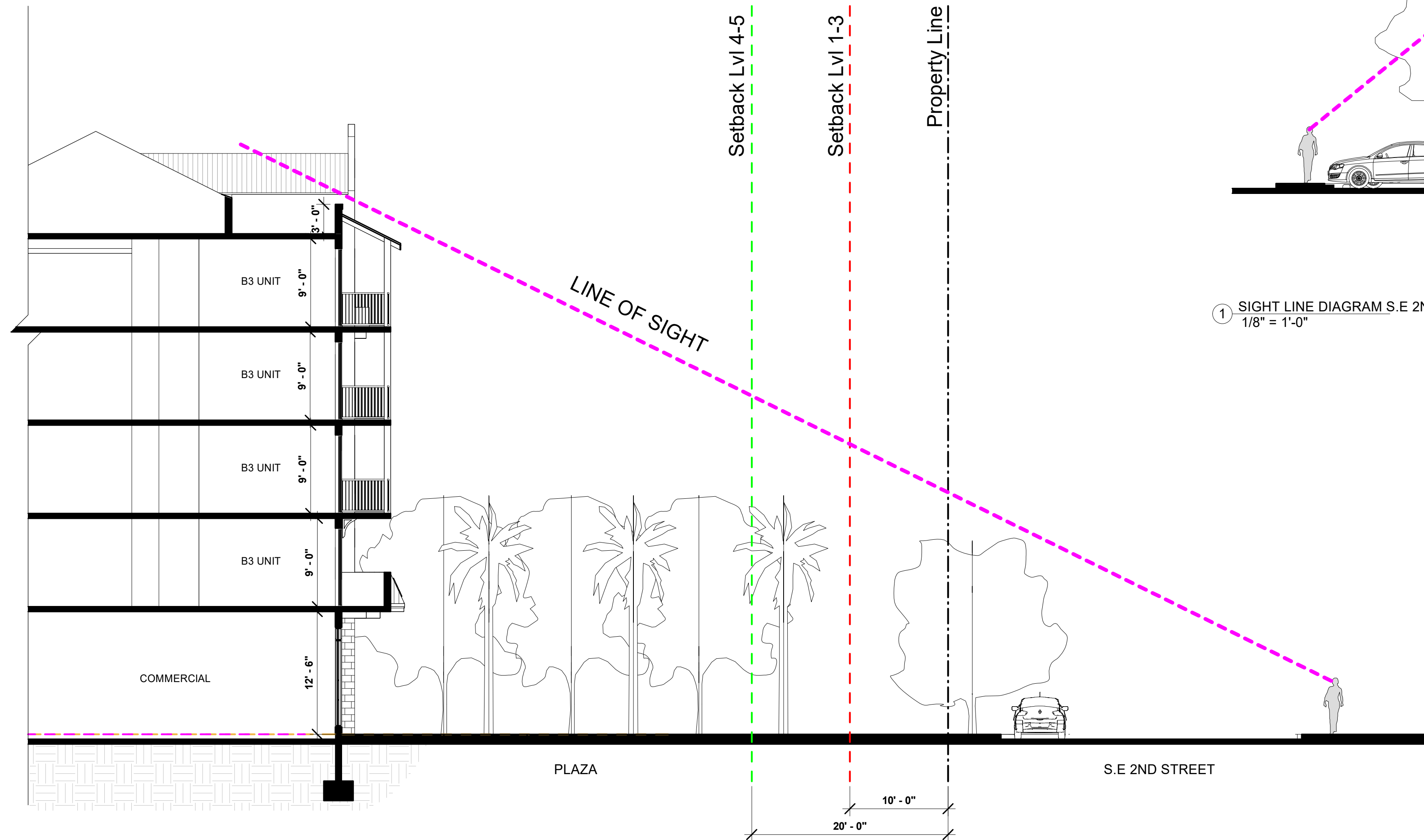
DELRAY SWAN

GEORGE L. MOURIZ
AR0007806

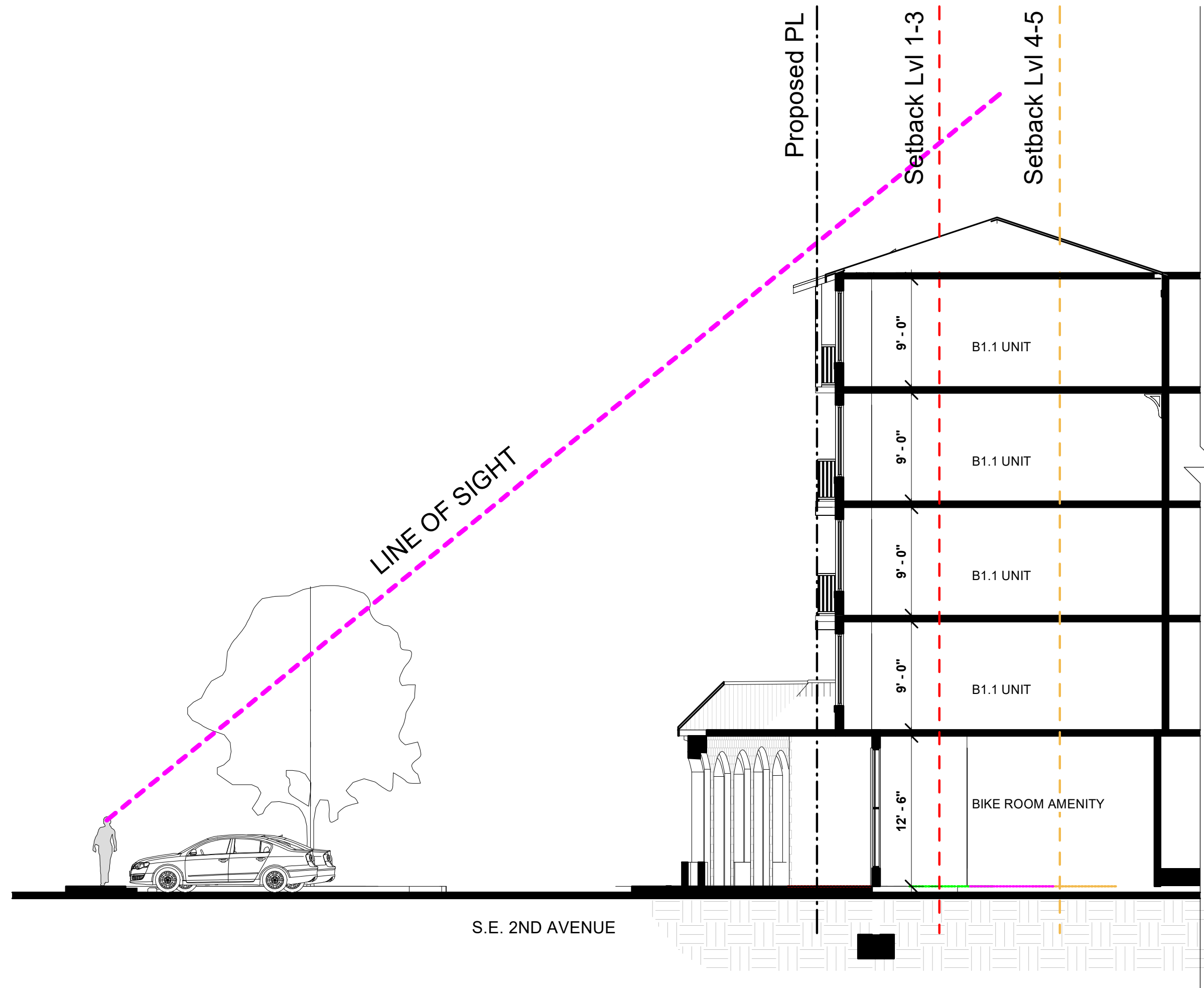
MSA ARCHITECTS, INC.
ARCHITECTURE & PLANNING

FRONTAGE TYPE
SECTIONS & DETAILS

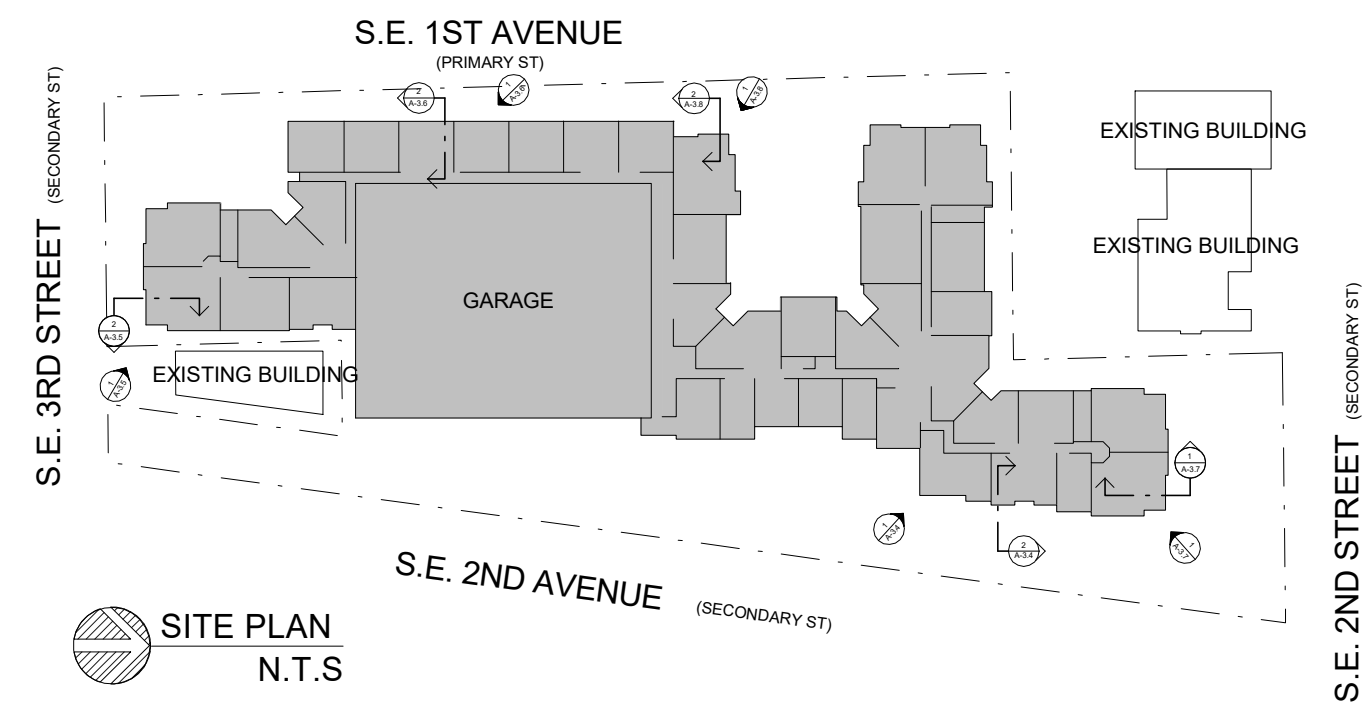
SHEET NUMBER:
A-3.8



② SIGHT LINE DIAGRAM S.E. 2ND ST
1/8" = 1'-0"

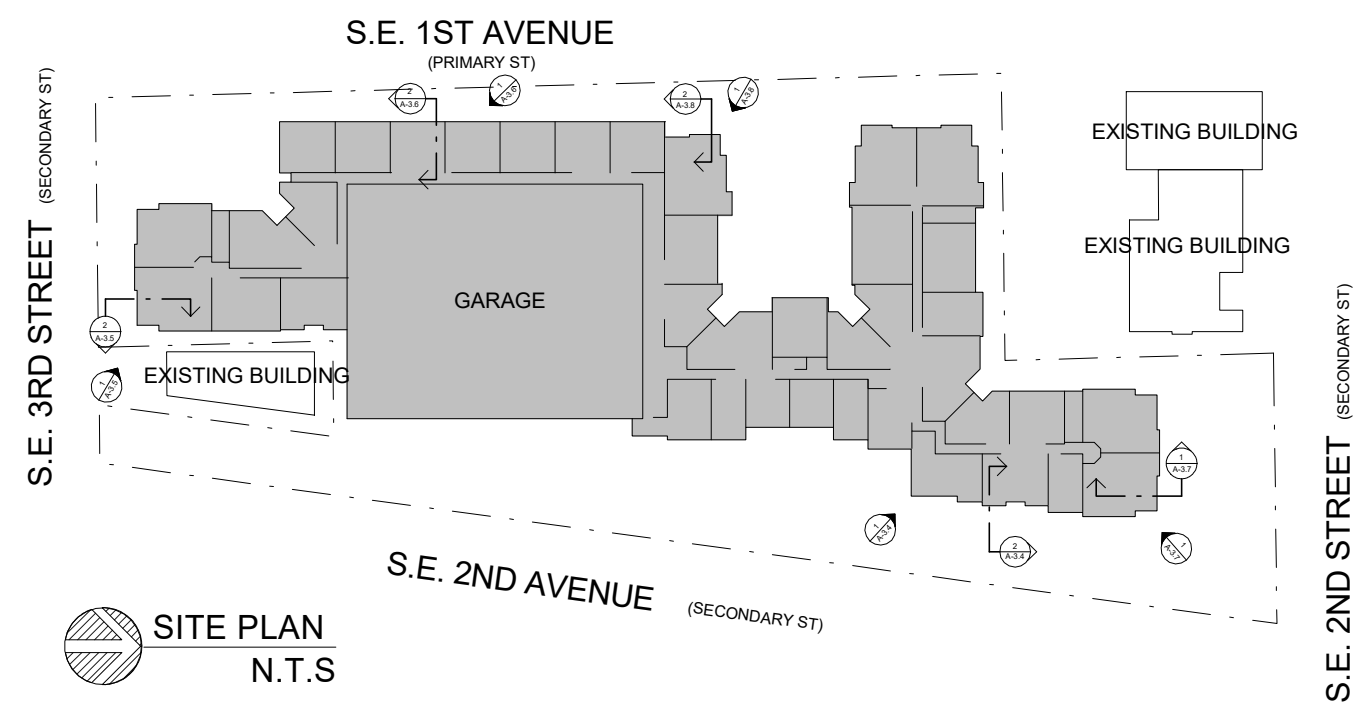
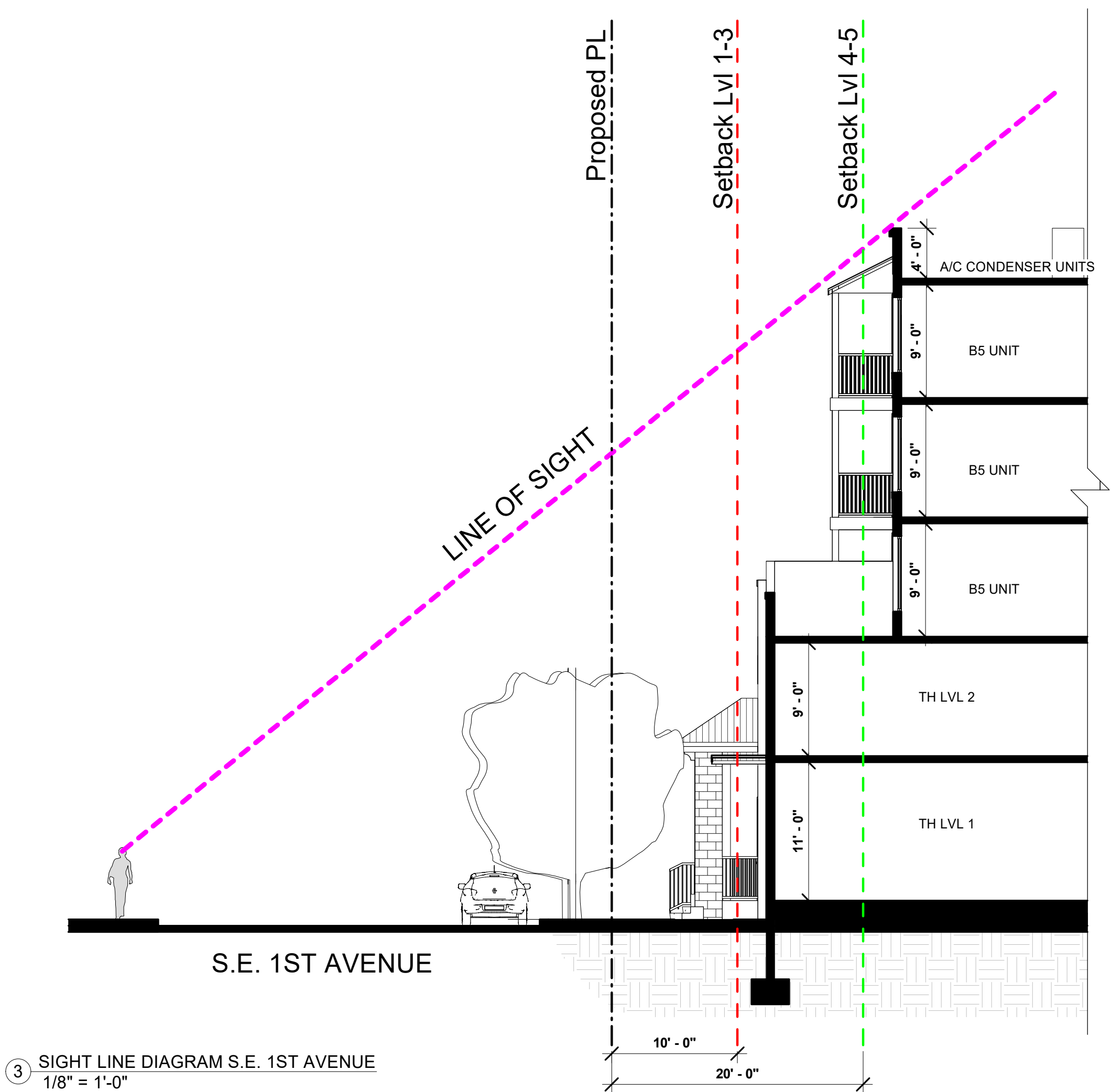
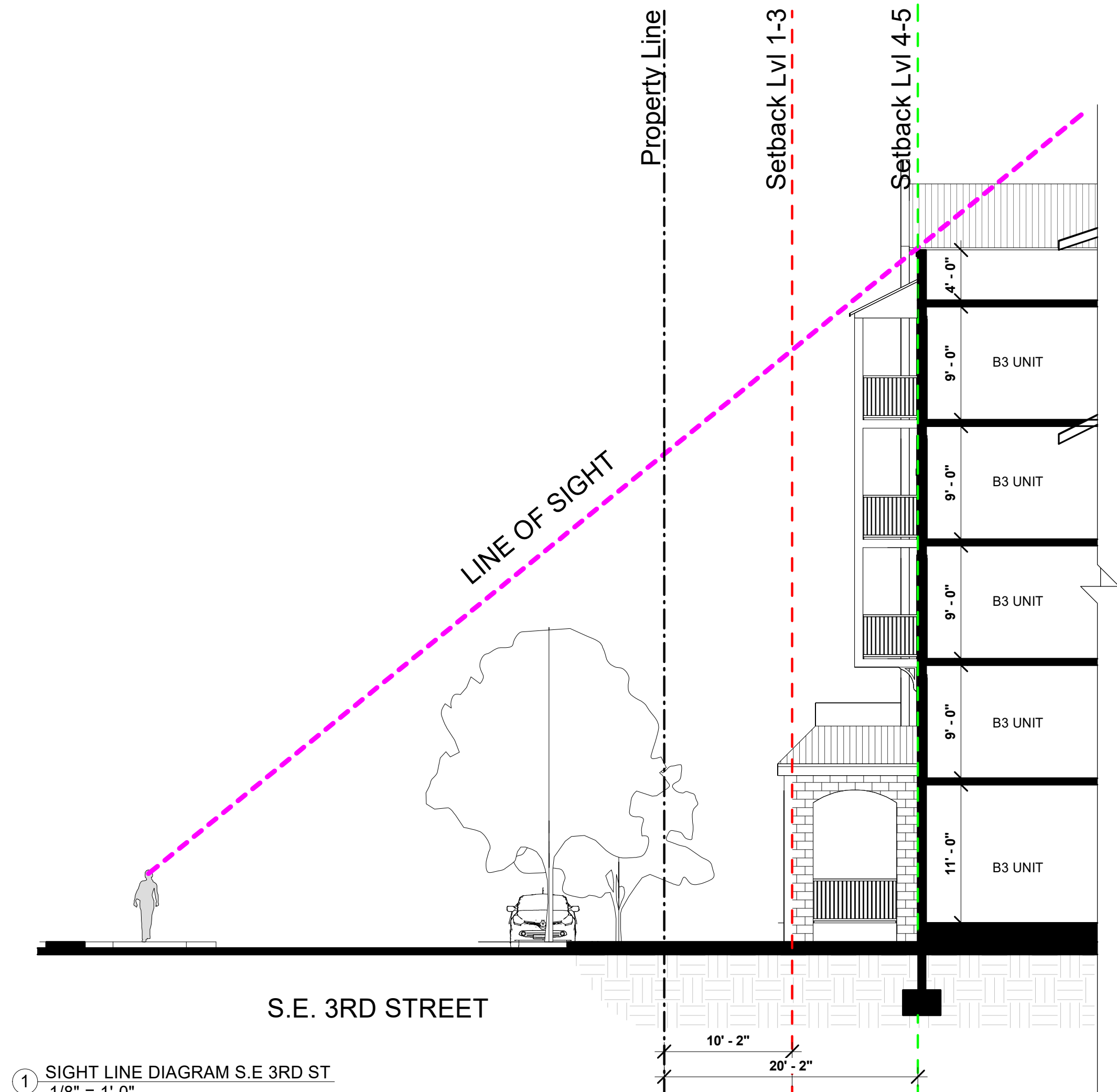


① SIGHT LINE DIAGRAM S.E. 2ND AVE
1/8" = 1'-0"



SITE PLAN
N.T.S

DRAWN	CONTRACT DATE	05/05/2021
SCALE	AS SHOWN	
JOBNO.	2061.PRJ	
SHEET TITLE:	SIGHT LINE DIAGRAM	
SHEET NUMBER:	A-3.9	



DRAWN	
CONTRACT DATE	05/05/2021
SCALE	AS SHOWN
JOBNO.	2061.PRJ
SHEET TITLE:	SIGHT LINE DIAGRAMS
SHEET NUMBER:	A-3.10

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MSA ARCHITECTS, INC.
AAC000895

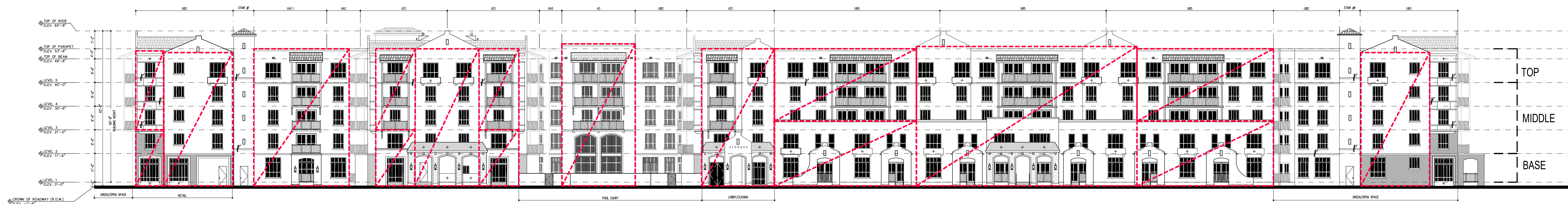
FOR:
ROSEN ASSOCIATES DEVELOPMENT INC
LOCATED AT:
DELRAY BEACH, FLORIDA

DELRAY SWAN

GEORGE L. MOURIZ
AR0007806

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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1 WEST ELEVATION (S.E 1ST STREET)
1"=20'-0"



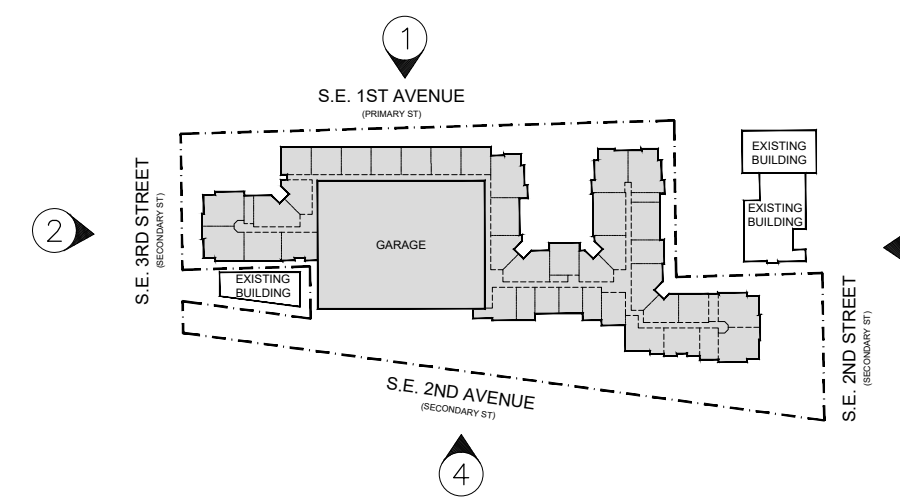
2 SOUTH ELEVATION
1"=20'-0"



3 NORTH ELEVATION
1"=20'-0"



4 EAST ELEVATION (S.E 2ND AVENUE)
1"=20'-0"



KEYPLAN
SCALE: N.T.S.

FACADE ARTICULATION DIAGRAM
SCALE: 3/32"=1'-0"

DELRAY SWAN
FOR:
ROSEN ASSOCIATES DEVELOPMENT INC
LOCATED AT:
DELRAY BEACH, FLORIDA

MSA ARCHITECTS, INC.
AAC000895

8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-5911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN
CONTRACT DATE 05/05/2021
SCALE AS SHOWN
JOB NO. 2061.PRJ
SHEET TITLE:

FACADE ARTICULATION
PROPORTIONS

SHEET NUMBER:

A-3.11

RESUBMITAL #7 10/27/2023



1 WEST ELEVATION (S.E 1ST AVENUE)
1"=20'-0"



2 SOUTH ELEVATION (S.E 3RD STREET)
1"=20'-0"



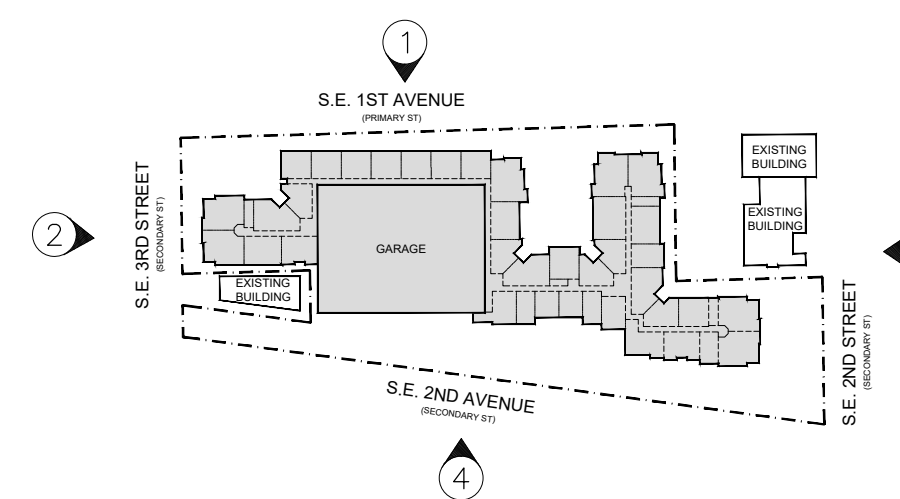
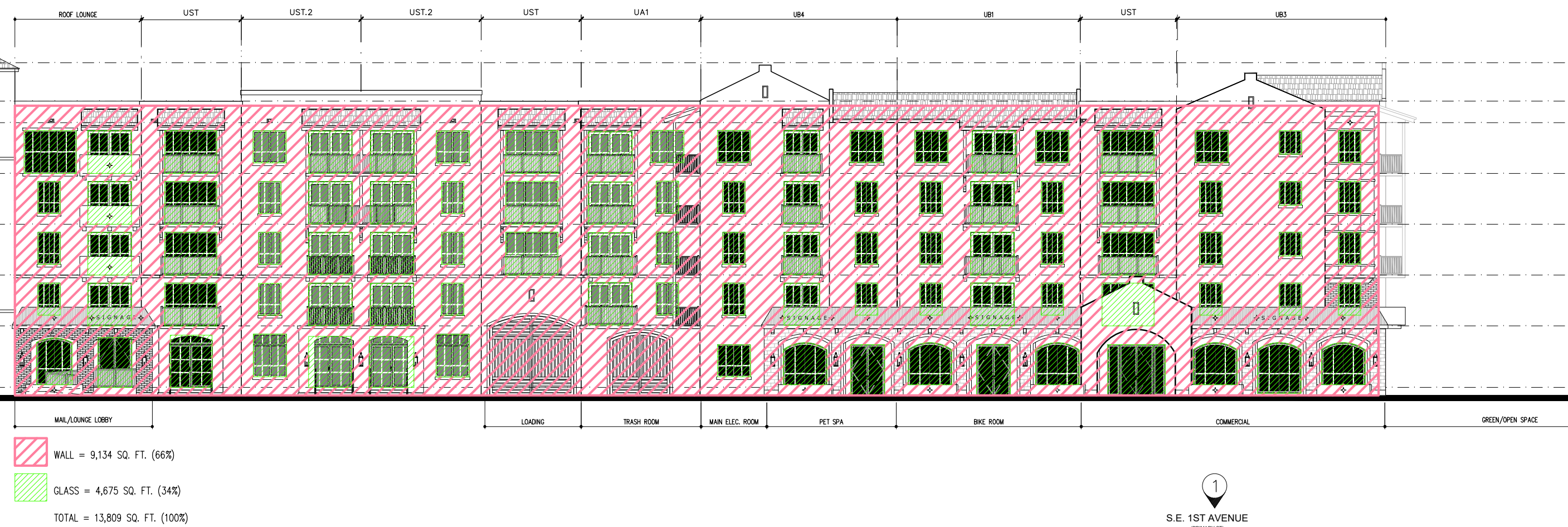
3 NORTH ELEVATION (S.E 2ND STREET)
1"=20'-0"



4 EAST ELEVATION (S.E 2ND AVENUE)
1"=20'-0"

NOTE:
BUILDING FAÇADES FACING STREETS
OR CIVIC OPEN SPACES COMPLY WITH
compliance with LDR Section
4.4.13(F)(5)(a)

— TRANSPARENT WINDOWS COVERING
BETWEEN 20 PERCENT AND 75
PERCENT OF THE WALL AREA OF
EACH STORY AS MEASURED BETWEEN
FINISHED FLOORS. TRANSPARENT
MEANS NON-SOLAR, NON-MIRRORED
GLASS WITH A LIGHT TRANSMISSION
REDUCTION OF NO MORE THAN 20
PERCENT.



KEYPLAN

SCALE: N.T.S.



GLAZING COVERAGE DIAGRAM

SCALE: 3/32"=1'-0"

RESUBMITTAL #7 10/27/2023

DELRAY SWAN
FOR:
ROSEN ASSOCIATES DEVELOPMENT INC
LOCATED AT:
DELRAY BEACH, FLORIDA

MSA ARCHITECTS, INC.
AACO0895

8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 275-9911

MSA
ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN
CONTRACT DATE 05/05/2021
SCALE AS SHOWN
JOB NO. 2061.PRJ
SHEET TITLE:

GLAZING COVERAGE
DIAGRAM

SHEET NUMBER:

A-3.12

ARCHITECT'S BUILDING CODE STATEMENT / TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
AACO0895

8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 275-9911

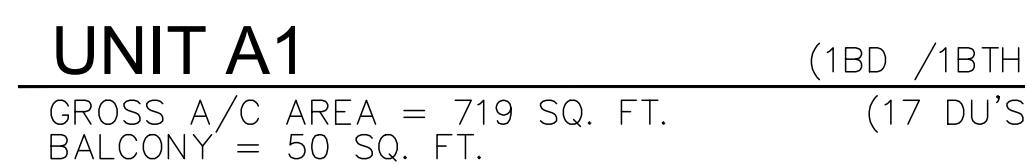
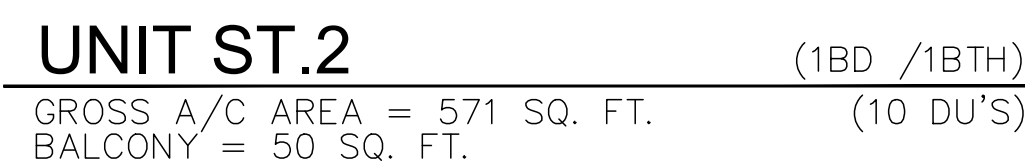
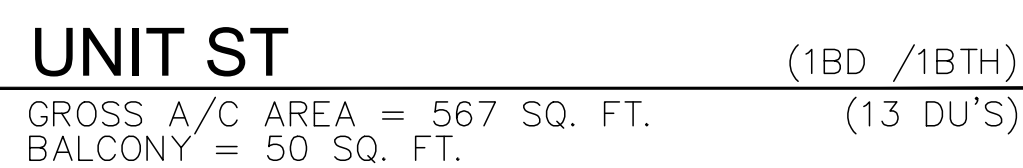
MSA
ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN
CONTRACT DATE 05/05/2021
SCALE AS SHOWN
JOB NO. 2061.PRJ
SHEET TITLE:

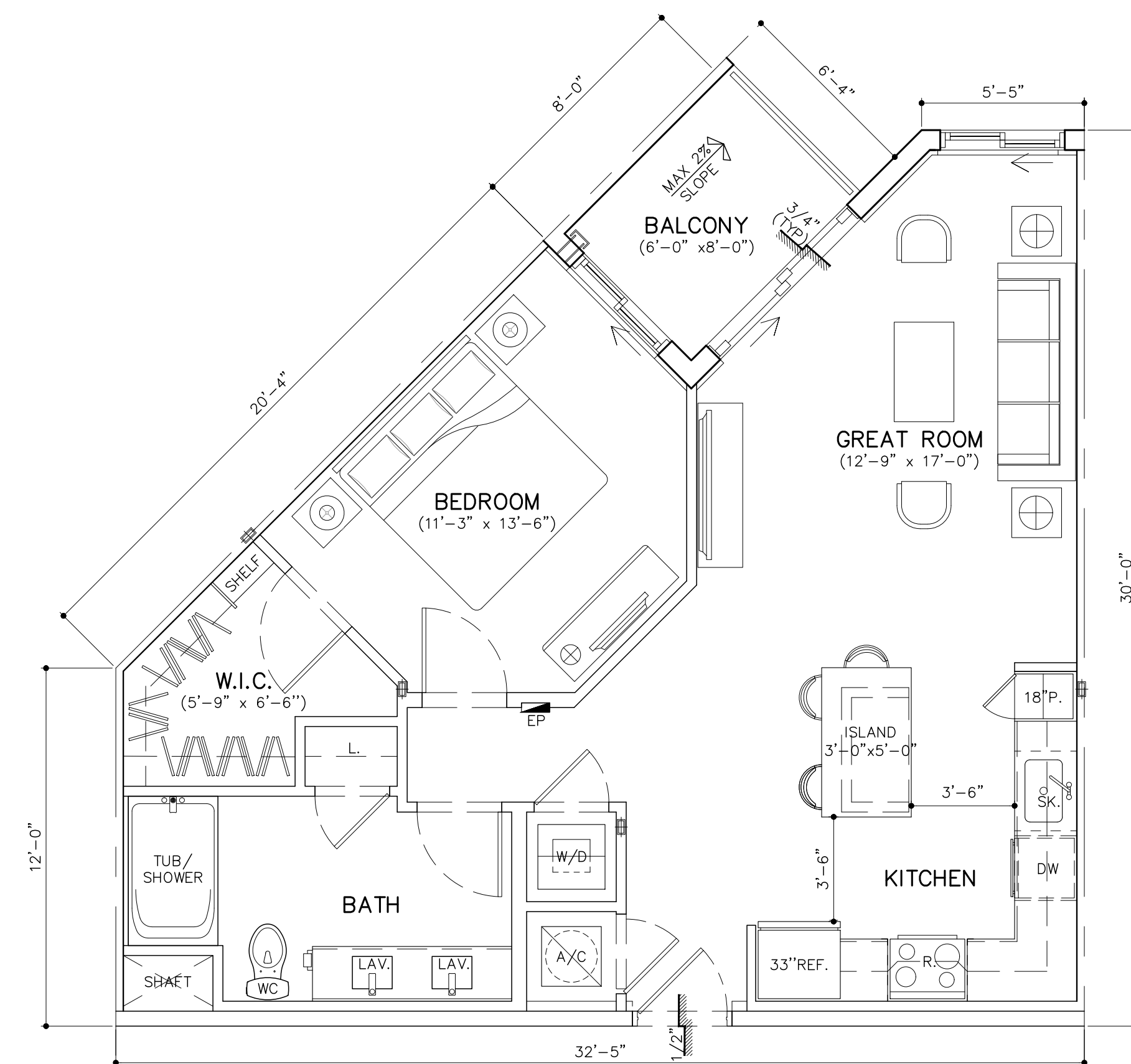
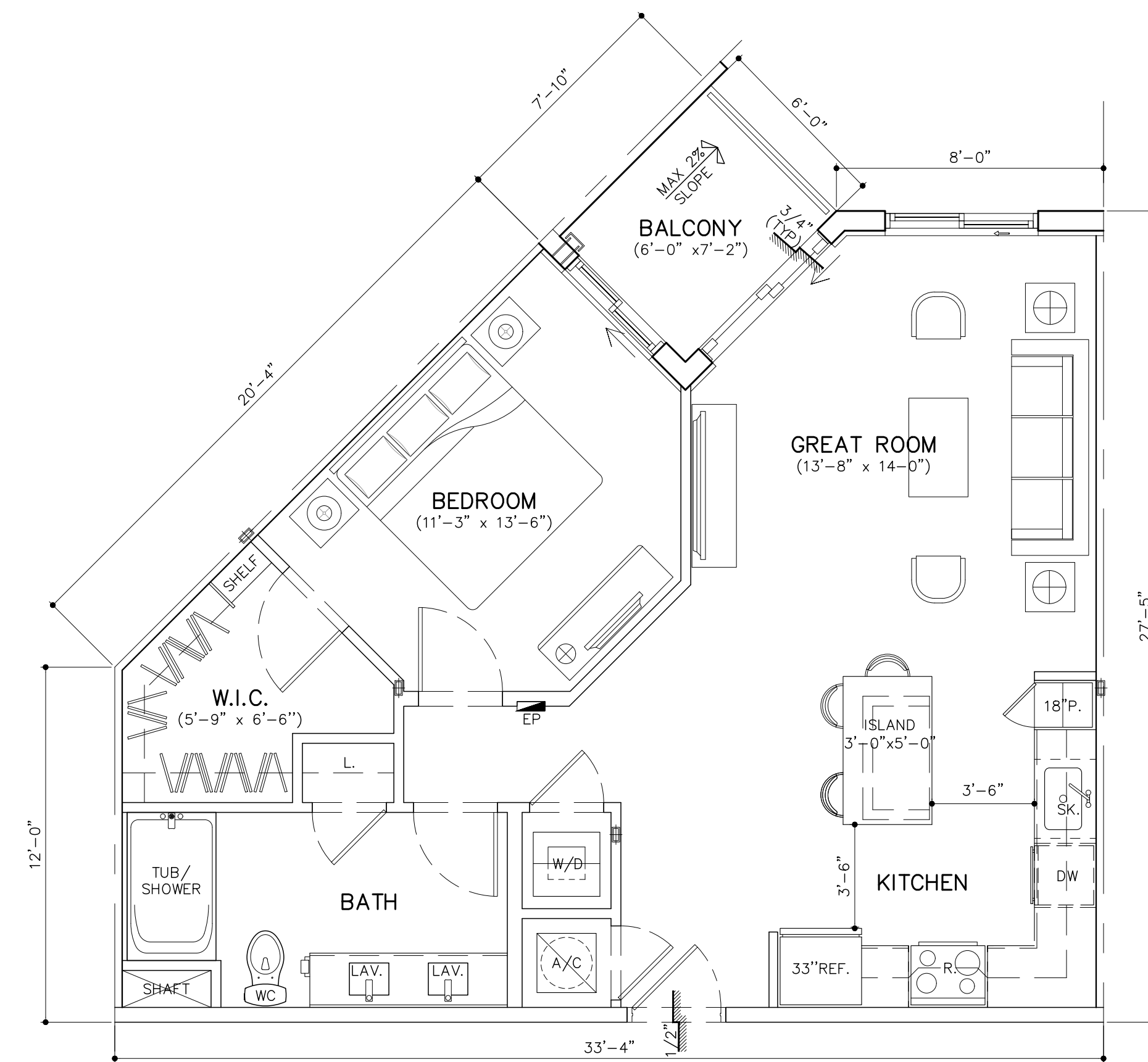
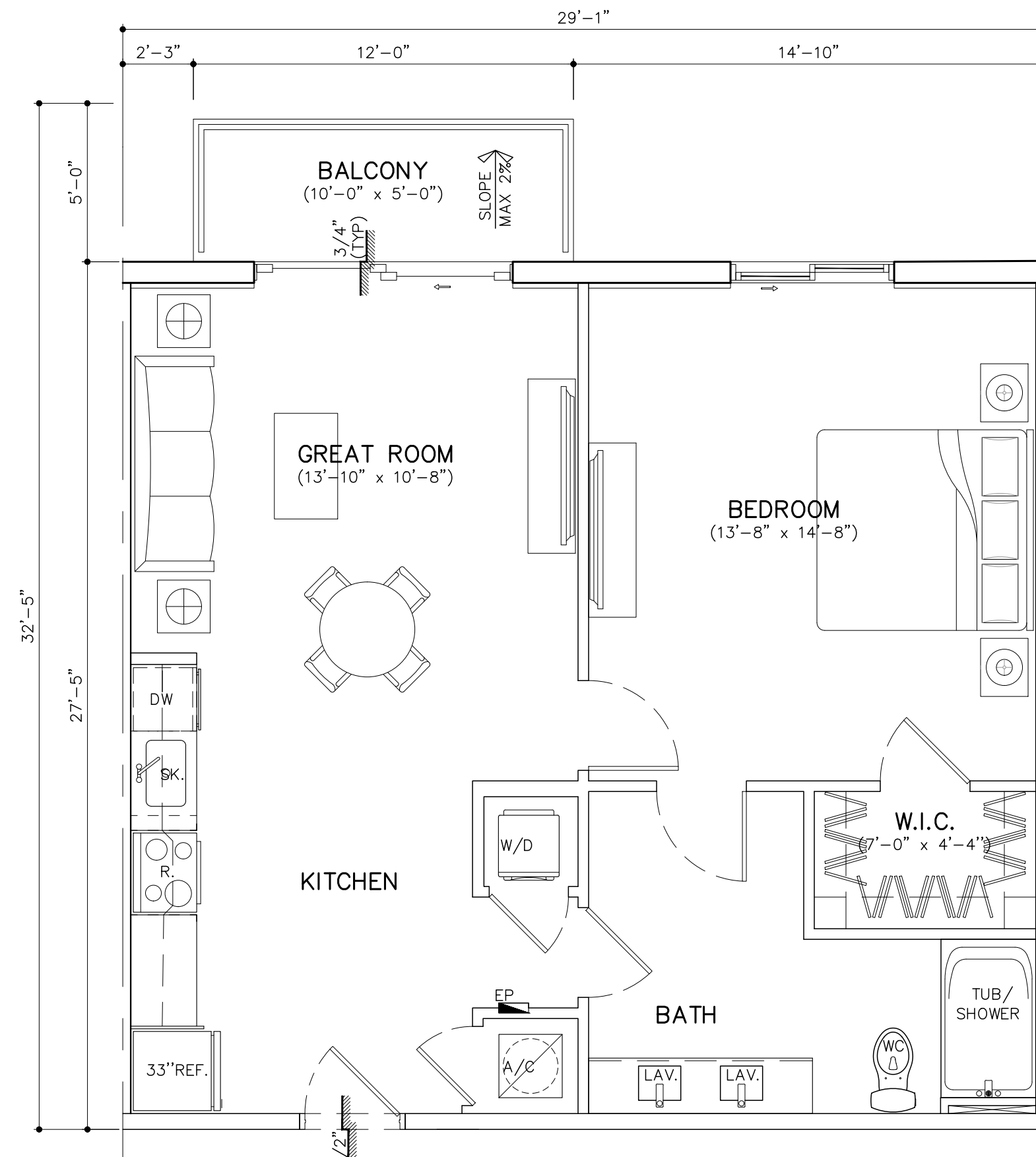
GLAZING COVERAGE
DIAGRAM

SHEET NUMBER:

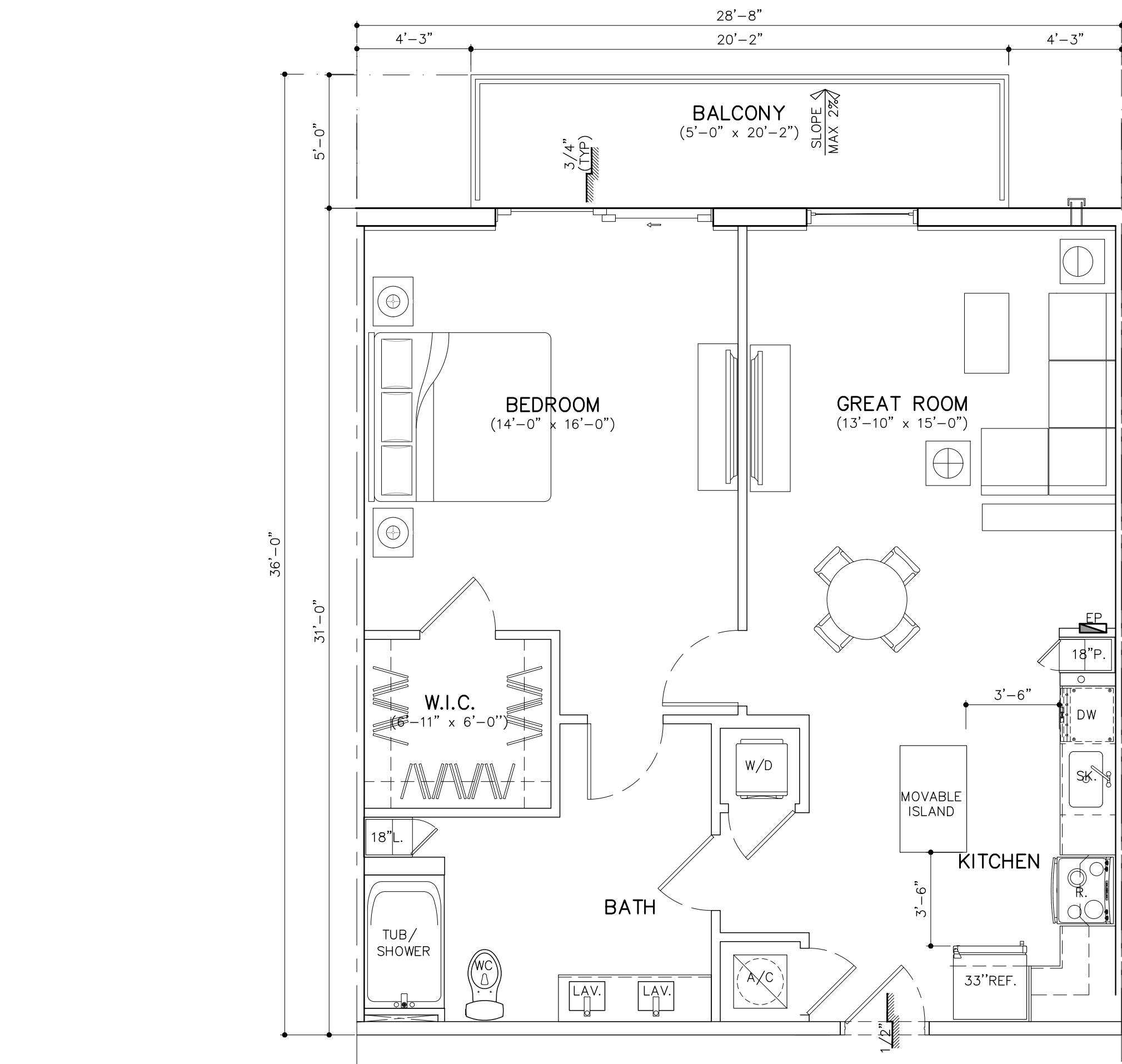
A-3.12



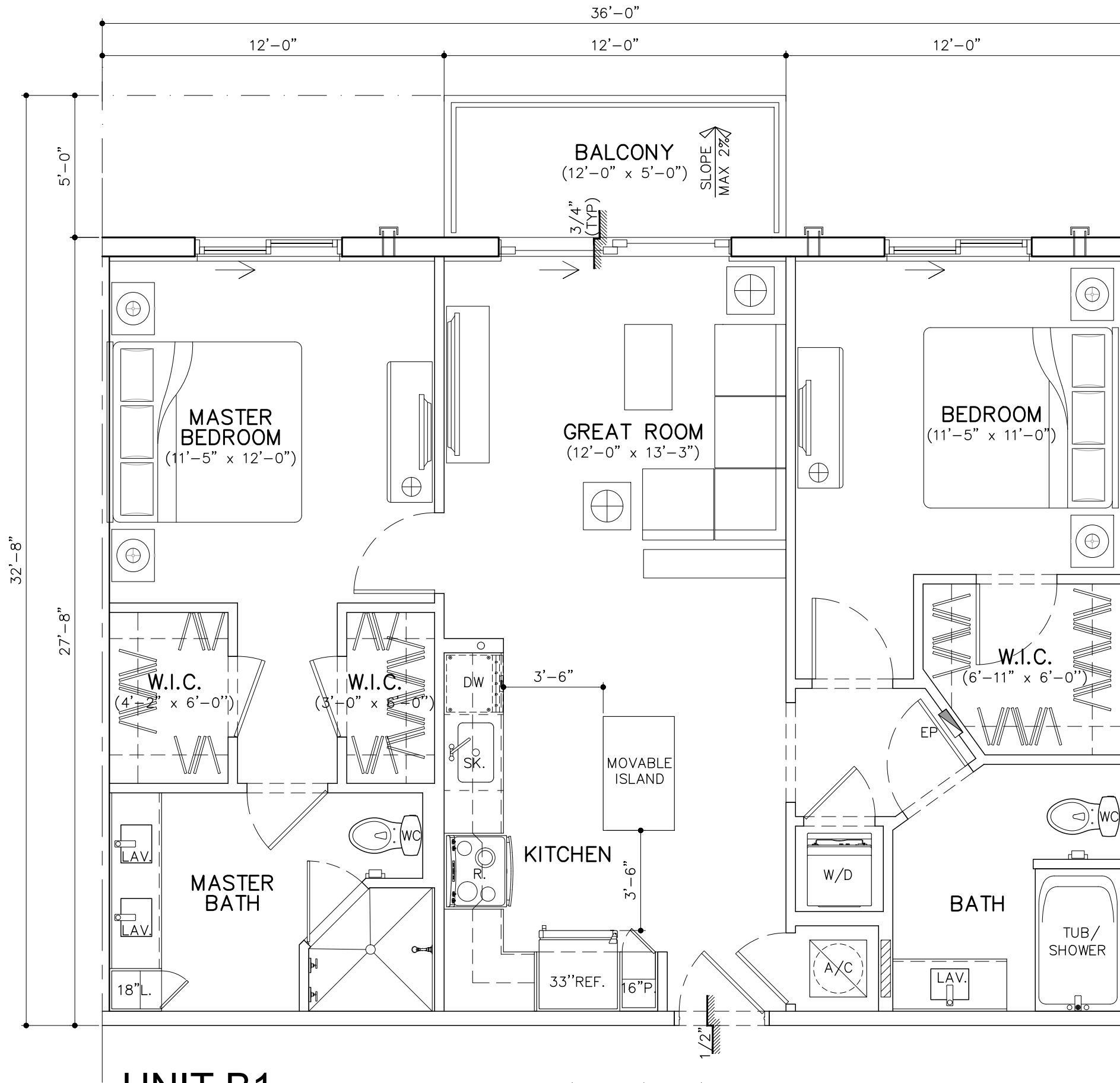
SCALE: 1/4"=1'-0"



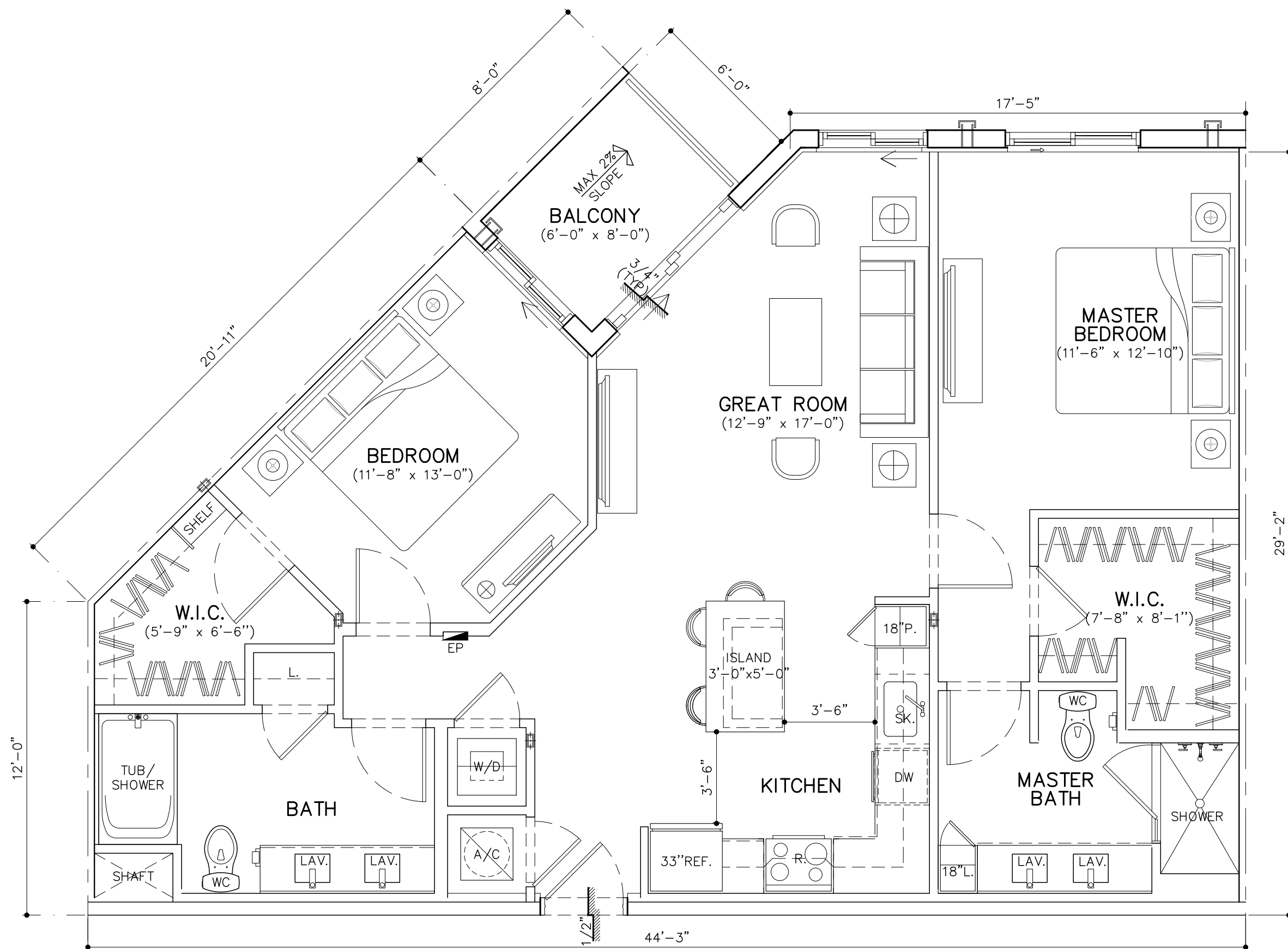
UNIT PLANS



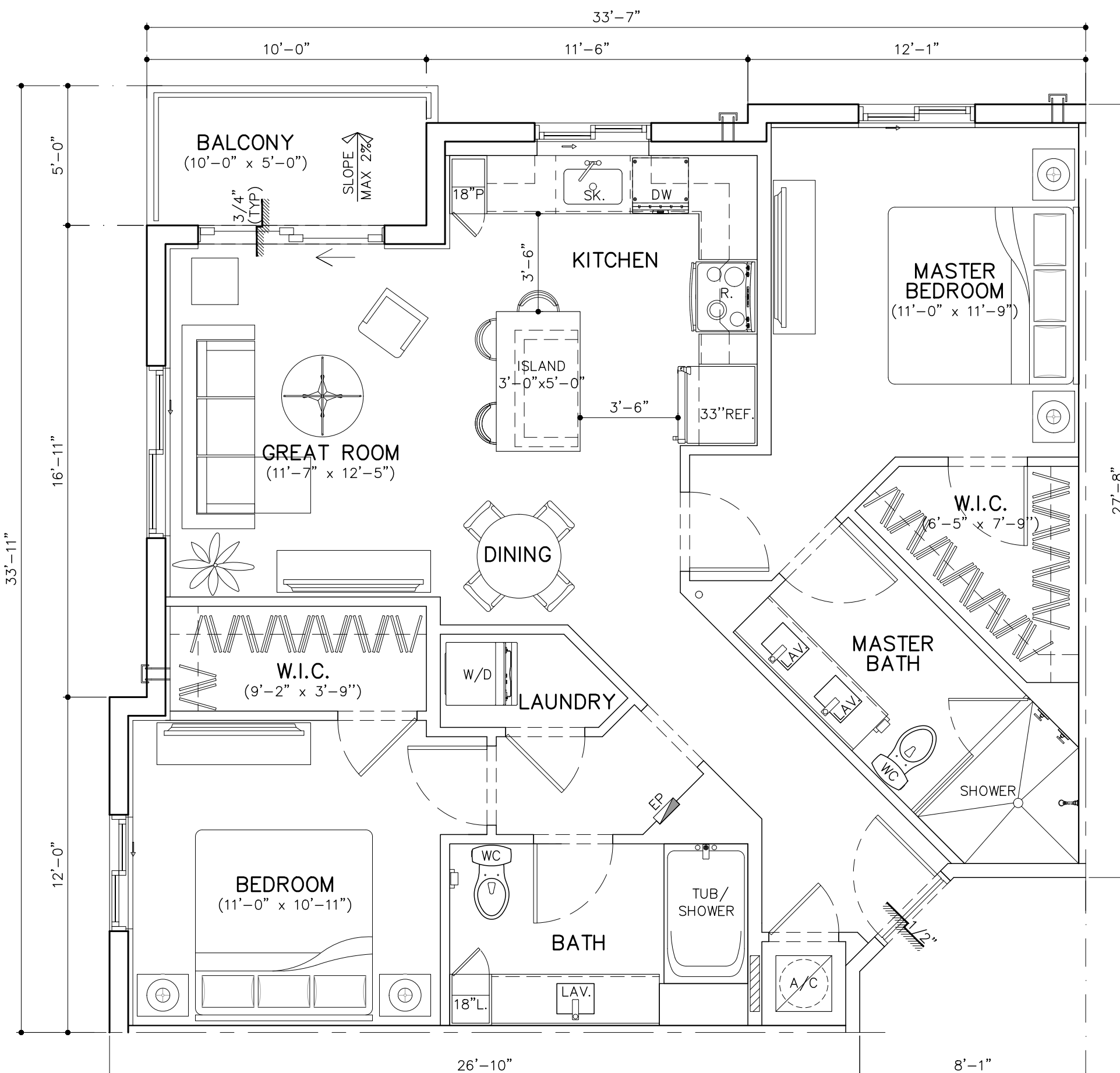
UNIT A3 (1BD /1BTH)
GROSS A/C AREA = 889 SQ. FT. (3 DU'S)
BALCONY = 101 SQ. FT.



UNIT B1 (2BD /2BTH)
GROSS A/C AREA = 993 SQ. FT. (14 DU'S)
BALCONY = 60 SQ. FT.



UNIT B2 (1BD /1BTH)
GROSS A/C AREA = 1116 SQ. FT. (14 DU'S)
BALCONY = 48 SQ. FT.



UNIT B3 (2BD /2BTH)
GROSS A/C AREA = 1041 SQ. FT. (18 DU'S)
BALCONY = 51 SQ. FT.

UNIT PLANS
SCALE: 1/4"=1'-0"

RESUBMITTAL #7 10/27/2023

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911

FOR:
ROSEN ASSOCIATES DEVELOPMENT INC
LOCATED AT:
DELRAY BEACH, FLORIDA

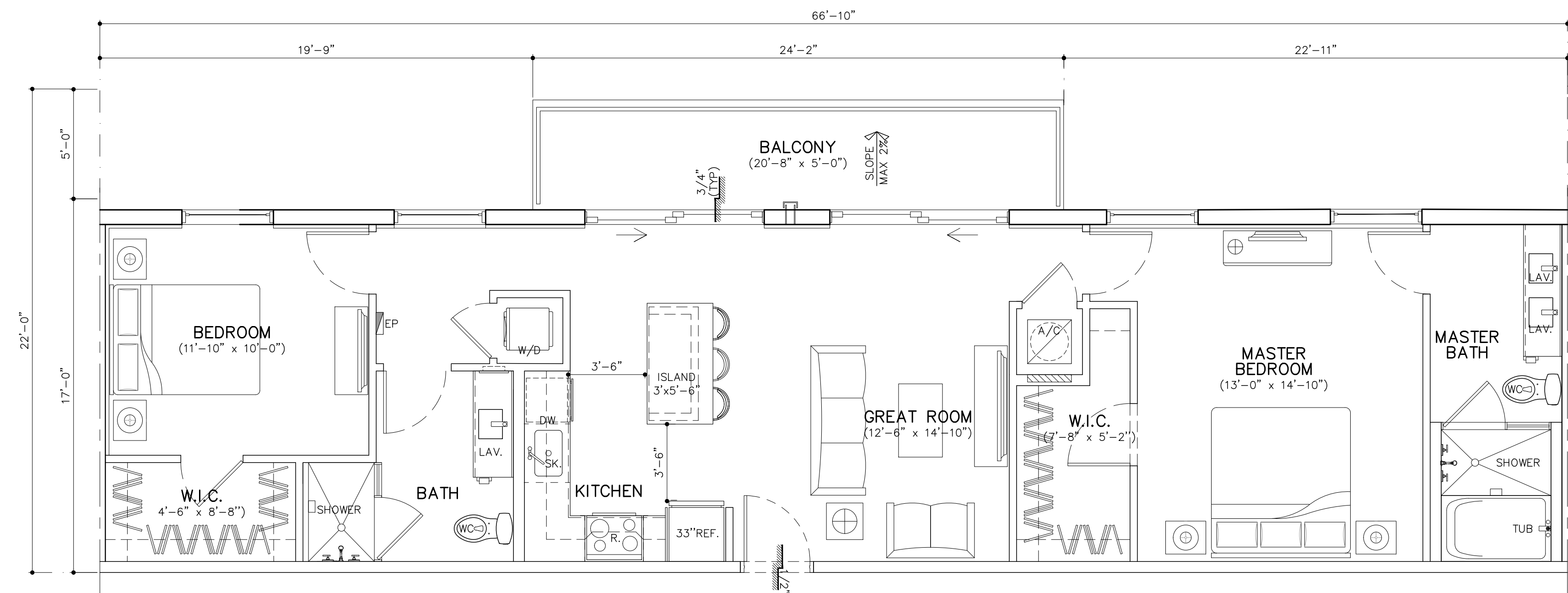
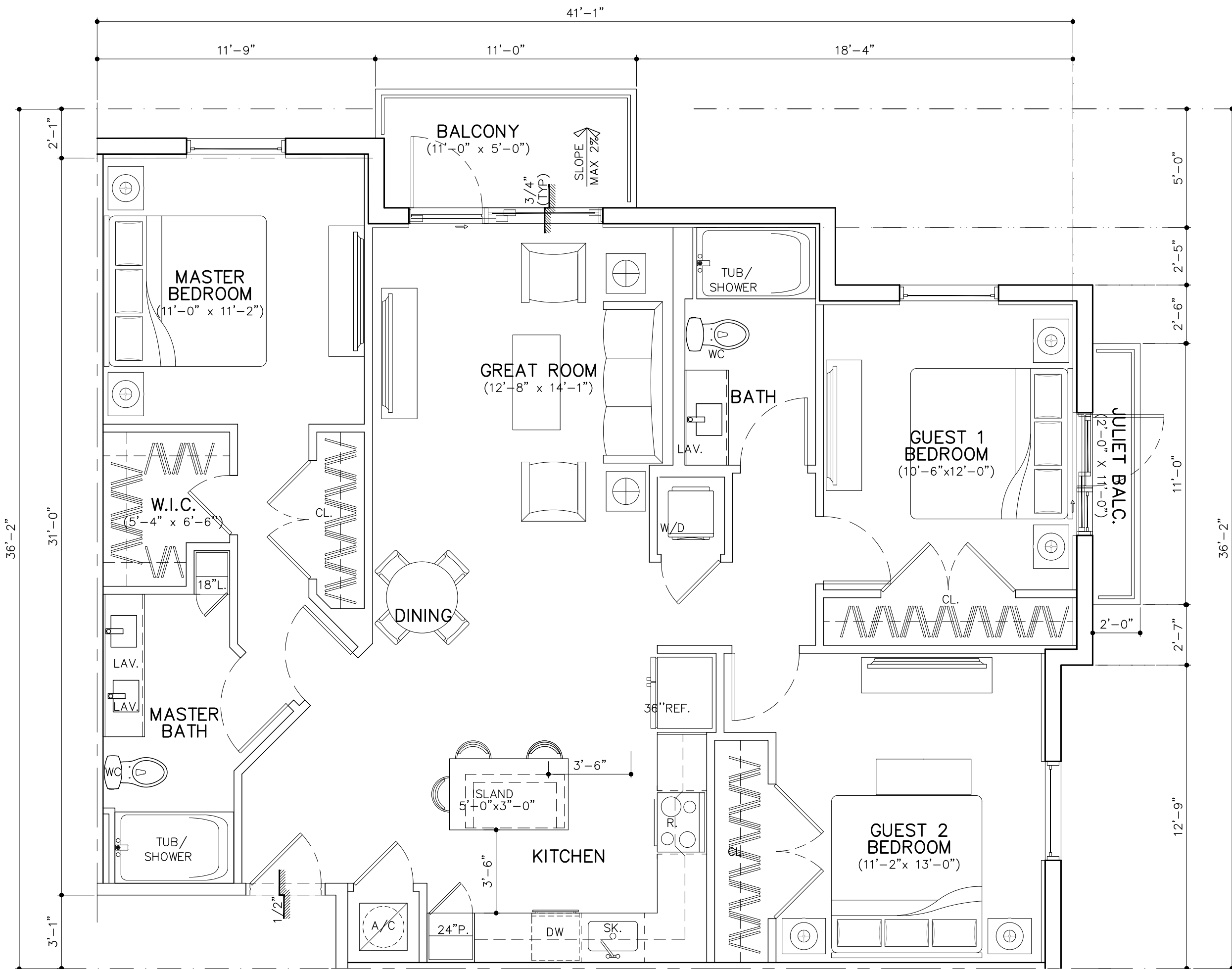
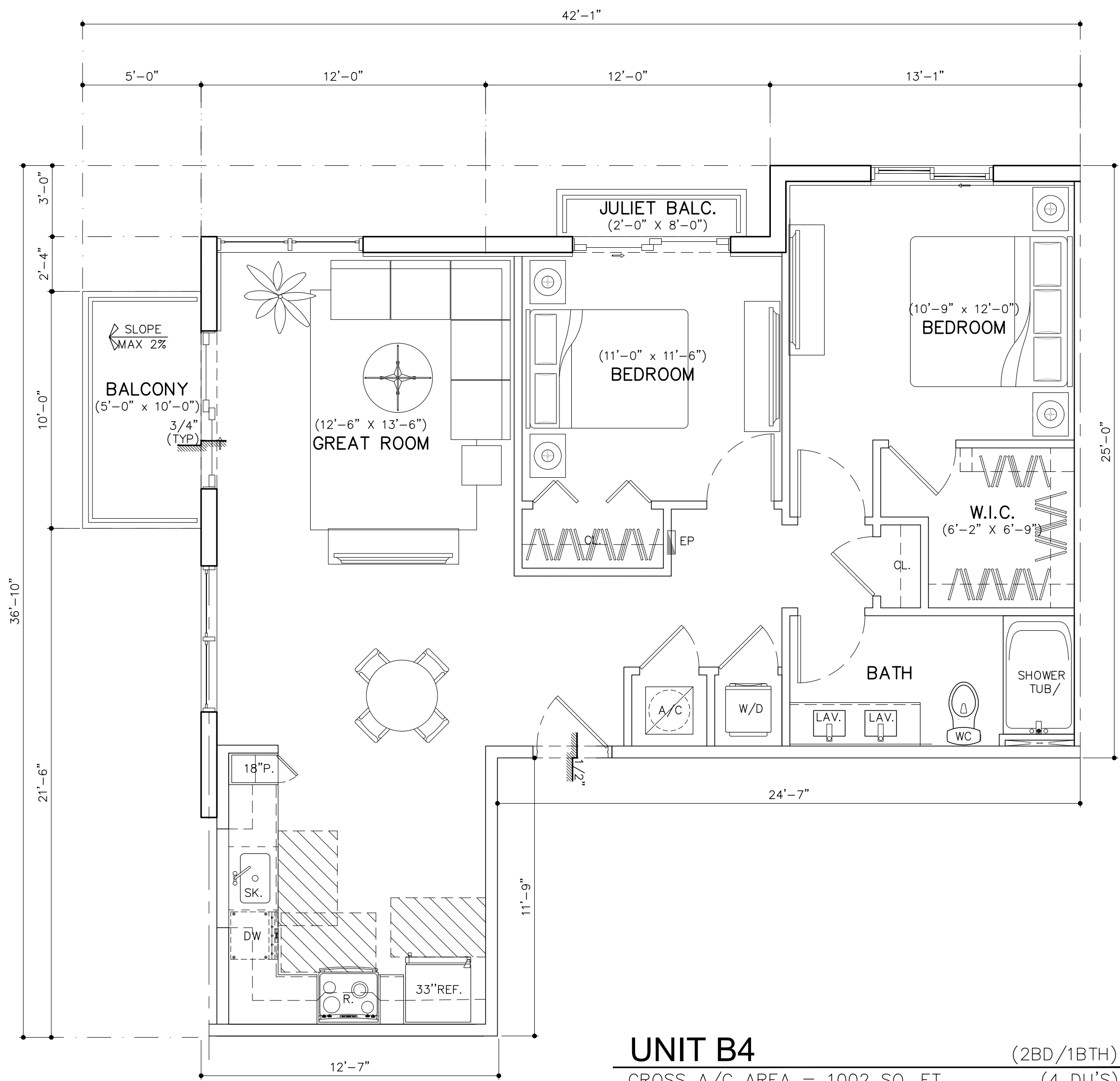
DELRAY SWAN

DRAWN
CONTRACT DATE 05/05/2021
SCALE AS SHOWN
JOB NO. 2061.PRJ
SHEET TITLE:
UNIT PLANS
SHEET NUMBER:
A-4.3

BY

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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UNIT PLANS
SCALE: 1/4"=1'-0"

RESUBMITTAL #7 10/27/2023

ARCHITECTS BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

FOR:
ROSEN ASSOCIATES DEVELOPMENT INC
LOCATED AT:
DELRAY BEACH, FLORIDA

GEORGE L. MOURIZ
AR0007806

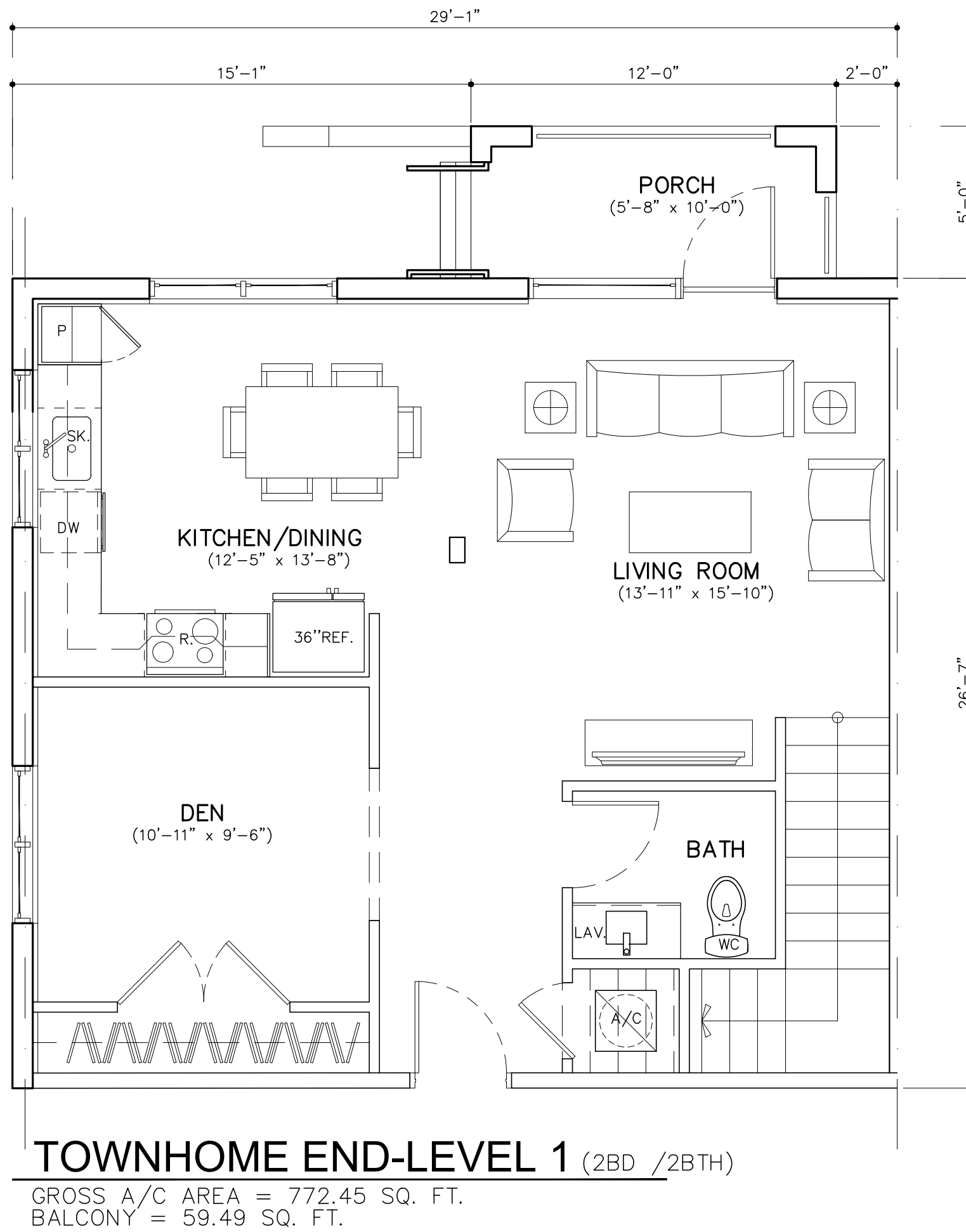
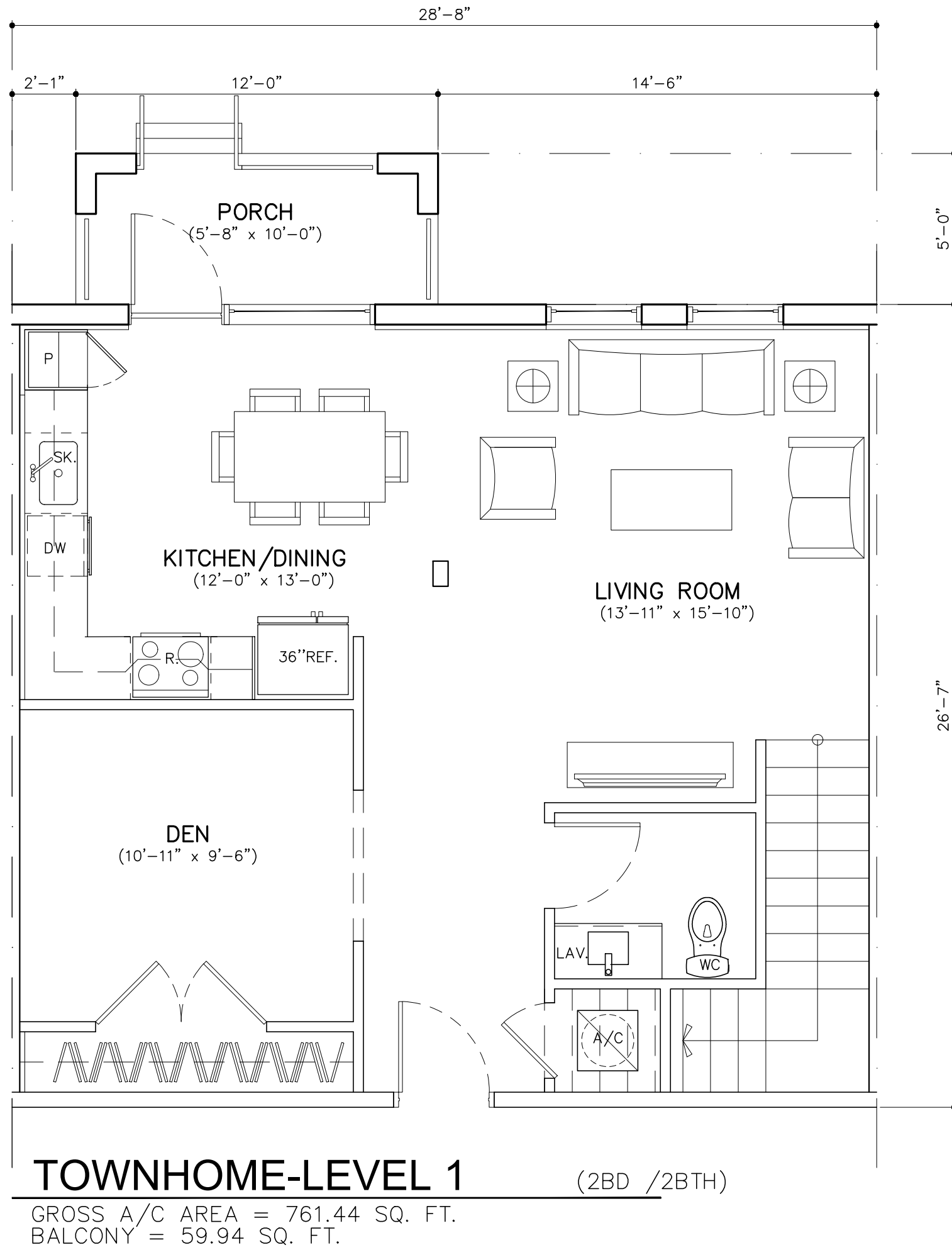
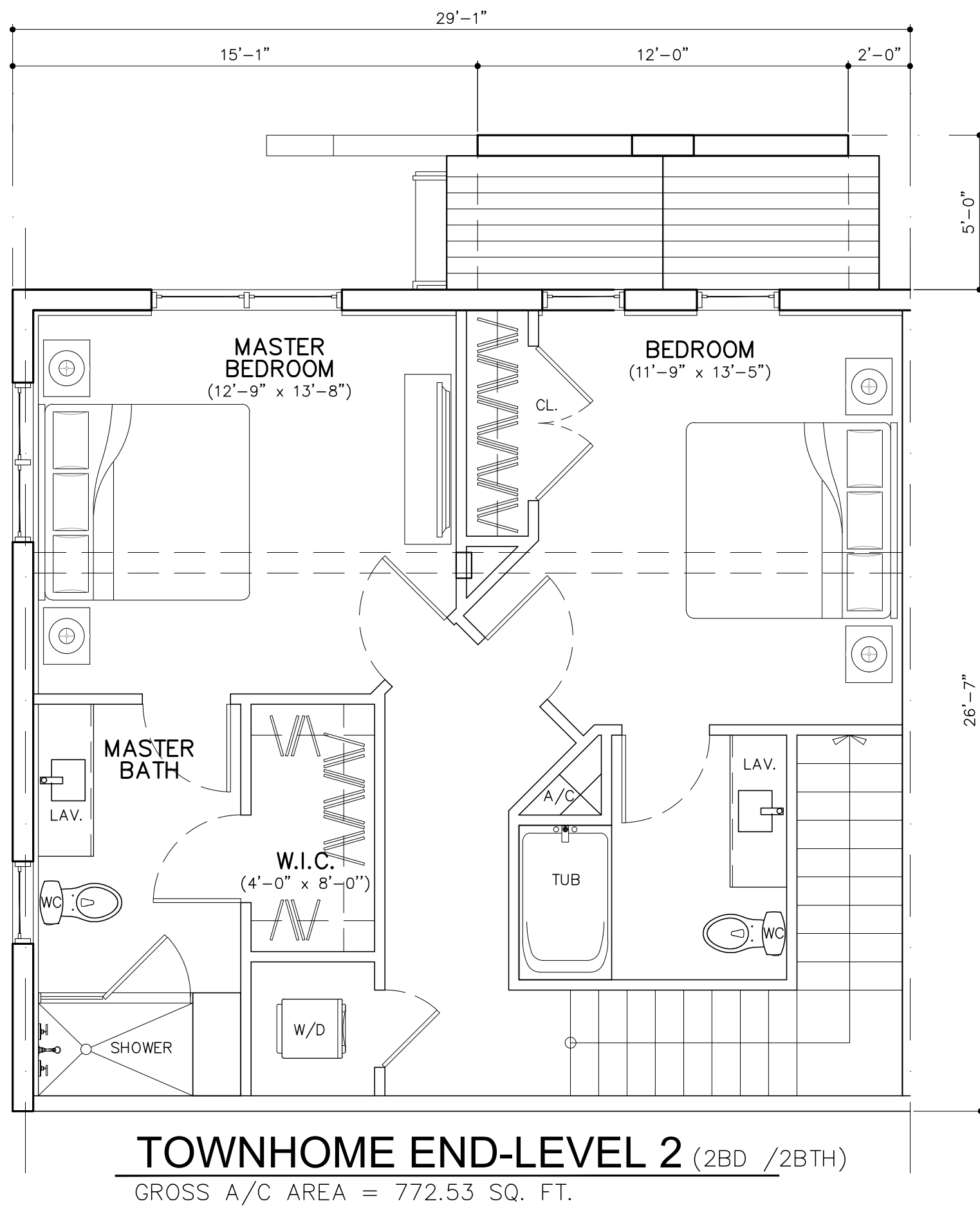
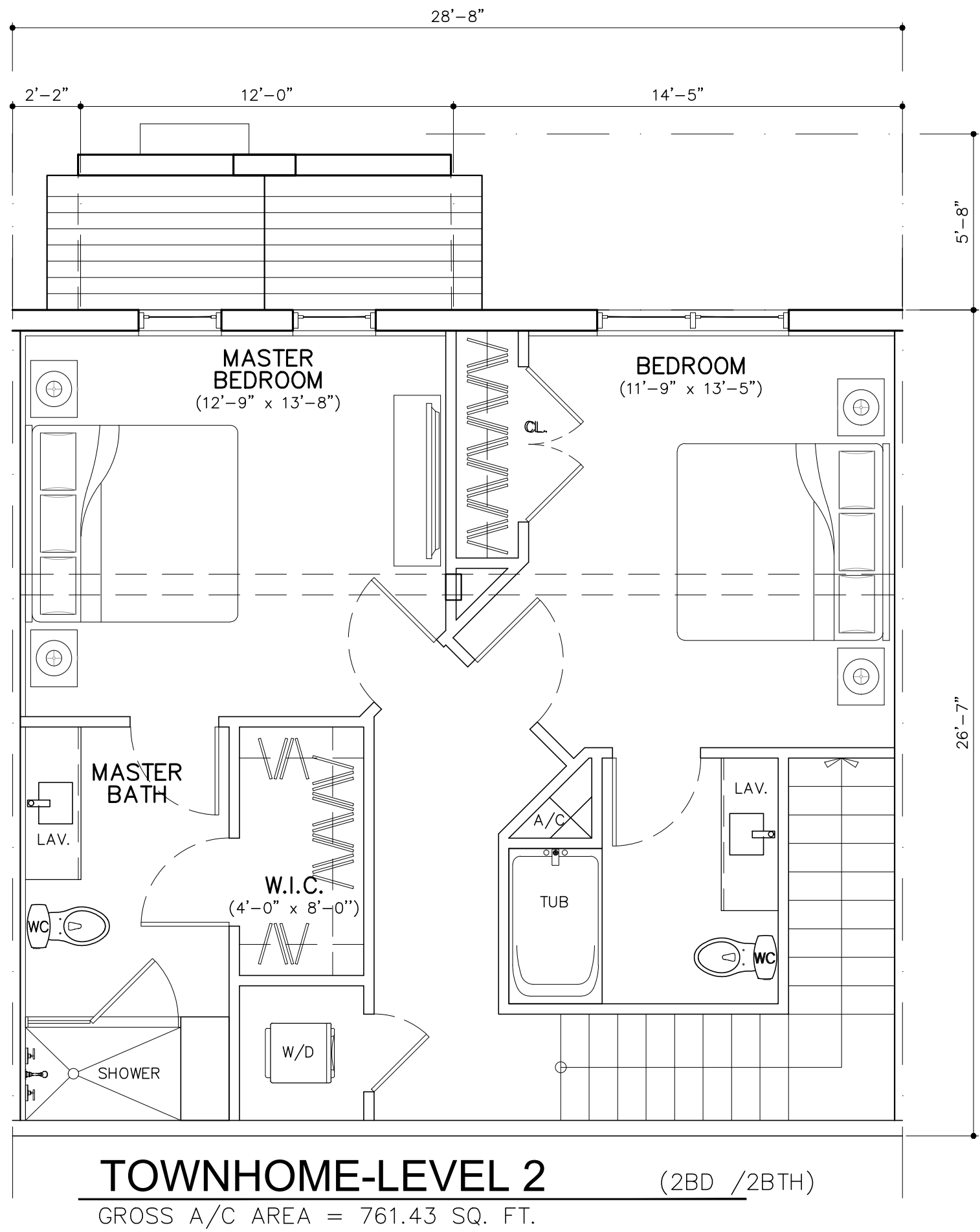
MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

MSA
ARCHITECTS
ARCHITECTURE & PLANNING

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DRAWN
CONTRACT DATE 05/05/2021
SCALE AS SHOWN
JOB NO. 2061.PRJ
SHEET TITLE:
UNIT PLANS
SHEET NUMBER:
A-4.4

BY



UNIT PLANS
SCALE: 1/4"=1'-0"

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911

ARCHITECTS

ARCHITECTURE & PLANNING

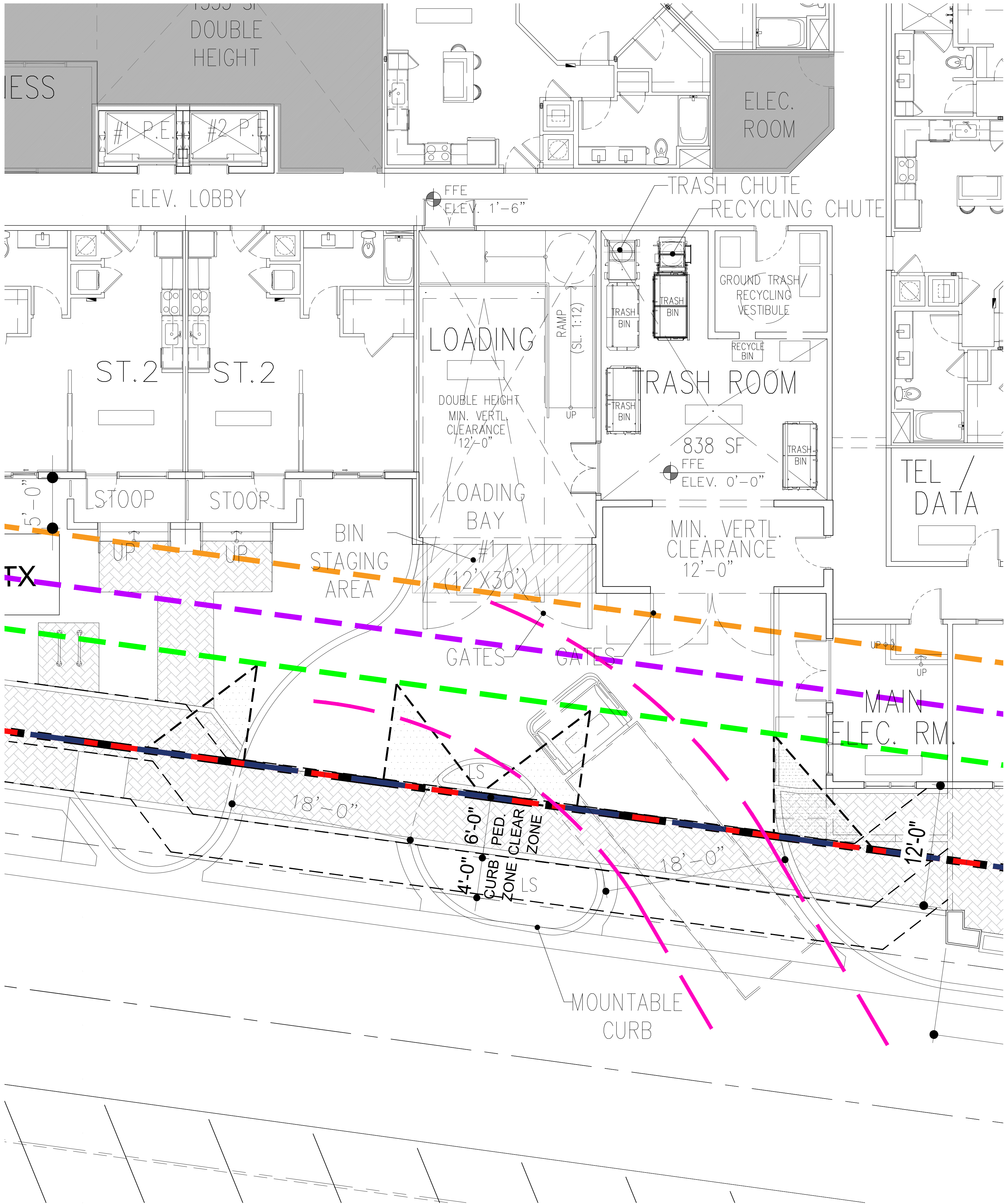
DELRAY SWAN
FOR:
ROSEN ASSOCIATES DEVELOPMENT INC
LOCATED AT:
DELRAY BEACH, FLORIDA

GEORGE L. MOURIZ
AR0007806

DRAWN
CONTRACT DATE 05/05/2021
SCALE AS SHOWN
JOB NO. 2061.PRJ
SHEET TITLE:
UNIT PLANS
SHEET NUMBER:
A-4.5

ARCHITECTS BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.
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RESUBMITTAL #7 10/27/2023



Date: 2/24/2023

JOHANA MENDOZA
DESIGN MANAGER



8950 S.W. 74 COURT I SUITE
1513
MIAMI, FLORIDA 33156
OFFICE: 305.273.9911
FAX: 305.273.9424
<https://www.msaarchitectsinc.com>

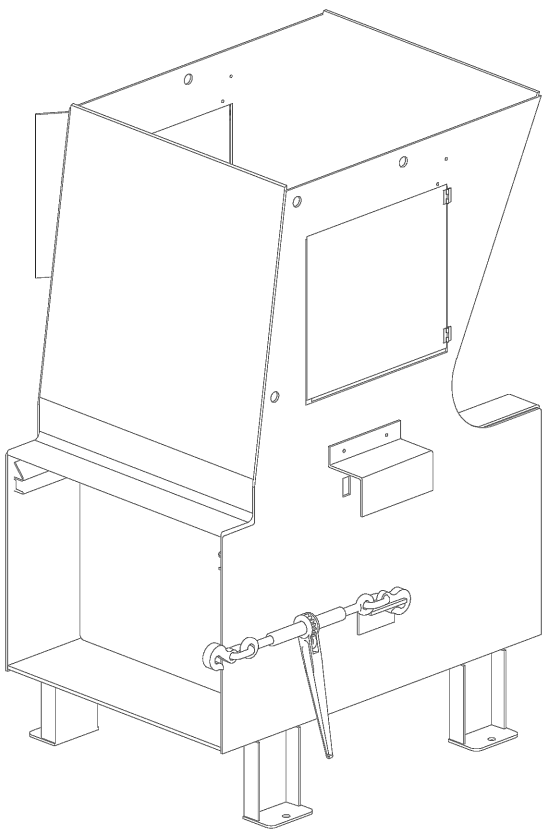
Project: Delray Swan

The project is composed of one tower with 165 units. The tower will use of Qty.1 waste chute and Qty.1 recycling chute with Wilkinson Hi-Rise 400- C5 Compactors: Qty.1 per chute. The building is designed around the equipment and will accommodate the compactors: 2-yard containers for waste and 2-yard containers for recycling. The building will be serviced 5 days a week for waste. Waste picked up is Qty.3 - 2 yd. compaction containers, Recycling will be service 3 times per week, pick up Qty.2 - 2 Yd. recycling containers. The ground floor units will dispose of waste and recycling by use of thru wall doors into thru wall compactors - Qty.2 - 1 for waste, 1 for recycling. The equipment will meet the city recycling ordinance as well as handle the volume of solid waste for the project. (See ground floor drawing for equipment reference locations).

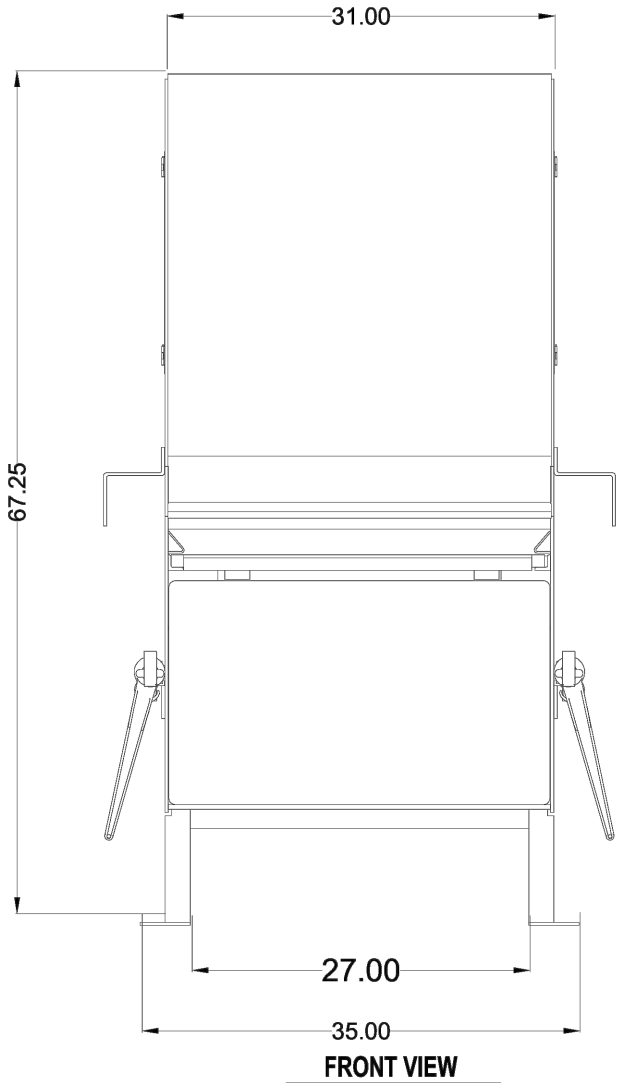
If you have any questions or concerns, please give me a call at (954) 342-4400.

Kareem Bayram

Kareem Bayram
Senior Estimator



ISOMETRIC VIEW
COMPACTOR 400-C5



FRONT VIEW



400 Compactor



400 Compactor with container

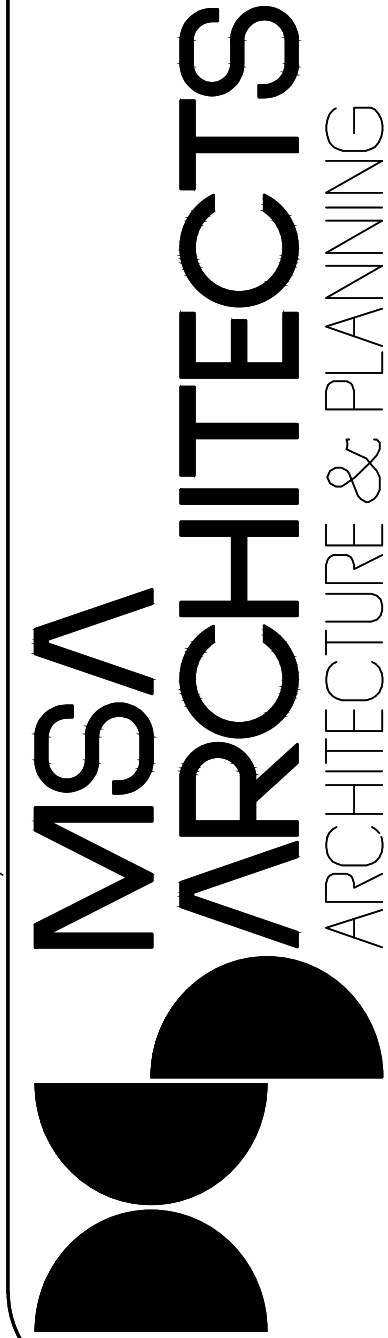


**LOADING/TRASH ROOM
ENLARGEMENT**

SCALE: 1/4"=1'-0"

RESUBMITTAL #7 10/27/2023

MSA ARCHITECTS, INC.
AAC0000895
8950 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911



DRAWN	CONTRACT DATE	05/05/2021
SCALE	AS SHOWN	
JOB NO.	2061.PRJ	
SHEET TITLE:	LOADING /TRASH RM. ENLARGEMENT	
SHEET NUMBER:	A-5.1	

DELRAY SWAN

FOR:
ROSEN ASSOCIATES DEVELOPMENT INC
LOCATED AT:
DELRAY BEACH, FLORIDA

GEORGE L. MOURIZ
AR0007806

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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