PLANNING AND ZONING BOARD STAFF REPORT

Delray Swan

Meeting	File No.	Application Type
May 18, 2026	PZ-283-2025	Level 3 Site Plan

Property Owner(s)	Agent
Delray HMH, LLC; Delray Residences, LLC; Delray Swan Holdings, LLC; and SM-CDR Assemblage Delray, LLC	Jeffrey Costello, AICP, FRA-RP, JC Planning Solutions

Request

Consideration of a Level 3 Site Plan application with Architectural Elevations and Landscape Plan for Delray Swan, a 36-unit, fee-simple townhouse development at 118 SE 2nd Street; 240, 258, 264, and 280 SE 2nd Avenue; and 215, 219, 223, 227, 231, 237, 243, 251, and 253 SE 1st Avenue. Relief to the minimum loading berth requirement is also being requested as part of the application (three required, zero proposed).

Site Data & Information

Location: 118 SE 2nd Street; 240, 258, 264, and 280 SE 2nd Avenue; and 215, 219, 223, 227, 231, 237, 243, 251, and 253 SE 1st Avenue

PCNs: 12-43-46-16-01-079-0010; 12-43-46-16-01-079-0210; 12-43-46-16-01-079-0200; 12-43-46-16-01-079-0190; 12-43-46-16-01-079-0170; 12-43-46-16-01-079-0060; 12-43-46-16-01-079-0080; 12-43-46-16-01-079-0090; 12-43-46-16-01-079-0100; 12-43-46-16-01-079-0110; 12-43-46-16-01-079-0120; 12-43-46-16-01-079-0130; 12-43-46-16-01-079-0141; 12-43-46-16-01-079-0142

Property Size: 2.36 Acres (102,835 sf) prior to ROW dedications, 2.18 Acres (95,119 sf) after ROW dedication

Land Use Designation: Commercial Core (CC)

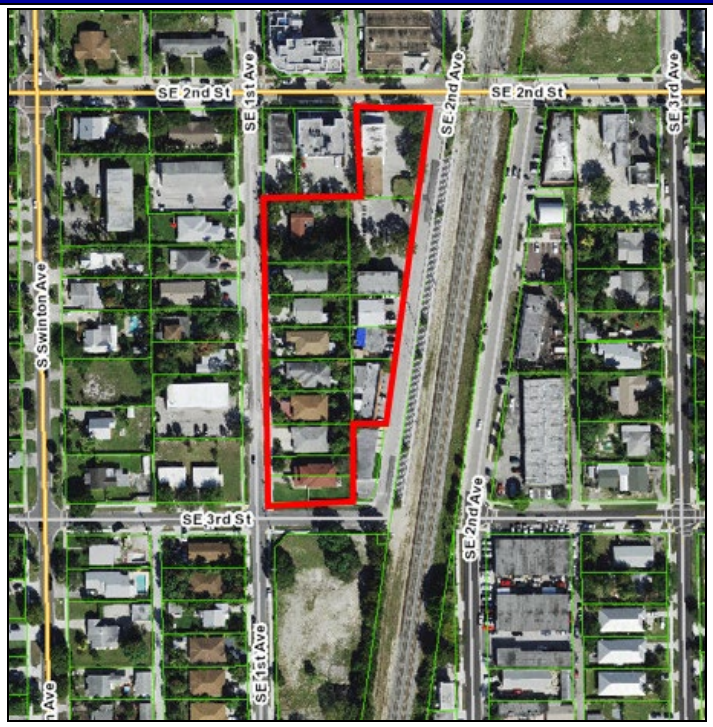
Zoning District: Central Business District (CBD), Railroad Corridor Sub-district

Adjacent Zoning:
North: CBD, Central Core Sub-district
South & East: CBD, Railroad Corridor Sub-district
West: Medium Density Residential

Current Use: Mix of Light Industrial, Warehouse Distribution, and Single Family Residential

Floor Area Ratio:
Proposed: 1.10 (106,297.00 sf)
Maximum Allowed: 3.0

CBD Railroad Corridor Sub-district
SE 1st Avenue and SE 2nd Street - Primary Street
SE 2nd Avenue and SE 3rd Street - Secondary Street



Background Information

The subject area is comprised of 14 parcels, spanning nearly an entire City block. Positioned on the western side of the block, across from RM zoning, is a duplex constructed in 2005 and seven single-family residences constructed between 1958 and 1998. The Eastern side of the block, facing CBD zoning, features a mix of light industrial and warehouse uses constructed between 1956 and 1984.

The subject property is located within Subarea 7 of the Community Redevelopment Agency (CRA) district boundaries, which is part of the Osceola Park Neighborhood Improvement area (Phase I and II). While the Property is not located within the Osceola Park Neighborhood, it is included in the 2019 Osceola Park Neighborhood Redevelopment Plan Update.

A brief history of recent development requests is summarized below:

- **May 4, 2021**. the City Commission approved Ordinance No. 09-21, a small-scale land use map amendment, to re-designate nine parcels on the west side of the block (215, 219, 223, 227, 231, 237, 243, 251, and 253 SE 1st Avenue) from Medium Density (MD) to Commercial Core (CC), and Ordinance No. 10-21, a rezoning to rezone the same nine parcels from Medium Density Residential (RM) to Central Business District (CBD), Railroad Corridor Sub-district. Currently, the entire block containing the subject property has a land use designation of CC and a zoning designation of CBD, Railroad Corridor Sub-district.

- **October 10, 2023**. City Commission considered and approved three waivers (Resolution Nos. 171-23, 172-23, and 173-23) following recommendations from the Site Plan Review and Appearance Board (SPRAB). The waivers granted relief from the front setback for all five floors along SE 2nd Avenue and relief from the required pedestrian/bicycle passageway, with the condition that the applicant provide a complete pedestrian connection around all sides of the block.

- **December 12, 2023**. City Commission approved Resolution No. 239-23, a Level 4 Site Plan application to construct a 165-unit, five-story mixed-use building, also known as Delray Swan, including a revitalization incentive density bonus of up to 70 dwelling units per acre (20 percent of the units workforce housing). The Level 4 Site Plan has not been certified and will expire on December 12, 2029 pursuant to the extension letter dated November 20, 2024.

- **November 6, 2025**. The City received the subject Level 3 Site Plan application for the 36-townhouse development, which if approved, is the intended development for the site.

Project Description

The proposal is for the construction of a new 36-unit, fee-simple, townhouse development. The architectural design is proposed in the Anglo-Caribbean style, which is a permitted style listed in the Central Business District Architectural Design Guidelines.



While the CBD Railroad Corridor Sub-district allows a base density of 30 dwelling units per acre, which equates to 70 units, the

density for the proposed 36 units is much lower at 16.5 dwelling units per acre.

The unit mix includes three variations of three-bedroom units (Unit A – Saltwater, Unit B – Marlow, and Unit C – Oakshore), ranging from 2,875 square feet to 2,970 square feet. Each unit includes a two-car garage and features a second-floor balcony. All units, except for Units 33 and 34, face a public street. Units 33 and 34 face the internal drive aisle, which is classified as a private alley. For addressing purposes, the private alley that abuts the two units will be named during the plat review process. Each unit provides a stoop frontage type. Buildings 1, 2, 3, and 8 directly front SE 1st Avenue and SE 2nd Street, which are primary streets designated and held to a higher standard of design to facilitate a high-quality public realm at the pedestrian level. Buildings 4, 5, 6, and 7 front SE 2nd Avenue, a secondary street, but are set back further behind the attached green, which lines the east side of the block and includes amenities such as benches, shade trees, and pet refuse containers.

Private amenities for the development are provided at the southeast corner of the site and include a pool and pool house secured with decorative aluminum fencing. Additionally, two 10-foot pedestrian passageways are provided through the development, which breaks up the block massing and provides enhanced connectivity from the west to east portions of the block.

As part of the required streetscape improvements, the applicant is providing 31 new on-street parking along the perimeter of the block. The project exceeds the minimum parking requirements by providing 105 spaces, whereas 78 spaces are required.

Review & Analysis: Site Plan

LDR Section 2.1.5. - The Planning and Zoning Board – Board Actions
The Planning and Zoning Board hereby has the authority to take final action on the following items pursuant to the procedures and standards of the LDR: Level 3 Site Plan applications, including any relief, as applicable

LDR Section 2.4.10(A)(1)(c), Level 3
Applications include new construction, additions to an existing building, or the conversion of an existing single-family residence or duplex, consisting of more than a total of five dwelling units for multi-family residential development or 15,000 gross square feet of mixed-use or nonresidential development.

The proposed 36-unit townhouse project therefore qualifies for Level 3 review.

LDR Section 2.4.10(A)(2)(d)4., Board Review
Level 3 Site Plan applications require review and action by the Planning and Zoning Board, with final action rendered by the City Commission, through the appealable process.

LDR Section 2.4.10(A)(3), Required Findings
Site plan applications must demonstrate consistency with the Comprehensive Plan and compliance with the applicable provisions of the Land Development Regulations. The following specifically apply:

(b) *Level 2, Level 3, and Level 4 Site Plan applications must comply with the findings in Chapter 3, Performance Standards.*

(c) *Landscape plans must comply with Section 4.6.16, Landscape Regulations.*

(d) *Architectural elevations must comply with Section 4.6.18, Architectural Elevations and Aesthetics, and adopted Architectural Design Guidelines.*

LDR Section 3.1.1 Required Findings
Prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application.

The required findings relate to the land use map, concurrency, consistency, and compliance with the Comprehensive Plan. Compliance with the required findings is discussed below:

(A) Land Use Map *The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Land Use Map.*

The property has a Land Use Map designation of CC, and a zoning designation of CBD, which, pursuant to Table NDC-1 of the

Always Delray Comprehensive Plan, is the preferred zoning district to implement the CC land use designation. Pursuant to LDR Table 4.4.13(A), multi-family residential are permitted as a principal use in the Railroad Corridor Sub-district of the CBD. Therefore, the resulting use of land is compatible with the underlying land use.

(B) Concurrency *as defined by Objective NDC 3.1 of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CIE, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach.*

Potable Water and Sewer: Water and sewer services will be provided through two new sanitary sewer lateral mains. Pursuant to the Always Delray Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South-Central County Wastewater Treatment Plant for the City at build-out.

However, **the Utilities Department has identified a site-specific utility coordination issue related to an existing building at 290 SE 2nd Avenue**, which is outside the scope of the project and will remain. City GIS records indicate that the existing building is served by two sanitary sewer laterals, while the proposed sewer layout appears to show one lateral connection. Therefore, **prior to site plan certification**, the applicant shall verify, survey, and show on the plans all existing sanitary sewer laterals serving the building, including invert elevations, internal plumbing connections, and tie-in locations. The revised plans must demonstrate, to the satisfaction of the Utilities Department, that **the proposed sanitary sewer layout will maintain service to the existing neighboring property without disruption**.

The Utilities Department has also identified that the plat must show the required water and sewer utility easements, including easements for the proposed water main, proposed sanitary sewer main, and any lateral serving the existing building that will remain. The easements and dedication language must match the approved utility plans. If an additional lateral or easement is required to serve 290 SE 2nd Avenue, the site plan and plat shall be revised accordingly, including any necessary adjustment to the pool or related site improvements.

Drainage. Drainage and water run-off will be addressed through on-site retention through inlets and exfiltration trenches located along the perimeter of the property. These have the capacity to hold up to 43,500 cubic feet of water. Further, a storm sewer connection is provided at the southwest corner of the site for overflow.

Transportation: A Traffic Performance Standards (TPS) letter from Palm Beach County, dated November 24, 2025 and a Traffic Impact Statement, performed by JMD Engineering, provide traffic analysis for the development of 36 townhouse units.

Based on the TPS letter and Traffic Impact Statement, the project is anticipated to generate a total of 243 daily trips. As the previous uses generated 119 daily trips, the proposed development results in a net increase of 124 daily trips, with six AM peak hour trips and six PM peak hour trips.

Parks and Open Space: LDR Section 5.3.2 requires a park impact fee of $500.00 per dwelling unit, which is collected prior to issuance of a building permit; the total obligation is $18,000. Additionally, the project is required to provide 5,962 square feet of civic open space on site and does so successfully through the incorporation of a 6,969 square foot attached green along the east portion of the site. The remaining greenspace along the east portion of the site, while not included in the provided civic space calculation, is programed as an attached green for fluidity.

Solid Waste: Based on the waste generation rates for Palm Beach County, the proposed development will generate approximately 71.64 tons of solid waste per year (1.99 tons per unit per year). The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2071. Units 1 through 32 will be responsible for rolling out trash bins to the edge of the private alley. Units 33 through 36 will be responsible for rolling out trash bins to the trash collection area, located southwest of the units with access from the private alley. The letter provided by Waste Management, dated April 23, 2026, confirms that trash pick-up services can be provided to the site based on the proposed configuration.

Public Schools: The applicant has submitted a School Capacity Availability Determination application with the Palm Beach County School District. The School District stated that based on the findings and evaluation of the proposed development, there will be no negative impact on the School District of Palm Beach County public school system.

(C) Consistency *A finding of overall consistency may be made even though the action will be in conflict with some individual performance standards contained within Article 3.2, provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict.*

The following standards in **Article 3.2**, **Performance Standards** are applicable:

- **LDR Section 3.2.1, Basis for Determining Consistency**
- **LDR Section 3.2.3, Standards for site plan and/or plat actions** (discussed below under (D), Compliance with the LDR)

LDR Section 3.2.1. Basis for Determining Consistency. *The performance standards set forth in this Article either reflect a policy from the adopted Comprehensive Plan or a principle of good planning practice. The performance standards set forth in the following sections as well as compliance with items specifically listed as required findings in appropriate portions of Section 2.4.5 shall be the basis upon which a finding of overall consistency [Section 3.1.1(C)] is to be made. However, exclusion from this Article shall not be a basis for not allowing consideration of other objectives and policies found in the adopted Comprehensive Plan in the making of a finding of overall consistency.*

The following applicable objectives and policies from the Always Delray Comprehensive Plan apply to the request:

Neighborhoods, Districts, and Corridors Element
Policy NDC 1.1.14 *Continue to require that property be developed or redeveloped or accommodated, in a manner so that the use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.*

Objective NDC 1.3, Mixed-Use Land Use Designations *Apply the mixed-use land use designations of Commercial Core, General Commercial, Transitional, Congress Mixed-Use, and Historic Mixed-Use to accommodate a wide range of commercial and residential housing opportunities appropriate in scale, intensity, and density for the diverse neighborhoods, districts, and corridors in the city.*

Policy NDC 1.3.5 *Use the Commercial Core land use designation to stimulate the vitality and economic growth of the city while simultaneously enhancing and preserving the cultural and historic downtown area.*

Policy NDC 1.3.7 *Implement the Commercial Core land use designation using form-based code to provide for adaptive-reuse, development, and redevelopment that preserves the downtown's historic moderate scale, while promoting a balanced mix of uses that will help the area continue to evolve into a traditional, self-sufficient downtown.*

Policy NDC 2.2.7 *Within the Commercial Core, locate and design off-street parking areas in a manner that does not detract from the character by providing standards in the Land Development Regulations, such as locating parking to the side or rear of buildings, limiting size of lots, and landscaping and façade requirements. Large fields of parking between building facades and streets are generally not desirable.*

Overall, the proposed development is consistent with the applicable Goals, Objectives, and Policies of the Neighborhood, Districts, and Corridors Element of the Always Delray Comprehensive Plan. The Plan speaks to quality redevelopment that is compatible with adjacent land uses and fulfills remaining land use needs. The project proposes a density under the allowed maximum, providing an appropriate transition and buffer from the single-family residences to the west and the FEC Railway to the east.

However, the Commercial Core is intended to support *mixed-use* downtown vitality and offers incentives for increased density to provide a variety of housing options. Compared to the previous Level 4 Site Plan approval, this proposal reduces intensity and provides a lower-scale transition to the residential area west of SE 1st Avenue, but does not include commercial space or workforce housing. The Board may consider this tradeoff when weighing overall consistency with the Commercial Core and Housing Element policies.

Policy NDC 2.7.17 *Continue to support the accommodation of compatible housing types within Osceola Park based on the recommendations and overall intent of the adopted Osceola Park 2019 Redevelopment Plan Update*.

2019 Osceola Park Neighborhood Redevelopment Plan Update. Pursuant to Priority 2 of the Redevelopment Plan, updated in July of 2019, there should be an encouragement of *adaptive reuse and infill development within and around the neighborhood while respecting the single-family character in the heart of the community*. Strategy 2.1 specifically encourages redevelopment and adaptive reuse of existing properties in the commercial districts. The proposed development is an appropriate scale to provide transition between the neighborhood to the west and other surrounding commercial uses. Additionally, the development incorporates a mix of street trees and shrubs along the west perimeter to soften the façade and further buffer the building from the single-family residences across SE 1st Avenue.

Policy HOU 1.1.6 *Promote good design in new housing construction and rehabilitation that highlights beauty, flexibility, and innovation, and respects existing neighborhood character.*

Objective HOU 3.2 Expansion of the Housing Supply *Expand the housing supply by allowing different unit types in a variety of locations for all income levels.*

Policy HOU 6.1.2 *Encourage income diversity by requiring a mix of unit types in new development.*

The project implements quality design while achieving a scale that respects the neighborhood character. Based on projected population growth analyzed in both the Neighborhoods, Districts, and Corridors and Housing Elements, additional housing units are generally needed; however, an emphasis on varied housing types for all income levels are encouraged. The project adds a townhouse ownership product within the downtown housing inventory. However, because the proposal consists only of three-bedroom fee-simple units and does not include workforce housing, its contribution to income diversity and internal housing variety is limited. The Board may consider this limitation when weighing overall consistency with the Housing Element.

Mobility Element

Policy MBL 1.2.2 Implement context-sensitive Complete Streets principles, where appropriate, in the planning, programming, and construction of new City roadways, redesigns, and resurfacing of existing roadways to address the needs of all users, including motorists, bicyclists, transit riders, and pedestrians of all ages and abilities.

Policy MBL 2.5.2 Ensure safe vehicular, pedestrian, and bicycle operations in all new development, redevelopment, and on all City streets, including at driveway entrances and at intersections.

Policy MBL 2.5.5 Require development to provide pedestrian, bicycle, and vehicular interconnections to adjacent properties. Policy NDC 2.3.2 OPR 2.2.4.

The project is consistent with the Mobility Element by advancing Complete Streets principles through widened pedestrian clear zones, street trees, and ground-floor frontages (stoops) that interact with the street. Vehicular access is limited to the internal private alley, ensuring safe pedestrian and bicycle operations at the street edge and reducing potential conflicts.

Overall, the proposed development is generally consistent with the Always Delray Comprehensive Plan, as required by LDR Section 3.1.1(A). The project advances the goals, objectives, and policies of the Neighborhoods, Districts, and Corridors, Housing, and Mobility Elements by reinforcing compact urban form, expanding the supply of housing available for purchase, and enhancing the pedestrian environment through context-sensitive design. Where physical site constraints limit direct cross-access, the proposal nonetheless achieves functional integration within the CBD framework.

(D) Compliance with LDRs. *Whenever an item is identified elsewhere in these Land Development Regulations (LDRs), it shall specifically be addressed by the body taking final action on a land development application/request. Such items are found in Section 2.4.5 and in special regulation portions of individual zoning district regulations.*

As noted above, the applicable subsections of **Article 3.2, Performance Standards**, are **Section 3.2.1, Basis for consistency**, which requires a determination of consistency with the Comprehensive Plan, and **Section 3.2.3, Standards for site plan actions**. Generally, the standards either reflect a policy from the adopted Comprehensive Plan or a principle of good planning practice, and ensure that new development will not have a negative impact on the surrounding area. Specifically, the standards relate to the provision of appropriate amenities to enhance the quality of life for residents of residential units; the provision of appropriate mobility connections, open space, and recreational improvements; and compliance with the maximum intensity and density allowed for the land use designation and zoning district.

The proposed development complies with the applicable dimensional, use, open space, parking, landscape, and architectural design guidelines, subject to resolution of the technical notes prior to site plan certification. The remaining technical items relate to photometric plan revisions for building entrance illumination and full cutoff perimeter lighting, and to site-specific utility coordination involving sanitary sewer lateral verification, required utility easements, and continued sewer service to the existing building at 290 SE 2nd Avenue. The Board may also consider the policy tradeoff associated with replacing the previously approved mixed-use project, which included workforce housing, with a lower-intensity fee-simple townhouse development that does not include commercial space or workforce housing.

LDR Section 3.2.3, Standards for site plan action.
The following standards are applicable to the request:

(A) Building design, landscaping, and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.

The building layout and landscaping do not appear to create visibility obstruction for traffic circulation. The photometric plan has not yet fully demonstrated compliance with applicable lighting standards, including full-cutoff fixture requirements; however, lighting measurements along the property lines that exceed 0.25 foot candles are the minimum feasible when accounting for required street lighting. A technical note has been added requiring the applicant to demonstrate that all exterior perimeter lighting to be full cutoff luminaires.

(B) All development shall provide pedestrian, bicycle, and vehicular interconnections to adjacent properties, where possible, and include accessible routes from the entry points of publicly-accessible buildings to the sidewalk network in accordance with the Americans with Disabilities Act (ADA).

Sidewalks are provided along all four sides of the development, incorporated into the streetscape, and provide connection to each townhouse unit, which utilizes a stoop frontage type. Additionally, a 24-foot-wide internal private alley allows vehicles to access units from the rear where the garages are placed. A 22-foot-wide private alley with adequate dead-end turn-around space is provided for vehicular access to Buildings No. 7 and 8. Bicycle parking is provided in the attached green along SE 2nd Avenue and in front of the pool house along SE 3rd Street – both of which are accessible to residents and the public.

(C) Open space enhancements and recreational amenities shall be provided to meet Objective OPR 1.4 and other requirements of the Goals, Objectives and Policies, as applicable, of both the Open Space, Parks, and Recreation Element and Conservation Element.

The project provides 27.4 percent open space, where 25 percent is required. Recreational amenities include a pool, pool house, and an attached green along the east side of the block, programmed with shade trees, benches, bike racks, and pet refuse stations.

(D) Any proposed street widening or modifications to traffic circulation shall be evaluated by the City, and if found to have a

detrimental impact upon or result in the degradation of an existing neighborhood, the request shall be modified or denied.

A 10-foot right-of-way dedication is required along SE 2nd Avenue, and a five-foot right-of-way dedication is required along SE 1st Avenue. Additionally, corner clip dedications are required at the northeast and southwest corners of the block. These dedications are intended for future City right-of-way improvements, typically in support of pedestrian safety; a detrimental impact is not anticipated on the surrounding neighborhood.

(E) Development of residentially zoned vacant land shall be planned in a manner consistent with adjacent development regardless of zoning designations.

Not applicable. The subject property is zoned CBD, within the Railroad Corridor Sub-district.

(F) Property shall be developed or redeveloped in a manner so that the use, intensity, and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services: are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.

Although the proposal does not provide commercial space or workforce housing, it remains within the permitted residential use framework of the CBD Railroad Corridor Sub-district and is substantially below the maximum density and FAR. The lower scale may provide a transitional urban form between the CBD/Railroad Corridor context and the residential area west of SE 1st Avenue. The Board should weigh this transitional benefit against the reduced contribution to mixed-use vitality, income diversity, and housing variety.

(G) Development shall provide a variety of housing types that accommodates the City's growing and socio-economically diverse population to meet the Goals, Objectives, and Policies the Housing Element.

The project provides one residential unit type, consisting of three-bedroom units. The Board may consider whether the proposed unit mix satisfies the intent of this standard and the applicable Housing Element policies.

(H) Consideration shall be given to the effect a development will have on the safety, livability, and stability of surrounding neighborhoods and residential areas. Factors such as but not limited to, noise, odors, dust, and traffic volumes and circulation patterns shall be reviewed and if found to result in a degradation of the surrounding areas, the project shall be modified accordingly or denied.

The proposed use of a townhouse type development is an anticipated use in the CBD. The surrounding development includes a mix of single-family residences, commercial property, and the FEC Railway. The scale and massing of the development, along with the programing of civic open space, improved streetscape, and incorporation of street trees, contribute to an overall improvement of the area. The remaining utility and lighting items are technical plan-correction items that must be resolved prior to site plan certification. Subject to those revisions, the proposal is not anticipated to create adverse impacts on the safety, livability, or stability of the surrounding area.

(I) Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.

The provided TPS letter and Traffic Impact Statement anticipates a total of 243 daily trips for the proposed development. As the previous uses generated 119 daily trips, the project results in a net increase of 124 daily trips, with six AM peak hour trips and six PM peak hour trips. The traffic analysis does not identify the area becoming a high accident location as a result of the proposal.

(J) Tot lots and recreational areas, serving children, teens, and adults shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.

Not applicable. The subject property is located in the downtown (CBD, Railroad Corridor Sub-district).

(K) Development shall not exceed the maximum limits established in the Table NDC-1, Land Use Designations: Density, Intensity, and Implementing Zoning Districts, of the Neighborhoods, Districts, and Corridors Element or specific standards established in

the zoning districts that limit density (dwelling units per acre) or intensity (floor area ratio) and must adhere to whichever limit is lower. Development in areas included in density or incentive programs (i.e. workforce housing programs specified in Article 4.7-Family/Workforce Housing) may exceed the Standard density limit, up to the specified Revitalization/Incentive density established for the program: development in all other areas shall not exceed the Standard density.

The proposed density of 16.5 dwelling units per acre and FAR of 1.10 do not exceed the applicable maximum limits.

(L) Development shall meet the intent of CSR 5, Energy Efficiency and Diverse Energy Mix and, where applicable, the requirements of LDR Section 7.11.1, Green Building Regulations.

Compliance with applicable energy efficiency and green building requirements will be addressed at the building permit stage.

LDR Sec. 3.2.4. - Standards for specific areas or purposes.

The following standard is applicable to the request:

(A) *Wellfield protection zones. The City shall continue to assure compliance with the County Wellfield Protection Ordinance by including compliance as a performance standard for which a specific finding must be made upon approval of any site plan or conditional use action, for any development or site improvements within a designated wellfield protection zone as designated on Map AD-20, in accordance with Goal 2, Water Resources, Conservation, and Protection, of the Conservation, Sustainability, and Resiliency Element.*

The subject site is located within Wellfield Protection Zone 4. Therefore, a technical note has been added requiring that prior to site plan certification, the applicant shall provide an "affidavit of notification" from the Palm Beach County Environmental Resource Management (ERM) in accordance with LDR Section 4.5.5(B)(3)(a).

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Section 4.4.13, Central Business District

Standard/Regulation	Review
Height Table 4.4.13(C)	**Maximum:** • 54 ft, 5 stories (south of SE 2nd Street) **Proposed:** • 37'-2" – Buildings 2 and 6 • 38'-4" – Buildings 4, 7 and 8 • 38'-5"– Buildings 1, 3, and 5
Setbacks Table 4.4.13(C)	**Required:** **Front:** Min 10 ft – Max 15 ft **Side:** Min 5 ft **Rear:** Min 10 ft **Proposed:** **Along SE 1st Avenue** **Front:** 10'-1" **Along SE 2nd Avenue:** **Front:** 22'-9" to 73'-1" (Civic Open Space)* *Buildings may exceed the allowable maximum setback if adjacent to a civic open space, as a civic open space is an extension of the streetscape **Along SE 2nd Street:** **Front:** 10'-1" Along SE 3rd Street: **Front:** 10'-2" and green space **Interior Side Setbacks:** 5'-8" to 10'-2"
Dwelling Unit Standards, Diverse Unit Types 4.4.13(D)(1)(d)1.	**Required:** *In projects consisting of more than 12 dwelling units, the proportion of efficiency or studio type units may not exceed 25 percent of the total units. One bedroom units may not exceed 30 percent; however, if no efficiency or studio units are constructed, the cumulative amount of one bedroom units may not exceed 55 percent.* **Provided:** Complies. The proposed project includes 36 three-bedroom townhouse units and does not include efficiency, studio, or one-bedroom units subject to the percentage limitations in this subsection.
Streetscape Standards 4.4.13(E)(2)	The project complies with the minimum requirements of the CBD streetscape standards.
Minimum Streetscape Width	**Required:** 15 ft (min) **Curb Zone:** 4 ft (min.) **Ped. Clear Zone:** 6 ft (min.) **Remaining Front Setback Area:** up to 15 ft **Proposed:** **Along SE 2nd Street:** **Curb Zone:** 4 ft **Ped. Clear Zone:** 6 ft **Remaining Front Setback Area:** 5 ft to 7'-1" **Along SE 1st Avenue:** **Curb Zone:** 4 ft **Ped. Clear Zone:** 6 ft **Remaining Front Setback Area:** 5'-1"

	Along SE 2nd Avenue: **Curb Zone:** 4 ft **Ped. Clear Zone:** 8 ft **Remaining Front Setback Area:** 14'-9" to 65'-1"* *Buildings may exceed the allowable maximum setback if adjacent to a civic open space, as a civic open space is an extension of the streetscape **Along SE 3rd Street:** **Curb Zone:** 9 ft **Ped. Clear Zone:** 9 ft **Remaining Front Setback Area:** 6'-2"
Remaining Front Setback Area 4.4.13(E)(2)(a)3.	**Required:** Hardscape or Landscaping comprised of plants in removable planters, palms and/or ground planting may be installed adjacent to the building provided views into storefront windows are not obstructed. **Proposed:** The remaining front setback area is a mix of hardscape, street trees, and civic open space (attached green).
Frontage Type: Porch, Stoop, Storefront, Arcade, and Lobby 4.4.13(E)(4)(b)	**Stoop Requirements:** **Building Setback:** 10 to15 ft, **Provided:** 15 ft **Depth:** 5 to 8 ft, **Provided:** 5 ft **Width:** Min 4 ft, **Provided:** 5'-8" **Floor Elevation:** 1'-4", **Provided:** 1'-6"
Civic Open Space LDR Section 4.4.13(G)	**Required:** 20,000 sf = 0 sf 20,000 – 40,000 sf = 1,000 sf > 40,000 sf = 4,960.71 sf **Total** = 5,960.71 sf **Proposed:** **Attached Green** = 6,969 sf

Other Requirements

Standard/Regulation	Review
Lighting (Photometric Plan) 4.6.8(A)(3), Illumination Standards: Table 2	Illumination spillover is limited to the maximum degree feasible given the minimum illumination requirements for street lighting, off-street parking illumination, and lighting at the building and garage entrance. A technical note has been added regarding the minimum illumination allowance at the entrance of Unit #19. Pursuant to LDR Section 4.6.8(A)(3), the minimum footcandle at a building entrance is 1.0; the photometric plan shows a footcandle of 0.9. Therefore, prior to site plan certification, the photometric plans shall be revised to comply with the minimum standard. Failure to comply will require a waiver. Additionally, another technical note has been added regarding any perimeter lighting. LDR Section 4.6.8(B)(3)(b) requires all exterior perimeter lighting to be full cutoff luminaires. Therefore, prior to the site plan certification, the photometric plans shall be revised to comply with LDR Section 4.6.8(B)(3)(b). Failure to comply will require a waiver.
Off-Street Parking	**Required:** 78 parking spaces (1.75 spaces per unit, 0.5 guest spaces for the first 20 units, and 0.3 guest spaces for units 21-36

	Provided: 105 total parking spaces: 74 parking spaces are provided on site and 31 spaces are being created on-street
Bicycle Parking LDR Table 4.4.13(M)	**Required:** 2 Type 1 Spaces, 0 Type 2 Spaces **Provided:** 6 Type 1 Spaces, 0 Type 2 Spaces
Sec. 4.6.10. - Off-Street Loading.	**Required: 3** **Provided: 0** The LDRs provide guidelines for off-street loading that suggests - for a project of the square footage as proposed – at least three loading berths should be provided in a configuration that complies with the minimum size requirements. Pursuant to LDR Section 4.6.10(C), *in circumstances where these guidelines are not applicable or appropriate, the applicant may provide a "loading demand statement" in which the normal demands for loading are set forth along with any restrictions which may be appropriate.* The applicant has submitted a loading demand statement for the Board's consideration to justify the sufficiency of providing zero loading berths in lieu of the required three loading berths. Based on the applicant's justification, move-in and move-out of residential tenants will be coordinated by property management to ensure appropriate parking location and move-in/move-out hours. The justification also attests that loading, unloading, and deliveries will be a short-term function that can be accommodated internally to the development, within the 24-foot-wide private alleyway, which should allow adequate space for vehicles to maneuver around a stopped delivery vehicle in a safe manner and should not impede parking or traffic circulation on the public streets. Deliveries such as USPS, FedEx, and Amazon will occur at the mail kiosk adjacent to the amenity parking area, which is accessible from the internal private alleyway. On-street parking spaces are also provided along the perimeter of the site as a parking option for delivery vehicles. While this manner of loading operations are typical for townhouse type developments in an urban setting, the Board should consider the sufficiency of the proposed loading/unloading strategy for the proposed development and determine if providing zero loading berths instead of three is appropriate in this context.

LDR Section 7.11.1(C), Green Building Certification Required
Certification is required through a green building certification entity for new construction or additions consisting of 15,000 square feet of gross floor area that is condition space.

The applicant is required to obtain certification level of LEED Silver or equivalent, as the total Gross Floor Area square footage is 106,297 square feet, under air.

Review & Analysis: Landscape Plan

LDR Section 2.4.10(A)(3)(c), Site Plan Applications: Findings
Landscape Plans, including modifications to existing landscaping, shall be consistent with Section 4.6.16, Landscape Regulations.

An overall determination of consistency with respect to the above items is required in order for a landscaping plan to be approved.

Based on technical review, the landscape plan is deemed compliant with the applicable requirements of LDR Section 4.6.16, subject

to the technical notes identified in this report. The project proposes a substantial landscape plan that accentuates the architecture, benefits the public realm, and creates a sense of cohesion between the private space and the public streetscape. The required shade trees are provided along the perimeter of the block with High Rise Oaks. Lavender Crepe Myrtles are also provided as accent trees and landscape island trees. Shade trees enhance the streetscape, providing a pleasant environment for pedestrians that incentivize and encourage walkability. The north side of the internal private alleyway is lined with Eagleston Holly and Yellow Tabebuia to create a visually appealing entrance into the community while softening the mass of the structures. The civic open space and other programed green spaces on the site are well designed with lush landscaping, including Sabal Palms, Medjool Date Palms, Sylvester Date Palms, Bayrum Tree, and Yellow Tabebuias. Other amenities including benches and pet refuse stations are provided.

The project proposes 50 percent of the trees as native/drought tolerant, and 25 percent of the remaining plat material as native/drought tolerant, thus complying (and exceeding) with the minimum native tree and plat requirement. A list of all proposed native trees and plat material are provided on Sheet LP-3 of the Landscape Plan.

There are a number of existing trees on site that are proposed to be removed in order to accommodate the proposed development. While some trees are being mitigated through on-site replacement, an in-lieu payment of $38,450.00 into the tree trust fund is required in order to account for the deficiency in mitigation. The proposed building footprints and internal private alleyway are substantially greater than the existing building footprints being demolished. Although the project complies with the minimum applicable landscape requirements, the remaining open space is not sufficient to accommodate the number and size of replacement trees necessary to fully mitigate the proposed tree removal on site.

Review & Analysis: Architectural Elevations

LDR Section 2.4.10(A)(3)(d), Site Plan Applications: Findings
Architectural Elevations, including modifications to existing building facades, require an overall determination of consistency with the objectives and standards of ***Section 4.6.18****, Architectural Elevations and Aesthetics, and any adopted architectural design guidelines and standards, as applicable.*

The proposed elevations have been reviewed for compliance with the Delray Beach Central Business Architectural Design Guidelines, LDR Section 4.4.13, and the architectural standards in LDR Section 4.6.18.



Delray Beach Central Business Architectural Design Guidelines
Anglo-Caribbean architecture is often considered an eclectic style, common to the British-settled isles of the Caribbean and influenced by Portuguese, Dutch, French, and Spanish colonization. Anglo-Caribbean architecture is characterized by wooden upper floors and roofs historically added over time to the masonry ground floors of initial settlements. The style today often references this through a change in material between floors or as a predominantly masonry construction with sculptural transitions between horizontal and vertical areas, incorporating wood building features.

The minimum aesthetic standards of this Section have generally been met by the proposed architectural design. The architectural style of Anglo-Caribbean is a permitted design in the CBD, is regionally appropriate, and is a customary style for coastal Florida architecture.

The design utilizes a neutral color palette, predominantly white with accents of a light-toned green along the second and third floor, which is appropriate for the architectural style. The design is elevated through the use of various materials, such as smooth stucco on the ground floor and faux wood siding articulating the offset of the individual units as well contrasting the above floors; this use of

materials and colors assist in defining the base of the composition, articulating each townhouse unit, and add a textural interest across the building façade. Contrast is introduced by way of black accents in the balcony railings and window shutters. Other distinguished features in the Anglo-Caribbean style include the use of second-story balconies and porches, proposed on the front elevations of each townhouse. Subtle design details are placed throughout the composition to reinforce the style, and the minimal ornamentation is considered appropriate for an Anglo-Caribbean design. Staff would encourage the applicant to incorporate additional black accents as shown in the window shutters and railing to provide further contrast from the overall white facades, such as a darker metal roof aligning with the Anglo-Caribbean style.

Subtle detailing is used throughout the composition to introduce movement and interest across the façade. The ground floor is well integrated into the public realm through successful incorporation of appropriate stoop frontage types. While the building is a continuous homogenous mass, the structure is broken up through recesses and breaks in the mass that help alleviate any potential for the building to convey a sense of heaviness or repetition. There is significant variety provided throughout the different facades to create a composition where each elevation is harmoniously connected through common design threads, while being differentiated enough to deliver an interesting and varied structure. The design is repeated throughout each structure, only varying by the amount of units; the proposal has the opportunity to introduce other elements that may distinguish each structure as its own while still unifying the entire site, possibly introducing additional earth-toned colors.

The units are configured in a rowhouse typology which helps facilitate a sense of lower scale residential, reducing the visual impact and acting as a transition to the adjacent low intensity residential development along SE 1st Avenue. Furthermore, the unique constraints of this site, surrounded by a right-of-way on all four sides, provides an opportunity that with required setbacks, the proposed stoop frontages, and the large civic open space, each street is activated as a front tailoring to the pedestrian experience and the vehicular use is limited to the internal driveways.

LDR Section 4.4.13(F), Architectural Standards.

To ensure high quality architecture in the downtown area, the following architectural standards apply to all buildings in the Central Business District Sub-districts and in the OSSHAD with CBD Overlay. In addition to the standards in Section 4.6.18, the following standards apply in all CBD Sub-districts.

Standard/Regulation	Review
Façade Composition Tripartite Composition: Base Middle, Top 4.4.13(F)(2)	The proposed design conveys a clear tripartite composition. Variations in material and frontage elements, such as porches and stoops, help define the base; and additional detailing and ornamentation is interspersed throughout the upper floor to differentiate the top from the middle of the composition.
Walls 4.4.13(F)(4)	**Required:** Maximum two primary materials appropriate to architectural style **Provided:** Smooth stucco and faux wood siding
	Required: Maximum four base wall colors **Provided:** Two base wall colors (white and soft green); contrast color in railings and window shutters (black).
Openings 4.4.13(F)(5)	The frequency and distribution of window and door openings complies with minimum requirements. The applicant will be required to confirm that proposed window tint glazing meets maximum transparency requirements at time of building permit.
Roofs 4.4.13(F)(6)	The design proposes a gabled roof type. No rooftop mechanical equipment is proposed.
Parking Garages 4.4.13(F)(8)	The parking is integrated into the building design by way of ground floor individual garages per unit, and all garage doors are oriented to face away from the public street frontages.
Reduction of Urban Heat Islands 4.4.13(F)(9)	Shade trees are interspersed throughout the perimeter of the site which helps facilitate reduction in heat generated by exposed hardscape.

	The roofed area will be required to utilize Energy Star roof-compliant, high-reflectance and high emissivity roofing for a minimum of 75 percent of the roof's surface. Roofing details to ensure compliance with this requirement will need to be submitted at time of building permit.
Green Building Practices 4.4.13(F)(10) and LDR Section 7.11.1(C)(2)	Green building certification of at least LEED Silver or an equivalent from a different certifying agency is required for developments containing over 50,000 square feet. As the proposed development has a gross floor area above this threshold, the development shall achieve the minimum required level of certification from a green building certification entity. Documentation explaining how the green building certification will be achieved shall be provided at time of permit.

LDR Section 4.6.18, Architectural Elevations and Aesthetics

A) Minimum Requirements

1. *The requirements contained in this Section are minimum aesthetic standards for all site development, buildings, structures, or alterations except for single family development.*
2. *It is required that all site development, structures, buildings, or alterations to same, show proper design concepts, express honest design construction, and be appropriate to surroundings.*

(E) Criteria for Board Action

The following criteria shall be considered by the Site Plan Review and Appearance Board in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.

1. *The plan or the proposed structure is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.*
2. *The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.*
3. *The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.*

The proposed development is generally in conformity with good taste and good design as it incorporates many elements of the Anglo-Caribbean architectural style outlined in the Delray Beach CBD Architectural Guidelines. The overall design and quality appearance is not anticipated to "materially depreciate" the adjacent properties or other properties in the vicinity. Further, there are no specific design elements identified that are not in keeping with the architectural style or the intent of the Criteria for Board Action.

Review by Others

The **Community Redevelopment Agency (CRA)** reviewed the Level 3 Site Plan request in its May 1, 2026 CRA report.

Options for Board Action

A. **Move approval** of the Level 3 Site Plan application with Architectural Elevations and Landscape Plan for Delray Swan, a 36-unit, fee-simple townhouse development at 118 SE 2nd Street; 240, 258, 264, and 280 SE 2nd Avenue; and 215, 219, 223, 227, 231, 237, 243, 251, and 253 SE 1st Avenue, including relief to the minimum loading berth requirement, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.

B. **Move approval, as amended,** of the Level 3 Site Plan application with Architectural Elevations and Landscape Plan for Delray Swan, a 36-unit, fee-simple townhouse development at 118 SE 2nd Street; 240, 258, 264, and 280 SE 2nd Avenue; and 215, 219, 223, 227, 231, 237, 243, 251, and 253 SE 1st Avenue, including relief to the minimum loading berth requirement, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.

C. **Move denial** of the Level 3 Site Plan application with Architectural Elevations and Landscape Plan for Delray Swan, a 36-unit, fee-simple townhouse development at 118 SE 2nd Street; 240, 258, 264, and 280 SE 2nd Avenue; and 215, 219, 223, 227, 231, 237, 243, 251, and 253 SE 1st Avenue, including relief to the minimum loading berth requirement, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.

D. Move to continue with direction.

Technical Review of Comments (TAC) Timeline

Review No.	Submittal Date	TAC Comments Transmitted	
1	**11/06/25 (Deemed sufficient 11/13/25)**	**12/08/25**	**Total Time with Applicant:** 82 days
2	**01/23/26 (Routed to TAC 01/28/26)**	**02/18/26**	**Total Time Under Review:** 100 days
3	**03/18/26 (Routed to TAC 03/20/26)**	**04/14/26**	
4	**04/22/26 (Routed to TAC 04/24/26)**	**05/07/26**	**Total Time:** 182 days (130 business days)

Courtesy Notices

X Courtesy Notices were sent to:
- Osceola Park
- Merritt Park

Technical Notes

Prior to the site plan certification, the following must be completed:

1. The applicant shall verify, survey, and show on the site plan, utility plan, and plat all existing sanitary sewer laterals serving the existing building at 290 SE 2nd Avenue, including invert elevations, internal plumbing connections, number of laterals, and tie-in locations. The applicant shall revise the utility plans and plat, as necessary, to demonstrate that sanitary sewer service to the existing building will be maintained without disruption. All required water and sewer utility easements, including easements for the proposed water main, proposed sanitary sewer main, and any lateral serving the existing building to remain, shall be shown on the plat with dedication language acceptable to the Utilities Department. If additional easement area or lateral configuration is required, the site plan, plat, and affected site improvements, including the pool area if applicable, shall be revised prior to certification.
2. Add a note to Sheet SP-1 and provide documentation to demonstrate the windows used to meet the minimum opening requirements meet the definition of transparent as outlined in LDR Section 4.4.13(F)(5)(a), meaning non-solar, non-mirrored glass with a light transmission reduction of no more than 20 percent.
3. As a portion of the pedestrian clear zone is located within the property lines, the property owner shall enter into a pedestrian clear zone easement agreement with the City.
4. As there are landscape improvements proposed in the City right-of-way, the property owner shall enter into a landscape maintenance agreement requiring the property owner to be responsible for and maintain any improvements made or installed

by the owner in the right of way.

5. Revise the Photometric Plan (Sheet PSP-1) to comply with the minimum lighting standard at building entrances. The Photometric Plan depicts a footcandle of less than 1.0 at the entrance of Unit #19. Pursuant to LDR Section 4.6.8(A)(3), the minimum footcandle at a building entrance is 1.0. Failure to comply will require a waiver.
6. Revise the Photometric Plan (Sheet PSP-1) to comply with LDR Section 4.6.8(B)(3)(b), which requires only full cutoff luminaires for perimeter exterior lighting. Failure to comply will require a waiver.
7. Provide the crosswalk striping and stop sign placement on the Site Plan and all associated plans, specifically connecting the civic open space to the north sidewalk.
8. The plans shall be revised to provide a minimum 2-foot separation between benches and water meter boxes, subject to review and approval by the Utilities Department.
9. Provide an "affidavit of notification" from the Palm Beach County Environmental Resource Management (ERM) in accordance with LDR Section 4.5.5(B)(3)(a).
10. Revise the civic open space calculation on the Site Plan and all associated plans to reflect the correct required area:
    First 20,000 sf x 0% = 0 sf of civic open space required
    20,000 sf - 40,000 sf (20,000 sf) x 5% = 1,000 sf of civic open space required
    40,000 sf - 95,119 sf (55,119 sf) x 9% = 4,960.71 sf of civic open space required
    Total required: 5,960.71 sf required

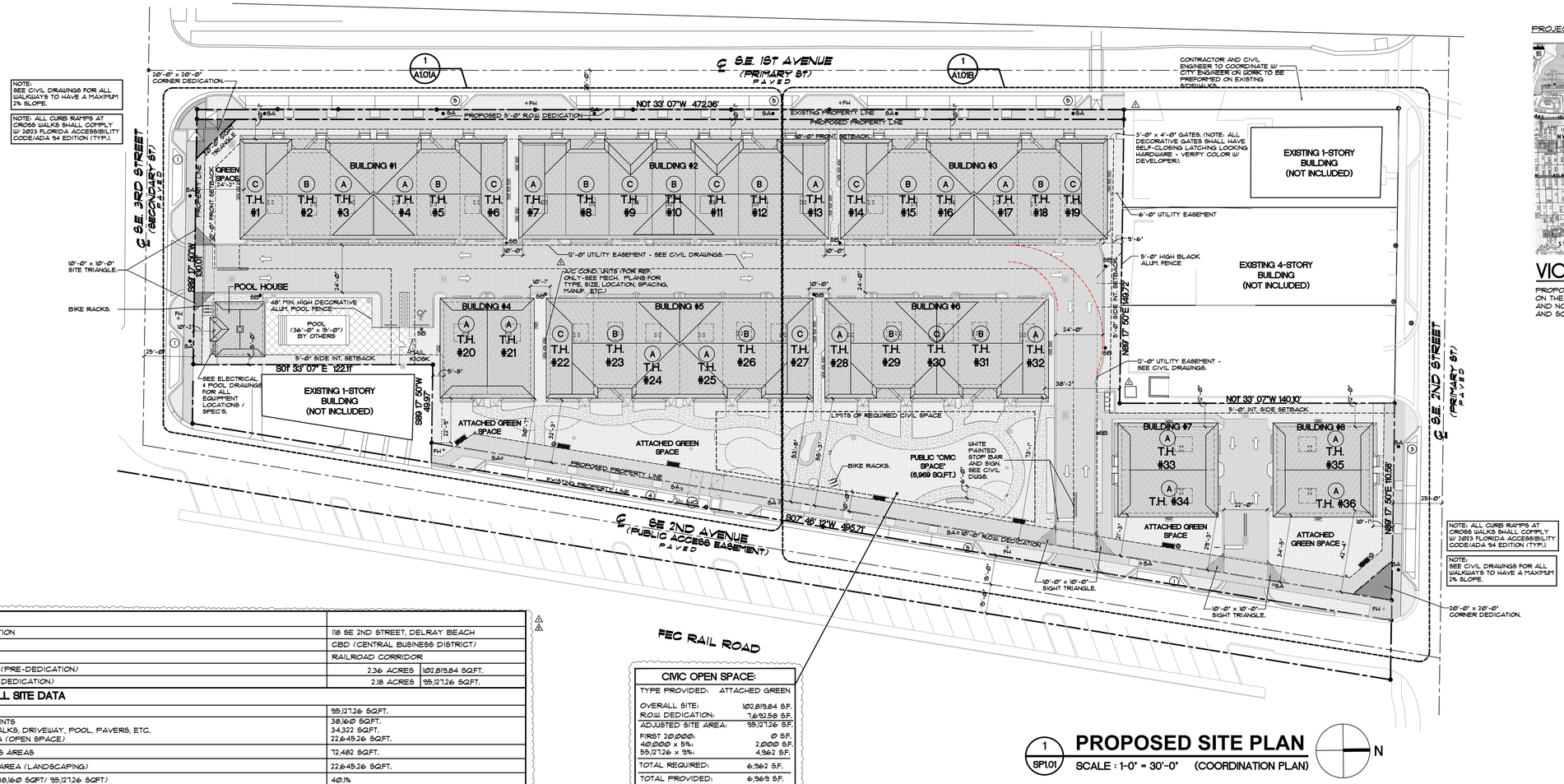
Prior to the submittal of a building permit, the following must be completed:

1. As the proposed development includes fee-simple townhouse units, a plat is required. The plat shall be recorded with the Clerk of Court prior to the submittal of any building permit. Prior to site plan certification, the plat shall be revised to identify all required utility easements and include dedication language acceptable to the Utilities Department. All existing structures on the property shall be demolished prior to plat recordation.
2. All addressing shall be completed. Please review the City's Addressing Policy online and apply for an address change.

Prior to the issuance of a building permit, the following must be completed:

1. The property owner shall submit documentation to demonstrate that the roofed area is Energy Star roof-compliant, high-reflectance and high emissivity roofing for a minimum of 75 percent of the roof's surface.
2. As the proposed development exceeds 50,000 square feet, the building shall achieve at least a certification level of LEED Silver or equivalent. Documentation explaining how the green building certification will be achieved shall be provided at time of permit.
3. Provide all additional details on MOT plan for site work and work in the right-of-way. The submitted MOT plan during site plan review shows all temporary construction parking on site. Note that if construction activities require use of right-of-way, such activities will need to be depicted on the MOT plan. Street closures less than 14 days may be approved administratively, while street closures 14 days or greater require approval from the City Commission.

Note: Submit separate application for review and approval of signage; not included with the subject request per LDR.

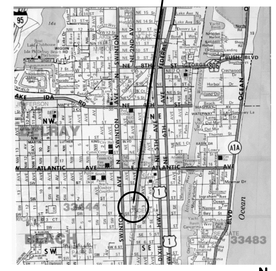


PROPOSED SITE PLAN

1 / SP1.01 — SCALE : 1-0" = 30'-0" (COORDINATION PLAN)

N

PROJECT LOCATION



VICINITY MAP

N

PROPOSED PROJECT IS LOCATED ON THE EAST SIDE OF SE 1ST AVENUE AND NORTH SIDE OF SE 3RD STREET AND SOUTH SIDE OF SE 2ND STREET.

SITE DATA		
PROPERTY LOCATION	118 SE 2ND STREET, DELRAY BEACH	
ZONING DISTRICT:	CBD (CENTRAL BUSINESS DISTRICT)	
SUB-DISTRICT:	RAILROAD CORRIDOR	
TOTAL SITE AREA (PRE-DEDICATION)	2.36 ACRES	102,819.84 SQ.FT.
SITE AREA (POST-DEDICATION)	2.18 ACRES	95,127.26 SQ.FT.
TOTAL OVERALL SITE DATA		
SITE AREA	95,127.26 SQ.FT.	
BUILDING FOOTPRINTS CONCRETE SIDEWALKS, DRIVEWAY, POOL, PAVERS, ETC. LANDSCAPE AREA (OPEN SPACE)	38,160 SQ.FT. 34,322 SQ.FT. 22,645.26 SQ.FT.	
TOTAL IMPERVIOUS AREAS	72,482 SQ.FT.	
TOTAL PERVIOUS AREA (LANDSCAPING)	22,645.26 SQ.FT.	
LOT COVERAGE (38,160 SQFT/ 95,127.26 SQFT)	40.1%	
NUMBER OF DWELLING UNITS	36	
DENSITY	16.5 DU/ACRE	
FLOOR AREA RATIO (FAR) = 106,297 SQ.FT. / 95,127.26 SQ.FT.	1.1 FAR	
CIVIC OPEN SPACE (5% OF AREA ABOVE 20,000 SF. + 9% OF AREA ABOVE 40,000 SF.	6,362 SF. REQUIRED / 6,969 SF. PROVIDED	
BUILDING HEIGHT (ALLOWED 5 STORY/54'-0")	3 STORY - 37'-2" 5 UNIT BLDG & 7 UNIT BLDG 38'-4" 2 UNIT BLDG 38'-5" 6 UNIT BLDG	
GROUND FLOOR HEIGHT (RESIDENTIAL)	10'-0" PROVIDED	
F.F.E. (RESIDENTIAL)	18" ABOVE CROWN OF ROAD	
FRONTAGE TYPE	STOOPS	

TOTAL SITE PARKING REQUIRED		
1.75 SPACES PER UNIT= (1.75 x 36 UNITS)= 63 SPACES		
GUEST PARKING FOR THE FIRST 20 UNITS AT .5 SPACE= (.5 x 20 UNITS)= 10 SPACES		
GUEST PARKING FOR 21-50= (.3 x 16 UNITS)= 4.8 SPACES		
TOTAL SPACES REQUIRED	=77.8 SPACES =78 SPACES	

TOTAL SITE PARKING PROVIDED		
2-CAR GARAGE		72
H.C.	11' x 18'	1
STANDARD STALL	9' x 18'	1
PARALLEL	22' x 8'	15 (ALONG SE 1ST AVENUE)
PARALLEL	22' x 8'	2 (ALONG SE 3RD STREET)
PARALLEL	22' x 8'	10 (ALONG SE 2ND AVENUE)
PARALLEL HC SPACE	22' x 8'	1 (ALONG SE 2ND AVENUE)
PARALLEL	22' x 8'	3 (ALONG SE 2ND STREET)
TOTAL SPACES PROVIDED		105 SPACES

BICYCLE PARKING REQUIRED
1 SPACES PER 20 UNIT= 2 SPACES

BICYCLE PARKING PROVIDED
PROVIDED 3 RACKS = 6 BICYCLE SPACES

SETBACKS	REQUIRED BUILDING SETBACK	PROPOSED BUILDING SETBACK
FRONT SETBACK (SE. 1ST AVENUE)		
LEVEL 1 TO 3	10'-0" MIN. / 15'-0" MAX.	10'-1"
ABOVE LEVEL 3	20'-0" MIN.	N.A.
FRONT SETBACK (SE. 2ND AVENUE)		
LEVEL 1 TO 3	10'-0" MIN. / 15'-0" MAX.	'CIVIC OPEN SPACE'
ABOVE LEVEL 3	20'-0" MIN.	N.A.
FRONT SETBACK (SE. 2ND STREET)		
LEVEL 1 TO 3	10'-0" MIN. / 15'-0" MAX.	10'-1"
ABOVE LEVEL 3	20'-0" MIN.	N.A.
FRONT SETBACK (SE. 3RD STREET)		
LEVEL 1 TO 3	10'-0" MIN. / 15'-0" MAX.	10'-2" / 'GREEN'
ABOVE LEVEL 3	20'-0" MIN.	N.A.
INTERIOR SIDE SETBACK	0' OR 5' MIN.	5'-8"
INTERIOR SIDE SETBACK (PLUS ADDITIONAL 6'-0" UTILITY EASEMENT)	0' OR 5' MIN.	10'-2"
INTERIOR SIDE SETBACK	0' OR 5' MIN.	10'-1"

CIVIC OPEN SPACE:	
TYPE PROVIDED:	ATTACHED GREEN
OVERALL SITE:	102,819.84 S.F.
ROW DEDICATION:	7,692.58 S.F.
ADJUSTED SITE AREA:	95,127.26 S.F.
FIRST 20,000:	0 S.F.
40,000 x 5%:	2,000 S.F.
95,127.26 x 9%:	4,962 S.F.
TOTAL REQUIRED:	6,362 S.F.
TOTAL PROVIDED:	6,969 S.F.
ADDITIONAL OPEN SPACE PROVIDE: 6,410 SQFT.	

AREA CALCULATIONS	
BUILDINGS 1, 3, + 5 (6-UNITS)	
TOTAL GROSS GROUND FLOOR AREA =	6,360 SQFT.
TOTAL GROSS SECOND FLOOR AREA =	5,700 SQFT.
TOTAL GROSS THIRD FLOOR AREA =	5,534 SQFT.
TOTAL GROSS FLOOR AREA UNDER ROOF =	17,594 SQFT.
TOTAL GROSS FLOOR AREA BUILDINGS 1, 3, +5=	52,782 SQFT.

AREA CALCULATIONS	
BUILDING 2 (7-UNITS)	
TOTAL GROSS GROUND FLOOR AREA =	7,420 SQFT.
TOTAL GROSS SECOND FLOOR AREA =	6,650 SQFT.
TOTAL GROSS THIRD FLOOR AREA =	6,381 SQFT.
TOTAL GROSS FLOOR AREA UNDER ROOF =	20,451 SQFT.

AREA CALCULATIONS	
BUILDINGS 4, 7, + 8 (2-UNITS)	
TOTAL GROSS GROUND FLOOR AREA =	2,120 SQFT.
TOTAL GROSS SECOND FLOOR AREA =	1,920 SQFT.
TOTAL GROSS THIRD FLOOR AREA =	1,920 SQFT.
TOTAL GROSS FLOOR AREA UNDER ROOF =	5,940 SQFT.
TOTAL GROSS FLOOR AREA BUILDINGS 4, 7, +8=	11,820 SQFT.

AREA CALCULATIONS	
BUILDING 6 (5 UNITS)	
TOTAL GROSS GROUND FLOOR AREA =	5,300 SQFT.
TOTAL GROSS SECOND FLOOR AREA =	4,750 SQFT.
TOTAL GROSS THIRD FLOOR AREA =	4,574 SQFT.
TOTAL GROSS FLOOR AREA UNDER ROOF =	14,624 SQFT.

AREA CALCULATIONS	
AMENITY BUILDING	
TOTAL GROSS AREA =	620 SQFT.

LEGEND:

- GRASS/LANDSCAPING-SEE LANDSCAPING DRWGS.
- CONCRETE WALKWAY-SEE CIVIL DRWGS.
- CONCRETE POOL PAVERS (VERIFY W/ DEVELOPER-SEE CIVIL DRWGS).
- CONCRETE WALKWAYS / DRIVEWAY PAVERS (VERIFY W/ DEVELOPER-SEE CIVIL DRWGS).
- CONCRETE ROOF TILE (VERIFY W/ DEVELOPER -SEE ROOF PLANS DRWGS).

GENERAL NOTES:

1. IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE INCONFORMANCE 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.
6. A 'CCTV' OR CAMERA SECURITY SYSTEM TO BE INSTALLED TO MONITOR ALL TOWNHOUSES AND AMENITY BLDG. (NOTE: ENTIRE SYSTEM TO BE MONITORED BY ON SITE PROPERTY MANAGER AND OR SECURITY COMPANY).
7. ALL PROPOSED SIGNAGE IS UNDER SEPARATE PERMIT.

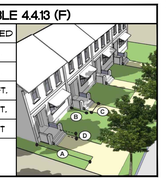
NOTES:

1. CONTRACTOR TO COORDINATE W/ FP & L TRANSFORMER- FOR PROPER LOCATION. FOR PROPER LOCATIONS.
2. AS PER CITY OF DELRAY BEACH LDR SECTION 6.1.8 ALL SERVICE UTILITIES TO BE LOCATED UNDERGROUND

NOTES:

BUILDINGS #4, 5, 6 TO BE DESIGNED TO COMPLY W/ FAIR HOUSING REQUIREMENTS FOR FUTURE ELEVATORS-FRONT ENTRANCES TO HAVE 6' MAX HT. RAMPS TO ACCESS FRONT PORCHES.

DIMENSIONAL REQUIREMENTS FOR STOOPS TABLE 4.4.13 (F)				
		MINIMUM	MAXIMUM	PROVIDED
A	BUILDING SETBACK	10 FT.	15 FT.	15 FT.
B	DEPTH	5 FT.	8 FT.	5 FT.
C	WIDTH	4 FT.	-	5'-8" FT.
D	FLOOR ELEVATION	1 FT.	4 FT.	1'-6" FT.
ALLOWABLE ENCROACHMENT		-	5 FT.	2'-11" FT
MAY NOT ENCROACH INTO THE CURB OR PEDESTRIAN CLEAR ZONE				



TYPE OF CONSTRUCTION

THREE STORY TOWNHOUSE
TYPE VB – UNPROTECTED / SPRINKLERED

OCCUPANCY CLASSIFICATION

GROUP 'R2' – RESIDENTIAL

*PROJECT MUST ACHIEVE AT LEAST A CERTIFICATION LEVEL OF LEED SILVER OR EQUIVALENT PER LDR SECTION 7.11.1(C)(2)

LEGAL DESCRIPTION

LOT 1, 2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17, 18, 19, 20, 21, 22 AND 23 OF "SUBDIVISION OF BLOCK 79, TOWN OF LINTON (NOW DELRAY, FLORIDA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS ALL SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 2.361 ACRES (102,835 SQUARE FEET), 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 IN/ DRAWINGS. (SEE GENERAL NOTES).
4. ALL AREA CALCULATIONS ARE APPROX.

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architect, planner and designer

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ISSUED FOR	
SITE PLAN APROVAL	
BIDS	
PERMIT	10.22.25
CONSTRUCTION	

STATE OF FLORIDA · GARY P. ELIOPOULOS · AR0017527 · 10.21.26 · REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE
DELRAY BEACH, FL

REVISIONS

1. REVISED 12-24-25 AS PER TAC COMMENTS:
   1. UPDATED SHEET LABEL
   2. MOVED ROLL OUT CONTAINER ENCLOSURE AND MAIL KIOSK
   3. ADDED BENCHES, TRASH, AND PET WASTE TO THE ATTACHED GREEN SPACES
   4. ADDED BUILDING DATA
   5. REMOVED GREEN SPACE ON THE CORNER AND REPLACED WITH PAVERS
   6. UPDATED AREA CHART
   7. ADDED CHART ALONG SE 1ST AVE
   8. UPDATE EASEMENT TO BE 17' WIDE
   9. UPDATED UNITS ALONG CIVIC SPACE TO HAVE RAMP
2. REVISED 04-21-26 AS PER TAC COMMENTS:
   1. UPDATED AREA CHART

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

FILE NUMBER	812A101
DRAWING TITLE	PROPOSED SITE PLAN (COORDINATION PLAN)
DATE	09.30.25
DRAWN BY	GE/JH/NG
JOB NUMBER	20240812
DRAWING NUMBER	SP1.01

GENERAL NOTES

THE ARCHITECT AND HIS AUTHORIZED REPRESENTATIVES AND AGENTS SHALL HAVE ACCESS TO AND BE PERMITTED TO INSPECT ALL WORK, MATERIALS AND OTHER RELEVANT DATA AND RECORDS WHEREVER THEY ARE IN PREPARATION AND PROGRESS. WHEN REQUESTED, THE CONTRACTOR SHALL FURNISH DUPLICATE COPIES OF THE AFOREMENTIONED DATA.

THE GENERAL CONTRACTOR WILL MAKE EVERY EFFORT TO EXPEDITIOUSLY COORDINATE ALL PHASES OF THE WORK TO OBTAIN THE END RESULT WITHIN THE FULL PURVIEW AND INTENT OF THE DRAWINGS FOR THE PROJECT.

ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENT DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ARCHITECT'S / CONTRACTOR'S ATTENTION PRIOR TO COMMENCEMENT OF WORK OR CONSTRUCTION, SO THAT CORRECTIVE MEASURES MAY BE TAKEN.

ANY UNFORESEEN CONDITIONS IN FIELD AFFECTING THE DESIGN CONCEPT OF THE BUILDING, OR THAT ARE IN CONFLICT WITH THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023 EDITION AND ALL APPLICABLE NATIONAL, STATE, AND LOCAL RULES, REGULATIONS AND ORDINANCES.

ALL WORK DONE UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR IS TO BE DONE IN A NEAT AND WORKMANLIKE MANNER.

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD, AND SHALL COORDINATE WORK OR CONSTRUCTION BETWEEN TRADES.

THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE ARCHITECT SIX (6) PRINTS/PDF'S OF DETAIL SHOP DRAWINGS OF ALL APPLICABLE CONSTRUCTION, SUCH DRAWINGS SHALL SHOW THE DESIGN, DIMENSIONS, CONNECTIONS AND OTHER DETAILS NECESSARY TO INSURE THAT THEY ACCURATELY INTERPRET THE DRAWINGS. THE CONTRACTOR WILL RETAIN RESPONSIBILITY FOR FURNISHING THE MATERIALS, APPARATUS, DEVICES, ETC. OF PROPER DIMENSION, SIZE, QUANTITY, AND QUALITY AS SHOWN ON THE DRAWINGS, AND THE RESPONSIBILITY FOR ANY ERRORS OF THE SHOP DRAWINGS. ALLOW TWO WEEKS FOR REVIEW TIME.

THE DRAWINGS ARE NOT INTENDED TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH ALL ITEMS FOR A COMPLETE ELECTRICAL, MECHANICAL, PLUMBING AND TELEPHONE SYSTEM AND MEET ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER IN CONFORMANCE WITH LOCAL STANDARDS AND APPLICABLE CODES HAVING JURISDICTION.

DIMENSIONS INDICATED ON THE PLANS ARE FROM FACE OF FINISH WALL. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO BEGINNING WORK. USE FIGURED DIM. ONLY. DO NOT SCALE DRAWINGS. DO NOT DEVIATE FROM THE WRITTEN DIM. MORE THAN 1" WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. DEVIATION IS NOT PERMITTED WHERE "CLEAR" OR "HOLD" DIMENSIONS ARE INDICATED NOTIFY ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES IN THE PLANS OR SPECS.

THE INTERPRETATION OF DRAWINGS, SPECIFICATIONS, OR OTHER BIDDING DOCUMENTS SHALL NOT BE MADE VERBALLY TO THE BIDDER. IF THE BIDDER IS IN DOUBT AS TO THE MEANING OF ANY DISCREPANCIES OR CONFLICT HERE IN, THE BIDDER SHALL TELEPHONE OR SUBMIT IN WRITING TO THE ARCHITECT A REQUEST FOR INTERPRETATION. IN THE EVENT THAT THE BIDDER IS DEMANDED TO HAVE ESTIMATED, THEN THE MOST EXPENSIVE WAY OF PERFORMING THE WORK SHALL TAKE PRECEDENCE.

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.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES.

THE CONTRACTOR SHALL PROVIDE ALL ELEMENTS OF ALL SYSTEMS SO THAT THEY ARE COMPLETE AND FULLY FUNCTIONING (EXCEPT AS NOTED HEREIN).

DO NOT SCALE THE DRAWINGS.

ALL AREA CALCULATIONS ARE APPROXIMATE.

FIELD VERIFY ALL DIMENSIONS.

ALL INTERIOR FINISHES TO BE SUPPLIED BY CONTRACTOR AND APPROVED BY DEVELOPER, U.N.O..

THE CONTRACTOR SHALL PROVIDE THE DEVELOPER / ARCHITECT WITH A WORK SCHEDULE AND ANY ANTICIPATED CHANGES THAT MAY OCCUR IN IT.

THE CONTRACTOR SHALL BE RESPONSIBLE TO THE DEVELOPER / ARCHITECT FOR THE ACTS AND OMISSIONS OF ITS COMPLETION OF THE WORK.

NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.

DETAILS MARKED AS TYPICAL APPLY TO SIMILAR CONDITIONS INCLUDING CONDITIONS NOT MARKED AS SIMILAR U.N.O. TYPICAL DETAILS NOT SHOWN BUT NECESSARY FOR CONFORMANCE WITH APPLICATION.

PROVIDE A WEATHER-RESISTIVE BARRIER AT ALL OPENINGS AND PENETRATIONS OF THE BUILDING ENVELOPE. WATERPROOF ALL WEATHER-EXPOSED SURFACES AND INSTALL ALL THERMAL BARRIERS AS TO FORM A COMPLETE INSULATING BLANKET AROUND THE HEATED AREAS OF THE BUILDING. INSULATE ALL HEAT-BEARING PIPES, DUCTS, OR OTHER FIXTURES THAT PENETRATE THE INSULATED BLANKET. INSTALL ALL OTHER WATER PIPES IN A MANNER TO PREVENT FREEZING.

ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED.

ALL METAL FASTENERS, NAILS, AND BOLTS TO BE HOT DIPPED GALVANIZED.

FLASHING, CRICKETS, DRIPS, ETC. TO BE 16 OZ. COPPER, OR SIMILAR MATERIAL TO ROOFING SYSTEM.

PROVIDE FIRE STOPPING AT ROOF, WALLS, AND CEILING (CHANGING IN CEILING HEIGHTS - 8'-0" MAX. O.C. VERTICALLY) AS REQUIRED W/ NOMINAL 1 x 4 P.T. FIRESTOPPING HORIZONTAL AT CEILING & WALL INTERSECTIONS.

ELEVATIONS ARE TAKEN FROM AN ASSUMED DATUM OF 0'-0" TOP OF CONCRETE SLAB. (16.61' N.A.V.D. FOR GROUND LEVEL)

THESE PLANS AS DRAWN AND NOTED COMPLY WITH THE BUILDING ENVELOPE ENERGY CODE REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES. - NOTE ALL CEILING PENETRATIONS - LIGHTS, VENTS, ETC. TO BE SEALED @ EDGES AS PER FLORIDA BUILDING CODE 2023 EDITION.

ALL CBS EXTERIOR BLOCK WALLS TO RECEIVE APPROVED R-4.1 (MIN.) INSULATION, WOOD STUD, (METAL STUDS) WALLS TO RECEIVE R-11 BATT, R-19 FOR 6" AND 8" WALLS

INSTALL PVC PLASTER STOPS AROUND PERIMETER OF ALL AREAS WHERE PLASTER ABUTS OTHER MATERIAL. STOPS SHALL BE CAREFULLY MITERED AT CORNERS. ALL EXTERIOR CORNERS AND WINDOW AND DOOR OPENING TO RECEIVE PVC CORNER BEADS.

ALL GYPSUM WALLBOARD TO BE SCREW APPLIED AS PER THE GYPSUM CONSTRUCTION HANDBOOK, LATEST EDITION.

ALL DOOR FRAMES TO BE LOCATED 5" TO 6" FROM ADJACENT PARTITIONS, U.N.O.

ALL DRYWALL PARTITIONS WILL BE TAPED, SPAKLED, SANDED, PRIMED AND PAINTED W/ LEVEL IV FINISH (LEVEL III IN GARAGE).

CONCEAL ALL FASTENERS AND ATTACHMENTS FROM VIEW.

PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD "MOLD TOUGH" IN ALL BATHROOMS, KITCHEN & LAUNDRY RMS.

DRYWALL PRODUCTS BY GOLD BOND, USG, CELOTEX, GEORGIA PACIFIC, MILCOR PRODUCTS ARE ACCEPTABLE.

HEPTACHLOR, TECHNICAL CHLORDANE, OR OTHER APPROVED CHEMICALS SHALL BE USED IN CONCENTRATIONS AS PER MANUFACTURER'S PUBLISHED INSTRUCTIONS IN COMPLIANCE WITH E.P.A. REGULATIONS. (ALL PRODUCTS TO BE NON-VOC).

PRIOR TO PLACEMENT OF ANY STUCCO OVER CONCRETE SURFACES, SUCH SURFACES SHALL BE TREATED WITH BONDING AGENT APPLIED IN FULL CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS.

CURE ALL APPLIED STUCCO WITH FOG SPRAYED WATER FOR SEVERAL DAYS AFTER APPLICATION-PRIOR TO PAINTING EXTERIOR: ALL HAIRLINE CRACKS SHALL BE FILLED & CAULKED. (STUCCO SUBCONTRACTOR TO PROVIDE 4'-0" x 4'-0" SAMPLE FOR APPROVAL FOR TEXTURE).

ALL INTERIOR DEPICTED PAINT COLORS TO BE SELECTED BY ARCHITECT AND BUILDER. COLORS ON PLANS FOR PRICING PURPOSES ONLY. (NOTE: ALL PRODUCTS TO BE "NON-VOC").



THE SWAN OF DELRAY
SE 1ST AVENUE
DELRAY BEACH
PALM BEACH COUNTY, FL

2-D RENDERING NOTE:
TREES AND VEGETATION ARE FOR CONCEPTUAL PURPOSES ONLY, SEE LANDSCAPE PLAN FOR ACTUAL PROPOSED LANDSCAPE.

ZONING
CBD (CENTRAL BUSINESS DISTRICT)
RAILROAD CORRIDOR

APPLICABLE CODES
2023 FLORIDA BUILDING CODE
2023 FLORIDA PLUMBING CODE
2023 FLORIDA ELECTRICAL CODE
2023 FLORIDA MECHANICAL CODE
2023 FLORIDA FIRE PREVENTION CODE 5TH EDITION -FLORIDA SPECIFIC NFPA-1
2023 NFPA-101 LIFE SAFETY CODE- FLORIDA SPECIFIC-NFPA-1
2020 NATIONAL ELECTRIC CODE (NFPA 70)
1991 FAIR HOUSING ACT
*PROJECT MUST ACHIEVE AT LEAST A CERTIFICATION LEVEL OF LEED SILVER OR EQUIVALENT PER LDR SECTION 7.11.1(C)(2)

SCOPE OF WORK
CONSTRUCT NEW THREE STORY TOWNHOUSES-STEM WALL FOUNDATION, CBS MASONRY WALLS, WOOD FLOOR AND ROOF TRUSSES WITH 2HR RATED SEPARATION WALL & FIRE SPRINKLER SYSTEM.

OCCUPANCY CLASSIFICATION
GROUP 'R2' - RESIDENTIAL

TYPE OF CONSTRUCTION
THREE STORY TOWNHOUSES
TYPE VB - UNPROTECTED / SPRINKLERED

FLOOD ZONE:
'X' BFE = 16.67' NAVD

SHEET SCHEDULE

SHEET NO.	SHEET TITLE		SHEET NO.	SHEET TITLE		SHEET NO.	SHEET TITLE		SHEET NO.	SHEET TITLE	
S-1	SURVEY	SCALE: 1" = 30'-0"	A2.05	6-UNIT BLDG SECOND FLOOR PLAN	SCALE: 3/16"=1'-0"	A3.03	FACADE TRANSPARENCY CALCULATIONS	SCALE: 3/32"=1'-0"	7 OF 13	PAVING & DRAINAGE DETAILS	SCALE: N.T.S.
	ARCHITECTURAL		A2.06	6-UNIT BLDG THIRD FLOOR PLAN	SCALE: 3/16"=1'-0"	A4.00	ENLARGED UNIT PLANS TH-A END UNIT	SCALE: 1/4"=1'-0"	8 OF 13	GENERAL NOTES	SCALE: N.T.S.
A1.00	EXISTING SITE PLAN (FOR REFERENCE ONLY)	SCALE: 1"=30'-0"	A2.07	6-UNIT BLDG ROOF PLAN	SCALE: 3/16"=1'-0"	A4.01	ENLARGED UNIT PLANS TH-A INTERIOR UNIT	SCALE: 1/4"=1'-0"	9 OF 13	WATER & WASTEWATER DETAILS	SCALE: N.T.S.
SP1.01	PROPOSED SITE PLAN (COORDINATION PLAN)	SCALE: 1"=30'-0"	A2.08	7-UNIT BLDG GROUND FLOOR PLAN	SCALE: 3/16"=1'-0"	A4.02	ENLARGED UNIT PLANS TH-B INTERIOR UNIT	SCALE: 1/4"=1'-0"	10 OF 13	WATER & WASTEWATER DETAILS	SCALE: N.T.S.
SP1.01A	PARTIAL SITE PLAN (SOUTH SIDE)	SCALE: 1/16" = 1'-0"	A2.09	7-UNIT BLDG SECOND FLOOR PLAN	SCALE: 3/16"=1'-0"	A4.03	ENLARGED UNIT PLANS TH-C END UNIT	SCALE: 1/4"=1'-0"	11 OF 13	DEMOLITION PLAN	SCALE: 1"=30'-0"
SP1.01B	PARTIAL SITE PLAN (NORTH SIDE)	SCALE: 1/16" = 1'-0"	A2.10	7-UNIT BLDG THIRD FLOOR PLAN	SCALE: 3/16"=1'-0"	A4.04	ENLARGED UNIT PLANS TH-C INT. UNIT	SCALE: 1/4"=1'-0"	12 OF 13	DEMOLITION PLAN	SCALE: 1"=30'-0"
SP1.01C	PARTIAL SITE PLAN/GROUND FLOOR (SOUTH SIDE)	SCALE: 1/16" = 1'-0"	A2.11	7-UNIT BLDG ROOF PLAN	SCALE: 3/16"=1'-0"	A5.00	AMENITY BUILDING PLANS AND ELEVATIONS	SCALE: 3/16"=1'-0"	13 OF 13	POLLUTION PREVENTION PLAN	SCALE: 1"=30'-0"
SP1.01D	PARTIAL SITE PLAN/GROUND FLOOR (NORTH SIDE)	SCALE: 1/16" = 1'-0"	A3.00	2-UNIT BLDG EXTERIOR ELEVATIONS	SCALE: 3/16"=1'-0"	L-S2.00	AMENITY BUILDING LIFE SAFETY PLAN	SCALE: 3/16"=1'-0"		LANDSCAPE	
A1.02	SITE DETAILS	SCALE:VARIES	A3.01	2-UNIT BLDG EXTERIOR ELEVATIONS	SCALE: 3/16"=1'-0"		CIVIL		TR-1	TREE DISPOSITION PLAN AND CHART	SCALE: 1"=30'-0"
A1.03	SITE DETAILS	SCALE:VARIES	A3.02	3- UNIT BLDG EXTERIOR ELEVATIONS	SCALE: 3/16"=1'-0"	1 OF 1	COMPOSITE UTILITY PLAN	SCALE: 1"=30'-0"	LP-1	OVERALL LANDSCAPE PLAN	SCALE: 1"=30'-0"
A1.04	PRELIMINARY STAGING PLAN	SCALE: 1"=30'-0"	A3.03	3- UNIT BLDG EXTERIOR ELEVATIONS	SCALE: 1/4"=1'-0"	1 OF 13	CIVIL SITE IMPROVEMENT PLAN	SCALE: 1"=30'-0"	LP-2	LANDSCAPE PLAN ENLARGEMENT NORTH	SCALE: 1"=20'-0"
A2.00	2-UNIT BLDG FLOOR PLANS	SCALE: 1"=20'-0"	A3.04	6- UNIT BLDG EXTERIOR ELEVATIONS	SCALE: 1/4"=1'-0"	2 OF 13	PAVING & DRAINAGE PLANS	SCALE: 1"=20'-0"	LP-3	LANDSCAPE PLAN ENLARGEMENT SOUTH AND PLANT LIST	SCALE: 1"=20'-0"
A2.01	2-UNIT BLDG FLOOR PLAN & ROOF PLAN	SCALE: 3/16"=1'-0"	A3.05	6- UNIT BLDG EXTERIOR ELEVATIONS	SCALE: 1/4"=1'-0"	3 OF 13	PAVING & DRAINAGE PLANS	SCALE: 1"=20'-0"	LP-4	CIVIL SPACE	SCALE: 1/8"=1'-0"
A2.02	5-UNIT BLDG FLOOR PLANS	SCALE: 3/16"=1'-0"	A3.06	7- UNIT BLDG EXTERIOR ELEVATIONS	SCALE: 1/4"=1'-0"	4 OF 13	WATER & WASTEWATER PLAN	SCALE: 1"=20'-0"	LP-5	SPECIFICATIONS AND DETAILS	SCALE: N.T.S.
A2.03	5-UNIT BLDG FLOOR PLAN & ROOF PLAN	SCALE: 3/16"=1'-0"	A3.07	7- UNIT BLDG EXTERIOR ELEVATIONS	SCALE: 1/4"=1'-0"	5 OF 13	WATER & WASTEWATER PLAN	SCALE: 1"=20'-0"		PHOTOMETRIC	
A2.04	6-UNIT BLDG GROUND FLOOR PLAN	SCALE: 3/16"=1'-0"	A3.08	FACADE ARTICULATION PROPORTIONS	SCALE: 3/32"=1'-0"	6 OF 13	PAVING & DRAINAGE DETAILS	SCALE: N.T.S.	PSP-1	PHOTOMETRIC SITE PLAN	SCALE: 1"= 30'-0"

ALL INTERIOR FINISHES SHALL COMPLY W/ F.B.C. 2023 FOR FLAME SPREAD RESTRICTIONS & LIFE SAFETY 101 2023 EDITION (CLASS A,B & C).

MAINTAIN FIRE RATING AT ALL PENETRATIONS OF RATED WALL AND FLOOR ASSEMBLIES I.E. MECHANICAL AND ELECTRICAL SERVICE RUNS.

NOTE: PRODUCTS BY ANY OF THESE MANUFACTURERS ARE ACCEPTABLE COATINGS: BENJAMIN MOORE, SHERWIN WILLIAMS, PITTSBURGH, DEVOE, DUPONT, & PORTER ARE CONSIDERED EQUAL. (ALL ARE TO BE NON-VOC).

ALL EXTERIOR DEPICTED PAINT COLORS TO BE SELECTED BY ARCHITECT AND BUILDER. COLORS ON PLANS FOR PRICING PURPOSES ONLY. (PAINTING SUBCONTRACTOR TO PROVIDE PAINT SAMPLES - FOR APPROVAL PRIOR TO PAINTING BUILDINGS.

ALL WALKWAYS TO BE SLOPED AWAY FROM BUILDING FOR POSITIVE DRAINAGE. (MIN. 2% - SEE CIVIL DRAWINGS.)

ENTIRE BUILDING TO BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM.

ALL WORK, MATERIAL, AND EQUIPMENT SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE CLOSING DATE.

TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES AND DAILY OPERATIONS.

DISPOSAL: CONTRACTOR IS RESPONSIBLE FOR REMOVAL FROM SITE ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.

CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL OF ARCHITECT FOR SUBSTITUTIONS MADE IN SPECIFIED EQUIPMENT, MATERIALS AND COLORS.

CONCEAL ALL FASTENINGS AND ATTACHMENTS FROM VIEW. ALL EXTERIOR EXPOSED WOOD WORK TO HAVE ALL FASTENERS AND ATTACHMENTS TO BE HIDDEN-SEE STRUCTURAL DRAWINGS.

WATER TEST TO BE CONDUCTED AT RANDOMLY SELECTED EXTERIOR WINDOW AND DOOR ASSEMBLIES AT INITIAL CONSTRUCTION PHASE TO CONFIRM WATER INFILTRATION ISSUES. IF WINDOWS OR DOORS FAIL, CONTRACTOR WILL BE RESPONSIBLE FOR COST OF TESTS & CORRECTIONS TO DOORS & WINDOWS.

CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY PORTION OF THE WORK WHICH HAS BEEN DAMAGED. REPLACE ANY WORK THAT FAILS TO CONFORM TO THE DRAWINGS AND DETAILS. CORRECT ANY DEFECTS DUE TO FAULTY MATERIALS AND WORKMANSHIP WHICH APPEAR WITHIN ONE YEAR OF BUILDER ACCEPTANCE OF CONSTRUCTION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE AND OBTAIN ACCESS TO THE SITE WITH DEVELOPER.

THE CONTRACTOR SHALL OBTAIN AND BEAR THE COST OF ALL REQUIRED PERMITS, LICENSES AND APPROVALS NECESSARY FOR THE COMPLETION OF THE WORK.

ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION OF BUILDER AGAINST PUBLIC LIABILITY OR PROPERTY DAMAGE FOR THE DURATION OF THE WORK.

THE CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE WITH EACH OTHER TO PREVENT OVERSTEPPING EACH OTHER. THE CONTRACTOR SHALL PROVIDE LABOR & MATERIALS NECESSARY TO MAINTAIN CONSTRUCTION SCHEDULING. THE SUB - CONTRACTOR SHALL BE RESPONSIBLE TO MEET THE SCHEDULE AS PROVIDED AND AGREED TO WITH THE CONTRACTOR PRIOR TO CONSTRUCTION.

ALL WORK SHALL BE LAID OUT TRUE, SQUARE AND PLUMB, TO EXACT AND CORRECT DIMENSIONS. IF DISCREPANCIES ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE BUILDER/ ARCHITECT IN WRITING PRIOR TO PROCEEDING. THE ARCHITECT WILL ISSUE A DIMENSIONAL OR LAYOUT CORRECTION NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT DIMENSIONAL ERRORS.

ALL MATERIALS USED IN THE PERMANENT CONSTRUCTION OF THE WORK MUST BE NEW AND UNUSED (U.N.O.), FIRST QUALITY, FREE FROM DEFECTS AND INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS FOR THE APPLICATION AT HAND. ALL WORKMANSHIP SHALL BE OF FIRST CLASS QUALITY.

CONTRACTOR SHALL PROVIDE CUT-SHEETS AND SPECIFICATIONS OF ALL ITEMS FOR SUBMISSION TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING OR INSTALLING.

PRODUCT MANUFACTURERS INDICATED IN SCHEDULES AND/OR ON PLANS WERE SELECTED BASED UPON QUALITY, STYLE, SIZE, COLOR, ETC. AND ARE NOT IN- TENDED TO RESTRICT THE COMPETITIVE BIDDING. PRODUCTS EQUAL TO OR IN- TENDED TO BE USED AS SUBSTITUTES ARE SUBJECT TO ARCHITECTS APPROVAL IN WRITING PRIOR TO PURCHASE OR INSTALLATION.

THE CONTRACTOR SHALL PROVIDE THE BUILDER WITH A WRITTEN GUARANTEE FOR ALL WORK UNDER THIS CONTRACT FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY BUILDER.

ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE. ACCEPTANCE BY THE ENGINEER /ARCHITECT MUST BE A CONDITION OF THE CONTRACT BETWEEN THE GEN. CONTRACTOR AND BUILDER.

THE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING WORK:
- MAKE-WAY/HOOK UP SCHEDULING OF ALL TRADES AND WORK (INCLUDING WORK OF OTHERS WHERE NO CONTRACTUAL RELATIONSHIP EXIST.)
- PROVIDING BARRICADES, TEMPORARY POWER, LIGHTING TELEPHONE SERVICES, ETC. AS REQ'D. TO COMPLETE WORK.
- TEMPORARY UTILITIES, CONNECTIONS AND PAYMENT OF ALL UTILITY CHARGES DURING CONSTRUCTION.
- COORDINATION WITH BUILDER OR AGENT OF DELIVERY AND REMOVAL IF MATERIALS, EQUIPMENT, AND OTHER ITEMS TO / FROM SITE.
- REMOVAL OF TRASH AND DEBRIS, PLACE IN DESIGNATED CONTAINERS AS DIRECTED BY BUILDER /AGENT. REMOVE ALL TRASH FROM PREMISES.
- ISSUE ALL ADDENDUMS, REVISIONS AND UPDATES TO SUBCONTRACTORS IN A TIMELY MANNER.
- ALL DRAWINGS, SPECIFICATIONS, AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE AND SHALL REMAIN THE ARCHITECTS PROPERTY. THE CONTRACTOR SHALL MAINTAIN A FULL SET OF COMPLETE AND CURRENT DRAWINGS AVAILABLE FOR REVIEW AT THE JOBSITE AT ALL TIMES. ALL FIELD MODIFICATIONS TO THE ORIGINAL DESIGN DOCUMENTS SHALL BE NOTED AND MAINTAINED FOR THE BUILDERS RECORD COPY.

ALL DOORS & WINDOWS TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLE TESTING REQUIREMENTS. - "PGT" OR EQUAL - WITH CERTIFICATE OF ACCEPTANCE.

ALL WALKWAYS TO BE SLOPED AWAY FROM BUILDING FOR POSITIVE DRAINAGE. (MIN. 2% - SEE CIVIL DRAWINGS.)

ALL GROUND FLOOR SHOWERS TO HAVE MIN. 4" DEPRESSED SLAB, SECOND AND THIRD FLOOR WOOD TRUSSES TO HAVE FLOOR JOIST REDUCED IN DEPTH BY 2" FOR SHOWERS AND LAUNDRY ROOMS.

CONTRACTOR TO PROVIDE DRAWINGS TO TRUSS MANUFACTURER, MECHANICAL SUBCONTRACTOR TO COORDINATE ALL REQUIRED AC-DUCT WORK PENETRATIONS THROUGH THE ENTIRE STRUCTURE.

ALL TRUSSES, & GIRDERS SHALL BE ANCHORED TO BEARING PARTITIONS, WALLS, AND/OR TIE BEAMS WITH APPROVED ANCHORS. - SEE STRUCTURAL DWGS.

CONTRACTOR SHALL DELIVER TO BUILDER PRIOR TO FINAL PAYMENT ALL APPLICABLE GUARANTEES, WARRANTIES AND OPERATING MANUALS.

ALL CONTRACTORS AND SUBCONTRACTORS SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING PROPOSALS. VERIFY EXISTG CONDITIONS COMPLY WITH CURRENT CODE REQUIREMENTS NOTIFY ARCHITECT IN WRITING IF CHANGES ARE NECESSARY. NO EXTRAS WILL BE GIVEN. REPORT ANY DISCREPANCIES IN THE DOCUMENTS TO THE ARCHITECT PRIOR TO SUBMITTING PROPOSAL. - NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY AND ALL ABANDEN UNDER GROUND UTILITIES, PIPES, WIRES TREE ROOTS SEPTIC TANK ETC - PRIOR TO COMPACTING SITE.

FIRE DEPARTMENT REQUIREMENT

ALL THREE BUILDINGS ARE TO BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM. CONTRACTOR TO PROVIDE SIGNED & SEALED SHOP DRAWINGS ON AUTOMATIC FIRE SPRINKLER SYSTEM.

ALL INTERIOR FINISHES SHALL COMPLY W/ F.B.C. 2023 FOR FLAME SPREAD RESTRICTIONS & NFPA 101 2023 EDITION (CLASS A,B & C).

MAINTAIN FIRE RATING AT ALL PENETRATIONS OF RATED WALL AND FLOOR ASSEMBLIES I.E. MECHANICAL AND ELECTRICAL SERVICE RUNS.

NEW FIRE DEPARTMENT CONNECTION AND HYDRANTS

ALL FIRE DEPARTMENT CONNECTIONS, HYDRANTS AND ACCESS POINT SHALL BE FREE OF DEBRIS OR OTHER HINDRANCES FOR EASY ACCESS AT ALL TIMES. ROADWAYS SHALL HAVE A 12'-0" WIDE LANE AT ALL TIMES. FAILURE TO COMPLY WILL RESULT IN THE SITE SHUT DOWN UNTIL COMPLIANCE IS OBTAINED, AND POSSIBLE FINES. FIRE LANES SHALL BE THE CONNECTION. ALL FDC'S SHALL HAVE A PLAQARD THAT DESIGNATES WHAT PORTION OF THE SYSTEM THEY SERVE. THEY SHALL BE PAINTED RED AND HAVE ALL PERTINATE HYDRAULIC INFORMATION PERMANENTLY AFFIXED TO THEM. BUILDINGS WITH MULTIPLE RISERS, SYSTEM SHALL BE INTERCONNECTED SO THAT ANY CONNECTION FEEDS ALL SPRINKLERS AND/OR STANDPIPES.

DEVELOPER SHALL REVIEW THESE CONSTRUCTION DOCUMENTS AND VERIFY THAT THEY ARE CORRECT AND COMPLETE PRIOR TO BIDDING AND START OF CONSTRUCTION.

DEVELOPER SHALL APPROVE ALL MATERIAL AND FINISH SAMPLES ALONG WITH ALL EQUIPMENT SPECIFICATIONS PRIOR TO ORDERING AND INSTALLATION.

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ROSEN ASSOCIATES DEV.
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AGTLAND
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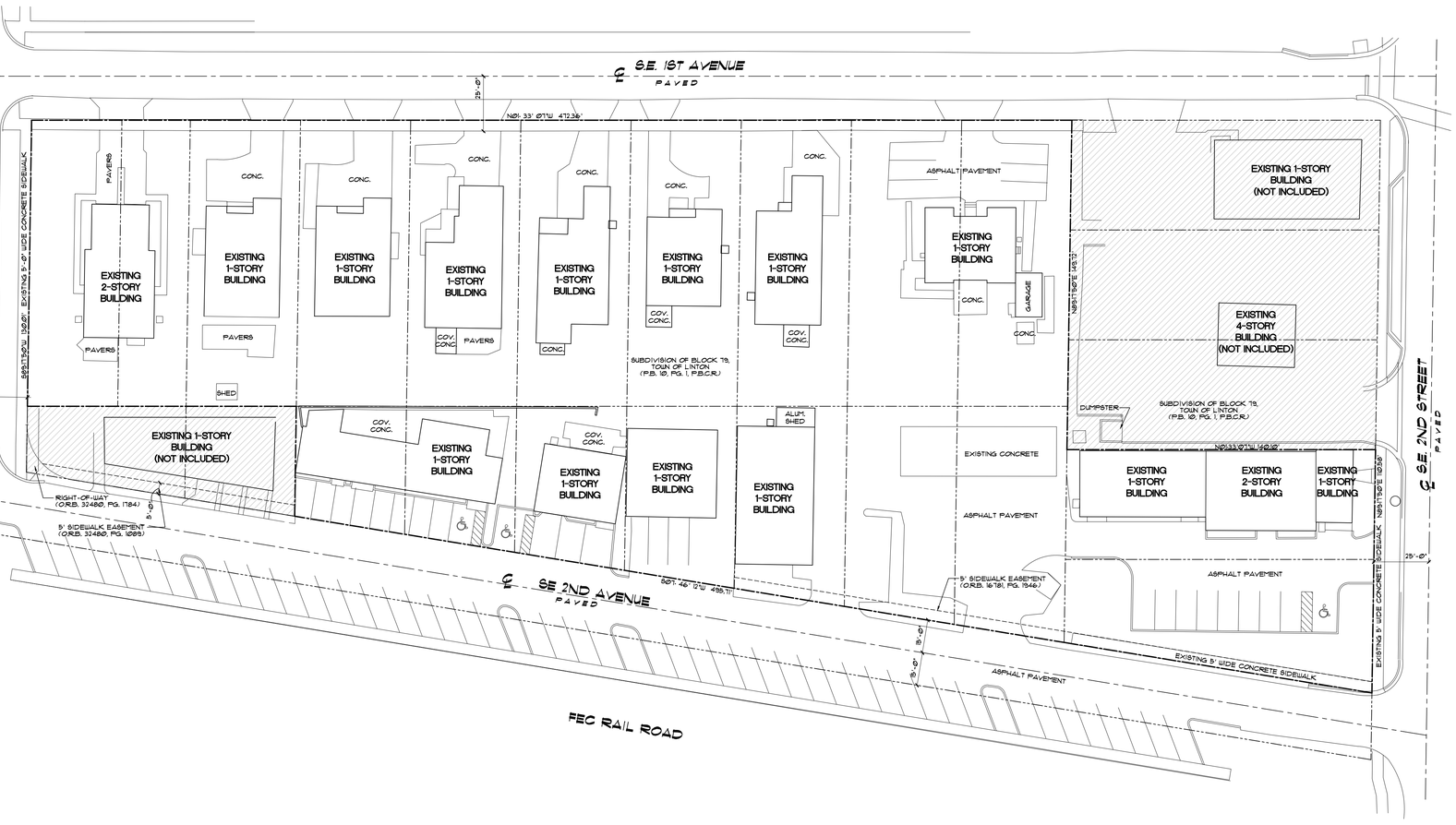
ARCHITECTS
ge architecture, inc.
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fl. lic. AA-26002044
PH. (561) 276-6011
FAX (561) 276-6129

⚠ REVISED 12-24-25 AS PER TAC COMMENTS:
1. UPDATED SHEET SCHEDULE

SITE PLAN APPROVAL DATE: 10-22-25

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1 A1.00

EXISTING SITE PLAN

SCALE : 1-0" = 30'-0" (FOR REFERENCE ONLY)

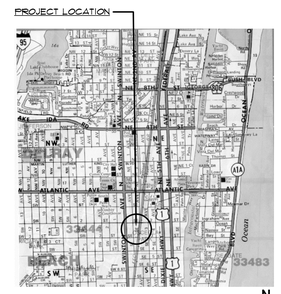
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LEGAL DESCRIPTION

LOT 1, 2, 6, 7, 8, 9, 1Ø, 11, 12, 13, 14, 17, 18, 19, 2Ø, 21, 22 AND 23 OF "SUBDIVISION OF BLOCK 79, TOWN OF LINTON (NOW DELRAY, FLORIDA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1Ø, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS ALL SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 2.361 ACRES (1Ø2,835 SQUARE FEET), MORE OR LESS.

PROJECT LOCATION



VICINITY MAP

N

PROPOSED PROJECT IS LOCATED ON THE EAST SIDE OF SE 1ST AVENUE AND NORTH SIDE OF SE 3RD STREET AND SOUTH SIDE OF SE 2ND STREET.

GENERAL NOTES:

1. IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE INCONFORMANCE 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.
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7. ALL PROPOSED SIGNAGE IS UNDER SEPARATE PERMIT.

SETBACKS	REQUIRED BLDG SETBACK
FRONT SETBACK (S.E. 1ST AVENUE)	
LEVEL 1 TO 3	1Ø'-Ø" MIN. / 15'-Ø" MAX.
ABOVE LEVEL 3	2Ø'-Ø" MIN.
FRONT SETBACK (S.E. 2ND AVENUE)	
LEVEL 1 TO 3	1Ø'-Ø" MIN. / 15'-Ø" MAX.
ABOVE LEVEL 3	2Ø'-Ø" MIN.
FRONT SETBACK (S.E. 2ND STREET)	
LEVEL 1 TO 3	1Ø'-Ø" MIN. / 15'-Ø" MAX.
ABOVE LEVEL 3	2Ø'-Ø" MIN.
FRONT SETBACK (S.E. 3RD STREET)	
LEVEL 1 TO 3	1Ø'-Ø" MIN. / 15'-Ø" MAX.
ABOVE LEVEL 3	2Ø'-Ø" MIN.
INTERIOR SIDE SETBACK	Ø' OR 5' MIN.
INTERIOR SIDE SETBACK (PLUS ADDITIONAL 6'-Ø" UTILITY EASEMENT)	Ø' OR 5' MIN.
INTERIOR SIDE SETBACK	Ø' OR 5' MIN.

ZONING DISTRICT:	CBD
SUB-DISTRICT:	RAILROAD CORRIDOR
TOTAL SITE AREA	2.36 ACRES 1Ø2,813.84 SQ.FT.
ALLOWABLE HEIGHT	5 STORIES AND 54 FT.

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.

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architect, planner and designer

1045 East Atlantic Ave, Suite 303
Delray Beach, Florida 33483
TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR	SITE PLAN APROVAL
BIDS	
PERMIT	Ø2225
CONSTRUCTION	

STATE OF FLORIDA
GARY P. ELIOPOULOS
AR0017527
Ø2126
REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE
DELRAY BEACH, FL

REVISIONS

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

FILE NUMBER 812A100

DRAWING TITLE

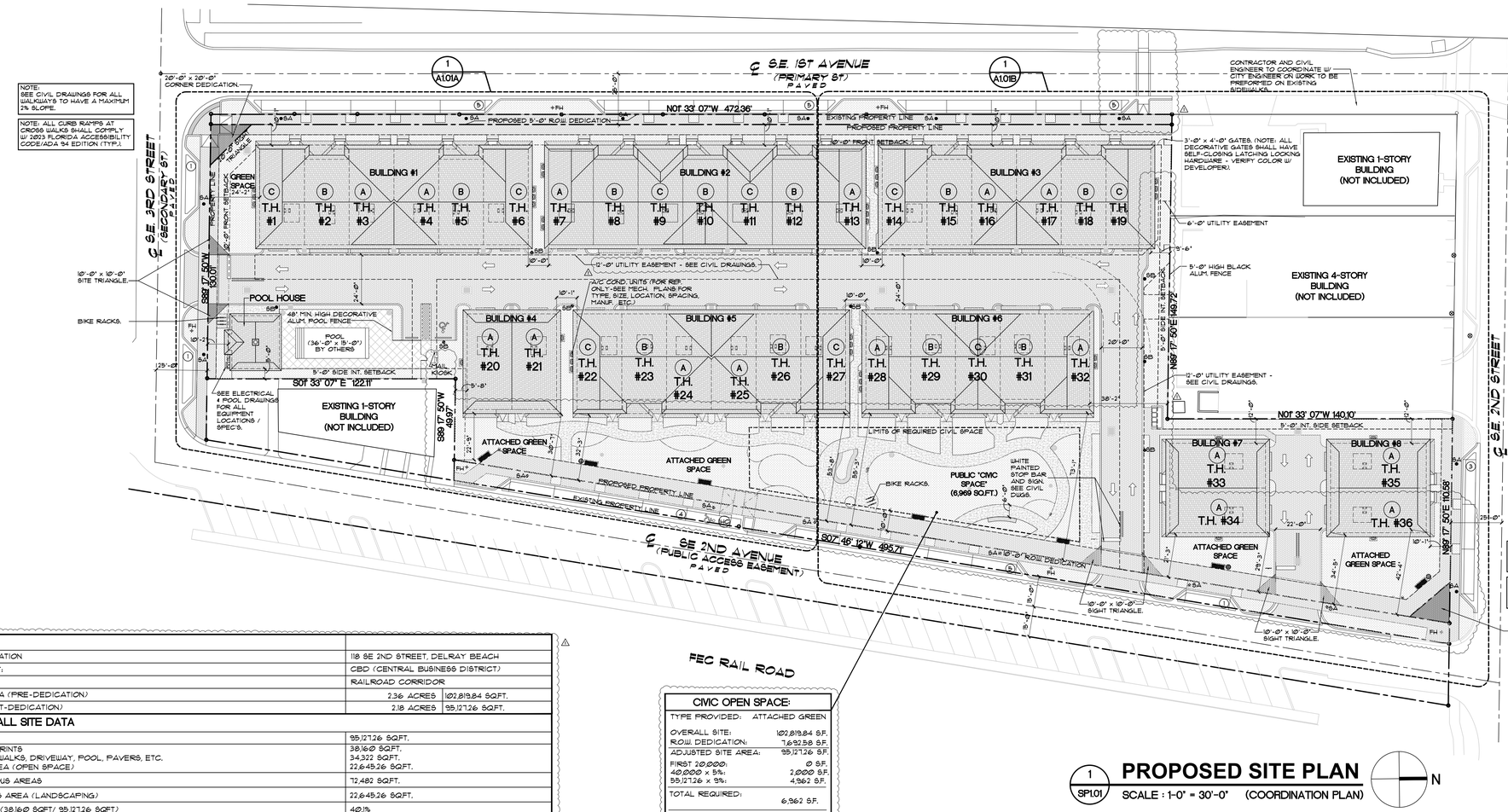
EXISTING SITE PLAN (FOR REFER. ONLY)

DATE 10.15.25 | DRAWN BY GE/JH

JOB NUMBER 20240812

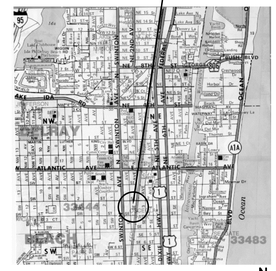
DRAWING NUMBER

A1.00



1 SP1.01 **PROPOSED SITE PLAN**
SCALE : 1-0" = 30'-0" (COORDINATION PLAN)

PROJECT LOCATION



VICINITY MAP

PROPOSED PROJECT IS LOCATED ON THE EAST SIDE OF SE 1ST AVENUE AND NORTH SIDE OF SE 3RD STREET AND SOUTH SIDE OF SE 2ND STREET.

SITE DATA		
PROPERTY LOCATION	118 SE 2ND STREET, DELRAY BEACH	
ZONING DISTRICT:	CBD (CENTRAL BUSINESS DISTRICT)	
SUB-DISTRICT:	RAILROAD CORRIDOR	
TOTAL SITE AREA (PRE-DEDICATION)	2.36 ACRES	102,819.84 SQFT.
SITE AREA (POST-DEDICATION)	2.18 ACRES	95,127.26 SQFT.
TOTAL OVERALL SITE DATA		
SITE AREA	95,127.26 SQFT.	
BUILDING FOOTPRINTS CONCRETE SIDEWALKS, DRIVEWAY, POOL, PAVERS, ETC. LANDSCAPE AREA (OPEN SPACE)	38,160 SQFT. 34,322 SQFT. 22,645.26 SQFT.	
TOTAL IMPERVIOUS AREAS	72,482 SQFT.	
TOTAL PERVIOUS AREA (LANDSCAPING)	22,645.26 SQFT.	
LOT COVERAGE (38,160 SQFT/ 95,127.26 SQFT)	40.1%	
NUMBER OF DWELLING UNITS	36	
DENSITY	16.5 DU/ACRE	
FLOOR AREA RATIO (FAR) = 105,677 SQFT. / 95,127.26 SQFT.	1.1 FAR	
CIVIC OPEN SPACE (5% OF AREA ABOVE 20,000 SF. + 9% OF AREA ABOVE 40,000 SF.	6,362 SF. REQUIRED / 6,969 SF. PROVIDED	
BUILDING HEIGHT (ALLOWED 5 STORY/54'-0")	3 STORY- 37'-2" 5 UNIT BLDG & 7 UNIT BLDG 38'-4" 2 UNIT BLDG 38'-5" 6 UNIT BLDG	
GROUND FLOOR HEIGHT (RESIDENTIAL)	10'-0" PROVIDED	
F.F.E. (RESIDENTIAL)	18" ABOVE CROWN OF ROAD	
FRONTAGE TYPE	STOOPS	

TOTAL SITE PARKING REQUIRED		
1.75 SPACES PER UNIT= (1.75 x 36 UNITS)= 63 SPACES GUEST PARKING FOR THE FIRST 20 UNITS AT .5 SPACE= (.5 x 20 UNITS)= 10 SPACES GUEST PARKING FOR 21-50= (.3 x 16 UNITS)= 4.8 SPACES		
TOTAL SPACES REQUIRED	=77.8 SPACES =78 SPACES	
TOTAL SITE PARKING PROVIDED		
2-CAR GARAGE		72
H.C.	11' x 18'	1
STANDARD STALL	9' x 18'	1
PARALLEL	22' x 8'	15 (ALONG SE 1ST AVENUE)
PARALLEL	22' x 8'	2 (ALONG SE 3RD STREET)
PARALLEL	22' x 8'	10 (ALONG SE 2ND AVENUE)
PARALLEL HC SPACE	22' x 8'	1 (ALONG SE 2ND AVENUE)
PARALLEL	22' x 8'	3 (ALONG SE 2ND STREET)
TOTAL SPACES PROVIDED	105 SPACES	

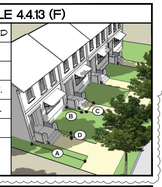
BICYCLE PARKING REQUIRED
1 SPACES PER 20 UNIT= 2 SPACES
BICYCLE PARKING PROVIDED
PROVIDED BICYCLE SPACES= 2 SPACES

SETBACKS	REQUIRED BUILDING SETBACK	PROPOSED BUILDING SETBACK
FRONT SETBACK (SE. 1ST AVENUE)		
LEVEL 1 TO 3	10'-0" MIN. / 15'-0" MAX.	10'-1"
ABOVE LEVEL 3	20'-0" MIN.	N.A.
FRONT SETBACK (SE. 2ND AVENUE)		
LEVEL 1 TO 3	10'-0" MIN. / 15'-0" MAX.	'CIVIC OPEN SPACE'
ABOVE LEVEL 3	20'-0" MIN.	N.A.
FRONT SETBACK (SE. 2ND STREET)		
LEVEL 1 TO 3	10'-0" MIN. / 15'-0" MAX.	10'-1"
ABOVE LEVEL 3	20'-0" MIN.	N.A.
FRONT SETBACK (SE. 3RD STREET)		
LEVEL 1 TO 3	10'-0" MIN. / 15'-0" MAX.	10'-2" / 'GREEN'
ABOVE LEVEL 3	20'-0" MIN.	N.A.
INTERIOR SIDE SETBACK	0' OR 5' MIN.	5'-8"
INTERIOR SIDE SETBACK (PLUS ADDITIONAL 6'-0" UTILITY EASEMENT)	0' OR 5' MIN.	10'-2"
INTERIOR SIDE SETBACK	0' OR 5' MIN.	10'-1"

CIVIC OPEN SPACE:		
TYPE PROVIDED:	ATTACHED GREEN	
OVERALL SITE:	102,819.84 S.F.	
R.O.W. DEDICATION:	7,692.58 S.F.	
ADJUSTED SITE AREA:	95,127.26 S.F.	
FIRST 20,000:	0 S.F.	
40,000 x 5%:	2,000 S.F.	
55,127.26 x 9%:	4,962 S.F.	
TOTAL REQUIRED:	6,962 S.F.	
TOTAL PROVIDED:	6,969 S.F.	

DIMENSIONAL REQUIREMENTS FOR STOOPS TABLE 4.4.13 (F)

		MINIMUM	MAXIMUM	PROVIDED
A	BUILDING SETBACK	10 FT.	15 FT.	15 FT.
B	DEPTH	5 FT.	8 FT.	5 FT.
C	WIDTH	4 FT.	-	5'-8" FT.
D	FLOOR ELEVATION	1 FT.	4 FT.	1'-6" FT.
ALLOWABLE ENCROACHMENT		-	5 FT.	2'-11" FT
MAY NOT ENCROACH INTO THE CURB OR PEDESTRIAN CLEAR ZONE				



NOTES:

BUILDINGS #4, 5, 6 TO BE DESIGNED TO COMPLY W/ FAIR HOUSING REQUIREMENTS FOR FUTURE ELEVATORS- FRONT ENTRANCES TO HAVE 6" MAX HT. RAMPS TO ACCESS FRONT PORCHES.

AREA CALCULATIONS	
BUILDINGS 1, 3, + 5 (6-UNITS)	
TOTAL GROSS GROUND FLOOR AREA =	6,360 SQFT.
TOTAL GROSS SECOND FLOOR AREA =	5,700 SQFT.
TOTAL GROSS THIRD FLOOR AREA =	5,534 SQFT.
TOTAL GROSS FLOOR AREA UNDER ROOF =	17,594 SQFT.
AREA CALCULATIONS	
BUILDING 2 (7-UNITS)	
TOTAL GROSS GROUND FLOOR AREA =	7,420 SQFT.
TOTAL GROSS SECOND FLOOR AREA =	6,650 SQFT.
TOTAL GROSS THIRD FLOOR AREA =	6,381 SQFT.
TOTAL GROSS FLOOR AREA UNDER ROOF =	20,451 SQFT.
AREA CALCULATIONS	
BUILDINGS 4, 7, + 8 (2-UNITS)	
TOTAL GROSS GROUND FLOOR AREA =	2,120 SQFT.
TOTAL GROSS SECOND FLOOR AREA =	1,900 SQFT.
TOTAL GROSS THIRD FLOOR AREA =	1,920 SQFT.
TOTAL GROSS FLOOR AREA UNDER ROOF =	5,940 SQFT.
AREA CALCULATIONS	
BUILDING 6 (5 UNITS)	
TOTAL GROSS GROUND FLOOR AREA =	5,300 SQFT.
TOTAL GROSS SECOND FLOOR AREA =	4,750 SQFT.
TOTAL GROSS THIRD FLOOR AREA =	4,574 SQFT.
TOTAL GROSS FLOOR AREA UNDER ROOF =	14,624 SQFT.

LEGEND:

- GRASS/LANDSCAPING-SEE LANDSCAPING DRWGS.
- CONCRETE WALKWAY-SEE CIVIL DRWGS.
- CONCRETE POOL PAVERS (VERIFY W/ DEVELOPER-SEE CIVIL DRWGS).
- CONCRETE WALKWAYS / DRIVEWAY PAVERS (VERIFY W/ DEVELOPER-SEE CIVIL DRWGS).
- CONCRETE ROOF TILE (VERIFY W/ DEVELOPER -SEE ROOF PLANS DRWGS).

NOTES:

1. CONTRACTOR TO COORDINATE W/ FP & L TRANSFORMER- FOR PROPER LOCATION. FOR PROPER LOCATIONS.
2. AS PER CITY OF DELRAY BEACH LDR SECTION 6.1.8 ALL SERVICE UTILITIES TO BE LOCATED UNDERGROUND

GENERAL NOTES:

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TYPE OF CONSTRUCTION

THREE STORY TOWNHOUSE
TYPE VB – UNPROTECTED / SPRINKLERED

OCCUPANCY CLASSIFICATION

GROUP 'R2' – RESIDENTIAL

*PROJECT MUST ACHIEVE AT LEAST A CERTIFICATION LEVEL OF LEED SILVER OR EQUIVALENT PER LDR SECTION 7.11.1(C)(2)

LEGAL DESCRIPTION

LOT 1, 2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17, 18, 19, 20, 21, 22 AND 23 OF 'SUBDIVISION OF BLOCK 79, TOWN OF LINTON (NOW DELRAY, FLORIDA', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS ALL SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 2.361 ACRES (102,835 SQUARE FEET), MORE OR LESS.

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FAX: 561-276-6129

ISSUED FOR
SITE PLAN APPROVAL
BIDS
PERMIT
10.22.25
CONSTRUCTION

STATE OF FLORIDA
GARY P. ELIOPOULOS
AR0017527
10/31/26
REGISTERED ARCHITECT

PROJECT TITLE
THE SWAN OF DELRAY

SE 1ST AVENUE DELRAY BEACH, FL

REVISIONS
1. REVISED 12-24-25 AS PER TAC COMMENTS:
1. UPDATED SHEET LABEL.
2. MOVED ROLL OUT CONTAINER ENCLOSURE AND MAIL KIOSK.
3. ADDED BENCHES, TRASH, AND PET WASTE TO THE ATTACHED GREEN SPACES
4. ADDED BUILDING DIMS
5. REMOVED GREEN SPACE ON THE CORNER AND REPLACED WITH PAVERS
6. UPDATED AREA CHART
7. ADDED CHART ALONG SE 1ST AVE
8. UPDATE EASEMENT TO BE 12' WIDE
9. UPDATED UNITS ALONG CIVIC SPACE TO HAVE RAMP

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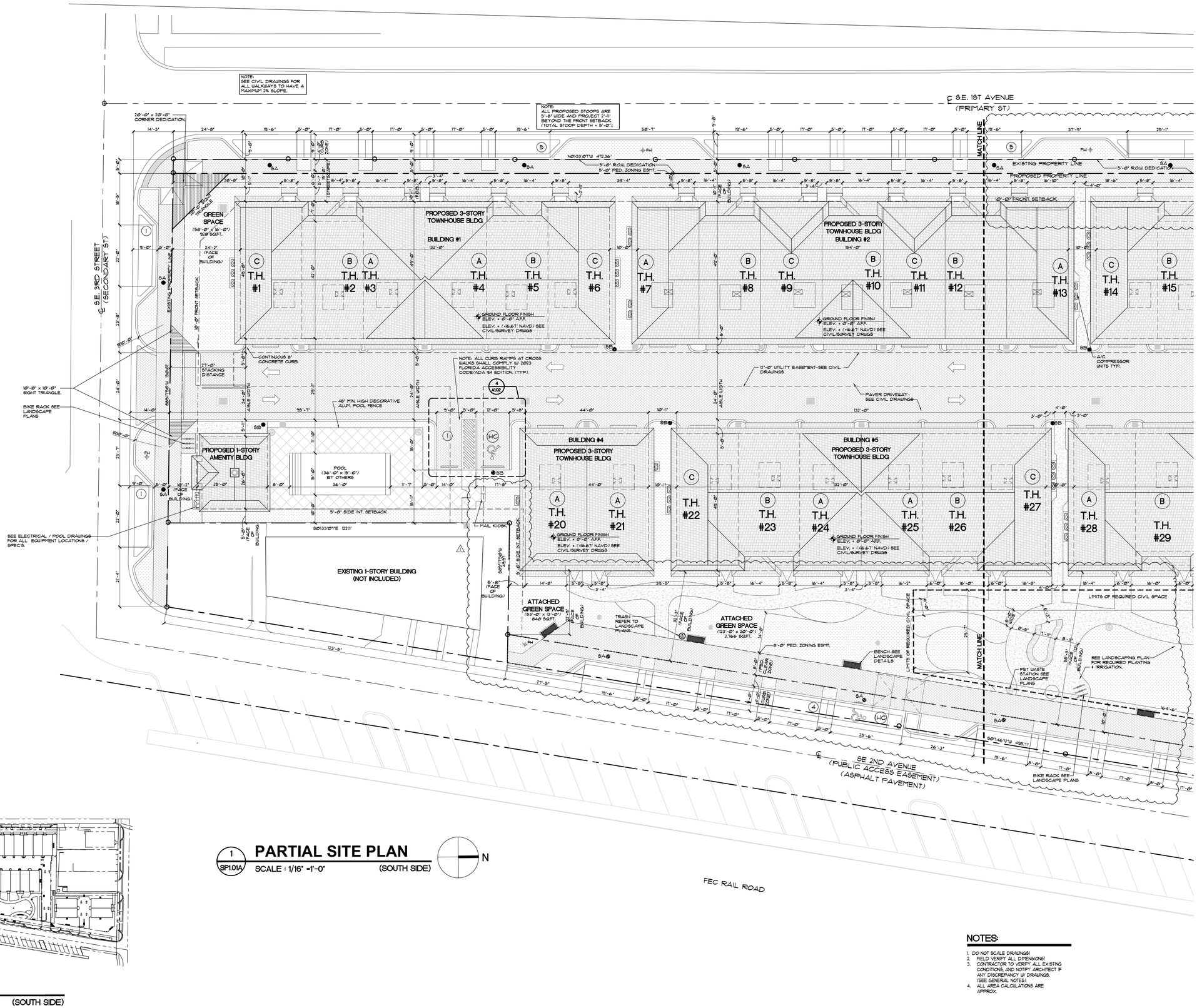
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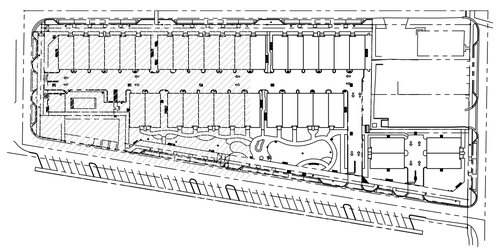
DRAWING TITLE
PROPOSED SITE PLAN (COORDINATION PLAN)

DATE 09.30.25 | DRAWN BY GE/JH/NG

JOB NUMBER 20240812

DRAWING NUMBER
SP1.01





KEY PLAN

SCALE : N.T.S. (SOUTH SIDE)

1 SP1.01A PARTIAL SITE PLAN

SCALE : 1/16" =1'-0" (SOUTH SIDE)

N

NOTES:

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ge architecture, inc

architect, planner and designer

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TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR
- BIDS
- PERMIT 10.22.25
- CONSTRUCTION
- SITE PLAN APPROVAL

STATE OF FLORIDA
GARY P. ELIOPOULOS
AR0017527
10.22.25
REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE
DELRAY BEACH, FL

REVISIONS

1. REVISED 12-24-25 AS PER TAC COMMENTS:
   1. UPDATED SHEET LABEL
   2. MOVED ROLL OUT CONTAINER ENCLOSURE AND MAIL KIOSK
   3. ADDED BENCHES, TRASH, AND PET WASTE TO THE ATTACHED GREEN SPACES
   4. ADDED BUILDING DIMS
   5. UPDATED UNITS ALONG CIVIC SPACE TO HAVE RAMPS
   6. ADJUSTED EASEMENTS

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FILE NUMBER 812A101A

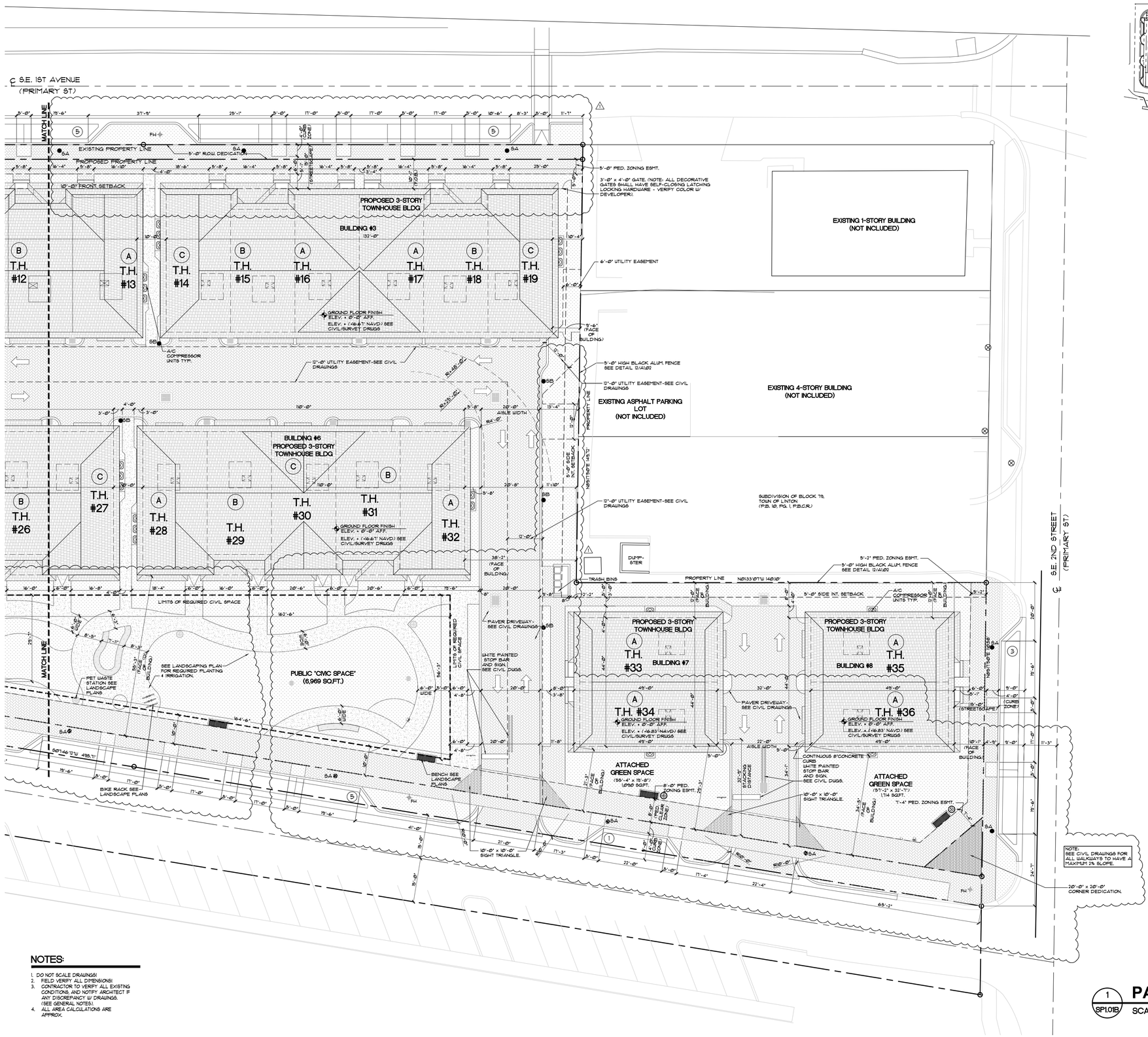
DRAWING TITLE

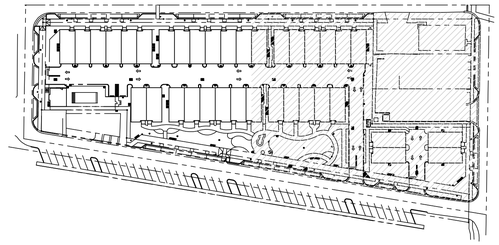
PARTIAL SITE PLAN (SOUTH SIDE)

DATE 09.30.25 | DRAWN BY GE/JH/NG

JOB NUMBER 20240812

DRAWING NUMBER SP1.01A





KEY PLAN

SCALE : N.T.S. (NORTH SIDE)

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.

1 / SP1.01B **PARTIAL SITE PLAN**

SCALE : 1/16" =1'-0" (NORTH SIDE)

N

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architect, planner and designer

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TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR: SITE PLAN APPROVAL

BIDS

PERMIT: 10.2225

CONSTRUCTION

STATE OF FLORIDA · GARY P. ELIOPOULOS · AR0017527 · 07.2026 · REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE DELRAY BEACH, FL

REVISIONS

⚠ REVISED 12-24-25 AS PER TAC COMMENTS:

1. UPDATED SHEET LABEL
2. MOVED ROLL OUT CONTAINER ENCLOSURE AND MAIL KIOSK
3. ADDED BENCHES, TRASH, AND PET WASTE TO THE ATTACHED GREEN SPACES
4. ADDED BUILDING DIMS
5. ADDED CROSSWALK AT SE 1ST AVE
6. UPDATED FINISH FLOOR HT. FOR NE CORNER UNITS
7. UPDATED UNITS ALONG CIVIC SPACE TO HAVE RAMPS
8. ADJUSTED EASEMENTS

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FILE NUMBER: 812A101B

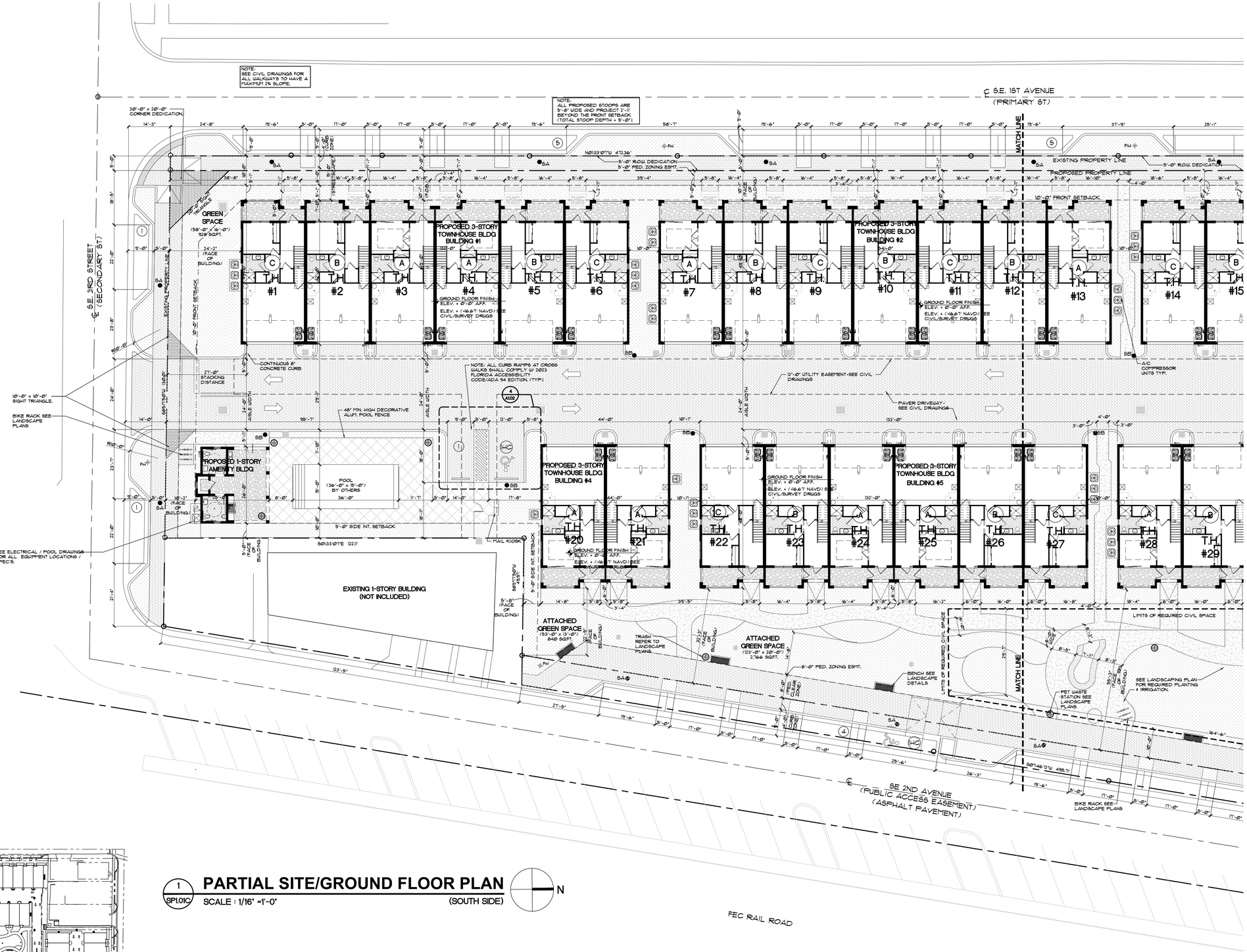
DRAWING TITLE

PARTIAL SITE PLAN (NORTH SIDE)

DATE: 09.30.25 | DRAWN BY: GE/JH/NG

JOB NUMBER: 20240812

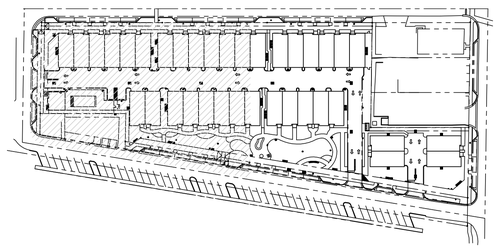
DRAWING NUMBER: ⚠ SP1.01B



1 SP1.01C **PARTIAL SITE/GROUND FLOOR PLAN** (SOUTH SIDE)

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

N



KEY PLAN

SCALE : N.T.S. (SOUTH SIDE)

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.

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FAX: 561-276-6129

ISSUED FOR
- SITE PLAN APPROVAL
- BIDS
- PERMIT 10.2225
- CONSTRUCTION

STATE OF FLORIDA
GARY P. ELIOPOULOS
AR0017527
01.21.26
REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE
DELRAY BEACH, FL

REVISIONS

⚠ REVISED 12-24-25 AS PER TAC COMMENTS.

1. ADDED SHEET TO SET
2. UPDATED UNITS ALONG CIVIC SPACE TO HAVE RAMPS
3. ADJUSTED EASEMENTS

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FILE NUMBER 812A101C

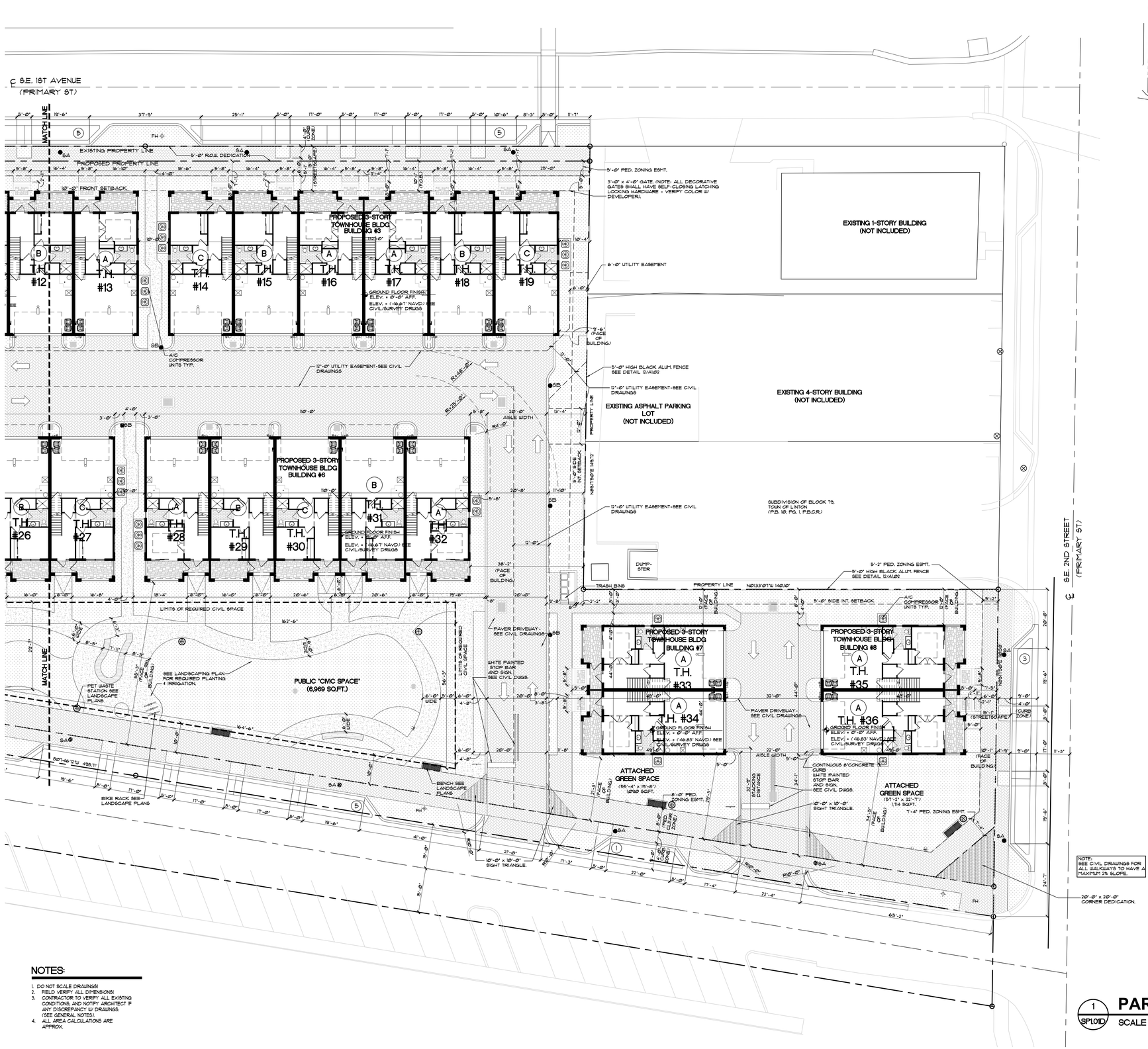
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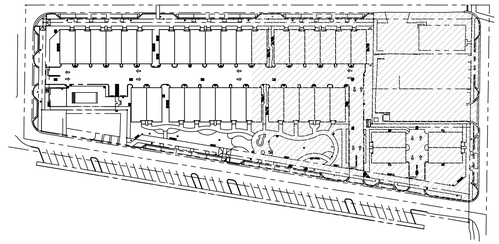
PARTIAL SITE/GROUND FLOOR PLAN (SOUTH SIDE)

DATE 01.13.26 | DRAWN BY GE/JH/NG

JOB NUMBER 20240812

DRAWING NUMBER ⚠ SP1.01C





KEY PLAN

SCALE : N.T.S. (NORTH SIDE)

NOTES:

1. DO NOT SCALE DRAWINGS!
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4. ALL AREA CALCULATIONS ARE APPROX.

1 SP1.01D **PARTIAL SITE/GROUND FLOOR PLAN**

SCALE : 1/16" =1'-0" (NORTH SIDE)

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CONSTRUCTION

STATE OF FLORIDA
GARY P. ELIOPOULOS
AR0017527
Ø1/31/26
REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE DELRAY BEACH, FL

REVISIONS

⚠ REVISED 12-24-25 AS PER TAC COMMENTS:
1. ADDED SHEET TO SET
2. UPDATED UNITS ALONG CIVIC SPACE TO HAVE AWNING
3. ADJUSTED EASEMENTS

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FILE NUMBER 812A101D

DRAWING TITLE

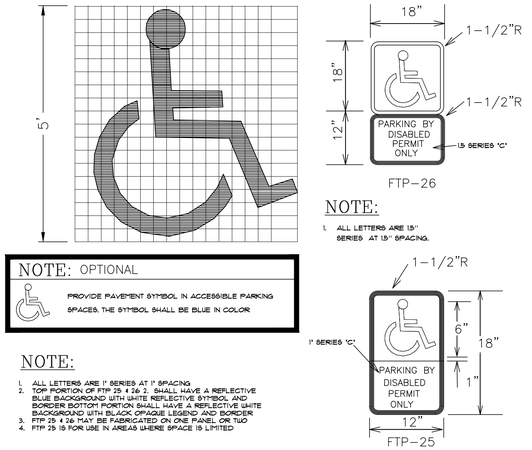
PARTIAL SITE/GROUND FLOOR PLAN (NORTH SIDE)

DATE 01.13.26 | DRAWN BY GE/JH/NG

JOB NUMBER 20240812

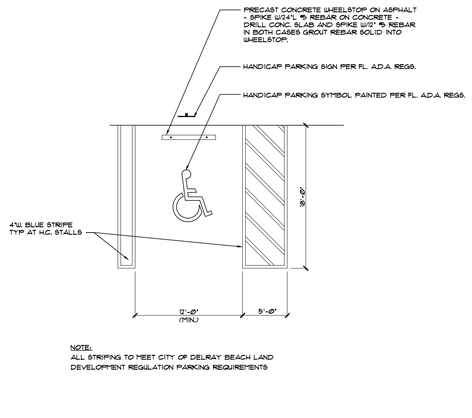
DRAWING NUMBER ⚠

SP1.01D



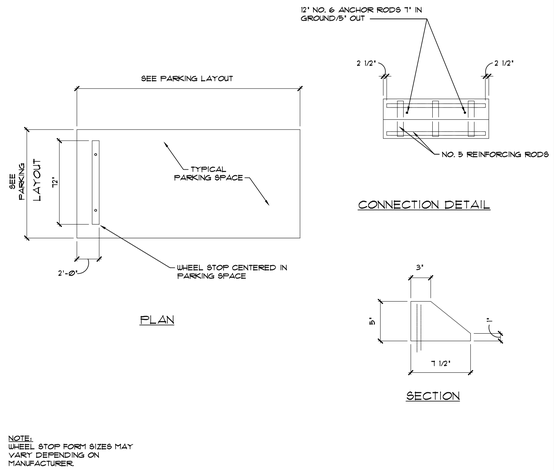
1 A1.02 **SIGNAGE**

SCALE: 1/8" = 1'-0"



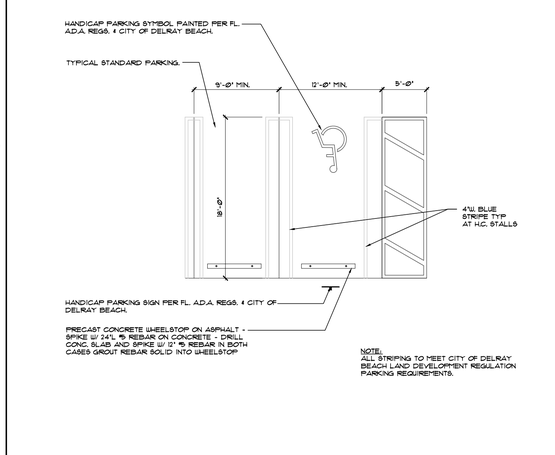
2 A1.02 **TYP. HANDICAP PARKING SPACE DETAIL**

SCALE: 1/8" = 1'-0"



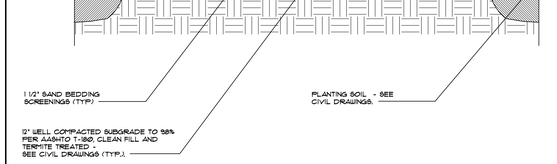
3 A1.02 **WHEEL STOP DETAIL**

SCALE: 3/16" = 1'-0" (SEE CIVIL DRAWINGS)



4 A1.02 **TYPICAL PARKING SPACE DETAIL**

SCALE: 1/8" = 1'-0"



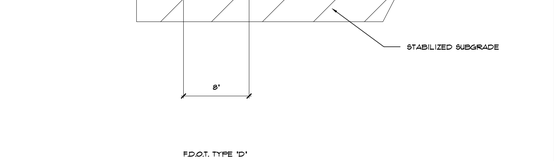
5 A1.02 **TYPICAL PAVER DETAIL**

SCALE: 1/4" = 1'-0" (SEE CIVIL DRAWINGS)



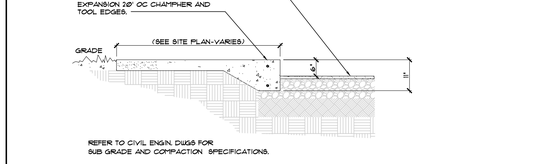
6 A1.02 **PAVEMENT JOINT DETAIL RT 7.1**

SCALE: 1/4" = 1'-0" (SEE CIVIL DRAWINGS)



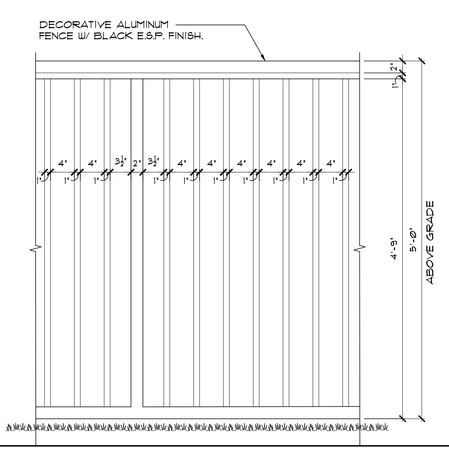
7 A1.02 **CONCRETE CURB**

SCALE: 3/8" = 1'-0" (SEE CIVIL DRAWINGS)



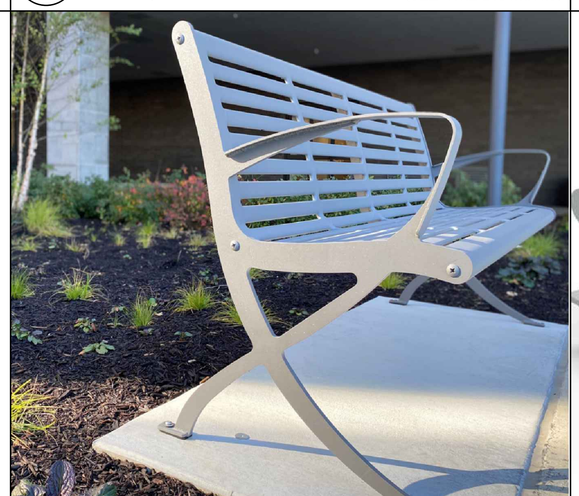
8 A1.02 **TYPICAL SIDEWALK DETAIL**

SCALE: 1/8" = 1'-0"



9 A1.02 **TYPICAL FENCE DETAIL**

SCALE: 1" = 1'-0"



10 A1.02 **ANOVA BENCH**

SCALE: N.T.S. SEE LANDSCAPE DRAWINGS



11 A1.02 **ANOVA BENCH DIVIDER**

SCALE: N.T.S. SEE LANDSCAPE DRAWINGS



12 A1.02 **ANOVA BACKLESS BENCH**

SCALE: N.T.S. SEE LANDSCAPE DRAWINGS

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ISSUED FOR
SITE PLAN APPROVAL
BIDS
PERMIT
10/2025
CONSTRUCTION

STATE OF FLORIDA
GARY P. ELIOPOULOS
AR0017527
07/26
REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE DELRAY BEACH, FL

REVISIONS

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FILE NUMBER
812A102

DRAWING TITLE

SITE DETAILS

DATE 10.01.25 | DRAWN BY GE/JH

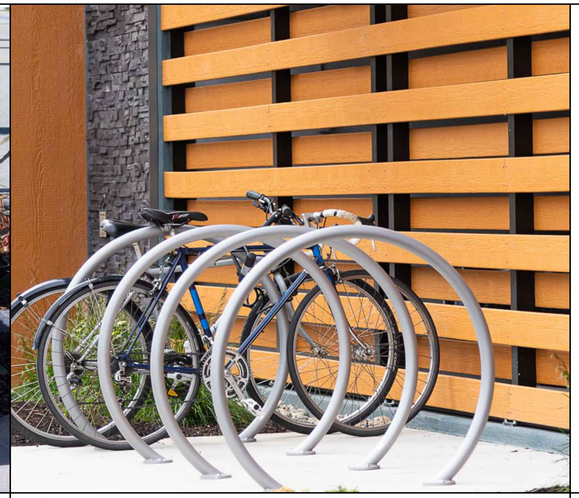
JOB NUMBER
20240812

DRAWING NUMBER

A1.02



1 A1.03 — CURVED BENCH
SCALE: N.T.S. — SEE LANDSCAPE PLAN



2 A1.03 — ANOVA TANDOM BIKE RACKS
SCALE: N.T.S. — SEE LANDSCAPE PLAN



3 A1.03 — ANOVA TRASH BIN
SCALE: N.T.S. — SEE LANDSCAPE PLAN - PROVIDE DOME LID



4 A1.03 — DRINKING FOUNTAIN W/ DOG BOWL
SCALE: N.T.S. — SEE LANDSCAPE PLAN



5 A1.03 — DOG STATION
SCALE: N.T.S. — SEE LANDSCAPE PLAN

6 A1.03 — NOT USED
SCALE:

7 A1.03 — NOT USED
SCALE:

8 A1.03 — NOT USED
SCALE:

9 A1.03 — NOT USED
SCALE:

10 A1.03 — NOT USED
SCALE:

11 A1.03 — NOT USED
SCALE:

12 A1.03 — NOT USED
SCALE:

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BIDS
PERMIT — 10.22.25
CONSTRUCTION
SITE PLAN APPROVAL

STATE OF FLORIDA
GARY P. ELIOPOULOS
AR0017527
10.22.25
REGISTERED ARCHITECT

PROJECT TITLE
THE SWAN OF DELRAY

SE 1ST AVENUE DELRAY BEACH, FL

REVISIONS

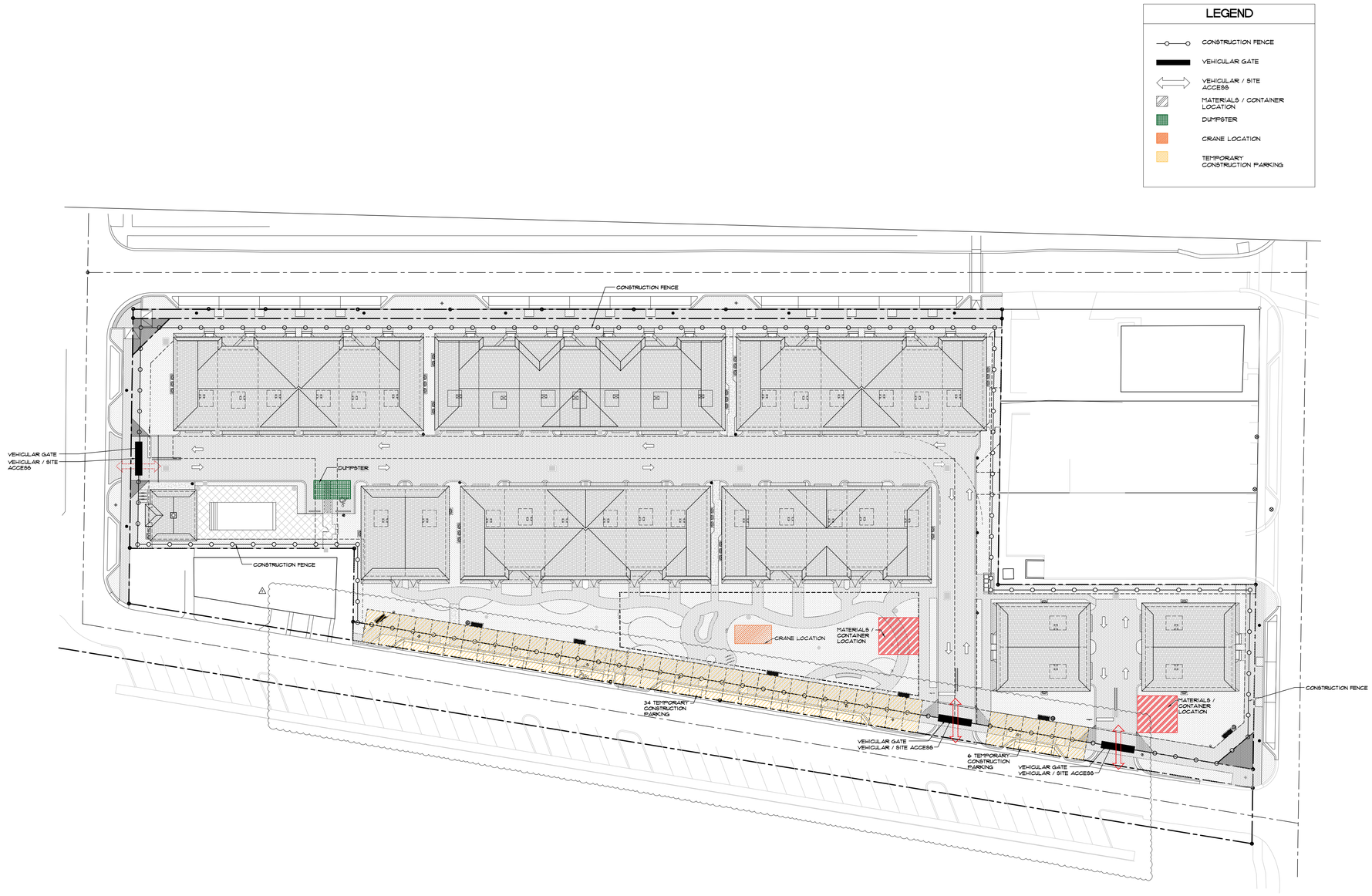
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FILE NUMBER 812A103

DRAWING TITLE
SITE DETAILS

DATE 10.01.25 | DRAWN BY GE/JH
JOB NUMBER 20240812

DRAWING NUMBER
A1.03



1 / A1.04 **PRELIMINARY STAGING PLAN**

SCALE : 1-0" = 30'-0"

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BIDS
PERMIT — 10.22.25
CONSTRUCTION

STATE OF FLORIDA
GARY P. ELIOPOULOS
AR0017527
REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE DELRAY BEACH, FL

REVISIONS

1 REVISED 12-24-25 AS PER TAC COMMENTS:
- UPDATED LOCATION OF TEMPORARY CONSTRUCTION PARKING.

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FILE NUMBER **812A104**

DRAWING TITLE

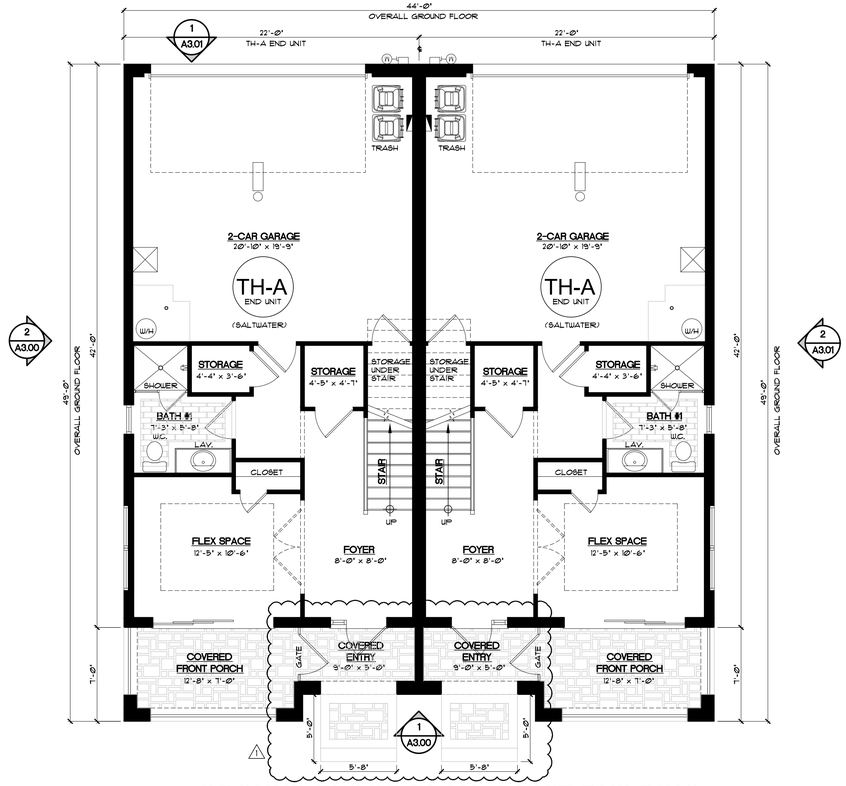
PRELIMINARY STAGING PLAN

DATE **10.02.25** | DRAWN BY **GE/JH**

JOB NUMBER **20240812**

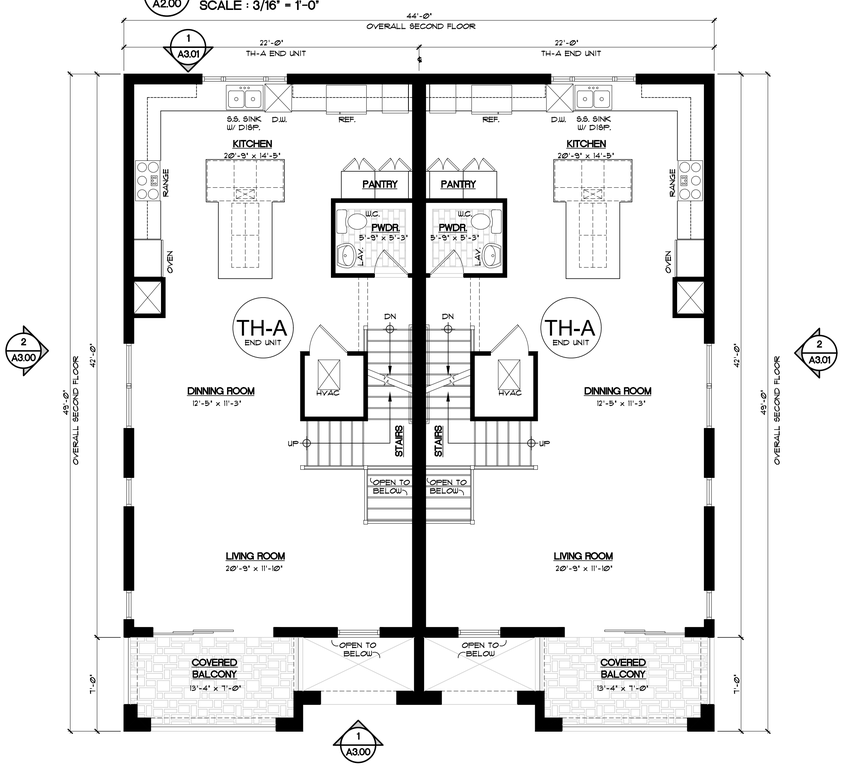
DRAWING NUMBER

A1.04



1 A2.00 GROUND FLOOR PLAN (2-UNIT BUILDING)

SCALE : 3/16" = 1'-0"

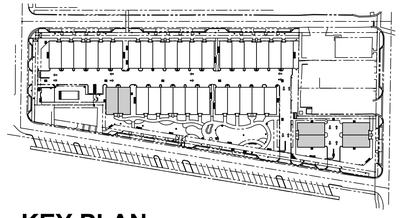


2 A2.00 SECOND FLOOR PLAN (2-UNIT BUILDING)

SCALE : 3/16" = 1'-0"

⚠ NOTES: BUILDINGS #4, 5, 6 TO BE DESIGNED TO COMPLY W/ FAIR HOUSING REQUIREMENTS FOR FUTURE ELEVATORS-FRONT ENTRANCES TO HAVE 8" MAX HT. RAMPS TO ACCESS FRONT PORCHES.

AREA CALCULATIONS (UNIT A - SALTWATER)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1,060 S/F
SECOND FLOOR A/C AREA	857 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	360 S/F
TOTAL THIRD FLOOR AREA	360 S/F
TOTAL A/C FLOOR AREA	2,286 S/F
TOTAL FLOOR AREA UNDER ROOF	2,970 S/F



KEY PLAN

SCALE : N.T.S.

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)
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CONSTRUCTION

STATE OF FLORIDA
GARY P. ELIOPOULOS
AR0017527
ØØ2126
REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE
DELRAY BEACH, FL

REVISIONS

⚠ REVISED 12-24-25
AS PER TAC COMMENTS.

1. ADDING DIMS TO THE STOOPS
2. ADDED NOTE ABOUT FAIR HOUSING

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FILE NUMBER
812A200

DRAWING TITLE

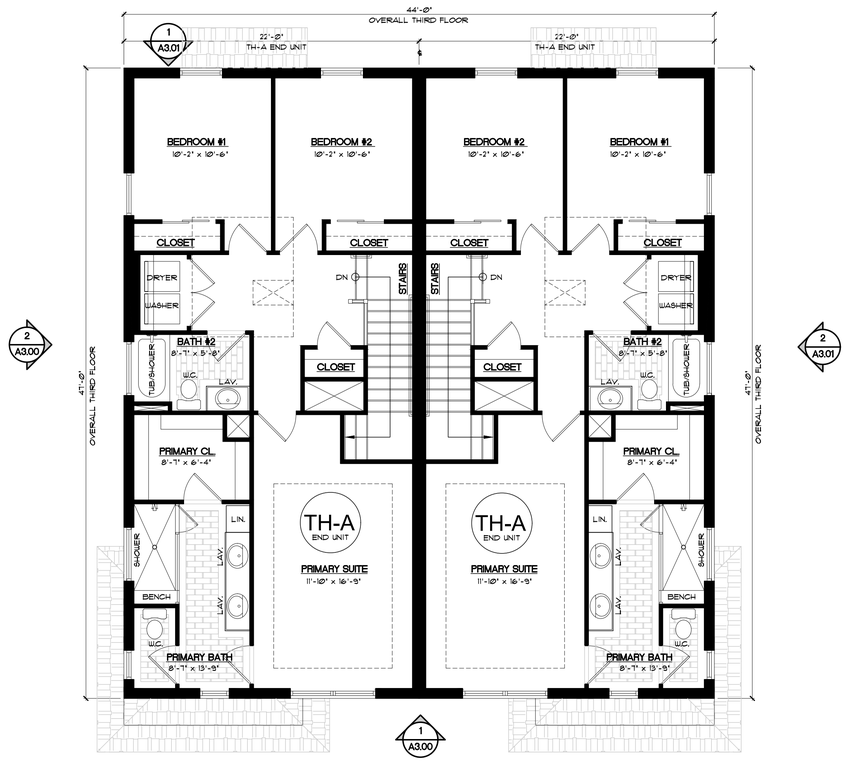
2-UNIT BLDG FLOOR PLANS

DATE 09.17.25 | DRAWN BY GE

JOB NUMBER
20240812

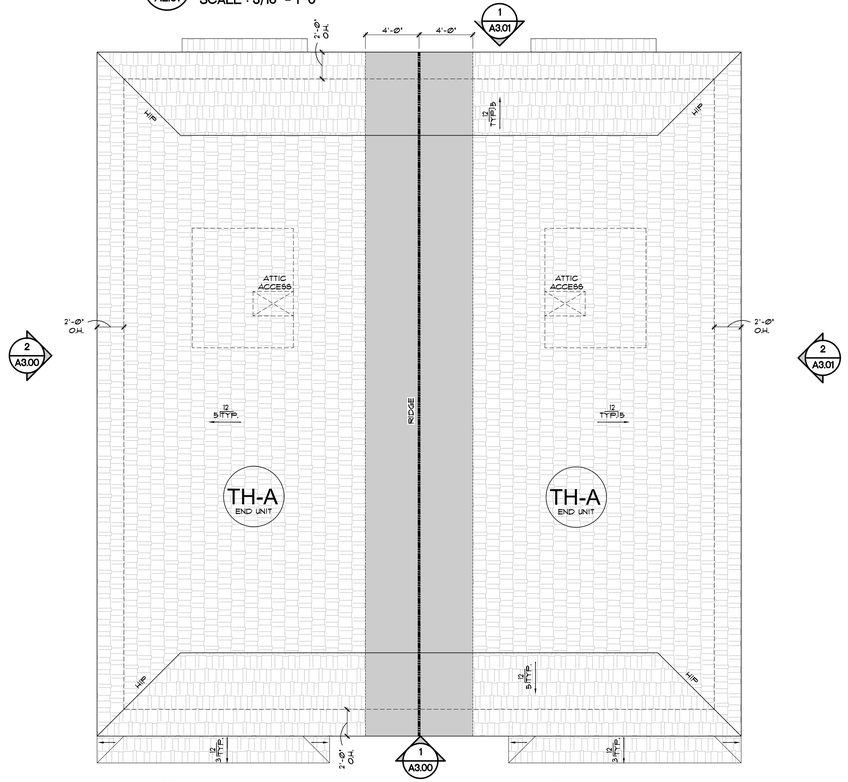
DRAWING NUMBER

A2.00



1 A2.01 THIRD FLOOR PLAN (2-UNIT BUILDING)

SCALE : 3/16" = 1'-0"

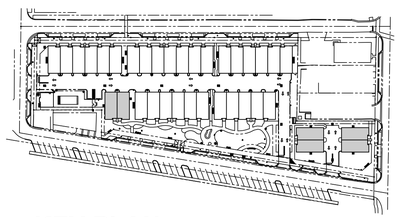


2 A2.01 ROOF PLAN (2-UNIT BUILDING)

SCALE : 3/16" = 1'-0"

AREA CALCULATIONS (UNIT A - SALTWATER)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1,060 S/F
SECOND FLOOR A/C AREA	857 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	360 S/F
TOTAL THIRD FLOOR AREA	360 S/F
TOTAL A/C FLOOR AREA	2,286 S/F
TOTAL FLOOR AREA UNDER ROOF	2,970 S/F

FIRE TREATED ROOF SHEATHING TYP. @ ALL TOWNHOUSE COMMON WALLS.



KEY PLAN

SCALE : N.T.S.

NOTES:

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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.

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ISSUED FOR: SITE PLAN APPROVAL

BIDS

PERMIT: 102225

CONSTRUCTION

STATE OF FLORIDA
GARY P. ELIOPOULOS
AR0017527
01/31/26
REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE DELRAY BEACH, FL

REVISIONS

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FILE NUMBER: 812A201

DRAWING TITLE

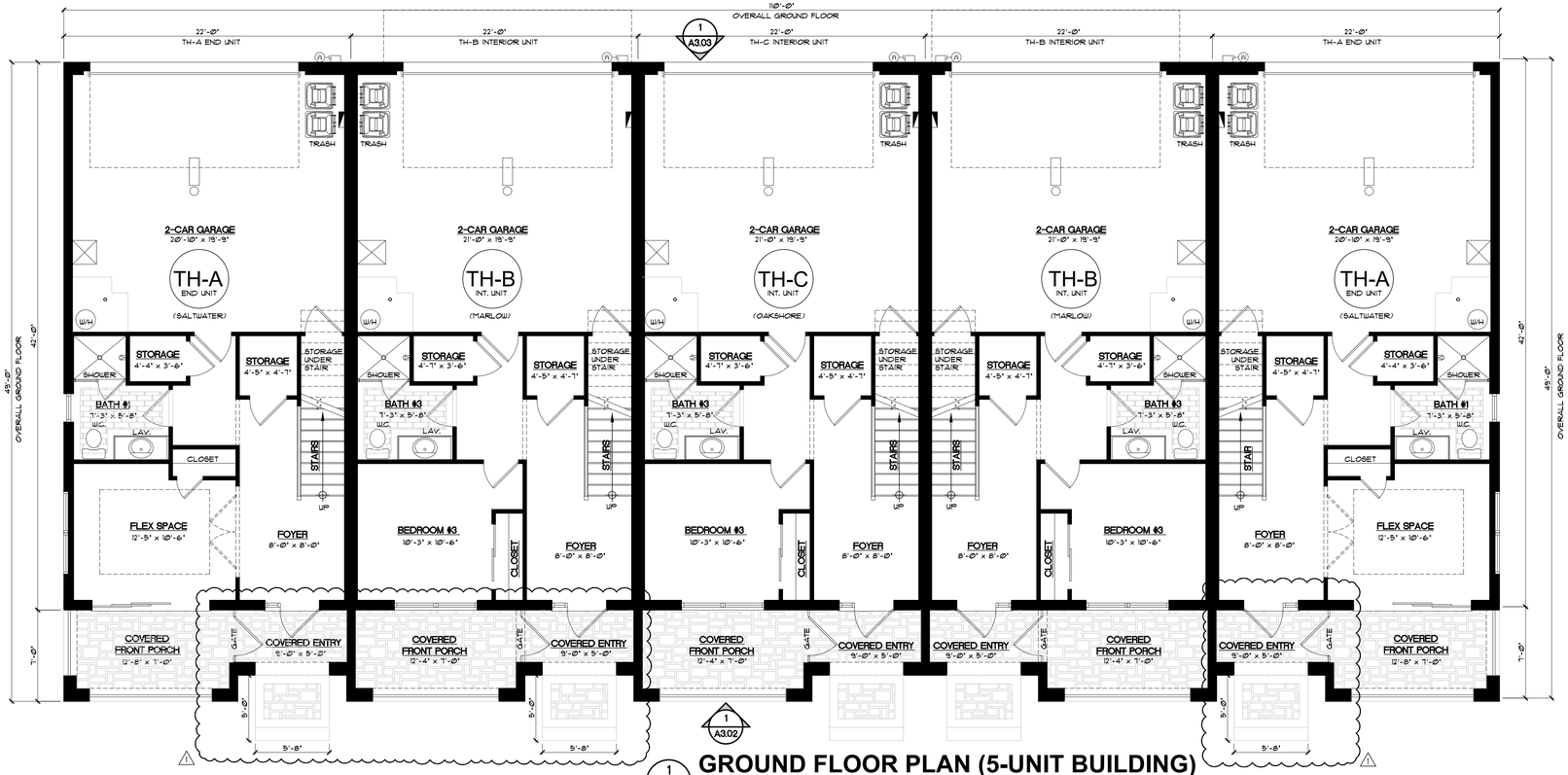
2-UNIT BLDG FLOOR PLAN AND ROOF PLAN

DATE: 09.17.25 | DRAWN BY: GE

JOB NUMBER: 20240812

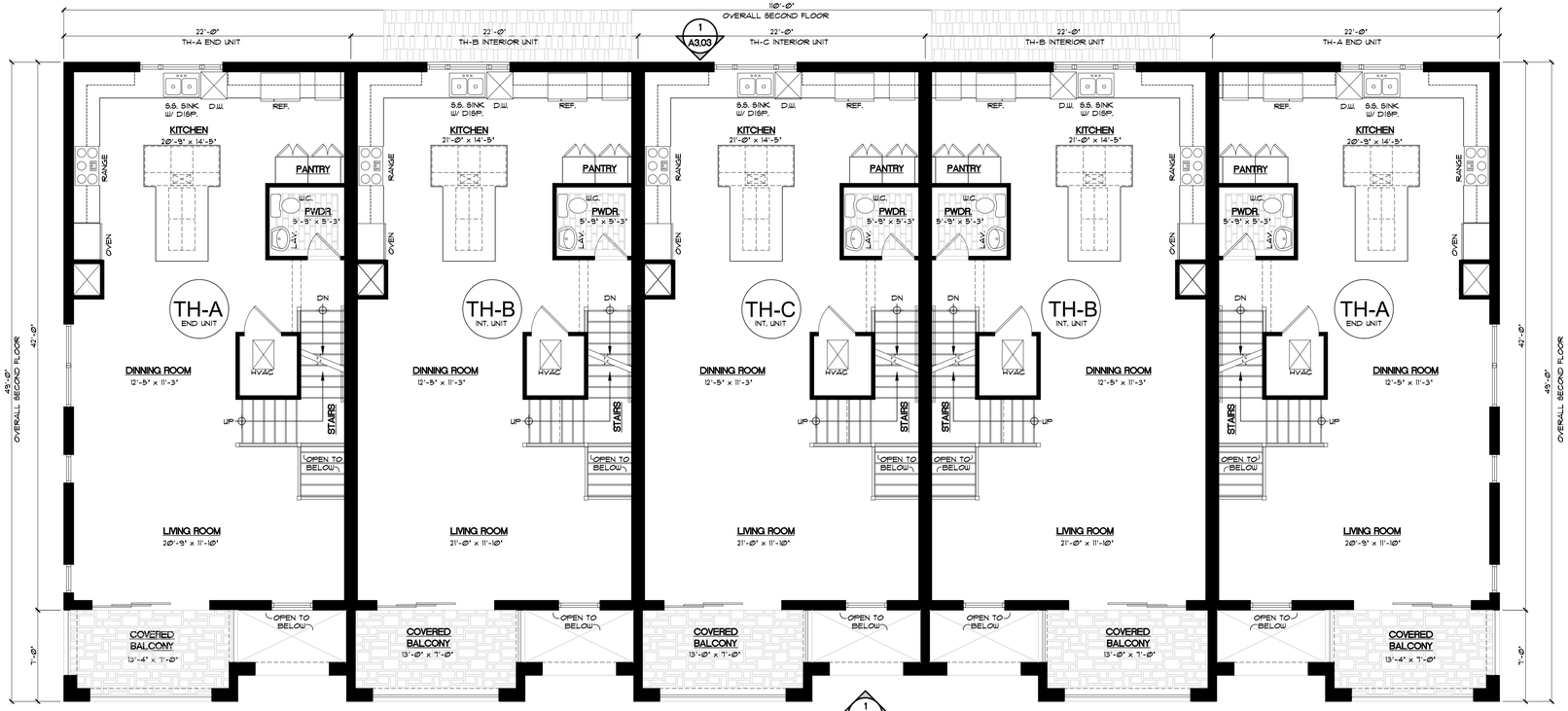
DRAWING NUMBER

A2.01



GROUND FLOOR PLAN (5-UNIT BUILDING)

1 A2.02 SCALE : 3/16" = 1'-0"



SECOND FLOOR PLAN (5-UNIT BUILDING)

2 A2.02 SCALE : 3/16" = 1'-0"

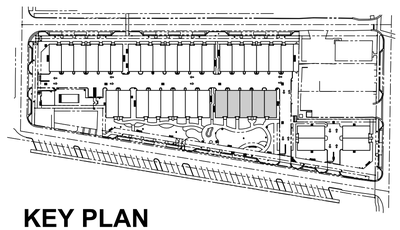
AREA CALCULATIONS (UNIT A - SALTWATER)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1,060 S/F
SECOND FLOOR A/C AREA	857 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	960 S/F
TOTAL THIRD FLOOR AREA	960 S/F
TOTAL A/C FLOOR AREA	2,286 S/F
TOTAL FLOOR AREA UNDER ROOF	2,970 S/F

AREA CALCULATIONS (UNIT B - MARLOW)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1,060 S/F
SECOND FLOOR A/C AREA	857 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	841 S/F
TOTAL THIRD FLOOR AREA	841 S/F
TOTAL A/C FLOOR AREA	2,173 S/F
TOTAL FLOOR AREA UNDER ROOF	2,857 S/F

AREA CALCULATIONS (UNIT C - OAKSHORE)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1,060 S/F
SECOND FLOOR A/C AREA	857 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	960 S/F
TOTAL THIRD FLOOR AREA	960 S/F
TOTAL A/C FLOOR AREA	2,286 S/F
TOTAL FLOOR AREA UNDER ROOF	2,970 S/F

1

NOTES: BUILDINGS #2, 5, & 10 TO BE DESIGNED TO COMPLY W/ FAIR HOUSING REQUIREMENTS FOR FUTURE ELEVATORS-FRONT ENTRANCES TO HAVE 6" MAX HT. RAMPS TO ACCESS FRONT PORCHES.



KEY PLAN

SCALE : N.T.S.

NOTES:

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10.22.25
CONSTRUCTION

STATE OF FLORIDA
GARY P. ELIOPOULOS
AR0017527
REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE DELRAY BEACH, FL

REVISIONS

1 REVISED 12-24-25 AS PER TAC COMMENTS:
1. ADDING DIMS TO THE STOOPS
2. ADDED NOTE ABOUT FAIR HOUSING

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FILE NUMBER **812A202**

DRAWING TITLE

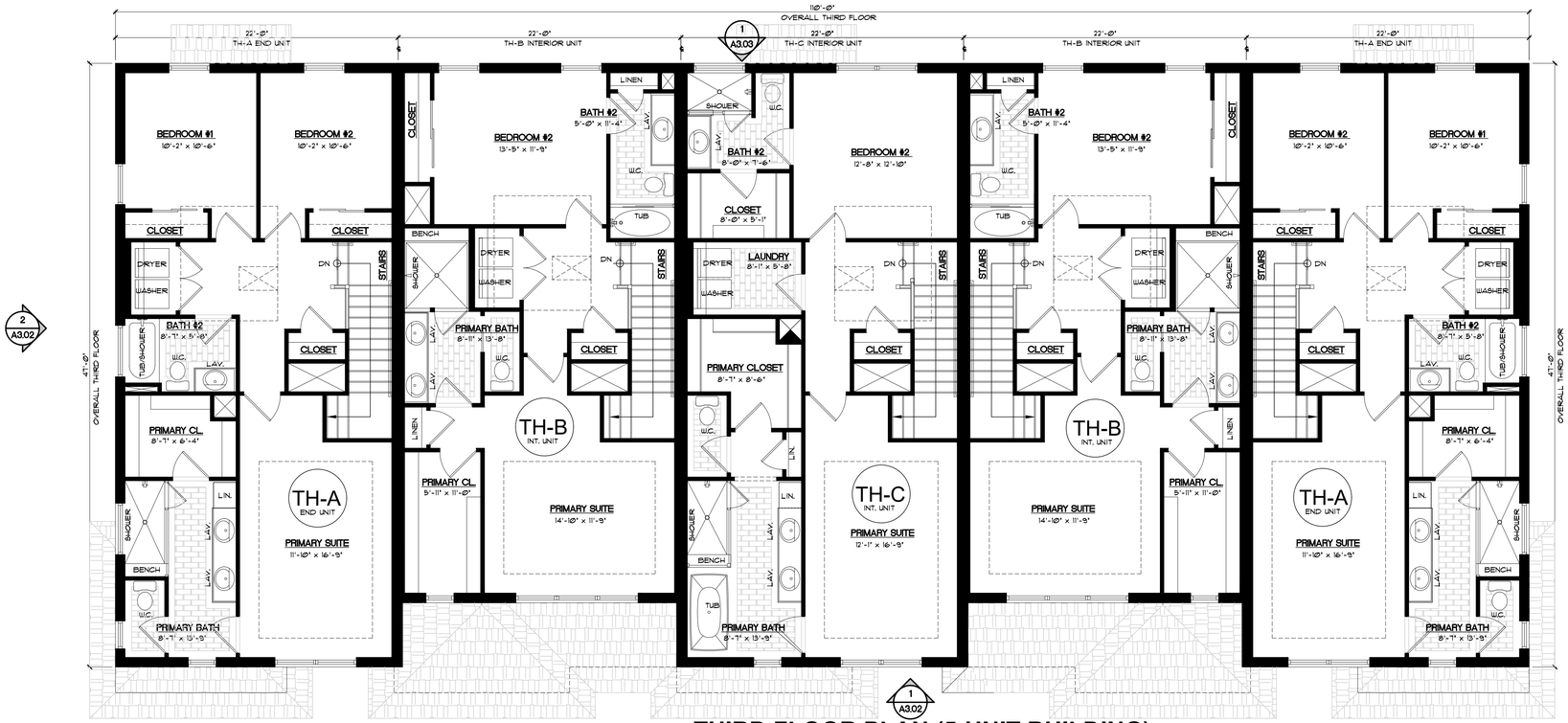
5-UNIT BLDG FLOOR PLANS

DATE **09.17.25** | DRAWN BY **GE**

JOB NUMBER **20240812**

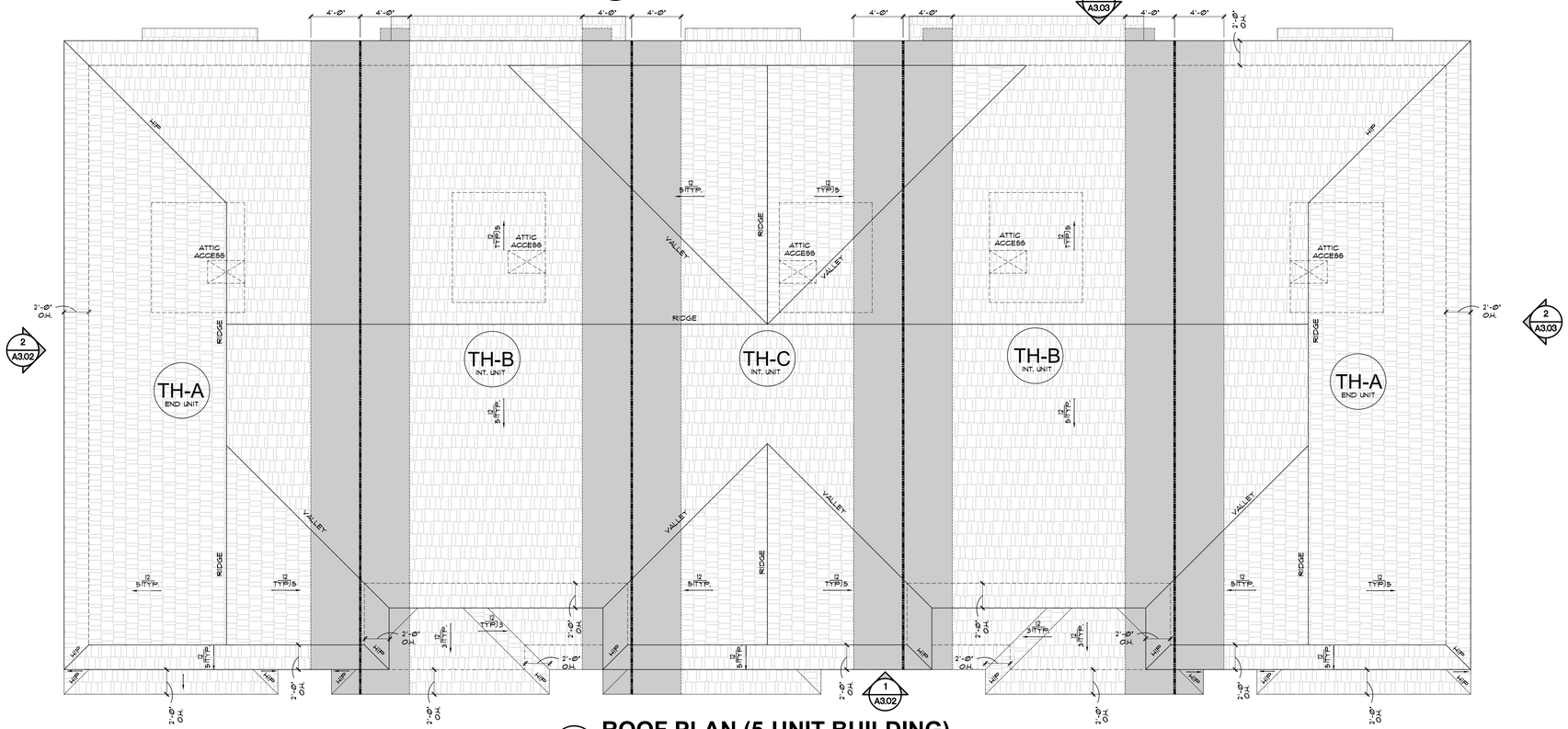
DRAWING NUMBER

A2.02



THIRD FLOOR PLAN (5-UNIT BUILDING)

1 A2.03 SCALE : 3/16" = 1'-0"



ROOF PLAN (5-UNIT BUILDING)

2 A2.03 SCALE : 3/16" = 1'-0"

AREA CALCULATIONS (UNIT A - SALTWATER)

GROUND FLOOR A/C AREA	463 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1,060 S/F
SECOND FLOOR A/C AREA	857 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	960 S/F
TOTAL THIRD FLOOR AREA	960 S/F
TOTAL A/C FLOOR AREA	2,286 S/F
TOTAL FLOOR AREA UNDER ROOF	2,970 S/F

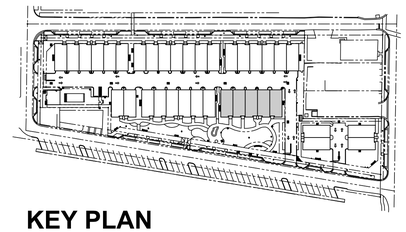
AREA CALCULATIONS (UNIT B - MARLOW)

GROUND FLOOR A/C AREA	463 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1,060 S/F
SECOND FLOOR A/C AREA	857 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	841 S/F
TOTAL THIRD FLOOR AREA	841 S/F
TOTAL A/C FLOOR AREA	2,173 S/F
TOTAL FLOOR AREA UNDER ROOF	2,857 S/F

AREA CALCULATIONS (UNIT C - OAKSHORE)

GROUND FLOOR A/C AREA	463 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1,060 S/F
SECOND FLOOR A/C AREA	857 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	960 S/F
TOTAL THIRD FLOOR AREA	960 S/F
TOTAL A/C FLOOR AREA	2,286 S/F
TOTAL FLOOR AREA UNDER ROOF	2,970 S/F

FIRE TREATED ROOF SHEATHING TYP. @ ALL TOWNHOUSE COMMON WALLS.



KEY PLAN

SCALE : N.T.S.

NOTES:

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ISSUED FOR
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10.22.25
CONSTRUCTION

STATE OF FLORIDA
GARY P. ELIOPOULOS
AR0017527
01.21.26
REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE DELRAY BEACH, FL

REVISIONS

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FILE NUMBER
812A203

DRAWING TITLE

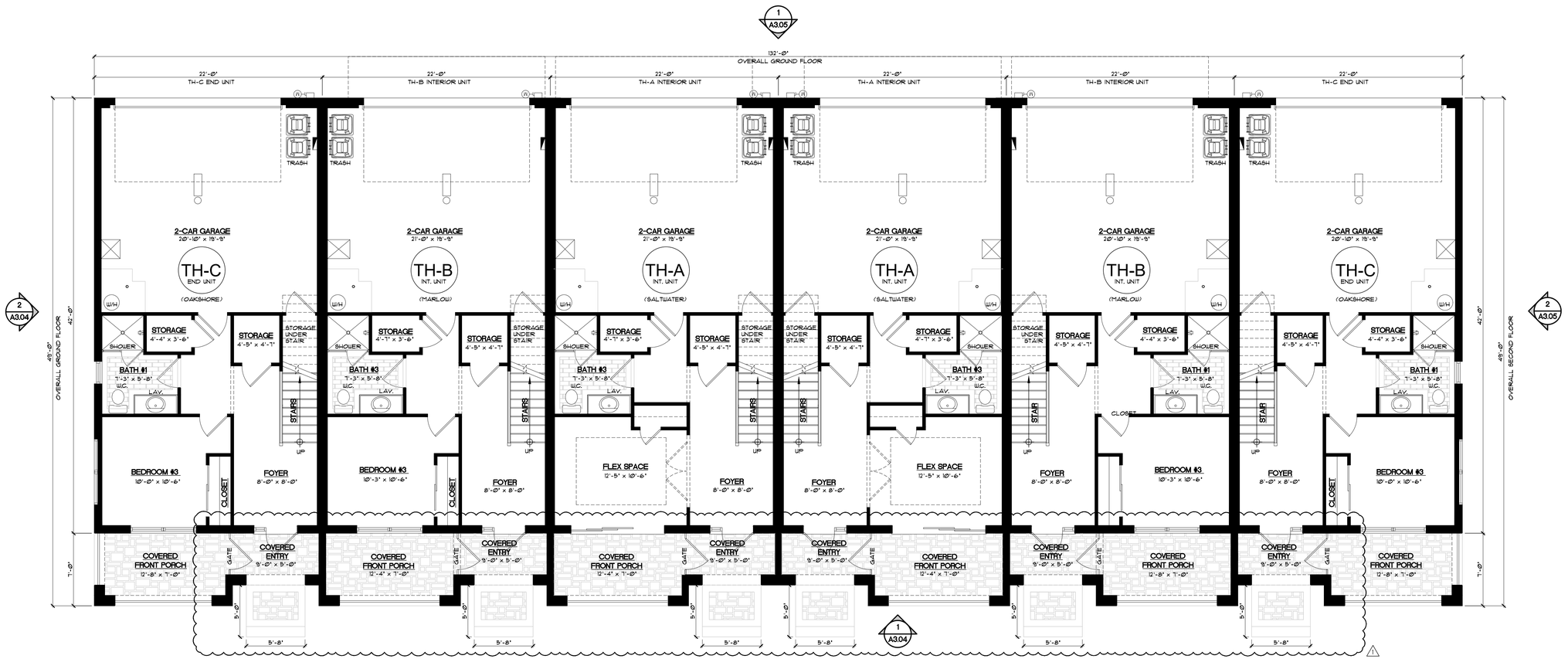
5-UNIT BLDG FLOOR PLANS

DATE 09.17.25 | DRAWN BY GE

JOB NUMBER 20240812

DRAWING NUMBER

A2.03



1 A2.04 GROUND FLOOR PLAN (6-UNIT BUILDING)

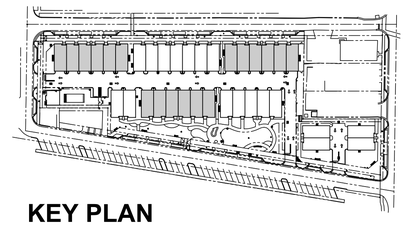
SCALE : 3/16" = 1'-0"

AREA CALCULATIONS (UNIT A - SALTWATER)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1,060 S/F
SECOND FLOOR A/C AREA	851 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	360 S/F
TOTAL THIRD FLOOR AREA	360 S/F
TOTAL A/C FLOOR AREA	2,286 S/F
TOTAL FLOOR AREA UNDER ROOF	2,970 S/F

AREA CALCULATIONS (UNIT B - MARLOW)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1,060 S/F
SECOND FLOOR A/C AREA	851 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	847 S/F
TOTAL THIRD FLOOR AREA	847 S/F
TOTAL A/C FLOOR AREA	2,173 S/F
TOTAL FLOOR AREA UNDER ROOF	2,857 S/F

AREA CALCULATIONS (UNIT C - OAKSHORE)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1,060 S/F
SECOND FLOOR A/C AREA	851 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	360 S/F
TOTAL THIRD FLOOR AREA	360 S/F
TOTAL A/C FLOOR AREA	2,286 S/F
TOTAL FLOOR AREA UNDER ROOF	2,970 S/F

⚠ NOTES: BUILDINGS #4, 5, & 6 TO BE DESIGNED TO COMPLY W/ FAIR HOUSING REQUIREMENTS FOR FUTURE ELEVATORS-FRONT ENTRANCES TO HAVE 8" MAX HT. RAMPS TO ACCESS FRONT PORCHES.



KEY PLAN

SCALE : N.T.S.

NOTES:

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CONSTRUCTION — SITE PLAN APPROVAL — 10.22.25

STATE OF FLORIDA · GARY P. ELIOPOULOS · AR0017527 · 01.31.26 · REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE DELRAY BEACH, FL

REVISIONS

⚠ REVISED 12-24-25 AS PER TAC COMMENTS:
1. ADDING DIMS TO THE STOOPS
2. ADDED NOTE ABOUT FAIR HOUSING

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FILE NUMBER **812A204**

DRAWING TITLE

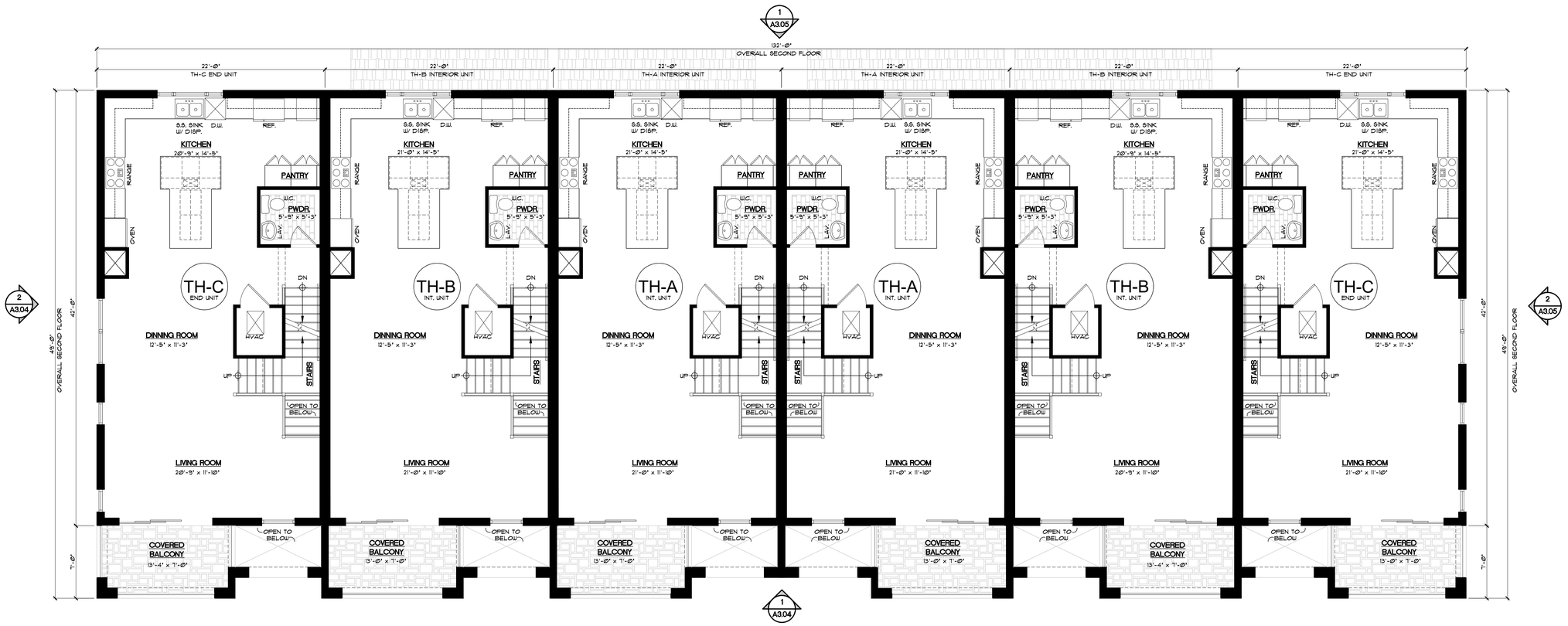
6-UNIT BLDG GROUND FLOOR PLAN

DATE **09.17.25** | DRAWN BY **GE**

JOB NUMBER **20240812**

DRAWING NUMBER

A2.04



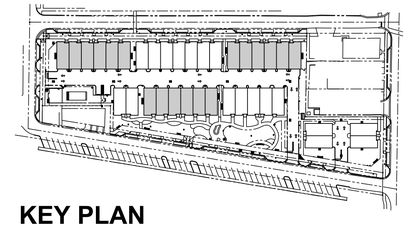
1 A2.05 SECOND FLOOR PLAN (6-UNIT BUILDING)

SCALE : 3/16" = 1'-0"

AREA CALCULATIONS (UNIT A - SALTWATER)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1,060 S/F
SECOND FLOOR A/C AREA	851 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	960 S/F
TOTAL THIRD FLOOR AREA	960 S/F
TOTAL A/C FLOOR AREA	2,286 S/F
TOTAL FLOOR AREA UNDER ROOF	2,970 S/F

AREA CALCULATIONS (UNIT B - MARLOW)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1,060 S/F
SECOND FLOOR A/C AREA	851 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	841 S/F
TOTAL THIRD FLOOR AREA	841 S/F
TOTAL A/C FLOOR AREA	2,173 S/F
TOTAL FLOOR AREA UNDER ROOF	2,851 S/F

AREA CALCULATIONS (UNIT C - OAKSHORE)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1,060 S/F
SECOND FLOOR A/C AREA	851 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	960 S/F
TOTAL THIRD FLOOR AREA	960 S/F
TOTAL A/C FLOOR AREA	2,286 S/F
TOTAL FLOOR AREA UNDER ROOF	2,970 S/F



KEY PLAN

SCALE : N.T.S.

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ISSUED FOR
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- PERMIT 10.22.25
- CONSTRUCTION
- SITE PLAN APPROVAL

STATE OF FLORIDA
GARY P. ELIOPOULOS
AR0017527
REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE DELRAY BEACH, FL

REVISIONS

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FILE NUMBER 812A205

DRAWING TITLE

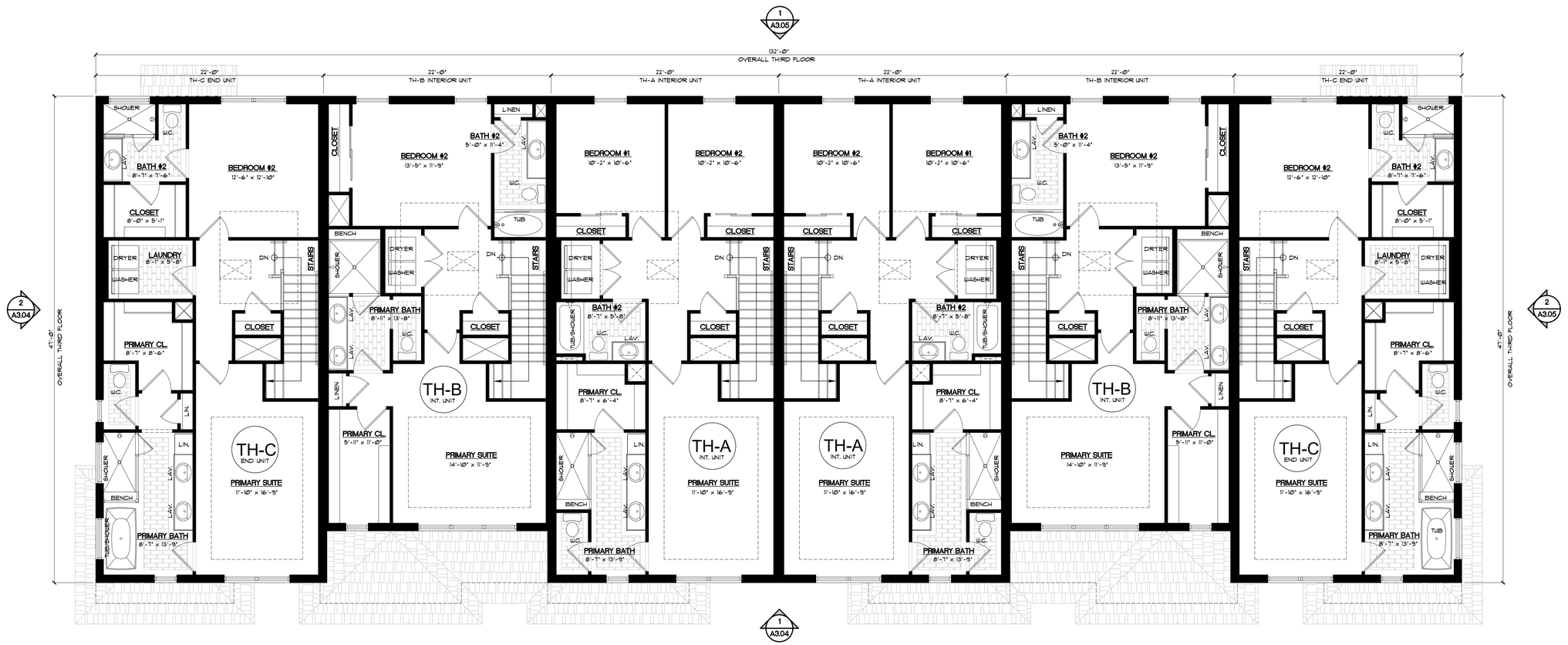
6-UNIT BLDG SECOND FLOOR PLAN

DATE 09.17.25 | DRAWN BY GE

JOB NUMBER 20240812

DRAWING NUMBER

A2.05



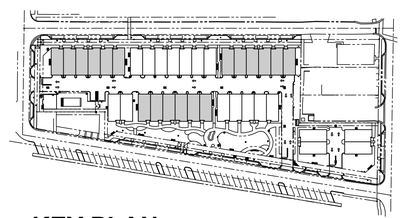
1 A2.06 THIRD FLOOR PLAN (6-UNIT BUILDING)

SCALE : 3/16" = 1'-0"

AREA CALCULATIONS (UNIT A - SALTWATER)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1,060 S/F
SECOND FLOOR A/C AREA	857 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	960 S/F
TOTAL THIRD FLOOR AREA	960 S/F
TOTAL A/C FLOOR AREA	2,286 S/F
TOTAL FLOOR AREA UNDER ROOF	2,970 S/F

AREA CALCULATIONS (UNIT B - MARLOW)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1,060 S/F
SECOND FLOOR A/C AREA	857 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	847 S/F
TOTAL THIRD FLOOR AREA	847 S/F
TOTAL A/C FLOOR AREA	2,173 S/F
TOTAL FLOOR AREA UNDER ROOF	2,857 S/F

AREA CALCULATIONS (UNIT C - OAKSHORE)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1,060 S/F
SECOND FLOOR A/C AREA	857 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	960 S/F
TOTAL THIRD FLOOR AREA	960 S/F
TOTAL A/C FLOOR AREA	2,286 S/F
TOTAL FLOOR AREA UNDER ROOF	2,970 S/F



KEY PLAN

SCALE : N.T.S.

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PERMIT — 102225

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SE 1ST AVENUE DELRAY BEACH, FL

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FILE NUMBER — 812A206

DRAWING TITLE

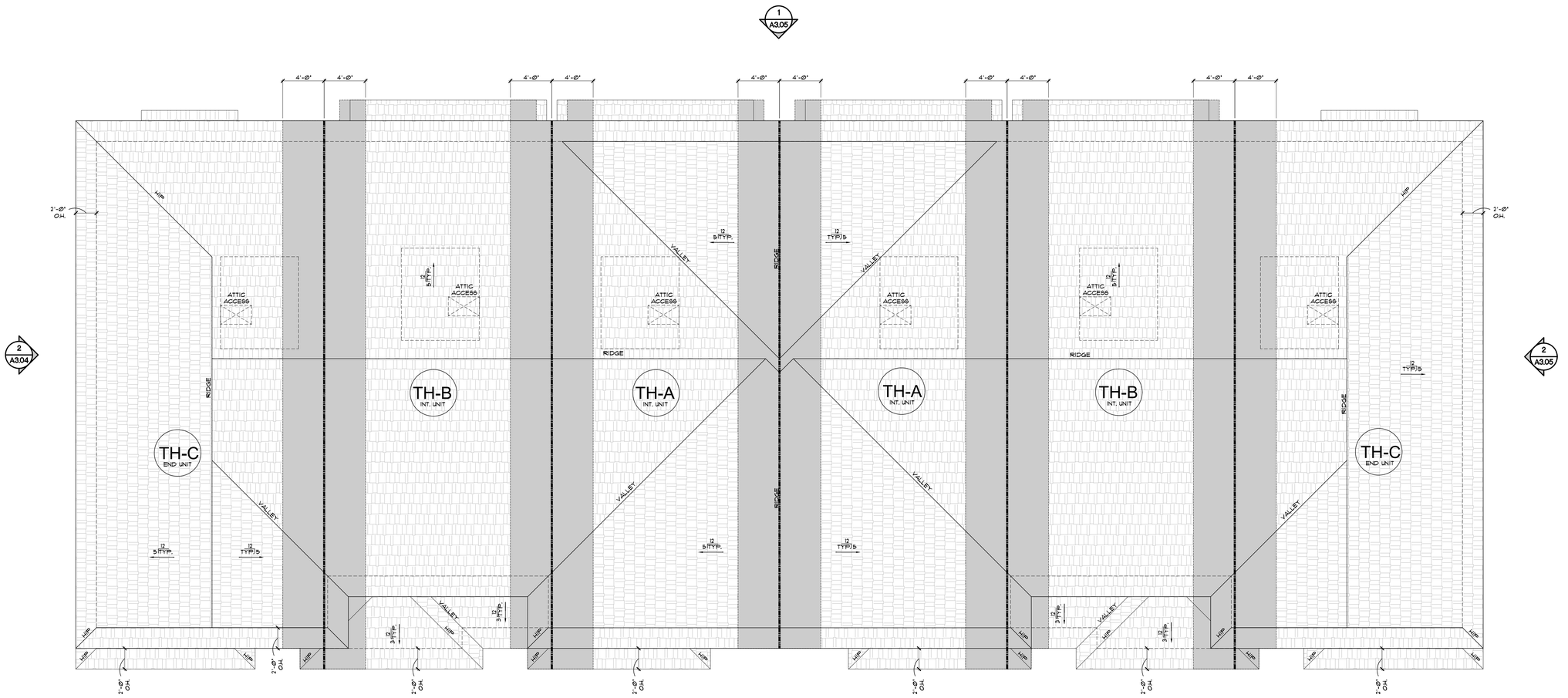
6-UNIT BLDG THIRD FLOOR PLAN

DATE — 09.17.25 | DRAWN BY — GE

JOB NUMBER — 20240812

DRAWING NUMBER

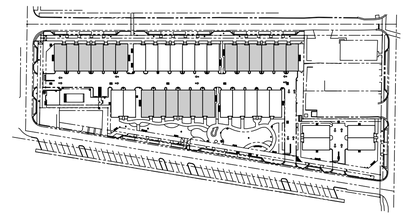
A2.06



1 A2.07 ROOF PLAN (6-UNIT BUILDING)

SCALE : 3/16" = 1'-0"

1 A3.04



KEY PLAN

SCALE : N.T.S.

NOTES:

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ISSUED FOR — SITE PLAN APPROVAL

BIDS

PERMIT — 10.22.25

CONSTRUCTION

STATE OF FLORIDA
GARY P. ELIOPOULOS
AR0017527
10.22.25
REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE
DELRAY BEACH, FL

REVISIONS

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FILE NUMBER — 812A207

DRAWING TITLE

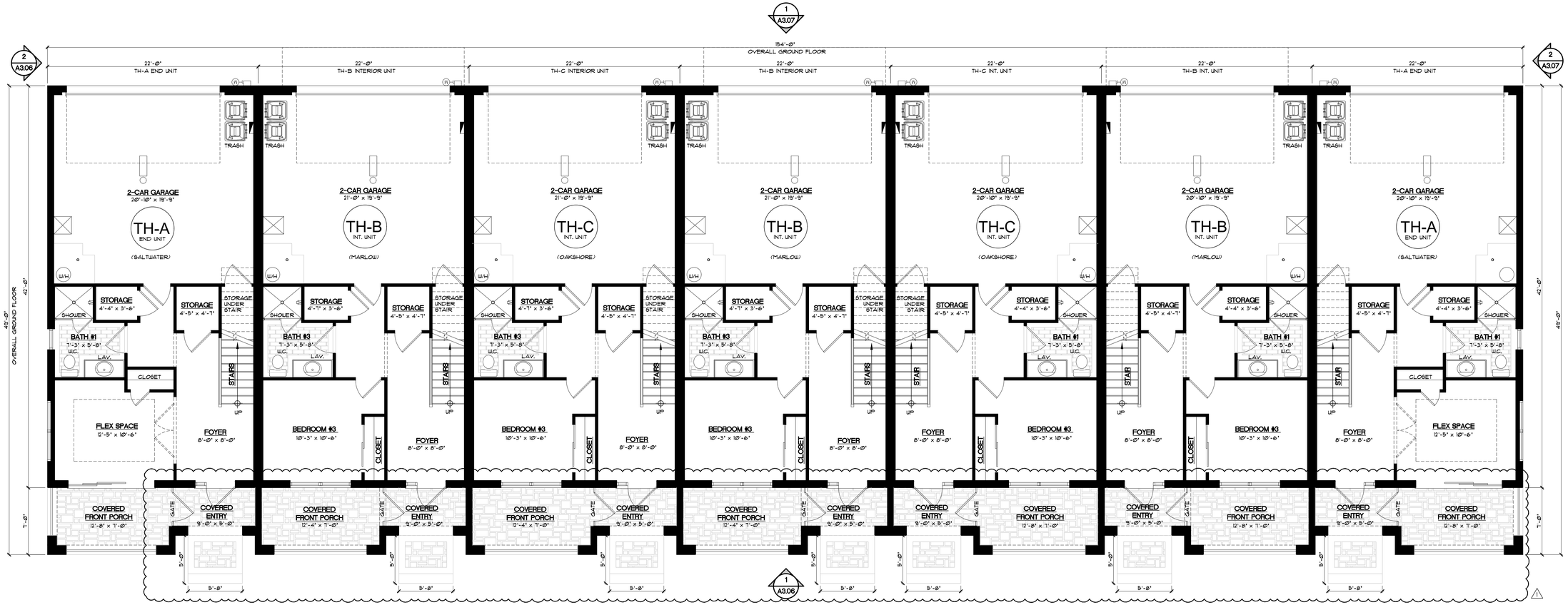
6-UNIT BLDG ROOF PLAN

DATE — 09.17.25 | DRAWN BY — GE

JOB NUMBER — 20240812

DRAWING NUMBER

A2.07



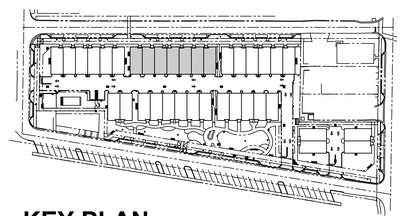
GROUND FLOOR PLAN (7-UNIT BUILDING)

1 / A2.08 SCALE : 3/16" = 1'-0"

AREA CALCULATIONS (UNIT A - SALTWATER)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1060 S/F
SECOND FLOOR A/C AREA	851 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	960 S/F
TOTAL THIRD FLOOR AREA	960 S/F
TOTAL A/C FLOOR AREA	2286 S/F
TOTAL FLOOR AREA UNDER ROOF	2970 S/F

AREA CALCULATIONS (UNIT B - MARLOW)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1060 S/F
SECOND FLOOR A/C AREA	851 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	841 S/F
TOTAL THIRD FLOOR AREA	841 S/F
TOTAL A/C FLOOR AREA	2713 S/F
TOTAL FLOOR AREA UNDER ROOF	2851 S/F

AREA CALCULATIONS (UNIT C - OAKSHORE)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1060 S/F
SECOND FLOOR A/C AREA	851 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	960 S/F
TOTAL THIRD FLOOR AREA	960 S/F
TOTAL A/C FLOOR AREA	2286 S/F
TOTAL FLOOR AREA UNDER ROOF	2970 S/F



KEY PLAN

SCALE : N.T.S.

NOTES:

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CONSTRUCTION

STATE OF FLORIDA
GARY P. ELIOPOULOS
AR0017527
10.22.25
REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE DELRAY BEACH, FL

REVISIONS

1 REVISED 12-24-25 AS PER TAC COMMENTS.
1. ADDING DIMS TO THE STOOPS

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FILE NUMBER **812A208**

DRAWING TITLE

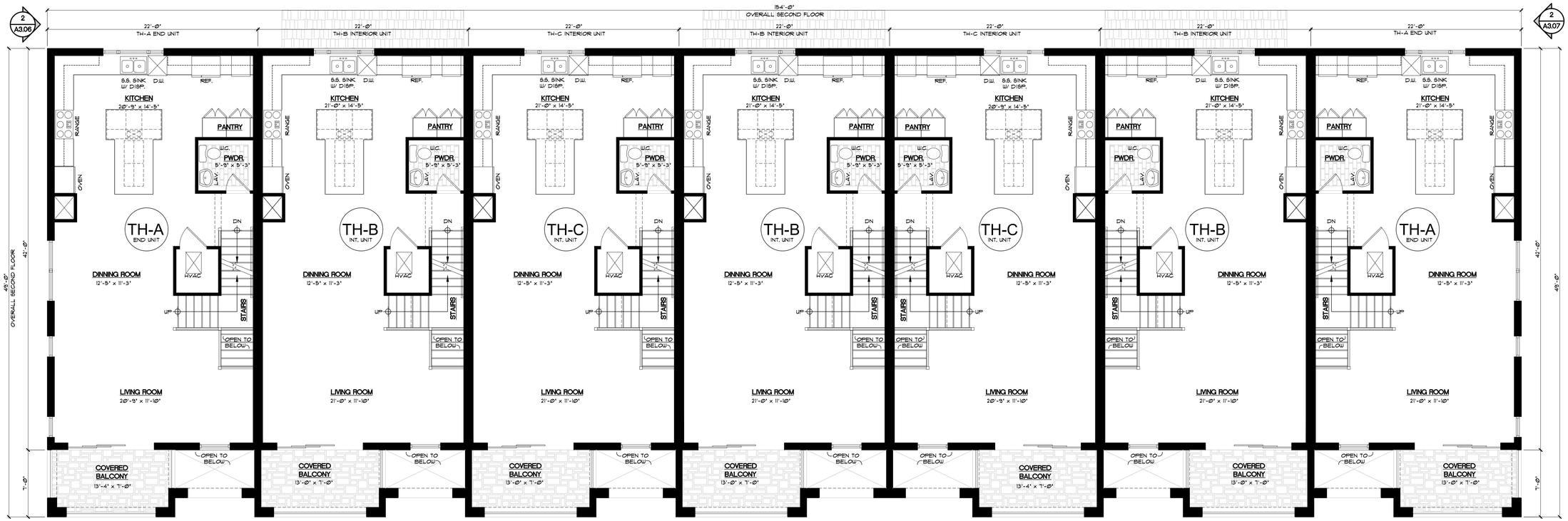
7-UNIT BLDG GROUND FLOOR PLAN

DATE **09.17.25** | DRAWN BY **GE**

JOB NUMBER **20240812**

DRAWING NUMBER

A2.08



1
A3.06

1 SECOND FLOOR PLAN (7-UNIT BUILDING)

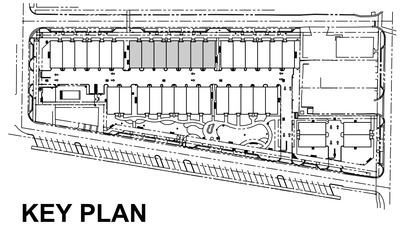
1
A2.09

SCALE : 3/16" = 1'-0"

AREA CALCULATIONS (UNIT A - SALTWATER)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1060 S/F
SECOND FLOOR A/C AREA	857 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	360 S/F
TOTAL THIRD FLOOR AREA	360 S/F
TOTAL A/C FLOOR AREA	2,286 S/F
TOTAL FLOOR AREA UNDER ROOF	2,570 S/F

AREA CALCULATIONS (UNIT B - MARLOW)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1060 S/F
SECOND FLOOR A/C AREA	857 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	847 S/F
TOTAL THIRD FLOOR AREA	847 S/F
TOTAL A/C FLOOR AREA	2,173 S/F
TOTAL FLOOR AREA UNDER ROOF	2,857 S/F

AREA CALCULATIONS (UNIT C - OAKSHORE)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1060 S/F
SECOND FLOOR A/C AREA	857 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	360 S/F
TOTAL THIRD FLOOR AREA	360 S/F
TOTAL A/C FLOOR AREA	2,286 S/F
TOTAL FLOOR AREA UNDER ROOF	2,930 S/F



KEY PLAN

SCALE : N.T.S.

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AR0017527
REGISTERED ARCHITECT

PROJECT TITLE

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SE 1ST AVENUE
DELRAY BEACH, FL

REVISIONS

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FILE NUMBER
812A209

DRAWING TITLE

7-UNIT BLDG SECOND FLOOR PLAN

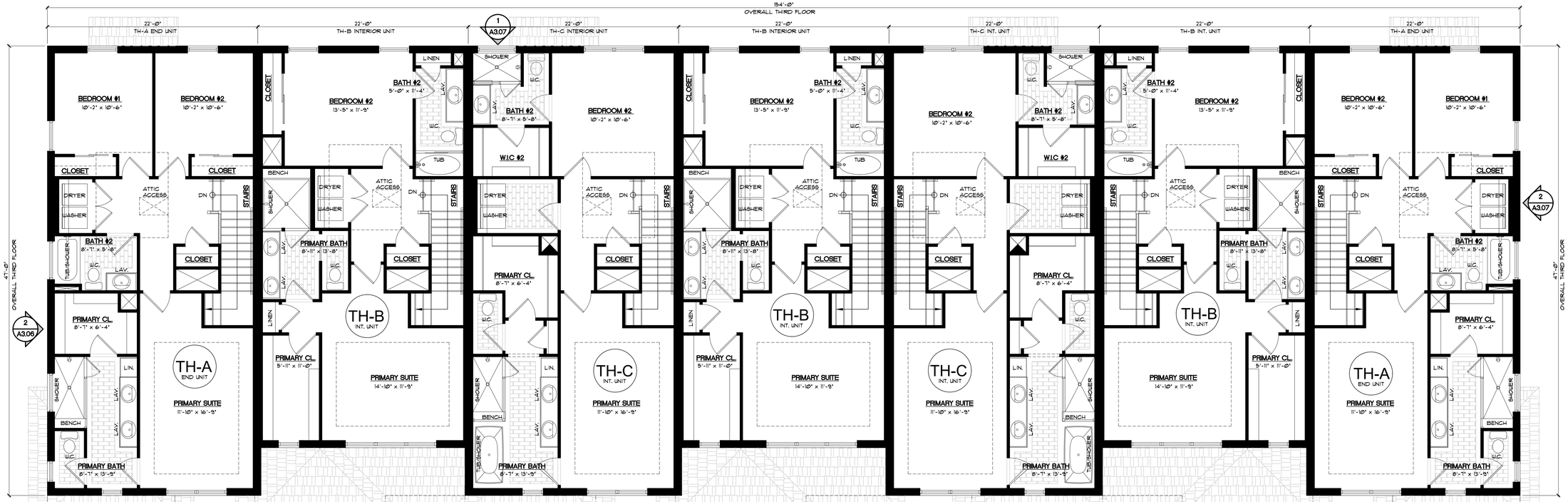
DATE
09.17.25

DRAWN BY
GE

JOB NUMBER
20240812

DRAWING NUMBER

A2.09



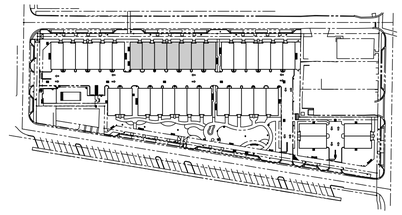
1 A210 THIRD FLOOR PLAN (7-UNIT BUILDING)

SCALE : 3/16" = 1'-0"

AREA CALCULATIONS (UNIT A - SALTWATER)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1,060 S/F
SECOND FLOOR A/C AREA	851 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	960 S/F
TOTAL THIRD FLOOR AREA	960 S/F
TOTAL A/C FLOOR AREA	2,286 S/F
TOTAL FLOOR AREA UNDER ROOF	2,570 S/F

AREA CALCULATIONS (UNIT B - MARLOW)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1,060 S/F
SECOND FLOOR A/C AREA	851 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	841 S/F
TOTAL THIRD FLOOR AREA	841 S/F
TOTAL A/C FLOOR AREA	2,173 S/F
TOTAL FLOOR AREA UNDER ROOF	2,851 S/F

AREA CALCULATIONS (UNIT C - OAKSHORE)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1,060 S/F
SECOND FLOOR A/C AREA	851 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	960 S/F
TOTAL THIRD FLOOR AREA	960 S/F
TOTAL A/C FLOOR AREA	2286 S/F
TOTAL FLOOR AREA UNDER ROOF	2,570 S/F



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CONSTRUCTION

STATE OF FLORIDA
GARY P. ELIOPOULOS
AR0017527
01/2026
REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE DELRAY BEACH, FL

REVISIONS

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FILE NUMBER — 812A210

DRAWING TITLE

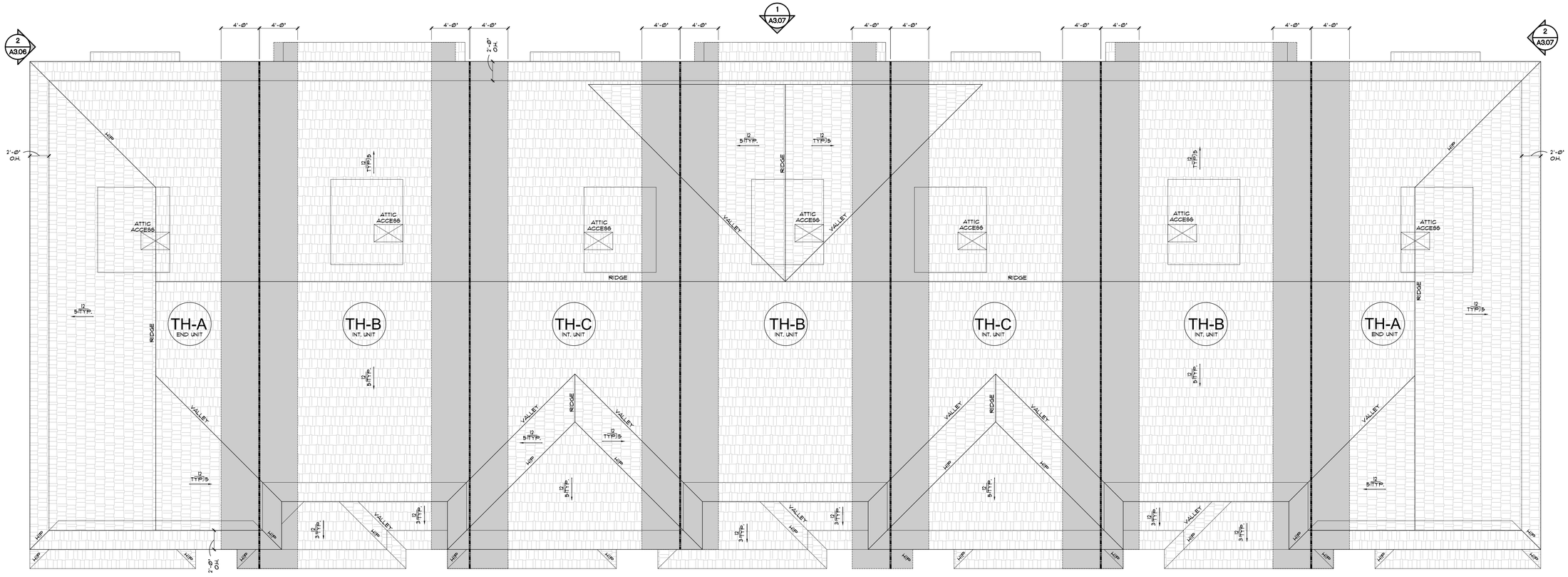
7-UNIT BLDG THIRD FLOOR PLAN

DATE — 10.20.25 | DRAWN BY — GE

JOB NUMBER — 20240812

DRAWING NUMBER

A2.10



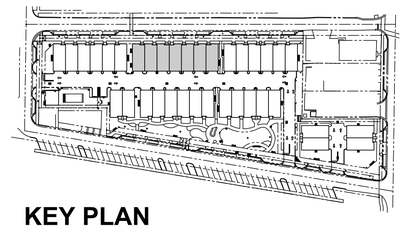
1 A2.11

ROOF PLAN (7-UNIT BUILDING)

SCALE : 3/16" = 1'-0"

FIRE TREATED ROOF SHEATHING TYP. @ ALL TOWNHOUSE COMMON WALLS.

1 A3.06



KEY PLAN

SCALE : N.T.S.

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CONSTRUCTION

STATE OF FLORIDA · GARY P. ELIOPOULOS · AR0017527 · 01.21.26 · REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE
DELRAY BEACH, FL

REVISIONS

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FILE NUMBER — 812A211

DRAWING TITLE

7-UNIT BLDG ROOF PLAN

DATE — 09.17.25 | DRAWN BY — GE

JOB NUMBER — 20240812

DRAWING NUMBER

A2.11

EXTERIOR STUCCO:

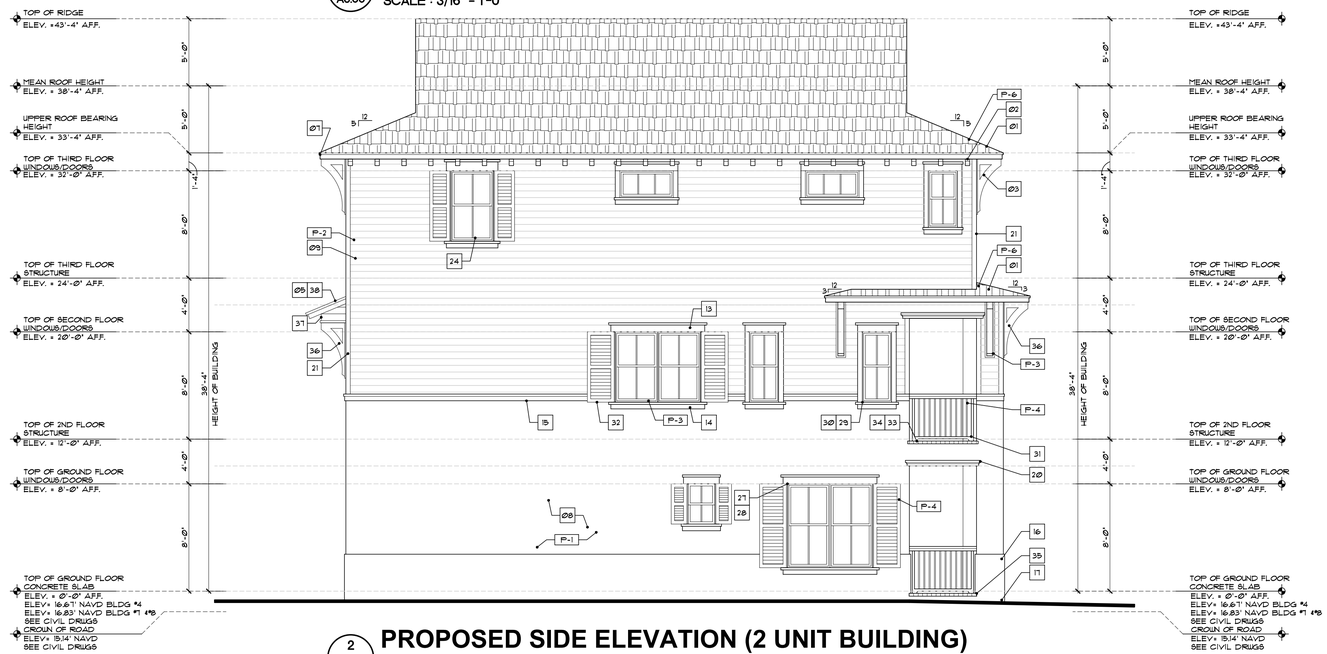
METAL LATH APPLICATION:

1. APPLY SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY WELL INTO LATH. TROWEL AFTER INITIAL SET AND SCRATCH TO ROUGHEN SURFACE.
2. APPLY BROWN COAT AFTER SCRATCH COAT HAS SET FIRM AND HARD AND HAS BEEN STRAIGHTENED TO A TRUE SURFACE WITHOUT THE USE OF ADDITIONAL WATER. LEAVE ROUGH TO RECEIVE FINISH COAT.
3. DAMPEN BROWN COAT EVENLY PRIOR TO APPLICATION OF FINISH COAT.
4. APPLY FINISH COAT AND BRING FINISH COAT TO A TRUE, EVEN SURFACE.
5. FINISHED AS APPROVED BY DEVELOPER.
6. TWO (2) COAT WORK (ON MASONRY:) APPLY TWO (2) COAT STUCCO TO CONCRETE AND MASONRY AREAS; TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
7. THREE (3) COAT WORK (ON LATH). APPLY THREE (3) COAT STUCCO TO METAL LATH; TOTAL (1) INCH THICK. AREAS; TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
8. RUN DRIP GROOVES IN STUCCO. PROVIDE RUN DRIP GROOVES IN EXTERIOR DOORWAY HEADS AND EXTERIOR WINDOW HEADS.
9. ALL STUCCO HEADERS, SILLS AND BANDING TO BE PROVIDED WITH A MIN. 1/8" SLOPE FOR PROPER SHEDDING OF RAIN WATER.
10. ALL SHAPE BOARD SHALL BE CELLOFOAM SHAPE FORMS WITH CELLOFOAM EPS PER INSTRUCTIONS AND ADHERED PER SPECIFICATIONS FOR ROOFS, EXTERIORS WITH HIGH R-VALUES. CELLOFOAM EPS INSULATION ASTM-C578.
11. APPLY ENERFOAM PROFESSIONAL FOAM SEALANT, TO FORM A DURABLE AIRTIGHT WATER RESISTANT. ENERFOAM SEALANT ASTM-C1193. BOND EFFICIENTLY, TO ALL MATERIALS PER SPECIFICATIONS AND METHODS.
12. APPLY SPRAYABLE URETHANE ELASTOMER COATING UTC-5061- FOR A TOUGH MEMBRANE IS REQUIRED. APPLY FOR MOLD SPRAYING, MOLD FABRICATION , IMPACT PROTECTION FOR EPS AND CUT SHAPES, OR WHEREVER A HIGHLY DURABLE IMPACT MOISTURE AND CORROSION RESISTANT FINISH IS REQUIRED.



1 A3.00 **PROPOSED FRONT ELEVATION (2 UNIT BUILDING)**

SCALE : 3/16" = 1'-0"



2 A3.00 **PROPOSED SIDE ELEVATION (2 UNIT BUILDING)**

SCALE : 3/16" = 1'-0"

ELEVATION NOTES

01. SANTA CRUZ BLEND - BEL AIR #4402 - COLOR THRU BY "EAGLE ROOF TILE, INC."- INSTALL AS PER PRODUCT APPROVAL (TYP.).
02. 21" x 4" x 5" DECORATIVE OUTRIGGERS (NOTE: KING OUTRIGGERS) W/ "CELLOFOAM" HIGH DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN #JTC-5061 URETHANE ELASTOMER COATING OR EQUAL. - PAINTED. - CONTRACTOR TO ATTACHED DECORATIVE BRACKET W/ "DOW ENERFOAM" FOAM SEALANT. -(UNDERSIDE OF SOFIT TO BE 2" 3-COATS SMOOTH STUCCO FINISH) - PAINTED -SEE REFLECTED CEILING PLAN FOR LAYOUT.).
03. 6" x 6" x 48" DECORATIVE BRACKETS W/ "CELLOFOAM" HIGH DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN #JTC-5061 URETHANE ELASTOMER COATING OR EQUAL- PAINTED. - CONTRACTOR TO ATTACHED DECORATIVE BRACKET W/ "DOW ENERFOAM" FOAM SEALANT. -(LOCATED AT 3RD FLOOR BRACKETS).
04. SEE ROOF PLAN FOR BUILT-UP CRICKET FOR POSITIVE DRAINAGE - (NOTE ALL CRICKETS TO HAVE MIN. 2 LAYERS SMOOTH MODIFIED PLUS A CLASS "A" MODIFIED CAP SHEET - TYP.).
05. ALL SECOND FLOOR ROOF SLOPES TO BE 3:12 SLOPES AND UPPER ROOFS / SHED ROOFS TO BE 5:12.
06. PROVIDE KICK OUT FLASHING TO DIVERT ROOF WATER FLOW AWAY FROM WALL.
07. CONT. 16 OZ. GALVANIZED ALUM. DRIP EDGE ON CONT. P.T. 1 x 2 ON CONT. 2 x 4 SMOOTH CLEAR CEDAR FASCIA -PAINTED - SEE DETAIL -TYP.
08. 2-COAT 5/8" SMOOTH STUCCO FINISH, PAINTED TYP.
09. JAMES HARDIE SIDING - PAINTED FINISH- INSTALL AS PER MANUF. SPECS
10. GABLE (BOSTON HIPS) ROOFS TO RECEIVE JAMES HARDIE 1" x 2" VERTICAL BATTENS AS PER MANUF. SPECS OVER "TYVEK" (COMMERCIAL) STUCCO WRAP OVER 19/32" APA RATED EXTERIOR GRADE PLYWOOD -PAINTED (TYP.).
11. (1) 4" x 16" RIDGE RAFTER TAIL- TYP. AT "BOSTON HIP" ROOF.
12. ALL "BOSTON HIP" END ROOF CONDITIONS TO RECEIVE ADDITIONAL ANGLED TRUSS BRACING TO MEET WIND CYCLING REQUIREMENTS. -SEE STRUCTURAL DWGS.
13. (2) LAYER STEP HEADER BANDING 2" HT. W/ 1-1/2" PROJECTION. SMOOTH STUCCO BANDING - LOWER BAND TO BE 6" HT. W/ 3/4" PROJECTION @ STUCCO-PAINTED-SLOPED FOR POSITIVE DRAINAGE.
14. (2) LAYER STEP SILL BANDING 2" HT. W/ 1-1/2" PROJECTION SMOOTH STUCCO BANDING - LOWER BAND TO BE 4" HT. W/ 3/4" PROJECTION @ STUCCO-PAINTED-SLOPED FOR POSITIVE DRAINAGE.
15. 2 - LAYER STUCCO BANDING W/ 2" HT. W/ 1 1/2" PROJECTION AND THE LOWER BANDING W/ 4" HT. W/ 3/4" PROJECTION AT THE UNDERSIDE SMOOTH STUCCO BANDING-TYP. AT BOTT. OF STUCCO "LAPSIDING".
16. CONT. 1/2" RAISED SMOOTH STUCCO BASE, "WATER-TABLE" - TYP. AT PERIMETER OF ENTIRE BUILDING.
17. EXTERIOR STUCCO TO EXTEND A MIN. 1'-0" BELOW GRADE (TYP. @ ENTIRE PERIMETER).
18. ALL STUCCO HAIR LINE CRACKS TO BE FILLED PRIOR TO PAINTING. STUCCO CONTRACTOR TO PROVIDE 4'-0" x 4'-0" SAMPLE FOR APPROVAL FOR TEXTURE.
19. 2 "HT. RAISED SMOOTH STUCCO BANDING - PAINTED (TYP.).
20. 3-LAYER DECORATIVE RAISED SMOOTH STUCCO BANDING OVER OPENINGS. TOP LAYER 2" HT. W/ 2" PROJECTION, MIDDLE LAYER 1" HT. W/ 1/2" PROJECTION AND BOTT. LAYER 2" HT. W/ 1" PROJECTION -PAINTED.
21. 2" x 4" SMOOTH STUCCO- PAINTED (TYP. @ ALL CORNERS AND WINDOW SURROUNDS AT STUCCO LAPSIDING).
22. FRONT DOOR TO BE "THERMA-TRU - FIBERGLASS DOOR W/ SIDELIGHT"- STAINED MAHOGANY" (VERIFY W/ DEVELOPER ON STAIN) - INSTALLED BY "COASTAL SUPPLY" OR EQ. PROVIDE CERTIFICATE OF COMPLIANCE W/ WIND & IMPACT REQ'MTS.
23. ALL OVERHEAD GARAGE DOORS ARE TO MEET DADE COUNTY WIND CYCLING AND IMPACT TESTING REQUIREMENTS. PROVIDE CERTIFICATE OF COMPLIANCE (TYPICAL). GARAGE DOOR BY "EDL" OR EQUAL.
24. "PGT" SINGLE HUNG, CASEMENT & FIXED (SEE MEANS OF EGRESS) ALUM. WINDOWS W/ "LOW E" - GLASS (ALUM. FRAME COLOR - (WHITE) TO BE IMPACT RESISTANT AND COMPLY W/ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.). - SEE WINDOW SCHEDULE.
25. "PGT IMPACT PRODUCTS", OR EQUAL ALUM. SLIDING DOOR W/ "LOW E" GLAZ'G -TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.). -(COLOR - (WHITE) - OR EQUAL (VERIFY W/ DEVELOPER).
26. EGRESS TYPE WINDOW SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDE A CLEAR OPENING OF NOT LESS THAN 20" W/ 24"HT. AND 5.7 SQ. FT. AREA THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" FROM THE FINISH FLOOR LEVEL NOR SHALL ANY PART OF THE OPERATING MECHANISM BE PLACED HIGHER THAN 54" FROM THE FIN. FLOOR.
27. ALL WINDOWS TO HAVE 1 x P.T. WD BUCKS ANCHORED TO CONC AS PER PRODUCT APPROVAL.
28. ALL EXTERIOR DOORS & WINDOWS TO HAVE "SIKAFLEX #52" OR EQUAL CAULKING @ BUCK/CMU/ALUM. FRAME CONDITIONS (TYP.).
29. ALL ALUM. EXT. DOOR THRESHOLDS & WINDOW SILLS TO BE SET IN "SIKAFLEX PRO" OR EQUAL & CONC. THRESHOLD/ CONC. SILL.
30. ALL DOOR & WINDOW CORNERS, HDR'S, & JAMBS TO BE WRAPPED W/ "SIKA TOP SEAL 107" OR EQ. THEN - APPLY "SIKAFLEX 101 EVERFLASH MEMBRANE" OR EQ. OVER ALL WOOD BUCKS W/ A MIN. 8" AT THE INTERIOR SIDE OF ALL OPENINGS AND 12" ON THE FACE OF ALL THE OPENINGS - INSTALLED AS PER MANUF. SPEC'S BY "SIKA" OR EQ. - NOTE: CONTRACTOR TO REQUEST "ADHESION TEST" BY SIKA ONE OR MANUF.
31. ALUMINUM DECORATIVE RAIL W/ E.S.P. POUDER COAT FINISH (COLOR (SW) BLACK). TOP OF RAIL MIN. 42" WITH VERTICAL PICKETS SPACED TO BLOCK PASSAGE OF 4" SPHERE (BOTTOM RAIL MAX. 2" AFF. -(TYP.) - PROVIDE SHOP DRAWINGS/ SAMPLE BY "JC ORNAMENTAL IRON WORK" OR EQUAL. (NOTE: ALL EXTERIOR RAILINGS SHALL COMPLY W/ F.B.C. 2023 EDITION).
32. DECOR. ALUMINUM WINDOW SHUTTERS W/ ALL CONCEALED CONNECTION AND 2 x SPACERS @ REAR FOR PROTECTION FROM BUILDING W/ E.S.P PAINTED-"SW"-BLACK FOR SHUTTERS OR EQUAL.
33. POURED IN PLACE CONC SLAB. SEE STRUC DWGS (TYP.) ALL COVERED PORCHES TO SLOPE 1/8"/FT.
34. CONT 1-1/4"HT. x 4" GALVANIZED ALUM. DRIP EDGE @ ALL BALCONIES.
35. ALL PORCHES TO RECEIVE "STONE PAVERS". NON-SLIP W/ SQUARE EDGE AT THE OUTER EDGE/INSTALL PER MANUFACTURERS SPEC. (REQ. SAMPLE FOR OWNER / INTERIOR DESIGNER APPROVAL)
36. 6" x 6" x 48" K.D.A.T. P.T. PINE DECORATIVE BRACKET & BASE W/ ALL COUNTERSUNK & FILLED ANCHORS - PAINTED (SW) WHITE (TYP. AT 2ND FLOORS/REAR SHED ROOFS).
37. 6" x 10" K.D.A.T. P.T. WOOD BEAM - PAINTED (TYP. AT REAR SHED ROOFS).
38. SANTA CRUZ BLEND - BEL AIR #4402 - COLOR THRU BY "EAGLE ROOF TILE, INC." - INSTALL AS PER PRODUCT APPROVAL. (TYP.).
39. PROVIDE HOSE BIB SEE DETAIL ON PLUMBING SHT. - HEIGHT AND LOCATIONS TO BE COORDINATED W/ DEVELOPER (NOTE: ALL UPPER PORCHES TO RECEIVE HOSE BIBS).
40. SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHTING FIXTURES & SPECS. (NOTE: ALL FIXTURES TO BE APPROVED BY DEVELOPER PRIOR TO PURCHASE).

LIGHT FIXTURES
(BEGA LIGHTING OR EQUAL)

◇G BEGA OUTDOOR WALL SCONCE AT FRONT ENTRY AND AT GARAGE DOORS - BLACK #66411.

ALL LIGHT FIXTURES TO BE APPROVED BY DEVELOPER.

- ALL EXTERIOR LUMINAIRES WATTAGE TO BE BETWEEN 30 TO 50 WATTS. (NOT TO EXCEED 50 WATTS).
- ALL EXTERIOR LUMINAIRES MUST HAVE A SHIELD WHICH RESTRICTS THE LIGHT LEVELS BETWEEN 20-50, 590 NM WAVELENGTH AND AVOID SPILLING INTO ADJACENT PROPERTIES.

PAINT LEGEND

- ALL SURFACES TO BE CLEANED & PRIMED AS PER SHERWIN WILLIAMS.

P-1	SNOWBOUND -SW -7004 (MAIN BODY OF STRUCTURE & BOARD-N-BATTEN - SMOOTH STUCCO).
P-2	GRATIFYING GREEN -SW-6435 (STUCCO - LAPSIDING).
P-3	HIGH REFLECTIVE WHITE -SW-7757 (FASCIA BOARDS, OUTLOOKERS, BRACKETS, WINDOW AND DOORS).
P-4	BLACK OF NIGHT-SW-6993 (DECORATIVE RAILINGS AND SHUTTERS).
P-5	FIRE BRICK-SW-6335 (FRONT ENTRY/GARAGE DOORS).
P-6	SANTA CRUZ BLEND - BEL AIR #4402 - COLOR THRU BY "EAGLE ROOF TILE, INC."

NOTE: ALL COLORS ARE FOR PRICING PURPOSES ONLY. CONTRACTOR TO PROVIDE SAMPLES FOR DEVELOPER APPROVAL.

NOTES:

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

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ISSUED FOR — SITE PLAN APPROVAL
BIDS
PERMIT — 102225
CONSTRUCTION

STATE OF FLORIDA · GARY P. ELIOPOULOS · AR0017527 · 01/2126 · REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE DELRAY BEACH, FL

REVISIONS

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

FILE NUMBER **812A300**

DRAWING TITLE

2-UNIT BLDG EXTERIOR ELEVATIONS

DATE **09.17.25** | DRAWN BY **GE**

JOB NUMBER **20240812**

DRAWING NUMBER

A3.00

EXTERIOR STUCCO:

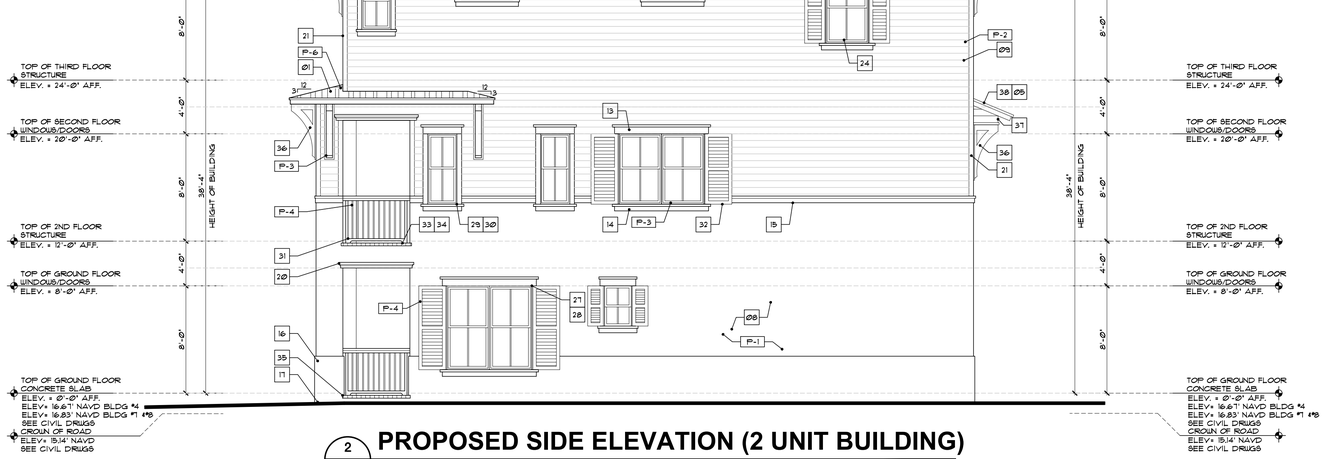
METAL LATH APPLICATION:

1. APPLY SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY WELL INTO LATH, TROWEL AFTER INITIAL SET AND SCRATCH TO ROUGHEN SURFACE.
2. APPLY BROWN COAT AFTER SCRATCH COAT HAS SET FIRM AND HARD AND HAS BEEN STRAIGHTENED TO A TRUE SURFACE WITHOUT THE USE OF ADDITIONAL WATER. LEAVE ROUGH TO RECEIVE FINISH COAT.
3. DAMPEN BROWN COAT EVENLY PRIOR TO APPLICATION OF FINISH COAT.
4. APPLY FINISH COAT AND BRING FINISH COAT TO A TRUE, EVEN SURFACE.
5. FINISHED AS APPROVED BY DEVELOPER.
6. TWO (2) COAT WORK (ON MASONRY): APPLY TWO (2) COAT STUCCO TO CONCRETE AND MASONRY AREAS; TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
7. THREE (3) COAT WORK (ON LATH): APPLY THREE (3) COAT STUCCO TO METAL LATH; TOTAL (1) INCH THICK. AREAS; TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
8. RUN DRIP GROOVES IN STUCCO. PROVIDE RUN DRIP GROOVES IN EXTERIOR DOORWAY HEADS AND EXTERIOR WINDOW HEADS.
9. ALL STUCCO HEADERS, SILLS AND BANDING TO BE PROVIDED WITH A MIN. 1/8" SLOPE FOR PROPER SHEDDING OF RAIN WATER.
10. ALL SHAPE BOARD SHALL BE CELLOFOAM SHAPE FORMS WITH CELLOFOAM EPS PER INSTRUCTIONS AND ADHERED PER SPECIFICATIONS FOR ROOFS, EXTERIORS WITH HIGH R-VALUES. CELLOFOAM EPS INSULATION ASTM-C578.
11. APPLY ENERFOAM PROFESSIONAL FOAM SEALANT, TO FORM A DURABLE AIRTIGHT WATER RESISTANT, ENERFOAM SEALANT ASTM-C1263. BOND EFFICIENTLY, TO ALL MATERIALS PER SPECIFICATIONS AND METHODS.
12. APPLY SPRAYABLE URETHANE ELASTOMERIC COATING UTC-5096 - FOR A TOUGH MEMBRANE IS REQUIRED. APPLY FOR MOLD SPRAYING, MOLD FABRICATION , IMPACT PROTECTION FOR EPS AND CUT SHAPES, OR WHEREVER A HIGHLY DURABLE IMPACT MOISTURE AND CORROSION RESISTANT FINISH IS REQUIRED.



1 A3.01 **PROPOSED REAR ELEVATION (2 UNIT BUILDING)**

SCALE : 3/16" = 1'-0"



2 A3.01 **PROPOSED SIDE ELEVATION (2 UNIT BUILDING)**

SCALE : 3/16" = 1'-0"

ELEVATION NOTES

01. SANTA CRUZ BLEND - BEL AIR #4402 - COLOR THRU BY 'EAGLE ROOF TILE, INC.'- INSTALL AS PER PRODUCT APPROVAL. (TYP.).
02. 21" x 4" x 5" DECORATIVE OUTRIGGERS (NOTE: KING OUTRIGGERS) W/ 'CELLOFOAM' HIGH DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN #UTC-5096 URETHANE ELASTOMER COATING OR EQUAL - PAINTED. - CONTRACTOR TO ATTACHED DECORATIVE BRACKET W/ 'DOW ENERFOAM' FOAM SEALANT. -(UNDERSIDE OF SOFFIT TO BE 3" 3-COATS SMOOTH STUCCO FINISH) - PAINTED -SEE REFLECTED CEILING PLAN FOR LAYOUT.).
03. 6" x 6" x 48" DECORATIVE BRACKETS W/ 'CELLOFOAM' HIGH DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN #UTC-5096 URETHANE ELASTOMER COATING OR EQUAL - PAINTED. - CONTRACTOR TO ATTACHED DECORATIVE BRACKET W/ 'DOW ENERFOAM' FOAM SEALANT. -(LOCATED AT 3RD FLOOR BRACKETS.).
04. SEE ROOF PLAN FOR BUILT-UP CRICKET FOR POSITIVE DRAINAGE - (NOTE ALL CRICKETS TO HAVE MIN. 2 LAYERS SMOOTH MODIFIED PLUS A CLASS "A" MODIFIED CAP SHEET - TYP.).
05. ALL SECOND FLOOR ROOF SLOPES TO BE 3:12 SLOPES AND UPPER ROOFS / SHED ROOFS TO BE 5:12.
06. PROVIDE KICK OUT FLASHING TO DIVERT ROOF WATER FLOW AWAY FROM WALL.
07. CONT. 16 OZ. GALVANIZED ALUM. DRIP EDGE ON CONT. P.T. 1 x 2 ON CONT. 2 x 4 @ SMOOTH CLEAR CEDAR FASCIA -PAINTED - SEE DETAIL -TYP.
08. 2-COAT 5/8" SMOOTH STUCCO FINISH, PAINTED TYP.
09. JAMES HARDIE SIDING - PAINTED FINISH- INSTALL AS PER MANUF. SPECS
10. GABLE (BOSTON HIPS) ROOFS TO RECEIVE JAMES HARDIE 1" x 2" VERTICAL BATTENS AS PER MANUF. SPECS OVER 'TYVEK' (COMMERCIAL) STUCCO WRAP OVER 15/32" APA RATED EXTERIOR GRADE PLYWOOD -PAINTED (TYP.).
11. (1) 4" x 16" RIDGE RAFTER TAIL - TYP. AT 'BOSTON HIP' ROOF.
12. ALL 'BOSTON HIP" END ROOF CONDITIONS TO RECEIVE ADDITIONAL ANGLED TRUSS BRACING TO MEET WIND CYCLING REQUIREMENTS. -SEE STRUCTURAL DWGS.
13. (2) LAYER STEP HEADER BANDING 2" HT. W/ 1-1/2" PROJECTION SMOOTH STUCCO BANDING - LOUER BAND TO BE 6" HT. W/ 3/4" PROJECTION @ STUCCO-PAINTED-SLOPED FOR POSITIVE DRAINAGE.
14. (2) LAYER STEP SILL BANDING 2" HT. W/ 1-1/2" PROJECTION SMOOTH STUCCO BANDING - LOUER BAND TO BE 4" HT. W/ 3/4" PROJECTION @ STUCCO-PAINTED-SLOPED FOR POSITIVE DRAINAGE.
15. 2 - LAYER STUCCO BANDING W/ 2" HT. W/ 1 1/2" PROJECTION AND THE LOUER BANDING W/ 4" HT. W/ 3/4" PROJECTION AT THE UNDERSIDE SMOOTH STUCCO BANDING-TYP. AT BOTT. OF STUCCO 'LAPSIDING".
16. CONT. ½" RAISED SMOOTH STUCCO BASE, 'WATER-TABLE' - TYP. AT PERIMETER OF ENTIRE BUILDING.
17. EXTERIOR STUCCO TO EXTEND A MIN. 1'-0" BELOW GRADE (TYP. @ ENTIRE PERIMETER).
18. ALL STUCCO HAIR LINE CRACKS TO BE FILLED PRIOR TO PAINTING. STUCCO CONTRACTOR TO PROVIDE 4'-0" x 4'-0" SAMPLE FOR APPROVAL FOR TEXTURE.
19. 2 "HT. RAISED SMOOTH STUCCO BANDING - PAINTED (TYP.).
20. 3-LAYER DECORATIVE RAISED SMOOTH STUCCO BANDING OVER OPENINGS. TOP LAYER 2" HT. W/ 2" PROJECTION, MIDDLE LAYER 1" HT. W/ ½" PROJECTION AND BOTT. LAYER 2" HT. W/ 1" PROJECTION -PAINTED.
21. 2" x 4" SMOOTH STUCCO- PAINTED (TYP. @ ALL CORNERS AND WINDOW SURROUNDS AT STUCCO LAPSIDING).
22. FRONT DOOR TO BE 'THERMA-TRU - FIBERGLASS DOOR W/ SIDELIGHT'- STAINED MAHOGANY' (VERIFY W/ DEVELOPER ON STAIN) - INSTALLED BY 'COASTAL SUPPLY' OR EQ. PROVIDE CERTIFICATE OF COMPLIANCE W/ WIND + IMPACT REQ'MNTS.
23. ALL OVERHEAD GARAGE DOORS ARE TO MEET DADE COUNTY WIND CYCLING AND IMPACT TESTING REQUIREMENTS. PROVIDE CERTIFICATE OF COMPLIANCE (TYPICAL) GARAGE DOOR BY 'EDL' OR EQUAL.
24. "PGT" SINGLE HUNG, CASEMENT & FIXED (SEE MEANS OF EGRESS) ALUM. WINDOWS W/ 'LOW E' - GLASS / ALUM. FRAME COLOR - WHITE / TO BE IMPACT RESISTANT AND COMPLY W/ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.) - SEE WINDOW SCHEDULE.
25. "PGT IMPACT PRODUCTS", OR EQUAL ALUM. SLIDING DOOR W/ 'LOW E' GLAZ'G -TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.) -(COLOR - WHITE) - OR EQUAL (VERIFY W/ DEVELOPER).
26. EGRESS TYPE WINDOW SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDE A CLEAR OPENING OF NOT LESS THAN 20" W/ 24"HT. AND 5.7 SQ. FT., AREA THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" FROM THE FINISH FLOOR LEVEL NOR SHALL ANY PART OF THE OPERATING MECHANISM BE PLACED HIGHER THAN 54" FROM THE FIN. FLOOR.
27. ALL WINDOWS TO HAVE 1 x P.T. WD BUCKS ANCHORED TO CONC AS PER PRODUCT APPROVAL.
28. ALL EXTERIOR DOORS & WINDOWS TO HAVE "SIKAFLEX #15a" OR EQUAL CAULKING @ BUCK/CMU/ALUM. FRAME CONDITIONS (TYP.).
29. ALL ALUM. EXT. DOOR THRESHOLDS & WINDOW SILLS TO BE SET IN "SIKAFLEX PRO" OR EQUAL & CONC. THRESHOLD/ CONC. SILL.
30. ALL DOOR & WINDOW CORNERS, HDRS. & JAMBS TO BE UNWRAPPED W/ "SIKA TOP SEAL 107" OR EQ. THEN - APPLY "SIKAFLEX 102 EVERFLASH MEMBRANE" OR EQ. OVER ALL WOOD BUCKS W/ A MIN. 8" AT THE INTERIOR SIDE OF ALL OPENINGS AND 12" ON THE FACE OF ALL THE OPENINGS - INSTALLED AS PER MANUF. SPEC'S BY "SIKA" OR EQ. - NOTE: CONTRACTOR TO REQUEST "ADHESION TEST" BY SIKA AND OR MANUF.
31. ALUMINUM DECORATIVE RAIL W/ E.S.P. POWDER COAT FINISH (COLOR (SW) BLACK)- TOP OF RAIL MIN. 42" WITH VERTICAL PICKETS SPACED TO BLOCK PASSAGE OF 4" SPHERE (BOTTOM RAIL MAX. 2" AFF. -TYP.) - PROVIDE SHOP DRAWINGS/ SAMPLE BY 'JC ORNAMENTAL IRON WORK' OR EQUAL. (NOTE: ALL EXTERIOR RAILINGS SHALL COMPLY W/ F.B.C. 2023 EDITION).
32. DECOR. ALUMINUM WINDOW SHUTTERS W/ ALL CONCEALED CONNECTION AND 2 x SPACERS @ REAR FOR PROTECTION FROM BUILDING W/ E.S.P. PAINTED -(SW)-BLACK FOR SHUTTERS OR EQUAL.
33. POURED IN PLACE CONC SLAB. SEE STRUC DWGS (TYP.) ALL COVERED PORCHES TO SLOPE ¼"/FT.
34. CONT 1-1/4"HT. x 4" GALVANIZED ALUM. DRIP EDGE @ ALL BALCONIES.
35. ALL PORCHES TO RECEIVE 'STONE PAVERS', NON-SLIP W/ SQUARE EDGE AT THE OUTER EDGE.INSTALL PER MANUFACTURER'S SPEC. (REQ. SAMPLE FOR OWNER / INTERIOR DESIGNER APPROVAL)
36. 6" x 6" x 48" K.D.A.T. P.T. PINE DECORATIVE BRACKET & BASE W/ ALL COUNTERSUNK & FILLED ANCHORS - PAINTED (SW) WHITE (TYP. AT 2ND FLOORS/REAR SHED ROOFS).
37. 6" x 16" K.D.A.T. P.T. WOOD BEAM - PAINTED (TYP. AT REAR SHED ROOFS).
38. SANTA CRUZ BLEND - BEL AIR #4402 - COLOR THRU BY 'EAGLE ROOF TILE, INC.' - INSTALL AS PER PRODUCT APPROVAL. (TYP.).
39. PROVIDE HOSE BIB SEE DETAIL ON PLUMBING SHT. - HEIGHT AND LOCATIONS TO BE COORDINATED W/ DEVELOPER (NOTE: ALL UPPER PORCHES TO RECEIVE HOSE BIBS).
40. SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHTING FIXTURES + SPECS. (NOTE: ALL FIXTURES TO BE APPROVED BY DEVELOPER PRIOR TO PURCHASE).

LIGHT FIXTURES
(BEGA LIGHTING OR EQUAL)

G — BEGA OUTDOOR WALL SCONCE AT FRONT ENTRY AND AT GARAGE DOORS - BLACK #86411.

ALL LIGHT FIXTURES TO BE APPROVED BY DEVELOPER

- ALL EXTERIOR LUMINARIES WATTAGE TO BE BETWEEN 20 TO 50 WATTS. (NOT TO EXCEED 50 WATTS).
- ALL EXTERIOR LUMINARIES MUST HAVE A SHIELD WHICH RESTRICTS THE LIGHT LEVELS BETWEEN 20-50, 580 NM WAVELENGTH AND AVOID SPILLING INTO ADJACENT PROPERTIES.

PAINT LEGEND

- ALL SURFACES TO BE CLEANED & PRIMED AS PER SHERWIN WILLIAMS.

P-1	SNOWBOUND -SW -7004 (MAIN BODY OF STRUCTURE + BOARD-N-BATTEN - SMOOTH STUCCO).
P-2	GRATIFYING GREEN -SW-6435 (STUCCO - LAPSIDING).
P-3	HIGH REFLECTIVE WHITE -SW-7757 (FASCIA BOARDS, OUTLOOKERS, BRACKETS, WINDOW AND DOORS.).
P-4	BLACK OF NIGHT-SW-6993 (DECORATIVE RAILINGS AND SHUTTERS).
P-5	FIRE BRICK-SW-6335 (FRONT ENTRY/GARAGE DOORS).
P-6	SANTA CRUZ BLEND - BEL AIR #4402 - COLOR THRU BY 'EAGLE ROOF TILE, INC.'

NOTE: ALL COLORS ARE FOR PRICING PURPOSES ONLY. CONTRACTOR TO PROVIDE SAMPLES FOR DEVELOPER APPROVAL.

NOTES:

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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.

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ISSUED FOR
SITE PLAN APPROVAL
BIDS
PERMIT
10.22.25
CONSTRUCTION

STATE OF FLORIDA · GARY P. ELIOPOULOS · AR0017527 · 07.21.26 · REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE DELRAY BEACH, FL

REVISIONS

1 REVISED 12-24-25 AS PER TAC COMMENTS:

I. REMOVAL OF FAUX JULIET BALCONIES.

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FILE NUMBER 812A301

DRAWING TITLE

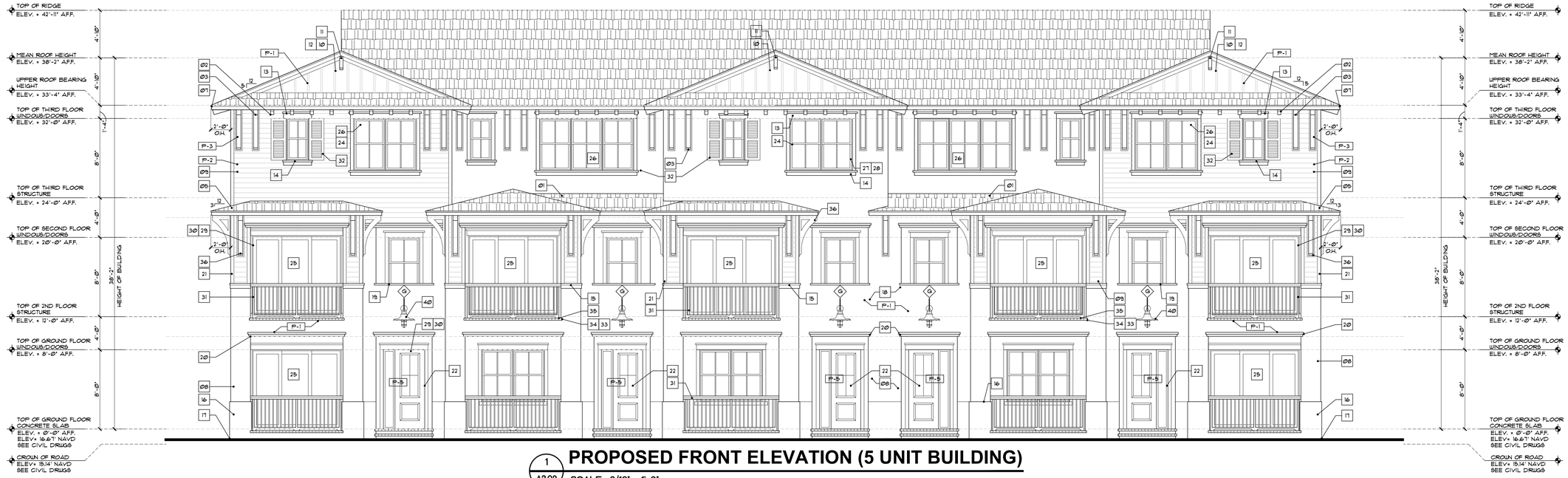
2-UNIT BLDG EXTERIOR ELEVATIONS

DATE 09.17.25 | DRAWN BY GE

JOB NUMBER 20240812

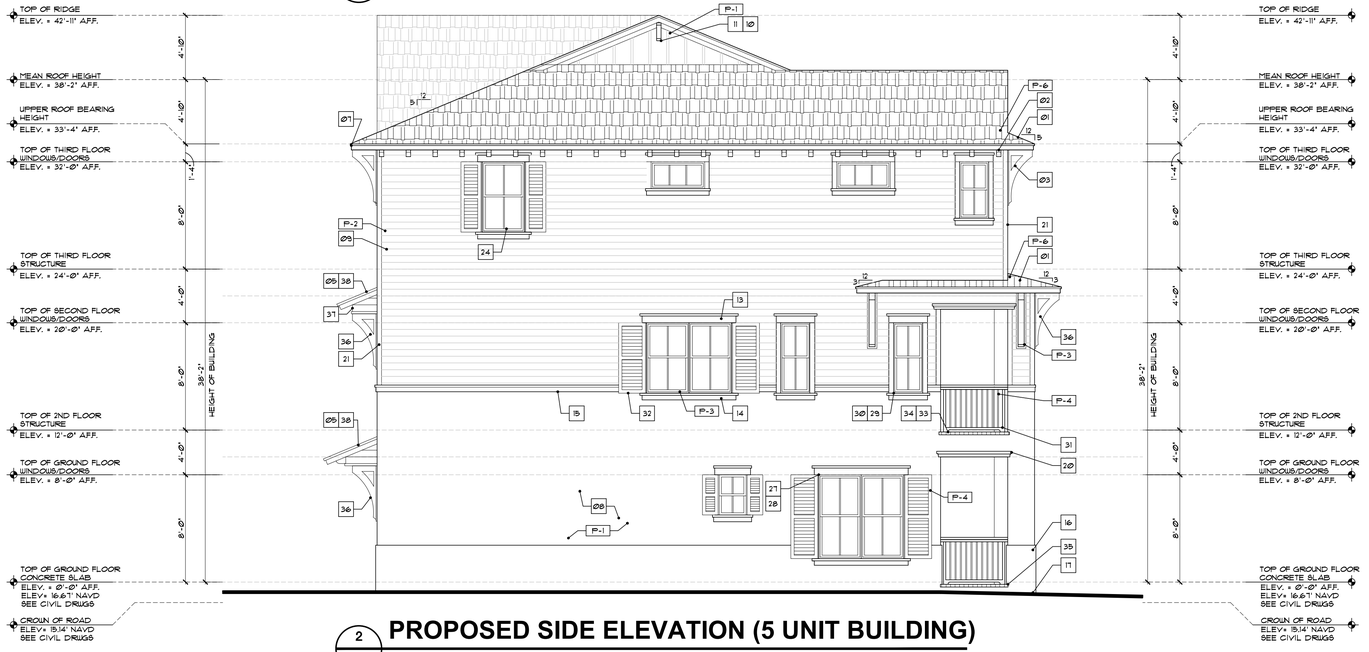
DRAWING NUMBER

A3.01



1 A3.02 **PROPOSED FRONT ELEVATION (5 UNIT BUILDING)**

SCALE : 3/16" = 1'-0"



2 A3.02 **PROPOSED SIDE ELEVATION (5 UNIT BUILDING)**

SCALE : 3/16" = 1'-0"

EXTERIOR STUCCO:

METAL LATH APPLICATION:

1. APPLY SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY WELL INTO LATH, TROWEL AFTER INITIAL SET AND SCRATCH TO ROUGHEN SURFACE.
2. APPLY BROWN COAT AFTER SCRATCH COAT HAS SET FIRM AND HARD AND HAS BEEN STRAIGHTENED TO A TRUE SURFACE WITHOUT THE USE OF ADDITIONAL WATER. LEAVE ROUGH TO RECEIVE FINISH COAT.
3. DAMPEN BROWN COAT EVENLY PRIOR TO APPLICATION OF FINISH COAT.
4. APPLY FINISH COAT AND BRING FINISH COAT TO A TRUE, EVEN SURFACE.
5. FINISHED AS APPROVED BY DEVELOPER.
6. TWO (2) COAT WORK (ON MASONRY): APPLY TWO (2) COAT STUCCO TO CONCRETE AND MASONRY AREAS; TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
7. THREE (3) COAT WORK (ON LATH): APPLY THREE (3) COAT STUCCO TO METAL LATH; TOTAL (1) INCH THICK. AREAS; TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
8. RUN DRIP GROOVES IN STUCCO. PROVIDE RUN DRIP GROOVES IN EXTERIOR DOORWAY HEADS AND EXTERIOR WINDOW HEADS.
9. ALL STUCCO HEADERS, SILLS AND BANDING TO BE PROVIDED WITH A MIN. 1/8" SLOPE FOR PROPER SHEDDING OF RAIN WATER.
10. ALL SHAPE BOARD SHALL BE CELLOFOAM SHAPE FORMS WITH CELLOFOAM EPS PER INSTRUCTIONS AND ADHERED PER SPECIFICATIONS FOR ROOFS, EXTERIORS WITH HIGH R-VALUES. CELLOFOAM EPS INSULATION ASTM-C578.
11. APPLY ENERFOAM PROFESSIONAL FOAM SEALANT, TO FORM A DURABLE AIRTIGHT WATER RESISTANT. ENERFOAM SEALANT ASTM-C1193. BOND EFFICIENTLY, TO ALL MATERIALS PER SPECIFICATIONS AND METHODS.
12. APPLY SPRAYABLE URETHANE ELASTOMER COATING UTC-5086- FOR A TOUGH MEMBRANE IS REQUIRED. APPLY FOR MOLD SPRAYING, MOLD FABRICATION, IMPACT PROTECTION FOR EPS AND CUT SHAPES, OR WHEREVER A HIGHLY DURABLE IMPACT MOISTURE AND CORROSION RESISTANT FINISH IS REQUIRED.

ELEVATION NOTES

01. SANTA CRUZ BLEND - BEL AIR #4402 - COLOR THRU BY 'EAGLE ROOF TILE, INC.'- INSTALL AS PER PRODUCT APPROVAL. (TYP.).
02. 21" x 4" x 5" DECORATIVE OUTRIGGERS (NOTE: KING OUTRIGGERS) W/ "CELLOFOAM" HIGH DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN #UTC-5086 URETHANE ELASTROMER COATING OR EQUAL. - PAINTED. - CONTRACTOR TO ATTACHED DECORATIVE BRACKET W/ "DOW ENERFOAM" FOAM SEALANT. -(UNDERSIDE OF SOFFIT TO BE 2" 3-COATS SMOOTH STUCCO FINISH) - PAINTED -SEE REFLECTED CEILING PLAN FOR LAYOUT.)
03. 6" x 6" x 48" DECORATIVE BRACKETS W/ "CELLOFOAM" HIGH DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN #UTC-5086 URETHANE ELASTROMER COATING OR EQUAL. - PAINTED. - CONTRACTOR TO ATTACHED DECORATIVE BRACKET W/ "DOW ENERFOAM" FOAM SEALANT. -(LOCATED AT 3RD FLOOR BRACKETS.)
04. SEE ROOF PLAN FOR BUILT-UP CRICKET FOR POSITIVE DRAINAGE - (NOTE ALL CRICKETS TO HAVE MIN. 2 LAYERS SMOOTH MODIFIED PLUS A CLASS "A" MODIFIED CAP SHEET - TYP.)
05. ALL SECOND FLOOR ROOF SLOPES TO BE 3/12 SLOPES AND UPPER ROOFS / SHED ROOFS TO BE 5:12.
06. PROVIDE KICK OUT FLASHING TO DIVERT ROOF WATER FLOW AWAY FROM WALL.
07. CONT. 16 OZ. GALVANIZED ALUM. DRIP EDGE ON CONT. P.T. 1 x 2 ON CONT. 2 x 4 SMOOTH CLEAR CEDAR FASCIA -PAINTED - SEE DETAIL -TYP.
08. 2-COAT 5/8" SMOOTH STUCCO FINISH, PAINTED TYP.
09. JAMES HARDIE SIDING - PAINTED FINISH- INSTALL AS PER MANUF. SPECS
10. GABLE (BOSTON HIPS) ROOFS TO RECEIVE JAMES HARDIE 1" x 2" VERTICAL BATTENS AS PER MANUF. SPECS OVER "TYVEK" (COMMERCIAL) STUCCO WRAP OVER 19/32" APA RATED EXTERIOR GRADE PLYWOOD -PAINTED (TYP.).
11. (1) 4" x 16" RIDGE RAFTER TAIL- TYP. AT "BOSTON HIP" ROOF.
12. ALL "BOSTON HIP" END ROOF CONDITIONS TO RECEIVE ADDITIONAL ANGLED TRUSS BRACING TO MEET WIND CYCLING REQUIREMENTS. -SEE STRUCTURAL DWGS.
13. (2) LAYER STEP HEADER BANDING 2" HT. W/ 1-1/2" PROJECTION SMOOTH STUCCO BANDING - LOUER BAND TO BE 6" HT. W/ 3/4" PROJECTION @ STUCCO-PAINTED-SLOPED FOR POSITIVE DRAINAGE.
14. (2) LAYER STEP SILL BANDING 2" HT. W/ 1-1/2" PROJECTION SMOOTH STUCCO BANDING - LOUER BAND TO BE 4" HT. W/ 3/4" PROJECTION @ STUCCO-PAINTED-SLOPED FOR POSITIVE DRAINAGE.
15. 2 - LAYER STUCCO BANDING W/ 2" HT. W/ 1 1/2" PROJECTION AND THE LOUER BANDING W/ 4" HT. W/ 2" PROJECTION AT THE UNDERSIDE SMOOTH STUCCO BANDING-TYP. AT BOTT. OF STUCCO "LAPSIDING".
16. CONT. 1½" RAISED SMOOTH STUCCO BASE, "WATER-TABLE" - TYP. AT PERIMETER OF ENTIRE BUILDING.
17. EXTERIOR STUCCO TO EXTEND A MIN. 1'-0" BELOW GRADE (TYP. @ ENTIRE PERIMETER).
18. ALL STUCCO HAIR LINE CRACKS TO BE FILLED PRIOR TO PAINTING. STUCCO CONTRACTOR TO PROVIDE 4'-0" x 4'-0" SAMPLE FOR APPROVAL FOR TEXTURE.
19. 2 "HT. RAISED SMOOTH STUCCO BANDING - PAINTED (TYP.).
20. 3-LAYER DECORATIVE RAISED SMOOTH STUCCO BANDING OVER OPENINGS. TOP LAYER 2" HT. W/ 2" PROJECTION, MIDDLE LAYER 1" HT. W/ ½" PROJECTION AND BOTT. LAYER 2" HT. W/ 1" PROJECTION -PAINTED.
21. 2" x 4" SMOOTH STUCCO- PAINTED (TYP. @ ALL CORNERS AND WINDOW SURROUNDS AT STUCCO LAPSIDING).
22. FRONT DOOR TO BE "THERMA-TRU - FIBERGLASS DOOR W/ SIDELIGHT" - STAINED "MAHOGANY" (VERIFY W/ DEVELOPER ON STAIN) - INSTALLED BY 'COASTAL SUPPLY" OR EQ. PROVIDE CERTIFICATE OF COMPLIANCE W/ WIND + IMPACT REQ'MTS.
23. ALL OVERHEAD GARAGE DOORS ARE TO MEET DADE COUNTY WIND CYCLING AND IMPACT TESTING REQUIREMENTS. PROVIDE CERTIFICATE OF COMPLIANCE (TYPICAL). GARAGE DOOR BY "EDL" OR EQUAL.
24. "PGT" SINGLE HUNG, CASEMENT & FIXED (SEE "MEANS OF EGRESS") ALUM. WINDOWS W/ "LOW E" - GLASS (ALUM. FRAME COLOR - WHITE) TO BE IMPACT RESISTANT AND COMPLY W/ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.) - SEE WINDOW SCHEDULE.
25. "PGT IMPACT PRODUCTS", OR EQUAL ALUM. SLIDING DOOR W/ "LOW E" GLA'G -TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.). -(COLOR - WHITE) - OR EQUAL (VERIFY W/ DEVELOPER).
26. EGRESS TYPE WINDOW SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDE A CLEAR OPENING OF NOT LESS THAN 20" W/ 24"HT. AND 5.7 SQ. FT. AREA THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" FROM THE FINISH FLOOR LEVEL NOR SHALL ANY PART OF THE OPERATING MECHANISM BE PLACED HIGHER THAN 54" FROM THE FIN. FLOOR.
27. ALL WINDOWS TO HAVE 1 x P.T. WD BUCKS ANCHORED TO CONC AS PER PRODUCT APPROVAL.
28. ALL EXTERIOR DOORS & WINDOWS TO HAVE "SIKAFLEX #15" OR EQUAL CAULKING @ BUCK/CMU/ALUM. FRAME CONDITIONS (TYP.).
29. ALL ALUM. EXT. DOOR THRESHOLDS & WINDOW SILLS TO BE SET IN "SIKAFLEX PRO" OR EQUAL & CONC. THRESHOLD/ CONC. SILLS.
30. ALL DOOR & WINDOW CORNERS, HDR'S, & JAMBS TO BE WRAPPED W/ "SIKA TOP SEAL 107" OR EQ. THEN - APPLY "SIKAFLEX 100 EVERFLASH MEMBRANE" OR EQ. OVER ALL WOOD BUCKS W/ A MIN. 8" AT THE INTERIOR SIDE OF ALL OPENINGS AND 12" ON THE FACE OF ALL THE OPENINGS - INSTALLED AS PER MANUF. SPEC'S BY "SIKA" OR EQ. - NOTE: CONTRACTOR TO REQUEST "ADHESION TEST" BY SIKA AND OR MANUF.
31. ALUMINUM DECORATIVE RAIL W/ E.S.P. POWDER COAT FINISH (COLOR (SW) BLACK)- TOP OF RAIL MIN. 42" WITH VERTICAL PICKETS SPACED TO BLOCK PASSAGE OF 4" SPHERE (BOTTOM RAIL MAX. 2" AFF. -TYP.) - PROVIDE SHOP DRAWINGS/ SAMPLE BY "JC ORNAMENTAL IRON WORK" OR EQUAL (NOTE: ALL EXTERIOR RAILINGS SHALL COMPLY W/ F.B.C. 2023 EDITION).
32. DECOR. ALUMINUM WINDOW SHUTTERS W/ ALL CONCEALED CONNECTION AND 2 x SPACERS @ REAR FOR PROTECTION FROM BUILDING W/ E.S.P PAINTED-"SW"-BLACK FOR SHUTTERS OR EQUAL.
33. POURED IN PLACE CONC SLAB, SEE STRUC DWGS (TYP.) ALL COVERED PORCHES TO SLOPE ⅛"/FT.
34. CONT 1-1/4"HT. x 4" GALVANIZED ALUM. DRIP EDGE @ ALL BALCONIES.
35. ALL PORCHES TO RECEIVE "STONE PAVERS", NON-SLIP W/ SQUARE EDGE AT THE OUTER EDGE.INSTALL PER MANUFACTURERS SPEC. (REQ. SAMPLE FOR OWNER / INTERIOR DESIGNER APPROVAL)
36. 6" x 6" x 48" K.D.AT. P.T. PINE DECORATIVE BRACKET 4 BASE W/ ALL COUNTERSUNK 4 FILLED ANCHORS - PAINTED (SW) WHITE (TYP. AT 2ND FLOORS/REAR SHED ROOFS).
37. 6" x 10" K.D.AT. P.T. WOOD BEAM - PAINTED (TYP. AT REAR SHED ROOFS).
38. SANTA CRUZ BLEND - BEL AIR #4402 - COLOR THRU BY 'EAGLE ROOF TILE, INC.' - INSTALL AS PER PRODUCT APPROVAL. (TYP.).
39. PROVIDE HOSE BIB SEE DETAIL ON PLUMBING SHT. - HEIGHT AND LOCATIONS TO BE COORDINATED W/ DEVELOPER (NOTE: ALL UPPER PORCHES TO RECEIVE HOSE BIBS).
40. SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHTING FIXTURES 4 SPECS. (NOTE: ALL FIXTURES TO BE APPROVED BY DEVELOPER PRIOR TO PURCHASE.)

LIGHT FIXTURES
(BEGA LIGHTING OR EQUAL)

G — BEGA OUTDOOR WALL SCONCE AT FRONT ENTRY AND AT GARAGE DOORS - BLACK #86411.

ALL LIGHT FIXTURES TO BE APPROVED BY DEVELOPER.

- ALL EXTERIOR LUMINAIRES WATTAGE TO BE BETWEEN 20 TO 50 WATTS. (NOT TO EXCEED 50 WATTS).
- ALL EXTERIOR LUMINAIRES MUST HAVE A SHIELD WHICH RESTRICTS THE LIGHT LEVELS BETWEEN 20-50, 580 NM WAVELENGTH AND AVOID SPILLING INTO ADJACENT PROPERTIES.

PAINT LEGEND

- ALL SURFACES TO BE CLEANED & PRIMED AS PER SHERWIN WILLIAMS.

P-1	SNOWBOUND -SW -7004 (MAIN BODY OF STRUCTURE & BOARD-N-BATTEN - SMOOTH STUCCO).
P-2	GRAPEFRUIT GREEN -SW-6435 (STUCCO - LAPSIDING)
P-3	HIGH REFLECTIVE WHITE -SW-7757 (FASCIA BOARDS, OUTLOOKERS, BRACKETS, WINDOW AND DOORS).
P-4	BLACK OF NIGHT-SW-6993 (DECORATIVE RAILING AND SHUTTERS).
P-5	FIRE BRICK-SW-6335 (FRONT ENTRY/GARAGE DOORS).
P-6	SANTA CRUZ BLEND - BEL AIR #4402 - COLOR THRU BY 'EAGLE ROOF TILE, INC.'

NOTE: ALL COLORS ARE FOR PRICING PURPOSES ONLY. CONTRACTOR TO PROVIDE SAMPLES FOR DEVELOPER APPROVAL.

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.

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ISSUED FOR — SITE PLAN APPROVAL

BIDS

PERMIT — 102225

CONSTRUCTION

STATE OF FLORIDA · GARY P. ELIOPOULOS · AR0017527 · 01/31/26 · REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE DELRAY BEACH, FL

REVISIONS

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

FILE NUMBER — 812A302

DRAWING TITLE

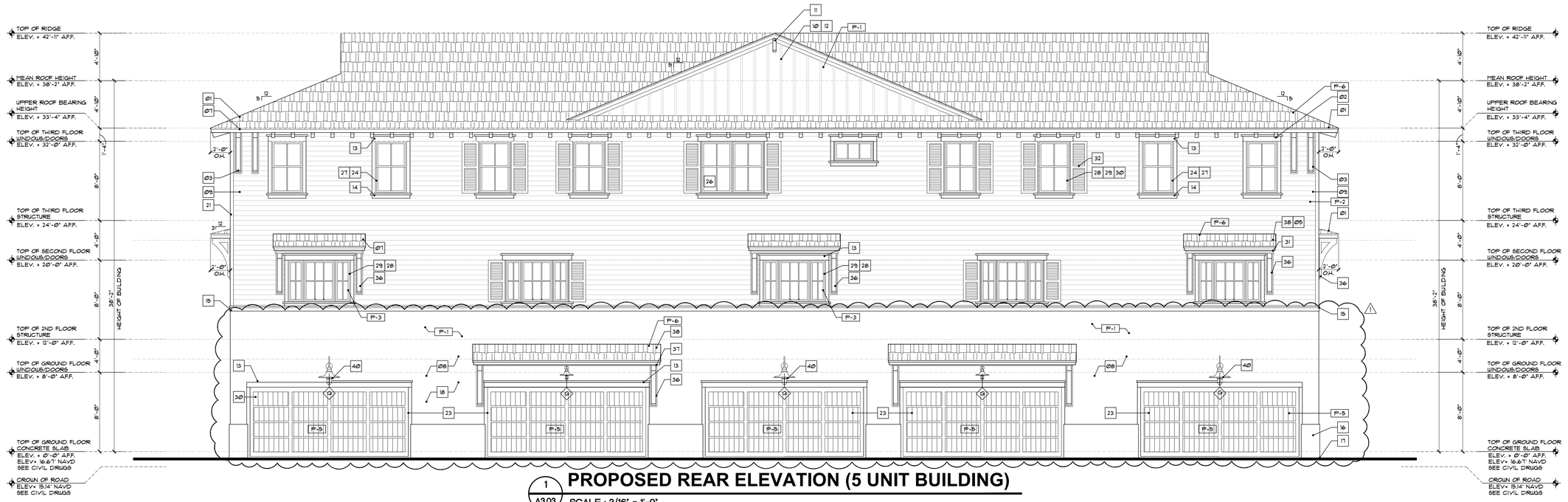
5-UNIT BLDG EXTERIOR ELEVATIONS

DATE — 09.17.25 | DRAWN BY — GE/JH

JOB NUMBER — 20240812

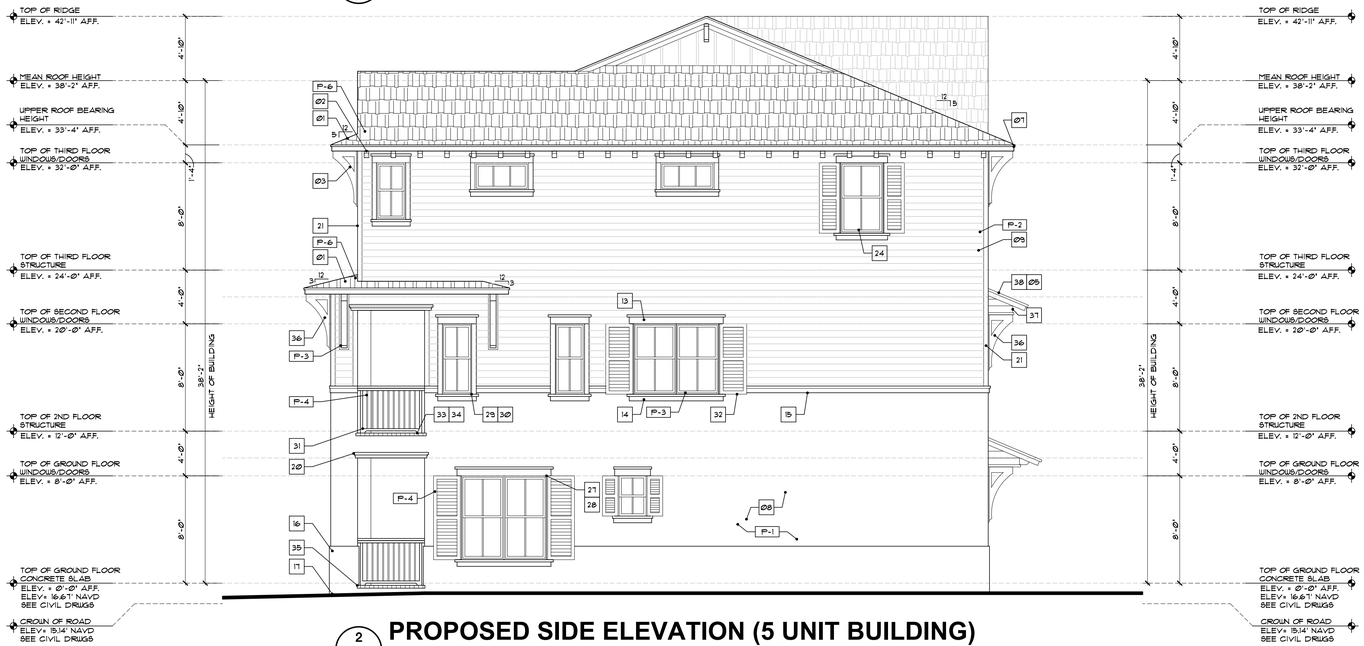
DRAWING NUMBER

A3.02



1 A3.03 **PROPOSED REAR ELEVATION (5 UNIT BUILDING)**

SCALE : 3/16" = 1'-0"



2 A3.03 **PROPOSED SIDE ELEVATION (5 UNIT BUILDING)**

SCALE : 3/16" = 1'-0"

EXTERIOR STUCCO:

METAL LATH APPLICATION:

1. APPLY SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY WELL INTO LATH. TROWEL AFTER INITIAL SET AND SCRATCH TO ROUGHEN SURFACE.
2. APPLY BROWN COAT AFTER SCRATCH COAT HAS SET FIRM AND HARD AND HAS BEEN STRAIGHTENED TO A TRUE SURFACE WITHOUT THE USE OF ADDITIONAL WATER. LEAVE ROUGH TO RECEIVE FINISH COAT.
3. DAMPEN BROWN COAT EVENLY PRIOR TO APPLICATION OF FINISH COAT.
4. APPLY FINISH COAT AND BRING FINISH COAT TO A TRUE, EVEN SURFACE.
5. FINISHED AS APPROVED BY DEVELOPER.
6. TWO (2) COAT WORK (ON MASONRY): APPLY TWO (2) COAT STUCCO TO CONCRETE AND MASONRY AREAS: TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
7. THREE (3) COAT WORK (ON LATH): APPLY THREE (3) COAT STUCCO TO METAL LATH: TOTAL (1) INCH THICK. AREAS: TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
8. RUN DRIP GROOVES IN STUCCO. PROVIDE RUN DRIP GROOVES IN EXTERIOR DOORWAY HEADS AND EXTERIOR WINDOW HEADS.
9. ALL STUCCO HEADERS, SILLS AND BANDING TO BE PROVIDED WITH A MIN. 1/8" SLOPE FOR PROPER SHEDDING OF RAIN WATER.
10. ALL SHAPE BOARD SHALL BE CELLOFOAM SHAPE FORMS WITH CELLOFOAM EPS PER INSTRUCTIONS AND ADHERED PER SPECIFICATIONS FOR ROOFS, EXTERIORS WITH HIGH R-VALUES. CELLOFOAM EPS INSULATION ASTM-C578.
11. APPLY ENERFOAM PROFESSIONAL FOAM SEALANT, TO FORM A DURABLE AIRTIGHT WATER RESISTANT, ENERFOAM SEALANT ASTM-C283. BOND EFFICIENTLY, TO ALL MATERIALS PER SPECIFICATIONS AND METHODS.
12. APPLY SPRAYABLE URETHANE ELASTOMER COATING UTC-5068-T- FOR A TOUGH MEMBRANE IS REQUIRED. COATING FOR MOLD SPRAYING, MOLD FABRICATION, IMPACT PROTECTION FOR EPS AND CUT SHAPES, OR WHEREVER A HIGHLY DURABLE IMPACT MOISTURE AND CORROSION RESISTANT FINISH IS REQUIRED.

ELEVATION NOTES

01. SANTA CRUZ BLEND - BEL AIR #4402 - COLOR THRU BY 'EAGLE ROOF TILE, INC.'- INSTALL AS PER PRODUCT APPROVAL. (TYP.).
02. 21" x 4" x 5" DECORATIVE OUTRIGGERS (NOTE: KING OUTRIGGERS) W/ 'CELLOFOAM' HIGH DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN #UTC-5068 URETHANE ELASTOMER COATING OR EQUAL - PAINTED. - CONTRACTOR TO ATTACHED DECORATIVE BRACKET W/ 'DOW ENERFOAM' FOAM SEALANT. -(UNDERSIDE OF SOFFIT TO BE 3/4" 3-COATS SMOOTH STUCCO FINISH) - PAINTED -SEE REFLECTED CEILING PLAN FOR LAYOUT.).
03. 6" x 6" x 48" DECORATIVE BRACKETS W/ 'CELLOFOAM" HIGH DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN #UTC-5068 URETHANE ELASTOMER COATING OR EQUAL - PAINTED. - CONTRACTOR TO ATTACHED DECORATIVE BRACKET W/ 'DOW ENERFOAM' FOAM SEALANT. -(LOCATED AT 3RD FLOOR BRACKETS.).
04. SEE ROOF PLAN FOR BUILT-UP CRICKET FOR POSITIVE DRAINAGE - (NOTE ALL CRICKETS TO HAVE MIN. 2 LAYERS SMOOTH MODIFIED PLUS A CLASS "A" MODIFIED CAP SHEET - TYP.).
05. ALL SECOND FLOOR ROOF SLOPES TO BE 3:12 SLOPES AND UPPER ROOFS / SHED ROOFS TO BE 5:12.
06. PROVIDE KICK OUT FLASHING TO DIVERT ROOF WATER FLOW AWAY FROM WALL.
07. CONT. 16 OZ. GALVANIZED ALUM. DRIP EDGE ON CONT. P.T. 1 x 2 ON CONT. 2 x 4 SMOOTH CLEAR CEDAR FASCIA -PAINTED - SEE DETAIL -TYP.
08. 2-COAT 5/8" SMOOTH STUCCO FINISH, PAINTED TYP.
09. JAMES HARDIE SIDING - PAINTED FINISH- INSTALL AS PER MANUF. SPECS
10. GABLE (BOSTON HIPS) ROOFS TO RECEIVE JAMES HARDIE 1" x 2" VERTICAL BATTENS AS PER MANUF. SPECS OVER "TYVEK" (COMMERCIAL) STUCCO WRAP OVER 15/32" APA RATED EXTERIOR GRADE PLYWOOD -PAINTED (TYP.).
11. (1) 4" x 16" RIDGE RAFTER TAIL - TYP. AT "BOSTON HIP" ROOF.
12. ALL "BOSTON HIP" END ROOF CONDITIONS TO RECEIVE ADDITIONAL ANGLED TRUSS BRACING TO MEET WIND CYCLING REQUIREMENTS. -SEE STRUCTURAL DWGS.
13. (2) LAYER STEP HEADER BANDING 2" HT. W/ 1-1/2" PROJECTION. SMOOTH STUCCO BANDING - LOWER BAND TO BE 6" HT. W/ 3/4" PROJECTION @ STUCCO-PAINTED-SLOPED FOR POSITIVE DRAINAGE.
14. (2) LAYER STEP SILL BANDING 2" HT. W/ 1-1/2" PROJECTION SMOOTH STUCCO BANDING - LOWER BAND TO BE 4" HT. W/ 3/4" PROJECTION @ STUCCO-PAINTED-SLOPED FOR POSITIVE DRAINAGE.
15. 2 - LAYER STUCCO BANDING W/ 2" HT. W/ 1 1/2" PROJECTION AND THE LOWER BANDING W/ 4" HT. W/ 3/4" PROJECTION AT THE UNDERSIDE SMOOTH STUCCO BANDING-TYP. AT BOTT. OF STUCCO "LAPSIDING".
16. CONT. 1/2" RAISED SMOOTH STUCCO BASE. "WATER-TABLE" - TYP. AT PERIMETER OF ENTIRE BUILDING.
17. EXTERIOR STUCCO TO EXTEND A MIN. 1'-0" BELOW GRADE (TYP. @ ENTIRE PERIMETER).
18. ALL STUCCO HAIR LINE CRACKS TO BE FILLED PRIOR TO PAINTING. STUCCO CONTRACTOR TO PROVIDE 4'-0" x 4'-0" SAMPLE FOR APPROVAL FOR TEXTURE.
19. 2 "HT. RAISED SMOOTH STUCCO BANDING - PAINTED (TYP.).
20. 3-LAYER DECORATIVE RAISED SMOOTH STUCCO BANDING OVER OPENINGS. TOP LAYER 2" HT. W/ 2" PROJECTION. MIDDLE LAYER 1" HT. W/ 1/2" PROJECTION AND BOTT. LAYER 2" HT. W/ 1" PROJECTION -PAINTED.
21. 2" x 4" SMOOTH STUCCO- PAINTED (TYP. @ ALL CORNERS AND WINDOW SURROUNDS AT STUCCO LAPSIDING).
22. FRONT DOOR TO BE "THERMA-TRU - FIBERGLASS DOOR W/ SIDELIGHT - STAINED MAHOGANY" (VERIFY W/ DEVELOPER ON STAIN) - INSTALLED BY 'COASTAL SUPPLY' OR EQ. PROVIDE CERTIFICATE OF COMPLIANCE W/ WIND & IMPACT REQ'MNTS.
23. ALL OVERHEAD GARAGE DOORS ARE TO MEET DADE COUNTY WIND CYCLING AND IMPACT TESTING REQUIREMENTS. PROVIDE CERTIFICATE OF COMPLIANCE (TYPICAL). GARAGE DOOR BY 'EDL' OR EQUAL.
24. "PGT" SINGLE HUNG, CASEMENT & FIXED (SEE 'MEANS OF EGRESS') ALUM. WINDOWS W/ 'LOW E' - GLASS (ALUM. FRAME COLOR - WHITE) TO BE IMPACT RESISTANT AND COMPLY W/ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.). - SEE WINDOW SCHEDULE.
25. "PGT IMPACT PRODUCTS", OR EQUAL ALUM. SLIDING DOOR W/ 'LOW E' GLASS - TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.) -(COLOR - WHITE) - OR EQUAL (VERIFY W/ DEVELOPER).
26. EGRESS TYPE WINDOW SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDE A CLEAR OPENING OF NOT LESS THAN 20" W/ 24"HT. AND 5.7 SQ. FT. AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" FROM THE FINISH FLOOR LEVEL NOR SHALL ANY PART OF THE OPERATING MECHANISM BE PLACED HIGHER THAN 54" FROM THE FIN. FLOOR.
27. ALL WINDOWS TO HAVE 1 x P.T. W.D. BUCKS ANCHORED TO CONC AS PER PRODUCT APPROVAL.
28. ALL EXTERIOR DOORS & WINDOWS TO HAVE "SIKAFLEX #15a" OR EQUAL CAULKING @ BUCK/CHU/ALUM. FRAME CONDITIONS (TYP.).
29. ALL ALUM. EXT. DOOR THRESHOLDS & WINDOW SILLS TO BE SET IN "SIKAFLEX PRO" OR EQUAL & CONC. THRESHOLD/ CONC. SILL.
30. ALL DOOR & WINDOW CORNERS, HDRS. & JAMBS TO BE WRAPPED W/ "SIKA TOP SEAL 107" OR EQ. THEN - APPLY "SIKAFLEX 102 EVERFLASH MEMBRANE" OR EQ. OVER ALL WOOD BUCKS W/ A MIN. 8" AT THE INTERIOR SIDE OF ALL OPENINGS AND 12" ON THE FACE OF ALL THE OPENINGS - INSTALLED AS PER MANUF. SPEC'S BY "SIKA" OR EQ. - NOTE: CONTRACTOR TO REQUEST "ADHESION TEST" BY SIKA AND OR MANUF.
31. ALUMINUM DECORATIVE RAIL W/ E.S.P. POUDER COAT FINISH (COLOR / SW) BLACK). TOP OF RAIL MIN. 42" WITH VERTICAL PICKETS SPACED TO BLOCK PASSAGE OF 4" SPHERE (BOTTOM RAIL MAX. 2" APP. -TYP.) - PROVIDE SHOP DRAWINGS/ SAMPLE, BY 'JC ORNAMENTAL IRON WORK' OR EQUAL (NOTE: ALL EXTERIOR RAILINGS SHALL COMPLY W/ F.B.C. 2013 EDITION).
32. DECOR. ALUMINUM WINDOW SHUTTERS W/ ALL CONCEALED CONNECTION AND 2 x SPACERS @ REAR FOR PROTECTION FROM BUILDING W/ E.S.P. PAINTED -SW)-BLACK FOR SHUTTERS OR EQUAL.
33. POURED IN PLACE CONC SLAB. SEE STRUC DWGS (TYP.) ALL COVERED PORCHES TO SLOPE 1/8"/FT.
34. CONT 1-1/4"HT. x 4" GALVANIZED ALUM. DRIP EDGE @ ALL BALCONIES.
35. ALL PORCHES TO RECEIVE "STONE PAVERS", NON-SLIP W/ SQUARE EDGE AT THE OUTER EDGE/INSTALL PER MANUFACTURER'S SPEC. (REQ. SAMPLE FOR OWNER / INTERIOR DESIGNER APPROVAL)
36. 6" x 6" x 48" K.D.A.T. P.T. PINE DECORATIVE BRACKET & BASE W/ ALL COUNTERSUNK & FILLED ANCHORS - PAINTED (SW) WHITE (TYP. AT 2ND FLOORS/REAR SHED ROOFS).
37. 6" x 10" K.D.A.T. P.T. WOOD BEAM - PAINTED (TYP. AT REAR SHED ROOFS).
38. SANTA CRUZ BLEND - BEL AIR #4402 - COLOR THRU BY 'EAGLE ROOF TILE, INC.' - INSTALL AS PER PRODUCT APPROVAL. (TYP.).
39. PROVIDE HOSE BIB SEE DETAIL ON PLUMBING SHT. - HEIGHT AND LOCATIONS TO BE COORDINATED W/ DEVELOPER (NOTE: ALL UPPER PORCHES TO RECEIVE HOSE BIBS).
40. SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHTING FIXTURES & SPECS. (NOTE: ALL FIXTURES TO BE APPROVED BY DEVELOPER PRIOR TO PURCHASE).

LIGHT FIXTURES
(BEGA LIGHTING OR EQUAL)

◇ BEGA OUTDOOR WALL SCONCE AT FRONT ENTRY AND AT GARAGE DOORS - BLACK #66-41.

ALL LIGHT FIXTURES TO BE APPROVED BY DEVELOPER.

- ALL EXTERIOR LUMINARIES WATTAGE TO BE BETWEEN 20 TO 50 WATTS. (NOT TO EXCEED 50 WATTS).
- ALL EXTERIOR LUMINARIES MUST HAVE A SHIELD WHICH RESTRICTS THE LIGHT LEVELS BETWEEN 20'-50, 580 NIT LUMI/LENGTH AND AVOID SPILLING INTO ADJACENT PROPERTIES.

PAINT LEGEND

- ALL SURFACES TO BE CLEANED & PRIMED AS PER SHERWIN WILLIAMS.

P-1 SNOWBOUND -SW -7004 (MAIN BODY OF STRUCTURE & BOARD-N-BATTEN - SMOOTH STUCCO).

P-2 GRAPTING GREEN -SW-6435 (STUCCO - LAPSIDING).

P-3 HIGH REFLECTIVE WHITE -SW-7757 (FASCIA BOARDS, OUTLOOKERS, BRACKETS, WINDOW AND DOORS).

P-4 BLACK OF NIGHT-SW-6993 (DECORATIVE RAILINGS AND SHUTTERS).

P-5 FIRE BRICK-SW-6335 (FRONT ENTRY/GARAGE DOORS).

P-6 SANTA CRUZ BLEND - BEL AIR #4402 - COLOR THRU BY 'EAGLE ROOF TILE, INC.'

NOTE: ALL COLORS ARE FOR PRICING PURPOSES ONLY. CONTRACTOR TO PROVIDE SAMPLES FOR DEVELOPER APPROVAL.

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)
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ISSUED FOR — SITE PLAN APPROVAL

BIDS

PERMIT — 102225

CONSTRUCTION

STATE OF FLORIDA · GARY P. ELIOPOULOS · AR0017527 · 07/2026 · REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE DELRAY BEACH, FL

REVISIONS

⚠1 REVISED 12-24-25 AS PER TAC COMMENTS:

1. REMOVAL OF FAUX JULIET BALCONIES.

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FILE NUMBER — 812A303

DRAWING TITLE

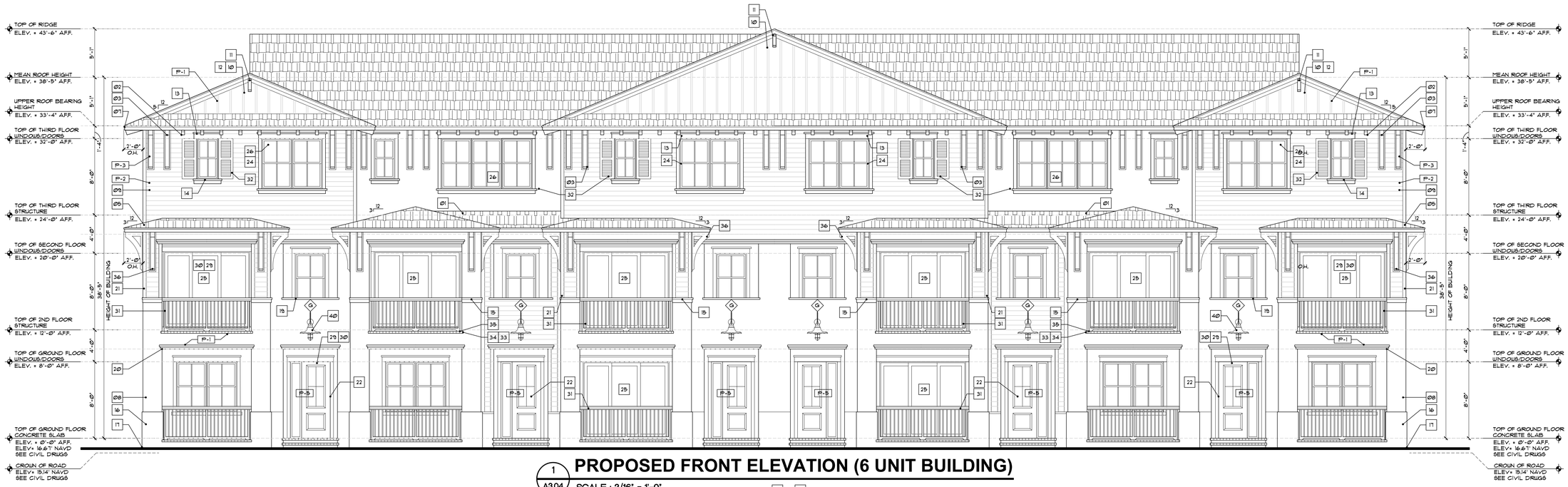
5-UNIT BLDG EXTERIOR ELEVATIONS

DATE — 09.17.25 | DRAWN BY — GE/JH

JOB NUMBER — 20240812

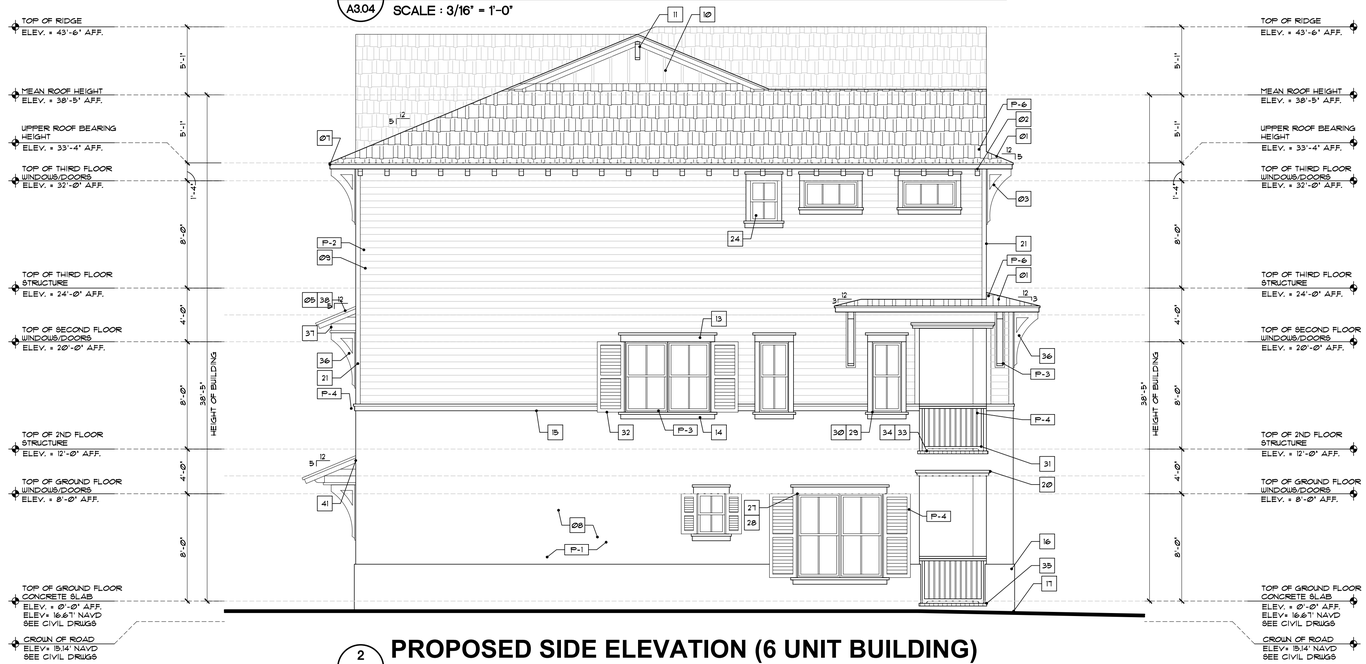
DRAWING NUMBER

A3.03



1 A3.04 PROPOSED FRONT ELEVATION (6 UNIT BUILDING)

SCALE : 3/16" = 1'-0"



2 A3.04 PROPOSED SIDE ELEVATION (6 UNIT BUILDING)

SCALE : 3/16" = 1'-0"

EXTERIOR STUCCO:

METAL LATH APPLICATION:

1. APPLY SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY WELL INTO LATH. TROWEL AFTER INITIAL SET AND SCRATCH TO ROUGHEN SURFACE.
2. APPLY BROWN COAT AFTER SCRATCH COAT HAS SET FIRM AND HARD AND HAS BEEN STRAIGHTENED TO A TRUE SURFACE WITHOUT THE USE OF ADDITIONAL WATER. LEAVE ROUGH TO RECEIVE FINISH COAT.
3. DAMPEN BROWN COAT EVENLY PRIOR TO APPLICATION OF FINISH COAT.
4. APPLY FINISH COAT AND BRING FINISH COAT TO A TRUE, EVEN SURFACE,
5. FINISHED AS APPROVED BY DEVELOPER.
6. TWO (2) COAT WORK (ON MASONRY): APPLY TWO (2) COAT STUCCO TO CONCRETE AND MASONRY AREAS: TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
7. THREE (3) COAT WORK (ON LATH): APPLY THREE (3) COAT STUCCO TO METAL LATH; TOTAL (1) INCH THICK. AREAS: TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
8. RUN DRIP GROOVES IN STUCCO. PROVIDE RUN DRIP GROOVES IN EXTERIOR DOORWAY HEADS AND EXTERIOR WINDOW HEADS.
9. ALL STUCCO HEADERS, SILLS AND BANDING TO BE PROVIDED WITH A MIN. 1/8" SLOPE FOR PROPER SHEDDING OF RAIN WATER.
10. ALL SHAPE BOARD SHALL BE CELLOFOAM SHAPE FORMS WITH CELLOFOAM EPS PER INSTRUCTIONS AND ADHERED PER SPECIFICATIONS FOR ROOFS, EXTERIORS WITH HIGH R-VALUES. CELLOFOAM EPS INSULATION ASTM-C578.
11. APPLY ENERFOAM PROFESSIONAL FOAM SEALANT, TO FORM A DURABLE AIRTIGHT WATER RESISTANT. ENERFOAM SEALANT ASTM-C920. BOND EFFICIENTLY, TO ALL MATERIALS PER SPECIFICATIONS AND METHODS.
12. APPLY SPRAYABLE URETHANE ELASTOMER COATING UTC-50671- FOR A TOUGH MEMBRANE IS REQUIRED. APPLY FOR MOLD SPRAYING. MOLD FABRICATION IMPACT PROTECTION FOR EPS AND CUT SHAPES, OR WHEREVER A HIGHLY DURABLE IMPACT MOISTURE AND CORROSION RESISTANT FINISH IS REQUIRED.

ELEVATION NOTES

01. SANTA CRUZ BLEND - BEL AIR #4402 - COLOR THRU BY "EAGLE ROOF TILE, INC."- INSTALL AS PER PRODUCT APPROVAL. (TYP.).
02. 21" x 4" x 5" DECORATIVE OUTRIGGERS (NOTE, KING OUTRIGGERS) W/ "CELLOFOAM" HIGH DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN #UTC-50671 URETHANE ELASTOMER COATING OR EQUAL - PAINTED. - CONTRACTOR TO ATTACHED DECORATIVE BRACKET W/ "DOW ENERFOAM" FOAM SEALANT. -(UNDERSIDE OF SOFFIT TO BE 2" 3-COATS SMOOTH STUCCO FINISH) - PAINTED -SEE REFLECTED CEILING PLAN FOR LAYOUT.)
03. 6" x 6" x 48" DECORATIVE BRACKETS W/ "CELLOFOAM" HIGH DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN #UTC-50671 URETHANE ELASTOMER COATING OR EQUAL - PAINTED. - CONTRACTOR TO ATTACHED DECORATIVE BRACKET W/ "DOW ENERFOAM" FOAM SEALANT. -(LOCATED AT 3RD FLOOR BRACKETS.).
04. SEE ROOF PLAN FOR BUILT-UP CRICKET FOR POSITIVE DRAINAGE - (NOTE ALL CRICKETS TO HAVE MIN. 2 LAYERS SMOOTH MODIFIED PLUS A CLASS "A" MODIFIED CAP SHEET - TYP.).
05. ALL SECOND FLOOR ROOF SLOPES TO BE 3:12 SLOPES AND UPPER ROOFS / SHED ROOFS TO BE 5:12.
06. PROVIDE KICK OUT FLASHING TO DIVERT ROOF WATER FLOW AWAY FROM WALL.
07. CONT. 16 OZ. GALVANIZED ALUM. DRIP EDGE ON CONT. P.T. 1 x 2 ON CONT. 2 x 4 SMOOTH CLEAR CEDAR FASCIA -PAINTED - SEE DETAIL -TYP.
08. 2-COAT 5/8" SMOOTH STUCCO FINISH, PAINTED TYP.
09. JAMES HARDIE SIDING - PAINTED FINISH- INSTALL AS PER MANUF. SPECS
10. GABLE (BOSTON HIPS) ROOFS TO RECEIVE JAMES HARDIE 1" x 2" VERTICAL BATTENS AS PER MANUF. SPECS OVER "TYVEK" (COMMERCIAL) STUCCO WRAP OVER 15/32" APA RATED EXTERIOR GRADE PLYWOOD -PAINTED (TYP.).
11. (1) 4" x 16" RIDGE RAFTER TAIL - TYP. AT "BOSTON HIP" ROOF.
12. ALL "BOSTON HIP" END ROOF CONDITIONS TO RECEIVE ADDITIONAL ANGLED TRUSS BRACING TO MEET WIND CYCLING REQUIREMENTS. -SEE STRUCTURAL DWGS.
13. (2) LAYER STEP HEADER BANDING 2" HT. W/ 1-1/2" PROJECTION SMOOTH STUCCO BANDING - LOUER BAND TO BE 6" HT. W/ 3/4" PROJECTION @ STUCCO-PAINTED-SLOPED FOR POSITIVE DRAINAGE.
14. (2) LAYER STEP SILL BANDING 2" HT. W/ 1-1/2" PROJECTION SMOOTH STUCCO BANDING - LOUER BAND TO BE 4" HT. W/ 3/4" PROJECTION @ STUCCO-PAINTED-SLOPED FOR POSITIVE DRAINAGE.
15. 2 - LAYER STUCCO BANDING W/ 2" HT. W/ 1 1/2" PROJECTION AND THE LOUER BANDING W/ 4" HT. W/ 3" PROJECTION AT THE UNDERSIDE SMOOTH STUCCO BANDING-TYP. AT BOTT. OF STUCCO "LAPSIDING".
16. CONT. 1½" RAISED SMOOTH STUCCO BASE, "WATER-TABLE" - TYP. AT PERIMETER OF ENTIRE BUILDING.
17. EXTERIOR STUCCO TO EXTEND A MIN. 1'-0" BELOW GRADE (TYP. @ ENTIRE PERIMETER).
18. ALL STUCCO HAIR LINE CRACKS TO BE FILLED PRIOR TO PAINTING, STUCCO CONTRACTOR TO PROVIDE 4'-0" x 4'-0" SAMPLE FOR APPROVAL FOR TEXTURE.
19. 2 "HT. RAISED SMOOTH STUCCO BANDING - PAINTED (TYP.).
20. 3-LAYER DECORATIVE RAISED SMOOTH STUCCO BANDING OVER OPENINGS, TOP LAYER 2" HT. W/ 2" PROJECTION, MIDDLE LAYER 1" HT. W/ 1" PROJECTION AND BOTT. LAYER 2" HT. W/ 1" PROJECTION -PAINTED.
21. 2" x 4" SMOOTH STUCCO- PAINTED (TYP. @ ALL CORNERS AND WINDOW SURROUNDS AT STUCCO LAPSIDING.).
22. FRONT DOOR TO BE "THERMA-TRU - FIBERGLASS DOOR W/ SIDELIGHT"- STAINED MAHOGANY" (VERIFY W/ DEVELOPER ON STAIN) - INSTALLED BY "COASTAL SUPPLY" OR EQ. PROVIDE CERTIFICATE OF COMPLIANCE W/ WIND + IMPACT REQ'MTS.
23. ALL OVERHEAD GARAGE DOORS ARE TO MEET DADE COUNTY WIND CYCLING AND IMPACT TESTING REQUIREMENTS. PROVIDE CERTIFICATE OF COMPLIANCE (TYPICAL) GARAGE DOOR BY "EDL" OR EQUAL.
24. "PGT" SINGLE HUNG, CASEMENT & FIXED (SEE "MEANS OF EGRESS") ALUM. WINDOWS W/ "LOW E" - GLASS (ALUM. FRAME COLOR - WHITE) TO BE IMPACT RESISTANT AND COMPLY W/ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.) - SEE WINDOW SCHEDULE.
25. "PGT IMPACT PRODUCTS", OR EQUAL ALUM. SLIDING DOOR W/ "LOW E" GLAZ'G -TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.) -(COLOR - WHITE) - OR EQUAL (VERIFY W/ DEVELOPER).
26. EGRESS TYPE WINDOW SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDE A CLEAR OPENING OF NOT LESS THAN 20" W/ 24"HT. AND 5.7 SQ. FT. AREA THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" FROM THE FINISH FLOOR LEVEL. NOR SHALL ANY PART OF THE OPERATING MECHANISM BE PLACED HIGHER THAN 54" FROM THE FIN. FLOOR.
27. ALL WINDOWS TO HAVE 1 x P.T. I/D BUCKS ANCHORED TO CONC AS PER PRODUCT APPROVAL.
28. ALL EXTERIOR DOORS & WINDOWS TO HAVE "SIKAFLEX #50" OR EQUAL CAULKING @ BUCK/CMU/ALUM. FRAME CONDITIONS (TYP.).
29. ALL ALUM. EXT. DOOR THRESHOLDS & WINDOW SILLS TO BE SET IN "SIKAFLEX PRO" OR EQUAL & CONC. THRESHOLD/ CONC. SILL.
30. ALL DOOR & WINDOW CORNERS, HDRS'S, & JAMBS TO BE WRAPPED W/ "SIKA TOP SEAL 107" OR EQ. THEN - APPLY "SIKAFLEX 102 EVERFLASH MEMBRANE" OR EQ. OVER ALL WOOD BUCKS W/ A MIN. 6" AT THE INTERIOR SIDE OF ALL OPENINGS AND 12" ON THE FACE OF ALL THE OPENINGS - INSTALLED AS PER MANUF. SPEC'S BY "SIKA" OR EQ. - NOTE: CONTRACTOR TO REQUEST "ADHESION TEST" BY SIKA AND OR MANUF.
31. ALUMINUM DECORATIVE RAIL W/ E.S.P. POUDER COAT FINISH (COLOR (BW) BLACK)- TOP OF RAIL MIN. 42" WITH VERTICAL PICKETS SPACED TO BLOCK PASSAGE OF A 4" SPHERE (BOTTOM RAIL MAX. 2" AFF. -TYP.) - PROVIDE SHOP DRAWING SAMPLE BY "JC ORNAMENTAL IRON WORK" OR EQUAL. (NOTE: ALL EXTERIOR RAILINGS SHALL COMPLY W/ F.B.C. 2023 EDITION).
32. DECOR. ALUMINUM WINDOW SHUTTERS W/ ALL CONCEALED CONNECTION AND 2 x SPACERS @ REAR FOR PROTECTION FROM BUILDING W/ E.S.P. PAINTED -"SW"-BLACK FOR SHUTTERS OR EQUAL.
33. POURED IN PLACE CONC SLAB. SEE STRUC DWGS (TYP.) ALL COVERED PORCHES TO SLOPE ⅛"/FT.
34. CONT 1-1/4"HT. x 4" GALVANIZED ALUM. DRIP EDGE @ ALL BALCONIES.
35. ALL PORCHES TO RECEIVE "STONE PAVERS", NON-SLIP W/ SQUARE EDGE AT THE OUTER EDGE.INSTALL PER MANUFACTURERS SPEC. (REQ. SAMPLE FOR OUNER / INTERIOR DESIGNER APPROVAL)
36. 6" x 6" x 10'-0" K.D.A.T. P.T. FINE DECORATIVE BRACKET & BASE W/ ALL COUNTERSUNC & FILLED ANCHORS - PAINTED ("SW) WHITE (TYP. AT 2ND FLOORS/REAR SHED ROOFS).
37. 6" x 10" K.D.A.T. P.T. WOOD BEAM - PAINTED (TYP. AT REAR SHED ROOFS).
38. SANTA CRUZ BLEND - BEL AIR #4402 - COLOR THRU BY "EAGLE ROOF TILE, INC." - INSTALL AS PER PRODUCT APPROVAL. (TYP.).
39. PROVIDE HOSE BIB SEE DETAIL ON PLUMBING SHT. - HEIGHT AND LOCATIONS TO BE COORDINATED W/ DEVELOPER (NOTE: ALL UPPER PORCHES TO RECEIVE HOSE BIBS).
40. SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHTING FIXTURES & SPECS. (NOTE: ALL FIXTURES TO BE APPROVED BY DEVELOPER PRIOR TO PURCHASE).

LIGHT FIXTURES
(BEGA LIGHTING OR EQUAL)

◇G BEGA OUTDOOR WALL SCONCE AT FRONT ENTRY AND AT GARAGE DOORS - BLACK. #86411.

ALL LIGHT FIXTURES TO BE APPROVED BY DEVELOPER.

- ALL EXTERIOR LUMINARIES WATTAGE TO BE BETWEEN 20 TO 50 WATTS, (NOT TO EXCEED 50 WATTS).
- ALL EXTERIOR LUMINARIES MUST HAVE A SHIELD WHICH RESTRICTS THE LIGHT LEVELS BETWEEN 20-50, 380 NM WAVELENGTH AND AVOID SPILLING INTO ADJACENT PROPERTIES.

PAINT LEGEND

- ALL SURFACES TO BE CLEANED & PRIMED AS PER SHERWIN WILLIAMS.

P-1	SNOWBOUND -SW -7004 (MAIN BODY OF STRUCTURE & BOARD-N-BATTEN - SMOOTH STUCCO).
P-2	GRATIFYING GREEN -SW-6435 (STUCCO - LAPSIDING).
P-3	HIGH REFLECTIVE WHITE -SW-7757 (FASCIA BOARDS, OUTLOOKERS, BRACKETS, (WINDOW AND DOORS).
P-4	BLACK OF NIGHT-SW-6993 (DECORATIVE RAILINGS AND SHUTTERS).
P-5	FIRE BRICK-SW-6335 (FRONT ENTRY/GARAGE DOORS).
P-6	SANTA CRUZ BLEND - BEL AIR #4402 - COLOR THRU BY "EAGLE ROOF TILE, INC."

NOTE: ALL COLORS ARE FOR PRICING PURPOSES ONLY, CONTRACTOR TO PROVIDE SAMPLES FOR DEVELOPER APPROVAL.

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.

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Delray Beach, Florida 33483
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ISSUED FOR — SITE PLAN APPROVAL

BIDS

PERMIT — 102225

CONSTRUCTION

STATE OF FLORIDA · GARY P. ELIOPOULOS · AR0017527 · 01/31/26 · REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE DELRAY BEACH, FL

REVISIONS

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

FILE NUMBER — 812A304

DRAWING TITLE

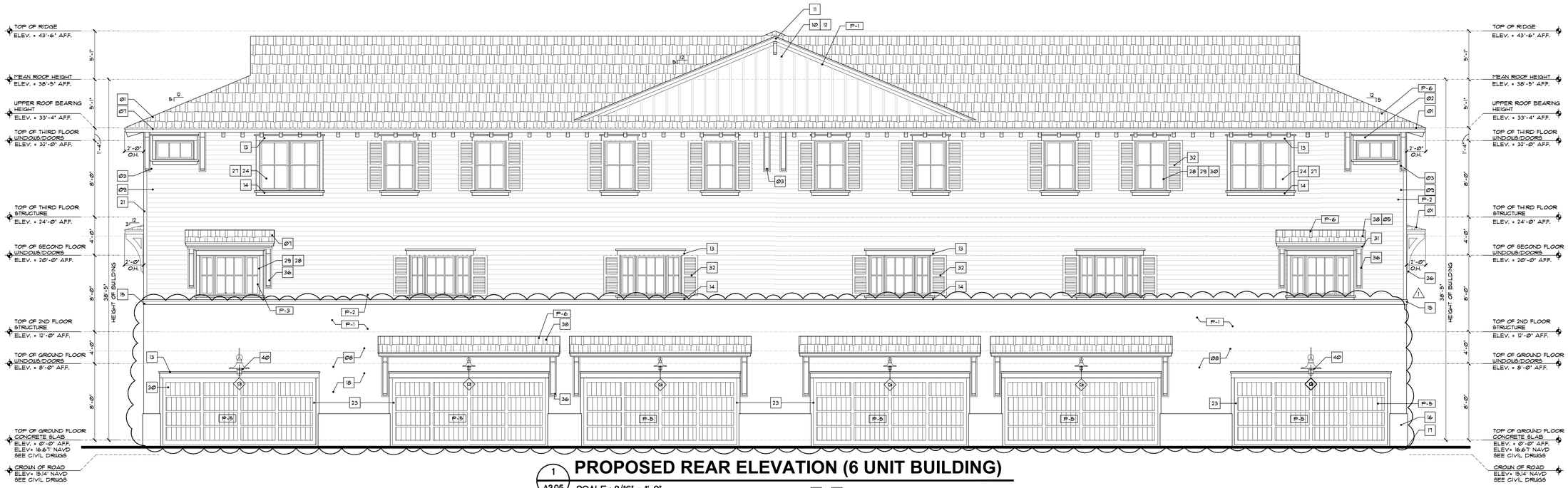
6-UNIT BLDG EXTERIOR ELEVATIONS

DATE — 09.17.25 | DRAWN BY — GE

JOB NUMBER — 20240812

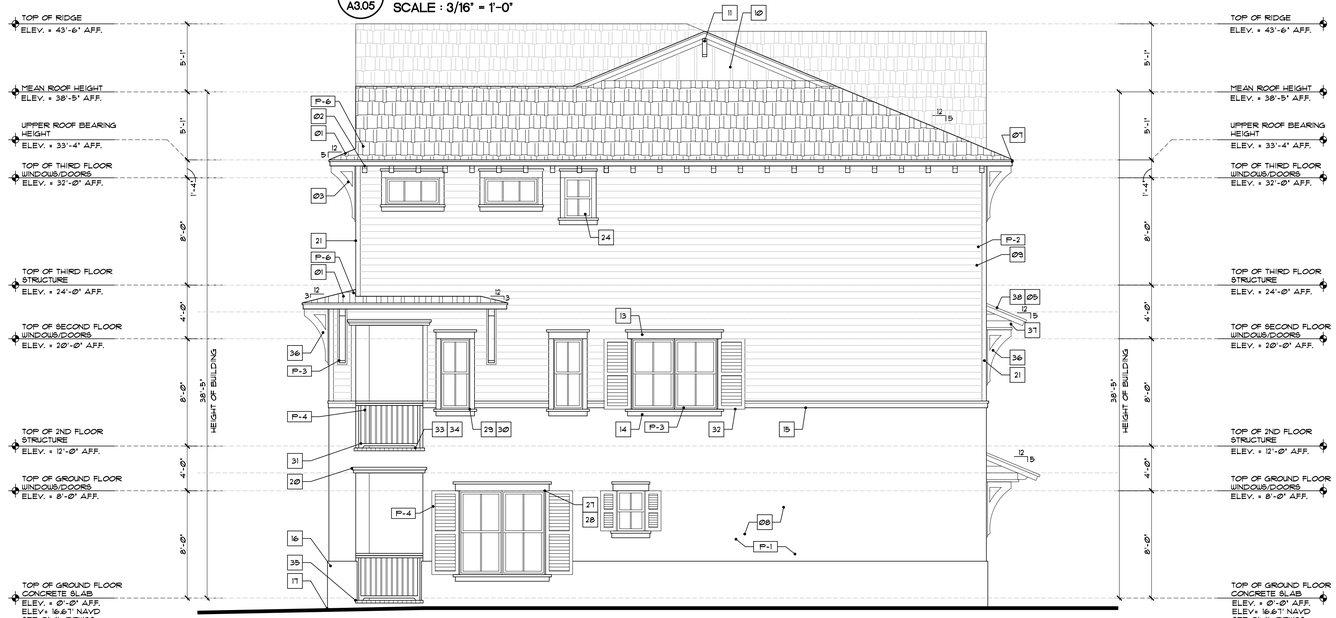
DRAWING NUMBER

A3.04



1 A3.05 PROPOSED REAR ELEVATION (6 UNIT BUILDING)

SCALE : 3/16" = 1'-0"



2 A3.05 PROPOSED SIDE ELEVATION (6 UNIT BUILDING)

SCALE : 3/16" = 1'-0"

EXTERIOR STUCCO:

METAL LATH APPLICATION:

1. APPLY SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY WELL INTO LATH. TROWEL AFTER INITIAL SET AND SCRATCH TO ROUGHEN SURFACE.
2. APPLY BROWN COAT AFTER SCRATCH COAT HAS SET FIRM AND HARD AND HAS BEEN STRAIGHTENED TO A TRUE SURFACE WITHOUT THE USE OF ADDITIONAL WATER. LEAVE ROUGH TO RECEIVE FINISH COAT.
3. DAMPEN BROWN COAT EVENLY PRIOR TO APPLICATION OF FINISH COAT.
4. APPLY FINISH COAT AND BRING FINISH COAT TO A TRUE, EVEN SURFACE.
5. FINISHED AS APPROVED BY DEVELOPER.
6. TWO (2) COAT WORK (ON MASONRY): APPLY TWO (2) COAT STUCCO TO CONCRETE AND MASONRY AREAS: TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
7. THREE (3) COAT WORK (ON LATH): APPLY THREE (3) COAT STUCCO TO METAL LATH: TOTAL (1) INCH THICK. AREAS: TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
8. RUN DRIP GROOVES IN STUCCO. PROVIDE RUN DRIP GROOVES IN EXTERIOR DOORWAY HEADS AND EXTERIOR WINDOW HEADS.
9. ALL STUCCO HEADERS, SILLS AND BANDING TO BE PROVIDED WITH A MIN. 1/8" SLOPE FOR PROPER SHEDDING OF RAIN WATER.
10. ALL SHAPE BOARD SHALL BE CELLOFOAM SHAPE FORMS WITH CELLOFOAM EPS PER INSTRUCTIONS AND ADHERED PER SPECIFICATIONS FOR ROOFS, EXTERIORS WITH HIGH R-VALUES. CELLOFOAM EPS INSULATION ASTM-C578.
11. APPLY ENERFOAM PROFESSIONAL FOAM SEALANT, TO FORM A DURABLE AIRTIGHT WATER RESISTANT. ENERFOAM SEALANT ASTM-C1029. BOND EFFICIENTLY, TO ALL MATERIALS PER SPECIFICATIONS AND METHODS.
12. APPLY SPRAYABLE URETHANE ELASTOMER COATING UTC-50671- FOR A TOUGH MEMBRANE IS REQUIRED. APPLY FOR MOLD SPRAYING, MOLD FABRICATION, IMPACT PROTECTION FOR EPS AND CUT SHAPES, OR WHEREVER A HIGHLY DURABLE IMPACT MOISTURE AND CORROSION RESISTANT FINISH IS REQUIRED.

ELEVATION NOTES

01. SANTA CRUZ BLEND - BEL AIR #4402 - COLOR THRU BY 'EAGLE ROOF TILE, INC.'- INSTALL AS PER PRODUCT APPROVAL. (TYP.).
02. 21" x 4" x 5' DECORATIVE OUTRIGGERS (NOTE: KING OUTRIGGERS) W/ 'CELLOFOAM' HIGH DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN #UTC-50671 URETHANE ELASTROMER COATING OR EQUAL - PAINTED. - CONTRACTOR TO ATTACHED DECORATIVE BRACKET W/ 'DOW ENERFOAM' FOAM SEALANT. -(UNDERSIDE OF SOFFIT TO BE 3" 3-COATS SMOOTH STUCCO FINISH) - PAINTED -SEE REFLECTED CEILING PLAN FOR LAYOUT.)
03. 6" x 6" x 48" DECORATIVE BRACKETS W/ 'CELLOFOAM' HIGH DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN #UTC-50671 URETHANE ELASTROMER COATING OR EQUAL - PAINTED. - CONTRACTOR TO ATTACHED DECORATIVE BRACKET W/ 'DOW ENERFOAM' FOAM SEALANT. -(LOCATED AT 3RD FLOOR BRACKETS.)
04. SEE ROOF PLAN FOR BUILT-UP CRICKET FOR POSITIVE DRAINAGE - (NOTE ALL CRICKETS TO HAVE MIN. 2 LAYERS SMOOTH MODIFIED PLUS A CLASS 'A' MODIFIED CAP SHEET - TYP.).
05. ALL SECOND FLOOR ROOF SLOPES TO BE 3:12 SLOPES AND UPPER ROOFS / SHED ROOFS TO BE 5:12.
06. PROVIDE KICK OUT FLASHING TO DIVERT ROOF WATER FLOW AWAY FROM WALL.
07. CONT. 16 OZ. GALVANIZED ALUM. DRIP EDGE ON CONT. P.T. 1 x 2 ON CONT. 2 x 4 SMOOTH CLEAR CEDAR FASCIA -PAINTED - SEE DETAIL -TYP.
08. 2-COAT 5/8" SMOOTH STUCCO FINISH, PAINTED TYP.
09. JAMES HARDIE SIDING - PAINTED FINISH- INSTALL AS PER MANUF. SPECS
10. GABLE (BOSTON HIPS) ROOFS TO RECEIVE JAMES HARDIE 1" x 2" VERTICAL BATTENS AS PER MANUF. SPECS OVER 'TYVEK' (COMMERCIAL) STUCCO WRAP OVER 15/32" APA RATED EXTERIOR GRADE PLYWOOD -PAINTED (TYP.).
11. (1) 4" x 16" RIDGE RAFTER TAIL- TYP. AT 'BOSTON HIP' ROOF.
12. ALL 'BOSTON HIP' END ROOF CONDITIONS TO RECEIVE ADDITIONAL ANGLED TRUSS BRACING TO MEET WIND CYCLING REQUIREMENTS. -SEE STRUCTURAL DWGS.
13. (2) LAYER STEP HEADER BANDING 2" HT. W/ 1-1/2" PROJECTION. SMOOTH STUCCO BANDING - LOWER BAND TO BE 6" HT. W/ 3/4" PROJECTION @ STUCCO-PAINTED-SLOPED FOR POSITIVE DRAINAGE.
14. (2) LAYER STEP SILL BANDING 2" HT. W/ 1-1/2" PROJECTION SMOOTH STUCCO BANDING - LOWER BAND TO BE 4" HT. W/ 3/4" PROJECTION @ STUCCO-PAINTED-SLOPED FOR POSITIVE DRAINAGE.
15. 2 - LAYER STUCCO BANDING W/ 2" HT. W/ 1 1/2" PROJECTION AND THE LOWER BANDING W/ 4" HT. W/ 3/4" PROJECTION AT THE UNDERSIDE SMOOTH STUCCO BANDING-TYP. AT BOTT. OF STUCCO 'LAPSIDING'.
16. CONT. 1½" RAISED SMOOTH STUCCO BASE, 'WATER-TABLE' - TYP. AT PERIMETER OF ENTIRE BUILDING.
17. EXTERIOR STUCCO TO EXTEND A MIN. 1'-0" BELOW GRADE (TYP. @ ENTIRE PERIMETER).
18. ALL STUCCO HAIR LINE CRACKS TO BE FILLED PRIOR TO PAINTING. STUCCO CONTRACTOR TO PROVIDE 4'-0" x 4'-0" SAMPLE FOR APPROVAL FOR TEXTURE.
19. 2 'HT. RAISED SMOOTH STUCCO BANDING - PAINTED (TYP.).
20. 3-LAYER DECORATIVE RAISED SMOOTH STUCCO BANDING OVER OPENINGS. TOP LAYER 2" HT. W/ 2" PROJECTION. MIDDLE LAYER 1" HT. W/ 1" PROJECTION AND BOTT. LAYER 2" HT. W/ 1" PROJECTION -PAINTED.
21. 2" x 4" SMOOTH STUCCO- PAINTED (TYP. @ ALL CORNERS AND WINDOW SURROUNDS AT STUCCO LAPSIDING).
22. FRONT DOOR TO BE 'THERMA-TRU - FIBERGLASS DOOR W/ SIDELIGHT'- STAINED MAHOGANY' (VERIFY W/ DEVELOPER ON STAIN) - INSTALLED BY 'COASTAL SUPPLY' OR EQ. PROVIDE CERTIFICATE OF COMPLIANCE W/ WIND & IMPACT REQ'MNTS.
23. ALL OVERHEAD GARAGE DOORS ARE TO MEET DADE COUNTY WIND CYCLING AND IMPACT TESTING REQUIREMENTS. PROVIDE CERTIFICATE OF COMPLIANCE (TYPICAL). GARAGE DOOR BY 'EDL' OR EQUAL.
24. 'FGT' SINGLE HUNG, CASEMENT & FIXED (SEE MEANS OF EGRESS) ALUM. WINDOWS W/ 'LOW E' - GLASS (ALUM. FRAME COLOR - WHITE) TO BE IMPACT RESISTANT AND COMPLY W/ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.) - SEE WINDOW SCHEDULE.
25. 'FGT IMPACT PRODUCTS', OR EQUAL ALUM. SLIDING DOOR W/ 'LOW E' GLAZ'G -TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.). -(COLOR - WHITE) - OR EQUAL (VERIFY W/ DEVELOPER).
26. EGRESS TYPE WINDOW SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDE A CLEAR OPENING OF NOT LESS THAN 20" W/ 24'HT. AND 5.7 SQ. FT. AREA THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" FROM THE FINISH FLOOR LEVEL NOR SHALL ANY PART OF THE OPERATING MECHANISM BE PLACED HIGHER THAN 54" FROM THE FIN. FLOOR.
27. ALL WINDOWS TO HAVE 1 x P.T. WD. BUCKS ANCHORED TO CONC AS PER PRODUCT APPROVAL.
28. ALL EXTERIOR DOORS & WINDOWS TO HAVE 'SIKAFLEX #15' OR EQUAL CAULKING @ BUCK/CMU/ALUM. FRAME CONDITIONS (TYP.)
29. ALL ALUM. EXT. DOOR THRESHOLDS & WINDOW SILLS TO BE SET IN 'SIKAFLEX PRO' OR EQUAL & CONC. THRESHOLD/ CONC. SILL.
30. ALL DOOR & WINDOW CORNERS, HDRS. & JAMBS TO BE UNWRAPPED W/ 'SIKA TOP SEAL 107' OR EQ. THEN - APPLY 'SIKAFLEX 120 EVERFLASH MEMBRANE' OR EQ. OVER ALL WOOD BUCKS W/ A MIN. 8" AT THE INTERIOR SIDE OF ALL OPENINGS AND 12" ON THE FACE OF ALL THE OPENINGS - INSTALLED AS PER MANUF. SPEC'S BY 'SIKA' OR EQ. - NOTE: CONTRACTOR TO REQUEST 'ADHESION TEST' BY SIKA AND OR MANUF.
31. ALUMINUM DECORATIVE RAIL W/ E.S.P. POWDER COAT FINISH (COLOR (SW) BLACK)- TOP OF RAIL MIN. 42" WITH VERTICAL PICKETS SPACED TO BLOCK PASSAGE OF 4" SPHERE (BOTTOM RAIL MAX. 2" AFF. -TYP.) - PROVIDE SHOP DRAWINGS/ SAMPLE. BY 'JC ORNAMENTAL IRON WORK' OR EQUAL. (NOTE: ALL EXTERIOR RAILINGS SHALL COMPLY W/ F.B.C. 2013 EDITION).
32. DECOR. ALUMINUM WINDOW SHUTTERS W/ ALL CONCEALED CONNECTION AND 2 x SPACERS @ REAR FOR PROTECTION FROM BUILDING W/ E.S.P. PAINTED -SW)-BLACK FOR SHUTTERS OR EQUAL.
33. POURED IN PLACE CONC SLAB. SEE STRUC DWGS (TYP.) ALL COVERED PORCHES TO SLOPE ⅛"/FT.
34. CONT 1-1/4"HT. x 4" GALVANIZED ALUM. DRIP EDGE @ ALL BALCONIES.
35. ALL PORCHES TO RECEIVE 'STONE PAVERS', NON-SLIP W/ SQUARE EDGE AT THE OUTER EDGE/INSTALL PER MANUFACTURERS SPEC. (REQ. SAMPLE FOR OWNER / INTERIOR DESIGNER APPROVAL)
36. 6" x 6" x 48" K.D.A.T. P.T. FINE DECORATIVE BRACKET & BASE W/ ALL COUNTERSUNK & FILLED ANCHORS - PAINTED (SW) WHITE (TYP. AT 2ND FLOORS/REAR SHED ROOFS).
37. 6" x 12" K.D.A.T. P.T. WOOD BEAM - PAINTED (TYP. AT REAR SHED ROOFS).
38. SANTA CRUZ BLEND - BEL AIR #4402 - COLOR THRU BY 'EAGLE ROOF TILE, INC.' - INSTALL AS PER PRODUCT APPROVAL. (TYP.).
39. PROVIDE HOSE BIB SEE DETAIL ON PLUMBING SHT. - HEIGHT AND LOCATIONS TO BE COORDINATED W/ DEVELOPER (NOTE: ALL UPPER PORCHES TO RECEIVE HOSE BIBS).
40. SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHTING FIXTURES & SPECS. (NOTE: ALL FIXTURES TO BE APPROVED BY DEVELOPER PRIOR TO PURCHASE).

LIGHT FIXTURES
(BEGA LIGHTING OR EQUAL)

◇G BEGA OUTDOOR WALL SCONCE AT FRONT ENTRY, AND AT GARAGE DOORS - BLACK *66411.

ALL LIGHT FIXTURES TO BE APPROVED BY DEVELOPER.

- ALL EXTERIOR LUMINARIES WATTAGE TO BE BETWEEN 20 TO 50 WATTS. (NOT TO EXCEED 50 WATTS).
- ALL EXTERIOR LUMINARIES MUST HAVE A SHIELD WHICH RESTRICTS THE LIGHT LEVELS BETWEEN 20-50, 580 NM WAVELENGTH AND AVOID SPILLING INTO ADJACENT PROPERTIES.

PAINT LEGEND

- ALL SURFACES TO BE CLEANED & PRIMED AS PER SHERWIN WILLIAMS.

P-1	SNOWBOUND -SW -7004 (MAIN BODY OF STRUCTURE & BOARD-N-BATTEN - SMOOTH STUCCO)
P-2	GRATIFYING GREEN -SW-6435 (STUCCO - LAPSIDING).
P-3	HIGH REFLECTIVE WHITE -SW-7757 (FASCIA BOARDS, OUTLOOKERS, BRACKETS, WINDOW AND DOORS).
P-4	BLACK OF NIGHT-SW-6993 (DECORATIVE RAILINGS AND SHUTTERS).
P-5	FIRE BRICK-SW-6335 (FRONT ENTRY/GARAGE DOORS).
P-6	SANTA CRUZ BLEND - BEL AIR #4402 - COLOR THRU BY 'EAGLE ROOF TILE INC.'

NOTE: ALL COLORS ARE FOR PRICING PURPOSES ONLY. CONTRACTOR TO PROVIDE SAMPLES FOR DEVELOPER APPROVAL.

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.

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ISSUED FOR
- SITE PLAN APPROVAL
- BIDS
- PERMIT 102225
- CONSTRUCTION

STATE OF FLORIDA · GARY P. ELIOPOULOS · AR0017527 · 01/31/26 · REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE DELRAY BEACH, FL

REVISIONS

⚠1 REVISED 12-24-25 AS PER TAC COMMENTS:
1. REMOVAL OF FAUX JULIET BALCONIES.

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FILE NUMBER 812A305

DRAWING TITLE

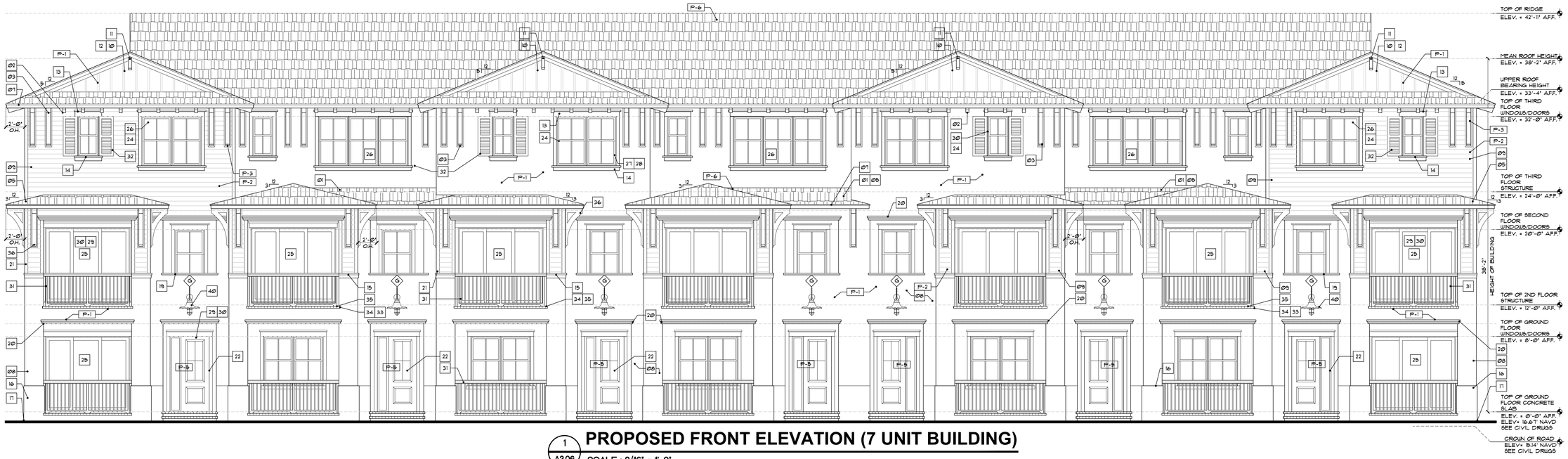
6-UNIT BLDG EXTERIOR ELEVATIONS

DATE 09.17.25 | DRAWN BY GE

JOB NUMBER 20240812

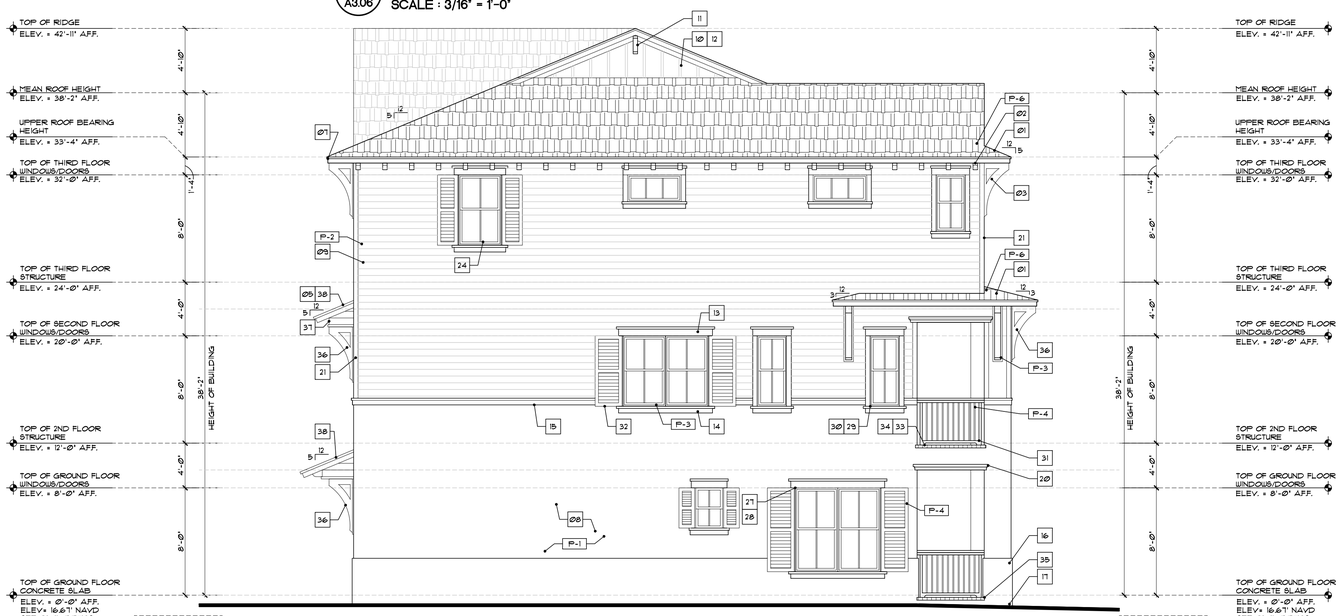
DRAWING NUMBER

A3.05



1 A3.06 **PROPOSED FRONT ELEVATION (7 UNIT BUILDING)**

SCALE : 3/16" = 1'-0"



2 A3.06 **PROPOSED SIDE ELEVATION (7 UNIT BUILDING)**

SCALE : 3/16" = 1'-0"

EXTERIOR STUCCO:

METAL LATH APPLICATION:

1. APPLY SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY WELL INTO LATH. TROWEL AFTER INITIAL SET AND SCRATCH TO ROUGHEN SURFACE.
2. APPLY BROWN COAT AFTER SCRATCH COAT HAS SET FIRM AND HARD AND HAS BEEN STRAIGHTENED TO A TRUE SURFACE WITHOUT THE USE OF ADDITIONAL WATER. LEAVE ROUGH TO RECEIVE FINISH COAT.
3. DAMPEN BROWN COAT EVENLY PRIOR TO APPLICATION OF FINISH COAT.
4. APPLY FINISH COAT AND BRING FINISH COAT TO A TRUE, EVEN SURFACE.
5. FINISHED AS APPROVED BY DEVELOPER.
6. TWO (2) COAT WORK (ON MASONRY.) APPLY TWO (2) COAT STUCCO TO CONCRETE AND MASONRY AREAS. TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
7. THREE (3) COAT WORK (ON LATH). APPLY THREE (3) COAT STUCCO TO METAL LATH. TOTAL (1) INCH THICK. AREAS. TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
8. RUN DRIP GROOVES IN STUCCO. PROVIDE RUN DRIP GROOVES IN EXTERIOR DOORWAY HEADS AND EXTERIOR WINDOW HEADS.
9. ALL STUCCO HEADERS, SILLS AND BANDING TO BE PROVIDED WITH A MIN. 1/8" SLOPE FOR PROPER SHEDDING OF RAIN WATER.
10. ALL SHAPE BOARD SHALL BE CELLOFOAM SHAPE FORMS WITH CELLOFOAM EPS PER INSTRUCTIONS AND ADHERED PER SPECIFICATIONS FOR ROOFS, EXTERIORS WITH HIGH R-VALUES. CELLOFOAM EPS INSULATION ASTM-C578.
11. APPLY ENERFOAM PROFESSIONAL FOAM SEALANT, TO FORM A DURABLE AIRTIGHT WATER RESISTANT. ENERFOAM SEALANT ASTM-C1283. BOND EFFICIENTLY, TO ALL MATERIALS PER SPECIFICATIONS AND METHODS.
12. APPLY SPRAYABLE URETHANE ELASTOMER COATING UTC-5086 - FOR A TOUGH MEMBRANE IS REQUIRED. APPLY FOR MOLD SPRAYING, MOLD FABRICATION , IMPACT PROTECTION FOR EPS AND CUT SHAPES, OR WHEREVER A HIGHLY DURABLE IMPACT MOISTURE AND CORROSION RESISTANT FINISH IS REQUIRED.

ELEVATION NOTES

01. SANTA CRUZ BLEND - BEL AIR #4402 - COLOR THRU BY 'EAGLE ROOF TILE, INC.'- INSTALL AS PER PRODUCT APPROVAL. (TYP.).
02. 21" x 4" x 5" DECORATIVE OUTRIGGERS (NOTE: KING OUTRIGGERS) W/ "CELLOFOAM" HIGH DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN #UTC-5086 URETHANE ELASTROMER COATING OR EQUAL. - PAINTED. - CONTRACTOR TO ATTACHED DECORATIVE BRACKET W/ "DOW ENERFOAM" FOAM SEALANT. -(UNDERSIDE OF SOFFIT TO BE 3" 3-COATS SMOOTH STUCCO FINISH) - PAINTED -SEE REFLECTED CEILING PLAN FOR LAYOUT.).
03. 6" x 6" x 48" DECORATIVE BRACKETS W/ "CELLOFOAM" HIGH DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN #UTC-5086 URETHANE ELASTROMER COATING OR EQUAL. - PAINTED. - CONTRACTOR TO ATTACHED DECORATIVE BRACKET W/ "DOW ENERFOAM" FOAM SEALANT. -(LOCATED AT 3RD FLOOR BRACKETS).
04. SEE ROOF PLAN FOR BUILT-UP CRICKET FOR POSITIVE DRAINAGE - (NOTE ALL CRICKETS TO HAVE MIN. 2 LAYERS 90#CH MODIFIED PLUS A CLASS "A" MODIFIED CAP SHEET - TYP.).
05. ALL SECOND FLOOR ROOF SLOPES TO BE 3:12 SLOPES AND UPPER ROOFS / SHED ROOFS TO BE 5:12.
06. PROVIDE KICK OUT FLASHING TO DIVERT ROOF WATER FLOW AWAY FROM WALL.
07. CONT. 16 OZ. GALVANIZED ALUM. DRIP EDGE ON CONT. P.T. 1 x 2 ON CONT. 2 x 4 SMOOTH CLEAR CEDAR FASCIA -PAINTED - SEE DETAIL -TYP..
08. 2-COAT 5/8" SMOOTH STUCCO FINISH, PAINTED TYP.
09. JAMES HARDIE SIDING - PAINTED FINISH- INSTALL AS PER MANUF. SPECS
10. GABLE (BOTTOM VIPS) ROOFS TO RECEIVE JAMES HARDIE 1" x 2" VERTICAL BATTENS AS PER MANUF. SPECS OVER "TYVEK" (COMMERCIAL) STUCCO WRAP OVER 15/32" APA RATED EXTERIOR GRADE PLYWOOD -PAINTED (TYP.).
11. (1) 4" x 16" RIDGE RAFTER TAIL- TYP. AT "BOSTON HIP" ROOF.
12. ALL "BOSTON HIP" END ROOF CONDITIONS TO RECEIVE ADDITIONAL ANGLED TRUSS BRACING TO MEET WIND CYCLING REQUIREMENTS. -SEE STRUCTURAL DWGS.
13. (2) LAYER STEP HEADER BANDING 2" HT. W/ 1-1/2" PROJECTION SMOOTH STUCCO BANDING - LOWER BAND TO BE 6" HT. W/ 3/4" PROJECTION @ STUCCO-PAINTED-SLOPED FOR POSITIVE DRAINAGE.
14. (2) LAYER STEP SILL BANDING 2" HT. W/ 1-1/2" PROJECTION SMOOTH STUCCO BANDING - LOWER BAND TO BE 4" HT. W/ 3/4" PROJECTION @ STUCCO-PAINTED-SLOPED FOR POSITIVE DRAINAGE.
15. 2 - LAYER STUCCO BANDING W/ 2" HT. W/ 1 1/2" PROJECTION AND THE LOWER BANDING W/ 4" HT. W/ 3" PROJECTION AT THE UNDERSIDE SMOOTH STUCCO BANDING-TYP. AT BOTT. OF STUCCO "LAPSIDING".
16. CONT. ½" RAISED SMOOTH STUCCO BASE, "WATER-TABLE" - TYP. AT PERIMETER OF ENTIRE BUILDING.
17. EXTERIOR STUCCO TO EXTEND A MIN. 1'-0" BELOW GRADE (TYP. @ ENTIRE PERIMETER).
18. ALL STUCCO HAIR LINE CRACKS TO BE FILLED PRIOR TO PAINTING, STUCCO CONTRACTOR TO PROVIDE 4'-0" x 4'-0" SAMPLE FOR APPROVAL FOR TEXTURE.
19. 2 "HT. RAISED SMOOTH STUCCO BANDING - PAINTED (TYP.).
20. 3-LAYER DECORATIVE RAISED SMOOTH STUCCO BANDING OVER OPENINGS, TOP LAYER 2" HT. W/ 2" PROJECTION, MIDDLE LAYER 1" HT. W/ ½" PROJECTION AND BOTT. LAYER 2" HT. W/ 1" PROJECTION -PAINTED.
21. 2" x 4" SMOOTH STUCCO- PAINTED (TYP. @ ALL CORNERS AND WINDOW SURROUNDS AT STUCCO LAPSIDING).
22. FRONT DOOR TO BE "THERMA-TRU - FIBERGLASS DOOR W/ SIDELIGHT"- STAINED MAHOGANY" (VERIFY W/ DEVELOPER ON STAIN) - INSTALLED BY "COASTAL SUPPLY" OR EQ. PROVIDE CERTIFICATE OF COMPLIANCE W/ WIND + IMPACT REQ'MNTS.
23. ALL OVERHEAD GARAGE DOORS ARE TO MEET DADE COUNTY WIND CYCLING AND IMPACT TESTING REQUIREMENTS. PROVIDE CERTIFICATE OF COMPLIANCE (TYPICAL) GARAGE DOOR BY "EDL" OR EQUAL.
24. "FGT" SINGLE HUNG, CASEMENT & FIXED (SEE MEANS OF EGRESS) ALUM. WINDOWS W/ "LOW E" - GLASS (ALUM. FRAME COLOR - WHITE) TO BE IMPACT RESISTANT AND COMPLY W/ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.). - SEE WINDOW SCHEDULE.
25. "PGT IMPACT PRODUCTS", OR EQUAL ALUM. SLIDING DOOR W/ "LOW E" GLAZ'G -TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.). -(COLOR - WHITE) - OR EQUAL (VERIFY W/ DEVELOPER).
26. EGRESS TYPE WINDOW SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDE A CLEAR OPENING OF NOT LESS THAN 20" W/ 24"HT. AND 5.7 SQ. FT. AREA THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" FROM THE FINISH FLOOR LEVEL NOR SHALL ANY PART OF THE OPERATING MECHANISM BE PLACED HIGHER THAN 54" FROM THE FIN. FLOOR.
27. ALL WINDOWS TO HAVE 1 x P.T. WD. BUCKS ANCHORED TO CONC AS PER PRODUCT APPROVAL.
28. ALL EXTERIOR DOORS & WINDOWS TO HAVE "SIKAFLEX #50" OR EQUAL CAULKING @ BUCK/CMU/ALUM. FRAME CONDITIONS (TYP.).
29. ALL ALUM. EXT. DOOR THRESHOLDS & WINDOW SILLS TO BE SET IN "SIKAFLEX PRO" OR EQUAL & CONC. THRESHOLD/ CONC. SILL.
30. ALL DOOR & WINDOW CORNERS, HDR'S, & JAMBS TO BE WRAPPED W/ "SIKA TOP SEAL 107" OR EQ. THEN - APPLY "SIKAFLEX 102 EVERFLASH MEMBRANE" OR EQ. OVER ALL WOOD BUCKS W/ A MIN. 8" AT THE INTERIOR SIDE OF ALL OPENINGS AND 12" ON THE FACE OF ALL THE OPENINGS - INSTALLED AS PER MANUF. SPEC'S BY "SIKA" OR EQ. - NOTE: CONTRACTOR TO REQUEST "ADHESION TEST" BY SIKA AND OR MANUF.
31. ALUMINUM DECORATIVE RAIL W/ B.S.P. POWDER COAT FINISH (COLOR (SW) BLACK)- TOP OF RAIL MIN. 42" WITH VERTICAL PICKETS SPACED TO BLOCK PASSAGE OF 4" SPHERE (BOTTOM RAIL MAX. 2" AFF. -TYP.) - PROVIDE SHOP DRAWINGS/ SAMPLE BY "JC ORNAMENTAL IRON WORK" OR EQUAL. (NOTE: ALL EXTERIOR RAILINGS SHALL COMPLY W/ F.B.C. 2023 EDITION).
32. DECOR. ALUMINUM WINDOW SHUTTERS W/ ALL CONCEALED CONNECTION AND 2 x SPACERS @ REAR FOR PROTECTION FROM BUILDING W/ B.S.P. PAINTED -SW"-BLACK FOR SHUTTERS OR EQUAL.
33. POURED IN PLACE CONC SLAB. SEE STRUC DWGS (TYP.) ALL COVERED PORCHES TO SLOPE ⅛"/FT.
34. CONT 1-1/4"HT. x 4" GALVANIZED ALUM. DRIP EDGE @ ALL BALCONIES.
35. ALL PORCHES TO RECEIVE "STONE PAVERS", NON-SLIP W/ SQUARE EDGE AT THE OUTER EDGE.INSTALL PER MANUFACTURERS SPEC. (REQ. SAMPLE FOR OWNER / INTERIOR DESIGNER APPROVAL)
36. 6" x 6" x 48" K.D.AT. P.T. PINE DECORATIVE BRACKET 4 BABE W/ ALL COUNTERSINK 4 FILLED ANCHORS - PAINTED (SW) WHITE (TYP. AT 2ND FLOORS/REAR SHED ROOFS).
37. 6" x 10" K.D.AT. P.T. WOOD BEAM - PAINTED (TYP. AT REAR SHED ROOFS).
38. SANTA CRUZ BLEND - BEL AIR #4402 - COLOR THRU BY 'EAGLE ROOF TILE, INC.' - INSTALL AS PER PRODUCT APPROVAL. (TYP.).
39. PROVIDE HOSE BIB SEE DETAIL ON PLUMBING SHT. - HEIGHT AND LOCATIONS TO BE COORDINATED W/ DEVELOPER (NOTE: ALL UPPER PORCHES TO RECEIVE HOSE BIBS).
40. SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHTING FIXTURES 4 SPECS. (NOTE: ALL FIXTURES TO BE APPROVED BY DEVELOPER PRIOR TO PURCHASE.)

LIGHT FIXTURES (BEGA LIGHTING OR EQUAL)

◇ BEGA OUTDOOR WALL SCONCE AT FRONT ENTRY AND AT GARAGE DOORS - BLACK #86411.

ALL LIGHT FIXTURES TO BE APPROVED BY DEVELOPER.

- ALL EXTERIOR LUMINARIES WATTAGE TO BE BETWEEN 20 TO 50 WATTS. (NOT TO EXCEED 50 WATTS.)
- ALL EXTERIOR LUMINARIES MUST HAVE A SHIELD WHICH RESTRICTS THE LIGHT LEVELS BETWEEN 28-160, 580 NM WAVELENGTH AND AVOID SPILLING INTO ADJACENT PROPERTIES.

PAINT LEGEND

- ALL SURFACES TO BE CLEANED & PRIMED AS PER SHERWIN WILLIAMS.

P-1	SNOWBOUND -SW -7004 (MAIN BODY OF STRUCTURE & BOARD-N-BATTEN - SMOOTH STUCCO).
P-2	GRAPEFRUIT GREEN -SW-6435 (STUCCO - LAPSIDING).
P-3	HIGH REFLECTIVE WHITE -SW-7757 (FASCIA BOARDS, OUTLOOKERS, BRACKETS, WINDOW AND DOORS).
P-4	BLACK OF NIGHT-SW-6993 (DECORATIVE RAILING AND SHUTTERS).
P-5	FIRE BRICK-SW-6335 (FRONT ENTRY/GARAGE DOORS).
P-6	SANTA CRUZ BLEND - BEL AIR #4402 - COLOR THRU BY "EAGLE ROOF TILE, INC."

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NOTES:

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ISSUED FOR — SITE PLAN APPROVAL

BIDS

PERMIT — 102225

CONSTRUCTION

STATE OF FLORIDA · GARY P. ELIOPOULOS · AR0017527 · 01/31/26 · REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE DELRAY BEACH, FL

REVISIONS

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FILE NUMBER 812A306

DRAWING TITLE

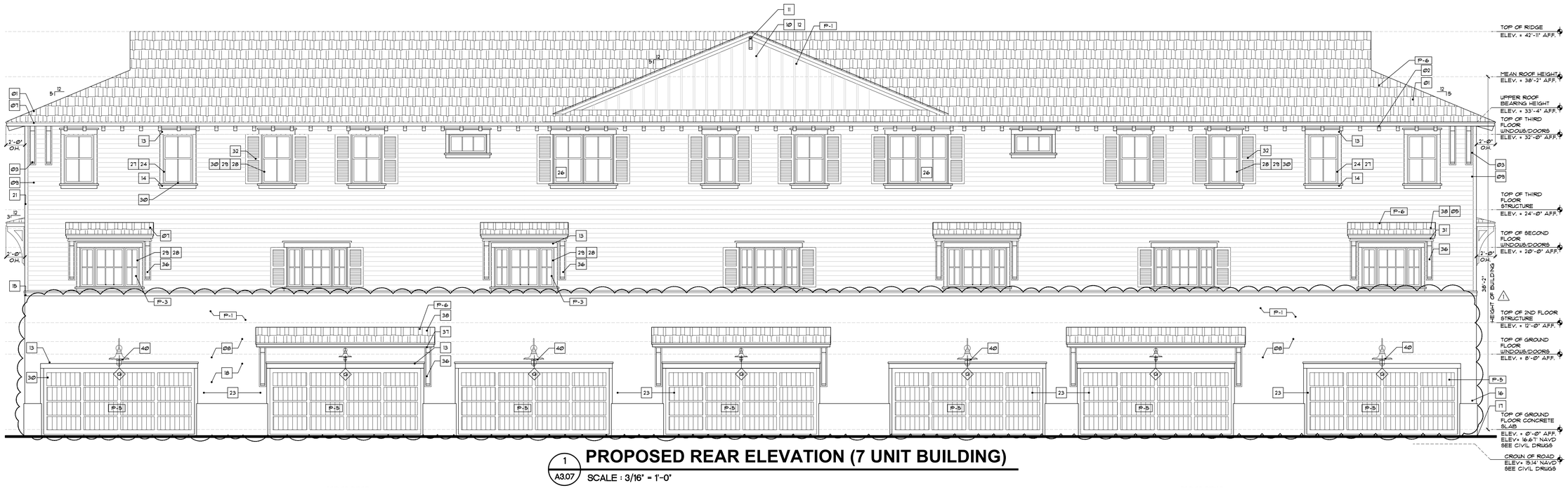
7-UNIT BLDG EXTERIOR ELEVATIONS

DATE 09.26.25 | DRAWN BY GE

JOB NUMBER 20240812

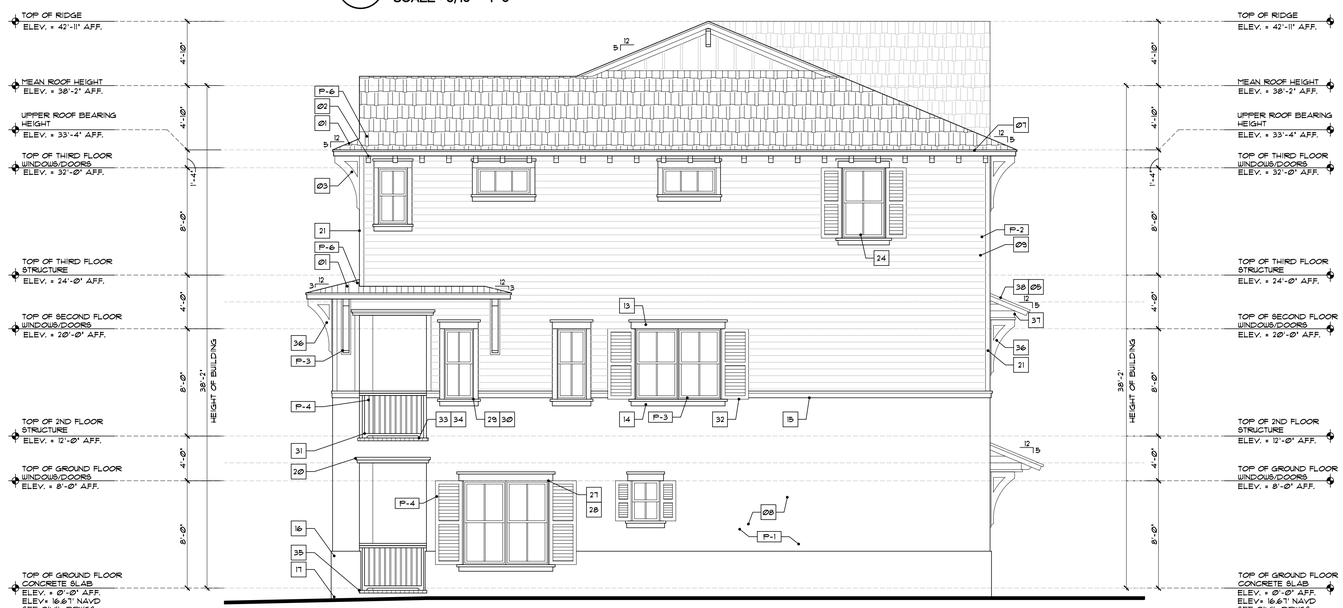
DRAWING NUMBER

A3.06



1 A3.07 **PROPOSED REAR ELEVATION (7 UNIT BUILDING)**

SCALE : 3/16" = 1'-0"



2 A3.07 **PROPOSED SIDE ELEVATION (7 UNIT BUILDING)**

SCALE : 3/16" = 1'-0"

EXTERIOR STUCCO:

METAL LATH APPLICATION:

1. APPLY SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY WELL INTO LATH. TROWEL AFTER INITIAL SET AND SCRATCH TO ROUGHEN SURFACE.
2. APPLY BROWN COAT AFTER SCRATCH COAT HAS SET FIRM AND HARD AND HAS BEEN STRAIGHTENED TO A TRUE SURFACE WITHOUT THE USE OF ADDITIONAL WATER. LEAVE ROUGH TO RECEIVE FINISH COAT.
3. DAMPEN BROWN COAT EVENLY PRIOR TO APPLICATION OF FINISH COAT.
4. APPLY FINISH COAT AND BRING FINISH COAT TO A TRUE, EVEN SURFACE.
5. FINISHED AS APPROVED BY DEVELOPER.
6. TWO (2) COAT WORK (ON MASONRY): APPLY TWO (2) COAT STUCCO TO CONCRETE AND MASONRY AREAS; TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
7. THREE (3) COAT WORK (ON LATH): APPLY THREE (3) COAT STUCCO TO METAL LATH; TOTAL (1) INCH THICK. AREAS; TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
8. RUN DRIP GROOVES IN STUCCO. PROVIDE RUN DRIP GROOVES IN EXTERIOR DOORWAY HEADS AND EXTERIOR WINDOW HEADS.
9. ALL STUCCO HEADERS, SILLS AND BANDING TO BE PROVIDED WITH A MIN. 1/8" SLOPE FOR PROPER SHEDDING OF RAIN WATER.
10. ALL SHAPE BOARD SHALL BE CELLOFOAM SHAPE FORMS WITH CELLOFOAM EPS PER INSTRUCTIONS AND ADHERED PER SPECIFICATIONS FOR ROOFS, EXTERIORS WITH HIGH R-VALUES. CELLOFOAM EPS INSULATION ASTM-C578.
11. APPLY ENERFOAM PROFESSIONAL FOAM SEALANT, TO FORM A DURABLE AIRTIGHT WATER RESISTANT. ENERFOAM SEALANT ASTM-C2203. BOND EFFICIENTLY, TO ALL MATERIALS PER SPECIFICATIONS AND METHODS.
12. APPLY SPRAYABLE URETHANE ELASTOMER COATING UTC-5806- FOR A TOUGH MEMBRANE IS REQUIRED. APPLY FOR MOLD SPRAYING, MOLD FABRICATION , IMPACT PROTECTION FOR EPS AND CUT SHAPES, OR WHEREVER A HIGHLY DURABLE IMPACT MOISTURE AND CORROSION RESISTANT FINISH IS REQUIRED.

ELEVATION NOTES

01. SANTA CRUZ BLEND - BEL AIR #44402 - COLOR THRU BY 'EAGLE ROOF TILE, INC.'- INSTALL AS PER PRODUCT APPROVAL. (TYP.).
02. 21" x 4" x 5" DECORATIVE OUTRIGGERS (NOTE: KING OUTRIGGERS) W/ 'CELLOFOAM' HIGH DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN #UTC-5806-1 URETHANE ELASTOMER COATING OR EQUAL - PAINTED. - CONTRACTOR TO ATTACHED DECORATIVE BRACKET W/ 'DOW ENERFOAM' FOAM SEALANT. -(UNDERSIDE OF SOFFIT TO BE 3" 3-COATS SMOOTH STUCCO FINISH) - PAINTED -SEE REFLECTED CEILING PLAN FOR LAYOUT.).
03. 6" x 6" x 48" DECORATIVE BRACKETS W/ "CELLOFOAM" HIGH DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN #UTC-5806-1 URETHANE ELASTOMER COATING OR EQUAL - PAINTED. - CONTRACTOR TO ATTACHED DECORATIVE BRACKET W/ 'DOW ENERFOAM' FOAM SEALANT. -(LOCATED AT SIDE ELEVATIONS - BRACKETS).
04. SEE ROOF PLAN FOR BUILT-UP CRICKET FOR POSITIVE DRAINAGE - (NOTE ALL CRICKETS TO HAVE MIN. 2 LAYERS SMOOTH MODIFIED PLUS A CLASS "A" MODIFIED CAP SHEET - TYP.).
05. ALL SECOND FLOOR ROOF SLOPES TO BE 3:12 SLOPES AND UPPER ROOFS / SHED ROOFS TO BE 5:12.
06. PROVIDE KICK OUT FLASHING TO DIVERT ROOF WATER FLOW AWAY FROM WALL.
07. CONT. 16 OZ. GALVANIZED ALUM. DRIP EDGE ON CONT. P.T. 1 x 2 ON CONT. 2 x 4 SMOOTH CLEAR CEDAR FASCIA -PAINTED - SEE DETAIL -TYP.
08. 2-COAT 5/8" SMOOTH STUCCO FINISH, PAINTED TYP.
09. JAMES HARDIE SIDING - PAINTED FINISH- INSTALL AS PER MANUF. SPECS
10. GABLE (BOSTON HIPS) ROOFS TO RECEIVE JAMES HARDIE 1" x 2" VERTICAL BATTENS AS PER MANUF. SPECS OVER "TYVEK" (COMMERCIAL) STUCCO WRAP OVER 19/32" APA RATED EXTERIOR GRADE PLYWOOD -PAINTED (TYP.).
11. (1) 4" x 16" RIDGE RAFTER TAIL - TYP. AT "BOSTON HIP" ROOF.
12. ALL "BOSTON HIP" END ROOF CONDITIONS TO RECEIVE ADDITIONAL ANGLED TRUSS BRACING TO MEET WIND CYCLING REQUIREMENTS. -SEE STRUCTURAL DWGS.
13. (2) LAYER STEP HEADER BANDING 2" HT. W/ 1-1/2" PROJECTION. SMOOTH STUCCO BANDING - LOWER BAND TO BE 6" HT. W/ 3/4" PROJECTION @ STUCCO-PAINTED-SLOPED FOR POSITIVE DRAINAGE.
14. (2) LAYER STEP SILL BANDING 2" HT. W/ 1-1/2" PROJECTION. SMOOTH STUCCO BANDING - LOWER BAND TO BE 4" HT. W/ 3/4" PROJECTION @ STUCCO-PAINTED-SLOPED FOR POSITIVE DRAINAGE.
15. 2 - LAYER STUCCO BANDING W/ 2" HT. W/ 1 1/2" PROJECTION AND THE LOWER BANDING W/ 4" HT. W/ 3/4" PROJECTION AT THE UNDERSIDE SMOOTH STUCCO BANDING-TYP. AT BOTT. OF STUCCO "LAPSIDING".
16. CONT. 1/2" RAISED SMOOTH STUCCO BASE. 'WATER-TABLE' - TYP. AT PERIMETER OF ENTIRE BUILDING.
17. EXTERIOR STUCCO TO EXTEND A MIN. 1'-0" BELOW GRADE (TYP. @ ENTIRE PERIMETER).
18. ALL STUCCO HAIR LINE CRACKS TO BE FILLED PRIOR TO PAINTING. STUCCO CONTRACTOR TO PROVIDE 4'-0" x 4'-0" SAMPLE FOR APPROVAL FOR TEXTURE.
19. 2 "HT. RAISED SMOOTH STUCCO BANDING - PAINTED (TYP.).
20. 3-LAYER DECORATIVE RAISED SMOOTH STUCCO BANDING OVER OPENINGS. TOP LAYER 2" HT. W/ 2" PROJECTION. MIDDLE LAYER 1" HT. W/ 1" PROJECTION AND BOTT. LAYER 2" HT. W/ 1" PROJECTION -PAINTED.
21. 2" x 4" SMOOTH STUCCO- PAINTED (TYP. @ ALL CORNERS AND WINDOW SURROUNDS AT STUCCO LAPSIDING).
22. FRONT DOOR TO BE 'THERMA-TRU - FIBERGLASS DOOR W/ SIDELIGHT'- STAINED MAHOGANY' (VERIFY W/ DEVELOPER ON STAIN) - INSTALLED BY 'COASTAL SUPPLY' OR EQ. PROVIDE CERTIFICATE OF COMPLIANCE W/ WIND # IMPACT REQ'MNTS.
23. ALL OVERHEAD GARAGE DOORS ARE TO MEET DADE COUNTY WIND CYCLING AND IMPACT TESTING REQUIREMENTS. PROVIDE CERTIFICATE OF COMPLIANCE (TYPICAL). GARAGE DOOR BY 'EDL' OR EQUAL.
24. "FGT" SINGLE HUNG, CASEMENT & FIXED (SEE MEANS OF EGRESS) ALUM. WINDOWS W/ 'LOW E' - GLASS (ALUM. FRAME COLOR - WHITE) TO BE IMPACT RESISTANT AND COMPLY W/ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.) - SEE WINDOW SCHEDULE.
25. "FGT IMPACT PRODUCTS", OR EQUAL ALUM. SLIDING DOOR W/ 'LOW E' GLAZ'G - TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.) -(COLOR - WHITE) - OR EQUAL (VERIFY W/ DEVELOPER).
26. EGRESS TYPE WINDOW SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDE A CLEAR OPENING OF NOT LESS THAN 20" W/ 24"HT. AND 5.7 SQ. FT. AREA THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" FROM THE FINISH FLOOR LEVEL NOR SHALL ANY PART OF THE OPERATING MECHANISM BE PLACED HIGHER THAN 54" FROM THE FIN. FLOOR.
27. ALL WINDOWS TO HAVE 1 x P.T. WD. BUCKS ANCHORED TO CONC AS PER PRODUCT APPROVAL.
28. ALL EXTERIOR DOORS & WINDOWS TO HAVE 'SIKAFLEX #15a' OR EQUAL CAULKING @ BUCK/CMU/ALUM. FRAME CONDITIONS (TYP.).
29. ALL ALUM. EXT. DOOR THRESHOLDS & WINDOW SILLS TO BE SET IN 'SIKAFLEX PRO' OR EQUAL & CONC. THRESHOLD/ CONC. SILL.
30. ALL DOOR & WINDOW CORNERS, HDRS. & JAMBS TO BE UNWRAPPED W/ 'SIKA TOP SEAL 107' OR EQ. THEN - APPLY 'SIKAFLEX 100 EVERFLASH MEMBRANE' OR EQ. OVER ALL WOOD BUCKS W/ A MIN. 8" AT THE INTERIOR SIDE OF ALL OPENINGS AND 12" ON THE FACE OF ALL THE OPENINGS - INSTALLED AS PER MANUF. SPEC'S BY 'SIKA' OR EQ. - NOTE: CONTRACTOR TO REQUEST "ADHESION TEST" BY SIKA AND OR MANUF.
31. ALUMINUM DECORATIVE RAIL W/ E.S.P. POWDER COAT FINISH (COLOR (SW) BLACK)- TOP OF RAIL MIN. 42" WITH VERTICAL PICKETS SPACED TO BLOCK PASSAGE OF 4" SPHERE (BOTTOM RAIL MAX. 2" AFF. -TYP.) - PROVIDE SHOP DRAWINGS/ SAMPLE. BY 'JC ORNAMENTAL IRON WORK' OR EQUAL. (NOTE: ALL EXTERIOR RAILINGS SHALL COMPLY W/ F.B.C. 2023 EDITION).
32. DECOR. ALUMINUM WINDOW SHUTTERS W/ ALL CONCEALED CONNECTION AND 2 x SPACERS @ REAR FOR PROTECTION FROM BUILDING W/ E.S.P. PAINTED -(SW)-BLACK FOR SHUTTERS OR EQUAL.
33. POURED IN PLACE CONC SLAB. SEE STRUC DWGS (TYP.) ALL COVERED PORCHES TO SLOPE 1/8"/FT.
34. CONT 1-1/4"HT. x 4" GALVANIZED ALUM. DRIP EDGE @ ALL BALCONIES.
35. ALL PORCHES TO RECEIVE 'STONE PAVERS', NON-SLIP W/ SQUARE EDGE AT THE OUTER EDGE.INSTALL PER MANUFACTURERS SPEC. (REQ. SAMPLE FOR OWNER / INTERIOR DESIGNER APPROVAL)
36. 6" x 6" x 48" K.D.A.T. P.T. PINE DECORATIVE BRACKET & BASE W/ ALL COUNTERSUNC & FILLED ANCHORS - PAINTED (SW) WHITE (TYP. AT 2ND FLOORS-REAR SHED ROOFS).
37. 6" x 10" K.D.A.T. P.T. WOOD BEAM - PAINTED (TYP. AT REAR SHED ROOFS).
38. SANTA CRUZ BLEND - BEL AIR #44402 - COLOR THRU BY 'EAGLE ROOF TILE, INC.' - INSTALL AS PER PRODUCT APPROVAL. (TYP.).
39. PROVIDE HOSE BIB SEE DETAIL ON PLUMBING SHT. - HEIGHT AND LOCATIONS TO BE COORDINATED W/ DEVELOPER (NOTE: ALL UPPER PORCHES TO RECEIVE HOSE BIBS).
40. SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHTING FIXTURES & SPECS. (NOTE: ALL FIXTURES TO BE APPROVED BY DEVELOPER PRIOR TO PURCHASE).

LIGHT FIXTURES
(BEGA LIGHTING OR EQUAL)

◇G BEG-A OUTDOOR WALL SCONCE AT FRONT ENTRY, AND AT GARAGE DOORS - BLACK No.6411.

ALL LIGHT FIXTURES TO BE APPROVED BY DEVELOPER.

- ALL EXTERIOR LUMINARIES WATTAGE TO BE BETWEEN 20 TO 50 WATTS. (NOT TO EXCEED 50 WATTS).
- ALL EXTERIOR LUMINARIES MUST HAVE A SHIELD WHICH RESTRICTS THE LIGHT LEVELS BETWEEN 20-50, 590 NM WAVELENGTH AND AVOID SPILLING INTO ADJACENT PROPERTIES.

PAINT LEGEND

- ALL SURFACES TO BE CLEANED & PRIMED AS PER SHERWIN WILLIAMS.

P-1	SNOWBOUND-SW-7004 (MAIN BODY OF STRUCTURE & BOARD-N-BATTEN - SMOOTH STUCCO).
P-2	GRATIFYING GREEN -SW-6435 (STUCCO - LAPSIDING).
P-3	HIGH REFLECTIVE WHITE -SW-7757 (FASCIA BOARDS, OUTLOOKERS, BRACKETS, WINDOW AND DOORS).
P-4	BLACK OF NIGHT-SW-6993 (DECORATIVE RAILINGS AND SHUTTERS).
P-5	FIRE BRICK-SW-6335 (FRONT ENTRY/GARAGE DOORS).
P-6	SANTA CRUZ BLEND - BEL AIR #44402 - COLOR THRU BY 'EAGLE ROOF TILE, INC.'

NOTE: ALL COLORS ARE FOR PRICING PURPOSES ONLY, CONTRACTOR TO PROVIDE SAMPLES FOR DEVELOPER APPROVAL.

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ISSUED FOR: SITE PLAN APPROVAL

BIDS

PERMIT: 102225

CONSTRUCTION

STATE OF FLORIDA · GARY P. ELIOPOULOS · AR0017527 · 01/31/26 · REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE DELRAY BEACH, FL

REVISIONS

⚠ REVISED 12-24-25 AS PER TAC COMMENTS:

1. REMOVAL OF FAUX JULIET BALCONIES.

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FILE NUMBER: 812A307

DRAWING TITLE

7-UNIT BLDG EXTERIOR ELEVATIONS

DATE: 09.26.25 | DRAWN BY: GE

JOB NUMBER: 20240812

DRAWING NUMBER

A3.07



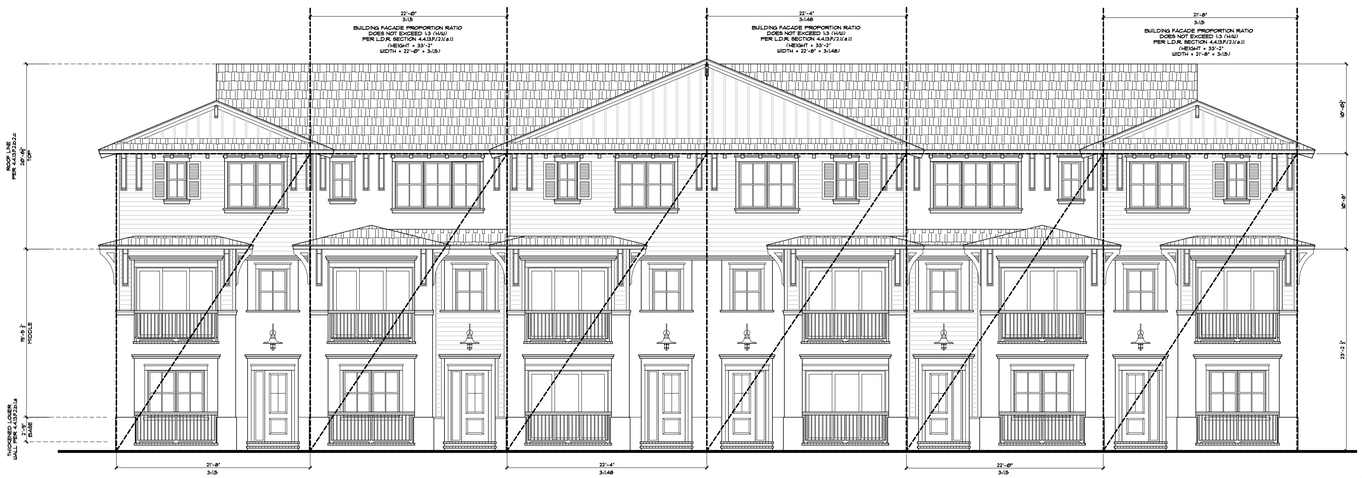
1 A3.08 **FACADE ARTICULATION DIAGRAM**

SCALE : 3/32" = 1'-0" 2 UNIT BUILDING



2 A3.08 **FACADE ARTICULATION DIAGRAM**

SCALE : 3/32" = 1'-0" 5 UNIT BUILDING



3 A3.08 **FACADE ARTICULATION DIAGRAM**

SCALE : 3/32" = 1'-0" 6 UNIT BUILDING



4 A3.08 **FACADE ARTICULATION DIAGRAM**

SCALE : 3/32" = 1'-0" 7 UNIT BUILDING

NOTES:

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REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE
DELRAY BEACH, FL

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FILE NUMBER 812A308

DRAWING TITLE

FACADE ARTICULATION PROPORTIONS

DATE 09.17.25 | DRAWN BY GE

JOB NUMBER 20240812

DRAWING NUMBER

A3.08

TRANSPARENT WINDOW PERCENTAGE CALCULATION

TO MEET L.D.R. SECTION 4.4.13.F.(5).(a)



1 A3.09 **FACADE TRANSPARENCY CALCULATION**

SCALE : 3/32" = 1'-0" — 2 UNIT BUILDING

496 S.F. OF OPENINGS / 1,379 S.F. TOTAL FACADE = 35.9%



2 A3.09 **FACADE TRANSPARENCY CALCULATION**

SCALE : 3/32" = 1'-0" — 5 UNIT BUILDING

1,039 S.F. OF OPENINGS / 3,193 S.F. TOTAL FACADE = 32.5%



3 A3.09 **FACADE TRANSPARENCY CALCULATION**

SCALE : 3/32" = 1'-0" — 6 UNIT BUILDING

1,233 S.F. OF OPENINGS / 3,831 S.F. TOTAL FACADE = 32.2%



4 A3.09 **FACADE TRANSPARENCY CALCULATION**

SCALE : 3/32" = 1'-0" — 7 UNIT BUILDING

1,425 S.F. OF OPENINGS / 4,458 S.F. TOTAL FACADE = 31.9%

NOTES:

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PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE DELRAY BEACH, FL

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FILE NUMBER 812A309

DRAWING TITLE

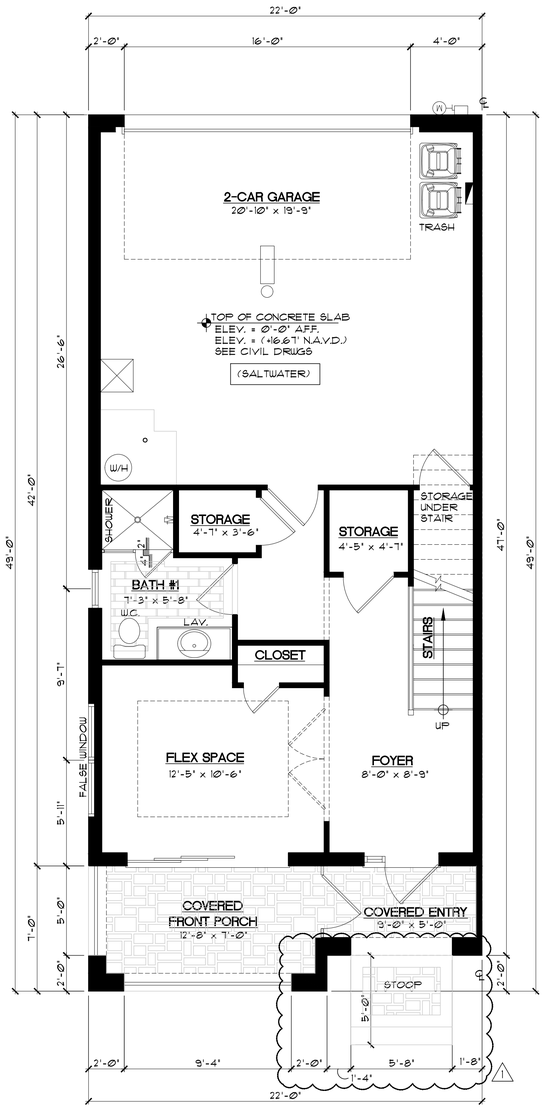
FACADE TRANSPARENCY CALCULATIONS

DATE 09.17.25 | DRAWN BY GE

JOB NUMBER 20240812

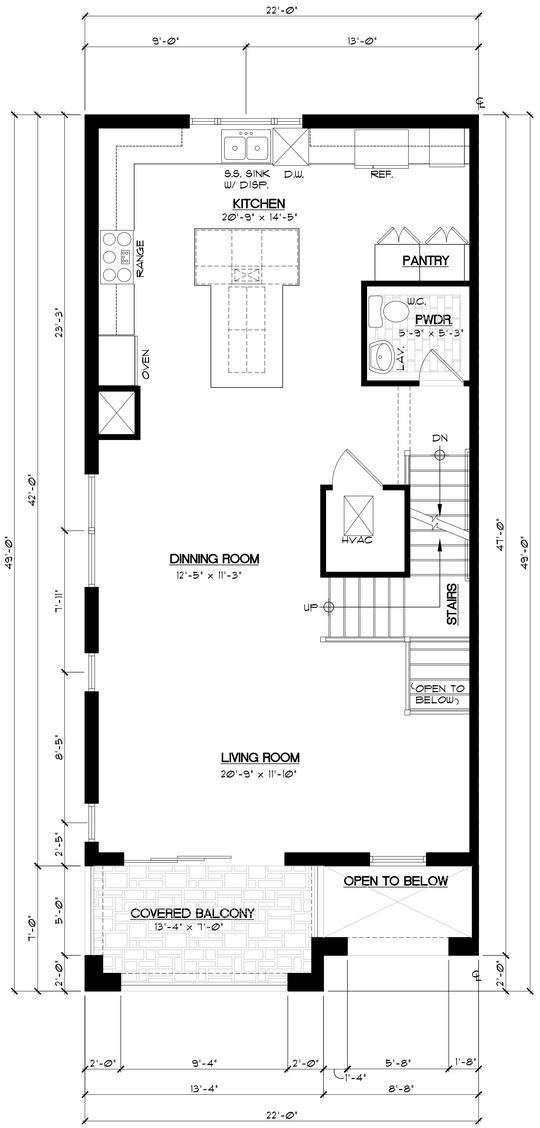
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A3.09



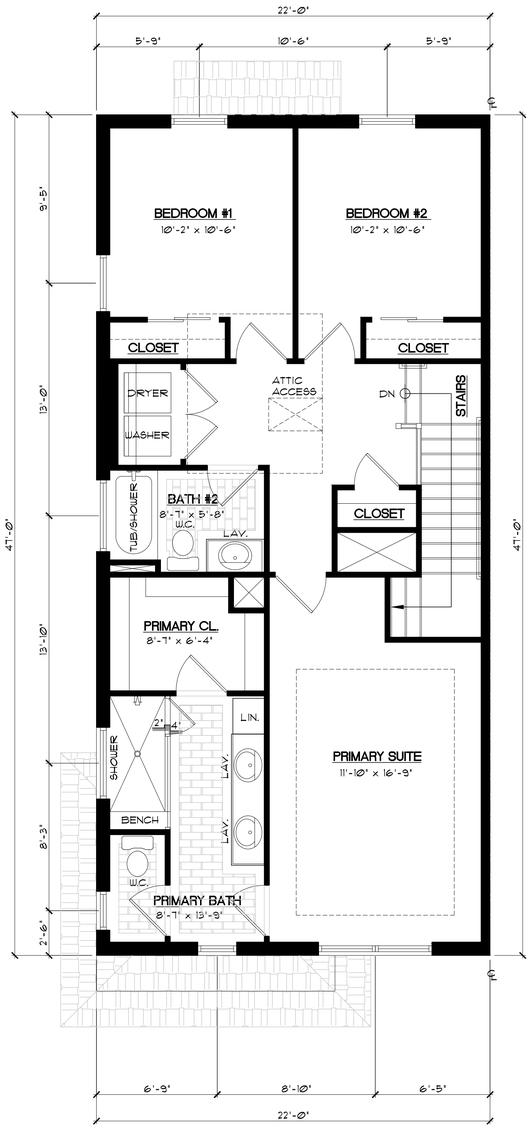
1 A4.00 **GROUND FLOOR PLAN (TH-A END UNIT)**

SCALE : 1/4" = 1'-0" (SALTWATER)



2 A4.00 **SECOND FLOOR PLAN (TH-A END UNIT)**

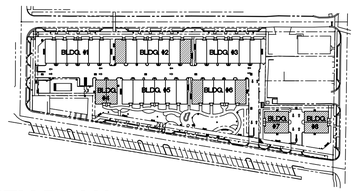
SCALE : 1/4" = 1'-0" (SALTWATER)



3 A4.00 **THIRD FLOOR PLAN (TH-A END UNIT)**

SCALE : 1/4" = 1'-0" (SALTWATER)

AREA CALCULATIONS (UNIT A - SALTWATER)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1,060 S/F
SECOND FLOOR A/C AREA	857 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	960 S/F
TOTAL THIRD FLOOR AREA	960 S/F
TOTAL A/C FLOOR AREA	2,286 S/F
TOTAL FLOOR AREA UNDER ROOF	2,970 S/F



KEY PLAN

SCALE : N.T.S.

NOTES:

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- CONSTRUCTION
- SITE PLAN APPROVAL

STATE OF FLORIDA — GARY P. ELIOPOULOS — AR0017527 — 01/31/26 — REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE DELRAY BEACH, FL

REVISIONS
1. REVISED 12-24-25 AS PER TAC COMMENTS:
   I. ADDING DIMS TO THE STOOPS

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FILE NUMBER 812A400

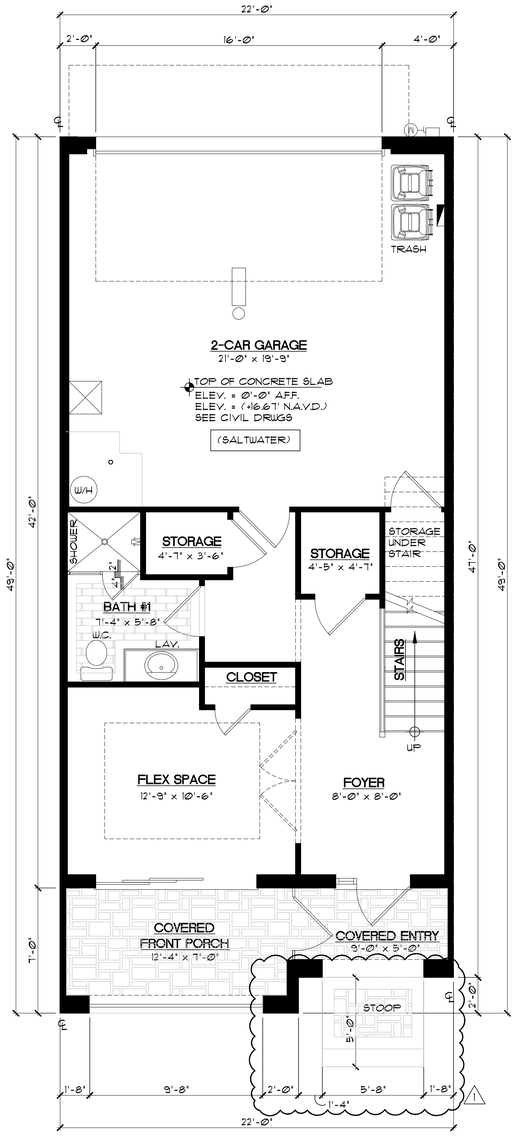
DRAWING TITLE

ENLARGED UNIT PLANS TH-A END UNIT

DATE 09.17.25 | DRAWN BY GE

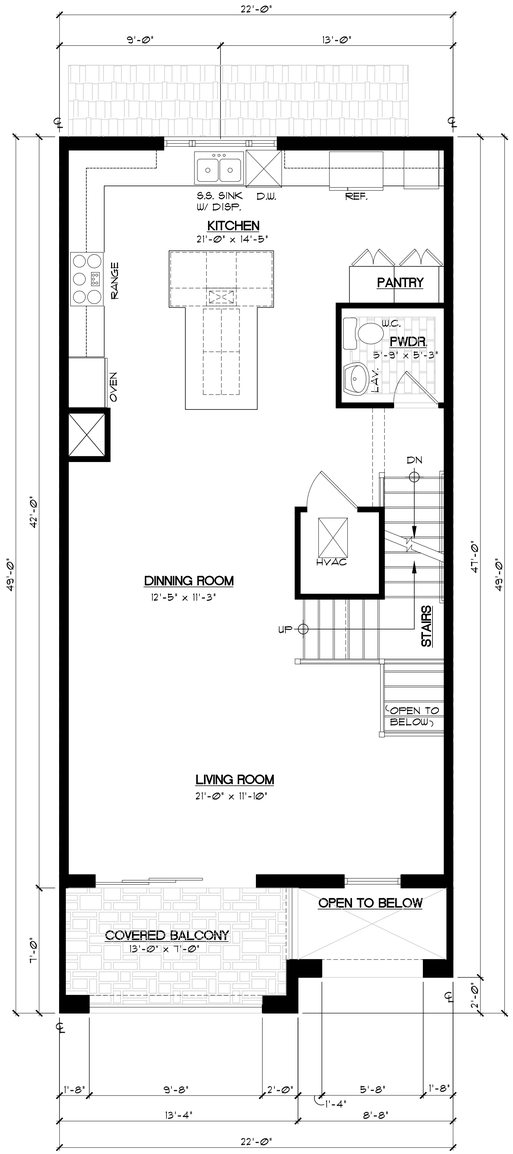
JOB NUMBER 20240812

DRAWING NUMBER **A4.00**



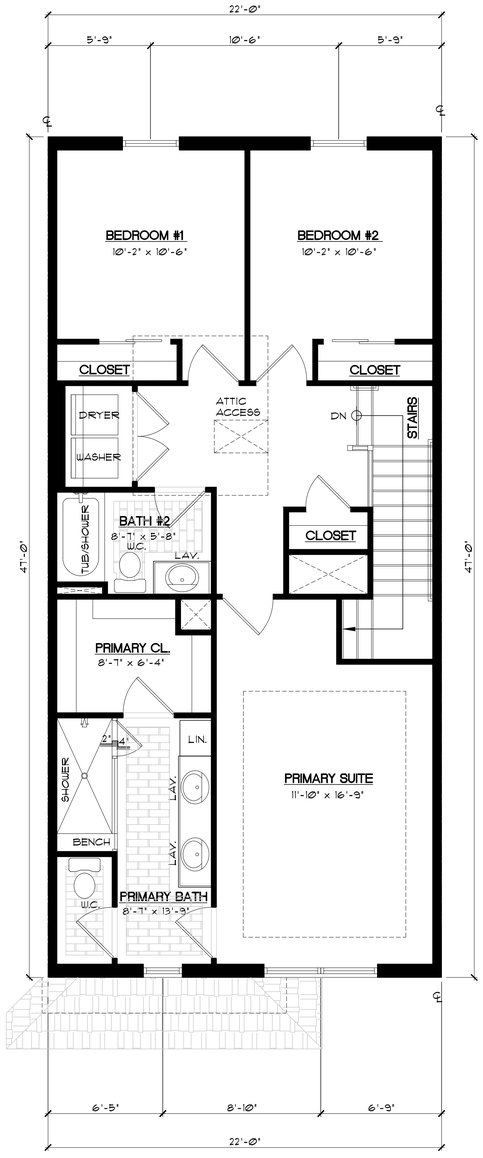
1 A4.01 **GROUND FLOOR PLAN (TH-A INTERIOR UNIT)**

SCALE : 1/4" = 1'-0" (SALTWATER)



2 A4.01 **SECOND FLOOR PLAN (TH-A INTERIOR UNIT)**

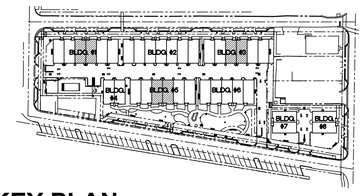
SCALE : 1/4" = 1'-0" (SALTWATER)



3 A4.01 **THIRD FLOOR PLAN (TH-A INTERIOR UNIT)**

SCALE : 1/4" = 1'-0" (SALTWATER)

AREA CALCULATIONS (UNIT A - SALTWATER)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1,060 S/F
SECOND FLOOR A/C AREA	857 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	960 S/F
TOTAL THIRD FLOOR AREA	960 S/F
TOTAL A/C FLOOR AREA	2286 S/F
TOTAL FLOOR AREA UNDER ROOF	2,970 S/F



KEY PLAN

SCALE : N.T.S.

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SITE PLAN APPROVAL
10.22.25

STATE OF FLORIDA
GARY P. ELIOPOULOS
AR0017527
10.22.25
REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE
DELRAY BEACH, FL

REVISIONS
- ⚠1 REVISED 12-24-25 AS PER TAC COMMENTS:
  1. ADDING DIMS TO THE STOOPS

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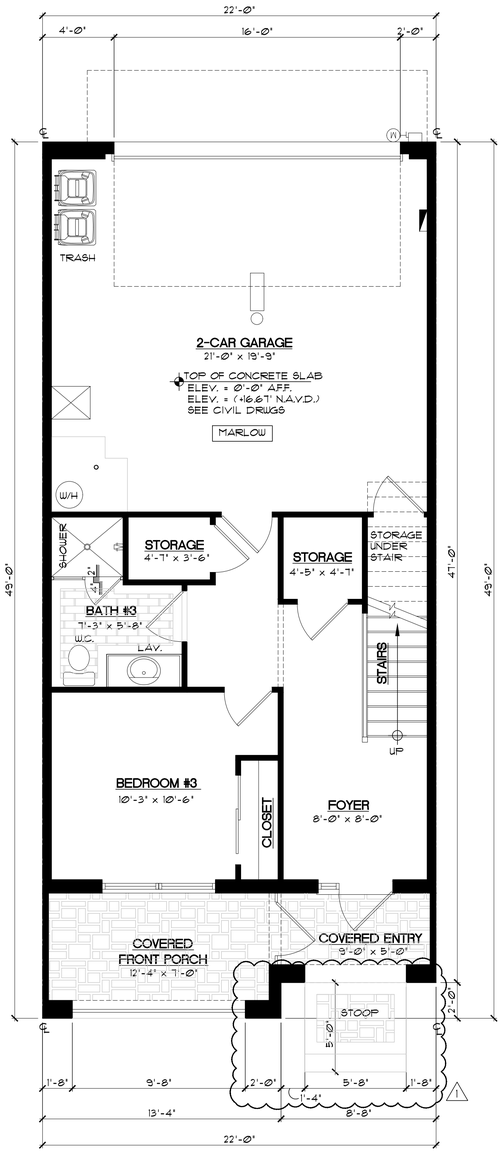
FILE NUMBER 812A401

DRAWING TITLE
ENLARGED UNIT PLANS TH-A INT. UNIT

DATE 09.17.25 | DRAWN BY GE

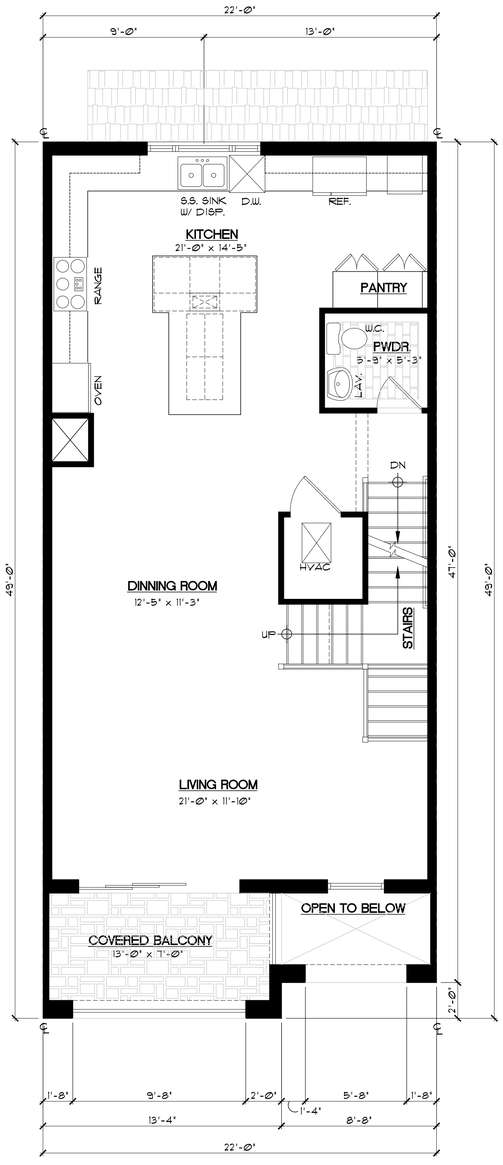
JOB NUMBER 20240812

DRAWING NUMBER **A4.01**



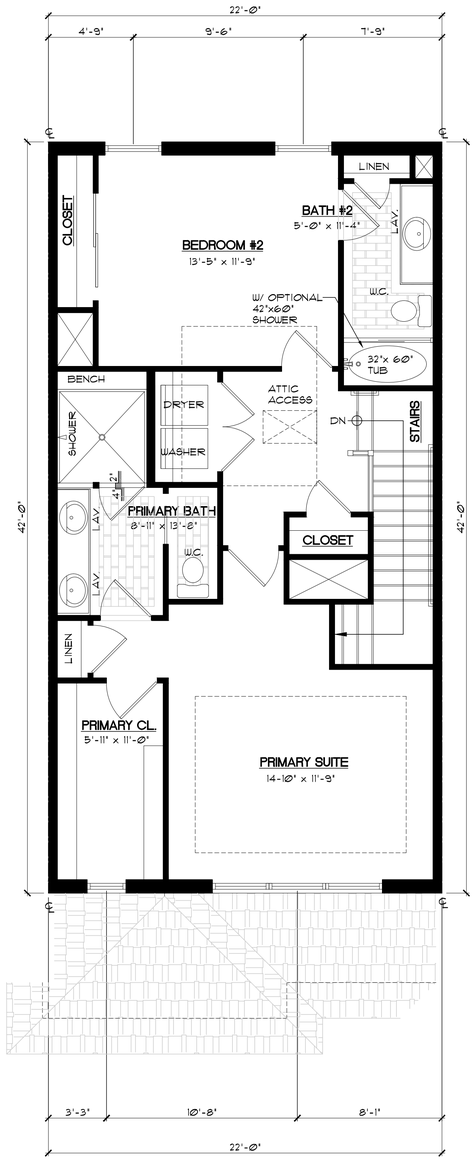
1 A4.02 **GROUND FLOOR PLAN (TH-B INTERIOR UNIT)**

SCALE : 1/4" = 1'-0" (MARLOW)



2 A4.02 **SECOND FLOOR PLAN (TH-B INTERIOR UNIT)**

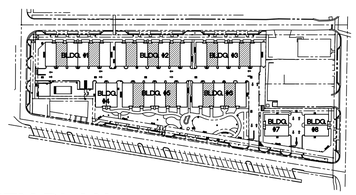
SCALE : 1/4" = 1'-0" (MARLOW)



3 A4.02 **THIRD FLOOR PLAN (TH-B INTERIOR UNIT)**

SCALE : 1/4" = 1'-0" (MARLOW)

AREA CALCULATIONS (UNIT B - MARLOW)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1,060 S/F
SECOND FLOOR A/C AREA	857 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	847 S/F
TOTAL THIRD FLOOR AREA	847 S/F
TOTAL A/C FLOOR AREA	2,173 S/F
TOTAL FLOOR AREA UNDER ROOF	2,857 S/F



KEY PLAN

SCALE : N.T.S.

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SITE PLAN APPROVAL
10.22.25

STATE OF FLORIDA
GARY P. ELIOPOULOS
AR0017527
01.22.26
REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE DELRAY BEACH, FL

REVISIONS
1. REVISED 12-24-25 AS PER TAC COMMENTS:
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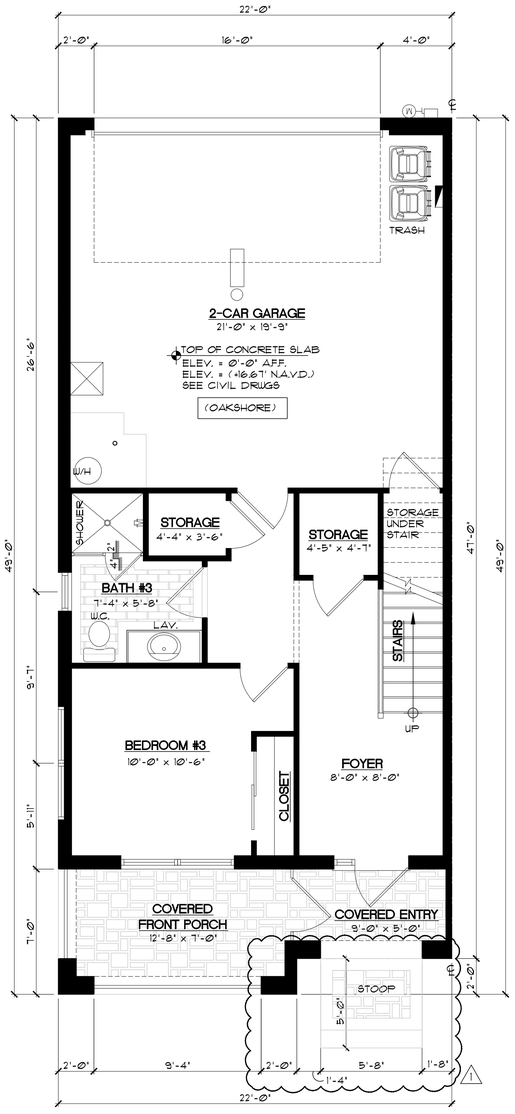
ENLARGED UNIT PLANS TH-B INT. UNIT

DATE **09.17.25** | DRAWN BY **GE**

JOB NUMBER **20240812**

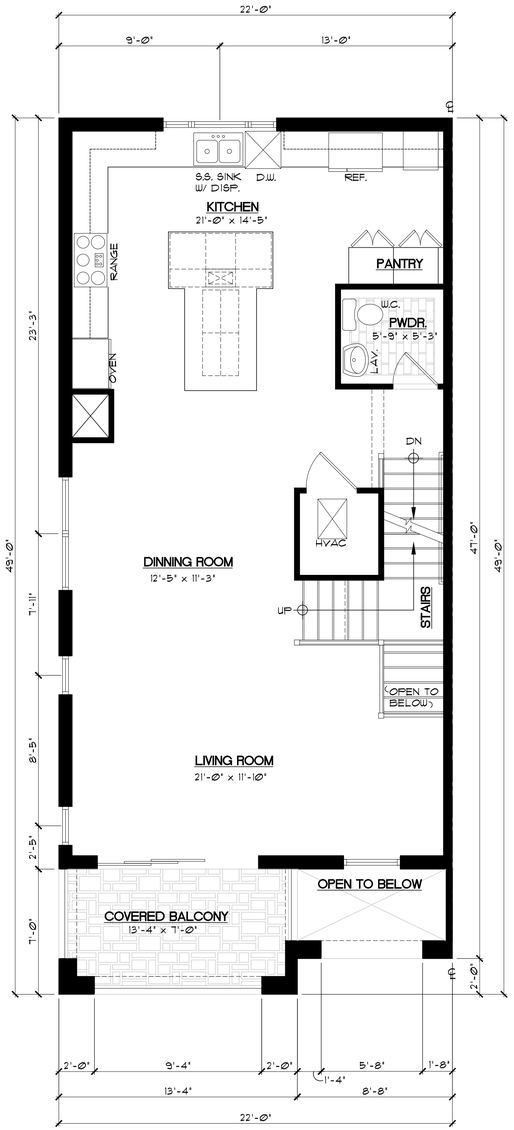
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A4.02



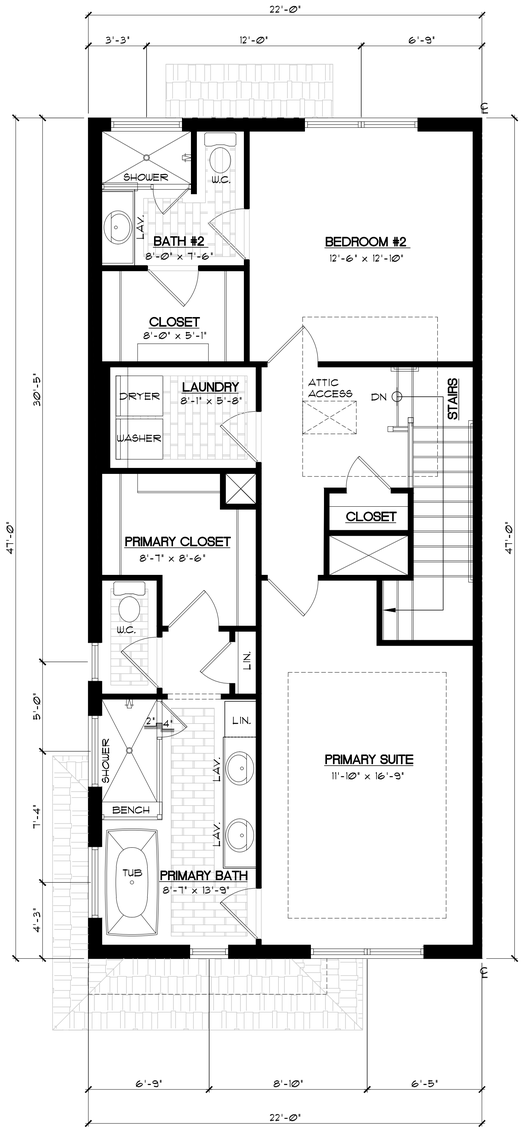
1 A4.03 GROUND FLOOR PLAN (TH-C END UNIT)

SCALE : 1/4" = 1'-0" (OAKSHORE)



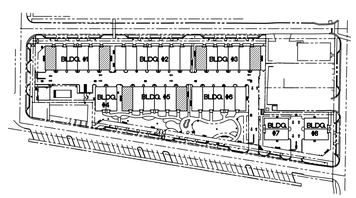
2 A4.03 SECOND FLOOR PLAN (TH-C END UNIT)

SCALE : 1/4" = 1'-0" (OAKSHORE)



3 A4.03 THIRD FLOOR PLAN (TH-C END UNIT)

SCALE : 1/4" = 1'-0" (OAKSHORE)



KEY PLAN

SCALE : N.T.S.

NOTES:

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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.

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ISSUED FOR
BIDS
PERMIT
CONSTRUCTION
SITE PLAN APPROVAL
10.22.25

STATE OF FLORIDA
GARY P. ELIOPOULOS
AR0017527
01.31.26
REGISTERED ARCHITECT

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE
DELRAY BEACH, FL

REVISIONS
1 REVISED 12-24-25 AS PER TAC COMMENTS:
1. ADDING DIMS TO THE STOOPS

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FILE NUMBER 812A403

DRAWING TITLE

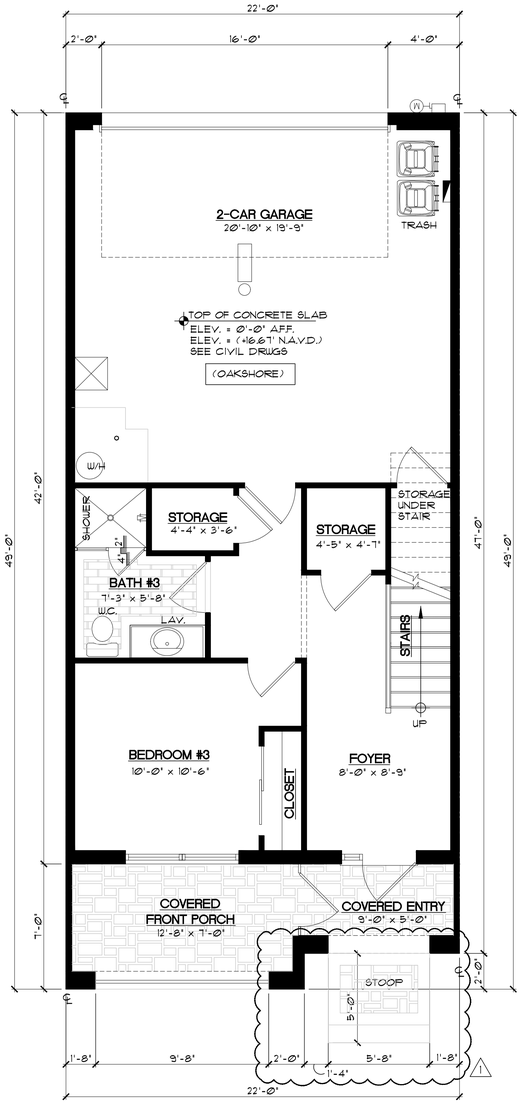
ENLARGED UNIT PLANS TH-C END UNIT

DATE 09.17.25 | DRAWN BY GE

JOB NUMBER 20240812

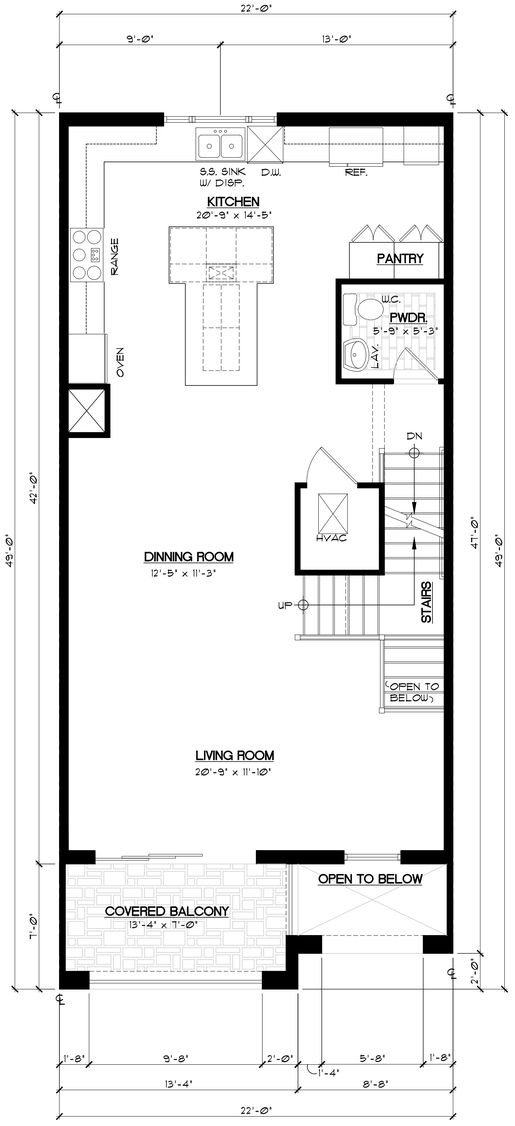
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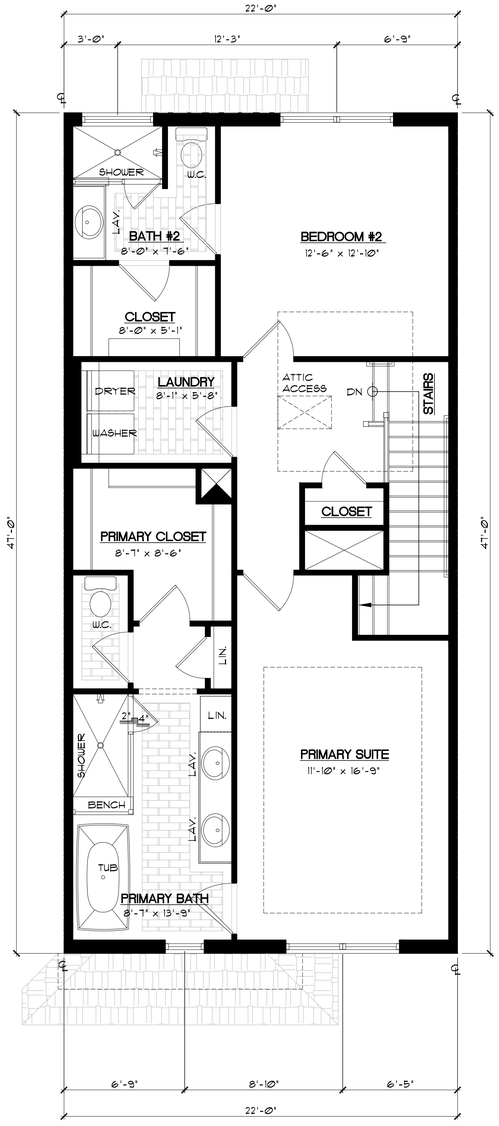
1 A4.03 **GROUND FLOOR PLAN (TH-C INT. UNIT)**

SCALE : 1/4" = 1'-0" (OAKSHORE)



2 A4.03 **SECOND FLOOR PLAN (TH-C INT. UNIT)**

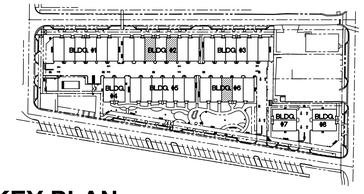
SCALE : 1/4" = 1'-0" (OAKSHORE)



3 A4.03 **THIRD FLOOR PLAN (TH-C INT. UNIT)**

SCALE : 1/4" = 1'-0" (OAKSHORE)

AREA CALCULATIONS (UNIT C - OAKSHORE)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1060 S/F
SECOND FLOOR A/C AREA	851 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	960 S/F
TOTAL THIRD FLOOR AREA	960 S/F
TOTAL A/C FLOOR AREA	2286 S/F
TOTAL FLOOR AREA UNDER ROOF	2,970 S/F



KEY PLAN

SCALE : N.T.S.

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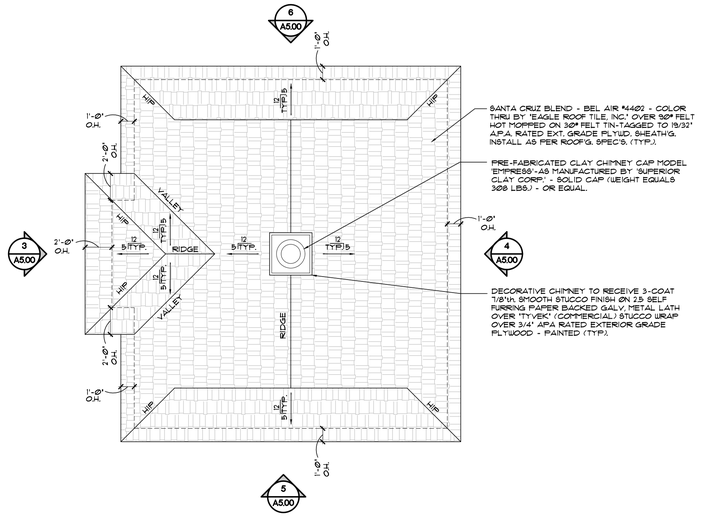
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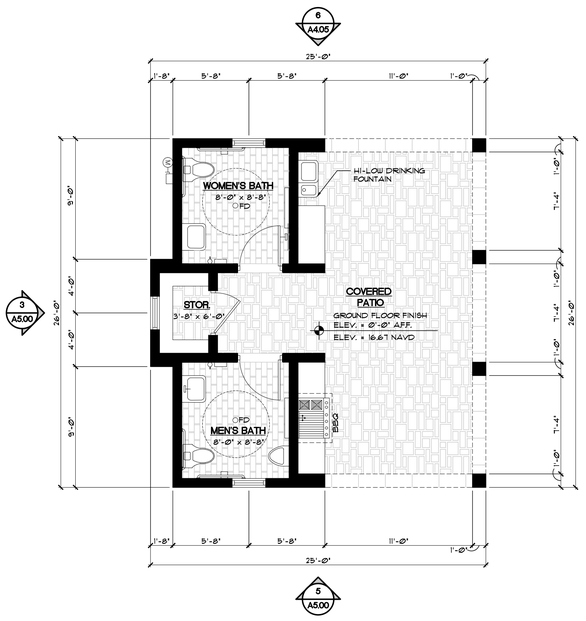
A4.04



1 A5.00 AMENITY BLDG. ROOF PLAN

SCALE : 3/16" = 1'-0"

N



2 A5.00 AMENITY BLDG. FLOOR PLAN

SCALE : 3/16" = 1'-0"

N

LIGHT FIXTURES (BEGA LIGHTING OR EQUAL)

Ⓐ	BEGA OUTDOOR WALL SCONCE AT FRONT ENTRY, AND AT GARAGE DOORS - BLACK #6-8411.

ALL LIGHT FIXTURES TO BE APPROVED BY DEVELOPER.

- ALL EXTERIOR LUMINARIES WATTAGE TO BE BETWEEN 28 TO 50 WATTS. (NOT TO EXCEED 50 WATTS)
- ALL EXTERIOR LUMINARIES MUST HAVE A SHIELD WHICH RESTRICTS THE LIGHT LEVELS BETWEEN 28-50, 580 NM WAVELENGTH AND AVOID SPILLING INTO ADJACENT PROPERTIES.

PAINT LEGEND

- ALL SURFACES TO BE CLEANED & PRIMED AS PER SHERWIN WILLIAMS.

P-1	SNOWBOUND -SW -7004 (MAIN BODY OF STRUCTURE & BOARD-N-BATTEN - SMOOTH STUCCO).
P-2	GRATIFYING GREEN - SW-6435 (STUCCO - LAPSIDING)
P-3	HIGH REFLECTIVE WHITE -SW-7757 (FASCIA BOARDS, OUTLOOKERS, BRACKETS, WINDOW AND DOORS).
P-4	BLACK OF NIGHT-SW-6993 (DECORATIVE RAILINGS AND SHUTTERS).
P-5	FIRE BRICK-SW-6335 (FRONT ENTRY/GARAGE DOORS).
P-6	SANTA CRUZ BLEND - BEL AIR #4402 - COLOR THRU BY 'EAGLE ROOF TILE, INC.'.

NOTE: ALL COLORS ARE FOR PRICING PURPOSES ONLY, CONTRACTOR TO PROVIDE SAMPLES FOR DEVELOPER APPROVAL.

ELEVATION NOTES

Ø1 SANTA CRUZ BLEND - BEL AIR #4402 - COLOR THRU BY 'EAGLE ROOF TILE, INC.' OVER 30# FELT HOT MOPPED ON 30# FELT TIN-TAGGED TO 19/32" APA. RATED EXT. GRADE PLYWD. SHEATH'G. INSTALL AS PER ROOF'G. SPEC'S. (TYP.).

Ø2 11" x 4" x 5" DECORATIVE OUTRIGGERS (NOTE: KING OUTRIGGERS) W/ "CELLOFOAM" HIGH DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN "UTC-1606" URETHANE ELASTOMER COATING OR EQUAL. - PAINTED. - CONTRACTOR TO ATTACHED DECORATIVE BRACKET W/ "DOW ENERFOAM" FOAM SEALANT. -(UNDERSIDE OF SOFFIT TO BE 3# 3-COATS SMOOTH STUCCO FINISH W/ 1" x 6" TAG PATTERN - PAINTED -SEE REFLECTED CEILING PLAN FOR LAYOUT.)

Ø3 6" x 6" x 48" DECORATIVE BRACKETS W/ "CELLOFOAM" HIGH DENSITY FOAM SHAPED COATED W/ POLYURETHANE RESIN "UTC-1606" URETHANE ELASTOMER COATING OR EQUAL - PAINTED. - CONTRACTOR TO ATTACHED DECORATIVE BRACKET W/ "DOW ENERFOAM" FOAM SEALANT. -(LOCATED AT 3RD FLOOR BRACKETS).

Ø4 SEE ROOF PLAN FOR BUILT-UP CRICKET FOR POSITIVE DRAINAGE - (NOTE ALL CRICKETS TO HAVE MIN. 2 LAYERS SMOOTH MODIFIED PLUS A GLASS "A" MODIFIED CAP SHEET - TYP.).

Ø5 PROVIDE KICK OUT FLASHING TO DIVERT ROOF WATER FLOW AWAY FROM WALL.

Ø6 CONT. 16 OZ. COPPER DRIP EDGE ON CONT. P.T. 1 x 2 ON CONT. 2 x 4 SMOOTH CLEAR CEDAR FASCIA -PAINTED - SEE DETAIL -TYP.

Ø7 2-COAT 5/8" SMOOTH STUCCO FINISH, PAINTED TYP.

Ø8 7/8" 3-COAT SMOOTH STUCCO W/ 6" LAP SIDING- FINISH- PAINTED (NOTE: SCRATCH COAT APPLIED DIRECTLY TO BLOCK PRIOR TO LAP SIDING PVC TRIM) - PVC TO BE AN INTEGRAL COMPONENT TO THE STUCCO SIDING-(TYP.).

Ø9 GABLE (BOSTON HIPS) ROOFS TO RECEIVE 1" x 2" VERTICAL STUCCO BATTENS @ 16" OC. OVER 7/8" 3-COATS SMOOTH STUCCO FINISH ON 2.5 SELF FURRING PAPER BACKED GALV. METAL LATH OVER "TYVEK" (COMMERCIAL) STUCCO WRAP OVER 19/32" APA RATED EXTERIOR GRADE PLYWOOD -PAINTED (TYP.).

10 (1) 4" x 16" RIDGE RAFTER TAIL- TYP. AT "BOSTON HIP" ROOF.

11 ALL "BOSTON HIP" END ROOF CONDITIONS TO RECEIVE ADDITIONAL ANGLED TRUSS BRACING TO MEET WIND CYCLING REQUIREMENTS. -SEE STRUCTURAL DWGS.

12 (2) LAYER STEP HEADER BANDING 2" HT. W/ 1-1/2" PROJECTION SMOOTH STUCCO BANDING - LOWER BAND TO BE 6" HT. W/ 3/4" PROJECTION @ STUCCO-PAINTED-SLOPED FOR POSITIVE DRAINAGE.

13 (2) LAYER STEP SILL BANDING 2" HT. W/ 1-1/2" PROJECTION SMOOTH STUCCO BANDING - LOWER BAND TO BE 4" HT. W/ 3/4" PROJECTION @ STUCCO-PAINTED-SLOPED FOR POSITIVE DRAINAGE.

14 CONT. ½" RAISED SMOOTH STUCCO BASE, "WATER-TABLE" - TYP. AT PERIMETER OF ENTIRE BUILDING.

15 EXTERIOR STUCCO TO EXTEND A MIN. 1'-0" BELOW GRADE (TYP. @ ENTIRE PERIMETER).

16 ALL STUCCO HAIR LINE CRACKS TO BE FILLED PRIOR TO PAINTING, STUCCO CONTRACTOR TO PROVIDE 4'-0" x 4'-0" SAMPLE FOR APPROVAL FOR TEXTURE.

17 2 "HT. RAISED SMOOTH STUCCO BANDING - PAINTED (TYP.).

18 2" x 4" SMOOTH STUCCO- PAINTED (TYP. @ ALL CORNERS AND WINDOW SURROUNDS AT STUCCO LAPSIDING).

19 "PGT" SINGLE HUNG, CASEMENT & FIXED (SEE MEANS OF EGRESS) ALUM. WINDOWS W/ 'LOW E' - GLASS (ALUM. FRAME COLOR - WHITE) TO BE IMPACT RESISTANT AND COMPLY W/ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.). - SEE WINDOW SCHEDULE.

20 ALL WINDOWS TO HAVE 1 x P.T. WD BUCKS ANCHORED TO CONC AS PER PRODUCT APPROVAL.

21 ALL EXTERIOR DOORS & WINDOWS TO HAVE "SIKAFLEX 15D" OR EQUAL CAULKING @ BUCK/CMU/ALUM. FRAME CONDITIONS (TYP.).

22 ALL ALUM. EXT. DOOR THRESHOLDS & WINDOW SILLS TO BE SET IN "SIKAFLEX PRO" OR EQUAL & CONC. THRESHOLD/ CONC. SILL.

23 ALL DOOR & WINDOW CORNERS, HDRS. & JAMBS TO BE WRAPPED W/ "SIKA TOP SEAL 107" OR EQ. THEN - APPLY "SIKAFLEX 102 EVERFLASH MEMBRANE" OR EQ. OVER ALL WOOD BUCKS W/ A MIN. 8" AT THE INTERIOR SIDE OF ALL OPENINGS AND 12" ON THE FACE OF ALL THE OPENINGS - INSTALLED AS PER MANUF. SPECS BY 'SIKA' OR EQ. - NOTE: CONTRACTOR TO REQUEST "ADHESION TEST" BY SIKA AND OR MANUF.

24 DECOR. ALUMINUM WINDOW SHUTTERS W/ ALL CONCEALED CONNECTION AND 2 x SPACERS @ REAR FOR PROTECTION FROM BUILDING W/ ESP PAINTED-"SW"-BLACK FOR SHUTTERS OR EQUAL.

25 DECOR. ALUMINUM BAHAMA SHUTTERS W/ ALL CONCEALED CONNECTION W/ ESP PAINTED-"SW"-BLACK FOR SHUTTERS OR EQUAL.

26 ALL PORCHES TO RECEIVE "STONE PAVERS" MUDSET, NON-SLIP W/ SQUARE EDGE AT THE OUTER EDGE DECK TO BE MUDSET OVER .125" LIQUID WATERPROOFING ON CONC. DECK. "SIKALASTIC 1160/15B" OR EQ. (REQ. SAMPLE FOR OWNER / INTERIOR DESIGNER APPROVAL) CONTRACTOR TO USE A POLYMER MODIFIED, NON EFFLORESCENCE MUDSET OR THINSET GROUT.

27 PROVIDE HOSE BIB SEE DETAIL ON PLUMBING SHT. - HEIGHT AND LOCATIONS TO BE COORDINATED W/ DEVELOPER

28 SEE ELECTRICAL DRAWINGS FOR ALL EXTERIOR LIGHTING FIXTURES & SPECS. (NOTE: ALL FIXTURES TO BE APPROVED BY DEVELOPER PRIOR TO PURCHASE.)

29 DECORATIVE ALUM GATE BY "JC ORNAMENTAL" OR EQ. (COLOR - BLACK) - NOTE: GATES TO BE SELF-CLOSING, SELF LATCHING LOCKING GATE (MIN. 48" HT.) W/ LATCH LOCATED A MIN. OF 54" HT. ABOVE BOTT. OF GATE) OPEN IN THE OUTWARD DIRECTION (TYP. OF 1) - PROVIDE SHOP DRAWINGS FOR APPROVAL.

30 PRE-FABRICATED CLAY CHIMNEY CAP MODEL 'EMPRESS'-AS MANUFACTURED BY 'SUPERIOR CLAY CORP.' - SOLID CAP (WEIGHT EQUALS 308 LBS.) - OR EQUAL.

31 DECORATIVE CHIMNEY TO RECEIVE 3-COAT 7/8"th. SMOOTH STUCCO FINISH ON 2.5 SELF FURRING PAPER BACKED GALV. METAL LATH OVER "TYVEK" (COMMERCIAL) STUCCO WRAP OVER 3/4" APA RATED EXTERIOR GRADE PLYWOOD - PAINTED (TYP.).

32 PRE-CAST CONC. CHIMNEY CAP (NOTE: W/ 5/8" SMOOTH STUCCO - SLOPED FOR POSITIVE DRAINAGE AND 2"HT W/ 1" REVEAL CONT. RAISED SMOOTH STUCCO BANDING OVER 4"HT W/ 1" REVEAL CONT. RAISED SMOOTH STUCCO BANDING - PAINTED (TYP.).

33 12" x 12" CONCRETE COLUMNS W/ 5/8" 2-COATS SMOOTH STUCCO PAINTED FINISH & AZEK TRIM MOULDING OR EQUAL - SEE STRUCTURAL DRAWINGS

34 OUTDOOR KITCHEN BY "NATUREKAST" OR EQUAL - STAINLESS SOFT CLOSURES W/ INSET SHAKER STYLE DOORS / CHARCOAL GRAY & GRANITE COUNTERTOPS - CONTRACTOR TO PROVIDE SHOP DWGS. FOR APPROVAL.

35 36" ALFRESCO - GAS - LUXURY DELUXE GRILL - BUILT-IN OUTDOOR BARBECUE GRILL - OR EQUAL -VERIFY W/ DEVELOPER.

36 SEE MECHANICAL DRAWINGS FOR KITCHEN EXHAUST VENT STACK

37 CONTRACTOR TO PROVIDE PRICE FOR ENTIRE BUILDING TO RECEIVE 6" HALF ROUND WHITE GUTTERS WITH DECORATIVE LEADER CONDUCTOR HEADS (WITH DECORATIVE GUTTER HANGERS / BRACKETS) - 4" ROUND DOWNSPOUTS - RAINSAVER GUTTER SYSTEM INC. OR EQUAL

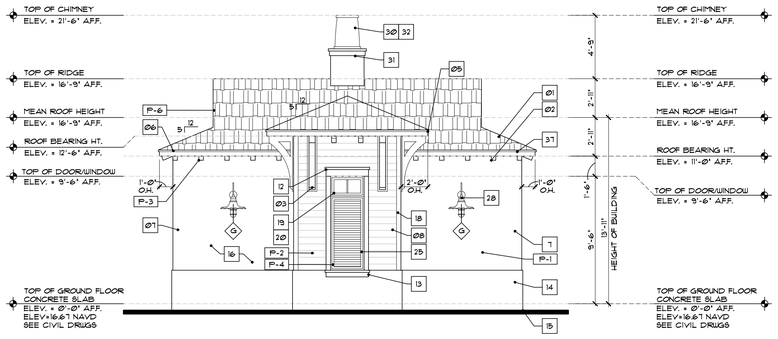
38 HI-LOW DRINKING FOUNTAIN -VERIFY STYLE W/ DEVELOPER.

AREA CALCULATIONS

A/C FLOOR AREA	220 S/F
COVERED PATIO	400 S/F
TOTAL UNDER ROOF	620 S/F

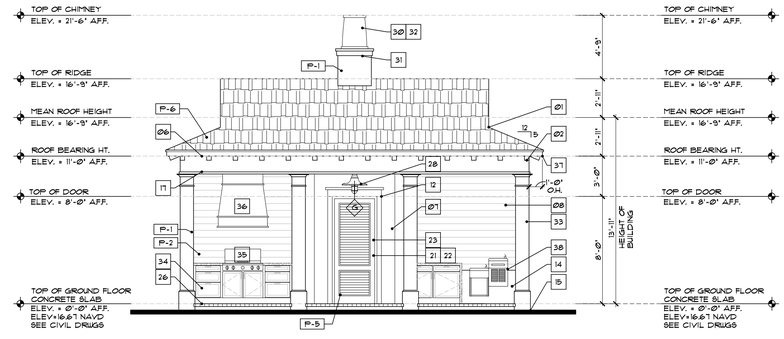
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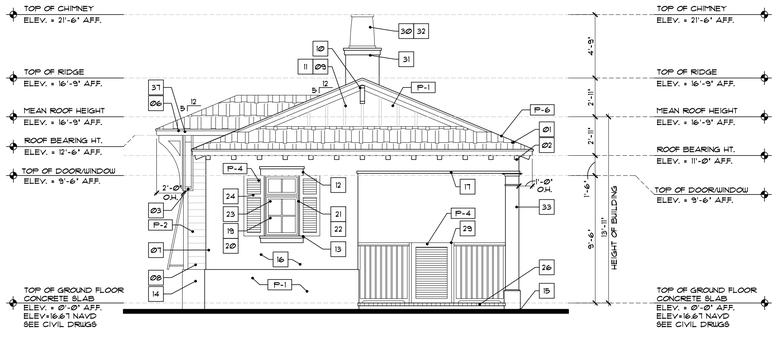
3 A5.00 AMENITY BLDG. SOUTH ELEVATION

SCALE : 3/16" = 1'-0"



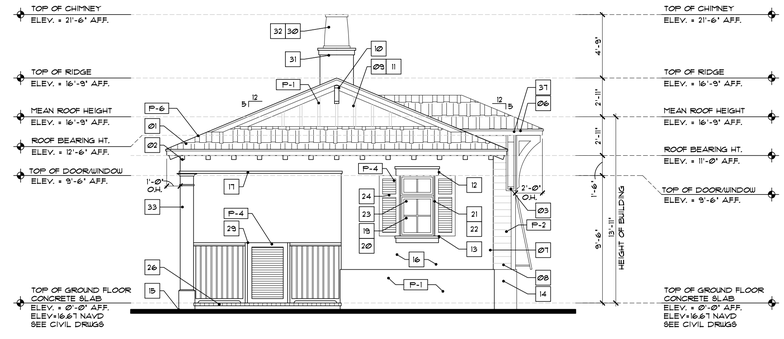
4 A5.00 AMENITY BLDG. NORTH ELEVATION

SCALE : 3/16" = 1'-0"



5 A5.00 AMENITY BLDG. EAST ELEVATION

SCALE : 3/16" = 1'-0"



6 A5.00 AMENITY BLDG. WEST ELEVATION

SCALE : 3/16" = 1'-0"

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FILE NUMBER 812A500

DRAWING TITLE

AMENITY BLDG PLANS AND ELEVATIONS

DATE 09.17.25 | DRAWN BY GE

JOB NUMBER 20240812

DRAWING NUMBER

A5.00














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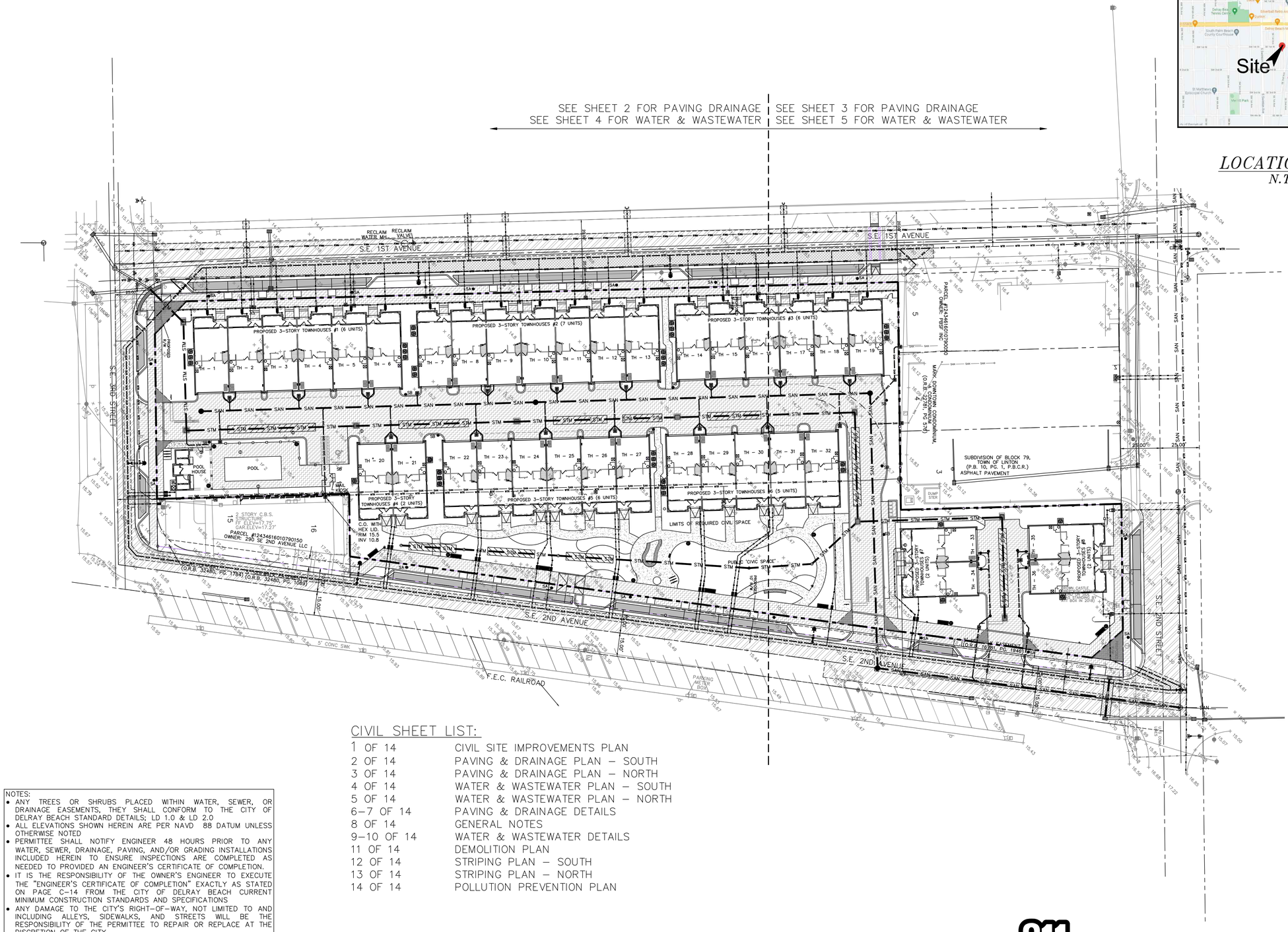




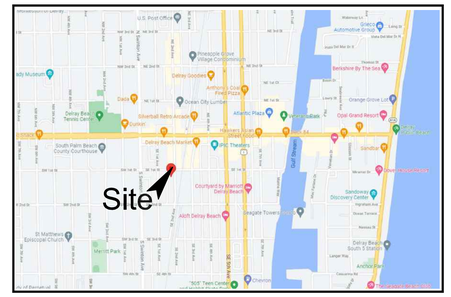
NORTH

SEE SHEET 2 FOR PAVING DRAINAGE
SEE SHEET 4 FOR WATER & WASTEWATER

SEE SHEET 3 FOR PAVING DRAINAGE
SEE SHEET 5 FOR WATER & WASTEWATER



LOCATION MAP
N.T.S.



LEGEND:

- PROPERTY LINE
- SECTION IDENTIFIER (A / 1|1)
- PLAN PAGE / DETAIL PAGE
- (16.5) PROPOSED ELEVATION
- DIRECTION OF FLOW
- +4.7 EXISTING ELEVATION
- DENOTES AREA OF PROPOSED CONCRETE PAVING
- DENOTES AREA OF PROPOSED ASPHALT PAVING
- DENOTES AREA PROPOSED 1" MILL & OVERLAY
- DENOTES AREA OF PROPOSED BRICK PAVERS SEE DETAIL SHEET 2 – SEE LANDSCAPE PLANS FOR PATTERN
- DENOTES AREA OF PROPOSED HARDSCAPE BY OTHERS – SEE LANDSCAPE PLANS FOR DETAILS
- DENOTES AREA OF EXISTING PAVEMENT AND BASE TO BE REMOVED & REPLACED WITH CLEAN FILL
- DENOTES AREA OF EXISTING PAVEMENT TRENCH REPAIR FOR UTILITY INSTALLATION –SEE DETAIL SHEET 2
- DENOTES AREA OF PERVIOUS CONCRETE PARALLEL PARKING
- PROPOSED NYLO/IL CATCH BASIN
- DENOTES 12" PERF HDPE PIPE IN 5' WIDE X 4' DEEP ROCK TRENCH (BOTTOM EL = 10.0' NAVD)
- NYLO–1 / TBD / TBD — STRUCTURE TYPE–NUMBER, RIM ELEVATION, INVERT ELEVATION
- NYLO — NYLOPLAST YARD DRAIN OR APPROVED EQUAL
- IL — INLINE YARD DRAIN
- HDPE — HIGH–DENSITY POLYETHYLENE PIPE
- T.O.W. — TOP OF WALL
- TBD — TO BE DETERMINED
- PROPOSED WATER METER WITH IRPZ BACKFLOW
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- PROPOSED MANHOLE
- EXISTING MANHOLE
- C.O. — SANITARY SEWER CLEANOUT
- SINGLE SANITARY SERVICE WITH CLEANOUT & HEXAGONAL LID

CIVIL SHEET LIST:

1 OF 14	CIVIL SITE IMPROVEMENTS PLAN
2 OF 14	PAVING & DRAINAGE PLAN – SOUTH
3 OF 14	PAVING & DRAINAGE PLAN – NORTH
4 OF 14	WATER & WASTEWATER PLAN – SOUTH
5 OF 14	WATER & WASTEWATER PLAN – NORTH
6–7 OF 14	PAVING & DRAINAGE DETAILS
8 OF 14	GENERAL NOTES
9–10 OF 14	WATER & WASTEWATER DETAILS
11 OF 14	DEMOLITION PLAN
12 OF 14	STRIPING PLAN – SOUTH
13 OF 14	STRIPING PLAN – NORTH
14 OF 14	POLLUTION PREVENTION PLAN

NOTES:
- ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS, THEY SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.0 & LD 2.0
- ALL ELEVATIONS SHOWN HEREIN ARE PER NAVD 88 DATUM UNLESS OTHERWISE NOTED
- PERMITTEE SHALL NOTIFY ENGINEER 48 HOURS PRIOR TO ANY WATER, SEWER, DRAINAGE, PAVING, AND/OR GRADING INSTALLATIONS INCLUDED HEREIN TO ENSURE INSPECTIONS ARE COMPLETED AS NEEDED TO PROVIDED AN ENGINEER'S CERTIFICATE OF COMPLETION.
- IT IS THE RESPONSIBILITY OF THE OWNER'S ENGINEER TO EXECUTE THE "ENGINEER'S CERTIFICATE OF COMPLETION" EXACTLY AS STATED ON PAGE C–14 FROM THE CITY OF DELRAY BEACH CURRENT MINIMUM CONSTRUCTION STANDARDS AND SPECIFICATIONS
- ANY DAMAGE TO THE CITY'S RIGHT–OF–WAY, NOT LIMITED TO AND INCLUDING ALLEYS, SIDEWALKS, AND STREETS WILL BE THE RESPONSIBILITY OF THE PERMITTEE TO REPAIR OR REPLACE AT THE DISCRETION OF THE CITY.
- IN THE EVENT OF ANY PAVEMENT DAMAGE TO THE ROADWAY OR ALLEY, THE PAVEMENT MUST BE RESTORED PER CITY STANDARD DETAIL GU 1.0.
- ALL UTILITY SERVICES TO THE SITE AND INDIVIDUAL STRUCTURES ON THE SITE ARE TO BE PROVIDED VIA UNDERGROUND SERVICES.
- SEE LANDSCAPE PLANS FOR BRICK PAVER PATTERNS
- RETAINING WALLS SHOWN HEREIN DEPICT LOCATION AND ELEVATION REQUIREMENTS ONLY. STRUCTURAL DESIGN PER MANUFACTURER SPECIFICATIONS OR TO BE PROVIDED BY OTHERS.

NOTE: CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND ELEVATION OF ALL IMPROVEMENTS AT TIME OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENVIRODESIGN ASSOCIATES, INC.

811 Know what's below. Call before you dig.

CALL 48 HOURS BEFORE YOU DIG.
IT'S THE LAW
1–800–432–4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SCALE: 1" = 30'
−15 0 30 60
15 45

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RESERVED FOR AGENCY APPROVAL STAMP

NOT VALID WITHOUT ENGINEER'S SEAL

JOSEPH A. PIKE, P.E.,FL REG # 42696

JOSEPH A. PIKE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 42696
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NO.	DATE:	REVISIONS:	BY:
1	1/14/26	REVISE PER CITY COMMENTS	BAB
2	3/12/26	REVISE PER CITY COMMENTS	BAB
3	4/22/26	NO CHANGES	BAB

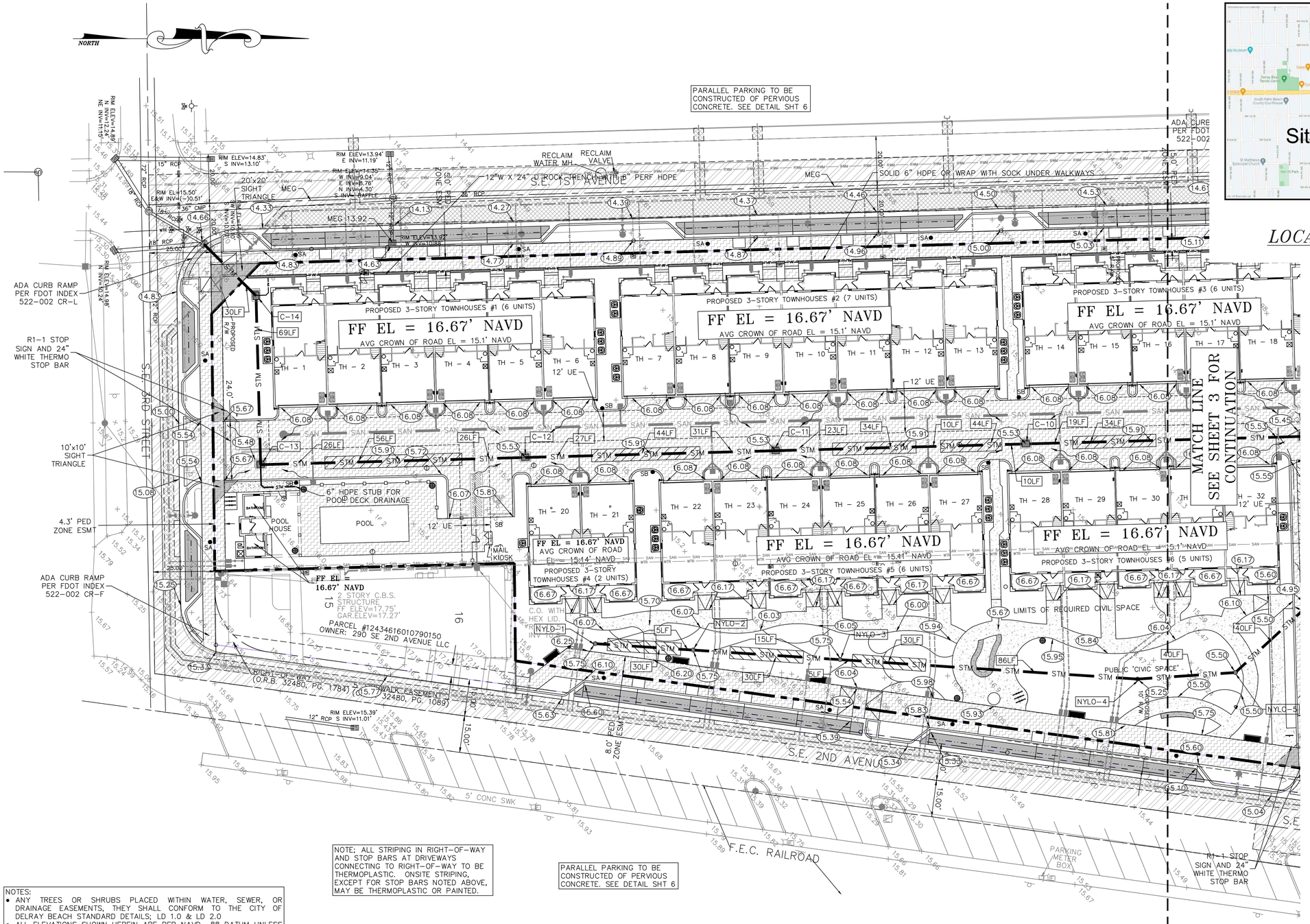
"NOT FOR CONSTRUCTION"

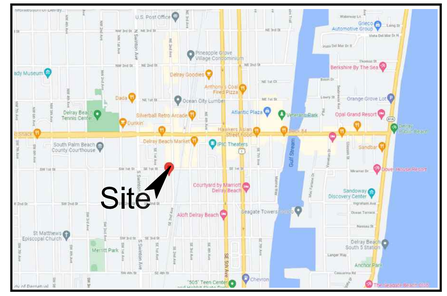
CIVIL SITE IMPROVEMENTS PLAN FOR:
DELRAY SWAN
250 SE 2ND AVE
DELRAY BEACH, FLORIDA

ENGINEERS · ENVIRONMENTAL CONSULTANTS
EnviroDesign Associates Inc.
www.envirodesign.com
FLORIDA CERTIFICATE OF AUTHORIZATION No. 6506
1855 Dr Andres Way, Delray Beach, Florida 33445
Fax: (561) 274–8558 Phone: (561) 274–6500

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CHECKED: J.A.P.
DATE: 04/22/26
JOB NO. 21058–ENG
SHEET NO. 1 OF 14

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LOCATION MAP
N.T.S.

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LEGEND:

- PROPERTY LINE
- SECTION IDENTIFIER (PLAN PAGE / DETAIL PAGE)
- (16.5) PROPOSED ELEVATION
- DIRECTION OF FLOW
- +A.7 EXISTING ELEVATION
- DENOTES AREA OF PROPOSED CONCRETE PAVING
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- DENOTES AREA OF PROPOSED HARDSCAPE BY OTHERS – SEE LANDSCAPE PLANS FOR DETAILS
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- PROPOSED TYPE C INLET
- DENOTES 12" PERF HDPE PIPE IN 5' WIDE X 4' DEEP ROCK TRENCH (BOTTOM EL = 10.0' NAVD)
- NYLO-1 / TBD / TBD — STRUCTURE TYPE–NUMBER, RIM ELEVATION, INVERT ELEVATION
- NYLO — NYLOPLAST YARD DRAIN OR APPROVED EQUAL
- IL — INLINE YARD DRAIN
- HDPE — HIGH–DENSITY POLYETHYLENE PIPE

"NOT FOR CONSTRUCTION"

NOTES:
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NOTE; ALL STRIPING IN RIGHT–OF–WAY AND STOP BARS AT DRIVEWAYS CONNECTING TO RIGHT–OF–WAY TO BE THERMOPLASTIC. ONSITE STRIPING, EXCEPT FOR STOP BARS NOTED ABOVE, MAY BE THERMOPLASTIC OR PAINTED.

PARALLEL PARKING TO BE CONSTRUCTED OF PERVIOUS CONCRETE. SEE DETAIL SHT 6

INLET TABLE

STRUCTURE NUMBER	RIM EL	INVERT ELEV NORTH	INVERT ELEV EAST	INVERT ELEV SOUTH	INVERT ELEV WEST	FRAME AND GRATE
NYLO-1	15.75	11.50				18" DROP IN
NYLO-2	15.67	11.50		11.50		18" DROP IN
NYLO-3	15.50	11.50		11.50		18" DROP IN
NYLO=4	15.25	11.50		11.50		18" DROP IN
NYLO-5	15.25	11.50 (NW)		11.50		18" DROP IN
C-6	15.33				11.50	USF 4160-6210
C-7	15.33		11.50	11.50		USF 4160-6210
C-8	15.00	11.50		11.50 (SE)	11.50	USF 4160-6210
C-9	15.29		11.50	11.50		USF 4160-6210
C-10	15.37	11.50		11.50		USF 4160-6210
C-11	15.37	11.50		11.50		USF 4160-6210
C-12	15.37	11.50		11.50		USF 4160-6210
C-13	15.32	11.50			11.50	USF 4160-6210
C-14	15.00	12.00	11.50	11.50 (SW)		CONC COLLAR & USF 6212

PIPE RUN TABLE

BASIN-1	BASIN-2	SOLID PIPE	PERFORATED PIPE
NYLO-1	NYLO-2	10LF - 12" HDPE @ 0.0%	30LF - 12" PERF HDPE @ 0.0%
NYLO-2	NYLO-3	30LF - 12" HDPE @ 0.0%	30LF - 12" PERF HDPE @ 0.0%
NYLO-3	NYLO-4	91LF - 12" HDPE @ 0.0%	30LF - 12" PERF HDPE @ 0.0%
NYLO-4	NYLO-5	40LF - 12" HDPE @ 0.0%	
NYLO-5	C-8	40LF - 12" HDPE @ 0.0%	
C-6	C-7	14LF - 12" HDPE @ 0.0%	50LF- 12" PERF HDPE @ 0.0%
C-7	C-8	92LF - 12" HDPE @ 0.0%	
C-8	C-9	20LF - 12" HDPE @ 0.0%	50LF- 12" PERF HDPE @ 0.0%
C-9	C-10	79LF - 12" HDPE @ 0.0%	34LF- 12" PERF HDPE @ 0.0%
C-10	C-11	43LF - 12" HDPE @ 0.0%	78LF- 12" PERF HDPE @ 0.0%
C-11	C-12	58LF - 12" HDPE @ 0.0%	44LF- 12" PERF HDPE @ 0.0%
C-12	C-13	52LF - 12" HDPE @ 0.0%	56LF-12" PERF HDPE @ 0.0%
C-12	TRENCH	12LF-6" HDPE @ 0.0%	
C-13	C-14	69LF - 12" HDPE @ 0.0%	
C-14	EXIST	30LF - 12" HDPE @ 0.0%	

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SCALE: 1" = 20'

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PAVING & DRAINAGE PLANS FOR:
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NORTH

PARALLEL PARKING TO BE CONSTRUCTED OF PERVIOUS CONCRETE. SEE DETAIL SHT 6

ADA CURB RAMP PER FDOT INDEX 522-002 CR-E

S.E. 1ST AVENUE

DPE OR WRAP WITH SOCK UNDER WALKWAYS

PROPOSED 3-STORY TOWNHOUSES #3 (6 UNITS)

FF EL = 16.67' NAVD

AVG CROWN OF ROAD EL = 15.1' NAVD

TH - 13 | TH - 14 | TH - 15 | TH - 16 | TH - 17 | TH - 18 | TH - 19

MATCH LINE SEE SHEET 2 FOR CONTINUATION

PROPOSED 3-STORY TOWNHOUSES #6 (5 UNITS)

FF EL = 16.67' NAVD

AVG CROWN OF ROAD EL = 15.1' NAVD

TH - 27 | TH - 28 | TH - 29 | TH - 30 | TH - 31 | TH - 32

LIMITS OF REQUIRED CIVIL SPACE

PUBLIC 'CIVIC SPACE'

NYLO-4 | NYLO-5

PARCEL #12-43-46-16-01-079-0090 OWNER: PBSF INC

MARK DOWN IN CONCRETE (O.R.B. 32381, PG. 578)

SUBDIVISION OF BLOCK 1, P.B.C.R.

92LF - 12" HDPE @ 0.0% ASPHALT PAVEMENT

ADA CURB RAMP PER FDOT INDEX 522-002 CR-F

RIM ELEV=14.89' N INV=13.71'

RIM ELEV=15.50' N INV=6.87' S INV=6.99' E INV=8.93'

RIM ELEV=15.48' W INV=9.08' E INV=8.95'

RIM ELEV=15.64' N INV=8.87' S INV=11.62' W INV=11.73' TOP WEIR=13.74' BOTTOM OPENING=12.74'

RIM ELEV=15.12' S INV=11.62' W INV=11.64'

RIM ELEV=15.54' W INV=8.89' S INV=8.64'

PROPOSED 3-STORY TOWNHOUSES #7 (2 UNITS)

FF EL = 16.83' NAVD AVG CROWN OF ROAD EL = 15.3' NAVD

TH - 33 | TH - 34

PROPOSED 3-STORY TOWNHOUSES #8 (2 UNITS)

FF EL = 16.83' NAVD AVG CROWN OF ROAD EL = 15.3' NAVD

TH - 35 | TH - 36

MEG 15.21

20'x20' SIGHT TRIANGLE

10'x10' SIGHT TRIANGLE

24' PED ZONE ESMT

5.2' PED ZONE ESMT

8.0' PED ZONE ESMT

12' UE

O.R.B. 16781, PG. 1946

S.E. 2ND AVENUE

S.E. 2ND STREET

PARKING METER BOX

R1-1 STOP SIGN AND 24" WHITE THERMO STOP BAR

RAISE EXISTING 12" RCP INV EL = 8.83

RIM EL=14.31' W INV=11.38' E INV=11.45'

RIM ELEV=14.09' E INV=6.12'

RIM ELEV=14.86' S INV=10.51'

RIM ELEV=14.70' N INV=9.53' W INV=6.10'

RIM EL=14.97' N INV=11.50' W INV=11.51' S INV=11.52'

RIM EL=15.02' N INV=11.52'

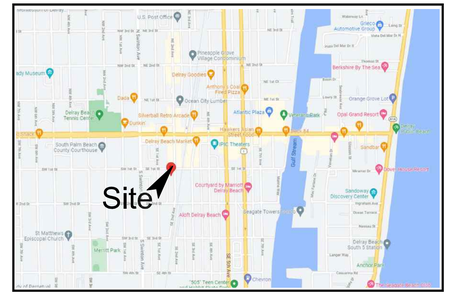
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LOCATION MAP
N.T.S.

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2	3/12/26	REVISE PER CITY COMMENTS	BAB
3	4/22/26	PAVING WIDTH AT "L" FOR FIRE TURN	BAB

PAVING & DRAINAGE PLANS FOR:
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250 SE 2ND AVE
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10 30

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NORTH

NOTE: SEWER LATERALS 6" SDR-26 UP TO MINI MH LID. SDR 26 OR SCH 40 PVC AFTER @ 1.0%. SEE MEP PLANS FOR TIE IN AT BUILDINGS

CONNECT TO EXIST W.M. AFTER RELEASE FROM HD

EXIST 12" RCWM

RECLAIM WATER MH

RECLAIM VALVE

8" DIP WATER MAIN

S.E. 1ST AVENUE

SAMPLE POINT #1

EXIST 2" WATER MAIN TO BE REMOVED

2" FILL & FLUSH JUMPER

PROPOSED 3-STORY TOWNHOUSES #1 (6 UNITS)

PROPOSED 3-STORY TOWNHOUSES #2 (7 UNITS)

PROPOSED 3-STORY TOWNHOUSES #3 (6 UNITS)

MH-1 15.83 10.45

MH-2 15.86 9.55 S 9.45 N

MH-3 15.80 8.55 S 8.45 E

213LF 8" SDR 26 @ 0.42%

12' UE

S.E. 3RD STREET

PROPOSED 8" DIP WATER MAIN

SAMPLE POINT #2

4.3' PED ZONE ESMT

2" SERVICE TO POOL W/ RPZ

2" SERVICE FOR IRRIGATION W/ PVB

2" SERVICE TO EXIST STRUCTURE. RELOCATE EXIST METER

POOL HOUSE

POOL

6" SCH 40 PVC @ 1.0%

MAIL KIOSK

INV 11.33

2 STORY C.B.S. STRUCTURE FF ELEV=17.75' GAR.ELEV=17.27'

PARCEL #12434616010790150 OWNER: 290 SE 2ND AVENUE LLC

C.O. WITH HEX LID. RIM 15.5 INV 10.8

FH #3

EXIST 2" WATER MAIN AND SERVICES TO BE REMOVED

EXIST 8"VCP SEWER TO BE REMOVED

PROPOSED 3-STORY TOWNHOUSES #4 (2 UNITS)

PROPOSED 3-STORY TOWNHOUSES #5 (6 UNITS)

PROPOSED 3-STORY TOWNHOUSES #6 (5 UNITS)

55LF 8" SDR-26 @ 0.42%

LIMITS OF REQUIRED CIVIL SPACE

PUBLIC 'CIVIC SPACE'

MATCH LINE SEE SHEET 5 FOR CONTINUATION

RIGHT OF WAY (O.R.B. 32480, PG. 1784) (O.R.B. 32480, PG. 1089)

5' SIDE WALK EASEMENT

RECONNECT EXISTING SEWER FOR EXISTING OFF-SITE BUILDING. VERIFY EXACT DEPTH AND LOCATION AND COORDINATE WITH PROPERTY OWNER PRIOR TO PERMIT APPROVAL

8.0' PED ZONE ESMT

PROPOSED 8" DIP WATER MAIN

S.E. 2ND AVENUE

5' CONC SWK

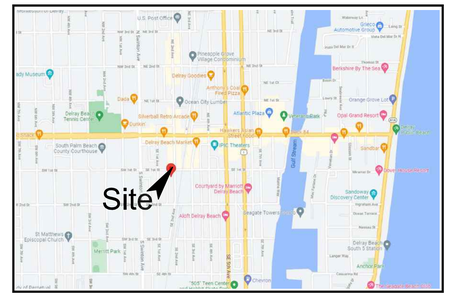
F.E.C. RAILROAD

PARKING METER BOX

BTM WTR 11.75 TOP SAN 8.41

MH-4 15.24 7.71 W 7.61 N

LOCATION MAP
N.T.S.



LEGEND:

- PROPERTY LINE
- PROPOSED WATER METER WITH RPZ BACKFLOW
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- C.O. SANITARY SEWER CLEANOUT
- SINGLE SANITARY SERVICE WITH CLEANOUT & HEXAGONAL LID

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NOTE: NEW WATER MAIN PIPES TO BE DIP CLASS 350 WITH MIN 30" COVER. ALL NEW WATER SERVICES TO BE 2" BLUE POLY WITH 2" METERS. SERVICES TO RESIDENTIAL UNITS TO PROVIDE BOTH POTABLE AND FIRE SERVICES TO SPLIT AFTER RPZ BACKFLOW PREVENTER OFFSITE EXISTING WATER METERS TO REMAIN AND BE RECONNECTED TO NEW MAIN WITH 2" BLUE POLY SERVICE LINES.

NOTE: EXISTING 2" WATER MAIN TO BE CAPPED AND REMOVED NORTH OF SERVICE TO 290 SE 2ND AVE. 2" MAIN SOUTH OF THIS SERVICE TO REMAIN UNTIL SERVICE TO 290 IS SWITCHED TO NEW 8" WATER MAIN. EXISTING GRAVITY SEWER SHOWN TO BE REMOVED MUST REMAIN UNTIL NEW MAIN IS CONSTRUCTED OR TEMPORARY BYPASS IS PROVIDED FOR ALL PROPERTIES CONNECTED TO THIS SYSTEM. EXISTING WATER MAIN ON SE 1ST AVENUE TO BE REMOVED AFTER NEW MAIN IS PLACED IN SERVICE

NOTE: CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND ELEVATION OF ALL IMPROVEMENTS AT TIME OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENVIRODESIGN ASSOCIATES, INC.

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SCALE: 1" = 20'

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4			
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WATER & WASTEWATER PLAN FOR:
DELRAY SWAN
250 SE 2ND AVE
DELRAY BEACH, FLORIDA

ENGINEERS · ENVIRONMENTAL CONSULTANTS
EnviroDesign Associates Inc.
www.envirodesign.com
FLORIDA CERTIFICATE OF AUTHORIZATION No. 6506
1855 Dr Andres Way, Delray Beach, Florida 33445
Fax: (561) 274-8558 Phone: (561) 274-6500

DRAWN: B.A.B.
CHECKED: J.A.P.
DATE: 04/22/26
JOB NO. 21058-ENG
SHEET NO. 4 OF 14

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NORTH

CONNECT TO EXIST W.M. AFTER RELEASE FROM HD

EXIST 12" RCWM

PROPOSED 8" DIP WATER MAIN

8" DIP WATER MAIN

EXIST 12" RCWM

S.E. 1ST AVENUE

TEMPORARY CANON FLUSH

SAMPLE POINT #3

PARCEL #12434601010900 OWNER: PBSF INC

PROPOSED 3-STORY TOWNHOUSES #2 (7 UNITS)

PROPOSED 3-STORY TOWNHOUSES #3 (6 UNITS)

6" SDR 26 @ 1.0% CONNECT TO EXISTING LATERAL

RECONNECT EXISTING SEWER FOR EXISTING OFF-SITE BUILDINGS. VERIFY EXACT DEPTH AND LOCATION PRIOR TO PERMIT APPROVAL

GROUT EXIST 8" VCP SEWER

6" SDR 26 @ 1.0% CONNECT TO EXISTING LATERAL

NOTE

MH-2 15.86 9.55 S 9.45 N

MH-3 15.80 8.55 S 8.45 E

213LF 8" SDR 26 @ 0.42%

MARK DOWNTOWN CONDOMINIUM (O.R.B. 16781, PG 576)

EXIST. M.H. 15.55 9.38 W 9.67 S 9.87 E

ABANDON MH IN PLACE. BUST HOLE IN BOTTOM AND FILL FULL OF SAND

SUBDIVISION OF BLOCK 79, TOWN OF LINTON (P.B. 10, PG. 1, P.B.C.R.)

ASPHALT PAVEMENT

55LF 8" SDR-26 @ 0.42%

EXIST 2" WATER MAIN AND SERVICES TO BE REMOVED

EXIST 8"VCP SEWER TO BE REMOVED

PROPOSED 3-STORY TOWNHOUSES #5 (6 UNITS)

PROPOSED 3-STORY TOWNHOUSES #6 (5 UNITS)

LIMITS OF REQUIRED CIVIL

MATCH LINE SEE SHEET 4 FOR CONTINUATION

175LF 8" SDR 26 @ 0.42%

6" SCH 40 PVC

PROPOSED 3-STORY TOWNHOUSES #7 (2 UNITS)

PROPOSED 3-STORY TOWNHOUSES #8 (2 UNITS)

CROWN CASTLE FIBER LLC UNDERGROUND FIBER OPTIC LINE (AT BOX IN 2018)

EXIST SEWER LINE TO BE REMOVED

TO BE USED FOR 2" FILL & FLUSH

BTM WTR 11.45 TOP STM 10.0

7.4' PED ZONE ESMT

5.2' PED ZONE ESMT

CONFIRM SIZE OF EXIST SERVICE & UPGRADE IF LESS THAN 2"

SAMPLE POINT #1

S.E. 2ND STREET

SLEEVE VENT AND FILL/FLUSH

1" VENT

EXIST M.H. 15.19 10.46 N 5.47 S 5.61 W 5.36 E

PLUG S INVERT AND CORE NEW INVERT EL = 6.80. USE 8" SAND CEMENT MH ADAPTER. SEWPER COAT INSIDE OF MH

6" G.V.

6"X6" FULL BODY DUCTIL IRON T.S. & T.V.

8"X6" TEE

8"X6" REDUCER

S.E. 2ND AVENUE

PROPOSED 8" DIP WATER MAIN

PROPOSED 8" DIP WATER MAIN

F.E.C. RAILROAD

PARKING METER BOX

BTM WTR 11.75 TOP SAN 8.41

(O.R.B. 16781, PG. 1946)

MH-4 15.24 7.71 W 7.61 N

8.0' PED. ZONE ESMT

EXIST M.H. 15.20 9.46 W 9.52 N

EXIST MH TO BE REMOVED

EXIST SEWER LINE TO BE REMOVED AND REPLACE AT NEW ELEVATIONS

194LF – 8" SDR 26 @ 0.42% REPLACE EXIST TO NEW INV EL

BTM STM 8.67 TOP SAN 7.67

RAISE EXIST 12" RCP INV EL = 8.83

NOTE: SEWER LATERALS 6" SDR-26 UP TO MINI MH LID. SDR 26 OR SCH 40 PVC AFTER @ 1.0% SEE MEP PLANS FOR TIE IN AT BUILDINGS

NOTE: NEW WATER MAIN PIPES TO BE DIP CLASS 350 WITH MIN 30" COVER. ALL NEW WATER SERVICES TO BE 2" BLUE POLY WITH 2" METERS. SERVICES TO RESIDENTIAL UNITS TO PROVIDE BOTH POTABLE AND FIRE SERVICES TO SPLIT AFTER RPZ BACKFLOW PREVENTER OFFSITE EXISTING WATER METERS TO REMAIN AND BE RECONNECTED TO NEW MAIN WITH 2" BLUE POLY SERVICE LINES.

NOTE: NOTE CITY RESPONSIBILITY TO END AT WATER METERS AND CLEANOUT WITH MINI HEX LIDS

NOTE: SEE DEMO PLAN SHEET 11 FOR EXISTING UTILITIES TO BE REMOVED.

NOTES:
- ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS, THEY SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.0 & LD 2.0
- ALL ELEVATIONS SHOWN HEREIN ARE PER NAVD 88 DATUM UNLESS OTHERWISE NOTED
- PERMITTEE SHALL NOTIFY ENGINEER 48 HOURS PRIOR TO ANY WATER, SEWER, DRAINAGE, PAVING, AND/OR GRADING INSTALLATIONS INCLUDED HEREIN TO ENSURE INSPECTIONS ARE COMPLETED AS NEEDED TO PROVIDED AN ENGINEER'S CERTIFICATE OF COMPLETION.
- IT IS THE RESPONSIBILITY OF THE OWNER'S ENGINEER TO EXECUTE THE "ENGINEER'S CERTIFICATE OF COMPLETION" EXACTLY AS STATED ON PAGE C-14 FROM THE CITY OF DELRAY BEACH CURRENT MINIMUM CONSTRUCTION STANDARDS AND SPECIFICATIONS
- ANY DAMAGE TO THE CITY'S RIGHT-OF-WAY, NOT LIMITED TO AND INCLUDING ALLEYS, SIDEWALKS, AND STREETS WILL BE THE RESPONSIBILITY OF THE PERMITTEE TO REPAIR OR REPLACE AT THE DISCRETION OF THE CITY.
- IN THE EVENT OF ANY PAVEMENT DAMAGE TO THE ROADWAY OR ALLEY, THE PAVEMENT MUST BE RESTORED PER CITY STANDARD DETAIL GU 1.0.
- ALL UTILITY SERVICES TO THE SITE AND INDIVIDUAL STRUCTURES ON THE SITE ARE TO BE PROVIDED VIA UNDERGROUND SERVICES.

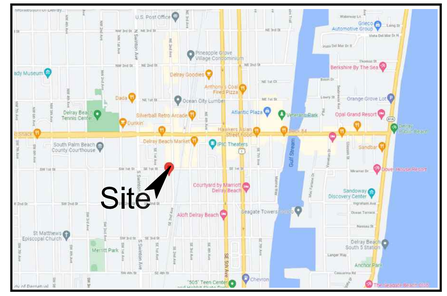
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LOCATION MAP
N.T.S.

N

LEGEND:
- PROPERTY LINE
- PROPOSED WATER METER WITH RPZ BACKFLOW
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- C.O. SANITARY SEWER CLEANOUT
- SINGLE SANITARY SERVICE WITH CLEANOUT & HEXAGONAL LID

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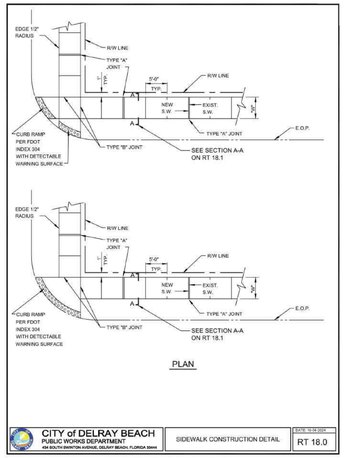
WATER & WASTEWATER PLAN FOR:
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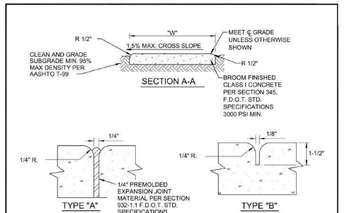
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CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

SIDEWALK CONSTRUCTION DETAIL | DATE: 10-24-2024 | RT 18.0



NOTE:
1. ALL SIDEWALKS SHALL BE CONSTRUCTED THRU DRIVEWAYS.
2. ALL SIDEWALKS SHALL INCLUDE ADA COMPLIANT RAMPS @ INTERSECTIONS.
3. ALL SIDEWALKS SHALL INCLUDE CROSS SLOPE AND RUNNING SLOPE IN ACCORDANCE WITH ADA REQUIREMENTS.
4. CURB RAMP DETECTABLE WARNING SURFACE SHALL EXTEND THE FULL WIDTH OF THE RAMP AND 24" DEEP.
5. SIDEWALK SHALL BE 5" THICK FOR 2' AT THE CONNECTION TO ROADWAYS WITH A 6" TRANSITION TO 6" FOR THE REMAINDER OF THE REQUIRED 10'.

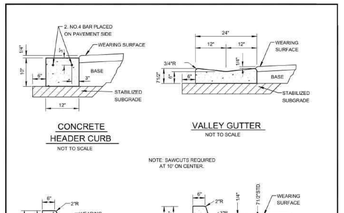
TABLE OF SIDEWALK THICKNESS - "T"	
GENERAL AREAS	4"
WITHIN 10' OF CROSS-STREETS, AT DRIVEWAYS & OTHER AREAS	6"

TABLE OF SIDEWALK WIDTHS - "W"	
SINGLE-FAMILY AREAS	5'
MULTI-FAMILY AREAS	5'
OTHER AREAS AS SPECIFIED BY THE CITY.	

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES JUNCTION OF EXISTING & NEW SIDEWALKS & EVERY 30'
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS SCORED DURING PLACEMENT OR SAWCUT WITHIN 24 HOURS OF PLACEMENT
"X"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

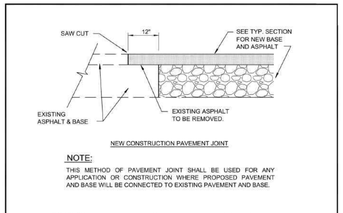
SIDEWALK CONSTRUCTION | DATE: 10-24-2024 | RT 18.1



NOTES:
1. ROADWAY SUBGRADE SHALL IN ALL CASES EXTEND BELOW CURBING.
2. SAWCUTS AT 10' ON CENTER SHALL BE MADE WITHIN 24 HOURS OF CONCRETE PLACEMENT.

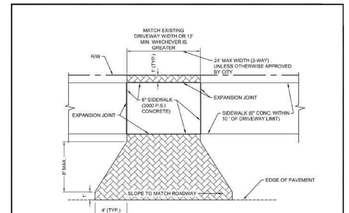
CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

CURB AND GUTTER SECTIONS | DATE: 10-24-2024 | RT 19.0



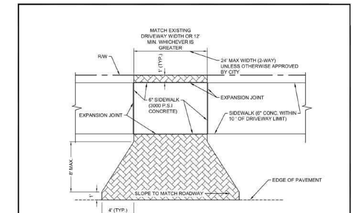
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PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

PAVEMENT JOINT DETAIL | DATE: 10-24-2024 | RT 21.0



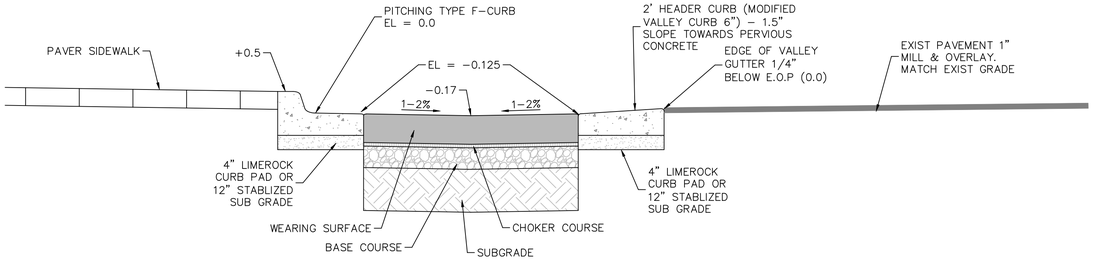
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PAVER BRICK DRIVEWAY APRON | DATE: 10-24-2024 | RT 28.0



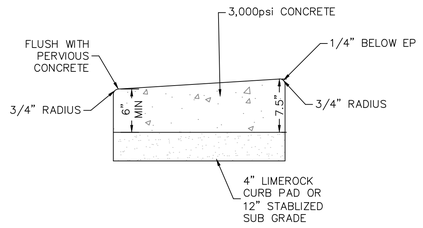
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ALTERNATE PAVER BRICK DRIVEWAY APRON | DATE: 10-24-2024 | RT 28.1



PERVIOUS CONCRETE PAVING SPECIFICATIONS	
WEARING COURSE	8" PERVIOUS CONCRETE (CONSTRUCTED PER ACI 522.1-b AND SPECIFICATION SECTION 02550)
CHOKER COURSE	1" AASHTO NO. 57 STONE
BASE	6" UNIFORMLY GRADED AASHTO NO. 3 STONE
SUBGRADE	12" COMPACTED TO MIN. 95% OF MAX DRY DENSITY IN ACCORDANCE WITH MODIFIED PROCTOR (ASTM D1557)

PARALLEL PARKING SECTION
NOT-TO-SCALE



MODIFIED VALLEY CURB SECTION
NOT-TO-SCALE

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1	1/14/26	PROVIDE MODIFIED VALLEY GUTTER DETAIL	BAB
2	3/12/26	NO CHANGES	BAB
3	4/22/26	NO CHANGES	BAB

PAVING & DRAINAGE DETAILS FOR:
DELRAY SWANE
250 NE 2ND AVE
DELRAY BEACH, FLORIDA

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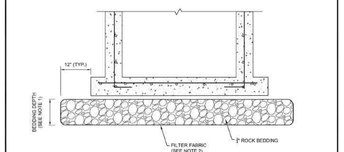
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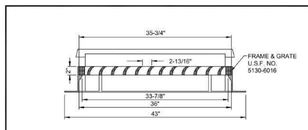
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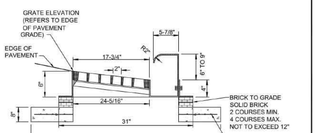
NOTES:

1. BEDDING DEPTH SHALL BE 10" UNDER DRAINAGE STRUCTURES AND 18" UNDER SANITARY STRUCTURES.
2. ROCK SHALL BE WRAPPED IN FILTER FABRIC THAT MEETS THE REQUIREMENTS OF F.D.O.T. SPECIFICATION SECTION 985.

CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | STANDARD BEDDING DETAIL | DATE: 10-08-2020 | D 4.0



TYPE "F" FRAME & GRATE
NOT TO SCALE

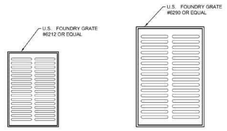


TYPE "F" FRAME & GRATE PROFILE
NOT TO SCALE

1. U.S.F. NO. 6016 GRATE MAY BE INSTALLED WITH VANE SLOTS FOR LEFT OR RIGHT FLOW.

CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | TYPE C & E INLET TYPE "F" CURB FRAME & GRATE | DATE: 10-08-2020 | D6.0

INLET TYPE	DIMENSIONS A	DIMENSIONS B	GRATE TYPE	MAX. PIPE SIZE WALL A	MAX. PIPE SIZE WALL B
"C"	2'-0"	3'-1"	U.S. FOUNDRY No. 6212	15" R.C.P.	24" R.C.P.
"E"	3'-0"	4'-5"	U.S. FOUNDRY No. 6290	24" R.C.P.	36" R.C.P.

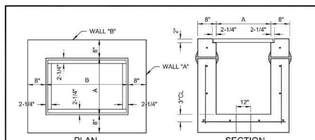


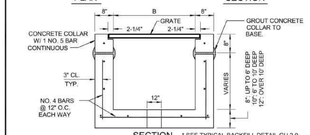
TYPE "C" TYPE "E"

NOTES:

1. ALL GRATES SHALL BE SUITABLE FOR H-20 LOADING (HIGHWAY TRAFFIC LOADS)
2. WHEN INSTALLED IN PAVEMENT OR WITHIN 6' OF PAVEMENT USE U.S.F. 4160-6210

CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | TYPE C & E INLET GRATE DETAIL | DATE: 10-08-2020 | D8.0





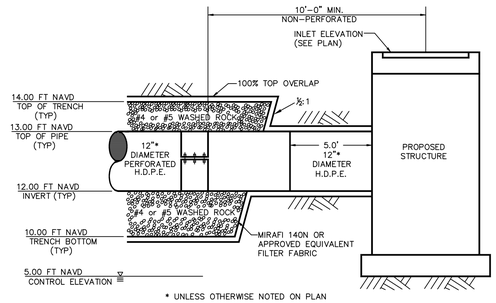
SECTION * SEE TYPICAL BACKFILL DETAIL GU 2.0

INLET TYPE	DIMENSIONS A	DIMENSIONS B	GRATE TYPE	MAX. PIPE SIZE WALL A	MAX. PIPE SIZE WALL B
"C"	2'0"	3'1"	U.S. FOUNDRY NO. 6212	15" R.C.P.	24" R.C.P.
"E"	3'0"	4'6"	U.S. FOUNDRY NO. 6290	24" R.C.P.	36" R.C.P.

NOTES:

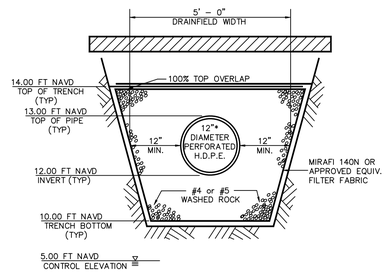
1. INLET TO BE PRECAST WITH CLASS 'A' 4000 P.S.I. CONCRETE.
2. ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".
3. 12" DIAMETER WEEP HOLE REQUIRED ON ALL STRUCTURES WHICH HAVE A BOTTOM ELEVATION ABOVE THE WATER TABLE EXCEPT IN WELLFIELDS.
4. 18" SUMP REQUIRED IN ALL DRAINAGE STRUCTURES.
5. SEE BEDDING DETAIL D 3.0
6. ALL STRUCTURES TO BE 4 SIDED ANGLE SHOULDERS.

CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | TYPE C & E INLET DETAIL | DATE: 10-08-2020 | D9.0



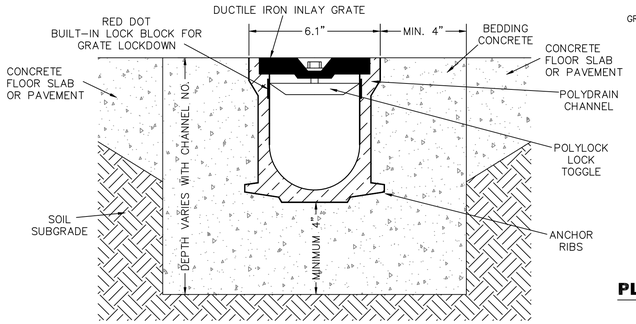
* UNLESS OTHERWISE NOTED ON PLAN

PERFORATED PIPE TRENCH
N.T.S.



* UNLESS OTHERWISE NOTED ON PLAN

PERFORATED PIPE TRENCH
N.T.S.



CROSS SECTIONAL VIEW

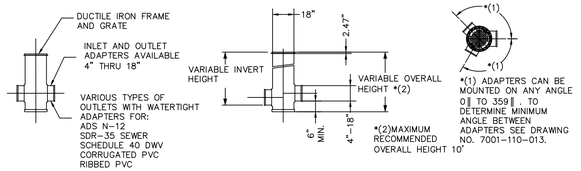
PLAN VIEW

TRENCH DRAIN
NTS

ABT, INC. P.O. Box 837/259 Murdock Road/Troutman, N.C. 28166
800-438-6057 (U.S., Canada and Mexico) or (704) 528-9806
Fax: (704) 528-5478

OR APPROVED EQUAL

18" DRAIN BASIN



18" DRAIN BASIN
N.T.S.

RESERVED FOR AGENCY APPROVAL STAMP

NOT VALID WITHOUT ENGINEER'S SEAL

JOSEPH A. PIKE, P.E.,FL REG # 42696

JOSEPH A. PIKE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 42696
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSEPH A. PIKE ON THE DATE INDICATED HERE.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

NO.	DATE:	REVISIONS:	BY:
1	1/14/26	NO CHANGES	BAB
2	3/12/26	NO CHANGES	BAB
3	4/22/26	NO CHANGES	BAB

"NOT FOR CONSTRUCTION"

PAVING & DRAINAGE DETAILS FOR:
DELRAY SWANE
250 NE 2ND AVE
DELRAY BEACH, FLORIDA

ENGINEERS • ENVIRONMENTAL CONSULTANTS
EnviroDesign Associates Inc.
www.envidesign.com
FLORIDA CERTIFICATE OF AUTHORIZATION No. 6506
1855 Dr Andres Way, Delray Beach, Florida 33445
Fax: (561) 274-8558 Phone: (561) 274-6500

DRAWN: B.A.B.
CHECKED: J.A.P.
DATE: 04/22/26
JOB NO. 21058-DTL
SHEET NO. 7 OF 14

CALL 48 HOURS BEFORE YOU DIG.
IT'S THE LAW
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Know what's below. Call before you dig.

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PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING AND DRAINAGE WORK IN THE PALM BEACH COUNTY (PBC) RIGHT-OF-WAY SHALL BE CONSTRUCTED IN FULL ACCORDANCE WITH THE PBC LATEST STANDARDS. ALL PAVING AND DRAINAGE WORK IN THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY SHALL BE CONSTRUCTED IN FULL ACCORDANCE WITH THE FDOT LATEST STANDARDS.
2. COMPACTED SUBGRADE SHALL BE COMPACTED AND MEET THE DENSITY REQUIREMENTS AS DETERMINED BY THE AASHTO T-180 SPECIFICATIONS. SUBGRADE SHALL EXTEND 12 INCHES BEYOND THE PROPOSED EDGE OF PAVEMENT AND/OR 6" BEYOND VALLEY GUTTER, TYPE "F" CURB & GUTTER, OR TYPE "D" CURB. SUBGRADE SHALL BE 12 INCHES THICK COMPACTED TO 98% ACCORDING TO AASHTO T-180. ALL MUCK, STUMPS, ROOTS OR OTHER DELETERIOUS MATTER ENCOUNTERED IN THE PREPARATION OF THE SUBGRADE SHALL BE REMOVED COMPLETELY FROM THE CENTERLINE OF THE ROADWAY TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT. IF SUBGRADE IS REQUIRED TO BE STABILIZED, THE REQUIRED BEARING VALUE DETERMINATIONS SHALL BE MADE BY THE FLORIDA BEARING TEST, TEST METHOD "C" OF AASHTO T-180 SPECIFICATIONS.
3. SHELLROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 OF THE FLORIA DEPARTEMENT OF TRANSPORATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE THICKNESS OF THE SHELLROCK BASE SHALL BE AS SHOWN ON THE DETAIL DRAWINGS AND SHALL BE COMPACTED TO A DENSITY OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. THE SHELLROCK SHALL HAVE A MINIMUM OF 50% CARBONATES OF CALCIUM AND MAGNESIUM IN THE MATERIAL PER TABLE 911-3.
4. LIMEROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE THICKNESS OF THE LIMEROCK BASE SHALL BE AS SHOWN ON THE DETAILED DRAWINGS AND SHALL BE COMPACTED TO A DENSITY OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. THE LIMEROCK SHALL HAVE A MINIMUM OF 70% CARBONATES OF CALCIUM AND MAGNESIUM IN THE MATERIAL PER TABLE 911-3.
5. MUCK AND PEAT - IF MUCK AND/OR PEAT ARE ENCOUNTERED IN THE ROAD OR PARKING AREA, THEY WILL BE REMOVED COMPLETELY TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT AND SHALL BE BACKFILLED WITH GRANULAR MATERIAL. IF HARDPAN IS ENCOUNTERED IN THE SWALE AREA, IT WILL REMOVED TO A WIDTH OF TWO FEET AT THE SWALE INVERT AND REPLACED WITH GRANULAR MATERIAL.
6. WHERE SOD IS DESIRED, LOWER THE GRADE 2 INCHES BELOW THE FINISHED GRADE TO ALLOW FOR THE THICKNESS OF THE SOD.
7. CLEARING AND GRUBBING - WITHIN THE LIMITS OF CONSTRUCTION ALL VEGETATION AND ROOT MATERIAL SHALL BE REMOVED.
8. GUMBO - WHERE GUMBO OR OTHER PLASTIC CLAYS ARE ENCOUNTERED, THEY SHALL BE REMOVED WITHIN THE ROADWAY AND PARKING AREAS ONE FOOT BELOW THE SUBGRADE EXTENDING HORIZONTALLY TO THE OUTSIDE EDGE OF THE SHOULDER AREA.
9. PRIME COAT SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. PRIME COAT SHALL BE APPLIED PER SECTION 300-3.
10. TACK COAT SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. TACK COAT SHALL BE APPLIED PER SECTION 300-8.
11. ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH SECTION 334 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST ADDITION. THE THICKNESS OF THE SURFACE COURSE SHALL BE AS SHOWN ON THE DETAILED DRAWINGS.
12. ALL CONCRETE SHALL DEVELOP 2500 p.s.i. (MINIMUM) 28 DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS NS CONCRETE SHALL BE IN ACCORDANCE WITH SECTION 346 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. CLASS NS CONCRETE USED AS PAVING SHALL DEVELOP 3000 p.s.i. (MINIMUM) 28 DAYS. COMPRESSIVE STRENGTH.
13. PAVEMENT TRAFFIC STRIPES AND MARKINGS SHALL BE IN ACCORDANCE WITH CITY OF DELRAY BEACH CURRENT STANDARDS AND/OR MANUAL ON UNIFORM TRAFFIC CONTOL DEVICES FOR STREETS AND HIGHWAYS, AND/OR PALM BEACH COUNTY TRAFFIC DEPARTMENT TYPICAL T-P-24, WHERE APPLICABLE.
14. SEQUENCE OF CONSTRUCTION - THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND THAT ARE BENEATH THE PAVEMENT, SHALL BE IN PLACE AND HAVE PROPER DENSITY PRIOR TO THE CONSTRUCTION AND COMPACTION OF THE SUBGRADE.
15. INLETS AND MANHOLES - ALL INLETS AND MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FDOT SPECIFICATIONS, LATEST EDITION, AND FDOT STANDARD PLANS FOR ROAD CONSTRUCTION, LATEST EDITION, AND PBC STANDARDS LATEST EDITION, WHERE APPLICABLE.
16. GRATE ELEVATIONS REFER TO THE FLOWLINE OF THE GRATE.
17. GRADES SHOWN ARE FINISHED GRADES.
18. EXISTING AVERAGE ROAD CROWN ELEVATION = 15.14' N.A.V.D.
19. REINFORCED CONCRETE PIPE - THE PIPE SHALL CONFORM WITH THE REQUIREMENTS OF CLASS III OF ASTM C-76 AND WITH THE FDOT SPECIFICATIONS, LATEST EDITION.
20. CORRUGATED ALUMINUM PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M196 AND SECTIONS 125, 430 AND 945 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
21. MEASUREMENT OF THE LENGTH OF PIPE SHALL BE FROM THE CENTER OF THE STRUCTURE TO THE CENTER OF THE STRUCTURE.
22. PIPE BACKFILL - REQUIREMENTS FOR PIPE BACKFILL CROSSING ROADS OR PARKING AREAS SHALL BE DEFINED IN THE FDOT SPECIFICATIONS, LATEST EDITION. PIPELINE BACKFILL SHALL BE PLACED IN SIX INCH LIFTS AND COMPACTED TO 100% OF THE STANDARD PROCTOR (AASHTO) T-99 SPECIFICATIONS.
23. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER THREE (3) CERTIFIED COPIES OF A CHEMICAL AND SIEVE ANALYSIS OF THE SHELL ROCK BY A STATE OF FLORIDA CERTIFIED LAB WHEN CONSTRUCTING A SHELL ROCK BASE FOR ROADWAY.
24. PRIOR TO CERTIFICATION OF THE DRAINAGE SYSTEM, THE CONTRACTOR MUST PUMP DOWN AND LAMP THE DRAINAGE SYSTEM FOR INSPECTION BY THE ENGINEER AFTER FINISHED ROCK FOR THE ROADWAYS HAS BEEN INSTALLED.

GENERAL NOTES

1. CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID SURVEY MARKERS DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF PERMANENT REFERENCE MONUMENTS DISTURBED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE PLANS. UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE ONLY AND MAY NOT DEPICT ACTUAL LOCATIONS. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR LOCATION AND DEPTH OF THEIR LINES PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE DEENERGIZING OF POWER LINES AND/OR HOLDING POWER POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE REPLACEMENT OF TRAFFIC LOOPS IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COAST TO THE OWNER.
5. ALL ELEVATIONS REFER TO N.A.V.D. 1988. MINIMUM FINISHED FLOOR ELEVATION FOR ANY RESIDENTIAL STRUCTURE SHALL BE SET AT OR ABOVE ELEVATION 16.67' (WHICH IS ABOVE THE 100-YEAR FREQUENCY STORM & AVERAGE CROWN OF ROAD + 18").
6. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION OR INSTALLATION AS REQUIRED BY THE ENGINEER OR BY THE APPROPRIATE GOVERNING AGENCIES.
7. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AND PAY FOR, AT NO ADDITIONAL COST TO THE OWNER, ALL NECESSARY PERMITS, FEES AND LICENSES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR GIVING THE REQUIRED NOTICES AND COMPLYING WITH ALL PERMIT(S) CONDITIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE HOLDING OF OTHER UTILITY POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
10. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL UTILITY.
11. ENVIRODESIGN ASSOC. INC. SHALL NOT BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS OR THE GENERAL PUBLIC. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFETY TO THE WORKERS IN ACCORDANCE WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATIONS (OSHA) REQUIREMENTS AND THE SAFETY OF THE GENERAL PUBLIC.
12. ALL MATERIALS AND WORKMANSHIP MUST BE IN ACCORDANCE WITH THE LOCAL UTILITY STANDARDS AND SPECIFICATIONS.
13. THE CONTRACTOR SHALL CALL SUNSHINE 1-800-432-4770 OR 811 48 HOURS BEFORE DIGGING FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES.
14. CORRUGATED ALUMINUM PIPE USED BENEATH PAVEMENT SHALL BE IN ACCORDANCE WITH SECTION 945 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
15. ALL CONSTRUCTION ACTIVITY, INCLUDING TRENCHING, IS TO BE A MINIMUM OF SIX FEET FROM THE BASE OF ANY TREE THAT IS DESIGNATED TO REMAIN.
16. ALL LIMEROCK AND BASE MATERIALS SHALL BE REMOVED FROM THE PLANTER AREAS/ISLANDS AND REPLACED WITH APPROPRIATE PLANTING SOIL PRIOR TO THE LANDSCAPING OF THE SITE.
17. THE REMOVAL OF ANY TREE ON THE SITE IS PROHIBITED WITHOUT THE REQUIRED PERMITS.
18. ALL MATERIALS AND CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE FDOT DESIGN MANUAL, FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND FDOT STANDARD PLANS FOR ROADWAY CONSTRUCTION (LATEST ED.).
19. LANE CLOSURES WITHIN THE FDOT RIGHT-OF-WAY SHALL BE LIMITED TO THE HOURS OF 9AM-3PM, MONDAY-FRIDAY EXCLUDING GOVERNMENTAL HOLIDAYS. MAINTENANCE OF TRAFFIC SHALL BE PROVIDED IN ACCORDANCE WITH THE 102 SERIES OF INDEXES OF THE FDOT STANDARD PLANS FOR ROAD CONSTRUCTION(LATEST ED.)

CITY OF DELRAY BEACH GENERAL NOTES

DEFINITIONS
1. CITY: THE CITY OF DELRAY BEACH
2. CONTRACTOR: UTILITY CONTRACTOR AND ALL UTILITY SUBCONTRACTORS
3. ENGINEER: ENGINEER RESPONSIBLE FOR INSPECTION AND CERTIFICATION

PROCEDURE
1. A PRE-CONSTRUCTION MEETING IS TO BE HELD PRIOR TO DELIVERY OF MATERIALS AND INITIATION OF ANY WATER, SEWER OR DRAINAGE CONSTRUCTION. THE MEETING SHALL BE ATTENDED BY THE CITY, CONTRACTOR, SUBCONTRACTORS, ENGINEER AND OTHER INTERESTED PARTIES.
2. ANY REVISIONS TO THE APPROVED PLANS MUST BE APPROVED BY THE CITY PRIOR TO THE PRE-CONSTRUCTION MEETING.
3. A MINIMUM OF THREE (3) COPIES OF THE CURRENT APPROVED PRODUCT LIST AND ALL NECESSARY SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO SCHEDULING THE PRE-CONSTRUCTION MEETING. ALL PIPE MANUFACTURERS SHALL SUBMIT THREE (3) COPIES OF AN AFFIDAVIT THAT THE PIPE AND COATINGS WERE MANUFACTURED IN ACCORDANCE WITH AWWA C151/A21.51-91.
4. ALL APPLICABLE PERMITS MUST BE OBTAINED WITH COPIES PROVIDED TO THE CITY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. THE CONTRACTOR SHALL MAINTAIN A CURRENT APPROVED SET OF CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
6. ALL MATERIALS SUPPLIED SHALL CONFORM TO PRODUCT LIST AND SHOP DRAWINGS AS APPROVED BY THE CITY PRIOR TO CONSTRUCTION. ALL REQUESTS FOR MATERIAL SUBSTITUTION SHALL BE APPROVED PRIOR TO DELIVERY OF THESE MATERIALS TO THE JOB SITE.
7. THE LOCATION OF THE EXISTING UTILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF OTHER UTILITIES (NOT SHOWN ON THE PLAN) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE UTILITY CONFLICTS, THE CONTRACTOR SHALL INFORM THE CITY AND NOTIFY THE RESPECTIVE UTILITY OWNER TO RESOLVE THE UTILITY CONFLICTS AND THE UTILITY ADJUSTMENTS AS REQUIRED.
8. PRIOR TO ANY SANITARY PLOT OR WATER MAIN TESTING, UNDER EXISTING OR FUTURE PAVEMENT, THE ROCK BASE SHALL BE FINISHED AND PRIMED OR FIRST LIFT OF PAVEMENT PLACED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES FROM DAMAGE OR DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS Rev. 12/2021 GN - 1 NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATIONS OF ALL OTHER UTILITY FACILITIES.
11. THE CONTRACTOR SHALL SCHEDULE INSPECTIONS AND TESTS WITH THE CITY A MINIMUM OF 24 HOURS IN ADVANCE.
12. CONTRACTOR SHALL NOT DISTURB EXISTING CITY MAINS OR STRUCTURES WITHOUT THE PRESENCE OF A CITY INSPECTOR. CITY UTILITY SYSTEM VALVES AND APPURTENANCES MAY ONLY BE OPERATED BY CITY PERSONNEL.
13. FACILITIES PROPOSED HEREIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. DEVIATIONS FROM THE APPROVED PLANS MUST BE APPROVED IN ADVANCE BY THE CITY.
14. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE OF THE WORK, A FINAL INSPECTION SHALL VERIFY PROPER ADHERENCE TO ALL FACETS OF THE PLANS AND SPECIFICATIONS.
15. PAVING, DRAINAGE AND TRAFFIC CONSTRUCTION SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND DESIGN STANDARDS, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND PALM BEACH COUNTY TYPICAL T-3-89-004-PS (LATEST REVISION) UNLESS SHOWN OTHERWISE.
16. AS-BUILT DRAWINGS SHALL BE PREPARED BY A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF FLORIDA, AND SUBMITTED BY THE CONTRACTOR TO THE CITY. AS THE WORK PROGRESSES, THE ENGINEER OF RECORD (OR THEIR REPRESENTATIVE) SHALL RECORD ON ONE SET OF DRAWINGS THE LOCATION INCLUDING STATION AND OFFSET WITH SUFFICIENT DIMENSIONS AND DISTANCES TO ADEQUATELY DESCRIBE THE LOCATION OF THE IMPROVEMENT FROM THE BASELINE. ELEVATIONS ARE TO BE PROVIDED AT THE TOP OF PIPE AT INCREMENTS OF EVERY 100 FEET ON ALL WATER AND FORCE MAINS. STATIONING IS REQUIRED ON ALL VALVES, FITTINGS, WATER AND SEWER SERVICES AND FIRE HYDRANTS. THE LENGTHS OF ALL WATER SERVICE LINES AND SEWER LATERALS MUST BE NOTED ON GRAVITY SEWER LINES. ELEVATIONS AND STATIONING ARE TO BE INDICATED ON ALL MANHOLE RIMS AND INVERTS. THE DISTANCE BETWEEN MANHOLES IS TO BE SHOWN ON BOTH THE PLAN AND PROFILE SHEETS UNLESS PLAN VIEW AND PROFILE VIEW ARE ON THE SAME SHEET. THE ENGINEER OF RECORD IS TO SUBMIT TWO SETS OF BLUE PRINT RECORD OR AS-BUILT DRAWINGS AND ONE MYLAR TO THE ENGINEERING DEPARTMENT ALONG WITH THE HEALTH DEPARTMENT APPLICATION FOR RELEASE OF THE SYSTEM. ALL "AS-BUILT DRAWINGS" SHALL BE SIGNED SEALED AND DATED BY THE ENGINEER OF RECORD. CERTIFICATE OF OCCUPANCY WILL BE HELD UNTIL ACCEPTANCE BY HRS AND THE DEVELOPMENT SERVICES ENGINEERING DEPARTMENT. PAVING & DRAINAGE AS-BUILT DRAWINGS SHALL INCLUDE RIM ELEVATIONS, INVERT ELEVATIONS, PIPE SIZES, CONTROL STRUCTURE DIMENSIONS, AS WELL AS, AS-BUILT ELEVATIONS AS EVERY LOCATION A PROPOSED ELEVATION IS INDICATED ON THE CONSTRUCTION PLAN. ADEQUATE AS-BUILT ELEVATIONS SHALL BE PROVIDED ON EMBANKMENTS TO DETERMINE COMPLIANCE WITH MAXIMUM SLOPE REQUIREMENTS.
17. PRIOR TO COMMENCEMENT OF ANY EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 553-851 FOR PROTECTION OF UNDERGROUND GAS PIPE LINES. Rev. 12/2021 GN - 2
18. CONTRACTOR SHALL NOTIFY SUNSHINE STATE ONE (1-800-432-4770) 48 HOURS IN ADVANCE OF CONSTRUCTION.
18. GRADES SHOWN ON PLANS ARE FINISHED GRADES. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST EXISTING SANITARY SEWER MANHOLE TOPS AND VALVE BOX COVERS TO FINISHED GRADE.
19. CONTRACTOR SHALL MAINTAIN LOCAL TRAFFIC AT ALL TIMES DURING CONSTRUCTION AND SHALL BE REQUIRED TO PROVIDE ALL BARRICADES, LIGHTING, SIGNAGE AND FLAGMEN AS NECESSARY TO PROVIDE FOR THE SAFETY OF THE PUBLIC IN THE WORK AREA. THE CONTRACTOR SHALL SUBMIT A DETAILED TRAFFIC MAINTENANCE PLAN PRIOR TO CONSTRUCTION.
20. EXISTING BASE MATERIAL THAT IS REMOVED DURING CONSTRUCTION SHALL NOT BE USED IN THE CONSTRUCTION OF NEW LIMEROCK BASE.
21. ALL VEGETATION, DEBRIS, CONCRETE OR OTHER UNSUITABLE MATERIAL SHALL BE LEGALLY DISPOSED OF OFF-SITE IN AN AREA AT THE CONTRACTORS EXPENSE.
22. CONTRACTOR SHALL UTILIZE CONSTRUCTION METHODS AND DEVICES, SUCH AS TURBIDITY SCREENS, CURTAINS AND FLOATING SILT BARRIERS WHERE NECESSARY IN ORDER TO COMPLY WITH ALL STATE AND LOCAL WATER QUALITY STANDARDS.
23. PRIOR TO AND DURING CONSTRUCTION OF ALL SITES, THE PERMITEE SHALL IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES INCLUDED IN A POLLUTION PREVENTION PLAN PROVIDED TO THE CITY OF DELRAY BEACH.
24. ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE CLASS III, UNLESS OTHERWISE NOTED.
25. ALL PAVED SURFACES SHALL BE PROPERLY MARKED PRIOR TO HOURS OF DARKNESS. PERMANENT PAVEMENT MARKING STALLS SHALL BE LAID OUT USING MARKING CHALK. LAYOUT TO BE REVIEWED BY THE CITY PRIOR TO PLACEMENT OF FINAL MARKING.
26. EMBANKMENT (FILL) AND EXCESS MATERIAL REQUIRED FOR ROADWAY RECONSTRUCTION AND UTILITY INSTALLATIONS SHALL BE SUPPLIED AND/OR DISPOSED OF BY THE CONTRACTOR. ALL COSTS ASSOCIATED WITH EARTHWORK REQUIREMENTS TO COMPLETE THE ROADWAY RECONSTRUCTION AND UTILITY IMPROVEMENTS SHALL BE INCLUDED IN THE COSTS OF OTHER APPROPRIATE PAY ITEMS.
27. CONTINUITY OF WATER AND SEWER SERVICE TO CITY UTILITY CUSTOMERS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THIS PROJECT. IF A BREAK IN SERVICE IS UNAVOIDABLE TO ACCOMMODATE CONNECTION OF NEW FACILITIES, IT SHALL BE SCHEDULED FOR OFF PEAK HOURS WITH THE CITY. DETERMINATION OF SERVICE BREAK REQUIREMENT WILL BE MADE BY THE CITY.
28. SITE INFORMATION BASED ON A SURVEY PREPARED BY: SURVEYOR
29. THE EXTENT OF ROAD CONSTRUCTION WORK TO BE COMPLETED BY THE CONTRACTOR, WITHIN THE RAILROAD RIGHT-OF-WAY SHALL BE DETERMINED BY THE CITY AND COORDINATED WITH THE FLORIDA EAST COAST RAILWAY COMPANY AT THE TIME OF CONSTRUCTION. Rev. 12/2021 GN - 3
30. RELOCATION OF UTILITY POLES AND GAS PIPE LINES SHALL BE COORDINATED BY THE CONTRACTOR WITH FLORIDA POWER AND LIGHT, AND FLORIDA PUBLIC UTILITIES, RESPECTIVELY. EACH UTILITY HAS BEEN NOTIFIED THAT THEY WILL BE REQUIRED TO RELOCATE THEIR UTILITIES.
31. ALL CITY OF DELRAY BEACH STANDARD DETAILS INCLUDED IN THE CIVIL PLANS PREPARED BY ENVIRODESIGN ASSOCIATES, INC. HAVE NOT BEEN MODIFIED FROM THEIR ORIGINAL CONTENT.
32. CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENVIRODESIGN ASSOCIATES, INC
33. NO PROPOSED IMPROVEMENTS, BUILDINGS OR ANY KIND OF CONSTRUCTION CAN BE PLACED ON OR WITHIN ANY WATER, SEWER OR DRAINAGE EASEMENTS, UNLESS APPROVED BY THE CITY OF DELRAY BEACH CITY ENGINEER.
34. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10-FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER OR DRAINAGE FACILITIES, UNLESS APPROVED BY THE CITY OF DELRAY BEACH CITY ENGINEER.
35. ALL SIDEWALKS TO BE CONSTRUCTED IN ACCORDANCE WITH ADA REQUIREMENTS. ALL SIDEWALKS NOT TO EXCEED 1:48 CROSS-SLOPE AND 1:20 RUNNING SLOPES. ALL RAMPS NOT TO EXCEED 1:48 CROSS-SLOPE AND 1:12 RUNNING SLOPES WITH MAXIMUM RISE AND RUNS PER ADA REQUIREMENTS WITH RAILINGS WHERE NEEDED. LANDINGS WITH 1:48 CROSS- AND RUNNING-SLOPES ARE TO BE PROVIDED AT TOPS AND BOTTOMS OF ALL RAMPS.
36. CITY OF DELRAY BEACH UTILITY DIVISION MUST BE CONTACTED AT LEAST 48 HOURS PRIOR TO ANY SHUTDOWN AND/OR REMOVAL OF EXISTING WATER MAIN OR SANITARY SEWER LINES AT 561-243-7312.
37. THE EXISTING SANITARY SEWER LINE MUST BE TELEVISED PRIOR TO AND AFTER ANY SANITARY SEWER SERVICE CONNECTION, REMOVAL AND/OR ABANDONMENT.
38. UPON APPROVAL AND RECIEPT OF PERMIT, THE CONTRACTOR SHALL CONTACT THE CITY OF DELRAY BEACH DEPUTY DIRECTOR OF CONSTRUCTION AT 561-243-7320 TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO STARTING ANY SITE WORK.
39. ALL WATER METER SIZES TO BE DETERMINED BY PLUMBING ENGINEERING OF RECORD AND SHALL BE CHECKED AND AUTHORIZED BY CITY OF DELRAY BEACH UTILITIES DIVISION.
40. ALL CITY OF DELRAY BEACH 2016 STANDARD DETAILS INCLUDED IN THIS SET OF PLANS AND DETAILS HAVE NOT BEEN MODIFIED FROM THEIR ORIGINAL CONTENT.

ENGINEER'S CERTIFICATE OF COMPLETION

As a registered professional engineer in the State of Florida, to the best of my knowledge, information, and belief, it is my professional opinion that the required improvements for _____(project name)_____ based on field reviews under my responsible charge, have been constructed in substantial accordance with the approved construction plans and the Land Development Regulations of the City of Delray Beach, Florida, in effect on the date of plan approval. Attached, as itemized below, are copies of measurements, tests and reports made on the work and materials during the progress of construction, along with a Record Drawing copy of each of the construction plans on a high quality, time-stable, reproducible mylar, showing the original design in comparison to the actual finished work with all material deviations noted thereon. In my professional opinion, the deviations, if any, noted will not impair the intended functioning of the required improvement. Attachments to this completion statement are as follows:

(Reports, measurements, test results, reproducible mylars and sealed record drawing prints shall be listed, and submitted with the certification.)

(signature)_____

Dated:_____

(Seal)

Address:_____

_____

C-14 REV. 10/2024

Know what's below. Call before you dig.

CALL 48 HOURS BEFORE YOU DIG.
IT'S THE LAW
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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JOSEPH A. PIKE, P.E.,FL REG # 42696

JOSEPH A. PIKE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 42696
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSEPH A. PIKE ON THE DATE INDICATED HERE.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

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1	1/14/26	NO CHANGES	BAB
2	3/12/26	NO CHANGES	BAB
3	4/22/26	NO CHANGES	BAB

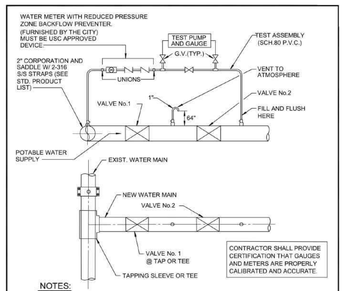
"NOT FOR CONSTRUCTION"

GENERAL NOTES FOR:
DELRAY SWANE
250 NE 2ND AVE
DELRAY BEACH, FLORIDA

ENGINEERS • ENVIRONMENTAL CONSULTANTS
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DRAWN: B.A.B.
CHECKED: J.A.P.
DATE: 04/22/26
JOB NO. 21058-DTL
SHEET NO. 8 OF 14

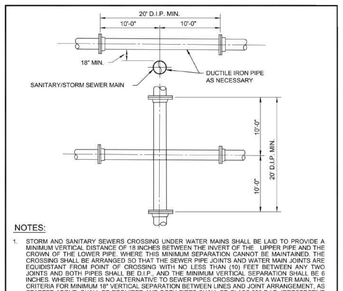
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NOTES:

1. BOTH VALVES SHALL BE KEPT CLOSED UNTIL FILLING, FLUSHING, AND BACTERIOLOGICAL TESTING IS COMPLETED AND APPROVED.
2. GAUGE AND RISER TO BE REMOVED AFTER PRESSURE TEST.
3. CITY SHALL BE NOTIFIED BEFORE FILLING AND FLUSHING.
4. AFTER RELEASE FROM THE HEALTH DEPARTMENT, BOTH VALVES TO BE LEFT OPEN WITH VALVE BOX INSTALLED ON BOTH VALVES.
5. PRESSURE TEST PUMP MAY CONNECT TO SERVICE LINE, FIRE HYDRANTS OR BLOWOFF. NO EXTRA TAPS ARE PERMITTED SOLELY FOR TESTING PURPOSES UNLESS PRECEEDING ARE NOT PRESENT IN TEST SECTION.
6. TAPPING SADDLE OR SLEEVE (PER CURRENT CITY PRODUCT LIST) IS REQUIRED ON EXISTING MAIN.
7. SETUP FOR ALL DOUBLE VALVE CONNECTIONS TO INCLUDE ATMOSPHERE VENTS AS SHOWN ABOVE.
8. OUTLET ON VENT TO ATMOSPHERE A MINIMUM 24" ABOVE EXISTING GRADE.

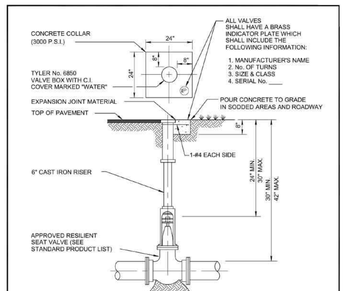
CITY of DELRAY BEACH — PUBLIC WORKS DEPARTMENT — 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | FILL & FLUSH DETAIL | DATE: 10-04-2024 | PW 1.0



NOTES:

1. STORM AND SANITARY SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN JOINTS ARE EQUIDISTANT FROM POINT OF CROSSING WITH NO LESS THAN (10) FEET BETWEEN ANY TWO JOINTS AND BOTH PIPES SHALL BE D.I.P., AND THE MINIMUM VERTICAL SEPARATION SHALL BE 6 INCHES WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER A WATER MAIN. THE CRITERIA FOR MINIMUM 18" VERTICAL SEPARATION BETWEEN LINES AND JOINT ARRANGEMENT, AS STARTED ABOVE, SHALL BE REQUIRED AND BOTH PIPES SHALL BE CLASS 350 D.I.P. IRRESPECTIVE OF SEPARATION. D.I.P. IS NOT REQUIRED FOR STORM SEWERS.
2. MAINTAIN (10) FEET HORIZONTAL DISTANCE BETWEEN WATER MAIN AND STORM OR SANITARY SEWER MAIN, AS A MINIMUM.
3. FORCE MAIN CROSSING WATER MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND THE OUTSIDE OF THE WATER MAIN WITH WATER MAIN CROSSING OVER FORCE MAIN.
4. SEWER SERVICE LATERALS SHALL CROSS UNDER WATERMAINS WITH A MINIMUM VERTICAL SEPARATION OF EIGHTEEN (18) INCHES. IF EIGHTEEN (18) INCHES VERTICAL SEPARATION CANNOT BE MAINTAINED, THEN THE WATERMAIN SHALL BE D.I.P. AND THE SANITARY LATERAL C-900 SDR18 OR BETTER AND THE MINIMUM SEPARATION SHALL BE SIX (6) INCHES.
5. WHEN IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER THE SEWER SERVICE LATERAL A MINIMUM VERTICAL SEPARATION OF AT LEAST TWELVE (12) INCHES MUST BE MAINTAINED. THE WATERMAIN SHALL BE D.I.P. AND THE SEWER LATERAL SHALL BE C-900 SDR-18 OR BETTER.

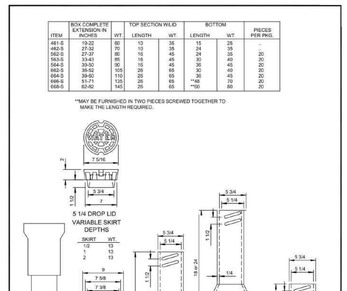
CITY of DELRAY BEACH — PUBLIC WORKS DEPARTMENT — 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | WATER MAIN & SEWER CONFLICTS | DATE: 10-04-2024 | PW 2.0



NOTES:

1. WHEN VALVE IS DEEPER THAN 30" AN EXTENSION WITH UNIVERSAL JOINT SHALL BE REQUIRED TO BRING OPERATING NUT 24"-30" BELOW FINISHED GRADE EXTENSION BOLTS & NUTS SHALL BE 316 STAINLESS STEEL. A 316 STAINLESS STEEL CENTERING PLATE SHALL ALSO BE REQUIRED.
2. AT DEAD END OR WHERE MAIN LINES CHANGE DIRECTION, VALVES SHALL BE RESTRAINED USING MECHANICAL JOINT RESTRAINTS, TIE RODS, OR OTHER RESTRAINT APPROVED BY UTILITIES DEPARTMENT (NO THRUST BLOCKS ALLOWED).

CITY of DELRAY BEACH — PUBLIC WORKS DEPARTMENT — 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | TYPICAL GATE VALVE DETAIL 4" THRU 12" | DATE: 10-04-2024 | PW 3.0

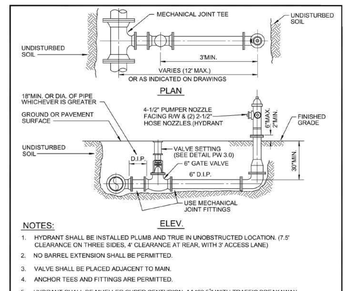


ITEM	BOX COMPLETE / EXTENSION IN INCHES	WT.	TOP SECTION W/LID LENGTH	WT.	BOTTOM LENGTH	WT.	PIECES PER PKG.
461-8	19-22	90	10	38	15	25	-
462-3	23-27	110	10	46	24	39	-
563-4	27-37	130	15	45	30	45	20
564-5	33-43	85	16	45	30	45	20
564-6	39-50	90	16	45	30	45	20
662-5	36-52	105	29	65	30	49	20
664-5	51-67	135	29	65	*66	19	20
666-5	51-71	135	29	65	**66	19	20
668-5	62-82	145	29	65	**66	19	20

**MAY BE FURNISHED IN TWO PIECES SCREWED TOGETHER TO MAKE THE LENGTH REQUIRED.

NOTE: LOCKING LIDS WILL NOT BE ACCEPTED.

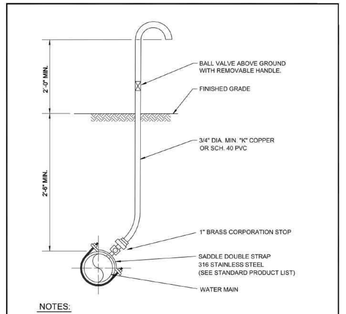
CITY of DELRAY BEACH — PUBLIC WORKS DEPARTMENT — 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | CAST IRON VALVE BOXES TWO PIECE | DATE: 10-04-2024 | PW 4.0



NOTES:

1. HYDRANT SHALL BE INSTALLED PLUMB AND TRUE IN UNOBSTRUCTED LOCATION. (7.5' CLEARANCE ON THREE SIDES, 4' CLEARANCE AT REAR, WITH 3' ACCESS LANE)
2. NO BARREL EXTENSION SHALL BE PERMITTED.
3. VALVE SHALL BE PLACED ADJACENT TO MAIN.
4. ANCHOR TEES AND FITTINGS ARE PERMITTED.
5. HYDRANT SHALL BE MUELLER SUPER CENTURION, A/423 5¼" WITH TRAFFIC BREAKAWAY FLANGE AND 5¼" VALVE.
6. HYDRANTS SHALL NOT ENCROACH IN SIDEWALKS, ROADWAYS, OR BIKE PATHS.
7. ON RUNS LONGER THAN 20 FEET A SECOND VALVE IS REQUIRED AT THE HYDRANT.
8. ALL HYDRANT INSTALLATION SHALL BE IN ACCORDANCE WITH CITY OF DELRAY BEACH FIRE PREVENTION CODE SEC. 96.05.
9. IN CERTAIN SITUATIONS, PROTECTIVE BOLLARDS MAY BE REQUIRED AS DIRECTED BY THE ENGINEERING DEPT. (SEE BOLLARD DETAIL PW 7.0)
10. FIRE HYDRANTS INSTALLED BUT NOT YET IN SERVICE SHALL BE COVERED WITH A BURLAP, OR PLASTIC SACK, OR HAVE OUT OF SERVICE RING IN PLACE.
11. ALL HYDRANT LEADS GREATER THAN 25 FEET MUST HAVE AUTOMATIC FLUSHER INSTALLED AT HYDRANT END (KUPFERLE #9400-WC STANDARD).
12. REMOVE CHAINS FROM HYDRANT AND PAINT. COORDINATE WITH UTILITY STAFF FOR CORRECT COLORS.
13. NO THRUST BLOCKS SHALL BE PERMITTED.

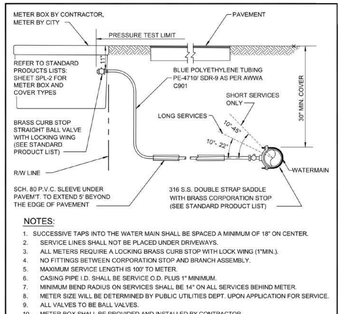
CITY of DELRAY BEACH — PUBLIC WORKS DEPARTMENT — 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | TYPICAL FIRE HYDRANT INSTALLATION | DATE: 10-04-2024 | PW 6.0



NOTES:

1. SAMPLE POINT SHOULD BE AT SERVICE LINE OR FIRE HYDRANT IF POSSIBLE.
2. IF SAMPLE POINT IS NOT AT SERVICE LINE OR FIRE HYDRANT, CORP. STOP SHALL BE SHUT OFF AT MAIN AND ALL TUBING SHALL BE REMOVED, AND CORP. STOP SHALL HAVE A BRASS PLUG OR CAP INSTALLED AFTER RELEASE OF WATER MAIN BY PALM BEACH COUNTY HEALTH DEPARTMENT.
3. IF AT ALL POSSIBLE SAMPLE POINT SHALL NOT BE LOCATED IN A TRAFFIC AREA.
4. SAMPLE POINTS SHALL KEEP RUNNING UNTIL PALM BEACH COUNTY HEALTH DEPARTMENT RELEASE AND ALL MAIN LINE VALVES ARE OPENED.

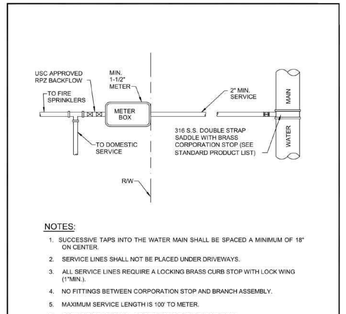
CITY of DELRAY BEACH — PUBLIC WORKS DEPARTMENT — 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | TYPICAL SAMPLE POINT | DATE: 10-04-2024 | PW 10.0



NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" ON CENTER.
2. SERVICE LINES SHALL NOT BE PLACED UNDER DRIVEWAYS.
3. ALL METERS REQUIRE A LOCKING BRASS CURB STOP WITH LOCK WING (1"MIN.).
4. NO FITTINGS BETWEEN CORPORATION STOP AND BRANCH ASSEMBLY.
5. MAXIMUM SERVICE LENGTH IS 100' TO METER.
6. CASING PIPE I.D. SHALL BE SERVICE O.D. PLUS 1" MINIMUM.
7. MINIMUM BEND RADIUS ON SERVICES SHALL BE 14" ON ALL SERVICES BEHIND METER.
8. METER SIZE WILL BE DETERMINED BY PUBLIC UTILITIES DEPT. UPON APPLICATION FOR SERVICE.
9. ALL VALVES TO BE BALL VALVES.
10. METER BOX SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR.
11. ALL SERVICES UNDER ROADWAYS ARE TO BE INSTALLED BY TRENCHLESS METHOD, UNLESS OTHERWISE APPROVED.
12. ALL EXISTING SERVICES TO BE FIELD VERIFIED BY BUILDER/CONTRACTOR/ DEVELOPER. IF EXISTING SERVICE IS GALVANIZED, BUILDER/CONTRACTOR/ DEVELOPER SHALL REPLACE WITH POLYETHYLENE PIPING FROM MAIN TO THE METER.
13. ALL WATER SERVICE SHALL BE A MINIMUM OF 2".
14. WATER METERS SHALL BE LOCATED OUTSIDE ANY DRIVEWAYS BY 2'

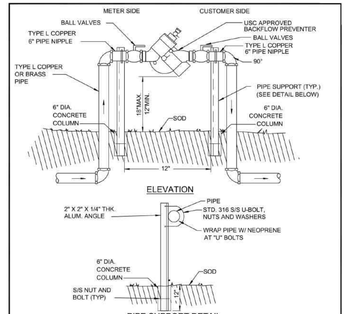
CITY of DELRAY BEACH — PUBLIC WORKS DEPARTMENT — 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | TYPICAL URBAN/REDEVELOPMENT AREA SERVICE CONNECTION | DATE: 10-04-2024 | PW 12.0



NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" ON CENTER.
2. SERVICE LINES SHALL NOT BE PLACED UNDER DRIVEWAYS.
3. ALL SERVICE LINES REQUIRE A LOCKING BRASS CURB STOP WITH LOCK WING (1"MIN.).
4. NO FITTINGS BETWEEN CORPORATION STOP AND BRANCH ASSEMBLY.
5. MAXIMUM SERVICE LENGTH IS 100' TO METER.
6. CASING PIPE I.D. SHALL BE SERVICE O.D. PLUS 1" MINIMUM.
7. MINIMUM BEND RADIUS ON SERVICES SHALL BE 14" ON ALL SERVICES BEHIND METER.
8. ALL VALVES TO BE BALL VALVES.
9. METER BOX SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR.
10. ALL EXISTING SERVICES TO BE FIELD VERIFIED BY BUILDER/ CONTRACTOR/DEVELOPER; IF EXISTING SERVICE IS GALVANIZED, BUILDER/CONTRACTOR/DEVELOPER SHALL REPLACE WITH POLYETHYLENE PIPING FROM MAIN TO METER.

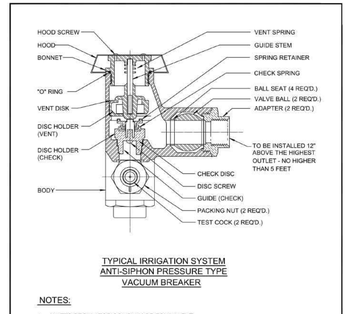
CITY of DELRAY BEACH — PUBLIC WORKS DEPARTMENT — 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | TYPICAL FIRE SERVICE CONNECTION | DATE: 10-04-2024 | PW 13.0



NOTES:

1. FOR ALL SERVICES LESS THAN OR EQUAL TO 2" DIA.
2. ABOVE GRADE PIPING SHALL BE BRASS OR TYPE "L" COPPER OR BRASS TUBING.
3. ALL COPPER JOINTS SHALL BE MADE WITH 95/5 SOLDER.
4. USC APPROVED RPZ BACKFLOW PREVENTER IS REQUIRED IN ACCORDANCE WITH CITY OF DELRAY BEACH CODE OF ORDINANCES TITLE V, CHAPTER 52.93.
5. USC APPROVED RPZ BACKFLOW PREVENTER IS REQUIRED FOR ALL COMMERCIAL PROPERTIES AND ALL RESIDENTIAL PROPERTIES WITH FIRE SPRINKLER SYSTEMS.

CITY of DELRAY BEACH — PUBLIC WORKS DEPARTMENT — 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | REDUCED PRESSURE ZONE BACKFLOW PREVENTER | DATE: 10-04-2024 | PW 16.0



TYPICAL IRRIGATION SYSTEM
ANTI-SIPHON PRESSURE TYPE
VACUUM BREAKER

NOTES:

1. WATTS REGULATOR COMPANY OR EQUIVALENT.
2. VALVE SHALL MEET OR EXCEED THE A.S.S.E., BS&A AND U.S.C.F. REQUIREMENTS.
3. SHALL ALSO BE LISTED BY IAPMO (UPC).
4. ABOVE GRADE PIPING SHALL BE BRASS OR TYPE "L" COPPER

CITY of DELRAY BEACH — PUBLIC WORKS DEPARTMENT — 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | ANTI-SIPHON PRESSURE TYPE VACUUM BREAKER | DATE: 10-04-2024 | PW 17.0

PRESSURE PIPE NOTES:

1. FOR PIPE SIZES 4"-8" THERE SHALL BE 30" MINIMUM COVER FROM FINISHED GRADE TO TOP OF PIPE. FOR PIPE SIZE 10" AND LARGER THERE SHALL BE 36" MINIMUM COVER.

2.a. DUCTILE IRON PIPE (DIP) FOR FORCE MAINS SHALL BE CLASS 350 WITH 401 EPOXY LINED IN ACCORDANCE WITH AWWA C550.

2.b. DUCTILE IRON PIPE (DIP) FOR WATER MAINS SHALL BE CLASS 350 IN ACCORDANCE WITH AWWA C151 (ANSI A21.51), AND SHALL HAVE AN INTERNAL LINING OF CEMENT MORTAR IN ACCORDANCE WITH AWWA C104/ A21.4.

3. C-900 PVC PRESSURE PIPE MAY BE USED IN LIEU OF DIP WATER MAIN WITH METAL TAPE AND WIRE ABOVE THE PIPE.

4. ALL FITTINGS FOR FORCE MAIN SHALL BE CLASS 350 DUCTILE IRON WITH MECHANICAL JOINTS AND 401 EPOXY LINING.

5. WATER MAIN VALVES 12 INCHES AND SMALLER SHALL BE RESILIENT-SEAL WEDGE GATE VALVES IN ACCORDANCE WITH AWWA C509. WATER MAIN VALVES LARGER THAN 12 INCHES SHALL BE BUTTERFLY VALVES IN ACCORDANCE WITH AWWA C504. SEWAGE FORCE MAIN VALVES SHALL BE RESILIENT-SEAL PLUG VALVES IN ACCORDANCE WITH AWWA C517.

6. ALL TRENCHING, PIPE-LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTION MUST COMPLY WITH CITY AND LOCAL GOVERNMENTAL REGULATIONS AND STANDARDS.

7. WATER AND FORCE MAINS SHALL BE PIGGED A MINIMUM OF TWO TIMES, AND ADDITIONALLY, IF REQUIRED BY ENGINEER OF RECORD, AS WELL AS, PRESSURE TESTED FOR A PERIOD OF NOT LESS THAN TWO HOURS AT 150 PSI IN ACCORDANCE WITH ANSI/AWWA C600 LATEST STANDARDS. ALLOWABLE LEAKAGE SHALL BE DETERMINED AS FOLLOWS:

$$L = \frac{SD\sqrt{P}}{148{,}000}$$

WHERE:

L = ALLOWABLE LEAKAGE (GALLONS PER HOUR)
S = PIPE LENGTH (FEET)
D = NOMINAL DIAMETER OF PIPE (INCHES)
P = AVERAGE TEST PRESSURE (PSI)

8. RESTRAINTS SHALL BE PROVIDED AT ALL FITTINGS AS SHOWN ON PP 2.0 AND 2.1
9. PRIOR TO ANY TESTING UNDER FUTURE PAVEMENT, ROCK SHALL BE FINISHED & PRIMED OR 1ST LIFT OF ASPHALT PLACED.
10. PIG SIZE SHALL BE PIPE DIAMETER PLUS 2" OR NEXT LARGER DIAMETER.
11. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED WATER OR FORCE MAINS.
12. LINE STOPS SHALL BE INSTALLED A MINIMUM OF 3 PIPE LENGTHS FROM LOCATION OF PIPE REMOVED AND PROVIDE NECESSARY JOINT RESTRAINTS.

CITY of DELRAY BEACH — PUBLIC WORKS DEPARTMENT — 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | PRESSURE PIPE NOTES | DATE: 10-04-2024 | PP 1.0

MINIMUM LENGTHS OF PIPE (FT) TO BE RESTRAINED

FITTING TYPE		PIPE SIZE 4"	6"	8"	10"	12"	16"	20"	24"
90° HORIZ. BEND		14	20	25	30	35	45	54	62
45° HORIZ. BEND		6	8	11	13	15	19	22	26
22.5° HORIZ. BEND		3	4	5	6	7	9	11	12
11.25° HORIZ. BEND		1	2	3	3	4	4	5	6
90° VERT. OFFSET	UPPER BEND	55	79	103	125	147	189	228	266
	LOWER BEND	22	38	49	59	69	88	106	123
45° VERT. OFFSET	UPPER BEND	22	32	42	51	60	77	93	109
	LOWER BEND	10	14	19	23	28	35	43	50
22.5° VERT. OFFSET	UPPER BEND	7	12	17	21	26	34	42	49
	LOWER BEND	2	4	6	8	10	14	17	21
11.25° VERT. OFFSET	UPPER BEND	3	4	6	9	11	15	19	22
	LOWER BEND	1	1	1	2	3	5	7	8
PLUG (DEAD END)		32	45	59	70	83	107	129	151
INLINE VALVE		32	45	59	70	83	107	129	151
TEE, (BRANCH RESTRAINT)	4" X Ø*	23							
	6" X Ø*	21	35						
	8" X Ø*	18	34	47					
	10" X Ø*	16	32	46	58				
	12" X Ø*	13	30	44	57	69			
	16" X Ø*	7	26	41	55	67	90		
	20" X Ø*	1	21	38	52	65	88	109	
	24" X Ø*	1	16	34	49	62	86	108	129
REDUCER (LARGER PIPE RESTRAINT)	6" X Ø*	23							
	8" X Ø*	38	28						
	10" X Ø*	57	43	24					
	12" X Ø*	72	60	44	41				
	16" X Ø*	99	90	76	75	45			
	20" X Ø*	123	116	107	105	81	45		
	24" X Ø*	146	140	132	131	111	82	45	

RESTRAIN PIPE ONE BELL PAST MINIMUM DISTANCE

CITY of DELRAY BEACH — PUBLIC WORKS DEPARTMENT — 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | PIPE RESTRAINT TABLE PRESSURE PIPE (SHEET 1 OF 2) | DATE: 10-04-2024 | PP 2.0

NOTES:

1. THE DATA IN THE PREVIOUS TABLE IS BASED UPON THE FOLLOWING INSTALLATION CONDITIONS:

SOIL TYPE ..... SAND
TEST PRESSURE ..... 150 PSI, 200 PSI FOR PIPES LARGER THAN 24"
DEPTH OF BURY ..... 3'
TRENCH TYPE 3
SAFETY FACTOR 1.5
VERTICAL OFF-SET ..... 3'
MINIMUM PIPE LENGTHS ALONG TEE RUN ..... 3'

2. THE RESTRAINED PIPE LENGTHS APPLY TO DUCTILE IRON PIPE AND PVC PIPE.
3. ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.
4. RESTRAINED PIPE LENGTHS FOR VALVES APPLY TO PIPE ON BOTH SIDES OF VALVES
5. THE PREVIOUS TABLE SHALL SERVE AS A GENERAL DESIGN GUIDE ONLY. IT IS THE ENGINEER OF RECORD'S RESPONSIBILITY TO JUSTIFY AND DOCUMENT ANY DEVIATIONS FROM THE PIPE LENGTHS SPECIFIED IN THE PREVIOUS TABLE.
6. SOURCES: EBAA IRON RESTRAINT LENGTH CALCULATION PROGRAM FOR PVC PIPE, RELEASE 3.1 (LATEST EDITION) AND DIPRA RESTRAINT FOR DUCTILE IRON PIPE, RELEASE 3.2 (LATEST EDITION).
7. RESTRAINED JOINTS SHALL EXTEND ONE JOINT BEYOND MINIMUM LENGTH REQUIRED.

CITY of DELRAY BEACH — PUBLIC WORKS DEPARTMENT — 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | PIPE RESTRAINT TABLE PRESSURE PIPE (SHEET 2 OF 2) | DATE: 10-04-2024 | PP 2.1

NOTES:

1. THERE SHALL BE IN ALL CASES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN WATER MAINS AND FORCE MAINS.
2. WHEREVER POSSIBLE WATER MAINS SHALL PASS OVER FORCE MAINS OR STORM SEWERS.
3. FITTINGS SHALL BE RESTRAINED WITH MECHANICAL JOINT RESTRAINTS.
4. THE DEFLECTION TYPE CROSSING IS PREFERRED.
5. DO NOT EXCEED 75% OF MANUFACTURERS RECOMMENDED MAXIMUM JOINT DEFLECTION
6. REFER TO TYPICAL RESTRAINING DETAIL PP 2.0 AND 2.1

CITY of DELRAY BEACH — PUBLIC WORKS DEPARTMENT — 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | PRESSURE PIPE CONFLICT DETAIL | DATE: 10-04-2024 | PP 3.0

NOTE:
ALL NEWLY INSTALLED PRESSURE PIPE SHALL BE "PIGGED" UNTIL CLEAN AND APPROVED BY ENGINEER DURING THE FILLING AND FLUSHING OPERATION. PIG SIZE SHALL BE PIPE DIAMETER PLUS 2" OR NEXT LARGER DIAMETER.

CITY of DELRAY BEACH — PUBLIC WORKS DEPARTMENT — 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | PIG LAUNCHER DETAIL | DATE: 10-04-2024 | PP 6.0

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JOSEPH A. PIKE, P.E.,FL REG # 42696

JOSEPH A. PIKE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 42696
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DETAILS FOR:
WATER & WASTEWATER
DELRAY SWANE
250 NE 2ND AVE
DELRAY BEACH, FLORIDA

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EnviroDesign Associates Inc.
www.envirodesign.com
FLORIDA CERTIFICATE OF AUTHORIZATION No. 6506
1855 Dr Andres Way, Delroy Beach, Florida 33445
Fax: (561) 274-8558 Phone: (561) 274-6500

DRAWN: B.A.B.
CHECKED: J.A.P.
DATE: 04/22/26
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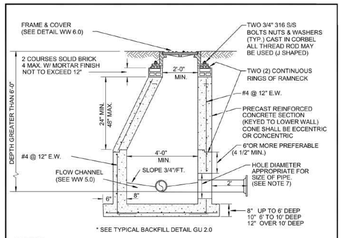
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GRAVITY SEWER NOTES

1. MANHOLES SHALL BE INSPECTED BY THE ENGINEER BEFORE PLACEMENT AND SURFACE TREATMENT.
2. ALL OPENINGS IN PRECAST MANHOLES SHALL BE CAST AT TIME OF MANUFACTURE. CONNECTIONS TO EXISTING MANHOLES SHALL BE CORE ENTRY ONLY.
3. ALL MANHOLES SHALL BE SET PLUMB TO LINE AND GRADE.
4. (PVC) GRAVITY SEWER PIPE SHALL CONFORM TO ASTM D 3034, SDR 26, LATEST REVISIONS, WITH PUSH ON RUBBER GASKET JOINTS.
5. (DIP) GRAVITY SEWER PIPE SHALL BE CLASS 350, 401 EPOXY LINED OR AS OTHERWISE APPROVED BY UTILITIES DEPARTMENT.
6. NO SERVICE CONNECTIONS, WYES, SERVICES OR VALVES WILL BE PERMITTED IN RESIDENTIAL DRIVEWAYS.
7. MANHOLE FRAMES SHALL BE ATTACHED TO THE PRECAST STRUCTURE WITH A MINIMUM OF TWO 3/4" 316 STAINLESS STEEL BOLTS, NUTS AND WASHERS. FRAMES SHALL BE SEALED WITH A MINIMUM OF TWO 1/2" BEADS OF RAM-NEK CAULKING.
8. TRENCHES SHALL BE DEWATERED TO ENABLE PIPE AND APPURTENANCES TO BE INSTALLED FREE OF WATER ON UNDISTURBED SOIL. IF UNSUITABLE SUBSURFACE MATERIAL IS ENCOUNTERED, EXCAVATE EXTRA 6" AND BACKFILL WITH 3/4" GRAVEL.
9. PVC SHALL BE LAID IN STRICT CONFORMANCE TO MANUFACTURER'S SPEC (JOHNS MANVILLE RING TITE PVC PIPE INSTALLATION GUIDE OR EQUAL). BACKFILLING OF UTILITY TRENCHES WILL NOT BE ALLOWED UNTIL INSPECTED BY THE ENGINEER.
10. BACKFILL MATERIAL FOR SEWER MAIN AND LINES SHALL BE NON-COHESIVE, NON PLASTIC MATERIAL FREE OF ALL DEBRIS , LUMPS AND ORGANIC MATTER . BACKFILL MATERIAL PLACED WITHIN ONE (1) FOOT OF PIPING AND APPURTENANCES SHALL NOT CONTAIN ANY STONES LARGER THAN TWO (2) INCHES IN DIAMETER (1" FOR PVC PIPE) AND NO STONES LARGER THAN SIX (6) INCHES IN DIAMETER WILL BE PERMITTED IN ANY BACKFILL.
11. ALL EXCAVATION IN EXISTING RIGHT OF WAY SHALL BE BACKFILLED AND STABILIZED AT THE END OF EACH DAY TO PERMIT PEDESTRIAN AND VEHICULAR TRAFFIC PRIOR TO THE CONTRACTOR LEAVING THE SITE.
12. WHERE SEWER IS NOT WITHIN PUBLIC R/W, IT IS TO BE LOCATED IN A 12' UTILITY EASEMENT. CITY MAINTENANCE RESPONSIBILITY IS MANHOLE TO MANHOLE ONLY.
13. UPON COMPLETION OF THE WORK AND PRIOR TO PLACEMENT OF ASPHALT A VISUAL INSPECTION BY THE ENGINEER SHALL BE MADE OF THE COMPLETED SYSTEM ALONG WITH A LOW PRESSURE AIR TEST, AFTER ROCK BASE FINISHED & PRIMED, OR 1ST LIFT OF ASPHALT PLACED. AFTER ALL OTHER TESTING HAS BEEN COMPLETED, A CD VIDEO RECORDING SHALL BE MADE BY THE CONTRACTOR AND APPROVED BY THE ENGINEER, BEFORE THE LENGTHS ARE ACCEPTED FOR MAINTENANCE.
14. EACH LINE SEGMENT SHALL BE LAMPED TO DETERMINE PROPER ROUNDNESS.
15. COMPLETE "AS BUILT" INFORMATION RELATIVE TO MANHOLES, VALVES, SERVICES FITTINGS, PIPE LENGTHS, INVERTS AND SLOPES SHALL BE ACCURATELY RECORDED & SUBMITTED TO THE ENGINEER CITY SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR.
16. AT THE END OF THE ONE (1) YEAR WARRANTY PERIOD THE DEVELOPER/CONTRACTOR WILL T.V. INSPECT, AIR TEST EVERY JOINT, AND CHECK MANHOLE JOINTS AND CONNECTIONS TO DETERMINE IF REPAIRS ARE NECESSARY BEFORE THE WARRANTY BOND IS RELEASED.
17. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10-FEET FROM ANY EXISTING OR PROPOSED SANITARY SEWER FACILITY.
18. ANY PIPE INTRODUCED INTO AN EXISTING MANHOLE MUST HAVE CARBOLINE BITUMASTIC 300M OR APPROVED EQUAL APPLIED EXTERNALLY WITHIN A MINIMUM 2-FOOT RADIUS OF OPENING AND THE ENTIRE MANHOLE MUST HAVE SEWPER COAT OR APPROVED EQUAL APPLIED INTERNALLY.
19. ANY REHABILITATION TO AN EXISTING MANHOLE MUST BE INTERNALLY STRIPPED AND LINED WITH SEWPER COAT OR APPROVED EQUAL.

CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | GRAVITY SEWER NOTES | DATE: 10-24-2024 | WW 1.0

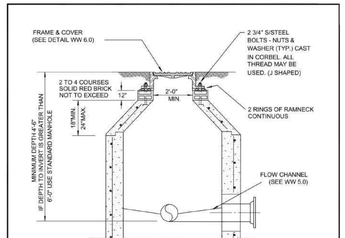


* SEE TYPICAL BACKFILL DETAIL GU 2.0

NOTES:

1. PRECAST CONCRETE TYPE II 4000 P.S.I.
2. RAMNECK AT ALL RISER JOINTS WITH GROUT ON INSIDE AND OUTSIDE AT ALL RISER JOINTS.
3. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF NON-SHRINKING GROUT.
4. FLOW CHANNELS SHALL BE CONSTRUCTED TO DIRECT INFLUENT INTO FLOW STREAM.
5. LIFT HOLES SHALL BE FILLED WITH EXPANDABLE GROUT.
6. ALL PIPE HOLES SHALL BE PRECAST.
7. CAST IN PLACE FLEXIBLE PIPE-TO MANHOLE CONNECTOR (LOCK JOINT FLEXIBLE SLEEVE ELASTOMER EPDM OR RUBBER GASKET WITH GLASS FIBER REINFORCED NYLON 6/6 INTERNAL EXPANSION RING INSTALLED PER MANUFACTURER.
8. PAINT MANHOLE INSIDE AND OUTSIDE WITH ONE (1) COAT RED CARBOLINE BITUMASTIC 300M THEN ONE (1) COAT BLACK OR APPROVED EQUAL, to 8-10 MILS D.F.T.COAT, FIRST COAT RED THEN BLACK.
9. MANHOLE FABRICATION SHALL BE IN ACCORDANCE WI ASTM C-478, LATEST STANDARD.
10. IF THE STRUCTURE IS INSTALLED IN WATER TABLE MUST HAVE BEDDING. (SEE DETAIL BEDDING WW 11.0)

CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | STANDARD MANHOLE DETAIL | DATE: 10-24-2024 | WW 2.0

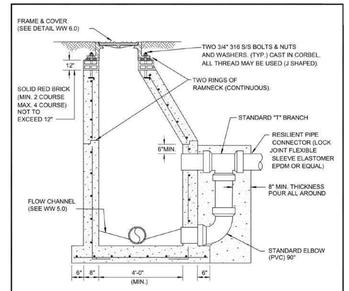


* SEE TYPICAL BACKFILL DETAIL GU 2.0

NOTE:

ALL STANDARD MANHOLE NOTES AND DETAILS ARE APPLICABLE (DETAIL WW 2.0).

CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | SHALLOW MANHOLE DETAIL | DATE: 10-24-2024 | WW 3.0

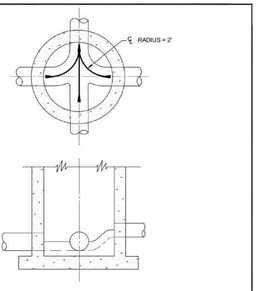


* SEE TYPICAL BACKFILL DETAIL GU 2.0

NOTES:

1. ALL DETAILS AND SPECIFICATIONS FOR STANDARD MANHOLES ARE APPLICABLE EXCEPT FOR REFERENCE TO DROP ASSEMBLY.
2. DROP CONNECTIONS SHALL BE REQUIRED WHENEVER AN INFLUENT INVERT IS LOCATED 2.0 FEET OR MORE ABOVE THE MAIN INVERT CHANNEL.
3. NO INSIDE DROP SHALL BE ALLOWED.

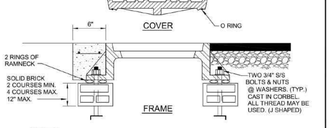
CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | DROP MANHOLE DETAIL | DATE: 10-24-2024 | WW 4.0

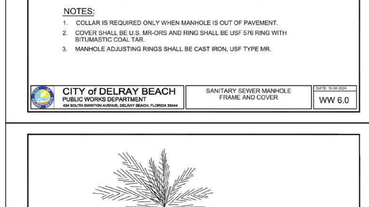


NOTES:

1. ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION OR TURBULENCE.
2. PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
3. SERVICE LATERALS SHALL NOT ENTER MANHOLES.
4. 2500 PSI CONCRETE ONLY PERMITTED AS FLOW CHANNEL BUILDUP.
5. NO DOG HOUSE MANHOLE ALLOWED.

CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | INVERT FLOW CHANNELS | DATE: 10-24-2024 | WW 5.0

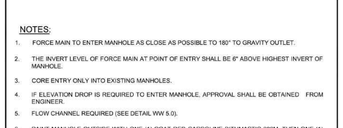




NOTES:

1. COLLAR IS REQUIRED ONLY WHEN MANHOLE IS OUT OF PAVEMENT.
2. COVER SHALL BE U.S. MR-OHS AND RING SHALL BE USF 576 RING WITH BITUMASTIC COAL TAR.
3. MANHOLE ADJUSTING RINGS SHALL BE CAST IRON, USF TYPE MR.

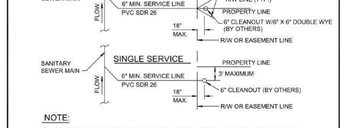
CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | SANITARY SEWER MANHOLE FRAME AND COVER | DATE: 10-24-2024 | WW 6.0



NOTES:

1. FORCE MAIN TO ENTER MANHOLE AS CLOSE AS POSSIBLE TO 180° TO GRAVITY OUTLET.
2. THE INVERT LEVEL OF FORCE MAIN AT POINT OF ENTRY SHALL BE 6" ABOVE HIGHEST INVERT OF MANHOLE.
3. CORE ENTRY ONLY INTO EXISTING MANHOLES.
4. IF ELEVATION DROP IS REQUIRED TO ENTER MANHOLE, APPROVAL SHALL BE OBTAINED FROM ENGINEER.
5. FLOW CHANNEL REQUIRED (SEE DETAIL WW 5.0).
6. PAINT MANHOLE OUTSIDE, WITH ONE (1) COAT RED CARBOLINE BITUMASTIC 300M. THEN ONE (1) COAT BLACK 300M OR APPROVED EQUAL, 8-10 MILS D.F.T./COAT, FIRST COAT RED THEN BLACK.
7. INSIDE SHALL BE LINED WITH SEWPER COAT OR EQUAL SYSTEM AFTER PRESSURE WASHING.

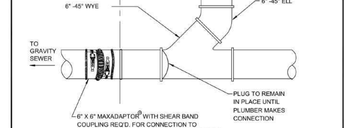
CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | FORCE MAIN ENTERING MANHOLE | DATE: 10-24-2024 | WW 7.0



NOTE:

1. SERVICE LATERALS SHALL TERMINATE INSIDE PROPERTY LINE A DEPTH OF 3 FEET AND MARKED WITH A 2"X 4" TREATED STAKE.
2. CLEANOUT INSTALLATION SHALL BE PROPERTY OWNERS RESPONSIBILITY AND SHALL BE INSTALLED BY LICENSED PLUMBER.
3. SEE DETAIL PW 2.0 FOR SEPARATION REQUIREMENTS.

CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | SEWER SERVICE CONNECTION | DATE: 10-24-2024 | WW 8.0



NOTE:

1. ALL SANITARY SEWER LATERALS AND CLEANOUT TO BE MINIMUM 6" DIAMETER IN SIZE UNLESS OTHERWISE PREVIOUSLY APPROVED BY THE DEPARTMENT.
2. MINIMUM DEPTH OF SERVICE LATERAL SHALL BE 3 FEET.

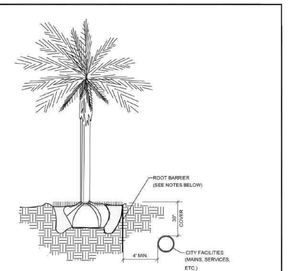
CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | TYPICAL CLEANOUT | DATE: 10-24-2024 | WW 10.0



NOTES:

1. BEDDING DEPTH SHALL BE 10" UNDER DRAINAGE STRUCTURES AND 18" UNDER SANITARY STRUCTURES.
2. ROCK SHALL BE WRAPPED IN FILTER FABRIC THAT MEETS THE REQUIREMENTS OF F.D.O.T. SPECIFICATION SECTION 985.

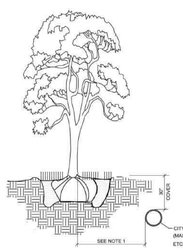
CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | STANDARD BEDDING DETAIL | DATE: 10-24-2024 | WW 11.0



NOTES:

1. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL CITY FACILITIES.
2. ROOT BARRIERS SHALL BE INSTALLED AT THE DIRECTION GIVEN BY CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
3. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
4. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

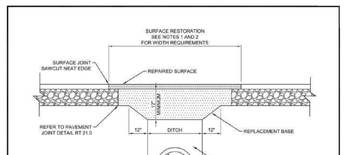
CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | TYPICAL TREE WITH ROOT BARRIER | DATE: 10-24-2024 | LD 1.0



NOTES:

1. THIS DISTANCE SHALL BE 10' MINIMUM FROM ALL CITY FACILITIES IF NO ROOT BARRIER IS USED.

CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | TYPICAL TREE WITHOUT ROOT BARRIER | DATE: 10-24-2024 | LD 2.0

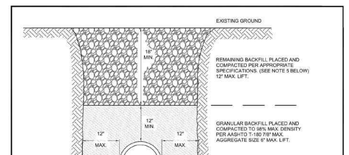


SECTION - WHERE APPLICABLE

NOTES:

1. FOR COMMERCIAL PROJECTS THAT DAMAGE THE ROADWAY SURFACE THE ROADWAY SHALL BE MILLED AND RESURFACED 50' IN EACH DIRECTION FROM THE DAMAGED AREA. MILLING AND RESURFACING SHALL BE FOR THE FULL LANE WIDTH OF ANY DAMAGED LANE.
2. FOR RESIDENTIAL PROJECTS THAT DAMAGE THE ROADWAY SURFACE THE ROADWAY SHALL BE MILLED AND RESURFACED FOR THE WIDTH OF THE RESIDENTIAL PROPERTY (MIN. 50' REPAIR LENGTH). MILLING AND RESURFACING SHALL BE FOR THE FULL LANE WIDTH OF ANY DAMAGED LANE.
3. ALL DISTURBED CONCRETE SHALL BE REMOVED AND REPLACED WITH 3,000 P.S.I. CONCRETE.
4. BASE MATERIAL SHALL BE PLACED IN TWO LIFTS AND EACH LIFT COMPACTED TO 98% MAXIMUM DENSITY PER AASHTO T-180. MAX LIFT THICKNESS SHALL BE 6".
5. 24" EXCAVATEABLE FLOWABLE FILL MIN 100 P.S.I. MAY BE USED IN LIEU OF 12" BASE.
6. ASPHALTIC CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
7. ALL DISTURBED PAVEMENT MARKINGS SHALL BE RESTORED IN ACCORDANCE WITH CITY STANDARDS.
8. SURFACE MATERIAL SHALL BE S-III ASPHALTIC CONCRETE (FOR TRENCH REPAIR, THICKNESS SHOULD BE TWICE THE THICKNESS OF THE ADJACENT ROADWAY).
9. ANY PAVEMENT CUTS SHALL BE COLD PATCHED AT THE END OF EACH WORKING DAY TO FACILITATE UNHINDERED TRAFFIC FLOW.

CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | PAVEMENT REPAIR DETAIL | DATE: 10-24-2024 | GU 1.0



NOTES:

1. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGE ROCKS SHALL BE REMOVED OFF SITE AND DISPOSED IN A PROPER LANDFILL. BEDDING MATERIAL AND BACKFILL CONSISTING OF WASHED AND GRADED LIMEROCK 3/8"-1/8" SIZING.
2. THE PIPE AND/OR STRUCTURE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE AND/OR STRUCTURE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK, AND DEBRIS.
5. COMPACT BACKFILL TO 98% DENSITY UNDER PAVEMENT AND TO 95% DENSITY ELSEWHERE PER (AASHTO T-180)
6. COMPACTION AND DENSITY TESTS SHALL BE COMPLETED DURING BACKFILL OPERATIONS. CONTRACTORS NOT FOLLOWING THIS PROCEDURE, FOR WHATEVER REASONS, SHALL BE REQUIRED TO RE-EXCAVATE THE AREA IN QUESTION, DOWN TO THE BEDDING MATERIAL, THEN BACKFILL FOLLOWING THE ABOVE PROCEDURES.

CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | TYPICAL BACKFILL DETAIL | DATE: 10-24-2024 | GU 2.0

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3	4/22/26	NO CHANGES	BAB

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WATER & WASTEWATER DETAILS FOR:
DELRAY SWANE
250 NE 2ND AVE
DELRAY BEACH, FLORIDA

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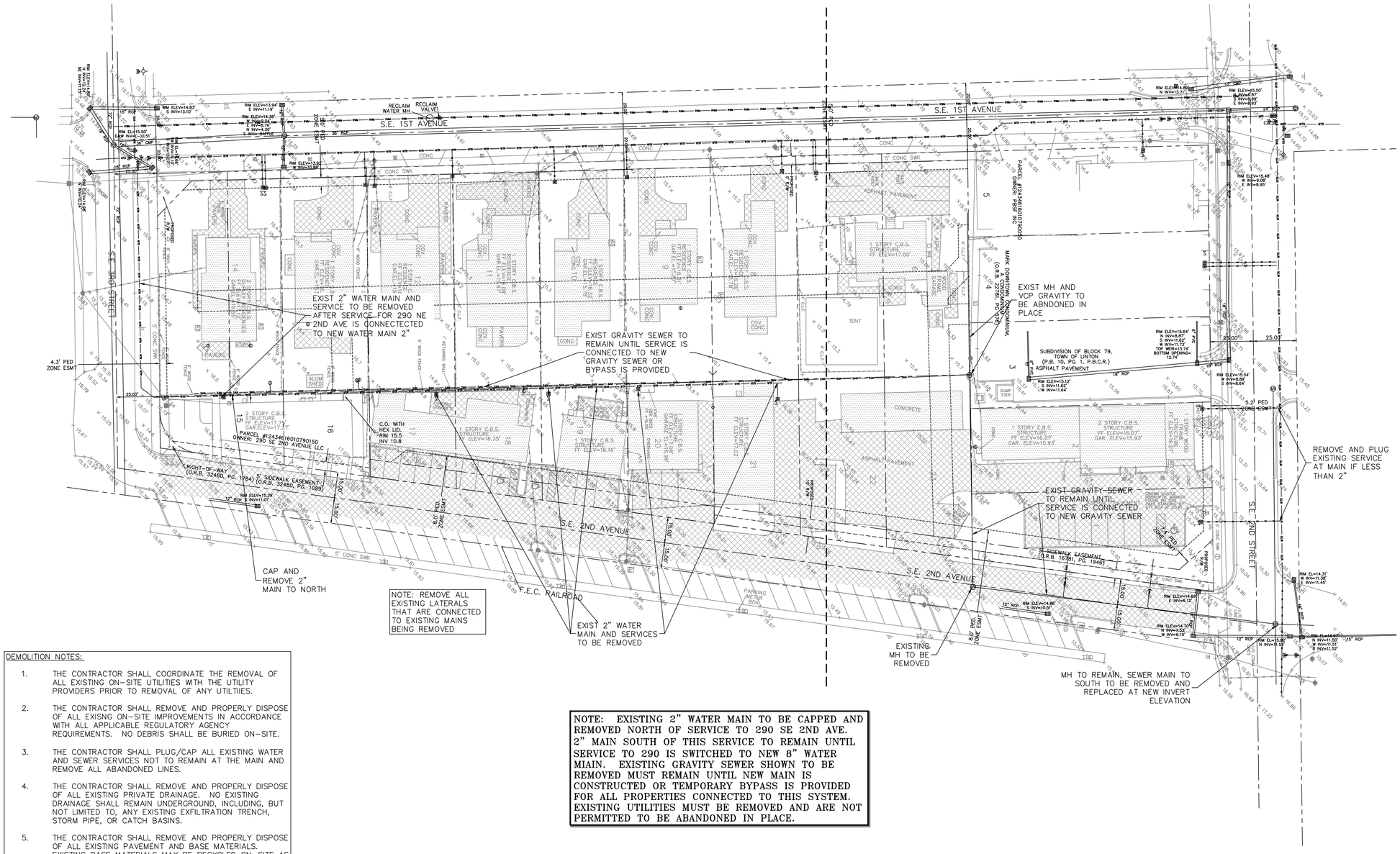
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LEGEND:

- PROPERTY LINE
- DENOTES EXIST IMPROVEMENTS TO BE REMOVED

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF ALL EXISTING ON-SITE UTILITIES WITH THE UTILITY PROVIDERS PRIOR TO REMOVAL OF ANY UTILTIES.
2. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL EXISNG ON-SITE IMPROVEMENTS IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCY REQUIREMENTS. NO DEBRIS SHALL BE BURIED ON-SITE.
3. THE CONTRACTOR SHALL PLUG/CAP ALL EXISTING WATER AND SEWER SERVICES NOT TO REMAIN AT THE MAIN AND REMOVE ALL ABANDONED LINES.
4. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL EXISTING PRIVATE DRAINAGE. NO EXISTING DRAINAGE SHALL REMAIN UNDERGROUND, INCLUDING, BUT NOT LIMITED TO, ANY EXISTING EXFILTRATION TRENCH, STORM PIPE, OR CATCH BASINS.
5. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL EXISTING PAVEMENT AND BASE MATERIALS. EXISTING BASE MATERIALS MAY BE RECYCLED ON-SITE AS SUBGRADE STABILIZER BUT SHALL NOT BE REUTILIZED AS A PAVING BASE MATERIAL.
6. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED DEMOLITION PERMITS.
7. THE CONTRACTOR SHALL PROVIDE DUST AND POLLUTION PREVENTION MEASURES PRIOR TO, AND MAINTAIN DURING, ANY DEMOLITION WORK. SEE DETAILS ON SHEET 10.
8. TRENCH RESTORATION ASSOCIATED WITH DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE TRENCH RESTORATION DETAILS INCLUDED ON SHEET 6.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE ANY CONTAMINATED SOILS, AS DESIGNATED BY OTHERS, ARE HANDLED AS REQUIRED BY REGULATORY AGENCIES. NO WORK SHALL BE PERFORMED IN THESE AREAS WITHOUT PRIOR APPROVAL FROM REGULATORY AGENCIES.

NOTE: EXISTING 2" WATER MAIN TO BE CAPPED AND REMOVED NORTH OF SERVICE TO 290 SE 2ND AVE. 2" MAIN SOUTH OF THIS SERVICE TO REMAIN UNTIL SERVICE TO 290 IS SWITCHED TO NEW 8" WATER MIAIN. EXISTING GRAVITY SEWER SHOWN TO BE REMOVED MUST REMAIN UNTIL NEW MAIN IS CONSTRUCTED OR TEMPORARY BYPASS IS PROVIDED FOR ALL PROPERTIES CONNECTED TO THIS SYSTEM. EXISTING UTILITIES MUST BE REMOVED AND ARE NOT PERMITTED TO BE ABANDONED IN PLACE.

NOTE: CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND ELEVATION OF ALL IMPROVEMENTS AT TIME OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENVIRODESIGN ASSOCIATES, INC.

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SCALE: 1" = 30'
-15 0 30 60
15 45

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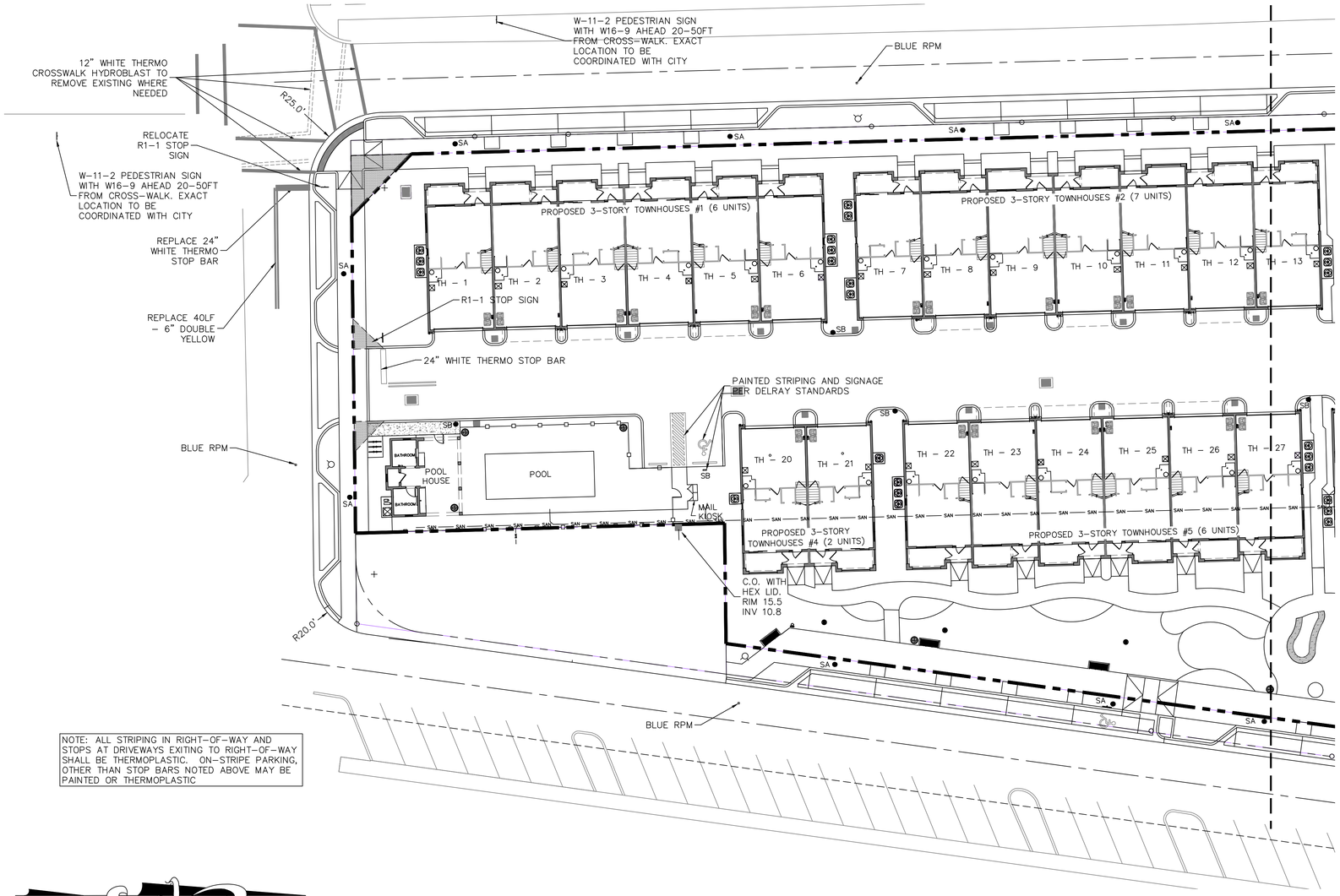
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DEMOLITION PLAN FOR:
DELRAY SWAN
250 SE 2ND AVE
DELRAY BEACH, FLORIDA

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EnviroDesign Associates Inc.
www.envirodesign.com
FLORIDA CERTIFICATE OF AUTHORIZATION No. 6506
1855 Dr Andres Way, Delray Beach, Florida 33445
Fax: (561) 274-8558 Phone: (561) 274-6500

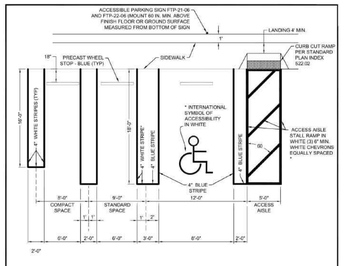
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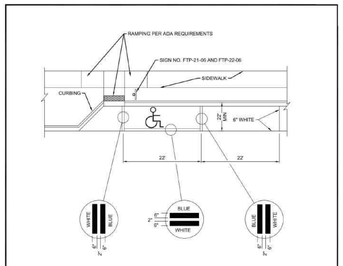


NOTE: ALL STRIPING IN RIGHT-OF-WAY AND STOPS AT DRIVEWAYS EXITING TO RIGHT-OF-WAY SHALL BE THERMOPLASTIC. ON-STRIPE PARKING, OTHER THAN STOP BARS NOTED ABOVE MAY BE PAINTED OR THERMOPLASTIC

NORTH



CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444
TYPICAL PARKING SPACES (1 OF 3)
DATE: 10-04-2024
RT 16.0



NOTES:
1. WHERE ADJACENT SIDEWALK IS LESS THAN 14' WIDE, PARALLEL PARKING SPACES ARE REQUIRED TO BE LOCATED AT THE END OF THE BLOCK AND SHOULD NOT HAVE AN CURB RAMP TO GET SOMEONE FROM THE ACCESSIBLE PARKING STALL TO THE SIDEWALK.
2. WHEN PARKING SPACE IS ADJACENT TO LANDSCAPE ISLAND, SPACE MAY BE REDUCED TO 20' FROM THE STANDARD 22' LENGTH.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444
TYPICAL PARKING SPACES (3 OF 3)
DATE: 10-04-2024
RT 16.2

PAVEMENT MARKING SPECIFICATIONS

All Pavement markings to be installed per these typicals, plans and specifications, and as directed by the City and shall conform to the requirements of F.D.O.T. and the manual on uniform traffic control devices, (MUTCD).

PERMANENT MARKINGS

Installation:
- All markings shall be installed by the extruded method.
- Markings shall be free of weaves, bows, drips, drags, and other degrading items.
- Chalk shall be used for all layout markings

Materials:
- All materials shall be alkyd or hydrocarbon thermoplastic meeting all FDOT specifications.

Thickness:
- All markings shall be installed to yield 90 mils of material measured above the pavement surface.

Spheres:
- Reflective glass sheres are to be applied to all stripes and markings per FDOT specifications.

Alternate Material:
- STAYMARK marking tape, or equivalent may be used, as approved or directed by the City.

Layout:
- Layout shall be made using marking chalk.
- It is recommended that marking layout be inspected by the City prior to the placement of final markings.

TEMPORARY MARKINGS

Temporary markings may be used only as specified in this section, or as approved or directed by the City.

Final Pavement Surface:
- Only foil backed marking tape is allowed.
- All tape shall be totally removed concurrent with permanent marking placement.

Other Pavement Surfaces:
- Intermediate pavement surfaces may be marked with FDOT approved materials, designs, and specifications.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444
PAVEMENT MARKING SPECIFICATIONS (SHEET 1 OF 2)
DATE: 10-04-2024
RT 22.0

ALL PAVEMENT MARKINGS

All paved surfaces shall be properly marked prior to the hours of darkness.

RAISED PAVEMENT MARKERS

- R.P.M.s shall be installed on all lane lines and centerlines, spaced at 20' or 40'.
- R.P.M.s shall be a 4 x 4 type class "B" marker meeting F.D.O.T. specifications and shall be approved by the City prior to use.
- R.P.M.'s shall be installed using alkyd thermoplastic on asphalt and epoxy on concrete.

OTHER NOTES

- All Materials within right-of-way shall be thermoplastic and per F.D.O.T. specifications.
- Pavement marking within private parking lots may be painted according to F.D.O.T. specifications, except for all stop bars adjacent to public right-of-way.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444
PAVEMENT MARKING SPECIFICATIONS (SHEET 2 OF 2)
DATE: 10-04-2024
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10 30

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STRIPING PLAN FOR:
DELRAY SWAN
250 SE 2ND AVE
DELRAY BEACH, FLORIDA

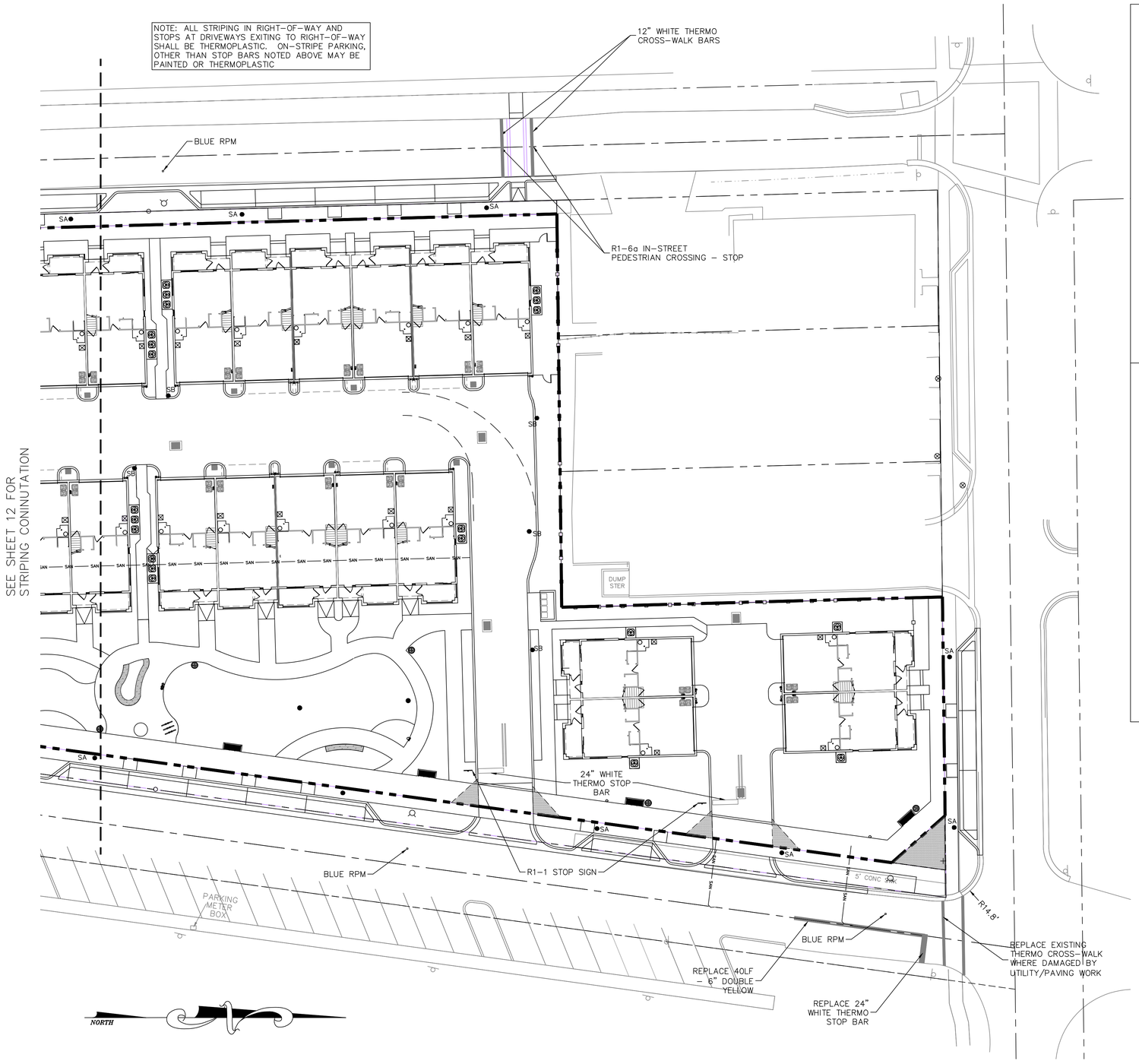
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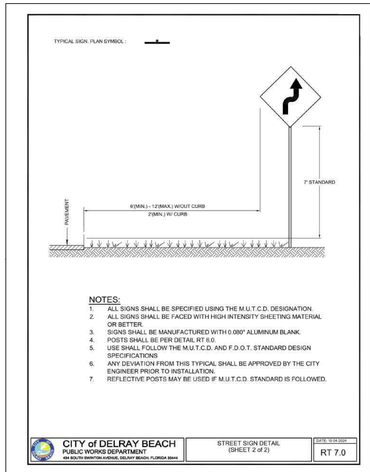
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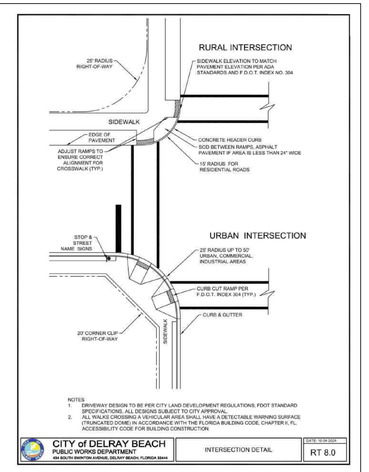
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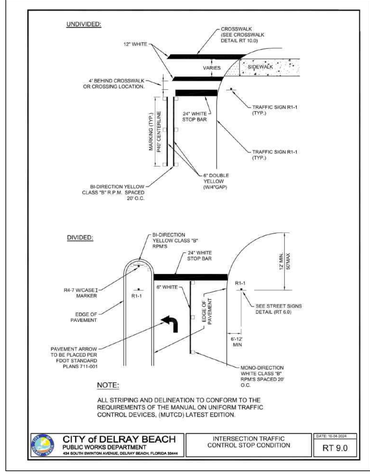
SEE SHEET 12 FOR STRIPING CONINUTATION

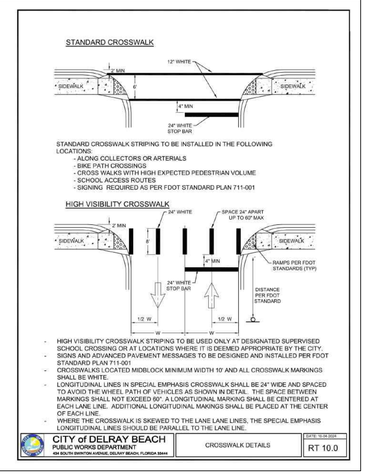


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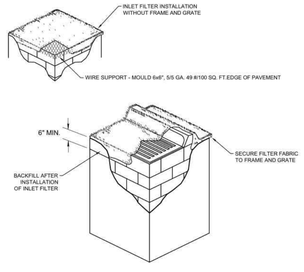
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5			

STRIPING PLAN FOR:
DELRAY SWAN
250 SE 2ND AVE
DELRAY BEACH, FLORIDA

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NOT TO SCALE

NOTES:

1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.

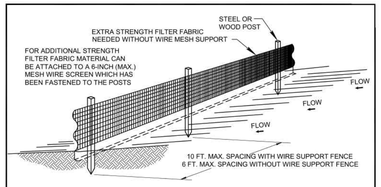
A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH, AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.

STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO EACH SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	INLET FILTER DETAIL	DATE: 10-04-2025 D10.0

1. THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE TEST OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADHERENCE TO THE REPRESENT SET FORTH ON THE DRAWINGS AND SPECIFICATIONS, BUT BY MEETING THE REGULATIONS SET FORTH BY THE AUTHORITY HAVING JURISDICTION OVER WATER QUALITY CONTROL AND OTHER SEDIMENTATION RESTRICTION REQUIREMENTS IN THE REGION.
2. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.
3. INSPECTION OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY, OR AFTER EACH RAINFALL EVENT. REPAIR, AND/OR REPLACEMENT OF SUCH MEASURES SHALL BE MADE PROMPTLY, AS NEEDED.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF DEEMED NECESSARY BY ONSITE INSPECTION.
6. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.
7. DRAINAGE INLETS SHALL BE PROTECTED BY FILTER AND GRADED ROCK AS PER INLET PROTECTION DETAIL.
8. ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH CRUSHED STONE, WHERE PRACTICAL.
9. EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
10. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
11. ALL WORK IS TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF DELRAY BEACH.
12. DISCHARGE FROM DEWATERING OPERATIONS SHALL BE RETAINED ONSITE IN A CONTAINMENT AREA.

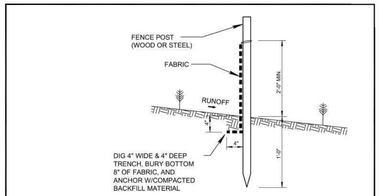
CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	EROSION CONTROL NOTES DETAIL	DATE: 10-04-2025 D 11.0



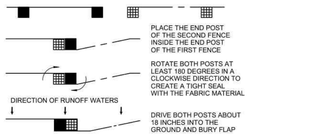
NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES.
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES. WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	SILT FENCE INSTALLATION DETAIL (SHEET 1 of 2)	DATE: 10-04-2025 D12.0

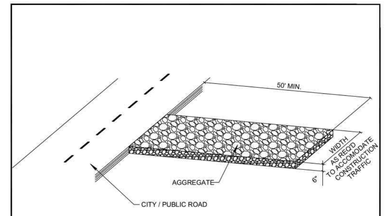


SILT FENCE SECTION
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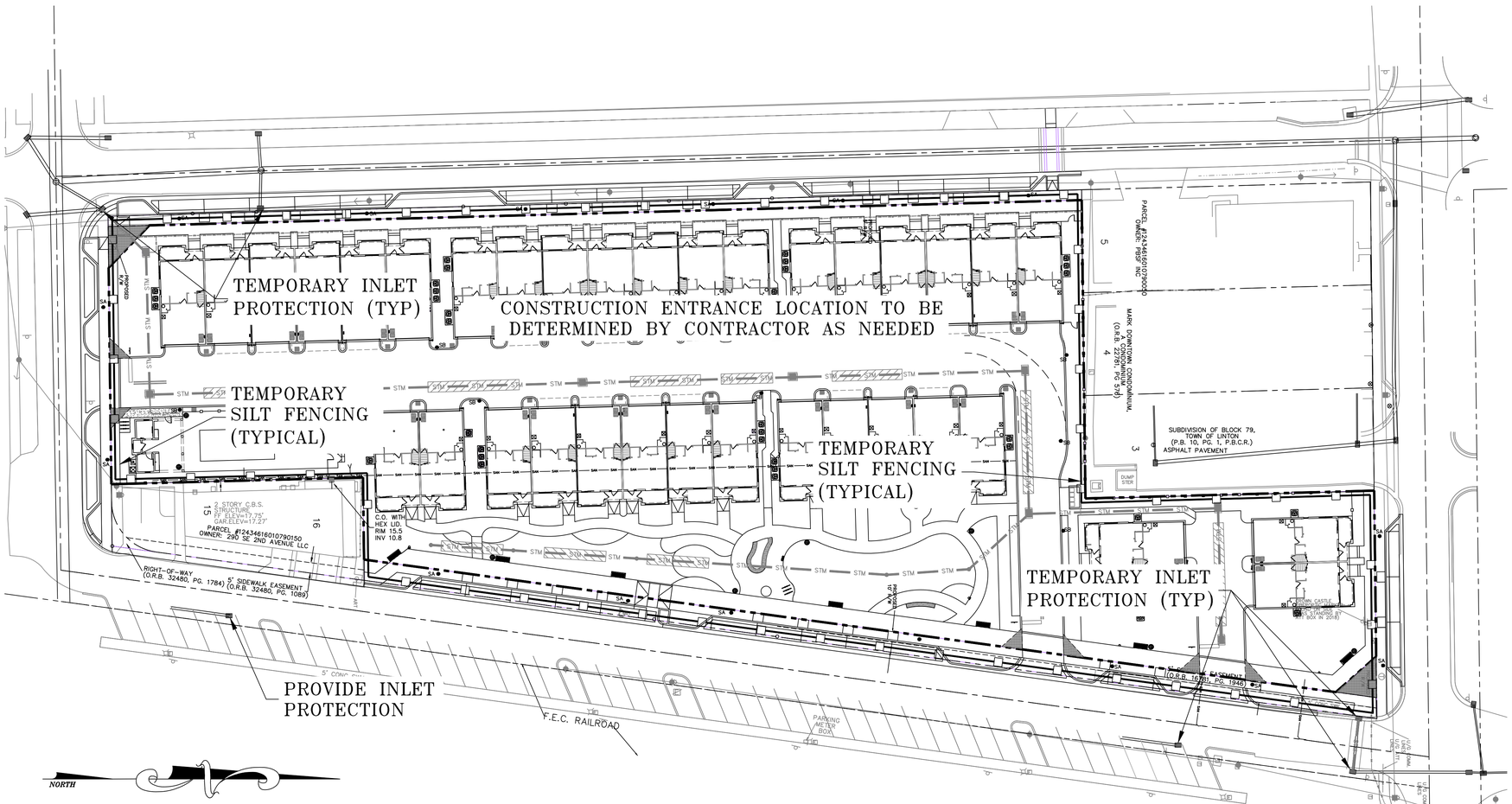
ATTACHING TWO SILT FENCES
NOT TO SCALE

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	SILT FENCE INSTALLATION DETAIL (SHEET 2 OF 2)	DATE: 10-04-2025 D 12.1



NOTE:
A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AND CONTAIN AN AGGREGATE LAYER (FDOT AGGREGATE NO.1), AT LEAST 6-INCHES THINK. IT MUST EXTEND TO THE WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA.

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	STABILIZED CONSTRUCTION ENTRANCE DETAIL	DATE: 10-04-2025 D 13.0



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3	4/22/26	NO CHANGES	BAB

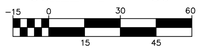
POLLUTION PREVENTION PLAN FOR:
DELRAY SWAN
250 SE 2ND AVE
DELRAY BEACH, FLORIDA

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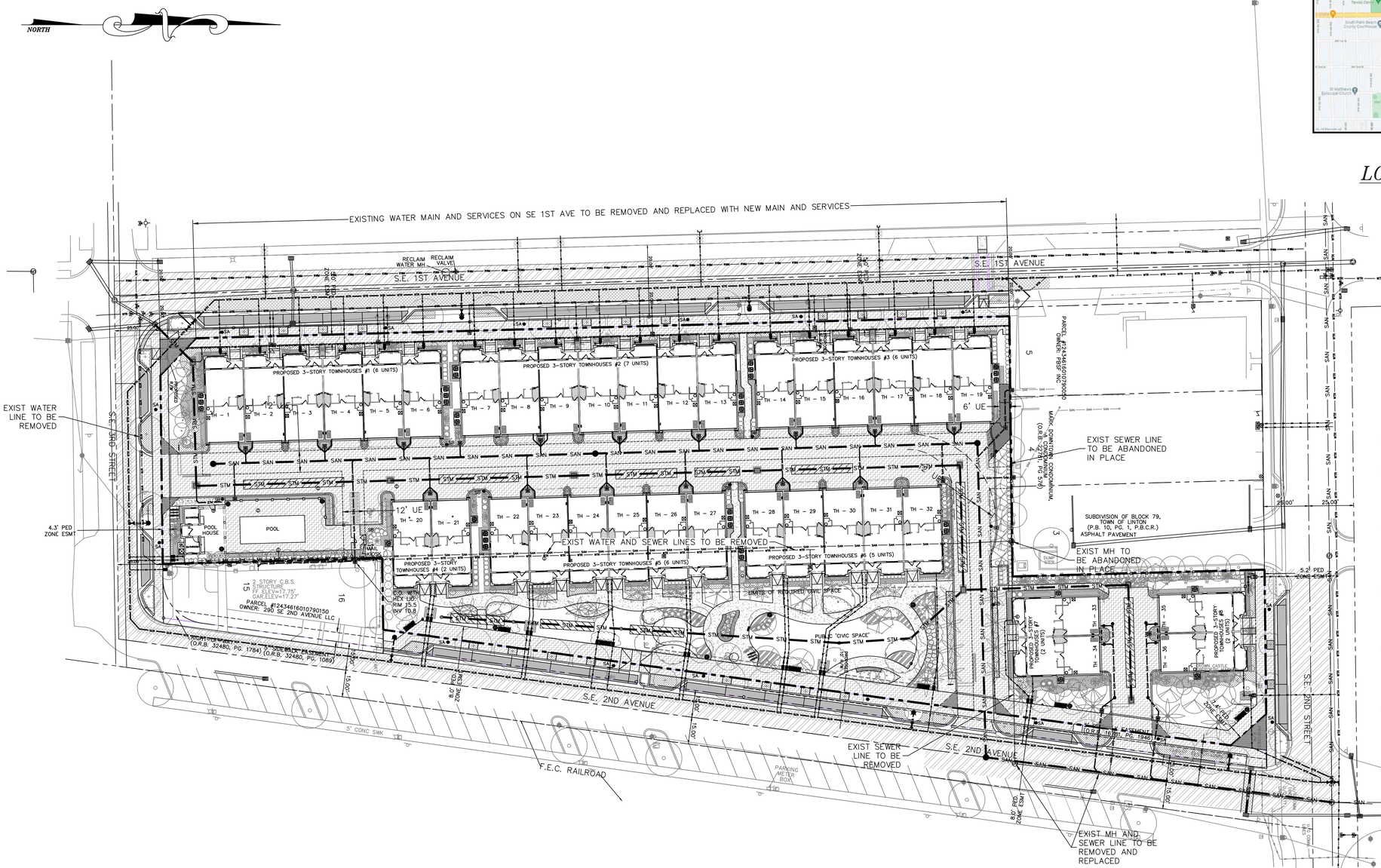


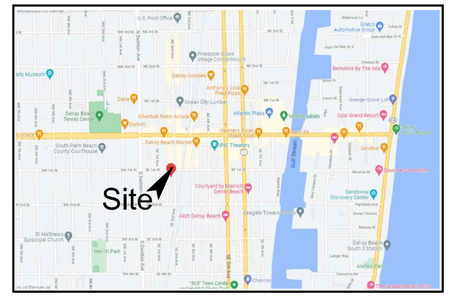
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1855 Dr Andres Way, Delray Beach, Florida 33445
Fax: (561) 274-8558 Phone: (561) 274-6500

DRAWN: B.A.B.
CHECKED: J.A.P.
DATE: 04/22/26
JOB NO. 21058-ENG
SHEET NO. 14 OF 14

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LOCATION MAP
N.T.S.

NOTE: THIS PLAN IS PROVIDED FOR COORDINATION PURPOSES ONLY AND IS NOT FOR USE FOR CONSTRUCTION.

NOTE: EXISTING 2" WATER MAIN TO BE CAPPED AND REMOVED NORTH OF SERVICE TO 290 SE 2ND AVE. 2" MAIN SOUTH OF THIS SERVICE TO REMAIN UNTIL SERVICE TO 290 IS SWITCHED TO NEW 8" WATER MIAIN. EXISTING GRAVITY SEWER SHOWN TO BE REMOVED MUST REMAIN UNTIL NEW MAIN IS CONSTRUCTED OR TEMPORARY BYPASS IS PROVIDED FOR ALL PROPERTIES CONNECTED TO THIS SYSTEM. EXISTING UTILITIES MUST BE REMOVED AND ARE NOT PERMITTED TO BE ABANDONED IN PLACE.

NOTES:
- ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS, THEY SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.0 & LD 2.0
- ALL ELEVATIONS SHOWN HEREIN ARE PER NAVD 88 DATUM UNLESS OTHERWISE NOTED
- PERMITTEE SHALL NOTIFY ENGINEER 48 HOURS PRIOR TO ANY WATER, SEWER, DRAINAGE, PAVING, AND/OR GRADING INSTALLATIONS INCLUDED HEREIN TO ENSURE INSPECTIONS ARE COMPLETED AS NEEDED TO PROVIDED AN ENGINEER'S CERTIFICATE OF COMPLETION.
- IT IS THE RESPONSIBILITY OF THE OWNER'S ENGINEER TO EXECUTE THE "ENGINEER'S CERTIFICATE OF COMPLETION" EXACTLY AS STATED ON PAGE C-14 FROM THE CITY OF DELRAY BEACH CURRENT MINIMUM CONSTRUCTION STANDARDS AND SPECIFICATIONS
- ANY DAMAGE TO THE CITY'S RIGHT-OF-WAY, NOT LIMITED TO AND INCLUDING ALLEYS, SIDEWALKS, AND STREETS WILL BE THE RESPONSIBILITY OF THE PERMITTEE TO REPAIR OR REPLACE AT THE DISCRETION OF THE CITY.
- IN THE EVENT OF ANY PAVEMENT DAMAGE TO THE ROADWAY OR ALLEY, THE PAVEMENT MUST BE RESTORED PER CITY STANDARD DETAIL GU 1.0.
- ALL UTILITY SERVICES TO THE SITE AND INDIVIDUAL STRUCTURES ON THE SITE ARE TO BE PROVIDED VIA UNDERGROUND SERVICES.

LEGEND:

PROPERTY LINE			
STM	PROPOSED STORM LINE	STM	EXISTING STORM LINE
SAN	PROPOSED SANITARY SEWER LINE	SAN	EXISTING SANITARY SEWER LINE
WTR	PROPOSED WATER LINE	WTR	EXISTING WATER LINE
EUG	PROPOSED ELECTRIC UNDERGROUND LINE	OHW	EXISTING OVERHEAD LINES
GAS	PROPOSED GAS LINE	GAS	EXISTING GAS LINES

NOTE: CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND ELEVATION OF ALL IMPROVEMENTS AT TIME OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENVIRODESIGN ASSOCIATES, INC.

Know what's below. Call before you dig.

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SCALE: 1" = 30'
-15 0 30 60
15 45

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RESERVED FOR AGENCY APPROVAL STAMP

NOT VALID WITHOUT ENGINEER'S SEAL

JOSEPH A. PIKE, P.E.,FL REG # 42696

JOSEPH A. PIKE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 42696
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSEPH A. PIKE ON THE DATE INDICATED HERE.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

NO.	DATE:	REVISIONS:	BY:
1	1/14/26	REVISE PER CITY COMMENTS	BAB
2	3/12/26	REVISE PER CITY COMMENTS	BAB
3	4/22/26	REVISE PER CITY COMMENTS	BAB

UTILITY PROVIDER SIGNOFF:

FPL: SIGNATURE TITLE PRINT NAME DATE

COMCAST: SIGNATURE TITLE PRINT NAME DATE

AT&T: SIGNATURE TITLE PRINT NAME DATE

FPU: SIGNATURE TITLE PRINT NAME DATE

DELRAY BEACH WATER: SIGNATURE TITLE PRINT NAME DATE

DELRAY BEACH WASTEWATER: SIGNATURE TITLE PRINT NAME DATE

DELRAY BEACH STORMWATER: SIGNATURE TITLE PRINT NAME DATE

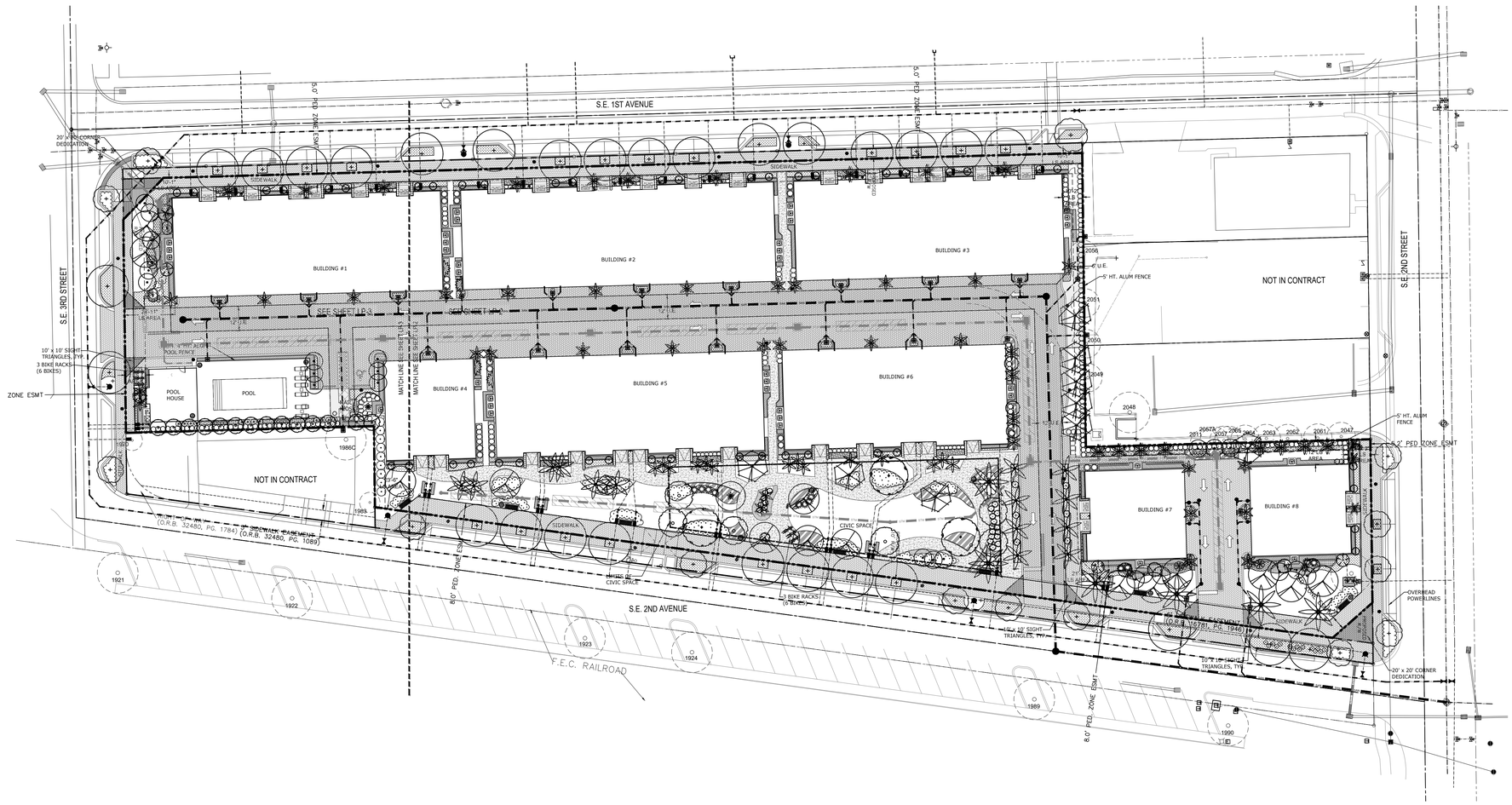
"NOT FOR CONSTRUCTION"

COMPOSITE UTILITY PLAN FOR:
DELRAY SWAN
250 SE 2ND AVE
DELRAY BEACH, FLORIDA

ENGINEERS · ENVIRONMENTAL CONSULTANTS
EnviroDesign Associates Inc.
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SCALE: 1"=30'-0"

TREE KEY

EXISTING TREE TO REMAIN

SHEET INDEX

TR–1 TREE DISPOSITION PLAN AND CHART
LP–1 OVERALL LANDSCAPE PLAN
LP–2 LANDSCAPE PLAN ENLARGEMENT NORTH
LP–3 LANDSCAPE PLAN ENLARGEMENT SOUTH AND PLANT LIST
LP–4 CIVIC SPACE ENLARGEMENT
LP–5 SPECIFICATIONS AND DETAILS
IR–1 OVERALL IRRIGATION PLAN
IR–2 IRRIGATION PLAN ENLARGEMENT NORTH
IR–3 IRRIGATION PLAN ENLARGEMENT SOUTH

CITY OF DELRAY BEACH STAMP

AGTLAND
LANDSCAPE ARCHITECTURE
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DELRAY BEACH, FL 33444
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PROJECT

DELRAY SWAN

DELRAY BEACH, FL

TITLE

OVERALL
LANDSCAPE PLAN

PROJ. NO.

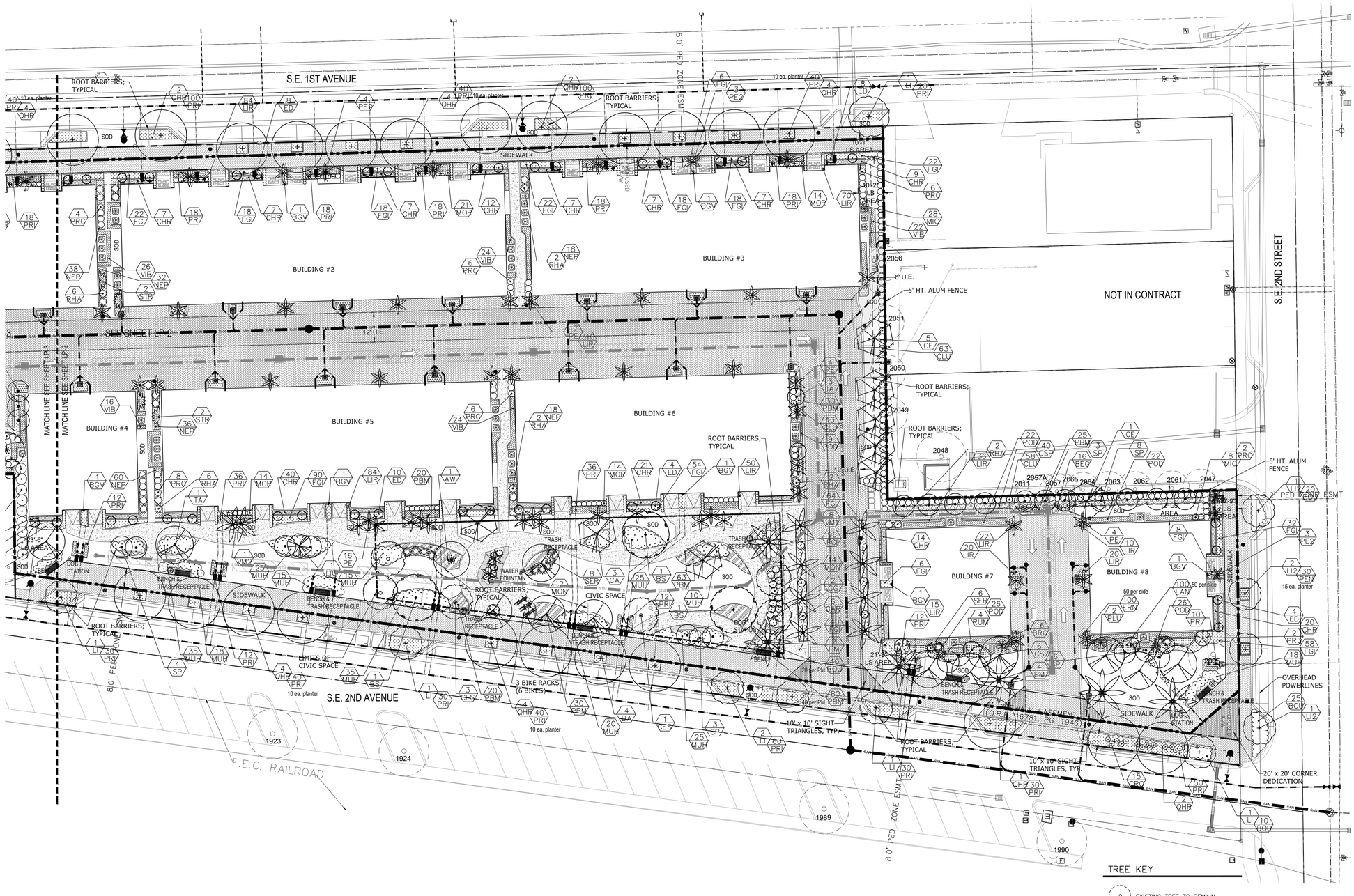
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BB DRAWN

10–22–25 DATE

REV.
01–14–26
03–17–26
04–21–26

SHEET
LP-1
OF
5



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SCALE: 1"=20'-0"

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PROJECT

DELRAY SWAN

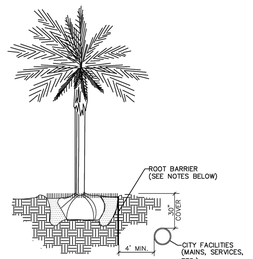
DELRAY BEACH, FL

TITLE

LANDSCAPE PLAN
ENLARGEMENT NORTH

	PROJ. NO.
	FILE NAME
BB	DRAWN
10-22-25	DATE
01-14-26	REV.
03-17-26	
04-21-26	
05-06-26	

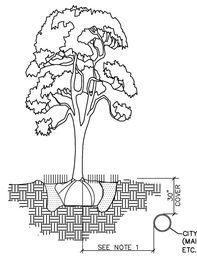
SHEET
LP-2
OF
5



NOTES:

1. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL CITY FACILITIES.
2. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
3. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
4. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

TYPICAL TREE WITH ROOT BARRIER LD 1.1



NOTES:

1. THIS DISTANCE SHALL BE 10' MINIMUM FROM ALL CITY FACILITIES IF NO ROOT BARRIER IS USED.

TYPICAL TREE WITHOUT ROOT BARRIER LD 1.2

CITY OF DELRAY BEACH STANDARD REQUIREMENTS

All plant material shall be grade #1 or better.

Mulch shall be applied to a minimum depth of three (3) inches in all planting beds.

All prohibited plant species shall be eradicated from site.

All landscape areas shall be provided with an irrigation system, automatically operated, to provide complete coverage to all plant materials and grass to be maintained. System shall be equipped with proper pressure release valves / backflow system and a rain sensor / automatic cutoff.

Sod and irrigation shall be provided within the unpaved portion of the right-of-way adjacent to the Property Line.

Reinforced concrete curbing at least six (6) inches in height shall be provided around all landscape islands and as a separator between all landscape areas that are adjacent to vehicular use areas unless such curbing will interfere with drainage.

No trees or shrubs shall be planted in Water, Sewer or Drainage Easements.

Existing native soil within all landscape islands, interior landscape strips and perimeter strips, adjacent to vehicular use areas, shall be excavated down to a depth of thirty (30) inches below existing grade, except for a 12" buffer from the inside of the curb or pavement (see diagram below). A suitable planting soil mixture of 50/50 (sand/topsoil) shall either be backfilled in place of the native soil or efficiently mixed with the native soil to create an optimum environment for successful root development. If native soil is to be mixed, it shall first be screened to remove rocks and debris larger that 1/2 " dia. prior to mixing. All properties under this section shall be required to have an open landscape bed inspection prior to backfilling to insure the thirty (30) inch depth has been met.

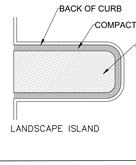
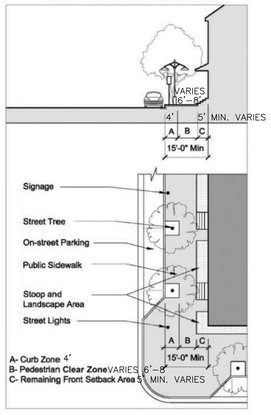


Figure 4.4.13-E-2 Residential Use Streetscape



Landscape Requirements

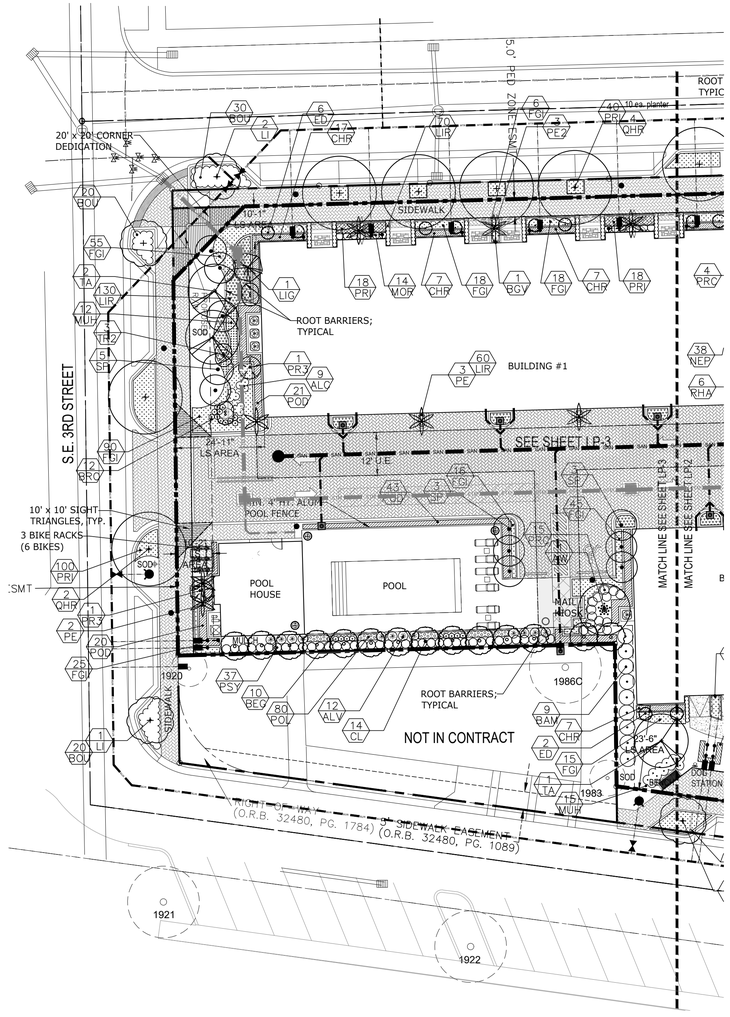
Multiple Family, Commercial, And Industrial Development.

Color-coded or hatched diagram demonstrating requirements listed in this Table, as applicable, should be provided for verification.

			Plant lists	
Interior Landscaping LDR Sec. 4.6.16.(H)(3)(g) & (h)	**Required:** 10% of 17,356 sq.ft. of parking & accessways, one tree for every 125 sq.ft.	1,736 sq.ft. /125 = (14) Trees	# (quantity) & List of Trees/Palms: 36 Alexander Palms, 3 Holly, 3 Green Buttonwoods, 7 Tabebuia, Existing Oak	# (quantity) & List of shrubs for hedge: Liriope under Alexander Palms; Groundcovers adjacent to VUA- Ficus Green Island
	Provided:	1,736 sq. ft. (14) trees (36) Palms		
Landscape Strip LDR Sec. 4.6.16(H)(3)(a)	**Required:** One tree for every 30 linear feet (l.f.) with continuous hedge	100 l.f. = 3 Trees & Continuous Hedge	# (quantity) & List of Trees/Palms: 3 Green Buttonwood	# (quantity) & List of shrubs for hedge: Continuous Clusea Shrubs
	Provided:	100 l.f. = 3 Trees & Continuous Hedge		
Landscape Barrier LDR Sec. 4.6.16(H)(3)(d)	**Required:** One tree for every 30 l.f. with continuous hedge	0 l.f. = 0 Trees & 0 shrubs	# (quantity) & List of Trees/Palms: N/A	# (quantity) & List of shrubs for hedge: N/A
	Provided:	0 l.f. = 0 Trees & 0 shrubs		
Foundation Landscaping LDR Sec. 4.6.16 (H)(4)	**Required:** Total building façade length facing ROWs	923 l.f.	# (quantity) & List of Trees/Palms: 4 Bayrum, 2 Ligustrums, 3 Tabebuia, 11 Sabals, 32 Alexanders, 5 Date Palms	# (quantity) & List of shrubs and/or ground covers: Continuous shrubs along foundation with multiple layers of shrubs and groundcovers- see plant list shrubs and groundcovers
	Provided:	923 l.f. = 57 Trees/ Palms & over 1,200 shrubs		
Street Trees LDR Sec. 4.4.13. (E)(b)	**Required:** One street tree for every 30 l.f. with a minimum of one tree per property.	1038 l.f. (not inc. arcade and drives) = 35 Trees	# (quantity) & List of Trees: 4 Crape Myrtle, 24 Highrise Oak Trees	
	Provided:	28 Trees		
Landscape Buffer Please review specific use and zoning district requirements AND Sec. 4.6.16(H)(3)(e)	**Required:**	0 l.f. = 0 Trees & 0 shrubs	# (quantity) & List of Trees/Palms: N/A	# (quantity) & List of shrubs and/or ground covers: N/A
	Provided:	0 l.f. = 0 Trees & 0 shrubs		
Landscape Island and strip for parking lot LDR Sec. 4.6.16(H)(3)(i), (j), (k)	17 landscape islands; One shade tree, a minimum of 135 sq.ft. of planting area, at least 9 ft wd, not including a curb	17 Trees	# (quantity) & List of Trees: 10 Crape Myrtle, 5 High Rise Oak, 6 Sabals equivalent to 2 trees	

PLANT LIST

	KEY	QTY	PLANT AND SPECIFICATION
	TREES		
** N	BS	3	Bursera simaruba (Gumbo Limbo) 16' ht., 7'–8' spr., 6' c.t., 4" dbh, matched
**	BA	4	Bulnesia arborea (Bulnesia Tree) 16' ht., 7'–8' spr., 6' c.t., 2" dbh matched
**	CA	3	Cassia blakeana (Pink Cassia) 16' ht., 7'–8' spr., 6' c.t., 2" dbh matched
** N	CL	14	Clusia guttifera (Small Leaf Clusea Tree Type) 16' ht., 7'–8' spr., 6' c.t., 3" dbh, matched
** N	CE	6	Conocarpus erectus (Green Buttonwood) 16' ht., 7'–8' spr., 6' c.t., 4" dbh, matched
** N	CES	4	Conocarpus erectus 'sericus' (Silver Buttonwood) 16' ht., 7'–8' spr., 6' c.t., 4" dbh, matched
**	CG	2	Caesalpinia gronadilla (Bridalveil tree) 16' ht., 7'–8' spr., 6' c.t., 2" dbh, matched
** N	CS	6	Cordia sebestina (Geiger Tree) 16' ht., 7'–8' spr., 6' c.t., 4" dbh, matched
** N	IA	3	Ilex attenuata (Eagleston Holly) 16' ht., 7'–8' spr., 6' c.t., 2" dbh, matched
**	LI	10	Lagerstroemia indica 'Muskogee' (Lavender Crepe Myrtle) 16' ht., 8' spr., 6' c.t., 2" dbh., single trunk, matched
**	LI2	4	Lagerstroemia indica 'Muskogee' (Lavender Crepe Myrtle) 12' ht., 6' spr., 6' c.t., 2" dbh., single trunk, matched
** N	QHR	29	Quercus spp. 'High Rise' (High Rise Oak) 14'–16" ht., 8' spr., 6' c.t., 4" dbh, matched
**	TA	4	Tabebuia umbellata (Yellow Tabebuia) 16' ht., 7'–8' spr., 8' c.t., 4" dbh, character branching, full
TOTAL TREES		92	
	PALMS		
	PE2	13	Ptychosperma elegans (Double Alexander Palm) 16' ht., 8' c.t., doubles, full head, matched
	PE	45	Ptychosperma elegans (Alexander Palm) 16' ht., 8' c.t., singles, full head, matched
**	PM	6	Phoenix spp.'Medjool' (Medjool Date Palm) 12' c.t., 25' ht., matched
		alt.	Phoenix spp. 'sylvestris' (Sylvester Date Palm)
N	AW	2	Paurotis spp. (Paurotis Palm) 20' o.a. ht. min. 5 canes, heavy, matched
** N	SP	35	Sabal palmetto (Sabal Palm) 18', 22', 24', 26' o.a. hts, min. 8' c.t., in clusters
	VM1	8	Veitchia montgomeryana (Montgomery Palm) 10' c.t. hts., 16' o.a. ht., single, matched, heavy
	VM2	1	Veitchia montgomeryana (Montgomery Palm) 10' c.t. hts., 16' o.a. ht., doubles, matched, heavy
TOTAL PALMS		110	
	ACCENTS		
	BAM	9	Bambusa m. 'Golden Goddess' (Golden Goddess Bamboo) 12' ht., 6" spr., full to ground
	ED	42	Elaeocarpus decipiens (Japanese Blueberry) 6'–8' ht., 3' c.t., full, matched
	GAR	6	Garcinia spicata 6' ht., 30" spr., conical, matched
**	LIG	2	Ligustrum japonicum (Ligustrum Tree) 8' ht., 8' spr., multi-trunk, matched
		alternate	Conocarpus erectus 'sericus' (Silver Buttonwood) 8' ht., 8' spr., multi-trunk, matched
**	RUM	4	Pimenta racemosa (Bayrum Tree) 8' ht., 4' spr., full to base, matched
**	PLU	2	Plumeria spp. (Frangipani– white flower dwarf) 6' ht., 5' spr., full matched
**	PR3	4	Phoenix roebelenii (Pygmy Date Palm) 5' ht., 5' spr., triple, matched, heavy
	RHA	20	Rhapis excelsa (Lady Palm) 5' ht., 3' spr. matched, full to base
** N	TR2	3	Thrinax radiata (Double Thatch Palm) 8'–10' ht., 3' c.t., doubles, full head, matched
	STR	2	Strelitzia nicolai (White Bird of Paradise) 8'–10' ht., 4'–6' spr., matched
	SHRUBS		
**	ALC	9	Alcanterea imperialis (Imperial Bromeliad) 24" ht., 24" spr., full, matched
	ALV	12	Alpinia z. 'Variegata' (Variegated Shell Ginger) 30" ht., 24" spr., full
**	BOU	165	Bougainvillea s. 'Miss Alice' (White Dwarf Bougainvillea) 20" ht., 20" spr., full, 24" o.c.
**	BEG	26	Begonia odorata 'Alba' (Begonia) 20" ht., 20" spr., full, 20" o.c.
**	BRO	28	Aechmea 'Hacienda' (Purple Bromeliad) 20" spr., 20" ht., full, matched
** N	CHR	196	Chrysobalanus icaco (Cocoplum Hedge) 20" ht., 20" spr., 24" o.c.
	CRO	15	Codiaeum v. 'Mammey' (Red Croton) 18" ht., 16" spr., 18" o.c.
	CSP	40	Codiaeum v. 'Sloppy Painter' (Red Croton) 30" spr., full, heavy
** N	CLU	134	Clusia guttifera (Clusia Hedge) 3' ht., 2' spr., 30" o.c., full to ground
N	MOR	77	Moraea iridiodes (African Iris) 20" ht., 16" spr., 24" o.c. full
	MON	26	Monstera deliciosa (Monstera Plant) 24" ht., 24" spr., 30" o.c.
** N	MUH	268	Muhlenbergia capillaris (Muhly Grass) 30" ht., 20" spr., full, 2' o.c.
	PEN	30	Pentas lanceolata (Red Pentas) 14" ht., 12" spr., full, red flower
	PRC	47	Philodendron 'Rojo Congo' 3' ht., 2' spr., full, 30" o.c.
	POD	189	Podocarpus macrophyllus (Podocarpus Hedge) 3' ht., 20" spr., 24" o.c.
	PRI	58	Podocarpus spp.'Pringles' (Pringles Podocarpus) 20" ht., 18" spr., 18" o.c.
** N	PSY	37	Psychotria nervosa (Wild Coffee) 20" ht., 18" spr., 18" o.c.
** N	SER	14	Serenoa repens 'Cinera' (Silver Saw Palmetto) 4' ht., 3' spr., full, 4' o.c.
	VIB	112	Viburnum suspensum 30" ht., 24" spr., 24" o.c., full
	GROUNDCOVERS		
**	FGI	877	Ficus m. 'Green Island' 12" ht., 14" spr., full, 18" o.c.
** N	LAN	100	Lantana spp (Yellow Lantana) 8" ht., 8" spr., full, 12" o.c.
**	LIR	321	Liriope muscari 'Big Blue' (Liriope) 12" ht., 12" spr., full, 1' o.c.
**	MIC	116	Polypodium scolopendria (Wart Fern) 18" ht., 16" spr., full
** N	NEP	202	Nephrolepsis exaltata (Boston Fern) 18" ht., 16" spr., full
	PBM	268	Philodendron 'Burle Marx' 18" ht., 18" spr., full, 24" o.c.
	PRI	948	Podocarpus m. 'Pringles' (Podocarpus Pringles) 18" ht., 14" spr., full, 18" o.c.
** N	ERN	100	Ernodea littoralis (Golden Creeper) 8" ht., 8" spr., full, 12" o.c.
	VINES		
**	BGV	8	Bougainvillea s. (Bougainvillea Vine) 8' ht., 2' spr., train to column
	SOD		St. Augustine 'Palmetto', contractor to determine quanity
	MULCH		Non–cypress mulch, 3" depth, dark brown color, contractor to determine quantity



NATIVE/DROUGHT TOLERANT CALCULATIONS

NATIVE/DROUGHT TOLERANT PERCENT TREES	50%
NATIVE/DROUGHT TOLERANT PERCENT SHRUBS	25%

TREE KEY

EXISTING TREE TO REMAIN

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TR–1 TREE DISPOSITION PLAN AND CHART
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PROJECT

DELRAY SWAN

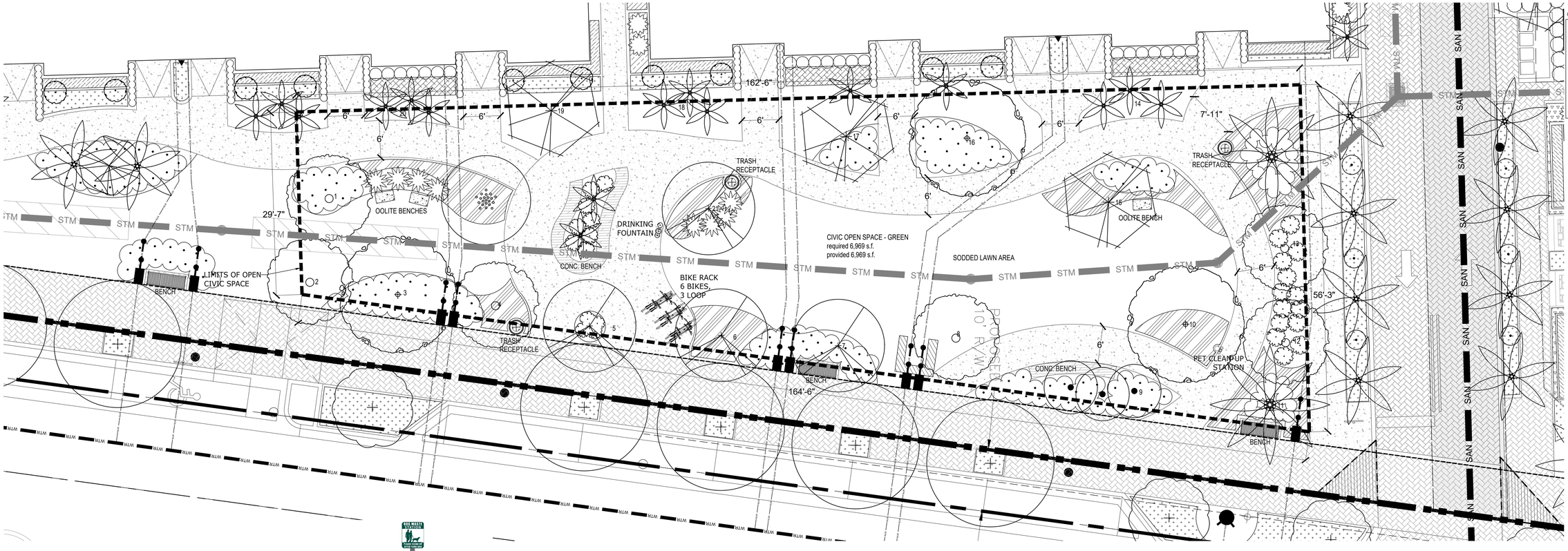
DELRAY BEACH, FL

TITLE

LANDSCAPE PLAN ENLARGEMENT SOUTH & PLANT LIST

PROJ. NO.	
FILE NAME	
BB	DRAWN
10–22–25	DATE
01–14–26	REV.
03–17–26	
04–21–26	
05–06–26	

SHEET
LP-3
OF
5



CIVIC OPEN SPACE - GREEN

1/8" = 1'-0"



DRINKING FOUNTAIN WITH DOG BOWL



PET CLEAN-UP STATION



GLOBAL INDUSTRIAL OUTDOOR SLATTED STEEL TRASH CAN WITH ACCESS DOOR AND DOME LID



CURVED BENCH 10'
WITH METAL DIVIDERS- DIVIDER IMAGE TO RIGHT



METAL BENCH DIVIDER/ARM REST EVERY 5'
BY WAUSAU TILE 12 5/8 " WIDE X 8 1/4" HT.



ANOVA TANDOM BIKE RACKS - AT MAIN ENTRANCE LOBBY AREAS



LANDSCAPE FORMS BENCH WITH BACK 6'
WITH CENTER ARM



OOLIGHT STONE BENCH- 3' LONG, 2' WIDE, 18" HT.

CIVIC SPACE-GREEN REQUIREMENTS

TYPE: OPEN LAWN WITH MEANDERING PATH

AREA PROVIDED: 6,969 SF

SEATING: (2 persons per 500 s.f. = 28 seats required): 28 SEATS PROVIDED
2 curved concrete benches, 3 straight metal or oolight benches

DRINKING FOUNTAIN: 1 PROVIDED W/ ADA HEIGHT

BIKE RACK: 3 RACK (6 BICYCLES) PROVIDED

TRASH RECEPTACLE: 2 TRASH W/ RECYCLES PROVIDED

PET CLEAN-UP STATION: 1 PROVIDED

TREES (1 per 20 L.F. of perimeter = 413'/20 = 21 trees required): 21 PROVIDED

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CITY OF DELRAY BEACH STAMP

AGTLAND
LANDSCAPE ARCHITECTURE
132 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444
T (561) 276-5050
www.agtland.com

PROJECT

DELRAY SWAN

DELRAY BEACH, FL

TITLE

CIVIC SPACE ENLARGEMENT

PROJ. NO.	
FILE NAME	
DRAWN	BB
DATE	10-22-25
REV.	01-14-26
	03-17-26
	04-21-26

SHEET
LP-4
OF
5

1. GENERAL CONDITIONS

A. SCOPE

1. Contractor shall furnish labor, equipment, and materials required to perform all work necessary for the construction of the project as indicated in the drawings. Such work includes but is not limited to the following:

   a. Finish grading of planting areas.
   b. Planting.
   c. Sodding (if required).

2. Contractor shall have a competent representative at the site who shall be capable of reading and understanding plans, specifications, and other contract documents. The representative shall be knowledgeable in all areas of landscape construction in Florida.

3. Contractor shall be responsible for knowledge of the contents of these specifications and the requirements of any accompanying drawings.

B. DRAWINGS

The drawings and plant lists together with these written specifications shall be considered as one contract document and shall be accordingly read together. The drawings and specifications remain the property of the Landscape Architect and, if required, shall be returned to him upon completion of the work. The contractor shall keep one copy of the darwings and the specifications at the construction site for the use of the Landscape Architect, Owner, and their representatives.

C. REQUIREMENTS OF REGULATORY AGENCIES

1. Perform work in accordance with all applicable codes, laws, and regulations required by authorities having jurisdiction over such work and provide for all inspections and permits required by Federal, State, and local authorities in furnishing, transporting and installing materials.

2. Certificates of inspection required by law for transportation shall accompany invoice for each shipment of plants. File copies of certificates with Landscape Architect or Owner after acceptance of material. Inspection by Federal or State Governments at place of growth does not preclude rejection of plants at project site.

D. PROTECTION OF WORK AND PROPERTY

1. Contractor is responsible for maintaining adequate protection of his work from, injury and loss resulting from the execution of this contract. He must make good all repairs and replacements to the satisfaction of the Landscape Architect or the Owner except where caused by the Owner or his agents. He must provide all safety or protective measures required by public authorities or local conditions.

2. Existing plant material to remain must be protected by barriers or fences at the drip line surrounding the material. No burning, storage, or parking shall be permitted within these protected areas. Contractor shall notify the Landscape Architect or Owner of any situation he feels may damage the existing plants to remain in the normal execution of this contract. Do not proceed with such work until directed by the Landscape Architect or Owner. Contractor damaged plants shall be replaced with plants of the same species, size, and quality as those damaged at no cost to the Owner. The Landscape Architect shall determine the extent and value of the damaged plants.

E. CHANGES IN THE WORK

1. The Owner reserves the right to make changes in the work and thereby changes in the cost of the work within the conditions of the original contract. All changes shall be in written form and once accepted, shall become a part of the contract documents.

2. The Contractor shall not begin any work on extras or changes from the contract document before written approval has been given by the Owner or Owner's representative. Any work done prior to such written approval may or may not be paid for, at the discretion of the Owner.

F. OWNER'S RIGHT TO DO WORK

The Owner reserves the right, upon two (2) days written notice to the Contractor to remedy any neglected provisions of the contract and to deduct the cost of the work or deficiencies from the contract payments.

G. SURFACE AND SUBSURFACE OBSTRUCTIONS

It is the Contractor's responsibility to acquaint himself with the existence and location of all surface and subsurface structures and installations, existing or proposed, before commencing work. Any damage by the Contractor during the execution of this contract shall be made good at the Contractor's own time and expense. If subsurface construction or obstructions are encountered during planting, alternate locations may be selected by the Landscape Architect or Owner.

H. OWNER'S RIGHT TO TERMINATE

Should the Contractor at any time fail, refuse, or neglect to comply with the provisions of this contract, the Owner or his representative shall without prejudice to any other rights or remedy and after having given seven (7) days written notice to the Contractor, terminate the contract and take possession of the premises. The cost of completion will be deducted from the amount of the contract.

I. COORDINATION OF WORK

Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.

J. INSPECTION OF SITE

1. Contractor shall visit the site and inspect site conditions as they exist prior to submitting bid.

2. No additional compensation nor relief from any obligation of the contract will be granted because of lack of knowledge of the site or of the conditions under which the work will be accomplished.

II. PLANTING SPECIFICATIONS

A. PLANT MATERIALS

1. Plants shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of the project, unless otherwise noted.

2. Quantities, sizes, and spacing will be determined by the drawings and specifications. Where discrepancies exist, the Landscape Architect or Owner is to be notified for clarification. Contractor shall be responsible for completing installation as called for in the plans, plant lists, and specifications.

B. ABBREVIATIONS ON PLANT LIST

B&B – Balled and burlapped. Plants shall be dug with a firm natural ball of earth of sufficient size to encompass the fibrous root system necessary for recovery of the plant. Broken or loose balls will not be accepted.

G. – One (1) gallon container.
R.C. – Rooted cutting. A cutting which has calloused and produced roots. Applies equally to cuttings rooted in a propagation bed or in individual containers.
D.B.H.– Diameter at breast height. Diameter of trunk measured four (4) feet above the ground.
C.T.. – Clear trunk. Measurement from top of root ball to first branching.
G.W. – Gray wood area on palms between ground level and base of fronds.
OA. HT. – Overall height from ground level to midpoint of current season's growth.
SPR. – Spread measured across the average diameter of plant.
O.C. – On center. Horizontal spacing of plants center to center.
P.P.P.– Plants per pot.

Container sizes are only a guide. Contractor is responsible for size and quantity of plant material as specified. No container material shall be rootbound. Where B&B material is specified, container material will not be accepted without written consent of Landscape Architect or Owner.

C. QUALITY AND SIZE

Plants shall have a habit of growth which is normal for the species and shall be free from physical damage, insects or pests, and adverse conditions that would prevent thriving growth. Measurements specified in the plant list are the minimum acceptable sizes. All plant materials used shall be true to name and size in conformance with the Grades and Standards for Nursery Plants, State Plant Board of Florida, and shall be graded Florida No. 1 or greater, except where noted in the contract documents. Plants shall be graded before pruning. Any necessary pruning shall be done after planting, and with the consent of the Landscape Architect or Owner. Plants which do not meet the requirements will not be accepted.

D. SUBSTITUTIONS

No substitutions shall be accepted without the written consent of the Landscape Architect, Owner or their representatives. Proof must be submitted that the plant in question is not available in the type or size specified. The Landscape Architect or Owner shall determine the nearest equivalent replacement.

E. TRANSPORTATION AND STORAGE

All plant material shall be protected from possible injury or breakage of branches. All plants shall be delivered adequately covered to prevent windburn, drying, or damage. Plants which can not be planted immediately shall be adequately heeled in and protected from the drying of sun and wind. All plants shall be watered as necessary until planting. Storage period shall not exceed 72 hours. All palms shall have their buds tied with burlap strips to remain in place until the tree is well established in its new location (this may be waived with the consent of the Landscape Architect or Owner). Trees moved by crane or winch shall be adequately protected from chain marks and girdling by approved methods.

F. INSPECTION

No plant material shall be planted until it is inspected and approved by the Landscape Architect, Owner, or their representatives. Contractor shall give the Landscape Architect or Owner two (2) days notice for inspection of plant material. Inspection may be waived st the discretion of the Landscape Architect or Owner, in which case, the Contractor will still be responsible for complying with all specifications. Contractor shall be responsible for all inspections of plant material that may be required by State or Federal authorities and inspection certificates shall be submitted to the Landscape Architect or Owner. Rejected material shall be replaced at no additional cost. Landscape Architect, at his discretion, may tag any or all plant material in the nursery.

G. PLANTING SOIL

Planting soil shall consist of fertile friable soil of a sandy loam nature and shall be derived from 50% minimum amount of decomposed organic matter (muck or peat) and 50% clean sand with no trace of salinity. There must be a slight acid reaction to the soil. Planting soil shall be free from stones, plants, roots, clods, sticks and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth. Planting soil shall be applied in accordance with the Methods of Installation and details.

H. MULCH

Mulch shall be approved (as per Municipality) non–cypress mulch, unless otherwise specified, and shall be free of weeds, weed seeds, sticks and other foreign materials. It shall be applied to a minimum three (3) inch depth, unless otherwise specified, and moistened at the time of application to prevent wind displacement.

I. COMMERCIAL FERTILIZER

Commercial fertilizer shall be an organic fertilizer containing equal percentages of nitrogen. phosphoric acid and potash as available plant food by weight. 50% of the nitrogen shall be derived from natural organic sources. The trace elements of iron and magnesium must also be present. The minimum analysis acceptable shall be 6%N–6%P–6%K. Fertilizer shall be dry, free flowing, and delivered to the site in unopened original containers, each bearing the manufacturers guaranteed analysis. If Milorganite with trace elements is to be used, application rates are as follows:

Trees :	12 lbs./2"–3" caliper tree
7gal + :	4 lbs./container
3gal :	1 lb./container
1 Gal. Can :	0.5 lbs/container
4" Pot :	0.25 lbs./container
Groundcover Beds :	10 lbs./100 sq. ft.

Fertilizer shall be spread before laying mulch and at the above recommended rates, unless otherwise specified. If plant tablets are called for, they shall be Agriform 20–10–5 formula, 21 gram tablets. Tablets shall be placed mid–way to the plant ball in the back fill material and at manufacturer's rates, unless otherwise specified.

J. WATER

Water is to be furnished by the Owner. The Contractor shall transport as required.

K. SOD (WHEN APPLICABLE)

Sod shall be one year old and of the variety indicated in the plant list. Sod shall be dense, vigorous, and green, with the grass having been mowed at least three times at a 2"–2 1/2" height before lifting from the field. Sod shall have a good root development and compact growth and contain no weeds, vermin, fungus, or other diseases. No sod shall be used which is not certified as being free of the imported fire ant. All sticks, stones, and other foreign material over one inch in diameter shall be removed from the top 2" of soil. Grade areas to be sodded so that the top of sod will be the finished grade. Solid sod shall be laid with closely abutting joints with a tamped or rolled even surface. Avoid a continuous seam along the line of water flow in swales. Place sod at right angles to slope. All sod edges shall be neat and even and conform to the shape of the planting plans. Rolling may be required at the discretion of the Landscape Architect or Owner. If the Landscape Architect or Owner determines that top–dressing is required after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in. Rolling and top–dressing shall be done at no extra cost to the Owner.

L. SEED (WHERE APPLICABLE)

Grass seed shall be of the mixture called for in the plant list. It shall be a standard grade seed of the current or last year's crop. Seed which has become wet, moldy, or otherwise damaged will not be accepted. Seed must come in unopened packages with the procurer's guaranteed analysis attached. Weed seed content shall not exceed 0.25% Before any planting, the ground shall be plowed or scarified to a depth of at least 4" and shall be raked and smoothed evenly to establish a final grade. All sticks, and other foreign material over one inch in diameter shall be removed. Contractor shall use the Hydromulch seeding method and supply all material and equipment necessary to perform the specified work. Seed shall be applied at a rate of 2–3 pounds per 1000 sq. ft. (90–100 lbs./acre). Mulch shall be "Silva Fiber" processed wood fiber or approved equal and applied at the rate of 50 lbs./acre. All materials shall be uniformly blended in an agitating system using clean water and applied uniformly at the rates specified. Contractor shall be responsible for proper watering of the seeded areas in order to avoid runoff, and for keeping the ground moist until the grass is reestablished, and watering for proper growth until the work is accepted. Contractor shall repair erosion caused by excessive rainfall or watering at no extra cost to the Owner. Any areas which are damaged or do not germinate within the first thirty (30) days shall be re–seeded and maintained until grass is established. Grass shall be vigorous and healthy and coverage shall be at least 95% prior to final acceptance.

III. METHODS OF INSTALLATION

A. LAYOUT

Location of plants and layout of all beds are indicated on the plans. Plant locations are to be staked in the field by the Contractor. Landscape Architect or Owner will check staking of plants in the field and shall adjust to his satisfaction before planting begins. Where surface or subsurface obstructions are encountered or where changes have been made in construction, necessary adjustments will be approved by the Landscape Architect or Owner.

B. EXCAVATION FOR PLANTING

Shrub beds are to be excavated a minimum of 2.5 – 3 times the size of the rootball with planting soil as defined in Section II, G and as shown on details.

Tree and palm planting holes shall be excavated to a minimum 2.5 – 3 times deeper than the depth of the root ball except for trees over 10 feet in height (see section III, C).

Holes shall be a minimum of 2.5 – 3 times greater in diameter than the root ball for shrubs and 2.5 – 3 times greater in diameter for trees. A solid soil pedestal shall be provided below all plant material to avoid settling. All existing vegetation, including sod, shall be completely removed from all planting beds before planting. Four (4) inches of planting soil shall be incorporated into all planting beds for rooted cuttings. Where applicable, planting holes for all trees, shrubs, and gorundcovers shall be excavated through any compac–ted building subgrade or road rock to undisturbed subsoil or clean sand fill. All excess excavation material shall be removed from the site by the Contractor. Holes shall be back–filled with plant–ing soil as defined in Section II, G and as shown in details. The following is a guide for planting soil quantities:

Trees – 10' or greater	18 cu. ft.
Trees – 8' ht.	12 cu. ft.

Quantities of planting soil needed may be greater if excavation of building subgrade or roadrock is necessary.

C. SETTING TREES AND SHRUBS

All trees and shrubs are to be planted plumb on four (4) inches of planting soil and centered in the planting hole as as to give the best appearance in relation to adjacent plants and structures. Trees over ten (10) feet in height shall be planted directly on the undisturbed subgrade. The finished grade level of the plant after settlement shall be the same as that at which the plant was grown. Rootballs on container grown material shall be scarified to prevent a rootbound condition. When the plant holes have been backfilled approximately 2/3 full with planting soil, water thoroughly, saturating rootball, before installing remainder of planting soil to top of hole, eliminating all air pockets. After settlement, add planting soil to the level of the finished grade, allowing three (3) inches for mulch. Form a shallow saucer around each plant by forming a ridge of soil along the edge of the planting hole. All Sabal palmetto are to be planted in sand. Water all plants immediately after planting.

D. PRUNING

Remove dead and broken branches from all plant material. Prune with sharp instrument flush with trunk or branch so as to leave no stubs. Prune to retain typical growth habit of the particular species. Paint cuts over 1 1/2" in diameter with a waterproof antiseptic tree paint.

E. STAKING AND GUYING

Staking and guying of trees, where specified, is an option to be used by the Contractor, who will be responsible for material remaining plumb and straight for all given conditions through the guarantee period. The Landscape Architect, Owner or Owner's representative may require that a tree or trees be staked or guyed if the tree(s) are obviously unstable or pose a threat to person or property if they should fall. Tree support, if required by Landscape Architect or Owner, shall be done according to staking details provided. Staking and guying shall be done at no extra cost to the Owner. No method of support shall be permitted which causes physical damage to the plant. Any method of staking or guying not shown must be approved by the Landscape Architect.

F. MULCHING

All tree and shrub beds shall be mulched immediately after planting to a three (3) inch depth and thoroughly wetted down. Unless otherwise specified, the following configurations will apply:

Trees and Palms:	3' diameter ring
Hedges:	3' wide beds
Shrub masses	continuous bed extending 2' outside of plants, in configurations shown on plans
Groundcover beds:	entire surface (mulching of certain groundcover plants may be waived by Landscape Architect)

G. FINISH GRADES

1. Finish grades for all sod areas after settlement shall be 1/2" below top of adjacent curbs, walks, walls, and abutments.

2. Finish grade of all ground cover beds after mulching and settling shall be 1/2" below finish grade of sod, adjacent curbs, walks and walls.

3. Finish grading shall include the removal of all surface rock and other debris that prevents a smooth level surface.

H. CLEANUP

All areas shall be kept clean and orderly as the work progresses. Upon completion of planting, alll excess deleterious materials and debris shall be removed from the site or disposed of as directed by the Landscape Architect or Owner. All tags and ribbons shall be removed from trees and shrubs.

I. MAINTENANCE

A maintenance period shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance. Maintenance of new planting shall consist of watering, cultivating, weeding, mulching, restaking, repairing and tightening guys, resetting plants to proper grades and positions, removal of dead materials, restoration of planting saucers, maintaining any barriers or fences, and any other necessary operations. Any damage created by the planting operation shall be repaired promptly. All trees and other B&B material shall be deep watered for a period of least twenty one (21) days after installation and at least once every other day during the (21) day period.

IV. FINAL INSPECTION AND ACCEPTANCE

A. Inspection of work to determine completion of contract, but exclusive of the replacement of plant materials under the Warranty Period, will be made by the Landscape Architect or Owner at the conclusion of all planting and at the written request of the Contractor.

B. The Contractor will be notified by the Landscape Architect or Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to Warranty.

V. WARRANTY PERIOD AND REPLACEMENT

A. The Contractor, as part of this contract, shall guarantee all materials, workmanship, and plant materials for a period of twelve (12) months from the time of final acceptance. Exception: sod shall be guaranteed for thirty (30) days. Guarantee shall apply to the position, health, shape, condition, and specified size and quality of all plant material.

B. The guarantee shall be null and void for plant material that is damaged or dies as a result of freeze, hail or hurricane force winds, provided the material was properly planted and in a healthy growing condition prior to such acts of Nature.

C. The Contractor shall not be held responsible for failures due to neglect by Owner or acts of vandalism during the Warranty Period.

D. During, or at the end of the Warranty Period, any plant that is dead or not in satisfactory condition, as determined by the Landscape Architect or Owner, shall be replaced by the Contractor at no cost to the Owner. Subsequent replacement costs shall be shared equally by the Owner and the Contractor, should the replacement not survive, unless the plant(s) have not been planted in accordance with previous specifications as determined by the Landscape Architect or Owner. All replacments shall be furnished and planted as specified herein.

E. The Warranty Period for replaced plant material shall commence on the date of acceptance of the replaced item(s) of plant material.

VI. ADDENDA

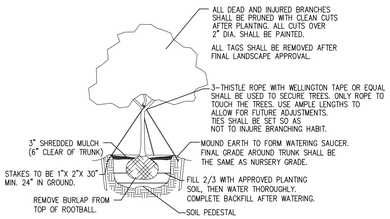
All addenda apply to section(s) specified in the contract documents and therefore are to be considered a part of the contract.

SITE RESTORATION

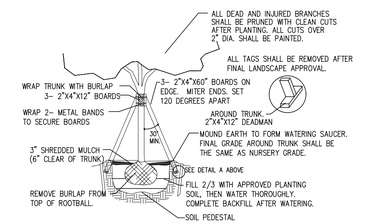
The contractor shall remove all excess material and shall clean up and restore the site to its original condition or better. All damage, as a result of work under this Contract, done to existing structure, pavement, driveways, paved areas, curbs and gutters, sidewalks, shrubbery, grass, trees, utility poles, utility pipe lines, conduits, drains, catch basins, flagstones, rocked, graveled or stabilized areas or driveways and including all obstructions not specifically named herein, shall be repaired and restored to a condition acceptable to the Landscape Architect or owner.

CONTRACTOR TO CHECK DRAWINGS AND DATA

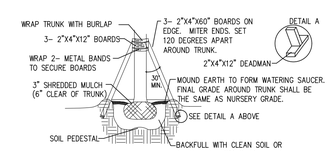
The Contractor shall verify all dimensions, quantities, locations, materials and details shown on the Drawings, supplementary drawings, schedules or other data received from the Landscape Architect, and shall notify him of all errors, omissions, conflicts and discrepancies found therein. Failure to discover or correct errors, conflicts or discrepancies shall not relieve the Contractor of full responsibility for unsatisfactory work, faulty construction, or improper operation resulting therefrom nor from rectifying such condition at his own expense. He will not be allowed to take advantage of any error or omissions, as full instructions will be furnished by the Landscape Architect or Owner, should any error or omissions be discovered. All schedules are given for the convenience of the Client, Landscape Architect and Contractor and are not guaranteed to be complete.



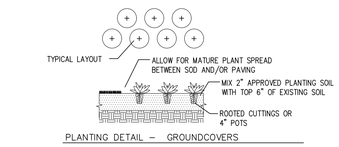
PLANTING AND STAKING DETAIL – TO 6" CAL.



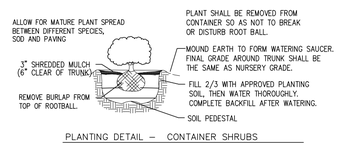
PLANTING AND STAKING DETAIL – 6" CAL. & UP



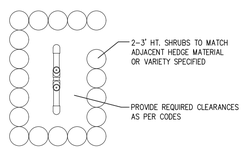
PLANTING AND STAKING DETAIL – PALMS



PLANTING DETAIL – GROUNDCOVERS



PLANTING DETAIL – CONTAINER SHRUBS



PLANTING DETAIL – UTILITY SCREENING

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LANDSCAPE ARCHITECTURE
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PROJECT

DELRAY SWAN

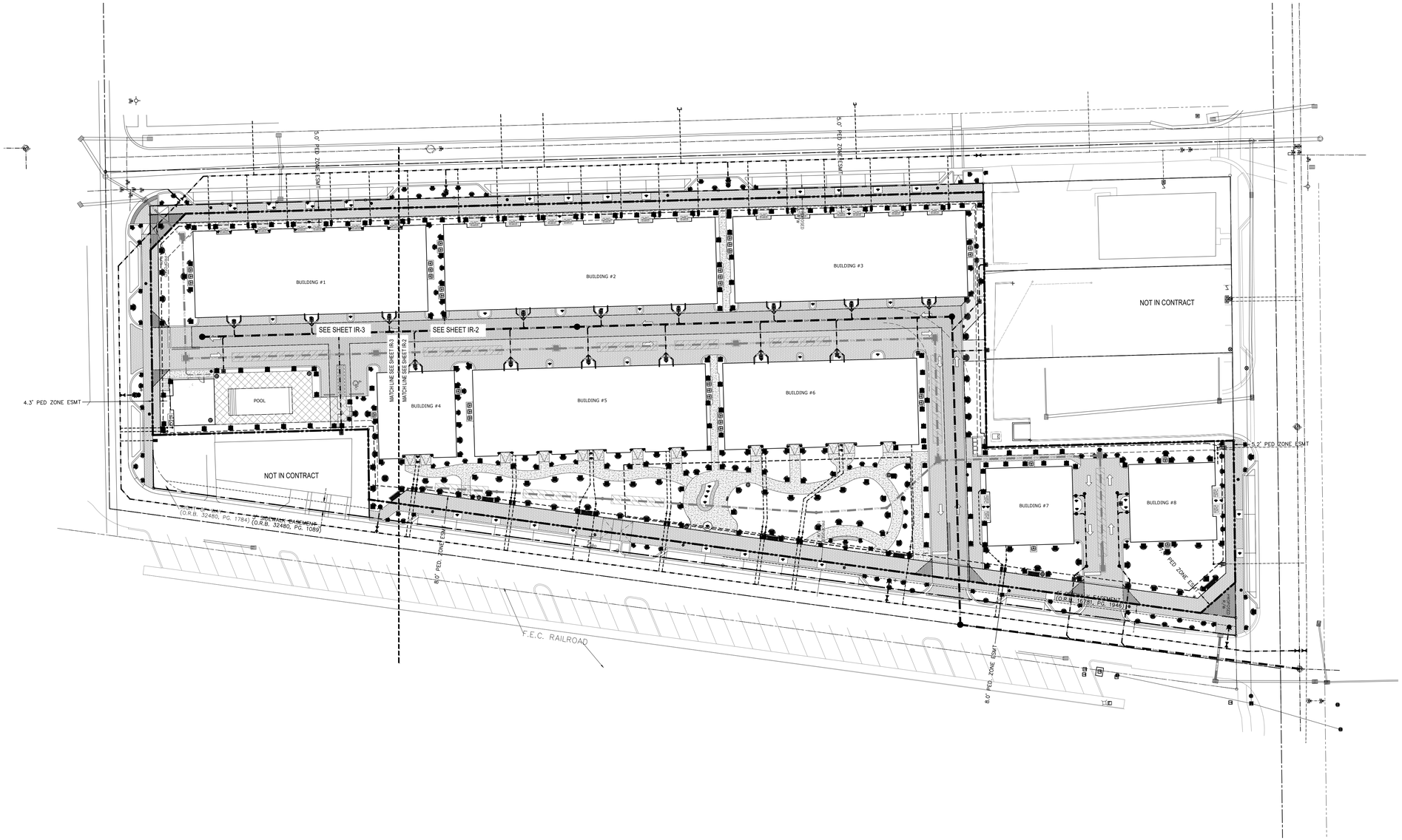
DELRAY BEACH, FL

TITLE

LANDSCAPE DETAILS AND SPECIFICATIONS

PROJ. NO.	
FILE NAME	
BB	DRAWN
10–22–25	DATE
01–14–26	REV.
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SCALE: 1"=30'-0"

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CALL 48 HOURS BEFORE YOU DIG.

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1-800-432-4770

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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DELRAY SWAN

DELRAY BEACH, FL

TITLE

OVERALL
IRRIGATION PLAN

PROJ. NO.

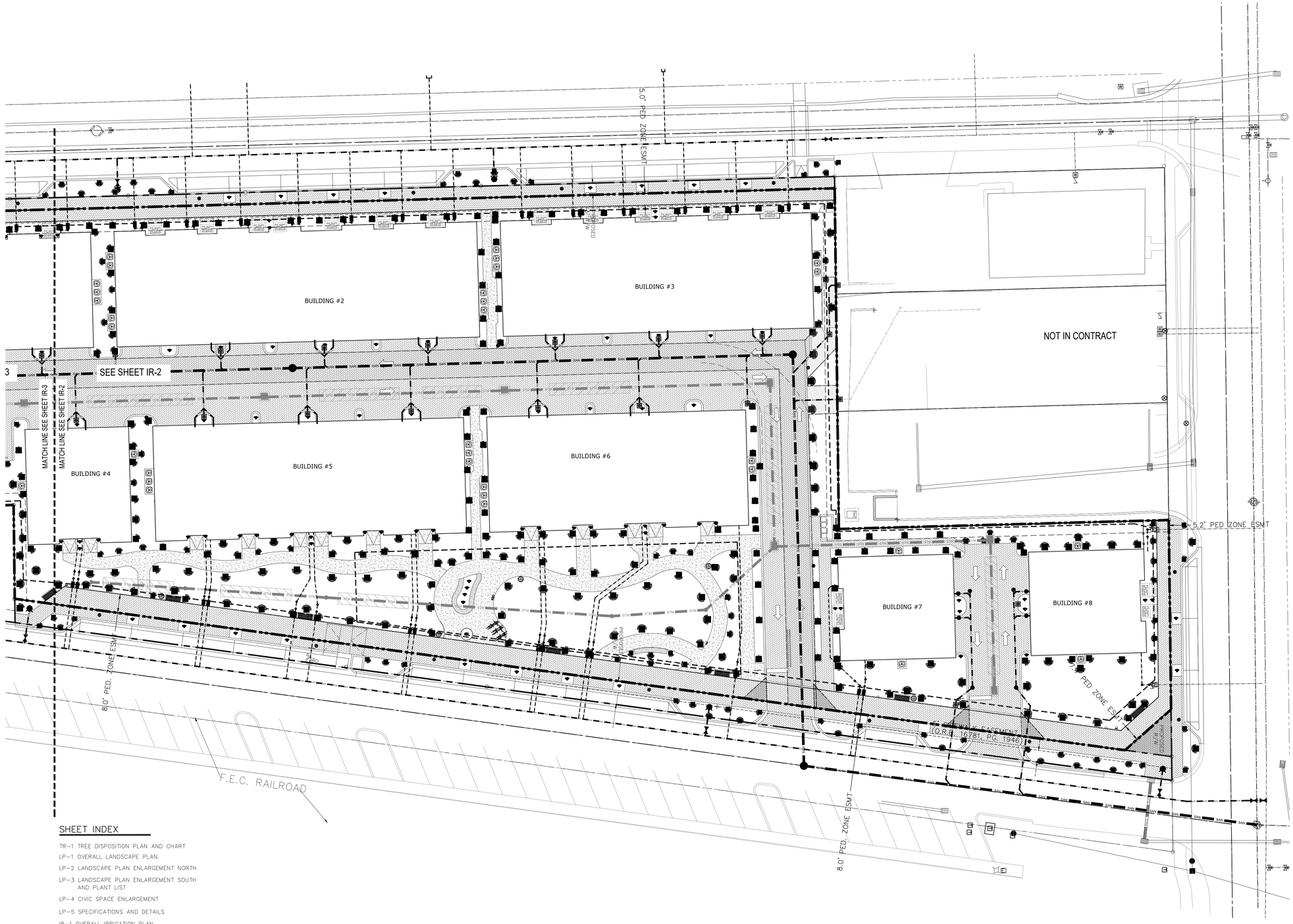
FILE NAME

BB DRAWN

1–14–26 DATE

03–17–26 REV.

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SCALE: 1"=20'-0"

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
EST LCS RCS CST SST	RAIN BIRD 1806 15 STRIP SERIES TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	88
Q H F	RAIN BIRD 1806 5 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	122
Q T H F	RAIN BIRD 1806 8 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	108
Q T H F	RAIN BIRD 1806 10 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	43
Q T H TQ F	RAIN BIRD 1806 12 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	30
Q T H TQ F	RAIN BIRD 1806 15 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	49
360	RAIN BIRD 1804-PRS-1300AF FLOOD RAINBIRD BUBBLER NOZZLE ON FIXED RISER 3" ABOVE FINISH GRADE AS FOLLOWS	87

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
0.75	RAIN BIRD 3500-S-PC-SAM 0.75 SHRUB ROTOR, FIXED RISER, ADJUSTABLE AND FULL CIRCLE. WITH SEAL-A-MATIC CHECK VALVE.	3
1.0	RAIN BIRD 3500-S-PC-SAM 1.0 SHRUB ROTOR, FIXED RISER, ADJUSTABLE AND FULL CIRCLE. WITH SEAL-A-MATIC CHECK VALVE.	9
1.5	RAIN BIRD 3500-S-PC-SAM 1.5 SHRUB ROTOR, FIXED RISER, ADJUSTABLE AND FULL CIRCLE. WITH SEAL-A-MATIC CHECK VALVE.	5
2.0	RAIN BIRD 3500-S-PC-SAM 2.0 SHRUB ROTOR, FIXED RISER, ADJUSTABLE AND FULL CIRCLE. WITH SEAL-A-MATIC CHECK VALVE.	1

Valve Callout

- # — Valve Number
- #" — Valve Flow
- # — Valve Size

PROJECT

DELRAY SWAN

DELRAY BEACH, FL

TITLE

IRRIGATION PLAN
ENLARGEMENT NORTH

PROJ. NO.
FILE NAME
BB DRAWN
1-14-26 DATE
03-17-26 REV.

SHEET
IR-2
OF
3

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
EST LCS RCS CST SST	RAIN BIRD 1806 15 STRIP SERIES TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	88
Q H F	RAIN BIRD 1806 5 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	122
Q T H F	RAIN BIRD 1806 8 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	108
Q T H F	RAIN BIRD 1806 10 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	43
Q T H TQ F	RAIN BIRD 1806 12 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	30
Q T H TQ F	RAIN BIRD 1806 15 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	49
360	RAIN BIRD 1804-PRS-1300AF FLOOD RAINBIRD BUBBLER NOZZLE ON FIXED RISER 3" ABOVE FINISH GRADE AS FOLLOWS	87

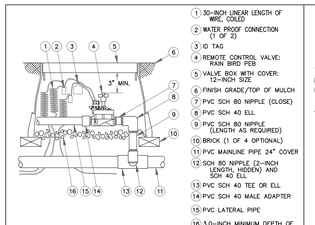
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
0.75	RAIN BIRD 3500-S-PC-SAM 0.75 SHRUB ROTOR, FIXED RISER, ADJUSTABLE AND FULL CIRCLE. WITH SEAL-A-MATIC CHECK VALVE.	3
1.0	RAIN BIRD 3500-S-PC-SAM 1.0 SHRUB ROTOR, FIXED RISER, ADJUSTABLE AND FULL CIRCLE. WITH SEAL-A-MATIC CHECK VALVE.	9
1.5	RAIN BIRD 3500-S-PC-SAM 1.5 SHRUB ROTOR, FIXED RISER, ADJUSTABLE AND FULL CIRCLE. WITH SEAL-A-MATIC CHECK VALVE.	5
2.0	RAIN BIRD 3500-S-PC-SAM 2.0 SHRUB ROTOR, FIXED RISER, ADJUSTABLE AND FULL CIRCLE. WITH SEAL-A-MATIC CHECK VALVE.	1

Valve Callout

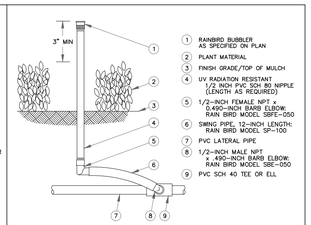


IRRIGATION NOTES

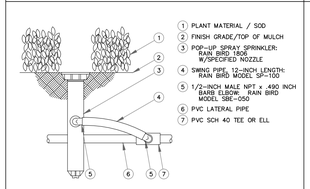
1. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL REQUIRED TO MAKE THE SYSTEM FUNCTION PROPERLY. ALL IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ALSO STATE AND/OR LOCAL CODES.
2. IRRIGATION PLANS ARE SCHEMATIC AND DRAWN FOR GRAPHIC CLARITY. ALL PIPING BELOW PAVEMENT SHALL BE SLEEVED. LAYOUT OF IRRIGATION SYSTEM SHALL BE COORDINATED WITH CORRESPONDING LANDSCAPE PLAN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LOCAL UNDERGROUND UTILITIES TO VERIFY LOCATIONS. THE CONTRACTOR SHOULD VISIT THE SITE PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH EXISTING CONDITIONS.
4. VALVE LOCATIONS ARE SCHEMATIC ONLY AND WILL BE ADJUSTED FOR SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A AMETEK OR CARSON VALVE BOX. THE FLOW ADJUSTMENT FEATURE WILL BE USED TO BALANCE PRESSURE THROUGHOUT THE SYSTEM.
5. PIPING SHALL BE SIZED TO MINIMIZE FRICTION LOSS AND MAINTAIN FLOW VELOCITY BELOW 5 FPS.
6. THE IRRIGATION CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS. PROPER GROUNDING EQUIPMENT AND SURGE PROTECTION SHALL BE PROVIDED. A RAIN SENSOR SHALL BE INSTALLED TO OVER-RIDE THE CONTROLLER.
7. ALL HEADS ON RISERS SHALL BE SET AT THE HEIGHT OF ADJACENT PLANT MATERIAL.
8. SPRINKLER LOCATIONS ADJACENT TO PAVEMENT, STRUCTURES, FENCES, ETC. SHALL BE OFFSET AS FOLLOWS: 12" MIN FOR POP-UP MIST HEADS, 18" FOR SHRUB RISERS, 18" FOR ROTOR HEADS, AND TYPICALLY 5 FEET FOR ROTORS ALONG UNCURBED ROADWAYS.
9. ALL SLEEVING SHALL BE SCH 40 PVC TO SIZE INDICATED ON PLAN, OR IF NOT INDICATED, A MIN. OF 2 PIPE SIZES LARGER THAN SUPPLY LINE CONTAINED. ALL SLEEVES SHALL BE INSTALLED A MIN. OF 24" BELOW FINISH GRADE.
10. CONTROL WIRES SHALL BE UL APPROVED PE IRRIGATION CONTROL WIRE. USE 14 GAGE CONTROL WIRE AND 12 GAGE GROUND WIRE. WIRE SHALL BE BUNDLED AND ATTACHED TO THE MAIN LINE IN TRENCH OR THROUGH WIRE SLEEVES AT PAVEMENT CROSSINGS 24" BELOW FIN. GRADE. ALL SPLICES SHALL BE MADE WITH WATERPROOF DIRECT-BURIAL SPLICE KITS AND CONTAINED IN VALVE BOXES. TWO EXTRA CONTROL WIRES SHALL BE INSTALLED TO THE FURTHEST VALVES IN EACH DIRECTION FROM THE CONTROLLER.
11. PIPING IN NARROW PLANTING AREAS, PARKING ISLANDS AND PLANTERS SHALL BE SET TO ONE SIDE TO ALLOW ROOM FOR ROOT BALLS. PIPE AS INDICATED ON PLAN IS SCHEMATIC AND SHOULD BE ADJUSTED FOR FIELD CONDITIONS.
12. ALL GLUE JOINTS SHALL BE CLEANED, SANDED, AND TREATED WITH A COLORED HIGH ETCH PRIMER AND JOINED USING A SOLVENT CONFORMING WITH ASTM D2564.
13. SYSTEM PIPE SIZE 3/4" SHALL BE CLASS 200 PVC; SYSTEM PIPE SIZE 1" OR GREATER SHALL BE CLASS 160 PVC. SYSTEM MAIN WILL BE SCH. 40 PVC TO SIZE INDICATED ON PLAN. ALL FITTINGS WILL BE SOLVENT WELD SCH 40 PVC. MAIN LINE SHALL HAVE 24" MINIMUM COVER. ALL OTHER PIPING WILL HAVE 12" MIN. COVER. ALL BACKFILL FOR PIPE TRENCHES SHALL BE CLEAN AND FREE OF FOREIGN DEBRIS AND SHARP OBJECTS; BACKFILLED TRENCHES SHALL BE PROPERLY COMPACTED. ALL MAIN LINES WILL BE INSTALLED A MIN. OF 3' FROM ANY TREE OR PALM.
14. AS-BUILT DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND GIVEN TO THE OWNER PRIOR TO FINAL ACCEPTANCE.
15. WATERING TIME PER STATION WILL BE DETERMINED IN THE FIELD AND PER LOCAL REQUIREMENTS. REFER TO MANUFACTURER'S INSTRUCTIONS FOR PRECIPITATION RATES OF SPRINKLERS SPECIFIED.
16. IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE WITH 50% OVERLAP MIN.



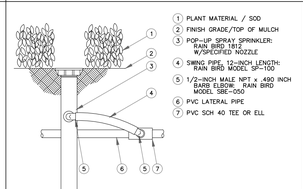
REMOTE CONTROL VALVE



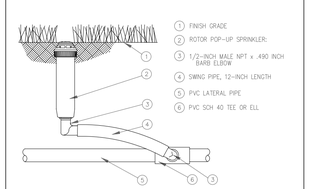
BUBBLER



6" POP-UP SPRAY SPRINKLER



12" POP-UP SPRAY SPRINKLER



ROTOR POP-UP SPRINKLER

IRRIGATION PIPE INSTALLATION to follow specifications called for in Florida Plumbing Code Appendix F:

A. Vehicle Traffic Areas

PIPE SIZE (inches)	DEPTH of COVER (inches)
1/2 – 2 1/2	18 – 24
3 – 5	24 – 36
6 and larger	30 – 36

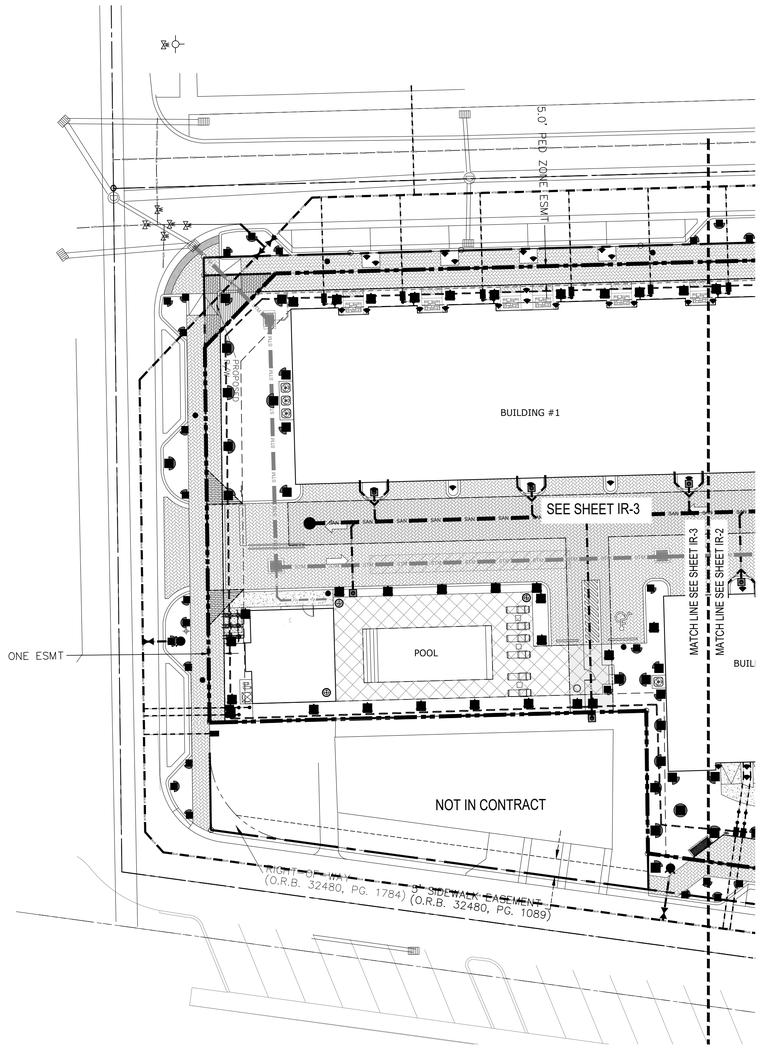
B. Non-Traffic and Non- Cultivated Areas

PIPE SIZE (inches)	DEPTH of COVER (inches)
1/2 – 1 1/4	6 – 12
1 1/2 – 2	12 – 18
2 1/2 – 3	18 – 24
4 and larger	24 – 36

Depths of cover to meet or exceed SCS Code 430-DD

(*) ALL TESTING AND INSPECTIONS OF INSTALLED IRRIGATION SYSTEM SHALL BE AS PER FBC APPENDIX "F", PART VI

Irrigation installation shall observe all other standards established by FPC.



IRRIGATION PIPE SIZES TO FOLLOW FOLLOWING SCHEDULE:

PIPE SIZE (")	max. GPM
3/4	10
1"	15
1 1/4"	25
1 1/2"	35
2"	55
2 1/2"	85
3"	over 85

City required backflow valve provided. (pressure vacuum breaker)

Irrigation heads shall 50 % overlap. have 100 % coverage / 100

Irr. system to have rain sensor.

NOTE:
It is preferred that all irrigation heads be low angle trajectory sprays to conserve water use. At the least, all sod areas must use low trajectory heads. Shrub area heads will be placed on the highest pop-up riser necessary to clear mature growing height of adjacent beds to accommodate low angle spray.

CITY OF DELRAY BEACH STAMP

AGTLAND
LANDSCAPE ARCHITECTURE
132 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444
T (561) 276-5050
www.agtland.com

SCALE: 1"=20'-0"

SHEET INDEX

TR-1 TREE DISPOSITION PLAN AND CHART
LP-1 OVERALL LANDSCAPE PLAN
LP-2 LANDSCAPE PLAN ENLARGEMENT NORTH
LP-3 LANDSCAPE PLAN ENLARGEMENT SOUTH AND PLANT LIST
LP-4 CIVIC SPACE ENLARGEMENT
LP-5 SPECIFICATIONS AND DETAILS
IR-1 OVERALL IRRIGATION PLAN
IR-2 IRRIGATION PLAN ENLARGEMENT NORTH
IR-3 IRRIGATION PLAN ENLARGEMENT SOUTH

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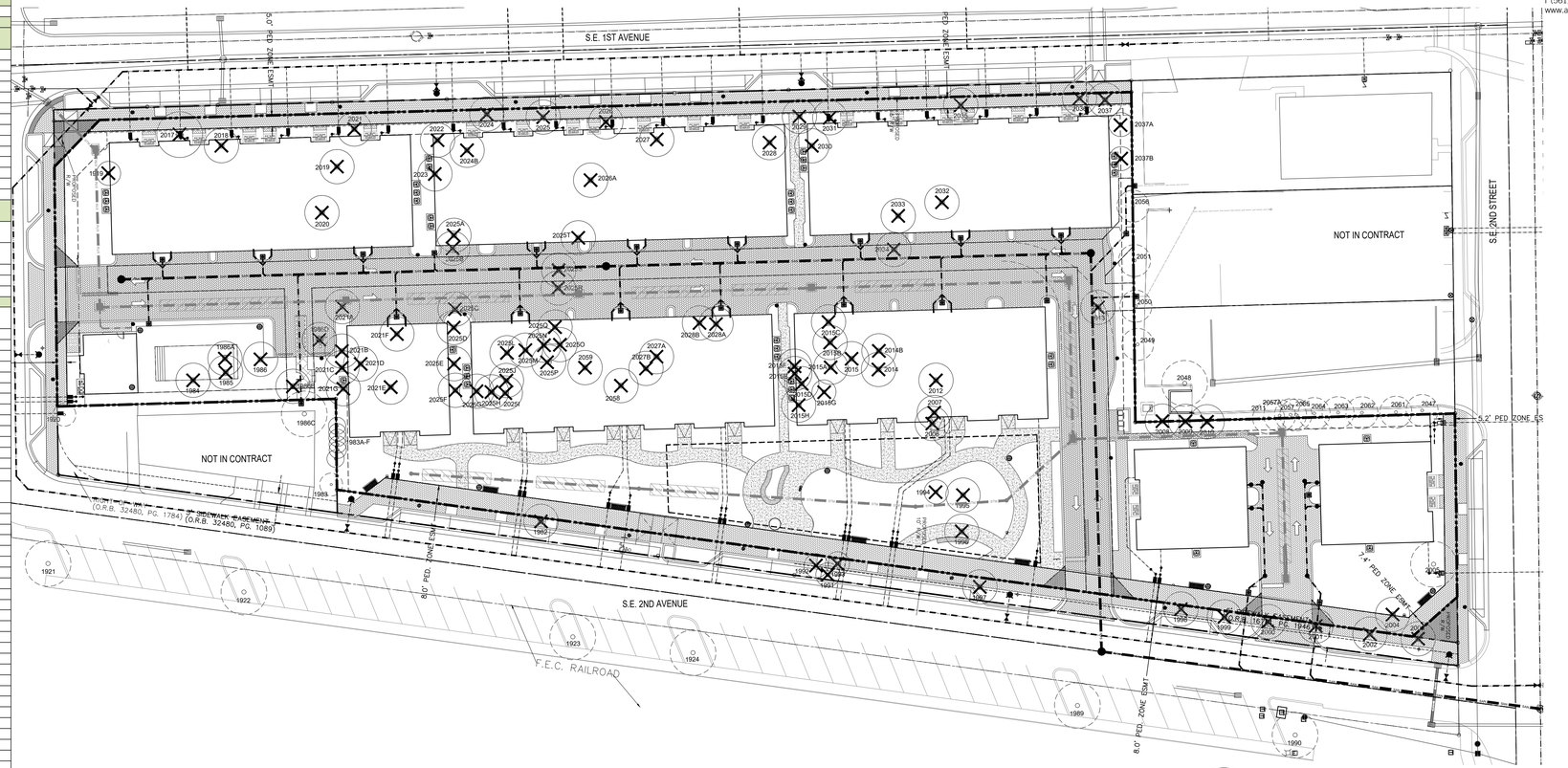
PROJECT
DELRAY SWAN
DELRAY BEACH, FL

TITLE
IRRIGATION PLAN
ENLARGEMENT SOUTH

	PROJ. NO.
	FILE NAME
BB	DRAWN
1-14-26	DATE
03-17-26	REV.

SHEET
IR-3
OF
3

Tree #	Common name	*Botanical name*	DBH	Height	Condition	Gen. Notes	Replacement Value	Total	Disposition	Palm count	Tree count
1919	Christmas palm DBL	*Adonidia merrillii*		8	70%		18' ht. palm		Remove	1	
1920	Sabal palm	*Sabal palmetto*		5	70%	Not on property			Remain		
1921	Gumbo limbo	*Bursera simaruba*	6		80%	Newly planted, planted too deep; not on property			Remain		
1922	Green buttonwood	*Conocarpus erectus*	3.5		70%	Not on property			Remain		
1923	Green buttonwood	*Conocarpus erectus*	3.5		70%	Not on property			Remain		
1924	Gumbo limbo	*Bursera simaruba*	7.5		40%	Poor structure, off balance canopy; not on property			Remain		
1982	Laurel oak	*Quercus laurifolia*	12		45%	Restricted roots 2 sides, co-dom inclusion, trunk decay	1 Tree		Remove		1
1983	Fishtail palm	*Caryota mitis*		7	70%	Fishtail; not on property			Remain		
1984	Live oak	*Quercus virginiana*	19		60%	Co-canopy	19" Mitigated on site		Remove		
1985	Gumbo limbo	*Bursera simaruba*	10.5		30%	Restricted roots 2 sides, co-dom inclusion, trunk decay	1 Tree		Remove		1
1983A	Fishtail palm	*Caryota mitis*		12	70%		12' ht. palm		Remove	1	
1983B	Fishtail palm	*Caryota mitis*		12	70%		12' ht. palm		Remove	1	
1983C	Fishtail palm	*Caryota mitis*		12	70%		12' ht. palm		Remove	1	
1983D	Fishtail palm	*Caryota mitis*		12	70%		12' ht. palm		Remove	1	
1983E	Fishtail palm	*Caryota mitis*		12	70%		12' ht. palm		Remove	1	
1983F	Fishtail palm	*Caryota mitis*		12	70%		12' ht. palm		Remove	1	
1986	Mango	*Mangifera indica*	16.5		60%	Co-dom inclusion	16.5" Mitigated on site		Remove		
1986A	Coconut palm	*Cocos nucifera*		18	70%		18' ht. palm		Remove	1	
1986B	Citrus tree	*Citrus species*	9		30%	Co-canopy	1 Tree		Remove		1
1986C	Tamarind	*Tamarindus indica*	12		60%	Co-canopy; not on property			Remain		
1986D	Avocado	*Persea americana*	6		40%	Co-canopy	1 Tree		Remove		1
1989	Green buttonwood	*Conocarpus erectus*	4		80%	New tree, not on property			Remain		
1990	Pigeon plum	*Coccoloba diversifolia*	3.5		80%	Co-canopy, blocking road sign; not on property			Remain		
1991	Sabal palm	*Sabal palmetto*		14	70%		14' Palm		Remove	1	
1992	Sabal palm	*Sabal palmetto*		18	70%		18' Palm		Remove	1	
1993	Sabal palm	*Sabal palmetto*		16	70%		16' Palm		Remove	1	
1994	Sabal palm	*Sabal palmetto*		16	70%		16' Palm		Remove	1	
1995	Mahogany	*Swietenia mahogoni*	15		40%	Restricted roots, co-canopy	1 Tree		Remove		1
1996	Mahogany	*Swietenia mahogoni*	15		30%	Restricted roots, co-canopy	1 Tree		Remove		1
1997	Mahogany	*Swietenia mahogoni*	24		60%	Restricted roots, trunk scared up	24" Mitigated on site		Remove		
1998	Live oak	*Quercus virginiana*	4		40%	Leaning	1 Tree		Remove		1
1999	Live oak	*Quercus virginiana*	16		60%	Restricted roots 2 sides, co-canopy	16" Mitigated on site		Remove		
2000	Live oak	*Quercus virginiana*	15.5		60%	Restricted roots 2 sides, co-canopy	15.5" Mitigated on site		Remove		
2001	Live oak	*Quercus virginiana*	12.5		60%	Restricted roots 2 sides, co-canopy	12.5" Mitigated on site		Remove		
2002	Live oak	*Quercus virginiana*	9		40%	Restricted roots 1 side, co-canopy	1 Tree		Remove		1
2003	Live oak	*Quercus virginiana*	12		45%	Restricted roots 1 side, co-canopy	1 Tree		Remove		1
2004	Live oak	*Quercus virginiana*	12		45%	Restricted roots 1 side, co-canopy	1 Tree		Remove		1
2005	Live oak	*Quercus virginiana*	18.25		70%	Restricted roots 2 sides, co-canopy, power lines			Remain		
2006	Ficus nitida	*Ficus microcarpa*	8		20%	Invasive, co-canopy, co-dom inclusion	1 Tree		Remove		1
2007	Ficus nitida	*Ficus microcarpa*	14.5		30%	Invasive, co-canopy, co-dom inclusion	1 Tree		Remove		1
2008	Travelers palm	*Ravenala madagascariensis*		12	70%	Restricted roots 2 sides	12' ht. palm		Remove	1	
2009	Travelers palm	*Ravenala madagascariensis*		12	70%		12' ht. palm		Remove	1	
2010	Travelers palm	*Ravenala madagascariensis*		12	70%		12' ht. palm		Remove	1	
2011	Travelers palm	*Ravenala madagascariensis*		7	70%		Not on property		Remain		
2012	Seagrape	*Coccoloba uvifera*	70+		30%	Co-canopy, Multitrunk, decay in scaffold	1 Tree		Remove		1
2013	Royal poinciana	*Delonix regia*	6.5		50%	Co-dom inclusion	6.5 x 450	$ 2,925.00	Remove		
2014	Coconut palm	*Cocos nucifera*		35	80%		35' ht. palm		Remove	1	
2015	Mango	*Mangifera indica*	10.5		20%	Co-canopy	1 Tree		Remove		1
2014A	Avocado	*Persea americana*	3		30%	Co-canopy	NO MITIGATION REQUIRED - 3" DBH		Remove		0
2014B	Avocado	*Persea americana*	9		20%	Co-canopy	1 Tree		Remove		1
2015A	Mango	*Mangifera indica*	12		30%	Co-canopy	1 Tree		Remove		1
2015B	Avocado	*Persea americana*	9		20%	Co-canopy	1 Tree		Remove		1
2015C	Avocado	*Persea americana*	4.5		50%	Co-canopy	4.5 x 450	$ 2,025.00	Remove		
2015D	Mango	*Mangifera indica*	5.5		20%	Co-canopy	1 Tree		Remove		1
2015E	Coconut palm	*Cocos nucifera*		23	80%		23' ht. palm		Remove	1	
2015F	Moringa	*Moringa oleifera*	5.5		20%	Co-canopy	1 Tree		Remove		1
2015G	Sabal palm	*Sabal palmetto*		20	70%		20' ht. palm		Remove	1	
2015H	Moringa	*Moringa oleifera*	13		30%	Multi trunk, co canopy	1 Tree		Remove		1
2017	Gumbo limbo	*Bursera simaruba*	14.5		60%	Co-dom inclusion	14.5" Mitigated on site		Remove		
2018	Tropic almond	*Terminalia catappa*	11		20%	Tip decline, multiple broken branches	1 Tree		Remove		1
2019	Cacti	*Cactaceae*	n/a	n/a	n/a	Not a tree			Remove		
2020	Citrus tree	*Citrus species*	4.5		60%		4.5 x 450	$ 2,025.00	Remove		
2021	Mango	*Mangifera indica*	18		60%	DBL trunk	18" Mitigated on site		Remove		
2021A	Moringa	*Moringa oleifera*	7.5		45%	Poor structure	1 Tree		Remove		1
2021B	Avocado	*Persea americana*	8		30%	Co-canopy, hat racked	1 Tree		Remove		1
2021C	Mango	*Mangifera indica*	8		40%	Co-canopy	1 Tree		Remove		1
2021D	Coconut palm	*Cocos nucifera*		30	80%		30' ht. palm		Remove	1	
2021E	Mango	*Mangifera indica*	7		40%	Tip decline	1 Tree		Remove		1
2021F	Mango	*Mangifera indica*	24.5		10%	Sprouted stump	1 Tree		Remove		1
2021G	Mango	*Mangifera indica*	8.5		40%	Co-canopy	1 Tree		Remove		1
2022	Coconut palm	*Cocos nucifera*		12	80%		12' ht. palm		Remove	1	
2023	Mango	*Mangifera indica*	24		10%	Tall sprouted stump	1 Tree		Remove		1
2024	Mango	*Mangifera indica*	13		50%	Multi trunk, co-dom inclusion	13" Mitigated on site		Remove		
2024A	Mango	*Mangifera indica*	5		20%	Multi trunk	1 Tree		Remove		1
2024B	Mango	*Mangifera indica*	8		50%	Multi trunk	8 x 450	$ 3,600.00	Remove		
2025	Mango	*Mangifera indica*	5.5		50%	Co-dom inclusion, poor structure	5.5 x 450	$ 2,475.00	Remove		
2025A	Soursop	*Annona muricata*	3		45%		NO MITIGATION REQUIRED - 3" DBH		Remove		0
2025B	Moringa	*Moringa oleifera*	7		50%	Poor structure	7 x 450	$ 3,150.00	Remove		
2025C	Mango	*Mangifera indica*	3.5		60%		NO MITIGATION REQUIRED - 3.5" DBH		Remove		0
2025D	Mango	*Mangifera indica*	4.5		60%		4.5 x 450	$ 2,025.00	Remove		
2025E	Soursop	*Moringa oleifera*	4.5		40%		1 Tree		Remove		1
2025F	Soursop	*Moringa oleifera*	2		40%		NO MITIGATION REQUIRED - 2" DBH		Remove		0
2025G	Soursop	*Moringa oleifera*	3.5		20%	Major trunk damage	NO MITIGATION REQUIRED - 3.5" DBH		Remove		0
2025H	Citrus tree	*Citrus species*	3.5		60%		NO MITIGATION REQUIRED - 3.5" DBH		Remove		0
2025I	Citrus tree	*Citrus species*	4		60%		4" Mitigated on site		Remove		
2025J	Mango	*Mangifera indica*	9		60%		(8 x 450) = (1 x 650)	$ 4,250.00	Remove		
2025K	Mango	*Mangifera indica*	3.5		20%	Co-canopy	NO MITIGATION REQUIRED - 3.5" DBH		Remove		0
2025L	Mango	*Mangifera indica*	5		20%	Co-canopy	1 Tree		Remove		1
2025M	Mango	*Mangifera indica*	9		30%	Co-canopy	1 Tree		Remove		1
2025N	Avocado	*Persea americana*	4		50%	Co-canopy	4 x 450	$ 1,800.00	Remove		
2025O	Pongam	*Millettia pinnata*	2		40%	Co-canopy	NO MITIGATION REQUIRED - 2" DBH		Remove		0
2025P	Mango	*Mangifera indica*	5		20%	Co-canopy	1 Tree		Remove		1
2025Q	Moringa	*Moringa oleifera*	6		30%	Co-canopy	1 Tree		Remove		1
2025R	Mango	*Mangifera indica*	3		15%	Co-canopy	NO MITIGATION REQUIRED - 3" DBH		Remove		0
2025S	Citrus tree	*Citrus species*	3		40%	Co-canopy	NO MITIGATION REQUIRED - 3" DBH		Remove		0
2025T	Avocado	*Persea americana*	6		50%		6 x 450	$ 2,700.00	Remove		
2026	Triangle palm	*Dypsis decary*		5	70%		5' ht. palm		Remove	1	
2026A	Christmas palm	*Adonidia merrillii*		12	70%		12' ht. palm		Remove	1	
2027	Christmas palm	*Adonidia merrillii*		9	70%	9/5/5-	9' ht. palm		Remove	1	
2027A	Mango	*Mangifera indica*	14		50%	Co-dom inclusion	14" Mitigated on site		Remove		
2027B	Avocado	*Persea americana*	5		60%	Co-canopy	5 x 450	$ 2,250.00	Remove		
2058	Coconut palm	*Cocos nucifera*		4	70%		4' ht. palm		Remove	1	
2059	Avocado	*Persea americana*	6.5		60%		6.5 x 450	$ 2,925.00	Remove		
2028	Avocado	*Persea americana*	26		50%	Co-canopy, Dbl trunk	26" Mitigated on site		Remove		
2028A	Mango	*Mangifera indica*	6		60%	Co-canopy	6 x 450	$ 2,700.00	Remove		
2028B	Mango	*Mangifera indica*	8		50%	Co-canopy	8 x 450	$ 3,600.00	Remove		
2029	Coconut palm	*Cocos nucifera*		17	80%		17 ht. palm		Remove	1	
2030	Mango	*Mangifera indica*	11		60%	Co-dom leaders	11" Mitigated on site		Remove		
2031	Coconut palm	*Cocos nucifera*		19	80%		19' ht. palm		Remove	1	
2032	Royal poinciana	*Delonix regia*	24		30%	Major trunk decay	1 Tree		Remove		1
2033	Mango	*Mangifera indica*	32		30%	Co-canopy, decay in trunk, co-dom leaders	1 Tree		Remove		1
2034	Royal poinciana	*Delonix regia*	24		30%	Co-canopy	1 Tree		Remove		1
2034A	Albizia	*Albizia lebbeck*	19		30%	Invasive	1 Tree		Remove		1
2035	Mahogany	*Swietenia mahogoni*	19		45%	Power lines, large limbs broken and hanging	1 Tree		Remove		1
2036	Coconut palm	*Cocos nucifera*		14	60%		14' ht. palm		Remove	1	
2037	Mahogany	*Swietenia mahogoni*	23		40%	Power lines, co-dom with inclusion	1 Tree		Remove		1
2037A	Christmas palm	*Adonidia merrillii*		12	60%		12' ht. palm		Remove	1	
2037B	Christmas palm	*Adonidia merrillii*		12	60%		12' ht. palm		Remove	1	
2056A	Mango	*Mangifera indica*	8.5		20%	Co-canopy; not on property			Remain		
2048	Gumbo limbo	*Bursera simaruba*	6.5		20%	Restricted roots 3 sides; not on property			Remain		
2049	Travelers palm	*Ravenala madagascariensis*		10	70%	Not on property			Remain		
2050	Travelers palm	*Ravenala madagascariensis*		10	70%	Not on property			Remain		
2051	Travelers palm	*Ravenala madagascariensis*		10	70%	Not on property			Remain		
2056	Travelers palm	*Ravenala madagascariensis*		10	70%	Not on property			Remain		
2057	Travelers palm	*Ravenala madagascariensis*		10	70%	Not on property			Remain		
2065	Travelers palm	*Ravenala madagascariensis*		10	70%	Not on property			Remain		
2064	Travelers palm	*Ravenala madagascariensis*		10	70%	Not on property			Remain		
2063	Travelers palm	*Ravenala madagascariensis*		10	70%	Not on property			Remain		
2062	Travelers palm	*Ravenala madagascariensis*		10	70%	Not on property			Remain		
2061	Travelers palm	*Ravenala madagascariensis*		10	70%	Not on property			Remain		
2047	Travelers palm	*Ravenala madagascariensis*		10	70%	Not on property			Remain		
2057A	Travelers palm	*Ravenala madagascariensis*		10	70%	Not on property			Remain		
							26 Palms, 48 Trees	**$ 38,450.00**		29	40

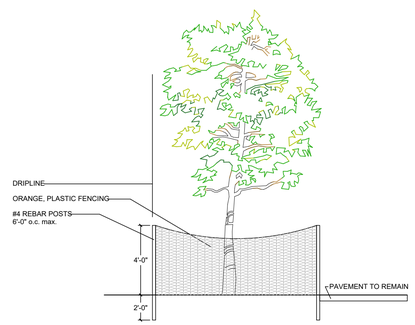


TREE MITIGATION CALCULATIONS

	REQUIRED	PROVIDED
REPLACEMENT TREES BELOW 50% CONDITION	40 TREES	40 TREES (4 BULNESIA, 3 CASSIA, 6 BRIDAL VEIL, 3 ILEX, 14 CRAPE MYRTLE, 10 BRAZILIAN BEAUTY LEAF)
REPLACEMENT TREES 50% AND ABOVE MITIGATED ON SITE WITH PROPOSED TREES	13 trees –204" dbh	52 trees–204" dbh
REPLACEMENT TREES 50% AND ABOVE MITIGATED THRU IN PAYMENT IN LIEU OF	14 trees – $38,450.00	
REPLACEMENT PALMS	29 PALMS = 422' C.T.	110 PALMS– 914' C.T.

TREE RELOCATION AND PROTECTION NOTES

1. All trees to be relocated to be tagged in field with orange tree tape
2. Tree relocation areas to be selectively cleared and set at final design grade prior to general site clearing and grubbing and according to city code requirements
3. Zero (0) Tree/Palm and zero (0) Tree/Palm to be tagged and shall be relocated on site
4. If possible all relocations to be done by 90" tree spade. If relocation by tree spade is not feasible, then hand digging will be required
5. Tree relocation to be coordinated with general contractor on site to determine scheduling
6. Identify all underground utilities prior to tree relocation
7. Temporary automatic watering system to be in place prior to commencement
8. Relocated trees to be set at final design grade
9. All relocated trees to be watered on a daily basis so as to maintain a permanently moist root ball until tree is established
10. All existing trees and shrubs to remain in place shall be protected from damage by machinery by installing temporary tree protection fence and installed as indicated on plan. Suitable tree protection methods shall be approved by the City.
11. Trees over four inches in caliper that are to be relocated will be root pruned at least four weeks in advance of their moving date



PLACE ORANGE, PLASTIC FENCING (BY TENSAR OR OTHER APPROVED EQUAL) AROUND INDIVIDUAL TREES AND TREE CLUMPS TO REMAIN ON SITE IN ANY AREAS WITHIN THE LIMITS OF CONSTRUCTION. BARRIER SHALL BE PLACED AT THE EDGE OF THE DRIPLINE OF THE THE TREE CANOPY OR AS FAR FROM THE TREE AS POSSIBLE WHERE THE CANOPY OVERHANGS PAVEMENT THAT IS TO REMAIN. BARRIER SHALL BE MAINTAINED IN AN UPRIGHT POSITION AT ALL TIMES.

TREE PROTECTION DETAIL

N.T.S.

TREE PROTECTION NOTE

All existing trees and shrubs to remain in place shall be protected from damage by machinery by installing temporary tree protection fence and installed as indicated on plan. Suitable tree protection methods shall be approved by the City.

TREE KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE RELOCATED
- EXISTING TREE TO BE REMOVED

SCALE: 1"=30'-0"

SHEET INDEX

TR–1 TREE DISPOSITION PLAN AND CHART
LP–1 OVERALL LANDSCAPE PLAN
LP–2 LANDSCAPE PLAN ENLARGEMENT NORTH
LP–3 LANDSCAPE PLAN ENLARGEMENT SOUTH AND PLANT LIST
LP–4 CIVIC SPACE ENLARGEMENT
LP–5 SPECIFICATIONS AND DETAILS
IR–1 OVERALL IRRIGATION PLAN
IR–2 IRRIGATION PLAN ENLARGEMENT NORTH
IR–3 IRRIGATION PLAN ENLARGEMENT SOUTH

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PROJECT
DELRAY SWAN
DELRAY BEACH, FL

TITLE
TREE DISPOSITION PLAN & CHART

PROJ. NO.	
FILE NAME	
BB	DRAWN
10–22–25	DATE
01–14–26	REV.
03–17–26	
04–21–26	

SHEET
TR-1
OF
1

CONSULTING ARBORIST, INC.

Arboriculture Tree Report

Delray Swan, Delray Beach Fl

To: Guardian Capital
Attn: Jeffrey A. Costello
Delray Beach, FL

Date: Oct. 20, 2021
Office: 561-573-1486
Email: jcostello@jcplanningsolutions.com

Prepared by: John Sutton
International Society of Arboriculture Certified Arborist

Certification of Performance

I, John Sutton, certify to the best of my knowledge, and abilities:

That I have personally inspected the tree(s) and or the property referred to in this report.

That it is my professional opinion, that the following report is true, and the conclusions and results stated are correct based on the information received about the property evaluated and the evaluation methods followed.

That the reported analyses, opinions, and conclusions are only limited by the reported assumptions, methods and limiting conditions and my personal, unbiased professional analyses, opinions and conclusions.

That Sutton Consulting Arborist, Inc. acts as an independent tree, and landscape consultant. This firm has no prospective or current interest in the property evaluated or interest/bias with respect to the parties involved.

That this Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

This report is written in good faith and all rights are reserved by Sutton Consulting Arborist, Inc. It is for use by the client named only.

_____John Sutton_____
John Sutton/Sutton Consulting Arborist
ISA Certified Arborist #SO-0326

Report

I. Introduction

This is a city block with both residential homes and commercial properties. My assignment is to evaluate all trees and palms on site for health and condition.

II. Property Involved

The property involved is known as Delray Swan, Delray Beach, FL. I arrived on site 10-17-2021. The trees/palms are located throughout the property.

III. Data Collection

The property/trees were evaluated by site visit to determine environmental conditions, species, size (DBH and height) condition as a percentage and pictures.

IV. Limiting Conditions

This "Arboriculture Report" includes only the listed trees, landscape conditions in the immediate area where the tree is located, and conditions caused by or attributable to the trees on this property. We did not evaluate and make no evaluation or conclusions regarding any other part of the landscape or other items of this property.

Limits of the Assignment

1. This report is not intended as and does not represent legal advice and should not be relied upon to take the place of such advice.

2. This report is limited to documenting the condition of the tree on the dates given. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided be others.

3. Loss or alteration of any part of this report invalidates the entire report.

4. Sketches and photographs used in this report are intended as visual aids only and are not necessarily to scale.

V. **Discussion**

An urban landscape is not a forest, woods or other wild habitat. It is intended to be a planned and controlled environment. Trees can cause considerable damage to structures when not planted in the right locations based on species and mature size. Trees should be planted with adequate green space for mature tree size both above and below ground in-order to prevent conflicts with all structures above and below ground. The appearance and value of residential landscapes suffer, and the property devaluates due to poor tree placement.

Poorly planned landscapes also give rise to possible property damage, bodily injury and other negative circumstances and unnecessary expenses

Properly designed and professionally maintained landscape, plants, shrubs and trees traditionally stabilize and/or increase property values.

Most tree roots grow out horizontally from the tree in the top 6-12 inches of soil. A mature tree's roots can spread 2-3 times the diameter of the tree's crown or canopy.

Critical Root Zone (CRZ)

For existing trees, there is a minimum amount of area, above (for the trunk and crown) and below ground (for soil health and the root system vitality) that is required to protect trees and preserve tree health. This area is identified as the Critical Root Zone (CRZ) and is generally agreed to be equivalent to the soil area below ground and the space above ground defined by the tree's dripline, or the greatest extent of the branches. Significant risk of catastrophic failure exists if structural roots within this given radius are destroyed or severely damaged. Limits of disruption are based upon tree diameter (DBH) at 4.5 feet above the ground. We define the Critical Root Zone for all trees as the circular area above and below ground with a radius equivalent to the greater of 6 feet or 1.0 feet for every inch in trunk diameter at 4.5 feet above the ground. For example, a tree with a trunk diameter (DBH) of 10 inches has a CRZ of 10 feet (10 inches x 1.0) around the tree. While the radius of the CRZ is 10 feet, the diameter of the entire CRZ is 20 feet.

Generally, the full Perimeter (PCRZ) is considered the optimum amount of root protection for a tree. (The ICRZ is identified as the inner half of the CRZ radius). As root impact occurs within the PCRZ, greater post care will be required for the tree to remain alive and stable. The absolute maximum disturbance allowed must still leave the ICRZ undisturbed if the tree is to have any chance of survival.

The CRZ (Critical Root Zone) is calculated at 1" of root for each inch of trunk diameter at or near breast height (dbh). This gives the radius of the CRZ.

Example:

Tree Diameter	CRZ	Tree Diameter	CRZ
2" diameter	2' radius	16" diameter	16' radius
4" diameter	4' radius	20" diameter	20' radius
6" diameter	6' radius	24" diameter	24' radius
10" diameter	10' radius	30" diameter	30' radius
12" diameter	12' radius	40" diameter	40' radius

The CRZ of a tree, also called the "tree protection zone", is often defined as an imaginary circle on the ground that corresponds with the "dripline" of the tree. However, the dripline is very irregular and misleading, so the trunk diameter is referred to.

This is a generally accepted method for measuring CRZ, root systems do vary in depth and spread based on size of tree, soil quality, water table, species, and other related factors such as root obstructions.

VI. Conclusions and Recommendations

Please see attached survey with tree locations, below; excel spreadsheet, and pictures.

Tree #	Common name	*Botanical name*	DBH	Height	Condition	Gen. Notes
1919	Christmas palm DBL	*Adonidia merrillii*		7/8/	70%	
1920	Sabal palm	*Sabal palmetto*		5	70%	
1982	Laurel oak	*Quercus laurifolia*	12		45%	Restricted roots 2 sides, co-dom inclusion, decay in trunk
1983	Fishtail palm	*Caryota mitis*		7	70%	
1984	Live oak	*Quercus virginiana*	19		60%	Co-canopy
1985	Gumbo limbo	*Bursera simaruba*	10.5			
1983A	Fishtail palm	*Caryota mitis*		12	70%	
1983B	Fishtail palm	*Caryota mitis*		12	70%	
1983C	Fishtail palm	*Caryota mitis*		12	70%	
1983D	Fishtail palm	*Caryota mitis*		12	70%	
1983E	Fishtail palm	*Caryota mitis*		12	70%	
1983F	Fishtail palm	*Caryota mitis*		12	70%	
1986	Mango	*Mangifera indica*	16.5		60%	Co-dom inclusion
1986A	Coconut palm	*Cocos nucifera*		18	70%	
1986B	Citrus tree	*Citrus species*	9		30%	Co-canopy
1986C	Tamarind	*Tamarindus indica*	12		60%	Co-canopy
1986D	Avocado	*Persea americana*	6		40%	Co-canopy
1989	Green buttonwood	*Conocarpus erectus*	4		80%	New tree
1990	Pigeon plum	*Coccoloba diversifolia*	3.5		80%	Co-canopy, blocking road sign
1991	Sabal palm	*Sabal palmetto*		14	70%	
1992	Sabal palm	*Sabal palmetto*		18	70%	
1993	Sabal palm	*Sabal palmetto*		16	70%	
1994	Sabal palm	*Sabal palmetto*		16	70%	
1995	Mahogany	*Swietenia mahagoni*	15		40%	Restricted roots, co-canopy
1996	Mahogany	*Swietenia mahagoni*	15		30%	Restricted roots, co-canopy
1997	Mahogany	*Swietenia mahagoni*	24		60%	Restricted roots, trunk scared up
1998	Live oak	*Quercus virginiana*	4		40%	Leaning
1999	Live oak	*Quercus virginiana*	16		60%	Restricted roots 2 sides, co-canopy
2000	Live oak	*Quercus virginiana*	15.5		60%	Restricted roots 2 sides, co-canopy
2001	Live oak	*Quercus virginiana*	12.5		60%	Restricted roots 2 sides, co-canopy
2002	Live oak	*Quercus virginiana*	9		40%	Restricted roots 1 side, co-canopy
2003	Live oak	*Quercus virginiana*	12		45%	Restricted roots 1 side, co-canopy
2004	Live oak	*Quercus virginiana*	12		45%	Restricted roots 1 side, co-canopy
2005	Live oak	*Quercus virginiana*	18.3		70%	Restricted roots 2 sides, co-canopy, power lines
2006	Ficus nitida	*Ficus microcarpa*	8		20%	Invasive, co-canopy, co-dom inclusion
2007	Ficus nitida	*Ficus microcarpa*	14.5		30%	Invasive, co-canopy, co-dom inclusion
2008	Travelers's palm	*Ravenala madagascariensis*		12	70%	Restricted roots 2 sides
Tree #	**Common name**	***Botanical name***	**DBH**	**Height**	**Condition**	**Gen. Notes**
2009	Travelers's palm	*Ravenala madagascariensis*		12	70%	
2010	Travelers's palm	*Ravenala madagascariensis*		12	70%	
2011	Travelers's palm	*Ravenala madagascariensis*		7	70%	

2012	Seagrape	*Coccoloba uvifera*	70+		30%	Co-canopy, Multitrunk, decay in scaffold
2013	Royal poinciana	*Delonix regia*	6.5		50%	Co-dom inclusion
2014	Coconut palm	*Cocos nucifera*		35	80%	
2015	Mango	*Mangifera indica*	10.5		20%	Co-canopy
2014A	Avocado	*Persea americana*	3		30%	Co-canopy
2014B	Avocado	*Persea americana*	9		20%	Co-canopy
2015A	Mango	*Mangifera indica*	12		30%	Co-canopy
2015B	Avocado	*Persea americana*	9		20%	Co-canopy
2015C	Avocado	*Persea americana*	4.5		50%	Co-canopy
2015D	Mango	*Mangifera indica*	5.5		20%	Co-canopy
2015E	Coconut palm	*Cocos nucifera*		23	80%	
2015F	Moringa	*Moringa oleifera*	5.5		20%	Co-canopy
2015G	Sabal palm	*Sabal palmetto*		20	70%	
2015H	Moringa	*Moringa oleifera*	13		30%	Multi trunk, co canopy
2017	Gumbo limbo	*Bursera simaruba*	14.5		60%	Co-dom inclusion
2018	Tropic almond	*Terminalia catappa*	11		20%	Tip decline, multiple broken branches
2019	Cacti	*Cactaceae*	n/a	n/a	n/a	Not a tree
2020	Citrus tree	*Citrus species*	4.5		60%	
2021	Mango	*Mangifera indica*	18		60%	DBL trunk
2021A	Moringa	*Moringa oleifera*	7.5		45%	Poor structure
2021B	Avocado	*Persea americana*	8		30%	Co-canopy, hat racked
2021C	Mango	*Mangifera indica*	8		40%	Co-canopy
2021D	Coconut palm	*Cocos nucifera*		30	80%	
2021E	Mango	*Mangifera indica*	7		40%	Tip decline
2021F	Mango	*Mangifera indica*	24.5		10%	Sprouted stump
2021G	Mango	*Mangifera indica*	8.5		40%	Co-canopy
2022	Coconut palm	*Cocos nucifera*		*12*	80%	
2023	Mango	*Mangifera indica*	*24*		10%	Tall, sprouted stump
2024	Mango	*Mangifera indica*	13		50%	Multi trunk, co-dom inclusion
2024A	Mango	*Mangifera indica*	5		20%	Multi trunk
2024B	Mango	*Mangifera indica*	*8*		50%	Multi trunk
2025	Mango	*Mangifera indica*	*5.5*		50%	Co-dom inclusion, poor structure
2025A	Soursop	*Annona muricata*	3		45%	
2025B	Moringa	*Moringa oleifera*	7		50%	Poor structure
2025C	Mango	*Mangifera indica*	3.5		60%	
2025D	Mango	*Mangifera indica*	4.5		60%	
2025E	Soursop	*Moringa oleifera*	4.5		40%	
2025F	Soursop	*Moringa oleifera*	2		40%	
2025G	Soursop	*Moringa oleifera*	3.5		20%	Major trunk damage
2025H	Citrus tree	*Citrus species*	3.5		60%	
2025I	Citrus tree	*Citrus species*	4		60%	
Tree #	**Common name**	***Botanical name***	**DBH**	**Height**	**Condition**	**Gen. Notes**
2025J	Mango	*Mangifera indica*	9		60%	
2025K	Mango	*Mangifera indica*	3.5		20%	Co-canopy
2025L	Mango	*Mangifera indica*	5		20%	Co-canopy

2025M	Mango	*Mangifera indica*	9		30%	Co-canopy
2025N	Avocado	*Persea americana*	4		50%	Co-canopy
2025O	Pongam	*Millettia pinnata*	2		40%	Co-canopy
2025P	Mango	*Mangifera indica*	5		20%	Co-canopy
2025Q	Moringa	*Moringa oleifera*	6		30%	Co-canopy
2025R	Mango	*Mangifera indica*	3		15%	Co-canopy
2025S	Citrus tree	*Citrus species*	3		40%	Co-canopy
2025T	Avocado	*Persea americana*	6		50%	
2026	Triangle palm	*Dypsis decaryi*		5	70%	
2026A	Christmas palm	*Adonidia merrillii*		12	70%	
2027	Christmas palm	*Adonidia merrillii*		9	70%	9/5/5-
2027A	Mango	*Mangifera indica*	14		50%	Co-dom inclusion
2027B	Avocado	*Persea americana*	5		60%	Co-canopy
2058	Coconut palm	*Cocos nucifera*	4		70%	
2059	Avocado	*Persea americana*	6.5		60%	
2028	Avocado	*Persea americana*	26		50%	Co-canopy, Dbl trunk
2028A	Mango	*Mangifera indica*	6		60%	Co-canopy
2028B	Mango	*Mangifera indica*	8		50%	Co-canopy
2029	Coconut palm	*Cocos nucifera*		17	80%	
2030	Mango	*Mangifera indica*	11		60%	Co-dom leaders
2031	Coconut palm	*Cocos nucifera*		19	80%	
2032	Royal poinciana	*Delonix regia*	24		30%	Major trunk decay
2033	Mango	*Mangifera indica*	32		30%	Co-canopy, decay in trunk, co-dom leaders
2034	Royal poinciana	*Delonix regia*	24		30%	Co-canopy
2034A	Albizia	*Albizia lebbeck*	19		30%	Invasive
2035	Mahogany	*Swietenia mahagoni*	19		45%	Power lines, large limbs broken and hanging
2036	Coconut palm	*Cocos nucifera*		14	60%	
2037	Mahogany	*Swietenia mahagoni*	23		40%	Power lines, co-dom with inclusion
2037A	Christmas palm	*Adonidia merrillii*		12	60%	
2037B	Christmas palm	*Adonidia merrillii*		12	60%	
2056	Mango	*Mangifera indica*	8.5		20%	Co-canopy
2048	Gumbo limbo	*Bursera simaruba*	6.5		20%	Restricted roots 3 sides
2049	Travelers's palm	*Ravenala madagascariensis*		10	70%	
2050	Travelers's palm	*Ravenala madagascariensis*		10	70%	
2051	Travelers's palm	*Ravenala madagascariensis*		10	70%	
2056	Travelers's palm	*Ravenala madagascariensis*		10	70%	
2057	Travelers's palm	*Ravenala madagascariensis*		10	70%	
2065	Travelers's palm	*Ravenala madagascariensis*		10	70%	
2064	Travelers's palm	*Ravenala madagascariensis*		10	70%	
2063	Travelers's palm	*Ravenala madagascariensis*		10	70%	
Tree #	Travelers's palm	***Botanical name***	**DBH**	**Height**	**Condition**	**Gen. Notes**
2062	Travelers's palm	*Ravenala madagascariensis*		10	70%	
2061	Travelers's palm	*Ravenala madagascariensis*		10	70%	
2047	Travelers's palm	*Ravenala madagascariensis*		10	70%	

2057A	Travelers's palm	*Ravenala madagascariensis*		10	70%	



Tree #	Common name	*Botanical name*	DBH	Height	Condition
1919	**Christmas palm DBL**	***Adonidia merrillii***		**7/8/**	**70%**



Tree #	Common name	*Botanical name*	DBH	Height	Condition
1920	**Sabal palm**	***Sabal palmetto***		**5**	**70%**



Tree #	Common name	*Botanical name*	DBH	Height	Condition
1982	Laurel oak	*Quercus laurifolia*	12		45%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
1983	Fishtail palm	*Caryota mitis*		7	70%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
1984	**Live oak**	***Quercus virginiana***	**19**		**60%**



Tree #	Common name	*Botanical name*	DBH	Height	Condition
1985	Gumbo limbo	*Bursera simaruba*	10.5		



Tree #	Common name	*Botanical name*	DBH	Height	Condition
1983A	Fishtail palm	*Caryota mitis*		12	70%
1983B	Fishtail palm	*Caryota mitis*		12	70%
1983C	Fishtail palm	*Caryota mitis*		12	70%
1983D	Fishtail palm	*Caryota mitis*		12	70%
1983E	Fishtail palm	*Caryota mitis*		12	70%
1983F	Fishtail palm	*Caryota mitis*		12	70%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
1986	Mango	*Mangifera indica*	16.5		60%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
1986A	Coconut palm	*Cocos nucifera*		18	70%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
1986B	**Citrus tree**	***Citrus species***	**9**		**30%**



Tree #	Common name	*Botanical name*	DBH	Height	Condition
1986C	Tamarind	*Tamarindus indica*	12		60%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
1986D	Avocado	*Persea americana*	6		40%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
1989	Green buttonwood	*Conocarpus erectus*	4		80%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
1990	Pigeon plum	*Coccoloba diversifolia*	3.5		80%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
1991	Sabal palm	*Sabal palmetto*		14	70%
1992	Sabal palm	*Sabal palmetto*		18	70%
1993	Sabal palm	*Sabal palmetto*		16	70%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
1994	Sabal palm	*Sabal palmetto*		16	70%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
1995	Mahogany	*Swietenia macrophylla*	15		40%
1996	Mahogany	*Swietenia macrophylla*	15		30%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
1997	Mahogany	*Swietenia macrophylla*	24		60%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
1998	**Live oak**	***Quercus virginiana***	**4**		**40%**



Tree #	Common name	*Botanical name*	DBH	Height	Condition
1999	Live oak	*Quercus virginiana*	16		60%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2000	Live oak	*Quercus virginiana*	15.5		60%
2001	Live oak	*Quercus virginiana*	12.5		60%
2002	Live oak	*Quercus virginiana*	9		40%
2003	Live oak	*Quercus virginiana*	12		45%
2004	Live oak	*Quercus virginiana*	12		45%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2005	Live oak	*Quercus virginiana*	18.25		70%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2006	Ficus nitida	*Ficus microcarpa*	8		20%
2007	Ficus nitida	*Ficus microcarpa*	14.5		30%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2008	Travelers palm	*Ravenala madagascariensis*		12	70%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2009	Travelers palm	*Ravenala madagascariensis*		12	70%
2010	Travelers palm	*Ravenala madagascariensis*		12	70%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2011	Travelers palm	*Ravenala madagascariensis*		7	70%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2012	Seagrpae	*Coccoloba uvifera*	70+		30%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2013	Royal poinciana	*Delonix regia*	6.5		50%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2014	Coconut palm	*Cocos nucifera*		35	80%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2015	**Mango**	***Mangifera indica***	**10.5**		**20%**



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2014A	Avocado	*Persea americana*	3		30%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2014B	Avocado	*Persea americana*	9		20%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2015A	Mango	*Mangifera indica*	12		30%
2015B	Avocado	*Persea americana*	9		20%
2015C	Avocado	*Persea americana*	4.5		50%
2015D	Mango	*Mangifera indica*	5.5		20%
2015E	Coconut palm	*Cocos nucifera*		23	80%
2015F	Moringa	*Moringa oleifera*	5.5		20%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2015G	**Sabal palm**	***Sabal palmetto***		**20**	**70%**



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2015H	**Moringa**	***Moringa oleifera***	**13**		**30%**



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2017	Gumbo limbo	*Bursera simaruba*	14.5		60%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2018	Tropic almond	*Terminalia catappa*	11		20%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2020	**Citrus tree**	***Citrus species***	**4.5**		**60%**



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2021	Mango	*Mangifera indica*	18		60%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2021A	Moringa	*Moringa oleifera*	7.5		45%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2021B	Avocado	*Persea americana*	8		30%
2021C	Mango	*Mangifera indica*	8		40%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2021D	Coconut palm	*Cocos nucifera*		30	80%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2021E	**Mango**	***Mangifera indica***	**7**		**40%**



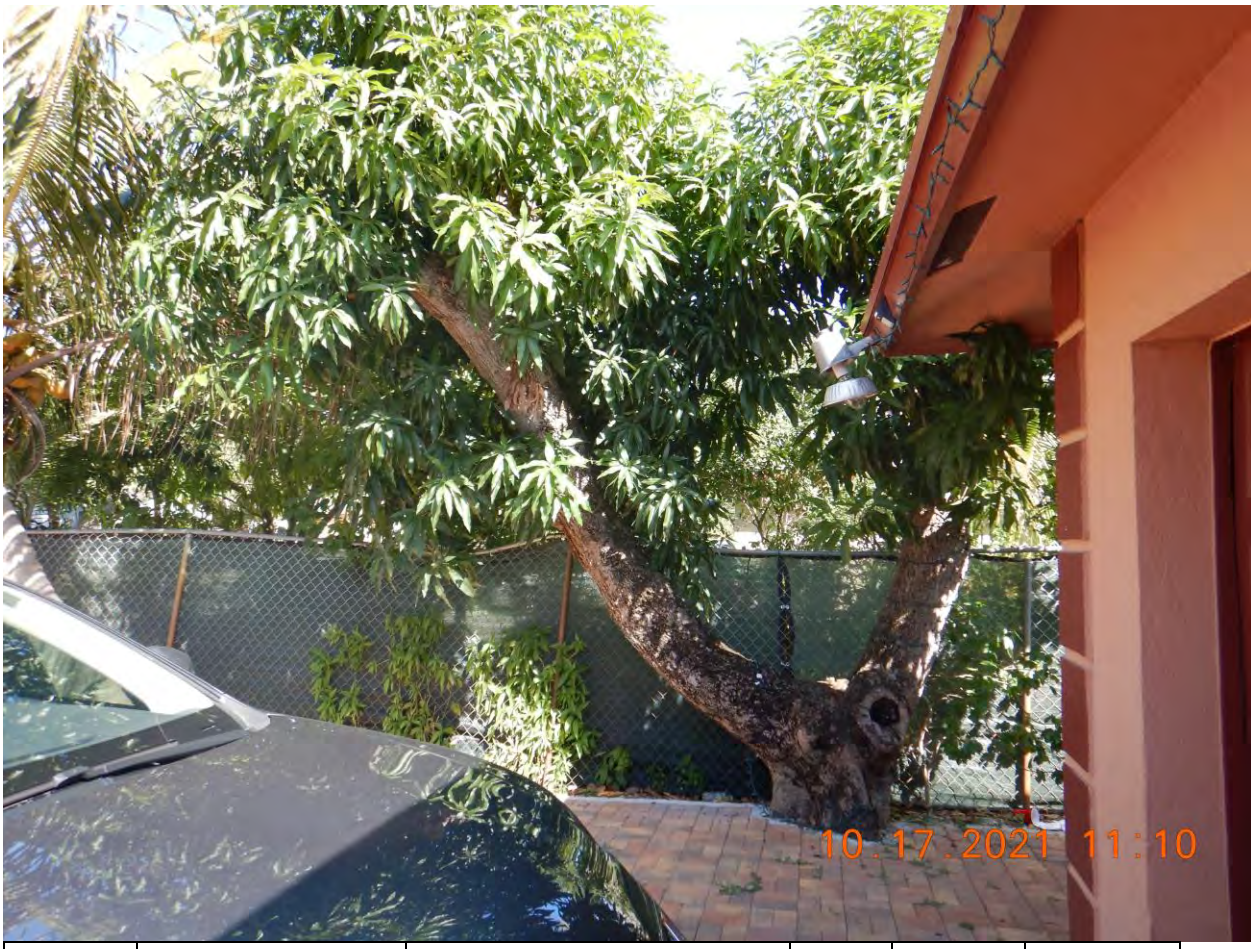
Tree #	Common name	*Botanical name*	DBH	Height	Condition
2021F	Mango	*Mangifera indica*	24.5		10%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2021G	Mango	*Mangifera indica*	8.5		40%



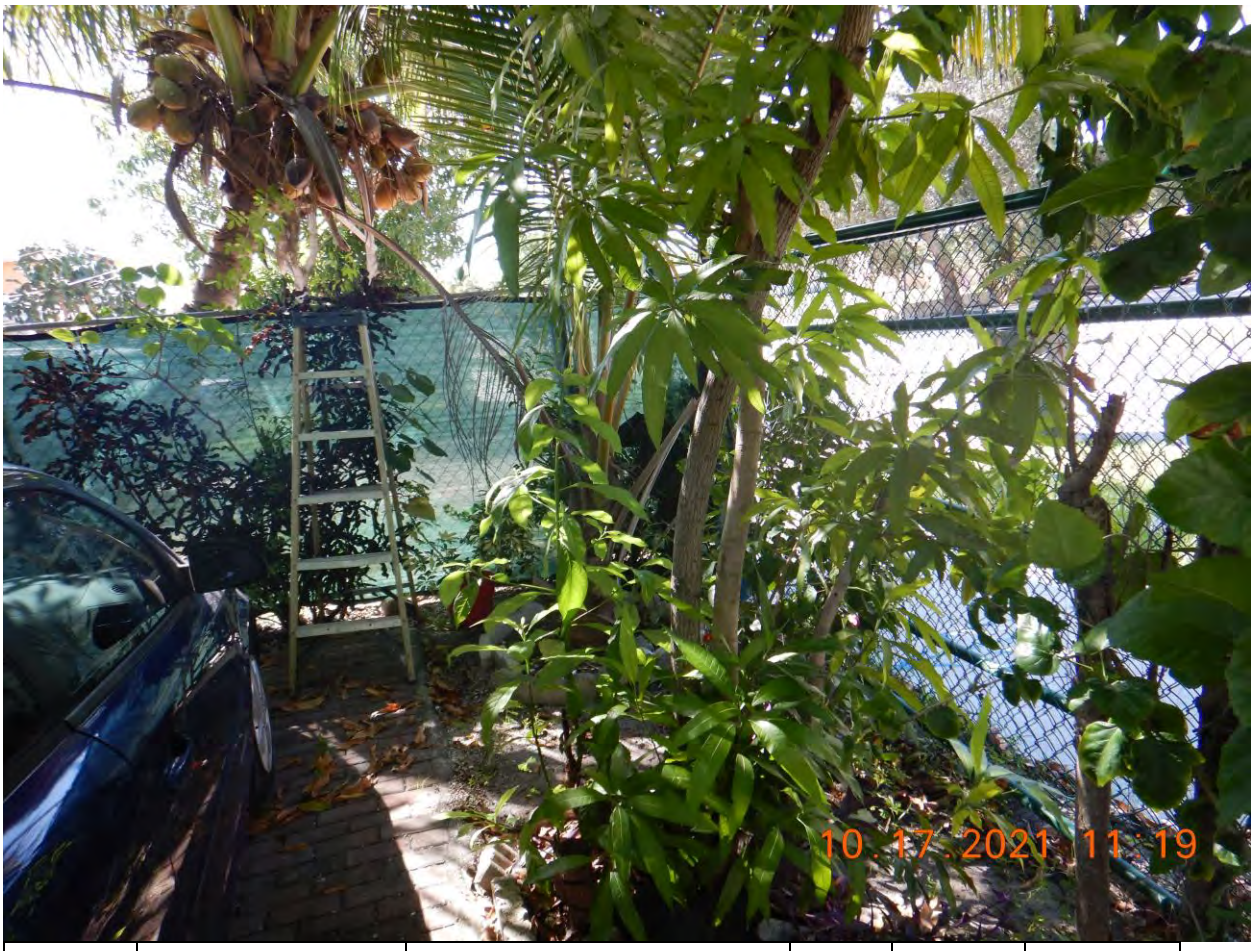
Tree #	Common name	*Botanical name*	DBH	Height	Condition
2022	Coconut palm	*Cocos nucifera*		12	80%



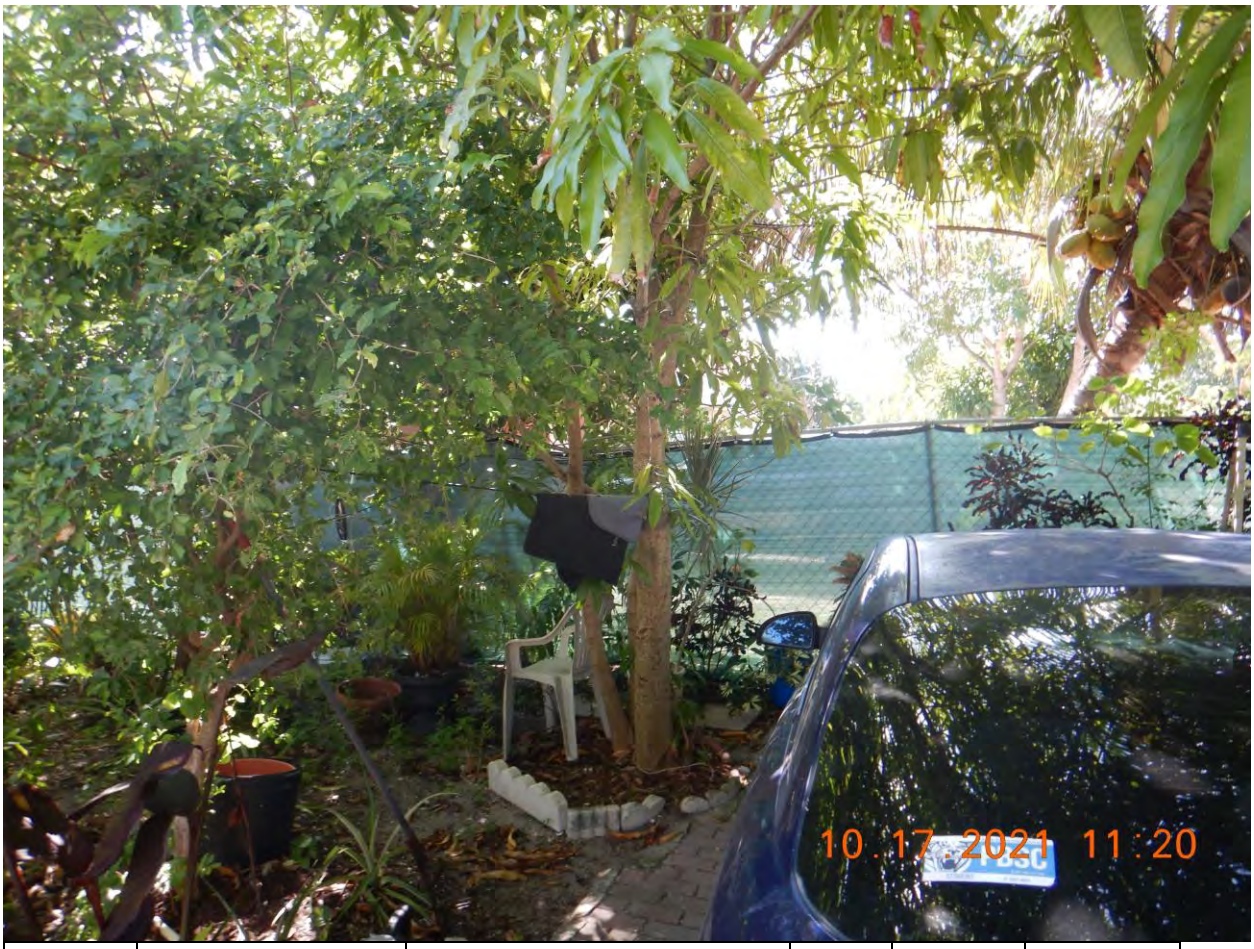
Tree #	Common name	*Botanical name*	DBH	Height	Condition
2023	**Mango**	***Mangifera indica***	**24**		**10%**



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2024	**Mango**	***Mangifera indica***	**13**		**50%**



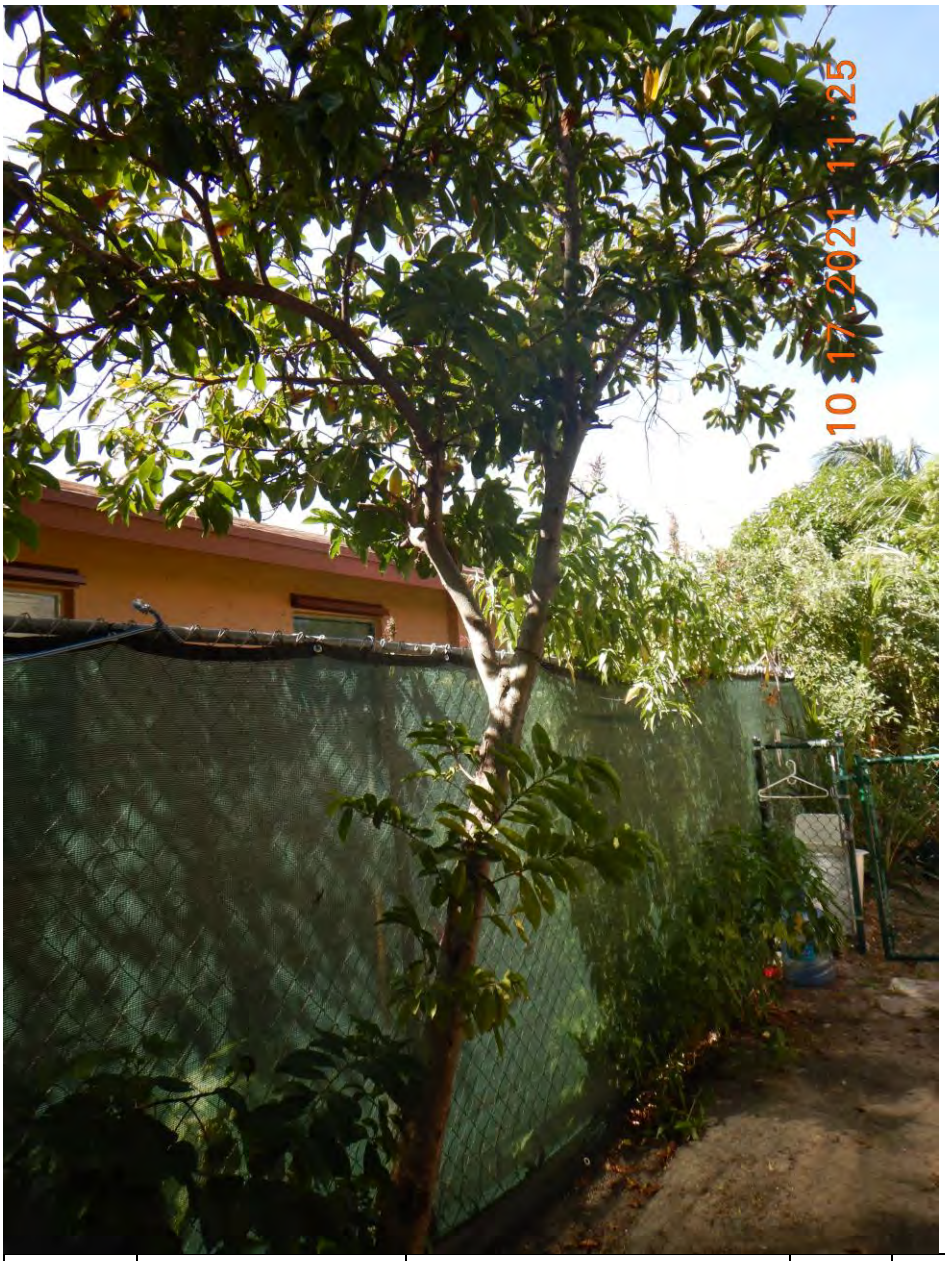
Tree #	Common name	*Botanical name*	DBH	Height	Condition
2024A	**Mango**	***Mangifera indica***	**5**		**20%**



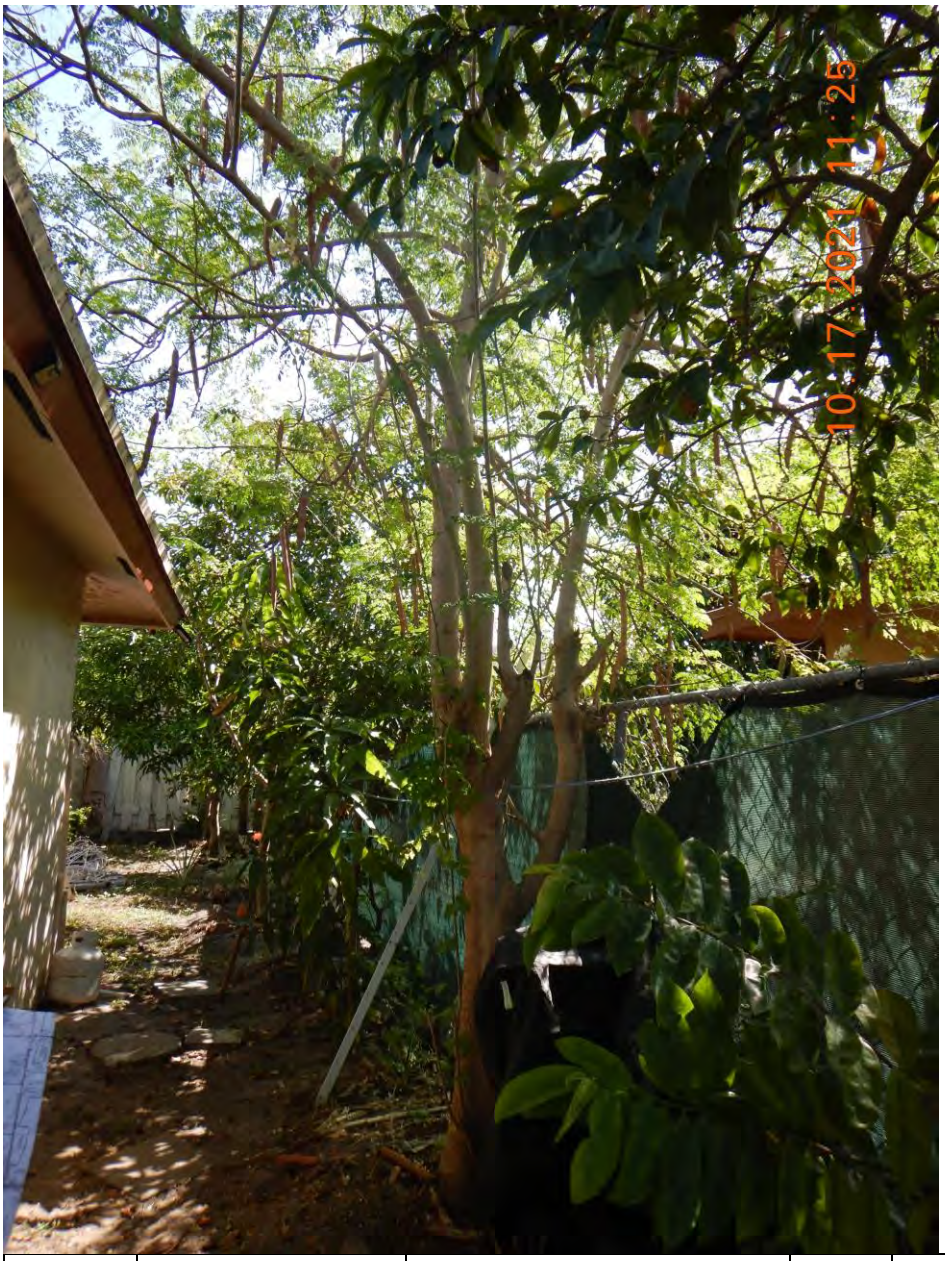
Tree #	Common name	*Botanical name*	DBH	Height	Condition
2024B	Mango	*Mangifera indica*	8		50%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2025	Mango	*Mangifera indica*	5.5		50%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2025A	Soursop	*Annona muricata*	3		45%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2025B	**Moringa**	***Moringa oleifera***	**7**		**50%**



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2025C	Mango	*Mangifera indica*	3.5		60%
2025D	Mango	*Mangifera indica*	4.5		60%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2025E	Soursop	*Moringa oleifera*	4.5		40%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2025F	Soursop	*Moringa oleifera*	2		40%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2025G	Soursop	*Moringa oleifera*	3.5		20%
2025H	Citrus tree	*Citrus species*	3.5		60%
2025I	Citrus tree	*Citrus species*	4		60%



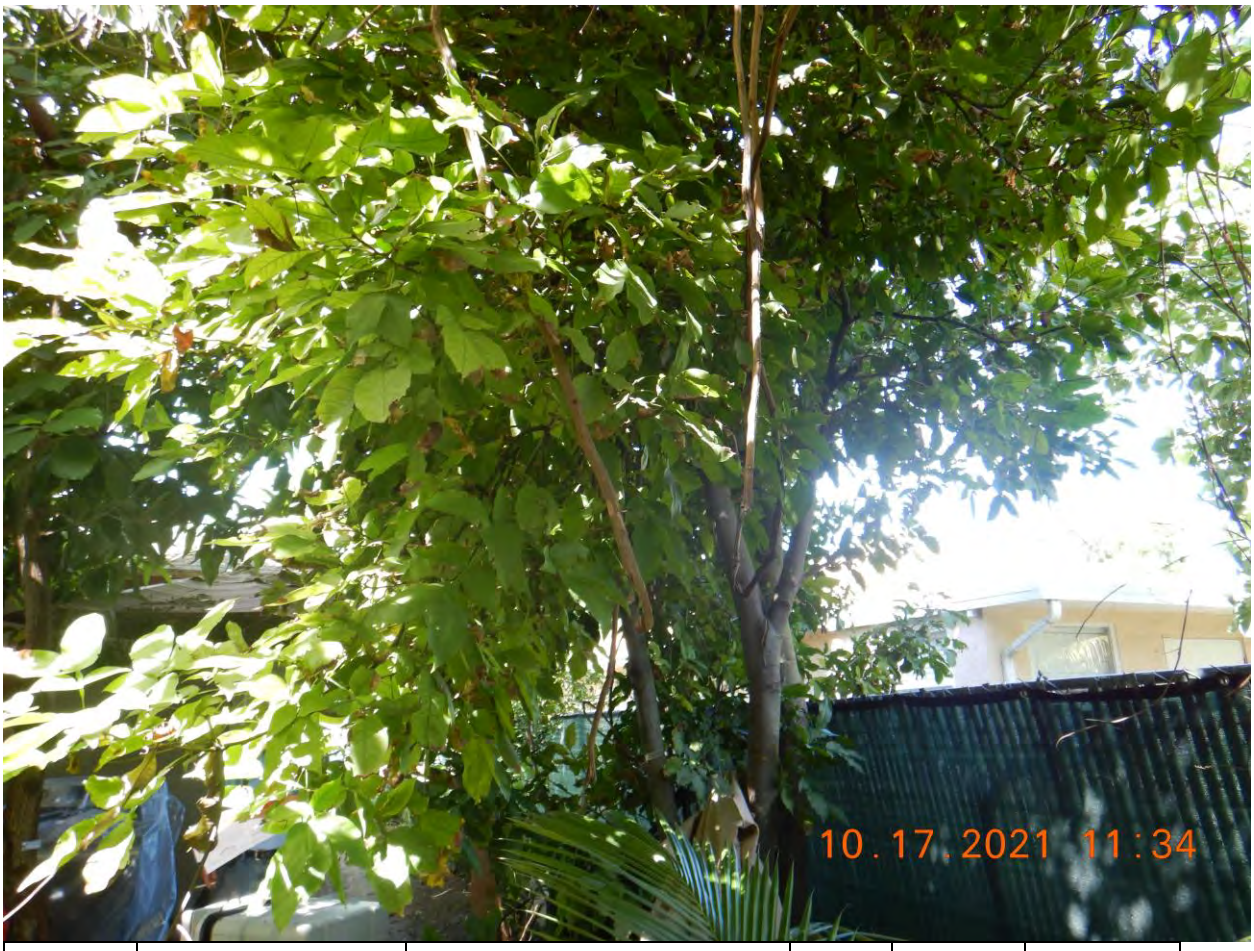
Tree #	Common name	*Botanical name*	DBH	Height	Condition
2025J	**Mango**	***Mangifera indica***	**9**		**60%**



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2025K	Mango	*Mangifera indica*	3.5		20%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2025L	Mango	*Mangifera indica*	5		20%
2025M	Mango	*Mangifera indica*	9		30%
2025N	Avocado	*Persea americana*	4		50%



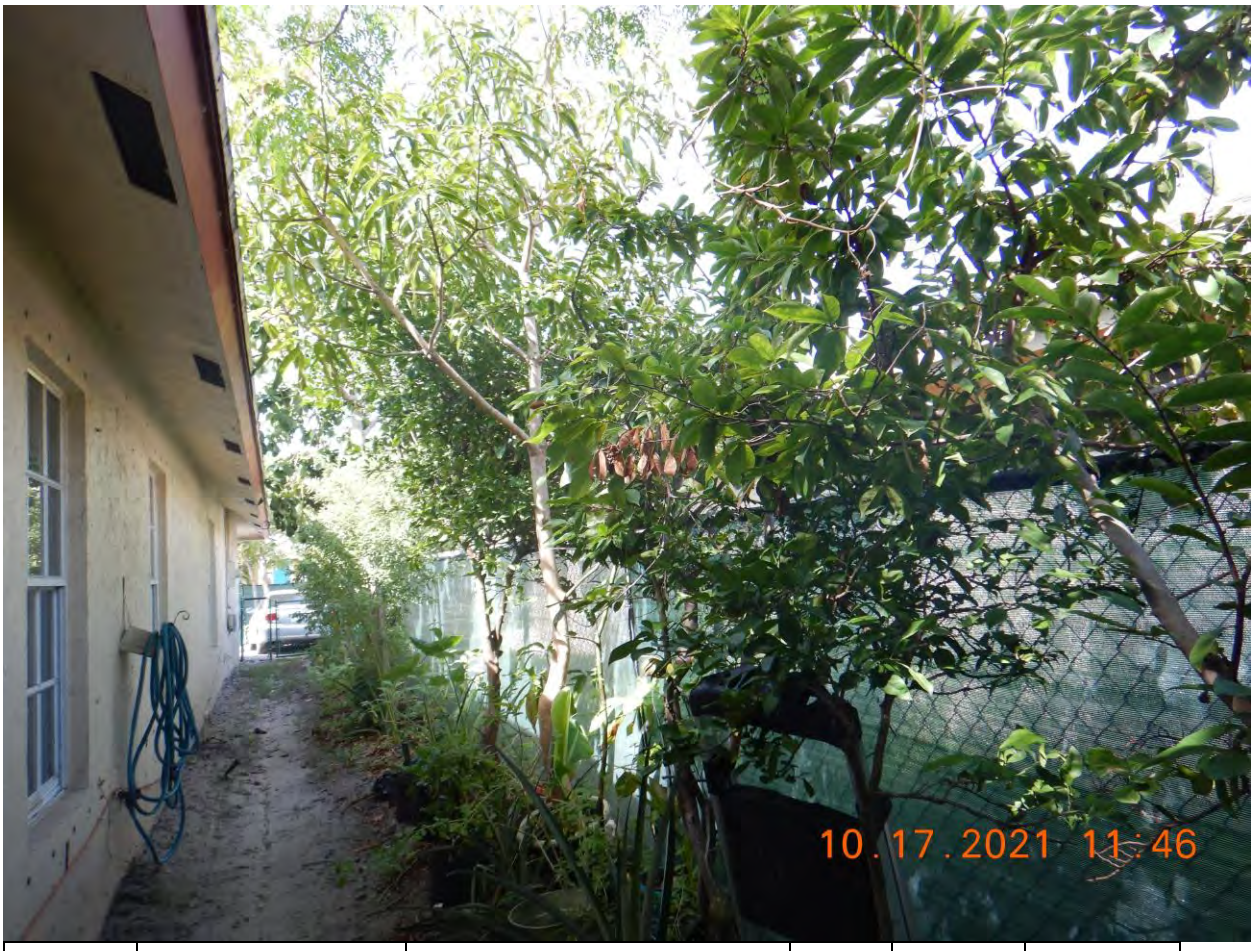
Tree #	Common name	*Botanical name*	DBH	Height	Condition
2025O	Pongam	*Millettia pinnata*	2		40%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2025P	**Mango**	***Mangifera indica***	**5**		**20%**



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2025Q	Moringa	*Moringa oleifera*	6		30%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2025R	Mango	*Mangifera indica*	3		15%
2025S	Citrus tree	*Citrus species*	3		40%
2025T	Avocado	*Persea americana*	6		50%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2026	Triangle palm	*Dypsis decaryi*		5	70%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2026A	Christmas palm	*Adonidia merrillii*		12	70%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2027	Christmas palm	*Adonidia merrillii*		9	70%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2027A	**Mango**	***Mangifera indica***	**14**		**50%**



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2027B	**Avocado**	***Persea americana***	**5**		**60%**



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2058	Coconut palm	*Cocos nucifera*	4		70%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2059	Avocado	*Persea americana*	6.5		60%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2028	Avocado	*Persea americana*	26		50%



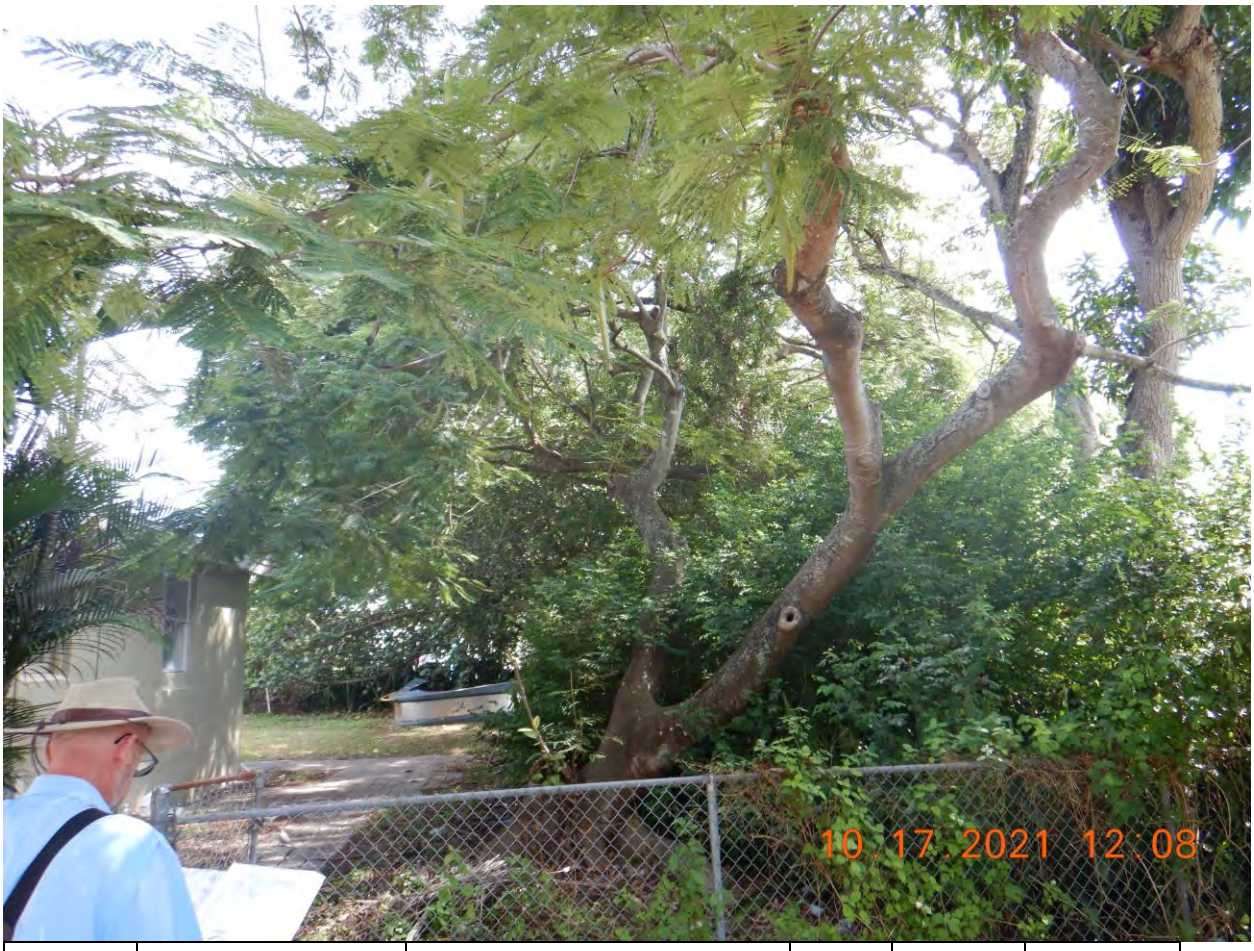
Tree #						on name
2028A	Mango	*Mangifera indica*	6		60%	
2028B	Mango	*Mangifera indica*	8		50%	



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2029	**Coconut palm**	***Cocos nucifera***		**17**	**80%**



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2030	Mango	*Mangifera indica*	11		60%
2031	Coconut palm	*Cocos nucifera*		19	80%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2032	Royal poinciana	*Delonix regia*	24		30%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2033	Mango	*Mangifera indica*	32		30%
2034	Royal poinciana	*Delonix regia*	24		30%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2034A	**Albezia**	***Albezia lebbeck***	**19**		**30%**



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2035	Mahogany	*Swietenia macrophylla*	19		45%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2036	Coconut palm	*Cocos nucifera*		14	60%
2037	Mahogany	*Swietenia macrophylla*	23		40%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2037A	Christmas palm	*Adonidia merrillii*		12	60%
2037B	Christmas palm	*Adonidia merrillii*		12	60%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2056	Mango	*Mangifera indica*	8.5		20%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2048	Gumbo limbo	*Bursera simaruba*	6.5		20%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2049	Travelers palm	*Ravenala madagascariensis*		10	70%
2050	Travelers palm	*Ravenala madagascariensis*		10	70%
2051	Travelers palm	*Ravenala madagascariensis*		10	70%
2056	Travelers palm	*Ravenala madagascariensis*		10	70%
2057	Travelers palm	*Ravenala madagascariensis*		10	70%
2065	Travelers palm	*Ravenala madagascariensis*		10	70%



Tree #	Common name	*Botanical name*	DBH	Height	Condition
2064	**Travelers palm**	***Ravenala madagascariensis***		**10**	**70%**
2063	**Travelers palm**	***Ravenala madagascariensis***		**10**	**70%**
2062	**Travelers palm**	***Ravenala madagascariensis***		**10**	**70%**
2061	**Travelers palm**	***Ravenala madagascariensis***		**10**	**70%**
2047	**Travelers palm**	***Ravenala madagascariensis***		**10**	**70%**
2057A	**Travelers palm**	***Ravenala madagascariensis***		**10**	**70%**

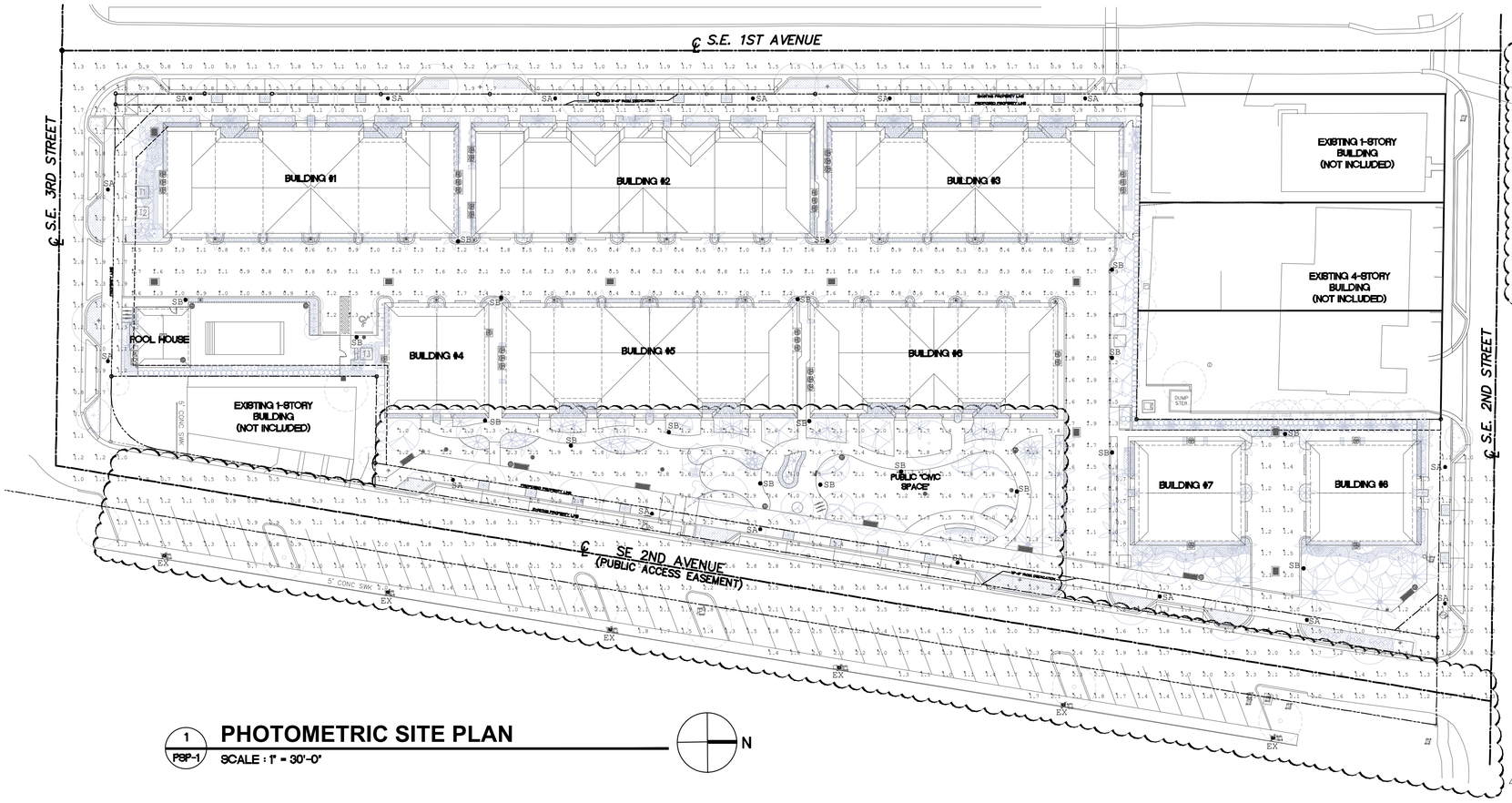
Please feel free to contact me should you have any questions.

In Support

John Sutton

John Sutton/Sutton Consulting Arborist
ISA Certified Arborist #SO-0326

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1 PSP-1 **PHOTOMETRIC SITE PLAN**

SCALE : 1" = 30'-0"

N

1 2

LUMINAIRE SCHEDULE

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊙	16	SA	Single	FPL POST TOP ACORN	1.000	7811	60	600
⊙	19	SB	Single	ARB-B2-LED-D1-T3-7040	1.000	4534	48	912
⊙	6	EX	Single	DSX0 LED P1 40K T3S	1.000	4714	38	228

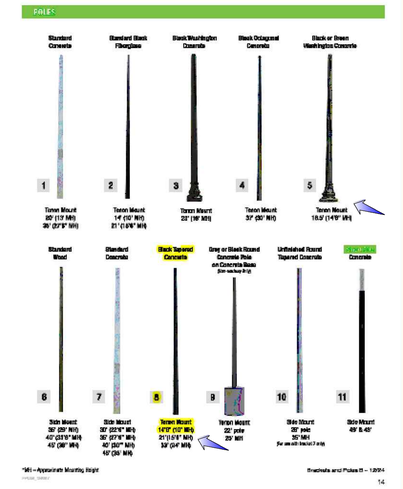
CALCULATION SUMMARY

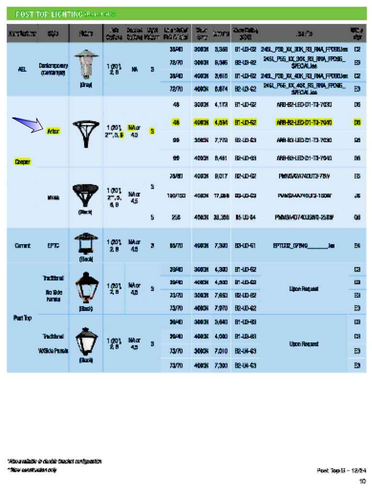
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CIVIC SPACE	Illuminance	Fc	1.97	4.0	1.0	1.97	4.00
DRIVEWAY - BLDGS #7 & #8	Illuminance	Fc	1.51	2.4	1.0	1.51	2.40
MAIN DRIVEWAY	Illuminance	Fc	1.11	2.1	0.3	3.70	7.00
STREET PARKING	Illuminance	Fc	1.58	3.7	0.5	3.16	7.40

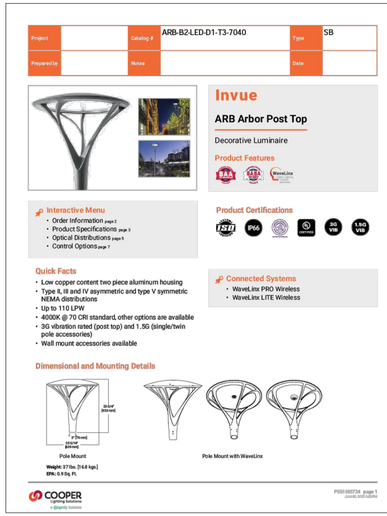
NOTE

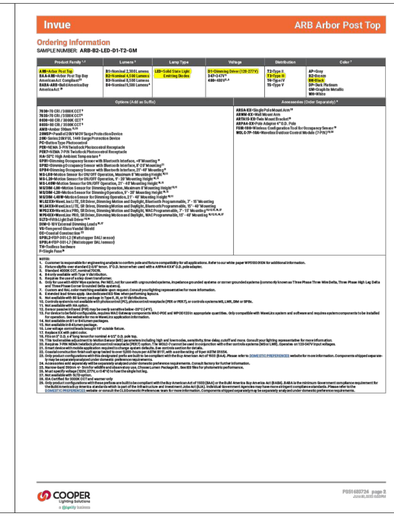
THE ILLUMINATION LEVELS FROM THE EXISTING STREET LIGHTING, PROVIDED AT THE PROPERTY LINES, IF IN EXCESS OF .25 FOOT CANDLES, ARE THE MINIMUM FEASIBLE WHEN ACCOUNTING FOR REQUIRED STREET LIGHTING.

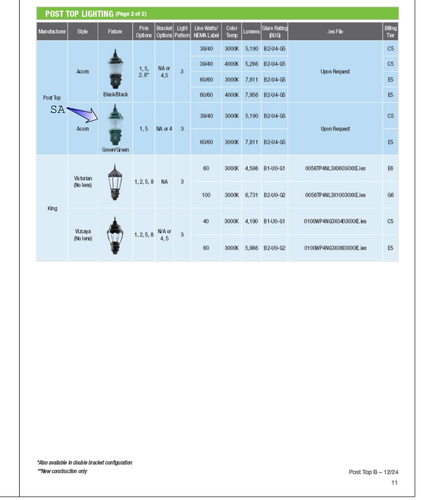
NOTE: ALL OF THE LUMINAIRES AND POLES ARE PROVIDED BY FLORIDA POWER & LIGHT (FPL).











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SPRAB	10 / 22 / 2025
BIDS	.
PERMIT	.
CONSTRUCTION	.

TYEC HVAC PLUMBING ELECTRICAL
THOMPSON & YOUNGROSS ENGINEERING CONSULTANTS, LLC
C.o.A. NO. 25998
ANDREW J. YOUNGROSS LICENSE NO. 51758 4 / 21 / 2026 STATE OF FLORIDA PROFESSIONAL ENGINEER
902 CLINT MOORE ROAD STE 142
BOCA RATON, FLA 33487
TEL: 561-274-0200
FAX: 561-274-0222
E-MAIL: le@tyecfla.com
www.tyecfla.com

PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE
DELRAY BEACH, FL

REVISIONS

1 TAC COMMENTS 1-23-26
2 TAC COMMENTS 4-21-26

FILE NUMBER

DRAWING TITLE

PHOTOMETRIC SITE PLAN

DATE	DRAWN BY
10/22/25	MDT

JOB NUMBER
20240812 / 25197

DRAWING NUMBER

PSP-1

October 21, 2025

Delray Swan
Level 3 Site Plan
Narrative Letter

This Narrative Letter associated with the Level 3 Site Plan application is respectfully submitted on behalf of Delray HMH, LLC, Delray Residences, LLC, Delray Swan Holdings, LLC and SM-CDR Assemblage Delray, LLC for the properties located at the southwest corner of SE 2nd Street and SE 2nd Avenue (PCNs: 12-43-46-16-01-079-0060; 12-43-46-16-01-079-0080; 12-43-46-16-01-079-0090; 12-43-46-16-01-079-0100; 12-43-46-16-01-079-0110; 12-43-46-16-01-079-0120; 12-43-46-16-01-079-0130; 12-43-46-16-01-079-0141; 12-43-46-16-01-079-0142; 12-43-46-16-01-079-0010; 12-43-46-16-01-079-0210; 12-43-46-16-01-079-0200; 12-43-46-16-01-079-0190; 12-43-46-16-01-079-0170). The proposal is to redevelop the properties to accommodate a 36-unit fee simple townhouse development.

BACKGROUND:

The subject properties contain a total of 2.36 acres. The subject area is comprised of 14 parcels, spanning nearly the entire City block. Positioned on the Western side of the block, across from RM zoning, is a duplex constructed in 2005 and seven single-family residences constructed between 1958 and 1998. The Eastern side of the block, facing CBD zoning, features a mix of light industrial and warehouse uses constructed between 1956 and 1984.

The property has a Future Land Use Map designation of Commercial Core (CC), is zoned Central Business District (CBD), and is within the CBD Railroad Corridor Sub-district, and CRA District Sub Area #7 (Osceola Park).

On December 21, 2023, the City Commission approved a Level 4 Site Plan, Landscape Plan, and Architectural Elevations for the redevelopment of the properties consisting of the construction of a +/-304,506 square foot, five-story mixed-use building with 165 residential units (33 workforce housing units), and 2,975 sf. of ground floor commercial space in the Anglo-Caribbean architectural style.

DEVELOPMENT PROPOSAL:

The redevelopment proposal consists of the following:

- Demolition of the existing structures.
- Construction of 36 3-story townhouse units (3-bed, 3.5 baths with 2-car garages). The townhouse units have the following sizes: 2,173 - 2,286 sf.
- Construction of an Amenity building with swimming pool.
- Installation of associated guest parking, landscaping, site lighting, with refuse containers located within the garages of each unit.
- Associated right-of-way dedications consisting of a 10' right-of-way dedication along SE 2nd Avenue, a 5' right-of-way dedication along SE 1st Avenue and 20' x 20' corner clip dedications at the intersections of SE 1st Avenue and SE 3rd Street and SE 2nd Street and SE 2nd Avenue.
- Construction of streetscape improvements along SE 2nd Street, SE 2nd Avenue, SE 3rd Street and SE 1st Avenue, including 31 on-street parking spaces.

Level 3 Site Plan Application. *Pursuant to LDR Section 2.4.10(A)(1), General. A site plan application is required for all exterior site or building improvements or modifications, and/or new construction associated with a multi-family residential, commercial, or mixed-use development. Single family homes and duplexes, and associated site improvements, are reviewed for compliance with the Land Development Regulations (LDR) through the building permit approval process.*

(c) ***Level 3.*** *Level 3 Site Plan applications include new construction, additions to an existing building, or the conversion of an existing single-family residence or duplex, consisting of more than a total of five dwelling units for multi-family residential development or 15,000 gross square feet of mixed-use or nonresidential development.*

Pursuant to LDR Section 2.4.10 (A)(3) Findings. *All site plan applications require compliance with the applicable regulations and review criteria and shall be consistent with the Comprehensive Plan and other local ordinances.*

(b) Level 2, Level 3, and Level 4 Site Plan applications require compliance with the findings in Chapter 3, Performance Standards.
(c) Landscape Plans, including modifications to existing landscaping, shall be consistent with Section 4.6.16, Landscape Regulations.
(d) Architectural Elevations, including modifications to existing building facades, require an overall determination of consistency with the objectives and standards of Section 4.6.18, Architectural Elevations and Aesthetics, and any adopted architectural design guidelines and standards, as applicable.
(f) Site Plan applications that include a waiver(s) are subject to the findings of 2.4.11(B).

REQUIRED FINDINGS – SEC. 3.1.1:

Pursuant to **LDR Section 3.1.1, Required Findings**, *prior to the approval of development applications, certain findings must be made in a form which is a part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. As indicated below, positive findings can be made with respect to LDR Sections 3.1.1 (A) – (D).*

(A) Land Use Map. *The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Land Use Map.*

The property has a Land Use Map designation of Commercial Core (CC), is zoned Central Business District (CBD), and is within the CBD Railroad Corridor Sub-district. Table NDC 1 lists CBD zoning as an implementing zoning district for CC land use. The proposed multi-family residential use is permitted in the CBD zoning district. Per Neighborhoods, Districts, and Corridors Element Table NDC – 1 of the Comprehensive Plan, the CC land use designation allows a maximum floor area ratio (FAR) of 3.0, and a standard residential density of 30 dwelling units per acre. The proposed 36-unit townhouse development has a density of 16.5 du/ac and an FAR of 1.03. Thus, positive findings can be made with respect to Land Use Map consistency.

(B) Concurrency. *Concurrency as defined by Objective NDC 3.1 of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CIE-2, Level of*

Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach.

Per Objective 3.1 of the NDC Element, allow new development provided that the necessary public facilities and services are available. Allow new development within the Planning Area provided the necessary public facilities and services that are provided by, or through, the City are available concurrently.

Schools. The Palm Beach County School District School Capacity Availability Determination (SCAD) Application has been submitted for review for compliance with the adopted Level of Service for School Concurrency. With the previous approval associated with the mixed-use development with 165 units, based on the findings and evaluation of the proposed development, the School District of Palm Beach County determined there will be no negative impact on the School District's public school system and had no comment on the application. With the current application for 36 townhouses, there are no concerns with school capacity or impacts on the School District of Palm Beach County public school system.

Water and Sewer. Municipal Water and sewer services will be provided through existing and proposed water and sewer lines. Pursuant to the Always Delray Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South-Central County Wastewater Treatment Plant for the City at build-out.

Solid Waste. Multi-family units with 5 or more units are calculated to generate 0.52 tons of solid waste per unit per year. The development proposal is to accommodate a maximum of 36 units, which represents 18.72 tons of solid waste per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2054.

Drainage. Drainage will be accommodated on-site via an on-site exfiltration trench system with an outfall to the City system on SE 1st Avenue. No problems are anticipated obtaining a South Florida Water Management District permit. A signed and sealed drainage report has been submitted for review. The proposed system will meet storm water requirements in accordance with the South Florida Water Management District regulations per LDR Section 2.4.3(D)(8) as well as requirements in LDR Section 6.1.9 for the surface water management system.

Transportation: The proposed redevelopment is within the City's Transportation Concurrency Exception Area (TCEA) and the Coastal Residential Exception Area and is exempt from the Traffic Performance Standards of Palm Beach County. However, a Traffic Impact Statement was prepared and transmitted to Palm Beach County Traffic Division for review indicating that the 36-unit townhouse development will generate 124 new daily trips, 6 new AM peak hour trips and 6 peak PM hour trips. A Traffic Performance Standards (TPS) approval letter from Palm Beach County Traffic Division is pending.

Parks and Open Space: While there are sufficient recreation facilities in the City to meet this LOS, the proposal includes private on-site amenities. A park impact fee in the amount of $500.00 per dwelling unit ($18,000) will be collected prior to the issuance of a building permit to offset any impacts that a residential project may have on the City's recreational facilities.

(C) Consistency. *A finding of overall consistency may be made even though the action will be in conflict with some individual performance standards contained within Article 3.2, provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict.*

Comprehensive Plan

A finding of overall consistency can be made that the development proposal is consistent with applicable Goals, Objectives, or Policies of the Comprehensive Plan referenced below, particularly those of the Neighborhood, Districts, and Corridors Element, Housing Element, Economic Prosperity Element as well as the Downtown Delray Beach Master Plan, Osceola Park Neighborhood Plan and Community Redevelopment Plan. The redevelopment will accommodate a 36-unit townhouse within the downtown core and two blocks from Atlantic Avenue, providing additional year round residents to support the downtown businesses.

Neighborhoods, Districts, and Corridors Element

Policy NDC 1.1.14 *Continue to require that property be developed or redeveloped or accommodated, in a manner so that the use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.*

Objective 1.3, Mixed-Use Land Use Designations: *Apply the mixed-use land use designations of Commercial Core, General Commercial, Transitional, Congress Mixed-Use, and Historic Mixed-Use to accommodate a wide range of commercial and residential housing opportunities appropriate in scale, intensity, and density for the diverse neighborhoods, districts, and corridors in the city.*

Policy NDC 1.3.3: *Apply the density and intensity in mixed-use land use designations to encourage adaptive re-use, development, and redevelopment that advances strategic, policy-driven goals, such as diverse residential housing opportunities, sustainable building practices, historic preservation, public parking, civic open space, or economic development strategies.*

Policy NDC 1.3.5: *Use the Commercial Core land use designation to stimulate the vitality and economic growth of the city while simultaneously enhancing and preserving the cultural and historic downtown area.*

Policy NDC 1.3.6: *Allow a maximum floor area ratio of 3.0 and a maximum density of 12 dwelling units per acre east of the Intracoastal Waterway, and a standard density of 12-30 dwelling units per acre with a revitalization/incentive density of 30-100 dwelling units per acre for the Commercial Core land use designation; specific standards in the Land Development Regulations adjust density and intensity based on compatibility, scale, character, adopted Redevelopment or Neighborhood Master Plans, or workforce housing incentives.*

Policy NDC 1.3.7: *Implement the Commercial Core land use designation using form-based code to provide for adaptive-reuse, development, and redevelopment that preserves the downtown's historic moderate scale, while promoting a balanced mix of uses that will help the area continue to evolve into a traditional, self-sufficient downtown…*

Objective NDC 2.7: Planning of Neighborhoods, Districts, and Corridors *Continue to respond to unique needs and conditions of the varied neighborhoods, districts, and corridors of Delray Beach using Neighborhood and Redevelopment Plans that determine specialized planning strategies and improvement projects to implement the vision of plans.*

Policy NDC 2.7.17 *Continue to support the accommodation of compatible housing types within Osceola Park based on the recommendations and overall intent of the adopted Osceola Park 2019 Redevelopment Plan Update.*

2019 Osceola Park Neighborhood Redevelopment Plan Update**.** *Pursuant to Priority 2 of the Redevelopment Plan, updated in July of 2019, there should be an encouragement of adaptive reuse and infill development within and around the neighborhood while respecting the single-family character in the heart of the community. Strategy 2.1 specifically*

encourages redevelopment and adaptive reuse of existing properties in the commercial districts. Increased setbacks are established above the third floor on the portion of the building across from single family residences. Additionally, the development incorporates a mix of street trees and shrubs along the west perimeter to soften the façade and further buffer the building from the single-family residences across SE 1st Avenue.

Housing Element

Policy HOU 1.1.6 *Promote good design in new housing construction and rehabilitation that highlights beauty, flexibility, and innovation, and respects existing neighborhood character.*

Objective HOU 3.1 *Provide opportunities for residential development to accommodate the housing needs of existing and future residents.*

Policy HOU 3.1.4 *Encourage development of vacant or underdeveloped land for housing and mixed-uses and promote rehabilitation of underutilized housing into desirable places to live.*

Objective HOU 3.2 Expansion of the Housing Supply *Expand the housing supply by allowing different unit types in a variety of locations for all income levels.*

Economic Prosperity

Policy ECP 3.3.4 *Continue to support efforts of commercial districts, streets and neighborhoods to improve their physical attributes by encouraging infill, adaptive reuse, redevelopment and other strategies.*

Policy ECP 3.3.6 *Promote development or redevelopment of vacant, underutilized or surplus properties, particularly those with the potential to serve as a catalyst for economic development.*

Open Space, Parks and Recreation

Policy OPR 1.4.7 *Provide and maintain publicly accessible civic space and associated features within new developments located in the downtown area to enrich the urban environment.*

Sec. 3.2.3 – Standards for Site Plan Actions:

(A) Building design, landscaping, and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.

The proposal meets this standard. The proposed building is of the Anglo-Caribbean Architectural Style, which is one of seven architectural styles identified in the Delray Beach Central Business District Architectural Design Guidelines. The building along with the associated landscaping and site lighting are designed in compliance with the LDRs and will not create any distractions of block visibility as it pertains to traffic circulation.

(B) All development shall provide pedestrian, bicycle, and vehicular interconnections to adjacent properties, where possible, and include accessible routes from the entry points of publicly accessible buildings to the sidewalk network in accordance with the Americans with Disabilities Act (ADA).

The intent of this standard has been met. Interconnections are provided via the urban grid. Pedestrian access and interconnections to the adjacent streets, included mid-block pedestrian connections, are proposed. The development complies with the CBD Streetscape Standards and includes installation of 31 on-street parking spaces along with the required 4' curb zone and 6' pedestrian clear zones.

(C) Open space enhancements and recreational amenities shall be provided to meet Objective OPR 1.4 and other requirements of the Goals, Objectives and Policies, as applicable, of both the Open Space, Parks, and Recreation Element and Conservation Element.

The development meets the intent of this standard for development in the downtown area. The proposal includes an on-site amenity building with restrooms, a bar-b-que area and swimming pool and includes civic open spaces. The development proposal includes civic open spaces exceeding 6,963 sf. available to the public as required per LDR Section 4.4.13(G), which are primarily accommodated via the Attached Green design.

(D) Any proposed street widening or modifications to traffic circulation shall be evaluated by the City, and if found to have a detrimental impact upon or result in the degradation of an existing neighborhood, the request shall be modified or denied.

This standard is not applicable. There is no street widening or traffic circulation modifications associated with the project.

(E) Development of residentially zoned vacant land shall be planned in a manner consistent with adjacent development regardless of zoning designations.

This standard is not applicable. The project does not propose development of residentially zoned vacant land. The property is zoned CBD, and the improvements include a 36-unit townhouse development, in accordance with the CBD regulations.

(F) Property shall be developed or redeveloped in a manner so that the use, intensity, and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services: are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.

This standard has been met. The proposed use, intensity and density are appropriate and are compatible with and complementary to the adjacent uses. The proposal results in a reduction of units from 165 to 36 as well as reduction in intensity and massing of the approved 5-story mixed-use building to 3-story townhouse buildings. The proposed development will provide 36 additional units in the downtown area that will support surrounding businesses and will significantly enhance this portion of the downtown area and Osceola Park neighborhood.

(G) Development shall provide a variety of housing types that accommodates the City's growing and socio-economically diverse population to meet the Goals, Objectives, and Policies the Housing Element.

This redevelopment proposal meets this standard. The development consists of 36 3-story townhouse units. The unit mix consists of 3 bedrooms, 3.5 bath units with varying floor plans.

(H) Consideration shall be given to the effect a development will have on the safety, livability, and stability of surrounding neighborhoods and residential areas. Factors such as but not limited to, noise, odors, dust, and traffic volumes and circulation patterns shall be reviewed and if found to result in a degradation of the surrounding areas, the project shall be modified accordingly or denied.

This standard has been met. The proposed redevelopment will have a positive impact on stability, livability and safety within the downtown area and Osceola Park Neighborhood. There will be no issues in terms of noise, odors, dust or traffic volumes and traffic circulation. It is noted that access to the garages will be internal to the site via access driveway/alley. The introduction of the 36-unit 3-story townhouse development will further enhance and

stabilize the area. Residential use will not generate any factors that will result in degradation of the surrounding area and will have a positive impact on the adjacent residential neighborhood.

(I) Development shall not be approved if traffic associated with such development would create a new high accident location or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.

This standard has been met. The traffic statement submitted in conjunction with this application does not show any indication that the project will create any significant additional traffic that will exacerbate an existing situation to become a high accident location. The proposed 36-unit development will result generate only 124 new average daily trips. A Traffic Performance Standards (TPS) approval letter from Palm Beach County Traffic Division is pending.

(J) Tot lots and recreational areas, serving children, teens, and adults shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.

This intent of this standard has been met and should be modified for this residential development in the downtown area. The 36-unit redevelopment proposal provides an amenity building with restrooms, a bar-b-que area and swimming pool and includes civic open spaces, which exceeds the 6,963 sf. requirement available to the public as required per LDR Section 4.4.13(G), In addition, the Attached Green is designed in a manner that provides recreational opportunities for small children. It is noted that there existing recreation facilities near the site, including the 4-acre Merritt Park with ball fields, a large exercise/play area and a large playground; Old School Square Park, the 3-acre Currie Park with ballfields and a playground and the 505 Teen Center with skate park and basketball courts.

(K) Development shall not exceed the maximum limits established in the Table NDC-1, Land Use Designations: Density, Intensity, and Implementing Zoning Districts, of the Neighborhoods, Districts, and Corridors Element or specific standards established in the zoning districts that limit density (dwelling units per acre) or intensity (floor area ratio) and must adhere to whichever limit is lower. Development in areas included in density or incentive programs (i.e., workforce housing programs specified in Article 4.7-Family/Workforce Housing) may exceed the Standard density limit, up to the specified Revitalization/Incentive density established for the program: development in all other areas shall not exceed the Standard density.

The intent of this standard has been met. The proposed 36-unit townhouse development is less than the 30 units per acre permitted (16.5 du/ac) and is less than the maximum 3.0 Floor Area Ratio (FAR) permitted in the CBD (1.03 FAR). Thus, the proposal will not exceed the maximum limits in Table NDC-1, or the specific standards related to the intensity and density.

(L) Development shall meet the intent of CSR 5, Energy Efficiently and Diverse Energy Mix and, where applicable, the requirements of LDR Section 7.11.1, Green Building Regulations.

The standard will be met. The proposal will comply with the applicable provisions of CSR 5, Energy Efficiently and Diverse Energy Mix, LDR Section 7.11.1, Green Building Regulations, and Florida Building Code, Energy Conservation Code 7th Edition.

***(D) Compliance with LDRs.** Whenever an item is identified elsewhere in these Land Development Regulations (LDRs), it shall specifically be addressed by the body taking final action on a land development application/request. Such items are found in Section 2.4.10 and in special regulation portions of individual zoning district regulations.*

The existing uses and zoning surrounding the proposed development are as follows:

	Land Use Designation	Zoning District	Use
North	**CC**	**CBD**	**Commercial & Mixed-Use**
South	**CC**	**CBD**	**Vacant Land**
East	**CC**	**CBD**	**Commercial & Industrial**
West	**MD**	**RM**	**Single & Multi-family**

The properties are being redeveloped in a manner that the use, intensity, and density are appropriate as the property is located within the CBD Railroad Corridor Sub-District and will assist in the elimination of blighted conditions and will revitalize the Osceola Park neighborhood and this portion of the CBD. The project is designed in a manner that is sensitive to the adjacent residential neighborhood along SE 1st Avenue. Streetscape improvements consisting of on-street parking, landscaping and sidewalks will also be installed, which will further enhance the area. As required, primary access is provided from secondary streets (SE 2nd Avenue and SE 3rd Street). The proposed buildings will buffer the residential neighborhood to the west from railroad corridor. A result will be a more permanent customer base for the area businesses, which will assist in achieving a sustainable downtown consistent with the Downtown Delray Beach Master Plan, Always Delray Comprehensive Plan and Community Redevelopment Plan.

The development proposal complies with the Land Development Regulations, including the CBD Development and Architectural Standards as they relate to building setbacks, parking, site lighting, building design, frontage type, and streetscape standards. The proposal includes the following right-of-way dedications: a 10' right-of-way dedication along SE 2nd Avenue, a 5' right-of-way dedication along SE 1st Avenue and 20' x 20' corner clip dedications at the intersections of SE 1st Avenue and SE 3rd Street and SE 2nd Street and SE 2nd Avenue. In addition, Construction of streetscape improvements along SE 2nd Street, SE 2nd Avenue, SE 3rd Street and SE 1st Avenue, including 31 on-street parking spaces.

As provided for in LDR Section 2.1.2(B) (3)*Duties, powers, and responsibilities.* (b)*Actions.* (1)(a), the DSMG has the authority to grant administrative relief to modifications to the streetscape standards in Central Business District (CBD). Thus, a separate request has been submitted to modify the streetscape design, if necessary, for the small portion of the access drive on the north side of the civic open space.

LANDSCAPE PLAN:

Pursuant to LDR Section 2.4.10(A)(3)(c) Landscape Plans, including modifications to existing landscaping, shall be consistent with Section 4.6.16, Landscape Regulations

The proposed landscape plan complies with the objectives and design standards of LDR Section 4.6.16. The landscape plan provides a variety of landscape material in compliance with regulations including the City's Streetscape Standards.

ARCHITECTURAL ELEVATIONS:

*Per LDR Section 4.4.13(F)**Architectural standards**. To ensure high quality architecture in the downtown area, the architectural standards apply to all buildings in the Central Business District Sub-districts and in the OSSHAD with CBD Overlay. In addition to the standards in Section 4.6.18, the following standards apply in all CBD Sub-districts*

*Per LDR Section 4.4.13(F)(3) **Appropriate architectural styles**. The adopted "Delray Beach Central Business District Architectural Design Guidelines", as amended, identifies architectural styles as appropriate for downtown Delray*

Beach, based on historical precedent, climate, and building scale. Defining characteristics and character examples are provided for each of the styles as guidance.

Pursuant to LDR Section 4.6.18(E), ***Criteria for Board Action****, the below criteria shall be considered, by the Site Plan Review and Appearance Board, in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.*

(1) The plan or the proposed structure is in conformity with good taste, good design, and in general, contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
(2) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
(3) The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The proposed building is designed in the Anglo-Caribbean architectural style, which is an architectural style that is identified as an appropriate architectural style for downtown Delray Beach per the "Delray Beach Central Business District Architectural Design Guidelines". The proposed building also provides the desired articulations and tri-partite composition referenced in LDR Section 4.4.13(F)(2). The elevations comply with LDR Section 4.4.13(F), the CBD Architectural Guidelines as well as LDR Section 4.6.18(E)(1)-(3) (Criteria for Board Action). The proposed elevations are in conformity with good taste and good design. The design is in harmony with the developments in the area and will enhance the character, value, and attractiveness of the surrounding area.

CONSLUSION/FINDINGS:

Based on the above, positive findings can be made that the project as represented by the Level 3 Site Plan application is consistent with Chapter 3 (Performance Standards, LDR Section 3.1.1 (Required Findings), (A) Future Land Use Map, (B) Concurrency, (C) Consistency, and (D) Compliance with LDRs, as well as the Always Delray Comprehensive Plan, Downtown Delray Beach Master Plan, and Community Redevelopment Plan. Positive findings can also be made with LDR Sections 4.6.16 and 4.6.18. Therefore, approval of the Level 3 Site Plan application is respectfully requested.

January 22, 2026

THE SWAN OF DELRAY
Loading Demand Statement

Pursuant to LDR Section 4.6.10, Off-Street Loading, (B) Determination of adequacy. The body approving the site plan associated with the proposed development shall determine the adequacy of the provisions which are made for (un)loading. In making such a determination, the standards and guidelines of this Section shall be considered. The final determination may result in accommodations in excess of or less than such guidelines, or in the waiving of any such accommodations.

Pursuant to LDR Section 4.6.10, (C) ***Guidelines*** the proposed condominium development is not required to provide loading berths.

In circumstances where these guidelines are not applicable or appropriate, the applicant may provide a "loading demand statement" in which the normal demands for loading are set forth along with any restrictions which may be appropriate.

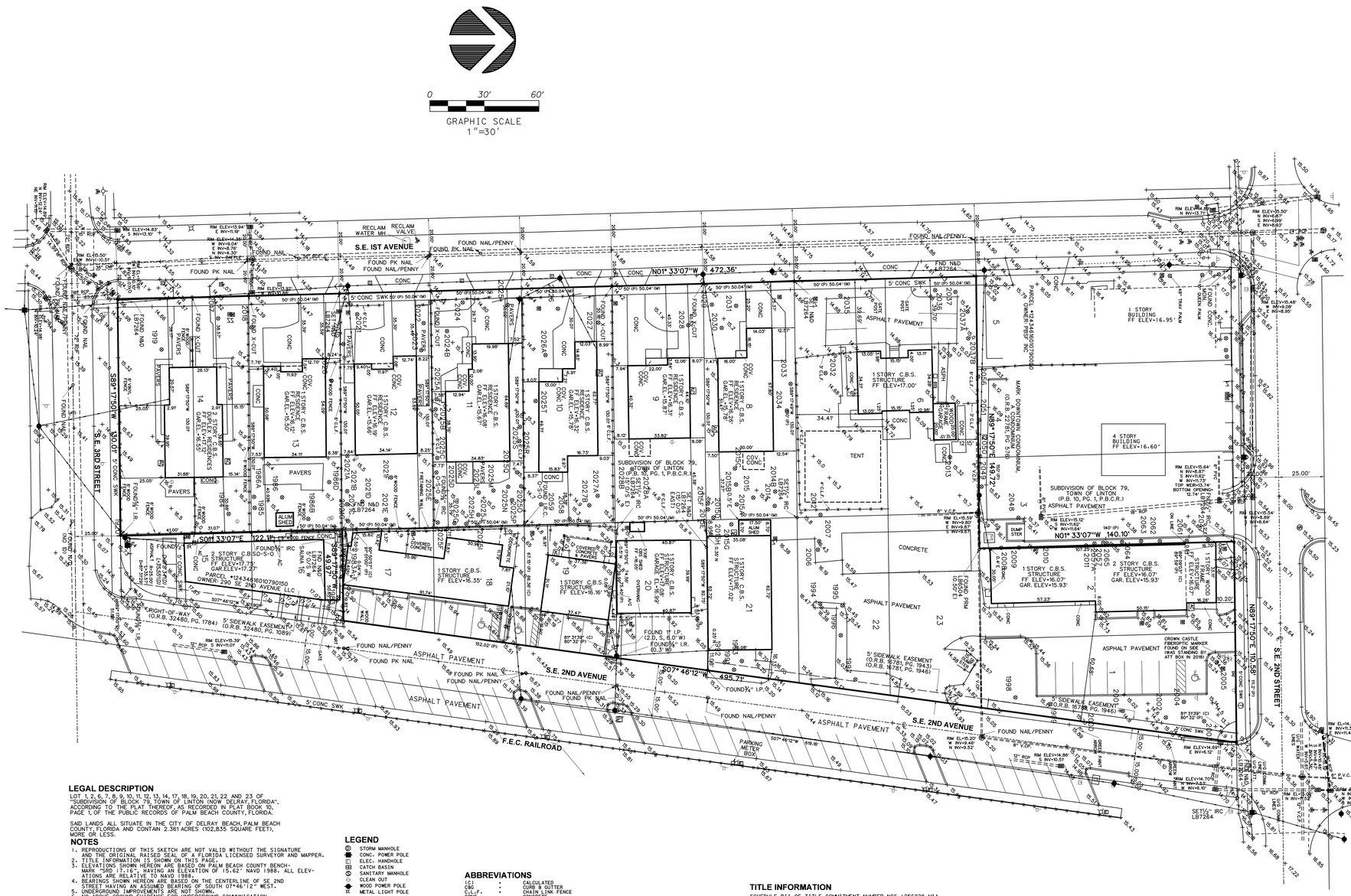
The proposed development consists of the construction of 36 3-story townhouse units with 2-car garages.

The HOA documents will address all the requirements for residences, including move-in/move-out of development. The Association rules and regulations will address the appropriate locations and approved hours.

The loading/unloading/delivery function is a short term, limited occurrence that will occur internally to the development and is not isolated to one specifically designated loading area. Delivery and moving vehicles will park within the 24' wide internal access drive/alley, as appropriate, and will not impede parking or traffic circulation, as there is adequate space for vehicles to maneuver around stopped delivery and moving vehicles in a safe manner. This is typical of all townhouse type developments in an urban setting.

USPS, FedEx, Amazon, etc. will occur at the mail kiosk adjacent to the amenity parking area, which is accessible from the internal access drive/alley. The site is also surrounded by on-street parking where a delivery vehicle (USPS, FedEx, Amazon, etc.) can also temporarily stop and deliver directly to the recipient's door similar to other single family and townhouse developments, as well as other areas throughout the City.

Therefore, a designated loading area is not required nor necessary for this type of development.



TREE LIST

1919		SABAL PALM				1983A	3"	FISHTAIL PALM	
1920		ALEXANDER PALM				1983B	3"	FISHTAIL PALM	
1982	12"	OAK				1983C	3"	FISHTAIL PALM	
1983	(3)14"	ALEXANDER PALM	2017	14"	GUMBO	1983E	3"	FISHTAIL PALM	
1984	12"	OAK	2018	10"	UNKNOWN TREE	1983F	3"	FISHTAIL PALM	
1985	10"	COCONUT PALM	2019	6"	CACTUS	1983G	3"	FISHTAIL PALM	
1986	12"	MANGO	2020	4"	LIME	1983J	3"	FISHTAIL PALM	
1991	12"	SABAL	2021	12"	MANGO	1983F	3"	FISHTAIL PALM	
1992	12"	SABAL	2022	10"	COCO PALM	1986A	6"	COCONUT PALM	
1993	12"	SABAL	2023	12"	MANGO	1986B	9"	CITRUS TREE	
1994	12"	SABAL	2024	6"	MANGO	1986C	12"	TAMARIND	
1995	12"	COCO PLUM	2025	6"	MANGO	1986D	6"	AVOCADO	
1996	12"	COCO PLUM	2026	14"	PALM	2014A	3"	AVOCADO	
1997	18"	COCO PLUM	2027	(3)14"	ALEX	2014B	19"	AVOCADO	
1998	4"	OAK	2028	(2)12"	UNKNOWN TREE	2015A	12"	MANGO	
1999	12"	OAK	2029	10"	COCO PALM	2015B	9"	AVOCADO	
2000	12"	OAK	2030	10"	MANGO	2015C	9"	AVOCADO	
2001	12"	OAK	2031	10"	COCO PALM	2015D	9"	MANGO	
2002	8"	OAK	2032	24"	POINCIANA	2015E	10"	COCONUT PALM	
2003	12"	OAK	2033	(2)12"	MANGO	2015F	10"	MORINGA	
2004	12"	OAK	2034	12"	POINCIANA	2015G	12"	SABAL PALM	
2005	16"	OAK	2035	14"	COCO PLUM	2015H	12"	MORINGA	
2006	8"	UNKNOWN TREE	2036	8"	COCO PALM	2021A	7"	MORINGA	
2007	8" (2)18"	UNKNOWN TREE	2037	20"	COCO PLUM	2021B	8"	AVOCADO	
2008	12"	FAN PALM	2047	(3)10"	FAN PALM	2021C	8"	MANGO	
2009	12"	FAN PALM	2048	6"	GUMBO LIMBO	2021D	8"	COCONUT PALM	
2010	12"	FAN PALM	2049	(4)10"	FAN PALM	2021E	24"	MANGO	
2011	12"	FAN PALM	2050	(4)10"	FAN PALM	2021F	24"	MANGO	
2012	72"	SEA GRAPE	2051	(3)10"	FAN PALM	2021G	8"	MANGO	
2013	8"	POINCIANA	2056	8"	MANGO	2021H	8"	MANGO	
2014	10"	COCO PALM	2057	(3)6"	FAN PALM	2024B	8"	MANGO	
2015	10"	MANGO	2058	12"	COCONUT PALM	2029A	3"	SOURSOP	
			2059	12"	MANGO	2029B	3"	SOURSOP	
			2062	(3)10"	FAN PALM	2025C	3"	MANGO	
			2063	(3)10"	FAN PALM	2025D	4"	MANGO	
			2064	(3)10"	FAN PALM	2025E	4"	SOURSOP	
			2065	(3)10"	FAN PALM	2025F	2"	SOURSOP	
						2025G	3"	SOURSOP	
						2025H	3"	CITRUS	
						2025I	4"	CITRUS	
						2025J	9"	MANGO	
						2025K	8"	MANGO	
						2025L	5"	MANGO	
						2025M	9"	MANGO	
						2025N	4"	AVOCADO	
						2025O	2"	PONGAM	
						2025P	5"	MANGO	
						2025Q	6"	MORINGA	
						2025R	3"	MANGO	
						2025S	3"	CITRUS	
						2025T	6"	AVOCADO	
						2026A	14"	X-MAS PALM	
						2027A	14"	MANGO	
						2027B	5"	AVOCADO	
						2028A	6"	MANGO	
						2028B	8"	MANGO	
						2034A	19"	ALBIZIA	
						2037A	4"	X-MAS PALM	
						2037B	4"	X-MAS PALM	
						2057A		TRAVELERS PALM	

LEGAL DESCRIPTION

LOT 1, 2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17, 18, 19, 20, 21, 22 AND 23, OF "SUBDIVISION OF BLOCK 79, TOWN OF LINTON (NOW DELRAY, FLORIDA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS ALL SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 2.361 ACRES (102,835 SQUARE FEET), MORE OR LESS.

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. TITLE INFORMATION IS SHOWN ON FIRST PAGE.
3. ELEVATIONS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY BENCH-MARK "1980", HAVING AN ELEVATION OF 15.62' NAVD 1988. ALL ELEVATIONS ARE RELATIVE TO NAVD 1988.
4. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SE 2ND STREET HAVING AN ASSUMED BEARING OF SOUTH 07°46'12" WEST.
5. UNDERGROUND IMPROVEMENTS ARE NOT SHOWN.
6. NO ABOVE GROUND EVIDENCE FOR UNDERGROUND COMMUNICATION LINES WAS FOUND ON THE WEST SIDE OF S.E. 2ND AVENUE IN THIS BLOCK. ATT BOXES ARE EXISTING BETWEEN THE SE 2ND AVENUE ROADWAY AND THE FEC RAILROAD TRACKS. UNDERGROUND MARKERS ARE VISIBLE ON GOOGLE EARTH STREET VIEW (4/2014) BETWEEN THE SE 2ND AVENUE ROADWAY AND THE FEC RAILROAD TRACKS. SEVERAL MARKERS (COMCAST, SPRINT, CENTURY LINK, ATT) WERE FOUND EAST OF THE FEC TRACKS, BETWEEN SE 2ND STREET AND SE 4TH STREET. DOCUMENTS RECORDED ORB 25732 PG 649, ORB 26118 PG 668 AND ORB 26401 PG 1156 INCLUDE THE SUJECT PROPERTY - BUT THE EASEMENT IS CENTERED ON UNDER-GROUND LINES FOR WHICH NO EVIDENCE WAS FOUND.
7. PAINT MARKS AND FLAGS FOR UNDERGROUND LINES PLACED BY OTHERS.
8. STREET ELEVATIONS REFLECT THE PAVEMENT IN PLACE 10-2021. SOME STREETS HAVE BEEN REPAVED.
9. NET SITE AREA AFTER RIGHT-OF-WAY DEDICATIONS WILL BE 2.184 ACRES (95,119 SQUARE FEET), MORE OR LESS.
10. FLOOD INFORMATION IS AS FOLLOWS:
    COMMUNITY NUMBER: 125102
    MAP NUMBER : 12099C0979G
    EFFECTIVE DATE: 12-20-2024
    ZONE: X

LEGEND

- STORM MANHOLE
- CONC. POWER POLE
- ELEC. HANDHOLE
- CATCH BASIN
- SANITARY MANHOLE
- CLEAN OUT
- WOOD POWER POLE
- METAL LIGHT POLE
- ANCHOR
- SIGN
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- TELEPHONE BOX
- TELEPHONE MANHOLE
- CABLE TV BOX
- FPL TRANSFORMER
- HANDICAP SPACE
- BACKFLOW PREVENTER
- TRAFFIC SIGNAL BOX
- OVERHEAD LINE
- FENCE
- ELEVATION

ABBREVIATIONS

(C)	-	CALCULATED
C.B.S.	-	CONCRETE BLOCK
C.L.F.	-	CHAIN LINK FENCE
CONC.	-	CONCRETE
D.C.R.	-	DADE COUNTY RECORDS
COR.	-	CORNER
D.E.	-	DRAINAGE EASEMENT
I.R.	-	IRON ROD
I.R.C.	-	IRON ROD AND CAP
L.B.	-	LICENSED BUSINESS
L.S.	-	LICENSED SURVEYOR
(M)	-	MEASURED
MON.	-	MONUMENT
O.R.B.	-	OFFICIAL RECORDS BOOK
P.B.	-	PLAT BOOK
P.B.C.R.	-	PALM BEACH COUNTY RECORDS
P.C.	-	POINT OF CURVE
P.S.M.	-	PROFESSIONAL SURVEYOR & MAPPER
U.E.	-	UTILITY EASEMENT
W.F.	-	WOOD FENCE
N&D	-	NAIL AND DISK
(P)	-	PLAT
(C)	-	CALCULATED
I.P.	-	IRON PIPE
FF ELEV.	-	FINISHED FLOOR ELEVATION
C.B.S.	-	CONCRETE BLOCK AND STUCCO

TITLE INFORMATION

SCHEDULE B II OF TITLE COMMITMENT NUMBER NCS-1256228-MIA PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: JULY 23, 2025 AT 7:30 AM

*	BOOK, PAGE	DESCRIPTION	AFFECTS LOTS?	PLOTTED?
10	PB 10, PG 1	PLAT	ALL	YES
11	ORB 16781, PG 1943	AGREEMENT	21,22,23	YES
12	ORB 16781, PG 1946	EASEMENT	21,22,23	YES
13	ORB 25732 PG 649	EASEMENT	YES *	NO
13	ORB 26118 PG 668	AMENDMENT	YES *	NO
13	ORB 26401 PG 1156	AMENDMENT	YES *	NO
13	ORB 35883 PG 936	NOTICE	NO *	NO
14	ORB 31903, PG 477	ASSIGNMENT	17,18,19	NO
15	ORB 31903, PG 480	ASSIGNMENT	17,18,19	NO
16	ORB 31903, PG 483	ASSIGNMENT	17,18,19	NO
18	ORB 32713, PG 742	AGREEMENT	1,2,17-23	NO
19	ORB 34535 PG 924	RESOLUTION	YES	NO
20	ORB 34730 PG 1832	RESOLUTION	YES	NO

* SEE NOTE NUMBER 6.

CERTIFICATION

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,9, 11A,13,14,16, AND 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 24, 2022 AND UPDATED OCTOBER 4, 2022 AND APRIL 11, 2025.
DATE OF PLAT OR MAP: APRIL 11, 2025.

JEFF S. HODARP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

10	1/12/26	JSH	ADD ADDITIONAL OFFSITE INFO, REVISE TO 1"=30' PER COMMENT
9	08/25/25	JSH	UPDATE TITLE INFO
8	04/11/25	JSH	UPDATE SURVEY
7	10/23/23	JSH	ADD INFORMATION SE 1 AVE

PERIMETER
SURVEYING & MAPPING
947 Clint Moore Road
Boca Raton, Florida, 33487
Certificate of Authorization No. LB7264
Tel: (561) 241-9988
Fax: (561) 241-5182

LOTS 1,2,6-14,17-23 BLOCK 79 DELRAY BEACH

ALTA/NSPS LAND TITLE SURVEY

NO.	DATE	BY	CK'D	REVISIONS: FB/PG
1	5/24/21	JSH		SURVEY
2	10/07/21	JSH		UPDATE SURVEY
3	10/20/21	JSH		ADD MISSING TREES
4	1/24/22	JSH		ALTA SURVEY
5	10/4/22	JSH		UPDATE ALTA SURVEY
6	5/22/23	JSH		ADD ADJACENT FLOOR ELEVS

SEAL

JOB NO. 20202
SCALE 1"=30'
DRAWN JSH
CHECKED AJR
SHEET 1 OF 1

Engineering and Public Works Department
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbc.gov

Palm Beach County Board of County Commissioners
Sara Baxter, Mayor
Marci Woodward, Vice Mayor
Maria G. Marino
Gregg K. Weiss
Joel G. Flores
Maria Sachs
Bobby Powell Jr.

County Administrator
Joseph Abruzzo

November 24, 2025

John M. Donaldson, P.E.
JMD Engineering, Inc.,
800 Crestwood Court S., # 807
Royal Palm Beach, FL 33414

RE: Delray Swan
Project #: 251022
Traffic Performance Standards (TPS) Review

Dear Mr. Donaldson:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated October 22, 2025, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Delray Beach
Location:	SWC of SE 2nd St and SE 2nd Ave
PCN:	12-43-46-16-01-079-0060 (Additional PCNs in file)
Access:	One full access connection onto SE 3rd St., and two full access connections onto SE 2nd Ave (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Single Family Residential Detached = 7 DUs, Multi-Family Low-rise Residential = 3 DUs, Warehouse = 8,029 SF, Small Office = 554 SF, and Church = 1,371 SF.
Proposed Uses:	Redeveloped with Multi-Family Low-rise Residential = 36 DUs
Net Daily Trips:	124 (Proposed – Existing)
Net Peak Hour Trips:	6 (0/6) AM; 6 (6/0) PM (Proposed – Existing)
Total Daily Trips:	243
Total Peak Hour Trips:	14 (3/11) AM; 18 (11/7) PM
Build-out:	December 31, 2030

Based on the review, the Traffic Division has determined the proposed development generates less than 21 peak hour trips. Therefore, a detailed traffic study is not required. The project **meets** the Traffic Performance Standards (TPS) of Palm Beach County.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

"An Equal Opportunity Employer"

printed on sustainable and recycled paper

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-478-5755 or email MRahman@pbc.gov.

Sincerely,

Rahman

Moshiur Rahman, Ph.D., P.E.
Professional Engineer
Engineering and Public Works Dept.
Traffic Division

MR:QB:yg
ec: Addressee
Anthea Gianniotes, AICP, Director of Development Services, City of Delray Beach
Quazi Bari, P.E., PTOE, Manager - Growth Management, Traffic Division
Alberto Lopez Tagle, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\MR\MUN\APPROVED\2025\251022 DELRAY SWAN.DOCX

JMD ENGINEERING, INC.

October 22, 2025

Quazi Bari, PE
PBC Department of Engineering – Traffic Division
2300 Jog Road, 3rd Floor.
West Palm Beach, FL 33411

Re: Traffic Impact Statement
Delray Swan
PCN # 12-43-46-16-01-079-0060 et. al.

Dear Mr. Bari,

JMD Engineering, Inc. has prepared this traffic statement for the above-mentioned property.

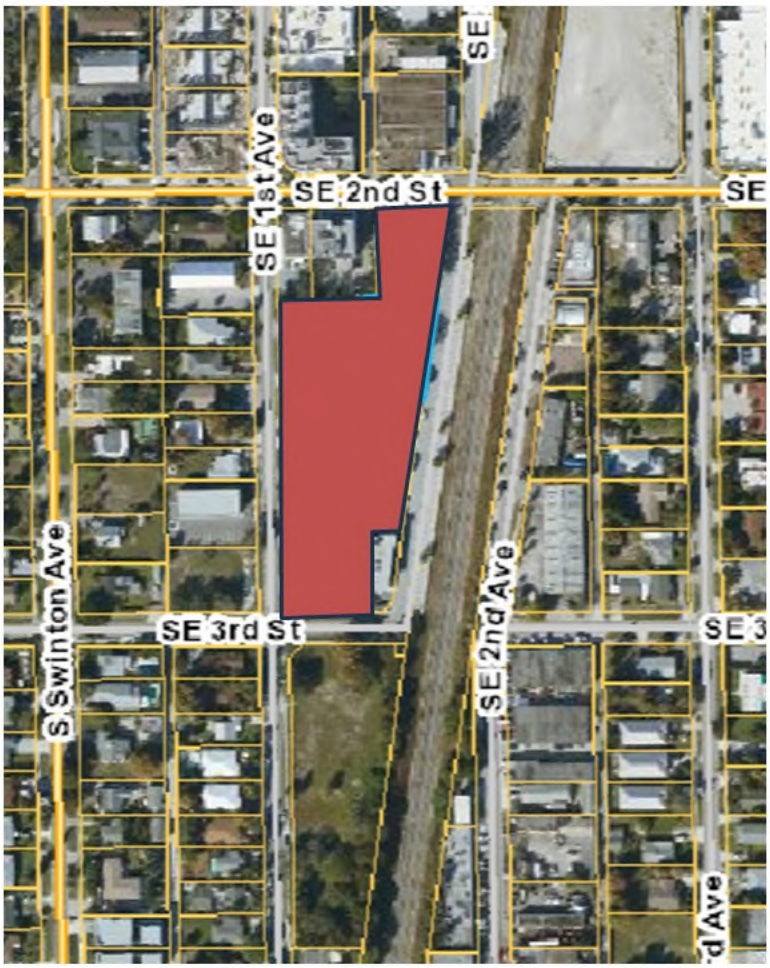
The site contains PCN #

12-43-46-16-01-079-0060
12-43-46-16-01-079-0080
12-43-46-16-01-079-0090
12-43-46-16-01-079-0100
12-43-46-16-01-079-0110
12-43-46-16-01-079-0120
12-43-46-16-01-079-0130
12-43-46-16-01-079-0141
12-43-46-16-01-079-0142
12-43-46-16-01-079-0010
12-43-46-16-01-079-0210
12-43-46-16-01-079-0200
12-43-46-16-01-079-0190
12-43-46-16-01-079-0170

The project is located in Delray Beach, Florida as shown in Figure 1. It is proposed to build 36 multi-family residential units. There is currently 7 single family units, 3 multi-family units, 8,029 square feet of warehouse, 554 square feet of office and 1,371 square feet of church existing per PAPA (attached). The build-out for this proposed use is 2030.

Trip Generation Analysis

Trip generation rates published by Palm Beach County and the Institute of Transportation Engineers (ITE) publication were utilized to determine the daily and peak hour traffic for the site. The proposed site will consist of 48 multi-family residential units.



ENGINEERING, INC.

PROJECT LOCATION

FIGURE 1
DELRAY SWAN
DELRAY BEACH, FL

The proposed project is expected to generate a net of 124 daily trips, 6 a.m. peak hour trips, and 6 p.m. peak hour trips as shown in Table 1. As there are less than 21 peak hour trips, no additional analysis is required. Project assignment is shown in Figure 2.

Driveway Assignment

Traffic to and from the proposed site was assigned to the site plan driveways. Figure 3 illustrates the project driveway assignment for this analysis.

TABLE 1
DELRAY SWAN
TRIP GENERATION

Land Use	Intensity	Daily Trips	AM Peak Hour Total	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out
Existing Development								
Multi-Family	3 units	20	1	0	1	2	1	1
Single Family	7 units	70	5	1	4	7	4	3
Warehouse	8,029 s.f.	14	1	1	0	1	0	1
Office	554 s.f.	8	1	1	0	1	0	1
Church	1,371 s.f.	10	0	0	0	1	0	1
Subtotal		122	8	3	5	12	5	7
Pass-by								
Warehouse	10%	1	0	0	0	0	0	0
Office	10%	1	0	0	0	0	0	0
Church	5%	1	0	0	0	0	0	0
Subtotal		3	0	0	0	0	0	0
Net Existing		119	8	3	5	12	5	7
Proposed Development								
Multi-Family	36 units	243	14	3	11	18	11	7
Subtotal		243	14	3	11	18	11	7
PROPOSED NET TPS VOLUMES		**124**	**6**	**0**	**6**	**6**	**6**	**0**

Notes: Trip generation was calculated using the following data:

Palm Beach County Trip Generation Rates

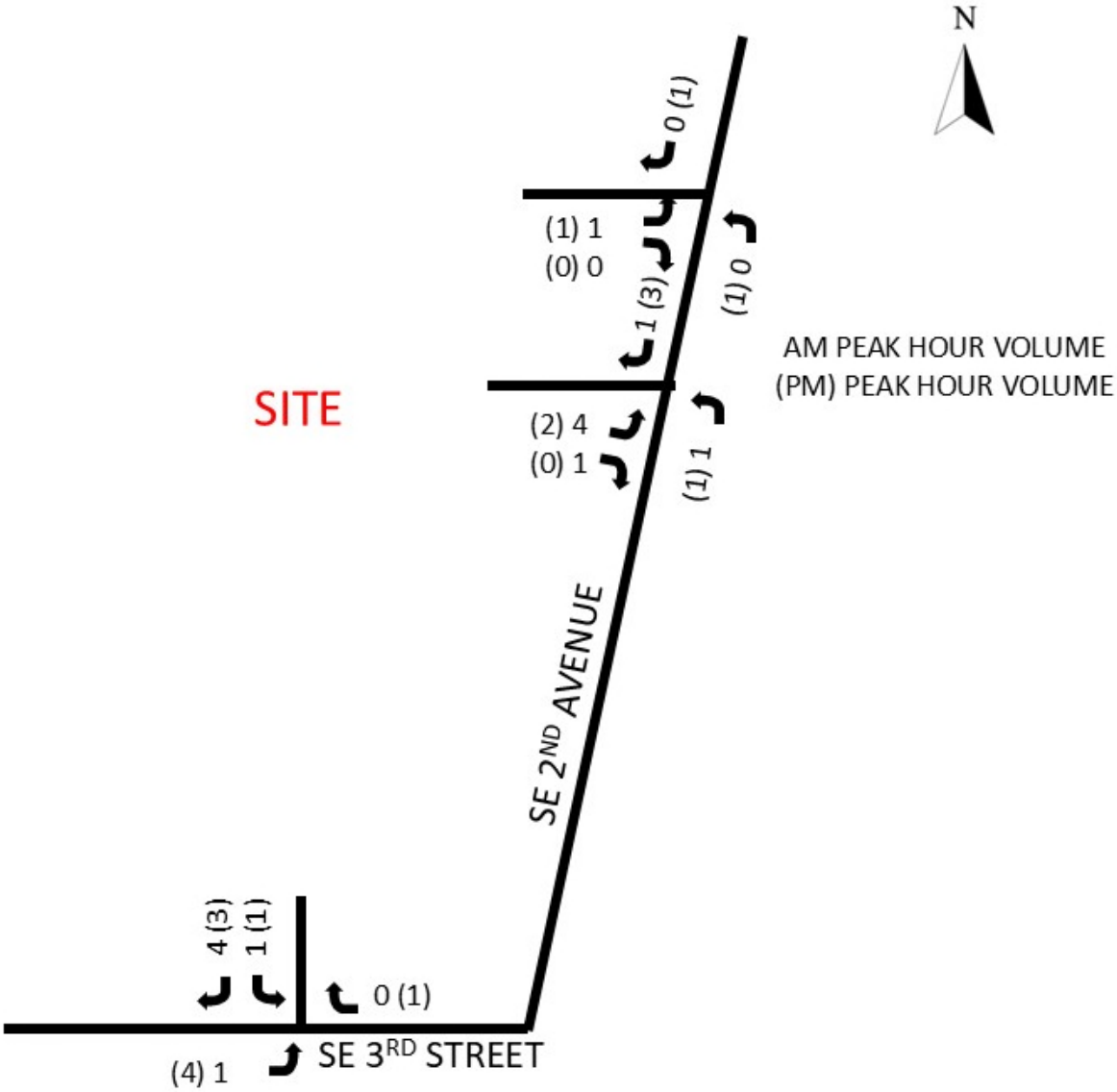
Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour In/Out	AM Peak Hour Rate/Equation	PM Peak Hour In/Out	PM Peak Hour Rate/Equation
Warehouse	150	1000 S.F.	1.71	10%	77/23	0.17	28/72	0.18
Single Family Detached	210	Dwelling Unit	10	0%	26/74	0.7	63/37	0.94
Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
Church/Synagogue[b]	560	1000 S.F.	7.6	5%	62/38	0.32	44/56	0.49
Small Office Building (<=10k SF GFA)	712	1000 S.F.	14.39	10%	82/18	1.67	34/66	2.16



JMD ENGINEERING, INC.

PROJECT ASSIGNMENT

FIGURE 2
DELRAY SWAN
DELRAY BEACH, FL



ENGINEERING, INC.

PROJECT DRIVEWAY ASSIGNMENT

FIGURE 3
DELRAY SWAN
DELRAY BEACH, FL

Conclusion

The analysis indicates that the proposed development meets the requirements of Palm Beach County's Traffic Performance Standards Ordinance.

We appreciate this opportunity to submit this project to you for approval. Please contact me at 561-379-5178 if you have any questions.

Sincerely,

JMD ENGINEERING, INC.

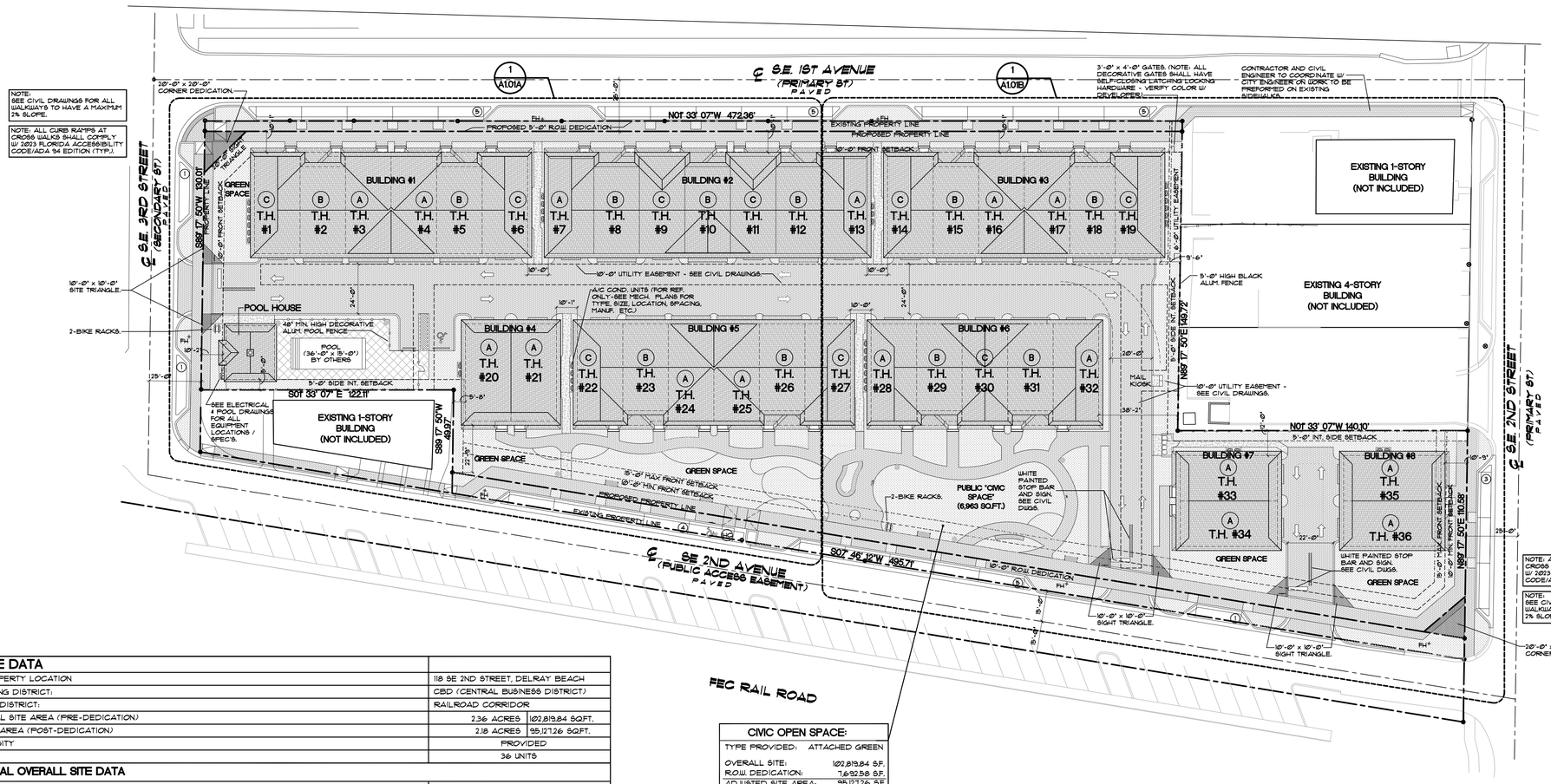
John M. Donaldson, P.E.
Transportation Engineer

Florida Registration
Number 40568
Certificate of Authorization
Number CA00009514

Attachments

NOTE:
SEE CIVIL DRAWINGS FOR ALL WALKWAYS TO HAVE A MAXIMUM 2% SLOPE.

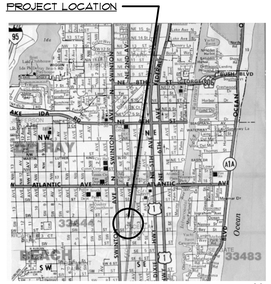
NOTE: ALL CURB RAMPS AT CROSS WALKS SHALL COMPLY W/ 2023 FLORIDA ACCESSIBILITY CODE/ADA 94 EDITION (TYP.).



PROPOSED SITE PLAN

1 / A1.01 — SCALE : 1-0" = 30'-0" (COORDINATION PLAN)

PROJECT LOCATION



VICINITY MAP

PROPOSED PROJECT IS LOCATED ON THE EAST SIDE OF SE 1ST AVENUE AND NORTH SIDE OF SE 3RD STREET AND SOUTH SIDE OF SE 2ND STREET.

SITE DATA		
PROPERTY LOCATION	118 SE 2ND STREET, DELRAY BEACH	
ZONING DISTRICT:	CBD (CENTRAL BUSINESS DISTRICT)	
SUB-DISTRICT:	RAILROAD CORRIDOR	
TOTAL SITE AREA (PRE-DEDICATION)	2.36 ACRES	102,819.84 SQ.FT.
SITE AREA (POST-DEDICATION)	2.18 ACRES	95,127.26 SQ.FT.
DENSITY	PROVIDED	
	36 UNITS	

TOTAL OVERALL SITE DATA	
SITE AREA	95,127.26 SQ.FT.
BUILDING FOOTPRINTS CONCRETE SIDEWALKS, DRIVEWAY, POOL, PAVERS, ETC. LANDSCAPE AREA (OPEN SPACE)	38,813 SQ.FT. 33,858 SQ.FT. 22,456.26 SQ.FT.
TOTAL IMPERVIOUS AREAS	72,671 SQ.FT.
TOTAL PERVIOUS AREA (LANDSCAPING)	22,456.26 SQ.FT.
LOT COVERAGE (38,813 SQFT/ 95,127.26 SQFT) NUMBER OF DWELLING UNITS DENSITY FLOOR AREA RATIO (FAR) = 81,053 SQ.FT. / 95,127.26 SQ.FT.	40.1% 36 16.5 DU/ACRE .85 FAR

TOTAL SITE PARKING REQUIRED			
1.75 SPACES PER UNIT= (1.75 x 36 UNITS)= 63 SPACES GUEST PARKING FOR THE FIRST 20 UNITS AT .5 SPACE= (.5 x 20 UNITS)= 10 SPACES GUEST PARKING FOR 21-50= (.3 x 16 UNITS)= 4.8 SPACES			
TOTAL SPACES REQUIRED			=77.8 SPACES =78 SPACES

TOTAL SITE PARKING PROVIDED		
2-CAR GARAGE		72
H.C.	11' x 18'	1
STANDARD STALL	9' x 18'	1
PARALLEL	22' x 8'	15 (ALONG SE 1ST AVENUE)
PARALLEL	22' x 8'	2 (ALONG SE 3RD STREET)
PARALLEL	22' x 8'	10 (ALONG SE 2ND AVENUE)
PARALLEL HC SPACE	22' x 8'	1 (ALONG SE 2ND AVENUE)
PARALLEL	22' x 8'	3 (ALONG SE 2ND STREET)
TOTAL SPACES PROVIDED		105 SPACES

BICYCLE PARKING REQUIRED
1 SPACES PER 20 UNIT= 2 SPACES

BICYCLE PARKING PROVIDED
PROVIDED BICYCLE SPACES= 2 SPACES

SETBACKS	REQUIRED BUILDING SETBACK	PROPOSED BUILDING SETBACK
FRONT SETBACK (SE. 1ST AVENUE)		
LEVEL 1 TO 3	10'-0" MIN. / 15'-0" MAX.	10'-1" / 11'-0" (SECOND FLR)
ABOVE LEVEL 3	20'-0" MIN.	N.A.
FRONT SETBACK (SE. 2ND AVENUE)		
LEVEL 1 TO 3	10'-0" MIN. / 15'-0" MAX.	"CIVIC OPEN SPACE"
ABOVE LEVEL 3	20'-0" MIN.	N.A.
FRONT SETBACK (SE. 2ND STREET)		10'-1" / 11'-0" (SECOND FLR)
LEVEL 1 TO 3	10'-0" MIN. / 15'-0" MAX.	
ABOVE LEVEL 3	20'-0" MIN.	N.A.
FRONT SETBACK (SE. 3RD STREET)		
LEVEL 1 TO 3	10'-0" MIN. / 15'-0" MAX.	10'-1" / "GREEN"
ABOVE LEVEL 3	20'-0" MIN.	N.A.
INTERIOR SIDE SETBACK	0' OR 5' MIN.	5'-8"
INTERIOR SIDE SETBACK (PLUS ADDITIONAL 6'-0" UTILITY EASEMENT)	0' OR 5' MIN.	10'-2"
INTERIOR SIDE SETBACK	0' OR 5' MIN.	10'-1"

CIVIC OPEN SPACE:		
TYPE PROVIDED:	ATTACHED GREEN	
OVERALL SITE:		102,819.84 SF.
ROW DEDICATION:		7,692.58 SF.
ADJUSTED SITE AREA:		95,127.26 SF.
FIRST 20,000:		0 SF.
40,000 x 5%:		2,000 SF.
55,127.26 x 9%:		4,962 SF.
TOTAL REQUIRED:		6,962 SF.
TOTAL PROVIDED:		6,963 SF.

GENERAL NOTES:

1. IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE INCONFORMANCE 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.
6. A "CCTV" OR CAMERA SECURITY SYSTEM TO BE INSTALLED TO MONITOR ALL TOWNHOUSES AND AMENITY BLDG. (NOTE: ENTIRE SYSTEM TO BE MONITORED BY ON SITE PROPERTY MANAGER AND OR SECURITY COMPANY.).
7. ALL PROPOSED SIGNAGE IS UNDER SEPARATE PERMIT.

LEGEND:

- GRASS/LANDSCAPING-SEE LANDSCAPING DWGS.
- CONCRETE WALKWAY-SEE CIVIL DWGS.
- CONCRETE POOL PAVERS (VERIFY W/ DEVELOPER-SEE CIVIL DWGS).
- CONCRETE WALKWAYS / DRIVEWAY PAVERS (VERIFY W/ DEVELOPER-SEE CIVIL DWGS).
- CONCRETE ROOF TILE (VERIFY W/ DEVELOPER -SEE ROOF PLANS DWGS).

TYPE OF CONSTRUCTION

THREE STORY TOWNHOUSE
TYPE VB - UNPROTECTED / SPRINKLERED

OCCUPANCY CLASSIFICATION

GROUP 'R2' - RESIDENTIAL

*PROJECT MUST ACHIEVE AT LEAST A CERTIFICATION LEVEL OF LEED SILVER OR EQUIVALENT PER LDR SECTION 7.11.1(C)(2)

NOTES:
1. CONTRACTOR TO CORDINATE W/ FP & L TRANSFORMER- FOR PROPER LOCATION. FOR PROPER LOCATIONS.
2. AS PER CITY OF DELRAY BEACH LDR SECTION 6.1.B ALL SERVICE UTILITIES TO BE LOCATED UNDERGROUND

LEGAL DESCRIPTION

LOT 1, 2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17, 18, 19, 20, 21, 22 AND 23 OF "SUBDIVISION OF BLOCK 79, TOWN OF LINTON (NOW DELRAY, FLORIDA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS ALL SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 2.361 ACRES (102,835 SQUARE FEET), 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.

10/8/2025 9:52:53 AM
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ge architecture, inc.
architect, planner and designer
1045 East Atlantic Ave. Suite 303
Delray Beach, Florida 33483
TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR	SITE PLAN APROVAL
BIDS	
PERMIT	102.25
CONSTRUCTION	

PROJECT TITLE
THE SWAN OF DELRAY

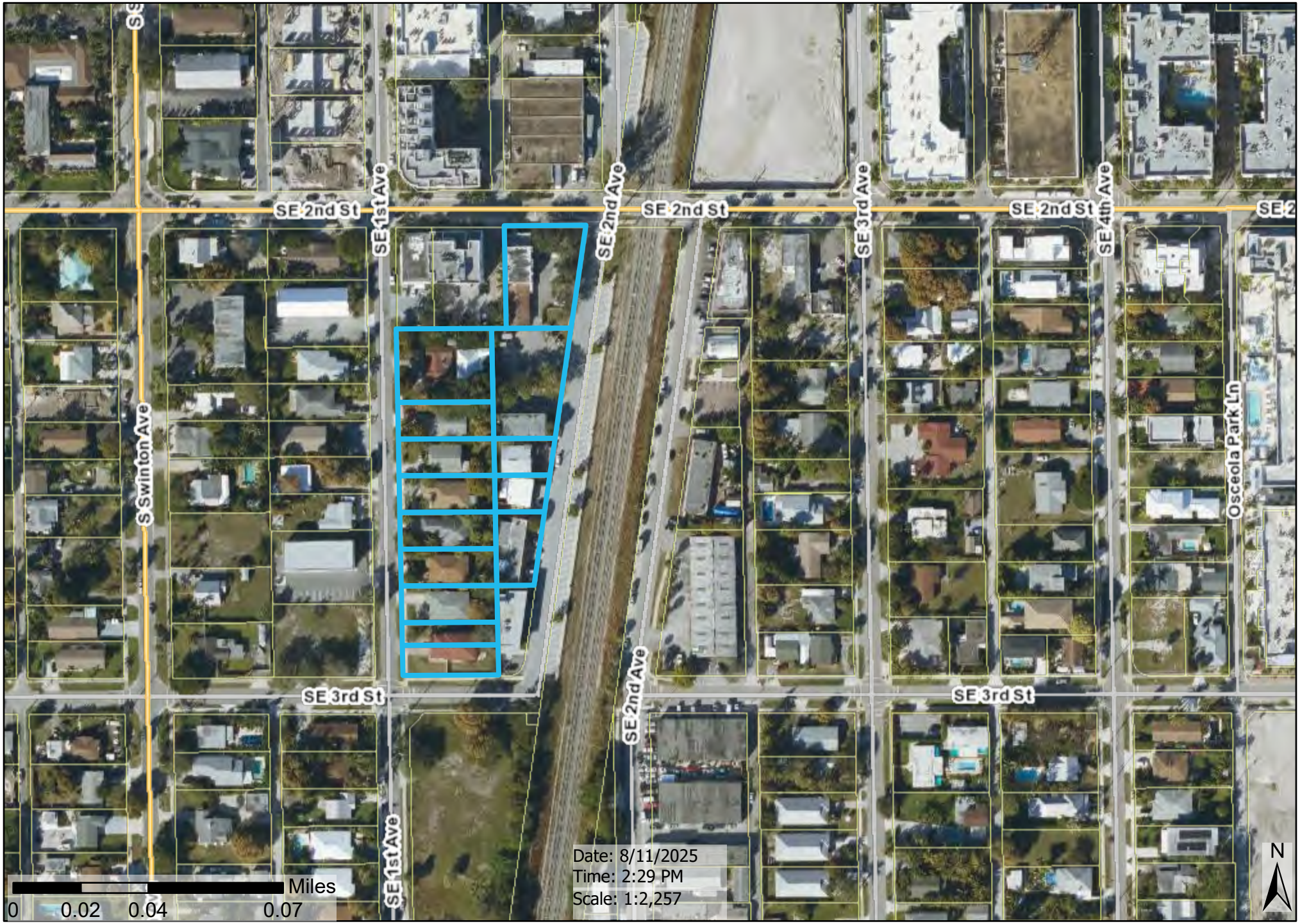
SE 1ST AVENUE
DELRAY BEACH, FL

REVISIONS

FILE NUMBER	812A101
DRAWING TITLE	PROPOSED SITE PLAN (COORDINATION PLAN)
DATE	09.30.25
DRAWN BY	GE/JH/NG
JOB NUMBER	20240812
DRAWING NUMBER	A1.01

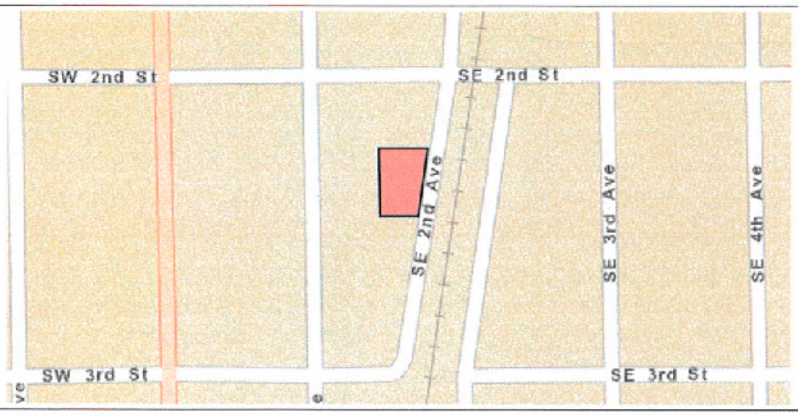
DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser

Delray Swan



Property Detail

Parcel Control Number:	12-43-46-16-01-079-0210	Location Address:	240 SE 2ND AVE		
Owners:	DELRAY HMH LLC	Municipality:	DELRAY BEACH		
Mailing Address:	2665 S BAYSHORE DR STE 605B, , MIAMI FL 33133 5401				
Last Sale:	06/23/2021	Book/Page#:	32639 / 00879	Price:	$3,850,000
Property Use Code:	4800 - WAREH/DIST TERM	Zoning:	CBD - CBD-CENTRAL BUSINESS		
Legal Description:	TOWN OF DELRAY LTS 21 TO 23 INC BLK 79	Total SF:	2205	Acres	.33



2025 Values (Preliminary)

Improvement Value	$280,133
Land Value	$957,191
Total Market Value	$1,237,324
Assessed Value	$1,237,324
Exemption Amount	$0
Taxable Value	$1,237,324

All values are as of January 1st each year.

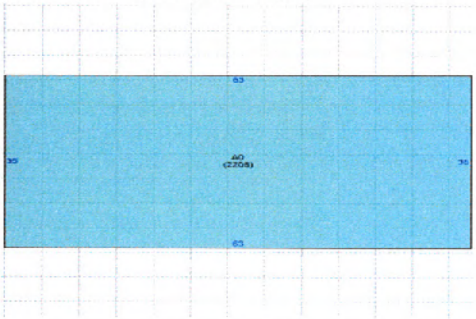
2025 Taxes (Preliminary)

Ad Valorem	$22,831
Non Ad Valorem	$1,061
Total Tax	$23,892

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
WAREHOUSE	2205
Total Square Footage : 2205	

Extra Features

Description	Year Built	Unit
Paving- Asphalt	1980	6800
Paving- Asphalt	1980	2160

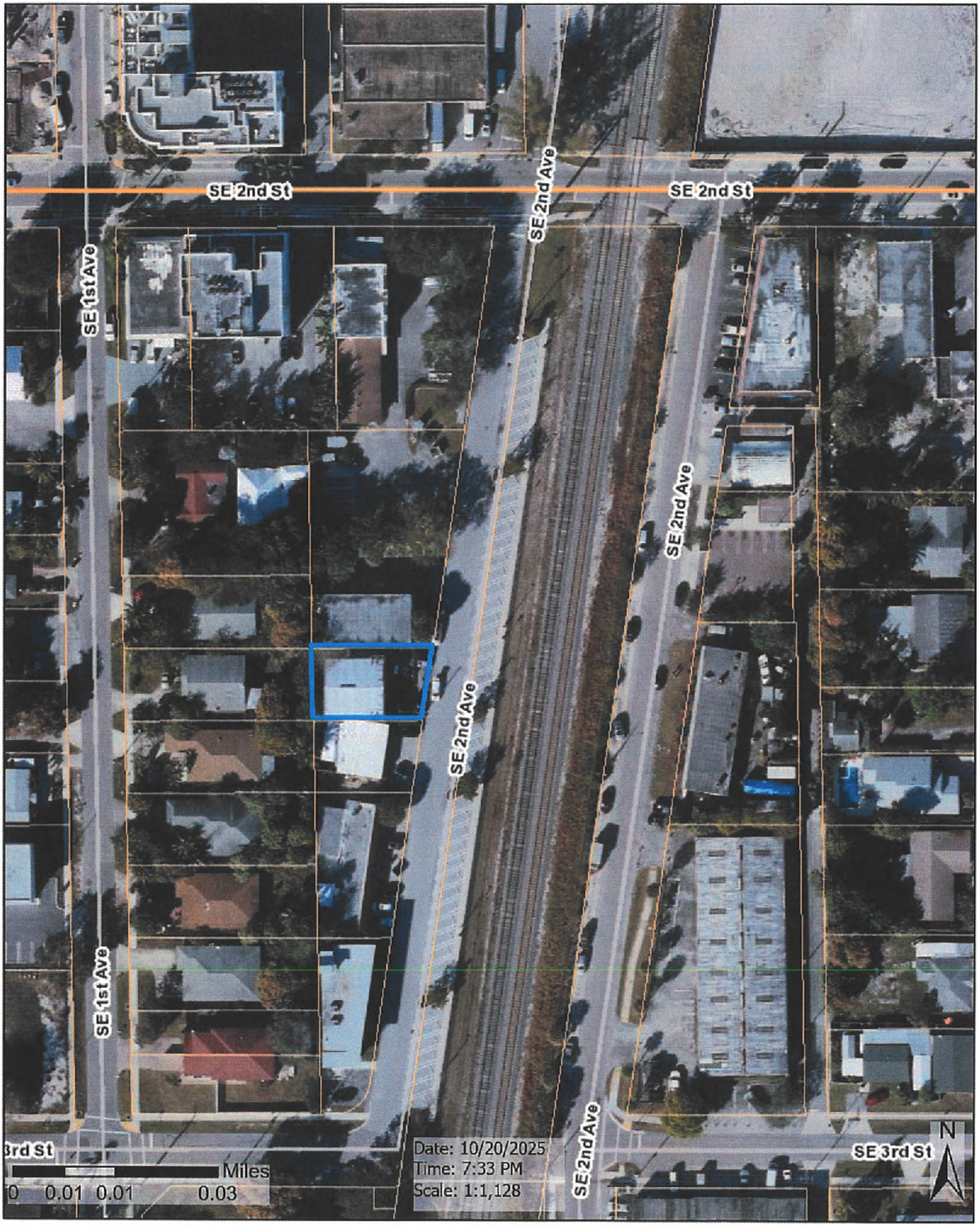
Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

	Description	
1	Year Built	1980
2	WAREHOUSE STORAGE	2205

Owner : DELRAY HMH LLC PCN: 12434616010790210 1 of 1

DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser



Property Detail

Parcel Control Number:	12-43-46-16-01-079-0200	Location Address:	258 SE 2ND AVE		
Owners:	SM-CDR ASSEMBLAGE DELRAY LLC	Municipality:	DELRAY BEACH		
Mailing Address:	2665 S BAYSHORE DR STE 605B, , MIAMI FL 33133 5401				
Last Sale:	05/08/2025	Book/Page#:	35760 / 00039	Price:	$1,650,000
Property Use Code:	4800 - WAREH/DIST TERM	Zoning:	CBD - CBD-CENTRAL BUSINESS		
Legal Description:	TOWN OF DELRAY LOT 20 BLK 79	Total SF:	1600	Acres	.09



2025 Values (Preliminary)

Improvement Value	$196,310
Land Value	$374,475
Total Market Value	$570,785
Assessed Value	$565,336
Exemption Amount	$0
Taxable Value	$565,336

All values are as of January 1st each year.

2025 Taxes (Preliminary)

Ad Valorem	$10,466
Non Ad Valorem	$540
Total Tax	$11,006

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
WAREHOUSE	1600
Total Square Footage :	1600

Extra Features

Description	Year Built	Unit
Shed	1984	1
Paving- Asphalt	1984	1130
Fence- Chain Link 6ft #11 Gaug	1984	70

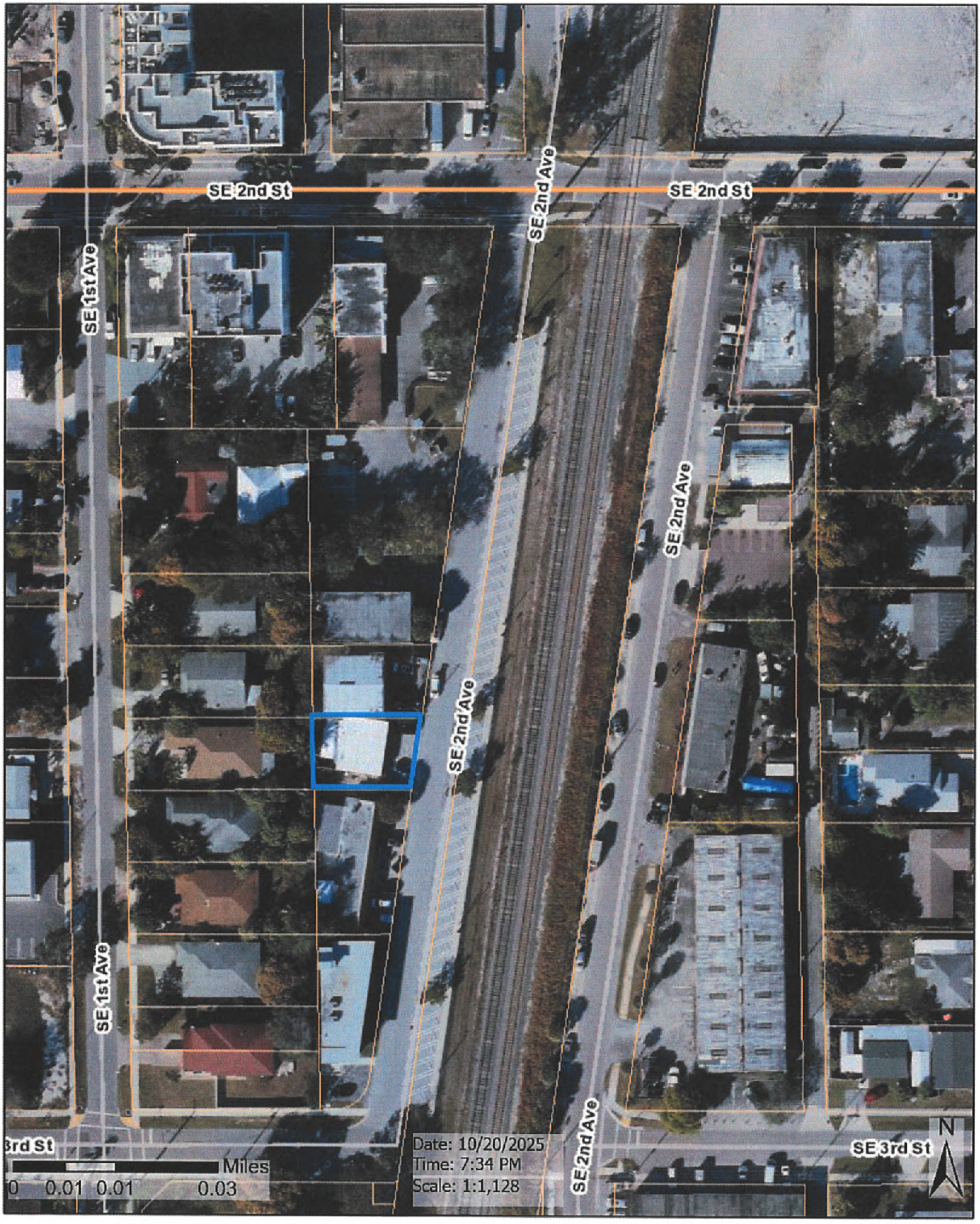
Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

	Description	
1	Year Built	1984
2	WAREHOUSE STORAGE	1600

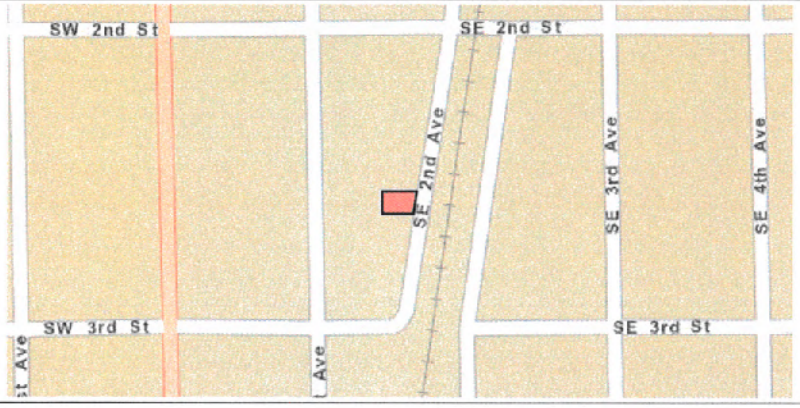
Owner - SM-CDR ASSEMBLAGE DELRAY LLC PCN: 12434616010790200 1 of 1

DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser



Property Detail

Parcel Control Number:	12-43-46-16-01-079-0190	Location Address:	264 SE 2ND AVE		
Owners:	DELRAY SWAN HOLDINGS LLC	Municipality:	DELRAY BEACH		
Mailing Address:	2665 S BAYSHORE DR STE 605B, , MIAMI FL 33133 5401				
Last Sale:	10/28/2020	Book/Page#:	31903 / 00472	Price:	$925,000
Property Use Code:	4800 - WAREH/DIST TERM	Zoning:	CBD - CBD-CENTRAL BUSINESS		
Legal Description:	TOWN OF DELRAY LT 19 BLK 79	Total SF:	1371	Acres	.08



2025 Values (Preliminary)

Improvement Value	$193,166
Land Value	$237,015
Total Market Value	$430,181
Assessed Value	$375,244
Exemption Amount	$0
Taxable Value	$375,244

All values are as of January 1st each year.

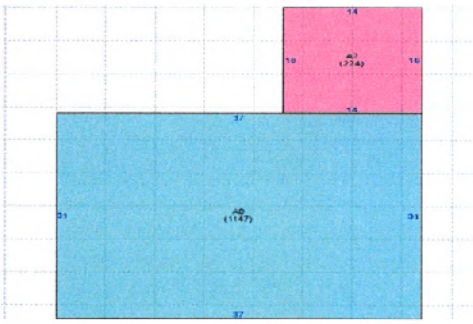
2025 Taxes (Preliminary)

Ad Valorem	$7,271
Non Ad Valorem	$484
Total Tax	$7,755

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
RELIGIOUS	1147
RELIGIOUS	224
Total Square Footage :	1371

Extra Features

Description	Year Built	Unit
Paving- Asphalt	1956	1060

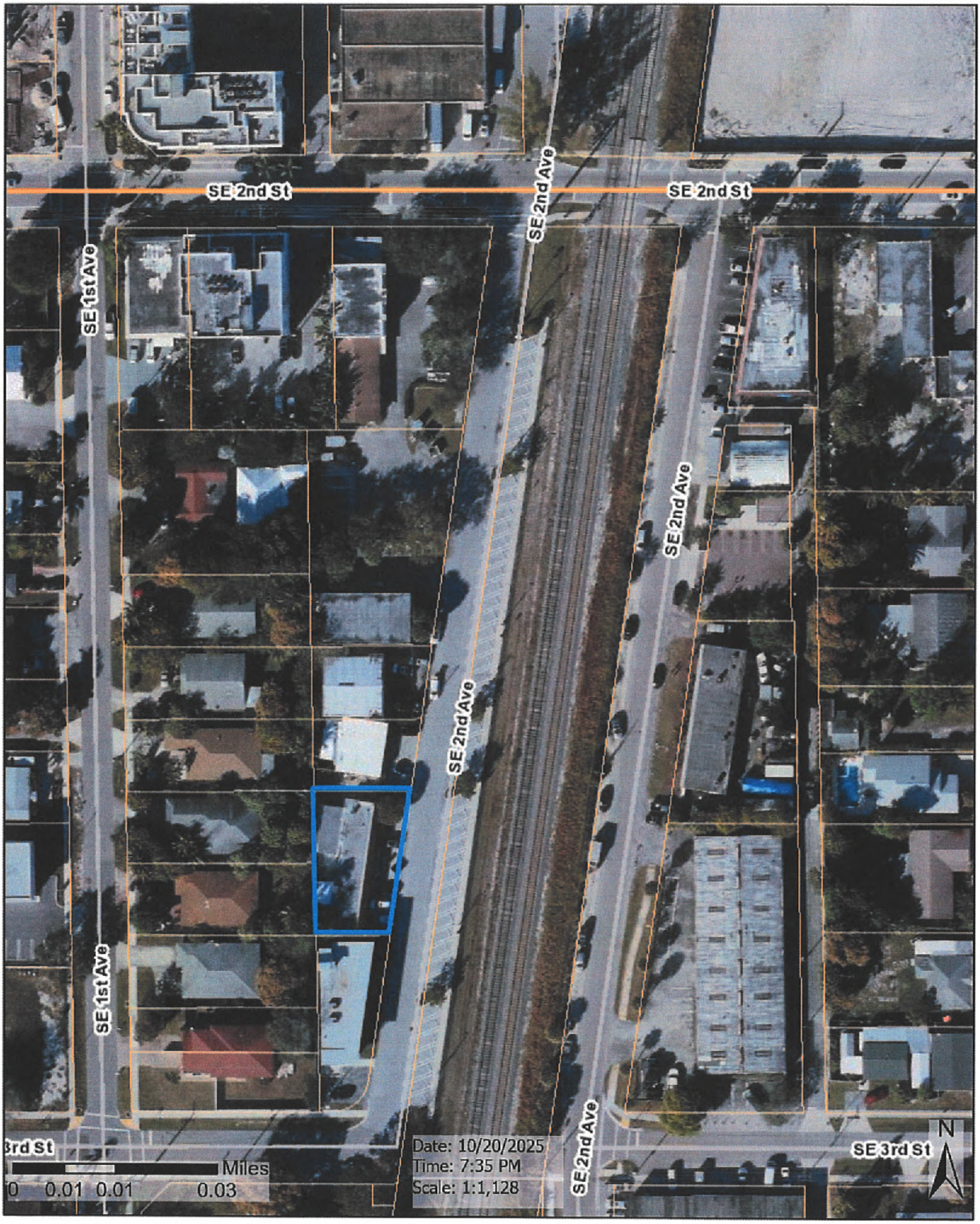
Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

	Description	
1	Year Built	1956
2	WAREHOUSE STORAGE	1371

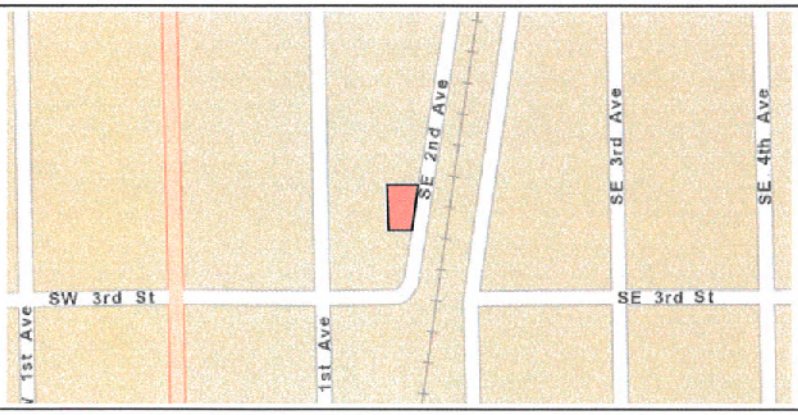
Owner : DELRAY SWAN HOLDINGS LLC PCN: 12434616010790190 1 of 1

DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser



Property Detail

Parcel Control Number:	12-43-46-16-01-079-0170	Location Address:	280 SE 2ND AVE
Owners:	DELRAY SWAN HOLDINGS LLC	Municipality:	DELRAY BEACH
Mailing Address:	2665 S BAYSHORE DR STE 605B, , MIAMI FL 33133 5401		
Last Sale:	10/28/2020	Book/Page#:	31903 / 00472 Price: $925,000
Property Use Code:	4800 - WAREH/DIST TERM	Zoning:	CBD - CBD-CENTRAL BUSINESS
Legal Description:	TOWN OF DELRAY LTS 17 & 18 BLK 79	Total SF:	2424 Acres .14



2025 Values (Preliminary)

Improvement Value	$289,331
Land Value	$391,939
Total Market Value	$681,270
Assessed Value	$669,186
Exemption Amount	$0
Taxable Value	$669,186

All values are as of January 1st each year.

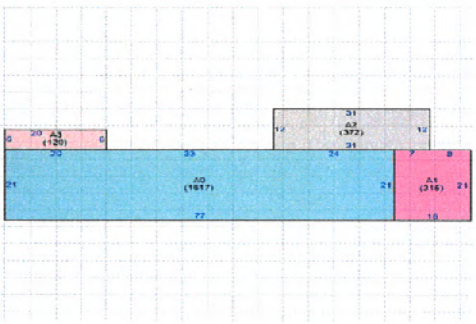
2025 Taxes (Preliminary)

Ad Valorem	$12,424
Non Ad Valorem	$742
Total Tax	$13,166

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
WAREHOUSE	1617
WHSE OFFICE	315
WAREHOUSE	372
WAREHOUSE	120
Total Square Footage :	2424

Extra Features

Description	Year Built	Unit
Paving- Asphalt	1961	2400
Patio Roof	1961	1100

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

	Description	
1	Year Built	1961
2	WAREHOUSE STORAGE	2424

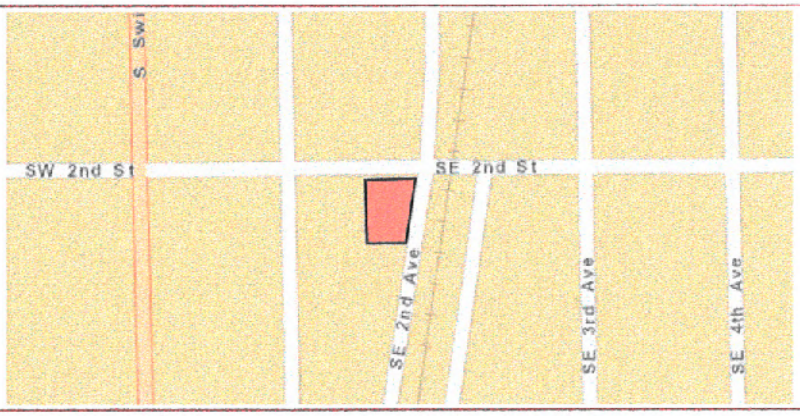
Owner : DELRAY SWAN HOLDINGS LLC PCN: 12434616010790170 1 of 1

DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser



Property Detail

Parcel Control Number:	12-43-46-16-01-079-0010	Location Address:	118 SE 2ND ST		
Owners:	DELRAY HMH LLC	Municipality:	DELRAY BEACH		
Mailing Address:	2665 S BAYSHORE DR STE 605B, , MIAMI FL 33133 5401				
Last Sale:	06/23/2021	Book/Page#:	32639 / 00879	Price:	$3,850,000
Property Use Code:	4800 - WAREH/DIST TERM	Zoning:	CBD - CBD-CENTRAL BUSINESS		
Legal Description:	DELRAY TOWN OF LTS 1 & 2 BLK 79	Total SF:	5884	Acres	.32



2025 Values (Preliminary)

Improvement Value	$606,943
Land Value	$928,548
Total Market Value	$1,535,491
Assessed Value	$1,507,334
Exemption Amount	$0
Taxable Value	$1,507,334

All values are as of January 1st each year.

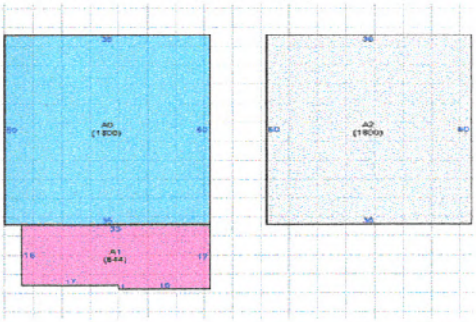
2025 Taxes (Preliminary)

Ad Valorem	$27,991
Non Ad Valorem	$1,712
Total Tax	$29,703

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
WAREHOUSE	1800
APARTMENT	1800
WHSE OFFICE	544
Total Square Footage :	5884

Extra Features

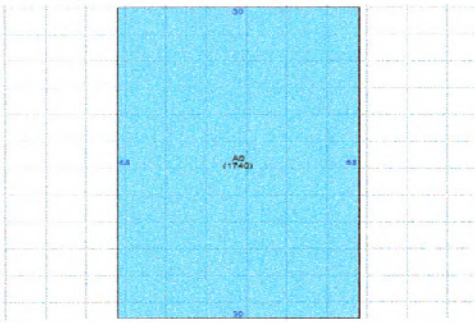
Description	Year Built	Unit
Paving- Asphalt	1974	3764

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

	Description	
1	Year Built	1974
2	WAREHOUSE STORAGE	4144

Building Footprint (Building 2)



Subarea and Square Footage (Building 2)

Description	Area Sq. Footage
WAREHOUSE	1740
Total Square Footage :	5884

Extra Features

Description	Year Built	Unit
Paving- Asphalt	1974	3764

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 2)

	Description	
1	Year Built	1966
2	WAREHOUSE STORAGE	1740

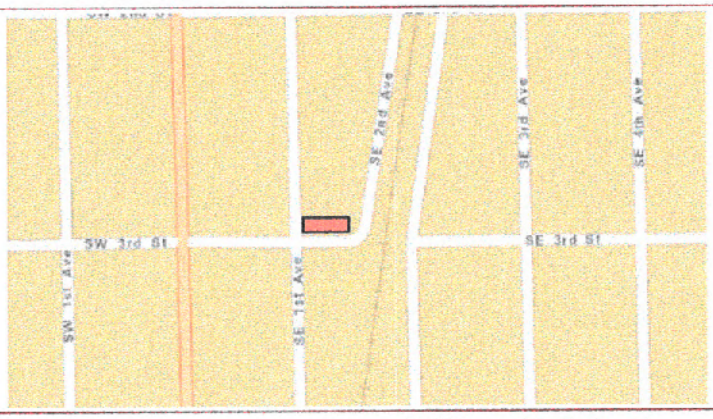
Owner : DELRAY HMH LLC PCN: 12434616010790010 1 of 2

DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser



Property Detail

Parcel Control Number:	12-43-46-16-01-079-0142	Location Address:	253 SE 1ST AVE		
Owners:	DELRAY RESIDENCES LLC	Municipality:	DELRAY BEACH		
Mailing Address:	2665 S BAYSHORE DR STE 605B, , MIAMI FL 33133 5401				
Last Sale:	11/29/2021	Book/Page#:	33153 / 01403	Price:	$525,000
Property Use Code:	0110 - TOWNHOUSE	Zoning:	CBD - CBD-CENTRAL BUSINESS		
Legal Description:	TOWN OF DELRAY S 41 FT OF LT 14 BLK 79	Total SF:	1743	Acres	.12



2025 Values (Preliminary)

Improvement Value	$465,000
Land Value	$0
Total Market Value	$465,000
Assessed Value	$465,000
Exemption Amount	$0
Taxable Value	$465,000

All values are as of January 1st each year.

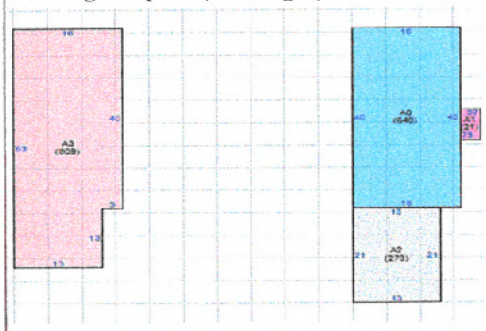
2025 Taxes (Preliminary)

Ad Valorem	$8,580
Non Ad Valorem	$179
Total Tax	$8,759

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
BAS Base Area	640
FUS Finished Upper Story	809
FOP Finished Open Porch	21
FGR Finished Garage	273
Total Square Footage :	1743
Total Area Under Air :	1449

Extra Features

Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 1)

	Description	
1	Bldg Type	TOWNHOUSE
2	Exterior Wall 1	MSY: CB STUCCO
3	Year Built	2005
4	Air Condition Desc.	HTG & AC
5	Heat Type	FORCED AIR DUCT
6	Heat Fuel	ELECTRIC
7	Bed Rooms	3
8	Full Baths	2
9	Half Baths	0
10	Exterior Wall 2	NONE
11	Roof Structure	WOOD TRUSS
12	Roof Cover	ASPHALT/COMPOSITION
13	Interior Wall 1	DRYWALL
14	Interior Wall 2	N/A
15	Floor Type 1	CARPETING
16	Floor Type 2	CERAMIC/QUARRY TILE
17	Stories	2

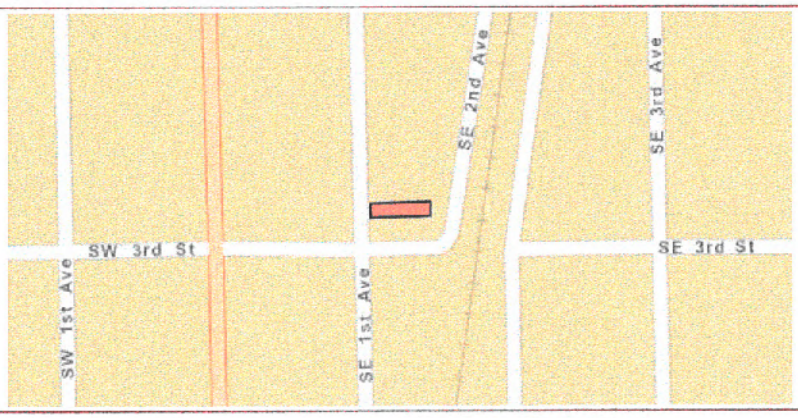
Owner : DELRAY RESIDENCES LLC PCN: 12434616010790142 1 of 1

DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser



Property Detail

Parcel Control Number:	12-43-46-16-01-079-0141	Location Address:	251 SE 1ST AVE		
Owners:	DELRAY RESIDENCES LLC	Municipality:	DELRAY BEACH		
Mailing Address:	2665 S BAYSHORE DR STE 605B, , MIAMI FL 33133 5401				
Last Sale:	12/02/2021	Book/Page#:	33153 / 01425	Price:	$475,000
Property Use Code:	0110 - TOWNHOUSE	Zoning:	CBD - CBD-CENTRAL BUSINESS		
Legal Description:	TOWN OF DELRAY LT 14 (LESS S 41 FT) BLK 79	Total SF:	1743	Acres	.09



2025 Values (Preliminary)

Improvement Value	$465,000
Land Value	$0
Total Market Value	$465,000
Assessed Value	$465,000
Exemption Amount	$0
Taxable Value	$465,000

All values are as of January 1st each year.

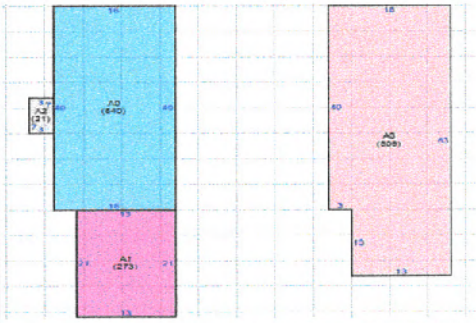
2025 Taxes (Preliminary)

Ad Valorem	$8,580
Non Ad Valorem	$179
Total Tax	$8,759

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description		Area Sq. Footage
BAS Base Area	640	
FUS Finished Upper Story	809	
FOP Finished Open Porch	21	
FGR Finished Garage	273	
Total Square Footage :	1743	
Total Area Under Air :	1449	

Extra Features

Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 1)

	Description	
1	Bldg Type	TOWNHOUSE
2	Exterior Wall 1	MSY: CB STUCCO
3	Year Built	2005
4	Air Condition Desc.	HTG & AC
5	Heat Type	FORCED AIR DUCT
6	Heat Fuel	ELECTRIC
7	Bed Rooms	3
8	Full Baths	2
9	Half Baths	0
10	Exterior Wall 2	NONE
11	Roof Structure	WOOD TRUSS
12	Roof Cover	ASPHALT/COMPOSITION
13	Interior Wall 1	DRYWALL
14	Interior Wall 2	N/A
15	Floor Type 1	CERAMIC/QUARRY TILE
16	Floor Type 2	CARPETING
17	Stories	2

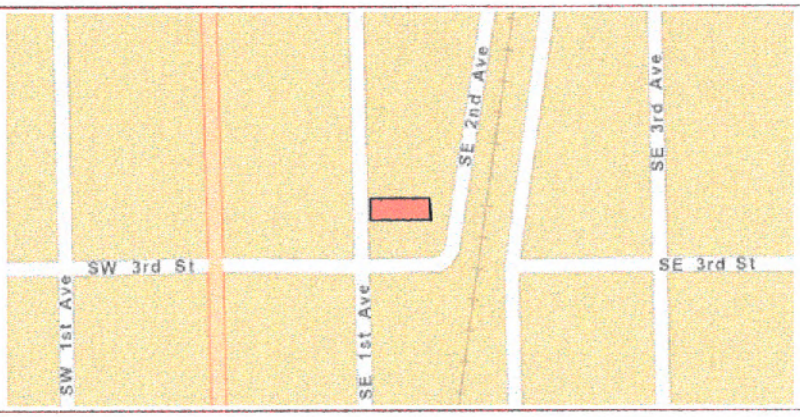
Owner : DELRAY RESIDENCES LLC PCN: 12434616010790141 1 of 1

DOROTHY JACKS CFA, AAS
Palm Beach County Property Appraiser



Property Detail

Parcel Control Number:	12-43-46-16-01-079-0130	Location Address:	243 SE 1ST AVE		
Owners:	DELRAY RESIDENCES LLC	Municipality:	DELRAY BEACH		
Mailing Address:	2665 S BAYSHORE DR STE 605B, , MIAMI FL 33133 5401				
Last Sale:	12/16/2021	Book/Page#:	33209 / 01870	Price:	$607,500
Property Use Code:	0101 - SINGLE FAMILY-COMM ZONING	Zoning:	CBD - CBD-CENTRAL BUSINESS		
Legal Description:	TOWN OF DELRAY LT 13 BLK 79	Total SF:	1752	Acres	.15



2025 Values (Preliminary)

Improvement Value	$156,334
Land Value	$309,299
Total Market Value	$465,633
Assessed Value	$465,633
Exemption Amount	$0
Taxable Value	$465,633

All values are as of January 1st each year.

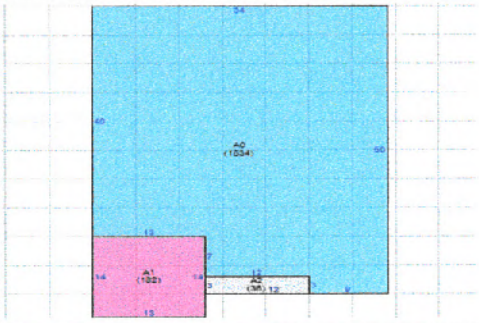
2025 Taxes (Preliminary)

Ad Valorem	$8,592
Non Ad Valorem	$355
Total Tax	$8,947

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
BAS Base Area	1534
FOP Finished Open Porch	36
FGR Finished Garage	182
Total Square Footage :	1752
Total Area Under Air :	1534

Extra Features

Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 1)

	Description	
1	Bldg Type	SFR
2	Exterior Wall 1	MSY: CB STUCCO
3	Year Built	1990
4	Air Condition Desc.	HTG & AC
5	Heat Type	FORCED AIR DUCT
6	Heat Fuel	ELECTRIC
7	Bed Rooms	0
8	Full Baths	2
9	Half Baths	0
10	Exterior Wall 2	NONE
11	Roof Structure	GABLE/HIP
12	Roof Cover	ASPHALT/COMPOSITION
13	Interior Wall 1	DRYWALL
14	Interior Wall 2	N/A
15	Floor Type 1	CARPETING
16	Floor Type 2	N/A
17	Stories	1

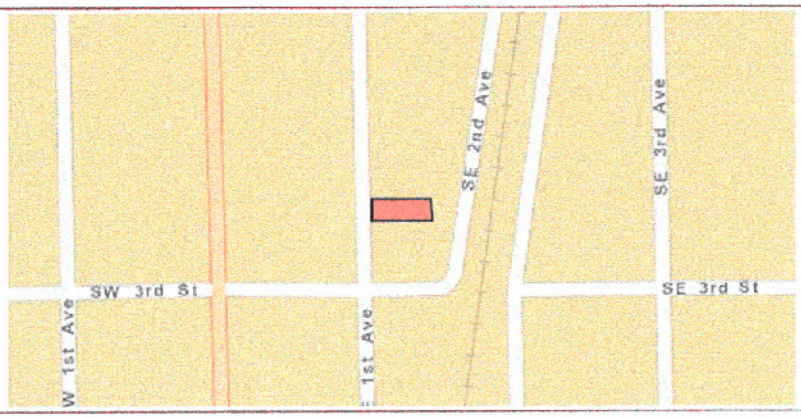
Owner : DELRAY RESIDENCES LLC PCN: 12434616010790130 1 of 1

DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser



Property Detail

Parcel Control Number:	12-43-46-16-01-079-0120	Location Address:	237 SE 1ST AVE		
Owners:	DELRAY RESIDENCES LLC	Municipality:	DELRAY BEACH		
Mailing Address:	2665 S BAYSHORE DR STE 605B, , MIAMI FL 33133 5401				
Last Sale:	11/29/2021	Book/Page#:	33162 / 01228	Price:	$600,000
Property Use Code:	0101 - SINGLE FAMILY-COMM ZONING	Zoning:	CBD - CBD-CENTRAL BUSINESS		
Legal Description:	TOWN OF DELRAY LT 12 BLK 79	Total SF:	1752	Acres	.15



2025 Values (Preliminary)

Improvement Value	$165,143
Land Value	$309,204
Total Market Value	$474,347
Assessed Value	$474,347
Exemption Amount	$0
Taxable Value	$474,347

All values are as of January 1st each year.

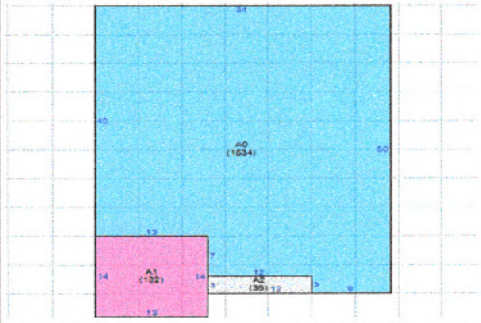
2025 Taxes (Preliminary)

Ad Valorem	$8,753
Non Ad Valorem	$355
Total Tax	$9,108

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
BAS Base Area	1534
FOP Finished Open Porch	36
FGR Finished Garage	182
Total Square Footage :	1752
Total Area Under Air :	1534

Extra Features

Description	Year Built	Unit
No Extra Feature Available		

Structural Details (Building 1)

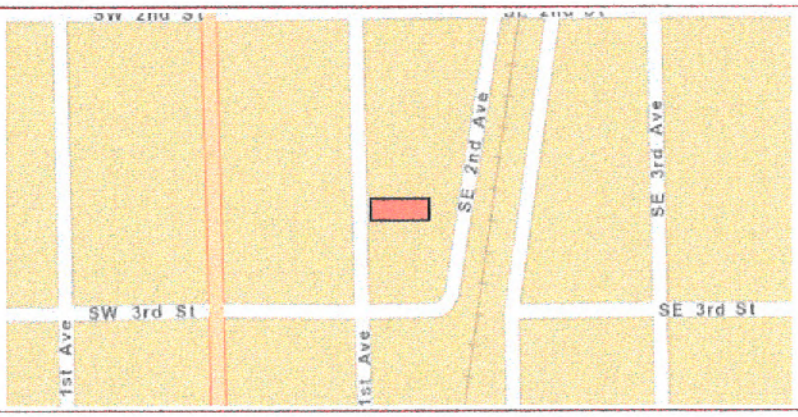
	Description	
1	Bldg Type	SFR
2	Exterior Wall 1	MSY: CB STUCCO
3	Year Built	1990
4	Air Condition Desc.	HTG & AC
5	Heat Type	FORCED AIR DUCT
6	Heat Fuel	ELECTRIC
7	Bed Rooms	0
8	Full Baths	2
9	Half Baths	0
10	Exterior Wall 2	NONE
11	Roof Structure	GABLE/HIP
12	Roof Cover	ASPHALT/COMPOSITION
13	Interior Wall 1	DRYWALL
14	Interior Wall 2	N/A
15	Floor Type 1	CARPETING
16	Floor Type 2	CERAMIC/QUARRY TILE
17	Stories	1

DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser



Property Detail

Parcel Control Number:	12-43-46-16-01-079-0110	Location Address:	231 SE 1ST AVE		
Owners:	DELRAY RESIDENCES LLC	Municipality:	DELRAY BEACH		
Mailing Address:	2665 S BAYSHORE DR STE 605B, , MIAMI FL 33133 5401				
Last Sale:	11/29/2021	Book/Page#:	33153 / 01390	Price:	$700,000
Property Use Code:	0101 - SINGLE FAMILY-COMM ZONING	Zoning:	CBD - CBD-CENTRAL BUSINESS		
Legal Description:	TOWN OF DELRAY LT 11 BLK 79	Total SF:	1955	Acres	.15



2025 Values (Preliminary)

Improvement Value	$184,778
Land Value	$309,062
Total Market Value	$493,840
Assessed Value	$493,840
Exemption Amount	$0
Taxable Value	$493,840

All values are as of January 1st each year.

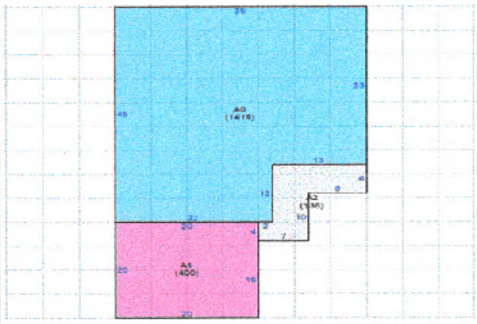
2025 Taxes (Preliminary)

Ad Valorem	$9,112
Non Ad Valorem	$355
Total Tax	$9,468

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
FOP Finished Open Porch	136
FGR Finished Garage	400
BAS Base Area	1419
Total Square Footage :	1955
Total Area Under Air :	1419

Extra Features

Description	Year Built	Unit
Patio	1998	90

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

	Description	
1	Bldg Type	SFR
2	Exterior Wall 1	MSY: CB STUCCO
3	Year Built	1998
4	Air Condition Desc.	HTG & AC
5	Heat Type	FORCED AIR DUCT
6	Heat Fuel	ELECTRIC
7	Bed Rooms	3
8	Full Baths	2
9	Half Baths	0
10	Roof Structure	GABLE/HIP
11	Roof Cover	ASPHALT/COMPOSITION
12	Interior Wall 1	DRYWALL
13	Interior Wall 2	N/A
14	Floor Type 1	CERAMIC/QUARRY TILE
15	Floor Type 2	CARPETING
16	Stories	1

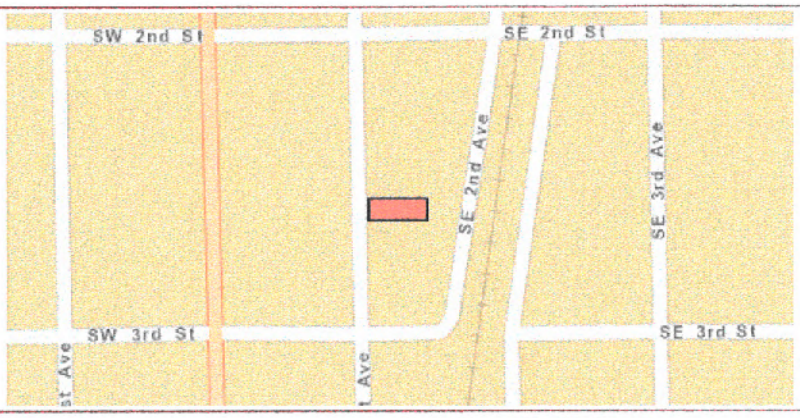
Owner : DELRAY RESIDENCES LLC PCN: 12434616010790110 1 of 1

DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser



Property Detail

Parcel Control Number:	12-43-46-16-01-079-0100	Location Address:	227 SE 1ST AVE		
Owners:	DELRAY RESIDENCES LLC	Municipality:	DELRAY BEACH		
Mailing Address:	2665 S BAYSHORE DR STE 605B, , MIAMI FL 33133 5401				
Last Sale:	11/29/2021	Book/Page#:	33153 / 01431	Price:	$600,000
Property Use Code:	0101 - SINGLE FAMILY-COMM ZONING	Zoning:	CBD - CBD-CENTRAL BUSINESS		
Legal Description:	TOWN OF DELRAY LT 10 BLK 79	Total SF:	1869	Acres	.15



2025 Values (Preliminary)

Improvement Value	$188,099
Land Value	$308,968
Total Market Value	$497,067
Assessed Value	$497,067
Exemption Amount	$0
Taxable Value	$497,067

All values are as of January 1st each year.

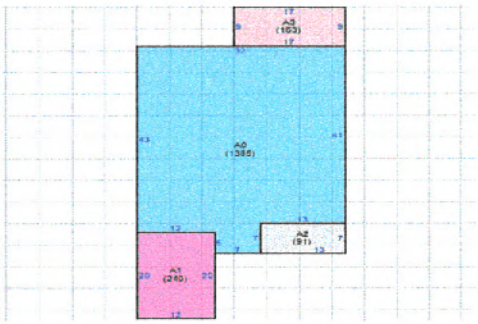
2025 Taxes (Preliminary)

Ad Valorem	$9,172
Non Ad Valorem	$355
Total Tax	$9,527

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
BAS Base Area	1385
SFB Semi Finished Base Area	153
FOP Finished Open Porch	91
FGR Finished Garage	240
Total Square Footage :	1869
Total Area Under Air :	1538

Extra Features

Description	Year Built	Unit
Patio	1997	135

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

	Description	
1	Bldg Type	SFR
2	Exterior Wall 1	MSY: CB STUCCO
3	Year Built	1997
4	Air Condition Desc.	HTG & AC
5	Heat Type	FORCED AIR DUCT
6	Heat Fuel	ELECTRIC
7	Bed Rooms	2
8	Full Baths	2
9	Half Baths	0
10	Roof Structure	GABLE/HIP
11	Roof Cover	ASPHALT/COMPOSITION
12	Interior Wall 1	DRYWALL
13	Interior Wall 2	N/A
14	Floor Type 1	CERAMIC/QUARRY TILE
15	Floor Type 2	CARPETING
16	Stories	1

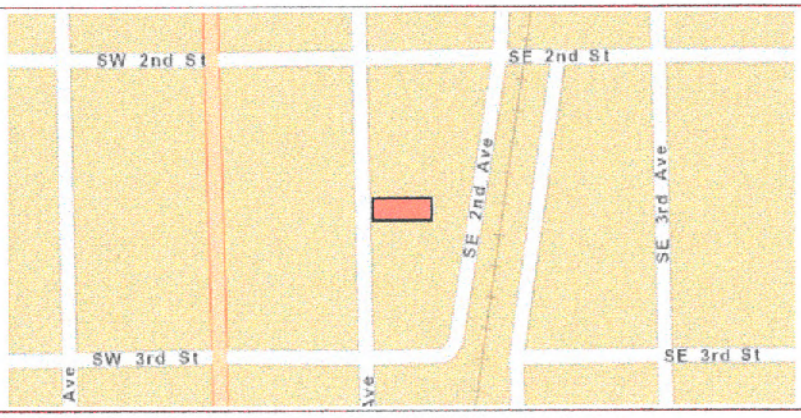
Owner : DELRAY RESIDENCES LLC PCN: 12434616010790100 1 of 1

DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser



Property Detail

Parcel Control Number:	12-43-46-16-01-079-0090	Location Address:	223 SE 1ST AVE		
Owners:	DELRAY RESIDENCES LLC	Municipality:	DELRAY BEACH		
Mailing Address:	2665 S BAYSHORE DR STE 605B, , MIAMI FL 33133 5401				
Last Sale:	11/29/2021	Book/Page#:	33153 / 01440	Price:	$600,000
Property Use Code:	0101 - SINGLE FAMILY-COMM ZONING	Zoning:	CBD - CBD-CENTRAL BUSINESS		
Legal Description:	TOWN OF DELRAY LT 9 BLK 79	Total SF:	1456	Acres	.15



2025 Values (Preliminary)

Improvement Value	$156,079
Land Value	$308,873
Total Market Value	$464,952
Assessed Value	$464,952
Exemption Amount	$0
Taxable Value	$464,952

All values are as of January 1st each year.

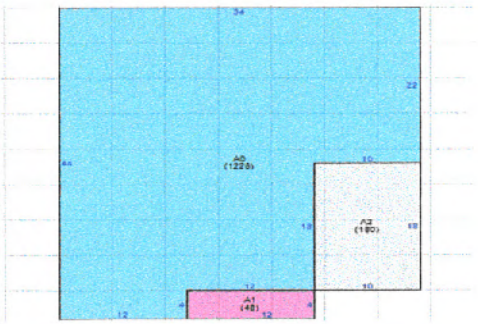
2025 Taxes (Preliminary)

Ad Valorem	$8,579
Non Ad Valorem	$355
Total Tax	$8,934

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
FOP Finished Open Porch	48
FGR Finished Garage	180
BAS Base Area	1228
Total Square Footage :	1456
Total Area Under Air :	1228

Extra Features

Description	Year Built	Unit
Patio	1998	110
Patio Roof	1998	110
Screen Enclosure	1998	248

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

	Description	
1	Bldg Type	SFR
2	Exterior Wall 1	MSY: CB STUCCO
3	Year Built	1998
4	Air Condition Desc.	HTG & AC
5	Heat Type	FORCED AIR DUCT
6	Heat Fuel	ELECTRIC
7	Bed Rooms	3
8	Full Baths	2
9	Half Baths	0
10	Roof Structure	GABLE/HIP
11	Roof Cover	ASPHALT/COMPOSITION
12	Interior Wall 1	DRYWALL
13	Interior Wall 2	N/A
14	Floor Type 1	CERAMIC/QUARRY TILE
15	Floor Type 2	CARPETING
16	Stories	1

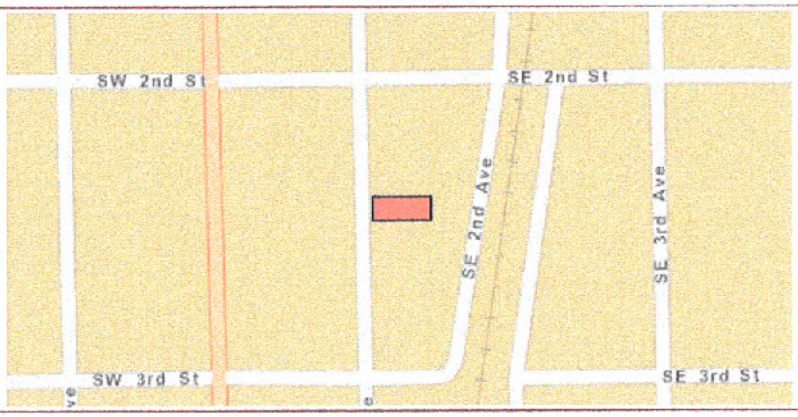
Owner : DELRAY RESIDENCES LLC PCN: 12434616010790090 1 of 1

DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser



Property Detail

Parcel Control Number:	12-43-46-16-01-079-0080	Location Address:	219 SE 1ST AVE		
Owners:	DELRAY RESIDENCES LLC	Municipality:	DELRAY BEACH		
Mailing Address:	2665 S BAYSHORE DR STE 605B, , MIAMI FL 33133 5401				
Last Sale:	11/29/2021	Book/Page#:	33153 / 01408	Price:	$650,000
Property Use Code:	0101 - SINGLE FAMILY-COMM ZONING	Zoning:	CBD - CBD-CENTRAL BUSINESS		
Legal Description:	TOWN OF DELRAY LT 8 BLK 79	Total SF:	1808	Acres	.15



2025 Values (Preliminary)

Improvement Value	$184,686
Land Value	$308,732
Total Market Value	$493,418
Assessed Value	$493,418
Exemption Amount	$0
Taxable Value	$493,418

All values are as of January 1st each year.

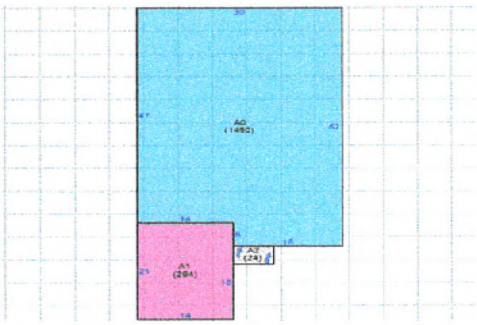
2025 Taxes (Preliminary)

Ad Valorem	$9,104
Non Ad Valorem	$355
Total Tax	$9,460

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
FOP Finished Open Porch	24
FGR Finished Garage	294
BAS Base Area	1490
Total Square Footage :	1808
Total Area Under Air :	1490

Extra Features

Description	Year Built	Unit
Patio Roof	1998	110
Patio	1998	110
Screen Enclosure	1998	248

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

	Description	
1	Bldg Type	SFR
2	Exterior Wall 1	MSY: CB STUCCO
3	Year Built	1998
4	Air Condition Desc.	HTG & AC
5	Heat Type	FORCED AIR DUCT
6	Heat Fuel	ELECTRIC
7	Bed Rooms	3
8	Full Baths	2
9	Half Baths	0
10	Roof Structure	GABLE/HIP
11	Roof Cover	ASPHALT/COMPOSITION
12	Interior Wall 1	DRYWALL
13	Interior Wall 2	N/A
14	Floor Type 1	CERAMIC/QUARRY TILE
15	Floor Type 2	CARPETING
16	Stories	1

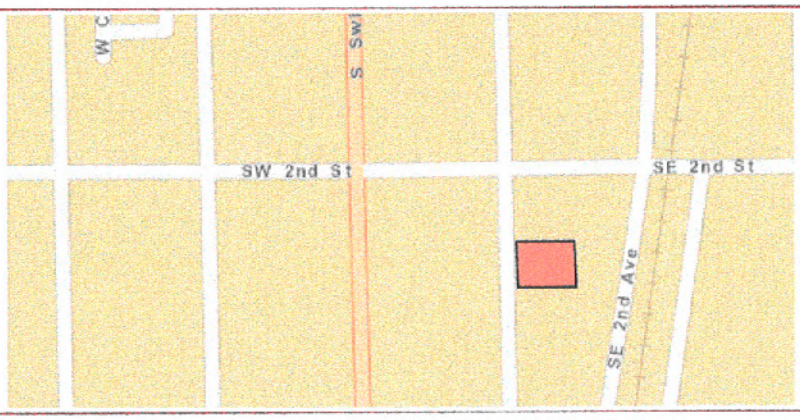
Owner : DELRAY RESIDENCES LLC PCN: 12434616010790080 1 of 1

DOROTHY JACKS
CFA, MAS
Palm Beach County Property Appraiser



Property Detail

Parcel Control Number:	12-43-46-16-01-079-0060	Location Address:	215 SE 1ST AVE		
Owners:	DELRAY HMH LLC	Municipality:	DELRAY BEACH		
Mailing Address:	2665 S BAYSHORE DR STE 605B, , MIAMI FL 33133 5401				
Last Sale:	06/23/2021	Book/Page#:	32639 / 00879	Price:	$3,850,000
Property Use Code:	0101 - SINGLE FAMILY-COMM ZONING	Zoning:	CBD - CBD-CENTRAL BUSINESS		
Legal Description:	TOWN OF DELRAY LTS 6 & 7 BLK 79	Total SF:	1619	Acres	.30



2025 Values (Preliminary)

Improvement Value	$141,438
Land Value	$617,132
Total Market Value	$758,570
Assessed Value	$758,570
Exemption Amount	$0
Taxable Value	$758,570

All values are as of January 1st each year.

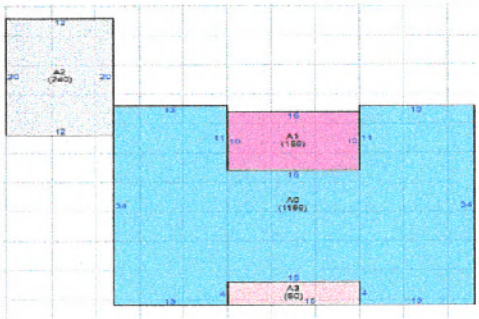
2025 Taxes (Preliminary)

Ad Valorem	$13,997
Non Ad Valorem	$355
Total Tax	$14,352

2025 Qualified Exemptions

Applicants

Building Footprint (Building 2)



Subarea and Square Footage (Building 2)

Description	Area Sq. Footage
BAS Base Area	1169
SFB Semi Finished Base Area	150
SFB Semi Finished Base Area	240
FOP Finished Open Porch	60
Total Square Footage :	1619
Total Area Under Air :	1559

Extra Features

Description	Year Built	Unit
Patio	1958	519
Utility Building	1958	96

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 2)

	Description	
1	Bldg Type	SFR
2	Exterior Wall 1	MSY: CB STUCCO
3	Year Built	1958
4	Air Condition Desc.	HTG & AC
5	Heat Type	FORCED AIR DUCT
6	Heat Fuel	ELECTRIC
7	Bed Rooms	2
8	Full Baths	2
9	Half Baths	
10	Exterior Wall 2	NONE
11	Roof Structure	GABLE/HIP
12	Roof Cover	ASPHALT/COMPOSITION
13	Interior Wall 1	PLASTER
14	Interior Wall 2	N/A
15	Floor Type 1	TERAZZO MONOLITHIC
16	Floor Type 2	N/A
17	Stories	1

Owner : DELRAY HMH LLC PCN: 12434616010790060 1 of 1

DOROTHY JACKS CFA, AAS
Palm Beach County Property Appraiser



Department of Engineering and Public Works
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

Palm Beach County Board of County Commissioners
Dave Kerner, Mayor
Robert S. Weinroth, Vice Mayor
Maria G. Marino
Gregg K. Weiss
Maria Sachs
Melissa McKinlay
Mack Bernard

County Administrator
Verdenia C. Baker

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November 22, 2021

Anna Lai, P.E., PTOE
Simmons & White, Inc.
2581 Metrocentre Blvd, Suite 3
West Palm Beach, FL 33407

RE: Delray Swan
Project #: 211108
Traffic Performance Standards Review

Dear Ms. Lai:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, revised November 17, 2021, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Delray Beach
Location:	SWC of SE 2nd Street and SE 2nd Avenue
PCN:	12-43-46-16-01-079-0010 (additional PCNs in file)
Access:	Access driveway connection onto SE 2nd Avenue (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Not available
Proposed Uses:	Redevelop the site with: Mid-Rise Multi-Family Residential = 195 DUs General Retail = 2,137 SF
New Daily Trips:	1,163
New Peak Hour Trips:	71 (18/53) AM; 94 (56/38) PM
Build-out:	December 31, 2026

Based on our review, the proposed development is within the Coastal Residential Exception Area and, therefore, the residential portion of the proposed development is exempt from the TPS of Palm Beach County. The Traffic Division has determined the proposed development meets the TPS of Palm Beach County.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email HAkif@pbcgov.org.

Sincerely,

Hanane Akif, P.E.
Professional Engineer
Traffic Division

QB:HA:jc
ec: Addressee
Anthea Gianniotes, AICP, Director of Development Services, City of Delray Beach
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
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