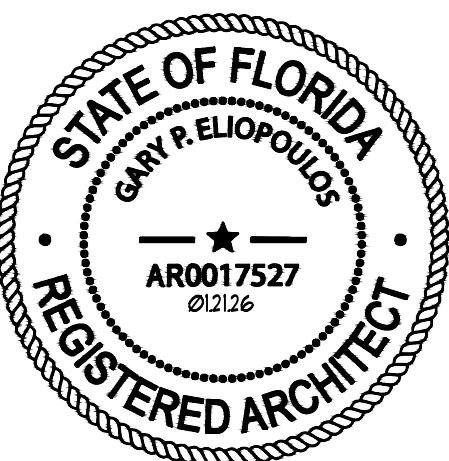


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ISSUED FOR SITE PLAN APPROVAL
BIDS
PERMIT 102225
CONSTRUCTION



PROJECT TITLE
THE SWAN OF DELRAY

SE 1ST AVENUE
DELRAY BEACH, FL

REVISIONS
REVISED 03-24-25 AS PER IAC COMMENTS
1. UPDATED SHEET LABEL
2. MOVED ROLL OUT CONTAINER ENCLOSURE AND TRAIL KIOSK
3. ADDED BENCHES, TRASH AND PET WASTE TO THE ATTACHED GREEN SPACES
4. ADDED BUILDING DIPS
5. REPHRASED GREEN SPACE ON THE CORNER AND REPLACED WITH PAVERS
6. UPDATED AREA CHART
7. ADDED CHART ALONG SE 1ST AVE
8. UPDATED EASEMENT TO BE 12' WIDE
9. UPDATED UNITS ALONG CIVIC SPACE TO HAVE RAMP
REVISED 04-21-25 AS PER IAC 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

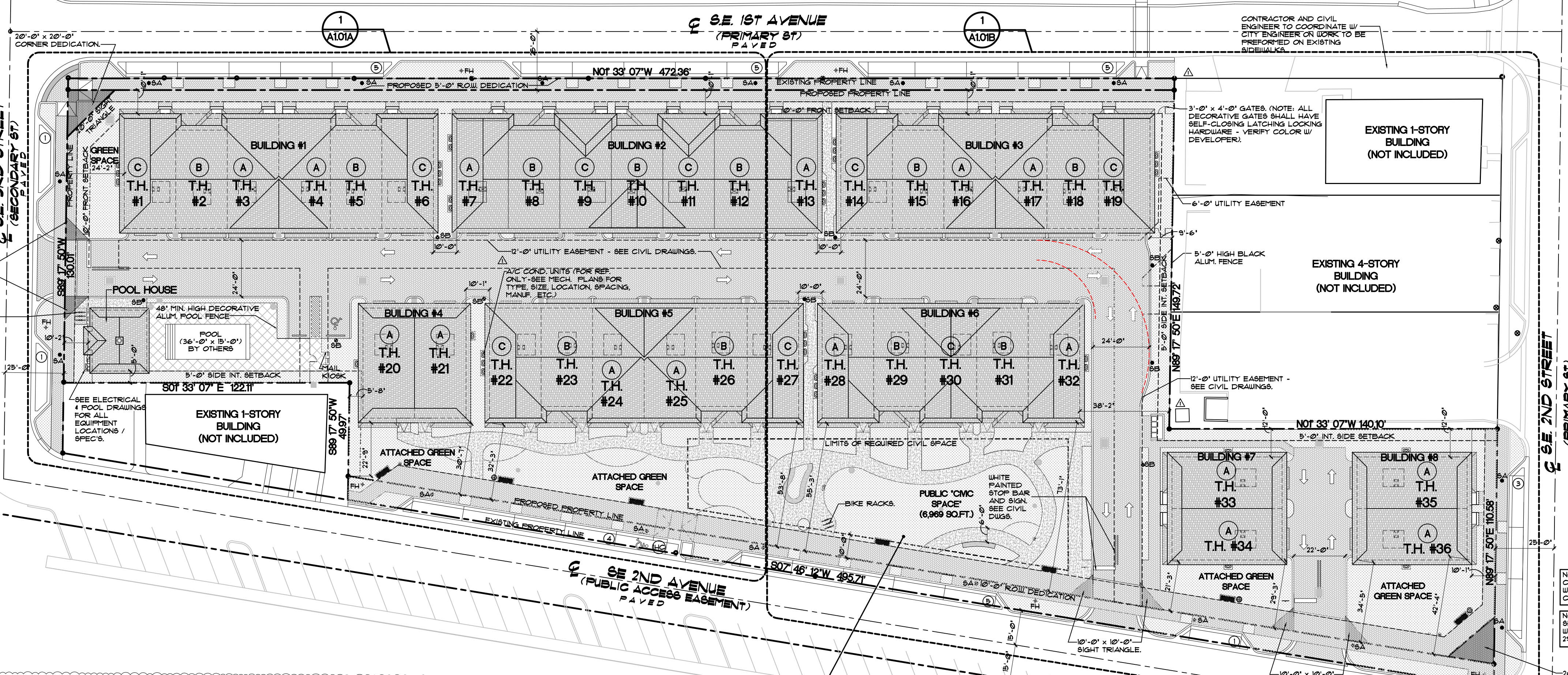
DRAWING TITLE
PROPOSED SITE PLAN (COORDINATION PLAN)

DATE
09.30.25 | DRAWN BY
GE/JH/NG

JOB NUMBER
20240812

DRAWING NUMBER

SP1.01



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.)

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CIVIC OPEN SPACE:
TYPE PROVIDED: ATTACHED GREEN
OVERALL SITE: 102,819.84 SF
ROW DEDICATION: 7,632.58 SF
ADJUSTED SITE AREA: 95,127.26 SF
FIRST 20,000: 0 SF
40,000 x 5%: 2,000 SF
80,000 x 3%: 4,362.26 SF
TOTAL REQUIRED: 6,362 SF
TOTAL PROVIDED: 6,362 SF
ADDITIONAL OPEN SPACE PROVIDED: 6,410 SF

PROPOSED SITE PLAN
SCALE: 1" = 30'-0" (COORDINATION PLAN)

SITE DATA	
PROPERTY LOCATION	110 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	33,860 SQFT.
CONCRETE SIDEWALKS, DRIVEWAY, POOL, PAVERS, ETC.	34,322 SQFT.
LANDSCAPE AREA (OPEN SPACE)	27,645.26 SQFT.
TOTAL IMPERVIOUS AREAS	12,482 SQFT.
TOTAL PERVIOUS AREA (LANDSCAPING)	27,645.26 SQFT.
LOT COVERAGE (38,100 SQFT / 95,127.26 SQFT)	40.1%
NUMBER OF DWELLING UNITS	36
DENSITY	16.5 DU/ACRE
FLOOR AREA RATIO (FAR) = 106,291 SQFT. / 95,127.26 SQFT.	1.1 FAR
CIVIC OPEN SPACE (5% OF AREA ABOVE 20,000 SF, + 3% OF AREA ABOVE 40,000 SF)	6,362 SF. REQUIRED / 6,362 SF. PROVIDED
BUILDING HEIGHT (ALLOWED 5 STORY/54'-0")	3 STORY - 31'-2" 5 UNIT BLDG 4 1 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	
175 SPACES PER UNIT + (1.15 x 36 UNITS) + 63 SPACES	
GUEST PARKING FOR THE FIRST 30 UNITS AT 5 SPACES (5 x 20 UNITS) + 10 SPACES	
GUEST PARKING FOR 21-30 (3 x 16 UNITS) + 4.8 SPACES	
TOTAL SPACES REQUIRED	+175 SPACES +10 SPACES
TOTAL SITE PARKING PROVIDED	
2-CAR GARAGE	12
H.C.	1
STANDARD STALL	9' x 10'
PARALLEL	22' x 8'
PARALLEL	22' x 8'
PARALLEL	22' x 8'
PARALLEL HC SPACE	22' x 8'
PARALLEL	22' x 8'
TOTAL SPACES PROVIDED	105 SPACES

BICYCLE PARKING REQUIRED	
1 SPACES PER 20 UNIT + 2 SPACES	
PROVIDED 3 RACKS + 6 BICYCLE SPACES	

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

AREA CALCULATIONS BUILDINGS 1, 3, + 5 (6-UNITS)	
TOTAL GROSS GROUND FLOOR AREA	6,360 SQFT.
TOTAL GROSS SECOND FLOOR AREA	5,100 SQFT.
TOTAL GROSS THIRD FLOOR AREA	5,534 SQFT.
TOTAL GROSS FLOOR AREA UNDER ROOF	17,994 SQFT.
TOTAL GROSS FLOOR AREA BUILDINGS 1, 3, + 5	52,182 SQFT.

AREA CALCULATIONS BUILDING 2 (7-UNITS)	
TOTAL GROSS GROUND FLOOR AREA	1,420 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	4,514 SQFT.
TOTAL GROSS FLOOR AREA UNDER ROOF	14,624 SQFT.

AREA CALCULATIONS AMENITY BUILDING	
TOTAL GROSS AREA	670 SQFT.

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

GENERAL NOTES:

- IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOBSITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSIDERED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED PRIOR WRITTEN CONSENT FROM THE ARCHITECT.
- 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).

- NOTES:**
- CONTRACTOR TO COORDINATE W/ FP 4 L TRANSFORMER- FOR PROPER LOCATION FOR CIPER LOCATIONS.
 - AS PER CITY OF DELRAY BEACH LDR SECTION 6.18 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

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 19, 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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