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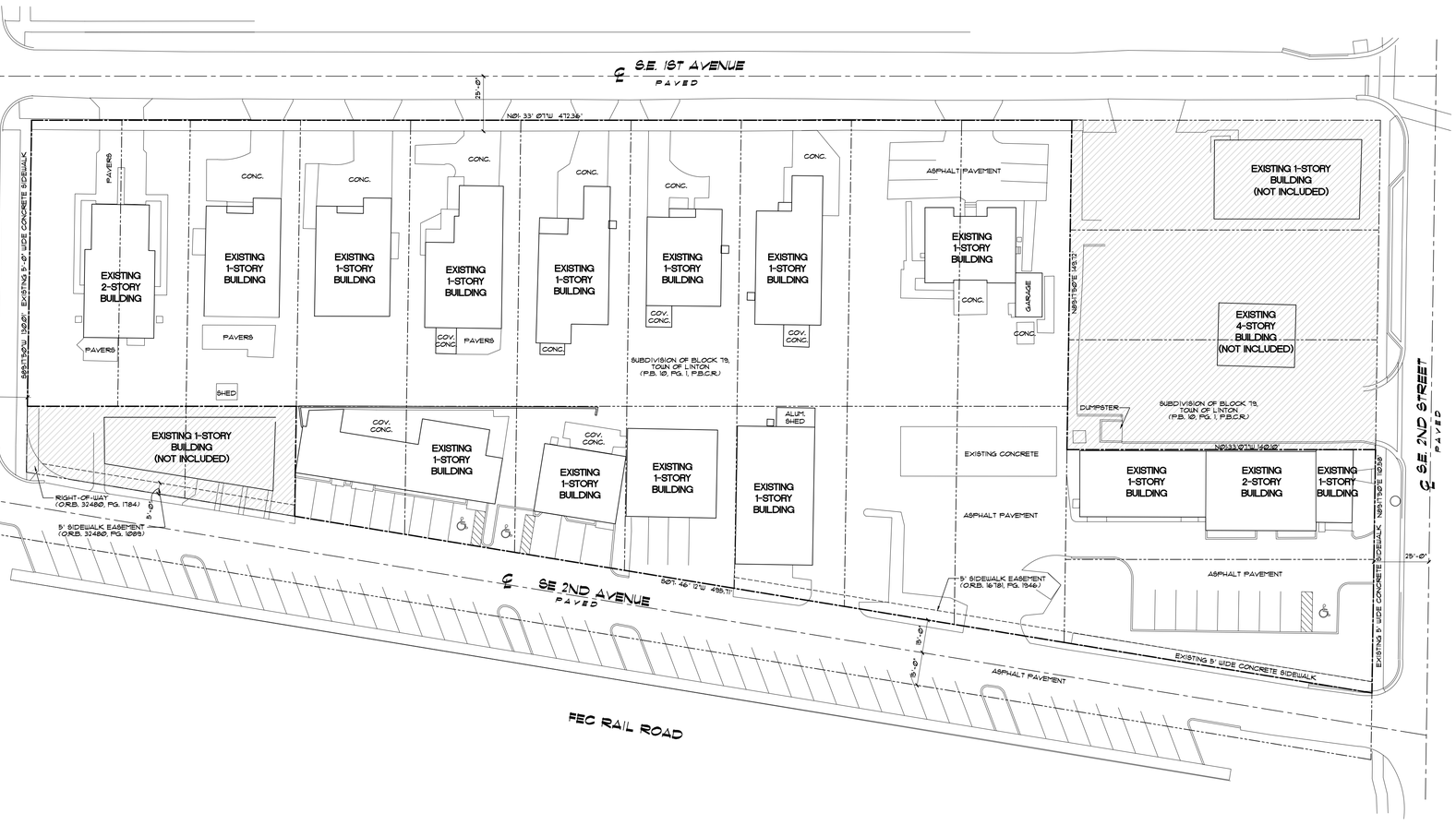
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⚠ REVISED 12-24-25 AS PER TAC COMMENTS:
1. UPDATED SHEET SCHEDULE

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)

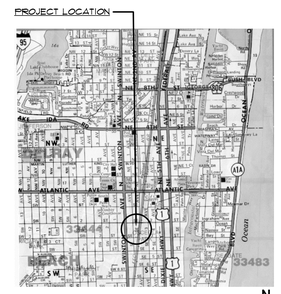
N

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

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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

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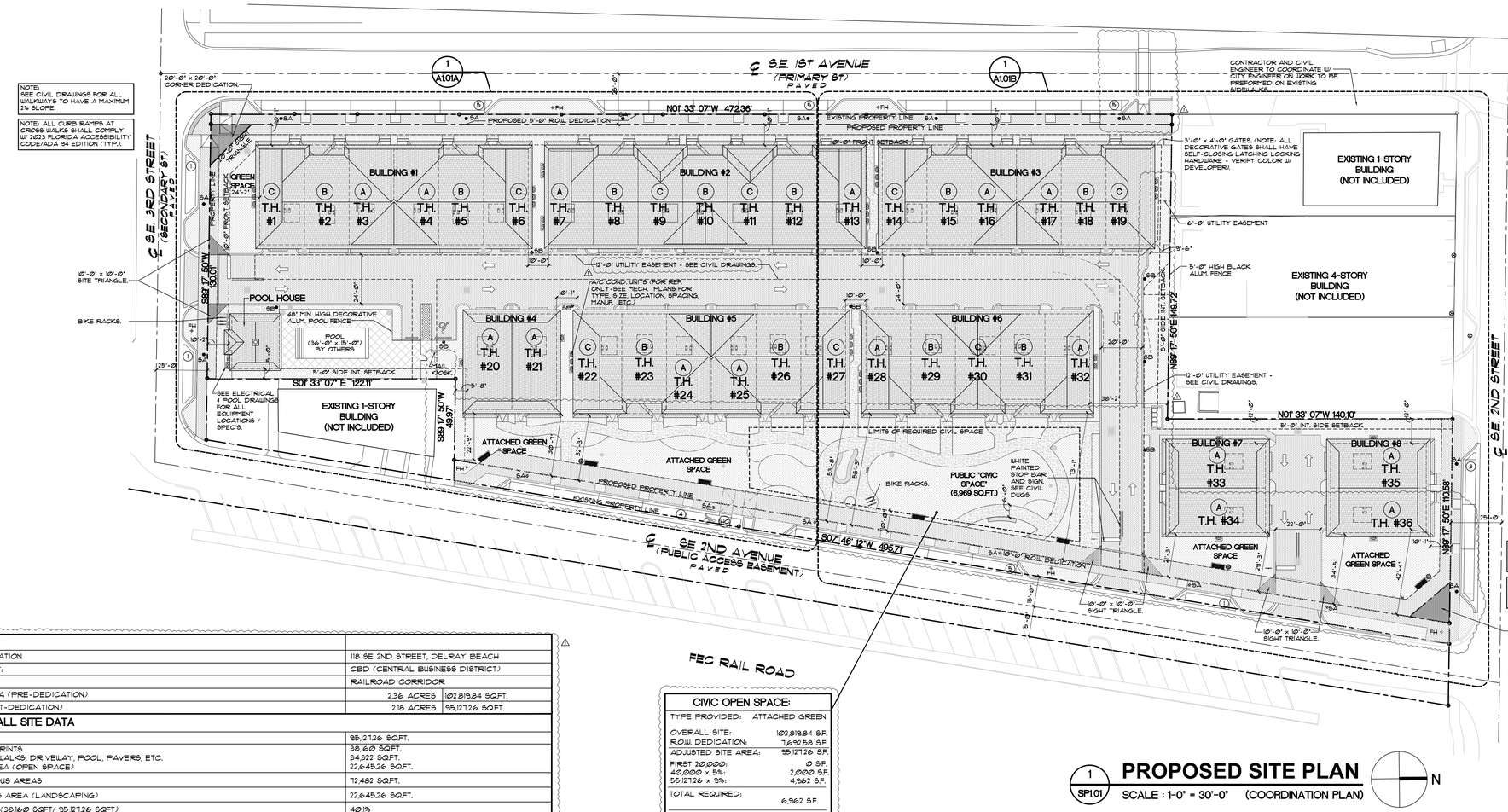
EXISTING SITE PLAN (FOR REFER. ONLY)

DATE 10.15.25 | DRAWN BY GE/JH

JOB NUMBER 20240812

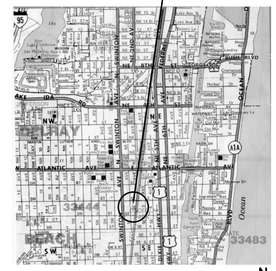
DRAWING NUMBER

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	

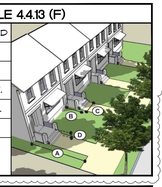
BICYCLE PARKING REQUIRED
1 SPACES PER 20 UNIT= 2 SPACES
BICYCLE PARKING PROVIDED
PROVIDED BICYCLE SPACES= 2 SPACES

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.

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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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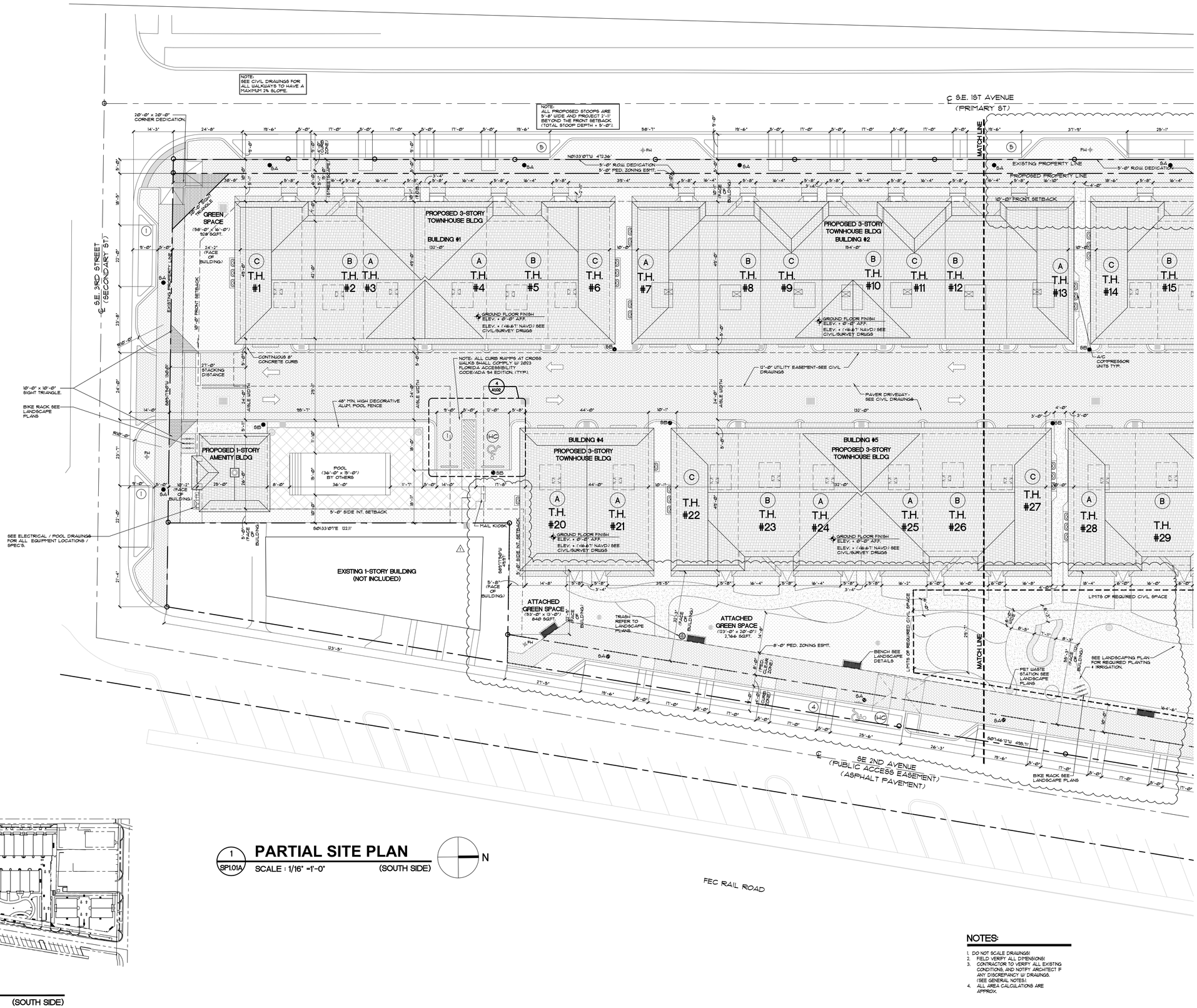
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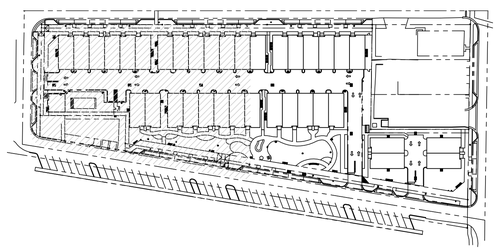
DRAWING TITLE
PROPOSED SITE PLAN (COORDINATION PLAN)

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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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

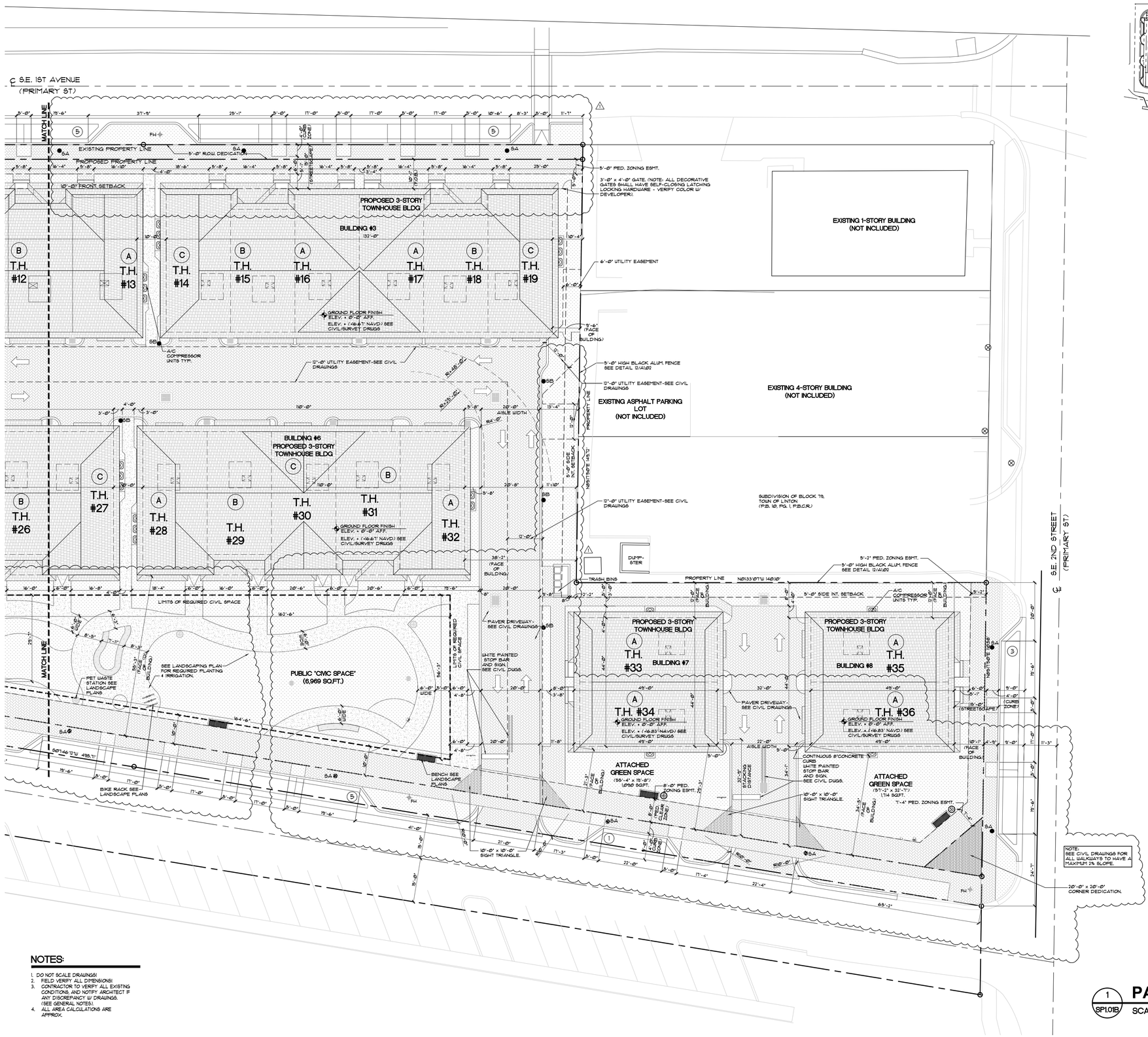
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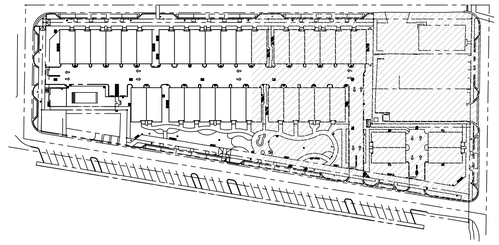
PARTIAL SITE PLAN (SOUTH SIDE)

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:

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

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

N

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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 · 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

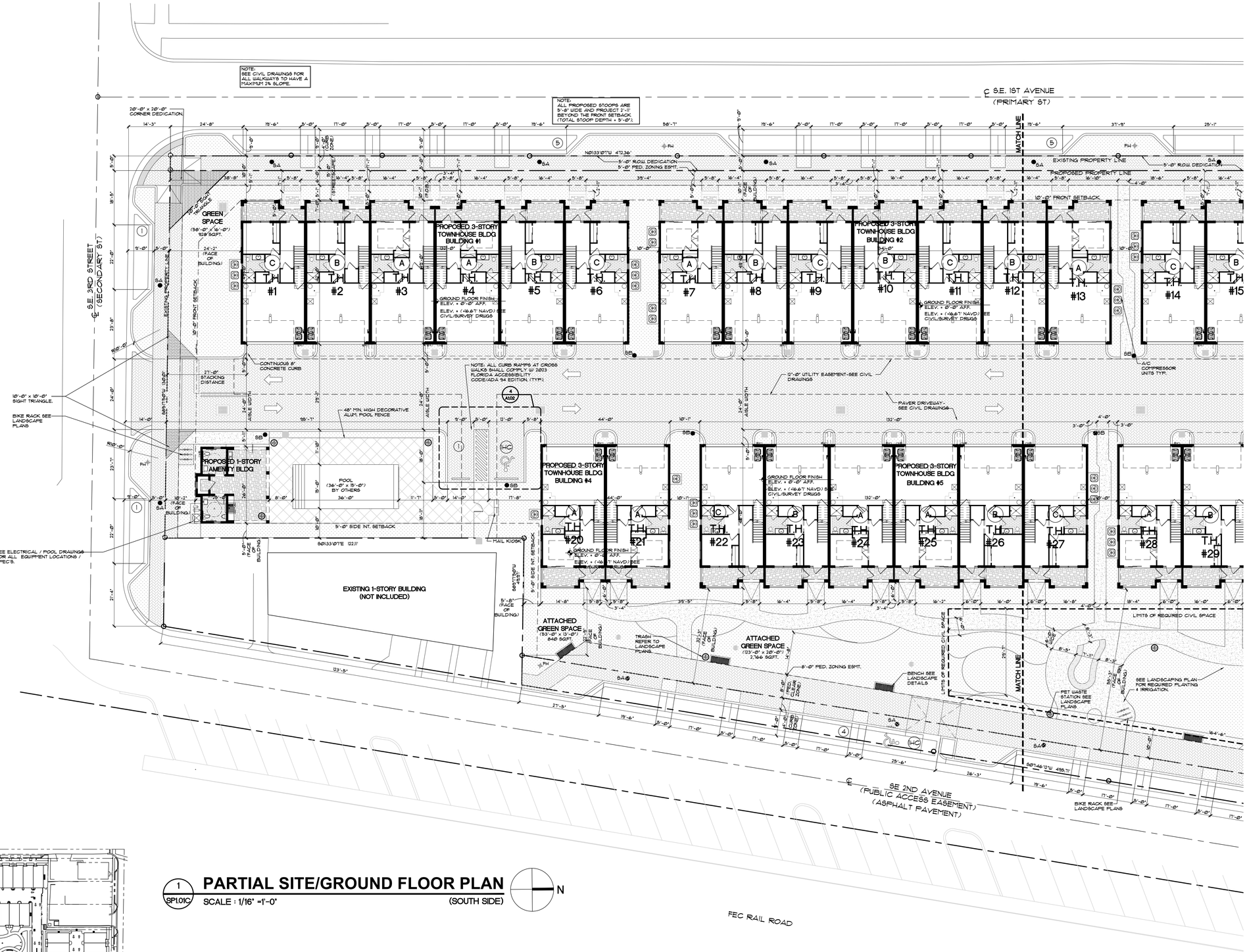
DRAWING TITLE

PARTIAL SITE PLAN (NORTH SIDE)

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

JOB NUMBER: 20240812

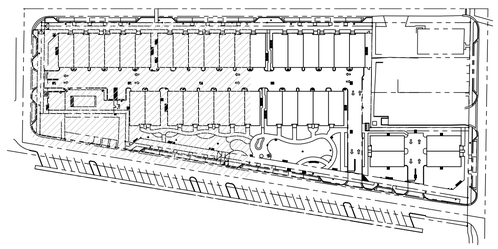
DRAWING NUMBER: ⚠ SP1.01B



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!
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4. ALL AREA CALCULATIONS ARE APPROX.

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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

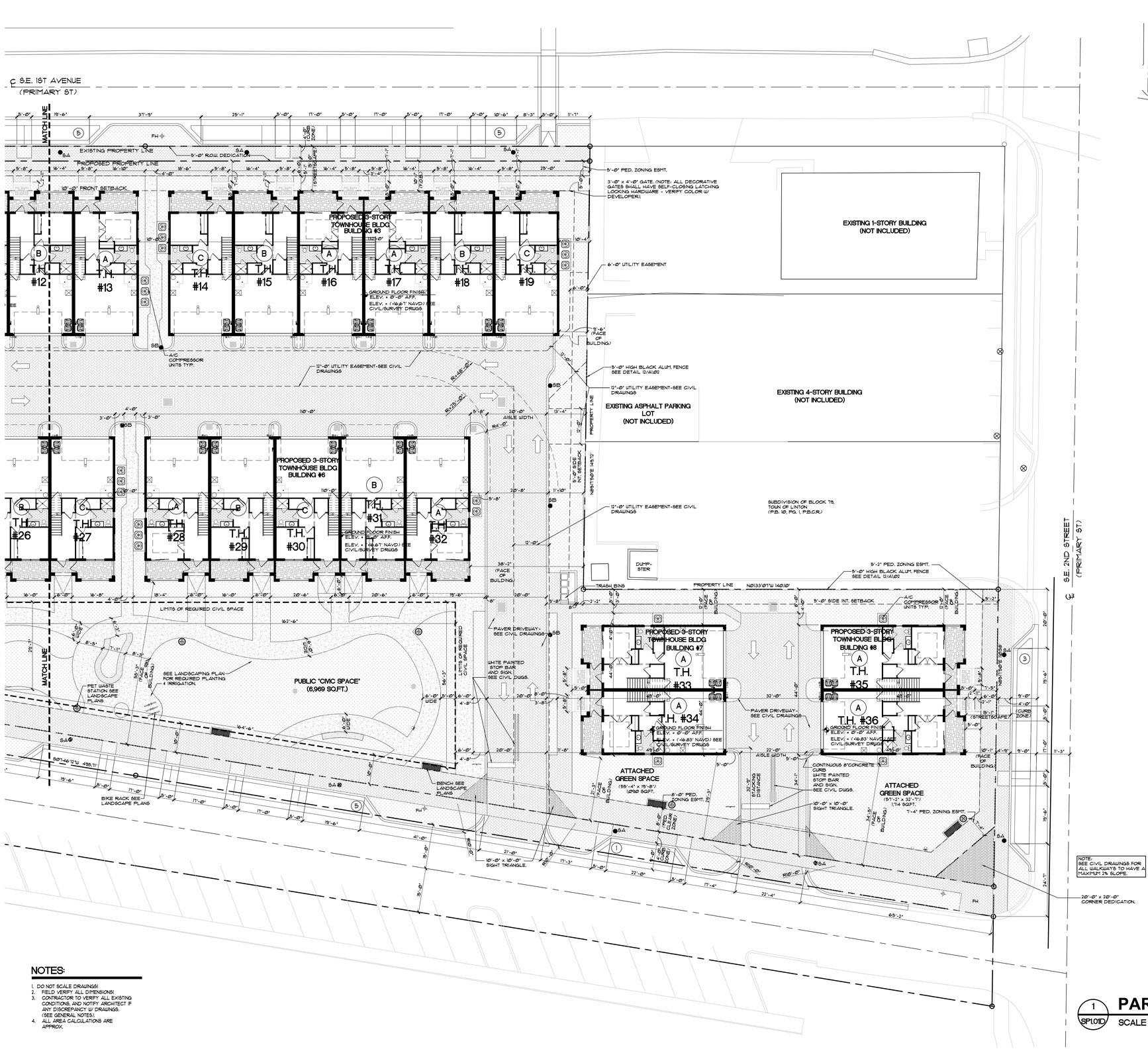
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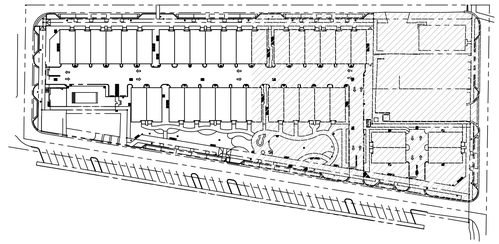
PARTIAL SITE/GROUND FLOOR PLAN (SOUTH SIDE)

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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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

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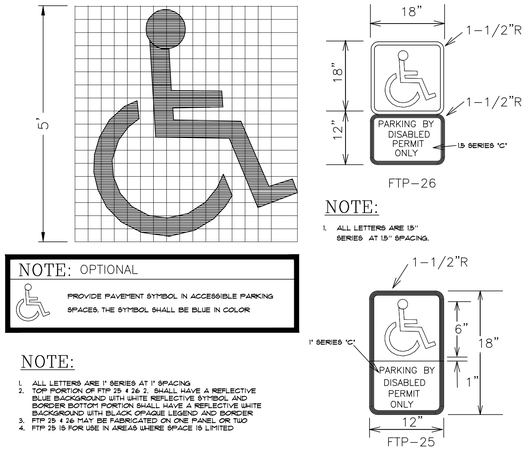
PARTIAL SITE/GROUND FLOOR PLAN (NORTH SIDE)

DATE 01.13.26 | DRAWN BY GE/JH/NG

JOB NUMBER 20240812

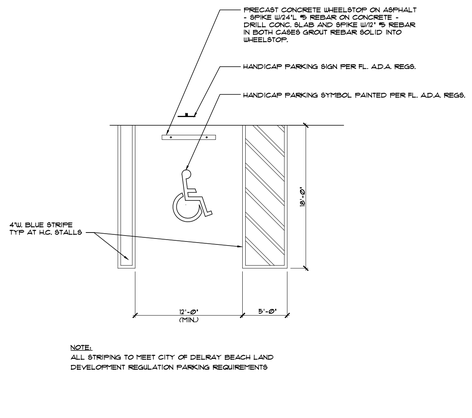
DRAWING NUMBER ⚠

SP1.01D



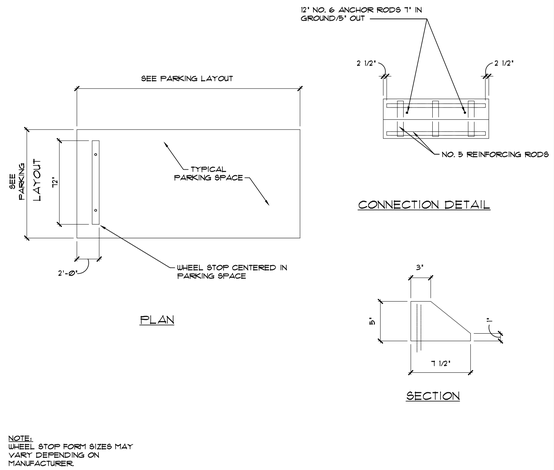
1 A1.02 **SIGNAGE**

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



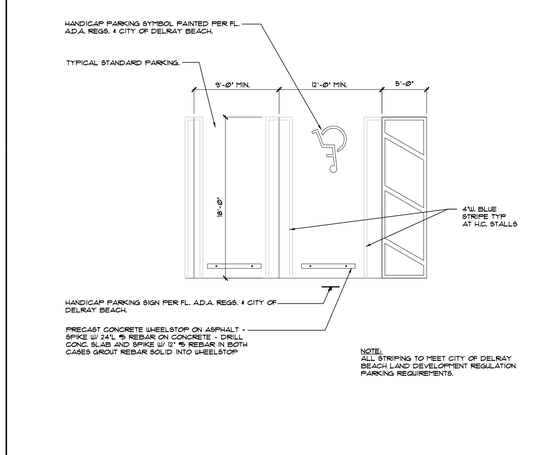
2 A1.02 **TYP. HANDICAP PARKING SPACE DETAIL**

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



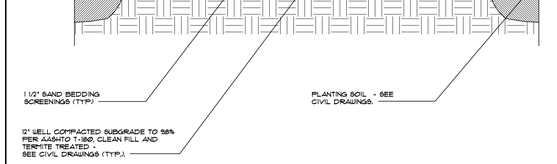
3 A1.02 **WHEEL STOP DETAIL**

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



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

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



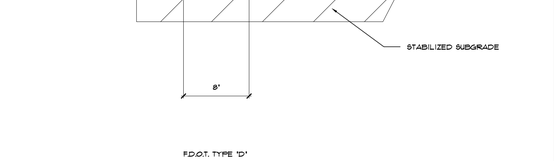
5 A1.02 **TYPICAL PAVER DETAIL**

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



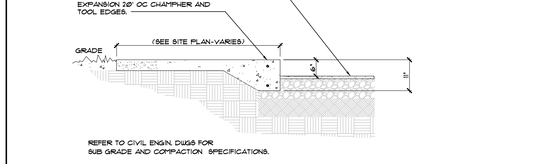
6 A1.02 **PAVEMENT JOINT DETAIL RT 7.1**

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



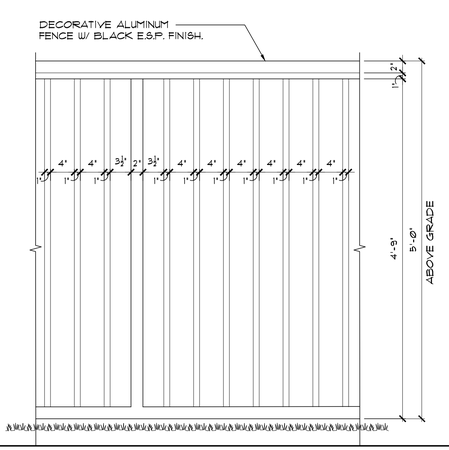
7 A1.02 **CONCRETE CURB**

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



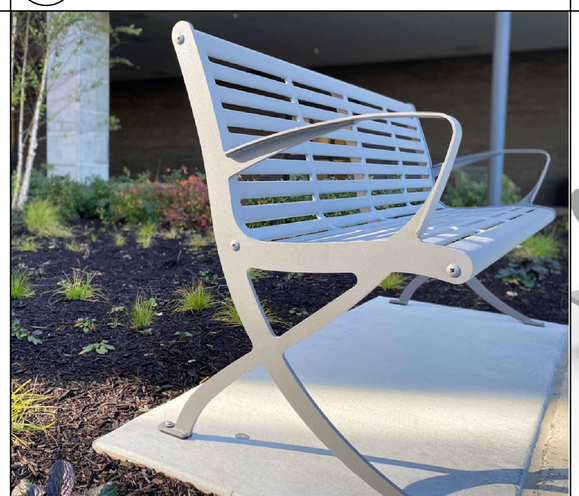
8 A1.02 **TYPICAL SIDEWALK DETAIL**

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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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

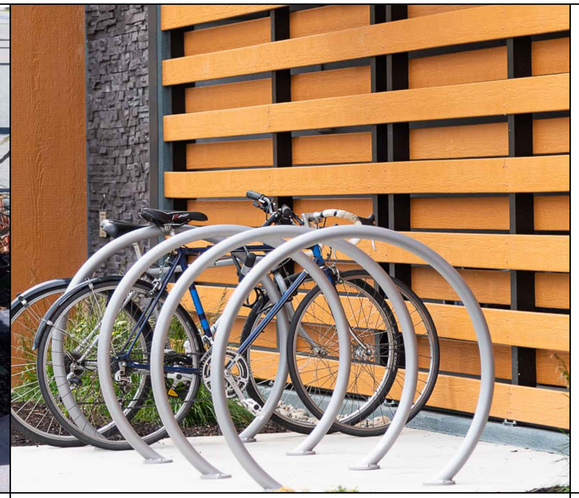
JOB NUMBER
20240812

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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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

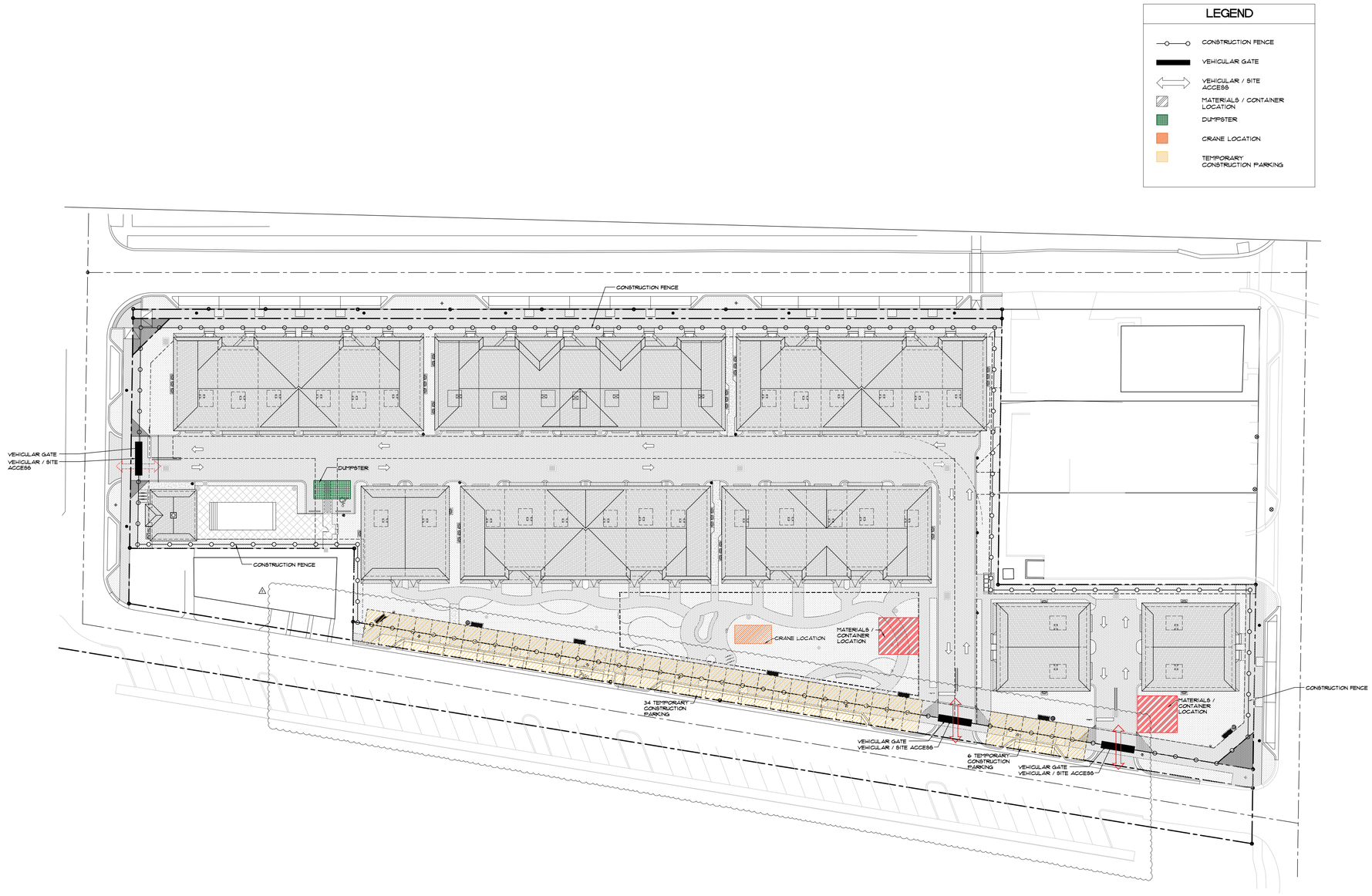
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FILE NUMBER 812A103

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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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

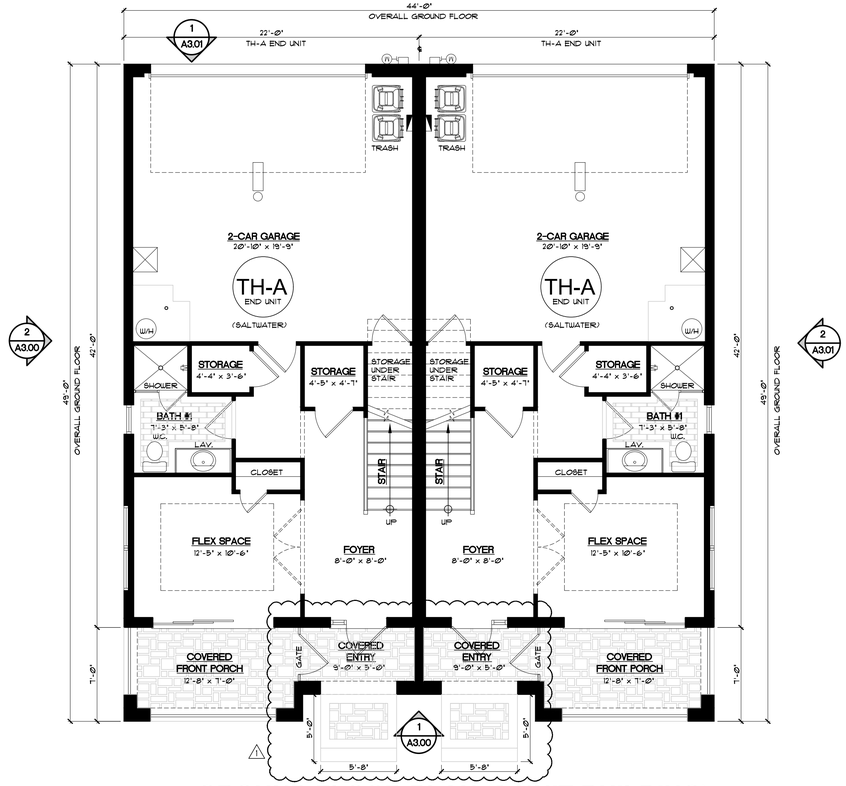
PRELIMINARY STAGING PLAN

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

JOB NUMBER **20240812**

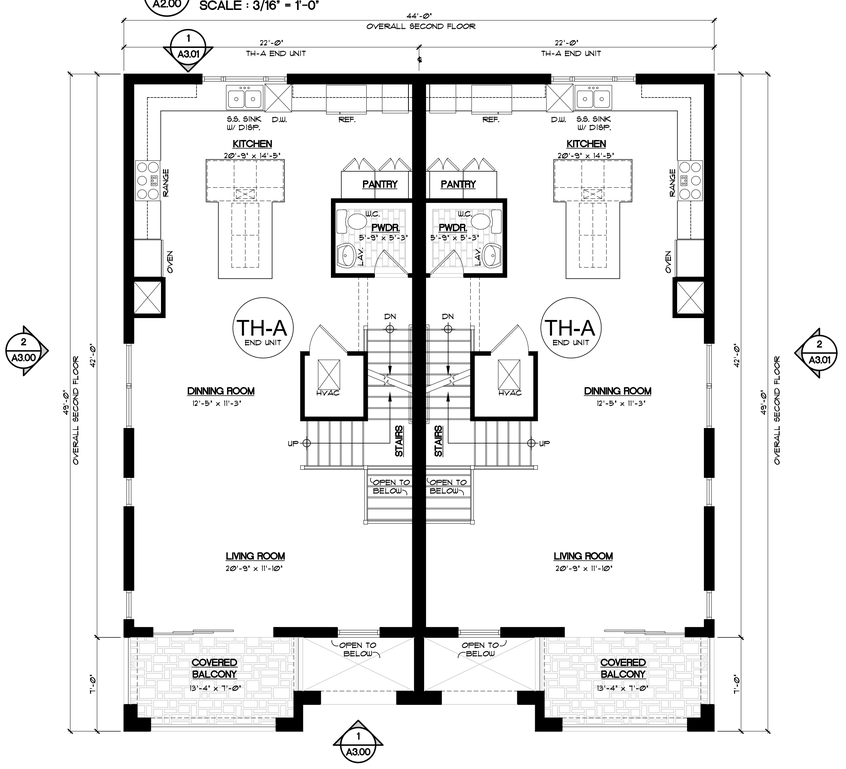
DRAWING NUMBER

A1.04



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

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

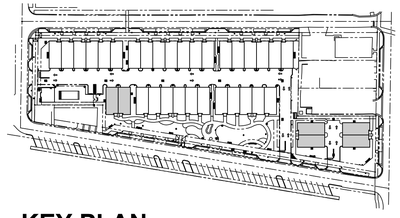


2 A2.00 SECOND FLOOR PLAN (2-UNIT BUILDING)

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!
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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

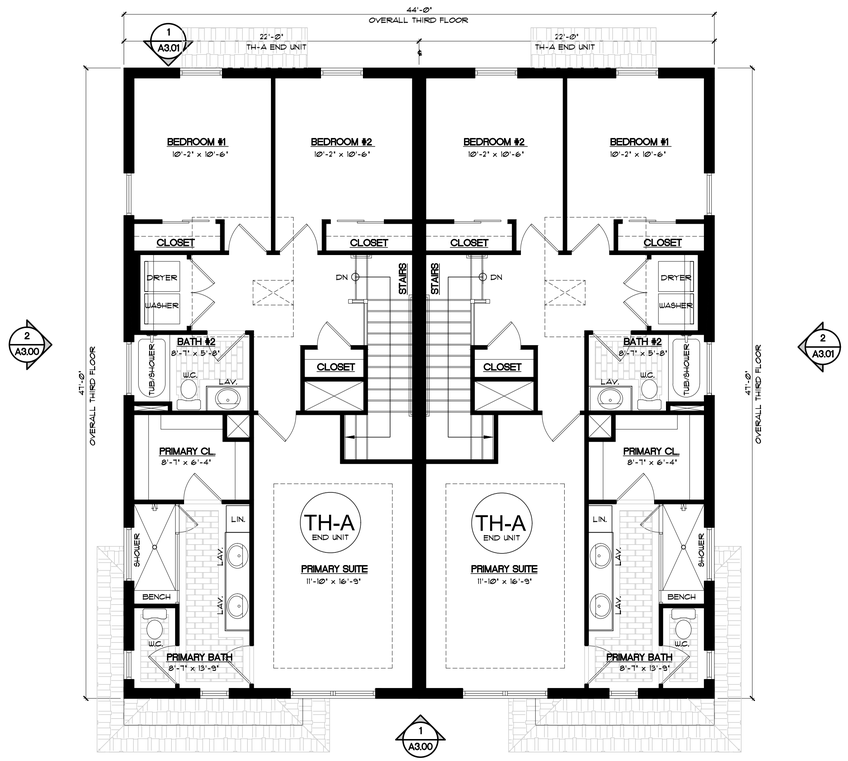
2-UNIT BLDG FLOOR PLANS

DATE 09.17.25 | DRAWN BY GE

JOB NUMBER
20240812

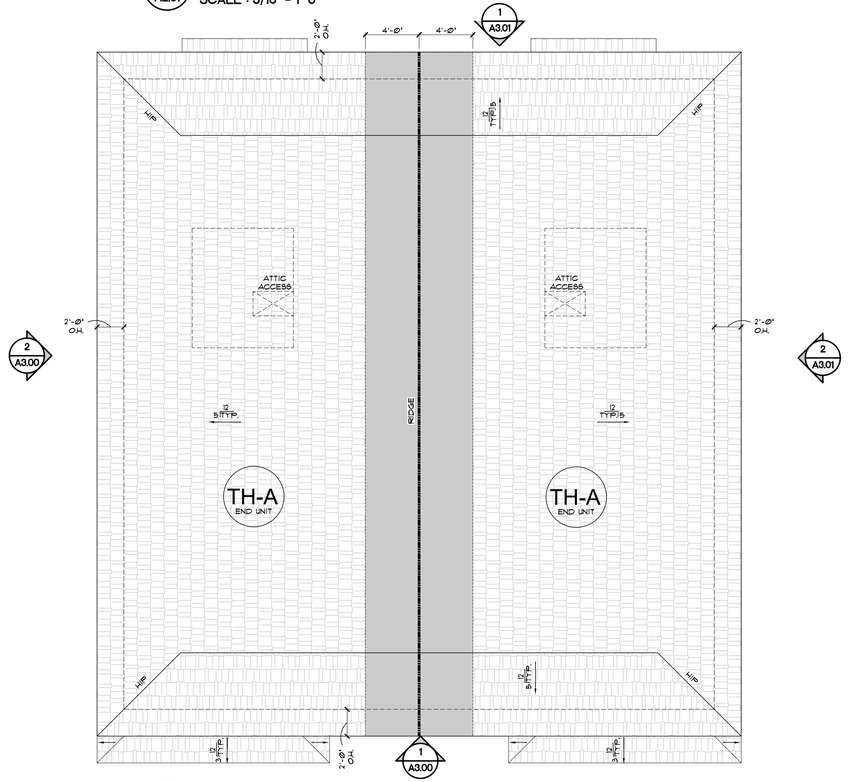
DRAWING NUMBER

A2.00



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

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

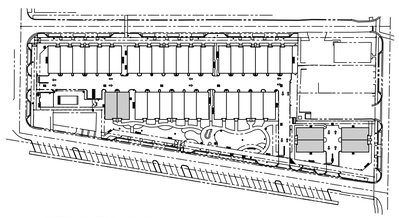


2 A2.01 ROOF PLAN (2-UNIT BUILDING)

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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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

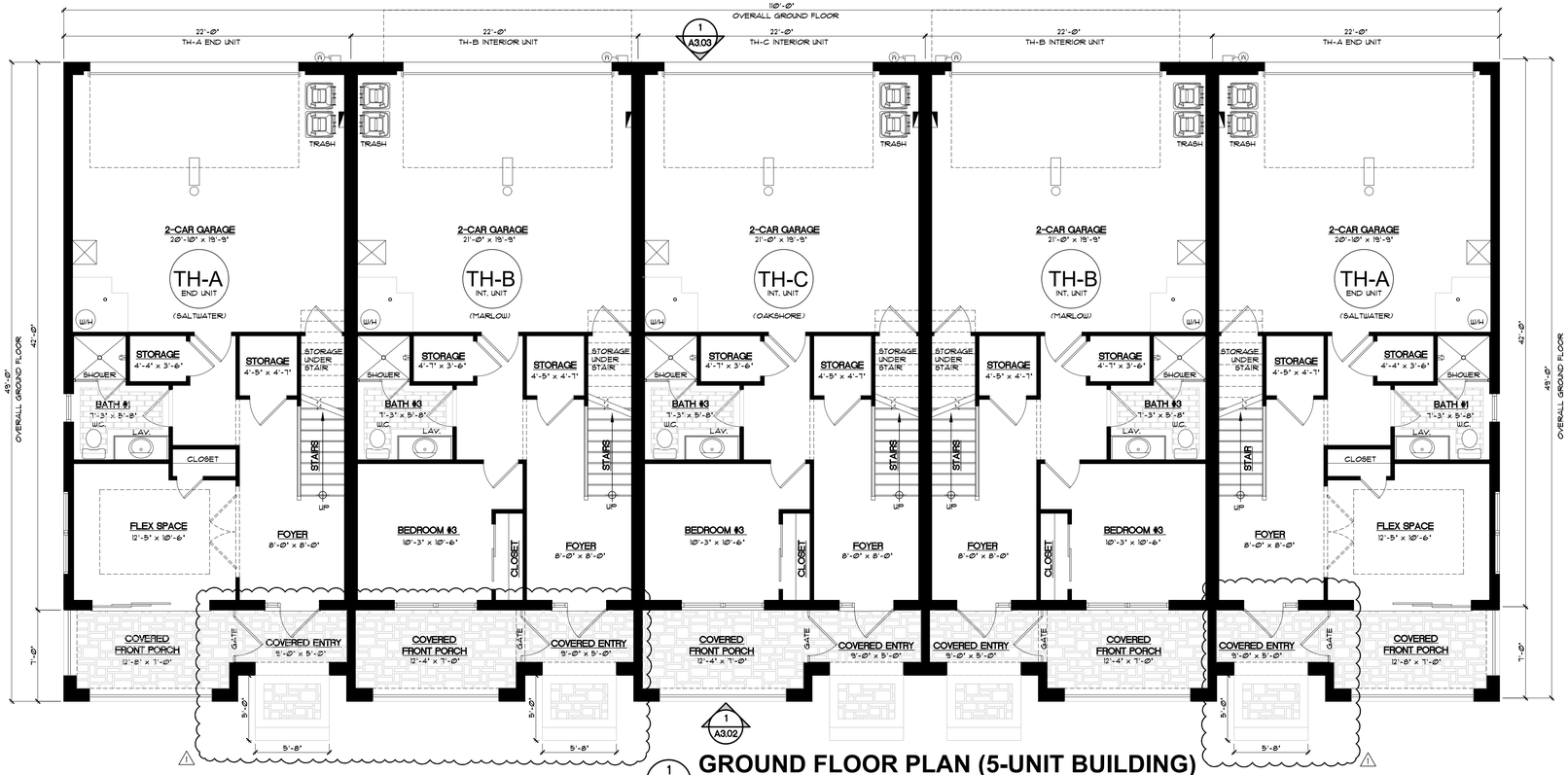
2-UNIT BLDG FLOOR PLAN AND ROOF PLAN

DATE: 09.17.25 | DRAWN BY: GE

JOB NUMBER: 20240812

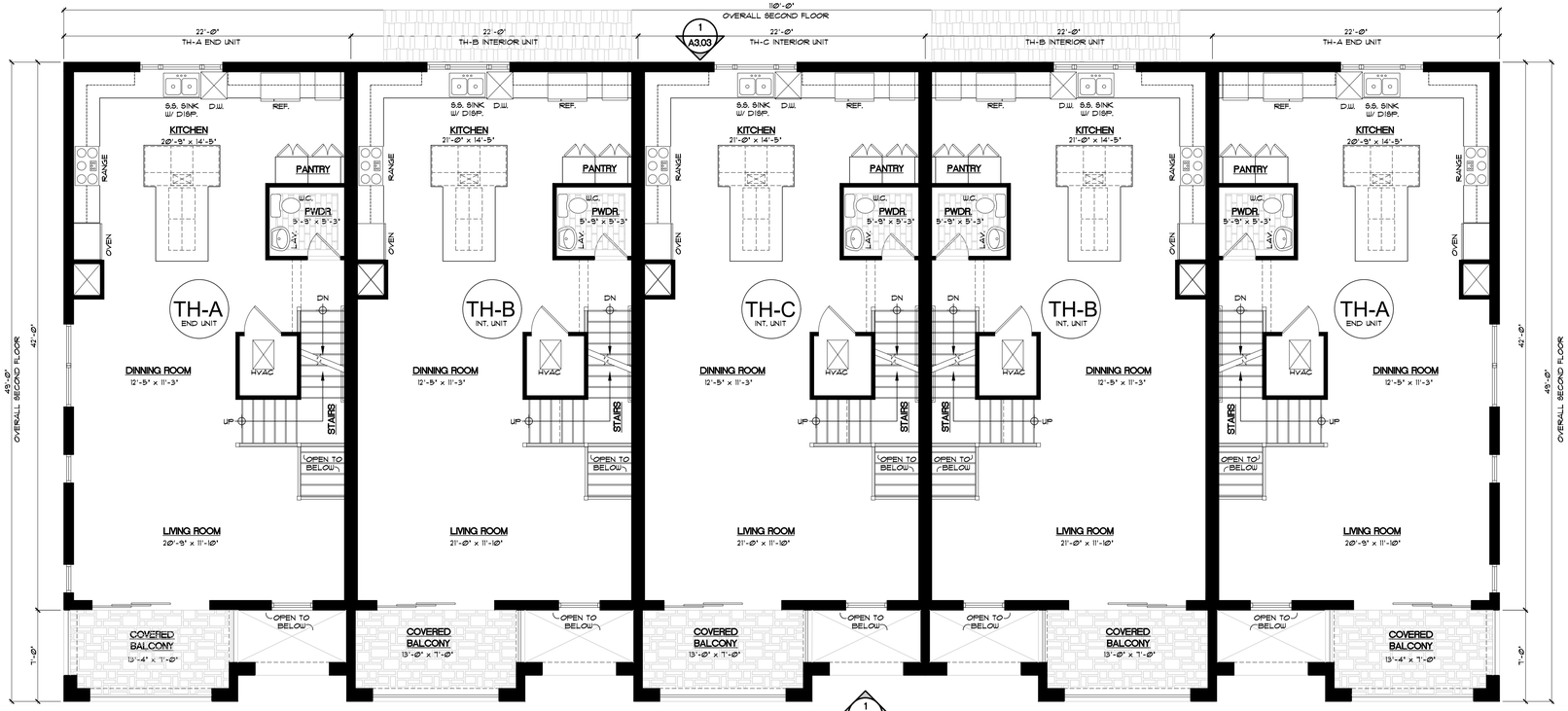
DRAWING NUMBER

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"

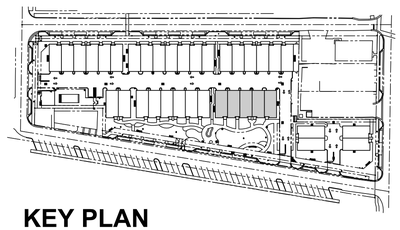
AREA CALCULATIONS (UNIT A - SALTWATER)	
GROUND FLOOR A/C AREA	469 S/F
2-CAR GARAGE	455 S/F
COVERED ENTRY AND FRONT PORCH	136 S/F
TOTAL GROUND FLOOR AREA	1,060 S/F
SECOND FLOOR A/C AREA	857 S/F
SECOND FLOOR BALCONY	93 S/F
TOTAL SECOND FLOOR AREA	950 S/F
THIRD FLOOR A/C AREA	960 S/F
TOTAL THIRD FLOOR AREA	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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4. ALL AREA CALCULATIONS ARE APPROX.

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

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FILE NUMBER **812A202**

DRAWING TITLE

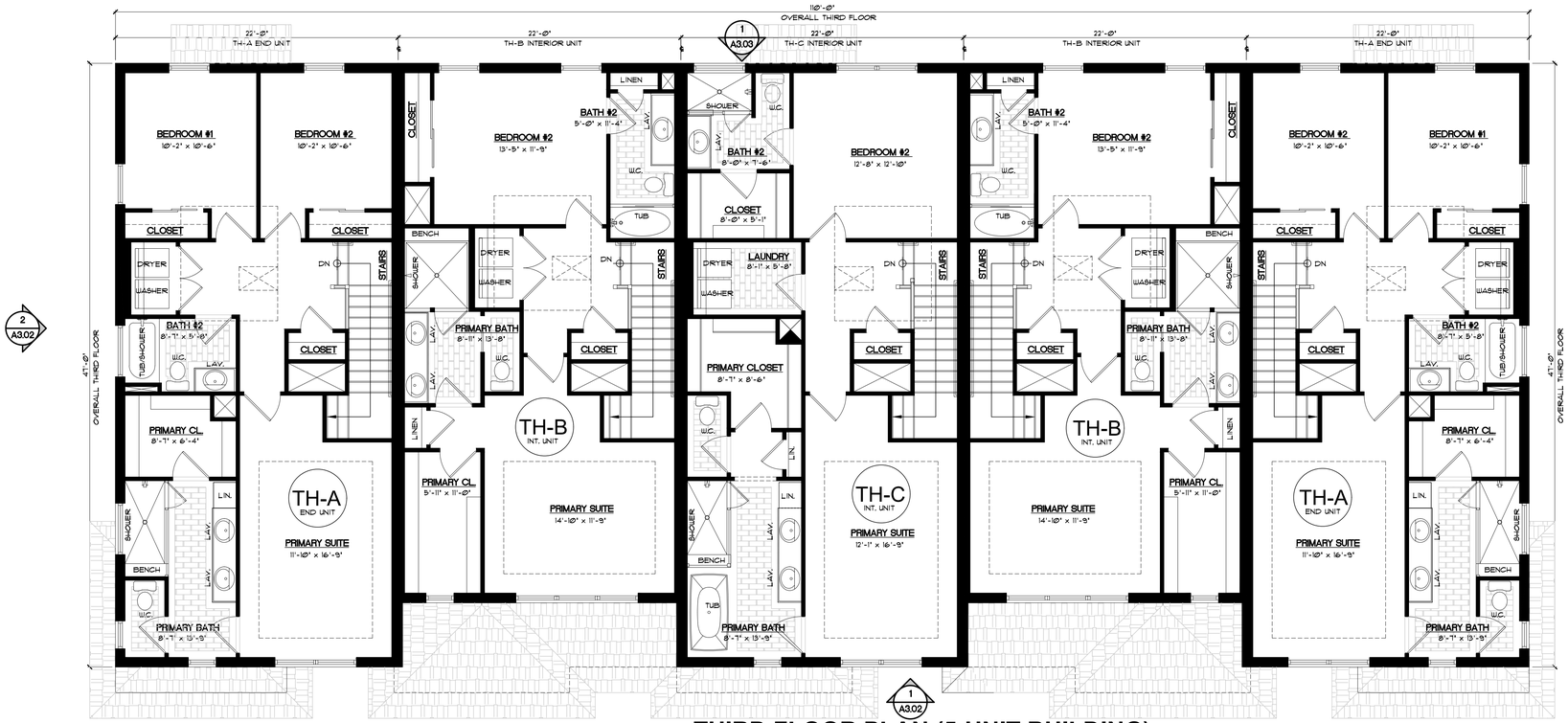
5-UNIT BLDG FLOOR PLANS

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

JOB NUMBER **20240812**

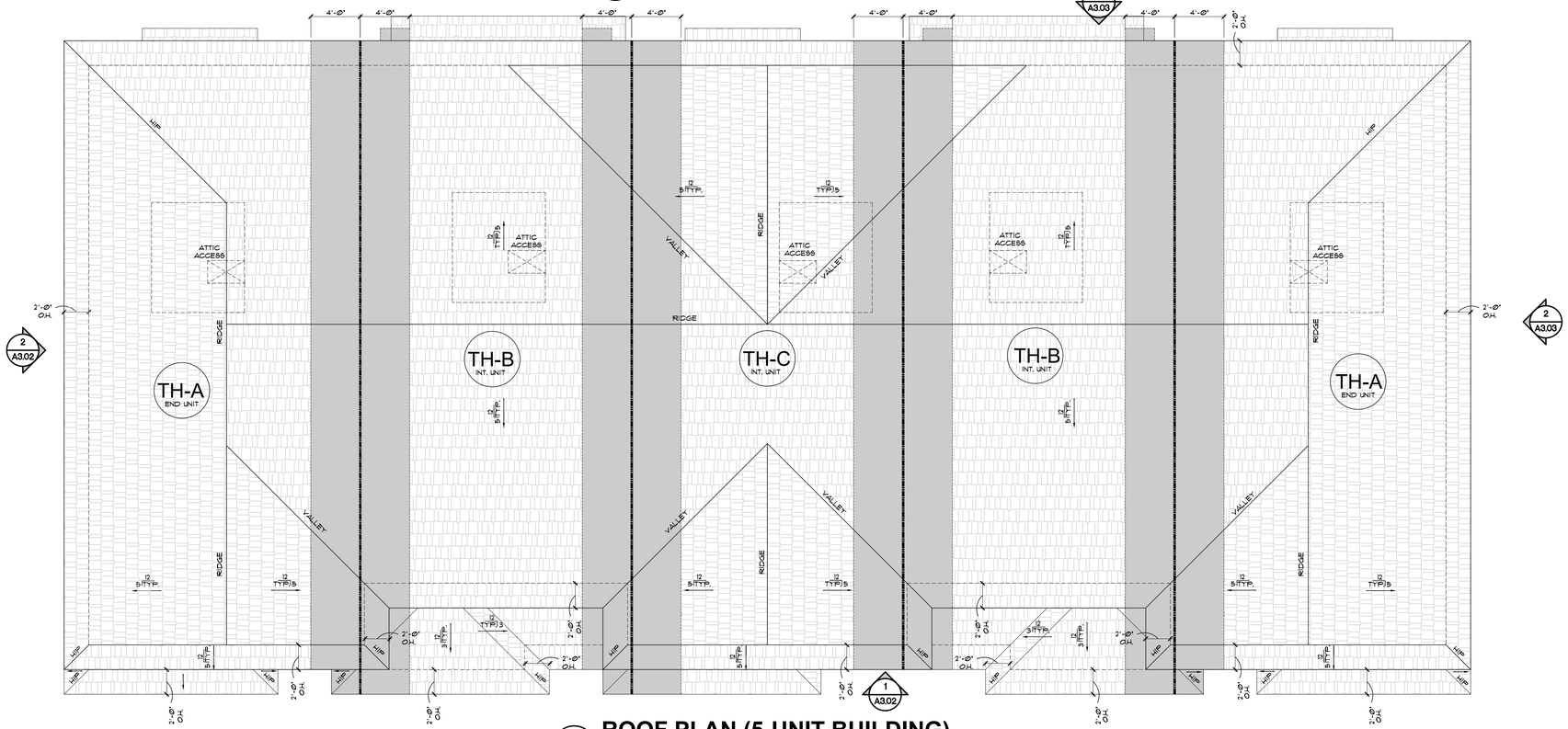
DRAWING NUMBER

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

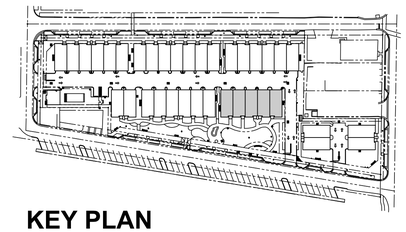
AREA CALCULATIONS (UNIT B - MARLOW)

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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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

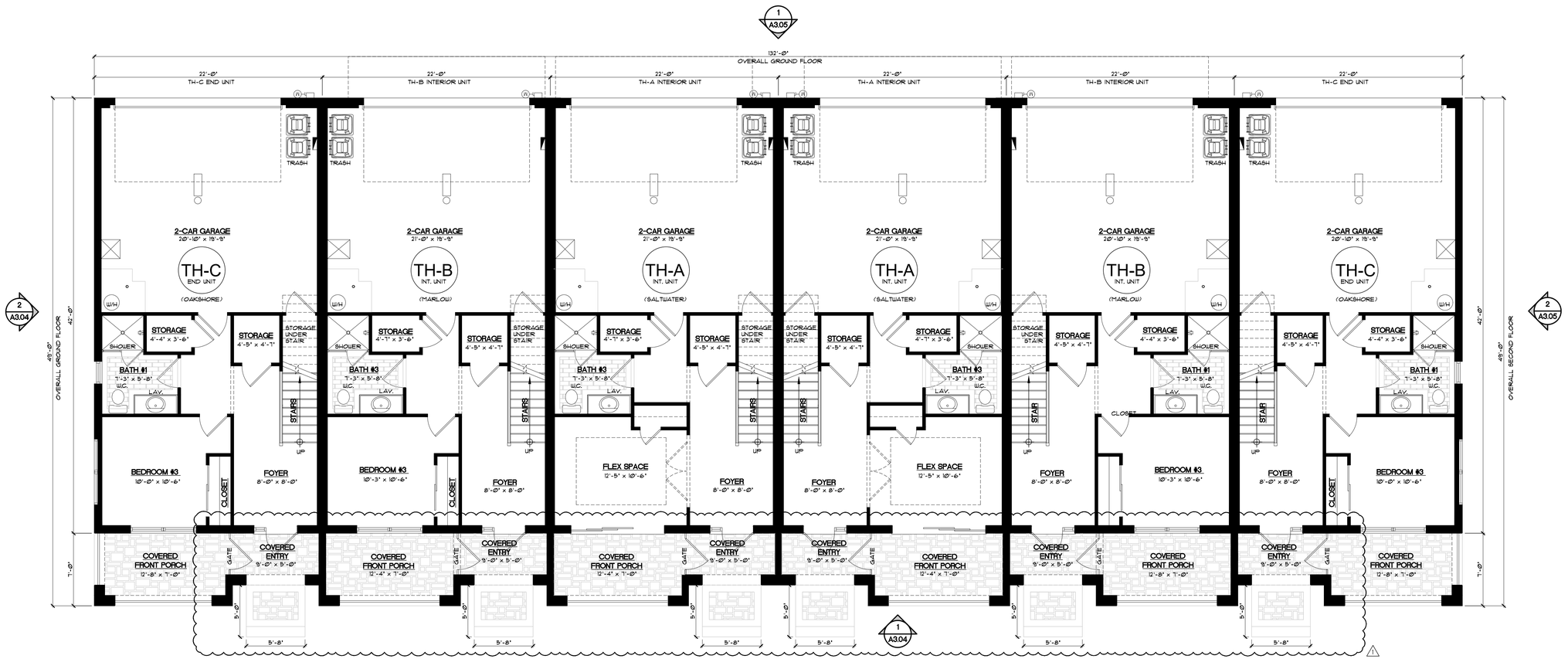
5-UNIT BLDG FLOOR PLANS

DATE 09.17.25 | DRAWN BY GE

JOB NUMBER 20240812

DRAWING NUMBER

A2.03



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

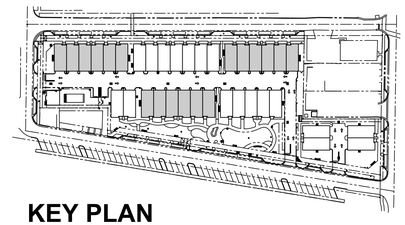
SCALE : 3/16" = 1'-0"

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

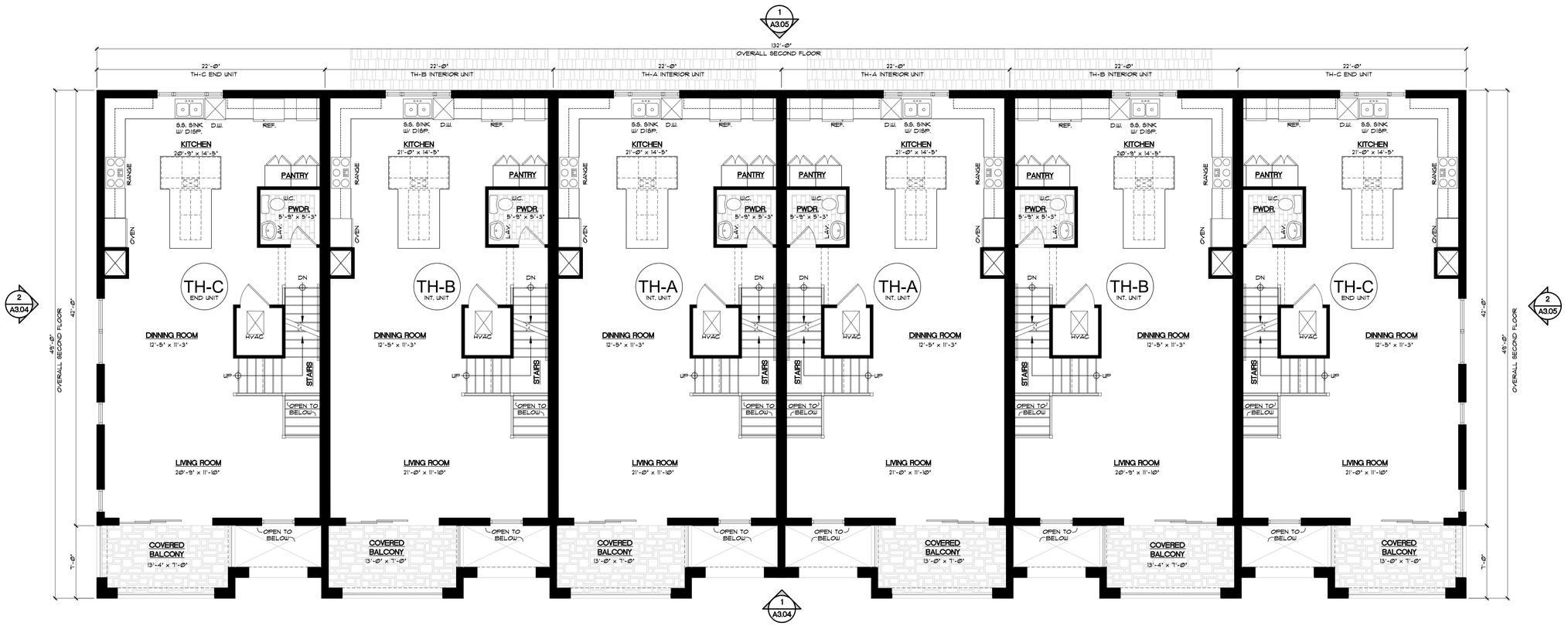
6-UNIT BLDG GROUND FLOOR PLAN

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

JOB NUMBER **20240812**

DRAWING NUMBER

A2.04



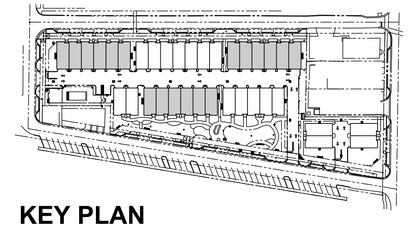
1 A2.05 SECOND FLOOR PLAN (6-UNIT BUILDING)

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.

NOTES:

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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

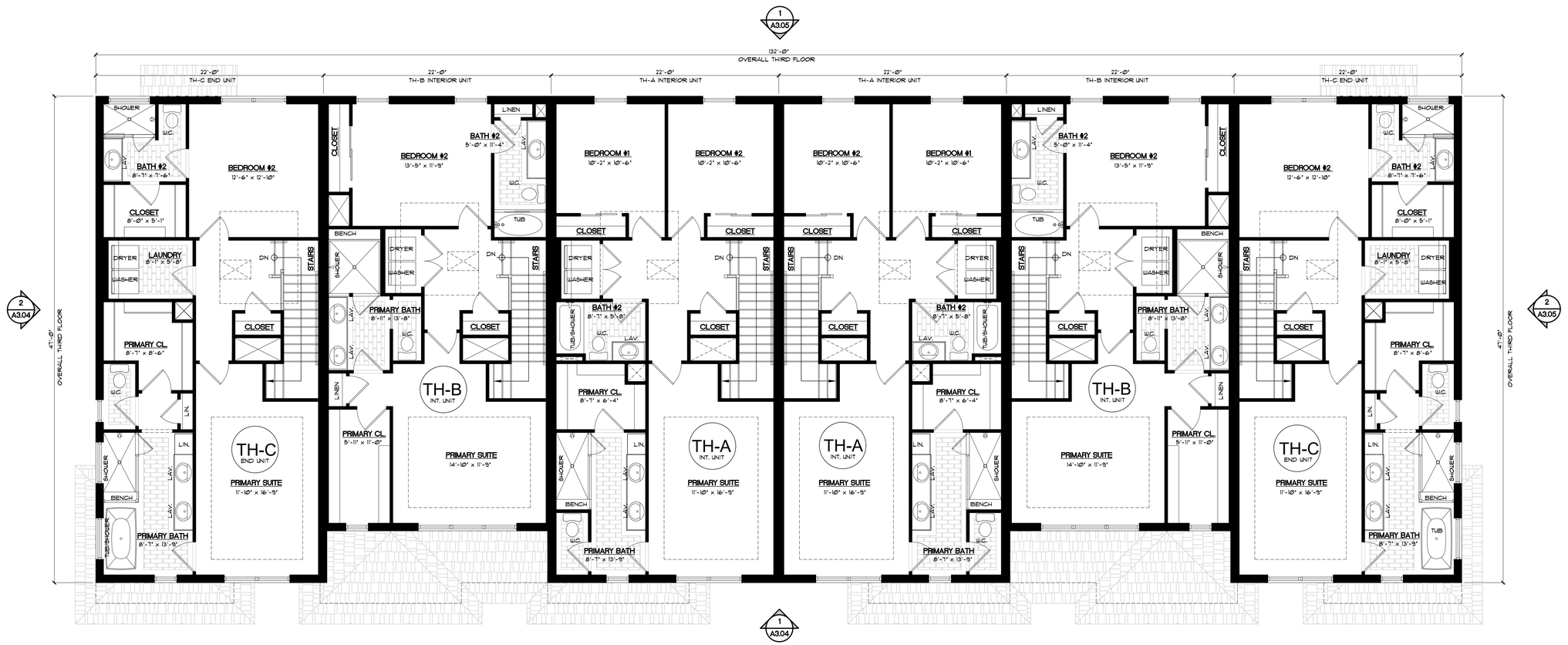
6-UNIT BLDG SECOND FLOOR PLAN

DATE 09.17.25 | DRAWN BY GE

JOB NUMBER 20240812

DRAWING NUMBER

A2.05



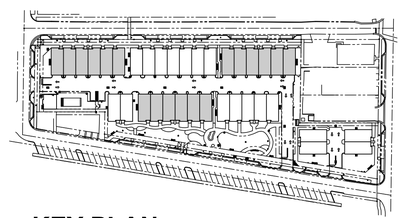
1 A2.06 THIRD FLOOR PLAN (6-UNIT BUILDING)

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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BIDS

PERMIT — 102225

CONSTRUCTION

STATE OF FLORIDA
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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 — 812A206

DRAWING TITLE

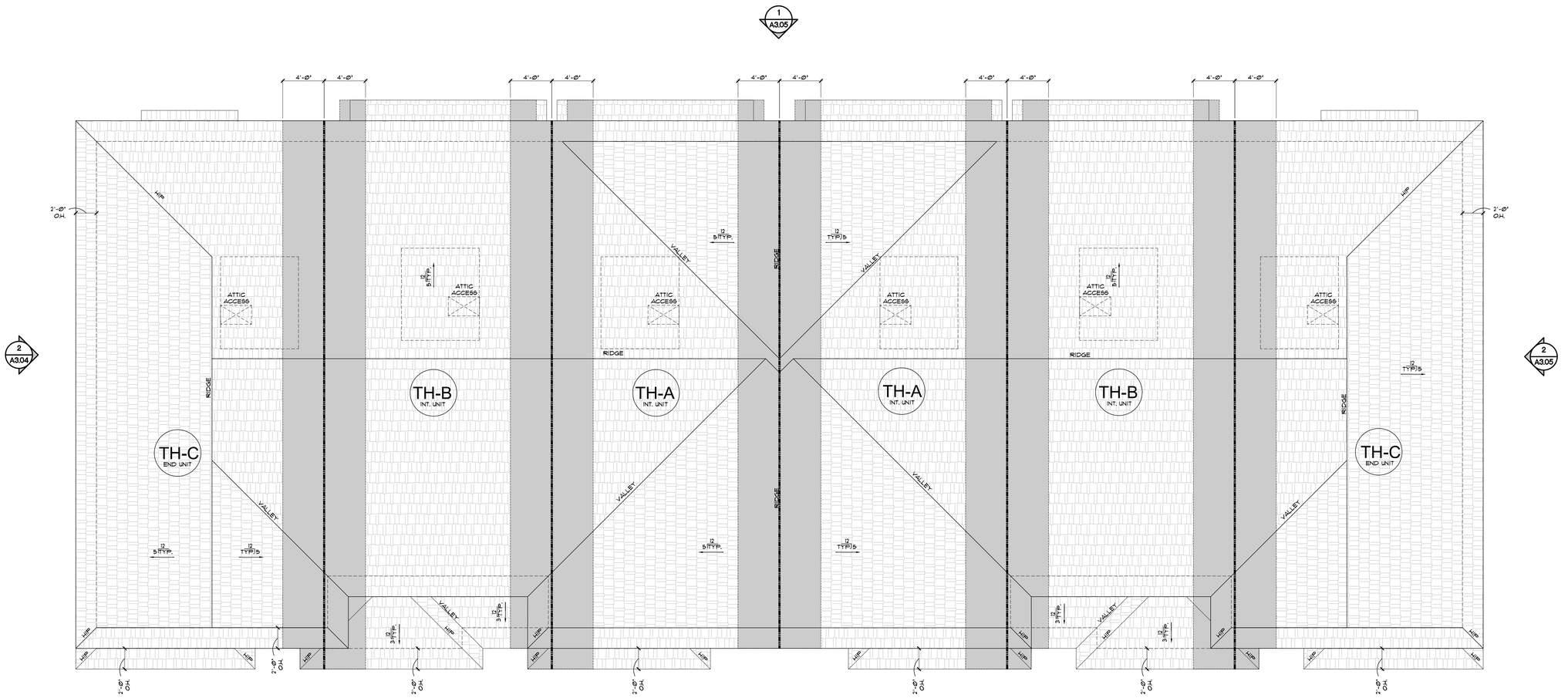
6-UNIT BLDG THIRD FLOOR PLAN

DATE — 09.17.25 | DRAWN BY — GE

JOB NUMBER — 20240812

DRAWING NUMBER

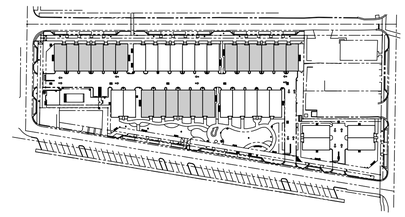
A2.06



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

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FILE NUMBER — 812A207

DRAWING TITLE

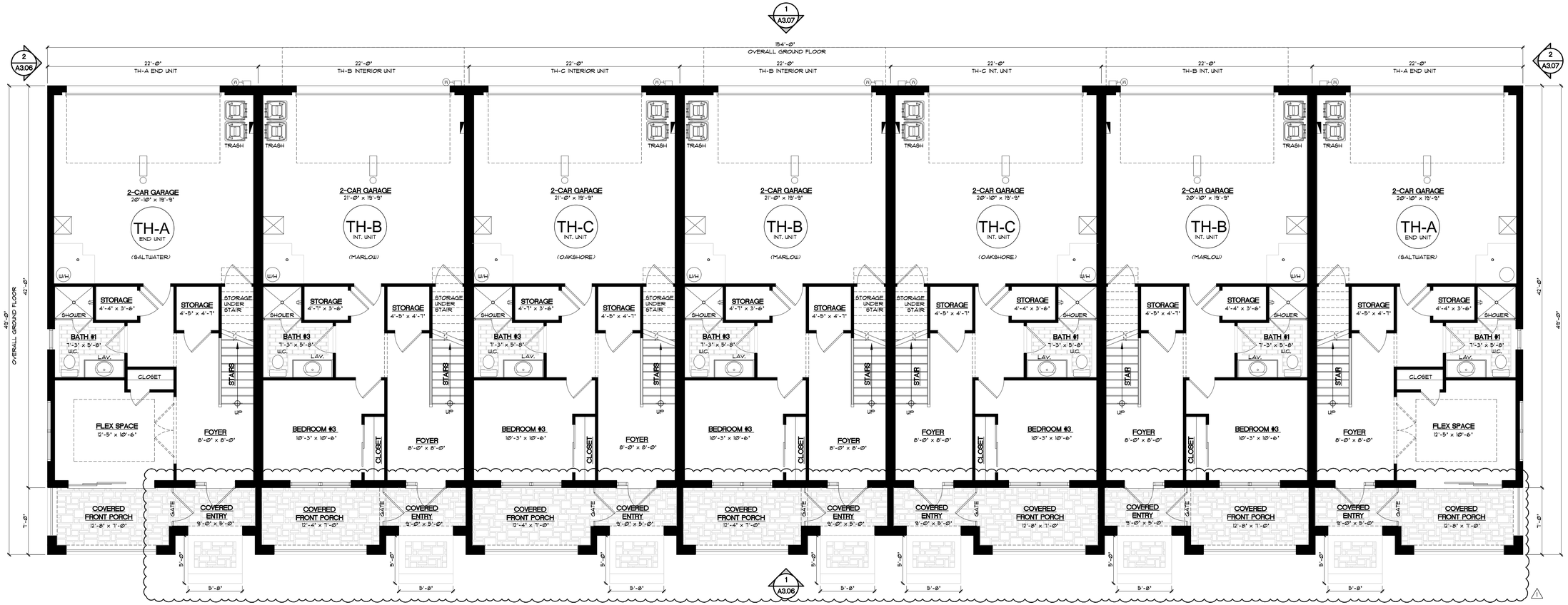
6-UNIT BLDG ROOF PLAN

DATE — 09.17.25 | DRAWN BY — GE

JOB NUMBER — 20240812

DRAWING NUMBER

A2.07



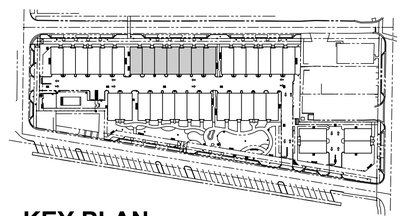
GROUND FLOOR PLAN (7-UNIT BUILDING)

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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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
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

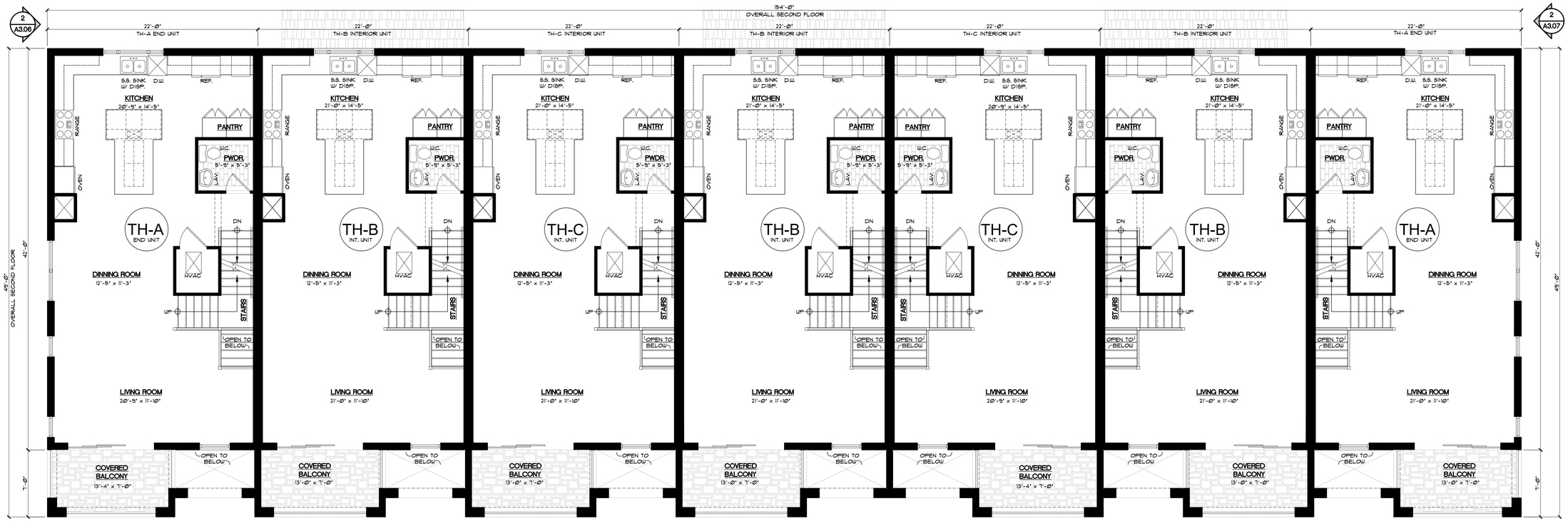
7-UNIT BLDG GROUND FLOOR PLAN

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

JOB NUMBER **20240812**

DRAWING NUMBER

A2.08



1
A3.06

1 SECOND FLOOR PLAN (7-UNIT BUILDING)

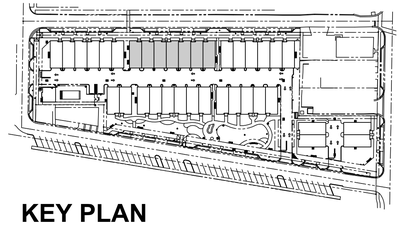
1
A2.09

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.

NOTES:

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10.2.25

CONSTRUCTION

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
812A209

DRAWING TITLE

7-UNIT BLDG SECOND FLOOR PLAN

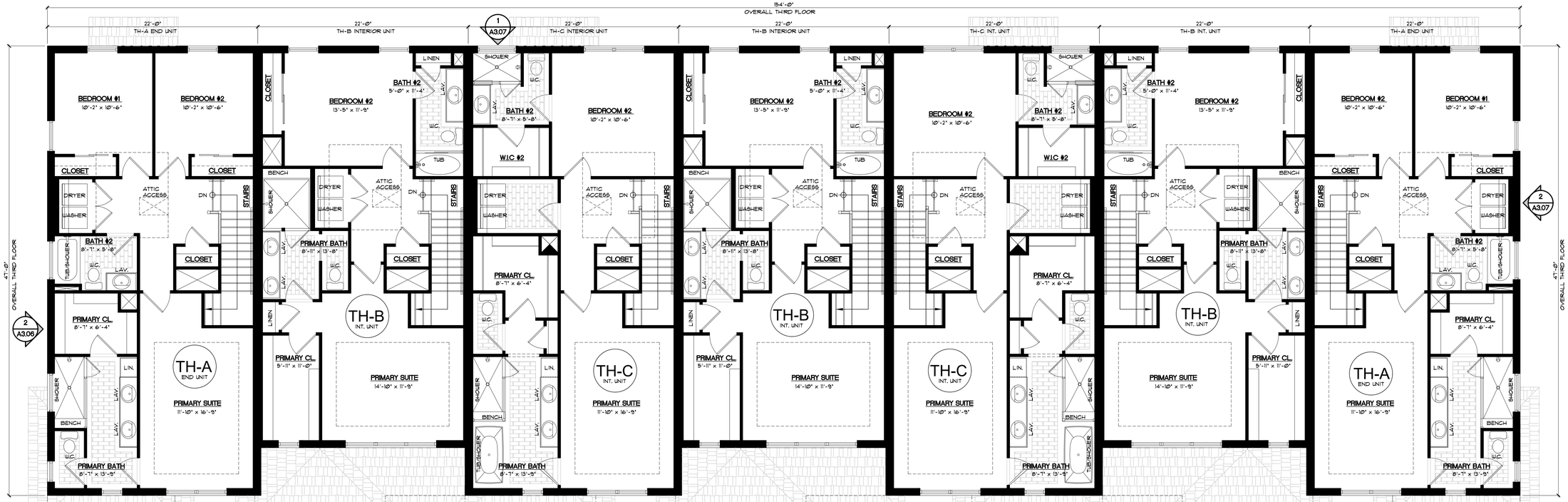
DATE
09.17.25

DRAWN BY
GE

JOB NUMBER
20240812

DRAWING NUMBER

A2.09



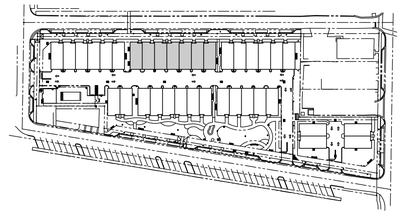
1 A210 THIRD FLOOR PLAN (7-UNIT BUILDING)

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

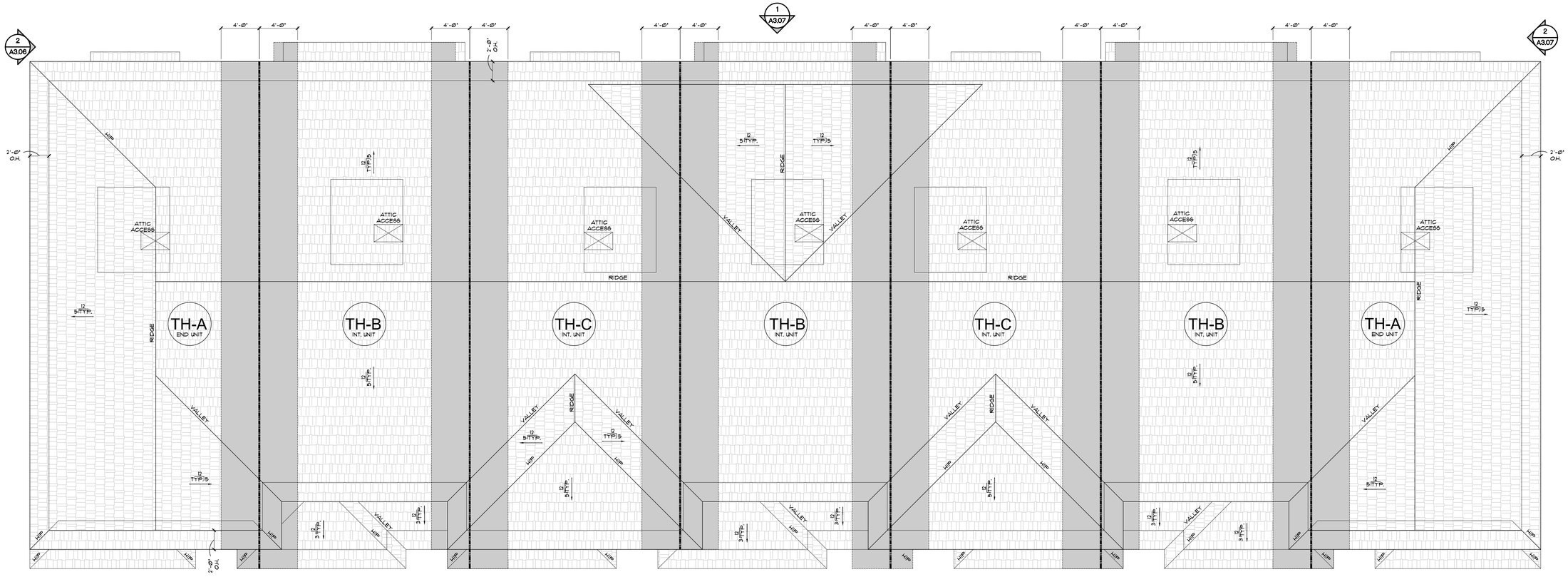
7-UNIT BLDG THIRD FLOOR PLAN

DATE — 10.20.25 | DRAWN BY — GE

JOB NUMBER — 20240812

DRAWING NUMBER

A2.10



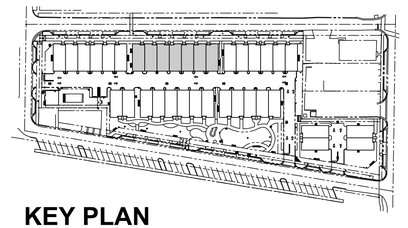
1 A2.11

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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BIDS

PERMIT — 10.22.25

CONSTRUCTION

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

PROJECT TITLE

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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:

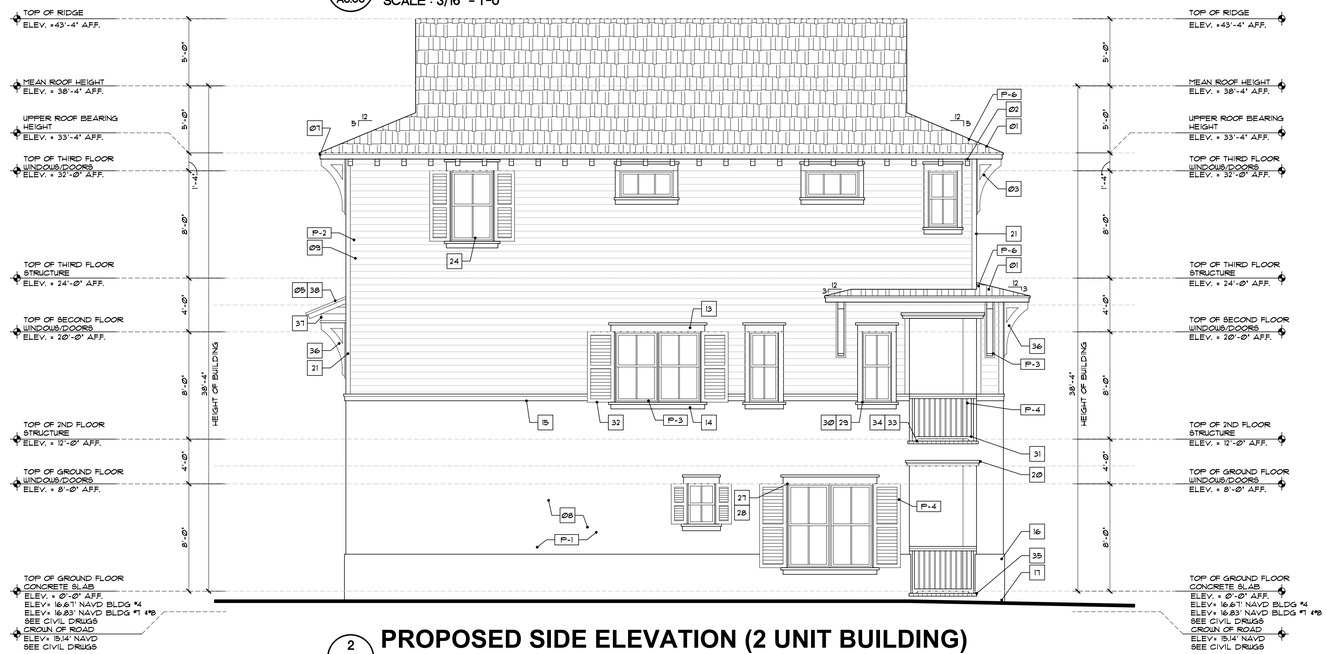
METAL LATH APPLICATION:

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:

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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

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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:

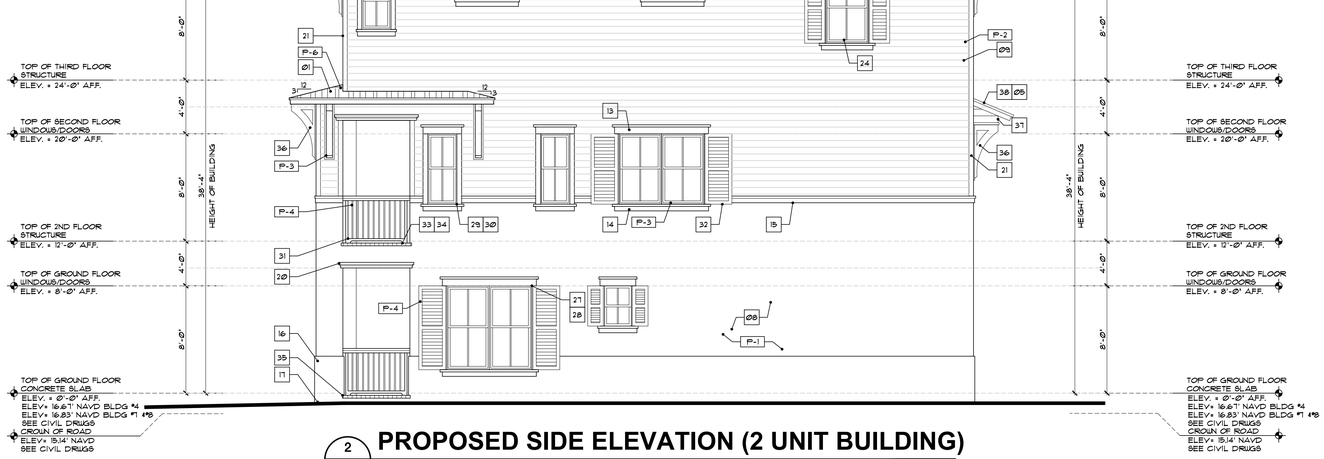
METAL LATH APPLICATION:

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:

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
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

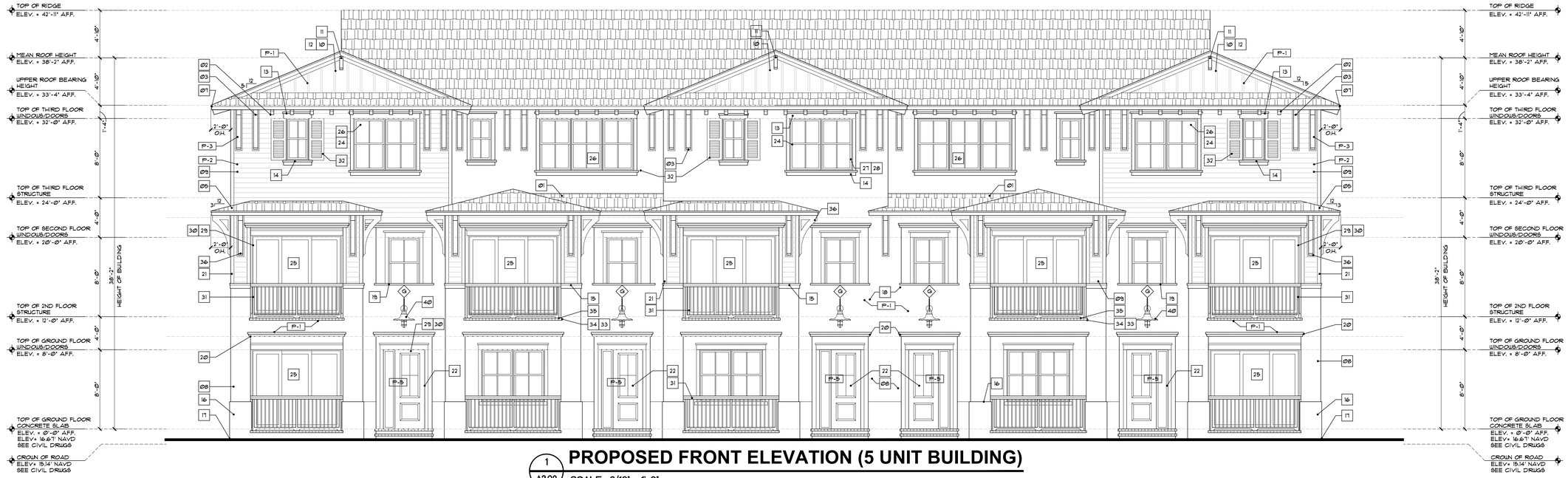
2-UNIT BLDG EXTERIOR ELEVATIONS

DATE 09.17.25 | DRAWN BY GE

JOB NUMBER 20240812

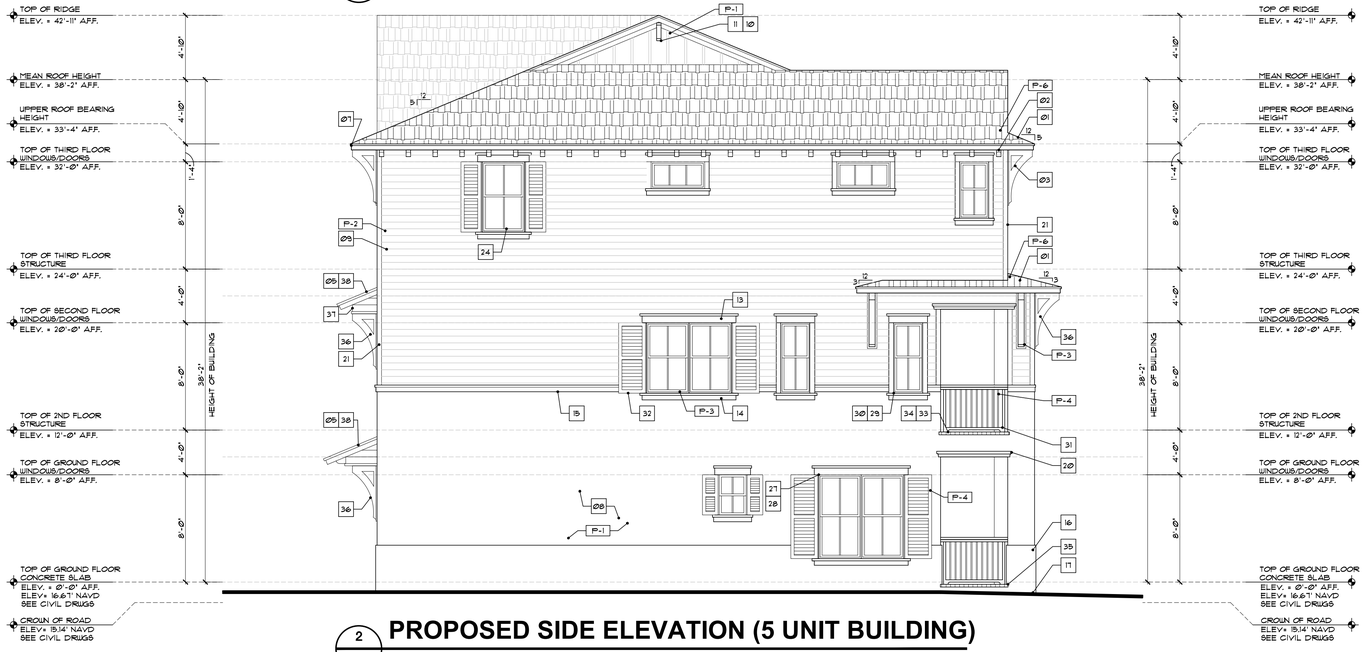
DRAWING NUMBER

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

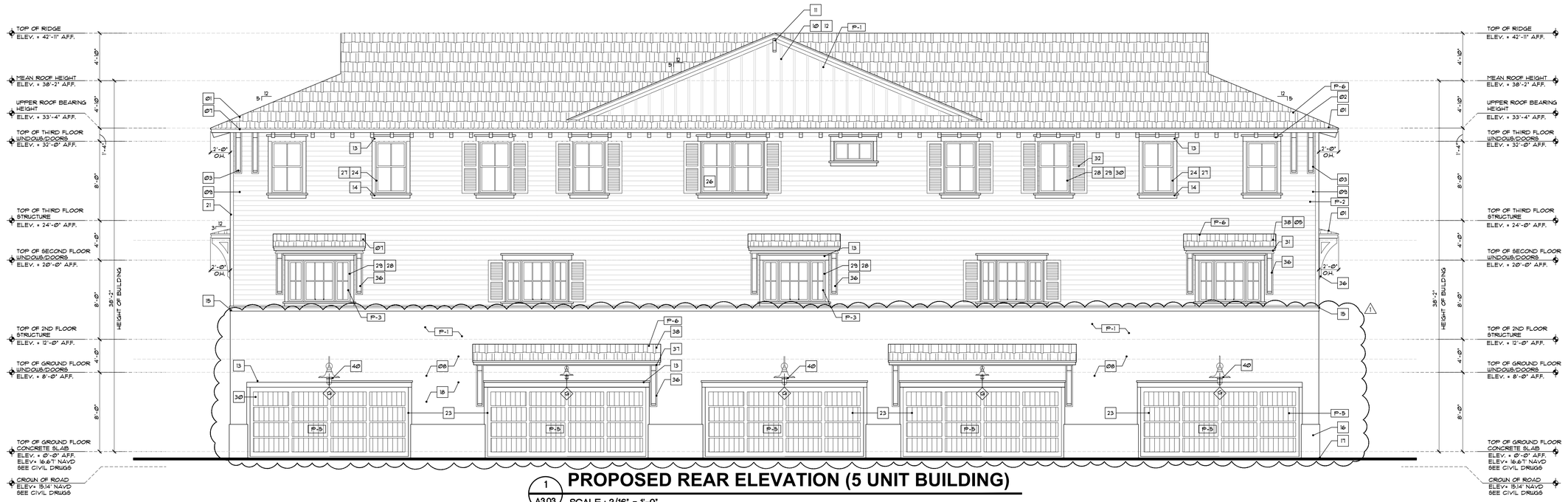
5-UNIT BLDG EXTERIOR ELEVATIONS

DATE — 09.17.25 | DRAWN BY — GE/JH

JOB NUMBER — 20240812

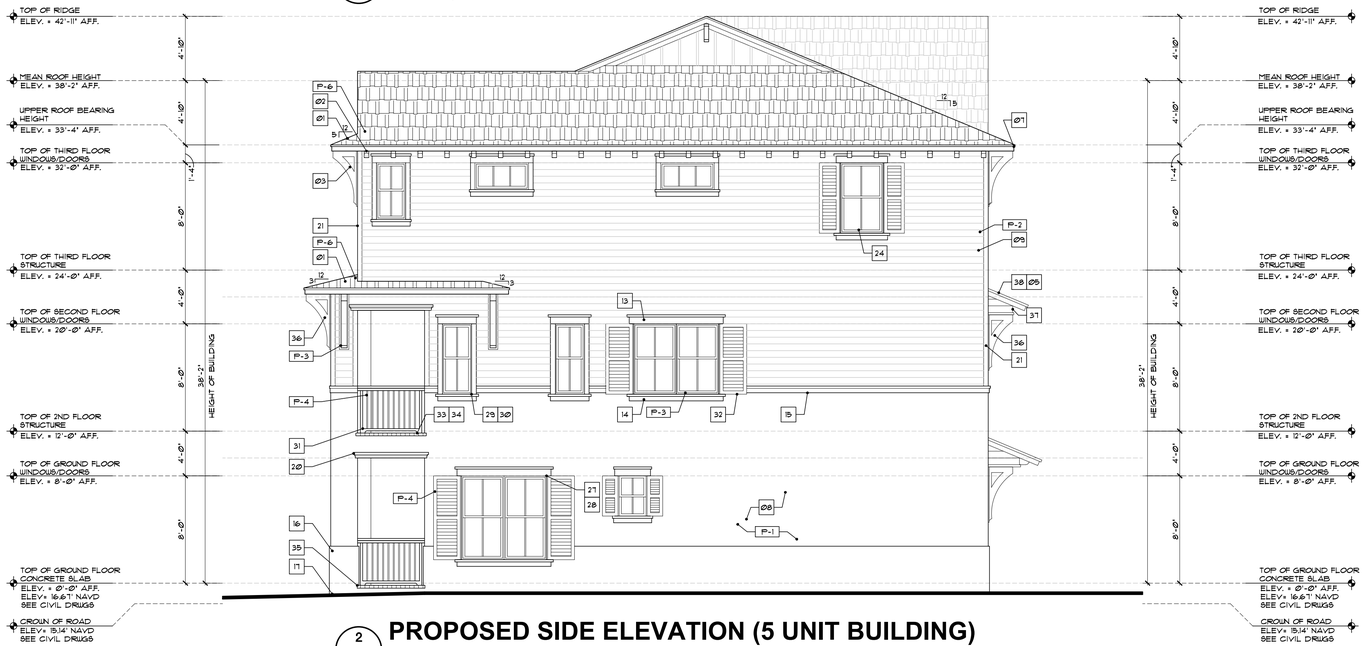
DRAWING NUMBER

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.'

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NOTES:

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architect, planner and designer

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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

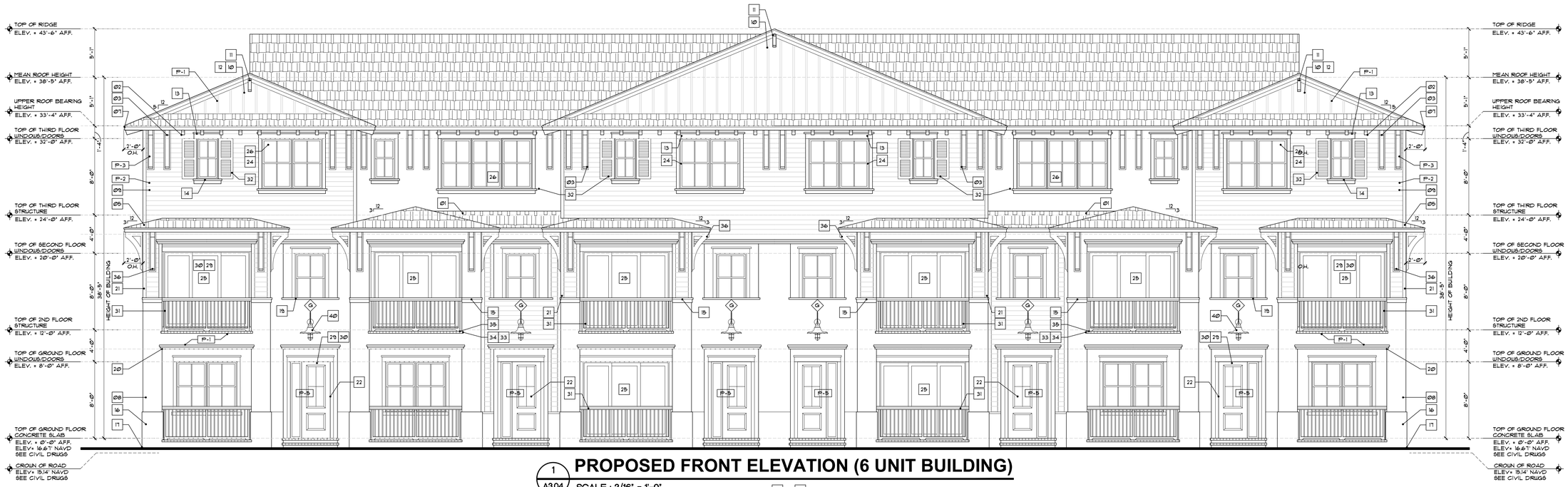
5-UNIT BLDG EXTERIOR ELEVATIONS

DATE — 09.17.25 | DRAWN BY — GE/JH

JOB NUMBER — 20240812

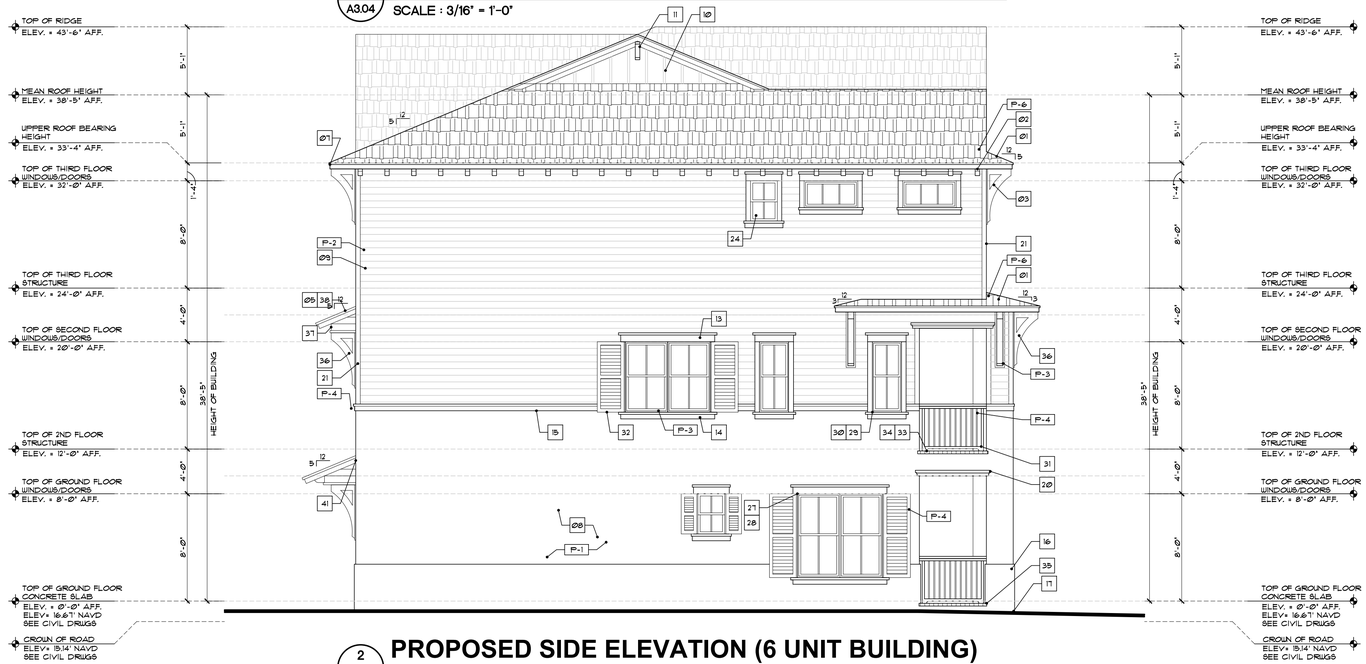
DRAWING NUMBER

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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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

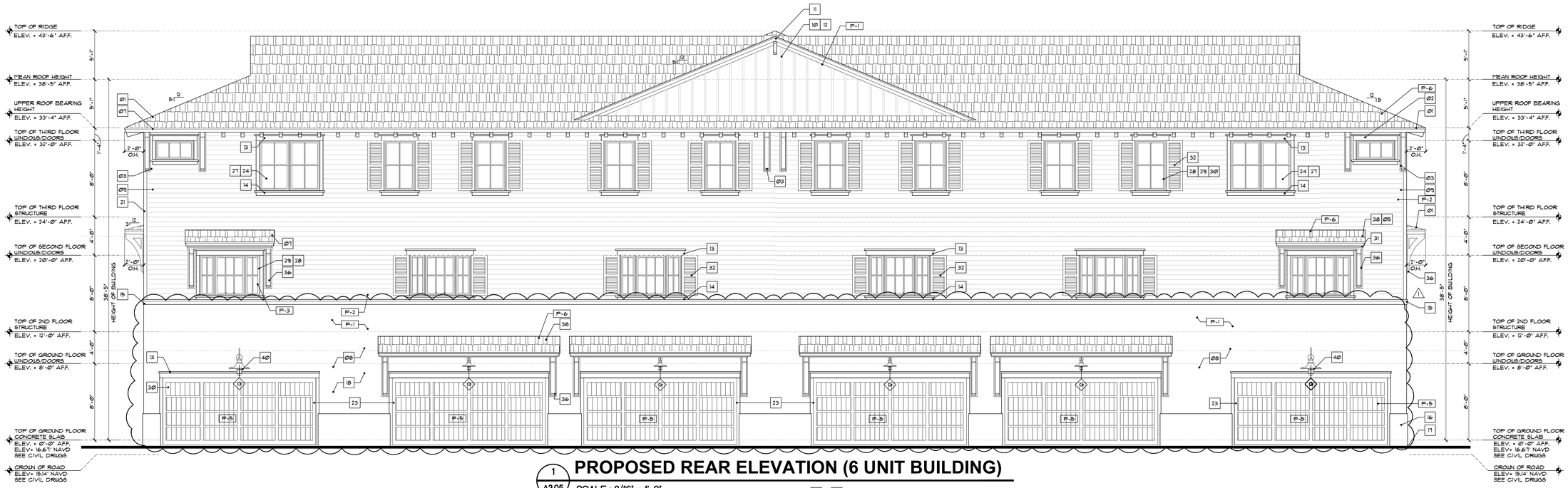
6-UNIT BLDG EXTERIOR ELEVATIONS

DATE — 09.17.25 | DRAWN BY — GE

JOB NUMBER — 20240812

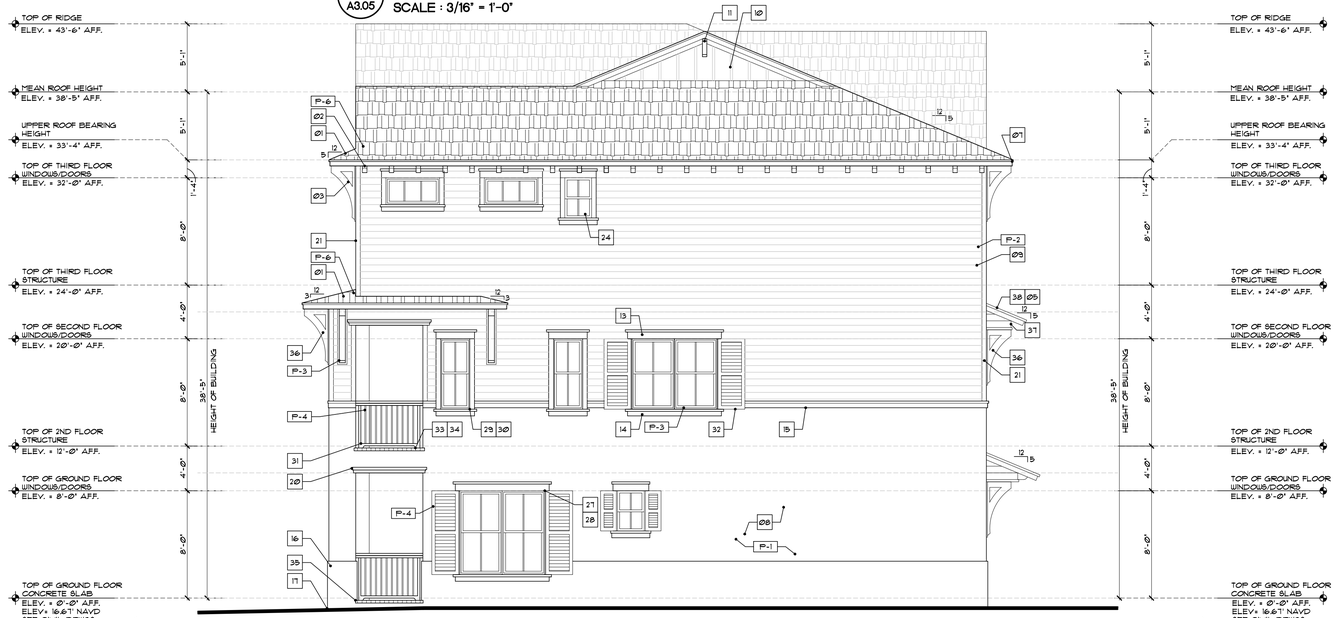
DRAWING NUMBER

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)
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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

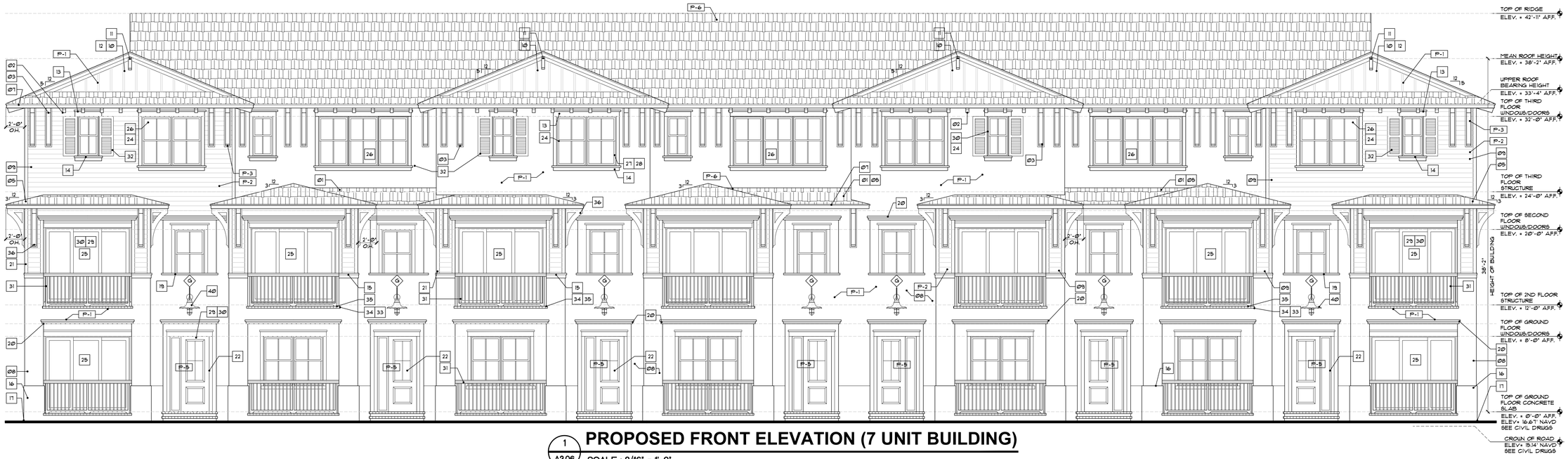
6-UNIT BLDG EXTERIOR ELEVATIONS

DATE 09.17.25 | DRAWN BY GE

JOB NUMBER 20240812

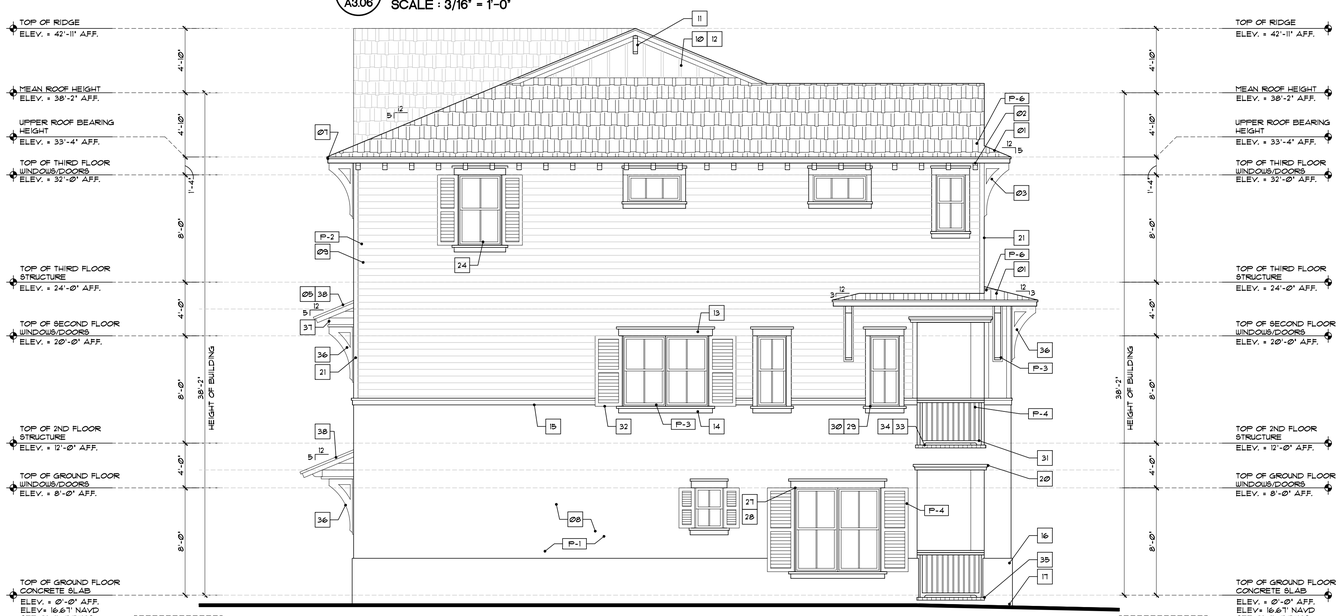
DRAWING NUMBER

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."

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 812A306

DRAWING TITLE

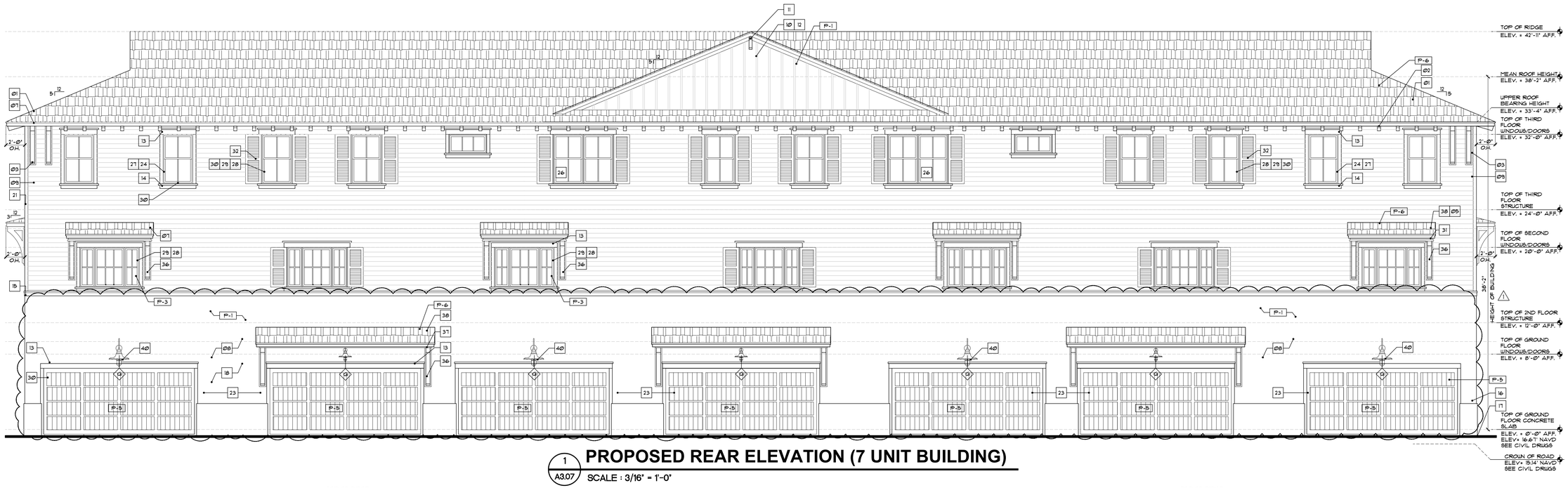
7-UNIT BLDG EXTERIOR ELEVATIONS

DATE 09.26.25 | DRAWN BY GE

JOB NUMBER 20240812

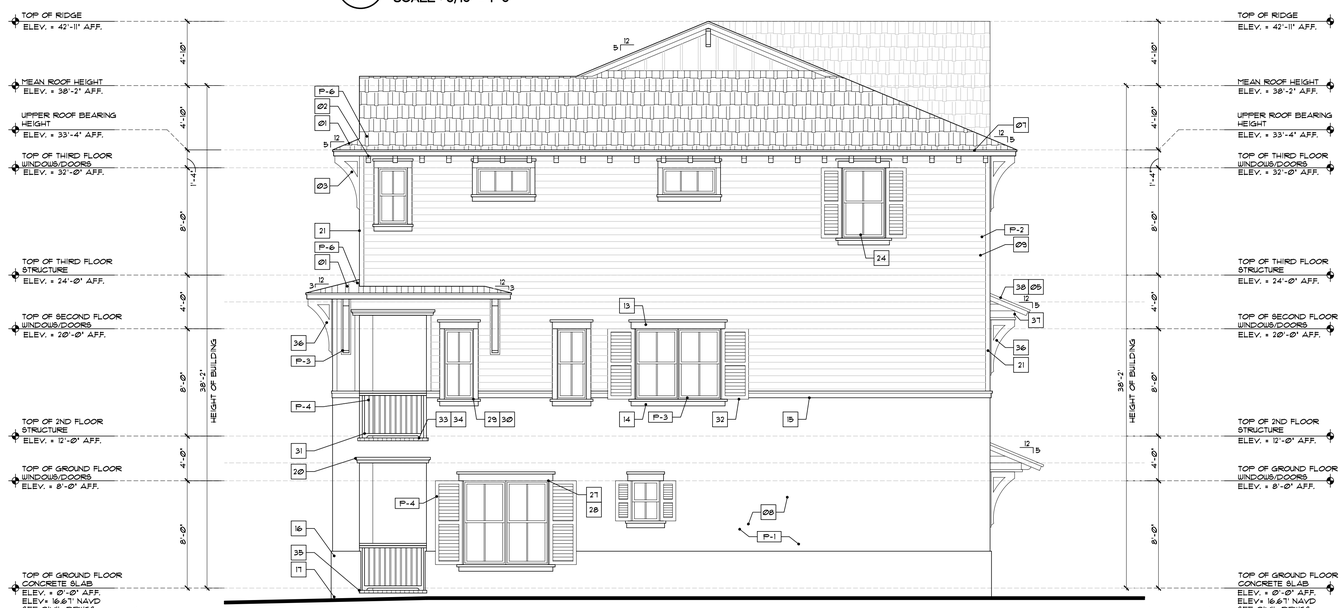
DRAWING NUMBER

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.

NOTES:

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3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
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FAX: 561-276-6129

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



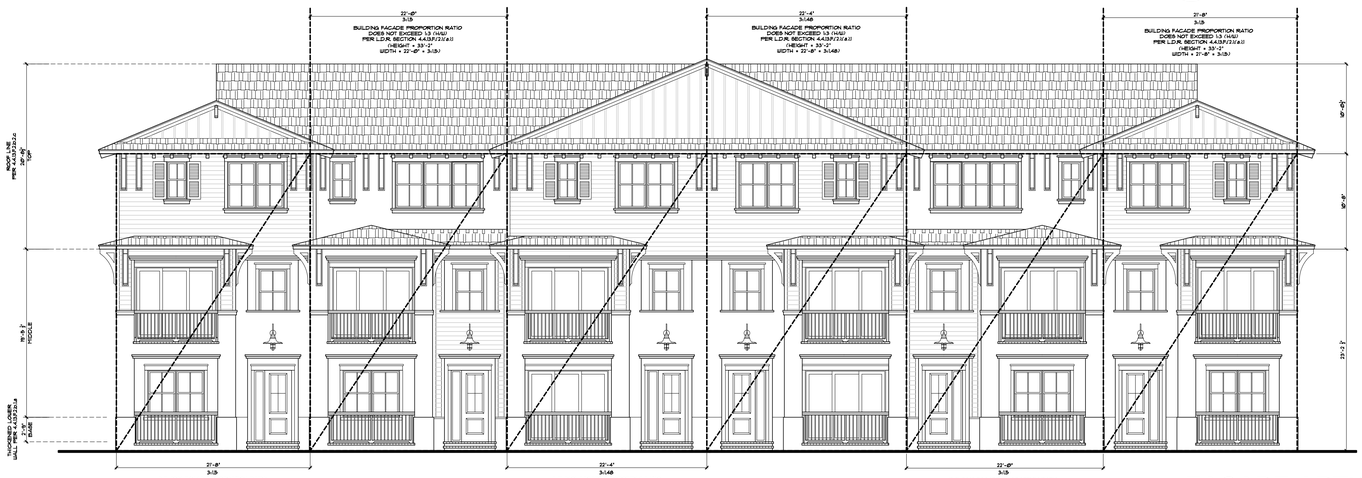
1 A3.08 **FACADE ARTICULATION DIAGRAM**

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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STATE OF FLORIDA
GARY P. ELIOPOULOS
AR0017527
Ø1216
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

REVISIONS

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FILE NUMBER 812A309

DRAWING TITLE

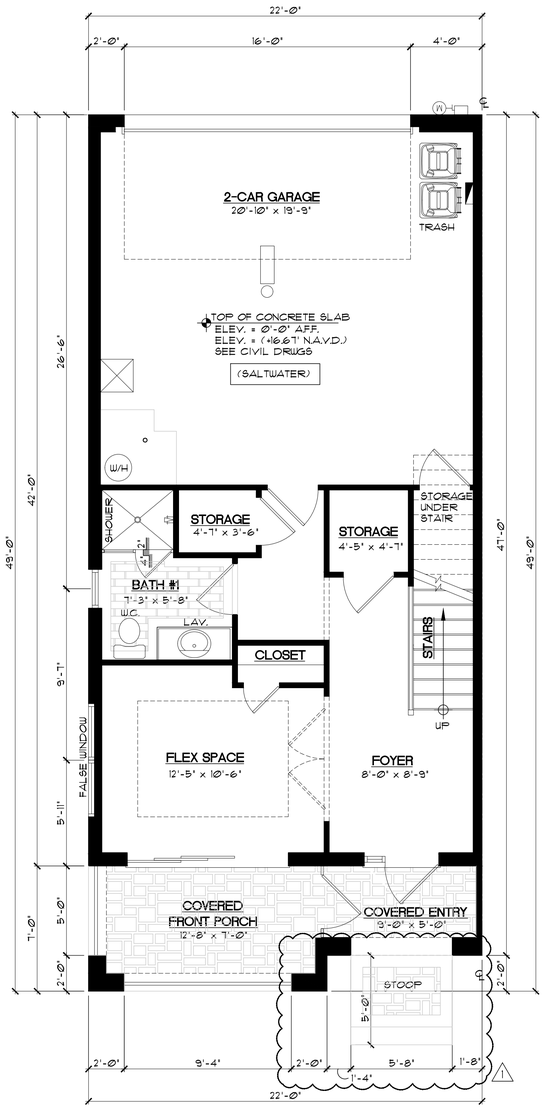
FACADE TRANSPARENCY CALCULATIONS

DATE 09.17.25 | DRAWN BY GE

JOB NUMBER 20240812

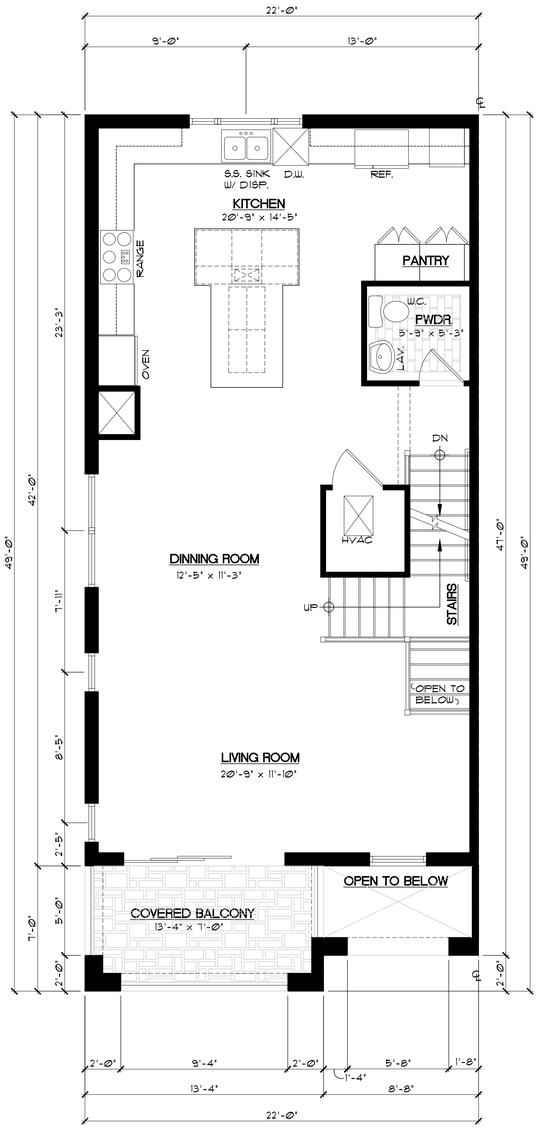
DRAWING NUMBER

A3.09



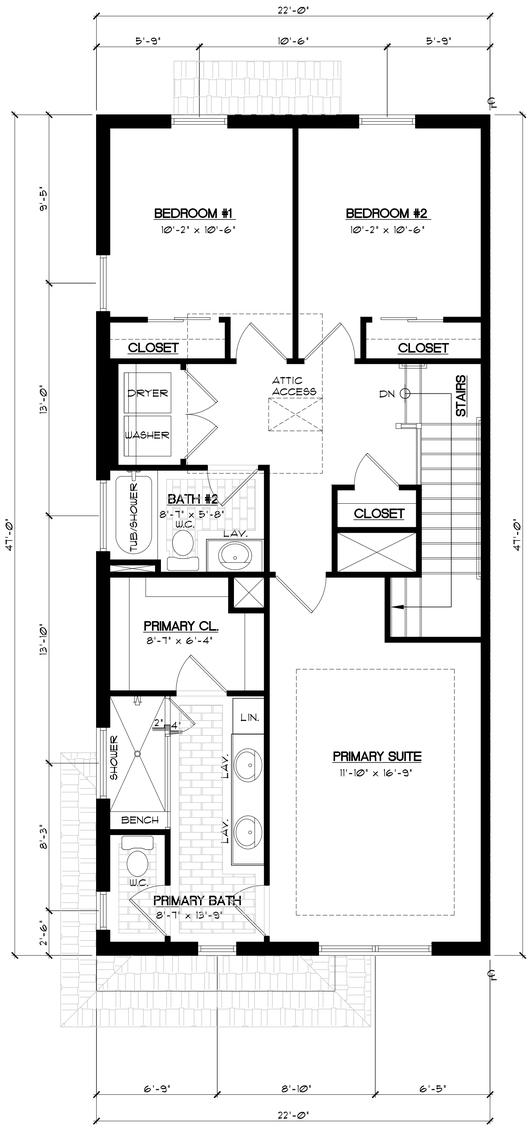
1 A4.00 **GROUND FLOOR PLAN (TH-A END UNIT)**

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



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

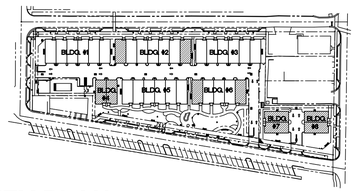
SCALE : 1/4" = 1'-0" (SALTWATER)



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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- PERMIT — 102225
- 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

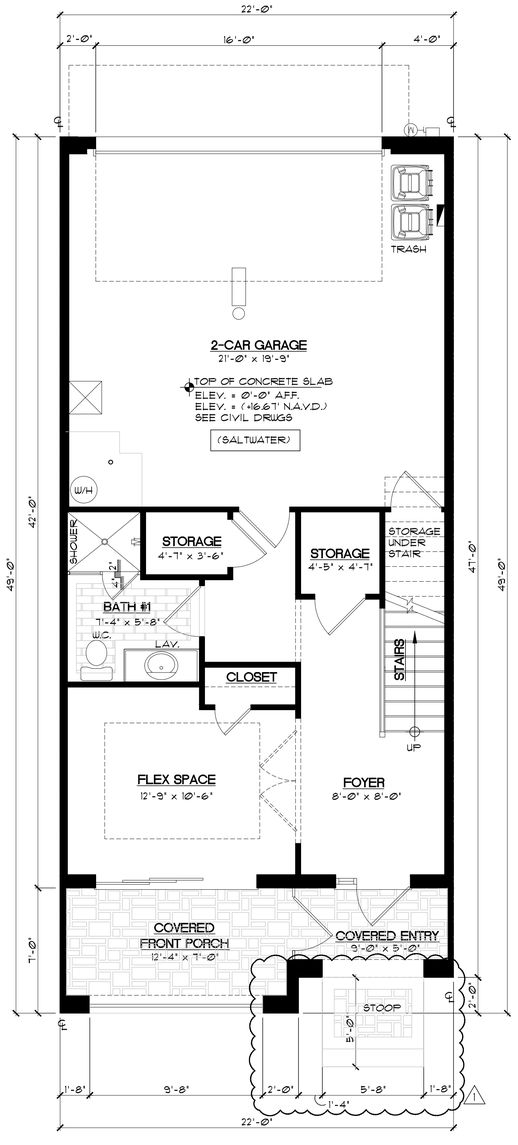
DRAWING TITLE

ENLARGED UNIT PLANS TH-A END UNIT

DATE 09.17.25 | DRAWN BY GE

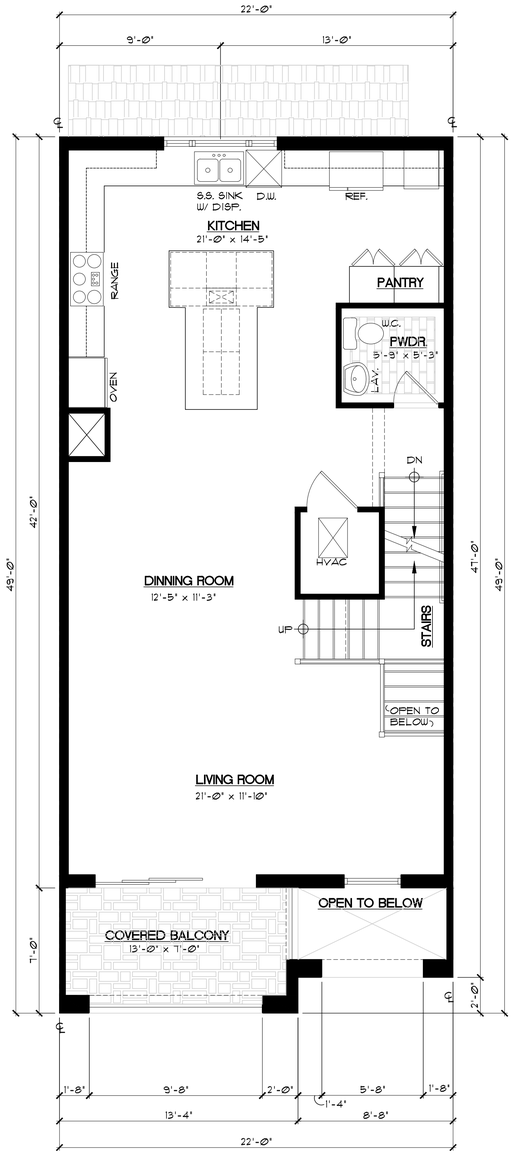
JOB NUMBER 20240812

DRAWING NUMBER **A4.00**



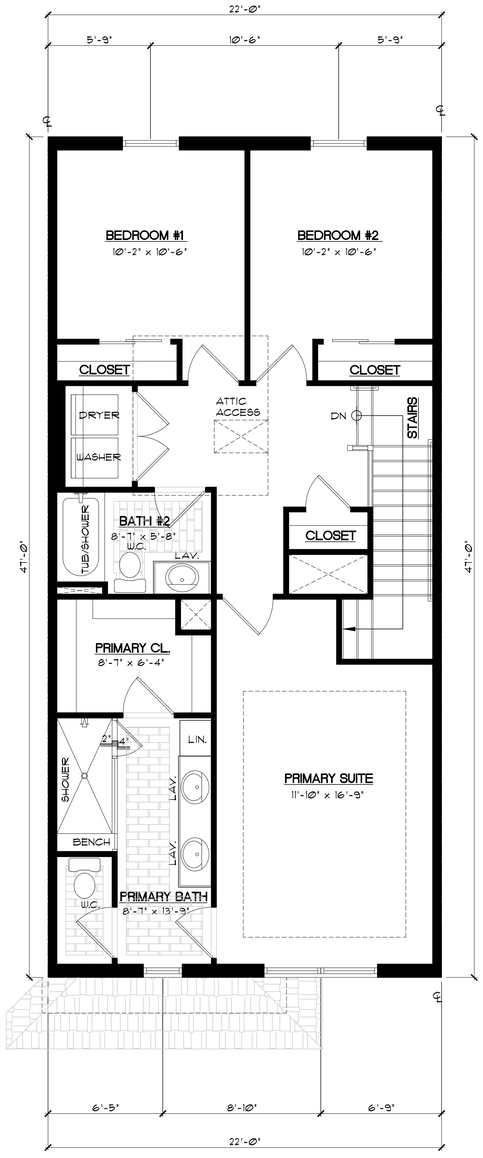
1 A4.01 **GROUND FLOOR PLAN (TH-A INTERIOR UNIT)**

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



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

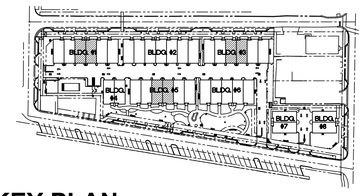
SCALE : 1/4" = 1'-0" (SALTWATER)



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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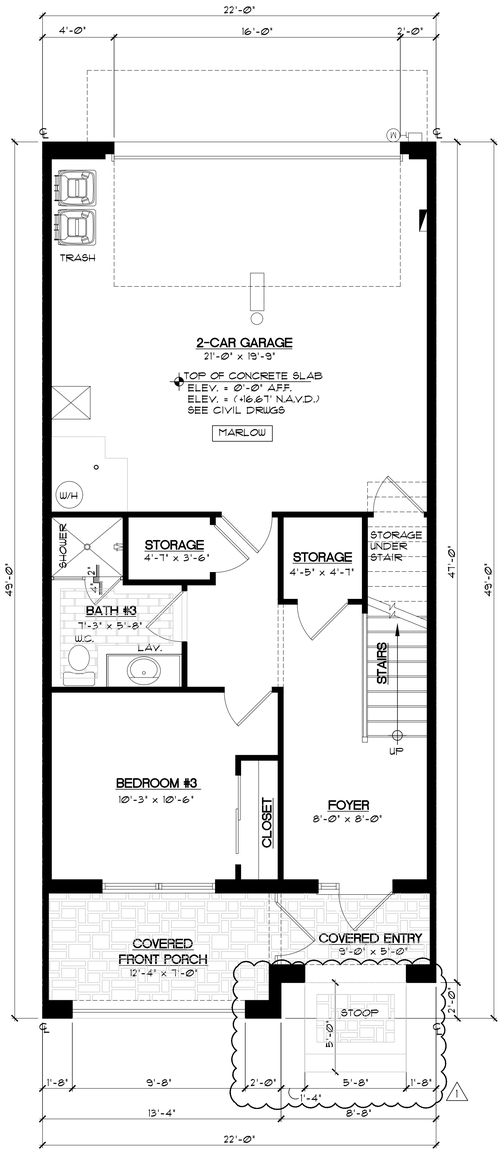
FILE NUMBER 812A401

DRAWING TITLE
ENLARGED UNIT PLANS TH-A INT. UNIT

DATE 09.17.25 | DRAWN BY GE

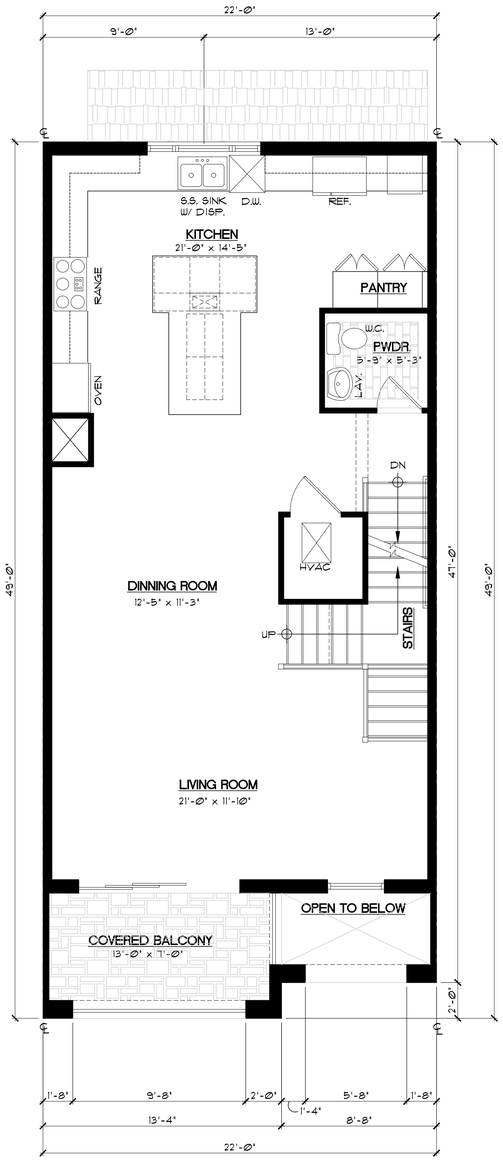
JOB NUMBER 20240812

DRAWING NUMBER **A4.01**



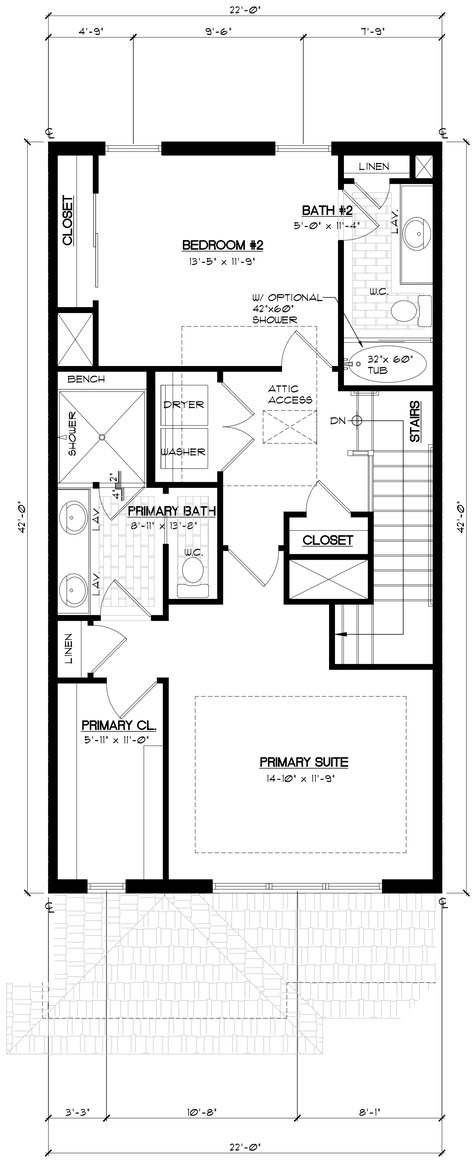
1 A4.02 **GROUND FLOOR PLAN (TH-B INTERIOR UNIT)**

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



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

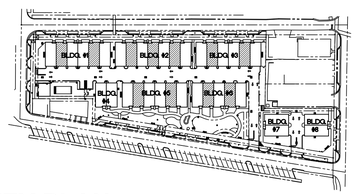
SCALE : 1/4" = 1'-0" (MARLOW)



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.

NOTES:

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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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FILE NUMBER **812A402**

DRAWING TITLE

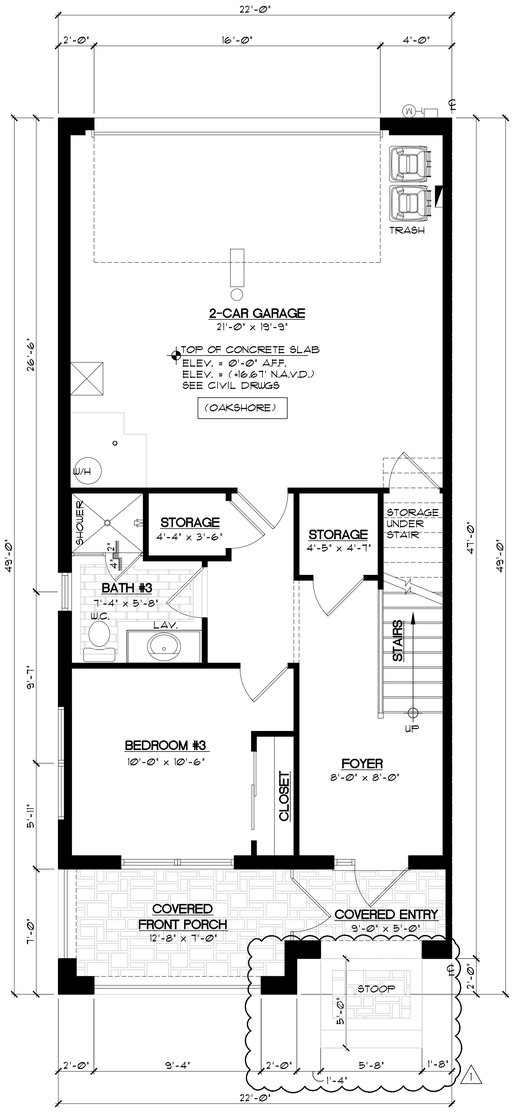
ENLARGED UNIT PLANS TH-B INT. UNIT

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

JOB NUMBER **20240812**

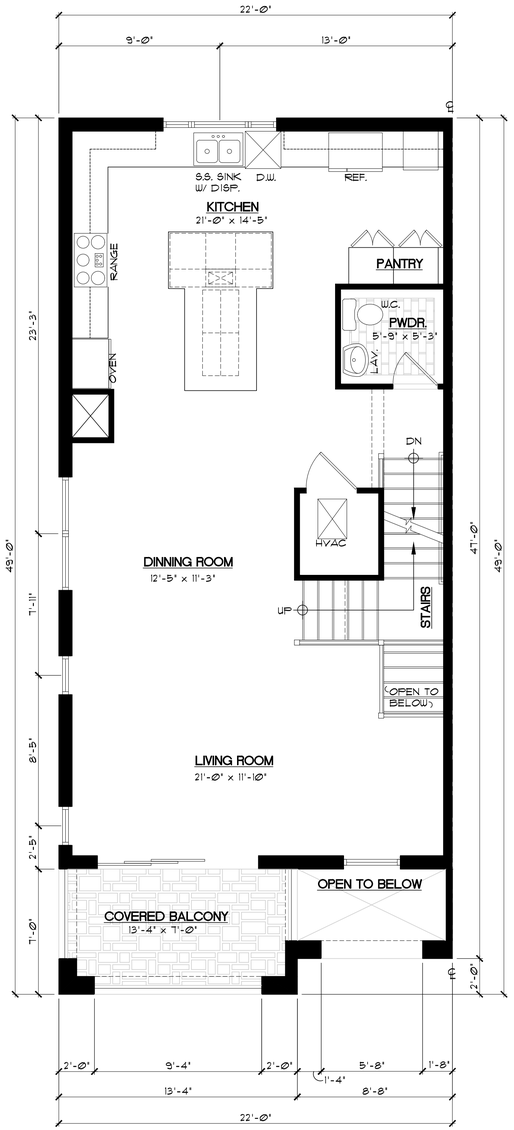
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A4.02



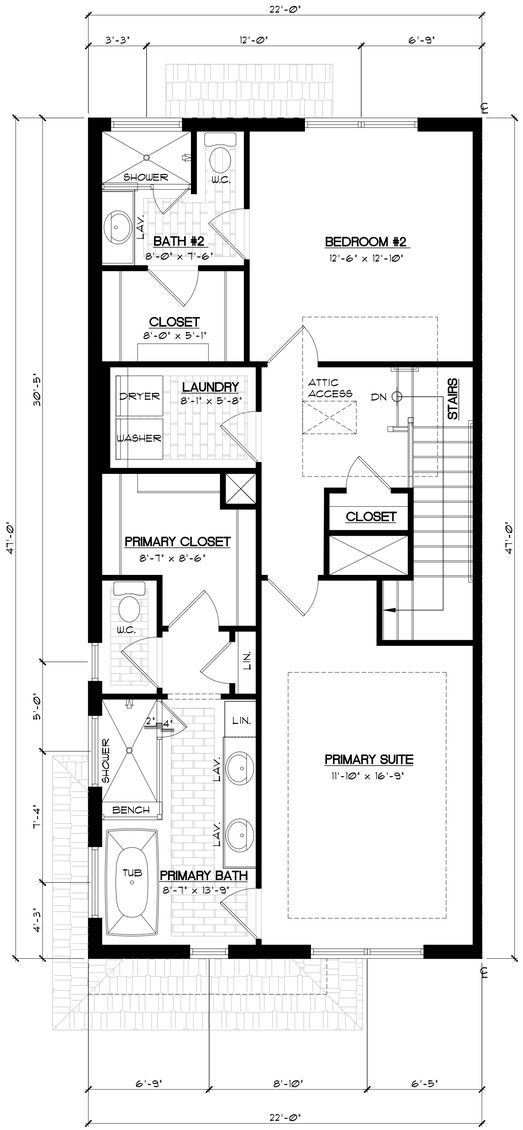
1 A4.03 GROUND FLOOR PLAN (TH-C END UNIT)

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



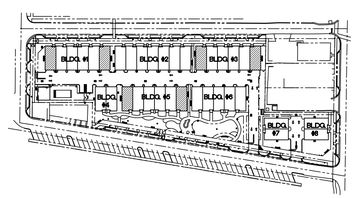
2 A4.03 SECOND FLOOR PLAN (TH-C END UNIT)

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.

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PROJECT TITLE

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1 REVISED 12-24-25 AS PER TAC COMMENTS:
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FILE NUMBER 812A403

DRAWING TITLE

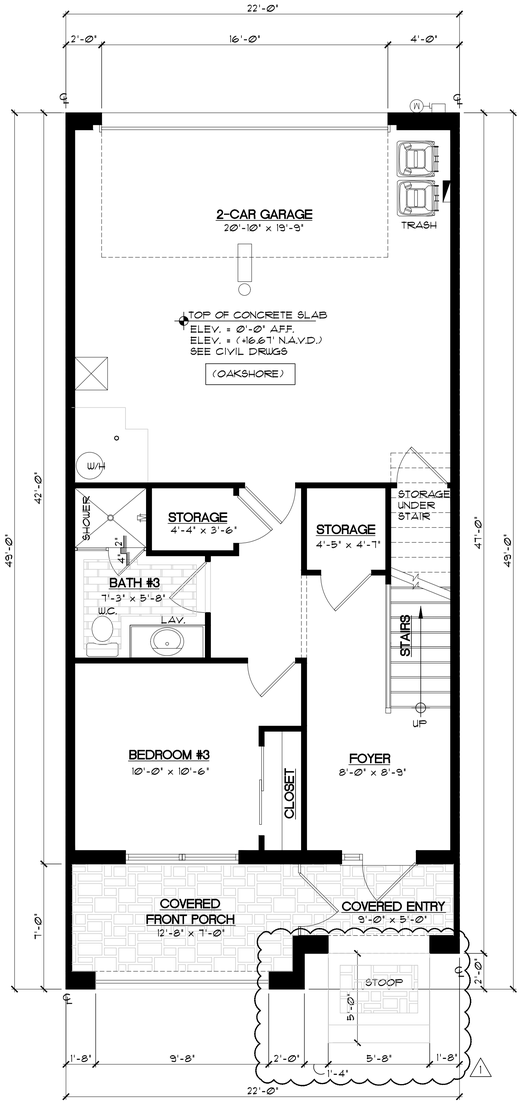
ENLARGED UNIT PLANS TH-C END UNIT

DATE 09.17.25 | DRAWN BY GE

JOB NUMBER 20240812

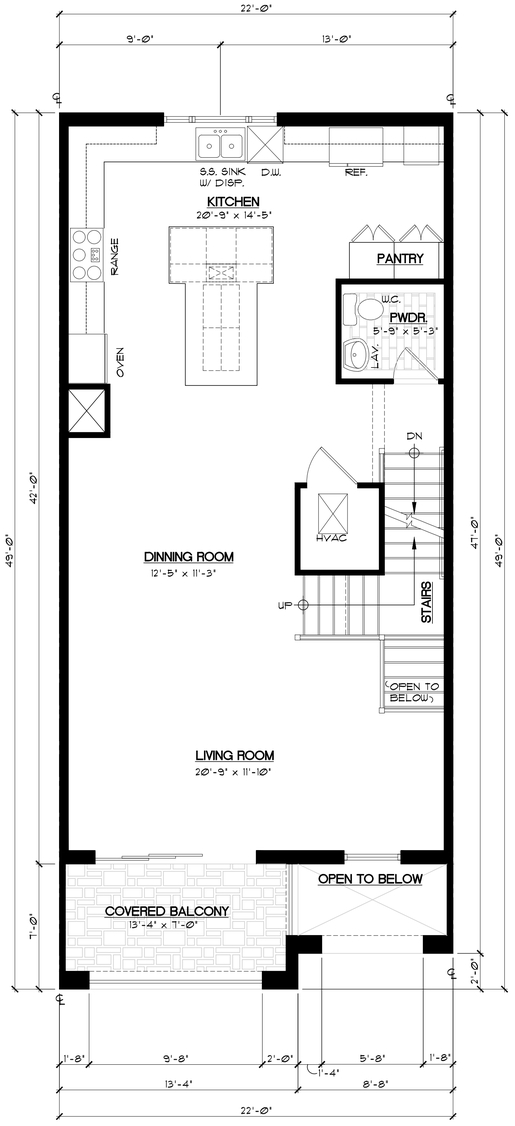
DRAWING NUMBER

A4.03



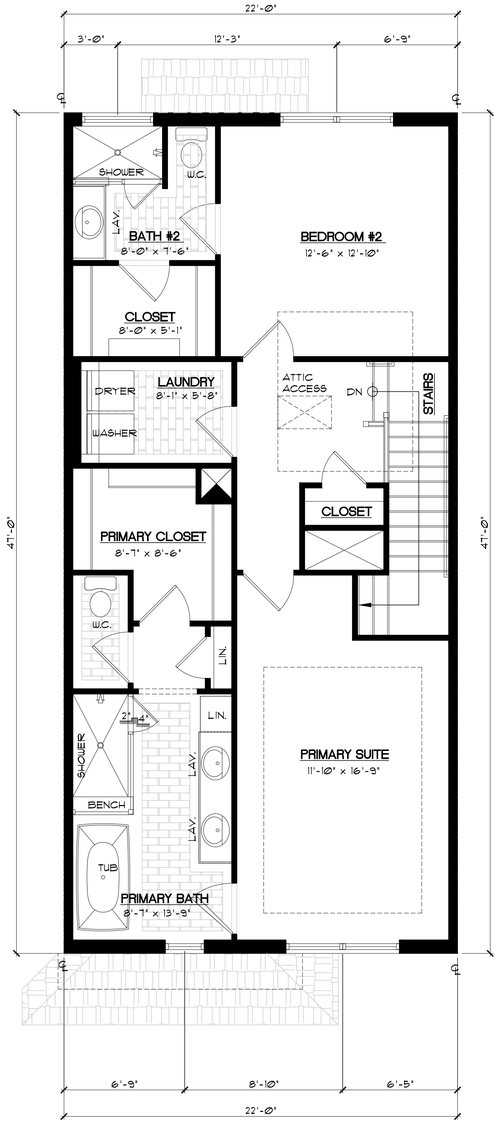
1 A4.03 **GROUND FLOOR PLAN (TH-C INT. UNIT)**

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



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

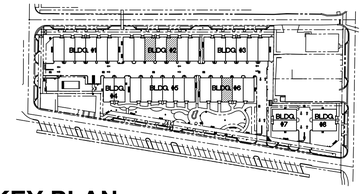
SCALE : 1/4" = 1'-0" (OAKSHORE)



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.

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

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

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FILE NUMBER 812A404

DRAWING TITLE

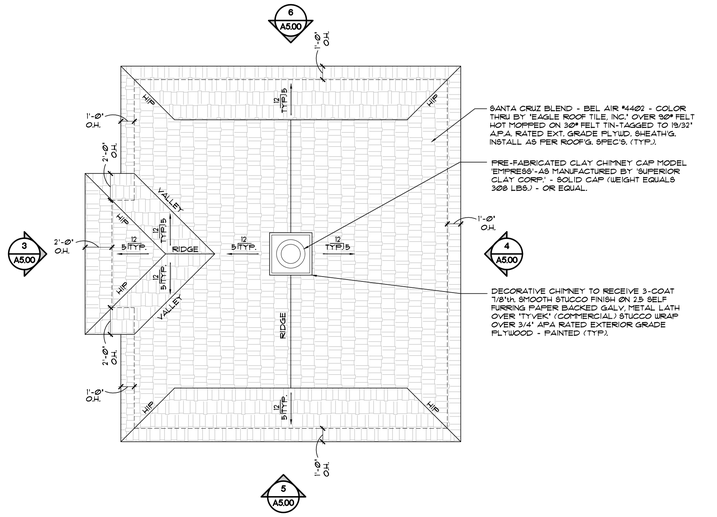
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DATE 09.17.25 | DRAWN BY GE

JOB NUMBER 20240812

DRAWING NUMBER

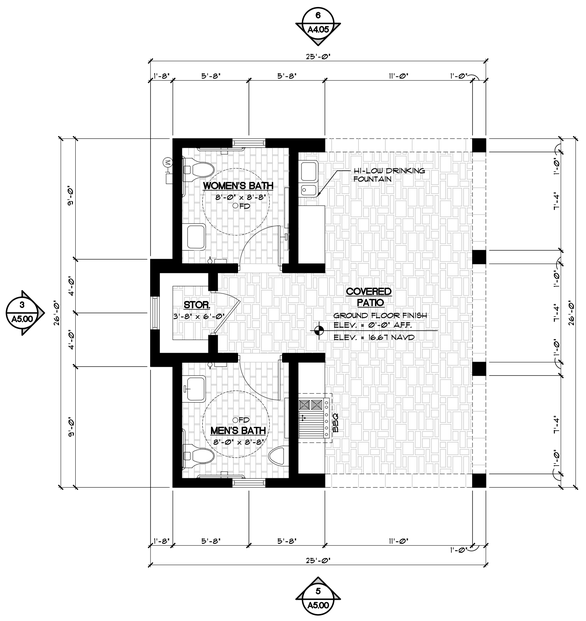
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1 A5.00 AMENITY BLDG. ROOF PLAN

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

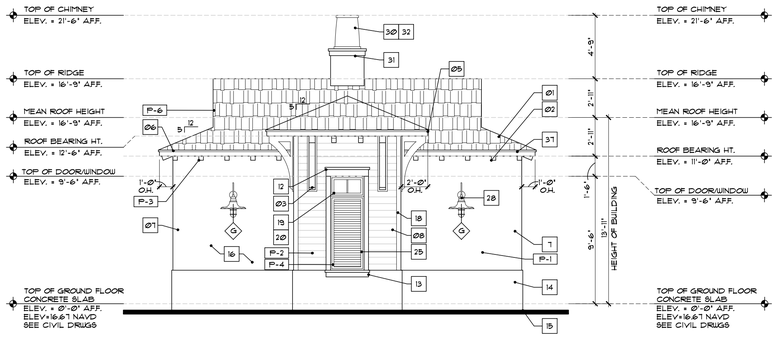
38 HI-LOW DRINKING FOUNTAIN -VERIFY STYLE W/ DEVELOPER.

AREA CALCULATIONS

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

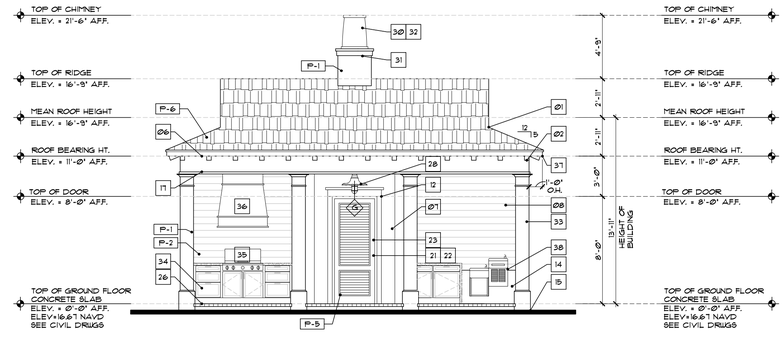
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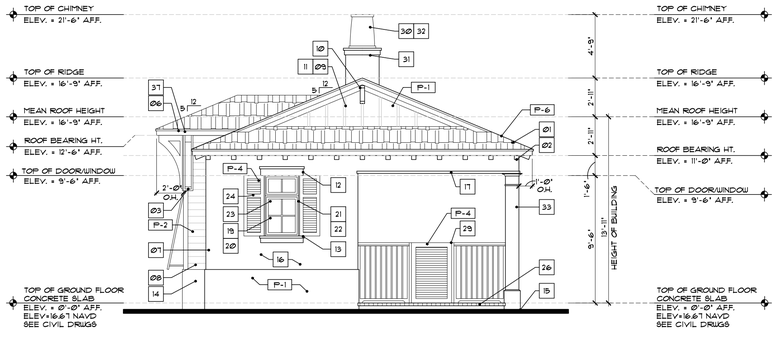
3 A5.00 AMENITY BLDG. SOUTH ELEVATION

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



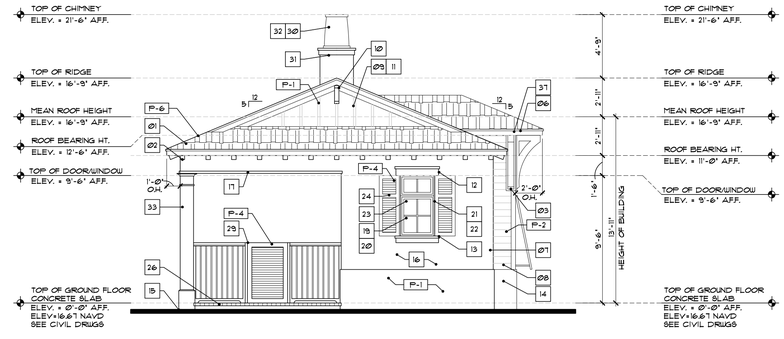
4 A5.00 AMENITY BLDG. NORTH ELEVATION

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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PROJECT TITLE

THE SWAN OF DELRAY

SE 1ST AVENUE DELRAY BEACH, FL

REVISIONS

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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