

PROJECT FOR
NEW TOWNHOMES IN DELRAY BEACH



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ABBREVIATIONS

ABV ABOVE
AFF ABOVE FINISH FLOOR
AG ACCESS PANEL
ADJ ADJUSTABLE
ACQ AIR CONDITIONING
AHU AIR HANDLING UNIT
ALT ALTERNATE
ALUM ALUMINUM
ANZ ANODIZED
ANN ANNUNCIATOR
APP APPLICATION
APPROX APPROXIMATE
ARC ARCHITECTURAL
AWI AMER. WOODWORK INSTITUTE
AWP AMER. WOOD PRESERVERS INSTITUTE

B BM BAM
BLK BLOCK
BLG BLOCKING
BD BOARD
BDF BOARD FEED
BOT BOTTOM
BUL BUILDING
BLDG BOTTOM OF BUILDING
BOL BOLT
BSP BODY SPRAY

C CABINET
CPT CARPET
CK CAST IRON
CL CAUL
CEM CEILING
CEM CEILING HEIGHT
CEM CEMENT
C-C CENTER TO CENTER
C-C CENTERLINE
CER CERAMIC
CTM CERAMIC TILE
CHN CHANNEL
CLF CLEAR
CLT CLOSET
CNC CONTROL JOINT
COL COLUMN
COM COMBINATION
CONC CONCRETE
CONC CONCRETE MASONRY UNIT
CONSTR CONSTRUCTION
CON JT CONSTRUCTION JOINT
CONC CONCRETE
CONTR CONTRACTOR
CONTR CONTRACT UNIT LINE
CFL CONTRACTFLASHING
CRK CRACK
CRS COURSE

D DOWN SPOUT
DPS DAMPROOFING
DBL DOUBLE
DTL DETAIL
DIA DIAGONAL
DIM DIAMETER
DIF DIFFUSER
DIA DIAMETER
DIT DITTO
DR DOOR
DWN DOWN
DRAIN DRAIN
DWA DRAWING

E EACH
EAST EAST
EXP EXPANSION JOINT
ELEC ELECTRICAL / ELECTRIC
ELF ELEVATION
EMER EMERGENCY
ENG ENGINEER
EQ EQUIPMENT
EQU EQUIPMENT
EQU EQUIPMENT
EXH EXHAUST
EXT EXISTING
EXT EXTENSION
EXT EXTERIOR

F FEET
FIN FINISH

[illegible]

PSI	POLISHED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PF	PRECAST
PRO	PROPORTION
QT	QUARRY TILE
RADN	RADIATOR, RADIATION
REQ	REQUIRED
RVS	REVERSE
R	RIDGE
R	RISER
RO	ROUGH OPENING
SCHD	SCHEDULE
SEAL	SEALANT
SEC	SECTION
SERV	SERVICE
SH	SHED
SHHT	SHEATHING
SH	SHEET
SIM	SIMILAR
SC	SOLID
SC	SOLID CORE
S	SOLD
SPEC	SPECIFICATION
SF	SQUARE
SF	SQUARE FOOT
55TL	STAINLESS STEEL
STL	STEEL
STL	STEEL TRAC
SUS	SUSPENDED
SUS	SUSPENSION
SYM	SYMMETRICAL
TEL	TELEPHONE
TEMP	TEMPERED
TG	TEMPERED FIXED GLASS
TG	THICK
TG	TONGUE & GROOVE
T	TONGUE
TO	TOP OF
TO	TOP OF CURB
TD	TOP OF WALL
TR	TREATMENT
TP	TYPICAL
TP	TOILET PAPER HOLDER
UM	UNDERWATERS LABORATORY
UNF	UNFINISHED
UTL	UTIL
U.S.P.	UNDER SEPARATE PERMIT
V	VAPOR BARRIER
VNR	VENER
VNT	VENT
VNT	VERTICAL
WF	WALL FABRIC
WF	WATERPROOFING
WT	WEIGHT
W	WEST
W	WIDTH, WIDE
WIN	WINDOW
W	WITH
WO	WITHOUT
W	WOOD
WB	WOOD BASE

GENERAL NOTES:

1. CONSTRUCTION SHALL FOLLOW "F.B.C. 7TH EDITION 2020" AS ADOPTED BY THE COUNTY AND AS APPLICABLE TO THE AREA IN WHICH THE BUILDING IS TO BE CONSTRUCTED WITH ALL APPLICABLE AMENDMENTS.

2. BUILDER SHOULD COORDINATE ALL THE WORK OF ALL THE TRADES.

3. BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL VERIFY ALL DIMENSIONS, CONDITIONS AT JOB SITE, PLANS, SPECIFICATIONS, ETC. PRIOR TO STARTING ANY WORK AND WITHIN SEVEN (7) CALENDAR DAYS OF BUILDER'S RECEIPT OF THESE PLANS SHALL NOTIFY THE AMES INTERNATIONAL ARCHITECTURE (IN WRITING ONLY) OF ANY AND ALL DISCREPANCIES (WHETHER DISCREPANCIES ARE ERRORS OF COMMISSION OR OMISSION OR NOT). OTHERWISE THE AMES INTERNATIONAL ARCHITECTURE WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERRORS, AND THE BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS AND CORRECT ERRORS AT THEIR OWN EXPENSE.

4. TO THE BEST OF MY KNOWLEDGE AND ABILITY THESE PLANS AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE, CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BE BUILT IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.

5. SITE WORK: FILL UNDER ALL SLABS SHALL BE CLEAN SAND AND SHALL BE COMPACTED TO A MINIMUM OF 95% AND A MAXIMUM OF 100% PER ASTM D-1557. CONTRACTOR SHALL VERIFY UNDER COMPACTION. ALLOWABLE SOIL BEARING PRESSURE 2500 P.S.F. MIN. SEE GEOTECHNICAL ENGINEER RECOMMENDATIONS.

6. WOOD: ALL STRUCTURAL LUMBER TO BE DOUGLAS FIR-LARCH NO. 2 OR BETTER. ALL LUMBER IN CONTACT WITH MASONRY SHALL BE PROTECT TREATED. SHOWN DRAWINGS AND DESIGN CALCULATIONS FOR ROOF TRUSSES BEARING THE SIGNATURE AND SEAL OF A FLORIDA REGISTERED ENGINEER SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

7. DOORS AND WINDOWS: WINDOWS INDICATED WITH (E) MUST BE MANUFACTURED TO CONFORM WITH THE BUILDING CODE WITH RESPECT TO MINIMUM ENERGY EGRESS REQUIREMENTS. ALL SLIDING GLASS DOORS SHALL BE TEMPERED. ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS COMPLIANCE WITH FLORIDA STATE MODEL CODE SECTION 902.4. WINDOW AND DOOR MANUFACTURERS SHALL ALSO COORDINATE WITH BUILDER FIELD VERIFY ALL OPENING SIZES PRIOR TO FABRICATION.

8. THE AMES INTERNATIONAL ARCHITECTURE RESERVES, MAINTAINS AND RETAINS ITS COMMON LAW COPYRIGHT RIGHTS AND ANY OTHER RIGHTS (EXPRESSED AND IMPLIED) IN THESE PLANS, DESIGNS, IDEAS, SPECIFICATIONS, ETC. THESE PLANS, IDEAS, DESIGNS, SPECIFICATIONS, ETC. ARE THE PROPERTY OF THE AMES INTERNATIONAL ARCHITECTURE. NO EXPRESS WRITTEN PERMISSION FROM THE AMES INTERNATIONAL ARCHITECTURE NOR ARE THEY TO BE LOANED OR ASSIGNED TO ANY PERSONS, FIRMS, ASSOCIATIONS, CORPORATIONS, ETC. WITHOUT FIRST OBTAINING A WRITTEN PERMISSION FROM THE AMES INTERNATIONAL ARCHITECTURE, IN EACH AND EVERY INSTANCE.

9. ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. SHALL BE REQUESTED IN WRITING ONLY BY THE BUILDER OR BY THE OWNER TO THE AMES INTERNATIONAL ARCHITECTURE ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE BY THE AMES INTERNATIONAL ARCHITECTURE IN WRITING ONLY WILL FULLY UNCOVERED AND FULLY REPEATED BY THE AMES INTERNATIONAL ARCHITECTURE FROM ANY AND ALL RESPONSIBILITY. CLAIMS AGAINST THE AMES INTERNATIONAL ARCHITECTURE FOR CULPABILITY, ETC. FROM THE DATE SHOWN ON THE PLANS ORIGIN UNTIL THE END OF TIME.

10. BUILDER SHALL PROVIDE INSULATION AS PER ENERGY CALCULATIONS AND/OR PLAN SPECIFICATIONS.

11. ALL MATERIALS SHOWN OR CALLED FOR ON THESE DRAWINGS SHALL BE INSTALLED WITH MANUFACTURERS RECOMMEND AND SPECIFICATIONS.

12. APPROVED MANUF. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY DETAILS AND SPECIFICATIONS FOUND IN THESE PLANS. DEVIATIONS FROM THESE PLANS, SPECIFICATIONS AND NOTES MUST CONFORM TO LOCAL BUILDING CODE REQUIREMENTS, AND MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.

13. NO ONE SHALL ASSUME ANY DIMENSION BY DIRECTLY SCALING CONSTRUCTION DOCUMENTS OR ANY REPRODUCTIONS AND SAME IF ANY ADDITIONAL DIMENSIONS ARE REQUIRED BY CONTRACTOR AND/OR RESIDENT, CONTACT THE AMES INTERNATIONAL ARCHITECTURE FOR VERIFICATION. OTHERWISE, THE AMES INTERNATIONAL ARCHITECTURE WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERROR NOR WILL THEY CORRECT ANY ERROR AT THEIR EXPENSE.

14. ALL WINDOWS USED AS EMERGENCY EGRESS OPENING TO COMPLY WITH "F.B.C. 7th edition 2020".

15. ALL SHOWER ENCLOSURES AND DOORS TO HAVE TEMPERED GLASS.

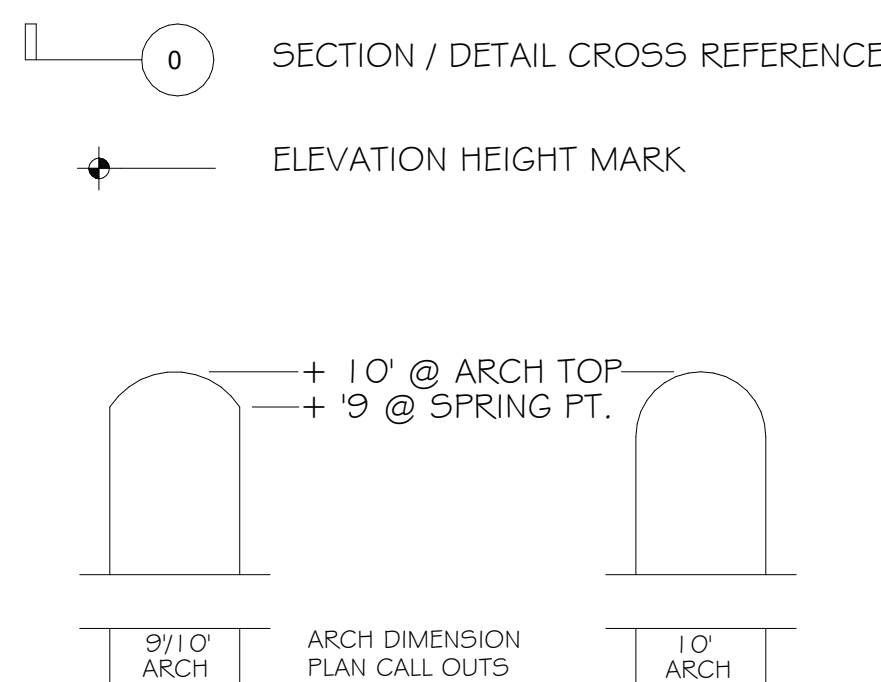
16. ALL SLIDING GLASS DOORS TO HAVE TEMPERED GLASS.

17. GLAZING CONTRACTOR SHALL INSTALL ALL GLASS IN ACCORDANCE WITH "F.B.C 7th edition 2020".

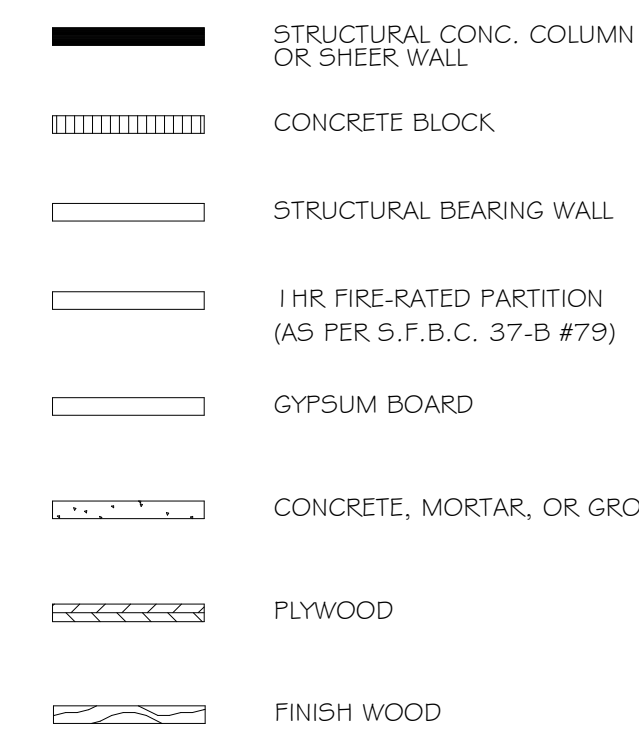
18. ALL EXTERIOR FIXED GLASS (EXCEPT AT WINDOWS) AND ALL INTERIOR FIXED GLASS SHALL HAVE TEMPERED GLASS.

19. ALL SHOWERS MUST BE EQUIPPED WITH ANTI-SLIP FLOORS.

SYMBOLS LEGEND



MATERIALS LIST



CONSULTANTS:

BUILDER:
TESTER CONSTRUCTION GROUP
86 NE 5TH AVENUE DELRAY BEACH, FLORIDA 33483
203-539-2331
allen@testerconstruction.com

STRUCTURAL ENGINEER:
TUMAY CONSULTING ENGINEERS INC.
3500 NW 2ND AVE. SUITE 70B, BOCA RATON, FLORIDA 33431
561-391-6227
tumayce@aol.com

CIVIL ENGINEER:
HALEY ENGINEERING INC.
1680 SE 4TH ST. DEERFIELD BEACH, FLORIDA 33441
954-260-6194
john@haley@comcast.net

MEP ENGINEER:
FORMICA & ASSOCIATES CONSULTING ENGINEERS INC.
 980 N FEDERAL HIGHWAY SUITE 110, BOCA RATON, FLORIDA 33432
 561-368-3611
juan.moreno@formicaengineers.com

INTERIOR DESIGNER:
LOUIS ANTHONY & ASSOCIATES, INC.
920 CLINT MOORE RD. BOCA RATON, FLORIDA 33487
561-998-3480
curtis@laa.design

LANDSCAPE:
KWD LANDSCAPE ARCHITECTURE
101 SE 2ND AVE, DELRAY BEACH, FLORIDA 33444
561-243-1873
studio@kwdesignteam.com

SURVEYOR:
AVIROM & ASSOCIATES INC. SURVEYING AND MAPPING
 50 SW 2ND AVE. SUITE 102. BOCA RATON. FLORIDA 33432
 561-392-2594
manisha@aviromsurvey.com

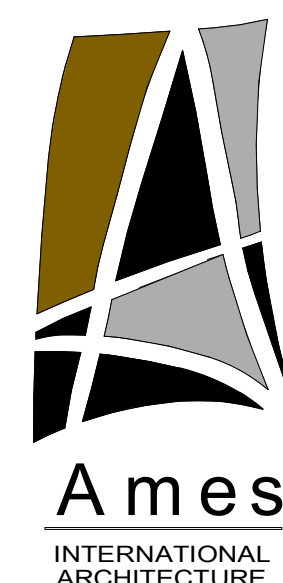
SPRAB SET (REVISION # 4)

DELRAY BEACH TOWNHOMES
408 SE 2ND ST
DELRAY BEACH
FLORIDA 33483

REVISION

[illegible]

Shane Ames - Architect



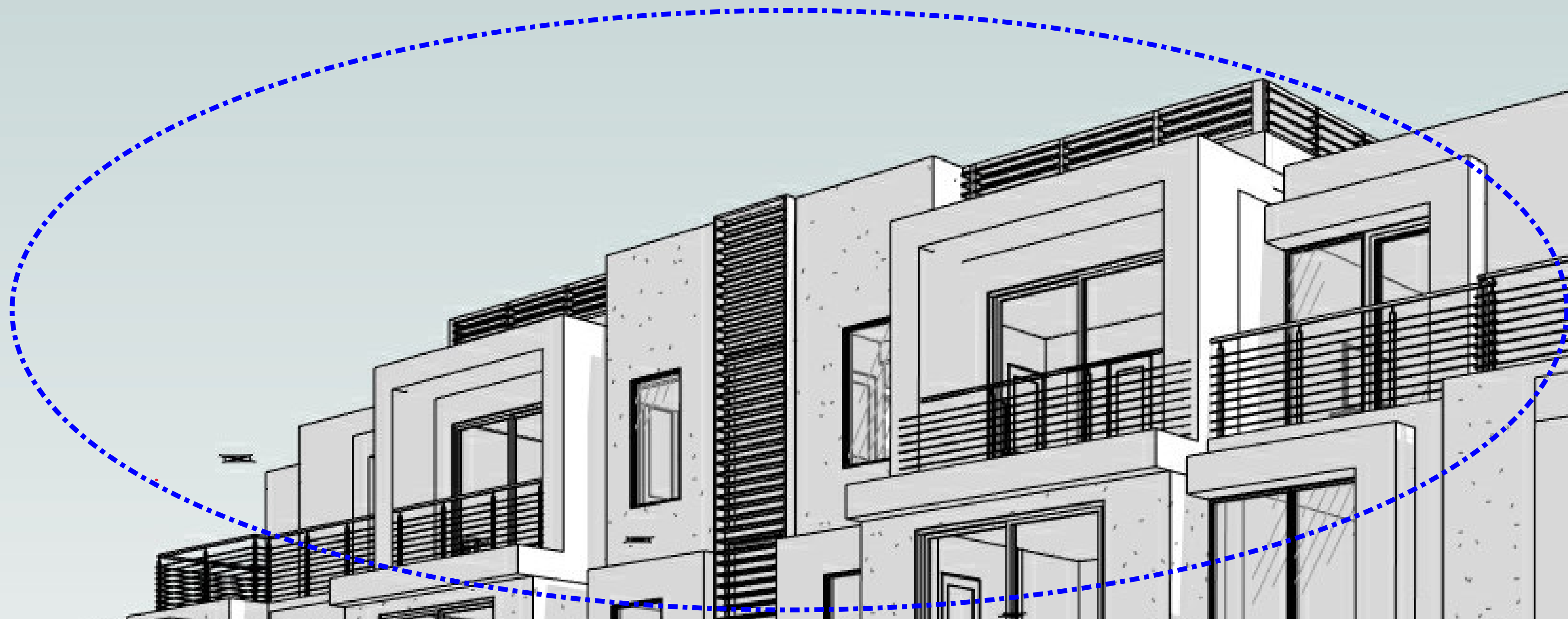
DRAWN
A.T.
CHECKED
S.A.
DATE
11/15/2021
SCALE
As indicated
JOB NO.
21 5024
SHEET

A-00


OF # SHEETS

[illegible]

COVER SHEET



408 SE 2ND ST
DELRAY BEACH
FLORIDA 33483

[illegible]

Ames
INTERNATIONAL
ARCHITECTURE

OF # SHEETS

[illegible]



SPRAB REVIEW SET

CENTENNIAL INVEST (DELRAY SOUTH)

408 SE 2ND ST

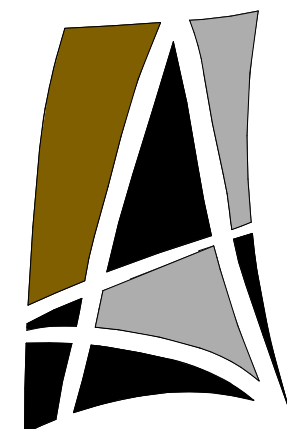
DELRAY BEACH

FLORIDA 33483

REVISIONS

[illegible]

Shane Ames - Architect



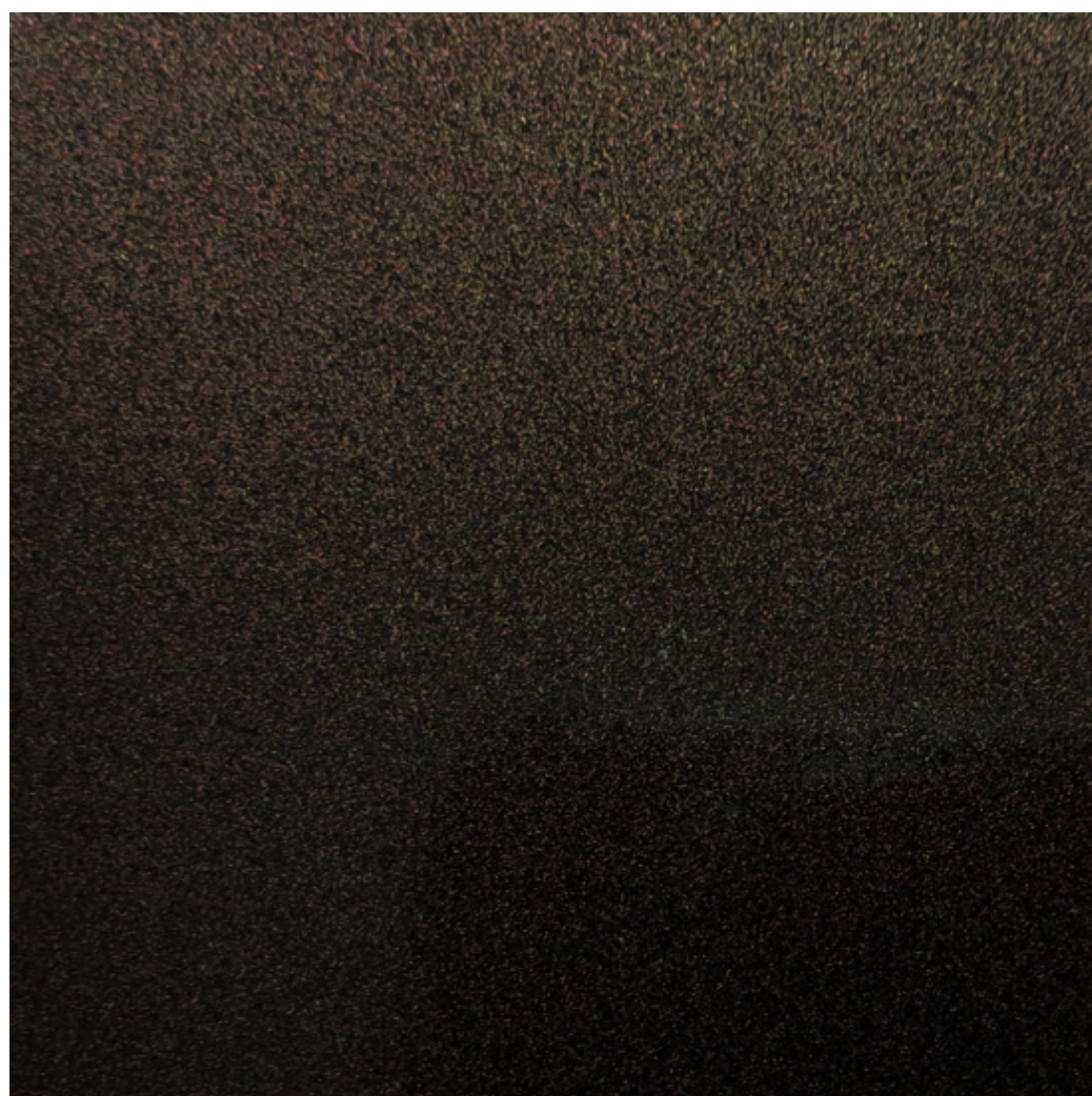
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31/2021	
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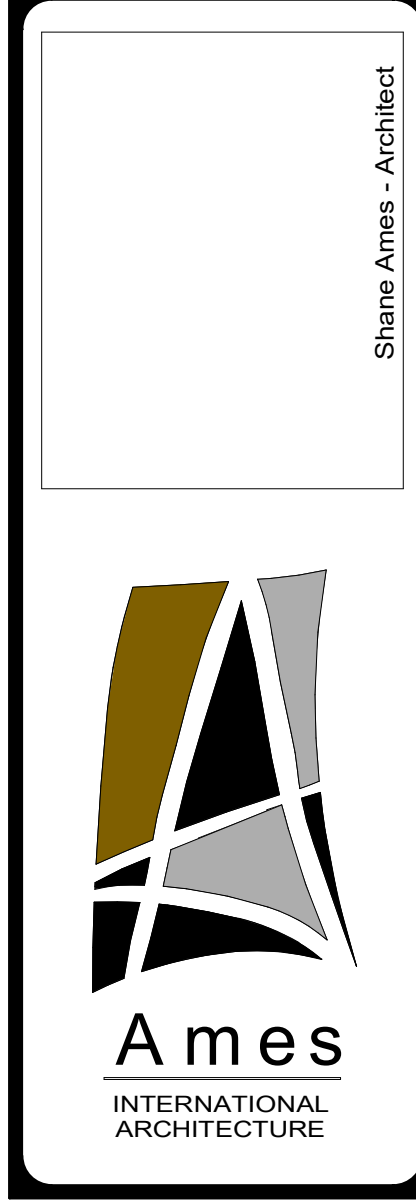
A-01b

OF # SHEET

3D VIEWS

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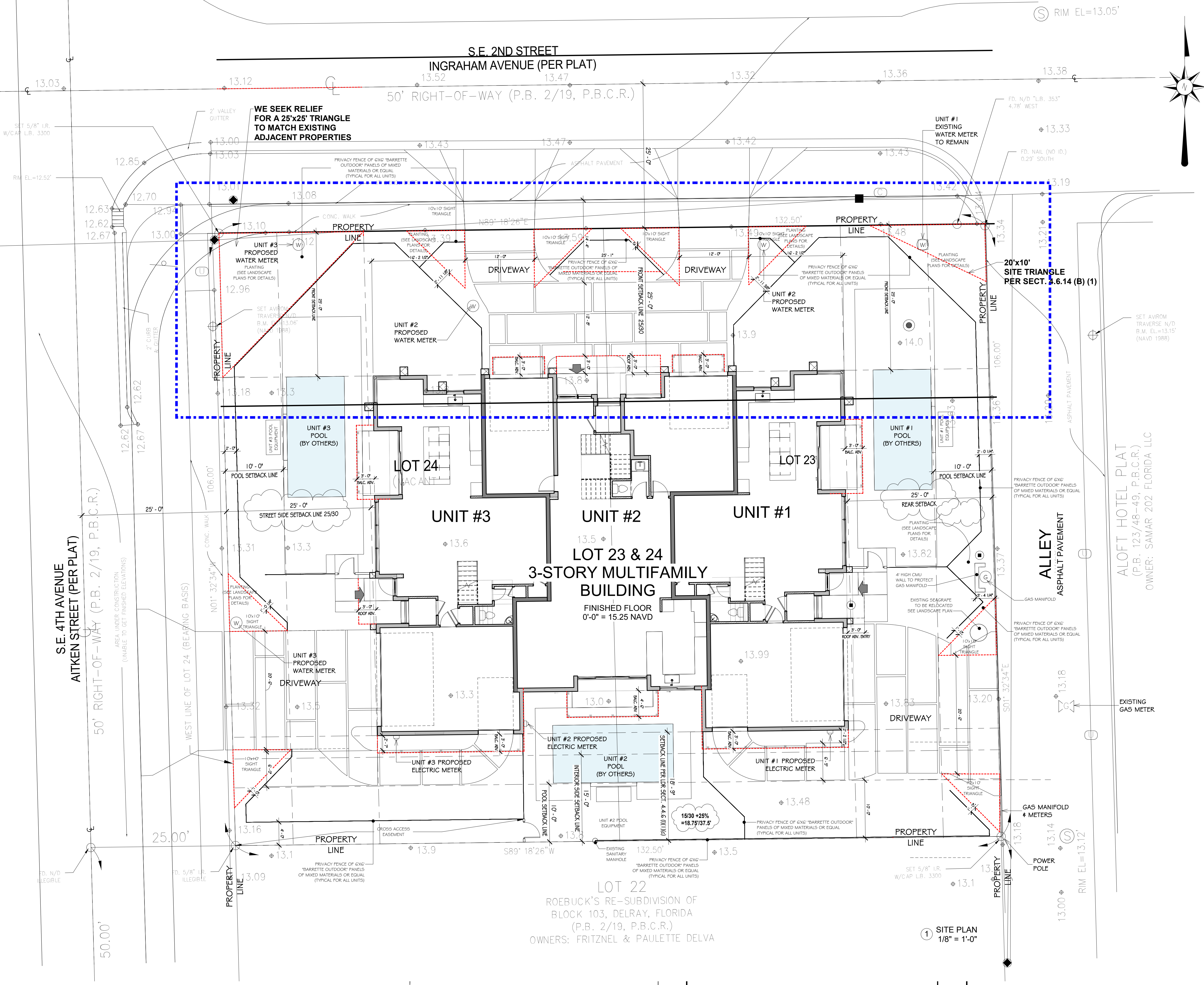
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DRAWN A.T.
CHECKED S.A.
DATE 08/31/2021
SCALE 1 1/2" = 1'-0"
JOB NO. 21 5024
SHEET

A-01c

OF
#
SHEETS



LEGAL DESCRIPTION:
LOT 23, OF ROEBUCK'S RE-SUBDIVISION OF BLOCK 103, DELRAY, FLORIDA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.
LOT 24, OF ROEBUCK'S RE-SUBDIVISION OF BLOCK 103, DELRAY, FLORIDA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.
SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 14,043 SQUARE FEET (0.322 ACRES) MORE OR LESS.

SITE DATA TABLE	
GOVERNING CODES	2020 FLORIDA BUILDING CODE, 7th EDITION DELRAY BEACH LAND DEVELOPMENT REGULATIONS
MUNICIPALITY	CITY OF DELRAY BEACH
ZONING CODE	RM
OCCUPANCY CLASS	GROUP MULTI-FAMILY RESIDENTIAL
CONSTRUCTION TYPE	TYPE III (B) UNPROTECTED
FEMA FLOOD ZONE	X
BASE FLOOD ELEVATION	N/A
ALLOWABLE MAX. BUILDING HEIGHT	35' - 0" ABOVE ESTABLISHED GRADE
FRONT SETBACK	25' - 0" FOR 1ST & 2ND LEVELS 30' - 0" FOR 3RD LEVEL
REAR SETBACK	15' - 0" FOR 1ST & 2ND LEVELS 30' - 0" FOR 3RD LEVEL
STREET SIDE SETBACK	25' - 0" FOR 1ST & 2ND LEVELS 30' - 0" FOR 3RD LEVEL
POOL SETBACK	25' - 0" FRONT 10' - 0" SIDE & REAR

AREA CALCULATIONS SCHEDULE			
DESCRIPTION	UNIT #1 (SQF)	UNIT #2 (SQF)	UNIT #3 (SQF)
1ST FLOOR			
AIR CONDITIONED AREA	995	1,144	995
PARKING GARAGE	514	596	514
COVERED VERANDA	73	92	73
COVERED ENTRY PORCH	41	67	41
SUB-TOTAL 1ST FLOOR	1,623	1,921	1,623
2ND FLOOR			
AIR CONDITIONED AREA	1,479	1,725	1,479
COVERED BALCONY	67	71	67
SUB-TOTAL 2ND FLOOR	1,546	1,796	1,546
3RD FLOOR			
AIR CONDITIONED AREA	702	1,042	702
COVERED BALCONY	---	157	---
COVERED ROOF DECK	137	133	137
SUB-TOTAL 3RD FLOOR	859	1,332	859
TOTAL AIR CONDITIONED AREA PER UNIT	3,176	3,911	3,176
TOTAL NON A/C ENCLOSED AREA PER UNIT	514	596	514
TOTAL NON ENCLOSED AREA PER UNIT	318	540	318
TOTAL AIR CONDITIONED AREA	10,263		
TOTAL NON A/C ENCLOSED AREA	1,626		
TOTAL NON ENCLOSED AREA	1,176		

TOTAL GROSS AREA	13,065		

TOTAL LOT AREA	14,043 (0.322 acres)		
MAX. LOT COVERAGE (40%)	5,617		
PROP. LOT COVERAGE (36.7%)	5,162		
MIN. NON-VEHICULAR OPEN SPACE (25%)	3,511		
PROP. NON-VEHICULAR OPEN SPACE (34%)	4,796		

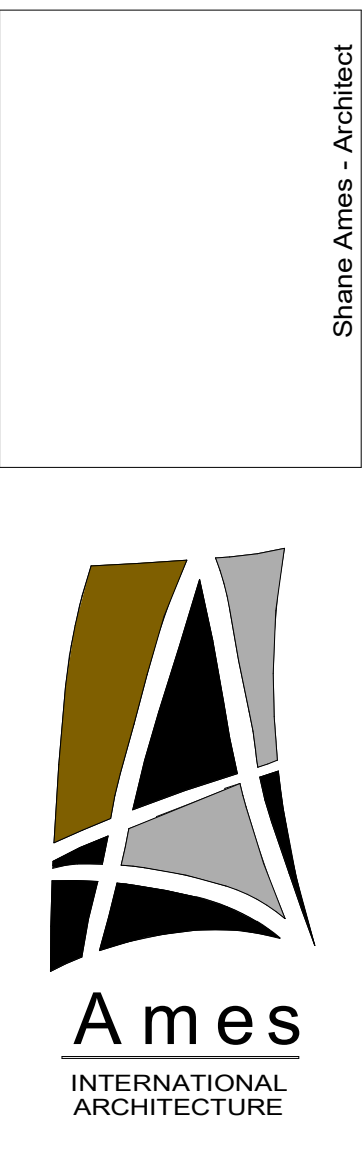
- AREA CALCULATION DEFINITIONS:**
- TOTAL AIR CONDITIONED AREA: TOTAL A/C AREA OF ALL FLOORS INCLUDING MECHANICAL A/C ROOMS, A/C CLOSETS AND A/C ATTICS.
 - TOTAL ENCLOSED AREA: ALL AREAS ENCLOSED BUT NOT AIR CONDITIONED, LIKE GARAGES, SHEDS, MECHANICAL ROOMS, STORAGE AND ATTICS.
 - TOTAL TRELLIS AREA: TOTAL AREA UNDER A TRELLIS.
 - TOTAL OPEN DECK AREA: TOTAL OPEN AREAS LIKE SUN DECKS, BALCONIES AND PARTY DECKS WITH NO ROOF.
 - TOTAL NON ENCLOSED AREA: TOTAL AREAS WITH A ROOF, BUT NOT ENCLOSED LIKE VERANDAS, BREEZEWAYS, PORCHES, ENTRIES AND COVERED BALCONIES.
 - TOTAL UNDER ROOF AREA: TOTAL OF ALL AREAS UNDER A ROOF INCLUDING A/C AREAS, TRELLIS AREAS, ENCLOSED AREAS, AND NON ENCLOSED AREAS. THIS IS THE TOTAL AREA FOR BILLING PURPOSES.

- SITE PLAN NOTES:**
- LOWEST SLAB AT LIVING AREA SHALL BE MINIMUM 1' 0" ABOVE CROWN OF ROAD.
 - LOT DRAINAGE SHALL BE AS ALL LOCAL CODES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION.
 - LANDSCAPING, IRRIGATION, BERMING, ETC., SHALL BE AS ALL LOCAL CODES, REGULATIONS, RESTRICTIONS HAVING JURISDICTION, AND FURTHER, AS SELECTED AND DIRECTED BY BUILDER. (NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT).
 - DRIVEWAYS, WALKWAYS, SLAB ON GRADE, POOL DECKS, SWIMMING POOL ARE BY OTHERS AND PERMITTED SEPARATELY (NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT).
 - SWIMMING POOL, DECK, SPA, ETC., BY OTHERS, SEE POOL SUBCONTRACTORS ENGINEERED SHOP DRAWINGS, PERMITTED SEPARATELY AND NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT. SEE OWNER.
 - LAND SURVEYOR SHALL VERIFY LOCATION OF HOUSE ON SITE AND ANY OCCURRING SETBACK ENCROACHMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING DONE.
 - SITE PLAN AS DRAWN REFLECTS ARCHITECTS CONCEPTION OF OVERALL SITE LAYOUT AND FEATURES, AND MAY NOT NECESSARILY BE AN ACCURATE REPRESENTATION OF THE BUILDERS STANDARD INCLUDED FEATURES OR LAYOUT AND DESIGN.

SPRAB SET (REVISION # 4)

DELRAY BEACH TOWNHOMES
408 SE 2ND ST
DELRAY BEACH
FLORIDA 33483

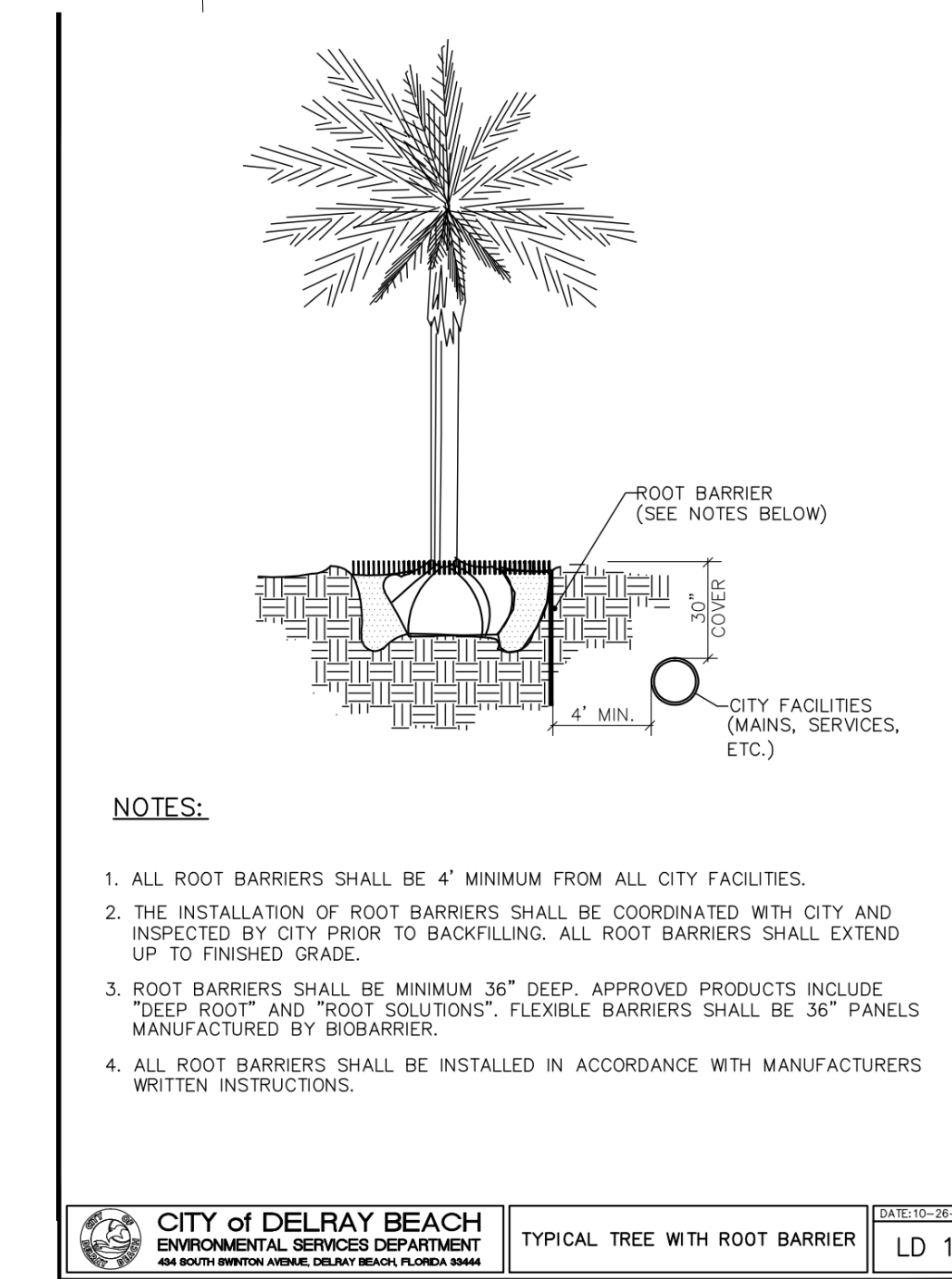
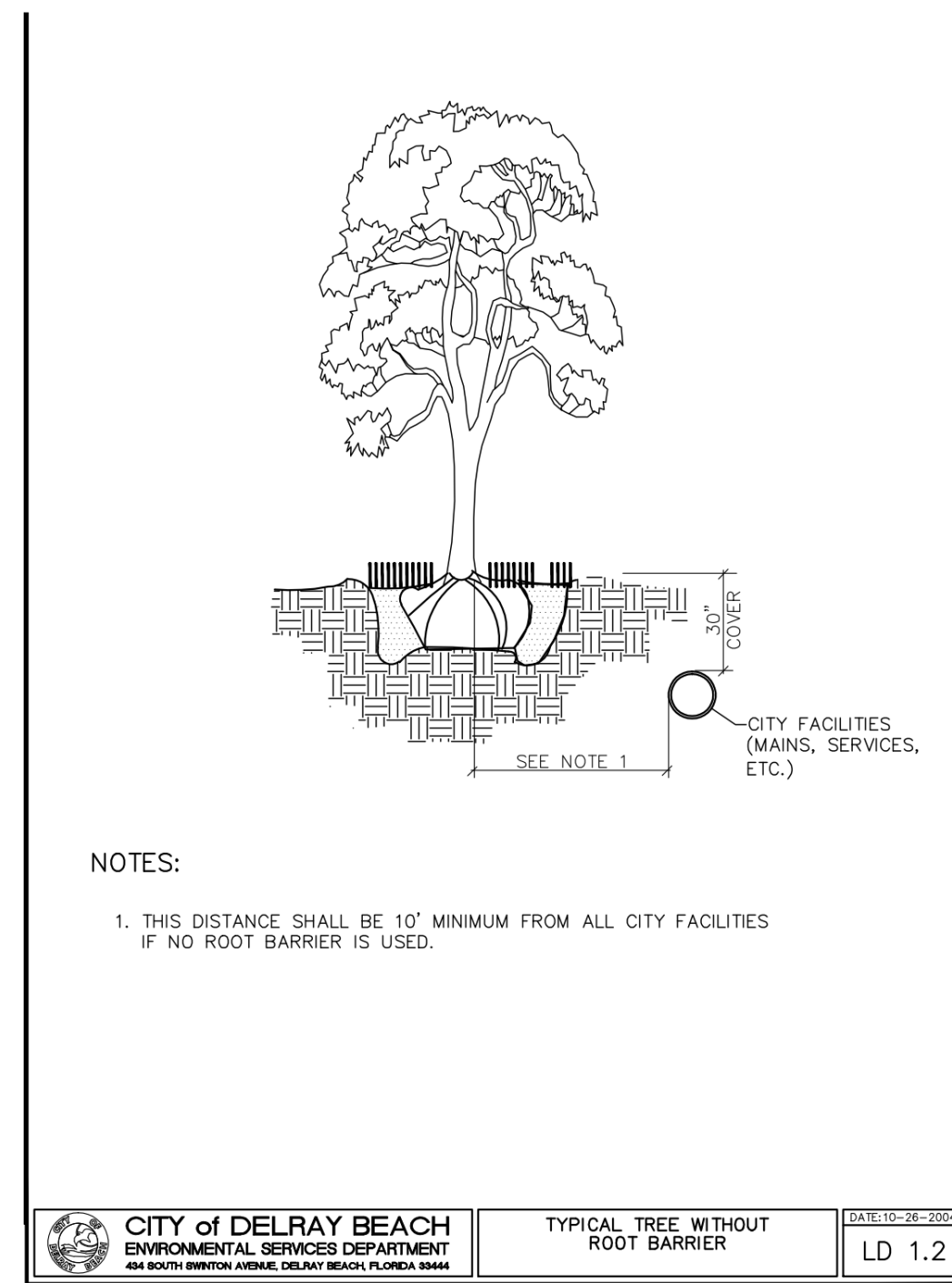
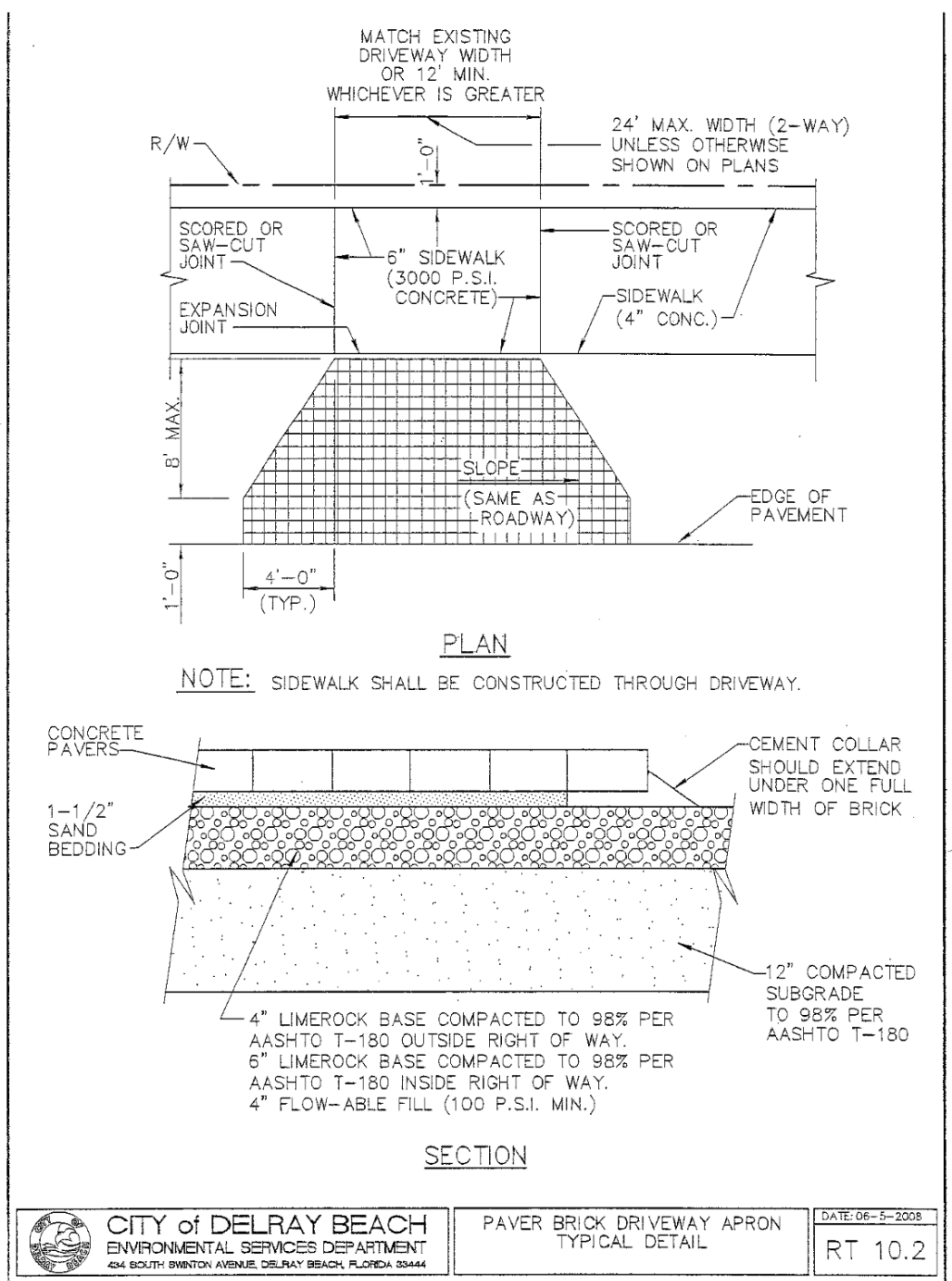
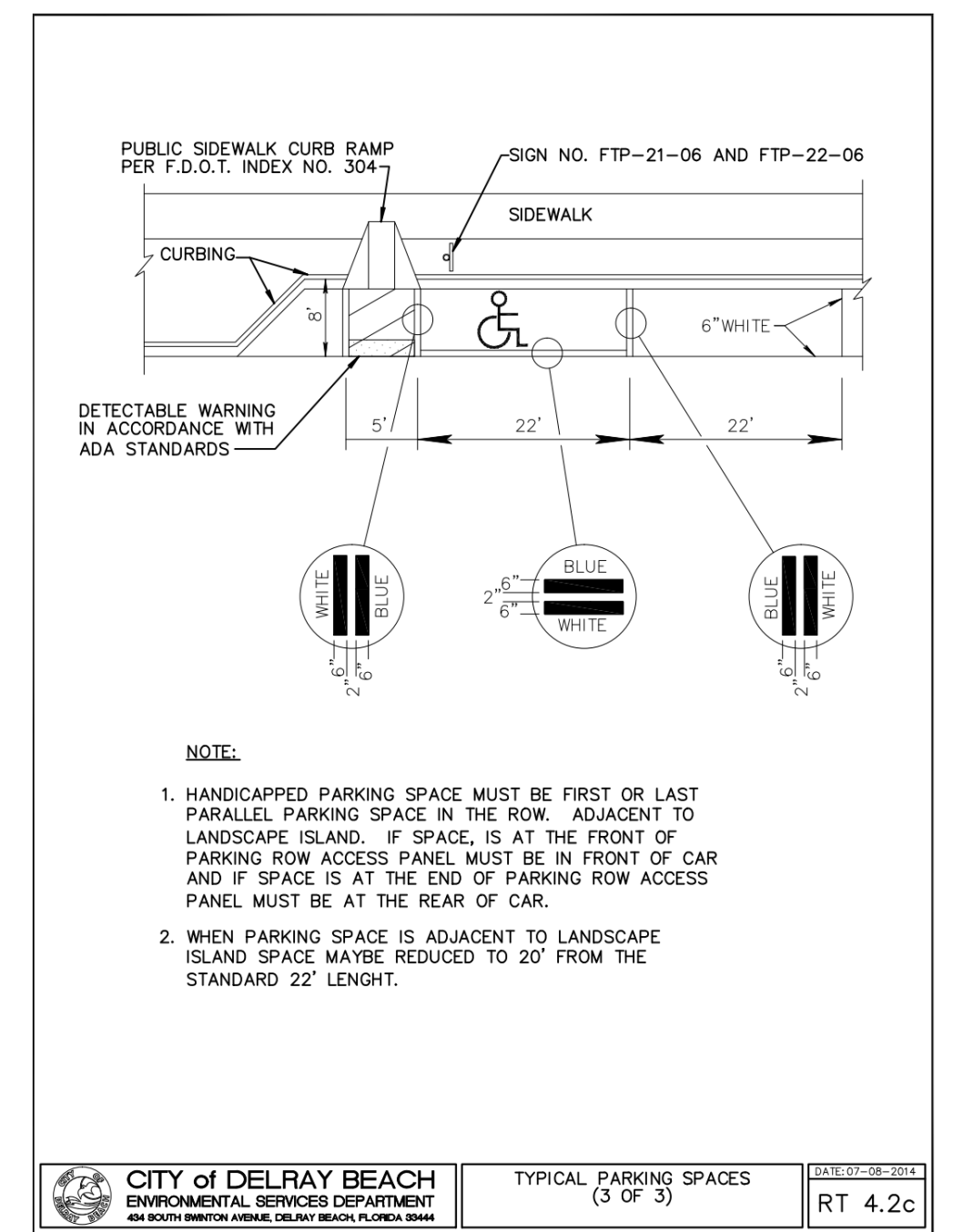
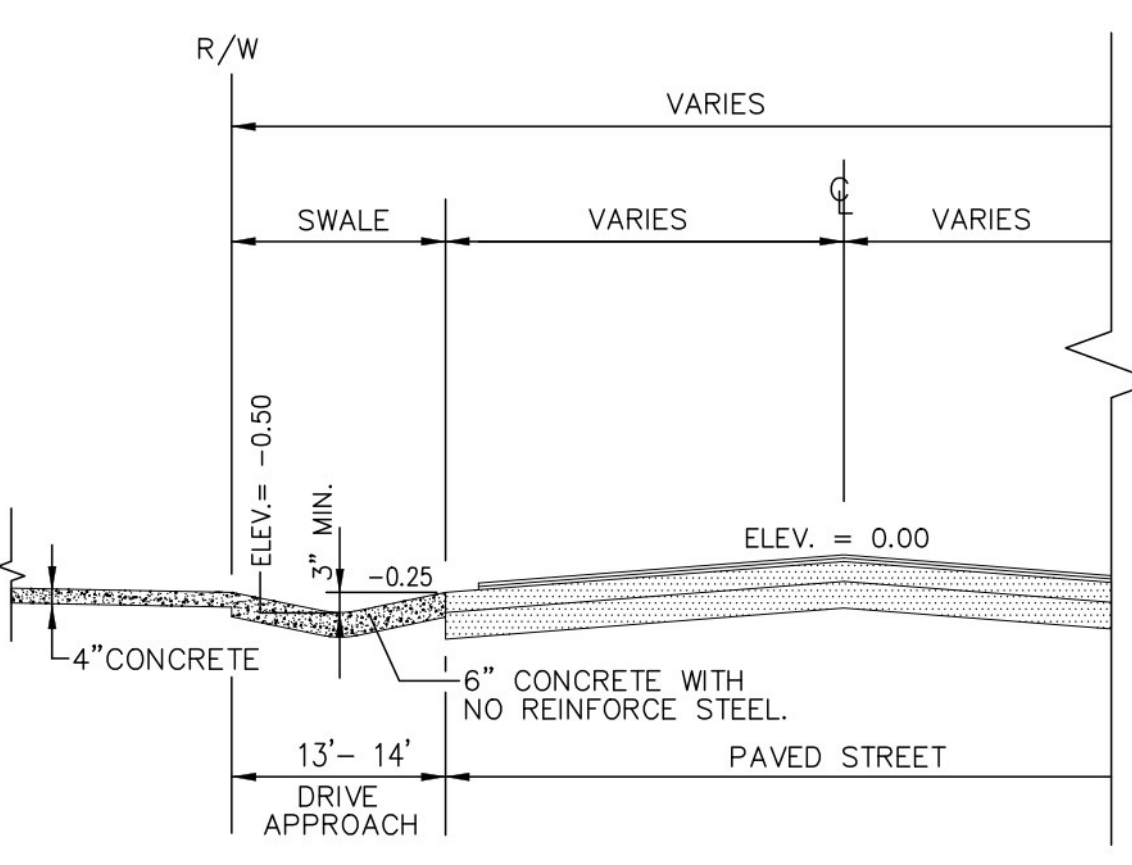
REVISIONS			
#	DESCRIPTION	DATE	BY
1	TAC COMMENTS	10/20/2022	A.T.
2	TAC COMMENTS	2/28/2022	A.G.
3	WIND D RILL CHANGE	4/4/2022	A.G.
4	TAC COMMENTS	5/13/2022	A.G.
5	SPRAB COMMENTS	8/16/2022	A.G.



DRAWN A.T.
CHECKED S.A.
DATE 11/15/2021
SCALE As indicated
JOB NO. 215024
SHEET

A-02a

OF # SHEETS



TYP. DRIVEWAY SWALE SECTION

CITY OF DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
400 SOUTH BAYVIEW AVENUE, DELRAY BEACH, FLORIDA 33444
RT 4.2c

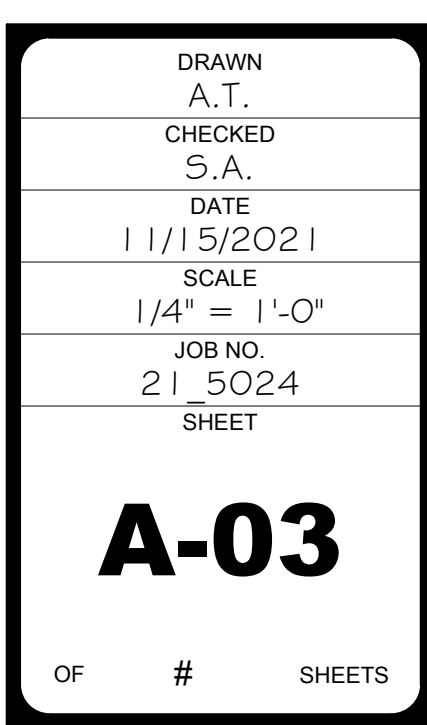
CITY OF DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
400 SOUTH BAYVIEW AVENUE, DELRAY BEACH, FLORIDA 33444
PAVER BRICK DRIVEWAY APRON TYPICAL DETAIL
RT 10.2

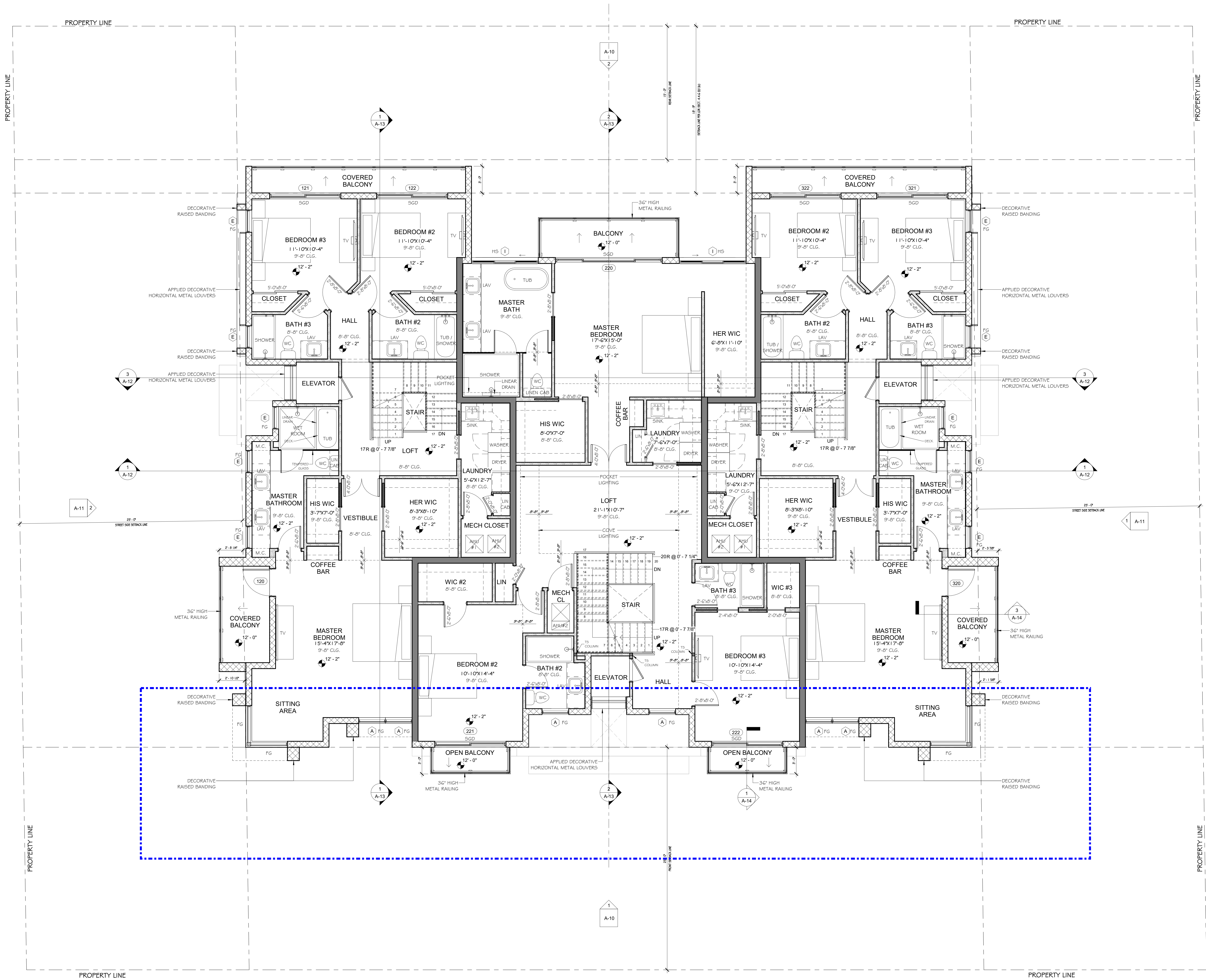
CITY OF DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
400 SOUTH BAYVIEW AVENUE, DELRAY BEACH, FLORIDA 33444
TYPICAL TREE WITHOUT ROOT BARRIER
LD 1.2

CITY OF DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
400 SOUTH BAYVIEW AVENUE, DELRAY BEACH, FLORIDA 33444
TYPICAL TREE WITH ROOT BARRIER
LD 1.1

SITE PLAN

SHANE AMES - ARCHITECT
ADDRESS: HISTORIC DELRAY PARK, PROFESSIONAL DISTRICT 203 DUNE BOULEVARD, DELRAY BEACH, FLORIDA 33444, PHONE: (888) 274-6444, FAX: (561) 274-6448





FLOOR PLAN GENERAL NOTES:

- SEE FOUND. PLAN FOR SLAB STEPS & SLOPES & FOR COLUMNS, FILLED BLOCK CELLS, ETC.
- VERIFY ALL MASONRY & WD. FRAME OPENING SIZES TO FIT DOORS & WINDOWS BEFORE CONSTRUCTION - NOTIFY ARCHITECT IF A CONFLICT EXISTS.
- USE WATER-RESISTANT GYP. BOARD IN ALL BATHROOMS & OTHER WET AREAS.
- PROVIDE WOOD BACKING BEHIND CABINETS, SHELVES, BATH ACCESSORIES, ETC.
- ALL ATTIC SPACES AND SPACES ABOVE CEILING SHALL BE DIVIDED INTO HORIZONTAL AREAS NOT TO EXCEED 3,000 S.F. BY DRAFT STOPS. PROVIDE A 22"x36" (MIN) ATTIC ACCESS INTO EACH SPACE DIVIDED BY A DRAFT STOP. (SEE DTL SHEET)
- ALL COMMON WALLS BETWEEN UNITS AND THROUGHOUT ALL LEVELS TO HAVE FOAM FILL CELLS TO MAXIMIZE SOUNDPROOFING.

WALL TYPE LEGEND

[Pattern]	EXISTING CMU WALL
[Pattern]	NEW CMU WALL
[Pattern]	EXISTING FRAME WALL
[Pattern]	NEW FRAME WALL

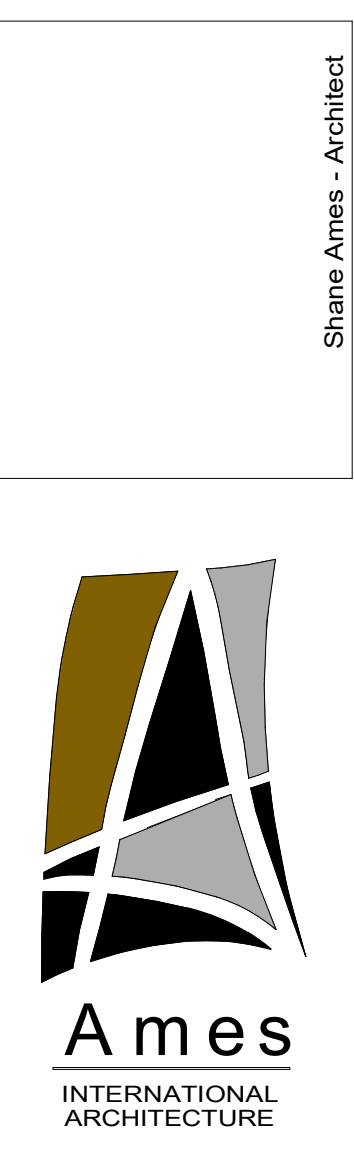
SPRAB SET (REVISION # 4)

DELRAY BEACH TOWNHOMES

408 SE 2ND ST
DELRAY BEACH
FLORIDA 33483

REVISIONS

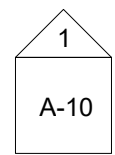
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1	TAC COMMENTS	10/20/2022	A.T.



DRAWN A.T.	CHECKED S.A.
DATE 11/15/2022	SCALE 1/4" = 1'-0"
JOB NO. 215024	SHEET A-05
OF	#
SHEETS	

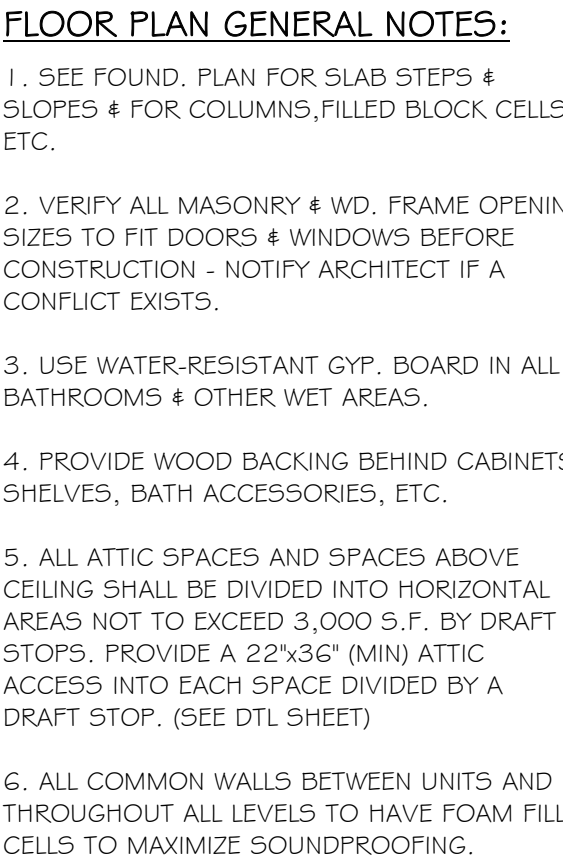
2ND FLOOR NOTATION PLAN

PROJECT: 203 DUNE BOULEVARD, DELRAY BEACH, FLORIDA 33444. PHONE: (888) 274-6444. FAX: (561) 274-6448.



OF # SHEETS

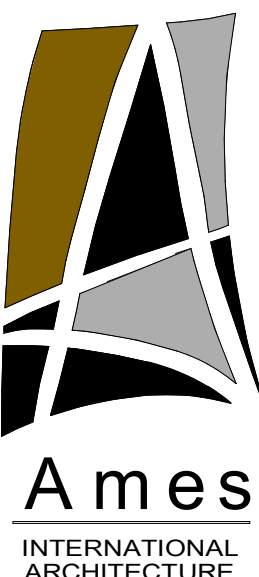
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DELRAY BEACH TOWNHOMES
408 SE 2ND ST
DELRAY BEACH
FLORIDA 33483

[illegible]

Shane Ames - Architect



Ames
INTERNATIONAL
ARCHITECTURE

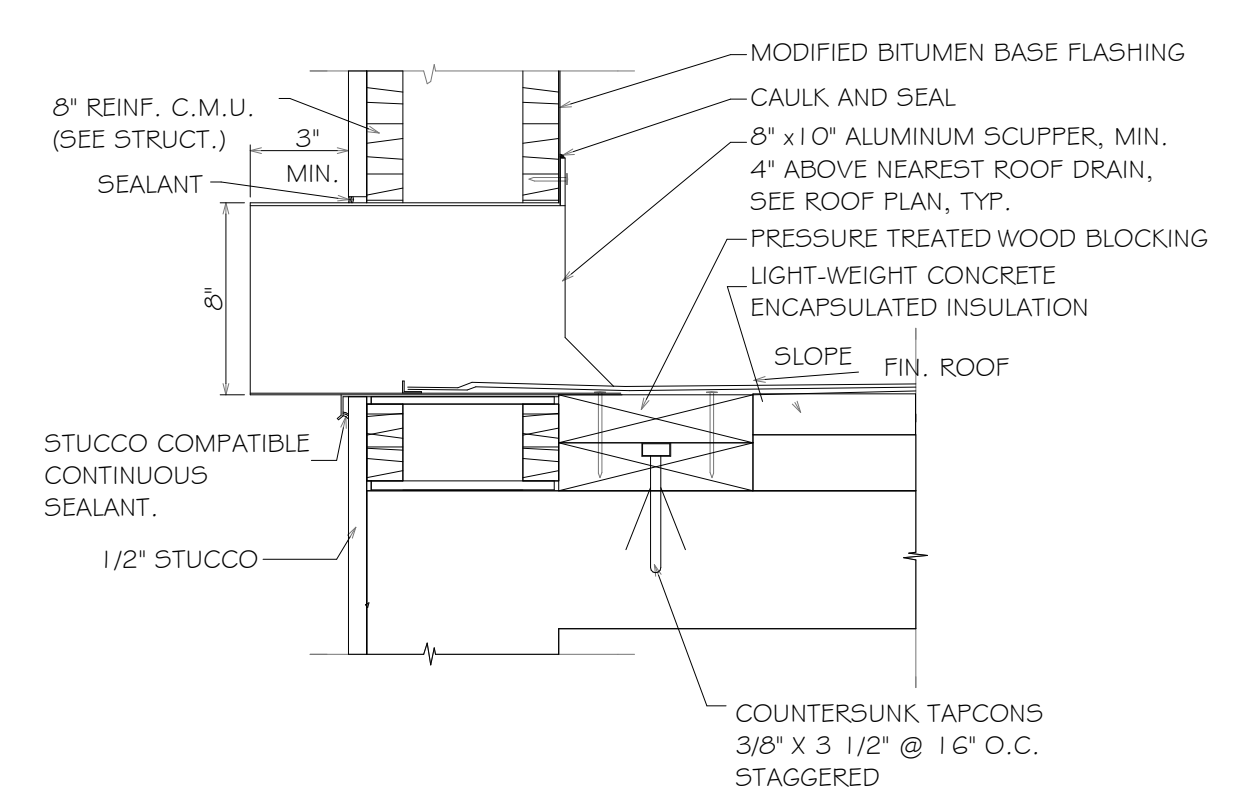
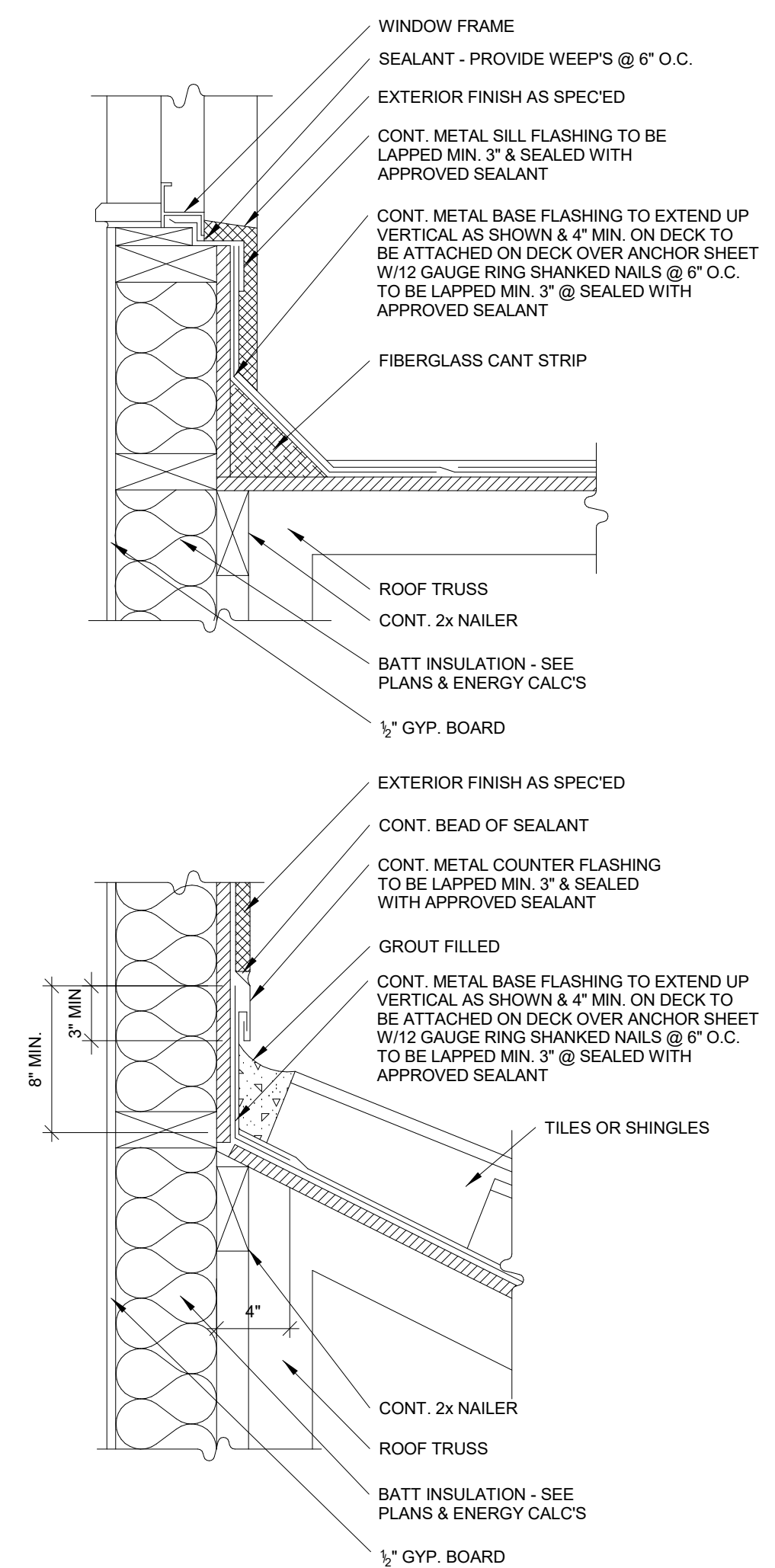
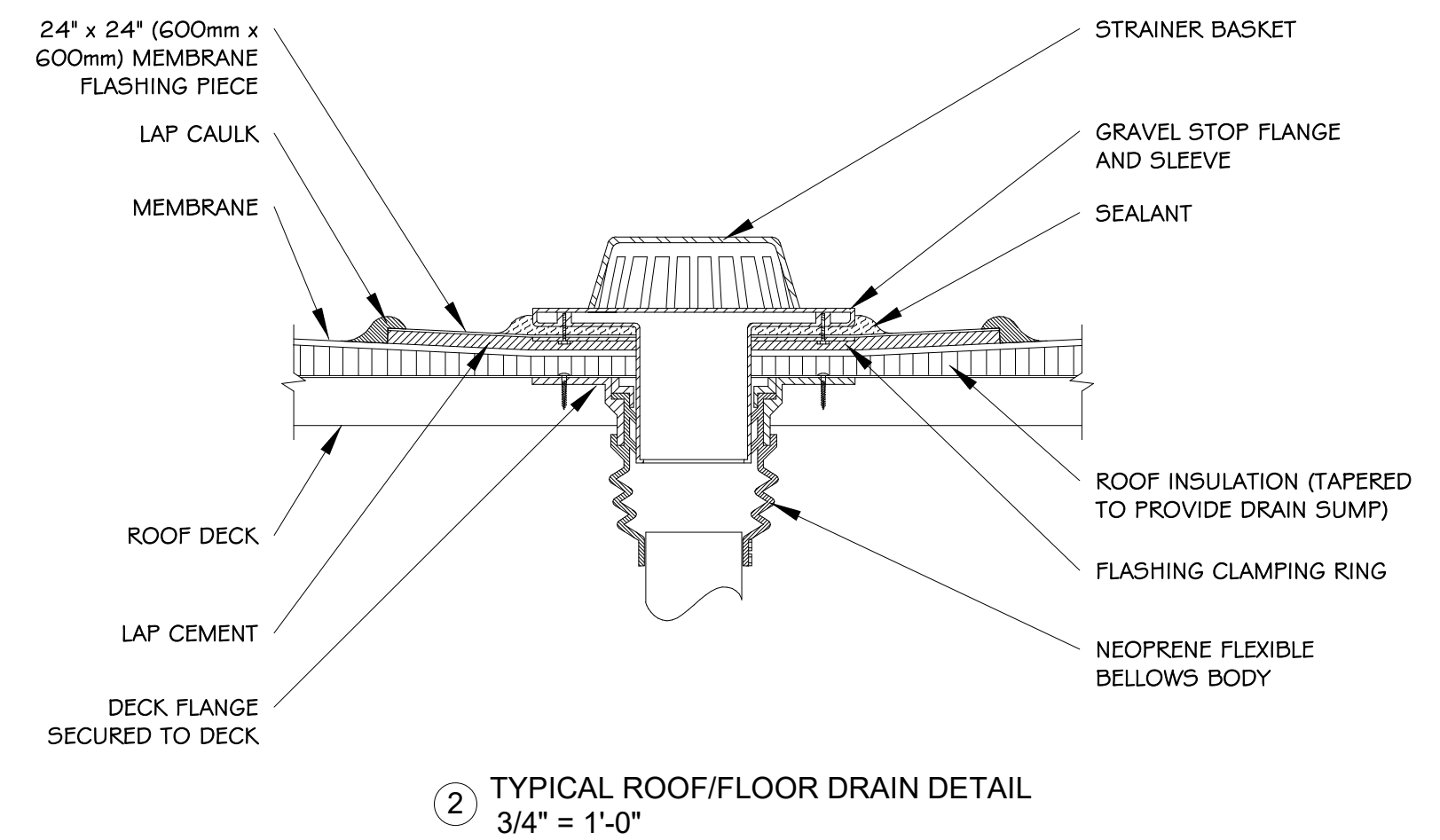
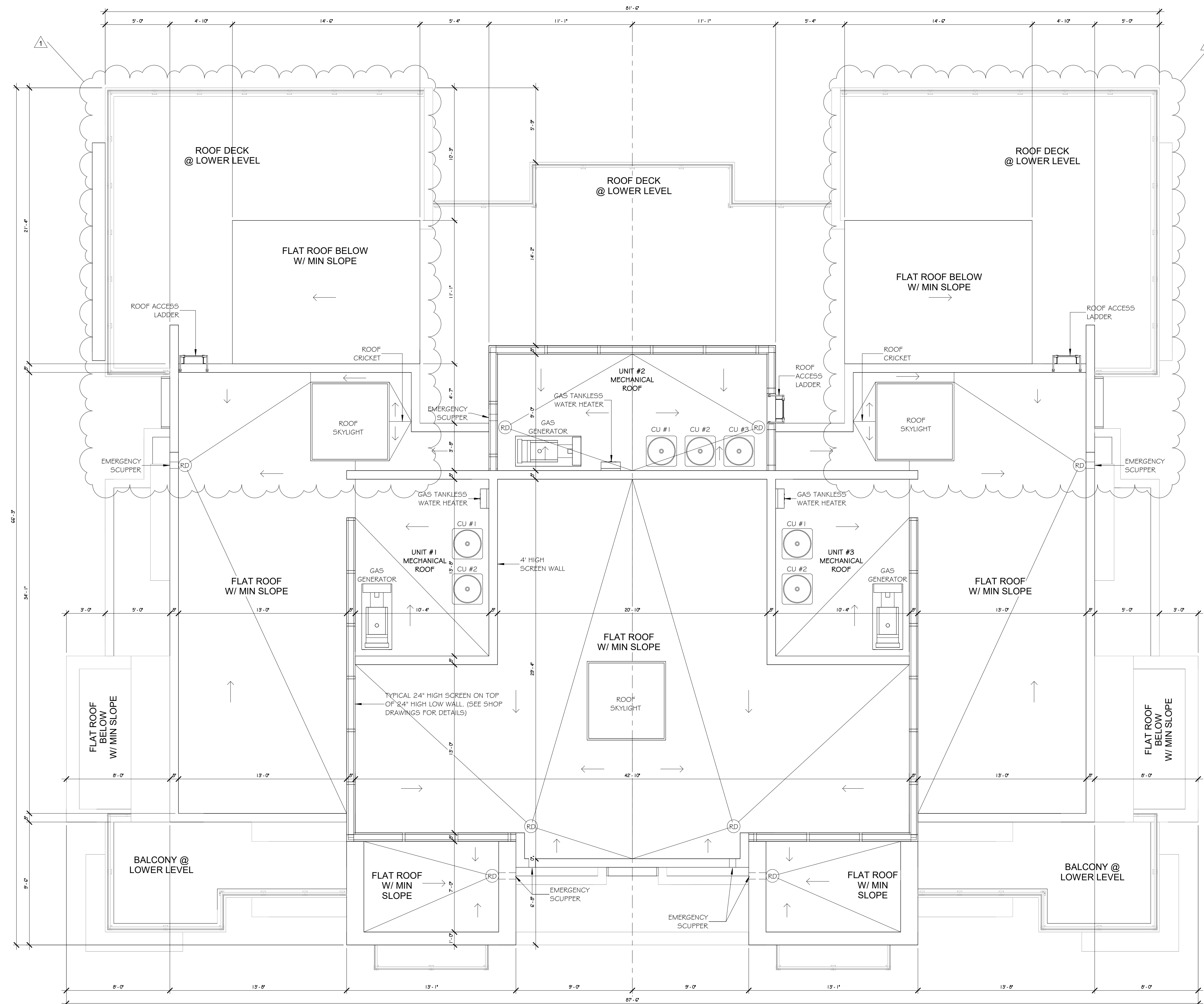
33RD FLOOR NOTATION PLAN

DRAWN
A.T.
CHECKED
S.A.
DATE
11/15/2021
SCALE
1/4" = 1'-0"
JOB NO.
21 5024
SHEET

A-07

OF # SHEETS

Lic# : AA00002307 ARCH.R# : AR0012001

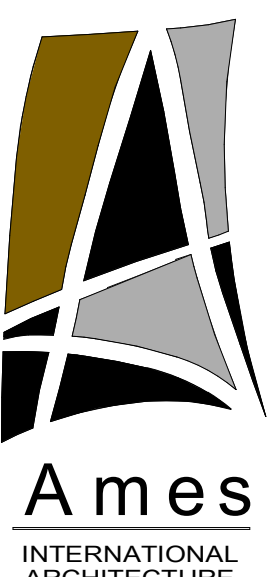


SPRAB SET (REVISION # 4)

DELRAY BEACH TOWNHOMES
408 SE 2ND ST
DELRAY BEACH
FLORIDA 33483

[illegible]

Shane Ames - Architect

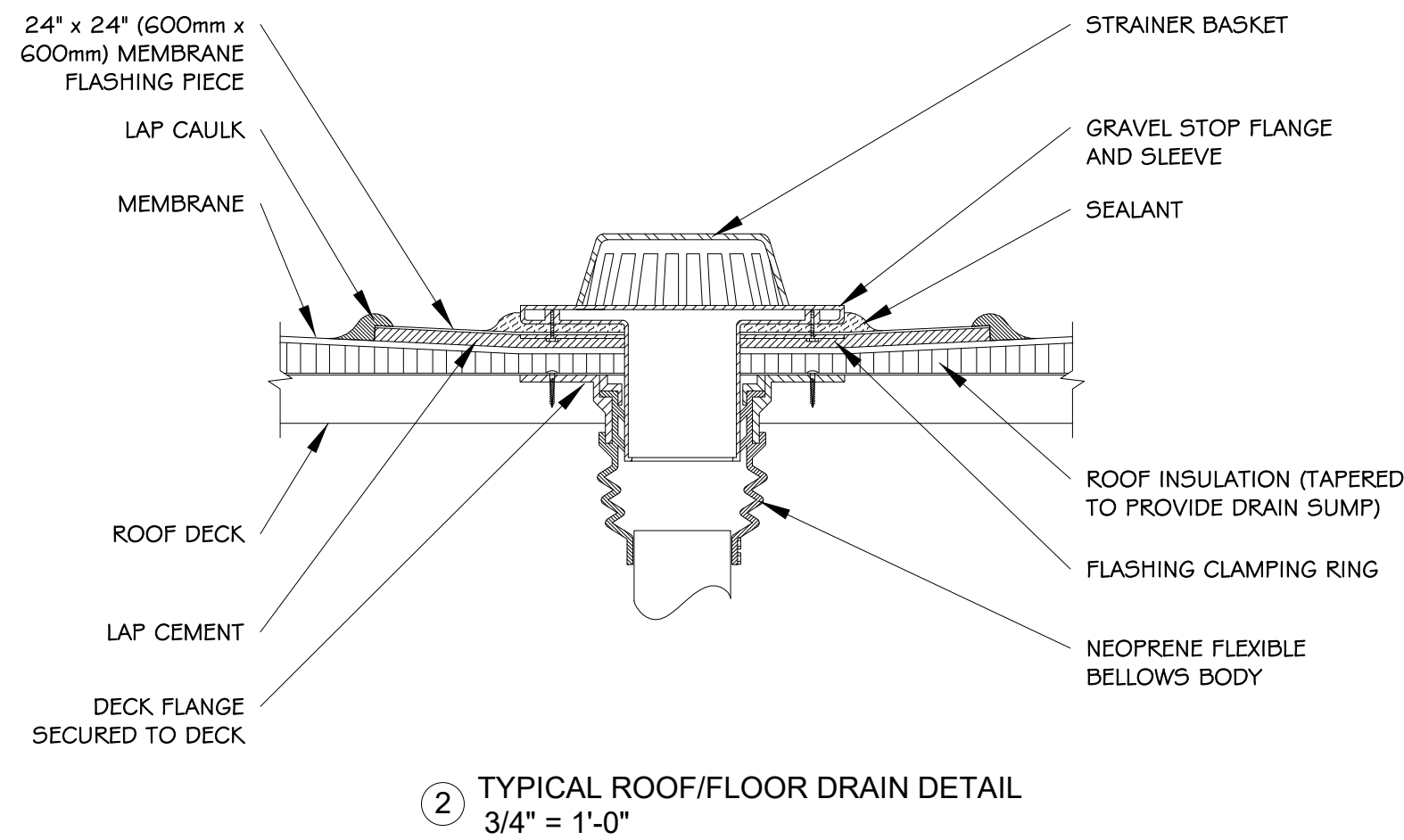
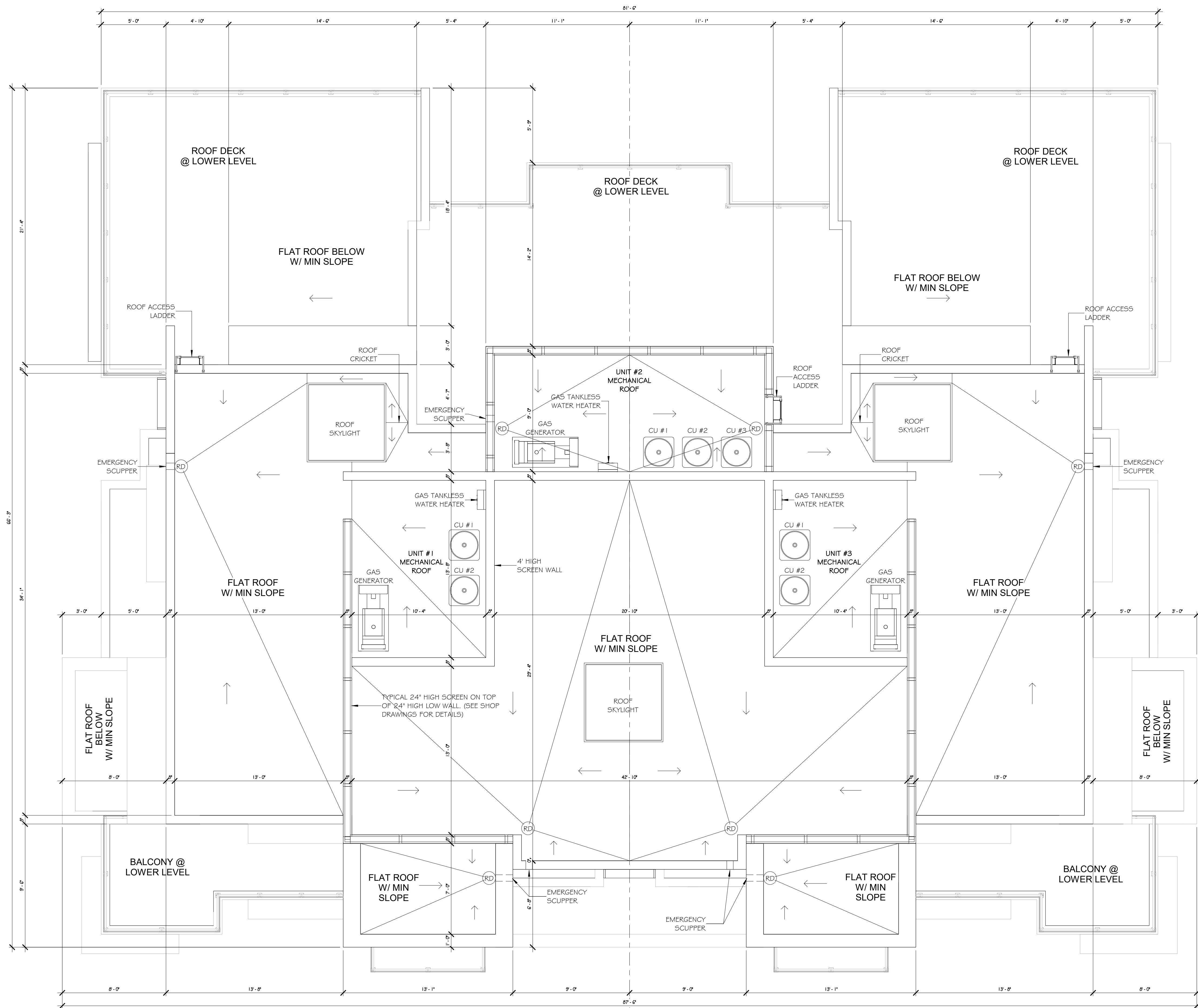


ARCHITECTURAL ROOF PLAN

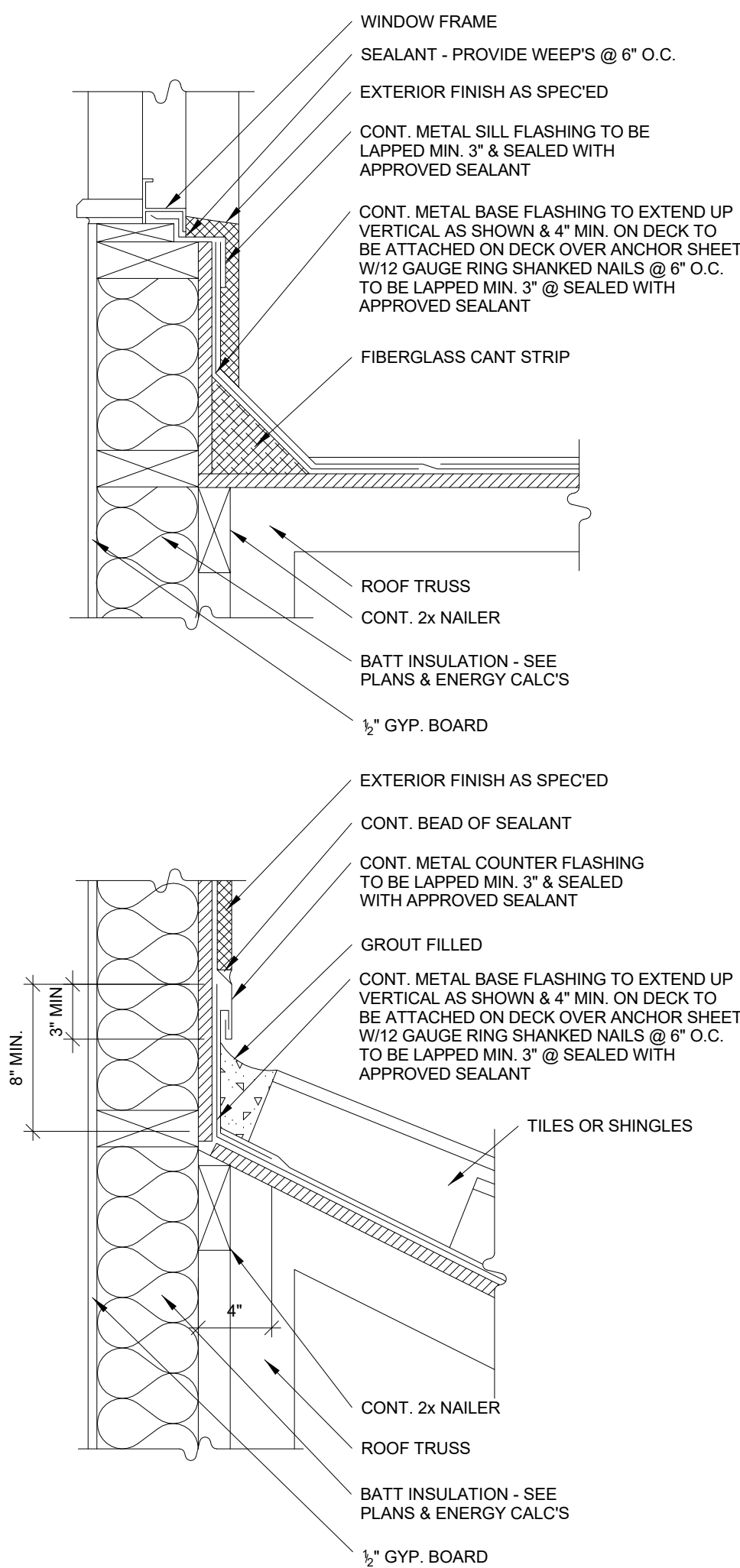
DRAWN
A.T.
CHECKED
S.A.
DATE
11/15/2021
SCALE
As indicated
JOB NO.
21 5024
SHEET

A-09

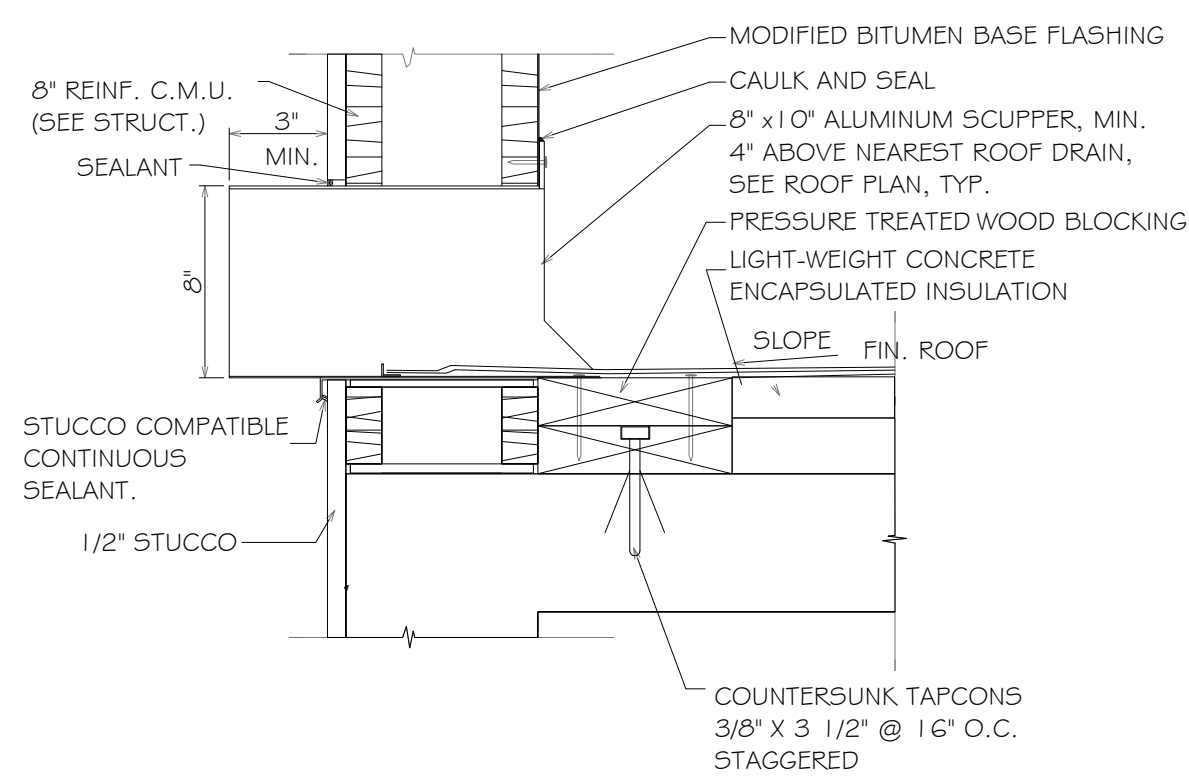
OF # SHEETS



② TYPICAL ROOF/FLOOR DRAIN DETAIL
3/4" = 1'-0"



SCALE 1 1/2" = 1'-0"
③ ROOF/WALL FLASHING DETAIL
3/4" = 1'-0"



④ TYPICAL SCUPPER DETAIL ON CMU
3/4" = 1'-0"

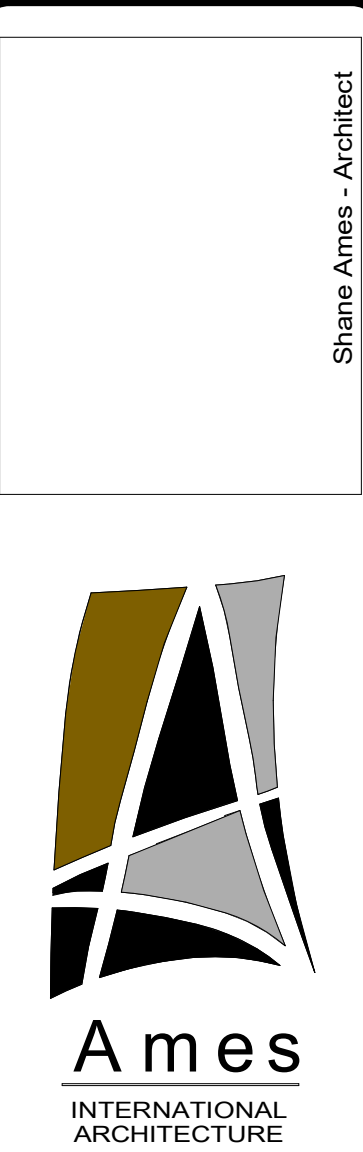
CONCEPT DESIGN BY AMES INTERNATIONAL ARCHITECTURE, INC. CONSULTANT OF RECORD FOR THE PROJECT: SHANE AMES ARCHITECT, P.A. ADDRESS: 3000 N. W. 10TH AVENUE, SUITE 100, MIAMI, FL 33150. PHONE: (305) 555-1000. FAX: (305) 555-1001. PROJECT: DELRAY BEACH TOWNHOMES, 408 SE 2ND ST, DELRAY BEACH, FL 33483. SHEET: A-09 OF 10. DATE: 11/15/2021. SCALE: AS INDICATED. JOB NO.: 21-5024. SHEET: A-09.

ARCHITECTURAL ROOF PLAN

SPRAB SET (REVISION # 4)

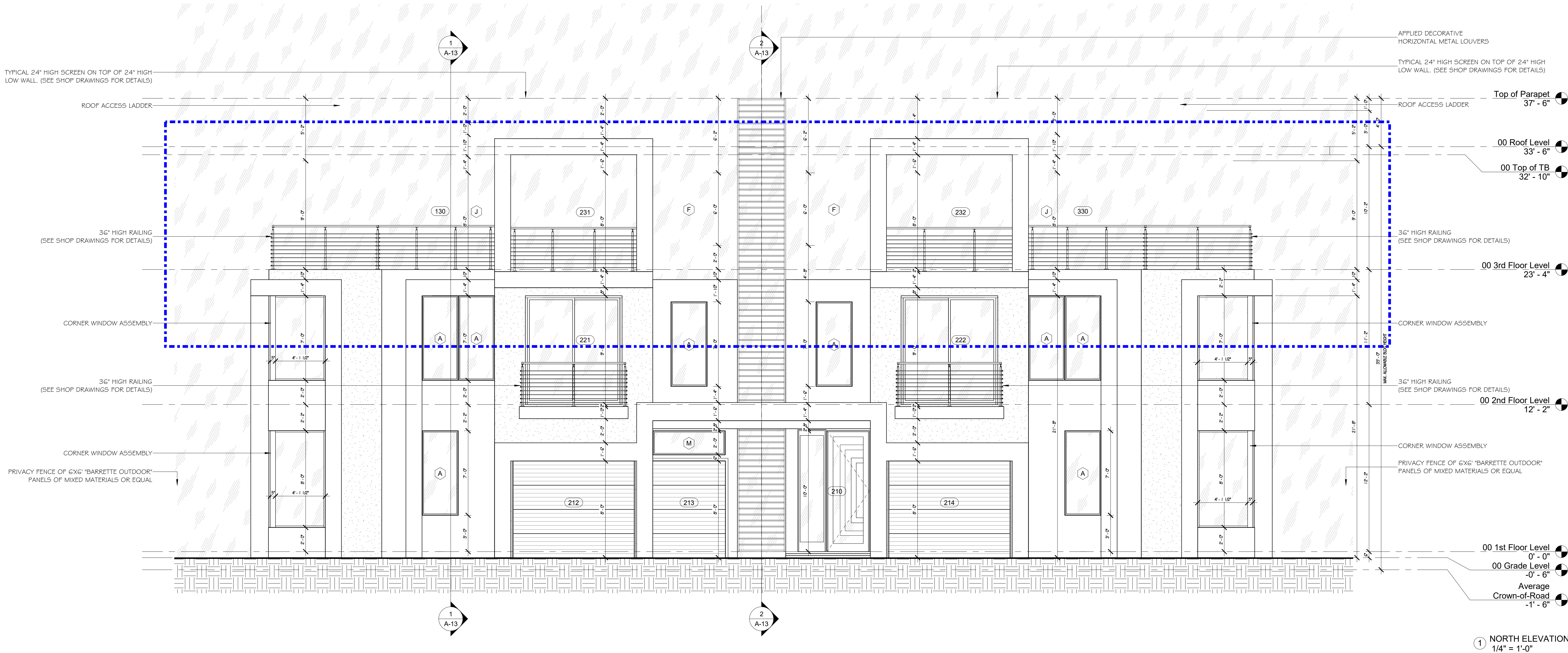
DELRAY BEACH TOWNHOMES
408 SE 2ND ST
DELRAY BEACH
FLORIDA 33483

#	REVISIONS	DATE	BY
1	DESCRIPTION	10/20/2021	A.T.
2	TAC COMMENTS	1	
3			
4			
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8			
9			
10			



DRAWN	A.T.
CHECKED	S.A.
DATE	11/15/2021
SCALE	As indicated
JOB NO.	21-5024
SHEET	A-09

OF # SHEETS



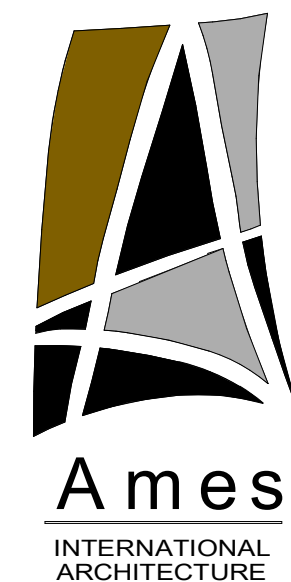
SPRAB SET (REVISION # 4)

DELRAY BEACH TOWNHOMES

408 SE 2ND ST
DELRAY BEACH
FLORIDA 33483

REVISIONS

#	DESCRIP	DATE	BY
1	TAC COMMENTS	10/20/2022	A.T.



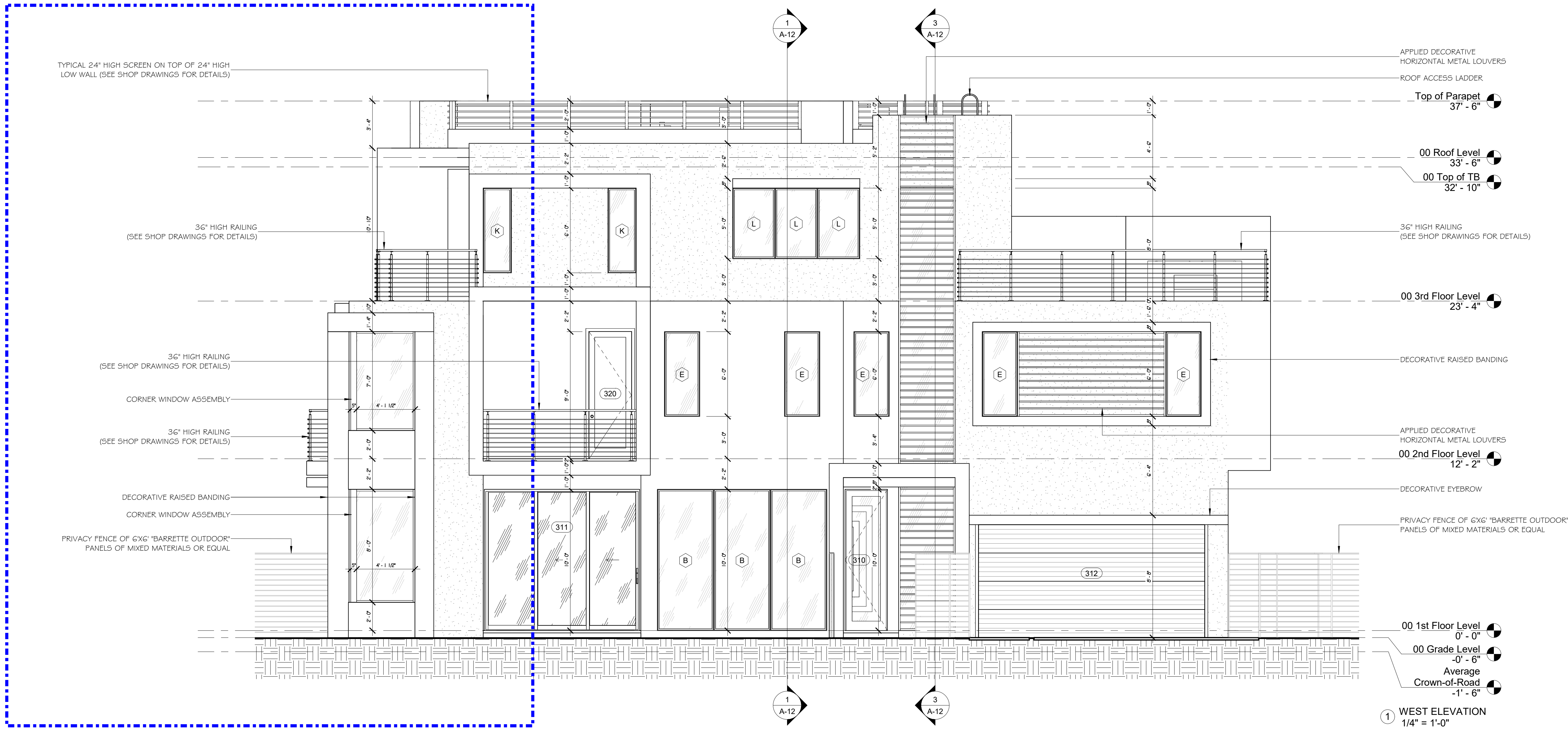
Shane Ames - Architect

BUILDING ELEVATIONS

DRAWN	A.T.
CHECKED	S.A.
DATE	11/15/2021
SCALE	1/4" = 1'-0"
JOB NO.	215024
SHEET	

A-10

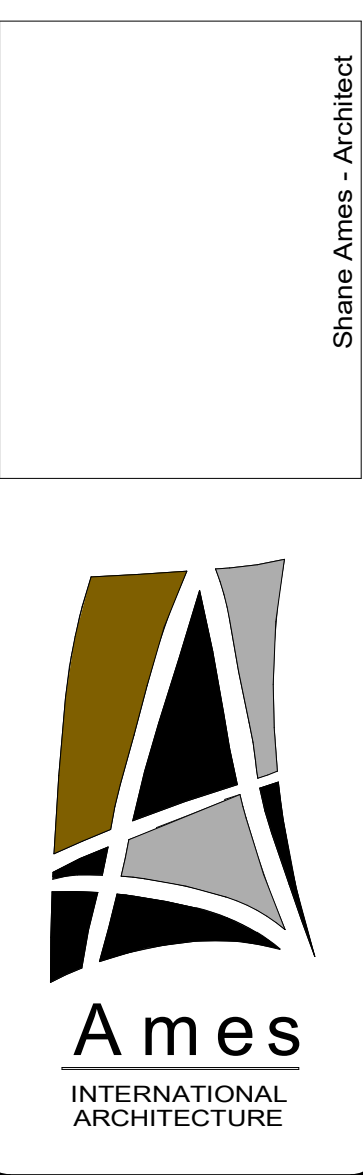
OF # SHEETS



SPRAB SET (REVISION # 4)

DELRAY BEACH TOWNHOMES
408 SE 2ND ST
DELRAY BEACH
FLORIDA 33483

REVISIONS			
#	DESCRIP	DATE	BY
1	TAC COMMENTS	10/20/2022	A.T.



DRAWN A.T.
CHECKED S.A.
DATE 11/15/2021
SCALE 1/4" = 1'-0"
JOB NO. 215024
SHEET A-11

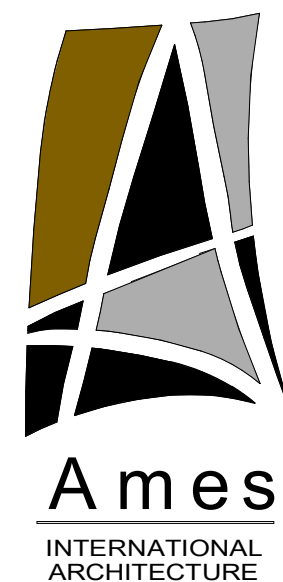
OF # SHEETS



DELRAY BEACH TOWNHOMES
408 SE 2ND ST
DELRAY BEACH
FLORIDA 33483

[illegible]

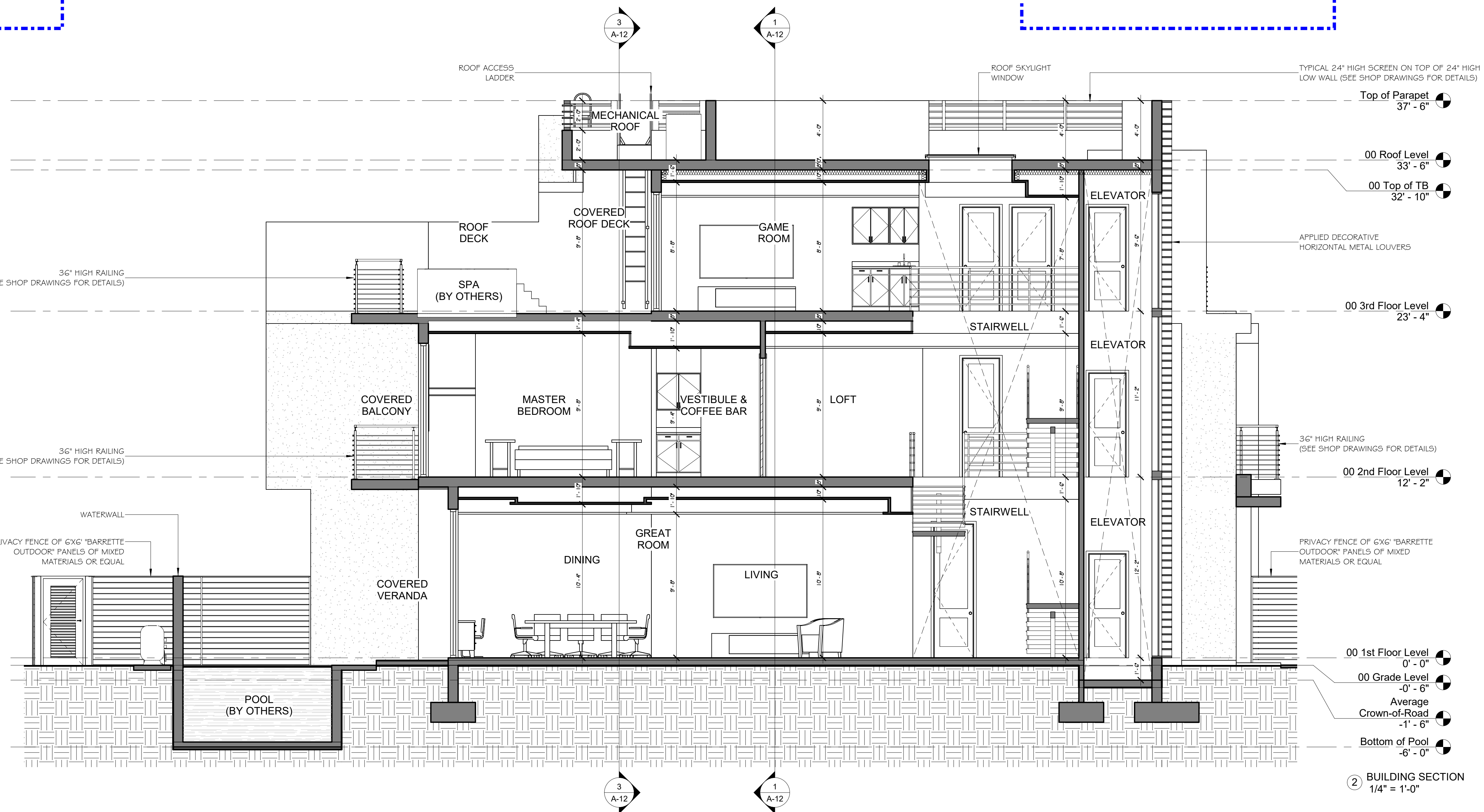
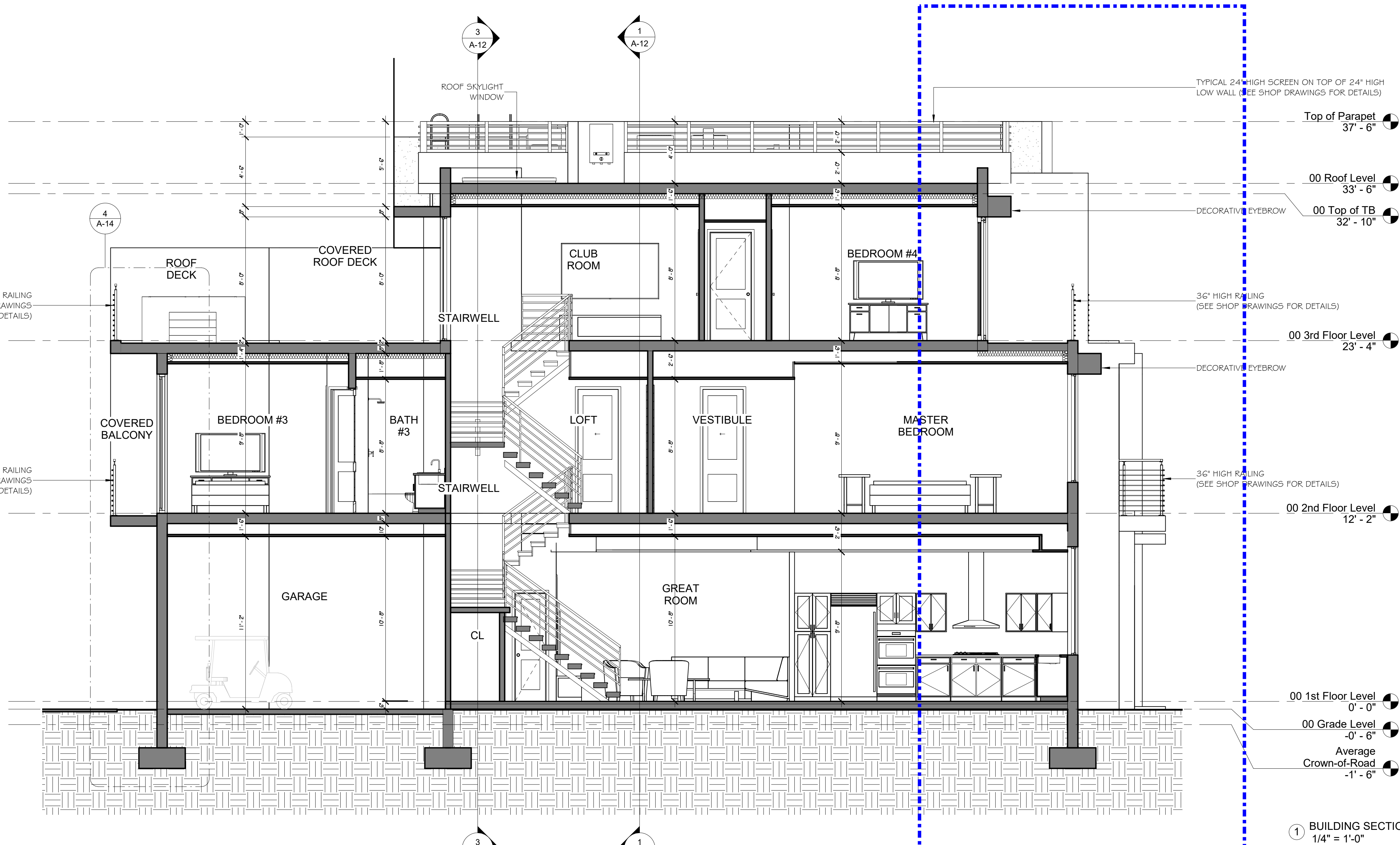
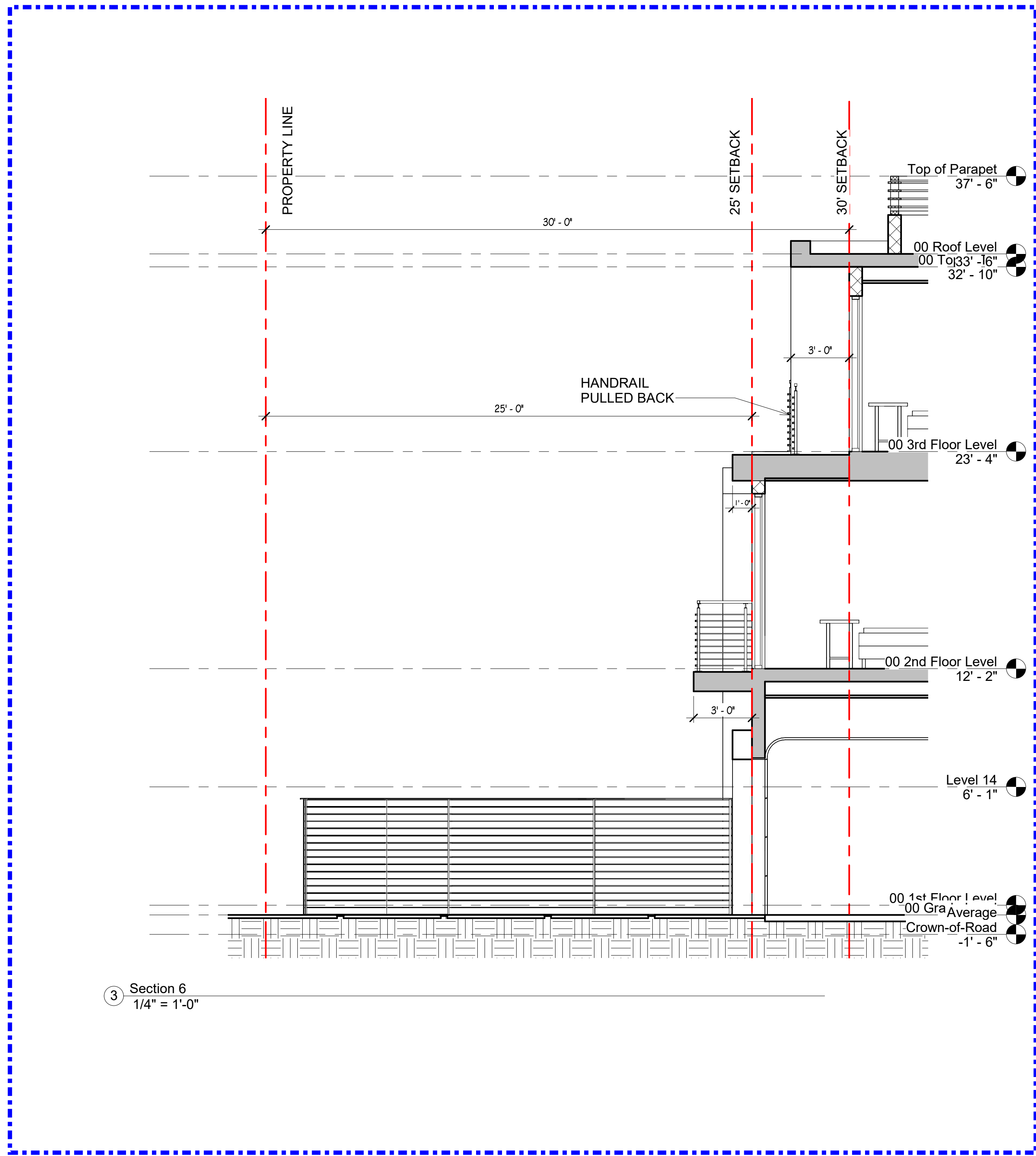
Shane Ames - Architect



DRAWN
A.T.
CHECKED
S.A.
DATE
11/15/2021
SCALE
1/4" = 1'-0"
JOB NO.
21_5024
SHEET

A-12

OF # SHEETS



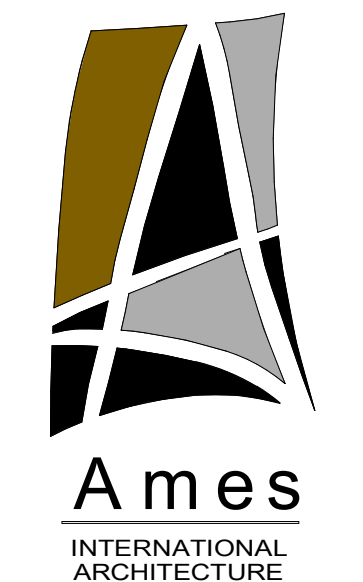
SPRAB SET (REVISION # 4)

DELRAY BEACH TOWNHOMES
408 SE 2ND ST
DELRAY BEACH
FLORIDA 33483

REVISIONS

#	DESCRIPTION	DATE	BY

Shane Ames - Architect

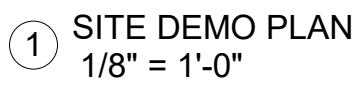


BUILDING SECTIONS

DRAWN A.T.
CHECKED S.A.
DATE 11/15/2021
SCALE 1/4" = 1'-0"
JOB NO. 215024
SHEET A-13

A-13

OF # SHEETS



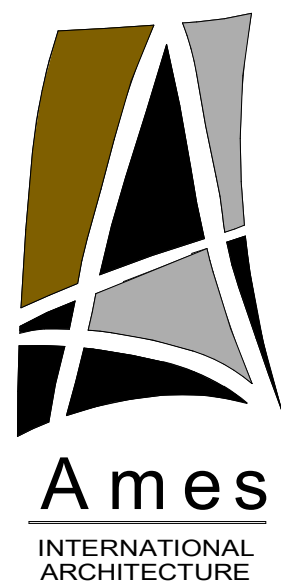
① SITE DEMO PLAN
1/8" = 1'-0"

DELRAY BEACH TOWNHOMES

408 SE 2ND ST
DELRAY BEACH
FLORIDA 33483

[illegible]

Shane Ames - Architect



SITE DEMO PLAN

DRAWN
A.T.
CHECKED
S.A.
DATE
12/15/2021
SCALE
As indicated
JOB NO.
21 5024
SHEET
1

D-01

OF
#
SHEETS

Lic#: A00002307 ARCH.R#: AR0012001

DELRAY BEACH TOWNHOMES

BEING A REPLAT OF LOTS 23 AND 24, ROEBUCK'S RE-SUBDIVISION OF BLOCK 103, DELRAY BEACH, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
SAID LANDS SITUATE AND BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS: THAT CENTENNIAL INVESTMENTS DB, LLP, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND AS SHOWN ON THIS PLAT, DELRAY BEACH TOWNHOMES, BEING A REPLAT OF LOTS 23 AND 24, ROEBUCK'S RE-SUBDIVISION OF BLOCK 103, DELRAY BEACH, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

LOT 23, OF ROEBUCK'S RE-SUBDIVISION OF BLOCK 103, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LOT 24, OF ROEBUCK'S RE-SUBDIVISION OF BLOCK 103, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 14,043 SQUARE FEET (0.322 ACRES) MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS DELRAY BEACH TOWNHOMES AND FURTHER DEDICATES AS FOLLOWS:

TRACT "A" IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.

UNITS 1, 2 AND 3 AS SHOWN HEREON, ARE HEREBY RESERVED TO THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

ALONG WITH THE FOLLOWING EASEMENTS:

THE GENERAL UTILITY EASEMENT (G.U.E), AS SHOWN HEREON IS MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES, AND CABLE TELEVISION; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

THE ACCESS EASEMENT, AS SHOWN HEREON IS A PRIVATE EASEMENT MADE FOR THE BENEFIT OF UNIT 2 FOR INGRESS AND EGRESS.

IN WITNESS WHEREOF, CENTENNIAL INVESTMENTS DB, LLP, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____, 20__.

CENTENNIAL INVESTMENTS DB, LLP,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
(PRINT NAME)

BY: _____
NAME: ANTHONY MICHAEL STERN
TITLE: MANAGING PARTNER

WITNESS: _____
(PRINT NAME)

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS THIS _____ DAY OF _____, 20__.

MY COMMISSION EXPIRES:

COMMISSION NUMBER: _____



NOTARY SEAL

(PRINT NAME)

(NOTARY PUBLIC)

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

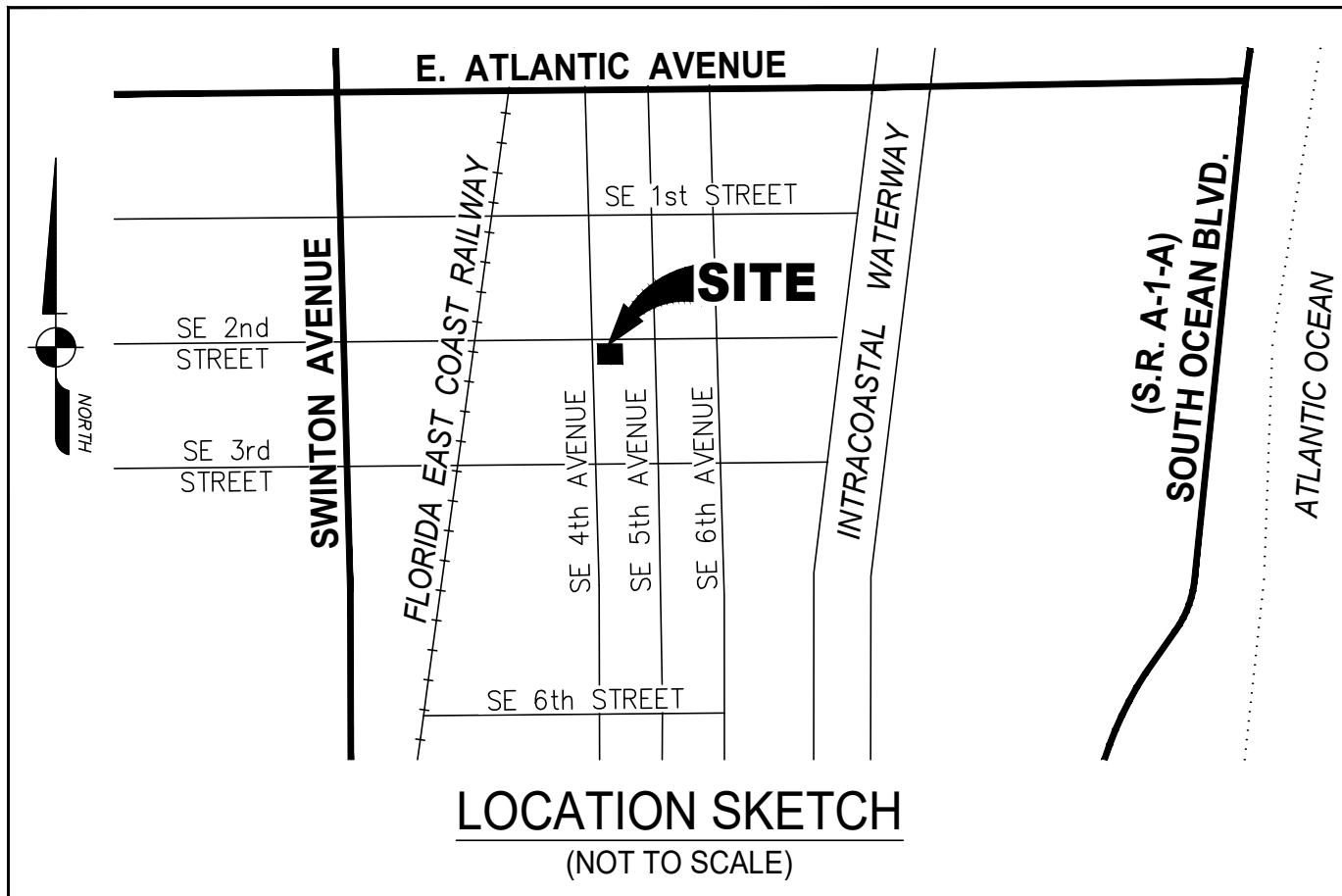
DELRAY BEACH TOWNHOMES HOA, A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FO SAME STATED HEREON DATED THIS _____ DAY OF _____, 20__.

DELRAY BEACH TOWNHOMES HOA
A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: _____
(PRINT NAME)

BY: _____
PRINT NAME: _____
TITLE: _____

WITNESS: _____
(PRINT NAME)



ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ OF DELRAY BEACH TOWNHOMES HOA, A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS THIS _____ DAY OF _____, 20__.

MY COMMISSION EXPIRES:

COMMISSION NUMBER: _____



NOTARY SEAL

(PRINT NAME)

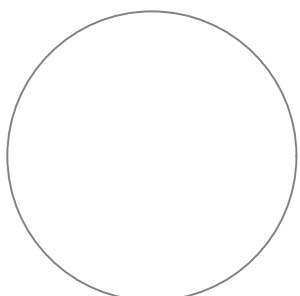
(NOTARY PUBLIC)

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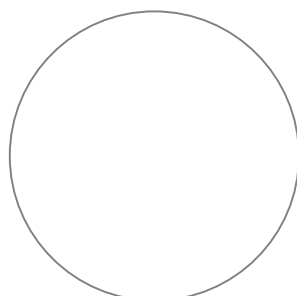
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT, ALOFT HOTEL PLAT, RECORDED IN PLAT BOOK 123, PAGES 48-49, P.B.C.R., BASED ON THE WEST LINE OF SAID PLAT HAVING A BEARING OF S01°32'34"E.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- ABBREVIATION LEGEND: C = CALCULATED; CL = CENTERLINE; C.M. = CONCRETE MONUMENT; G.U.E. = GENERAL UTILITY EASEMENT; L.B. = LICENSED BUSINESS; MS. = MEASURED; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.B.C.E. = PALM BEACH COUNTY ENGINEERING DEPARTMENT; P.R.M. = PERMANENT REFERENCE MONUMENT; P.S.M. = PROFESSIONAL SURVEYOR & MAPPER; R/W = RIGHT-OF-WAY.
 - INDICATES SET A PERMANENT REFERENCE MONUMENT (P.R.M.), A 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISK "L.B. 3300," UNLESS OTHERWISE STATED.
 - INDICATES SET A PERMANENT REFERENCE MONUMENT (P.R.M.), A NAIL AND DISC STAMPED "PRM L.B. 3300," UNLESS OTHERWISE STATED.

NOTICE:

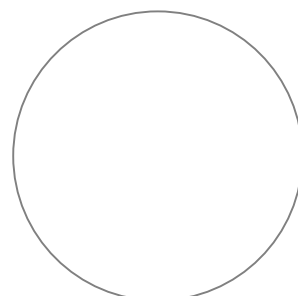
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



CITY OF DELRAY BEACH



REVIEWING SURVEYOR



SURVEYOR

THIS INSTRUMENT WAS PREPARED BY:
MARISHA M. KREITMAN, P.S.M.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
L.B. #3300

TITLE CERTIFICATION:

I, _____, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE HEREON DESCRIBED PROPERTY IS VESTED IN CENTENNIAL INVESTMENTS DB, LLP, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____ BY: _____

PRINT NAME: _____
ATTORNEY-AT-LAW IN FLORIDA

CITY OF DELRAY BEACH:

THIS PLAT OF "DELRAY BEACH TOWNHOMES", WAS APPROVED ON THE _____ DAY OF _____, A.D. 20__, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: _____ ATTEST: _____
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

BY: _____ BY: _____
DIRECTOR OF PLANNING, ZONING & BUILDING CHAIRPERSON, PLANNING AND ZONING BOARD

BY: _____ BY: _____
CITY ENGINEER CITY OF DELRAY BEACH FIRE MARSHAL

BY: _____
DIRECTOR, ENVIRONMENTAL SERVICES

REVIEWING SURVEYOR:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF "DELRAY BEACH TOWNHOMES", AS REQUIRED BY CHAPTER 177.081(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATED: _____

DAVID P. LINDLEY, P.L.S.
FLORIDA REGISTRATION NO. 5005
CAULFIELD & WHEELER, INC.
L.B. NO. 3591
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") AND MONUMENTS ACCORDING TO SEC. 177.091(9) F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF DELRAY BEACH, FLORIDA.

DATED: _____

MARISHA M. KREITMAN, P.S.M.
FLORIDA REGISTRATION NO. 6555
AVIROM & ASSOCIATES, INC.,
L.B. NO. 3300
50 S.W. 2nd AVENUE, SUITE 102,
BOCA RATON, FLORIDA, 33432

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

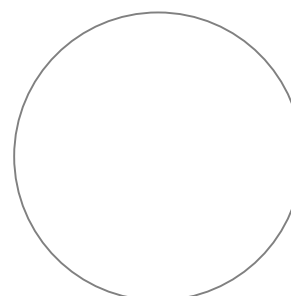
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 201__ AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ THROUGH _____.

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 1 OF 2

CLERK OF
CIRCUIT COURT
& COMPTROLLER



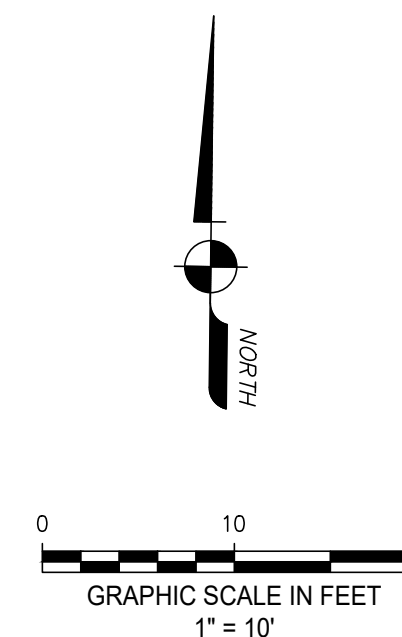
DELRAY BEACH TOWNHOMES

BEING A REPLAT OF LOTS 23 AND 24, ROEBUCK'S RE-SUBDIVISION OF BLOCK 103, DELRAY BEACH, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
SAID LANDS SITUATE AND BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY:
MARISHA M. KREITMAN, P.S.M.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
L.B. #3300

SHEET 2 OF 2

CLERK OF
CIRCUIT COURT
& COMPTROLLER



NOTES:

1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.
2. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT, ALOFT HOTEL PLAT, RECORDED IN PLAT BOOK 123, PAGES 48-49, P.B.C.R., BASED ON THE WEST LINE OF SAID PLAT HAVING A BEARING OF S01°32'34"E.
4. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF DELRAY BEACH ZONING REGULATIONS.
6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
7. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
8. ABBREVIATION LEGEND: C = CALCULATED; CL = CENTERLINE; C.M. = CONCRETE MONUMENT; G.U.E. = GENERAL UTILITY EASEMENT; L.B. = LICENSED BUSINESS; MS. = MEASURED; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.B.C.E. = PALM BEACH COUNTY ENGINEERING DEPARTMENT; P.R.M. = PERMANENT REFERENCE MONUMENT; P.S.M. = PROFESSIONAL SURVEYOR & MAPPER; R/W = RIGHT-OF-WAY.
 - INDICATES SET A PERMANENT REFERENCE MONUMENT (P.R.M.), A 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISK "L.B. 3300," UNLESS OTHERWISE STATED.
 - INDICATES SET A PERMANENT REFERENCE MONUMENT (P.R.M.), A NAIL AND DISC STAMPED "PRM L.B. 3300," UNLESS OTHERWISE STATED.

NOTICE:

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.