

December 7, 2022

To: City of Delray Beach
Planning & Zoning Department

Re: 1625 Ocean (formerly Echelon)
1625 S Ocean Blvd
Permit #20-00193672
Narrative for construction changes to plans for SPRAB consideration

Site Plan

1. Transformers moved
2. Generator area steps moved slightly
3. Walk from A1A changed slightly
4. North & South side plaza walls to upper level changed thickness
5. Side property walls revised for site conditions
6. South edge of pool deck revised
7. Steps from garage to pool shifted 1' east
8. South side fence & gate by exterior plaza is now detailed
9. Beach gate added
10. Pool Equipment fence added
11. Site data clarified for combining Units 2 & 8 into Unit 2/8 with an interior stair

Elevations:

Material Legend Changes

- Item 1 Porcelain Tile cladding specified – matches original submitted sample
 - Item 2 Weathered Teak name fully specified as Weathered Teak, Earl Walnut M
 - Item 3 Tabby Shell stucco eliminated as the areas were tiny and insignificant
 - Item 5 Kaza Tile sourced from different manufacturer – same exact tile – cut sheets supplied
 - Item 6 Window color changes as windows came from different manufacturer – color remains the same
 - Item 7 Different manufacturer so name of color changes but color is the same
 - Item 21 Roof scuppers added to sides of building – these are not visible from the ground
 - Item 22 Porcelain tile cladding at the courtyard – not visible from outside the building
 - Item 23 Lumicor panel added in courtyard – not visible from outside the building
 - Item 24 Small colored accent areas on the exterior now have color specification that wasn't included on the SPRAB submittal but they were shown as a different color from the main walls
 - Item 25 a small 4" tall cap at top of Iberia tile clad walls added to allow the tile to die into
- Color schedule adjusted for current manufacturer specifications

Front Elevation

1. Window added on the left side is 98' back from the front edge of the building, it is insignificant to the overall look of the building and won't be seen at all.
2. Windows removed from elevator #7 shaft as the manufacturer could not make them work with the elevator equipment and design. Shaft is back 21'-6" from the front edge of building and there is plenty of other architectural detail that the removal of these windows does nothing to the overall appearance of the building.

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3. Reviewer notes doors added but this is incorrect. These are the dumpster gates and they were shown on the original plans but partially hidden in shadow.

Rear Elevation

1. Reviewer notes area at left by the pool is different but this is the pool equipment area that has not changed, it is just depicted more accurately.
2. Reviewer notes area at grade on the right side is different but it is not. It is just depicted in shadow on the SPRAB set but not on the current construction documents. It is exactly the same.
3. Cladding on the right side vertical wall is missing on the SPRAB set. It is corrected on the construction set. This is a symmetrical elevation and the cladding was meant to be symmetrical to match the left side.
4. Some roof screens are adjusted per actual mechanical equipment locations but they wouldn't be visible from ground level. You can only see them looking at a flat plan elevation. They have no significance to the overall look of the building.

Right Side Elevation (south)

1. Left side of elevation at the steps to the drive reviewer notes railing is missing. This is incorrect as what is shown is the wall on the south side of the steps that blocks the view of the plaza railing.
2. Scuppers added as secondary roof drainage. They are only on the sides of the building and cannot be seen from the front. They are not visible from ground level and do nothing to the appearance of the building.

Left Side Elevation (north)

1. Scuppers added as secondary roof drainage. They are only on the sides of the building and cannot be seen from the front. They are not visible from ground level and do nothing to the appearance of the building.
2. Roof screens are different as they were adjusted for the placement of the roof equipment. This represents the actual final locations as some equipment shifted due to various construction conflicts.
3. The center courtyard walls that extend up in the middle of the building were raised approximately 8" to adjust for the roof insulation. These are buried in the middle of the building and are not visible from ground level and can only be seen in a flat plan view of the elevation. They have no bearing on the overall look of the building.
4. Unit 8 windows are different (in the VIP Bedroom the lower transom windows from the floor to the 30" sill were eliminated by the owner). This is not visible from anywhere but the north side which is a park and separated by huge landscaping. It is totally insignificant to the design of the building and has no bearing on its overall look.
5. The knee walls at the plaza level next to the generator area were returned to the north side plaza wall as they couldn't be finished properly if they continued behind the plaza wall as shown in the SPRAB set.

1st & 2nd Floor Plans – Combine Units 2 & 8 with an interior stair

Roof Plan – roof equipment adjusted per as-built condition

Sincerely,



Randall E. Stofft, A.I.A.
President

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November 29, 2022

Mr. Clinton O. Williams, P.E.
City of Delray Beach
Department of Environmental Services

Subject: **Civil Engineering Changes Narrative**

Project Name: 1625 Ocean (fka Echelon)

City of Delray Beach Site Permit Number: 20-192774 1625 S. Ocean Blvd

C&W Project Number 8590

Dear Mr. Williams:

Please see the below list of civil engineering plan changes that have occurred since the Site Plan Review and Approval Board last approved the plans on this project, for your review and consideration. Please feel free to call/email me if needed with any questions/comments:

PD-2

-Grading updates to match the revised site plan including property line retaining walls.

PD-2A

-Exfiltration trench added at northeast corner of the site to avoid high rock stratum on west side of building where proposed exfiltration trench on project was solely proposed.

PD-07

-Exfiltration trench detail for front yard exfiltration trench revised to add 6" additional rock below bottom of trench.

-Exfiltration trench detail for rear yard exfiltration trench added.

WS-01

-Transformers relocated to meet FPL requirements.

-Fire line with DDCV and FDC relocated to accommodate transformer shifts.

Your prompt review and approval of our submittal will be greatly appreciated. Please don't hesitate to call if you need any additional information on this project.

Sincerely,

Matthew V. Kahn, P.E.
Project Manager



November 28, 2022

RE: 1625 S. OCEAN LANDSCAPE REV.19

REVISION 19 – REVISION NARRATIVE

Below is a brief description of the revisions made to the landscape package for 1625 Ocean since the fourth revision submission dated July 28, 2021.

PLANTING

<u>SHEETS</u>	<u>DESCRIPTION</u>
LP-1	Adjusted plant material around new transformer locations, water meter, and utility lines. Palm heights on North and South side of the property were modified per client request and retaining walls have been updated along property line.
LP-2	Plant material and quantities updated per client request.
LP-3	Plant material and quantities updated per client request.
LP-4	No changes were made to planting specifications.
TD-1	Mitigation requirements were updated per plant list revisions.

landscape architects and planners

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