

ABBREVIATIONS

Table with 3 columns: Abbreviation, Description, and Symbol. Includes terms like ABOVE, ACQUIS, ADJ, AL, APPROX, etc.

MULTIFAMILY



DESIGN PARAMETERS

BUILDING CLASSIFICATION: THREE STORY MULTI-FAMILY RESIDENCE
FBC 2023 CHAPTER 3, GROUP R-3 OCCUPANCY
TABLE 504.4 CONSTRUCTION TYPE V-B

WIND LOADS AS PER FBC 2023 EDITION, CODE 8th EDITION AND ANS/ASCE 7-16

THE FOLLOWING DESIGN PARAMETERS ARE REPEATED FROM THE STRUCTURAL DRAWINGS (SEE STRUCTURAL PLANS FOR ADDITIONAL STRUCTURAL NOTES/DESIGN PARAMETERS)

Table with 2 columns: Building/Design Parameter and Value. Includes items like BUILDING DESIGNED AS, WIND EXPOSURE CLASSIFICATION, WIND SPEED DESIGN, etc.

Table with 2 columns: Building/Design Parameter and Value. Includes items like MIN. SOIL BEARING PRESSURE, SHUTTERS, IMPACT RESISTANT ASSEMBLY, etc.

DRAWING INDEX

Large table with 2 columns: Drawing Title and Sheet Number. Lists architectural and civil drawings such as COVER SHEET, DEMOLITION PLAN, PAVING, etc.

CONSTRUCTION NOTES, SPECIFICATIONS AND GENERAL REQUIREMENTS

Main body of construction notes and specifications, organized by section: ARCHITECT'S STATUS, EARTH WORK, TRUSSES, ROUGH CARPENTRY, DOORS AND WINDOWS, CONCRETE, CONCRETE UNIT MASONRY, SHOP DRAWINGS, TIMBER, STRUCTURAL STEEL, REINFORCING STEEL, SECTION AND DETAILS, PLUMBING FIXTURES.

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH

SITE PLAN REVIEW SUBMITTAL 04-21-25

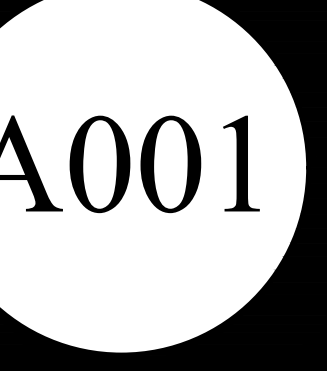
MULTIFAMILY
2419 N. FEDERAL HWY.
DELRAY BEACH, FLORIDA

RANDALL STOFFT ARCHITECTS
distinctive, inspirational, architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379

ALL DESIGN, DESIGN ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A...



42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0959 • NAPLES, FL (239) 262-1677 • WWW.STOFFT.COM

STRUCTURES AREA TABULATION	
BUILDING A FOOTPRINT	11753 SF
BUILDING B FOOTPRINT	11753 SF
BUILDING C FOOTPRINT	10857 SF
BUILDING D FOOTPRINT	7767 SF
BUILDING E FOOTPRINT	4802 SF
BUILDING F FOOTPRINT	4802 SF
BUILDING G FOOTPRINT	6910 SF
REC. CENTER	1578 SF
TOTAL	73477 SF

PROJECT DATA		
- SITE	191,134 S.F.	100.00%
- SITE (80' RIGHT OF WAY ADJUSTMENT)	191,134 S.F.	100.00%
- GROUND FLOOR AREA	13,477 S.F.	38.69%
- OPEN SPACE (LANDSCAPE)	50,749 S.F.	27.41%
- REQUIRED OPEN SPACE (25%)	46,283 S.F.	24.21%
- WATER BODIES	0 S.F.	0%
- NO. OF DWELLING UNITS	47 UNITS	
- PARKING REQUIRED (2.5 SPACES/UNIT)	112 SPACES	
- PARKING PROVIDED	199 SPACES	

PARKING ANALYSIS	
GARAGE PARKING	94
STANDARD (DRIVEWAY PARKING)	60
COMPACT (DRIVEWAY PARKING)	34(17%)
ADDITIONAL PARKING (ON SITE)	11
TOTAL PARKING	199

UNIT TYPE 1 A/C AREA TABULATION	
UNIT 1 (1ST FLOOR)	1231 SF
UNIT 1 (2ND FLOOR)	1601 SF
TOTAL	2832 SF

UNIT TYPE 1 NON A/C AREA TABULATION	
BALCONY 1	128 SF
BALCONY 2	113 SF
COVERED PATIO	80 SF
GARAGE	402 SF
TOTAL	703 SF

UNIT TYPE 2 A/C AREA TABULATION	
UNIT TYPE 2 (1ST FLOOR)	1119 SF
UNIT TYPE 2 (2ND FLOOR)	1530 SF
TOTAL	2650 SF

UNIT TYPE 2 NON A/C AREA TABULATION	
BALCONY 1	82 SF
BALCONY 2	97 SF
COVERED PATIO	129 SF
GARAGE	396 SF
TOTAL	704 SF

UNIT TYPE 3 A/C AREA TABULATION	
UNIT TYPE 3 (1ST FLOOR)	708 SF
UNIT TYPE 3 (2ND FLOOR)	1012 SF
UNIT TYPE 3 (3RD FLOOR)	1079 SF
TOTAL	2799 SF

UNIT TYPE 3 NON A/C AREA TABULATION	
BALCONY 1	192 SF
BALCONY 2	148 SF
BALCONY 3	150 SF
BALCONY 4	146 SF
COVERED PATIO	161 SF
GARAGE	419 SF
TOTAL	1173 SF

CLUBHOUSE A/C AREA TABULATION	
CLUBHOUSE 1ST FLOOR	189 SF
CLUBHOUSE 2ND FLOOR	119 SF
TOTAL	308 SF

CLUBHOUSE NON A/C AREA TABULATION	
COVERED AREA	991 SF
TOTAL	991 SF

LEGEND	
UNIT TYPE 1 (3 BEDROOMS) - 28' WIDE	14
UNIT TYPE 2 (3 BEDROOMS) - 28' WIDE	25
UNIT TYPE 3 (3 BEDROOMS) - 30' WIDE	8
TOTAL	47

BUILDING SEPARATION (DISTANCE BETWEEN RESIDENTIAL BUILDINGS)		
REQUIRED	PROVIDED	
PROVIDED DISTANCE BETWEEN BUILDING A TO BUILDING B	59' - 59" + 2(26.58') + 26.58' / 6 = 118' - 106.32' / 6 = 37.39'	25'-0" (SEEKING RELIEF)
PROVIDED DISTANCE BETWEEN BUILDING B TO BUILDING C	55.3' + 55.3' + 2(26.58') + 26.58' / 6 = 110.6' + 106.32' / 6 = 36.15'	25'-0" (SEEKING RELIEF)
PROVIDED DISTANCE BETWEEN BUILDING C TO BUILDING D	55.3' + 55.3' + 2(26.58') + 26.58' / 6 = 110.6' + 106.32' / 6 = 36.15'	25'-0" (SEEKING RELIEF)
PROVIDED DISTANCE BETWEEN BUILDING D TO BUILDING E	39' - 39" + 2(38') + 38' / 6 = 78' - 152' / 6 = 38.33'	25'-0" (SEEKING RELIEF)
PROVIDED DISTANCE BETWEEN BUILDING E TO REC. CENTER	42' - 42' + 2(26.58') + 26.58' / 6 = 84' - 106.32' / 6 = 31.72'	12'-4" (SEEKING RELIEF)

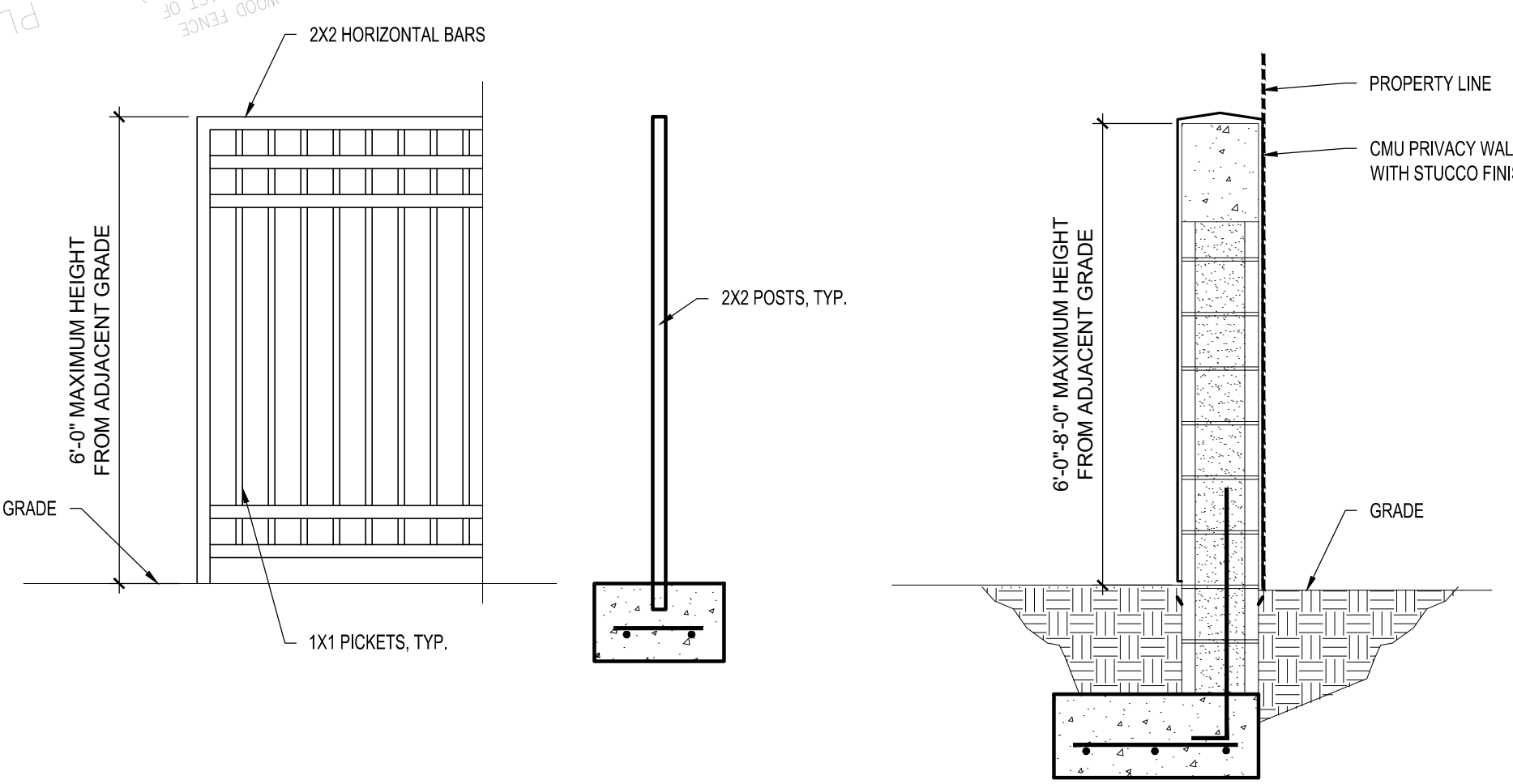
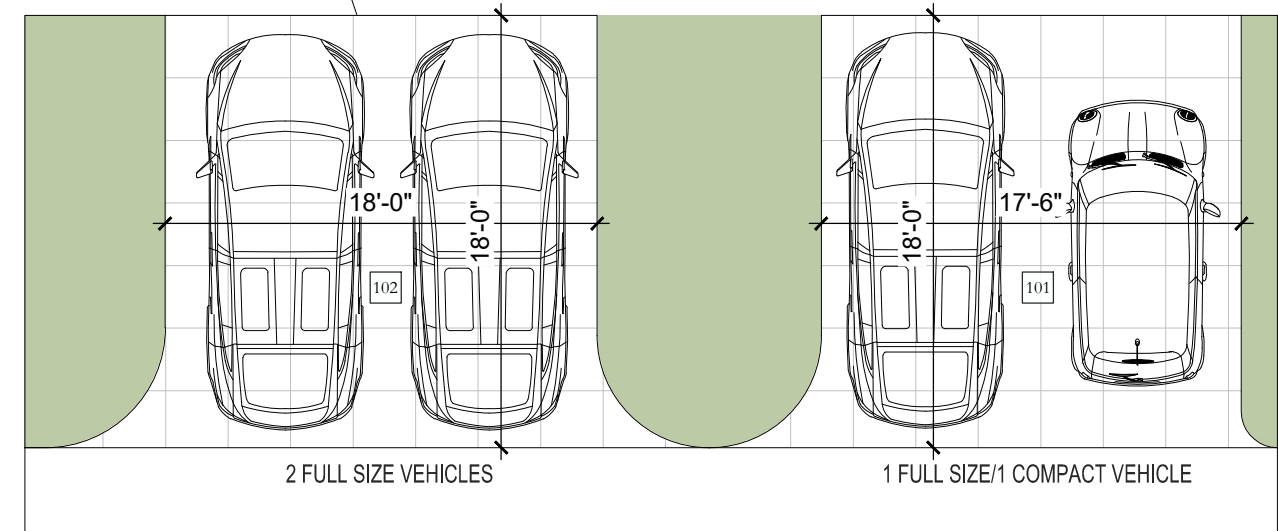
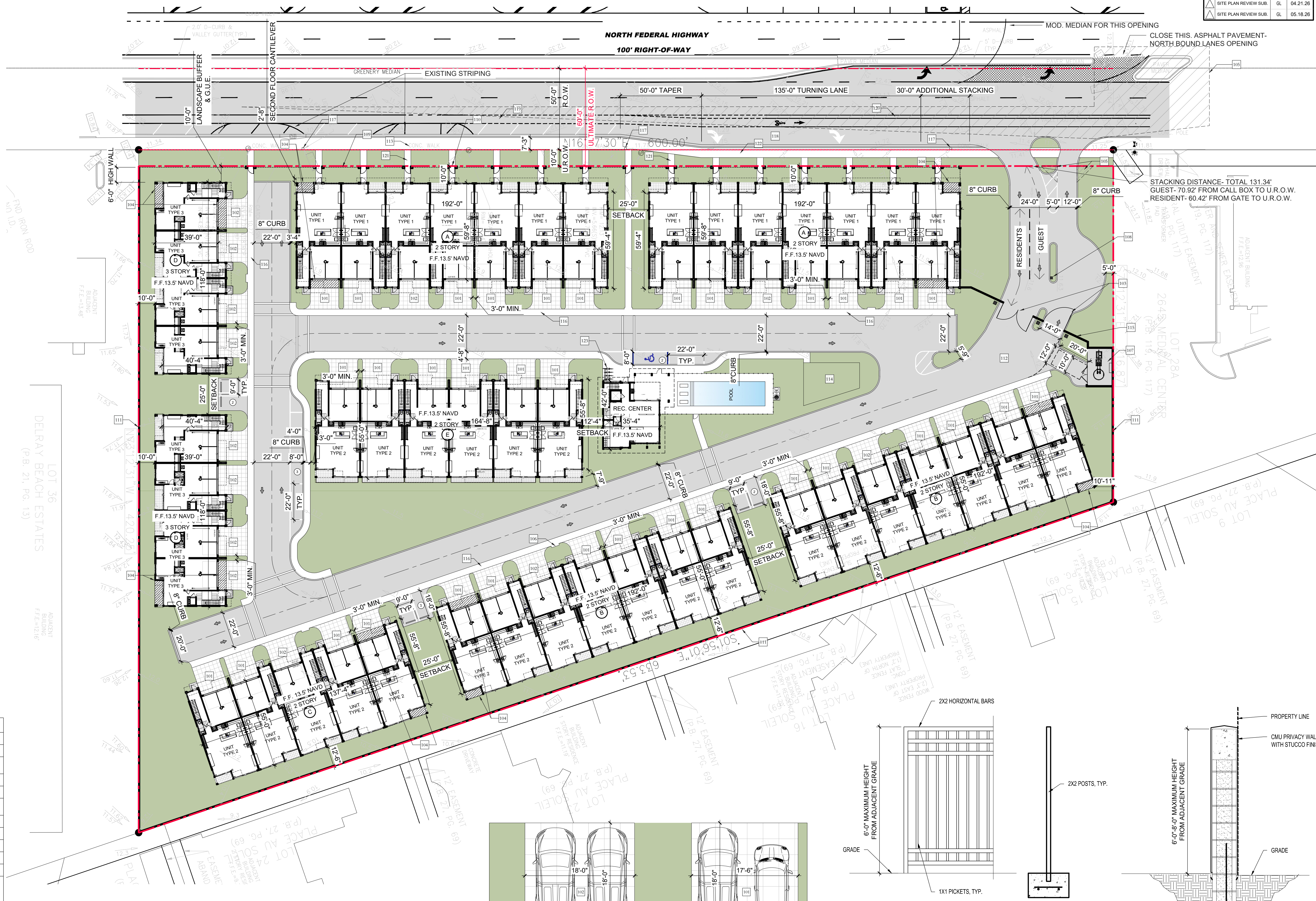
PROPOSED FINISHED FLOOR	
AVERAGE CROWN OF ROAD 12.0' NAVD	F.F. 12.0' +18" = 13.5' NAVD

GREEN BUILDING CERTIFICATION TO BE SUBMITTED BY A GREEN BUILDING ACCREDITED PROFESSIONAL PRIOR TO BUILDING PERMIT SUBMISSION.

SITE PLAN KEY NOTE LEGEND	
101 DRIVEWAY SPACES, WIDTH 11'-6" LENGTH 18'-0" (MATERIAL: PAVERS) 1 FULL SIZE 1 COMPACT	112 ASPHALT ROAD
102 DRIVEWAY SPACES, WIDTH 18' x 16' LENGTH 18'-0" (MATERIAL: PAVERS) 2 FULL SIZE 2 VEHICLES	113 EXISTING 7' CONCRETE SIDEWALK
103 GATE SPACES, 14' W x 6' H, SINGLE AND 20' W x 6' H, DOUBLE ALUMINUM VEHICULAR GATE.	114 TOT LOT
104 MINIMUM 4' ARTICULATION	115 6" HIGH CMU WALL WITH STUCCO FINISH
105 PROPOSED FOOT SIGHT TRIANGLE (TYP.)	116 4' INTERIOR CONCRETE SIDEWALKS
106 60X60 WHEELCHAIR PASSING SPACE, EVERY 200' MAXIMUM TYP.	117 LIGHT POST
107 LIFT STATION	118 11' TURNING LANE
108 CALL BOX	119 9' EXISTING BIKE LANE
109 6" HIGH ALUMINUM FENCE	120 2' BUFFER BETWEEN DRIVING & BIKE LANE
110 4" W. x 6" H. ALUMINUM GATE	121 4' PROPOSED WALKWAYS
111 6" HIGH CMU WALL WITH STUCCO FINISH	122 6" PROPOSED SIDEWALKS
123 PER TABLE 4.8(3) - 1 PLANNED UNIT DEVELOPMENT 4 BICYCLE SPACES PER 50 UNITS LOCATED AT COMMON AREA (CLUBHOUSE SHOWERS NOT REQUIRED).	

GC (PUD) MULTIFAMILY	MIN. LOT SIZE (SQ. FT.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. FLOOR AREA (SQ. FT.)	MIN. LOT FRONTAGE (FT.)	MIN. OPEN SPACE (%)	MIN. FRONT SETBACK (FT.)	MIN. SIDE SETBACK (FT.) N	MIN. SIDE SETBACK (FT.) S	MIN. REAR SETBACK (FT.)	MAX. BLDG HEIGHT (FT.)	F.A.R.	DENSITY
REQUIRED	N/A	0	0	N/A	0	25	10	10	10	10	48	MAX 3.0	12 UNITS/ACRE =51 UNITS
PROVIDED	185,134	600	420.25	73,477	X	27.41	10	10	10	10	X	.76	11UNITS/ACRE =47 UNITS

REVISIONS	BY	DATE
1	ZF	02.23.24
2	GL	03.07.24
3	GL	04.10.24
4	GL	05.06.24
5	GL	07.17.24
6	GL	10.25.24
7	GL	12.11.24
8	GL	04.21.25
9	GL	09.22.25
10	GL	03.16.26
11	GL	04.21.26
12	GL	05.18.26



1 SITE PLAN  
1"=30'-0"

2 DRIVEWAY DETAIL  
1/8"=1'-0"

3 DETAILS  
1/2"=1'-0"

SITE PLAN REVIEW SUBMITTAL 04-21-25

MULTIFAMILY  
2419 N. FEDERAL HWY.  
DELRAY BEACH, FLORIDA

RANDALL STOFFT  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379

ALL LEGAL DESIGN ARRANGEMENTS & PLANS INDICATED OR REFERENCED BY THIS DRAWING ARE OWNED BY A REGISTERED PROFESSIONAL ARCHITECT & ENGINEER. ANY REVISIONS, ALTERATIONS, OR CHANGES TO THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE ARCHITECT & ENGINEER. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RANDALL STOFFT ARCHITECTS, P.A.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. A THIRD PARTY MUST BE NOTIFIED OF ANY DIMENSIONAL DISCREPANCIES. SHOP DETAILS OF ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON-TIME SUBMITTALS ARE REQUIRED. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS, P.A.

A101

42 N SWINTON AVE. DELRAY BEACH, FL 33444 (561) 245-0799 • NAPLES, FL (239) 262-6677 • WWW.STOFFT.COM



REVISIONS	BY	DATE
△ SITE PLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ UPDATED SITE PLAN	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26



1 BUILDING A ELEVATIONS  
3/32"=1'-0"

SITE PLAN REVIEW SUBMITTAL 04-21-25

MULTIFAMILY  
 2419 N. FEDERAL HWY.  
 DELRAY BEACH, FLORIDA

**RANDALL STOFFT**  
 ARCHITECTS  
 distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379

ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A CLIENT OR DEVELOPER. THESE IDEAS, DESIGN ARRANGEMENTS, & PLANS SHALL BE USED ONLY IN CONNECTION WITH THE SPECIFIC PROJECT FOR WHICH THEY WERE DEVELOPED. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RANDALL STOFFT ARCHITECTS, P.A. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB. A THIRD PARTY MUST BE NOTIFIED OF ANY DIMENSIONAL OR CONDITIONAL DISCREPANCIES BEFORE PROCEEDING WITH FABRICATION. ON-TIME SO NOTED © 2021. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

A103



2 BUILDING A & BUILDING D ELEVATIONS  
3/32"=1'-0"

42 N SWINTON AVE. DELRAY BEACH, FL 33444 (561) 245-0799 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM



REVISIONS	BY	DATE
△ SITE PLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ SITE PLAN REVIEW SUB.	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH

**SITE PLAN REVIEW SUBMITTAL 04-21-25**

**MULTIFAMILY**  
2419 N. FEDERAL HWY.  
DELRAY BEACH, FLORIDA

**RANDALL STOFFT**  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2403032D

FL-0011105 FIRM-AA003379

ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A OR REPRESENTED BY THIS OFFICE & ARE HEREBY CREATED, EVOLVED, & DEVELOPED FOR USE ONLY IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. A THIRD PARTY MUST BE NOTIFIED OF ANY DIMENSIONAL DISCREPANCIES. SHOP DETAILS OF ALL MATERIALS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON-TIME SO NOTED © 2021. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

A104

REVISIONS	BY	DATE
△ SITEPLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ UPDATED SITE PLAN	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH



SITE PLAN REVIEW SUBMITTAL 04-21-25

MULTIFAMILY  
2419 N. FEDERAL HWY.  
DELRAY BEACH, FLORIDA

**RANDALL STOFFT**  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2403032D  
FL-001105 FIRM-AA003379

ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE CONSIDERED THE PROPERTY OF THIS OFFICE & WERE CREATED, DEVELOPED & DESIGNED FOR USE ONLY IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. A THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS IMMEDIATELY UPON APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON TIME SO NOTED © 2025. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

A105

1 FRONT RENDERING  
1/4"=1'-0"

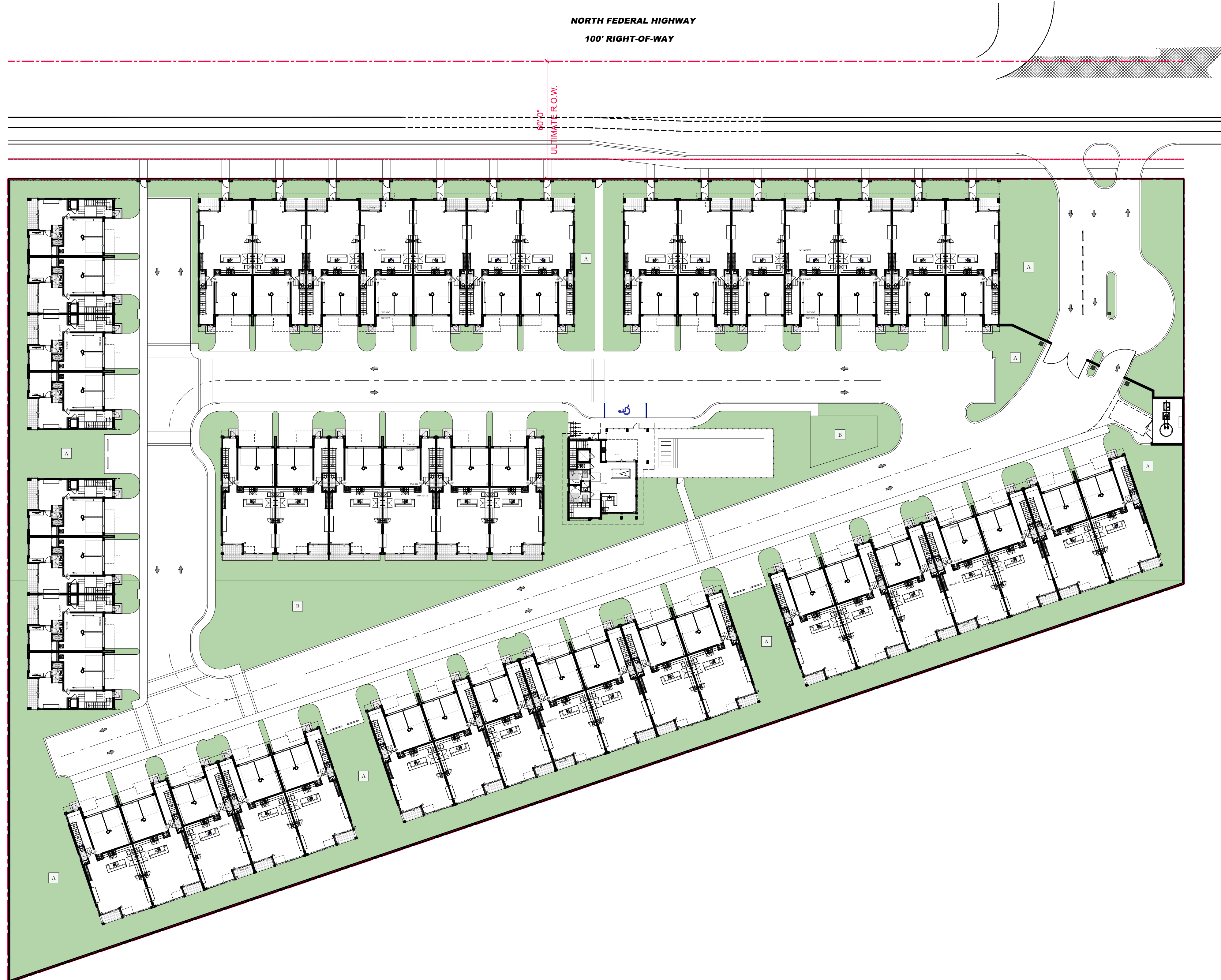
42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0999 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM

LEGEND	
EXCLUDED IMPERVIOUS=	[White Box]
OPEN SPACE=	[Green Box]

OPEN SPACE TABULATION	
DRIVEWAYS	15,200 SF
ROADS & PARKING	35,789 SF
SIDEWALKS	8,281 SF
BUILDING FOOTPRINTS	73,477 SF
POOL/POOL TERRACE	1,648 SF
TOTAL	+134,385 SF
SITE AREA	165,134 SF
IMPERVIOUS AREA	+134,385 SF
OPEN SPACE AREA	+30,749 SF (18.62%)
IMPERVIOUS AREA	+134,385 SF (72.59%)

OPEN SPACE PLAN KEY NOTE LEGEND	
A	NATURAL AREA (GARDENS)
B	REC. SPACE (TOT LOT & PLAY AREA)

REVISIONS	BY	DATE
△ SITE PLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ SITE PLAN REVIEW SUB.	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26



BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH  
**SITE PLAN REVIEW SUBMITTAL 04-21-25**

**MULTIFAMILY**  
 2419 N. FEDERAL HWY.  
 DELRAY BEACH, FLORIDA

**RANDALL STOFFT**  
 ARCHITECTS  
 distinctive. inspirational. architecture.

Job No. 2403032D  
 FL-001105 FIRM-AA003379  
ALL LEGAL DESIGN ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A OR REPRESENTED BY THIS DRAWING ARE OWNED BY A OR REPRESENTED BY THIS DRAWING ARE OWNED BY A THE PROPERTY OF THIS FIRM & ARE HEREBY EVOLVED & DEVELOPED FOR USE ON A IN CONNECTION WITH THE SPECIFIC PROJECT NONE OF SUCH LEGAL DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. A THIS OFFICE MUST BE NOTIFIED OF ANY CHANGES TO THE DRAWINGS. SHOP DETAILS OF ALL MATERIALS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON TIME SO NOTED © 2024. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

42 N SWINTON AVE. DELRAY BEACH, FL 33444 (561) 245-0799 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM

REVISIONS	BY	DATE
△ SITEPLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ SITE PLAN REVIEW SUB.	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH

**SITE PLAN REVIEW SUBMITTAL 04-21-25**

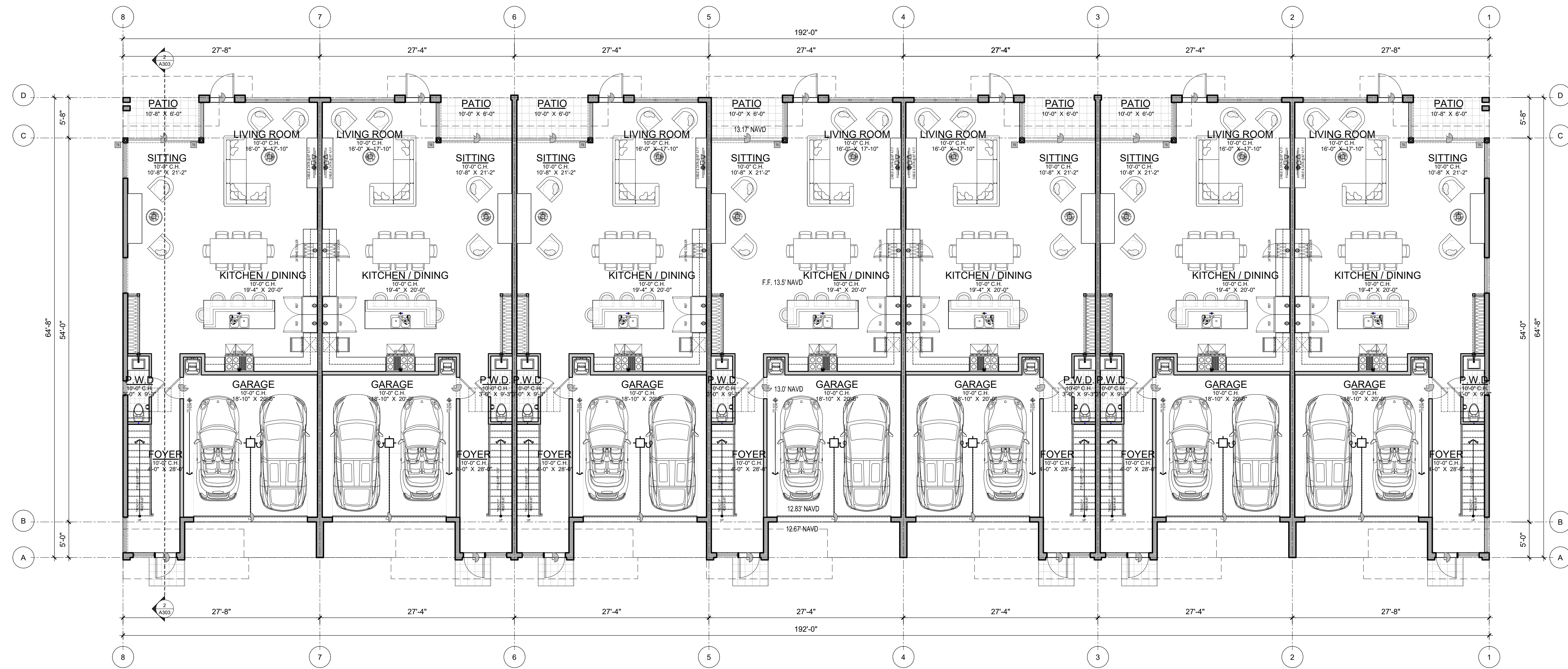
**MULTIFAMILY**  
2419 N. FEDERAL HWY.  
DELRAY BEACH, FLORIDA

**RANDALL STOFFT**  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379  
ALL IDEAS, DESIGN ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A REGISTERED PROFESSIONAL ARCHITECT AND ARE HEREBY DEVELOPED FOR USE ON A CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. A TIME SERVICE MUST BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS IN THESE DRAWINGS BEFORE PROCEEDING WITH FABRICATION. ON TIME SO NOTED © 2024. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

**A201a**



**1 1ST FLOOR PLAN**  
1/8"=1'-0"

**BUILDING A**

42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0999 • NAPLES, FL (239) 262-1671 • WWW.STOFFT.COM

REVISIONS	BY	DATE
△ SITE PLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ SITE PLAN REVIEW SUB.	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH

**SITE PLAN REVIEW SUBMITTAL 04-21-25**

**MULTIFAMILY**  
2419 N. FEDERAL HWY.  
DELRAY BEACH, FLORIDA

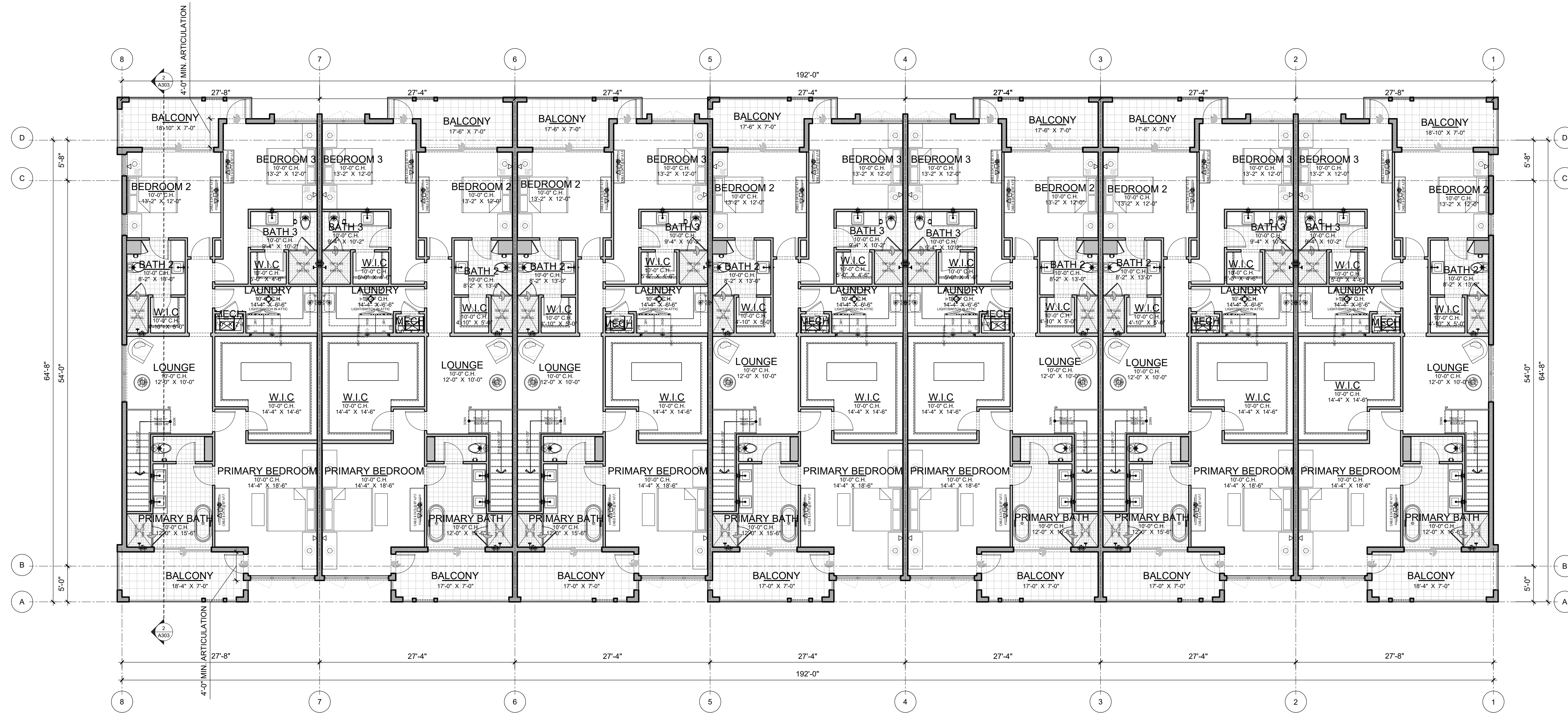
**RANDALL STOFFT ARCHITECTS**  
distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379

ALL IDEAS, DESIGN ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A PROJECT OF THE OFFICE AND ARE CREATED, DEVELOPED, AND DESIGNED FOR USE ON A PROJECT WITH THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY A BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. A TIME OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES OR CHANGES TO THE DRAWINGS. BACK DETAILS OF ASSOCIATE SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON TIME SO NOTED © 2024. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

**A202a**



**1 2ND FLOOR PLAN**  
1/8"=1'-0"

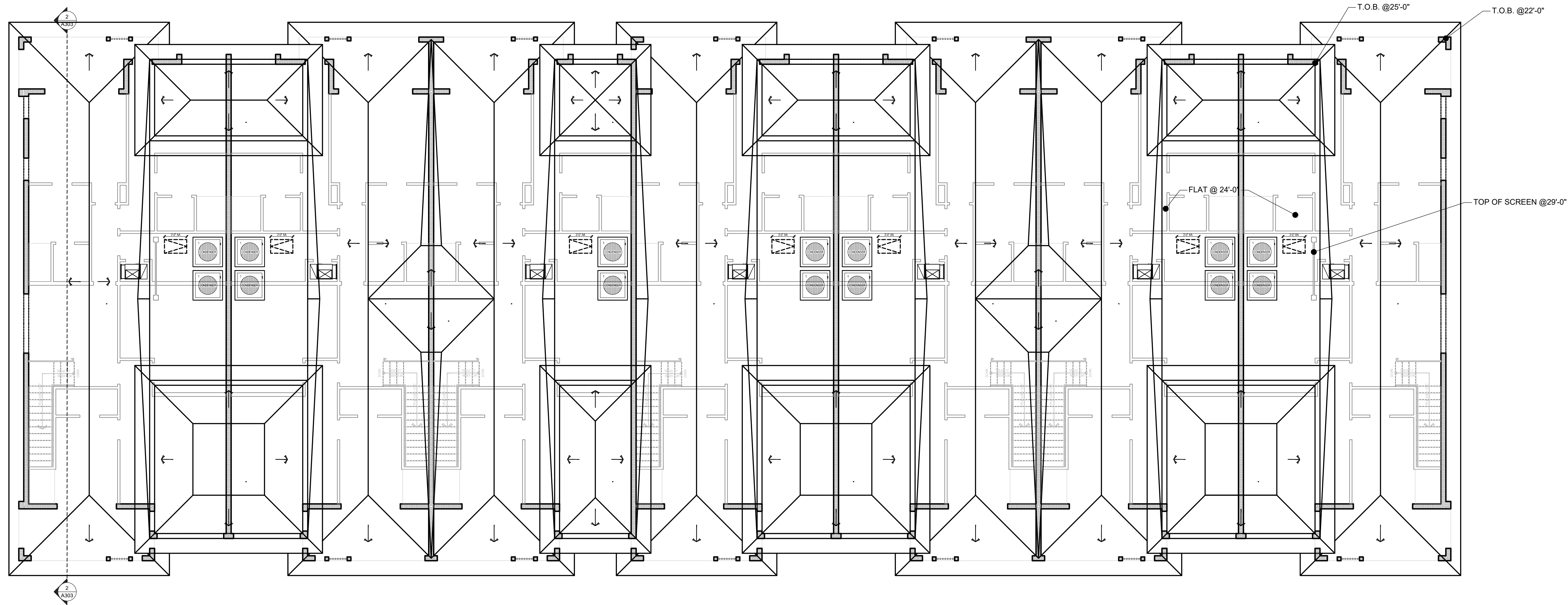
**BUILDING A**

42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0999 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM

AREA TABULATION	
ROOF	14313 SF
	14313 SF
AREA TABULATION	
MECHANICAL EQUIPMENT	224 SF
	224 SF

224/14313= 0.016  
 1.6% ROOFTOP EQUIPMENT AREA PERCENTAGE  
 \*MAX ROOFTOP EQUIPMENT AREA PERCENTAGE= 10%

REVISIONS	BY	DATE
△ SITEPLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ UPDATED SITE PLAN	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26
△ SITE PLAN REVIEW SUB.	GL	05.18.26



BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH

**SITE PLAN REVIEW SUBMITTAL 04-21-25**

**MULTIFAMILY**  
 2419 N. FEDERAL HWY.  
 DELRAY BEACH, FLORIDA

**RANDALL STOFFT**  
 ARCHITECTS  
 distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379

ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A REGISTERED PROFESSIONAL ARCHITECT. THE PROJECT IS THE PROPERTY OF THIS OFFICE & IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. A TRIP TO THE JOB MUST BE NOTIFIED TO THE ARCHITECT'S OFFICE. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION OF ITEMS SO NOTED. © 2024. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

**BUILDING A**

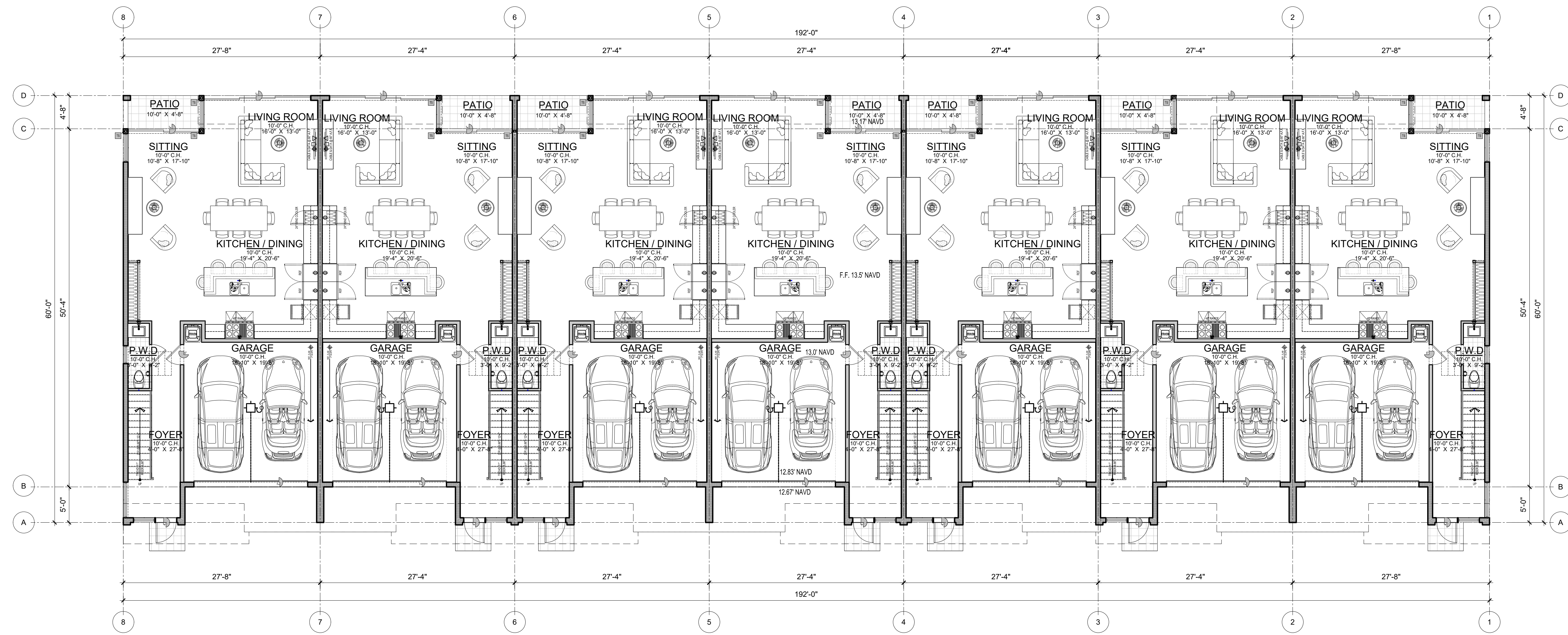
**A203**

**1 ROOF PLAN**  
 1/8"=1'-0"

42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0999 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM

REVISIONS	BY	DATE
△ SITE PLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ SITE PLAN REVIEW SUB.	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH



**SITE PLAN REVIEW SUBMITTAL 04-21-25**

**MULTIFAMILY**  
 2419 N. FEDERAL HWY.  
 DELRAY BEACH, FLORIDA

**RANDALL STOFFT**  
 ARCHITECTS  
 distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379  
ALL IDEAS, DESIGN ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A PROPRIETOR OF THIS OFFICE & ARE HEREBY CREATED, DEVELOPED & DEVELOPED FOR USE ONLY IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. A TIME SHEET MUST BE NOTIFIED OF ANY DISCREPANCIES TO THE ARCHITECT'S OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON TIME SO NOTED © 2024. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

**BUILDING B**

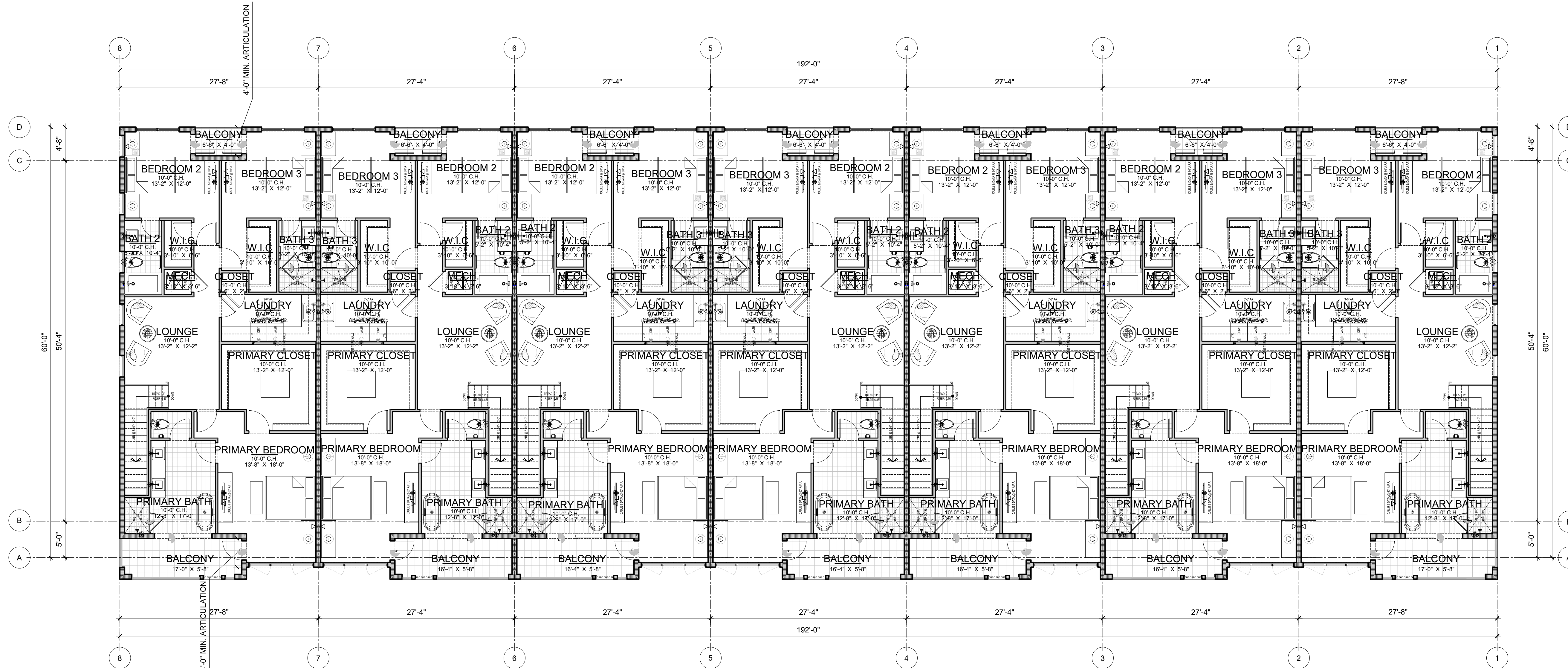
**A211a**

**1 1ST FLOOR PLAN**  
 1/8"=1'-0"

42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0999 • NAPLES, FL (239) 262-1677 • WWW.STOFFT.COM

REVISIONS	BY	DATE
△ SITEPLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ UPDATED SITE PLAN	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH



SITE PLAN REVIEW SUBMITTAL 04-21-25

**MULTIFAMILY**  
 2419 N. FEDERAL HWY.  
 DELRAY BEACH, FLORIDA

**RANDALL STOFFT**  
 ARCHITECTS  
 distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379  
ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A REGISTERED PROFESSIONAL ENGINEER AND ARCHITECT. THE PROJECT AND THE DESIGN ARE THE PROPERTY OF RANDALL STOFFT ARCHITECTS, P.A. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RANDALL STOFFT ARCHITECTS, P.A. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB. A TIME SHEET MUST BE NOTIFIED OF ANY CHANGES TO THE DRAWING. SHOP DETAILS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ASSOCIATE SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON TIME SO NOTED © 2024. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

**BUILDING B**

42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0999 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM

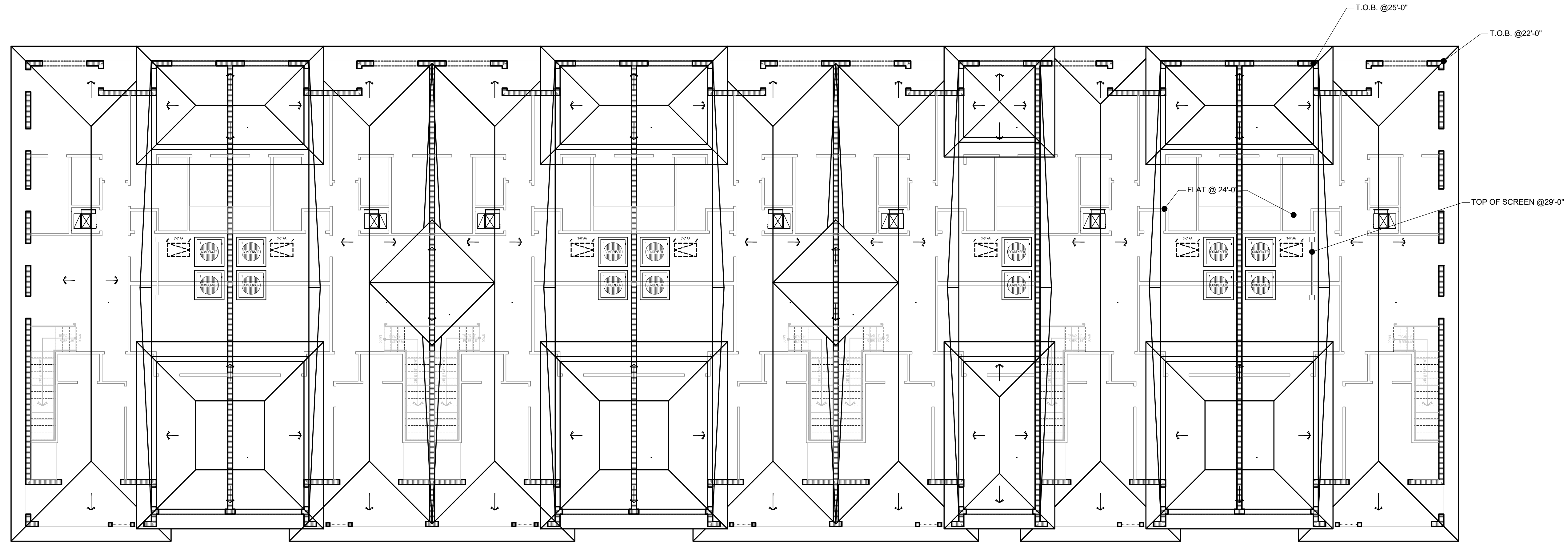
**1 2ND FLOOR PLAN**  
1/8"=1'-0"

AREA TABULATION	
ROOF	13043 SF
	13043 SF

AREA TABULATION	
MECHANICAL EQUIPMENT	224 SF
	224 SF

224/13,043= 0.017  
 1.7% ROOFTOP EQUIPMENT AREA PERCENTAGE  
 \*MAX ROOFTOP EQUIPMENT AREA PERCENTAGE= 10%

REVISIONS	BY	DATE
△	ZF	02.23.24
△	GL	03.07.24
△	GL	04.10.24
△	GL	05.06.24
△	GL	07.17.24
△	GL	10.25.24
△	GL	12.11.24
△	GL	04.21.25
△	GL	09.22.25
△	GL	03.16.26
△	GL	04.21.26
△	GL	05.18.26



SITE PLAN REVIEW SUBMITTAL 04-21-25

MULTIFAMILY  
 2419 N. FEDERAL HWY.  
 DELRAY BEACH, FLORIDA

**RANDALL STOFFT**  
 ARCHITECTS  
 distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379

ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A REGISTERED PROFESSIONAL ARCHITECT AND ARE THE PROPERTY OF THIS OFFICE. NO PART OF THIS DRAWING, INCLUDING BUT NOT LIMITED TO, DESIGN ARRANGEMENTS, OR PLANS SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF FABRICATION SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON THESE SO NOTED © 2024. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

BUILDING B

A213

1 ROOF PLAN  
 1/8"=1'-0"

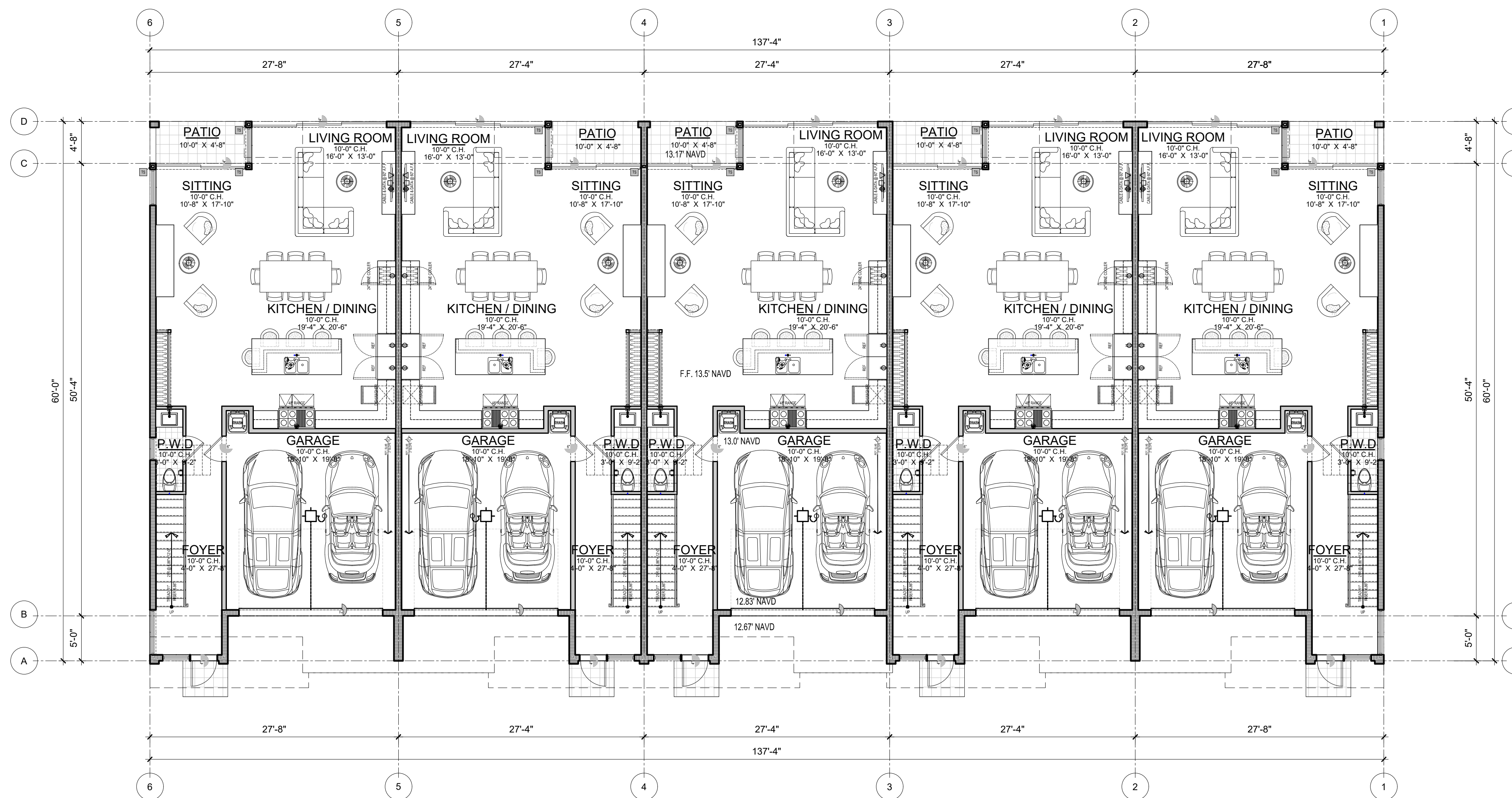
42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0999 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM

REVISIONS	BY	DATE
△ SITEPLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ UPDATED SITE PLAN	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH

SITE PLAN REVIEW SUBMITTAL 04-21-25

MULTIFAMILY  
2419 N. FEDERAL HWY.  
DELRAY BEACH, FLORIDA



**RANDALL STOFFT**  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379

ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A THE PROPERTY OF THIS OFFICE & ARE HEREBY CREATED, EVOLVED, & DEVELOPED FOR USE ON A CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. A THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES OR CONFLICTS IN THESE DRAWINGS BEFORE PROCEEDING WITH FABRICATION. ON THESE SO NOTED © 2024. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

A221a

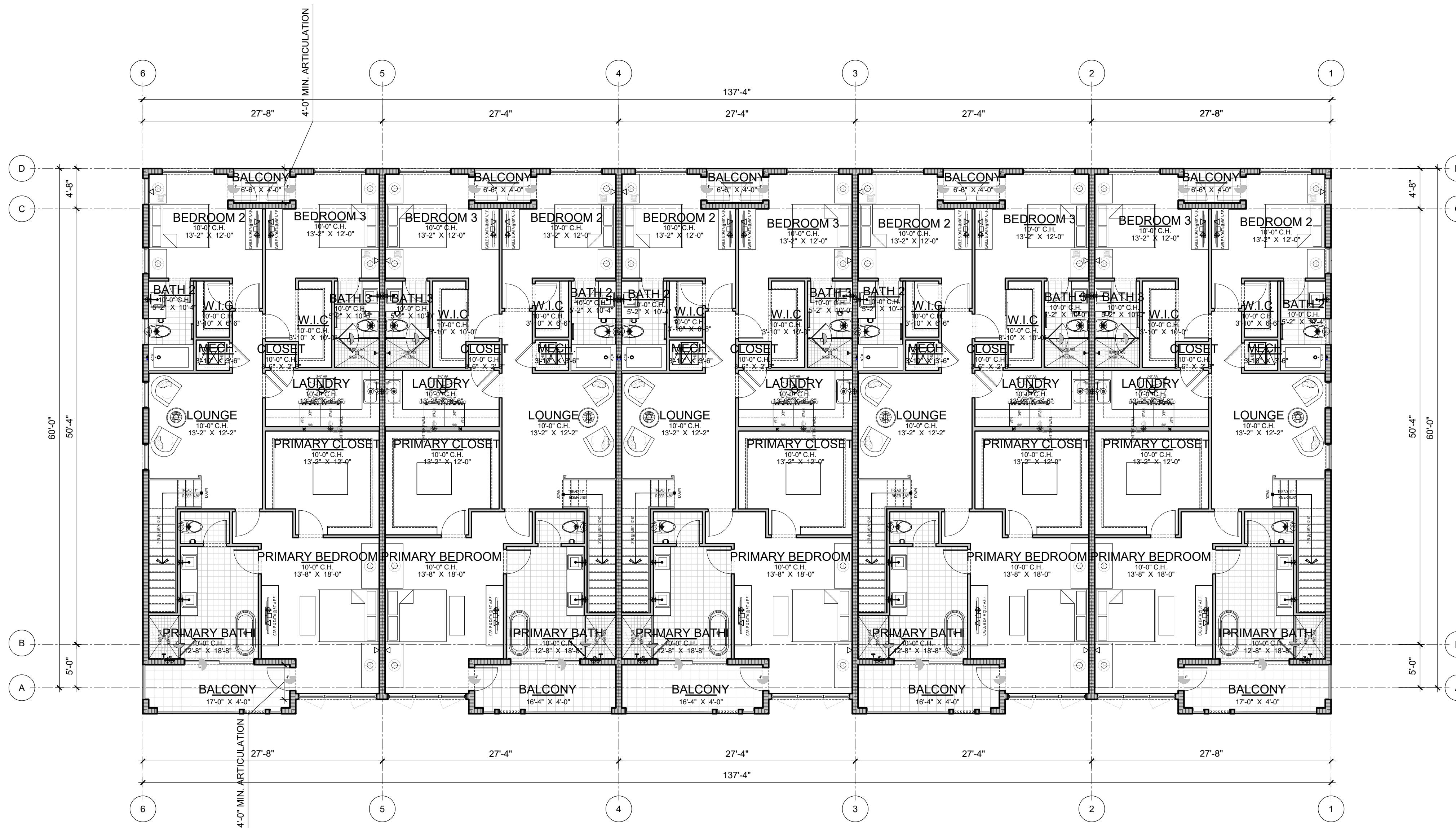
1 1ST FLOOR PLAN  
1/8"=1'-0"

BUILDING C

42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0999 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM

REVISIONS	BY	DATE
△ SITE PLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ UPDATED SITE PLAN	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH



SITE PLAN REVIEW SUBMITTAL 04-21-25

**MULTIFAMILY**  
 2419 N. FEDERAL HWY.  
 DELRAY BEACH, FLORIDA

**RANDALL STOFFT**  
 ARCHITECTS  
 distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379  
ALL IDEAS, DESIGN ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A REGISTERED PROFESSIONAL ARCHITECT AND ARE CREATED BY A REGISTERED PROFESSIONAL ARCHITECT. NO PART OF THIS DRAWING, INCLUDING ANY DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY ANY PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB. A TIME SHEET MUST BE NOTIFIED OF ANY DISCREPANCIES TO THE ARCHITECT'S OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON TIME SO NOTED © 2024. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

BUILDING C

A222a

1 2ND FLOOR PLAN  
1/8"=1'-0"

42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0999 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM

AREA TABULATION	
ROOF	9437 SF
	9437 SF
AREA TABULATION	
MECHANICAL EQUIPMENT	160 SF
	160 SF

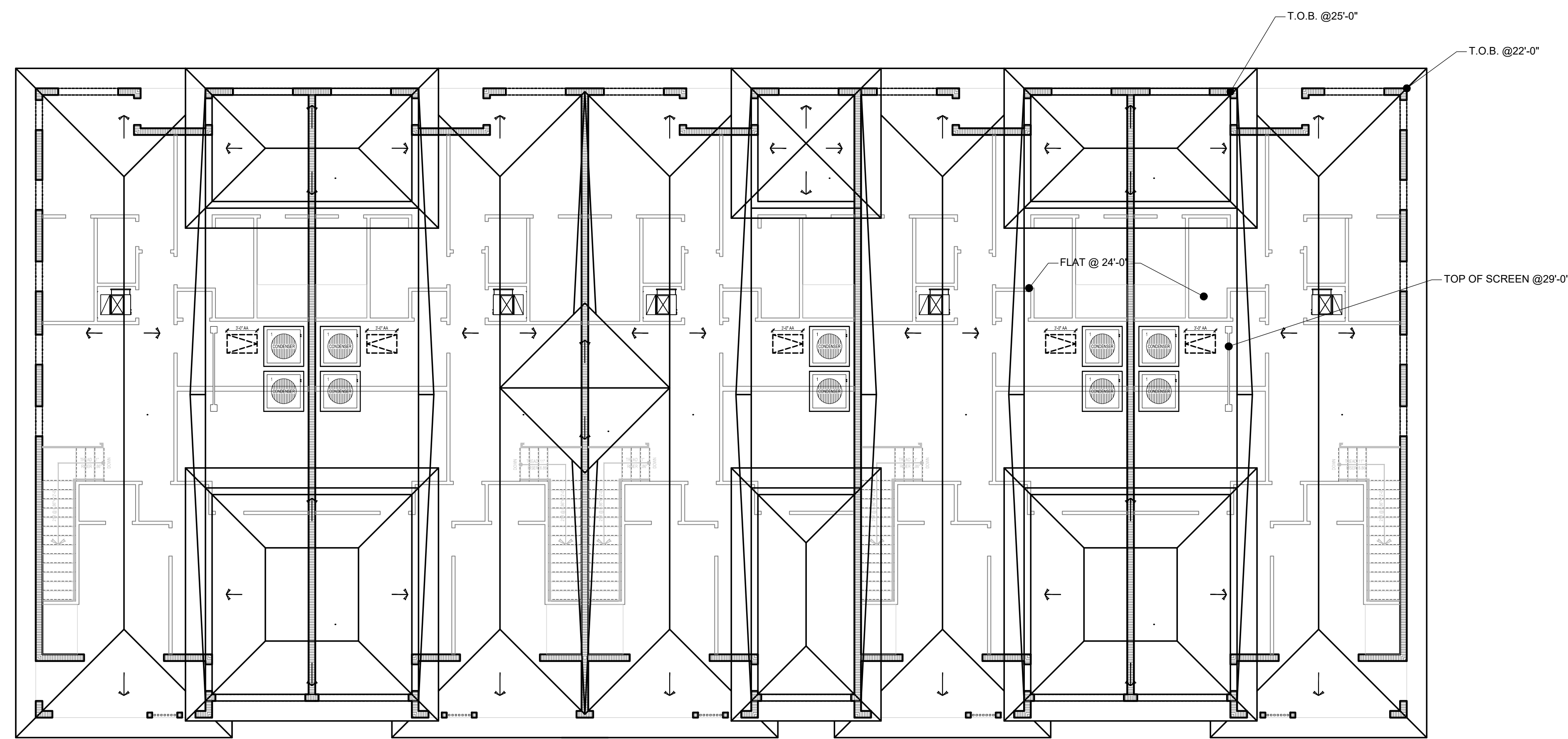
160/9,407= 0.017  
 1.7% ROOFTOP EQUIPMENT AREA PERCENTAGE  
 \*MAX ROOFTOP EQUIPMENT AREA PERCENTAGE= 10%

REVISIONS	BY	DATE
△ SITEPLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ UPDATED SITE PLAN	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26
△ SITE PLAN REVIEW SUB.	GL	05.18.26

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH

SITE PLAN REVIEW SUBMITTAL 04-21-25

MULTIFAMILY  
 2419 N. FEDERAL HWY.  
 DELRAY BEACH, FLORIDA



BUILDING C

**RANDALL STOFFT**  
 ARCHITECTS  
 distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379  
ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A PROPERTY OF THIS OFFICE & ARE HEREBY CREATED, DEVELOPED & DEVELOPED FOR USE ON, IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. A THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS IMMEDIATELY UPON APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON THESE SO NOTED © 2024. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

A223

**1 ROOF PLAN**  
 1/8"=1'-0"

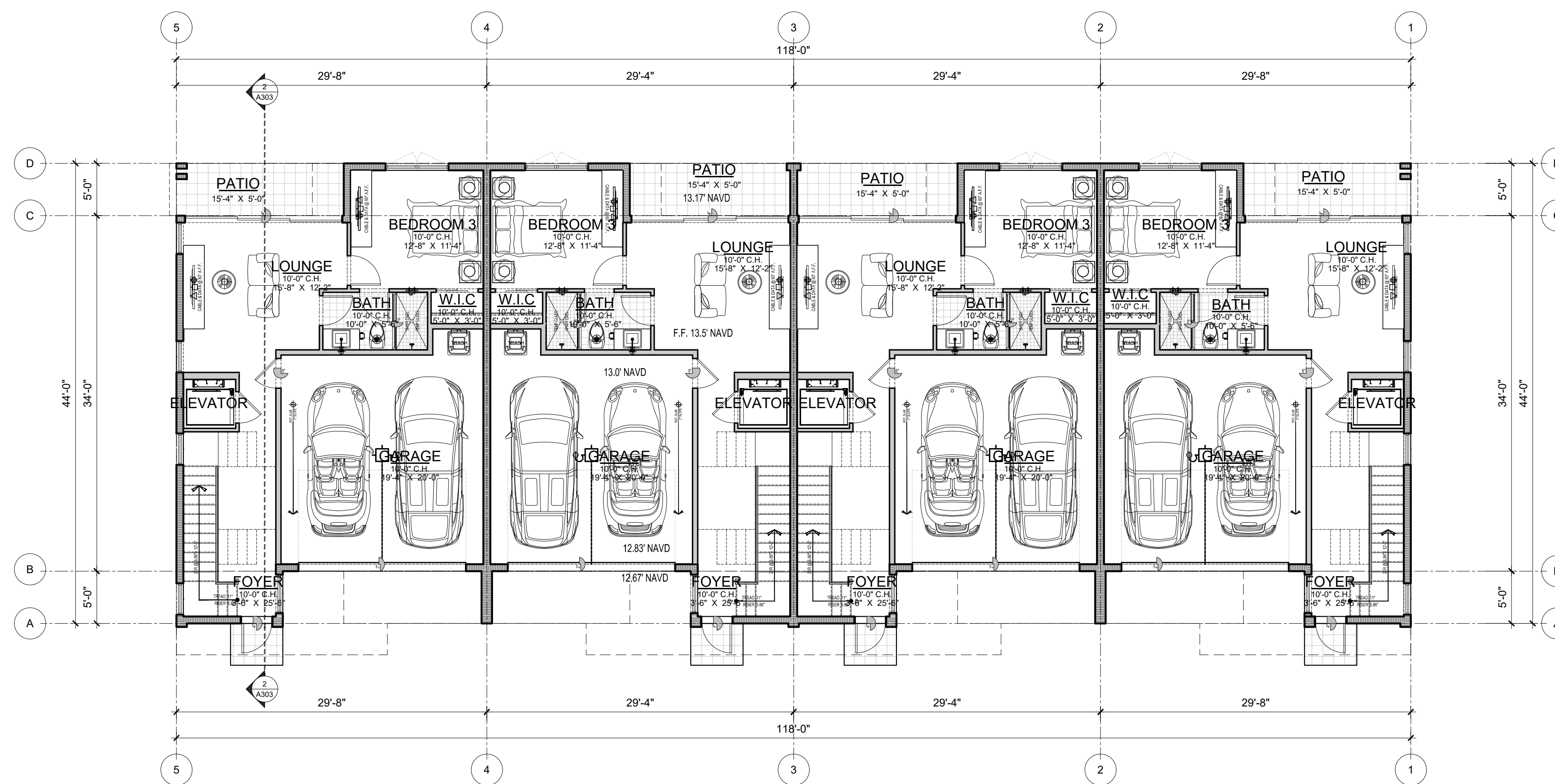
42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0999 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM

REVISIONS	BY	DATE
△ SITEPLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ UPDATED SITE PLAN	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH

SITE PLAN REVIEW SUBMITTAL 04-21-25

MULTIFAMILY  
2419 N. FEDERAL HWY.  
DELRAY BEACH, FLORIDA



**RANDALL STOFFT**  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379

ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY A THE PROPERTY OF THIS OFFICE & WERE CREATED, DEVELOPED & DESIGNED FOR USE ON A CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. A THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES OR CONFLICTS IN THESE DRAWINGS BEFORE PROCEEDING WITH FABRICATION. ON THESE DRAWINGS. © 2024. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

BUILDING D

A231a

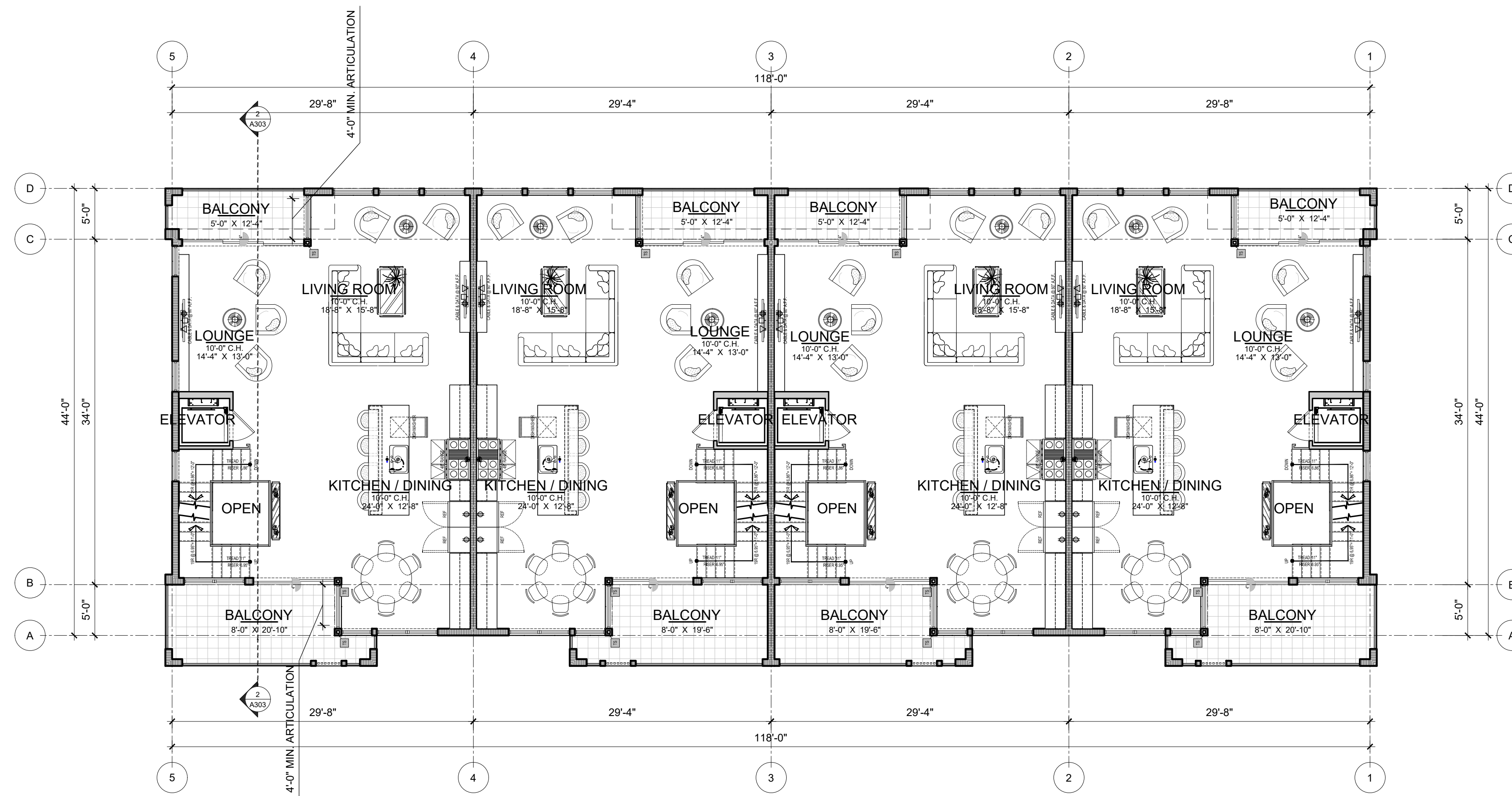
1 1ST FLOOR PLAN  
1/8"=1'-0"

REVISIONS	BY	DATE
△	ZF	02.23.24
△	GL	03.07.24
△	GL	04.10.24
△	GL	05.06.24
△	GL	07.17.24
△	GL	10.25.24
△	GL	12.11.24
△	GL	04.21.25
△	GL	09.22.25
△	GL	03.16.26
△	GL	04.21.26

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH

**SITE PLAN REVIEW SUBMITTAL 04-21-25**

**MULTIFAMILY**  
2419 N. FEDERAL HWY.  
DELRAY BEACH, FLORIDA



**RANDALL STOFFT**  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379

ALL IDEAS, DESIGN ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A PROPERTY OF THIS OFFICE AND ARE HEREBY CREATED, DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB. A THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS IMMEDIATELY UPON DISCOVERY. APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THESE NOTES IS REQUIRED. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

**BUILDING D**

**A232a**

**1 2ND FLOOR PLAN**  
1/8"=1'-0"

REVISIONS	BY	DATE
△	ZF	02.23.24
△	GL	03.07.24
△	GL	04.10.24
△	GL	05.06.24
△	GL	07.17.24
△	GL	10.25.24
△	GL	12.11.24
△	GL	04.21.25
△	GL	09.22.25
△	GL	03.16.26
△	GL	04.21.26

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH

**SITE PLAN REVIEW SUBMITTAL 04-21-25**

**MULTIFAMILY**  
 2419 N. FEDERAL HWY.  
 DELRAY BEACH, FLORIDA

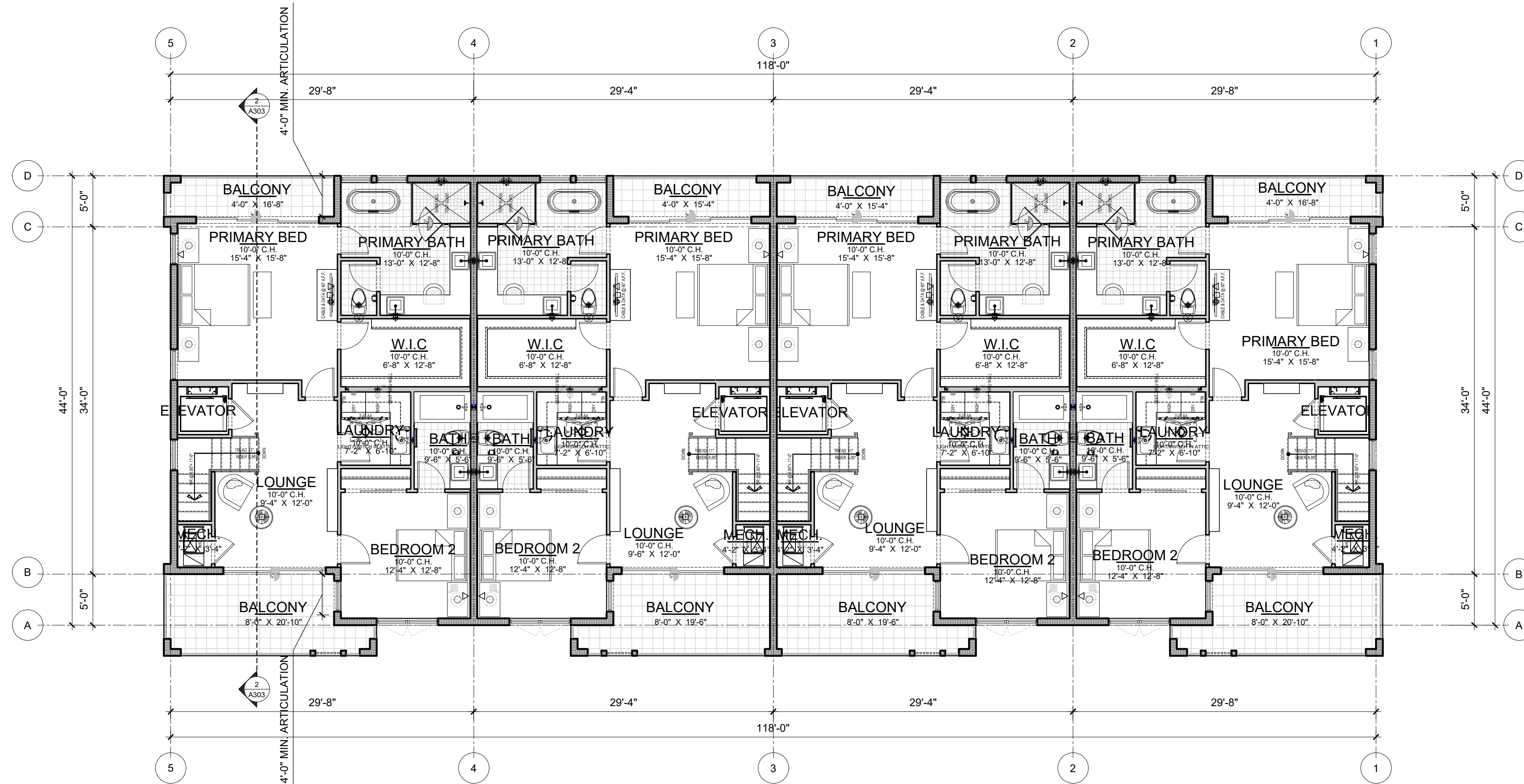
**RANDALL STOFFT**  
 ARCHITECTS  
 distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379

ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A MEMBER OF THE STOFFT ARCHITECTURE GROUP. THE PROPERTY OF THIS OFFICE & HERE CREATED, DEVELOPED, & DEVELOPED FOR USE ON A CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. A TIME SHEET MUST BE NOTIFIED TO THE ARCHITECT'S OFFICE. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. BACKUP DETAILS FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THESE NOTES © 2024. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

**A233a**



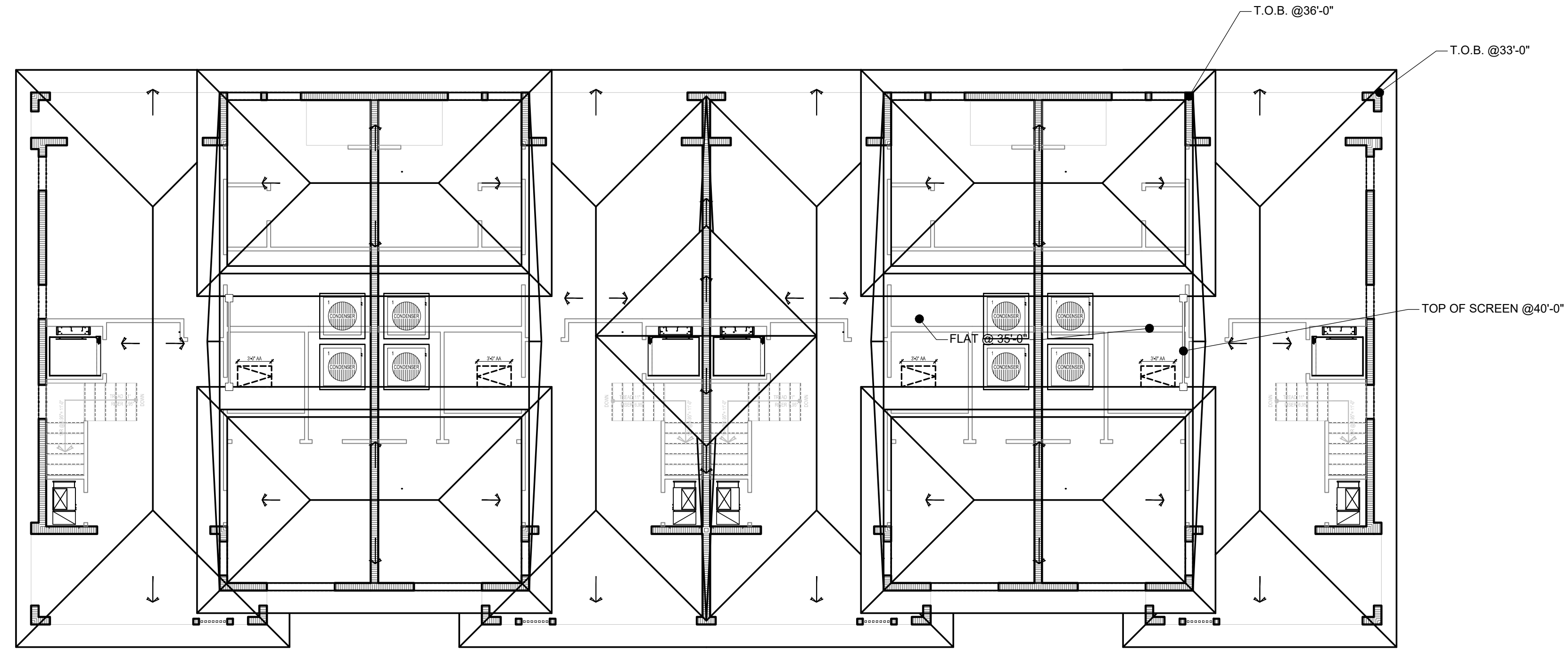
**1 3RD FLOOR PLAN**  
 1/8"=1'-0"

**BUILDING D**

AREA TABULATION	
ROOF	6132 SF
	6132 SF
AREA TABULATION	
MECHANICAL EQUIPMENT	128 SF
	128 SF

128/6,132= 0.021  
 2.1% ROOFTOP EQUIPMENT AREA PERCENTAGE  
 \*MAX ROOFTOP EQUIPMENT AREA PERCENTAGE= 10%

REVISIONS	BY	DATE
△	ZF	02.23.24
△	GL	03.07.24
△	GL	04.10.24
△	GL	05.06.24
△	GL	07.17.24
△	GL	10.25.24
△	GL	12.11.24
△	GL	04.21.25
△	GL	09.22.25
△	GL	03.16.26
△	GL	04.21.26
△	GL	05.18.26



BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH

**SITE PLAN REVIEW SUBMITTAL 04-21-25**

**MULTIFAMILY**  
 2419 N. FEDERAL HWY.  
 DELRAY BEACH, FLORIDA

**RANDALL STOFFT**  
 ARCHITECTS  
 distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379  
ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE CONSIDERED THE PROPERTY OF THIS OFFICE & ARE HEREBY DEVELOPED & DEVELOPED FOR USE ON & IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. A THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS IN THESE DRAWINGS. SHOP DETAILS FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON TIME SO NOTED © 2024. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

**BUILDING D**

A234

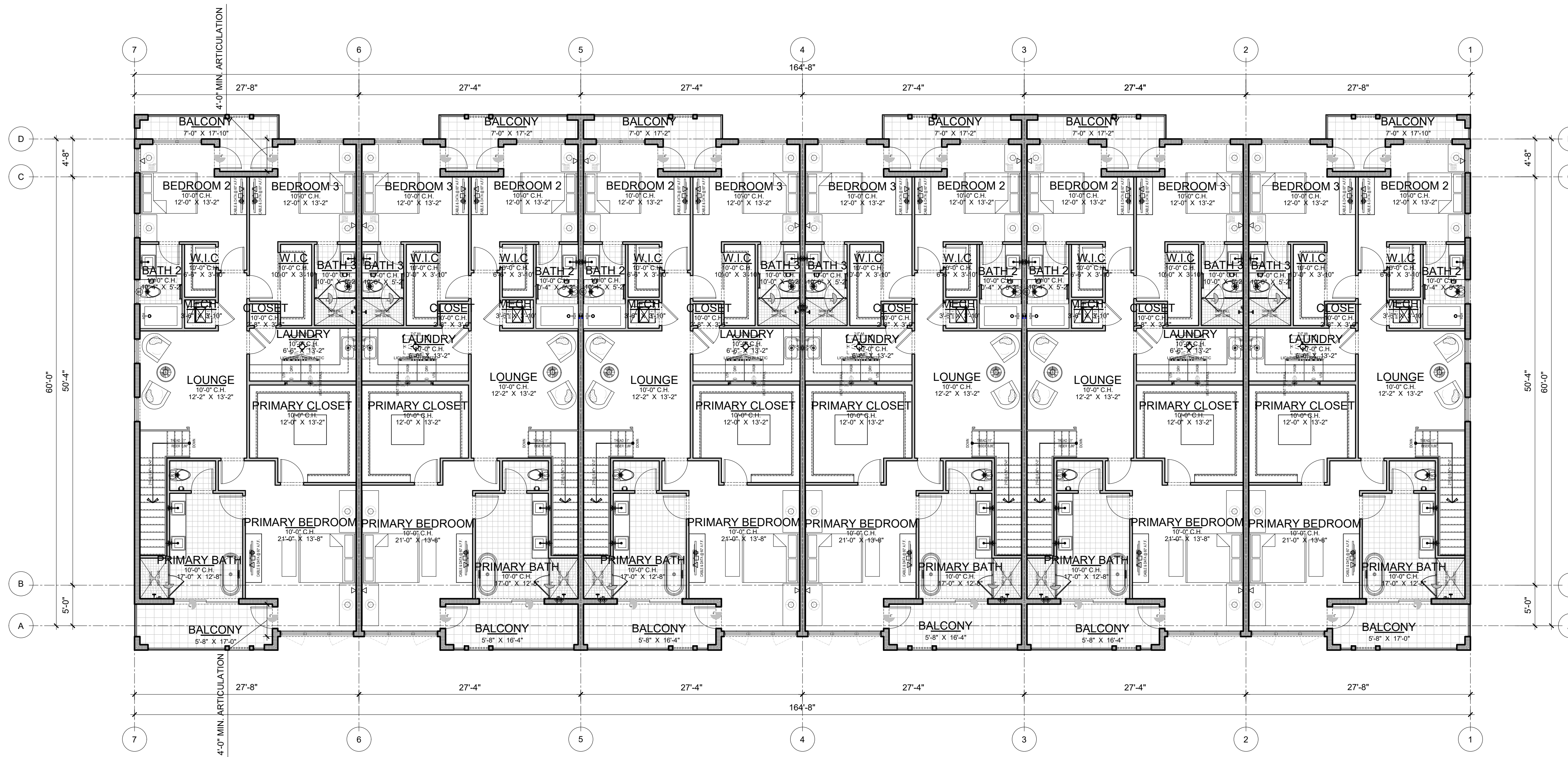
**1 ROOF PLAN**  
 1/8"=1'-0"

42 N SWINTON AVE., DELRAY BEACH, FL 33444 (561) 245-0999 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM



REVISIONS	BY	DATE
△ SITEPLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ UPDATED SITE PLAN	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH



SITE PLAN REVIEW SUBMITTAL 04-21-25

**MULTIFAMILY**  
 2419 N. FEDERAL HWY.  
 DELRAY BEACH, FLORIDA

**RANDALL STOFFT**  
 ARCHITECTS  
 distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379  
ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A CLIENT AND DEVELOPED FOR USE ON A PROJECT WITH THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. WRITTEN PERMISSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ANY ORAL PERMISSION. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. A TIME SHEET MUST BE NOTIFIED OF ANY CHANGES TO THE DRAWINGS. SHOP DETAILS OF ASSOCIATE SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON TIME SO NOTED © 2024. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

**BUILDING**

A242a

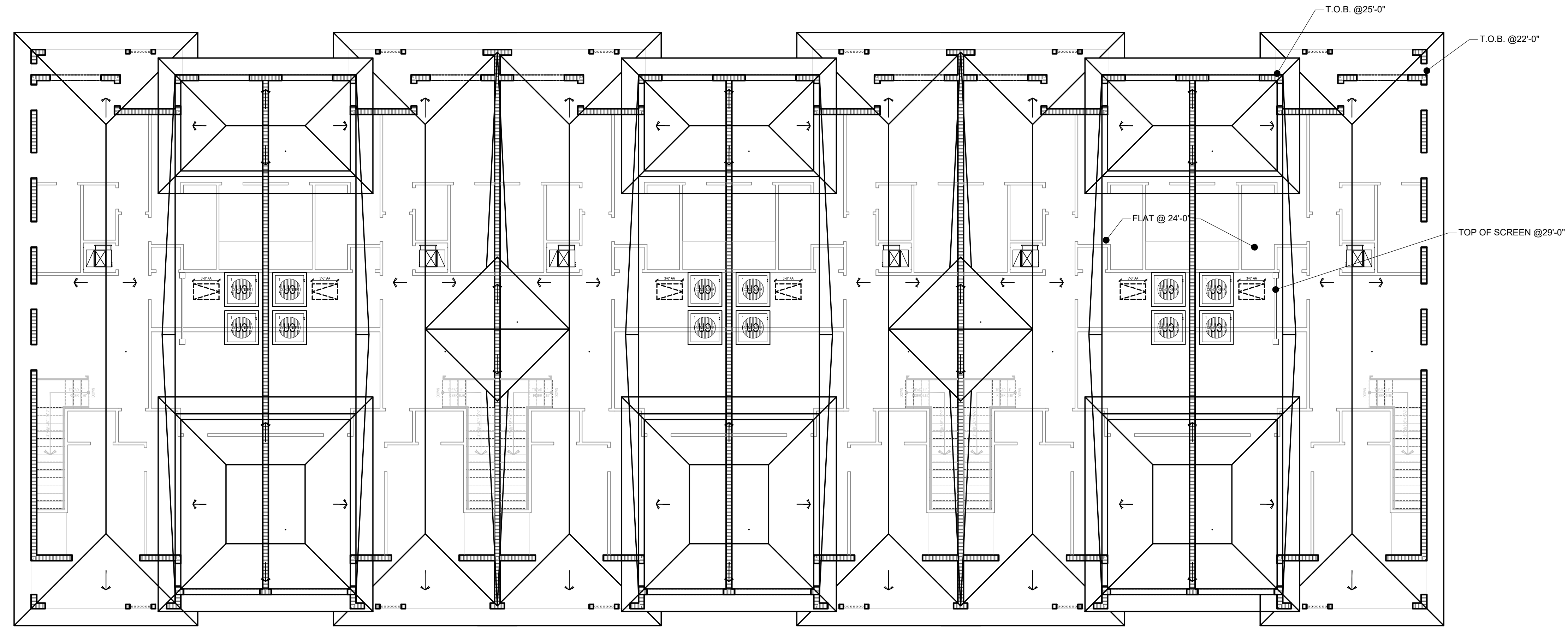
1 2ND FLOOR PLAN  
1/8"=1'-0"

42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0999 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM

AREA TABULATION	
ROOF	11583 SF
	11583 SF
AREA TABULATION	
MECHANICAL EQUIPMENT	192 SF
	192 SF

192/11,583 = 0.017  
 1.7% ROOFTOP EQUIPMENT AREA PERCENTAGE  
 \*MAX ROOFTOP EQUIPMENT AREA PERCENTAGE = 10%

REVISIONS	BY	DATE
△ SITE PLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ UPDATED SITE PLAN	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26
△ SITE PLAN REVIEW SUB.	GL	05.18.26



SITE PLAN REVIEW SUBMITTAL 04-21-25

MULTIFAMILY  
 2419 N. FEDERAL HWY.  
 DELRAY BEACH, FLORIDA

**RANDALL STOFFT**  
 ARCHITECTS  
 distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379

ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A THE PROPERTY OF THIS OFFICE & ARE CREATED, DEVELOPED, & DEVELOPED FOR USE ON, IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. A THIRD PARTY MUST BE NOTIFIED OF ANY CHANGES TO THESE DRAWINGS. SHOP DETAILS FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON TIME SO NOTED © 2024. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

BUILDING E

A243

1 ROOF PLAN  
 1/8" = 1'-0"

42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0999 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM

REVISIONS	BY	DATE
△ SITEPLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ UPDATED SITE PLAN	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH

SITE PLAN REVIEW SUBMITTAL 04-21-25

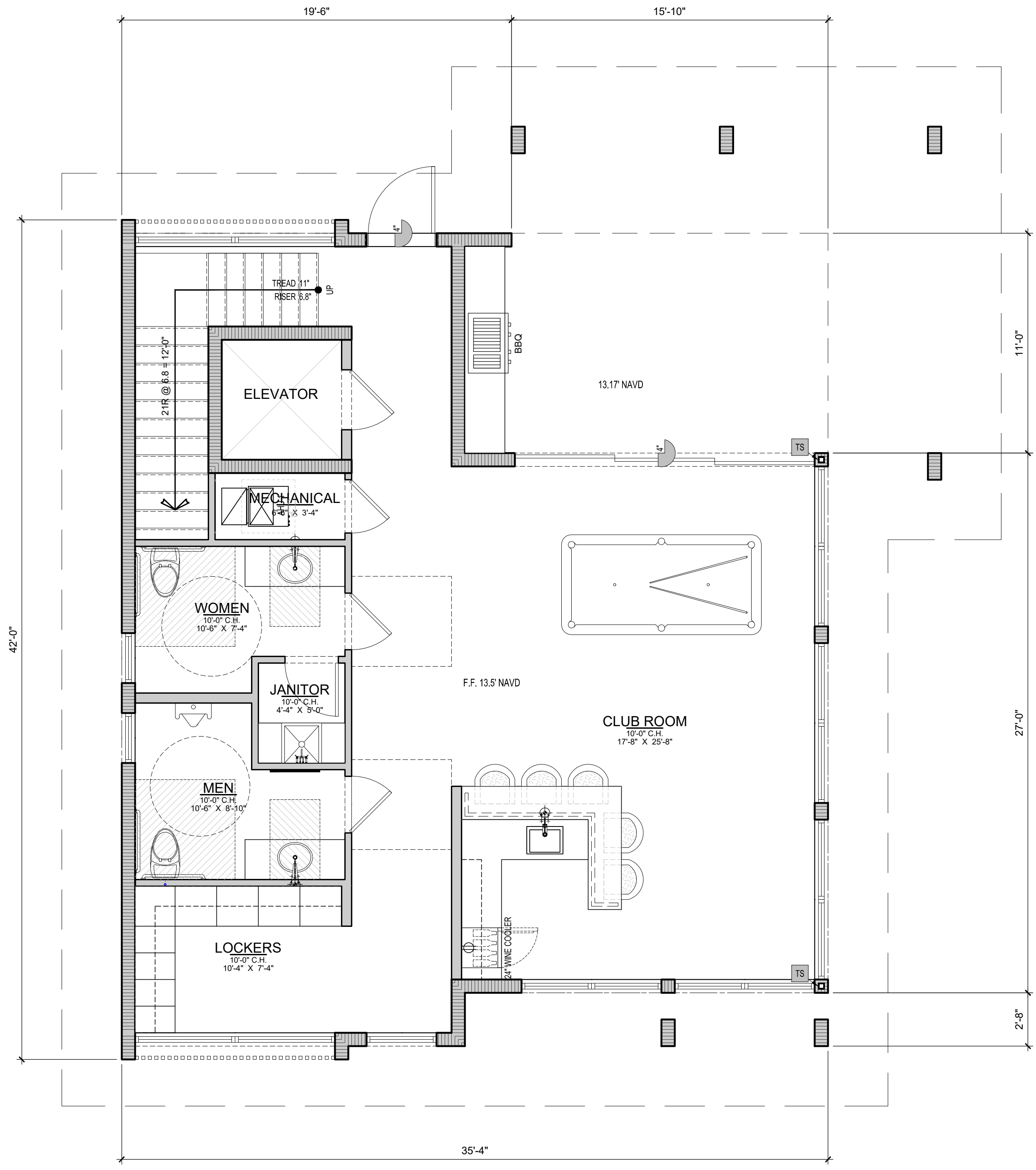
MULTIFAMILY  
2419 N. FEDERAL HWY.  
DELRAY BEACH, FLORIDA

**RANDALL STOFFT**  
ARCHITECTS  
distinctive. inspirational. architecture.

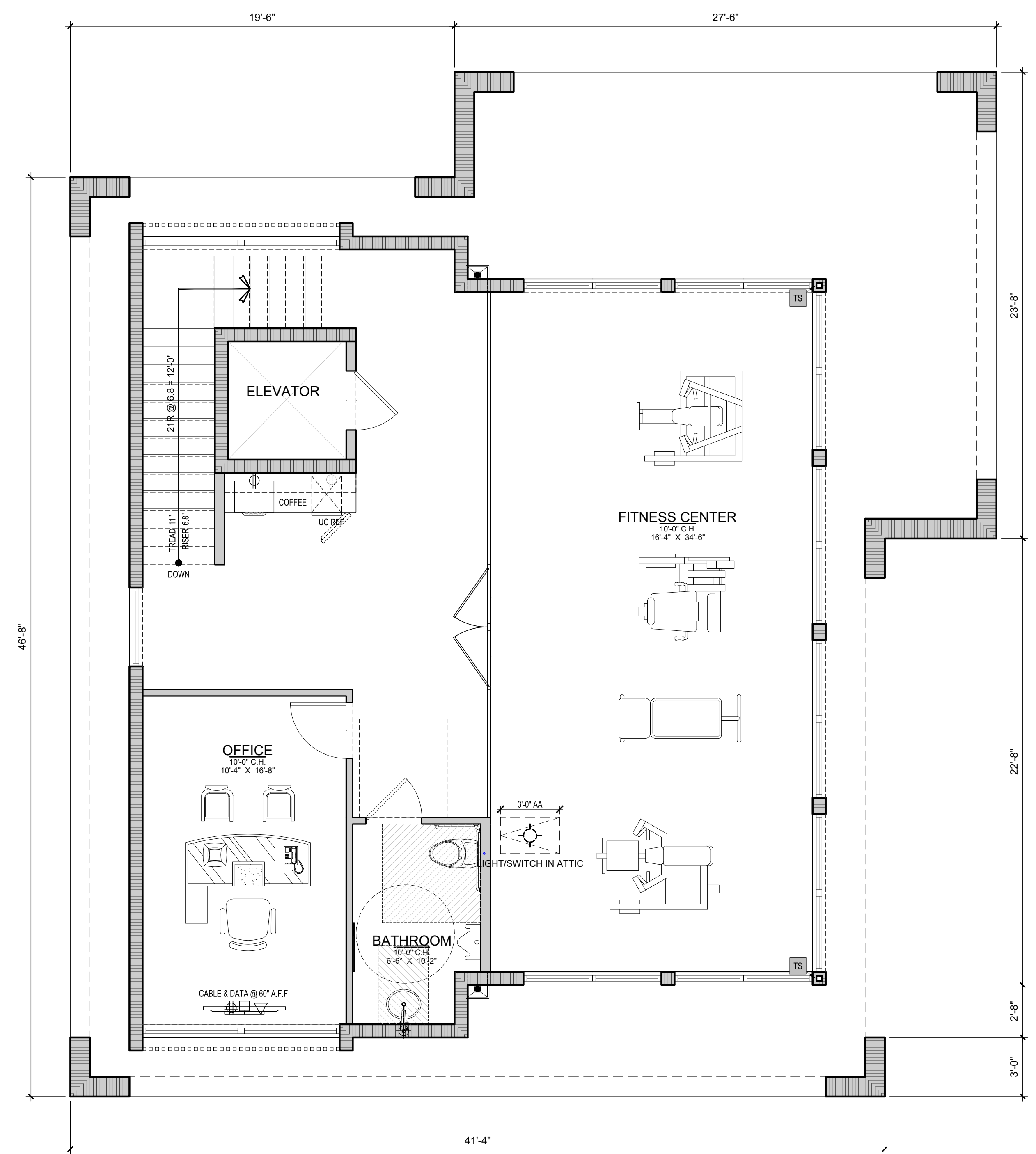
Job No. 2403032D

FL-001105 FIRM-AA003379  
ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A REGISTERED PROFESSIONAL ARCHITECT. THE PROJECTOR OF THIS OFFICE & HERE CREATED, DEVELOPED, & DESIGNED FOR USE ON A CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. A THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS IMMEDIATELY. CONDITIONS SHOWN BY THESE DRAWINGS, SHOP DETAILS, OR ASSOCIATE SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON TIME SO NOTED © 2024. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

REC CENTER



1 1ST FLOOR PLAN  
1/4"=1'-0"



2 2ND FLOOR PLAN  
1/4"=1'-0"

42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0999 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM

A261

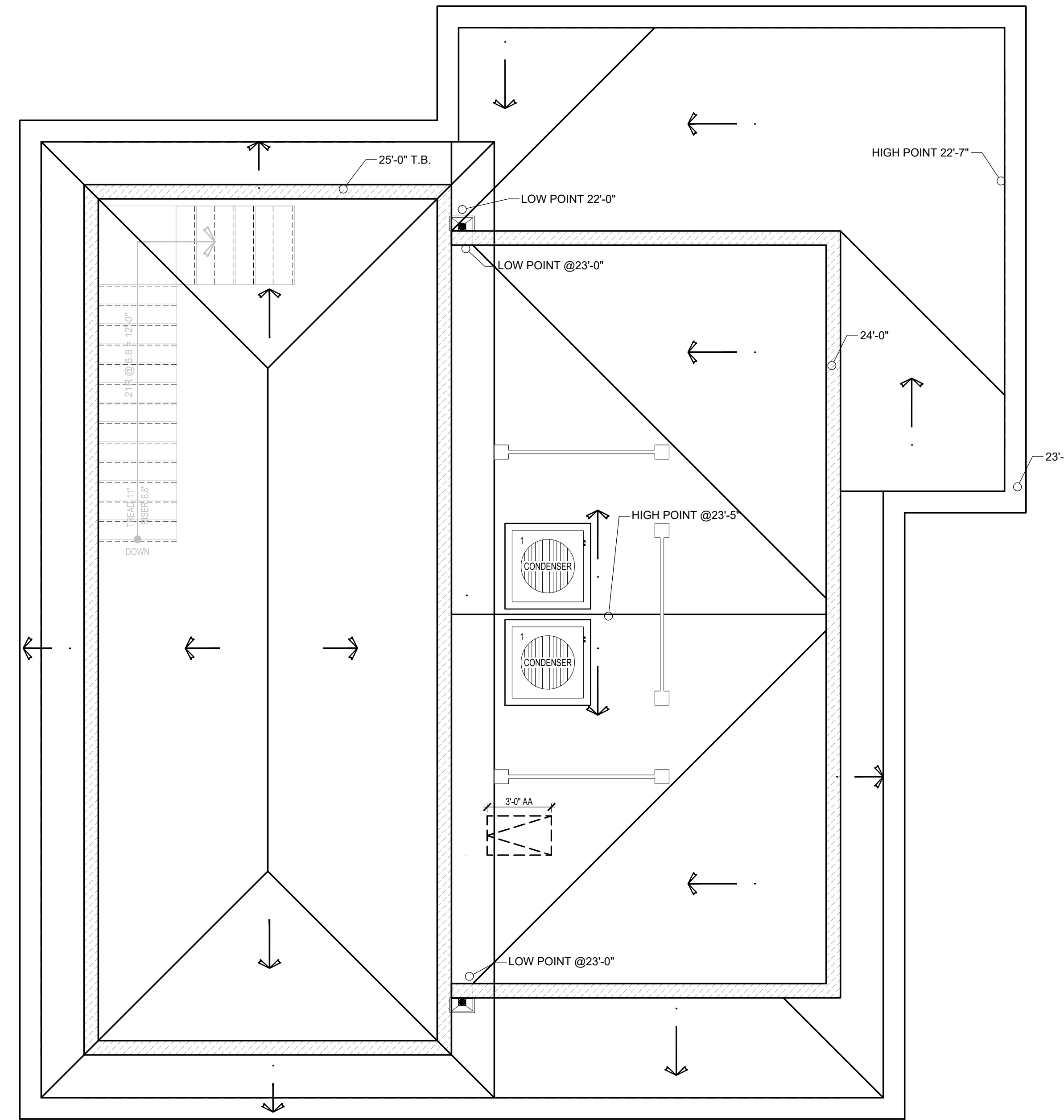
AREA TABULATION	
ROOF	2179 SF
	2179 SF

AREA TABULATION	
MECHANICAL EQUIPMENT	32 SF
	32 SF

32/2,179= 0.015  
 1.5% ROOFTOP EQUIPMENT AREA PERCENTAGE  
 \*MAX ROOFTOP EQUIPMENT AREA PERCENTAGE= 10%

REVISIONS	BY	DATE
△	ZF	02.23.24
△	GL	03.07.24
△	GL	04.10.24
△	GL	05.06.24
△	GL	07.17.24
△	GL	10.25.24
△	GL	12.11.24
△	GL	04.21.25
△	GL	09.22.25
△	GL	03.16.26
△	GL	04.21.26
△	GL	05.18.26



SITE PLAN REVIEW SUBMITTAL 04-21-25

MULTIFAMILY  
 2419 N. FEDERAL HWY.  
 DELRAY BEACH, FLORIDA

**RANDALL STOFFT**  
 ARCHITECTS  
 distinctive. inspirational. architecture.

Job No. 2403032D  
 FL-001105 FIRM-AA003379  
ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A PROPERTY OF THIS OFFICE & WERE CREATED, DEVELOPED & DESIGNED FOR USE ON, & IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. A THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES OR CONFLICTS IN THESE DRAWINGS. SHOP DETAILS OF ASSOCIATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON TIME SO NOTED © 2024. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

REC CENTER

A262

1 ROOF PLAN  
 1/4"=1'-0"

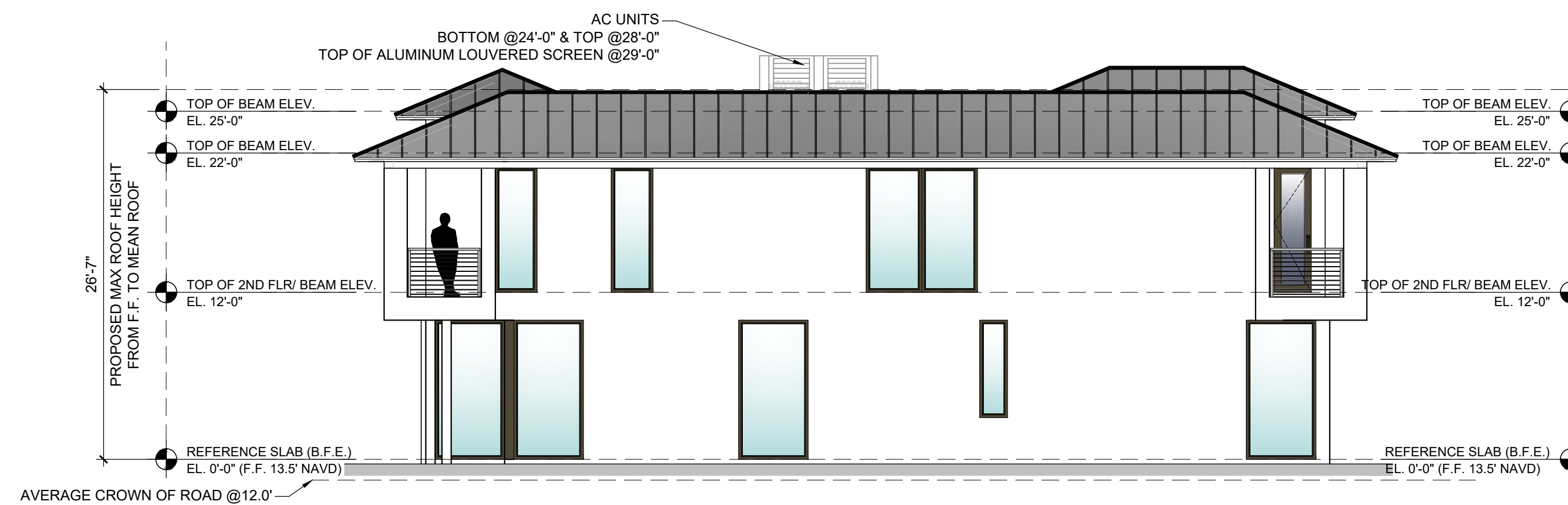
MAX ROOFTOP EQUIPMENT AREA  
CALCULATIONS ON ROOF PLANS

REVISIONS	BY	DATE
△ SITEPLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ UPDATED SITE PLAN	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26
△ SITE PLAN REVIEW SUB.	GL	05.18.26

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH



1 OVERALL FRONT ELEVATION  
1/8" = 1'-0"



2 OVERALL SIDE ELEVATION  
1/8" = 1'-0"



3 OVERALL REAR ELEVATION  
1/8" = 1'-0"

SITE PLAN REVIEW SUBMITTAL 04-21-25

MULTIFAMILY  
2419 N. FEDERAL HWY.  
DELRAY BEACH, FLORIDA

**RANDALL STOFFT**  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379

ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A REGISTERED PROFESSIONAL ARCHITECT AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF RANDALL STOFFT ARCHITECTS, P.A. IS STRICTLY PROHIBITED. THE ARCHITECT SHALL BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF MATERIALS AND FINISHES MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON THESE SO NOTED & ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

**A301a**

42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0999 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM

BUILDING A

MAX ROOFTOP EQUIPMENT AREA  
CALCULATIONS ON ROOF PLANS



1 ENLARGED FRONT ELEVATION  
1/4" = 1'-0"



2 ENLARGED REAR ELEVATION  
1/4" = 1'-0"

REVISIONS	BY	DATE
△ SITE PLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ UPDATED SITE PLAN	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26
△ SITE PLAN REVIEW SUB.	GL	05.18.26

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH  
SITE PLAN REVIEW SUBMITTAL 04-21-25

MULTIFAMILY  
2419 N. FEDERAL HWY.  
DELRAY BEACH, FLORIDA

**RANDALL STOFFT**  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379

ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A PROJECT OF THE OFFICE & ARE HEREBY PROTECTED BY THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL STOFFT ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. A THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS IN THESE DRAWINGS BEFORE PROCEEDING WITH FABRICATION. ON THESE SO NOTED © 2024. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

A301b

BUILDING A

42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0999 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM

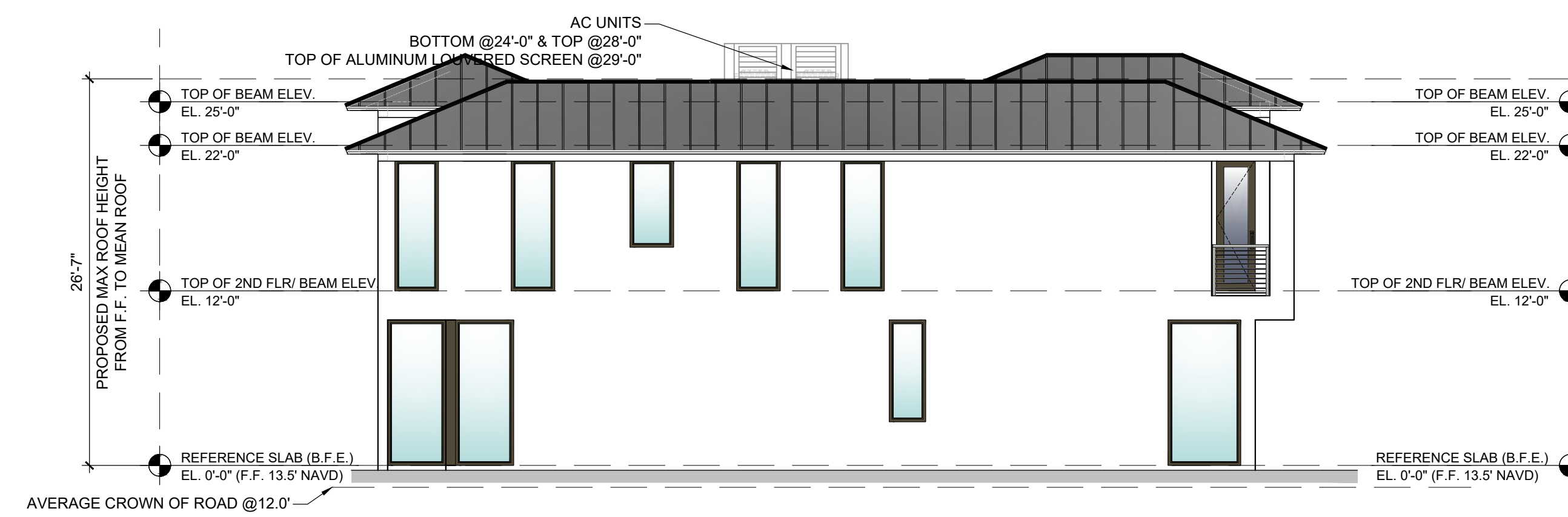
MAX ROOFTOP EQUIPMENT AREA  
CALCULATIONS ON ROOF PLANS.

REVISIONS	BY	DATE
△ SITEPLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ UPDATED SITE PLAN	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26
△ SITE PLAN REVIEW SUB.	GL	05.18.26

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH



1 OVERALL FRONT ELEVATION  
1/8" = 1'-0"



2 OVERALL SIDE ELEVATION  
1/8" = 1'-0"



3 OVERALL REAR ELEVATION  
1/8" = 1'-0"

SITE PLAN REVIEW SUBMITTAL 04-21-25

MULTIFAMILY  
2419 N. FEDERAL HWY.  
DELRAY BEACH, FLORIDA

RANDALL STOFFT  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379

ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY A PROJECT OR THE OFFICE & ARE HEREBY DEVELOPED, EVOLVED, & DEVELOPED FOR USE ON, IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR FOR ANY OTHER PROJECT, IN WHOLE OR IN PART, FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. THE PROJECT OR THE OFFICE & ARE HEREBY DEVELOPED, EVOLVED, & DEVELOPED FOR USE ON, IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR FOR ANY OTHER PROJECT, IN WHOLE OR IN PART, FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. THE PROJECT OR THE OFFICE & ARE HEREBY DEVELOPED, EVOLVED, & DEVELOPED FOR USE ON, IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR FOR ANY OTHER PROJECT, IN WHOLE OR IN PART, FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A.

A302a

BUILDING B

42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0999 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM

MAX ROOFTOP EQUIPMENT AREA  
CALCULATIONS ON ROOF PLANS.



1 ENLARGED FRONT ELEVATION  
1/4" = 1'-0"



2 ENLARGED REAR ELEVATION  
1/4" = 1'-0"

REVISIONS	BY	DATE
△ SITEPLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ UPDATED SITE PLAN	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26
△ SITE PLAN REVIEW SUB.	GL	05.18.26

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH

SITE PLAN REVIEW SUBMITTAL 04-21-25

MULTIFAMILY  
2419 N. FEDERAL HWY.  
DELRAY BEACH, FLORIDA

**RANDALL STOFFT**  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379

ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A ARCHITECTS P.A. THE PROPERTY OF THE OFFICE & ARE HEREBY DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. A THIS OFFICE MUST BE NOTIFIED OF ANY CHANGES TO THESE DRAWINGS. SHOP DETAILS OF ASSOCIATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON THESE SO NOTED © 2024. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

BUILDING B

A302b

42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0999 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM

MAX ROOFTOP EQUIPMENT AREA  
CALCULATIONS ON ROOF PLANS.

REVISIONS	BY	DATE
△ SITEPLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ UPDATED SITE PLAN	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26
△ SITE PLAN REVIEW SUB.	GL	05.18.26

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH

SITE PLAN REVIEW SUBMITTAL 04-21-25

MULTIFAMILY  
2419 N. FEDERAL HWY.  
DELRAY BEACH, FLORIDA

**RANDALL STOFFT**  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379  
ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A REGISTERED PROFESSIONAL ARCHITECT AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DETAILS OF ASSOCIATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON TIME SO NOTED © 2024. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

BUILDING C

A303a

42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0999 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM



1 OVERALL FRONT ELEVATION  
1/8" = 1'-0"



2 OVERALL SIDE ELEVATION  
1/8" = 1'-0"



3 OVERALL REAR ELEVATION  
1/8" = 1'-0"

MAX ROOFTOP EQUIPMENT AREA  
CALCULATIONS ON ROOF PLANS.

REVISIONS	BY	DATE
△	ZF	02.23.24
△	GL	03.07.24
△	GL	04.10.24
△	GL	05.06.24
△	GL	07.17.24
△	GL	10.25.24
△	GL	12.11.24
△	GL	04.21.25
△	GL	09.22.25
△	GL	03.16.26
△	GL	04.21.26
△	GL	05.18.26

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH  
**SITE PLAN REVIEW SUBMITTAL 04-21-25**

**MULTIFAMILY**  
2419 N. FEDERAL HWY.  
DELRAY BEACH, FLORIDA

**RANDALL STOFFT**  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2403032D  
FL-001105 FIRM-AA003379  
ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A  
THE PROJECTOR OF THIS OFFICE & ARE HEREBY  
DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY  
OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION  
FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN  
PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A.  
SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS &  
CONDITIONS ON THE JOB. A THIS OFFICE MUST BE NOTIFIED  
CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS  
OF ASSOCIATE SCALE MUST BE SUBMITTED TO THIS OFFICE  
FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION  
ON THESE NOTES & SPEC. ALL RIGHTS RESERVED.  
RANDALL STOFFT ARCHITECTS P.A.

**BUILDING C**

**A303b**

42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0999 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM



**1 ENLARGED FRONT ELEVATION**  
1/4" = 1'-0"



**2 ENLARGED REAR ELEVATION**  
1/4" = 1'-0"

MAX ROOFTOP EQUIPMENT AREA  
CALCULATIONS ON ROOF PLANS

REVISIONS	BY	DATE
△ SITE PLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ UPDATED SITE PLAN	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26
△ SITE PLAN REVIEW SUB.	GL	05.18.26

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH



1 OVERALL FRONT ELEVATION  
1/8"= 1'-0"



2 OVERALL SIDE ELEVATION  
1/8"= 1'-0"



3 OVERALL REAR ELEVATION  
1/8"= 1'-0"

SITE PLAN REVIEW SUBMITTAL 04-21-25

MULTIFAMILY  
2419 N. FEDERAL HWY.  
DELRAY BEACH, FLORIDA

**RANDALL STOFFT**  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379  
ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A PROJECT OF THE OFFICE & ARE HEREBY CREDITED TO THE PROJECT. NO PART OF THIS DRAWING OR ANY OF THE DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL STOFFT ARCHITECTS, P.A. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. A THIS OFFICE MUST BE NOTIFIED OF ANY CHANGES TO THESE DRAWINGS. SHOP DETAILS OF ASSOCIATE SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON TIME SO NOTED © 2024 ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

**A304a**

42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0999 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM

BUILDING D



MAX ROOFTOP EQUIPMENT AREA  
CALCULATIONS ON ROOF PLANS.

REVISIONS	BY	DATE
△ SITEPLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ UPDATED SITE PLAN	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26
△ SITE PLAN REVIEW SUB.	GL	05.18.26

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH  
**SITE PLAN REVIEW SUBMITTAL 04-21-25**

**MULTIFAMILY**  
2419 N. FEDERAL HWY.  
DELRAY BEACH, FLORIDA

**RANDALL STOFFT**  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379

ALL IDEAS, DESIGN ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A PROJECT OF THIS OFFICE & ARE CREATED, DEVELOPED & DESIGNED FOR USE ON A PROJECT WITH THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR FOR ANY OTHER PROJECT, IN WHOLE OR IN PART, FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL STOFFT ARCHITECTS, P.A. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. A THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES OR CHANGES TO THESE DRAWINGS BEFORE PROCEEDING WITH FABRICATION. ON TIME SO NOTED & ALL RIGHTS RESERVED.  
RANDALL STOFFT ARCHITECTS P.A.

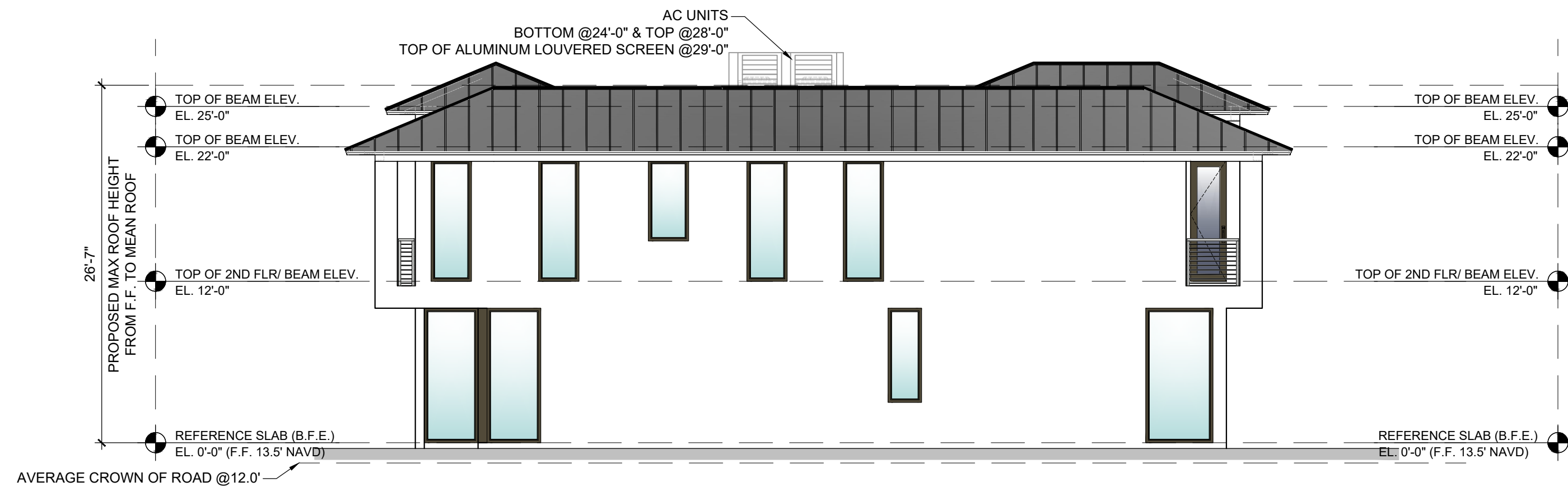
**A305a**

**BUILDING**

42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0999 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM



**1 OVERALL FRONT ELEVATION**  
1/8" = 1'-0"



**2 OVERALL SIDE ELEVATION**  
1/8" = 1'-0"



**3 OVERALL REAR ELEVATION**  
1/8" = 1'-0"

MAX ROOFTOP EQUIPMENT AREA  
CALCULATIONS ON ROOF PLANS.

REVISIONS	BY	DATE
△ SITEPLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ UPDATED SITE PLAN	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26
△ SITE PLAN REVIEW SUB.	GL	05.18.26



1 ENLARGED FRONT ELEVATION  
1/4" = 1'-0"



2 ENLARGED REAR ELEVATION  
1/4" = 1'-0"

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH

SITE PLAN REVIEW SUBMITTAL 04-21-25

MULTIFAMILY  
2419 N. FEDERAL HWY.  
DELRAY BEACH, FLORIDA

**RANDALL STOFFT**  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379

ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A REGISTERED PROFESSIONAL ARCHITECT AND ARE HEREBY PROTECTED BY COPYRIGHT LAW. NO PART OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. A THIRD PARTY MUST BE NOTIFIED OF ANY CHANGES TO THESE DRAWINGS. SHOP DETAILS OF APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON TIME SO NOTED © 2024. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

BUILDING

A305b

42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0999 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM

REVISIONS	BY	DATE
△ SITE PLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ UPDATED SITE PLAN	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH



SITE PLAN REVIEW SUBMITTAL 04-21-25

**MULTIFAMILY**  
 2419 N. FEDERAL HWY.  
 DELRAY BEACH, FLORIDA

**RANDALL STOFFT**  
 ARCHITECTS  
 distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379  
ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A PROPERTY OF THIS OFFICE & ARE CREATED, DEVELOPED & DESIGNED FOR USE ON A CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. CONTRACTORS SHALL VERIFY ALL DIMENSIONS & CONDITIONS ON THE JOB. A THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON TIME SO NOTED © 2024. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

TYPICAL TWO STORY SECTION

1 BUILDING SECTION  
 1/4" = 1'-0"

A306

42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0999 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM

REVISIONS	BY	DATE
△ SITEPLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ UPDATED SITE PLAN	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH

**04-21-25**

**SITE PLAN REVIEW SUBMITTAL**

**TYPICAL THREE STORY SECTION**

MULTIFAMILY  
2419 N. FEDERAL HWY.  
DELRAY BEACH, FLORIDA

**RANDALL STOFFT**  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379

ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A PROPERTY OF THE OFFICE & HERE CREATED. THE PROPERTY OF THE OFFICE & HERE CREATED. EVIDENCED & DEVELOPED FOR USE ON, IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. A THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS. SHOP DETAILS OF APPLICABLE MATERIALS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON THESE NOTES © 2024. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0999 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM



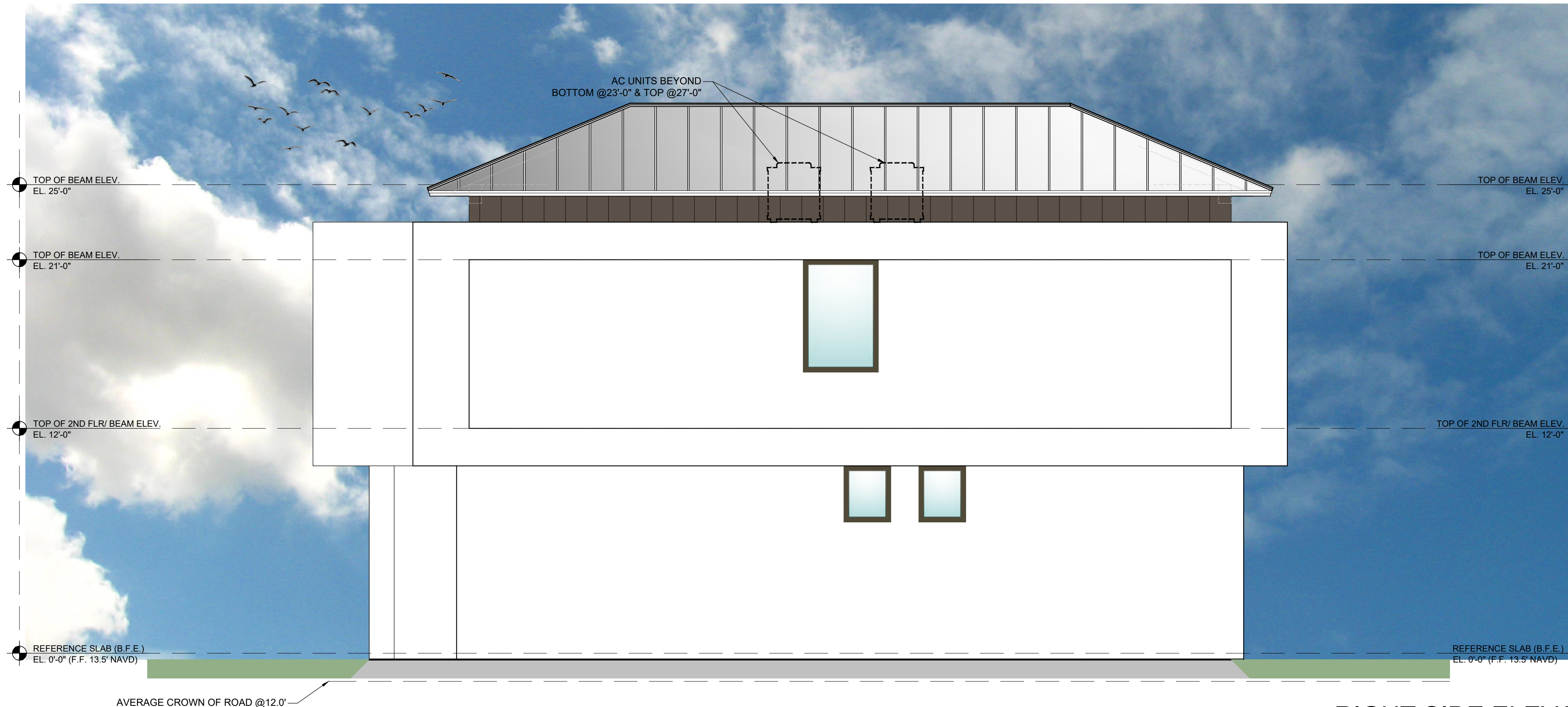
**1 BUILDING SECTION**  
1/4" = 1'-0"

**A307**

MAX ROOFTOP EQUIPMENT AREA  
CALCULATIONS ON ROOF PLANS.



1 FRONT ELEVATION  
1/4"= 1'-0"



2 RIGHT SIDE ELEVATION  
1/4"= 1'-0"

REVISIONS	BY	DATE
△ SITE PLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ UPDATED SITE PLAN	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26
△ SITE PLAN REVIEW SUB.	GL	05.18.26

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH

SITE PLAN REVIEW SUBMITTAL 04-21-25

MULTIFAMILY  
2419 N. FEDERAL HWY.  
DELRAY BEACH, FLORIDA

**RANDALL STOFFT**  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379

ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A REGISTERED PROFESSIONAL ARCHITECT AND ARE HEREBY THE PROPERTY OF THE OFFICE & HERE CREATED, DEVELOPED, & DEVELOPED FOR USE ON, IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. A THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS IN THESE DRAWINGS BEFORE PROCEEDING WITH FABRICATION. SHOP DETAILS OF ASSOCIATE SEALS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON THESE SO NOTED © 2024. ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

REC CENTER

A361

42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0999 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM

MAX ROOFTOP EQUIPMENT AREA  
CALCULATIONS ON ROOF PLANS.



3 REAR ELEVATION  
1/4"= 1'-0"



4 LEFT SIDE ELEVATION  
1/4"= 1'-0"

REVISIONS	BY	DATE
△ SITE PLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ UPDATED SITE PLAN	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26
△ SITE PLAN REVIEW SUB.	GL	05.18.26

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH

SITE PLAN REVIEW SUBMITTAL 04-21-25

MULTIFAMILY  
2419 N. FEDERAL HWY.  
DELRAY BEACH, FLORIDA

**RANDALL STOFFT**  
ARCHITECTS  
distinctive. inspirational. architecture.

Job No. 2403032D

FL-001105 FIRM-AA003379  
ALL IDEAS, DESIGN ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A PROPERTY OF THIS OFFICE AND ARE HEREBY CREATIVELY DEVELOPED FOR USE ON A CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. A THIS OFFICE MUST BE NOTIFIED OF ANY CHANGES TO THESE DRAWINGS. SHOP DETAILS OF ASSOCIATE SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON THESE NOTES © 2024 ALL RIGHTS RESERVED. RANDALL STOFFT ARCHITECTS P.A.

REC CENTER

A362

42 N SWINTON AVE, DELRAY BEACH, FL 33444 (561) 245-0999 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM