

398 NE 6TH AVENUE DEVELOPMENT

398 NE 6TH AVENUE, DELRAY BEACH, FL 33483

PROJECT NUMBER: 23036

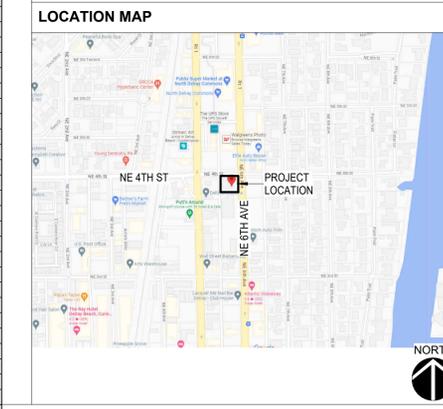
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OWNER	DELRAY 6TH AVENUE REALTY LLC DON HICKEY 3954 NW 82ND DRIVE PEMBROKE PINES, FL 33024 DON.HICKEY@OHLA-USA.COM
ARCHITECT	REG ARCHITECTS, INC. RICK GONZALEZ, AIA, PRESIDENT ALELI DE LA VEGA, ASSOC. AIA, SENIOR PROJECT MANAGER DOMINIC J. ARRESTA, AIA, PROJECT MANAGER 120 SOUTH OLIVE AVENUE, SUITE 210 WEST PALM BEACH, FL 33401 (561) 659-2383
CONSTRUCTION MANAGER	TBD
CIVIL ENGINEER	SIMMONS & WHITE ROBERT F. RENNEBAUM, P.E. 2581 METROCENTRE BLVD WEST, STE 3 WEST PALM BEACH, FL 33407 OFFICE: (561) 478-7848 X103 CELL: (561) 346-4331 SIMMONSANDWHITE.COM
LANDSCAPE ARCHITECT / LAND PLANNER	URBAN DESIGN STUDIO SANDRA J. MEGRUE, AICP 610 CLEMATIS ST CU#2, WEST PALM BEACH, FL 33401 (561) 366-1100 SMEGRUE@UDSFLORIDA.COM
STRUCTURAL ENGINEER	JEZERINAC GROUP GRAHAM BRASIC, PE, SE 480 HIBISCUS STREET, SUITE 107, WEST PALM BEACH, FLORIDA 33401 (561) 622-8585 GBRASIC@JEZERINACGROUP.COM
MEP, FIRE PROTECTION & PHOTOMETRICS	RGD CONSULTING ENGINEERS JOSE CAYON, PE MIKE BISHOP, PE, LEED AP 2151 FL A1AALT #2000, JUPITER, FL 33477 (561) 743-0165 JOSE.CAYON@RGDENGINEERS.COM
SURVEYOR	PERIMETER SURVEYING & MAPPING, INC. JEFF S. HODAPP, P.S.M., PRESIDENT 947 CLINT MOORE ROAD BOCA RATON, FL 33487 (561) 241-9988

SCOPE OF WORK
 NEW FOUR STORY CONDO BUILDING OF 20,399 SQFT IN DELRAY BEACH.



DATE 10/29/2025
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SHEET LIST		SHEET LIST		SHEET LIST		SHEET LIST		SHEET LIST	
SHEET NUMBER	SHEET NAME	SHEET NUMBER	SHEET NAME	SHEET NUMBER	SHEET NAME	SHEET NUMBER	SHEET NAME	SHEET NUMBER	SHEET NAME
00 - COVER SHEET		S-3.10	TYPICAL FOUNDATION DETAILS	A-4.04	ENLARGED UNIT PLANS- CONDO 1/4	P-105	GRAVITY PIPING - CONDO 1/4 TYPICAL	M-4.01	MECHANICAL SCHEDULES
A-0.00	COVER SHEET	S-3.11	TYPICAL FOUNDATION DETAILS	A-4.05	ENLARGED UNIT PLANS- CONDO 2/5	P-106	GRAVITY PIPING - CONDO 2/5 TYPICAL	M-5.01	MECHANICAL DETAILS
01 - CIVIL		S-3.20	TYPICAL SLAB-ON-GROUND DETAILS	A-4.06	ENLARGED UNIT PLANS- CONDO 3/6	P-107	GRAVITY PIPING - CONDO 3/6 TYPICAL	M-5.02	MECHANICAL DETAILS
C-1	TITLE SHEET	S-3.21	SLAB-ON-GROUND DETAILS	A-4.10	ENLARGED UNIT PLANS- CONDO 7	P-108	GRAVITY PIPING - CONDO 7	M-5.03	MECHANICAL DETAILS
C-2	CONCEPTUAL DEMOLITION PLAN	S-3.30	TYPICAL CONCRETE COLUMN DETAILS	A-4.11	ENLARGED UNIT PLANS- CONDO 8	P-109	GRAVITY PIPING - CONDO 8	M-6.01	MECHANICAL CALCULATIONS
C-3	CONCEPTUAL PAVING AND DRAINAGE PLAN	S-3.40	TYPICAL CONCRETE BEAM DETAILS	A-4.12	ADA RESTROOM	P-111	LEVEL 1 - PRESSURE PIPING FLOOR PLAN	M-6.02	MECHANICAL CALCULATIONS
C-4	CONCEPTUAL WATER AND WASTEWATER PLAN	S-3.50	ELEVATED CONCRETE SLAB DETAILS	A-4.13	INTERIOR KITCHEN ELEVATIONS	P-112	LEVEL 2&3 - PRESSURE PIPING FLOOR PLAN	07 - ELECTRICAL	
C-5	CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER DETAILS	S-4.10	TYPICAL CMU DETAILS	A-4.14	INTERIOR KITCHEN ELEVATIONS	P-113	LEVEL 4 - PRESSURE PIPING FLOOR PLAN	E-0.01	ELECTRICAL COVER SHEET
C-6	CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER DETAILS	S-4.11	TYPICAL CMU DETAILS	A-4.15	VERTICAL CIRCULATION	P-114	ROOF LEVEL - PRESSURE PIPING FLOOR PLAN	E-0.02	ELECTRICAL SYMBOL LEGENDS
C-7	CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER DETAILS	S-5.01	TYPICAL STEEL FRAMING DETAILS	A-4.21	STAIR DETAILS	P-115	PRESSURE PIPING - CONDO 1/4 TYPICAL	E-1.00	ELECTRICAL SITE PLAN
02 - STRUCTURAL		03 - ARCHITECTURAL		A-4.22	ROOFTOP DETAILS	P-116	PRESSURE PIPING - CONDO 2/5 TYPICAL	E-1.01	ELECTRICAL POWER PLAN - 1ST FLOOR
S-0.10	GENERAL NOTES	A-0.10	ARCHITECTURAL INFORMATION	A-5.01	WALL TYPES	P-117	PRESSURE PIPING - CONDO 3/6 TYPICAL	E-1.02	ELECTRICAL TYP. POWER PLAN - 2ND & 3RD FLOORS
S-0.20	LOADING CRITERIA	A-0.20	PARKING PLAN & SITE DIAGRAM	A-5.02	WINDOW SCHEDULE	P-118	PRESSURE PIPING - CONDO 7	E-1.03	ELECTRICAL POWER PLAN - 4TH FLOOR
S-0.30	CONCRETE GENERAL NOTES & SCHEDULES	A-0.30	LIFE SAFETY PLANS	A-5.03	DOOR SCHEDULE	P-119	PRESSURE PIPING - CONDO 8	E-1.04	ELECTRICAL POWER PLAN - ROOF
S-0.40	CMU GENERAL NOTES & SCHEDULES	A-1.01	FIRST FLOOR PLAN	A-5.04	FINISH PLANS	P-301	PLUMBING DETAILS	E-2.01	ELECTRICAL LIGHTING PLAN - 1ST FLOOR
S-0.50	STEEL GENERAL NOTES & SCHEDULES	A-1.02	SECOND & THIRD FLOOR PLAN	A-6.01	DOOR & WINDOW DETAILS	P-401	PLUMBING SCHEDULES	E-2.02	ELECTRICAL TYP. LIGHTING PLAN - 2ND & 3RD FLOORS
S-0.60	SPECIAL INSPECTIONS PLAN	A-1.04	FOURTH FLOOR PLAN	A-6.02	ROOF, FLOOR, CEILING & CASEWORK DETAILS	06 - MECHANICAL		E-2.03	ELECTRICAL LIGHTING PLAN - 4TH FLOOR
S-1.01	FOUNDATION PLAN	A-1.05	ROOF PLAN	04 - FIRE PROTECTION		M-0.00	MECHANICAL COVER SHEET	E-2.04	ELECTRICAL LIGHTING PLAN - ROOF
S-1.02	SECOND FLOOR FRAMING PLAN	A-1.06	FIRST FLOOR & ROOF RCP	F-0.01	FIRE PROTECTION COVER SHEET	M-1.01	MECHANICAL ZONE MAP - FIRST FLOOR	E-3.01	ELECTRICAL TYPICAL UNITS
S-1.02-R	SECOND FLOOR REINFORCING PLAN	A-2.01	BUILDING ELEVATIONS	F-1.01	LEVEL 1 - FIRE PROTECTION FLOOR PLAN	M-1.02	MECHANICAL ZONE MAP - SECOND & THIRD FLOOR	E-3.02	ELECTRICAL TYPICAL UNITS
S-1.03	THIRD FLOOR FRAMING PLAN	A-2.02	BUILDING ELEVATIONS	F-1.02	LEVEL 2&3 - FIRE PROTECTION FLOOR PLAN	M-1.03	MECHANICAL ZONE MAP - FOURTH FLOOR	E-3.03	ELECTRICAL TYPICAL UNITS
S-1.03-R	THIRD FLOOR REINFORCING PLAN	A-2.03	ELEVATION DETAILS	F-1.03	LEVEL 4 - FIRE PROTECTION FLOOR PLAN	M-2.01	MECHANICAL FLOOR PLAN - FIRST FLOOR	E-5.01	ELECTRICAL RISER DIAGRAM
S-1.04	FOURTH FLOOR FRAMING PLAN	A-2.04	ELEVATION DETAILS	F-1.04	ROOF LEVEL - FIRE PROTECTION FLOOR PLAN	M-2.02	MECHANICAL FLOOR PLAN - SECOND & THIRD FLOOR	E-5.02	ELECTRICAL GROUNDING RISER DIAGRAM
S-1.04-R	FOURTH FLOOR REINFORCING PLAN	A-3.01	BUILDING SECTIONS	F-2.01	FIRE PROTECTION DETAILS	M-2.03	MECHANICAL FLOOR PLAN - FOURTH FLOOR	E-6.01	ELECTRICAL SCHEDULES
S-1.05	ROOF FRAMING PLAN	A-3.02	BUILDING SECTIONS	05 - PLUMBING		M-2.04	MECHANICAL ROOF PLAN	E-6.02	ELECTRICAL SCHEDULES
S-1.05-R	ROOF REINFORCING PLAN	A-3.03	BUILDING SECTIONS	P-0.01	PLUMBING COVER SHEET	M-2.05	MECHANICAL TOP OF BUILDING PLAN	08 - FIRE ALARM	
S-1.06	HIGH ROOF FRAMING PLAN	A-3.04	WALL SECTIONS	P-1.01	FOUNDATION - PLUMBING PLAN	M-3.01	MECHANICAL FLOOR PLAN - CONDO 1/4	FA-0.01	FIRE ALARM COVER SHEET
S-1.06-R	HIGH ROOF REINFORCING PLAN	A-3.05	ROOFTOP POOL SECTIONS	P-1.02	LEVEL 1 - GRAVITY PIPING FLOOR PLAN	M-3.02	MECHANICAL FLOOR PLAN - CONDO 2/5	FA-1.01	FIRE ALARM PLAN - 1ST FLOOR
		A-4.01	ENLARGED FLOOR PLANS	P-1.03	LEVEL 2&3 - GRAVITY PIPING FLOOR PLAN	M-3.03	MECHANICAL FLOOR PLAN - CONDO 3/6	FA-1.02	FIRE ALARM TYP. PLAN - 2ND & 3RD FLOORS
		A-4.02	SECOND AND THIRD FLOOR CIRCULATION SPACES	P-1.04	LEVEL 4 - GRAVITY PIPING FLOOR PLAN	M-3.04	MECHANICAL FLOOR PLAN - CONDO 7	FA-1.03	FIRE ALARM PLAN - 4TH FLOOR
		A-4.03	FOURTH FLOOR CIRCULATION SPACE	P-1.04	ROOF LEVEL - GRAVITY PIPING FLOOR PLAN	M-3.05	MECHANICAL FLOOR PLAN - CONDO 8	FA-1.04	FIRE ALARM PLAN - ROOF
								FA-3.01	FIRE ALARM DETAILS



Rick Gonzalez, AIA
 President
 FL License AR0014172
 120 South Olive Ave, Ste. 210,
 West Palm Beach, FL 33401
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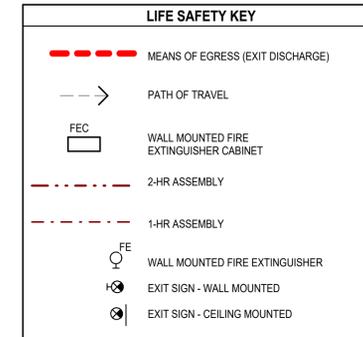
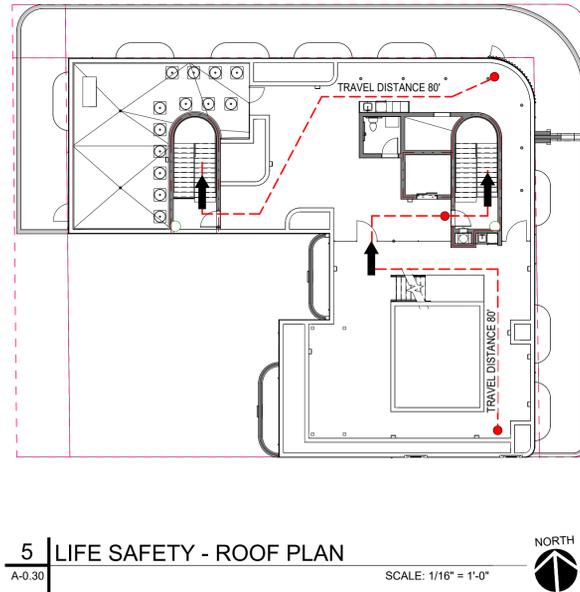
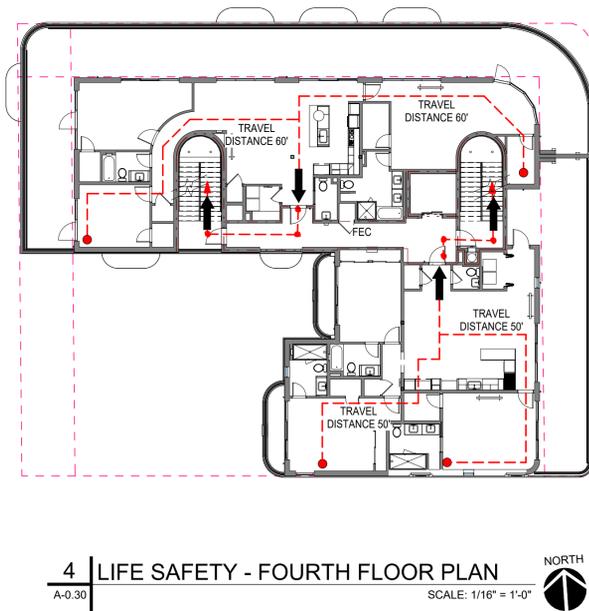
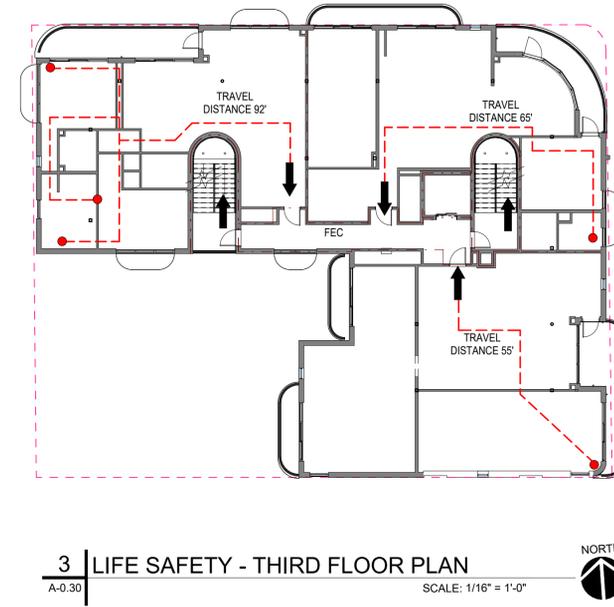
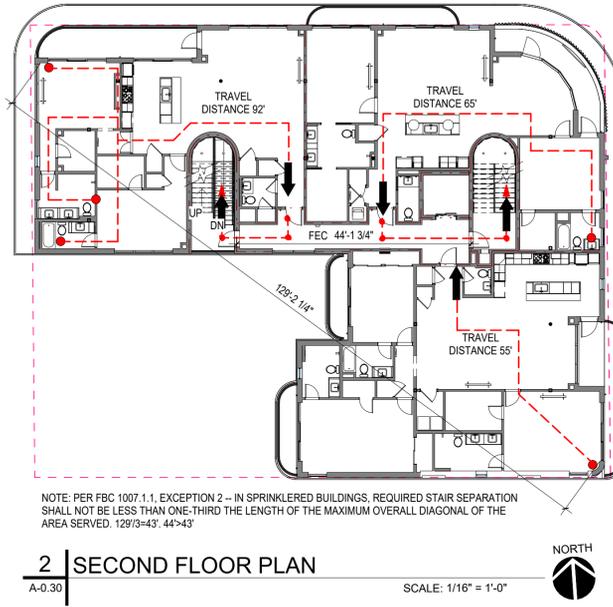
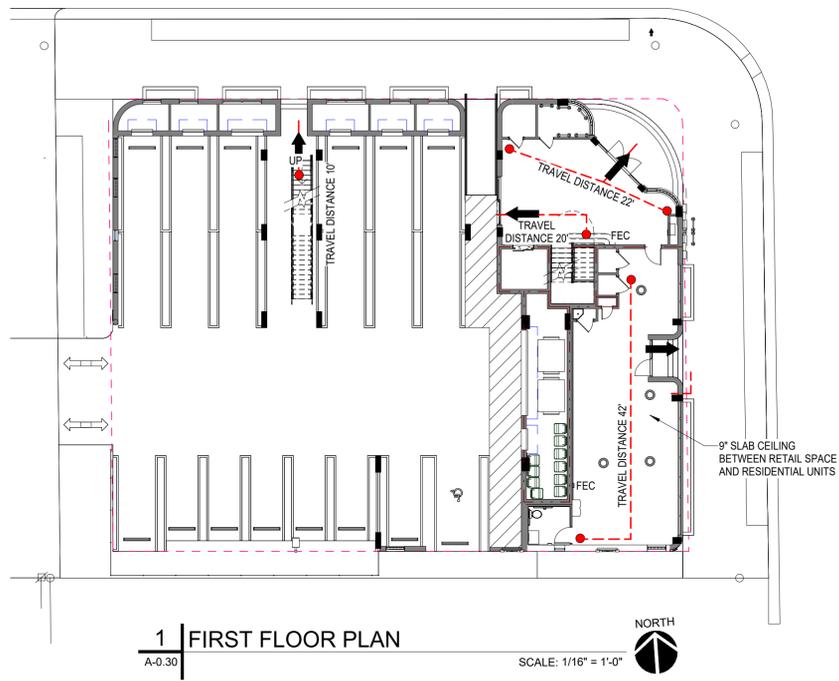
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COVER SHEET

DESIGN DEVELOPMENT
A-0.00



OCCUPANY LOAD/PLUMBING CALCULATION

OCCUPANCY LOAD (FBC 1004.5)	MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (FPC 403.1)	PROVIDED
1ST FLOOR COMMERCIAL (MERCANTILE) - 17 OCC	M- MERCANTILE: 1 WC PER 500; 1 LAV PER 750; 1 SERVICE SINK; 1 DRINKING FOUNTAIN PER 1,000	1ST FLOOR PER RESIDENCE - 1 WC, 1 LAV, 1 SHOWER, 1 KITCHEN SINK, 1 DRINKING FOUNTAIN
2ND FLOOR RESIDENCE - 31 OCC	R-2 RESIDENCE: PER UNIT: 1 WC; 1 LAV; 1 SHOWER; 1 KITCHEN SINK 1 CLOTHING WASHER CONNECTION PER 20 UNITS	2ND FLOOR PER RESIDENCE - 1 WC, 1 LAV, 1 SHOWER, 1 KITCHEN SINK, 1 WASHER CONNECTION
3RD FLOOR RESIDENCE - 31 OCC	R-2 RESIDENCE: PER UNIT: 1 WC; 1 LAV; 1 SHOWER; 1 KITCHEN SINK 1 CLOTHING WASHER CONNECTION PER 20 UNITS	3RD FLOOR PER RESIDENCE - 1 WC, 1 LAV, 1 SHOWER, 1 KITCHEN SINK, 1 WASHER CONNECTION
4TH FLOOR RESIDENCE - 31 OCC	R-2 RESIDENCE: PER UNIT: 1 WC; 1 LAV; 1 SHOWER; 1 KITCHEN SINK 1 CLOTHING WASHER CONNECTION PER 20 UNITS	3RD FLOOR PER RESIDENCE - 1 WC, 1 LAV, 1 SHOWER, 1 KITCHEN SINK, 1 WASHER CONNECTION

NOTES:
PER FPC 410.2 SMALL OCCUPANCIES, DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 15 OR FEWER.
PER FPC 403.8 EXCEPTION E, FOR BUSINESS AND MERCANTILE CLASSIFICATIONS WITH AN OCCUPANT LOAD OF 15 OR FEWER, SERVICE SINKS SHALL NOT BE REQUIRED.
PER FPC 403.2 SEPARATE FACILITIES SHALL NOT BE REQUIRED IN MERCANTILE OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 100 OR FEWER.

CODE RESEARCH AND TABULATION - PROFESSIONAL SERVICES

APPLICABLE BUILDING CODE: FLORIDA BUILDING CODE - EIGHTH EDITION 2023 - INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, & ACCESSIBILITY

OCCUPANCY - SECTION 310.4 **GROUP R2 - RESIDENTIAL**

TYPE OF CONSTRUCTION - TABLE 601 **TYPE IIB** **SPRINKLERED**

	ALLOWED	PROVIDED	
MAXIMUM AREA - TABLE 506.2A	48,000 SF	20,399 GSF	
MAXIMUM HEIGHT - TABLE 504.3A	75'	62'-5"	
MAXIMUM NO. OF STORIES - TABLE 504.4A	5-STORY	5-STORY	
FIRE PROTECTION OF EXTERIOR WALLS (TYPE IIB CONSTRUCTION PER FBC 2023 TABLE 601)	REQUIRED RATING	PROVIDED RATING	
	0	0	
FIRE SEPARATION BETWEEN DWELLING UNITS PER FBC 708.3	1/2 HR	1 HR	
FIRE SEPARATION BETWEEN OCCUPANCY GROUPS M & R-2 TABLE 508.4	1 HR	1 HR	
PER FBC 2023 TABLE 722.2.1.1, THE 9" LIGHTWEIGHT CONCRETE FLOOR SLAB PROVIDED EXCEEDS THE MINIMUM 2.5" THICKNESS REQUIRED FOR 1-HOUR FIRE-RESISTANCE RATING.			
MAXIMUM EXTERIOR WALL OPENING SF - TABLE 705.8 UNPROTECTED, SPINKLERED			
SOUTH, 5FT FROM PROPERTY LINE	25% OR 686 SF	332 SF	
WEST, 20FT FROM CENTER OF ALLEY	NO LIMIT	391 SF	
NORTH, 36FT FROM CENTER OF NE 4TH STREET	NO LIMIT	720 SF	
EAST, 40FT FROM CENTER OF NE 6TH AVE	NO LIMIT	790 SF	
OCCUPANCY LOADS TABLE - FBC 2023 1004.5			
OCCUPANCY GROUP	OCCUPANTS	PER TABLE 1004.5	
R-2 (RESIDENTIAL)	(18,725 GSF / 200G) = 94	200 GROSS / OCC.	
M (MERCANTILE)	(1,198 GSF / 60G) = 20	60 GROSS / OCC.	
A-2 (ROOFTOP AMENITY DECK)	(1,490 GSF / 15G) = 100	15 GROSS / OCC.	
A-2 (POOL SURFACE)	(450 GSF / 50G) = 9	50 GROSS / OCC.	
A-2 (POOL DECK)	(995 GSF / 30G) = 34	30 GROSS / OCC.	
EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)	250'		
MEANS OF EGRESS			
	RESIDENTIAL (R-2)	MERCANTILE (M)	ASSEMBLY (A-2)
	Required	Provided	Required
STAIRWAYS 1005.3.1	44"	48"	36"
OTHER EGRESS COMPONENTS 1005.3.2	44"	54"	44"
MAX COMMON PATH OF TRAVEL Table 1006.2.1	125'	92'	75'
NUMBER OF EXITS Table 1006.3.2	2	2	2
SIZE OF DOORS 1010.1.1	32"	32"	32"
MIN. STAIR WIDTH 1011.2	44"	48"	36"
MAX TRAVEL DISTANCE Table 1017.2	250'	85'	250'
MIN. CORRIDOR WIDTH Table 1020.3	36"	54"	36"
MAX DEAD END Table 1020.5	50'	N/A	50'
FLORIDA FIRE PREVENTION CODE			
BASED ON FLORIDA FIRE PREVENTION CODE (8TH EDITION)			
OCCUPANCY - SECTION 6	RESIDENTIAL (R)	MERCANTILE (M)	ASSEMBLY (A)
	Required	Provided	Required
MAX COMMON PATH OF TRAVEL NFPA Table A.7.6	50'	0'	100'
MAX DEAD END NFPA Table A.7.6	50'	N/A	50'
MAX TRAVEL DISTANCE FBC Table A.7.6	325'	85'	250'

NOTES: BUILDING IS PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM.

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LIFE SAFETY PLANS

DESIGN DEVELOPMENT



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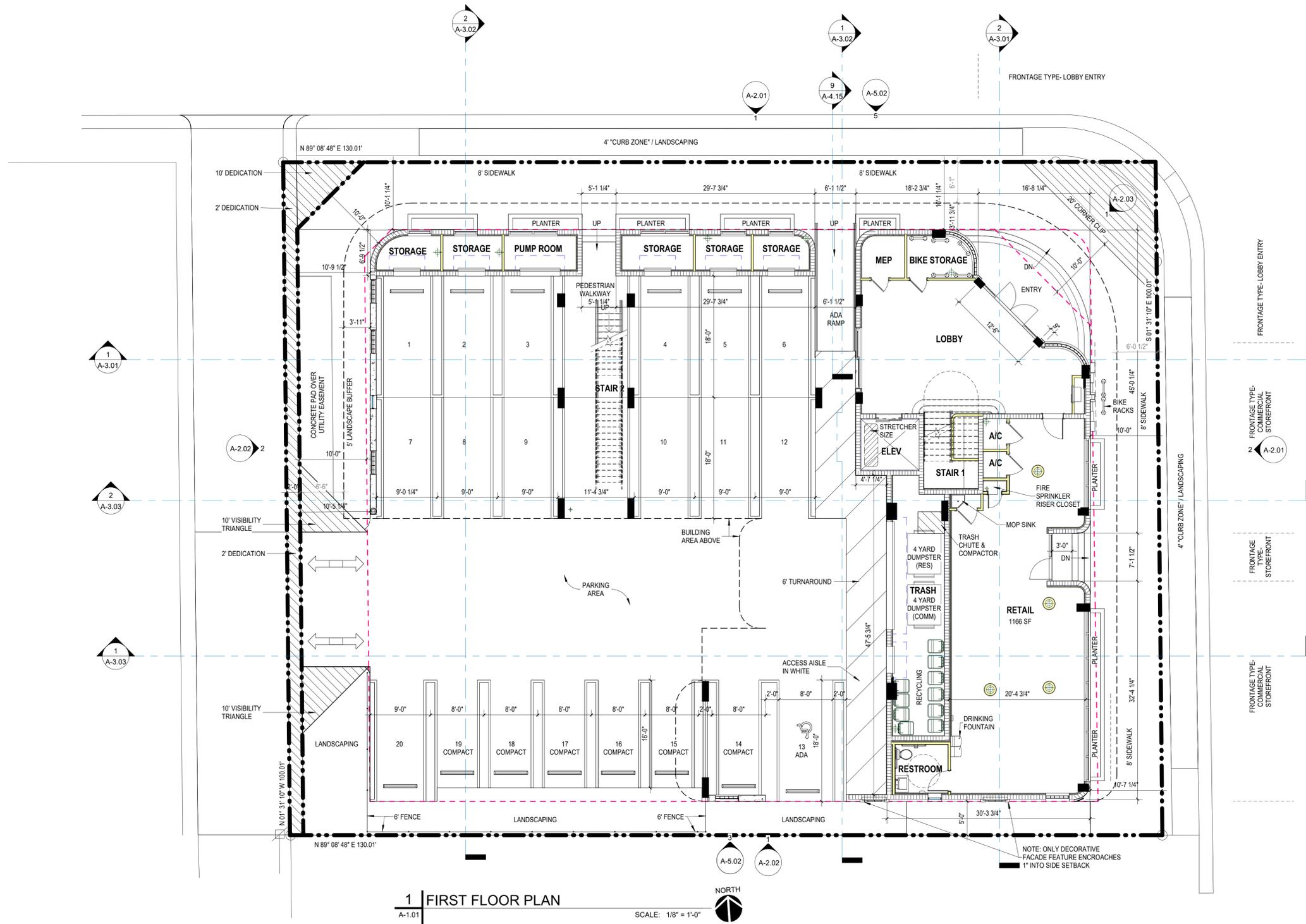
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FIRST FLOOR PLAN

DESIGN DEVELOPMENT

A-1.01



1 FIRST FLOOR PLAN

A-1.01

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



FLOOR PLAN LEGEND

- POURED IN PLACE CONCRETE (SEE WALL TYPES)
- RIGID INSULATION (SEE WALL TYPES)
- CMU PARTITION (SEE WALL TYPES)
- STUD WALL/FURRING (SEE WALL TYPES)
- ABOVE
- DOOR TAG (SEE DOOR SCHEDULE)
- WINDOW TAG (SEE WINDOW SCHEDULE)
- WALL TAG (SEE WALL TYPES)
- ROOM NUMBER
- STRUCTURAL COLUMN

1. ALL EXTERIOR WALL DIMENSIONS NOTED ARE FROM FACE OF CMU TO FACE OF CMU.
2. ALL INTERIOR WALL DIMENSIONS NOTED ARE FROM FINISH FACE OF GWB TO FINISH FACE OF GWB UNLESS NOTED OTHERWISE.
3. ALL INTERIOR DOORS WILL BE LOCATED 4" FROM FINISH FACE OF GWB UNLESS NOTED OTHERWISE.
4. INTERIOR PARTITION DIMENSIONS ARE NOMINAL.



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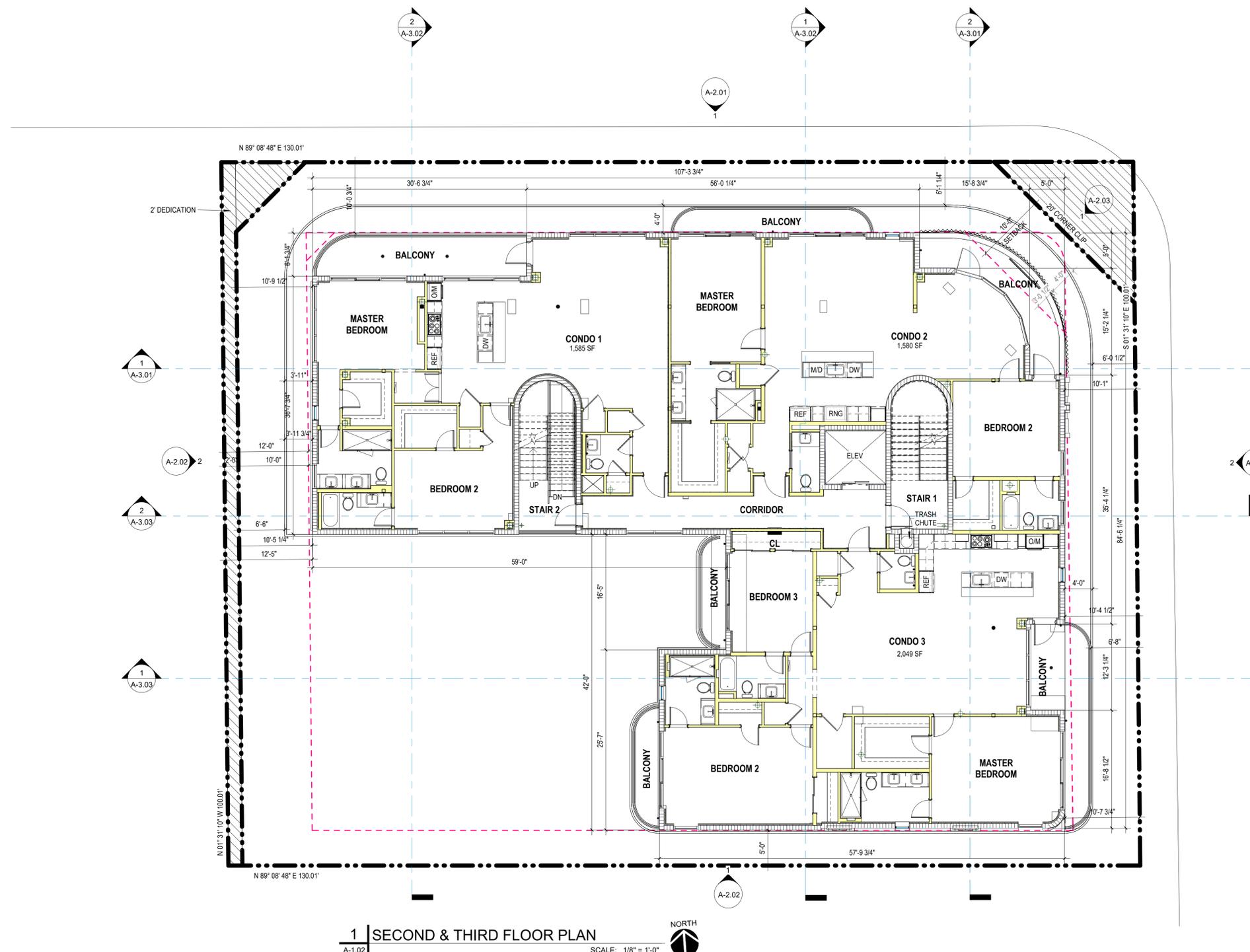
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SECOND & THIRD FLOOR PLAN

DESIGN DEVELOPMENT

A-1.02



1 | SECOND & THIRD FLOOR PLAN
A-1.02
SCALE: 1/8" = 1'-0"
NORTH

FLOOR PLAN LEGEND

- POURED IN PLACE CONCRETE (SEE WALL TYPES)
- RIGID INSULATION (SEE WALL TYPES)
- CMU PARTITION (SEE WALL TYPES)
- STUD WALL/FURRING (SEE WALL TYPES)
- ABOVE
- DOOR TAG (SEE DOOR SCHEDULE)
- WINDOW TAG (SEE WINDOW SCHEDULE)
- WALL TAG (SEE WALL TYPES)
- ROOM NUMBER
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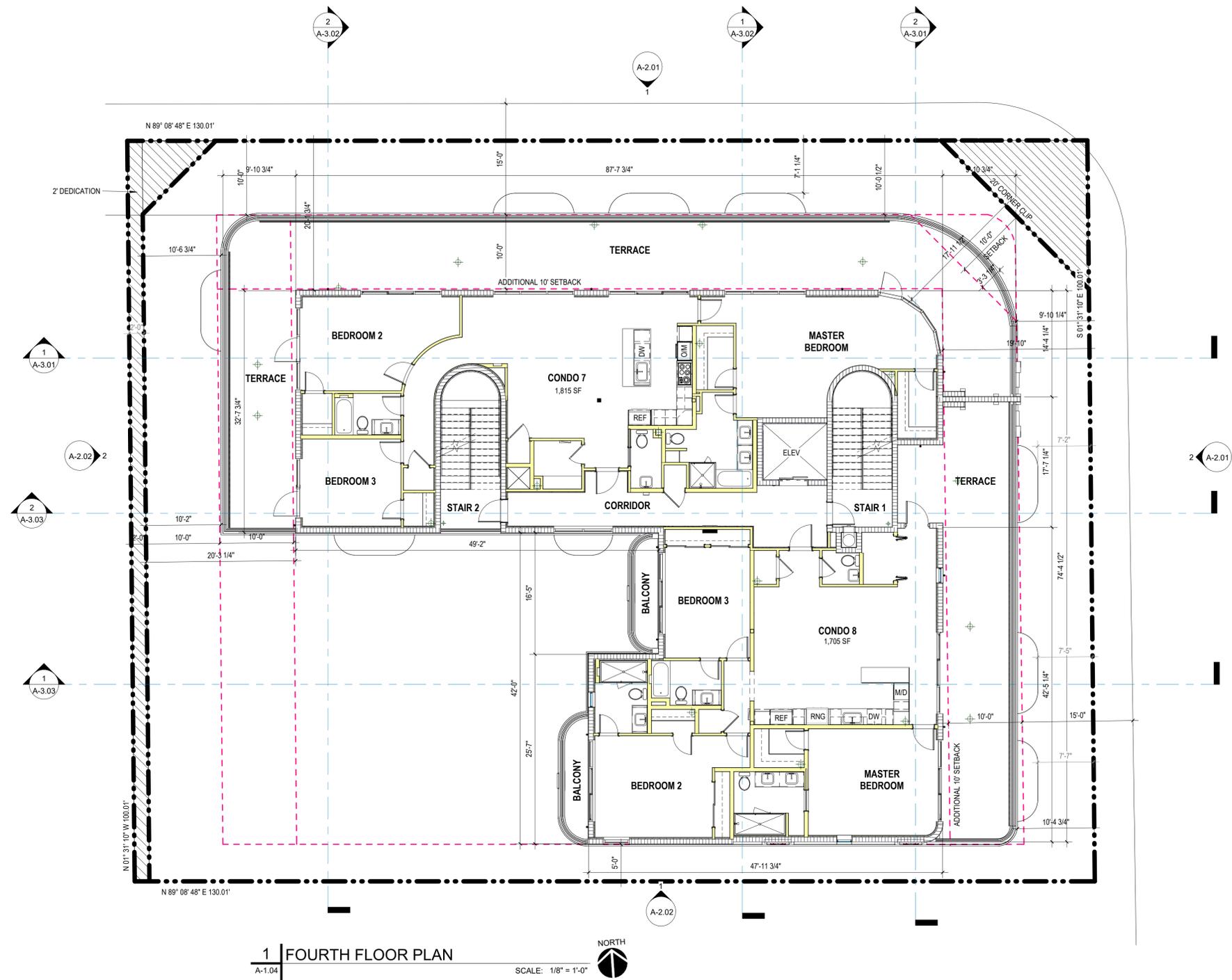
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1 | FOURTH FLOOR PLAN

A-1.04

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



FLOOR PLAN LEGEND

- POURED IN PLACE CONCRETE (SEE WALL TYPES)
- RIGID INSULATION (SEE WALL TYPES)
- CMU PARTITION (SEE WALL TYPES)
- STUD WALL/FURRING (SEE WALL TYPES)
- ABOVE
- DOOR TAG (SEE DOOR SCHEDULE)
- WINDOW TAG (SEE WINDOW SCHEDULE)
- WALL TAG (SEE WALL TYPES)
- ROOM NUMBER
- STRUCTURAL COLUMN

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FOURTH FLOOR PLAN

DESIGN DEVELOPMENT

A-1.04



Rick Gonzalez, AIA
President
FL License AR0014172
120 South Olive Ave, Ste. 210,
West Palm Beach, FL 33401
P (561) 659-2383
www.regarchitects.com

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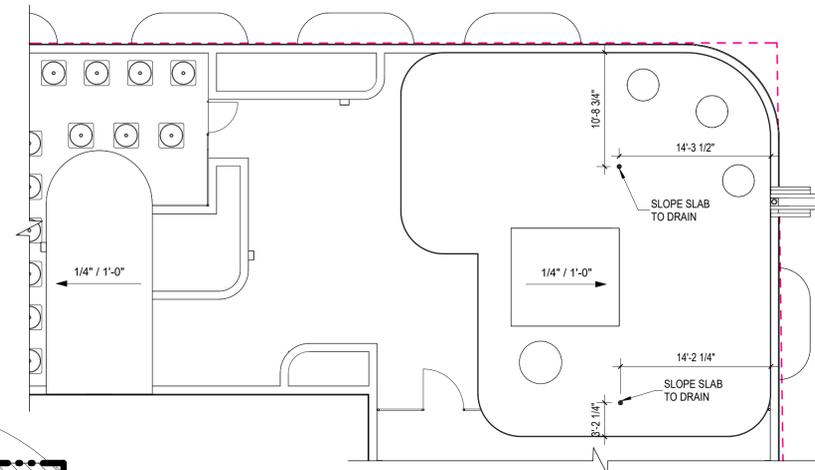
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ROOF PLAN

A-1.05



2 | ROOF PLAN- UPPER LEVEL
A-1.05 SCALE: 1/8" = 1'-0"

ROOF PLAN LEGEND

●	EXISTING DOWNSPOUTS	ABBREVIATIONS: RD - ROOF DRAIN V - VENT PIPE RH - ROOF HATCH OD - OVERFLOW DRAIN RF1 - ROOFING MAT RF2 - GUTTERS/DOWNSPOUT RF3 - GUARDRAILS
---	BUILDING OUTLINE BELOW	
⊙	ROOF DRAIN (SEE DETAIL)	
→	DIRECTION OF ROOF SLOPE	
0/A-0.00	DETAIL DESIGNATION	

ROOFTOP PEDESTAL SYSTEM (ROOF DECK/POOL DECK)

BASIS OF DESIGN:
SOPREMA AND WAUSAU, WAUSAU ESTATE HRT-15 24"x24" PAVERS, OVER WAUSAU TILE'S TERRASTAND PEDESTALS ADHERED W/ 3M TO XPS AND HIDDEN LOCK PAVERS, OVER SOPR-XPS 60 PSI R-25 MINIMUM ADHERED W/DUOTACK 365 6"-8" PUDDLES AT 12" O.C. OVER COLPHENE LM BARR SYSTEM, OVER SLOPED STRUCTURAL SLAB SLOPED AT A 1/4" PER FOOT MINIMUM TO DRAINS (REFER TO STRUCTURAL PLANS)

MODIFIED BITUMEN ROOF SYSTEM (MECHANICAL AREA ONLY)

BASIS OF DESIGN:
SOPREMA, SOPRABOARD COVER BOARD, OVER SOPRA FLAM 180 BASE SHEET AND SOPRALENE FLAM 180 FR GR CAP SHEET, OVER POLYISO INSULATION R-25 MINIMUM, OVER SLOPED STRUCTURAL SLAB SLOPED AT A 1/4" PER FOOT MINIMUM TO DRAINS (REFER TO STRUCTURAL PLANS)

NOTE: MANUFACTURER SHALL PROVIDE A 30 YEAR FULL SYSTEM WARRANTY. MANUFACTURER SHALL PROVIDE CURRENT, VALID MIAMI DADE COUNTY NOA OR STATE OF FLORIDA PRODUCT APPROVAL FOR ENTIRE SYSTEM ASSEMBLY MEETING OR EXCEEDING DESIGN WIND LOAD REQUIREMENTS. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

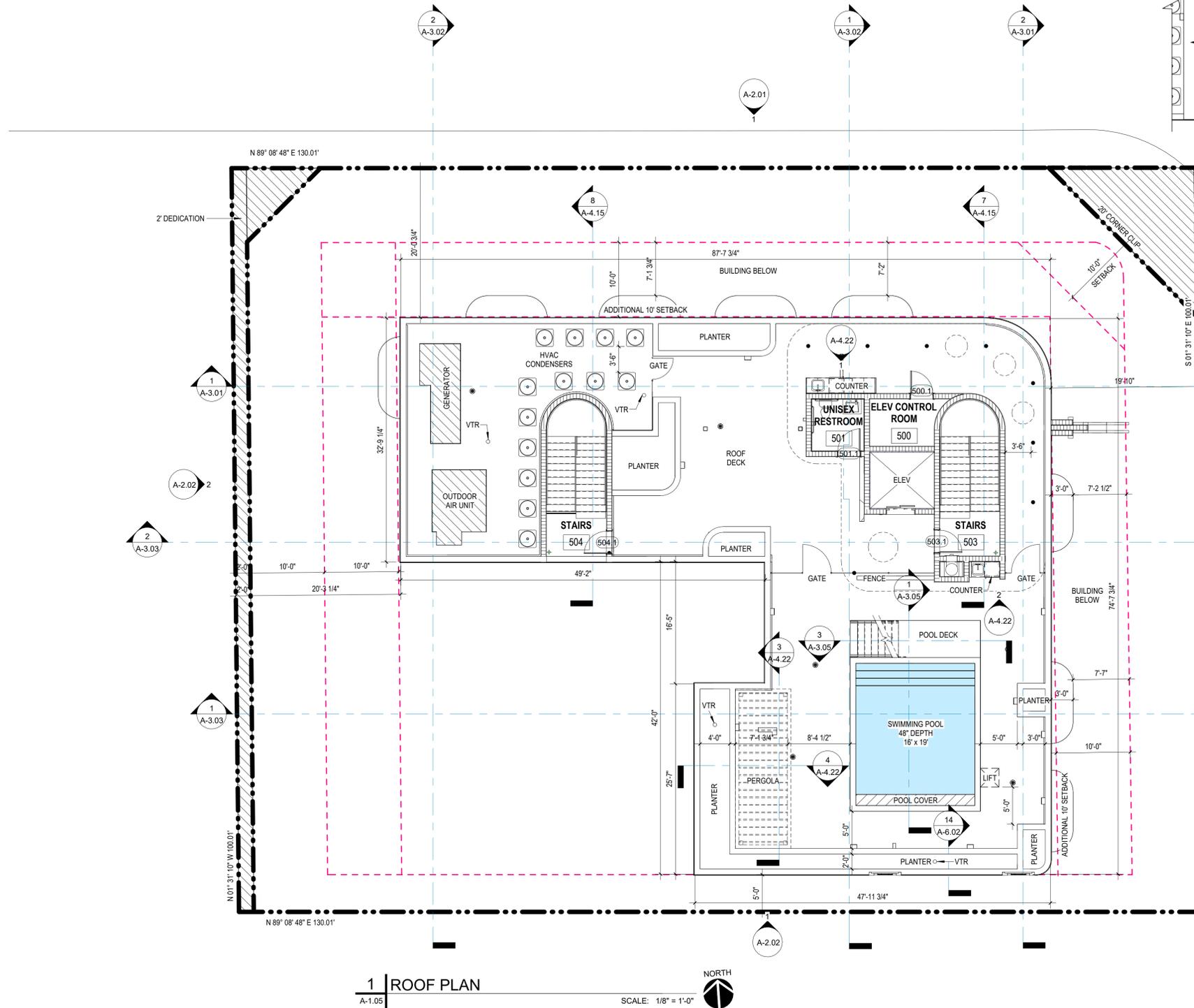
FLOOR PLAN LEGEND

▒	POURED IN PLACE CONCRETE (SEE WALL TYPES)
■	RIGID INSULATION (SEE WALL TYPES)
▤	CMU PARTITION (SEE WALL TYPES)
▨	STUD WALL/FURRING (SEE WALL TYPES)
---	ABOVE
⊙	DOOR TAG (SEE DOOR SCHEDULE)
⊗	WINDOW TAG (SEE WINDOW SCHEDULE)
⊖	WALL TAG (SEE WALL TYPES)
100	ROOM NUMBER
●	STRUCTURAL COLUMN

- ALL EXTERIOR WALL DIMENSIONS NOTED ARE FROM FACE OF CMU TO FACE OF CMU.
- ALL INTERIOR WALL DIMENSIONS NOTED ARE FROM FINISH FACE OF GWB TO FINISH FACE OF GWB UNLESS NOTED OTHERWISE.
- ALL INTERIOR DOORS WILL BE LOCATED 4" FROM FINISH FACE OF GWB UNLESS NOTED OTHERWISE.
- INTERIOR PARTITION DIMENSIONS ARE NOMINAL.

ROOFTOP ZONING ANALYSIS

DESCRIPTION	DIMENSIONAL REQUIREMENT	PROPOSED
ROOFTOP TERRACE AREA		2,935 SF
MAX. COVERED AREA	MAXIMUM (25%) / 734 SF	705 SF
MIN. VEGETATED AREA	MINIMUM (10%) / 294 SF	350 SF
MAX HEIGHT COVERED STRUCTURES	MAXIMUM 60 FT	60 FT
SWIMMING POOL	MAX 8 FT ABOVE TOP OF ROOF	4 FT
	MIN 5 FT WALKWAY AROUND	5 FT
RAILING/PARAPET	MIN 4 FT HEIGHT	4 FT
ELEVATOR	MAX HEIGHT- 10' ABOVE MAX BLDG HEIGHT (64FT)	62'-5"



1 | ROOF PLAN
A-1.05 SCALE: 1/8" = 1'-0"

DESIGN DEVELOPMENT



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West Palm Beach, FL 33401
P (561) 659-2383
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1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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ELEVATION LEGEND	
SYMBOL	MATERIAL / FINISH (TYPICAL)
A	STUCCO FINISH (COLOR: DRIFT OF MIST SW 9166)
B	DECORATIVE STUCCO BANDING (COLOR: SOMETHING BLUE SW 6800)
C	CANTILEVERED EYEBROW (COLOR: SOMETHING BLUE SW 6800)
D	IMPACT RESISTANT STOREFRONT ALUMINUM WINDOWS & DOORS
E	ALUMINUM RAILINGS, SILVER KYNAR FINISH
F	BUILDING SIGNAGE
G	IMPACT RATED CLEAR GLASS BLOCK
H	DECORATIVE LIGHT FIXTURE
I	DECORATIVE PRECAST PANEL (COLOR: TRES NATURALE SW 9101)
J	PLANTER
K	CLEAR GLAZING 20% OPACITY IMPACT RESISTANT STOREFRONT SYSTEM
L	DECORATIVE STUCCO FRIEZE (SEE ELEVATION DETAILS NOTES)

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BUILDING ELEVATIONS

A-2.01

DESIGN DEVELOPMENT



Rick Gonzalez, AIA
President
FL License AR0014172
120 South Olive Ave, Ste. 210,
West Palm Beach, FL 33401
P (561) 659-2383
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1 | SOUTH ELEVATION

A-2.02 SCALE: 1/8" = 1'-0"



2 | WEST ELEVATION

A-2.02 SCALE: 1/8" = 1'-0"

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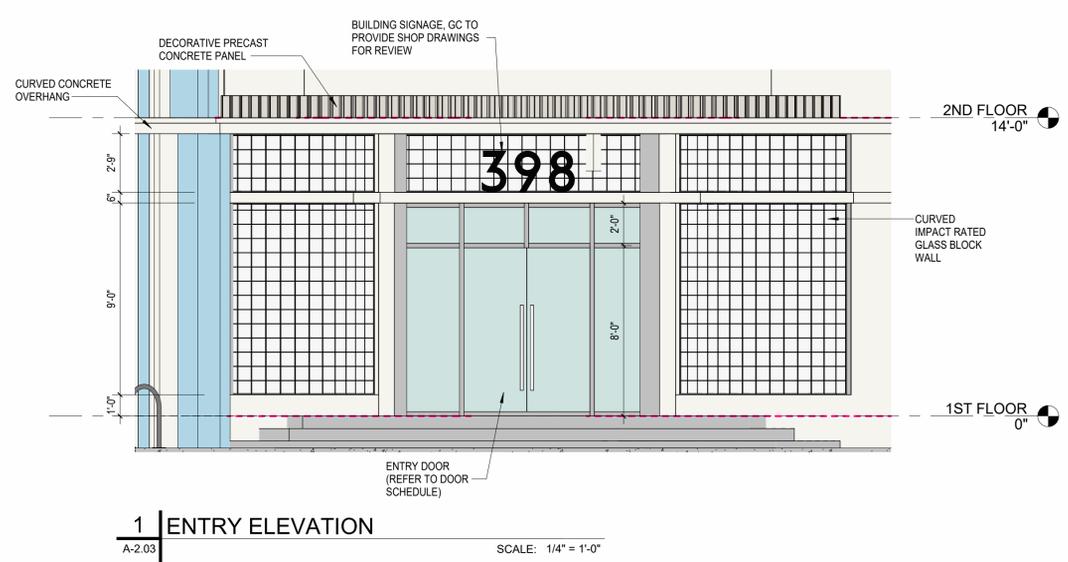
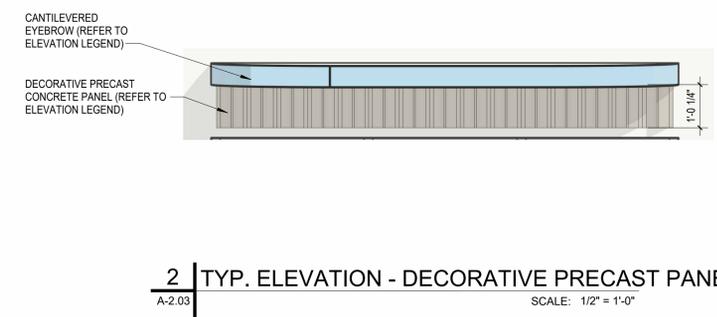
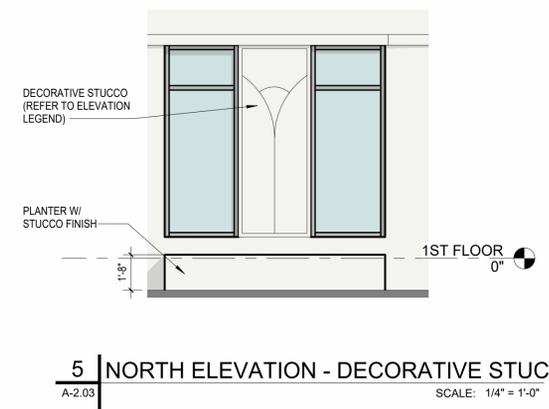
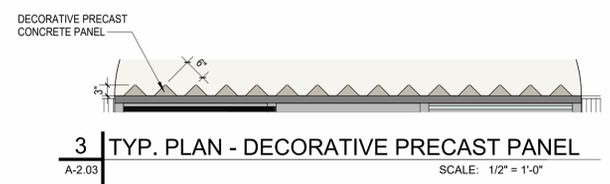
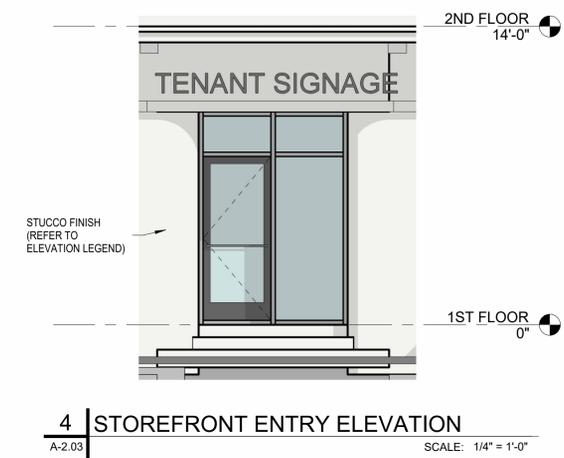
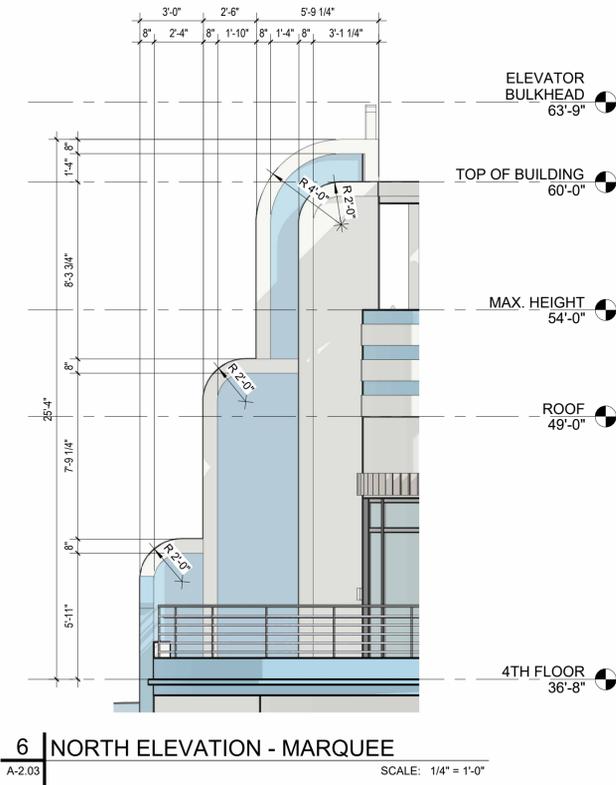
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BUILDING ELEVATIONS

ELEVATION LEGEND	
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J	PLANTER
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L	DECORATIVE STUCCO FRIEZE (SEE ELEVATION DETAILS NOTES)

DESIGN DEVELOPMENT

A-2.02



ELEVATION LEGEND	
SYMBOL	MATERIAL / FINISH (TYPICAL)
A	STUCCO FINISH (COLOR: DRIFT OF MIST SW 9166)
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J	PLANTER
K	CLEAR GLAZING 20% OPACITY IMPACT RESISTANT STOREFRONT SYSTEM
L	DECORATIVE STUCCO FRIEZE (SEE ELEVATION DETAILS NOTES)

NO.	DATE	DESCRIPTION
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ELEVATION DETAILS

DESIGN DEVELOPMENT

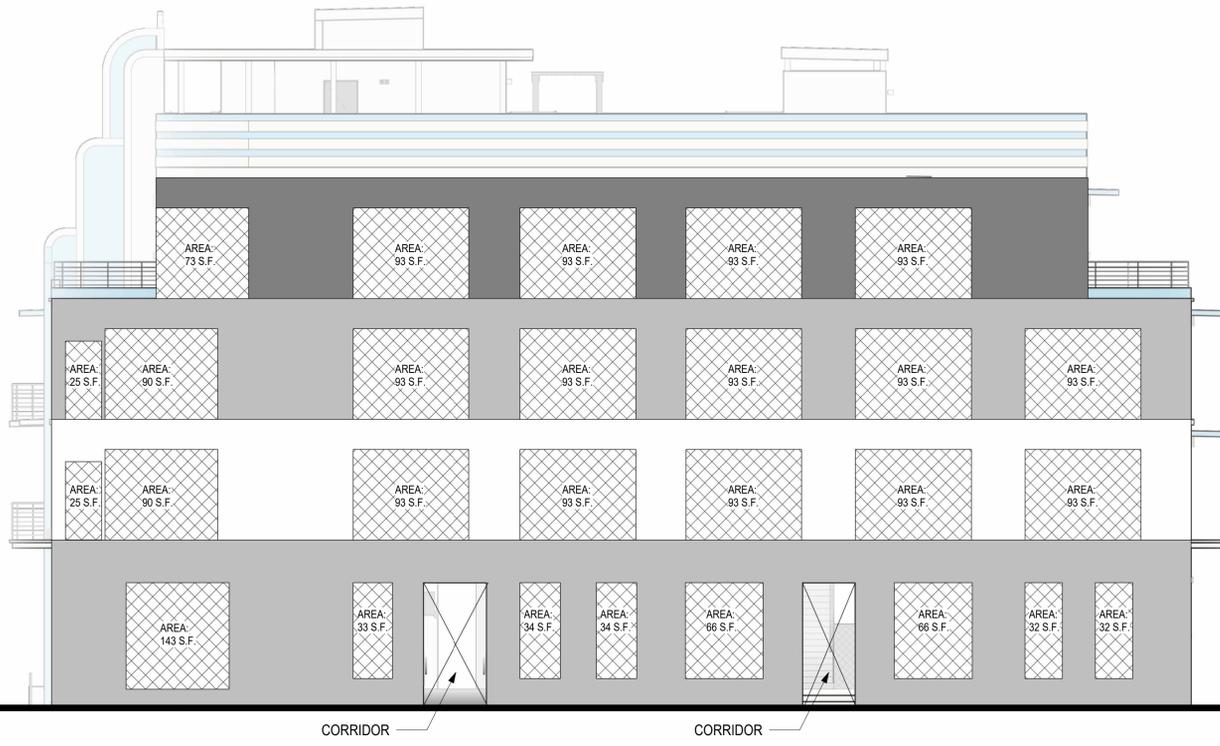


Rick Gonzalez, AIA
President
FL License AR0014172
120 South Olive Ave. Ste. 210,
West Palm Beach, FL 33401
P (561) 659-2383
www.regarchitects.com

398 NE 6TH AVENUE DEVELOPMENT

398 NE 6TH AVENUE, DELRAY
BEACH, FL 33483

- ELEVATOR BULKHEAD 63'-9"
- TOP OF BUILDING 60'-0"
- MAX. HEIGHT 54'-0"
- ROOF 49'-0"
- 4TH FLOOR 36'-8"
- 3RD FLOOR 25'-4"
- 2ND FLOOR 14'-0"
- 1ST FLOOR 0"

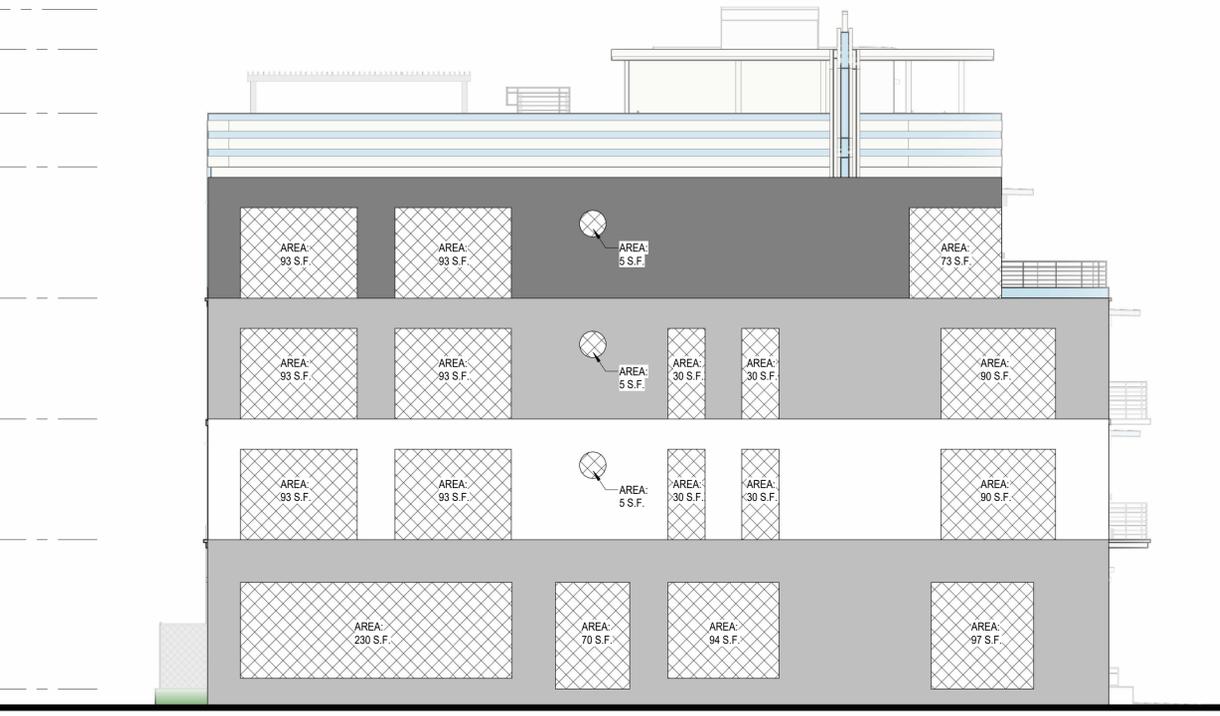


1 | NORTH ELEVATION OPENINGS
A-2.05 SCALE: 1/8" = 1'-0"

OPENINGS CALCULATIONS LEGEND

NORTH ELEVATION	AREA (INCL. OPENINGS)	OPENINGS AREA	%
GROUND FLOOR	1536 S.F.	394 S.F.	25%
SECOND FLOOR	1217 S.F.	580 S.F.	47%
THIRD FLOOR	1217 S.F.	580 S.F.	47%
FOURTH FLOOR	996 S.F.	445 S.F.	44%
EAST ELEVATION			
GROUND FLOOR	1314 S.F.	491 S.F.	37%
SECOND FLOOR	962 S.F.	341 S.F.	35%
THIRD FLOOR	962 S.F.	341 S.F.	35%
FOURTH FLOOR	847 S.F.	264 S.F.	31%
STOREFRONT	486 S.F.	394 S.F.	81%

- ELEVATOR BULKHEAD 63'-9"
- TOP OF BUILDING 60'-0"
- MAX. HEIGHT 54'-0"
- ROOF 49'-0"
- 4TH FLOOR 36'-8"
- 3RD FLOOR 25'-4"
- 2ND FLOOR 14'-0"
- 1ST FLOOR 0"



2 | EAST ELEVATION OPENINGS
A-2.05 SCALE: 1/8" = 1'-0"

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BUILDING ELEVATIONS
OPENINGS DIAGRAM

DESIGN DEVELOPMENT



Rick Gonzalez, AIA
President
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West Palm Beach, FL 33401
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(HEIGHT:LENGTH)
1 | NORTH ELEVATION OPENINGS PROPORTIONS
A-2.06 SCALE: 1/8" = 1'-0"



(HEIGHT:LENGTH)
2 | EAST ELEVATION OPENINGS PROPORTIONS
A-2.06 SCALE: 1/8" = 1'-0"

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BUILDING ELEVATIONS
PROPORTIONS DIAGRAM

DESIGN DEVELOPMENT

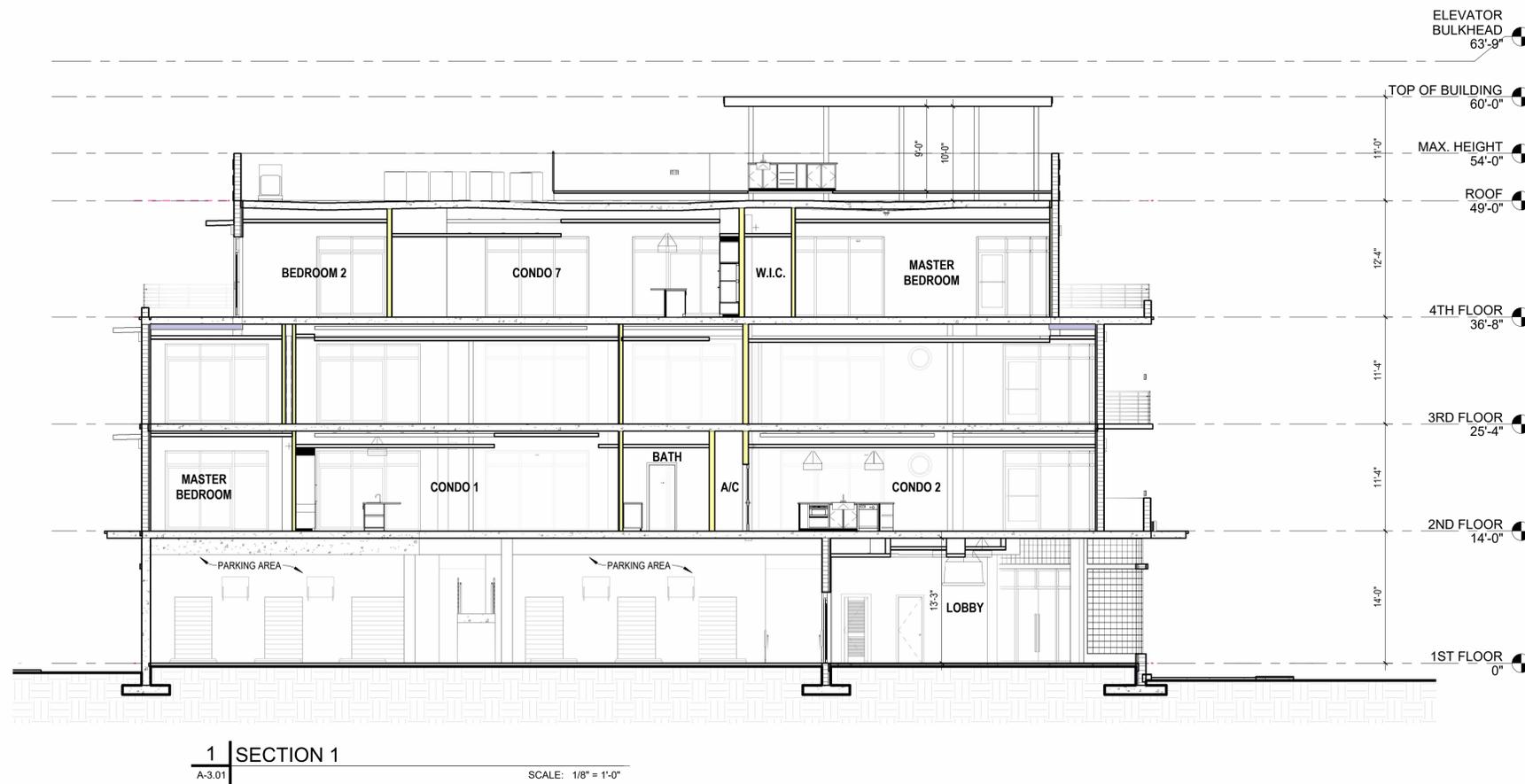
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Rick Gonzalez, AIA
President
FL License AR0014172
120 South Olive Ave, Ste. 210,
West Palm Beach, FL 33401
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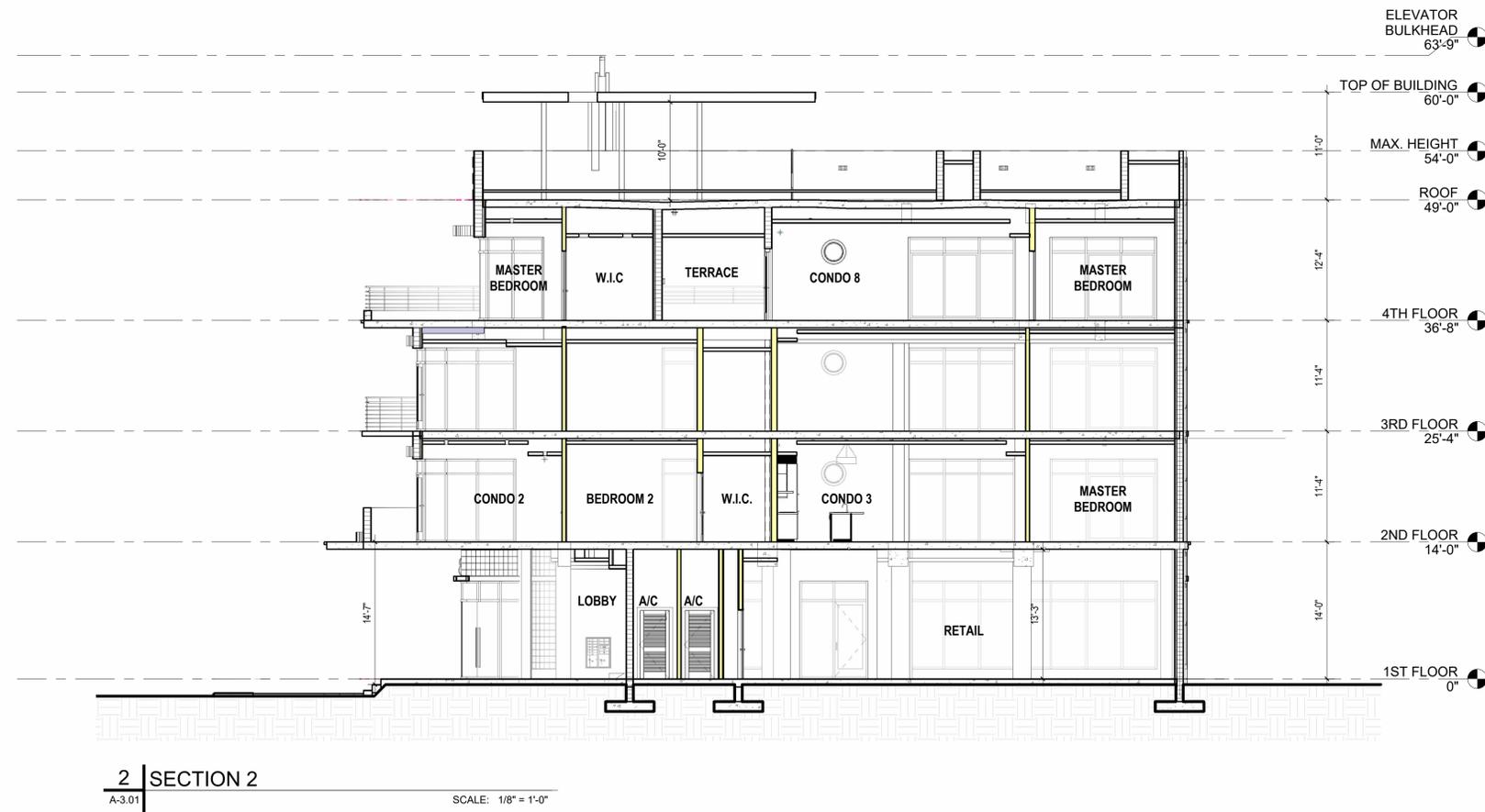
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1 | SECTION 1
A-3.01

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



2 | SECTION 2
A-3.01

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

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BUILDING SECTIONS

DESIGN DEVELOPMENT

A-3.01



NORTHWEST CORNER



REAR ELEVATIONS



SOUTHEAST CORNER



ROOFTOP



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RENDERINGS- SECONDARY
FACADES & ROOFTOP

DESIGN DEVELOPMENT



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AERIAL 3D IMAGES

DESIGN DEVELOPMENT