1625 OCEAN
EXTERIOR MATERIAL PALETTE

TILE CLADDING
STARK WHITE
MATTE CONCRETE

DRIFTWOOD CEILINGS

SHERWIN WILLIAMS
PURE WHITE

ALUMINUM TUBES &
COLUMN WRAP
ENGLERT CHARCOAL
GRAY

SCREEN PANEL
WEATHERED TEAK

TILE CLADDING
TACORA 12" PLANK

SHERWIN WILLIAMS
GRIZZLE GRAY

SHERWIN WILLIAMS
MINDFUL GRAY

ES WINDOWS
ARCADIA SILVER

IBERIA 3D TILE
MOON GARDEN

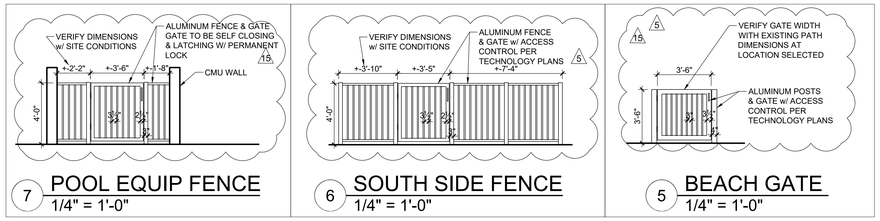
NOTES:
1. REFER TO THE DUNE MITIGATION PLAN FOR EXISTING AND PROPOSED DUNE VEGETATION.
2. ALL UTILITY SERVING THIS PROPERTY SHALL BE LOCATED UNDERGROUND THROUGHOUT. SEE CIVIL DRAWINGS FOR DETAILS & LOCATION.

POOL NOTES:
ALL RESIDENTIAL CONSTRUCTION SHALL COMPLY WITH SEVEN VOLUMES OF THE FLORIDA BUILDING CODE 2020 EDITION. THE CODE IS COMPILED WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE ADOPTED BY REFERENCE. THE NATIONAL ELECTRICAL CODE IS REFERENCED STANDARD NFPA-70.

RESIDENTIAL POOL SAFETY ACT - CHAPTER 45 OF THE 2020 FBC RESIDENTIAL

ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL MEET THE REQUIREMENTS OF RESIDENTIAL POOL SAFETY ACT SECTION R4501.17.1.9.

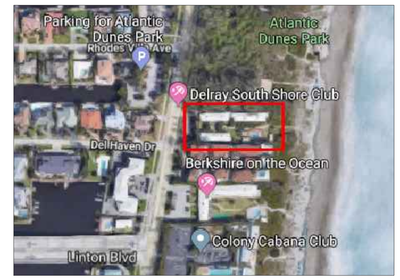
THE G.C. IS TO VERIFY THAT ALL ACCESS TO THE POOL AREA MEET THE SWIMMING POOL SAFETY ACT.



7 POOL EQUIP FENCE
1/4" = 1'-0"

6 SOUTH SIDE FENCE
1/4" = 1'-0"

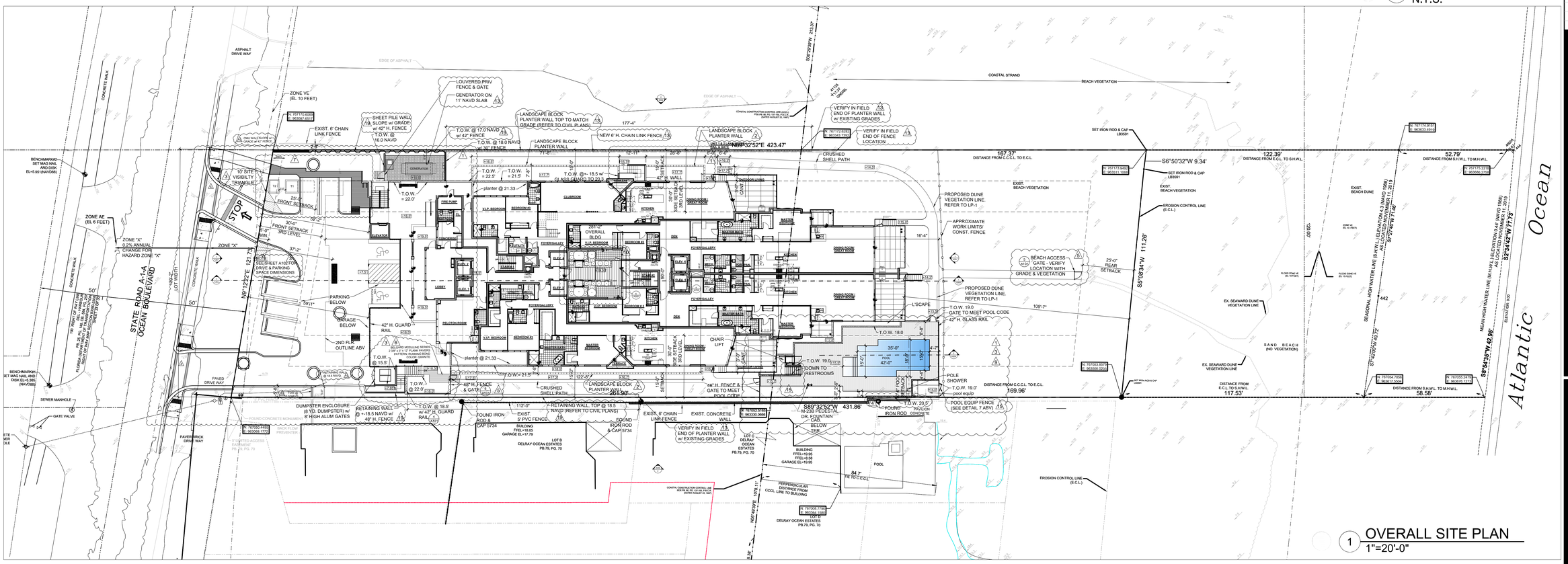
5 BEACH GATE
1/4" = 1'-0"



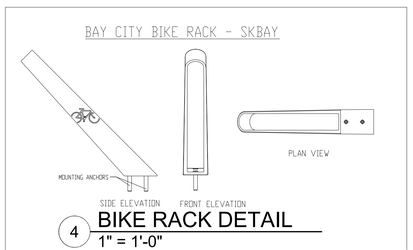
2 LOCATION MAP
N.T.S.

11/28/2022

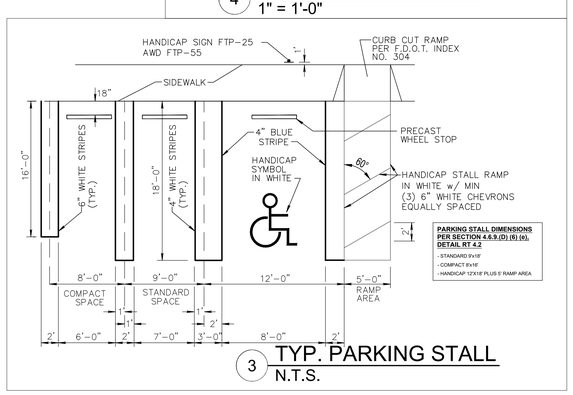
	REVISIONS	BY	DATE
1	Bldg comments/CYard design	GS	4/1/2021
1	GMP COORDINATION	GS	6/23/2021
1	7/21 SPRAB comments	GS	7/8/2021
1	2nd GMP	GS	8/10/2021
1	2nd GMP Moss Comments	GS	9/20/2021
1	Combine units 2 & 8	GS	10/11/2021
1	Elevator 7 section	GS	11/18/2021
1	11.16.21 Moss Q&A	GS	11/24/2021
1	site walls, pool deck, elev equip	GS	1/19/2022
1	sher fid loc's, water feature	GS	2/10/2022
1	owner rev's, sher dtls, balc edge	GS	2/22/2022
1	AV Cat's, planter wall sect's	GS	4/4/2022
1	Roof plan, stair nosing, north side fence	GS	4/12/2022
1	tub & sher dtls, facape block walls, slab & stg conflicts, wall alignment	GS	5/12/2022
1	Misc Rev's	GS	8/1/2022
1	Misc Rev's	GS	9/15/2022
1	Misc Rev's	GS	10/10/2022
1	Misc Rev's	GS	11/7/2022



1 OVERALL SITE PLAN
1"=20'-0"



4 BIKE RACK DETAIL
1" = 1'-0"



3 TYP. PARKING STALL
N.T.S.

OVERALL BUILDING AREA TABULATION	
USE	TOTAL SQ. FT.
PARKING GARAGE & EXT STAIR & ELEVATOR	18,846 SF
GROUND LEVEL	
UNITS A/C	12,727 SF
LOBBY/CONCIERGE	1,583 SF
CIRCULATION (WEST)	407 SF
CIRCULATION (EAST)	259 SF
TERRACES	1,730 SF
	16,706 SF
SECOND LEVEL	
A/C	18,255 SF
CIRCULATION (WEST)	248 SF
CIRCULATION (EAST)	245 SF
TERRACES	2,467 SF
	21,215 SF
THIRD LEVEL	
A/C	13,670 SF
CIRCULATION (WEST)	141 SF
CIRCULATION (EAST)	236 SF
TERRACES	7,602 SF
	21,649 SF
TOTAL STRUCTURES SQ. FT.	78,416 SF

A/C GROUND LEVEL	
A/C - UNIT 1	3042 SF
A/C - UNIT 2 of 2/8 (1st Fl A/C of Unit 2/8)	3012 SF
A/C - UNIT 3	3344 SF
A/C - UNIT 4	3329 SF
	12727 SF

A/C SECOND FLOOR	
A/C - UNIT 10	3329 SF
A/C - UNIT 5	2765 SF
A/C - UNIT 6	2851 SF
A/C - UNIT 7	3029 SF
A/C - UNIT 8 of 2/8 (2nd Fl A/C of Unit 2/8)	2936 SF
A/C - UNIT 9	3345 SF
	18255 SF

A/C THIRD FLOOR	
A/C - UNIT 11	3163 SF
A/C - UNIT 12	3131 SF
A/C - UNIT 13	3695 SF
A/C - UNIT 14	3681 SF
	13670 SF
	44,652 SF

BED/BATH PER UNIT		
UNITS	BED.	BATH
1, 7	3 BED	3.5
3, 4, 5, 6	3 BED + 1 DEN	3.5
9, 10	3 BED + 1 DEN	3.5
11,12,13,14	4 BED	3.5
COMBINED UNIT 2/8	5 BED + CLUB	5.5

GROUND LEVEL (TERRACE)	
UNIT 1 - TERRACE 1	48 SF
UNIT 1 - TERRACE 2	396 SF
UNIT 2/8 - TERRACE 1 (1st Fl of Unit 2/8)	48 SF
UNIT 2/8 - TERRACE 2 (1st Fl of Unit 2/8)	392 SF
UNIT 3 - TERRACE 1	81 SF
UNIT 3 - TERRACE 2	342 SF
UNIT 4 - TERRACE 1	81 SF
UNIT 4 - TERRACE 2	342 SF
	1730 SF

SECOND FLOOR (TERRACE)	
UNIT 10 - TERRACE 1	81 SF
UNIT 10 - TERRACE 2	332 SF
UNIT 2/8 - TERRACE 3 (2nd Fl of Unit 2/8)	48 SF
UNIT 2/8 - TERRACE 4 (2nd Fl of Unit 2/8)	392 SF
UNIT 5 - TERRACE 1	381 SF
UNIT 6 - TERRACE 1	381 SF
UNIT 7 - TERRACE 1	48 SF
UNIT 7 - TERRACE 2	392 SF
UNIT 9 - TERRACE 1	81 SF
UNIT 9 - TERRACE 2	332 SF
	2467 SF

THIRD FLOOR (TERRACE)	
UNIT 11 - TERRACE 1	2039 SF
UNIT 12 - TERRACE 1	2037 SF
UNIT 13 - TERRACE 1	1346 SF
UNIT 13 - TERRACE 2	81 SF
UNIT 13 - TERRACE 3	335 SF
UNIT 14 - TERRACE 1	1346 SF
UNIT 14 - TERRACE 2	81 SF
UNIT 14 - TERRACE 3	335 SF
	7602 SF
TOTAL	10,151 SF

PROJECT DATA		
ZONING : RM		
- SITE	(1.1777 ACRE) 51,304 S.F.	100.00%
- BUILDING FOOTPRINT AREA (LOT COVER.)	20,243 S.F.	39.4%
- TOTAL FLOOR AREA	78,416 S.F.	--
- PARKING / PAVED AREA	7,493 S.F.	14.6%
- OPEN SPACE (LANDSCAPE)	23,568 S.F.	46.0%
- WATER BODIES	0 S.F.	0%
- NO. OF DWELLING UNITS	13 UNITS	
- DWELLING UNIT PER ACRE	11.04 / ACRE	
- PARKING REQUIRED (2.5 SPACES / UNIT)	33 SPACES	
- PARKING PROPOSED	35 SPACES	

SETBACKS	REQUIRED	PROVIDED
FRONT (WEST)	25' / 30'	37'-2"
SIDE (INTERIOR NORTH & SOUTH)	15' / 30'	15' / 30'
REAR (EAST)	25'	109'-7"
LOT COVERAGE	REQUIRED	PROVIDED
MIN. LOT FRONTAGE (FT.)	60 FT.	121.73'
MIN. LOT WIDTH (FT.)	60 FT.	120'-2"
MIN. LOT DEPTH (FT.)	100 FT.	423.47' / 431.86'
	REQUIRED	PROVIDED
BUILD. HEIGHT (MAX)	35'	35'
BUILD. HEIGHT INC. APPURTENANCES		42'

PARKING ANALYSIS	
GARAGE PARKING	28
DRIVEWAY PARKING	7
ADDITIONAL PARKING	0
TOTAL PARKING	35

	REQ.	PROP.
UNIT PARKING	26	28
ADDITIONAL PARKING	7	7
TOTAL PARKING	33	35

** REQUIRED: 14 UNIT = 2.5 SPACES / UNIT

HARDSCAPE	
DRIVE & PARKING	5134 SF
DUMPSTER	103 SF
GENERATOR	278 SF
POOL DECK	1961 SF
	7476 SF

AREA SEAWARD OF CCCL	
AC - 1ST FLOOR/CCCL	2168 SF
TERRACE/CCCL	81 SF
TERRACE/CCCL	81 SF
TERRACE/CCCL	684 SF
	3014 SF

-MAX LOT COVERAGE ALLOWED 40% = 20,529 SF.
-IMPERVIOUS AREA = 27,736 SF. (54.0%)
-TOP OF DUNE HEIGHT: 18.69+18.69+18.69+18.63 = 18.67
-FLOOD ELEVATION: VE 10' EL FEET

ACCESSIBILITY NOTES:
-ACCESSIBLE ROUTES TO BE PROVIDED AT 2% MAX CROSS SLOPE
-ACCESSIBLE ROUTES SHALL NOT EXCEED 8.33% RUNNING SLOPE
-PROVIDE HANDRAILS ALONG BOTH SIDES OF SLOPES BETWEEN 5% AND 8.33% HAVING OVER 6" ELEVATION CHANGE
-DOOR MANEUVERING CLEARANCE AT GROUND SURFACE SHALL HAVE A 2% MAX SLOPE/CROSS SLOPE IN ALL DIRECTIONS

1625 OCEAN
1625 S. OCEAN BLVD
DELRAY BEACH, FLORIDA

RANDALL STOFFT ARCHITECTS
distinctive. inspirational. architecture.

Job No. 1907038

FL-00II105 FIRM-AA003379

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DOCUMENT ARE THE PROPERTY OF THIS OFFICE. & WERE CREATED, EVOLVED, & DEVELOPED FOR USE ON & IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, 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 & SHALL NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED. © 2021- ALL RIGHTS RESERVED RANDALL STOFFT ARCHITECTS P.A.

A101

	REVISIONS	BY	DATE
1	Bldg comments/CYard design	GS	4/1/2021
1	GMP COORDINATION	GS	6/23/2021
1	7/21 SPRAB comments	GS	7/8/2021
1	2nd GMP	GS	8/10/2021
1	2nd GMP Moss Comments	GS	9/20/2021
1	Combine units 2 & 8	GS	10/11/2021
1	Elevator 7 section	GS	11/18/2021
1	11.16.21 Moss Q&A	GS	11/24/2021
1	site walls, pool deck, elev equip	GS	1/19/2022
1	sheet fld loc's, water feature	GS	2/10/2022
1	owner rev's, sheet dtls, balc edge	GS	2/22/2022
1	A/V Cab's, planter wall sect's	GS	4/4/2022
1	Roof plan, stair nosing, north side fence	GS	4/12/2022
1	tub & sheet dtls, l'scape block walls, slab & stg conflicts, wall alignment	GS	5/12/2022
1	Misc Rev's	GS	8/1/2022
1	Misc Rev's	GS	9/15/2022
1	Misc Rev's	GS	10/10/2022
1	Misc Rev's	GS	11/7/2022

11/28/2022

1625 OCEAN
1625 S. OCEAN BLVD
DELRAY BEACH, FLORIDA

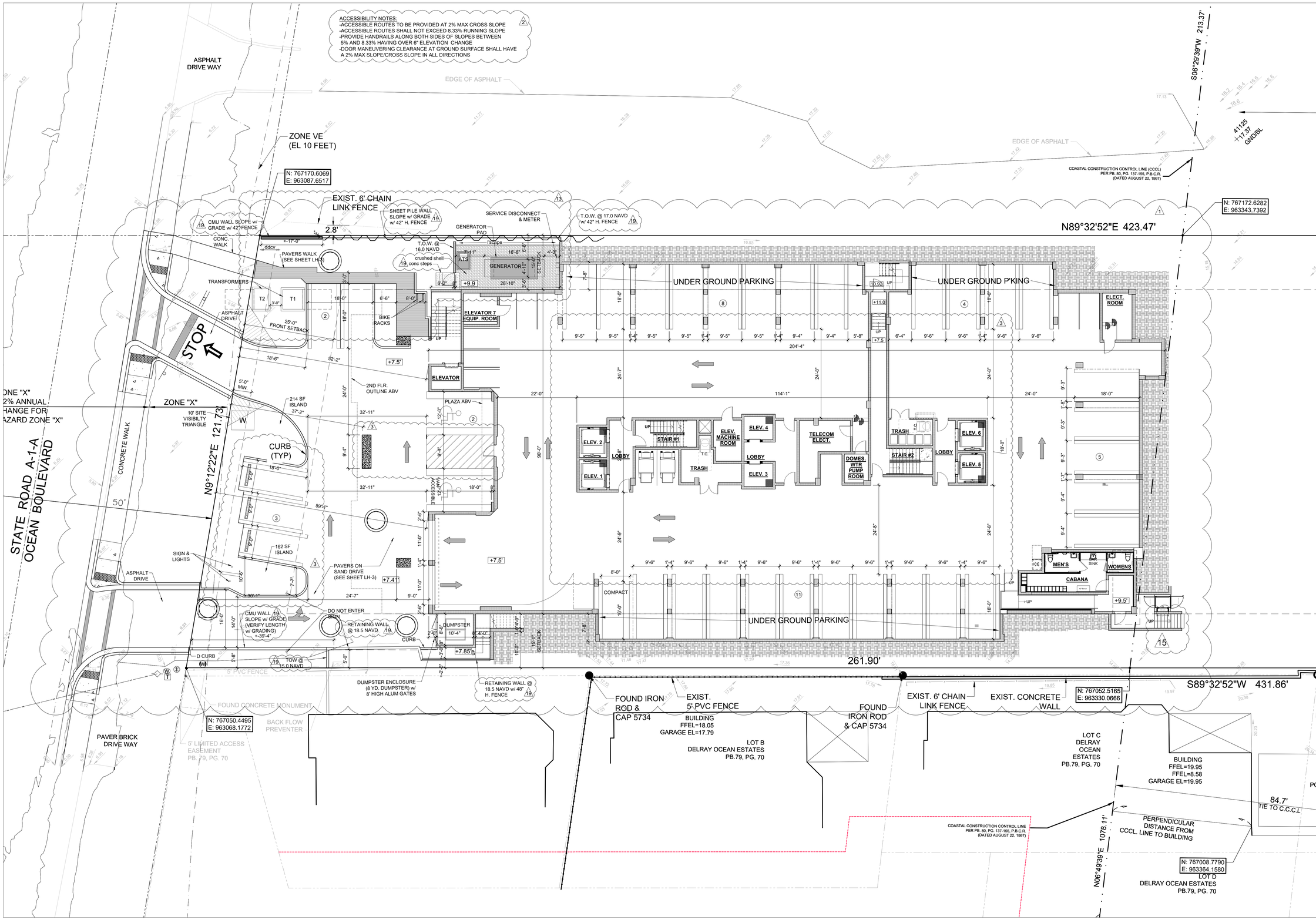
RANDALL STOFFT ARCHITECTS
distinctive. inspirational. architecture.

Job No. 1907038

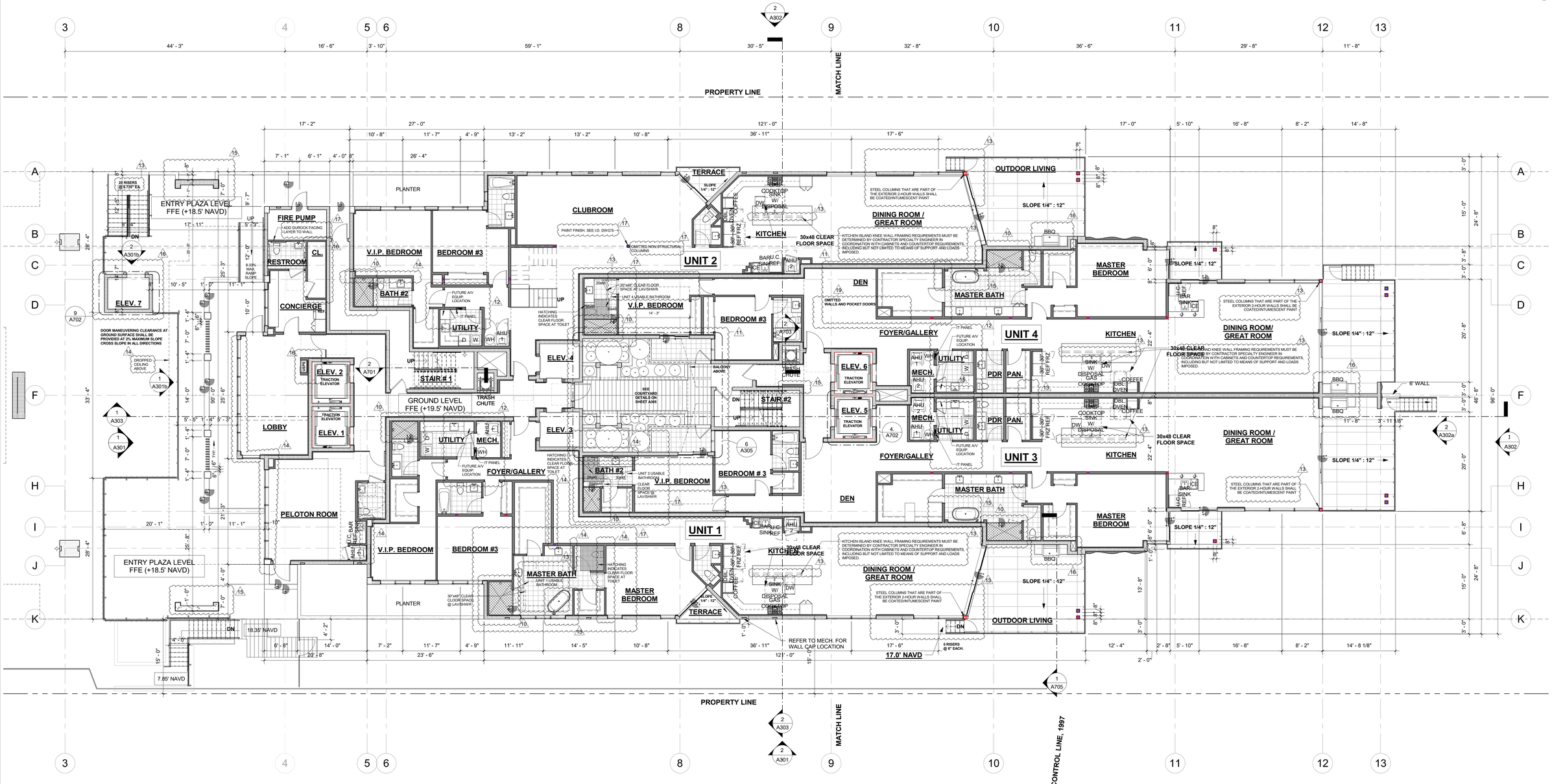
FL-0011105 FIRM-AA003379

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY & THE PROPERTY OF THIS OFFICE & WERE CREATED, EVOLVED & DEVELOPED FOR USE ON & IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY OTHER THAN FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT, ARCHITECTS, P.A. DIMENSIONS OVER SCALE MEASUREMENTS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB, & THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THIS DRAWING. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED. © 2021 ALL RIGHTS RESERVED RANDALL STOFFT ARCHITECTS P.A.

A102



1 GARAGE LEVEL SITE PLAN
1"=10'-0"



OVERALL FIRST FLOOR PLAN
1/8" = 1'-0"

No.	REVISIONS	BY	DATE
1	Bldg comments/ CYard Design	EAGS	4/1/2021
2	GMP COORDINATION	EAGS	6/23/2021
3	7/21 SPRAB COMMENTS	EAGS	7/8/2021
4	2nd GMP	EAGS	8/10/2021
5	2nd GMP Moss Comments	EAGS	9/20/2021
6	Combine Unit 2 & 3 Changes	EAGS	01/14/2022
10	Shower fix, relocation, Elevator 1,2,5&6 shaft & water feature	EAGS	02/10/2022
11	Unit 4, 9 & 14 buyer changes/ mens cabana bath	EAGS	02/23/2022
12	Unit 9 bar/IT panels/entry columns	EAGS	03/04/2022
13	Roof plan, stair nosing detail, facade material updates, kitchen knee wall, unit 3&4 gate, unit 14 changes, units 3&4 soffits, generator & site wall changes	EAGS	04/12/2022
14	Entry plaza ceiling/store front window heights/ chase changes, Unit 13 &4 / door doors thickness, unit 9&g in unit 8	EAGS	05/05/2022
15	Roof change, Elevator/stair shaft details/plunge pools	EAGS	06/20/2022
16	Elev. changes/ ceiling changes/ mailbox / concierge closet	EAGS	08/02/2022
17	Misc Rev's	EAGS	09/27/2022
18	Misc Rev's	EAGS	10/28/2022

06/20/2022

1625 OCEAN

1625 S. OCEAN BLVD.
DELRAY BEACH, FL

RANDALL STOFFT ARCHITECTS
distinctive. inspirational. architecture.

1907038

FL-0011105 FIRM-AA003379

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & THE PROPERTY OF THIS OFFICE, & WERE CREATED, EVOLVED, & DEVELOPED FOR USE ON, & IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, & PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR 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. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ANY ERRORS, OMISSIONS, OR DISCREPANCIES MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED. © 2017. ALL RIGHTS RESERVED RANDALL STOFFT ARCHITECTS P.A.

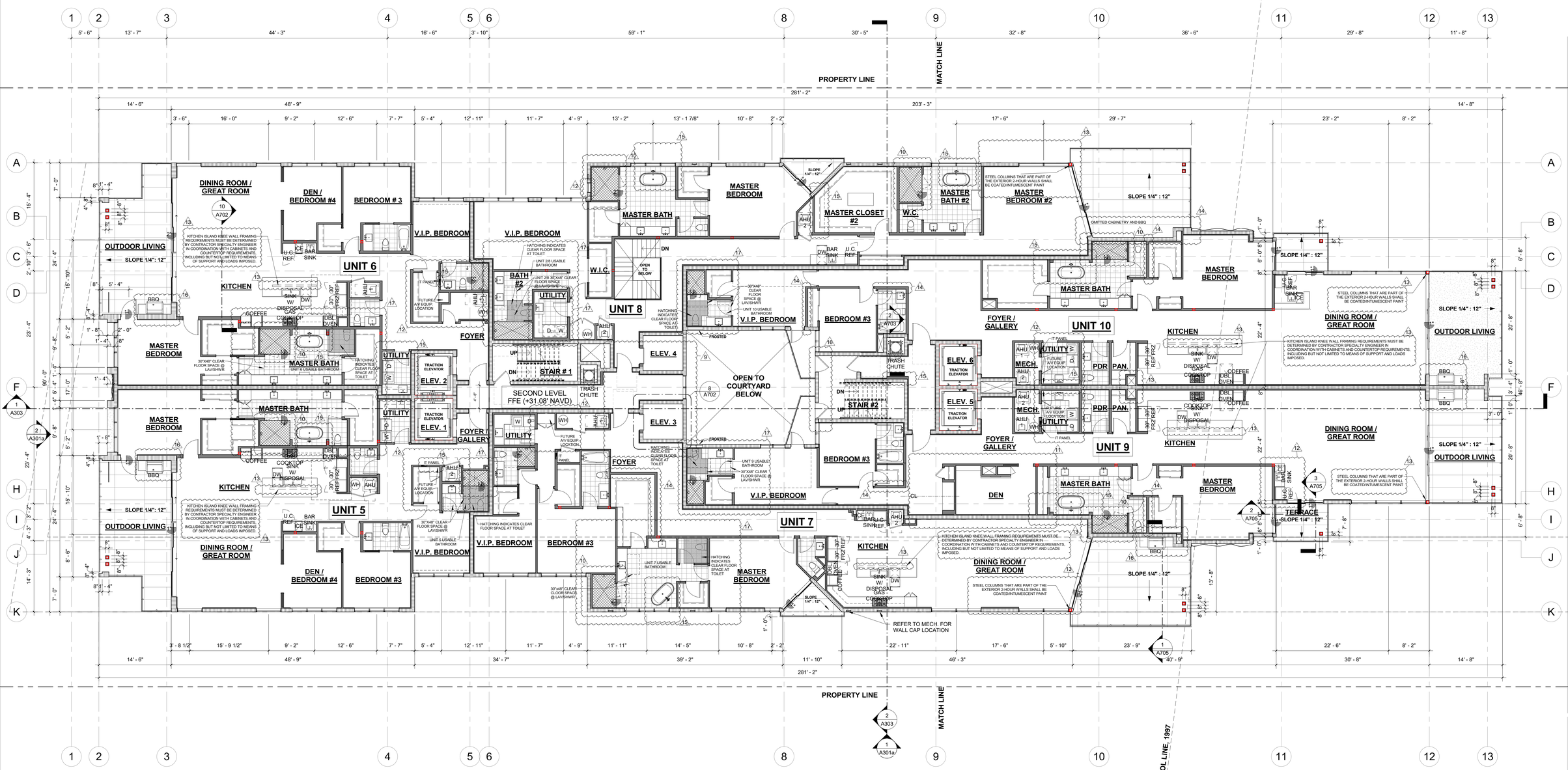
A201

No.	REVISIONS	BY	DATE
1	Bldg comments/ CYard Design	EA/GS	4/1/2021
2	GMP COORDINATION	EA/GS	6/23/2021
3	7/21 SPRAB COMMENTS	EA/GS	7/8/2021
4	2nd GMP	EA/GS	8/10/2021
5	2nd GMP Moss Comments	EA/GS	8/20/2021
9	site walls, pool deck, elevator equip. room, courtyard gates	EA/GS	01/19/2022
10	Shower fix. relocation, change in MEP &E shaft & water feature	EA/GS	02/10/2022
11	Unit 4, 9 & 14 buyer changes/ mens cabana bath.	EA/GS	02/23/2022
12	Unit 9 tan/IT panels/entry columns	EA/GS	03/04/2022
13	Roof plan, stair nosing detail, facade material updates, kitchen knee wall, unit 3&4 gate, unit 14 changes, units 3&4 soffits, generator & site wall changes.	EA/GS	04/12/2022
14	Entry plaza ceiling/store changes, elevator/stair cheese wall in units 1,3 &4, pool doors thickness, omit bbq in unit 8	EA/GS	05/05/2022
15	Roof change, Elevator/stair shaft details/plunge pools	EA/GS	06/20/2022
16	Elev. changes/ ceiling changes/ mailbox / concierge closet	EA/GS	06/02/2022
17	Misc Rev's		09/27/2022

06/20/2022

1625 OCEAN

1625 S. OCEAN BLVD.
DELRAY BEACH, FL



OVERALL SECOND FLOOR PLAN
1/8" = 1'-0"

RANDALL STOFFT ARCHITECTS
distinctive. inspirational. architecture.

1907038

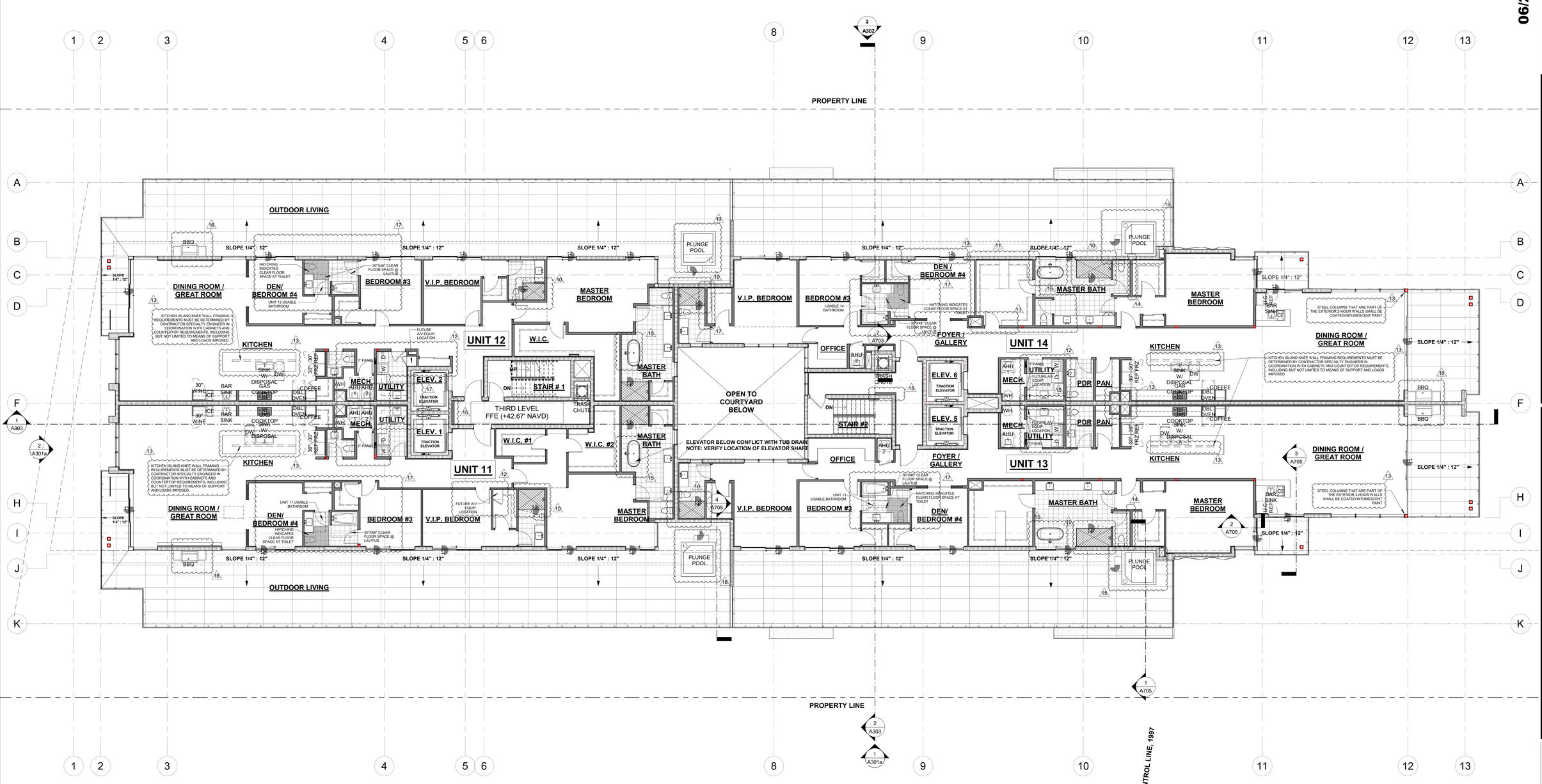
FL-0011105 FIRM-AA003379

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & THE PROPERTY OF THIS OFFICE, & WERE CREATED, EVOLVED, & DEVELOPED FOR USE ON & IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON OR ENTITY WITHOUT THE PROJECT OWNER WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT, ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR AND ALL SUB-CONTRACTORS RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB, & THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. IT IS THE TRADE'S RESPONSIBILITY TO REPORT ANY ERRORS, OMISSIONS, OR CONFLICTS BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED. © 2017, ALL RIGHTS RESERVED RANDALL STOFFT ARCHITECTS P.A.

A202

No.	REVISIONS	BY	DATE
1	Bldg comments/ CYard Design	EA/GS	4/1/2021
2	GMP COORDINATION	EA/GS	6/23/2021
3	7/21 BPRAB COMMENTS	EA/GS	7/8/2021
4	2nd GMP	EA/GS	8/10/2021
5	2nd GMP Moss Comments	EA/GS	9/20/2021
10	Shower fix, relocation, Elevator 1,2,5&6 shaft & water feature	EA/GS	02/10/2022
11	Unit 4, 9 & 14 buyer changes/ mens cabana bath	EA/GS	02/23/2022
12	Unit 9 bar/IT panels/entry columns	EA/GS	03/04/2022
13	Roof plan, stair nosing detail, facade material updates, kitchen knee wall, unit 3&4 gate, unit 14 changes, units 3&4 soffits, generator & site wall changes	EA/GS	04/12/2022
14	Entry plaza ceiling/store front window heights/ chase details 1,3 &4, pool doors thickness, omit bbq in unit 9	EA/GS	05/05/2022
15	Roof change, Elevator/stair shaft details/plunge pools	EA/GS	06/20/2022
16	Elev. changes/ ceiling changes/ mailbox / concierge closet	EA/GS	08/02/2022
17	Misc Rev's	EA/GS	09/27/2022
18	Misc Rev's	EA/GS	10/07/2022

06/20/2022



OVERALL THIRD FLOOR PLAN
1/8" = 1'-0"

1625 OCEAN

1625 S. OCEAN BLVD.
DELRAY BEACH, FL

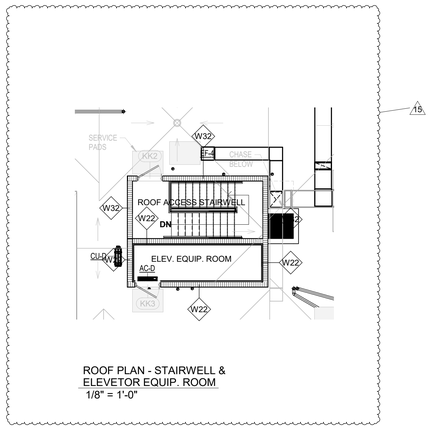
RANDALL STOFFT ARCHITECTS
distinctive. inspirational. architecture.

1907038

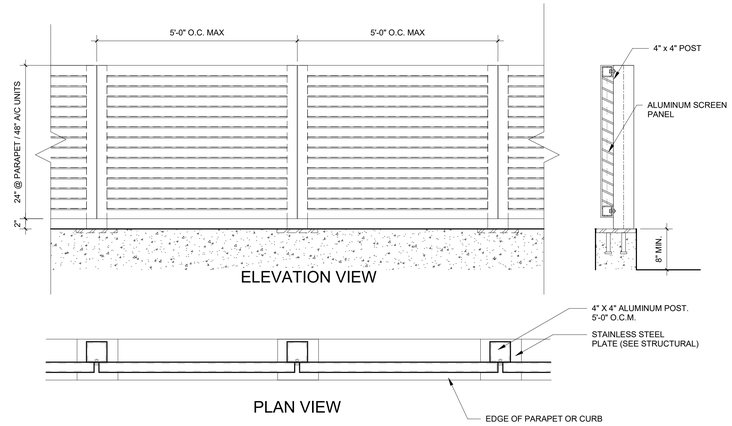
FL-0011105 FIRM-AA003379

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF RANDALL STOFFT ARCHITECTS P.A. WERE CREATED, EVOLVED, & DEVELOPED FOR USE ON, & IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, 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. THE ARCHITECT'S OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION OF ITEMS SO NOTED. © 2017 ALL RIGHTS RESERVED RANDALL STOFFT ARCHITECTS P.A.

A203



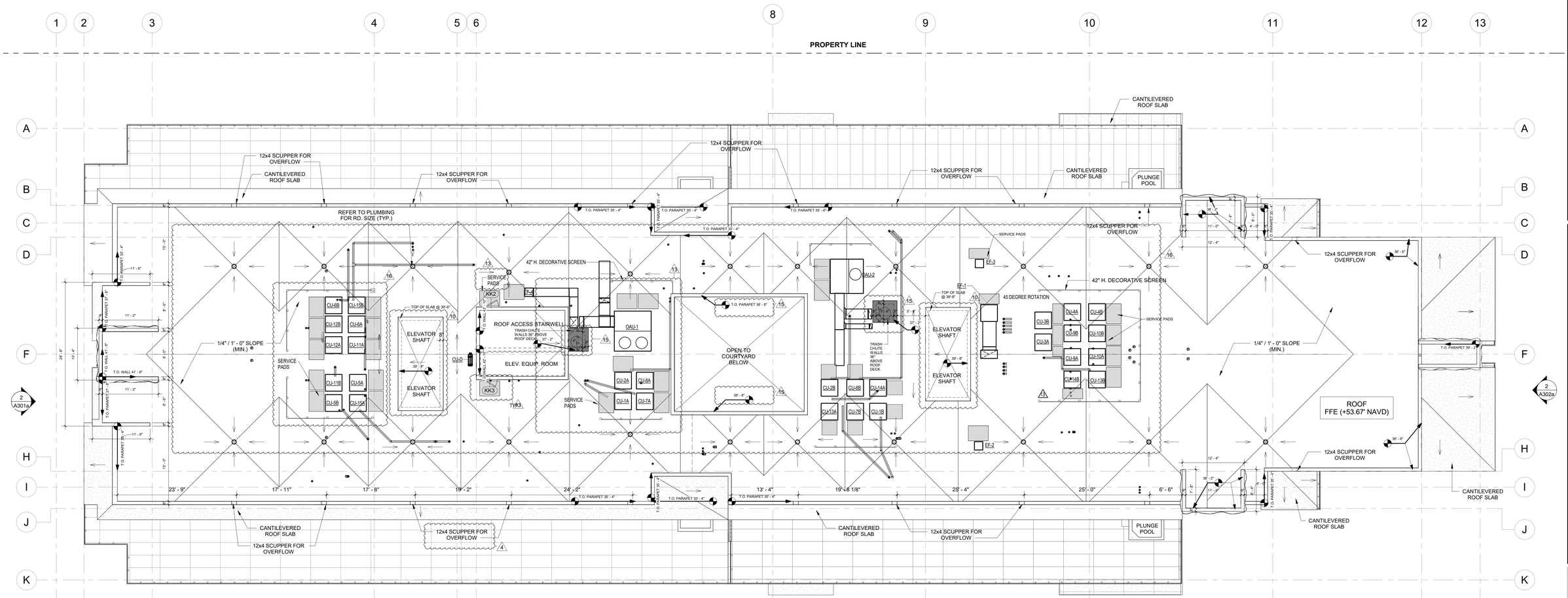
ROOF PLAN - STAIRWELL & ELEVETOR EQUIP. ROOM
1/8" = 1'-0"



DECORATIVE ROOF SCREENS
1" = 1'-0"

REFER TO SHOP DRAWINGS FOR FINAL SCREEN DESIGN
16

1
A302a



1
A301a

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

No.	REVISIONS	BY	DATE
1	Bldg comments/ CYard Design	EA/GS	4/1/2021
2	GMP COORDINATION	EA/GS	6/23/2021
3	7/21 SPRAB COMMENTS	EA/GS	7/8/2021
4	2nd GMP	EA/GS	9/10/2021
5	2nd GMP Moss Comments	EA/GS	9/20/2021
10	Shower fix, relocation, Elevator 1,2,5&6 shaft & water feature	EA/GS	02/10/2022
13	Roof plan, stair nosing changes, elevator updates, kitchen knee wall, unit 3&4 gate, unit 14 changes, units 3&4 soffits, generator & site wall changes	EA/GS	04/12/2022
15	Roof change, Elevator/stair shaft details/plunge pools	EA/GS	06/20/2022
16	Elev. changes/ ceiling changes/ mailbox / concierge closet	EA/GS	06/02/2022

06/20/2022

1625 OCEAN

1625 S. OCEAN BLVD.
DELRAY BEACH, FL

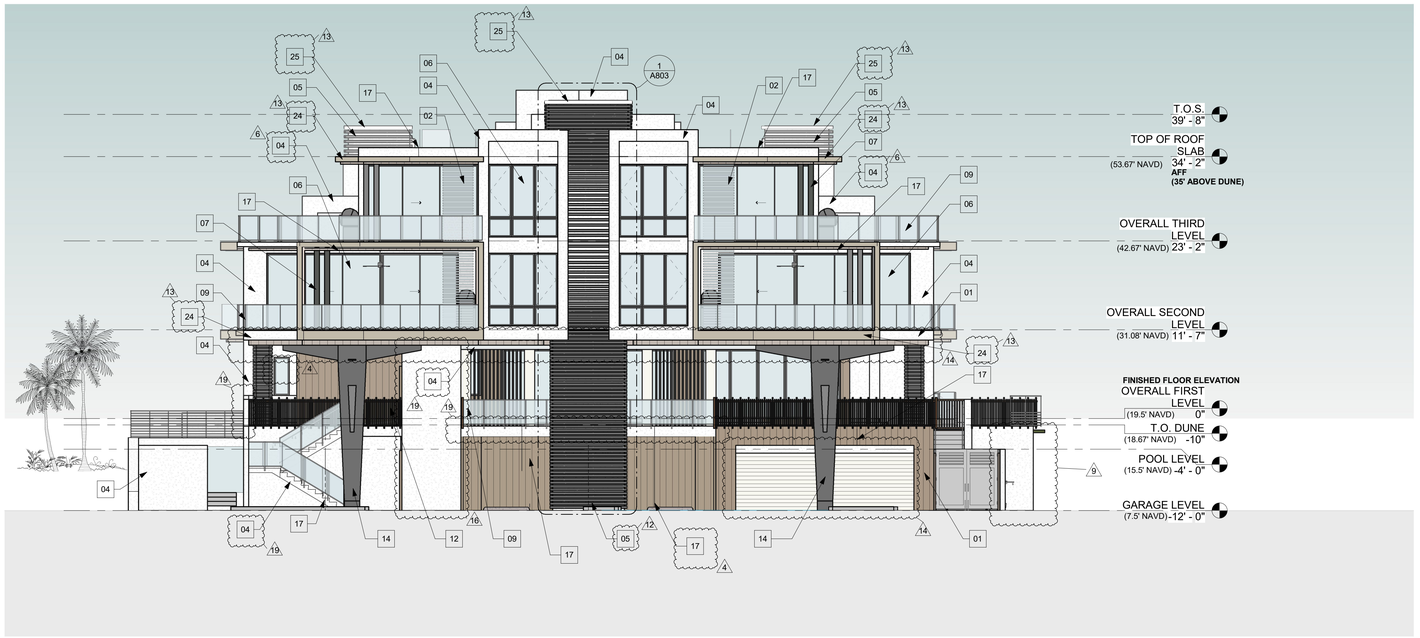
RANDALL STOFFT ARCHITECTS
distinctive. inspirational. architecture.

1907038

FL-0011105 FIRM-AA003379

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS — INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & THE PROPERTY OF THIS OFFICE, & WERE CREATED, EVOLVED, & DEVELOPED FOR USE ON & IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON OR ENTITY WITHOUT THE PROJECT WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT, ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL CHECK & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB, & THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS & CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED. © 2017, ALL RIGHTS RESERVED RANDALL STOFFT ARCHITECTS P.A.

A204



1 FRONT ELEVATION (WEST)
1/8" = 1'-0"

MATERIAL LEGEND

01	PORCELAIN TILE CLADDING EXTERIOR WALL - TACORA 12" PLANK
02	DECORATIVE ALUM. SCREEN PANEL (WEATHERED TEAK - EARL WALNUT M)
03	~~TABBY SHELL STUCCO AT BUILDING BASE, TYP.~~ — N/A
04	STUCCO FINISH AT EXTERIOR WALLS TO BE PAINTED "PURE WHITE" (SHERWIN-WILLIAMS SW-7005)
05	IBERIA 3D TILE NEW YORK. COLOR - MOON GARDEN
06	IMPACT RATED ALUMINUM WINDOWS AND DOOR. FRAME COLOR TO BE "ARCADIA SILVER"
07	ALUMINUM COLUMN COVER. TO BE PAINTED "ENGLERT CHARCOAL GRAY"
08	48"H ALUMINUM AND GLASS FENCE - FASHION GRAY
09	42"H ALUMINUM AND GLASS RAILING - FASHION GRAY
11	BREAK METAL COVER TO MATCH WINDOW FRAME
12	42"H ALUMINUM RAILING, DESIGNED TO REJECT A 4" DIA. SPHERE
13	GARAGE ROLL-UP GRILL
14	STUCCO FINISH CONCRETE COLUMNS TO BE PAINTED "GRIZZLE GRAY" (SHERWIN-WILLIAMS SW-7068)
15	ALUMINUM A/C SCREENS @ ROOF
16	WALL CAPS (REFER TO MECHANICAL FOR DETAILS)
17	STUCCO CONTROL JOINT. REFER TO SHEETS A301a & A302a
18	2X8 DECORATIVE ALUMINUM FINS 6" O.C. MAX. W/ KYNAR FINSIH COLOR TO BE ENGLERT "CHARCOAL GRAY" LOW GLOSS
19	PORCELAIN TILE - "CEMENTO GRIP"
20	PORCELAIN TILE - "STARK WHITE MATTE CONCRETE"
21	12x4 OVERFLOW SCUPPER
22	PORCELAIN TILE - "ARGENT" BY UNIVERSAL TILE
23	LUMICOR EXTERIOR RESIN PANEL THICKET - MATTE FIN. 3/8"
24	STUCCO FINISH AT EXTERIOR WALLS TO BE PAINTED "MINDFUL GRAY" (SHERWIN-WILLIAMS SW-7016)
25	PARAPET WALL CAP OVER FEATURED WALLS.
NOTES	1. EXTERIOR CMU WALLS TO HAVE CONTROL JOINTS LOCATED AT 25'-0" O.C. MAX. AND NO MORE THAN 12'-6" FROM A CORNER.

- ARCADIA SILVER - WINDOW & DOOR FRAMES
- "GRIZZLE GREY" SHERWIN-WILLIAMS SW-7068
- "PURE WHITE" SHERWIN-WILLIAMS SW-7005
- DRIFTWOOD CEILINGS
- PORCERLAIN TILE CLADDING (ARGENT) - BY UNIVERSAL TILE
- PORCERLAIN TILE CLADDING (TACORA CAMEL) - BY UNIVERSAL TILE
- WOOD LOOK RAILINGS TBD
- ALL RAILINGS AND FENCES (EXCEPT WOOD RAIL LOOK FINISH) KYNAR - DURANAR - FASHION GRAY
- ENTRY PLAZA COLUMNS TILE CLADDING STARK WHITE MATER CONCRETE - BY UNIVERSAL TILE
- 2X8 DECORATIVE ALUMINUM FINS 6" O.C. MAX. W/ KYNAR FINSIH COLOR TO BE ENGLERT "CHARCOAL GRAY"
- "MINDFUL GRAY" SHERWIN-WILLIAMS SW-7016

No.	REVISIONS	BY	DATE
1	Bldg comments/ CYard Design	EA/GS	4/1/2021
2	GMP COORDINATION	EA/GS	6/23/2021
3	7/21 BPRAB COMMENTS	EA/GS	7/8/2021
4	2nd GMP	EA/GS	8/10/2021
5	2nd GMP Moss Comments	EA/GS	9/20/2021
6	Combine Unit 2 & 5 Changes	EA/GS	01/14/2022
9	site walls, pool deck, elevator equip. room, courtyard gates	EA/GS	01/19/2022
12	Unit 9 bar/11 panels/entry columns	EA/GS	03/04/2022
13	Roof plan, stair nosing detail, facade material updates, kitchen knee wall, unit 3&4 gate, unit 14 changes, units 3&4 soffits, generator & site wall changes	EA/GS	04/12/2022
14	Entry plaza ceiling/store front window height/ chase wall in units 1,3 &4, pool deck thickness, omit bbq in unit 8	EA/GS	05/05/2022
15	Roof change, Elevatorstair shaft details/plunge pools	EA/GS	06/20/2022
16	Elev. changes/ ceiling changes/ mailbox / concierge closet	EA/GS	08/02/2022
19	Misc Rev's	EA/GS	10/28/2022

06/20/2022

1625 OCEAN
1625 S. OCEAN BLVD.
DELRAY BEACH, FL

RANDALL STOFFT
ARCHITECTS
distinctive. inspirational. architecture.

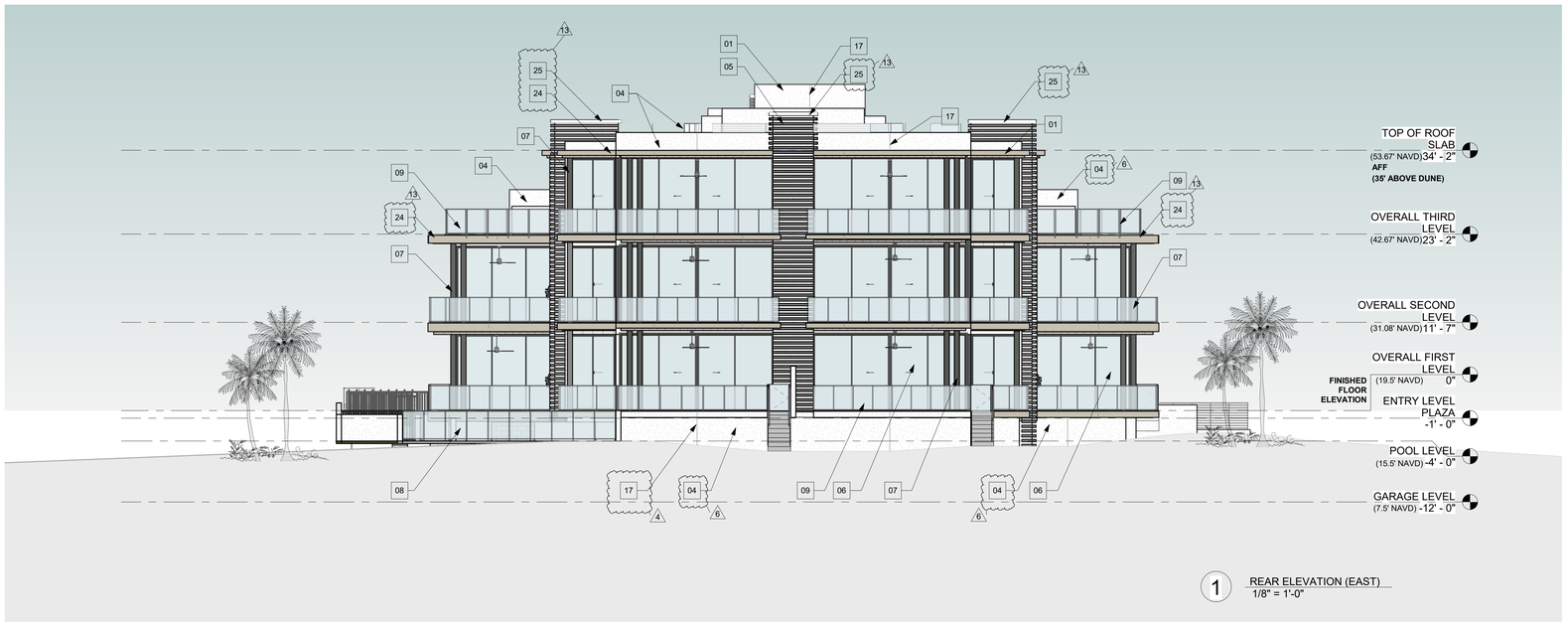
1907038

FL-0011105 FIRM-AA003379

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & THE PROPERTY OF THIS OFFICE, & WERE CREATED, EVOLVED, & DEVELOPED FOR USE ON, & IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR PERMISSION OF RANDALL S. STOFFT, ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SUBMITTED SAMPLES, MOCK-UPS, ETC. MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED. © 2017 ALL RIGHTS RESERVED RANDALL STOFFT ARCHITECTS P.A.

A301

2 SIDE ELEVATION (SOUTH)
1/8" = 1'-0"



1 REAR ELEVATION (EAST)
1/8" = 1'-0"

2 SIDE ELEVATION (NORTH)
1/8" = 1'-0"

MATERIAL LEGEND

	01	PORCELAIN TILE CLADDING EXTERIOR WALL - TACORA 12" PLANK 13
	02	DECORATIVE ALUM. SCREEN PANEL (WEATHERED TEAK EARL WALNUT M) 13
17	03	~~TABBY SHELL STUCCO AT BUILDING BASE - TYP.~~ — N/A
	04	STUCCO FINISH AT EXTERIOR WALLS TO BE PAINTED "PURE WHITE" (SHERWIN-WILLIAMS SW-7005)
18	05	IBERIA 3D TILE NEW YORK. COLOR - MOON GARDEN
	06	IMPACT RATED ALUMINUM WINDOWS AND DOOR. FRAME COLOR TO BE "ARCADIA SILVER" 13
	07	ALUMINUM COLUMN COVER TO BE PAINTED "ENGLERT CHARCOAL GRAY" 13
	08	48"H ALUMINUM AND GLASS FENCE - FASHION GRAY
	09	42"H ALUMINUM AND GLASS RAILING - FASHION GRAY
	11	BREAK METAL COVER TO MATCH WINDOW FRAME
	12	42"H ALUMINUM RAILING, DESIGNED TO REJECT A 4" DIA. SPHERE
	13	GARAGE ROLL-UP GRILL
	14	STUCCO FINISH CONCRETE COLUMNS TO BE PAINTED "GRIZZLE GRAY" (SHERWIN-WILLIAMS SW-7068)
	15	ALUMINUM A/C SCREENS @ ROOF
	16	WALL CAPS (REFER TO MECHANICAL FOR DETAILS)
	17	STUCCO CONTROL JOINT. REFER TO SHEETS A301a & A302a
	18	2X8 DECORATIVE ALUMINUM FINS 6" O.C. MAX. W/ KYNAR FINSIH COLOR TO BE ENGLERT "CHARCOAL GRAY" LOW GLOSS
	19	PORCELAIN TILE - "CEMENTO GRIP"
	20	PORCELAIN TILE - "STARK WHITE MATTE CONCRETE"
	21	12x4 OVERFLOW SCUPPER
	22	PORCELAIN TILE - "ARGENT" BY UNIVERSAL TILE
	23	LUMICOR EXTERIOR RESIN PANEL THICKET - MATTE FIN. 3/8" 13
	24	STUCCO FINISH AT EXTERIOR WALLS TO BE PAINTED "MINDFUL GRAY" (SHERWIN-WILLIAMS SW-7016)
	25	PARAPET WALL CAP OVER FEATURED WALLS.
NOTES		1. EXTERIOR CMU WALLS TO HAVE CONTROL JOINTS LOCATED AT 25'-0" O.C. MAX. AND NO MORE THAN 12'-6" FROM A CORNER.

06/20/2022

No.	REVISIONS	BY	DATE
1	Bldg comments/ CYard Design	EA/GS	4/1/2021
2	GMP COORDINATION	EA/GS	6/23/2021
3	7/21 BPRAB COMMENTS	EA/GS	7/8/2021
4	2nd GMP	EA/GS	8/10/2021
5	2nd GMP Moss Comments	EA/GS	9/20/2021
6	Combine Unit 2 & 5 Changes	EA/GS	01/14/2022
13	Roof plan, stair nosing detail, facade material changes, chase wall, unit 3&4 gate, unit 14 changes, units 3&4 soffits, generator & site wall changes	EA/GS	04/12/2022
14	Entry plaza ceiling/store front window heights/ chase wall in units 1,3,&4, pckt doors thickness, omit bbq in unit 8	EA/GS	05/05/2022
15	Roof change, Elevator/stair shaft details/plunge pools	EA/GS	06/20/2022

1625 OCEAN

1625 S. OCEAN BLVD.
DELRAY BEACH, FL

RANDALL STOFFT ARCHITECTS
distinctive. inspirational. architecture.

1907038

FL-0011105 FIRM-AA003379

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DOCUMENT ARE OWNED BY, & THE PROPERTY OF THIS OFFICE, & WERE CREATED, EVOLVED, & DEVELOPED FOR USE ON, & IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THIS OFFICE. ALL INFORMATION, DATA, & WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. ANY DISCREPANCIES OR VARIATIONS FROM OR DEVIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED. © 2017. ALL RIGHTS RESERVED RANDALL STOFFT ARCHITECTS P.A.

A302