1625 OCEAN (FORMERLY ECHELON)

2021 PROPOSED DESIGN

2020 APPROVED RENDERING

7/8/2021

	REVISIONS	BY	DATE
1	Bldg comments/CYard design	GS	4/1/2021
2	GMP COORDINATION	GS	6/23/2021
3	7/21 SPRAB comments	GS	7/8/2021

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 RANDALL E. STOFFT ARCHITECTS P.A. & WERE CREATED, EVOLVED & DEVELOPED FOR USE 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 SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY & BE 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. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW AND FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED. © 2021. ALL RIGHTS RESERVED RANDALL STOFFT ARCHITECTS P.A.

A001

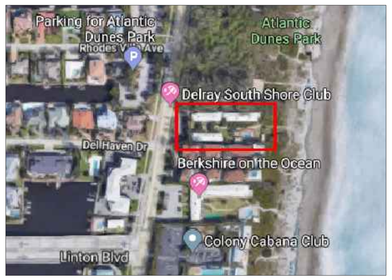
NOTES:
1. REFER TO THE DUNE MITIGATION PLAN FOR EXISTING AND PROPOSED DUNE VEGETATION.
2. ALL UTILITY SERVING THIS PROPERTY SHALL BE LOCATED UNDERGROUND THROUGHOUT. SEE CIVIL DRAWINGS FOR DETAILS & LOCATION.

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.

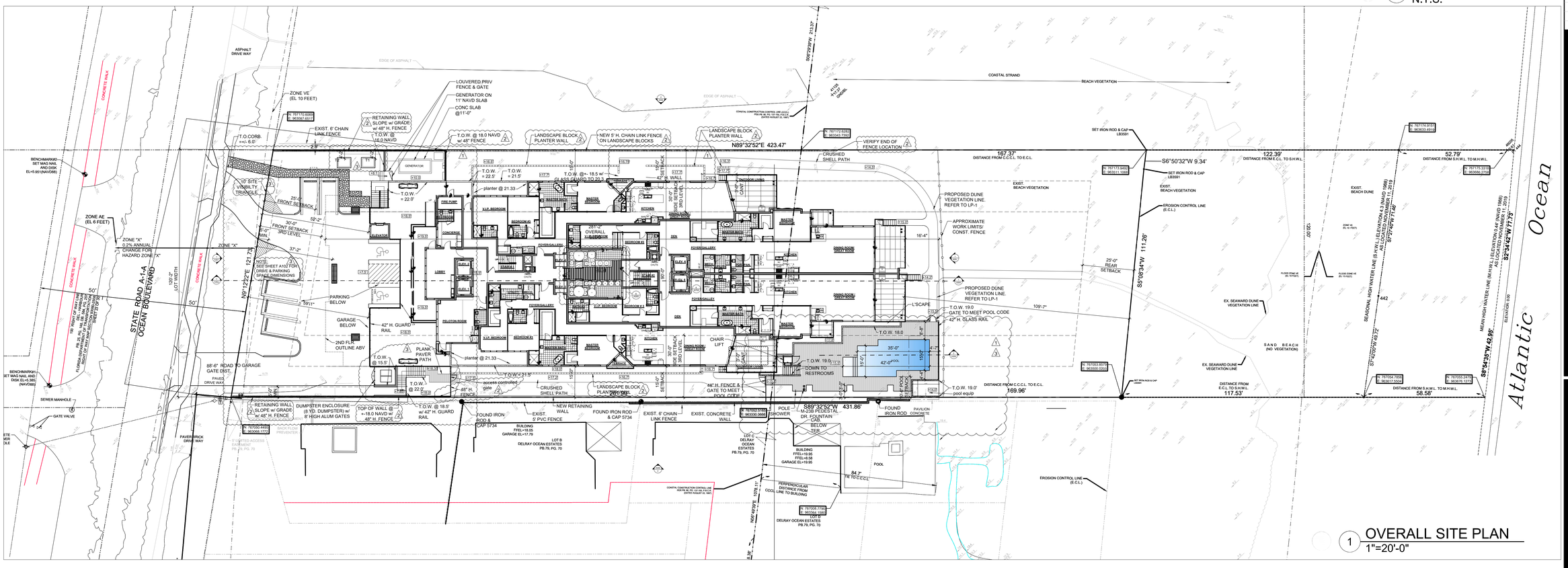
THE G.C. IS TO VERIFY THAT ALL ACCESS TO THE POOL AREA MEET THE SWIMMING POOL SAFETY ACT.



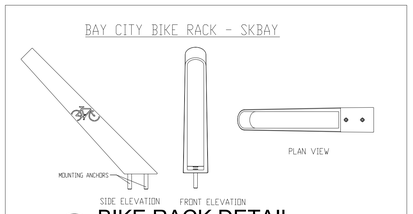
2 LOCATION MAP
N.T.S.

7/19/2021

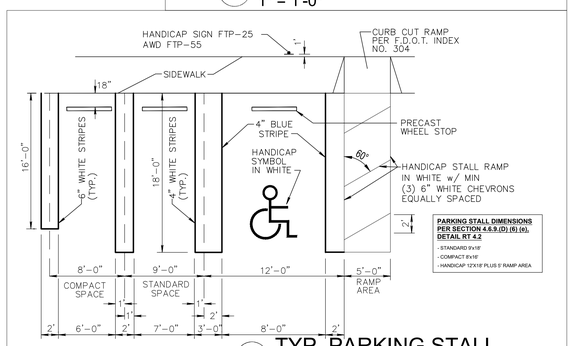
REVISIONS	BY	DATE
1 Bldg comments/CYard design	GS	4/1/2021
2 GMP COORDINATION	GS	6/23/2021
3 7/21 SPRAB comments	GS	7/8/2021



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	12,622 SF
LOBBY/CONCIERGE	1,438 SF
CIRCULATION (WEST)	215 SF
CIRCULATION (EAST)	259 SF
TERRACES	1,730 SF
	16,264 SF
SECOND LEVEL	
A/C	18,104 SF
CIRCULATION (WEST)	361 SF
CIRCULATION (EAST)	245 SF
TERRACES	2,467 SF
	21,177 SF
THIRD LEVEL	
A/C	13,559 SF
CIRCULATION (WEST)	240 SF
CIRCULATION (EAST)	248 SF
TERRACES	7,602 SF
	21,649 SF
TOTAL STRUCTURES SQ. FT.	77,936 SF

A/C GROUND LEVEL	
A/C - UNIT 1	3016 SF
A/C - UNIT 2	2934 SF
A/C - UNIT 3	3344 SF
A/C - UNIT 4	3329 SF
	12622 SF

A/C SECOND FLOOR	
A/C - UNIT 10	3331 SF
A/C - UNIT 5	2748 SF
A/C - UNIT 6	2758 SF
A/C - UNIT 7	3002 SF
A/C - UNIT 8	2921 SF
A/C - UNIT 9	3345 SF
	18104 SF

A/C THIRD FLOOR	
A/C - UNIT 11	3132 SF
A/C - UNIT 12	3051 SF
A/C - UNIT 13	3695 SF
A/C - UNIT 14	3681 SF
	13559 SF
TOTAL	44,285 SF

BED/BATH PER UNIT		
UNITS	BED.	BATH
1, 2, 7, 8	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

GROUND LEVEL (TERRACE)	
UNIT 1 - TERRACE 1	48 SF
UNIT 1 - TERRACE 2	396 SF
UNIT 2 - TERRACE 1	48 SF
UNIT 2 - TERRACE 2	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 5 - TERRACE 1	381 SF
UNIT 6 - TERRACE 1	381 SF
UNIT 7 - TERRACE 1	48 SF
UNIT 7 - TERRACE 2	392 SF
UNIT 8 - TERRACE 1	48 SF
UNIT 8 - 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	77,841 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	14 UNITS	
- DWELLING UNIT PER ACRE	11.888 / ACRE	
- PARKING REQUIRED (2.5 SPACES / UNIT)	35 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	28	28
ADDITIONAL PARKING	7	7
TOTAL PARKING	35	35

** REQUIRED: 14 UNIT = 2.5 SPACES / UNIT

HARDSCAPE	
DRIVE & PARKING	5151 SF
DUMPSTER	113 SF
GENERATOR	278 SF
POOL DECK	1879 SF
	7422 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

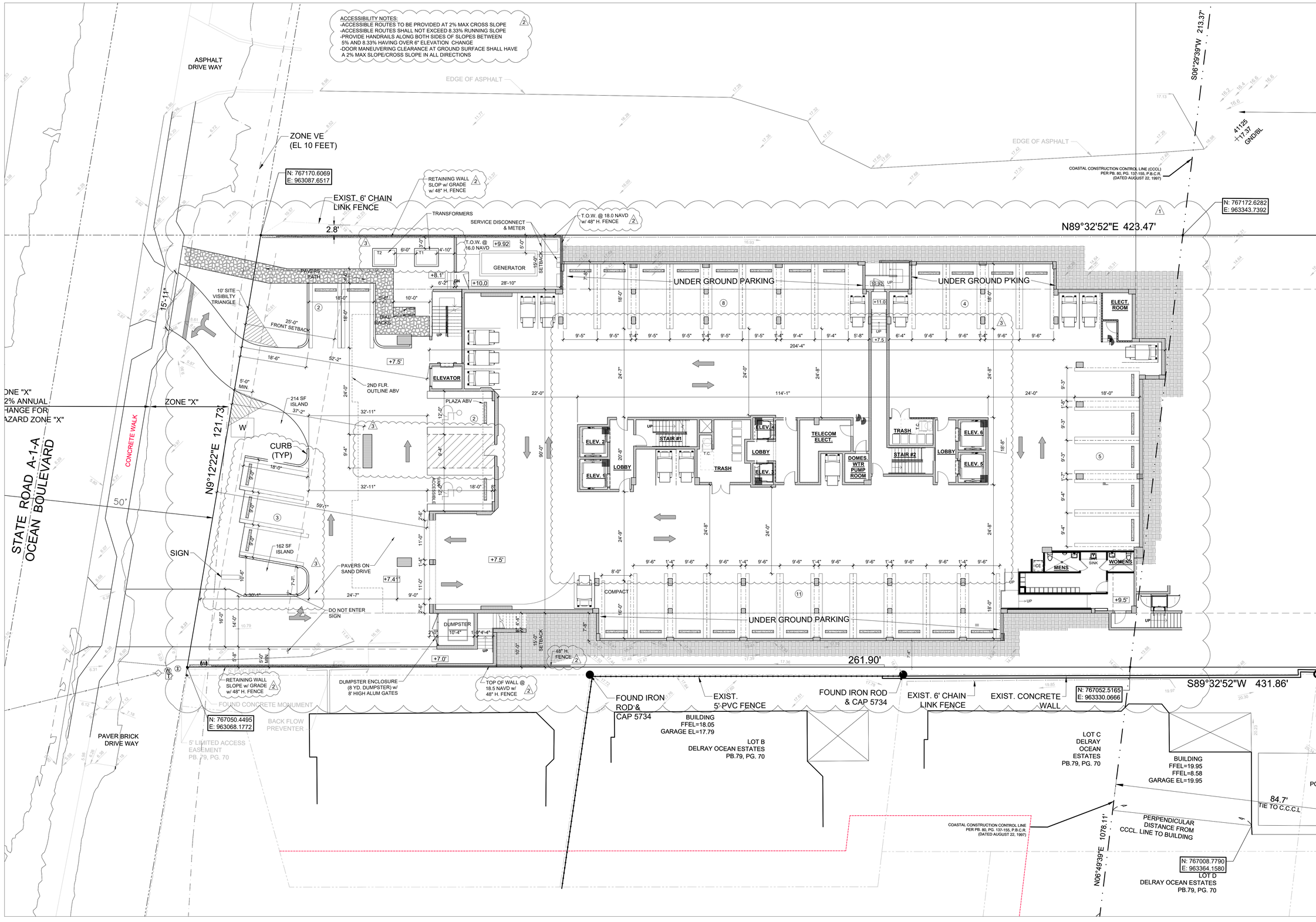
FL-0011105 FIRM-AA003379

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & THE PROPERTY OF RANDALL STOFFT ARCHITECTS, P.A. EVOLVED, & DEVELOPED FOR USE ON, & IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, & PLANS MAY 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 SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB, & THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS & CONDITIONS SHOWN BY THESE DRAWINGS. 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.

A101

7/19/2021

REVISIONS	BY	DATE
1 Bldg comments/CYard design	GS	4/1/2021
2 GMP COORDINATION	GS	6/23/2021
3 7/21 SPRAB comments	GS	7/8/2021



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

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. ADDITIONALLY, THESE IDEAS, DESIGNS, PLANS 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

FINISH SPECIFICATIONS

MARK	PRODUCT	SIZE	FINISH/CONTENT	REMARKS
FL1	CONCRETE SEALER	N/A	CLEAR	
FL2	PREMIERE GARAGE EPOXY FLOOR	N/A	QUICKSILVER WITHOUT GLITTER	
FL3	TREMCO 350/346/346 with sand	N/A	Gray	
FL4	TREMCO Vulkem 350NF/351/351	up walls 12" from floor	Gray	Apply bead or cant sealant at the base of walls
FL5	TILE - TBD	TBD		
FL6	TILE - TBD	TBD		
PT1	SHERWIN WILLIAMS ? PAINT	N/A	WHITE - TBD	
PT2	SHERWIN WILLIAMS ? PAINT	N/A	LIGHT GRAY - TBD	
PT3	SHERWIN WILLIAMS ? PAINT	N/A	GRAY - TBD	
CT1	CERAMIC TILE	TBD	TBD	
SF1	BM Corotech-polymide HS epoxy coating		color - by submittal	2 COATS
SF2	SH WM Protective & Marine Tile-Clad HS epoxy coating		color - by submittal	2 Component
SF3				

FINISH SCHEDULE

NO.	ROOM OR SPACE	FLOOR	MATERIALS WALLS NORTH	EAST	SOUTH	WEST	CEILING	COLUMN	TRIM
	GARAGE	CONC.	CONC.	CONC.	CONC.	CONC.	CONC.	CONC.	
	STAIR # 1	CONC.	CONC.	CONC.	CONC.	CONC.	CONC.	N/A	
	TRASH #1	CONC.	CMU	CMU	CMU	CMU	CONC.	CMU	
	TELECOM - ELECT.	CONC.	CMU	CMU	CMU	CMU	CONC.	N/A	
	DOMES. WTR. PUMP ROOM	CONC.	CMU	CONC.	CMU	CMU	CONC.	CONC.	
	TRASH #2	CONC.	GB	CONC.	CONC.	CONC.	CONC.	N/A	
	STAIR #2	CONC.	CONC.	CONC.	CONC.	CONC.	CONC.	N/A	
	ELECT. ROOM	CONC.	CMU	CMU	CMU	GB.	GB.	CONC.	CONC.
	LOBBIES	SEE INTERIOR DESIGN DRAWINGS							
	CABANA - LOCKER ROOM	SEE INTERIOR DESIGN DRAWINGS							
	MEN'S RESTROOM	SEE INTERIOR DESIGN DRAWINGS							
	WOMEN'S RESTROOM	SEE INTERIOR DESIGN DRAWINGS							

FLOOR	BASE	FINISHES WALLS NORTH	EAST	SOUTH	WEST	CEILING	COLUMN	REMARKS
FL2		PT1	PT1	PT1	PT1	PT2	PT1	
FL1		PT2	PT2	PT2	PT2	PT1	PT2	
FL3		SF1	SF1	SF1	SF1	EXPOSED	SF1	
FL2		PT3	PT3	PT3	PT3	EXPOSED	PT1	
FL4		PT3	PT3	PT3	PT3	EXPOSED	PT3	
FL3		SF1	SF1	SF1	SF1	EXPOSED	SF1	
FL1		PT2	PT2	PT2	PT2	PT1	PT2	
FL2		PT3	PT3	PT3	PT3	EXPOSED	PT3	
SEE INTERIOR DESIGN DRAWINGS								
SEE INTERIOR DESIGN DRAWINGS								
SEE INTERIOR DESIGN DRAWINGS								
SEE INTERIOR DESIGN DRAWINGS								

NOTE:

1. PROVIDE MOISTURE RESISTANT FINISH MATERIAL ON ALL WALLS UP TO ELEVATION +10-0" N.A.V.D. PLUS 1'-0"

2. A SYSTEM OF INTERLOCKING CONTROLS WITH ONE OR MORE FLOAT SWITCHES ON THE ELEVATOR SHALL BE INSTALLED TO KEEP ELEVATOR CAB FROM DESCENDING INTO FLOOD WATERS UPON LOST OF ELECTRICAL POWER.

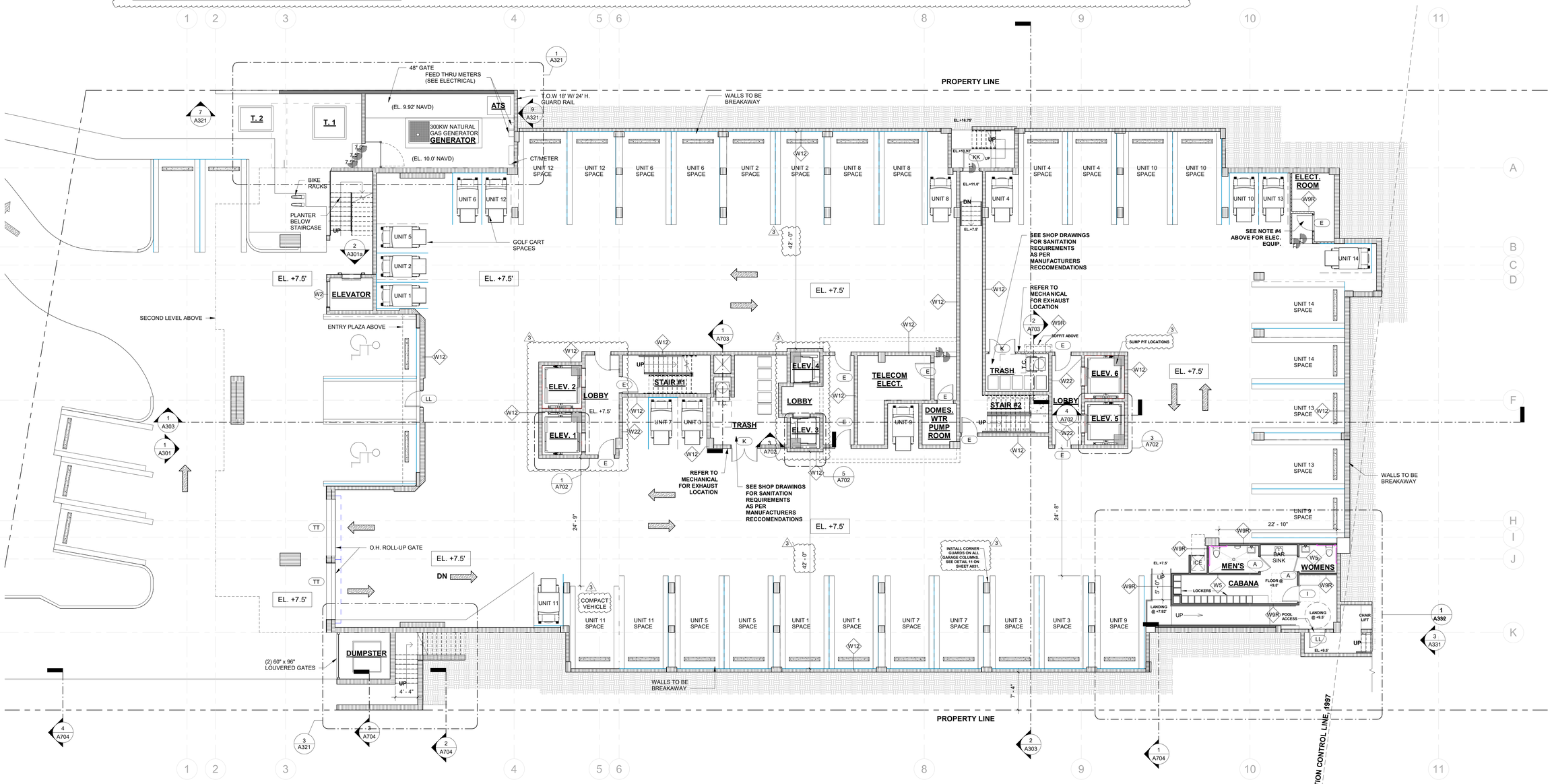
3. ELECTRICAL JUNCTION BOXES & CIRCUIT BREAKERS & CONTROL PANELS SHALL BE ABOVE ELEVATION +10'-0" N.A.V.D. PLUS 1'-0"

4. MECHANICAL, POOL AND ELEVATOR EQUIPMENT SHALL BE ABOVE FLOOD ELEVATION +10'-0" N.A.V.D. PLUS 1'-0"

5. DOOR MANEUVERING CLEARANCE AT GROUND SURFACE SHALL BE PROVIDE AT 2% MAXIMUM SLOPE CROSS SLOPE IN ALL DIRECTIONS.

No.	REVISIONS	BY	DATE
1	Bldg comments/ Grand Design COORDINATION	EA/GS	4/1/2021
2	COORDINATION	EA/GS	6/23/2021
3	7/21 SPRAB COMMENTS	EA/GS	7/8/2021

07/19/2021



GARAGE LEVEL PLAN - NOTED
1/8" = 1'-0"

1625 OCEAN

1625 S. OCEAN BLVD.
DELRAY BEACH, FL

RANDALL STOFFT ARCHITECTS
distinctive. inspirational. architecture.

1907038

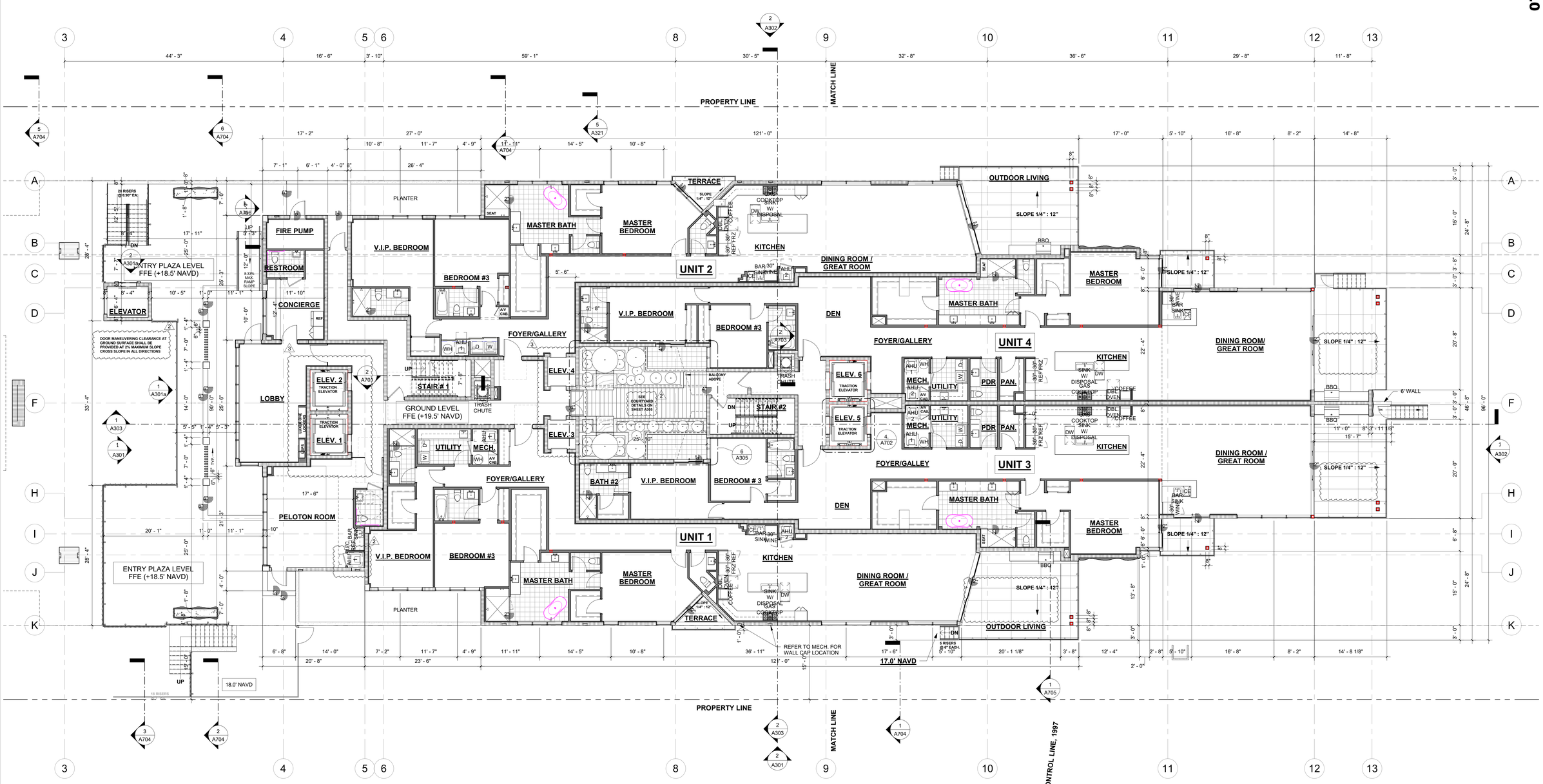
FL-0011105 FIRM-AA003379

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF RANDALL E. STOFFT, AND 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 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. CONTRACTORS SHALL VERIFY & 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 SPECIFIED BY THIS DRAWING & RESERVED RANDALL STOFFT ARCHITECTS P.A.

A200a

No.	REVISIONS	BY	DATE
1	Bldg comments/ Grand Design COORDINATION	EA/GS	4/1/2021
2	COORDINATION	EA/GS	6/23/2021
3	7/21 SPRAB COMMENTS	EA/GS	7/8/2021

07/19/2021



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

1625 OCEAN

1625 S. OCEAN BLVD.
DELRAY BEACH, FL

RANDALL STOFFT ARCHITECTS
distinctive. inspirational. architecture.

1907038

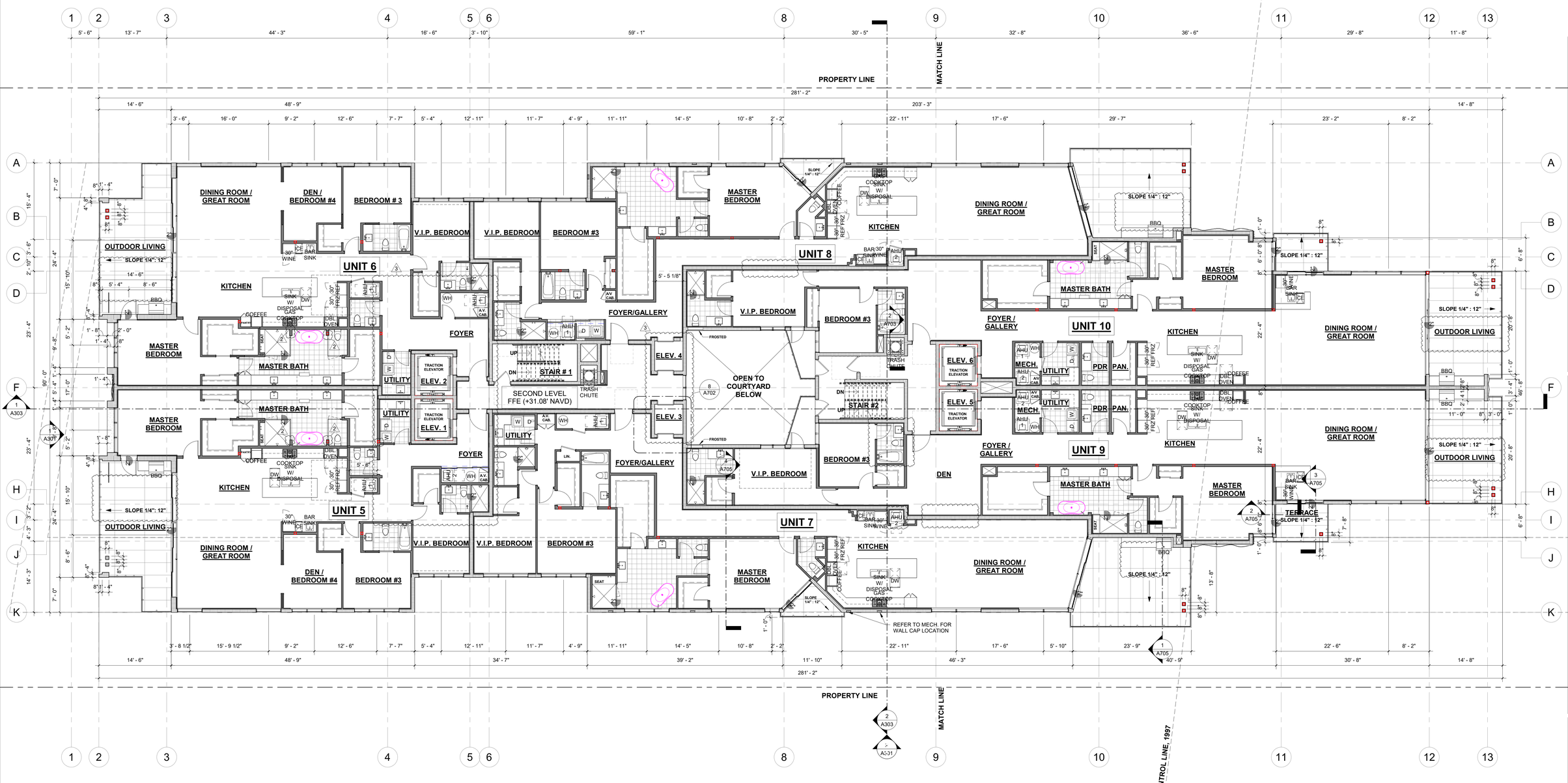
FL-0011105 FIRM-AA003379

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE 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 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 OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ANY SUPPLEMENTARY DRAWINGS 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/ Grand Design	EA/GS	4/1/2021
2	COORDINATION	EA/GS	6/23/2021
3	7/21 SPRAB COMMENTS	EA/GS	7/8/2021

07/19/2021



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

1625 OCEAN

1625 S. OCEAN BLVD.
DELRAY BEACH, FL

RANDALL STOFFT ARCHITECTS
distinctive. inspirational. architecture.

1907038

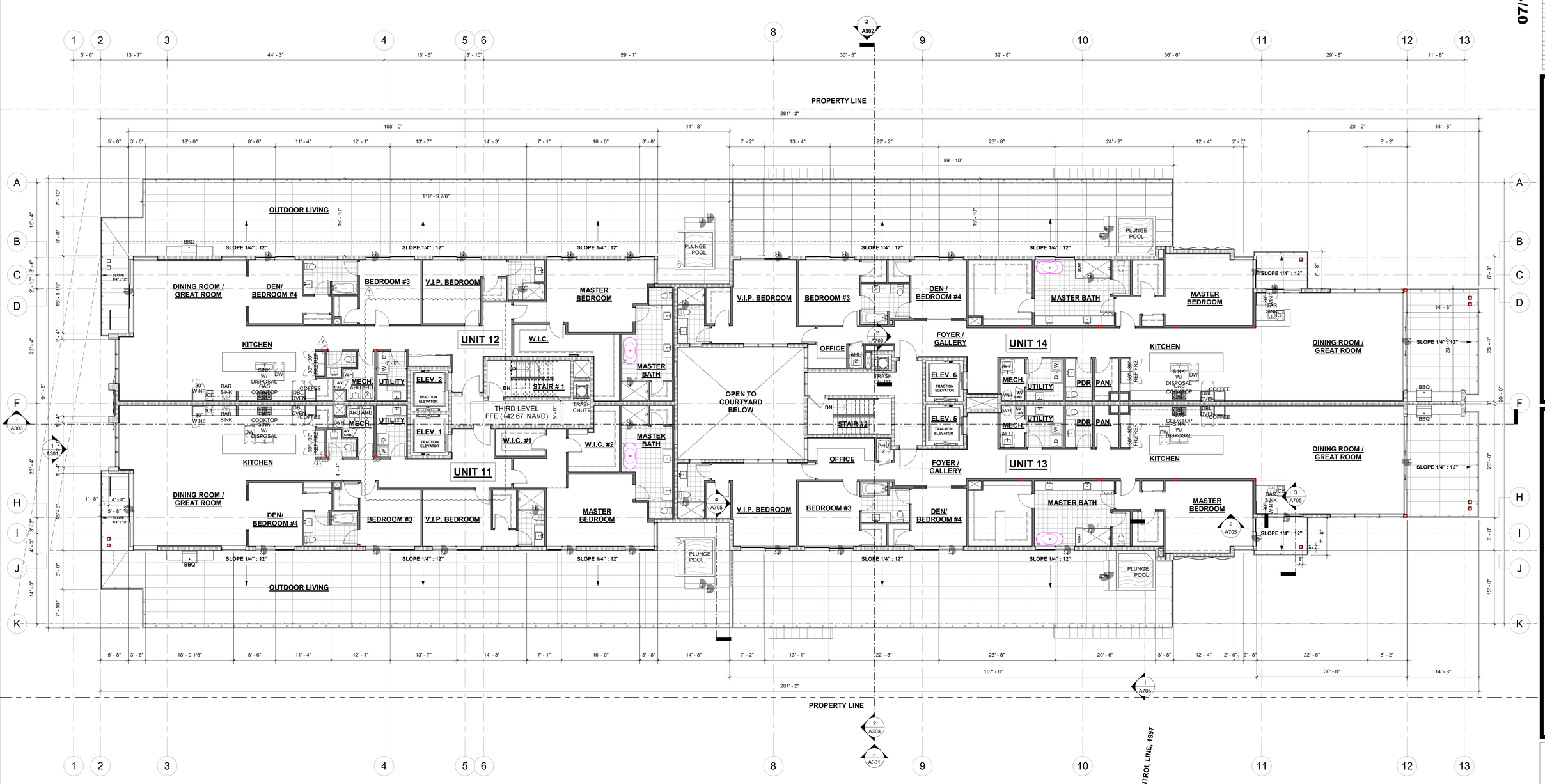
FL-0011105 FIRM-AA003379

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE 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 AT HAND WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RANDALL E. STOFFT, ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR & ALL SUB-CONTRACTORS ARE 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. ALL OTHER DRAWINGS, & DOCUMENTS, & SAMPLES SUBMITTED TO THIS OFFICE FOR REVIEW, 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/ Grand Design	EA/GS	4/1/2021
2	COORDINATION	EA/GS	6/23/2021
3	7/21 SPRAB COMMENTS	EA/GS	7/8/2021

07/19/2021



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

1625 OCEAN

1625 S. OCEAN BLVD.
DELRAY BEACH, FL

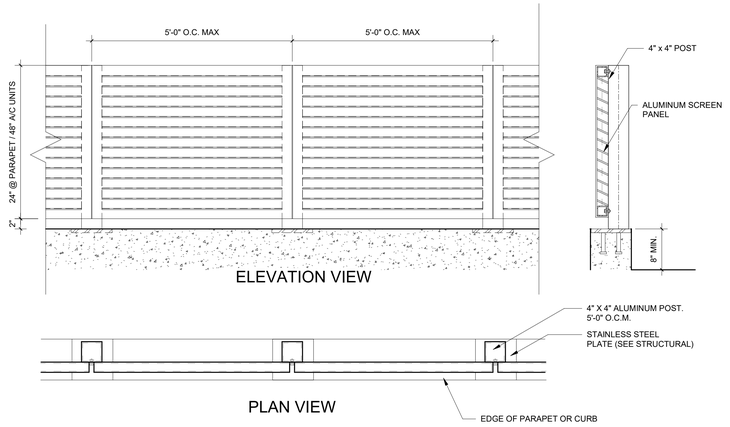
RANDALL STOFFT ARCHITECTS
distinctive. inspirational. architecture.

1907038

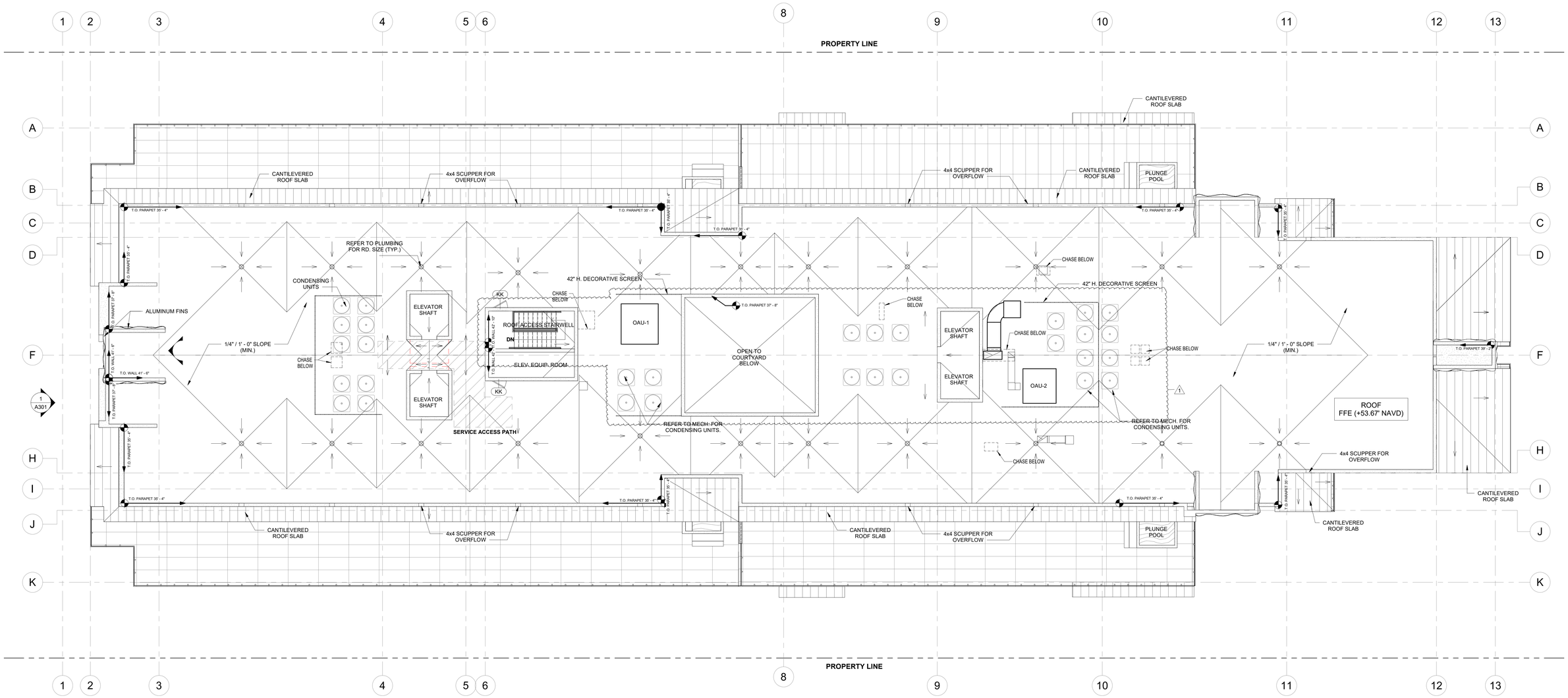
FL-0011105 FIRM-AA003379

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF RANDALL E. STOFFT, ARCHITECTS, 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. RANDALL STOFFT 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. UNPUBLISHED WORK SUBJECT TO UNLAWFUL USE TERMS SO NOTED. © 2017. ALL RIGHTS RESERVED RANDALL STOFFT ARCHITECTS P.A.

A203



DECORATIVE ROOF SCREENS
1" = 1'-0"



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

No.	REVISIONS	BY	DATE
1	Bldg comments/ Grand Design COORDINATION	EA/GS	4/1/2021
2	COORDINATION	EA/GS	6/23/2021
3	7/21 SPRAB COMMENTS	EA/GS	7/8/2021

07/19/2021

1625 OCEAN

1625 S. OCEAN BLVD.
DELRAY BEACH, FL

RANDALL STOFFT ARCHITECTS
distinctive. inspirational. architecture.

1907038

FL-0011105 FIRM-AA003379

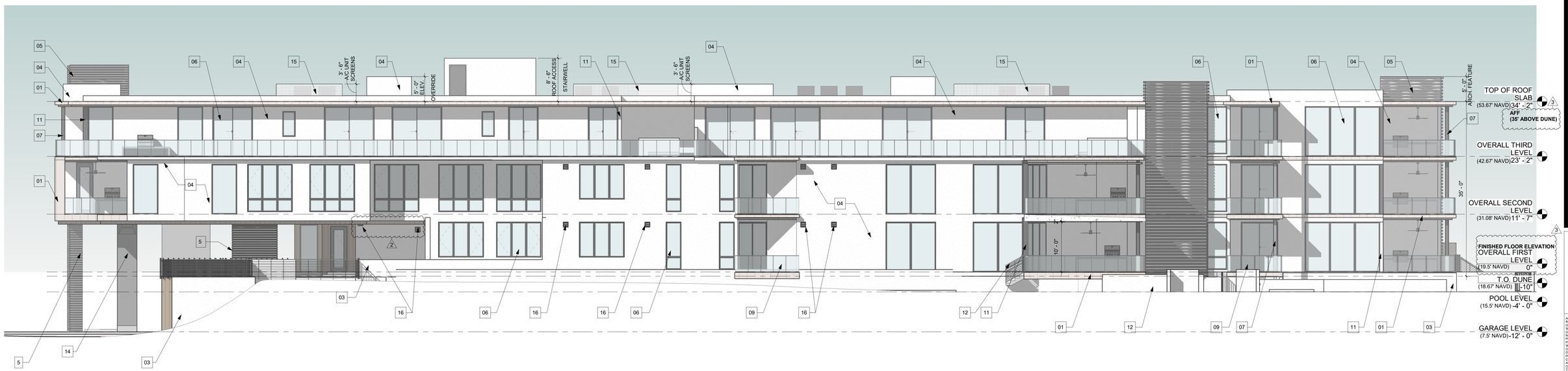
ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & THE PROPERTY OF THIS OFFICE, & WERE CREATED, EVOLVED, & DEVELOPED FOR USE ON, & IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR WRITTEN CONSENT 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, & THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SUBMITTED SUBSTITUTIONS WILL NOT BE MADE UNLESS 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
02	DECORATIVE ALUMINUM SCREEN PANEL (WEATHERED TEAK)
03	TABBY SHELL STUCCO AT BUILDING BASE, TYP.
04	STUCCO FINISH AT EXTERIOR WALLS TO BE PAINTED "PURE WHITE" (SHERWIN-WILLIAMS SW-7005)
05	KAZA LIQUID FORMS CONCRETE TILE
06	IMPACT RATED ALUMINUM WINDOWS AND DOOR. FRAME COLOR TO BE "MEDIUM GREY"
07	ALUMINUM COLUMN COVER TO BE PAINTED "GRIZZLE GRAY" (SHERWIN-WILLIAMS SW-7068)
08	48"H ALUMINUM AND GLASS FENCE
09	42"H ALUMINUM AND GLASS RAILING
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
18	2X8 DECORATIVE ALUMINUM FINS 6" O.C. MAX. W/ KYNAR FINSIH COLOR TO BE "SHIPYARD GRAY" (SW-2139)
19	PORCELAIN TILE - "CEMENTO GRIP"
20	PORCELAIN TILE - "STARK WHITE MATTE CONCRETE"

- MEDIUM GREY WINDOW & DOOR FRAMES
- "GRIZZLE GREY" SHERWIN-WILLIAMS SW-7068
- "PURE WHITE" SHERWIN-WILLIAMS SW-7005
- TABBY SHELL STUCCO
- DRIFTWOOD SCREEN
- PORCERLAIN TILE CLADDING
- PORCERLAIN TILE CLADDING (WOOD LOOK) TBD



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

No.	REVISIONS	BY	DATE
1	Bldg comments/ Chard Design COORDINATION	EA/GS	4/1/2021
2	COORDINATION	EA/GS	6/23/2021
3	7/21 SPRAB COMMENTS	EA/GS	7/8/2021

07/19/2021

1625 OCEAN

1625 S. OCEAN BLVD.
DELRAY BEACH, FL

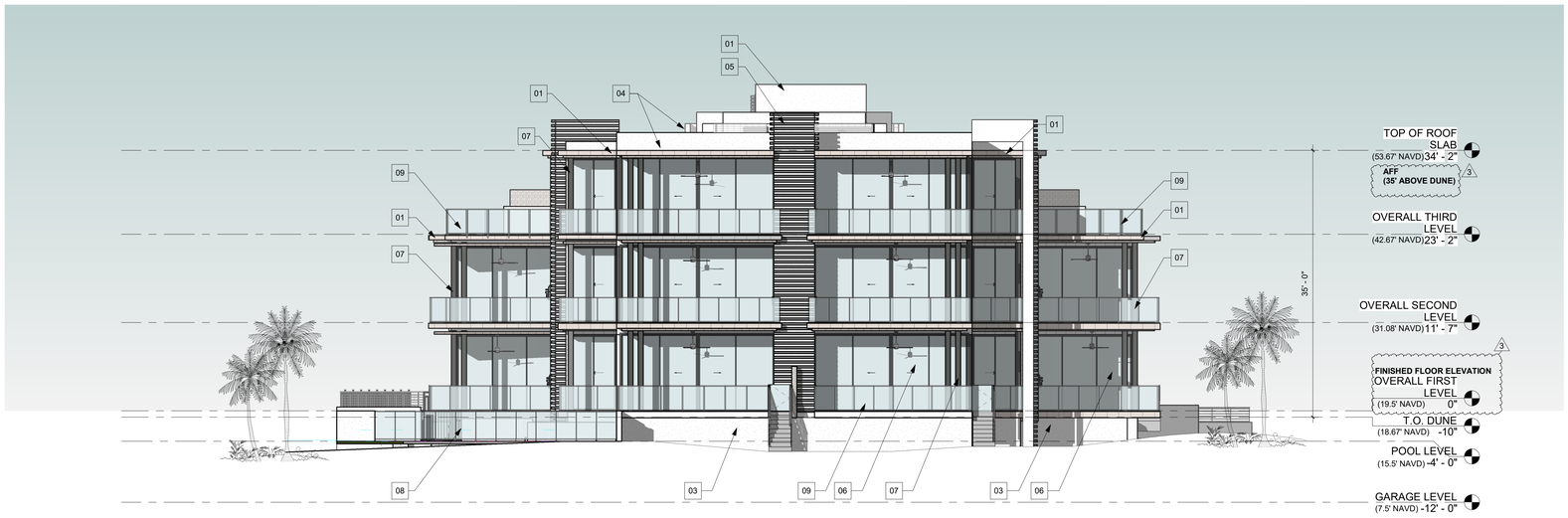
RANDALL STOFFT ARCHITECTS
distinctive. inspirational. architecture.

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 PREPARED, & PUBLISHED FOR USE SOLELY 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 WRITTEN CONSENT 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, & THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ANY SUPPLEMENTARY DRAWINGS 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



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

MATERIAL LEGEND	
01	PORCELAIN TILE CLADDING EXTERIOR WALL
02	DECORATIVE ALUMINUM SCREEN PANEL (WEATHERED TEAK)
03	TABBY SHELL STUCCO AT BUILDING BASE, TYP.
04	STUCCO FINISH AT EXTERIOR WALLS TO BE PAINTED "PURE WHITE" (SHERWIN-WILLIAMS SW-7005)
05	KAZA LIQUID FORMS CONCRETE TILE
06	IMPACT RATED ALUMINUM WINDOWS AND DOOR. FRAME COLOR TO BE "MEDIUM GREY"
07	ALUMINUM COLUMN COVER TO BE PAINTED "GRIZZLE GRAY" (SHERWIN-WILLIAMS SW-7068)
08	48"H ALUMINUM AND GLASS FENCE
09	42"H ALUMINUM AND GLASS RAILING
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
18	2X8 DECORATIVE ALUMINUM FINS 6" O.C. MAX. W/ KYNAR FINSIH COLOR TO BE "SHIPYARD GRAY" (SW-2139)
19	PORCELAIN TILE - "CEMENTO GRIP"
20	PORCELAIN TILE - "STARK WHITE MATTE CONCRETE"

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

No.	REVISIONS	BY	DATE
1	Bldg comments/ CYlad Design	EA/GS	4/1/2021
3	721 SPRAB COMMENTS	EA/GS	7/8/2021

07/19/2021

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

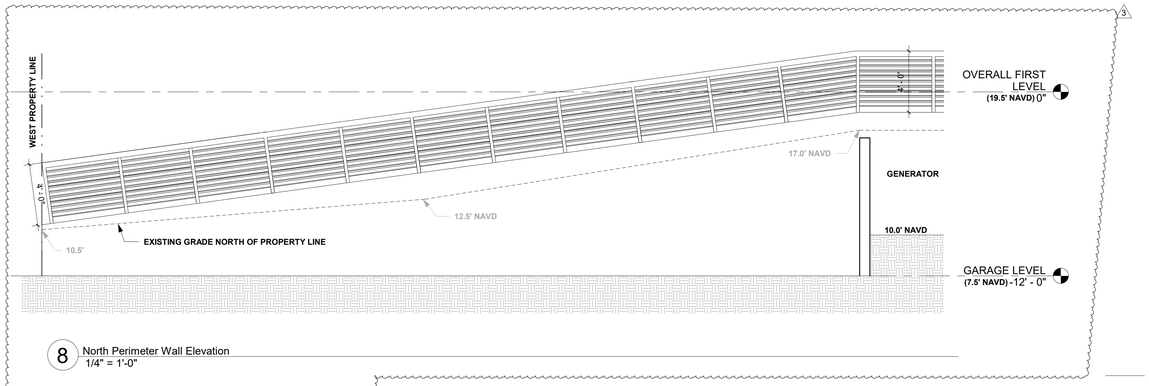
RANDALL STOFFT ARCHITECTS
distinctive. inspirational. architecture.

1907038

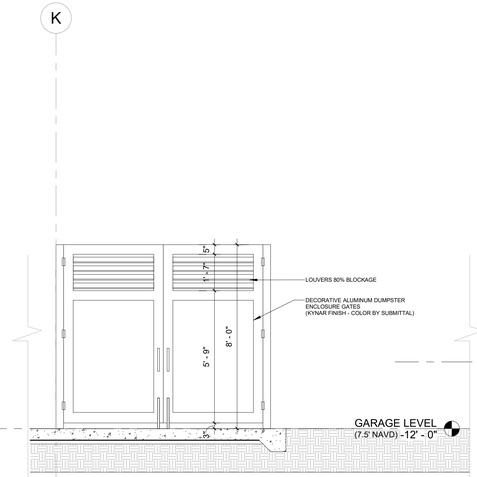
FL-0011105 FIRM-AA003379

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 ANY PERSON OR FOR ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THIS OFFICE. ALL DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. & PRIOR TO THE PREPARATION OF SHOP DRAWINGS, ANY 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.

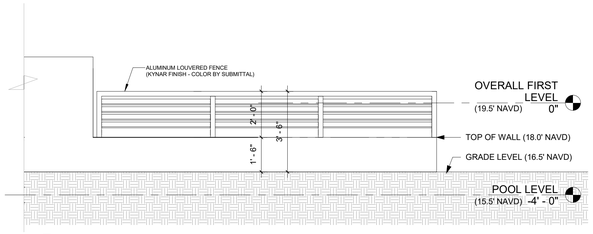
A302



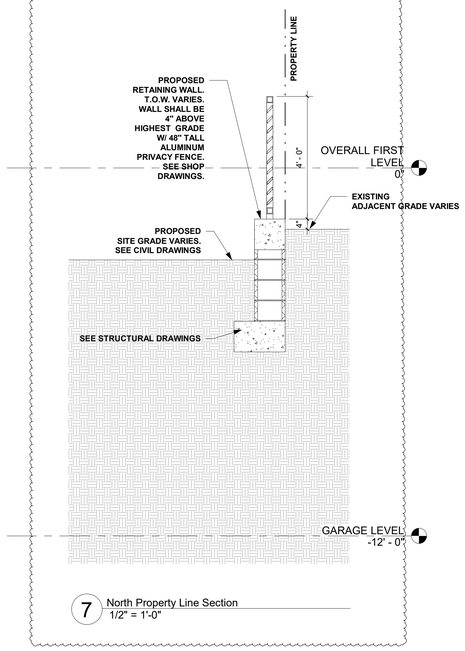
8 North Perimeter Wall Elevation
1/4" = 1'-0"



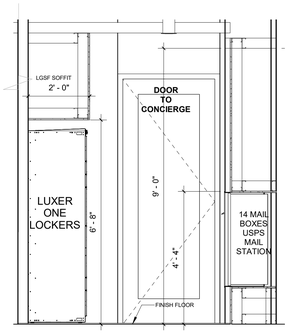
6 Dumpster Gate Detail
3/8" = 1'-0"



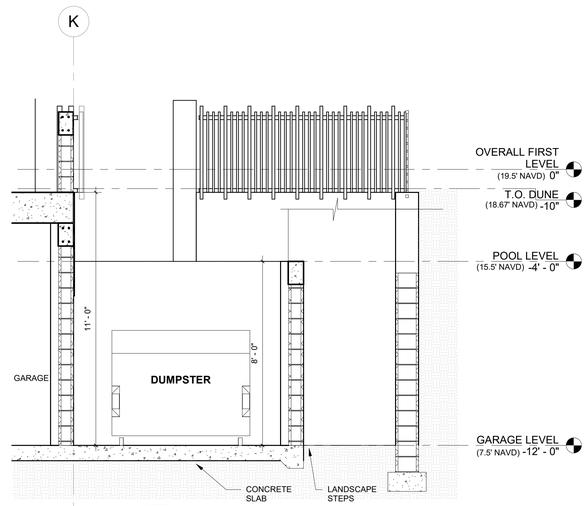
9 Gen. Room Guard Rail Detail
3/8" = 1'-0"



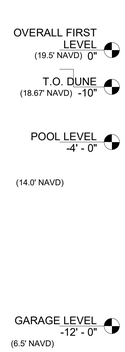
7 North Property Line Section
1/2" = 1'-0"

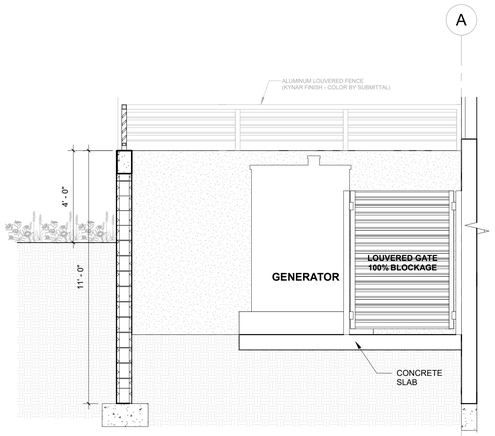


5 Mail Room Interior Elevation 2
1/2" = 1'-0"

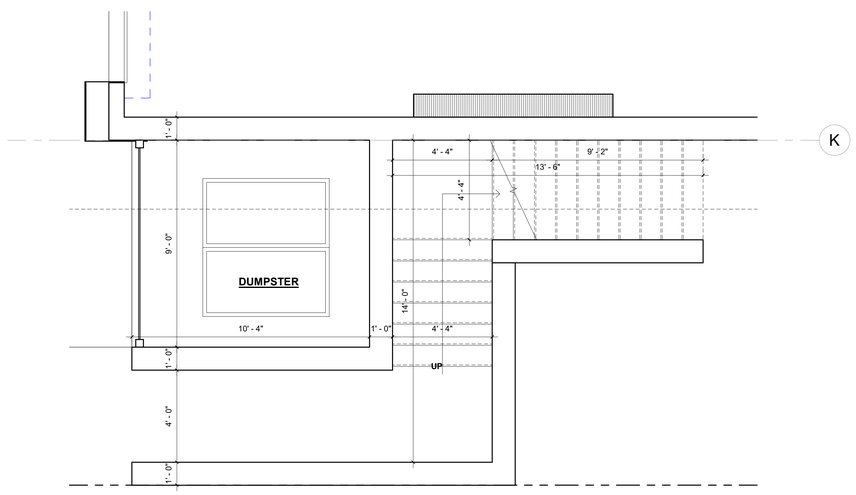


4 DUMPSTER
3/8" = 1'-0"

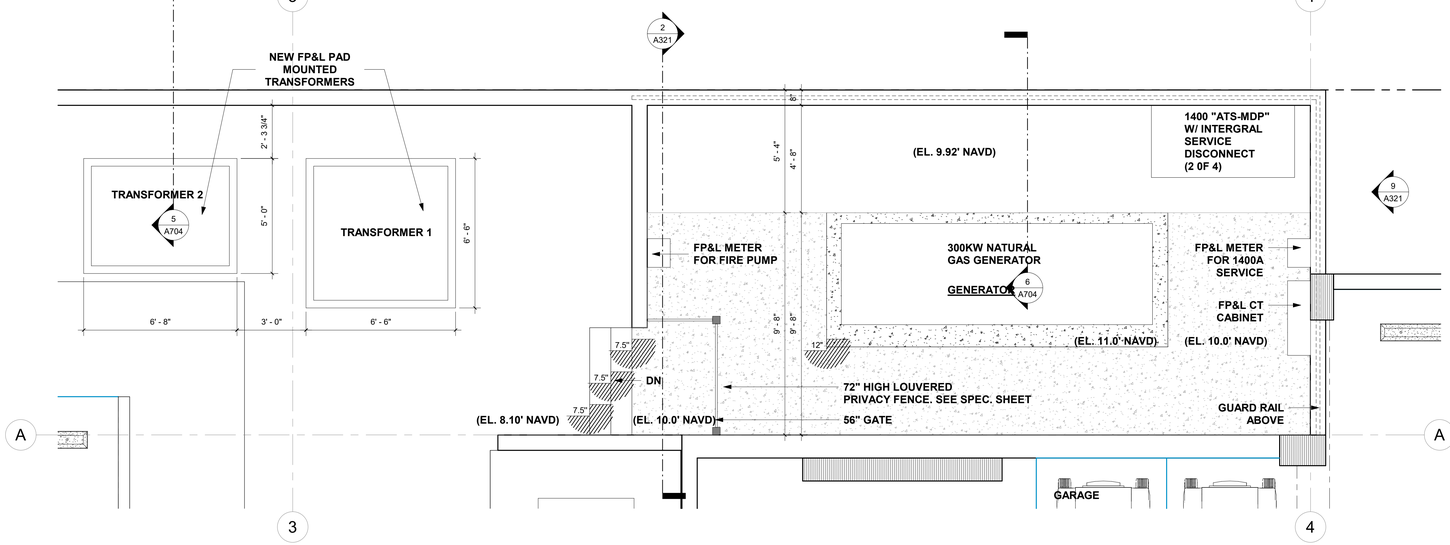




2 GENERATOR
3/8" = 1'-0"



3 DUMPSTER DETAIL
3/8" = 1'-0"



1 GENERATOR DETAIL
3/8" = 1'-0"

No.	REVISIONS	BY	DATE
1	Bldg comments/ Grand Design COORDINATION	EA/GS	4/1/2021
2	COORDINATION	EA/GS	6/23/2021
3	7/21 SPRAB COMMENTS	EA/GS	7/8/2021

7/8/2021

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 RANDALL E. STOFFT ARCHITECTS. THEY 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 THE OWNER THEREOF 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, & 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 REFERENCED BY THE DRAWING. © RESERVED RANDALL STOFFT ARCHITECTS P.A.

A321