



**CUSTOM RESIDENCES**

1236 GEORGE BUSH BOULEVARD  
DELRAY BEACH, FLORIDA



REVISIONS	BY	DATE
▲ FLOOR PLANS	CM	04.15.21
▲ FRONT ELEVATION	CM	05.04.21
▲ ELEVATIONS	CM	06.03.21
▲ REVISED FLOOR PLANS	CM	08.08.21
▲ REVISED FLOOR PLANS	CM	08.23.21
▲ SPRAB SUBMISSION	CM	09.15.21
▲ SPRAB COMMENTS	CM	12.17.21
▲ SPRAB COMMENTS	CM	03.15.22

**CUSTOM RESIDENCES**  
1236 GEORGE BUSH BOULEVARD  
DELRAY BEACH, FLORIDA

**RANDALL STOFFT ARCHITECTS**  
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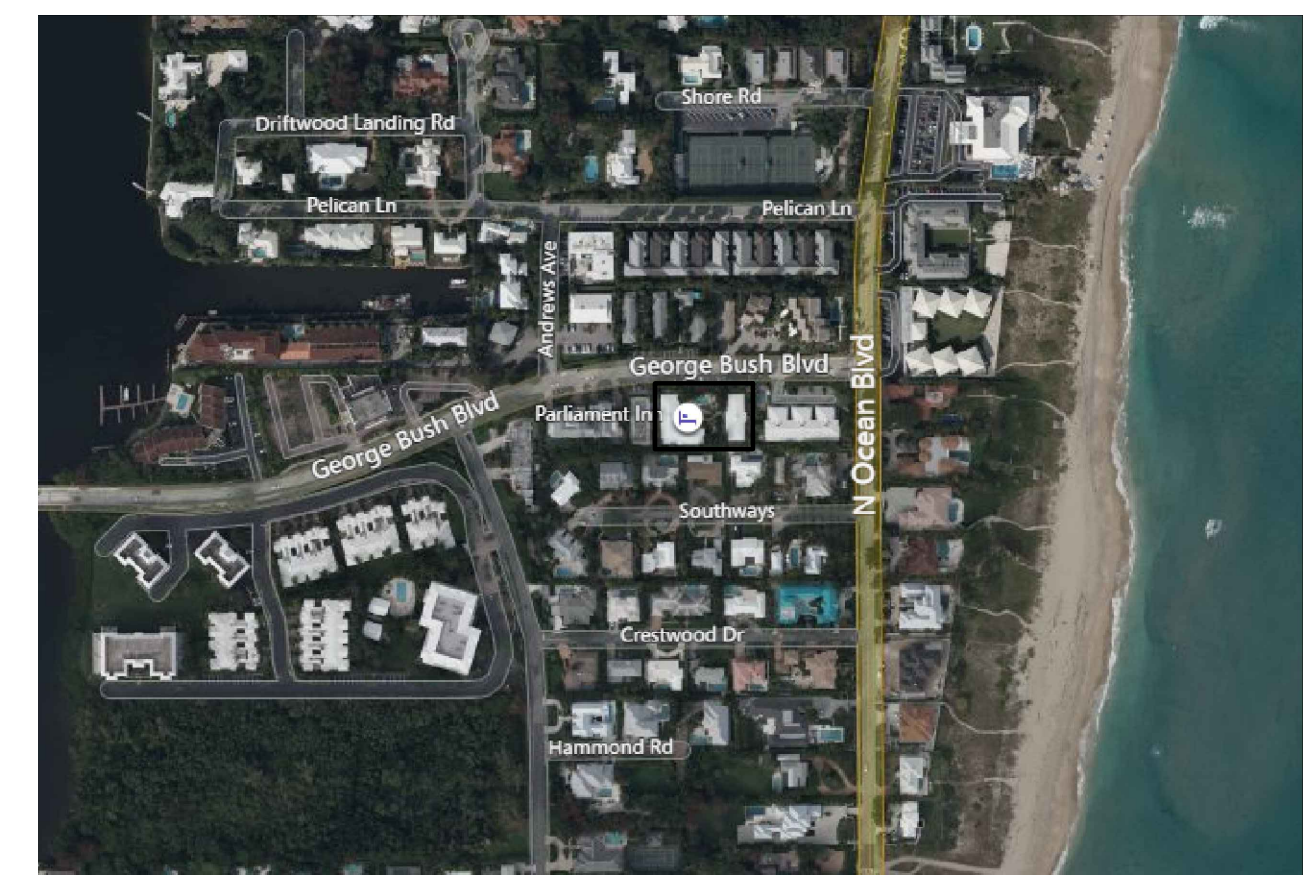
Job No. 2104038D

FL-001105 FIRM-AA003379

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**A101**

SPRAB SUBMISSION 09.15.21



2 AERIAL VIEW  
N.T.S.

A/C BUILDING AREA TABULATION			
UNIT TYPE	# OF UNITS	SQ. FT./UNIT	TOTAL SQ. FT.
UNIT A	2	3,747	7,494
UNIT B	4	4,467	17,868
<b>TOTAL</b>	<b>6</b>		<b>25,362</b>

TOTAL BUILDING AREA TABULATION			
UNIT TYPE	# OF UNITS	SQ. FT./UNIT	TOTAL SQ. FT.
UNIT A	2	5,784 SF	11,568 SF
UNIT B	4	5,705 SF	22,820 SF
<b>TOTAL</b>	<b>6</b>		<b>34,388 SF</b>

PROJECT DATA		
ZONING: RM		
- BUILDING FOOTPRINT AREA	10,786 S.F.	39.8%
- PARKING	2,790 S.F.	
- WATER BODIES	0 S.F.	
- NO. OF DWELLING UNITS	6 UNITS	
- DWELLING UNIT PER ACRE	9 / ACRE	
- USABLE OPEN SPACE	6,878 S.F.	
- HARDSCAPE	9,405 S.F.	

SETBACKS	REQUIRED	PROVIDED
FRONT	25' / 30'	25' / 30'
SIDE (INTERIOR)	15' / 30'	15' / 30'
REAR	25'	25'

PARKING ANALYSIS		
GARAGE PARKING (UNIT PARKING)		12
DRIVEWAY PARKING (GUEST PARKING)		12
ADDITIONAL PARKING		0
<b>TOTAL PARKING</b>		<b>24</b>
UNIT	2.0 SPACE REQ'D PER UNIT X 6 UNIT* 12 PARKING SPACES REQ'D	12 PARKING SPACES
GUEST	1.5 SPACE REQ'D PER GUEST X 8 UNIT* 3 PARKING SPACES REQ'D	12 PARKING SPACES

\*\* REQUIRED: 3BR UNIT

NOTES:

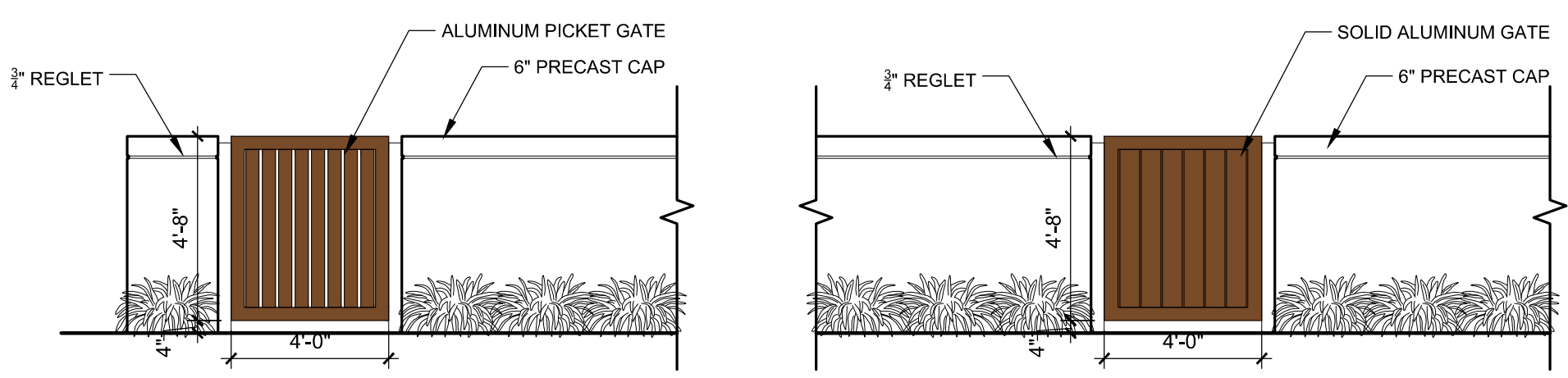
1. PER DELRAY BEACH CODE OF ORDINANCES: ALL BUILDINGS OR STRUCTURES REGARDLESS OF THE TYPE OF CONSTRUCTION WHICH ARE 3 OR MORE OCCUPIED STORIES OR HAVE THREE (3) OR MORE UNOCCUPIED STORIES AS DEEMED REQUIRED BY THE AUTHORITY HAVING JURISDICTION, MUST HAVE SPRINKLER PROTECTION.

2. FIRE CODE REFERENCE: FLORIDA FIRE PREVENTION CODE 7TH EDITION - FLORIDA SPECIFIC NFPA 1, FIRE CODE, 2020 EDITION & FLORIDA SPECIFIC NFPA 101, LIFE SAFETY CODE, 2020 EDITION.

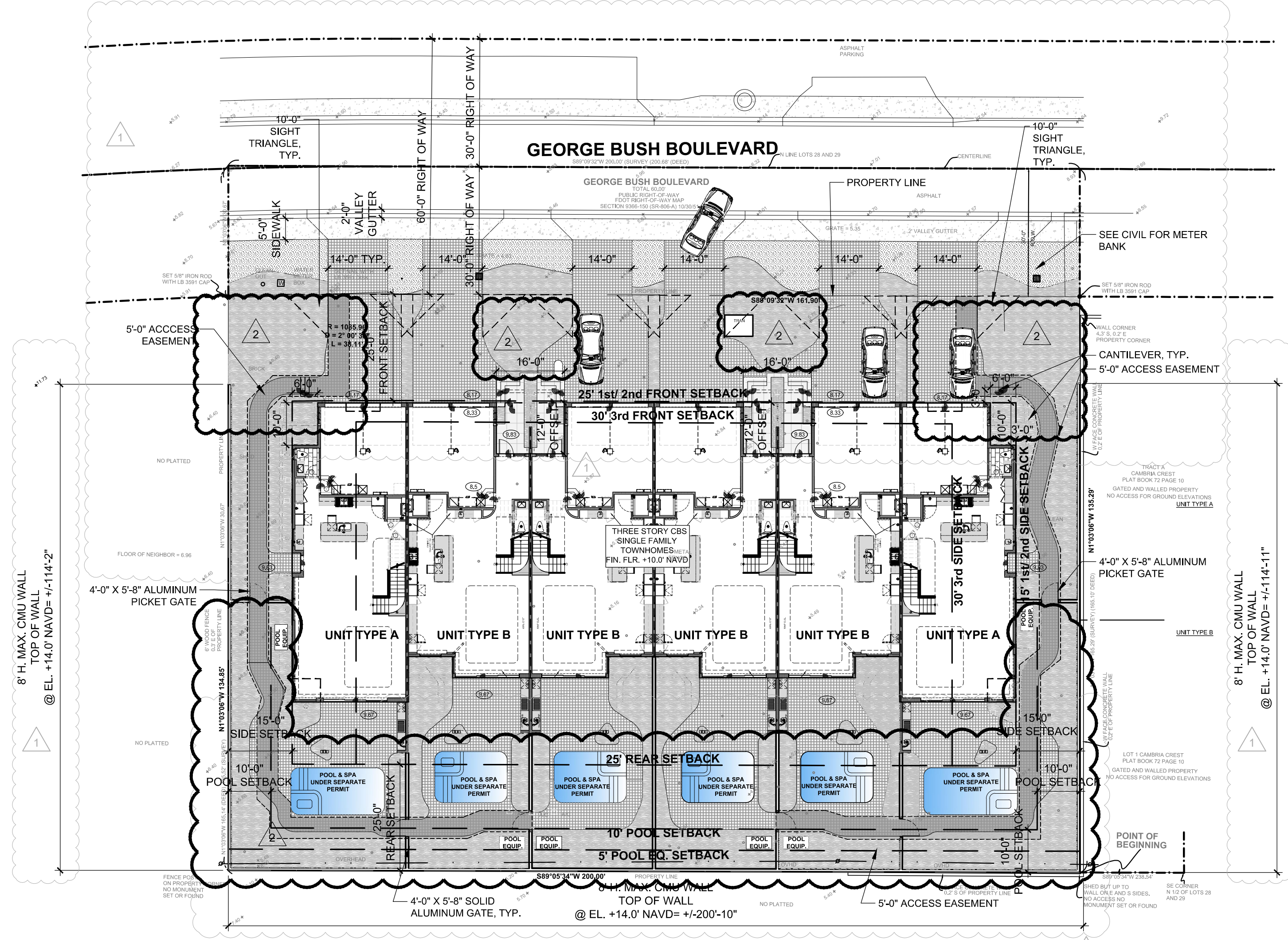
3. ALL PROPOSED UTILITY LINES WILL PLACED UNDERGROUND.

RM MULTIFAMILY	MIN. LOT SIZE (sq. ft)	MIN. LOT WIDTH (ft)	MIN. LOT DEPTH (ft)	MIN. OPEN SPACE (%)	MIN. LOT FRONTAGE (ft)	MAX LOT COVERAGE (%)	MAX BLDG HEIGHT (ft)
REQUIRED	8,000	60	100	25 (6,767 SF)	60	40 (10,830)	35
PROVIDED	27,069	200	135.29	25.4 (6,878/27,069)	200	39.8 (10,786/ 27,069)	34'-8"

USABLE OPEN SPACE CALCULATION		
TOTAL SITE AREA	27,069 SF	
REQ'D USEABLE OPEN SPACE AREA	GREATER OR EQUAL TO 25% OF TOTAL SITE AREA	
	PROPOSED SF	PROPOSED %
TOTAL USEABLE OPEN SPACE AREA	6,878 SF	25.4%



3 GATE TYPES ELEVATIONS  
1/4"=1'-0"



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

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▲ SPRAS SUBMISSION	CM	09.15.21
▲ 75% CD SET	CM/JRM	10.22.21

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 DELRAY BEACH, FLORIDA

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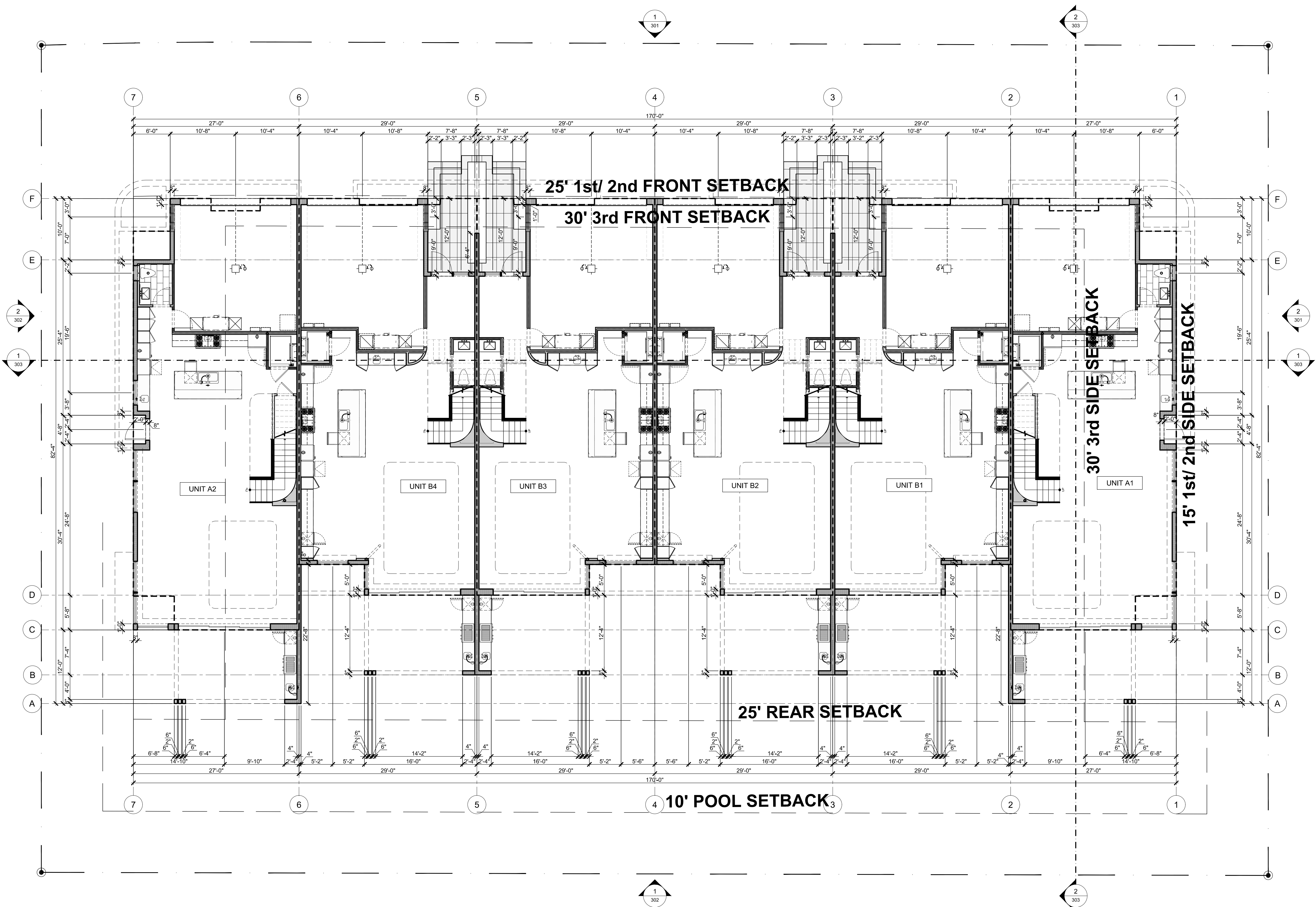
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**A201**

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



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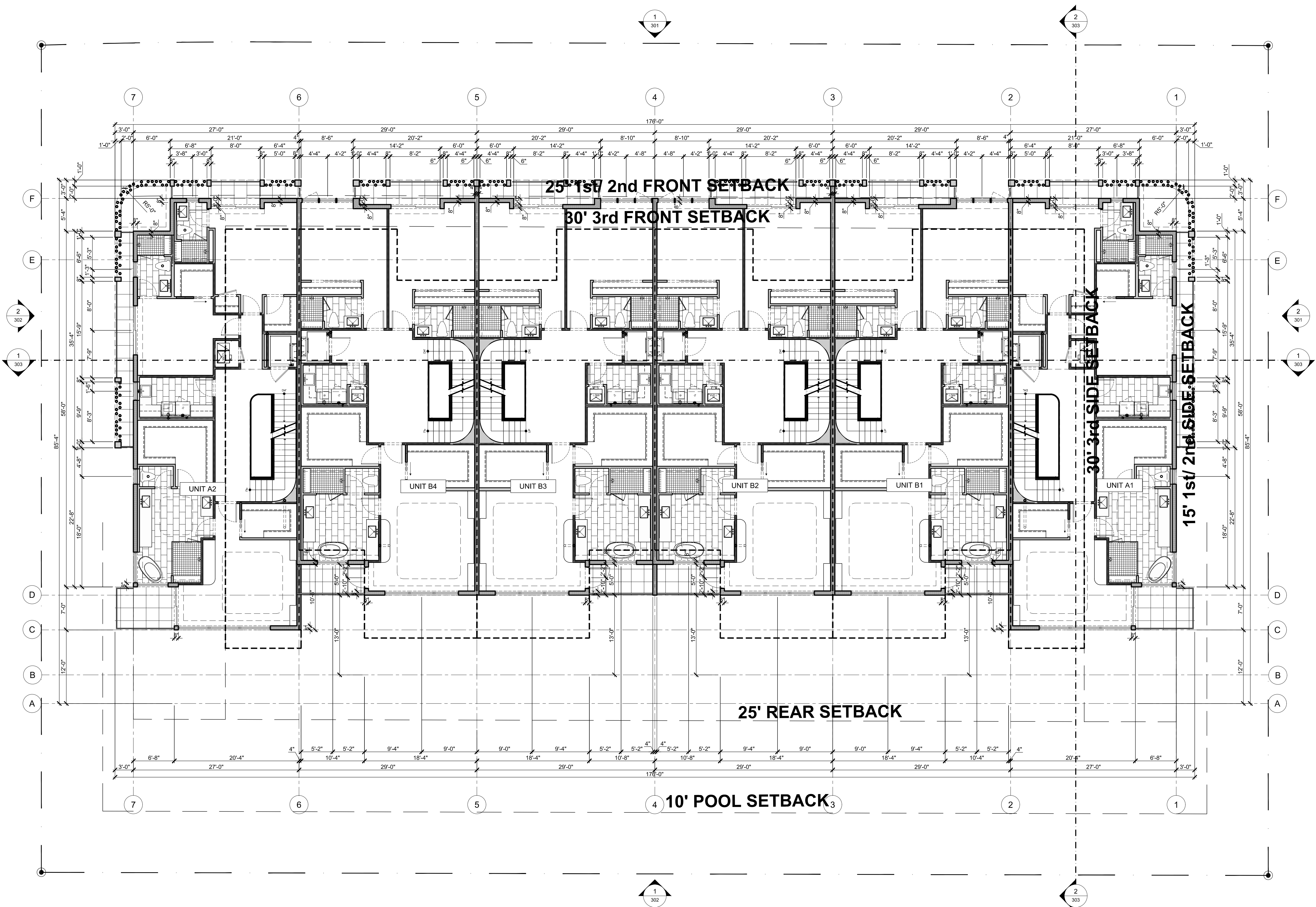
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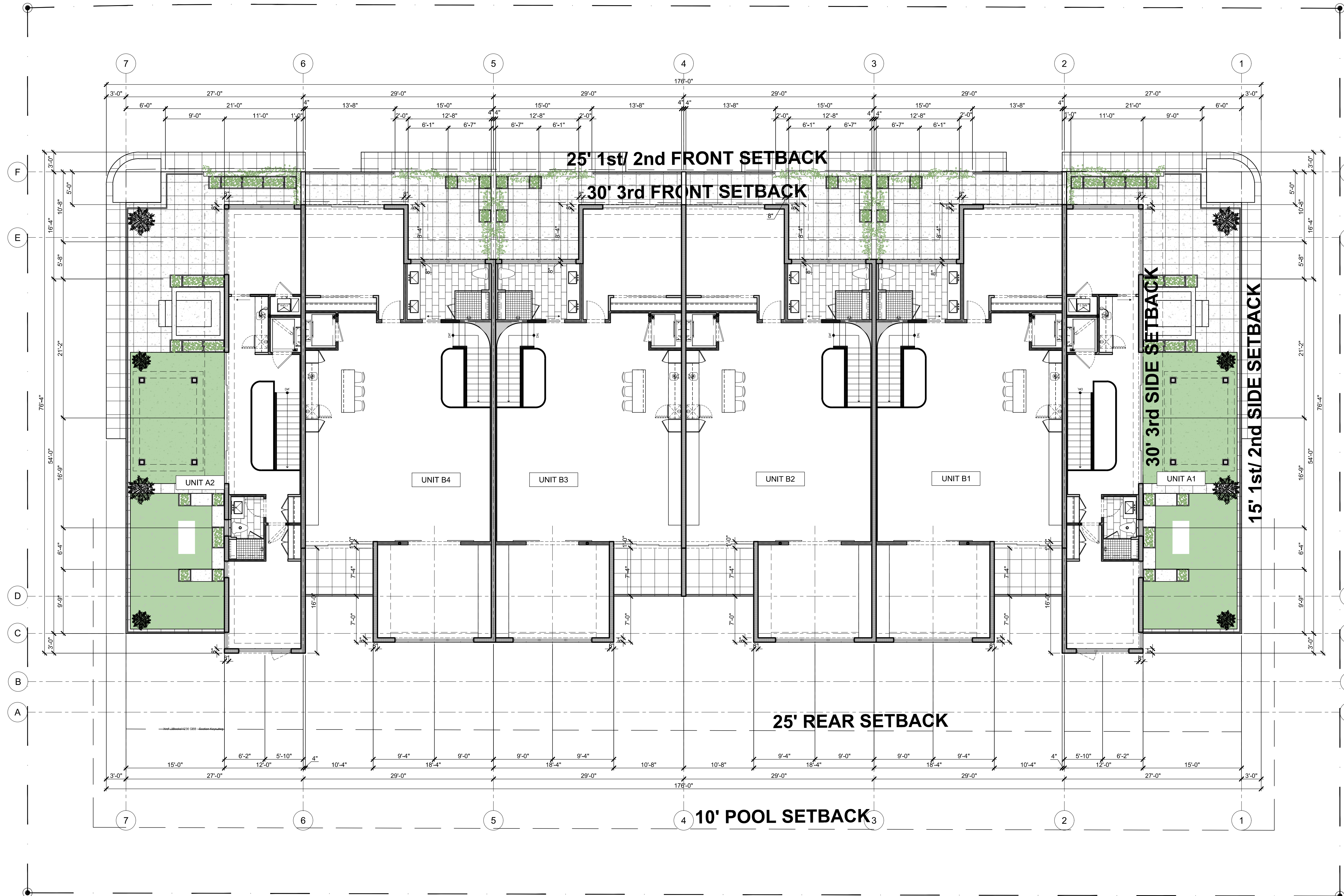
**A202**

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





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SPRAB SUBMISSION 09.15.21

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**A203**

1 THIRD FLOOR OVERALL PLAN  
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SPRAB SUBMISSION 09.15.21

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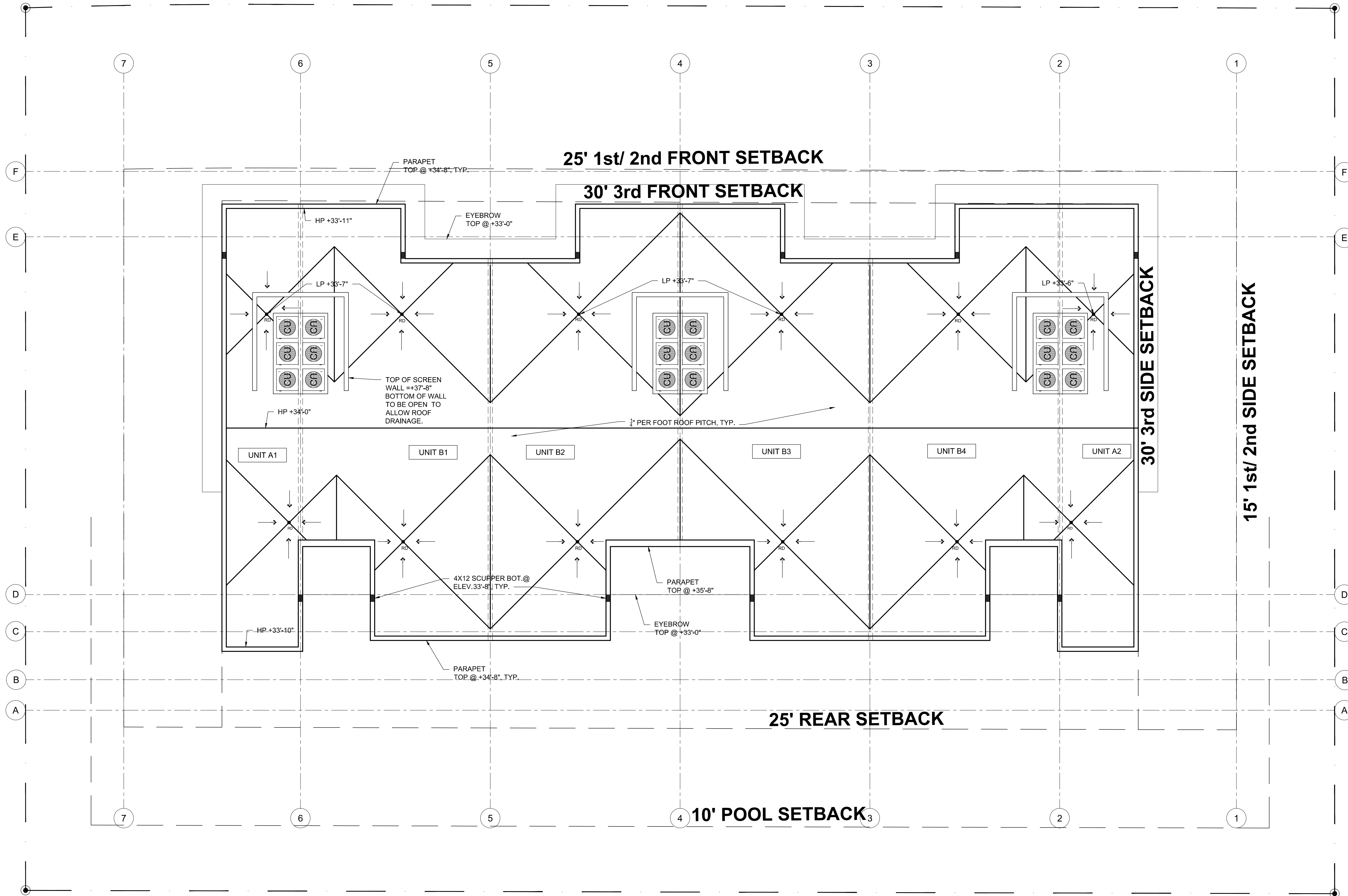
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A204



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### FIRST FLOOR DOOR SCHEDULE

EXTERIOR	Quantity	Number	SIZE		TYPE	NOTES	Fire Rating
			WIDTH	HEIGHT			
	6	101	18'-0"	9'-0"	OHGD	STEEL INSULATED OVERHEAD GARAGE DOOR W/ AZEK COMPOSITE CLADDING	--
	6	102	3'-6"	8'-0"	FRONT ENTRY	ALUMINUM DOOR W/ 24" TRANSM ABOVE, HEAD HEIGHT @ 10'-0" A.F.F. SEE ELEVATION	--
INTERIOR	6	103	15'-0"	10'-0"	SLIDING GLASS-TRIPLE		--
	12	111	3'-0"	8'-0"	INTERIOR		--
	2	112	2'-10"	8'-0"	INTERIOR		--
	2	113	2'-8"	8'-0"	INTERIOR		--
	4	114	2'-10"	7'-0"	INTERIOR-POCKET		--

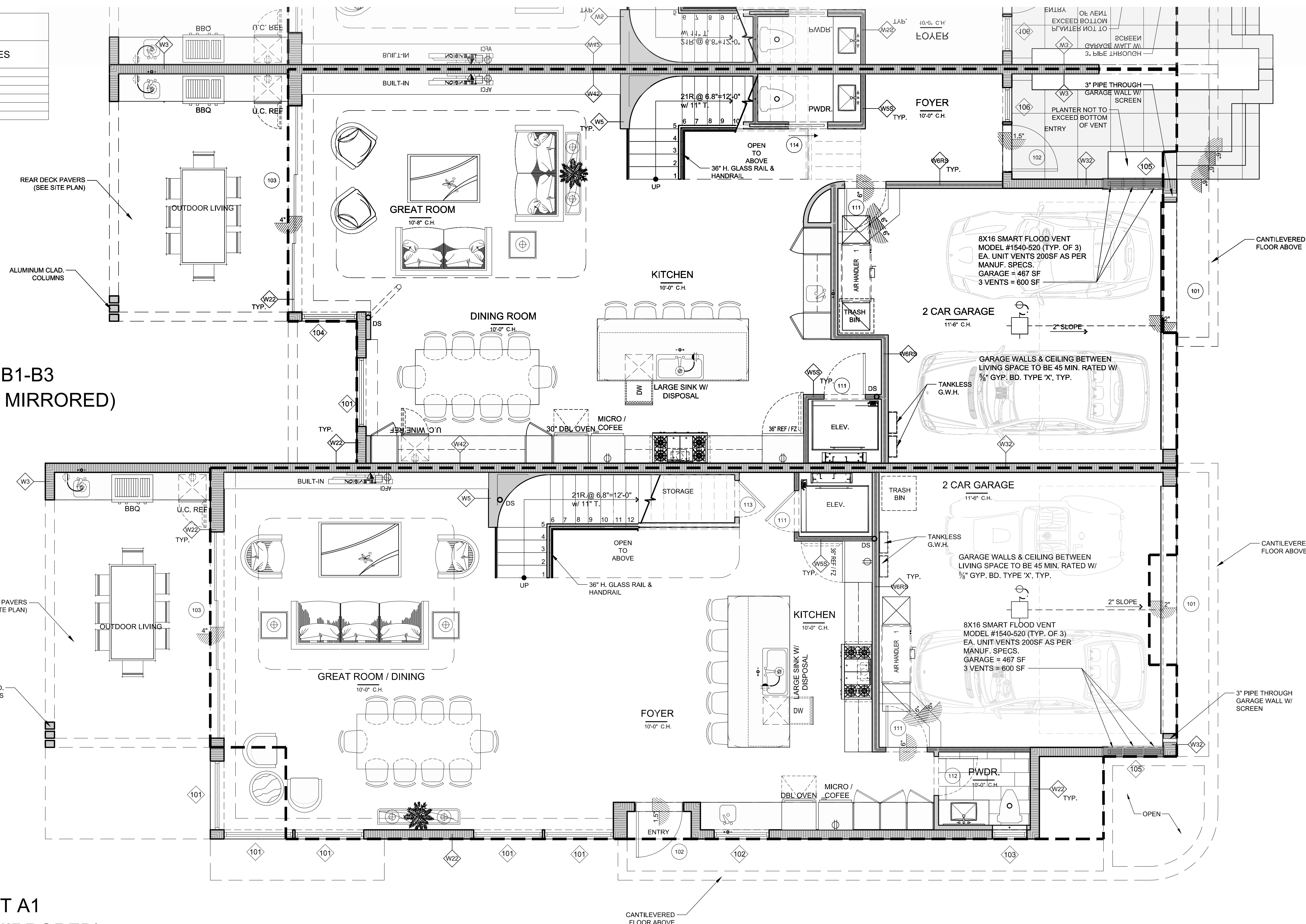
NOTE:  
#111 DOORS TO GARAGE TO BE 20 MIN. FIRE RATED WITH SELF CLOSURE HARDWARE.

### FIRST FLOOR WINDOW SCHEDULE

EXTERIOR	Quantity	Number	SIZE		TYPE	HEAD HT. EL.	TRSM.HT.	NOTES
			WIDTH	HEIGHT				
	14	101	5'-0"	10'-0"	PICTURE WINDOW	10'-0"	0'-0"	
	2	102	4'-0"	5'-0"	PICTURE WINDOW	8'-0"	0'-0"	
	2	103	2'-6"	4'-0"	PICTURE WINDOW	8'-0"	0'-0"	
	4	104	4'-0"	10'-0"	PICTURE WINDOW	10'-0"	0'-0"	
	6	105	4'-0"	3'-0"	PICTURE WINDOW	10'-0"	0'-0"	
	4	106	2'-6"	10'-0"	PICTURE WINDOW	10'-0"	0'-0"	

UNIT B1-B3  
(UNIT B2-B4 MIRRORED)

UNIT A1  
(UNIT A2 MIRRORED)



1 ENLARGED FIRST FLOOR PLAN - NOTED  
1/4"=1'-0"

75% CONSTRUCTION DOCUMENTS 10.22.21

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**A211a**



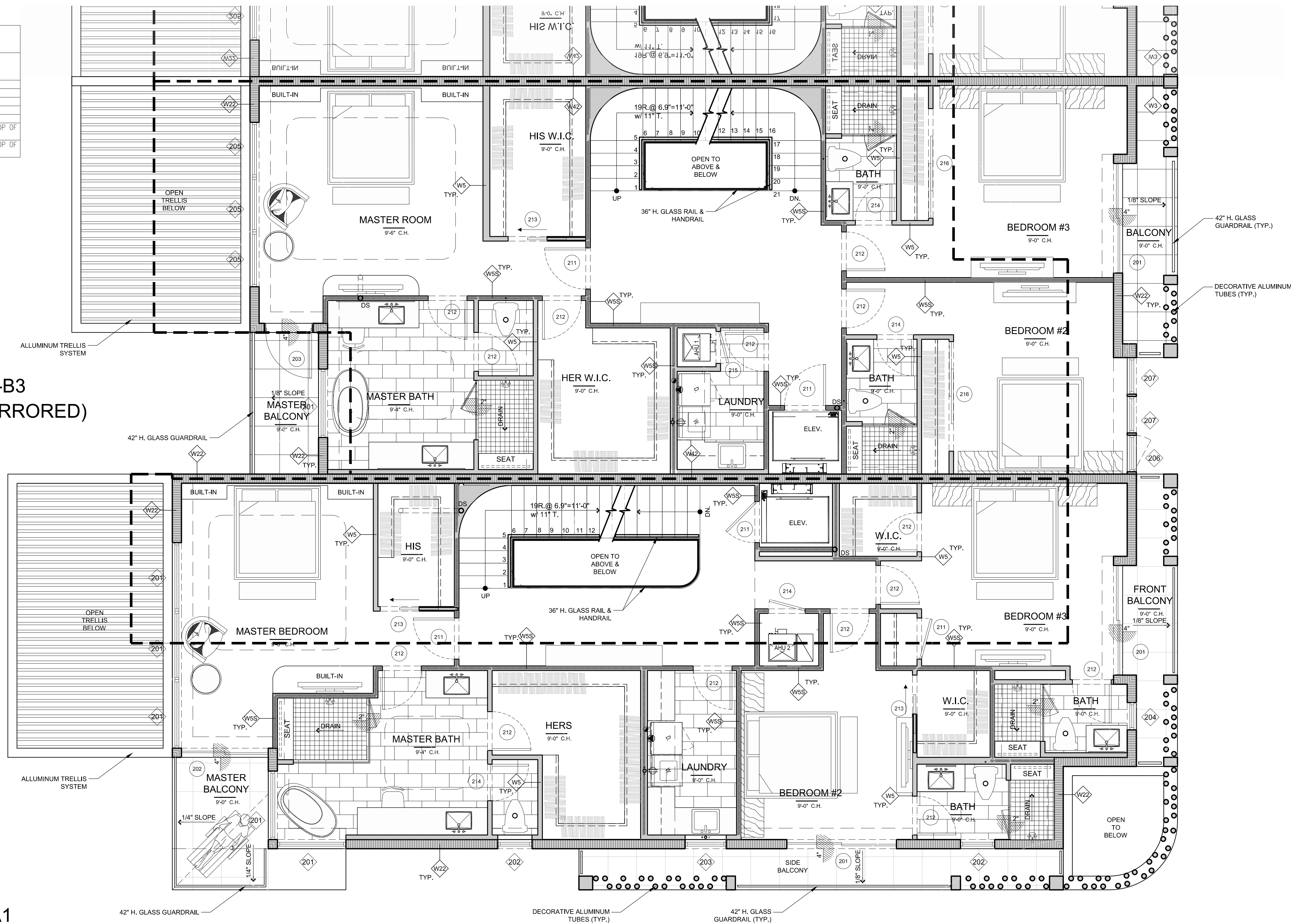
**SECOND FLOOR DOOR SCHEDULE**

EXTERIOR	Quantity	Number	SIZE		TYPE	NOTES	Fire Rating
			WIDTH	HEIGHT			
	8	201	8'-0"	9'-0"	SLIDING GLASS	---	---
	2	202	6'-4"	9'-0"	SLIDING GLASS	---	---
INTERIOR	4	203	3'-6"	9'-0"	FRENCH	---	---
	14	211	3'-0"	8'-0"	INTERIOR	---	---
	40	212	2'-10"	8'-0"	INTERIOR	---	---
	8	213	2'-10"	8'-0"	INTERIOR-POCKET	---	---
	12	214	2'-8"	8'-0"	INTERIOR	---	---
	4	215	2'-4"	8'-0"	INTERIOR	---	---
	8	216	8'-0"	8'-0"	INTERIOR-SLIDER	---	---

**SECOND FLOOR WINDOW SCHEDULE**

Quantity	Number	SIZE		TYPE	HEAD HT. EL.	TRSM.HT.	NOTES
		WIDTH	HEIGHT				
14	201	5'-0"	9'-0"	PICTURE WINDOW	9'-0"	0'-0"	---
4	202	2'-6"	4'-0"	PICTURE WINDOW	8'-0"	0'-0"	---
2	203	3'-0"	4'-0"	PICTURE WINDOW	8'-0"	0'-0"	---
2	204	2'-0"	4'-0"	PICTURE WINDOW	8'-0"	0'-0"	---
12	205	4'-0"	9'-0"	PICTURE WINDOW	9'-0"	0'-0"	---
4	206	2'-8"	6'-0"	CASEMENT	9'-0"	3'-0"	W/ 3/8" TRANSOM BELOW, TOP OF ALL @ 9'-0" A.F.F.
8	207	2'-8"	6'-0"	PICTURE WINDOW	9'-0"	3'-0"	W/ 3/8" TRANSOM BELOW, TOP OF ALL @ 9'-0" A.F.F.

**UNIT B1-B3  
(UNIT B2-B4 MIRRORED)**



**UNIT A1  
(UNIT A2 MIRRORED)**

1 ENLARGED SECOND FLOOR PLAN - NOTED  
1/4"=1'-0"

75% CONSTRUCTION DOCUMENTS 10.22.21

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**A212a**

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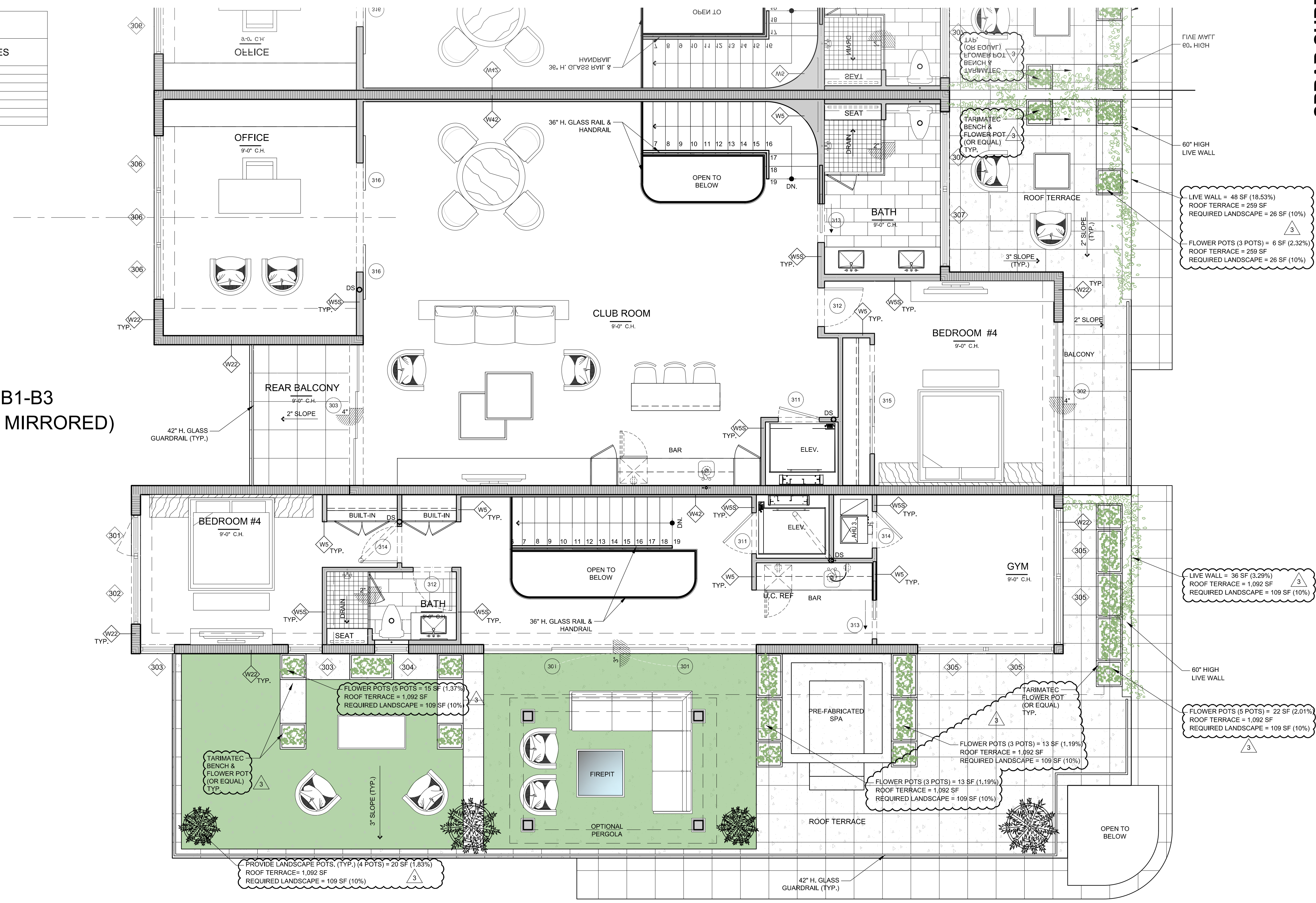


THIRD FLOOR DOOR SCHEDULE							
EXTERIOR	Quantity	Number	SIZE		TYPE	NOTES	Fire Rating
			WIDTH	HEIGHT			
	4	301	10'-0"	9'-0"	SLIDING GLASS	---	---
	4	302	12'-0"	9'-0"	SLIDING GLASS-TRIPLE	---	---
INTERIOR	4	303	10'-4"	9'-0"	SLIDING GLASS-TRIPLE	---	---
	6	311	3'-0"	8'-0"	INTERIOR	---	---
	6	312	2'-10"	8'-0"	INTERIOR	---	---
	6	313	2'-10"	8'-0"	INTERIOR-POCKET	---	---
	4	314	2'-8"	8'-0"	INTERIOR	---	---
	4	315	8'-0"	8'-0"	INTERIOR-SLIDER	---	---
	8	316	4'-0"	8'-0"	SLIDING BARN DOOR	---	---

THIRD FLOOR WINDOW SCHEDULE								
EXTERIOR	Quantity	Number	SIZE		TYPE	HEAD HT. EL.	TRSM.HT.	NOTES
			WIDTH	HEIGHT				
	2	301	3'-0"	6'-0"	CASEMENT	9'-0"	0'-0"	---
	2	302	5'-0"	6'-0"	PICTURE WINDOW	9'-0"	0'-0"	---
	4	303	2'-6"	6'-0"	PICTURE WINDOW	9'-0"	0'-0"	---
	4	304	2'-6"	4'-0"	PICTURE WINDOW	8'-0"	0'-0"	---
	8	305	5'-0"	4'-0"	PICTURE WINDOW	9'-0"	0'-0"	---
	12	306	4'-0"	6'-0"	PICTURE WINDOW	9'-0"	0'-0"	---
	8	307	5'-8"	4'-0"	PICTURE WINDOW	9'-0"	0'-0"	---

UNIT B1-B3  
(UNIT B2-B4 MIRRORED)

UNIT A1  
(UNIT A2 MIRRORED)



SPRAB SUBMISSION 09.15.21

REVISIONS	BY	DATE
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△ FRONT ELEVATION	CM	05.04.21
△ ELEVATIONS	CM	06.03.21
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1 ENLARGED THIRD FLOOR PLAN - NOTED  
1/4"=1'-0"

A213a



REVISIONS	BY	DATE
▲ FLOOR PLANS	CM	04.15.21
▲ FRONT ELEVATION	CM	05.04.21
▲ ELEVATIONS	CM	06.03.21
▲ REVISED FLOOR PLANS	CM	08.08.21
▲ REVISED FLOOR PLANS	CM	08.23.21
▲ SPRAB SUBMISSION	CM	09.15.21
▲ SPRAB COMMENTS	CM	12.17.21
▲ SPRAB COMMENTS	CM	03.15.22
▲ SPRAB COMMENTS	CM	04.07.22

SPRAB SUBMISSION 09.15.21

**CUSTOM RESIDENCES**  
 1236 GEORGE BUSH BOULEVARD  
 DELRAY BEACH, FLORIDA

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

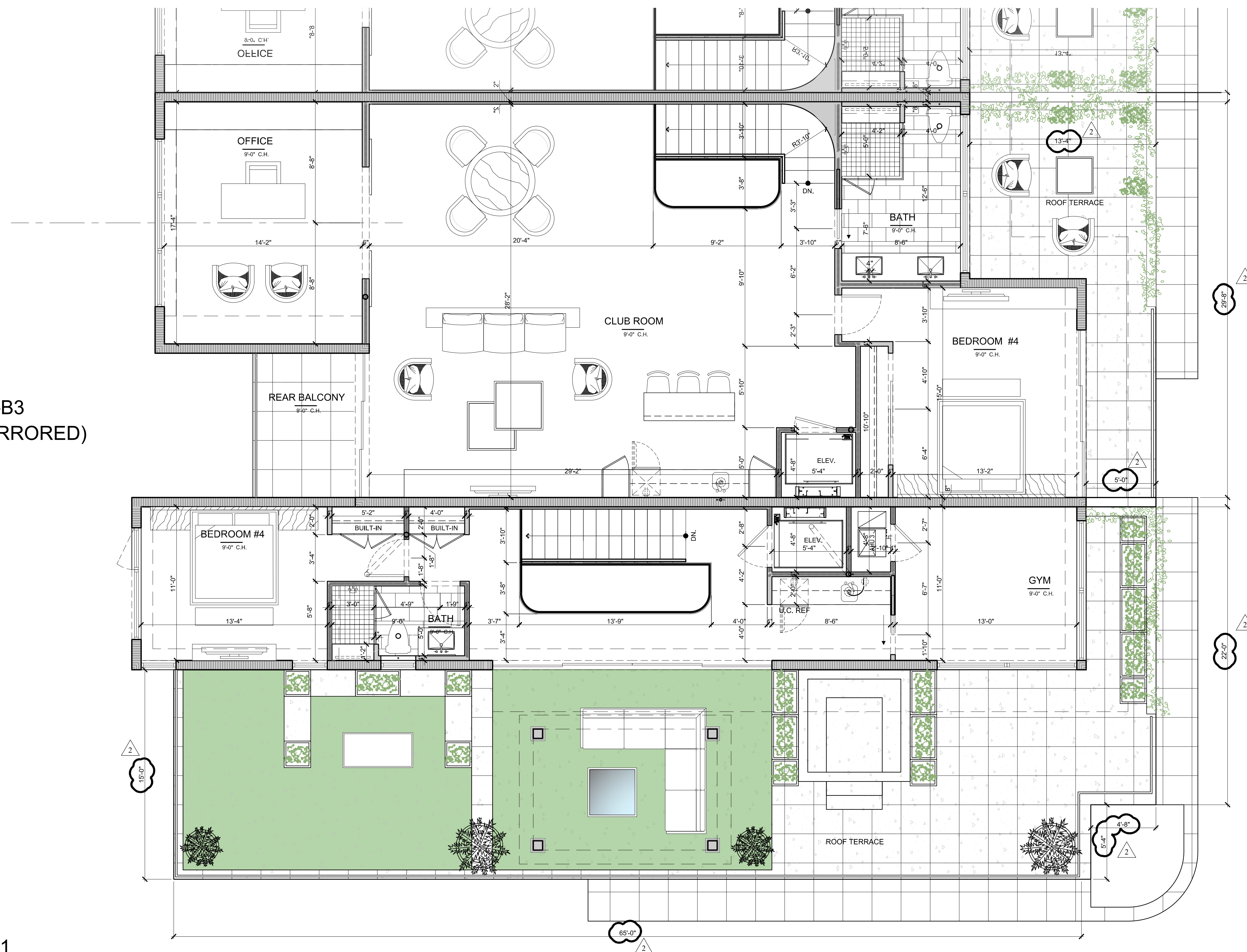
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**A213b**

UNIT B1-B3  
 (UNIT B2-B4 MIRRORED)

UNIT A1  
 (UNIT A2 MIRRORED)



1 ENLARGED THIRD FLOOR PLAN - DIMENSIONED  
 1/4" = 1'-0"

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REVISIONS	BY	DATE
△ FLOOR PLANS	CM	04.15.21
△ FRONT ELEVATION	CM	05.04.21
△ ELEVATIONS	CM	06.03.21
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△ SPRAB COMMENTS	CM	12.17.21
△ SPRAB COMMENTS	CM	03.15.22

**CUSTOM RESIDENCES**  
 1236 GEORGE BUSH BOULEVARD  
 DELRAY BEACH, FLORIDA

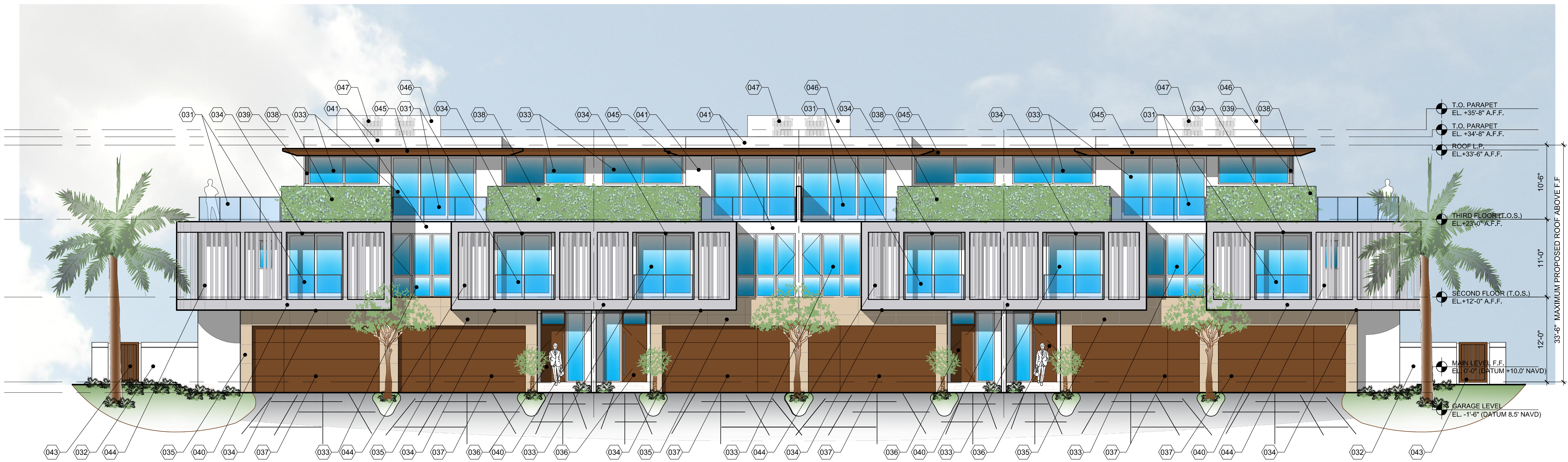
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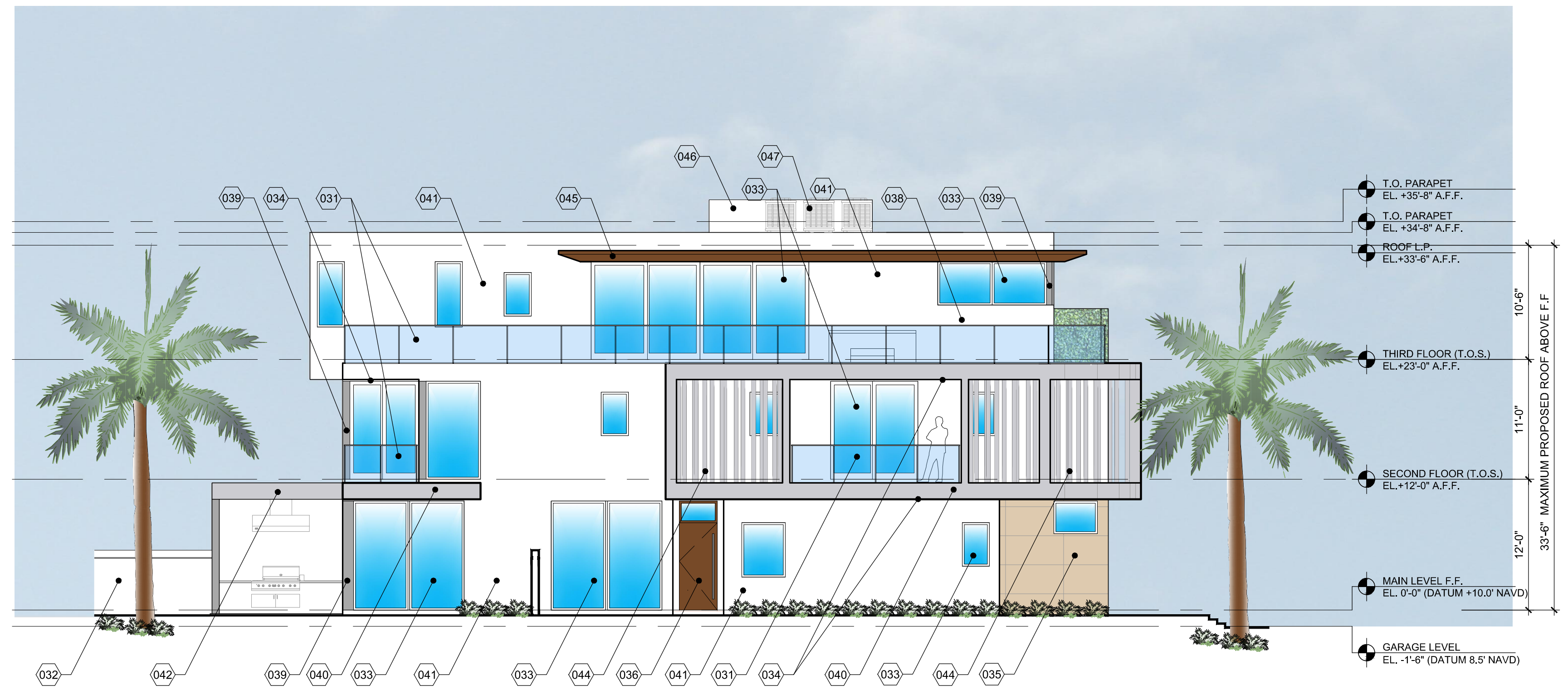
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**A301**



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

MATERIALS & PROFILES	
1-30	RESERVED FOR PROFILES & DETAILS
31	42" HIGH FRAMELESS GLASS GUARDRAIL DESIGN TO REFLECT A 4" DIA. SPHERE
32	PAINTED STUCCO FINISH PORCELYN WALL W/ 6" PRECAST CAP. PAINT COLOR TO BE PURE WHITE (SW7095)
33	ALUMINUM IMPACT RATED DOORS AND WINDOWS BY ES WINDOWS COLOR TO BE SUNSTORM ACADIA SILVER FRAME
34	1/8" NICKEL J-OINT CEILING BY HARDBOYS COLOR TO BE TAUPE BROWN
35	SHELL STONE WALL CLADDING OR APPROVED EQUAL PORCELAIN
36	IMPACT RATED ALUMINUM ENTRY DOOR WITH TEXTURED METAL FINISH
37	COMPOSITE FINISH IMPACT RATED GLASS GARAGE DOOR CUSTOM COLOR
38	LIVE WALL
39	ALUMINUM COLUMN COVERS COLOR TO MATCH WINDOW FRAME
40	SMOOTH STUCCO FINISH CMU WALL COLOR TO BE REPOSE GRAY (SW7015)
41	SMOOTH STUCCO FINISH CMU WALL COLOR TO BE PURE WHITE (SW7095)
42	TRELLIS
43	ALUMINUM GATE COLOR TO MATCH GARAGE DOORS
44	DECORATIVE ALUMINUM COLUMNS DESIGN TO REFLECT 4" DIAMETER SPHERE POWDER COATED COLOR TO BE REPOSE GRAY
45	STUCCO FINISH CONCRETE EYEBROW. PAINT TO TAUPE BROWN
46	STUCCO FINISH SCREEN WALL
47	A/C UNITS (ROOF MOUNTED) FULLY SHIELDED BEHIND SCREEN



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



REVISIONS	BY	DATE
△ FLOOR PLANS	CM	04.15.21
△ FRONT ELEVATION	CM	05.04.21
△ ELEVATIONS	CM	06.03.21
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CUSTOM RESIDENCES  
1236 GEORGE BUSH BOULEVARD  
DELRAY BEACH, FLORIDA

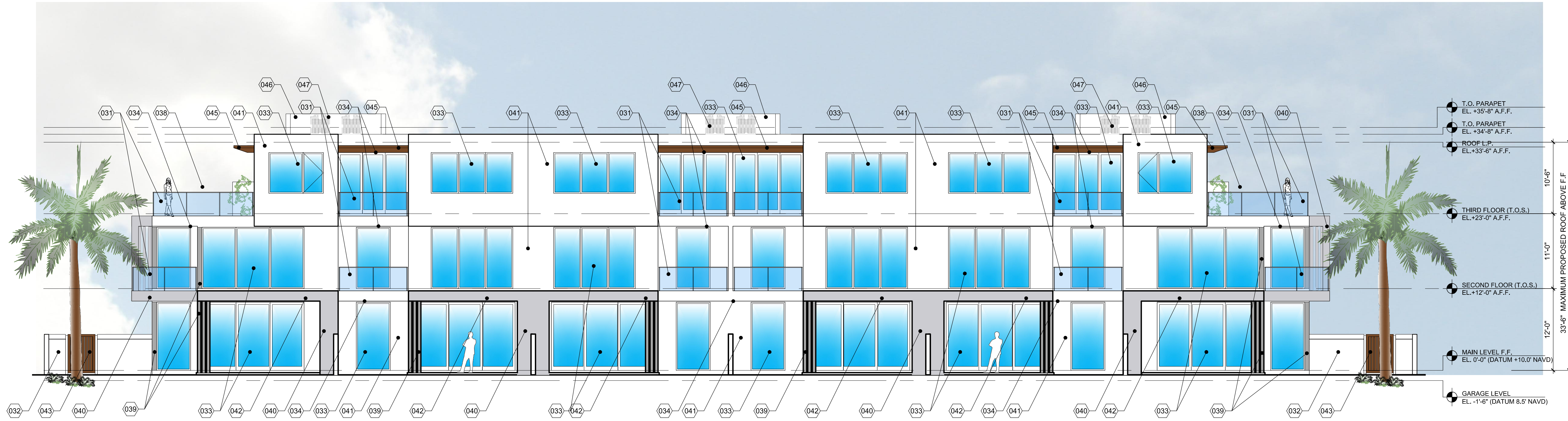
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A302



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



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

MATERIALS & PROFILES	
1-30	RESERVED FOR PROFILES & DETAILS
31	42" HIGH FRAMELESS GLASS GUARDRAIL DESIGN TO REFLECT A 4" DIA. SPHERE
32	PAINTED STUCCO FINISH PRIORITY WALL W/ 6" PRECAST CAP. PAINT COLOR TO BE PURE WHITE (SW7095)
33	ALUMINUM IMPACT RATED DOORS AND WINDOWS BY ES WINDOWS COLOR TO BE SUNSTORM ACADEMY SILVER FRAME
34	1/8" NICKEL JUNT CEILING BY HARDBOYS COLOR TO BE TAUPE BROWN
35	SHELL STONE WALL CLADDING OR APPROVED EQUAL PORCELAIN
36	IMPACT RATED ALUMINUM ENTRY DOOR WITH TEXTURED METAL FINISH
37	COMPOSITE FINISH IMPACT RATED GLASS GARAGE DOOR CUSTOM COLOR
38	LIVE WALL
39	ALUMINUM COLUMN COVERS COLOR TO MATCH WINDOW FRAME
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