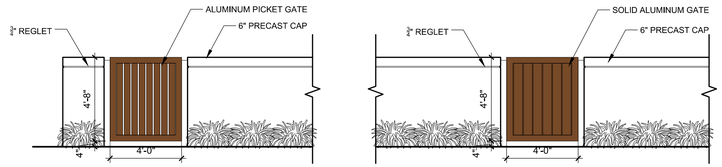
CUSTOM RESIDENCES

1236 GEORGE BUSH BOULEVARD
DELRAY BEACH, FLORIDA

RANDALL STOFFT ARCHITECTS
distinctive. inspirational. architecture
Delray Beach, Naples, The Carribean

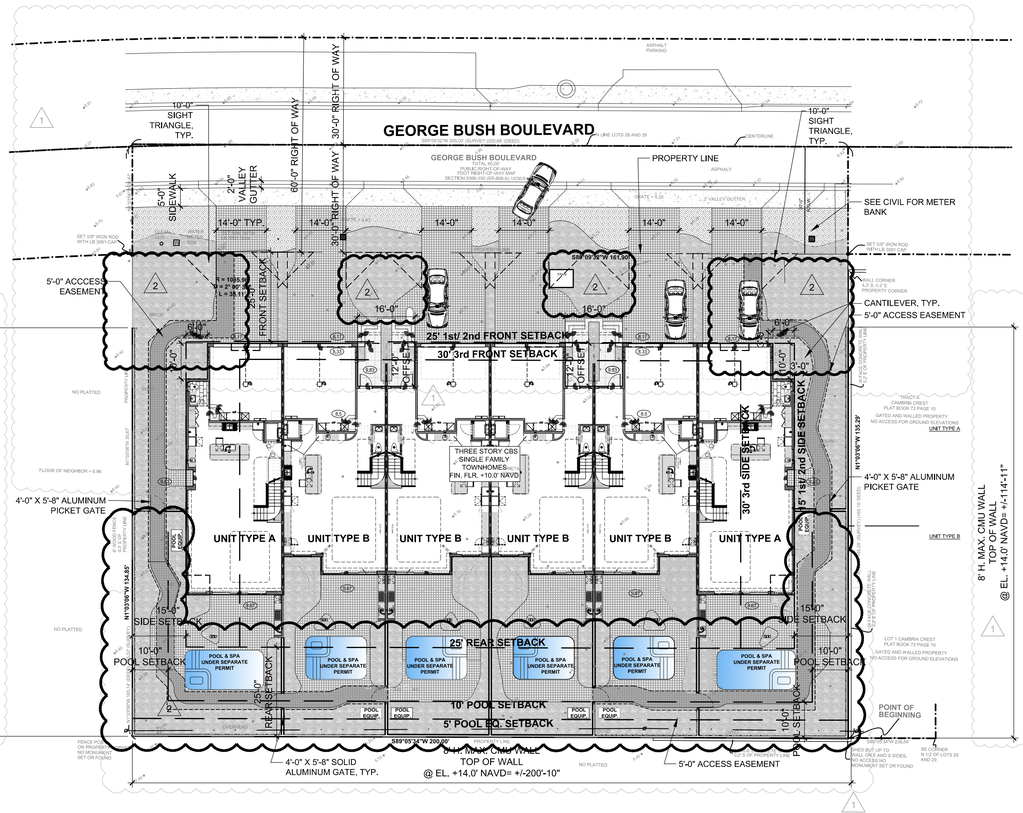
09.15.21 (CML)



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

RM MULTI-FAMILY	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"

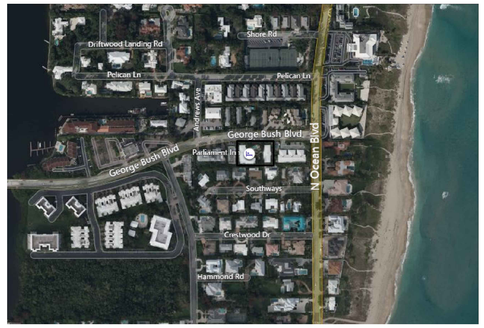
USABLE OPEN SPACE CALCULATION		
TOTAL SITE AREA	27,069 SF	
REQ'D USEABLE OPEN SPACE AREA	GREATER OR EQUAL TO 25% OF TOTAL SITE AREA	
	PROPOSED SF	PROPOSED %
TOTAL USEABLE OPEN SPACE AREA	6,878 SF	25.4%



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

MATERIALS LEGEND

- PLANTING AREA TYPICAL
- ZOYSIA SOD
- PORPHYRY PAVERS
- WATER



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
TOTAL	6		25,362

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
TOTAL	6		34,388 SF

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
	1&2 / 3	1&2 / 3
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
TOTAL PARKING		24
	REQUIRED	PROPOSED
UNIT (2.0 SPACE REQ'D PER UNIT X 6 UNIT= 12 PARKING SPACES REQ'D)		12 PARKING SPACES
GUEST (0.5 SPACE REQ'D PER GUEST X 6 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.

SPRAB SUBMISSION 09.15.21

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

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Job No. 2104038D

FL-0011105 FIRM-AA003379

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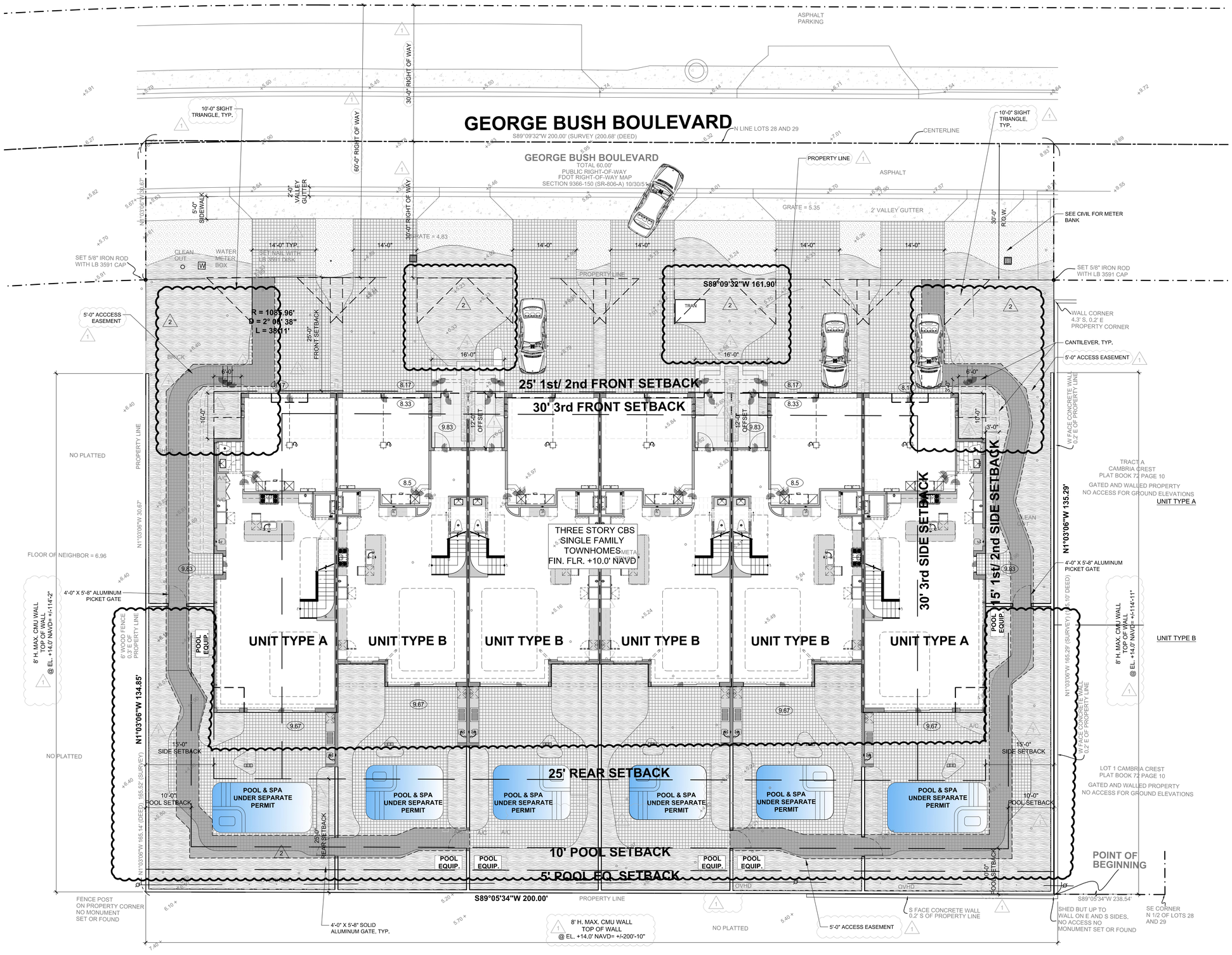
A101



1 DETAILED SITE PLAN
1"=10'-0"

SPRAB SUBMISSION 09.15.21

	REVISIONS	BY	DATE
1	FLOOR PLANS	CML	04.15.21
1	FRONT ELEVATION	CML	05.04.21
1	ELEVATIONS	CML	06.03.21
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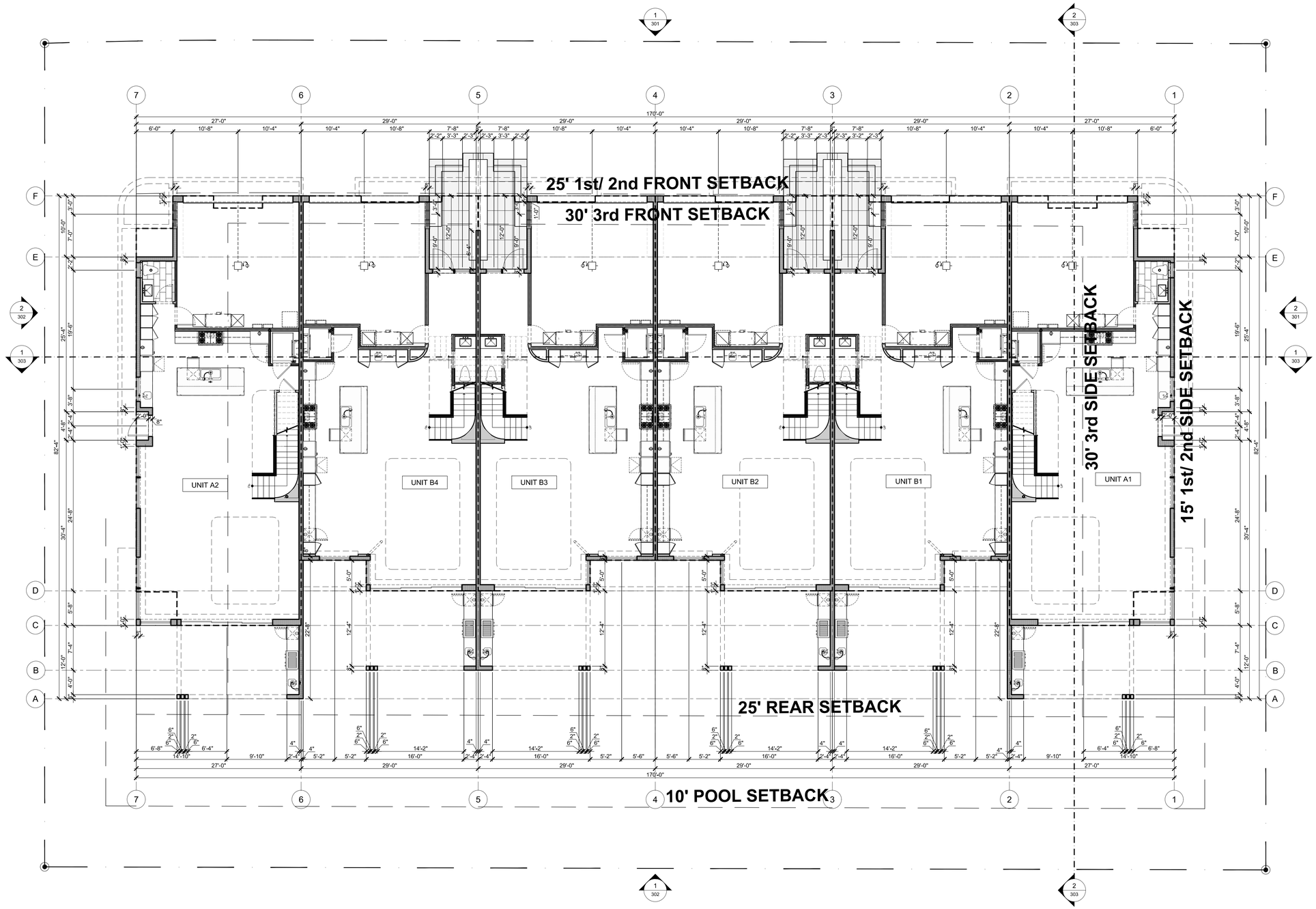
A102



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

75% CONSTRUCTION DOCUMENTS 10.22.21

	REVISIONS	BY	DATE
1	FLOOR PLANS	CML	04.15.21
2	FRONT ELEVATION	CML	05.04.21
3	ELEVATIONS	CML	06.03.21
4	REVISED FLOOR PLANS	CML	08.08.21
5	REVISED FLOOR PLANS	CML	08.23.21
6	SPRAB SUBMISSION	CML	09.15.21
7	75% CD SET	CML/JRM	10.22.21

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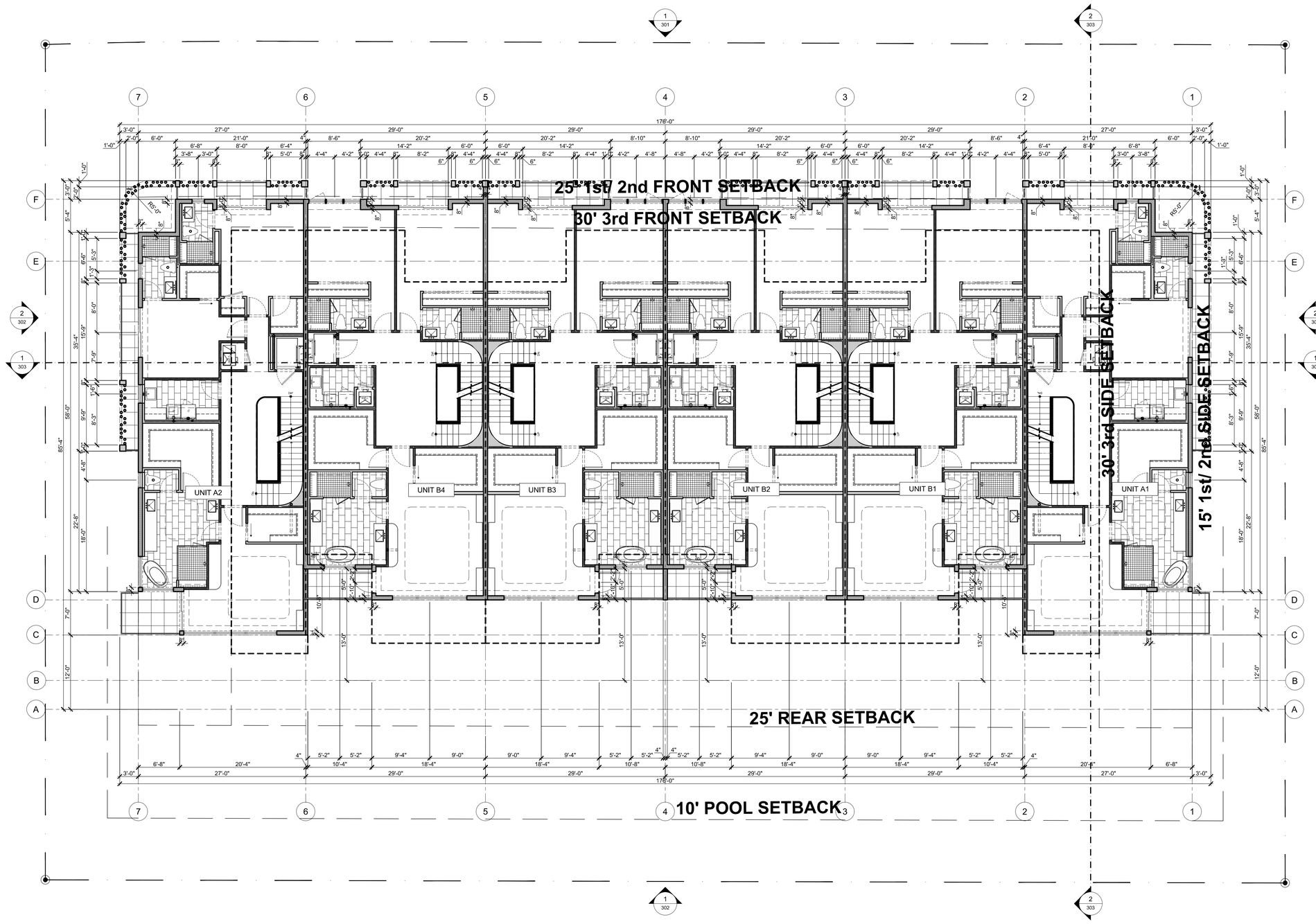
A201



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

75% CONSTRUCTION DOCUMENTS 10.22.21

	REVISIONS	BY	DATE
1	FLOOR PLANS	CML	04.15.21
2	FRONT ELEVATION	CML	05.04.21
3	ELEVATIONS	CML	06.03.21
4	REVISED FLOOR PLANS	CML	08.08.21
5	REVISED FLOOR PLANS	CML	08.23.21
6	SPRAB SUBMISSION	CML	09.15.21
7	75% CD SET	CML/JRM	10.22.21

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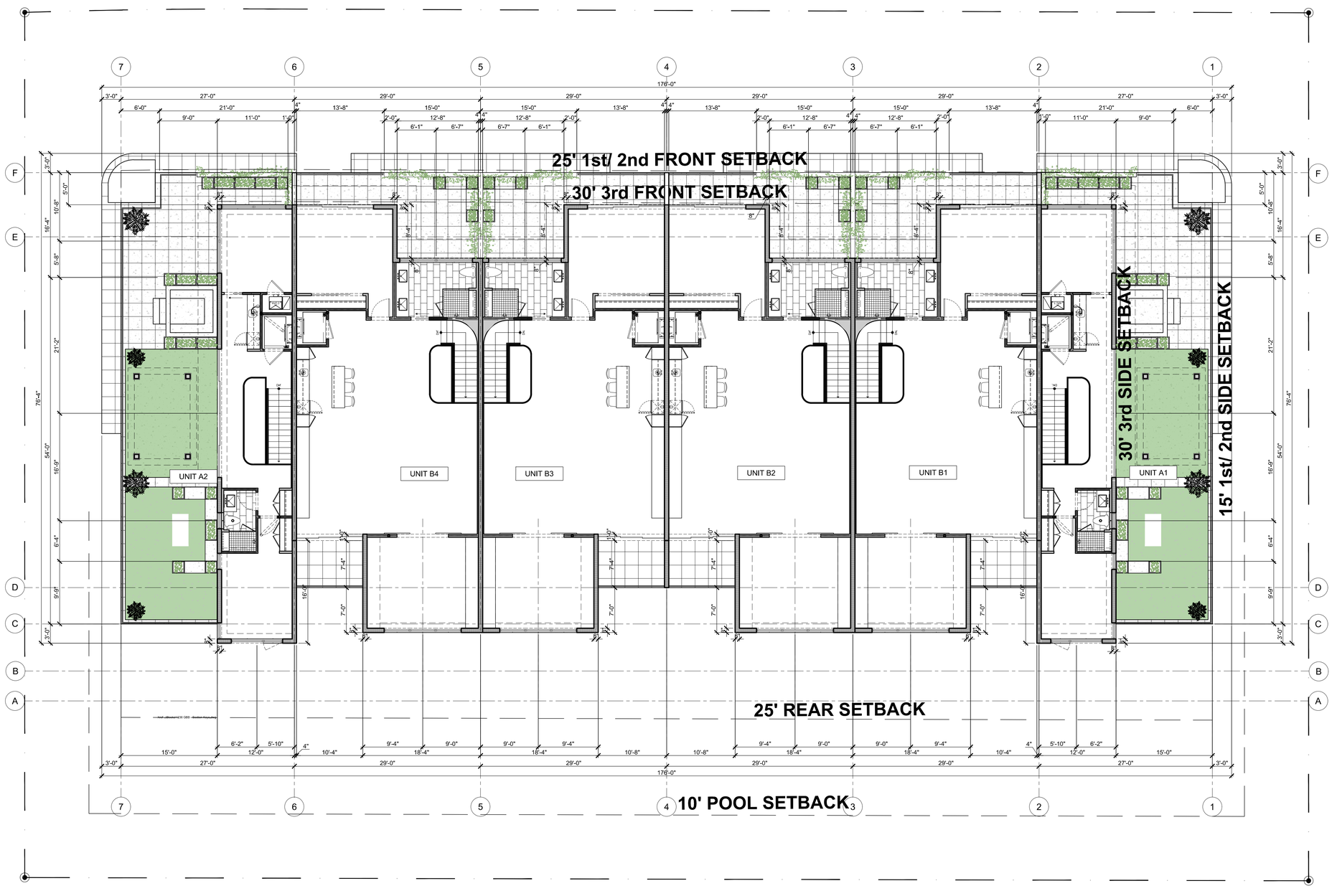

1 THIRD FLOOR OVERALL PLAN
1/8"=1'-0"

SPRAB SUBMISSION 09.15.21

	REVISIONS	BY	DATE
1	FLOOR PLANS	CML	04.15.21
2	FRONT ELEVATION	CML	05.04.21
3	ELEVATIONS	CML	06.03.21
4	REVISED FLOOR PLANS	CML	08.08.21
5	REVISED FLOOR PLANS	CML	08.23.21
6	SPRAB SUBMISSION	CML	09.15.21
7	SPRAB COMMENTS	CML	12.17.21
8	SPRAB COMMENTS	CML	03.15.22
9	SPRAB COMMENTS	CML	04.07.22

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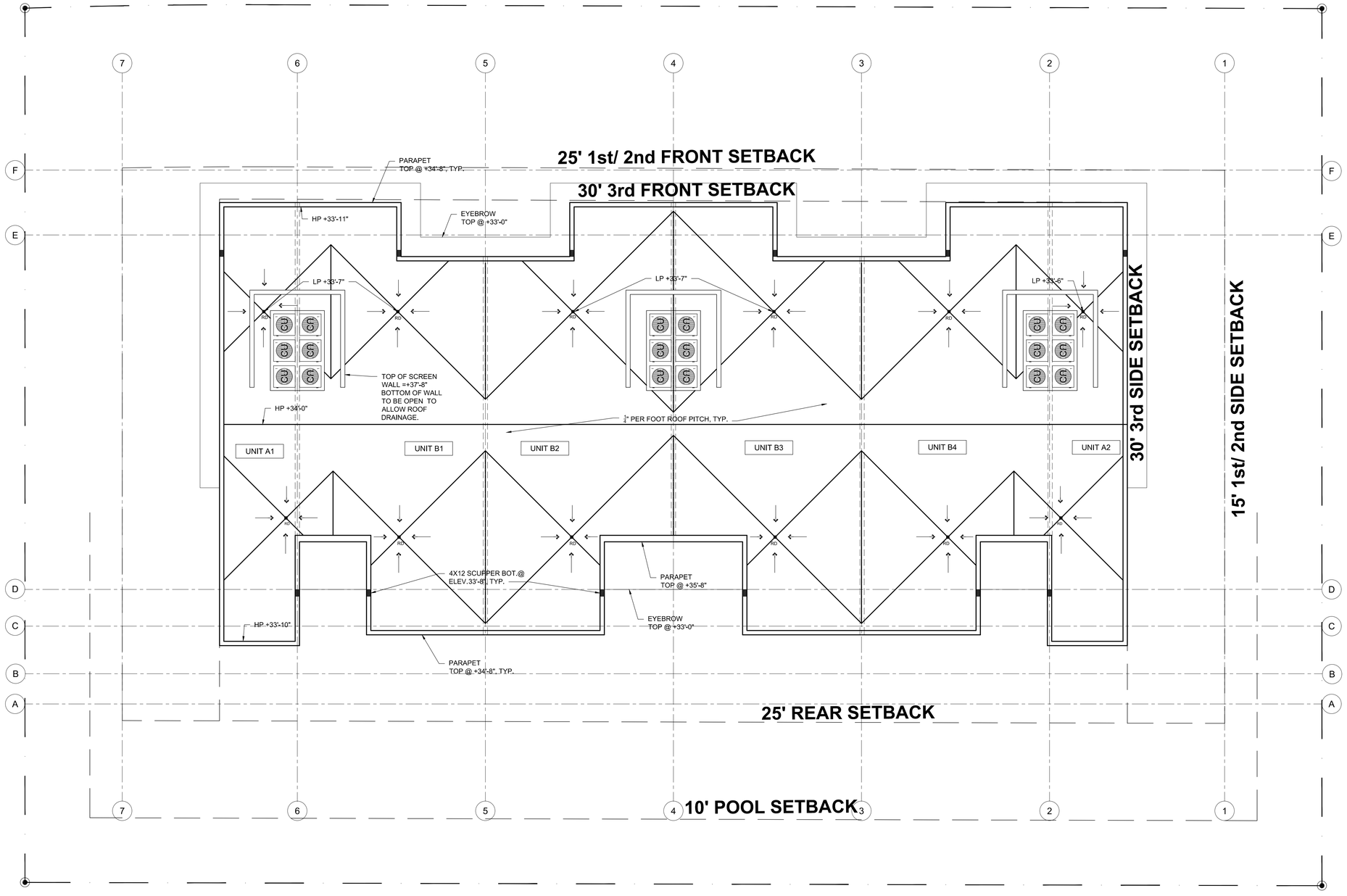
A203



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

SPRAB SUBMISSION 09.15.21

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2	FRONT ELEVATION	CML	05.04.21
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A204

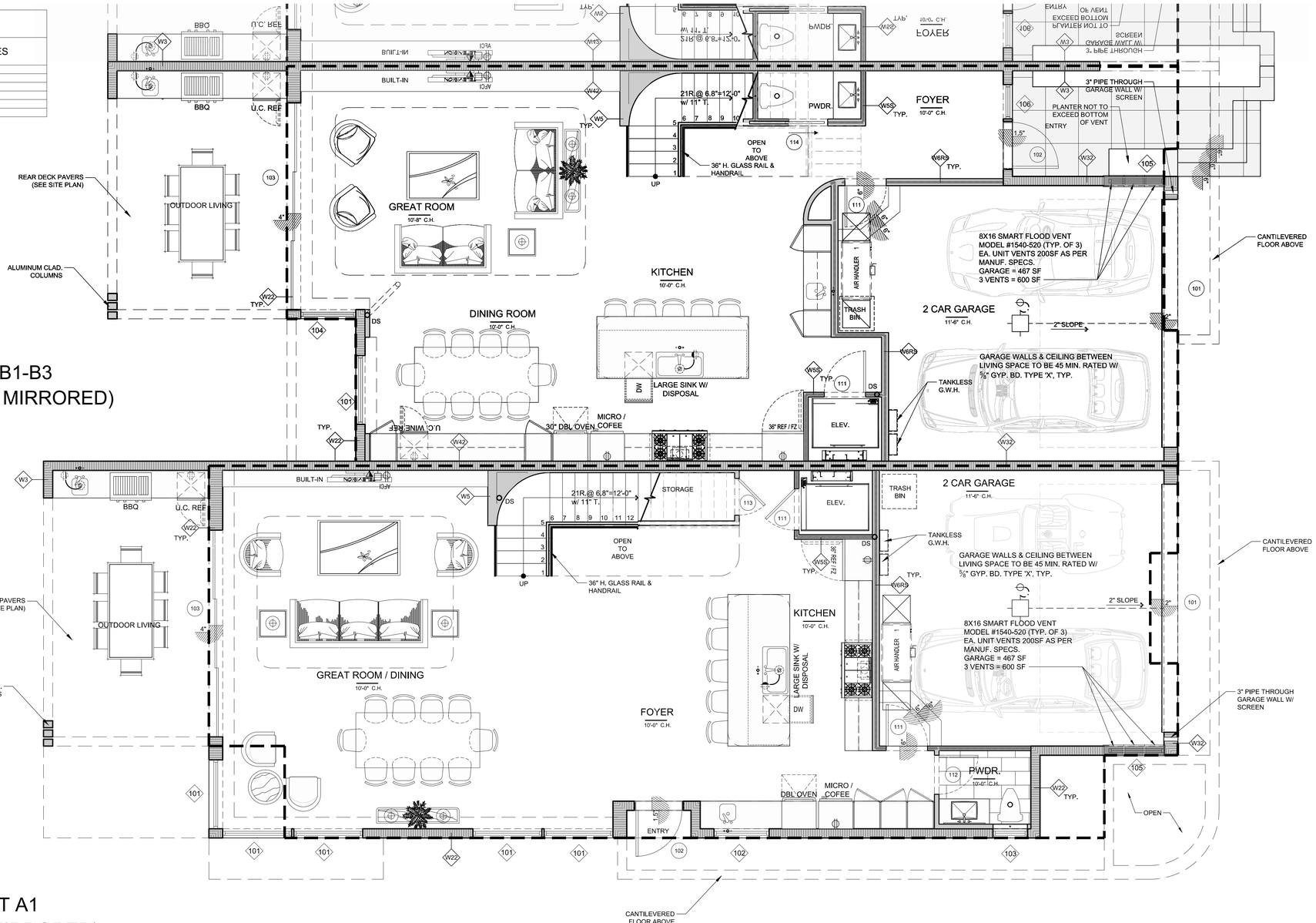
FIRST FLOOR DOOR SCHEDULE

	Quantity	Number	SIZE WIDTH	SIZE HEIGHT	TYPE	NOTES	Fire Rating
EXTERIOR	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" TRANSOM 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

Quantity	Number	SIZE WIDTH	SIZE HEIGHT	TYPE	HEAD HT. EL.	TRSM.HT.	NOTES
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

	REVISIONS	BY	DATE
1	FLOOR PLANS	CML	04.15.21
2	FRONT ELEVATION	CML	05.04.21
3	ELEVATIONS	CML	06.03.21
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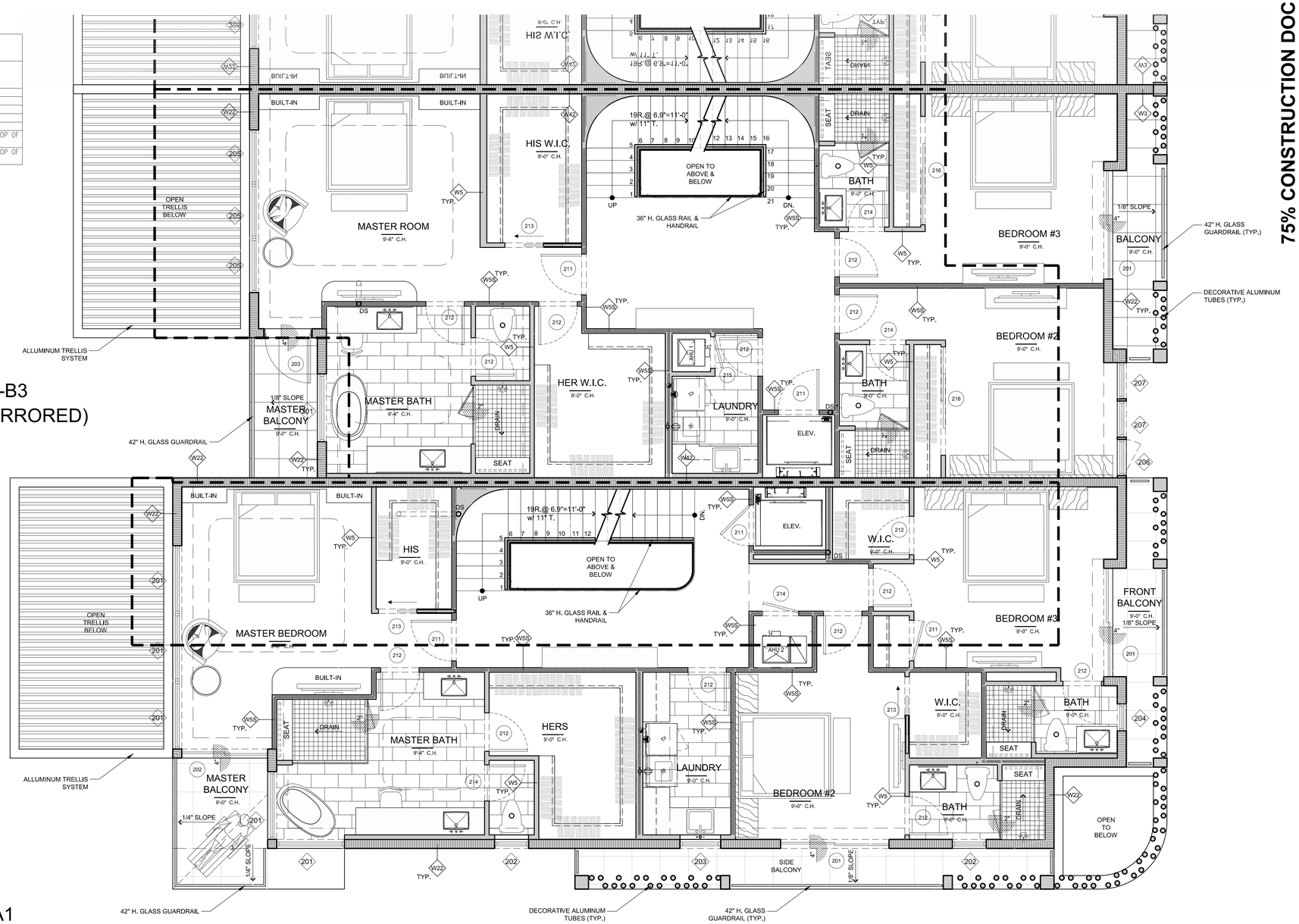
A211a

SECOND FLOOR DOOR SCHEDULE

	Quantity	Number	SIZE WIDTH	SIZE HEIGHT	TYPE	NOTES	Fire Rating
EXTERIOR	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 WIDTH	SIZE HEIGHT	TYPE	HEAD HT. EL.	TRSM.HT.	NOTES
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/ 36" TRANSOM BELOW, TOP OF ALL @ 9'-0" A.F.F.
8	207	2'-8"	6'-0"	PICTURE WINDOW	9'-0"	3'-0""	W/ 36" TRANSOM BELOW, TOP OF ALL @ 9'-0" A.F.F.



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

75% CONSTRUCTION DOCUMENTS 10.22.21

	REVISIONS	BY	DATE
1	FLOOR PLANS	CML	04.15.21
2	FRONT ELEVATION	CML	05.04.21
3	ELEVATIONS	CML	06.03.21
4	REVISED FLOOR PLANS	CML	08.06.21
5	REVISED FLOOR PLANS	CML	08.23.21
6	SPRAB SUBMISSION	CML	09.15.21
7	75% CD SET	CML/JRM	10.22.21

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A212a

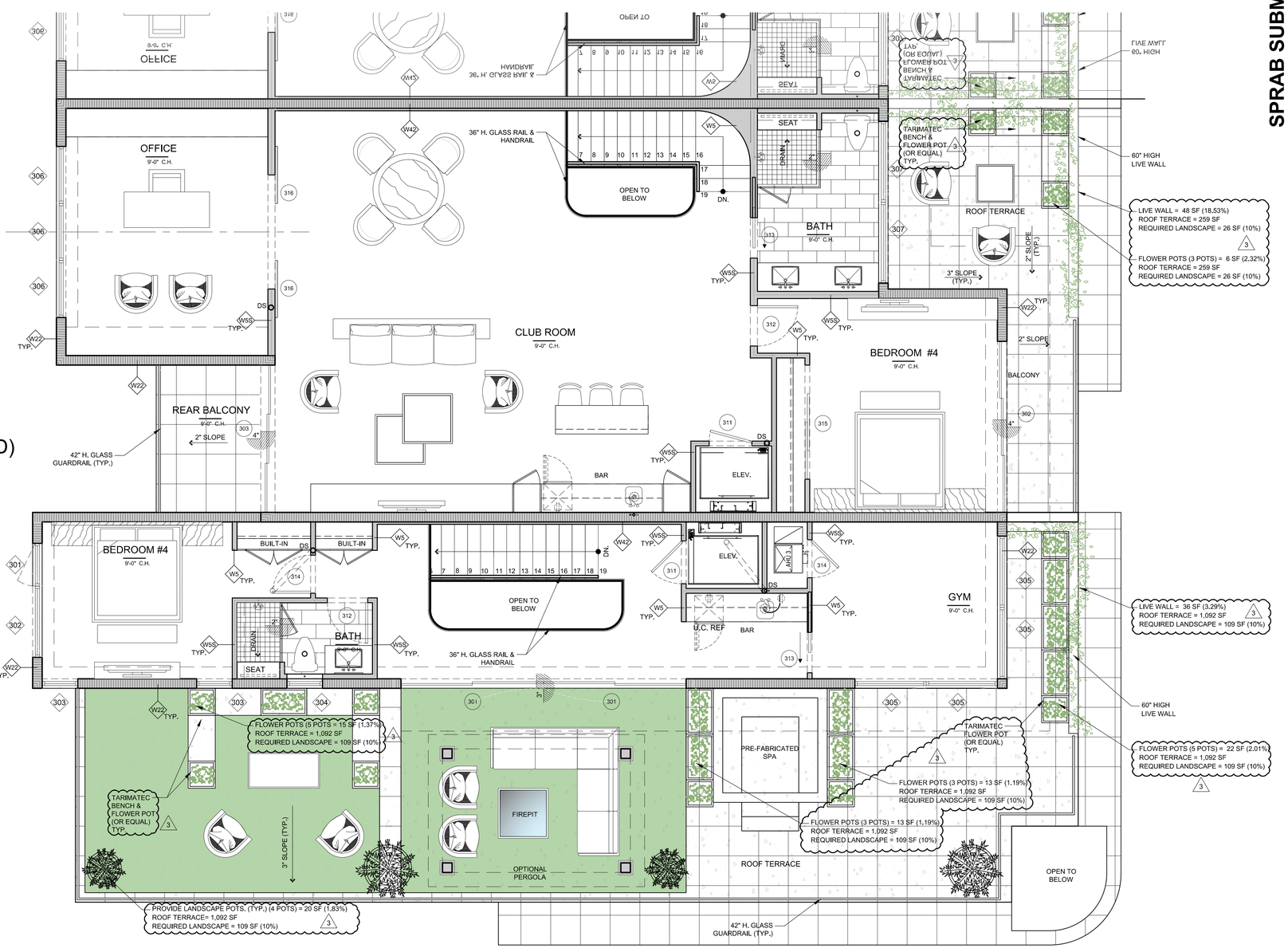
THIRD FLOOR DOOR SCHEDULE

	Quantity	Number	SIZE WIDTH	SIZE HEIGHT	TYPE	NOTES	Fire Rating
EXTERIOR	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

Quantity	Number	SIZE WIDTH	SIZE HEIGHT	TYPE	HEAD HT. EL.	TRSM.HT.	NOTES
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"	--
2	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)



WINGS\unit a - fp02.dwg

UNIT A1
(UNIT A2 MIRRORED)

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

SPRAB SUBMISSION 09.15.21

	REVISIONS	BY	DATE
1	FLOOR PLANS	CML	04.15.21
1	FRONT ELEVATION	CML	05.04.21
1	ELEVATIONS	CML	06.03.21
1	REVISED FLOOR PLANS	CML	08.08.21
1	REVISED FLOOR PLANS	CML	08.23.21
1	SPRAB SUBMISSION	CML	09.15.21
1	SPRAB COMMENTS	CML	12.17.21
2	SPRAB COMMENTS	CML	03.15.22
3	SPRAB COMMENTS	CML	04.07.22

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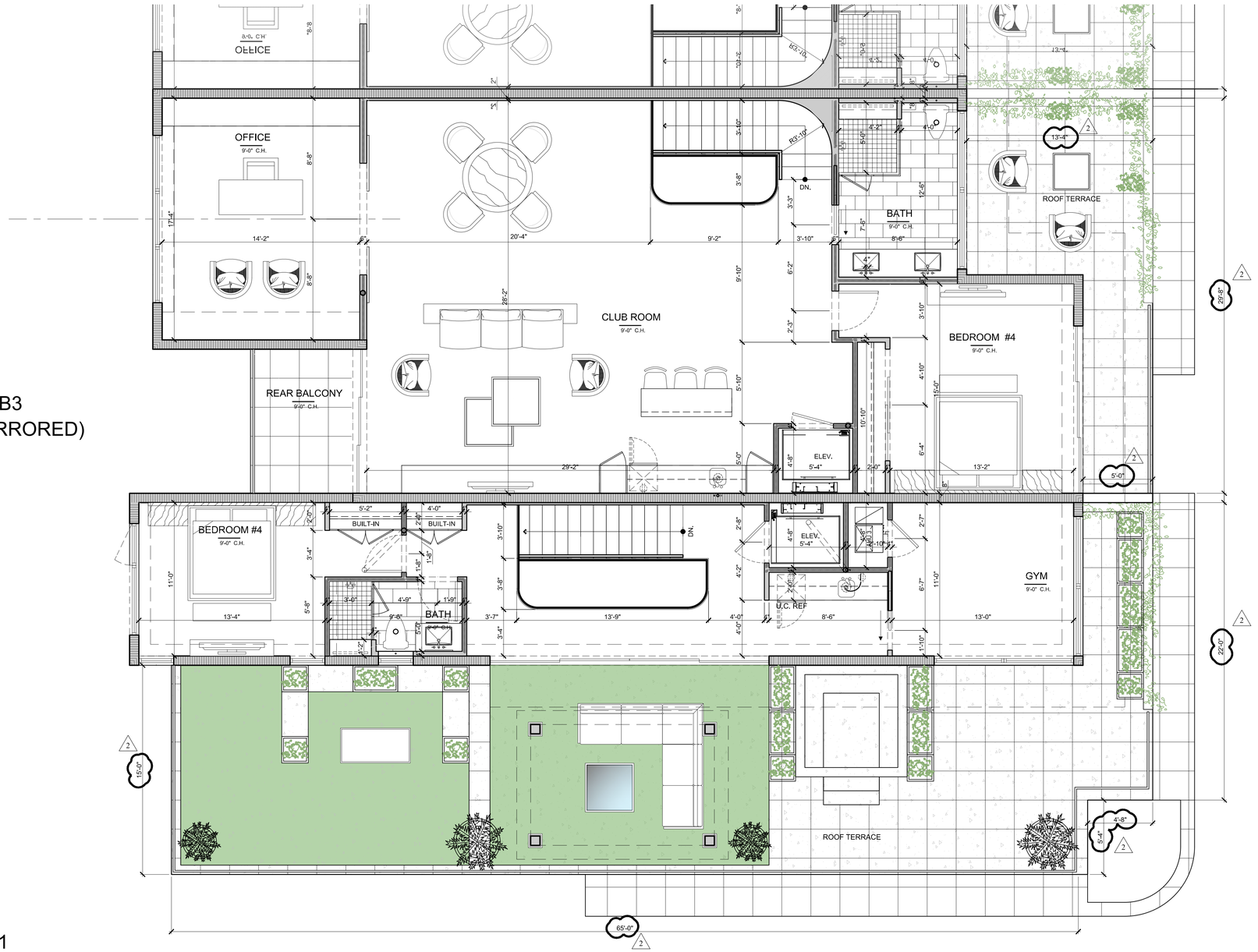
A213a

UNIT B1-B3
(UNIT B2-B4 MIRRORED)



UNIT A1
(UNIT A2 MIRRORED)

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

SPRAB SUBMISSION 09.15.21

	REVISIONS	BY	DATE
1	FLOOR PLANS	CML	04.15.21
1	FRONT ELEVATION	CML	05.04.21
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2	SPRAB COMMENTS	CML	03.15.22
3	SPRAB COMMENTS	CML	04.07.22

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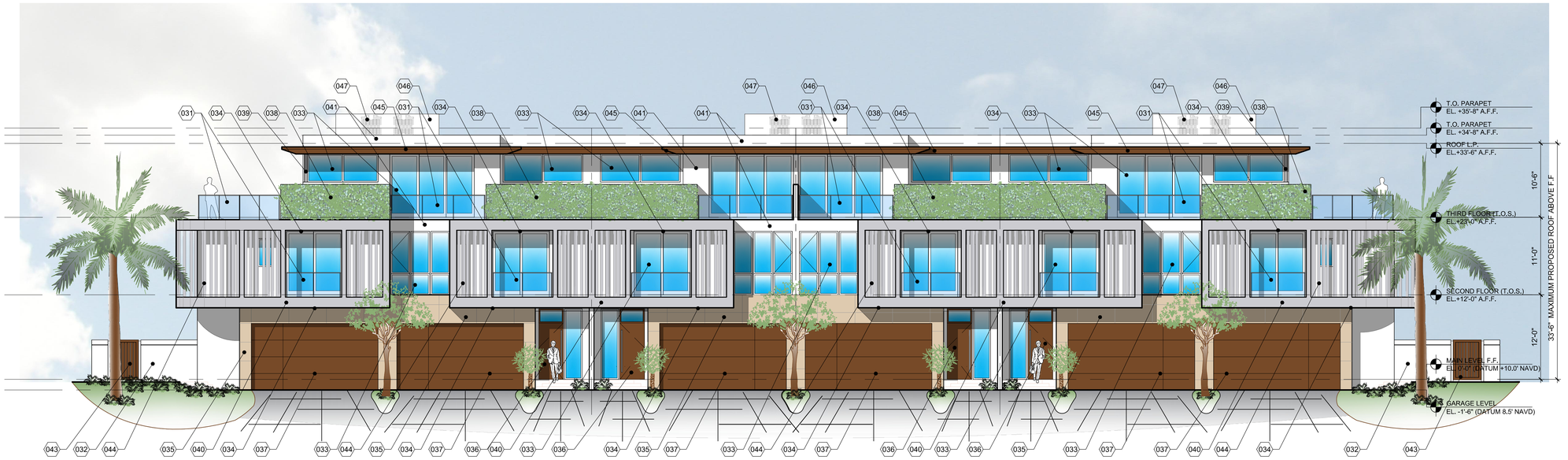
A213b



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

MATERIALS & PROFILES	
1 - 30	RESERVED FOR PROFILES & DETAILS
31	42" HIGH FRAMELESS GLASS GUARDRAIL DESIGN TO REJECT A 4" DIA. SHERE
32	PAINTED STUCCO FINISH PRIVACY WALL W/ 6" PRECAST CAP. PAINT COLOR TO BE PURE WHITE (SW7005)
33	ALUMINUM IMPACT RATED DOORS AND WINDOWS BY ES WINDOWS COLOR TO BE SUNSTORM ACADIA SILVER FRAME.
34	T&G NICKEL JOINT CEILING BY HARDIBOYS 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 (SW7005)
42	TRELLIS
43	ALUMINUM GATE COLOR TO MATCH GARAGE DOORS
44	DECORATIVE ALUMINUM COLUMNS DESIGN TO REJECT 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"

SPRAB SUBMISSION 09.15.21

	REVISIONS	BY	DATE
1	FLOOR PLANS	CML	04.15.21
2	FRONT ELEVATION	CML	05.04.21
3	ELEVATIONS	CML	06.03.21
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5	REVISED FLOOR PLANS	CML	08.23.21
6	SPRAB SUBMISSION	CML	09.15.21
7	SPRAB COMMENTS	CML	12.17.21
8	SPRAB COMMENTS	CML	03.15.22

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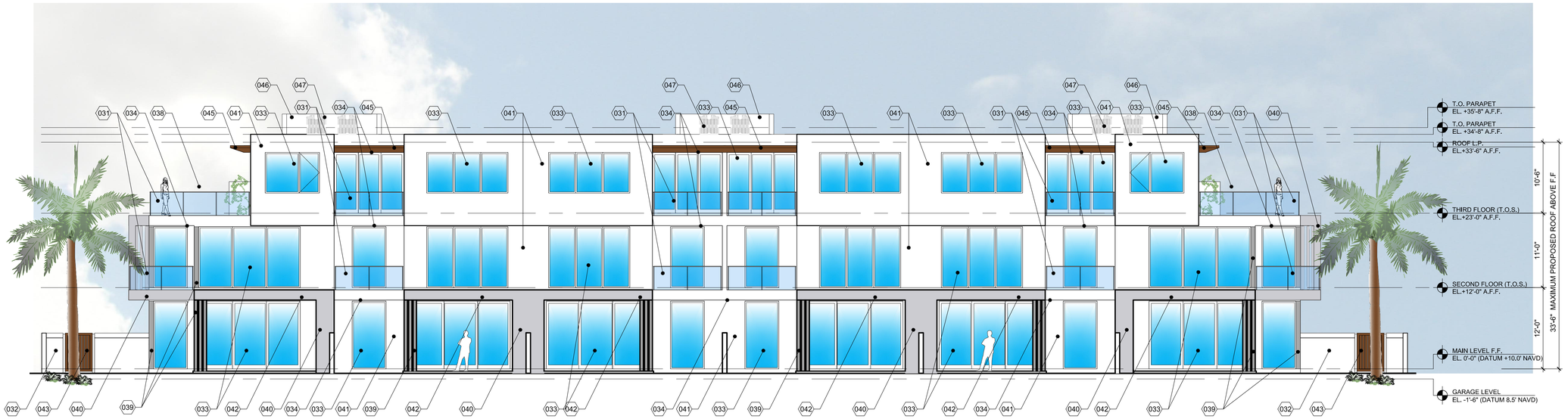
A301



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

MATERIALS & PROFILES	
1 - 30	RESERVED FOR PROFILES & DETAILS
31	42" HIGH FRAMELESS GLASS GUARDRAIL DESIGN TO REJECT A 4" DIA. SHERE
32	PAINTED STUCCO FINISH PRIVACY WALL W/ 6" PRECAST CAP. PAINT COLOR TO BE PURE WHITE (SW7005)
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46	STUCCO FINISH SCREEN WALL
47	A/C UNITS (ROOF MOUNTED) FULLY SHIELDED BEHIND SCREEN

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

SPRAB SUBMISSION 09.15.21

	REVISIONS	BY	DATE
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