



SITE AREA TABULATION		
STRUCTURE FOOTPRINT/		
TERRACES/ DRIVEWAY/ POOL	6698 SF	
	6698 SF	

ZONING RM. (R-1-A FOR SINGLE FAMILY.)		
	REQUIRED	PROPOSED
LOT SIZE	8,370 SF MIN.	11,160 SF. EXIST.
LOT COVERAGE	30% MAX= 3,348	3,300 SF = 29.6%
FLOOR AREA RATIO	35% MAX= 3906	3273 SF = 29.33%
OPEN SPACE	25% = 2,790 MIN.	11,160 SF - 6,698 SF = 4,462 SF (40.0%)
FRONT SETBACK	25'-0" MIN.	25'-0"
SIDE SETBACK	10'-0" MIN.	10'-2" EXIST./ 10'-7" NEW
STREET SIDE SETBACK	15'-0" MIN.	N/A
REAR SETBACK	15'-0" MIN.	10'-2" EXIST.
STRUCTURE HEIGHT	35 FEET MAX.	24'-0"

RESIDENTIAL CODE INFORMATION

ALL RESIDENTIAL CONSTRUCTION SHALL COMPLY WITH SEVEN VOLUMES OF THE FLORIDA BUILDING CODE 2014 EDITION. THE CODE IS COMPILED WITH THE 2002 ADDITION OF THE NATIONAL ELECTRICAL CODE ADOPTED BY REFERENCE. THE NATIONAL ELECTRICAL CODE IS REFERENCED STANDARD NFPA-70A.

RESIDENTIAL POOL SAFETY ACT - CHAPTER 41 OF THE FBC RESIDENTIAL 2014

1. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME SHALL MEET THE RESIDENTIAL POOL SAFETY ACT.
2. ALL SCREEN DOORS ARE TO BE SELF LATCHING AND SELF CLOSING. LATCH MECHANISM SHALL BE MOUNTED AT 54" A.F.F.
3. ALARMS SHALL BE INSTALLED ON DOORS.
4. THE G.C. IS TO VERIFY THAT ALL ACCESS TO THE POOL AREA MEET THE SWIMMING POOL SAFETY ACT.
5. ALL SITE WALLS TO COMPLY WITH THE RESIDENTIAL POOL SAFETY ACT.

DESCRIPTION:
THE SOUTH 98 FEET OF THE WEST 120 FEET OF THE FOLLOWING DESCRIBED PARCEL:
THE SOUTH HALF (S. 1/2) OF THE EAST HALF (E. 1/2) OF LOT 11, SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, DELRAY BEACH, FLORIDA AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 75 FEET THEREOF AND LESS THE SOUTHWEST QUARTER (S.W. 1/4) OF THE EAST ONE HALF (E. 1/2) OF SAID LOT 11, TOGETHER WITH THE SOUTH 75 FEET OF THE SOUTH ONE HALF (S. 1/2) OF THE EAST ONE HALF (E. 1/2), LESS THE EAST 307.09 FEET THEREOF, LOT 11, SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, DELRAY BEACH, FLORIDA AS SHOWN ON PLAT THEREOF RECORDED IN PLAT BOOK 1, ON PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LESS THE SOUTHWEST QUARTER (S.W. 1/4) OF THE EAST ONE HALF (E. 1/2) OF SAID LOT 11, AND LESS THAT PORTION DEEDED TO THE CITY OF DELRAY BEACH FOR ROAD PURPOSES IN OFFICIAL RECORD BOOK 1942, PAGE 1.

LANDSCAPE NOTES
1. ANY LANDSCAPING SHOWN IS DIAGRAMMATIC ONLY AND SHOULD NOT BE USED TO CONSTRUCT THE PROJECT. SEE LANDSCAPE DWG'S.
2. REFER TO LANDSCAPE ARCHITECT DWG'S FOR ALL HARDSCAPING, LANDSCAPING, TREE & PLANT TYPES & LOCATIONS, DETAILS, ETC..

REVISIONS	BY	DATE
PERMIT SET	CDS	03.08.17

ZOFAY RESIDENCE
515 NW 1ST AVE
DELRAY BEACH, FL

RANDALL STOFFT
ARCHITECTS
distinctive. inspirational. architecture.

Job No. 1614186

FL-0011105 FIRM-AA003379

A101

SECOND FLOOR T.O.B.
EL.+18'-2" A.F.F.

ENTRY T.O.B.
EL.+11'-6" A.F.F.

SECOND FLOOR SLAB
EL.+10'-2" A.F.F.

EXISTING T.O.B.
EL. 8'-2"

FINISHED FLOOR
EL. 0'-0"

GARAGE
EL.-0'-8"

MATERIALS & PROFILES	
1 - 20	RESERVED FOR PROFILES & DETAILS
30	METAL ROOF (STANDING SEAM)
31	EXTERIOR WALL W/ LIGHT TEXTURE STUCCO FINISH
32	IMPACT RATED ENTRY DOOR BY SIW WINDOWS OR APPROVED EQUAL
33	ALUMINUM IMPACT RATED DOORS & WINDOWS BY SIW WINDOWS OR APPROVED EQUAL
34	IMPACT RATED GARAGE DOORS
35	DECORATIVE LOUVERED PANELING
36	WALL MOUNTED LIGHT SCONCE
37	42" HIGH ALUMINUM AND GLASS RAILING DESIGN TO REJECT 4" DIA. SPHERE
38	STONE CLADDING

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EXISTING T.O.B.
EL. 8'-2"

FINISHED FLOOR
EL. 0'-0"

GARAGE
EL.-0'-8"

1 FRONT ELEVATION
1/4"=1'-0"

2 REAR ELEVATION
1/4"=1'-0"

PERMIT SET 03-16-17

REVISIONS	BY	DATE
△ PERMIT SET	CBS	03.16.17

ZOFAY RESIDENCE
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DELRAY BEACH, FLORIDA

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A301



LEGEND:

C = CENTERLINE
N.D. = NAIL & DISK #LB 353
I.R. = 5/8" IRON ROD WITH CAP #LB 353
O.R.B. = OFFICIAL RECORDS BOOK
W.M. = WATER METER
P.E. = CONCRETE PAD FOR POOL EQUIPMENT
+2156 = ELEVATION BASED ON NATIONAL GEODETIC
VERTICAL DATUM 1929. SOURCE: PALM BEACH
COUNTY BENCH MARK "CHEROKEE BLONDE"
FLOOD ZONE: X

DESCRIPTION:

THE SOUTH 98 FEET OF THE WEST 120 FEET OF THE FOLLOWING
DESCRIBED PARCEL:

THE SOUTH HALF (S1/2) OF THE EAST HALF (E1/2) OF LOT
11, SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, DELRAY
BEACH, FLORIDA AS SHOWN ON THE PLAT THEREOF RECORDED IN
PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY,
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OF SAID LOT 11, TOGETHER WITH THE SOUTH 75 FEET OF THE
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THE EAST 307.09 FEET THEREOF, LOT 11, SECTION 8, TOWNSHIP
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(E1/2) OF SAID LOT 11, AND LESS THAT PORTION DEEDED TO
THE CITY OF DELRAY BEACH FOR ROAD PURPOSES IN OFFICIAL
RECORD BOOK 1942, PAGE 1.

MAP OF AS-BUILT SURVEY
SITE ADDRESS: 515 N.W. 1ST AVENUE
DELRAY BEACH, FLORIDA 33444

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE
AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA
BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA
ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Paul D. Engle

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.
PAUL D. ENGLE
SURVEYOR & MAPPER #5708

O'BRIEN, SUITER & O'BRIEN, INC.
LAND SURVEYORS

CERTIFICATE OF AUTHORIZATION #LB353
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE
955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445
(561) 276-4501 732-3279 FAX 276-2390

DATE OF SURVEY MAY 26, 2016	SCALE: 1" = 10'
FIELD BOOK D.270	PAGE NO. 38
ORDER NO.: 02-05ab	

