



*Planning, Zoning and Building Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name:** 115 North Dixie Boulevard  
**Project Location:** 115 North Dixie Boulevard, Del-Ida Park Historic District  
**Request:** Certificate of Appropriateness  
**Board:** Historic Preservation Board  
**Meeting Date:** July 18, 2018

**Board Action:**

Approved the Certificate of Appropriateness for the construction of a new 1-story, courtyard style single-family residence with an attached 2-car garage on a vacant lot located at 115 North Dixie Boulevard, (5 to 1 vote, Harden dissenting and Patton absent).

**Project Description:**

The vacant property is located within the R-1-AA (Single Family Residential) zoning district and consists of Lot 23 and the Southerly half of Lot 24, Block 4, Del-Ida Park. The 0.24-acre lot measures 75' wide x 140' deep and is vacant.

In 2017, the Planning, Zoning and Building Department and the City Engineer approved a subdivision plat exemption request associated with the recombination of the property into 2 individual lots (115 North Dixie Boulevard and 125 North Dixie Boulevard). The request proceeded to Palm Beach County Clerk's Office for recordation (Plat Book 9, Page 52).

The subject COA request includes:

1. Construction of a new 1-story, 3,047 square foot courtyard style, single-family residence with a 2-car garage;
2. Construction of a new pool on the west side of the property; and,
3. Construction of new driveways, fencing, and landscaping.

Staff supported the Certificate of Appropriateness.

**Board Comments:**

The Board members had concerns about the garage facing the street. One Board member was against the metal roof and one Board member was in favor. Other Board members were concerned with the administrative lot split as these requests are not reviewed by the Board, but rather are administratively approved and can have a negative effect on the development pattern within the Del-Ida Historic District which tends to have larger lot sizes. Finally, one Board member expressed that the architectural style of the proposed new residence is not compatible with the Del-Ida Park Historic District.

**Public Comments:**

One member of the public spoke against the garage facing the street.

**Associated Actions:**

All required actions were taken.

**Next Action:**

HPB action is final unless appealed by the City Commission.

# HISTORIC PRESERVATION BOARD

## CITY OF DELRAY BEACH

## STAFF REPORT

**MEETING DATE:** July 18, 2018

**ITEM:** 115 North Dixie Boulevard, Del-Ida Park Historic District – Certificate of Appropriateness (2018-100) for construction of a new 1-story, courtyard style single-family residence with an attached 2-car garage on an existing vacant lot.

**RECOMMENDATION:** Approve the Certificate of Appropriateness

### GENERAL DATA:

Owner:..... Tonja Olive and Martin Ingram

Agent:..... Gary Stofft, AIA  
Randall E. Stofft Architects

Location:..... 115 North Dixie Boulevard,  
between N Swinton Avenue and  
NE 2<sup>nd</sup> Street

Property Size:..... 0.24 Acres

Historic District: ..... Del-Ida Park Historic District

Zoning:..... R-1-AA (Single Family Residential)

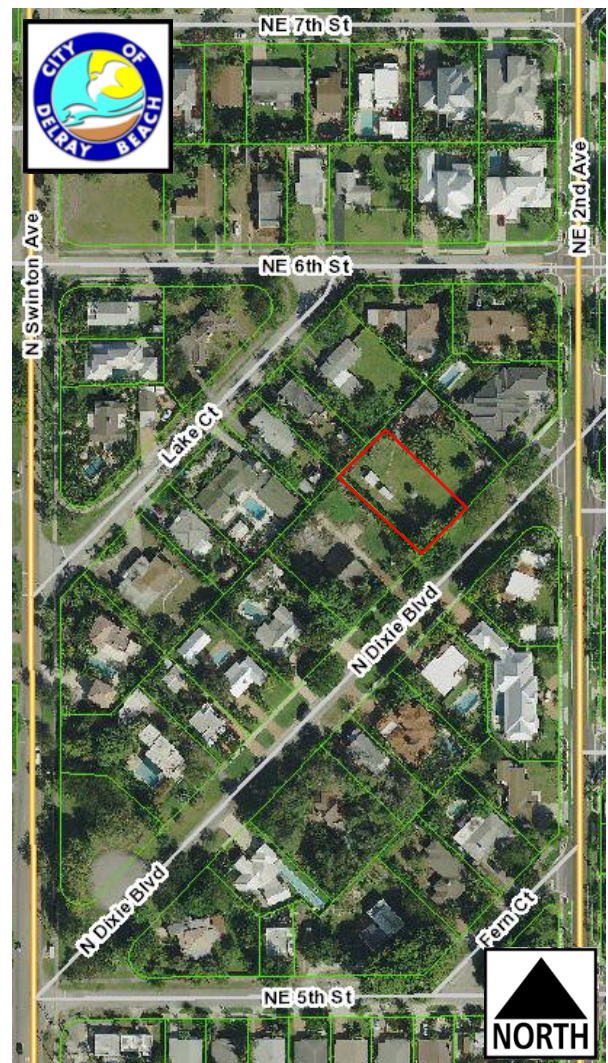
Adjacent Zoning:.....

North:	R-1-AA
East:	R-1-AA
South:	R-1-AA
West:	R-1-AA

Existing Future Land  
Use Designation:..... LD (Low Density 05 DU/Acre)

Water Service:..... Public water service is provided  
on site.

Sewer Service:..... Public sewer service is provided  
on site.



## ITEM BEFORE THE BOARD

The item before the Board is approval of Certificate of Appropriateness (2018-100) for the construction of a new 1-story, courtyard style single-family residence with an attached 2-car garage on a vacant lot located at **115 North Dixie Boulevard, Del-Ida Park Historic District**, pursuant to LDR Section 2.4.6(H).

## BACKGROUND

The vacant property is located within the R-1-AA (Single Family Residential) zoning district and consists of Lot 23 and the Southerly half of Lot 24, Block 4, Del-Ida Park. The 0.24-acre lot measures 75' wide x 140' deep and is vacant.

In 2017, the Planning, Zoning and Building Department and the City Engineer approved a subdivision plat exemption request associated with the recombination of the property into 2 individual lots (115 North Dixie Boulevard and 125 North Dixie Boulevard). The request proceeded to Palm Beach County Clerk's Office for recordation (Plat Book 9, Page 52).

The subject COA request includes:

1. Construction of a new 1-story, 3,047 square foot courtyard style, single-family residence with a 2-car garage;
2. Construction of a new pool on the West side of the property; and,
3. Construction of new driveways, fencing, and landscaping.

## ANALYSIS OF PROPOSAL

Pursuant to Land Development Regulation (LDR) Section 2.4.6(H)(5), prior to approval, a finding must be made that any Certificate of Appropriateness which is to be approved is consistent with Historic Preservation purposes pursuant to Objective A-4 of the Land Use Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

### ZONING AND USE REVIEW

Pursuant to LDR Section 4.3.4(K), Development Standards, properties located within the R-1-AA (Single Family Residential) shall be developed according to the requirements noted in the chart below. As illustrated, the proposal is in compliance with the applicable requirements; therefore, positive findings can be made.

Development Standards	Required	Proposed
Open Space (Minimum, Non-Vehicular)	25%	35.5%
Setbacks (Minimum): Front (West)	30'	30'-2"
Side Interior (South)	10'	10'-2"
Side Interior (North)	10'	10'-2"
Side Street	15'	N/A
Rear (East)	10'	10'-2"
Height (Maximum)	35'	20'-5"

### SUPPLEMENTAL DISTRICT REGULATIONS

Pursuant to LDR Section 4.6.9(C)(2), Parking Requirements for Residential Uses: two parking spaces per dwelling unit. Tandem parking may be used provided that in the Single Family (R-1 District) or RL District, no required parking space may be located in a required front or street side setback.

Positive findings can be made with respect to this code regulation as the proposed structure includes a 2-car garage which includes parking for 2 vehicles, ensuring required parking is

provided for outside of the front or side street setback areas. In addition to the required parking, parking spaces are also provided within the driveway in front of the garage.

#### **LDR SECTION 4.5.1, HISTORIC PRESERVATION, DESIGNATED DISTRICTS, SITES, AND BUILDINGS**

Pursuant to LDR Section 4.5.1(E) - Development Standards: all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section.

##### **Standard 1**

**A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

The proposal meets the applicable standard noted above and its intent by providing for the continued use of the subject property as residential. Prior to the subdivision plat exemption request the lot was associated with a single-family residence on 125 North Dixie Boulevard (contributing structure), and a new 1-story, courtyard style single-family residence will be constructed on the subject vacant lot. These changes maintain the historic purpose of the lot as a residential use that is compatible with the Del-Ida Park Historic District.

##### **Pursuant to LDR Section 4.5.1(E)(2)(b)(1) – Major Development.**

The subject application is considered "Major Development" as it involves new construction in the R-1-AA district, which requires additional technical and specific regulations to determine appropriateness and compatibility.

**Pursuant to LDR Section 4.5.1(E)(7) - Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing criteria contained in (a)-(m). Visual compatibility for all development on individually designated properties outside the district shall be determined by comparison to other structures within the site.**

##### **Applicable Visual Compatibility Standards**

- (a) Height:** The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(E)(2)(a), shall also be determined through application of the Building Height Plane.
- (b) Front Facade Proportion:** The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.
- (c) Proportion of Openings (Windows and Doors):** The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The

relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.

- (d) **Rhythm of Solids to Voids:** The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.
- (e) **Rhythm of Buildings on Streets:** The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.
- (f) **Rhythm of Entrance and/or Porch Projections:** The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.
- (g) **Relationship of Materials, Texture, and Color:** The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.
- (h) **Roof Shapes:** The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.
- (i) **Walls of Continuity:** Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.
- (j) **Scale of a Building:** The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:
  - 1. For buildings wider than sixty percent (60%) of the lot width, a portion of the front façade must be setback a minimum of seven (7) additional feet from the front setback line:
  - 2. For buildings deeper than fifty percent (50%) of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five (5) additional feet from the side setback line:
- (k) **Directional Expression of Front Elevation:** A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.
- (l) **Architectural Style:** All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.

The agent has submitted the following justification statement:

*"To whom it may concern;*

*Pursuant to LDR Section 4.5.1(E)(8) Visual Compatibility Standards. New construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual*



*compatibility for minor and major development shall be determined by utilizing criteria contained in (a)-(m) of this section.*

*Provide a written narrative or justification statement speaking to the architectural style of the proposed structure as it relates to its compatibility with the district and how the proposal complies with the following criteria:*

**a. Height and Building Height Plane**

*The height of the proposed structure is compatible with the district. It is one-story in height, meets the building height plane, and is 14' below the maximum 35' height limit.*

**b. Front Facade Proportion:** *The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.*

*The proposed structure has a front façade with pleasing proportions, and varied architectural elements giving the home a quaint appearance that is visually compatible with the historic district.*

**c. Proportion of Openings (Windows and Doors):** *The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.*

*The proposed structure contains single hung windows with historic scale sizes and a muntin pattern of 4 over clear to be visually compatible within the subject historic district.*

**d. Rhythm of Solids to Voids:** *The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.*

*The relationship of solids to voids of the proposed structure are at a pleasing percentage and are visually compatible with and are similar to other existing structures within the historic district.*

**e. Rhythm of Buildings on Streets:** *The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.*

*The relationship of buildings to open space are visually compatible with and are similar to other existing structures within the historic district. Within the property the proposed pool area creates a nice open space between the proposed structure and the house to the west.*

**f. Rhythm of Entrance and/or Porch Projections:** *The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.*

*The relationship of the entrance and front porch to the sidewalk is visually compatible with existing historic buildings and it creates an inviting entrance to the home.*

**g. Relationship of Materials, Texture, and Color:** *The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district*

*The relationship of materials, texture, and color of the proposed structure are visually compatible with and are similar to other existing structures within the historic district.*

*h. Roof Shapes: The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.*

*The roof shape, type, and slope of the proposed structure are visually compatible with and are similar to other existing structures within the historic district. The roof shape and slope are consistent with similar styled homes in the historic district.*

*i. Walls of Continuity: Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.*

*The fence along the perimeter of the property is designed to match the railings of the existing home. The fence connects the existing home with the garage addition, which also has similar railings at the porch area. This ties the buildings together as a whole and is visually compatible with historic buildings with the historic district.*

*j. Scale of a Building: The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:*

*The proposed structure meets the scale of a building calculation – see sheet A101 for calculation.*

*k. Directional Expression of Front Elevation: A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.*

*The proposed structure's vertical and horizontal directional character are visually compatible with the surrounding buildings. The size and massing of the proposed structure is similar to the size and massing of surrounding buildings. Neighboring buildings on Dixie Boulevard are 1 story structures similar to what is proposed.*

*l. Architectural Style: All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.*

*The proposed structure design is consistent with one architectural style and does not introduce elements of other styles.*

*m. Additions to Individually Designated Properties and Contributing Structures in all Historic Districts. Visual compatibility shall be accomplished as follows:*

*Not Applicable.*

Sincerely,

Randall E. Stofft, AIA  
President"

The proposal is for construction of a new 1-story, 3,047 square foot courtyard style single-family residence with a 2-car garage is appropriate and compatible with the Del-Ida Park Historic District.

The new residence will enhance the Del-Ida Park Historic District with the use of authentic Masonry Vernacular architecture and durable building materials. The layout of the structure is known as a courtyard home with a courtyard and pool central or interior to the structure. The proposal includes a mill finish Galvalume Plus standing seam metal roof and aluminum exterior light fixtures in a

black finish. The color scheme includes smooth stucco painted in Sherwin Williams "Bravo Blue", exterior front door painted in Sherwin Williams "Green Vibes", and exterior trim painted in Sherwin Williams "Extra White". The front façade includes a covered porch with aluminum louvered panels (white), wood louvers (white), decorative wood columns (white), and an aluminum railing (white). A cellular PVC trellis is proposed above the 2-garage galvanized steel doors and a cellular PVC decorative gable and false louver is proposed on the North, East, and West elevation. White aluminum-framed windows and doors, and fiberglass front door with sidelights will be installed. Raised smooth stucco banding and precast window sills (white) will frame the openings (windows and doors). Raised smooth stucco pilasters (white) are proposed on the front elevation (South) on the exterior of the guest bedroom window and dormer windows above the garage. The sliding glass doors connecting the dining room to the outdoor living area will also be framed with raised smooth stucco pilasters (white). A new concrete paver driveway will be constructed on the South side of the property. A new pool and associated deck in the proposed courtyard on the West of the property.

A 4' high aluminum picket fence and gate (white) is proposed along the front yard (South). An 8' high wood fence (board on board) will be installed on the East side and North side of the property. An existing 4' high welded wire fence will remain on the West side of the property.

The proposal meets the intent of the review criteria above; thus, positive findings are made with respect to the sections indicated above.

#### ALTERNATIVE ACTIONS

A. Continue with direction.

B. Approve Certificate of Appropriateness (2018-100) for the property located at **115 North Dixie Boulevard, Del-Ida Park Historic District** by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Sections 2.4.6(H)(5).

C. Deny Certificate of Appropriateness (2018-100) for the property located at **115 North Dixie Boulevard, Del-Ida Park Historic District** by finding that the request and approval thereof is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in LDR Sections 2.4.6(H)(5).

#### RECOMMENDATION

##### COA

Approve the COA for 2018-100 for **115 North Dixie Boulevard, Del-Ida Park Historic District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5).

##### NOTE:

If the COA is approved, the following must be addressed prior to certification:

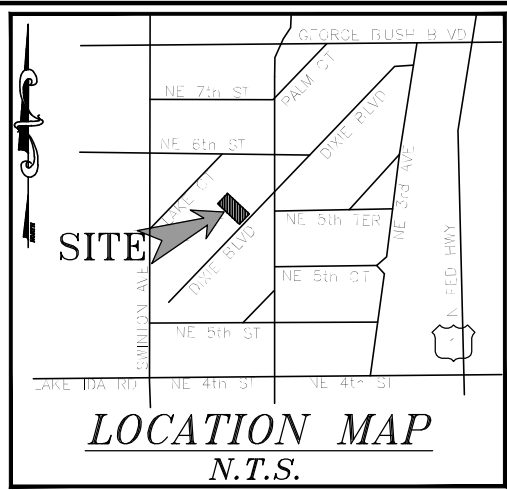
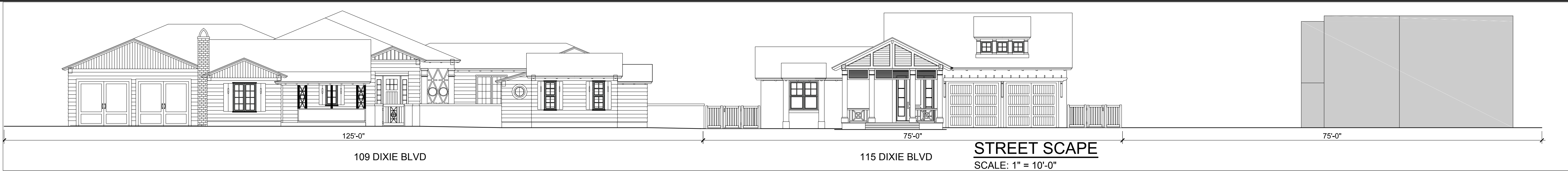
1. That the location of driveways and/or access points of adjacent properties within 50 feet, including intersections across North Dixie Boulevard, be illustrated (sheet A101).
2. That a note be added indicating the material and color of the exterior light fixtures (sheet A301).
3. That note 210 on the 200 Series Keynotes chart be removed (sheet A201).

##### **Attachments:**

- Site plan, elevations, and survey

**Report Prepared by:** Abraham Fogel, Assistant Planner





6-22-2018

REVISIONS	BY	DATE
1. B.O.	GS	3.16.2018
2. TAC COMMENTS	GS	6.7.2018

INGRAM/OLIVE RESIDENCE  
115 DIXIE BLVD  
DELRAY BEACH, FL

RANDALL STOFFT  
ARCHITECTS  
distinctive. inspirational. architecture.

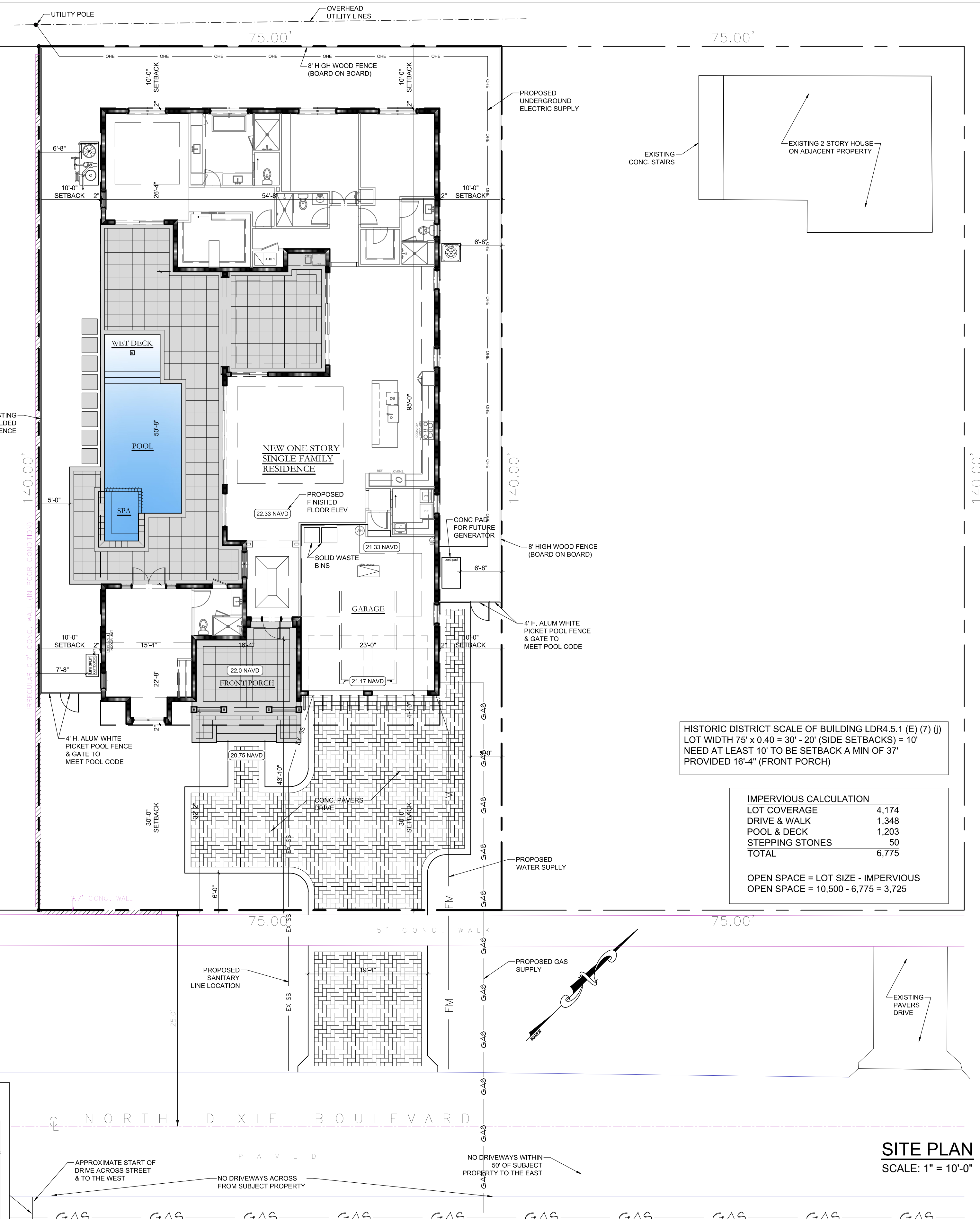
Job No. 1802019

FL-001105 FIRM-AA003379

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A101

R-1-AA (DEL-IDA PARK)	MIN. LOT SIZE (sq. ft)	MIN. LOT WIDTH (ft)	MIN. LOT DEPTH (ft)	MIN. LOT FRONTAGE (ft)	MIN. FLOOR AREA	MAX LOT COVERAGE (%)	MIN. OPEN SPACE (%)	REQUIRED PARKING SPACES	FRONT SETBACK (ft)	SIDE SETBACKS (ft)	REAR SETBACK (ft)	MAX BLDG HEIGHT (ft)
REQUIRED	9,500	75	100	75	1,500	N/A	25.0	2	30'-0" MIN	10'-0" MIN (SIDE INTERIOR)	10'-0" MIN	35
PROVIDED	10,500	75	140	75	3,047	N/A	35.5 (3,725 / 10,500)	2	30'-2"	10'-2"	10'-2"	20'-5"



HISTORIC DISTRICT SCALE OF BUILDING LDR4.5.1 (E) (7) (i)  
LOT WIDTH 75' x 0.40 = 30' - 20' (SIDE SETBACKS) = 10'  
NEED AT LEAST 10' TO BE SETBACK A MIN OF 37'  
PROVIDED 16'-4" (FRONT PORCH)

IMPERVIOUS CALCULATION	
LOT COVERAGE	4,174
DRIVE & WALK	1,348
POOL & DECK	1,203
STEPPING STONES	50
TOTAL	6,775
OPEN SPACE = LOT SIZE - IMPERVIOUS	
OPEN SPACE = 10,500 - 6,775 = 3,725	

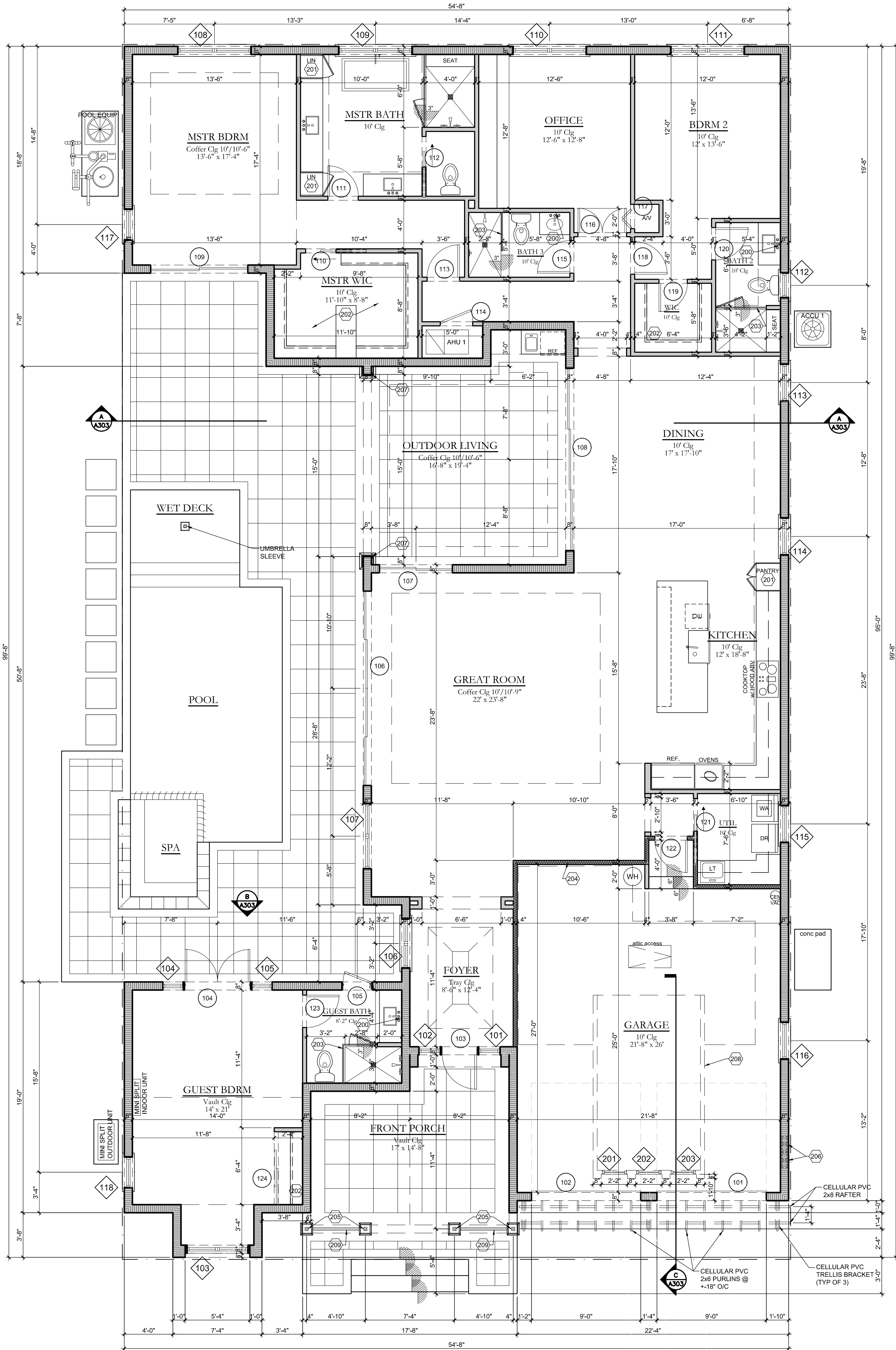
SITE PLAN  
SCALE: 1" = 10'-0"



DOOR SCHEDULE				
MARK	SIZE	TYPE	NOTES	
WD	HGT			
101	9'-0"	8'-0"	OVERHEAD GARAGE DR	---
102	9'-0"	8'-0"	OVERHEAD GARAGE DR	---
103	3'-0"	8'-0"	EXT SWING	---
104	5'-4"	7'-0"	FRENCH DBL	---
105	2'-6"	7'-0"	FRENCH	---
106	16'-0"	8'-0"	SLD GLASS OXKO	---
107	6'-0"	8'-0"	SLD GLASS OX	---
108	15'-0"	8'-0"	SLD GLASS OXX	---
109	8'-0"	8'-0"	SLD GLASS OX	---
110	2'-6"	8'-0"	Pocket Door	---
111	2'-6"	8'-0"	INT SWING (SC)	---
112	2'-6"	8'-0"	Pocket Door	---
113	2'-8"	8'-0"	INT SWING (SC)	---
114	2'-8"	8'-0"	INT SWING (SC)	---
115	2'-8"	8'-0"	INT SWING (SC)	---
116	4'-0"	8'-0"	INT SWING DBL (SC)	---
117	2'-0"	8'-0"	BIFOLD	---
118	2'-8"	8'-0"	INT SWING (SC)	---
119	2'-4"	8'-0"	INT SWING (SC)	---
120	2'-8"	8'-0"	INT SWING (SC)	---
121	2'-8"	8'-0"	Pocket Door	---
122	2'-8"	8'-0"	INT SWING (SC)	MIN 1 3/8" THK, SELF CLOSER
123	2'-8"	7'-0"	INT SWING (SC)	---
124	6'-0"	7'-0"	INT. BI-PASS	---

WINDOW SCHEDULE				
MARK	SIZE	TYPE	HEAD HT	NOTES
WD	HGT		ELEV	
101	1'-9"	8'-0"	SIDE LIGHTS	---
102	1'-9"	8'-0"	SIDE LIGHTS	---
103	5'-0"	5'-0"	SH DOUBLE	---
104	1'-8"	7'-0"	SIDE LIGHTS	---
105	1'-8"	7'-0"	SIDE LIGHTS	---
106	4'-0"	5'-0"	SH DOUBLE	---
107	5'-4"	6'-2"	SH DOUBLE	---
108	6'-0"	6'-2"	SH DOUBLE	---
109	6'-0"	5'-4"	SH DOUBLE	---
110	6'-0"	5'-4"	SH DOUBLE	---
111	6'-0"	6'-2"	SH DOUBLE	---
112	2'-0"	5'-0"	SH	---
113	3'-0"	6'-2"	SH	---
114	3'-0"	6'-2"	SH	---
115	3'-0"	4'-2"	SH	---
116	3'-0"	6'-0"	FIXED	HEAD HT ABV 0'-0"
117	2'-6"	5'-4"	SH	---
118	2'-6"	5'-0"	SH	---
201	2'-0"	2'-0"	FIXED	IN DORMER
202	2'-0"	2'-0"	FIXED	IN DORMER
203	2'-0"	2'-0"	FIXED	IN DORMER

DOOR/WINDOW MANUFACTURERS:  
WINDOWS - PGT ALUMINUM SINGLE HUNG & FIXED  
FRENCH DOORS - PGT ALUMINUM  
SLIDING GLASS DOORS - PGT ALUMINUM  
ENTRY DOOR & SIDELIGHTS - PLASTPRO FIBERGLASS  
GARAGE DOOR - CLOPAY GALVANIZED STEEL



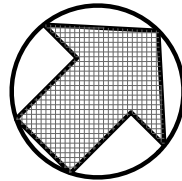
LIVING AREA CALCULATION		
GUEST HOUSE	385 SF	
MAIN HOUSE LIVING	2662 SF	
	3047 SF	

DETAIL AREA CALCULATION		
COVERED BREEZEWAY	218 SF	
GARAGE	618 SF	
GUEST HOUSE	385 SF	
MAIN HOUSE LIVING	2662 SF	
OUTDOOR LIVING	291 SF	
	4174 SF	

#### 200 SERIES KEYNOTES

- 200 - MIRROR
- 201 - BUILT-IN CABINETRY
- 202 - CUSTOM CLOSET INTERIOR
- 203 - TEMPERED GLASS SHOWER ENCLOSURE
- 204 - ADJACENT WALLS TO HAVE MIN R-11 INSUL & MIN 1/2" GYP BD ON GARAGE SIDE FOR GARAGE SEPARATION
- 205 - T.S. COLUMN IN DECORATIVE COL.
- 206 - MIN (1) 8"x16" DECORATIVE CMU SCREEN VENT BLOCK FOR GARAGE VENTILATION. PLACE MIN 8" ABOVE GARAGE SLAB
- 207 - ROLL DOWN SCREEN SHUTTER TRACK
- 208 - DORMER ABOVE
- 209 - ALUMINUM RAIL
- 210 - ..

FLOOR PLAN  
SCALE: 3/16" = 1'-0"



6-22-2018

REVISIONS	BY	DATE
1. B.O.	GS	3.16.2018
2. TAC COMMENTS	GS	6.7.2018

INGRAM/OLIVE RESIDENCE  
115 DIXIE BLVD  
DELRAY BEACH, FL

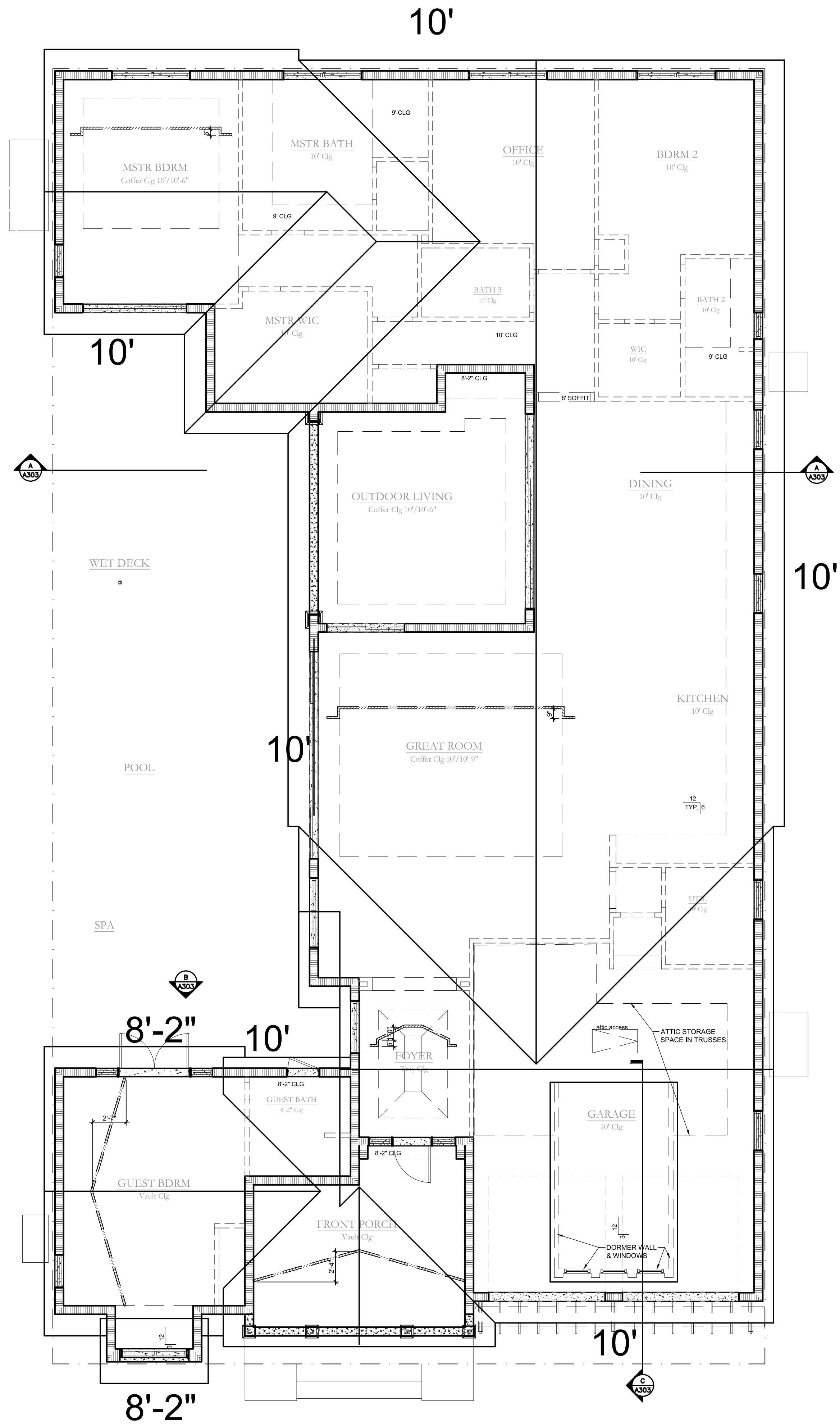
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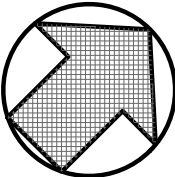
FL-001105 FIRM-AA003379

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A201



ARCHITECTURAL ROOF PLAN  
SCALE: 3/16" = 1'-0"



6-7-2018

REVISIONS	BY	DATE
1. B.O.	GS	3.16.2018
TAC COMMENTS	GS	6.7.2018

INGRAM/OLIVE RESIDENCE  
115 DIXIE BLVD  
DELRAY BEACH, FL

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A210



6-22-2018

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FL-0011105      FIRM-AA003379

A301

300 - STANDING SEAM METAL ROOF  
301 - SMOOTH STUCCO WALL FINISH  
302 - RAISED SMOOTH STUCCO BAND  
303 - RAISED SMOOTH STUCCO PILASTER  
304 - PRECAST CONCRETE WINDOW SILLS  
305 - SMOOTH FINISH STUCCO  
306 - CELLULAR PVC TRELLIS  
307 - ALUMINUM LOUVERED PANELS  
308 - WOOD SIDING  
309 - DECORATIVE WOOD COLUMN  
310 - ALUMINUM RAIL  
311 - 4" HIGH WHITE PICKET FENCE (ALUMINUM)  
312 - DECORATIVE GABLE END FALSE LOUVER  
(CELLULAR PVC)









REVISIONS	BY	DATE
△ I.B.O.	GS	3.16.2018
△ TAC COMMENTS	GS	6.7.2018

6-22-2018

INGRAM/OLIVE RESIDENCE  
115 DIXIE BLVD  
DELRAY BEACH, FL

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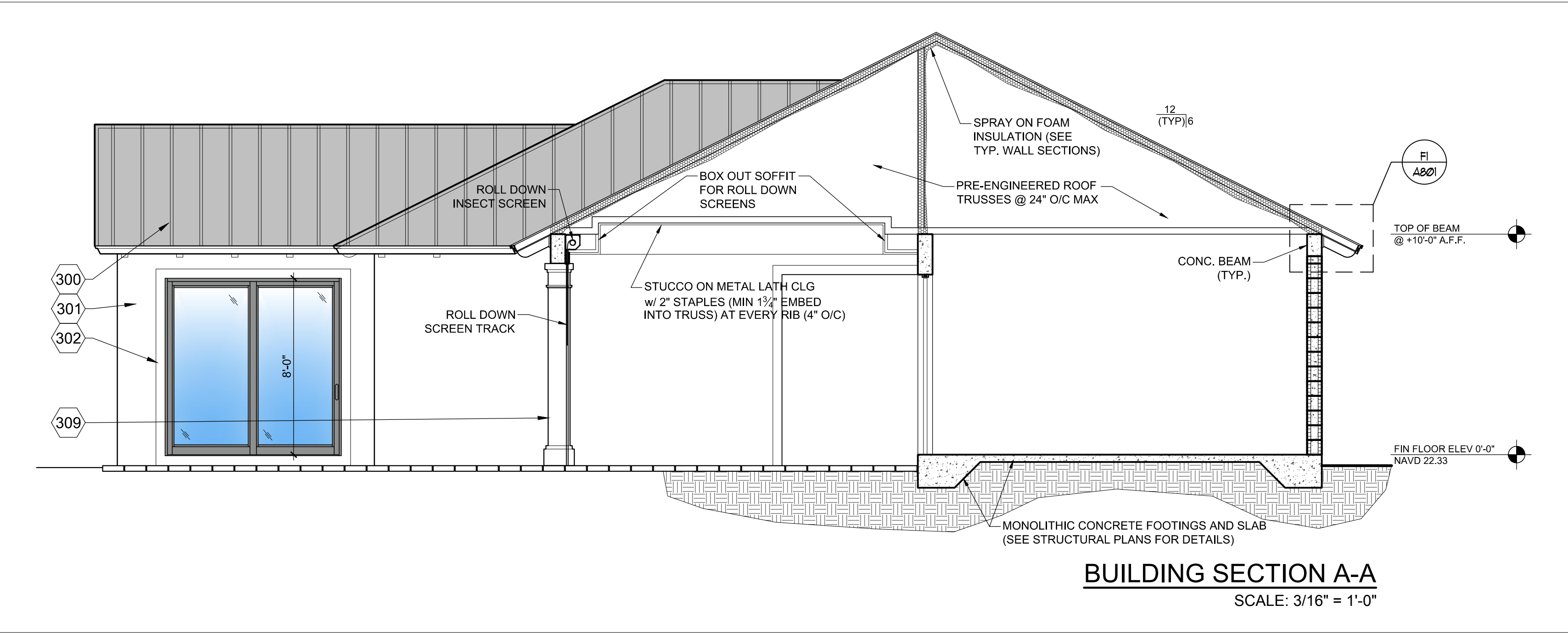
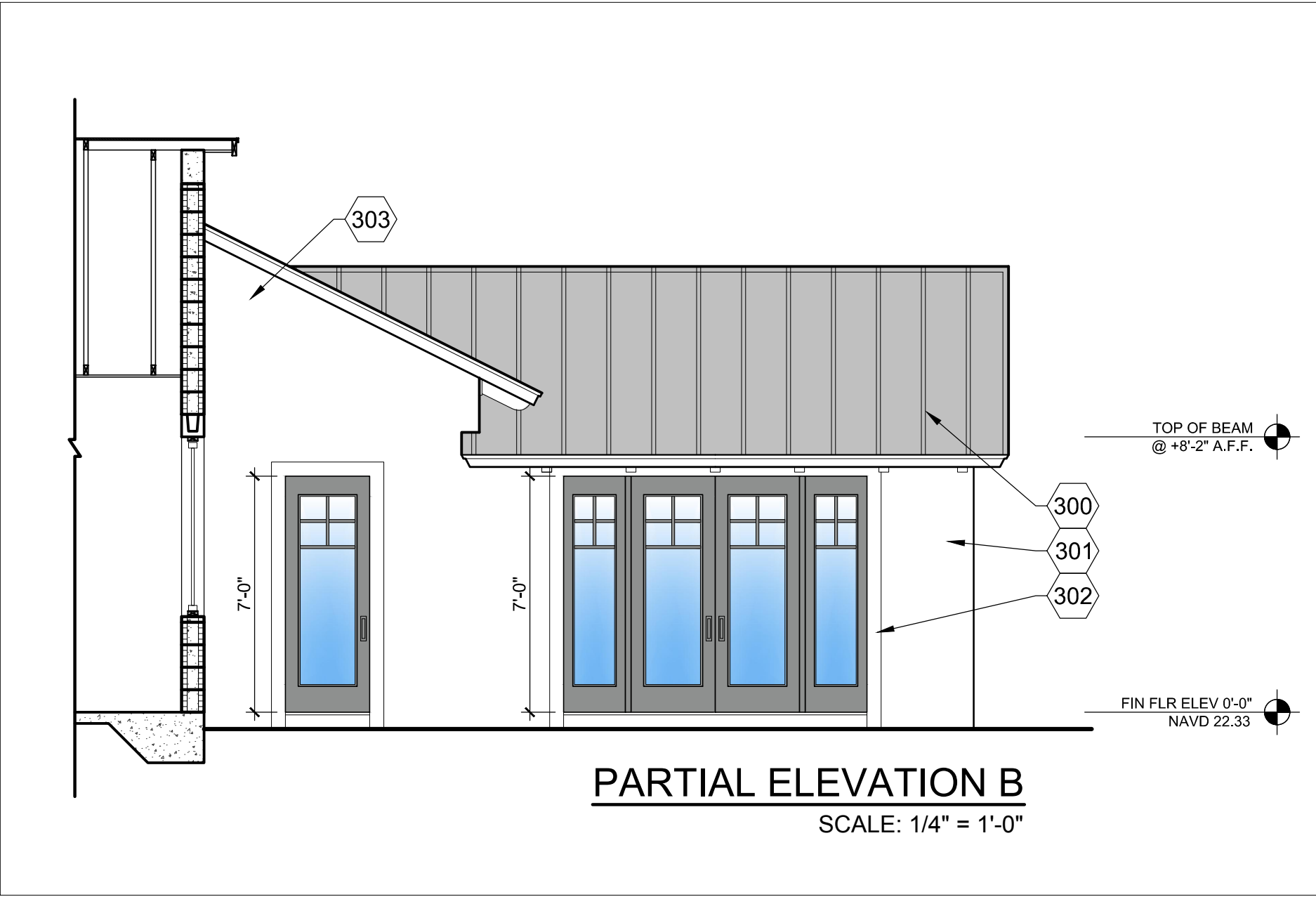
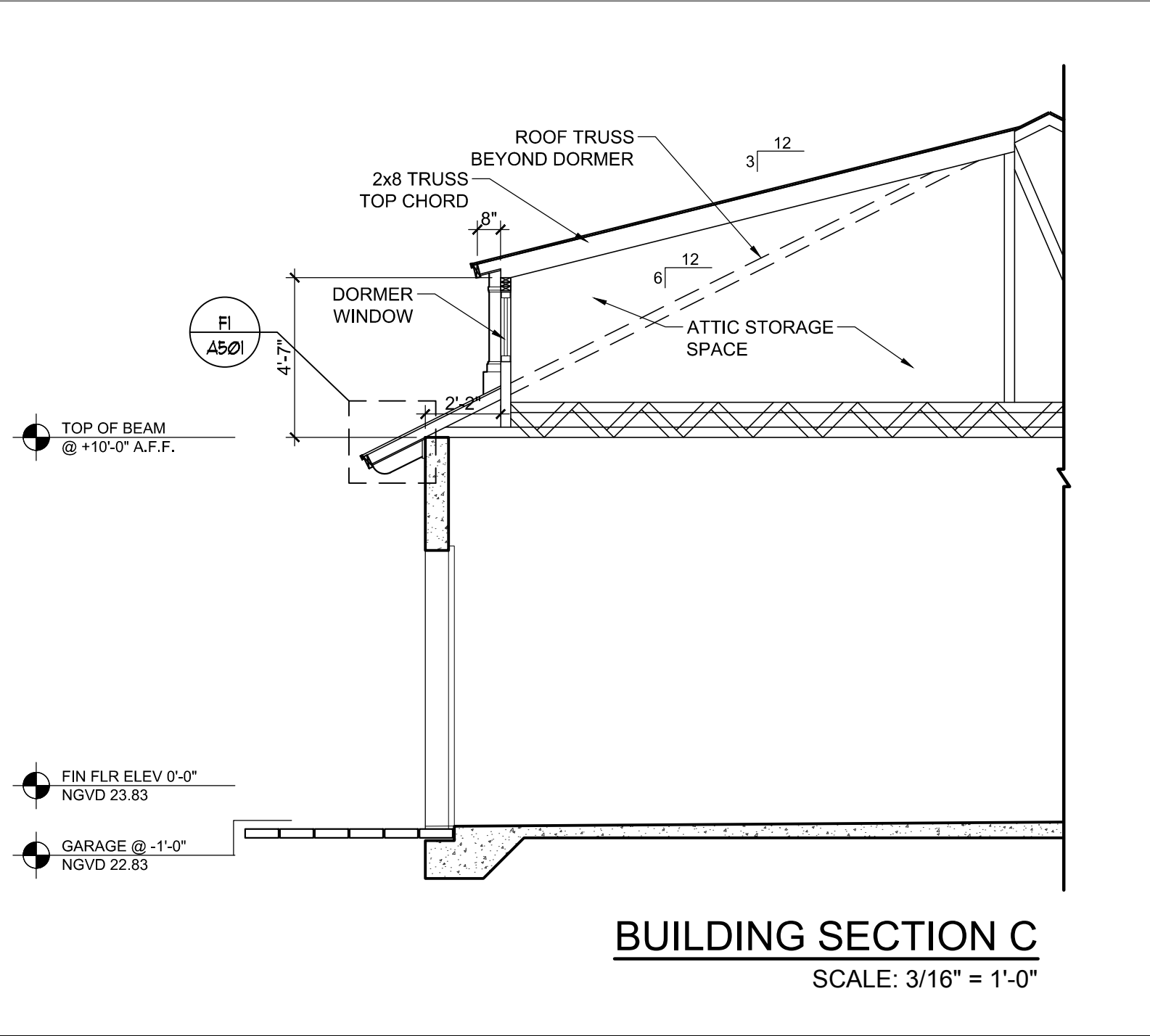
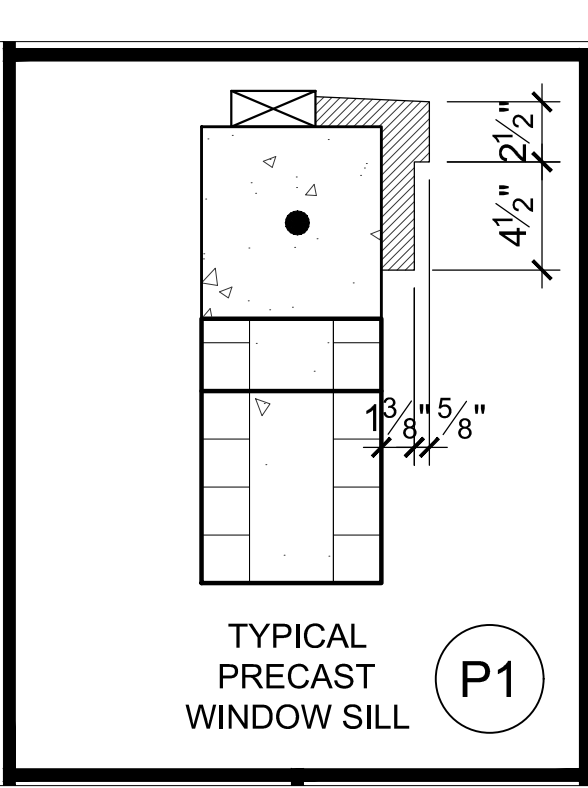
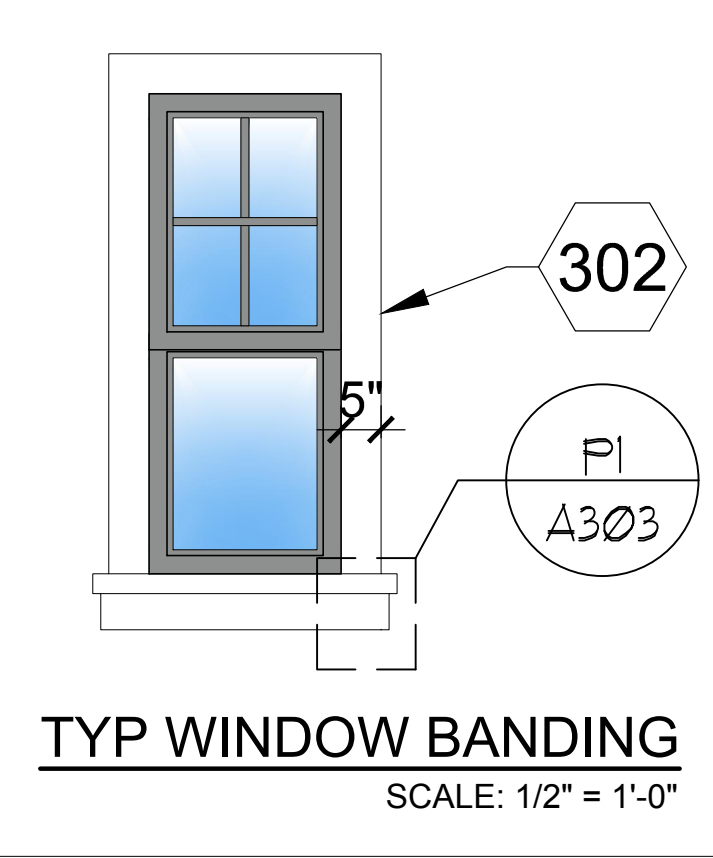
FL-001105 FIRM-AA003379

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A303

300 SERIES KEYNOTES

- 300 - STANDING SEAM METAL ROOF
- 301 - SMOOTH STUCCO WALL FINISH
- 302 - RAISED SMOOTH STUCCO BAND
- 303 - RAISED SMOOTH STUCCO PILASTER
- 304 - PRECAST CONCRETE WINDOW SILLS
- 305 - SMOOTH FINISH STUCCO
- 306 - CELLULAR PVC TRELLIS
- 307 - ALUMINUM LOUVERED PANELS
- 308 - WOOD SIDING
- 309 - DECORATIVE WOOD COLUMN
- 310 - ALUMINUM RAIL
- 311 - 4' HIGH WHITE PICKET FENCE (ALUMINUM)



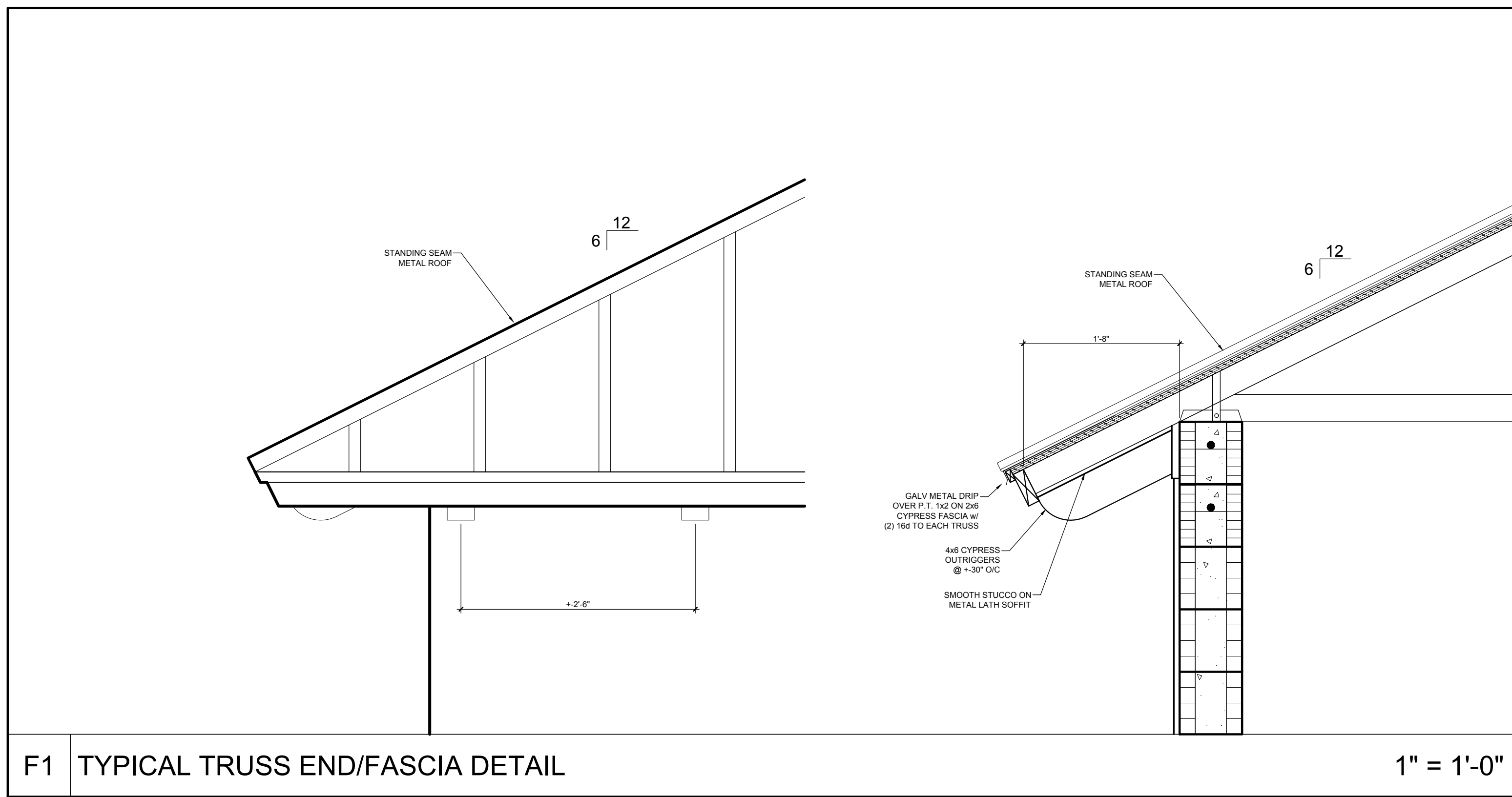
**6-22-2018**

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A501

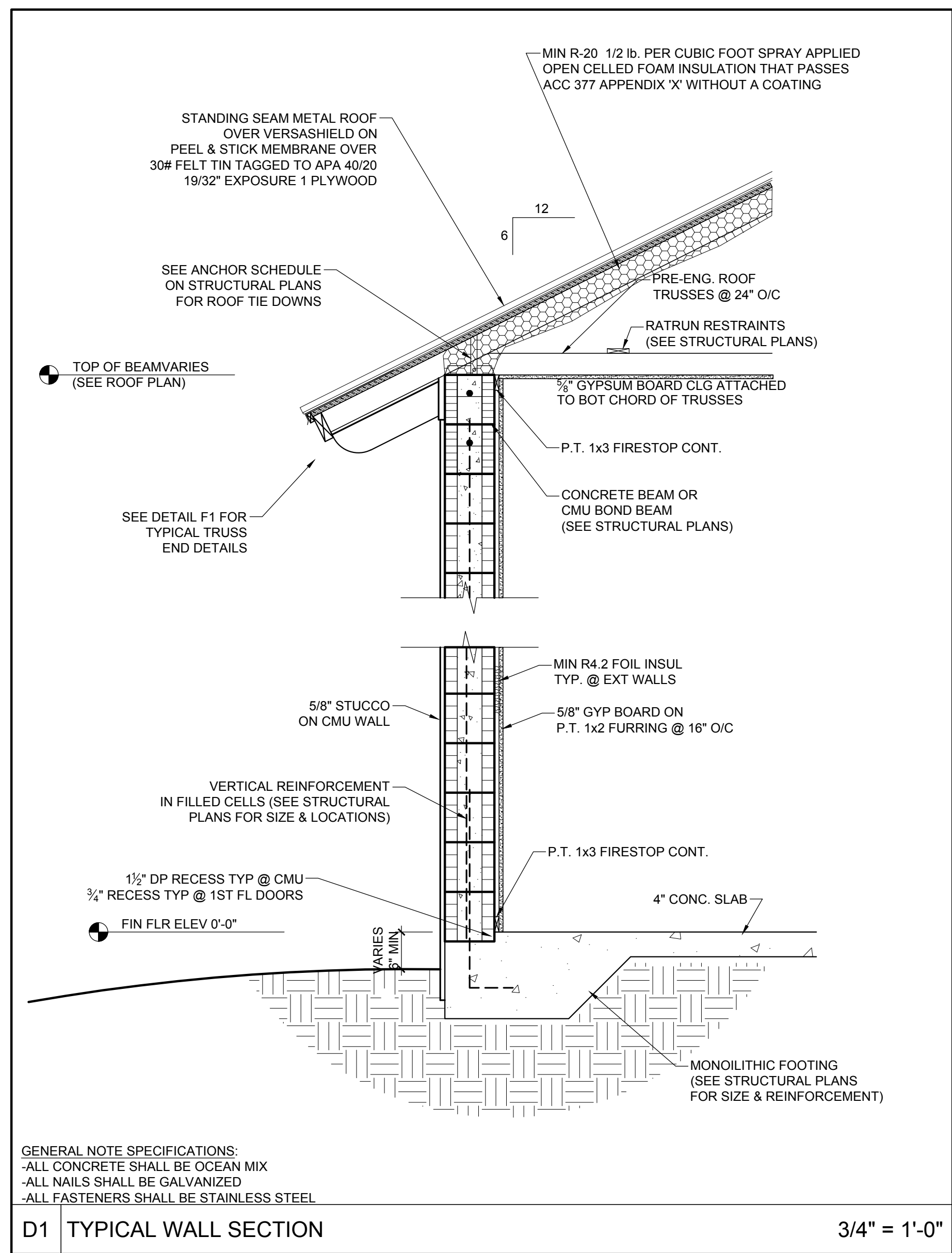


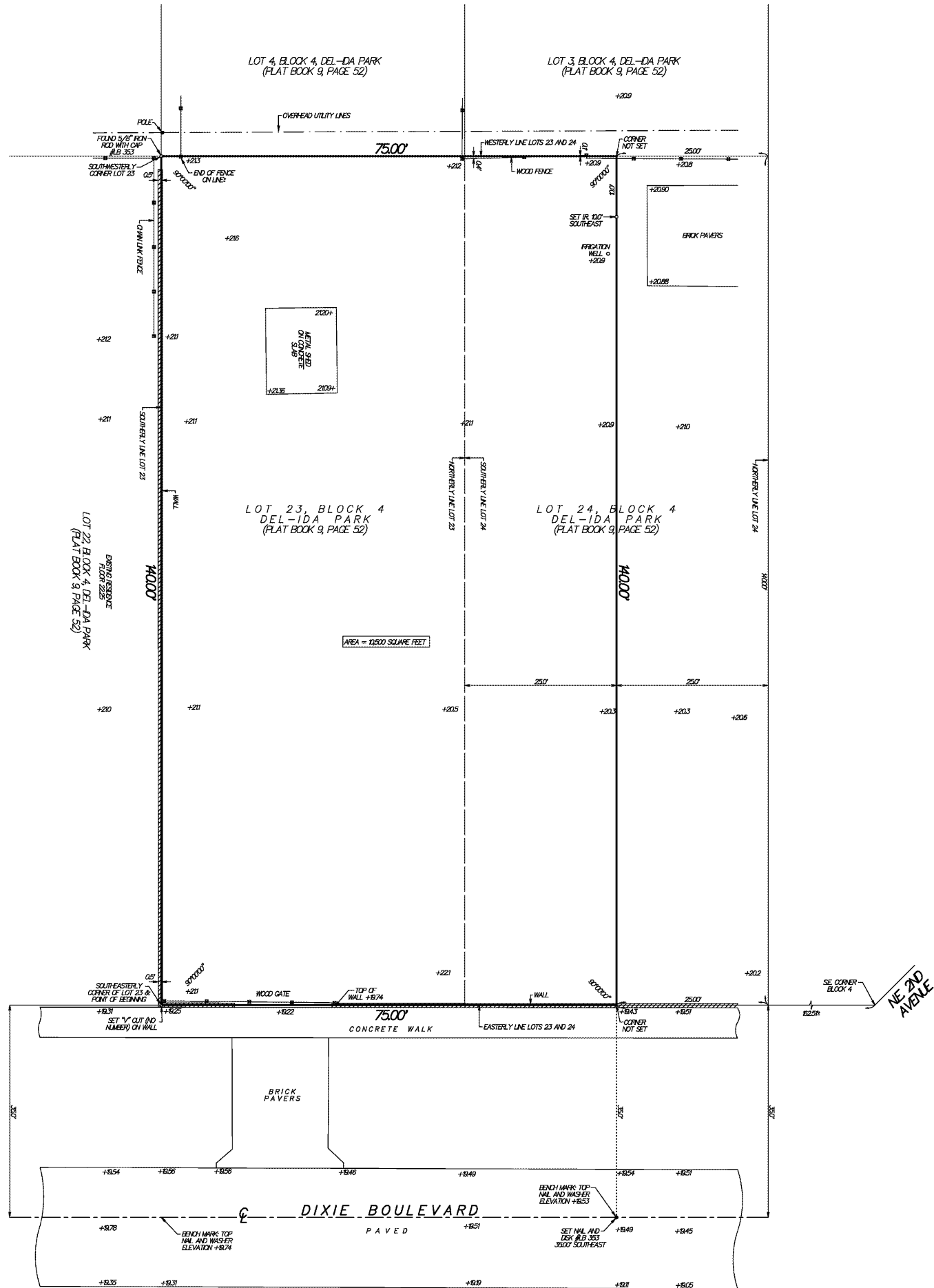
**INTERIOR WALL & CEILING FINISH NOTES:**

1. ALL INTERIOR WALL & CEILING FINISHES TO COMPLY w/ FBC 2014 R302.9 FOR FLAME SPREAD & SMOKE DEVELOPED INDEX.
2. FLAME SPREAD INDEX NOT TO EXCEED **200**.
3. SMOKE DEVELOPED INDEX NOT TO EXCEED **450**.

**INSULATION NOTES:**

1. ALL INSULATION TO COMPLY w/ FBC 2014 R302.10 FOR FLAME SPREAD & SMOKE DEVELOPED INDEX.
2. FLAME SPREAD INDEX NOT TO EXCEED **25**.
3. SMOKE DEVELOPED INDEX NOT TO EXCEED **450**.





**SURVEYOR'S REPORT / LEGEND:**

CL = CENTERLINE  
I.R. = 5/8" IRON ROD WITH CAP #LB 353  
+89.74 = ELEVATION BASED ON NORTH AMERICAN VERTICAL DATUM 1988. SOURCE: PALM BEACH COUNTY BENCH MARK "CHEROKEE BLONDE"  
FLOOD ZONE: X  
COMMUNITY PANEL NO.: 125102 0977  
SUFFIX: F  
MAP DATE: OCTOBER 5, 2017

ALL DIMENSIONS SHOWN BASED ON STANDARD U.S. FOOT

THIS SURVEY HAS ACHIEVED A MINIMUM LEVEL OF CLOSURE OF 1 FOOT IN 10,000 FEET AS REQUIRED FOR COMMERCIAL/HIGH RISK PROPERTY CLOSURE WAS ACHIEVED BASED ON A REDUNDANCY OF MEASUREMENTS FOR VERTICAL HORIZONTAL AND ANGULAR DIMENSIONS.

NO TITLE WAS REVIEWED OR SEARCH OF THE PUBLIC RECORDS WAS MADE IN REGARD TO EASEMENTS THAT MAY AFFECT SUBJECT PARCEL

NO SUBSURFACE SEARCH WAS MADE FOR UTILITIES OR UNDERGROUND FOOTERS

**DESCRIPTION:**

LOT 23 AND THE SOUTHERLY HALF OF LOT 24, BLOCK 4, DEL-IDA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 23; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOTS 23 AND 24, A DISTANCE OF 75.00 FEET TO A POINT ON A LINE 25.0 FEET NORTHERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 24; THENCE WESTERLY, ALONG SAID PARALLEL LINE, A DISTANCE OF 140.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOTS 23 AND 24; THENCE SOUTHERLY, ALONG SAID WESTERLY LINE, A DISTANCE OF 75.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 23; THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 23, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

**MAP OF BOUNDARY SURVEY**

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Paul D. Engle*  
PAUL D. ENGLE  
SURVEYOR & MAPPER #5708

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**O'BRIEN, SUTER & 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: APRIL 12, 2018  
FIELD BOOK: PAGE NO. 2  
ORDER NO.: 17-21db

SCALE: 1" = 10'