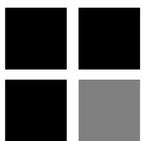




150 MARINE WAY

150 MARINE WAY
DELRAY BEACH, FLORIDA

RICHARD JONES



ARCHITECTURE

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150 MARINE WAY
DELRAY BEACH, FLORIDA

FLORIDA LICENSURE

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COMMISSION # 19-019
DESIGNER: RJ
DRAWN BY: JH/RB
PLAN REVIEW: RJ

SUBMITTALS:
ISSUE TO HPB: 07.21.20

REVISIONS:
1. TAC 09.15.20
COMMENTS:

COVER SHEET

CVR

DRAWING INDEX

CVR COVER SHEET
S-1 SURVEY

ARCHITECTURAL

SP-1 SITE PLAN
A-1 GROUND FLOOR, SECOND FLOOR AND ROOF PLAN
A-2 EAST & SOUTH BUILDING ELEVATIONS
A-3 WEST & NORTH BUILDING ELEVATIONS
A-4 STREET SCAPE
A-5 WINDOW & DOOR SCHEDULES
A-6 SITE & SIDE ELEVATION SETBACK DIAGRAM
A-7 COMPOSITE OVERLAY PLAN

CODE RESEARCH

PROPOSED PROJECT: SINGLE FAMILY-RESIDENTIAL GROUP R

GOVERNING CODE: FBC 6th EDITION (2017), FFPC 6th EDITION (2017), NFPA 1 UFC FLORIDA 2015 EDITION, NFPA 101 LSC FLORIDA 2018 EDITION

MEAN ROOF HEIGHT: 26'-1" (ABOVE B.B.E. = 7.00' NAVD)

TYPE OF CONSTRUCTION: TYPE V UNSPRINKLERED

BUILDING DESIGNED: ENCLOSED

WIND SPEED: 170 MPH ULTIMATE WIND SPEED

EXPOSURE: C

ZONING DISTRICT: RM - HISTORIC DISTRICT - CITY OF DELRAY BEACH

FLOOD ZONE: ZONE AE (6.00' NAVD)

SETBACKS: REQUIRED: FRONT SETBACK = 25'-0"
REAR SETBACK = 10'-0"
SIDE INTERIOR SETBACK= 7'-6"
PROVIDED: (EAST) FRONT SETBACK = 36'-4 1/2"
(WEST) REAR SETBACK = 10'-2 1/2"
(NORTH) SIDE SETBACK = 7'-6"
(SOUTH) SIDE SETBACK = 7'-6"

DESIGN PARAMETERS

OCCUPANCY (SINGLE FAMILY, DUPLEX, MULTI-FAMILY, COMMERCIAL, INDUSTRIAL - DESCRIBE) SINGLE FAMILY

EXPOSURE CONDITION C SEC. R301.2.1.4.3 6th EDITION (2017) FLORIDA RESIDENTIAL CODE

MEAN ROOF HEIGHT 26'-1" (ABOVE B.B.E.) ASCE 7-10 CHAPTER 26

BUILDING HEIGHT ≤ 60 FT. (MAY USE LOW RISE PROVISIONS OF THE 6th EDITION (2017) FLORIDA RESIDENTIAL CODE) > 60 FT. (ASCE 7-10 CHAPTER 26)

BUILDING DESIGNED AS PARTIALLY ENCLOSED ENCLOSED OPEN TESTED (WIND TUNNEL)

IMPORTANCE FACTOR (DETERMINED BY BUILDING USE/OCCUPANCY, REFER TO 6th EDITION (2017) FLORIDA RESIDENTIAL CODE OR ASCE 7-10 CHAPTER 26) 1.0

BASIC WIND VELOCITY PRESSURES - 6th EDITION (2017) FLORIDA RESIDENTIAL CODE
VERIFY APPROPRIATE POSITIVE/NEGATIVE PRESSURE COEFFICIENTS HAVE BEEN APPLIED TO MAIN WIND FORCE RESISTING SYSTEM, OR BUILDING ENVELOPE COMPONENTS AND CLADDING AS APPLICABLE:

FBC 2017 ULTIMATE WIND SPEED 170 (3 SECOND GUST) BASIC VELOCITY PRESSURE 40 PSF

ASCE 7-10 CH 26 WIND SPEED NA (3 SECOND GUST) BASIC VELOCITY PRESSURE NA PSF

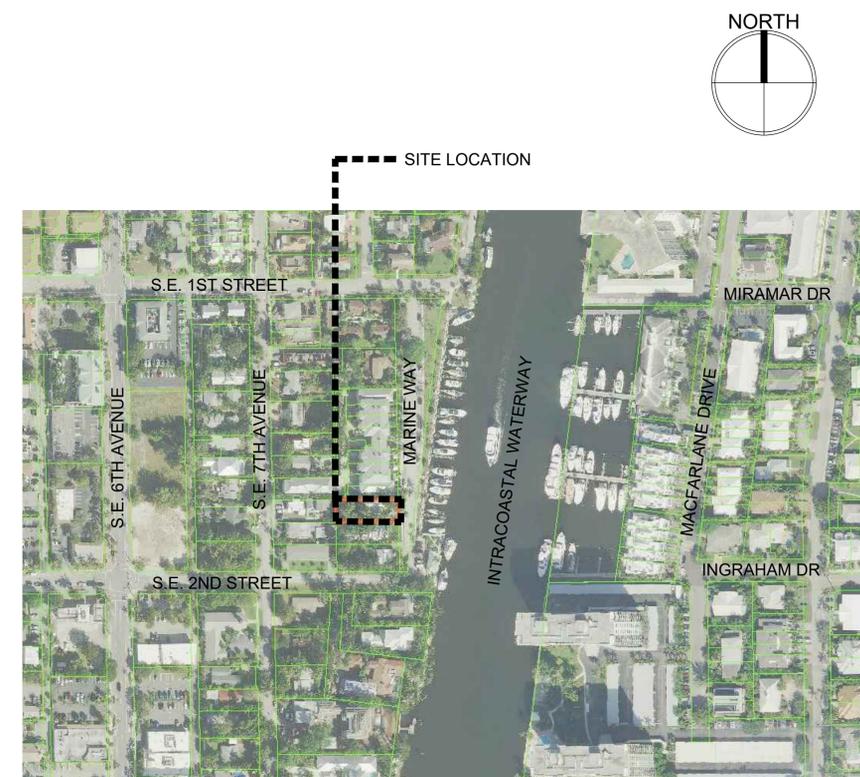
NOTE: ACTUAL DESIGN PRESSURES FOR ALL EXTERIOR WINDOWS, DOORS, GARAGE DOORS, AND SIMILAR ENVELOPE ELEMENTS MUST BE INDICATED ON CONSTRUCTION PLANS.

ROOF DEAD LOAD (ACTUAL DEAD LOAD OF MATERIAL USED FOR DETERMINING UPLIFT REACTIONS) 5 PSF

SOIL BEARING CAPACITY 2500 PSF

REVIEWED FOR SHEAR WALL REQUIREMENTS YES NO (IF NO, INDICATE REASON)

LOCATION MAP



OWNER

AZURE 150 MARINE LLC
290 SE 6TH AVENUE
SUITE 5
DELRAY BEACH, FL 33483

ARCHITECT

RICHARD JONES ARCHITECTURE
10 S.E. FIRST AVENUE, SUITE 102
DELRAY BEACH, FL. 33444
TELEPHONE: 561-274-9186

STRUCTURAL

ENGINEERING PLUS
19528 SEDGFIELD TERRACE
BOCA RATON, FL 33498
CELL: 561-756 4106
FAX: 561-479 3743

LANDSCAPE

PLA DESIGN STUDIO, PLLC
LANDSCAPE ARCHITECTURE
2385 NW EXECUTIVE CENTER DR
SUITE 240
BOCA RATON FL, 33431
PHONE: 561-904-1556

CIVIL ENGINEER

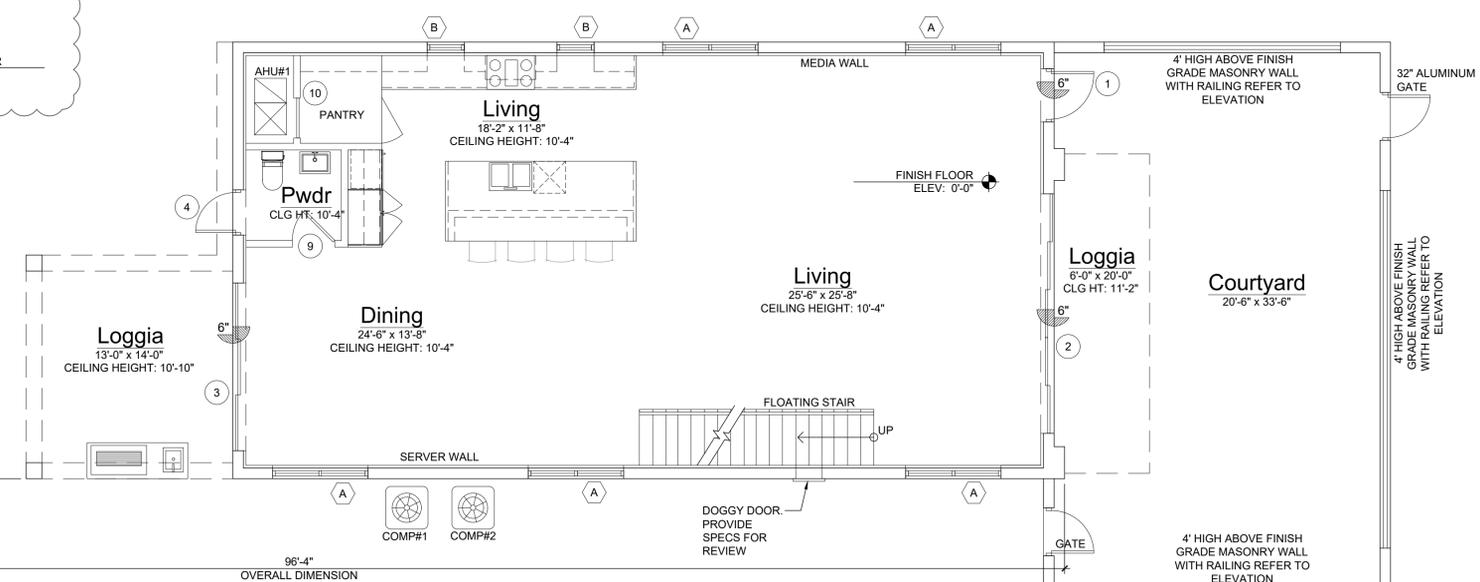
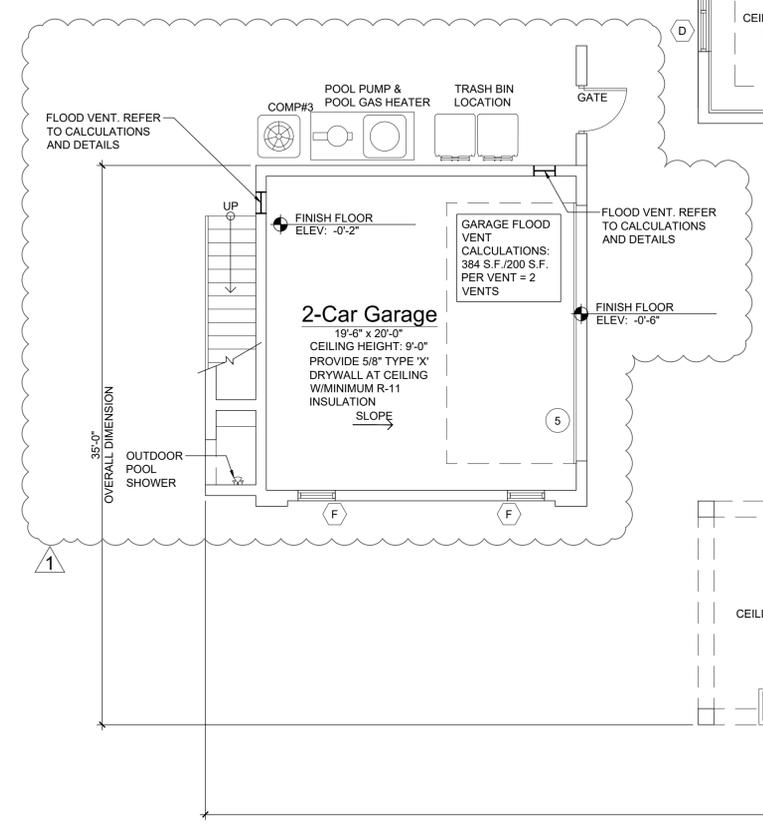
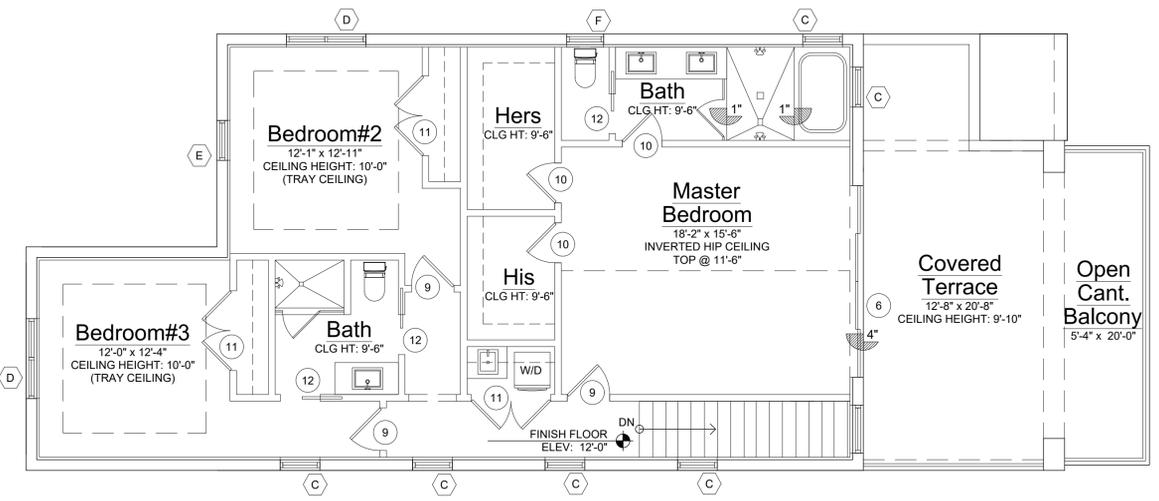
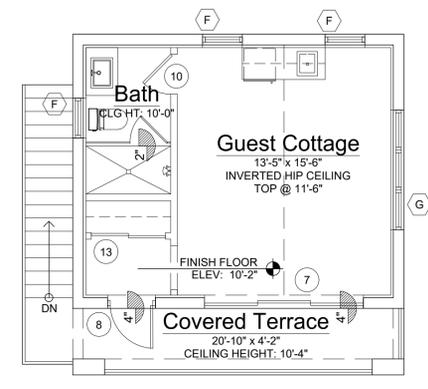
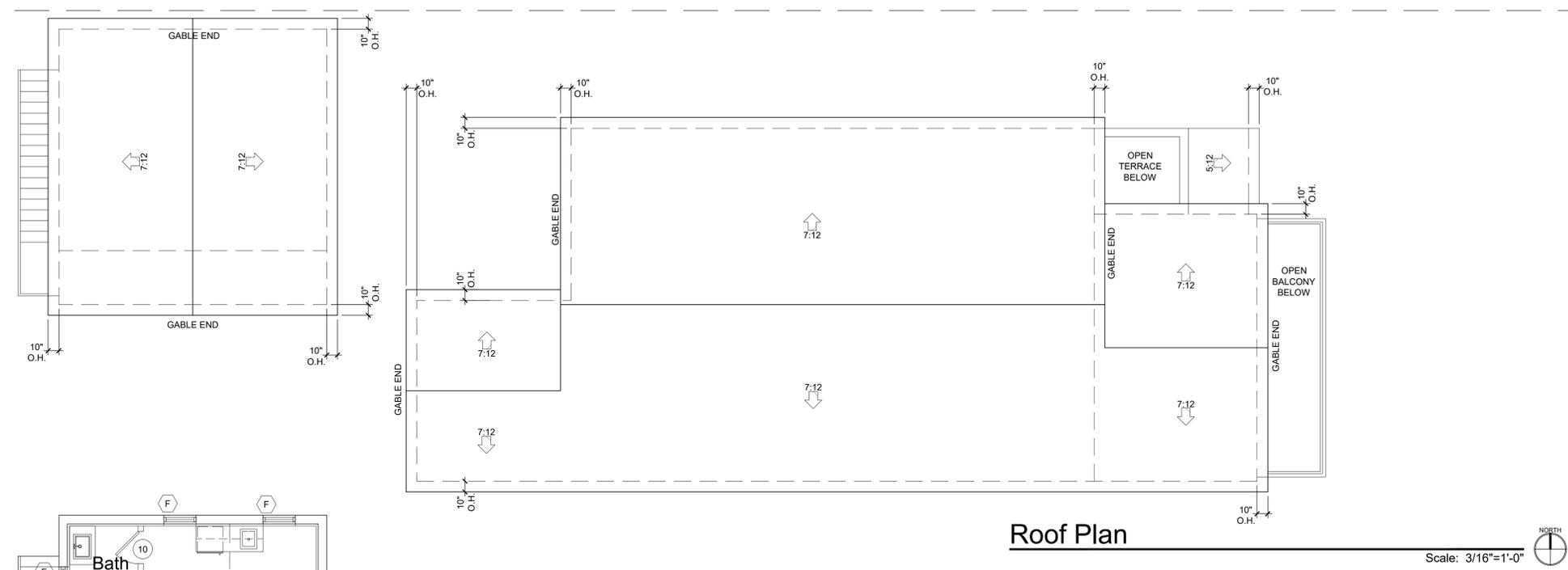
ENVIRODESIGN ASSOCIATES, INC.
298 NE 2ND AVENUE
DELRAY BEACH, FL 33444
TELEPHONE: 561-274-6500
FAX: 561-274-8558

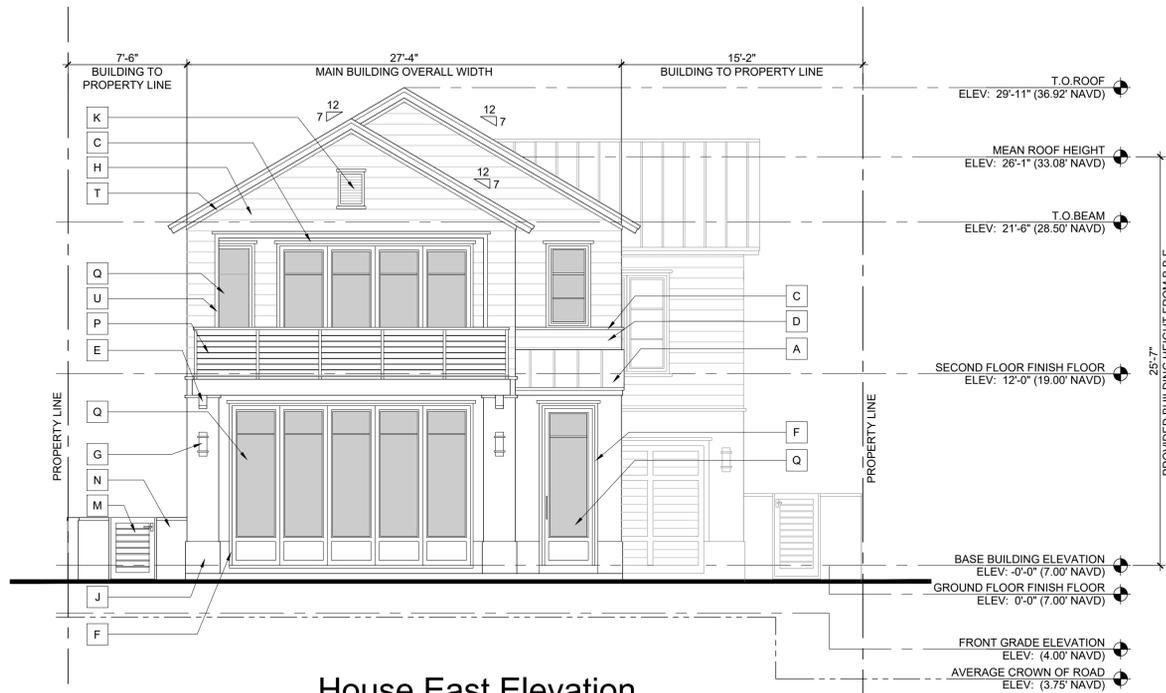
LAND SURVEYOR

O'BRIEN, SUITER & O'BRIEN
955 NW 17TH AVENUE SUITE K-1
DELRAY BEACH FL. 33445
TELEPHONE: 561-276-4501
FAX: 561-276-2390

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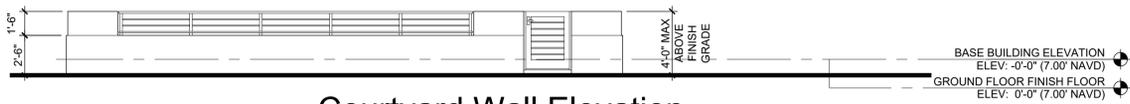
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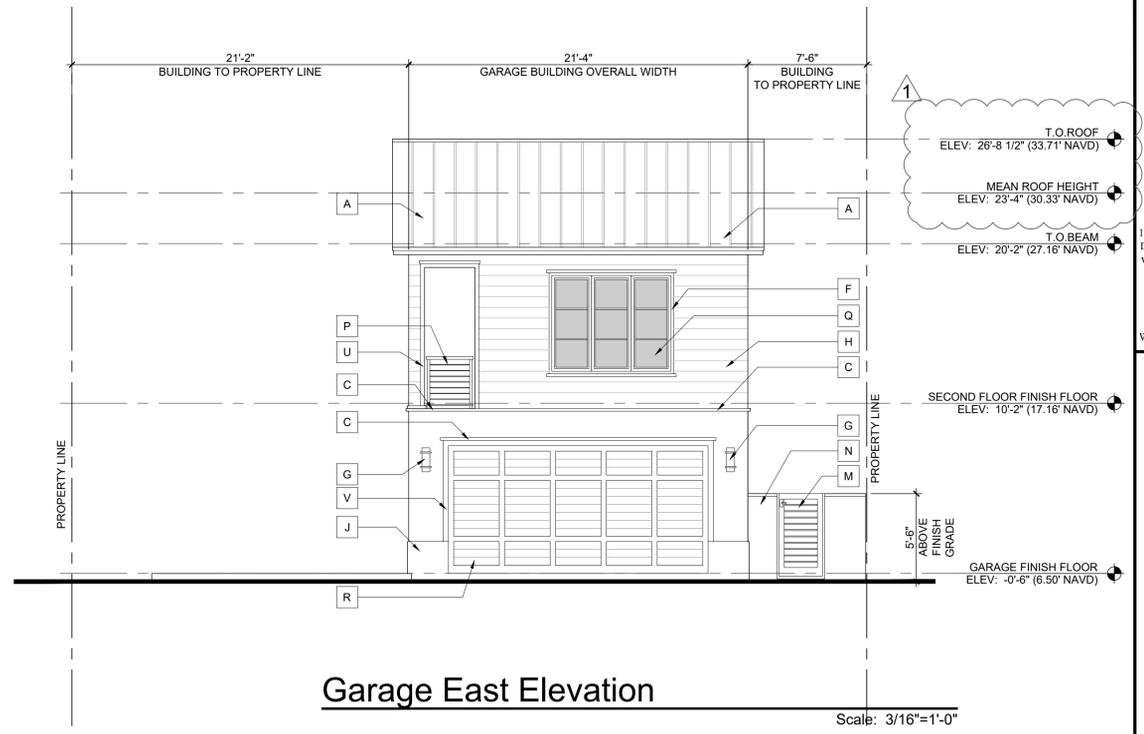
House East Elevation

Scale: 3/16"=1'-0"



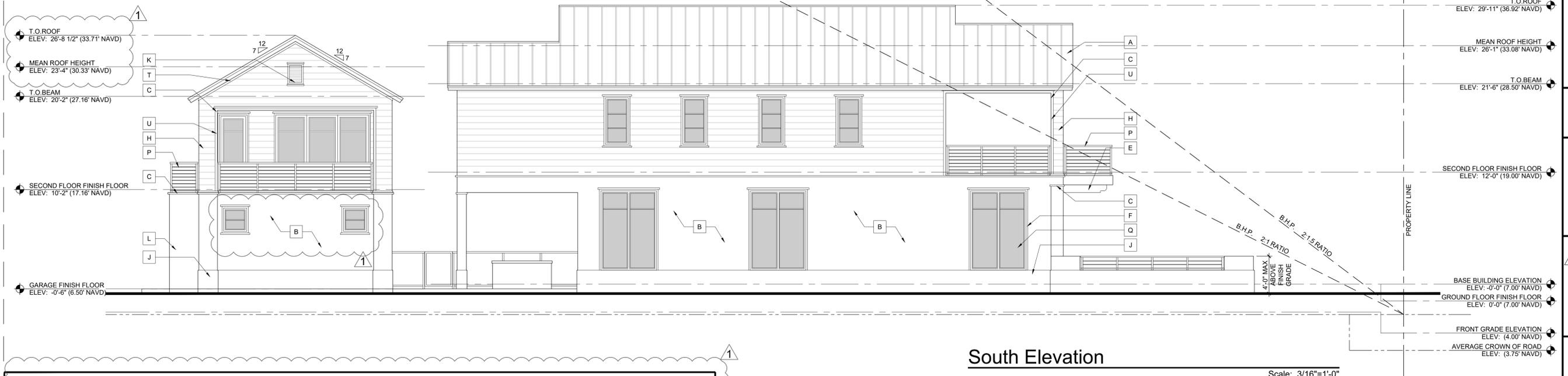
Courtyard Wall Elevation

Scale: 3/16"=1'-0"



Garage East Elevation

Scale: 3/16"=1'-0"

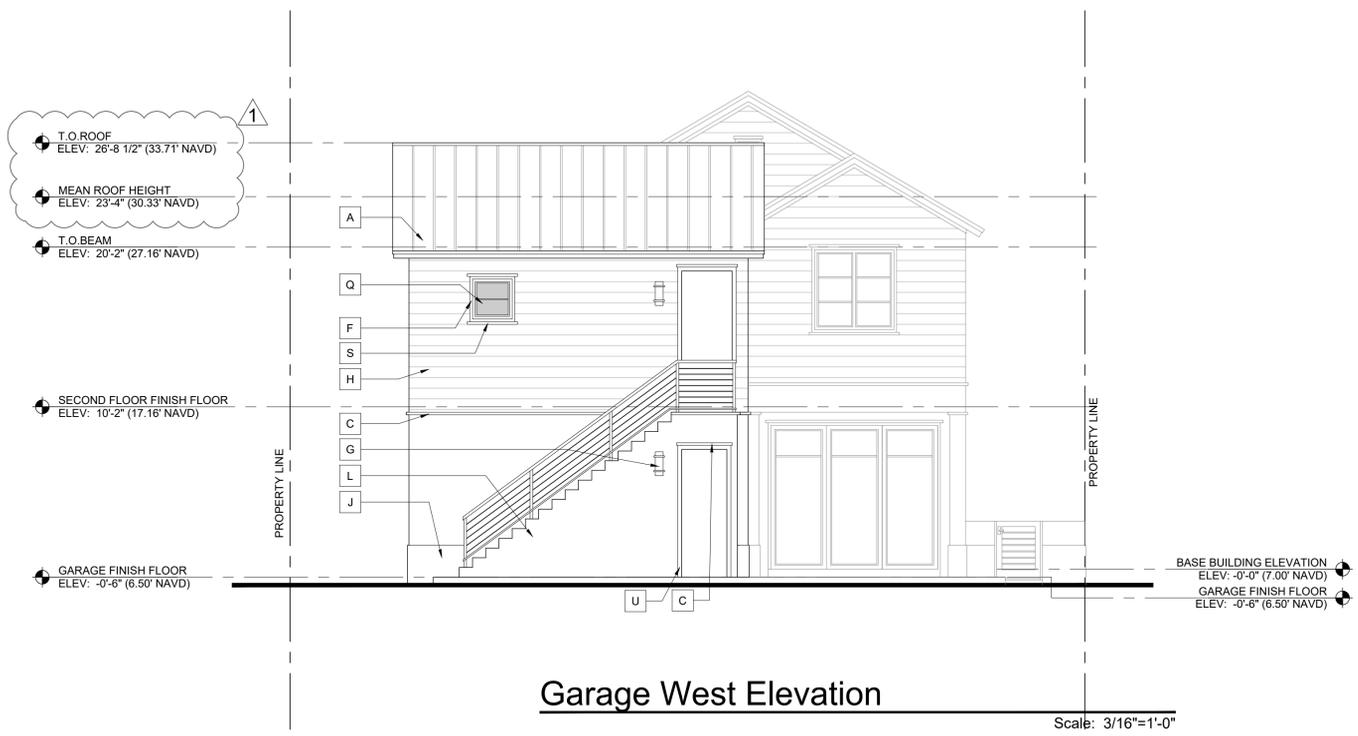


South Elevation

Scale: 3/16"=1'-0"

ELEVATION NOTES

A	PRE-WEATHERED GALVALUME SILVER FINISH STANDING SEAM ROOF BY ENGLERT. PROVIDE NGA & SAMPLE FOR ARCHITECT'S REVIEW	L	CONCRETE STAIR WITH SILVER ALUMINUM RAILING
B	SMOOTH STUCCO FINISH.	M	ALUMINUM GATE WITH SILVER FINISH. REFER TO DETAIL & PROVIDE SHOP DRAWINGS
C	2" SMOOTH STUCCO BAND W/2" PROJECTION	N	SMOOTH STUCCO FINISH MASONRY GARDEN WALL. REFER TO DETAIL
D	39" HIGH ABOVE FINISH FLOOR MASONRY BALCONY WALL. REFER TO STRUCTURAL DRAWINGS	P	39" HIGH ALUMINUM RAIL WITH METAL CABLES. REFER TO DETAIL SILVER FINISH
E	PAINTED CYPRESS BRACKET. REFER TO DETAIL	Q	IMPACT RESISTANT WINDOW AND DOOR (WHITE FINISH) REFER TO SCHEDULE
F	2" SMOOTH STUCCO WINDOW SURROUND W/1" PROJECTION	R	INSULATED METAL GARAGE DOOR WITH APPLIED WHITE PAINTED CYPRESS VENEER
G	LIGHT FIXTURE WITH SILVER FINISH. REFER TO OWNER FOR SELECTION	S	2" SMOOTH STUCCO WINDOW SILL & HEADER W/2" PROJECTION
H	6" WHITE SMOOTH STUCCO SIMULATED SIDING	T	SMOOTH STUCCO FRIEZE BOARD AT SOFFIT - TYPICAL
J	1" SMOOTH STUCCO FINISH RAISED BASE	U	3" SMOOTH STUCCO BAND W/1" PROJECTION
K	DECORATIVE ALUMINUM LOUVER WHITE COLOR. REFER TO DETAIL	V	4" SMOOTH STUCCO BAND W/1" PROJECTION



Garage West Elevation

Scale: 3/16"=1'-0"



House West Elevation

Scale: 3/16"=1'-0"



North Elevation

Scale: 3/16"=1'-0"

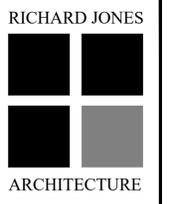
ELEVATION NOTES

A	PRE-WEATHERED GALVALUME SILVER FINISH STANDING SEAM ROOF BY ENGLERT. PROVIDE NOA & SAMPLE FOR ARCHITECTS REVIEW	L	CONCRETE STAIR WITH SILVER ALUMINUM RAILING
B	SMOOTH STUCCO FINISH.	M	ALUMINUM GATE WITH SILVER FINISH. REFER TO DETAIL & PROVIDE SHOP DRAWINGS
C	2" SMOOTH STUCCO BAND W/2" PROJECTION	N	SMOOTH STUCCO FINISH MASONRY GARDEN WALL. REFER TO DETAIL
D	39" HIGH ABOVE FINISH FLOOR MASONRY BALCONY WALL. REFER TO STRUCTURAL DRAWINGS	P	39" HIGH ALUMINUM RAIL WITH METAL CABLES. REFER TO DETAIL SILVER FINISH
E	PAINTED CYPRESS BRACKET. REFER TO DETAIL	Q	IMPACT RESISTANT WINDOW AND DOOR (WHITE FINISH) REFER TO SCHEDULE
F	2" SMOOTH STUCCO WINDOW SURROUND W/1" PROJECTION	R	INSULATED METAL GARAGE DOOR WITH APPLIED WHITE PAINTED CYPRESS VENEER
G	LIGHT FIXTURE WITH SILVER FINISH. REFER TO OWNER FOR SELECTION	S	2" SMOOTH STUCCO WINDOW SILL & HEADER W/2" PROJECTION
H	6" WHITE SMOOTH STUCCO SIMULATED SIDING	T	SMOOTH STUCCO FRIEZE BOARD AT SOFFIT - TYPICAL
J	1" SMOOTH STUCCO FINISH RAISED BASE	U	3" SMOOTH STUCCO BAND W/1" PROJECTION
K	DECORATIVE ALUMINUM LOUVER WHITE COLOR. REFER TO DETAIL	V	4" SMOOTH STUCCO BAND W/1" PROJECTION



East Side Street Elevation

Scale: n.t.s.



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DESIGNER: RJ
DRAWN BY: JH/RB
PLAN REVIEW: RJ

SUBMITTALS:
ISSUE TO HPB: 07.21.20

REVISIONS:
1 TAC 09.15.20
COMMENTS:

STREET
SCAPE

A-4

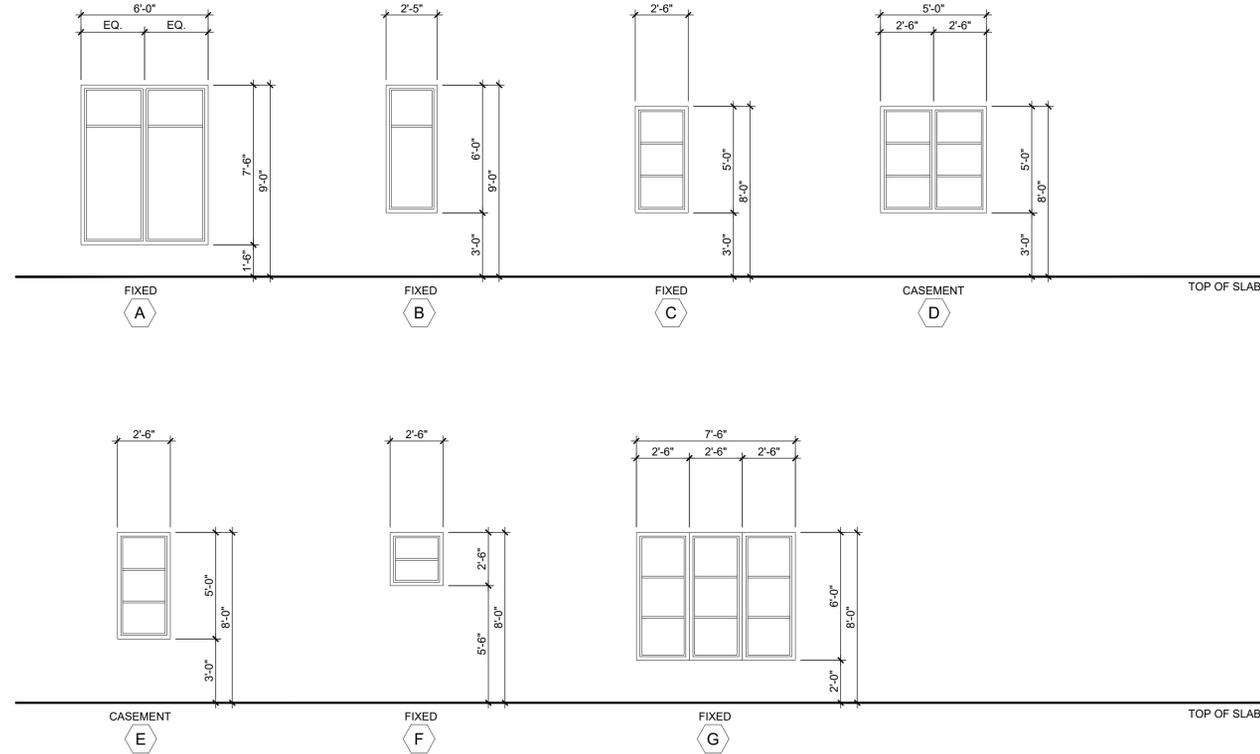
RICHARD JONES ARCHITECTURE

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WINDOW SCHEDULE

X	WINDOW SIZE		WINDOW TYPE	FRAME	FRAME COLOR	GLAZING	ROUGH OPENING PER MANUF. SPECS	REMARKS
	WIDTH	HEIGHT						
A	6'-0"	7'-6"	FIXED	ALUM.	WHITE	CLEAR		----
B	2'-4"	6'-0"	FIXED	ALUM.	WHITE	CLEAR		----
C	2'-6"	5'-0"	FIXED	ALUM.	WHITE	CLEAR		----
D	(2)2'-6"	5'-0"	CASEMENT	ALUM.	WHITE	CLEAR		----
E	2'-6"	5'-0"	CASEMENT	ALUM.	WHITE	CLEAR		----
F	2'-6"	2'-6"	FIXED	ALUM.	WHITE	CLEAR		----
G	(3)2'-6"	6'-0"	FIXED	ALUM.	WHITE	CLEAR		----

WINDOW TYPES:



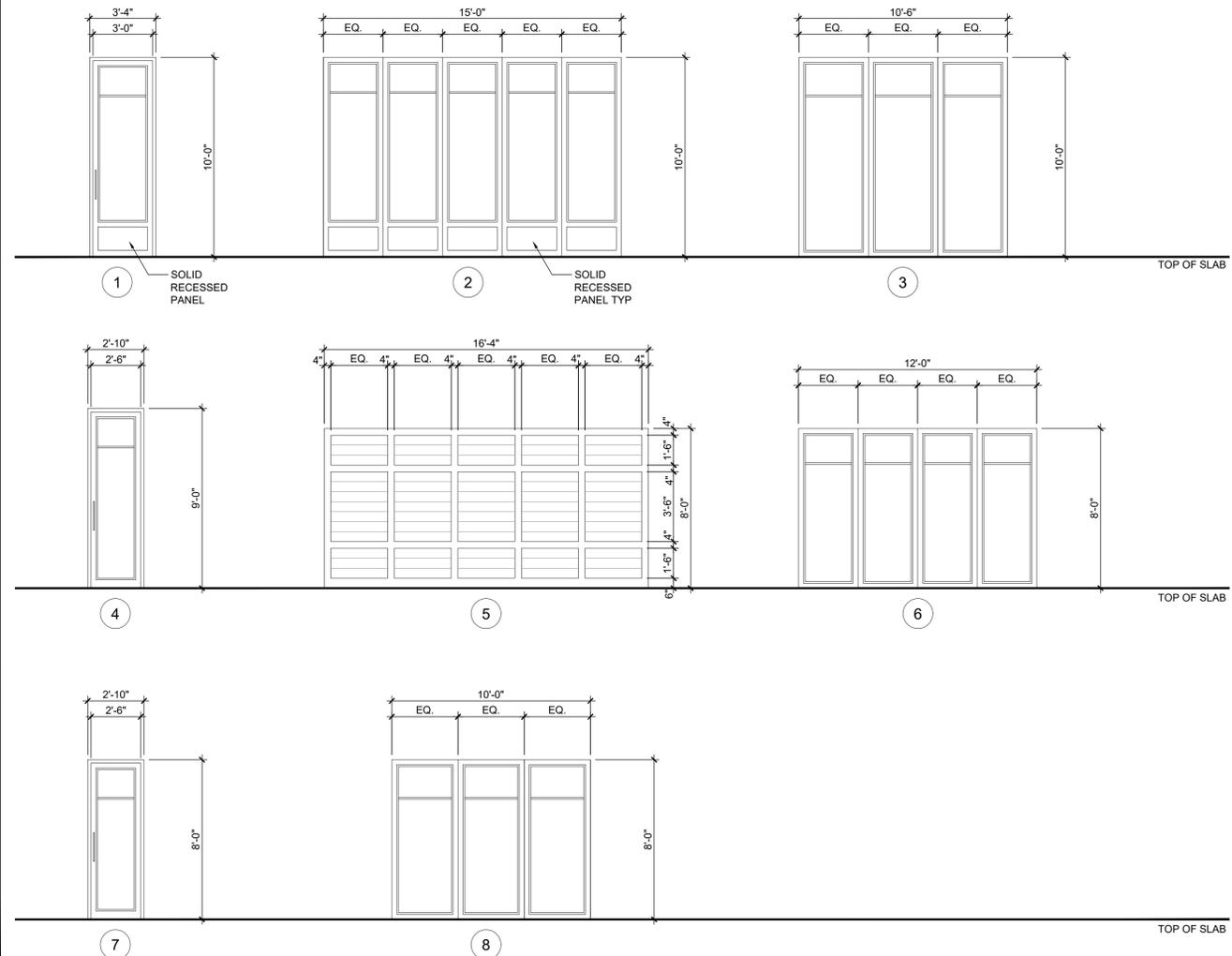
DOOR SCHEDULE:

X	DOORS				FRAMES				GLAZING	REMARKS
	DOOR SIZE	MATERIAL	STYLE	FINISH	MATERIAL	FINISH				
EXTERIOR										
1	3'-0" x 10'-0"	ALUMINIUM	FRENCH	ALUMINIUM	WHITE	CLEAR	WITH BOTTOM PANEL SOLID			
2	15'-0" x 10'-0"	ALUMINIUM	SLIDER	ALUMINIUM	WHITE	CLEAR	XXXXX, 5 LEAFS W/BOTTOM PANEL SOLID, 3 TRACKS			
3	10'-6" x 10'-0"	ALUMINIUM	SLIDER	ALUMINIUM	WHITE	CLEAR	OXO, 3 LEAFS, 2 TRACKS			
4	2'-6" x 9'-0"	ALUMINIUM	FRENCH	ALUMINIUM	WHITE	OBSCURED				
5	16'-0" x 8'-0"	ALUMINIUM	OH.DR.	ALUMINIUM	PAINTED	N/A	FLUSH PANEL INSULATED WITH APPLIED WHITE PAINTED CYPRESS VENEER			
6	12'-0" x 8'-0"	ALUMINIUM	SLIDER	ALUMINIUM	WHITE	CLEAR	XXXX, 4 LEAFS, 2 TRACKS			
7	10'-0" x 8'-0"	ALUMINIUM	SLIDER	ALUMINIUM	WHITE	CLEAR	OXO, 3 LEAFS, 2 TRACKS			
8	2'-8" x 8'-0"	ALUMINIUM	FRENCH	ALUMINIUM	WHITE	CLEAR	----			
INTERIOR										
9	2'-8" x 8'-0"	MDF	SWING	WOOD	PAINTED	N/A	----			
10	2'-6" x 8'-0"	MDF	SWING	WOOD	PAINTED	N/A	----			
11	(2)2'-6" x 8'-0"	MDF	DBL.SWING	WOOD	PAINTED	N/A	----			
12	2'-6" x 8'-0"	MDF	POCKET	WOOD	PAINTED	N/A	----			
13	4'-8" x 8'-0"	MDF	BI-PASS	WOOD	PAINTED	N/A	----			

NOTES:

- ALL EXTERIOR GLAZING UNITS SHALL BE IMPACT RESISTANT WITH FLORIDA PRODUCT APPROVAL. (SHADING COEFFICIENT OF GLAZING SHALL COMPLY WITH FLORIDA ENERGY CALCULATIONS).
- COORDINATE ALL ROUGH OPENINGS WITH WINDOW / DOOR MANUFACTURER - ALL DIMENSIONS ARE NOMINAL (CONCRETE OR ROUGH OPENING) DIMENSIONS. PROVIDE ENGINEERED SHOP DRAWINGS & METRO DADE PRODUCT APPROVAL NOTICES FOR ALL WINDOWS, EXT. DOORS.
- ALL WINDOWS / DOORS SHALL COMPLY WITH F.B.C. 6TH EDITION (2017).
- PROVIDE SHOP DRAWINGS FOR ALL GLAZING FOR ARCHITECTS REVIEW AND APPROVAL PRIOR TO FABRICATION.
- ALL DOORS TO COMPLY WITH CODE. IMPACT AND WIND LOAD REQUIREMENTS. (SUBMIT MANUFACTURERS CUT SHEET / PRODUCT APPROVALS).
- FIELD VERIFY ALL WINDOW AND DOOR OPENINGS PRIOR TO FABRICATION.
- ALL WINDOWS NOTED AS EGRESS WINDOWS SHALL COMPLY WITH F.B.C. SILL HEIGHT SHALL NOT EXCEED 44" A.F.F. MIN. OPG. HT. SHALL BE 24" AND MIN OPG. WIDTH SHALL BE 20". MIN. CLEAR OPEN AREA SHALL BE 5.7 SQ. FT. (5.0 SQ. FT. @ 1ST FLOOR).
- ALL EGRESS WINDOWS IN SLEEPING ROOM SHOULD HAVE A MINIMUM CLEAR OPENING OF 5.7 SQ. FT.
- ALL EXTERIOR DOORS / WINDOWS SHALL BE INSTALLED PER FLORIDA PRODUCT APPROVAL.
- ALL MUNTINS TO BE 1.0" WIDE RAISED TYPE ON BOTH INSIDE AND OUTSIDE OF WINDOW.
- APPLY SHERWIN WILLIAMS SHER-CRETE FLEXIBLE CONCRETE WATER PROOF (TEXTURED A5 SERIES) AT EXTERIOR PERIMETER OF ALL DOOR & WINDOW MASONRY OPENINGS TO A DISTANCE OF 12" FROM EDGE OF OPENING UNLESS OTHERWISE NOTED.
- USE LOUVERED DOOR AT HVAC CLOSET IF NO RETURN AIR IS PROVIDED.
- ALL WINDOW FRAMES TO BE WHITE ALUMINIUM.
- REFER TO ELEVATIONS AND SECTIONS FOR OPERABLE WINDOW SWING ORIENTATION.
- ALL GLAZING TO BE CLEAR NON-REFLECTANT.

DOOR TYPES: (AS VIEWED FROM EXTERIOR)



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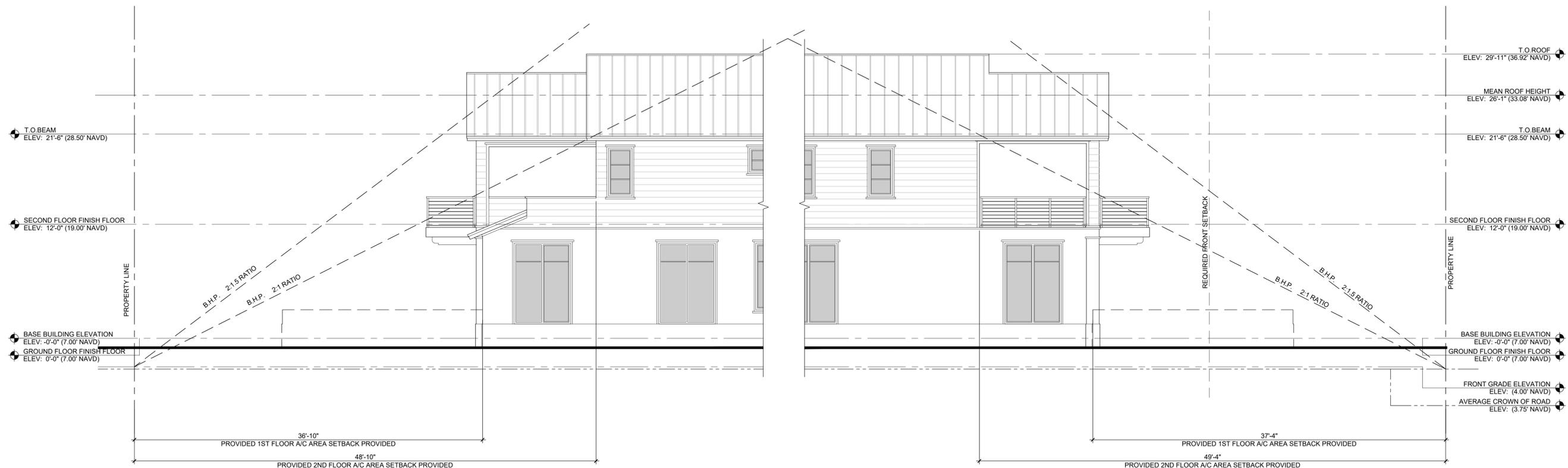
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PLAN REVIEW: RJ

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REVISIONS:
1. TAC COMMENTS: 09.15.20

WINDOW &
DOOR
SCHEDULES

A-5

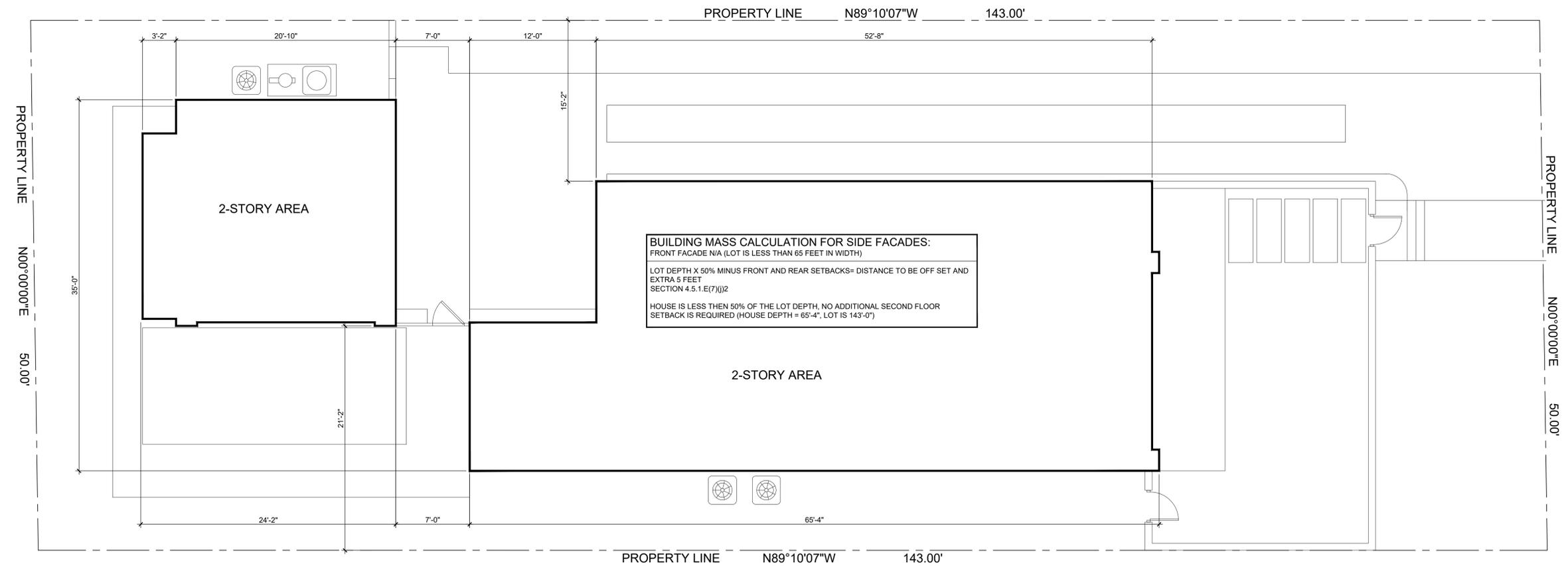


North Elevation & B.H.P. Diagram

Scale: 3/16"=1'-0"

South Elevation & B.H.P. Diagram

Scale: 3/16"=1'-0"



Site Setbacks Diagram (Second Floor)

Scale: 3/16"=1'-0"



