



# 44 EAST ATLANTIC

44 EAST ATLANTIC AVENUE  
DELRAY BEACH, FLORIDA

RICHARD JONES  
ARCHITECTURE

10 S.E. FIRST AVENUE | SUITE 102  
DELRAY BEACH, FLORIDA 33444  
V 561.274.9186 | F 561.274.9186  
AA26001617 | IB26001056

WWW.RJARCHITECTURE.COM

44 EAST ATLANTIC  
DELRAY BEACH, FLORIDA  
JETPORT II LLC  
10 S.E. FIRST AVENUE  
DELRAY BEACH, FLORIDA

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## DRAWING INDEX

### ARCHITECTURAL

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- SP-1 SITE PLAN/FLOOR PLAN
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## CODE RESEARCH

PROPOSED PROJECT: EXTERIOR MODIFICATION TO EXISTING HISTORIC BUILDING

GOVERNING CODE: FLORIDA BUILDING CODE- 2017 6th EDITION EXISTING BUILDING  
FLORIDA FIRE PREV. CODE-2017 6th EDITION  
NFPA 1 UFC FLORIDA 2015 EDITION  
NFPA 101 LSC FLORIDA 2018 EDITION  
FLORIDA ACCESSIBILITY CODE- 2017 6th EDITION

HEIGHT OF BUILDING: EXISTING

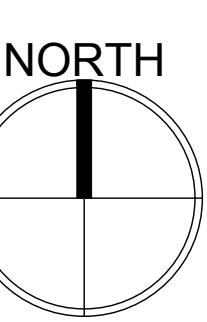
TYPE OF CONSTRUCTION: V-B (SPRINKLED)

OCCUPANCY CLASSIFICATION: ASSEMBLY GROUP A-2

HAZARD CLASSIFICATION: ORDINARY HAZARD

ZONING CLASSIFICATION: OSSHAD (OLD SCHOOL SQUARE HISTORIC ARTS DISTRICT)  
CBD (CENTRAL BUSINESS DISTRICT)  
ATLANTIC AVENUE PARKING DISTRICT  
ATLANTIC AVENUE LIMITED HEIGHT AREA

## LOCATION MAP



FLORIDA LICENSURE

AA26001617 | IB26001056

COMMISSION # 19-026  
DESIGNER: RJ  
DRAWN BY: RB  
PLAN REVIEW: RJ

SUBMITTALS:  
CLASS I SUBMISSION: 04.29.19  
OWNER REVISION: 07.19.19

REVISIONS:

## OWNER

JETPORT II LLC  
6678 GRANDE ORCHID WAY  
DELRAY BEACH, FL 33446

## ARCHITECT

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

COVER SHEET

CVR

RICHARD JONES ARCHITECTURE

# CHARLES JONES

# ARCHITECTURE

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The image shows the front cover of a book. The title 'RICHARD JONES' is at the top in large, bold, black, serif capital letters. Below the title is a 2x2 grid of four squares. The top-left and bottom-left squares are solid black. The bottom-right square is a solid medium gray. The bottom-right square contains the word 'ARCHITECTURE' in a bold, black, sans-serif font. The right edge of the book cover is a vertical black line.

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SUBMISSION:		
OWNER		07.19.19

## REVISIONS:

**NOT PART OF PERMIT**

PROPERTY LINE \_\_\_\_\_

# FUTURE RETAIL STORAGE

# EGRESS CORRIDOR

EXISTING  
RESTAURANT  
TENANT  
(973 S.F.)

# FUTURE RETAIL TENANT

# EAST ATLANTIC AVENUE

ATLANTIC AVENUE  
44 EAST ATLANTIC  
MELRAY BEACH, FLORIDA

# FLORIDA

PLAN REV  
SUBMITTA  
CLASS I  
SUBMISSION  
OWNER

REVISED

## Site Plan/Floor Plan

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

## SQUARE FOOTAGE

2009 SPOT COFFEE AREA (ORIGINAL NORTH BAY) 2798 S.F.  
2018 HAAGEN DAZS TENANT (PARTIAL NORTH BAY) 973 S.F.  
BALANCE OF RESTAURANT USE 1825 S.F.

FUTURE SOUTH BAY (RESTAURANT TENANT) 1824 S.F.

# SITE PLAN/FLOOR PLAN

SP-1



# CHARLES JONES

# ARCHITECTURE

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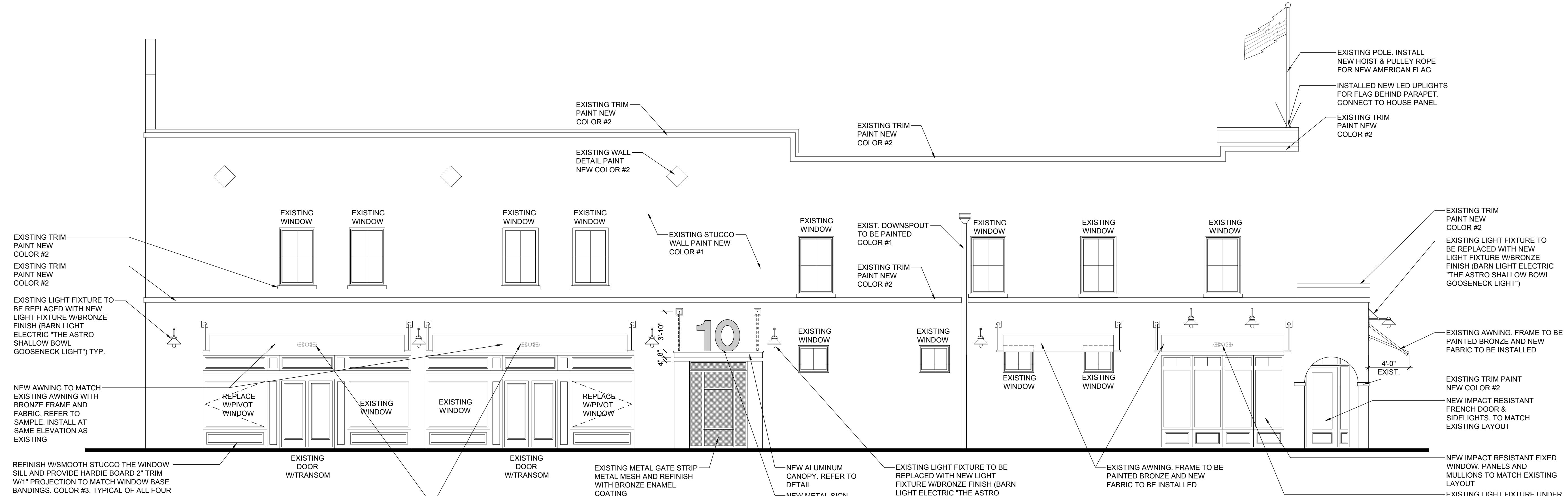
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OWNER	07.19.19	
REVISION		

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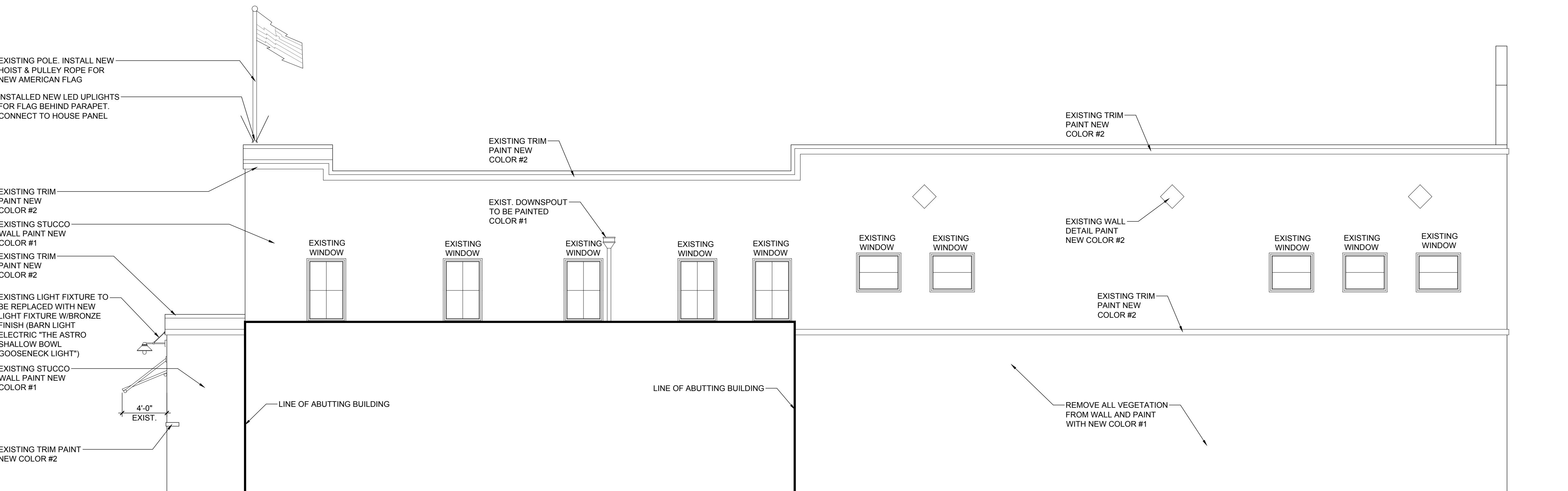
# BUILDING ELEVATIONS

A-2



## East Elevation

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



## West Elevation

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



3D Illustrative Rendering

Scale: NTS

3D  
ILLUSTRATIVE  
RENDERING

A-3

**RICHARD JONES ARCHITECTURE**

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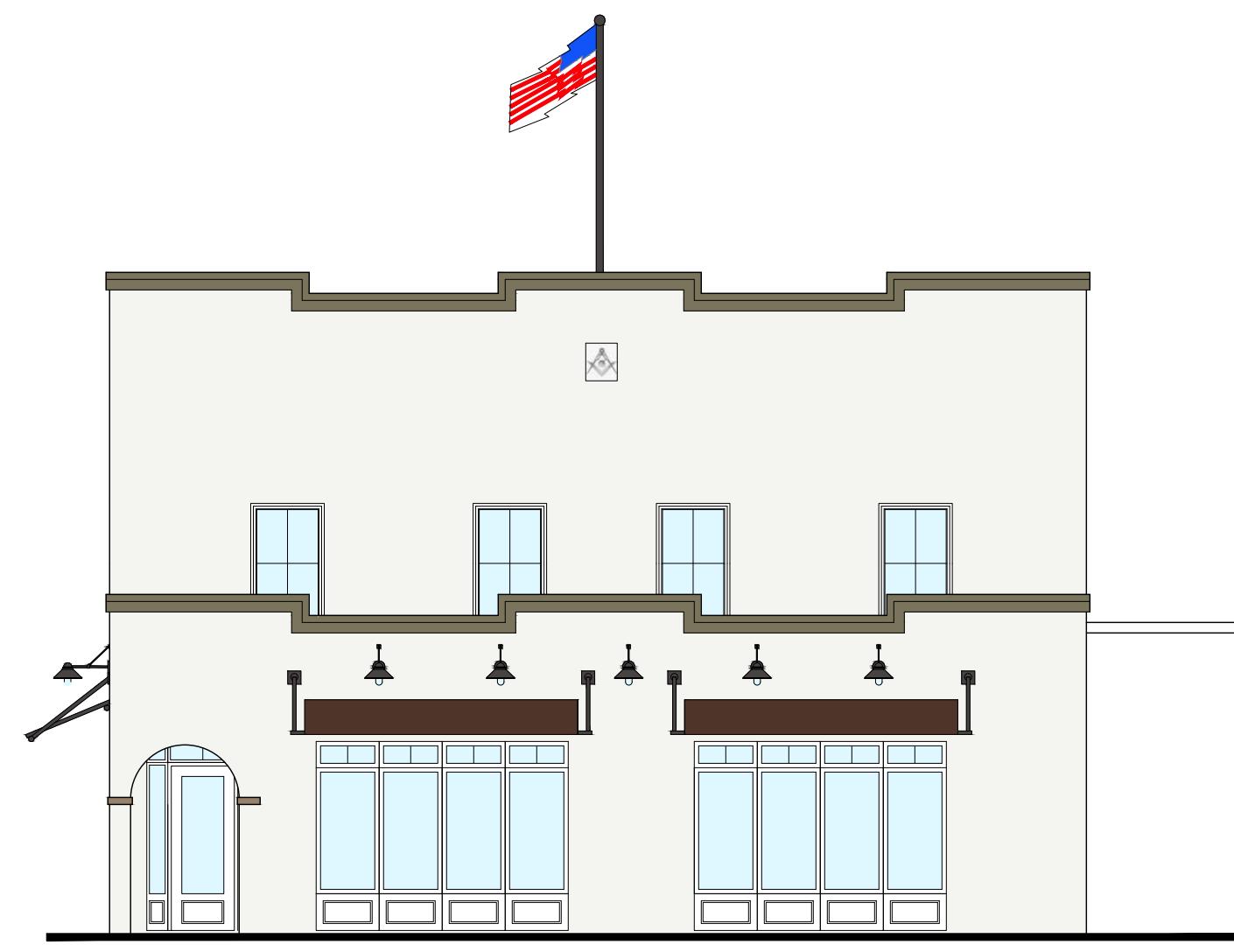
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REVISION

REVISIONS:



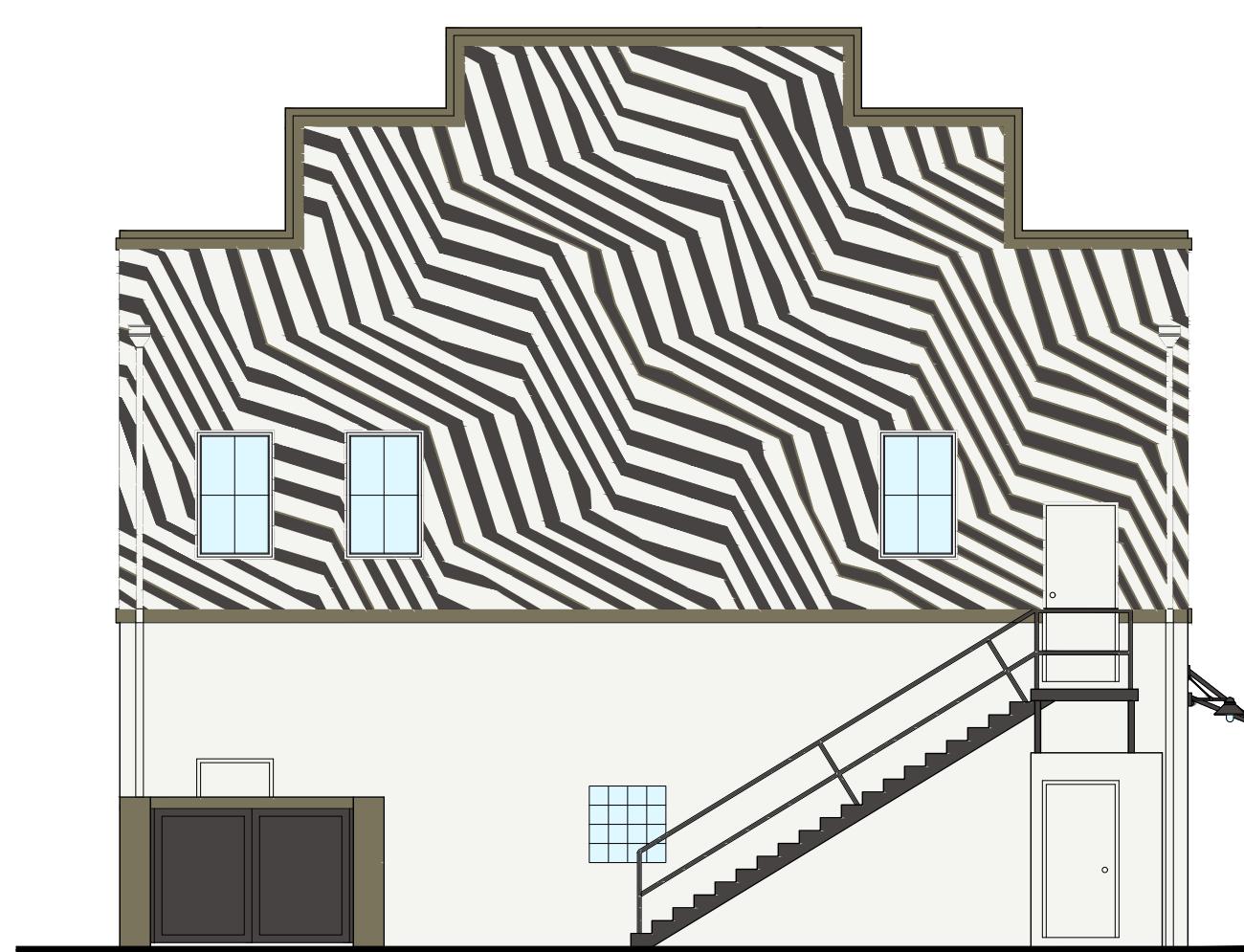
Colored North Elevation

Scale: 1/8"=1'-0"



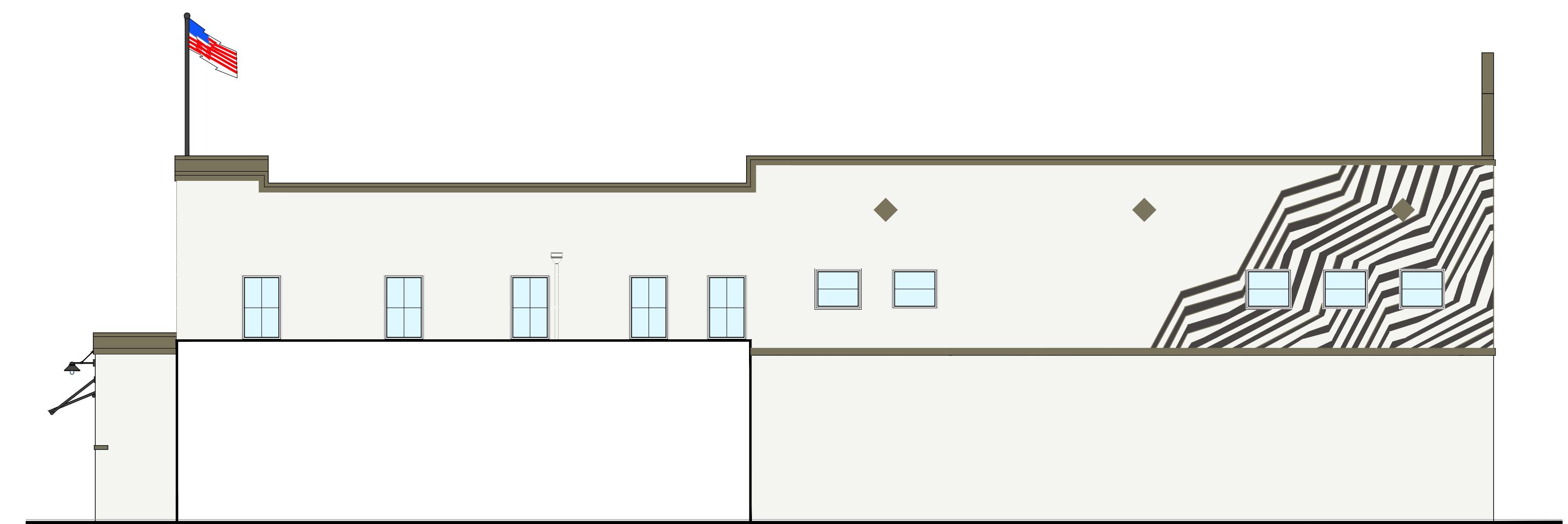
Colored East Elevation

Scale: 1/8"=1'-0"



Colored South Elevation

Scale: 1/8"=1'-0"



Colored West Elevation

Scale: 1/8"=1'-0"

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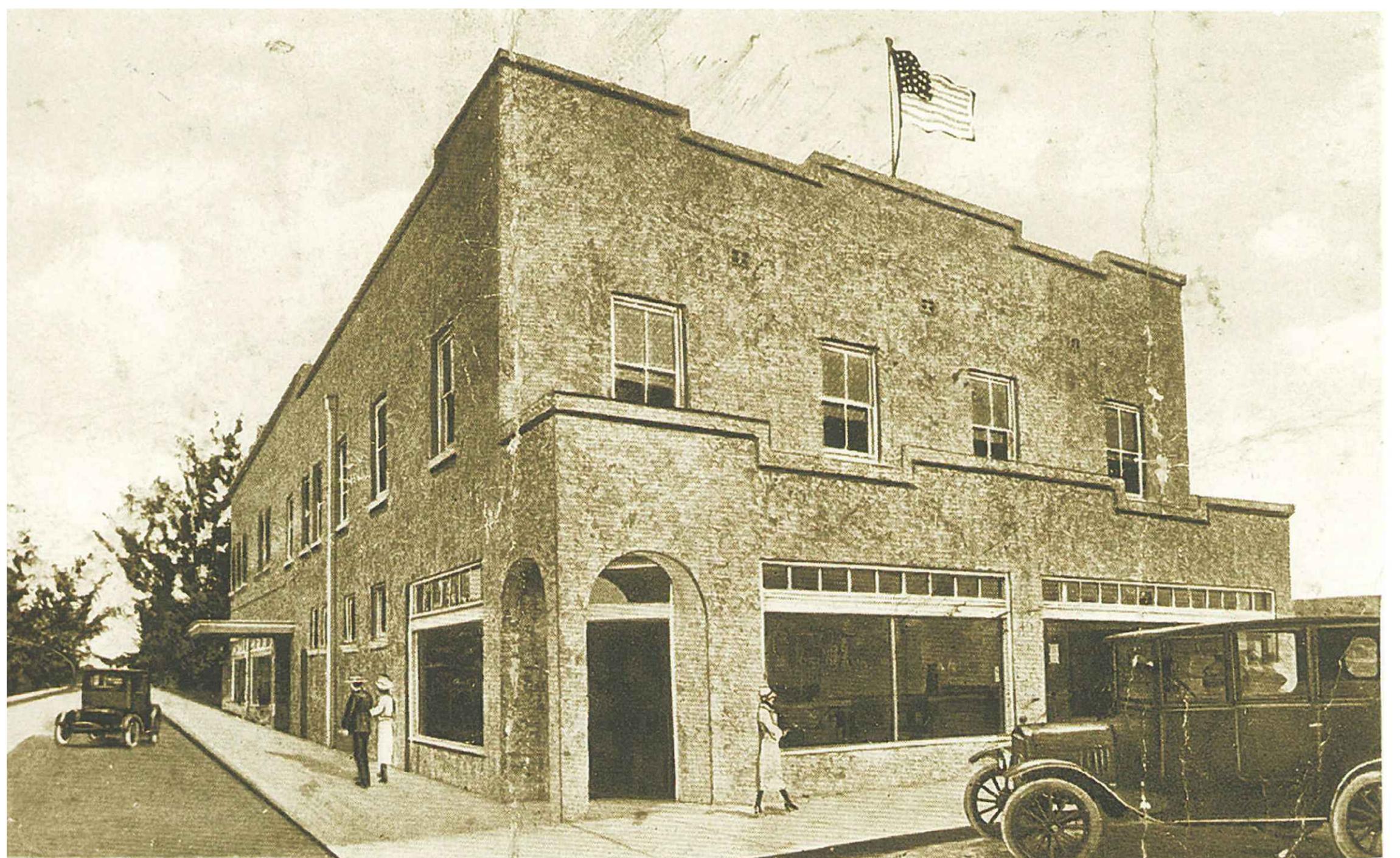
REVISIONS:

COLORED ELEVATIONS

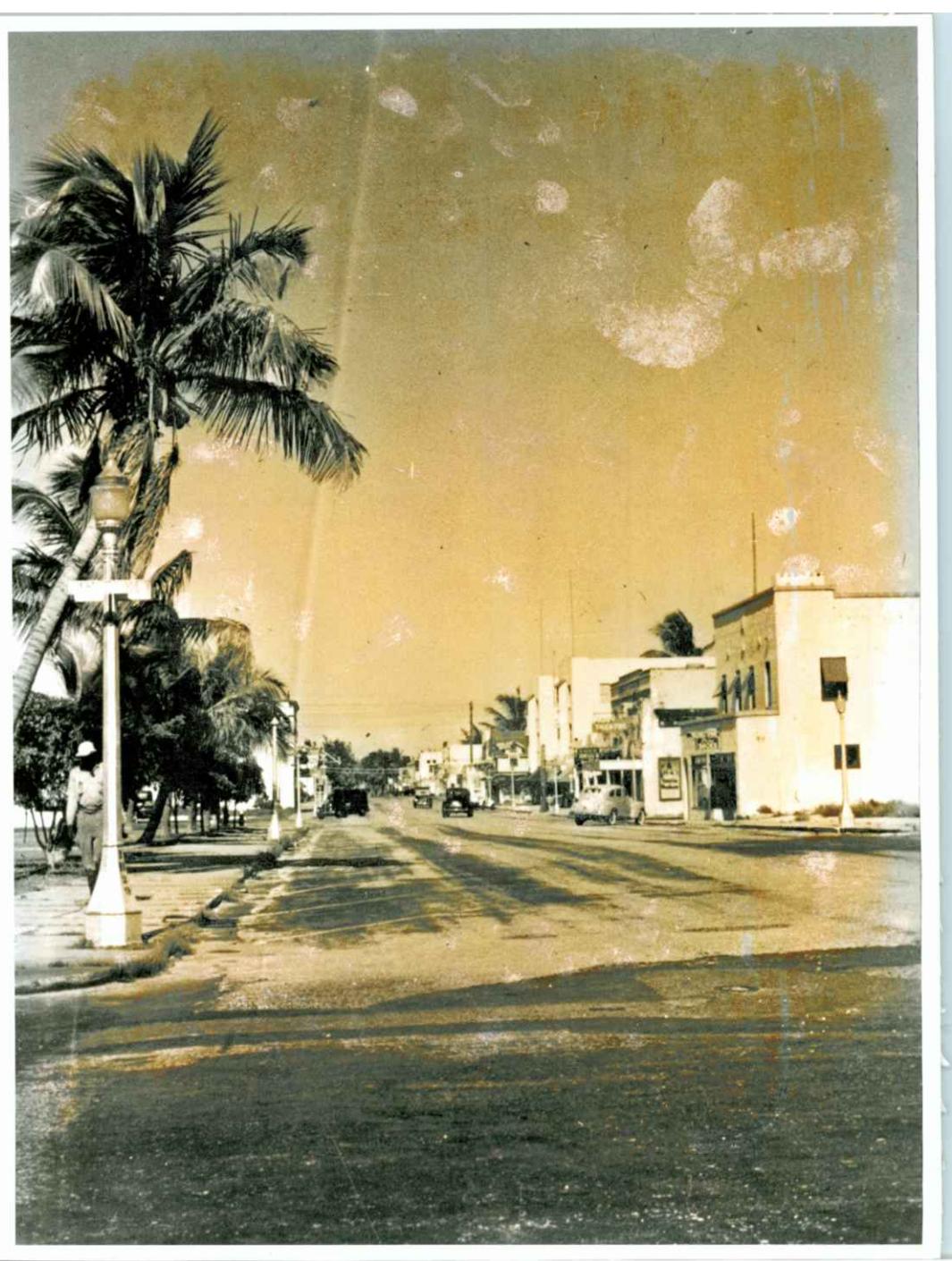
A-4



VIEW FROM:  
NORTH EAST CORNER OF  
ATLANTIC AND SE 1ST AVENUE



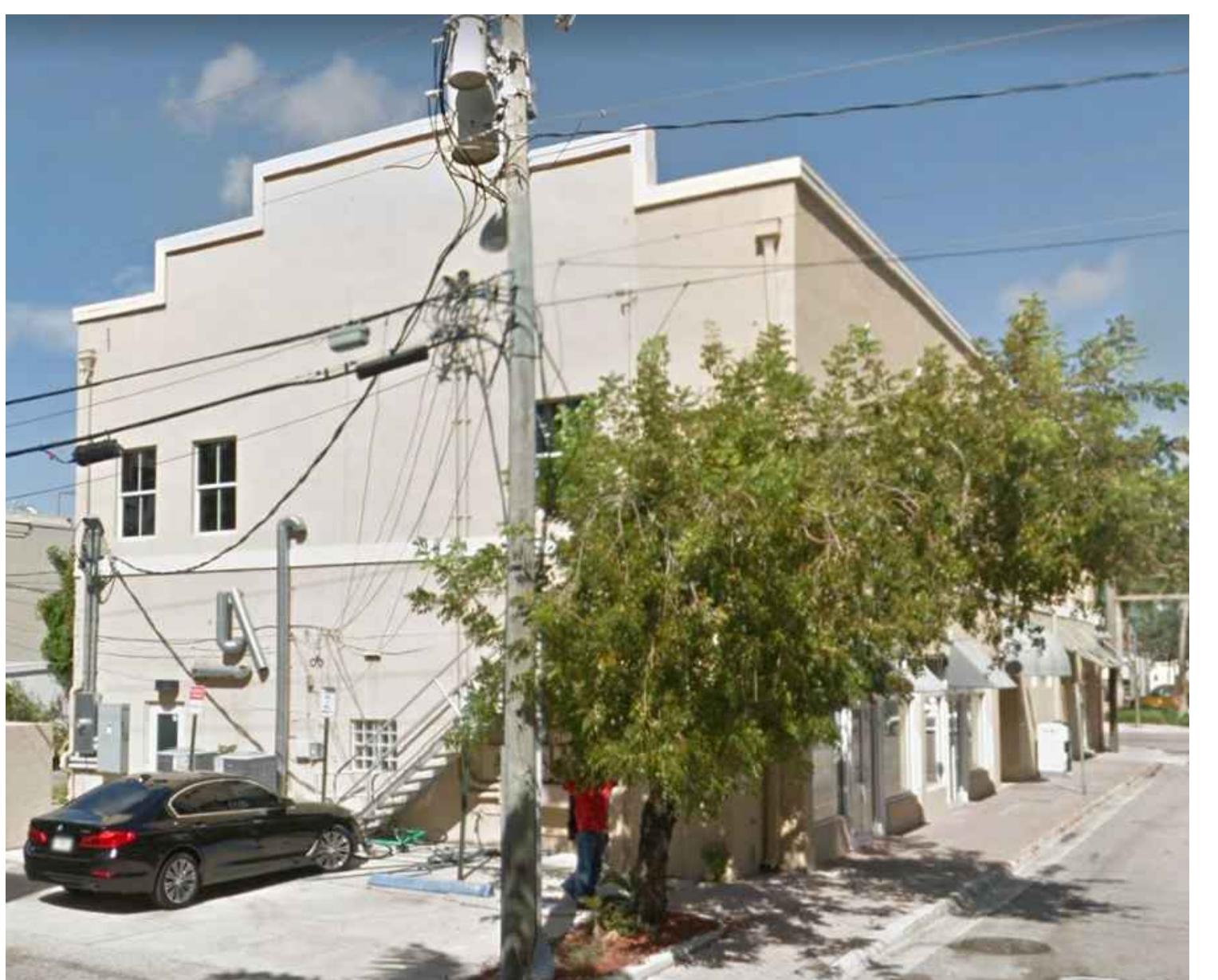
VIEW FROM:  
OLD SCHOOL SQUARE



VIEW FROM:  
SWINTON LOOKING EAST.  
CIRCA 1930

### Historic Photos

Scale: N.T.S.



### Current Photos

Scale: N.T.S.

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BUILDING  
CURRENT &  
HISTORIC  
PICTURES

A-5