



*Development Services Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name:** 150 Marine Way (2019-271)  
**Project Location:** 150 Marine Way  
**Request:** Certificate of Appropriateness  
**Board:** Historic Preservation Board  
**Meeting Date:** March 4, 2020  
**Board Vote:** Denied on a 6-0 vote (Klein absent)

**Board Actions:**

Denied the Certificate of Appropriateness.

**Project Description:**

The subject 0.16-acre property is located on the east side of SE 7<sup>th</sup> Avenue between SE 1<sup>st</sup> Street and SE 2<sup>nd</sup> Street. The property is located within the Locally and Nationally Registered Marina Historic District and consists of Lot 13, Block 126, Town of Delray. The property contains a two-story, Modern Frame Vernacular style single-family, residence, approved by HPB in 1995 and built in 1996 which is classified as non-contributing to the Marina Historic District. On August 27, 1997 a sight easement was granted for the site. Also, On April 4, 1995 the City Commission granted approval of a waiver from the Land Development Regulation Section 4.1.4(C) "Use of Lots of Record" to allow the property owner to construct a single-family residence on the non-conforming lot. The code stated that when two or more adjoining lots of record are under the same ownership, they shall not be developed except in accordance with the minimum frontage and area requirements for the district. As the vacant lot was non-conforming with respect to lot width which at the time was required to be 60' where only 50' existed. HPB recommended approval of the request at their meeting of March 15, 1995 to allow the construction of a single-family residence, given that a single-family residence was more consistent with the historic neighborhood, than a multi-family development would have been.

The subject COA request includes demolition of the existing, two-story, 1996 non-contributing single-family residence and construction of a new two-story Modern Florida Vernacular style residence.

**Board Comments:**

All members of the board were supportive of parts of the proposal.

**Public Comments:**

There were a few members of the public who spoke and/or provided letters against the project.

**Associated Actions:**

N/A

**Next Action:**

The HPB action is final unless appealed by the City Commission.



# DEVELOPMENT SERVICES

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100 NW 1<sup>ST</sup> AVENUE, DELRAY BEACH, FLORIDA 33444  
(561) 243-7040

## HISTORIC PRESERVATION BOARD MEMORANDUM

### 150 Marine Way

The item before the Board is in consideration of a Certificate of Appropriateness (2019-271) request associated with the demolition of a two-story, non-contributing structure and construction of a new two-story single-family residence on the property located at **150 Marine Way, Marina Historic District**.

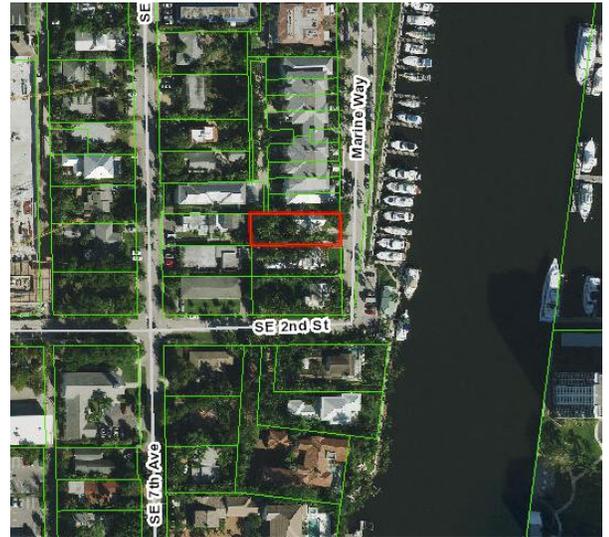
The request was originally reviewed by the Historic Preservation Board at their meeting of January 15, 2020. The Board had concerns with respect to the massing, scale, character, and appropriateness of the structure to the Marina Historic District. The Board moved to continue the request with direction as noted to the March 4, 2020 Historic Preservation Board meeting. The applicant has revised the proposal in response to the Board's direction and the request is now before the board for review and action.

## GENERAL DATA

**Agent:** Richard Jones, Richard Jones Architecture  
**Owner:** Azure 150 Marine, LLC  
**Location:** 150 Marine Way  
**PCN:** 12-43-46-16-01-126-0130  
**Property Size:** 0.16 Acres  
**Zoning:** RM (Multiple-Family Residential – Medium Density)  
**FLUM:** MD (Medium Density Residential)  
**Historic District:** Marina Historic District  
**Adjacent Zoning:**  

- RM - Multiple-Family Residential (North)
- RM - Multiple-Family Residential (West)
- RM - Multiple-Family Residential (South)
- CF – Community Facility (East)

**Existing Land Use:** Residential  
**Proposed Land Use:** Residential



## REVIEW AND ANALYSIS OF UPDATED PROPOSAL

The applicant revised the proposal to reduce the square footage of the 2<sup>nd</sup> floor (third level) from 1,912 sq. ft. to 1,171 sq. ft, a total of 741 square feet. This square footage reduction also caused a reduction to the required 2<sup>nd</sup> floor building setbacks along the north and south sides of the building.

**Pursuant to LDR Section 4.5.1(E)(7)(j) – Scale of a Building, for buildings deeper than 50 percent of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five additional feet from the side setback line.**

The 2<sup>nd</sup> floor is no longer deeper than 50 percent of the lot depth; thus, there is no requirement for additional setbacks.

UPDATED SITE DATA TABLE		
BUILDING AREA	ORIGINAL	REVISED
Garage Level	1,230 sq. ft.	1,230 sq. ft.
Garage Level Foyer A/C	246 sq. ft.	246 sq. ft.
1 <sup>st</sup> Floor	2,581 sq. ft.	2,581 sq. ft.
2 <sup>nd</sup> Floor	1,912 sq. ft.	1,171 sq. ft.
<b>TOTAL BUILDING SQUARE FOOTAGE</b>	<b>5,969 sq. ft.</b>	<b>5,228 sq. ft.</b>
	<b>741 sq. ft. difference</b>	
BUILDING AREA	ORIGINAL	REVISED
Covered Patio	501 sq. ft.	501 sq. ft.
Covered Balcony	280 sq. ft.	280 sq. ft.
Open Balconies	436 sq. ft.	288 sq. ft.
Open Pool Deck	533 sq. ft.	533 sq. ft.
	<b>1,750 sq. ft.</b>	<b>1,602 sq. ft.</b>
	<b>148 sq. ft. difference</b>	
<b>TOTAL BUILDING SQ. FT. OVERALL</b>	<b>7,719 sq. ft.</b>	<b>6,830 sq. ft.</b>
	<b>889 sq. ft. difference overall</b>	

**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.

The Historic Preservation Board expressed concerns relating to the massing, scale, character, and appropriateness of the proposal to the Marina Historic District. The applicant has revised the plans to address the concerns relating to reducing the size and massing of the structure when viewed from the north and south interior sides of the residence. The primary change involves reduction of the 2<sup>nd</sup> floor square footage.

Below is a list of the proposed plan updates:

**Plan Sheet SP-1:** Site data table revised to depict the reduction in square footage of the revised proposal compared to the original proposal (chart is also depicted above).

**Plan Sheet SP-2:** Sheet SP-2 from original plan set which illustrated Building Height Plane and Scale of a Building illustrations and was replaced with Sheet SP-3, which illustrates a revised Composite Overlay Plan and street view elevations of adjacent structures to the north and south of the subject property.

**Plan Sheet A-1:** Depicts the lower level and 1<sup>st</sup> floor, revisions to the layout include reconfiguration of space on the west side of the 1<sup>st</sup> floor.

**Plan Sheet A-2:** Depicts the 2<sup>nd</sup> floor and roof plan, revisions to the layout include reduction of the size of the 2<sup>nd</sup> floor. The 2<sup>nd</sup> floor now contains only a Master Suite. The roof plan changed to reflect the related changes to the floor plan.

**Plan Sheet A-3:** Depicts the north and east elevations, revisions to the elevations include the reduction of 2<sup>nd</sup> floor (third level) length (east to west) from 68'8" long to 37'8" of enclosed/air-conditioned space as well as revised window locations and sizes, which accommodates the revisions to the floor plan. The proposed east elevation depicts a minor change in door width and style. (This change is also reflected on the door schedule on Site Plan Sheet A-5). Overall the building height was reduced by two inches (proposed mean roof height = 31'5") and the building height to top of ridge reduced by 5.5 inches (proposed 34'6").

**Plan Sheet A-4:** Depicts south and west elevations, revisions to the elevations include the reduction of the 2<sup>nd</sup> floor (third level) length (east to west) from 68'8" long to 37'8" of enclosed/air-conditioned space as well as revised window locations and sizes, which accommodates the revisions to the floor plan.

**Plan Sheet A-6:** Depicts the streetscape plan, the revision includes the revised east elevation of the proposed structure. It is noted that the two historic properties on the ends of the street (110 Marine Way Villas and 170 Marine Way) are still not illustrated.

**Plan Sheet A-7:** This plan sheet is new to the set and depicts a building mass comparison for the 2<sup>nd</sup> floor (third level) plan. The comparisons show the original 1<sup>st</sup> and 2<sup>nd</sup> floor submittals, with the newly proposed 2<sup>nd</sup> floor plan. The illustrations include the study that was completed by the applicant in the development of the revised floor plan. In addition to the new 2<sup>nd</sup> floor proposal, the applicant also includes two other floor studies to show the Board other alternative configurations that can reduce the 2<sup>nd</sup> floor size and massing.

**Plan Sheet A-8:** This plan sheet is new to the set and depicts a side elevation mass comparison of the south elevation, the illustration includes a side by side comparison of the original south elevation and the revised south elevation. Building Height Plane is also depicted on this plan sheet.

**Plan Sheet A-9:** This plan sheet is new to the set and depicts another two versions of the newly proposed south side elevation that depict the side interior with and without landscape. The landscape depiction is helpful as it shows the Board how the proposed structure will look when screened with the proper vegetation.

**Pursuant to LDR Section 4.5.1(E)(7) - Visual Compatibility Standards**

Regarding the Scale of a Building that states 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. At the request of the board, the applicant has resubmitted a new design for the subject property that greatly reduces the massing of the building, which is most noticeable on the north and south side elevations.

**DEMOLITION ANALYSIS**

The January 15, 2020 HPB Staff Report includes an analysis relating to the proposed demolition. There have been no revisions to the plan relating to the proposed demolition; however it is noted that should the Board deny the request, the Board shall provide an explanation within the motion and a written supporting statement for the record describing the public interest that the Board seeks to preserve. An additional delay period has not been requested and is not anticipated to be necessary.

**OPTIONAL BOARD MOTIONS FOR ACTION ITEMS**

- A. Move to continue with direction
- B. Approve Certificate of Appropriateness (2019-271), request for the property located at **150 Marine Way, Marina Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.
- C. Approve Certificate of Appropriateness (2019-271), requests for the property located at **150 Marine Way, Marina Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations subject to the following conditions:
  - 1. That the windows on the east elevation which overlook the covered loggia appear or function to be more like traditional windows, which include a base.

**Site Plan Technical Item:**

- 1. On Sheet SP-1 revise the Site Data Table/Area Calculations label for Ground Floor to depict 1<sup>st</sup> floor.
- D. Deny Certificate of Appropriateness (2019-271), requests for the property located at **150 Marine Way, Marina Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

**PUBLIC AND COURTESY NOTICES**

<input checked="" type="checkbox"/> Courtesy Notices were provided to the following, at least 5 working days prior to the meeting: Marina Historic District Homeowners Association	<input checked="" type="checkbox"/> Agenda was posted on (2/26/20), 5 working days prior to meeting.
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## HISTORIC PRESERVATION BOARD STAFF REPORT

### 150 Marine Way

Meeting	File No.	Application Type
January 15, 2020	2019-271	Certificate of Appropriateness

### REQUEST

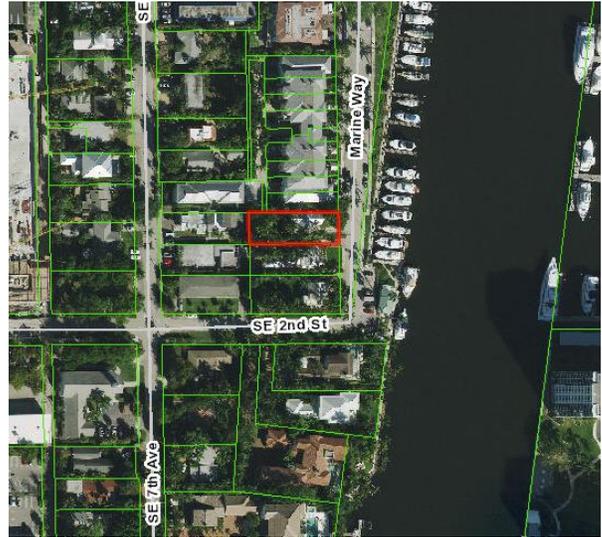
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### GENERAL DATA

**Agent:** Richard Jones  
**Owner:** Azure 150 Marine, LLC  
**Location:** 150 Marine Way  
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**Existing Land Use:** Residential  
**Proposed Land Use:** Residential



### BACKGROUND INFORMATION AND PROJECT DESCRIPTION

The subject 0.16-acre property is located on the east side of SE 7<sup>th</sup> Avenue between SE 1<sup>st</sup> Street and SE 2<sup>nd</sup> Street. The property is located within the Locally and Nationally Registered Marina Historic District and consists of Lot 13, Block 126, Town of Delray. The property contains a two-story, Modern Frame Vernacular style single-family, residence, approved by HPB in 1995 and built in 1996 which is classified as non-contributing to the Marina Historic District. On August 27, 1997 a sight easement was granted for the site. Also, On April 4, 1995 the City Commission granted approval of a waiver from the Land Development Regulation Section 4.1.4(C) "Use of Lots of Record" to allow the property owner to construct a single-family residence on the non-conforming lot. The code stated that when two or more adjoining lots of record are under the same ownership, they shall not be developed except in accordance with the minimum frontage and area requirements for the district. As the vacant lot was non-conforming with respect to lot width which at the time was required to be 60' where only 50' existed. HPB recommended approval of the request at their meeting of March 15, 1995 to allow the construction of a single-family residence, given that a single-family residence was more consistent with the historic neighborhood, than a multi-family development would have been.

The current proposal includes demolition of the existing, two-story, 1996 non-contributing single-family residence and construction of a new two-story Modern Florida Vernacular style residence. The COA is now before the board.

<b>Project Planner:</b> Project Planners: Katherina Paliwoda, Planner <a href="mailto:PaliwodaK@mydelraybeach.com">PaliwodaK@mydelraybeach.com</a>	<b>Review Dates:</b> HPB: January 15, 2020	<b>Attachments:</b> 1. Architectural Plans 2. Demolition Report 3. Justification Statements 4. Photos
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**REVIEW AND ANALYSIS**

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.

Pursuant to Land Development Regulation (LDR) Section 2.4.5(I)(5), Architectural (appearance) elevations, the Site Plan Review and Appearance Board or the Historic Preservation Board, as appropriate, may approve subject to conditions or deny architectural elevations or plans for a change in the exterior color of a building or structure, or for any exterior feature which requires a building permit.

**ZONING AND USE REVIEW**

Pursuant to LDR Section 4.4.6(F)(1) – Medium Density Residential (RM) Development Standards: the provisions for R-1-A shall apply for the single-family detached dwellings.

Pursuant to LDR Section 4.3.4(K) - Development Standards: properties located within the R-1-A zoning district shall be developed according to the requirements noted in the chart below.

The proposal is in compliance with the applicable requirements; therefore, positive findings are made.

<b>Development Standards</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Open Space (Minimum, Non-Vehicular)	25%	55.4%	37.2%
Setbacks (Minimum):	Front (East)	25'	25-4 ¾'
	Side Interior (North)	7'6"	8' 6½" - 10'
	Side Street (South)	7'6"	7-6'
	Rear (West)	10'	10'
Height (Maximum)	35' Max.	24'	31'7"(Above BFE)

BFE = Base Floor Elevation

**LDR SECTION 4.5.1**

**HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS**

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Pursuant to LDR Section 4.5.1(E)(2)(c)(4) – Major Development.

The subject application is considered “Major Development” as it involves “new construction within the RM zoning district.”

Pursuant to LDR Section 4.5.1(E)(3) – Buildings, Structures, Appurtenances and Parking: Buildings, structures, appurtenances and parking shall only be moved, reconstructed, altered, or maintained, in accordance with this chapter, in a manner that will preserve the historical and architectural character of the building, structure, site, or district:

Appurtenances: Appurtenances include, but are not limited to, stone walls, fences, light fixtures, steps, paving, sidewalks, signs, and accessory structures.

Fences and Walls: The provisions of Section 4.6.5 shall apply, except as modified below:

- a. Chain-link fences are discouraged. When permitted, chain-link fences shall be clad in a green or black vinyl and only used in rear yards where they are not visible from a public right of way, even when screened by a hedge or other landscaping.

- b. **Swimming pool fences shall be designed in a manner that integrates the layout with the lot and structures without exhibiting a utilitarian or stand-alone appearance.**
- c. **Fences and walls over four feet (4') shall not be allowed in front or side street setbacks.**
- d. **Non-historic and/or synthetic materials are discouraged, particularly when visible from a public right of way.**
- e. **Decorative landscape features, including but not limited to, arbors, pergolas, and trellises shall not exceed a height of eight feet (8') within the front or side street setbacks.**

The proposal includes a planter wall to be placed within the front setback of the property. The proposed wall is used as a screening method to balance visual compatibility of the finished floor height with the front grade elevation as well as a perimeter wall for the front terrace. Materials for gate are aluminum with aluminum rails over smooth stucco masonry walls.

#### **Garages and Carports:**

- a. **Garages and carports are encouraged to be oriented so that they may be accessed from the side or rear and out of view from a public right of way.**
- b. **The orientation of garages and carports shall be consistent with the historic development pattern of structures of a similar architectural style within the district.**
- c. **The enclosure of carports is discouraged. When permitted, the enclosure of the carport should maintain the original details, associated with the carport, such as decorative posts, columns, roof planes, and other features.**
- d. **Garage doors shall be designed to be compatible with the architectural style of the principal structure and should include individual openings for vehicles rather than two car expanses of doors. Metal two car garage doors are discouraged; however, if options are limited and metal is proposed, the doors must include additional architectural detailing appropriate to the building.**

The subject proposal meets with the intent of the requirements of this subject regulation as the proposed 3 car garage and 2-car golf cart garage are subgrade under the proposed residence. They in effect are the ground floor of the structure and are out of view from a public right-of-way with access via a motor court along the south side of the subject property. The proposed garage doors will be white, metal with applied Azek, (a synthetic material).

**Parking: Parking areas shall strive to contribute to the historic nature of the properties/districts in which they are located by use of creative design and landscape elements to buffer parking areas from adjacent historic structures. At a minimum, the following criteria shall be considered:**

- a. **Locate parking adjacent to the building or in the rear.**
- b. **Screen parking that can be viewed from a public right-of-way with fencing, landscaping, or a combination of the two.**
- c. **Utilize existing alleys to provide vehicular access to sites.**
- d. **Construct new curb cuts and street side driveways only in areas where they are appropriate or existed historically.**
- e. **Use appropriate materials for driveways.**
- f. **Driveway type and design should convey the historic character of the district and the property.**

The subject proposal complies with the requirements of this subject regulation, as all new parking will be situated within enclosed, sub-grade, garages underneath the proposed structure, which are accessible by a paver brick motor court & driveway. In addition, a 2-car golf cart garage is also proposed at sub-grade, which is also not visible from the public right-of-way. The single point of access for both garages will be from the southeast side of the lower level on the subject property.

**Pursuant to LDR Section 4.5.1(E)(4) – Alterations: in considering proposals for alterations to the exterior of historic buildings and structures and in applying development and preservation standards, the documented, original design of the building may be considered, among other factors.**

The existing structure is proposed for demolition. The structure is not old enough to be considered for historic designation and has been considered with respect to improvements.

Pursuant to LDR Section 4.5.1(E)(5) - Standards and Guidelines: a historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.

**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.

**Standard 2**

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

**Standard 3**

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

**Standard 4**

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

**Standard 5**

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

**Standard 6**

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

**Standard 7**

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

**Standard 8**

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

**Standard 9**

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**Standard 10**

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standard 1, 2, 5, 9, & 10 are applicable. The proposal includes the demolition of an existing non-contributing structure used as a single-family residence, which due to the age of the structure, is not eligible for designation as a historic structure. These circumstances allow for the construction of a new building without harming any aspect of historic materials on the property. The new structure will also have the same use as a residential property that the site and its surrounding environment was historically used.

Regarding Standard 5, the compatibility of the proposed structure is defined as a Florida Vernacular architectural style. Masonry vernacular structures within the district are typically one to two story while almost all Frame Vernacular with the Marina Historic District are one-story. Marine Way consists of a variety of styles ranging from one to two story, such as Vernacular styles to Mediterranean Revival architecture. The proposed Vernacular style is compatible with the overall streetscape; however, its architectural style seems to be more closely relatable to styles seen on newer modern structures within the district more than the actual historic detail of the street. The proposed structure includes a galvalume metal roof, smooth stucco siding as well as hardiboard and simulated stucco board & batten siding, aluminum framed windows, aluminum shutters, aluminum rails and trellis. There were modifications made to the FEMA Flood Maps in 2017, requiring new construction and additions in the area to be constructed at a higher finished floor elevation due to increased coastal flooding hazards. This effect has changed the minimum base flood elevation to be 7' NAVD (North Atlantic Vertical Datum) and an additional foot is allowed up to 8' NAVD. In this case the applicant has chosen to construct the finished floor elevation of the 1<sup>st</sup> floor at 14' NAVD. This practice is known as "Freeboarding". Per city code, height is measured from the 8' NAVD and height of the structure is 31'6". This height is more comparable to a 3-story structure and while the design includes a "ground floor" of space, this area only contains the garages and not any habitable floor area. The Delray Beach historic regulations include massing controls such as Building Height Plane and Scale of a Building in order to encourage new construction and additions to be in harmony with the surrounding area. These massing controls help to create articulation and detail in the proposed structure. The massing of the proposed structure can be considered to be compatible with newer construction within this block; however, not with the historic structures that flank the block at each end.

**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) below.**

- 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:
  - a. 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:
  - b. 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.
- m. **Additions to individually designated properties and contributing structures in all historic districts:** Visual compatibility shall be accomplished as follows:
  - 1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.
  - 2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.
  - 3. Characteristic features of the original building shall not be destroyed or obscured.
  - 4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.
  - 5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design but shall be coherent in design with the existing building.
  - 6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

The design of the proposed residence reduces the overall massing of the structure on the front elevation, due to a sight easement as well as the Building Height Plane (BHP) incentive, requiring the bulk of the structures' mass to be setback further from the road. With the additional height to Freeboard the structure, design elements such as Building Plane Height (BHP) ensures the proposal will meet the requirements for size and massing of the structure appropriate for the historic district. With respect to the BHP, it is noted that the proposal takes advantage of the BHP Incentive as noted in LDR Section 4.5.1(E)(8), with a 2<sup>nd</sup> floor open air balcony and a first-floor trellis on the front elevation extending above the permitted BHP. It is important to note that due to the allowed height to freeboard the actual Finish Floor Level doesn't actual begin for the first habitable floor until

14.50' NAVD. The "ground floor" contains non-habitable space such as the garages and a portion of this "floor" is constructed below the base building elevation. A building code requirement for this design will include flood vents to ensure the garages do not retain water during a flood event.

Regarding the Relationship of Materials, Texture, and Color states that 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 exterior finish of the residence includes a combination of smooth stucco on the first story and Hardie Board or board & batten siding on the second story. Aluminum framed casement and fixed windows with dimensional muntins are proposed. Historically, the predominant materials used in and on historic structures within the Marina Historic District are authentic such as wood. With new construction, typically aluminum is utilized for doors, windows and railings with wood elements being utilized for both decorative and structural elements such as shutters, railings, rafter tails, corbels etc. The use of authentic materials guarantees the longevity and authenticity of the district, ensuring there will be future resources that will contribute to the architectural and historical context of the historic district. The proposal can be considered compliant with the intent of this standard.

There is concern with respect to the Front Façade Proportion, the Proportion of Openings (windows and doors), the Rhythm of Buildings on Streets, and the Directional Expression of Front Elevation as the front elevation includes large storefront type sliding windows/doors and not a defined front door entrance. This design makes the front of the structure appear to look more like a rear elevation than a front. This could be confusing to the pedestrian experience as visitors would not be able to distinguish how to access the front door. Further, the proposed windows/doors are not consistent with other windows within the historic district. It is understood that the windows which overlook the pool from the dining room are designed to create a vista type view of the pool and intracoastal beyond; however, the windows which overlook the covered loggia could appear to be more like traditional windows if there was a base incorporated at the bottom of the window/door system. This would still allow the windows/doors to slide open for access onto the covered loggia. Alternatively, these doors could instead be windows with an entry door. This item is attached as a condition of approval.

The Texture and Color of the new structure will be visually compatible with the District. Specifically, architectural elements to include the use of smooth stucco siding, board & batten and 6' Hardie Board siding, wood fascia, wood columns in Sherwin Williams 7005-Pure White, with roof, railings, fence, windows, and doors to be bronze.

### **Comprehensive Plan**

**Pursuant to the Future Land Use Element, Objective A-4, the redevelopment of land and buildings shall provide for the preservation of historic resources. The objective shall be met through continued adherence to the City's Historic Preservation Ordinance and, where applicable, to architectural design guidelines through the following policies:**

**Future Land Use Policy A-4.1 Prior to approval or recommending approval of any land use or development application for property located within a historic district or designated as a historic site, the Historic Preservation Board must make a finding that the requested action is consistent with the provisions of Section 4.5.1 of the Land Development Regulations relating to historic sites and districts and the "Delray Beach Design Guidelines".**

The development proposal involves the demolition of an existing two-story, non-contributing residence to be replaced with the construction of new two-story residence within the subject property. There are no concerns with respect to soil, topographic or other physical considerations. With respect to the adjacent land uses, the property is in an area surrounded by single-family and multi-family residential uses. The proposal can be found to be consistent with the requirements of the Comprehensive Plan and provided the conditions of approval are addressed, the request will be considered to be consistent with the provisions of LDR Section 4.5.1 relating to historic sites and districts as well as the "Delray Beach Historic Preservation Design Guidelines".

## DEMOLITION ANALYSIS

Pursuant to LDR Section 4.5.1(F), Demolitions – Demolition of historic or archaeological sites, or buildings, structures, improvements and appurtenances within historic districts shall be regulated by the Historic Preservation Board and shall be subject to the following requirements:

1. No structure within a historic district or on a historic site shall be demolished before a Certificate of Appropriateness has been issued pursuant to Section 2.4.6(H).
2. The application for a Certificate of Appropriateness for demolition must be accompanied by an application for a Certificate of Appropriateness for alterations to the structure or the redevelopment of the property.
3. Demolition shall not occur until a building permit has been issued for the alterations or redevelopment as described in the applicable Certificate of Appropriateness.
4. All structures approved for demolition and awaiting issuance of a building permit for the alterations or redevelopment shall be maintained so as to remain in a condition similar to that which existed at time that the Certificate of Appropriateness for demolition was approved unless the Chief Building Official determines that an unsafe building condition exists in accordance with Section 4.5.3(G).
5. A Certificate of Appropriateness for demolition of 25 percent or more of contributing or individually designated structure shall be subject to the following additional requirements:
  - a. A demolition plan shall accompany the application for a Certificate of Appropriateness for demolition. The plan shall illustrate all portions of the existing structure that will be removed or altered.
  - b. The Certificate of Appropriateness for demolition and the Certificate of Appropriateness for alternation or redevelopment shall meet the "Additional Public Notice" requirements of LDR Section 2.4.2(B)(1)(j).

The proposal is for the demolition of the existing non-contributing two-story residence as it was constructed in 1996, outside of the period of significance for the Marina Historic District. According to the demolition report, the current condition of the existing structure is not suitable for sustained living conditions due to the deteriorated structural conditions. A review of the applicable code requirements relating to demolition of non-contributing structures has been completed and is noted below. The applicant has provided a request for demolition via the subject application for COA. The proposed demolition is not proposed to occur until a building permit has been issued for construction of the new structure. It is noted that the existing structure is to be maintained so as to remain in a condition similar to that which existed at the time of the application for the COA. The applicant has not claimed undue economic hardship with respect to the subject COA request. Should the Board deny the request, the Board shall provide an explanation within the motion and a written supporting statement for the record describing the public interest that the Board seeks to preserve. An additional delay period has not been requested and is not anticipated to be necessary.

## OPTIONAL BOARD MOTIONS FOR ACTION ITEMS

- A. Move to continue with direction
- B. Approve Certificate of Appropriateness (2019-271), request for the property located at **150 Marine Way, Marina Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.
- C. Approve Certificate of Appropriateness (2019-271), requests for the property located at **150 Marine Way, Marina Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations subject to the following conditions:
  1. That the windows on the east elevation which overlook the covered loggia appear or function to be more like traditional windows which include a base.

D. Deny Certificate of Appropriateness (2019-271), requests for the property located at **150 Marine Way, Marina Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

**PUBLIC AND COURTESY NOTICES**

Courtesy Notices were provided to the following, at least 5 working days prior to the meeting:

Marina Historic District Homeowners Association

Agenda was posted on (1/8/20), 5 working days prior to meeting.



November 14<sup>th</sup>, 2019

## Historic Preservation

City of Delray Beach

**Attn: Project Planner**

**Re: Demolition Report**  
**Project: 150 Marine Way**

This letter is a statement pursuant to Section 4.5.1(F)(6) of the Delray Beach Land Development Regulations ("LDRs").

(a) The current structure is not of a historic interest; structure was built in 1996 and the structure and design does not fulfill the criteria set by the Historic Preservation for listing on the national register.

(b) The current structure is not in a condition that is suitable for living in nor reconstruction. Because of the current deteriorated structural conditions and the lack of historic value the current building is not beneficial to keep nor restore.

(c) The current structure design is not in line with the Historic Preservation Guidelines, and the building does not add any architectural or historical value to the district.

(d) The current structure does not promote any architectural or construction value nor heritage to the neighborhood.

(e) Plans are been submitted to replace the existing structure.

The demolition of the existing structure is not detrimental to the historic heritage of the neighborhood, first because of the design value and second because of the current structural conditions, we recommend the demolition and to provide approval for the new development.

If you should have any additional questions or comments, please contact me at (561) 274-9186.

**Richard Jones Architecture Inc.**

Richard Jones AIA

Principal



November 14<sup>th</sup>, 2019

## Planning and Zoning

City of Delray Beach

Attn: Project Planner

Re: **Visual Compatibility Statement**

Project: **150 Marine Way**

150 Marine Way is located at the east most line or defining line of the Marina Historic District at 150 Marine Way next to the Intracoastal Waterway. To the north is a 3-story Townhouse building and a 2-story duplex build with lower level garage in flood plain. To the south is a 2-story single family house with rooftop terrace. The proposed structure for 150 Marine Way is a 2-story single family home with lower garage level in flood plain with a Florida Vernacular style. It has an open plan concept with bedrooms on the 2nd floor and pool to the front. The elevations have wonderful details of a front pergola, lap siding, board and batten, shutters and exposed rafter tails. These details are found prominent throughout the Marina Historic District and are very compatible with the adjacent residents as well as the entire district. With regards to scale, the proposed residence conforms with the LDR's for additional setback requirements as well as the ground plane projection. As a 2-story it is similar mass to at least 1/2 of the Marina Historic District structures.

This project has been design using all the visual compatibility standards:

- a) **Height.** The building provides a one-story proportion at the street facade and uses different planes and height to reduce the two-story volume, the building fits well within the BHP established by the standards.
- b) **Front façade proportion.** The design is in proportion with the streetscape having a three-story townhome project to the north and a two-story with roof deck single family residence to the south. The height and width of the design is in relation to the proportions of the architectural style and the streetscape where is located.
- c) **Proportions of openings.** We have design the openings to be proportioned in width and height by the use of mullions and muntins; openings have been placed in relation to outdoor spaces and in relation to the building volumes, all this in other to create a nice proportion and rhythm in the design.
- d) **Rhythm of solids and voids.** The building has an harmonic balance of solid's and voids, starting with a trellis area in the front next to an open pool deck, after that the building has one-story and then a two-story covered areas that generate a nice transition to the living areas, these have been also stacked to create a smooth transition avoiding the feel of a single solid element.
- e) **Rhythm of building streets.** The building complies with the district's setback requirements, as see on the streetscape the building width is in proportion the empty space between itself and the three-story



building to the north and the two-story building to the south. Our building width is 35 feet, that means we have approximated the that same distance divided in two in voided space to the north and south building (+/-17'-6" to the north & +/-14'-2" to the south)

f) **Rhythm of entrance and/or porch projections.** The project pedestrian entrance is welcomed by a slightly elevated terrace, then a fence and stairs taking you to the main floor pool deck. Our car entrance is located to the side and framed with a trellised patio in the pool deck, all this creates a nice composition of textures and volume projections that adds interest and architectural character.

g) **Relationship of materials, textures and colors.** We are using different materials, textures and colors to create a harmonic composition that is compatible with the architectural style and the districts requirements.

h) **Roof shape.** The roofs in this design have been laid out to create a less massive roof utilizing a setback on the second floor, in addition the roof slope creates a proportional roof mas above the building that in combination with it allows it to fit in the streetscape and district architectural environment.

i) **Walls and continuity.** This building façade has been designed to create an interesting play of wall enclosure with landscape cover, gates and railing. All this provides a proper composition the the street façade that has continuity with the rest of the building.

j) **Scale of building.** Our building in addition to only 35 feet in width provides a second floor setback on the front façade, in front of it there is a covered balcony and an open air balcony in front of it, in addition we have created a trellised area in the front of the property, all this to reduce the scale of the building. On the sides of the building we have added open balconies and roofed areas, creating the reduces second floor volume and complying with the district requirements.

k) **Directional expression of front elevation.** Our design has taking in consideration the surrounding buildings so we can maintain

l) **Architectural style.** We have designed this project with a Florida Vernacular style and have maintained all the characteristics of it.

We feel that this proposed 2-story residence in its entirety would make a fine addition and define the eastern edge of the Marina District along Marine Way.

If you should have any additional questions or comments, please contact me at (561) 274-9186.

**Richard Jones Architecture Inc.**

Richard Brummer  
Project Manager



November 14<sup>th</sup>, 2019

## Planning and Zoning

City of Delray Beach

**Attn: Project Planner**

**Re: Compliance with the Interior's Standards for Rehabilitation**

**Project: 150 Marine Way**

### 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 property will maintain its single-family use.

### Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The property contains a non historic contributing structure, the current project was built in 1996 and it will be demolished.

### Standard 3

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Acknowledge, the new construction will conform city COA required in the Delray Marina Historic District LDR's.

### Standard 4

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The property contains a non historic contributing structure, the current project was built in 1996 and it will be demolished.

### Standard 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The property contains a non historic contributing structure, the current project was built in 1996 and it will be demolished.



## Standard 6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The property contains a non historic contributing structure, the current project was built in 1996 and it will be demolished.

## Standard 7

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The property contains a non historic contributing structure, the current project was built in 1996 and it will be demolished.

## Standard 8

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

The property contains a non historic contributing structure, the current project was built in 1996 and it will be demolished.

## Standard 9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The property contains a non historic contributing structure, the current project was built in 1996 and it will be demolished.

## Standard 10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired

The property contains a non historic contributing structure, the current project was built in 1996 and it will be demolished.

If you should have any additional questions or comments, please contact me at (561) 274-9186.

**Richard Jones Architecture Inc.**

Richard Brummer  
Project Manager

# 150 Marine Way

Project Property Picture



Adjacent East Elevation



Adjacent South Elevation



Adjacent North Elevation

**SITE PLANS**

# **150 MARINE WAY**

**PREVIOUSLY REVIEWED AT 1.15.20 HPB MEETING**

***INCLUDED FOR REFERENCE ONLY***



# 150 MARINE WAY

150 MARINE WAY  
DELRAY BEACH, FLORIDA

RICHARD JONES



ARCHITECTURE

10 S.E. FIRST AVENUE | SUITE 102  
DELRAY BEACH, FLORIDA 33444  
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MILLER RESIDENCE  
150 MARINE WAY  
DELRAY BEACH, FLORIDA

FLORIDA LICENSURE

AA26001617 | IB26001056

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

SUBMITTALS:  
ISSUE FOR HBP REVIEW: 08.07.19

REVISIONS:  
1 BUILDING DEPARTMENT 11.14.19  
COMMENTS:  
2 BUILDING DEPARTMENT 12.09.19  
COMMENTS:

COVER SHEET

CVR

RICHARD JONES ARCHITECTURE

## DRAWING INDEX

CVR COVER SHEET  
S-1 SURVEY

### ARCHITECTURAL

SP-1 SITE PLAN  
SP-2 SITE AND SIDE ELEVATION SETBACK DIAGRAM  
SP-3 COMPOSITE OVERLAY PLAN  
A-1 LOWER LEVEL AND FIRST FLOOR PLANS  
A-2 SECOND FLOOR AND ROOF PLANS  
A-3 BUILDING ELEVATIONS  
A-4 BUILDING ELEVATIONS  
A-5 WINDOW & DOOR SCHEDULES  
A-6 STREET SCAPE

## 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: 31'-7" (MEAN ROOF HEIGHT ABOVE B.B.E.=8.00' 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 = 25'-4 3/4"  
(WEST) REAR SETBACK = 10'-0"  
(NORTH) SIDE SETBACK = 7'-6 1/4"  
(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 31'-7" (ABOVE BBE)  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

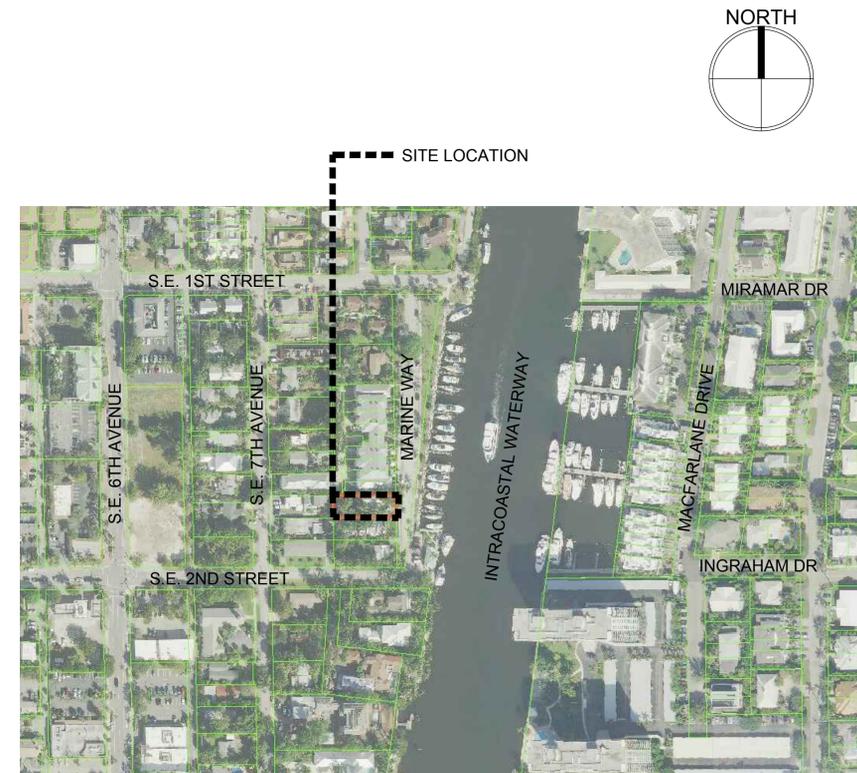
NOTE: ACTUAL DESIGN PRESSURES FOR ALL EXTERIOR WINDOWS, DOORS, GARAGE DOORS, AND SIMILAR ENVELOPE ELEMENTS MUST BE INDICATED ON CONSTRUCTION PLANS.

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

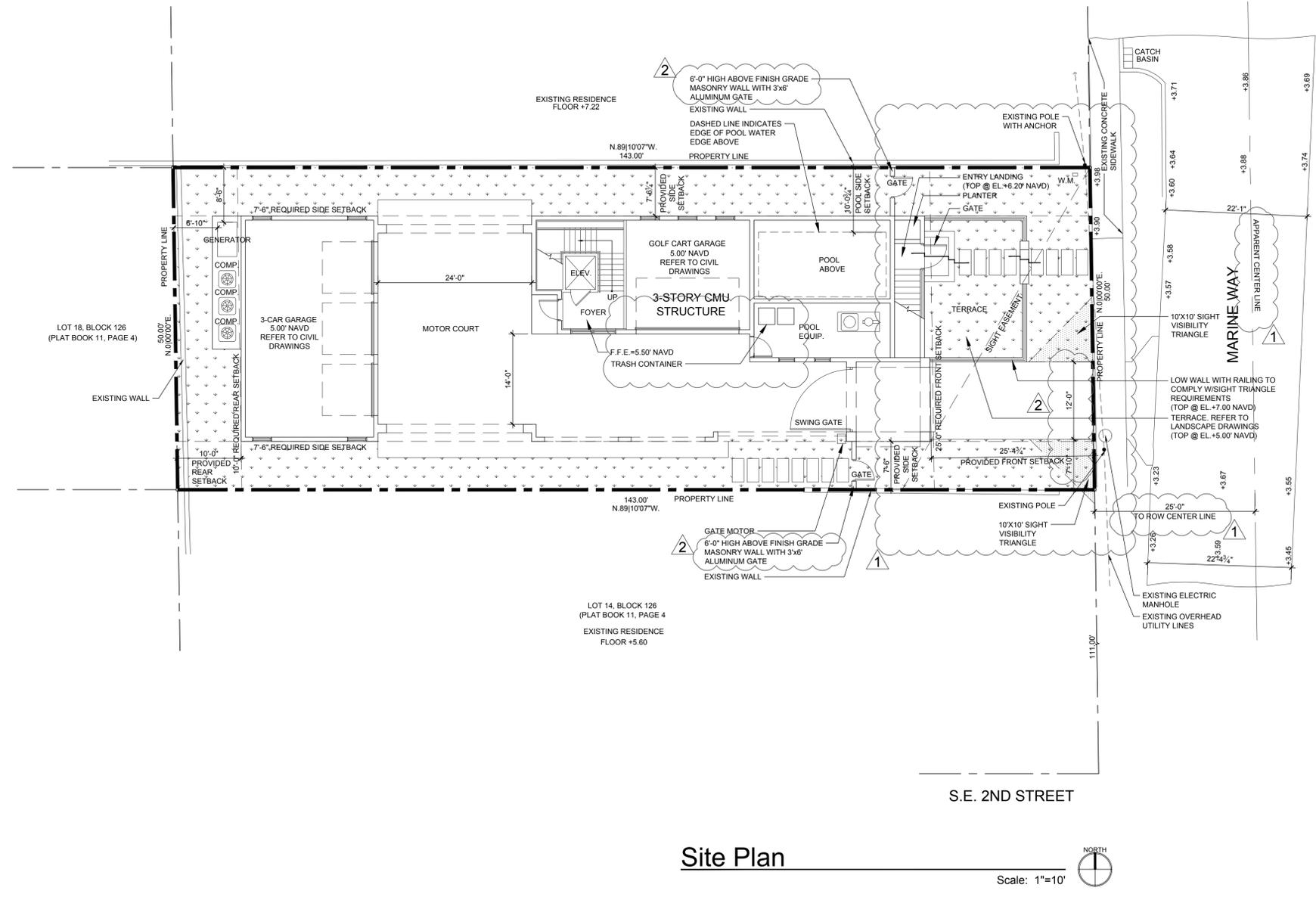
PLA DESIGN STUDIO, PLLC  
LANDSCAPE ARCHITECTURE  
2385 NW EXECUTIVE CENTER DR  
SUITE 240  
BOCA RATON FL, 33431  
PHONE: 561-904-1556

## 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



Site Plan  
Scale: 1"=10'

### LEGAL DESCRIPTION

LOT 13, BLOCK 126, A SUBDIVISION OF BLOCK 126, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Zoning District	RM - (Historic District)
Future Land Use	MD - (Historic District)
Architectural Style	Vernacular

### BUILDING SETBACKS

	Required	Provided	Existing
Front Setback (East)	25'-0"	25'-4 3/4"	40'-2"
Rear Setback (West)	10'-0"	10'-0"	63'-7 1/2"
Side Interior Setback (South)	7'-6"	7'-6"	16'-2 1/2"
Side Interior Setback (North)	7'-6"	7'-6 1/4"	6'-11"

### SITE DATA CHART

	PROVIDED	REQUIRED	EXISTING
Bldg Footprint =	3,698 SQ.FT.	N/A	836 SQ.FT.
Impervious Area =	4,494 SQ.FT.	N/A	1,308 SQ.FT.
Pervious Area =	2,658 SQ.FT.	N/A	5,844 SQ.FT.
Total Site Area =	7,152 SQ.FT.	7,500 SQ.FT.	
Lot Coverage =	51.8%	N/A	N/A
% Impervious =	62.8%	N/A	11.7%
% Pervious =	37.2%	N/A	88.3%
% Open Space =	37.2%	25% Non-Vehicular	88.3%
Lot Width =	50.0'	60'/80'	50.0'
Lot Depth =	143.0'	100'	143.0'
Lot Frontage =	50.0'	60'/80'	50.0'
Total Building Floor Area =	7,719 SQ.FT.	1,000 SQ.FT.	2,116 SQ.FT.
Finish Floor Elevation (FFE)	14.50' NAVD	7.00' NAVD	7.27' NAVD
Base Flood Elevation (BFE)	6.00' NAVD		
Base Building Elevation (BBE)	8.00' NAVD	(12" above BFE + 12" of Freeboard)	
Building Mean Roof Height	31'-7"	35'-0" (Above BBE)	± 23'-0"
Average Crown Of Road (ACR)	3.75' NAVD		Used for BHP elevation point

### AREA CALCULATIONS

GARAGE LEVEL FOYER A/C	246 SQ.FT.
GROUND FLOOR AIR CONDITIONED AREA	2,581 SQ.FT.
SECOND FLOOR AIR CONDITIONED AREA	1,912 SQ.FT.
TOTAL FLOOR AIR CONDITIONED AREA	4,739 SQ.FT.
GARAGES / POOL EQUIPMENT STORAGE ROOM	1,230 SQ.FT.
COVERED PATIO/LOGGIA	501 SQ.FT.
COVERED BALCONY	280 SQ.FT.
TOTAL UNDER ROOF AREA	6,750 SQ.FT.
OPEN POOL DECK (POOL INCLUDED)	533 SQ.FT.
OPEN BALCONIES	436 SQ.FT.
TOTAL BUILDING FLOOR AREA	7,719 SQ.FT.

### HARDSCAPE DATA

	PROVIDED	KEY
IMPERVIOUS AREA	4,494 SQ.FT.	(NO HATCH)
PERVIOUS AREA	2,658 SQ.FT.	

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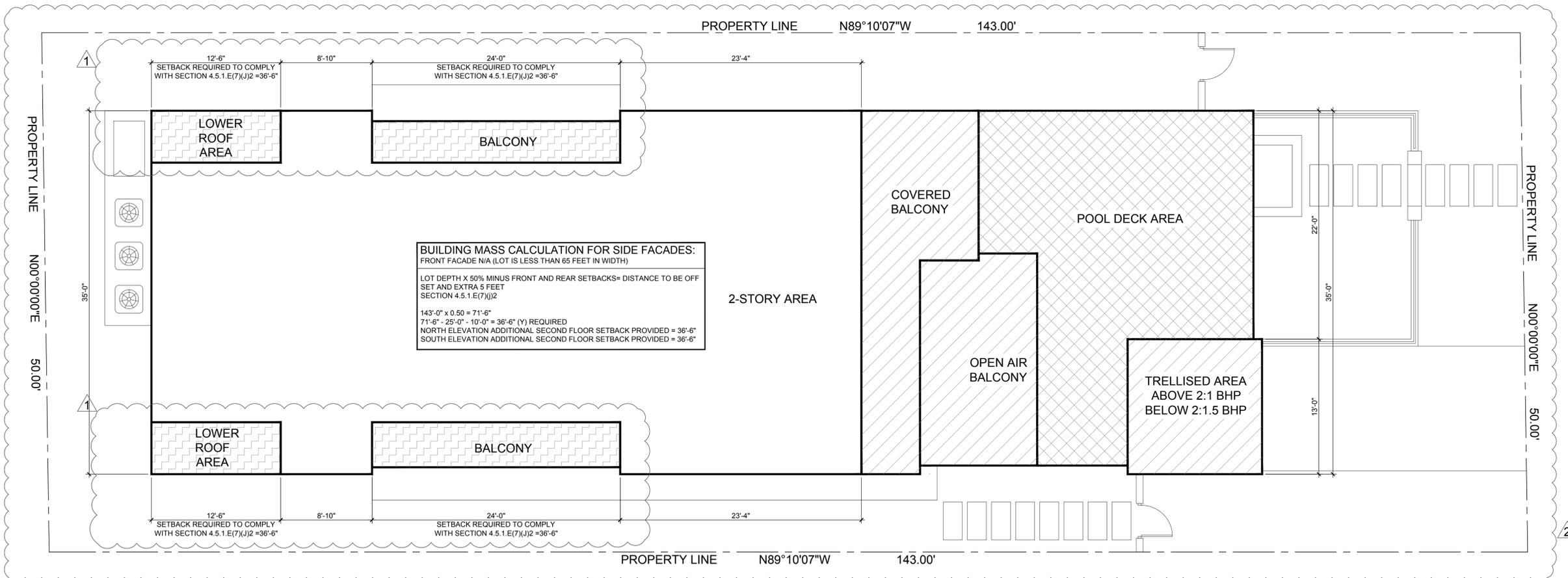
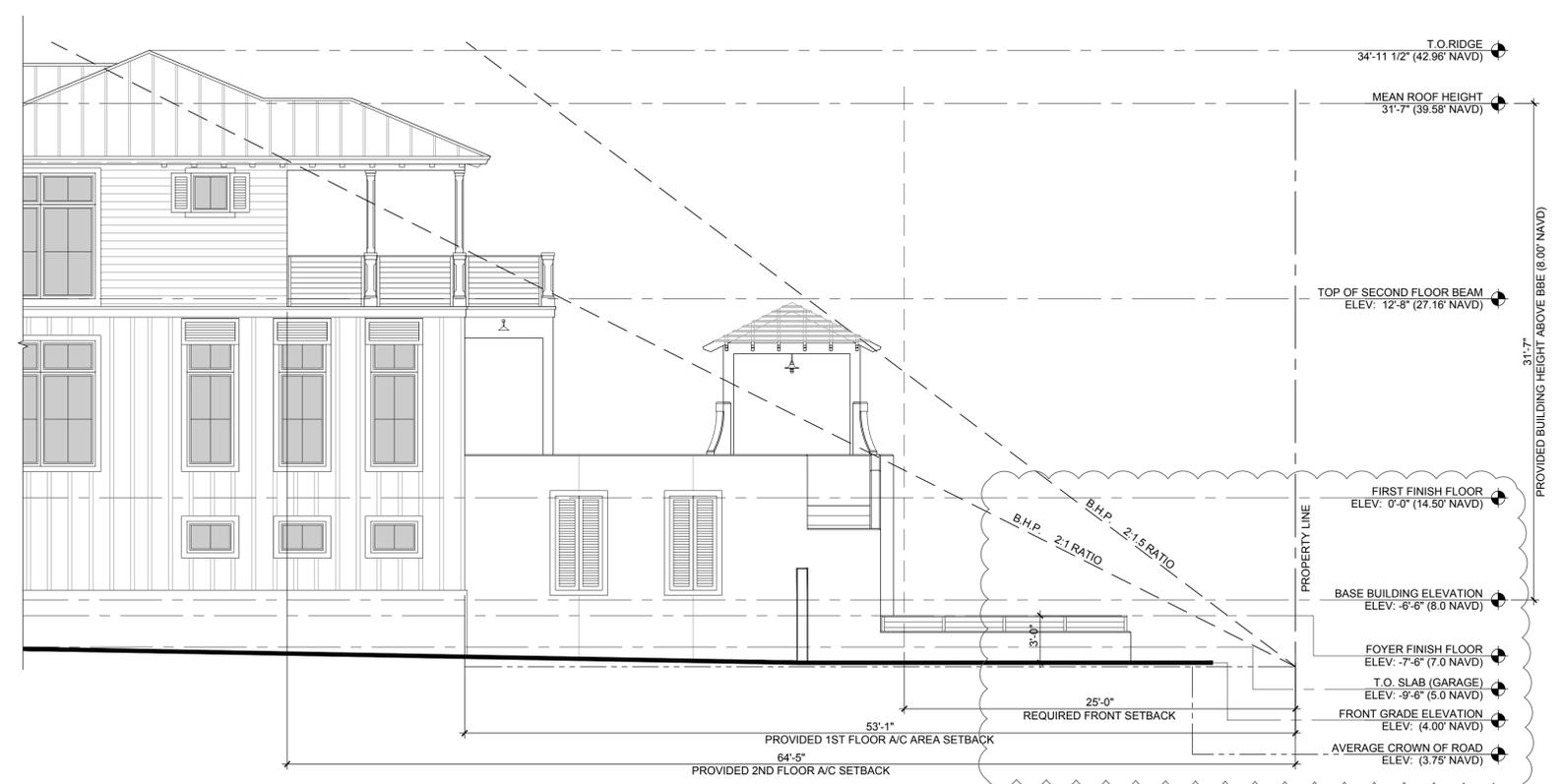
REVISIONS:  
1 BUILDING DEPARTMENT 11.14.19  
COMMENTS:  
2 BUILDING DEPARTMENT 12.09.19  
COMMENTS:

SITE PLAN

SP-1

RICHARD JONES ARCHITECTURE

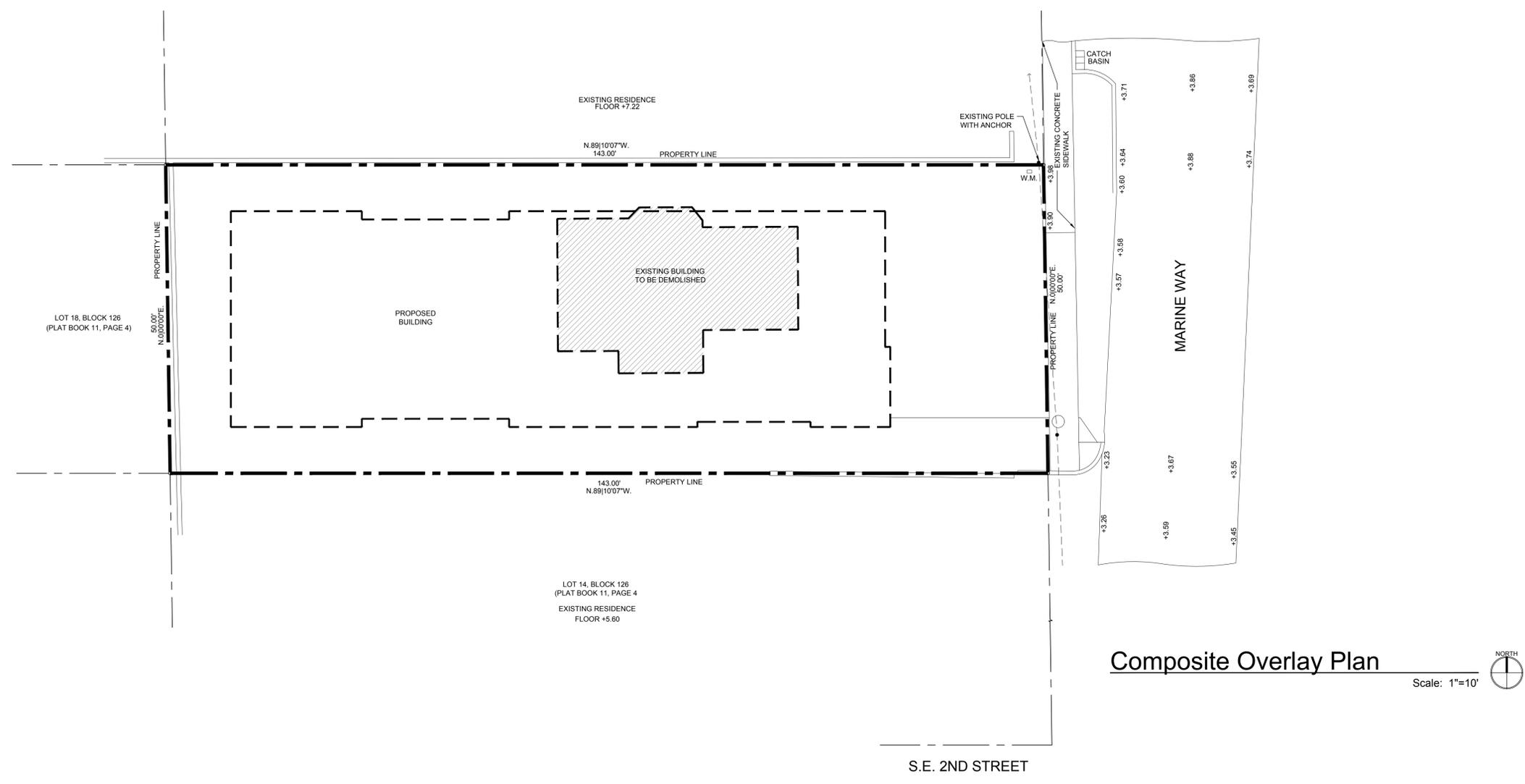
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Site Setbacks Diagram (Second Floor)

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





Composite Overlay Plan  Scale: 1"=10'

MILLER RESIDENCE  
150 MARINE WAY  
DELRAY BEACH, FLORIDA

FLORIDA LICENSURE

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

SUBMITTALS:  
ISSUE FOR HBP REVIEW: 08.07.19

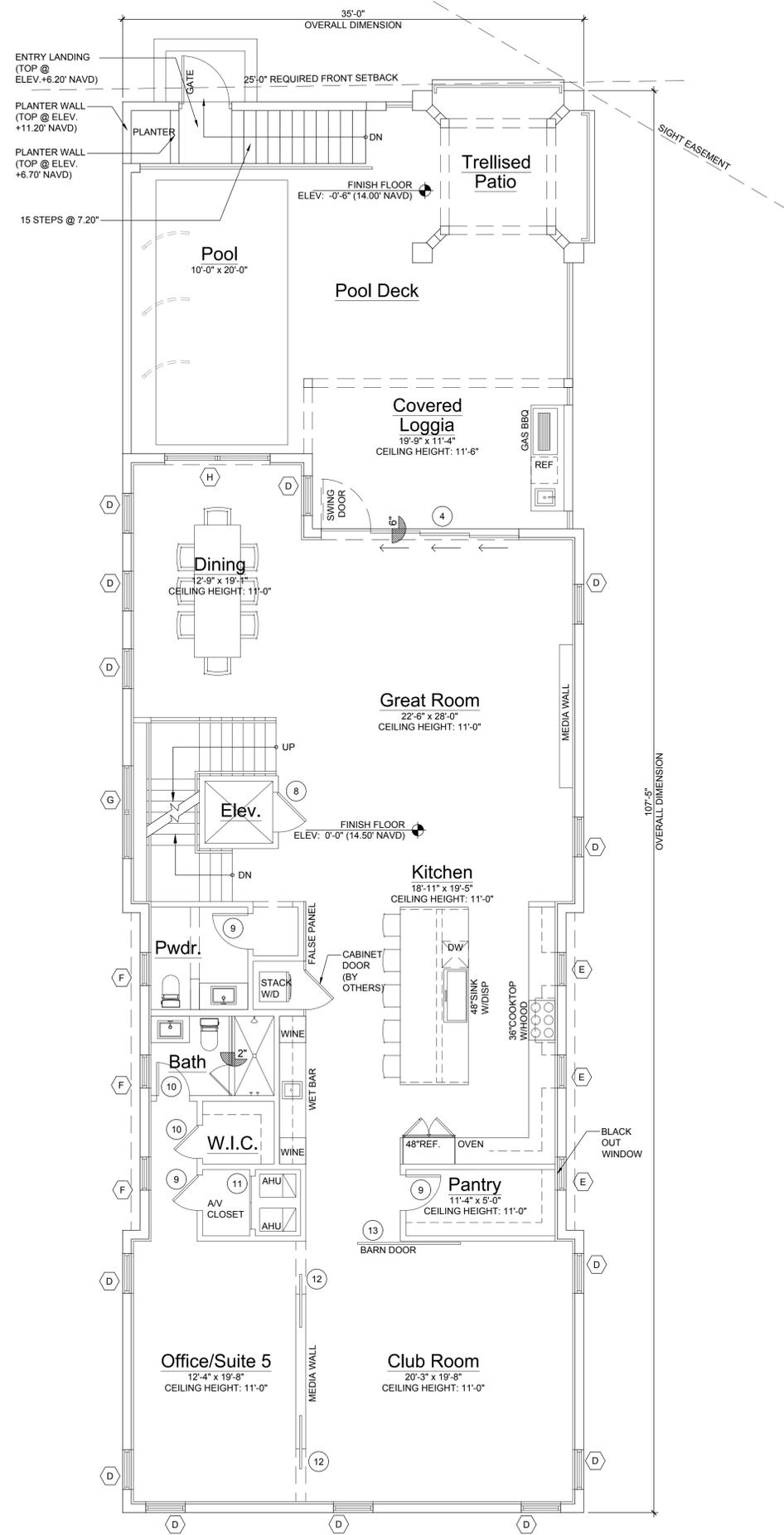
REVISIONS:  
1 BUILDING DEPARTMENT 11.14.19  
COMMENTS:  
2 BUILDING DEPARTMENT 12.09.19  
COMMENTS:

COMPOSITE  
OVERLAY  
PLAN

SP-3

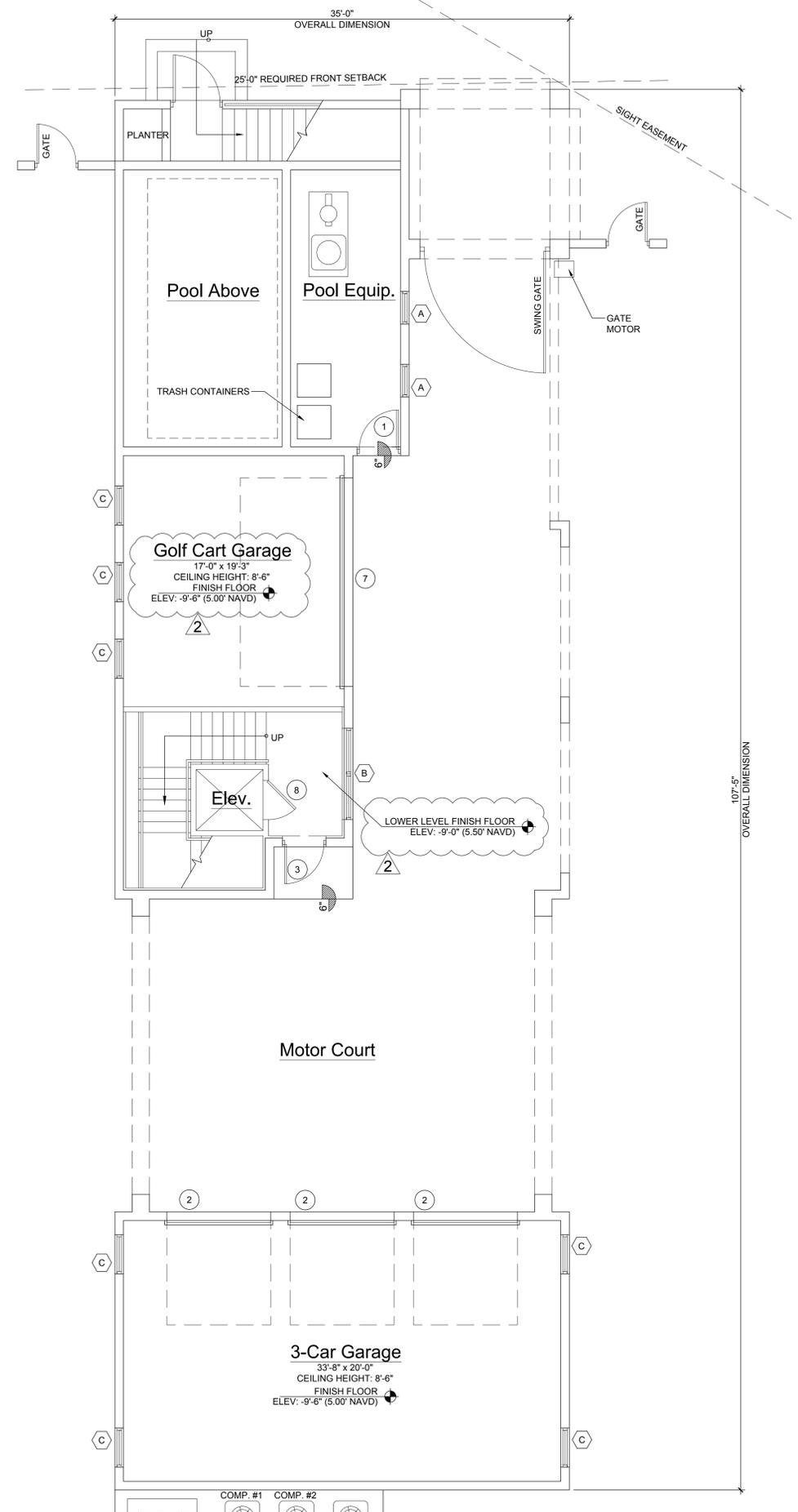


CURRENT BUILDING PICTURES



**First Floor Plan**

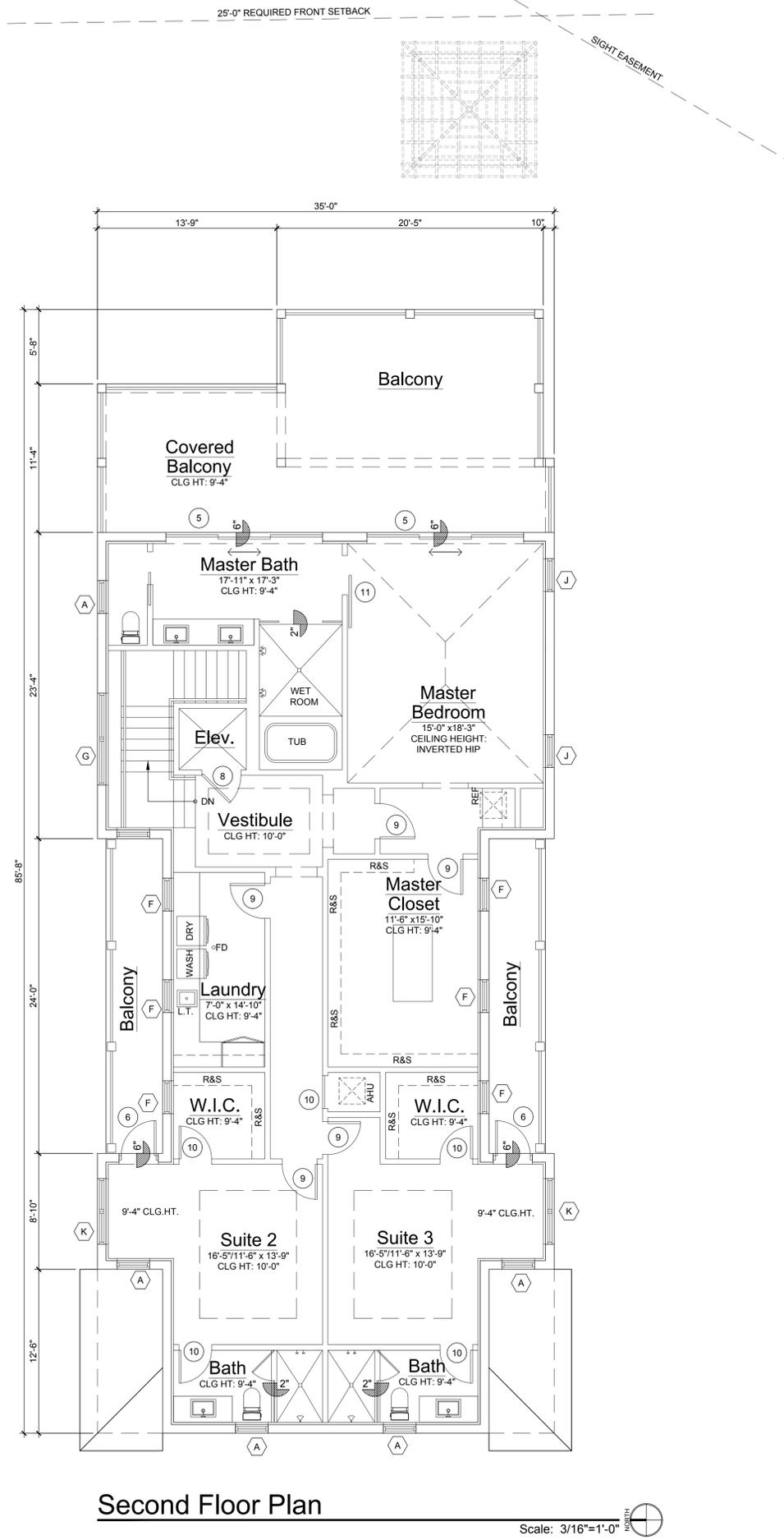
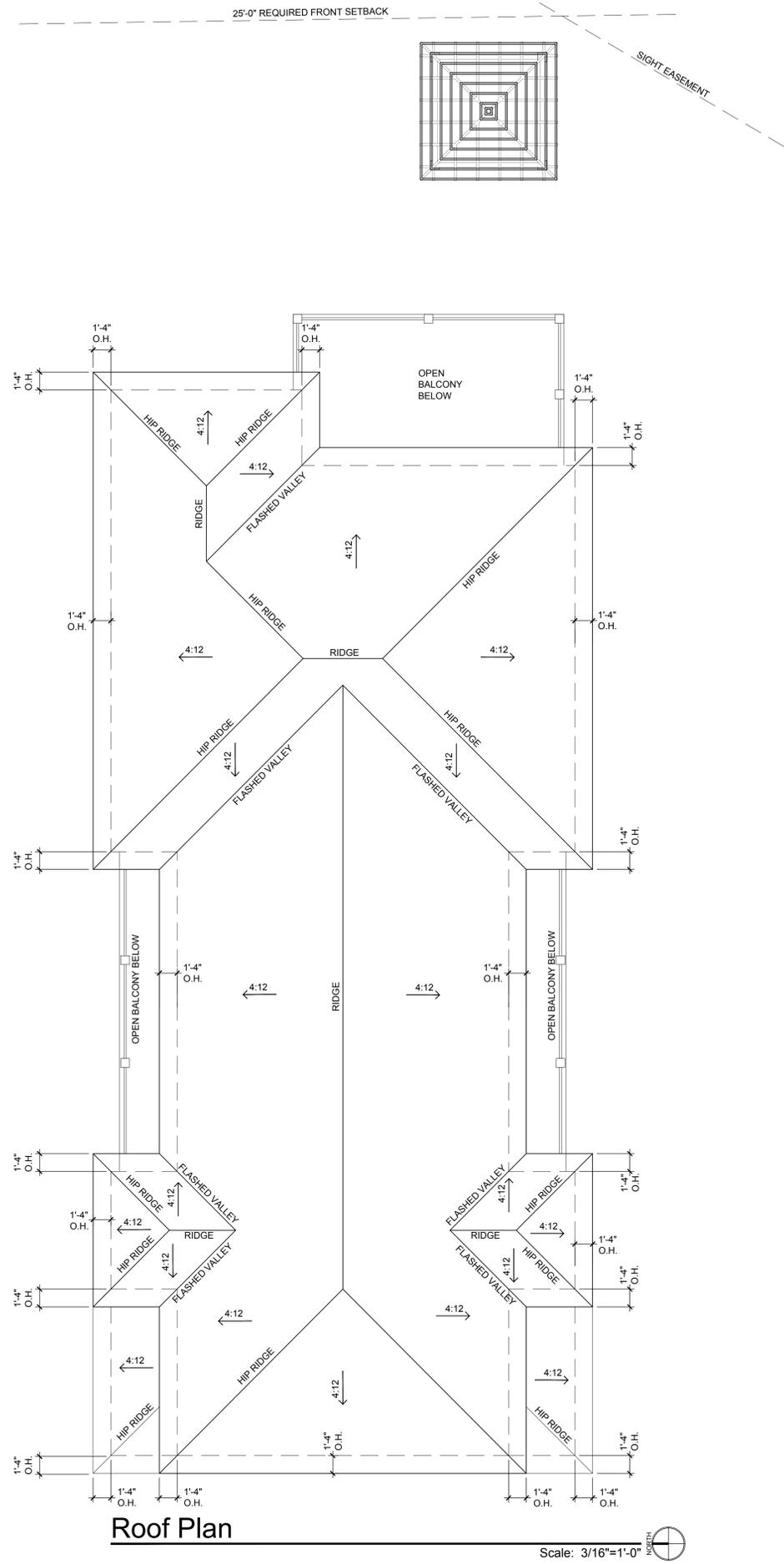
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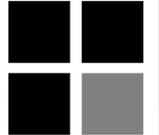


**Lower Level Plan**

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







MILLER RESIDENCE  
 150 MARINE WAY  
 DELRAY BEACH, FLORIDA

FLORIDA LICENSURE

AA26001617 | IB26001056

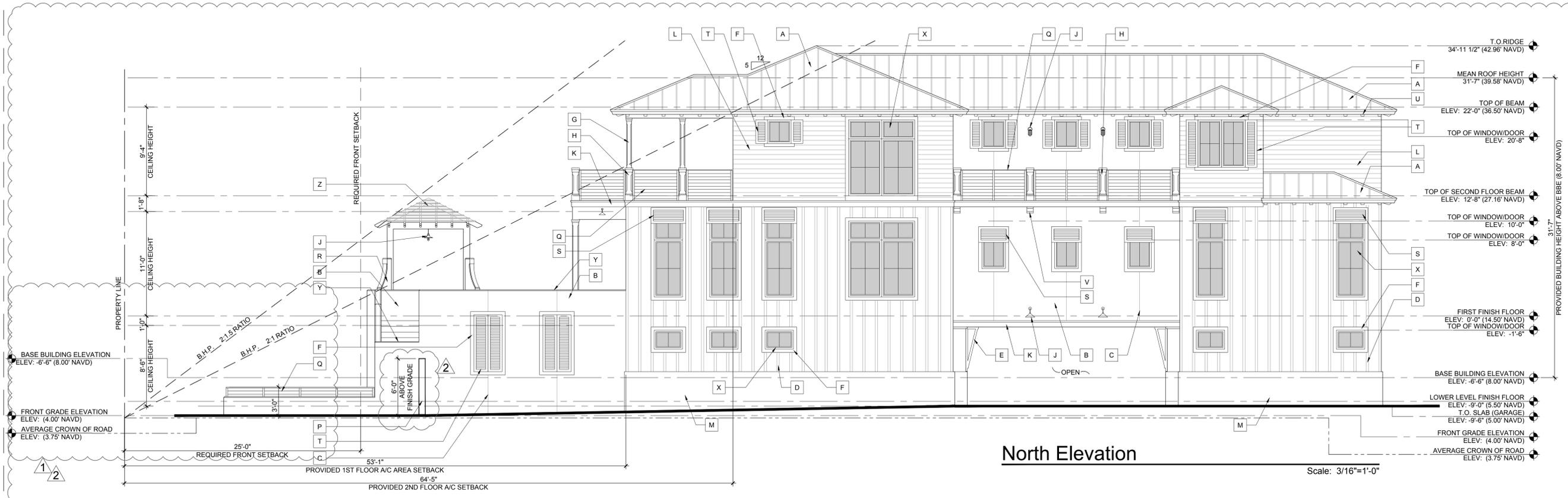
COMMISSION # 19-019  
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 COMMENTS:

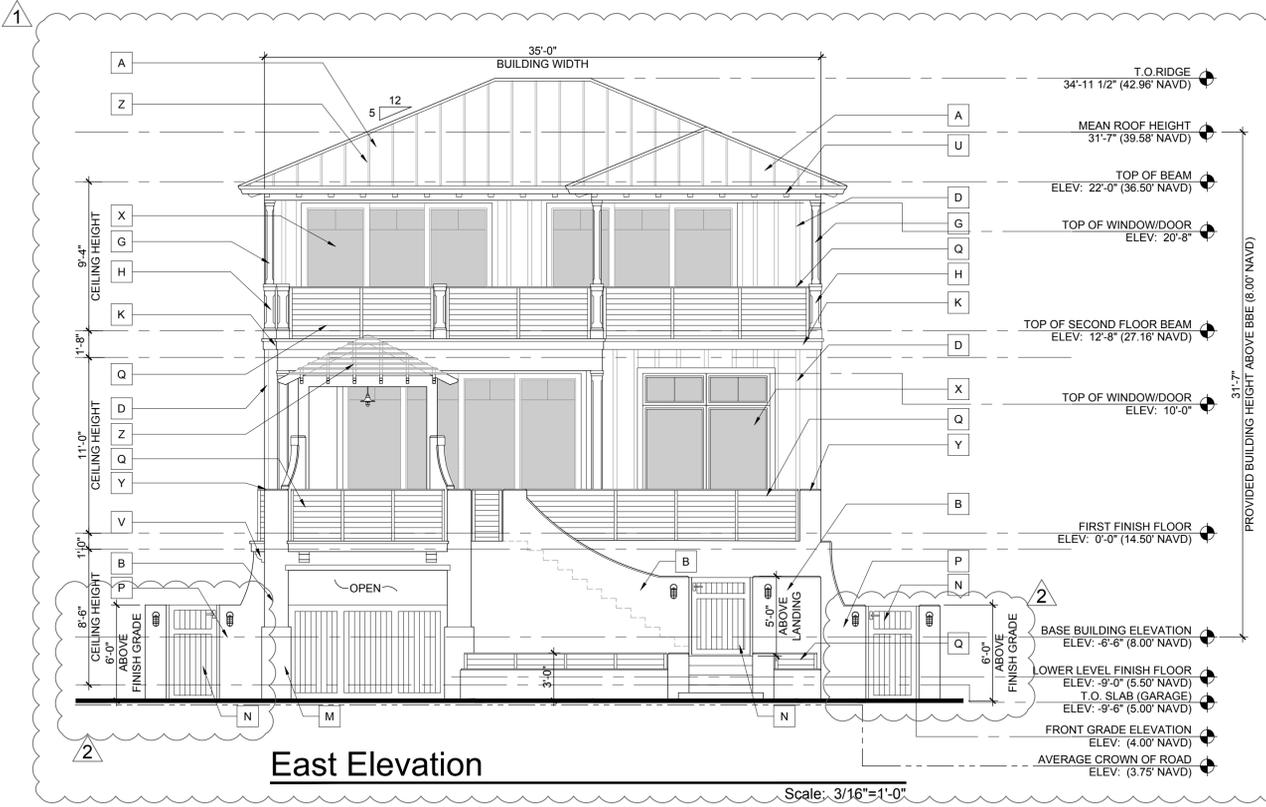
BUILDING ELEVATIONS

A-3



North Elevation

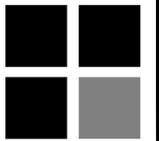
Scale: 3/16"=1'-0"



East Elevation

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

ELEVATION NOTES			
A	PRE-WEATHERED GALVALUME STANDING SEAM ROOF BY ENGLERT. PROVIDE NOA & SAMPLE FOR ARCHITECTS REVIEW BRONZE FINISH	N	ALUMINUM GATE. REFER TO DETAIL & PROVIDE SHOP DRAWINGS WHITE FINISH
B	SMOOTH STUCCO FINISH.	P	SMOOTH STUCCO FINISH MASONRY GARDEN WALL. REFER TO DETAIL
C	1/4" STUCCO SCORE LINE	Q	39" HIGH ALUMINUM RAIL WITH METAL CABLES. REFER TO DETAIL. BRONZE FINISH
D	3/4"x3" SMOOTH STUCCO BOARD AND BATTEN WALL TREATMENT DETAIL.	R	MASONRY COLUMN W/CHAMFERS. REFER TO DETAIL
E	WOOD BRACKET. REFER TO DETAIL	S	ALUMINUM BAHAMA SHUTTERS. PROVIDE SHOP DRAWINGS FOR REVIEW WHITE FINISH
F	4" SMOOTH STUCCO WINDOW SURROUND W/1" PROJECTION	T	ALUMINUM SHUTTERS. PROVIDE SHOP DRAWINGS FOR REVIEW WHITE FINISH
G	WOOD POST W/CHAMFERS AND WHITE PAINT FINISH. REFER TO DETAIL	U	WHITE HARDIE BOYS OUTRIGGERS. REFER TO DETAIL
H	CMU PIER W/CHAMFERS. REFER TO DETAIL	V	WHITE HARDIE BOYS CORBEL. REFER TO DETAIL
J	LIGHT FIXTURE WITH BRONZE FINISH. REFER TO OWNER FOR SELECTION	W	INSULATED METAL GARAGE DOOR WITH APPLIED AZEK MOLDING
K	2" OVER 6" SMOOTH STUCCO BAND W/2" & 1" PROJECTION RESPECTIVELY	X	IMPACT RESISTANT WINDOW AND DOOR (BRONZE FINISH) REFER TO SCHEDULE BRONZE FINISH
L	6" WHITE HARDIE BOARD SIDING. PROVIDE NOA FOR REVIEW	Y	1" STUCCO BEVEL
M	1" SMOOTH STUCCO FINISH WATER TABLE	Z	ALUMINUM TRELLIS (BRONZE FINISH) PROVIDE SHOP DRAWINGS FOR REVIEW



MILLER RESIDENCE  
 150 MARINE WAY  
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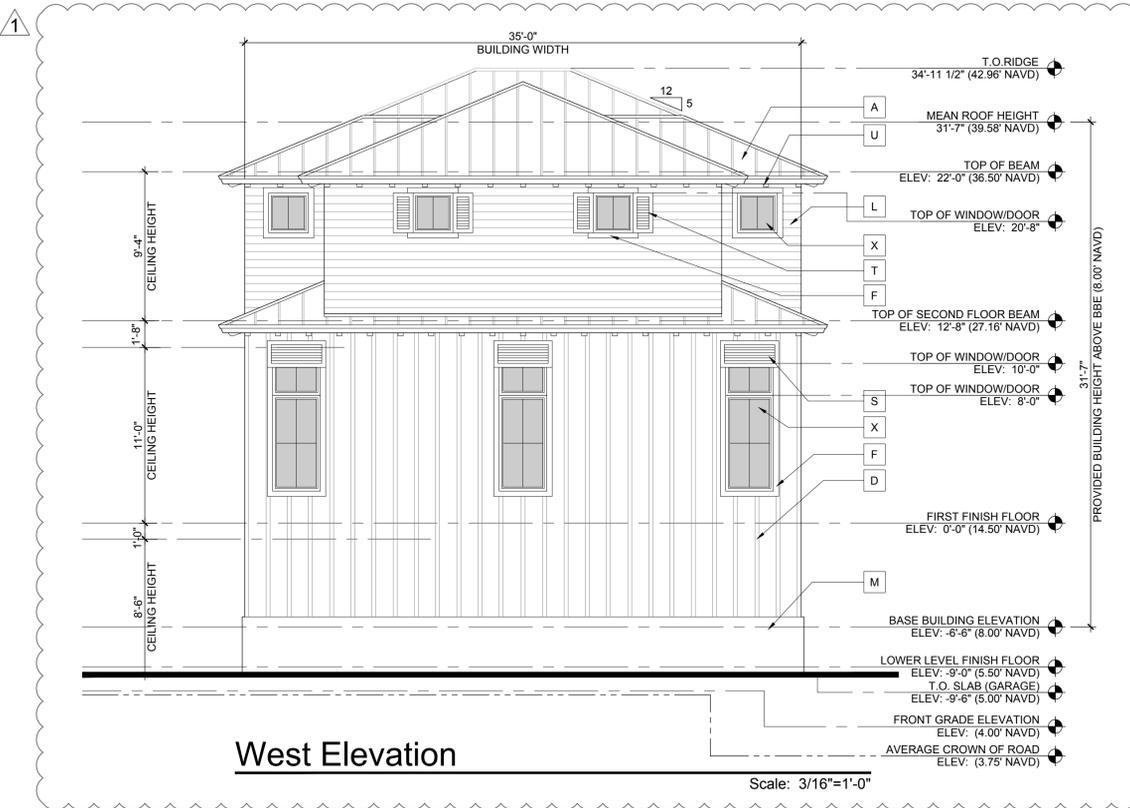
BUILDING ELEVATION

A-4



South Elevation

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



West Elevation

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

ELEVATION NOTES

A	PRE-WEATHERED GALVALUMF STANDING SEAM ROOF BY ENGLERT. PROVIDE NOA & SAMPLE FOR ARCHITECTS REVIEW BRONZE FINISH	N	ALUMINUM GATE. REFER TO DETAIL & PROVIDE SHOP DRAWINGS WHITE FINISH
B	SMOOTH STUCCO FINISH.	P	SMOOTH STUCCO FINISH MASONRY GARDEN WALL. REFER TO DETAIL
C	1/4" STUCCO SCORE LINE	Q	39" HIGH ALUMINUM RAIL WITH METAL CABLES. REFER TO DETAIL. BRONZE FINISH
D	3/4"x3" SMOOTH STUCCO BOARD AND BATTEN WALL TREATMENT DETAIL.	R	MASONRY COLUMN W/CHAMFERS. REFER TO DETAIL
E	WOOD BRACKET. REFER TO DETAIL	S	ALUMINUM BAHAMA SHUTTERS. PROVIDE SHOP DRAWINGS FOR REVIEW WHITE FINISH
F	4" SMOOTH STUCCO WINDOW SURROUND W/1" PROJECTION	T	ALUMINUM SHUTTERS. PROVIDE SHOP DRAWINGS FOR REVIEW WHITE FINISH
G	WOOD POST W/CHAMFERS AND WHITE PAINT FINISH. REFER TO DETAIL	U	WHITE HARDIE BOYS OUTRIGGERS. REFER TO DETAIL
H	CMU PIER W/CHAMFERS. REFER TO DETAIL	V	WHITE HARDIE BOYS CORBEL. REFER TO DETAIL
J	LIGHT FIXTURE WITH BRONZE FINISH. REFER TO OWNER FOR SELECTION	W	INSULATED METAL GARAGE DOOR WITH APPLIED AZEK MOLDING
K	2" OVER 6" SMOOTH STUCCO BAND W/2" & 1" PROJECTION RESPECTIVELY	X	IMPACT RESISTANT WINDOW AND DOOR (BRONZE FINISH) REFER TO SCHEDULE BRONZE FINISH
L	6" WHITE HARDIE BOARD SIDING. PROVIDE NOA FOR REVIEW	Y	1" STUCCO BEVEL
M	1" SMOOTH STUCCO FINISH WATER TABLE	Z	ALUMINUM TRELLIS (BRONZE FINISH) PROVIDE SHOP DRAWINGS FOR REVIEW

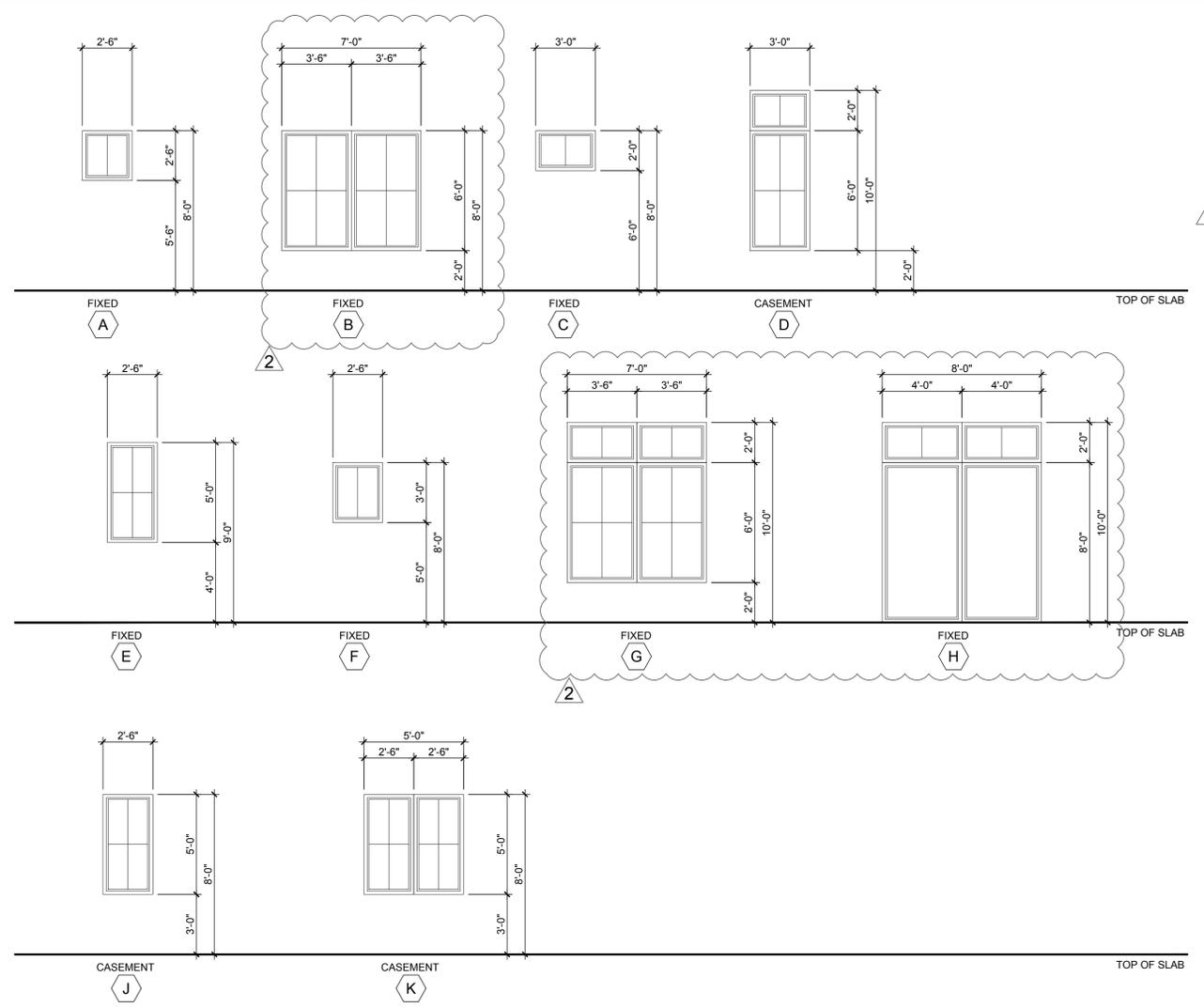
**WINDOW SCHEDULE**

(X)	WINDOW SIZE	WINDOW TYPE	FRAME	FRAME COLOR	GLAZING	ROUGH OPENING	REMARKS
	WIDTH HEIGHT					PER MANUF. SPECS	----
A	2'-6" 2'-6"	FIXED	ALUM.	BRONZE	CLEAR		----
B	7'-0" 6'-0"	FIXED	ALUM.	BRONZE	CLEAR		REFER TO ELEVATION FOR PANEL LAYOUT
C	3'-0" 2'-0"	FIXED	ALUM.	BRONZE	CLEAR		----
D	3'-0" 6'-0"	CASEMENT	ALUM.	BRONZE	CLEAR		WITH 3'-0"x2'-0" TRANSOM ABOVE
E	2'-6" 5'-0"	FIXED	ALUM.	BRONZE	CLEAR		----
F	2'-6" 3'-0"	FIXED	ALUM.	BRONZE	CLEAR		----
G	7'-0" 8'-0"	FIXED	ALUM.	BRONZE	CLEAR		REFER TO ELEVATION FOR PANEL LAYOUT
H	8'-0" 10'-0"	FIXED	ALUM.	BRONZE	CLEAR		REFER TO ELEVATION FOR PANEL LAYOUT
J	2'-6" 5'-0"	CASEMENT	ALUM.	BRONZE	CLEAR		----
K	(2)2'-6" 5'-0"	CASEMENT	ALUM.	BRONZE	CLEAR		----

**DOOR SCHEDULE:**

(X)	DOORS			FRAMES			
	DOOR SIZE	STYLE	MATERIAL	FINISH	GLAZING	REMARKS	
	WIDTH HEIGHT						
<b>EXTERIOR</b>							
1	3'-0" 8'-0"	H.M.	MTL.	PAINTED	N/A	----	
2	8'-0" 8'-0"	OVERHEAD	MTL.	WHITE	N/A	INSULATED W/APPLIED AZEK. REFER TO ELEVATIONS. PROVIDE NOA FOR REVIEW	
3	3'-0" 8'-0"	FRENCH	MTL.	BRONZE	CLEAR	----	
4	15'-0" 10'-0"	SLIDER	MTL.	BRONZE	CLEAR	4 PANEL (XXXO)(FIXED PANEL TO BE A SWING PANEL)	
5	12'-0" 8'-0"	SLIDER	MTL.	BRONZE	CLEAR	3 PANEL (OXO)	
6	2'-8" 8'-0"	FRENCH	MTL.	BRONZE	CLEAR	----	
7	16'-0" 8'-0"	OVERHEAD	MTL.	WHITE	N/A	INSULATED W/APPLIED AZEK. REFER TO ELEVATIONS. PROVIDE NOA FOR REVIEW	
<b>INTERIOR</b>							
8	3'-0" 8'-0"	M.D.F.	WOOD	PAINTED	N/A	SWING DR. COORDINATE WITH ELEVATOR MANUFACTURER	
9	2'-8" 8'-0"	M.D.F.	WOOD	PAINTED	N/A	SWING	
10	2'-6" 8'-0"	M.D.F.	WOOD	PAINTED	N/A	SWING	
11	3'-0" 8'-0"	M.D.F.	WOOD	PAINTED	N/A	BARN DOOR	
12	4'-0" 8'-0"	POCKET	WOOD	PAINTED	N/A	POCKET DOOR	
13	7'-2" 11'-0"	M.D.F.	WOOD	PAINTED	N/A	BARN DOOR	

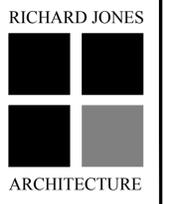
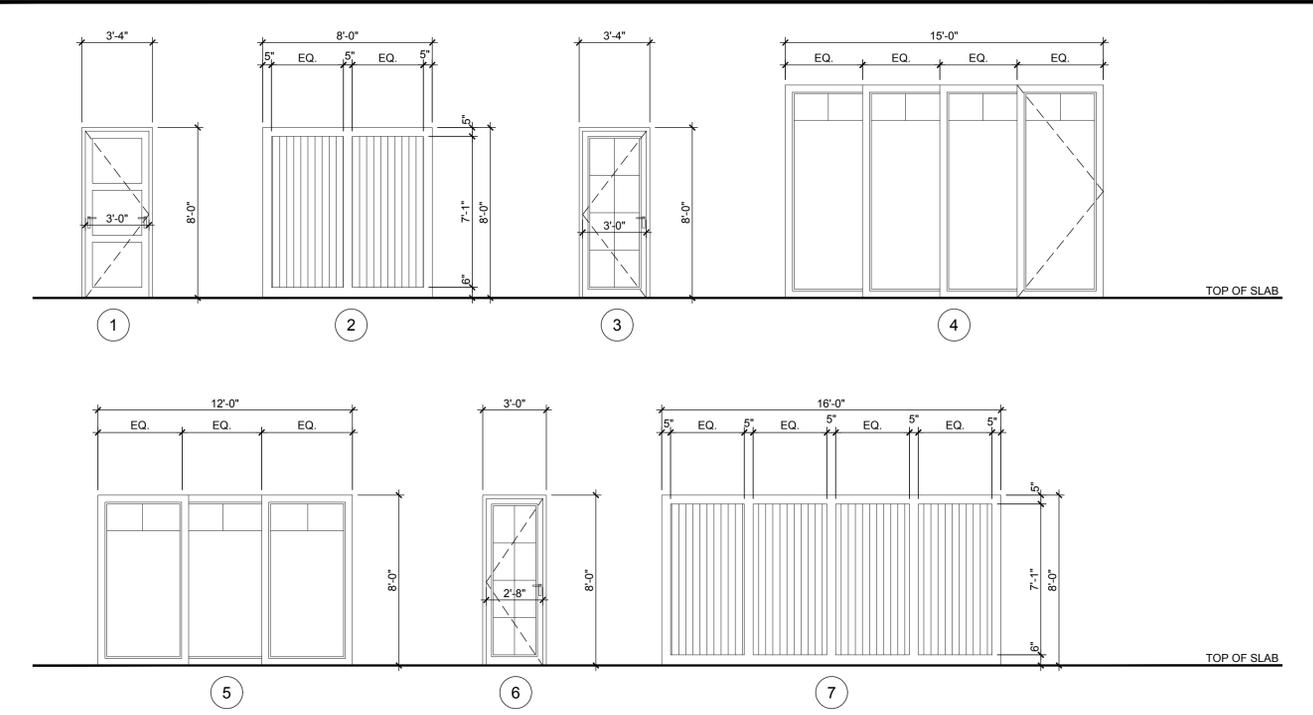
**WINDOW TYPES:**



**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" WIDE RAISED TYPE ON BOTH INSIDE AND OUTSIDE OF WINDOW.
- APPLY ELASTOMERIC WATERPROOF SEALER AT ALL EXTERIOR MASONRY OPENINGS. SEAL ALL INTERIOR SURFACES OF THE OPENING INCLUDING BUCKS AND EXTEND SEALER 12" BEYOND THE FACE OF THE OPENING ON THE EXTERIOR SIDE OF THE OPENING.
- USE LOUVERED DOOR AT HVAC CLOSET IF NO RETURN AIR IS PROVIDED.
- ALL WINDOW & DOOR FRAMES TO BE BRONZE ALUMINUM.
- REFER TO ELEVATIONS AND SECTIONS FOR OPERABLE WINDOW SWING ORIENTATION.
- ALL GLASS TO BE CLEAR NON-REFLECTIVE.

**DOOR TYPES: (AS VIEWED FROM EXTERIOR)**



**RICHARD JONES ARCHITECTURE**  
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WWW.RJARCHITECTURE.COM

MILLER RESIDENCE  
 150 MARINE WAY  
 DELRAY BEACH, FLORIDA

FLORIDA LICENSURE

AA26001617 | IB26001056  
 COMMISSION # 19-019  
 DESIGNER: RJ  
 DRAWN BY: JH  
 PLAN REVIEW: RJ

SUBMITTALS:  
 ISSUE FOR HBP REVIEW: 08.07.19

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 COMMENTS:  
 2 BUILDING DEPARTMENT 12.09.19  
 COMMENTS:

WINDOW & DOOR SCHEDULES

A-5

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East Side Street Elevation

Scale: n.t.s.

RICHARD JONES



ARCHITECTURE

10 S.E. FIRST AVENUE | SUITE 102  
 DELRAY BEACH, FLORIDA 33444  
 V: 561.274.9186 | F: 561.274.9196  
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MILLER RESIDENCE  
 150 MARINE WAY  
 DELRAY BEACH, FLORIDA

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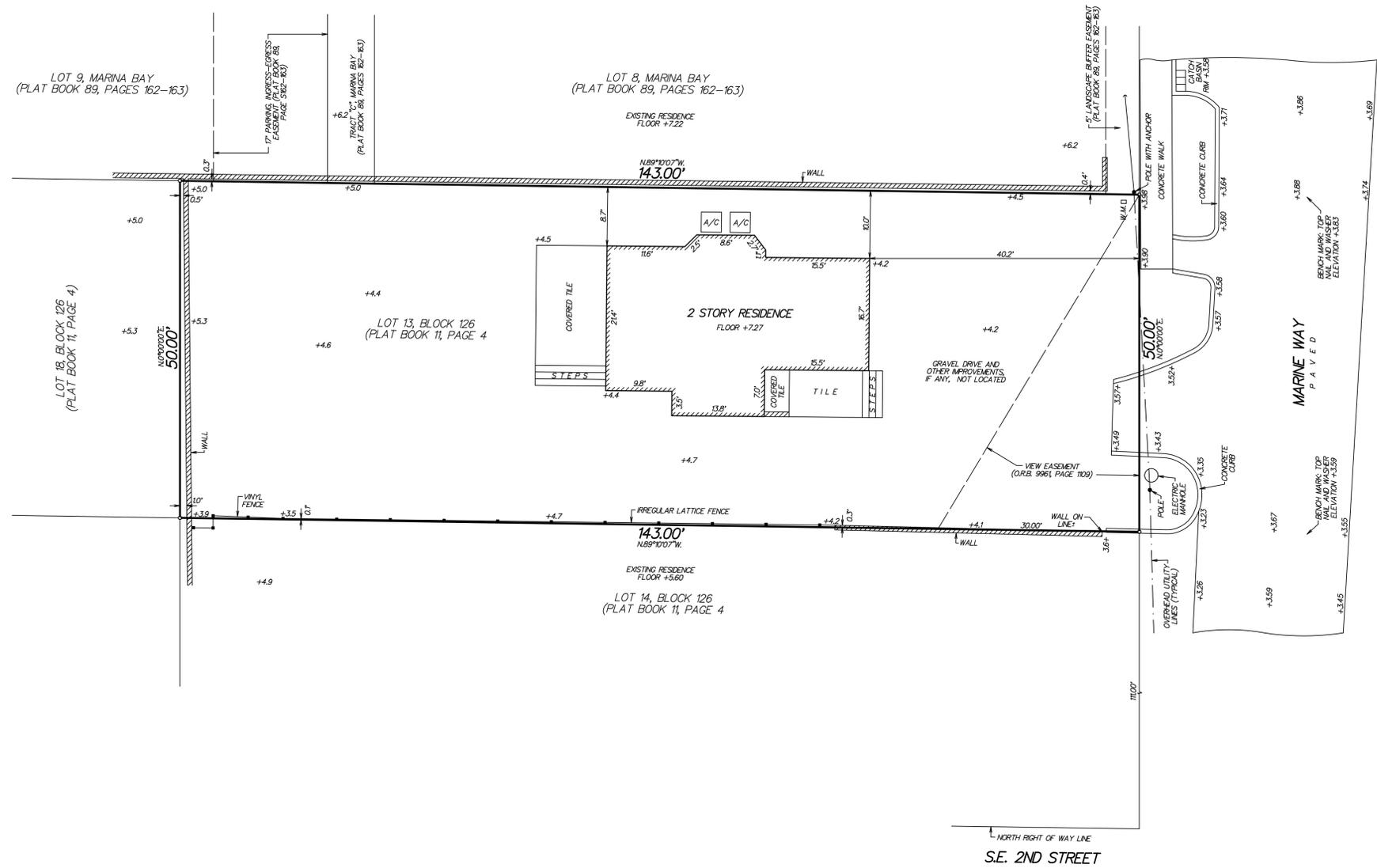
REVISIONS:  
 1 BUILDING DEPARTMENT 11.14.19  
 COMMENTS:  
 2 BUILDING DEPARTMENT 12.09.19  
 COMMENTS:

STREET  
 SCAPE

A-6

RICHARD JONES ARCHITECTURE

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**SURVEYOR'S REPORT/LEGEND:**

C = CENTERLINE  
 W.M. = WATER METER  
 A/C = CONCRETE A/C PAD  
 THE EAST LINE OF LOT 13 IS ASSUMED TO BEAR N0°00'00"E.  
 +3.59 = ELEVATION BASED ON NORTH AMERICAN VERTICAL DATUM 1988. SOURCE: "L-NET GPS NETWORK"  
 FLOOD ZONE: AE (EL. 6)  
 COMMUNITY PANEL NO. 125102  
 MAP NO.: 12099C0979  
 SUFFIX: F  
 EFFECTIVE DATE: OCTOBER 5, 2017

ALL DIMENSIONS SHOWN BASED ON STANDARD U.S. FOOT  
 THIS SURVEY MEETS THE CLOSURE OF 1 FOOT PER 10,000 FEET AS REQUIRED FOR COMMERCIAL HIGH RISK PROPERTY

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 13, BLOCK 126, A SUBDIVISION OF BLOCK 126, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**MAP OF AS-BUILT SURVEY**  
 SITE ADDRESS: 150 MARINE WAY,  
 DELRAY BEACH, FLORIDA 33483  
 PARCEL CONTROL NO. 12-43-46-16-01-126-0130

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 5J-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, 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 JANUARY 29, 2018	REVISED 05/30/19 - ADDED VIEW EASEMENT	SCALE: 1" = 10'
FIELD BOOK D.320	PAGE NO. 20	ORDER NO. 19-06db



# 150 MARINE WAY

150 MARINE WAY  
DELRAY BEACH, FLORIDA

RICHARD JONES



ARCHITECTURE

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MILLER RESIDENCE  
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FLORIDA LICENSURE

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PLAN REVIEW: RJ

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ISSUE FOR HBP REVIEW: 08.07.19

REVISIONS:  
1. BUILDING DEPARTMENT COMMENTS: 11.14.19  
2. BUILDING DEPARTMENT COMMENTS: 12.09.19  
3. BUILDING DEPARTMENT COMMENTS: 02.12.20

COVER SHEET

CVR

RICHARD JONES ARCHITECTURE

## DRAWING INDEX

CVR COVER SHEET  
S-1 SURVEY

### ARCHITECTURAL

SP-1 SITE PLAN  
SP-2 COMPOSITE OVERLAY PLAN  
A-1 LOWER LEVEL AND FIRST FLOOR PLANS  
A-2 SECOND FLOOR AND ROOF PLANS  
A-3 BUILDING ELEVATIONS  
A-4 BUILDING ELEVATIONS  
A-5 WINDOW & DOOR SCHEDULES  
A-6 STREET SCAPE  
A-7 BUILDING MASS COMPARISON  
A-8 ORIGINAL AND NEW SIDE ELEVATION COMPARISON  
A-9 SOUTH ELEVATION WITH AND WITHOUT LANDSCAPE

## 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: 31'-5" (MEAN ROOF HEIGHT ABOVE B.B.E.=8.00' NAVD)

TYPE OF CONSTRUCTION: TYPE V UNSPRINKLERED <sup>3</sup>

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 = 25'-4 3/4"  
(WEST) REAR SETBACK = 10'-0"  
(NORTH) SIDE SETBACK = 7'-6 1/4"  
(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 31'-5" (ABOVE BBE)  ASCE 7-10 CHAPTER 26 <sup>3</sup>

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

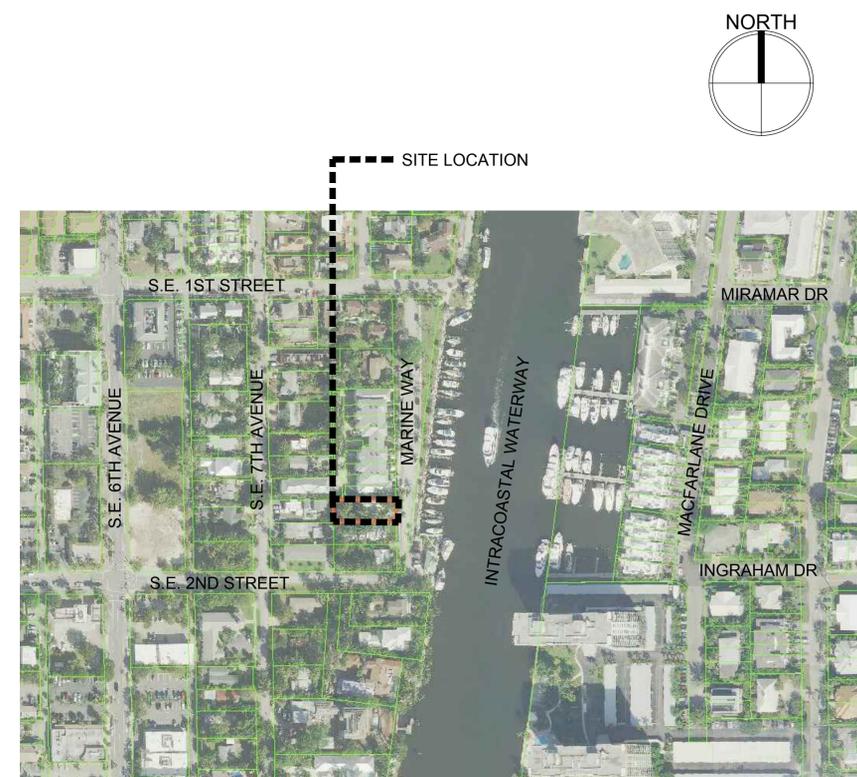
NOTE: ACTUAL DESIGN PRESSURES FOR ALL EXTERIOR WINDOWS, DOORS, GARAGE DOORS, AND SIMILAR ENVELOPE ELEMENTS MUST BE INDICATED ON CONSTRUCTION PLANS.

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

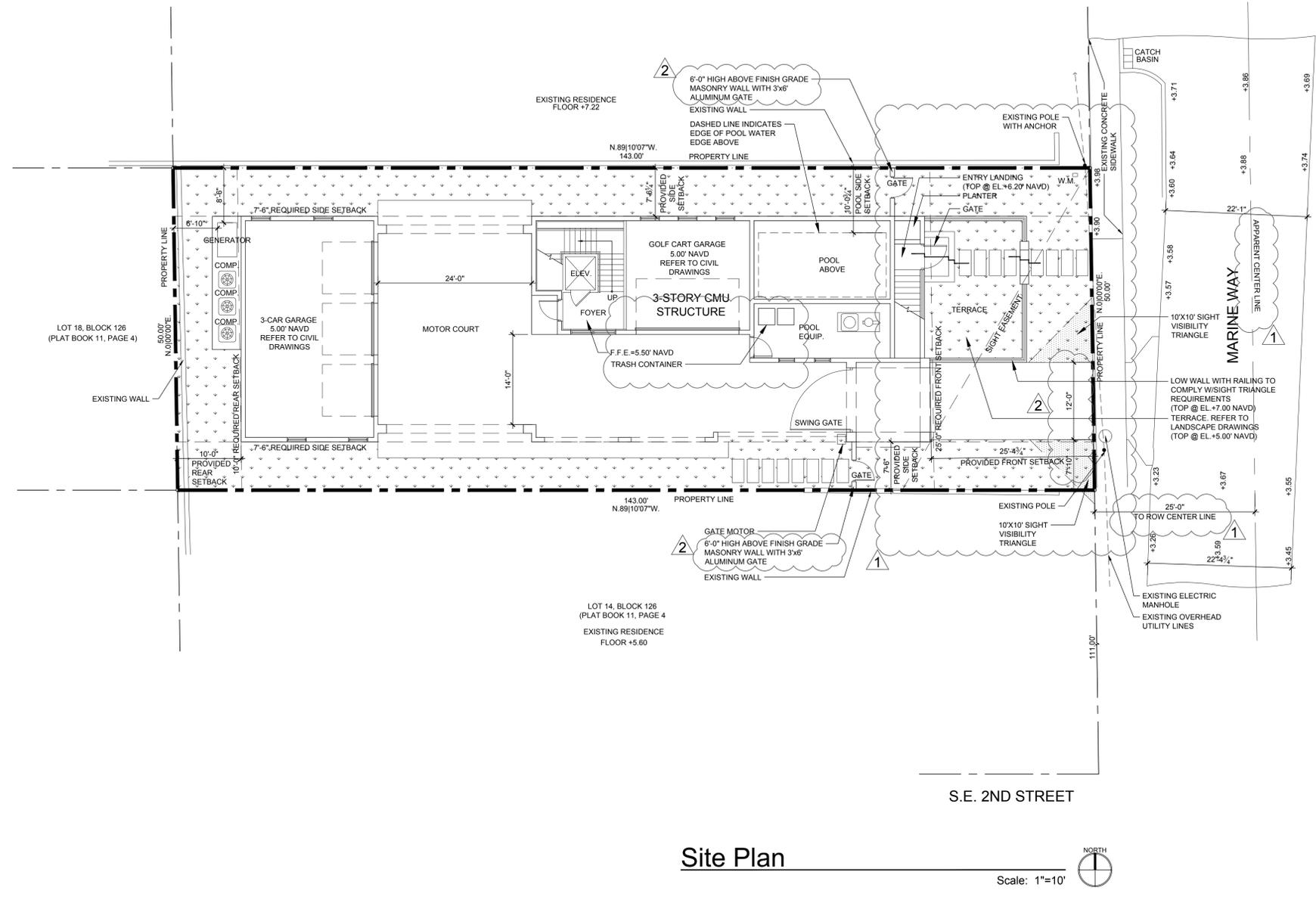
PLA DESIGN STUDIO, PLLC  
LANDSCAPE ARCHITECTURE  
2385 NW EXECUTIVE CENTER DR  
SUITE 240  
BOCA RATON FL, 33431  
PHONE: 561-904-1556

## 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



### LEGAL DESCRIPTION

LOT 13, BLOCK 126, A SUBDIVISION OF BLOCK 126, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Zoning District	RM - (Historic District)
Future Land Use	MD - (Historic District)
Architectural Style	Vernacular

### BUILDING SETBACKS

	Required	Provided	Existing
Front Setback (East)	25'-0"	25'-4 3/4"	40'-2"
Rear Setback (West)	10'-0"	10'-0"	63'-7 1/2"
Side Interior Setback (South)	7'-6"	7'-6"	16'-2 1/2"
Side Interior Setback (North)	7'-6"	7'-6 1/4"	6'-11"

### SITE DATA CHART

	PROVIDED	REQUIRED	EXISTING
Bldg Footprint =	3,698 SQ.FT.	N/A	836 SQ.FT.
Impervious Area =	4,494 SQ.FT.	N/A	1,308 SQ.FT.
Pervious Area =	2,658 SQ.FT.	N/A	5,844 SQ.FT.
Total Site Area =	7,152 SQ.FT.	7,500 SQ.FT.	
Lot Coverage =	51.8%	N/A	N/A
% Impervious =	62.8%	N/A	11.7%
% Pervious =	37.2%	N/A	88.3%
% Open Space =	37.2%	25% Non-Vehicular	88.3%
Lot Width =	50.0'	60'/80'	50.0'
Lot Depth =	143.0'	100'	143.0'
Lot Frontage =	50.0'	60'/80'	50.0'
Total Building Floor Area =	7,719 SQ.FT.	1,000 SQ.FT.	2,116 SQ.FT.
Finish Floor Elevation (FFE)	14.50' NAVD	7.00' NAVD	7.27' NAVD
Base Flood Elevation (BFE)	6.00' NAVD		
Base Building Elevation (BBE)	8.00' NAVD	(12" above BFE + 12" of Freeboard)	
Building Mean Roof Height	31'-7"	35'-0" (Above BBE)	± 23'-0"
Average Crown Of Road (ACR)	3.75' NAVD		Used for BHP elevation point

### AREA CALCULATIONS

GARAGE LEVEL Foyer A/C	246 SQ.FT.
GROUND FLOOR AIR CONDITIONED AREA	2,581 SQ.FT.
SECOND FLOOR AIR CONDITIONED AREA	1,171 SQ.FT.
TOTAL FLOOR AIR CONDITIONED AREA	3,998 SQ.FT.
GARAGES / POOL EQUIPMENT STORAGE ROOM	1,230 SQ.FT.
COVERED PATIOLOGGIA	501 SQ.FT.
COVERED BALCONY	280 SQ.FT.
TOTAL UNDER ROOF AREA	6,009 SQ.FT.
OPEN POOL DECK (POOL INCLUDED)	533 SQ.FT.
OPEN BALCONIES	288 SQ.FT.
TOTAL BUILDING FLOOR AREA	6,830 SQ.FT.

### HARDSCAPE DATA

	PROVIDED	KEY
IMPERVIOUS AREA	4,494 SQ.FT.	(NO HATCH)
PERVIOUS AREA	2,658 SQ.FT.	

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MILLER RESIDENCE  
 150 MARINE WAY  
 DELRAY BEACH, FLORIDA

FLORIDA LICENSURE

AA26001617 | IB26001056

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

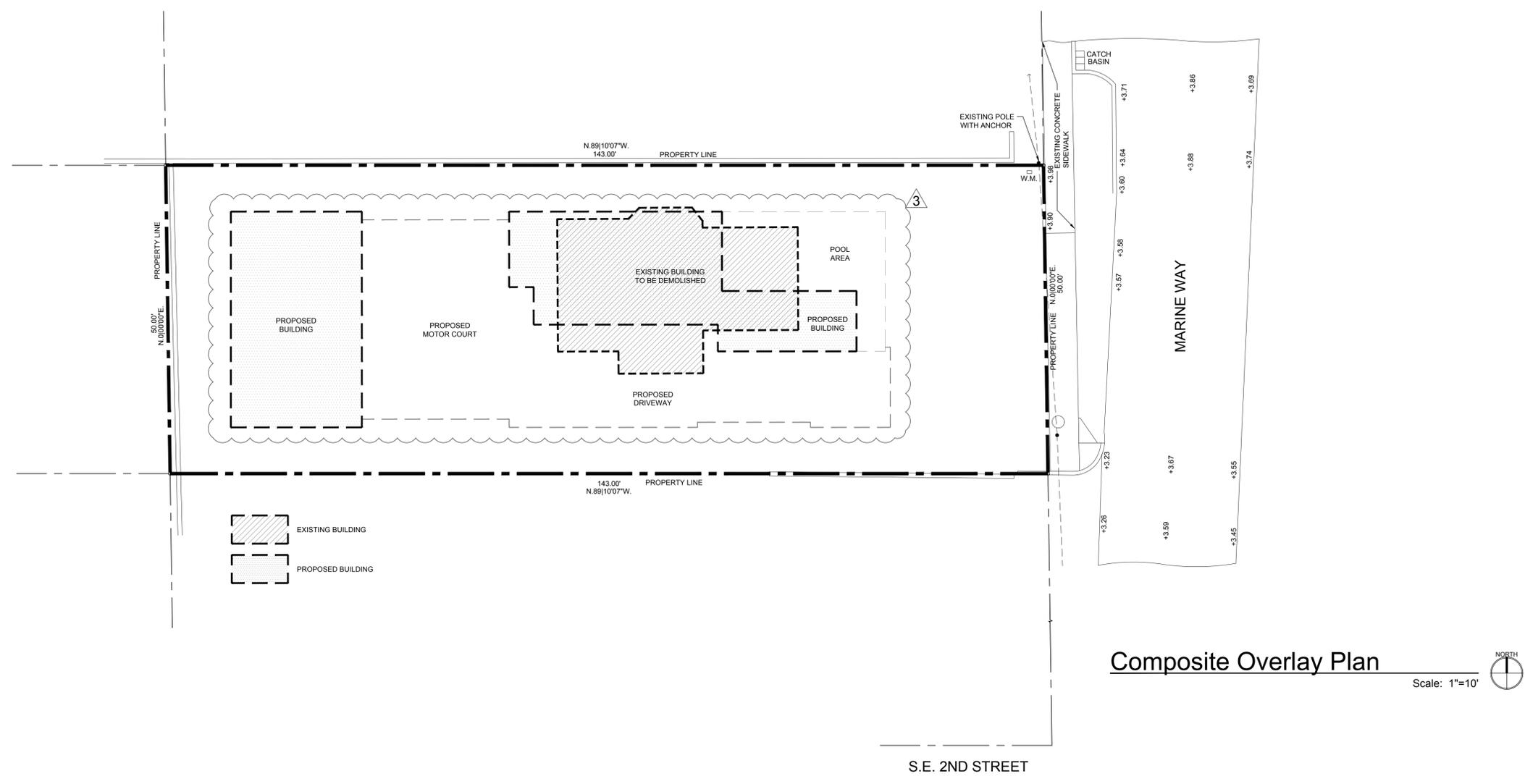
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 ISSUE FOR HBP REVIEW: 08.07.19

REVISIONS:  
 1 BUILDING DEPARTMENT 11.14.19  
 COMMENTS:  
 2 BUILDING DEPARTMENT 12.09.19  
 COMMENTS:  
 3 BUILDING DEPARTMENT 02.12.20  
 COMMENTS:

SITE PLAN

SP-1

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COMPOSITE OVERLAY PLAN

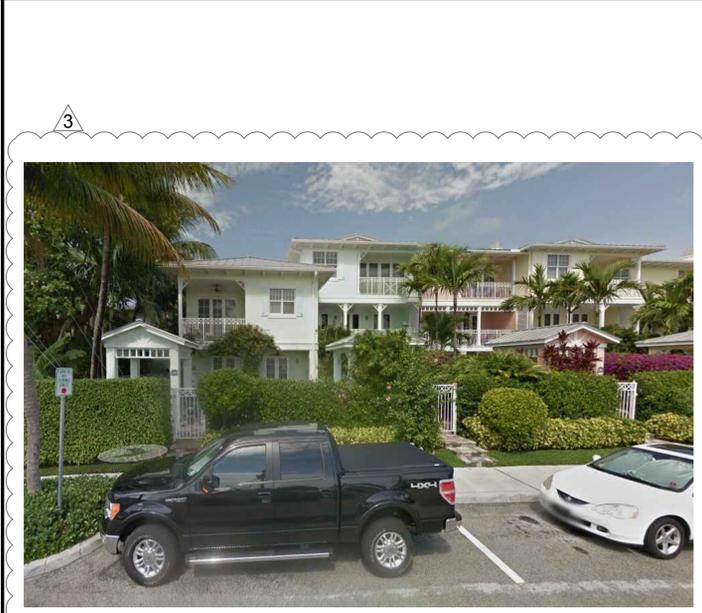
SP-2



SOUTH SIDE BUILDING PICTURE



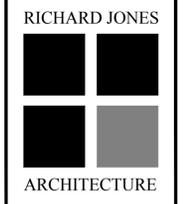
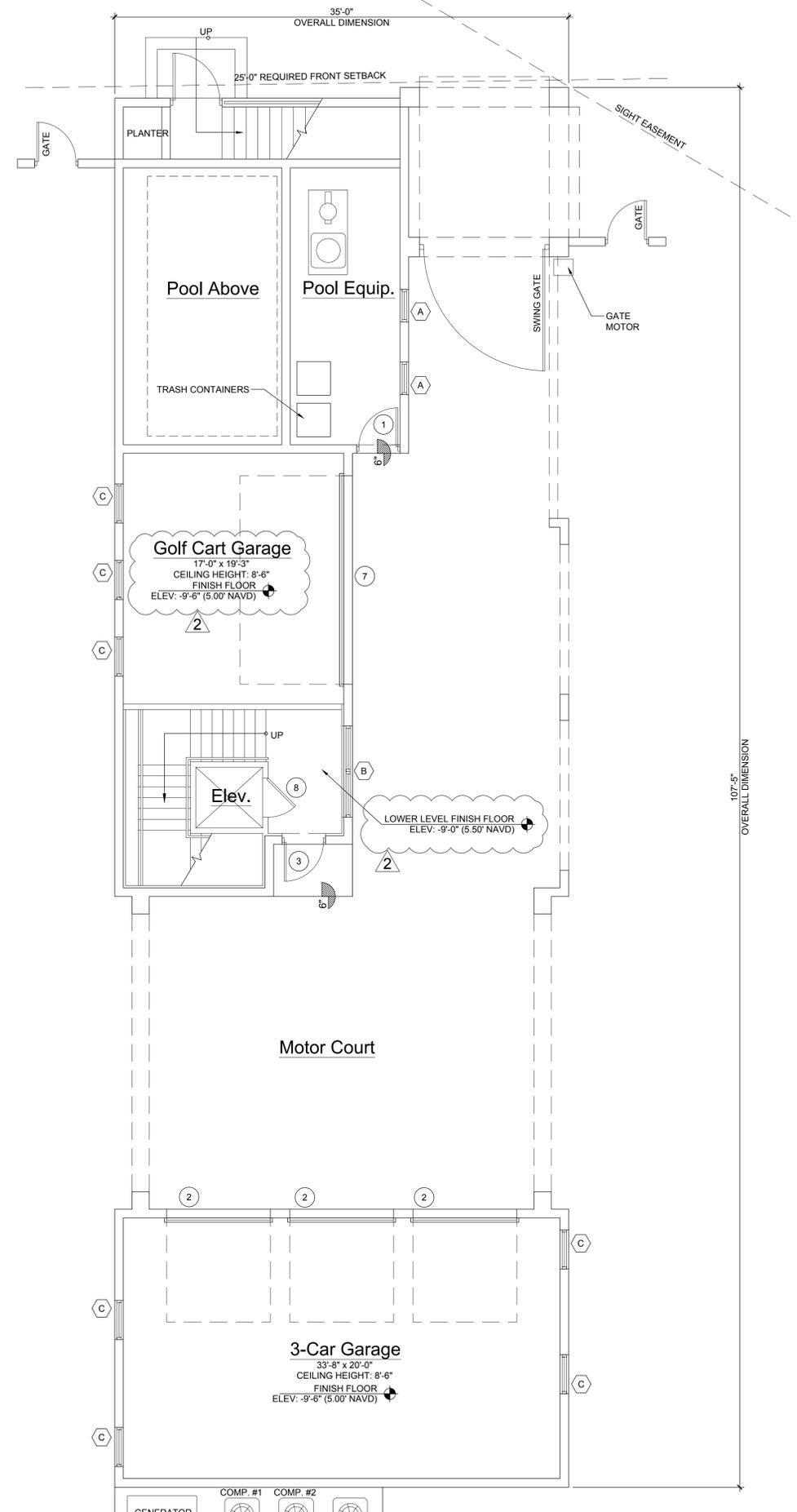
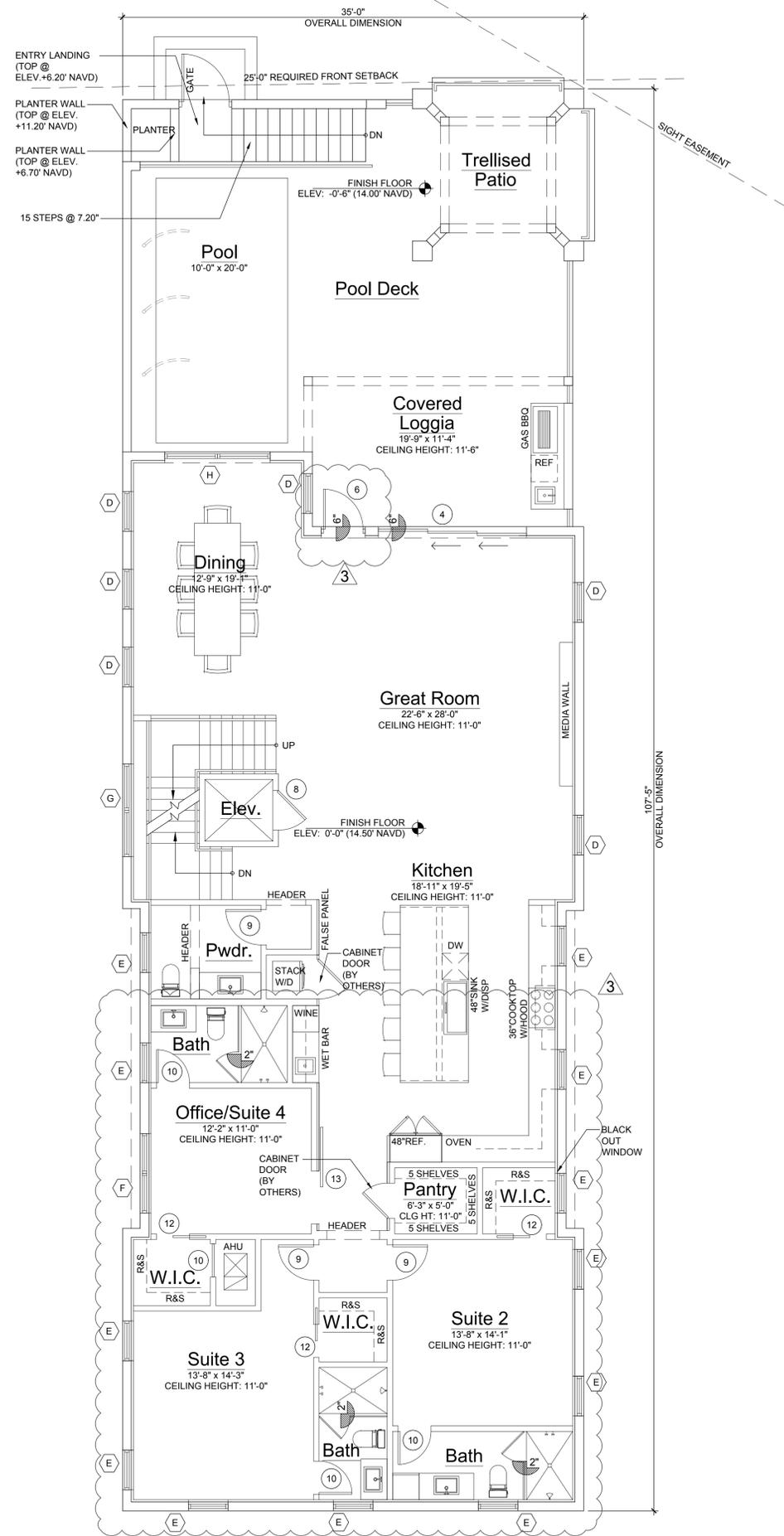
CURRENT BUILDING PICTURES



NORTH SIDE BUILDING PICTURE

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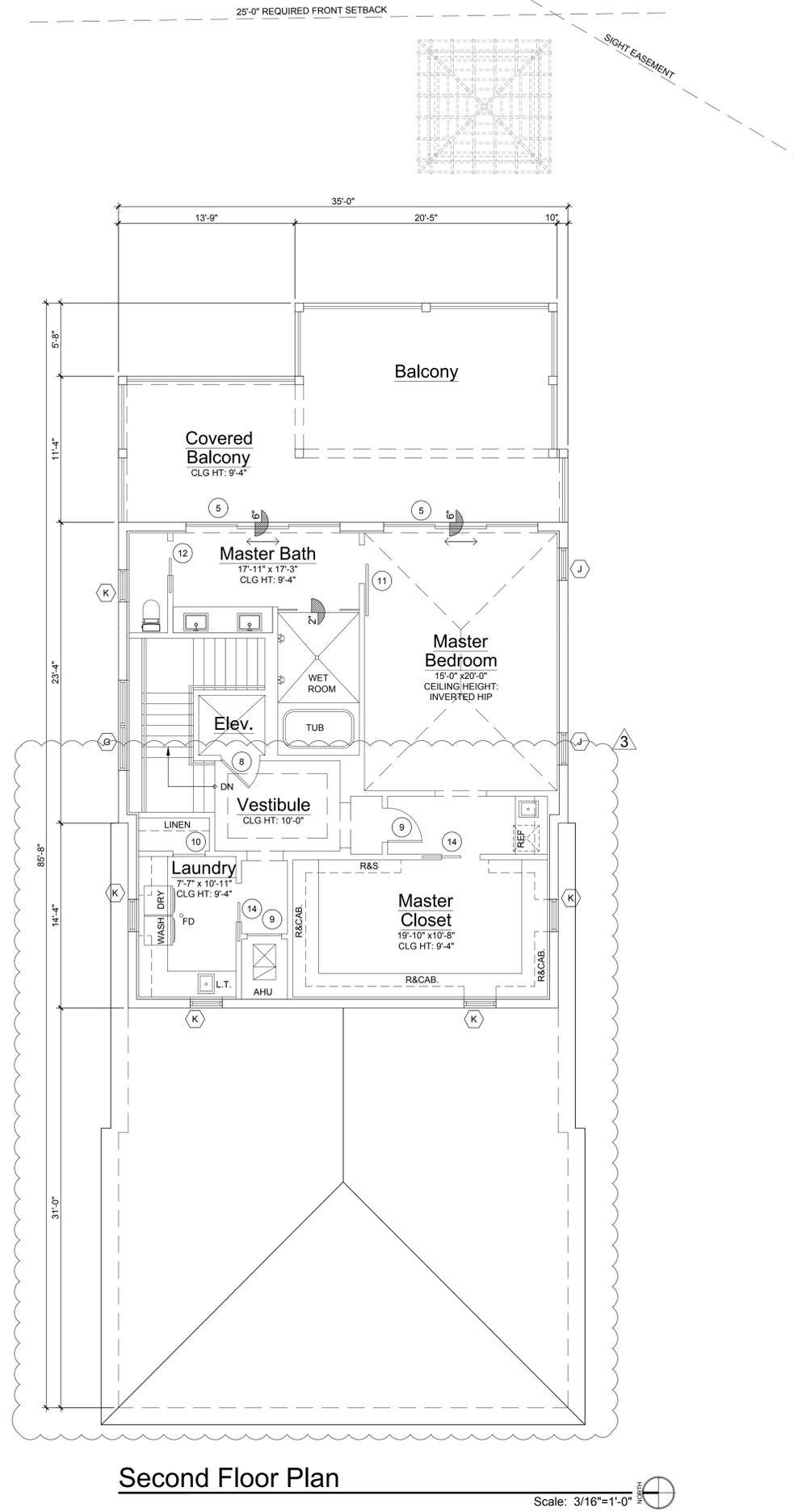
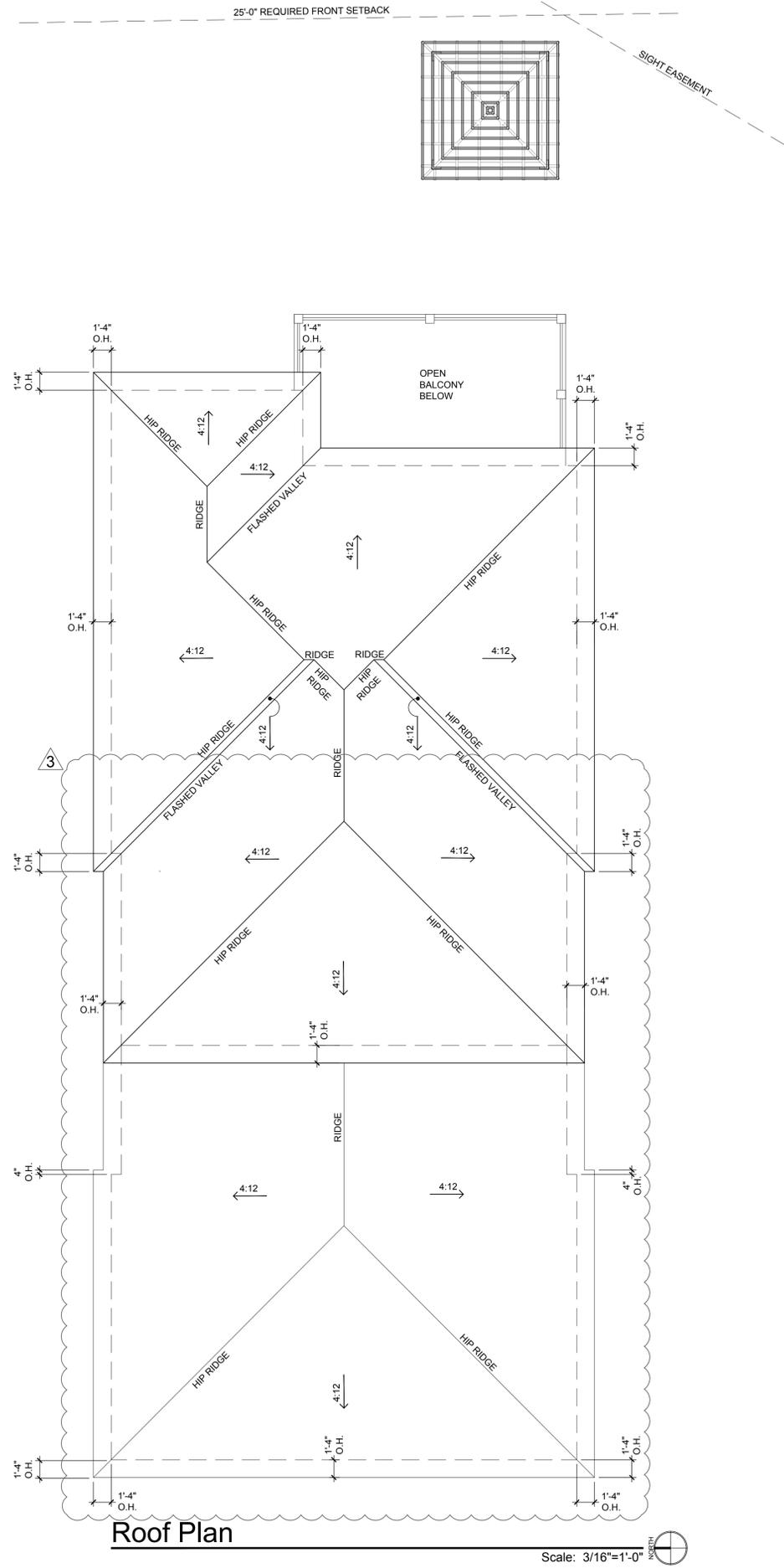
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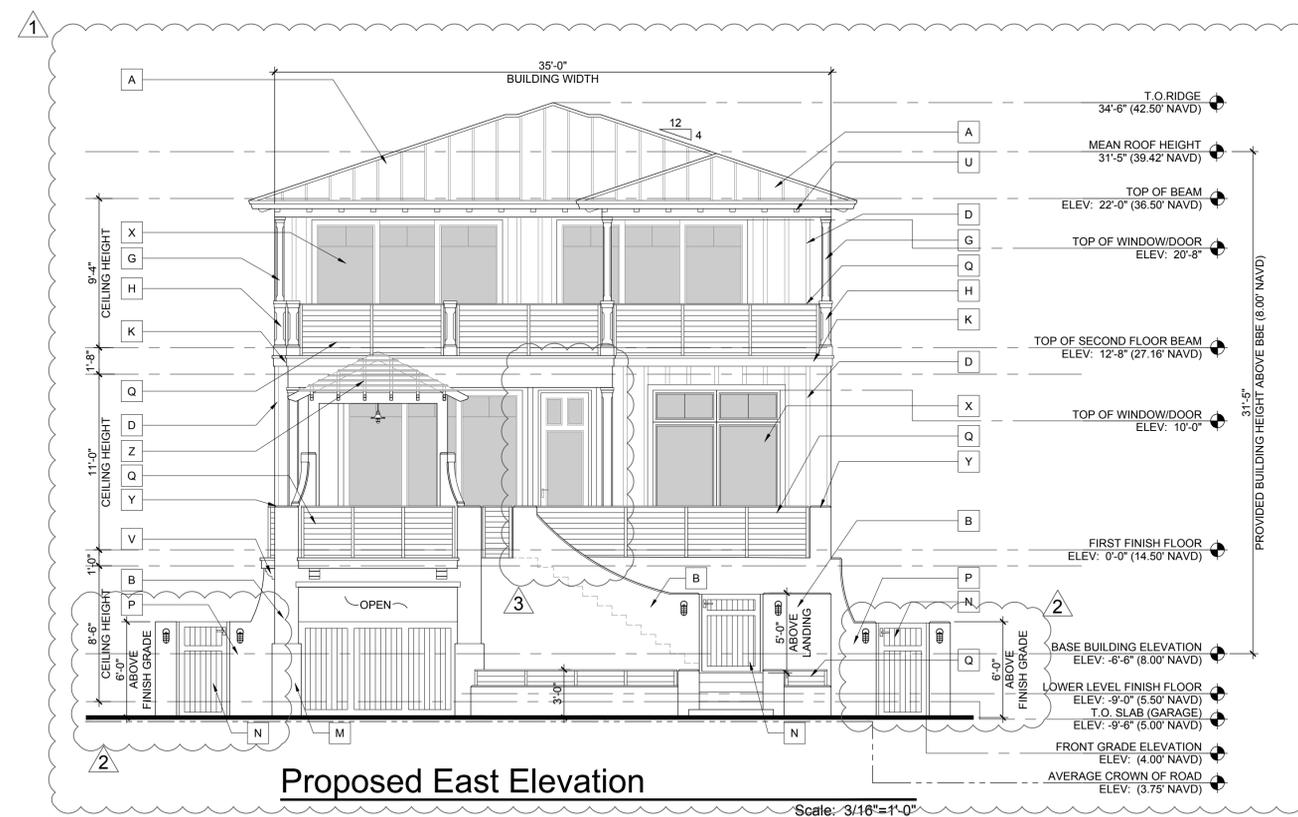
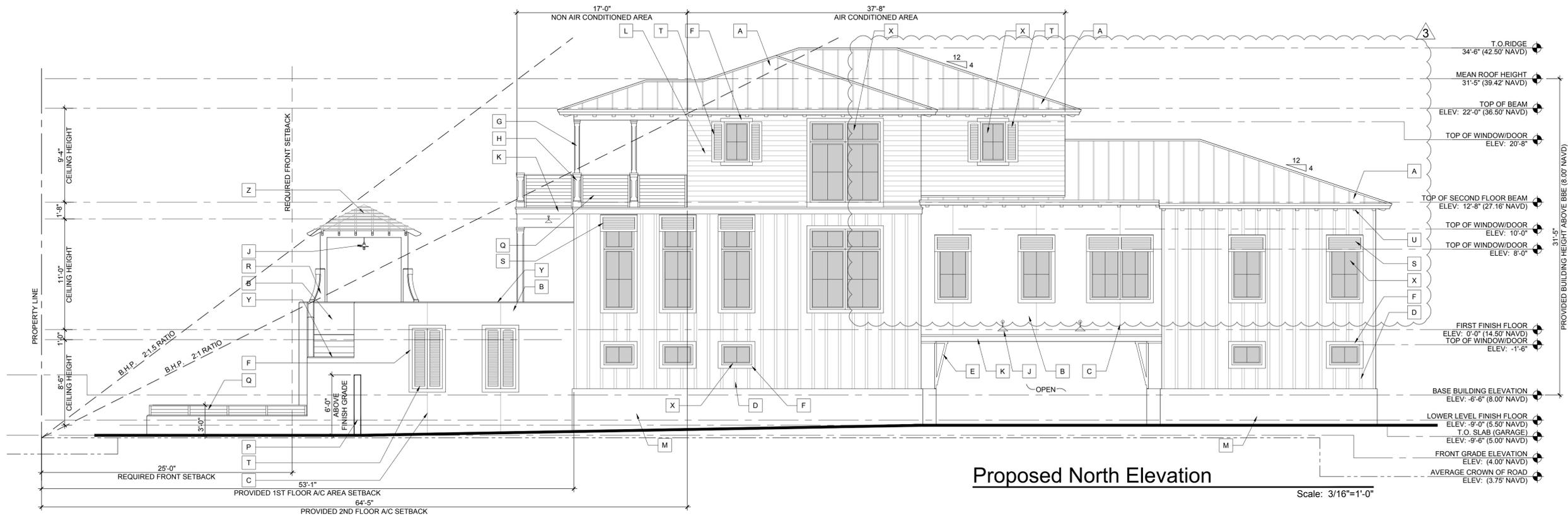
LOWER LEVEL & FIRST FLOOR PLANS

A-1

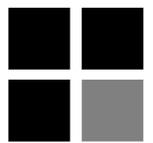
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ELEVATION NOTES			
A	PRE-WEATHERED GALVALUME STANDING SEAM ROOF BY ENGLERT. PROVIDE NOA & SAMPLE FOR ARCHITECTS REVIEW BRONZE FINISH	N	ALUMINUM GATE. REFER TO DETAIL & PROVIDE SHOP DRAWINGS WHITE FINISH
B	SMOOTH STUCCO FINISH.	P	SMOOTH STUCCO FINISH MASONRY GARDEN WALL. REFER TO DETAIL
C	1/4" STUCCO SCORE LINE	Q	39" HIGH ALUMINUM RAIL WITH METAL CABLES. REFER TO DETAIL BRONZE FINISH
D	3/4"x3" SMOOTH STUCCO BOARD AND BATTEN WALL TREATMENT DETAIL.	R	MASONRY COLUMN W/CHAMFERS. REFER TO DETAIL
E	WOOD BRACKET. REFER TO DETAIL	S	ALUMINUM BAHAMA SHUTTERS. PROVIDE SHOP DRAWINGS FOR REVIEW WHITE FINISH
F	4" SMOOTH STUCCO WINDOW SURROUND W/1" PROJECTION	T	ALUMINUM SHUTTERS. PROVIDE SHOP DRAWINGS FOR REVIEW WHITE FINISH
G	WOOD POST W/CHAMFERS AND WHITE PAINT FINISH. REFER TO DETAIL	U	WHITE HARDIE BOYS OUTRIGGERS. REFER TO DETAIL
H	CMU PIER W/CHAMFERS. REFER TO DETAIL	V	WHITE HARDIE BOYS CORBEL. REFER TO DETAIL
J	LIGHT FIXTURE WITH BRONZE FINISH. REFER TO OWNER FOR SELECTION	W	INSULATED METAL GARAGE DOOR WITH APPLIED AZEK MOLDING
K	2" OVER 6" SMOOTH STUCCO BAND W/2" & 1" PROJECTION RESPECTIVELY	X	IMPACT RESISTANT WINDOW AND DOOR (BRONZE FINISH) REFER TO SCHEDULE BRONZE FINISH
L	6" WHITE HARDIE BOARD SIDING. PROVIDE NOA FOR REVIEW	Y	1" STUCCO BEVEL
M	1" SMOOTH STUCCO FINISH WATER TABLE	Z	ALUMINUM TRELLIS (BRONZE FINISH) PROVIDE SHOP DRAWINGS FOR REVIEW



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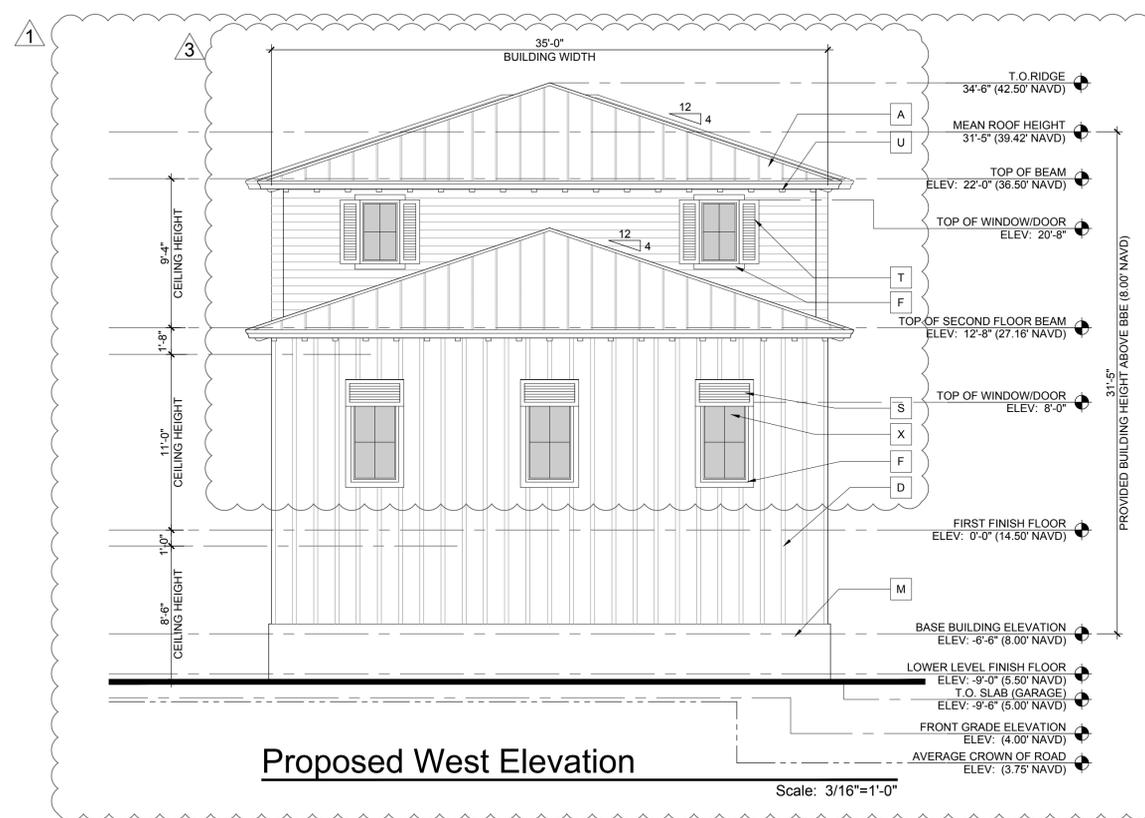
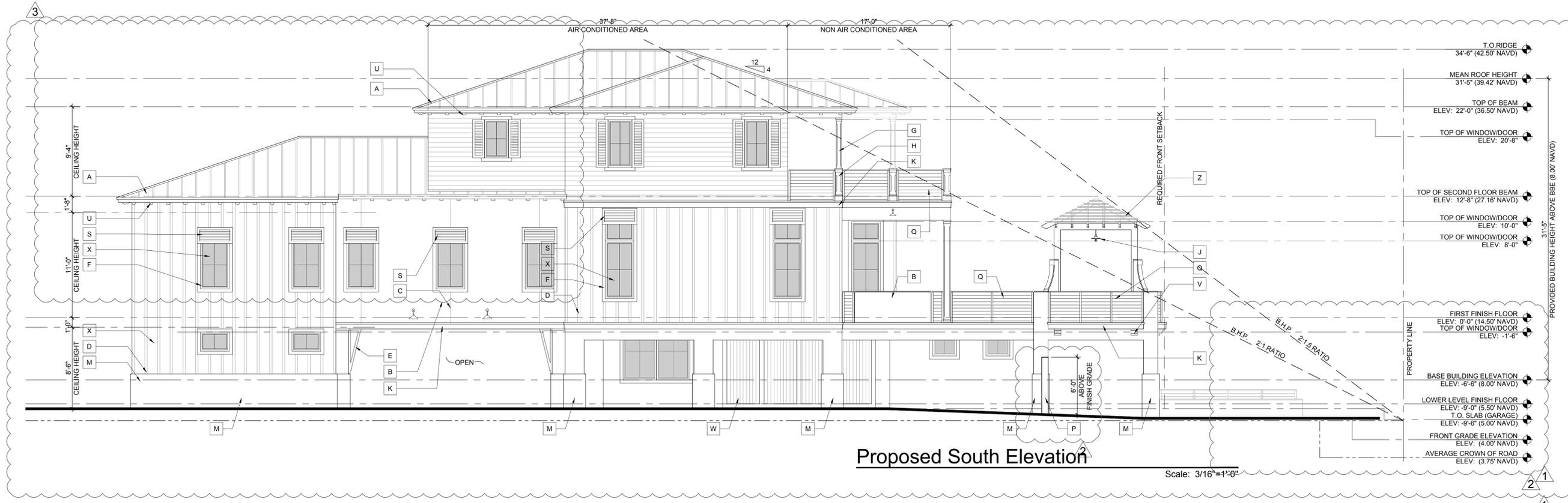
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 PLAN REVIEW: RJ

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BUILDING ELEVATION

A-4



ELEVATION NOTES			
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H	CMU PIER W/CHAMFERS. REFER TO DETAIL	V	WHITE HARDIE BOYS CORBEL. REFER TO DETAIL
J	LIGHT FIXTURE WITH BRONZE FINISH. REFER TO OWNER FOR SELECTION	W	INSULATED METAL GARAGE DOOR WITH APPLIED AZEK MOLDING
K	2" OVER 6" SMOOTH STUCCO BAND W/2" & 1" PROJECTION RESPECTIVELY	X	IMPACT RESISTANT WINDOW AND DOOR (BRONZE FINISH) REFER TO SCHEDULE BRONZE FINISH
L	6" WHITE HARDIE BOARD SIDING. PROVIDE NOA FOR REVIEW	Y	1" STUCCO BEVEL
M	1" SMOOTH STUCCO FINISH WATER TABLE	Z	ALUMINUM TRELLIS (BRONZE FINISH) PROVIDE SHOP DRAWINGS FOR REVIEW

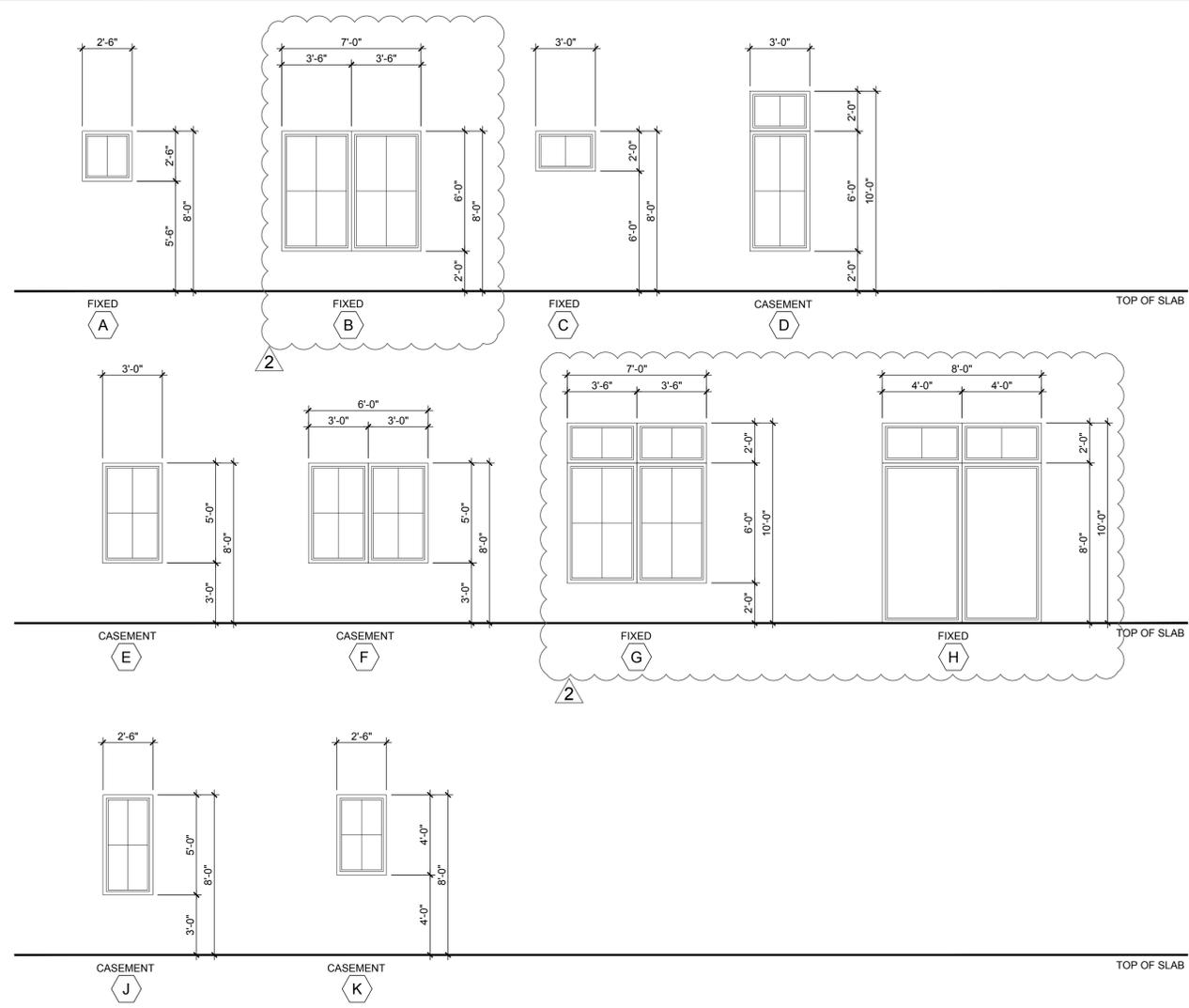
# WINDOW SCHEDULE

X	WINDOW SIZE		WINDOW TYPE	FRAME	FRAME COLOR	GLAZING	ROUGH OPENING PER MANUF. SPECS	REMARKS
	WIDTH	HEIGHT						
A	2'-6"	2'-6"	FIXED	ALUM.	BRONZE	CLEAR		
B	7'-0"	6'-0"	FIXED	ALUM.	BRONZE	CLEAR		REFER TO ELEVATION FOR PANEL LAYOUT
C	3'-0"	2'-0"	FIXED	ALUM.	BRONZE	CLEAR		
D	3'-0"	6'-0"	CASEMENT	ALUM.	BRONZE	CLEAR		WITH 3'-0"x2'-0" TRANSOM ABOVE
E	3'-0"	5'-0"	CASEMENT	ALUM.	BRONZE	CLEAR		
F	(2)3'-0"	5'-0"	CASEMENT	ALUM.	BRONZE	CLEAR		
G	7'-0"	8'-0"	FIXED	ALUM.	BRONZE	CLEAR		REFER TO ELEVATION FOR PANEL LAYOUT
H	8'-0"	10'-0"	FIXED	ALUM.	BRONZE	CLEAR		REFER TO ELEVATION FOR PANEL LAYOUT
J	2'-6"	5'-0"	CASEMENT	ALUM.	BRONZE	CLEAR		
K	2'-6"	4'-0"	CASEMENT	ALUM.	BRONZE	CLEAR		

# DOOR SCHEDULE:

X	DOORS			FRAMES				GLAZING	REMARKS
	DOOR SIZE	WIDTH	HEIGHT	STYLE	MATERIAL	FINISH			
EXTERIOR									
1	3'-0"	3'-0"	8'-0"	H.M.	MTL.	PAINTED	N/A	----	
2	8'-0"	8'-0"	8'-0"	OVERHEAD	MTL.	WHITE	N/A	----	INSULATED W/APPLIED AZEK. REFER TO ELEVATIONS. PROVIDE NOA FOR REVIEW
3	3'-0"	3'-0"	8'-0"	FRENCH	MTL.	BRONZE	CLEAR	----	
4	11'-3"	11'-3"	10'-0"	SLIDER	MTL.	BRONZE	CLEAR	----	3 PANEL (XXO)(3 TRACK)
5	12'-0"	12'-0"	8'-0"	SLIDER	MTL.	BRONZE	CLEAR	----	3 PANEL (OXO)
6	3'-0"	3'-0"	10'-0"	FRENCH	MTL.	BRONZE	CLEAR	----	
7	16'-0"	16'-0"	8'-0"	OVERHEAD	MTL.	WHITE	N/A	----	INSULATED W/APPLIED AZEK. REFER TO ELEVATIONS. PROVIDE NOA FOR REVIEW
INTERIOR									
8	3'-0"	3'-0"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	----	SWING DR. COORDINATE WITH ELEVATOR MANUFACTURER
9	2'-8"	2'-8"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	----	SWING
10	2'-6"	2'-6"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	----	SWING
11	3'-0"	3'-0"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	----	BARN DOOR
12	2'-8"	2'-8"	8'-0"	POCKET	WOOD	PAINTED	N/A	----	POCKET DOOR
13	4'-0"	4'-0"	11'-0"	M.D.F.	WOOD	PAINTED	N/A	----	BARN DOOR
14	3'-0"	3'-0"	8'-0"	POCKET	WOOD	PAINTED	N/A	----	POCKET DOOR

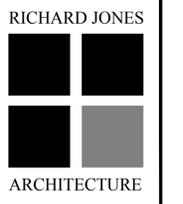
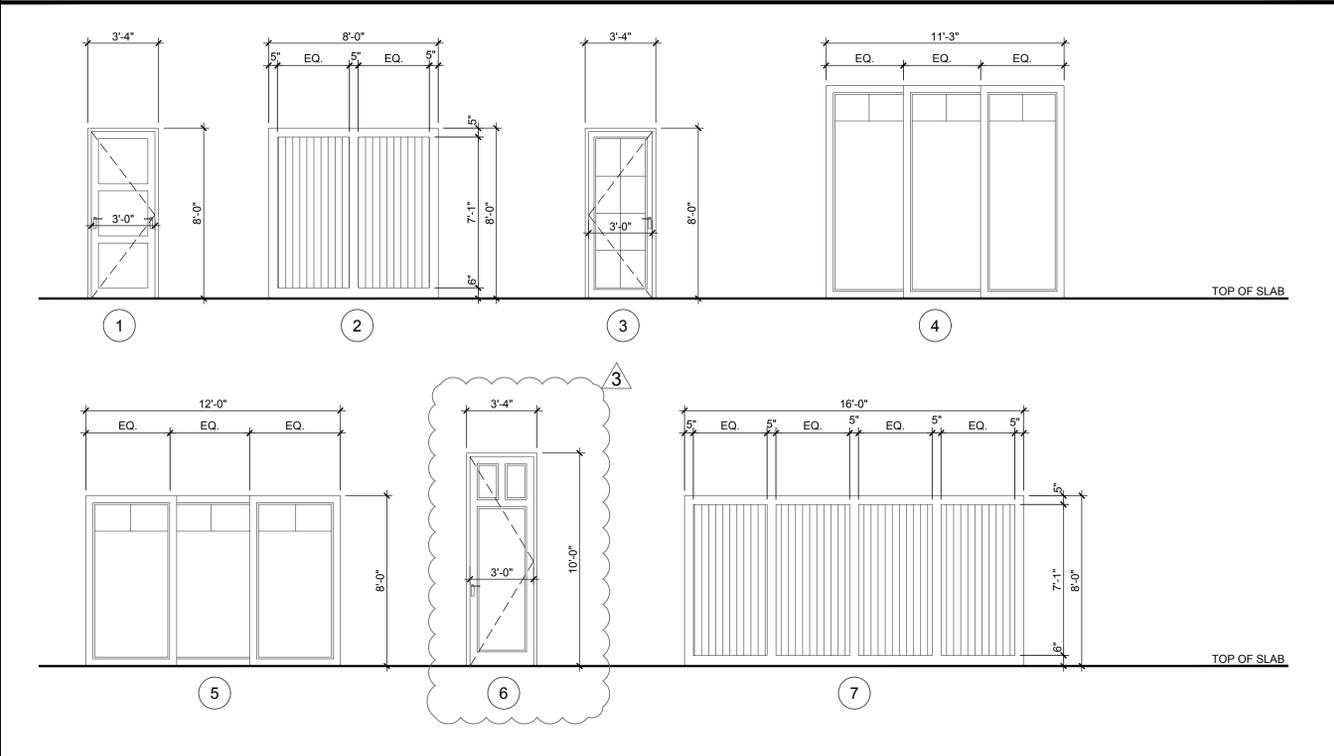
# WINDOW TYPES:



# 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" WIDE RAISED TYPE ON BOTH INSIDE AND OUTSIDE OF WINDOW.
- APPLY ELASTOMERIC WATERPROOF SEALER AT ALL EXTERIOR MASONRY OPENINGS. SEAL ALL INTERIOR SURFACES OF THE OPENING INCLUDING BUCKS AND EXTEND SEALER 12" BEYOND THE FACE OF THE OPENING ON THE EXTERIOR SIDE OF THE OPENING.
- USE LOUVERED DOOR AT HVAC CLOSET IF NO RETURN AIR IS PROVIDED.
- ALL WINDOW & DOOR FRAMES TO BE BRONZE ALUMINUM.
- REFER TO ELEVATIONS AND SECTIONS FOR OPERABLE WINDOW SWING ORIENTATION.
- ALL GLASS TO BE CLEAR NON-REFLECTIVE.

# DOOR TYPES: (AS VIEWED FROM EXTERIOR)



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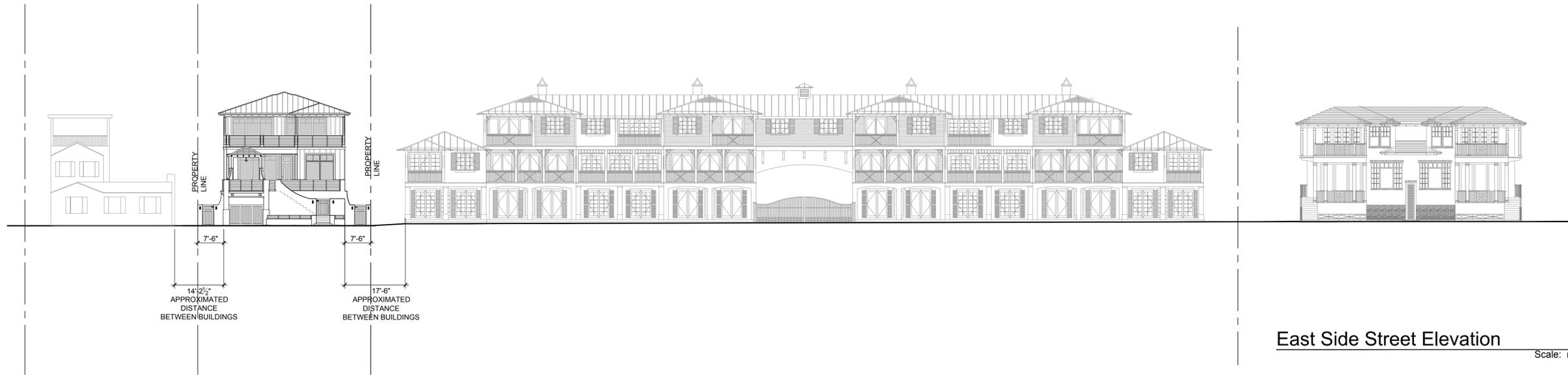
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WINDOW & DOOR SCHEDULES

A-5

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East Side Street Elevation

Scale: n.t.s.

RICHARD JONES



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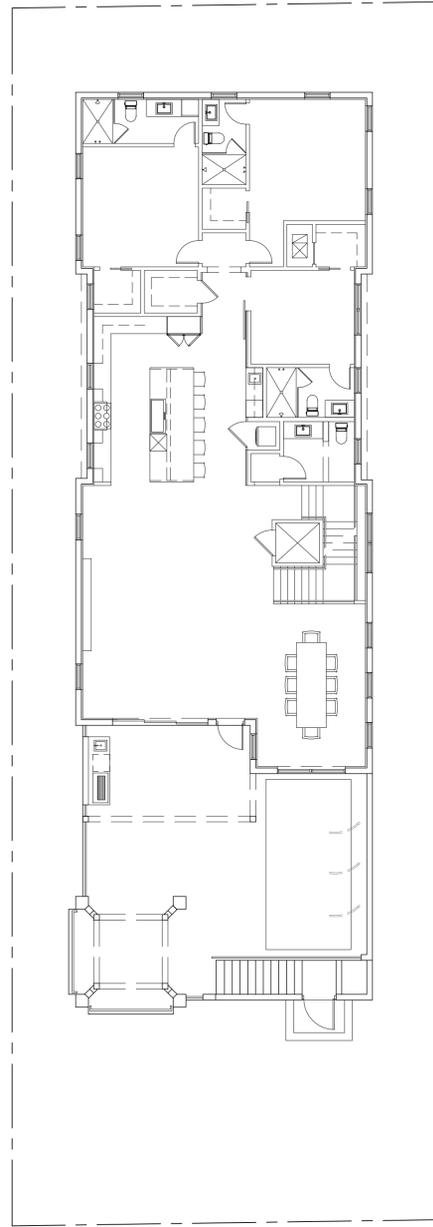
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STREET  
 SCAPE

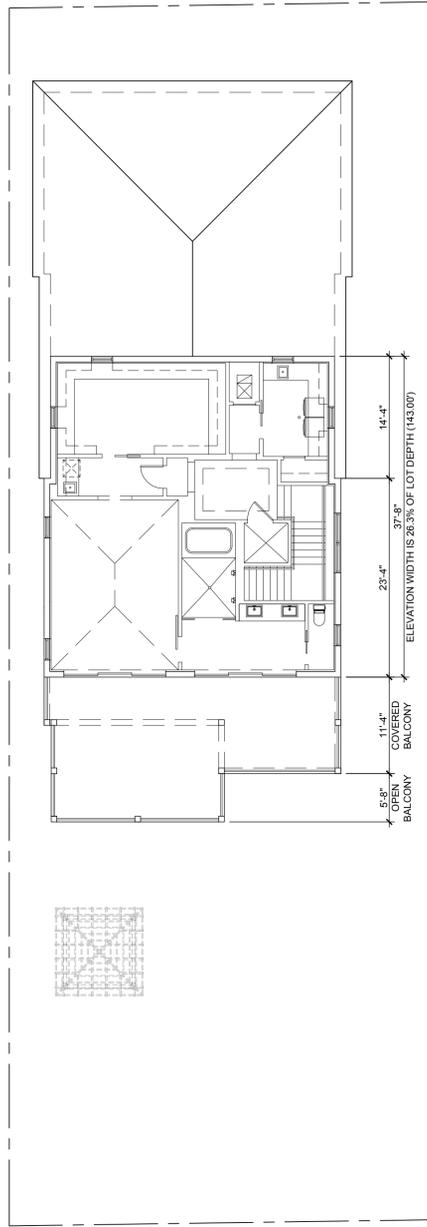
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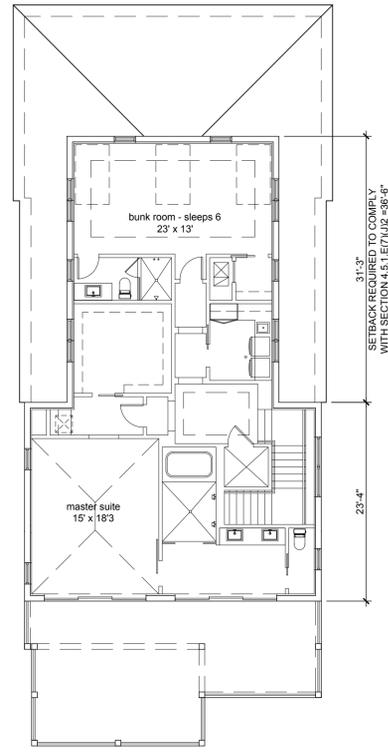
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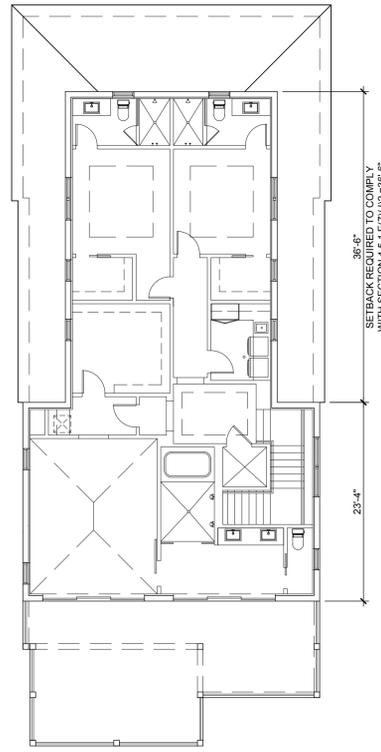
1st FLOOR  
SUBMITTAL



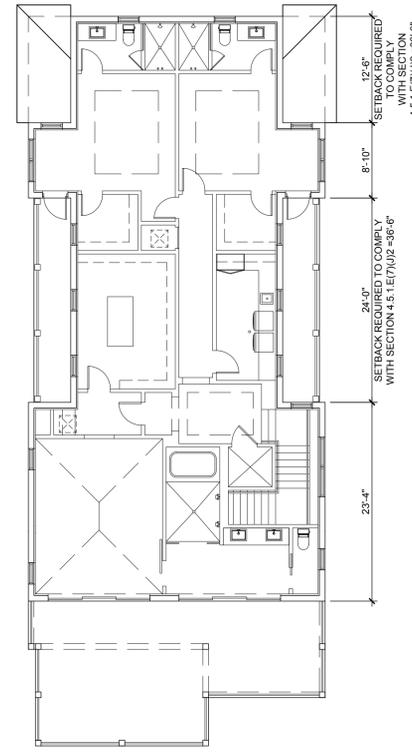
2nd FLOOR  
PROPOSED  
OPTION #3



2nd FLOOR  
STUDY  
OPTION #2

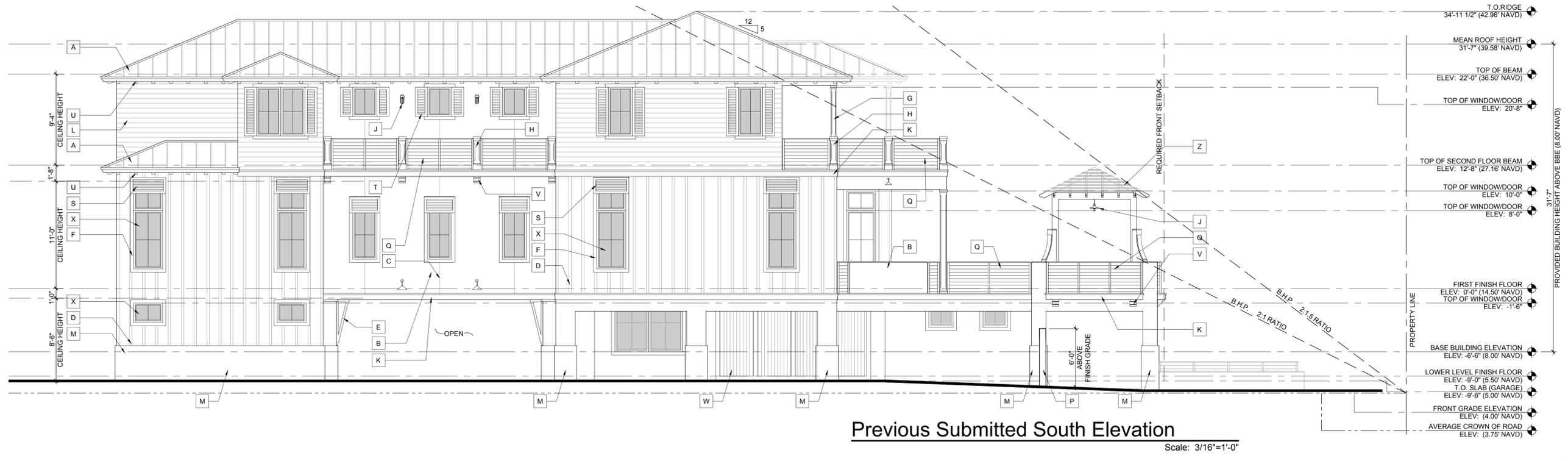
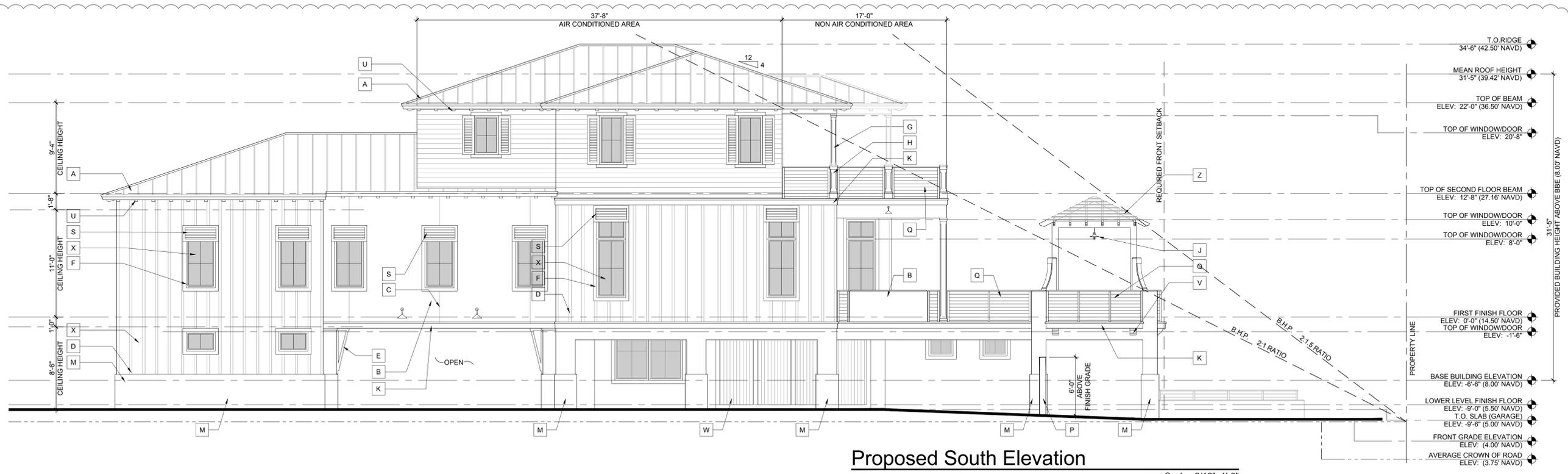


2nd FLOOR  
STUDY  
OPTION #1



2nd FLOOR  
PREVIOUS  
SUBMITTAL

3





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3 BUILDING DEPARTMENT COMMENTS: 02.12.20

SOUTH ELEVATION

A-9

RICHARD JONES ARCHITECTURE

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Proposed South Elevation without Landscape

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



Proposed South Elevation with Landscape

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