



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 53 SE 7th Avenue (2019-212)

Project Location: 53 SE 7th Avenue, Marina Historic District

PCN: 12-43-46-16-34-000-0220

Request: Certificate of Appropriateness

Board: Historic Preservation Board

Meeting Date: December 16, 2020

Board Vote: Approved on a 5-1 vote

Board Actions:

Certificate of Appropriateness (2019-212) request associated with the construction of a new 2-story single-family residence on the property.

Project Description:

The subject property is located on the east side of SE 7th Avenue between East Atlantic Avenue and SE 1st Street within the Locally and Nationally Designated Marina Historic District and is zoned RM (Multi-Family Residential). The subject 0.11-acre vacant lot was previously joined with the property to the south (55 SE 7th Avenue), which contains a contributing one-story historic residence that was rehabilitated in 2017. The property is subject to the provisions of the R-1-A zoning district as it will be developed as a single-family residence.

The subject proposal included the construction of a two-story, 3,468 square foot, single-family Masonry Vernacular style residence with a Waiver request to allow for a portion of the structure to encroach into the Building Height Plane.

The original request included a COA and variance to reduce the rear yard setback for the construction of a pool and the proposal was originally scheduled for the July 1st HPB meeting; however, the applicant requested to postpone the item to the August 5, 2020 HPB meeting.

On July 16, 2020, the applicant submitted a revised site design that included moving the proposed pool from the rear yard to the front yard. As previously noted, in 2016 there was a variance approval for a swimming pool to encroach into the required 25' front yard setback providing for a 10' setback from the front property line (west) as well as a reduced setback to the south property line. As approved variances run with the property, the applicant proposes to situate the pool in the front of the structure with a 10' setback and is no longer requesting a variance with the subject application. Therefore, the public notices for the proposal that were mailed on June 19, 2020 are no longer applicable.

On August 4, 2020 the request was postponed to the September 2, 2020 HPB meeting. On August 7, 2020, the applicant submitted a revised justification statement to further clarify the waiver request to allow the building to encroach into the required Building Height Plane.

At its meeting of September 2, 2020, HPB the Board reviewed the proposal and expressed concerns with the massing, scale, character, and appropriateness of the proposal to the Marina Historic District. Additionally, they expressed concerns with respect to the waiver request to Building Height Plane. The applicant requested to postpone the item to a date uncertain to allow time to revise the site plan in order to address the board's concerns.

The applicant submitted revised plans which include the following changes:

- Shifted the building back on the lot (to the east) to adhere to the required 25' front setback requirement and not utilizing the approved 20' front setback variance;
- Reduced the size of the structure from 3,468 square feet to 3,156 square feet; and,
- Revised the front façade by removing the bunk room and cupola elements, resulting in elimination of the Building Height Plane waiver request.

The item before the Board was a request associated with the construction of a new 2-story single-family residence.

Board Comments:

All but one member of the board was supportive of the proposal.

Appealable Item Report

Public Comments:

There was one comment from the public in support of the proposal.

Associated Actions:

N/A

Next Action:

The HPB action is final unless appealed by the City Commission



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING
100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444
(561) 243-7040

HISTORIC PRESERVATION BOARD MEMORANDUM

53 SE 7th Avenue

The item before the Board is in consideration of a Certificate of Appropriateness (2019-212) request associated with the construction of a new 2-story single-family residence on the property located at **53 SE 7th Avenue, Marina Historic District**.

GENERAL DATA

Agent: Richard Jones, Richard Jones Architecture

Owner: 53 SE 7, LLC

Location: 53 SE 7th Avenue

PCN: 12-43-46-16-34-000-0220

Property Size: 0.11 Acres

Zoning: RM (Multiple-Family Residential)

LUM: MD (Medium Density Residential)

Historic District: Marina Historic District

Adjacent Zoning:

- RM - Multiple-Family Residential (North)
- RM - Multiple-Family Residential (East)
- RM - Multiple-Family Residential (South)
- RM - Multiple-Family Residential (West)

Existing Land Use: Vacant

Proposed Land Use: Residential



REVIEW AND ANALYSIS OF UPDATED PROPOSAL

At its meeting of September 2, 2020, HPB the Board reviewed the proposal and expressed concerns with the massing, scale, character, and appropriateness of the proposal to the Marina Historic District. Additionally, they expressed concerns with respect to the waiver request to Building Height Plane. The applicant requested to postpone the item to a date uncertain to allow time to revise the site plan in order to address the board's concerns.

The applicant submitted revised plans which include the following changes:

- Shifted the building back on the lot (to the east) to adhere to the required 25' front setback requirement and not utilizing the approved 20' front setback variance;
- Reduced the size of the structure from 3,468 square feet to 3,156 square feet; and,
- Revised the front façade by removing the bunk room and cupola elements, resulting in elimination of the Building Height Plane waiver request.

	1 st Floor AC Sq. Ft.	2 nd Floor AC Sq. Ft.	Garage Sq. Ft.	Total Sq. Ft.
Plans submitted for 09/02/2020 HPB review	1,356 sq. ft.	1,617 sq. ft.	495 sq. ft.	3,468 sq. ft.
Plans submitted for 12/16/2020 HPB review	1,336 sq. ft.	1,385 sq. ft.	435 sq. ft.	3,156 sq. ft.
Difference	20 sq. ft.	232 sq. ft.	60 sq. ft.	312 sq. ft.

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 overall size of the structure has been reduced by 312 square feet. Revised changes pertain to the proposed front elevation of the structure.

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 (chart depicted above shows the difference in square footage compared to the original proposal). The structure has shifted east on the lot so the proposed structure will conform to the required 25' front setback rather than utilizing the previously approved variance.

Plan Sheet SP-2: Illustrates the side elevation showing the Building Height Plane taken from Average Crown of Road at the approved pre-dedicated property line. The revised elevation no longer depicts part of the structure within the "No Build Zone". In addition, the open-air porch on the second floor which is permitted and takes advantage of the Building Height Plane incentive.

Plan Sheet A-3: Depicts the revised ground and second floor plan which no longer includes the bunk room on the front (northeast) elevation.

UPDATED SITE DATA TABLE		
BUILDING AREA	ORIGINAL	REVISED
Ground Floor A/C	1,356 sq. ft.	1,336 sq. ft.
2 nd Floor A/C	1,617 sq. ft.	1,385 sq. ft.
Garages	495 sq. ft.	435 sq. ft.
TOTAL BUILDING SQUARE FOOTAGE	3,468 sq. ft.	3,156 sq. ft.
	312 sq. ft. difference	
OTHER BUILDING AREA	ORIGINAL	REVISED
Covered Patio/Loggia	141 sq. ft.	124 sq. ft.
Covered Balcony (Front)	150 sq. ft.	180 sq. ft.
Covered Entry	71 sq. ft.	65 sq. ft.
Open Balconies (Front and Rear)	185 sq. ft.	104 sq. ft.
	547 sq. ft.	473 sq. ft.
	74 sq. ft. difference	
TOTAL BUILDING SQ. FT. OVERALL	4,015 sq. ft.	3,629 sq. ft.
	386 sq. ft. difference overall	

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

With respect to the **Building Height Plane (BHP)** - the subject request originally included a waiver request to permit the front elevation of the proposed structure to extend into the "No Build Zone", above the permitted 2:1 Building Height Plane requirement. The elevations have been revised to eliminate the cupola and bunk room from the west elevation; thus, the applicant has withdrawn the waiver request to the BHP requirements. Additionally, the building has been shifted back on the lot, toward the east so that the proposed structure will adhere to the required 25' front setback. This design change eliminates the use of the 20' front setback variance that was approved in 2015. Therefore, the structure now meets this standard.

Regarding the **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. The board once again expressed concerns with the bunk room and cupola as it was causing an unnecessary amount of massing on the front elevation. At the request of the board, the applicant has resubmitted a new design for the subject property that has reduced the massing of the building, which is most noticeable on the front elevations (west) as a portion of the second floor has been minimized with the removal of the bunk room.

ALTERNATIVE ACTIONS

- A. Move to continue with direction
- B. Approve Certificate of Appropriateness (2019-212), request for the property located at **53 SE 7th Avenue, 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 (2019-212), requests for the property located at **53 SE 7th Avenue, 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:

Site Plan Technical Item:

- D. Deny Certificate of Appropriateness (2019-212), requests for the property located at **53 SE 7th Avenue, 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:	<input checked="" type="checkbox"/> Agenda was posted on (12/09/20), 5 working days prior to meeting.
--	---

Marina Historic District Homeowners Association



53 SE 7th AVENUE

53 S.E. 7TH AVENUE
DELRAY BEACH, FLORIDA

RICHARD JONES ARCHITECTURE

RICHARD JONES
ARCHITECTURE

10 S.E. FIRST AVENUE | SUITE 102
DELRAY BEACH, FLORIDA 33444
V 561.274.9186 | F 561.274.9196
AA26001617 | IB26001056

WWW.RJARCHITECTURE.COM

53 SE 7th AVENUE
DELRAY BEACH, FLORIDA

FLORIDA LICENSURE

AA26001617 | IB26001056

COMMISSION # 19-014
DESIGNER: RJ
DRAWN BY: RB
PLAN REVIEW: RJ

SUBMITTALS: 11.13.20
ISSUE FOR CO.A.: 11.13.20

REVISIONS:

COVER SHEET

CVR

© COPYRIGHT 2020 BY RICHARD JONES ARCHITECTURE. INCORPORATED. ALL RIGHTS ARE RESERVED. NO PART OF THESE PLANS, DESIGNS, OR INFORMATION MAY BE REPRODUCED, COPIED OR UTILIZED GRAPHICALLY IN ANY FORM WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF RICHARD JONES ARCHITECTURE INCORPORATED.

DRAWING INDEX

CVR COVER SHEET
S-1 SURVEY

ARCHITECTURAL

CVR COVER SHEET
SP-1 SITE PLAN
A-1 GROUND AND SECOND FLOOR PLANS
A-2 TERRACE FLOOR AND ROOF PLANS
A-3 BUILDING ELEVATIONS
A-4 BUILDING ELEVATIONS
A-5 WINDOW & DOOR SCHEDULES
A-6 ADJACENT PROPERTY PHOTOS
A-7 STREETSCAPE & SITE SETBACK DIAGRAM

CIVIL

1 OF 5 CIVIL SITE IMPROVEMENT PLAN
2 OF 5 PAVEMENT & DRAINAGE DETAILS
3 OF 5 CIVIL NOTES
4 OF 5 PAVEMENT & DRAINAGE DETAILS
5 OF 5 POLLUTION PREVENTION PLAN

1 OF 1 COMPOSITE UTILITY PLAN

LANDSCAPE

L1 EXISTING TREE PLAN
L2 PLANTING PLAN
L3 LAYOUT PLAN
L4 SPECIFICATIONS, DETAILS & NOTES

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: 25'-4 1/2" (ABOVE B.B.E.)

TYPE OF CONSTRUCTION: TYPE V-B UNSPRINKLERED

BUILDING DESIGNED: ENCLOSED

WIND SPEED: 170 MPH ULTIMATE WIND SPEED

EXPOSURE: C

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

FLOOD ZONE: ZONE AE (6.00' NAVD)

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 25'-4 1/2" (ABOVE B.B.E.) ASCE 7-10 CHAPTER 26

BUILDING HEIGHT ≤ 60 FT. (MAY USE LOW RISE PROVISIONS OF THE 6th EDITION (2017) FLORIDA RESIDENTIAL CODE)

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

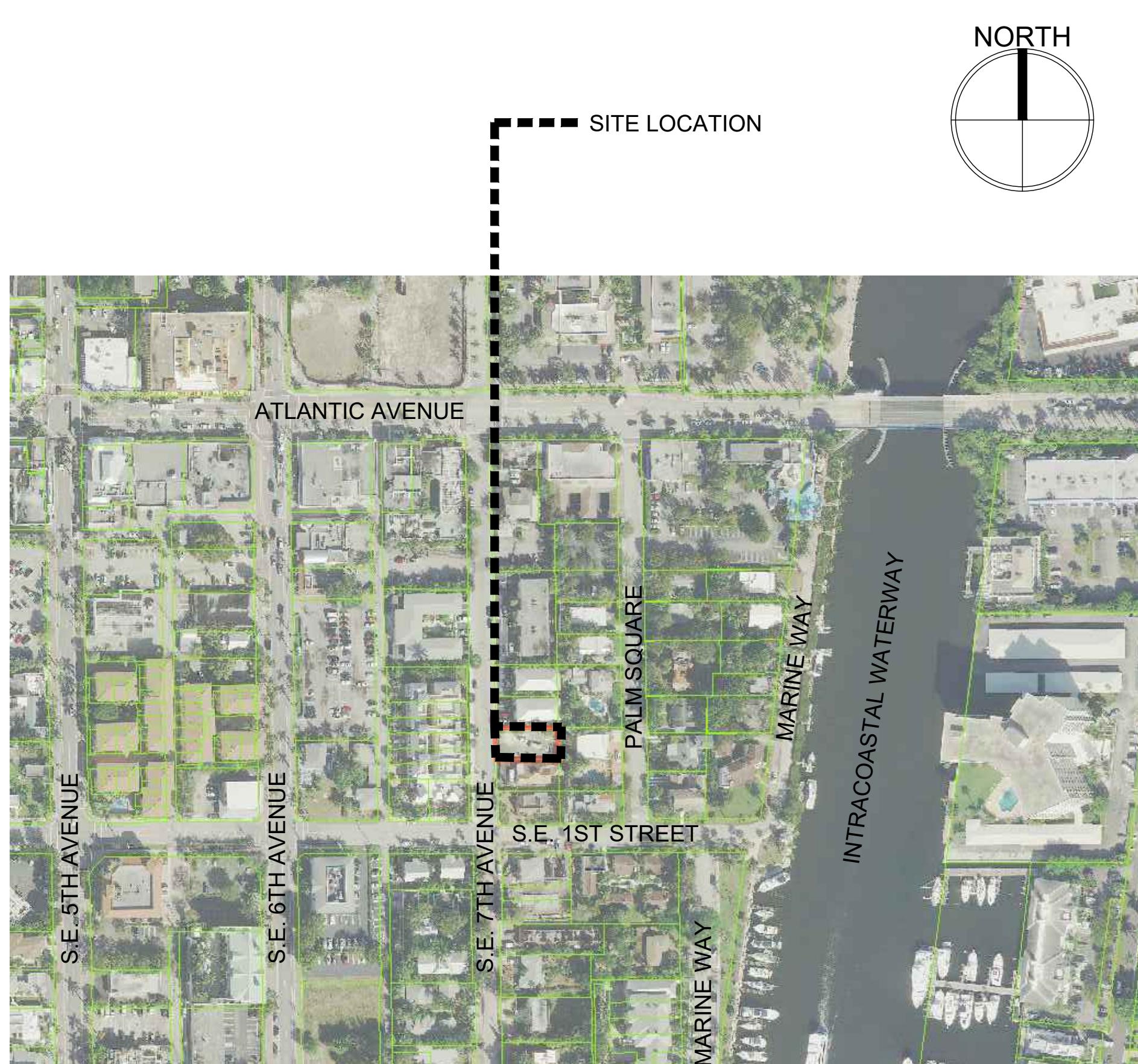
NOTE: ACTUAL DESIGN PRESSURES FOR ALL EXTERIOR WINDOWS, DOORS, GARAGE DOORS, AND SIMILAR ENVELOPE ELEMENTS MUST BE INDICATED ON CONSTRUCTION PLANS.

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

BELLA HOMES
PO BOX 2334
POMPANO BEACH, FL. 33061

ARCHITECT

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

STRUCTURAL

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

LANDSCAPE

DAVE BODKER LANDSCAPE
ARCHITECT
601 N CONGRESS AVE. SUITE 105-A
DELRAY BEACH FL. 33445
TELEPHONE: 561-276-6311
FAX: 561-276-3869

CIVIL ENGINEER

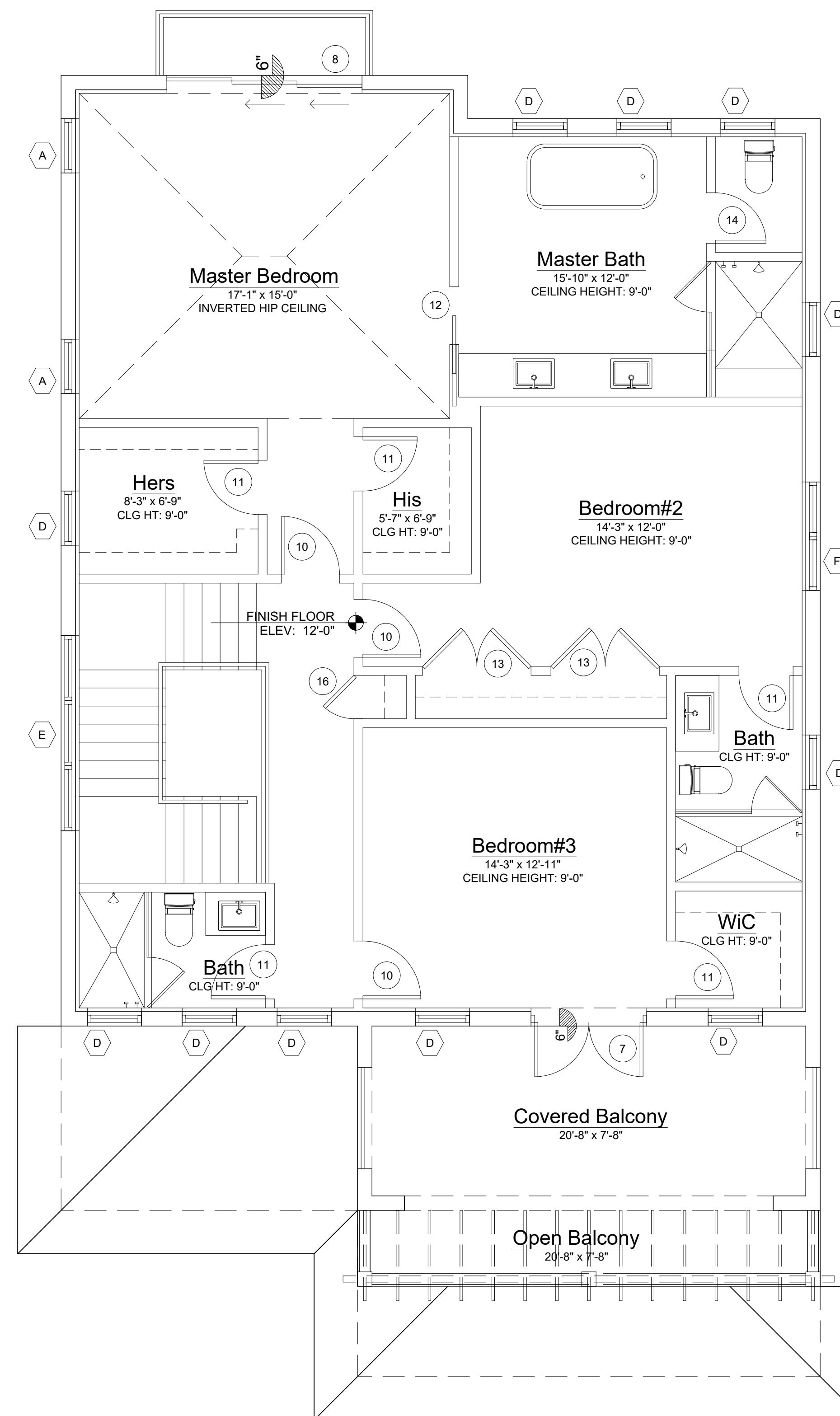
ENVIRODESIGN ASSOCIATES, INC.
298 NE 2ND AVENUE
DELRAY BEACH, FL 33444
TELEPHONE: 561-274-6500
FAX: 561-274-8558

LAND SURVEYOR

LANDTEC SURVEYING
600 FAIRWAY DRIVE- SUITE 101
DEERFIELD BEACH, FL 33441
TELEPHONE: 561-367 3587

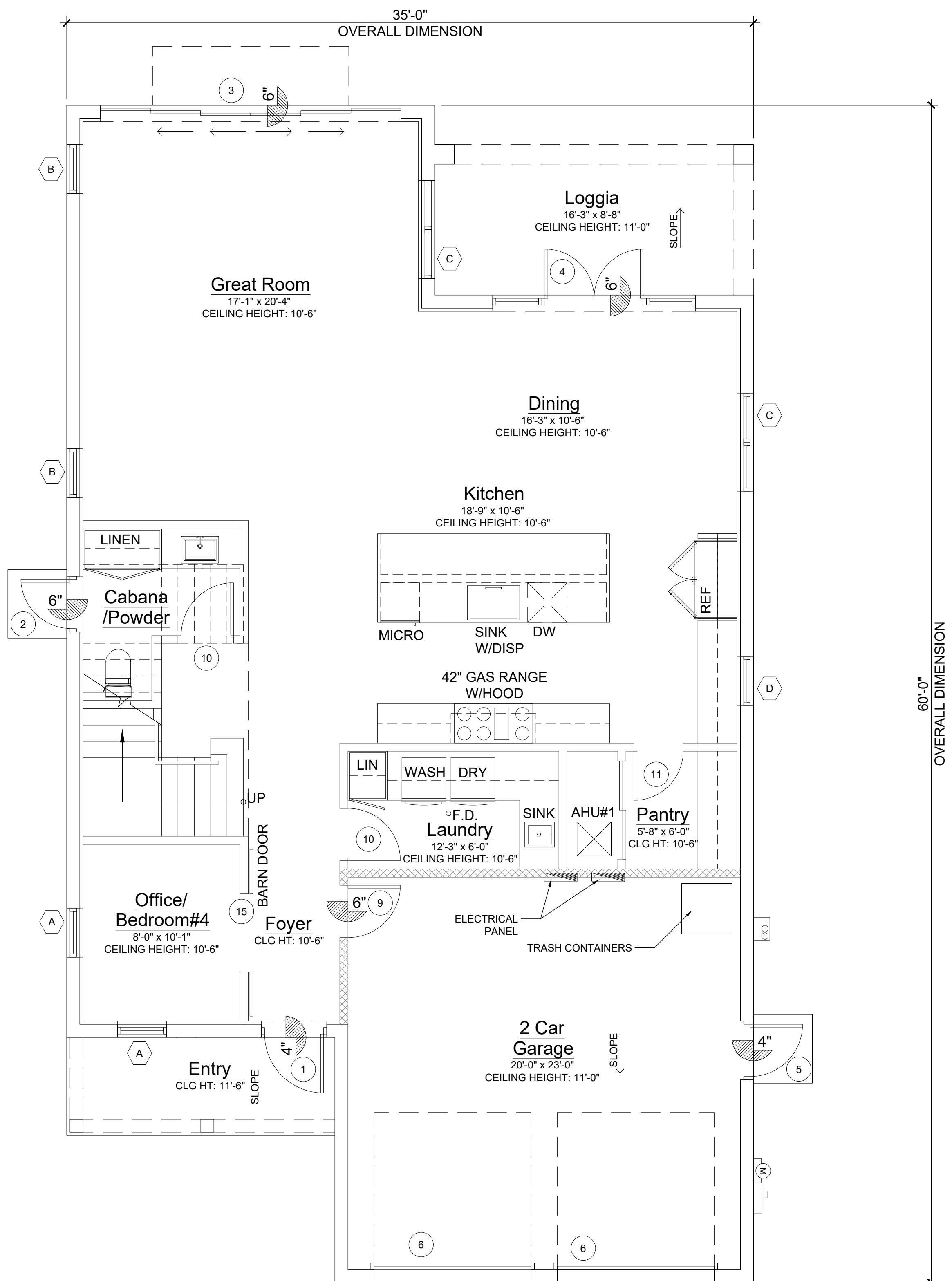
CHARLES JONES ARCHITECTURE

ALL RIGHTS RESERVED. NO PART OF THESE PLANS, DESIGNS, OR INFORMATION MAY BE REPRODUCED, COPIED OR UTILIZED GRAPHICALLY IN ANY FORM WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF RICHARD JONES ARCHITECTURE INCORPORATED.



Second Floor Plan

Scale: 1/4"=1'-0"



Ground Floor Plan

Scale: 1/4"=1'-0"

The image shows the front cover of a book or portfolio. The top half features the author's name 'RICHARD JONES' in a large, bold, black serif font. Below the name is a horizontal line. The bottom half is divided into two vertical sections: the left section is black, and the right section is a grayscale photograph of a building's facade with a grid pattern. The bottom edge of the cover has a decorative border.

10 S.E. FIRST AVENUE | SUITE 10
DELRAY BEACH, FLORIDA 33444
V 561.274.9186 | F 561.274.9190
AA26001617 | IB26001056

WWW.RJARCHITECTURE.COM

53 SE 7th AVENUE
DELRAY BEACH, FLORIDA

FLORIDA LICENSURE

AA26001617 | IB26001056

COMMISSION #	19-014
DESIGNER:	RJ
DRAWN BY:	RE
PLAN REVIEW:	RJ
SUBMITTALS:	

ISSUE FOR 11.13.20
C.O.A.:

GROUND & SECOND FLOOR PLANS

A-1

CHARLES JONES ARCHITECTURE

© 2008 RICHARD JONES ARCHITECTURE INC. ALL RIGHTS RESERVED. NO PART OF THESE PLANS, DESIGNS, OR INFORMATION MAY BE REPRODUCED, COPIED OR UTILIZED GRAPHICALLY IN ANY FORM WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF RICHARD JONES ARCHITECTURE INCORPORATED.

0 S.E. FIRST AVENUE | SUITE 102
DELRAY BEACH, FLORIDA 33444
V 561.274.9186 | F 561.274.9196
AA26001617 | IB26001056

WWW.RJARCHITECTURE.COM

53 SE 7th AVENUE
DELRAY BEACH, FLORIDA

114

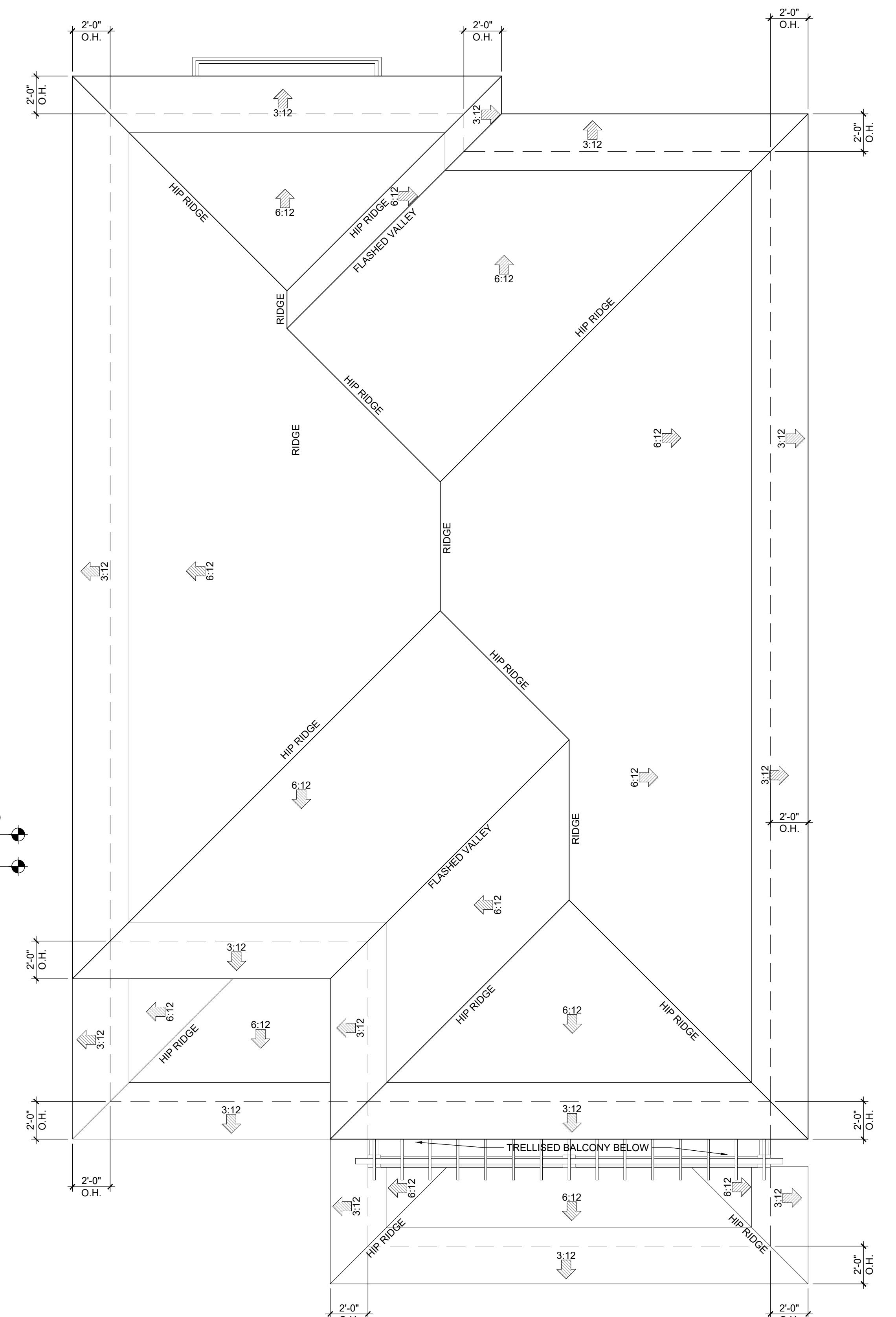
AA26001617 | JB26001056

SUBMITTALS:
ISSUE FOR 11.13.20
G.C.A.

REVISIONS

TERRACE FLOOR & ROOF PLAN

A-2



Roof Plan

Scale: 1/4"=1' 0"



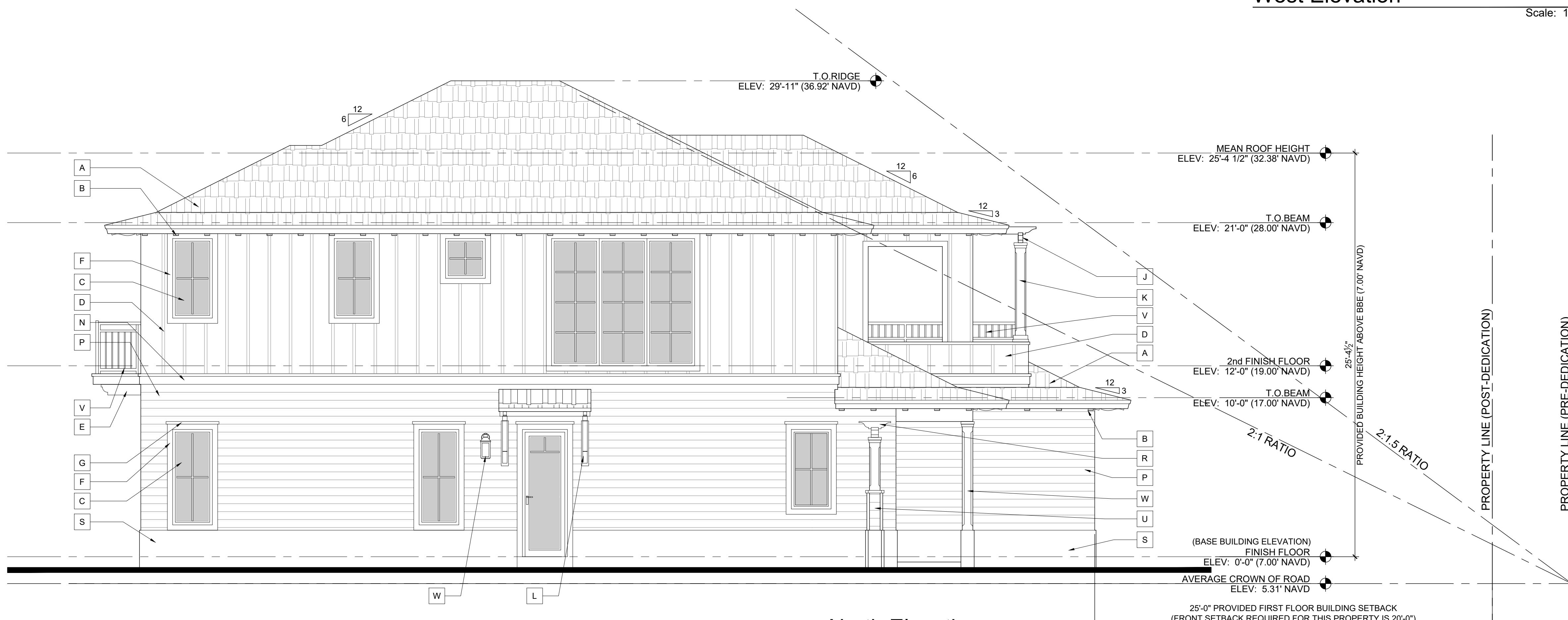
West Elevation w/Garden Wall

Scale: 1/4"=1'-0"

RICHARD JONES	
ARCHITECTURE	
10 S.E. FIRST AVENUE SUITE 102 DELRAY BEACH, FLORIDA 33444 V. 561.274.9186 F. 561.274.9196 AA26001617 IB26001056 WWW.RJARCHITECTURE.COM	
53 SE 7th AVENUE DELRAY BEACH, FLORIDA	
FLORIDA LICENSURE	
AA26001617 IB26001056	
COMMISSION # 19-014 DESIGNER: RJ DRAWN BY: RB PLAN REVIEW: RJ	
SUBMITTALS: ISSUE FOR CO.A.: 11.13.20	
REVISIONS:	
BUILDING ELEVATIONS	
A-3	

North Elevation

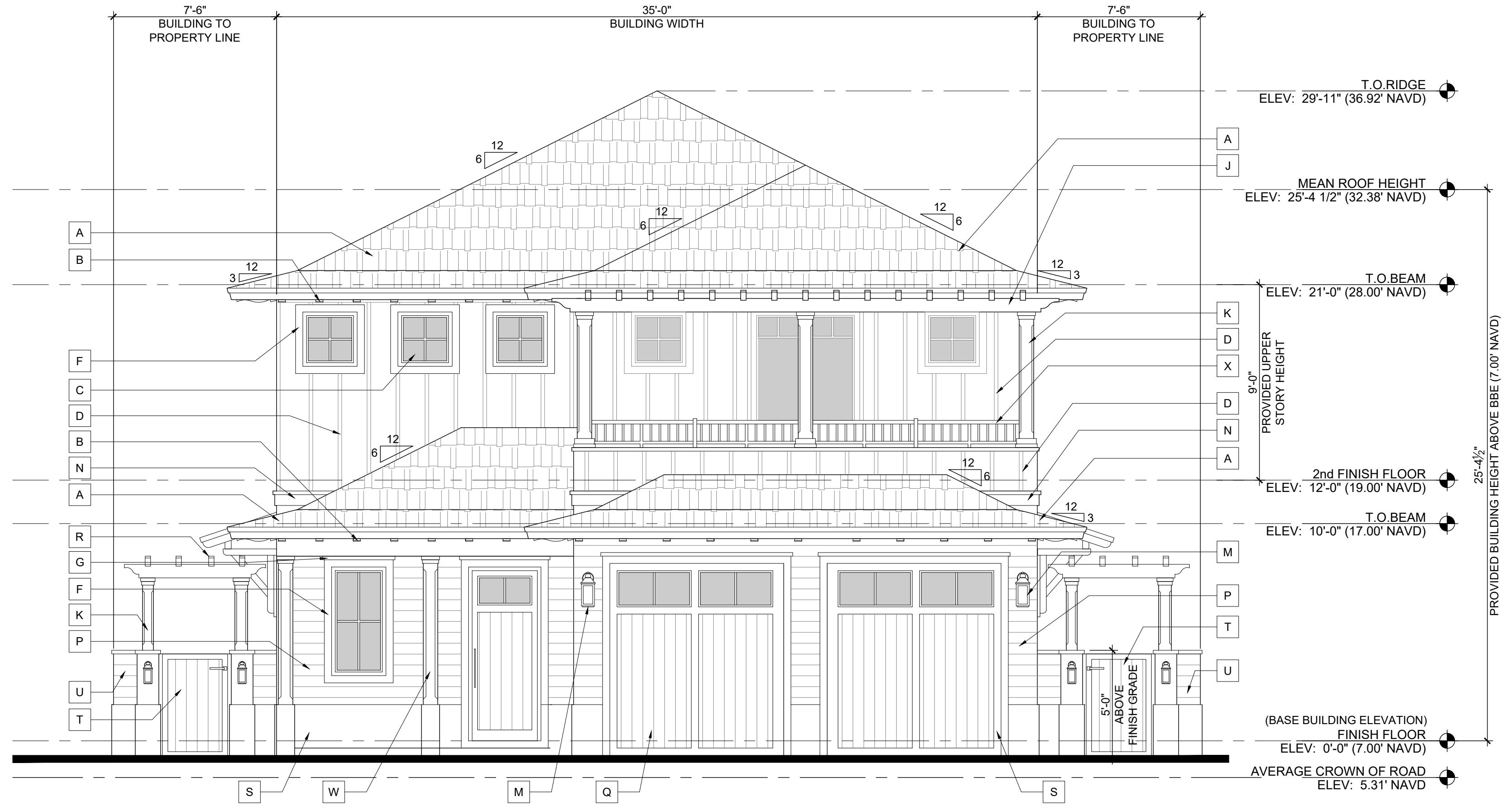
Scale: 1/4"=1'-0"

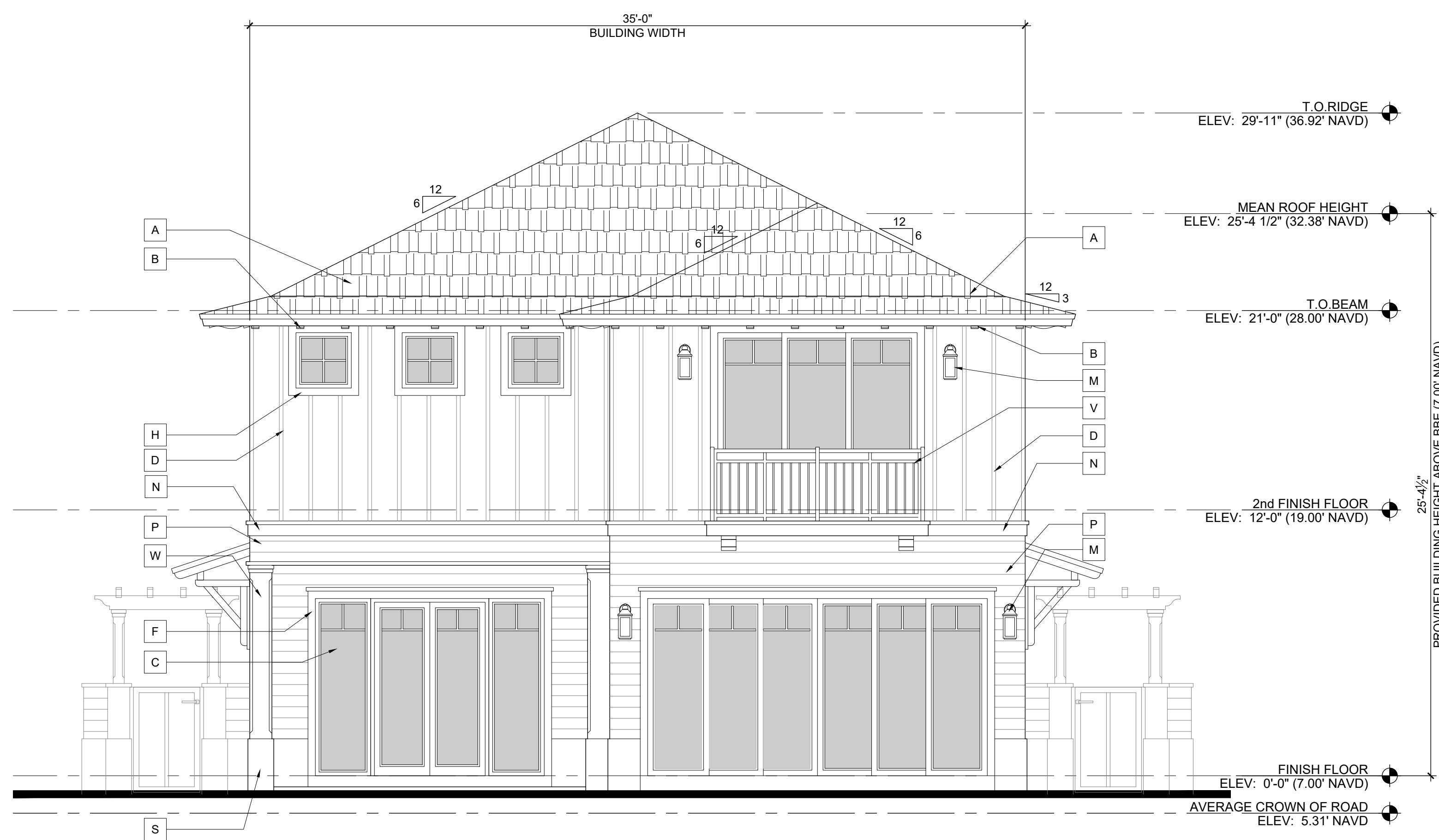


Scale: 1/4"=1'-0"

West Elevation

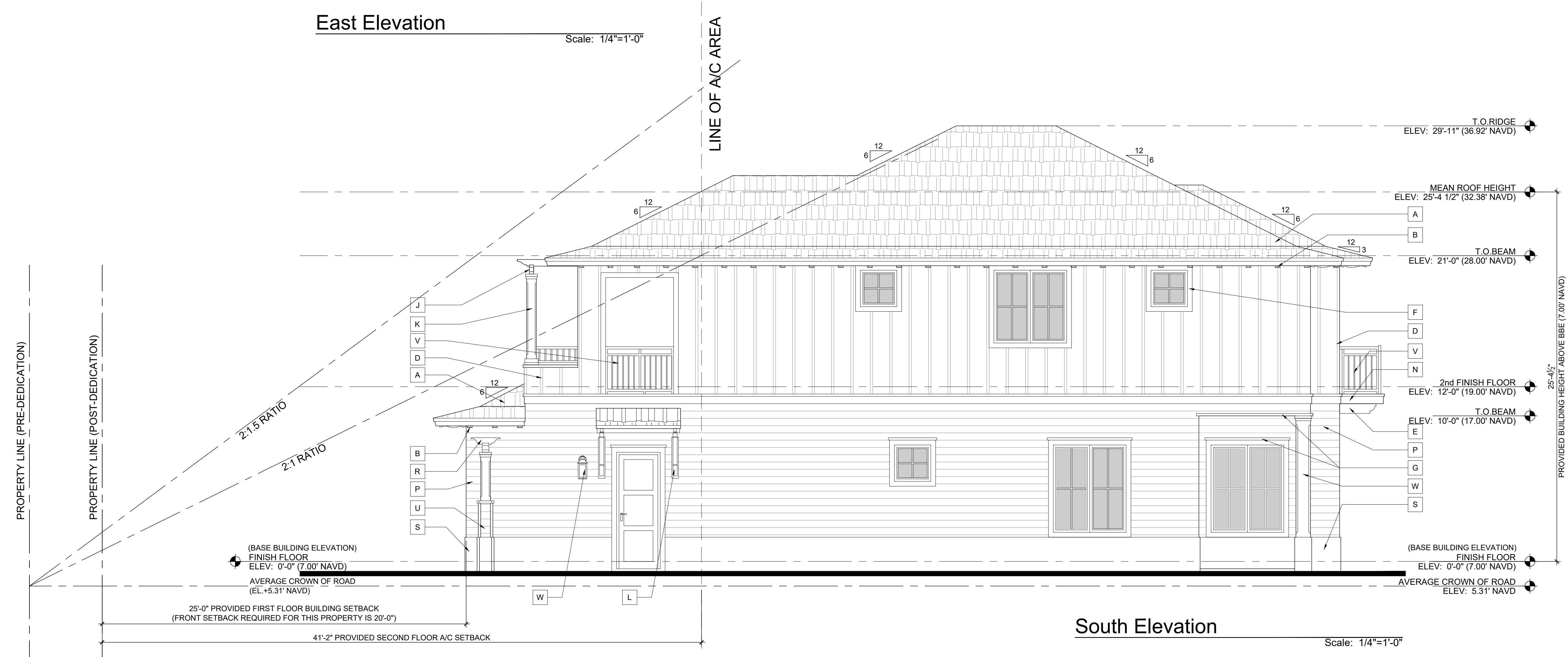
Scale: 1/4"=1'-0"





East Elevation

Scale: 1/4"=1'-0"



South Elevation

Scale: 1/4"=1'-0"

A-4

ELEVATION NOTES

A	CEDAR SHAKE ROOF TILE. PROVIDE NOA FOR ARCHITECTS REVIEW.
B	FIBERGLASS HARD COATED FOAM OUTRIGGERS. REFER TO DETAIL
C	IMPACT RESISTANT WINDOWS WITH WHITE FINISH FRAME. REFER TO WINDOW AND DOOR SCHEDULES.
D	3/4"x2" HARDIE TRIM BOARD AND BATTEN WALL TREATMENT DETAIL.
E	WOOD BRACKET. REFER TO DETAIL
F	4" SMOOTH STUCCO WINDOW SURROUND W/1" PROJECTION
G	2" SMOOTH STUCCO BAND ABOVE WINDOW/DOOR SURROUND W/1 1/2" PROJECTION
H	36" HIGH MASONRY WALL W/12" WHITE ALUMINUM RAILING ABOVE GARDENWALL
J	SMOOTH CYPRESS PERGOLA W/WHITE PAINT FINISH. REFER TO DETAIL
K	SMOOTH CYPRESS POST W/CHAMFERS AND WHITE PAINT FINISH. REFER TO DETAIL
L	WHITE PAINTED WOOD SHED ROOF WITH CEDAR SHAKE TILES. REFER TO DETAIL
M	LIGHT FIXTURE. REFER TO OWNER FOR SELECTION
N	2" OVER 6" SMOOTH STUCCO BAND W/2" & 1" PROJECTION RESPECTIVELY
P	6" HARDIE BOARD SIDING. PROVIDE NOA FOR REVIEW
Q	INSULATED METAL GARAGE DOOR WITH WINDOWS. REFER TO WINDOW AND DOOR SCHEDULE.
R	SMOOTH CYPRESS PERGOLA W/WHITE FINISH OVER GATES. REFER TO DETAIL
S	1" SMOOTH STUCCO FINISH WATER TABLE
T	60" HIGH WHITE ALUMINUM GATE. REFER TO DETAIL & PROVIDE SHOP DRAWINGS
U	MASONRY GARDEN WALL. REFER TO DETAIL
V	39" HIGH ALUMINUM RAIL. REFER TO DETAIL
W	MASONRY COLUMN W/CHAMFERS. REFER TO DETAIL
X	15" HIGH ALUMINUM RAILING OVER MASONRY WALL. REFER TO DETAIL
Y	48" HIGH WHITE ALUMINUM GATE. REFER TO DETAIL & PROVIDE SHOP DRAWINGS

RICHARD JONES
ARCHITECTURE

10 S.E. FIRST AVENUE | SUITE 102
DELRAY BEACH, FLORIDA 33444
V 561.274.9186 | F 561.274.9196
AA26001617 | IB26001056
WWW.RJARCHITECTURE.COM

53 SE 7th AVENUE
DELRAY BEACH, FLORIDA

FLORIDA LICENSURE

AA26001617 | IB26001056

COMMISSION # 19-014
DESIGNER: RJ
DRAWN BY: RB
PLAN REVIEW: RJ

SUBMITTALS:
ISSUE FOR CO.A.: 11.13.20

REVISIONS:

BUILDING ELEVATIONS

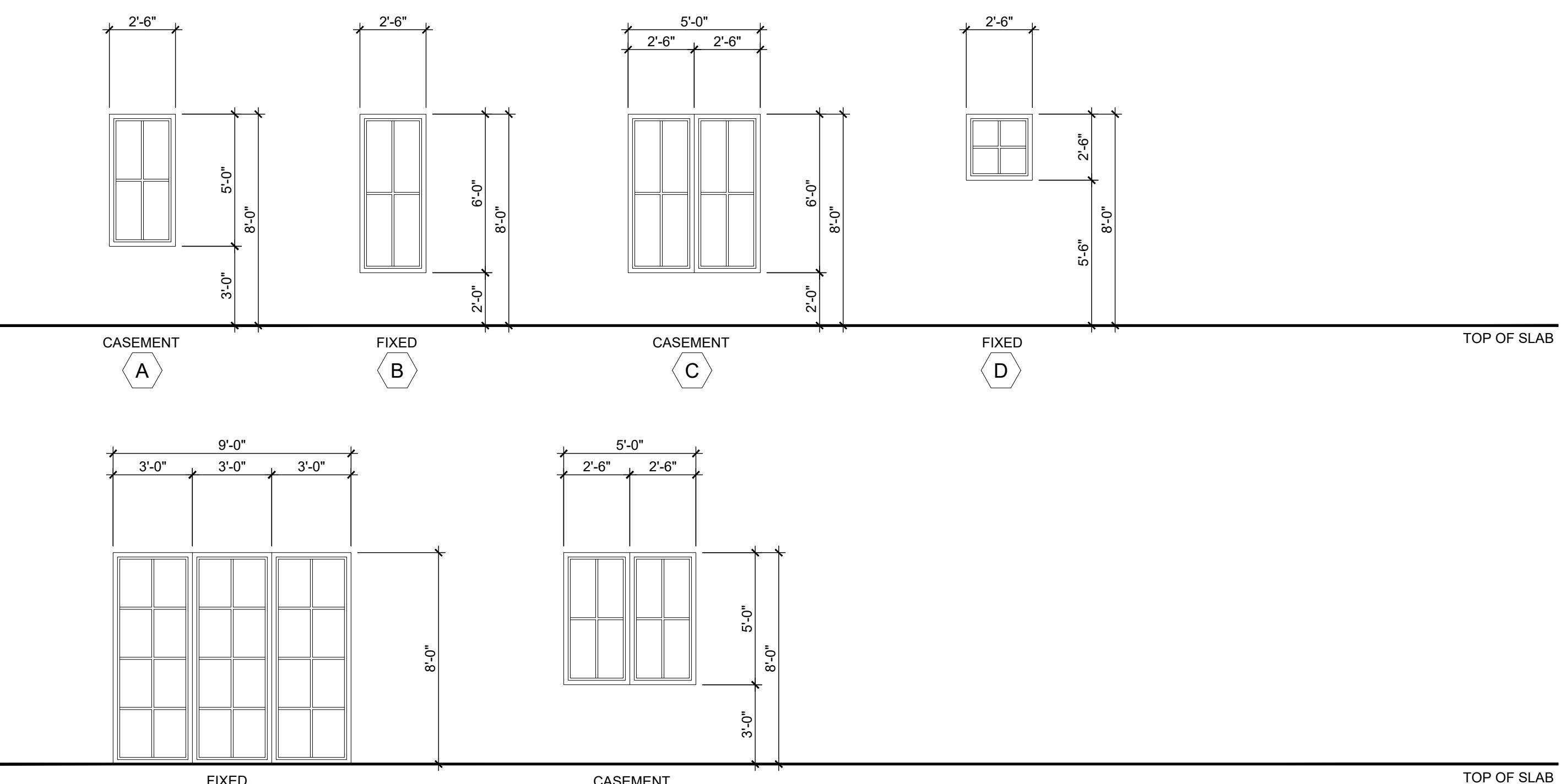
WINDOW SCHEDULE

(X)	WINDOW SIZE		WINDOW TYPE	FRAME	FRAME COLOR	GLAZING	ROUGH OPENING	REMARKS
	WIDTH	HEIGHT						
A	2'-6"	5'-0"	CASEMENT	ALUM.	WHITE	CLEAR	PER MANUF. SPECS	WINDOW APPEARS WITH LEFT & RIGHT SWING ORIENTATION. G.C. TO COORDINATE
B	2'-6"	6'-0"	FIXED	ALUM.	WHITE	CLEAR	-----	
C	(2)2'-6"	6'-0"	CASEMENT	ALUM.	WHITE	CLEAR	-----	
D	2'-6"	2'-6"	FIXED	ALUM.	WHITE	CLEAR	-----	
E	(3)3'-0"	8'-0"	FIXED	ALUM.	WHITE	CLEAR	-----	
F	(2)2'-6"	5'-0"	CASEMENT	ALUM.	WHITE	CLEAR	↓	-----

DOOR SCHEDULE:

(X)	DOORS			FRAMES		GLAZING	REMARKS
	DOOR SIZE	WIDTH	HEIGHT	STYLE	MATERIAL	FINISH	
EXTERIOR							
1	3'-0"	8'-0"	SOLID WD/GLASS	WOOD	PAINTED	CLEAR	CUSTOM DOOR PROVIDE NOA FOR ARCHITECT'S REVIEW
2	2'-6"	8'-0"	FRENCH	MTL.	WHITE	CLEAR	---
3	15'-4"	8'-0"	SLIDER	MTL.	WHITE	CLEAR	6 PANEL (XXXXX) (3 TRACK)
4	(2)2'-6"	8'-0"	FRENCH	MTL.	WHITE	CLEAR	W/2'-6"x8'-0" SIDELIGHTS EACH SIDE
5	2'-8"	8'-0"	H.M.	MTL.	PAINTED	N/A	---
6	8'-0"	9'-0"	OVERHEAD W/GLASS	MTL.	PAINTED	CLEAR	W/ 4 HIGH WINDOWS. REFER TO ELEVATION FOR PANELING
7	(2)2'-6"	8'-0"	FRENCH	MTL.	WHITE	CLEAR	---
8	9'-0"	8'-0"	SLIDER	MTL.	WHITE	CLEAR	3 PANELS (XX) (3 TRACK)
INTERIOR							
9	2'-8"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	SWING - GARAGE DOOR - 20 MIN FIRE RATED
10	2'-8"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	SWING
11	2'-6"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	SWING
12	2'-8"	8'-0"	POCKET	WOOD	PAINTED	N/A	POCKET DOOR
13	(2)2'-6"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	DOUBLE SWING
14	2'-4"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	SWING
15	4'-0"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	DOUBLE BARN DOOR
16	2'-0"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	SWING

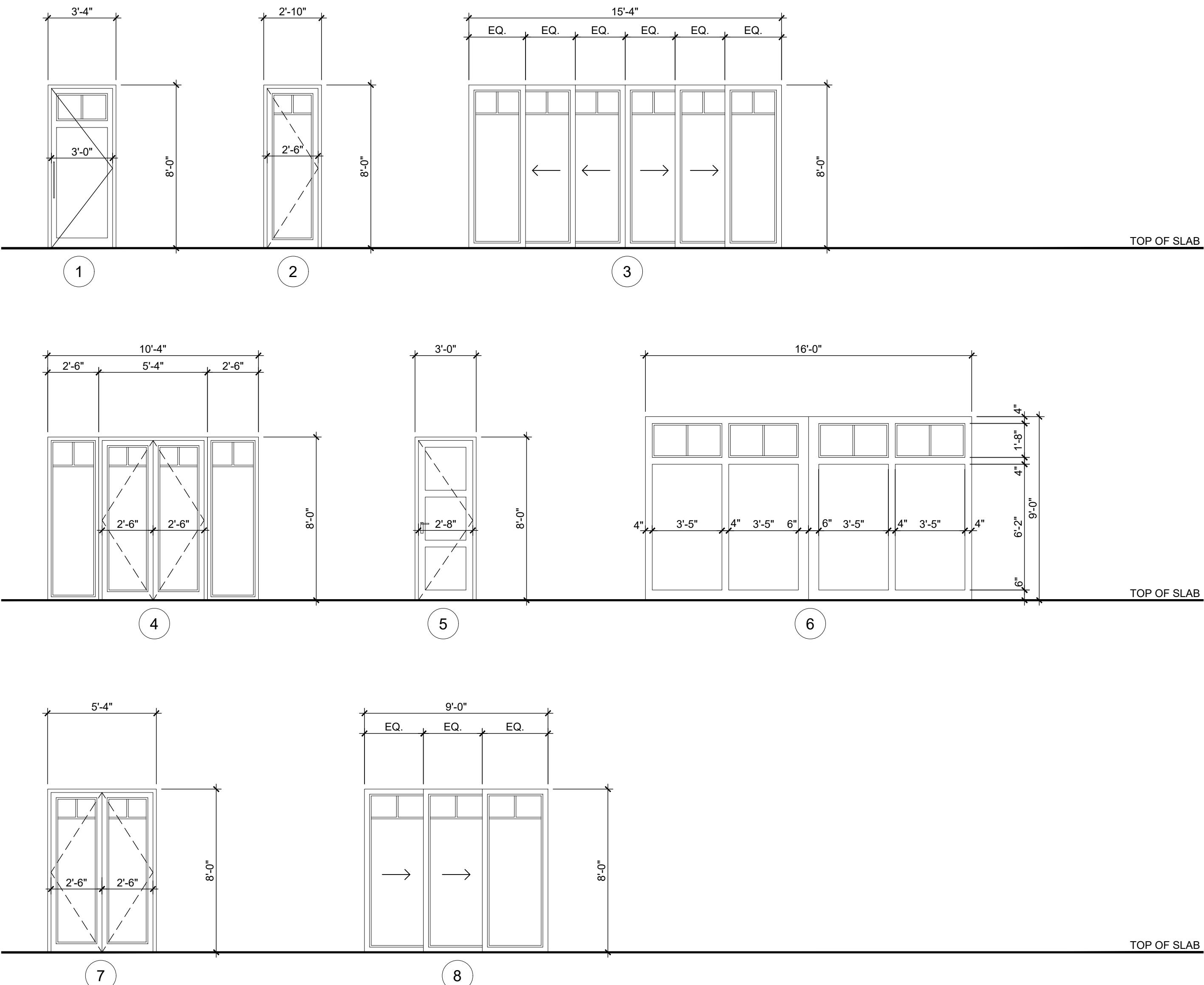
WINDOW TYPES:



NOTES:

1. ALL EXTERIOR GLAZING UNITS SHALL BE IMPACT RESISTANT WITH FLORIDA PRODUCT APPROVAL. (SHADING COEFFICIENT OF GLAZING SHALL COMPLY WITH FLORIDA ENERGY CALCULATIONS).
2. 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.
3. ALL WINDOWS / DOORS SHALL COMPLY WITH F.B.C. 6TH EDITION (2017).
4. PROVIDE SHOP DRAWINGS FOR ALL GLAZING FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO FABRICATION.
5. ALL DOORS TO COMPLY WITH CODE, IMPACT AND WIND LOAD REQUIREMENTS (SUBMIT MANUFACTURER'S CUT SHEET / PRODUCT APPROVALS).
6. FIELD VERIFY ALL WINDOW AND DOOR OPENINGS PRIOR TO FABRICATION.
7. 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).
8. ALL EGRESS WINDOWS IN SLEEPING ROOM SHOULD HAVE A MINIMUM CLEAR OPENING OF 5.7 SQ. FT.
9. ALL EXTERIOR DOORS / WINDOWS SHALL BE INSTALLED PER FLORIDA PRODUCT APPROVAL.
10. ALL MUNTINS TO BE 1/0" WIDE RAISED TYPE ON BOTH INSIDE AND OUTSIDE OF WINDOW.
11. 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.
12. USE LOUVERED DOOR AT HVAC CLOSET IF NO RETURN AIR IS PROVIDED.
13. ALL WINDOW & DOOR FRAMES TO BE WHITE ALUMINUM.
14. REFER TO ELEVATIONS AND SECTIONS FOR OPERABLE WINDOW SWING ORIENTATION.
15. ALL GLASS TO BE CLEAR NON-REFLECTIVE

DOOR TYPES: (AS VIEWED FROM EXTERIOR)



RICHARD JONES
ARCHITECTURE

10 S.E. FIRST AVENUE | SUITE 102
DELRAY BEACH, FLORIDA 33444
V 561.274.9186 | F 561.274.9196
AA26001617 | IB26001056
WWW.RJARCHITECTURE.COM

53 SE 7th AVENUE
DELRAY BEACH, FLORIDA

FLORIDA LICENSURE
AA26001617 | IB26001056
COMMISSION # 19-014
DESIGNER: RJ
DRAWN BY: RB
PLAN REVIEW: RJ

SUBMITTALS:
ISSUE FOR CO.A.: 11.13.20

REVISIONS:

WINDOW &
DOOR
SCHEDULES

A-5



4 | Property directly West across street



3 | Property directly adjacent to the South



2 | Property to South - rooftop cupola



1 | Property directly adjacent to the North

RICHARD JONES
ARCHITECTURE

10 S.E. FIRST AVENUE | SUITE 102
DELRAY BEACH, FLORIDA 33444
V 561.274.9186 | F 561.274.9196
AA26001617 | IB26001056

WWW.RJARCHITECTURE.COM

53 SE 7th AVENUE
DELRAY BEACH, FLORIDA

FLORIDA LICENSURE

AA26001617 | IB26001056

COMMISSION # 19-014
DESIGNER: RJ
DRAWN BY: RB
PLAN REVIEW: RJ

SUBMITTALS:
ISSUE FOR 11.13.20
CO.A.:

REVISIONS:

ADJACENT
PROPERTY
PICTURES

A-6

RICHARD JONES



10 S.E. FIRST AVENUE | SUITE 102
DELRAY BEACH, FLORIDA 33444
V 561.274.9186 | F 561.274.9196
AA26001617 | IB26001056

WWW.RJARCHITECTURE.COM

53 SE 7th AVENUE
DELRAY BEACH, FLORIDA

FLORIDA LICENSURE

AA26001617 | IB26001056

COMMISSION # 19-014
DESIGNER: RJ
DRAWN BY: RB
PLAN REVIEW: RJ

SUBMITTALS:
ISSUE FOR CO.A.: 11.13.20

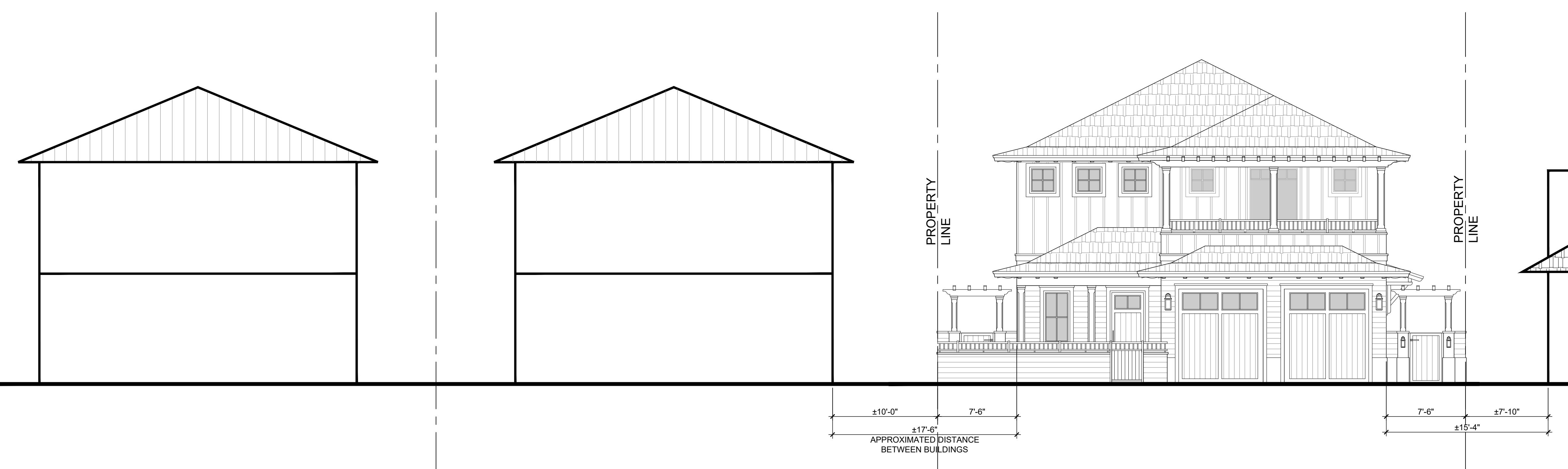
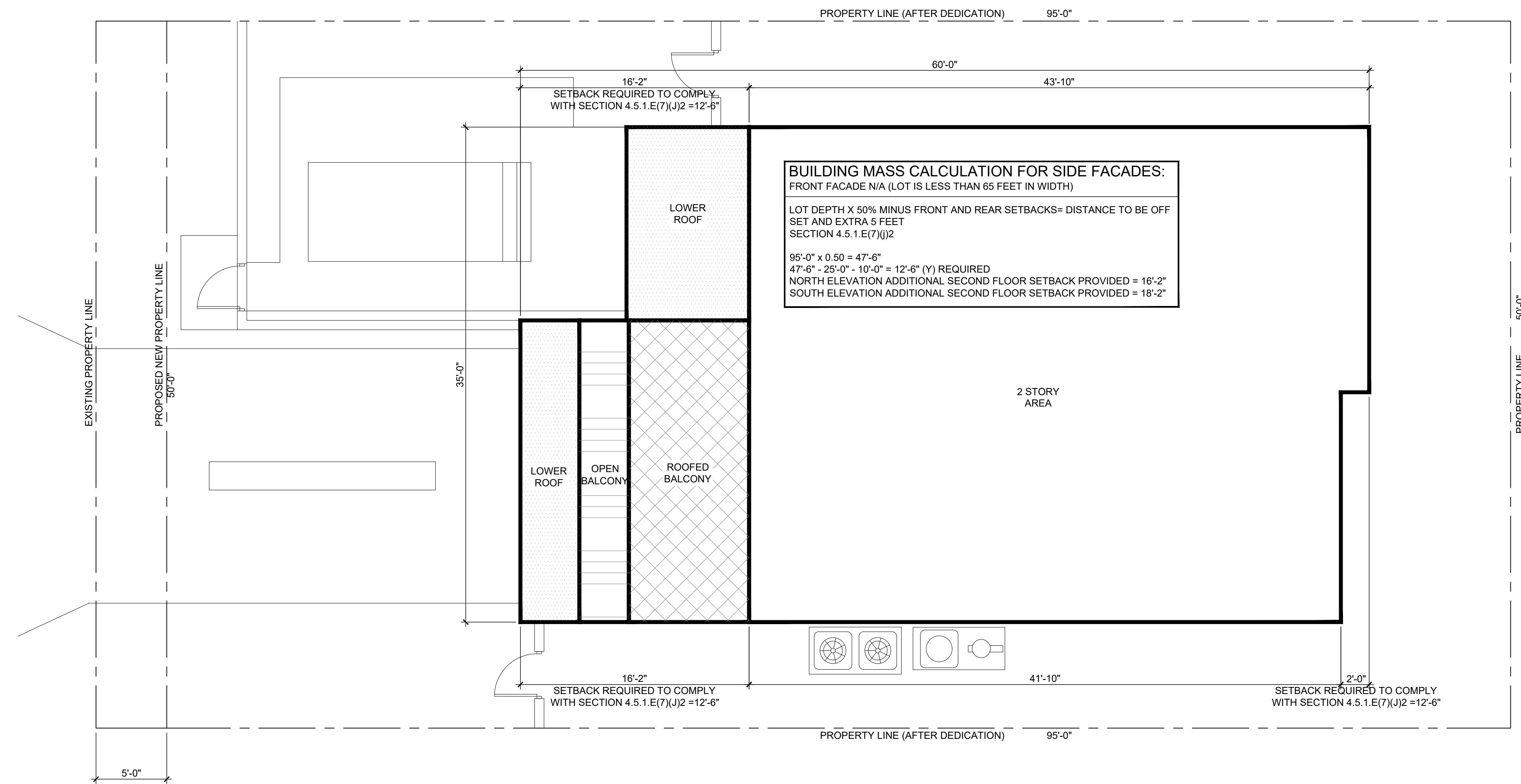
REVISIONS:

STREET SCAPE & SITE SETBACK DIAGRAM

A-7

Site Setbacks Diagram (Second Floor)

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



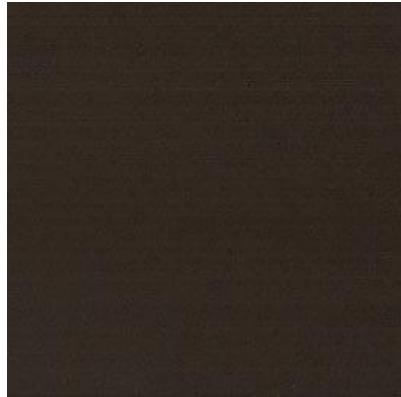
SE 7th Avenue Streetscape

Scale: N.T.S



53 SE 7th Avenue Exterior Material List

1. Windows and Doors
 - a. Bronze Aluminum frames Impact Rated

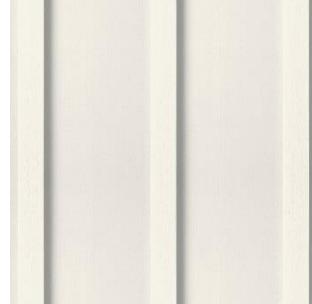


2. Roof Material
 - a. Woos Cedar Shake





3. Wall Treatments



4. Smooth Stucco wall paint.

