

# 44 EAST ATLANTIC

44 EAST ATLANTIC AVENUE  
 DELRAY BEACH, FLORIDA

RICHARD JONES



ARCHITECTURE

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

WWW.RJARCHITECTURE.COM

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

FLORIDA LICENSURE

AA26001617 | IB26001056

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

SUBMITTALS:  
 CLASS I 04.29.19  
 SUBMISSION:

REVISIONS:

COVER SHEET

CVR

## DRAWING INDEX

### ARCHITECTURAL

- CVR COVER SHEET
- SP-1 SITE PLAN/FLOOR PLAN
- A-1 SOUTH & NORTH ELEVATIONS, COLORS AND DETAILS
- A-2 EAST & WEST ELEVATIONS
- A-3 NORTH & EAST COLORED ELEVATIONS
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## CODE RESEARCH

PROPOSED PROJECT: EXTERIOR MODIFICATION TO EXISTING HISTORIC BUILDING

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

HEIGHT OF BUILDING: EXISTING

TYPE OF CONSTRUCTION: V-B (SPRINKLED)

OCCUPANCY CLASSIFICATION: ASSEMBLY GROUP A-2

HAZARD CLASSIFICATION: ORDINARY HAZARD

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

## LOCATION MAP



### OWNER

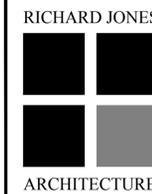
JETPORT II LLC  
 6678 GRANDE ORCHID WAY  
 DELRAY BEACH, FL 33446

### ARCHITECT

RICHARD JONES ARCHITECTURE  
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 TELEPHONE: 561-274-9186

RICHARD JONES ARCHITECTURE

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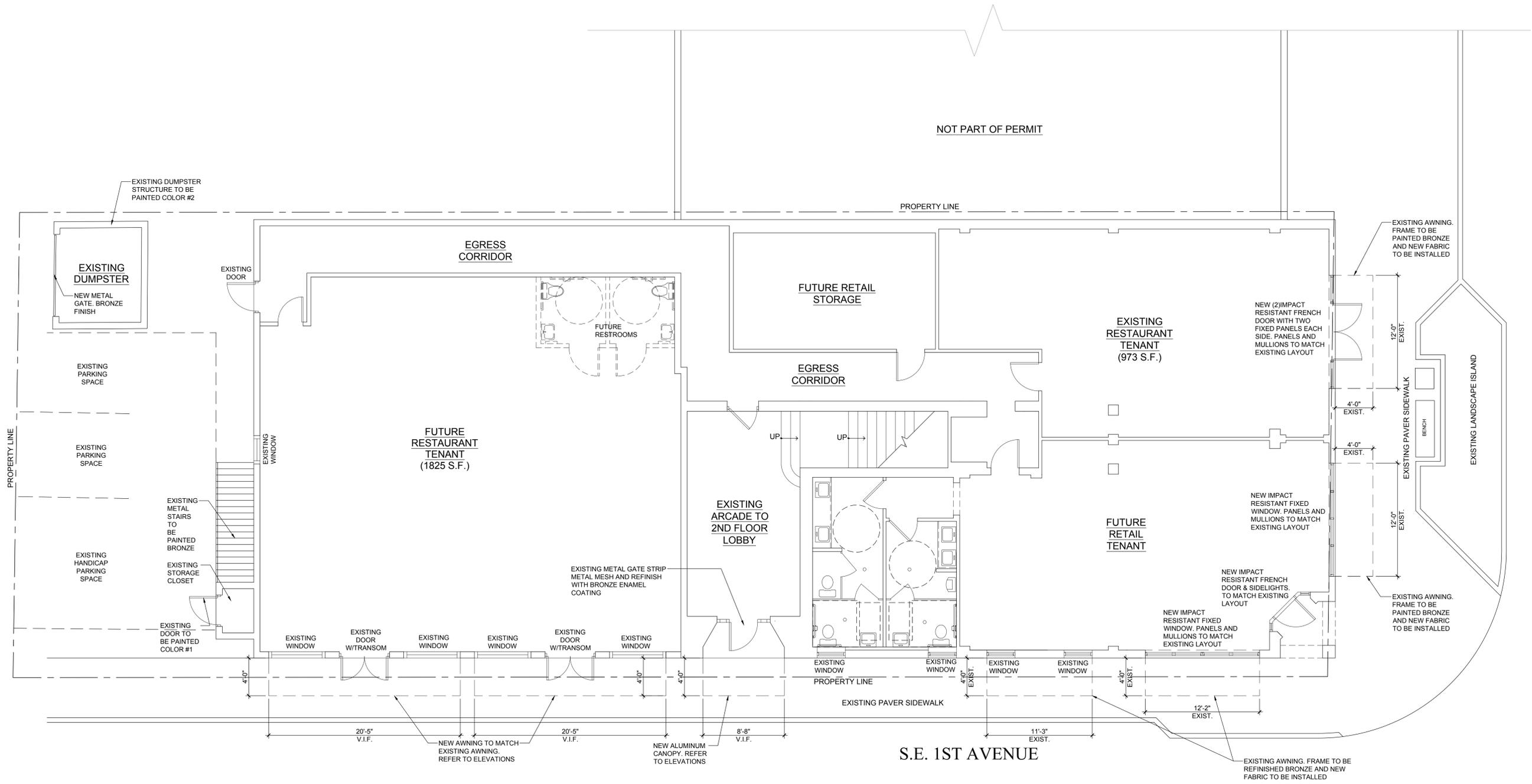
SUBMITTALS: CLASS I  
 SUBMISSION: 04.29.19

REVISIONS:

SITE PLAN/FLOOR PLAN

SP-1

**RICHARD JONES ARCHITECTURE**



Site Plan/Floor Plan

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

SQUARE FOOTAGE	
2009 SPOT COFFEE AREA (ORIGINAL NORTH BAY)	2798 S.F.
2018 HAAGEN DAZS TENANT (PARTIAL NORTH BAY)	973 S.F.
BALANCE OF RESTAURANT USE	1825 S.F.
FUTURE SOUTH BAY (RESTAURANT TENANT)	1824 S.F.

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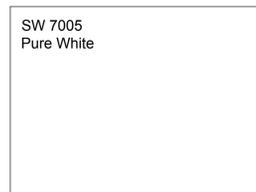




COLOR #1  
BENJAMIN MOORE  
OC-17 WHITE DOVE  
50% SOLUTION

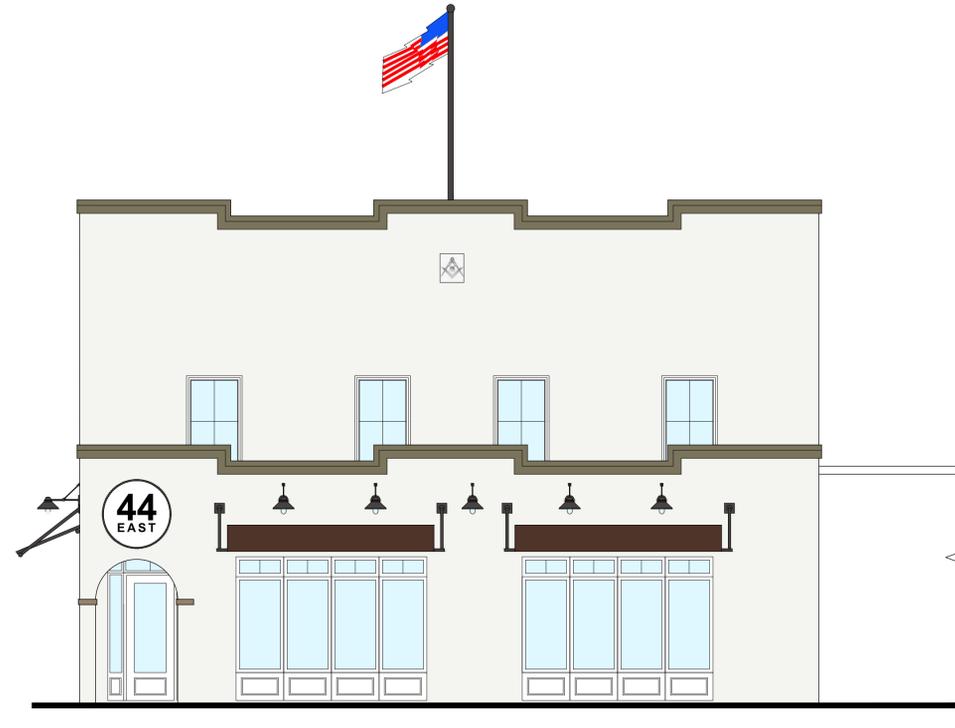


COLOR #2  
BENJAMIN MOORE  
HC-100 GLOUCESTER SAGE



COLOR #3  
SHERWIN WILLIAMS  
SW 7005 PURE WHITE

**BUILDING COLORS**



**Colored North Elevation**

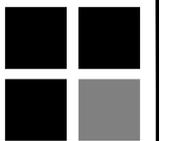
Scale: 3/16"=1'-0"



**Colored East Elevation**

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

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REVISIONS:

COLORED  
ELEVATIONS

A-3

RICHARD JONES ARCHITECTURE

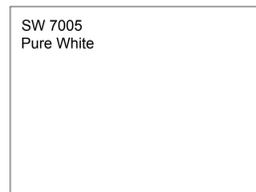
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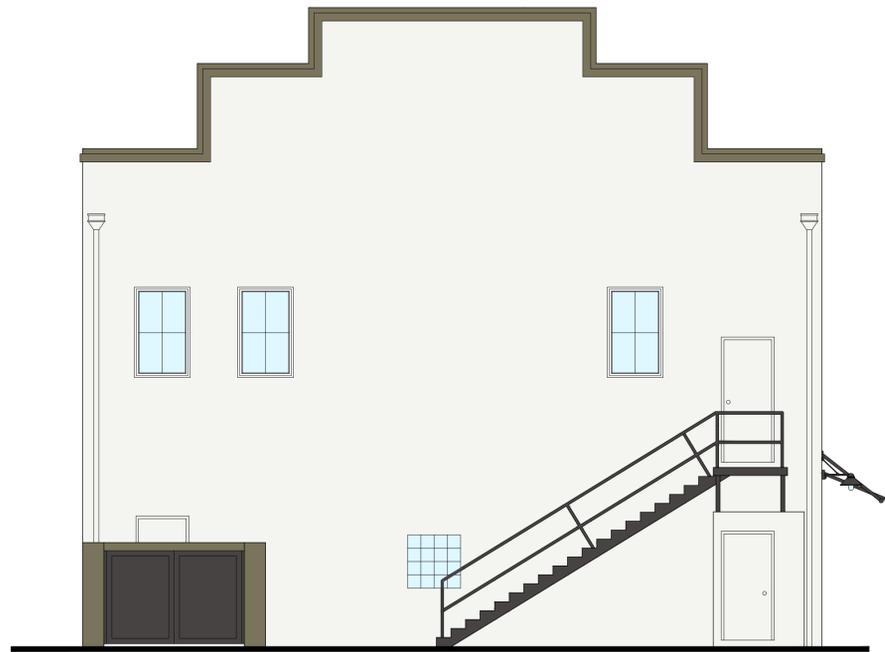


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HC-100 GLOUCESTER SAGE



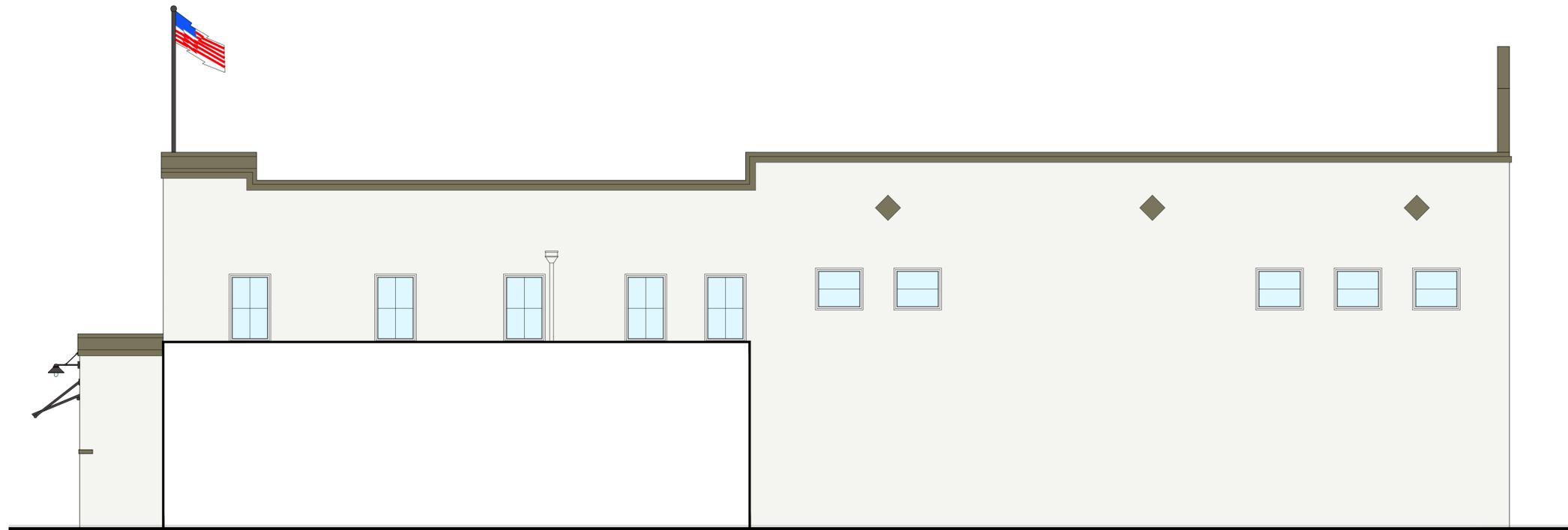
COLOR #3  
SHERWIN WILLIAMS  
SW 7005 PURE WHITE

**BUILDING COLORS**



**Colored South Elevation**

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



**Colored West Elevation**

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

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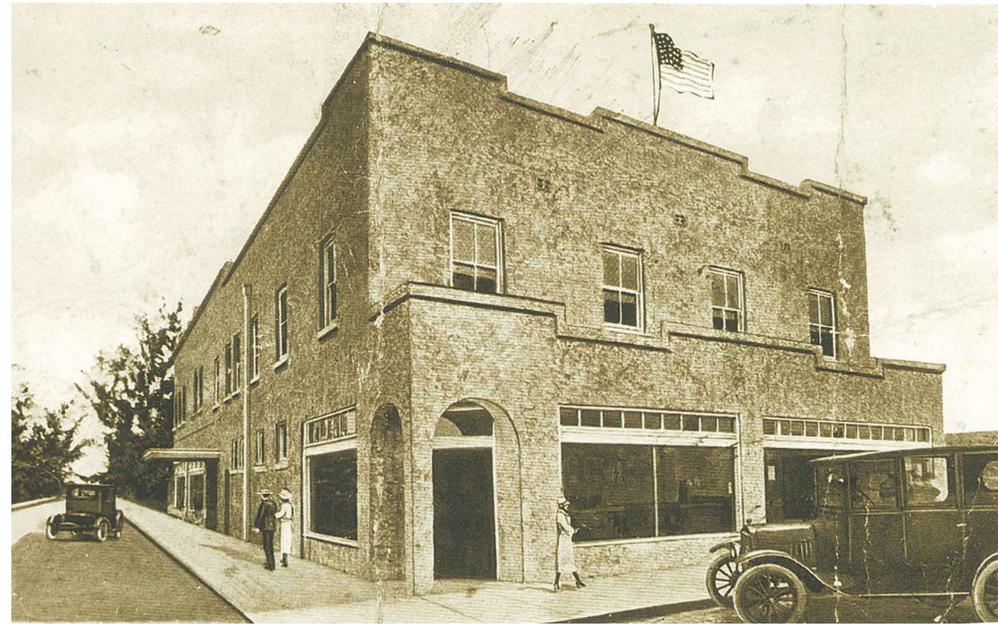
A-4

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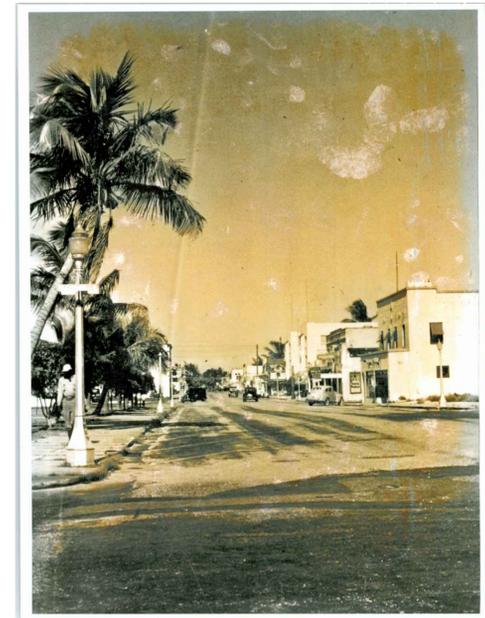
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VIEW FROM:  
NORTH EAST CORNER OF  
ATLANTIC AND SE 1ST AVENUE



VIEW FROM:  
OLD SCHOOL SQUARER



VIEW FROM:  
SWINTON LOOKING EAST.  
CIRCA 1030

Historic Photos

Scale: N.T.S.



Current Photos

Scale: N.T.S.

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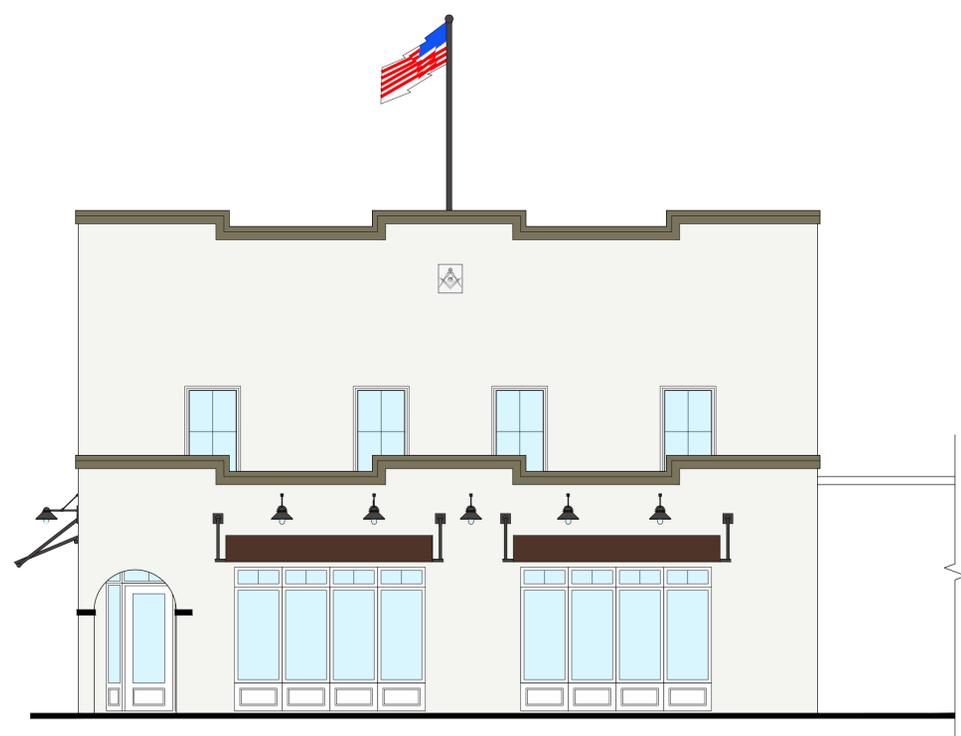
REVISIONS:

BUILDING  
CURRENT &  
HISTORIC  
PICTURES

A-5

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Colored North Elevation

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



3D Illustrative Rendering

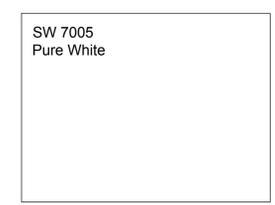
Scale: NTS



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OC-17 WHITE DOVE  
50% SOLUTION

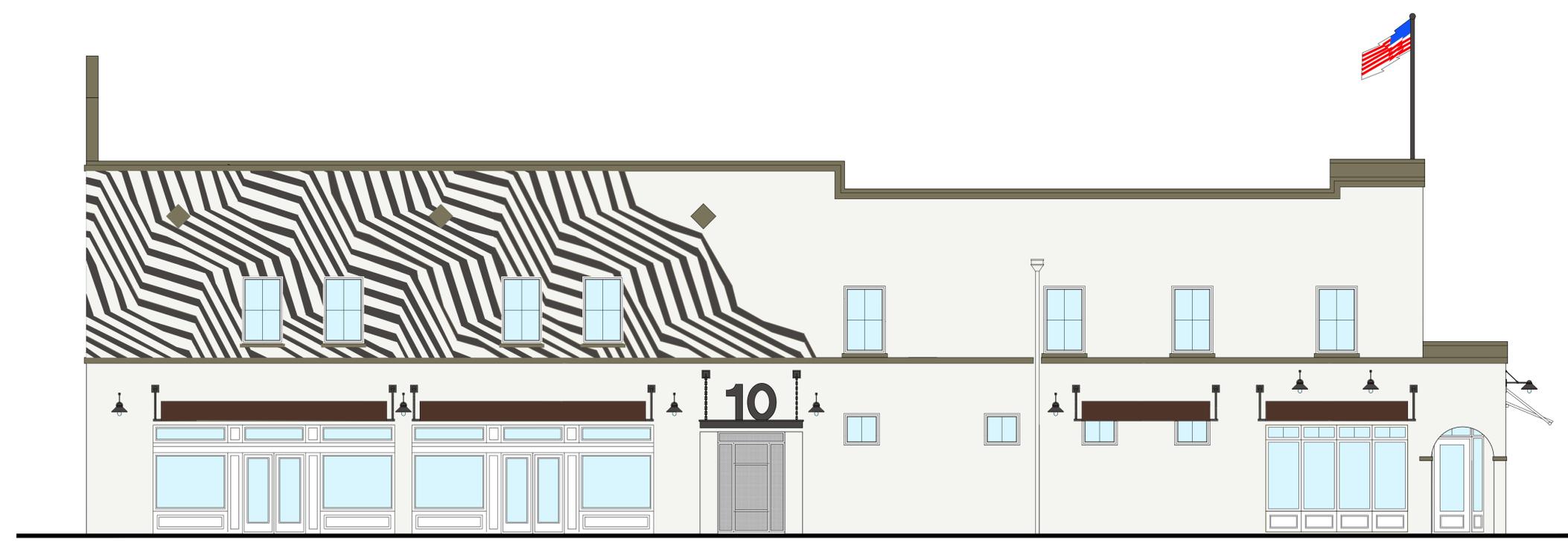


COLOR #2  
BENJAMIN MOORE  
HC-100 GLOUCESTER SAGE



COLOR #3  
SHERWIN WILLIAMS  
SW 7005 PURE WHITE

BUILDING COLORS



Colored East Elevation

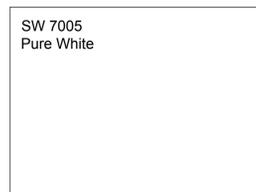
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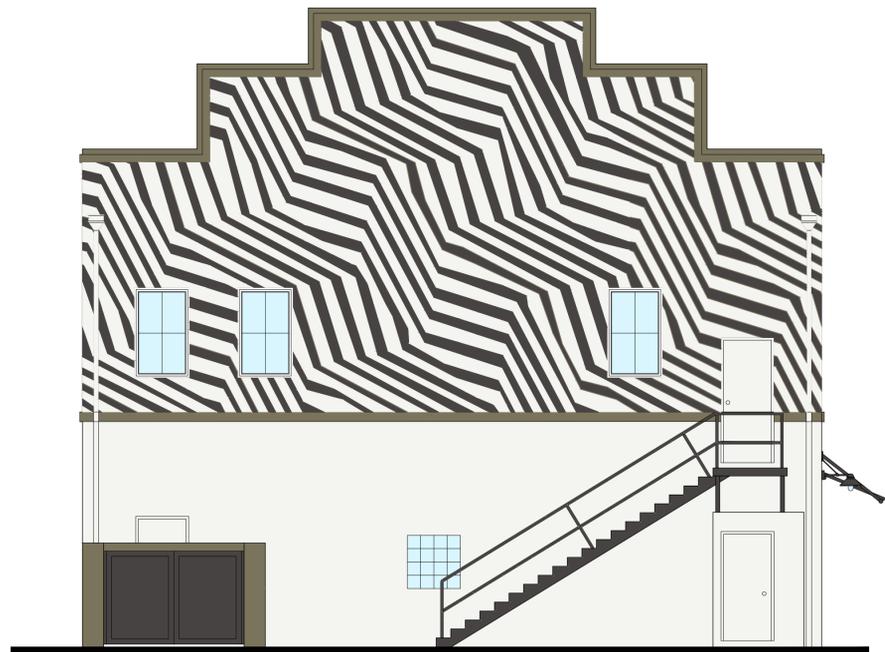


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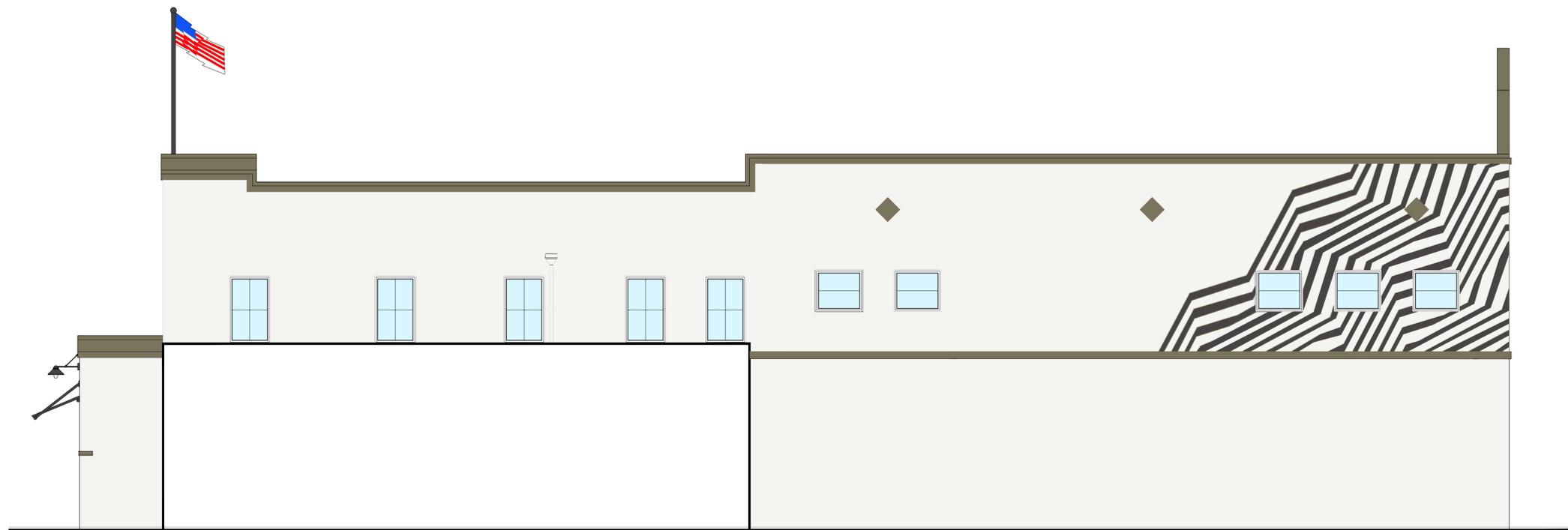
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**BUILDING COLORS**



**Colored South Elevation**

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



**Colored West Elevation**

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

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REVISIONS:

COLORED  
ELEVATIONS

A-4

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