



150 MARINE WAY

150 MARINE WAY
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
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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
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ARCHITECTURAL

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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

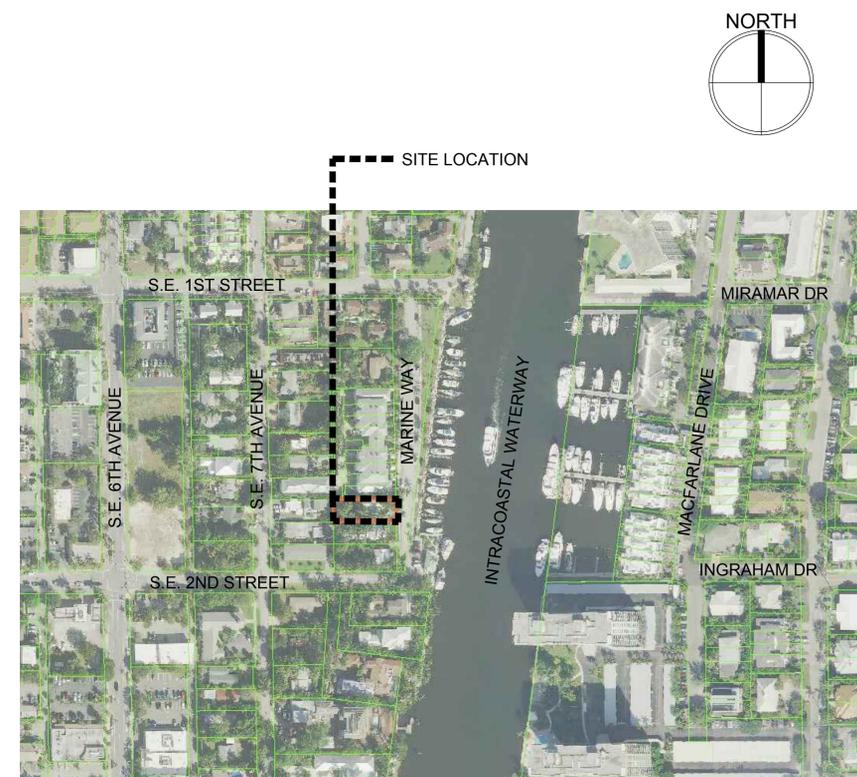
NOTE: ACTUAL DESIGN PRESSURES FOR ALL EXTERIOR WINDOWS, DOORS, GARAGE DOORS, AND SIMILAR ENVELOPE ELEMENTS MUST BE INDICATED ON CONSTRUCTION PLANS.

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

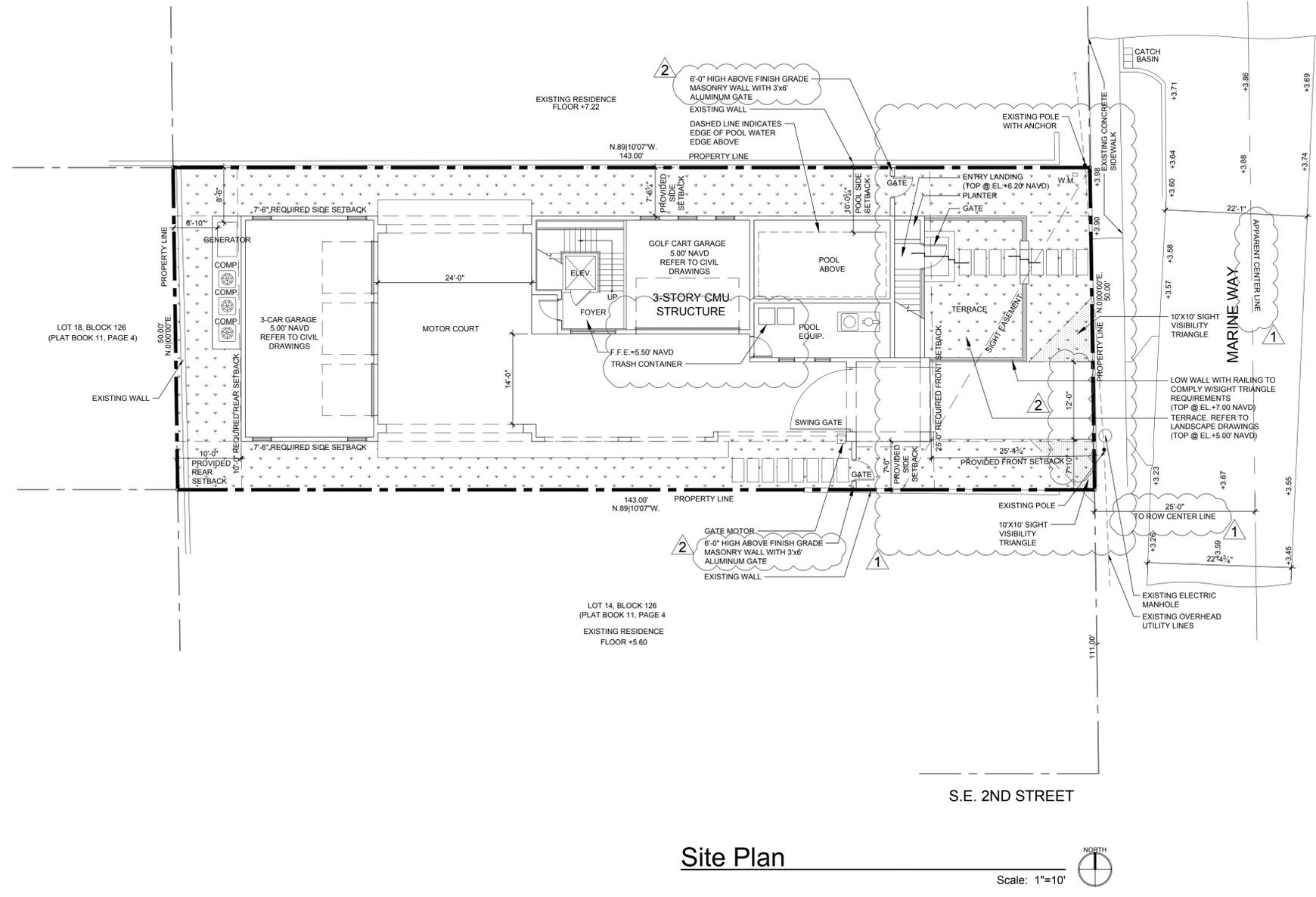
PLA DESIGN STUDIO, PLLC
LANDSCAPE ARCHITECTURE
2385 NW EXECUTIVE CENTER DR
SUITE 240
BOCA RATON FL, 33431
PHONE: 561-904-1556

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



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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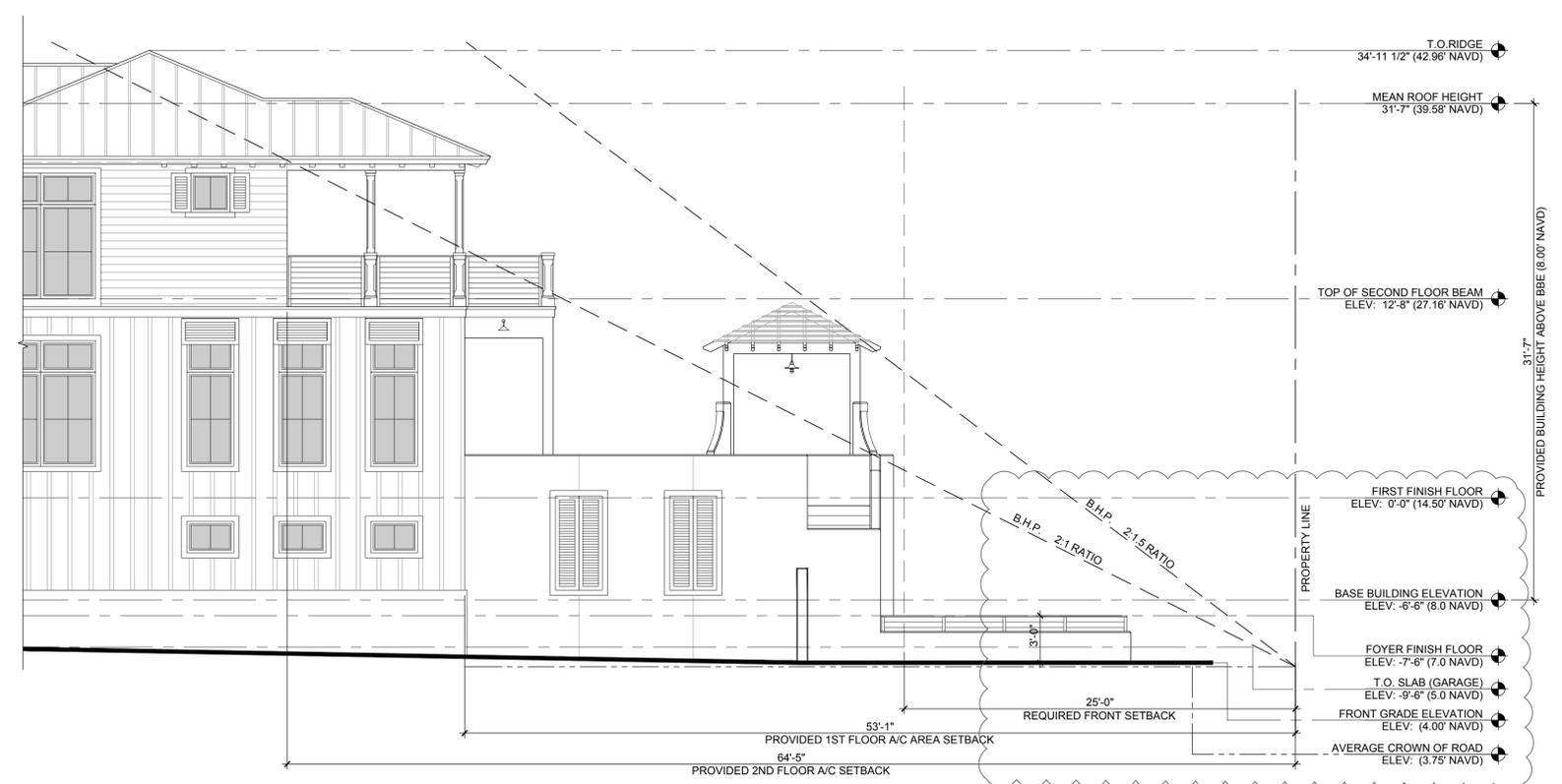
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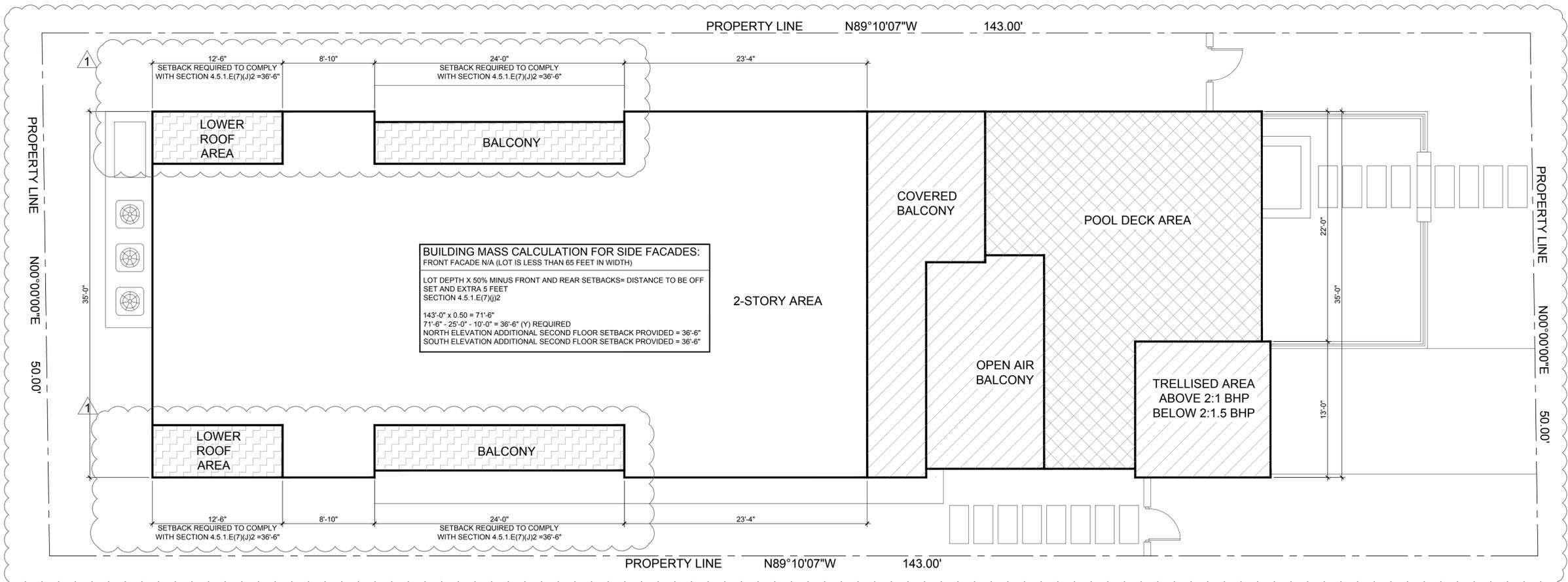
SITE PLAN

SP-1



Side Elevation & B.H.P. Diagram

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

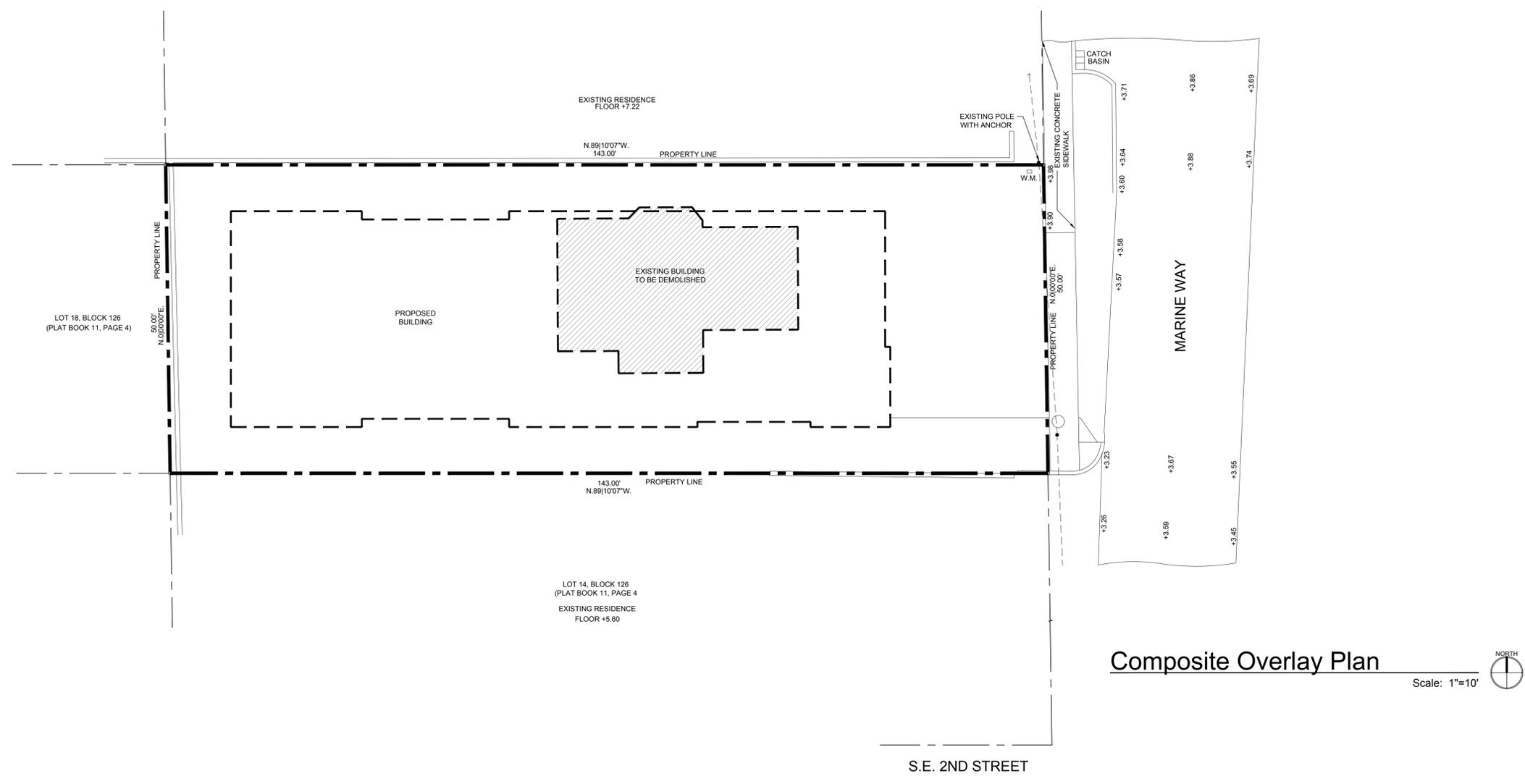


BUILDING MASS CALCULATION FOR SIDE FACADES:
FRONT FACADE N/A (LOT IS LESS THAN 65 FEET IN WIDTH)
LOT DEPTH X 50% MINUS FRONT AND REAR SETBACKS= DISTANCE TO BE OFF SET AND EXTRA 5 FEET SECTION 4.5.1.E(7)(J)2
143'-0" x 0.50 = 71'-6"
71'-6" - 25'-0" - 10'-0" = 36'-6" (Y) REQUIRED
NORTH ELEVATION ADDITIONAL SECOND FLOOR SETBACK PROVIDED = 36'-6"
SOUTH ELEVATION ADDITIONAL SECOND FLOOR SETBACK PROVIDED = 36'-6"

Site Setbacks Diagram (Second Floor)

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





Composite Overlay Plan

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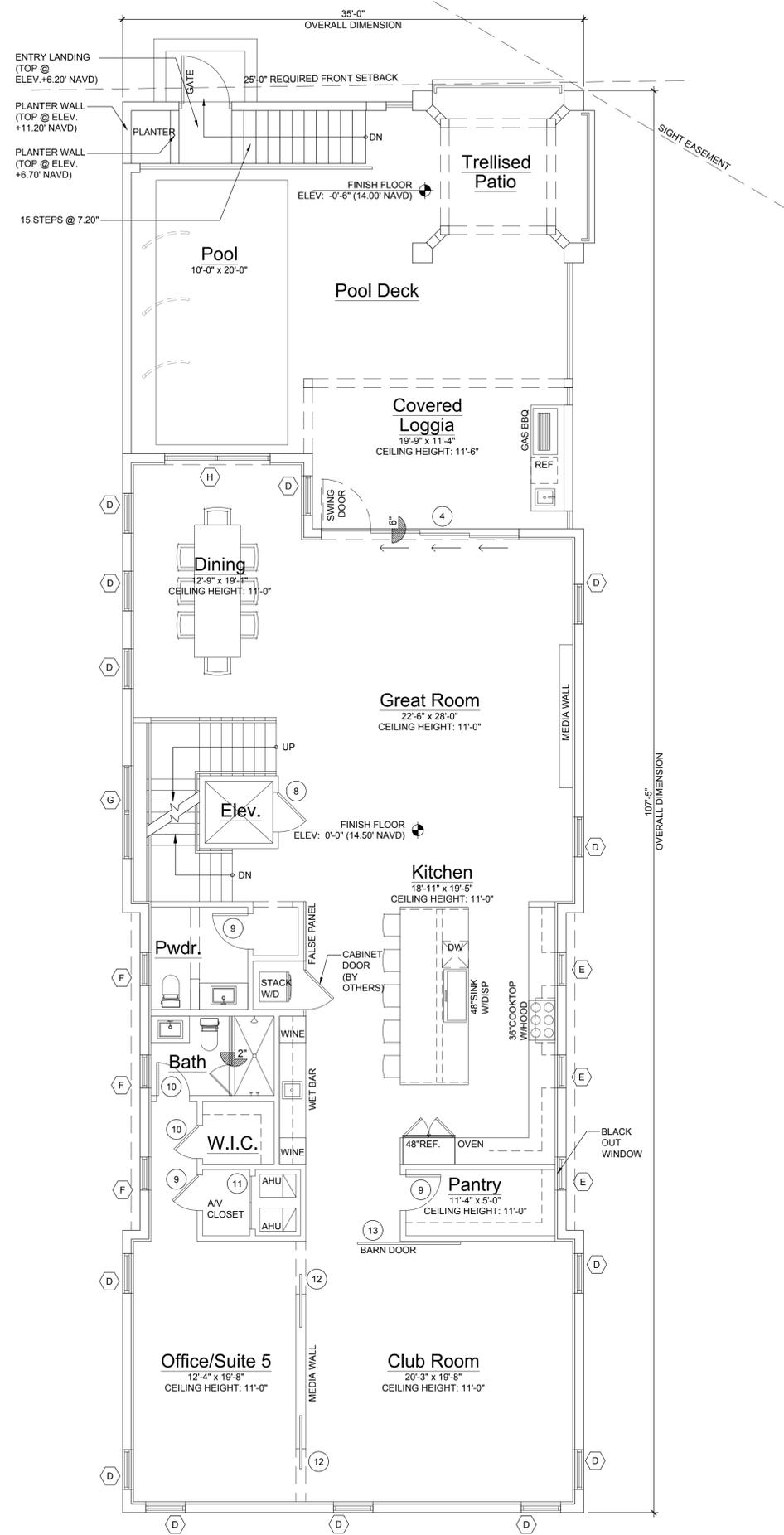
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COMPOSITE
OVERLAY
PLAN

SP-3

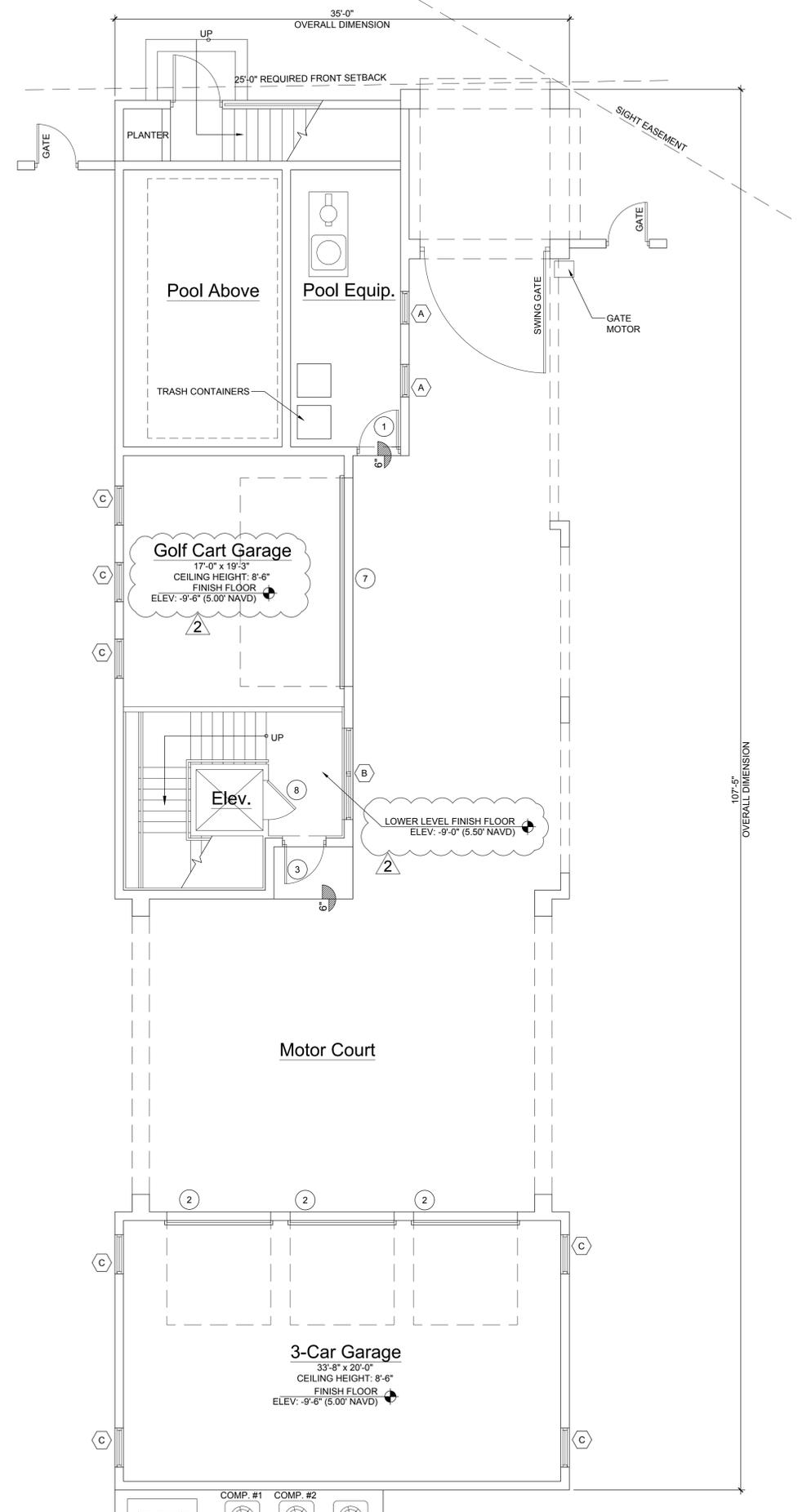


CURRENT BUILDING PICTURES



First Floor Plan

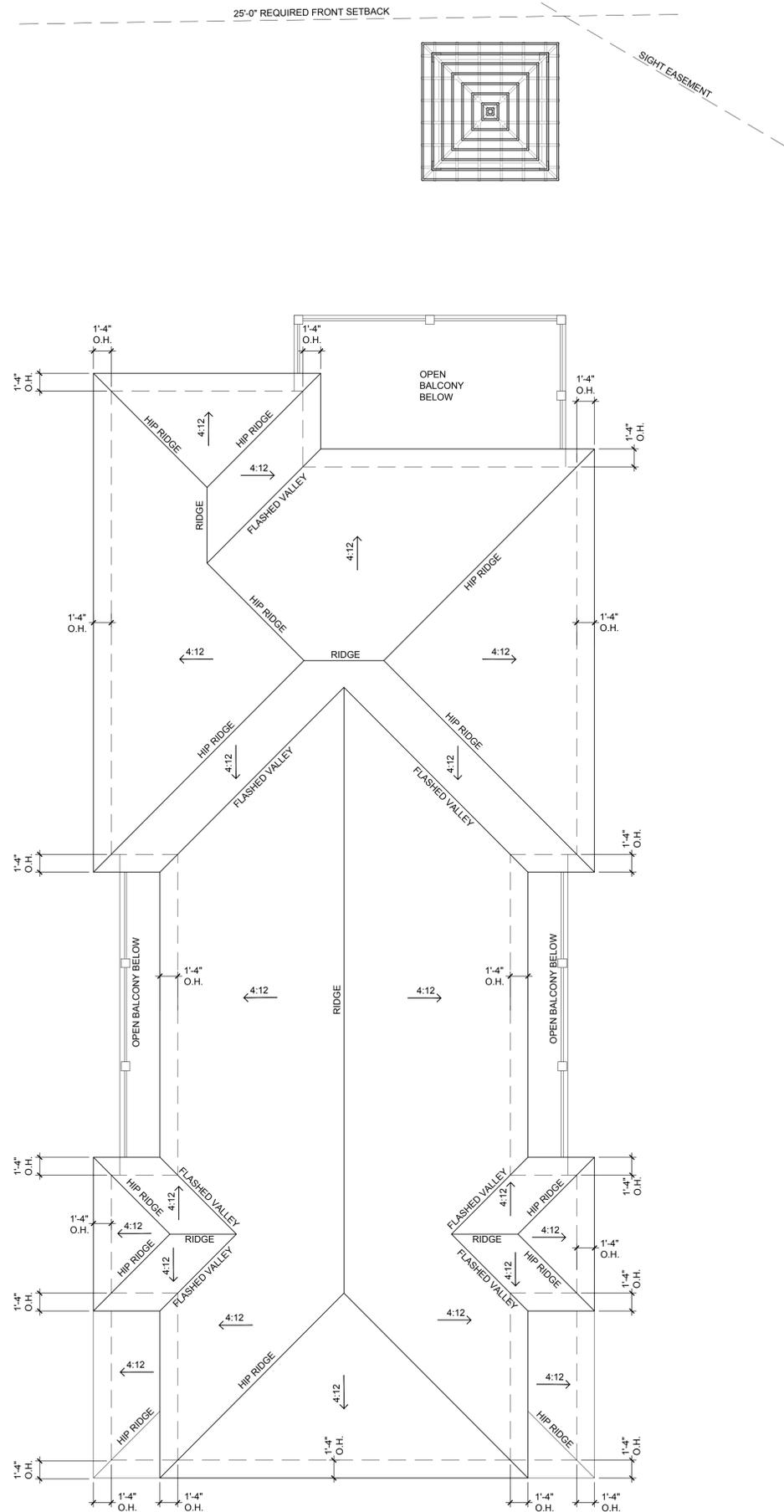
Scale: 3/16"=1'-0"



Lower Level Plan

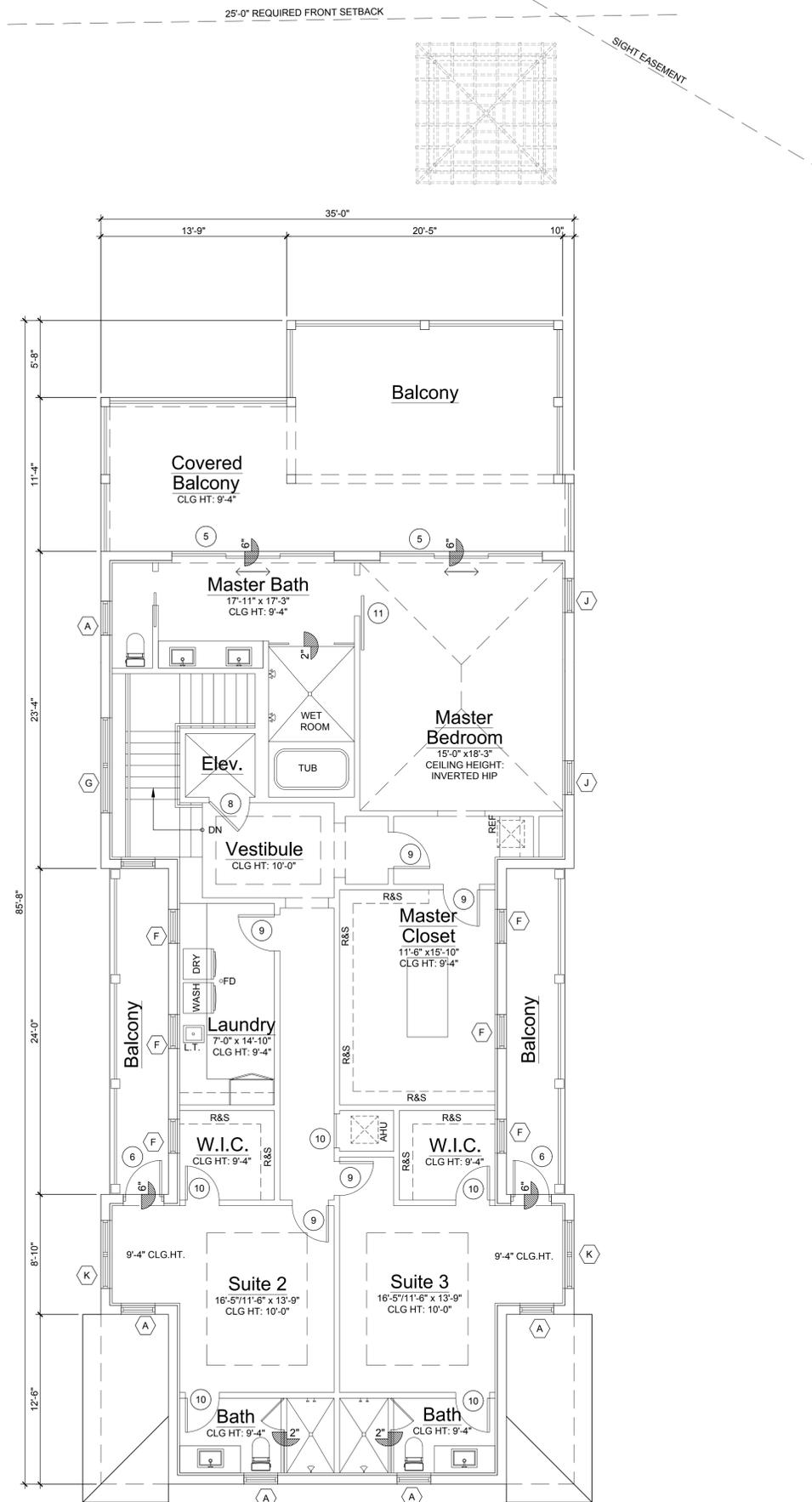
Scale: 3/16"=1'-0"





Roof Plan

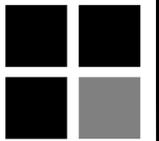
Scale: 3/16"=1'-0"



Second Floor Plan

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





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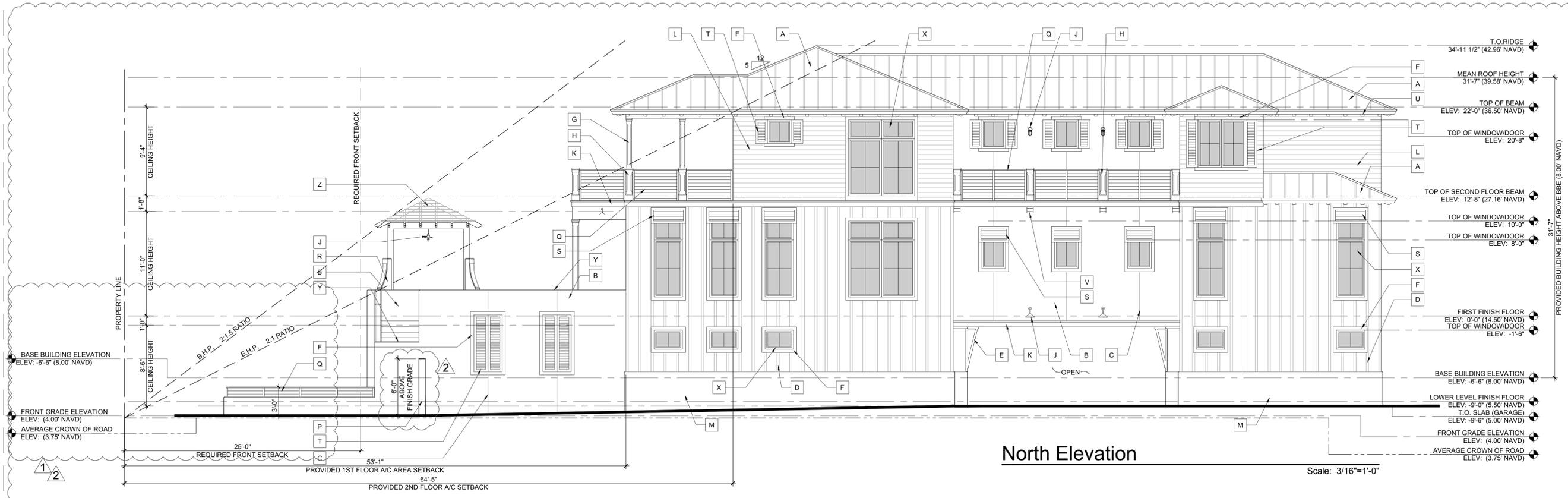
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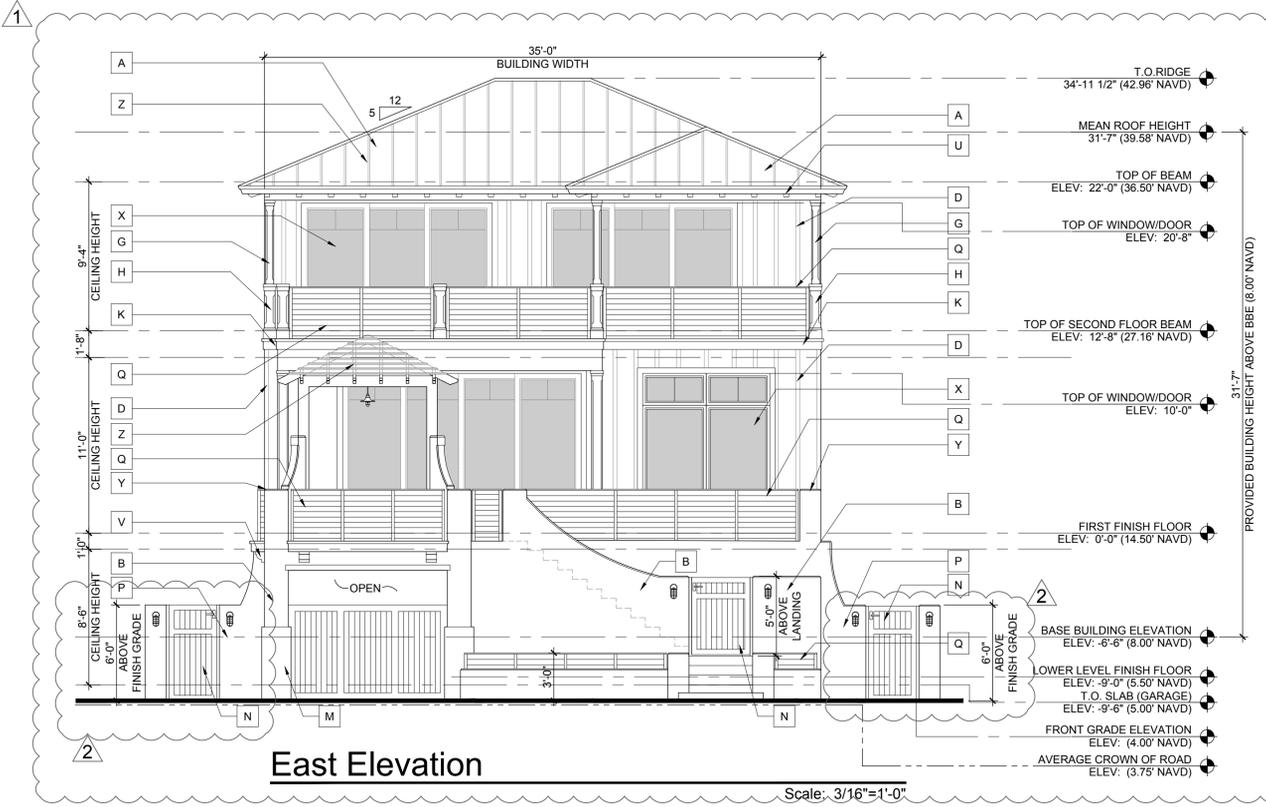
BUILDING ELEVATIONS

A-3



North Elevation

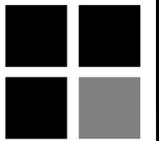
Scale: 3/16"=1'-0"



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



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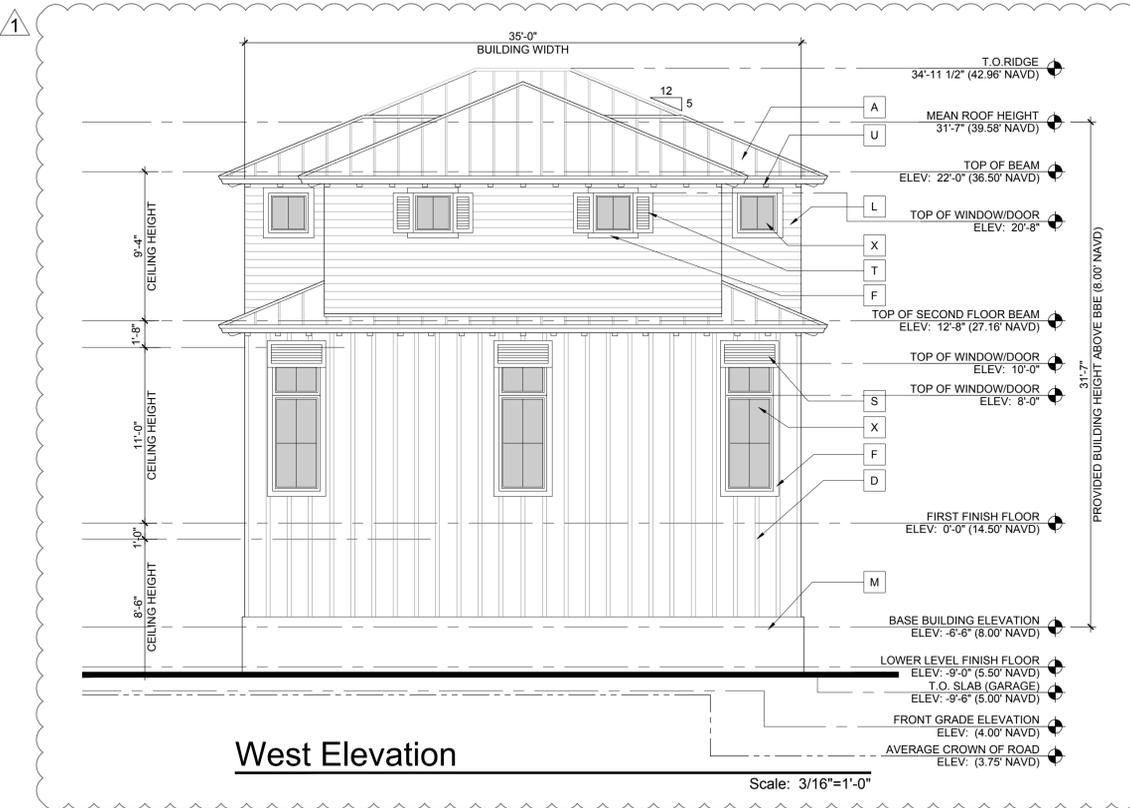
BUILDING ELEVATION

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
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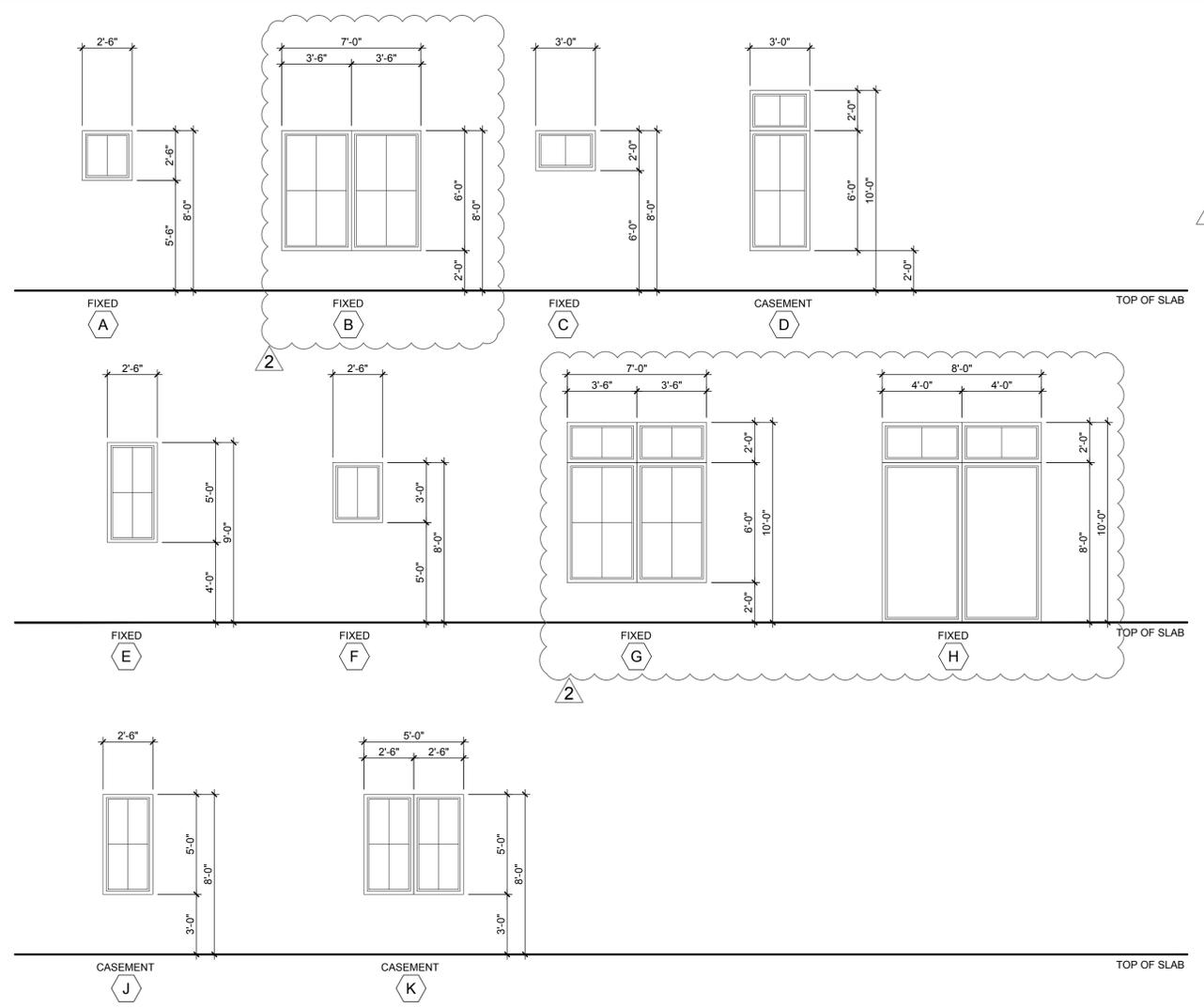
WINDOW SCHEDULE

(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					
EXTERIOR							
1	3'-0"	8'-0"	H.M.	MTL.	PAINTED	N/A	
2	8'-0"	8'-0"	OVERHEAD	MTL.	WHITE	N/A	
3	3'-0"	8'-0"	FRENCH	MTL.	BRONZE	CLEAR	
4	15'-0"	10'-0"	SLIDER	MTL.	BRONZE	CLEAR	
5	12'-0"	8'-0"	SLIDER	MTL.	BRONZE	CLEAR	
6	2'-8"	8'-0"	FRENCH	MTL.	BRONZE	CLEAR	
7	16'-0"	8'-0"	OVERHEAD	MTL.	WHITE	N/A	
INTERIOR							
8	3'-0"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	
9	2'-8"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	
10	2'-6"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	
11	3'-0"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	
12	4'-0"	8'-0"	POCKET	WOOD	PAINTED	N/A	
13	7'-2"	11'-0"	M.D.F.	WOOD	PAINTED	N/A	

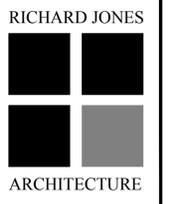
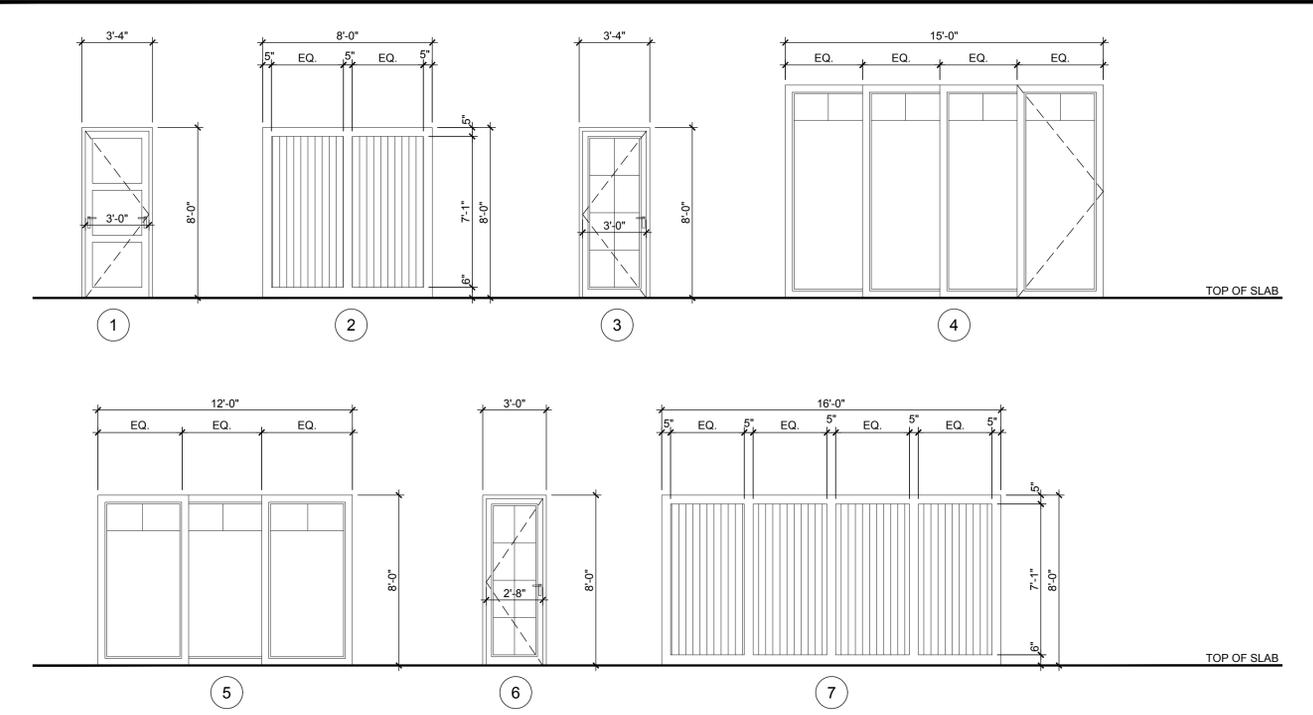
WINDOW TYPES:



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 ARCHITECT'S REVIEW AND APPROVAL PRIOR TO FABRICATION.
- ALL DOORS TO COMPLY WITH CODE. IMPACT AND WIND LOAD REQUIREMENTS (SUBMIT MANUFACTURER'S 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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WINDOW &
DOOR
SCHEDULES

A-5

RICHARD JONES ARCHITECTURE

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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

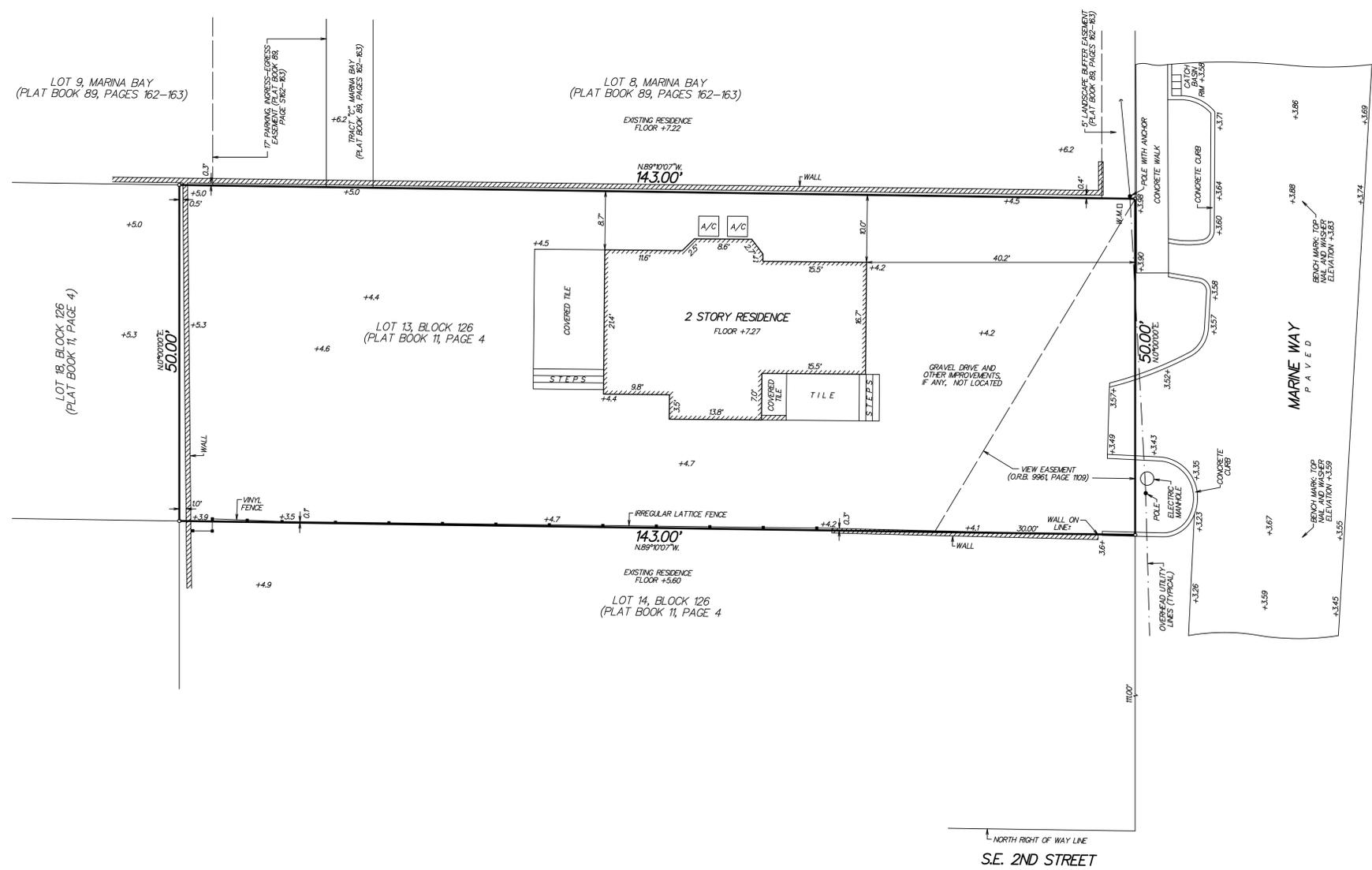
REVISIONS:
 1 BUILDING DEPARTMENT 11.14.19
 COMMENTS:
 2 BUILDING DEPARTMENT 12.09.19
 COMMENTS:

STREET
 SCAPE

A-6

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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