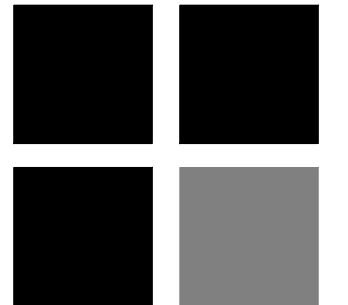




150 MARINE WAY

150 MARINE WAY
DELRAY BEACH, FLORIDA

RICHARD JONES



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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 COMMENTS: 11.14.19
2. BUILDING DEPARTMENT COMMENTS: 12.09.19
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COVER SHEET

CVR

DRAWING INDEX

CVR COVER SHEET
S-1 SURVEY

ARCHITECTURAL

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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 ³

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 ³

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

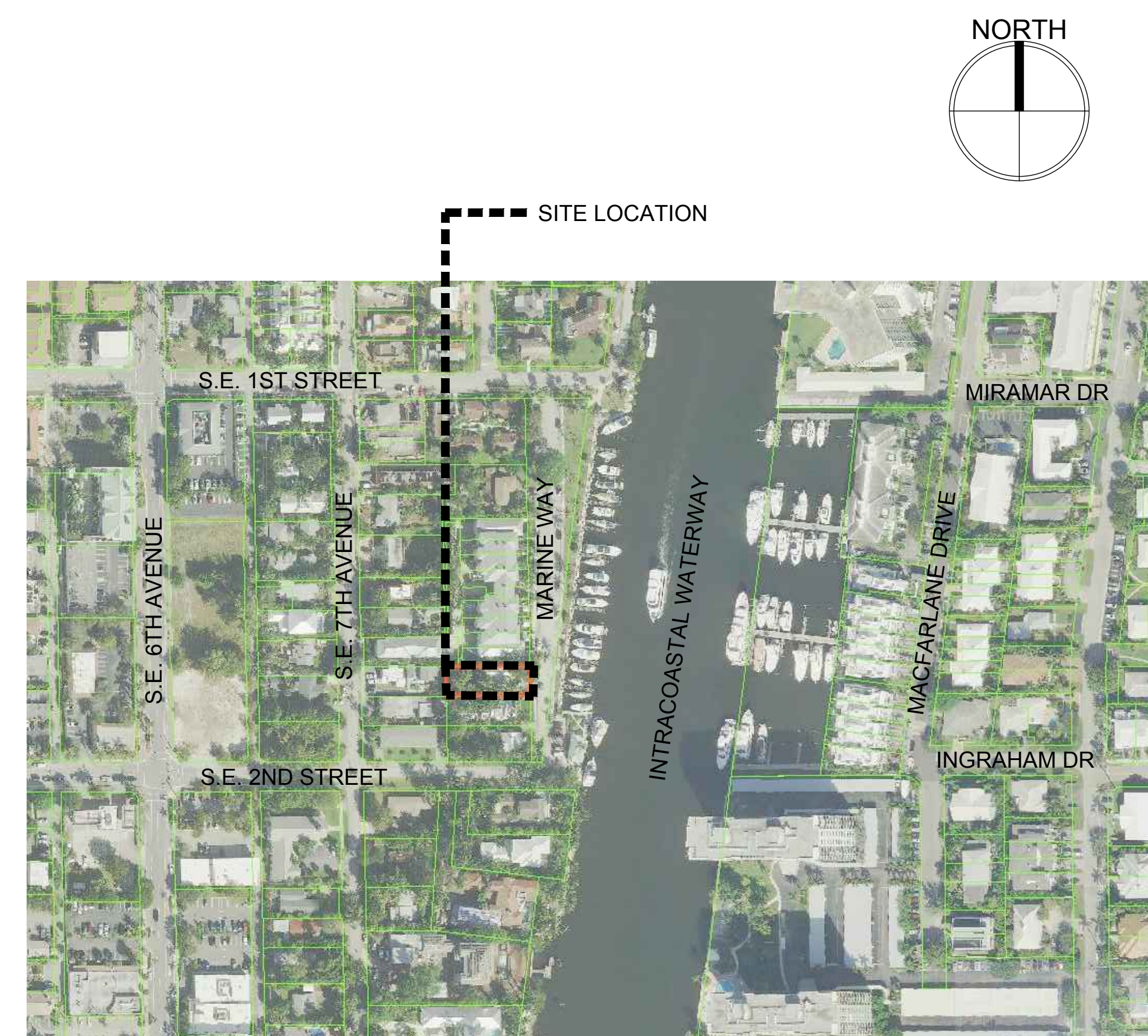
NOTE: ACTUAL DESIGN PRESSURES FOR ALL EXTERIOR WINDOWS, DOORS, GARAGE DOORS, AND SIMILAR ENVELOPE ELEMENTS MUST BE INDICATED ON CONSTRUCTION PLANS.

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
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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

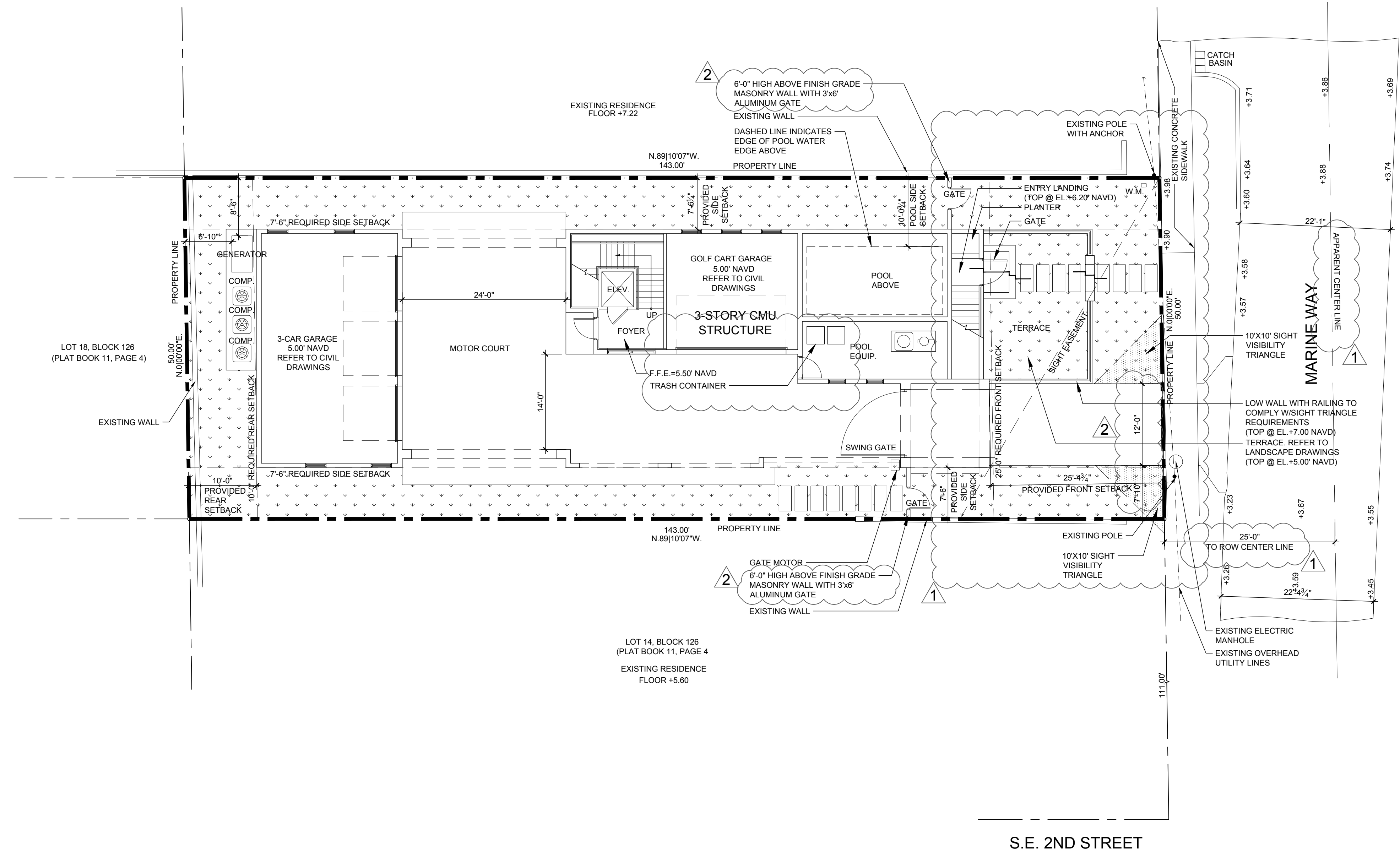
ENVIRODESIGN ASSOCIATES, INC.
298 NE 2ND AVENUE
DELRAY BEACH, FL 33444
TELEPHONE: 561-274-6500
FAX: 561-274-8558

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

RICHARD JONES ARCHITECTURE

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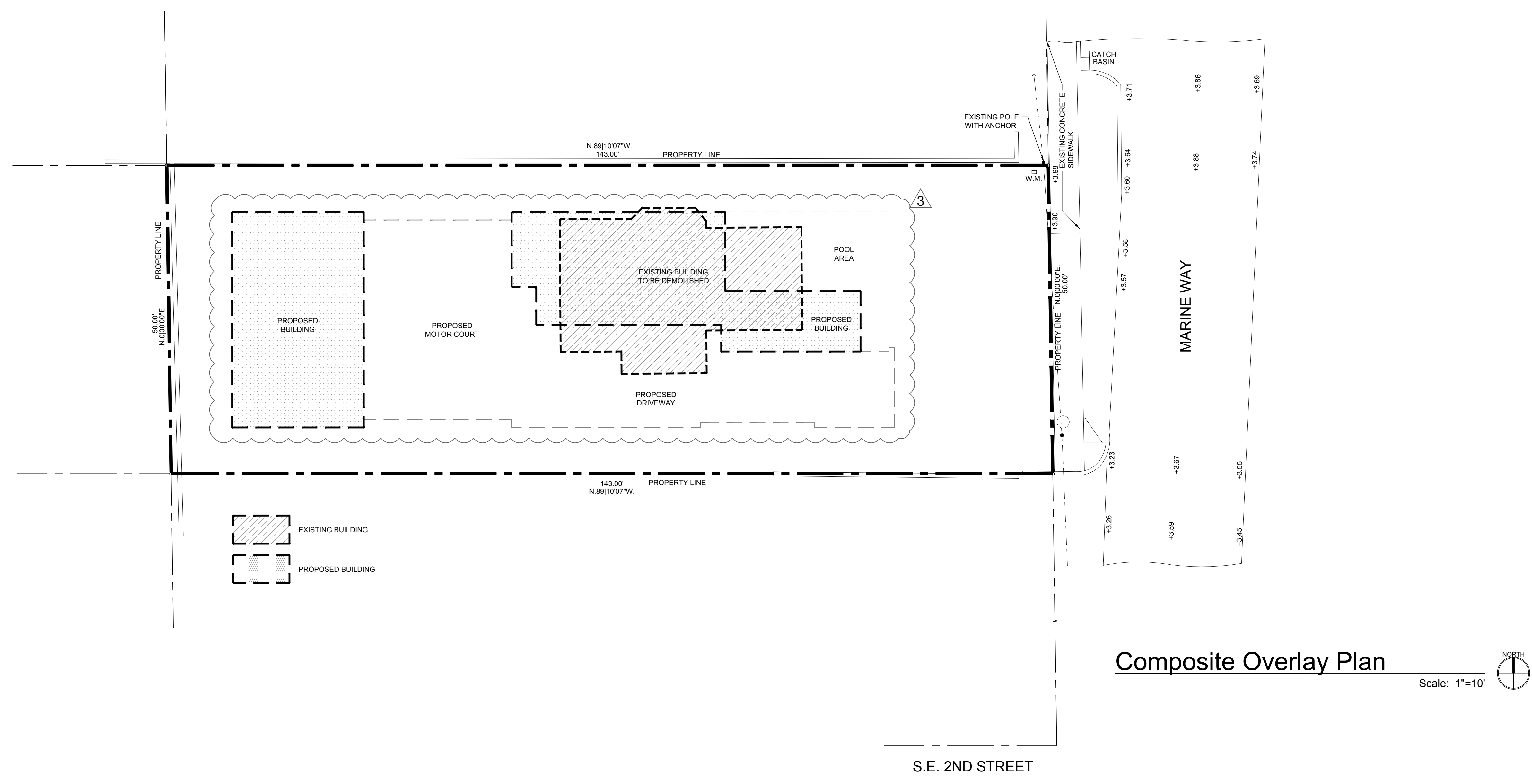
REVISIONS:
1 BUILDING DEPARTMENT 11.14.19
COMMENTS:
2 BUILDING DEPARTMENT 12.09.19
COMMENTS:
3 BUILDING DEPARTMENT 02.12.20
COMMENTS:

SITE PLAN

SP-1

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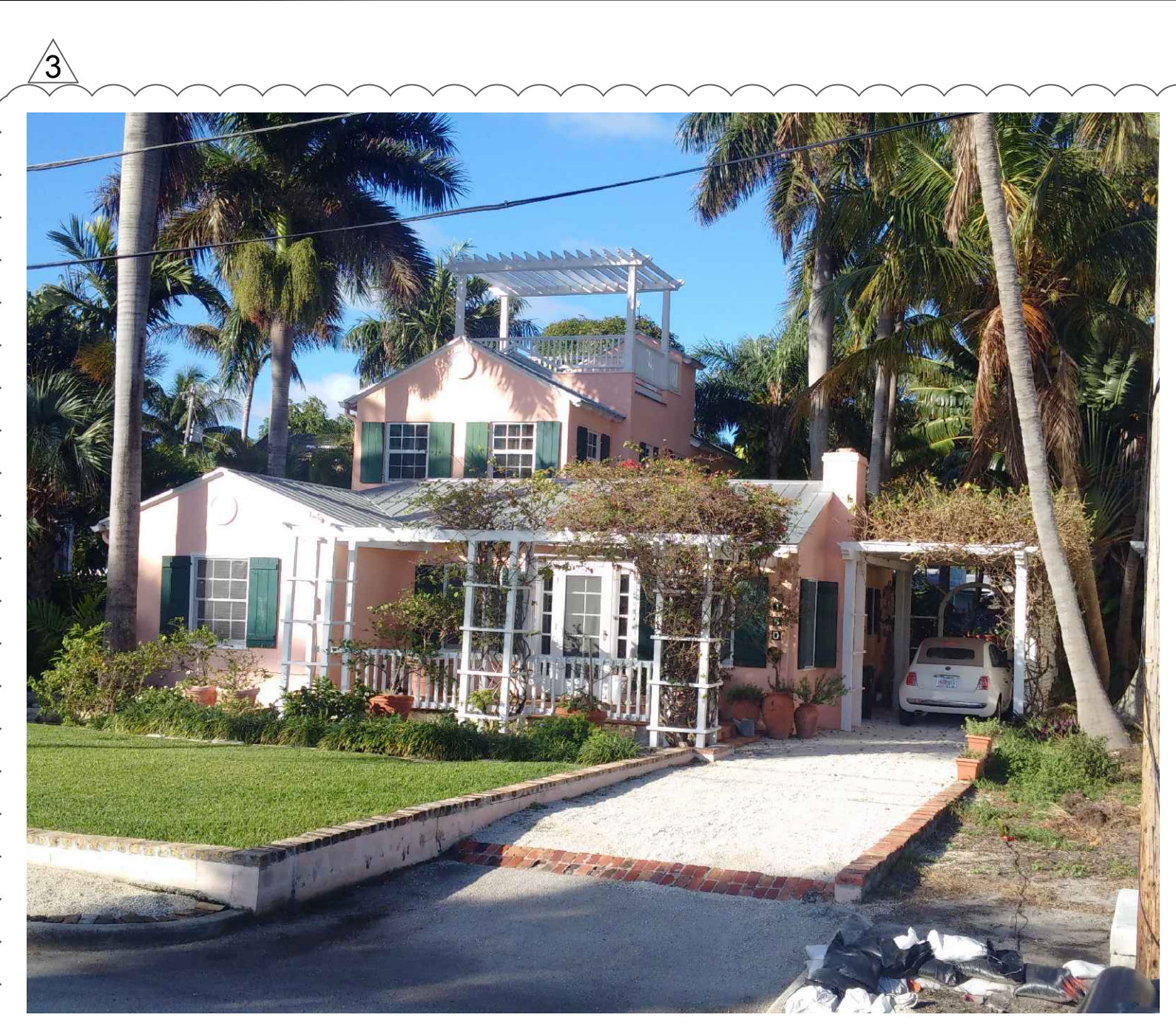
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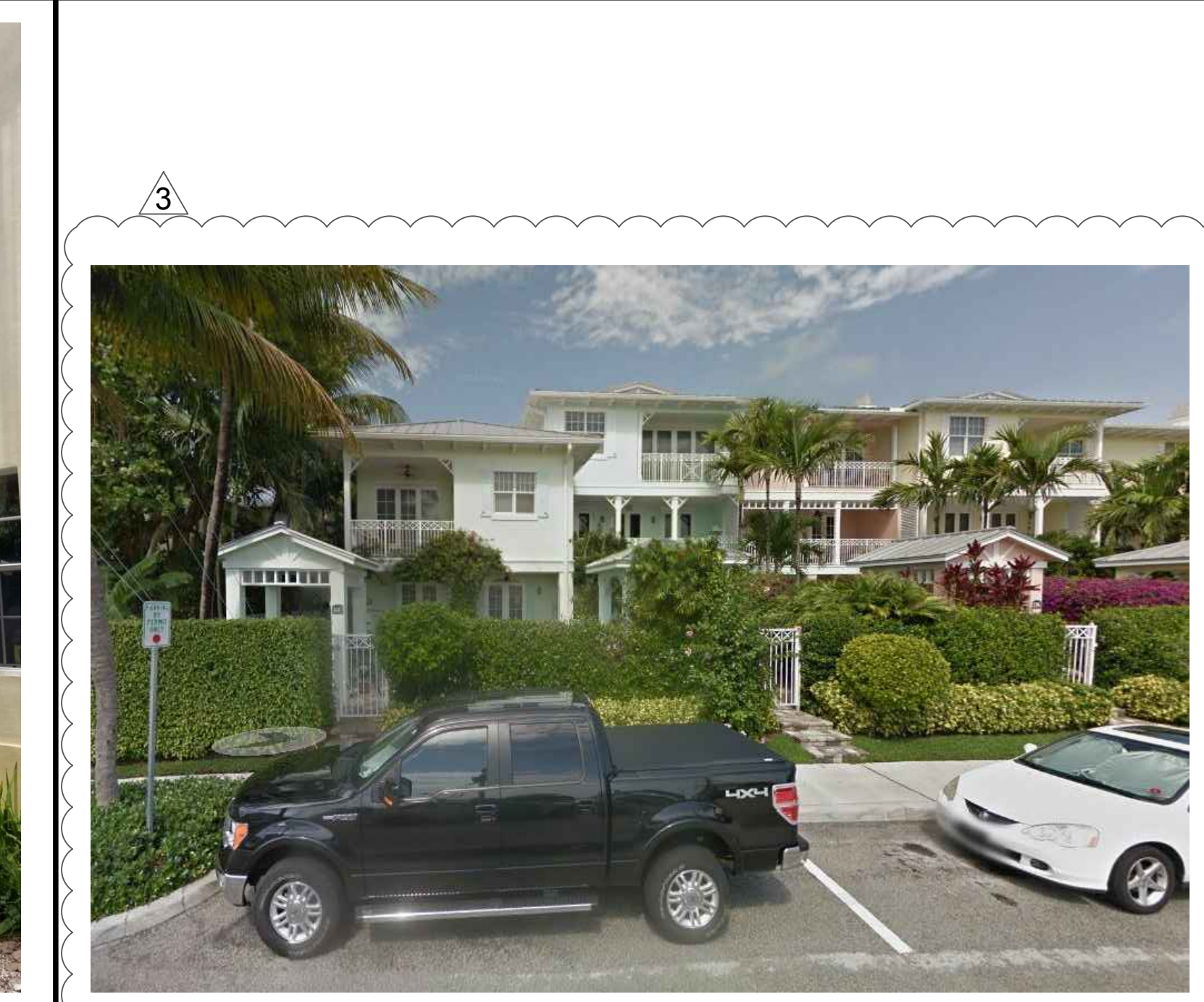
COMPOSITE OVERLAY PLAN
 SP-2



SOUTH SIDE BUILDING PICTURE

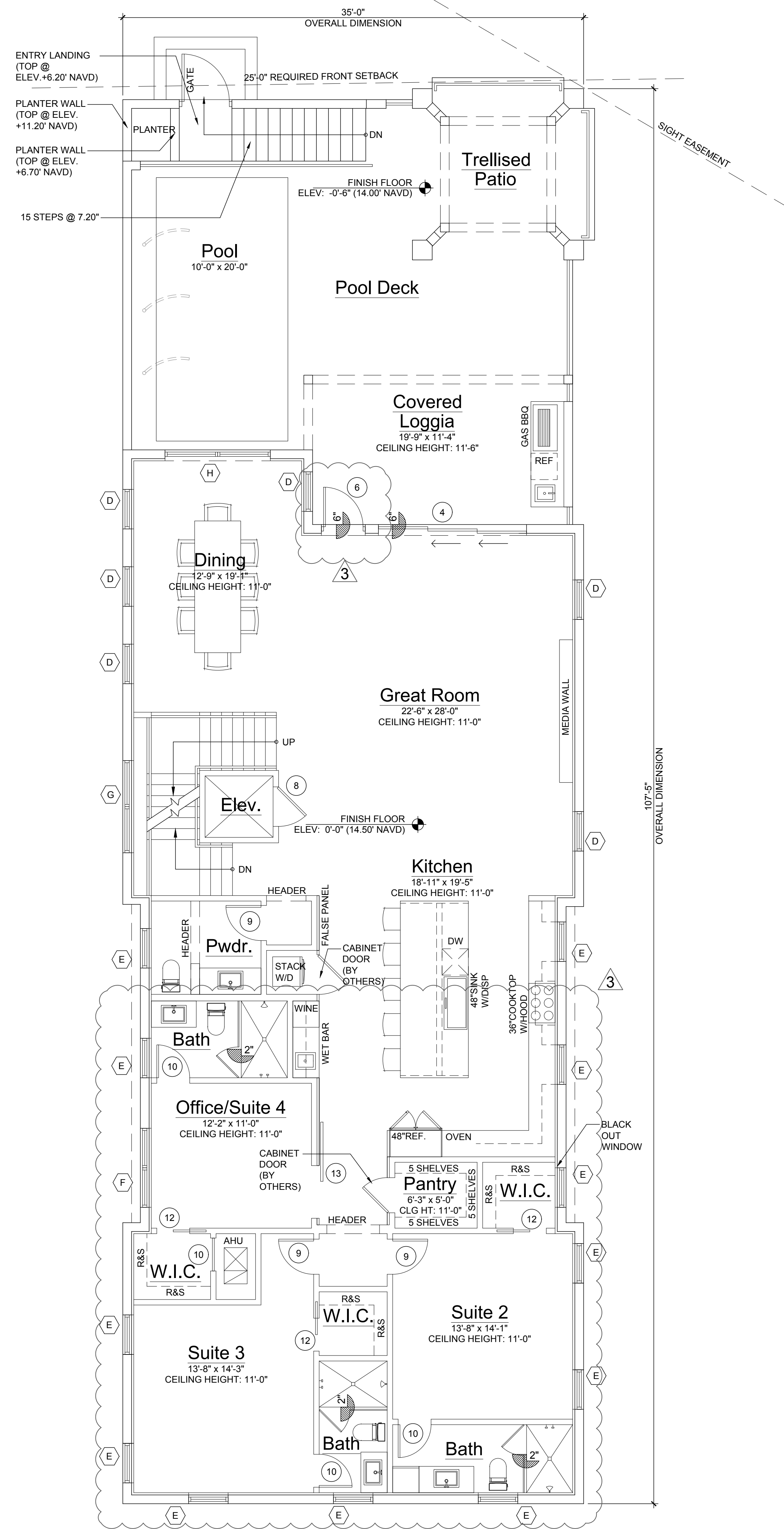


CURRENT BUILDING PICTURES



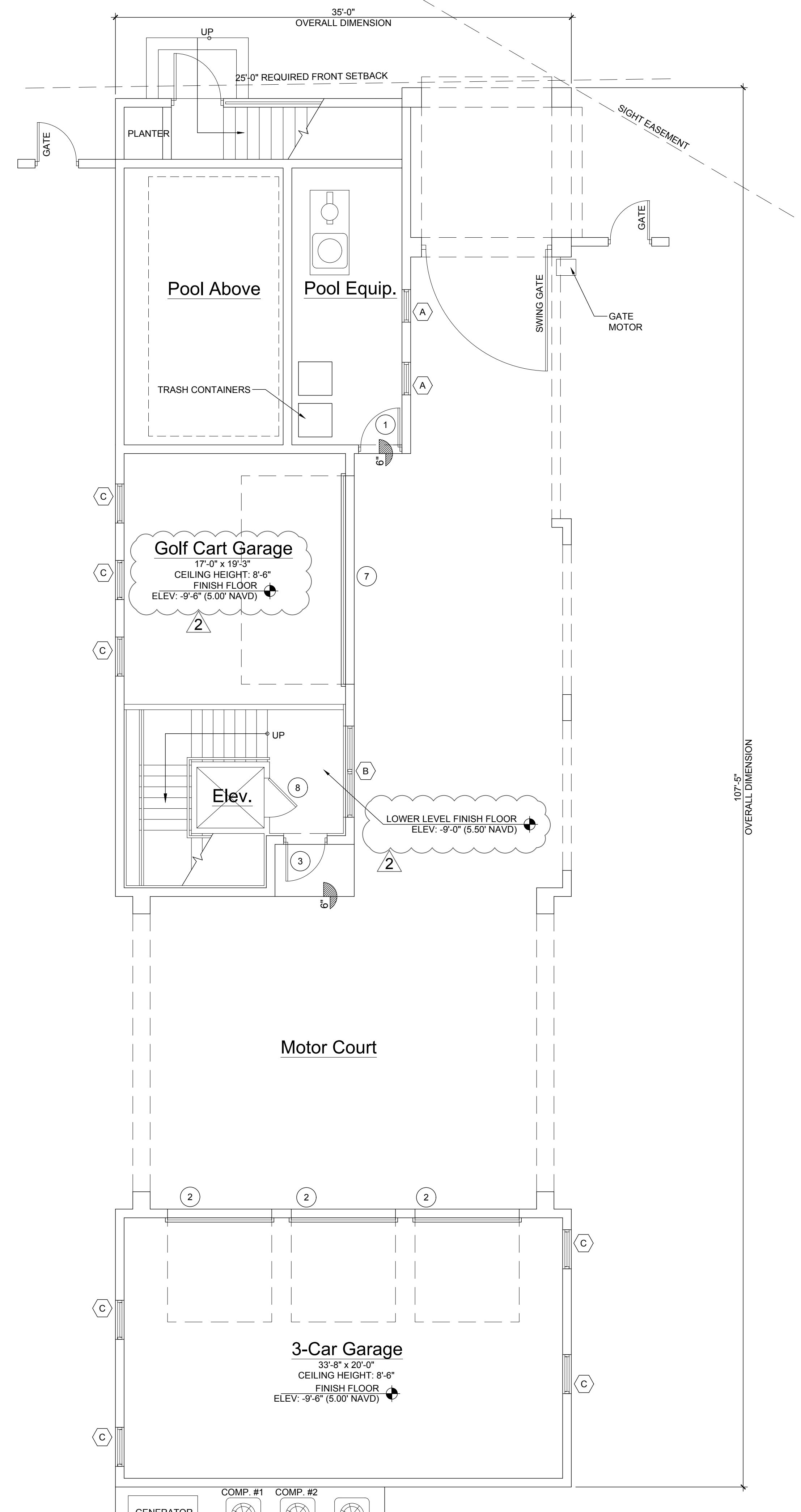
NORTH SIDE BUILDING PICTURE

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First Floor Plan

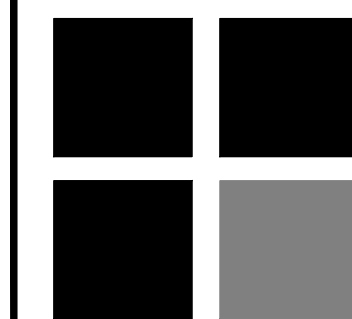
Scale: 3/16"=1'-0"



Lower Level Plan

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

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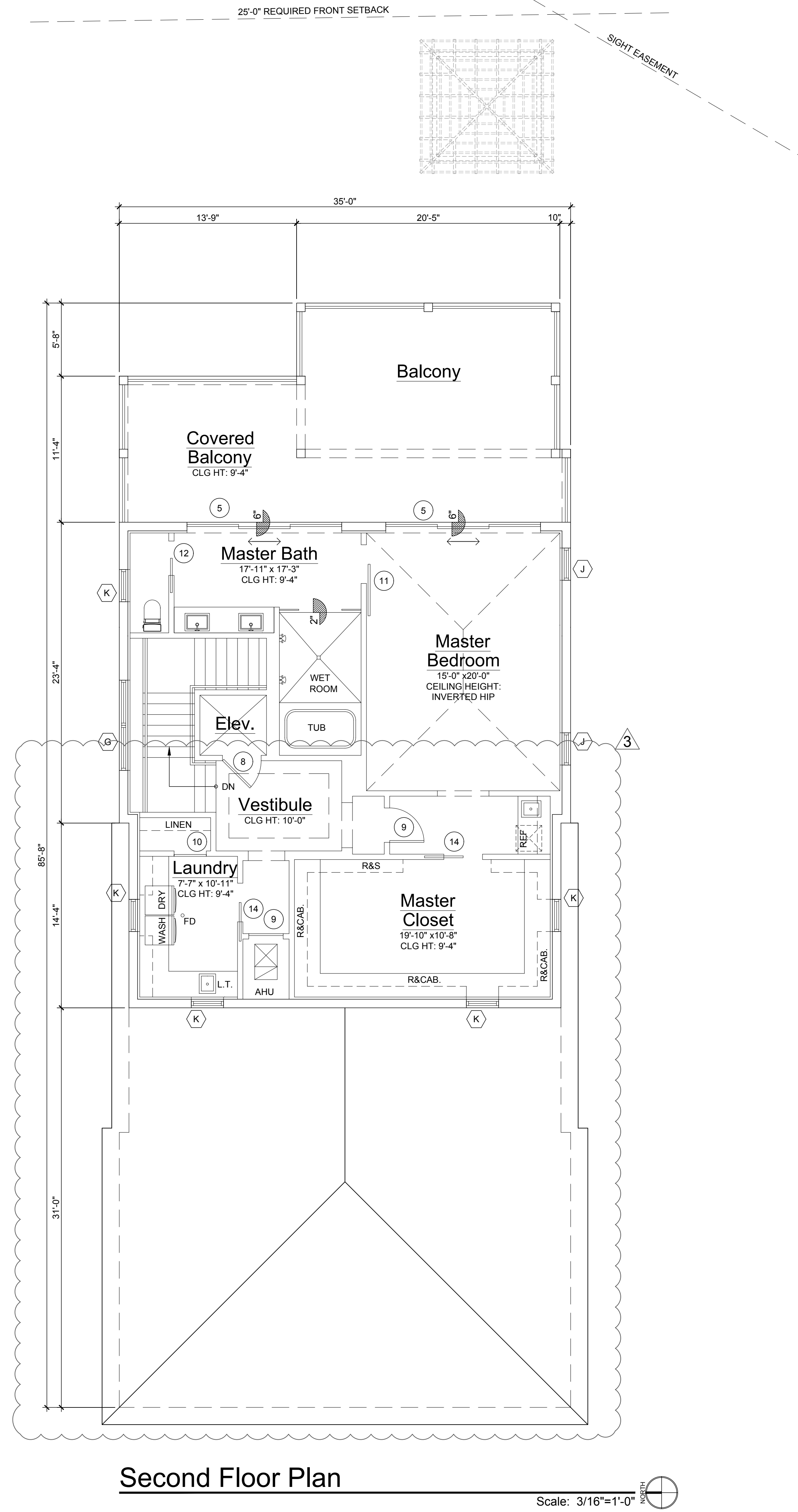
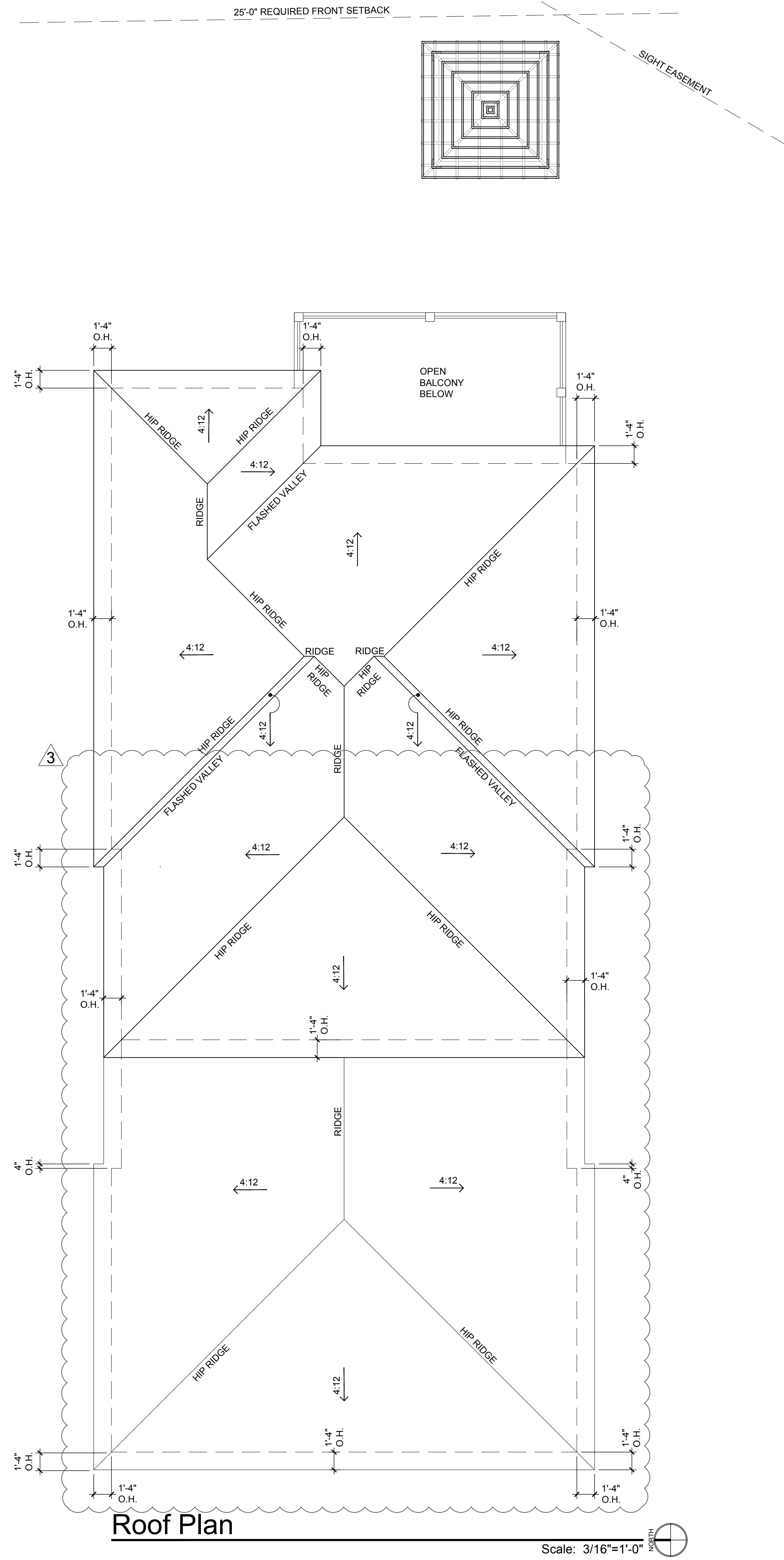
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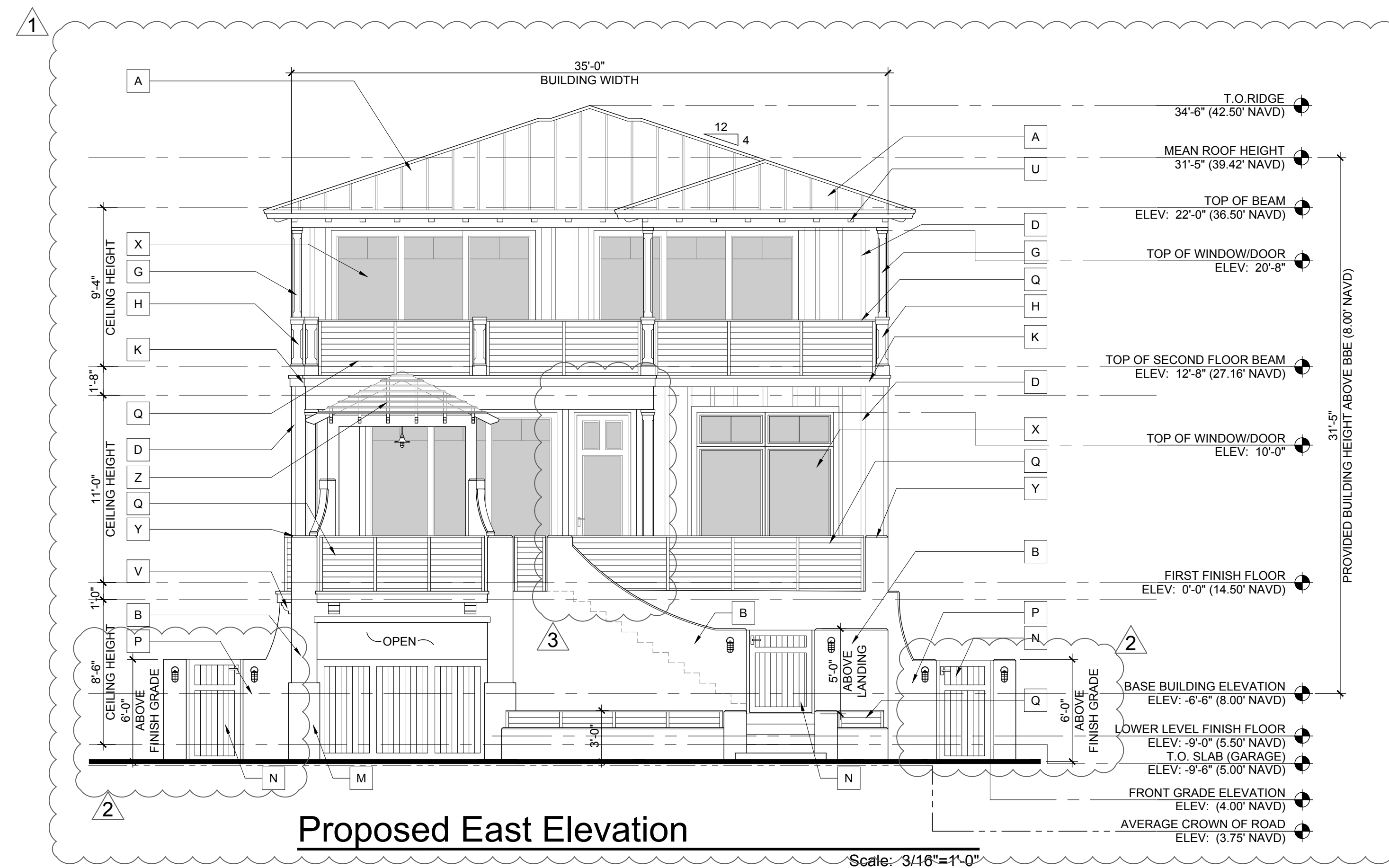
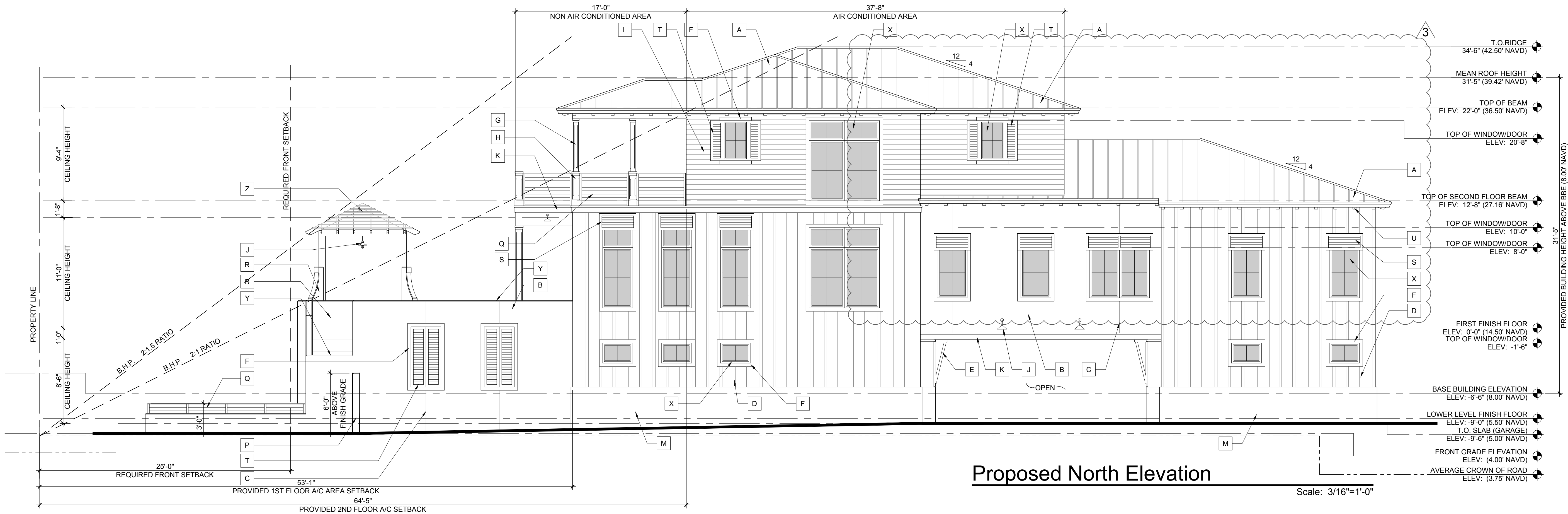
LOWER LEVEL & FIRST FLOOR PLANS

A-1

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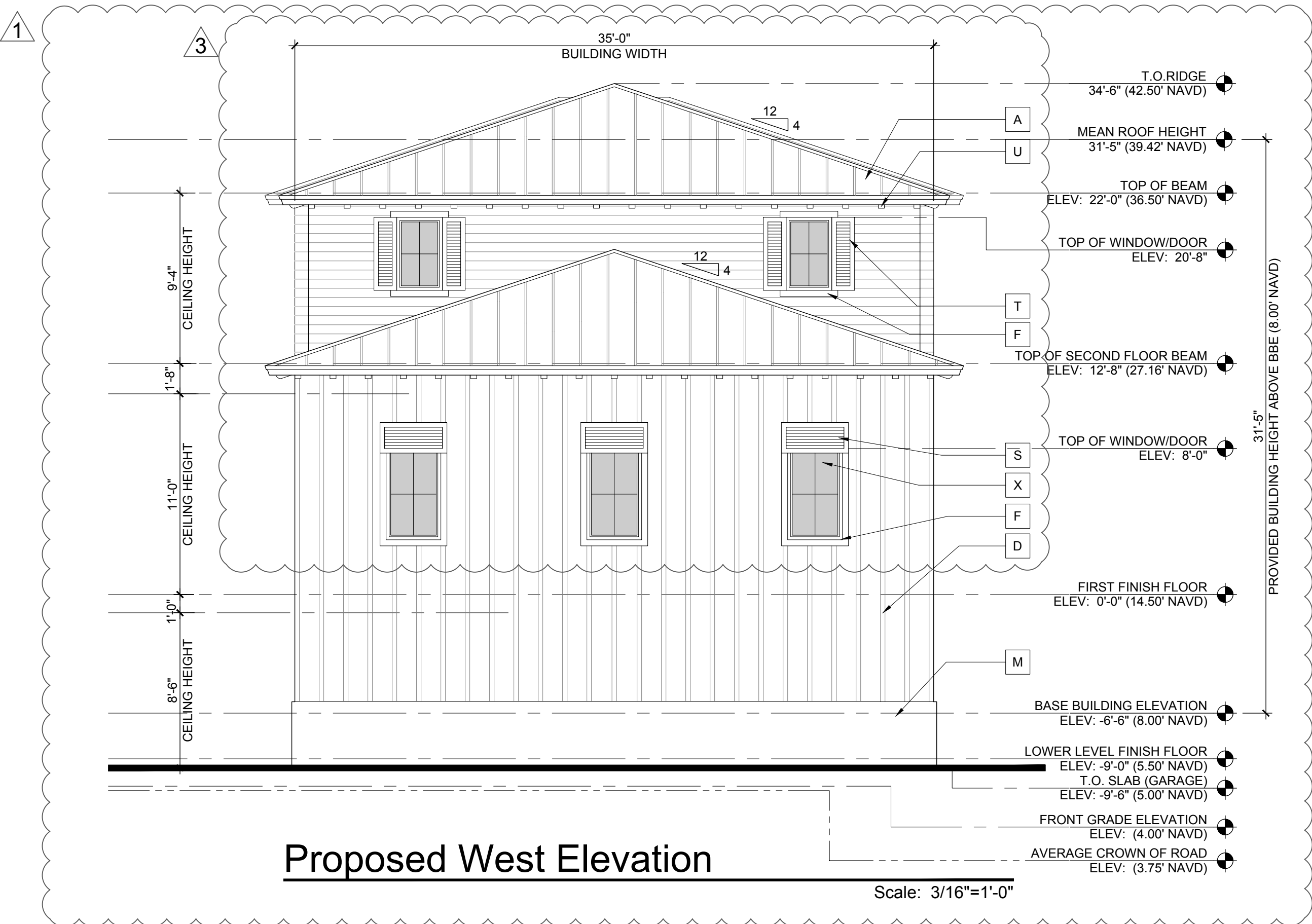
ELEVATION NOTES

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



Proposed South Elevation

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



Proposed West 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

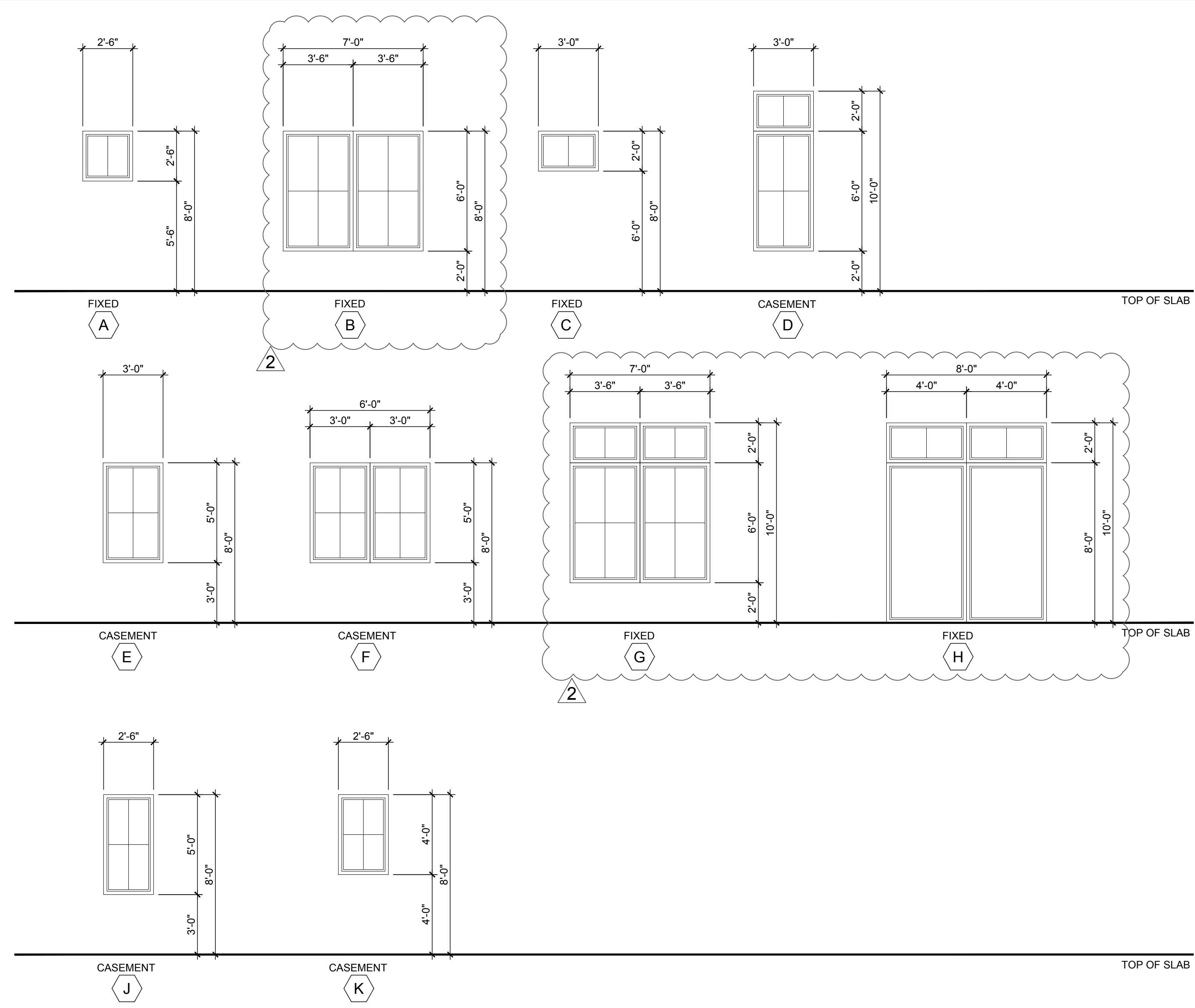
WINDOW SCHEDULE

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"	10'-0"	10'-0"	SLIDER	MTL.	BRONZE	CLEAR	3 PANEL (XXO)(3 TRACK)	
5	12'-0"	8'-0"	8'-0"	SLIDER	MTL.	BRONZE	CLEAR	3 PANEL (OXO)	
6	3'-0"	3'-0"	10'-0"	FRENCH	MTL.	BRONZE	CLEAR	----	
7	16'-0"	8'-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	

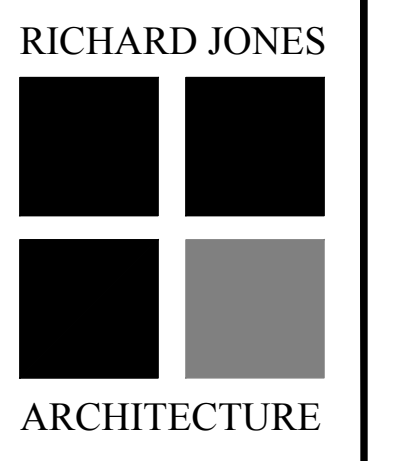
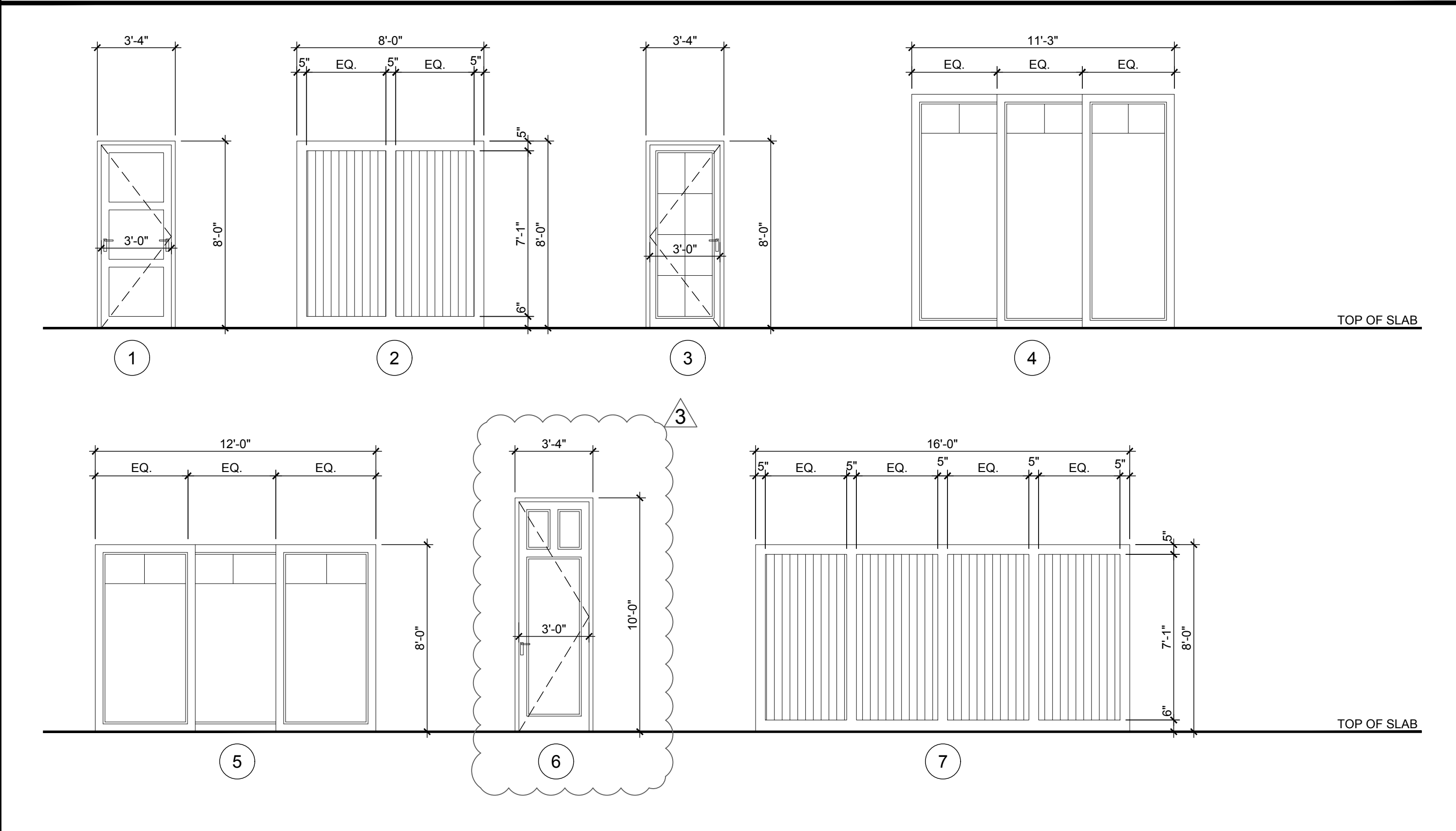
WINDOW TYPES:



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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 DELRAY BEACH, FLORIDA 33444
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MILLER RESIDENCE
 150 MARINE WAY
 DELRAY BEACH, FLORIDA

FLORIDA LICENSURE

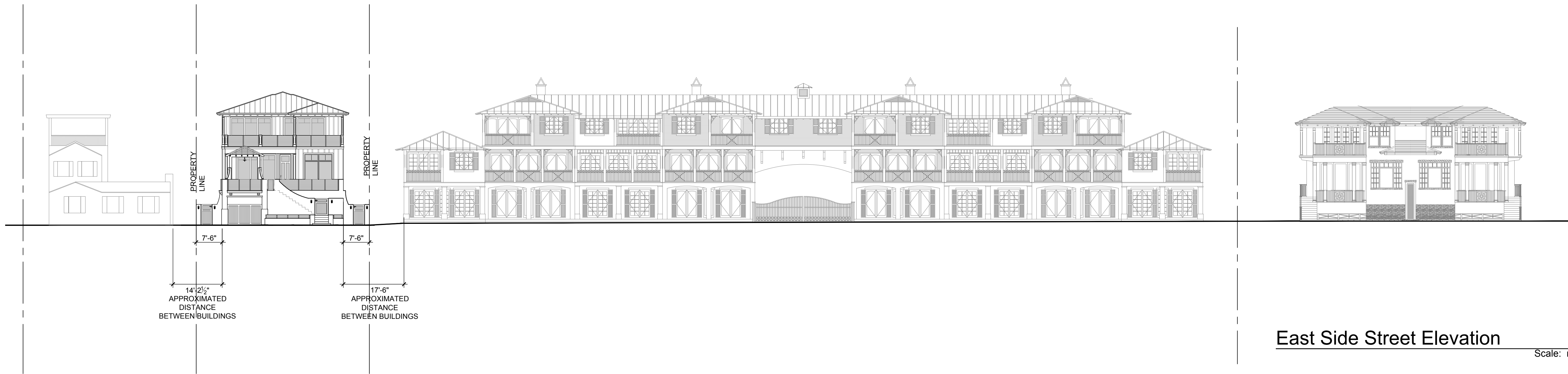
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 COMMISSION # 19-019
 DESIGNER: RJ
 DRAWN BY: JH
 PLAN REVIEW: RJ

SUBMITTALS:
 ISSUE FOR HBP REVIEW: 08.07.19

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

WINDOW & DOOR SCHEDULES

A-5



East Side Street Elevation

Scale: n.t.s.

RICHARD JONES



ARCHITECTURE

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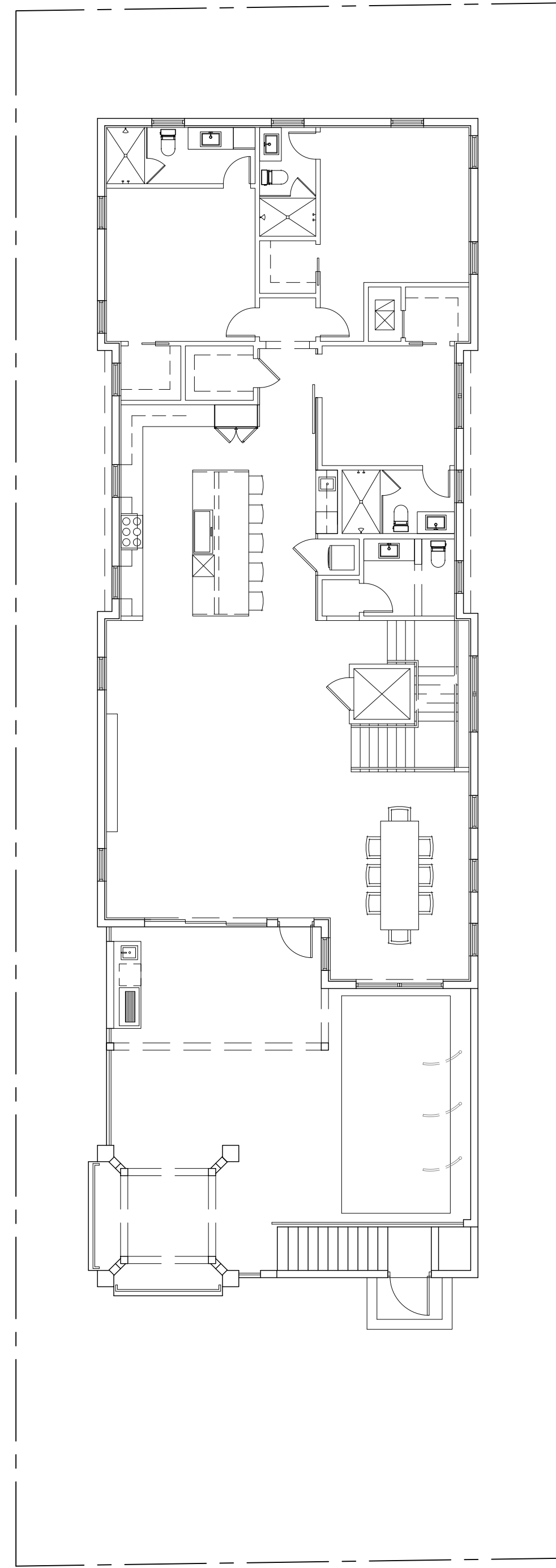
REVISIONS:
 1 BUILDING DEPARTMENT 11.14.19
 COMMENTS:
 2 BUILDING DEPARTMENT 12.09.19
 COMMENTS:
 3 BUILDING DEPARTMENT 02.12.20
 COMMENTS:

STREET
 SCAPE

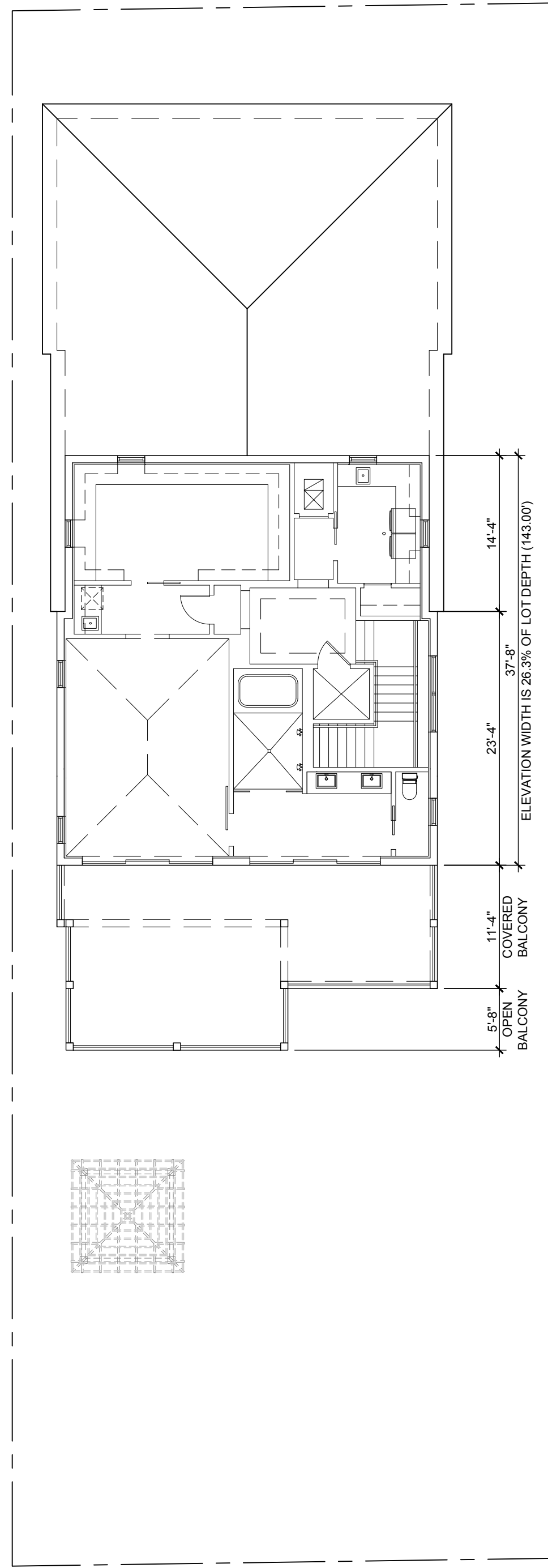
A-6

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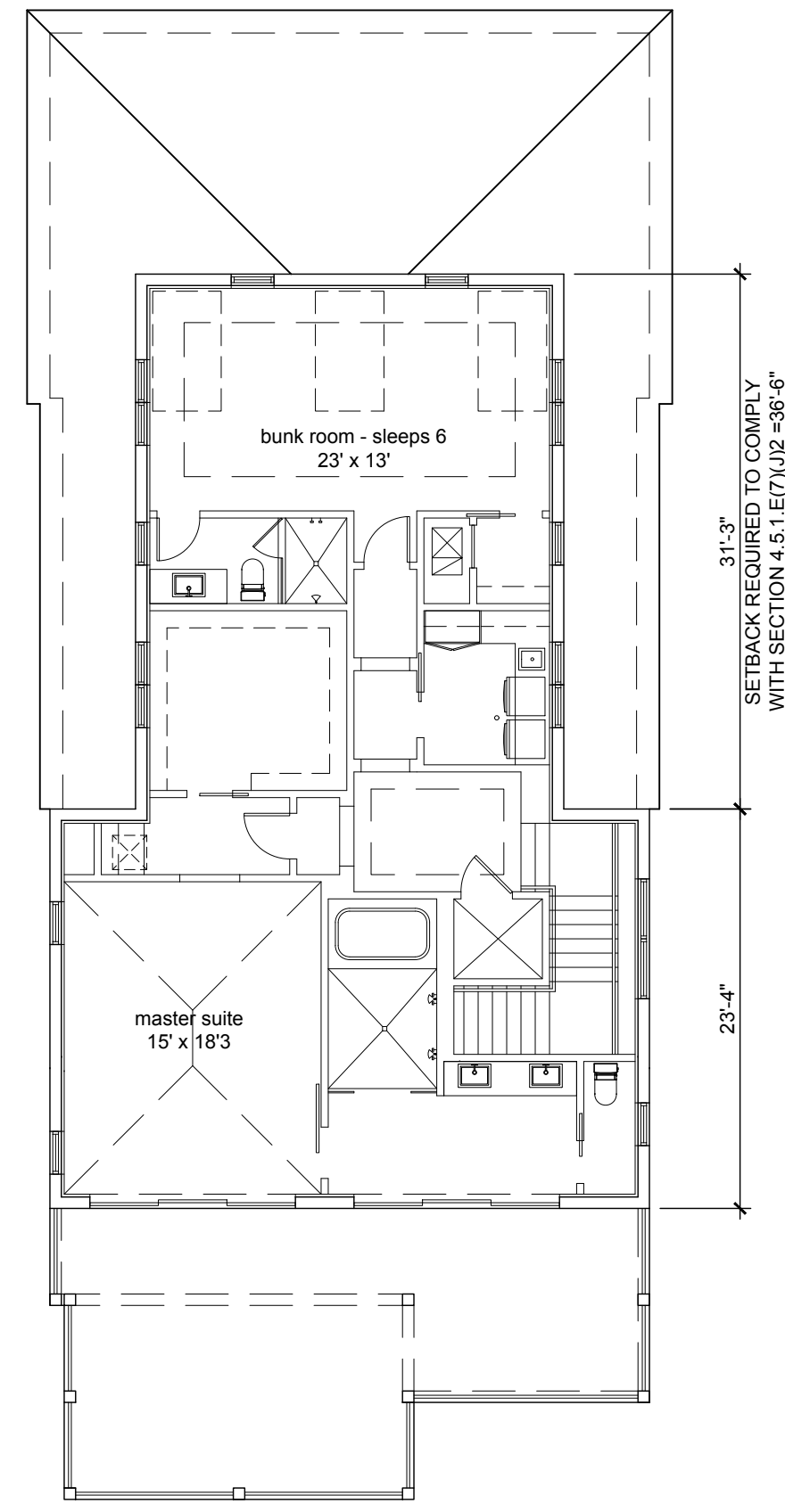
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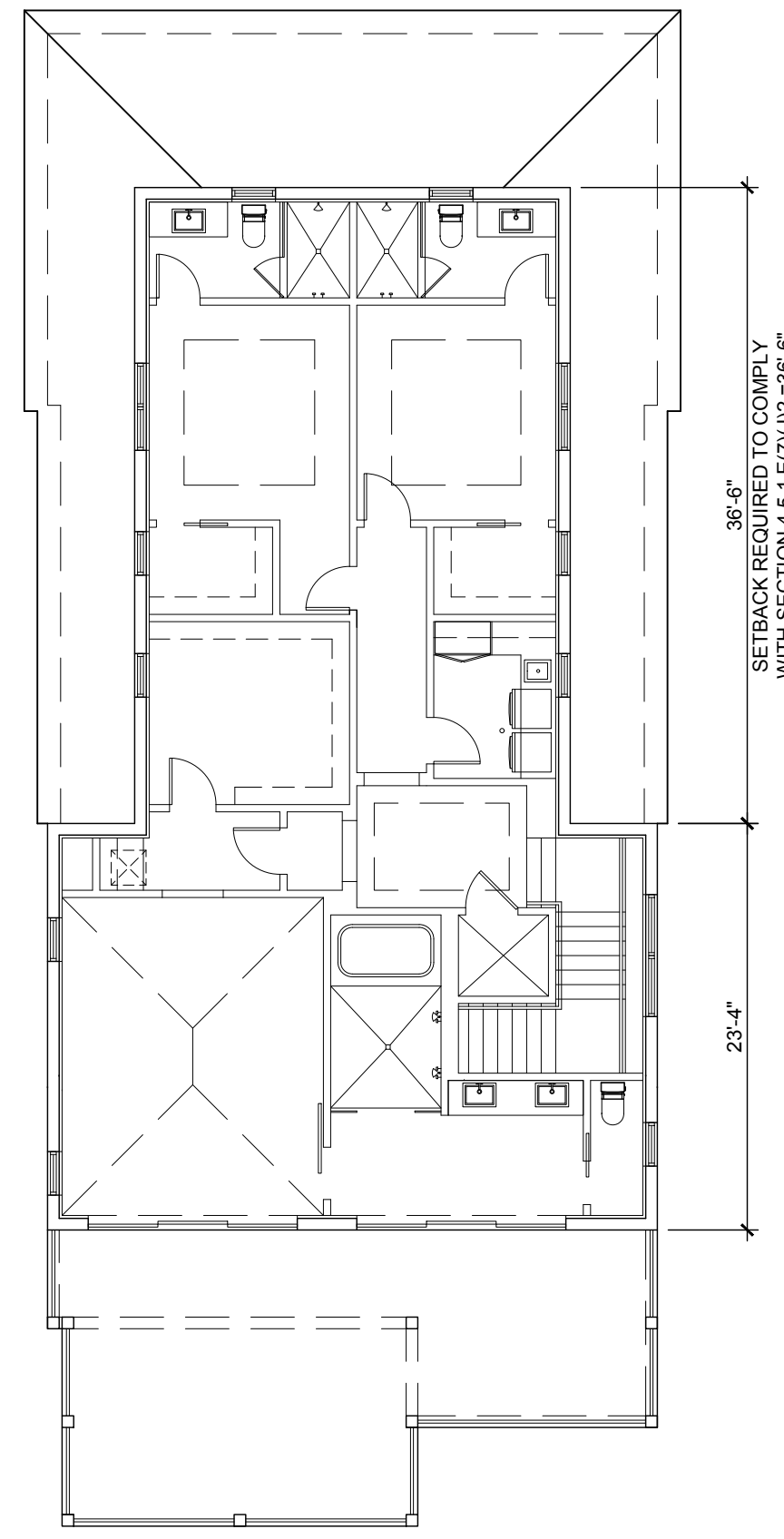
1st FLOOR
SUBMITTAL



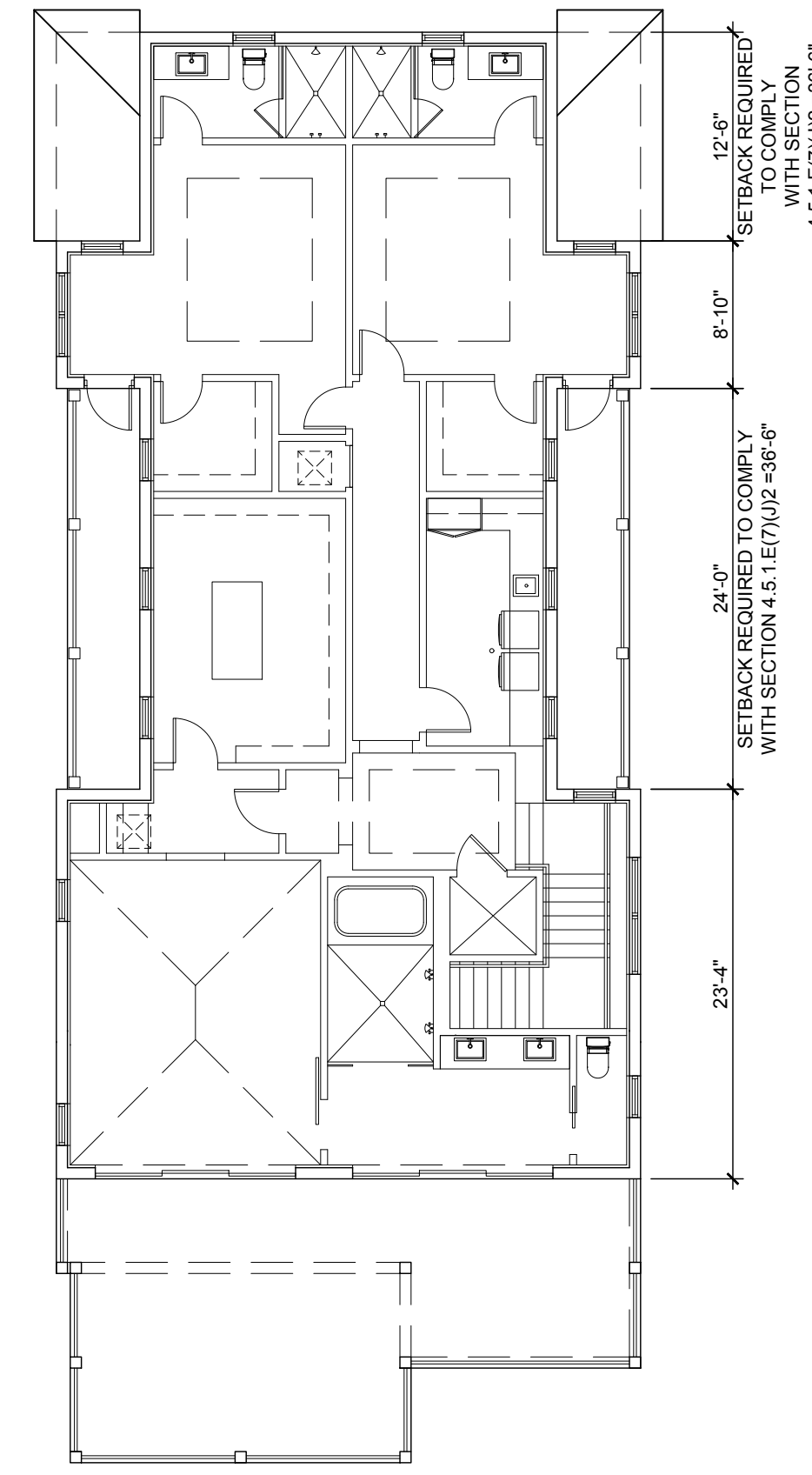
2nd FLOOR
PROPOSED
OPTION #3



2nd FLOOR
STUDY
OPTION #2

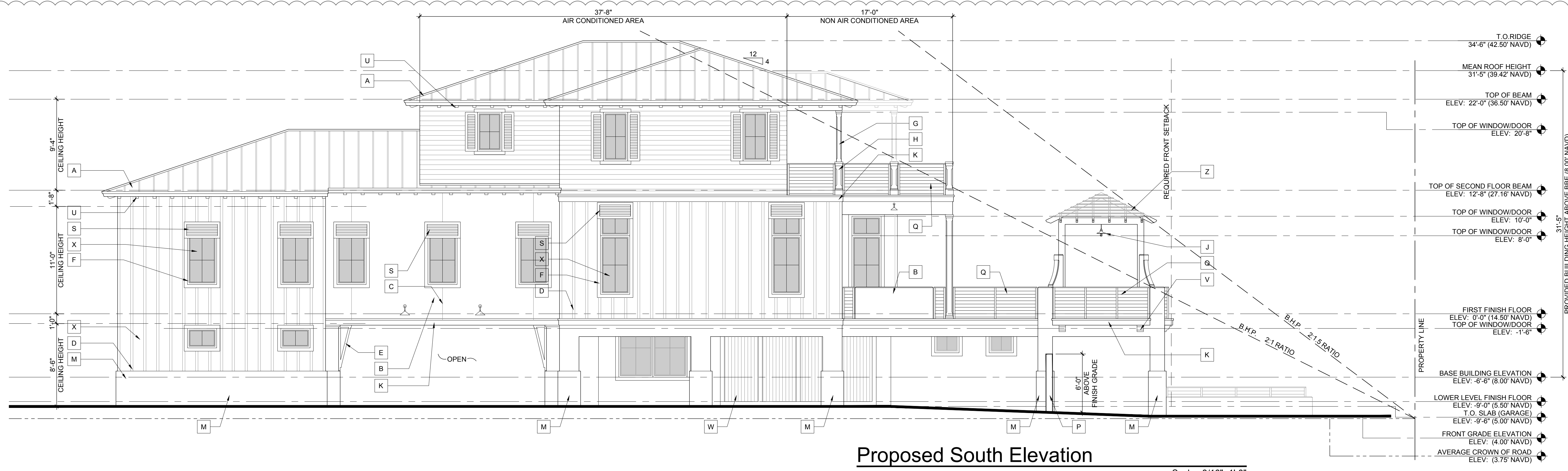


2nd FLOOR
STUDY
OPTION #1



2nd FLOOR
PREVIOUS
SUBMITTAL

3



Proposed South Elevation

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



Previous Submitted South Elevation

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

MILLER RESIDENCE
 150 MARINE WAY
 DELRAY BEACH, FLORIDA

FLORIDA LICENSURE

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SOUTH ELEVATION

A-9



Proposed South Elevation without Landscape
 Scale: 3/16"=1'-0"



Proposed South Elevation with Landscape
 Scale: 3/16"=1'-0"