

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
- A-4 SOUTH & WEST COLORED ELEVATIONS
- A-5 BUILDING CURRENT & HISTORIC PICTURES

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

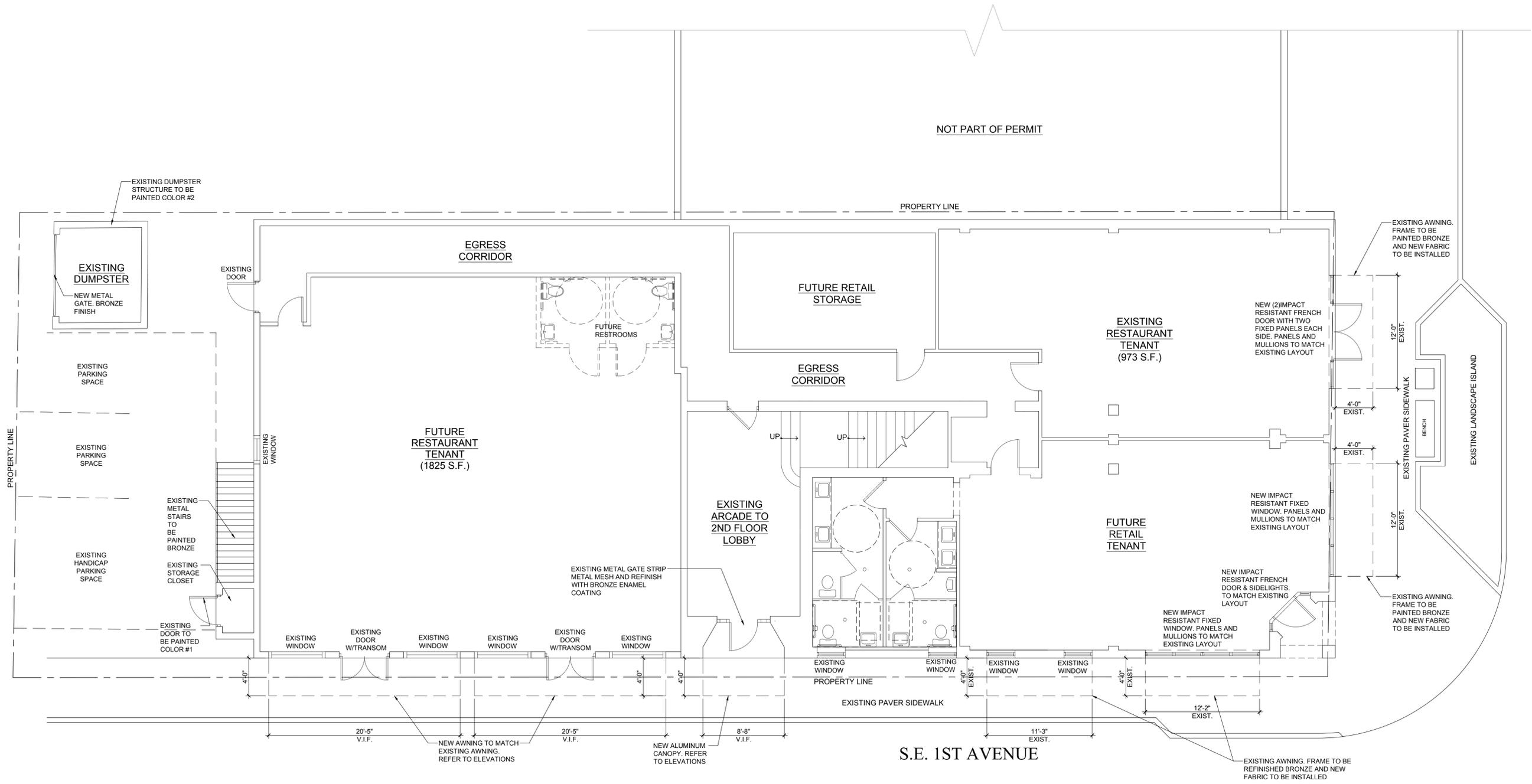
JETPORT II LLC
 6678 GRANDE ORCHID WAY
 DELRAY BEACH, FL 33446

ARCHITECT

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

RICHARD JONES ARCHITECTURE

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NOT PART OF PERMIT

PROPERTY LINE

S.E. 1ST AVENUE

Site Plan/Floor Plan

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

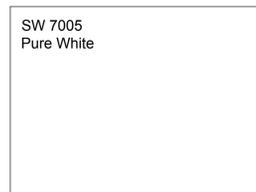
SQUARE FOOTAGE	
2009 SPOT COFFEE AREA (ORIGINAL NORTH BAY)	2798 S.F.
2018 HAAGEN DAZS TENANT (PARTIAL NORTH BAY)	973 S.F.
BALANCE OF RESTAURANT USE	1825 S.F.
FUTURE SOUTH BAY (RESTAURANT TENANT)	1824 S.F.



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

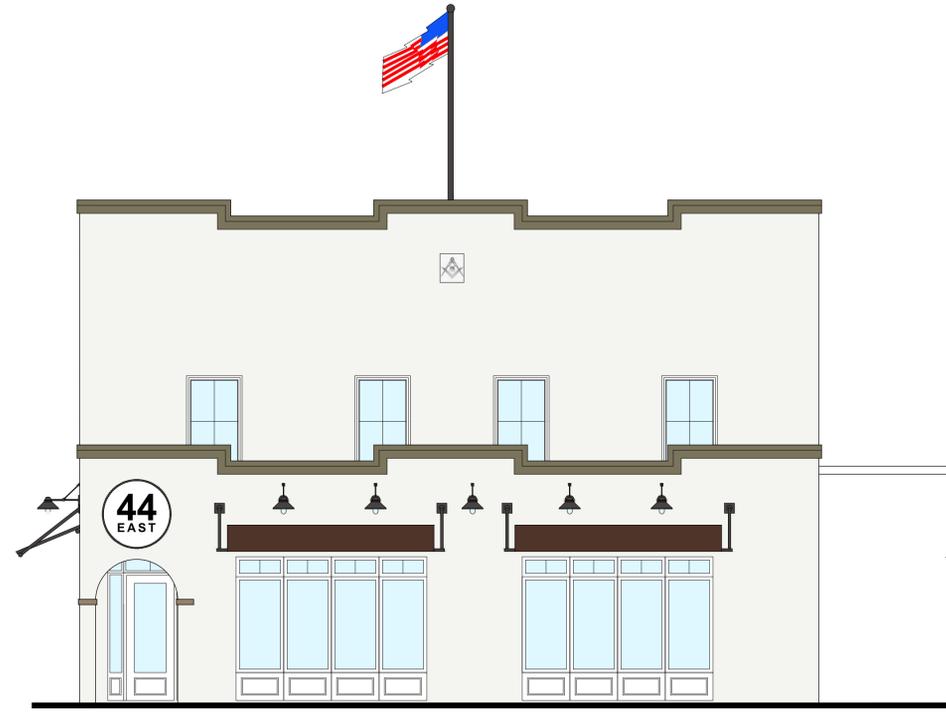


COLOR #2
BENJAMIN MOORE
HC-100 GLOUCESTER SAGE



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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COLORED
ELEVATIONS

A-3

RICHARD JONES ARCHITECTURE

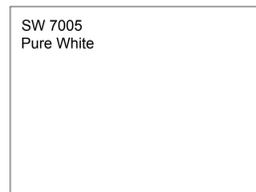
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50% SOLUTION

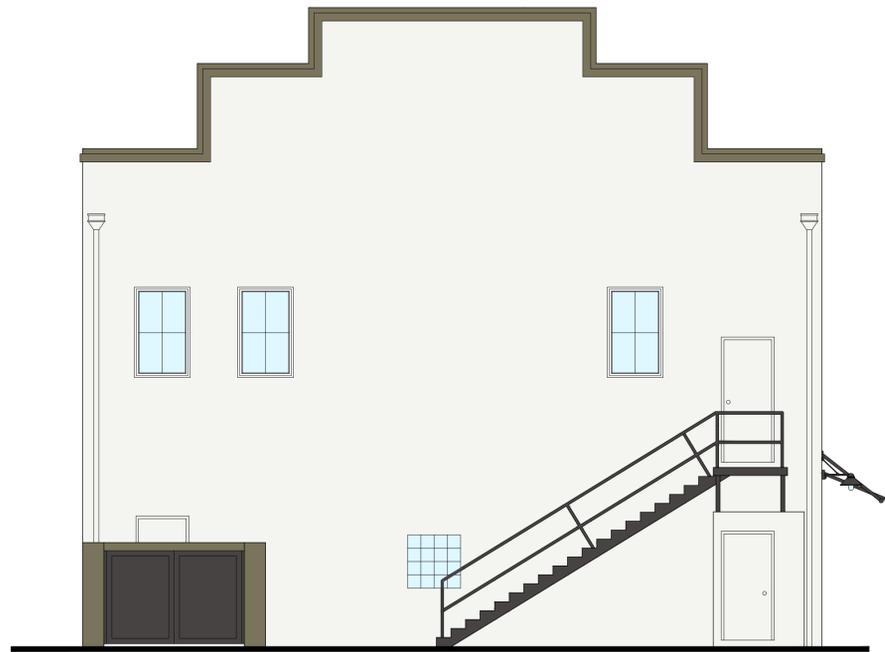


COLOR #2
BENJAMIN MOORE
HC-100 GLOUCESTER SAGE



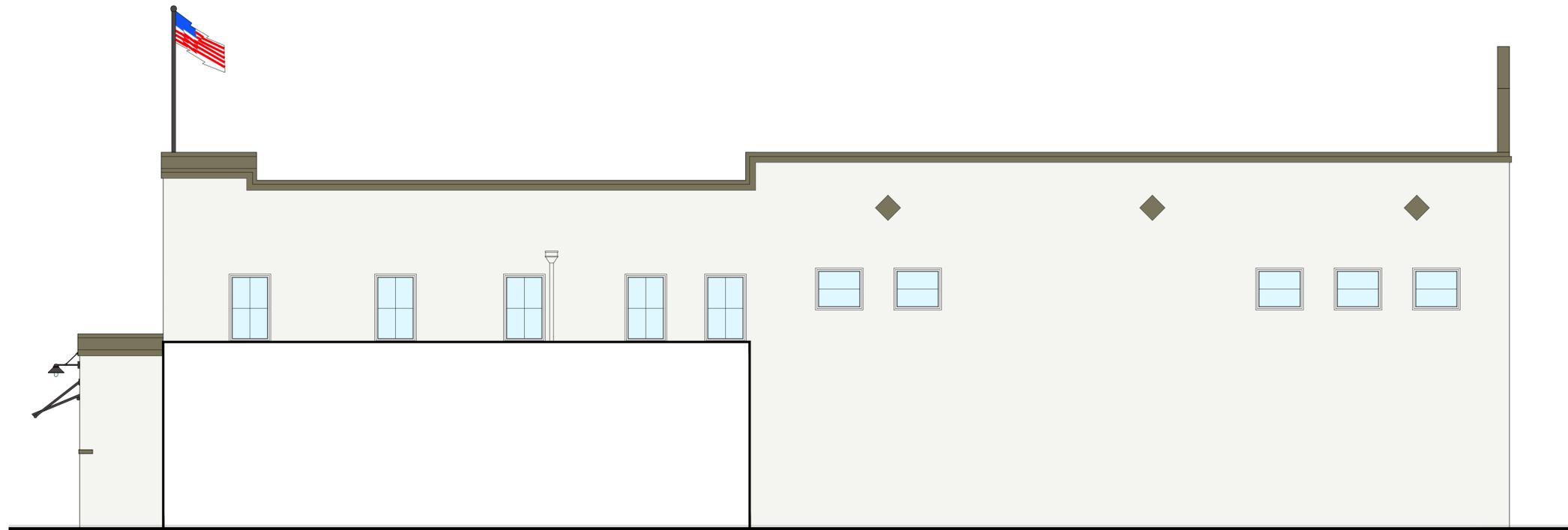
COLOR #3
SHERWIN WILLIAMS
SW 7005 PURE WHITE

BUILDING COLORS



Colored South Elevation

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



Colored West Elevation

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

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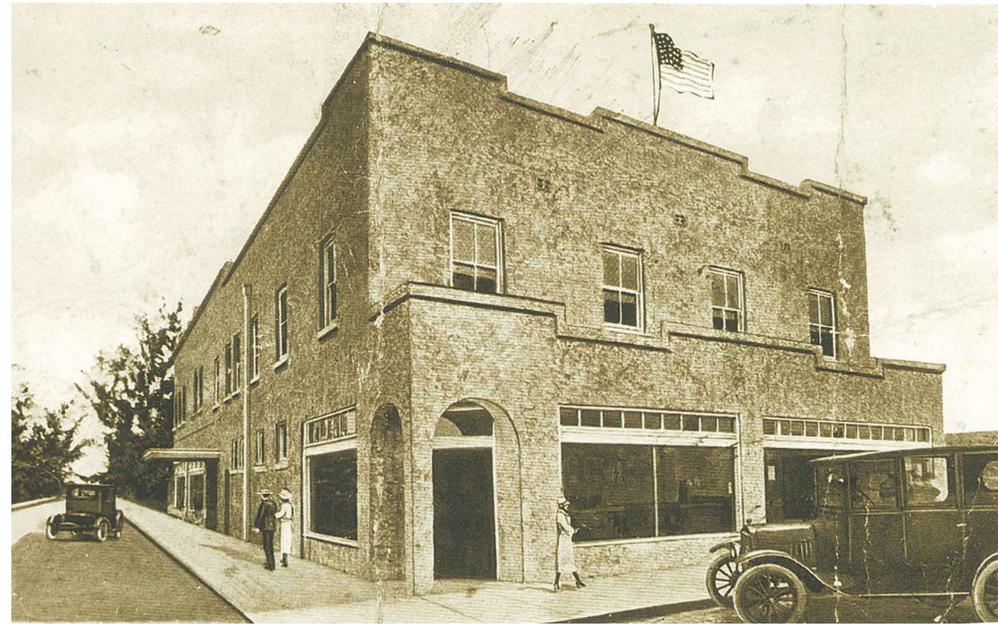
A-4

RICHARD JONES ARCHITECTURE

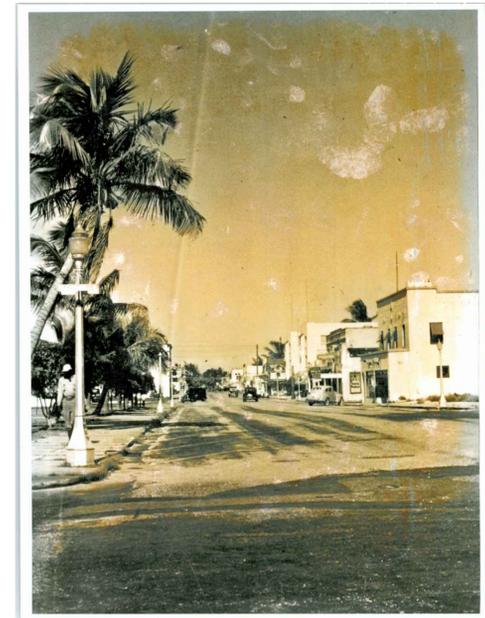
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VIEW FROM:
NORTH EAST CORNER OF
ATLANTIC AND SE 1ST AVENUE



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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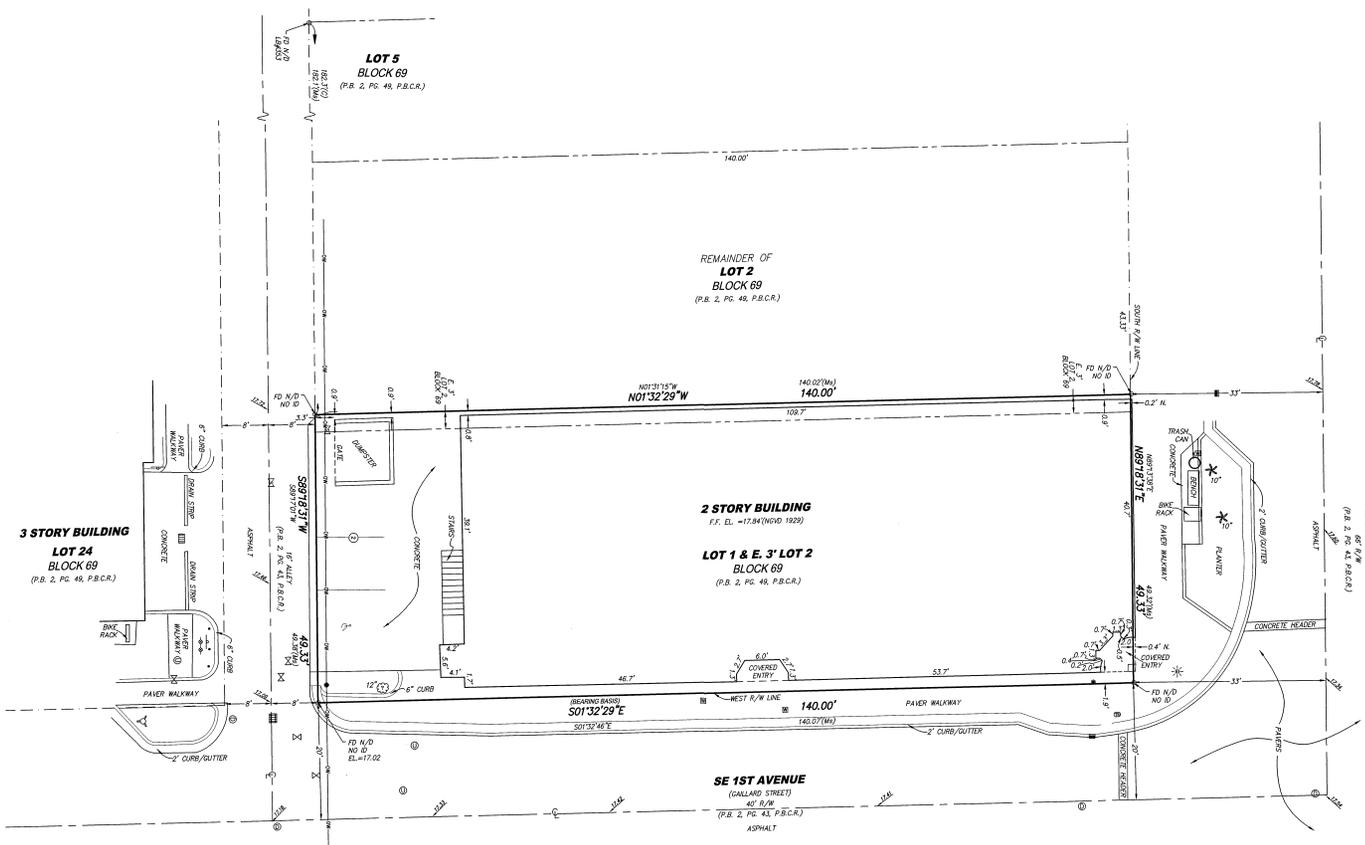
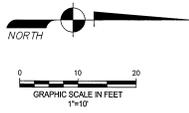
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REVISIONS:

BUILDING
CURRENT &
HISTORIC
PICTURES

A-5



LAND DESCRIPTION:
 Lot 1 and the East 3 feet of Lot 2, Block 69, TOWN OF DELRAY, according to the Plat thereof as recorded in Plat Book 2, Page 43, of the Public Records of Palm Beach County, Florida.
 Said land situate in Palm Beach County, Florida and contain 6,906 square feet (0.1585 acres) more or less.

LEGEND

•	BOLLARD
□	CATCH BASIN
⊛	CONCRETE LIGHT POLE
⊞	CURB INLET
⊞	DRAINAGE MANHOLE
⊞	DOUBLE DETECTOR CHECK VALVE
⊞	ELECTRIC SERVICE BOX
⊞	HANDECAP PARKING
⊞	NUMBER OF REGULAR PARKING
⊞	METAL UTILITY POLE
⊞	OVERHEAD WIRE
⊞	SEWER VALVE
⊞	TRAFFIC SIGNAL SERVICE BOX
⊞	TRAFFIC LIGHT SUPPORT POLE
⊞	UNKNOWN MANHOLE
⊞	UNKNOWN VALVE
⊞	WOOD UTILITY POLE
⊞	EXISTING ELEVATION

TREE LEGEND

✱	Palm
⊞	Unknown Species
⊞	Overlaid 12" Diameter Trunk (Typical)

- SURVEYOR'S REPORT:**
1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
 3. The land description shown herein was provided by the Client.
 4. No underground improvements were located.
 5. Bearings shown herein are assumed based on the East line of Lot 1 having a bearing of S01°32'29"E.
 6. The entire property described herein lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Plan No. 125102 0004 D, dated 01/05/89.
 7. Elevations shown herein are in feet and based on the National Geodetic Vertical Datum of 1929 (NGVD 1929).
 8. Benchmark Description: Palm Beach County Engineering Department, Benchmark No. D-32, Elevation = 20.353 feet (NGVD 1929).
 9. Symbols shown herein and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
 10. This map is intended to be displayed at a scale of 1"=20' (1:240).
 11. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
 12. The species of trees as shown herein were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
 13. Property Address: 44 East Atlantic Avenue, Delray Beach, Florida.
 14. Abbreviation Legend: (C) = Calculated; ϵ = Centerline; E = East; EL = Elevation; FD = Found; F.F. = Finished Floor; ID = Identification; LB = Licensed Business; Ms = Measured; N/D = Not & Disk; NGVD = National Geodetic Vertical Datum; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG = Page; P.L.S. = Professional Land Surveyor; R/W = Right-of-Way.

CERTIFIED TO:
 Jetport II, L.L.C., a Florida limited liability company
 The Northern Trust Company, ISACA, ATIMA
 Old Republic National Title Insurance Company
 Renaissance Title Corporation
 Greenspoon Marder, P.A.

CERTIFICATION:
 I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 1/10/17

 MICHAEL D. AVROM, P.L.S.
 Florida Registration No. 3268
 AVROM & ASSOCIATES, INC.
 L.B. No. 3300
 EMAIL: mike@avromsurvey.com



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102, BOCA RATON, FLORIDA 33432
 TEL. (561) 392-2594, FAX (561) 394-7125
 www.AVIROMSURVEY.com
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REVISIONS					REVISIONS				
DATE	F.B./PG.	BY	CKD	REVISIONS	DATE	F.B./PG.	BY	CKD	REVISIONS
01/10/2017	1/1	MSB	MSB						

BOUNDARY SURVEY
LOT 1 & EAST 3 FEET OF LOT 2
 BLOCK 69
 TOWN OF DELRAY (SUBDIVISION OF BLOCK 69)
 (P.B. 2, PG. 43, P.B.C.R.)
 CITY OF DELRAY BEACH
 PALM BEACH COUNTY, FLORIDA

JOB #:	10342
SCALE:	1" = 10'
DATE:	10/26/2016
BY:	KSB
CHECKED:	M.D.A.
F.B. 1818 PG. 8	
SHEET:	1 OF 1