

Site Plan

Scale: 1"=10'



- a. REFER TO LANDSCAPE DRAWINGS FOR EQUIPMENT, G.C. TO COORDINATE.  
b. ALL EQUIPMENT TO BE INSTALLED MINIMUM AT FEMA FLOOD ELEVATION, G.C. TO COORDINATE.  
c. ALL UTILITY TO BE PLACED UNDERGROUND, REFER TO CIVIL DRAWINGS FOR LOCATION, G.C. TO COORDINATE.  
d. G.C. TO COORDINATE PERIMETER FENCE AND GATES TO COMPLY WITH ALL POOL ENCLOSURE REQUIREMENTS.  
e. REFER TO CIVIL FOR CONNECTION OF DECK DRAINS, G.C. TO COORDINATE.  
f. 5'-0" SIDEWALK, EXISTING.  
g. CALCULATED AVERAGE CROWN OF ROAD = 12.83' N.A.V.D.  
h. LOWEST FINISH FLOOR = 14.50' N.A.V.D.  
i. REFER TO CIVIL DRAWINGS FOR CURBS, WHEEL STOPS AND PARKING.

LEGAL DESCRIPTION

PARCEL A: LOT 13, BLOCK 95 OF LINN'S ADDITION TO OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 133, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
PARCEL B: LOT 14, BLOCK 95 OF LINN'S ADDITION TO OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 133, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BUILDING SETBACKS

	Required	Provided
Front Setback (East)	25'-0" / 30'-0"	25'-1" / 30'-0 1/2"
Rear Setback (West)	25'-0"	25'-2 1/2"
Side Interior Setback (South)	15'-0" / 30'-0"	28'-11 3/4" / 28'-8"
Side Street Setback (North)	25'-0" / 30'-0"	28'-0" / 30'-8"

SITE DATA CHART

	PROVIDED	REQUIRED
Bldg Footprint =	3,781 SQ.FT.	
Impervious Area =	8,908 SQ.FT.	
Pervious Area =	5,135 SQ.FT.	
Total Site Area =	14,043 SQ.FT.	
Post Dedication Site Area =	13,831 SQ.FT.	
Lot Coverage =	26.9%	40%
% Impervious =	63.4%	
% Pervious =	36.6%	
%Open Space =	36.6%	25% Non-Vehicular
Lot Width =	132.50'	
Lot Depth =	106.00'	
Lot Frontage =	132.50'	
Average Crown of Road (ACR)	12.83' NAVD	
Base Building Elevation (BBE)	14.50' NAVD	(Min. 18" ABV ACR + Max 12" of Freeboard)
Building Height =	33'-4"	35'-0" (ABOVE BBE)
Total Building Floor Area =	11,205 SQ.FT.	

PARKING REQUIREMENTS

PARKING REQUIRED:  
3 BEDROOM UNITS: CALCULATED AT 2 SPACES PER UNIT = 3 x 2 = 6 SPACES  
GUEST PARKING: FOR THE FIRST 20 UNITS 0.5 SPACES PER UNIT = 3 x 0.5 = 1.5 SPACES  
TOTAL REQUIRED SPACES = 8 SPACES  
PARKING PROVIDED:  
GARAGE: = 6 SPACES  
GUEST PARKING = 2 FULL SIZE SPACES - 2 PARALLEL STREET PARKING  
TOTAL = 10 SPACES - NON COMPACT



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

WWW.RJARCHITECTURE.COM

202 SE 4TH AVE  
DELRAY BEACH, FLORIDA  
U.S. CONSTRUCTION INC.  
400 MARKET STREET, SUITE 415  
PHILADELPHIA, PA 19106

FLORIDA LICENSURE

AA26001617 | IB26001056  
COMMISSION # 18-064  
DESIGNER: RJ  
DRAWN BY: JH/RB  
PLAN REVIEW: RJ

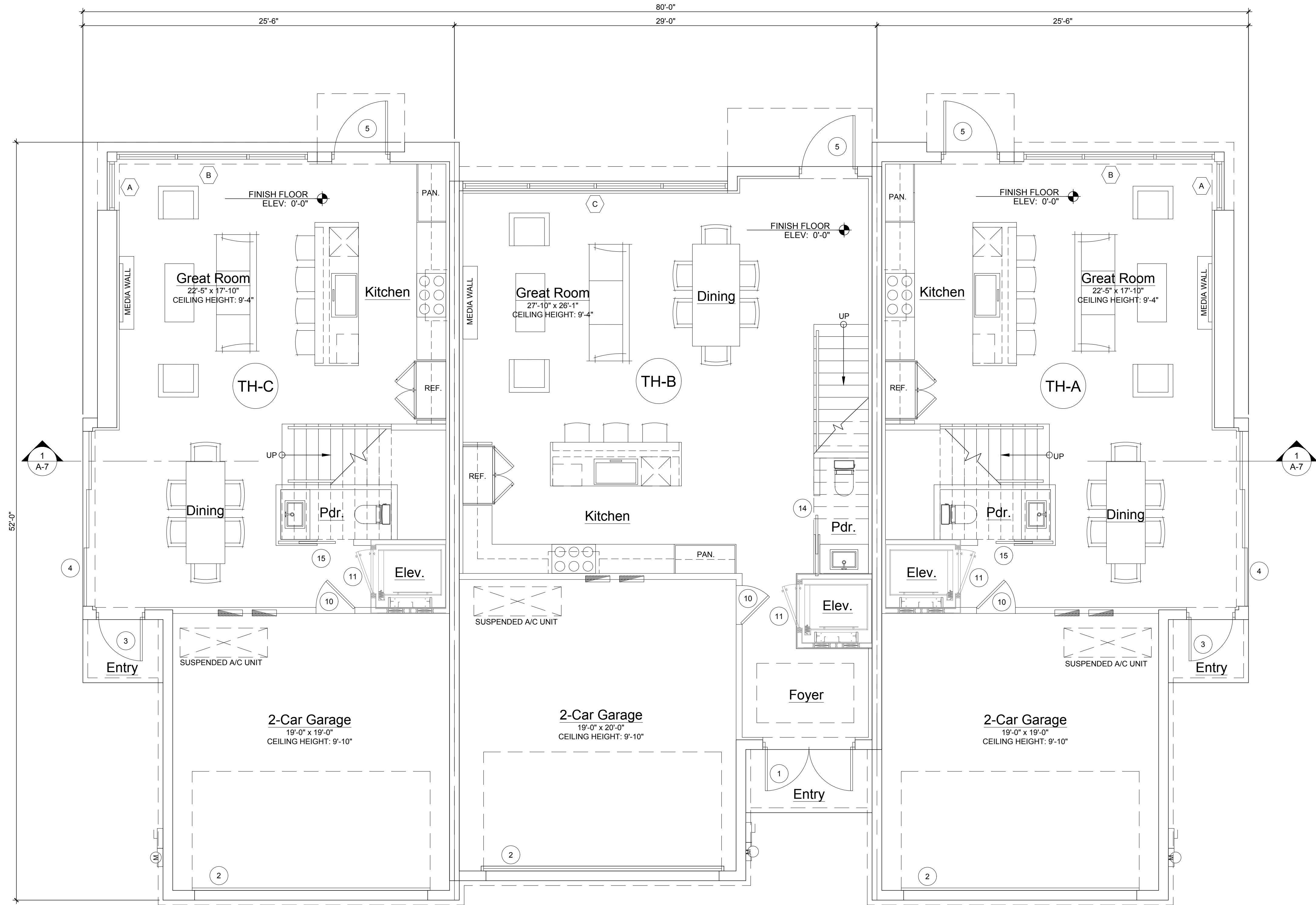
SUBMITTALS:  
CLASS V  
SUBMISSION 02.18.19

REVISIONS:  
1 BUILDING DEPARTMENT COMMENTS: 06.13.19  
2 BUILDING DEPARTMENT COMMENTS: 09.13.19

SITE PLAN

SP-1

RICHARD JONES ARCHITECTURE



Ground Floor Plan

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



1

END UNIT AREA CALCULATIONS (TH-A & TH-C)		INTERIOR UNIT AREA CALCULATIONS (TH-B)	
GROUND FLOOR A/C	792 SQ.FT.	GROUND FLOOR A/C	915 SQ.FT.
SECOND FLOOR A/C	1,199 SQ.FT.	SECOND FLOOR A/C	1,331 SQ.FT.
THIRD FLOOR A/C	959 SQ.FT.	THIRD FLOOR A/C	1,004 SQ.FT.
TOTAL A/C	2,950 SQ.FT.	TOTAL A/C	3,250 SQ.FT.
GARAGE	393 SQ.FT.	GARAGE	405 SQ.FT.
TERRACE	267 SQ.FT.	TERRACE	330 SQ.FT.
GROSS SQ.FT.	3,610 SQ.FT.	GROSS SQ.FT.	3,985 SQ.FT.

RICHARD JONES

ARCHITECTURE

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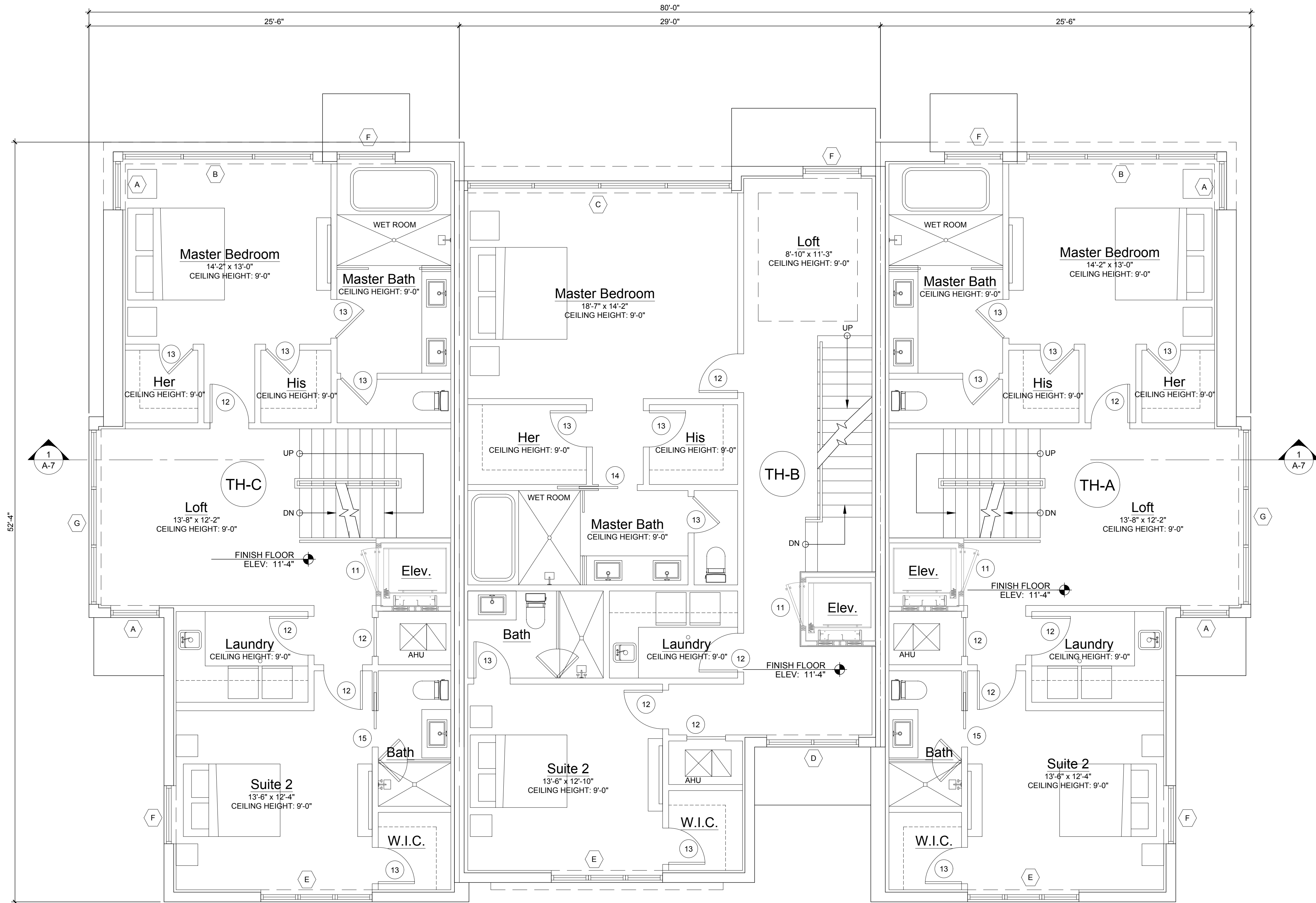
SUBMITTALS:  
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SUBMISSION

REVISIONS:  
1 BUILDING 06.13.19  
DEPARTMENT  
COMMENTS:  
2 BUILDING 09.13.19  
DEPARTMENT  
COMMENTS:


GROUND FLOOR PLAN

A-1

RICHARD JONES ARCHITECTURE



Second Floor Plan

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



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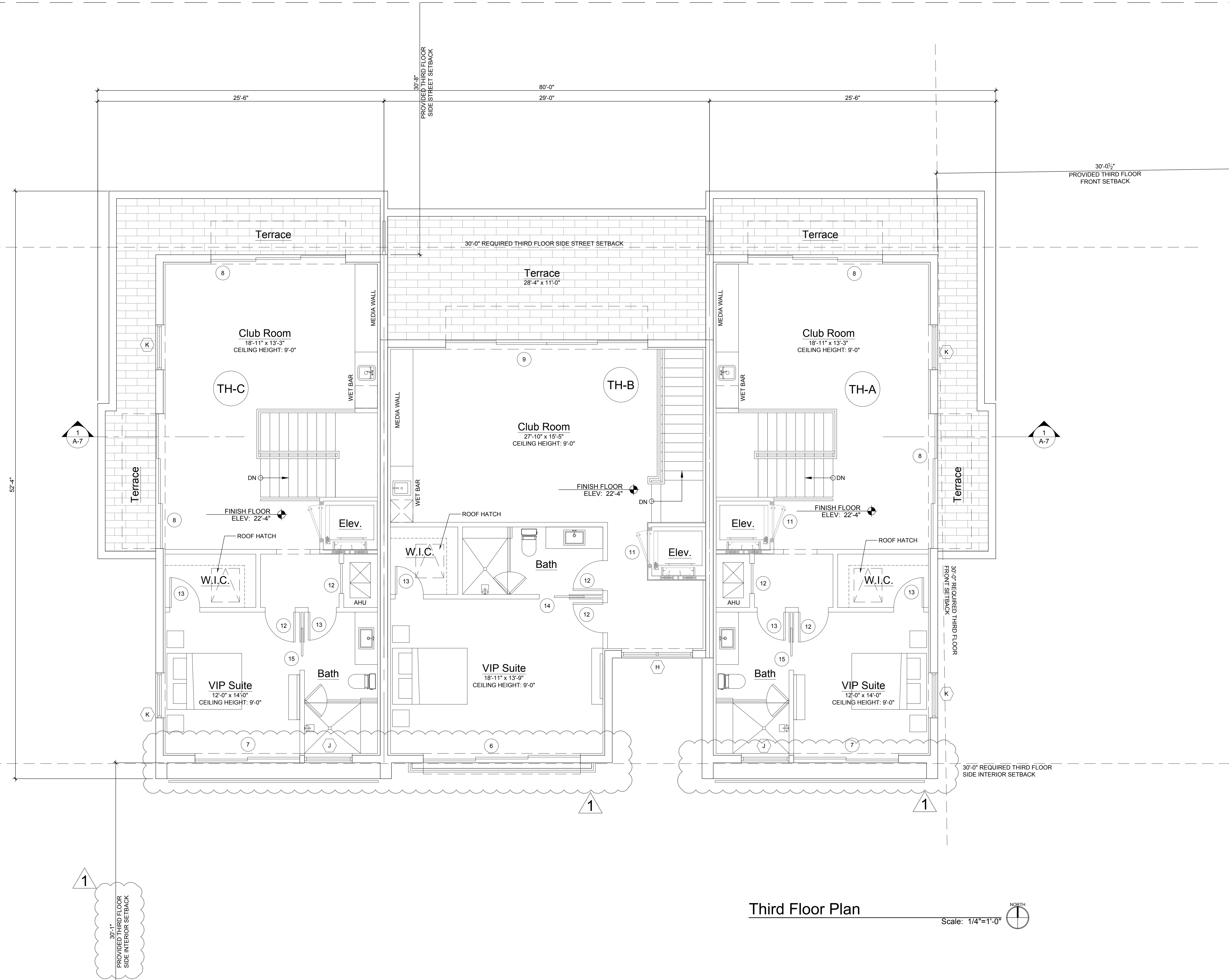
REVISIONS:  
1 BUILDING 06.13.19  
DEPARTMENT  
COMMENTS:  
2 BUILDING 09.13.19  
DEPARTMENT  
COMMENTS:

SECOND  
FLOOR PLAN

A-2

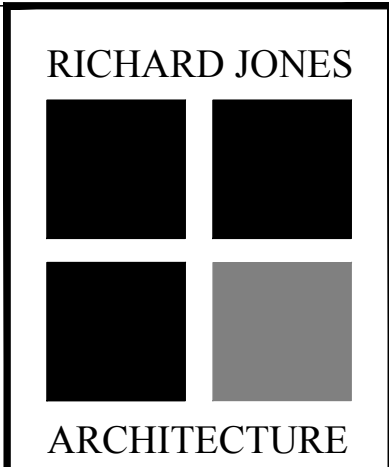
RICHARD JONES ARCHITECTURE

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Third Floor Plan

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



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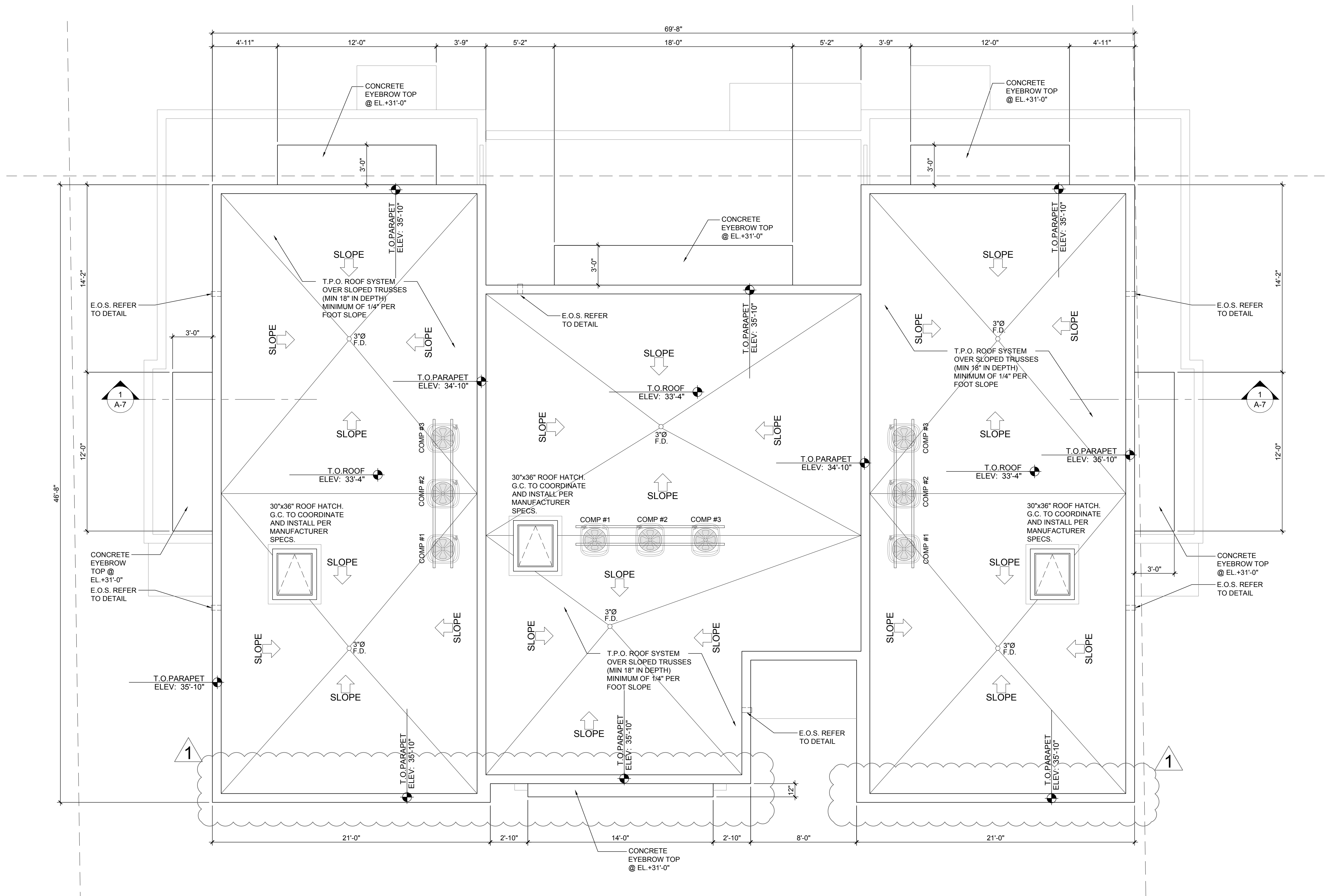
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PLAN REVIEW: RJ

SUBMITTALS:  
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DEPARTMENT  
COMMENTS:  
2 BUILDING 09.13.19  
DEPARTMENT  
COMMENTS:

THIRD FLOOR  
PLAN

A-3



Roof Plan

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





North Elevation

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



West Elevation

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

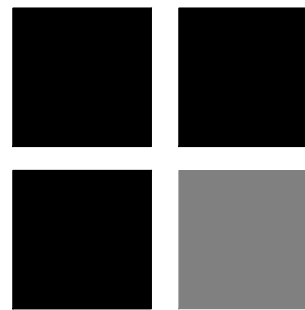
ELEVATION NOTES

A	SMOOTH STUCCO FINISH
B	GLASS GARAGE DOOR BY RAYNOR. SEE DOOR SCHEDULE. PROVIDE NOA FOR ARCHITECT TO REVIEW
C	8" MINIMUM CONCRETE ROOF PROJECTION. REFER TO STRUCTURAL DRAWINGS
D	LIGHT FIXTURE (TO BE SELECTED BY OWNER)
E	STRUCTURAL STEEL COLUMN WRAPPED IN BREAK METAL TO MATCH WINDOW/DOOR FRAME
F	ALUM GATES BY SOUTH FLORIDA ALUM. REFER TO FLOOR PLAN & DETAILS FOR DIMENSIONS TO STRUCTURAL PLANS
G	72" HIGH ABOVE GRADE MASONRY GARDEN WALL W/ SMOOTH STUCCO FINISH. REFER TO STRUCTURAL PLANS
H	IMPACT RESISTANT WINDOW AND DOOR PROVIDE SHOP DRAWINGS FOR ARCHITECTS APPROVAL. BRONZE FINISH
J	ALUCOBOND PANELS CHAMPAGNE METALLIC PVDF-3/GLOSS 30 (PROVIDE SAMPLE FOR ARCH. APPROVAL)
K	STAINED BORAL TRUEXTERIOR VENEER (WOOD LOOK). PROVIDE SAMPLE FOR ARCHITECTS REVIEW.
L	BRONZE ALUMINUM LOUVERS APPLIED TO WALL BY OTHERS. PROVIDE SHOP DRAWINGS FOR ARCHITECTS REVIEW.
M	1" SCORE LINE. USE FRY REGLET OR EQUAL
N	39" HIGH HORIZONTAL ALUMINUM RAILING. PROVIDE SHOP DRAWINGS FOR ARCHITECTS REVIEW
P	SIGN BY OTHERS UNDER SEPARATE PERMIT.
Q	8" TALL BRONZE NUMBERS WITH LIGHT FIXTURE ABOVE. PROVIDE SAMPLE FOR ARCHITECTS REVIEW.

ELEVATION FINISHES

WALLS	SMOOTH STUCCO COLOR SHERWIN WILLIAMS 7006 (EXTRA WHITE)
EYEBROWS & BALCONIES	SMOOTH STUCCO COLOR SHERWIN WILLIAMS 7006 (EXTRA WHITE)
ACCENTS	BORAL TRUEXTERIOR STAINED (PROVIDE SAMPLE FOR ARCH. APPROVAL)
ACCENTS	ALUCOBOND PANELS CHAMPAGNE METALLIC PVDF-3/GLOSS 30 (PROVIDE SAMPLE FOR ARCH. APPROVAL)
WINDOW FRAMES	BRONZE FINISH (PROVIDE SAMPLE FOR ARCH. APPROVAL)

RICHARD JONES



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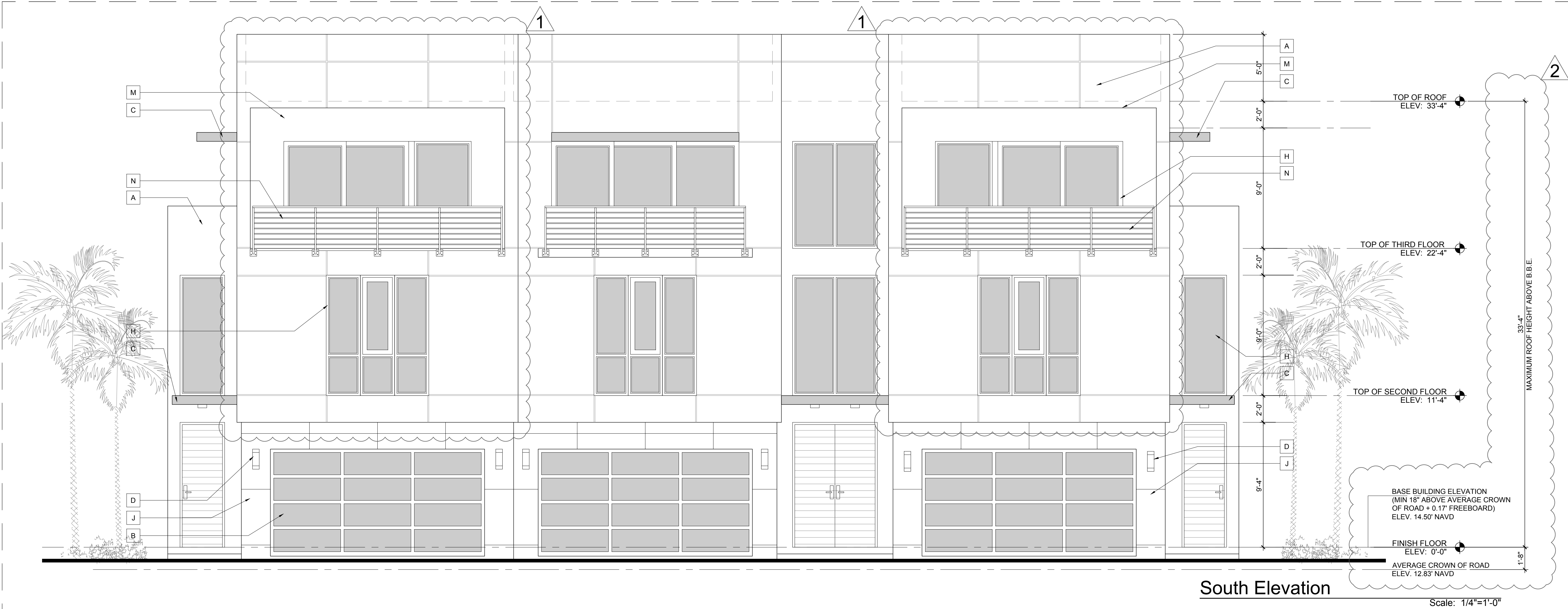
SUBMITTALS:  
CLASS V  
SUBMISSION 02.18.19

REVISIONS:  
1 BUILDING DEPARTMENT 06.13.19  
COMMENTS:  
2 BUILDING DEPARTMENT 09.13.19  
COMMENTS:

NORTH &  
WEST  
ELEVATION

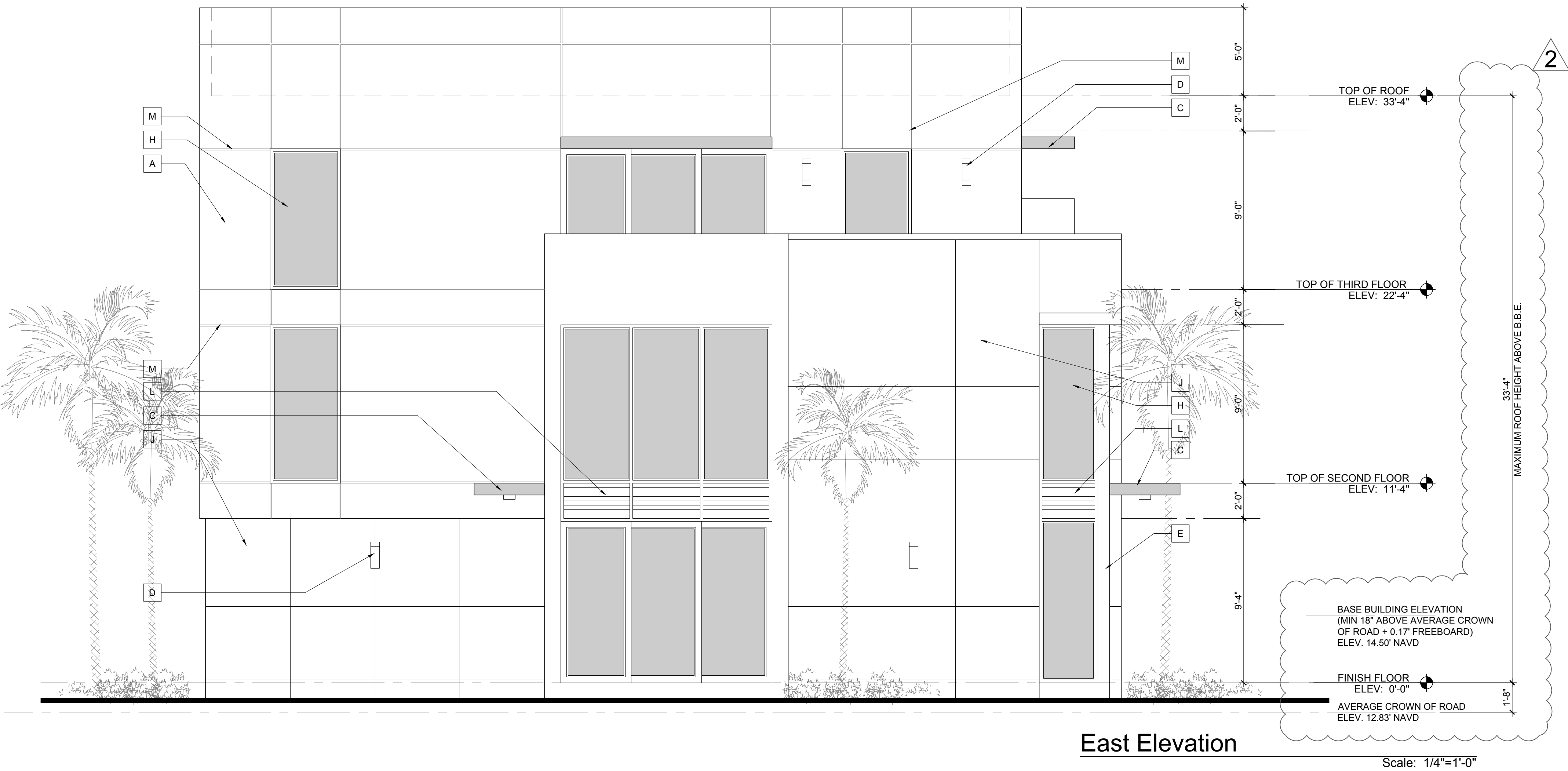
A-5

RICHARD JONES ARCHITECTURE



South Elevation

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



East Elevation

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

ELEVATION NOTES

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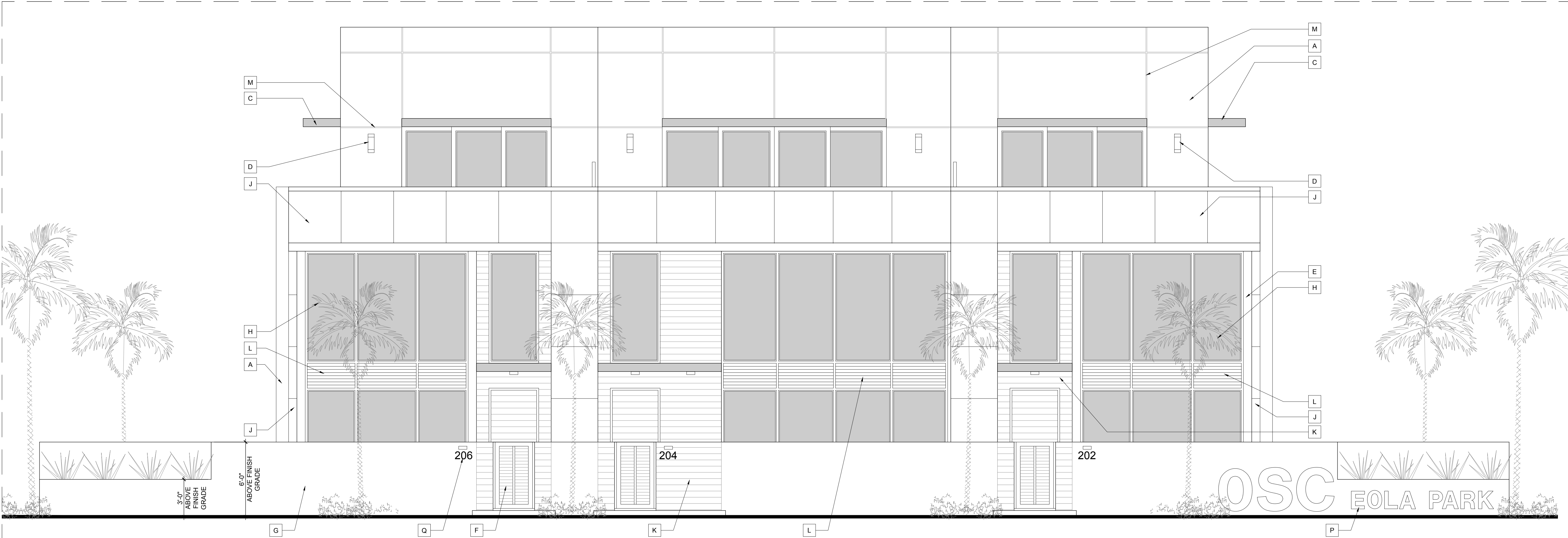
REVISIONS:  
1 BUILDING DEPARTMENT 06.13.19  
COMMENTS:  
2 BUILDING DEPARTMENT 09.13.19  
COMMENTS:

SOUTH &  
EAST  
ELEVATION

A-6

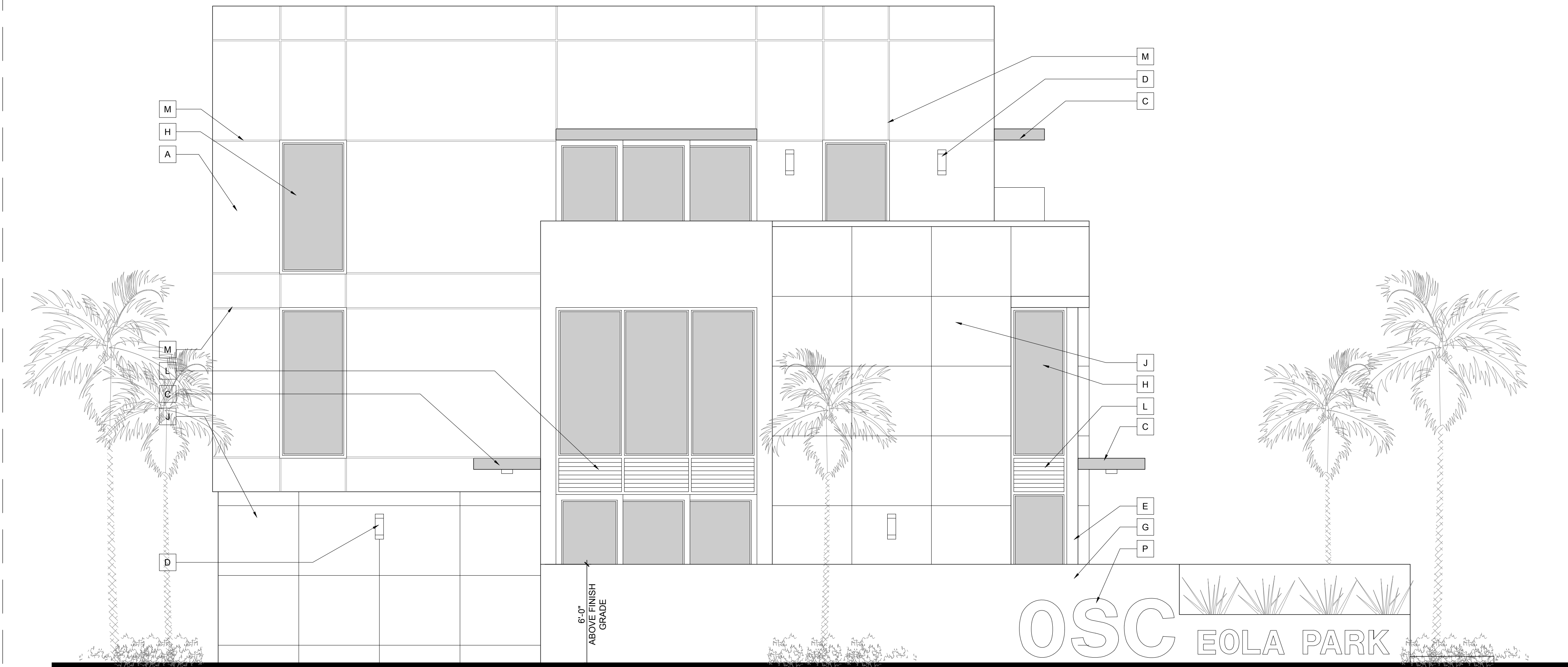
RICHARD JONES ARCHITECTURE





North Street Elevation

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



East Street Elevation

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

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REVISIONS:

1

BUILDING DEPARTMENT COMMENTS:

06.13.19

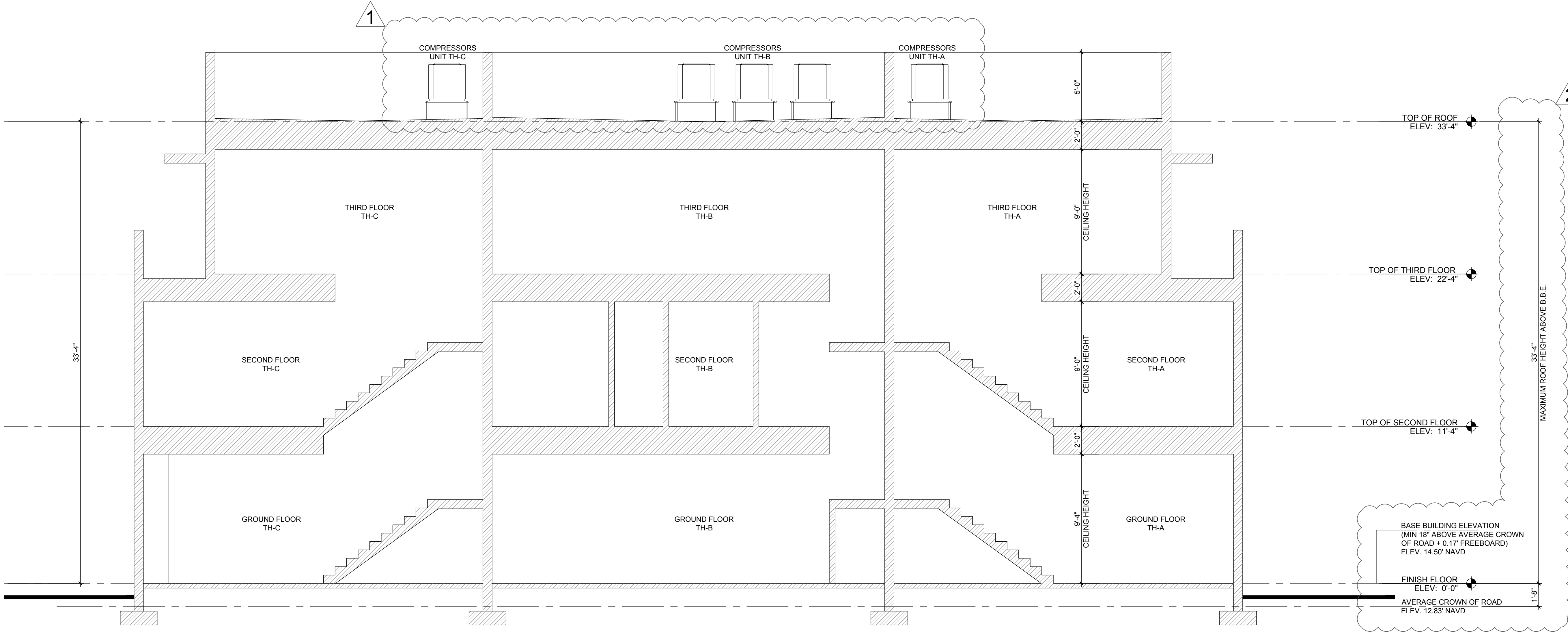
2

BUILDING DEPARTMENT COMMENTS:

09.13.19

NORTH & EAST  
STREET  
ELEVATION

A-7



Building Section

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

ELEVATION NOTES	
A	SMOOTH STUCCO FINISH
B	GLASS GARAGE DOOR BY RAYNOR. SEE DOOR SCHEDULE. PROVIDE NOA FOR ARCHITECT TO REVIEW
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DESIGNER: RJ  
DRAWN BY: JH/RB  
PLAN REVIEW: RJ

SUBMITTALS:  
CLASS V  
SUBMISSION 02.18.19

REVISIONS:

1

BUILDING DEPARTMENT  
COMMENTS:

06.13.19

2

BUILDING DEPARTMENT  
COMMENTS:

09.13.19

BUILDING SECTION

A-8

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RICHARD JONES ARCHITECTURE



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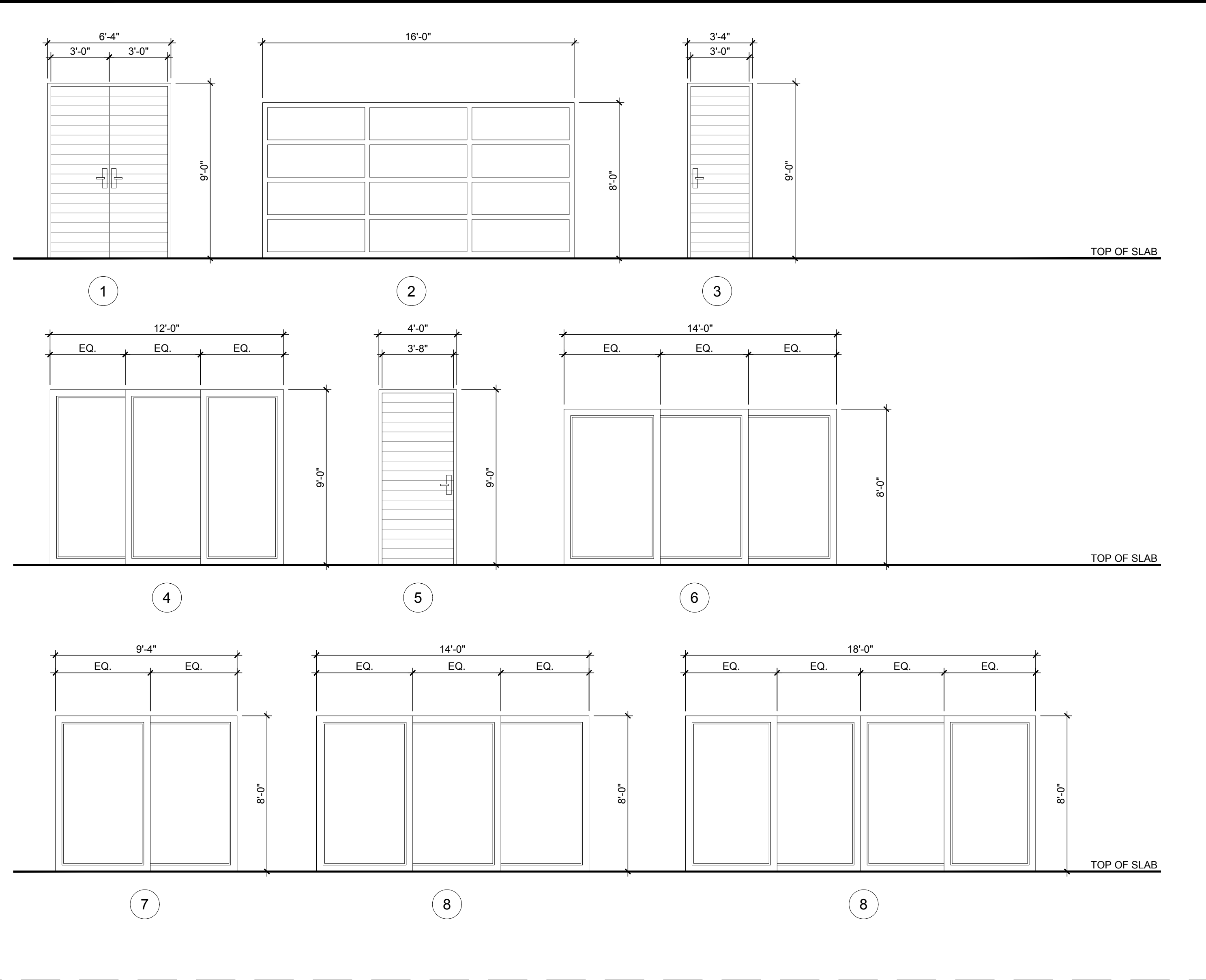
# WINDOW TYPES:





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## 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 ARCHITECTS REVIEW AND APPROVAL PRIOR TO FABRICATION.
5. ALL DOORS TO COMPLY WITH CODE. IMPACT AND WIND LOAD REQUIREMENTS (SUBMIT MANUFACTURES 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 OPENING 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 1.5" WIDE RAISED TYPE ON BOTH INSIDE AND OUTSIDE OF WINDOW.
11. APPLY SHERWIN WILLIAMS SHER-CRETE FLEXIBLE CONCRETE WATER PROOF (TEXTURED A5 SERIES) AT EXTERIOR PERIMETER OF ALL DOOR & WINDOW MASONRY OPENINGS TO A DISTANCE OF 12" FROM EDGE OF OPENING UNLESS OTHERWISE NOTED.
12. USE LOUVERED DOOR AT ALL GLAZINGS IF NO RETURN AIR IS PROVIDED.
13. ALL WINDOW FRAMES TO BE BRONZE FINISH ALUMINUM.
14. REFER TO ELEVATIONS AND SECTIONS FOR OPERABLE WINDOW SWING ORIENTATION.

DOOR TYPES: (AS VIEWED FROM EXTERIOR)



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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	
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COMMISSION #	18-064
DESIGNER:	RJ
DRAWN BY:	JH/RB
PLAN REVIEW:	RJ
SUBMITTALS: CLASS V SUBMISSION	02.18.19
REVISIONS: ① BUILDING DEPARTMENT COMMENTS: 06.13.19 ② BUILDING DEPARTMENT COMMENTS: 09.13.19	
WINDOW & DOOR SCHEDULES	
A-9	
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North Elevation

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



West Elevation

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

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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

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DELRAY BEACH, FLORIDA  
U.S. CONSTRUCTION INC.  
400 MARKET STREET, SUITE 415  
PHILADELPHIA, PA 19106

FLORIDA LICENSURE

AA26001617 | IB26001056

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PLAN REVIEW: RJ

SUBMITTALS:  
CLASS V 02.18.19  
SUBMISSION

REVISIONS:  
1 BUILDING DEPARTMENT 06.13.19  
COMMENTS:  
2 BUILDING DEPARTMENT 09.13.19  
COMMENTS:

NORTH &  
WEST  
COLORED  
ELEVATIONS

A-10

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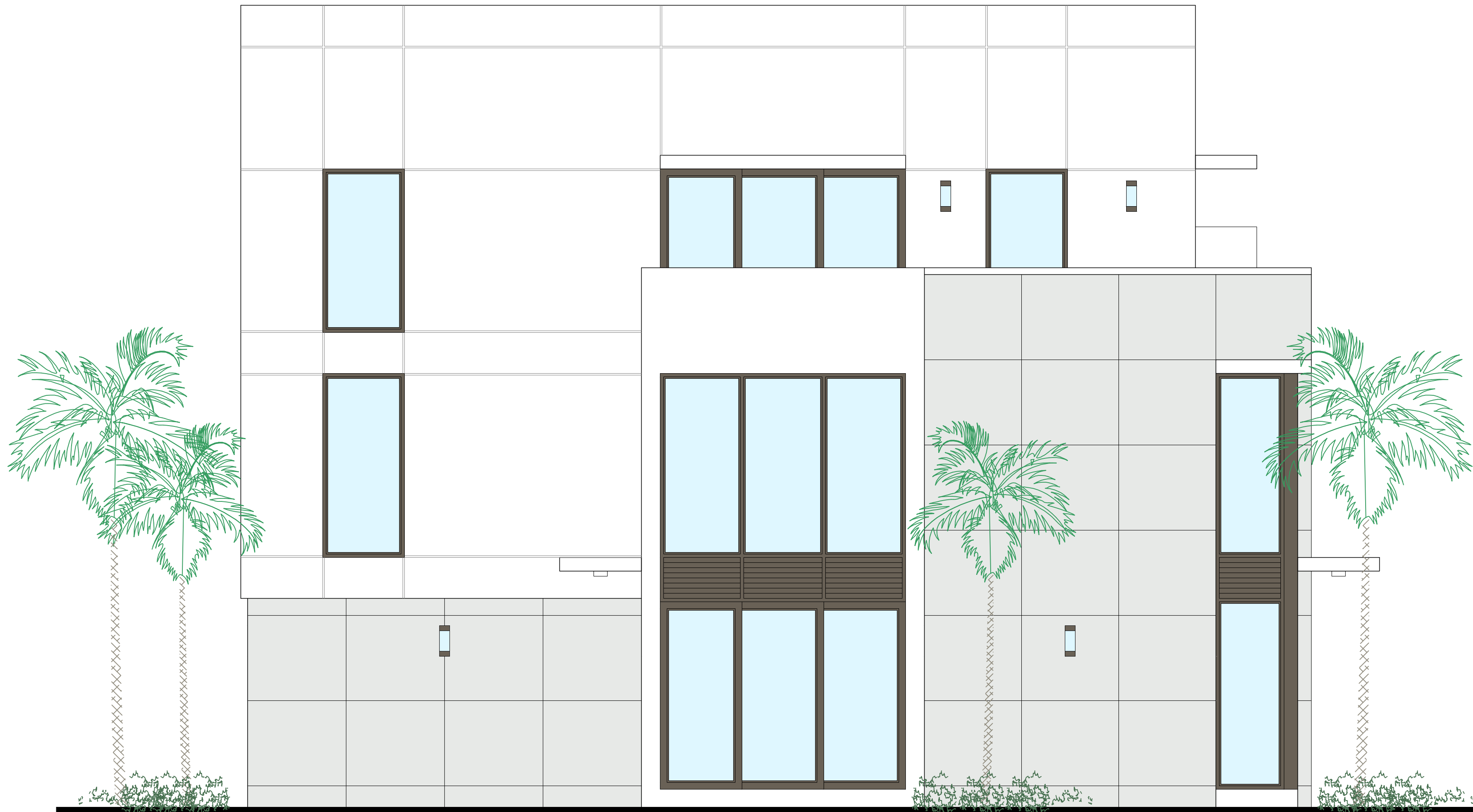
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South Elevation

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



East Elevation

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

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DELRAY BEACH, FLORIDA 33444  
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DELRAY BEACH, FLORIDA  
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2 BUILDING DEPARTMENT 09.13.19  
COMMENTS:

SOUTH & EAST  
COLORED  
ELEVATIONS

A-11

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