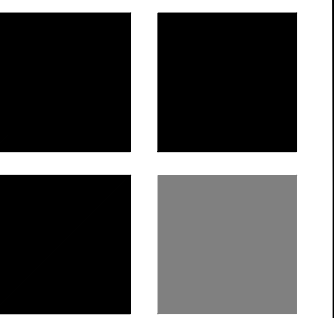




53 SE 7th AVENUE

53 S.E. 7TH AVENUE
DELRAY BEACH, FLORIDA



ARCHITECTURE

10 S.E. FIRST AVENUE | SUITE 102
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53 SE 7th AVENUE
DELRAY BEACH, FLORIDA

FLORIDA LICENSURE

AA26001617 | IB26001056

COMMISSION # 19-014
DESIGNER: RJ
DRAWN BY: RB
PLAN REVIEW: RJ

SUBMITTALS:
ISSUE FOR 05.22.19
CLASS V &
H.P.B.:

REVISIONS:	
1	HB STAFF COMMENTS: 01.22.20
2	HB STAFF COMMENTS: 03.30.20
	OWNER REVISION: 07.17.20

COVER
SHEET

CVR

DRAWING INDEX

CVR	COVER SHEET
S-1	SURVEY

ARCHITECTURAL

CVR	COVER SHEET
SP-1	SITE PLAN
A-1	GROUND AND SECOND FLOOR PLANS
A-2	TERRACE FLOOR AND ROOF PLANS
A-3	BUILDING ELEVATIONS
A-4	BUILDING ELEVATIONS
A-5	WINDOW & DOOR SCHEDULES
A-6	ADJACENT PROPERTY PHOTOS
A-7	FRONT AND SIDE ELEVATION SETBACK DIAGRAM
A-8	BHP WAIVER REQUEST DIAGRAM - STREETSCAPE
A-9	MOST RECENT MARINA DISTRICT NEW INFILL SINGLE FAMILY PROPERTIES

CIVIL

1 OF 5 CIVIL SITE IMPROVEMENT PLAN
 2 OF 5 PAVEMENT & DRAINAGE DETAILS
 3 OF 5 CIVIL NOTES
 4 OF 5 PAVEMENT & DRAINAGE DETAILS
 5 OF 5 POLLUTION PREVENTION PLAN

1 OF 1 COMPOSITE UTILITY PLAN

LANDSCAPE

L1	EXISTING TREE PLAN
L2	PLANTING PLAN
L3	LAYOUT PLAN
L4	SPECIFICATIONS, DETAILS & NOTES

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:	34'-8 1/2" (MEAN ROOF HEIGHT)
TYPE OF CONSTRUCTION:	TYPE V UNSPRINKLERED
BUILDING DESIGNED:	ENCLOSED
WIND SPEED:	170 MPH ULTIMATE WIND SPEED
EXPOSURE:	C
ZONING DISTRICT:	RM - MARINA HISTORIC DISTRICT - CITY OF DELRAY BEACH
FLOOD ZONE:	ZONE AE (6.00' NAVD)

DESIGN PARAMETERS

OCCUPANCY (SINGLE FAMILY, DUPLEX, MULTI-FAMILY, COMMERCIAL, INDUSTRIAL - DESCRIBE) _____ SINGLE FAMILY

EXPOSURE CONDITION _____ C _____ [X] SEC. R301.2.1.4.3 6th EDITION (2017) FLORIDA RESIDENTIAL CODE

MEAN ROOF HEIGHT _____ 38'-4 1/2" _____ [X] ASCE 7-10 CHAPTER 26

BUILDING HEIGHT [X] ≤ 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 [X] 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

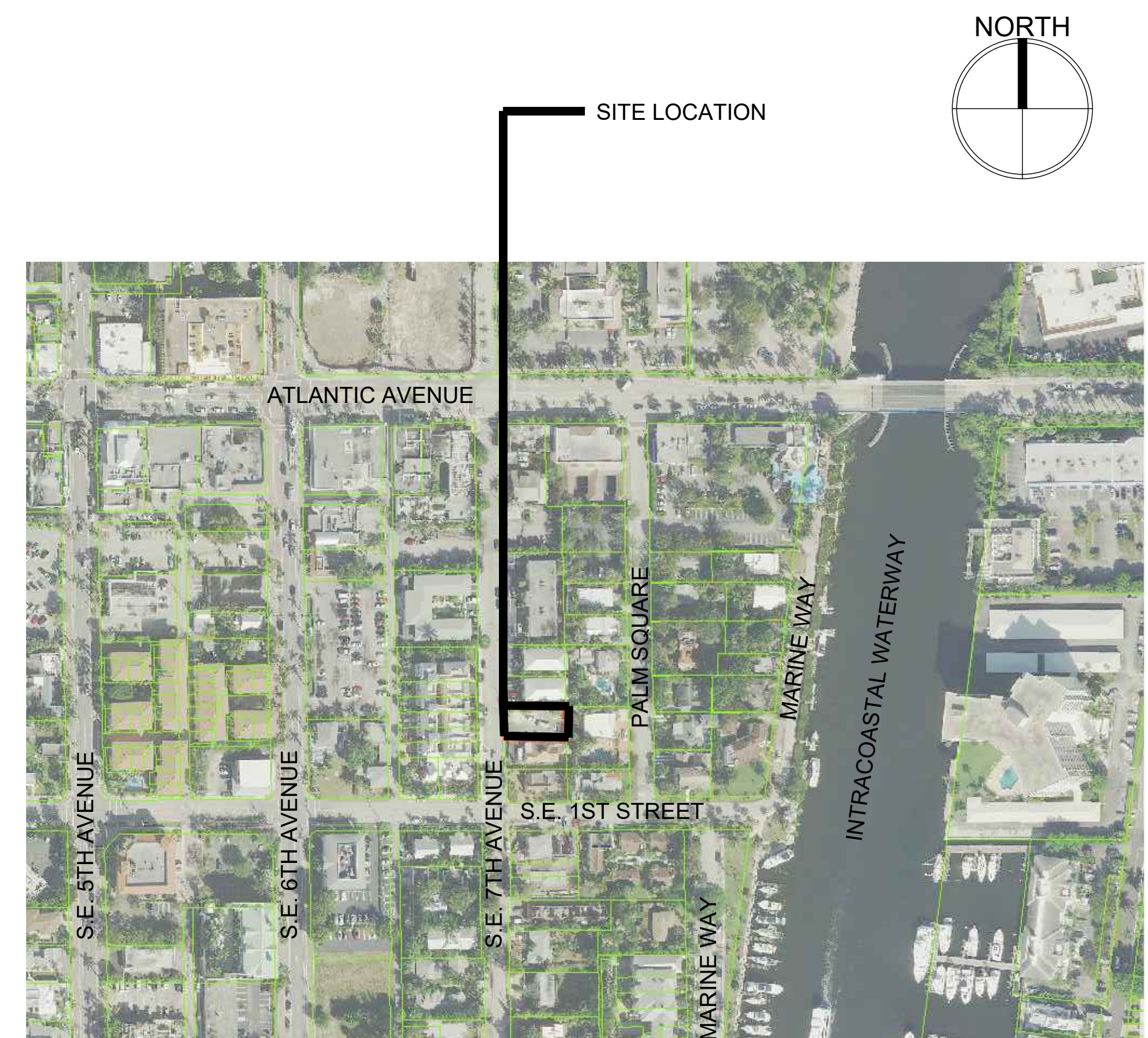
NOTE: ACTUAL DESIGN PRESSURES FOR ALL EXTERIOR WINDOWS, DOORS, GARAGE DOORS, AND SIMILAR ENVELOPE ELEMENTS MUST BE INDICATED ON CONSTRUCTION PLANS.

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 [X] YES [] NO (IF NO, INDICATE REASON)

LOCATION MAP



OWNER

BELLA HOMES
PO BOX 2334
POMPANO BEACH, FL. 33061

ARCHITECT

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

STRUCTURAL

ENGINEERING PLUS
19528 SEDGEFIELD TERRACE
BOCA RATON, FL 33498
CELL: 561-756 4106
FAX: 561-479 3743

LANDSCAPE

DAVE BODKER LANDSCAPE
ARCHITECT
601 N CONGRESS AVE. SUITE 105-A
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TELEPHONE: 561-276-6311
FAX: 561-276-3869

CIVIL ENGINEER

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

LAND SURVEYOR

LANDTEC SURVEYING
600 FAIRWAY DRIVE- SUITE 101
DEERFIELD BEACH, FL 33441
TELEPHONE: 561-367 3587

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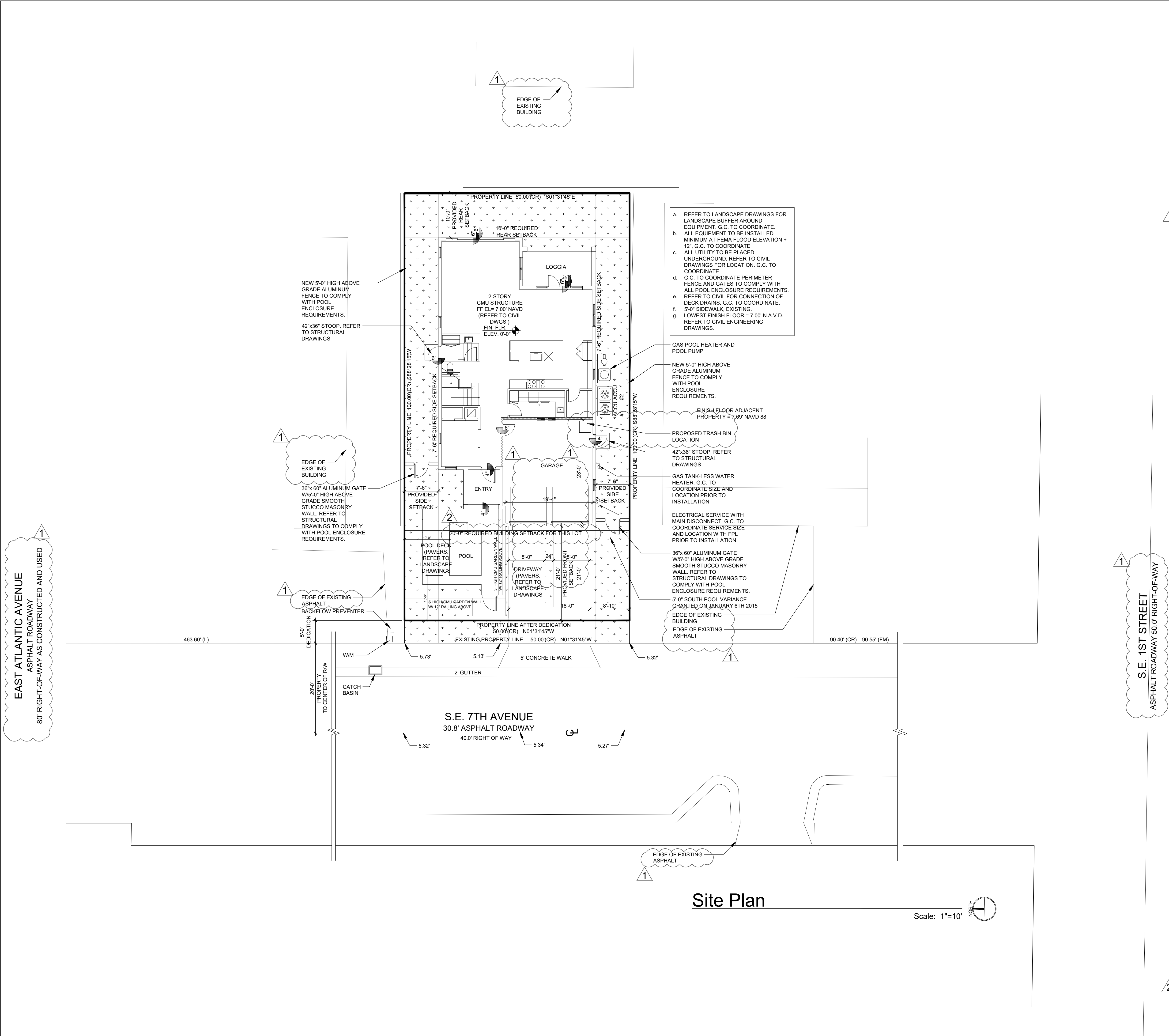
2 HB STAFF 03.30.20
COMMENTS:

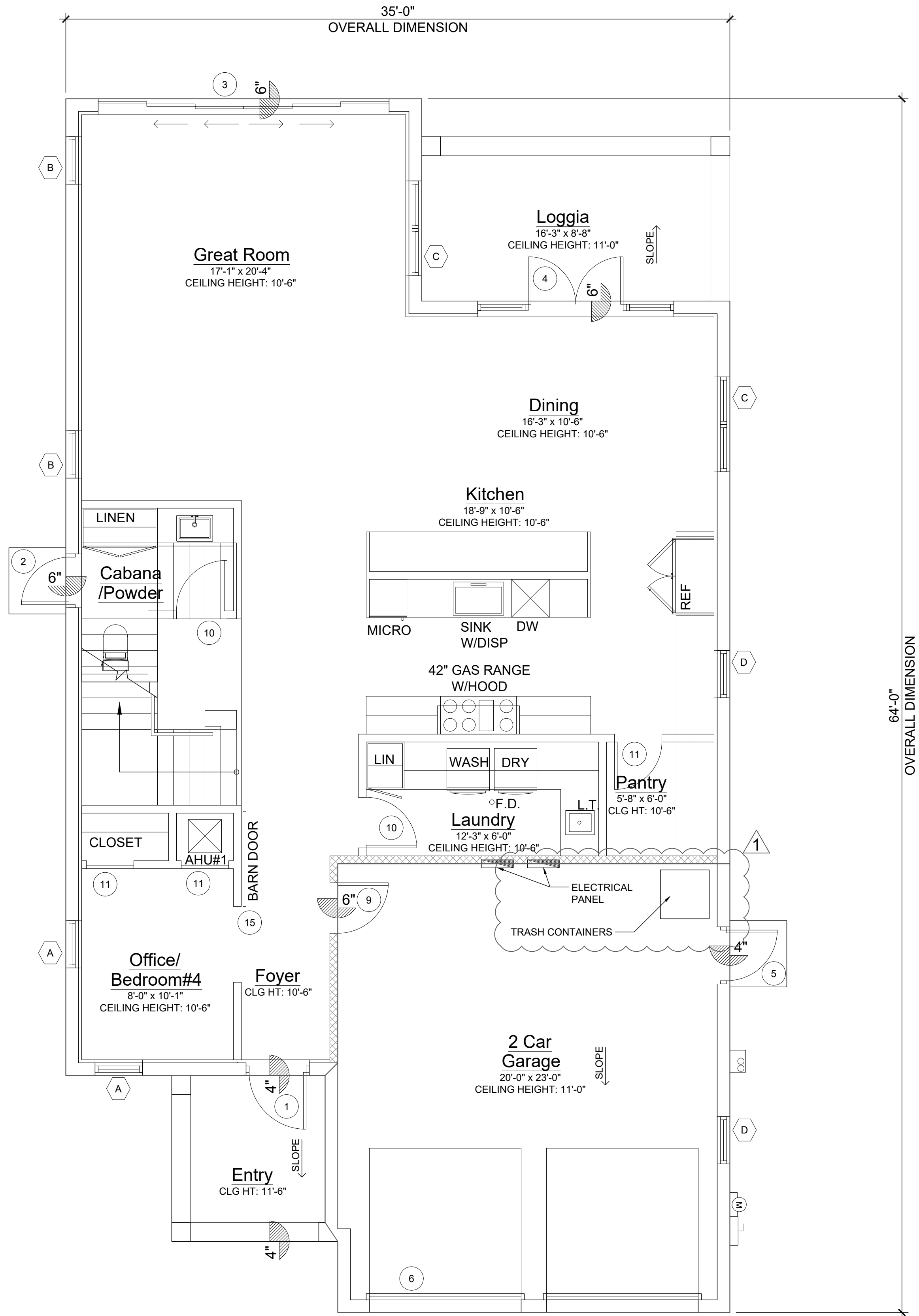
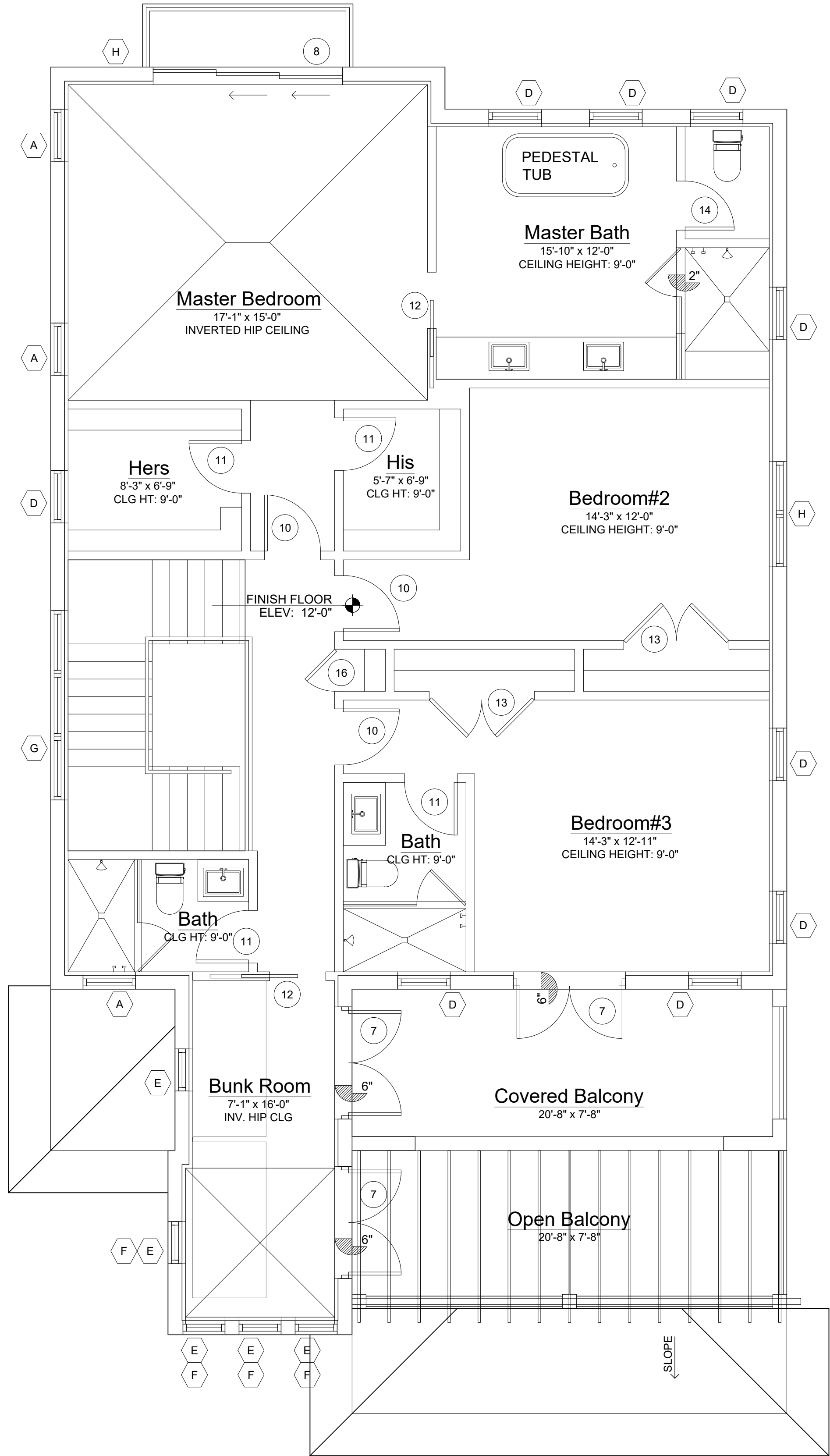
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REVISION:

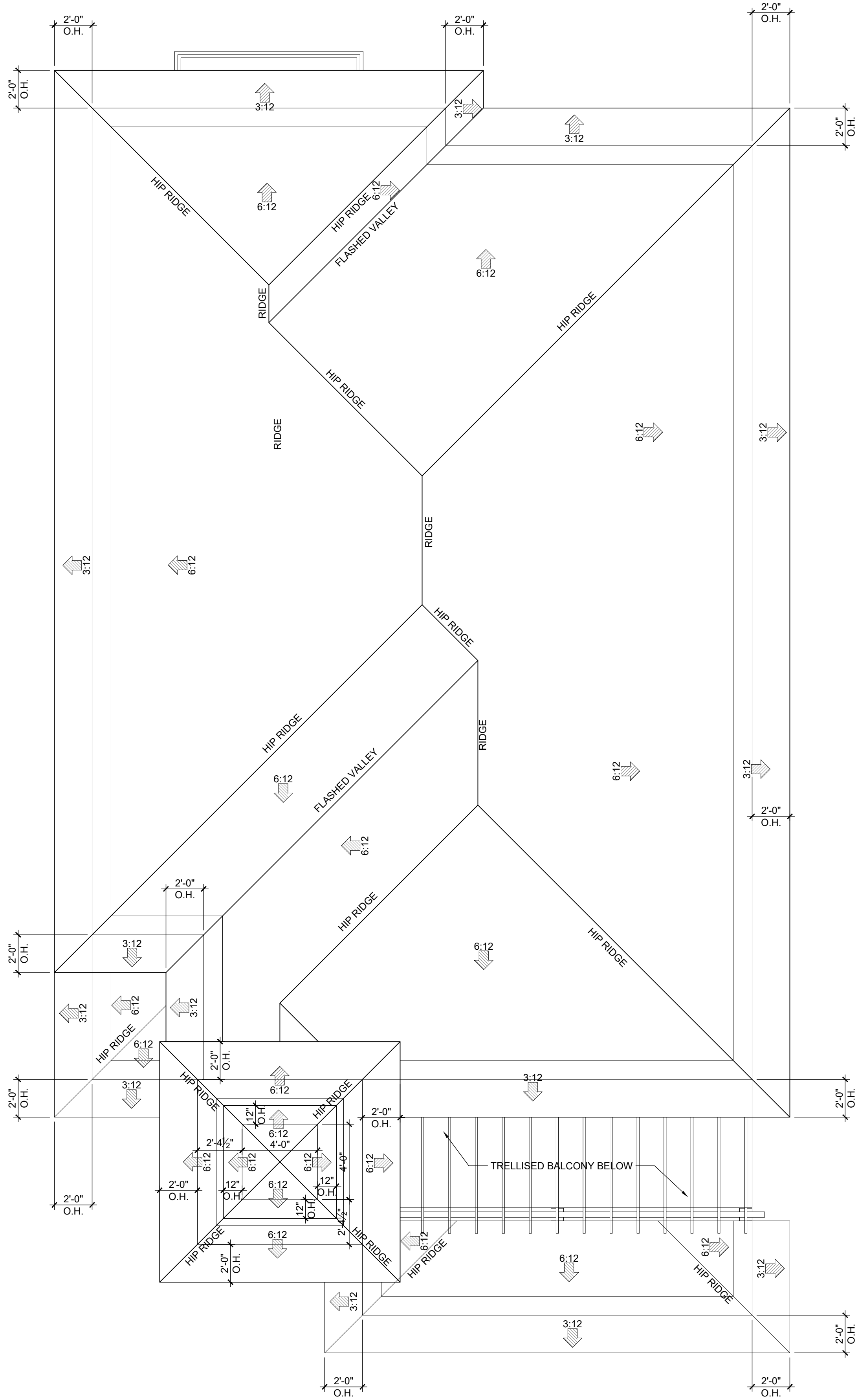
SITE PLAN

SP_1

RICHARD JONES ARCHITECTURE







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

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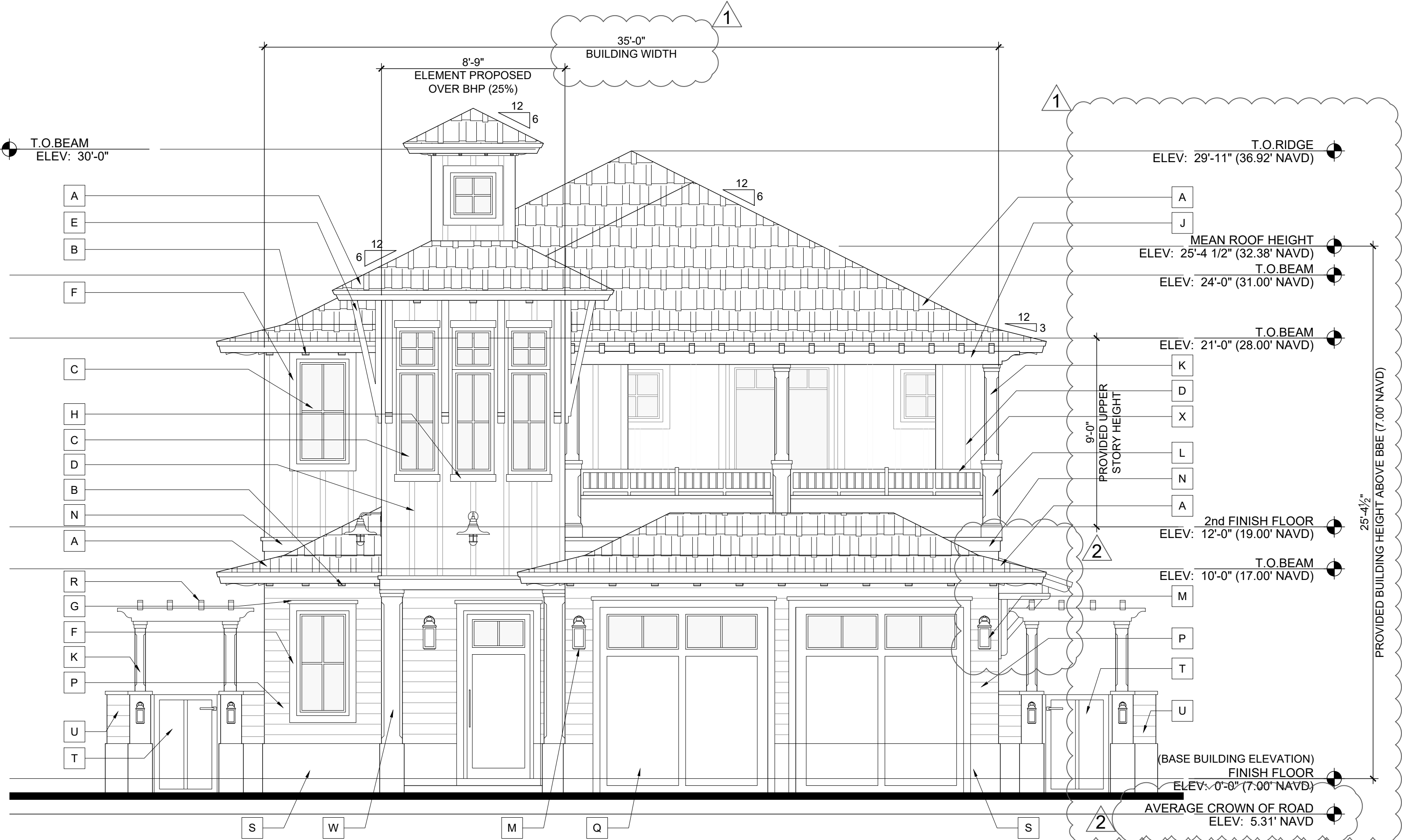
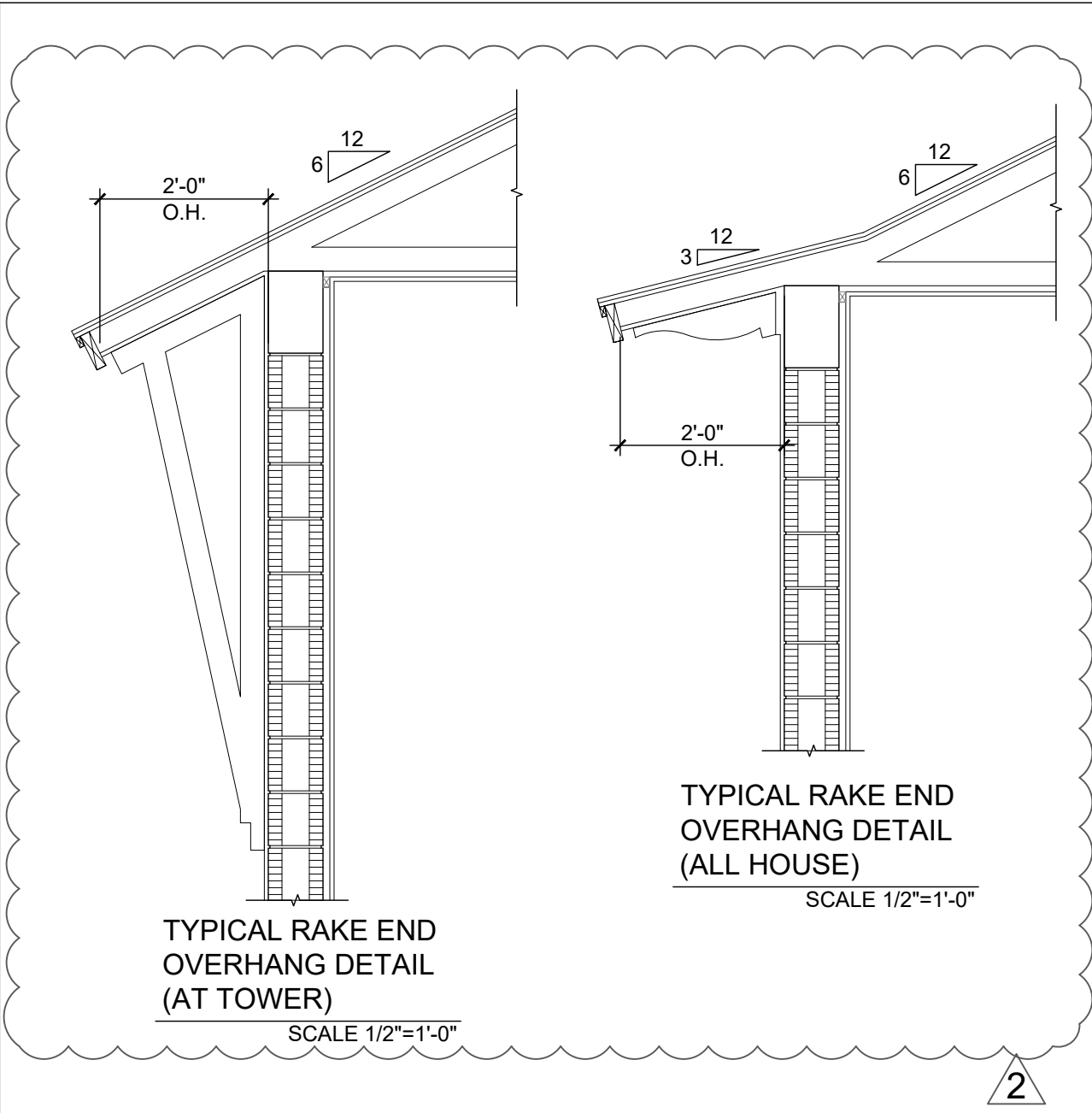
TERRACE
FLOOR &
ROOF PLAN

A-2

RICHARD JONES ARCHITECTURE

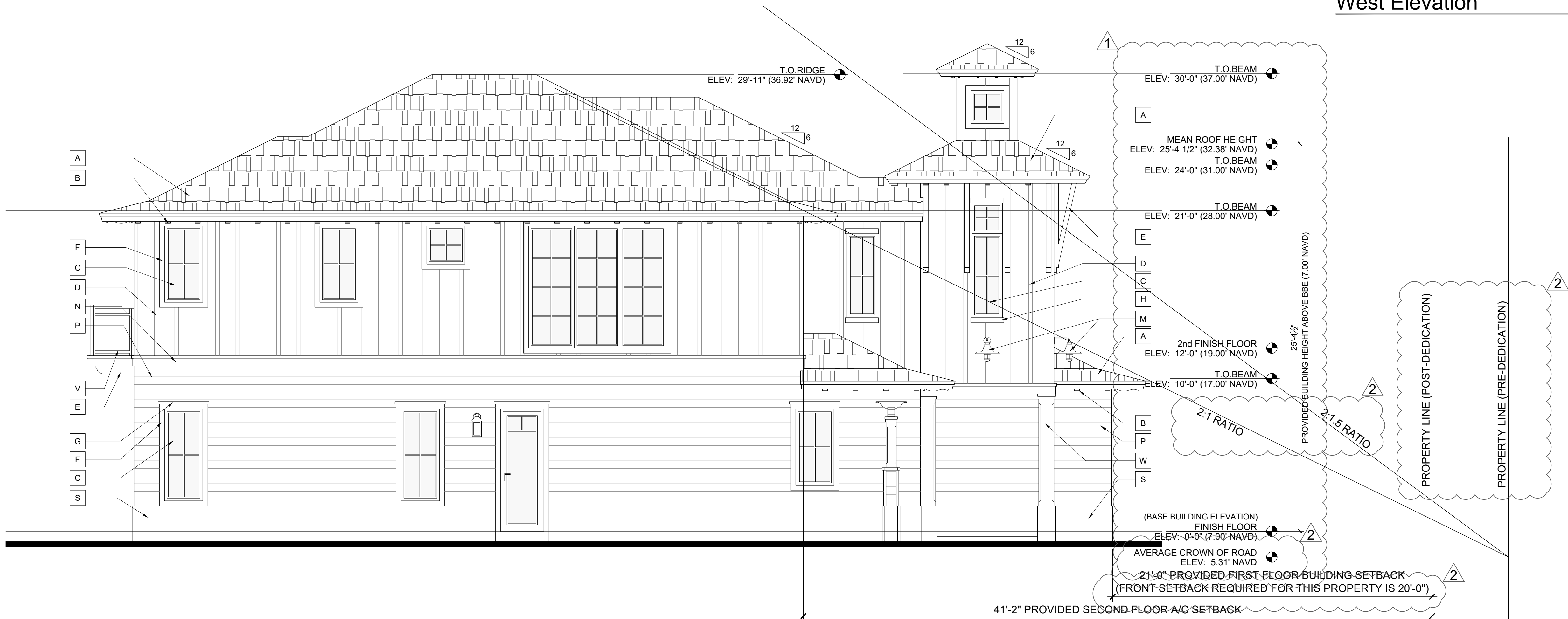
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ELEVATION NOTES	
A	CEDAR SHAKE ROOF TILE. PROVIDE NOA FOR ARCHITECTS REVIEW.
B	WHITE HARDIE BOYS OUTRIGGERS. REFER TO DETAIL
C	IMPACT RESISTANT WINDOWS WITH BRONZE FINISH FRAME. REFER TO WINDOW AND DOOR SCHEDULES.
D	3/4"x3" HARDIE BOARD BOARD AND BATTEN WALL TREATMENT DETAIL.
E	WOOD BRACKET. REFER TO DETAIL
F	4" SMOOTH STUCCO WINDOW SURROUND W/1" PROJECTION
G	2" SMOOTH STUCCO BAND ABOVE WINDOW/DOOR SURROUND W/1 1/2" PROJECTION
H	4" SMOOTH STUCCO WINDOW SILL/HEADER W/1" PROJECTION
J	WOOD PERGOLA W/WHITE PAINT FINISH. REFER TO DETAIL
K	WOOD POST W/CHAMFERS AND WHITE PAINT FINISH. REFER TO DETAIL
L	44" HIGH CMU PIER W/CHAMFERS. REFER TO DETAIL
M	LIGHT FIXTURE. REFER TO OWNER FOR SELECTION
N	2" OVER 6" SMOOTH STUCCO BAND W/2" & 1" PROJECTION RESPECTIVELY
P	6" HARDIE BOARD SIDING. PROVIDE NOA FOR REVIEW
Q	INSULATED METAL GARAGE DOOR WITH WINDOWS. REFER TO WINDOW AND DOOR SCHEDULE.
R	WOOD PERGOLA W/WHITE FINISH OVER GATES. REFER TO DETAIL
S	1" SMOOTH STUCCO FINISH WATER TABLE
T	ALUMINUM GATE. REFER TO DETAIL & PROVIDE SHOP DRAWINGS
U	MASONRY GARDEN WALL. REFER TO DETAIL
V	39" HIGH ALUMINUM RAIL. REFER TO DETAIL
W	MASONRY COLUMN W/CHAMFERS. REFER TO DETAIL
X	15" HIGH ALUMINUM RAILING OVER MASONRY WALL. REFER TO DETAIL
Y	WHITE HARDIE BOYS CORBEL. REFER TO DETAIL



West Elevation

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



North Elevation

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

RICHARD JONES



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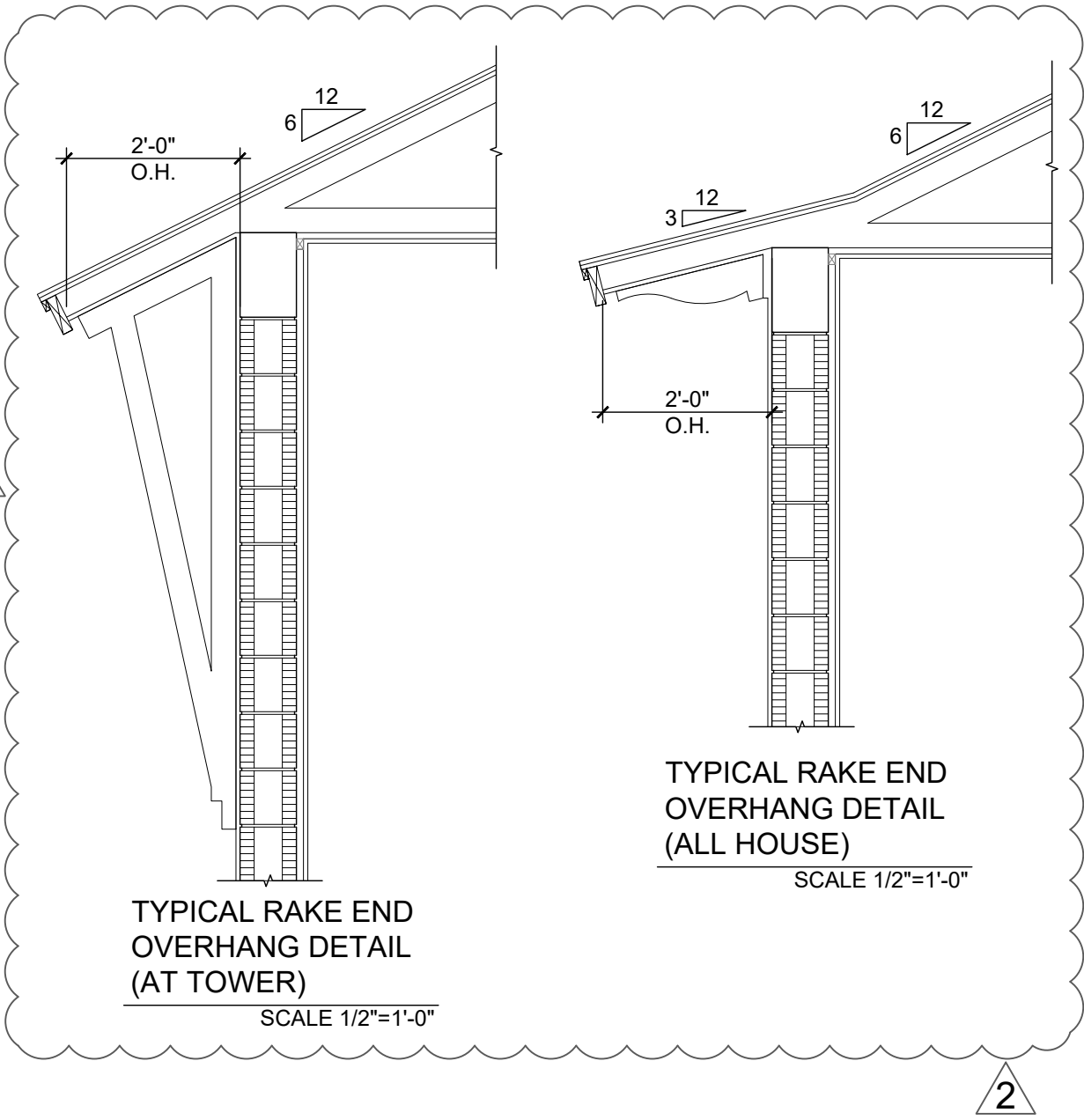
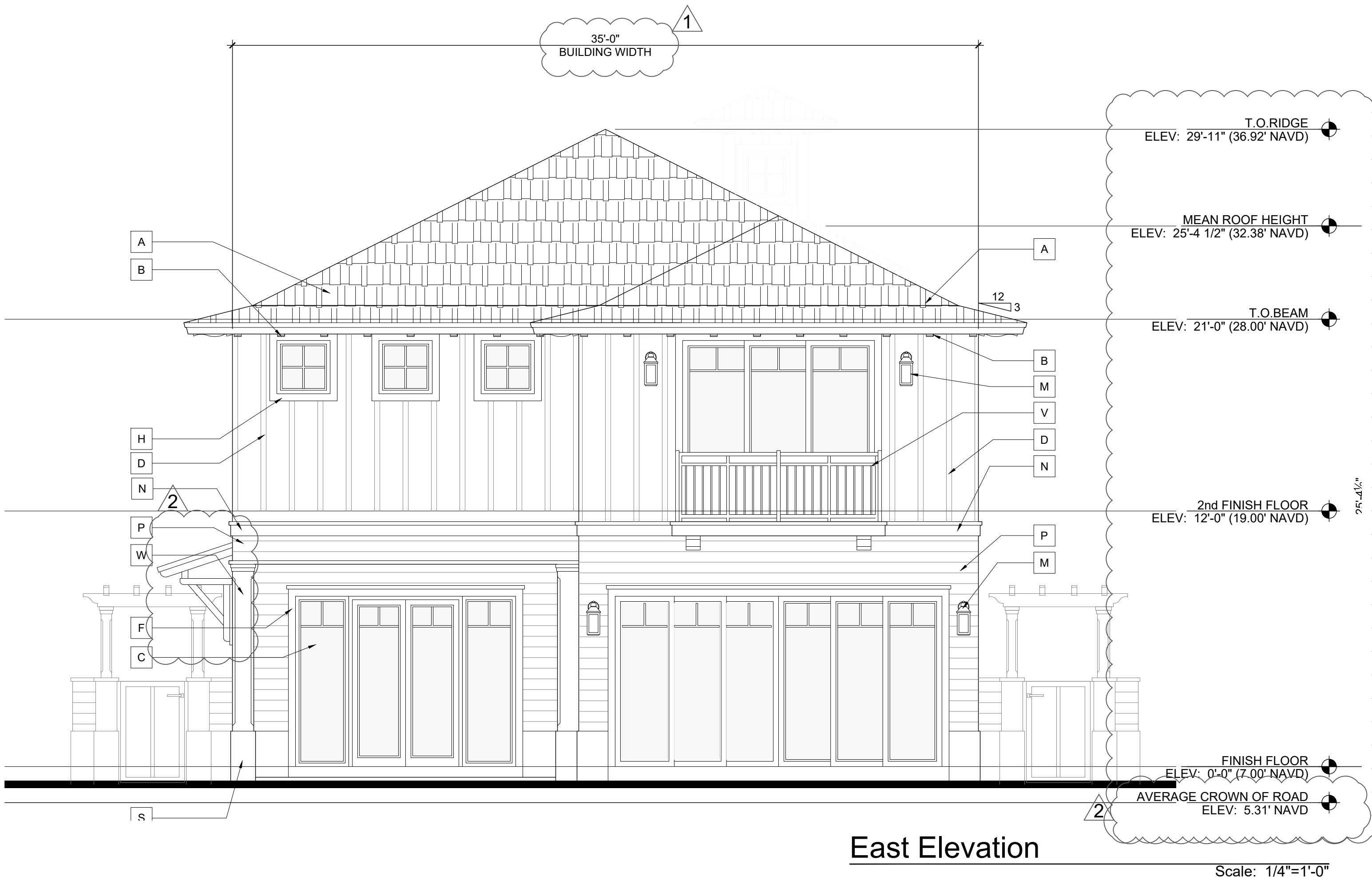
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ISSUE FOR CLASS V & H.P.B.: 05.22.19

REVISIONS:
1. HB STAFF COMMENTS: 01.22.20
2. HB STAFF COMMENTS: 03.30.20
OWNER REVISION: 07.17.20

BUILDING ELEVATIONS

A-3

RICHARD JONES ARCHITECTURE



ELEVATION NOTES	
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BUILDING
ELEVATIONS

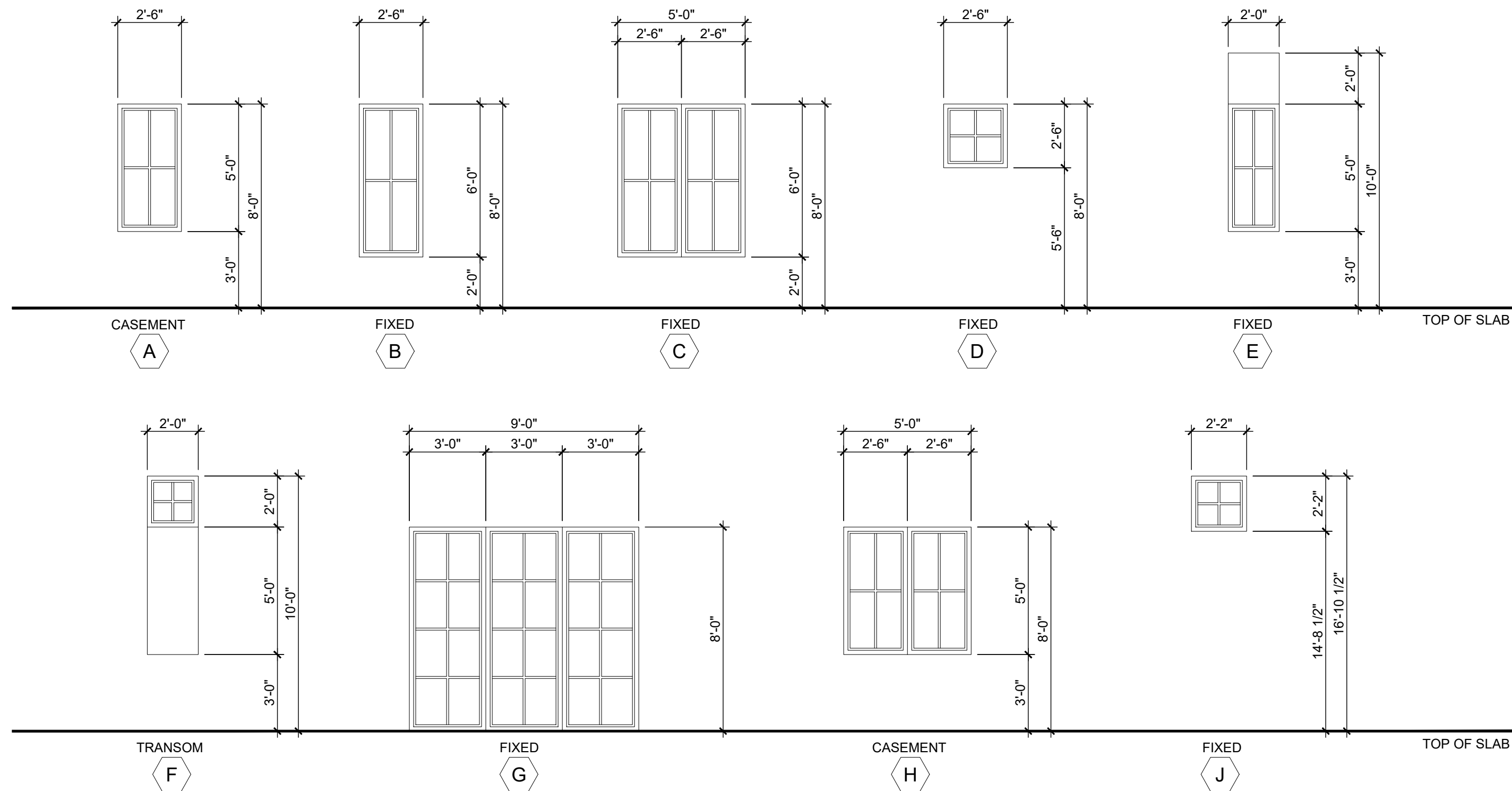
A-4



WINDOW SCHEDULE

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WINDOW TYPES:



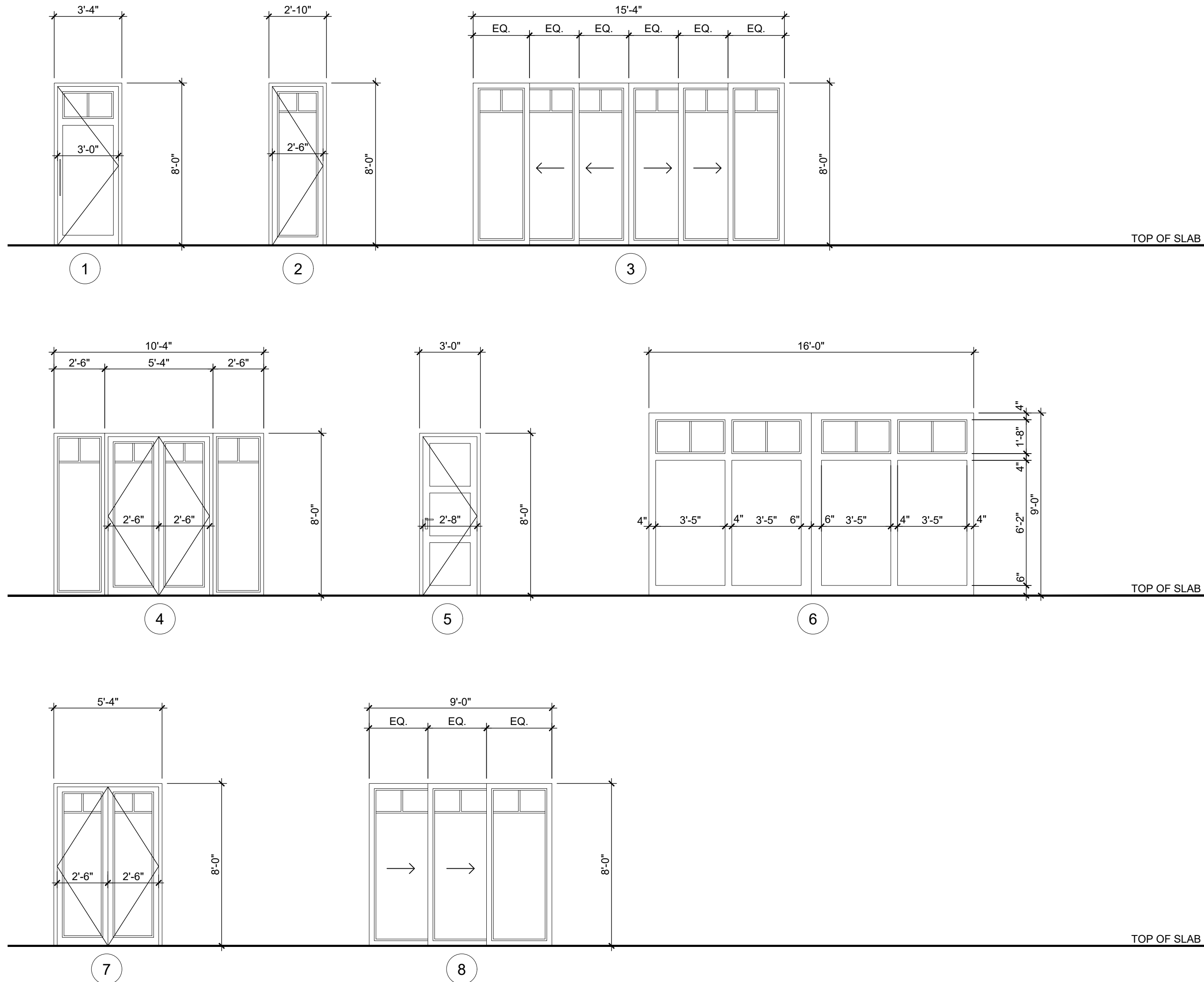
DOOR SCHEDULE:

X	DOORS			FRAMES		GLAZING	REMARKS
	DOOR SIZE			MATERIAL	FINISH		
	WIDTH	HEIGHT	STYLE				
EXTERIOR							
1	3'-0"	8'-0	SOLID WD/GLASS	WOOD	PAINTED	CLEAR	CUSTOM DOOR PROVIDE NOA FOR ARCHITECT'S REVIEW
2	2'-6"	8'-0	FRENCH	MTL.	BRONZE	CLEAR	----
3	15'-4"	8'-0	SLIDER	MTL.	BRONZE	CLEAR	6 PANEL (OXXXXO) (3 TRACK)
4	(2)2'-6"	8'-0"	FRENCH	MTL.	BRONZE	CLEAR	----
5	2'-8"	8'-0	H.M.	MTL.	PAINTED	N/A	----
6	3'-0"	9'-0	OVERHEAD W/GLASS	MTL.	PAINTED	CLEAR	W/ 4 HIGH WINDOWS. REFER TO ELEVATION FOR PANELING
7	(2)2'-6"	8'-0	FRENCH	MTL.	BRONZE	CLEAR	----
8	9'-0"	8'-0"	SLIDER	MTL.	BRONZE	CLEAR	3 PANELS (XXO) (3 TRACK)
INTERIOR							
9	2'-8"	8'-0"	M.D.F.	WOOD	PAINTED	1 N/A	SWING - GARAGE DOOR - 20 MIN FIRE RATED
10	2'-8"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	SWING
11	2'-8"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	SWING
12	2'-8"	8'-0"	POCKET	WOOD	PAINTED	N/A	POCKET DOOR
13	(2)2'-6"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	DOUBLE SWING
14	2'-4"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	SWING
15	4'-0"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	BARN DOOR
16	2'-0"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	SWING

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 WINDOW / 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 36" A.F.F. MIN. OPG. WIDTH SHALL BE 20" MIN. CLEAR OPG. AREA SHALL BE 5.7 SQ. FT. (SE 5.7 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 1.0" WIDE RAISED TYPE ON BOTH INSIDE AND OUTSIDE OF WINDOW.
11. 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.
12. USE OLIVERED DOOR AT HVAC C/O SET IF NO RETURN AIR IS PROVIDED.
13. ALL WINDOW & DOOR FRAMES TO BE BRONZE ALUMINUM.
14. REFER TO ELEVATIONS AND SECTIONS FOR OPERABLE WINDOW SWING ORIENTATION.
15. ALL GLASS TO BE CLEAR NON-REFLECTIVE

DOOR TYPES: (AS VIEWED FROM EXTERIOR)



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	COMMENTS:	
	OWNER	07.17.20
	REVISION:	

WINDOW & DOOR SCHEDULES

A-5

RICHARD JONES ARCHITECTURE



4 | Property directly West across street



2 | Property to South - rooftop cuppola



3 | Property directly adjacent to the South



1 | Property directly adjacent to the North

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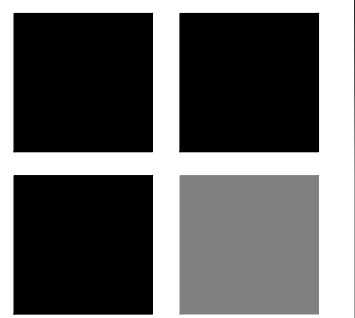
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ADJACENT
PROPERTY
PICTURES

A-6

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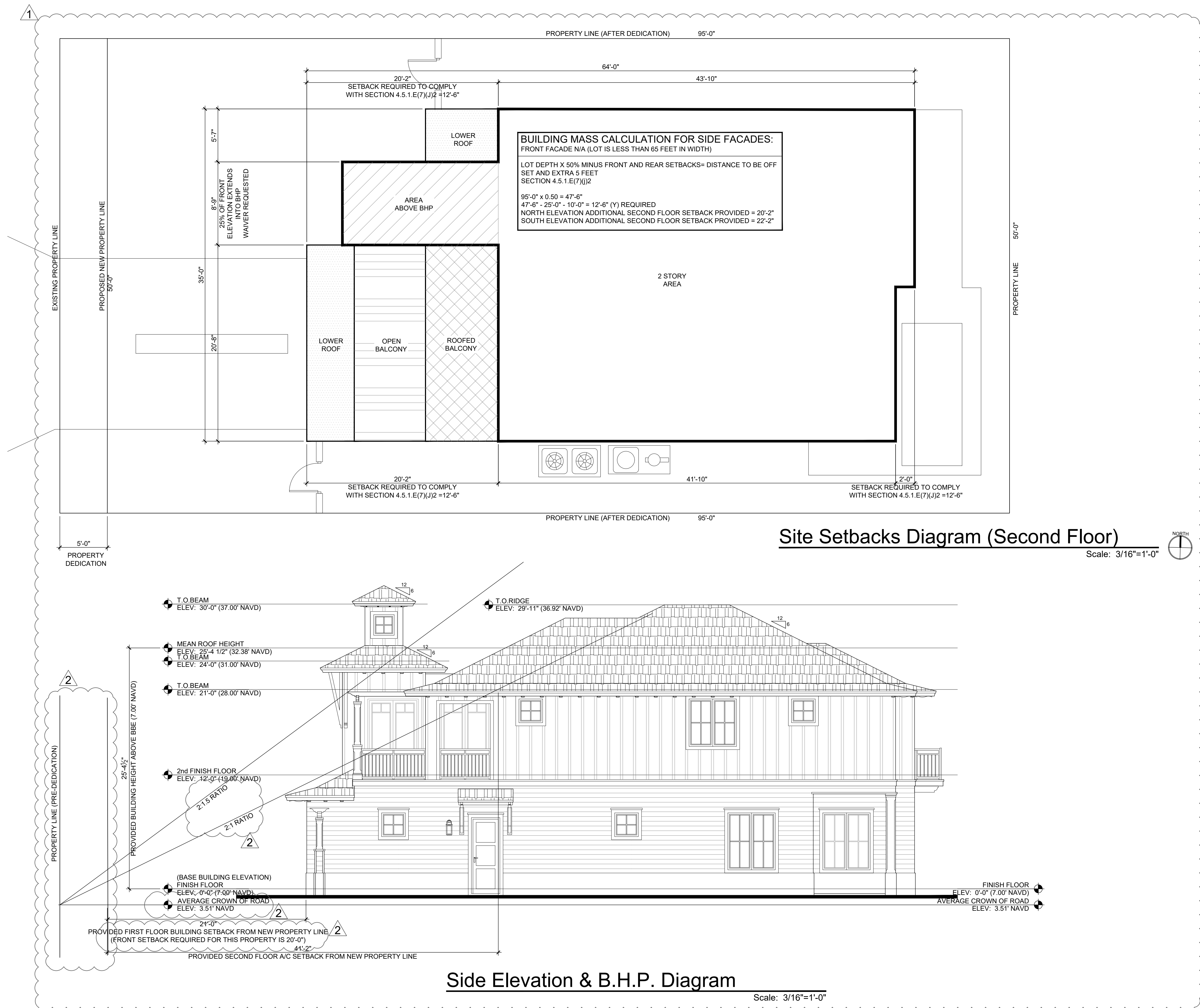
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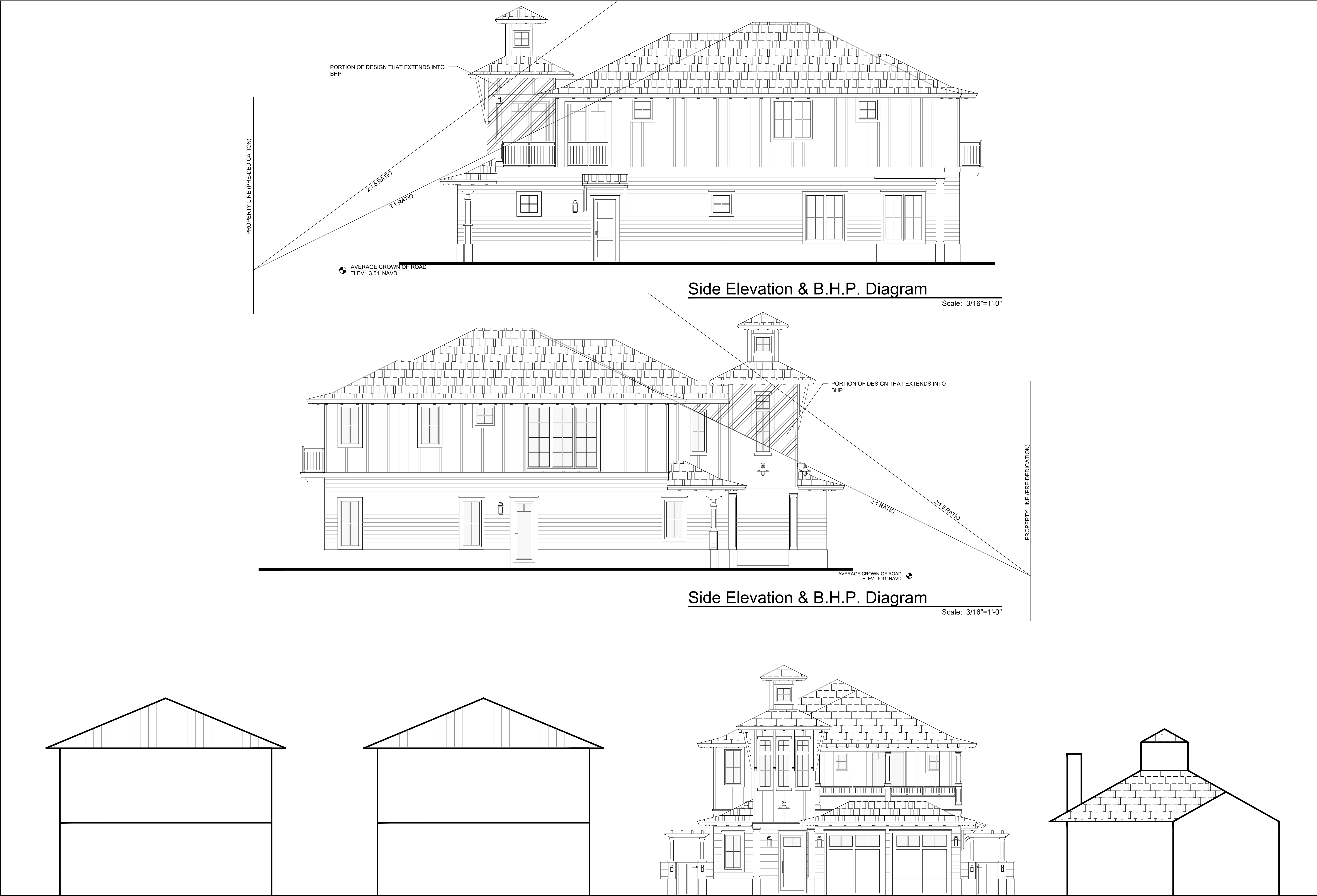
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FRONT & SIDE
ELEVATION
SETBACK
DIAGRAM

A-7

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Side Elevation & B.H.P. Diagram

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

Side Elevation & B.H.P. Diagram

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

SE 7th AVENUE STREETSCAPE

Scale: N.T.S

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2 HB STAFF COMMENTS: 03.30.20
OWNER REVISION: 07.17.20

BHP WAIVER
REQUEST
DIAGRAM

A-8

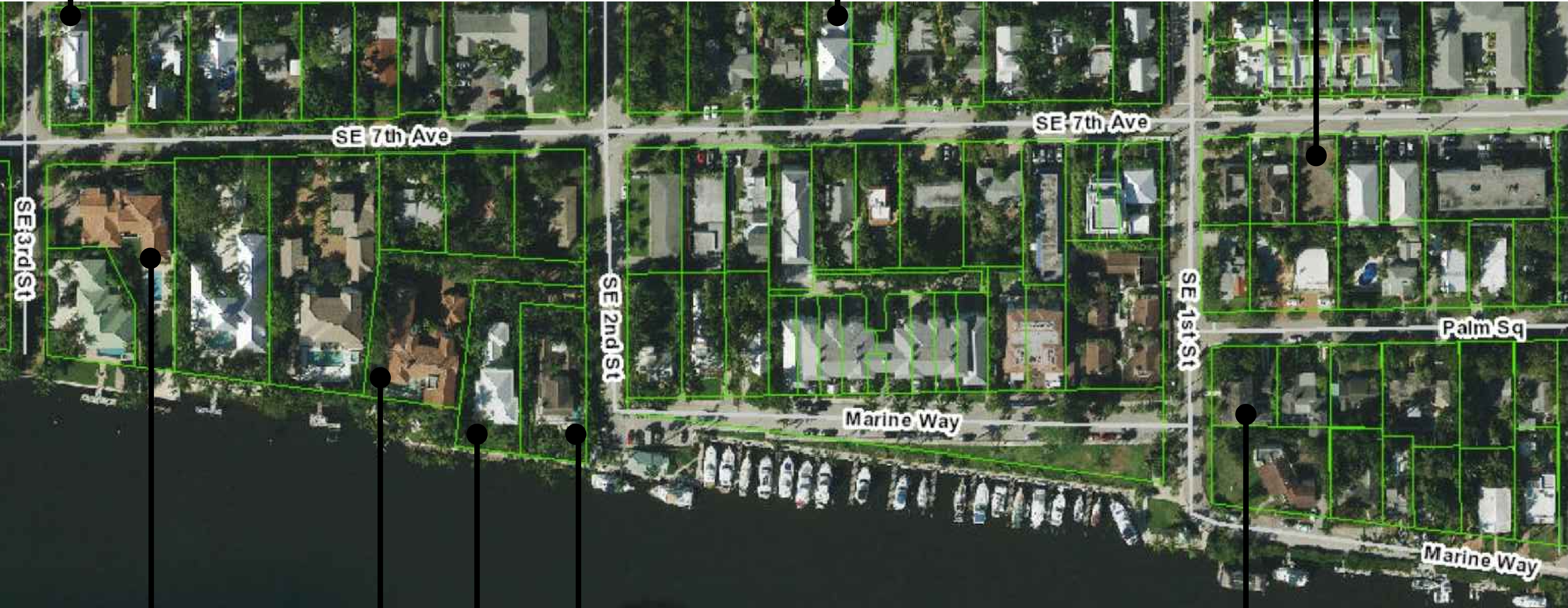
RICHARD JONES ARCHITECTURE

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244 SE 7TH - 2010
3,670 SQ FT.

130 SE 7TH - 2014
2,582 SQ FT.

53 SE 7TH - 2020 PROPOSED
3,468 SQ FT.



237 SE 7TH - 2016
6,923 SQ FT.

706 SE 2ND - 2010
10,969 SQ FT.

704 SE 2ND - 2010
4,118 SQ FT.

702 SE 2ND - 2010
3,946 SQ FT.

73 PALM SQUARE - 2016
3,636 SQ FT.

NEW INFILL SINGLE FAMILY HOMES BUILT IN MARINA DISTRICT SINCE 2010

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FLORIDA

LICENSURE

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COMMISSION # 19-014
DESIGNER: RJ
DRAWN BY: RB
PLAN REVIEW: RJ

SUBMITTALS:
ISSUE FOR CLASS V & H.P.B.: 05.22.19

REVISIONS:
1 HB STAFF COMMENTS: 01.22.20
2 HB STAFF COMMENTS: 03.30.20
OWNER REVISION: 07.17.20

NEW SINGLE
FAMILY
HOMES
MARINA
DISTRICT

A-9

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