

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: November 30, 2016

ITEM: Seaglass Cottages (104 Andrews Avenue) – Class V Site Plan associated with demolition of an existing single family residence and construction of a three-story 5-unit fee simple townhome development with a swimming pool and 2-car garage serving each unit.

RECOMMENDATION: Approve the Class V Site Plan, Landscape Plan and Architectural Elevations, subject to conditions.

GENERAL DATA:

Agent..... Richard Jones Architecture

Applicant..... Seaside Builders

Owner..... Gregorski 17 LLC

Property Size..... 19,440 sq. ft. (0.446 acre)

Future Land Use Map..... MD (Medium Density Residential – 5 to 12 Dwelling Units Per Acre)

Current Zoning..... RM (Multiple Family Residential - Medium Density)

Adjacent Zoning..... North: RM (Multiple Family Residential - Medium Density)

South: RM (Multiple Family Residential - Medium Density)

East: RM (Multiple Family Residential - Medium Density)

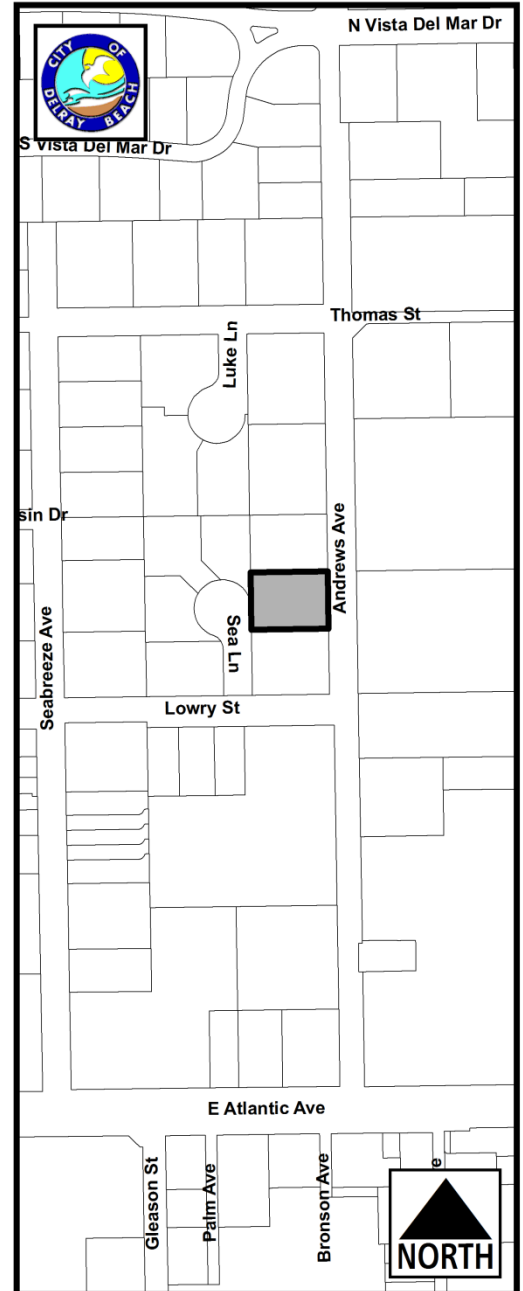
West: R-1-AAA (Single Family Residential)

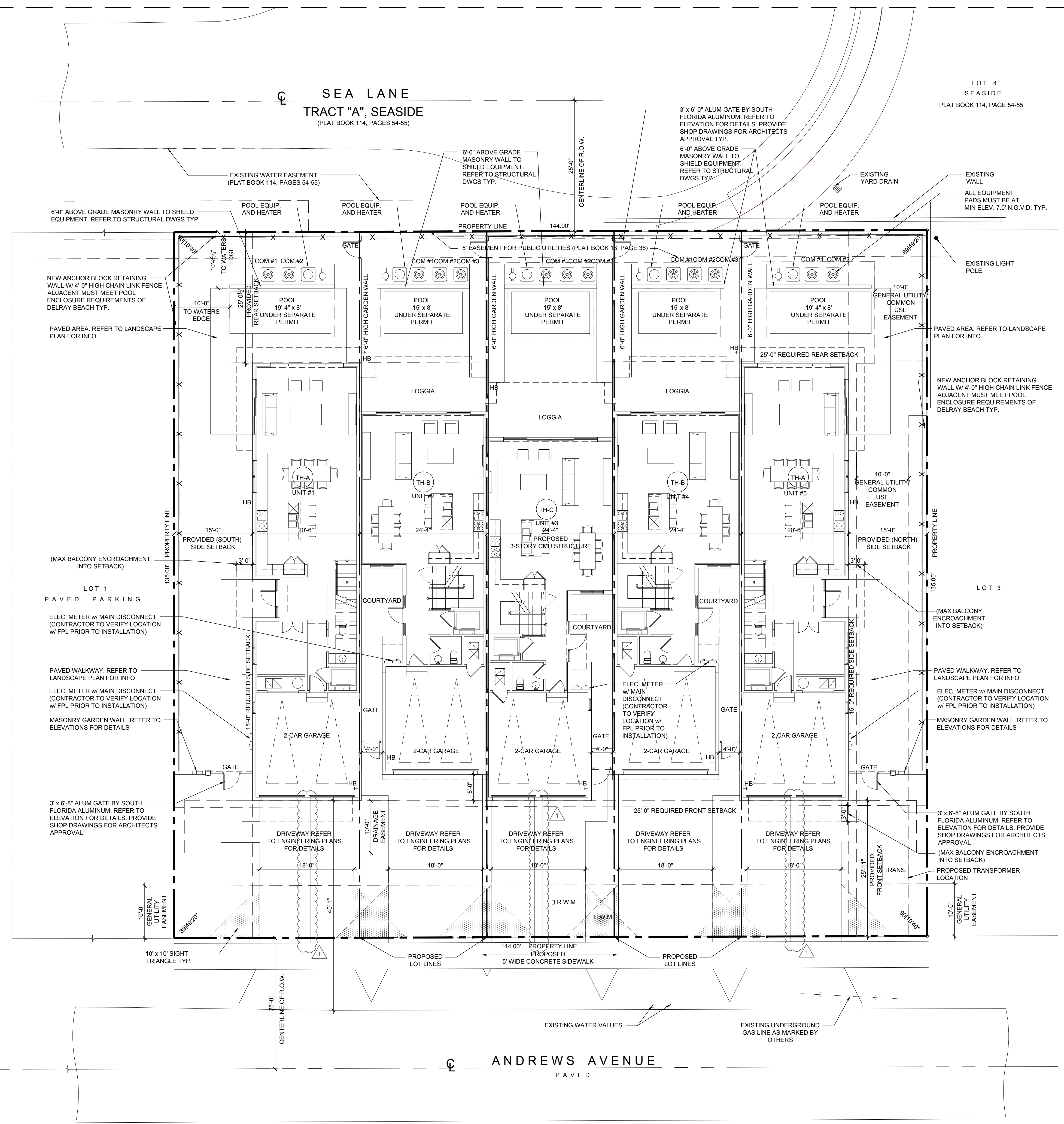
Existing Land Use..... Single Family Residential

Proposed Land Use..... Multiple Family Residential

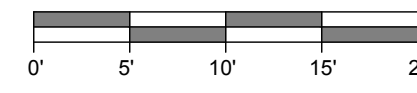
Water Service..... Existing on site

Sewer Service..... Existing on site





Site Plan



Scale: 1"=10'

| ZONING | REQUIRED | PROPOSED |
|--|--------------|--------------|
| RM (MEDIUM DENSITY- MULTIPLE FAMILY RESIDENTIAL) | | |
| MINIMUM FLOOR AREA (SQFT) | | |
| 3BR (UNIT 1) | 1,250 SQ.FT. | 3,702 SQ.FT. |
| 3BR (UNIT 2) | 1,250 SQ.FT. | 4,981 SQ.FT. |
| 3BR (UNIT 3) | 1,250 SQ.FT. | 4,488 SQ.FT. |
| 3BR (UNIT 4) | 1,250 SQ.FT. | 4,981 SQ.FT. |
| 3BR (UNIT 5) | 1,250 SQ.FT. | 3,702 SQ.FT. |

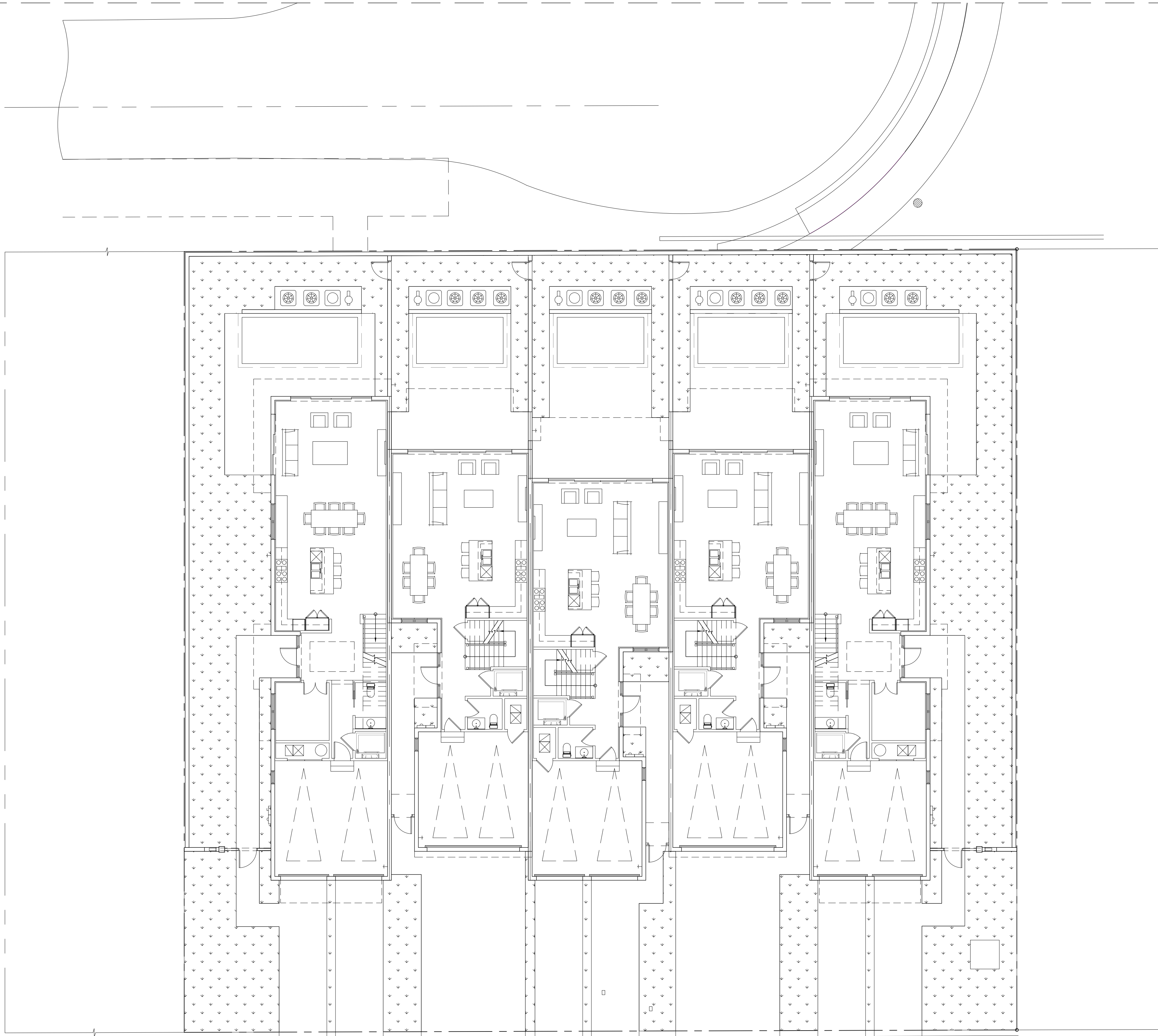
| CODE DATA | |
|-----------------------|---|
| ZONING DESIGNATION: | RM-MEDIUM HIGH DENSITY |
| PROPOSED PROJECT: | PROPOSED 3 STORY TOWN HOME BUILDING |
| GOVERNING CODES: | FLORIDA BUILDING CODE-2014 EDITION FLORIDA FIRE PREVENTION CODE-2015 EDITION NFPA 1 UFC FLORIDA 2012 EDITION NFPA 101 LSC FLORIDA 2012 EDITION |
| TYPE OF CONSTRUCTION: | TYPE V-B (SPRINKLED) |
| PROPERTY ADDRESS: | 104 ANDREWS AVE. DELRAY BEACH, FLORIDA |

| PROJECT DATA | | | |
|--------------------------|----------------|-----------|------------------|
| | SQ. FEET | % OF SITE | CITY REQUIREMENT |
| TOTAL SITE AREA | 19,439 SQ. FT. | 100% | - |
| TOTAL BUILDING FOOTPRINT | 7,764 | 39.94% | - |
| PARKING/PAVED AREA | 2,525 | 12.98% | - |
| SIDEWALKS/POOL DECKS | 4,248 | 21.85% | - |
| WATER BODIES | N/A | N/A | - |
| TOTAL IMPERVIOUS AREA | 14,537 | 74.78% | - |
| TOTAL PERVIOUS AREA | 4,902 | 25.21% | - |
| OPEN SPACE | 4,902 | 25.21% | 25% MIN |
| LOT COVERAGE | 7,764 | 39.94% | 40% MAX |
| NUMBER OF DWELLING UNITS | | | 5 |
| DENSITY | | | 11.20 |

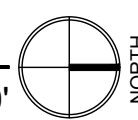
| BUILDING DATA | | | |
|---|----------|----------------|---------------------------|
| BUILDING SETBACKS PURSUANT TO CITY ZONING CODES | | | |
| | REQUIRED | PROVIDED | NOTES |
| FRONT | 25/30' | 25'-11"/30'-0" | |
| INTERIOR SIDE (NORTH SIDE) | 15/30' | 15'-0"/35'-2" | |
| INTERIOR SIDE (SOUTH SIDE) | 15/30' | 15'-0"/35'-2" | |
| SIDE STREET | 25/30' | N/A | |
| REAR | 25'-0" | 25'-0 1/2" | |
| HEIGHT | 35'-0" | 35'-0" | * ABOVE THE CROWN OF ROAD |

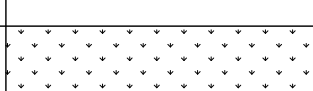
| PARKING BREAKDOWN | |
|---|--|
| PARKING REQUIRED | |
| 3 BEDROOM UNIT - CALCULATED AT 2 SPACES PER UNIT = 5 x 2= 10 SPACES | |
| GUEST PARKING: FOR THE FIRST 20 UNIT 0.5 SPACES PER UNIT = 5 x 0.5 = 2.5 SPACES | |
| TOTAL REQUIRED = 12.5 SPACES | |
| PARKING PROVIDED | |
| GARAGE: = 10 SPACES | |
| DRIVEWAY: = 10 SPACES - FULL SIZE 18' X 9' | |
| TOTAL: = 20 SPACES - NO COMPACT | |

LEGAL DESCRIPTION
THE NORTH 19 FEET OF LOT 1, ALL OF LOT 2, AND THE SOUTH 50 FEET OF LOT 3 OF OCEAN BREEZE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 36, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



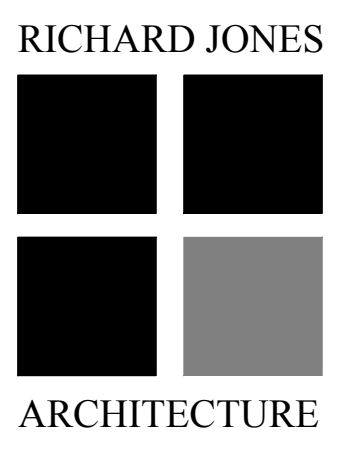
Hardscape Plan

Scale: 1"=10' 

| HARDSCAPE DATA | | |
|---|---------------|---|
| BUILDING SETBACKS PURSUANT TO CITY ZONING CODES | | |
| | PROVIDED | KEY |
| IMPERVIOUS AREA | 14,537 SQ.FT. | (NO HATCH) |
| PERVIOUS AREA | 4,902 SQ.FT. |  |

HARDSCAPE PLAN

SP-2



RICHARD JONES
ARCHITECTURE

WWW.RIARCHITECTURE.COM

SEAGLASS COTTAGES
104 ANDREWS AVE
DELRAY BEACH, FLORIDA
SEASIDE BUILDERS
185 NE 4TH AVENUE SUITE#104
DELRAY BEACH, FLORIDA 33483

FLORIDA LICENSURE

AA26001617 | IB26001056

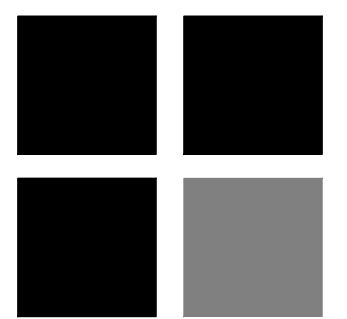
COMMISSION # 16-020
DESIGNER: RJ
DRAWN BY: JS/RB/GJ
PLAN REVIEW: RJ

SUBMITTALS:
ISSUED FOR PERMIT 12.16.16

REVISIONS:

RICHARD JONES ARCHITECTURE

© COPYRIGHT 2016 BY RICHARD JONES ARCHITECTURE. INCORPORATED. ALL RIGHTS ARE RESERVED. NO PART OF THESE PLANS, DESIGNS, OR INFORMATION MAY BE REPRODUCED, COPIED OR UTILIZED GRAPHICALLY IN ANY FORM WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF RICHARD JONES ARCHITECTURE, INCORPORATED.



East Elevation

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



West Elevation

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

| EXTERIOR PAINT COLORS | |
|-----------------------|--|
| 1 | WALL COLOR: SW 7005 PURE WHITE |
| 2 | WINDOW FRAME COLOR: WHITE |
| 3 | ROOF: STANDING SEAM METAL ROOF (PRE WEATHERED GALVALUME) |
| 4 | RAILING/GATES COLOR: SW 7005 PURE WHITE |
| 5 | BRACKETS/COLUMNS/SOFFIT/FASICA/BANDING: SW 7005 PURE WHITE |

| ELEVATION NOTES | | | |
|-----------------|--|----|---|
| A | STANDING SEAM METAL ROOF (PRE WEATHERED GALVALUME). | K | ALUMINUM GATE (COLOR: POWDER COAT SW 7005 PURE WHITE) SEE SITE PLAN FOR SIZE. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL. |
| B | 39" HIGH ALUMINUM RAILING SYSTEM (COLOR: POWDER COAT -) WITH RECESSED MOUNTED POSTS. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW & APPROVAL. | L | TERRACE/BALC. WATER PROOFING SYSTEM & FLASHING- WATERPROOF CLEAR SEALER ON PORCELAIN TILE ON THIN SET EPOXY GROUT OVER TREMCO (OR EQUV.) SLOPE TO EXTERIOR (MIN. 1/8" PER FOOT). INSTALL PER MANUFACTURER'S SPECIFICATIONS. UNDERSIDE OF DECK - SPRAYED ICYNENE PROSEAL INSULATION WHERE BALCONY ENCLOSES A/C SPACE - MINIMUM AVERAGE R-19 ENTIRE ASSEMBLY. |
| C | VERTICAL STUCCO SIMULATED BOARD AND BATTEN. 3" WIDE BANDS AT CORNER AND 3" WIDE BANDS IN A FIELD. PROVIDE 4X4" MOCK UP FOR ARCHITECTS APPROVAL PRIOR TO INSTALLATION | M | MASONRY PIER w/ SMOOTH STUCCO. REFER TO DETAIL FOR BANDING PROFILES. |
| D | IMPACT RESISTANT DOORS AND WINDOWS w/ ALUMINUM FRAMES (WINDOW FRAME COLOR: WHITE) PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL. | N | POURED CONCRETE COLUMN W/ 2" CHAMFER EDGES. SEE DETAIL |
| E | 2" OVER 8" SMOOTH STUCCO BAND | P | POURED CONCRETE PIER W/ 2" CHAMFER EDGES. SEE DETAIL |
| F | 2" OVER 4" SMOOTH STUCCO BAND | Q | DECORATIVE LIGHT FIXTURE |
| G | 4" SMOOTH STUCCO BAND | R | FOAM LOUVER AT GABLE END. SEE DETAIL |
| H | SMOOTH STUCCO FINISH | S | DECORATIVE FOAM CORBEL WITH HARDCOAT FINISH UNDER BALCONY (SEE DETAIL). |
| J | CYPRESS WOOD ARBOR. SEE DETAIL | T | 8"x8" CYPRESS WOOD POST WITH 1" CHAMFER EDGES (SEE STRUCTURAL DRAWINGS FOR HIDDEN CONNECTIONS). |
| | | U | GLASS GARAGE DOORS BY BP DOORS. PROVIDE NOA FOR ARCHITECTS REVIEW AND APPROVAL. REFER TO DOOR SCHEDULE. |
| | | V | FLUSH PANEL METAL GARAGE DOOR W/ AZEK TRIM - PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL. REFER TO DOOR SCHEDULE. |
| | | W | 1" RAISED SMOOTH STUCCO BASE |
| | | X | SHED ROOF WITH WOOD BRACKET SUPPORTS (SEE DETAIL) SEE STRUCTURAL DRAWINGS FOR HIDDEN CONNECTIONS. |
| | | Y | DECORATIVE FOAM OUTLOOKER WITH HARDCOAT FINISH @24" O.C. TYPICAL (SEE DETAIL). |
| | | Z | CYPRESS WOOD BRACKET. SEE DETAIL |
| | | AA | 3" SMOOTH STUCCO CORNER BOARD |
| | | BB | SMOOTH STUCCO TO SIMULATE 6" LAP SIDING W/ 1" REVEAL |



North Elevation

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



South Elevation

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

EXTERIOR PAINT COLORS

| | |
|---|--|
| 1 | WALL COLOR: SW 7005 PURE WHITE |
| 2 | WINDOW FRAME COLOR: WHITE |
| 3 | ROOF: STANDING SEAM METAL ROOF (PRE WEATHERED GALVALUME) |
| 4 | RAILING/GATES COLOR: SW 7005 PURE WHITE |
| 5 | BRACKETS/COLUMNS/SOFFIT/FASICA/BANDING: SW 7005 PURE WHITE |

ELEVATION NOTES

| | | | | | |
|---|--|---|--|----|---|
| A | STANDING SEAM METAL ROOF (PRE WEATHERED GALVALUME). | K | ALUMINUM GATE (COLOR: POWDER COAT SW 7005 PURE WHITE) SEE SITE PLAN FOR SIZE. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL. | T | 8"x8" CYPRESS WOOD POST WITH 1" CHAMFER EDGES (SEE STRUCTURAL DRAWINGS FOR HIDDEN CONNECTIONS). |
| B | 39" HIGH ALUMINUM RAILING SYSTEM (COLOR: POWDER COAT -) WITH RECESSED MOUNTED POSTS. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW & APPROVAL. | L | TERRACE/BALC. WATER PROOFING SYSTEM & FLASHING- WATERPROOF CLEAR SEALER ON PORCELAIN TILE ON THIN SET EPOXY GROUT OVER TREMCO (OR EQUIV.) SLOPE TO EXTERIOR (MIN. 1/8" PER FOOT). INSTALL PER MANUFACTURER'S SPECIFICATIONS. UNDERSIDE OF DECK - SPRAYED ICYNENE PROSEAL INSULATION WHERE BALCONY ENCLOSES A/C SPACE - MINIMUM AVERAGE R-19 ENTIRE ASSEMBLY. | U | GLASS GARAGE DOORS BY BP DOORS. PROVIDE NOA FOR ARCHITECTS REVIEW AND APPROVAL. REFER TO DOOR SCHEDULE. |
| C | VERTICAL STUCCO SIMULATED BOARD AND BATTEN. 3" WIDE BANDS AT CORNER AND 3" WIDE BANDS IN A FIELD. PROVIDE 4X4" MOCK UP FOR ARCHITECTS APPROVAL PRIOR TO INSTALLATION | M | MASONRY PIER w/ SMOOTH STUCCO. REFER TO DETAIL FOR BANDING PROFILES. | V | FLUSH PANEL METAL GARAGE DOOR W/ AZEK TRIM - PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL. REFER TO DOOR SCHEDULE. |
| D | IMPACT RESISTANT DOORS AND WINDOWS w/ ALUMINUM FRAMES (WINDOW FRAME COLOR: WHITE) PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL. | N | POURED CONCRETE COLUMN W/ 2" CHAMFER EDGES. SEE DETAIL | W | 1" RAISED SMOOTH STUCCO BASE |
| E | 2" OVER 8" SMOOTH STUCCO BAND | P | POURED CONCRETE PIER W/ 2" CHAMFER EDGES. SEE DETAIL | X | SHED ROOF WITH WOOD BRACKET SUPPORTS (SEE DETAIL) SEE STRUCTURAL DRAWINGS FOR HIDDEN CONNECTIONS. |
| F | 2" OVER 4" SMOOTH STUCCO BAND | Q | DECORATIVE LIGHT FIXTURE | Y | DECORATIVE FOAM OUTLOOKER WITH HARDCOAT FINISH @24" O.C. TYPICAL (SEE DETAIL). |
| G | 4" SMOOTH STUCCO BAND | R | FOAM LOUVER AT GABLE END. SEE DETAIL | Z | CYPRESS WOOD BRACKET. SEE DETAIL |
| H | SMOOTH STUCCO FINISH | S | DECORATIVE FOAM CORBEL WITH HARDCOAT FINISH UNDER BALCONY (SEE DETAIL). | AA | 3" SMOOTH STUCCO CORNER BOARD |
| J | CYPRESS WOOD ARBOR. SEE DETAIL | | | BB | SMOOTH STUCCO TO SIMULATE 6" LAP SIDING W/ 1" REVEAL |