



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 238 NE 1st Avenue
Project Location: 238 NE 1st Avenue, Old School Square Historic District
Request: Class V Site Plan, Landscape Plan, Elevations and Certificate of Appropriateness
Board: Historic Preservation Board
Meeting Date: April 4, 2018

Board Action:

Approved the Class V Site Plan, Landscape Plan, Elevations and Certificate of Appropriateness for conversion of the existing single-family residence to office and conversion of the 1st floor of the 2-story garage/residential structure to an additional residential unit for the property located at 238 NE 1st Avenue (5 to 0 vote, John Klein was absent).

Project Description:

The subject 0.24 acre property is located on the west side of NE 1st Avenue, within the Banker's Row area between NE 2nd Street and NE 3rd Street. The property is within the OSSHAD (Old School Square Historic Arts District) zoning district, the Nationally Registered Old School Square Historic District (OSSHD) and consists of the South 25' of Lot 10, Lot 11 (Less East 5'), Block 66, and East ½ of 16' Abandoned Alley.

The property contains a 2-story Mediterranean Revival style residential structure as well as a 2-story garage/residential accessory structure (believed to have originally been a carriage house and caretakers apartment), both designed by architect Samuel Ogren, Sr., built in 1925 and classified as contributing to the Old School Square Historic District. Ogren was Delray's most prolific architect during the real estate boom, he designed two 2-story Mediterranean Revival residences along the west side of Banker's Row during the 1920's and more than 100 homes and commercial buildings by 1929. The subject property was designed and built for prominent Delray banker and businessman A.G. Evans.

The current proposal includes conversion of the existing two-story single-family residence to office, conversion of the first floor of the 2-story garage/residential accessory structure to an apartment, installation of a new parking area to the rear (West) of the existing 2-story main structure. It is noted that the owner of the property has occupied the main structure for use as office. Additionally, the 1st floor of the existing 2-story garage/residential accessory structure was converted to an additional residential unit. It is unclear when this conversion occurred, yet these modifications have been completed prior to obtaining the proper zoning, historic and building permit approvals. There is an active code enforcement case in effect requiring the current owner to obtain the proper approvals for conversion of the property from residential to commercial and for the additional residential unit.

Staff supported the Class V Site Plan, Landscape Plan, Elevations and Certificate of Appropriateness request.

Board Comments:

The Board comments were supportive.

Public Comments:

No members of the public spoke for or against the project.

Associated Actions: All required actions were taken.

Next Action: HPB action is final.

HISTORIC PRESERVATION BOARD

CITY OF DELRAY BEACH

STAFF REPORT

MEETING DATE: April 4, 2018

ITEM: 238 NE 1st Avenue, Old School Square Historic Arts District – Class V, Certificate of Appropriateness (2017-039) for conversion of the existing single-family residence to office and conversion of the 1st floor of the existing garage/residential structure to a residential unit.

RECOMMENDATION: Approve the Class V Site Plan, Landscape Plan, Elevations and Certificate of Appropriateness

GENERAL DATA:

Owner:..... Gaillard Holdings LLC

Agent:..... Jose Aguila, AIA
Currie Sowards Aguila Architects

Location:..... West side of NE 1st Avenue,
between NE 2nd Street and NE 3rd
Street – Banker's Row

Property Size:..... 0.24 Acres

Historic District: Old School Square Historic Arts
District (OSSHAD)

Zoning:..... Old School Square Historic Arts
District (OSSHAD)

Adjacent Zoning:.....
North: OSSHAD
East: OSSHAD
South: OSSHAD
West: OSSHAD

Existing Future Land
Use Designation:..... Other Mixed Use (OMU)

Water Service:..... Public water service is provided
on site.

Sewer Service:..... Public sewer service is provided
on site.



ITEM BEFORE THE BOARD

The item before the Board is approval of Class V Site Plan, Landscape Plan, Elevations and Certificate of Appropriateness (2017-039) for conversion of the existing single-family residence to office and conversion of the 1st floor of the 2-story garage/residential structure to an additional residential unit for the property located at **238 NE 1st Avenue, Old School Square Historic Arts District**, pursuant to Land Development Regulation (LDR) Sections 2.4.5(F)(5), 2.4.5(H)(5), 2.4.5(I)(5), and 2.4.6(H)(5).

BACKGROUND

The subject 0.24 acre property is located on the west side of NE 1st Avenue, within the Banker's Row area between NE 2nd Street and NE 3rd Street. The property is within the OSSHAD (Old School Square Historic Arts District) zoning district, the Nationally Registered Old School Square Historic District (OSSHD) and consists of the South 25' of Lot 10, Lot 11 (Less East 5'), Block 66, and East ½ of 16' Abandoned Alley.

The property contains a 2-story Mediterranean Revival style residential structure as well as a 2-story garage/residential accessory structure (believed to have originally been a carriage house and caretakers apartment), both designed by architect Samuel Ogren, Sr., built in 1925 and classified as contributing to the Old School Square Historic District. Ogren was Delray's most prolific architect during the real estate boom, he designed two 2-story Mediterranean Revival residences along the west side of Banker's Row during the 1920's and more than 100 homes and commercial buildings by 1929. The subject property was designed and built for prominent Delray banker and businessman A.G. Evans.

According to the City Property cards, the single-family structure had a floor plan consisting of 8 rooms, 3 bathrooms, 2 fireplaces, gable and hip ornamental roof, concrete tile structure, stucco and block exterior walls, interior finish in plaster, and hardwood floors. The City Property cards also indicate that the structure was remodeled in 1948, re-roofed in 1964 and 1987.

In 2003, COA (2003-232) was administratively approved to remove the gravel roof of the accessory structure and replace with a hot applied modified bitumen roofing system. In 2005, COA (2005-091) was administratively approved to change the exterior paint color from pink to Sherwin Williams "Softened Green".

The subject request is a Class V Site Plan, Landscape Plan, Elevations and COA for conversion of the existing two-story single-family residence to office, conversion of the first floor of the 2-story garage/residential accessory structure to an apartment, installation of a new parking area to the rear (West) of the existing 2-story main structure. It is noted that the owner of the property has occupied the main structure for use as office. Additionally, the 1st floor of the existing 2-story garage/residential accessory structure was converted to an additional residential unit. It is unclear when this conversion occurred, yet these modifications have been completed prior to obtaining the proper zoning, historic and building permit approvals. There is an active code enforcement case in effect requiring the current owner to obtain the proper approvals for conversion of the property from residential to commercial and for the additional residential unit.

ANALYSIS OF SITE PLAN

Pursuant to LDR Section 3.1.1(D), Compliance with LDRs, whenever an item is identified elsewhere in these Land Development Regulations (LDRs), it shall specifically be addressed by the body taking final action on a land development application/request. The applicable LDRs have been identified and reviewed throughout this report.

Article 4.4, Base Zoning District Regulations

Pursuant to LDR Section 4.4.24(B)(3), Principal Uses and Structures, Business and Professional Offices are permitted uses within the Old School Square Historic Arts District (OSSHAD).

Pursuant to LDR Section 4.4.24(C)(2), Accessory uses and structures permitted, on a parcel that has as its principal use a non-residential use, there may be no more than two residential units, either within a separate structure or within a structure housing a non-residential use. The existing 2-story, 2-unit residential accessory structure is a permitted accessory use within the Old School Square Historic Arts District (OSSHAD).

Pursuant to LDR Section 4.4.24(G)(1), parcels located along N.E. 1st Avenue between N.E. 2nd Street and N.E. 3rd Street (Banker's Row) shall comply with either provisions of Article 4.6 of the Land Development Regulations, or provisions of the Banker's Row Development Plan, whichever is more permissive.

Based upon the project's location in the Banker's Row area, the parking can be permitted as indicated in the Banker's Row Master Development Plan and associated Neighborhood Plan/Site Plan. Pursuant to this plan, when a new project comes through the City approval process (i.e. for conversion of use) the site plan as indicated in the Banker's Row Neighborhood Plan/Site Plan (Plan) can be utilized as a vested situation for purposes of the number of parking spaces and location of such parking spaces and associated maneuvering areas. It is noted that at the time of adoption of the Banker's Row Plan new curbed, on-street parking spaces and a 29 space parking lot (21 standard, 6 electric vehicle charging spaces and 2 handicapped accessible spaces) at the northwest corner of NE 2nd Street and NE 1st Avenue were constructed to meet the parking demand of future commercially converted properties.

The Banker's Row Neighborhood Plan/Site Plan notes this property is required to install 2 parking spaces which are proposed to the rear of the existing main structure in a perpendicular configuration (1 standard parking space and 1 handicapped space). Precast wheel stops with 2' of clear space from the front of the wheel stop to the front of the parking space are provided as well as the required 24' wide by 6' maneuvering area; thus, the requirements for parking have been met.

Article 4.6, Supplemental District Regulations

Pursuant to LDR Section 4.6.6(C)(1), dumpsters, recycling containers and similar service areas must be enclosed on three sides with vision obscuring gates on the fourth side, unless such areas are not visible from any adjacent public right-of-way.

This requirement has been met as a new trash enclosure is proposed on the North side of the property, the enclosure consists of a 4' high, wood shadow box, white painted fence and gates.

Pursuant to LDR Section 4.6.8 – Lighting: All developments/redevelopments are encouraged to utilize energy efficiency lighting. The maximum height for luminaires on buildings and structures is 25' or eave overhang, whichever is lower, and 25' for a parking lot. All perimeter exterior lighting shall be full cutoff luminaires to minimize spillover on adjacent properties. In order to decrease urban glow, no luminaires shall be directed upwards.

Pursuant to LDR Section 4.6.8(A)(3) – Illumination Standards: The applicable illumination standards are as follows:

	FOOT CANDLES		
	Maximum Permitted	Minimum Permitted	Provided
Commercial Parking Lot	12	1.0	0.5 – 11.9

There are 6 freestanding light fixtures proposed within the parking and driveway areas which measure approximately 3.5' and 13' in height to the top of the fixture. The acorn style fixtures are residential in

nature and are appropriate for the surrounding historic area. The submitted photometric plan illustrates that the proposed light fixtures will exceed the maximum permitted foot candles and there is no proposed spillover onto the adjacent properties; thus, the photometric plan is in compliance with the Illumination Standards listed above, and within an appropriate foot candle range given the surrounding mixed-use area.

LANDSCAPING

Pursuant to LDR 4.6.16(H)(3)(g): The amount of interior landscaping within off-street parking areas shall amount to no less than ten percent of the total area used for parking and accessways.

Pursuant to LDR 4.6.16(H)(3)(i): Landscape islands which contain a minimum of 135 square feet of planting area, with a minimum dimension of nine feet, exclusive of the required curb, shall be placed at intervals of no less than one landscaped island for every 13 standard parking spaces. One shade tree shall be planted in every island with a minimum of 75 square feet of shrubs and groundcovers.

Pursuant to LDR 4.6.16(E)(5): Trees. Shall be a species having an average mature spread of crown greater than 20 feet and having trunks which can be maintained in a clean condition with over six feet of clear mature wood. Trees having an average mature spread of crown less than 20 feet may be substituted by grouping the same so as to create the equivalent of a 20 foot spread of crown. Tree species shall be a minimum of 16 feet in overall height at the time of planting, with a minimum of six feet of single straight trunk with eight feet of clear trunk, and a seven-foot spread of canopy. Tree species required for single family homes and duplexes shall be a minimum of 12 feet in overall height at the time of planting, with a minimum of four feet of single straight trunk with six feet of clear trunk, and a six-foot spread of canopy.

There are 2 existing mature Mahogany trees on the east side of the property along with existing ground cover and foundation plantings and an existing Clusia hedge along the north side of the existing driveway. The proposed site plan and landscape plan indicate that a new Live Oak (shade tree) and Green Island Ficus (ground cover) will be added to the West side of the property adjacent to the new parking area. Technical review for compliance with the subject Landscape Regulations has been found to be complete.

SECTION 4.5.1 HISTORIC PRESERVATION DISTRICTS AND SITES

Pursuant to Land Development Regulation (LDR) Section 2.4.6(H)(5), prior to approval, a finding must be made that any Certificate of Appropriateness which is to be approved is consistent with Historic Preservation purposes pursuant to Objective A-4 of the Land Use Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

LDR SECTION 4.5.1, HISTORIC PRESERVATION, DESIGNATED DISTRICTS, SITES, AND BUILDINGS

Pursuant to LDR Section 4.5.1(E) - Development Standards: all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section.

Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment

Conversion of the existing two-story single-family residence to office will not change the exterior characteristics of the building. The conversion of the 1st floor garage within the garage/residential accessory structure occurred several years ago, while the conversion was not a legal conversion the elevation changes slightly modified the appearance of the structure. Additionally, this accessory structure is located to the rear of the property behind the main building. The changes to the elevation include enclosure of the existing garage doors and replacement with windows in an appropriate style to the home. The proposal meets standards 1 and its intent as the proposed changes will not negatively alter defining characteristics of the building and the site.

Pursuant to LDR Section 4.5.1(E)(2)(c)(2) – Minor Development.

The subject application is considered “Major Development” as it involves modification of a Contributing Structure which is Non-Residential within the OSSHAD Zoning District.

Pursuant to LDR Section 4.5.1(E)(7) - Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing criteria contained in (a)-(m). Visual compatibility for all development on individually designated properties outside the district shall be determined by comparison to other structures within the site.

The primary proposed alterations include the installation of a new parking area behind the existing main structure. The enclosure of the 1st floor of the garage/residential accessory structure were completed previously and include installation of 2 new double windows where the garage doors once existed. These changes will not impact the visual compatibility of the property; thus, positive findings are made with respect to the sections indicated above.

REQUIRED FINDINGS

Pursuant to LDR Section 3.1.1 (Required Findings), prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body, which has the authority to approve or deny the development application. These findings relate to the following areas:

LDR Section 3.1.1(A) - Future Land Use Map:

The subject property has a zoning designation of Old School Square Historic Arts District (OSSHAD) and a Other Mixed Use (OMU) Future Land Use Map designation. Business and Professional Offices are allowed pursuant to LDR Section 4.4.24(B)(3) and the 2 residential accessory units are permitted as an accessory use to the office. Based upon the above, positive findings are made with respect to consistency with the Future Land Use Map (FLUM) designation.

LDR Section 3.1.1(B) - Concurrency

As described in Appendix “A”, a positive finding of concurrency can be made as it relates to water and sewer, streets and traffic, drainage, and solid waste.

LDR Section 3.1.1(C) - Consistency

As described in Appendix “B”, a positive finding of Consistency can be made as it relates to Standards for Site Plan Actions (LDR Section 3.2.3).

LDR Section 3.1.1(D) - Compliance with the Land Development Regulations

As described under the Site Plan Analysis section of this report, a positive finding of compliance with the LDRs can be made.

Comprehensive Plan Policies

A review of the objectives and policies of the adopted Comprehensive Plan was conducted and the following applicable objectives or policies are noted:

Future Land Use Objective A-1 Property shall be developed or redeveloped, in a manner so that the future use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.

The development proposal involves conversion of the existing two-story single-family residence to office and conversion of the 1st floor garage within the existing garage/residential accessory structure to a second residential unit. A new parking area to the rear of the main structure is proposed. This conversion of use is consistent with the subject Objective. There are no concerns with respect to soil, topographic or other physical considerations. With respect to the adjacent land uses, the property is in an area surrounded by residential uses, commercial uses, and office uses located East and West. The property is zoned for both residential and office, as well as retail, restaurant, and other commercial uses. The proposal is appropriate and thereby consistent with the subject Objective.

Future Land Use Policy A-4.1 Prior to approval or recommending approval of any land use or development application for property located within a historic district or designated as a historic site, the Historic Preservation Board must make a finding that the requested action is consistent with the provisions of Section 4.5.1 of the Land Development Regulations relating to historic sites and districts and the “Delray Beach Design Guidelines”.

The structures are contributing to the Old School Square Historic District; the use of professional office and accessory residential units are appropriate and assists in the maintenance and protection of the historic district. As indicated in this report, positive findings with respect to the LDRs have been made, more specifically to LDR Section 4.5.1, which provides the review criteria for properties within historic districts. As a result, the proposal is deemed to be consistent with the subject Objective and Policy.

ASSESSMENT AND CONCLUSION

The proposal is for conversion of the existing 2-story single-family residence to office and conversion of the 1st floor of the 2-story garage/residential structure to an additional residential unit. A new 2-space parking area is proposed to the rear of the main structure. Positive findings are made that the request is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(F)(5), 2.4.5(H)(5), 2.4.5(I)(5), 2.4.6(H)(5), 4.5.1(E)(7) and Chapter 3 of the Land Development Regulations.

ALTERNATIVE ACTIONS

A. Continue with direction.

B. Approve the Class V Site Plan, Landscape Plan, Elevations and Certificate of Appropriateness (2017-039) for the property located at **238 NE 1st Avenue, Old School Square Historic Arts District** by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Sections 2.4.5(F)(5), 2.4.5(H)(5), 2.4.5(I)(5), 2.4.6(H)(5) and 4.5.1(E)(7).

C. Deny the Class V Site Plan, Landscape Plan, Elevations and Certificate of Appropriateness (2017-039) for the property located at **238 NE 1st Avenue, Old School Square Historic Arts District** by finding that the request and approval thereof is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in LDR Sections 2.4.5(F)(5), 2.4.5(H)(5), 2.4.5(I)(5), 2.4.6(H)(5) and 4.5.1(E)(7).

RECOMMENDATION

By Separate Motions:

Class V Site Plan and COA

Approve Class V Site Plan and Certificate of Appropriateness (2017-039) for the property located at **238 NE 1st Avenue, Old School Square Historic Arts District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in LDR Sections 2.4.5(F)(5) and 2.4.6(H)(5).

Landscape Plan

Approve the Landscape Plan for **238 NE 1st Avenue, Old School Square Historic Arts District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in LDR Section 2.4.5(H)(5).

Architectural Elevations

Approve the Architectural Elevations for **238 NE 1st Avenue, Old School Square Historic Arts District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in LDR Sections 2.4.5(I)(5) and 4.5.1(E)(7).

Attachments:

- Appendix "A" – Concurrency Findings
- Appendix "B" – Consistency Findings & Standards for Site Plan Actions
- Site Plan/Floor Plan
- Survey
- Elevations

Report prepared by: Michelle Hoyland, Principal Planner and Abe Fogel, Assistant Planner

**APPENDIX “A”
CONCURRENCY FINDINGS**

Pursuant to LDR Section 3.1.1(B), Concurrency, as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan, must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:

Water and Sewer:

Water and sewer services are existing on site. Pursuant to the Comprehensive Plan, treatment capacity is available at the City’s Water Treatment Plant and the South Central County Waste Water Treatment Plant for the City at build-out. Based upon the above, positive findings can be made with respect to this level of service standard.

Drainage:

There are no modifications to the footprint of the building and the existing drainage system will be maintained; thus, no impact on drainage is anticipated as it relates to this level of service standard.

Traffic:

It is noted that the site is located within the City’s Transportation Concurrency Exception Area (TCEA), which encompasses the CBD and OSSHAD zoning districts. Therefore, a Trip Generation Analysis was prepared, which indicates that the proposed development will result in an additional 73 net new daily vehicle trips, 16 net new AM peak hour trips, and 5 net new PM peak hour trips.

Parks and Recreation:

The property historically contained 2 residential units and no additional residential units are proposed on the subject property. Additionally, non-residential uses are not considered to have an impact on the City’s Parks and Recreation facilities; therefore, there are no additional impacts on Parks and Recreation.

Solid Waste:

The existing 4,477 sq. ft. of residential use generated 4.45 tons of solid waste per year. Conversion of the 3,268 sq. ft. single family to office will generate 8.82 tons of solid waste per year; together with the existing residential uses the project will generate a total of 10.02 tons of solid waste per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals until the year 2046, thus a positive finding with respect to this level of service standard can be made.

Schools:

School concurrency findings do not apply for non-residential uses. Thus, the proposed development will not have an impact with respect to this level of service standard.

APPENDIX “B”
CONSISTENCY FINDINGS & STANDARDS FOR SITE PLAN ACTIONS

- A. *Building design, landscaping and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.***
Not applicable _____
Meets intent of standard X
Does not meet intent _____
- B. *Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.***
Not applicable X
Meets intent of standard _____
Does not meet intent _____
- C. *Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.***
Not applicable _____
Meets intent of standard X
Does not meet intent _____
- D. *The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.***
Not applicable X
Meets intent of standard _____
Does not meet intent _____
- E. *Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.***
Not applicable X
Meets intent of standard _____
Does not meet intent _____
- F. *Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.***
Not applicable _____
Meets intent of standard X
Does not meet intent _____
- G. *Redevelopment and the development of new land shall result in the provision of a variety of housing types, which shall continue to accommodate the diverse makeup of the City's demographic profile, and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.***
Not applicable X
Meets intent of standard _____
Does not meet intent _____

H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.

Not applicable _____

Meets intent of standard X

Does not meet intent _____

I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.

Not applicable _____

Meets intent of standard X

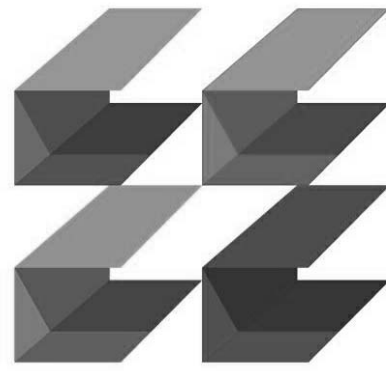
Does not meet intent _____

J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.

Not applicable X

Meets intent of standard _____

Does not meet intent _____



**CURRIE
SOWARDS
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ISSUED

BID

PERMI

CONSTRUCTIO

SEA

PROJECT

**238 FORMAN
OFFICE**

REVISION

NUM.	DESCRIPTION	DATE
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THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON

238\DRAWINGS\160605-FORMAN-with
160605

DRAWING

**LIFE SAFETY
PLANS**

DAT	DRAWN
5/12/17	CLA

JOB

160605

DRAWING

LS2.01

LIFE SAFETY KEY

NUMBER OF PERSONS EXITING
EGRESS CAPACITY OF DOOR/STAIR

52' - - - MAXIMUM PATH OF EGRESS
START

Occupancy	OCCUPANCY TYPE
150 SF	SQUARE FOOTAGE
OCCUPANT	
150 SF / SQ FT / OCC = #	SQUARE FOOTAGE/T1004.11 REQ'D SF. PER OC.=OCCUPANT LOAD FOR AREA

EXIT SIGN

EGRESS DATA

FL. BC. 2014

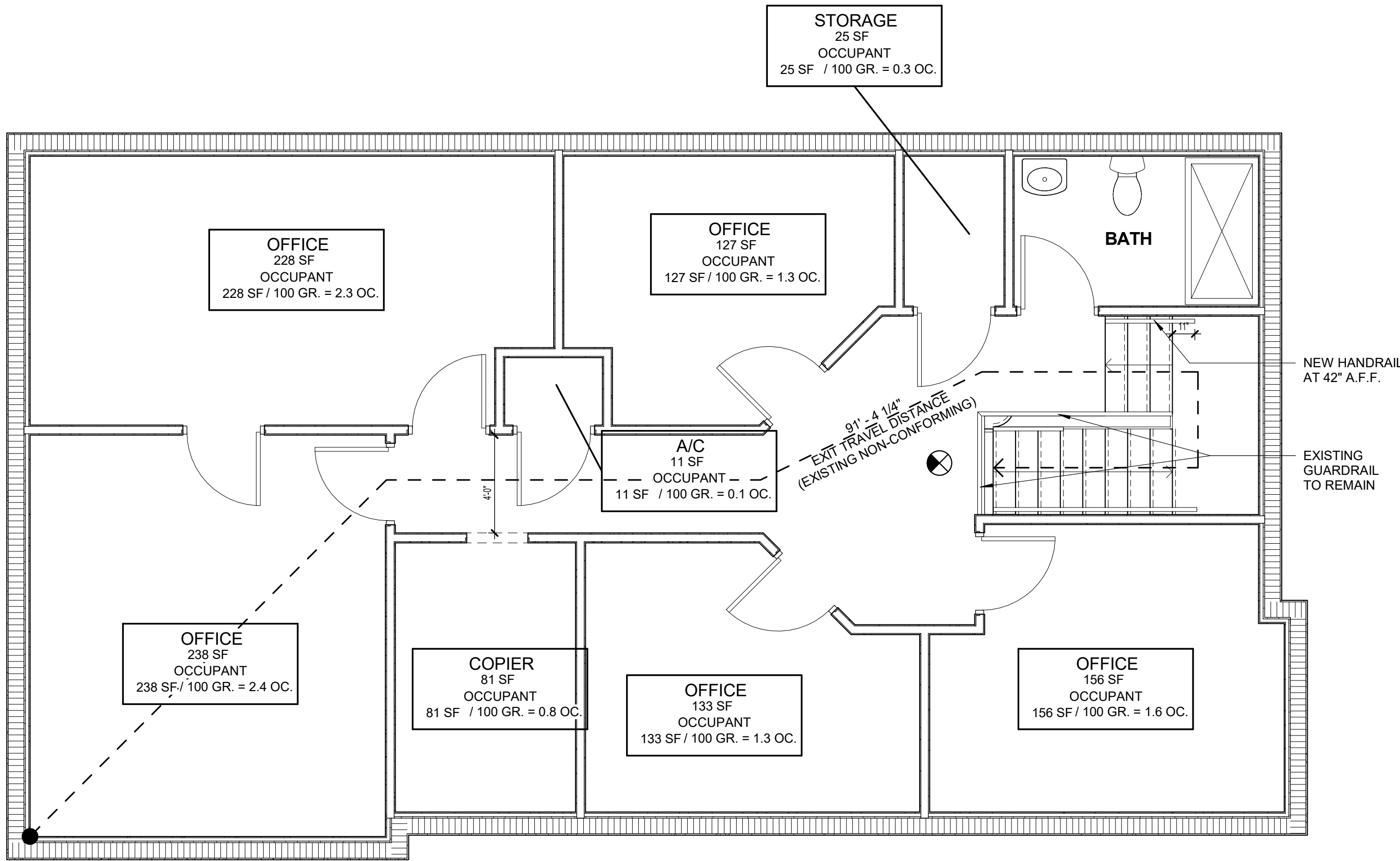
OCCUPANCY: BUSINESS

OCCUPANT LOAD: 24

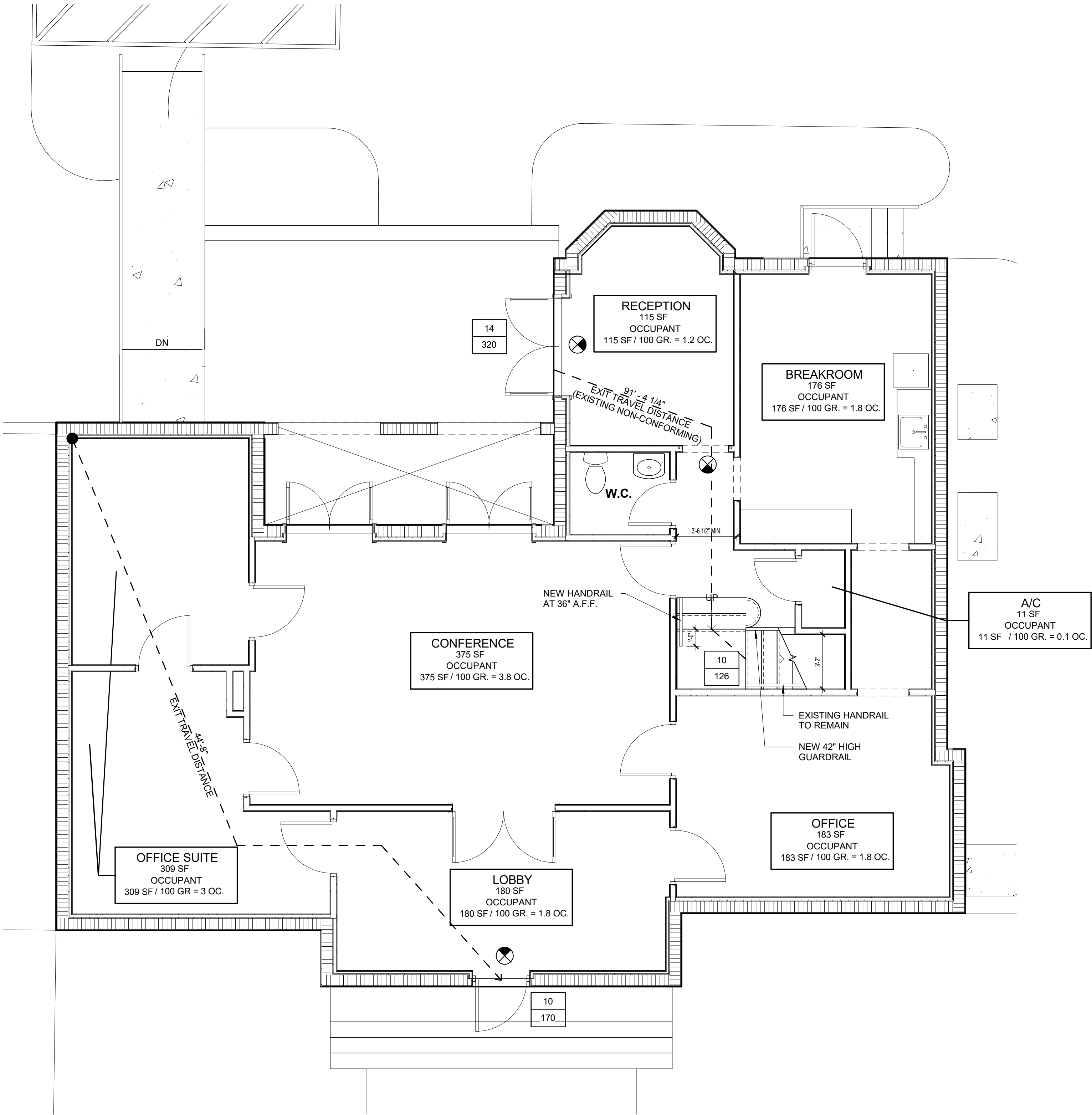
FL. BC. 2014	MIN/MAX
TRAVEL DISTANCE	200 FT
TRAVEL DISTANCE - 2ND STORY	75 FT
COMMON PATH OF TRAVEL	100 FT
MAX. DEAD END	20 FT
EGRESS WIDTH	REQ. PROV.
STAIR WIDTH	36" MIN. 38"
DOORS	32" MIN. 32"
MIN. CORRIDOR WIDTH	36" MIN. 40" MIN.

BUILDING CODE ANALYSIS

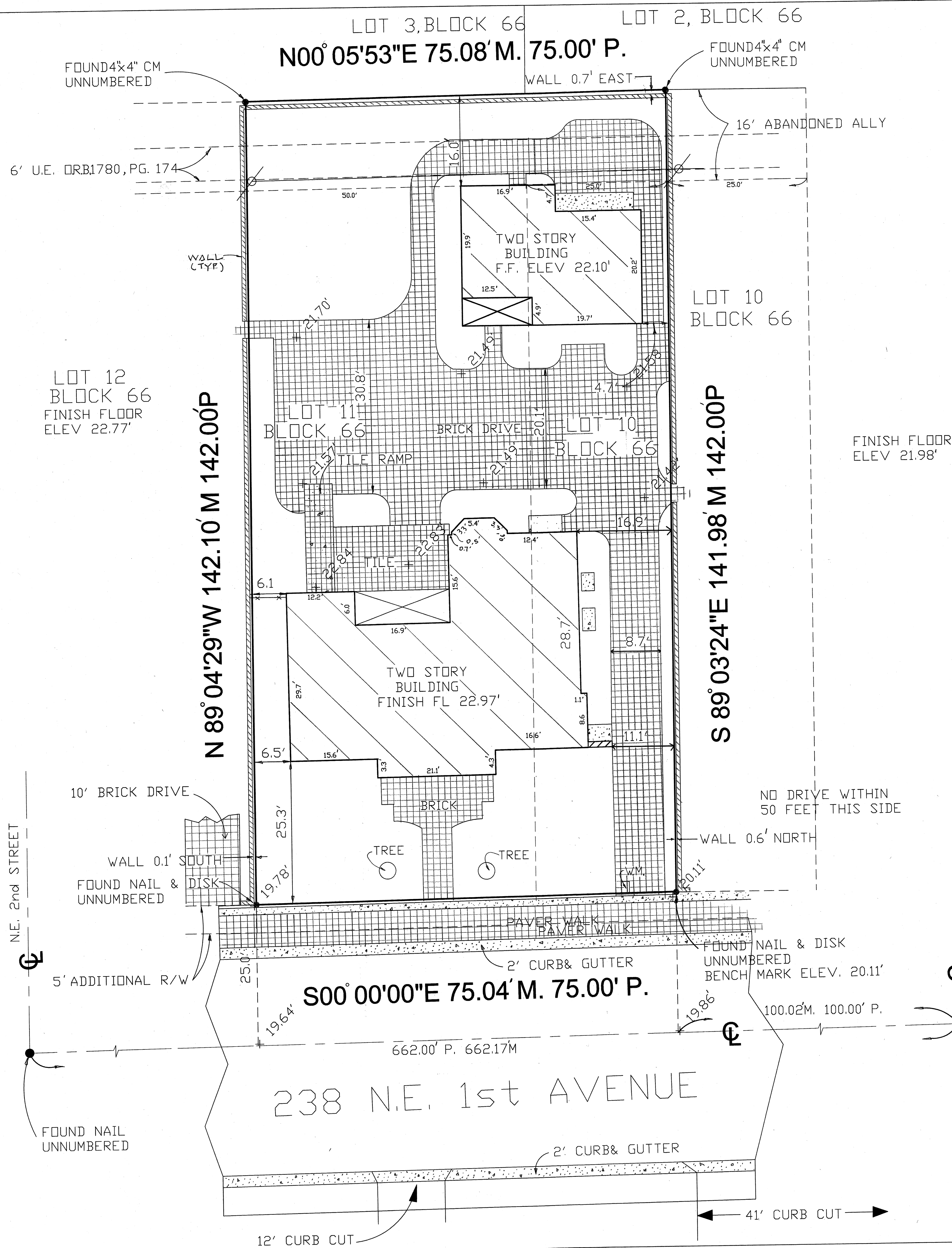
OCCUPANCY CLASSIFICATIONS:	BUSINESS	EXISTING BUILDING CLASSIFICATION:
TYPE OF CONSTRUCTION:	V-B UNSPRINKLERED	CHANGE OF OCCUPANCY
	CODE MAX.	PROPOSED - OVERALL
BUILDING HEIGHT:	40'-0"	EXISTING TO REMAIN
BUILDING AREA:	9,000 S.F./FL.	1ST FL: 1,856 SQ FT (EXISTING TO REMAIN) 2ND FL: 1,444 SQ FT (EXISTING TO REMAIN)
NUMBER OF STORIES:	2	2 (EXISTING TO REMAIN)



2 SECOND FLOOR LIFE SAFETY PLAN
LS2.01 1/4" = 1'-0"



1 FIRST FLOOR LIFE SAFETY PLAN
LS2.01 1/4" = 1'-0"



BOUNDARY AND LOCATION SURVEY

THE SOUTH 25 FEET OF LOT 10 ALL OF LOT 11 LESS THE EAST 5 FEET OF SAID LOTS TOGETHER WITH THE 16 FOOT ALLEYRIGHT-OF-WAY ABANDONED IN ORB 1780 PAGE 1738 ADJACENT TO SAID LOTS

SUBDIVISION OF BLOCK 66

AS RECORDED IN PLAT BOOK 2 PAGE 81 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



- NOTES:**
- 1) THE WEST RIGHT-OF-WAY LINE OF NE. 1st AVENUE IS ASSUMED TO BEAR S00°00'00"E ALL OTHER BEARINGS SHOWN HEREIN ARE RELATIVE THERE TO
 - 2) NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
 - 3) ELEVATIONS SHOWN HEREIN ARE BASED ON NGVD 1929 AND ARE RELATIVE TO PALM BEACH COUNTY BENCH D-32 ELEV 20.35
 - 4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.

DRB = official record book
CBS = concrete block structure
P.C. = point of compound curve
P.C.P. = permanent control point
P.D.C. = point of commencement
P.D.B. = point of beginning
D/E = drainage easement
CMP = corrugated metal pipe
R.L.S. = registered land surveyor
L.B. = licensed business

TRAN = transformer pad
F.P.M. = Florida power and light
CM = concrete monument
P.R.C. = point of reverse
P.I. = point of intersection
P.T. = point of tangency
N = not field measured
V.P. = wood privacy fence
CHATT = chattohochee
ELEV = elevation

P.B. = plat book
TYP. = typical
R/W = right-of-way
Δ = central angle
B = bearing basis line
ASPH = asphalt
MH = manhole
U/E = utility easement
CLF = chain link fence
P.R.N. = permanent reference monument

P = plat
B = power pole
M = MEASURED
I.P. = IRON PIPE
RP = radius point
L = ARC LENGTH
CL = centerline
ALUM = aluminum
P.C. = point of curvature
P.R.N. = permanent reference monument

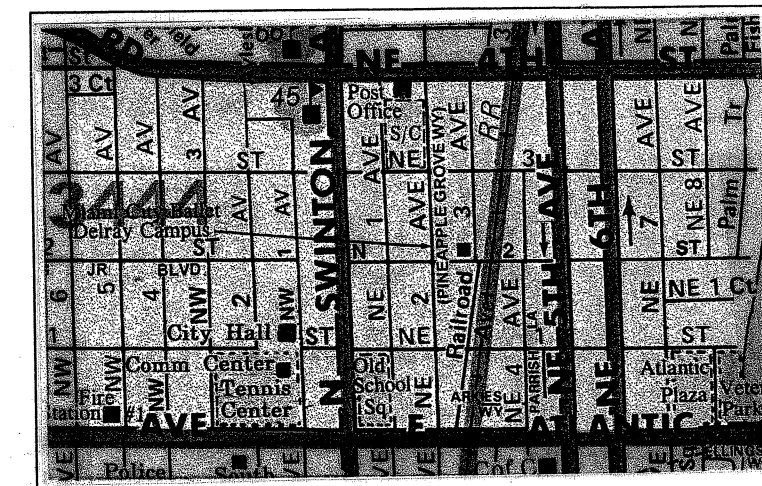
P.G. = page
I.R. = iron rod
R = radius
D = deed
D/S = offset
CONC = concrete
ESMT = easement
CALC. = calculated

 801 S.E. 6th Ave., Suite 101 Delray Beach, FL 33483 PHONE 561-243-4624 FAX 561-243-4889	CERTIFIED TO:
	PROJECT: 238 FORMAN OFFICE 238 N.E. 1st AVENUE
	FLOOD ZONE: X MAP NO: 125102 0004 D MAP DATE: 1-5-89
	DATE: 7-22-2016 JOB NO: 7-16-028 REVISED 4-14-2017 DRIVES

AUTHORIZATION NUMBER LB6504

I HEREBY CERTIFY THAT THIS BOUNDARY AND LOCATION SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17.50, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 577.027, FLORIDA STATUTES.

MARCO A. BURGESS PLS 5089



NORTH
NOT TO SCALE
NORTH
VICINITY
MAP