



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 1020 Langer Way
Project Location: 1020 Langer Way
Request: Class V Site Plan
Board: Site Plan Review and Appearance Board
Meeting Date: December 14, 2016

Board Action:

Class V Site Plan
Approved 6-0 (James Chard absent)

Architectural Elevations
Approved 6-0 (James Chard absent)

Landscape Plan
Approved 6-0 (James Chard absent)

Project Description:

The subject property is a 14,471 sq. ft. (0.33 acre) parcel containing an existing 4-unit condominium constructed in 1959 zoned RM (Medium Density Residential). The existing site currently contains 4 units on a 0.33 acre site which exceeds the 12 units allowed per acre. This proposal will eliminate the existing density nonconformity.

The 1020 Langer Way development proposes demolition of the existing structure and construction of a 3-unit fee simple townhome development with individual swimming pools and 2-car garages per each unit. The Modern Architectural style of the multi-family building will be aesthetically pleasing, a visual asset and consistent with the residential neighborhood. The development substantially meets the performance standards in LDR Section 4.4.6 to allow for the increased density above 6 units/ acre. Likewise, the proposed multi-story 3-unit townhome development is compatible with existing multi-family developments on adjacent properties to the north, south, west and east. Based upon this report including all findings, the proposed development can be found in compliance with applicable requirements in the Land Development Regulations as analyzed in this report.

Board Comments:

The Board approved the proposal with conditions:

1. That the technical items noted in Appendix "A" are addressed prior to certification of the site plan.
2. Pursuant to LDR Section 4.3.3(O)(2) and 5.1.3(A), a plat and/or replat is required. Provide the separate application(s) and processing fee(s) required per LDR Section 2.4.3(K)(1)(l).

Appealable Item Report

3. A Homeowner's Association Agreement (HOA) shall be recorded with Palm Beach County prior to building permit issuance. This will establish the units for individual townhome sale and indicate that the units are fee simple.
4. That a park impact fee of \$500.00 per unit (\$1,500 total) be paid prior to the issuance of a building permit.
5. That the sidewalk in-lieu fee as required by LDR Section 6.1.3(D)(2) is paid prior to the issuance of a building permit.
6. That the site plan is revised to add a note that the new service utilities will be placed underground prior to certification of the site plan.
7. That a survey showing the existing structure be submitted prior to certification.

Public Comments:

No public input

Associated Actions:

No actions

Next Action:

The SPRAB action is final unless appealed by the City Commission.

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

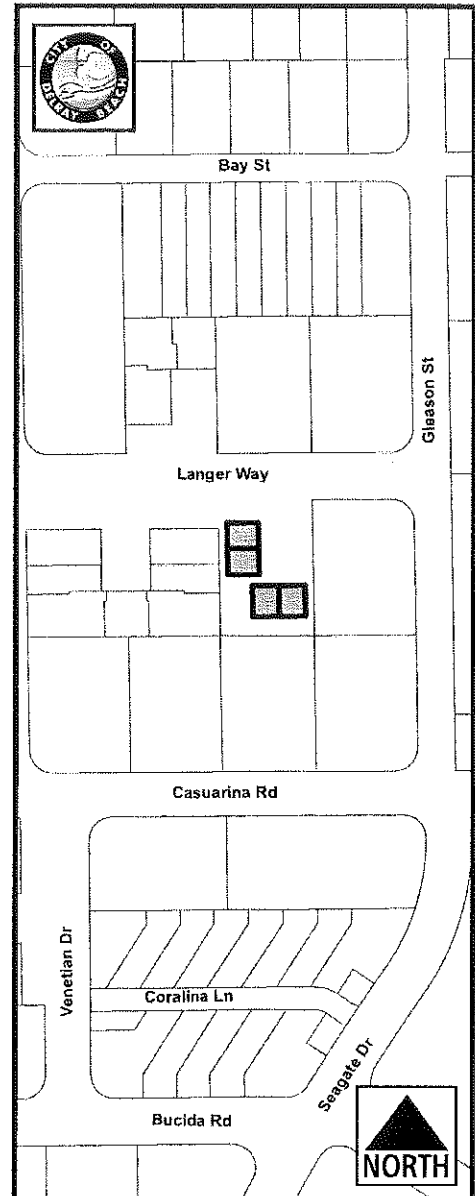
MEETING DATE: December 14, 2016

ITEM: 1020 Langer Way – Class V Site Plan associated with demolition of existing site and construction of 3-unit fee simple townhome development with a swimming pool and 2-car garage serving each unit.

RECOMMENDATION: Approval of the Class V Site Plan for 1020 Langer Way.

GENERAL DATA:

Agent.....	Richard Jones Architecture
Applicant.....	Richard Jones Architecture
Owner.....	Kahilt Corporation
Property Size.....	0.33 acres (14,471 sq. ft.)
Property Location.....	On the south side of Langer Way, between Venetian Drive and Gleason Street
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
	South: RM
	East: RM
	West: RM
Existing Land Use.....	Four unit multi-family development
Proposed Land Use.....	Three unit multi-family development
Water Service.....	Existing on site via an 8" water line in the Langer Way right-of-way.
Sewer Service.....	Existing on site via an 8" water line in the Langer Way right-of-way.



ITEM BEFORE THE BOARD

The item before the Board is approval of a Class V Site Plan for **1020 Langer Way**, pursuant to Land Development Regulations (LDR) Section 2.4.5(F)(1)(a). The request involves the following elements:

- ☐ Site Plan;
- ☐ Architectural Elevations; and,
- ☐ Landscape Plan.

The property is located on the south side of Langer Way between Venetian Drive and Gleason Street.

BACKGROUND

The subject property is a 14,471 sq. ft. (0.33 acre) parcel containing four individually owned units constructed in 1959 zoned RM (Medium Density Residential), with a Future Land Use Map Designation of MD (Medium Density Residential 6-12 du/ac). The development proposal includes demolition of the existing units and construction of three individually fee simple townhouses.

A Class V site plan application has been submitted for the construction of a three-unit townhouse development and is now before the Board for action.

PROJECT DESCRIPTION

The development proposal consists of the following:

- Demolition of the existing multiple family residential structure.
- Construct three fee simple townhome units on separately platted lots;
- Each individual unit is a three bedroom town home (the under-air square footages for Unit "A" is 3,332 sq. ft., Unit "B" is 3,792 sq. ft. and Unit "C" is 3,332 sq. ft.). All units will accommodate a two-car garage. Each unit will be three stories high with a mean roof height of 32' 7". The total building footprint is 5,766 sq.ft. and the total building floor area is 10,456.
- Installation of 7' high masonry garden walls with 7' high aluminum entry gates.
- Grade level swimming pools will be constructed in the rear of each unit.
- Installation of associated landscaping, and paver brick driveways.

SITE PLAN ANALYSIS

COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS:

Items identified in the Land Development Regulations (LDR) shall specifically be addressed by the body taking final action on the site and development application/request.

LDR Section 4.4.6 RM Zone District:

Pursuant to LDR Section 4.4.6 RM Zone District (A) Purpose and Intent: The Medium Density Residential (RM) District provides a residential zoning district with flexible densities having a base of six (6) units per acre and a maximum of twelve (12) units per acre for this property. The actual density of a particular RM development is based upon its ability to

achieve certain performance standards which are intended to mitigate the impacts of the increased density and ensure that the project is compatible with surrounding land uses. Further, the Medium Density Residential District provides for implementation of those objectives and policies contained within the Housing Element of the Comprehensive Plan which call for accommodating a variety of housing types.

LDR Section 4.4.6(I) Performance Standards:

Pursuant to LDR Section 4.4.6(I)(1) The following standards shall apply to all site plans approved subsequent to October 7, 1997, and for modifications to existing developments which involve the creation of additional residential units. In order to increase a project density beyond six units per acre, the approving body must make a finding that the development substantially complies with the performance standards listed in this section. The intent of the standards is to mitigate the impacts of the additional density both internal and external to the site. The extent to which a project meets the standards will determine the number of units per acre that will be permitted. For example, if a project meets or exceeds all of the standards, and is otherwise consistent with applicable standards and policies of the City's Comprehensive Plan and Land Development Regulations, the maximum density is permitted. Projects which only partially achieve these standards will be permitted a correspondingly lower density. The performance standards are as follows:

The density of the overall development is 9.091 units per acre, which requires a finding of substantial compliance with all applicable Performance Standards since it exceeds six units per acre. The following are the specific Performance Standards with an analysis of each:

- (a) **The traffic circulation system is designed to control speed and reduce volumes on the interior and exterior street network. This can be accomplished through the use of traffic calming devices; street networks consisting of loops and short segments; multiple entrances and into the development; and similar measures that are intended to minimize through traffic and keep speeds within the development at or below 20 m.p.h. This performance standard applies to larger developments that include an interior road network. Thus, this performance standard is not applicable.**
- (b) **Buildings are placed throughout the development in a manner that reduces the overall massing, and provides a feeling of open space.** The proposed three story residential development is designed with a 15' side setback on each side which reduces the overall massing and provides a feeling of open space between the subject development and the adjacent properties. There is an additional 5' front setback and 15' interior side setback for the 3rd story which reduces overall massing and provides a level transition from second to third level. A front offset setback of 4' is provided where the middle unit is located helping reduce the building frontage size while providing an individual entrance for each residence. Each unit has a functional outdoor area located in the rear of the property which includes a ground swimming pool, loggia and open space with landscaping. There is no unusable land area; the backyard for each unit will provide a very open yet private feel for each unit. Based on the above, a finding can be made that the proposed in-fill development substantially complies with this performance standard.
- (c) **Where immediately adjacent to residential zoning districts having a lower density, building setbacks and landscape materials along those adjacent**

property lines are increased beyond the required minimums in order to provide a meaningful buffer to those lower density areas. Building setbacks are increased by at least 25% of the required minimum; at least one tree per 30 linear feet (or fraction thereof) is provided; trees exceed the required height at time of planting by 25% or more; and a hedge, wall or fence is provided as a visual buffer between the properties. The proposed development is surrounded by RM (Multiple Family Residential - Medium Density) zoning designated properties; the current land use for these properties varies from 5 to 10 unit condominium developments; thus this performance standard does not apply since the proposed development does not require additional building setbacks or landscaping material as the adjacent properties do not have a lower density.

- (d) **The development offers a varied streetscape and building design. For example, setbacks are staggered and offset, with varying roof heights (for multi-family buildings, the planes of the facades are offset to add interest and distinguish individual units). Building elevations incorporate diversity in window and door shapes and locations; features such as balconies, arches, porches, courtyards; and design elements such as shutters, window mullions, quoins, decorative tiles, etc.** The building design takes into account several steps in plan and elevations. A 4' offset is found on the front façade between corner units and there is a 5' front setback and 15' interior side setback for the 3rd story which reduces overall massing. The front façade (north) composition presents horizontal cable railings, horizontal windows, and overhead metal door garages. The second and third story roof will be standing seam metal finish in gable style, which will emphasize the residential design of the development and accentuate the elevation transition from the second to third level. Aluminum Bahama shutters will be installed above the second and third story windows and openings matching the aluminum roof and aluminum car garages. The rear façade (south) presents an abundance of balconies and floor to ceiling windows that create a visual connection from the living space to the backyard area, where the grade level swimming pools are individually located for each unit. On the south elevation, the first floor masonry wall will receive a decorative finish in Resysta material. Based on the above analysis, a finding can be made that the development is consistent with this performance standard.
- (e) **A number of different unit types, sizes and floor plans are available within the development in order to accommodate households of various ages and sizes. Multi-family housing will at a minimum have a mix of one, two and three bedroom units with varying floor plans. Single family housing (attached and detached) will at a minimum offer a mix of three and four bedroom units with varying floor plans.** The project consists of 3 units. Yet, of the 3 total there are 2 unique unit plans. Each unit's floor plans are uniquely configured based on the amount of floor levels. Two units are two story with 3-bedroom floor plans and 1 three story unit having a 3-bedroom floor plan. This is an in-fill development with two varying floor plans. While a mix of one, two and three bedroom units has not been provided, the provision of a mix of bedrooms is problematic for smaller in-fill development. Therefore, this performance standard is not applicable.
- (f) **The development is designed to preserve and enhance existing natural areas and/or water bodies. Where no such areas exist, new areas which**

provide open space and native habitat are created and incorporated into the project. The site is developed and contains no natural areas on site to be preserved. The proposal involves the redevelopment of property located within an urban in-fill area. Thus, compliance with the standard is not applicable.

However, it is noted that the property contains a variety of Palm trees including, mature Royal Palms, Glaucous Cassia, Washingtonia Palms, Double Christmas Palms, White Bird, Solitarie Palms, and Fishtail Palms. All of the trees are to be removed, with the exception of three Royal Palms and one Fishtail Palm. The proposed landscape and tree removal plan is further addressed under the landscape section of the report.

- (g) **The project provides a convenient and extensive bicycle/pedestrian network, and access to available transit.** *Currently, there are no sidewalks within Langer Way. The existing streetscape is defined with back out parking along most of the development lot frontages on Langer Way. In accordance with the City's sidewalk policy an in-lieu fee payment is required for the construction of a sidewalk which can be accommodated elsewhere within the City. Based on the above, this standard has not been met.*

Summary

In conclusion, a finding of substantial compliance can be made with regard to performance standards (b), and (d). Performance standard (a), (c), (e) and (f) are not applicable to the proposed development. Therefore based on the above, positive findings can be made with respect to two of the three applicable performance standards and the performance standard requirements of the RM zoning district have been adequately addressed to support the proposed overall density of 9.09 units per acre.

LDR Section 4.4.6 (H) (Special Regulations - RM zone district):

Pursuant to LDR Section 4.4.6(H)(3) recreational areas shall be required for all new rental apartment developments, and of owner occupied developments which have homeowner associations that must care for retention areas, private streets, or common areas. New developments must include recreational features that are designed to accommodate activities for children and youth of all age ranges. Tot lots are appropriate for toddlers; features such as a basketball court, volleyball court, and open playfields are appropriate for older children. A pool and clubhouse, unless specifically designed for children, is not considered to meet this requirement. Projects having fewer than twenty-five (25) units may be exempted from this standard where it is determined by the approving body that it is not practical or feasible to comply.

This development will consist of three fee-simple townhouse owner-occupied units. The development will not have a homeowners association as there are no retention, private streets or common areas. As there are only 3 units it is not practical to require a common tot lot or recreation area/swimming pool. It is noted that the proposal includes the construction of individual swimming pools for each unit. Based upon the above, compliance with this code requirement has been achieved.

LDR Section 4.3.3(O) (Townhouse Design Standards):

As described below, the development proposal complies with the design standards for townhouse developments outlined in LDR Sections 4.3.3(O)(4)(a) through (d):

- a) **No more than two townhouses may be constructed without providing a front setback of no less than 4' offset front to rear.**

The purpose of this requirement is to prevent a long linear appearance. The front setback for the proposed development is along Langer Way. A 4' off-set is provided for the interior unit (Unit "B") thus this requirement is met.

- b) **No townhouse row shall consist of more than 8 units or a length of 200'.**

The townhouse row consists of 3 units and is 100' in length, thus meeting this code requirement.

- c) **Service features, garages, parking areas, and entrances to dwelling units shall, whenever possible, be located on a side of the individual lot having access to the interior street. Walkways should be designed to connect dwelling units with each other and connect each dwelling unit with common open space.**

This standard applies to large townhouse developments, and does not apply in this in-fill situation.

- d) **Not less than 25% of the total area, less water bodies, shall be usable open space, either for recreational or some other suitable purpose, public or private.**

The basis for this standard is to assure that larger residential developments provide adequate recreational amenities. With smaller developments, provision of these amenities is not considered financially feasible, and the required contribution of \$500.00 per unit (park impact fee) is considered adequate. It is noted, however, that 30.8% of the site will be landscape/open space area.

Platting:

LDR Section 4.3.3(O)(2) and 5.1.3(A) (Plat required) states that each townhouse, or townhouse type development shall be platted. The plat must be recorded prior to issuance of any building permits, and this is attached as a technical item in Appendix "A".

LDR Section 4.3.4(K) Development Standards Matrix:

The following table indicates that the proposal complies with LDR Section 4.3.4(K), as it pertains to the RM (Multiple Family Residential – Medium Density) zoning district:

<u>Zoning</u> RM (Medium Density – Multiple Family Residential)	<u>Required</u> (1&2/3*)	<u>Proposed</u> (1&2/3*)
<i>Building Setbacks (min.):</i> - Front (north)	25'/30'*	25'-2"/37'-1"
Side Interior(east)	15'/30'*	15'-0½"/30'-0½"
Side Interior (west)	15'/30'*	15'-0½"/30'-0½"
Rear (south)	25'	28'4"

Maximum Lot Coverage:	40%	39.8%
Open Space:	25%	30.8%
Building Height (max.):	35'	32'-7"
Minimum Floor Area:		
3BR (Unit A)	1,250 sq. ft.	3,332 sq. ft.
3BR (Unit B)	1,250 sq. ft.	3,792 sq. ft.
3BR (Unit C)	1,250 sq. ft.	3,332 sq. ft.
Minimum/Maximum Density:**	6-12 units/acre	3 units (9.09 units/acre)
Min. Lot Size (sq.ft.)	8,000 sq. ft.	14,500 sq. ft.
Min. Lot Frontage (ft.)	60 ft.	100 ft.
Min. Lot Width (ft.)	60 ft.	100 ft.
Min. Lot Depth (ft.)	100 ft.	145 ft.

* 1&2/3 = 1st and 2nd Story/ 3rd Story. There is an additional 5' front setback and 15' interior side setback for the 3rd story.

** Performance standards are applied to density requests over the min. six (6) units per acre.

LDR Chapter 4.6 Supplementary District Regulations:

Vehicle Parking:

Pursuant to LDR Section 4.6.9(C)(2)(c), two or more bedroom dwelling units shall provide two spaces per unit and one-half a space of guest parking. There are a total of three residential units and twelve parking spaces are provided. The parking requirement for the site is eight (8 = 7.5 spaces rounded up to 8 spaces) spaces. The development proposes two standard guest spaces in front of the two-car garage for each unit. Thus, there is a parking surplus of four spaces for the overall site. Therefore, the parking requirement is met.

Pool Setbacks:

LDR Sections 4.6.15(G)(1), a minimum ten foot (10') setback is required for swimming pools located in the rear, interior or side street setback areas. Swimming pools shall not extend into the front setback area noted in Section 4.3.4(K).

The swimming pools are all located in the rear (west side) and the required setback of 10 feet is met.

Sight Visibility Triangles:

Pursuant to LDR Section 4.6.14(B)(1), when an access way intersects a public right-of-way, triangular areas shall provide unobstructed cross-visibility. The area on both sides of a driveway formed by the intersection of a driveway and a street with a length of ten (10) feet along the driveway, a length of 10' along the street right-of-way and the third side being a line connecting the ends of the other two lines. Visibility triangles for the three access driveways along the street rights-of-way have been depicted and comply with this LDR requirement.

Other Issues

Right-of-Way:

Pursuant to LDR Section 5.3.1(D)(2), the required right-of-way width for a local street without curb and gutter is 60 feet. The right-of-way width for Langer Way is 50 feet. At its meeting of December 1, 2016, the Development Management Service Group (DSMG) approved a reduction of the required right-of-way from 60 feet to the existing 50 feet. Therefore no additional dedication of right-of-way is required.

Sidewalk:

Pursuant to LDR Section 6.1.3(B)(1), a 5'-wide sidewalk is required along Langer Way. At its meeting of December 1, 2016, the Development Services Management Group (DSMG) approved the payment of the in-lieu fee option for the installation of the sidewalk.

Access Easements:

In order to provide rear access for the middle unit, "Unit B", for swimming pool and landscaping maintenance, and larger equipment delivery, an easement is required to be provided along the south side of the development. A common access easement has been provided along the south and west side of the property.

Undergrounding of Utilities:

Pursuant to LDR Section 6.1.8, utility facilities serving the development shall be located underground throughout the development. All utilities lines that will serve the subject development shall be placed underground. A note to this effect shall be placed on the site plan and this is noted as a condition of approval.

Site Plan and Engineering Technical Items: While the revised site plan has accommodated most of the staff's concerns, the following items remain outstanding, and will need to be addressed prior to site plan certification:

1. That the technical items noted in Appendix "A" are addressed.

LANDSCAPE PLAN ANALYSIS

Pursuant to LDR section 4.6.16(C)(1)(a), prior to the issuance of a building permit for a structure or a paving permit, compliance with the requirements of Section 4.6.16 shall be assured through the review and approval of a landscape plan submitted pursuant to Section 2.4.3 (C). A landscape plan has been submitted, evaluated and recommended for approval by the City Senior Landscape Planner. The following analysis highlights the compliance determination for various landscaping aspects of the proposal:

Species Summary and Location:

A variety of trees, plants and groundcover materials are employed to enhance the development. The varieties of species to be utilized include: Royal Palm, Senegal Date Palm, Little Gem Magnolia, Areca Palm, Solitaire Palm and Christmas Palm.

The landscape plan provides for perimeter and interior landscape areas in addition to foundation planting areas. Within the landscape strips between the driveways Royal Palms and a Solitaire Palm along with Podocarpus hedge are proposed along the front of the units and within the Langer Way right-of-way. Areca Palms are proposed along the rear setback for privacy.

Tree Disposition:

Of the existing trees, 9 are proposed to be removed as follows: 1 Royal Palm, 1 Glaucous Cassia, 2 Washingtonia Palms, 1 Double Christmas Palm, 1 White Bird, and Solitaire Palms; 3 are proposed to remain as follows: 2 Fishtail Palms, and 1 Christmas Palm; 4 are proposed to be relocated on-site: 3 Royal Palms and 1 Fishtail Palm. 1 Senegal Date Palm is proposed to remain on the adjacent property (the branches of this tree overhang onto the subject property). LDR Section 4.6.19(D) requires that a written report from a certified arborist documenting all findings including the type of tree, specifications, condition and an explanation outlining the reasons for removal be provided. An arborist's report was provided documenting the condition of a Gaucous Cassia to be removed. The report summarizes that the health condition of the cited tree is 30% (very poor) and recommends removal of these trees. The remaining trees proposed to be removed have been evaluated by the Senior Landscape Planner and the proposed action and mitigation plan are recommended and comply with LDR Section 4.6.16.

ARCHITECTURAL ELEVATIONS ANALYSIS

Pursuant to LDR Section 4.6.18(E), the following criteria shall be considered by the Site Plan Review and Appearance Board in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.

- 1) The plan or the proposed structure is in conformity with good taste, good design, and in general, contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
- 2) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
- 3) The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The development proposal involves the construction of two (2) two-story townhome units and one (1) three-story townhome unit consisting of 3 bedrooms per unit. The building is a Modern Architectural style with cantilevered balconies, horizontal cable railings, horizontal windows, and overhead metal door garages. The second and third story roof will be a standing seam metal finish in gable style, which will emphasize the residential design of the development and accentuate the elevation transition from the second to third level.

The front façade (north) facing Lang Way consists of five overhead metal door garages with Resysta material (stained cape cod finish material) applied (gray color); Two one-car garage openings for each corner unit (unit A & C), and one two-car garage opening for the middle unit (Unit B). Aluminum Bahama shutters will be installed above the second and third story windows with openings matching the aluminum roof and aluminum car garages. White masonry garden walls 7' high with aluminum gates are incorporated into the north elevation design as a private entry feature for each unit. Windows will be impact resistant with aluminum frames. Each corner

unit will have an open air roof top terrace and a smaller covered terrace that are accessible via stair and elevator which face Langer Way.

The rear façade (south) presents an abundance of balconies and floor to ceiling windows that create a visual connection from the living space to the backyard area, where the grade level swimming pools are individually located for each unit. The façade walls will incorporate a smooth stucco finish and will be "Pure White" color. On the south elevation, the first floor masonry wall will receive a decorative finish in Resysta material.

The proposed architectural elevations present design elements that will contribute to the image of the City including the subject residential area by introducing a development that will maintain the architectural harmony, compatibility and quality of the neighborhood. It will not cause the nature of the local environment or evolving environment to materially depreciate in appearance and value. Based on the above, positive findings with respect to LDR Section 4.6.18(E) can be made.

REQUIRED FINDINGS

Pursuant to LDR Section 3.1.1, 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 RM (Multiple Family Residential - Medium Density) and a MD (Medium Density 5-12 units/acre) Future Land Use Map designation. The zoning is consistent with the FLUM designation. Therefore, a positive finding can be made with respect to consistency with the Future Land Use Map (FLUM).

LDR Section 3.1.1(B) - Concurrency:

As described in Appendix "B", a positive finding of Concurrency can be made as it relates to water and sewer, streets and traffic, drainage, parks and recreation, open space, solid waste, and schools.

LDR Section 3.1.1(C) - Consistency:

As described in Appendix "C", a positive finding of Consistency can be made as it relates to Standards for Site Plan Actions

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

Required Findings:

Pursuant to LDR Section 2.4.5(F)(5), the approving body must make a finding that development of the property pursuant to the site plan will be compatible and harmonious with adjacent and nearby properties and the City as a whole, so as not to cause substantial depreciation of property values.

The following table indicates the zoning and land use of the properties surrounding the subject property:

	<i>Adjacent Zoning</i>	<i>Adjacent Land Use</i>
<i>North</i>	RM (Multiple Family Residential - Medium Density)	5-unit Condominium Development
<i>South</i>	RM (Multiple Family Residential - Medium Density)	10-unit Condominium Development
<i>East</i>	RM (Multiple Family Residential - Medium Density)	10-unit Condominium Development
<i>West</i>	RM (Multiple Family Residential - Medium Density)	7-unit Condominium Development

The proposed 1020 Langer Way 3-unit fee simple townhome development will replace an existing nonconforming use within the RM (Multiple Family Residential – Medium Density) Zoning District. The current zoning allows multiple family residences up to twelve (12) units per acre. The existing site currently contains 4 units on a 0.33 acre site which exceeds the 12 units allowed per acre. This proposal will eliminate the existing density nonconformity. To the west is an existing 7-unit condominium development. To the south is an existing 10-unit condominium development. To the north is an existing 5-unit condominium development. To the east is an existing 10-unit condominium development. The proposed 3-unit multi-story townhome development will enhance the existing fabric of the adjacent developments and significantly improve the aesthetic and property value of the existing site. Thus, the proposed change will not pose any adverse effect on the surrounding properties. Based upon the above, a positive finding can be made with regard to LDR Section 2.4.5(F)(5) that the site plan will be compatible and harmonious with adjacent and nearby properties.

Comprehensive Plan Policies:

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

Future Land Use Element Objective A-1 - Property shall be developed or redeveloped in a manner so that the future use and intensity is appropriate and complies in terms of soil, topographic, and other applicable physical considerations, is complimentary to adjacent land uses, and fulfills remaining land use needs.

The proposed multi-story 3-unit townhome development is appropriate and consistent with the surrounding area. There are existing multi-family residential developments on the adjacent properties to the north, south, west and east. Thus, the proposed 1020 Langer Way development can be deemed a compatible and appropriate use for this site.

Housing Element Policy A-11.3: In evaluating proposals for new development or redevelopment, 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.

The proposed condominium development will have a stabilizing effect by providing a quality residential development in an urban environment. Nuisances such as noise, odors, and dust will not be a factor to the adjacent residential uses. The traffic volumes will be minimal reduction and can be accommodated by the surrounding road network. Thus, the proposal will not result in a degradation of, but will enhance adjacent neighborhoods.

Housing Element Policy B-2.2 - The development of new adult oriented communities within the City is discouraged. New housing developments shall be designed to accommodate households having a range of ages, especially families with children, and shall be required to provide 3 and 4 bedroom units and activity areas for children ranging from toddlers to teens. This requirement may be waived or modified for residential development located in the downtown area, and for infill projects having fewer than 25 units.

The project will contain three 3-bedroom units. Thus, the proposed development complies with this policy. However, it is noted that this requirement may be waived or modified for residential developments with fewer than twenty-five (25) units.

REVIEW BY OTHERS

At its meeting of September 15, 2016, the **Green Implementation Advisory Board (GIAB)** reviewed the development proposal and recommended approval.

The development proposal is not located in an area which requires review by the Community Redevelopment Agency (CRA), the Downtown Development Authority (DDA), Pineapple Grove Main Street (PGMS) or West Atlantic Redevelopment Coalition (WARC).

Courtesy Notices:

Courtesy notices have been provided to the following homeowner's associations, adjacent property owners and/or civic groups:

- Lanikai Villas Condominium
- Marina Historic District
- Beach Property Owners HOA
- Barton Apartments

Public Notices: Formal public notice is not required for site plan modifications. Letters of objection and/or support, if any, will be presented at the Site Plan Review and Appearance Board (SPRAB) meeting.

ASSESSMENT AND CONCLUSION

The subject property is a 14,471 sq. ft. (0.33 acre) parcel containing an existing 4-unit condominium constructed in 1959 zoned RM (Medium Density Residential). The existing site currently contains 4 units on a 0.33 acre site which exceeds the 12 units allowed per acre. This proposal will eliminate the existing density nonconformity. The 1020 Langer Way development proposes demolition of the existing structure and construction of a 3-unit fee simple townhome development with individual swimming pools and 2-car garages per each unit. The Modern Architectural style of the multi-family building will be aesthetically pleasing, a visual asset and consisting with the residential neighborhood. The development substantially meets the performance standards in LDR Section 4.4.6 to allow for the increased density above 6 units/acre. Likewise, the proposed multi-story 3-unit townhome development is compatible with existing multi-family developments on adjacent properties to the north, south, west and east. Based upon this

report including all findings, the proposed development can be found in compliance with applicable requirements in the Land Development Regulations as analyzed in this report.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of the Class V Site Plan, Landscape Plan and Architectural Elevations for **1020 Langer Way (2016-259)**, 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 criteria set forth in Sections 2.4.5(F), 4.6.16, 4.6.18 and 3.1.1 (Required Findings) of the Land Development Regulations, subject to conditions.
- C. Move denial of the Class V Site Plan, Landscape Plan and Architectural Elevations for **1020 Langer Way (2016-259)**, by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Sections 2.4.5(F), 4.6.16, 4.6.18 and 3.1.1 (Required Findings) of the Land Development Regulations.

STAFF RECOMMENDATION

By Separate Motions:

Site Plan:

Move **approval** of the Class V Site Plan for **1020 Langer Way**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with and meets criteria set forth in LDR Sections 2.4.5(F)(5) and 3.1.1 (Required Findings), subject to the following conditions:

1. That the technical items noted in Appendix "A" are addressed prior to certification of the site plan.
2. Pursuant to LDR Section 4.3.3(O)(2) and 5.1.3(A), a plat and/or replat is required. Provide the separate application(s) and processing fee(s) required per LDR Section 2.4.3(K)(1)(I).
3. A Homeowner's Association Agreement (HOA) shall be recorded with Palm Beach County prior to building permit issuance. This will establish the units for individual townhome sale and indicate that the units are fee simple.
4. That a park impact fee of \$500.00 per unit (\$1,500 total) be paid prior to the issuance of a building permit.
5. That the sidewalk in-lieu fee as required by LDR Section 6.1.3(D)(2) is paid prior to the issuance of a building permit.
6. That the site plan is revised to add a note that the new service utilities will be placed underground prior to certification of the site plan.

Landscape Plan:

Move **approval** of the Landscape Plan for **1020 Langer Way**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.16 of the Land Development Regulations, subject to the following conditions:

Architectural Elevations:

Move **approval** of the Architectural Elevations for **1020 Langer Way**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

Attachments:

Appendix A

Appendix B

Site Plan, Floor Plans, Building Elevations, Landscape Plan, Engineering Plans and
Location Map

Arborist Report

Staff Report Prepared By: Debora Slaski, Assistant Planner

Project Proposal Reviewed By: Candi Jefferson & Debora Slaski

Attachments: Appendix A, Appendix B, Appendix C, Project Plans, Traffic Statement

APPENDIX "A"
PRELIMINARY ENGINEERING TECHNICAL COMMENTS

Plat Comments:

1. Pursuant to LDR Section 4.3.3(O)(2), a plat and/or replat is required. Provide a separate application(s) and processing fee(s) required per LDR Section 2.4.3(K)(1)(I).
1. Additional comments may follow after review of plat.

Preliminary Engineering Technical Comments:

1. Provide signed and sealed drainage report indicating the proposed system's ability to meet storm water requirements in accordance with the South Florida Water Management District regulations per LDR Section 2.4.3 (D) (7). In addition, the surface water management system needs to be designed in accordance with LDR Section 6.1.9 for a minimum of a 10 yr./24 hr. storm event.
2. The Site Plan and Engineering Plans show numerous easements and appears to split the property into 3 sub-parcels. A plat to create these parcels, easements, and to identify who the easements and parcels are in favor of.
3. The plan sheet needs to show the location of the nearest driveway or point of access of adjacent properties (including property across a street, which shares a common street with the subject property). If there are no driveways within 50', then they do not need to be shown; however, a note to this situation shall be provided.
4. The water meter for the site appears on the survey to be located in the NW corner of the site and not on the NE corner as shown on the Civil Plans.
5. The note on the Paving and Drainage Plan states that "contractor to verify size, material & location" of the water service. The size of the existing water meter must be verified prior to site plan approval as a 5/8" or 1" meter will not be sufficient for three three-story structures.
6. New residential projects that have fewer than twenty five units, nonresidential projects that are smaller than 10,000 square feet, or projects that are not located adjacent to a transit stop shall contribute fifty percent (50%) of the cost of the purchase and installation of a complete bus shelter.
7. There is a perimeter berm shown on the plans at elevation 5.60. There is an inlet in the NW corner of the site at elevation 5.00. This would appear to allow the water to flow off the site at el. 5.00 and not retain stormwater at the perimeter berm elevation. Suggest a control structure to keep required water on-site.
8. A detail is provided for trench drain but it does not appear on the plan. Is it intended to be placed somewhere?
9. As there is currently no sidewalk on Langer way, it would be inappropriate to construct a sidewalk concurrent with development. The applicant must fund the cost of constructing the sidewalk In-Lieu of constructing the sidewalk along the project frontage. These funds will be escrowed and used for the installation of the sidewalk by the City at a later date.
10. Provide a response letter with a detailed description of how each of these comments has been addressed and reference plan sheet number for accurate review.
11. Additional Final Engineering comments may be generated during the Building Permit Department review process.

12. **For Final Engineering Review, ensure one set of revised Engineering Plans and any required documentation is provided for the Engineering Division with submittal to the Building Permit Department. Therefore, submit three (3) set of plans to the Building Permit Department. Please indicate which documents are for the Engineering Division.**
13. Additional comments may follow after review of revised plans.

APPENDIX "B" 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 service is existing on site via an 8" water line in the Langer Way right-of-way.
- Sewer service is existing on site via an 8" sewer line in the Langer Way right-of-way.

Water and sewer services currently exist on site. Pursuant to the City's 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.

Streets and Traffic:

A traffic statement has been provided which indicates that the proposed 3-unit townhome development will meet traffic concurrency requirements. A positive finding of concurrency from the Palm Beach County Traffic Division was submitted on November 29, 2016 which has determined the proposed development meets the Traffic Performance Standards of Palm Beach County.

Parks and Recreation Facilities:

Pursuant to LDR Section 5.3.2, a park impact fee of \$500.00 per each new dwelling unit will be collected prior to issuance of a building permit for the proposed 3 new townhome units. A total fee of three thousand dollars (\$1,500.00) will be required of this development for parks and recreation purposes, prior to building permit issuance.

Solid Waste:

The existing 4-unit condominium residential use generates 2.08 tons of solid waste per year. The proposed 3-unit townhome residential use will generate 1.56 tons of solid waste per year. Thus, the development proposal will result in a 0.52 ton decrease in solid waste generated annually. Further, the Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2046.

Schools:

The Palm Beach County School District has approved the development proposal for compliance with the adopted Level of Service for School Concurrency. Written verification from the Palm Beach County School District was received on November 29, 2016.

Drainage:

Preliminary engineering and drainage plans have been submitted with the proposed development. Drainage will be accommodated via an exfiltration trench system. Therefore, there appears to be no problems anticipated in accommodating on-site drainage. Based upon the above, positive findings with respect to this level of service standard can be made.

APPENDIX "C"
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 _____
Meets intent of standard X
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 X
Meets intent of standard _____
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 _____
Meets intent of standard X
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 _____

Meets intent of standard _____ X

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 _____



1020 LANGER WAY

DELRAY BEACH, FLORIDA

DRAWING INDEX

CVR	COVER SHEET
S-1	SURVEY
ARCHITECTURAL	
SP-1	SITE PLAN
SP-2	HARDSCAPE PLAN
A-1.1	GROUND FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-2	ROOF PLAN
A-3.1	NORTH AND SOUTH ELEVATIONS
A-3.2	EAST AND WEST ELEVATIONS
A-4	BUILDING SECTION
A-5.1	ENLARGED TH-A UNIT PLAN
A-5.2	ENLARGED TH-B UNIT PLAN
A-6	WINDOW & DOOR SCHEDULE
A-7	3D MASSING STUDY/COLOR ELEVATIONS
A-8	3D MASSING STUDY/COLOR ELEVATIONS
CIVIL	
1 of 5	PAVING & DRAINAGE PLAN
2 of 5	PAVING & DRAINAGE DETAILS
3 of 5	PAVING & DRAINAGE DETAILS
4 of 5	WATER & WASTEWATER DETAILS
5 of 5	POLLUTION PREVENTION PLAN
1 of 1	COMPOSITE UTILITY PLAN
LANDSCAPE	
L-1	EXISTING TREE PLAN
L-2	PLANTING PLAN
L-3	SPECIFICATIONS, NOTES & DETAILS

CODE RESEARCH

PROPOSED PROJECT: 3 STORY TRI-PLEX TOWNHOME BUILDING WITH (2) CAR GARAGE

GOVERNING CODE: FBC 5th EDITION (2014), FFPC 5th EDITION (2014), NFPA 1 FC 2012 EDITION, NFPA 101 LSC 2012 EDITION

BUILDING HEIGHT: 35'-0" TO CROWN OF ROAD

TYPE OF CONSTRUCTION: TYPE VB SPRINKLERED FOR 3-STORY TOWNHOMES

BUILDING DESIGNED: ENCLOSED

WIND SPEED: 170 MPH ULTIMATE WIND SPEED

EXPOSURE: C

ZONING DISTRICT: RM-MEDIUM HIGH DENSITY

HAZARD CLASSIFICATION: ORDINARY HAZARD

REQUIRED SETBACKS: FRONT SETBACK = 25'-0"/30'-0" PROVIDED: FRONT SETBACK = 25'-2"/37'-1"
REAR SETBACK = 25'-0" REAR SETBACK = 28'-4"
SIDE INTERIOR SETBACK = 15'-0"/30'-0" SIDE INTERIOR (WEST) = 15'-0" / 30'-0"
SIDE STREET = 25'-0"/30'-0" SIDE INTERIOR (EAST) = 15'-0" / 30'-0"

DESIGN PARAMETERS

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

EXPOSURE CONDITION C ☒ SEC. R061.2, L.A.5 5th ADDITION (2014) FLORIDA RESIDENTIAL CODE

MEAN ROOF HEIGHT 35'-0" TO CROWN OF ROAD ☒ ASCE 7-10 CHAPTER 26

BUILDING HEIGHT ☒ ≤ 90 FT. (MAY USE LOW RISE PROVISIONS OF THE 5th ADDITION (2014) FLORIDA RESIDENTIAL CODE) ☐ > 90 FT. (ASCE 7-10 CHAPTER 26)

BUILDING DESIGNED AS ☐ PARTIALLY ENCLOSED ☒ ENCLOSED ☐ OPEN ☐ TESTED (WIND TUNNEL)

IMPORTANCE FACTOR (DETERMINED BY BUILDING USE/OCCUPANCY, REFER TO 5th ADDITION (2014) FLORIDA RESIDENTIAL CODE OR ASCE 7-10 CHAPTER 26) 1.0

BASIC WIND VELOCITY PRESSURES: 5th ADDITION (2014) FLORIDA RESIDENTIAL CODE
VERIFY APPROPRIATE POSTTENSIONING FIBER REINFORCED CONCRETE HAVE BEEN APPLIED TO MAIN WIND FORCE RESISTING SYSTEM, OR BUILDING ENVELOPE COMPONENTS AND CLADDING AS APPLICABLE.

5th ADDITION (2014) FLORIDA RESIDENTIAL CODE: 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

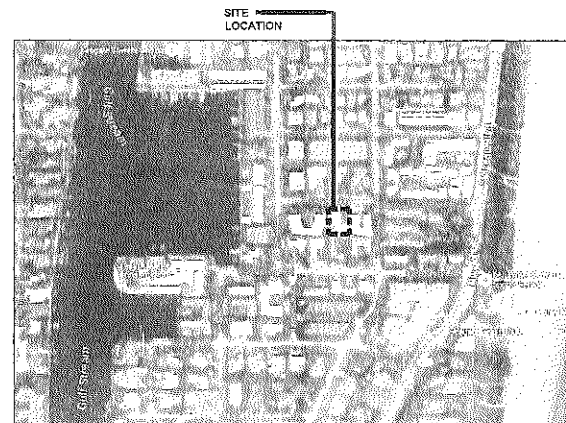
NOTE: ACTUAL DESIGN PRESSURES FOR ALL EXTERIOR WINDOWS, DOORS, GARAGE DOORS, AND SIMILAR ENVELOPE ELEMENTS MUST BE INDICATED ON CONSTRUCTION PLANS.

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 ☒ YES ☐ NO (IF NO, INDICATE REASON)

LOCATION MAP



CIVIL ENGINEER

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

LAND SURVEYOR

RENNER BURGESS, INC.
1 S.E. 4TH AVE SUITE 212
DELRAY BEACH, FL 33483
TELEPHONE: 561-243-4624

CLIENT

GRACE DEVELOPMENT
4734 WILDEWOOD DR.
DELRAY BEACH, FL 33445

ARCHITECT

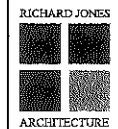
RICHARD JONES ARCHITECTURE
10 S.E. FIRST AVENUE, SUITE 102
DELRAY BEACH, FL 33444
TELEPHONE: 561-274-9186

STRUCTURAL

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

LANDSCAPE

DAVE BODKER LANDSCAPE
ARCHITECTURE
601 N. CONGRESS AVE SUITE 105-A
DELRAY BEACH, FL 33445
CELL: 561-276-6311
FAX: 561-276-3869



1958 FIRST AVENUE SUITE 102
DELRAY BEACH, FLORIDA 33444
V. JONES | P. JONES
A.A.26001617 | 1026001616

WWW.RJAARCHITECTURE.COM

1020 LANGER WAY
DELRAY BEACH, FLORIDA

CIVIL ENGINEER
JDA WILDEWOOD DR.
DELRAY BEACH, FL 33445

FLORIDA LICENSE

A.A.26001617 | 1026001616

CONSTRUCTION # 15-019
DESIGNED BY RJ
DRAWN BY RJ
PLAN REVIEW BY RJ

SUBMITTALS
CLASS V SUBMITTAL
02 10 15

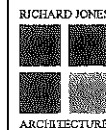
REVISIONS

COVER SHEET

CVR

RICHARD JONES ARCHITECTURE

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1020 LANGER WAY
DELAIR BEACH, FLORIDA

GRACE DEVELOPMENT
474 WILLOWOOD DR.
DELAIR BEACH, FL 33445

FLORIDA LICENSE #

AA20001017 | 1030001036

COLLUSION 2 15-01

DESIGNER: RJ

DRAWN BY: RJ

PLAN REVIEW: RJ

3/18/2024

CLASS V SUBMITTAL

04.19.24

REVISIONS

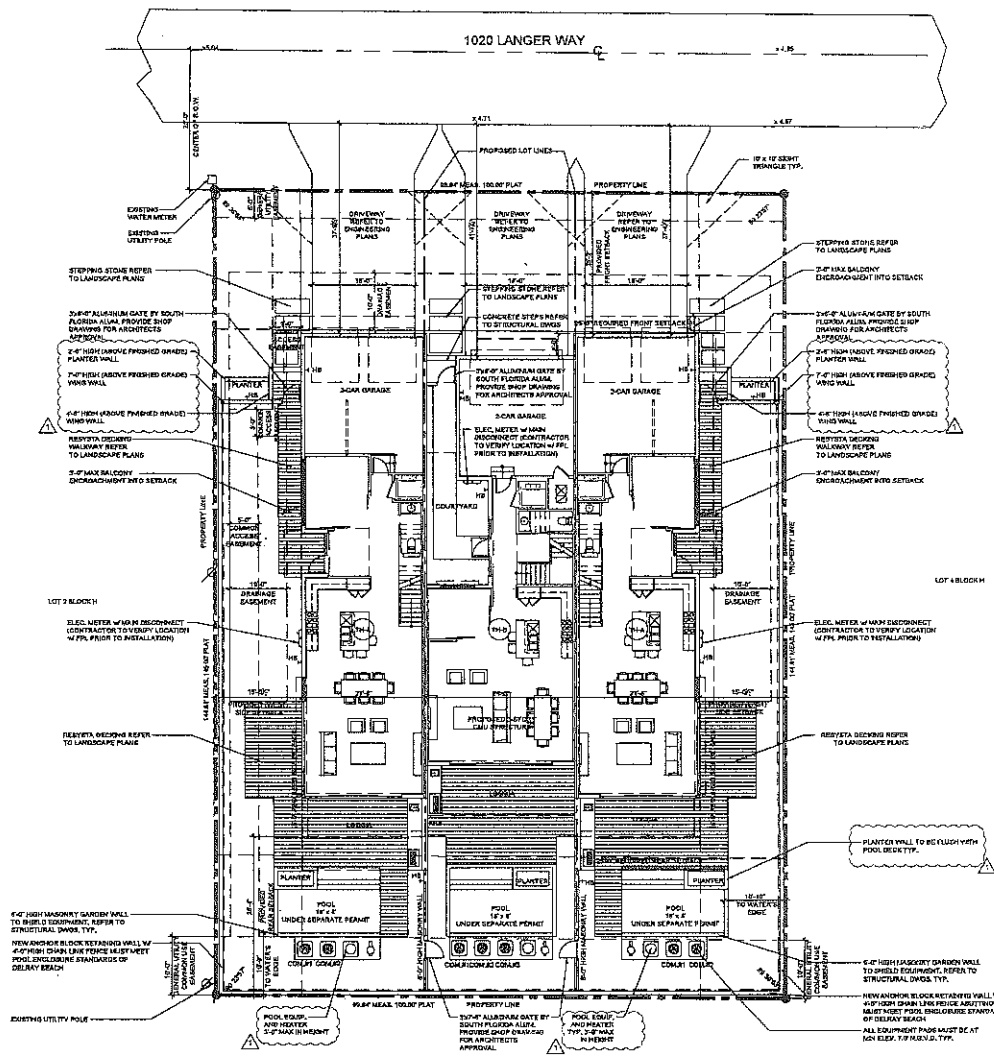
1. ZONING COMMENTS

11.21.24

SITE PLAN

SP-1

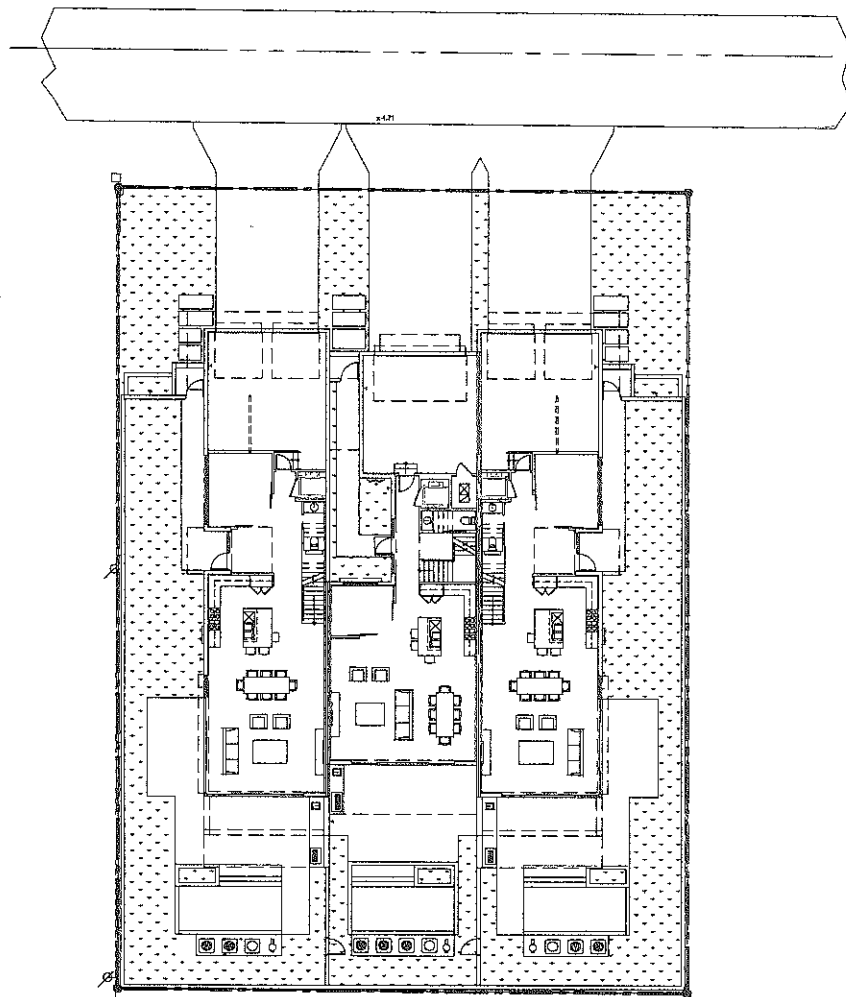
RICHARD JONES ARCHITECTURE



Site Plan

Scale: 1"=10'

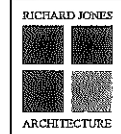
CODE DATA			
OWNER DESIGNATION:	DELAIR BEACH, FLORIDA		
PROPOSED PROJECT:	PROPOSED 3-STOREY TOWNHOME BUILDING		
APPLICANT'S ADDRESS:	1020 LANGER WAY, DELAIR BEACH, FLORIDA 33445		
TYPE OF CONSTRUCTION:	TOWNHOME DEVELOPMENT		
PROPERTY ADDRESS:	1020 LANGER WAY, DELAIR BEACH, FLORIDA		
PROJECT DATA			
	SQ. FEET	% OF SITE	CITY REQUIREMENT
TOTAL SITE AREA	14,471 SQ. FT.	100%	
TOTAL BUILDING FOOTPRINT	5,781 SQ. FT.	39.9%	
PARKING/SPAVED AREA	1,462 SQ. FT.	10.1%	
SEWAGE/POOL DECKS	2,461 SQ. FT.	17.0%	
WATER BODIES	N/A	N/A	
TOTAL IMPROVEMENTS AREA	10,699 SQ. FT.	73.9%	
TOTAL PERCENTAGE	4,471 SQ. FT.	30.9%	25% MIN
OPEN SPACE	4,471 SQ. FT.	30.9%	40% MAX
LOT COVERAGE	5,781 SQ. FT.	39.9%	
NUMBER OF DWELLING UNITS	3		
DWELLING UNITS PER ACRE	8.27 UNITS PER ACRE		
BUILDING DATA			
BUILDING SETBACKS PURSUANT TO CITY 2017 ORDINANCE	REQUIRED	PROPOSED	NOTES
FRONT	20'-0"	20'-0"	
REAR SIDE (EAST SIDE)	15'-0"	15'-0"	15'-0" SETBACK TO 15'-0"
REAR SIDE (WEST SIDE)	15'-0"	15'-0"	15'-0" SETBACK TO 15'-0"
SIDE STREET	25'-0"	N/A	
REAR	25'-0"	25'-0"	
HEIGHT	35'-0"	35'-0"	1' ABOVE THE CROWN OF ROAD
PARKING BREAKDOWN			
PARKING REQUIREMENTS			
3 BEDROOM UNIT: CALCULATED AT 2 SPACES PER UNIT + 3 IN 4 SPACES			
SUITE FURNISHING: FOR THE FIRST 20 UNITS 10 SPACES PER UNIT + 3 IN 4 SPACES			
TOTAL REQUIRED = 73 SPACES			
PARKING PROVIDED			
GARAGE:	N/A SPACES		
DRIVEWAY:	N/A SPACES - POOL SIZE 16' X 8'		
TOTAL:	N/A SPACES - NO COMPLIANT		
LEGAL DESCRIPTION			
LOT 3 BLOCK 1 JUNE 18, 1980'S VILLAGE AS RECORDED IN PLAT BOOK 24 PAGE 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LOTS 3 AND 4, LOTS 5 AND 6, LOTS 7 AND 8, LOTS 9 AND 10, LOTS 11 AND 12, LOTS 13 AND 14, LOTS 15 AND 16, LOTS 17 AND 18, LOTS 19 AND 20, LOTS 21 AND 22, LOTS 23 AND 24, LOTS 25 AND 26, LOTS 27 AND 28, LOTS 29 AND 30, LOTS 31 AND 32, LOTS 33 AND 34, LOTS 35 AND 36, LOTS 37 AND 38, LOTS 39 AND 40, LOTS 41 AND 42, LOTS 43 AND 44, LOTS 45 AND 46, LOTS 47 AND 48, LOTS 49 AND 50, LOTS 51 AND 52, LOTS 53 AND 54, LOTS 55 AND 56, LOTS 57 AND 58, LOTS 59 AND 60, LOTS 61 AND 62, LOTS 63 AND 64, LOTS 65 AND 66, LOTS 67 AND 68, LOTS 69 AND 70, LOTS 71 AND 72, LOTS 73 AND 74, LOTS 75 AND 76, LOTS 77 AND 78, LOTS 79 AND 80, LOTS 81 AND 82, LOTS 83 AND 84, LOTS 85 AND 86, LOTS 87 AND 88, LOTS 89 AND 90, LOTS 91 AND 92, LOTS 93 AND 94, LOTS 95 AND 96, LOTS 97 AND 98, LOTS 99 AND 100, LOTS 101 AND 102, LOTS 103 AND 104, LOTS 105 AND 106, LOTS 107 AND 108, LOTS 109 AND 110, LOTS 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222, LOTS 223 AND 224, LOTS 225 AND 226, LOTS 227 AND 228, LOTS 229 AND 230, LOTS 231 AND 232, LOTS 233 AND 234, LOTS 235 AND 236, LOTS 237 AND 238, LOTS 239 AND 240, LOTS 241 AND 242, LOTS 243 AND 244, LOTS 245 AND 246, LOTS 247 AND 248, LOTS 249 AND 250, LOTS 251 AND 252, LOTS 253 AND 254, LOTS 255 AND 256, LOTS 257 AND 258, LOTS 259 AND 260, LOTS 261 AND 262, LOTS 263 AND 264, LOTS 265 AND 266, LOTS 267 AND 268, LOTS 269 AND 270, LOTS 271 AND 272, LOTS 273 AND 274, LOTS 275 AND 276, LOTS 277 AND 278, LOTS 279 AND 280, LOTS 281 AND 282, LOTS 283 AND 284, LOTS 285 AND 286, LOTS 287 AND 288, LOTS 289 AND 290, LOTS 291 AND 292, LOTS 293 AND 294, LOTS 295 AND 296, LOTS 297 AND 298, LOTS 299 AND 300, LOTS 301 AND 302, LOTS 303 AND 304, LOTS 305 AND 306, LOTS 307 AND 308, LOTS 309 AND 310, LOTS 311 AND 312, LOTS 313 AND 314, LOTS 315 AND 316, LOTS 317 AND 318, LOTS 319 AND 320, LOTS 321 AND 322, LOTS 323 AND 324, LOTS 325 AND 326, LOTS 327 AND 328, LOTS 329 AND 330, LOTS 331 AND 332, LOTS 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444, LOTS 445 AND 446, LOTS 447 AND 448, LOTS 449 AND 450, LOTS 451 AND 452, LOTS 453 AND 454, LOTS 455 AND 456, LOTS 457 AND 458, LOTS 459 AND 460, LOTS 461 AND 462, LOTS 463 AND 464, LOTS 465 AND 466, LOTS 467 AND 468, LOTS 469 AND 470, LOTS 471 AND 472, LOTS 473 AND 474, LOTS 475 AND 476, LOTS 477 AND 478, LOTS 479 AND 480, LOTS 481 AND 482, LOTS 483 AND 484, LOTS 485 AND 486, LOTS 487 AND 488, LOTS 489 AND 490, LOTS 491 AND 492, LOTS 493 AND 494, LOTS 495 AND 496, LOTS 497 AND 498, LOTS 499 AND 500, LOTS 501 AND 502, LOTS 503 AND 504, LOTS 505 AND 506, LOTS 507 AND 508, LOTS 509 AND 510, LOTS 511 AND 512, LOTS 513 AND 514, LOTS 515 AND 516, LOTS 517 AND 518, LOTS 519 AND 520, LOTS 521 AND 522, LOTS 523 AND 524, LOTS 525 AND 526, LOTS 527 AND 528, LOTS 529 AND 530, LOTS 531 AND 532, LOTS 533 AND 534, LOTS 535 AND 536, LOTS 537 AND 538, LOTS 539 AND 540, LOTS 541 AND 542, LOTS 543 AND 544, LOTS 545 AND 546, LOTS 547 AND 548, LOTS 549 AND 550, LOTS 551 AND 552, LOTS 553 AND 554, LOTS 555 AND 556, LOTS 557 AND 558, LOTS 559 AND 560, LOTS 561 AND 562, LOTS 563 AND 564, LOTS 565 AND 566, LOTS 567 AND 568, LOTS 569 AND 570, LOTS 571 AND 572, LOTS 573 AND 574, LOTS 575 AND 576, LOTS 577 AND 578, LOTS 579 AND 580, LOTS 581 AND 582, LOTS 583 AND 584, LOTS 585 AND 586, LOTS 587 AND 588, LOTS 589 AND 590, LOTS 591 AND 592, LOTS 593 AND 594, LOTS 595 AND 596, LOTS 597 AND 598, LOTS 599 AND 600, LOTS 601 AND 602, LOTS 603 AND 604, LOTS 605 AND 606, LOTS 607 AND 608, LOTS 609 AND 610, LOTS 611 AND 612, LOTS 613 AND 614, LOTS 615 AND 616, LOTS 617 AND 618, LOTS 619 AND 620, LOTS 621 AND 622, LOTS 623 AND 624, LOTS 625 AND 626, LOTS 627 AND 628, LOTS 629 AND 630, LOTS 631 AND 632, LOTS 633 AND 634, LOTS 635 AND 636, LOTS 637 AND 638, LOTS 639 AND 640, LOTS 641 AND 642, LOTS 643 AND 644, LOTS 645 AND 646, LOTS 647 AND 648, LOTS 649 AND 650, LOTS 651 AND 652, LOTS 653 AND 654, LOTS 655 AND 656, LOTS 657 AND 658, LOTS 659 AND 660, LOTS 661 AND 662, LOTS 663 AND 664, LOTS 665 AND 666, LOTS 667 AND 668, LOTS 669 AND 670, LOTS 671 AND 672, LOTS 673 AND 674, LOTS 675 AND 676, LOTS 677 AND 678, LOTS 679 AND 680, LOTS 681 AND 682, LOTS 683 AND 684, LOTS 685 AND 686, LOTS 687 AND 688, LOTS 689 AND 690, LOTS 691 AND 692, LOTS 693 AND 694, LOTS 695 AND 696, LOTS 697 AND 698, LOTS 699 AND 700, LOTS 701 AND 702, LOTS 703 AND 704, LOTS 705 AND 706, LOTS 707 AND 708, LOTS 709 AND 710, LOTS 711 AND 712, LOTS 713 AND 714, LOTS 715 AND 716, LOTS 717 AND 718, LOTS 719 AND 720, LOTS 721 AND 722, LOTS 723 AND 724, LOTS 725 AND 726, LOTS 727 AND 728, LOTS 729 AND 730, LOTS 731 AND 732, LOTS 733 AND 734, LOTS 735 AND 736, LOTS 737 AND 738, LOTS 739 AND 740, LOTS 741 AND 742, LOTS 743 AND 744, LOTS 745 AND 746, LOTS 747 AND 748, LOTS 749 AND 750, LOTS 751 AND 752, LOTS 753 AND 754, LOTS 755 AND 756, LOTS 757 AND 758, LOTS 759 AND 760, LOTS 761 AND 762, LOTS 763 AND 764, LOTS 765 AND 766, LOTS 767 AND 768, LOTS 769 AND 770, LOTS 771 AND 772, LOTS 773 AND 774, LOTS 775 AND 776, LOTS 777 AND 778, LOTS 779 AND 780, LOTS 781 AND 782, LOTS 783 AND 784, LOTS 785 AND 786, LOTS 787 AND 788, LOTS 789 AND 790, LOTS 791 AND 792, LOTS 793 AND 794, LOTS 795 AND 796, LOTS 797 AND 798, LOTS 799 AND 800, LOTS 801 AND 802, LOTS 803 AND 804, LOTS 805 AND 806, LOTS 807 AND 808, LOTS 809 AND 810, LOTS 811 AND 812, LOTS 813 AND 814, LOTS 815 AND 816, LOTS 817 AND 818, LOTS 819 AND 820, LOTS 821 AND 822, LOTS 823 AND 824, LOTS 825 AND 826, LOTS 827 AND 828, LOTS 829 AND 830, LOTS 831 AND 832, LOTS 833 AND 834, LOTS 835 AND 836, LOTS 837 AND 838, LOTS 839 AND 840, LOTS 841 AND 842, LOTS 843 AND 844, LOTS 845 AND 846, LOTS 847 AND 848, LOTS 849 AND 850, LOTS 851 AND 852, LOTS 853 AND 854, LOTS 855 AND 856, LOTS 857 AND 858, LOTS 859 AND 860, LOTS 861 AND 862, LOTS 863 AND 864, LOTS 865 AND 866, LOTS 867 AND 868, LOTS 869 AND 870, LOTS 871 AND 872, LOTS 873 AND 874, LOTS 875 AND 876, LOTS 877 AND 878, LOTS 879 AND 880, LOTS 881 AND 882, LOTS 883 AND 884, LOTS 885 AND 886, LOTS 887 AND 888, LOTS 889 AND 890, LOTS 891 AND 892, LOTS 893 AND 894, LOTS 895 AND 896, LOTS 897 AND 898, LOTS 899 AND 900, LOTS 901 AND 902, LOTS 903 AND 904, LOTS 905 AND 906, LOTS 907 AND 908, LOTS 909 AND 910, LOTS 911 AND 912, LOTS 913 AND 914, LOTS 915 AND 916, LOTS 917 AND 918, LOTS 919 AND 920, LOTS 921 AND 922, LOTS 923 AND 924, LOTS 925 AND 926, LOTS 927 AND 928, LOTS 929 AND 930, LOTS 931 AND 932, LOTS 933 AND 934, LOTS 935 AND 936, LOTS 937 AND 938, LOTS 939 AND 940, LOTS 941 AND 942, LOTS 943 AND 944, LOTS 945 AND 946, LOTS 947 AND 948, LOTS 949 AND 950, LOTS 951 AND 952, LOTS 953 AND 954, LOTS 955 AND 956, LOTS 957 AND 958, LOTS 959 AND 960, LOTS 961 AND 962, LOTS 963 AND 964, LOTS 965 AND 966, LOTS 967 AND 968, LOTS 969 AND 970, LOTS 971 AND 972, LOTS 973 AND 974, LOTS 975 AND 976, LOTS 977 AND 978, LOTS 979 AND 980, LOTS 981 AND 982, LOTS 983 AND 984, LOTS 985 AND 986, LOTS 987 AND 988, LOTS 989 AND 990, LOTS 991 AND 992, LOTS 993 AND 994, LOTS 995 AND 996, LOTS 997 AND 998, LOTS 999 AND 1000, LOTS 1001 AND 1002, LOTS 1003 AND 1004, LOTS 1005 AND 1006, LOTS 1007 AND 1008, LOTS 1009 AND 1010, LOTS 1011 AND 1012, LOTS 1013 AND 1014, LOTS 1015 AND 1016, LOTS 1017 AND 1018, LOTS 1019 AND 1020, LOTS 1021 AND 1022, LOTS 1023 AND 1024, LOTS 1025 AND 1026, LOTS 1027 AND 1028, LOTS 1029 AND 1030, LOTS 1031 AND 1032, LOTS 1033 AND 1034, LOTS 1035 AND 1036, LOTS 1037 AND 1038, LOTS 1039 AND 1040, LOTS 1041 AND 1042, LOTS 1043 AND 1044, LOTS 1045 AND 1046, LOTS 1047 AND 1048, LOTS 1049 AND 1050, LOTS 1051 AND 1052, LOTS 1053 AND 1054, LOTS 1055 AND 1056, LOTS 1057 AND 1058, LOTS 1059 AND 1060, LOTS 1061 AND 1062, LOTS 1063 AND 1064, LOTS 1065 AND 1066, LOTS 1067 AND 1068, LOTS 1069 AND 1070, LOTS 1071 AND 1072, LOTS 1073 AND 1074, LOTS 1075 AND 1076, LOTS 1077 AND 1078, LOTS 1079 AND 1080, LOTS 1081 AND 1082, LOTS 1083 AND 1084, LOTS 1085 AND 1086, LOTS 1087 AND 1088, LOTS 1089 AND 1090, LOTS 1091 AND 1092, LOTS 1093 AND 1094, LOTS 1095 AND 1096, LOTS 1097 AND 1098, LOTS 1099 AND 1100, LOTS 1101 AND 1102, LOTS 1103 AND 1104, LOTS 1105 AND 1106, LOTS 1107 AND 1108, LOTS 1109 AND 1110, LOTS 1111 AND 1112, LOTS 1113 AND 1114, LOTS 1115 AND 1116, LOTS 1117 AND 1118, LOTS 1119 AND 1120, LOTS 1121 AND 1122, LOTS 1123 AND 1124, LOTS 1125 AND 1126, LOTS 1127 AND 1128, LOTS 1129 AND 1130, LOTS 1131 AND 1132, LOTS 1133 AND 1134, LOTS 1135 AND 1136, LOTS 1137 AND 1138, LOTS 1139 AND 1140, LOTS 1141 AND 1142, LOTS 1143 AND 1144, LOTS 1145 AND 1146, LOTS 1147 AND 1148, LOTS 1149 AND 1150, LOTS 1151 AND 1152, LOTS 1153 AND 1154, LOTS 1155 AND 1156, LOTS 1157 AND 1158, LOTS 1159 AND 1160, LOTS 1161 AND 1162, LOTS 1163 AND 1164, LOTS 1165 AND 1166, LOTS 1167 AND 1168, LOTS 1169 AND 1170, LOTS 1171 AND 1172, LOTS 1173 AND 1174, LOTS 1175 AND 1176, LOTS 1177 AND 1178, LOTS 1179 AND 1180, LOTS 1181 AND 1182, LOTS 1183 AND 1184, LOTS 1185 AND 1186, LOTS 1187 AND 1188, LOTS 1189 AND 1190, LOTS 1191 AND 1192, LOTS 1193 AND 1194, LOTS 1195 AND 1196, LOTS 1197 AND 1198, LOTS 1199 AND 1200, LOTS 1201 AND 1202, LOTS 1203 AND 1204, LOTS 1205 AND 1206, LOTS 1207 AND 1208, LOTS 1209 AND 1210, LOTS 1211 AND 1212, LOTS 1213 AND 1214, LOTS 1215 AND 1216, LOTS 1217 AND 1218, LOTS 1219 AND 1220, LOTS 1221 AND 1222, LOTS 1223 AND 1224, LOTS 1225 AND 1226, LOTS 1227 AND 1228, LOTS 1229 AND 1230, LOTS 1231 AND 1232, LOTS 1233 AND 1234, LOTS 1235 AND 1236, LOTS 1237 AND 1238, LOTS 1239 AND 1240, LOTS 1241 AND 1242, LOTS 1243 AND 1244, LOTS 1245 AND 1246, LOTS 1247 AND 1248, LOTS 1249 AND 1250, LOTS 1251 AND 1252, LOTS 1253 AND 1254, LOTS 1255 AND 1256, LOTS 1257 AND 1258, LOTS 1259 AND 1260, LOTS 1261 AND 1262, LOTS 1263 AND 1264, LOTS 1265 AND 1266, LOTS 1267 AND 1268, LOTS 1269 AND 1270, LOTS 1271 AND 1272, LOTS 1273 AND 1274, LOTS 1275 AND 1276, LOTS 1277 AND 1278, LOTS 1279 AND 1280, LOTS 1281 AND 1282, LOTS 1283 AND 1284, LOTS 1285 AND 1286, LOTS 1287 AND 1288, LOTS 1289 AND 1290, LOTS 1291 AND 1292, LOTS 1293 AND 1294, LOTS 1295 AND 1296, LOTS 1297 AND 1298, LOTS 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1399 AND 1400, LOTS 1401 AND 1402, LOTS 1403 AND 1404, LOTS 1405 AND 1406, LOTS 1407 AND 1408, LOTS 1409 AND 1410, LOTS 1411 AND 1412, LOTS 1413 AND 1414, LOTS 1415 AND 1416, LOTS 1417 AND 1418, LOTS 1419 AND 1420, LOTS 1421 AND 1422, LOTS 1423 AND 1424, LOTS 1425 AND 1426, LOTS 1427 AND 1428, LOTS 1429 AND 1430, LOTS 1431 AND 1432, LOTS 1433 AND 1434, LOTS 1435 AND 1436, LOTS 1437 AND 1438, LOTS 1439 AND 1440, LOTS 1441 AND 1442, LOTS 1443 AND 1444, LOTS 1445 AND 1446, LOTS 1447 AND 1448, LOTS 1449 AND 1450, LOTS 1451 AND 1452, LOTS 1453 AND 1454, LOTS 1455 AND 1456, LOTS 1457 AND 1458, LOTS 1459 AND 1460, LOTS 1461 AND 1462, LOTS 1463 AND 1464, LOTS 1465 AND 1466, LOTS 1467 AND 1468, LOTS 1469 AND 1470, LOTS 1471 AND 1472, LOTS 1473 AND 1474, LOTS 1475 AND 1476, LOTS 1477 AND 1478, LOTS 1479 AND 1480, LOTS 1481 AND 1482, LOTS 1483 AND 1484, LOTS 1485 AND 1486, LOTS 1487 AND 1488, LOTS 1489 AND 1490, LOTS 1491 AND 1492, LOTS 1493 AND 1494, LOTS 1495 AND 1496, LOTS 1497 AND 1498, LOTS 1499 AND 1500, LOTS 1501 AND 1502, LOTS 1503 AND 1504, LOTS 1505 AND 1506, LOTS 1507 AND 1508, LOTS 1509 AND 1510, LOTS 1511 AND 1512, LOTS 1513 AND 1514, LOTS 1515 AND 1516, LOTS 1517 AND 1518, LOTS 1519 AND 1520, LOTS 1521 AND 1522, LOTS 1523 AND 1524, LOTS 1525 AND 1526, LOTS 1527 AND 1528, LOTS 1529 AND 1530, LOTS 1531 AND 1532, LOTS 1533 AND 1534, LOTS 1535 AND 1536, LOTS 1537 AND 1538, LOTS 1539 AND 1540, LOTS 1541 AND 1542, LOTS 1543 AND 1544, LOTS 1545 AND 1546, LOTS 1547 AND 1548, LOTS 1549 AND 1550, LOTS 1551 AND 1552, LOTS 1553 AND 1554, LOTS 1555 AND 1556, LOTS 1557 AND 1558, LOTS 1559 AND 1560, LOTS 1561 AND 1562, LOTS 1563 AND 1564, LOTS 1565 AND 1566, LOTS 1567 AND 1568, LOTS 1569 AND 1570, LOTS 1571 AND 1572, LOTS 1573 AND 1574, LOTS 1575 AND 1576, LOTS 1577 AND 1578, LOTS 1579 AND 1580, LOTS 1581 AND 1582, LOTS 1583 AND 1584, LOTS 1585 AND 1586, LOTS 1587 AND 1588, LOTS 1589 AND 1590, LOTS 1591 AND 1592, LOTS 1593 AND 1594, LOTS 1595 AND 1596, LOTS 1597 AND 1598, LOTS 1599 AND 1600, LOTS 1601 AND 1602, LOTS 1603 AND 1604, LOTS 1605 AND 1606, LOTS 1607 AND 1608, LOTS 1609 AND 1610, LOTS 1611 AND 1612, LOTS 1613 AND 1614, LOTS 1615 AND 1616, LOTS 1617 AND 1618, LOTS 1619 AND 1620, LOTS 1621 AND 1622, LOTS 1623 AND 1624, LOTS 1625 AND 1626, LOTS 1627 AND 1628, LOTS 1629 AND 1630, LOTS 1631 AND 1632, LOTS 1633 AND 1634, LOTS 1635 AND 1636, LOTS 1637 AND 1638, LOTS 1639 AND 1640, LOTS 1641 AND 1642, LOTS 1643 AND 1644, LOTS 1645 AND 1646, LOTS 1647 AND 1648, LOTS 1649 AND 1650, LOTS 1651 AND 1652, LOTS 1653 AND 1654, LOTS 1655 AND 1656, LOTS 1657 AND 1658, LOTS 1659 AND 1660, LOTS 1661 AND 1662, LOTS 1663 AND 1664, LOTS 1665 AND 1666, LOTS 1667 AND 1668, LOTS 1669 AND 1670, LOTS 1671 AND 1672, LOTS 1673 AND 1674, LOTS 1675 AND 1676, LOTS 1677 AND 1678, LOTS 1679 AND 1680, LOTS 1681 AND 1682, LOTS 1683 AND 1684, LOTS 1685 AND 1686, LOTS 1687 AND 1688, LOTS 1689 AND 1690, LOTS 1691 AND 1692, LOTS 1693 AND 1694, LOTS 1695 AND 1696, LOTS 1697 AND 1698, LOTS 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Hardscape Plan

Scale: 1"=10'

HARDSCAPE DATA		
BUILDING DETACHES PURSUANT TO CITY ZONING CODES		
	PROVIDED	KEY
SUPERVISOR AREA	10000 SQ. FT.	(NO PATCH)
PERVIOUS AREA	4,100 SQ. FT.	



RICHARD JONES
ARCHITECTURE

175 E. FORT AVENUE (SUITE 100)
DELRAY BEACH, FLORIDA 33445
V. M. JONES, P. A. JONES, P. A. JONES
ARCHITECT | DELRAY BEACH, FL 33445

1020 LANGER WAY
DELRAY BEACH, FLORIDA

1020 LANGER WAY
DELRAY BEACH, FL 33445

FLORIDA LICENSING

ARCHITECT | 100000000

CONSTRUCTION 3 10/10
DESIGNER 87
DRAWN BY: 10
PLAN REVIEW: 87

SUBMITTALS:
CLASS 4 SUBMITTAL
08/22/15

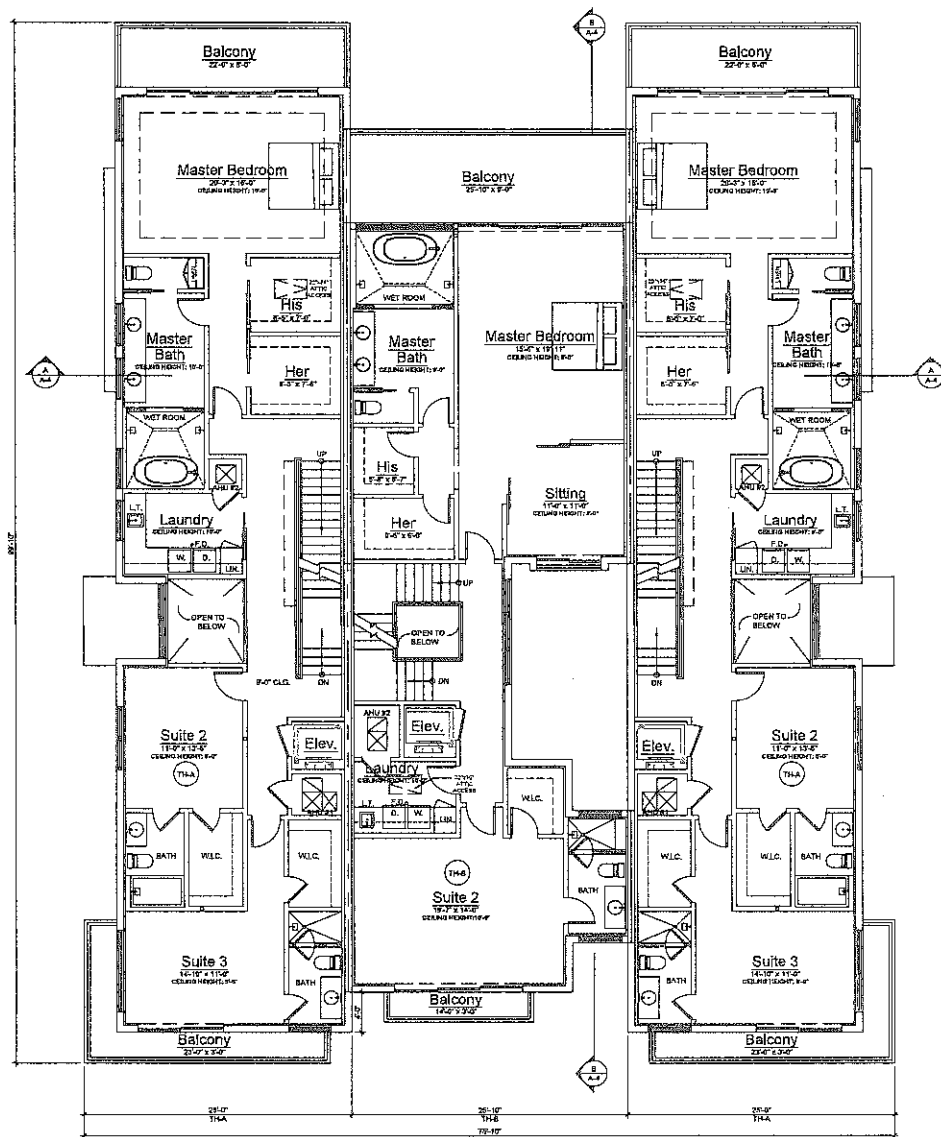
REVISIONS:

HARDSCAPE
PLAN

SP-2

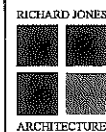
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Second Floor Plan

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



RICHARD JONES
ARCHITECTURE

1015 E. FIRST AVENUE, SUITE 100
DELRAY BEACH, FLORIDA 33444
TEL: 561-271-1100 | FAX: 561-271-1101
WWW.RICHJONESARCHITECTURE.COM

1020 LANGER WAY
DELRAY BEACH, FLORIDA

GRACE DEVELOPMENT
474 WILLOWOOD DR.
DELRAY BEACH, FL 33446

FLORIDA LICENSED

PROJECT NO. 1020 LANGER WAY

DATE: 05/05/2014
DESIGNER: RJ
DRAWN BY: RJ
FILED REVIEW: RJ

SUBMITTALS:
CLASS V SUBMITTAL
05/05/15

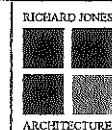
REVISIONS

SECOND
FLOOR PLAN

A-1.2

RICHARD JONES ARCHITECTURE

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193.5 WEST AVENUE (SUITE 100)
DELRAY BEACH, FLORIDA 33446
P 561.231.1141 | F 561.231.0146
AAS20016117 | 1032801026

WWW.RICHARDJONESARCHITECTURE.COM

1020 LANGER WAY
DELRAY BEACH, FLORIDA

DELRAY BEACH, FLORIDA
33446
DELRAY BEACH, FLORIDA

FLORIDA LICENSE

AAS20016117 | 1032801026

CONSTRUCTION 3 15-410

DESIGNED BY 10

PLAN REVIEW BY 81

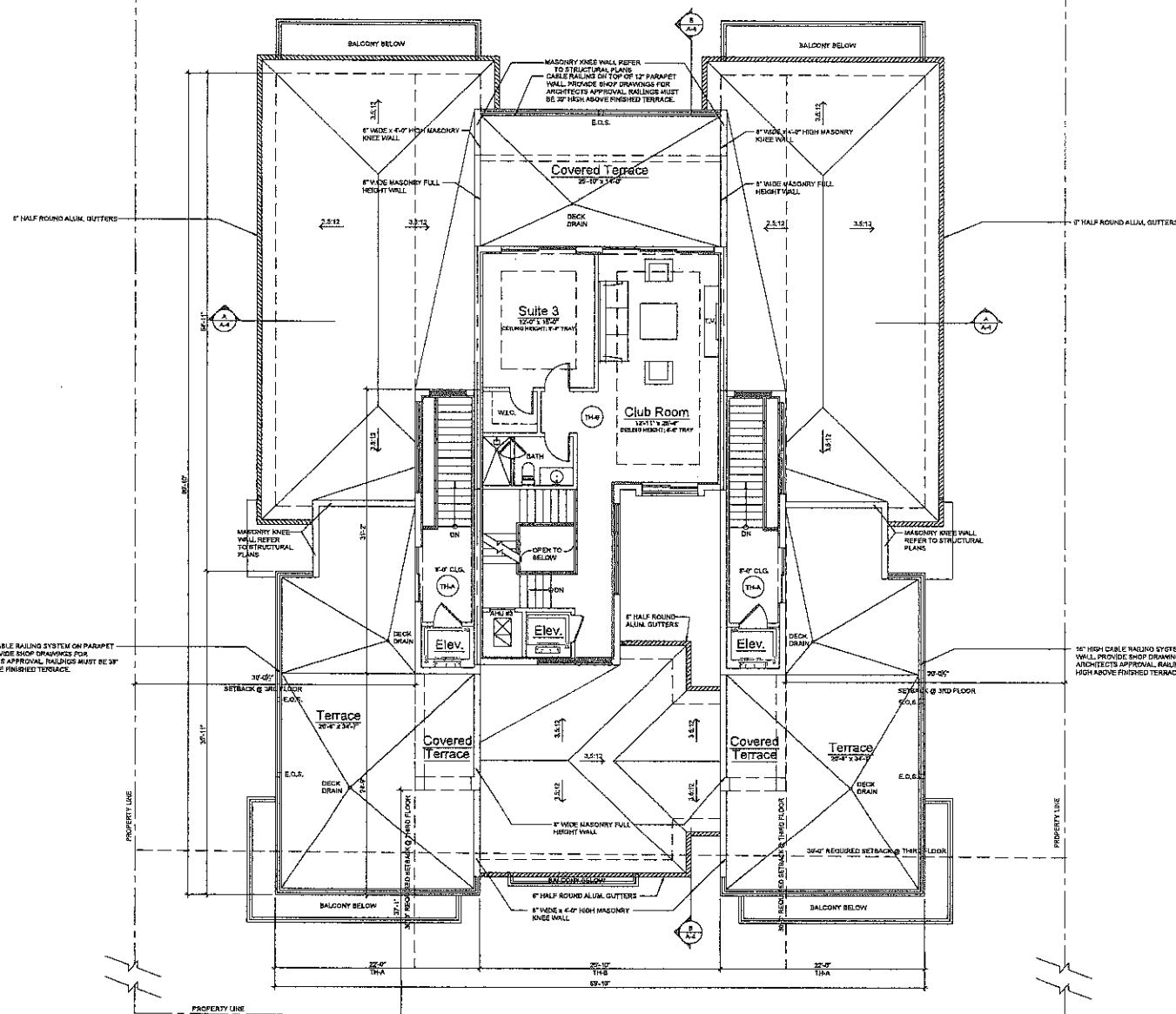
SUBMITTALS: CLASS V SUBMITTAL
REVISIONS

REVISIONS

THIRD FLOOR PLAN

A-1.3

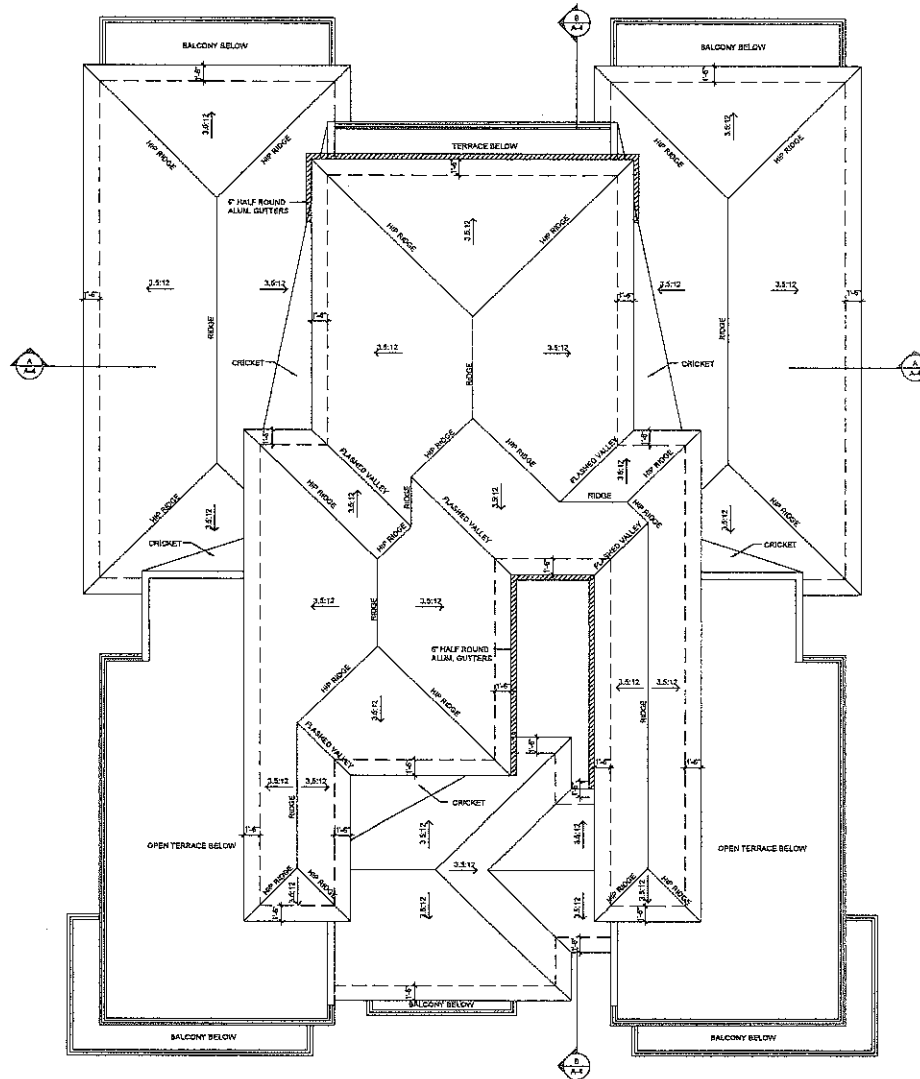
RICHARD JONES ARCHITECTURE



Third Floor Plan

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

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Roof Plan

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

RICHARD JONES
ARCHITECTURE

1115 E FIRST AVENUE | SUITE 100
DELRAY BEACH, FLORIDA 33444
P 561.277.7146 | F 561.277.7046
AA26001817 | 10226001816

WWW.RICHARDJONESARCHITECTURE.COM

1020 LANGER WAY
DELRAY BEACH, FLORIDA
GRACE DEVELOPMENT
4724 WILDEWOOD DR.
DELRAY BEACH, FL 33445

FLORIDA LICENSE

AA26001817 | 10226001816

CONSTRUCTION 13-20
DESIGNER
DRAWN BY
PLAN REVIEW

SUBMITTAL
CLASS V SUBMITTAL
05.12.17

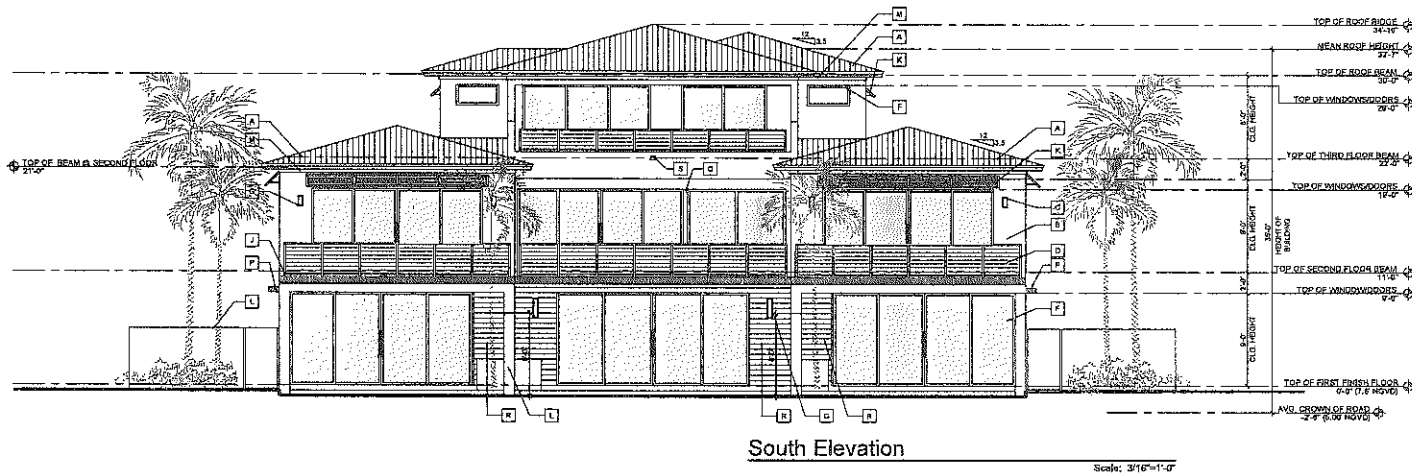
REVISIONS

ROOF PLAN

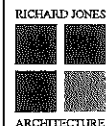
A-2

RICHARD JONES ARCHITECTURE

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ELEVATION NOTES			
A STANDING SEAM METAL ROOF WITH KYNAR FINISH, COLOR TBD	H ALUMINUM GATE SEE SITE PLAN FOR SIZE. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL.	P 6" DEEP CONCRETE OVERSICOT. REFER TO STRUCTURAL DRAWINGS.	
B SMOOTH STUCCO FINISH ON MASONRY WALL.	J TERRACE BALCONY WATER PROOFING SYSTEM & FLASHING-WATERPROOF CLEAR SEALER ON PORCELAIN TILE ON TON SET EPoxy GROUT OVER TRENCH (OR TOLUOL) SLOPE TO EXTERIOR (MIN. 1/8" PER FOOT). INSTALL PER MANUFACTURER'S SPECIFICATIONS. UNDERSIDE OF DECK - SPRAYED POLYURETHANE FIBERGLASS INSULATION WHERE BALCONY ENCLOSURE AC SPACE - MINIMUM AVERAGE R-13 ENTIRE ASSEMBLY.	Q STEEL COLUMN WRAPPED IN BRICK METAL. REFER TO STRUCTURAL PLANS FOR DETAILS.	
C PARAPET WALL W/ SMOOTH STUCCO FINISH	K ALUMINUM TANKING SHUTTER BY SOUTH FLORIDA ALUMINUM. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.	R RESYNTH MATERIAL APPLIED TO MASONRY WALL (COLOR, CAPE COD FINISH). PROVIDE SAMPLE FOR ARCHITECT'S REVIEW AND APPROVAL. REFER TO MANUFACTURER SPECIF FOR INSTALLATION.	
D 33" HIGH CABLE RAILING SYSTEM WITH RECESSED MOUNTED POSTS. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW & APPROVAL.	L MASONRY GARDEN WALL W/ SMOOTH STUCCO FINISH.	S R.O.C. 8" X 4" EMERGENCY OVERSICOT SCOPPER	
E METAL GARAGE DOOR WITH RESYNTH APPLIED MATERIAL. PROVIDE N.O.A. FOR ARCHITECT'S REVIEW AND APPROVAL. REFER TO MANUFACTURER'S SPECIF FOR INSTALLATION.	M 1" WIDE FINISH BOARD 2" EXTRUSION TYP. ENTIRE BUILDING	T 18" HIGH CABLE RAILING SYSTEM ON MASONRY KNEE WALL. REFER TO STRUCTURAL DRAWINGS	
F IMPACT RESISTANT DOORS AND WINDOWS W/ ALUMINUM FRAMES. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL.	N ALUMINUM ADDRESS NUMBER, OWNER SELECTED		
G DECORATIVE LIGHT FIXTURE			



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FLORIDA LICENSE

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CONSTRUCTION 4 15-19

DESIGNED BY 31

PLAN REVIEW BY 31

SUBMITTALS CLASS V SUBMITTAL

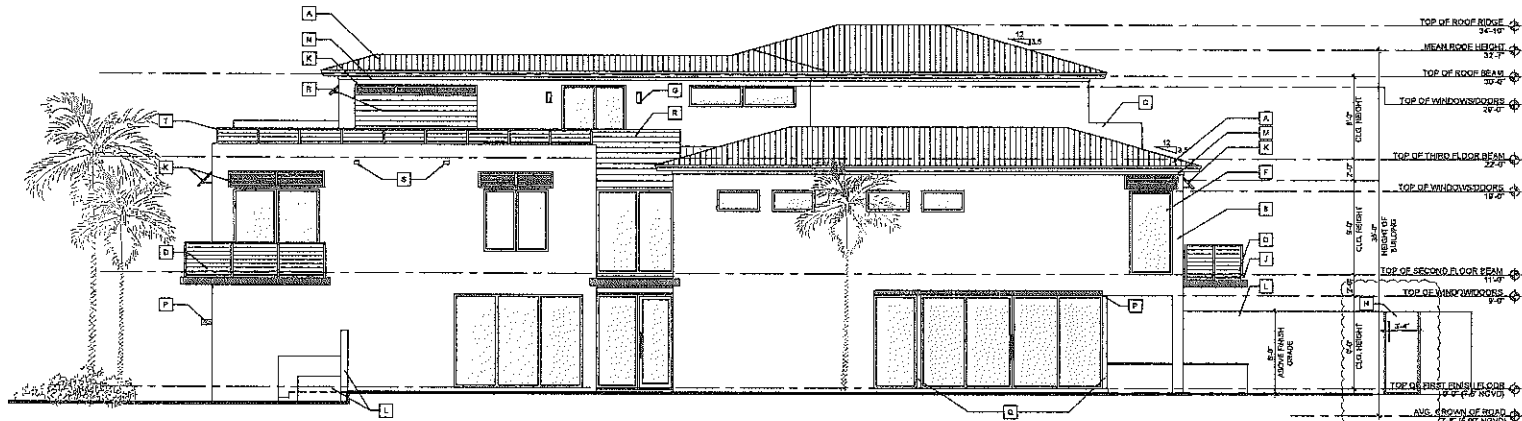
REVISIONS

NORTH AND SOUTH ELEVATION

A-3.1

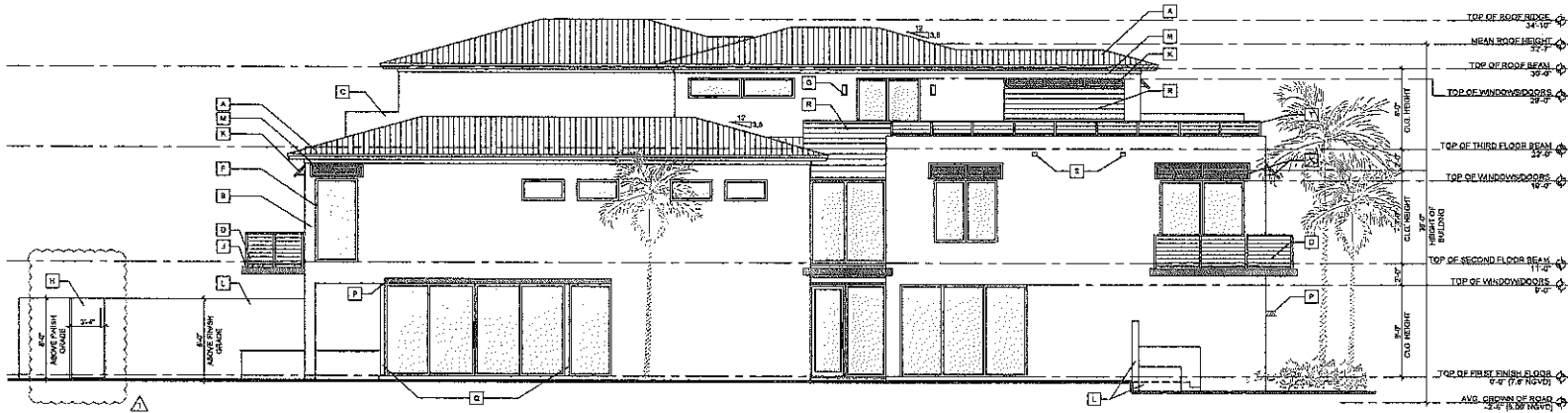
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West Elevation

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



East Elevation

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

ELEVATION NOTES

[A] STANDING SEAM METAL ROOF WITH KYNAR FINISH, COLOR T80	[H] ALUMINUM GATE SEE SITE PLAN FOR SIZE. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL.	[P] 6" DEEP CONCRETE EYEBROW REFER TO STRUCTURAL DRAWINGS
[B] SMOOTH STUCCO FINISH ON MASONRY WALL.	[I] TERRAZZO/SALIC WATER PROOFING SYSTEM & FLASHING-WATERPROOF CLEAR SEALER ON PORCELAIN TILE ON THEN SET EPOXY GROUT OVER TERRAZZO (OR EQUIV.) SLOPE TO EXTERIOR (MIN. 1/8" PER FOOT). INSTALL PER MANUFACTURER'S SPECIFICATIONS. UNDERLIE OF DECK-SPRAYED EXTERIOR PROXIMAL INSULATION WHERE BALCONY ENCLOSED AND SPACE-1 MINIMUM AVERAGE R-19 ENTIRE ASSEMBLY.	[Q] STEEL COLUMN WRAPPED IN BREAK METAL REFER TO STRUCTURAL PLANS FOR DETAILS
[C] PARAFET WALL W/ SMOOTH STUCCO FINISH	[K] ALUMINUM BAHAMA SHUTTER BY SOUTH FLORIDA ALUMINUM. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.	[R] REYESITA MATERIAL APPLIED TO MASONRY WALL (COLOR CAPE COD FINISH). PROVIDE SAMPLE FOR ARCHITECT'S REVIEW AND APPROVAL. REFER TO MANUFACTURE SPEC'S FOR INSTALLATION.
[D] 3/8" HIGH CABLE RAILING SYSTEM WITH RECESSED MOUNTED POSTS. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW & APPROVAL.	[L] MASONRY GARDEN WALL W/ SMOOTH STUCCO FINISH.	[S] 6.0 S.S. 6" X 4" EMERGENCY OVERFLOW SCUPPER
[E] METAL GARAGE DOOR WITH REYESITA-APPLIED MATERIAL. PROVIDE S.D.S. FOR ARCHITECT'S REVIEW AND APPROVAL. REFER TO MANUFACTURE SPEC'S FOR INSTALLATION.	[M] 6" WIDE (W/222 BOARD) 2" EXTRUSION TYP. ENTIRE BUILDING	[T] 1/2" HIGH CABLE RAILING SYSTEM ON MASONRY KNEE WALL. REFER TO STRUCTURAL DRAWINGS
[F] IMPACT RESISTANT DOORS AND WINDOWS W/ ALUMINUM FRAMES. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL.	[N] ALUMINUM ADDRESS NUMBER, OWNER SELECTED	
[G] DECORATIVE LIGHT FIXTURE		

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DESIGNER 3/1
DRAWN BY 13
PLAN REVIEW 12

SUBMITTALS
CLASS 1 SUBMITTAL
06.19.16

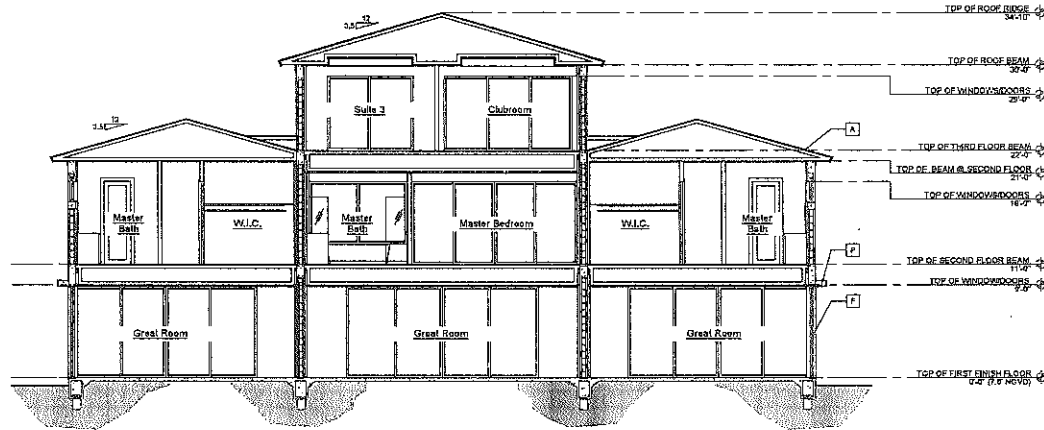
REVISIONS
ZONING COMMENTS
11.21.16

EAST AND
WEST
ELEVATION

A-3.2

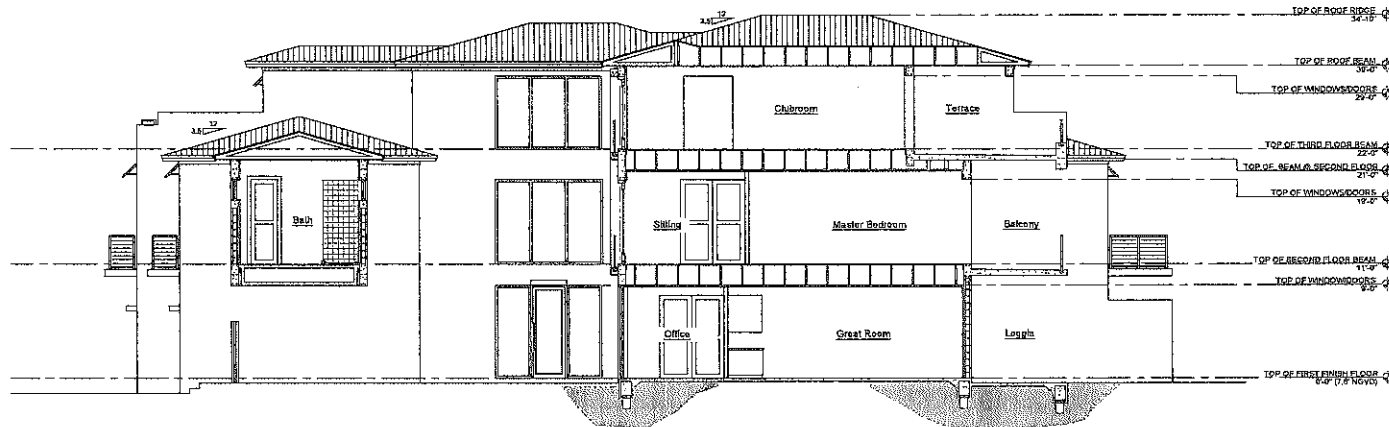
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Building Section 'A'

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

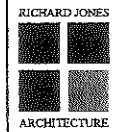


Building Section 'B'

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

ELEVATION NOTES

[A] STANDING SEAM METAL ROOF WITH KYNAR FINISH, COLOR TBD	[H] ALUMINUM GATE SEE GTE PLAN FOR SIZE. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL.	[P] 6" DEEP CONCRETE EYEBROW. REFER TO STRUCTURAL DRAWINGS
[B] SMOOTH STUCCO FINISH ON MASONRY WALL.	[J] TERMOSEALIC WATER PROOFING SYSTEM & FLASHING-WATERPROOF CLEAR SEALER ON PORCELAIN TILE ON TERN SET GROUT OVER TREMO (ON GROUT) ALONE TO EXTERIOR (MIN. 1/8" PER FOOT). INSTALL PER MANUFACTURER'S SPECIFICATIONS. UNDERSIDE OF TACK - SPRAYED TOYENET PROTECTIVE INSULATION WHERE BALCONY ENCLOSED AT SPACE - MINIMUM AVERAGE 8-12 ENTIRE ASSEMBLY.	[Q] STEEL COLLUM WRAPPED IN BREAK METAL. REFER TO STRUCTURAL PLANS FOR DETAILS
[C] PARAPET WALL W/ SMOOTH STUCCO FINISH	[K] ALUMINUM BAYAMA SHUTTER BY SOUTH FLORIDA ALUMINUM. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.	[R] RESYSTA MATERIAL APPLIED TO MASONRY WALL (COLOR: CAPE CODE FINISH). PROVIDE SAMPLE FOR ARCHITECT'S REVIEW AND APPROVAL. REFER TO MANUFACTURE SPEC FOR INSTALLATION.
[D] 36" HIGH CABLE RAILING SYSTEM WITH RIGIDIZED MOUNTED POSTS. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW & APPROVAL.	[L] MASONRY GARDEN WALL W/ SMOOTH STUCCO FINISH.	[S] E.D.S. 6" x 4" EMERGENCY OVERFLOW CUPPER
[E] METAL GARAGE DOOR WITH RESYSTA APPLIED MATERIAL - PROVIDE N.O.A. FOR ARCHITECT'S REVIEW AND APPROVAL. REFER TO MANUFACTURE SPEC FOR INSTALLATION.	[M] 8" WIDE PRIZE BOARD 2" EXTRUSION TYP. ENTIRE BUILDING	[T] 18" HIGH CABLE RAILING SYSTEM ON MASONRY KNEE WALL. REFER TO STRUCTURAL DRAWINGS
[F] IMPACT RESISTANT DOORS AND WINDOWS W/ ALUMINUM FRAMES. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL.	[N] ALUMINUM ADDRESS NUMBER, OWNER SELECTED	
[G] DECORATIVE LIGHT FIXTURE		



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DESIGNER RJ

DRAWN BY: JS

PLAN REVIEW: RJ

SUBMITTALS: CLASS V SUBMITTAL 04.15.15

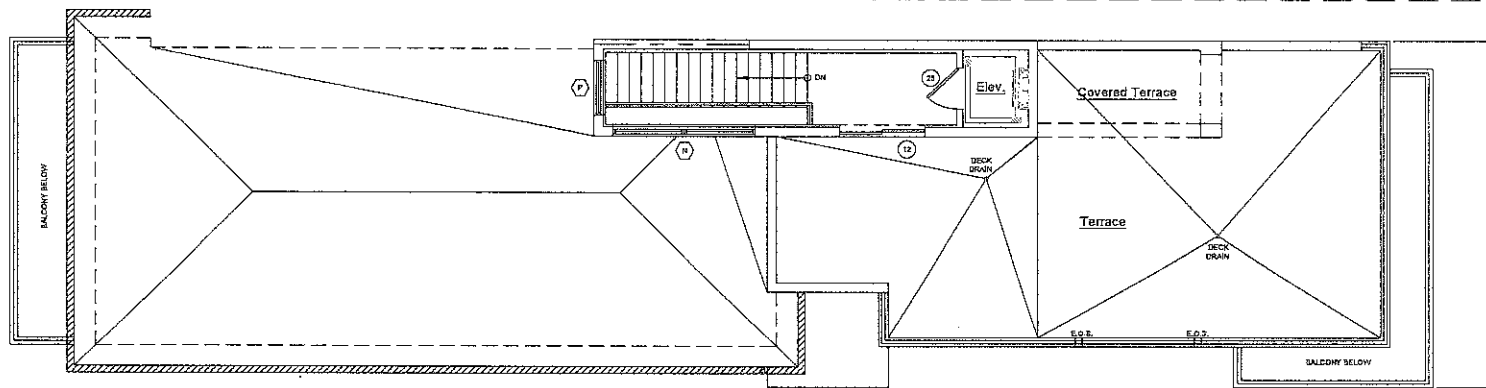
REVISIONS:

BUILDING SECTION

A-4

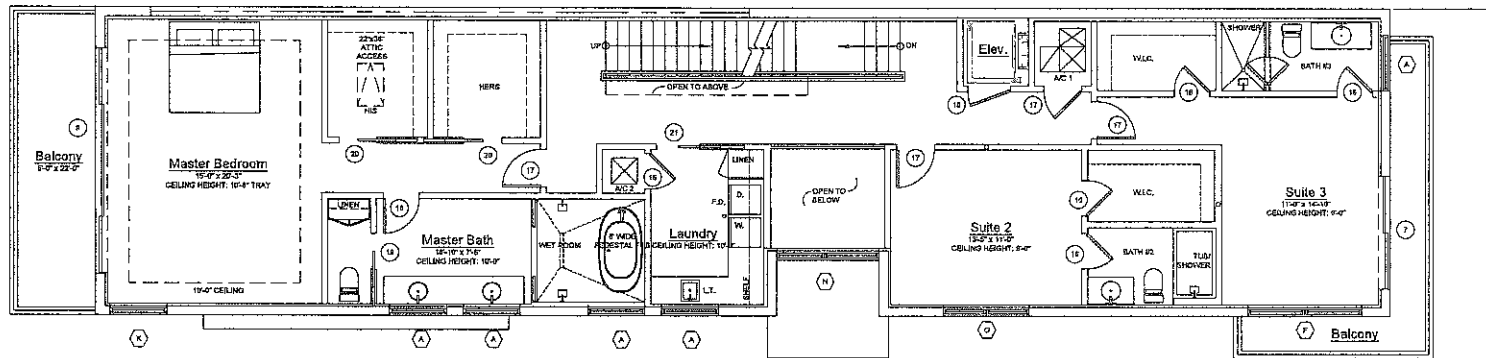
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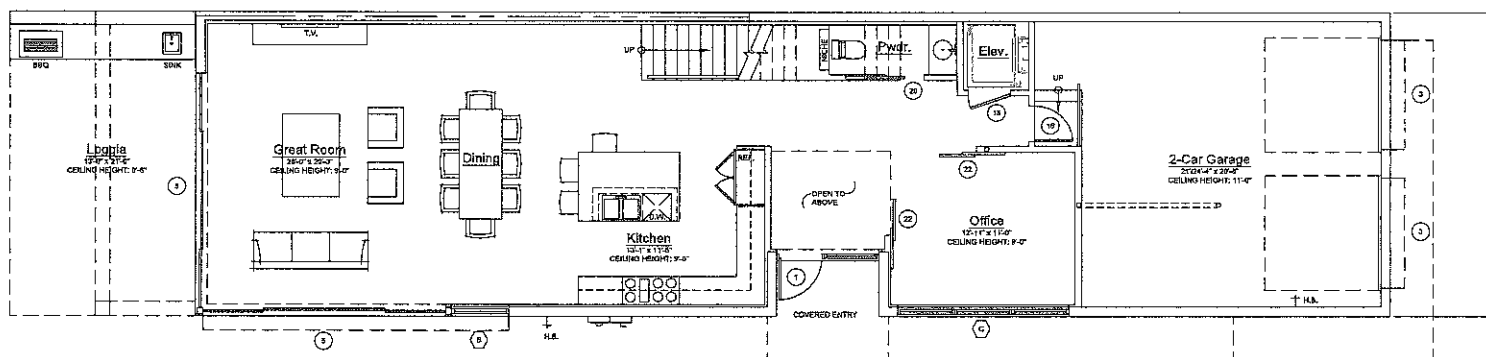
TH-A: Third Floor Plan

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



TH-A: Second Floor Plan

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



TH-A: Ground Floor Plan

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

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PLAN REVIEW: RJ

REVISIONS:

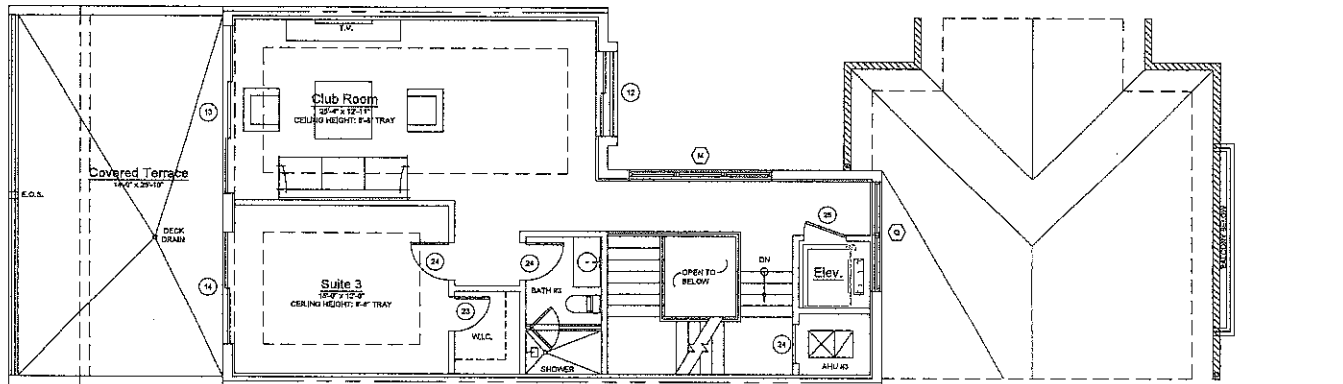
REVISIONS:

ENLARGED
TH-A UNIT
PLAN

A-5.1

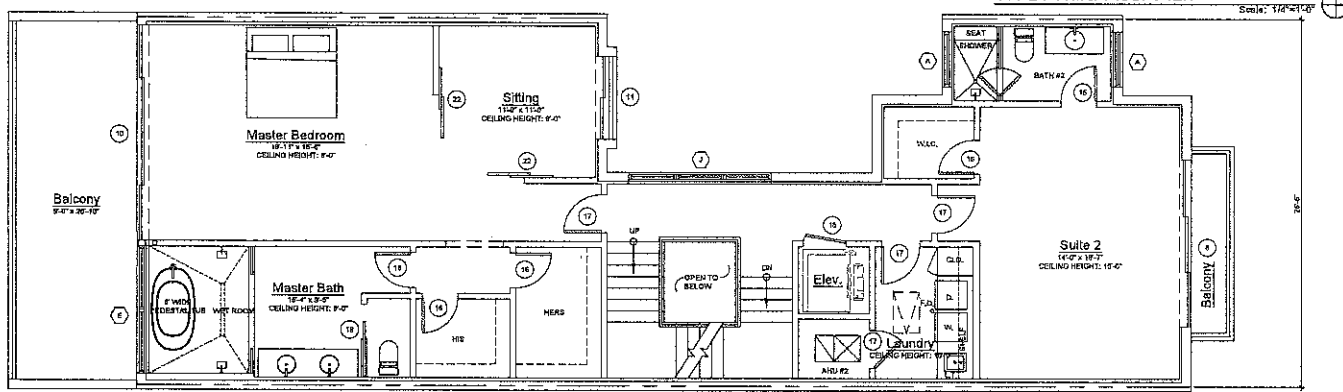
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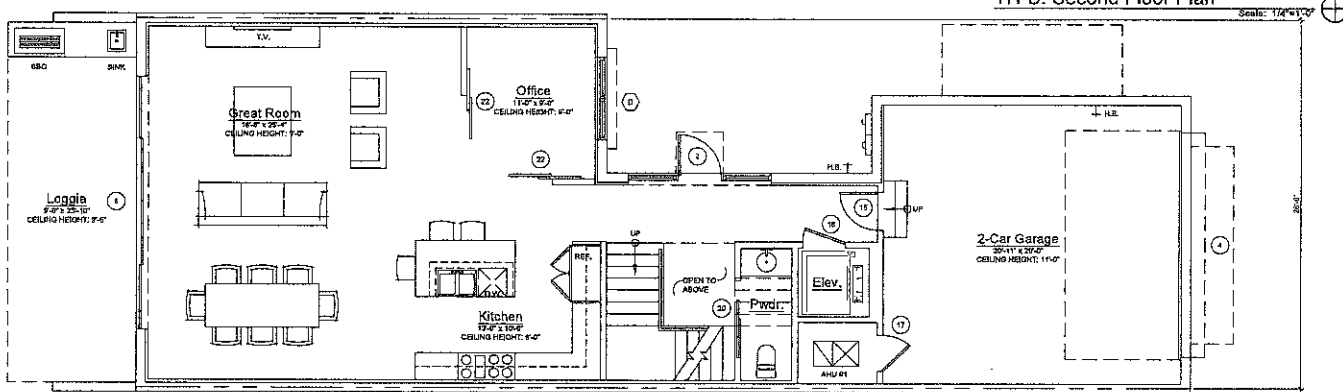
TH-B: Third Floor Plan

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



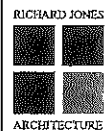
TH-B: Second Floor Plan

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



TH-B: Ground Floor Plan

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



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DESIGNED BY RJ

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PLAN REVIEW BY RJ

REVISIONS

REVISIONS

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TH-B UNIT
PLAN

A-5.2

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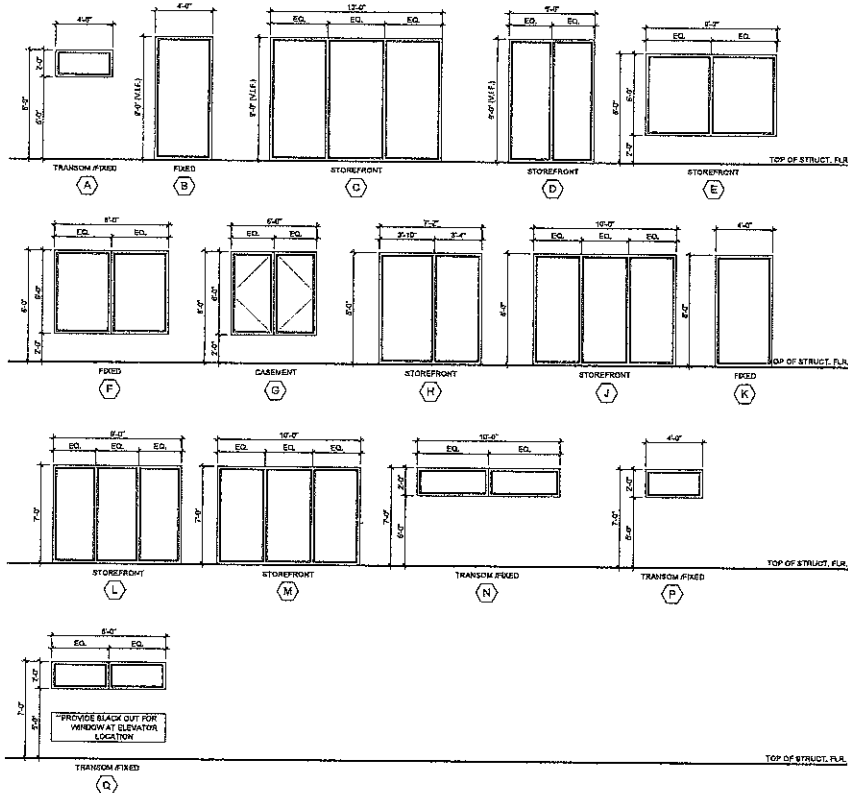
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WINDOW SCHEDULE

Q	WINDOW SIZE	WINDOW TYPE	FRAME	FRAME FINISH	ROUGH OPENING	REMARKS
WIDTH	HEIGHT				PER MANUFACT. SPECS	
A 4'-0"	2'-0"	TRANSOM/FIXED	ALUM.	CLEAR ANODIZED		
B 4'-0"	6'-0"	FIXED	ALUM.	CLEAR ANODIZED		
C 12'-0"	8'-0"	STOREFRONT	ALUM.	CLEAR ANODIZED		VERIFY IN FIELD MAX. HEIGHT OF WINDOWS AT GROUND FLOOR, FLOOR TO CEILING G.L.S.
D 6'-0"	8'-0"	STOREFRONT	ALUM.	CLEAR ANODIZED		VERIFY IN FIELD MAX. HEIGHT OF WINDOWS AT GROUND FLOOR, FLOOR TO CEILING G.L.S.
E 8'-0"	8'-0"	STOREFRONT	ALUM.	CLEAR ANODIZED		
F 12'-0"	8'-0"	FIXED	ALUM.	CLEAR ANODIZED		
G 12'-0"	8'-0"	CASEMENT	ALUM.	CLEAR ANODIZED		
H 7'-0"	6'-0"	STOREFRONT	ALUM.	CLEAR ANODIZED		
I 10'-0"	8'-0"	STOREFRONT	ALUM.	CLEAR ANODIZED		
J 6'-0"	6'-0"	FIXED	ALUM.	CLEAR ANODIZED		
K 8'-0"	7'-0"	STOREFRONT	ALUM.	CLEAR ANODIZED		
L 10'-0"	7'-0"	STOREFRONT	ALUM.	CLEAR ANODIZED		
M 12'-0"	2'-0"	TRANSOM/FIXED	ALUM.	CLEAR ANODIZED		
N 12'-0"	2'-0"	TRANSOM/FIXED	ALUM.	CLEAR ANODIZED		
O 12'-0"	2'-0"	TRANSOM/FIXED	ALUM.	CLEAR ANODIZED		PROVIDE BLACK OUT FOR WINDOW AT ELEVATOR LOCATION

- NOTES:**
1. ALL EXTERIOR GLAZING UNITS SHALL BE IMPACT RESISTANT WITH FLORIDA PRODUCT APPROVAL. (STANDING DEFLECTION OF GLAZING SHALL COMPLY WITH FLORIDA ENERGY CALCULATIONS.)
 2. COORDINATE ALL WINDOW OPENINGS WITH WINDOW/DOOR MANUFACTURER. ALL DIMENSIONS ARE NOMINAL. CONCRETE OR ROUGH OPENING DIMENSIONS, PROVIDE ENGINEERED SHOP DRAWINGS & METHOD BASE PRODUCT APPROVAL NOTICES FOR ALL WINDOWS, EXTD. DOORS
 3. ALL WINDOWS/DOORS SHALL COMPLY WITH FBC 38, SECTION 0914.
 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 MANUFACTURER'S CUT SHEET / PRODUCT APPROVALS).
 6. FIELD VERIFY ALL WINDOW AND DOOR OPENINGS PRIOR TO FABRICATION.
 7. ALL WINDOWS NOTED AS EXCESS WINDOWS SHALL COMPLY WITH F.B.C. 38.11 HEIGHT SHALL NOT EXCEED 48" A.F.F. MIN. OPN. HT. SHALL BE 24" AND MIN. OPN. WIDTH SHALL BE 20". MIN. CLEAR OPENING SHALL BE 67" TO 80" FT. @ 1ST FLOOR.
 8. ALL EXCESS WINDOWS IN SLEEPING ROOM SHOULD HAVE A MINIMUM CLEAR OPENING OF 57" TO 60" FT.
 9. ALL EXTERIOR DOORS/WINDOWS SHALL BE INSTALLED PER FLORIDA PRODUCT APPROVAL.
 10. ALL MOUNTING TO BE RATED TYPE ON BOTH INSIDE AND OUTSIDE OF WINDOW.
 11. APPLY SHOWER WILLIAMS BUSH-CRISTE FLEXIBLE CONCRETE WATER PROOF (TEXTURED AS SERIES) AT EXTERIOR PERIMETER OF ALL DOOR & WINDOW MASONRY OPENINGS TO A DISTANCE OF 12" FROM EDGE OF OPENING UNLESS OTHERWISE NOTED.
 12. USE LOWEARED DOOR AT HVAC CLEARLY IF NO RETURN AIR IS PROVIDED.

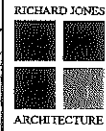
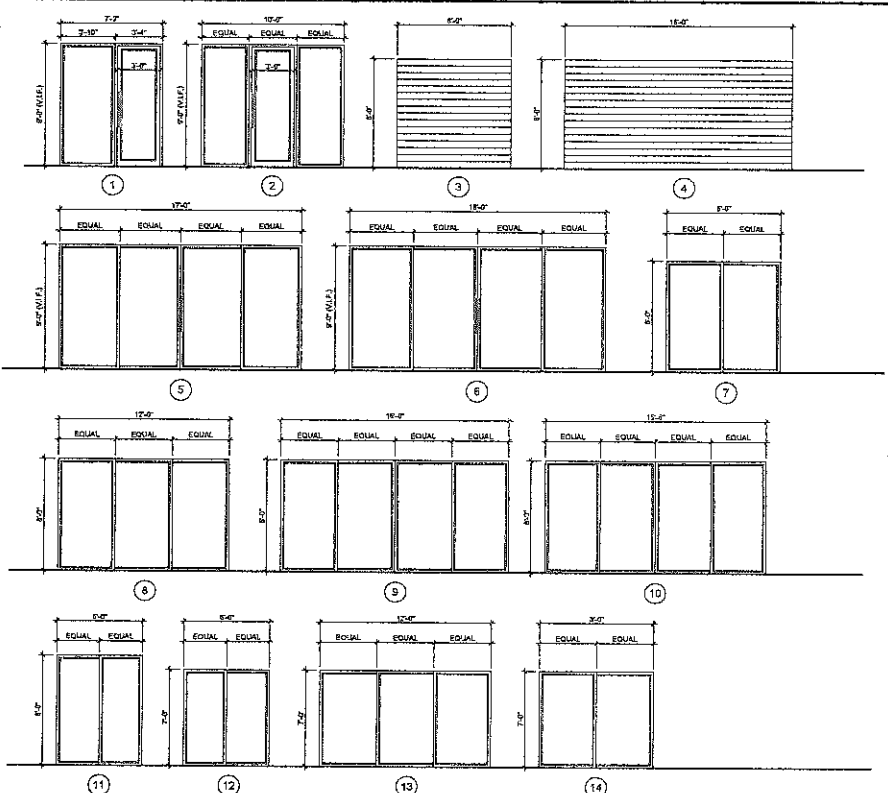
WINDOW TYPES:



DOOR SCHEDULE:

Q	DOORS			FRAMES			GLAZING	REMARKS
	DOOR SIZE	STYLE	THICKNESS	MATERIAL	FINISH			
EXTERIOR								
1	3'-0"	8'-0"	STOREFRONT	1 1/2"	ALUM.	CLEAR ANODIZED	LOW E INSULATED	SINGLE ASSEMBLY W/ DOOR AND (1) 3'-0"x8'-0" SINGLE STOREFRONT WINDOW. VERIFY IN FIELD MAX. HEIGHT OF DOORS AT GROUND FLOOR, FLOOR TO CEILING G.L.S.
2	3'-0"	8'-0"	STOREFRONT	1 1/2"	ALUM.	CLEAR ANODIZED	LOW E INSULATED	SINGLE ASSEMBLY W/ DOOR AND (1) 3'-0"x8'-0" SINGLE STOREFRONT WINDOW. VERIFY IN FIELD MAX. HEIGHT OF DOORS AT GROUND FLOOR, FLOOR TO CEILING G.L.S.
3	6'-0"	8'-0"	OVERHEAD	-	-	-	-	METAL GARAGE DOOR IN REAR YTA APPLIED MATERIAL PROVIDE RDA FOR APPROVAL.
4	12'-0"	8'-0"	SLIDING GLASS	1 1/2"	ALUM.	CLEAR ANODIZED	LOW E INSULATED	METAL GARAGE DOOR IN REAR YTA APPLIED MATERIAL PROVIDE RDA FOR APPROVAL.
5	17'-0"	8'-0"	SLIDING GLASS	1 1/2"	ALUM.	CLEAR ANODIZED	LOW E INSULATED	4 PANEL SLIDER (DOOR). VERIFY IN FIELD MAX. HEIGHT OF DOORS AT GROUND FLOOR, FLOOR TO CEILING G.L.S.
6	12'-0"	8'-0"	SLIDING GLASS	1 1/2"	ALUM.	CLEAR ANODIZED	LOW E INSULATED	4 PANEL SLIDER (DOOR). VERIFY IN FIELD MAX. HEIGHT OF DOORS AT GROUND FLOOR, FLOOR TO CEILING G.L.S.
7	8'-0"	8'-0"	SLIDING GLASS	1 1/2"	ALUM.	CLEAR ANODIZED	LOW E INSULATED	2 PANEL SLIDER (DOOR)
8	12'-0"	8'-0"	SLIDING GLASS	1 1/2"	ALUM.	CLEAR ANODIZED	LOW E INSULATED	2 PANEL SLIDER (DOOR)
9	12'-0"	8'-0"	SLIDING GLASS	1 1/2"	ALUM.	CLEAR ANODIZED	LOW E INSULATED	2 PANEL SLIDER (DOOR)
10	12'-0"	8'-0"	SLIDING GLASS	1 1/2"	ALUM.	CLEAR ANODIZED	LOW E INSULATED	2 PANEL SLIDER (DOOR)
11	8'-0"	8'-0"	SLIDING GLASS	1 1/2"	ALUM.	CLEAR ANODIZED	LOW E INSULATED	2 PANEL SLIDER (DOOR)
12	8'-0"	8'-0"	SLIDING GLASS	1 1/2"	ALUM.	CLEAR ANODIZED	LOW E INSULATED	2 PANEL SLIDER (DOOR)
13	12'-0"	8'-0"	SLIDING GLASS	1 1/2"	ALUM.	CLEAR ANODIZED	LOW E INSULATED	2 PANEL SLIDER (DOOR)
14	12'-0"	8'-0"	SLIDING GLASS	1 1/2"	ALUM.	CLEAR ANODIZED	LOW E INSULATED	2 PANEL SLIDER (DOOR)
INTERIOR								
15	2'-0"	8'-0"	MDP SWING	-	WOOD	PAINTED	N/A	MEDIUM 20 MINUTE FIRE RATED DOOR
16	2'-0"	8'-0"	MDP SWING	-	WOOD	PAINTED	N/A	
17	2'-0"	8'-0"	MDP SWING	-	WOOD	PAINTED	N/A	
18	2'-0"	8'-0"	MDP SWING	-	WOOD	PAINTED	N/A	
19	2'-0"	8'-0"	MDP SWING	-	WOOD	PAINTED	N/A	
20	2'-0"	8'-0"	MDP SWING	-	WOOD	PAINTED	N/A	
21	2'-0"	8'-0"	MDP SWING	-	WOOD	PAINTED	N/A	
22	2'-0"	8'-0"	INTERIOR SLIDER	-	WOOD	PAINTED	N/A	REFER TO INTERIOR DESIGNER'S DWGS
23	2'-0"	8'-0"	MDP SWING	-	WOOD	PAINTED	N/A	
24	2'-0"	8'-0"	MDP SWING	-	WOOD	PAINTED	N/A	
25	3'-0"	8'-0"	MDP SWING	-	WOOD	PAINTED	N/A	

DOOR TYPES: (AS VIEWED FROM EXTERIOR)



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FLORIDA LICENSE

ARCHITECT: RICHARD JONES
CONSTRUCTION: 15-017
DESIGNER: RICHARD JONES
PLAN REVIEW: RICHARD JONES
SUBMITTAL: CLASS V SUBMITTAL
4/18/18

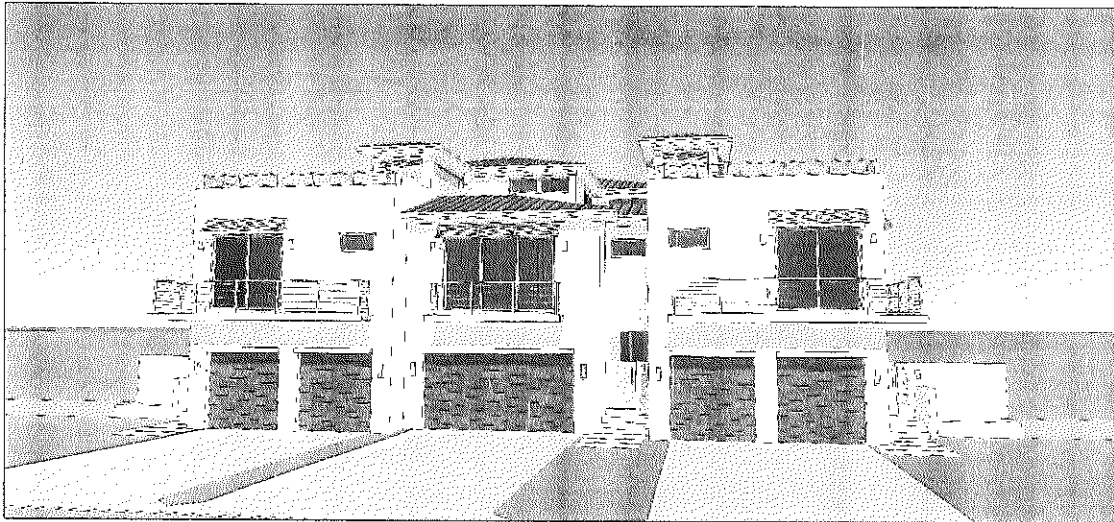
REVISIONS

WINDOW AND
DOOR
SCHEDULE

A-6

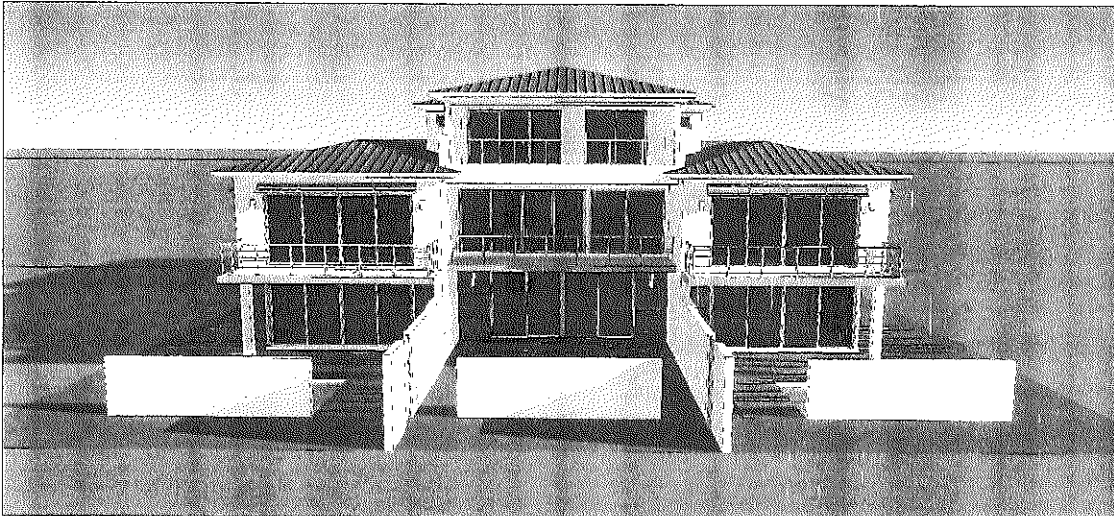
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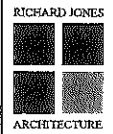
North Elevation - Color Elevation

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



South Elevation - Color Elevation

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



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CONSTRUCTION # 15-019

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DRAWN BY: RJ

PLAN REVIEW: RJ

SUBMITTALS

CLASS V SUBMITTAL

RE: 15-019

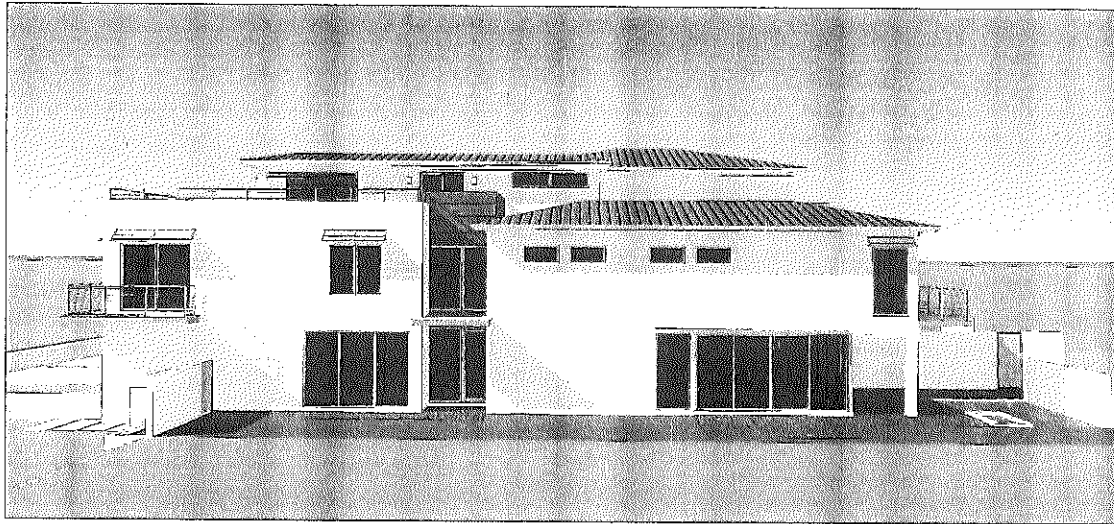
REVISIONS

3-D MASSING
STUDY/
COLOR
ELEVATIONS

A-7

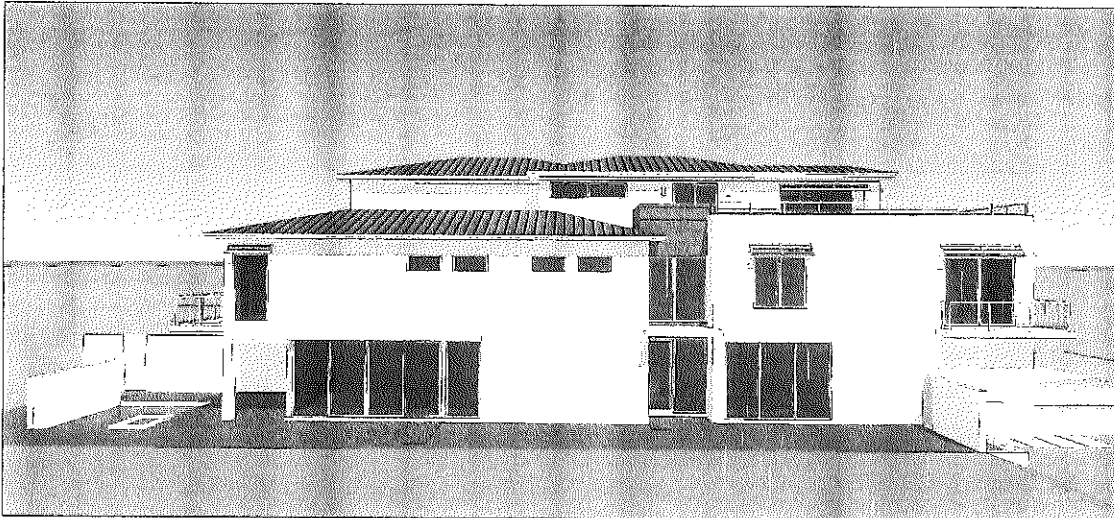
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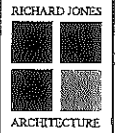
West Elevation - Color Elevation

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



East Elevation- Color Elevation

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



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COMMISSION # 13-003

DESIGNER RJ

DEVELOPER RJ

SUBMITTAL CLASS V SUBMITTAL

REVISIONS

3-D MASSING
STUDY/
COLOR
ELEVATIONS

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