

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

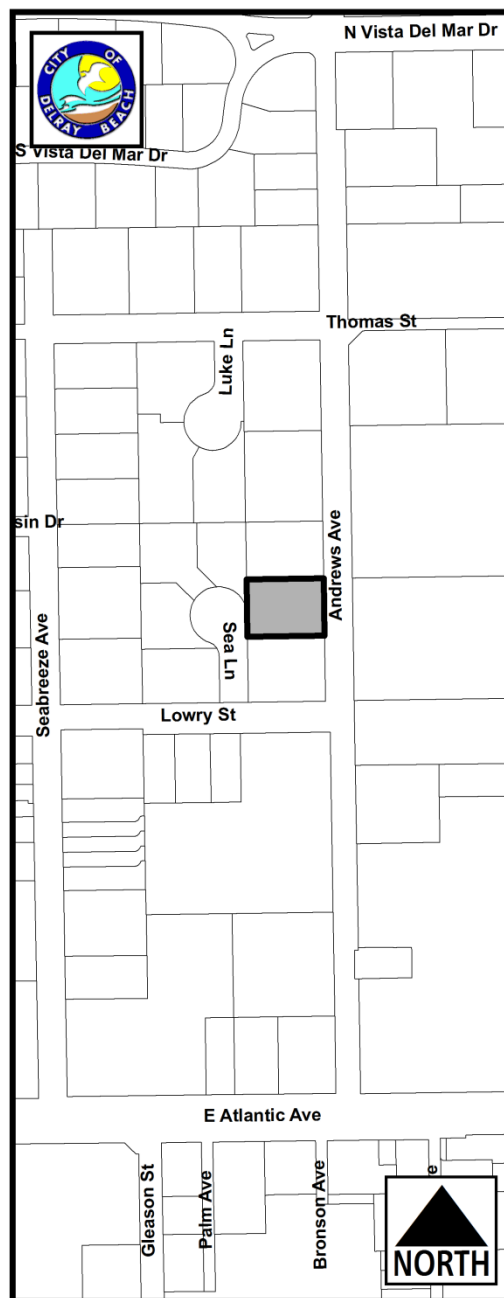
MEETING DATE: November 30, 2016

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

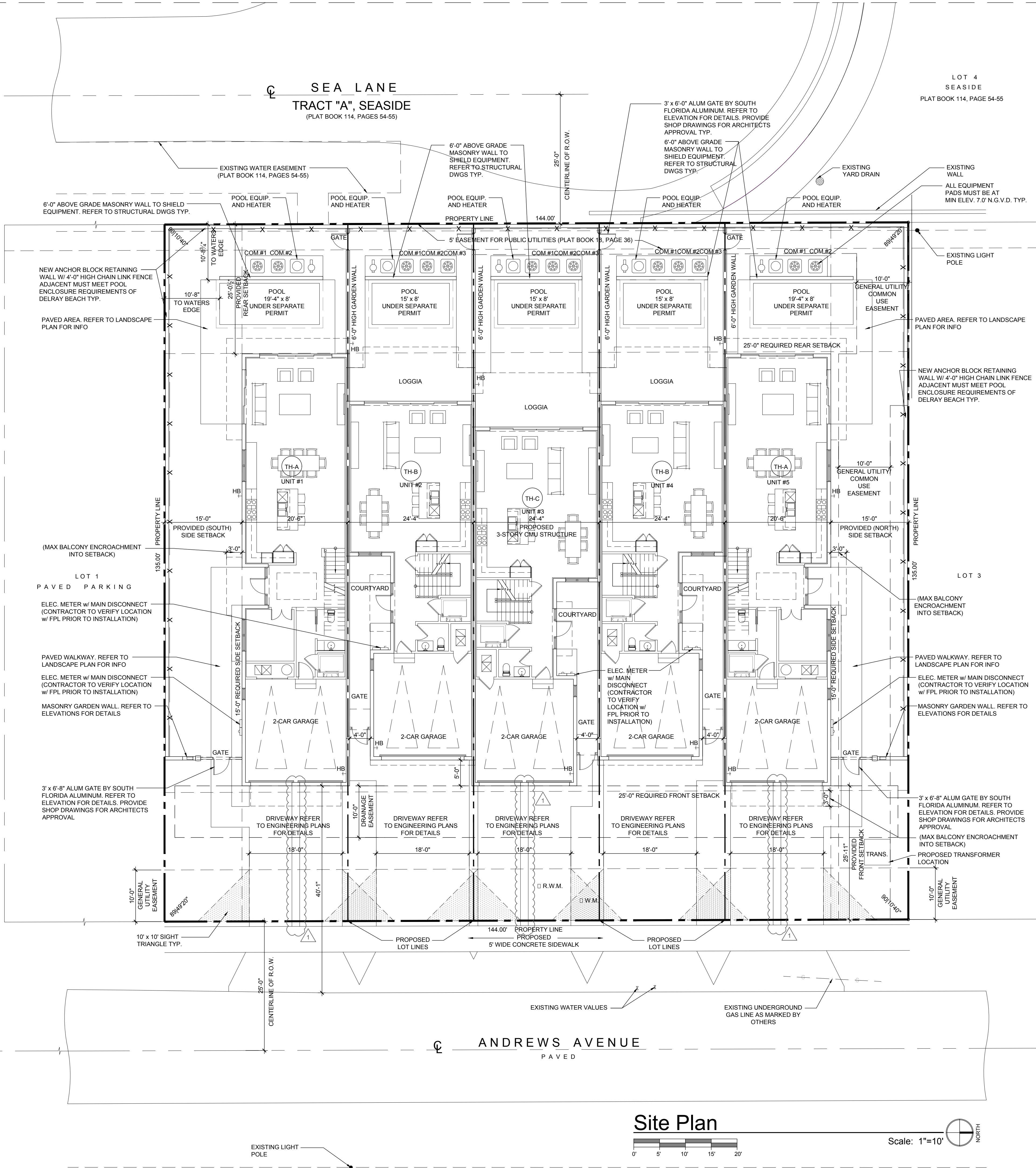
RECOMMENDATION: Approve the Class V Site Plan, Landscape Plan and Architectural Elevations, subject to conditions.

GENERAL DATA:

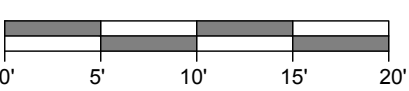
Agent.....	Richard Jones Architecture
Applicant.....	Seaside Builders
Owner.....	Gregorski 17 LLC
Property Size.....	19,440 sq. ft. (0.446 acre)
Future Land Use Map.....	MD (Medium Density Residential – 5 to 12 Dwelling Units Per Acre)
Current Zoning.....	RM (Multiple Family Residential - Medium Density)
Adjacent Zoning.....	North: RM (Multiple Family Residential - Medium Density)
	South: RM (Multiple Family Residential - Medium Density)
	East: RM (Multiple Family Residential - Medium Density)
	West: R-1-AAA (Single Family Residential)
Existing Land Use.....	Single Family Residential
Proposed Land Use.....	Multiple Family Residential
Water Service.....	Existing on site
Sewer Service.....	Existing on site



LOWRY STREET



Site Plan



Scale: 1"=10'



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

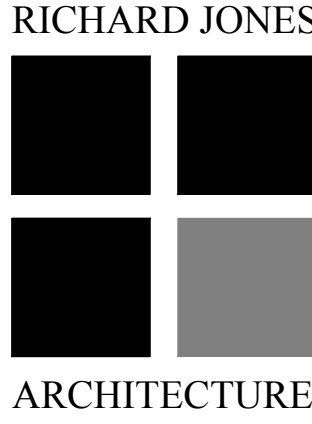
CODE DATA	
ZONING DESIGNATION:	RM-MEDIUM HIGH DENSITY
PROPOSED PROJECT:	PROPOSED 3 STORY TOWN HOME BUILDING
GOVERNING CODES:	FLORIDA BUILDING CODE-2014 EDITION FLORIDA FIRE PREVENTION CODE-2015 EDITION NFPA 1 UFC FLORIDA 2012 EDITION NFPA 101 LSC FLORIDA 2012 EDITION
TYPE OF CONSTRUCTION:	TYPE V-B (SPRINKLED)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

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

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

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

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



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

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

FLORIDA LICENSURE

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

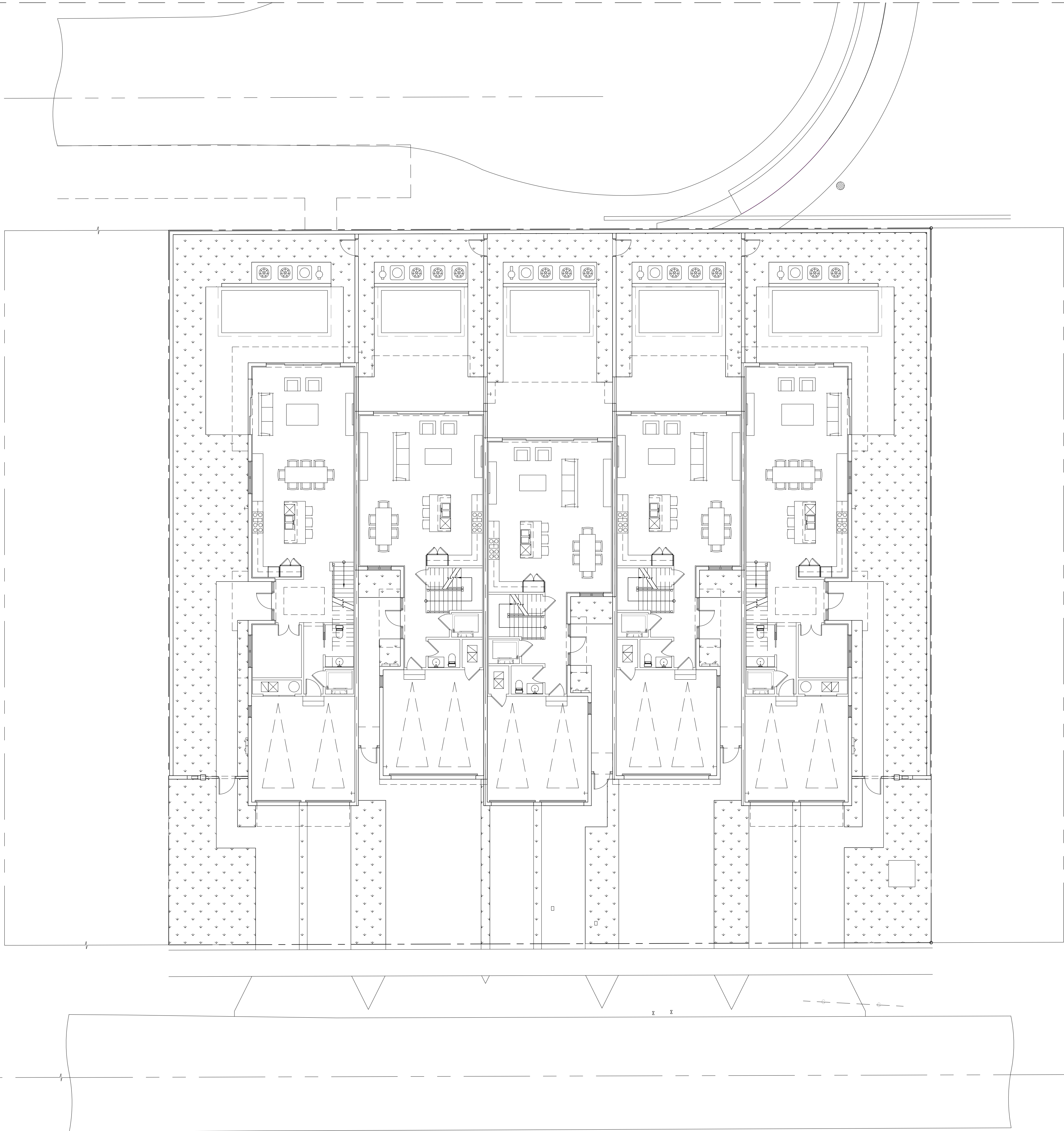
SUBMITTALS:
ISSUED FOR PERMIT 12.16.16

REVISIONS:
1. SPRAB COMMENTS 01.17.17

SITE PLAN

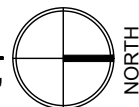
SP-1

RICHARD JONES ARCHITECTURE



Hardscape Plan

Scale: 1"=10'



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

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REVISIONS:

HARDSCAPE PLAN

SP-2



East Elevation

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



West Elevation

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

EXTERIOR PAINT COLORS		ELEVATION NOTES					
①	WALL COLOR: SW 7005 PURE WHITE	A	STANDING SEAM METAL ROOF (PRE WEATHERED GALVALUME).	K	ALUMINUM GATE (COLOR: POWDER COAT SW 7005 PURE WHITE) SEE SITE PLAN FOR SIZE. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL.	T	8"x8" CYPRESS WOOD POST WITH 1" CHAMFER EDGES (SEE STRUCTURAL DRAWINGS FOR HIDDEN CONNECTIONS).
②	WINDOW FRAME COLOR: WHITE	B	38" HIGH ALUMINUM RAILING SYSTEM (COLOR: POWDER COAT -) WITH RECESSED MOUNTED POSTS. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW & APPROVAL.	L	TERRACE/BALC. WATER PROOFING SYSTEM & FLASHING- WATERPROOF CLEAR SEALER ON PORCELAIN TILE ON THIN SET EPOXY GROUT OVER TREMCO (OR EQUIV.) SLOPE TO EXTERIOR (MIN. 1/8" PER FOOT). INSTALL PER MANUFACTURER'S SPECIFICATIONS. UNDERSIDE OF DECK - SPRAYED ICYNENE PROSEAL INSULATION WHERE BALCONY ENCLOSES A/C SPACE - MINIMUM AVERAGE R-19 ENTIRE ASSEMBLY.	U	GLASS GARAGE DOORS BY BP DOORS. PROVIDE NOA FOR ARCHITECTS REVIEW AND APPROVAL.REFER TO DOOR SCHEDULE.
③	ROOF: STANDING SEAM METAL ROOF (PRE WEATHERED GALVALUME)	C	VERTICAL STUCCO SIMULATED BOARD AND BATTEN. 3" WIDE BANDS AT CORNER AND 3" WIDE BANDS IN A FIELD. PROVIDE 4X4" MOCK UP FOR ARCHITECTS APPROVAL PRIOR TO INSTALLATION			V	FLUSH PANEL METAL GARAGE DOOR W/ AZEK TRIM - PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL. REFER TO DOOR SCHEDULE.
④	RAILING/GATES COLOR: SW 7005 PURE WHITE	D	IMPACT RESISTANT DOORS AND WINDOWS w/ ALUMINUM FRAMES (WINDOW FRAME COLOR: WHITE) PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL.	M	MASONRY PIER w/ SMOOTH STUCCO. REFER TO DETAIL FOR BANDING PROFILES.	W	1" RAISED SMOOTH STUCCO BASE
⑤	BRACKETS/COLUMNS/SOFFIT/FASICA/BANDING: SW 7005 PURE WHITE	E	2" OVER 8" SMOOTH STUCCO BAND	N	POURED CONCRETE COLUMN W/ 2" CHAMFER EDGES. SEE DETAIL	X	SHED ROOF WITH WOOD BRACKET SUPPORTS (SEE DETAIL) SEE STRUCTURAL DRAWINGS FOR HIDDEN CONNECTIONS.
		F	2" OVER 4" SMOOTH STUCCO BAND	P	POURED CONCRETE PIER W/ 2" CHAMFER EDGES. SEE DETAIL	Y	DECORATIVE FOAM OUTLOOKER WITH HARDCOAT FINISH @24" O.C. TYPICAL (SEE DETAIL).
		G	4" SMOOTH STUCCO BAND	Q	DECORATIVE LIGHT FIXTURE	Z	CYPRESS WOOD BRACKET. SEE DETAIL
		H	SMOOTH STUCCO FINISH	R	FOAM LOUVER AT GABLE END. SEE DETAIL	AA	3" SMOOTH STUCCO CORNER BOARD
		J	CYPRESS WOOD ARBOR. SEE DETAIL	S	DECORATIVE FOAM CORBEL WITH HARDCOAT FINISH UNDER BALCONY (SEE DETAIL).	BB	SMOOTH STUCCO TO SIMULATE 6" LAP SIDING W/ 1" REVEAL

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SUBMITTALS:
ISSUED FOR PERMIT 12.16.16

REVISIONS:

EAST AND WEST
ELEVATIONS

A-3.1

RICHARD JONES ARCHITECTURE

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North Elevation

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



South Elevation

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