



*Planning, Zoning and Building Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name:** The 301 Building  
**Project Location:** 301 SE 1<sup>st</sup> Avenue  
**Request:** Approval of a Class I Site Plan Modification  
**Board:** Site Plan Review and Appearance Board  
**Meeting Date:** July 25, 2018

**Board Action:**

Approved 4-0 (Fred Kaub and Annie Adkins-Roof absent, Jim Knight stepped down).

**Project Description:**

The project is located at 301 SE 1<sup>st</sup> Avenue. The property site measures 1.46 acres and is zoned CBD (Central Business District) within the Railroad Corridor Sub-district. The existing site contained 11,785 sq. ft. of cold storage, 2,554 sq. ft. of offices and 3,169 sq. ft. of warehouse uses within two vacated buildings which were constructed in 1958, but were demolished prior to the approval of the following multi-family development proposal. The site is historically known as the Osterman Sausage Factory which ceased business operations many years ago.

At its meeting of June 22, 2016, the Site Plan Review and Appearance Board (SPRAB) approved a Class V Site Plan proposal to construct a 4-story mixed-use development containing 45 apartment units, 4,494 sq. ft. of office space, a ground level parking garage and on-street parking all within one phase. This approval has been extended until August, 30, 2021 under the governor's emergency extension orders.

This project is a Class I Site Plan Modification associated with modifications to the previously approved architectural elevations. The proposed modifications include the removal of the upper level roof terrace, replacement of the clay tile elevation finish with smooth stucco, and changes in the glazing design and openings.

**Board Comments:**

Board comments supportive of the request.

**Public Comments:**

None

**Associated Actions:**

N/A

**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:** July 25, 2018

**ITEM:** **The 301 Building (2018-104):** Class I Site Plan Modification associated with architectural elevation changes to an approved 4-story mixed-use (unbuilt) development located at 301 SE 1<sup>st</sup> Avenue.

**RECOMMENDATION:** Approval of the Class I Site Plan Modification.

## GENERAL DATA:

Owner..... 1<sup>st</sup> Avenue Capital 301 LLC

Agent..... Richard Jones Architecture

Location..... 301 SE 1<sup>st</sup> Avenue - SE Corner of SE 1<sup>st</sup> Avenue and SE 3<sup>rd</sup> Street

Property Size..... 1.46 acres

Future Land Use Map.... Central Core (CC)

Current Zoning..... Central Business District (CBD)

Adjacent Zoning. North: Multiple Family Residential (RM) & CBD  
East: CBD  
South: CBD  
West: RM

Existing Land Use..... Vacant

Proposed Land Use.... Residential and Office

Water Service..... Existing on site

Sewer Service..... Existing on site



## ITEM BEFORE THE BOARD

The item before the Board is a Class I Site Plan Modification associated with architectural elevation changes to an approved yet unestablished 4-story mixed-use development known as **The 301 Building**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(a). The subject property is located at 301 SE 1<sup>st</sup> Avenue on the SE corner of SE 1<sup>st</sup> Avenue and SE 3<sup>rd</sup> Street.

## BACKGROUND INFORMATION AND PROJECT DESCRIPTION

The subject site measures 1.46 acres (63,660 sq. ft.) and is zoned CBD (Central Business District) within the Railroad Corridor Sub-district. The property is legally described as a replat of a portion of lot 1 and all of lots 2 through 9, inclusive, block 80, subdivision of block 72 and the west portion of block 80, plat book 10 page 57 as recorded in Official Record Book 124 Page 143 of Palm Beach County.

The existing site contained 11,785 sq. ft. of cold storage, 2,554 sq. ft. of offices and 3,169 sq. ft. of warehouse uses within two vacated buildings which were constructed in 1958, but were demolished prior to the approval of the following multi-family development proposal. The site is historically known as the Osterman Sausage Factory which ceased business operations many years ago.

At its meeting of June 22, 2016, the Site Plan Review and Appearance Board (SPRAB) approved a Class V Site Plan proposal to construct a 4-story mixed-use development containing 45 apartment units, 4,494 sq. ft. of office space, a ground level parking garage and on-street parking all within one phase. This approval has been extended until August, 30, 2021 under the governor's emergency extension orders.

Now before the Board is a Class I Site Plan Modification associated with modifications to the previously approved architectural elevations. The proposed modifications include the removal of the upper level roof terrace, replacement of the clay tile elevation finish with smooth stucco, and changes in the glazing design and openings.

## ARCHITECTURAL ELEVATIONS ANALYSIS

**LDR Section 4.6.18(E) – Criteria for Board Action:** The following criteria shall be considered, by the Site Plan Review and Appearance Board (SPRAB), 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 proposed architectural elevation changes include the removal of the upper level roof terrace, removal of two decorative green walls on the west facade, replacement of the clay tile elevation finish with smooth stucco, and changes in the glazing design and openings. The approved architectural style (Mansory Modern), façade composition, massing, and scale of the building are not proposed to change. The proposed style will continue to be characterized by pure and simple geometric forms, plane change to the elevations with vertical structures and features. The exterior finish is exclusively stucco with metal railings. The previously approved primary façade consists of two primary materials: a terracotta solid panel wall system and finished smooth stucco. The terracotta solid panel is proposed to be replaced with smooth stucco the same terracotta color as previously approved.

A reduction in the glazing size is proposed where the bedrooms are located in the floor plan. Large, vertical window openings are maintained at common areas, entry locations, and on the first floor where offices will be located. Per LDR Section 4.4.13(F)(5)(a), building façades facing streets or civic open spaces must have transparent windows covering between 20% and 75% of the wall area of each story as measured between finished floors. Transparent means non-solar, non-mirrored glass with a light transmission reduction of no more than twenty percent (20%). The proposed reduction in window openings along the north and west façade are between 20.1% and 43.3% of the total wall area of each story; thus, this requirement is met. No changes in the approved site plan, number of units or building height are proposed with this request.

The proposed architectural elevation changes will not adversely affect the surrounding area, will not materially depreciate the neighboring areas, and the proposed changes are consistent with the selected architectural style. Based on the above, positive findings can be made with respect to LDR Section 4.6.18(E).

#### ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of the request for a Class I site plan modification for elevation changes for **The 301 Building (2018-104)** 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.
- C. Move denial of the request for a Class I site plan modification, for elevation changes for **The 301 Building (2018-104)** 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 Section 4.6.18(E) of the Land Development Regulations.

#### STAFF RECOMMENDATION

Move approval of the Class I Site Plan Modification and architectural elevations for **The 301 Building (2018-104)** 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.

Staff Report Prepared by: Debora Slaski, Planner  
Attachments: Site Plan, Elevation, Streetscape Photos





June 22<sup>nd</sup>, 2018

City of Delray Beach  
Planning and Zoning Department  
Attn.: Debora Slaski (Planner)

**RE: 301 S.E. 1<sup>st</sup> Avenue**

The 301 project has been presented to you under new ownership with minor modifications. The previous approval was for a condominium building with for sale units. Prior to our client, the new owners, purchasing the property I met with Tim Stillings and Scott Pape to discuss and present proposed changes to the building. The proposed changes were required in order for the new owners to repurpose the building as a luxury rental apartment. As luxury rental, minor revisions were needed that would create a significant savings in construction costs while in order to make the project more feasible as a rental property. The proposed revisions which in no way detract from the design of the building include the following;

1. The rooftop terrace has been removed. The building design has significant amenities which include a terrace area of 20,439 square feet at the 2nd level. This 2nd level terrace includes pool and spa, BBQ area, planters with landscape, and covered gathering area. This terrace meets and exceeds the LDR requirements for resident amenities. In fact, the size of the terrace is equal to or greater than recent rental and condo amenity terraces approved with several hundred units and this building has 45 units.

2. The clay tile cladding has been changed to smooth stucco with the same color finish. The clay tile cladding while costly also posed a lifelong maintenance and water intrusion issues for the building and thus was determined to be substituted for a different material with the same color. A view of the rendering of the prior approval and proposed change side by side shows that it still represent a high quality design consistent with the finishes allowed in the LDR's for Masonry Modern style.

3. The glazing percentages proposed are slightly different than those approved. The ground floor glazing has not changed. The second and third floor glazing has been reduced slightly. The prior approval has some bedrooms, bathrooms with a full wall of glass. The proposed slightly reduced percentages still has large walls of glazing in key areas at entry locations and feature locations. Other areas will receive glazing consistent with the proposed project type which still meets or exceeds the requirements for glazing in the LDR's. On the forth level the proposed elevations are providing more glazing than the prior approval. It's important to note the previous approval as condo did not meet the LDR minimum glazing requirements; we have brought this to staff's attention and have added the required extra glazing to now bring the project into conformity with the LDR's where is was previously approved with a non-conformity.

In summary, the minor revisions proposed have minimal impact on the design of the building as it still meets LDR's and requirements for masonry modern design. The building now conforms with the requirements for glazing while previously it did not. In addition, it will be more affordable to build which makes the project viable in an area of the SofA District that can certainly use the benefits of its development.

If you should have any additional questions or comments, please contact me at (561) 274-9186.

Richard Jones Architecture Inc.  
Richard Jones, AIA, NCARB  
Principal

APPROVED ELEVATIONS

CL V (2016-083)

Approved Elevations - CL V (2016-083)





Approved Elevations - CL V (2016-083)







EV CHARGING STATION



SOLAR POWERED BOLLARDS



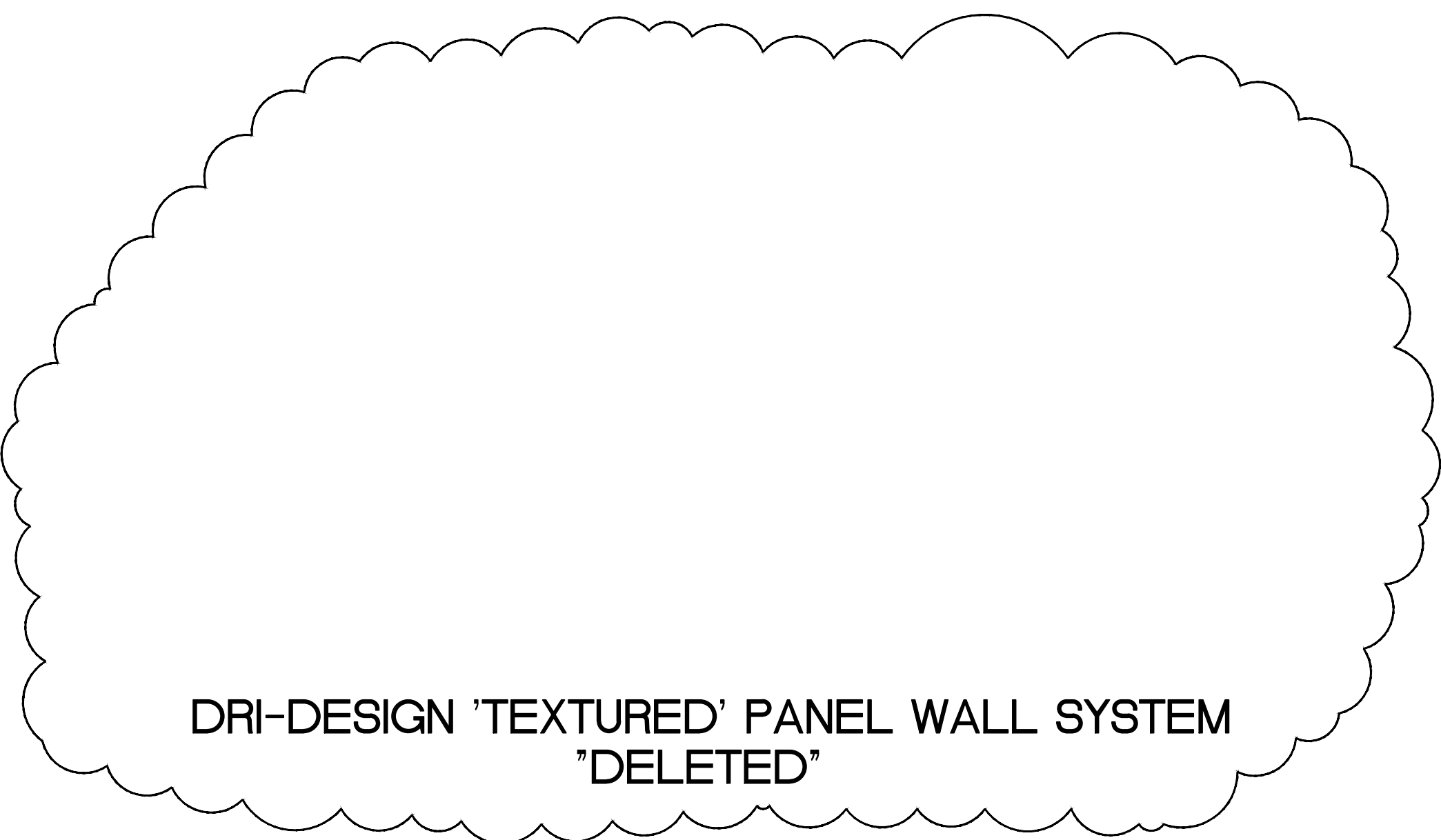
PHOTOVOLTAIC PANELS



NBK TERRACOTTA 'SOLID' PANEL WALL SYSTEM



GREEN WALL



DRI-DESIGN 'TEXTURED' PANEL WALL SYSTEM  
"DELETED"



CIVIC OPEN SPACE  
BENCH



CIVIC OPEN SPACE  
PET WASTE STATION



CIVIC OPEN SPACE  
BIKE RACK



CIVIC OPEN SPACE  
WATER FOUNTAIN



ELEVATION NOTES LEGEND							
TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION
1	EXTERIOR HOLLOW METAL DOOR SHALL BE "FLEMING" SERIES D (20 GA. FACE SHEET, STANDARD CORE)-IMPACT RESISTANT AND COMPLY W/ MIAMI DADE PRODUCT APPROVAL. THESE DOORS REQUIRE WELD LOCK AND HINGE CHANNELS TO TOP AND BOTTOM CHANNELS. IT ALSO REQUIRES 7 GAUGE PLATE REINFORCEMENT AT THE STRIKE PLATE. W/ SARGENT R200 W/ DEADBOLT FUNCTION - (FOR PRICING PURPOSES ONLY) - E.S.P. FINISH TO MATCH WINDOW FRAMES.	6	'KAWNEER' FIXED GLASS WITH 'KAWNEER' IR-350 ENTRY DOOR SYSTEM (OR EQUAL) TO MEET DADE COUNTY IMPACT & WIND CYCLING TESTS. SEE WINDOW & DOOR SCHEDULES FOR SIZES. COLOR TO MATCH B.M. "SWEATSHIRT GRAY" 2126-40.	12	PRE-FABRICATED MODULAR TRELIS GREENWALL SYSTEM WITH TUBULAR E.S.P. ALUMINUM FRAME AS MANUFACTURED BY 'GREENSCREEN, INC.'; CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL. FRAME COLOR TO BE B.M. 'ANCHOR GRAY' 2126-30.	18	CONTINUOUS 6" x 6" P.I.P. CONCRETE WINDOW/DOOR SURROUND WITH 'KYNAR-500' ALUM. FINISH. COLOR TO MATCH ADJACENT 'DRI-DESIGN' ALUMINUM PANEL SYSTEM COLOR. VARIES BY LOCATION - SEE RENDERINGS.
2	'KAWNEER' CURTAIN WALL SYSTEM '1600 WALL SYSTEM 1' W/ 'KAWNEER' 8225TL THERMAL WINDOW & 2000T TERRACE DOOR (OR APPROVED EQUAL) TO MEET DADE COUNTY IMPACT & WIND CYCLING TESTS. SEE SCHEDULES FOR SIZES. SEE RENDERING FOR COLOR.	7	IMPACT RESISTANT 'KAWNEER' AA3200 THERMAL SLIDING GLASS DOOR SYSTEM (OR EQUAL) W/ 'KYNAR 500' FINISH. SYSTEM TO MEET MIAMI DADE COUNTY IMPACT & WIND CYCLING TESTS. CONTRACTOR TO PROVIDE SHOP DRAWINGS & CERT. OF COMPLIANCE.	13	NOT USED	19	CONTINUOUS 6" x 6" P.I.P. CONCRETE WINDOW SURROUND WITH SMOOTH STUCCO FINISH OVER .125"th. LIQUID APPLIED WATERPROOFING SYSTEM. COLOR VARIES BY LOCATION. SEE RENDERINGS FOR EXACT COLOR AND LOCATION.
3	HURRICANE / IMPACT LOUVER MODEL NO. DC-5304 AS MANF. BY 'C/S GROUP' OR APPROVED EQUAL. INSTALL PER PRODUCT APPROVALS / MANUF. SPECIFICATIONS. E.S.P. FINISH TO MATCH WINDOW FRAMES. SEE COLOR ELEVATIONS AND DETAILS.	8	'KAWNEER' FIXED WINDOW WITH/OR WITHOUT OPERABLE PANEL (OR APPROVED EQUAL) TO MEET DADE COUNTY IMPACT & WIND CYCLING TESTS. SEE WINDOW & DOOR SCHEDULES FOR SIZES. COLOR TO MATCH B.M. "SWEATSHIRT GRAY" 2126-40.	14	PRE-FABRICATED TERRACOTTA 'NATURAL SPECTRUM' PANEL SYSTEM AS MANUFACTURED BY 'NBK ARCHITECTURAL TERRACOTTA'. COLOR TO BE M6.02-0 - SEE RENDERINGS. MIAMI-DADE COUNTY APPROVED. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION.	20	2 COAT 5/8" MIN. thk. SMOOTH STUCCO FIN. ON C.M.U. -PAINTED (TYP.) NOTE: ALL STUCCO HAPLINE CRACKS TO BE CAULKED & FILLED (STUCCO SUB-CONTRACTOR TO PROVIDE 4"-0" x 4"-0" SAMPLE FOR APPROVAL FOR TEXTURE).
4	'KAWNEER' CURTAIN WALL SYSTEM '1600 WALL SYSTEM 1' W/ OPERABLE 'KAWNEER' 8225TL THERMAL WINDOW (OR APPROVED EQUAL) TO MEET DADE COUNTY IMPACT & WIND CYCLING TESTS. SEE WINDOW & DOOR SCHEDULES FOR SIZES. SEE RENDERING FOR COLOR.	9	1/2" SCORE-LINES IN SMOOTH STUCCO FINISH - PAINTED. (CONTRACTOR TO PROVIDE ALTERNATE PRICE FOR 2" HIGH x 5/8" DEEP RECESSED STUCCO JOINT. USE "FRY REGLET" OR EQUAL.	15	'KAWNEER' FIXED OR CASEMENT MDL. 8225TL THERMAL WINDOW (OR APPROVED EQUAL) TO MEET DADE COUNTY IMPACT & WIND CYCLING TESTS. SEE WINDOW & DOOR SCHEDULES FOR SIZES. COLOR TO STOREFRONT/CURTAIN-WALL SYSTEM U.N.O.	21	12" OR 18"th. x 1"-6" P.I.P. CANTILEVERED CONCRETE SMOOTH STUCCO HEADER OVER .125"th. LIQUID APPLIED WATERPROOFING SYSTEM. EXTEND SIDES MIN. 6" BEYOND EDGE OF WINDOW - PAINTED. SEE COLORED ELEVATIONS.
5	'KAWNEER' CURTAIN WALL SYSTEM '1600 WALL SYSTEM 1' W/ OPERABLE 'KAWNEER' 2000T TERRACE DOOR (OR APPROVED EQUAL) TO MEET DADE COUNTY IMPACT & WIND CYCLING TESTS. SEE WINDOW & DOOR SCHEDULES FOR SIZES. SEE RENDERING FOR COLOR.	10	PRE-FABRICATED ALUMINUM TRELIS ANCHORED TO CONCRETE COLUMNS AND BUILDING WITH CONCEALED CONNECTORS - 'KYNAR 500' FINISH - CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION.	16	42" HIGH DECORATIVE NON-SCALABLE RAILING WITH 'KYNAR 500' (OR EQUAL) FINISH. RAILING DESIGN CHANGES DEPENDING ON LOCATION. COLOR TO BE B.M. 'ANCHOR GRAY' 2126-30.	22	ALL EXTERIOR DOOR AND WINDOW FRAMES TO HAVE "TREMCO" DYMERIC SEALANT CAULKING @ PERIMETER (BUCK/CMU/ALUM) - TYPICAL.
		11	PRE-FABRICATED CANTILEVERED 2x2 OVER 4x6 ALUMINUM SUN SCREEN ANCHORED TO BUILDING WITH CONCEALED CONNECTORS - 'KYNAR 500' FINISH - CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION.	17	42" HIGH TEMPERED SAFETY GLAZED NON-SCALABLE RAILING WITH 'KYNAR 500' (OR EQUAL) FINISHED FRAME. RAILING DESIGN CHANGES DEPENDING ON LOCATION. COLOR TO BE BENJAMIN MOORE 'ANCHOR GRAY' 2126-30. SEE RENDERINGS.	23	ROOF TOP A/C COMP. UNITS. SEE ROOF PLAN FOR LOCATIONS AND SPECIFICATIONS. CONTRACTOR TO INSTALL AS PER MANUFACTURERS SPECIFICATIONS.

TOP OF STAIRWELL  
ELEV. = +53'-8" A.F.F.  
(OF OFFICE)

TOP OF ROOF SLAB  
ELEV. = +44'-0" A.F.F.  
(OF OFFICE)

4TH LEVEL (TOP OF SLAB)  
ELEV. = +33'-6" A.F.F.  
(OF OFFICE)

3RD LEVEL (TOP OF SLAB)  
ELEV. = +23'-0" A.F.F.  
(OF OFFICE)

2ND LEVEL (TOP OF SLAB)  
ELEV. = +12'-6" A.F.F.  
(OF OFFICE)

FIN. FLOOR HGT. (OFFICE)  
ELEV. = 0'-0" (REF. ONLY)  
ELEV. = +17.75' N.G.V.D.

AVERAGE CROWN OF ROAD  
ELEV. = +17.10' N.G.V.D.



1 NORTH ELEVATION  
SCALE : 1/8" = 1'-0"

TOP OF STAIRWELL/  
TRELISED ROOF DECK  
ELEV. = +53'-8" A.F.F.  
(OF RESIDENTIAL)

TOP OF ROOF SLAB  
ELEV. = +44'-0" A.F.F.  
(OF RESIDENTIAL)

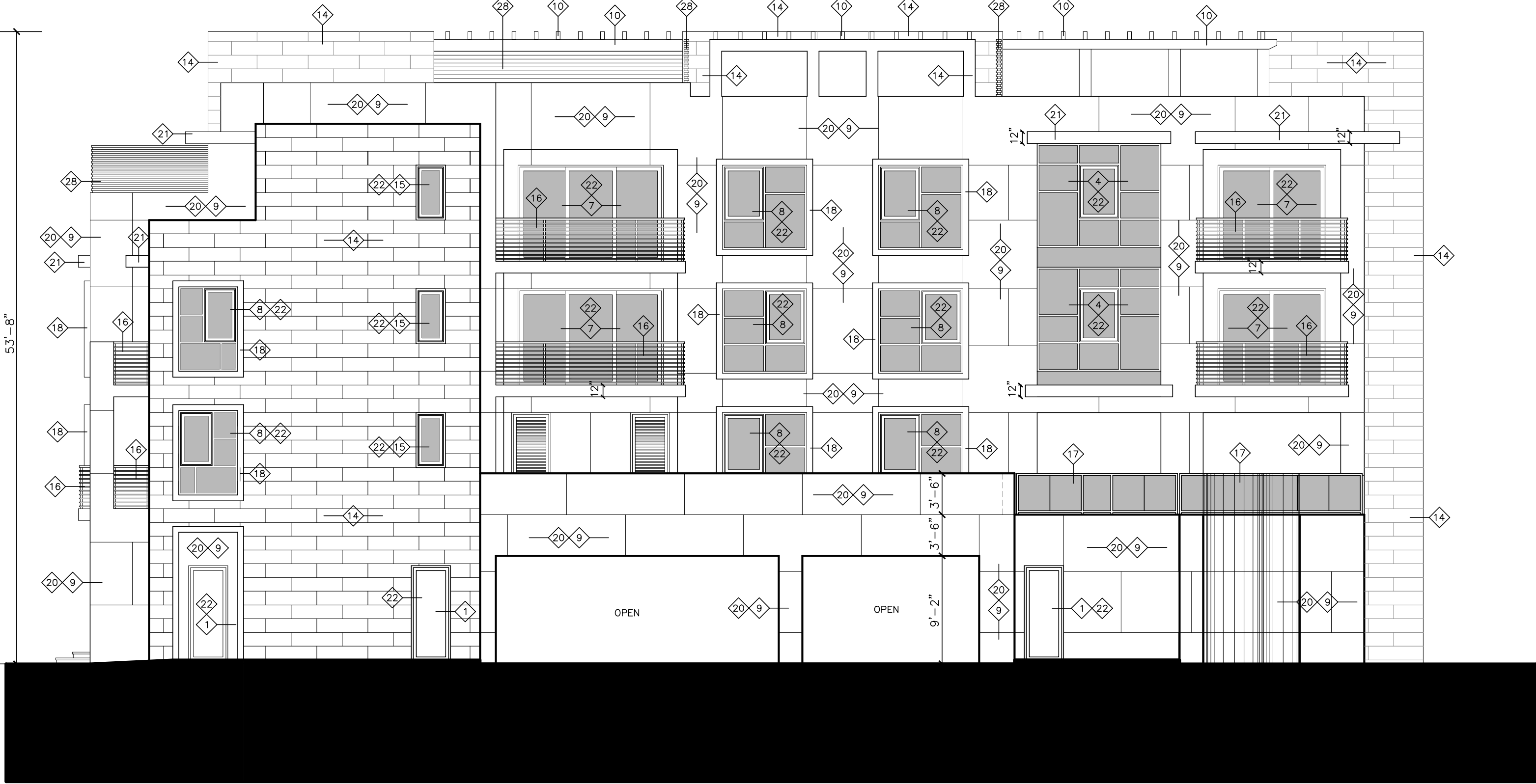
4TH LEVEL (TOP OF SLAB)  
ELEV. = +33'-6" A.F.F.  
(OF RESIDENTIAL)

3RD LEVEL (TOP OF SLAB)  
ELEV. = +23'-0" A.F.F.  
(OF RESIDENTIAL)

2ND LEVEL (TOP OF SLAB)  
ELEV. = +12'-6" A.F.F.  
(OF RESIDENTIAL)

FIN. FLOOR HGT. (RESIDENTIAL)  
ELEV. = 0'-0" (REF. ONLY)  
ELEV. = +18.60' N.G.V.D.

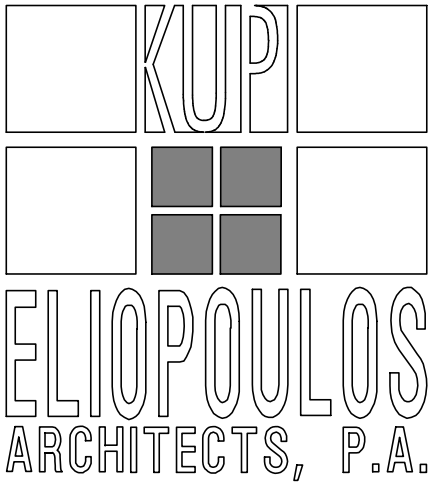
AVERAGE CROWN OF ROAD  
ELEV. = +17.10' N.G.V.D.



2 SOUTH ELEVATION  
SCALE : 1/8" = 1'-0"

NOTE:

- ALL EXTERIOR DOORS AND WINDOWS FOR ALL RESIDENTIAL UNITS ALONG THE EAST SIDE (FACING THE FEC RAILROAD), ARE TO BE INSULATED FOR ADDITIONAL SOUND PROOFING.
- ALL EXTERIOR LIGHT FIXTURES TO BE "LED" TO ELIMINATE GLARE AND PROVIDE THE TRUE VISUAL VALUE OF COLOR.
- A "CCTV" OR CAMERA SECURITY SYSTEM TO BE INSTALLED TO MONITOR BOTH BUILDINGS (PARKING GARAGES, LOBBIES, ENTRANCES, EXISTS AND UPPER POOL DECKS). (NOTE: ENTIRE SYSTEM TO BE MONITORED BY ON SITE PROPERTY MANAGER AND OR SECURITY COMPANY).



1045 E ATLANTIC AVE STE 303  
DEBRAY BEACH, FL 33483  
TELEPHONE 561.272.9393  
TELEPHONE 561.276.6011  
FACSIMILE 561.276.6129

1st Avenue Mixed-Use Project

301 SE 1st Avenue  
City of Delray Beach, Florida 33483

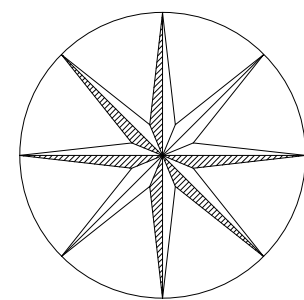
DRAWING:  
PROPOSED  
EXTERIOR ELEVATIONS

3-18-16

SEAL:

REVISIONS:  
△ REVISED 3-17-16 AS PER P&Z  
△ REVISED 5-15-16 AS PER P&Z  
△ REV. NOTES 5-23-16 AS PER P&Z

FILE NUMBER 301A7REV3

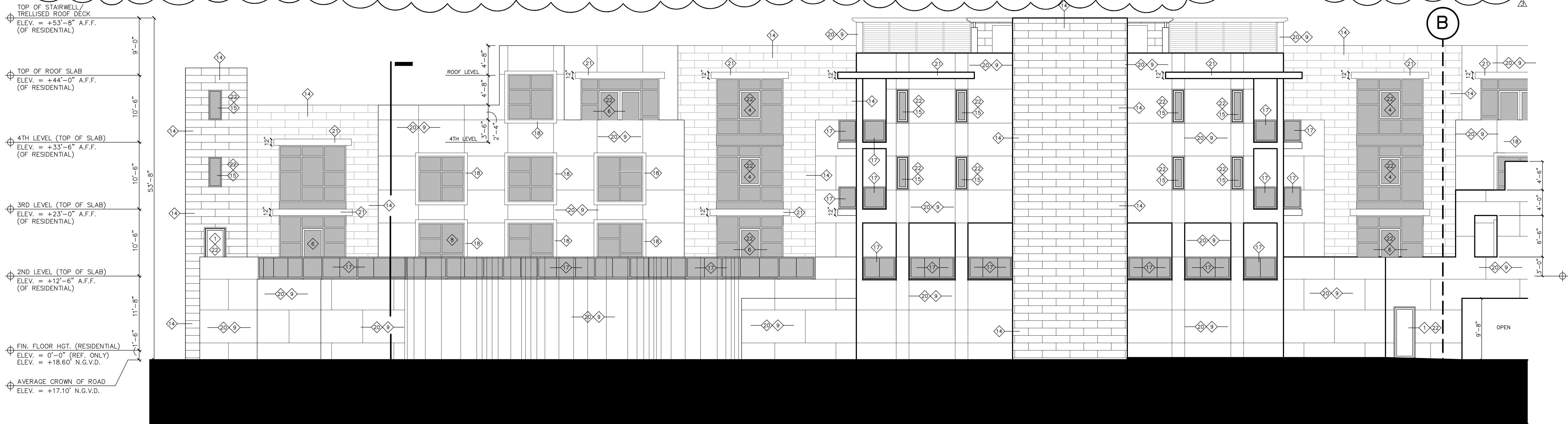


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ELEVATION NOTES LEGEND									
TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION
1	EXTERIOR HOLLOW METAL DOOR SHALL BE "FLEMING" SERIES D (20 GA. FACE SHEET, STANDARD CORE)-IMPACT RESISTANT AND COMPLY W/ MIAMI DADE PRODUCT APPROVAL. THESE DOORS REQUIRE WELD LOCK AND WING CHANNELS TO TOP AND BOTTOM CHANNELS. IT ALSO REQUIRES 7 GAUGE PLATE REINFORCEMENT AT THE STRIKE PLATE. W/ SARGENT 8200 W/ DEADBOLT FUNCTION - (FOR PRICING PURPOSES ONLY) - E.S.P. FINISH TO MATCH WINDOW FRAMES.	6	'KAWNEER' FIXED GLASS WITH 'KAWNEER' IR-350 ENTRY DOOR SYSTEM (OR EQUAL) TO MEET DADE COUNTY IMPACT & WIND CYCLING TESTS. SEE WINDOW & DOOR SCHEDULES FOR SIZES. COLOR TO MATCH B.M. 'SWEATSHIRT GRAY' 2126-40.	12	PRE-FABRICATED MODULAR TRELLIS GREENWALL SYSTEM WITH TUBULAR E.S.P. ALUMINUM FRAME AS MANUFACTURED BY 'SPRINGGREEN, INC.'. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL. FRAME COLOR TO BE B.M. 'ANCHOR GRAY' 2126-30.	18	CONTINUOUS 6" x 6" P.I.P. CONCRETE WINDOW/DOOR SURROUND WITH 'KYNAR-500' ALUM. FINISH. COLOR TO MATCH ADJACENT 'DR-DESIGN' ALUMINUM PANEL SYSTEM COLOR. VARIES BY LOCATION - SEE RENDERINGS.	24	'DYNACO' - ARMOR DOOR SERIES - DADE COUNTY APPROVED O.H. STEEL GARAGE DOOR. W/ FLUSH DESIGN DOOR - PAINTED. SEE COLORED ELEVATIONS.
2	'KAWNEER' CURTAIN WALL SYSTEM '1600 WALL SYSTEM 1" W/ 'KAWNEER' 8225TL THERMAL WINDOW & 2000T TERRACE DOOR (OR APPROVED EQUAL) TO MEET DADE COUNTY IMPACT & WIND CYCLING TESTS. SEE SCHEDULES FOR SIZES. SEE RENDERING FOR COLOR.	7	IMPACT RESISTANT 'KAWNEER' A43200 THERMAL SLIDING GLASS DOOR SYSTEM (OR EQUAL) W/ 'KYNAR 500' FINISH. SYSTEM TO MEET MIAMI DADE COUNTY IMPACT & WIND CYCLING TESTS. CONTRACTOR TO PROVIDE SHOP DRAWINGS & CERT. OF COMPLIANCE.	13	NOT USED	19	CONTINUOUS 6" x 6" P.I.P. CONCRETE WINDOW SURROUND WITH SMOOTH STUCCO FINISH OVER .125"th. LIQUID APPLIED WATERPROOFING SYSTEM. COLOR VARIES BY LOCATION. SEE RENDERINGS FOR EXACT COLOR AND LOCATION.	25	48" TALL BRUSHED ALUMINUM ADDRESS SIGN WITH HALO BACKLIT LED ILLUMINATION. SIGN CONTRACTOR TO SUBMIT SHOP DRAWINGS.
3	HURRICANE / IMPACT LOUVER MODEL NO. DC-5304 AS MANF. BY 'C/S GROUP' OR APPROVED EQUAL. INSTALL PER PRODUCT APPROVALS / MANUF. SPECIFICATIONS. E.S.P. FINISH TO MATCH WINDOW FRAMES. SEE COLOR ELEVATIONS AND DETAILS.	8	'KAWNEER' FIXED WINDOW WITH/OR WITHOUT OPERABLE PANEL (OR APPROVED EQUAL) TO MEET DADE COUNTY IMPACT & WIND CYCLING TESTS. SEE WINDOW & DOOR SCHEDULES FOR SIZES. COLOR TO MATCH B.M. 'SWEATSHIRT GRAY' 2126-40.	14	PRE-FABRICATED TERRACOTTA 'NATURAL SPECTRUM' PANEL SYSTEM AS MANUFACTURED BY 'NBK ARCHITECTURAL TERRACOTTA'. COLOR TO BE M6.02-0 - SEE RENDERINGS. MIAMI-DADE COUNTY APPROVED. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION.	20	2 COAT 5/8" MIN. thk. SMOOTH STUCCO FIN. ON C.M.U. - PAINTED (TYP.) NOTE: ALL STUCCO HAPLINE CRACKS TO BE CAULKED & FILLED (STUCCO SUB-CONTRACTOR TO PROVIDE 4'-0" x 4'-0" SAMPLE FOR APPROVAL FOR TEXTURE).	26	32"dia. x 42" TALL ALUMINUM CHIMNEY SHROUD WITH HIDDEN SPARK ARRESTOR. UNIT TO HAVE 'KYNAR-500' FINISH. CONTRACTOR TO SUBMIT SHOP DRAWINGS. SEE RENDERINGS FOR COLOR.
4	'KAWNEER' CURTAIN WALL SYSTEM '1600 WALL SYSTEM 1" W/ OPERABLE 'KAWNEER' 8225TL THERMAL WINDOW (OR APPROVED EQUAL) TO MEET DADE COUNTY IMPACT & WIND CYCLING TESTS. SEE WINDOW & DOOR SCHEDULES FOR SIZES. SEE RENDERING FOR COLOR.	9	1/2" SCORE-LINES IN SMOOTH STUCCO FINISH - PAINTED. (CONTRACTOR TO PROVIDE ALTERNATE PRICE FOR 2" HIGH x 5/8" DEEP RECESSED STUCCO JOINT. USE "FRY REGLET" OR EQUAL.	15	'KAWNEER' FIXED OR CASEMENT MOL. 8225TL THERMAL WINDOW (OR APPROVED EQUAL) TO MEET DADE COUNTY IMPACT & WIND CYCLING TESTS. SEE WINDOW & DOOR SCHEDULES FOR SIZES. COLOR TO STOREFRONT/CURTAIN-WALL SYSTEM U.N.O.	21	12" OR 18"th. x 1'-6" P.I.P. CANTILEVERED CONCRETE SMOOTH STUCCO HEADER OVER .125"th. LIQUID APPLIED WATERPROOFING SYSTEM. EXTEND SIDES MIN. 8" BEYOND EDGE OF WINDOW - PAINTED. SEE COLORED ELEVATIONS.	27	32"dia. x 9'-4" TALL FIRE RATED ALUMINUM TRASH CHUTE SHROUD WITH POP-OFF LID TO MEET NFPA CODE. UNIT TO HAVE 'KYNAR-500' FINISH. CONTRACTOR TO SUBMIT SHOP DRAWINGS. SEE RENDERINGS FOR COLOR.
5	'KAWNEER' CURTAIN WALL SYSTEM '1600 WALL SYSTEM 1" W/ OPERABLE 'KAWNEER' 2000T TERRACE DOOR (OR APPROVED EQUAL) TO MEET DADE COUNTY IMPACT & WIND CYCLING TESTS. SEE WINDOW & DOOR SCHEDULES FOR SIZES. SEE RENDERING FOR COLOR.	10	PRE-FABRICATED ALUMINUM TRELLIS ANCHORED TO CONCRETE COLUMNS AND BUILDING WITH CONCEALED CONNECTORS - 'KYNAR 500' FINISH - CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION.	16	42" HIGH DECORATIVE NON-SCALABLE RAILING WITH 'KYNAR 500' (OR EQUAL) FINISH. RAILING DESIGN CHANGES DEPENDING ON LOCATION. COLOR TO BE B.M. 'ANCHOR GRAY' 2126-30.	22	ALL EXTERIOR DOOR AND WINDOW FRAMES TO HAVE "TREMCO" DYMERIC SEALANT CAULKING @ PERIMETER (BUCK/CMU/ALUM) - TYPICAL.	28	HORIZONTALLY SLATED PRE-FABRICATED PRIVACY SCREEN ANCHORED TO STRUCTURE WITH CONCEALED FASTENERS. COLOR TO MATCH WOOD OR CURTAIN-WALL SYSTEM U.N.O.
		11	PRE-FABRICATED CANTILEVERED 2x2 OVER 4x6 ALUMINUM SUN SCREEN ANCHORED TO BUILDING WITH CONCEALED CONNECTORS - 'KYNAR 500' FINISH - CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION.	17	42" HIGH TEMPERED SAFETY GLAZED NON-SCALABLE RAILING WITH 'KYNAR 500' (OR EQUAL) FINISHED FRAME. RAILING DESIGN CHANGES DEPENDING ON LOCATION. COLOR TO BE BENJAMIN MOORE 'ANCHOR GRAY' 2126-30. SEE RENDERINGS.	23	ROOF TOP A/C COMP. UNITS. SEE ROOF PLAN FOR LOCATIONS AND SPECIFICATIONS. CONTRACTOR TO INSTALL AS PER MANUFACTURERS SPECIFICATIONS.	29	4" TALL RAISED SMOOTH STUCCO MOLDING - PAINTED (TYP.) NOTE: ALL STUCCO HAPLINE CRACKS TO BE CAULKED & FILLED (STUCCO SUB-CONTRACTOR TO PROVIDE 4'-0" x 4'-0" SAMPLE FOR APPROVAL).



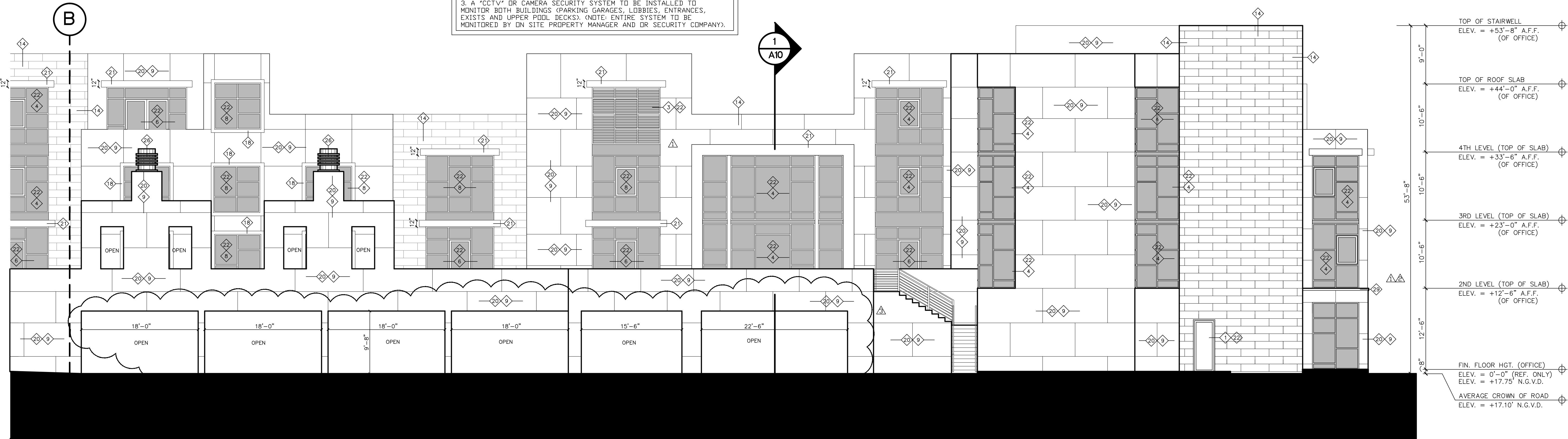
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A11

NOTE:  
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3. A 'CCTV' OR CAMERA SECURITY SYSTEM TO BE INSTALLED TO MONITOR BOTH BUILDINGS (PARKING GARAGES, LOBBIES, ENTRANCES, EXISTS AND UPPER POOL DECKS). (NOTE: ENTIRE SYSTEM TO BE MONITORED BY ON SITE PROPERTY MANAGER AND OR SECURITY COMPANY).

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A9

PARTIAL EAST ELEVATION  
SCALE: 1/8" = 1'-0"  
(SOUTH PORTION)

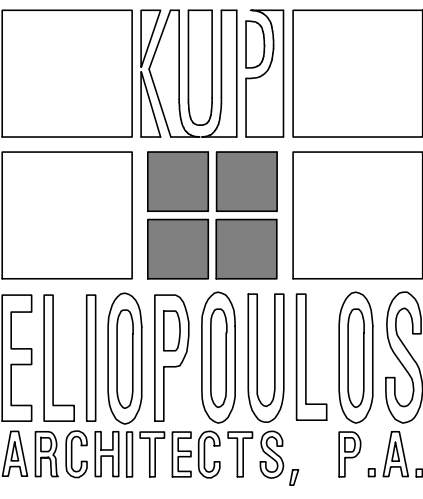
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B

2  
A9

PARTIAL EAST ELEVATION  
SCALE: 1/8" = 1'-0"  
(NORTH PORTION)



1045 E ATLANTIC AVE STE 303  
DELRAY BEACH, FL 33483  
TELEPHONE 561.272.9595  
561.276.6011  
FACSIMILE 561.276.6129

1st Avenue Mixed-Use Project

301 SE 1st Avenue  
City of Delray Beach, Florida 33483

DRAWING:  
PROPOSED  
EXTERIOR ELEVATIONS

3-18-16

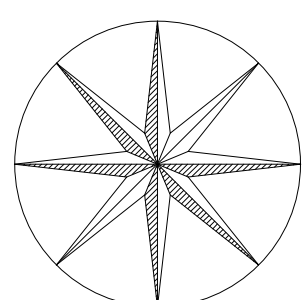
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REVISIONS:

Δ REVISED 3-17-16 AS PER P&Z  
Δ REVISED 5-19-16 AS PER P&Z  
Δ REV. NOTES 5-23-16 PER P&Z

FILE NUMBER

301A9REV3



A9

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PROPOSED ELEVATIONS

CL I (2018-104)





1ST AVENUE MIXED-USE PROJECT  
NORTH ELEVATION  
3D ARTISTIC RENDERING





1ST AVENUE MIXED-USE PROJECT  
WEST ELEVATION  
3D ARTISTIC RENDERING

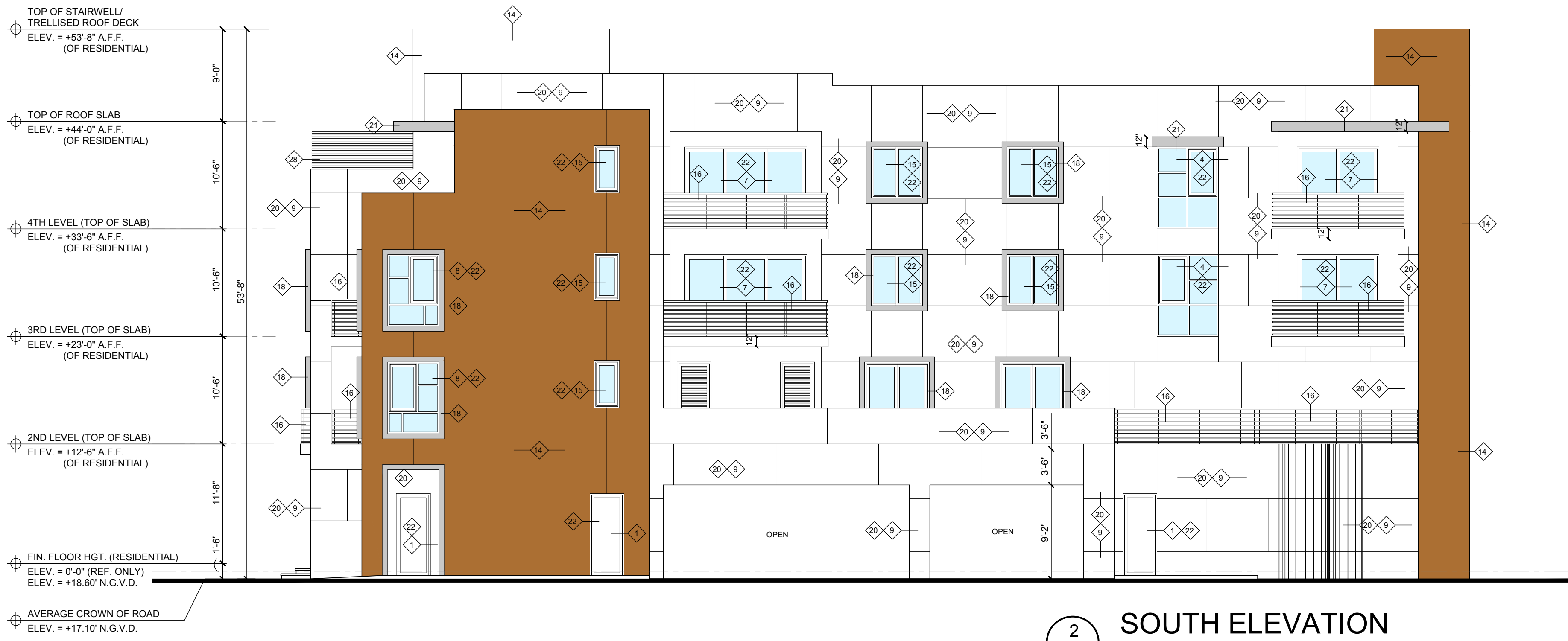


ELEVATION NOTES LEGEND

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3	HURRICANE / IMPACT LOUVER MODEL NO. DC-5304 AS MANF. BY "CS GROUP" OR APPROVED EQUAL. INSTALL PER PRODUCT APPROVALS / MANUF. SPECIFICATIONS. COLOR TO MATCH B.M. 'SWEATSHIRT GRAY' 2126-40.	8	FIXED WINDOW WITHOR WITHOUT OPERABLE PANEL (OR APPROVED EQUAL) TO MEET DADE COUNTY IMPACT & WIND CYCLING TESTS. SEE WINDOW & DOOR SCHEDULES FOR SIZES. COLOR TO MATCH B.M. 'SWEATSHIRT GRAY' 2126-40.	14	SMOOTH STUCCO PAINTED TERRA COTTA COLOR BM HC-51 AUDUBON RUSSET	20	2 COAT 5/8" MIN. THK. SMOOTH STUCCO FIN. ON C.M.U. -PAINTED BM BRILLIANT WHITE (TYP.) NOTE: ALL STUCCO HAIRLINE CRACKS TO BE CAULKED & FILLED (STUCCO SUB-CONTRACTOR TO PROVIDE 4'-0" X 4'-0" SAMPLE FOR APPROVAL FOR TEXTURE).	26	NOT USED
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1 NORTH ELEVATION  
SCALE : 1/8" = 1'-0"



2 SOUTH ELEVATION  
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RICHARD JONES



ARCHITECTURE

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

WWW.RJARCHITECTURE.COM

1ST AVENUE MIXED-USE PROJECT  
301 SE 1ST AVENUE  
DELRAY BEACH, FLORIDA

FLORIDA LICENSURE

AA26001617 | IB26001056

COMMISSION # 18-024  
DESIGNER: RJ  
DRAWN BY: JH  
PLAN REVIEW: RJ

SUBMITTALS:  
CLASS 1  
SUBMITTAL: 05.16.18

REVISIONS:

NORTH AND  
SOUTH  
ELEVATION

A7

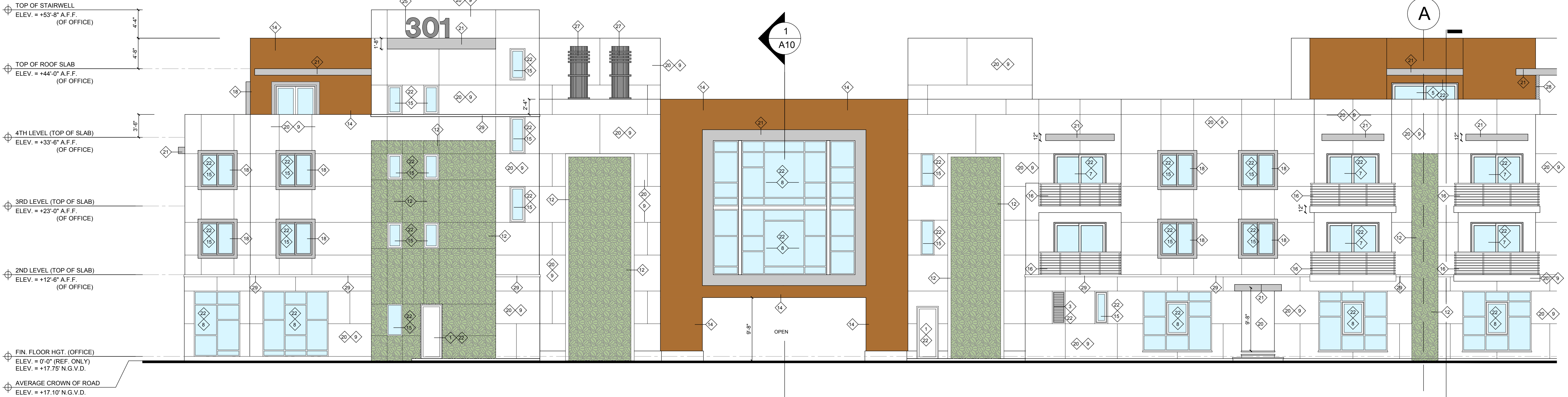
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ELEVATION NOTES LEGEND

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1 PARTIAL WEST ELEVATION (NORTH PORTION)  
SCALE : 1/8" = 1'-0"



2 PARTIAL WEST ELEVATION (SOUTH PORTION)  
SCALE : 1/8" = 1'-0"

RICHARD JONES  
ARCHITECTURE

10 S.E. FIRST AVENUE | SUITE 102  
DELRAY BEACH, FLORIDA 33444  
V 561.274.9186 | F 561.274.9196  
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1ST AVENUE MIXED-USE PROJECT  
301 SE 1ST AVENUE  
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COMMISSION # 18-024  
DESIGNER: RJ  
DRAWN BY: JH  
PLAN REVIEW: RJ

SUBMITTALS:  
CLASS 1 SUBMITTAL: 05.16.18

REVISIONS:

WEST ELEVATION

A8

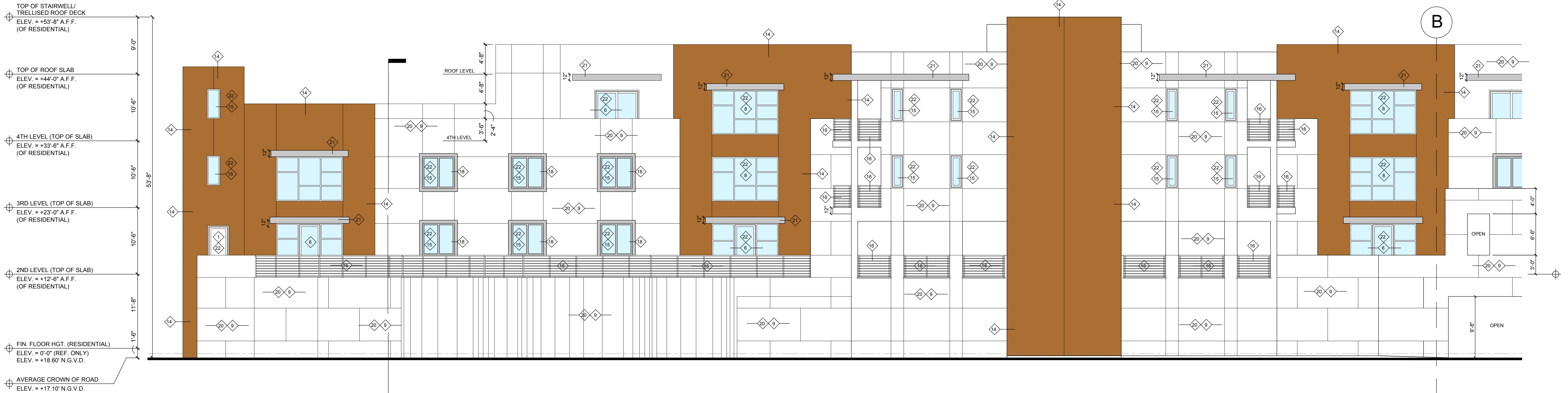
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1	EXTERIOR HOLLOW METAL DOOR, (20 GA. FACE SHEET, STANDARD CORE),IMPACT RESISTANT AND COMPLY W/ MIAMI DADE PRODUCT APPROVAL. THESE DOORS REQUIRE WELD LOCK AND HINGE CHANNELS TO TOP AND BOTTOM CHANNELS. IT ALSO REQUIRES 7 GAUGE PLATE REINFORCEMENT AT THE STRIKE PLATE. W/ SHARPENED 6200 W/ DEADBOLT FUNCTION. (FOR PRICING PURPOSES ONLY). - E.S.P. FINISH TO MATCH WINDOW FRAMES.	6	IMPACT RESISTANCE FIXED GLASS ENTRY DOOR SYSTEM (OR EQUAL) TO MEET DADE COUNTY IMPACT & WIND CYCLING TESTS. SEE WINDOW & DOOR SCHEDULES FOR SIZES. COLOR TO MATCH B.M. 'SWEATSHIRT GRAY' 2126-40.	12	PRE-FABRICATED MODULAR TRELLIS GREENWALL SYSTEM WITH TUBULAR E.S.P. ALUMINUM FRAME AS MANUFACTURED BY 'GREENSCREEN, INC.'. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL. FRAME COLOR TO BE B.M. 'ANCHOR GRAY' 2126-30.	18	CONTINUOUS 6" x 6" STUCCO WINDOW/DOOR SURROUND - PAINTED BM 2126-50 GRAY TIMBER WOLF.
2	STOREFRONT SYSTEM W/ WINDOW & TERRACE DOOR (OR APPROVED EQUAL) TO MEET DADE COUNTY IMPACT & WIND CYCLING TESTS. SEE SCHEDULES FOR SIZES. COLOR TO MATCH B.M. 'SWEATSHIRT GRAY' 2126-40.	7	IMPACT RESISTANT SLIDING GLASS DOOR SYSTEM (OR EQUAL) W/ 'KYNAR 500' FINISH. SYSTEM TO MEET MIAMI DADE COUNTY IMPACT & WIND CYCLING TESTS. CONTRACTOR TO PROVIDE SHOP DRAWINGS & CERT. OF COMPLIANCE. COLOR TO MATCH B.M. 'SWEATSHIRT GRAY' 2126-40.	13	NOT USED	19	NOT USED
3	HURRICANE / IMPACT LOUVER MODEL NO. DC-5304 AS MANUF. BY 'CIS GROUP' OR APPROVED EQUAL. INSTALL PER PRODUCT APPROVALS / MANUF. SPECIFICATIONS. COLOR TO MATCH B.M. 'SWEATSHIRT GRAY' 2126-40.	8	FIXED WINDOW WITHOR WITHOUT OPERABLE PANEL (OR APPROVED EQUAL) TO MEET DADE COUNTY IMPACT & WIND CYCLING TESTS. SEE WINDOW & DOOR SCHEDULES FOR SIZES. COLOR TO MATCH B.M. 'SWEATSHIRT GRAY' 2126-40.	14	SMOOTH STUCCO PAINTED TERRA COTTA COLOR BM HC-51 AUDUBON RUSSET	20	2 COAT 5/8" MIN. THK. SMOOTH STUCCO FIN. ON C.M.U. - PAINTED BM BRILLIANT WHITE (TYP.) NOTE: ALL STUCCO HAIRLINE CRACKS TO BE CAULKED & FILLED (STUCCO SUB-CONTRACTOR TO PROVIDE 4'-0" X 4'-0" SAMPLE FOR APPROVAL FOR TEXTURE).
4	STOREFRONT SYSTEM W/ OPERABLE WINDOW (OR APPROVED EQUAL) TO MEET DADE COUNTY IMPACT & WIND CYCLING TESTS. SEE WINDOW & DOOR SCHEDULES FOR SIZES. COLOR TO MATCH B.M. 'SWEATSHIRT GRAY' 2126-40.	9	1/2" SCORE-LINES IN SMOOTH STUCCO FINISH - PAINTED. (CONTRACTOR TO PROVIDE ALTERNATE PRICE FOR 2" HIGH x 5/8" DEEP RECESSED STUCCO JOINT. USE 'FRY REGLET' OR EQUAL.	15	IMPACT RESISTANT FIXED OR HORIZONTAL ROLLER THERMAL WINDOW (OR APPROVED EQUAL) TO MEET DADE COUNTY IMPACT & WIND CYCLING TESTS. SEE WINDOW & DOOR SCHEDULES FOR SIZES. COLOR TO MATCH B.M. 'SWEATSHIRT GRAY' 2126-40.	21	12" OR 18" H. x 1'-4" P.I.P. CANTILEVERED CONCRETE SMOOTH STUCCO HEADER OVER. 125% LIQUID APPLIED WATERPROOFING SYSTEM. EXTEND SIDES MIN. 6" BEYOND EDGE OF WINDOW - PAINTED BM 2126-50 GRAY TIMBER WOLF.
5	STOREFRONT SYSTEM W/ OPERABLE TERRACE DOOR (OR APPROVED EQUAL) TO MEET DADE COUNTY IMPACT & WIND CYCLING TESTS. SEE WINDOW & DOOR SCHEDULES FOR SIZES. COLOR TO MATCH B.M. 'SWEATSHIRT GRAY' 2126-40.	10	NOT USED	16	42" HIGH DECORATIVE NON-SCALABLE RAILING WITH 'KYNAR 500' (OR EQUAL) FINISH. RAILING DESIGN CHANGES DEPENDING ON LOCATION. COLOR TO BE B.M. 'ANCHOR GRAY' 2126-30.	22	ALL EXTERIOR DOOR AND WINDOW FRAMES TO HAVE 'TREMCO' DYMERIC SEALANT CAULKING @ PERIMETER (BUTYLMALUM) - TYPICAL.
		11	NOT USED	17	NOT USED	23	ROOF TOP A/C COMP. UNITS. SEE ROOF PLAN FOR LOCATIONS AND SPECIFICATIONS. CONTRACTOR TO INSTALL AS PER MANUFACTURERS SPECIFICATIONS.



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NOTE:

1. ALL EXTERIOR DOORS AND WINDOWS FOR ALL RESIDENTIAL UNITS ALONG THE EAST SIDE (FACING THE FEC RAILROAD), ARE TO BE INSULATED FOR ADDITIONAL SOUND PROOFING.

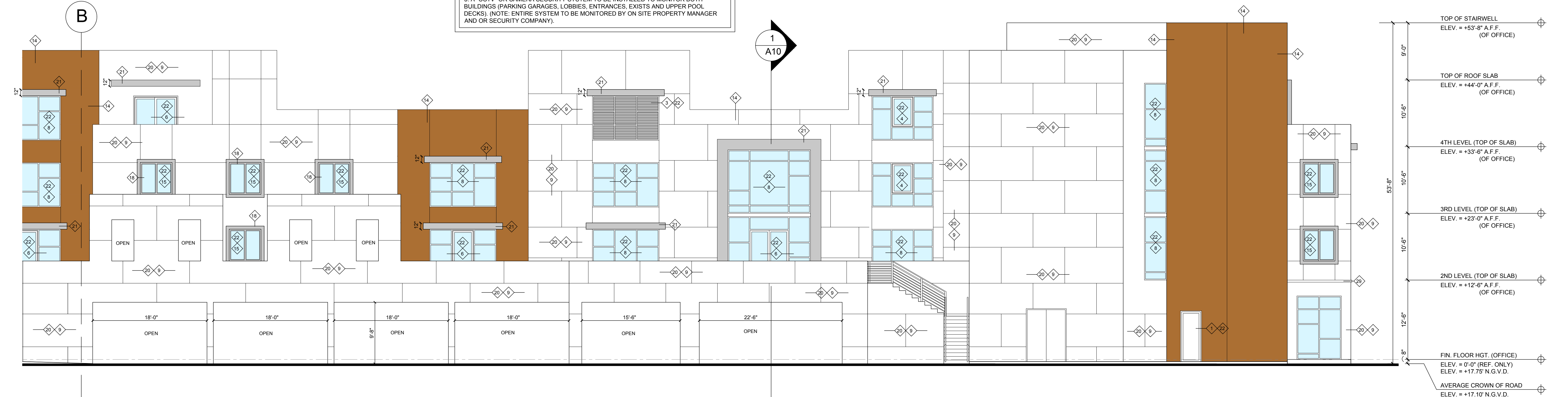
2. ALL EXTERIOR LIGHT FIXTURES TO BE "LED" TO ELIMINATE GLARE AND PROVIDE THE TRUE VISUAL VALUE OF COLOR.

3. A "CCTV" OR CAMERA SECURITY SYSTEM TO BE INSTALLED TO MONITOR BOTH BUILDINGS (PARKING GARAGES, LOBBIES, ENTRANCES, EXISTS AND UPPER POOL DECKS). (NOTE: ENTIRE SYSTEM TO BE MONITORED BY ON SITE PROPERTY MANAGER AND OR SECURITY COMPANY).

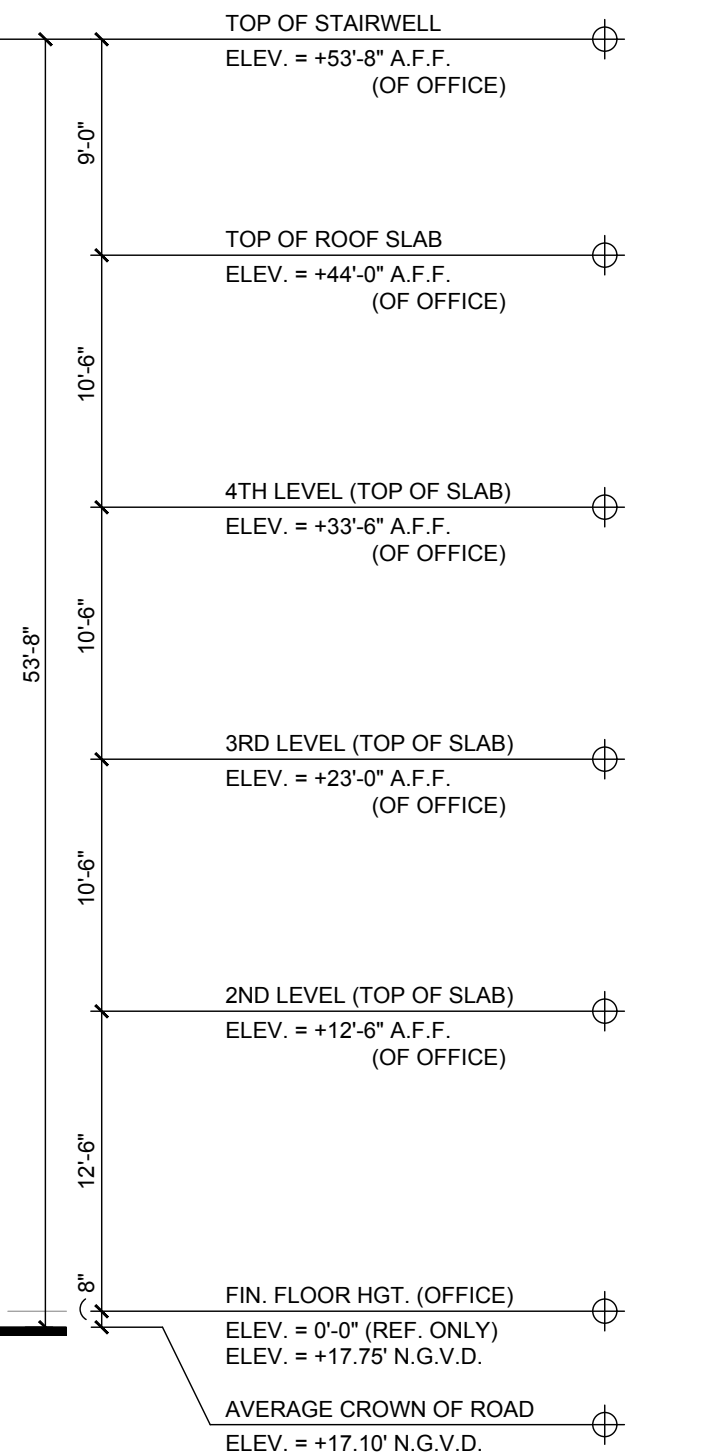
1  
A10

1  
A9  
PARTIAL EAST ELEVATION  
SCALE : 1/8" = 1'-0"  
(SOUTH PORTION)

B



2  
A9  
PARTIAL EAST ELEVATION  
SCALE : 1/8" = 1'-0"  
(NORTH PORTION)



RICHARD JONES  
ARCHITECTURE

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

WWW.RJARCHITECTURE.COM

1ST AVENUE MIXED-USE PROJECT  
301 SE 1ST AVENUE  
DELRAY BEACH, FLORIDA

FLORIDA LICENSURE

AA26001617 | IB26001056

COMMISSION # 18-024  
DESIGNER: RJ  
DRAWN BY: JH  
PLAN REVIEW: RJ

SUBMITTALS:  
CLASS 1 SUBMITTAL: 05.16.18

REVISIONS:

EAST  
ELEVATION

A9

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