

LOB



Planning, Zoning and Building Department

TO: Community Redevelopment Agency (CRA)

FROM: Amy E. Alvarez, Senior Planner

RE: 324 NE 3rd Avenue, 324 Lofts
CRA Meeting of April 27, 2017

Location: 324 NE 3rd Avenue; west side of NE 3rd Avenue between NE 3rd Street and NE 4th Street. Formerly known as Brenda's Birds.

Zoning District: Central Business District, Railroad Corridor

Size: 50' x 135.10'; 0.155 acres

Request: Class V Site Plan for the new construction of a 14,618 square foot (gross) 4-story building containing the following uses:

- 1st floor: Restaurant (3,516 square feet);
- 2nd floor: Yoga Studio (3,520 square feet);
- 3rd floor: Professional Office (3,520 square feet);
- 4th floor: Artists Studio (3,430 square feet)



Site improvements include two parking spaces at the rear of the property, along the alley, and a refuse collection area; an off-site parking agreement with two nearby parcels is proposed to handle the balance of the parking required for the restaurant. Pursuant to the CBD Zoning District, parking is not required for the other uses since the lot is less than 65' wide. A waiver to increase the front setback to 19'4" from the maximum 15' is also requested.

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10) Green Building Practices:
 Cross-ventilation, energy efficiency, and green building design shall be considered for all projects.

NOTE: WE PROPOSE TO COMPLY WITH GREEN BUILDING PRACTICES WITH ENERGY EFFICIENT GLAZING, ROOFING MATERIAL, A/C EQUIPMENT, LED INTERIORS LIGHTING, GREEN ELEVATOR, ENCOURAGE CROSS VENTILATION WITH DOORS THAT OPEN TO THE EXTERIOR.

NOTE: MAXIMUM OF 20% LIGHT TRANSMISSION PROVIDED.

PARKING CALCULATION BREAKDOWN:	
	PROPOSED
PARKING SPACES REQUIRED FOR NEW RESTAURANT (FIRST FLOOR)	33/4 SP. * 2 PER 1000 SF. = 211 SPACES
PARKING SPACES REQUIRED FOR NEW YOGA STUDIO (SECOND FLOOR)	NOT REQUIRED, REFER TO SECTION 4.4.3 (1722.6)
PARKING SPACES REQUIRED FOR NEW OFFICE, ARTIST SPACE (THIRD, FOURTH, FIFTH FLOOR)	NOT REQUIRED, REFER TO SECTION 4.4.3 (1722.6)

PARKING TYPE BREAKDOWN:	
TOTAL ON-SITE HANDICAP PARKING SPACES:	1
TOTAL ON-SITE BACK-OUT ALLEY PARKING SPACES:	1
EXCESS PARKING * DESIGNER'S PREFERENCE (3300 SP. * 1 PER 900 SF. * 171 SPACES)	33 - 1 * 3 SPACES AVAILABLE THROUGH CROSS PARKING AGREEMENT
TOTAL PARKING SPACES REQUIRED:	211 FOR NEW RESTAURANT
TOTAL PARKING SPACES PROVIDED:	7 PROVIDED ON SITE + 8 SPACES LEASED FROM DESIGNER + 3 LEASED FROM 325 NE. 3RD AVE. + 21 SPACES

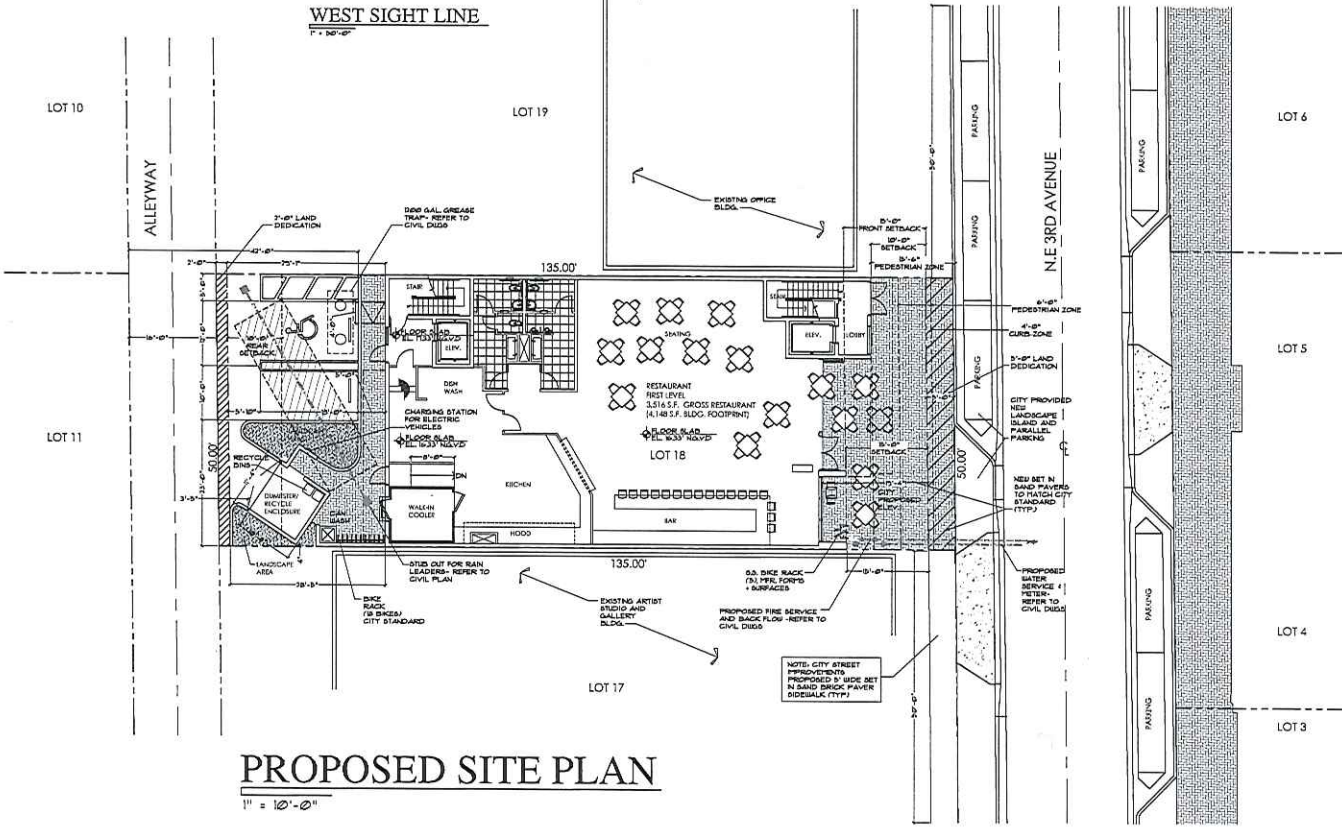
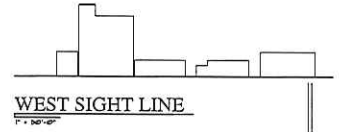
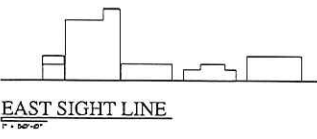
BIKE RACK CALCULATION:	
BIKE RACKS REQUIRED FOR NEW RESTAURANT (FIRST FLOOR)	33/4 SP. * 2 PER 1000 SF. = 10 BIKE RACKS
BIKE RACKS REQUIRED FOR NEW YOGA STUDIO (SECOND FLOOR)	33/4 SP. * 2 PER 1000 SF. = 10 BIKE RACKS
BIKE RACKS REQUIRED FOR NEW OFFICE SPACE (THIRD FLOOR)	33/4 SP. * 1 PER 2000 SF. = 10 BIKE RACKS
BIKE RACKS REQUIRED FOR NEW ARTIST SPACE (FOURTH FLOOR)	33/4 SP. * 2 PER 1000 SF. = 10 BIKE RACKS
TOTAL BIKE RACK SPACES REQUIRED:	33 BIKE RACKS
TOTAL BIKE RACK SPACES PROVIDED:	33 BIKE RACKS

SITE DATA:	
TYPE: I/A PROTECTED NON-COMBUSTIBLE, SPRINKLERED OCCUPANCY A2, D	
ZONING: CDD-102	
BUILDING DESIGNED: ENCLOSED	
SITE AREA:	SQUARE FOOTAGE:
TOTAL SITE AREA PRIOR TO DEDICATION	6,790 SF. (154 ACRES)
TOTAL SITE AREA AFTER DEDICATION	6,650 SF. (153 ACRES)
TOTAL GROSS BUILDING FOOTPRINT:	4,148 SF. (62.4% OF SITE)
TOTAL GROSS BUILDING AREA:	1,440 SF. (21.2% OF SITE)
TOTAL LANDSCAPED AREA:	315 SF. (4.7% OF SITE)
TOTAL ASPHALT PARKING AND HardsCAPE AREA:	3,003 SF. (32.8% OF SITE)

BUILDING DATA:		
BUILDING:	EXISTING	PROPOSED
FRONT SETBACK (EAST): 10' MIN. REQUIRED	40'-0"	10'-0" - 5'-0"
REAR SETBACK (WEST): 10' REQUIRED	0'-0"	30'-0" - 35'-11"
SIDE STREET SETBACK (SOUTH) 10' REQUIRED	N/A	N/A
SIDE SETBACK (NORTH): 8' REQUIRED	0'-0"	0'-0"
BUILDING HEIGHT 30' MIN. - 34' MAX.	32'-0"	32'-0" TO ROOF DECK

SECURITY CAMERA NOTE:
 SECURITY CAMERAS SHALL BE INSTALLED THROUGHOUT THE BUILDING UNDER CANOPY AND ALL DOORS. INSTALL ALARMS BARRAGE AT ALL DOORS.

UTILITY SERVICE NOTE:
 ALL UTILITIES SHALL BE RELOCATED TO BUILDING. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION.



LOCATION MAP



GEORGE BREWER ARCHITECTURE
 85 SE 4TH AVENUE
 DELRAY BCH, FL 33483
 PHONE 561.272.7321
 FAX 561.272.3732
 BREWERARCHITECTURE.COM

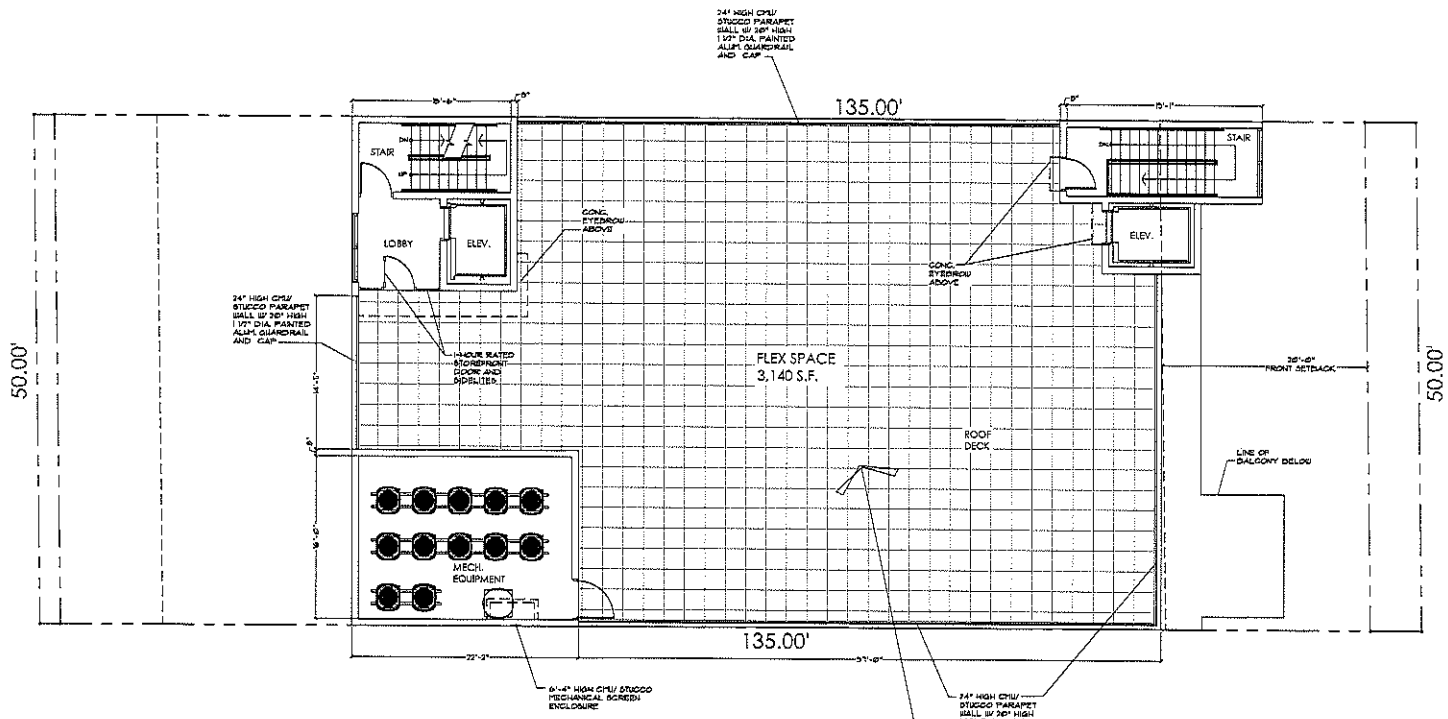
LOFT 324
 NEW COMMERCIAL
 324 NE. 3RD AVENUE
 DELRAY BEACH, FLORIDA

AR0013554

DATE: 11-03-2016
 PERMIT NO.
 REVISIONS:
 NEW 20'-11" SPREAD COMMENTS



SP1



ROOF TOP

3/16" = 1'-0"

(B) Roofed, Use Energy Star roof-compliant, high-reflectance and high emitting roofing (with reflectance of at least 65% and three-year-warranted reflectance of at least 60) when tested in accordance with ASTM E910 and emissivity of at least 0.75 when tested in accordance with ASTM 4200 for a minimum of 10% of the roof surface or install a "green" (vegetated) roof for at least 50% of the roof area.

NOTE: WE ARE PROPOSING TO COMPLY WITH THE HIGH REFLECTANCE AND THE HIGH EMISSIVITY ROOFING WITH 24 X 24 WHITE REFLECTIVE CONC. PAVERS ON A LEVELING PEDESTAL SYSTEM

LOFT 324
 NEW COMMERCIAL
 324 N.E. 3RD AVENUE
 DELRAY BEACH, FLORIDA

AR2019954

DATE 11-23-2016
 PERMIT NO.
 REVISIONS
 NEW, 201-FIT1 SPRAY
 CORRECTS

