

6.D.



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 13, 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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324



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 INTERIOR 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)	328 SP. @ 1 PER 1000 SF. = 31 SPACES
PARKING SPACES REQUIRED FOR NEW YOGA STUDIO (SECOND FLOOR)	NOT REQUIRED, REFER TO SECTION 4.4.3 (1172.6)
PARKING SPACES REQUIRED FOR NEW OFFICE, ARTIST SPACE (THIRD, FOURTH FLOOR)	NOT REQUIRED, REFER TO SECTION 4.4.3 (1172.6)

PARKING TYPE BREAKDOWN:

TOTAL ON-SITE HANDICAP PARKING SPACES:	1
TOTAL ON-SITE BACK-OUT ALLEY PARKING SPACES:	1
EXCESS PARKING @ DEEDERS MARKET (3,000 SF. @ 1 PER 500 SF. = 11 SPACES)	23 - 1 = 10 SPACES AVAILABLE THROUGH CROSS PARKING AGREEMENT
TOTAL PARKING SPACES REQUIRED:	31 FOR NEW RESTAURANT
TOTAL PARKING SPACES PROVIDED:	3 PROVIDED ON SITE + 10 SPACES LEASED FROM DEEDERS + 3 LEASED FROM 3RD AVE. 3RD AVE. = 31 SPACES

BIKE RACK CALCULATION:

BIKE RACKS REQUIRED FOR NEW RESTAURANT (FIRST FLOOR)	328 SF. @ 2 PER 1000 SF. = 10 BIKE RACKS
BIKE RACKS REQUIRED FOR NEW YOGA STUDIO (SECOND FLOOR)	3,000 SF. @ 2 PER 1000 SF. = 10 BIKE RACKS
BIKE RACKS REQUIRED FOR NEW OFFICE SPACE (THIRD FLOOR)	3,000 SF. @ 2 PER 1000 SF. = 10 BIKE RACKS
BIKE RACKS REQUIRED FOR NEW ARTIST SPACE (FOURTH FLOOR)	3,000 SF. @ 2 PER 1000 SF. = 10 BIKE RACKS
TOTAL BIKE RACK SPACES REQUIRED:	30 BIKE RACKS
TOTAL BIKE RACK SPACES PROVIDED:	30 BIKE RACKS

SITE DATA:

TYPE: II-A PROTECTED NON-COMMUTABLE, SPRINKLERED OCCUPANCY, AT D ZONING, CDD-MC BUILDING DESIGNED: ENGLOED	
SITE AREA:	SQUARE FOOTAGE:
TOTAL SITE AREA PRIOR TO DEDICATION:	6,780 SF. (1.54 ACRES)
TOTAL SITE AREA AFTER DEDICATION:	4,850 SF. (1.11 ACRES)
TOTAL GROSS BUILDING FOOTPRINT:	4,140 SF. (65.2% OF SITE)
TOTAL GROUND BUILDING AREA:	1,400 SF. (20.6% OF SITE)
TOTAL LANDSCAPED AREA:	370 SF. (5.4% OF SITE)
TOTAL ASPHALT PARKING AND HARDSCAPE AREA:	2,100 SF. (32.6% OF SITE)

BUILDING DATA:

BUILDING:	EXISTING	PROPOSED
FRONT SETBACK (EAST) 1' MIN. REQUIRED	4'-0"	10'-0" - 15'-0"
REAR SETBACK (EAST) 1' MIN. REQUIRED	5'-0"	7'-0" - 7'-11"
SIDE STREET SETBACK (SOUTH) 1' MIN. REQUIRED	N/A	N/A
SIDE INTERIOR (NORTH) 1' MIN. REQUIRED	0'-0"	0'-0"
BUILDING HEIGHT 35' MIN. - 40' MAX.	37'-0"	35'-0" TO ROOF DECK

SECURITY CAMERA NOTE:
 SECURITY CAMERAS SHALL BE INSTALLED THROUGHOUT SITE AND INTERIOR CORNERS AND ALL DOORS. RETAIL ALARM BELLAGE AT ALL DOORS.

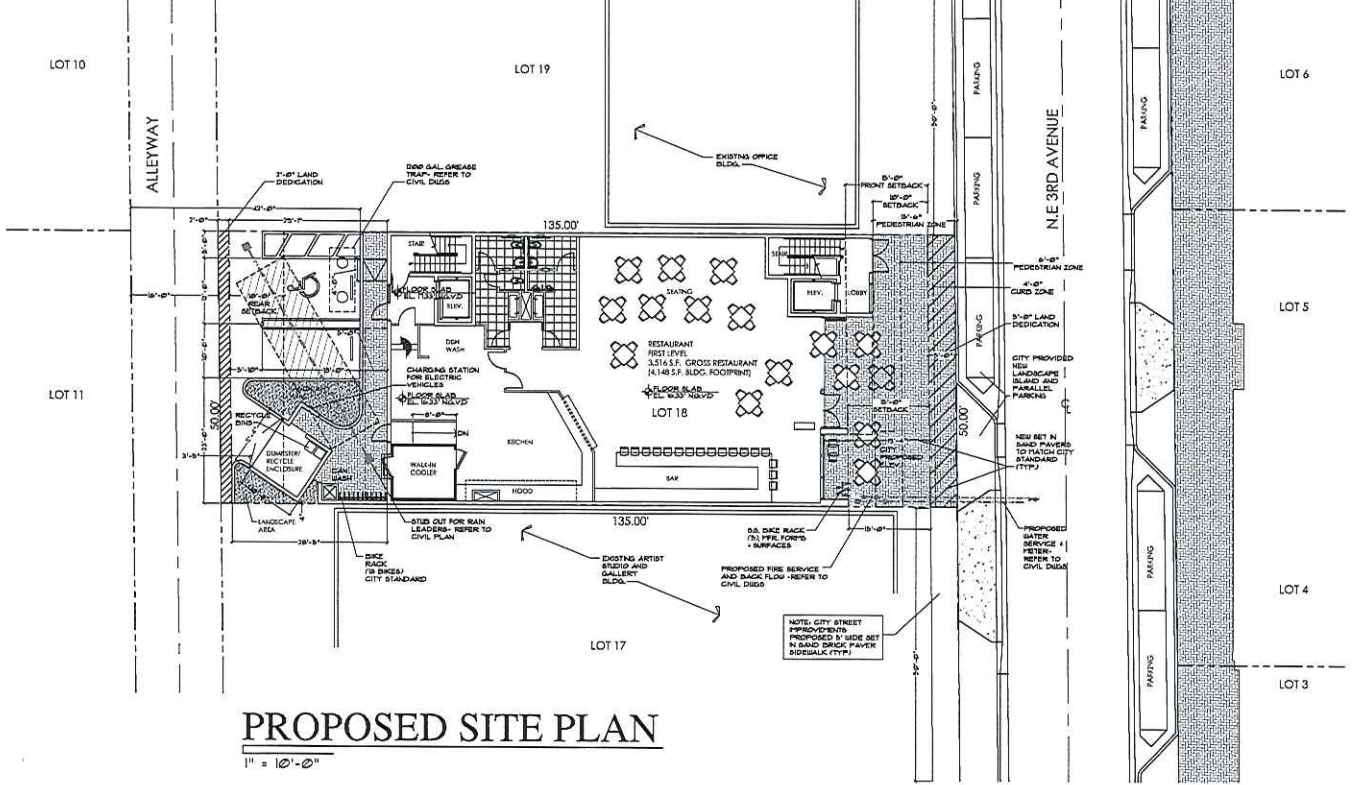
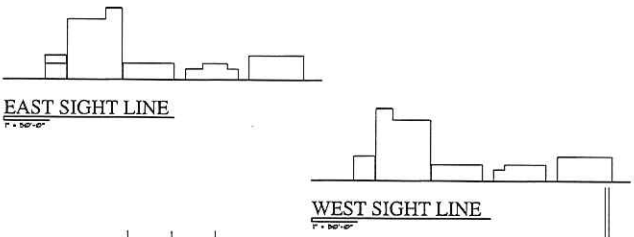
UTILITY SERVICE NOTE:
 ALL UTILITIES SHALL BE PEG TO BUILDING FOUNDATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION.



LOCATION MAP



30 BIKE RACK FOR FIRST FLOOR SURFACES



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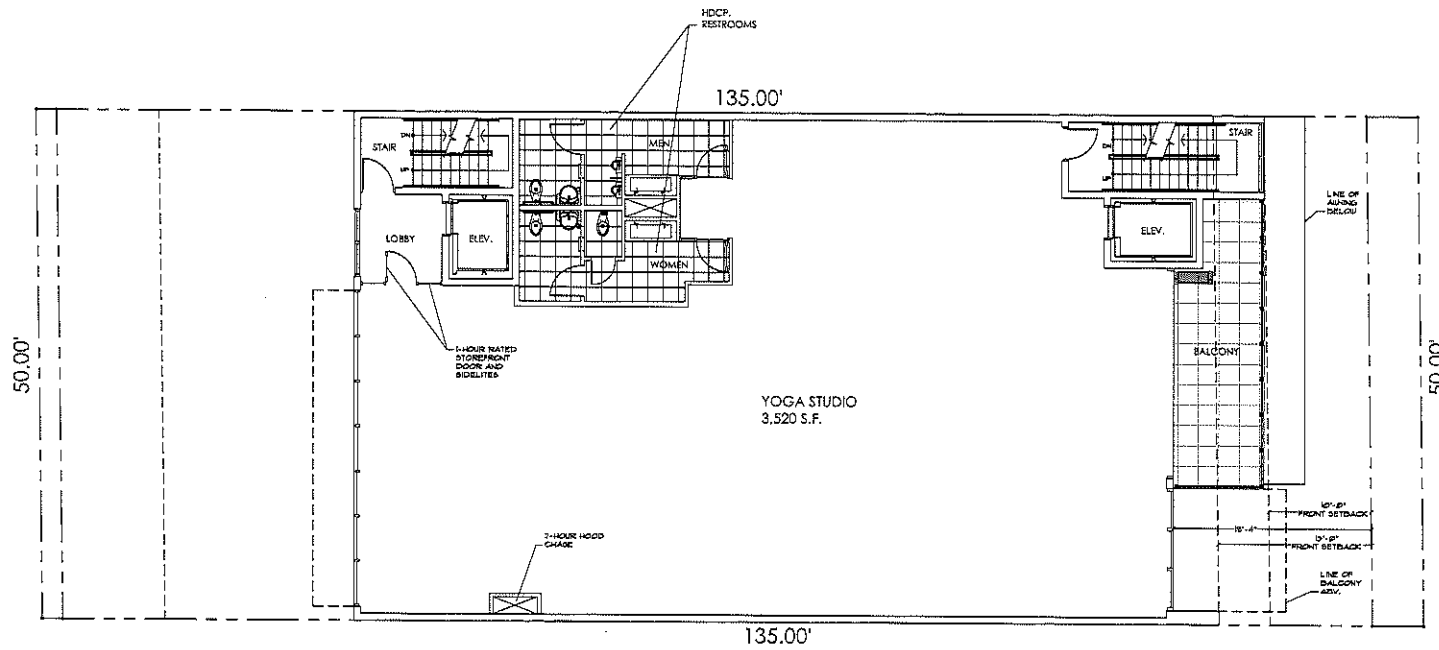
LOFT 324
 NEW COMMERCIAL
 324 N.E. 3RD AVENUE
 DELRAY BEACH, FLORIDA

AR201355-4

DATE 11-03-2016
 PERMIT NO.
 REVISIONS:
 REV. 01-11-17 SPREAD COMMENTS



SP1



SECOND FLOOR

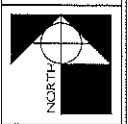
3/16" = 1'-0"

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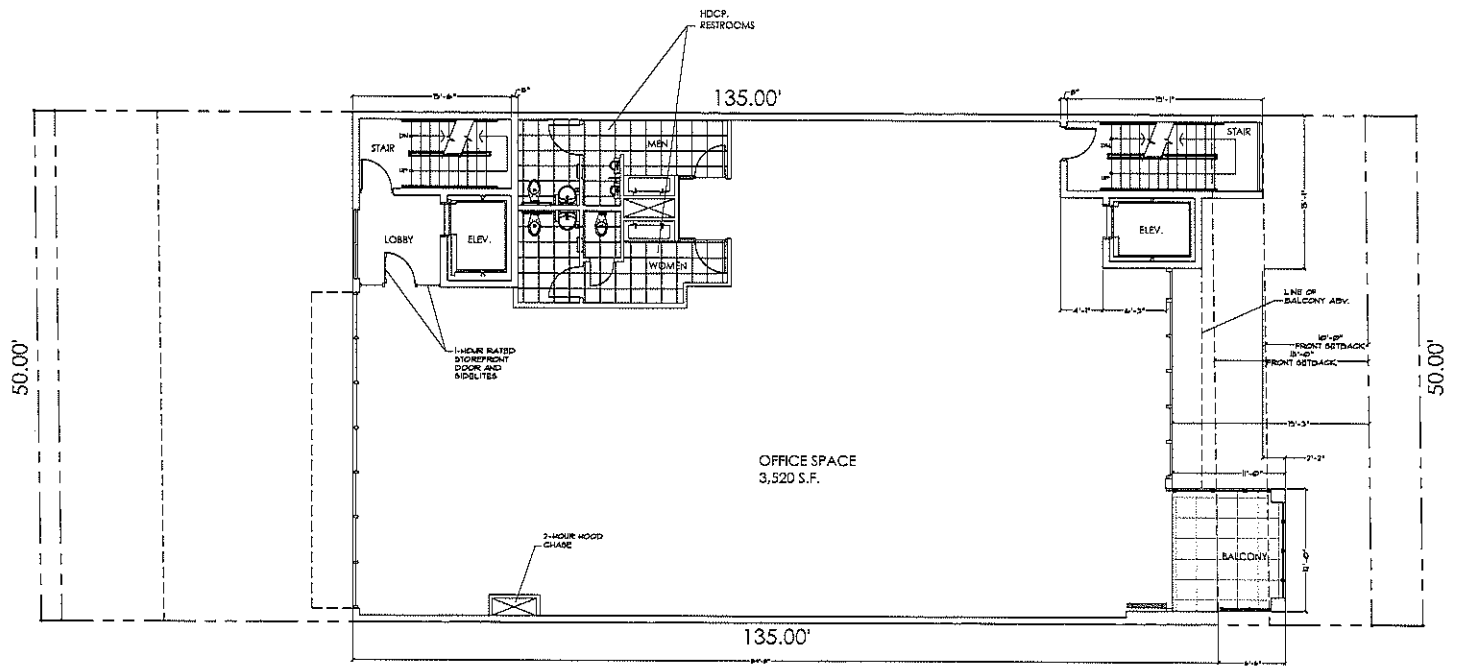
LOFT 324
NEW COMMERCIAL
324 N.E. 3RD AVENUE
DELRAY BEACH, FLORIDA

AR00013554

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REV. 02-17-11 APPROV.
COMMENTS



2



THIRD FLOOR

3/16" = 1'-0"

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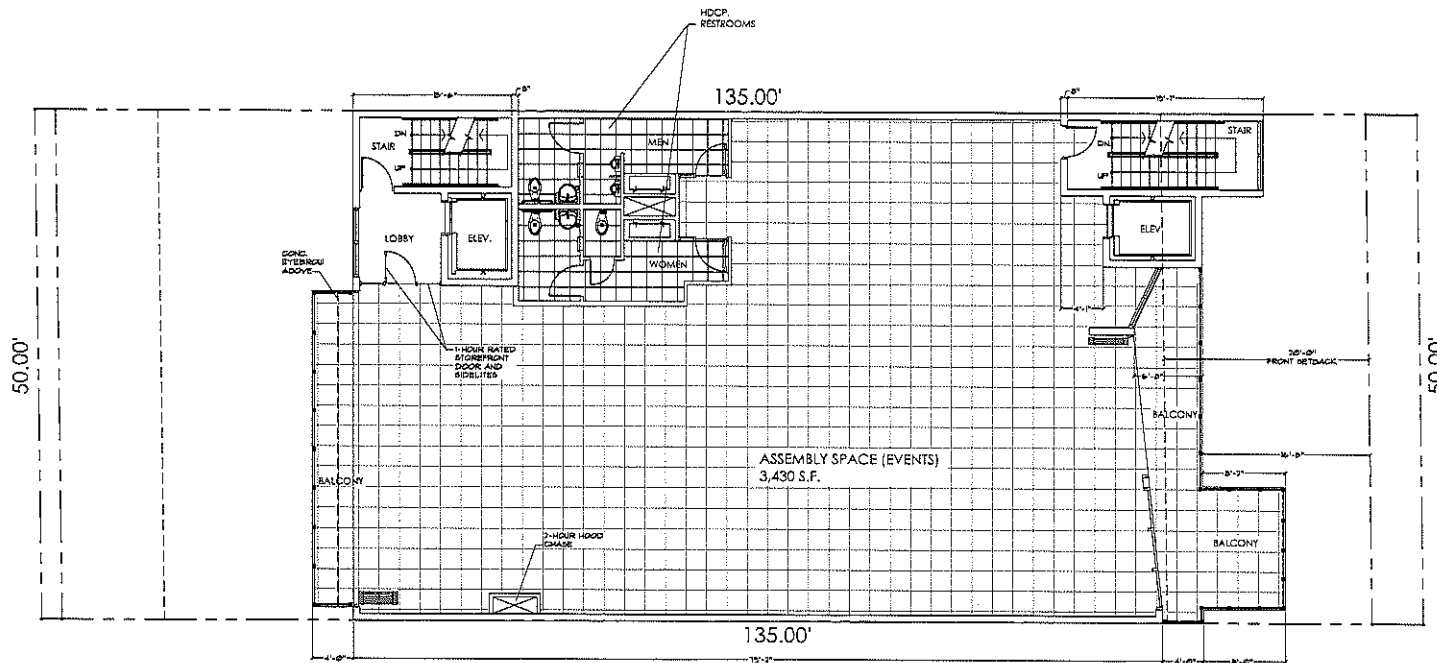
LOFT 324
NEW COMMERCIAL
324 NE 3RD AVENUE
DELRAY BEACH, FLORIDA

AR2013054

DATE: 11-03-2016
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REVISIONS:
REV. 01-16 PER CITY COMMENTS



3



FOURTH FLOOR

3/16" = 1'-0"

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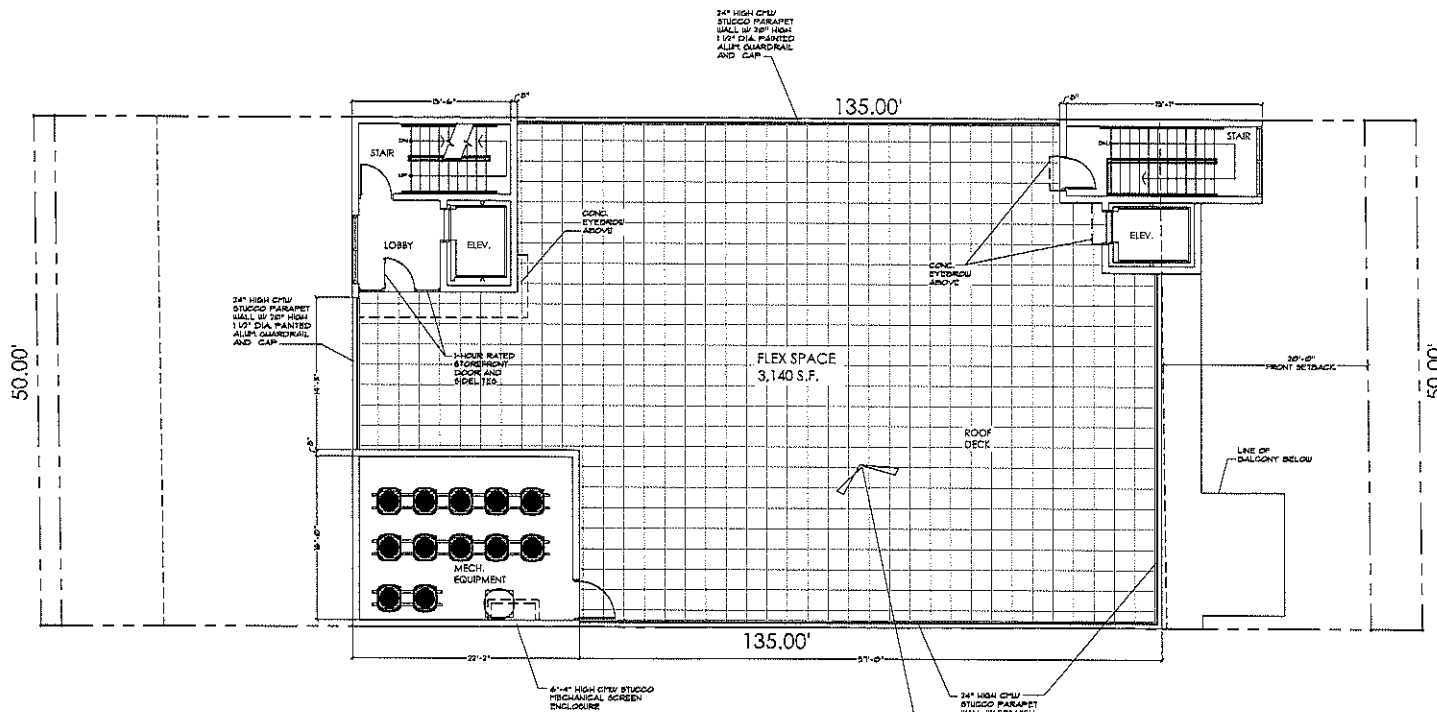
LOFT 324
 NEW COMMERCIAL
 324 N.E. 3RD AVENUE
 DELRAY BEACH, FLORIDA

AR0013954

DATE 11-23-2016
 PERMIT NO.
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 REV. DESCRIPTION COMMENTS

NORTH

A



ROOF TOP

3/16" = 1'-0"

(b) Roofed Use Energy Star roof-compliant, high-reflectance and high emissivity roofing (with reflectance of at least 0.25 and three-year-aged reflectance of at least 0.25 when tested in accordance with ASTM E923 and emissivity of at least 0.25 when tested in accordance with ASTM E450) for a minimum of 75% of the roof surfaces or walls & "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

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AR201305-4

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