



PIERRE DELRAY, 2-LLC. - PHASE II - SPRAB SITE PLAN APPLICATION

OWNER:
CANYON PARTNERS
2000 AVENUE OF THE STARS, 11TH FLOOR
LOS ANGELES, CA, 90067

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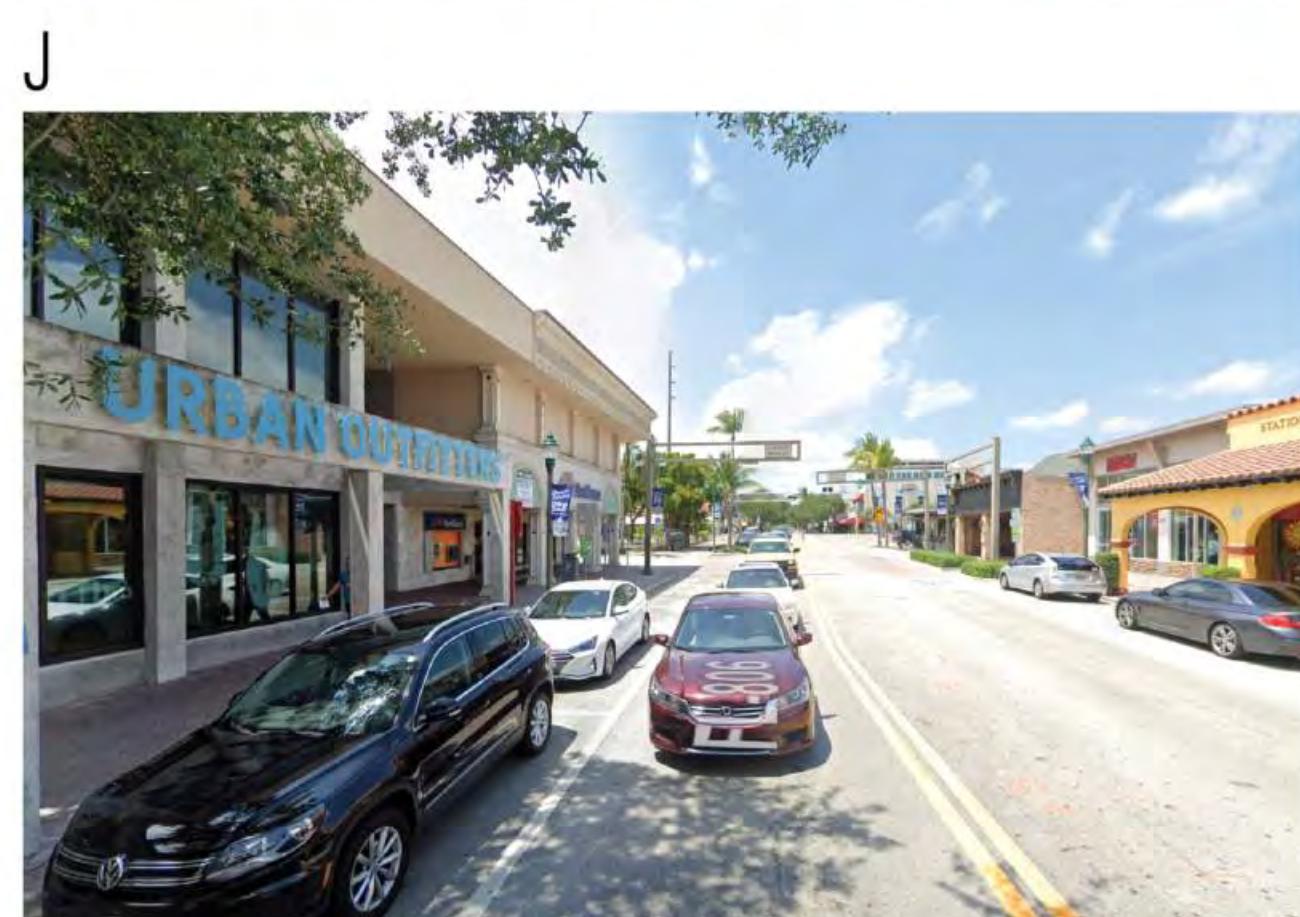
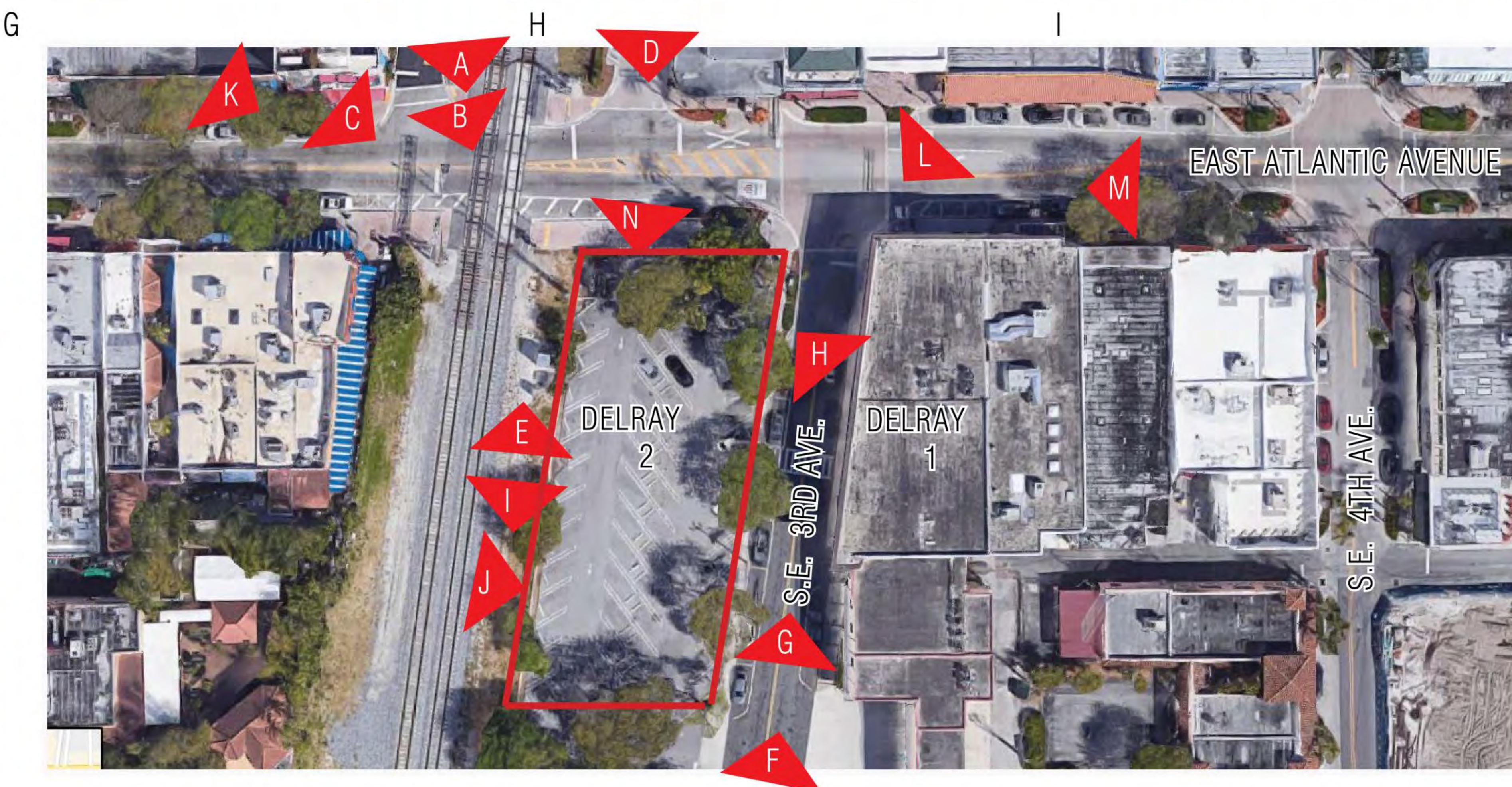
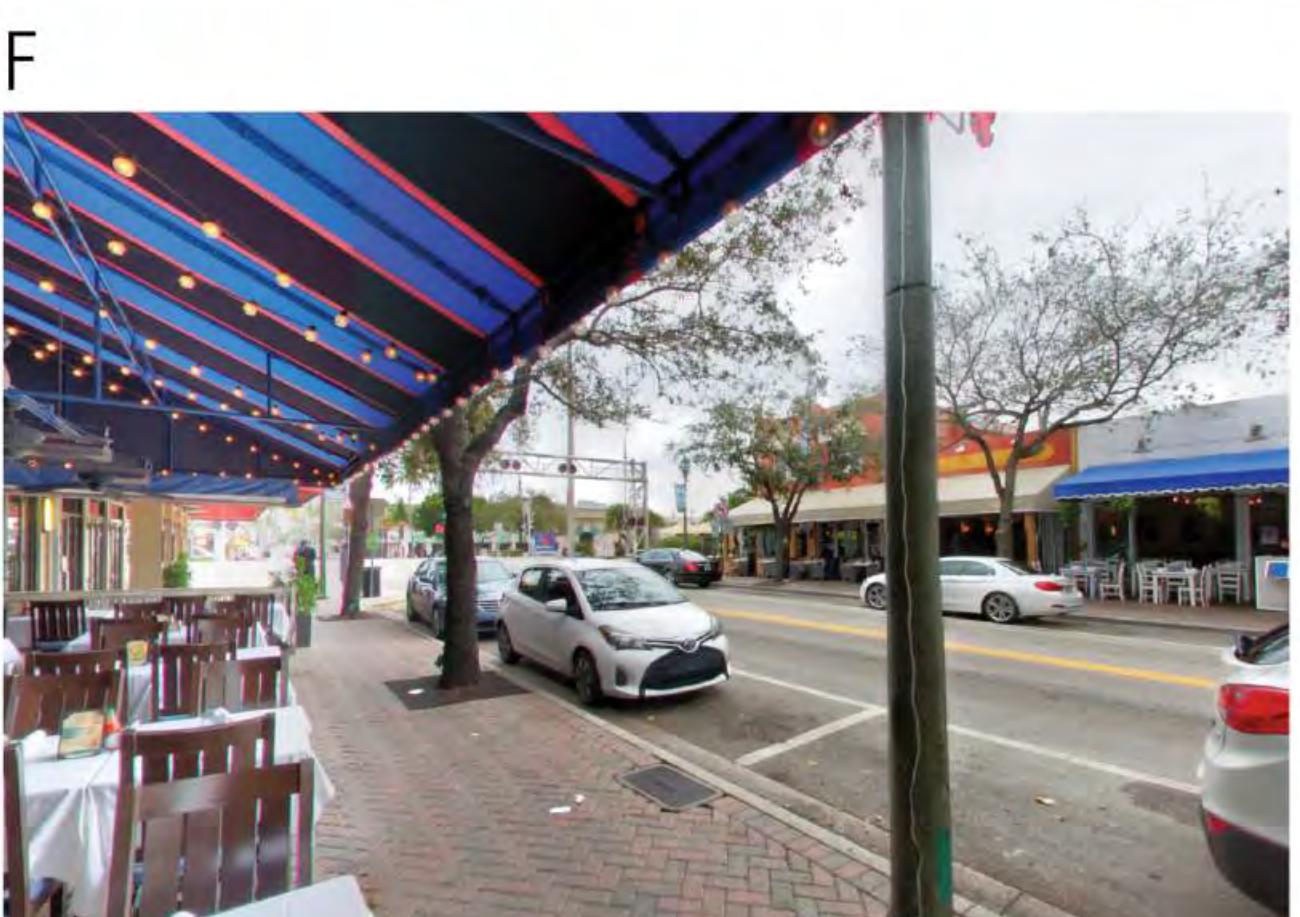
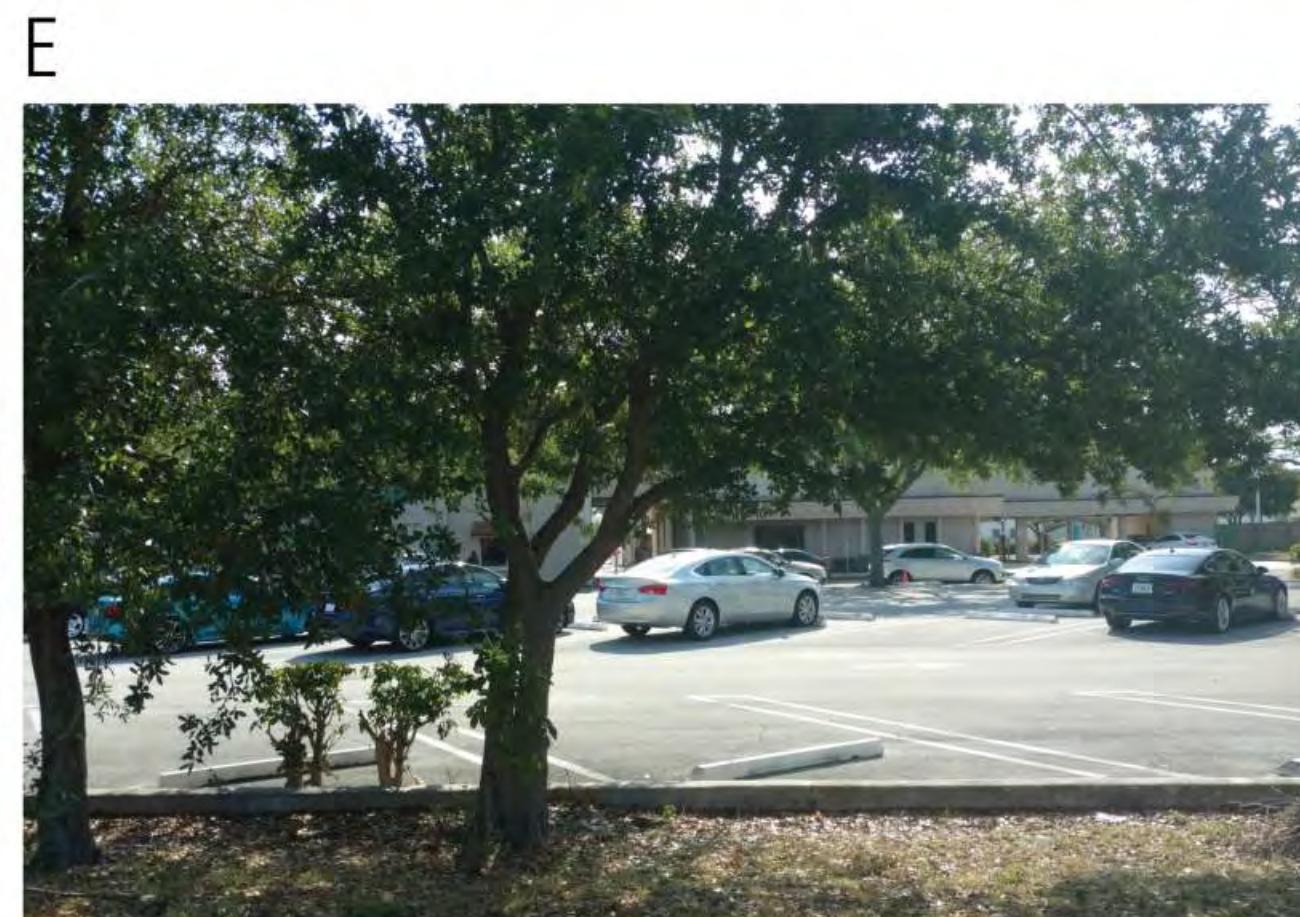
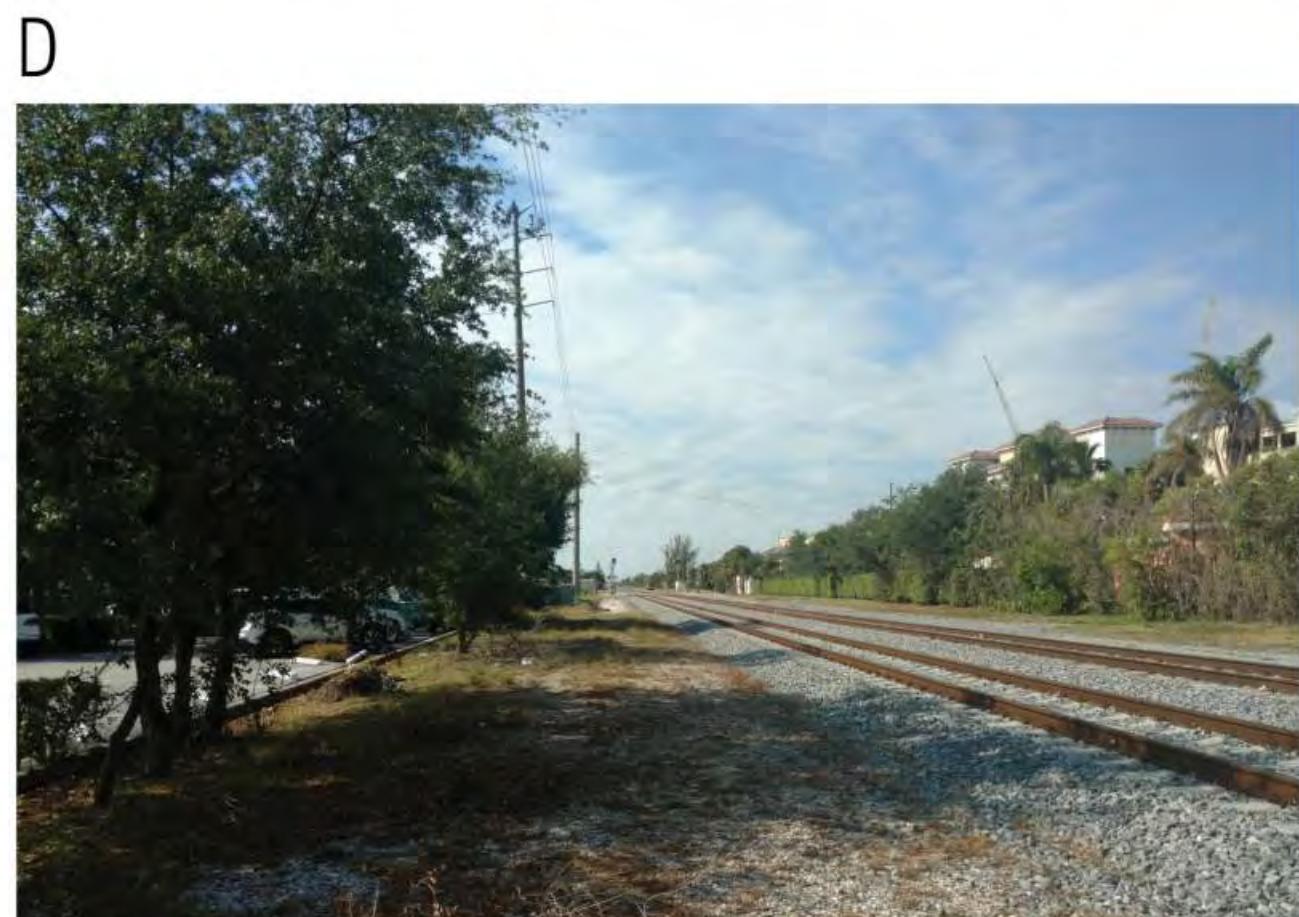
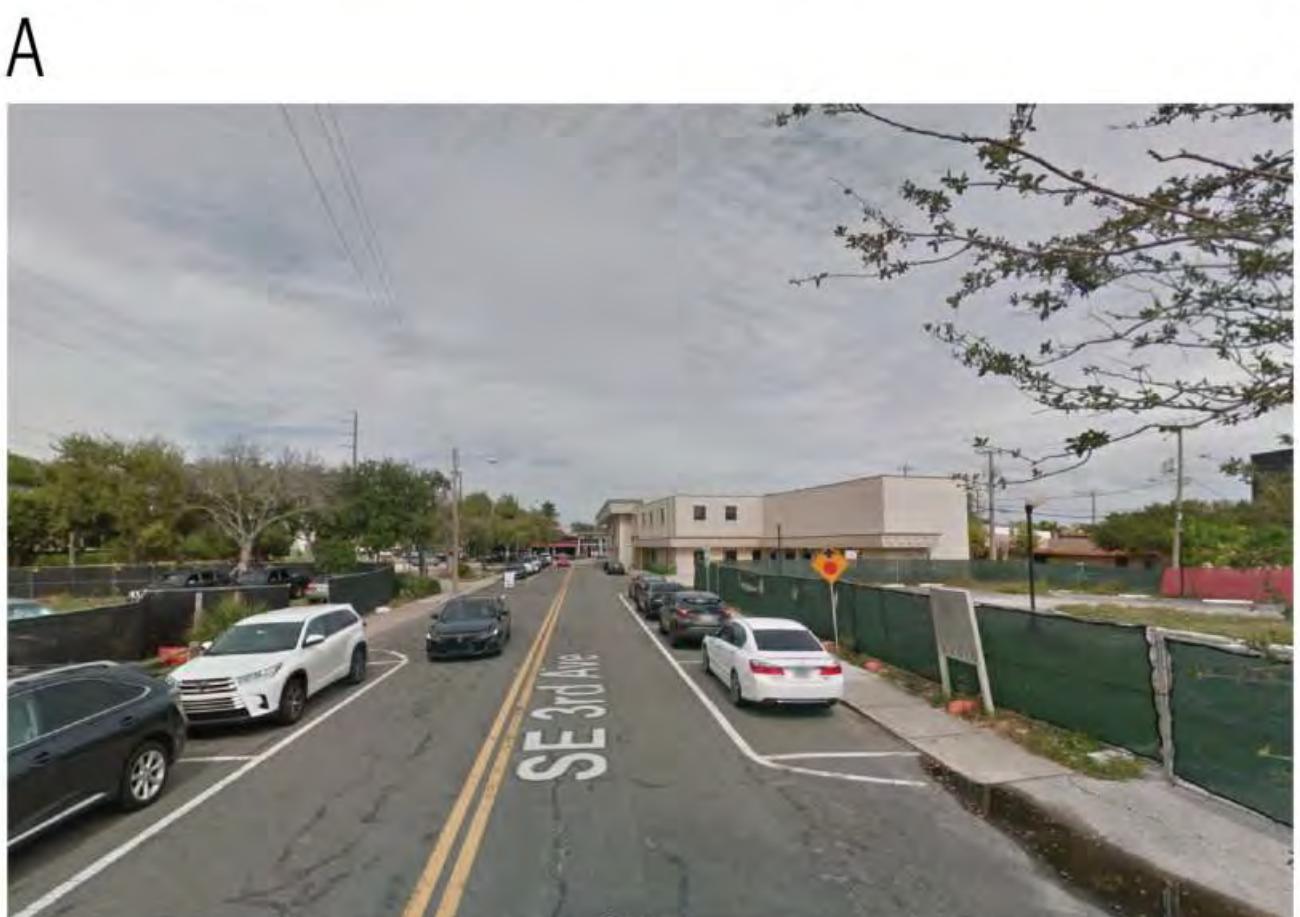
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DESIGNER NARRATIVE

A new 3 Story Commercial Mixed-Use Building with a 4-level Parking Garage

PRIOR TO STARING WORK ON THE CONCEPTUAL DESIGN WE RECOGNIZED THAT DUE TO THE OPEN VISTA CREATED BY THE FEC RAIL RIGHT OF WAY ALONG EAST ATLANTIC AVE, THERE IS AN OPPORTUNITY FOR THE NEW BUILDING TO BE AN ICONIC GATEWAY EXPRESSION, FRAMED BY ITS SISTER BUILDING THE RENOVATED SUNTRUST BUILDING IN THE BACKGROUND.

AS WE COMPOSED THE BUILDING AND ORGANIZED THE MASSING AND ELEMENTS OF STYLE IN THE MASONRY MODERN STYLE, WE MADE SURE THE EXPRESSION CLEARLY EXPRESSED A "BASE, MIDDLE AND TOP", THAT THE WINDOW FRAMES ARE COMPOSED VERTICALLY, THAT THE ENTRIES ARE CLEARLY DEFINED AND INCORPORATED COVERED ARCADES AND CANOPIES.

THE MATERIALS USED ARE CLEAR HIGH-PERFORMANCE GLASS WITHIN THE PRESCRIBED LDR STANDARDS, ANODIZED ALUMINUM WINDOW FRAMES, SMOOTH SAND FINISH WHITE STUCCO AND WOOD GRAINED METAL PANELS WITH VERTICAL AND HORIZONTAL ELEMENTS TO ADD WARMTH AND TO BE FOCAL POINTS. THE GARAGE COMPONENT WILL HAVE PAINTED PERFORATED METAL SCRIM PANELS TO SCREEN AND LIMIT SEEING THE INTERIOR OF THE GARAGE AND THE CARS WITHIN. ON THE WEST FAÇADE OF THE GARAGE ARE SECONDARY SCRIM PANELS FLOATING FROM THE FAÇADE TO PROVIDE AN ARTISTIC SYNCOPATING RHYTHM. ON THE EAST FAÇADE OF THE GARAGE WE PROPOSE A LIVING GREEN WALL WITH PLANTINGS THAT ARE COMPLIMENTARY TO OUR FLORIDA COASTAL ENVIRONMENT. WE WILL WORK TO PROPOSE A MAINTENANCE PLAN THAT IS ACCEPTABLE AND APPROVABLE BY THE CITY AND DOES NOT REQUIRE COMPLICATED AND LENGTHY STREET CLOSINGS.

THE OVERALL DESIGN, MASSING AND COMPOSITION IS REFLECTIVE OF AND MEANT TO RECALL THE RICH STYLISTIC ARTISTIC EXPRESSION OF THE FLORIDA MASONRY MODERN STYLE WHILE RESPONDING TO THE SITES DIMENSIONAL GEOMETRIC CONSTRAINTS AND CONTEMPORARY FUNCTIONAL BUILDING SYSTEMS. WE HAVE CONSCIOUSLY PLACED EACH ELEMENT OF THE DESIGN WHETHER A WINDOW, A DOORWAY AND ARCADE TO MAKE THE PROJECT AN ARCHITECTURALLY AUTHENTIC, CONTEXTUALLY RELEVANT AND VIBRANT, SUCCESSFUL PEOPLE PLACE WHERE THE COMMUNITY WILL COME TO CELEBRATE LIFE.

GREEN INITIATIVES

ARCHITECTURAL

THE PIERRE DELRAY 2 APPROACH TO GREEN INITIATIVES FOR THE 3 STORY BUILDING WITH 4 LEVEL GARAGE PROJECT IS AS FOLLOWS:

WHITE ROOF MEMBRANE TO REFLECT THE SOLAR HEAT.

THE FACADES OF THE BUILDING WILL BE PAINTED WHITE TO REFLECT THE SOLAR HEAT.

THE GLASS IN THE BUILDING IS 1 INCH INSULATED GLASS, LOW-E FILAMENT, SHADING COEFFICIENT OF 0.73

BUILDING WALL AND ROOF INSULATION IS TO CODE.

ARCADES, PORCHES, CANOPIES AND OVERHANGS ARE PROVIDED TO PROVIDE SHADE AT GLASS TO REDUCE SOLAR HEAT GAIN THROUGH THE WINDOWS.

GREEN BUILDING PRACTICES, CROSS-VENTILATION, ENERGY EFFICIENCY, AND GREEN BUILDING DESIGN SHALL BE CONSIDERED FOR ALL PROJECTS. ALL DEVELOPMENT WHICH PROPOSES TO BUILD 50,000 SQUARE FEET OR MORE, IN ONE OR MORE BUILDINGS, SHALL BE AT A MINIMUM CERTIFIED AS SILVER BY THE UNITED STATES GREEN BUILDING COUNCIL (USGBC) LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) STANDARDS OR EQUIVALENT STANDARDS ADOPTED OR APPROVED BY THE CITY. THIS PROJECT MEETS THE CRITERIA FOR THIS REQUIREMENT.

ENGINEERING

HVAC SYSTEMS:

THE HVAC SYSTEMS DESIGNED FOR THE DELRAY BEACH MIXED USE PROJECT CONSISTS OF MULTIPLE VARIABLE REFRIGERANT FLOW (VRF) SYSTEMS SERVING THE OCCUPIED SPACE'S COOLING AND HEATING REQUIREMENTS. MULTIPLE AIR HANDLING UNITS ARE CONNECTED TO ONE HEAT PUMP CONDENSING UNIT. EACH AIR HANDLING UNIT ZONE IS CAPABLE OF SIMULTANEOUS HEATING AND COOLING AND UTILIZES WHAT, IN A CONVENTIONAL HVAC SYSTEM BE CONSIDERED AS WASTE HEAT (AS A PRODUCT OF REMOVING HEAT FROM A SPACE) FOR SPACE HEATING AREAS THAT REQUIRE HEATING SUCH AS PERIMETER ZONES DURING THE HEATING SEASON.

ALL HVAC SYSTEMS ARE DESIGNED TO MEET OR EXCEED THE FLORIDA ENERGY CONSERVATION CODE.

THE VENTILATION AIR SYSTEMS (IE: FRESH AIR) FOR THE BUILDING IS DESIGNED PER THE FLORIDA MECHANICAL CODE, ASHAE 90.1 AND ASHRAE 62 TO PROVIDE VENTILATION BASED ON THE OCCUPANT COUNT. DEDICATED OUTSIDE AIR UNITS WILL BE LOCATED ON EACH FLOOR. THE SYSTEM IS DESIGNED AS A "DEMAND VENTILATION SYSTEM." CARBON DIOXIDE (CO₂) SENSORS WILL BE LOCATED IN THE OCCUPIED SPACE WITH WILL INCREASE THE VENTILATION RATE AS THE CO₂ CONCENTRATION EXCEEDS 900 PARTS PER MILLION (PPM) AND DECREASE THE VENTILATION FLOW RATE AS THE CO₂ CONCENTRATION DECREASES BELOW 900 PPM. THE MINIMUM FRESH AIR FLOW WILL BE 5% HIGHER THAN THE CODE MANDATED VENTILATION REQUIREMENTS FOR THE RESTROOMS TO ENSURE A POSITIVE PRESSURE FOR THE BUILDING.

ELECTRICAL SYSTEMS:

THE POWER SYSTEMS ARE DESIGNED PER THE NATIONAL ELECTRIC CODE. HVAC LOADS, INTERIOR LIGHTING LOADS, EXTERIOR LIGHTING LOADS, PLUG LOADS AND EQUIPMENT LOADS ARE EACH METERED. EACH INDIVIDUAL TENANT LOAD METERING IS SEPARATED FROM THE HOUSE (OR BASE BUILDING) METERING. ALL POWER DATA METERED WILL BE RECORDED AND STORED FOR A PERIOD OF NO LESS THAN THREE YEARS.

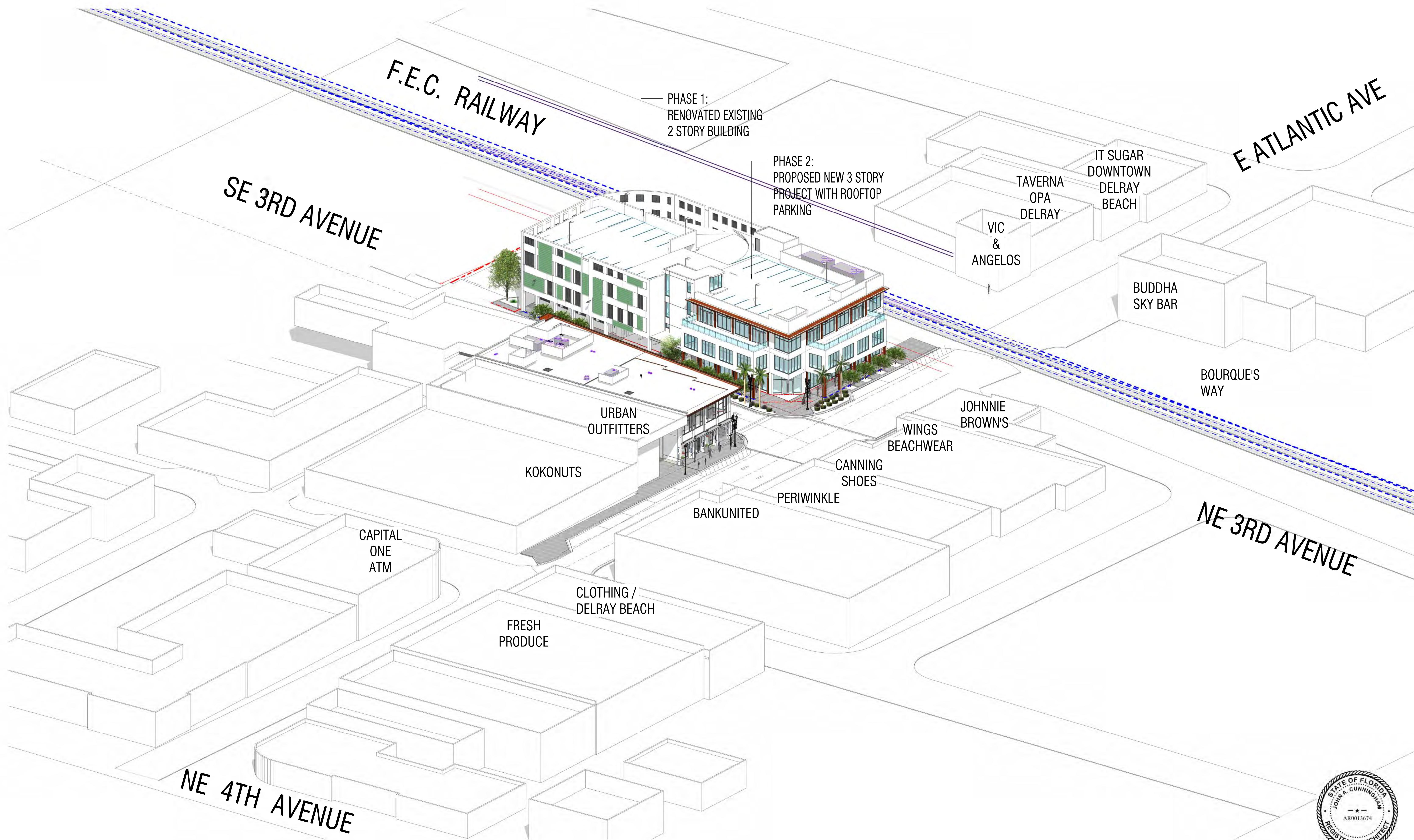
THE LIGHTING SYSTEMS ARE CONTROLLED BY DAYLIGHTING CONTROL SYSTEMS FOR INTERIOR LIGHTING THAT IS LOCATED IN SPACES WHERE THERE ARE WINDOWS. AS THE SUNLIGHT CONTRIBUTES TO INTERIOR SPACE ILLUMINATION, THE ELECTRIC LIGHTING SYSTEM DECREASES LIGHTING POWER REQUIREMENTS. CONVERSELY, AS THE SUN LIGHT DECREASES LIGHTING CONTRIBUTION TO THE GIVEN SPACES, THE LIGHTING POWER INCREASES. ALL LIGHTING WILL BE CONTROLLED BY OCCUPANCY SENSORS. WHEN AN OCCUPANT ENTERS THE SPACE, THE LIGHTING SYSTEMS WILL TURN ON. WHEN THE OCCUPANTS LEAVE THE SPACE, THE LIGHTING SYSTEMS WILL TURN OFF.

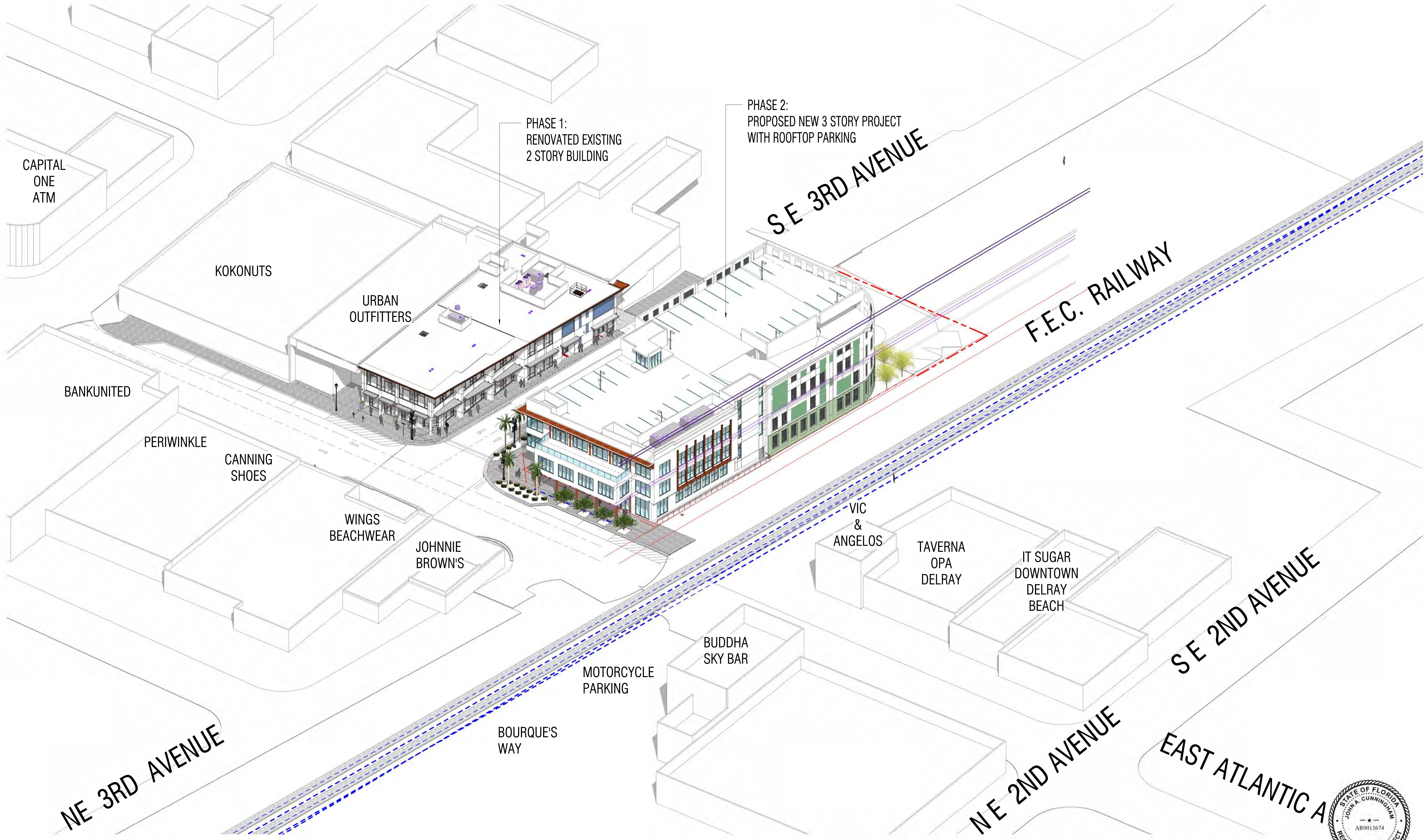
ALL POWER AND LIGHTING SYSTEMS ARE DESIGNED TO MEET OR EXCEED THE FLORIDA ENERGY CONSERVATION CODE.

PLUMBING SYSTEMS:

ALL PLUMBING FIXTURES WILL BE LOW FLOW TYPE.





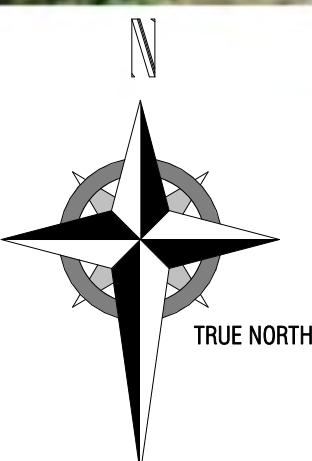




2 SITE PLAN
A3

PIERRE DELRAY PHASE II - SPRAB SITE PLAN PACKAGE

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SITE PLAN

Scale: 1" = 20'-0"

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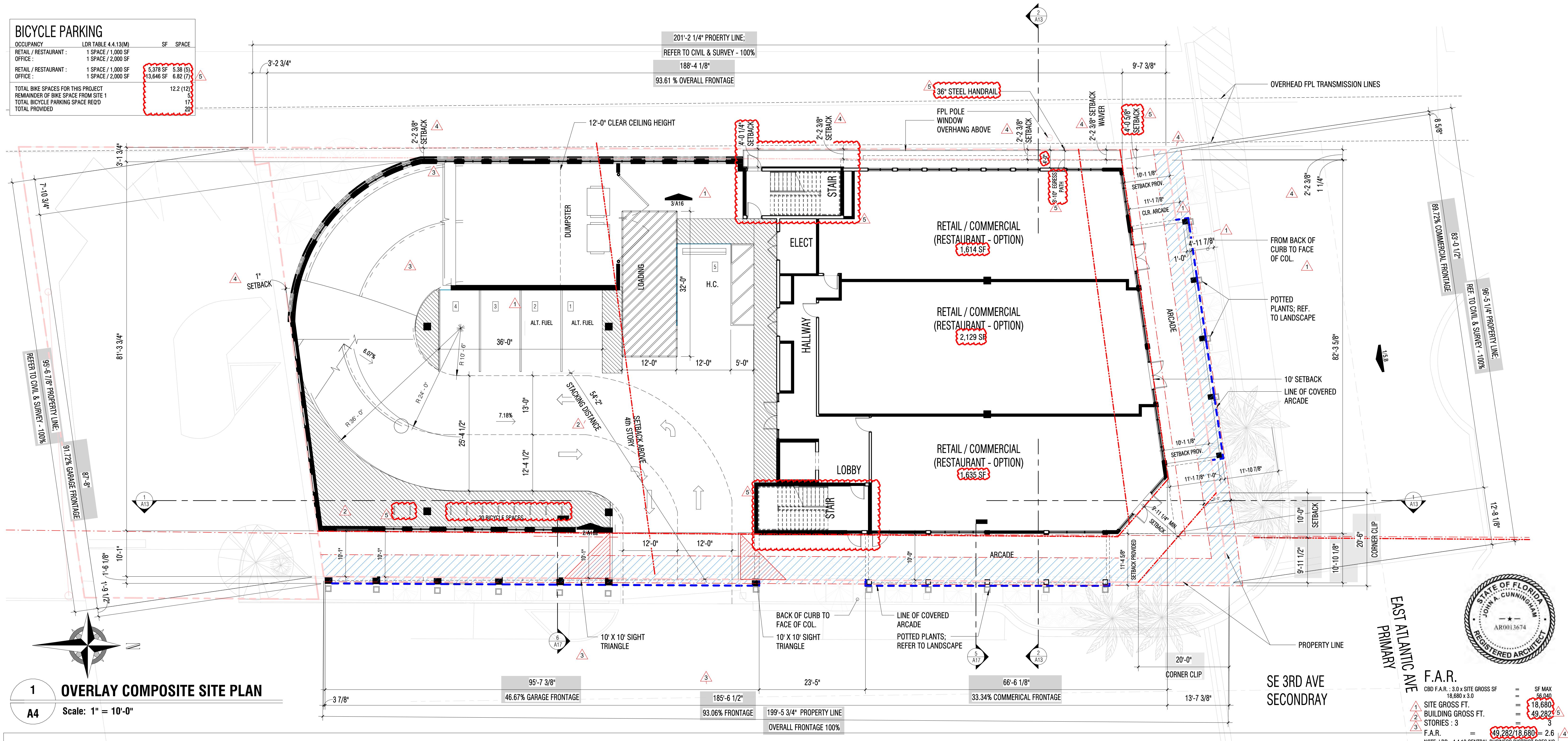
SITE PLAN

1" = 20'-0"

11.03.2020

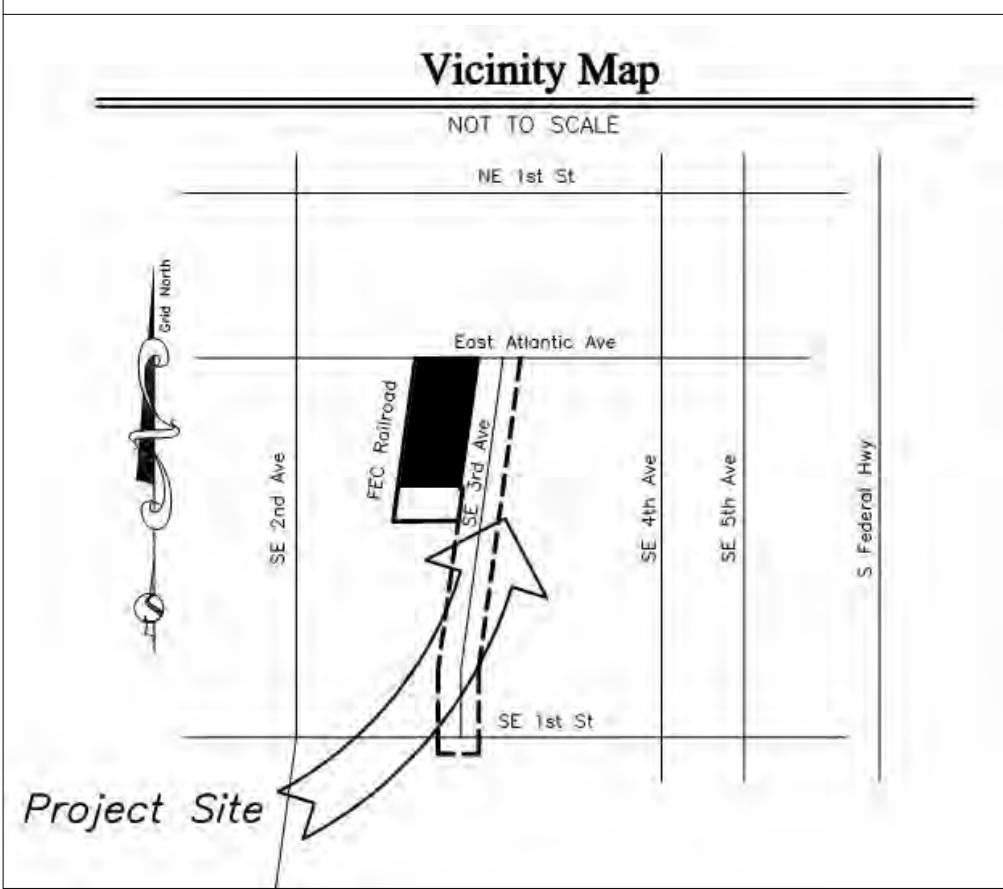


A3



PROJECT METRICS

MAP



PARKING CALCULATIONS (INSIDE CBD)

1st FL. PARKING SPACE COUNT		REQUIRED (xx) - TOTAL PROVIDED
LEVEL SURFACE PARKING (RETAIL): 1.0/500 1 (RESTAURANT) : 12/1000		5,378* sf : 1.0 sp / 500 sf = 10.75 spaces (1 5,378* sf : 12/1000 + 15/1000 = 64.54 spaces (6)
TOTAL 1st FL. SPACES: 13 / 64 SPACES - 5 PR		
2nd FL. PARKING SPACE COUNT		
LEVEL SURFACE PARKING (OFFICE): 1.0/500 NET SF		6,510 sf : 1.0 sp / 500 sf = 13.02 spaces (1)
TOTAL 2nd FL. SPACES: 16 SPACES REQUIRED - 13 PR		
3rd FL. PARKING SPACE COUNT		
LEVEL SURFACE PARKING (OFFICE): 1.0/500 NET SF		5,214 sf : 1.0 sp / 500 sf = 10.42 spaces (1)
TOTAL 3rd FL. SPACES: 13 SPACES REQUIRED - 13 PR		
4th FL. PARKING SPACE COUNT		PARKING LEVEL
TOTAL 4th FL. SPACES: 31 SPACES PROVIDED		
***RETAIL/COMMERCIAL + BUSINESS REQUIRED SPACES: 31 SPACES		
***WITH RESTAURANT REQUIRED SPACES: 67 SPACES		
PROVIDED TOTAL SPACES: 62 SPACES		
TOTAL PARKING SPACE PROVIDED: 71 SPACES		
<p>PER TABLE 4.4.13(L) OF THE CITY OF DELRAY BEACH, FL BUSINESS AND PROFESSIONAL OFFICE <10,000 SF : 1 SP : 500 SF. (NET) RETAIL AND COMMERCIAL : 1 SP : 500 SF (NET) RESTAURANT : 12 : 1000 SF (<6,000 SF) + 15 : 1,000 SF (>6,000 SF)</p> <p>* RESTAURANT AREA IS CALCULATED TOTAL 3 TÉNANTS LEASABLE SF. 1,614 + 2,129 + 1,635 = 5,378 SF</p> <p>* LEASABLE SF IS CALCULATED FROM C.L. OF DEMISING WALLS TO FACE OF EXTERIOR WALLS PER FBC 2017, SECTION 202 - "GROSS LEASABLE AREA"</p> <p>** OFFICE BUSINESS IS CALCULATED TOTAL (NET SF) FROM WALL FACE TO WALL FACE OF OFFICE SUITES</p> <p>***REFERS TO SHEET 14 - PARKING CALCULATIONS FOR SHARED PARKING ANALYSIS</p>		

PARKING SCHEDULE

Parking Level	Type	Count
LEVEL 1		
LEVEL 1	9' x 18' (FULL)	4
5 LEVEL 1	12' x 18' W/ 5' AISLE (ADA)	1
LEVEL 2		
LEVEL 2	8' x 16' COMPACT	7
LEVEL 2	9' x 18' (FULL)	4
5 LEVEL 2	12' x 18' W/ 5' AISLE (ADA)	4
LEVEL 3		
LEVEL 3	8' x 16' COMPACT	7
5 LEVEL 3	9' x 18' (FULL)	4
LEVEL 4		
LEVEL 4	8' x 16' COMPACT	4
LEVEL 4	9' x 18' (FULL)	27
Grand total: 62		62
COMPACT PARKING:		
67 TOTAL SPACE x 30% = 20.1 = 20 SPACES / 18 PROVIDED		
ALTERNATE FUEL PARKING:		
1 67 TOTAL SPACE x 3% = 2.01 = 2 SPACES / 2 PROVIDED		
AREA TABULATIONS:		
GROSS BUILDING (UNDER A/C) + VERTICAL SHAFTS		22,456.39
GROSS PARKING		42,602.77

SETBACKS

LDR, 4.3.4(K)			
CAT.	PARCEL AREA REQUIRED	PROVIDED	
A	<u>EAST ATLANTIC AVE.</u>		
	FRONT 10 FT. MIN	N.E.	10 FT 1 1/8 IN
	15 FT. MAX	N.W.	10 FT 1 1/8 IN
	<u>SE 3RD AVE.</u>		
	FRONT 10 FT. MIN	N.E.	11 FT 4 5/8 IN
	15 FT. MAX	S.E.	10 FT 1 IN
B	SIDE 0 FT. or	WEST	2 FT 2 3/8 IN
	5 FT.		5 4 FT 0 5/8 IN
		SOUTH	0 FT 1 IN
			4
LOT COVERAGE			
LDR, 4.3.4(K)			
TOTAL LOT AREA:	18,680 SF	100.0 %	5
TOTAL BUILT AREA:	18,240 SF	97.6 %	
TOTAL FLOOR AREA:	6,013 SF	32.2 %	
PARKING & PAVED AREA:	11,572 SF	61.9 %	
(OPEN) LANDSCAPE AREA:	638 SF	2.4 %	
CIVIC SPACE:	0.0 SF	0 %	4

BUILDING GROSS AREA w/o...

Level	Name	Area
UND FLOOR		
UND FLOOR	GROSS BUILDING AREA (UNDER A/C)	6013.42 SF
UND FLOOR	PARKING	8255.22 SF
UND FLOOR	SHAFT	654.88 SF
		14923.51 SF
EL 2		
EL 2	GROSS BUILDING AREA (UNDER A/C)	7474.80 SF
EL 2	PARKING	9451.08 SF
EL 2	SHAFT	600.15 SF
		17526.03 SF
EL 3		
EL 3	GROSS BUILDING AREA (UNDER A/C)	6171.29 SF
EL 3	PARKING	9451.84 SF
EL 3	SHAFT	600.21 SF
		16223.34 SF
EL 4 - PARKING		
EL 4 - PARKING	LOBBY (A/C)	94.47 SF
EL 4 - PARKING	SHAFT	514.81 SF
		609.28 SF
		49282.16 SF

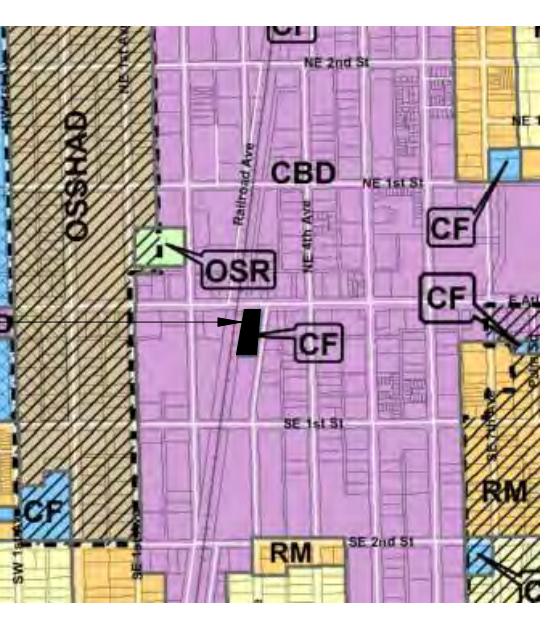
LEGAL DESCRIPTION

PAPA Banner							
Location Address: E ATLANTIC AVE Municipality: DELRAY BEACH Parcel Control Number: 12-43-46-16-01-085-0040 Subdivision: DELRAY TOWN OF Official Records Book: 29463 Page: 1820 Sale Date: OCT-2017							
Legal Description: TOWN OF DELRAY N 199 FT E OF RY BLK 85							
<table border="1"> <thead> <tr> <th colspan="2">Owners</th> <th>Mailing address</th> </tr> </thead> <tbody> <tr> <td colspan="2">PIERRE DELRAY TWO LLC</td> <td>2000 AVENUE OF THE STARS FL 11 LOS ANGELES CA 90067 4732</td> </tr> </tbody> </table>		Owners		Mailing address	PIERRE DELRAY TWO LLC		2000 AVENUE OF THE STARS FL 11 LOS ANGELES CA 90067 4732
Owners		Mailing address					
PIERRE DELRAY TWO LLC		2000 AVENUE OF THE STARS FL 11 LOS ANGELES CA 90067 4732					
Sales Date	Price	Off Book/Page	Sale Type	Owner			
OCT-2017	\$18,010,000	29463 / 01754	WARRANTY DEED	PIERRE DELRAY ONE LLC			
OCT-2017	\$10	29463 / 01820	WARRANTY DEED	PIERRE DELRAY TWO LLC			
JAN-1973	\$100	02213 / 01587		SUNTRUST BANK			
No Exemption Information Available.							
Number of Units 0	Total Square Feet 0		Acres 0.4245				
Use Code: 2300 - FINANCIAL	Zoning: BE/ACH	CF - Community Facilities (12-DELRAY BEACH)					
Tax Year: 2019	2019	2018	2017				
Improvement Value	\$11,135	\$11,533	\$11,878				
Land Value	\$6,171,150	\$5,991,408	\$1,366,929				
Total Market Value	\$6,182,285	\$6,002,941	\$1,378,807				
All values are as of January 1st each year							
Tax Year	2019	2018	2017				
Assessed Value	\$6,182,285	\$6,002,941	\$1,236,770				
Exemption Amount	\$0	\$0	\$0				
Taxable Value	\$6,182,285	\$6,002,941	\$1,236,770				
Tax Year	2019	2018	2017				
Ad Valorem	\$133,375	\$126,866	\$27,605				
Non Ad Valorem	\$484	\$484	\$484				
Total Tax	\$133,859	\$127,350	\$28,089				

ONING

THE PROJECT IS LOCATED WITHIN THE CENTRAL BUSINESS DISTRICT (CBD) AND WITHIN THE CENTRAL CORE.

REQUIRED RETAIL FRONTAGE
ATLANTIC AVENUE PARKING DISTRICT
ATLANTIC AVENUE LIMITED HEIGHT AREA



Total Project Parking Requirements (ALL RETAIL WITH OFFICE)

Use Type	Spaces	Per S.F./DU	Designed S.F./DU	Shared Parking Calcs									
				Weekday			Weekend						
				Night 12 AM-6 AM	Requ. Parking	Day 9 AM-4 PM	Requ. Parking	Evening 6 PM-12 AM	Requ. Parking	Day 9 AM-4 PM	Requ. Parking	Evening 6 PM-12 AM	Requ. Parking
Office < 10,000 S.F. ¹⁾	1	500	11,724	5%	1	100%	23	10%	2	10%	2	5%	1
Retail/Commercial	1	500	5,378	5%	1	70%	8	90%	10	100%	11	70%	8
Restaurant < 6000 S.F.	12	1000	0	10%	0	50%	0	100%	0	50%	0	100%	0
Restaurant > 6000 S.F.	15	1000	0	10%	0	50%	0	100%	0	50%	0	100%	0
Residential	1	1	0	0%	0	0%	0	0%	0	0%	0	0%	0
BOH	1	1	0	0%	0	0%	0	0%	0	0%	0	0%	0
Total spaces required				2		31		12		14		9	
Max Parking Requirement				31									
Garage Parking Provided				62 ²⁾									
Surface Parking				9 ³⁾									
Total Parking Provided				71									
Over/Under (-)				40									
Compact Spaces Allowed				30%									
Alternative Fuel Spaces Required				3%									

1: Per table 4.4.13(L) of CBD parking code, parking for office < 10,000 sf is 1 per 500 sf and parking for office > 10,000 sf is 1 per 500 sf since the property is located within 750 ft of a public parking garage or Planned Tri-Rail Coastal Link station.

2: Parking calculations are based on concept design and may vary once a structural and mechanical systems are designed.

3: The 9 surface parking space are located on the south parcel currently leased to building owner.

4: Calculations are shown only for the Pierre Delray Two LLC site.

5: Restaurant calculation is the gross retail to restaurant SF.

Total Project Parking Requirements (ALL RESTAURANT WITH OFFICE)

Use Type	Spaces	Per S.F./DU	Designed S.F./DU	Shared Parking Calcs									
				Weekday			Weekend						
				Night 12 AM-6 AM	Requ. Parking	Day 9 AM-4 PM	Requ. Parking	Evening 6 PM-12 AM	Requ. Parking	Day 9 AM-4 PM	Requ. Parking	Evening 6 PM-12 AM	Requ. Parking
Office < 10,000 S.F. ¹⁾	1	500	11,724	5%	1	100%	23	10%	2	10%	2	5%	1
Retail/Commercial	1	500	0	5%	0	70%	0	90%	0	100%	0	70%	0
Restaurant < 6000 S.F.	12	1000	5,378	10%	6	50%	32	100%	65	50%	32	100%	65
Restaurant > 6000 S.F.	15	1000	0	10%	0	50%	0	100%	0	50%	0	100%	0
Residential	1	1	0	0%	0	0%	0	0%	0	0%	0	0%	0
BOH	1	1	0	0%	0	0%	0	0%	0	0%	0	0%	0
Total spaces required				7		55		67		35		66	
Max Parking Requirement				67									
Garage Parking Provided				62 ²⁾									
Surface Parking				9 ³⁾									
Total Parking Provided				71									
Over/Under (-)				4									
Compact Spaces Allowed				30%									
Alternative Fuel Spaces Required				3%									

1: Per table 4.4.13(L) of CBD parking code, parking for office < 10,000 sf is 1 per 500 sf and parking for office > 10,000 sf is 1 per 500 sf since the property is located within 750 ft of a public parking garage or Planned Tri-Rail Coastal Link station.

2: Parking calculations are based on concept design and may vary once a structural and mechanical systems are designed.

3: The 9 surface parking space are located on the south parcel currently leased to building owner.

4: Calculations are shown only for the Pierre Delray Two LLC site.

5: Restaurant calculation is the gross retail to restaurant SF.



OPENINGS - CITY OF DELRAY BEACH - LDR - CBD

SEC. 4.4.13(f)(a)
(5) Openings. [Am. Ord. 28-15 12/08/15] (a) Building facades facing streets or civic open spaces must have transparent windows covering between 20 percent and 75 percent 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 20 percent. [Am. Ord. 28-15 12/08/15]

SEC. 4.4.13(E)(4)(e)

(e) Storefronts
The storefront is a frontage type along sidewalk level of the ground story, typically associated with commercial uses. Storefronts are frequently shaded by awnings or arcades.

1. Storefront dimensions. Table 4.4.13(I) provides the dimensional requirements and Figure 4.4.13-23 illustrates the dimensional requirements and Figure 4.4.13-24 provides a character example.

2. Storefront elements.
a. Awnings shall project a minimum of three feet from the building facade.
b. Awnings shall be consistent with the building's architecture and proportionate to the facade opening shape and size. Except for curved awnings, all awnings shall be sloped 15 to 35 degrees from the horizontal plane. Valances shall be no more than 12 inches long. Internally illuminated or plastic awnings are prohibited.
c. Storefronts may be combined with storefronts, porches, or arcades. [Am. Ord. 28-15 12/08/15]

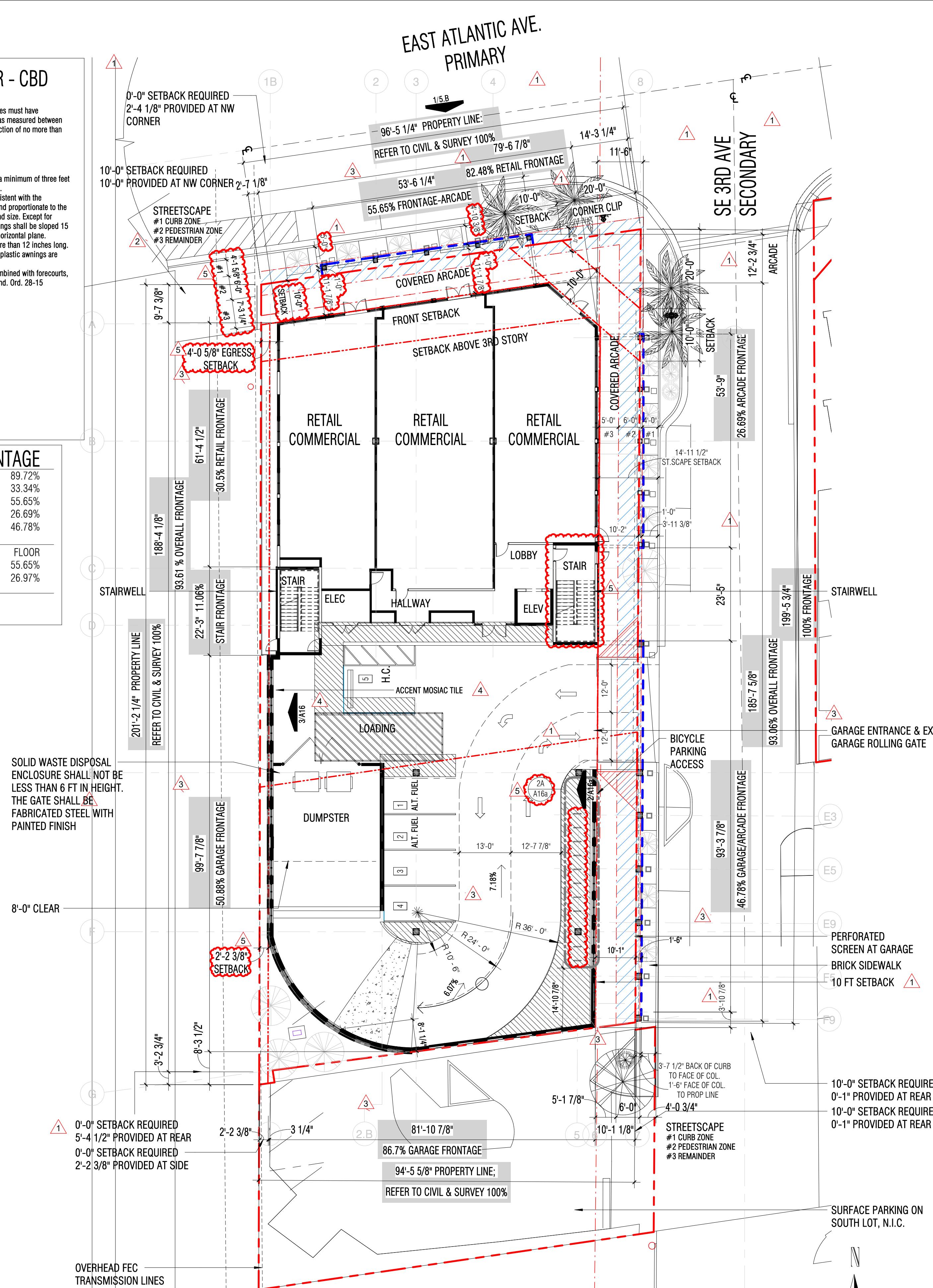
FRONTAGE LENGTH PERCENTAGE

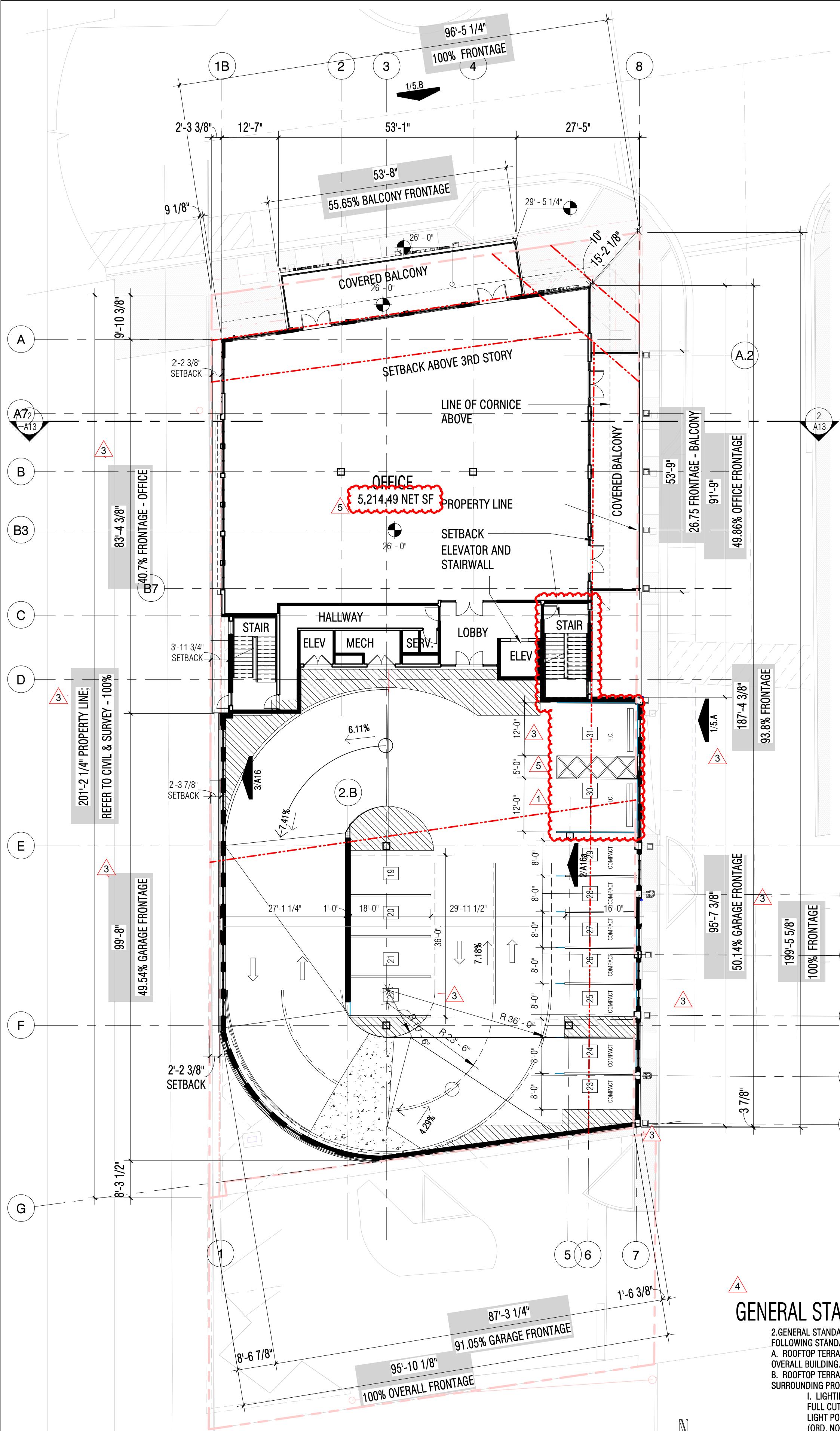
COMMERCIAL	STOREFRONT - NORTH	83'-1 1/2"	89.72%
	STOREFRONT - EAST	**66'-6 1/8"	33.34%
	ARCADE - NORTH	**53'-6 1/4"	55.65%
	ARCADE - EAST	**53'-9"	26.69%
	ARCADE-GARAGE	**93'-3 7/8"	46.78%

OFFICE - FLOORS	FLOOR	FLOOR	FLOOR
2ND	BALCONY - NORTH	53'-8"	55.65%
3RD	BALCONY - EAST	53'-9"	26.97%

GARAGE - 4TH FLOOR	GARAGE

* REFER TO A4 - COMPOSITE OVERLAY SITE PLAN FOR DIMENSION
** REFER TO A5 - PLANS FOR DIMENSION





1 THIRD FLOOR PLAN

A6

GENERAL STANDARDS FOR ROOFTOP

2.GENERAL STANDARDS FOR ROOFTOPS. ALL ROOFTOP TERRACES SHALL COMPLY WITH THE FOLLOWING STANDARDS: (ORD. NO. 19-18, § 4, 10-16-18)

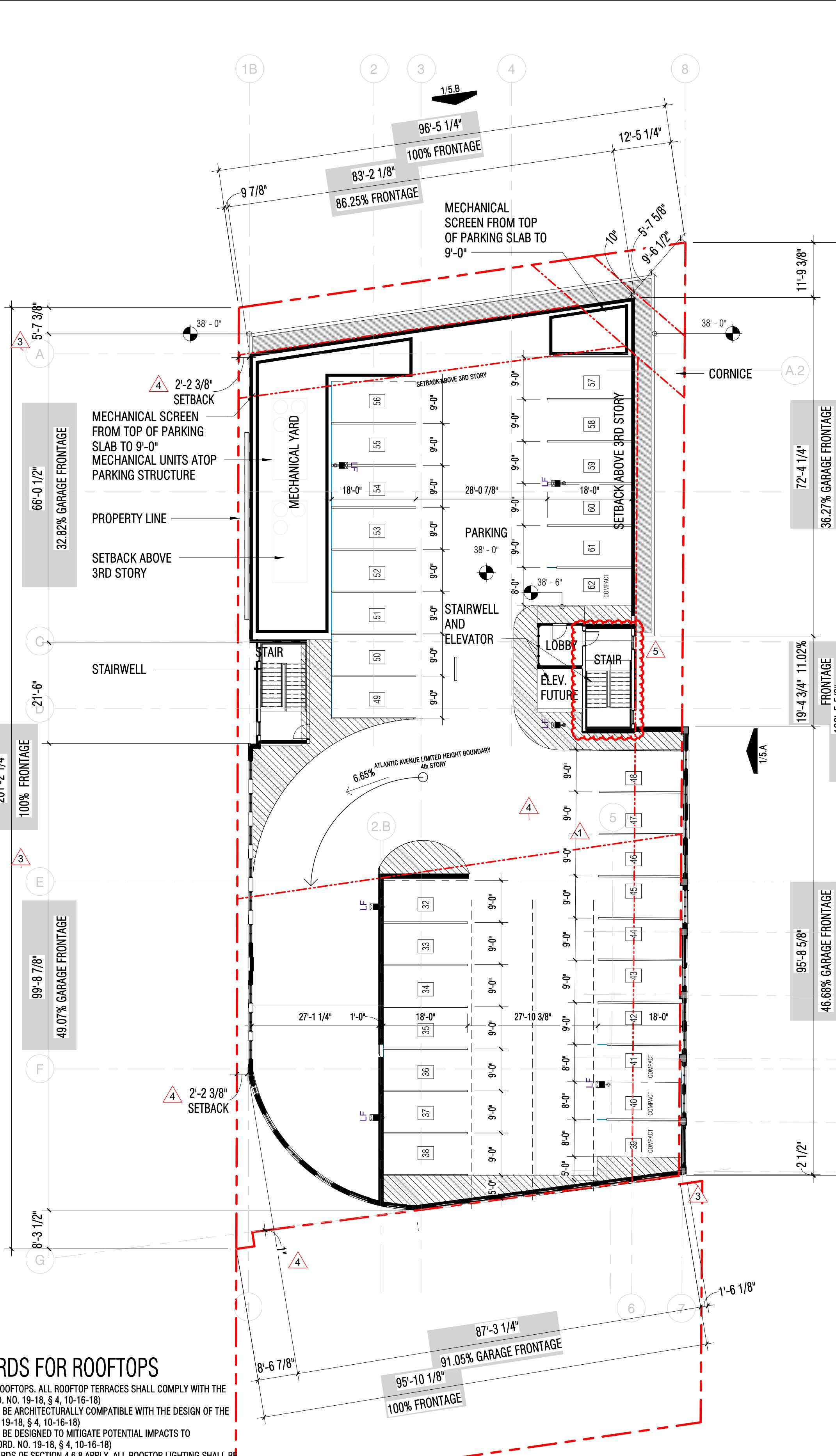
A. ROOFTOP TERRACES SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE DESIGN OF THE OVERALL BUILDING. (ORD. NO. 19-18, § 4, 10-16-18)

B. ROOFTOP TERRACES SHALL BE DESIGNED TO MITIGATE POTENTIAL IMPACTS TO SURROUNDING PROPERTIES. (ORD. NO. 19-18, § 4, 10-16-18)

I. LIGHTING STANDARDS OF SECTION 4.6.8 APPLY. ALL ROOFTOP LIGHTING SHALL USE FULL CUTOFF LUMINARIES TO MINIMIZE SPILLOVER ON ADJACENT PROPERTIES. LIGHT POLES MAY NOT EXTEND BEYOND THE MAXIMUM BUILDING HEIGHT LIMIT. (ORD. NO. 19-18, § 4, 10-16-18)

II. LIVE MUSIC AND MUSIC PLAYED BY A DISC JOCKEY ARE NOT PERMITTED UNLESS WITHIN ENCLOSED SPACES; AND, NOISE CONTROL IS SUBJECT TO THE CITY'S NOISE ORDINANCE. (ORD. NO. 19-18, § 4, 10-16-18)

IV. OUTDOOR ROOFTOP ACTIVITIES (NOT WITHIN ENCLOSED AREAS) ARE LIMITED TO SUNDAY THROUGH THURSDAY TO THE TIME BETWEEN 7 A.M. AND 10 P.M., AND TO FRIDAY AND SATURDAY TO THE TIME BETWEEN 7 A.M. AND 11 P.M. (ORD. NO. 19-18, § 4, 10-16-18)

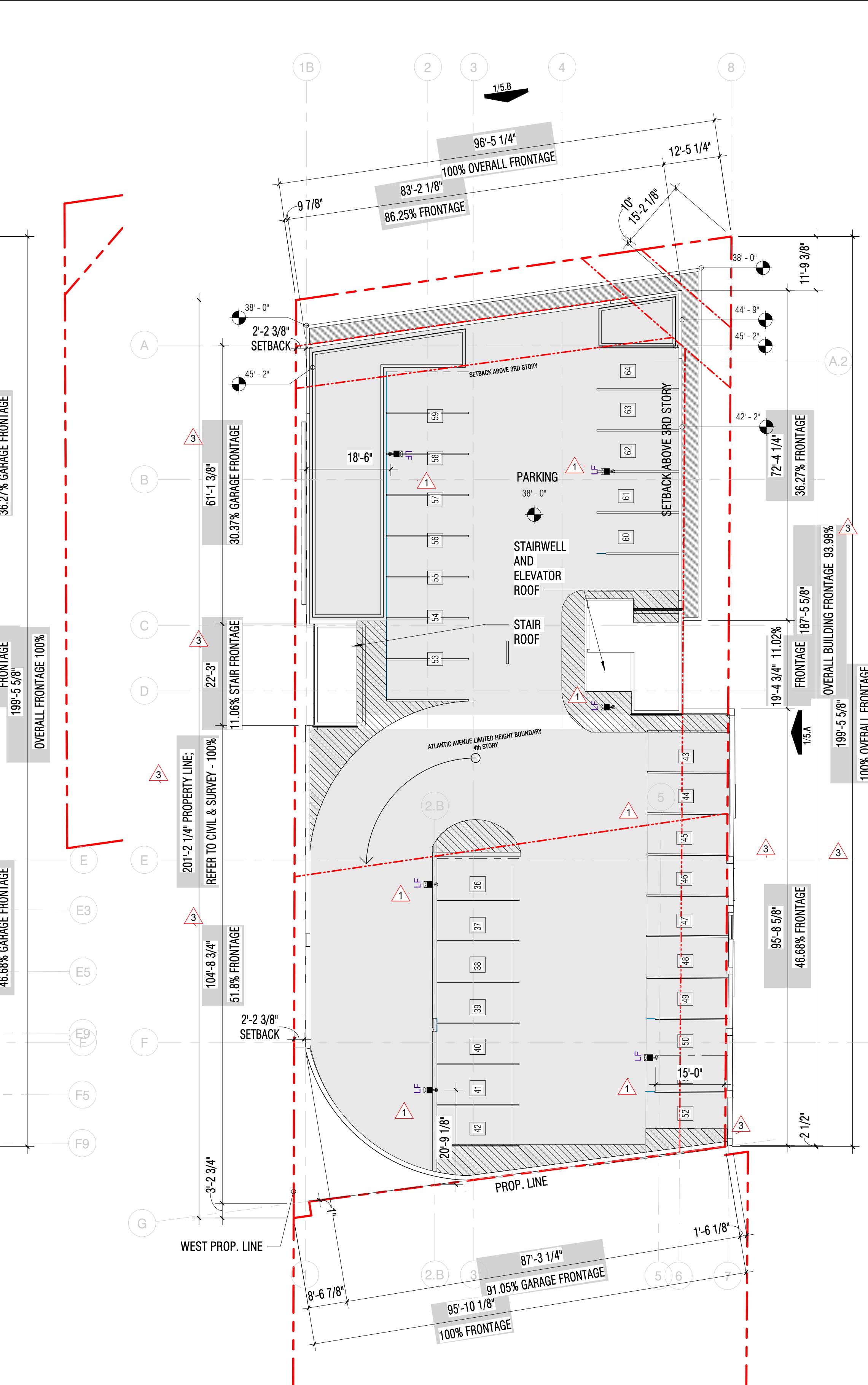


2 PRIMARY ROOF PLAN

A6 Scale: 1/16" = 1'-0"

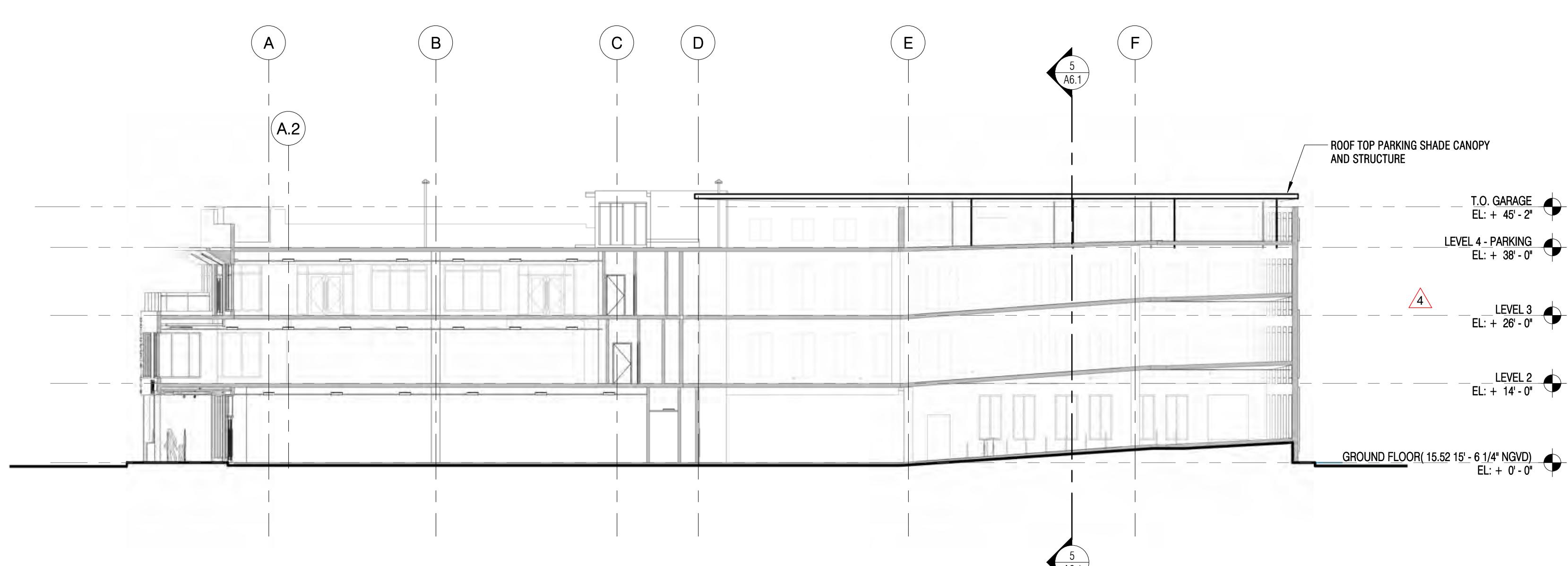
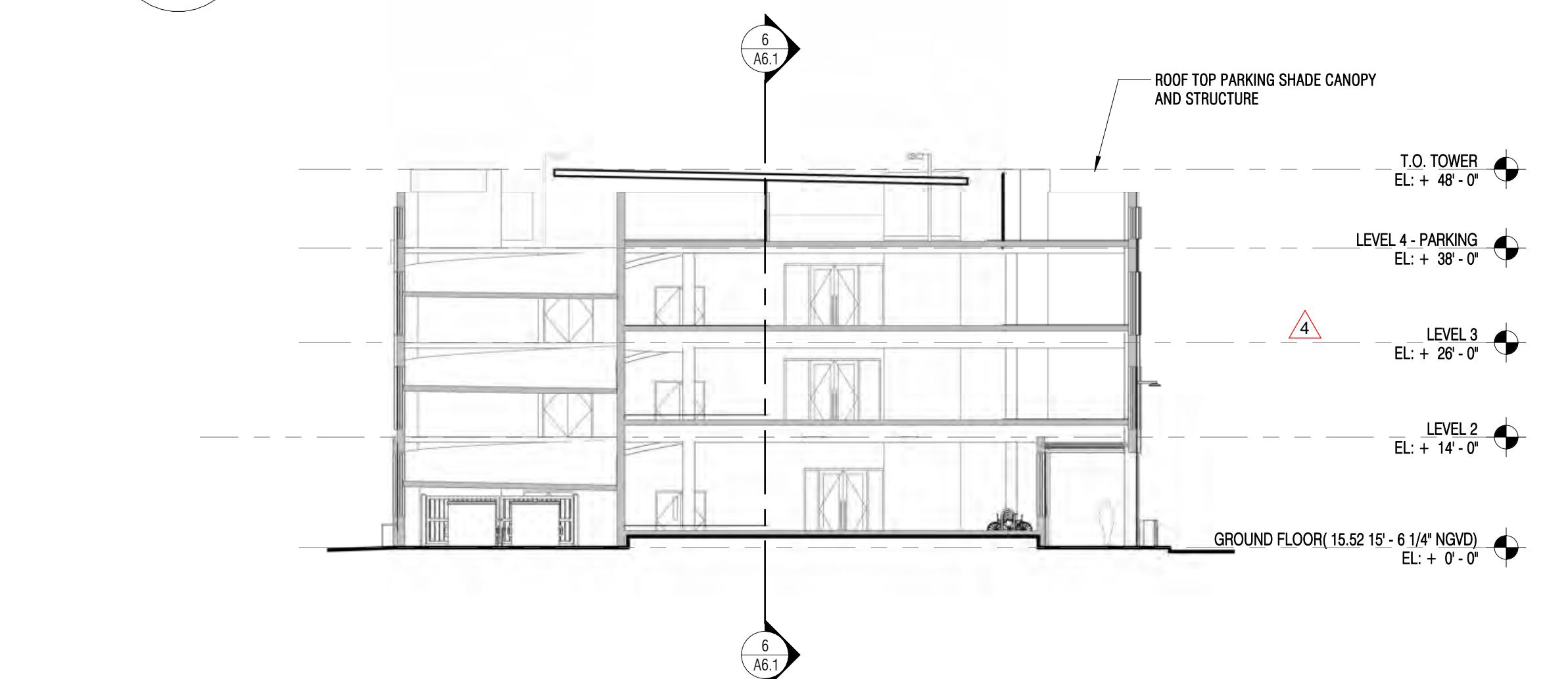
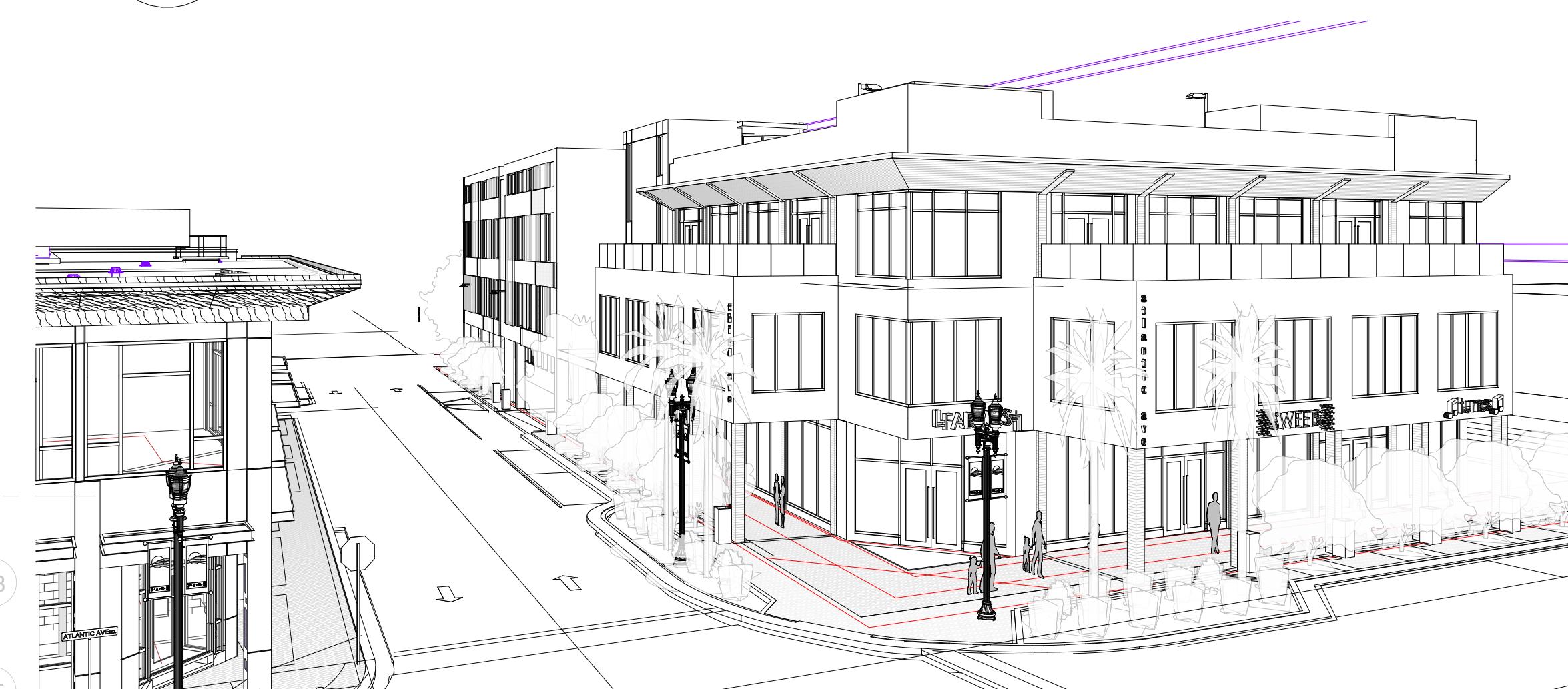
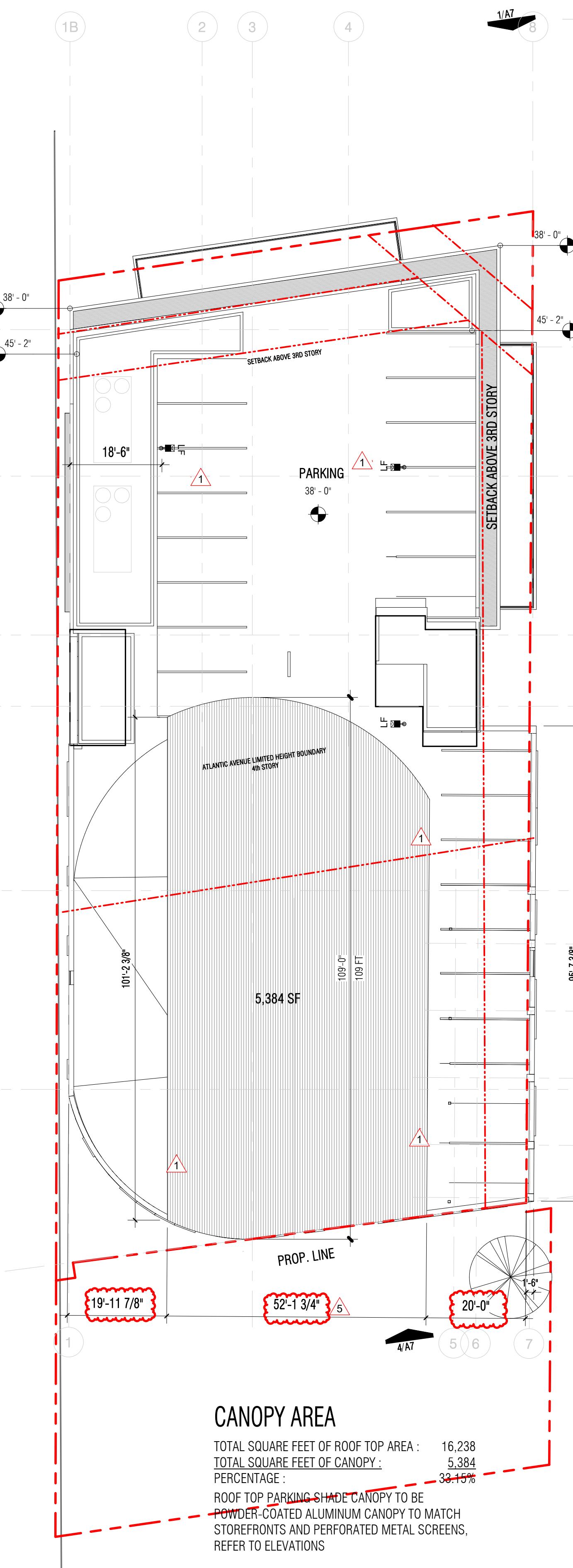
REDUCTION OF URGAN HEAT ISLANDS

REDUCTION OF URBAN HEAT ISLANDS: IN AREAS OF NON-ROOF, PROVIDE DESIGN ELEMENTS THAT PROVIDE SHADE WITHIN 5 YEARS ON AT LEAST 30 PERCENT OF NON-ROOF IMPERVIOUS SURFACES. IN ROOFED AREAS, USE ENERGY STAR ROOF-COMPLIANT, HIGH-REFLECTANCE AND HIGH EMISSIVITY ROOFING FOR A MINIMUM OF 75% OF THE ROOF SURFACE OR INSTALL A "GREEN" ROOF FOR AT LEAST 50% OF THE ROOF. INCLUDE AREA CALCULATIONS ON THE PLAN SET. SHADE MUST BE PROVIDED ON A MINIMUM OF 30% OF A PARKING GARAGE ROOF WITHIN 5 YEARS FOR ANY EXPOSED PARKING.



3 STAIR AND ELEVATOR ROOF PLAN

A6





1
OVERALL NORTH ELEVATION-SPRAB
A7
Scale: 1/8" = 1'-0"



4
SOUTH ELEVATION-SPRAB
A7
Scale: 1/8" = 1'-0"



OPENINGS - CITY OF DELRAY BEACH - LDR - CBD

SEC. 4.4.13(F)(5)(a)
(5) Openings. [Amd. Ord. 28-15 12/08/15] (a) Building facades facing streets or civic open spaces must have transparent windows covering between 20 percent and 75 percent 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 20 percent. [Amd. Ord. 28-15 12/08/15]

SEC. 4.4.13(E)(4)(e)

(e) Storefronts. The storefront is a frontage type along sidewalk level of the ground story, typically associated with commercial uses. Storefronts are frequently shaded by awnings or canopies.

1. Storefront dimensions. Table 4.4.13-23 illustrates the dimensional requirements and the maximum allowable encroachment permitted. Figure 4.4.13-23 illustrates the dimensional requirements and Figure 4.4.13-24 provides a character element.

a. Storefronts shall be directly accessible from sidewalks; storefront doors may be recessed up to ten feet. [Amd. Ord. 28-15 12/08/15]

b. Storefront (window and door) openings shall extend along at least 80 percent of the width of the facade of the commercial space, measured by the sum of the widths of the rough openings. Storefront windows shall have a base nine inches to three feet high. Transparent glazed windows shall extend along the facade to at least eight feet in height as measured on sidewalk grade. Transparent means non-solar, non-mirrored glass with a light transmission reduction of no more than 20 percent. [Amd. Ord. 28-15 12/08/15]

2. Storefront elements. a. Awnings shall project a minimum of three feet from the building facade. b. Awnings shall be consistent with the building's architecture and proportionate to the facade opening shape and size. Except for curved awnings, all awnings shall be sloped 15 to 35 degrees from the horizontal plane. Valances shall be no more than 12 inches long. Internally illuminated or plastic awnings are prohibited. c. Storefronts may be combined with porches, porches, or arcades. [Amd. Ord. 28-15 12/08/15]



1
A8 OVERALL EAST ELEVATION-SPRAB

Scale: 1/8" = 1'-0"

ALUMINUM:
SEE A11 - MATERIALS PALETTE

Glass:
SEE A11 - MATERIALS PALETTE

ALUMINUM COMPOSITE PANELS:
SEE A11 - MATERIALS PALETTE

STUCCO:
SEE A11 - MATERIALS PALETTE



2
A8 VIEW FROM CANNING SHOES

Scale:



3
A8 VIEW FROM HAYSTACKS

Scale:

OPENINGS - CITY OF DELRAY BEACH - LDR - CBD

SEC. 4.4.13(F)(5)(a)
(5) Openings. (Amend. Ord. 28-15 12/08/15)(a) Building facades facing streets or civic open spaces must have transparent windows covering between 20 percent and 75 percent 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 20 percent. [Amend. Ord. 28-15 12/08/15]

SEC. 4.4.13(E)(4)(e)
(e) Storefront. The storefront is a frontage type along sidewalk level of the ground story, typically associated with commercial uses. Storefronts are frequently shaded by awnings or arcades.
1. Storefront dimensions. Table 4.4.13(R) provides the dimensional requirements and the maximum allowable encroachment permitted. Figure 4.4.13-23 illustrates the dimensional requirements and Figure 4.4.13-24 provides a character example of a storefront. a. Storefronts shall be no more than 12 inches deep and shall be no more than 10 feet wide measured up to the facade of the commercial space. b. Storefront (window and door) openings shall extend along at least 80 percent of the width of the facade of the commercial space, measured by the sum of the widths of the rough openings. Storefront windows shall have a base nine inches to three feet high. Transparent glazed windows shall extend from the base to at least eight feet in height as measured from sidewalk grade. Transparent means non-solar, non-mirrored, glass with a light transmission reduction of no more than 20 percent. [Amend. Ord. 28-15 12/08/15]

2. Storefront elements.
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b. Awnings shall be consistent with the building's architecture and proportionate to the facade opening shape and size. Except for curved awnings, all awnings shall be sloped 15 to 35 degrees from the horizontal plane. Valances shall be no more than 12 inches long. Internally illuminated or plastic awnings are prohibited.
c. Storefronts may be combined with forecourts, porches, or arcades. [Amend. Ord. 28-15 12/08/15]



1

VIEW FROM FABRICS

A8a

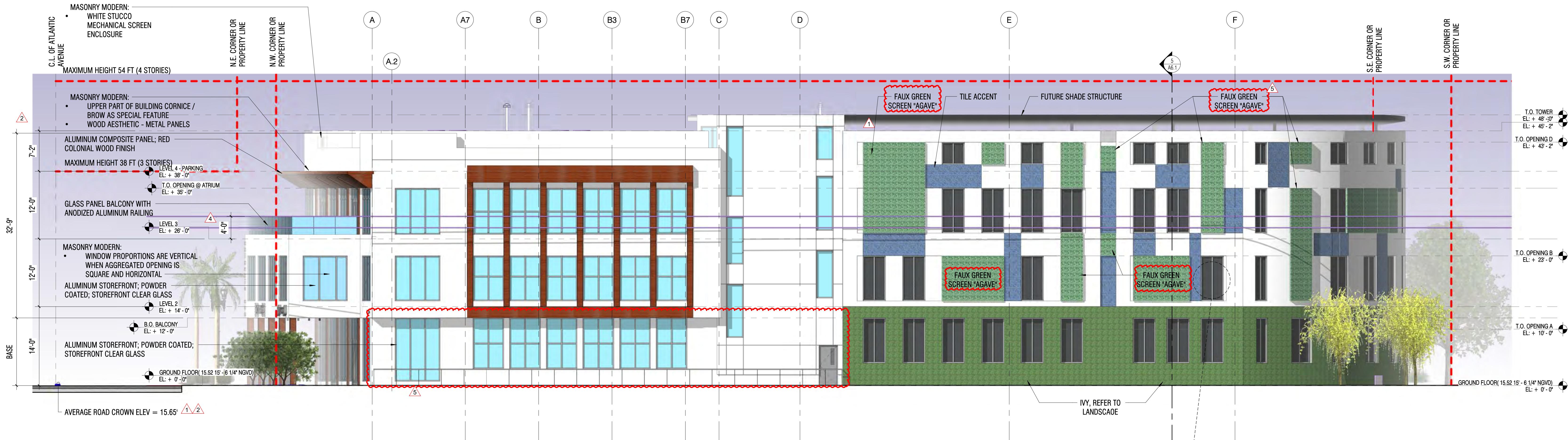
Scale:





1
VIEW FROM ADJACENT NW CORNER
A8b
Scale:





VIEW FROM BUDDHA SKY BAR

A9

Scale:



1
A9a **VIEW FROM BUDDHA SKY BAR**
Scale:





1 VIEW FROM GELATO-GO DELRAY BEACH

A10

Scale:



2 VIEW FROM BUDDHA SKY BAR

A10

Scale:



3 VIEW FROM WING'S BEACHWEAR

A10

Scale:



4 VIEW FROM JOHNNIE BROWN'S

A10

Scale: