



DATE: 10/31/2025

TO: Senior Planner Rodrigues, Susana RodriguesS@mydelraybeach.com
City of Delray Beach
100 NW 1st Ave
Delray Beach FL 33444
FROM: Benjamin Lewis, BDG Architects LLP and ,,,,
PROJECT: Fifth Third Bank – Federal HWY
LOCATION: 1820 South Federal HWY

RE: Justification Statement for Parapet Height Exceeding Four Feet

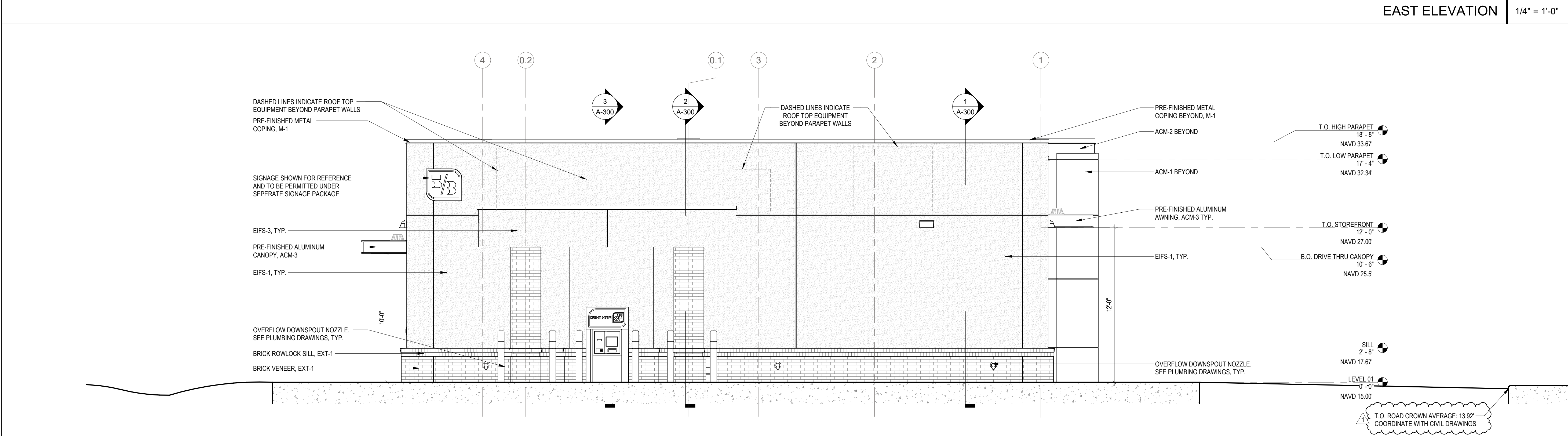
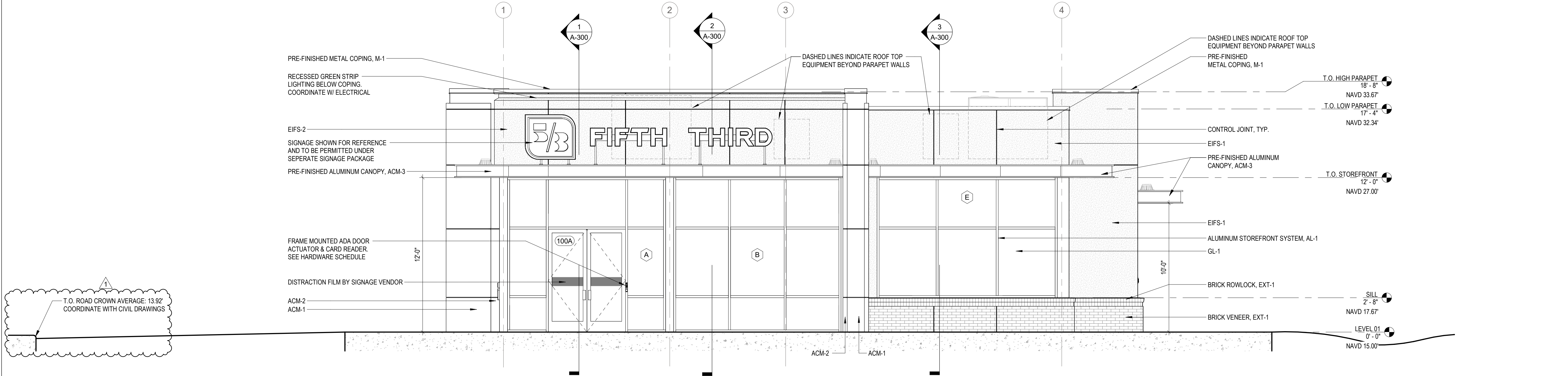
The attached elevations demonstrate that the parapet heights adjacent to the rooftop mechanical units are set to shield the rooftop units (RTU's) from view. These parapets are nearly five feet high. The design team set these parapet heights to fully screen the RTU's. The parapet height accommodates the roof-mounted mechanical units and the needed curb height adequate to prevent flooding at peak rainfall instances. Please refer to the building elevation drawings A-200 - EXTERIOR ELEVATIONS, A-201 - EXTERIOR ELEVATIONS, and A-202 - COLOR ELEVATIONS. The building sections drawings A-300 - BUILDING SECTIONS and A-301 - BUILDING SECTIONS show the locations of the units on the building towards the rear and away from the street façade.

We therefore request that the staff recommend acceptance of the parapet heights shown in the attached drawings referenced above.

Best Regards,

Benjamin Lewis
Development Services Coordinator
400 N. Ashley Drive, Suite 600
Tampa, Florida 33602
[direct] 656.242.5562|
permits@bdgllp.com

EXTERIOR FINISH SCHEDULE					GLAZING - GENERAL NOTES	ACM PANEL - GENERAL NOTES
ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS	EXTERIOR GLAZING BASIS OF DESIGN: REGULAR EXTERIOR STOREFRONT: YKK YES45 TU - CENTER SET THERMALLY BROKEN STOREFRONT, 1" PANEL INFILL 2" X 4 1/2" MULLION EXTERIOR INSULATED GLASS UNIT: VITRO SOLARBAN 90 (2) ACUITY + ACUITY OVERALL THICKNESS: 1 INCH VLT: 53% EXT. REFLECTANCE: 12% INT. REFLECTANCE: 19% U-VALUE (ARGON): 0.24 SHGC: 0.23 LSG: 2.30 PROVIDE SAFETY GLAZING LABELING HIGH IMPACT EXTERIOR: YKK YH550 TU - CENTER SET, THERMALLY BROKEN, IMPACT RESISTANT STOREFRONT, 1" INSULATED PANEL INFILL (LAMINATED) 2 1/2" X 5" MULLION INTERIOR GLAZING BASIS OF DESIGN: YKK YES45 FS - CENTER SET, 1/4" PANEL INFILL 1 3/4" X 4 1/2" MULLION INTERIOR GLASS UNIT: CLEAR FLOAT GLASS, FULLY TEMPERED OVERALL THICKNESS: 6mm (1/4") PROVIDE SAFETY GLAZING LABELING	A. ALL ACM PANELS MUST BE ANCHORED TO MINIMUM 16 GA METAL STUD FRAMING. REFER TO STRUCTURAL METAL STUD FRAMING NOT BY CA SYSTEMS. B. METAL STUDS MUST ALIGN WITH PANEL JOINTS AS REQUIRED FOR METAL COMPOSITE PANEL ATTACHMENT. C. FIXED STUDS MAY BE USED TO SUPPORT METAL COMPOSITE PANELS (G.C. TO COORDINATE) D. 3/8" GYP. BD SHEATHING AND/OR GLASS MAT SHEATHING WILL NOT SUPPORT METAL COMPOSITE PANEL ATTACHMENT (SHEATHING NOT BY CA SYSTEMS) E. ALL FLATSTOCK FABRICATED FLASHING REQUIRED FOR METAL COMPOSITE PANEL DETAILS TO BE PREFINISHED ALUMINUM. COLOR TO MATCH U.N.O. F. ALL DIMENSIONS AND QUANTITIES ARE TO BE FIELD VERIFIED PRIOR TO THE FABRICATION (RELEASE) OF ANY & ALL METAL COMPOSITE PANEL AND ASSOCIATED FLASHINGS. G. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING, TYP. H. USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END (JAMB) CONDITIONS AT DISSIMILAR MATERIALS (IE. STUCCO, WINDOW MULLIONS) I. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING, TYP. USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END (JAMB) JOINT CONDITIONS AT DISSIMILAR MATERIALS (IE STUCCO, WINDOW MULLION)
ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM FIFTH THIRD BLUE			
ACM-2	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM FIFTH THIRD GREEN			
ACM-3	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CLEAR ANODIZED METAL			
AL-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER	CLEAR ANODIZED	CENTER SET THERMALLY BROKEN STOREFRONT, 1" PANEL INFILL 2" X 4 1/2" MULLION		



bdgarchitects

550 S. Caldwell Street
Suite 1800
Charlotte, NC 28202

P: 704.981.8951
Lic. #: AA - 0003590
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-	NGR	05.01.25	SITE PLAN REVIEW
-	NGR	07.04.25	ISSUE FOR PERMIT
1	NGR	10.03.25	CRL 1

PROJECT INFORMATION

JOB #

240661

DATE:

07/04/2025

DRAWN BY:

NGR

CHECKED BY:

JIM

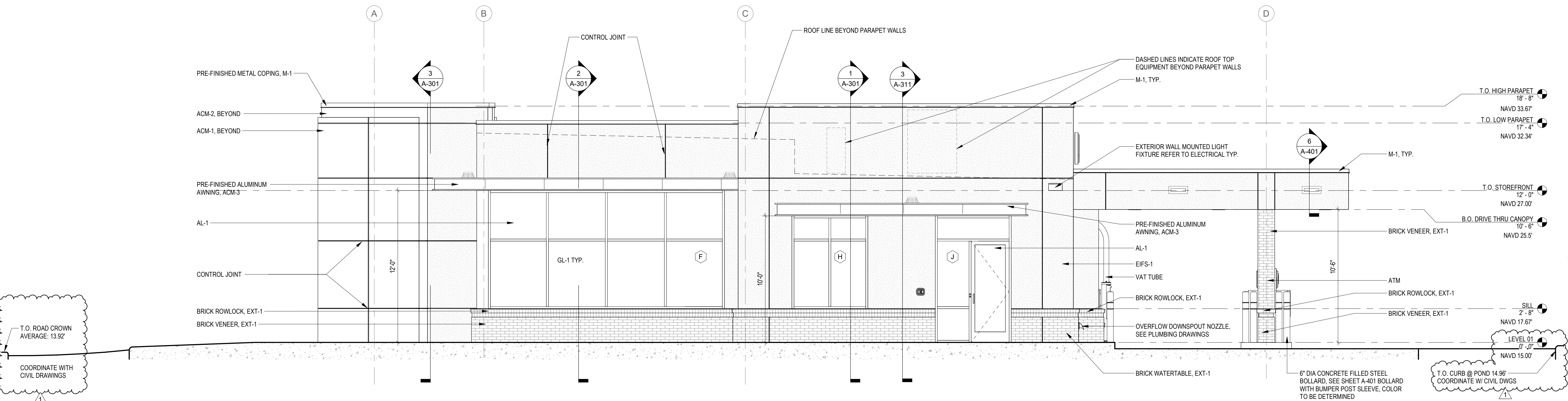
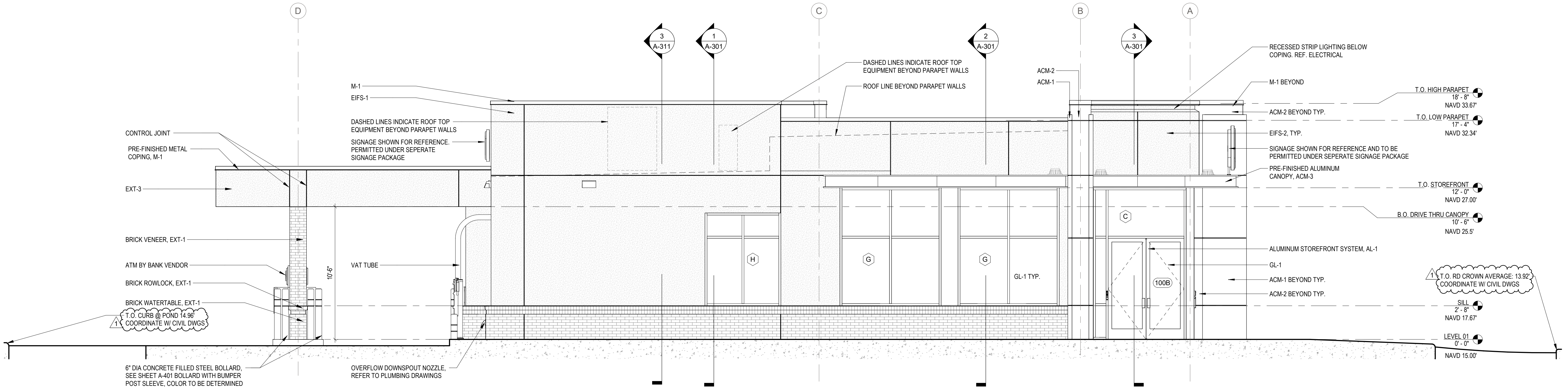
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-200

EXTERIOR FINISH SCHEDULE					GLAZING - GENERAL NOTES	ACM PANEL - GENERAL NOTES
ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS		
ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM FIFTH THIRD BLUE		EXTERIOR GLAZING BASIS OF DESIGN: REGULAR EXTERIOR STOREFRONT: YKK YES45 TU - CENTER SET THERMALLY BROKEN STOREFRONT, 1" PANEL INFILL 2" X 4 1/2" MULLION EXTERIOR INSULATED GLASS UNIT: VITRO SOLARBAN 90 (2) ACUTY + ACUTY OVERALL THICKNESS: 1 INCH VLT: 53% EXT. REFLECTANCE: 12% INT. REFLECTANCE: 19% U-VALUE (ARGON): 0.24 SHGC: 0.23 LSG: 2.30 PROVIDE SAFETY GLAZING LABELING HIGH IMPACT EXTERIOR: YKK YH50 TU - CENTER SET, THERMALLY BROKEN, IMPACT RESISTANT STOREFRONT, 1" INSULATED PANEL INFILL (LAMINATED) 2 1/2" X 5" MULLION INTERIOR GLAZING BASIS OF DESIGN: YKK YES45 FS - CENTER SET, 1/4" PANEL INFILL 1 3/4" X 4 1/2" MULLION INTERIOR GLASS UNIT: CLEAR FLOAT GLASS, FULLY TEMPERED OVERALL THICKNESS: 6mm (1/4") PROVIDE SAFETY GLAZING LABELING	A. ALL ACM PANELS MUST BE ANCHORED TO MINIMUM 16 GA METAL STUD FRAMING. REFER TO STRUCTURAL. METAL STUD FRAMING NOT BY CA SYSTEMS. B. METAL STUDS MUST ALIGN WITH PANEL JOINTS AS REQUIRED FOR METAL COMPOSITE PANEL ATTACHMENT. C. FIXED STUDS MAY BE USED TO SUPPORT METAL COMPOSITE PANELS (G.C. TO COORDINATE) D. 3/8" GYP. BD SHEATHING AND/OR GLASS MAT SHEATHING WILL NOT SUPPORT METAL COMPOSITE PANEL ATTACHMENT (SHEATHING NOT BY CA SYSTEMS) E. ALL FLATSTOCK FABRICATED FLASHING REQUIRED FOR METAL COMPOSITE PANEL DETAILS TO BE PREFINISHED ALUMINUM. COLOR TO MATCH U.N.O. F. ALL DIMENSIONS AND QUANTITIES ARE TO BE FIELD VERIFIED PRIOR TO THE FABRICATION (RELEASE) OF ANY & ALL METAL COMPOSITE PANEL AND ASSOCIATED FLASHINGS. G. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING, TYP. H. USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END (JAMB) CONDITIONS AT DISSIMILAR MATERIALS (IE. STUCCO, WINDOW MULLIONS) I. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING, TYP. USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END (JAMB) JOINT CONDITIONS AT DISSIMILAR MATERIALS (IE STUCCO, WINDOW MULLION)
ACM-2	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM FIFTH THIRD GREEN			
ACM-3	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CLEAR ANODIZED METAL			
AL-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER	CLEAR ANODIZED	CENTER SET THERMALLY BROKEN STOREFRONT, 1" PANEL INFILL 2" X 4 1/2" MULLION		
EIFS-1	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	DOVER SKY	3" EIFS SYSTEM		
EIFS-2	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	DOVER SKY	5" EIFS SYSTEM		
EIFS-3	EIFS BARRIER SYSTEM	DRYVIT (FINE FINISH)	DOVER SKY	2" EIFS SYSTEM		
EXT-1	STANDARD MODULAR BRICK VENEER	ACME BRICK	SLATE GRAY	MORTAR MANUFACTURER: COOSA , MORTAR COLOR: OLD LIME PUTTY		
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DRAWN BY:	NGR		
CHECKED BY:	JIM		

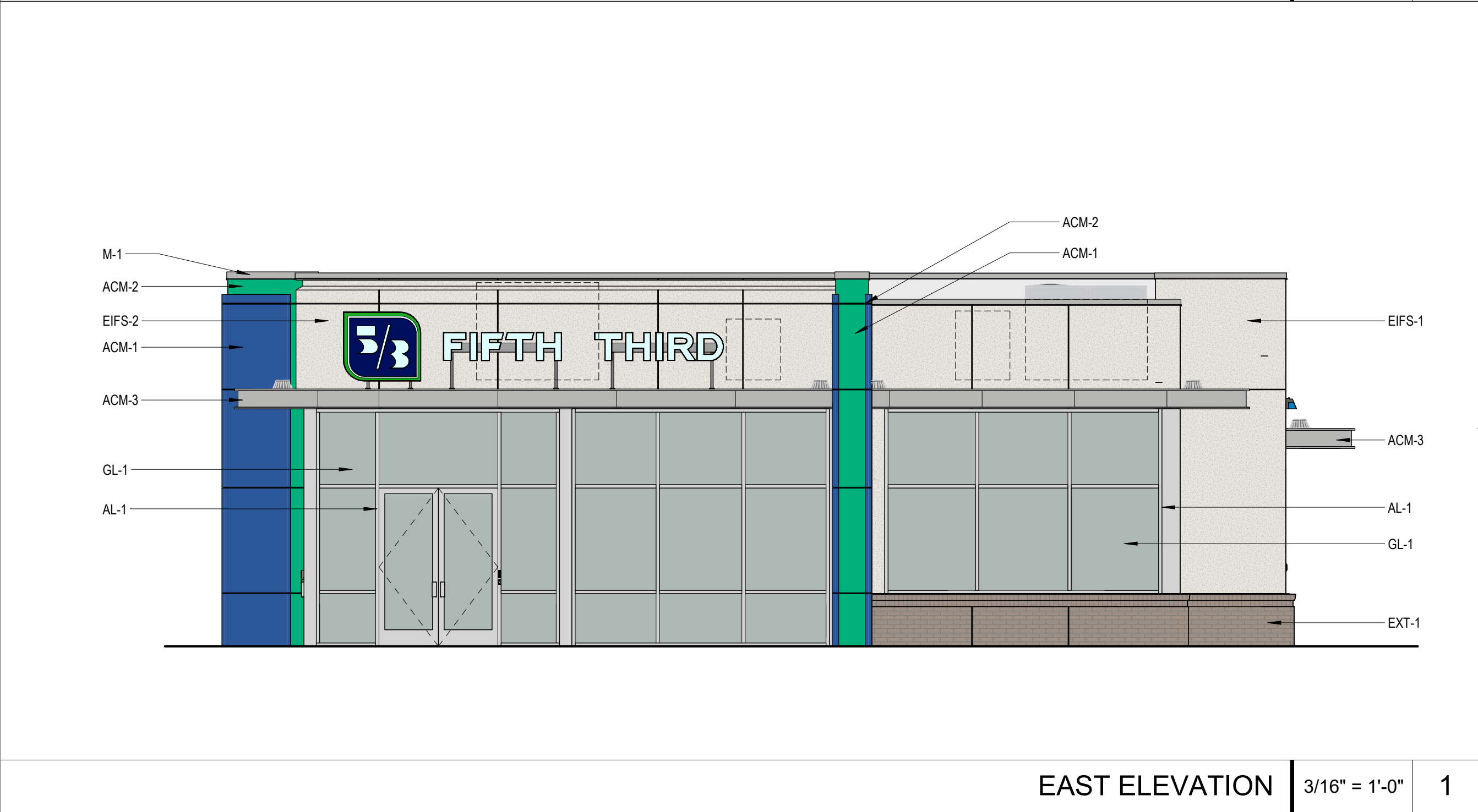
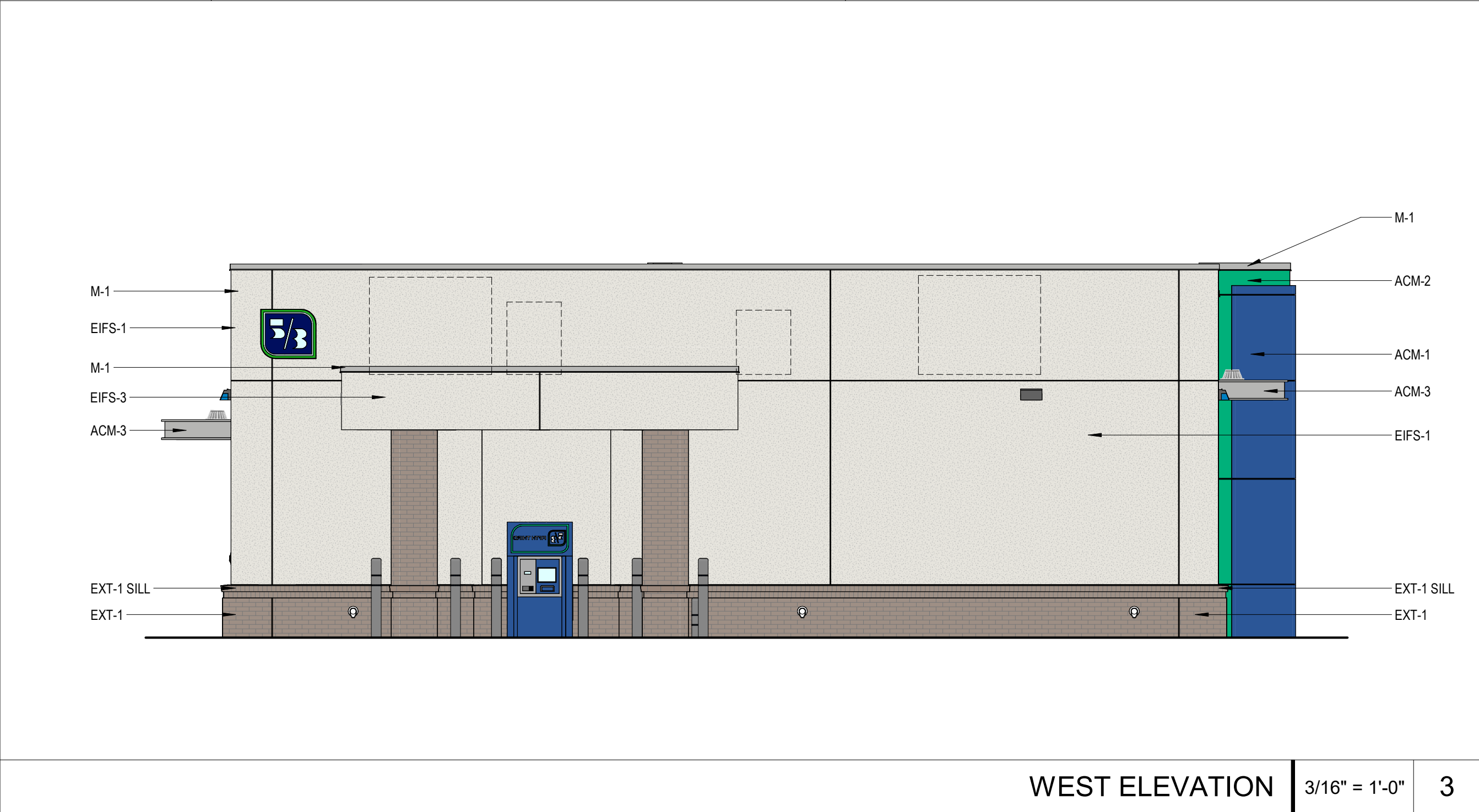
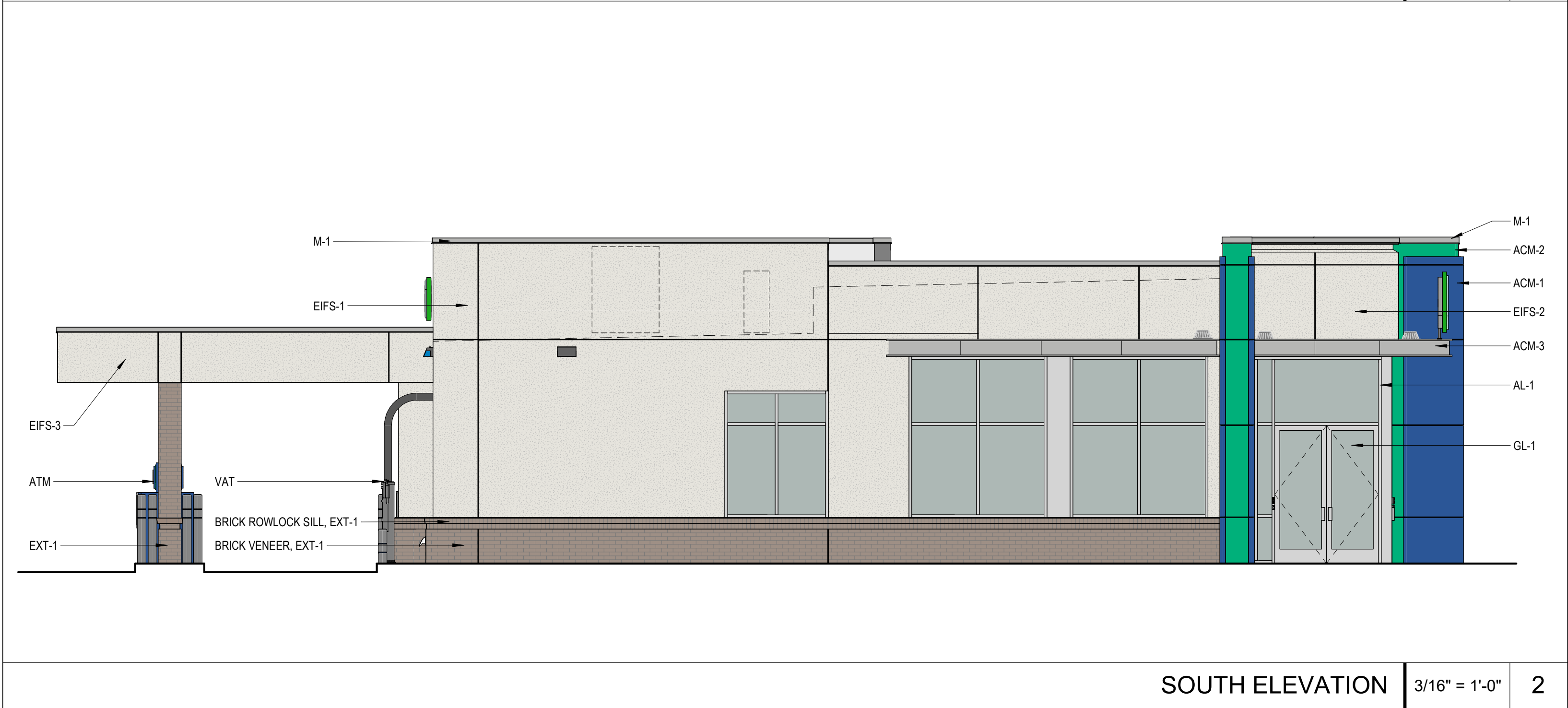
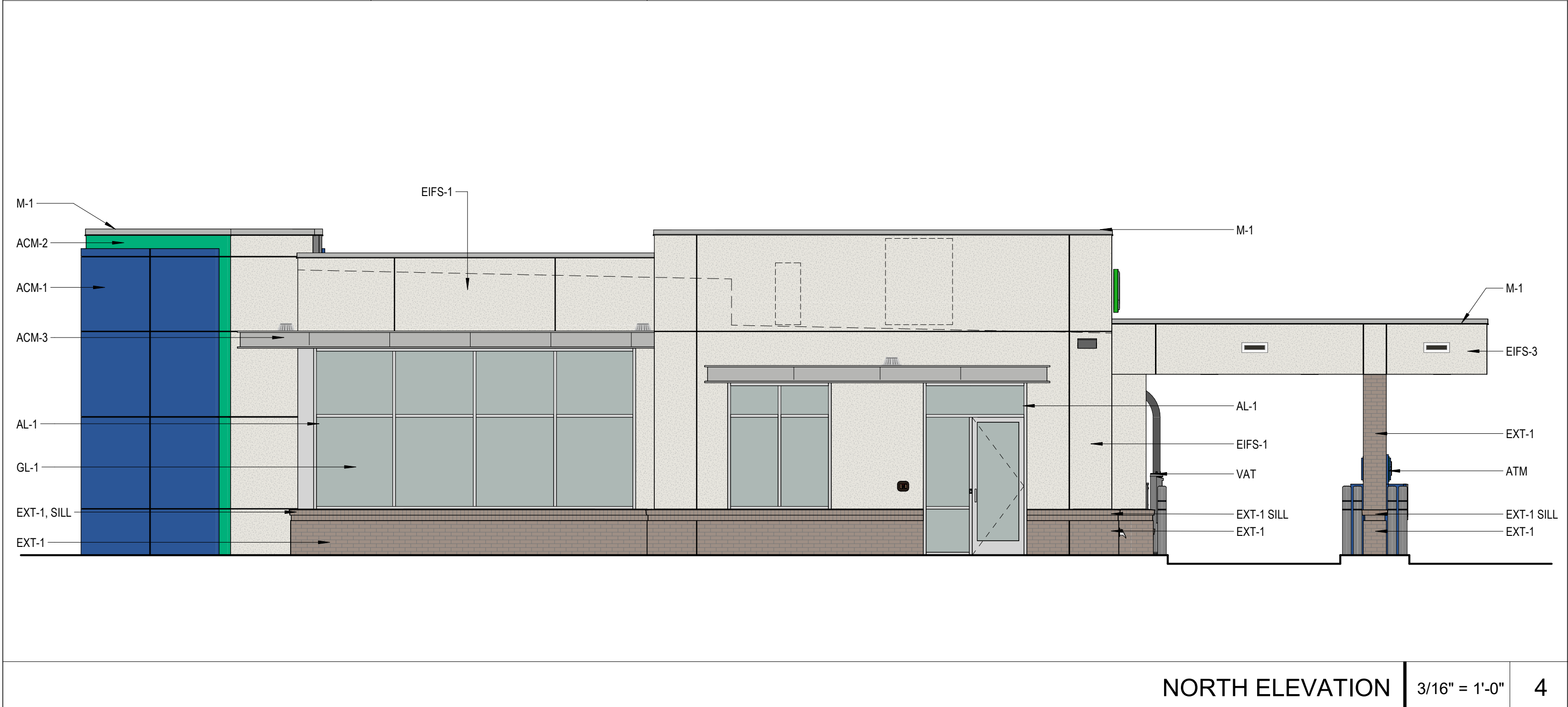
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-201

MATERIAL SWATCHES	EXTERIOR FINISH SCHEDULE					GLAZING - GENERAL NOTES	ACM PANEL - GENERAL NOTES
	ITEM	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS		
ACM-1 ACM-2 ACM-3 M-1 AL-1 EIFS-1 EXT-1 EXT-1 GL-1	ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL REYNOBOND	CUSTOM FIFTH THIRD BLUE		EXTERIOR GLAZING BASIS OF DESIGN: REGULAR EXTERIOR STOREFRONT: YKK YES45 TU - CENTER SET THERMALLY BROKEN STOREFRONT, 1" PANEL INFILL 2" X 4 1/2" MULLION EXTERIOR INSULATED GLASS UNIT: VITRO SOLARBAN 90 (2) ACUITY + ACUITY OVERALL THICKNESS: 1 INCH VLT: 53% EXT. REFLECTANCE: 12% INT. REFLECTANCE: 19% U-VALUE (ARGON): 0.24 SHGC: 0.23 LSG: 2.30 PROVIDE SAFETY GLAZING LABELING HIGH IMPACT EXTERIOR: YKK YES45 TU - CENTER SET, THERMALLY BROKEN, IMPACT RESISTANT STOREFRONT, 1" INSULATED PANEL INFILL (LAMINATED) 2 1/2" X 5" MULLION INTERIOR GLAZING BASIS OF DESIGN: YKK YES45 FS - CENTER SET, 1/4" PANEL INFILL 1 3/4" X 4 1/2" MULLION INTERIOR GLASS UNIT: CLEAR FLOAT GLASS, FULLY TEMPERED OVERALL THICKNESS: 6mm (1/4") PROVIDE SAFETY GLAZING LABELING	A. ALL ACM PANELS MUST BE ANCHORED TO MINIMUM 16 GA METAL STUD FRAMING. REFER TO STRUCTURAL METAL STUD FRAMING NOT BY CA SYSTEMS. B. METAL STUDS MUST ALIGN WITH PANEL JOINTS AS REQUIRED FOR METAL COMPOSITE PANEL ATTACHMENT. C. FIXED STUDS MAY BE USED TO SUPPORT METAL COMPOSITE PANELS (G.C. TO COORDINATE) D. 3/8" GYP. BD SHEATHING AND/OR GLASS MAT SHEATHING WILL NOT SUPPORT METAL COMPOSITE PANEL ATTACHMENT (SHEATHING NOT BY CA SYSTEMS) E. ALL FLATSTOCK FABRICATED FLASHING REQUIRED FOR METAL COMPOSITE PANEL DETAILS TO BE PREFINISHED ALUMINUM. COLOR TO MATCH U.N.O. F. ALL DIMENSIONS AND QUANTITIES ARE TO BE FIELD VERIFIED PRIOR TO THE FABRICATION (RELEASE) OF ANY & ALL METAL COMPOSITE PANEL AND ASSOCIATED FLASHINGS. G. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING, TYP. H. USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END (JAMB) CONDITIONS AT DISSIMILAR MATERIALS (IE. STUCCO, WINDOW MULLIONS) I. ALL SKYWARD ACM PANEL JOINTS TO HAVE BACKER ROD AND CAULK. APPLY DOWN PAST WOOD BLOCKING, TYP. USE BACKER ROD AND CAULK AT ALL VERTICAL PANEL END (JAMB) JOINT CONDITIONS AT DISSIMILAR MATERIALS (IE STUCCO, WINDOW MULLION)
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-	NGR	07.04.25	ISSUE FOR PERMIT

PROJECT INFORMATION

JOB # 240661
DATE: 07/04/2025
DRAWN BY: NGR
CHECKED BY: JIM

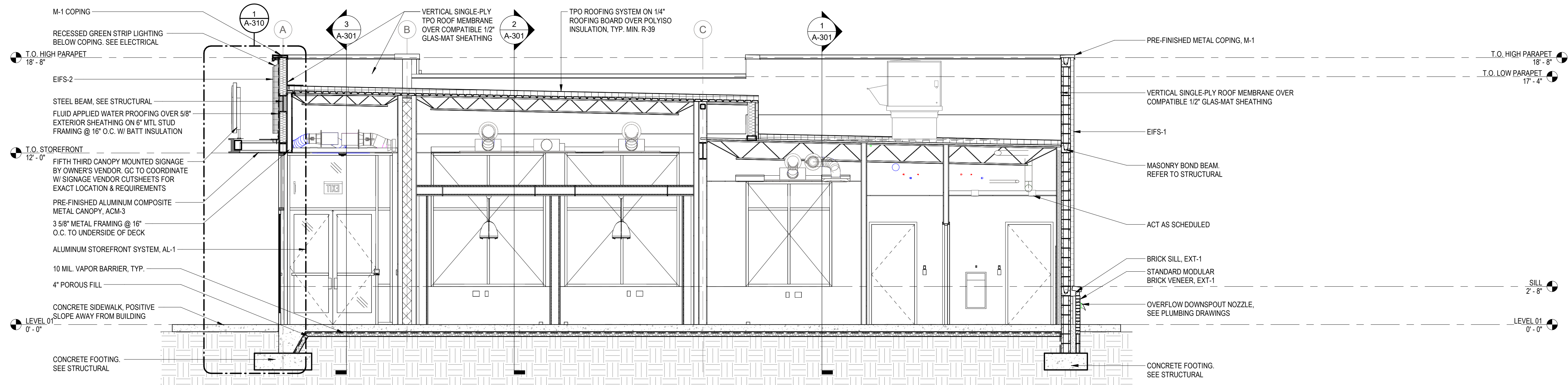
SHEET TITLE

COLOR ELEVATIONS

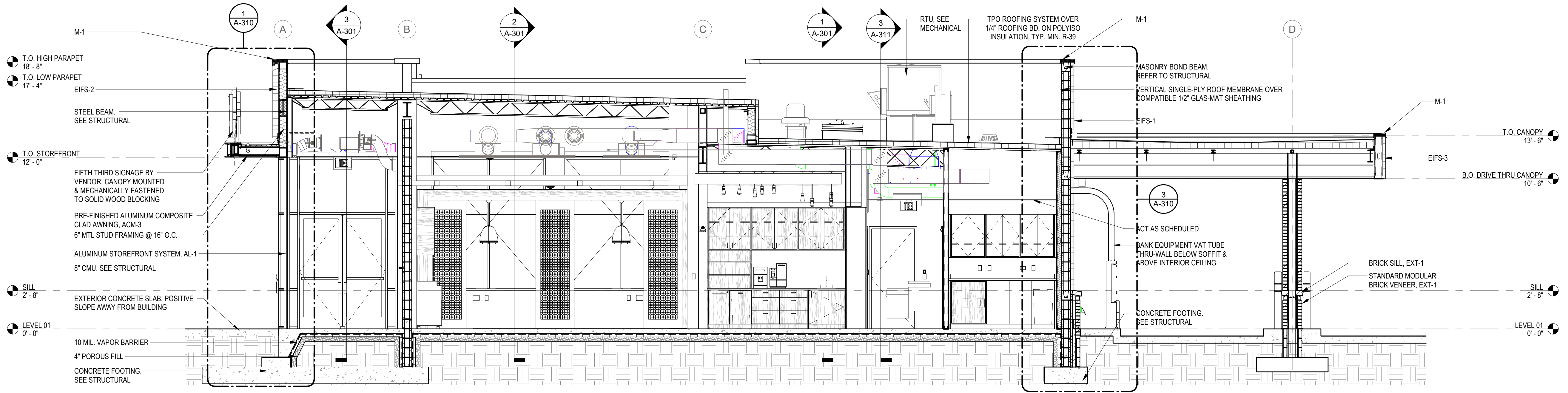
SHEET NUMBER

A-202

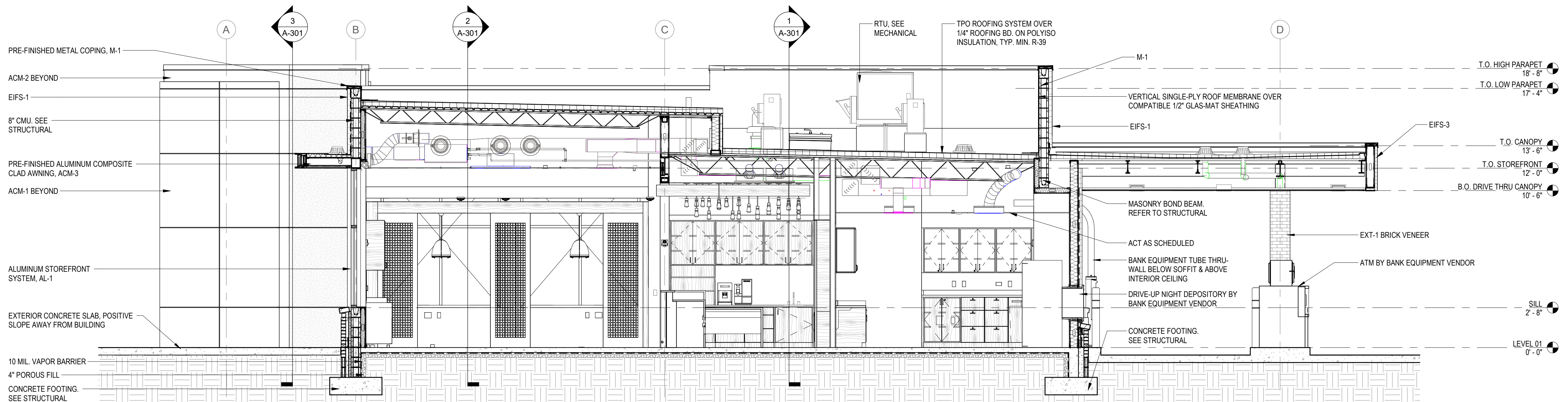
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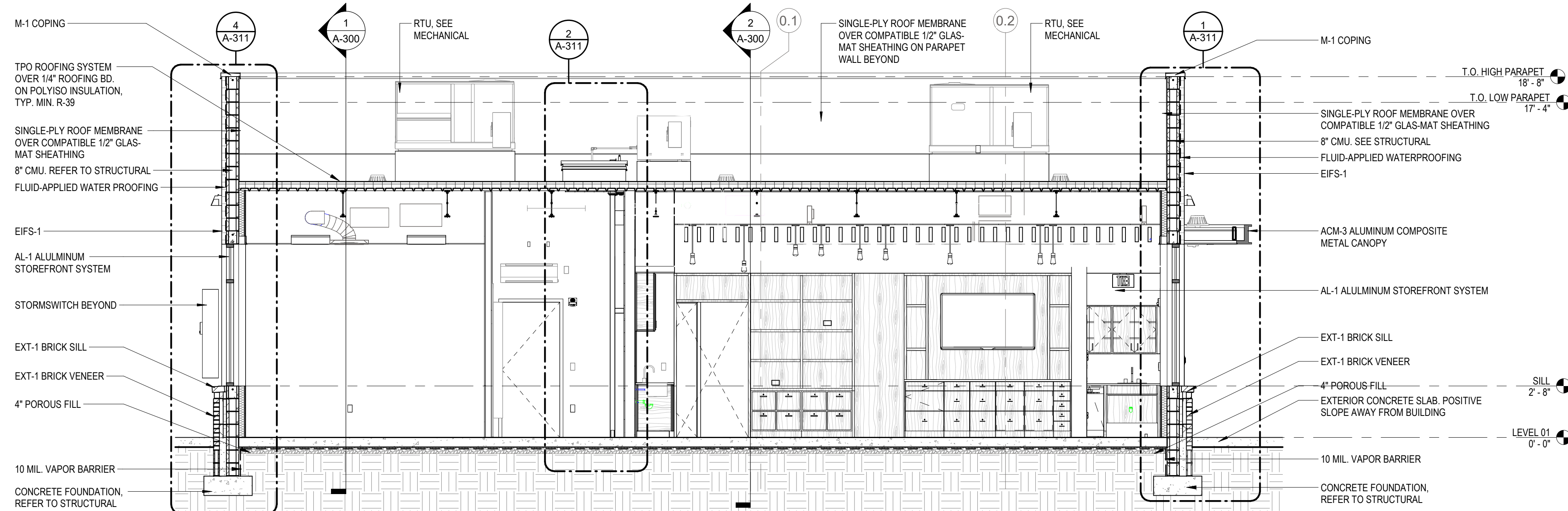


BUILDING SECTION 1/4" = 1'-0" 2

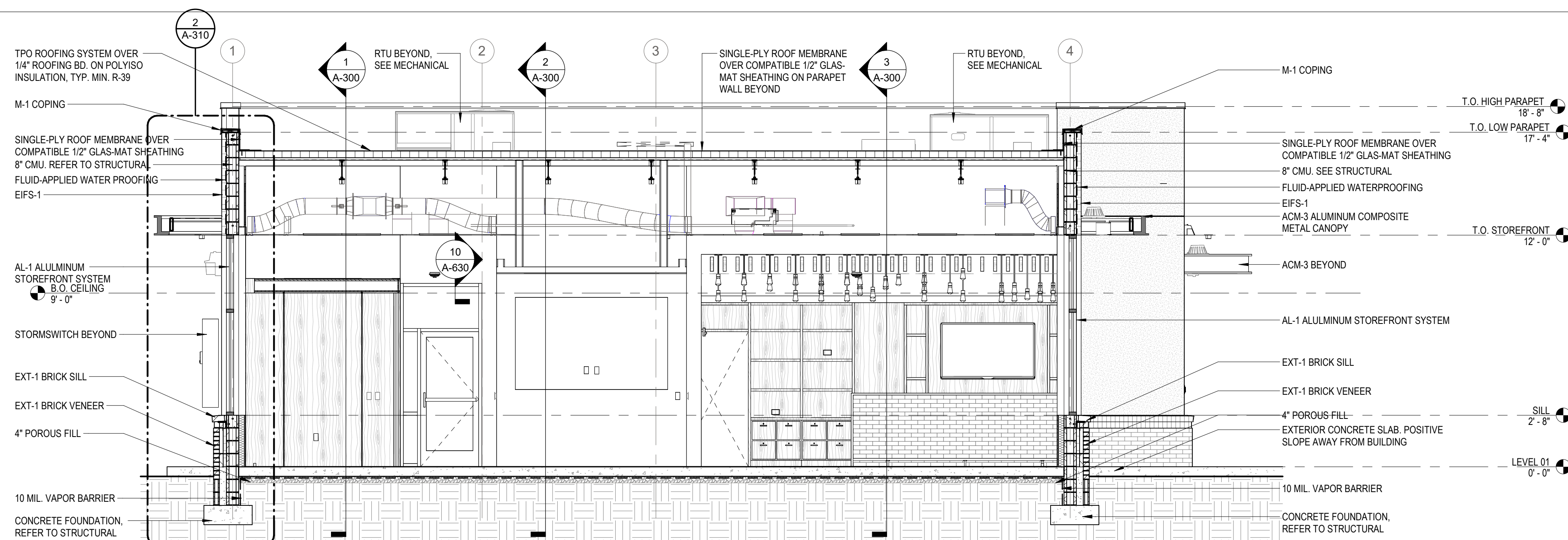


BUILDING SECTION 1/4" = 1'-0" 3

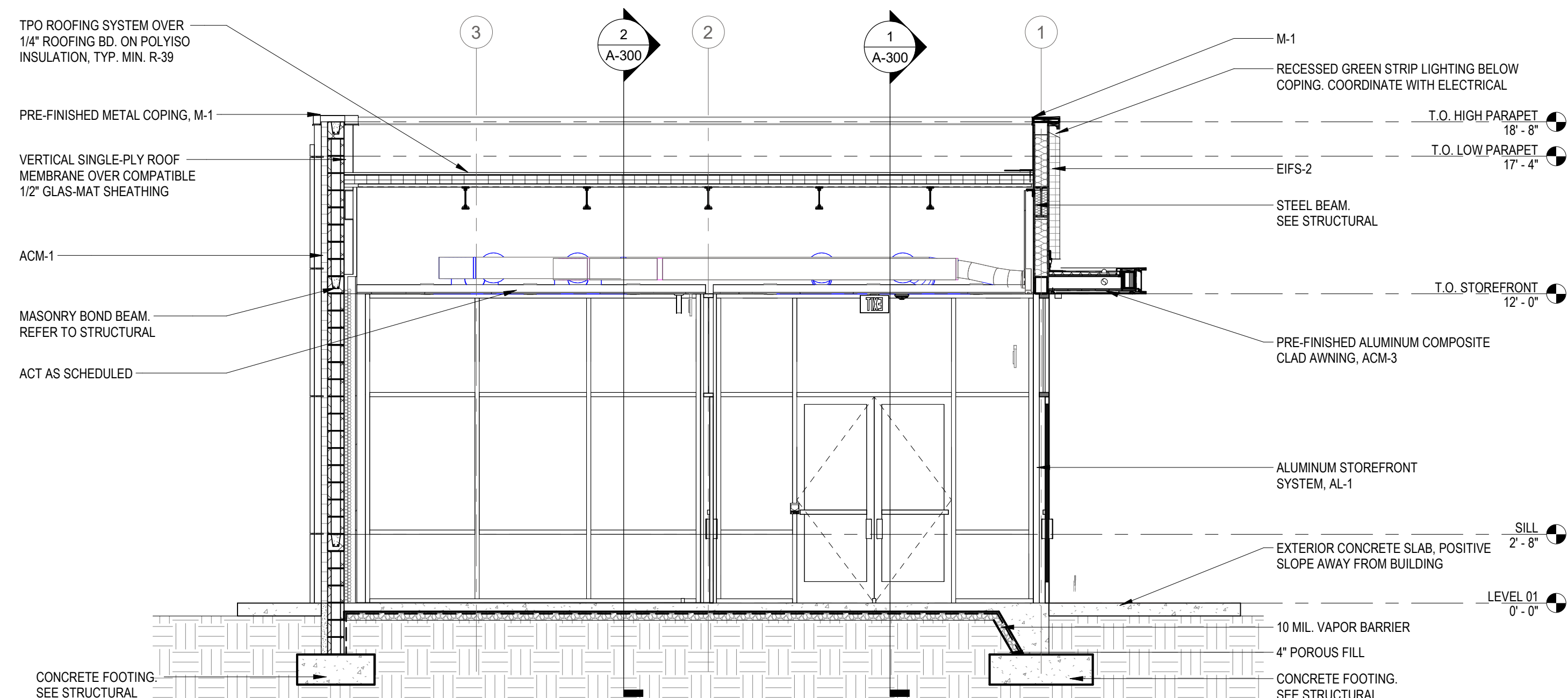




BUILDING SECTION	1/4" = 1'-0"	1
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BUILDING SECTION	1/4" = 1'-0"	2
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BUILDING SECTION	1/4" = 1'-0"	3
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