



EXISTING VIEW FROM EAST ATLANTIC AVENUE AND SOUTHEAST 3RD AVENUE

△  
2 DELTA 2 - SPRAB COMMENTS - 09/09/19



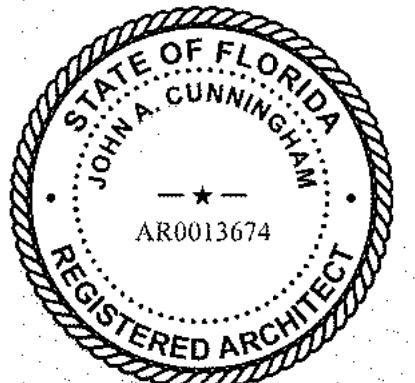
# PIERRE DELRAY I - SPRAB SITE PLAN APPLICATION

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

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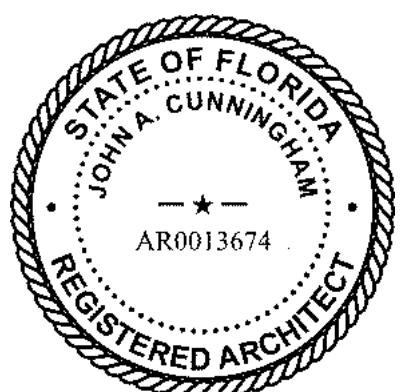
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## DESIGN NARRATIVE

The renovation and rebranding of the existing Suntrust building.

We have chosen the Masonry Modern style for the architectural expression from within the Delray Beach Guidelines to transform, reimagine and reposition this property.

The existing building and structure presented a multitude of creative challenges that had to be overcome. The first being it does not meet current codes, the existing dated and awkward design aesthetic of the exterior, the building MEP systems that were past their useful life and that there are multiple existing structural systems under one roof.

Early in the design process we recognized and were very excited that this renovation coupled with the future Delray 2 Project (submitted under separate application) will be "sister buildings" that will both be iconic gateway buildings that will unveil their beauty as both pedestrian and vehicular movement east occurs along East Atlantic Ave.

As we began the design process utilizing the Masonry Modern Style, we were deliberate in our efforts to establish a "base, middle and top", to provide clearly defined building and shop entry ways with covered arcade or entry canopies for protection from the elements, to compose the massing/stucco elements and vertically composed windows and mullion frame patterns that provide an understated elegance that is both modern and timeless.

The primary materials used are clear high-performance glass, smooth sand finish stucco, clear anodized aluminum window frames and woodgrain metal panels to provide warmth and strength and focal points on the building "top" or cornice.

## GREEN INITIATIVES

The Pierre Delray 1 approach to green initiatives for the 2 story renovation project is as follows:

Rather than demolishing the building structure, stairs and elevator- they were saved and rehabilitated.

White roof membrane to reflect the solar heat

Skylights to bring natural light into the second floor easterly tenant space.

The facades of the building will be painted white to reflect the solar heat

The glass in the building is 1 5/16" inch insulated glass, low -e filament, shading coefficient of 0.67 and Visible Light Transmittance of 80% 2

Building wall and roof insulation is to code

Canopies and overhangs are provided to provide shade at glass to reduce solar heat gain through the windows

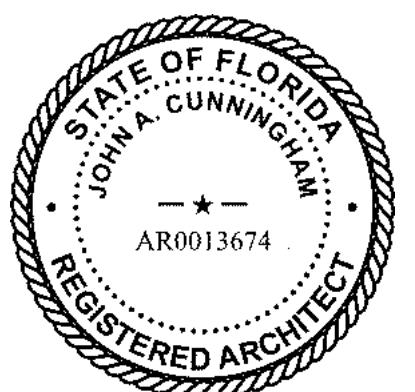
## ENGINEERING

HVAC systems are VRF (variable refrigerant flow) type systems and are the most energy efficient type of air-cooled DX systems available. These systems will meet or exceed ASHRAE 90.2 and ASHRAE 62. -

Garage ventilation systems are on CO sensors to save energy.

Lighting systems are LED type and exceed requirements identified in ASHRAE 90.1 as it relates to lighting power density.

Plumbing fixtures are low flow. Water heating meets all requirements in the Florida Energy Conservation Code.



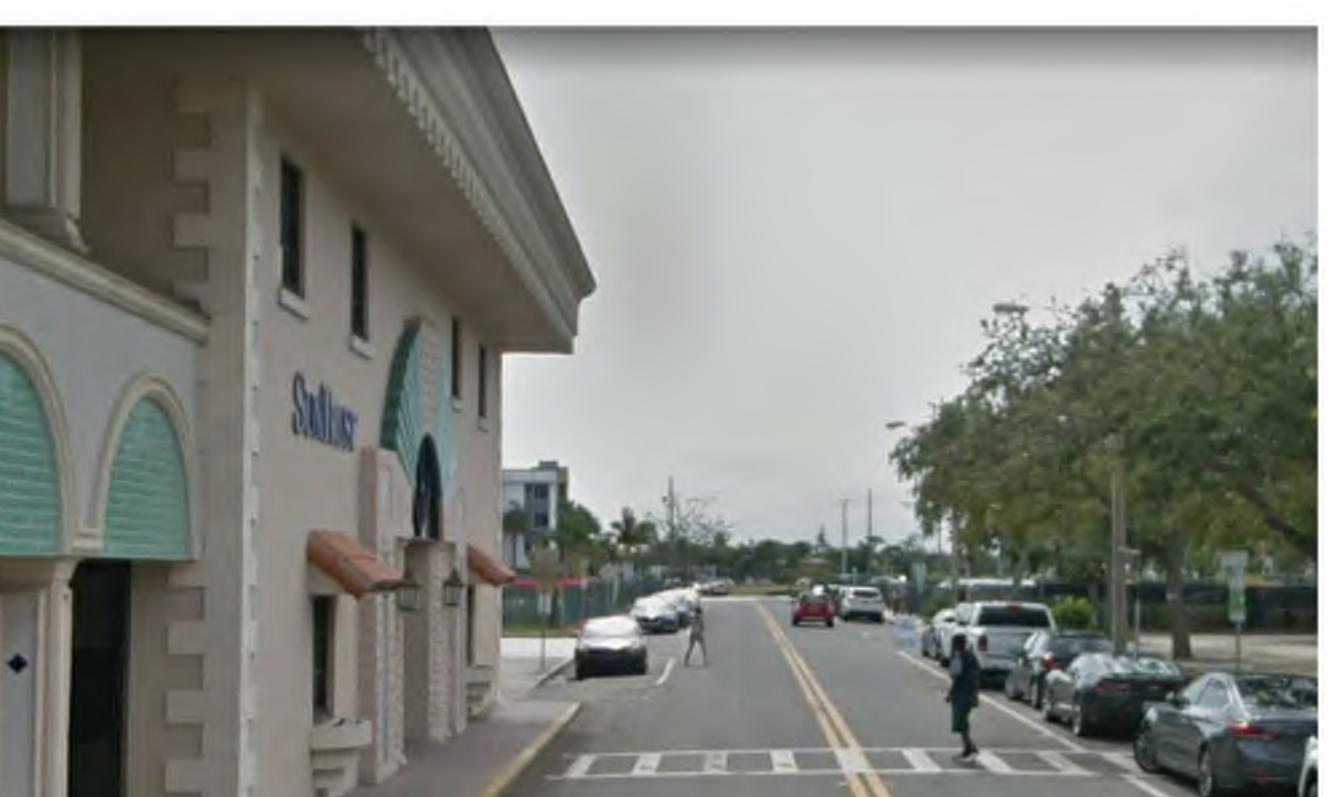
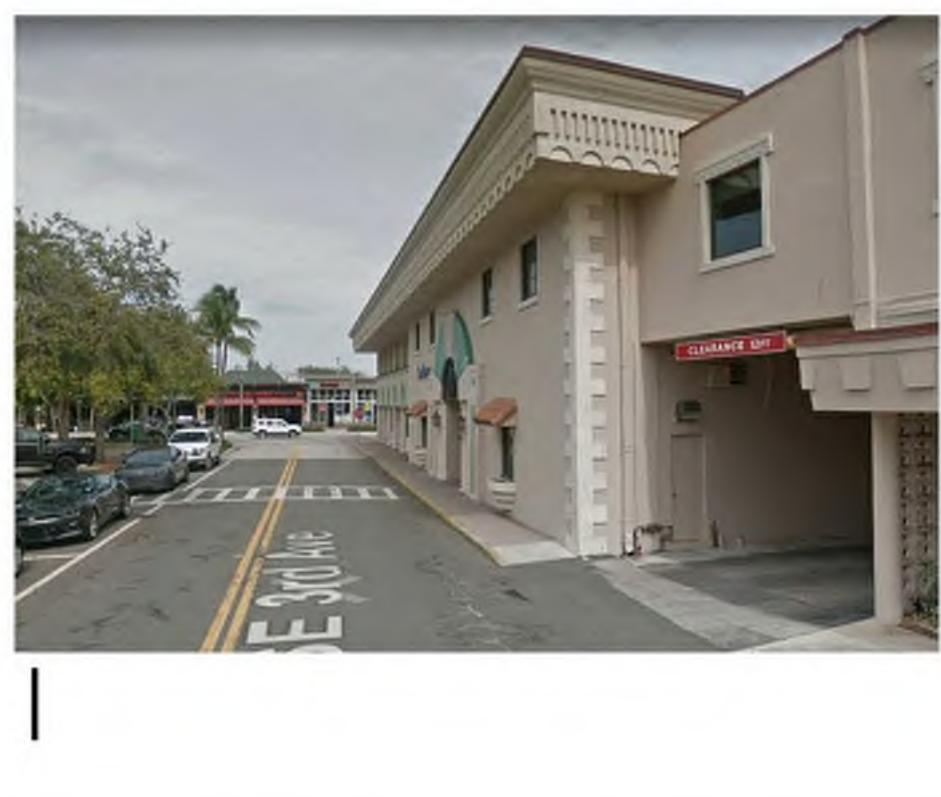
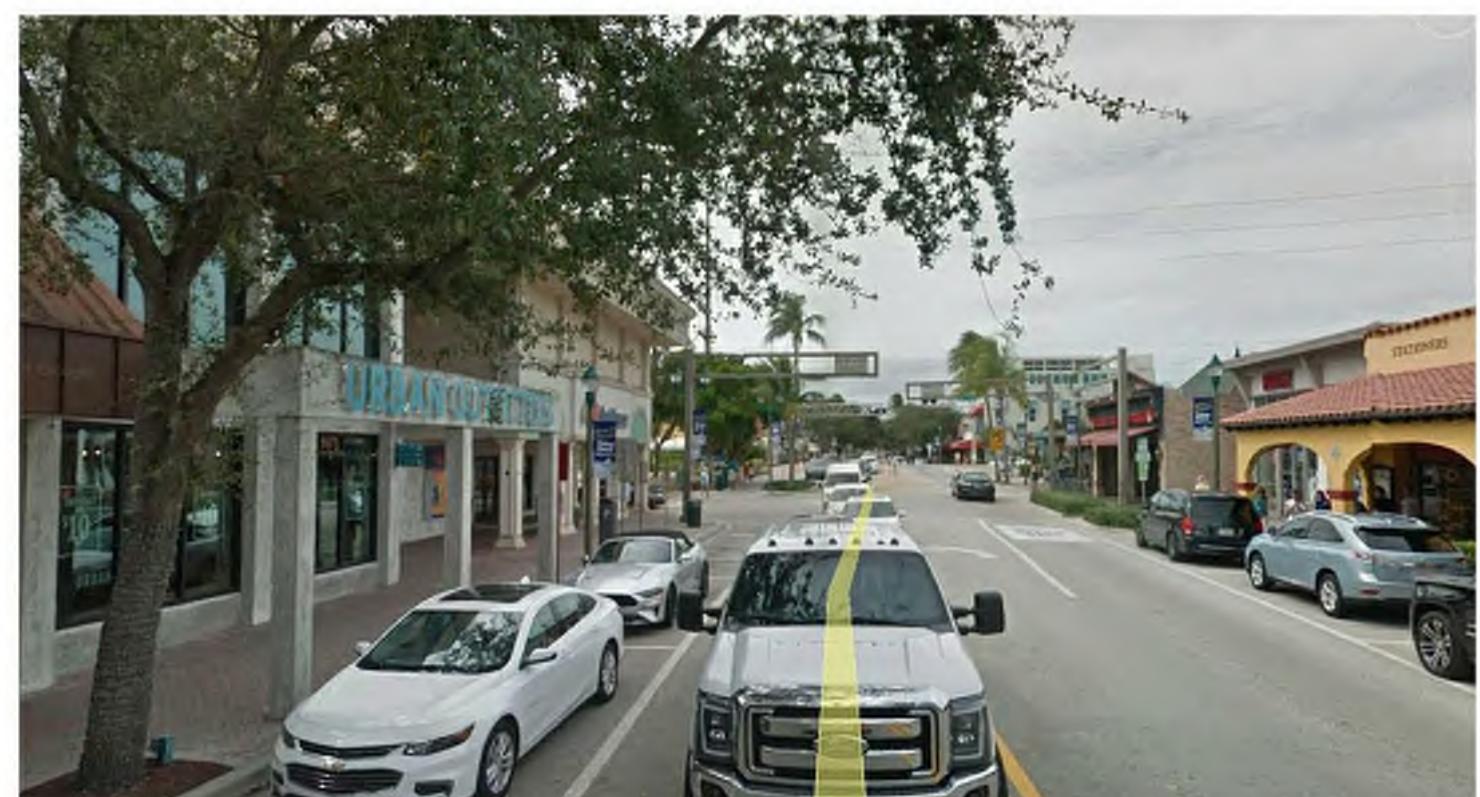


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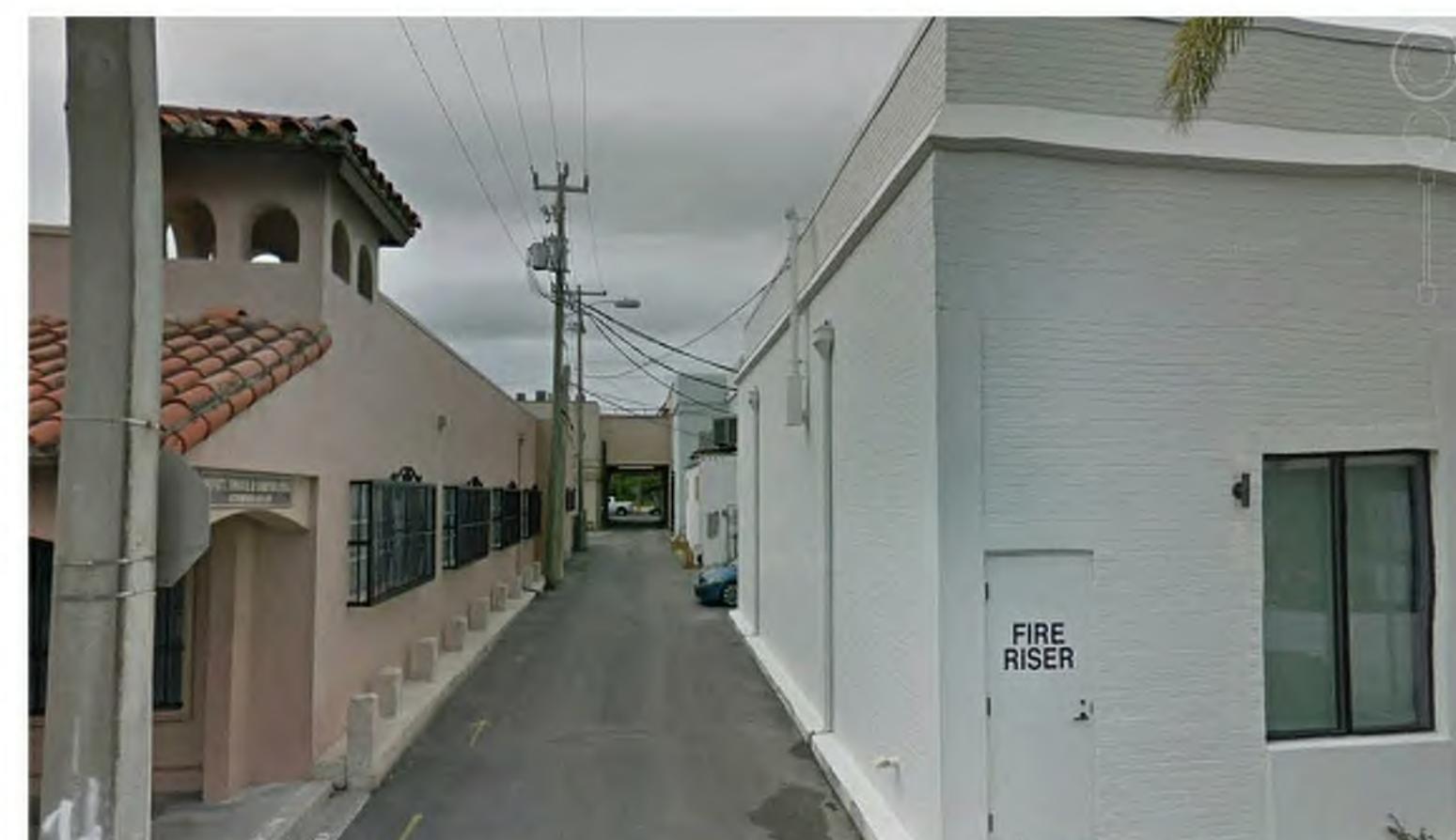
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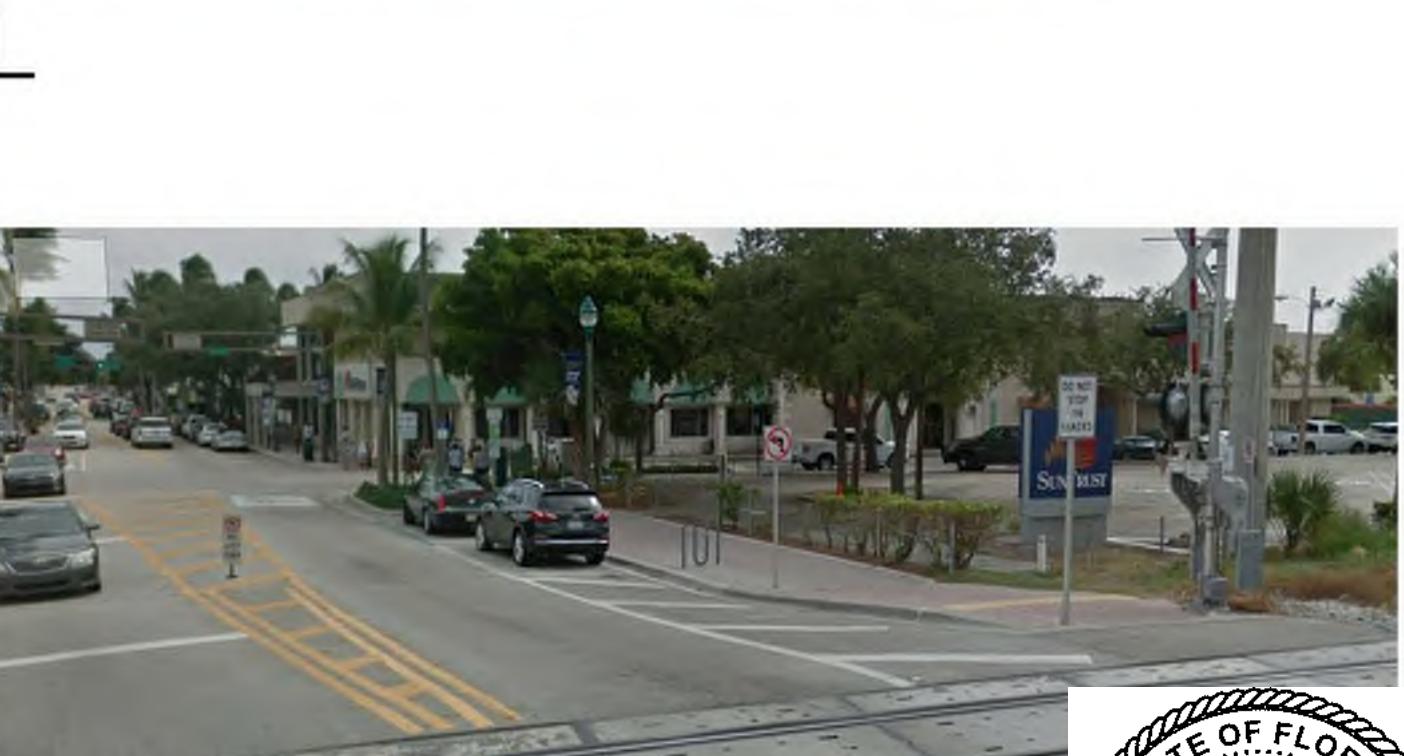
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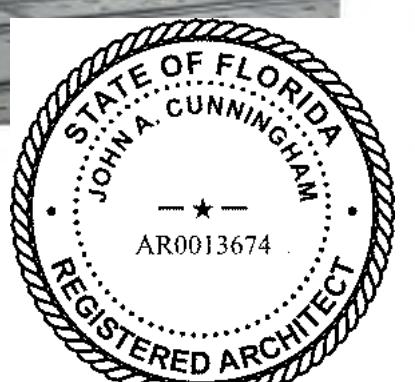
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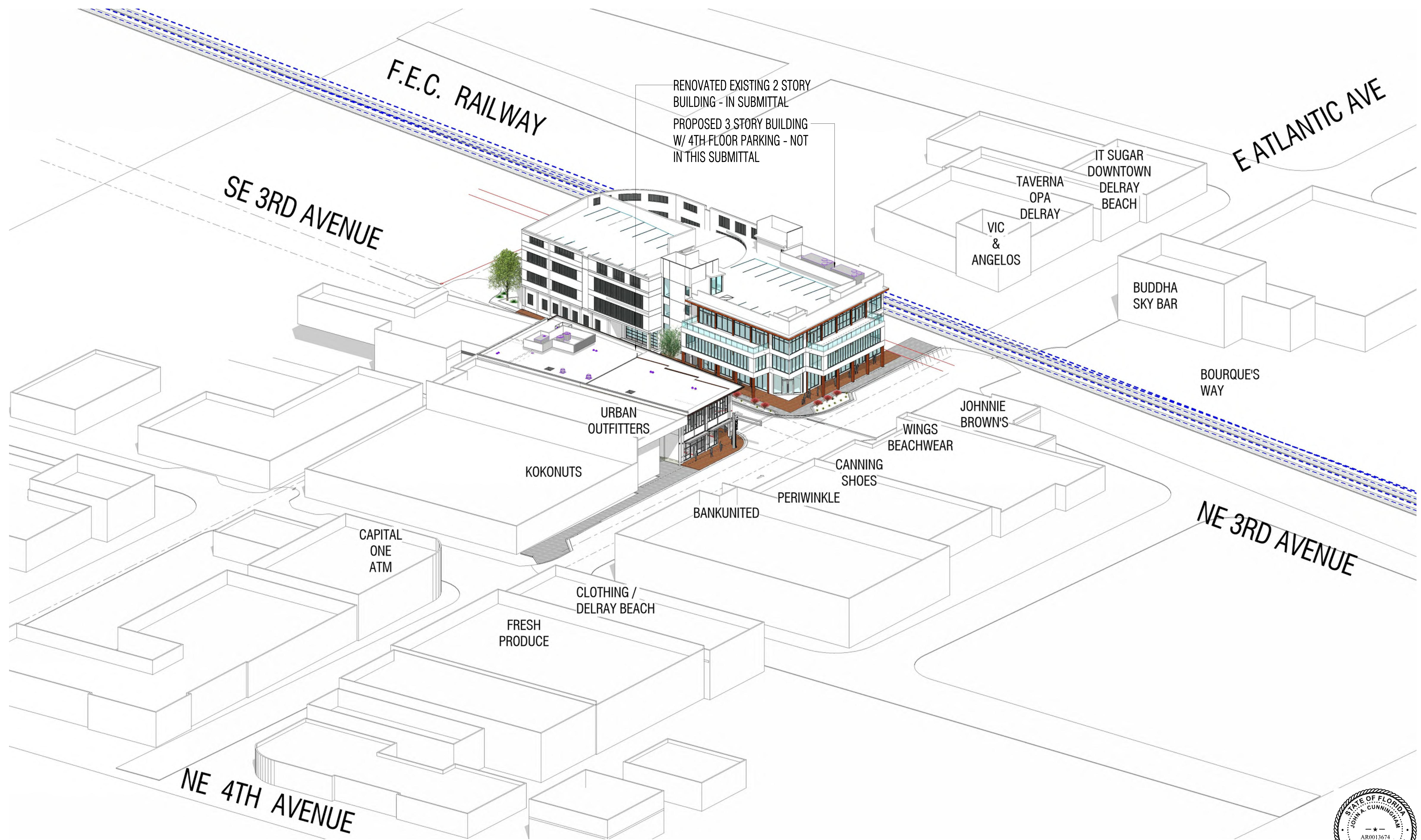


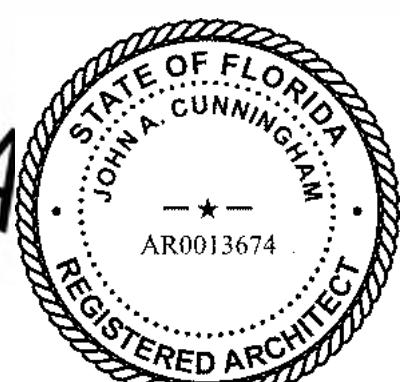
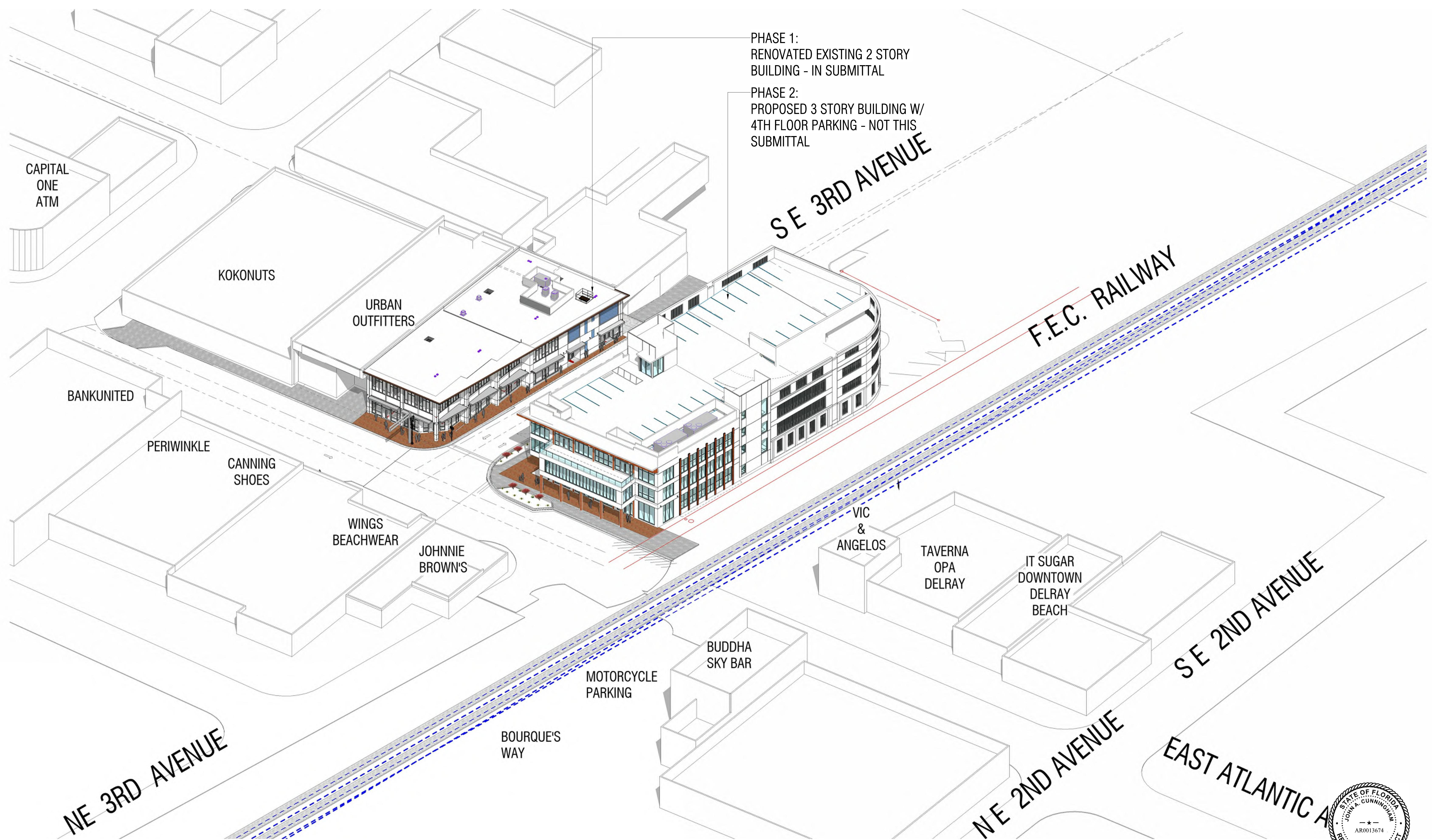
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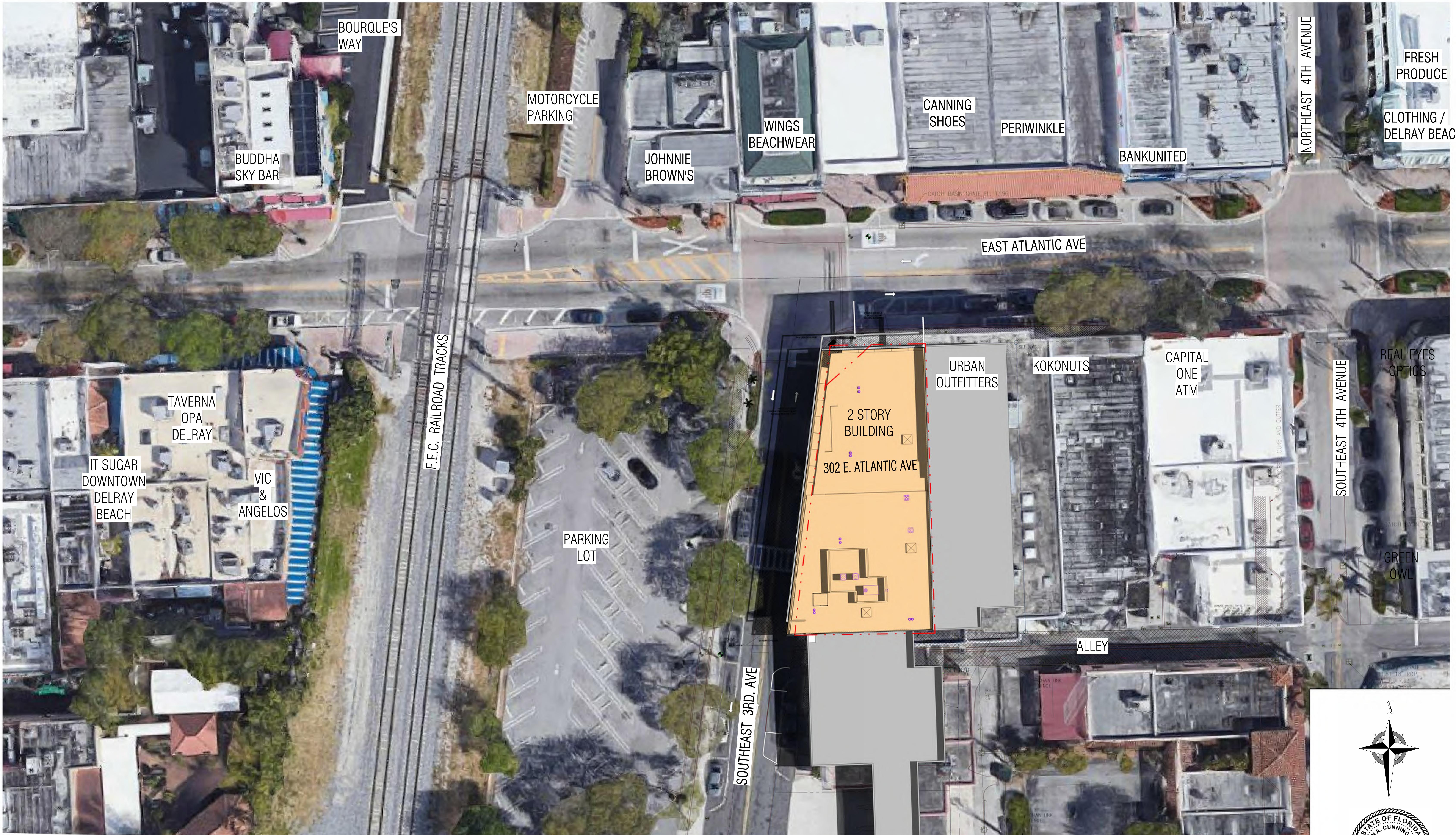


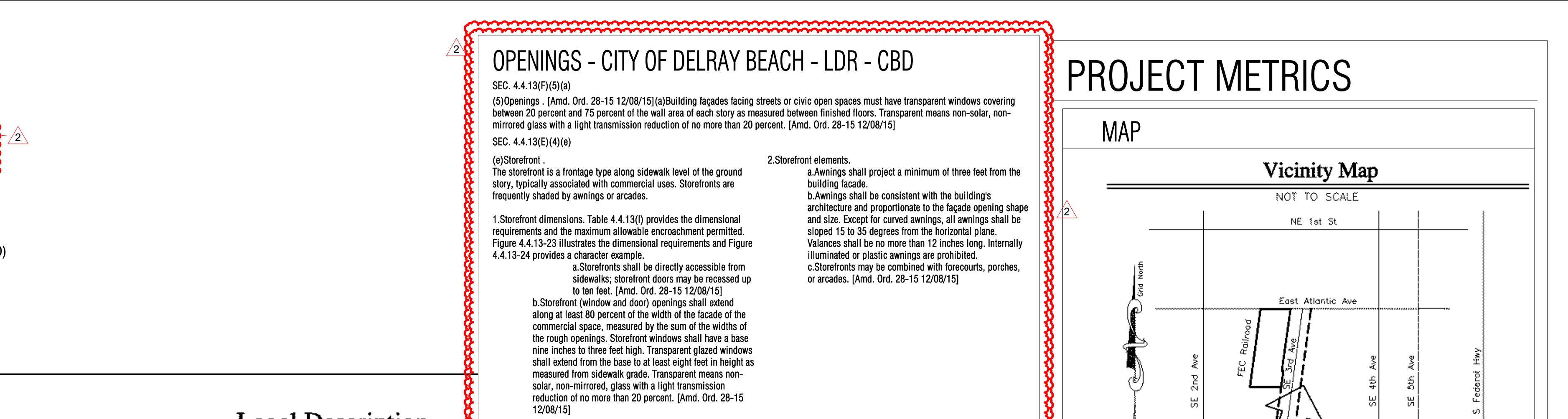
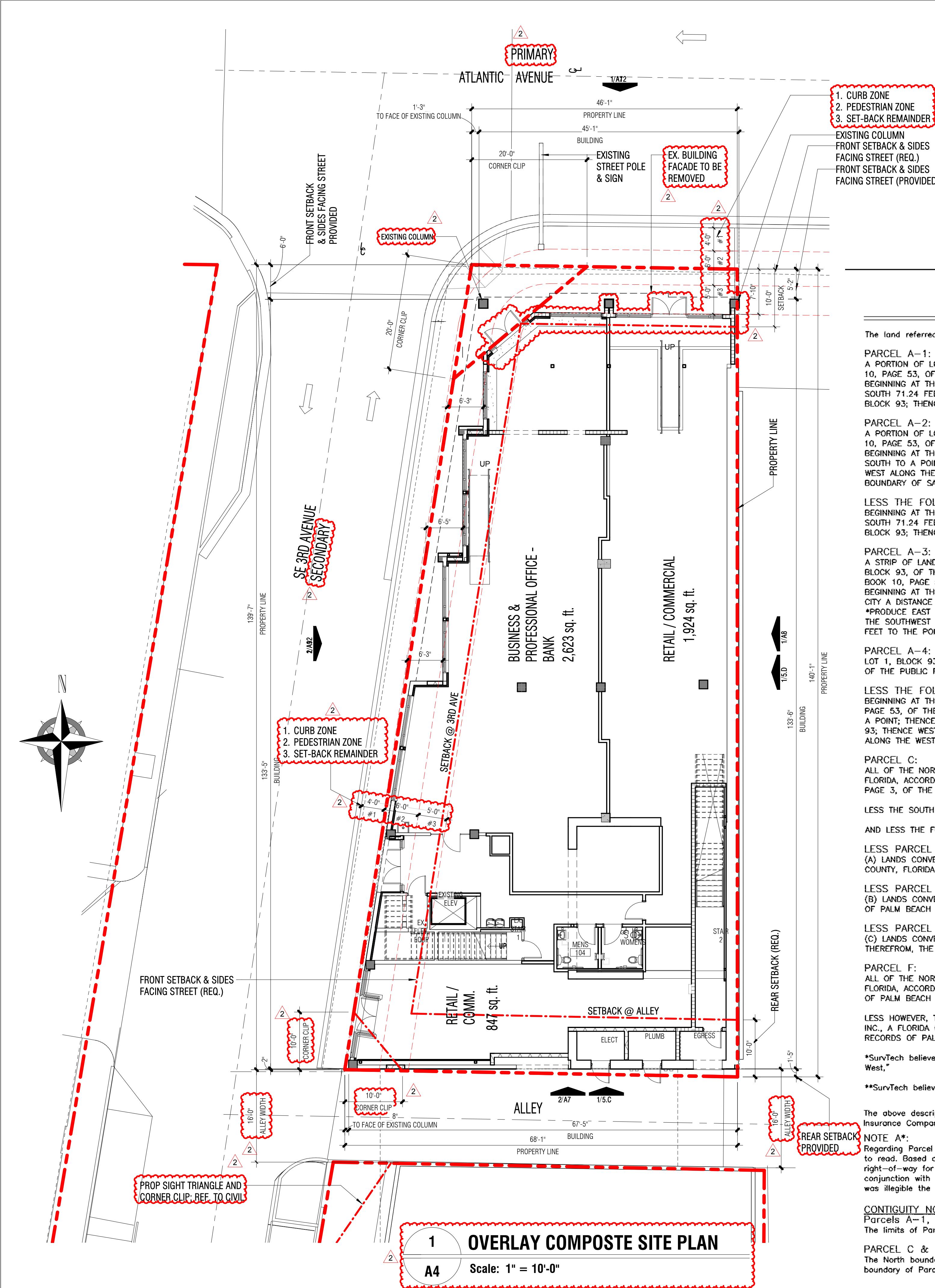
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### Legal Description

The land referred to herein below is situated in the County of Palm Beach, State of Florida, and is described as follows:

**PARCEL A-1:**

A PORTION OF LOT 1, BLOCK 93, OF RE-SUBDIVISION OF BLOCK 93, CITY OF DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF BLOCK 93; THENCE EAST ALONG THE PROPERTY LINE OF ATLANTIC AVENUE 23.35 FEET TO A POINT; THENCE SOUTH 71.24 FEET TO A POINT; THENCE WEST AND PARALLEL TO ATLANTIC AVENUE A DISTANCE OF 32.77 FEET TO THE WEST PROPERTY LINE OF SAID BLOCK 93; THENCE NORTHERLY ALONG THE WEST PROPERTY LINE OF SAID BLOCK, 72.05 FEET TO THE POINT OF BEGINNING.

**PARCEL A-2:**

A PORTION OF LOT 1, BLOCK 93, OF RE-SUBDIVISION OF BLOCK 93, CITY OF DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF BLOCK 93; THENCE EAST ALONG THE PROPERTY LINE OF ATLANTIC AVENUE 23.35 FEET TO A POINT; THENCE SOUTH TO A POINT ON THE SOUTH LINE OF LOT 1, BLOCK 93, 46.34 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 93; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 93 TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE WESTERN BOUNDARY OF SAID LOT 1, BLOCK 93 TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PROPERTY: (LESS PARCEL A-1)

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 93; THENCE EAST ALONG THE PROPERTY LINE OF ATLANTIC AVENUE 23.35 FEET TO A POINT; THENCE SOUTH 71.24 FEET TO A POINT; THENCE WEST AND PARALLEL TO ATLANTIC AVENUE A DISTANCE OF 32.77 FEET TO THE WEST PROPERTY LINE OF SAID BLOCK 93; THENCE NORTHERLY ALONG THE WEST PROPERTY LINE OF BLOCK 93, A DISTANCE OF 72.05 FEET TO THE POINT OF BEGINNING.

**PARCEL A-3:**

A STRIP OF LAND EXTENDING FROM THE SOUTH LINE OF ATLANTIC AVENUE TO THE NORTH LINE OF THE EAST AND WEST ALLEY RUNNING THROUGH BLOCK 93, OF THE CITY OF DELRAY BEACH (FORMERLY THE TOWN OF LINTON), FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF BLOCK 9, AS AFORESAID, AND RUNNING THENCE WEST ON THE SOUTH LINE OF ATLANTIC AVENUE OF SAID CITY A DISTANCE OF 1.61 FEET; THENCE SOUTH IN PARROT STREET A DISTANCE OF 141.55 FEET TO A POINT ON THE NORTH LINE OF SAID ALLEY \*PRODUCE EAST ALONG THE NORTH LINE OF SAID ALLEY PRODUCED A DISTANCE OF .75 OF A FOOT TO THE SOUTHEAST CORNER OF SAID STRIP, BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 93, OF SAID CITY; THENCE NORTH ALONG THE WEST BOUNDARY OF SAID BLOCK 93 A DISTANCE OF 141.55 FEET TO THE POINT OF BEGINNING.

**PARCEL A-4:**

LOT 1, BLOCK 93, OF RE-SUBDIVISION OF BLOCK 93, CITY OF DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT; BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PROPERTY: (LESS PARCELS A-1 AND A-2)

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 93 OF THE CITY OF DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT ON FILE IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE EAST ALONG THE PROPERTY LINE OF ATLANTIC AVENUE 23.35 FEET TO A POINT; THENCE SOUTH TO A POINT ON THE SOUTH LINE OF LOT 1, BLOCK 93, 46.34 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 93, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 93 TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 93; THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID LOT 1, BLOCK 93 TO THE POINT OF BEGINNING.

**PARCEL C:**

ALL OF THE NORTH 250 FEET OF BLOCK 85, LYING EAST OF THE FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY, IN THE CITY OF DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT OF THE TOWN OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE SOUTH 51 FEET THEREOF.

AND LESS THE FOLLOWING 3 PARCELS:

LESS PARCEL C(a)

(A) LANDS CONVEYED TO THE CITY OF DELRAY BEACH, BY DEED RECORDED IN DEED BOOK 341, PAGE 241, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS PARCEL C(b)

(B) LANDS CONVEYED TO THE CITY OF DELRAY BEACH, BY RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 621, PAGE 115, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS PARCEL C(c)

(C) LANDS CONVEYED TO THELMA A. PRIEST AND O.D. PRIEST, HER HUSBAND, BY DEED RECORDED IN DEED BOOK 721, PAGE 568, EXCEPTING THEREFROM, THE NORTH 1.25 FEET CONVEYED IN DEED BOOK 931, PAGE \*\*524, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**PARCEL F:**

ALL OF THE NORTH 250 FEET OF BLOCK 85 LYING EAST OF THE FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY IN THE CITY OF DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT OF THE TOWN OF LINTON (NOW DELRAY BEACH), AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS HOWEVER, THAT PORTION OF BLOCK 85 DESCRIBED IN THAT CERTAIN DEED FROM DELRAY PROPERTIES, INC., A FLORIDA CORPORATION TO PARCO, INC., A FLORIDA CORPORATION, DATED APRIL 2, 1957, AND RECORDED APRIL 2, 1957, IN OFFICIAL RECORDS BOOK 38, PAGE 240, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

\*SurvTech believes this is a typographical error and potentially read: "protruding West; thence East, along the North line of said alley protruding West."

\*\*SurvTech believes this is a typographical error and should read: "594"

The above description is the same as the one described per Title Commitment File No. 3020-865138 issued by First American Title Insurance Company, bearing an effective date of August 8, 2017 at 8:00 AM.

**NOTE A\*:**

Regarding Parcel C(a) per Deed Book 341, Page 241: Supplied document was handwritten and recorded in 1924 and is very hard to read. Based on what the Surveyor was able to decipher it is believed that the intention was to keep the width of the public right-of-way for SE 3rd Avenue a distance of 40.00 feet. Surveyor, also believes, that this document may have been recorded in conjunction with Deed Book 818, Page 22 (Parcel A-3) as part of a land swap agreement. Based on the fact that the document was illegible the location and dimension of said Parcel C(a), as depicted hereon, is approximate.

**CONTIGUITY NOTES:**

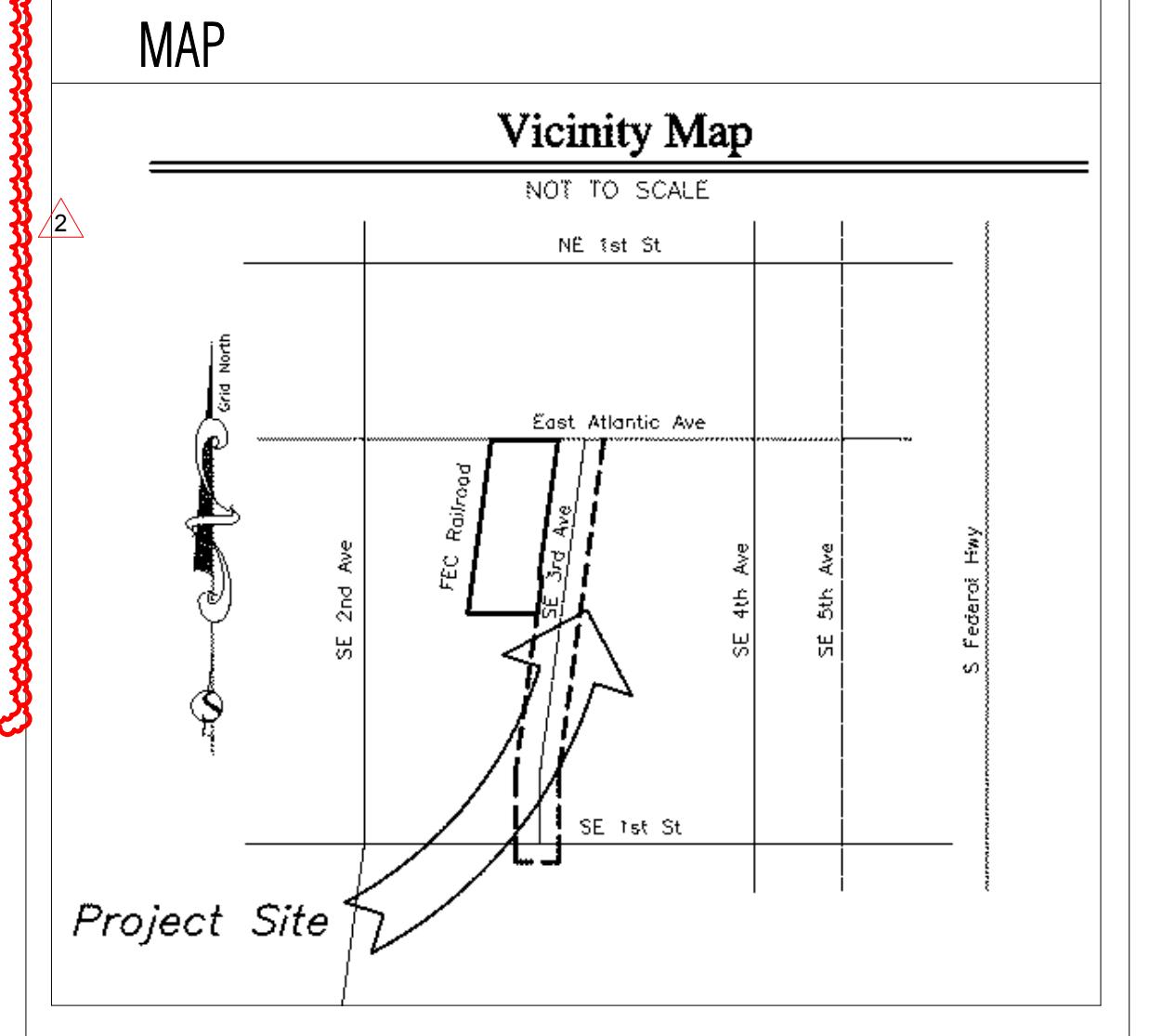
Parcels A-1, A-2, A-3 & A-4

The limits of Parcel A-1, A-2, A-3 & A-4 as depicted hereon are contiguous, without gap, gore, hiatus or overlaps.

**PARCEL C & PARCEL F**

The North boundary of Parcel F is contiguous, without gap, gore, hiatus or overlap to the South boundary of Parcel C. The South boundary of Parcel C is contiguous, without gap, gore, hiatus or overlap to the North boundary of Parcel F.

## PROJECT METRICS



### PARKING CALCULATIONS (INSIDE CBD)

1st FL. PARKING SPACE COUNT	REQUIRED (xx) - TOTAL PROVIDED
LEVEL SURFACE PARKING (RETAIL): 1.0/500 NET SF	2,771 sf : 1.0 sp / 500 sf = 5.54 spaces (6)
<b>1st FL. PARKING SPACE COUNT</b>	
LEVEL SURFACE PARKING (OFFICE): 1.0/500 NET SF	2,623 sf : 1.0 sp / 500 sf = 5.25 spaces (6)
<b>TOTAL 1st FL. SPACES: 12 SPACES</b>	
<b>2nd FL. PARKING SPACE COUNT</b>	
LEVEL SURFACE PARKING (OFFICE): 1.0/500 NET SF	6,769 sf : 1.0 sp / 500 sf = 13.54 spaces (14)
<b>TOTAL 2nd FL. SPACES: 14 SPACES</b>	
<b>REQUIRED SPACES: 26 SPACES*</b>	
* PARKING INCLUDING BICYCLE PARKING PROVIDED ACROSS THE STREET AT PIERRE DELRAY PHASE I	
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)	
PER LDR SECTION 4.4.13(D)(2)(d) PARKING IS NOT REQUIRED FOR LOTS WITH WIDTH < 65 FT.	

### SETBACKS

LDR, 4.3.4(K)	REQUIRED	PROVIDED
A   FRONT SETBACK - EAST ATLANTIC AVE. (PRIMARY)	10 FT. MIN 15 FT. MAX	N.E. 5 FT - 2 IN N.W. 6 FT - 0 IN
B   SIDE SETBACK - SE 3RD AVE. (SECONDARY)	0 FT. 0 FT.	N.W. 1 FT - 3 IN S.W. 0 FT - 8 IN
C   REAR - ALLEY	10 FT. 10 FT.	S.W. 0 FT - 2 IN S.E. 1 FT - 5 IN

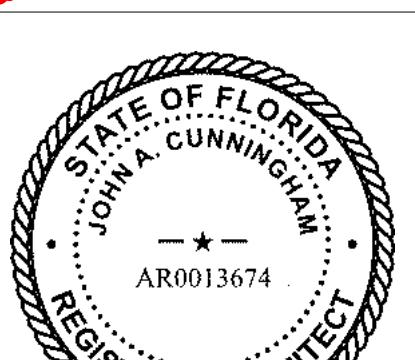
### BUILDING GROSS AREA

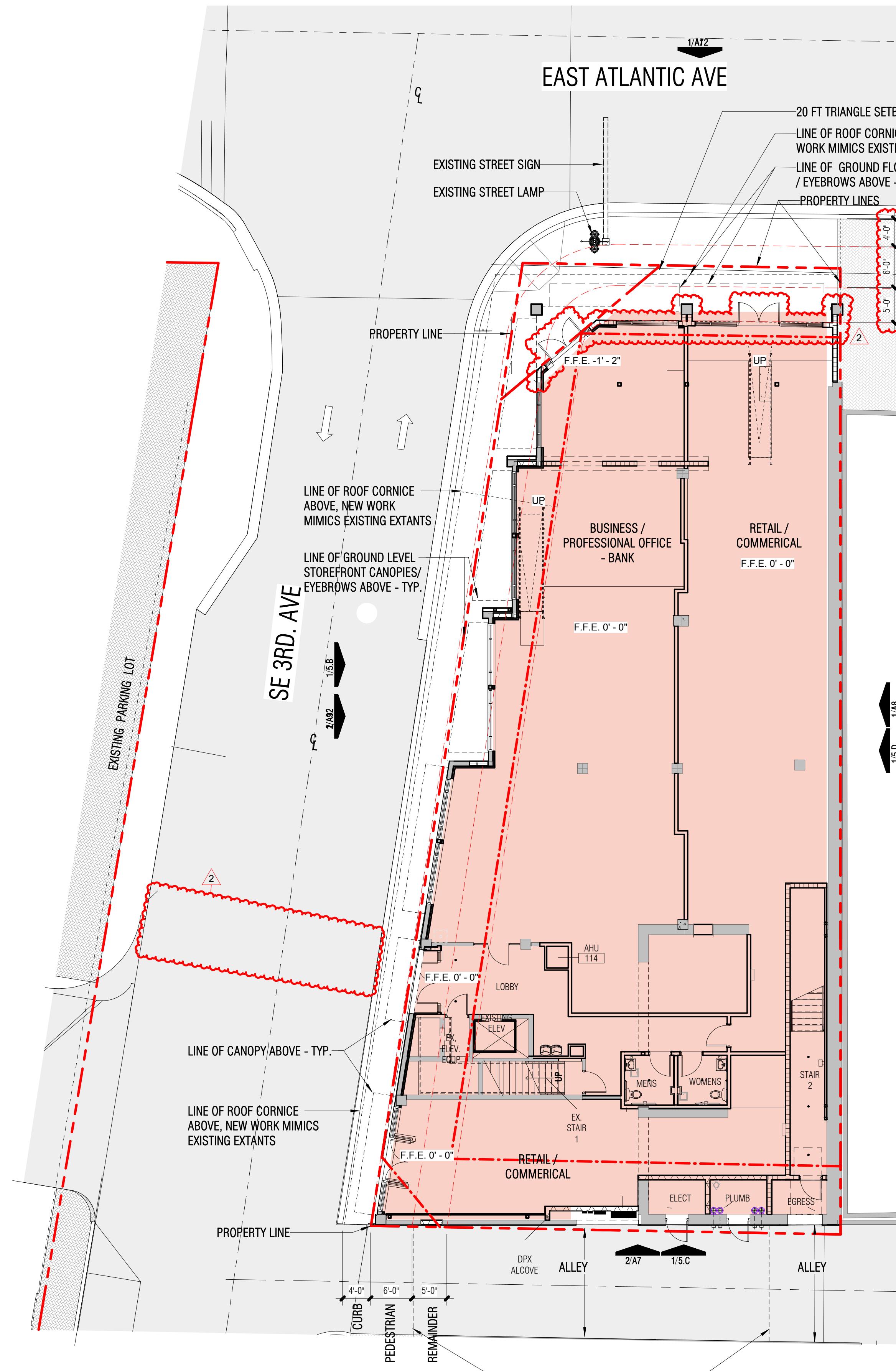
GROUND FLOOR	GROSS AREA	7132 SF
SECOND FLOOR	GROSS AREA	7225 SF

GROSS AREA SHOWN ABOVE IS OCCUPYABLE SPACE

### LOT COVERAGE

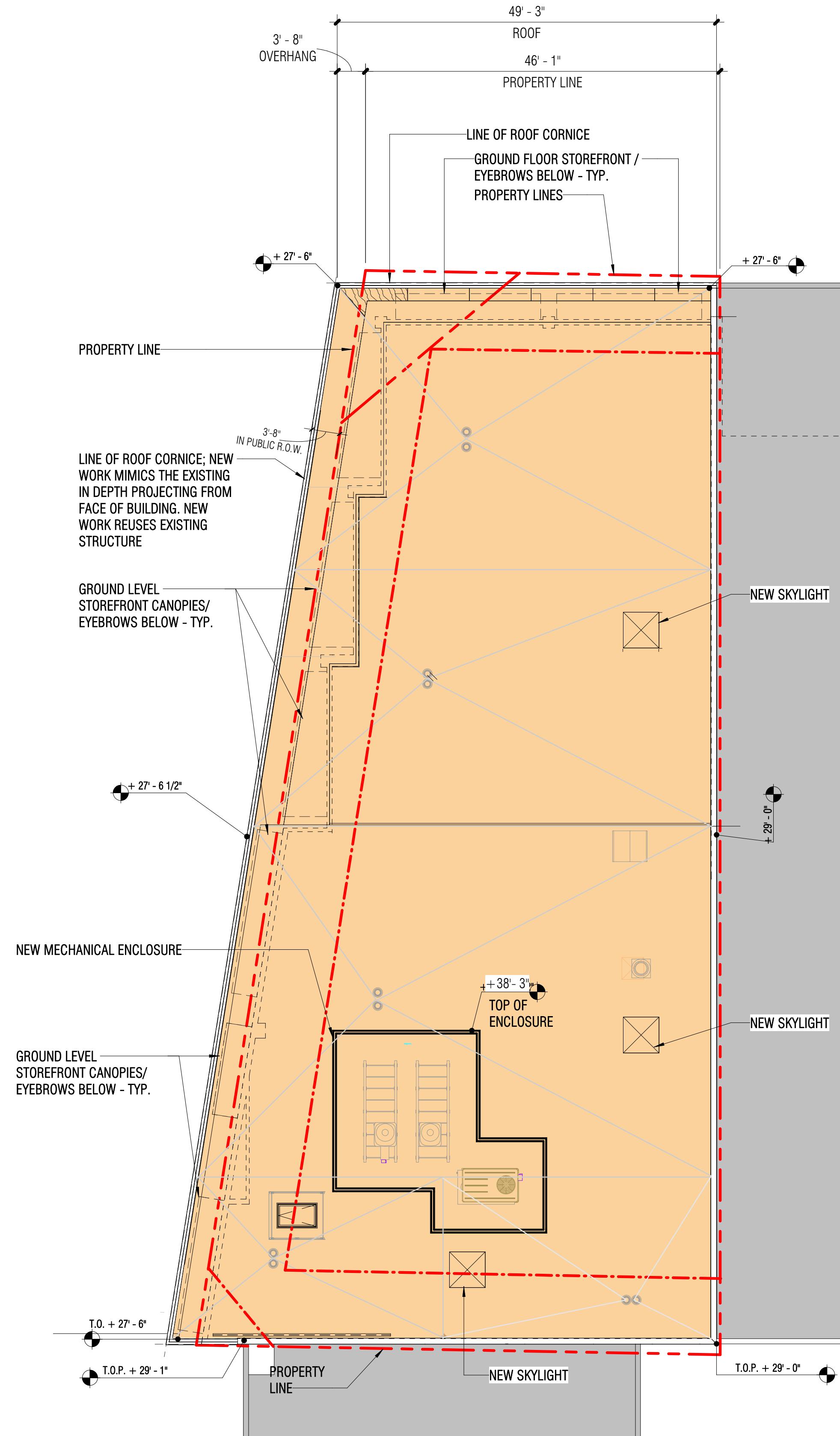
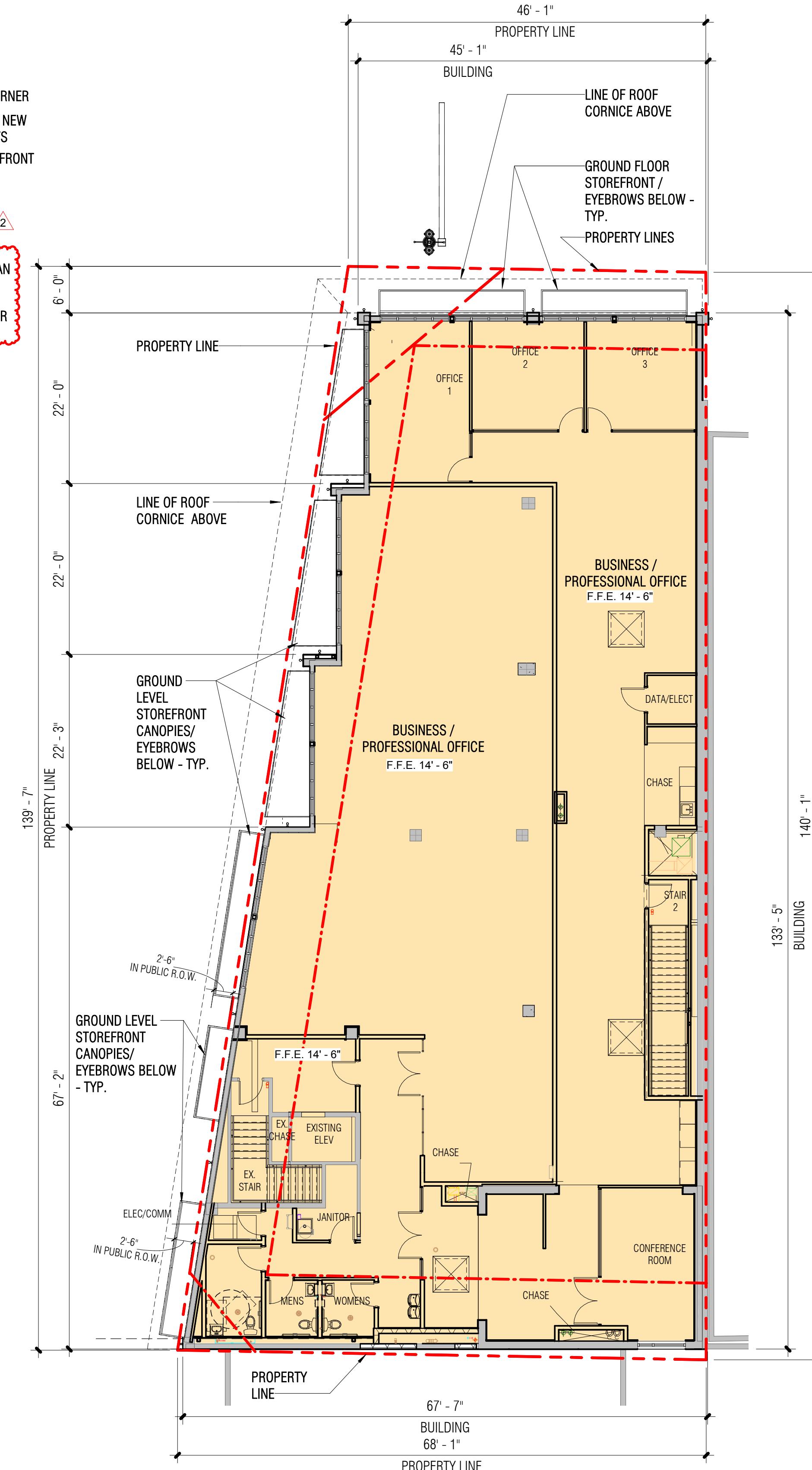
LDR, 4.3.4(K)	TOTAL LOT AREA:	100.00 %	BUILDING SF CUMULATION OF NEW AND EXISTING
BUILDED FOOTPRINT:	7,225 SF	90.3 %	SF BASED ON NEW SURVEY; SEE CIVIL
PAVED AREA:	773 SF	9.7 %	GROSS SF = 7,225 SF
LANDSCAPE AREA:	0 SF	0.0 %	NEW ADDITION SF = 415 SF
CIVIC SPACE:	0 SF	0.0 %	TOTAL PERCENTAGE OF NEW SF = 5.7 %





# GROUND FLOOR

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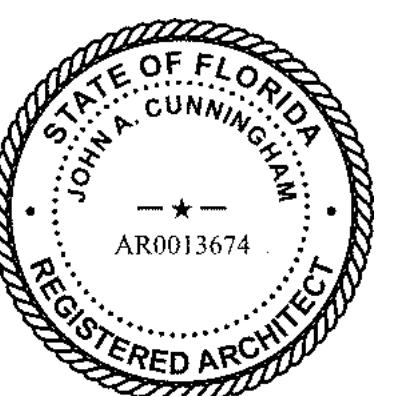
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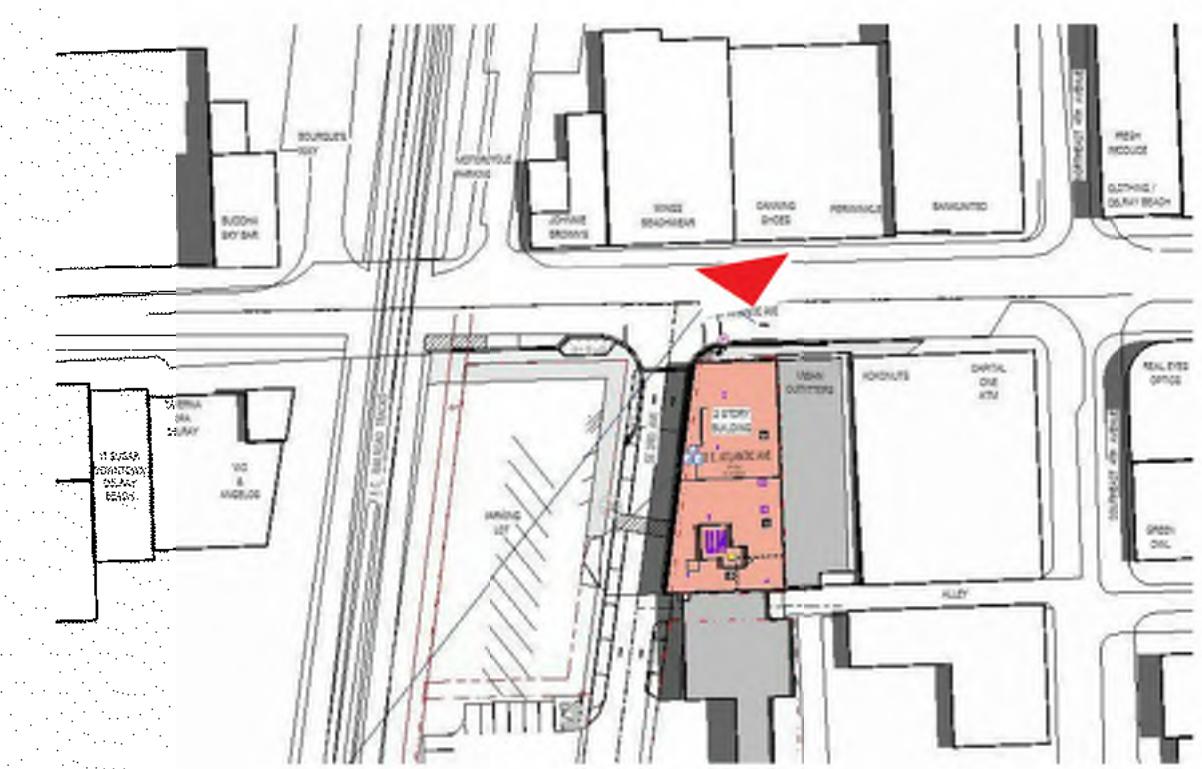
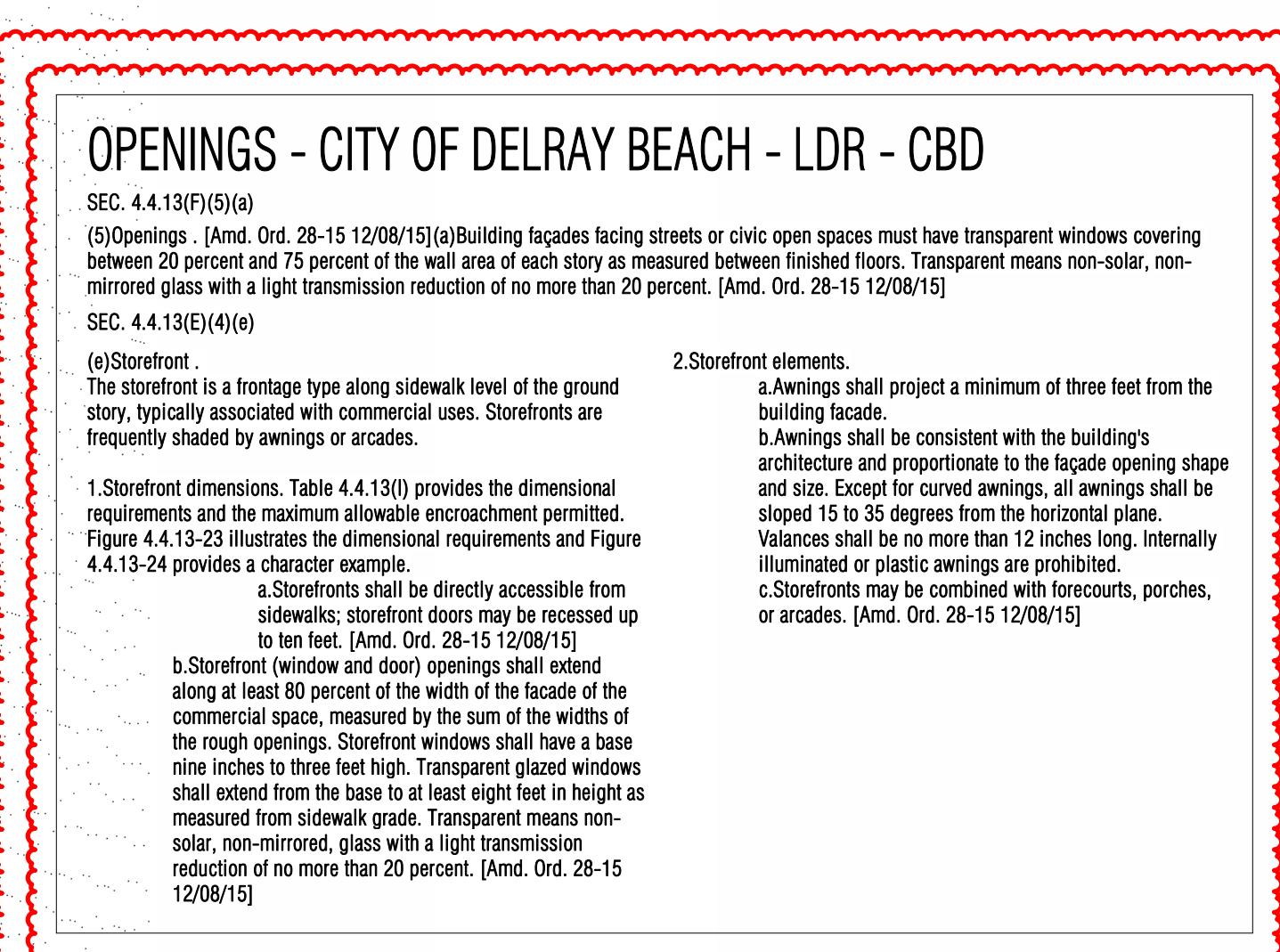
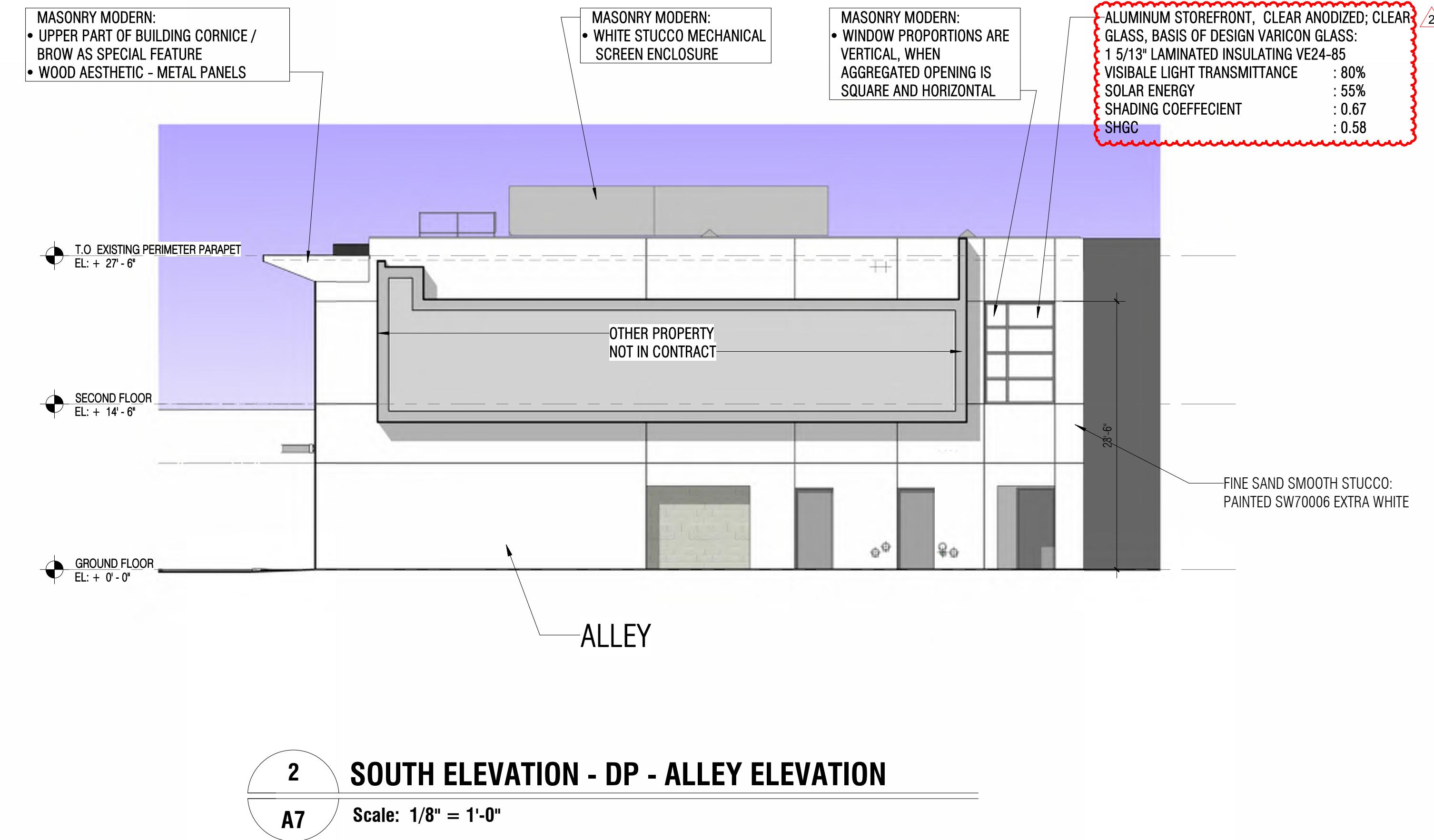
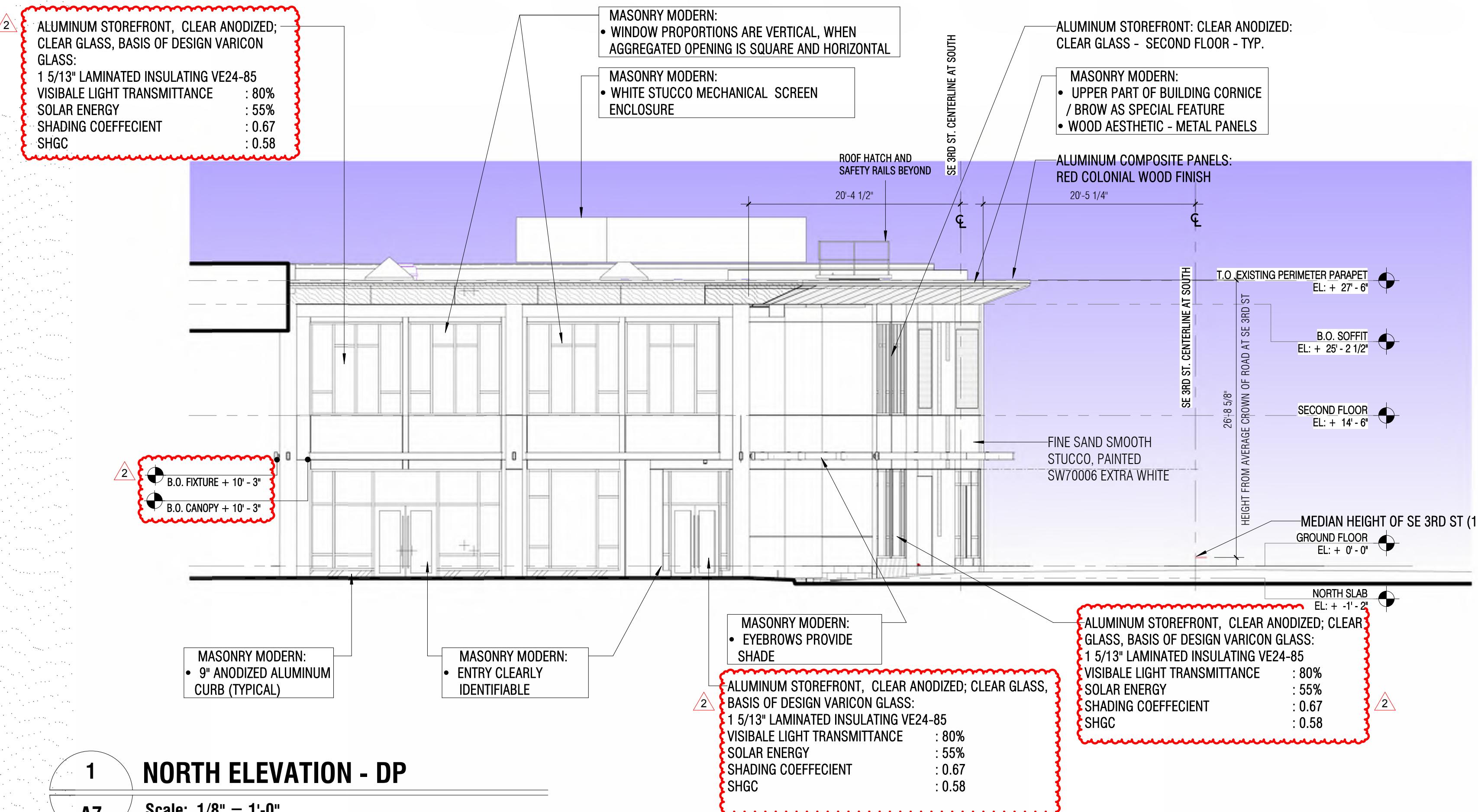
# ROOF PLAN

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## A5

Scale: 3/32" = 1'-0"



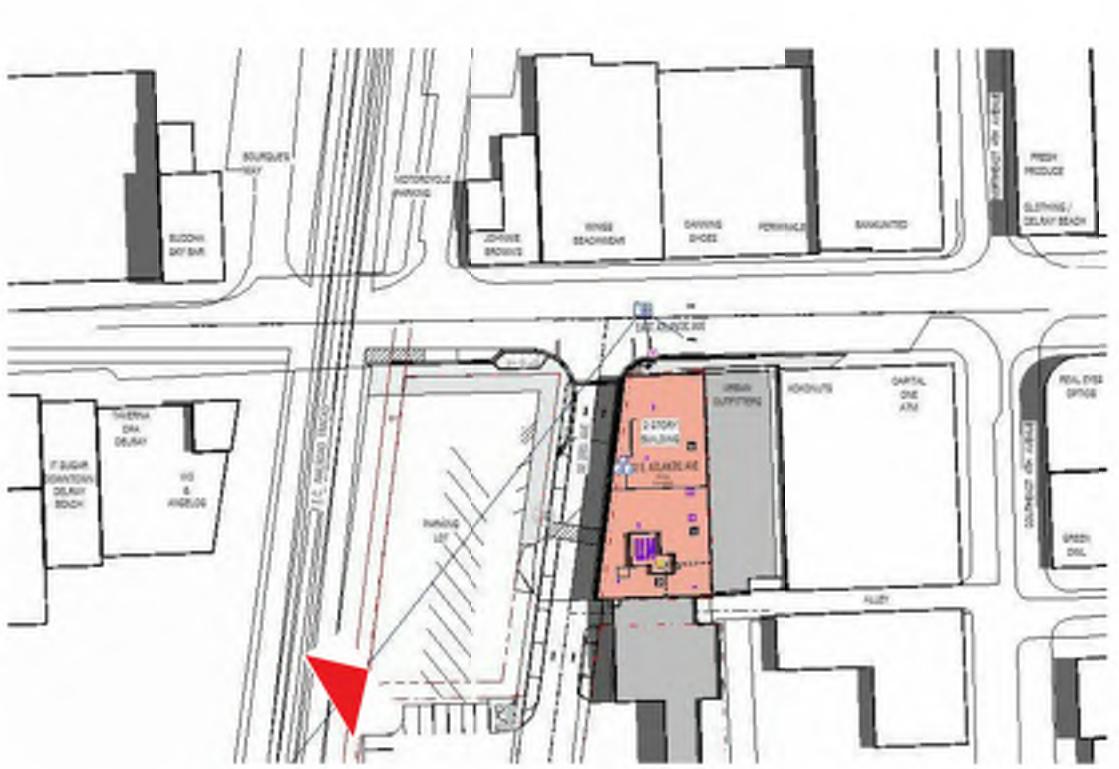


**4 PERSPECTIVE FROM EAST ATLANTIC AVENUE LOOKING SOUTH**  
A7  
Scale:

**PIERRE DELRAY PHASE I - SPRAB SITE PLAN PACKAGE**

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**3 PERSPECTIVE FROM EXISTING PARKING LOT LOOKING EAST ACROSS SE 3RD AVENUE**  
A7  
Scale:



**NORTH - SOUTH ELEV & PERSPECTIVES**

**As indicated**

10/25/2019

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**A7**

**OPENINGS - CITY OF DELRAY BEACH - LDR - CBD**

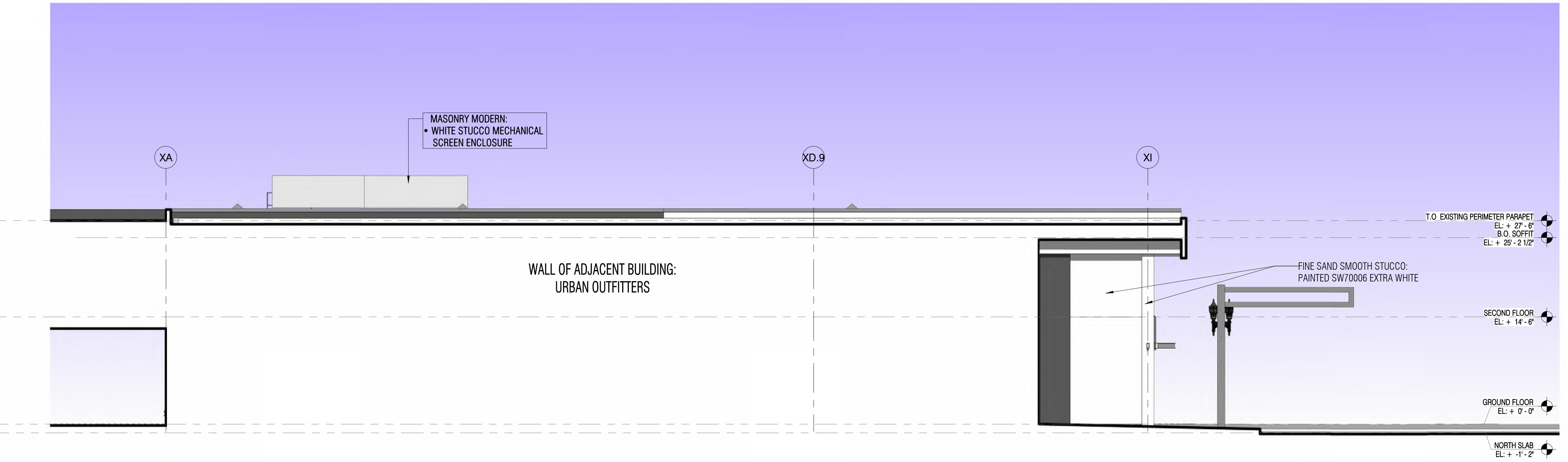
SEC. 4.4.13(F)(5)(a)  
(5) Openings. [Amd. Ord. 28-15 12/08/15] (a) Building facades facing streets or civic open spaces must have transparent windows covering between 20 percent and 75 percent of the wall area of each story as measured between finished floors. Transparent means non-solar, non-mirrored 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) 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(I) 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.

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

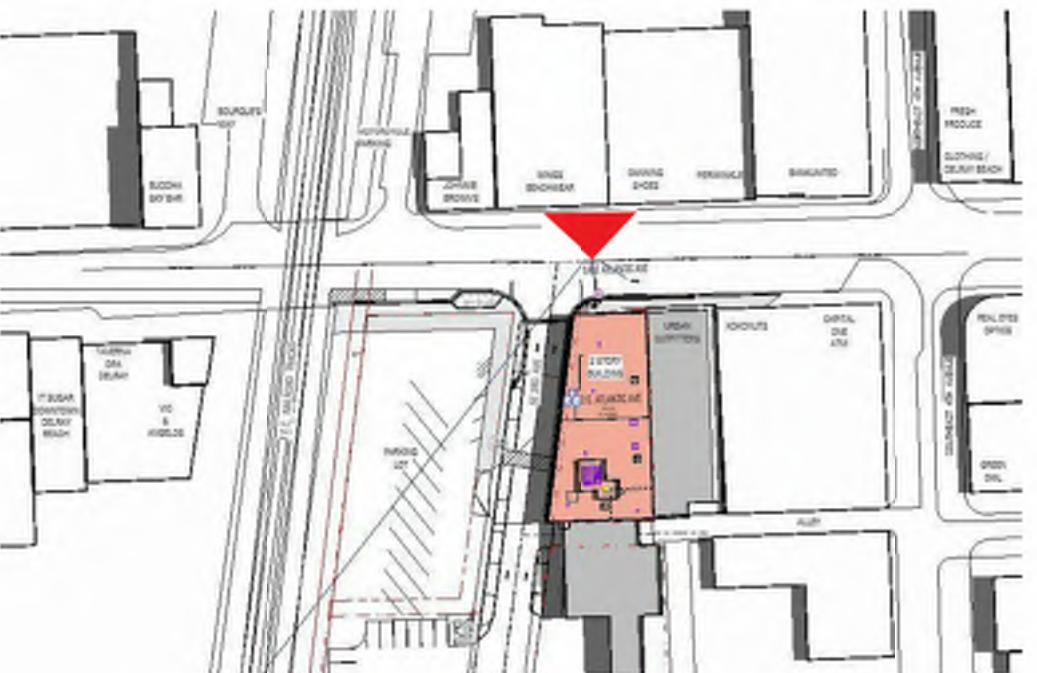
b. Storefront (window and door) openings shall extend along at least 80 percent of the width of the facade of the commercial space, measured by the sum of the widths of the rough openings. Storefront windows shall have a base nine inches to three feet high. Transparent glazed windows shall extend from 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. [Amd. Ord. 28-15 12/08/15]



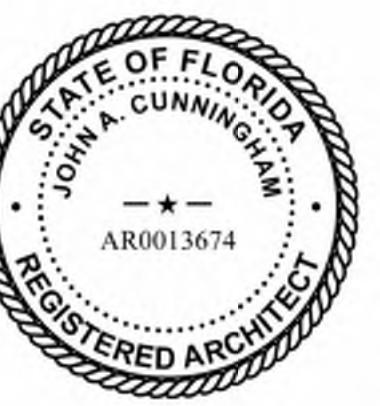
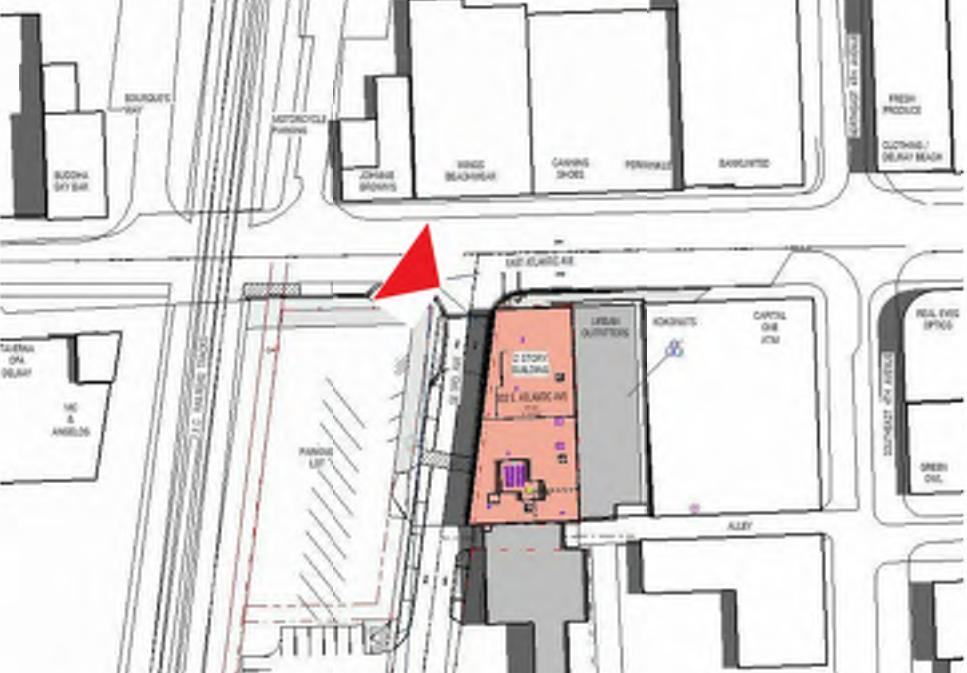
1 EAST ELEVATION - DP  
A8 Scale: 1/8" = 1'-0"

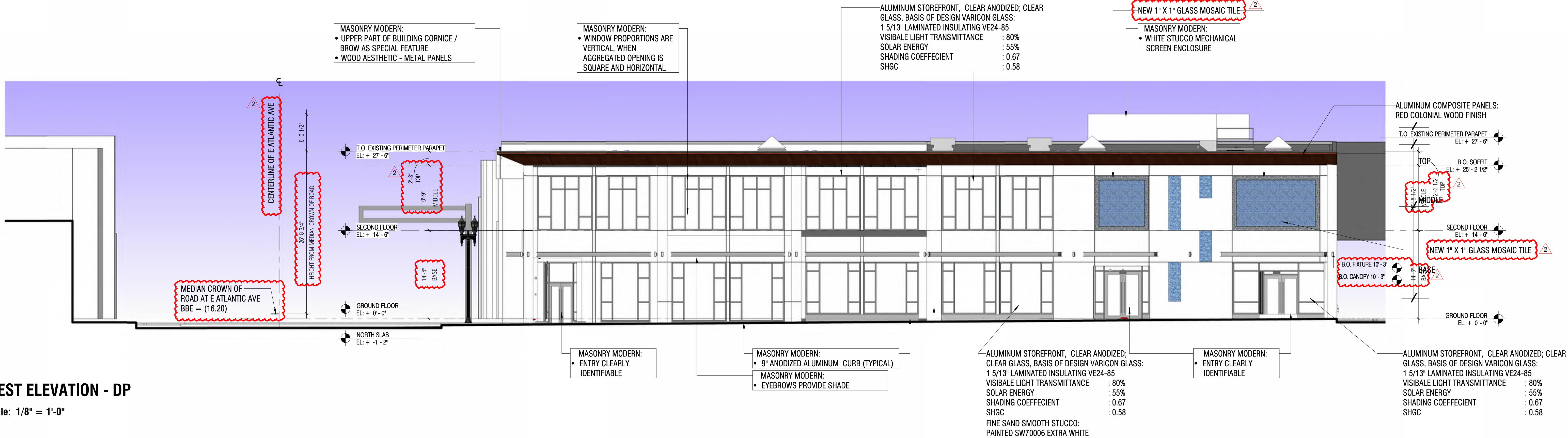


2 PERSPECTIVE FROM EAST ATLANTIC AVE  
LOOKING SOUTH  
A8 Scale:



3 PERSPECTIVE FROM EAST ATLANTIC AVE &  
SE 3RD AVE  
A8 Scale:





# VIEW FROM WINGS BEACHWEAR

**PIERRE DELRAY PHASE I - SPRAB SITE PLAN PACKAGE**

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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 façades 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, no

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) Storefront . The storefront is a frontage type along sidewalk level of the ground story, typically associated with commercial uses. Storefronts are 2. Storefront elements. a. Awnings shall project a minimum of three feet from building facade.

b. Awnings shall be consistent with the building's architecture and proportionate to the façade opening.

1. Storefront dimensions. Table 4.4.13(l) 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.

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. Illuminated or plastic awnings are prohibited.

- 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
- c. Storefronts may be combined with forecourts, porches or arcades. [Amd. Ord. 28-15 12/08/15]

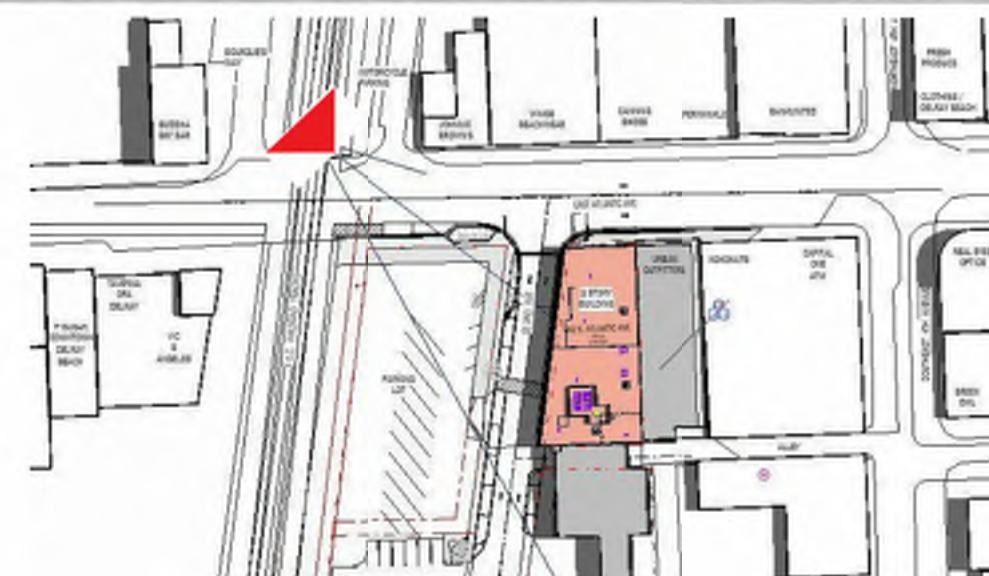
along at least 80 percent of the width of the facade of the commercial space, measured by the sum of the widths of

commercial space, shall have a base of the width 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. [Amd. Ord. 28-15  
12/08/15]



# 3 PERSPECTIVE FROM F.E.C. RAILROAD TRACKS



## ROOF FINISH SPECIFICATION RESPONSE

In response to the City review comment:

- The specifications 075423 Thermoplastic-Polyolefin (TPO) Roofing indicated Carlisle as the basis-of-design manufacturer, with Firestone, GAF and Johns Manville as other approved manufacturers.

2.2 MANUFACTURERS

A. Basis-of-Design Manufacturer: Carlisle SynTec Systems; [www.carlisle syntec.com](http://www.carlisle syntec.com).

B. Other Approved Manufacturers: One of the following, meeting Project requirements and possessing Notice of Acceptance (NOA) reviewed and accepted by Miami-Dade County Department of Regulatory and Economic Resources (DGER) Product Control Section for use in Miami-Dade County and allowed by the local Authority Having Jurisdiction (AHJ).

1. Firestone Building Products Co.; [www.firestonebpc.com](http://www.firestonebpc.com).
2. GAF; [www.gaf.com](http://www.gaf.com).
3. Johns Manville; [www.jm.com](http://www.jm.com).

2.3 THERMOPLASTIC POLYOLEFIN (TPO) ROOFING

A. TPO Sheet: ASTM D6878/D6878M, internally fabric- or scrim-reinforced, fabric-backed TPO sheet.

1. Basis-of-Design Product: Sure-Weld FleeceBack 115 TPO Fully Adhered Roofing System by Carlisle SynTec Systems.
  - Manufacturer's Notice of Acceptance (NOA) No. 17-1227-05.
  - Thickness: 60 mils membrane thickness, 55 mils fleece backing, 115 mils total thickness.
  - Exposed Face Color: White.

Drawings Indicated GAF as the basis-of-design

NORTH ROOF SYSTEM

1. AFTER REMOVING ALL EXISTING BUR TO EXISTING DECK.
2. NEW VAPOR BARRIER ADHERED TO EXISTING TECTUM DECK.
3. NEW LWIC DECK SLOPED TO DRAIN. HOLES BOARD 250, REQUIRED TO ACHIEVE R20ci, TO 4.5" DEPTH.
4. FINAL GAF 60 ML TPO SYSTEM APPLIED.
5. REFER TO NOA S. REF. TO MFR INSTALLATION AND MAINTENANCE GUIDELINES.
6. PROVIDE ROOF PAD TO PREVENT DEBRIS PENETRATIONS THRU TPO DURING CONSTRUCTION.

SOUTH ROOF SYSTEM

1. AFTER REMOVING ALL EXISTING BUR TO EXISTING DECK.
2. NEW VAPOR BARRIER ADHERED TO EXISTING TECTUM DECK.
3. NEW LWIC DECK SLOPED TO DRAIN. HOLES BOARD 250, REQUIRED TO ACHIEVE R20ci, TO 4.5" DEPTH.
4. FINAL GAF 60 ML TPO SYSTEM APPLIED.
5. REFER TO NOA S. REF. TO MFR INSTALLATION AND MAINTENANCE GUIDELINES.
6. PROVIDE ROOF PAD TO PREVENT DEBRIS PENETRATIONS THRU TPO DURING CONSTRUCTION.

F. Energy Performance: Roofing systems shall have an initial solar reflectance of not less than 0.70 and an emissivity of not less than 0.75 when tested according to CRCC-1.

G. Exterior Fire-Test Exposure: ASTM E108 or UL 790, Class A, for application and roof slopes indicated, testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.

- However, the manufacturers' standard "White" color TPO membrane products from Carlisle (specified) and GAF (in drawings) both meet the requirements of the LDR:
- Carlisle Sure-Weld TPO (refer to attached product data sheet):
  - Energy Star Solar Reflectance, Initial: 0.79
  - Energy Star Solar Reflectance, 3-year: 0.70
  - Solar Reflectance Index (SRI), Initial: 0.99
  - Solar Reflectance Index (SRI), 3-year: 0.85
  - CRCC Thermal Emissance, Initial: 0.99
- GAF EverGuard TPO (refer to attached product data sheet):
  - Energy Star Solar Reflectance, Initial: 0.76
  - Energy Star Solar Reflectance, 3-year: 0.68
  - Solar Reflectance Index (SRI), Initial: 0.94
  - Solar Reflectance Index (SRI), 3-year: 0.81
  - CRCC Thermal Emissance, Initial: 0.90



ALUMINUM COMPOSITE PANEL

BASIS OF DESIGN: REYNOBOND -  
COLONIAL RED; FAUX-WOOD FINISH  
WITH GRAIN

MOUNT TO PANEL CHANNEL  
SUBFRAMING



ALUMINUM STOREFRONT MULLIONS

BASIS OF DESIGN: KAWNEER 451T,  
CLEAR ANODIZED ALUMINUM

PREFABRICATED ALUMINUM  
CANOPIES SHALL MATCH CLEAR  
ANODIZED ALUMINUM STOREFRONT



STUCCO

3-PART CEMENTICOUS STUCCO; FINE  
SAND SMOOTH

PAINTED SHERWIN WHILLIAMS  
SW7005 PURE WHITE



GLASS

VIRACON

1" (25mm) Insulating VE24-85

PERFORMANCE DATA

Transmittance

Visible Light: 80%

Solar Energy: 55%

UV: <1%

Reflectance

Visible Light-Exterior: 16%

Visible Light-Interior: 16%

Solar Energy: 30%

NFRC U-Value

Winter: 0.46 Btu/(hr x sqft x °F)

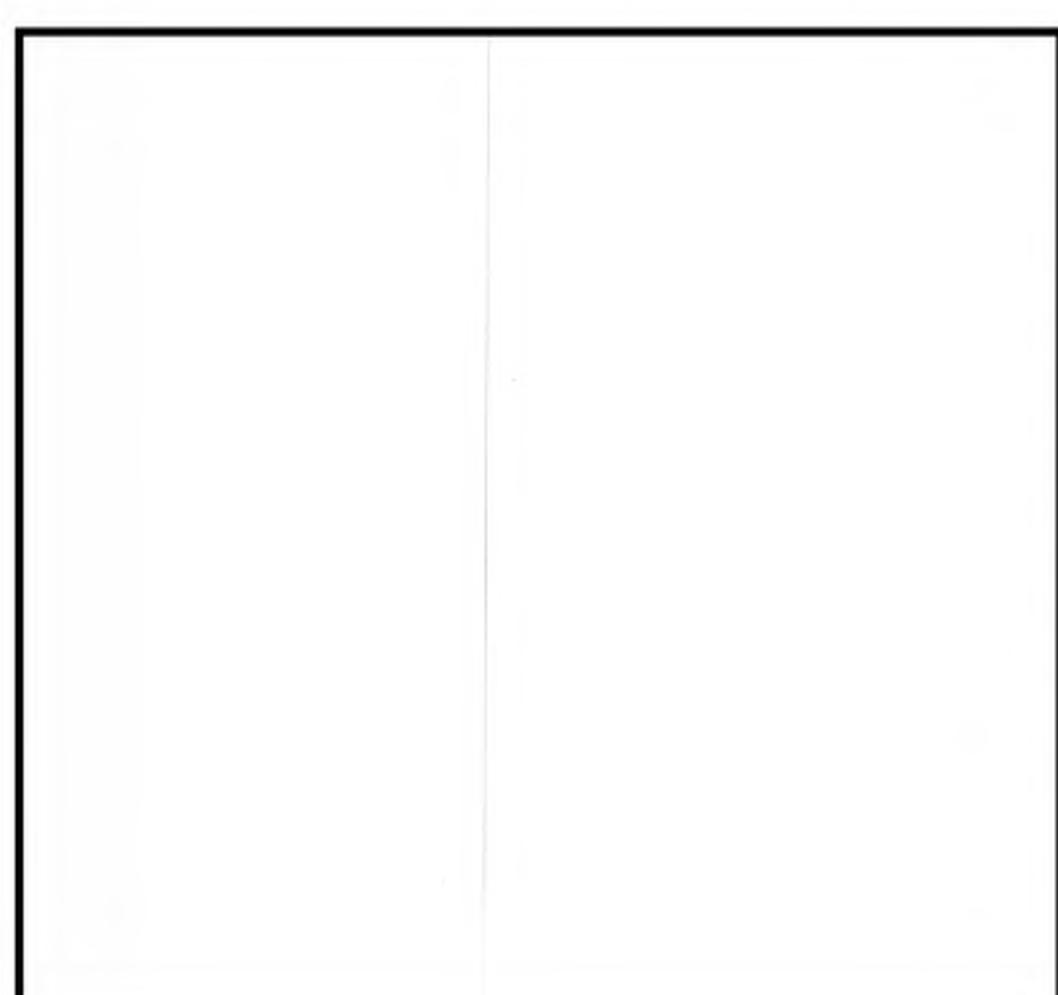
Summer: 0.47 Btu/(hr x sqft x °F)

Shading Coefficient (SC): 0.67

Relative Heat Gain: 140 Btu/(hr x sqft)

Solar Heat Gain Coefficient (SHGC) 0.58

LSG: 1.38



PAINT

SW7005 PURE WHITE

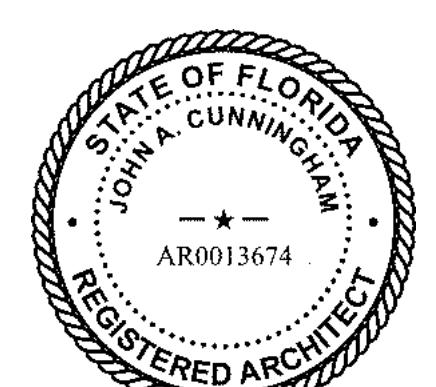
R: 237 G: 236 B: 230

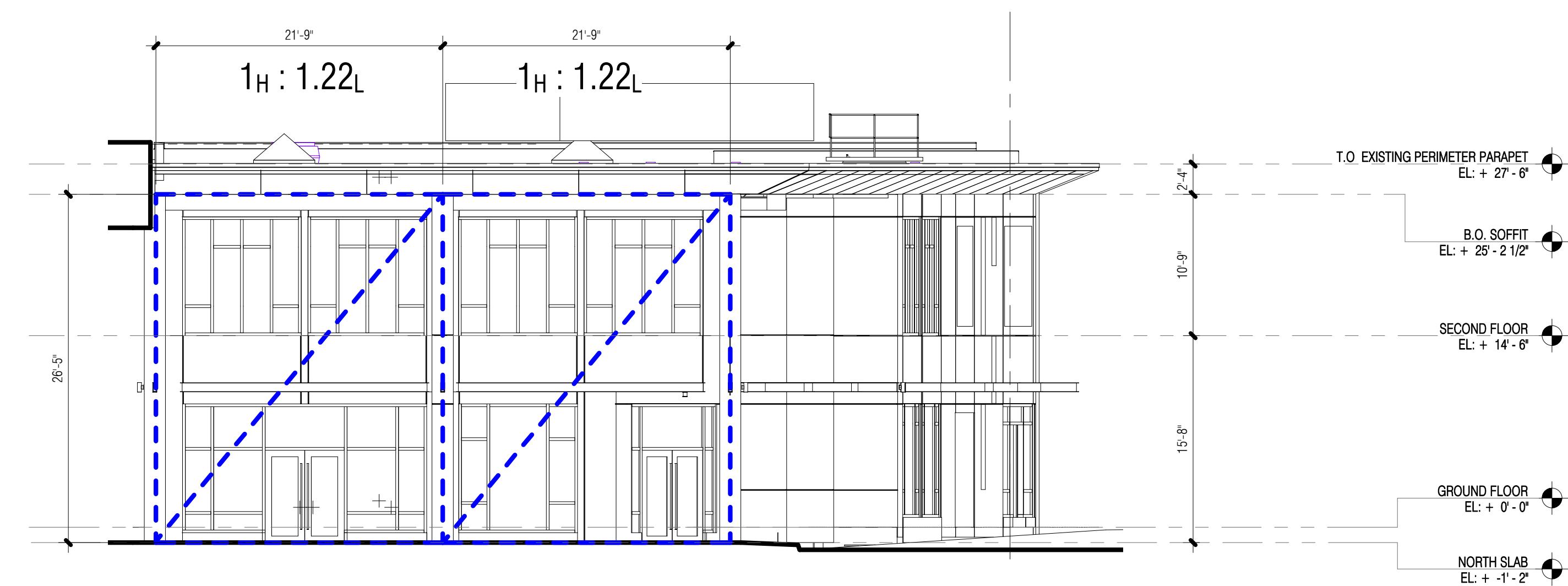
Hex Value: #e6e6e6

LRV: 84

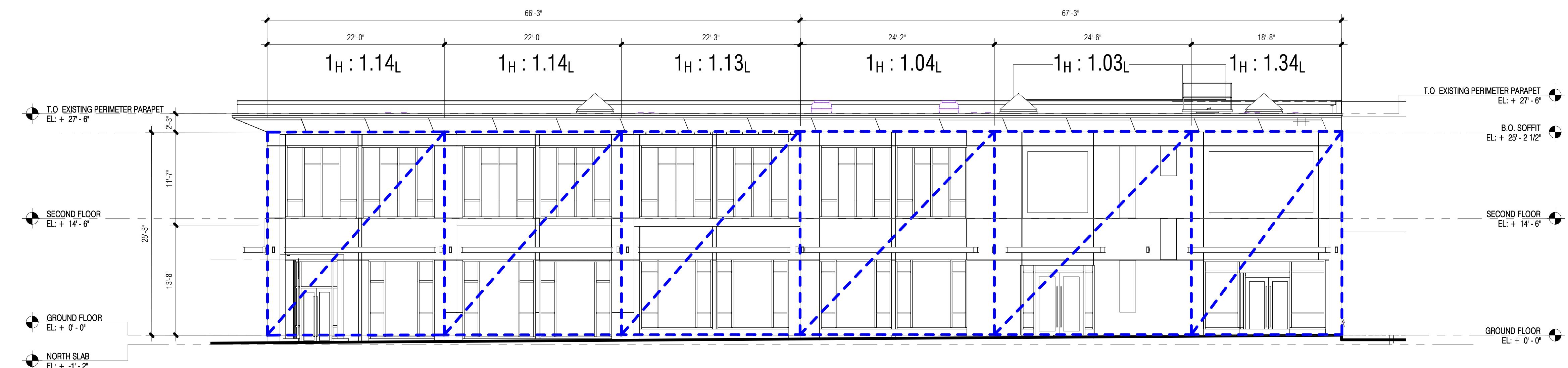
Light Reflective Value: 84 (High)

Color Collections: Acute Care Cool  
Foundations, ABC's and 123's, Inbe Tweens,  
Teen Space, Trendsetter, Dreamer, Timeless  
White, Pottery Barn - Fall/Winter 2019



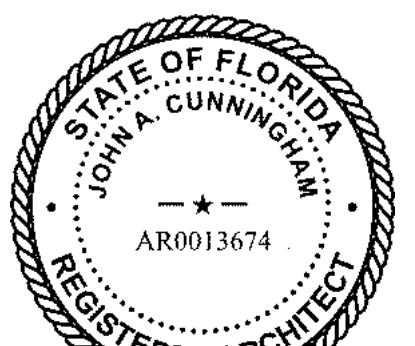


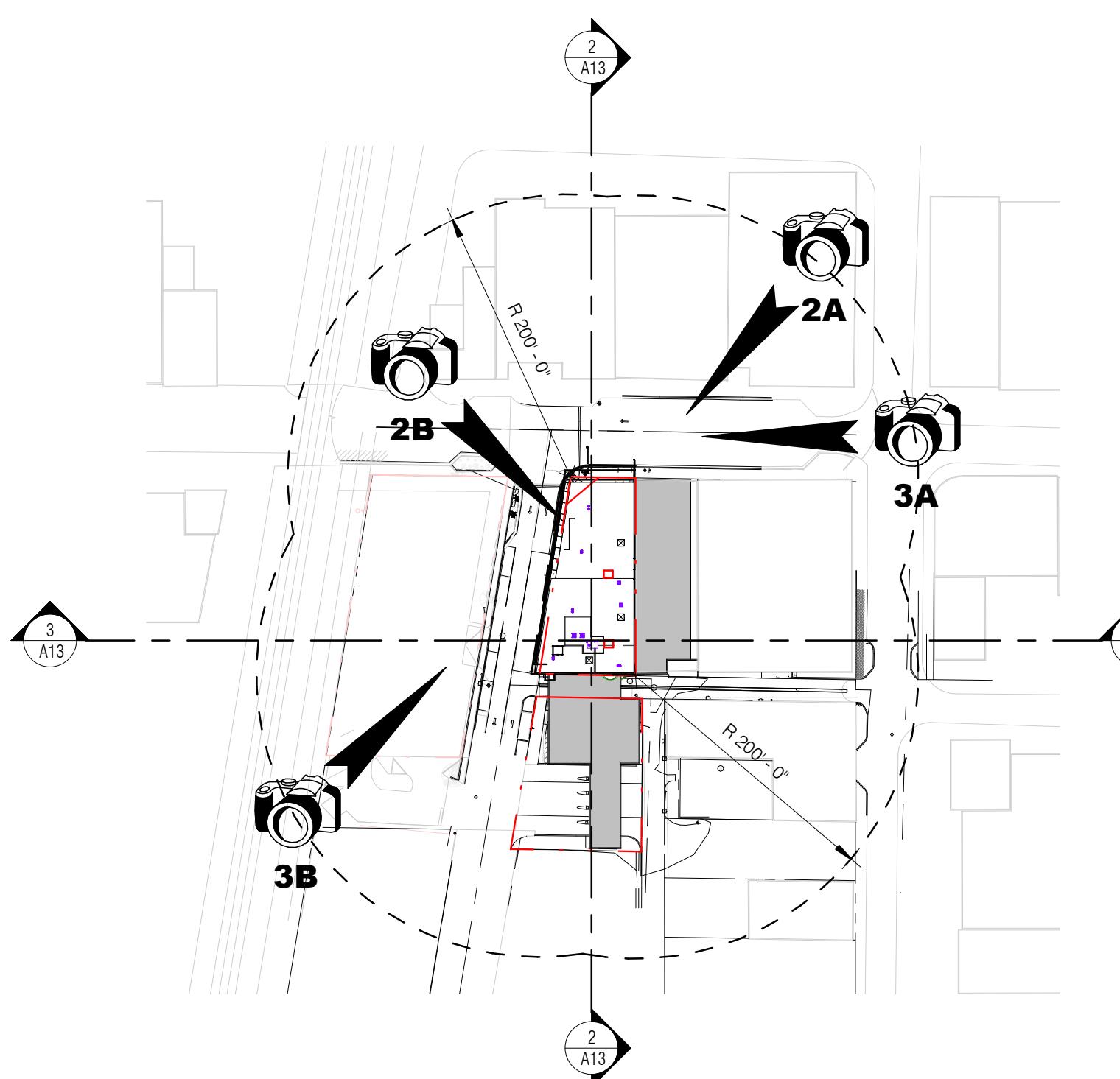
1  
A12  
NORTH PROPORTIONS STUDY  
Scale: 1/8" = 1'-0"



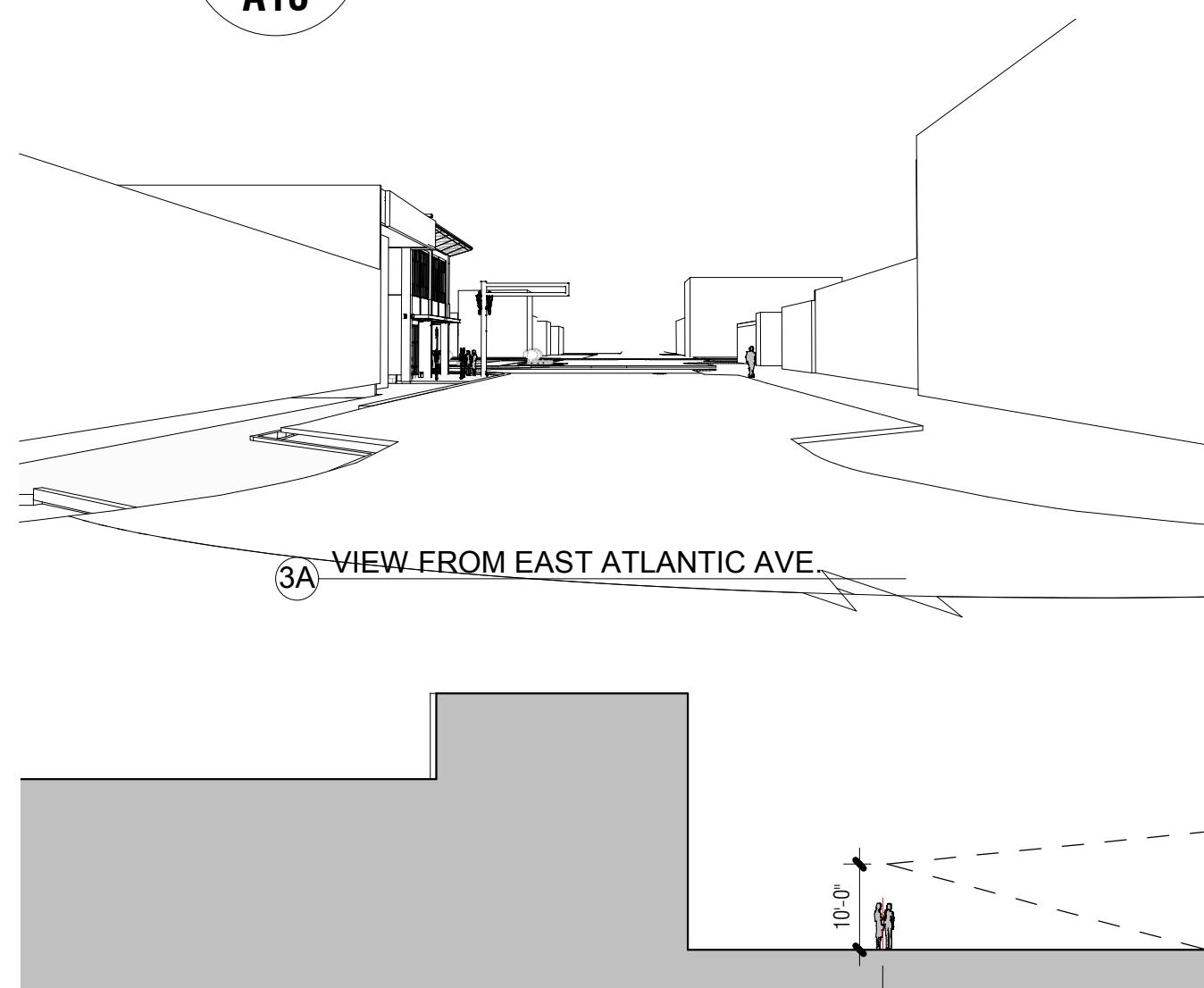
2  
A12  
WEST PROPORTIONS STUDY  
Scale: 1/8" = 1'-0"

RATIO:  $X_H : X_L$   
H = HEIGHT  
L = LENGTH

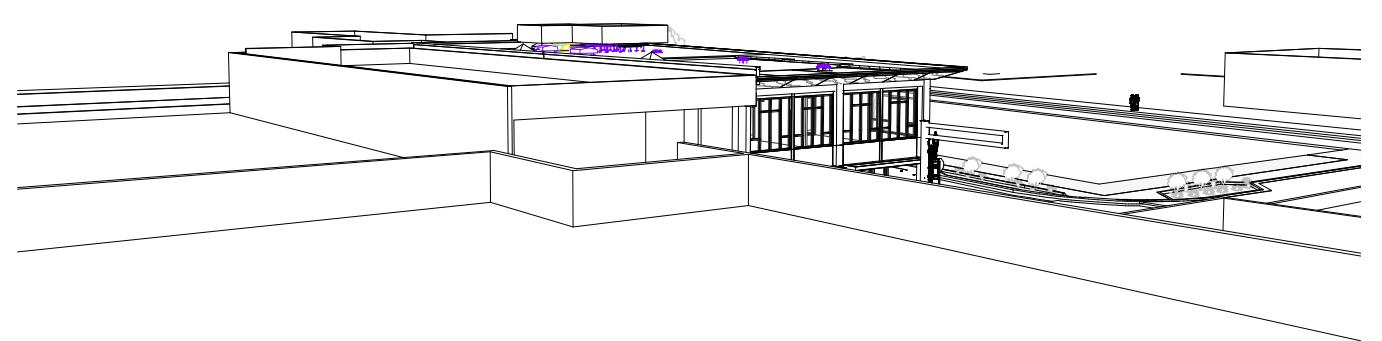




**1 ARCHITECTURAL SITE PLAN**  
A13  
Scale: 1" = 100'-0"

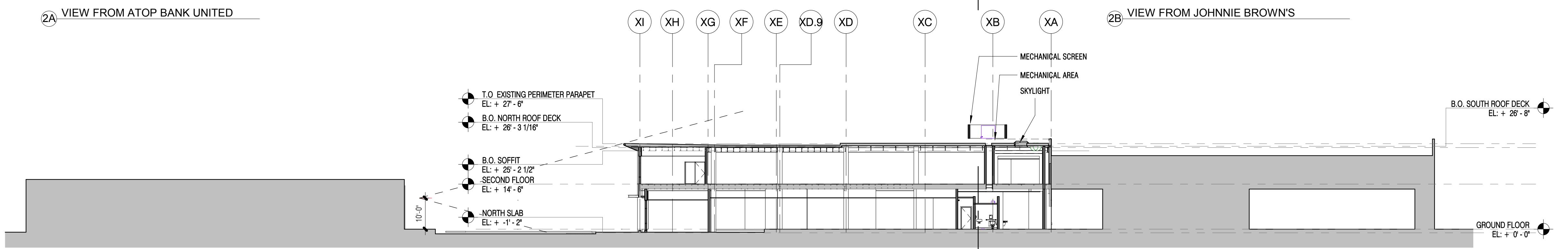


**3 Site Line Study Section W-E**  
A13  
Scale: 1" = 20'-0"

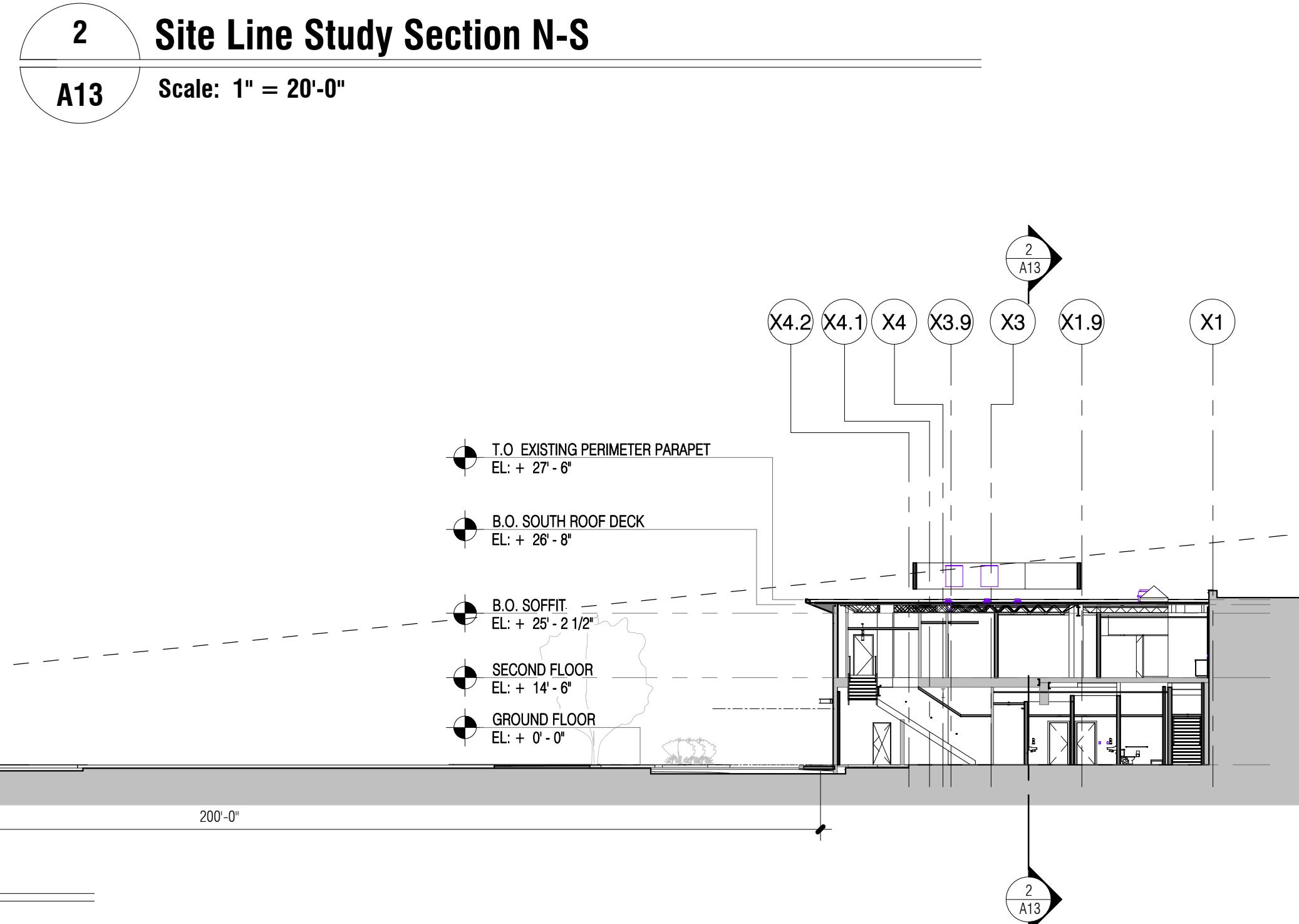


**2A** VIEW FROM ATOP BANK UNITED

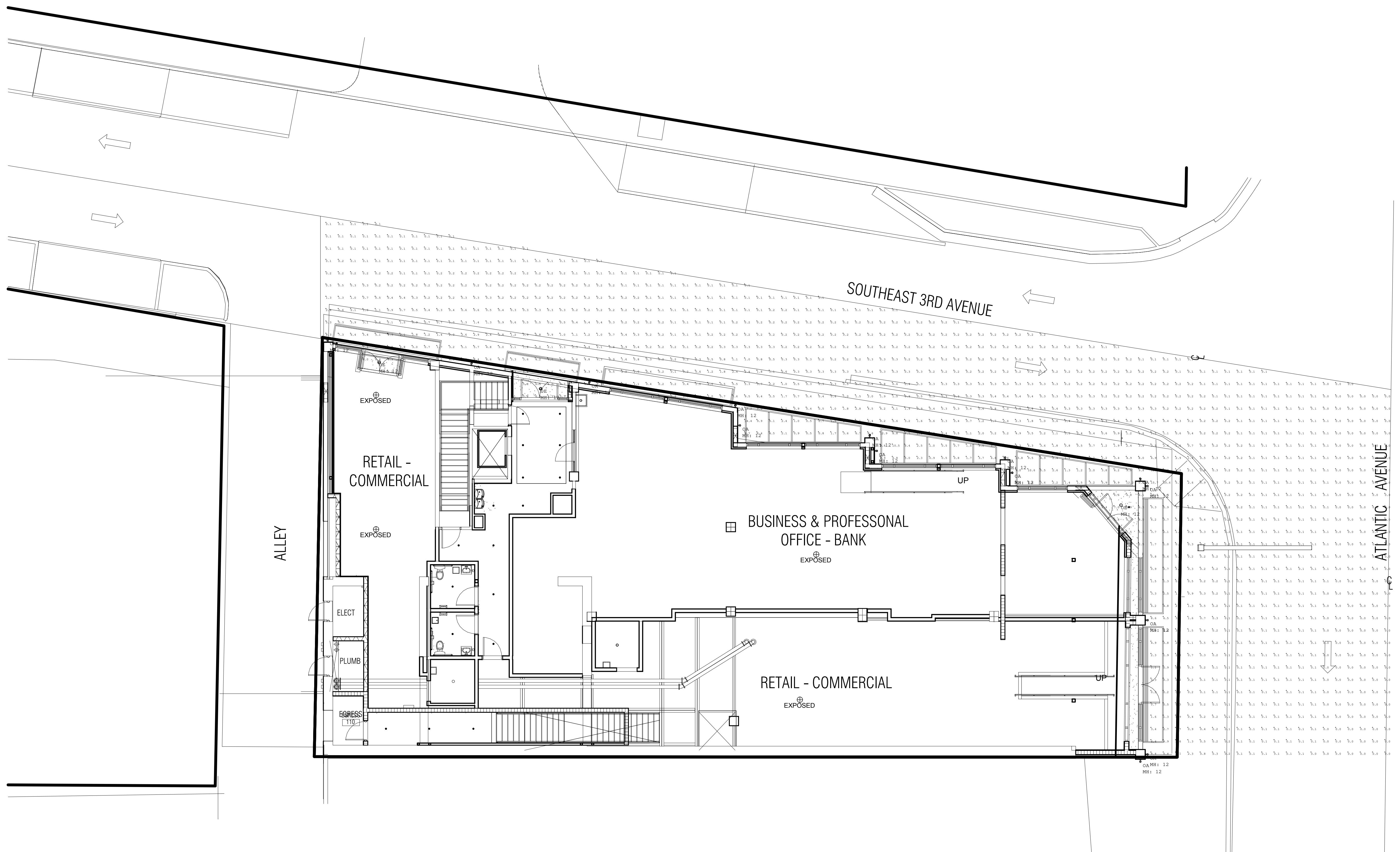
**2 Site Line Study Section N-S**  
A13  
Scale: 1" = 20'-0"



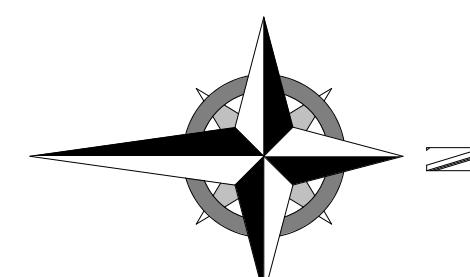
**2B** VIEW FROM JOHNNIE BROWN'S



**3B** VIEW FROM RAILWAY



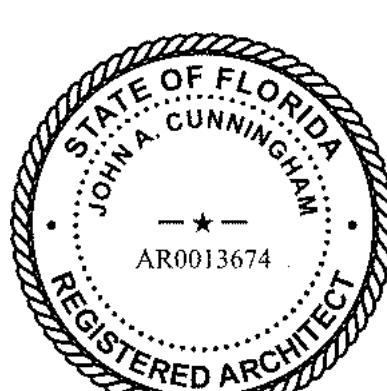
1 PHOTOMETRIC PLAN  
A14a Scale: 1/8" = 1'-0"

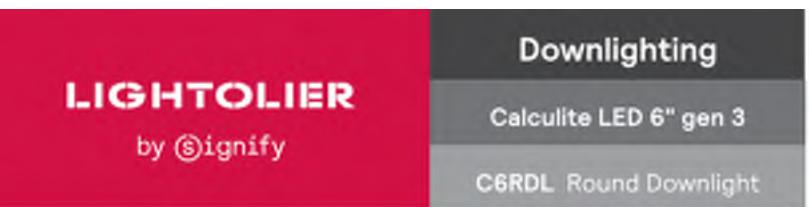


Luminaire Schedule							
Symbol	Qty	Label	Tag	Description	Arrangement	Lum. Watts	LLF
OE	3	OE	Lightoller	C6RN+C6L10835MZ10U+C6RDCL	SINGLE	9	0.800
OA	14	OA	V2 Lighting	K3RU-R-1-V-10832720-NN-10832720-NN-(FINISH)	GROUP	N.A.	0.900

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Canopy_01	Illuminance	Fc	5.05	18.4	0.3	16.83	61.33
Canopy_02	Illuminance	Fc	5.54	9.0	0.9	6.16	10.00
Canopy_03	Illuminance	Fc	3.44	23.6	0.2	17.20	118.00
Canopy_04	Illuminance	Fc	3.64	11.1	0.6	6.07	18.50
Canopy_05	Illuminance	Fc	3.83	11.7	0.6	6.38	19.50
Canopy_06	Illuminance	Fc	5.03	13.5	1.1	4.57	12.27
Canopy_07	Illuminance	Fc	5.66	7.2	2.1	2.70	3.43
Canopy_08	Illuminance	Fc	5.08	24.9	0.4	12.70	62.25
Canopy_09	Illuminance	Fc	2.26	10.0	0.2	11.30	50.00
Floor_Planar	Illuminance	Fc	5.29	23.3	0.2	26.45	116.50
Middle_Doorway_Floor	Illuminance	Fc	4.19	5.4	2.6	1.61	2.08
SW_Doorway_Floor	Illuminance	Fc	4.32	5.8	1.8	2.40	3.22





## C6RDL Calculite LED 6" gen 3

### Round Downlight

Calclite LED 6" generation 3 features industry leading visual comfort, excellent uniform illumination over time, and patented installation flexibility.

Complete luminaire + Frame + Engine + Trim + Accessories (optional)

#### Frame

Series	Installation	Voltage/Options
GR	6" Non-IC Round	N New construction
GR	6" Non-IC Round	R Remodeler

example: C6L8535NZ10U

#### Engine

Series	Lumens	CRI	CCT	Beam	Dimming	Voltage
C6L	10	8	40	W	Z10	U

example: C6L8535NZ10U

#### Trim

Series	Aperture	Style	Finish	Flange
C6	R Round	DL Downlight	BK Black (seminod.)	CD

example: C6RDLCCP

#### Accessories

CEM: Pre-installed EM pack (use with new construction frame only)

CORWPIN: IP65 rated vandal proof matte white accessibility mounts only for flangeless trim (C6RDL) and new construction frame only

SW20T: SpaceWise wireless controller with 0.1-10V options, see SW20T spec sheet

SAIRNT: Interact Office Accessory (use with luminaire 6" IP90 products)

2. The 34V frame is not compatible with luminaire packages above 2000lm for limited wall thickness (note white non-conductive flange with diffuse lens is that with the flange)

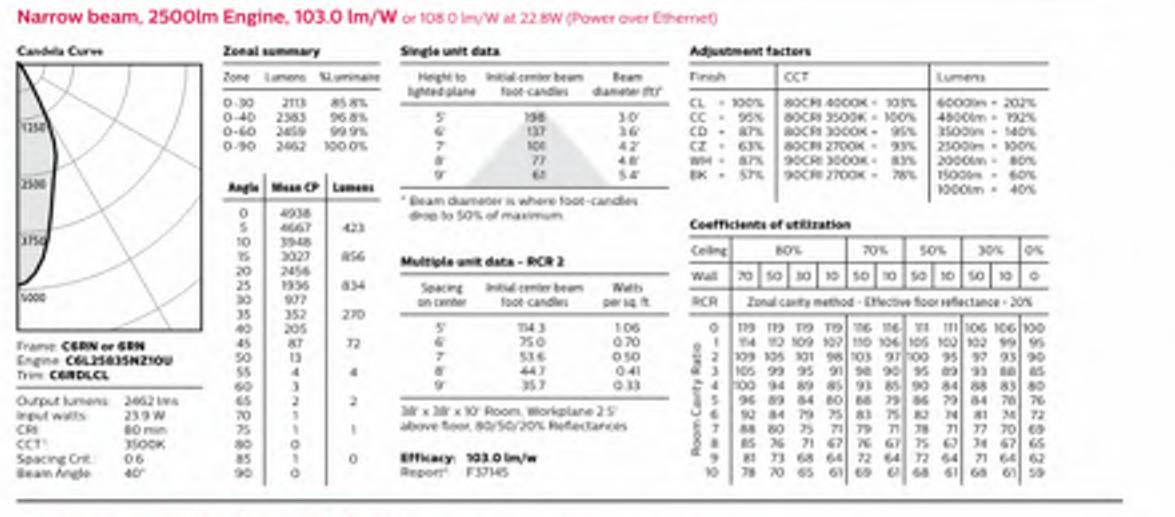
3. Non-conductive flange with pre-installed gasket (note white non-conductive flange with diffuse lens is that with the flange)

Calculated (Open3\_Bin\_Downlight\_C6RDL\_06/19 - page 1 of 7)



## C6RDL Calculite LED 6" gen 3

### Round Downlight

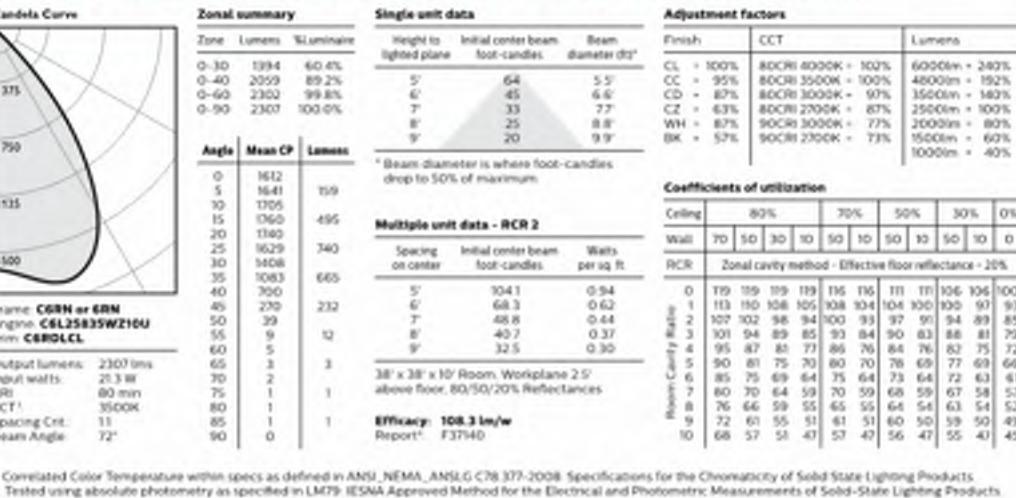


Calculated (Open3\_Bin\_Downlight\_C6RDL\_06/19 - page 2 of 7)

## C6RDL Calculite LED 6" gen 3

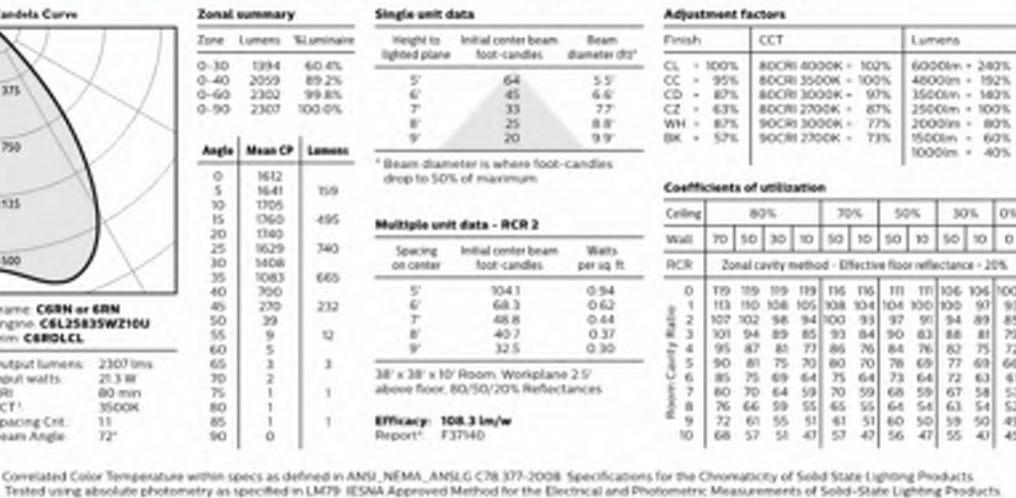
### Round Downlight

#### Narrow beam, 2500lm Engine, 103.0 lm/W or 108.0 lm/W at 22.8W (Power over Ethernet)



Calculated (Open3\_Bin\_Downlight\_C6RDL\_06/19 - page 3 of 7)

#### Wide beam, 2500lm Engine, 108.3 lm/W or 107.8 lm/W at 21.4W (Power over Ethernet)



Calculated (Open3\_Bin\_Downlight\_C6RDL\_06/19 - page 4 of 7)

Calculated (Open3\_Bin\_Downlight\_C6RDL\_06/19 - page 6 of 7)

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Calculated (Open3\_Bin\_Downlight\_C6RDL\_06/19 - page 7 of 7)

## PIERRE DELRAY PHASE I - SPRAB SITE PLAN PACKAGE

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Calculated (Open3\_Bin\_Downlight\_C6RDL\_06/19 - page 8 of 7)

## C6RDL Calculite LED 6" gen 3

### Round Downlight

Narrow											
Light engine	Input volts	Input freq	Input current	Drive current	Input power	LED power	THD power	Power factor	Watt	Watt	Watt
CEL01_M210U	50-500W	0.04	230mA	9W	8W	8W	20%	0.95	10W	9W	9W
CEL02_M210U	50-500W	0.11	230mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL03_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL04_M210U	50-500W	0.04	230mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL05_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL06_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL07_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL08_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL09_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL10_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL11_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL12_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL13_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL14_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL15_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL16_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL17_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL18_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL19_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL20_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL21_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL22_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL23_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL24_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL25_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL26_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL27_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL28_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL29_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL30_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL31_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL32_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL33_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL34_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL35_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL36_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL37_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL38_M210U	50-500W	0.05	340mA	12W	12W	12W	20%	0.95	12W	11W	11W
CEL39_M210U	50-500W	0.05	3								

