STATE OF FLORIDA
JOHN A. CUNNINGHAM
AR0013674
REGISTERED ARCHITECT

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

WAIVER

SETBACK WAIVER
WAIVER FROM LDR SECTION 4.4.13(D)(11)b(2)(b) TO ALLOW A TWO FOOT AND TWO 3 EIGHTS (2' 2 3/8" MINIMUM INTERIOR SIDE WAYRD SETBACK ALONG THE WEST PROPERTY LINE IN LIEU OF THE FIVE-FOT (5') INTERIOR SIDE YARD SETBACK REQUIRED ("WAIVER") 10

ARCADE WAIVER
WAIVER FROM LDR SECTION 4.4.13(E)(4)(I)(1)(I) TO ALLOW A MAXIMUM THREE (3) STORY ARCADE HEIGHT FOR THE PROJECT IN LIEU OF THE TWO (2) STORY ARCADE HEIGHT PERMITTED ("WAIVER")

LANDSCAPE WAIVER
WAIVER FROM LDR SECTION 4.4.13(G)(4)(E) TO ALLOW TWO (2) SHADE TREES WITHIN THE CIVIC OPEN SPACE IN LIEU OF FOUR (4) SHADE TREES REQUIRE ("WAIVER")

9	REVISION 8 - PNZ	01/30/2022
	REVISION 9 - PNZ	06/24/2022
10	REVISION 10 - PNZ	07/27/2022

REVISION 1 - SPRAB COMMENTS,	12/05/2019
REVISION 2 - SPRAB COMMENTS,	03/16/2020
REVISION 3 - PARCEL C - SURVEY,	07/30/2020
REVISION 4 - SPRAB COMMENTS,	08/31/2020
REVISION 5 - SPRAB COMMENTS,	10/19/2020
REVISION 6 - SPRAB COMMENTS,	11/18/2020
REVISION 7 - BLDG EXPANDED,	08/16/2021

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

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ZYSCOVICH ARCHITECTS
250 Park Avenue, Suite 510
Winter Park, FL 32789
t 407.674.1959
e info@zyscovich.com
w www.zyscovich.com

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TABLE OF CONTENTS

SECTION

INTRODUCTION

A0	COVER
A0a	TABLE OF CONTENTS
A1a	AERIAL PHOTO WITH CONTEXT PICTURES
A1b	DESIGN AND GREEN INITIATIVE NARRATIVES

CIVIL ENGINEERING

C-101	COVER SHEET
C-102	GENERAL NOTES
C-201	DEMOLITION PLAN
C-301	SITE PLAN
C-401	PAVING, GRADING, AND DRAINAGE PLAN
C-501	UTILITY PLAN
C-601	EROSION AND SEDIMENTATION CONTROL PLAN PHASE I
C-602	EROSION AND SEDIMENTATION CONTROL PLAN PHASE II
C-901	CONSTRUCTION DETAILS SHEET
C-902	CONSTRUCTION DETAILS SHEET
1-3	SURVEY(BY OTHERS)

LANDSCAPE ARCHITECTURE

TDP1	EXISTING TREE DISPOSITION PLAN
LP1	LANDSCAPE PLAN
LP2	LANDSCAPE DETAILS & SPECIFICATIONS

ARCHITECTURE

A2a	AERIAL CONTEXTURAL PERSPECTIVE - NEW 3-STORY BUILDING
A2b	AERIAL CONTEXTURAL PERSPECTIVE - NEW 3-STORY BUILDING
A3	SITE PLAN
A4	COMPOSITE OVERLAY SITE PLAN
A4a	PARKING CALCULATIONS
A5	PLANS
A6	PLANS
A6.1	ROOF PLAN WITH SHADE STRUCTURE
A7	NORTH - SOUTH ELEV
A8	EAST ELEVATION
A8a	PERSPECTIVE RENDERING
A8b	PERSPECTIVE RENDERING
A9	WEST ELEVATION
A9a	PERSPECTIVE RENDERING
A10	STREET VIEWS
A10a	PERSPECTIVE RENDERING
A11	MATERIALS PALETTE
A12	FACADE ARTICULATION PROPORTIONS
A13	SITE LINE STUDY SECTIONS AND PERSPECTIVES
A16	SPRAB DETAILS
A16a	SPRAB DETAILS
A17	WAIVER

PHOTOMETRICS

PH1	COMPREHENSIVE PLAN - GROUND LEVEL - DAY
PH2	PLAN NORTH - DAY
PH3	PLAN SOUTH - DAY
PH4	COMPREHENSIVE PLAN - GROUND LEVEL - NIGHT
PH5	PLAN - NORTH - NIGHT
PH6	PLAN SOUTH - NIGHT
PH7	COMPREHENSIVE PLAN - SECOND FLOOR
PH8	COMPREHENSIVE PLAN - THIRD FLOOR
PH9	COMPREHENSIVE PLAN - ROOF PARKING
PH10	ENLARGE GARAGE PLATE - ROOF PARKING - PLAN NORTH - SOUTH
PH11	LIGHT FIXTURES
PH12	LIGHT FIXTURES
9 PH13	LIGHT FIXTURES
10 PH14	LIGHT FIXTURES

STATE OF FLORIDA
JOHN A. CUNNINGHAM
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REGISTERED ARCHITECT

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ZYSCOVICH ARCHITECTS
250 Park Avenue, Suite 510
Winter Park, Fl. 32789
t 407.674.1959
e info@zyscovich.com
w www.zyscovich.com

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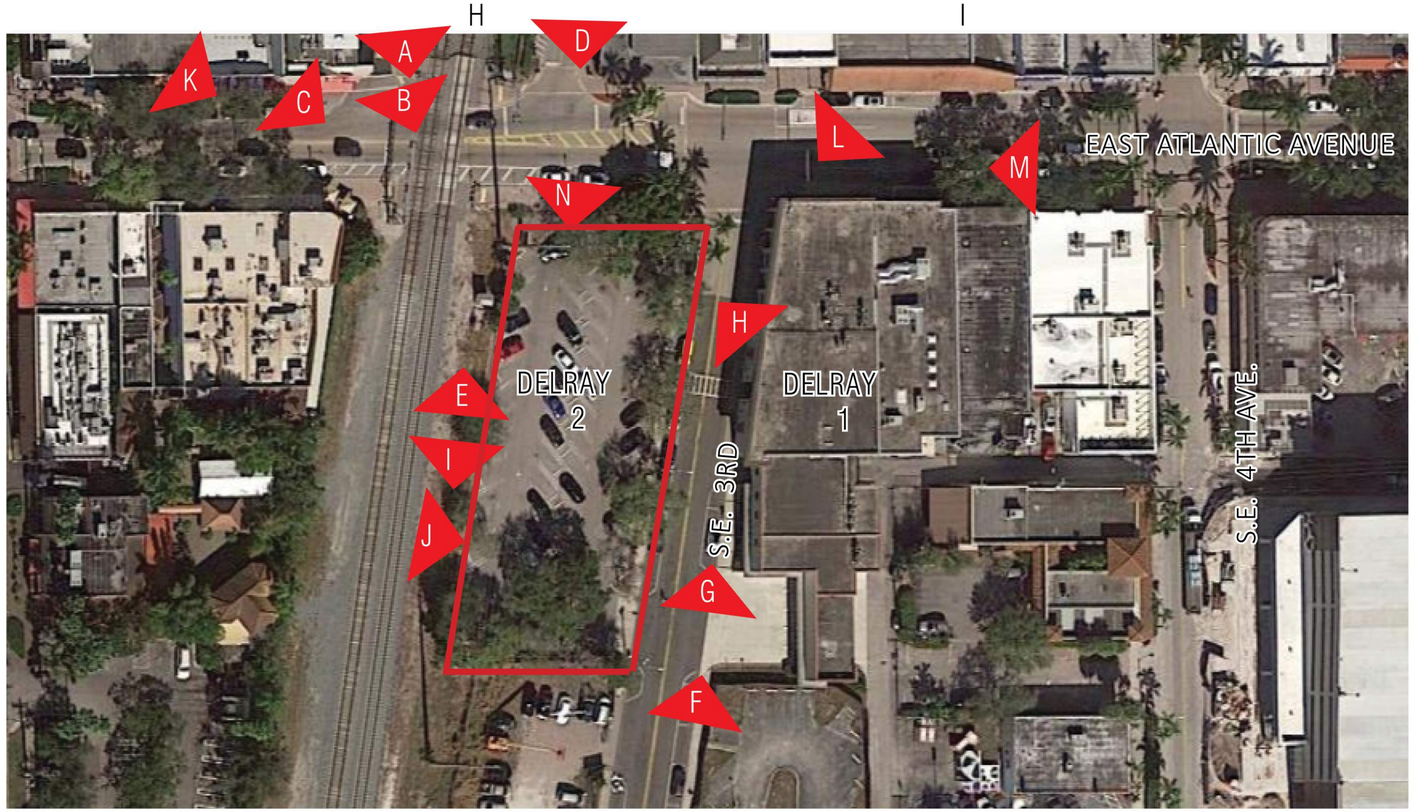

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JOHN A. CUNNINGHAM
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PIERRE DELRAY PHASE II - SPRAB SITE PLAN PACKAGE

AERIAL PHOTO WITH CONTEXT PICTURES

01.21.2022

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ZYSCOVICH ARCHITECTS
250 Park Avenue, Suite 510
Winter Park, FL 32789
t. 407.674.1959
e. info@zyscovich.com
w. www.zyscovich.com

A1a

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 PANTED 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

1. HVAC SYSTEMS:
   APPLICABLE CODES
   MECHANICAL SYSTEMS SHALL BE DESIGNED TO COMPLY WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO:
   FLORIDA BUILDING CODE 2020
   FLORIDA BUILDING CODE 2020 ENERGY CONSERVATION
   FLORIDA BUILDING CODE 2020 PLUMBING
   APPLICABLE NFPA STANDARDS AND CODES
   SMACNA, LATEST EDITION

DESIGN CONDITIONS:

1. SUMMER:
   a. OUTSIDE: 92 DEGF DRY BULB, 78 DEGF WET BULB
   b. INSIDE:
      1. OCCUPIED AREAS: 75 DEGF DRY BULB, 50 % RELATIVE HUMIDITY
      2. MECHANICAL/ELECTRICAL ROOMS: 85 DEGF DRY BULB
2. WINTER:
   a. OUTSIDE: 42F DRY BULB
   b. INSIDE:
      1. OCCUPIED AREAS: 70 DEGF DRY BULB
      2. MECHANICAL/ELECTRICAL ROOMS: 65 DEGF DRY BULB
3. INTERNAL LOADS:
   a. PEOPLE:
      ONE (1) PERSON PER 200 SQ. FT. (OFFICE SPACES)
      ONE (1) PERSON PER 15 SQ. FT. (DINING AREA)
   b. LIGHTING (PER CODE):
      1. 1.1 WATTS PER SQ. FT., OFFICES.
      2. 1.1 WATTS PER SQ. FT., LOBBIES AND CORRIDORS.
      V. 1.1 WATTS PER SQ. FT., BACK OF HOUSE.
   c. MISCELLANEOUS EQUIPMENT:
      1. 3.0 WATTS PER SQ. FT., OFFICES.

A. SYSTEMS:
   1. LOBBY & COMMON SPACES:
      LOBBY AND COMMON SPACES SHALL BE SERVED BY 100% DEDICATED OUTSIDE AIR UNIT DUCTED DOWN THRU A SHAFT AND DISTRIBUTED AT EACH LEVEL.
   2. TENANT SPACES:
      TENANT SPACES SHALL BE SERVED BY DIRECT EXPANSION SPLIT HEAT PUMP SYSTEMS.
      FIRST FLOOR SHALL BE SERVED BY TWO SYSTEMS, ONE DEDICATED TO THE KITCHEN AND ONE FOR THE DINING AREA.
      ON LEVELS 2 AND 3, WHICH WILL BE OFFICES, THERE SHALL BE THREE SYSTEMS PER FLOOR.
      VENTILATION AIR: OUTSIDE AIR FOR ALL AREAS OTHER THAN COMMON AREAS SHALL BE DUCTED TO EACH AIR HANDLING UNIT THROUGH A COMMON FRESH AIR DUCT RISER.
   3. ELEVATOR EQUIPMENT ROOM:
      a. A DEDICATED DIRECT EXPANSION SYSTEM SHALL BE PROVIDED FOR THE ELEVATOR EQUIPMENT ROOM.
   1. ALL CONDENSING UNITS, ROOFTOP EQUIPMENT AND OTHER HVAC EQUIPMENT EXPOSED TO WEATHER SHALL BE FACTORY COATED AND RATED FOR THE SALT AIR ENVIRONMENT.

1. EXHAUST AIR SYSTEMS:
   a. EXHAUST SYSTEMS:
      1. PROVIDE ONE EXHAUST DUCT VERTICALLY THROUGH BUILDING LOCATED WITHIN THE SHAFT.
      2. EACH RESTROOM EXHAUST AND JANITOR'S CLOSET EXHAUST SHALL BE CABINET STYLE EXHAUST FANS WITH BACK DRAFT DAMPER TIED INTO THE ABOVE REFERENCED EXHAUST DUCT.
      IV: PARKING GARAGE: PROVIDE TWO CABINET STYLE EXHAUST FANS PER PARKING LEVEL, LOCATED ON THE OPPOSITE CORNERS OF PARKING AREA. FANS SHALL BE COATED FOR SALT AIR ENVIRONMENTS. INTAKE FOR FANS SHALL BE THE ENTRY AT STREET LEVEL AND THE ROOF LEVEL. FANS SHALL BE CONTROLLED BY CO SENSORS.

1. BASIC MATERIALS:

a. DUCTWORK:
   1. GALVANIZED SHEET METAL, G-90 LOCK FORMING QUALITY, IN ACCORDANCE WITH SMACNA, LATEST EDITION.
   2. ALL SUPPLY AND OUTSIDE AIR DUCT SHALL BE WRAPPED WITH 2" THICK FOIL FACED DUCT WRAP,
      0.75 LB/CF DENSITY, K=.27 @ 70F AMBIENT.
      RETURN AND EXHAUST DUCT SHALL NOT BE INSULATED.
   iii. A KITCHEN GREASE VERTICAL RISER DUCT SHALL BE PROVIDED FROM THE ROOF DOWN TO THE FIRST-FLOOR CEILING FOR FUTURE KITCHEN HOOD. GREASE DUCT SHALL BE WELDED STAINLESS STEEL WITH ACCESS DOORS AT EACH LEVEL FOR SERVICE AND CLEANING.
b. PIPING SYSTEMS:
   1. CONDENSATE DRAIN PIPING SHALL BE TYPE "M" HARD DRAWN COPPER SWEAT OR SCREWED. PROVIDE CLEANOUT PLUG AT EACH CHANGE OF DIRECTION. PROVIDE 1" THICK FACTORY MOLDED FIBERGLASS PIPE COVERING WITH CONDUCTIVITY (K) NOT HIGHER THAN 0.25 AT 100 DEGF MEAN TEMPERATURE DIFFERENCE, WITH FACTORY ATTACHED WHITE AS-J VAPOR BARRIER JACKET. PROVIDE ALUMINUM JACKET WHERE EXPOSED OUTSIDE BUILDING.
   2. REFRIGERANT PIPING SHALL BE TYPE L COPPER ACR TUBING WITH SIL-FOS SOLDER FITTINGS. PROVIDE 1" FLEXIBLE CLOSED CELL INSULATION ON REFRIGERANT SUCTION PIPING SIMILAR TO AP ARMAFLEX 2000. PROVIDE ALUMINUM JACKET WHERE EXPOSED OUTSIDE BUILDING.
   3. TEST AND BALANCE: PROVIDE TEST AND BALANCE FOR ALL HVAC SYSTEMS PER NEBB/AABC.
   4. PROVIDE COMMISSIONING SERVICES AS REQUIRED TO MEET FLORIDA ENERGY CONSERVATION CODE SECTION 408.0.
   5. HVAC CONTROLS AND BUILDING AUTOMATION:
a. DDC CONTROL SYSTEMS:
   1. BUILDING CONTROL SYSTEM: TRANE, SIEMENS OR ALC EMCS SHALL BE PROVIDED WITH START/STOP, STATUS, SCHEDULING, CONTROL, ALARM, SETPOINT ADJUSTMENT AND MONITORING FOR ALL BUILDING HVAC EQUIPMENT INCLUDING: AIR HANDLERS, EXHAUST FANS. PROVIDE COMPUTER WORKSTATION IN 1ST LEVEL DESIGNATED ENGINEER'S OFFICE WITH WEB ACCESS FOR SYSTEM INTERFACE AND REMOTE CONNECTION.

PLUMBING SYSTEMS:

APPLICABLE CODES

PLUMBING SYSTEMS SHALL BE DESIGNED TO COMPLY WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO:

- FLORIDA BUILDING CODE 2020
- FLORIDA BUILDING CODE 2020 ENERGY CONSERVATION
- FLORIDA BUILDING CODE 2020 PLUMBING
- APPLICABLE NFPA STANDARDS AND CODES

SUPPLY FIXTURE UNITS (SFU) AND DRAINAGE FIXTURE UNITS (DFU) SHALL PROVIDE INFORMATION TO DETERMINE THE LOADING FOR THE BUILDING WATER AND SEWER SIZES. VALUES FOR ESTIMATING THE LOADS SHALL BE OBTAINED FROM THE INTERNATIONAL BUILDING CODE – PLUMBING 2017 AND RELEVANT CODES AND INDUSTRY DESIGN STANDARDS.

DOMESTIC WATER SYSTEM

A TRI-PLEX DOMESTIC BOOSTER PUMP SYSTEM WILL BE PROVIDED FOR DOMESTIC WATER DISTRIBUTION SYSTEM AND SHALL PROVIDE WATER TO ALL PLUMBING FIXTURES AND EQUIPMENT THROUGHOUT THE BUILDING. THE DOMESTIC WATER SYSTEM SHALL INCLUDE, BUT NOT LIMITED TO:

- THE BELOW GROUND DOMESTIC WATER SYSTEM WILL BE SPECIFIED TYPE 'L' OR TYPE 'K' SEAMLESS SOFT COPPER TUBING.
- THE ABOVE GROUND DOMESTIC WATER SYSTEM WILL BE SPECIFIED TO BE TYPE 'L' COPPER WITH SOLDERED JOINTS.
- ALL VALVES WILL BE SPECIFIED TO BE FULL PORT VALVES WITH IDENTIFICATION TAGS.
- INSULATION WILL BE SPECIFIED FOR ALL COLD, HOT AND HOT WATER RETURN PIPING.
- WHERE DOMESTIC WATER IS CONNECTING INTO MECHANICAL SYSTEMS, A REDUCED PRESSURE ZONE ASSEMBLY BACKFLOW PREVENTER WILL BE PROVIDED.
- STOP VALVES AND SUPPLIES TO PLUMBING FIXTURES SHALL BE CHROME PLATED WITH CONTINUOUS ESCUTCHEON PLATES. STOP VALVES SHALL BE SPECIFIED WITH LOOSE KEYS. SUPPLIES SHALL BE SPECIFIED AS FLEXIBLE STAINLESS STEEL BRAIDED HOSE.
- INTERIOR SUPPLY BRANCH AND DISTRIBUTION VALVES WILL BE FULL-PORT BALL VALVES.
- WATER HAMMER ARRESTORS SHALL BE USED TO MINIMIZE WATER SYSTEM NOISE.
- GATE VALVES WILL NOT BE ACCEPTABLE ON DOMESTIC WATER PIPING LESS THAN 2" I.D.
- PROVIDING AN ELECTRONIC PHYSICAL WATER CONDITIONER SYSTEM SIMILAR TO AQUA REX TO INHIBIT SCALE FORMATION IN THE COLD AND HOT WATER SERVICES AND TO PARTIALLY SOFTEN THE HOT WATER.
- SEVERAL CAPPED WATER TAPS WILL BE PROVIDED ON EACH FLOOR FOR FUTURE OFFICE SPACE BUILDOUTS. THE QUANTITY AND LOCATIONS OF THESE TAPS WILL BE COORDINATED DURING DESIGN.
- THE DOMESTIC HOT WATER EQUIPMENT SHALL BE LOCATED IN THE MECHANICAL OR JANITOR'S ROOMS. THE SYSTEM SHALL INCLUDE, BUT NOT LIMITED TO:
- HIGH EFFICIENCY TANK TYPE WATER HEATERS, WITH (3) YEAR LIMITED WARRANTY, CAPABLE OF PRODUCING 140 DEGREE F. AND MAINTAINING A MINIMUM OF 110 DEGREE F. WATER TO ALL FIXTURES. WATER HEATER TANKS SHALL BE GLASS LINED WITH INSULATED JACKET. PROVIDE GALVANIZED DRAIN PAN UNDER WATER HEATER. WATER HEATER SHALL BE ASME TESTED AND ASME LISTED WHEN APPLICABLE BY CODE.
- A THERMOSTATIC TEMPERING VALVE SHALL BE INSTALLED BETWEEN THE WATER HEATER AND DOMESTIC HOT WATER SYSTEM. THIS WILL PROVIDE AN OUTPUT TEMPERATURE OF A MINIMUM OF 110-DEGREE F. WATER TO THE HOT WATER SYSTEM.
- A HOT WATER RECIRCULATION PUMP WITH AQUA-STAT SHALL BE INSTALLED ON THE HOT WATER RETURN LINE. THIS WILL MAINTAIN CONSTANT 110-DEGREE F. WATER IN THE SYSTEM FOR THE FIXTURES.

SANITARY/VENT SYSTEM

THE SANITARY WASTE SYSTEM SHALL BE DESIGNED AS A CONVENTIONAL GRAVITY WASTE AND VENT SYSTEM THROUGHOUT THE BUILDING. THE SANITARY WASTE AND VENT SYSTEM SHALL INCLUDE, BUT NOT LIMITED TO:

- BELOW GROUND PIPING, EITHER NO HUB CAST IRON, OR SOLID CORE SCHEDULE 40 PVC DWV PIPING.
- ABOVE GROUND PIPING, EITHER NO HUB CAST IRON, OR SOLID CORE SCHEDULE 40 PVC DWV PIPING.
- FLOOR DRAINS SHALL BE PROVIDED IN ALL TOILET ROOMS AND BE PROVIDED WITH TRAP PRIMER CONNECTION. 3" DEEP SEAL P-TRAPS SHALL BE SPECIFIED FOR ALL FLOOR DRAINS. FLOOR DRAINS LOCATED IN MECHANICAL ROOMS SHALL BE PROVIDED WITH A 4" DEEP SEAL P-TRAP.
- LAVATORY TAILPIECE TRAP PRIMERS WITH A MINIMUM OF ½" TYPE L COPPER PIPE EXTENDING FROM THE TAILPIECE TRAP PRIMER TO THE TRAP PRIMER CONNECTION ON FLOOR DRAIN IN TOILET ROOMS.
- EXPOSED P-TRAPS SHALL BE CHROME PLATED COPPER P-TRAP ASSEMBLY (TAILPIECE, P-TRAP AND TRAP ARM). CHROME PLATED TRAP ARM SHALL EXTEND PAST A CHROME PLATED SEAMLESS ESCUTCHEON PLATE.
- CLEANOUTS SHALL BE PROVIDED AT EACH CHANGE IN DIRECTION OF SANITARY SEWER LINES, AT THE BASE OF WASTE RISERS, AT THE 100'-0" INTERVALS.

CONDENSATE DRAINAGE

THE CONDENSATE DRAINAGE FROM THE AIR HANDLING UNITS, OR OTHER NON-POTABLE CLEAR WATER SOURCE, SHALL BE COORDINATED WITH THE MECHANICAL DESIGN AND ROUTED TO NEAREST FLOOR DRAIN WITH 1" AIR GAP. FLOOR DRAINS SERVING CONDENSATE DRAIN SHALL BE ROUTED INTO CISTERN SYSTEM. ALL ABOVE GROUND CONDENSATE DRAIN LINES SHALL BE INSULATED TO PREVENT CONDENSATION.

- BELOW GROUND PIPING; EITHER TYPE L COPPER, OR SOLID CORE SCHEDULE 40 PVC DWV PIPING.
- ABOVE GROUND PIPING; EITHER TYPE L COPPER, OR SOLID CORE SCHEDULE 40 PVC DWV PIPING.

PLUMBING FIXTURES

ALL PLUMBING FIXTURES WILL BE COMMERCIAL GRADE. ACCESSIBLE FIXTURES SHALL BE SPECIFIED BY UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS). PLUMBING FIXTURES SHALL BE SPECIFIED TO MEET AND/OR EXCEED THE FOLLOWING:

- WATER CLOSETS SHALL BE FLOOR SET, VITREOUS CHINA WITH MANUAL TYPE FLUSH VALVES DESIGNED FOR 1.28 GPF(GALLON PER FLUSH).
- URINAL SHALL BE WALL HUNG, VITREOUS CHINA WITH MANUAL TYPE FLUSH VALVES DESIGNED FOR 0.125 GPF.
- LAVATORIES SHALL BE VITREOUS CHINA, WITH ADA APPROVED FAUCETS AND TRIM. SINGLE LEVER HANDLE FAUCETS WILL BE DESIGNED FOR 0.5 GPM DISCHARGE. LAVATORIES SHALL BE EQUIPPED WITH STAINLESS STEEL GRID STRAINERS. TRAP WRAP SHALL BE PROVIDED AT ALL ADA LAVATORIES/SINKS WITH EXPOSED P-TRAP.
- MOP SINKS SHALL BE FLOOR MOUNTED CAST STONE UNITS WITH STAINLESS STEEL WALL MOUNTED FAUCETS WITH WALL GUARDS AND MOP HANGERS.
- SHOWERS SHALL BE A PRESSURE BALANCE MIXING VALVE TYPE WITH SHOWER HEAD AND ADA LEVER CONTROLS. SHOWER SHALL HAVE BRICOR B100 MAX FLOW OF 1.0 GPM.
- SINK SHALL BE 18 GAUGE STAINLESS STEEL WITH SOUND DEADENING MATERIAL ON THE BACK SIDE OF BOWLS.
- WALL HYDRANTS SHALL BE LOCATED IN 100-FOOT INTERVALS. AN ADDITIONAL WALL HYDRANT SHALL BE LOCATED THROUGHOUT THE GARAGE, AND ON EACH PATIO LEVEL.
- SUMP PUMP SHALL BE LOCATED WITHIN THE ELEVATOR HOISTWAY AND SHALL BE ROUTED TO NEAREST MOB SINK.

STORM

THE STORM DRAINAGE SYSTEM WILL BE DESIGNED WITH A RAINFALL RATE OF 5.0 INCHES PER HOUR. THE DESIGN OF THE STORM DRAINAGE SYSTEM WILL INCLUDE PRIMARY AND SECONDARY ROOF DRAINAGE. IN ACCORDANCE WITH THE BUILDING CODE, THE SECONDARY ROOF DRAINAGE SYSTEM WILL BE TOTALLY INDEPENDENT AND DISCHARGE ON GRADE. THE SECONDARY ROOF DRAINS WILL BE SPECIFIED WITH AN INTEGRAL DAM, MINIMUM OF 2". ALL SIZES OF THE RAINWATER LEADERS WILL BE IN ACCORDANCE WITH THE BUILDING CODE AND PLUMBING CODE. ALL HORIZONTAL AND VERTICAL RAINWATER LEADERS WILL BE INSULATED TO PREVENT CONDENSATION AND REDUCE NOISE.

THE STORM SYSTEM WILL INCLUDE, BUT NOT BE LIMITED TO:

- BELOW GROUND PIPING, EITHER HUB AND SPIGOT CAST IRON, OR SOLID CORE SCHEDULE 40 PVC DWV PIPING.
- ABOVE GROUND PIPING, EITHER NO HUB CAST IRON, OR SOLID CORE SCHEDULE-40 PVC DWV PIPING. COORDINATE WITH MECHANICAL DESIGN. PVC SHALL NOT BE USED IN RETURN AIR PLENUMS.
- THE OVERFLOW PIPING WILL EITHER END WITH A LAMB'S TONGUE ON THE BUILDING OR BE ROUTED TO THE BUILDING STORM DRAINAGE SYSTEM VIA A DIRECT CONNECTION TO A BUBBLER BOX.
- BELOW GROUND PIPING; EITHER TYPE L COPPER, OR SOLID CORE SCHEDULE 40 PVC DWV PIPING.
- ABOVE GROUND PIPING; EITHER TYPE L COPPER, OR SOLID CORE SCHEDULE 40 PVC DWV PIPING.
- OIL SAND SEPARATOR WILL BE REQUIRED AND SIZED BASED ON SQ. FOOTAGE OF FIRST FLOOR OF PARKING GARAGE.

GREASE WASTE

A GREASE WASTE SYSTEM WILL BE DESIGNED AS A CONVENTIONAL GRAVITY WASTE AND VENT SYSTEM IF REQUIRED FOR FUTURE TENANTS. A 4" GREASE WASTE LINE SHALL SERVE EACH SHELL SPACE AND SHALL BE ROUTED OUT TO THE SITE GREASE TRAP SYSTEM PRIOR TO RECONNECTION WITH SANITARY LATERAL ON SITE.

- BELOW GROUND PIPING; HUB AND SPIGOT CAST IRON.
- ABOVE GROUND GREASE WASTE PIPING; NO HUB CAST IRON. ABOVE GROUND GREASE VENT PIPING: NO HUB CAST.
- AN EXTERIOR GREASE INTERCEPTOR (SIZE TO BE DETERMINED BY NUMBER OF MEALS SERVED PER DAY DURING DESIGN PHASE) WILL BE PROVIDED TO COLLECT THE GREASE WASTE FROM THE KITCHEN AND SHALL BE SIZED AS REQUIRED BY LOCAL AUTHORITY HAVING JURISDICTION.
- MEALS PER DAY CANNOT BE DETERMINED AT THIS POINT OF THE DESIGN, GREASE TRAPS SHALL BE SIZED BY THE SQUARE FOOTAGE OF THE RESTAURANT SHELL SPACE. UTILIZE THE SQUARE FOOTAGE OF THE SPACES TO ESTIMATE GREASE TRAP SIZE.

II. FIRE PROTECTION SYSTEMS:

APPLICABLE CODES, STANDARDS AND GUIDELINES

THE FOLLOWING PUBLICATIONS AND GUIDELINES SHALL BE USED AS REFERENCES FOR THE DESIGN OF THE FIRE PROTECTION SYSTEMS OF THIS PROJECT.

- FLORIDA BUILDING CODE LATEST EDITION WITH SUPPLEMENTS
- NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES, STANDARDS, RECOMMENDED PRACTICES AND GUIDES
- UNDERWRITERS LABORATORIES, INC. (UL) STANDARDS, RECOMMENDED PRACTICES

SCOPE OF WORK

THE ENTIRE BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH ALL CURRENT NFPA STANDARDS.

- BUILDING SHALL BE FULLY PROTECTED WITH AN AUTOMATIC WET FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13 STANDARDS.
- BUILDING WILL BE PROVIDED WITH A CLASS I MANUAL STANDPIPE SYSTEM IN ACCORDANCE WITH NFPA 14 STANDARDS.
  PENDING HYDRAULIC CALCULATIONS TO VERIFY THE SYSTEM PASSES CALCULATIONS, BUILDING SHALL BE PROVIDED WITH A DIESEL FIRE PUMP SYSTEM IN ACCORDANCE WITH NFPA 20 STANDARDS.
- A NEW 6" UNDERGROUND SUPPLY MAIN SHALL CONNECT TO THE PUBLIC WATER SUPPLY AND EXTEND TO THE BACKFLOW DEVICE LOCATED ADJACENT TO THE PROPOSED PROPERTY. A DOUBLE CHECK DETECTOR ASSEMBLY LISTED FOR FIRE PROTECTION USE WILL BE PROVIDED BETWEEN THE FIRE PROTECTION SYSTEM AND THE PUBLIC WATER SUPPLY. THE 6" UNDERGROUND SUPPLY MAIN SHALL EXTEND FROM THE DOUBLE CHECK DETECTOR ASSEMBLY TO THE BUILDINGS CENTRAL FIRE PUMP ROOM/ FIRE RISER ROOM.
- FIRE DEPARTMENT CONNECTION (FDC) PIPING SHALL EXTEND FROM THE FIRE PUMP ROOM TO SITE FDC LOCATIONS. FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN FIRE DEPARTMENT ACCEPTABLE DISTANCE FROM A FIRE HYDRANT. A METHOD OF DRAINING FIRE DEPARTMENT CONNECTION SHALL BE PROVIDED. ALL FIRE DEPARTMENT CONNECTION SHALL HAVE A MINIMUM OF (4) 2-1/2" CONNECTIONS.

FIRE SPRINKLER SYSTEM

A WET AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 13 STANDARDS THROUGHOUT.

- THE BUILDING WILL BE COMPLETELY PROTECTED BY A HYDRAULICALLY DESIGNED FIRE SPRINKLER SYSTEM DESIGNED TO MEET NFPA 13 STANDARDS AND THE REQUIREMENTS OF THE STATE AND LOCAL FIRE MARSHAL.
- QUICK RESPONSE SPRINKLER WILL BE PROVIDED IN ALL LIGHT AND ORDINARY HAZARD OCCUPANCY AREAS. STANDARD RESPONSE HEADS WILL NOT BE ALLOWED UNLESS AREA IS CLASSIFIED AS EXTRA HAZARD.
- THE AREA PER RISER/ SPRINKLER CONTROL VALVE ASSEMBLY SHALL NOT EXCEED 52,000 FT^2. EACH CONTROL VALVE ASSEMBLY WILL CONSIST OF A SUPERVISED CONTROL VALVE, CHECK VALVE, FLOW SWITCH, GAUGE AND TEST AND DRAIN VALVE WITH PRESSURE RELIEF VALVE.
- THE DESIGN OF THE FIRE PROTECTION SYSTEM WILL BE BASED ON HYDRAULIC DESIGN THAT UTILIZES 90 PERCENT OF AVAILABLE PRESSURE AND WILL INCLUDE INTERIOR AND UNDERGROUND PIPE TO LOCATION OF THE FIRE HYDRANT FLOW TEST. PRESSURE SAFETY MARGIN OF 10 PERCENT WILL BE MAINTAINED THROUGHOUT.
- COMPLETE SPRINKLER COVERAGE FOR ALL ROOMS AND AREAS WILL BE PROVIDED AS REQUIRED PER NFPA 13 STANDARDS. MAXIMUM SPACING OF 130 FT^2 SHALL BE UTILIZED THROUGHOUT ALL SHELL SPACES.
- SPRINKLERS WILL BE LOCATED IN CENTER OR QUARTER POINT OF CEILING TILES AND SYMMETRICALLY WITH OTHER CEILING FEATURES. CEILING FEATURES INCLUDE, BUT ARE NOT LIMITED TO, WALLS, LIGHTS, AIR DIFFUSERS, AND OTHER ARCHITECTURAL FEATURES.
- MAIN AND AUXILIARY DRAINS WILL BE PROVIDED TO DRAIN THE ENTIRE SYSTEM. THESE WILL BE CONNECTED TO THE STORM SYSTEM WITH A GRAVITY DRAIN SIZED TO ACCOMMODATE FLOW FROM PRESSURE PIPE OR WILL DISCHARGE TO THE EXTERIOR OF THE BUILDING. A 2" DRAIN RISER SHALL BE PROVIDED ADJACENT TO ALL STANDARD FLOOR CONTROL ASSEMBLIES.

FIRE PUMP SYSTEMS:

- PROVIDE A DIESEL FIRE PUMP SYSTEM IN ACCORDANCE WITH NFPA 20 STANDARDS. FIRE PUMP SHALL BE SIZED TO ACCOMMODATE ALL REQUIRED SYSTEM SUPPLIES. (PENDING HYDRAULIC ANALYSIS TO VERIFY IF PUMP IS REQUIRED)
  - FIRE PUMP ROOMS SHALL BE A MINIMUM OF 14' X 14'.
  - FIRE PUMP ROOMS SHALL BE LOCATED AT THE EXTERIOR OF THE BUILDINGS AND HAVE DOUBLE DOORS LEADING TO OUTSIDE.
  - FIRE PUMPS SHALL HAVE A MINIMUM PUMPING CAPACITY OF 500 GPM.
  - FIRE PUMP SHALL BE HORIZONTAL SPLIT CASE TYPE.
  - 15 GPM JOCKEY PUMP AND ASSOCIATED JOCKEY PUMP CONTROLLER SHALL BE PROVIDED.
  - 6" TEST HEADER WITH (3) 2-1/2" TEST VALVES SHALL BE PROVIDED.
  - 6" BYPASS SHALL BE PROVIDED AROUND PUMP.
  - HOUSEKEEPING PAD SHALL BE PROVIDED FOR BOTH FIRE PUMP AND JOCKEY PUMP.
  - REQUIRED CLEARANCE OF 3'-0" SHALL BE MAINTAINED IN FRONT OF FIRE PUMP AND JOCKEY PUMP CONTROLLERS.
  - PROVIDE FUEL PORT AT THE EXTERIOR OF THE FIRE PUMP ROOM.

STANDPIPE SYSTEMS:

- A CLASS 1 MANUAL STANDPIPE SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 14 STANDARDS.
  - PROVIDE WITH 2-1/2" ANGLE HOSE VALVES WITH 2-1/2" X 1-1/2" REDUCER WITH CAP AND CHAIN AT STAIR LANDINGS WITHIN EACH EXIT STAIRWELLS.
  - WHERE TRAVEL DISTANCE EXCEEDS 200'-0" BETWEEN HOSE CONNECTIONS, ADDITIONAL HOSE STATIONS SHALL BE PROVIDED.
  - REMOTE HOSE STATION SHALL BE PROVIDED WITH FLUSH MOUNTED HOSE CABINETS. PROVIDE FIRE RATED FLUSH MOUNTED HOSE CABINETS WITHIN ALL FIRE RATED WALLS AS REQUIRED.

PIPING:

- ALL YARD AND INTERIOR FIRE PROTECTION EQUIPMENT SHALL BE UL LISTED AND FM APPROVED. THEY YARD UNDERGROUND SERVICE LINE SHALL BE TYPE DR-14, C900, CPVC PIPE. INTERIOR MAIN PIPING 2-1/2" AND LARGER SHALL BE SCHEDULE 10 BLACK STEEL, WITH GROOVED END FITTINGS AND WELDED BRANCH LINE OUTLETS. BRANCH LINE PIPING 2" AND SMALLER SHALL BE SCHEDULE 10 BLACK STEEL WITH GROOVED END FITTINGS AND WELDED OUTLETS AND/ OR SCHEDULE 40 WITH THREADED ENDS. SPRINGS, AMR-OVERS AND DROPS SHALL BE SCHEDULE 4) STEEL WITH THREADED ENDS.
- ALL PIPING AND FITTINGS EXPOSED TO THE OUTSIDE ELEMENTS OR LOCATED WITHIN CORROSIVE ENVIRONMENTS SHALL BE GALVANIZED MATCHING ABOVE REQUIREMENTS.

SPRINKLERS:

- UPRIGHT, GLASS BULB, TYPE SPRINKLER HEADS SHALL BE INSTALLED IN ALL UNFINISHED AREAS. PENDENT, CONCEALED TYPE, GLASS BULB TYPE SPRINKLER HEADS SHALL BE INSTALLED IN ALL AREAS WITH CEILINGS. UNLESS OTHERWISE INDICATED, SPRINKLER HEADS SHALL HAVE ½" THRU ¾" THREADED MALE CONNECTION, ½" ORIFICE AND SHALL HAVE A TEMPERATURE RATING OF 155. F.
- PENDENT, RECESSED TYPE, GLASS BULB TYPE SPRINKLER HEADS SHALL BE INSTALLED IN ALL BACK OF HOUSE AREAS WITH CEILINGS. UNLESS OTHERWISE INDICATED, SPRINKLER HEADS SHALL HAVE ½" THREADED MALE CONNECTION, ½" ORIFICE AND SHALL HAVE A TEMPERATURE RATING OF 155. F.
- EXTENDED COVERAGE SPRINKLER HEADS SHALL BE UTILIZED AS APPLICABLE TO MINIMIZE COST AND EXTEND DISTANCE REQUIREMENTS BETWEEN HEADS.
- ALL SPRINKLER HEADS EXPOSED TO THE OUTSIDE ELEMENTS OR LOCATED WITHIN CORROSIVE ENVIRONMENTS SHALL BE UL LISTED CORROSION RESISTANT. SPRINKLER HEADS SHALL HAVE A ELECTROLESS NICKEL PTFE (ENT) COATING.

VALVE & ALARM REQUIREMENTS:

- PADDLE TYPE WATER FLOW INDICATORS SHALL BE INSTALLED ON EACH FIRE SPRINKLER RISER ASSEMBLY, INCLUDING OUTDOOR ELECTRICALLY OPERATED BELL. VALVES CONTROLLING THE FIRE SPRINKLER SYSTEM, INCLUDING BACKFLOW DEVICE, SHALL HAVE TAMPER SWITCHES. ALL ELECTRICAL DEVICES SHALL BE MONITORED BY CENTRAL STATION OR SIMILAR AS REQUIRED BY LOCAL AUTHORITY HAVING JURISDICTION AND SHALL BE IN COMPLIANCE WITH NFPA 72.

DESIGN CRITERIA:

- GENERAL BUILDING:

  SYSTEM DESCRIPTION: WET PIPE
  OCCUPANCY CLASSIFICATION: LIGHT HAZARD
  DENSITY: 0.10 GPM/SQ. FT.
  HYDRAULIC REMOTE AREA: 1,500 SQ. FT.
  SPRINKLER ORIFICE SIZE: ½"
  HOSE STREAM ALLOWANCE: 100 GPM
  DURATION OF SUPPLY: 30 MINUTES
  MAXIMUM COVERAGE PER SPRINKLER HEAD: 225 SQ. FT.

- MECHANICAL ROOMS, STORAGE ROOMS, ELECTRICAL ROOMS, PARKING GARAGE AND ALL OTHER AREAS OR ROOMS WITH SIMILAR FIRE LOADS:

  SYSTEM DESCRIPTION: WET PIPE
  OCCUPANCY CLASSIFICATION: ORDINARY HAZ. GROUP I
  DENSITY: 0.15 GPM/SQ. FT.
  HYDRAULIC REMOTE AREA: 1,500 SQ. FT.
  SPRINKLER ORIFICE SIZE: ½"
  HOSE STREAM ALLOWANCE: 250 GPM
  DURATION OF SUPPLY: 60 – 90 MINUTES
  MAXIMUM COVERAGE PER SPRINKLER HEAD: 130 SQ. FT.

- FIRE PUMP ROOM AND ALL OTHER AREAS OR ROOMS WITH SIMILAR FIRE LOADS:

  SYSTEM DESCRIPTION: WET PIPE
  OCCUPANCY CLASSIFICATION: ORDINARY HAZ. GROUP II
  DENSITY: 0.20 GPM/SQ. FT.
  HYDRAULIC REMOTE AREA: 1,500 SQ. FT.
  SPRINKLER ORIFICE SIZE: ½"
  HOSE STREAM ALLOWANCE: 250 GPM
  DURATION OF SUPPLY: 60 – 90 MINUTES
  MAXIMUM COVERAGE PER SPRINKLER HEAD: 130 SQ. FT.

III. ELECTRICAL SYSTEMS:

APPLICABLE CODES

ELECTRICAL SYSTEMS SHALL BE DESIGNED TO COMPLY WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO:

- NATIONAL ELECTRICAL CODE (NEC) 2017 EDITION
- FLORIDA BUILDING CODE 2020
- FLORIDA BUILDING CODE 2020 - ENERGY CONSERVATION 7TH EDITION
- NFPA 72 NATIONAL FIRE ALARM & SIGNALING CODE – 2016 EDITION
- NFPA 101 LIFE SAFETY CODE, 2018 EDITION
- NFPA 780 – STANDARD FOR THE INSTALLATION OF LIGHTNING PROTECTION SYSTEMS, 2017 EDITION

INCOMING ELECTRICAL SERVICES:

THE ELECTRICAL DISTRIBUTION SHALL BE COMPRISED OF TWO (2) 120/208VOLT, 3 PHASE, 4 WIRE SERVICES AND BE DERIVED FROM A NEW UTILITY COMPANY PAD MOUNTED TRANSFORMER LOCATED ON SITE OF THE BUILDING'S EXTERIOR. THIS LOCATION SHALL BE COORDINATED WITH CIVIL AND THE ELECTRIC UTILITY COMPANY.

ELECTRICAL DISTRIBUTION:

- ONE 1600AMP ELECTRICAL SERVICE COMPRISED OF A MODULAR METER CENTER WITH 1600AMP SERVICE RATED MAIN SHUNT TRIP CIRCUIT BREAKER (LABELED SERVICE 1 OF 2) AND BUS STAB TYPE METER SECTIONS SIZED FOR THE PROPOSED INDIVIDUAL METERED SERVICES TO SUPPLY THE 1ST FLOOR RETAIL SHELL SPACES AND 2ND, AND 3RD OFFICE SHELL SPACES. THESE SIZES ARE TO BE ESTIMATED AT (3) 400AMP METERS FOR THE RETAIL SHELL SPACES AND (2) 600AMP SERVICES – ONE FOR THE 2ND FLOOR AND ONE FOR THE 3RD FLOOR OPEN OFFICE SHELL SPACES. METER FED TENANT PANELBOARDS SHALL BE PROVIDED IN THE ELECTRICAL ROOMS ON FLOORS WHERE THE TENANTS SPACES RESIDE.
- THE SECOND ELECTRICAL SERVICE SHALL CONSIST OF A 600AMP DISTRIBUTION PANEL WITH SERVICE RATED 600AMP MAIN SHUNT TRIP CIRCUIT BREAKER (LABELED SERVICE 2 OF 2) COMPLETE WITH METER SOCKET/ENCLOSURE AND CURRENT TRANSFORMER CABINET (C.T.'S) PER UTILITY COMPANY REQUIREMENTS. THIS SERVICE SHALL SUPPLY POWER TO THE HOUSE LOADS INCLUDED BY NOT LIMITED TO: GARAGE LIGHTING, FIRE ALARM, ELEVATOR, AND CENTRAL COMMON SPACES WITHIN THE BUILDING. PANELBOARDS ASSOCIATED WITH THE SERVICE SHALL BE PROVIDED ON EACH FLOOR FOR HOUSE RELATED MISCELLANEOUS LOADS. THE MAIN BREAKERS AND FEEDER BREAKERS OF THE SWITCHGEAR SHALL HAVE AN ELECTRONIC, LSI-ADJUSTABLE, MOLDED CASE, CIRCUIT BREAKERS FOR 400A AND LARGER.
- THE METERING AND DISTRIBUTION EQUIPMENT SHALL HAVE AN INTEGRALLY-MOUNTED, DIGITAL MULTI-FUNCTION CUSTOMER POWER METER WITH COMMUNICATION OPTIONS, 100%-RATED COPPER NEUTRAL AND EQUIPMENT GROUND BUSES, AND AN EXTERNAL SURGE SUPPRESSION DEVICE (SPD). BASIS OF DESIGN FOR ELECTRICAL SWITCHBOARDS AND PANELS WILL BE SQUARE D.
- IN GENERAL, CIRCUIT BREAKER TYPE PANELS SHALL BE THE STANDARD OF CONSTRUCTION FOR THIS PROJECT. BRANCH CIRCUIT BREAKERS SHALL BE BOLT-ON DESIGNED FOR REPLACEMENT WITHOUT DISTURBING ADJACENT UNITS. BREAKERS SHALL COMPLY WITH THE REQUIREMENTS OF UL 489, THERMAL MAGNETIC TYPE WITH SHORT-CIRCUIT RATING GREATER THAN THE CALCULATED AVAILABLE FAULT CURRENT. PANELS SHALL BE SPECIfiED WITH "DOOR-IN-DOOR" TRIM.
- THE PANELBOARDS SHALL HAVE ALUMINUM BUSES, PIANO-HINGED FRONT COVERS, BOLT-ON CIRCUIT BREAKERS AND EXTERNAL SPD UNITS WHERE REQUIRED. BRANCH CONDUCTORS AND OVER CURRENT PROTECTIVE DEVICES SHALL BE SIZED AND COORDINATED TO RENDER AN ENERGY EFFICIENT AND SAFE SYSTEM. MINIMUM SHORT CIRCUIT RATING FOR 208Y/120V PANEL BOARDS SHALL BE 22,000 AMPERES SYMMETRICAL. ALL WIRING METHODS AND THE IDENTIFICATION THEREOF TO MEET AND/OR EXCEED NEC WILL BE PROVIDED.
- AN OVERCURRENT DEVICE COORDINATION STUDY SHALL BE SPECIFIED TO BE PROVIDED BY THE CONTRACTOR'S DISTRIBUTION EQUIPMENT MANUFACTURER. THIS STUDY SHALL INCLUDE A FAULT-CURRENT STUDY ON THE ENTIRE DISTRIBUTION SYSTEM TO INSURE THE ADEQUACY OF THE EQUIPMENT'S FAULT-CURRENT RATINGS AND CONDUCTOR SIZES.

LOW VOLTAGE CONDUCTORS:

- THE WIRING SYSTEM SHALL CONSIST OF 600-VOLT, TYPE THWN-2 INSULATED COPPER CONDUCTORS AND BE COLOR-CODED TO IDENTIFY THE VOLTAGE CHARACTERISTICS OF THE CONDUCTOR. AT EVERY ACCESS POINT, ALL CONDUCTORS SHALL BE LABELED TO IDENTIFY THE SOURCE/CIRCUIT BREAKER SERVING THE CONDUCTOR. MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG EXCEPT #14 AWG SHALL BE ALLOWED FOR CONTROL WIRING. #10 AWG AND SMALLER CONDUCTORS SHALL BE SOLID COPPER WIRE. #8 AWG AND LARGER CONDUCTORS SHALL BE STRANDED WIRE. MC CABLING SHALL BE ALLOWED FOR POWERING LIGHTING FIXTURES. A FACTORY PRE-FABRICATED, MODULAR WIRING SYSTEM SHALL BE ALLOWED FOR ANY FURNITURE SYSTEMS.

RACEWAYS:

- ELECTRICAL METAL TUBING (EMT) SHALL BE USED INSIDE THE BUILDINGS. GALVANIZED RIGID METAL CONDUIT (RMC) SHALL BE USED ABOVE GRADE, ON THE EXTERIOR OF THE BUILDING. ALL BELOW SLAB CONDUITS SHALL BE SCHEDULE 40 RIGID PVC CONDUIT. LIQUID-TIGHT FLEXIBLE METAL CONDUIT SHALL BE USED TO CONNECT PHYSICALLY ADJUSTABLE EQUIPMENT SUCH AS MOTORS, TRANSFORMERS, HVAC EQUIPMENT, KITCHEN/LAUNDRY EQUIPMENT, ETC. ALL EMT CONDUIT FITTINGS SHALL BE COMPRESSION-TYPE. THE MINIMUM SIZE CONDUIT SHALL BE 3/4". 1/2" FLEXIBLE METAL CONDUIT SHALL BE USED FOR LIGHT FIXTURE WHIPS ONLY. ALL CONDUITS SHALL BE LABELED TO IDENTIFY THEIR SYSTEM TYPE, I.E. TELEPHONE, DATA, LIGHTING, ETC. EMPTY CONDUITS SHALL BE TAGGED AND HAVE PULL WIRE. CONDUITS SHALL NOT BE VISIBLE IN FINISHED AREAS. CONDUIT SHALL BE EXPOSED IN THE MECHANICAL AND ELECTRICAL ROOMS.

LIGHTING:

- THE LIGHTING SYSTEM SHALL UTILIZE HIGH EFFICIENCY LED FIXTURES CONFORMING TO DESIGN LIGHTS CONSORTIUM (DLC) STANDARDS. LED FIXTURES SHALL HAVE A MINIMUM COLOR TEMPERATURE OF 4000K AND A CRI OF 82 OR HIGHER. FLUORESCENT LIGHTING FIXTURES SHALL BE USED WHERE LED FIXTURES ARE NOT AVAILABLE FOR A GIVEN SPECIFIC APPLICATION OR AESTHETIC CONCERN.
- THE FOLLOWING AVERAGE FOOT-CANDLE (FC) ILLUMINATION LEVELS ARE THE BASIS OF DESIGN FOR EACH SPACE:
  - OFFICE SHELL SPACE (5 FC AVG)
  - OPEN/PRIVATE OFFICES (45 FC)
  - CONFERENCE ROOMS (50 FC)
  - CORRIDORS/RESTROOMS (20 FC)
  - LOBBIES/RECEPTION/BREAK ROOMS (30 FC)
  - MECHANICAL/ELECTRICAL ROOMS (40 FC)
- LIGHTING POWER DENSITIES SHALL BE LOWER THAN ASHREA 90.1-2010 REQUIREMENTS.
- FIXTURE TYPES: EXACT LIGHTING FIXTURES SHALL BE SELECTED IN COORDINATION WITH THE ARCHITECT.
- OFFICE SHELL SPACE: 4' LINEAR STRIP LED, PENDANT MOUNTED.
- PRIVATE OFFICES AND ENCLOSED ROOMS IN GENERAL SHALL CONTAIN LED, 2'X4' LAY-IN, VOLUMETRIC FIXTURE WITH DIMMING.
- OPEN OFFICES, CONFERENCE ROOMS, AND LARGE AREAS SHALL CONTAIN PENDANT MOUNTED, DIRECT/INDIRECT, DIMMABLE LED 4' STRIPS.
- STORAGE ROOMS AND FILE ROOMS SHALL CONTAIN LED, 2'X4' LAY-IN, LENSED FIXTURE.
- MAIN CORRIDORS FIXTURES SHALL BE 2'X2' LAY-IN, VOLUMETRIC FIXTURE.
- 4" OR 6" RECESSED LED DOWNLIGHTS SHALL BE UTILIZED WHERE FUNCTIONALLY APPROPRIATE.
- ELECTRICAL AND MECHANICAL, CUSTODIAL ROOMS SHALL HAVE 1' X 4' CHAIN SUSPENDED, "INDUSTRIAL TYPE" LED FIXTURE.
- EXIT SIGNS SHALL BE LED EDGE-LIT WITH BATTERY PACKS.
- EXTERIOR WALL PACKS: LED, ARCHITECTURAL FULL CUTOFF TYPE FIXTURES.
- PARKING GARAGE: ROUND, PARKING GARAGE LED FIXTURE, SURFACE OR PENDANT MOUNTED.
- SITE LIGHTING/PEDESTRIAN LIGHTING: LED AREA LIGHT, FULL CUTOFF FIXTURES MOUNTED ON 25FT DIRECT BURIED, CONCRETE POLES.
- EXTERIOR LIGHTING SHALL CONSIST OF BUILDING MOUNTED LED WALL PACKS, MOUNTED AT STRATEGIC LOCATIONS FOR SAFETY AND AESTHETICS

LIGHTING CONTROLS:

- THE LIGHTING CONTROLS MUST MEET THE MANDATORY CONTROL REQUIREMENTS AS DEFINED IN THE FLORIDA BUILDING CODE - ENERGY CONSERVATION, 7TH EDITION (2020).
- THE INTERIOR LIGHTING CONTROLS WILL ENACT TWO PRIMARY STRATEGIES INTENDED TO MINIMIZE ENERGY CONSUMPTION: 1) AUTOMATIC SHUTOFF VIA OCCUPANCY SENSORS IN SMALL, ENCLOSED SPACES SUCH AS PRIVATE OFFICES AND VIA A TIMECLOCK-BASED LOW-VOLTAGE LIGHTING CONTROL RELAY SYSTEM IN LARGER, OPEN SPACES, AND 2) DAYLIGHT HARVESTING IN ALL SPACES RECEIVING HIGH, CONSISTENT LEVELS OF DAYLIGHT CONTRIBUTION, NOTABLY THE MAIN LOBBY AND PRIVATE AND OPEN OFFICE SPACES. IN CERTAIN SPACES LACKING DAYLIGHT AND WHERE PERSONAL SAFETY IS AN ISSUE, SUCH AS CORRIDORS, SELECT LIGHTS WILL REMAIN ON AT ALL TIMES DURING NORMAL HOURS OF OCCUPANCY. IN PRESENTATION SPACES, NOTABLY THE MEETING AND TRAINING ROOMS, FLEXIBILITY WILL BE PROVIDED TO ENABLE USERS TO SELECT PRESET LIGHT LEVELS. OCCUPANCY SENSORS WILL BE PROVIDED FOR AUTOMATIC LIGHTING CONTROL IN ALL PUBLIC SPACES, MULTI-PURPOSE ROOMS, PUBLIC TOILETS, CONFERENCE ROOMS, BREAK ROOMS, COPY ROOMS, PRIVATE OFFICES, STORAGE ROOMS, AND JANITOR CLOSETS.
- EXTERIOR LIGHT FIXTURES (BUILDING MOUNTED, PARKING GARAGE LIGHTING, AND PARKING LOT FIXTURES) SHALL BE CONTROLLED VIA A RELAY LIGHTING CONTROL PANEL WITH PROGRAMMABLE TIME CLOCK AND PHOTOCELL OVERRIDE. THE EXTERIOR LIGHTS WILL BE CONTROLLED ON/OFF BASED ON A TIMED SCHEDULE, HOWEVER, IF THE AMOUNT OF AVAILABLE DAYLIGHT FALLS BELOW A PRESET LEVEL, THE PHOTOCELL WILL OVERRIDE THE TIMED SCHEDULE AND TURN THE LIGHTS ON.

EMERGENCY EGRESS LIGHTING:

- ALL EMERGENCY AND EGRESS LIGHTING FIXTURES SHALL BE POWERED FROM A UL924 RATED BATTERY INTEGRAL WITH LED FIXTURES AND IN EXIT SIGNS AS REQUIRED BY NFPA. BATTERY POWERED LIGHTING SHALL BE PROVIDED AT EACH EXTERIOR EMERGENCY EGRESS DOOR OF THE BUILDING. EXIT SIGNS SHALL BE LED WITH INTERNAL BATTERY PACKS AND SELF-DIAGNOSTICS. STAIRWELL LIGHT FIXTURES SHALL CONTAIN EMERGENCY BATTERY PACKS.

CONVENIENCE OUTLETS:

- ADEQUATE QUANTITIES OF 20A-120V DUPLEX RECEPTACLES WILL BE PROVIDED IN SHELL SPACES AND COMMON AREAS AS REQUIRED. HOUSEKEEPING PURPOSE RECEPTACLES SHALL BE PROVIDED IN THE CORRIDORS AND LOBBIES AND FOR EQUIPMENT ROOMS-MECHANICAL, ELECTRICAL AND IT, ETC.

GROUNDING:

- THE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH NEC ARTICLE 250. EACH BRANCH CIRCUIT AND FEEDER SHALL INCLUDE A GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR BONDED TO METAL NON-CURRENT CARRYING PARTS OF EQUIPMENT AND THE RACEWAY SYSTEMS. THE GROUNDING SYSTEM SHALL BE TESTED IN ACCORDANCE WITH NETA ATS. ALL EQUIPMENT ROOMS, COMMUNICATION ROOMS AND CLOSETS, AND COMPUTER / DATA ROOMS, SHALL HAVE A GROUND BAR WHICH SHALL BE CONNECTED TO THE MAIN BUILDING GROUND BAR LOCATED IN THE MAIN ELECTRICAL ROOM.

LIGHTNING PROTECTION SYSTEM:

- A LIGHTNING PROTECTION SYSTEM IS RECOMMENDED FOR THIS BUILDING IN ACCORDANCE WITH UL 96 AND NFPA 780 TO FULLY PROTECT THE BUILDING CONTENTS AND OCCUPANTS AGAINST THE HAZARD OF A LIGHTNING STRIKE. THE LIGHTNING PROTECTION SYSTEM SHALL BE A SINGLE MAST, ESE (EARLY STREAMER EMITTER) SYSTEM. THE NETWORK OF AIR TERMINATION, DOWN CONDUCTORS, AND GROUND TERMINATIONS SHALL BE CONSTRUCTED SO THAT STATIC DISCHARGES ARE PROVIDED WITH AN ADEQUATE PATH TO GROUND. A SURGE PROTECTION DEVICE ON THE MAIN ELECTRICAL SERVICE SHALL BE PROVIDED. THE AIR TERMINAL AND ROOF LIGHTNING CONDUCTORS SHALL BE ALUMINUM AND MATCH THE ROOFING MATERIAL. THE DOWN CONDUCTORS SHALL BE COPPER AND ROUTED IN PVC CONDUIT CONCEALED WITHIN THE STRUCTURE.

SURGE PROTECTIVE DEVICES (SPD):

- SURGE PROTECTION DEVICES (SPD'S) SHALL BE PROVIDED AT THE BUILDING'S SERVICE ENTRANCE MAIN METERING EQUIPMENT AND OTHER MAIN DISTRIBUTION EQUIPMENT ASSOCIATED WITH EACH ELECTRICAL SERVICE. THIS SHALL INCLUDE OTHER PANEL BOARDS AS DETERMINED BY USE/FUNCTION. SPDS SHALL ALSO BE PROVIDED AT ALL POWER DISTRIBUTION PANELS SERVING EXTERIOR CIRCUITS AND PANELS SERVING COMPUTER STATION RECEPTACLES. ALL WIRING PAIRS AND CABLE SHEATH ENTERING THE BUILDING SHALL HAVE A COMPLETE SURGE PROTECTION SYSTEM INCLUDING, BUT NOT LIMITED TO, FIRE ALARM, CONTROL WIRING INCLUDING HVAC CONTROL SYSTEM, COMMUNICATION, AND SECURITY SYSTEMS.

FIRE ALARM SYSTEM:

- A DIGITAL, ADDRESSABLE FIRE ALARM AUTOMATIC INITIATION WITH HORN/STROBE TYPE NOTIFICATION SYSTEM IN COMPLIANCE WITH NFPA 72 & 101, FBC, AND ADA REQUIREMENTS SHALL BE PROVIDED. THE MAIN FIRE ALARM CONTROL PANEL SHAL

STATE OF FLORIDA
JOHN A. CUNNINGHAM
AR0013674
REGISTERED ARCHITECT

PIERRE DELRAY PHASE II - SPRAB SITE PLAN PACKAGE

DESIGN AND GREEN INITIATIVE NARRATIVES | *12" = 1'-0"* | *01.21.2022*

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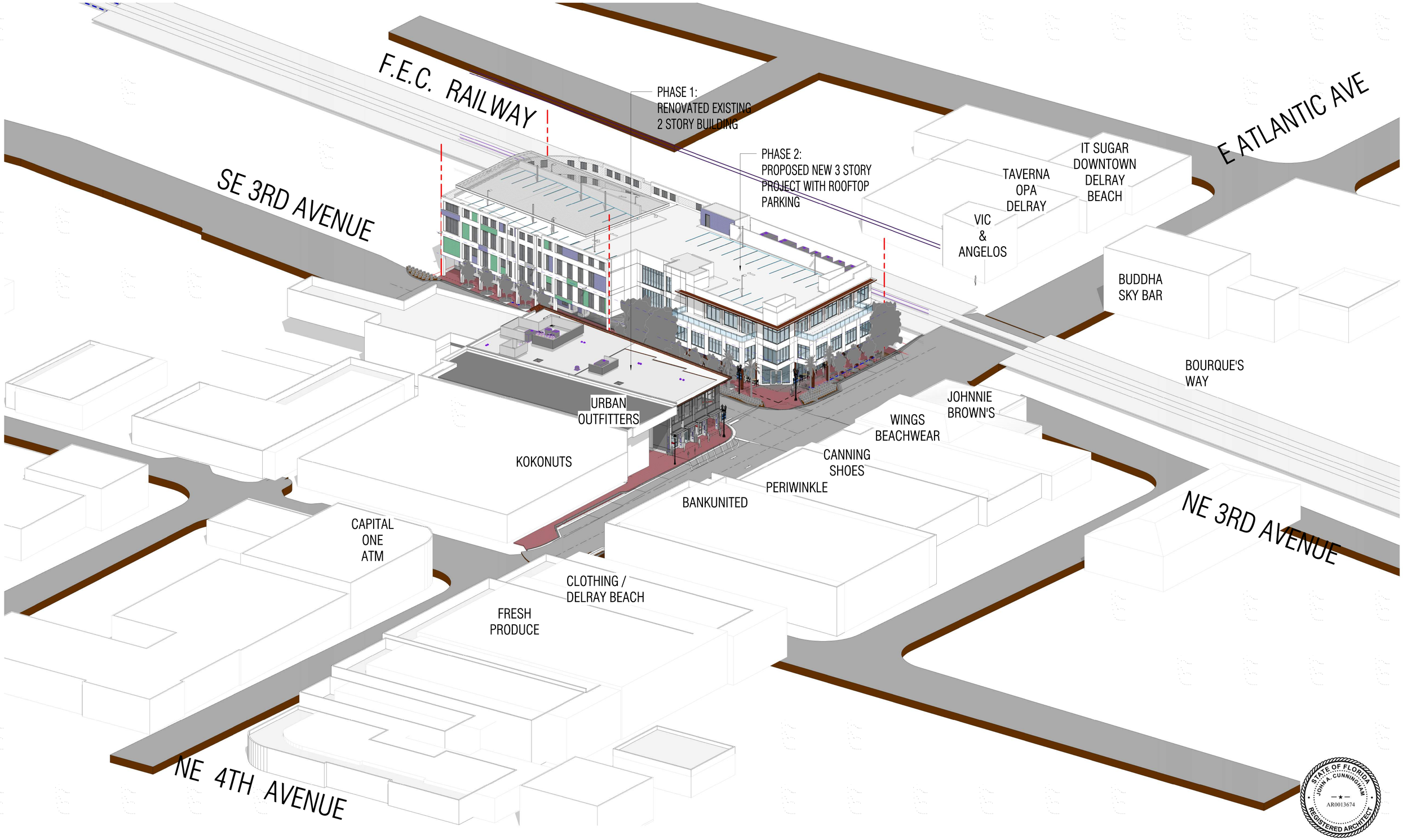
ZYSCOVICH ARCHITECTS
250 Park Avenue, Suite 510
Winter Park, Fl. 32789
t 407.674.1959
e info@zyscovich.com
w www.zyscovich.com



STATE OF FLORIDA
JOHN A. CUNNINGHAM
AR0013674
REGISTERED ARCHITECT

PIERRE DELRAY PHASE II - SPRAB SITE PLAN PACKAGE

AERIAL CONTEXTURAL PERSPECTIVE - NEW 3-STORY BUILDING

01.21.2022

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ZYSCOVICH ARCHITECTS
250 Park Avenue, Suite 510
Winter Park, FL 32789
t 407.674.1959
e info@zyscovich.com
w www.zyscovich.com

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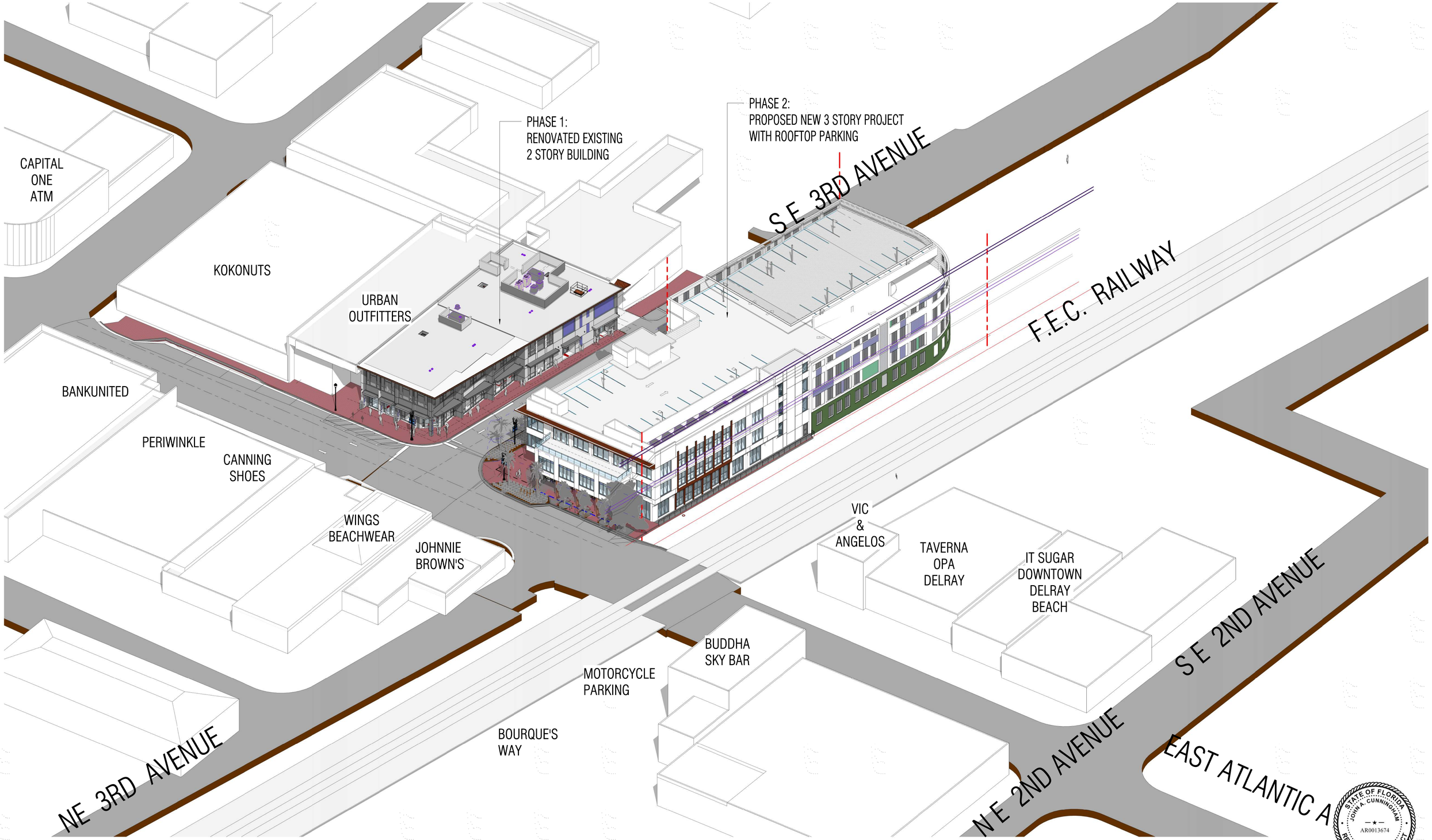

STATE OF FLORIDA
JOHN A. CUNNINGHAM
AR0013674
REGISTERED ARCHITECT

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ZYSCOVICH ARCHITECTS
250 Park Avenue, Suite 510
Winter Park, FL 32789
t. 407.674.1959
e. info@zyscovich.com
w. www.zyscovich.com

N

TRUE NORTH

2 / A3 **SITE PLAN**

Scale: 1" = 20'-0"

STATE OF FLORIDA
JOHN A. CUNNINGHAM
AR0013674
REGISTERED ARCHITECT

PIERRE DELRAY PHASE II - SPRAB SITE PLAN PACKAGE

SITE PLAN	1" = 20'-0"	08.12.2022

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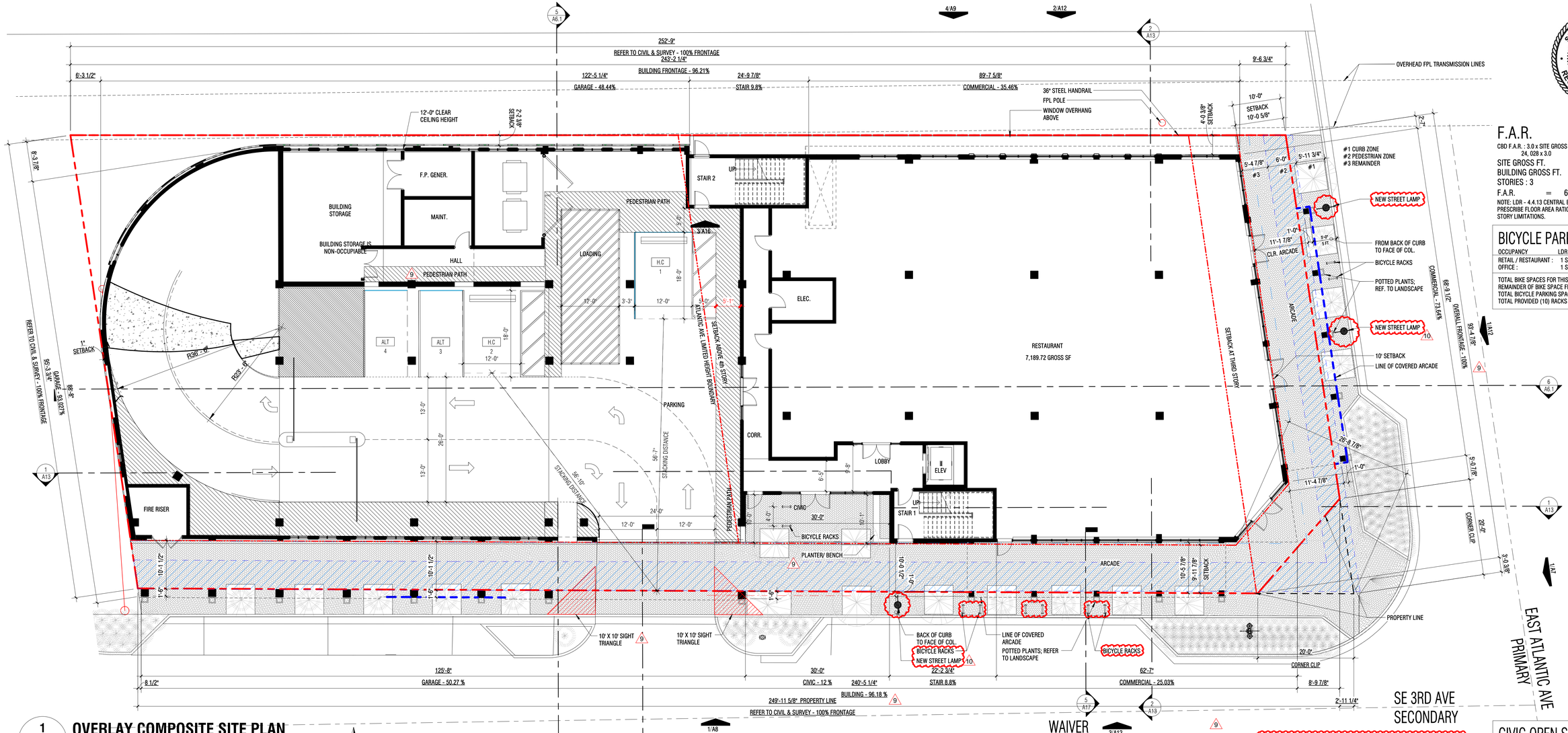
ZYSCOVICH ARCHITECTS
250 Park Avenue, Suite 510
Winter Park, FL 32789
t. 407.674.1959
e. info@zyscovich.com
w. www.zyscovich.com

A3



1 OVERLAY COMPOSITE SITE PLAN
A4 Scale: 1" = 10'-0"

F.A.R.

CBD F.A.R. : 3.0 x SITE GROSS SF	=	SF MAX	
24, 028 x 3.0	=	71,310	
SITE GROSS FT.	=	23,771	
BUILDING GROSS FT.	=	62,408	9
STORIES : 3	=	3	
F.A.R.	=	62,408/23,771 = 2.63	8

NOTE: LDR - 4.4.13 CENTRAL BUSINESS DISTRICT DOES NO PRESCRIBE FLOOR AREA RATIO (F.A.R.); ONLY HEIGHT AND STORY LIMITATIONS.

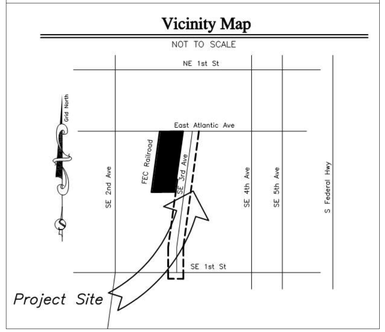
BICYCLE PARKING

OCCUPANCY	LDR TABLE 4.4.13(M)	SF	SPACE
RETAIL / RESTAURANT :	1 SPACE / 2,500 SF	7,819.92 SF	3.2 (3)
OFFICE :	1 SPACE / 5,000 SF	15,256.91 SF	3.1(3)
TOTAL BIKE SPACES FOR THIS PROJECT			6.3 (6)
REMAINDER OF BIKE SPACE FROM SITE 1			5
TOTAL BICYCLE PARKING SPACE REQ'D			11
TOTAL PROVIDED (10) RACKS 2 BIKE EACH			20

7

PROJECT METRICS

MAP



PARKING CALCULATIONS (INSIDE CBD)

1st FL. PARKING SPACE COUNT	REQUIRED (xx) - TOTAL PROVIDED		
LEVEL SURFACE PARKING (RESTAURANT) : 12/1000 + 15/1000 GROSS SF	6,000* sf : 12/1000 =	72 spaces (72)	
	1,189* sf : 15/1000 =	17.84 spaces (18)	
TOTAL 1st FL. SPACES: 90 SPACES - 4 PROV.			
2nd FL. PARKING SPACE COUNT			
LEVEL SURFACE PARKING (OFFICE): 1.0/500 NET SF	8,304** sf : 1.0 sp / 500 sf =	16.60 spaces (17) INCLUDES 142 SF GROUND FLOOR MAINTENANCE OFFICE	
TOTAL 2nd FL. SPACES: 17 SPACES REQUIRED - 18 PROV.			
3rd FL. PARKING SPACE COUNT			
LEVEL SURFACE PARKING (OFFICE): 1.0/500 NET SF	6,994** sf : 1.0 sp / 500 sf =	13.98 spaces (14)	
TOTAL 3rd FL. SPACES: 14 SPACES REQUIRED - 18 PROV.			
4th FL. PARKING SPACE COUNT			
	PARKING LEVEL		
TOTAL 4th FL. SPACES: 40 SPACES PROVIDED			

****BUSINESS REQUIRED SPACES: 31.00 SPACES
*WITH RESTAURANT REQUIRED SPACES : SPACES PROVIDED TOTAL SPACES: 80 SPACES
TOTAL PARKING SPACE PROVIDED: 80 SPACES

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)

* RESTAURANT AREA IS CALCULATED FROM ONE TENANT OCCUPANCY
** NET SF AREAS ARE USED FOR PARKING CALCULATIONS BECAUSE NET SF IS THE OCCUPIABLE SF OF THE BUILDING.
*** LEASABLE SF IS CALCULATE FROM C.L. OF DEMISING WALLS TO FACE OF EXTERIOR WALLS PER FBC 2021, SECTION 202 - "GROSS LEASABLE AREA"
**** OFFICE BUSINESS IS CALCULATED C.L. OF DEMISING WALLS TO INSIDE FACE OF BUILDING WALL, EXCLUDING BUILDING COMMON AREAS, SHAFTS, STAIRWELLS
***** REFER TO SHEET A4a PARKING CALCULATIONS FOR SHARED PARKING ANALYSIS.

PARKING SCHEDULE

Parking Level	Type	Count
LEVEL 1		
LEVEL 1	9' x 18' (ALT)	2
LEVEL 1	12' x 18' W/ 5' AISLE (ADA)	2
LEVEL 2		
LEVEL 2	8' x 18' COMPACT	4
LEVEL 2	9' x 18' (FULL)	13
LEVEL 2	12' x 18' W/ 5' AISLE (ADA)	1
LEVEL 3		
LEVEL 3	8' x 18' COMPACT	4
LEVEL 3	9' x 18' (FULL)	13
LEVEL 3	12' x 18' W/ 5' AISLE (ADA)	1
LEVEL 4		
LEVEL 4	8' x 18' COMPACT	16
LEVEL 4	9' x 18' (FULL)	24
Grand total: 80		80

COMPACT PARKING:
80 TOTAL SPACE x 30% = 24 = 24 SPACES / 24 PROVIDED 10

ALTERNATE FUEL PARKING:
80 TOTAL SPACE x 3% = 2.4 = 2.4 SPACES / 3 PROVIDED

AREA TABULATIONS:
GROSS BUILDING (UNDER A/C) + VERTICAL SHAFTS 28,538.78 SF
GROSS PARKING 54,119.01 SF

SETBACKS

LDR, 4.3.4(K)

CAT.	PARCEL AREA REQUIRED			PROVIDED
A |	EAST ATLANTIC AVE.			
	FRONT	10 FT. MIN	N.E.	10 FT 0 5/8 IN
		15 FT. MAX	N.W	10 FT 0 5/8 IN
	SE 3RD AVE.			
	FRONT	10 FT. MIN	N.E.	10 FT 5 7/8 IN
		15 FT. MAX	S.E	15 FT 0 1/2 IN
B |	SIDE	0 FT. or	WEST	2 FT 2 3/8 IN
		5 FT.		4 FT 0 5/8 IN
		0 FT OR 5 FT	SOUTH	0 FT 1 IN

LOT COVERAGE

LDR, 4.3.4(K)

TOTAL LOT AREA:	23,771.00 SF	100.00 %
TOTAL BUILT AREA:	23,067.65 SF	97.04 %
TOTAL FLOOR AREA:	8,572.16 SF	36.06 %
PARKING & PAVED AREA:	14,495.35 SF	60.97 %
(OPEN) LANDSCAPE AREA:	703.35 SF	2.95 %
CIVIC SPACE:	296.67 SF	1.25 %

9

BUILDING GROSS AREA w/o...

Level	Name	Area
GROUND FLOOR		
GROUND FLOOR	GROSS BUILDING AREA (UNDER A/C)	7,977.49 SF
GROUND FLOOR	PARKING	10,409.02 SF
GROUND FLOOR	SHAFT	594.67 SF
		18,981.18 SF
LEVEL 2		
LEVEL 2	GROSS BUILDING AREA (UNDER A/C)	9,492.92 SF
LEVEL 2	PARKING	11,820.34 SF
LEVEL 2	SHAFT	706.04 SF
		22,019.29 SF
LEVEL 3		
LEVEL 3	GROSS BUILDING AREA (UNDER A/C)	8,203.73 SF
LEVEL 3	PARKING	11,816.57 SF
LEVEL 3	SHAFT	693.78 SF
		20,714.08 SF
LEVEL 4 - PARKING		
LEVEL 4 - PARKING	LOBBY (A/C)	159.58 SF
LEVEL 4 - PARKING	SHAFT	533.47 SF
		693.05 SF
		62,407.6 SF

TABLE ABOVE EXCLUDED 4,989.16 SF OF OPEN LANDSCAPE AND HARDSCAPE. EXCLUDES 20,020.82 SF OF ROOFTOP PARKING 9

LEGAL DESCRIPTION

PAPA Banner

Location Address 8 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

Owners
PIERRE DELRAY TWO LLC

Mailing address
2000 AVENUE OF THE STARS FL 11
LOS ANGELES CA 90067-4732

Sales Date	Price	OR 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 0.6245
Use Code 2300 - FINANCIAL	Zoning CF - Community Facilities (12-DELRAY BEACH)	

Tax Year	2019	2018	2017
Improvement Value	$11,135	$11,533	$11,870
Land Value	$6,171,130	$5,991,408	$1,366,929
Total Market Value	$6,182,265	$6,002,941	$1,378,807

All values are as of January 1st each year

Tax Year	2019	2018	2017
Assessed Value	$6,182,265	$6,002,941	$1,236,779
Exemption Amount	$0	$0	$0
Taxable Value	$6,182,265	$6,002,941	$1,236,779

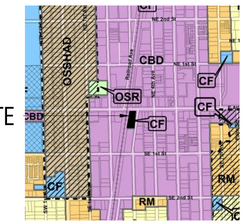
Tax Year	2019	2018	2017
Ad Valorem	$133,375	$126,866	$27,605
Non Ad Valorem	$484	$484	$484
Total tax	$133,859	$127,350	$28,089

ZONING

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

SITE



WAIVER

SETBACK WAIVER
WAIVER FROM LDR SECTION 4.4.13(D)(1)b(2)(b) TO ALLOW A TWO FOOT AND TWO 3 EIGHTS (2'-2 3/8" MINIMUM INTERIOR SIDE WAYRD SETBACK ALONG THE WEST PROPERTY LINE IN LIEU OF THE FIVE-FOT (5') INTERIOR SIDE YARD SETBACK REQUIRED ("WAIVER")

ARCADE WAIVER
WAIVER FROM LDR SECTION 4.4.13(E)(4)(b)(1)(I) TO ALLOW A MAXIMUM THREE (3) STORY ARCADE HEIGHT FOR THE PROJECT IN LIEU OF THE TWO (2) STORY ARCADE HEIGHT PERMITTED ("WAIVER")

9

LANDSCAPE WAIVER
WAIVER FROM LDR SECTION 4.4.13(G)(4)(E) TO ALLOW TWO (2) SHADE TREES WITHIN THE 5' CIVIC OPEN SPACE IN LIEU OF FOUR (4) SHADE TREES REQUIRE ("WAIVER")
10

CIVIC OPEN SPACE

LDR 4.4.13(G)		SF
SITE GROSS SF		24,028 SF
REQUIRED CIVIC SF	0 - 20,000 SF	0 %
REQUIRED CIVIC SF	20,000 - 40,000 SF	5 %
24,028 - 20,000 = 4,028 SF * 5% =		201.40 SF REQUIRED
		296.67 SF PROVIDED 9

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ZYSCOVICH ARCHITECTS
250 Park Avenue, Suite 510
Winter Park, FL 32789
t 407.674.1959
e info@zyscovich.com
w www.zyscovich.com

A4

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MIAMI ORLANDO NEW YORK

Total Project Parking Requirements (ALL RESTAURANT WITH OFFICE)

				Shared Parking Calcs									
				Weekday						Weekend			
Use Type	Spaces	Per S.F /DU	Designed SF/DU	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	15,399	5%	2	100%	31	10%	3	10%	3	5%	2
Retail/Commercial	1	500	0	5%	0	70%	0	90%	0	100%	0	70%	0
Restaurant < 6000 S.F	12	1000	6,000	10%	7	50%	36	100%	72	50%	36	100%	72
Restaurant >6000 S.F	15	1000	1,183	10%	2	50%	9	100%	18	50%	9	100%	18
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		11		76		93		48		92

Max Parking Requirement		93	
Garage Parking Provided		80	2
Surface Parking		0	3
Total Parking Provided		80	
Over/Under (-)		-13	
Compact Spaces Allowed	30%	28	[Calculation is based on Required Spaces]
Alternative Fuel Spaces Required	3%	3	[Calculation is based on Required Spaces]

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8

Total Project Parking Requirements (ALL RETAIL WITH OFFICE)

				Shared Parking Calcs									
				Weekday						Weekend			
Use Type	Spaces	Per S.F /DU	Designed SF/DU	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	15,399	5%	2	100%	31	10%	3	10%	3	5%	2
Retail/Commercial	1	500	7,189	5%	1	70%	10	90%	13	100%	14	70%	10
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		3		41		16		18		12

Max Parking Requirement		41	
Garage Parking Provided		80	2
Surface Parking		0	3
Total Parking Provided		80	
Over/Under (-)		39	
Compact Spaces Allowed	30%	12	[Calculation is based on Required Spaces]
Alternative Fuel Spaces Required	3%	1	[Calculation is based on Required Spaces]

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Total Project Parking Requirements (ALL RETAIL+RESTAURANT WITH OFFICE)

				Shared Parking Calcs									
				Weekday						Weekend			
Use Type	Spaces	Per S.F /DU	Designed SF/DU	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	15,399	5%	2	100%	31	10%	3	10%	3	5%	2
Retail/Commercial	1	500	1,189	5%	0	70%	2	90%	2	100%	2	70%	2
Restaurant < 6000 S.F	12	1000	6,000	10%	7	50%	36	100%	72	50%	36	100%	72
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		9		69		77		42		76

Max Parking Requirement		77	
Garage Parking Provided		80	2
Surface Parking		0	3
Total Parking Provided		80	
Over/Under (-)		3	
Compact Spaces Allowed	30%	23	[Calculation is based on Required Spaces]
Alternative Fuel Spaces Required	3%	2	[Calculation is based on Required Spaces]

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Total Project Parking Requirements (ALL RETAIL+RESTAURANT WITH OFFICE)

				Shared Parking Calcs									
				Weekday						Weekend			
Use Type	Spaces	Per S.F /DU	Designed SF/DU	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	15,399	5%	2	100%	31	10%	3	10%	3	5%	2
Retail/Commercial	1	500	1,189	5%	0	70%	2	90%	2	100%	2	70%	2
Restaurant < 6000 S.F	12	1000	6,000	10%	7	50%	36	100%	72	50%	36	100%	72
Restaurant >6000 S.F	15	1000		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		9		69		77		42		76

Max Parking Requirement		77	
Garage Parking Provided		80	2
Surface Parking		0	3
Total Parking Provided		80	
Over/Under (-)		3	
Compact Spaces Allowed	30%	23	[Calculation is based on Required Spaces]
Alternative Fuel Spaces Required	3%	2	[Calculation is based on Required Spaces]

STATE OF FLORIDA
JOHN A. CUNNINGHAM
AR0013674
REGISTERED ARCHITECT

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ARCHITECTS
250 Park Avenue, Suite 510
Winter Park, FL 32789
t 407.674.1959
e info@zyscovich.com
w www.zyscovich.com

A4a

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 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 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]

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 forecourts, porches, or arcades. [Amd. Ord. 28-15 12/08/15]

	FRONTAGE	LENGTH	PERCENTAGE
COMMERICAL	STOREFRONT - NORTH	*83'-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		

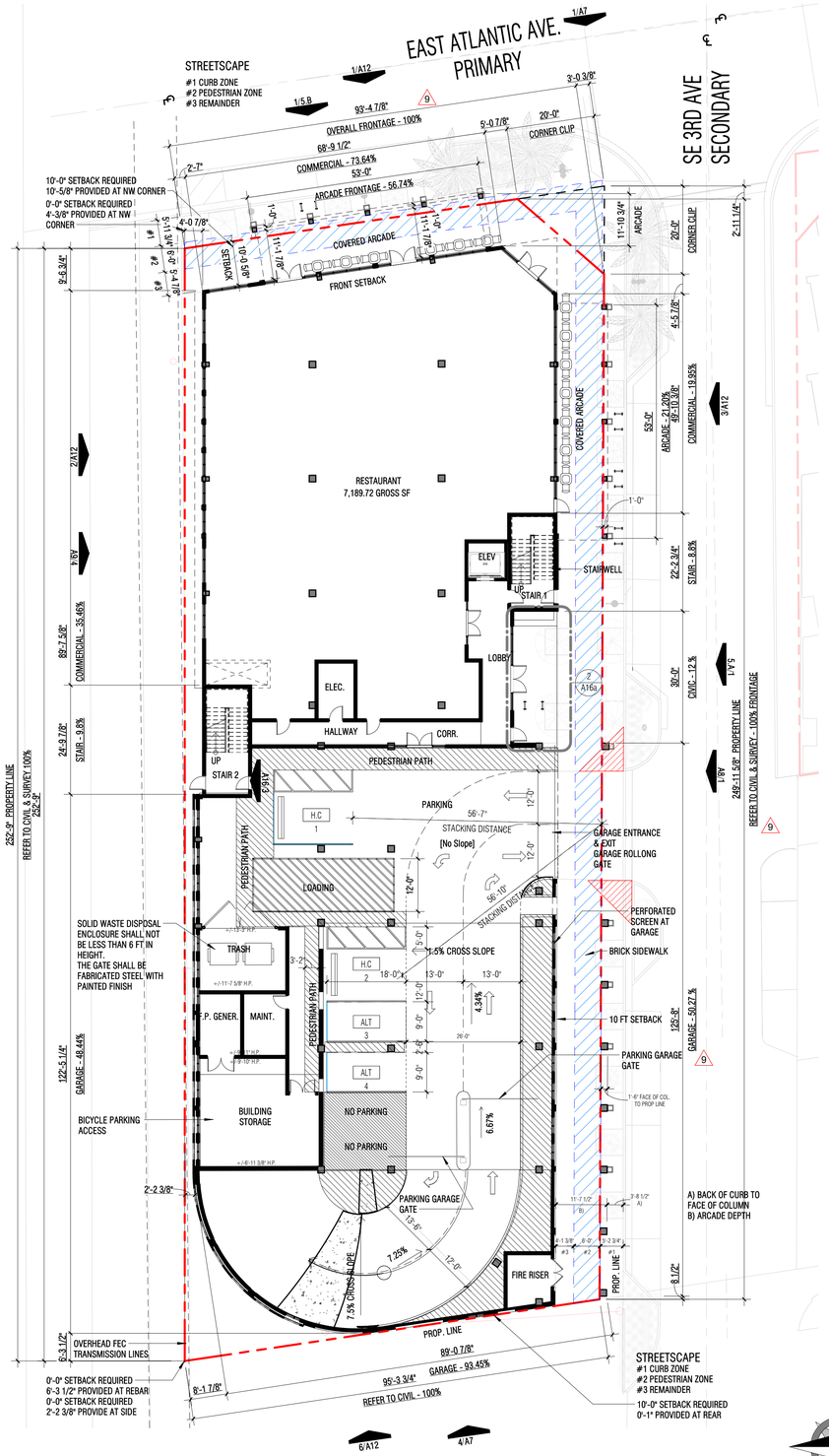
*REFER TO A4 - COMPOSITE OVERLAY SITE PLAN FOR DIMENSION
**REFER TO A5 - PLANS FOR DIMENSION

9 WAIVER

SETBACK WAIVER
WAIVER FROM LDR SECTION 4.4.13(D)(1)(b(2)(b) TO ALLOW A TWO FOOT AND TWO 3 EIGHTS (2'-2 3/8" MINIMUM INTERIOR SIDE WAYRD SETBACK ALONG THE WEST PROPERTY LINE IN LIEU OF THE FIVE-FOT (5') INTERIOR SIDE YARD SETBACK REQUIRED ("WAIVER")

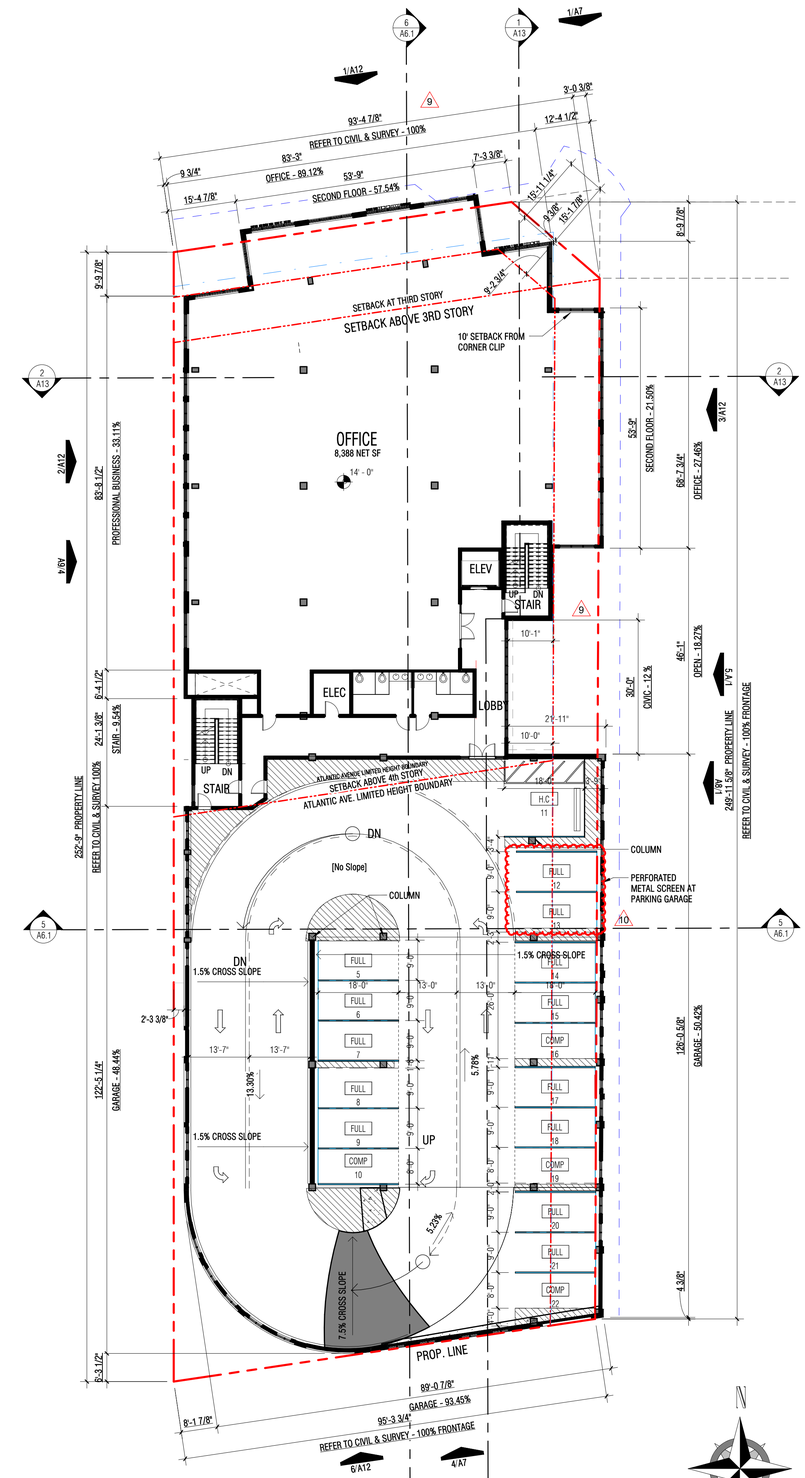
ARCADE WAIVER
WAIVER FROM LDR SECTION 4.4.13(E)(4)(f)(1)(f) TO ALLOW A MAXIMUM THREE (3) STORY ARCADE HEIGHT FOR THE PROJECT IN LIEU OF THE TWO (2) STORY ARCADE HEIGHT PERMITTED ("WAIVER")

LANDSCAPE WAIVER
WAIVER FROM LDR SECTION 4.4.13(G)(4)(E) TO ALLOW TWO (2) SHADE TREES WITHIN THE CIVIC OPEN SPACE IN LIEU OF FOUR (4) SHADE TREES REQUIRE ("WAIVER") 10



1 / A5 GROUND FLOOR PLAN

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



2 / A5 SECOND FLOOR PLAN

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

STATE OF FLORIDA
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PIERRE DELRAY PHASE II - SPRAB SITE PLAN PACKAGE

PLANS | As indicated | 08.12.2022

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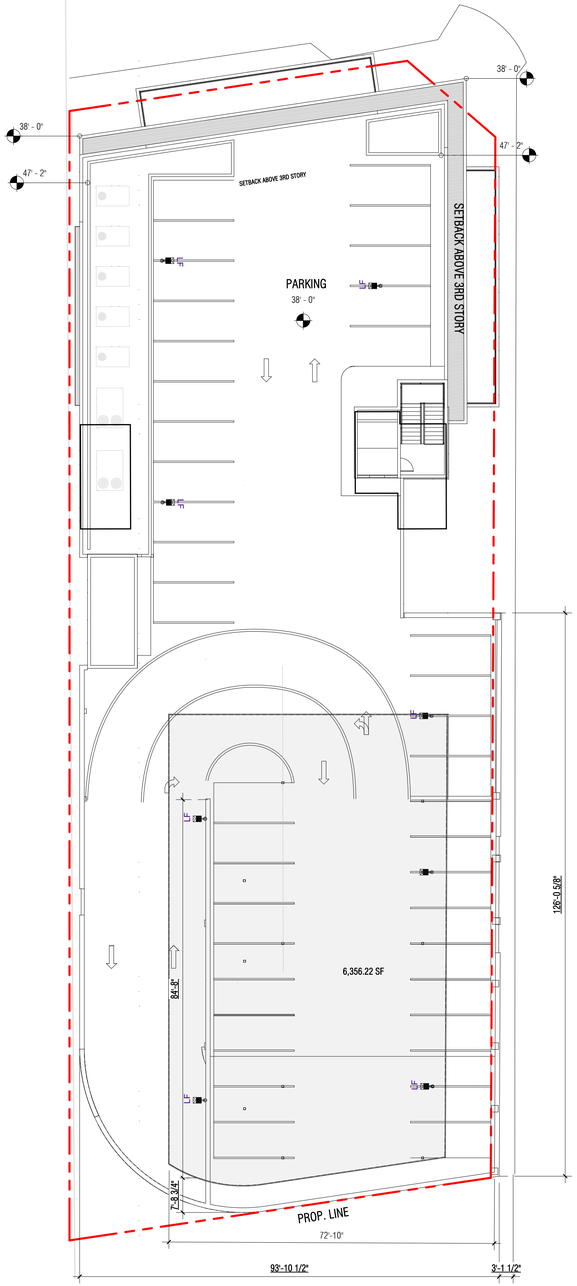
e info@zyscovich.com
w www.zyscovich.com

A5



CANOPY AREA

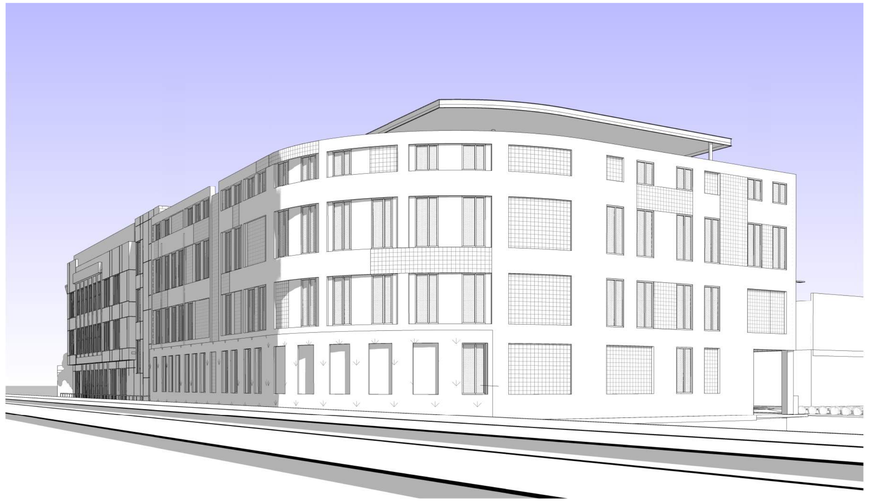
TOTAL SQUARE FEET OF ROOF TOP AREA :	20,771.21
TOTAL SQUARE FEET OF CANOPY :	6,356.22
PERCENTAGE :	30.7%

ROOF TOP PARKING SHADE CANOPY TO BE POWDER-COATED ALUMINUM CANOPY TO MATCH STOREFRONTS AND PERFORATED METAL SCREENS, REFER TO ELEVATIONS

10

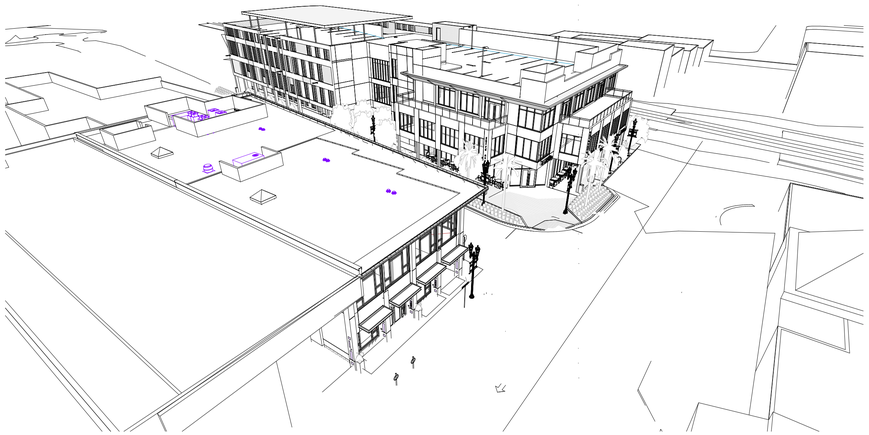
1 / A6.1 **ROOF TOP SHADE STRUCTURE PLAN**

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



2 / A6.1 **SOUTHWEST CORNER**

Scale:

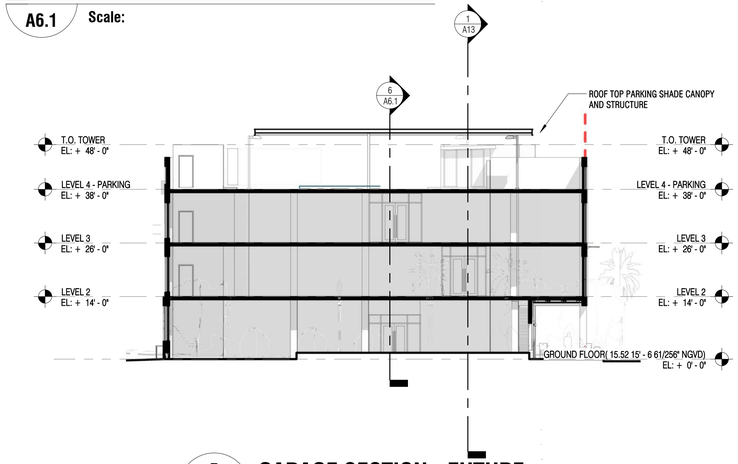


3 / A6.1 **VIEW FROM NORTHEAST**

Scale:

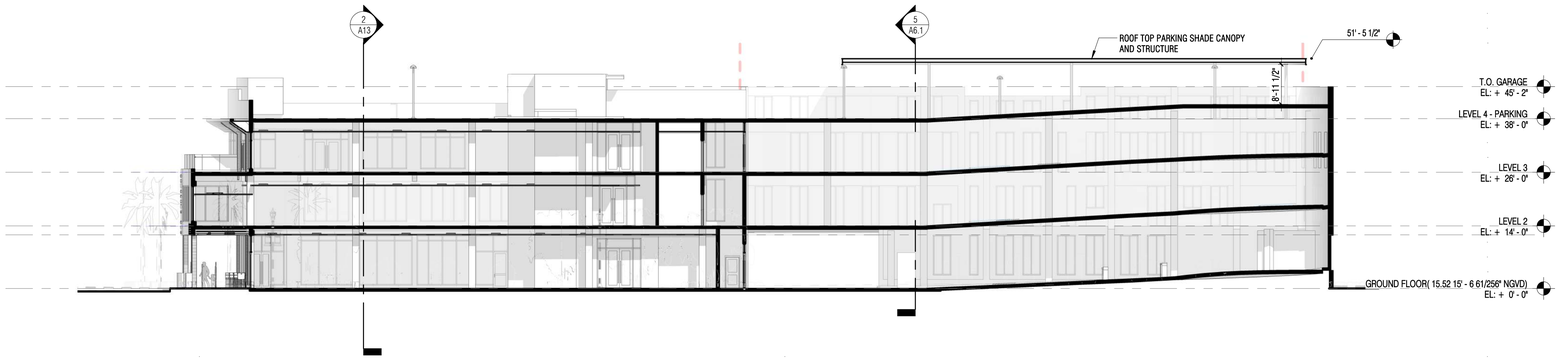
4 / A6.1 **ROOF LEVEL VIEW LOOKING SE 3RD AVE**

Scale:



5 / A6.1 **GARAGE SECTION - FUTURE**

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



6 / A6.1 **GARAGE SECTION - FUTURE 2**

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

7

STATE OF FLORIDA
JOHN A. CUNNINGHAM
AR0013674
REGISTERED ARCHITECT

PIERRE DELRAY PHASE II - SPRAB SITE PLAN PACKAGE

ROOF PLAN WITH SHADE STRUCTURE | 1/16" = 1'-0" | 08.12.2022

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ZYSCOVICH ARCHITECTS
250 Park Avenue, Suite 510
Winter Park, Fl. 32789
t 407.674.1959
e info@zyscovich.com
w www.zyscovich.com

A6.1

GENERAL STANDARDS FOR ROOFTOPS

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)

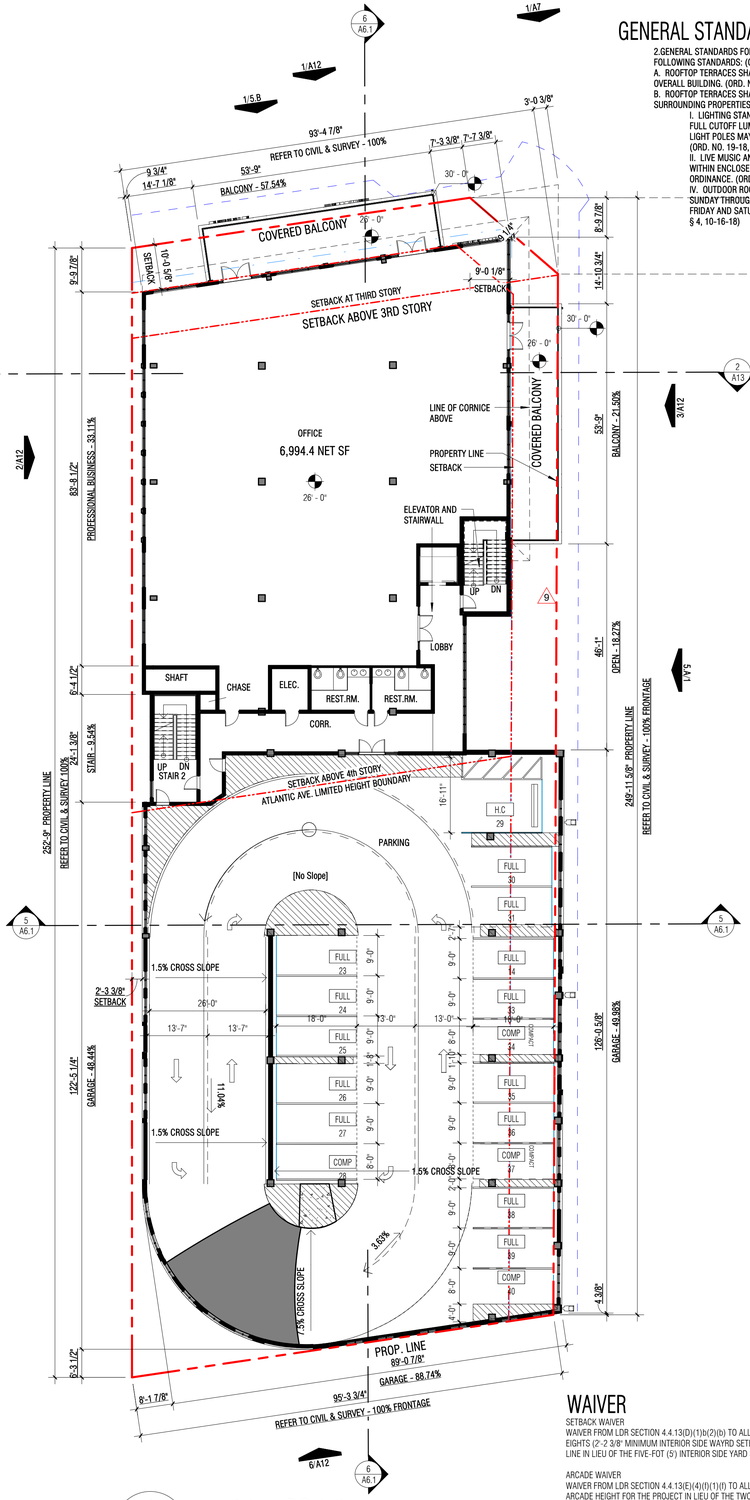
I. LIGHTING STANDARDS OF SECTION 4.6.8 APPLY. ALL ROOFTOP LIGHTING SHALL BE FULL CUTOFF LUMINARIES TO MINIMIZE SPILLOVER ON ADJACENT PROPERTIES. LIGHT POLES MAY NOT EXTEND BEYOND THE MAXIMUM BUILDING HEIGHT LIMIT. (ORD. NO. 19-18, § 4, 10-16-18)

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 ON SUNDAY THROUGH THURSDAY TO THE TIME BETWEEN 7 A.M. AND 10 P.M., AND ON FRIDAY AND SATURDAY TO THE TIME BETWEEN 7 A.M. AND 11 P.M. (ORD. NO. 19-18, § 4, 10-16-18)

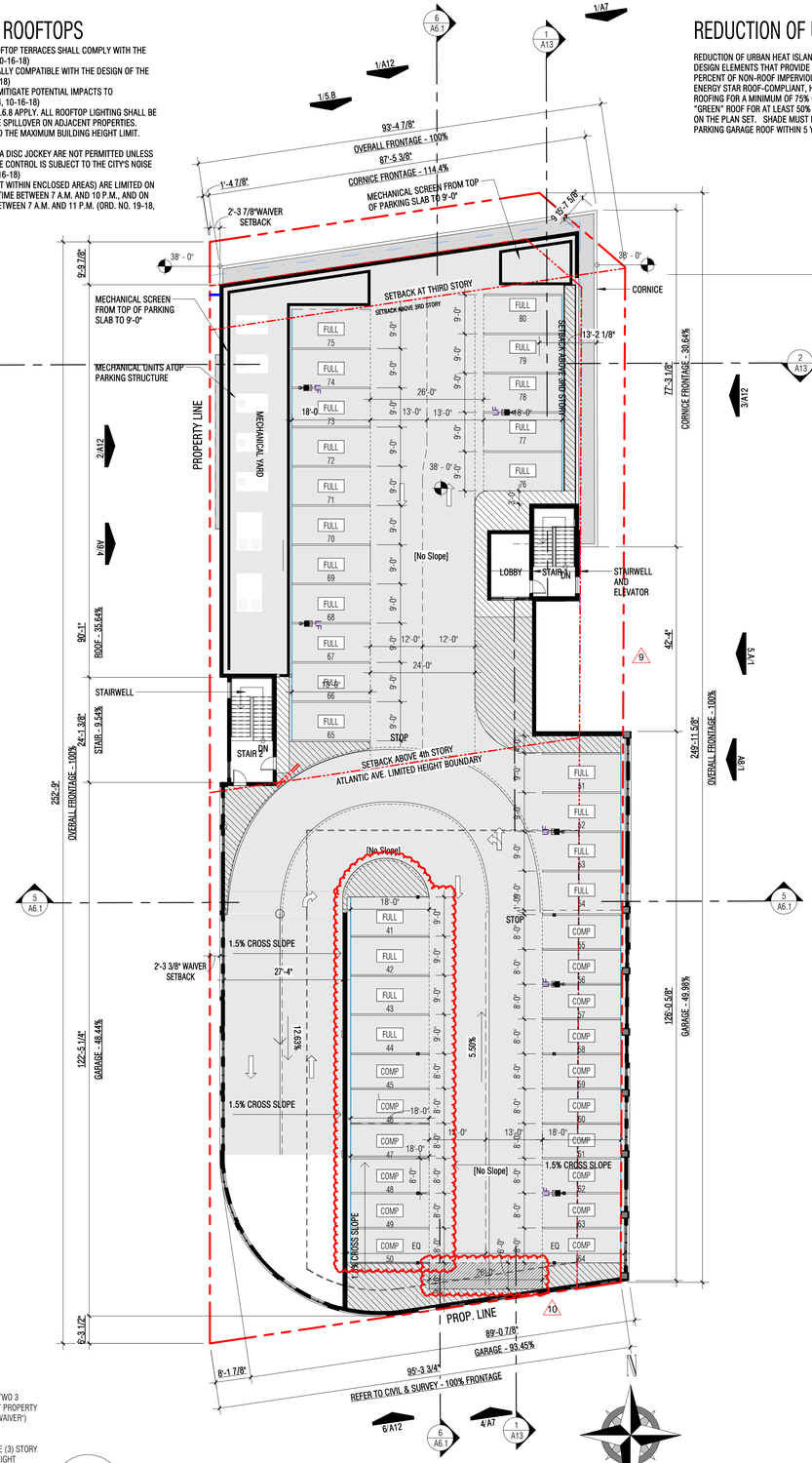
REDUCTION OF URBAN HEAT ISLANDS

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.



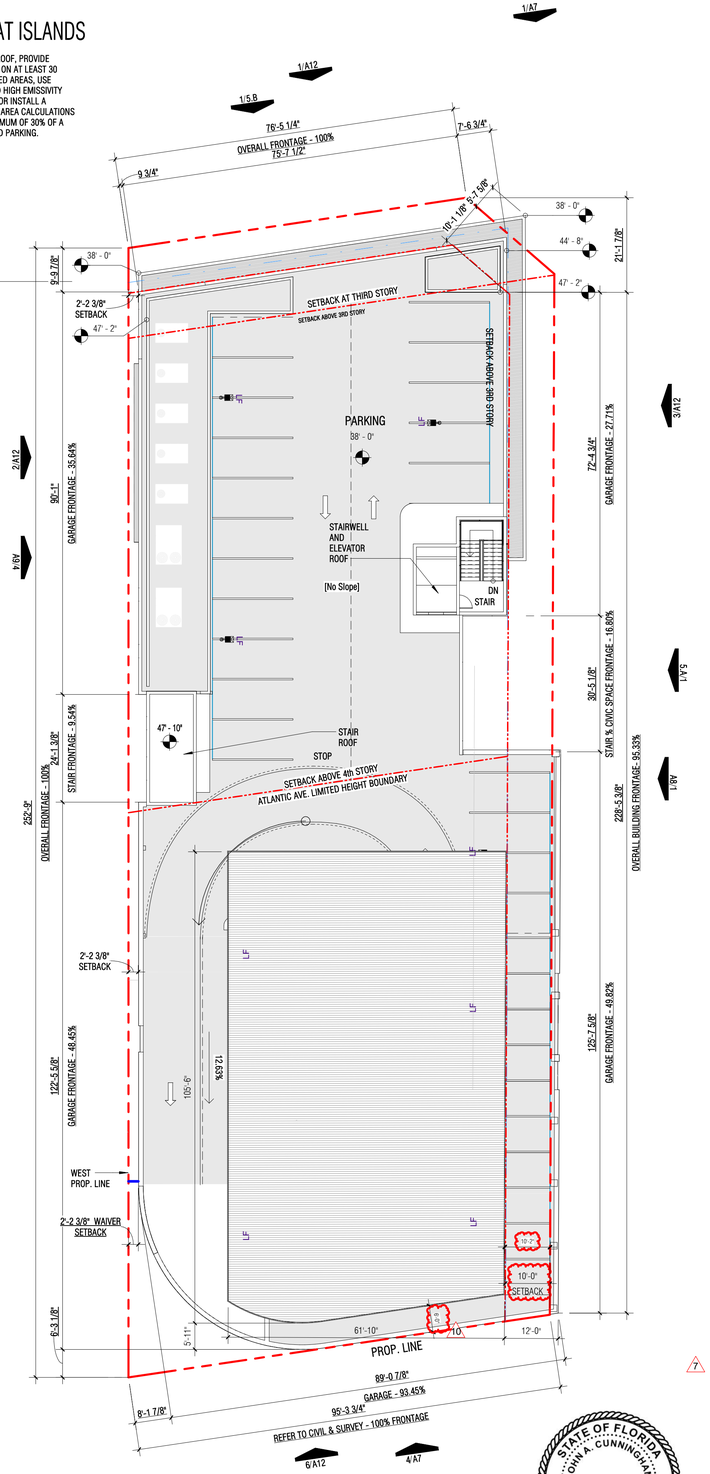
1 THIRD FLOOR PLAN

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



2 PRIMARY ROOF PLAN -

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



3 STAIR AND ELEVATOR ROOF PLAN

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

WAIVER

SETBACK WAIVER
WAIVER FROM LDR SECTION 4.4.13(D)(1)b(2)(b) TO ALLOW A TWO FOOT AND TWO 3 EIGHTS (2'-2 3/8" MINIMUM INTERIOR SIDE WAYRD SETBACK ALONG THE WEST PROPERTY LINE IN LIEU OF THE FIVE-FOT (5') INTERIOR SIDE YARD SETBACK REQUIRED ("WAIVER")

ARCADE WAIVER
WAIVER FROM LDR SECTION 4.4.13(E)(4)(l)(1)(f) TO ALLOW A MAXIMUM THREE (3) STORY ARCADE HEIGHT FOR THE PROJECT IN LIEU OF THE TWO (2) STORY ARCADE HEIGHT PERMITTED ("WAIVER")

LANDSCAPE WAIVER
WAIVER FROM LDR SECTION 4.4.13(G)(4)(E) TO ALLOW TWO (2) SHADE TREES WITHIN THE CIVIC OPEN SPACE IN LIEU OF FOUR (4) SHADE TREES REQUIRE ("WAIVER")

STATE OF FLORIDA
JOHN A. CUNNINGHAM
AR0013674
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PIERRE DELRAY PHASE II - SPRAB SITE PLAN PACKAGE | PLANS | 1/16" = 1'-0" | 08.12.2022

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ZYSCOVICH ARCHITECTS
250 Park Avenue, Suite 510
Winter Park, FL 32789
t. 407.674.1959
e. info@zyscovich.com
w. www.zyscovich.com

A6