



EXISTING VIEW FROM EAST ATLANTIC AVENUE AND SOUTHEAST 3RD AVENUE

4 DELTA 4 - SPRAB COMMENTS - 11/22/19
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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ZYSCOVICH
ARCHITECTS

250 Park Avenue, Suite 510
Winter Park, FL 32789
1 407 674 1959

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




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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, powder-coated gray 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 panted 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%

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.





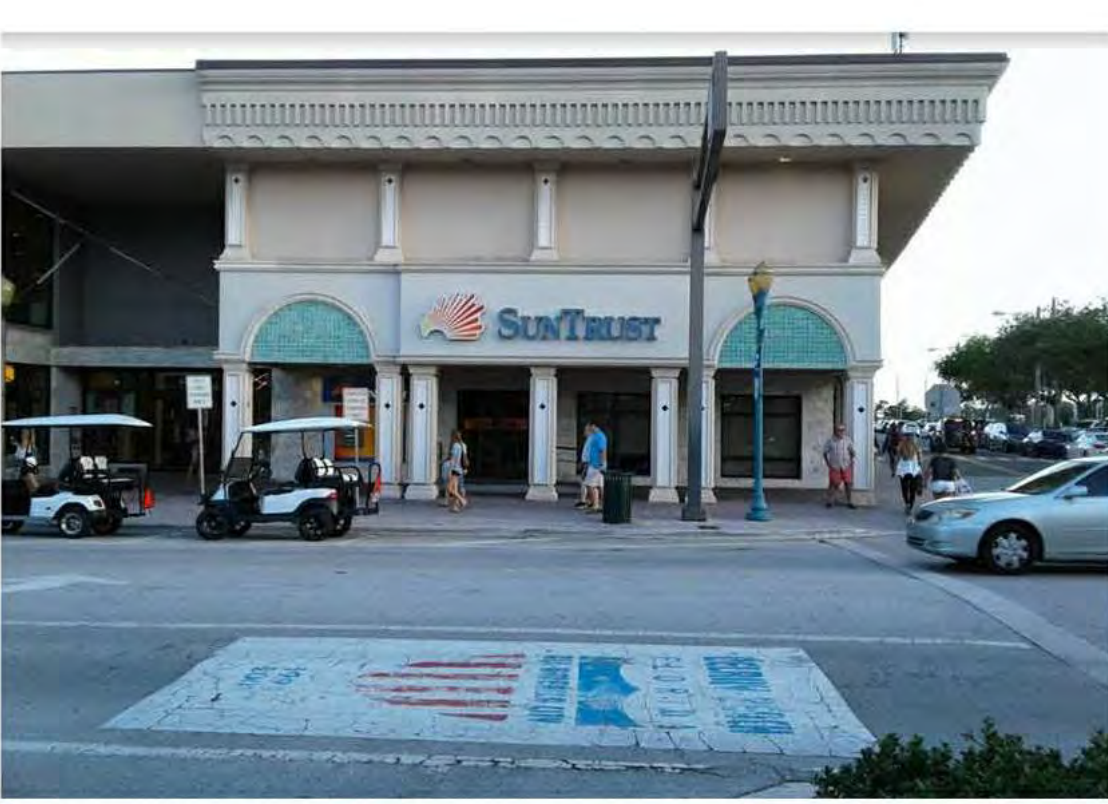
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B



C



D



E



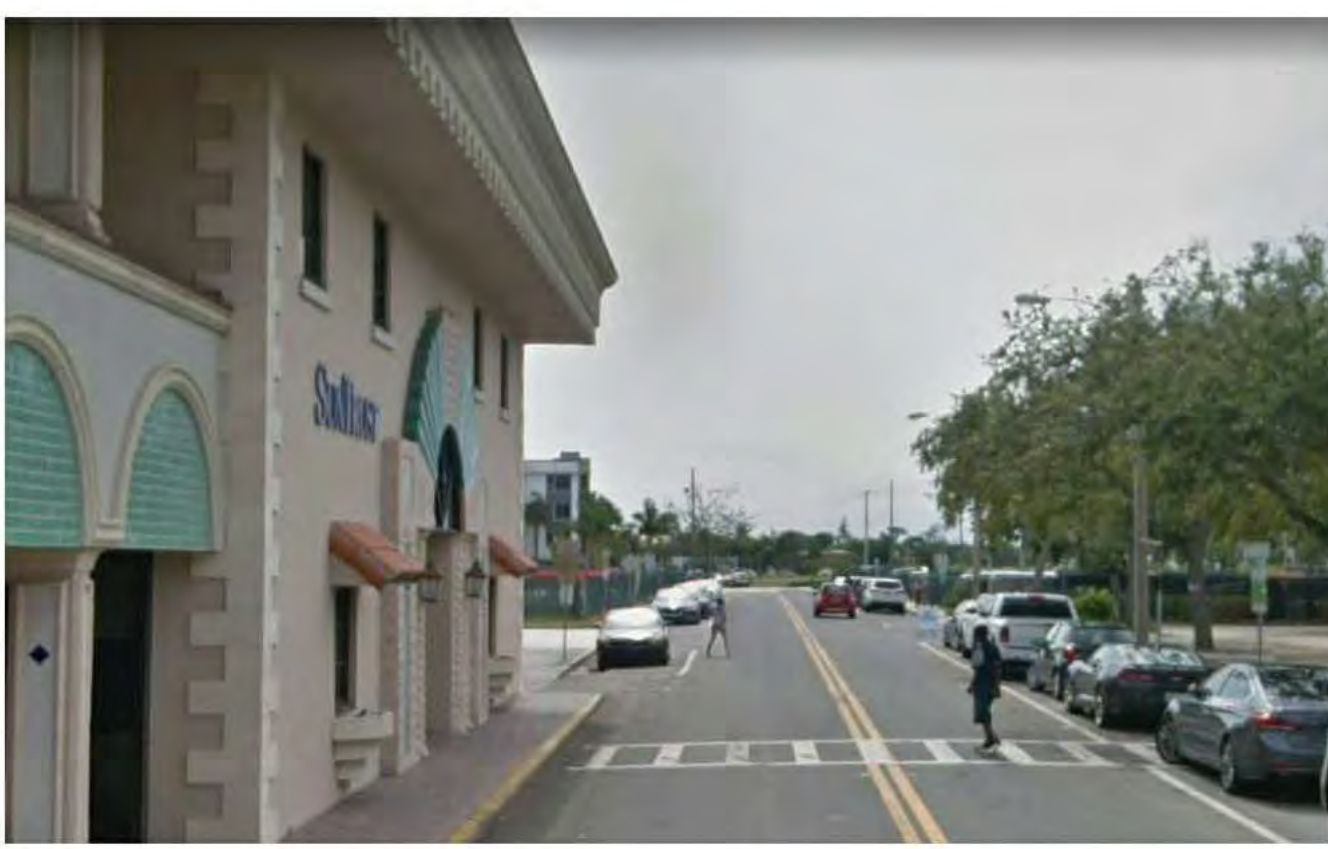
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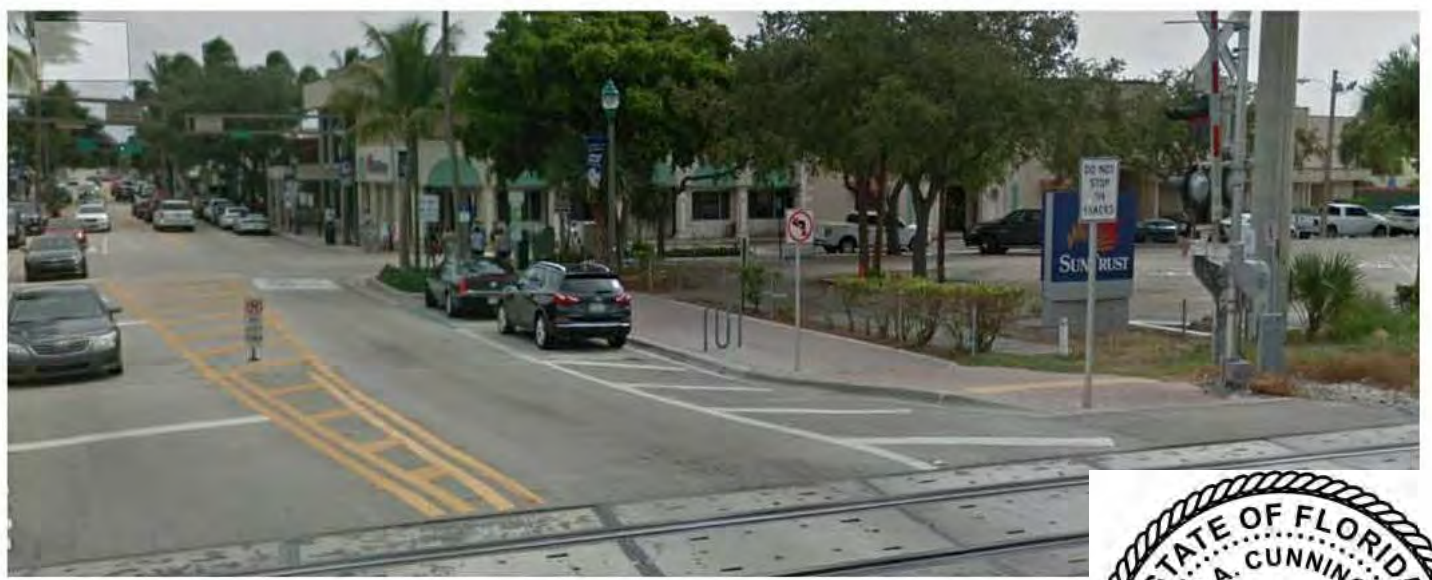
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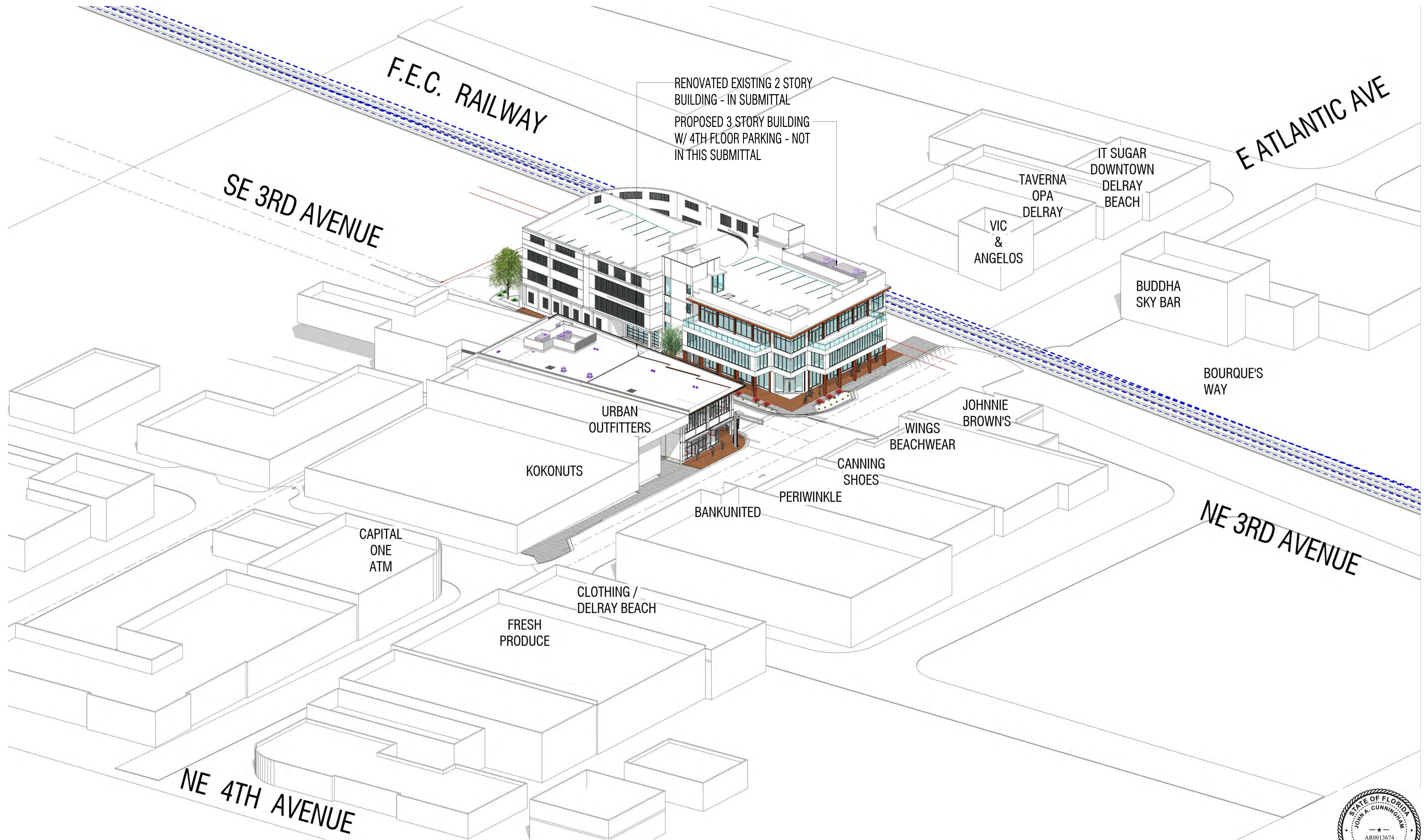


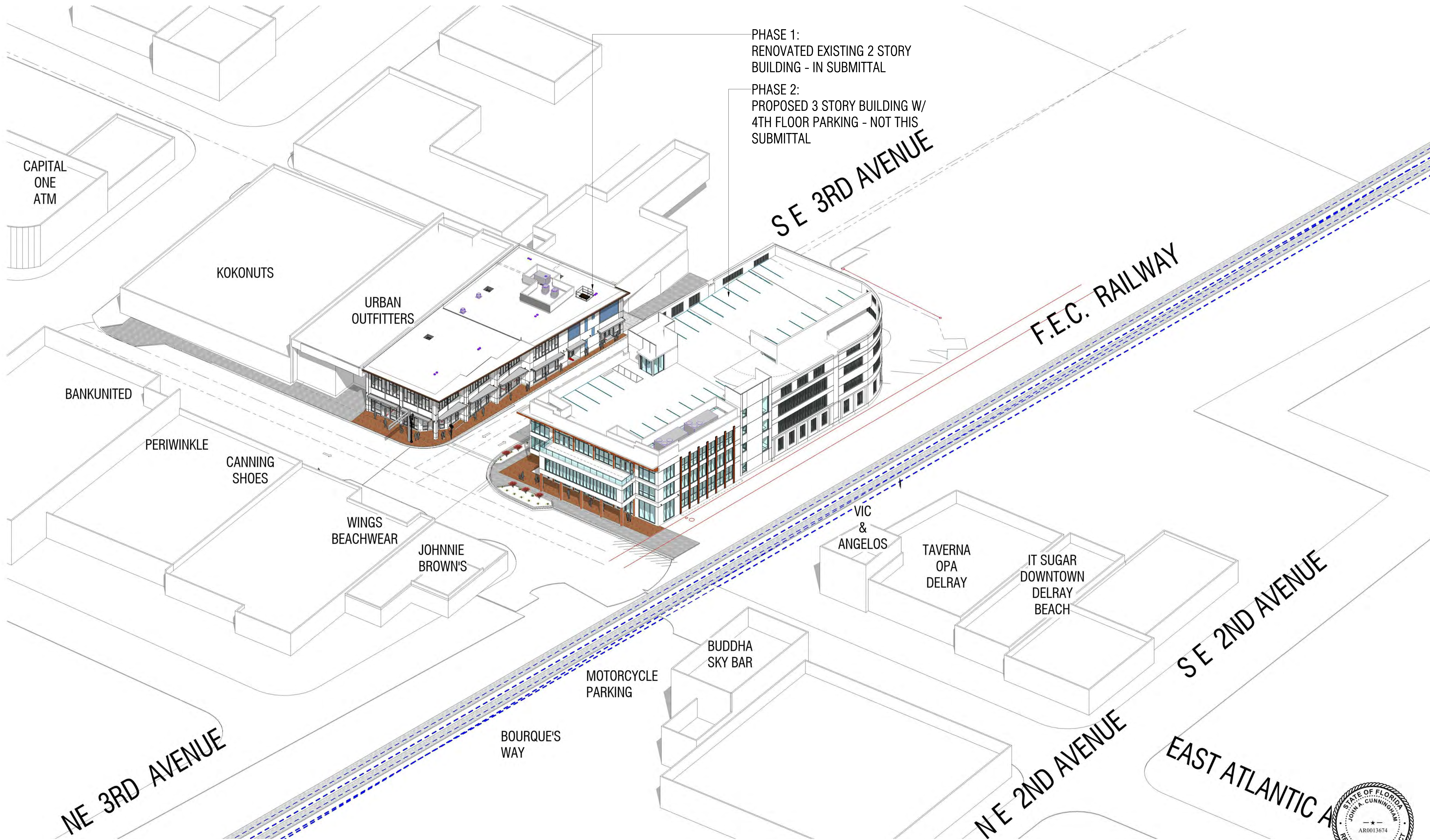
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PHASE 1:
RENOVATED EXISTING 2 STORY
BUILDING - IN SUBMITTAL

PHASE 2:
PROPOSED 3 STORY BUILDING W/
4TH FLOOR PARKING - NOT THIS
SUBMITTAL

SE 3RD AVENUE

F.E.C. RAILWAY

SE 2ND AVENUE

EAST ATLANTIC AVE

NE 2ND AVENUE

NE 3RD AVENUE

CAPITAL
ONE
ATM

KOKONUTS

URBAN
OUTFITTERS

BANKUNITED

PERIWINKLE

CANNING
SHOES

WINGS
BEACHWEAR

JOHNNIE
BROWN'S

MOTORCYCLE
PARKING

BOURQUE'S
WAY

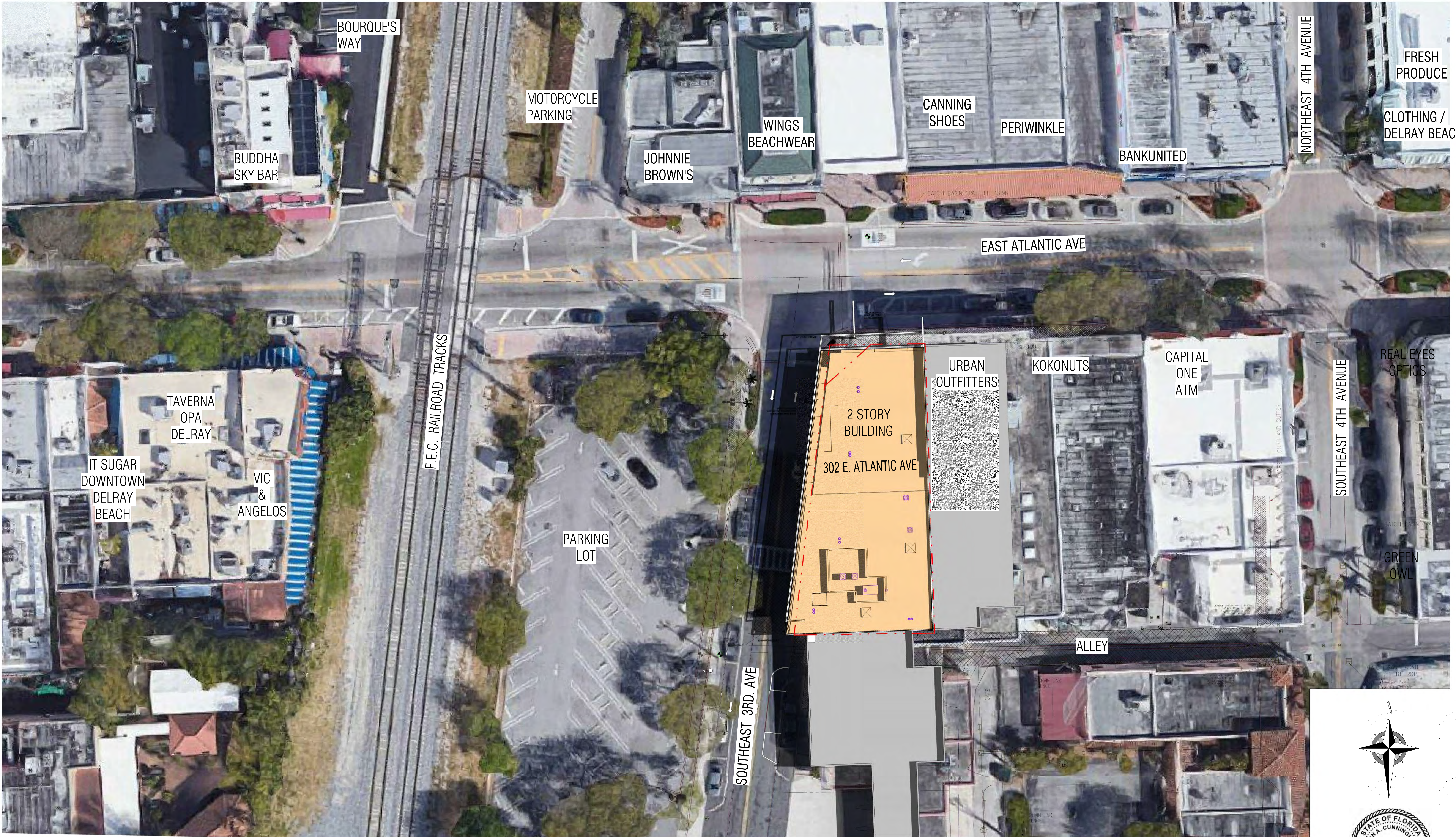
BUDDHA
SKY BAR

VIC
&
ANGELOS

TAVERNA
OPA
DELRAY

IT SUGAR
DOWNTOWN
DELRAY
BEACH





PIERRE DELRAY PHASE I - SPRAB SITE PLAN PACKAGE

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AERIAL PLAN

1" = 20'-0"

12/02/19

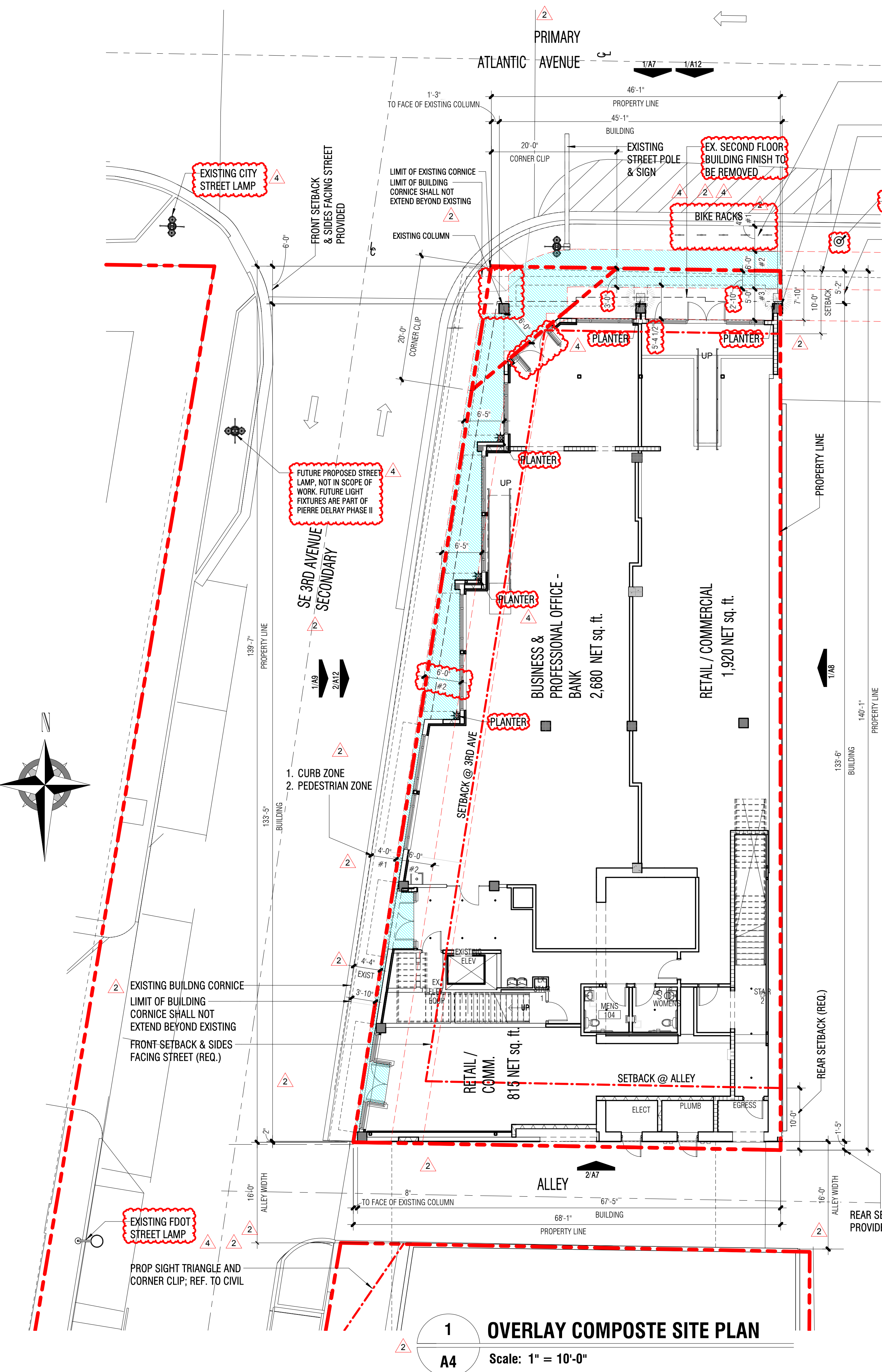
ZYSCOVICH
ARCHITECTS

250 Park Avenue, Suite 510
Winter Park, FL 32789
T 407-676-1899

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



A3



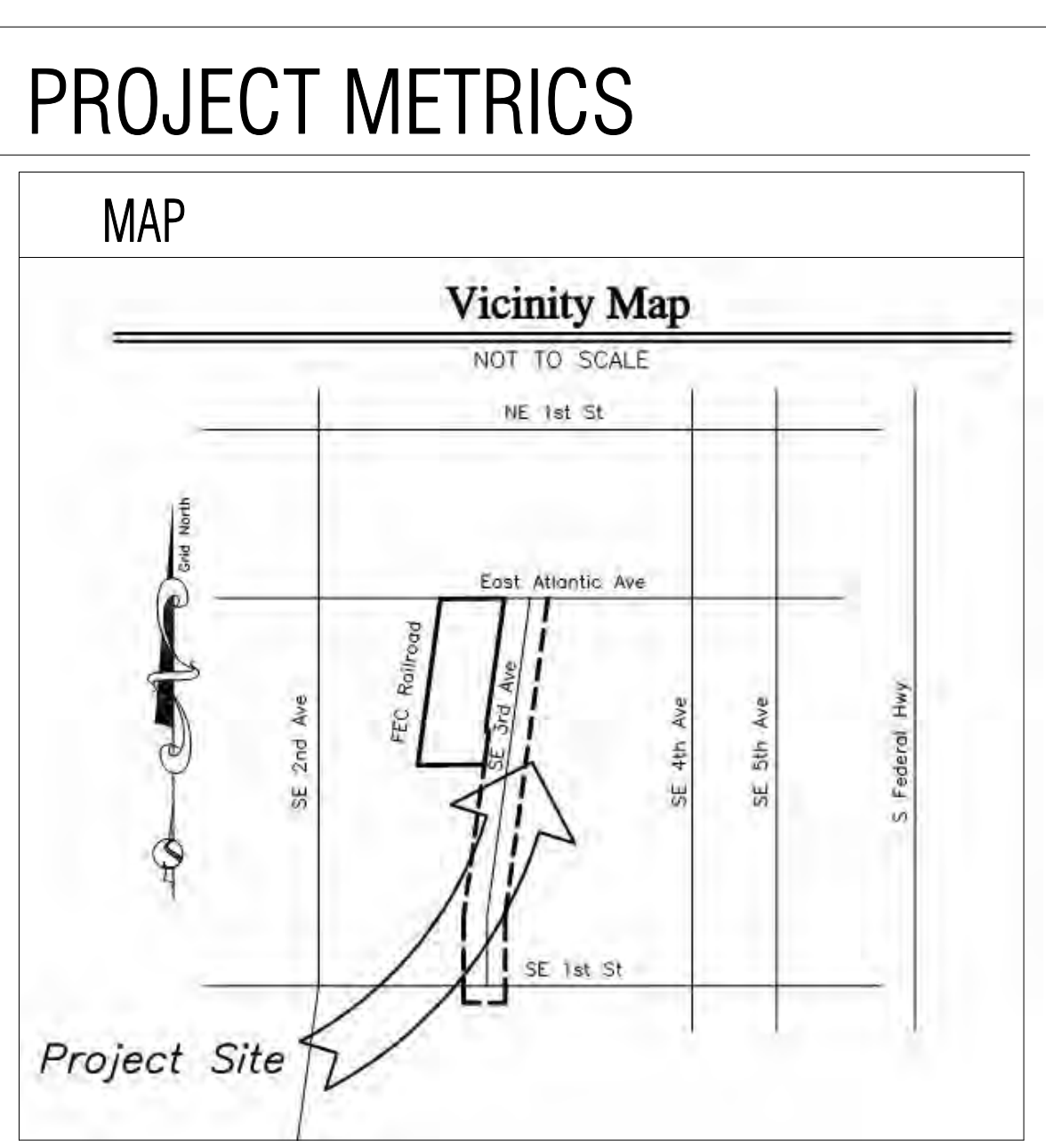
BIKE RACK
COMMENT #30

Pursuant to LDR Section 4.4.13(1)(4), Table 4.4.13 (M), Bicycle Parking Requirement, the minimum number of bicycle parking spaces for retail uses are 1 space per 1,000 sf, and for Professional Offices 1 space per 2,000 sf. The proposed building is 14,357 sq. ft. The gross square footage is composed of 2,771 sf of retail space, and 11,586 sf of business office space. As such, the retail square footage requires 3 spaces (2,771 sf / 1,000 sf), and the business office square footage requires 6 spaces (11,586 sf / 2,000 sf). As result, the project is required to provide 9 bicycle parking spaces. Please provide bicycle parking racks that can accommodate 9 bicycles. You can put the bicycle rack in the curb zone, but the rack has to be perpendicular to Atlantic Avenue so that the bicycles do not stick out into the pedestrian clear zone.

5 BIKE RACKS ARE PROVIDED TO PROVIDE A TOTAL OF 10 BICYCLE SPACES. RACKS ARE PERPENDICULAR TO STREET.

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 chapter example.
2.Storefront setbacks.
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.
c. Storefront windows shall have a base nine inches to three feet high.
d. 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.
e. Metal storefront window and door frames shall powder-coated finishes



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 93, 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 RAILWAY 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.

PARKING CALCULATIONS (INSIDE CBD)

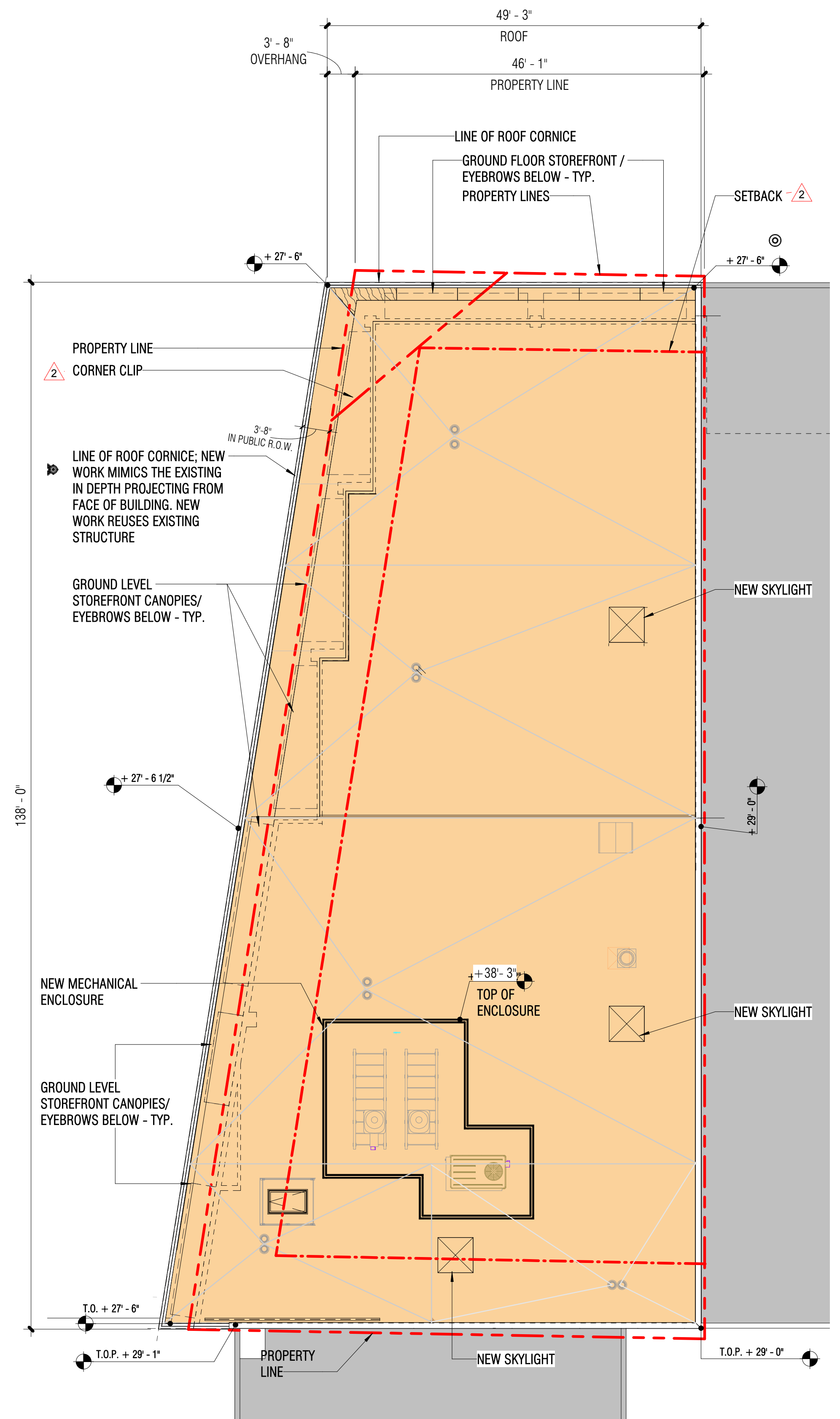
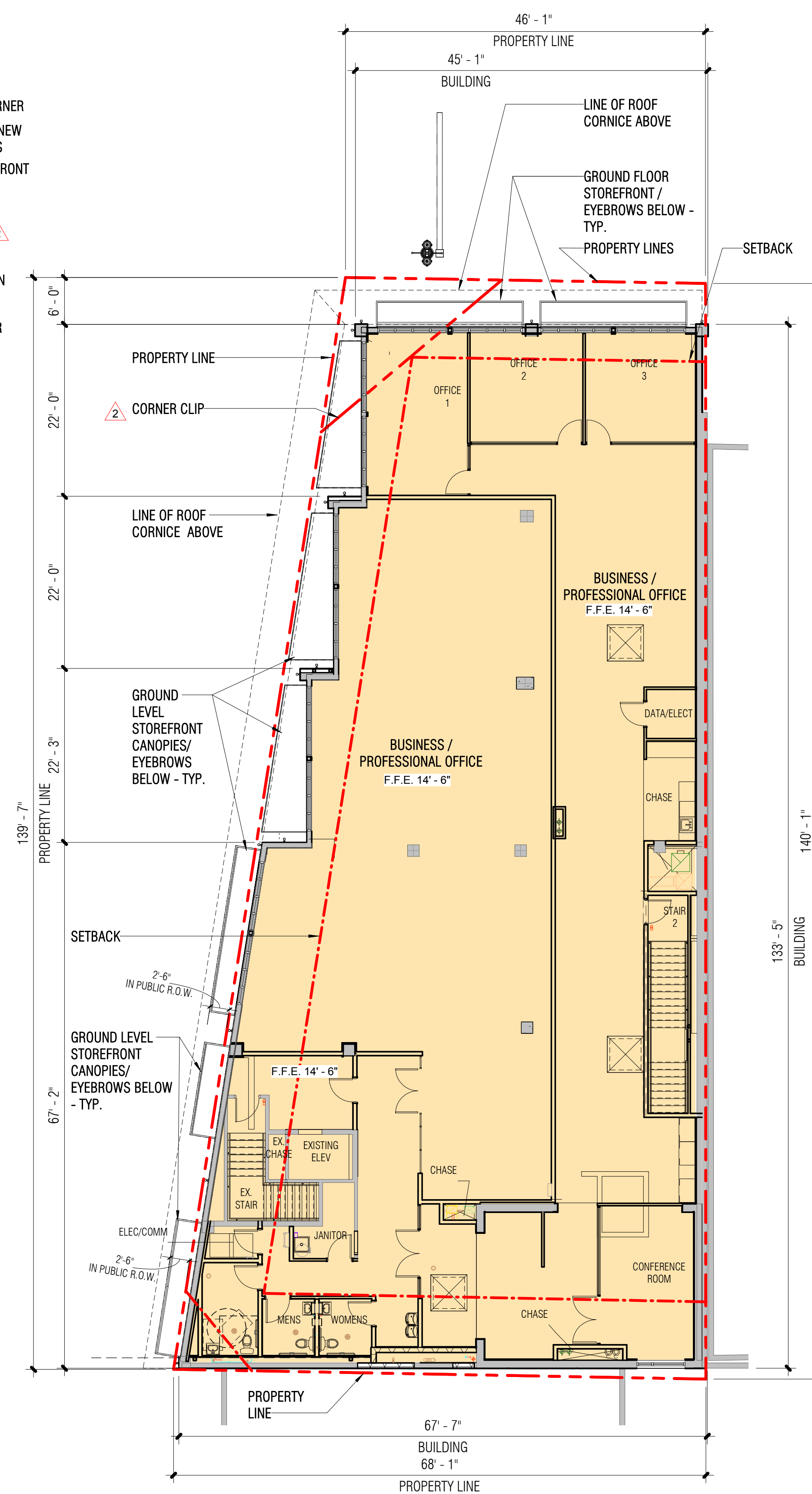
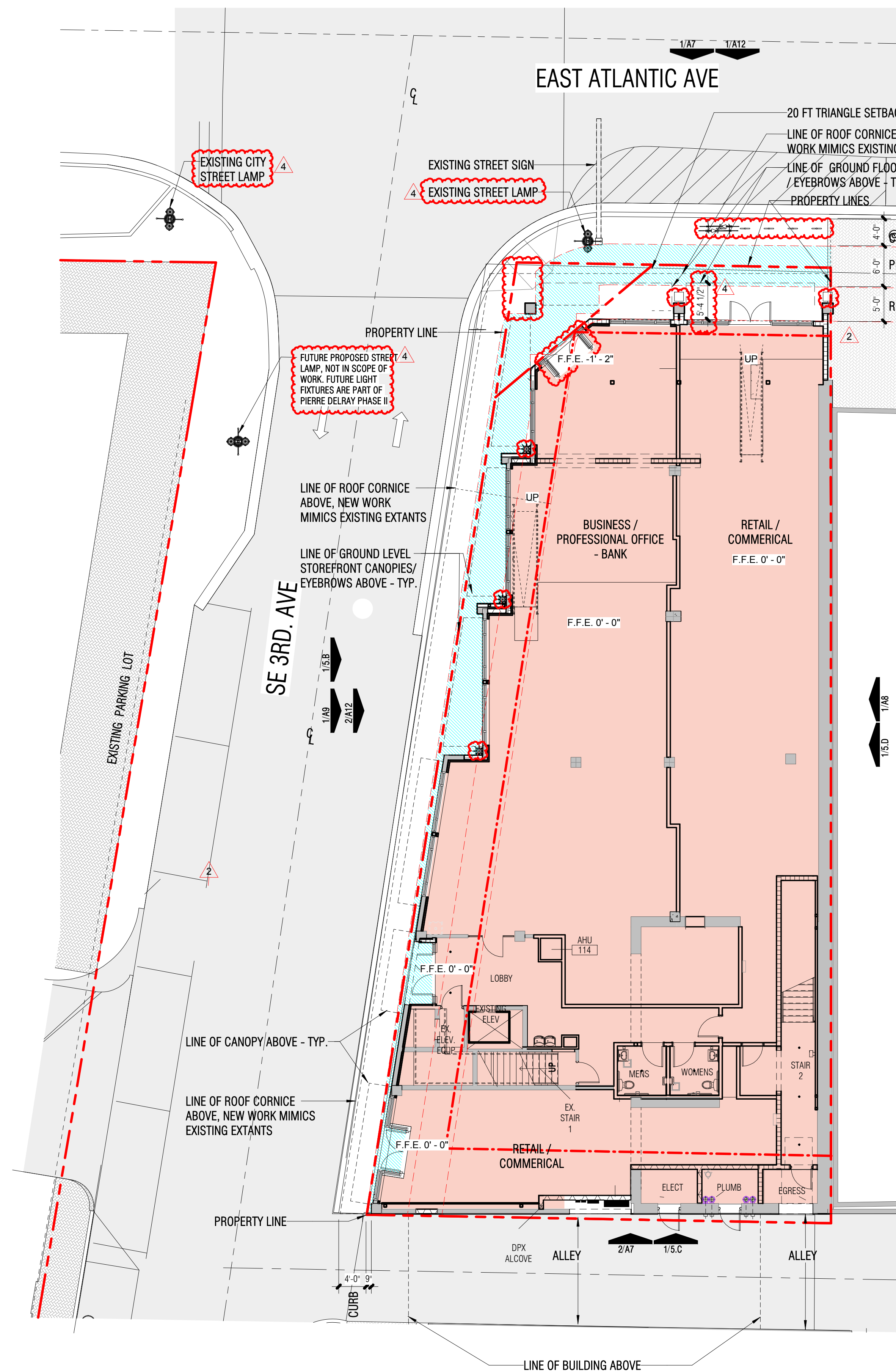
1st FL. PARKING SPACE COUNT	REQUIRED (xx) - TOTAL PROVIDED
LEVEL SURFACE PARKING (RETAIL): 1.0/500 NET SF	2,735 sf : 1.0 sp / 500 sf = 5.47 spaces (6)
1st FL. PARKING SPACE COUNT	
LEVEL SURFACE PARKING (OFFICE): 1.0/500 NET SF	2,680 sf : 1.0 sp / 500 sf = 5.36 spaces (6)
TOTAL 1st FL. SPACES: 12 SPACES	
2nd FL. PARKING SPACE COUNT	
LEVEL SURFACE PARKING (OFFICE): 1.0/500 NET SF	5,619 sf : 1.0 sp / 500 sf = 11.24 spaces (12)
TOTAL 2nd FL. SPACES: 12 SPACES	
REQUIRED SPACES: 24 SPACES*	
* PARKING INCLUDING BICYCLE PARKING PROVIDED ACROSS THE STREET AT PIERRE DELRAY PHASE II 9 BICYCLE SPACES SHOWN	

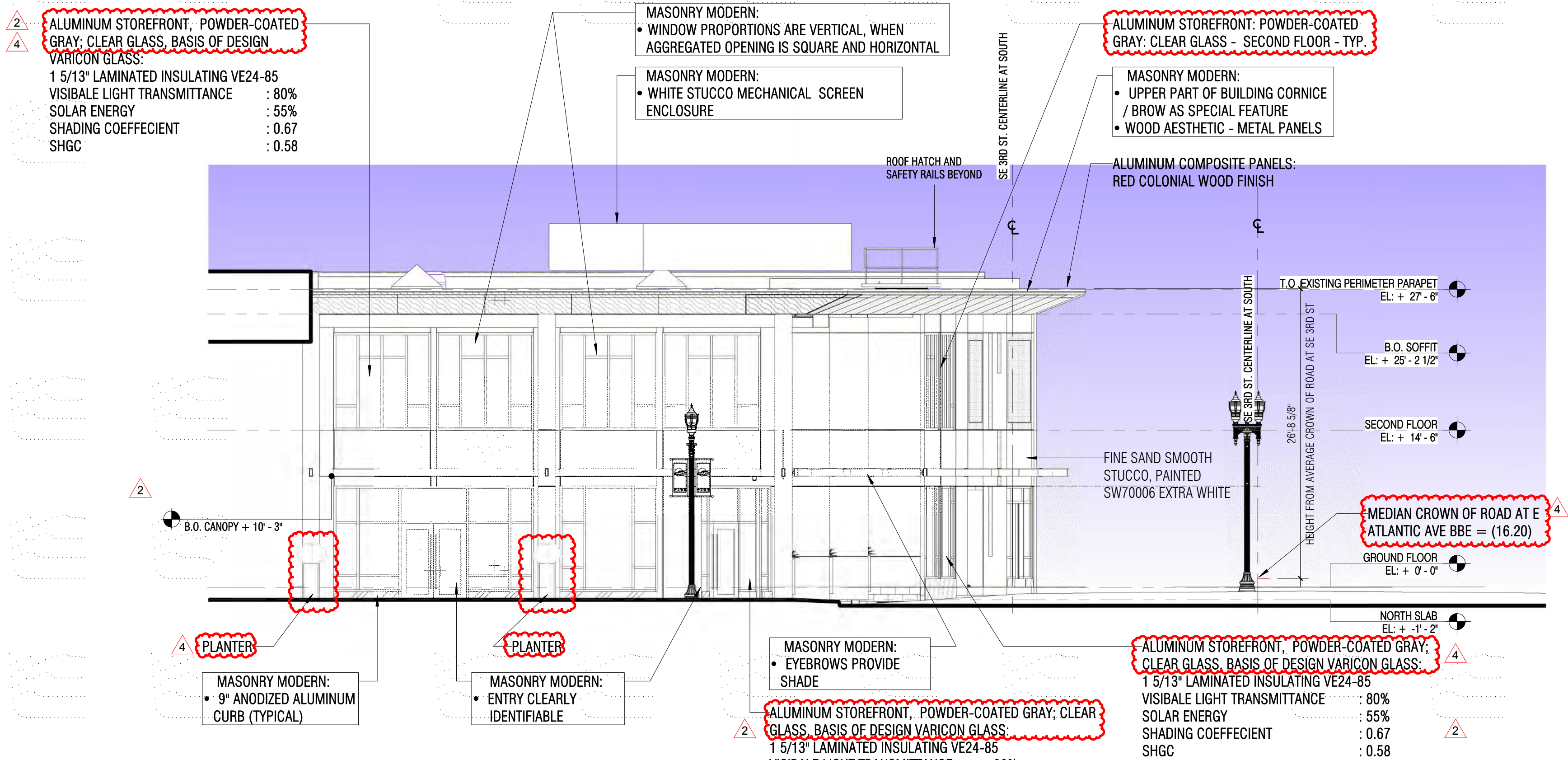
PER TABLE 4.4.13(L) OF THE CITY OF DELRAY BEACH, FL. BUSINESS AND PROFESSIONAL OFFICE <10,000 SF : 1 SP : 500 SF. (NET) PER LDR SECTION 4.4.13(D)(2)(d) PARKING IS NOT REQUIRE FOR LOTS WITH WIDTH < 65 FT. RETAIL AND COMMERCIAL : 1 SP : 500 SF (NET)

SETBACKS	BUILDING GROSS AREA
LDR, 4.3.4(K)	GROUND FLOOR GROSS AREA 7132 SF
	SECOND FLOOR GROSS AREA 7225 SF
	14357 SF

LOT COVERAGE	BUILDING % INCREASE
LDR, 4.3.4(K)	BUILDING SF CUMULATION OF NEW AND EXISTING SF BASED ON NEW SURVEY. SEE CIVIL
TOTAL LOT AREA: 7,880 SF	EXISTING GROSS SF = 6,771 SF
BUILDING FOOTPRINT: 7,132 SF	NEW ADDITION SF = 361 SF
PAVED AREA: 748 SF	NEW GROSS SF = 7,132 SF
LANDSCAPE AREA: 0 SF	TOTAL PERCENTAGE OF NEW SF = 5.06%
CIVIC SPACE: 0 SF	

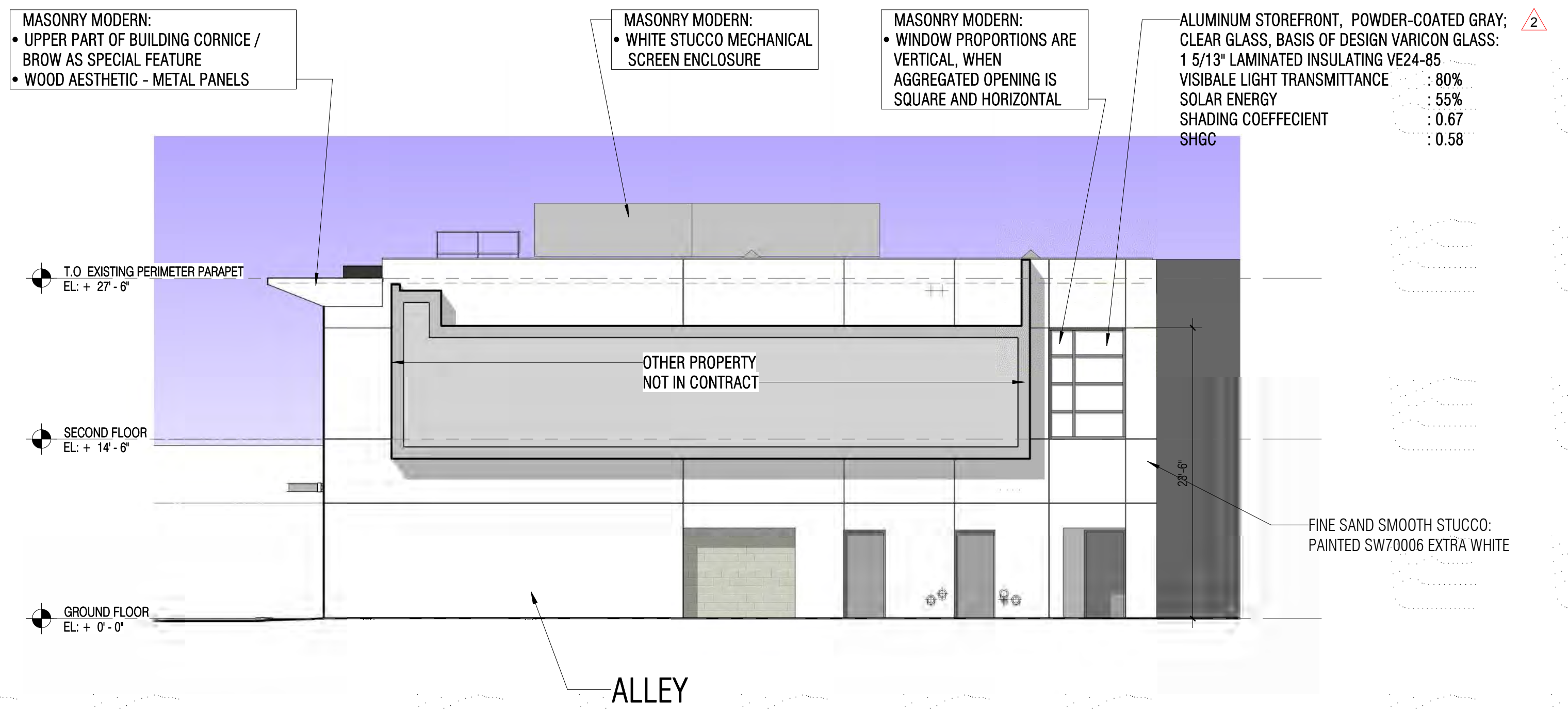






1 NORTH ELEVATION - DP

A7 Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION - DP - ALLEY ELEVATION

A7 Scale: 1/8" = 1'-0"

OPENINGS - CITY OF DELRAY BEACH - LDR - CBD

- SEC. 4.4.13(F)(5)(a)
(5)Openings. [Amd. Ord. 28-15 12/08/15](a)Building facades facing streets or civic open spaces must have transparent windows covering between 20 percent and 75 percent of the wall area of each story as measured between finished floors. Transparent means non-solar, non-mirrored glass with a light transmission reduction of no more than 20 percent. [Amd. Ord. 28-15 12/08/15]
SEC. 4.4.13(E)(4)(e)
(e)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.
c. Storefront windows shall have a base nine inches to three feet high.
2.Storefront elements.
a. Storefronts shall have either awnings or an arcade. Awnings shall project a minimum of five feet from the building facade. Arcade shall meet the Arcade frontage standards in Section 4.4.13(E)(4)(i).
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]
d. 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.
e. Metal storefront window and door frames shall powder-coated finishes



- 4 PLANTS
NORTH SIDE: FIDDLE LEAF FIG
WEST SIDE (WILL WORK AT NORTH SIDE): SANSSEVERA SPP.: SNAKE PLANT ('SPEAR', 'HEMP', ETC.)
BEGONIA ODOURATA: BEGONIA 'WHITE ANGEL'
NOTE: PLANTINGS SHOWN IN ELEVATION ARE FOR DEMONSTRATION ONLY

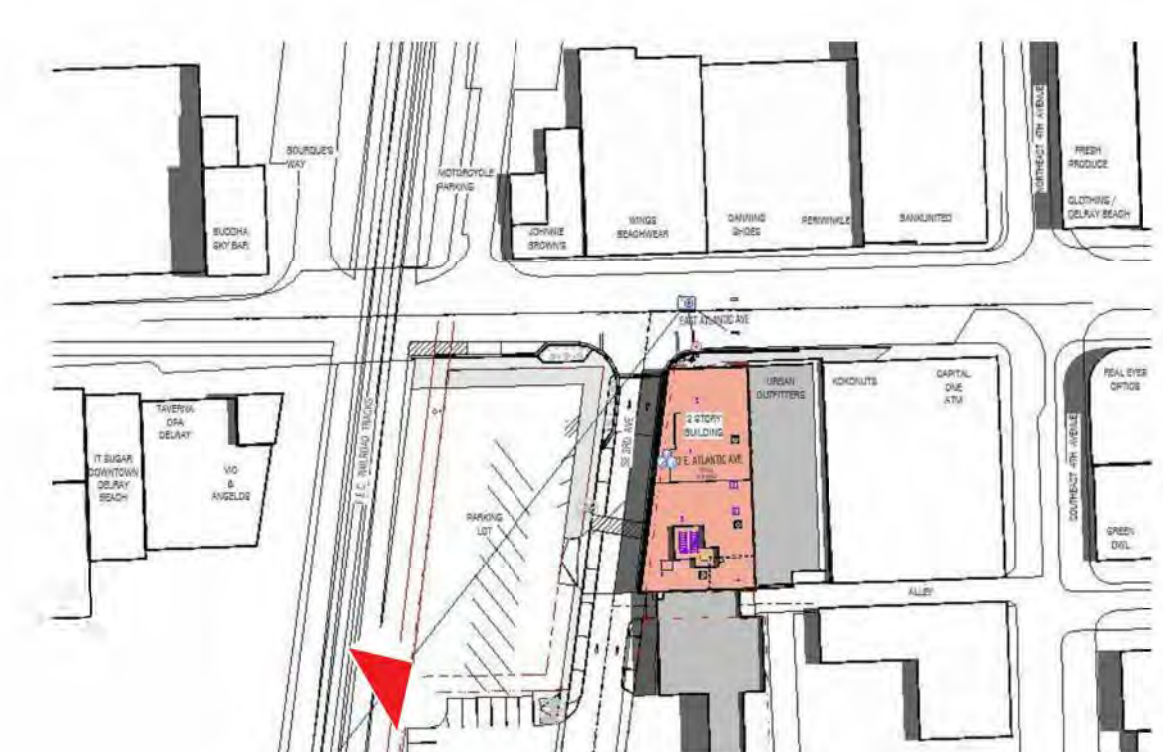
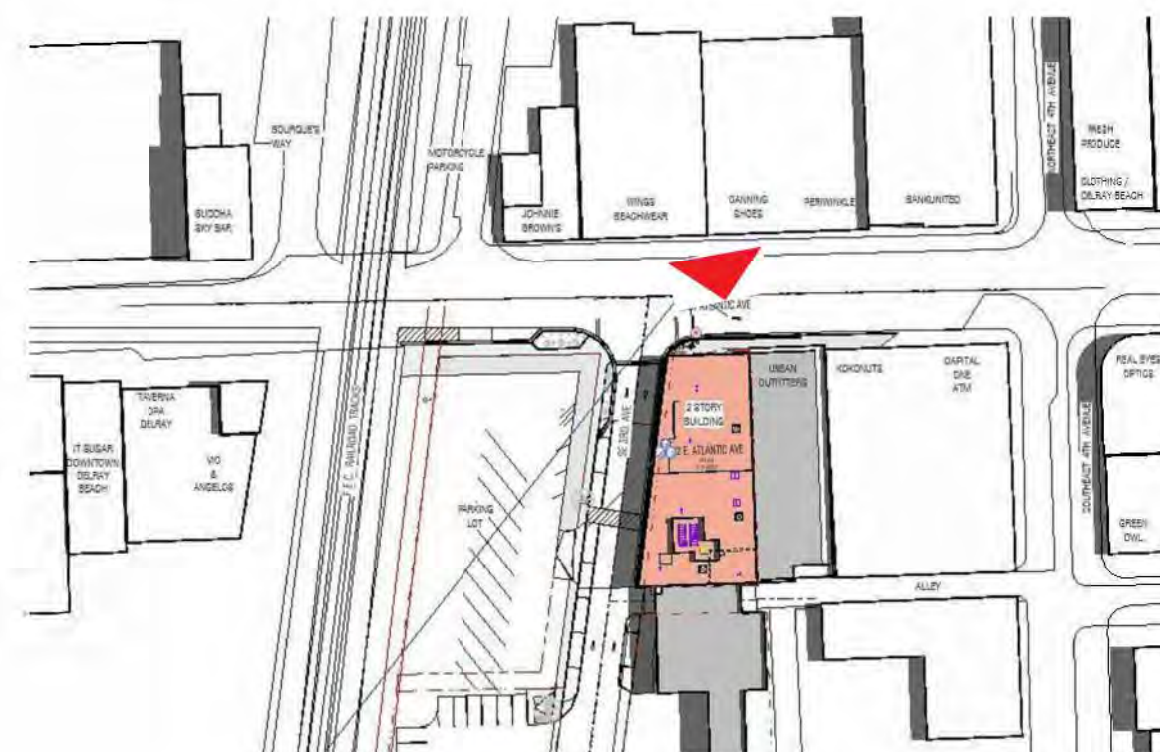
PERSPECTIVE FROM EAST ATLANTIC AVENUE LOOKING SOUTH

A7 Scale:



PERSPECTIVE FROM EXISTING PARKING LOT LOOKING EAST ACROSS SE 3RD AVENUE

A7 Scale:



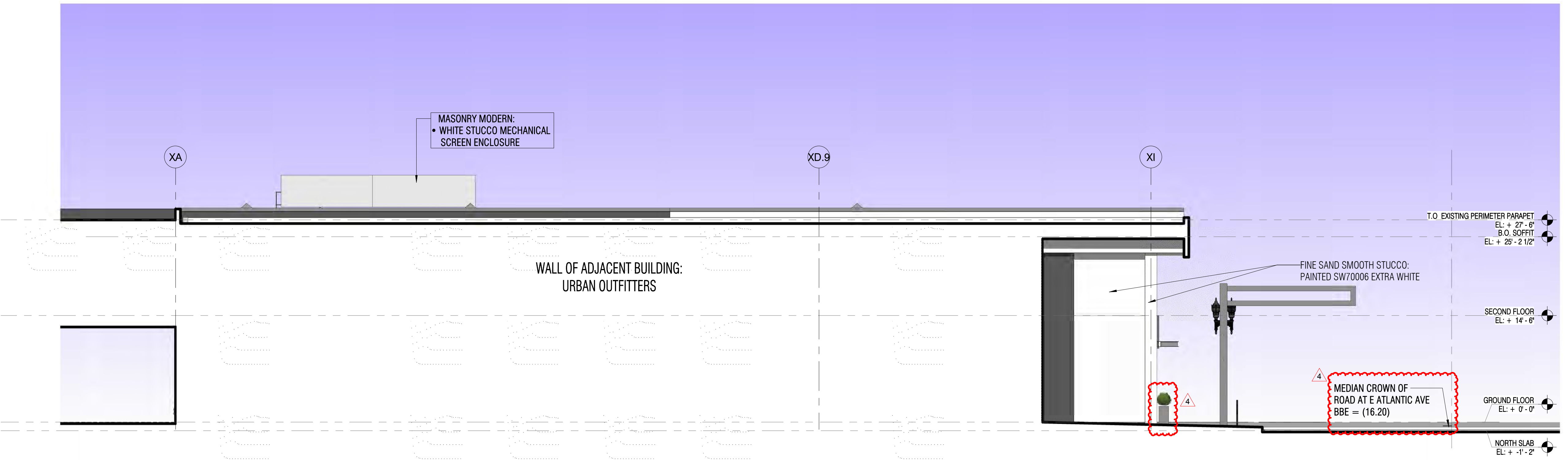
OPENINGS - CITY OF DELRAY BEACH - LDR - CBD

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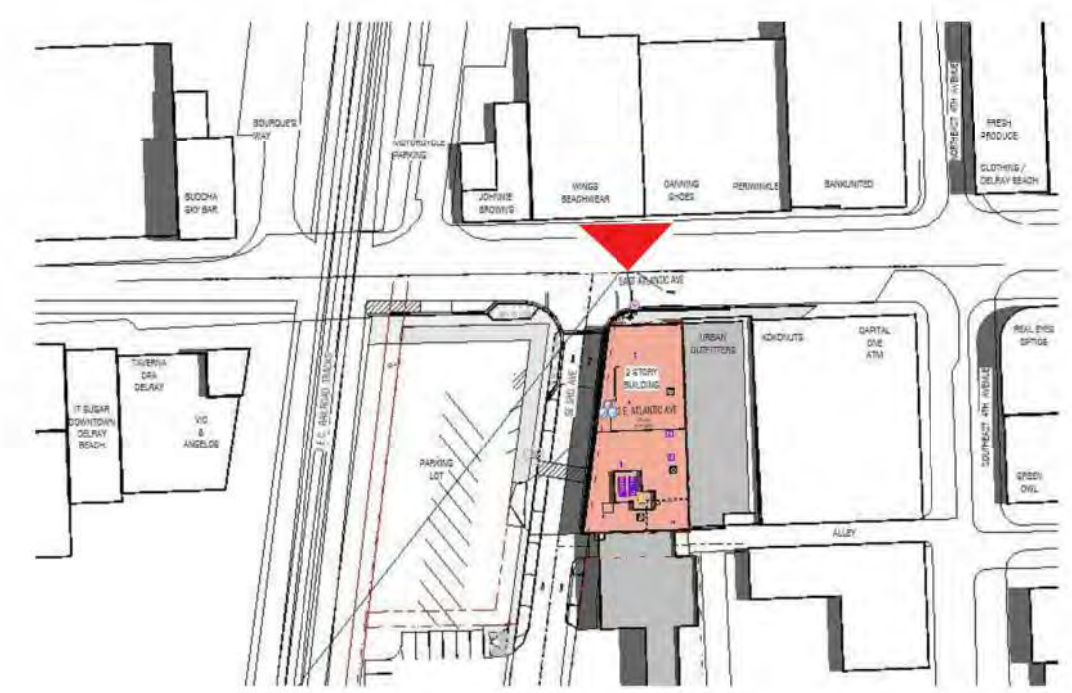
2.Storefront glazing.
a. Storefronts shall be directly accessible from sidewalks; storefront doors may be recessed up to ten feet. [Amd. Ord. 28-15 12/08/15]
b. Storefront (window and door) openings shall extend along at least 80 percent of the width of the facade of the commercial space, measured by the sum of the widths of the rough openings.
c. Storefront windows shall have a base nine inches to three feet high.
d. 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.
e. Metal storefront window and door frames shall powder-coated finishes.
f. Awnings shall project a minimum of five feet from the building facade. Arcade shall meet the Arcade frontage standards in Section 4.4.13(E)(4)(f).
g. 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.
h. Storefronts may be combined with forecourts, porches, or arcades. [Amd. Ord. 28-15 12/08/15]



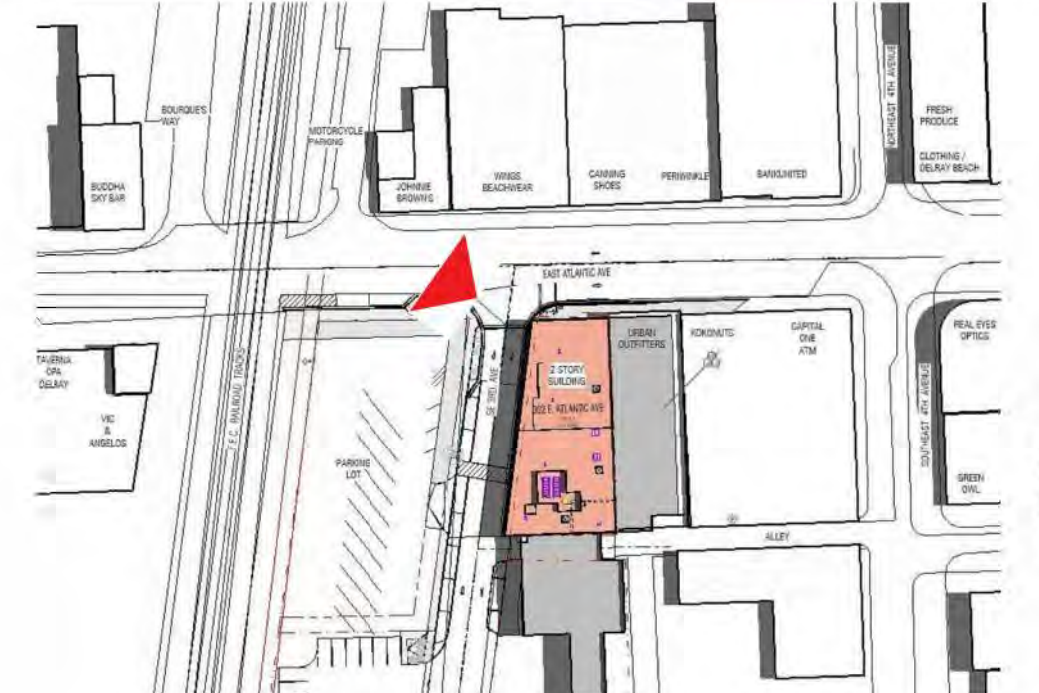
1 EAST ELEVATION - DP
A8 Scale: 1/8" = 1'-0"

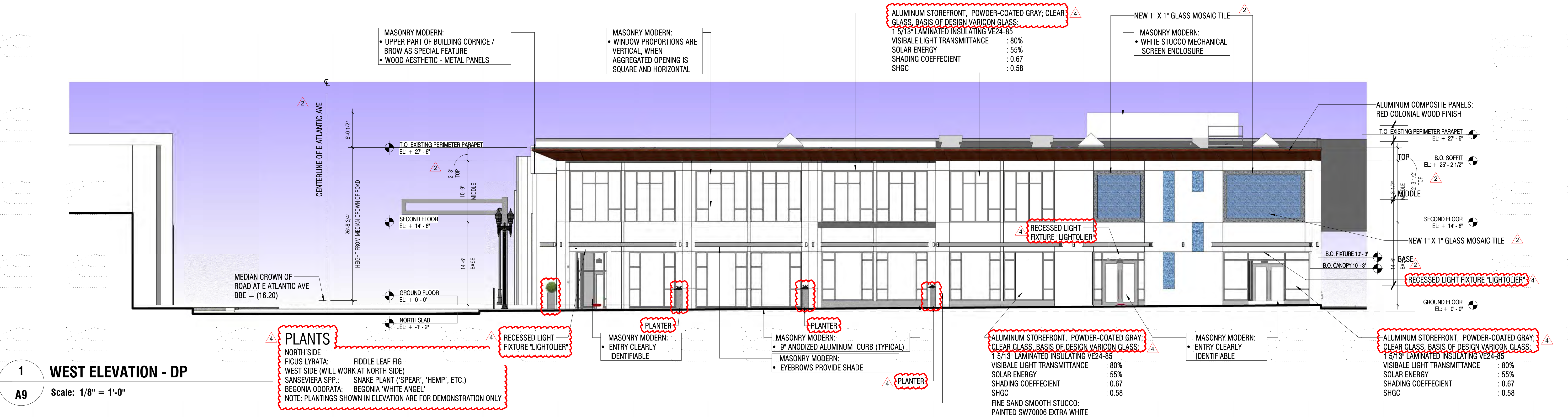


2 PERSPECTIVE FROM EAST ATLANTIC AVE LOOKING SOUTH
A8 Scale:



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

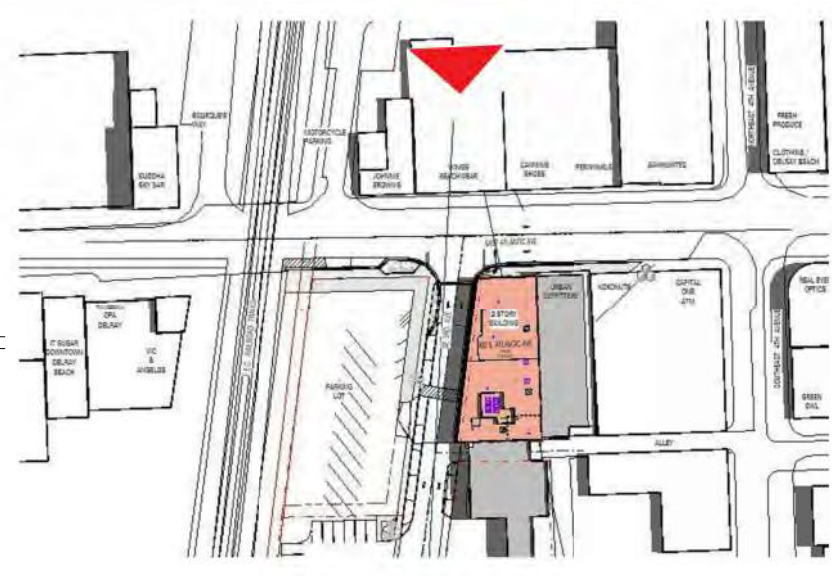




1 WEST ELEVATION - DP
A9 Scale: 1/8" = 1'-0"



2 VIEW FROM WINGS BEACHWEAR
A9 Scale:

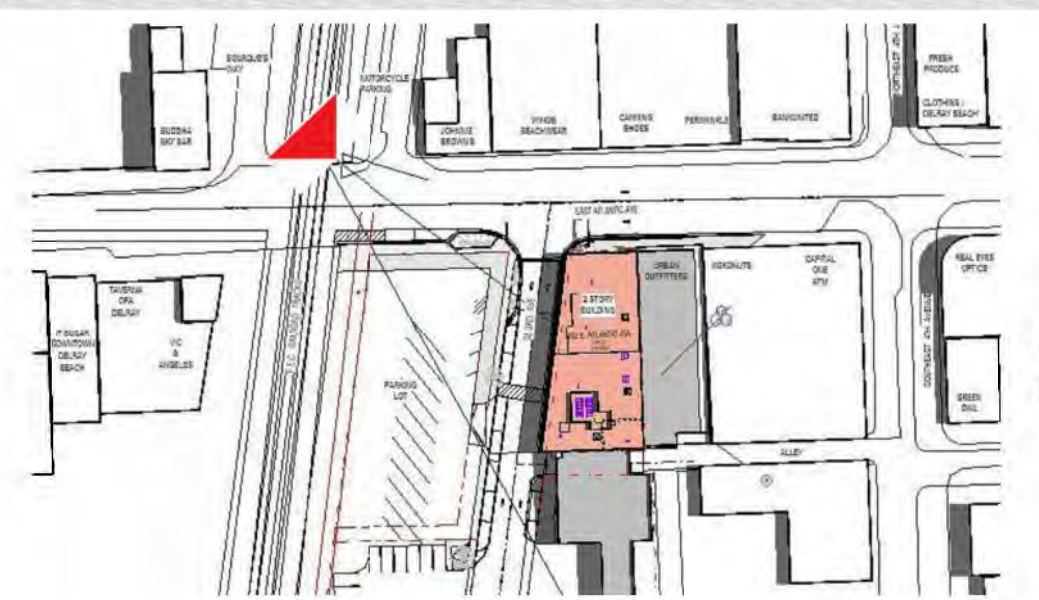


OPENINGS - CITY OF DELRAY BEACH - LDR - CBD

SEC. 4.4.13(F)(5)(e)
(f) Openings. [Am. Ord. 28-15 12/08/15](g) Building facades facing streets or civic open spaces must have transparent windows covering between 20 percent and 75 percent of the wall area of each story as measured between finished floors. Transparent means non-solar, non-mirrored glass with a light transmission reduction of no more than 20 percent. [Am. Ord. 28-15 12/08/15]
SEC. 4.4.13(E)(4)(e)
(e) 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.
2. Storefronts shall be directly accessible from sidewalks; storefront doors may be recessed up to ten feet. [Am. Ord. 28-15 12/08/15]
a. 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.
b. Storefront windows shall have a base nine inches to three feet high.
c. Storefront windows shall have a base nine inches to three feet high.
d. 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.
e. Metal storefront window and door frames shall powder-coated finishes
3. Storefront dimensions.
a. Storefronts shall have either awnings or an arcade. Awnings shall project a minimum of five feet from the building facade. Arcade shall meet the Arcade frontage standards in Section 4.4.13(E)(4)(i).
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. [Am. Ord. 28-15 12/08/15]



3 PERSPECTIVE FROM F.E.C. RAILROAD TRACKS
A9 Scale:



ROOF FINISH SPECIFICATION RESPONSE

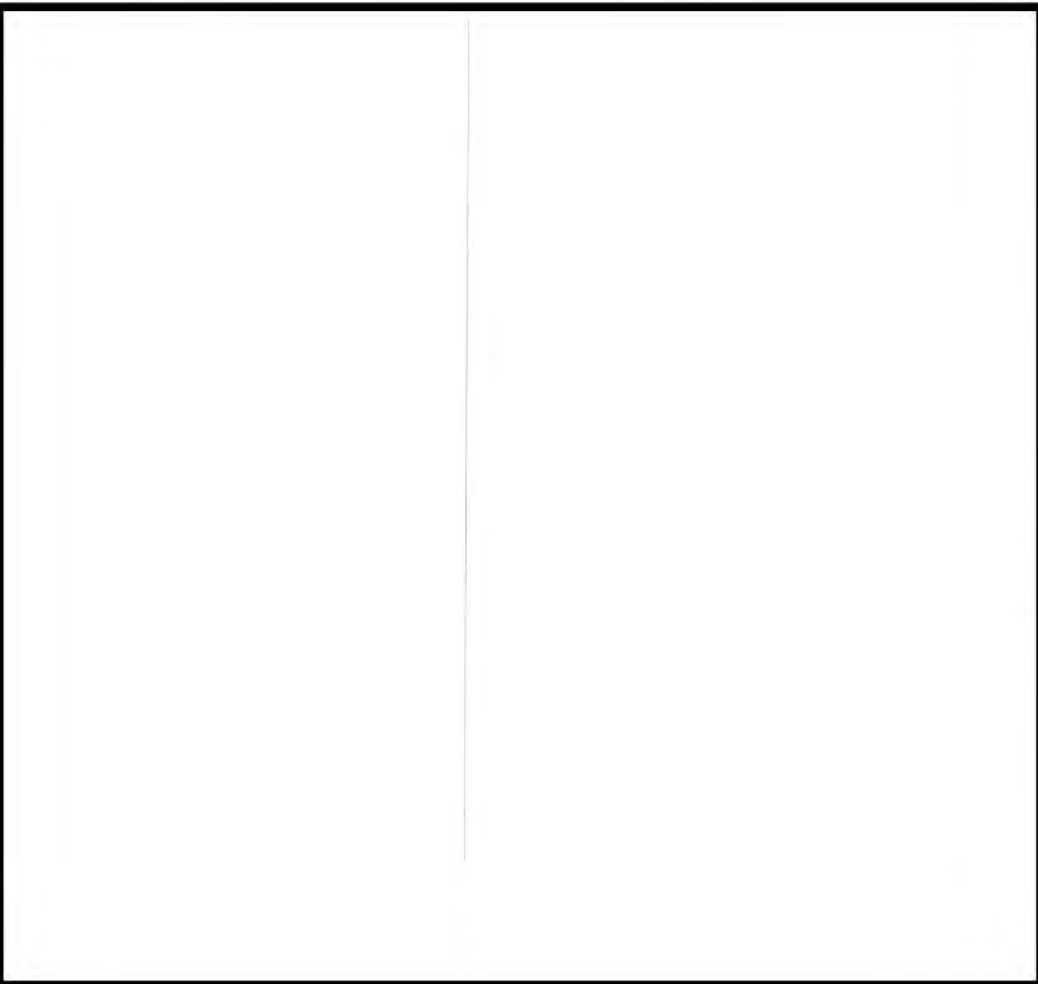
<div>In response to the City review comment:</div> <ul style="list-style-type: none">The specifications 075423 Thermoplastic-Polyolefin (TPO) Roofing indicated Carlisle as the basis-of-design manufacturer, with Firestone, GAF and Johns Manville as other approved manufacturers.	
<div>2.2</div> <div>MANUFACTURERS</div> <div>A. Basis-of-Design Manufacturer: Carlisle SynTec Systems, www.carlsilesyntec.com.</div> <div>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 (RER) Product Control Section for use in Miami Dade County and allowed by the local Authority Having Jurisdiction (AHJ).</div> <div>1. Firestone Building Products Co.; www.firestonebpc.com.</div> <div>2. GAF; www.gaf.com.</div> <div>3. Johns Manville; www.jm.com.</div>	<div>• Drawings Indicated GAF as the basis-of-design</div> <div>NORTH ROOF SYSTEM:</div> <div>1. AFTER REMOVING ALL EXISTING BUR TO EXISTING DECK.</div> <div>2. NEW VAPOR BARRIER ADHERED TO EXISTING TECTUM DECK</div> <div>3. NEW LWIC DECK SLOPED TO DRAIN; HOLEY BOARD 250, REQUIRED TO ACHIEVE R-20ci, TO 4.5" DEPTH</div> <div>4. FINAL GAF 60 MIL TPO ROOF SYSTEM APPLIED.</div> <div>5. REFER TO NOA'S, REF. TO MFR INSTALLATION AND MAINTENANCE GUIDELINES.</div> <div>6. PROVIDE ROOF PAD TO PREVENT DEBRIS PENETRATIONS THRU TPO DURING CONSTRUCTION</div> <div>SOUTH ROOF SYSTEM:</div> <div>1. AFTER REMOVING ALL EXISTING BUR TO EXISTING DECK</div> <div>2. NEW VAPOR BARRIER APPLIED TO EXISTING DECK</div> <div>3. NEW LWIC DECK SLOPED TO DRAIN, HOLEY BOARD 250, REQUIRED TO ACHIEVE R020ci, TO 4.5" DEPTH</div> <div>4. FINAL GAF 60 MIL TPO ROOF SYSTEM APPLIED</div> <div>5. REFER TO NOA'S, REF. TO MFR INSTALLATION AND MAINTENANCE GUIDELINES</div> <div>6. PROVIDE ROOF PADS TO PREVENT DEBRIS PENETRATIONS THRU TPO DURING CONSTRUCTION</div>
<div>2.3</div> <div>THERMOPLASTIC POLYOLEFIN (TPO) ROOFING</div> <div>A. TPO Sheet: ASTM D6878/D6878M, internally fabric- or scrim-reinforced, fabric-backed TPO sheet.</div> <div>1. Basis-of-Design Product: Sure-Weld FleeceBack 115 TPO Fully Adhered Roofing System by Carlisle SynTec Systems.</div> <div>a. Manufacturer's Notice of Acceptance (NOA) No. 17-1227.05.</div> <div>2. Thickness: 60 mils membrane thickness; 55 mils fleece backing, 115 mils total thickness.</div> <div>3. Exposed Face Color: White</div>	<div>• The Part 2 - Performance Requirements articles includes energy performance for solar reflectance and emissivity to provide high-performing, energy-efficient roofing. Although the specified requirement of 0.70 for reflectance exceeds the LDR requirements noted (0.65 new, 0.50 aged), the specified requirement of 0.75 for emissivity does not meet the LDR requirements noted (0.90).</div> <div>F. Energy Performance: Roofing system 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 CRRC-1</div> <div>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.</div> <div>• 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):</div> <div>• Energy Star Solar Reflectance, Initial: 0.79</div> <div>• Energy Star Solar Reflectance, 3-year: 0.70</div> <div>• Solar Reflectance Index (SRI), Initial: 0.99</div> <div>• Solar Reflectance Index (SRI), 3-year: 0.85</div> <div>• CRRC Thermal Emittance, Initial: 0.90</div> <div>• GAF EverGuard TPO (refer to attached product data sheet):</div> <div>• Energy Star Solar Reflectance, Initial: 0.76</div> <div>• Energy Star Solar Reflectance, 3-year: 0.68</div> <div>• Solar Reflectance Index (SRI), Initial: 0.94</div> <div>• Solar Reflectance Index (SRI), 3-year: 0.81</div> <div>• CRRC Thermal Emittance, Initial: 0.90</div>



ALUMINUM COMPOSITE PANEL
BASIS OF DESIGN: REYNOBOND -
COLONIAL RED; FAUX-WOOD FINISH
WITH GRAIN
MOUNT TO PANEL CHANNEL
SUBFRAMING



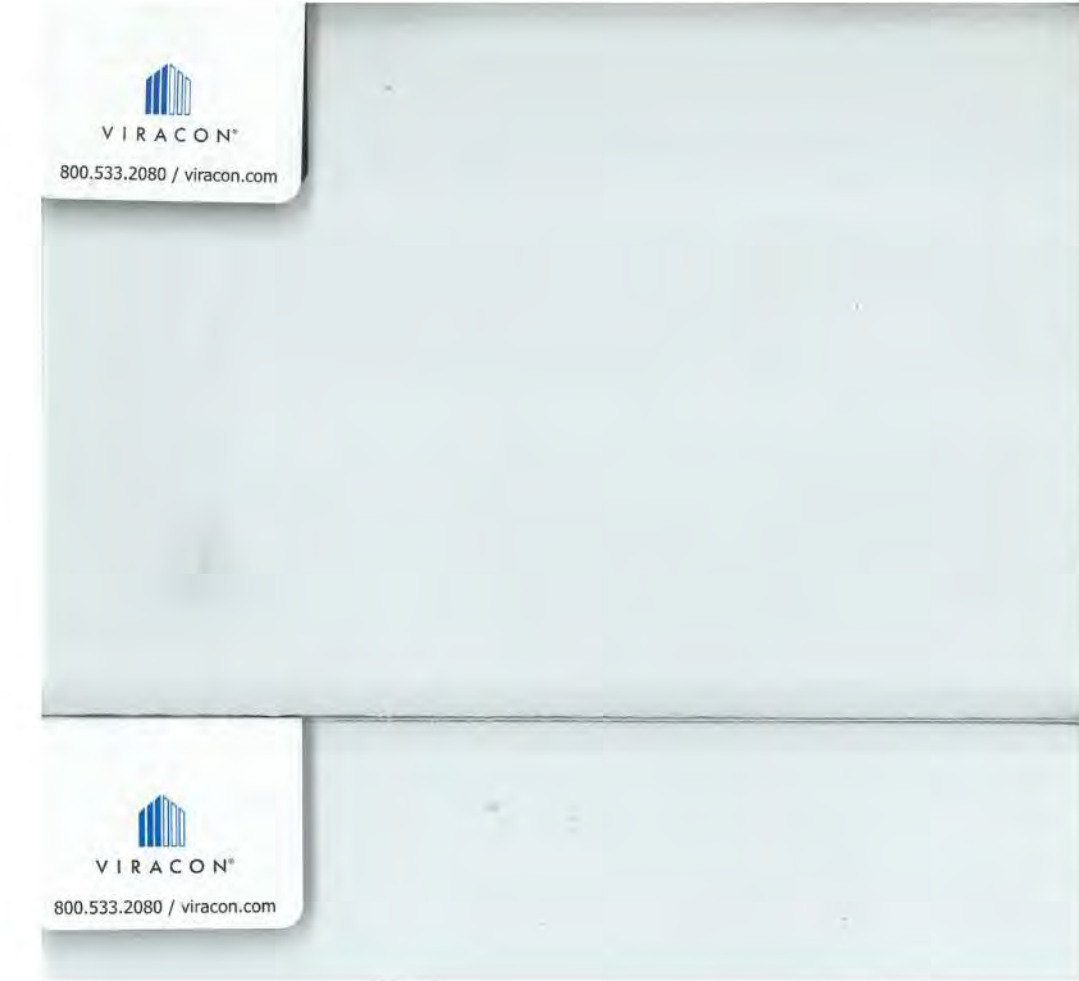
STUCCO
3-PART CEMENTICIOUS STUCCO; FINE
SAND SMOOTH
PAINTED SHERWIN WHILLIAMS
SW7005 PURE WHITE



PAINT
SW7005 PURE WHITE
R: 237 G: 236 B: 230
Hex Value: #edece6
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



ALUMINUM STOREFRONT MULLIONS
BASIS OF DESIGN: KAWNEER 451T,
POWDER-COATED DOVE GRAY



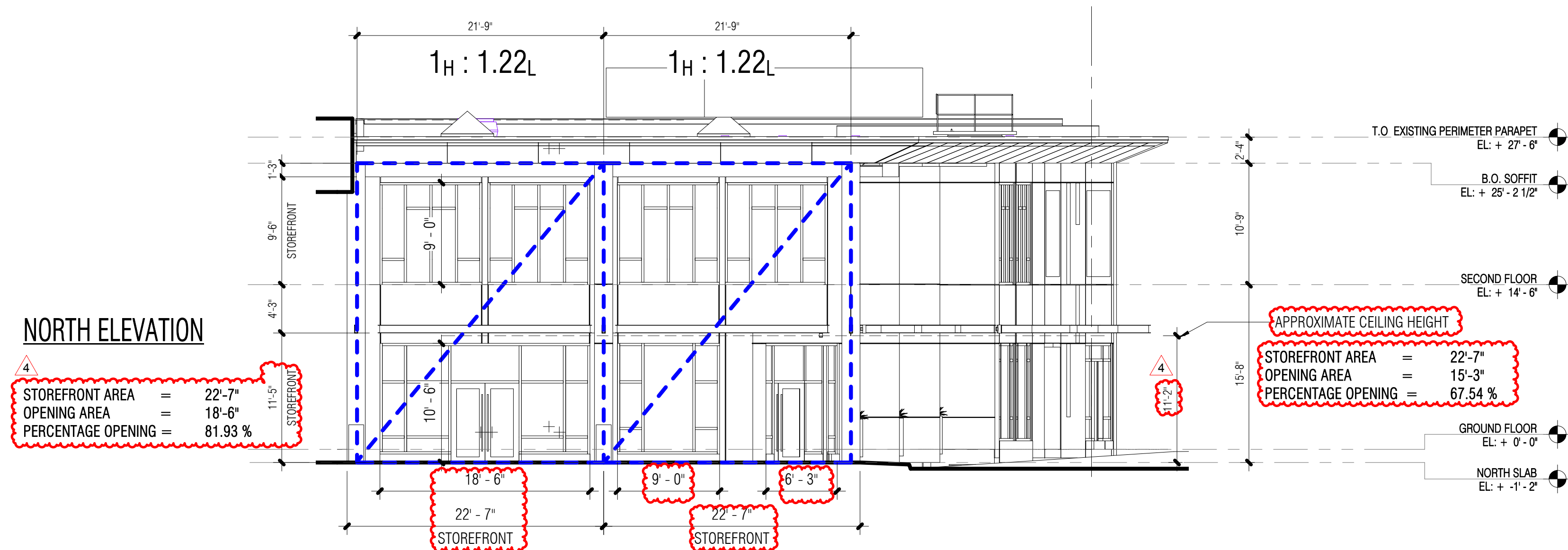
GLASS
VIRACON
1 5/16" (25mm) Insulating VE24-85
PERFORMANCE DATA
Transmittance
Visible Light: 80%
Solar Energy: 55%
UV: <1%
Reflectance
Visible Light-Exterior: 16%
Visible Light-Interior: 16%
Solar Energy: 30%
NFRC U-Value
Winter: 0.46 Btu/(hr x sqft x °F)
Summer: 0.47 Btu/(hr x sqft x °F)
Shading Coefficient (SC): 0.67
Relative Heat Gain: 140 Btu/(hr x sqft)
Solar Heat Gain Coefficient (SHGC) 0.58
LSG: 1.38



TILE
MARKET COLLECTION- VIHARA
Vinyasa - Silk
1" x 1" Blue Tile

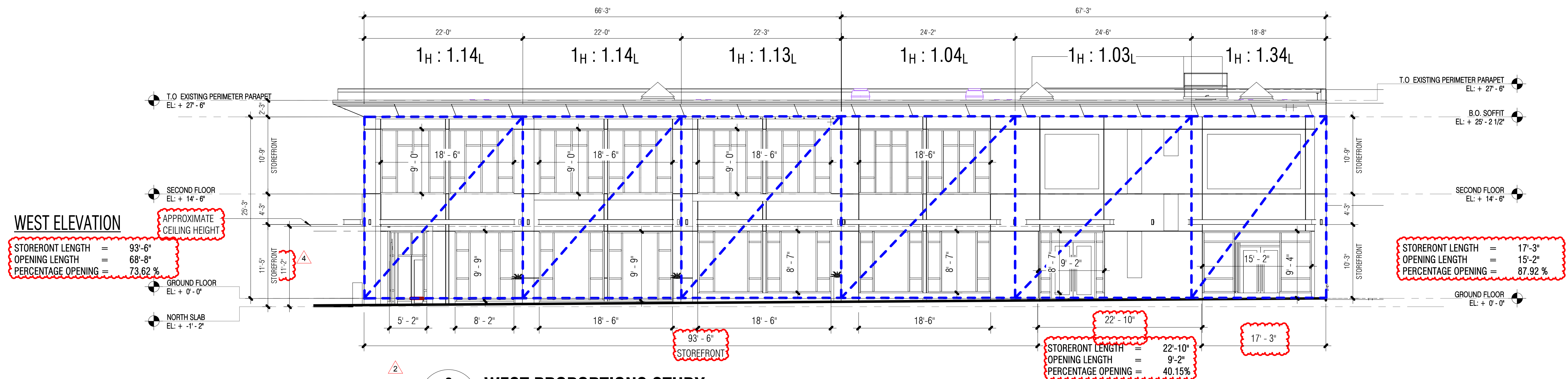


MARKET COLLECTION - VIHARA
Akasha - Silk
1" x 1" Gray Tile



1 NORTH PROPORTIONS STUDY

A12 Scale: 1/8" = 1'-0"



2 WEST PROPORTIONS STUDY

A12 Scale: 1/8" = 1'-0"

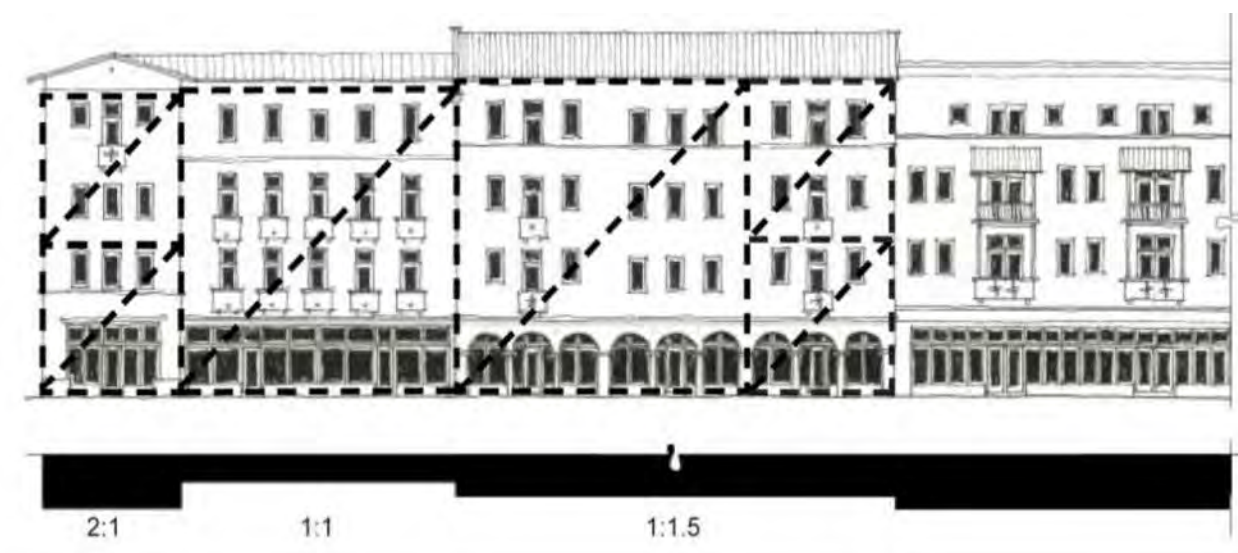


FIGURE 4.4.13-29 FACADE ARTICULATION PROPORTIONS

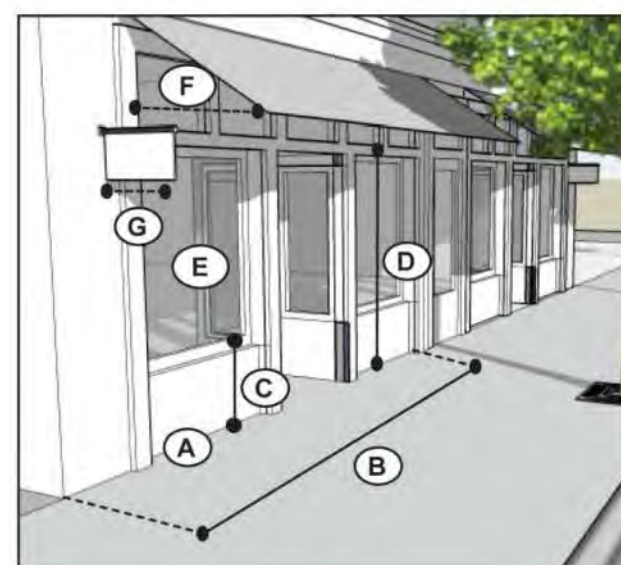
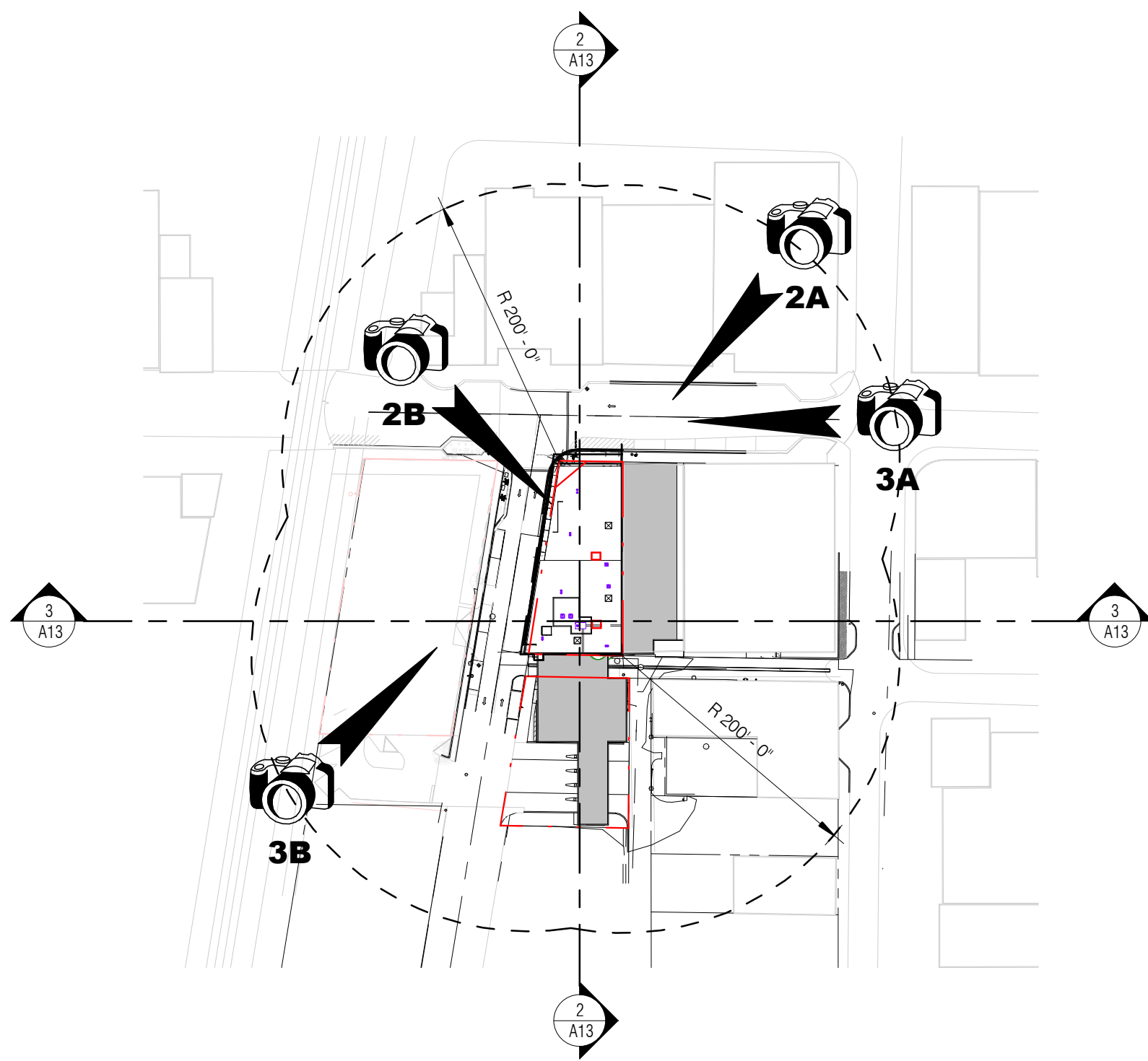


FIGURE 4.4.13-23 STOREFRONT FRONTAGE TYPE

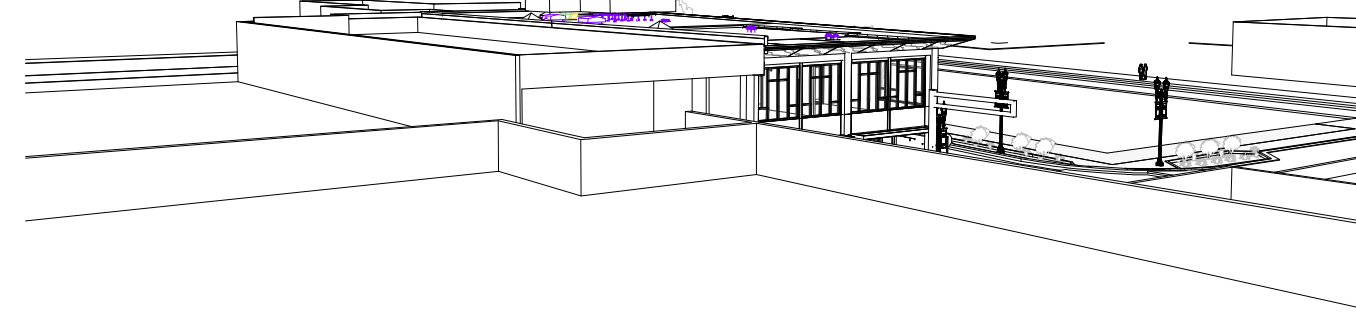
RATIO : $X_H : X_L$

H = HEIGHT

L = LENGTH



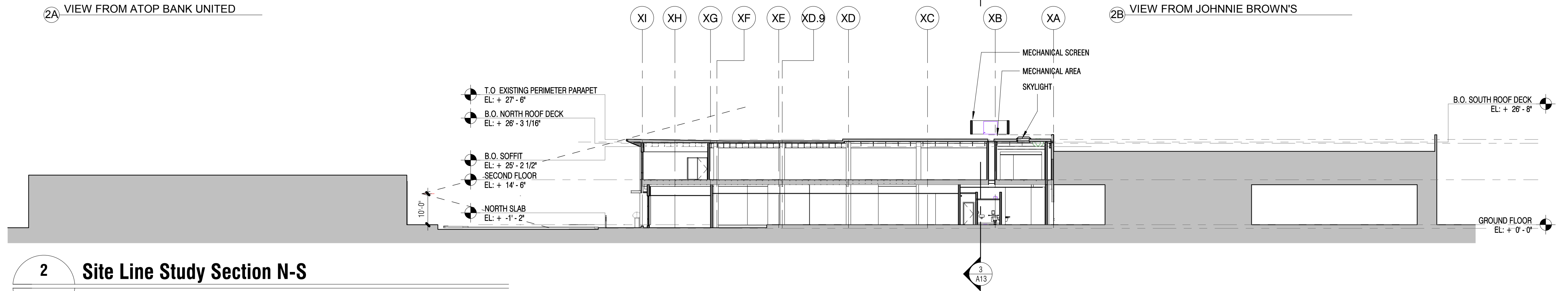
1 ARCHITECTURAL SITE PLAN
A13 Scale: 1" = 100'-0"



2A VIEW FROM ATOP BANK UNITED



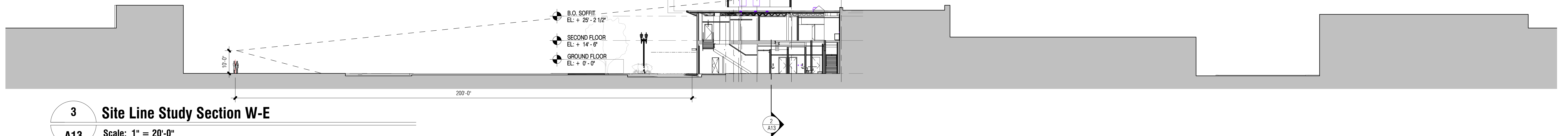
2B VIEW FROM JOHNNIE BROWN'S



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



3A VIEW FROM EAST ATLANTIC AVE

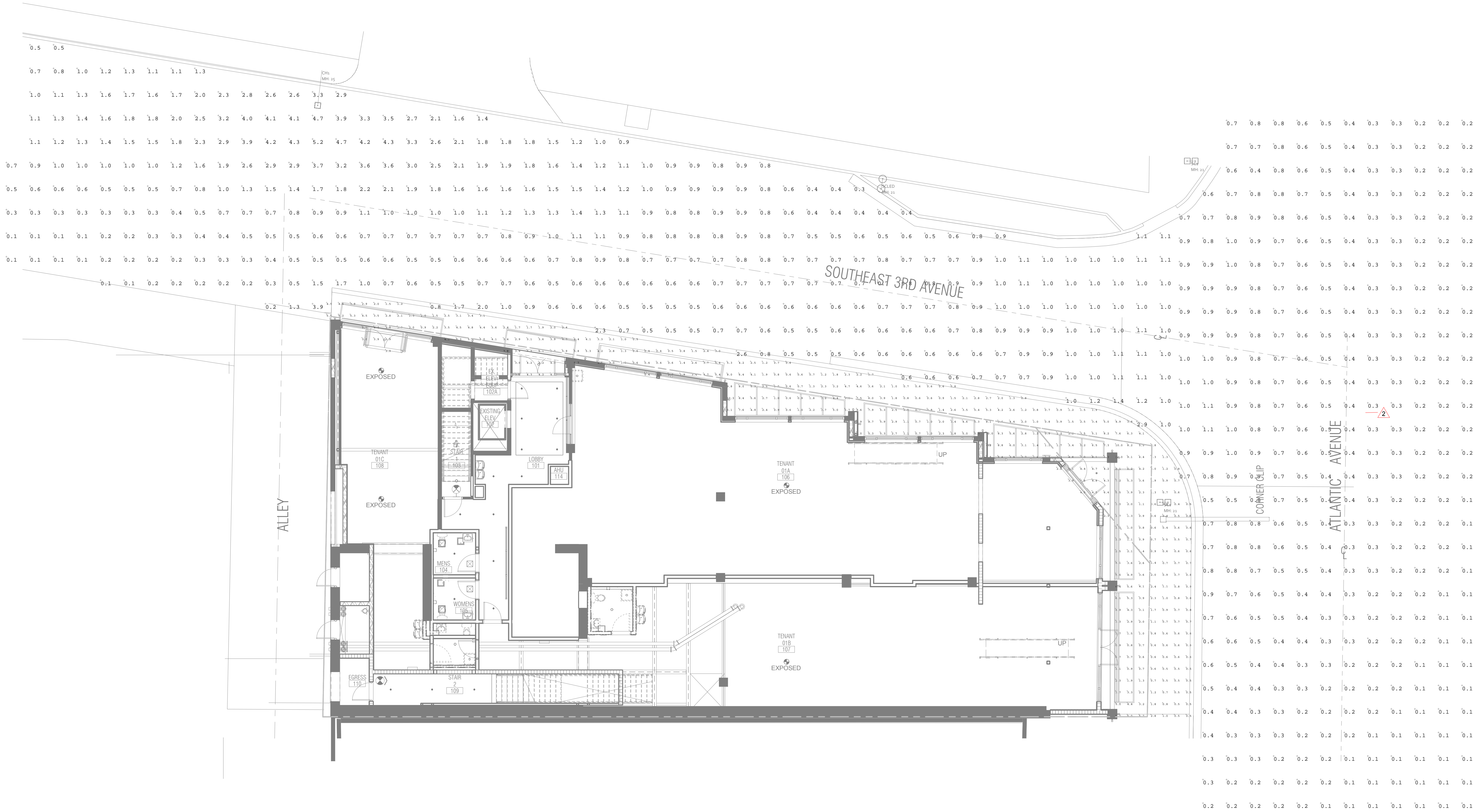


3 Site Line Study Section W-E
A13 Scale: 1" = 20'-0"

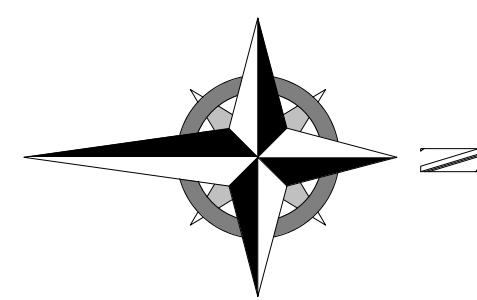


3B VIEW FROM RAILWAY





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



Luminaire Schedule							
Symbol	Qty	Label	Tag	Description	Lum. Watts	Lum. Lumens	LLF
	3	OE	Lighttower	C6RN-C6L5827M210U-C6RDLCCL (500 Lumens)	9	995	0.450
	14	OA	V2 Lighting	K3RL-N-V-D-07832760-NN-(FINISH)	5.6	613	0.900
	3	SC1	Existing	(2)WSH-HP100-1B2-PS11 MH: 21'	100	7487	0.500
	1	CH1	Existing	100 HPS CobraHead MH: 25'	116.21	7414	1.000
	1	SCLED	Spring City	(2)DLR-LE040_EVX-X2-40-CR4-GR18-HS MH: 21'	40	3118	0.720
[LAMP]							
						2700 K	
						2700 K	
						100W HPS - 9,500 Lumens	
						(3) 100W HPS ED-23A 1/2 Clear	
						4000 K	
						72 white LEDs	

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Atlantic Avenue	Illuminance	Fc	0.42	1.1	0.1	4.20	11.00
Exterior Calcs	Illuminance	Fc	2.88	11.0	0.0	N.A.	N.A.
Southeast St	Illuminance	Fc	1.10	5.2	0.1	11.00	52.00



