



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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TABLE OF CONTENTS

SECTION


INTRODUCTION

A0	COVER
A0a	TABLE OF CONTENTS
 A0c	DESIGN AND GREEN INITIATIVE NARRATIVES
A1a	AERIAL PHOTO WITH CONTEXT PICTURES

CIVIL ENGINEERING

 C-101	COVER SHEET
C-102	GENERAL NOTES
C-200	DEMOLITION KEY PLAN
C-201	EXISTING CONDITIONS
C-202	DEMOLITION PLAN
C-203	DEMOLITION PLAN
C-300	SITE PLAN KEY SHEET
C-301	SITE PLAN
C-302	SITE PLAN
C-303	SITE PLAN
C-400	PAVING, GRADING, AND DRAINAGE KEY PLAN
C-401	PAVING, GRADING, AND DRAINAGE PLAN
C-402	PAVING, GRADING, AND DRAINAGE PLAN
C-403	PAVING, GRADING, AND DRAINAGE PLAN
C-500	UTILITY KEY PLAN
C-501	UTILITY PLAN
C-502	UTILITY PLAN
C-503	UTILITY PLAN
C-600	EROSION AND SEDIMENTATION CONTROL KEY PLAN SHEET
C-601	EROSION AND SEDIMENTATION CONTROL PLAN PHASE I
C-602	EROSION AND SEDIMENTATION CONTROL PLAN PHASE I
C-603	EROSION AND SEDIMENTATION CONTROL PLAN PHASE I
C-604	EROSION AND SEDIMENTATION CONTROL PLAN PHASE II
C-605	EROSION AND SEDIMENTATION CONTROL PLAN PHASE II
C-606	EROSION AND SEDIMENTATION CONTROL PLAN PHASE II
C-901	DETAILS
C-902	DETAILS

ARCHITECTURE

 A2a	AERIAL CONTEXTURAL PERSPECTIVE
A2b	AERIAL CONTEXTURAL PERSPECTIVE
A3	AERIAL PLAN
A4	COMPOSITE OVERLAY SITE PLAN
A5	PLANS
A7	NORTH - SOUTH ELEV & PERSPECTIVES
A8	EAST ELEVATION & PERSPECTIVES
A9	WEST ELEVATION & PERSPECTIVES
A11	MATERIALS PALETTE
A12	FACADE ARTICULATION PERCENTAGES
A13	SITE LINE STUDY ELEVATIONS AND SECTIONS
A14a	PHOTOMETRIC PLAN
A14b	LIGHT FIXTURES
A14c	LIGHT FIXTURES



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 painted white to reflect the solar heat

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

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.





A



B



C



D



E



H



I



J



K



F



G

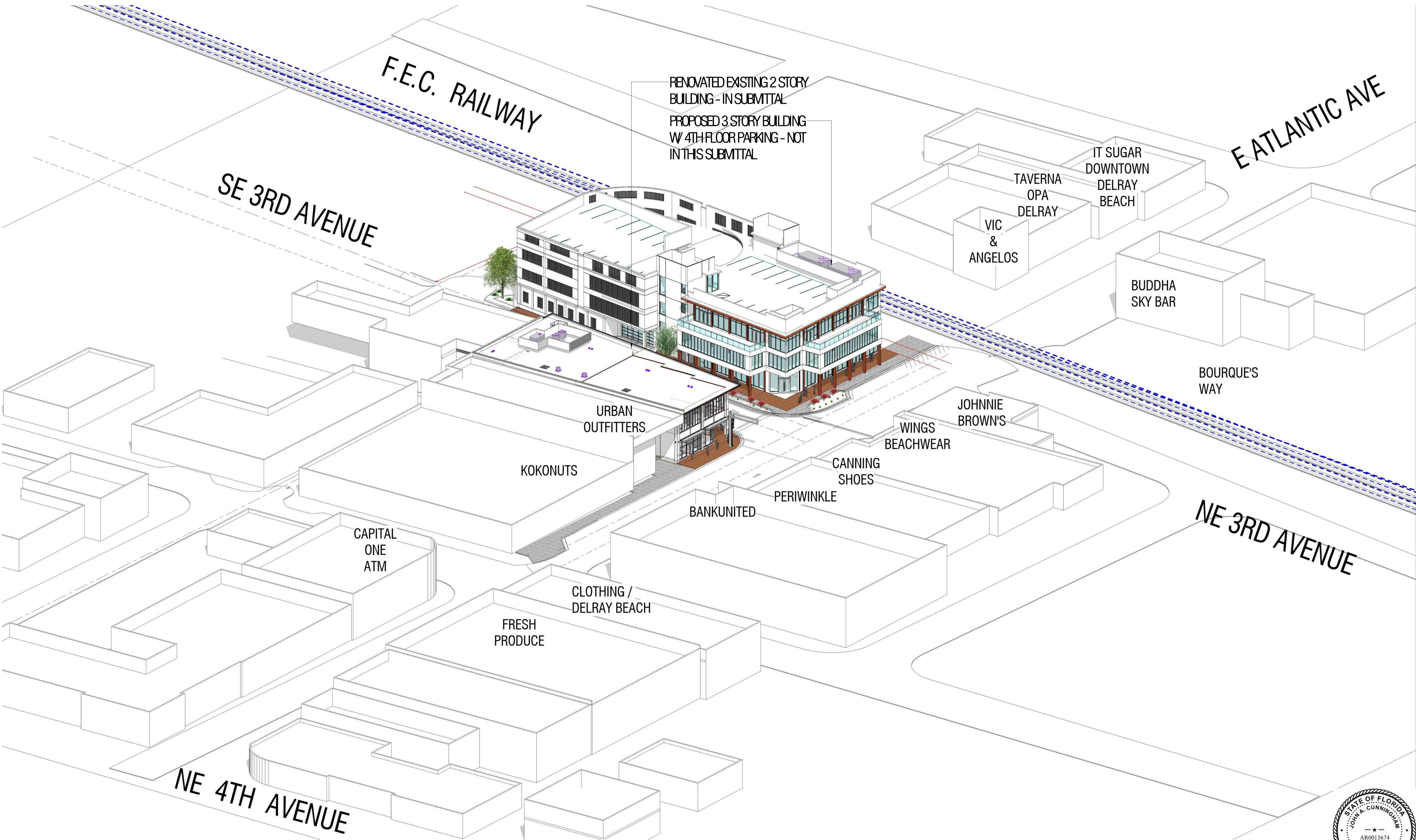


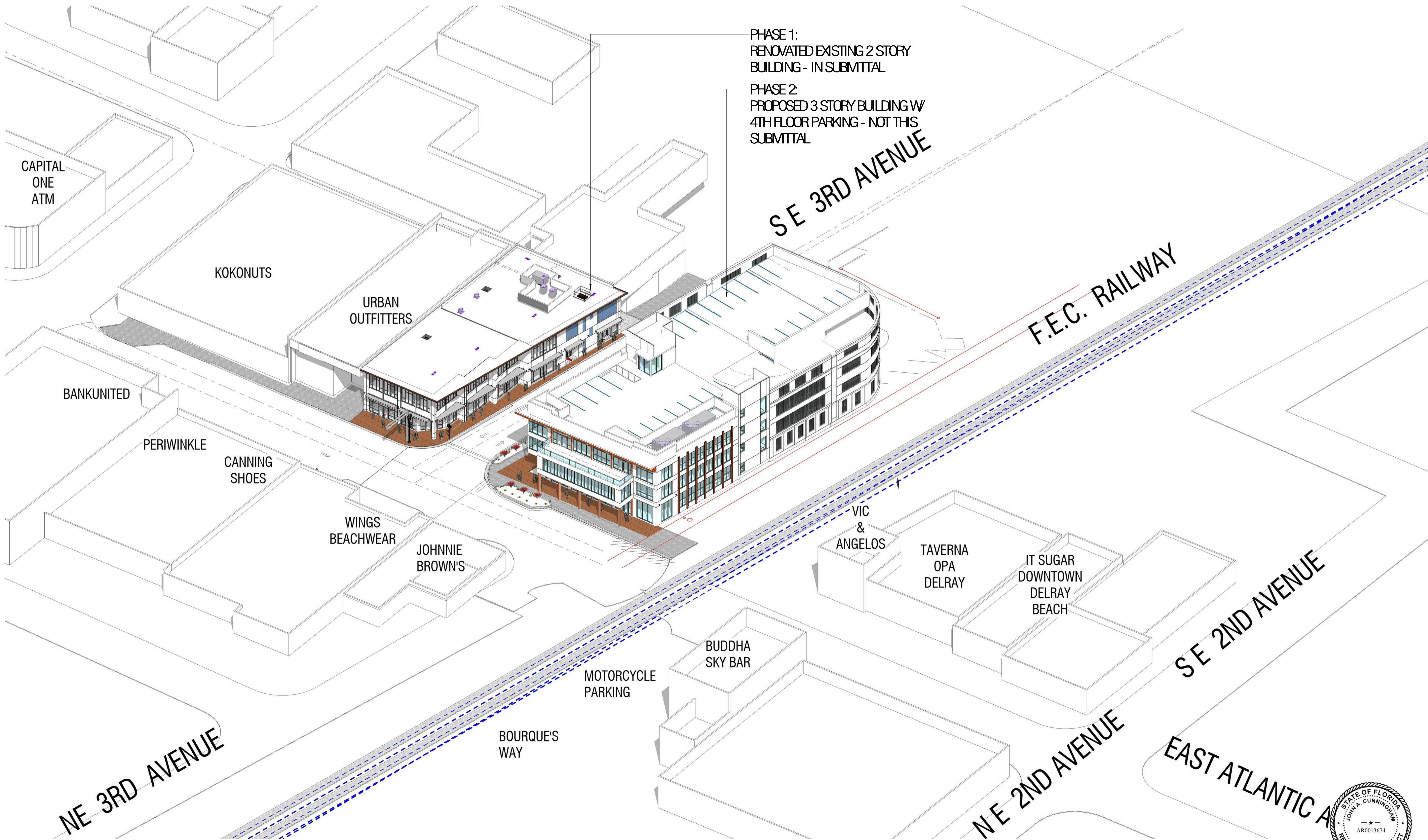
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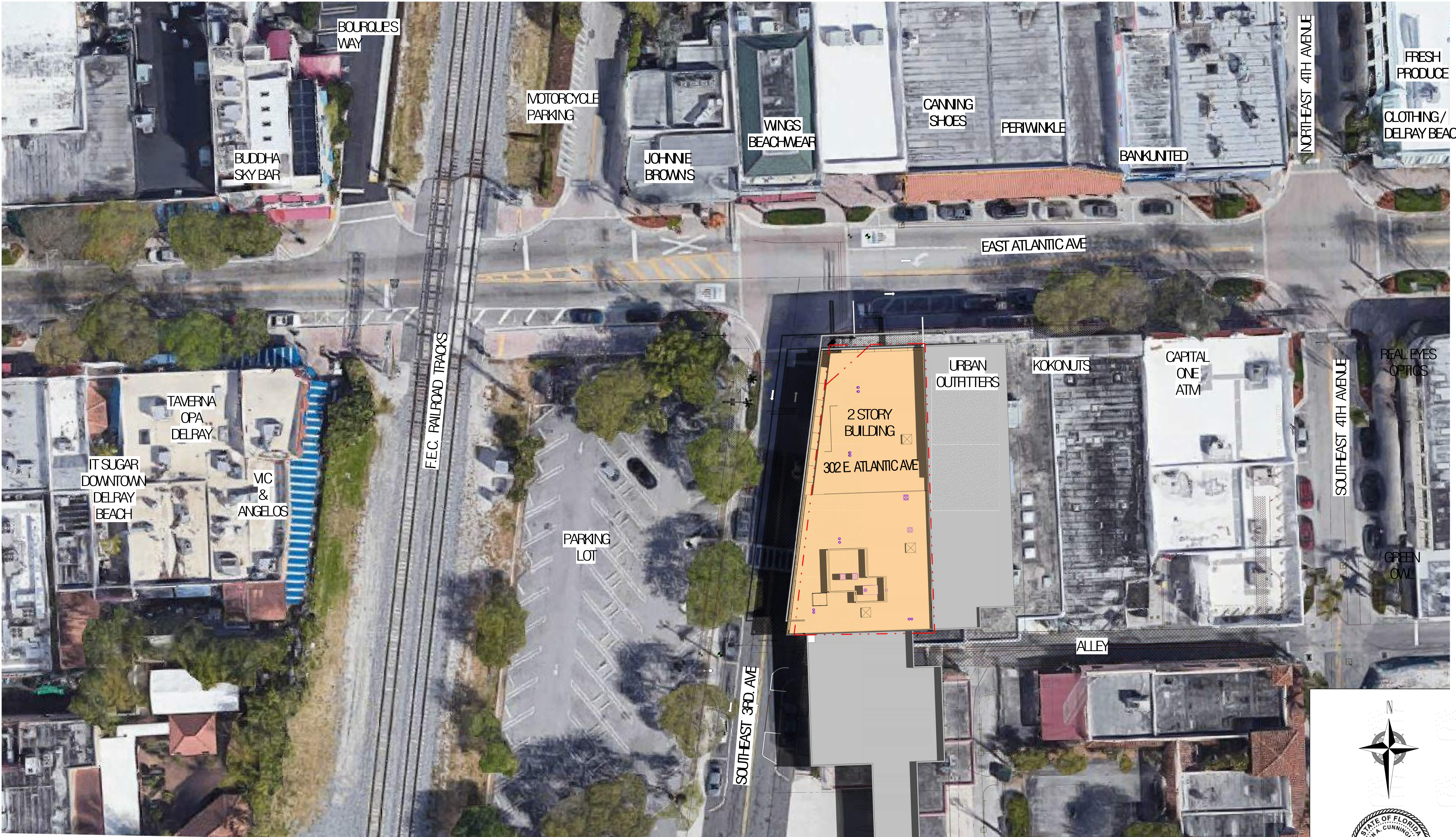


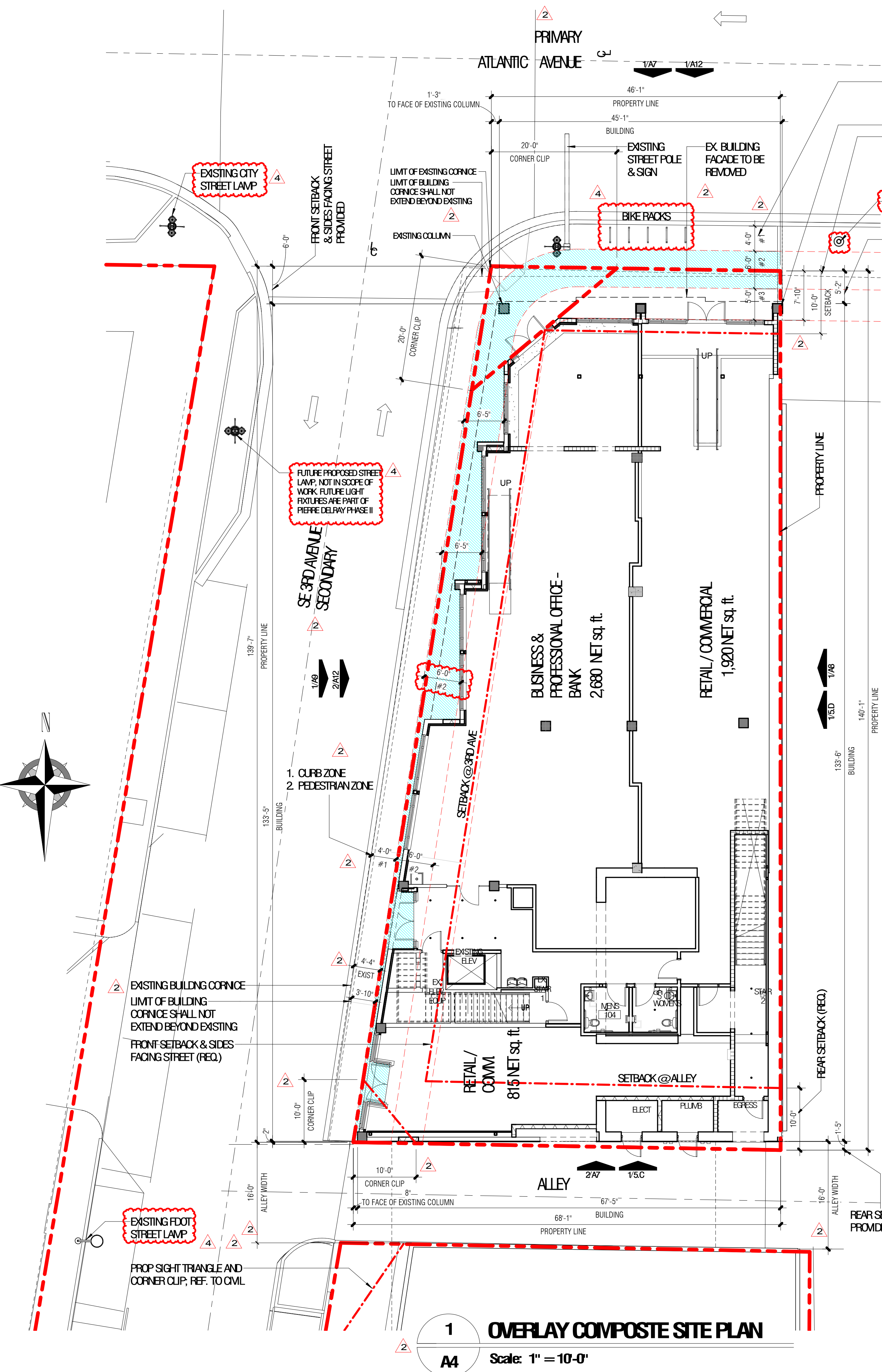
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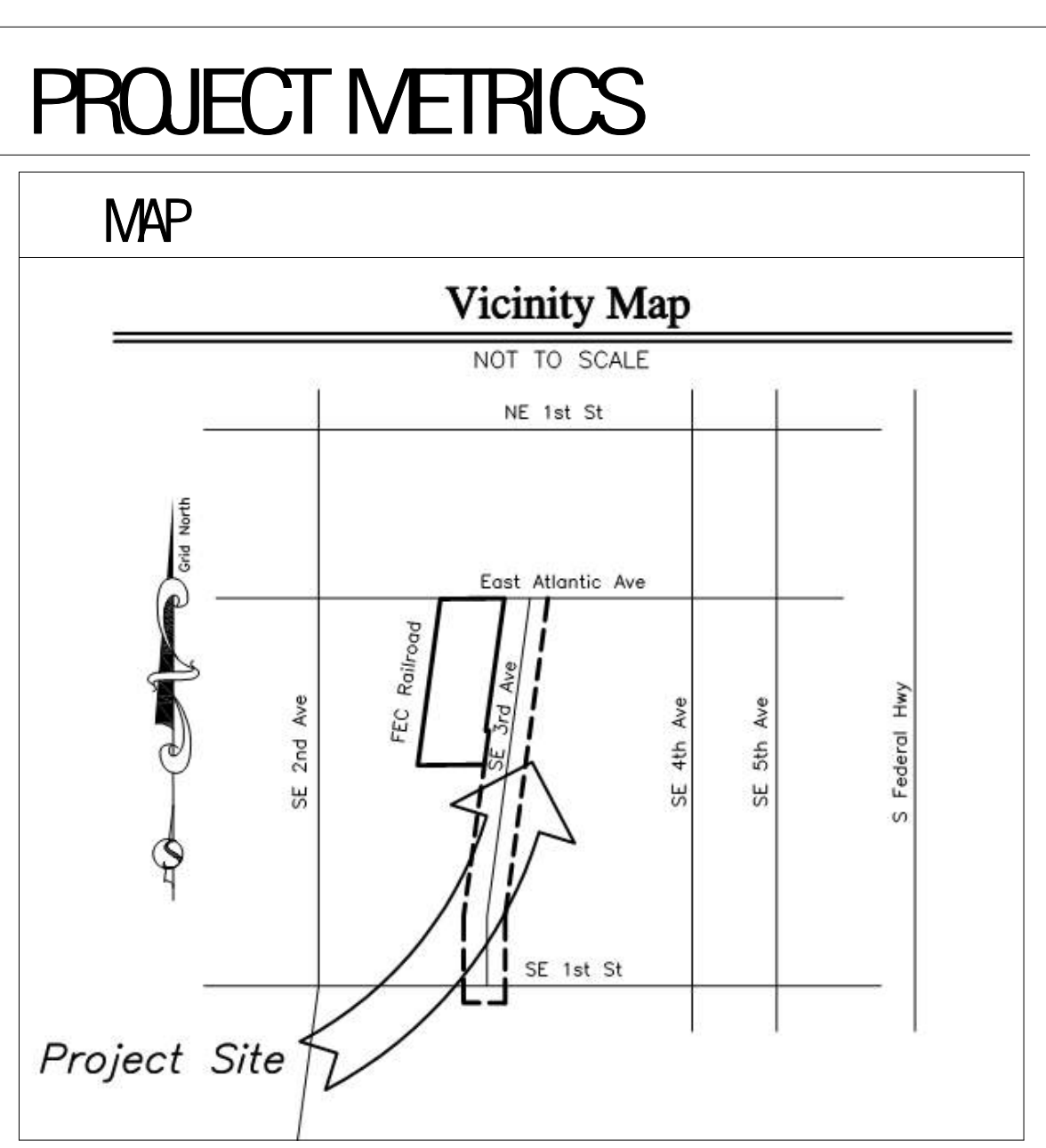
BIKE RACK
COMMENT #30

Pursuant to LDR Section 4.4.13(4)(f), Table 4.4.13 (M), Bicycle Parking Requirement, the minimum number of bicycle parking spaces for retail uses are 1 space per 1,000 sq. ft. and for Professional Offices 1 space per 2,000 sq. ft. The proposed building is 14,357 sq. ft. The gross square footage is composed of 2,771 sq. ft. of retail space, and 11,586 sq. ft. of business office space. As such, the retail square footage requires 3 spaces (2,771 sq. ft./1,000 sq. ft.), and the business office square footage requires 6 spaces (11,586 sq. ft./2,000 sq. ft.). As a result, the project is required to provide 9 bicycle parking spaces. These provide bicycle parking racks that can accommodate 9 bicycles. You can put the bicycle rack in the curb zone, but the racks have 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
COMMENT #30

SEC. 4.4.13(F)(9)(a)
(9) Openings. [Amrd. Ord. 28-15 12/09/15] (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. [Amrd. Ord. 28-15 12/09/15]
SEC. 4.4.13(B)(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(1) 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 graphic.
a. Storefronts shall be directly accessible from sidewalks; storefront doors may be recessed up to ten feet. [Amrd. Ord. 28-15 12/09/15]
b. Storefront (window and door) openings shall extend along at least 80 percent of the width of the facade of the commercial spaces, 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.
2. Storefront elements.
a. Storefronts shall have either awnings or an arcade. Awnings shall project a minimum of three feet from the building facade. Arcade shall meet the Arcade frontage standards in Section 4.4.13(D)(4)(b).
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. Velours 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. [Amrd. Ord. 28-15 12/09/15]



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 RAILROAD RIGHT-OF-WAY, IN THE CITY OF DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT OF THE TOWN OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE SOUTH 51 FEET THEREOF.

AND LESS THE FOLLOWING 3 PARCELS:

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

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

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

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

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

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

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

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

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

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

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

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) RETAIL AND COMMERCIAL: 1 SP: 500 SF (NET)

PER LDR SECTION 4.4.13(D)(2)(d) PARKING IS NOT REQUIRE FOR LOTS WITH WIDTH < 65 FT.

SETBACKS

LDR 4.3.4(K)

	REQUIRED	PROVIDED
A FRONT SETBACK - EAST ATLANTIC AVE. (PRIMARY)		
	10 FT. MIN	NE 5 FT - 2 IN
	15 FT. MAX	NW 6 FT - 0 IN
B SIDE SETBACK - SE 3RD AVE. (SECONDARY)		
	0 FT.	NW 1 FT - 3 IN
	0 FT.	SW 0 FT - 8 IN
C REAR - ALLEY		
	10 FT.	SW 0 FT - 2 IN
	10 FT.	SE 1 FT - 5 IN

BUILDING GROSS AREA

GROUND FLOOR	
GROSS AREA	7132 SF
SECOND FLOOR	
GROSS AREA	7225 SF
	14357 SF

4

2

LOT COVERAGE

BUILDING % INCREASE

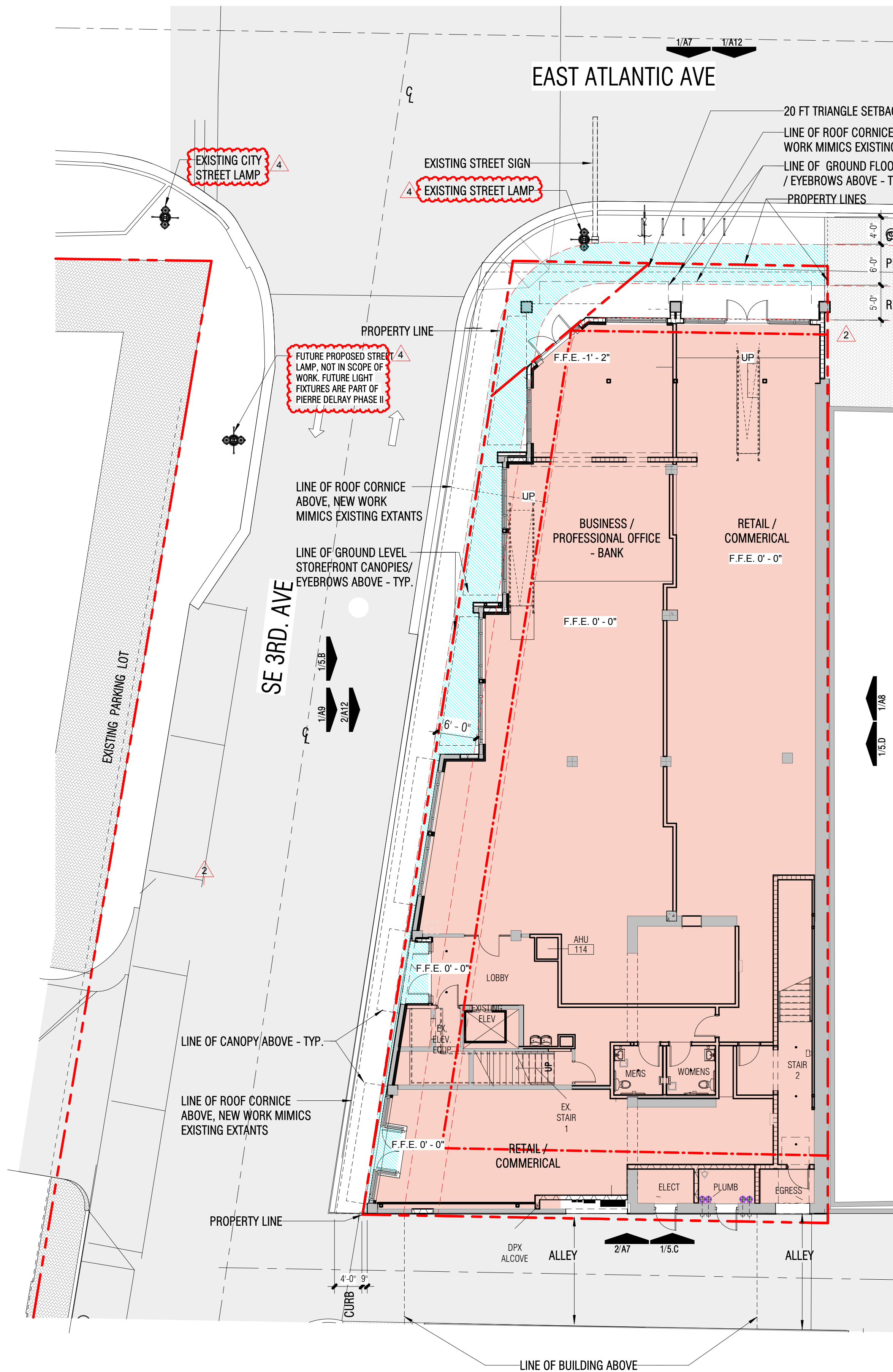
LDR 4.3.4(K)

TOTAL LOT AREA:	7,880 SF	100.00 %
BUILDING FOOTPRINT:	7,132 SF	90.5 %
PAVED AREA:	748 SF	9.5 %
LANDSCAPE AREA:	0 SF	0.0 %
CIVIC SPACE:	0 SF	0.0 %

BUILDING SF CUMULATION OF NEW AND EXISTING SF BASED ON NEW SURVEY: SEE CML	
EXISTING GROSS SF	= 6,771 SF
NEW ADDITION SF	= 361 SF
NEW GROSS SF	= 7,132 SF
TOTAL PERCENTAGE OF NEW SF	= 5.00%

4

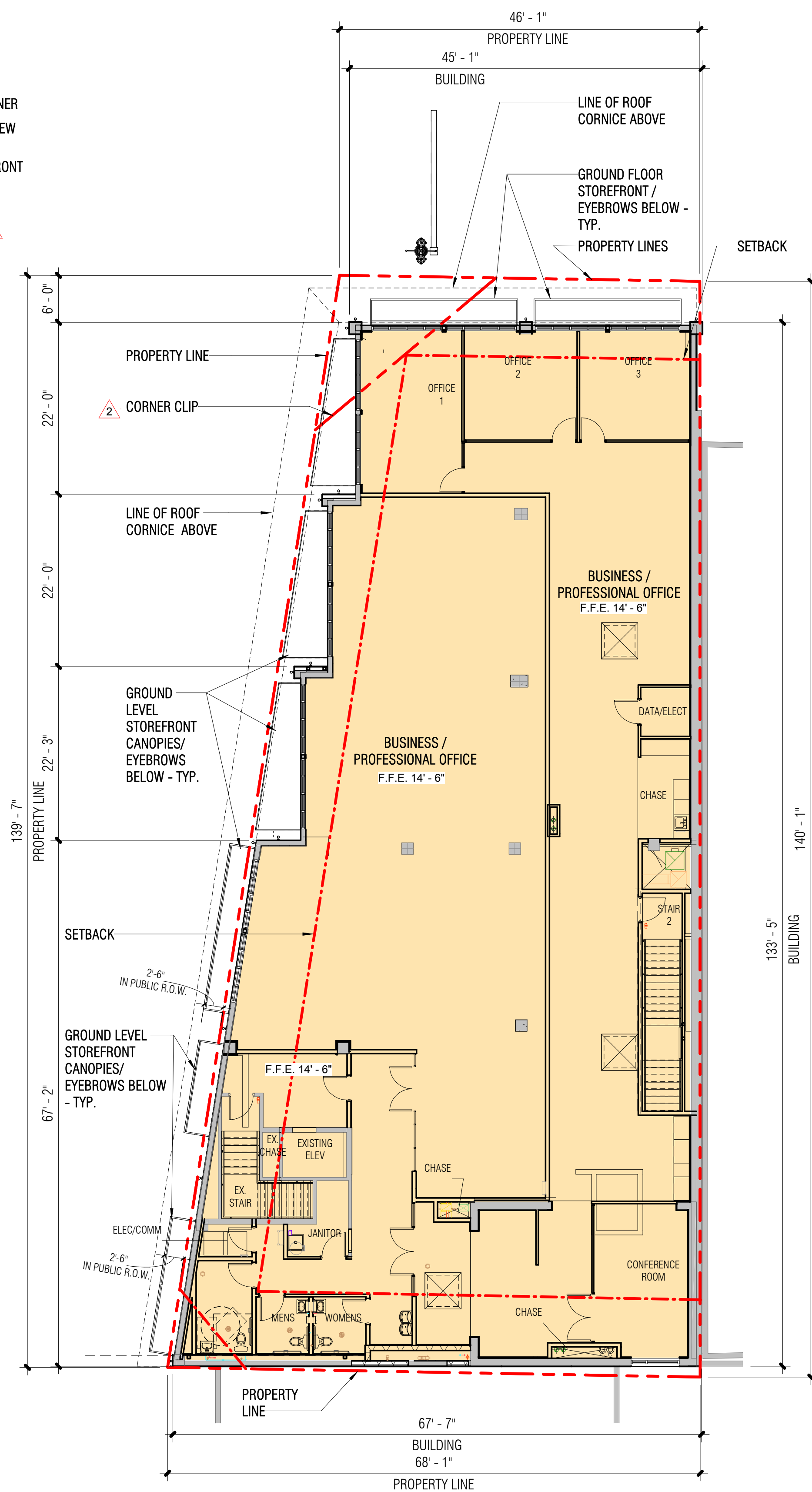
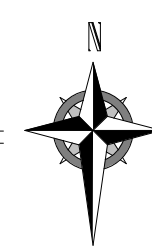




1
A5

GROUND FLOOR

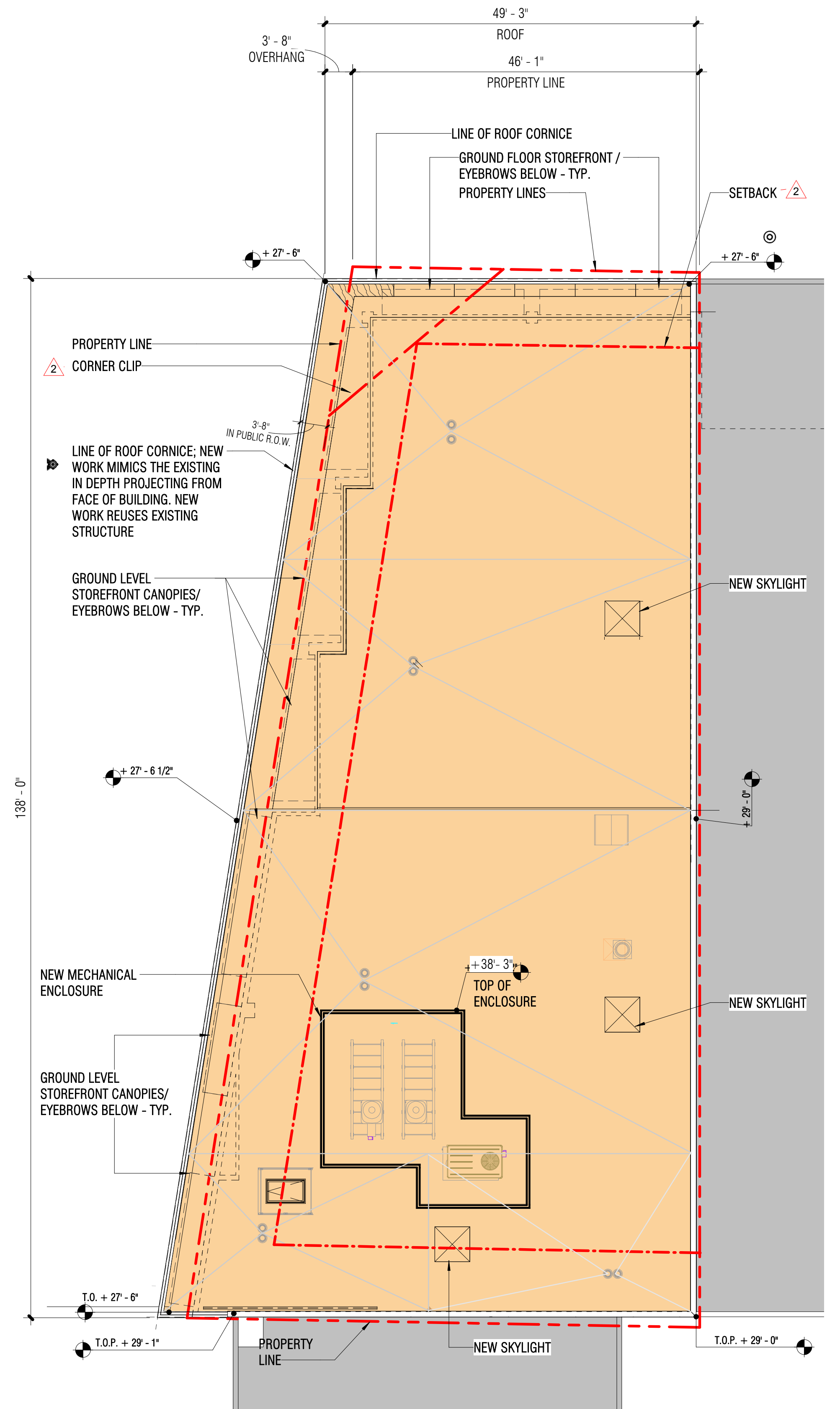
Scale: 3/32" = 1'-0"



2
A5

SECOND FLOOR

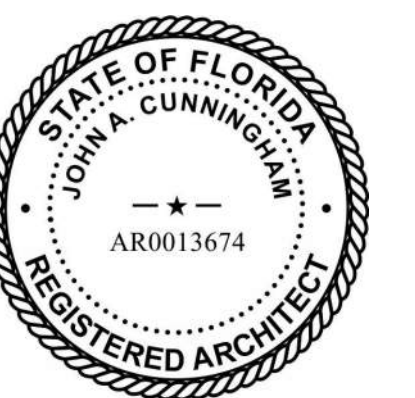
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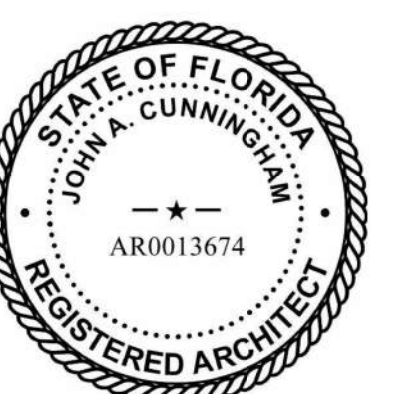
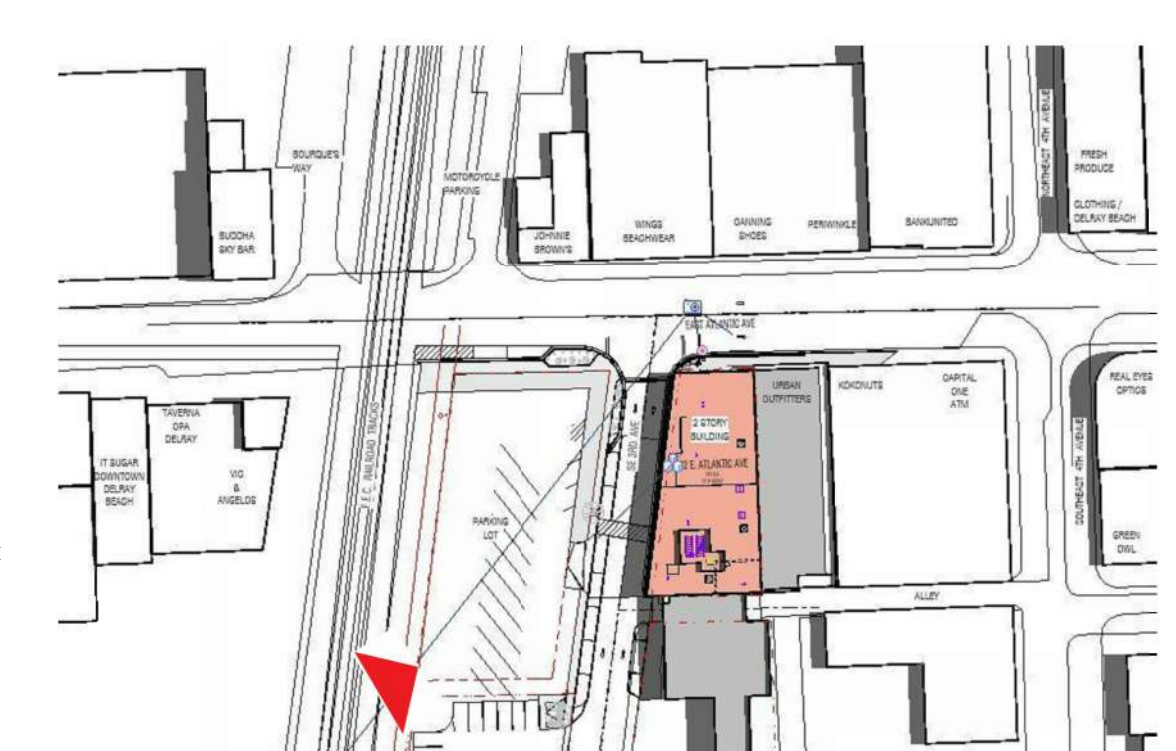
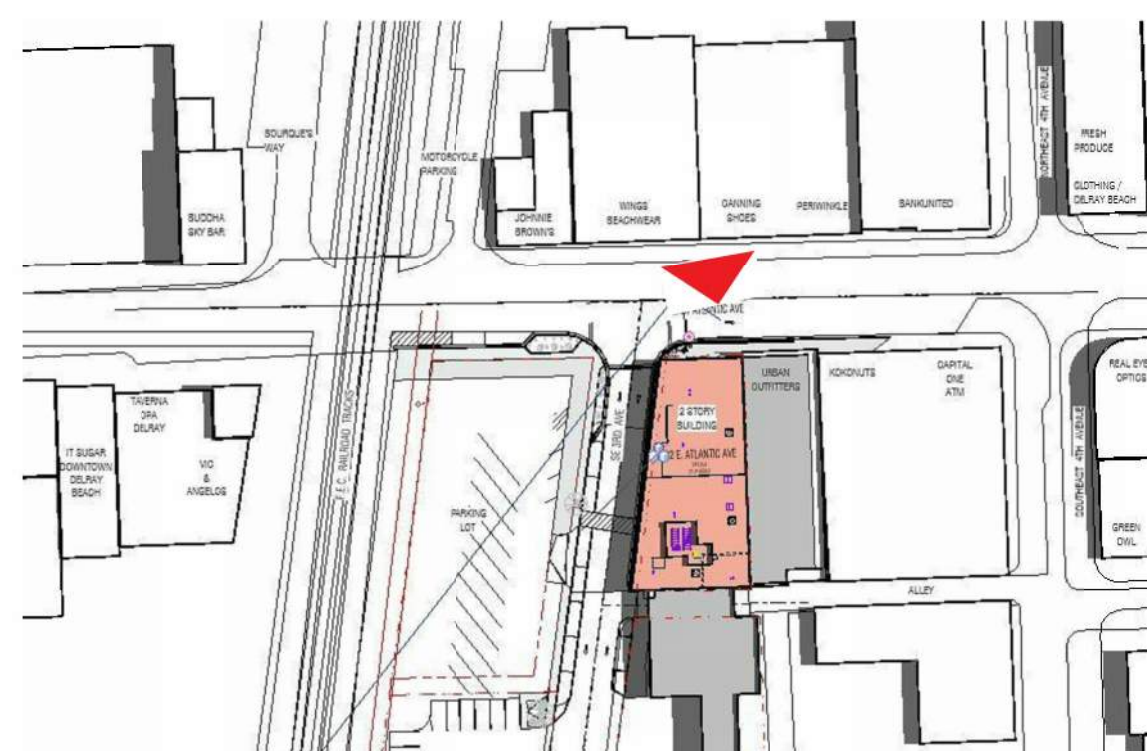
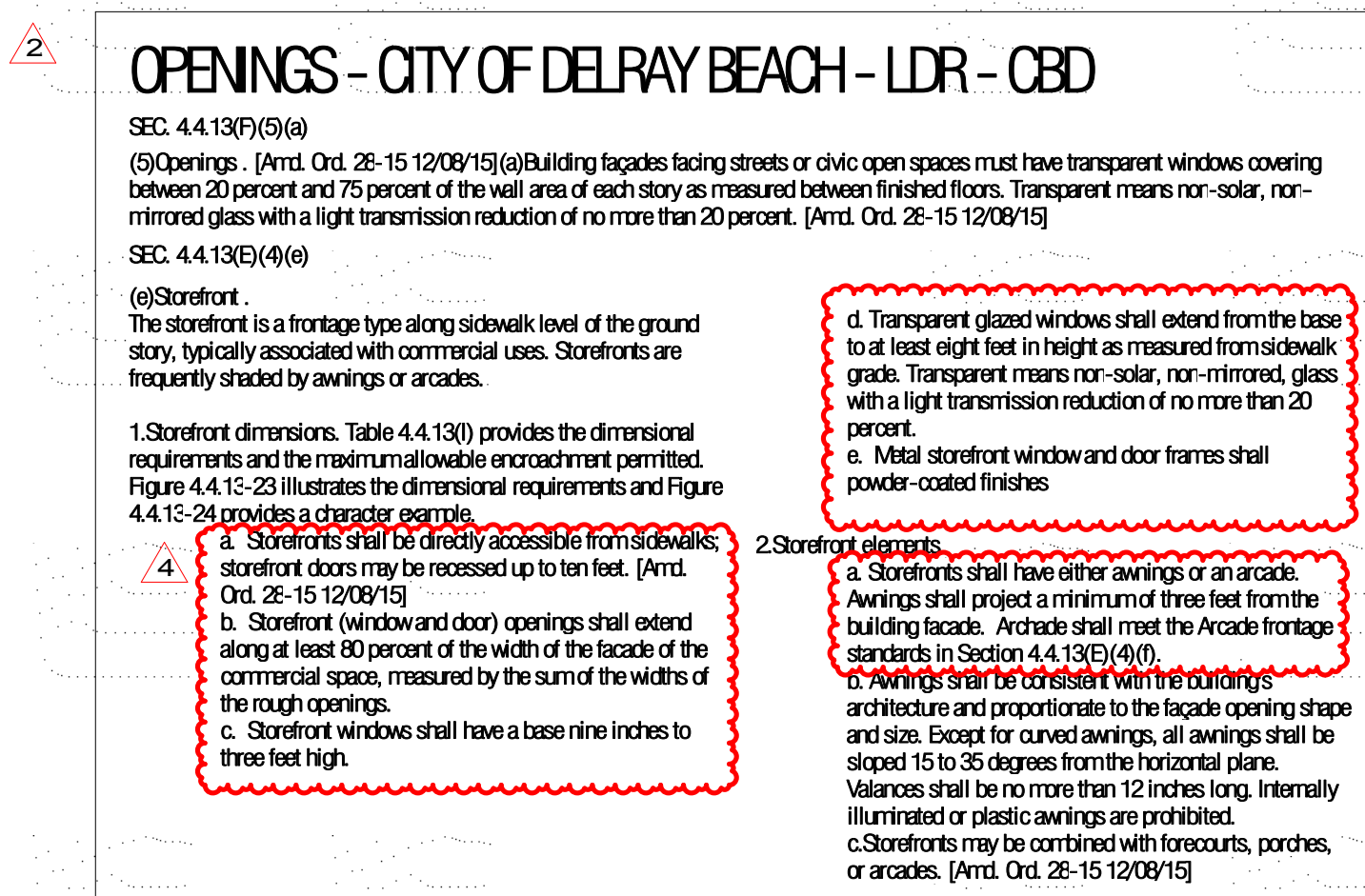
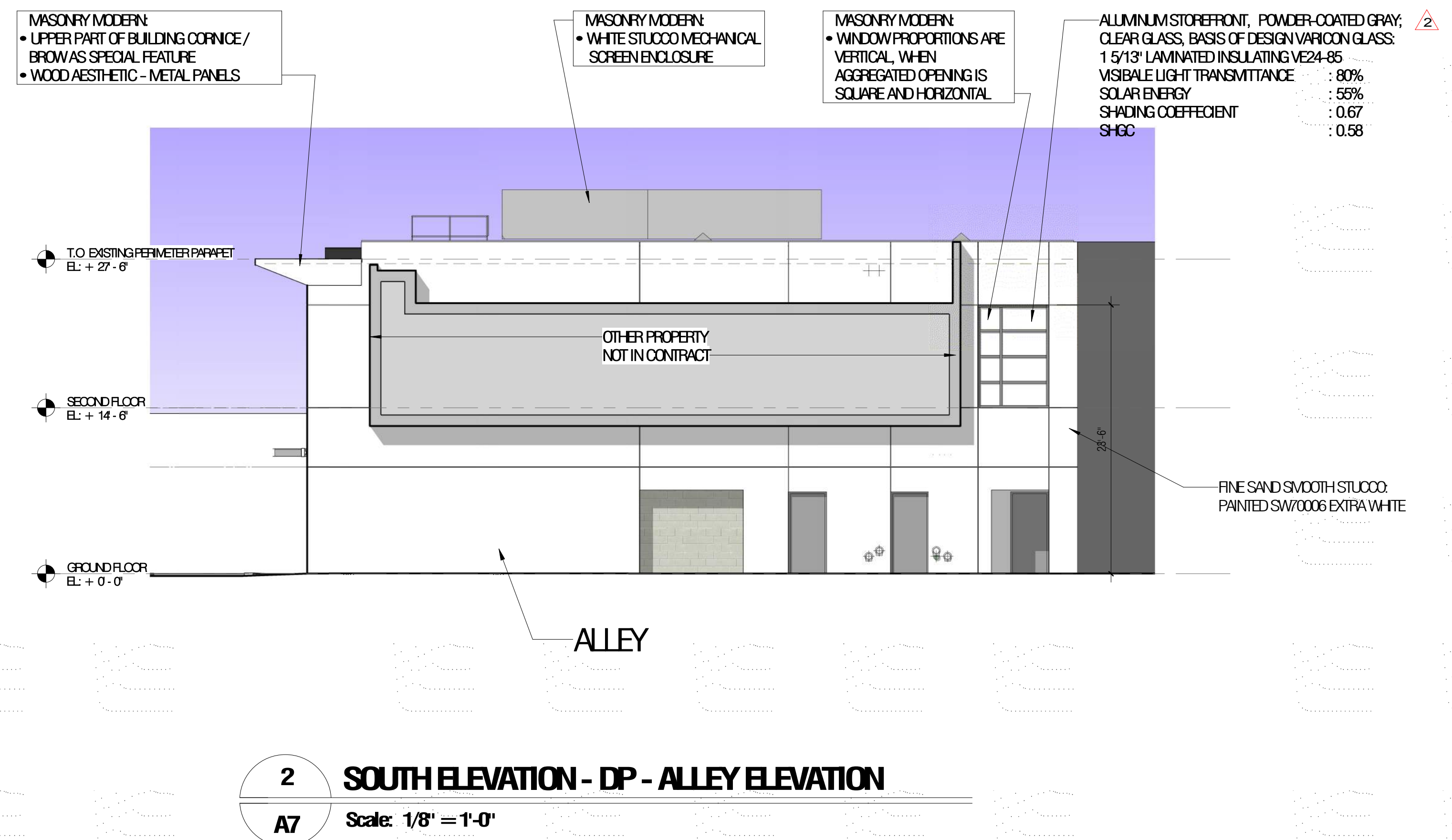
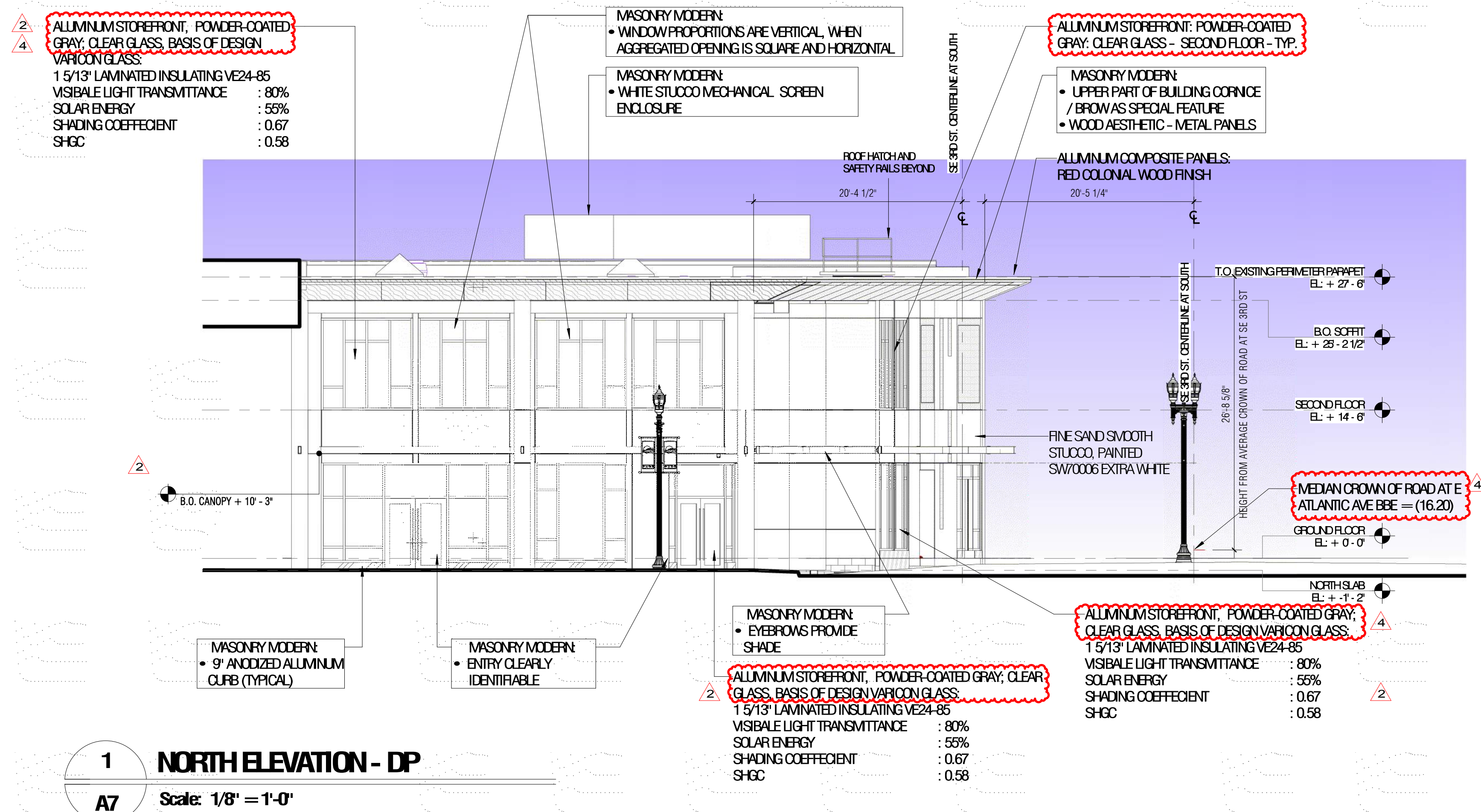


3
A5

ROOF PLAN

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





(5) Openings. [Amr. 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. [Amr. Ord. 28-15 12/08/15] transparent means non-solar, non-mirrored glass with a light transmission reduction of no more than 20 percent. [Amr. 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(1) 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.

4. a. Storefronts shall be directly accessible from sidewalks; storefront doors may be recessed up to ten feet. [Amr. 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.

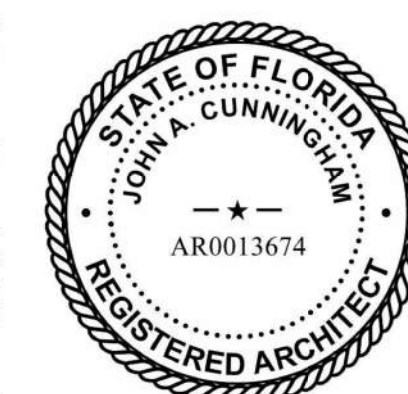
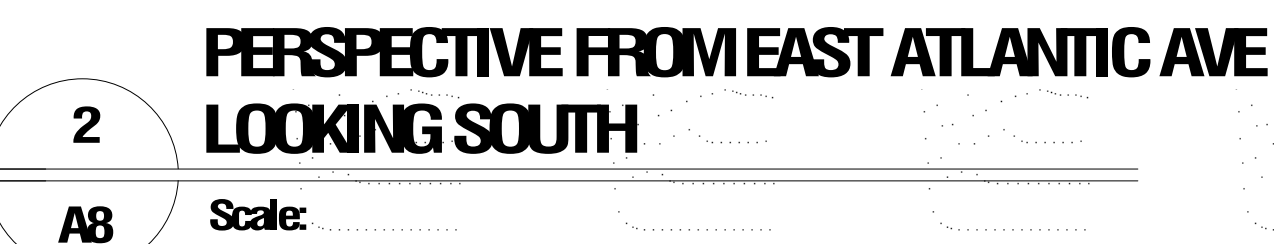
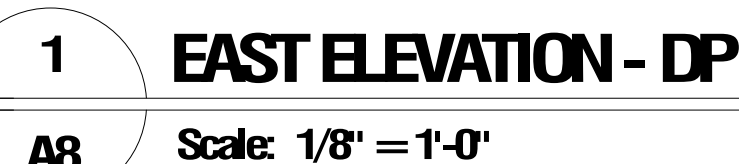
d. Transparent glazed windows shall extend from the base to at least eight feet in height as measured from sidewalk grade. Transparent means non-solar, non-mirrored, glass with a light transmission reduction of no more than 20 percent.

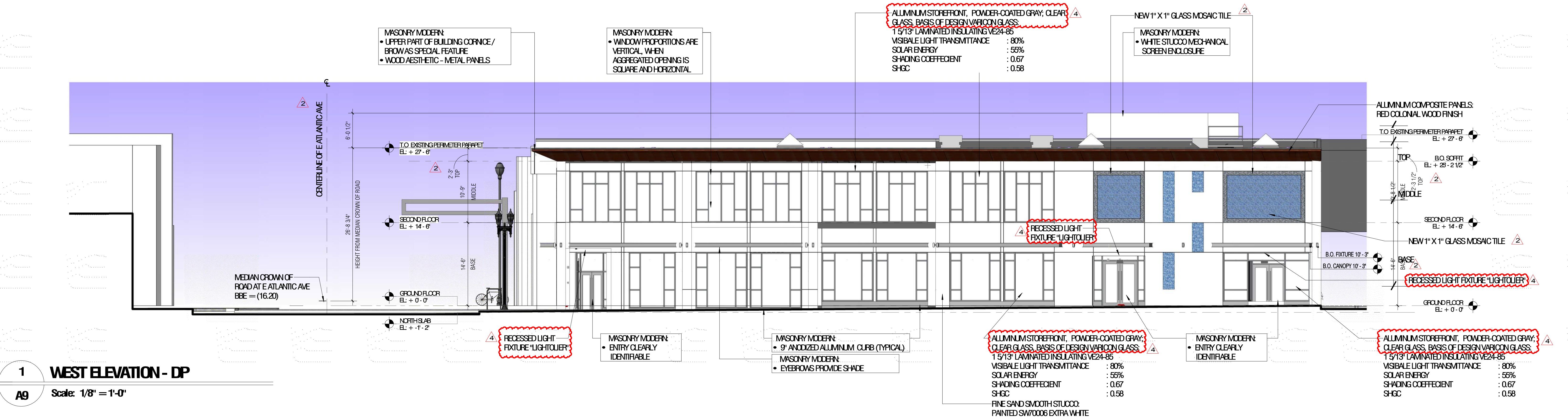
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c. Storefronts may be combined with forecourts, porches or arcades. [Amrd. Ord. 28-15 12/08/15]

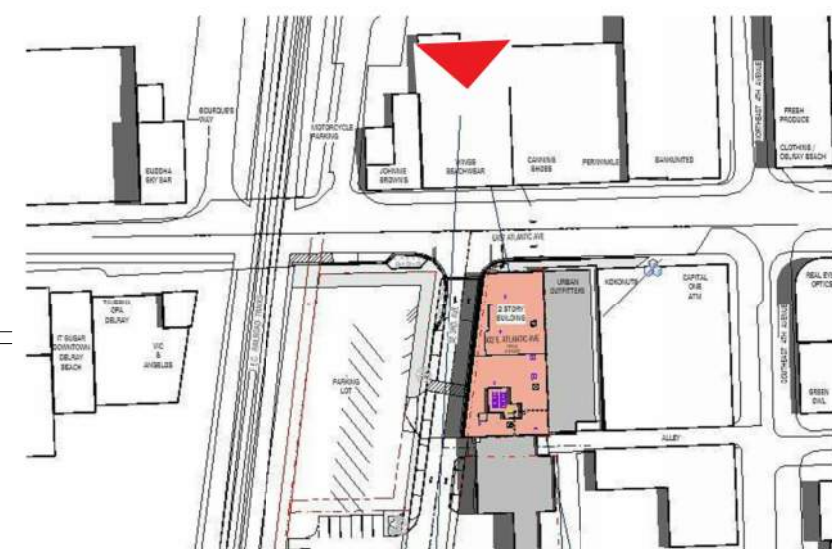




1 WEST ELEVATION - DP
A9 Scale: 1/8" = 1'-0"



2 VIEW FROM WINGS BEACHWEAR
A9 Scale:



OPENINGS - CITY OF DELRAY BEACH - LDR - CBD

SEC. 4.4.13(F)(9)(e)

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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(0) 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. [Amr. Ord. 28-15 12/09/15]

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.

2. Storefront elements.

a. Storefronts shall have either awnings or an arcade. Awnings shall project a minimum of three feet from the building facade. Arcade shall meet the Arcade frontage standards in Section 4.4.13(E)(4)(0).

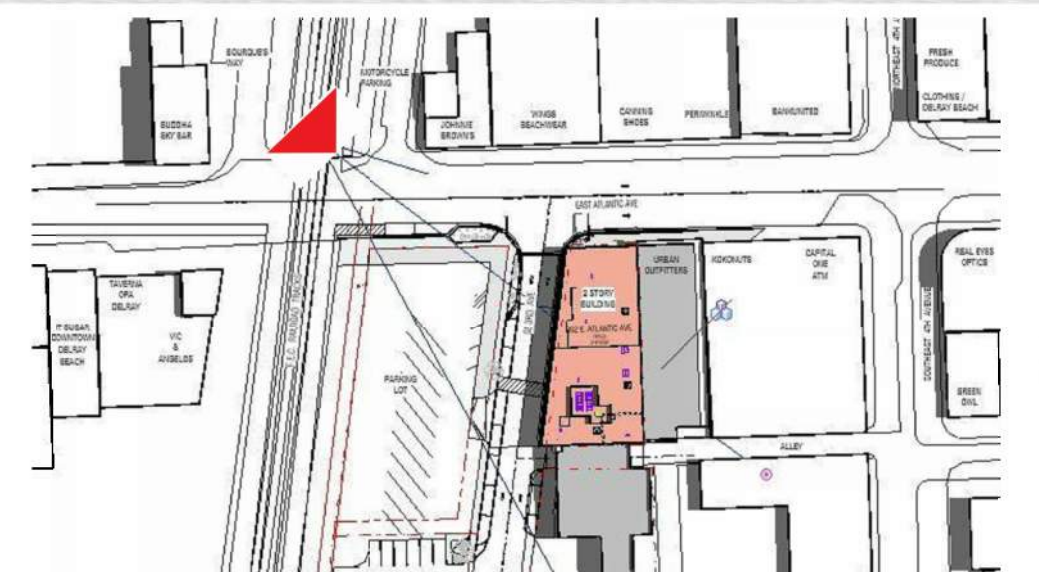
b. Awnings shall be consistent with the building's architecture and proportionate to the facade opening shape and size. Except for curved awnings, all awnings shall be sloped 15 to 35 degrees from the horizontal plane. Valances shall be no more than 12 inches long. Internally illuminated or plastic awnings are prohibited.

c. Storefronts may be combined with facades, porches, or arcades. [Amr. Ord. 28-15 12/09/15]



3 PERSPECTIVE FROM F.E.C. RAILROAD TRACKS

A9 Scale:



ROOF FINISH SPECIFICATION RESPONSE

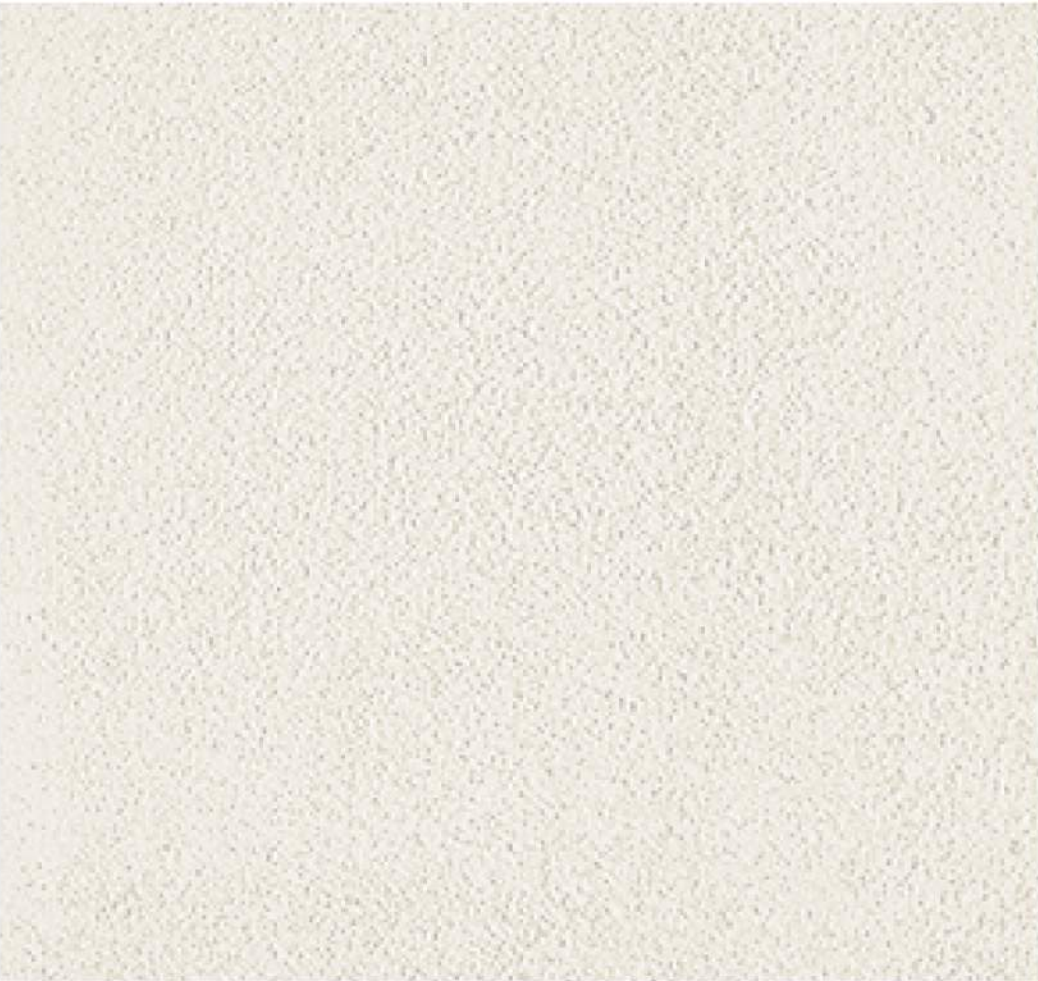
<p>In response to the City review comment:</p> <ul style="list-style-type: none">The specifications 075423 Thermoplastic-Polyolefin (TPO) Roofing indicated Carlisle as the basis-of-design manufacturer, with Firestone, GAF and Johns Manville as other approved manufacturers.	
<p>2.2. MANUFACTURERS</p> <p>A. Basis-of-Design Manufacturer: Carlisle SynTec Systems, www.carlislesyntec.com.</p> <p>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).</p> <ol style="list-style-type: none">Firestone Building Products Co.; www.firestonebpc.com.GAF; www.gaf.com.Johns Manville; www.jm.com. <p>2.3. THERMOPLASTIC POLYOLEFIN (TPO) ROOFING</p> <p>A. TPO Sheet: ASTM D6878/D6878M, internally fabric- or scrim-reinforced, fabric-backed TPO sheet.</p> <ol style="list-style-type: none">Basis-of-Design Product: Sure-Weld FleeceBack 115 TPO Fully Adhered Roofing System by Carlisle SynTec Systems.<ol style="list-style-type: none">Manufacturer's Notice of Acceptance (NOA) No. 17-1227.05.Thickness: 60 mils membrane thickness; 55 mils fleece backing; 115 mils total thickness.Exposed Face Color: White.	<ul style="list-style-type: none">Drawings indicated GAF as the basis-of-design <p>NORTH ROOF SYSTEM:</p> <ol style="list-style-type: none">AFTER REMOVING ALL EXISTING BUR TO EXISTING DECK.NEW VAPOR BARRIER ADHERED TO EXISTING TECTUM DECK.NEW LWIC DECK SLOPED TO DRAIN, HOLEY BOARD 250, REQUIRED TO ACHIEVE R-20ci, TO 4.5' DEPTHFINAL GAF 60 MIL TPO ROOF SYSTEM APPLIED.REFER TO NOA'S, REF. TO MFR INSTALLATION AND MAINTENANCE GUIDELINES.PROVIDE ROOF PAD TO PREVENT DEBRIS PENETRATIONS THRU TPO DURING CONSTRUCTION <p>SOUTH ROOF SYSTEM:</p> <ol style="list-style-type: none">AFTER REMOVING ALL EXISTING BUR TO EXISTING DECK.NEW VAPOR BARRIER APPLIED TO EXISTING DECKNEW LWIC DECK SLOPED TO DRAIN, HOLEY BOARD 250, REQUIRED TO ACHIEVE R020ci, TO 4.5' DEPTHFINAL GAF 60 MIL TPO ROOF SYSTEM APPLIEDREFER TO NOA'S, REF. TO MFR INSTALLATION AND MAINTENANCE GUIDELINESPROVIDE ROOF PADS TO PREVENT DEBRIS PENETRATIONS THRU TPO DURING CONSTRUCTION <ul style="list-style-type: none">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). <p>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 CRRG-1</p> <p>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.</p> <ul style="list-style-type: none">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):<ul style="list-style-type: none">Energy Star Solar Reflectance, Initial: 0.79Energy Star Solar Reflectance, 3-year: 0.70Solar Reflectance Index (SRI), Initial: 0.99Solar Reflectance Index (SRI), 3-year: 0.85CPRC Thermal Emissance, Initial: 0.90GAF EverGuard TPO (refer to attached product data sheet):<ul style="list-style-type: none">Energy Star Solar Reflectance, Initial: 0.76Energy Star Solar Reflectance, 3-year: 0.68Solar Reflectance Index (SRI), Initial: 0.94Solar Reflectance Index (SRI), 3-year: 0.81CPRC Thermal Emissance, Initial: 0.90



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



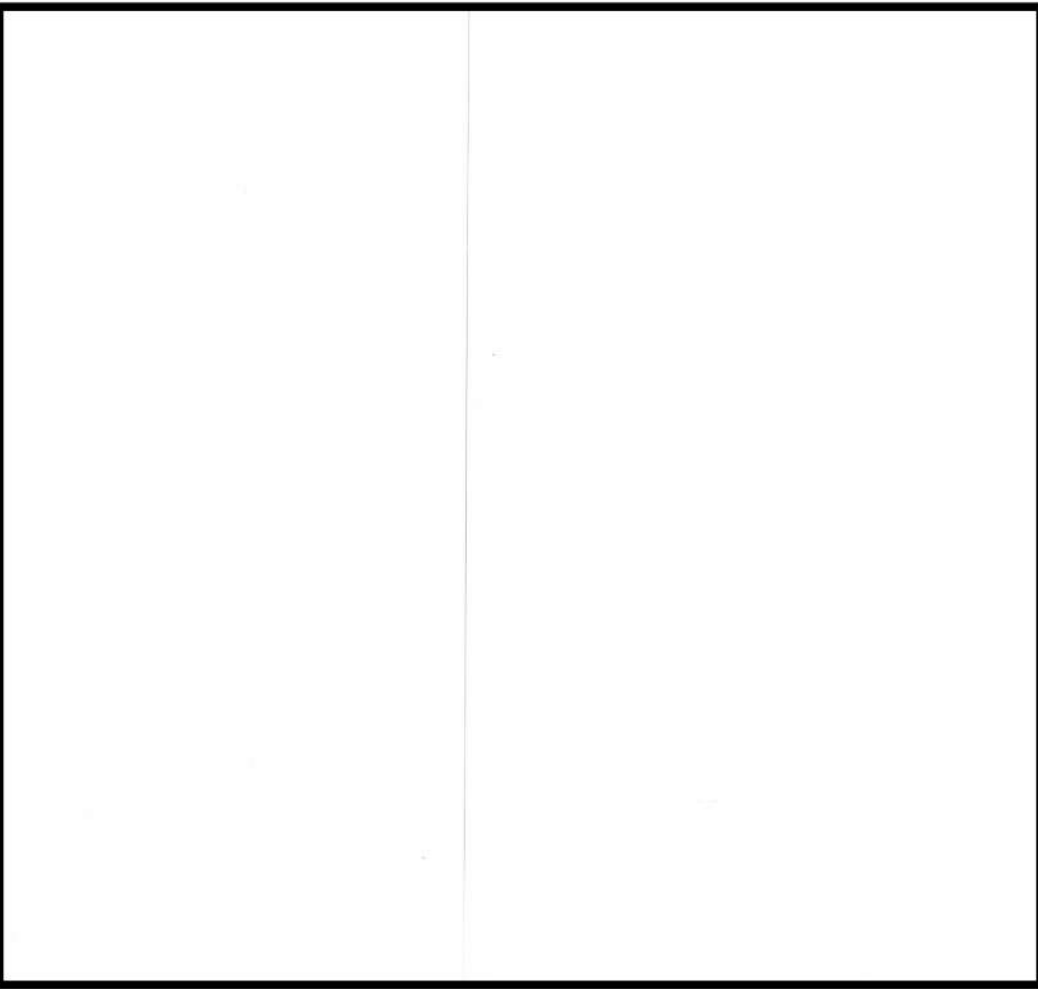
ALUMINUM STOREFRONT MULLIONS
BASIS OF DESIGN: KAWNEER 451T,
POWDER-COATED DOVE GRAY
PREFABRICATED ALUMINUM
CANOPIES SHALL MATCH POWDER-
COATED GRAY ALUMINUM
STOREFRONT; COLOR T7-GY5 TK
GREY 970-80)
MANUFACTURER TBD



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



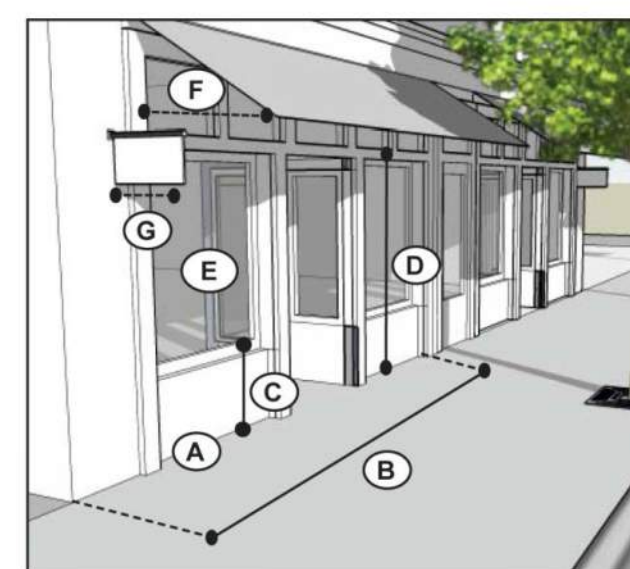
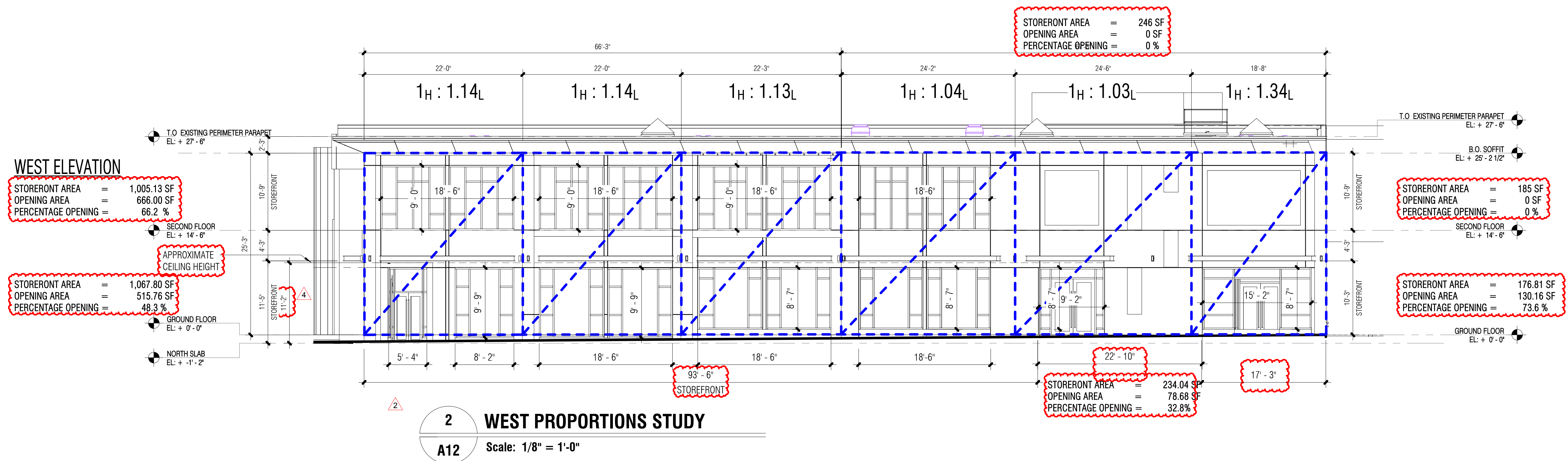
GLASS
VIRACON
1 5/16" (25mm) Insulating VE24-85
PERFORMANCE DATA
Transmittance
Visible Light: 80%
Solar Energy: 55%
UV: <1%
Reflectance
Visible Light-Exterior: 16%
Visible Light-Interior: 16%
Solar Energy: 30%
NFRC U-Value
Winter: 0.46 Btu/(hr x sqft x °F)
Summer: 0.47 Btu/(hr x sqft x °F)
Shading Coefficient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

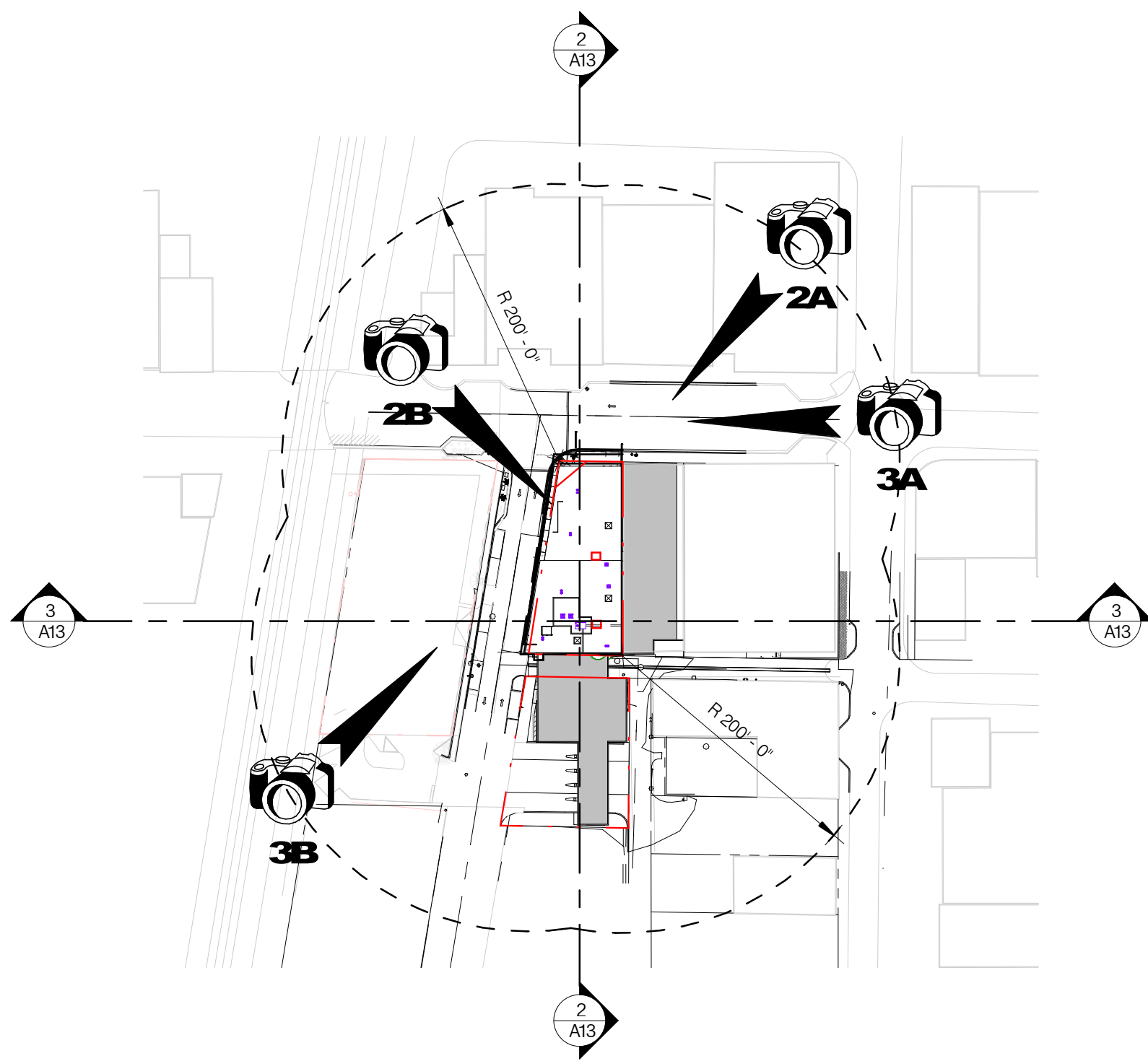


PAINT
SW7005 PURE WHITE
R: 237 G: 236 B: 230
Hex Value: #edece6
LRV: 84
Light Reflective Value: 84 (High)
Color Collections: Acute Care Cool
Foundations, ABC's and 123's, Inbe Tweens,
Teen Space, Trendsetter, Dreamer, Timeless
White, Pottery Barn - Fall/Winter 2019

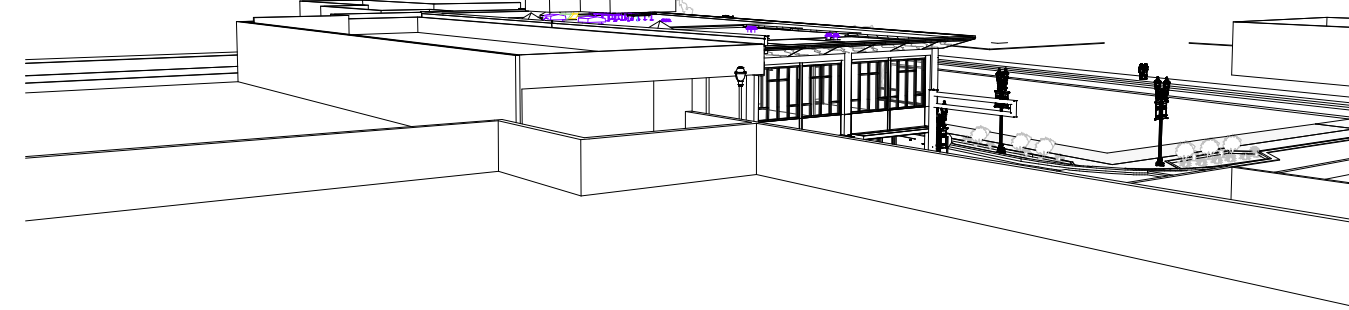


TILE
MARKET COLLECTION- VIHARA
Vinyasa - Silk
1" x 1" Blue Tile
MARKET COLLECTION - VIHARA
Akasha - Silk
1" x 1" Gray Tile





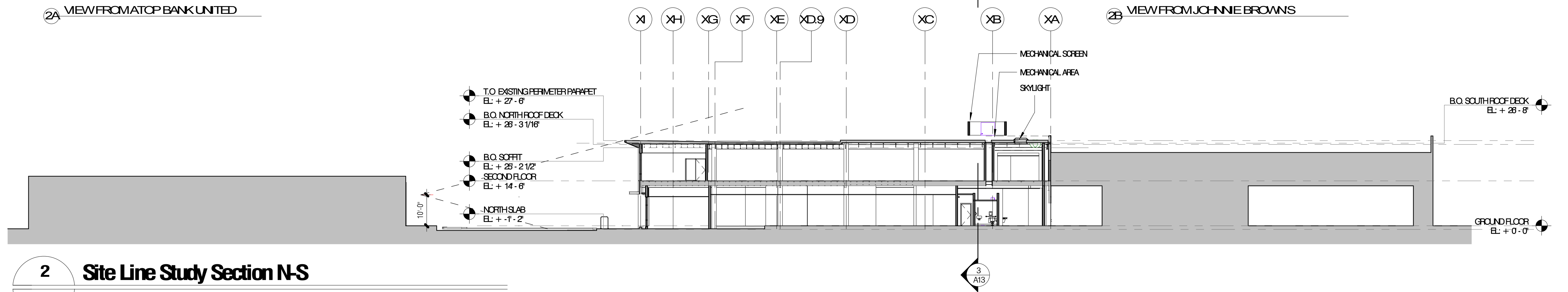
1 ARCHITECTURAL SITE PLAN
A13 Scale: 1" = 100'-0"



2A VIEW FROM TOP BANK UNITED



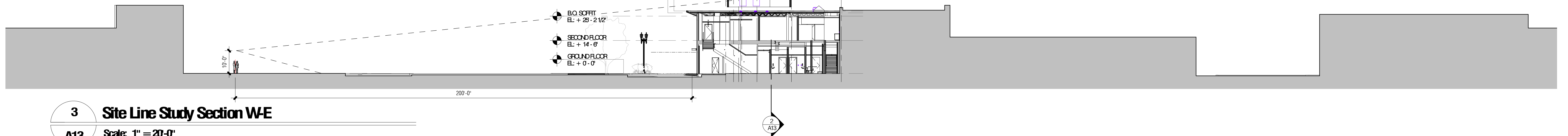
2B VIEW FROM JOHNNIE BROWNS



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