



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

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

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2019.

REVISION 1 - SPRAB COMMENTS, 12/05/2019  
REVISION 1 - SPRAB COMMENTS, 03/16/2020

**ZYSCOVICH**  
ARCHITECTS

250 Park Avenue, Suite 510  
Winter Park, FL 32789  
1 407.674.1959

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

A0



# 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
A5	PLANS
A6	PLANS
A7	NORTH - SOUTH ELEV
A8	EAST ELEVATION
A8a	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
A14	PHOTOMETRIC PLANS GROUND, LEVELS 2, 3 & 4 ROOF PARKING
A14A	SITE PHOTOMETRIC
A15	LIGHT FIXTURES
A15a	LIGHT FIXTURES
A16	SPRAB DETAILS
A17	WAIVER







A



B



C



D



E



F



G



H



I



J



K



L



M



N





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

HVAC SYSTEMS:

THE HVAC SYSTEMS DESIGNED FOR THE DELRAY BEACH MIXED USE PROJECT CONSISTS OF MULTIPLE VARIABLE REFRIGERANT FLOW (VRF) SYSTEMS SERVING THE OCCUPIED SPACE'S COOLING AND HEATING REQUIREMENTS. MULTIPLE AIR HANDLING UNITS ARE CONNECTED TO ONE HEAT PUMP CONDENSING UNIT. EACH AIR HANDLING UNIT ZONE IS CAPABLE OF SIMULTANEOUS HEATING AND COOLING AND UTILIZES WHAT, IN A CONVENTIONAL HVAC SYSTEM BE CONSIDERED AS WASTE HEAT (AS A PRODUCT OF REMOVING HEAT FROM A SPACE) FOR SPACE HEATING AREAS THAT REQUIRE HEATING SUCH AS PERIMETER ZONES DURING THE HEATING SEASON.

ALL HVAC SYSTEMS ARE DESIGNED TO MEET OR EXCEED THE FLORIDA ENERGY CONSERVATION CODE.

THE VENTILATION AIR SYSTEMS (IE: FRESH AIR) FOR THE BUILDING IS DESIGNED PER THE FLORIDA MECHANICAL CODE, ASHAE 90.1 AND ASHRAE 62 TO PROVIDE VENTILATION BASED ON THE OCCUPANT COUNT. DEDICATED OUTSIDE AIR UNITS WILL BE LOCATED ON EACH FLOOR. THE SYSTEM IS DESIGNED AS A "DEMAND VENTILATION SYSTEM." CARBON DIOXIDE (CO2) SENSORS WILL BE LOCATED IN THE OCCUPIED SPACE WITH WILL INCREASE THE VENTILATION RATE AS THE CO2 CONCENTRATION EXCEEDS 900 PARTS PER MILLION (PPM) AND DECREASE THE VENTILATION FLOW RATE AS THE CO2 CONCENTRATION DECREASES BELOW 900 PPM. THE MINIMUM FRESH AIR FLOW WILL BE 5% HIGHER THAN THE CODE MANDATED VENTILATION REQUIREMENTS FOR THE RESTROOMS TO ENSURE A POSITIVE PRESSURE FOR THE BUILDING.

ELECTRICAL SYSTEMS:

THE POWER SYSTEMS ARE DESIGNED PER THE NATIONAL ELECTRIC CODE. HVAC LOADS, INTERIOR LIGHTING LOADS, EXTERIOR LIGHTING LOADS, PLUG LOADS AND EQUIPMENT LOADS ARE EACH METERED. EACH INDIVIDUAL TENANT LOAD METERING IS SEPARATED FROM THE HOUSE (OR BASE BUILDING) METERING. ALL POWER DATA METERED WILL BE RECORDED AND STORED FOR A PERIOD OF NO LESS THAN THREE YEARS.

THE LIGHTING SYSTEMS ARE CONTROLLED BY DAYLIGHTING CONTROL SYSTEMS FOR INTERIOR LIGHTING THAT IS LOCATED IN SPACES WHERE THERE ARE WINDOWS. AS THE SUNLIGHT CONTRIBUTES TO INTERIOR SPACE ILLUMINATION, THE ELECTRIC LIGHTING SYSTEM DECREASES LIGHTING POWER REQUIREMENTS. CONVERSELY, AS THE SUN LIGHT DECREASES LIGHTING CONTRIBUTION TO THE GIVEN SPACES, THE LIGHTING POWER INCREASES. ALL LIGHTING WILL BE CONTROLLED BY OCCUPANCY SENSORS. WHEN AN OCCUPANT ENTERS THE SPACE, THE LIGHTING SYSTEMS WILL TURN ON. WHEN THE OCCUPANTS LEAVE THE SPACE, THE LIGHTING SYSTEMS WILL TURN OFF.

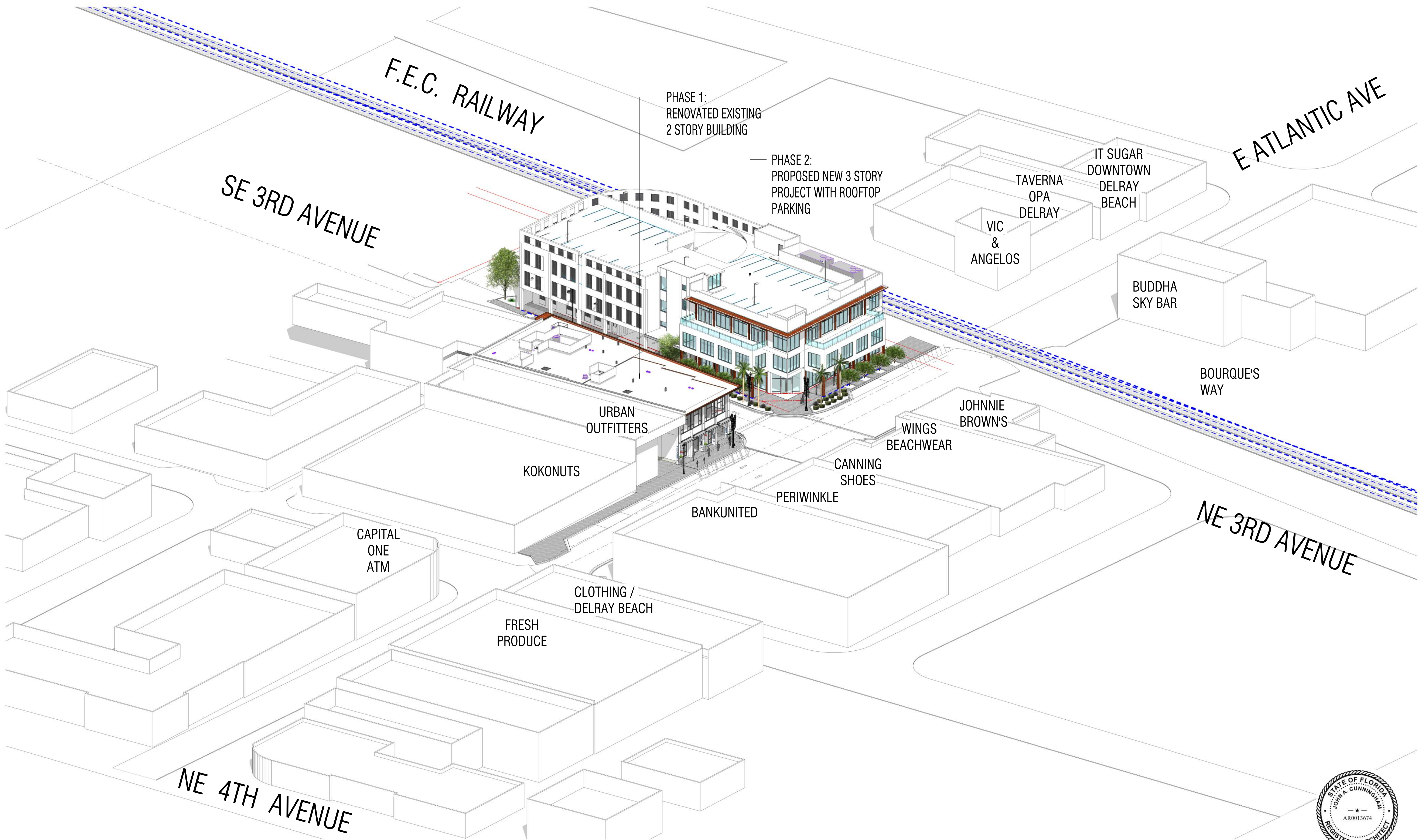
ALL POWER AND LIGHTING SYSTEMS ARE DESIGNED TO MEET OR EXCEED THE FLORIDA ENERGY CONSERVATION CODE.

PLUMBING SYSTEMS:

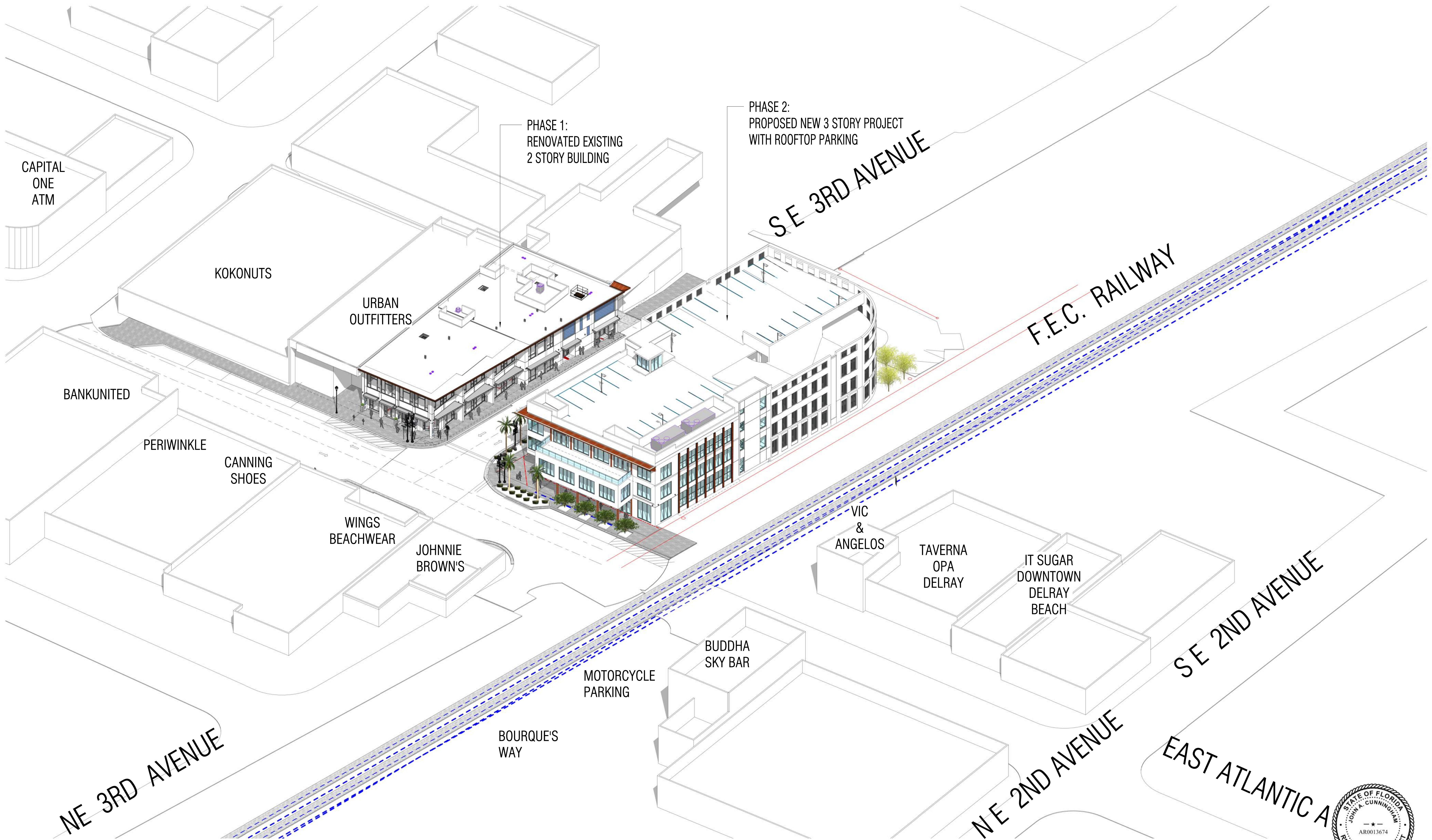
ALL PLUMBING FIXTURES WILL BE LOW FLOW TYPE.



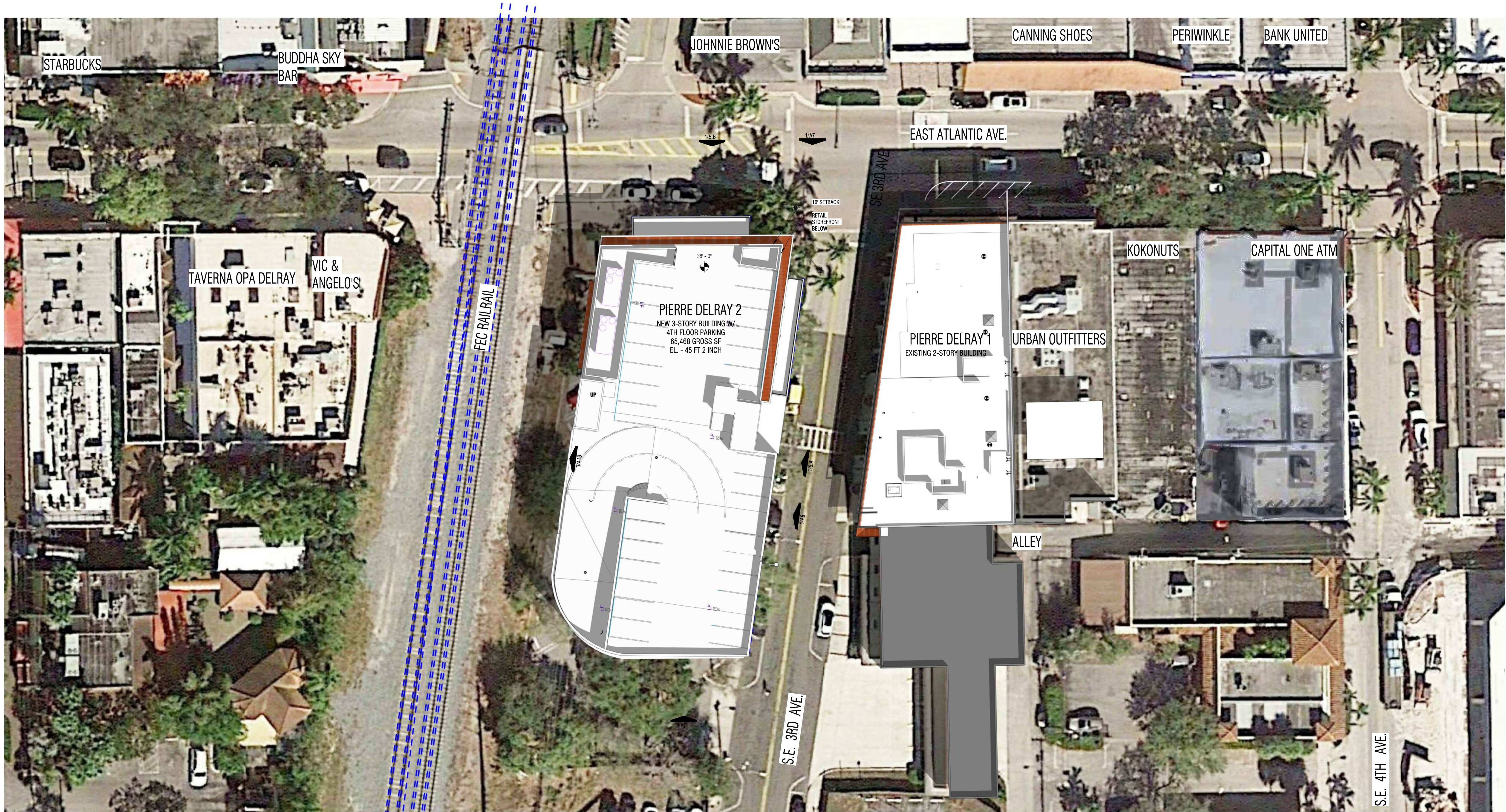




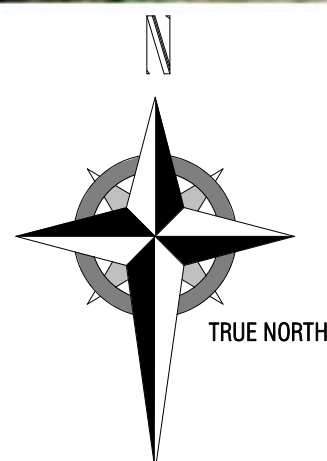








2 SITE PLAN  
A3 Scale: 1" = 20'-0"

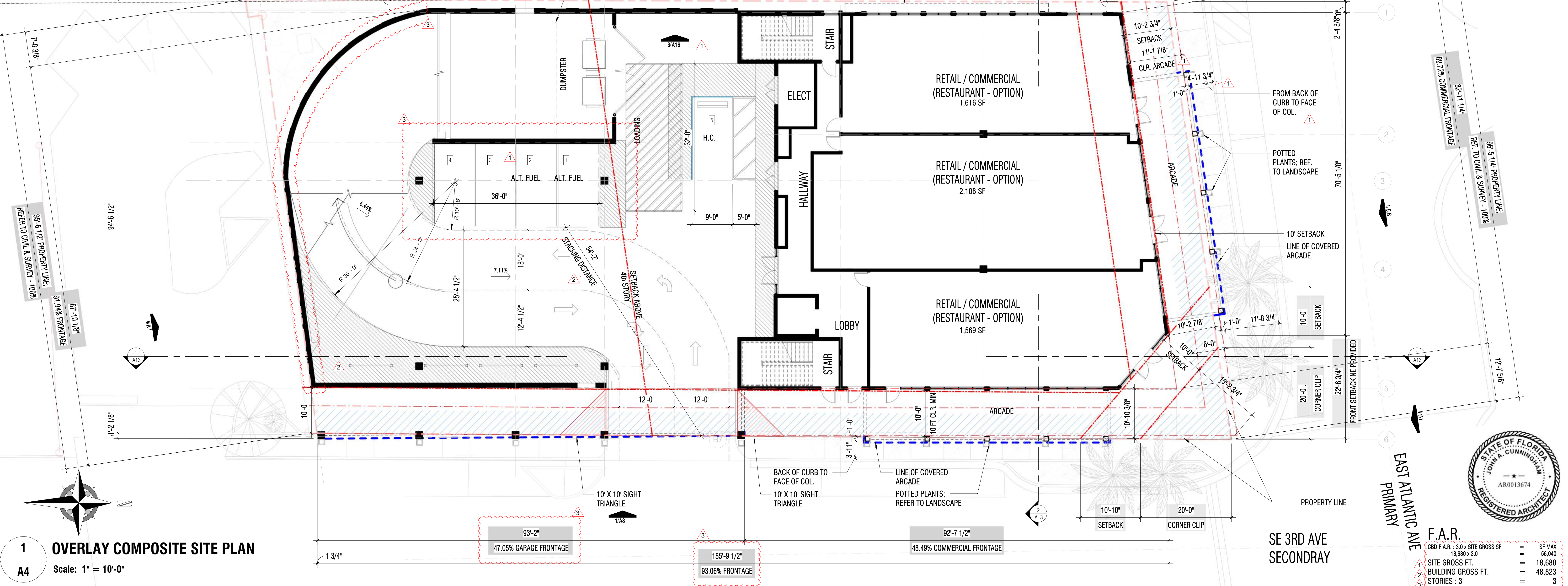




## BICYCLE PARKING

OCCUPANCY	LDR TABLE 4.4.13(M)	SF	SPACE
RETAIL / RESTAURANT :	1 SPACE / 1,000 SF		
OFFICE :	1 SPACE / 2,000 SF		
RETAIL / RESTAURANT :	1 SPACE / 1,000 SF	6,760 SF	6.76 (7)
OFFICE :	1 SPACE / 2,000 SF	14,958 SF	7.47 (8)
TOTAL BIKE SPACES FOR THIS PROJECT		14.23 (15)	
REMAINDER OF BIKE SPACE FROM SITE 1		5	
TOTAL BICYCLE PARKING SPACE REQ'D		20	
TOTAL PROVIDED		20	

201-2 1/4" PROPERTY LINE;  
REFER TO CIVIL & SURVEY - 100%  
191'-1 1/4"  
94.98% FRONTAGE

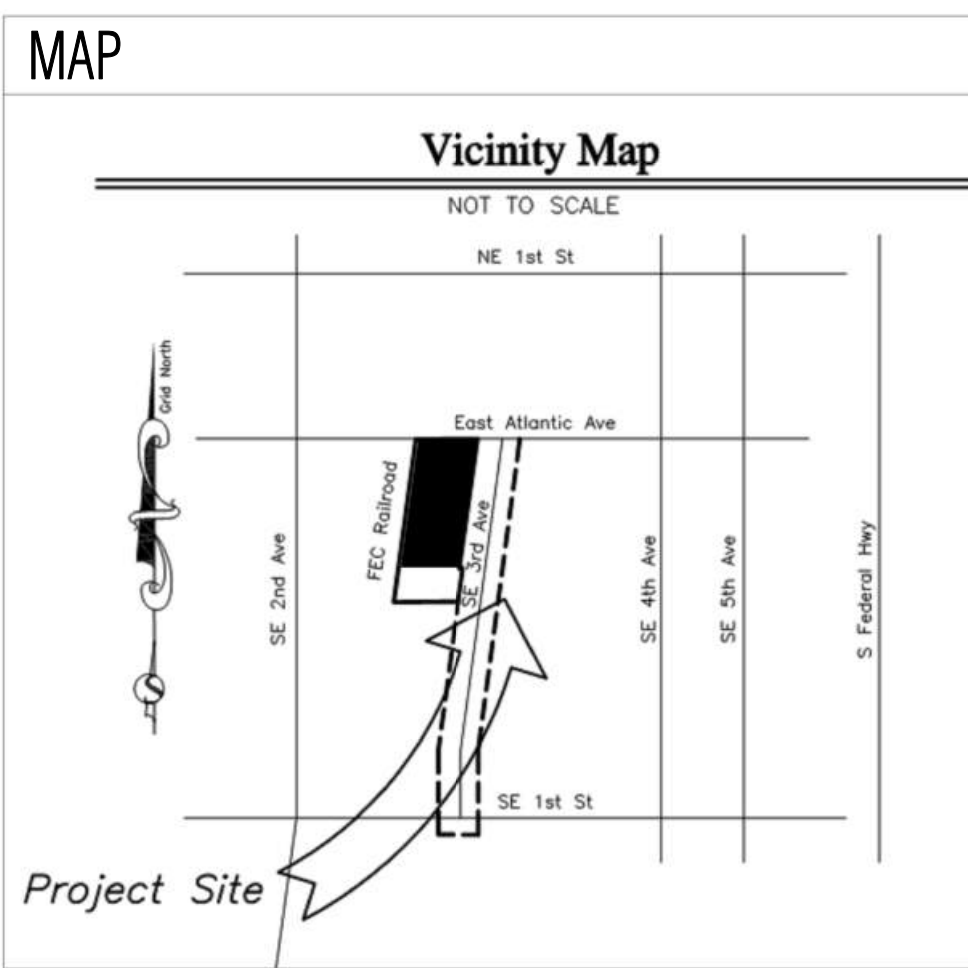


**1 OVERLAY COMPOSITE SITE PLAN**  
A4 Scale: 1" = 10'-0"



**F.A.R.**  
CBD F.A.R. : 3.0 x SITE GROSS SF = SF MAX  
16,680 x 3.0 = 50,040  
SITE GROSS FT. = 18,680  
BUILDING GROSS FT. = 48,823  
STORIES : 3 = 3  
F.A.R. = 48,823/18,680 = 2.6  
NOTE: LDR - 4.4.13 CENTRAL BUSINESS DISTRICT DOES NOT PRESCRIBE FLOOR AREA RATIO (F.A.R.); ONLY HEIGHT AND STORY LIMITATIONS.

## PROJECT METRICS



### PARKING CALCULATIONS (INSIDE CBD)

1st FL. PARKING SPACE COUNT	REQUIRED (xx) - TOTAL PROVIDED
LEVEL SURFACE PARKING (RETAIL): 1.0/500 (RESTAURANT): 12/1000	6,189** sf : 1.0 sp / 500 sf = 12.38 spaces (13) 5,291* sf : 12/1000 + 15/1000 = 63.49 spaces (64)
TOTAL 1st FL. SPACES: 13 / 64 SPACES - 5 PROV.	
2nd FL. PARKING SPACE COUNT	REQUIRED (xx) - TOTAL PROVIDED
LEVEL SURFACE PARKING (OFFICE): 1.0/500 NET SF	7,571 sf : 1.0 sp / 500 sf = 15.14 spaces (16)
TOTAL 2nd FL. SPACES: 16 SPACES REQUIRED - 13 PROV.	
3rd FL. PARKING SPACE COUNT	REQUIRED (xx) - TOTAL PROVIDED
LEVEL SURFACE PARKING (OFFICE): 1.0/500 NET SF	6,266 sf : 1.0 sp / 500 sf = 12.53 spaces (13)
TOTAL 3rd FL. SPACES: 13 SPACES REQUIRED - 13 PROV.	
4th FL. PARKING SPACE COUNT	REQUIRED (xx) - TOTAL PROVIDED
PARKING LEVEL	6,266 sf : 1.0 sp / 500 sf = 12.53 spaces (13)
TOTAL 4th FL. SPACES: 13 SPACES PROVIDED	
TOTAL PARKING SPACES: 42 SPACES WITH RESTAURANT REQUIRED SPACES: 64 SPACES PROVIDED TOTAL SPACES: 62 SPACES	
TOTAL PARKING SPACE PROVIDED: 71 SPACES	

A TOTAL OF 6 SPACES ARE INCLUDED IN THIS CALCULATION THAT ARE LEASED ON LOT SOUTH.  
SOURCE: JOSEPH EDWARDS SURVEY, SEE THIS PROJECT.

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 (GROSS) (<6,000 SF) + 15 : 1,000 SF (>6,000 SF)  
\* RESTAURANT AREA IS CALCULATED TOTAL 3 TENANTS LEASABLE SF : 1,616 + 2,106 + 1,569 = 5,291 SF  
\*\* RETAIL AND OFFICE BUSINESS IS CALCULATED TOTAL (UNDER A/C) FROM BUILDING GROSS AREA TABLE THIS SHEET

### PARKING SCHEDULE

Parking Level	Type	Count
LEVEL 1	9' x 18' (FULL)	4
LEVEL 1	9' x 18' W/ 5' AISLE (ADA)	1
LEVEL 2	8' x 16' COMPACT	7
LEVEL 2	9' x 18' (FULL)	4
LEVEL 2	9' x 18' W/ 5' AISLE (ADA)	2
LEVEL 3	8' x 16' COMPACT	7
LEVEL 3	9' x 18' (FULL)	4
LEVEL 3	9' x 18' W/ 5' AISLE (ADA)	2
LEVEL 4	8' x 16' COMPACT	4
LEVEL 4	9' x 18' (FULL)	27
LEVEL 4	9' x 18' (FULL)	62
Grand total:		62

ALTERNATE FUEL PARKING:  
65 TOTAL SPACE x 3% = 2 SPACES

AREA TABULATIONS:  
GROSS BUILDING (UNDER A/C) + VERTICAL SHAFTS 22,301 SF  
GROSS PARKING 43,315 SF

### SETBACKS

LDR, 4.3.4(K)  
CAT. PARCEL AREA REQUIRED PROVIDED  
A | EAST ATLANTIC AVE.  
FRONT 10 FT. MIN N.E. 10 FT 2 3/4 IN  
15 FT. MAX N.W. 10 FT 2 7/8 IN  
SE 3RD AVE.  
FRONT 10 FT. MIN N.E. 10 FT 10 3/8 IN  
15 FT. MAX S.E. 10 FT 0 IN  
B | SIDE 0 FT. or WEST 2 FT 2 1/2 IN  
5 FT. SOUTH 2 FT 4 3/8 IN  
0 FT 1 IN

### LOT COVERAGE

LDR, 4.3.4(K)  
TOTAL LOT AREA: 18,680 SF 100.0 %  
GROUND FLOOR AREA: 15,089 SF 80.77 %  
TOTAL FLOOR AREA: 6,840 SF 36.62 %  
PARKING & PAVED AREA: 11,258 SF 60.27 %  
(OPEN) LANDSCAPE AREA: 761 SF 3.11 %  
CIVIC SPACE: 0.0 SF 0 %

### BUILDING GROSS AREA

Level	Name	Area
GROUND FLOOR	GROSS BUILDING AREA (UNDER A/C)	6219 SF
GROUND FLOOR	PARKING	8247 SF
GROUND FLOOR	PAVED (HARDSCAPE)	3010 SF
GROUND FLOOR	SHAFT	623 SF
LEVEL 2	GROSS BUILDING AREA (UNDER A/C)	7526 SF
LEVEL 2	PARKING	9363 SF
LEVEL 2	SHAFT	631 SF
LEVEL 2		17519 SF
LEVEL 3	GROSS BUILDING AREA (UNDER A/C)	6223 SF
LEVEL 3	PARKING	9366 SF
LEVEL 3	SHAFT	626 SF
LEVEL 3		16215 SF
LEVEL 4 - PARKING		94 SF
LEVEL 4 - PARKING	LOBBY (A/C)	526 SF
LEVEL 4 - PARKING	SHAFT	620 SF
LEVEL 4 - PARKING		52453 SF

### LEGAL DESCRIPTION

Location Address: E ATLANTIC AVE  
Municipality: DELRAY BEACH, FL  
Parcel Control Number: 15-01-06-00-00-00-00-00  
Official Record Book: 2000 Page: 120  
Sub. Date: OCT 2017

Legal Description: LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603,



(5)Openings . [Amd. Ord. 28-15 12/08/15](a)Building façades facing streets or civic open spaces must have transparent windows covering between 20 percent and 75 percent of the wall area of each story as measured between finished floors. Transparent means non-solar, non-mirrored glass with a light transmission reduction of no more than 20 percent. [Amd. Ord. 28-15 12/08/15]

(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.

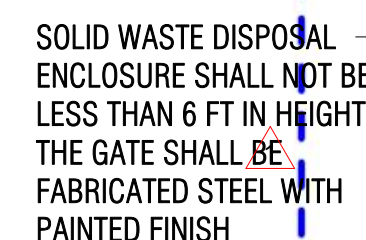
1. Storefront dimensions. Table 4.4.13(I) provides the dimensional requirements and the maximum allowable encroachment permitted. Figure 4.4.13-23 illustrates the dimensional requirements and Figure 4.4.13-24 provides a character example.

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]

OFFICE - FLOORS	FLOOR	FLOOR	FLOOR
2ND	BALCONY - NORTH	53'-8"	55.65%
3RD	BALCONY - EAST	53'-9"	26.69%

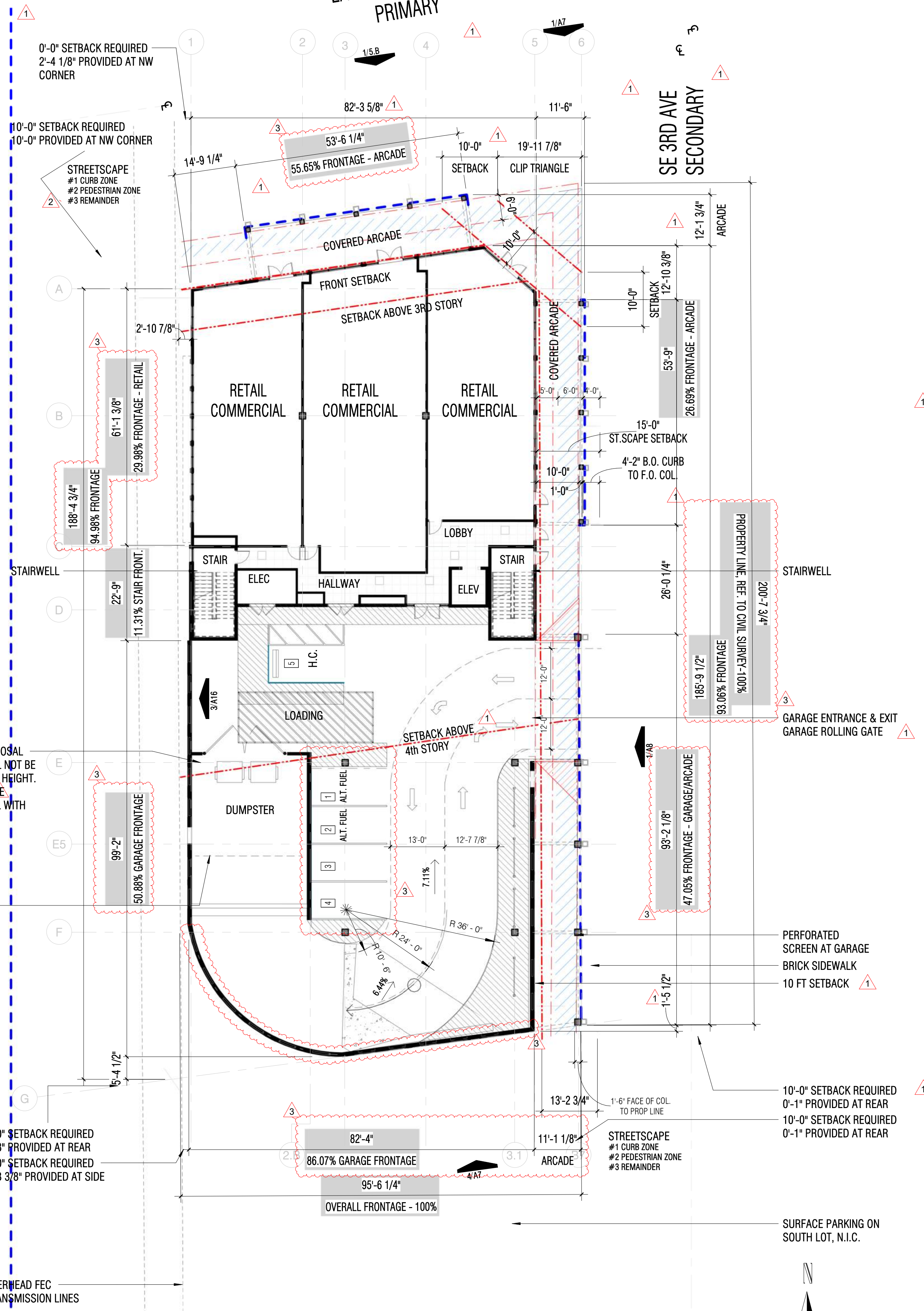
\*REFER TO A12 - FACADE ARTICULATION CALCULATIONS FOR DIMENSION  
\*\*REFER TO A5 - PLANS FOR DIMENSION



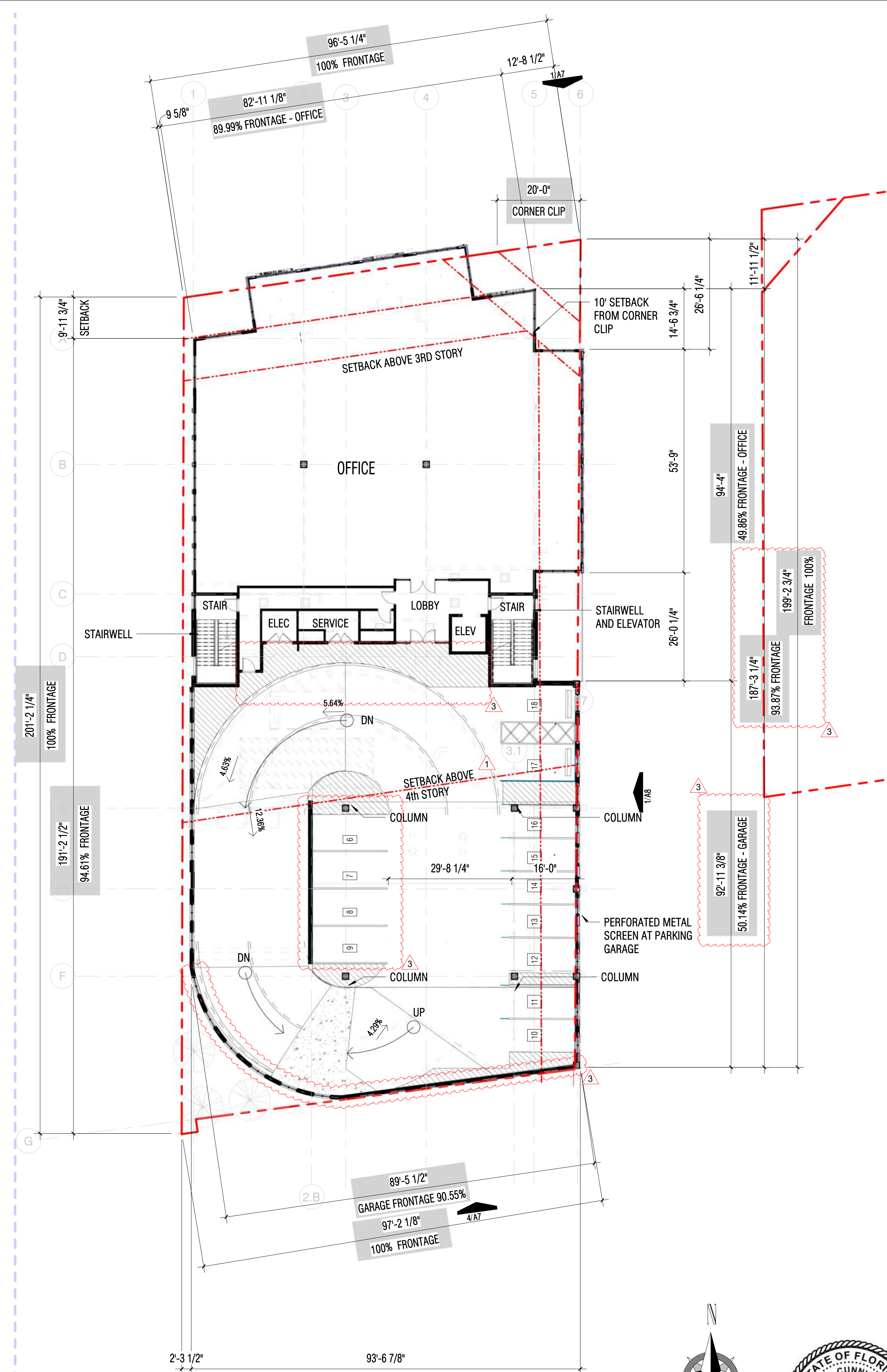
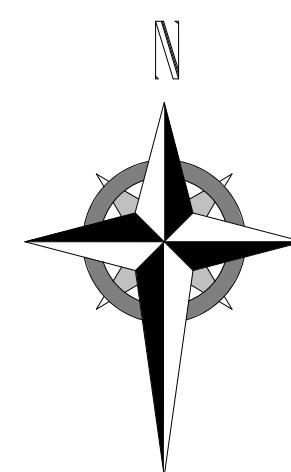
8'-0" CLEAR

1 0'-0" SETBACK REQUIRED  
5'-8" PROVIDED AT REAR  
0'-0" SETBACK REQUIRED  
2'-3 3/8" PROVIDED AT SIDE

OVERHEAD FEC —  
TRANSMISSION LINES

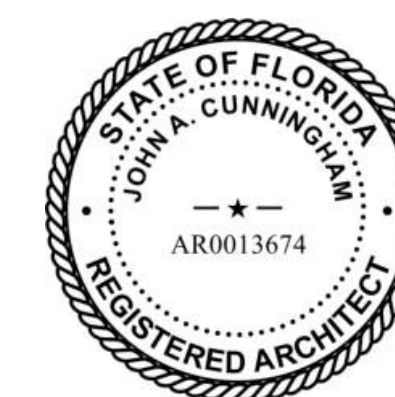
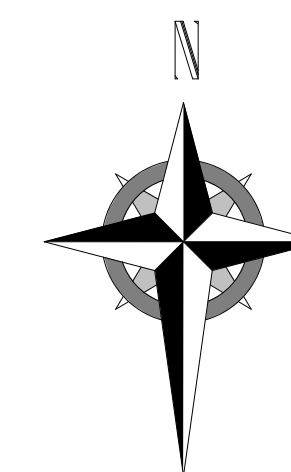


**1 GROUND FLOOR PLAN**  
**A5 Scale: 1/16" = 1'-0"**

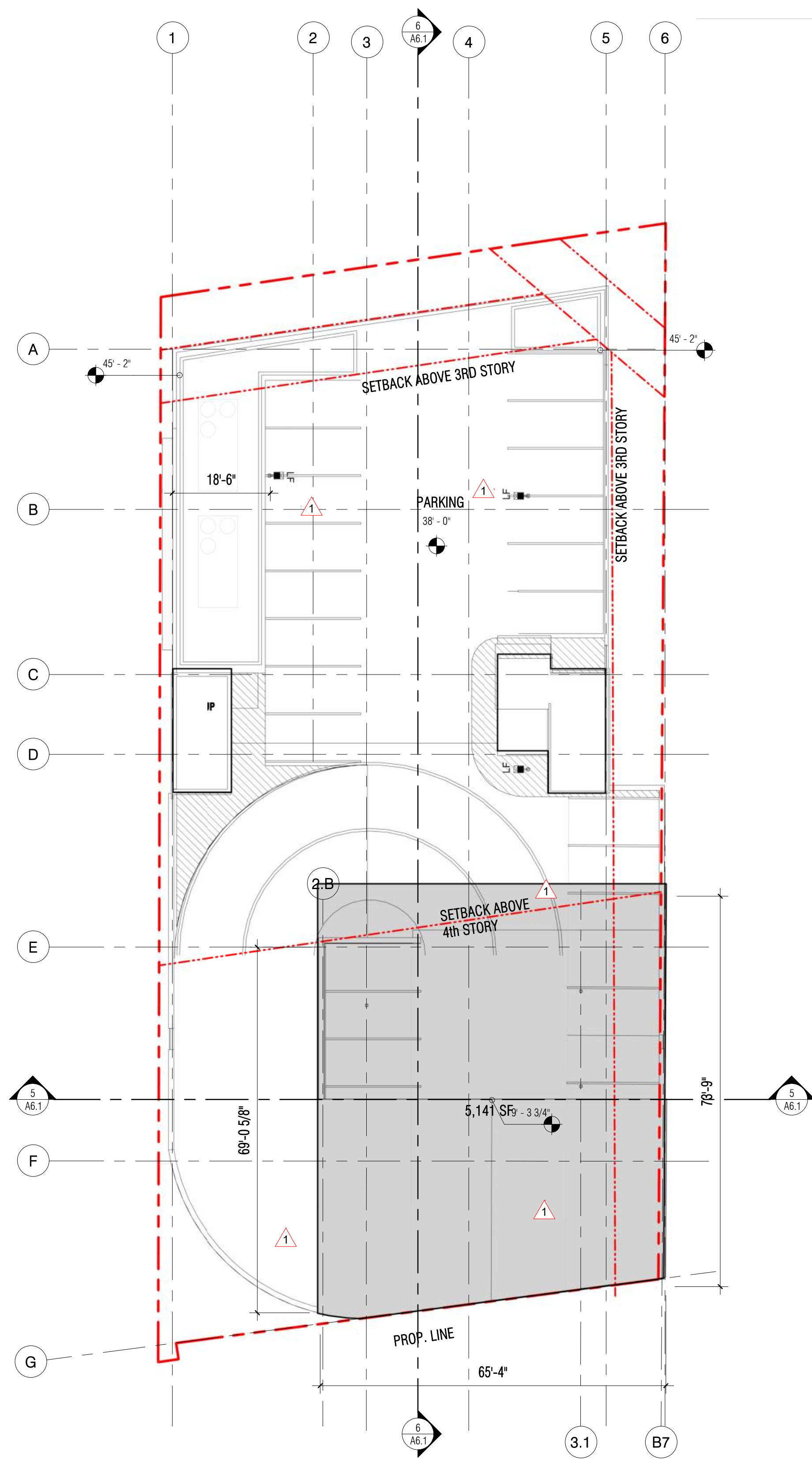


**2 SECOND FLOOR PLAN**

**A5 Scale: 1/16" = 1'-0"**







#### CANOPY AREA

TOTAL SQUARE FEET OF ROOF TOP AREA : 16,129  
TOTAL SQUARE FEET OF CANOPY : 5,141  
PERCENTAGE : 31.87%

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

#### 1 STAIR AND ELEVATOR ROOF PLAN

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



#### 2 SOUTHWEST CORNER

A6.1 Scale:



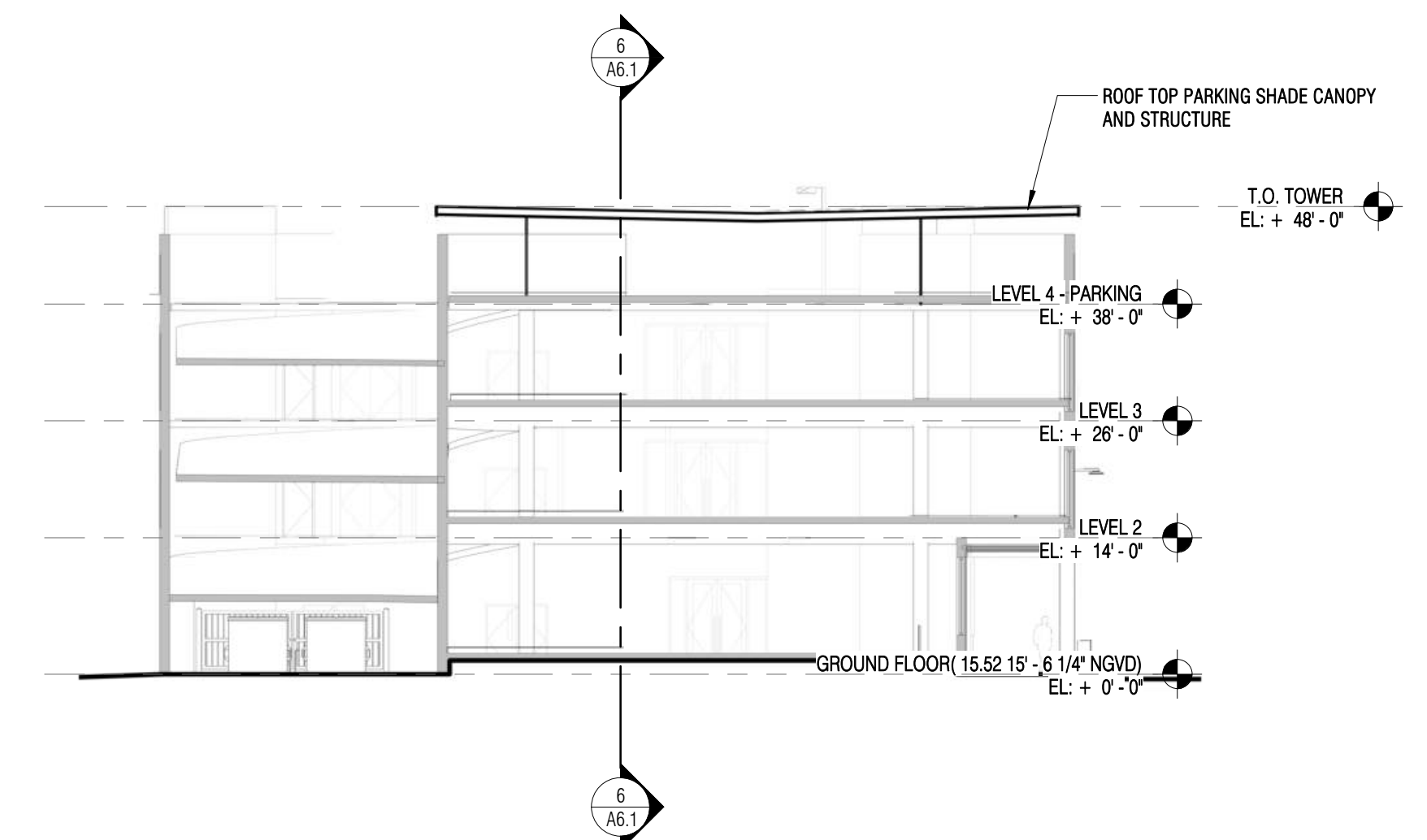
#### 4 ROOF LEVEL VIEW LOOKING SE 3RD AVE

A6.1 Scale:



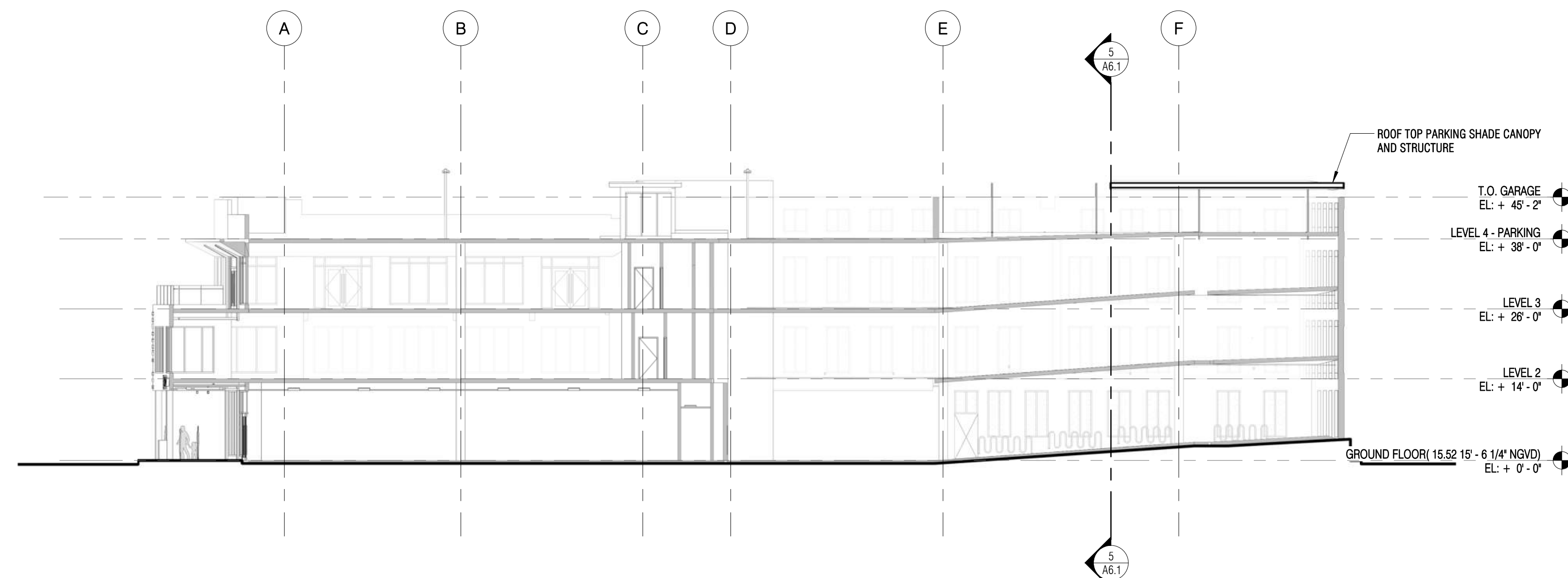
#### 3 VIEW FROM NORTHEAST

A6.1 Scale:



#### 5 GARAGE SECTION - FUTURE

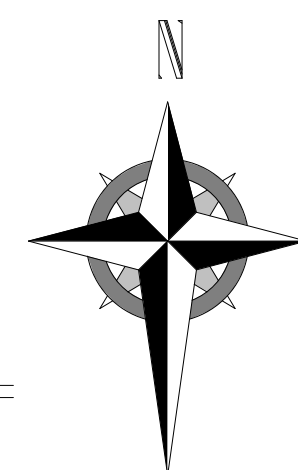
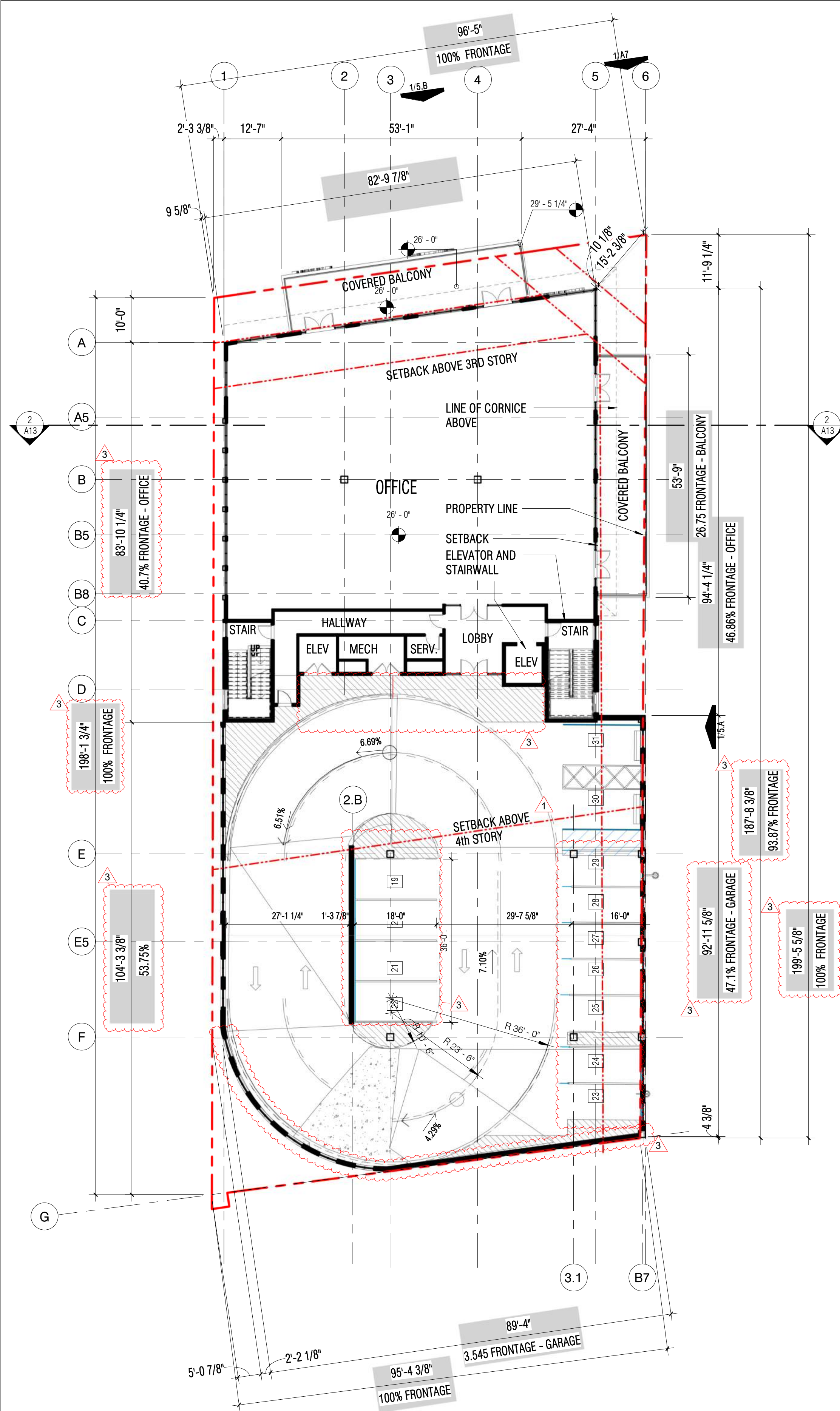
A6.1 Scale: 1/16" = 1'-0"



#### 6 GARAGE SECTION - FUTURE 2

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

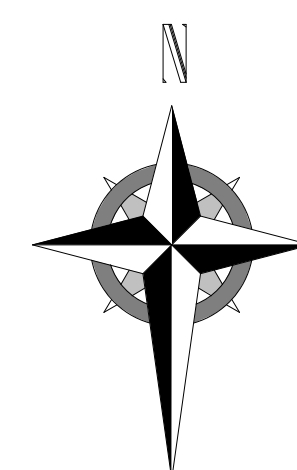
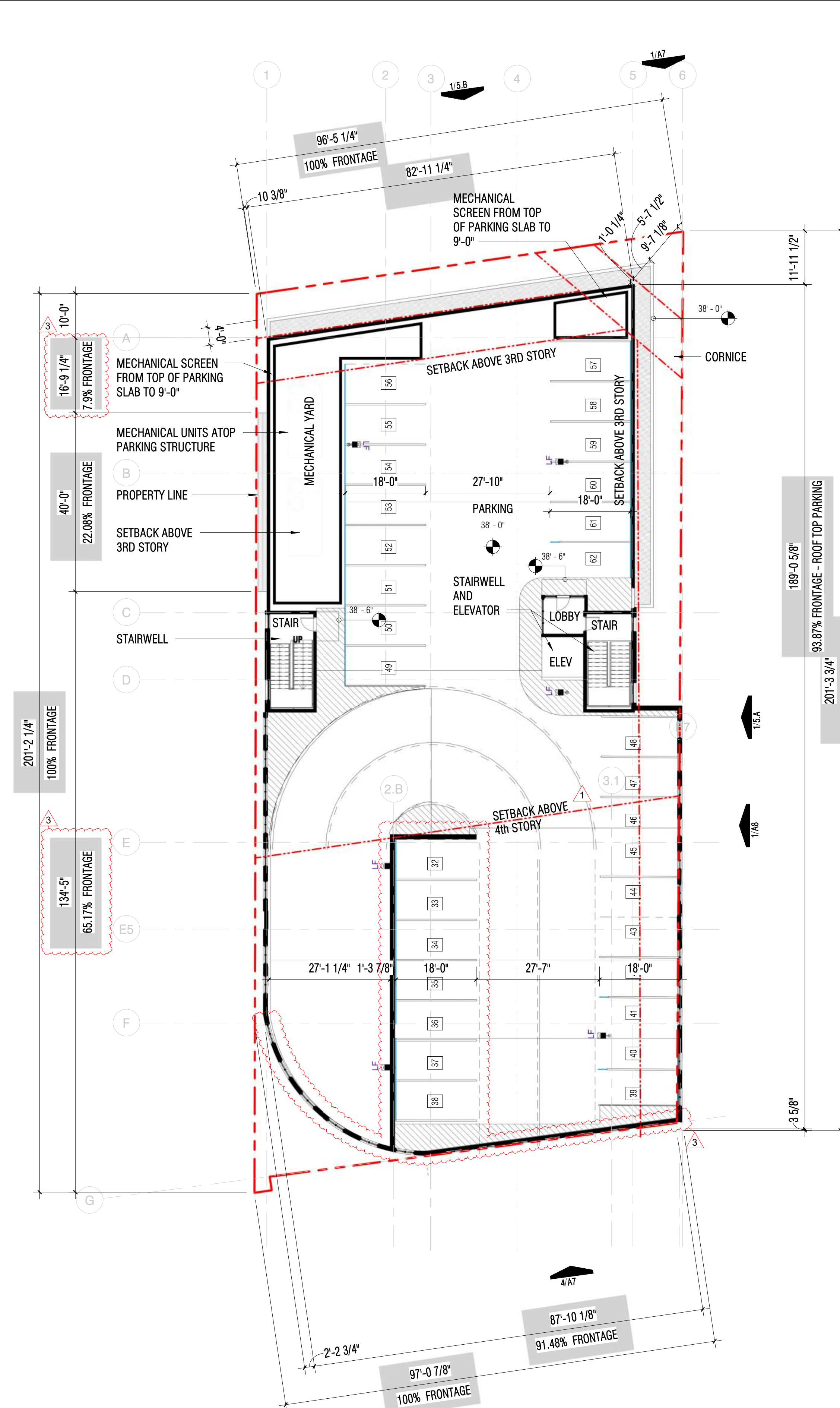




## 1 THIRD FLOOR PLAN

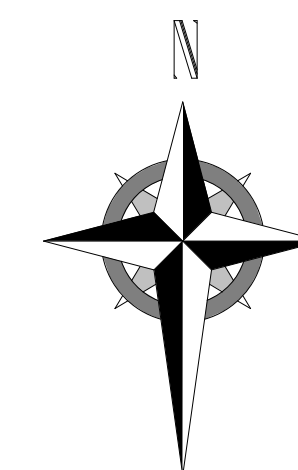
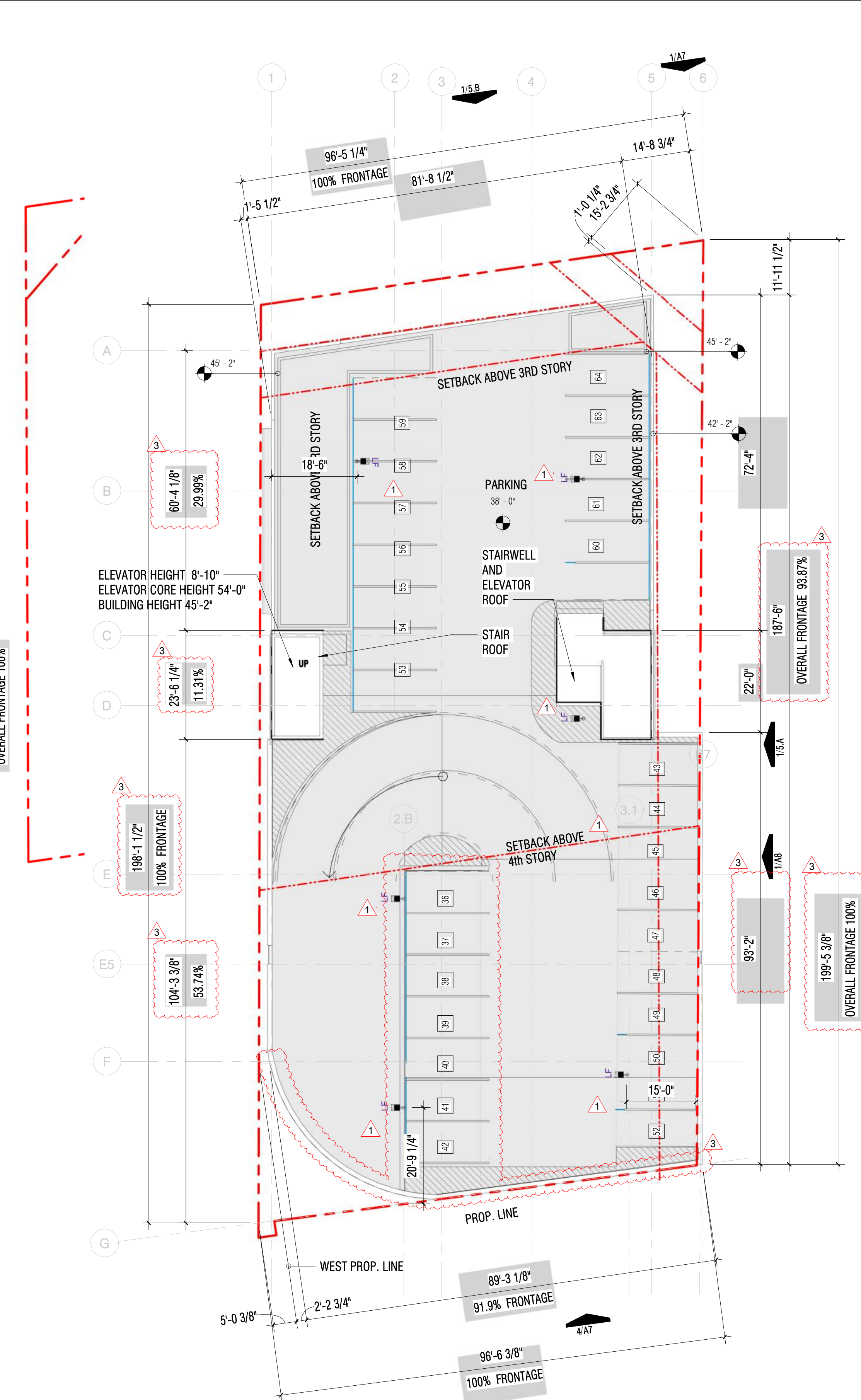
A6 Scale: 1/16" = 1'-0"

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



**2 PRIMARY ROOF PLAN -**  
**A6** Scale: 1/16" = 1'-0"

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



## 3 STAIR AND ELEVATOR ROOF PLAN

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

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

## 1 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.







## 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(l) provides the dimensional requirements and the maximum allowable encroachment permitted. Figure 4.4.13-23 illustrates the dimensional requirements and Figure 4.4.13-24 provides a character example.

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]







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



2 VIEW FROM CANNING SHOES  
A8 Scale:

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]



3 VIEW FROM HAYSTACKS  
A8 Scale:

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]





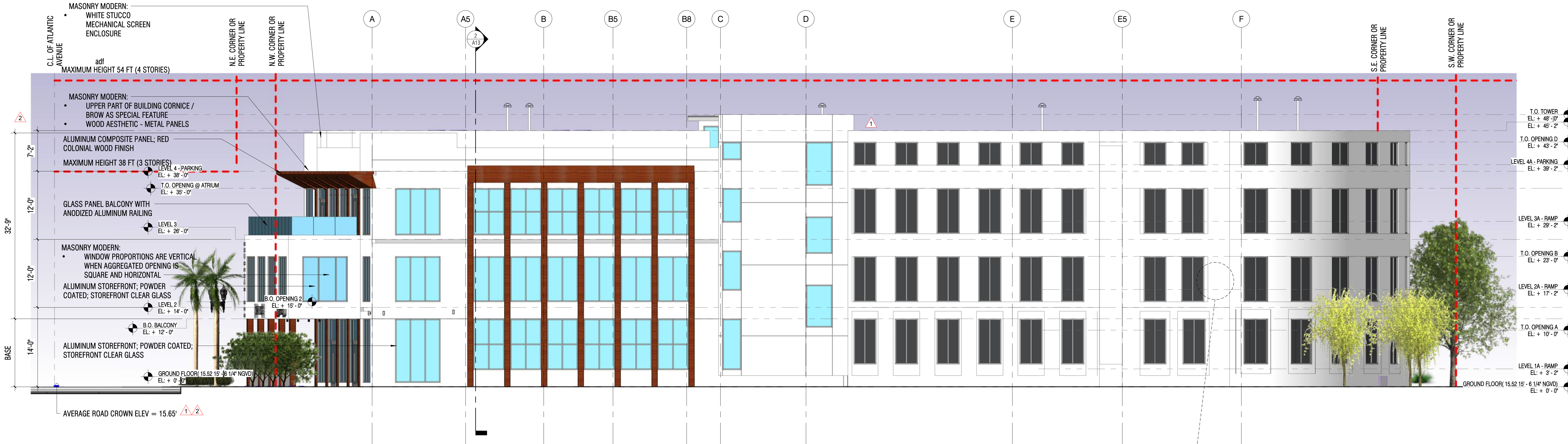
1 VIEW FROM FABRICS  
A8a Scale:





1 3D View 3  
A8b Scale:



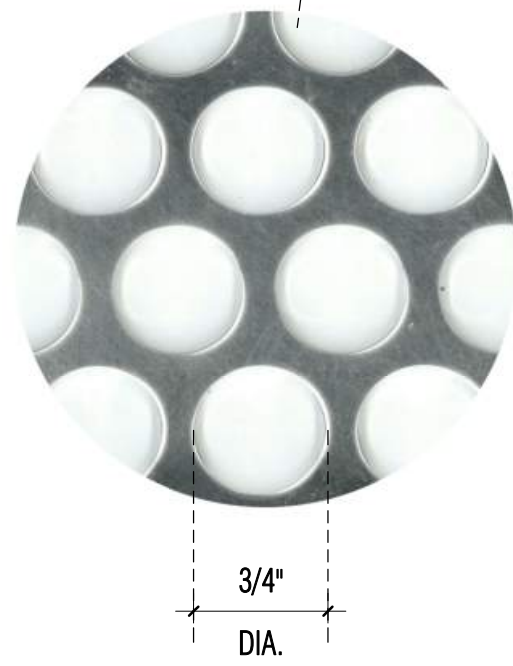


4 WEST ELEVATION - SPRAB  
A9 Scale: 1/8" = 1'-0"



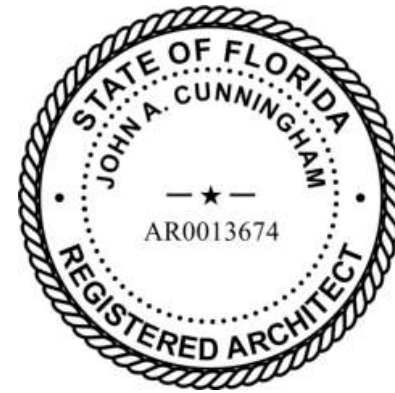
3 VIEW FROM BUDDHA SKY BAR  
A9 Scale:

METAL SCREEN:  
SEE A11 - MATERIALS PALETTE



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

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







1 VIEW FROM BUDDHA SKY BAR  
A9a Scale:







**1** **VIEW FRON GELATO-GO DELRAY BEACH**

**A10** Scale:



**2** **VIEW FROM BUDDHA SKY BAR**

**A10** Scale:



**3** **VIEW FROM WING'S BEACHWEAR**

**A10** Scale:



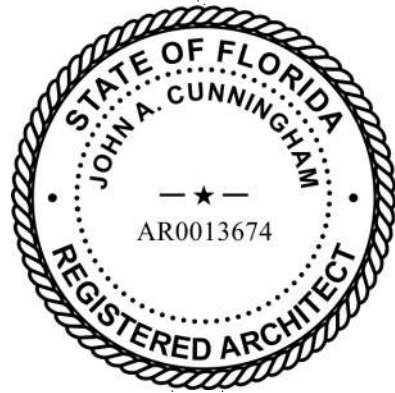
**4** **VIEW FROM JOHNNIE BROWN'S**

**A10** Scale:





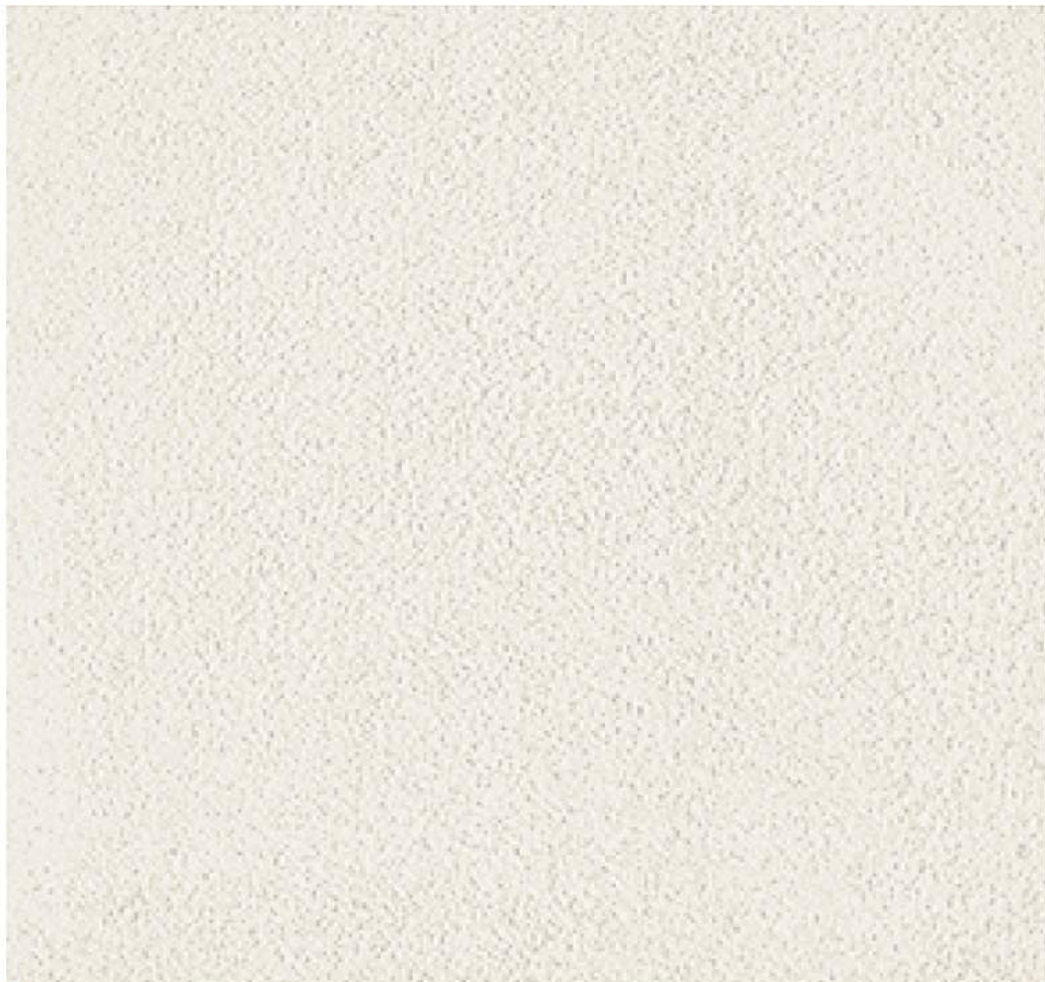
1 VIEW FROM JOHNNIE'S BROWN  
A10a Scale:



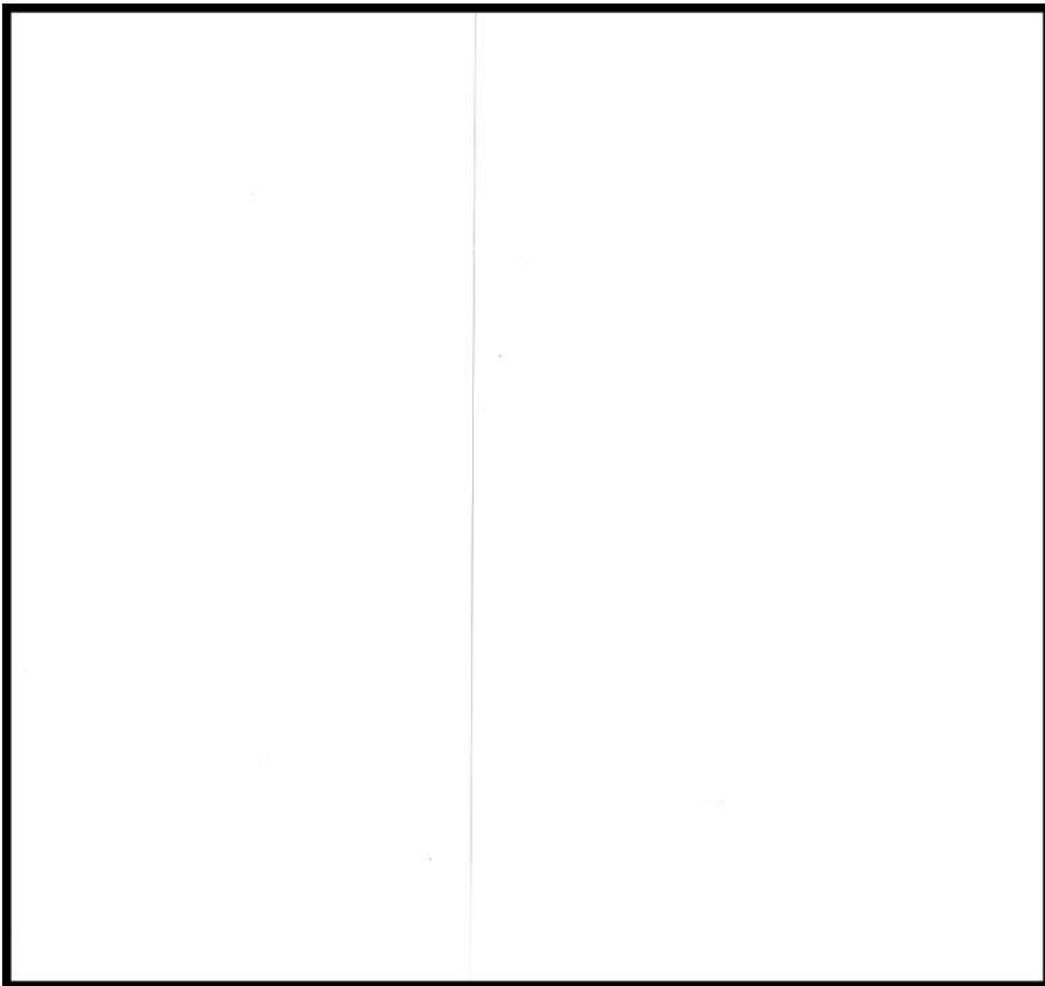




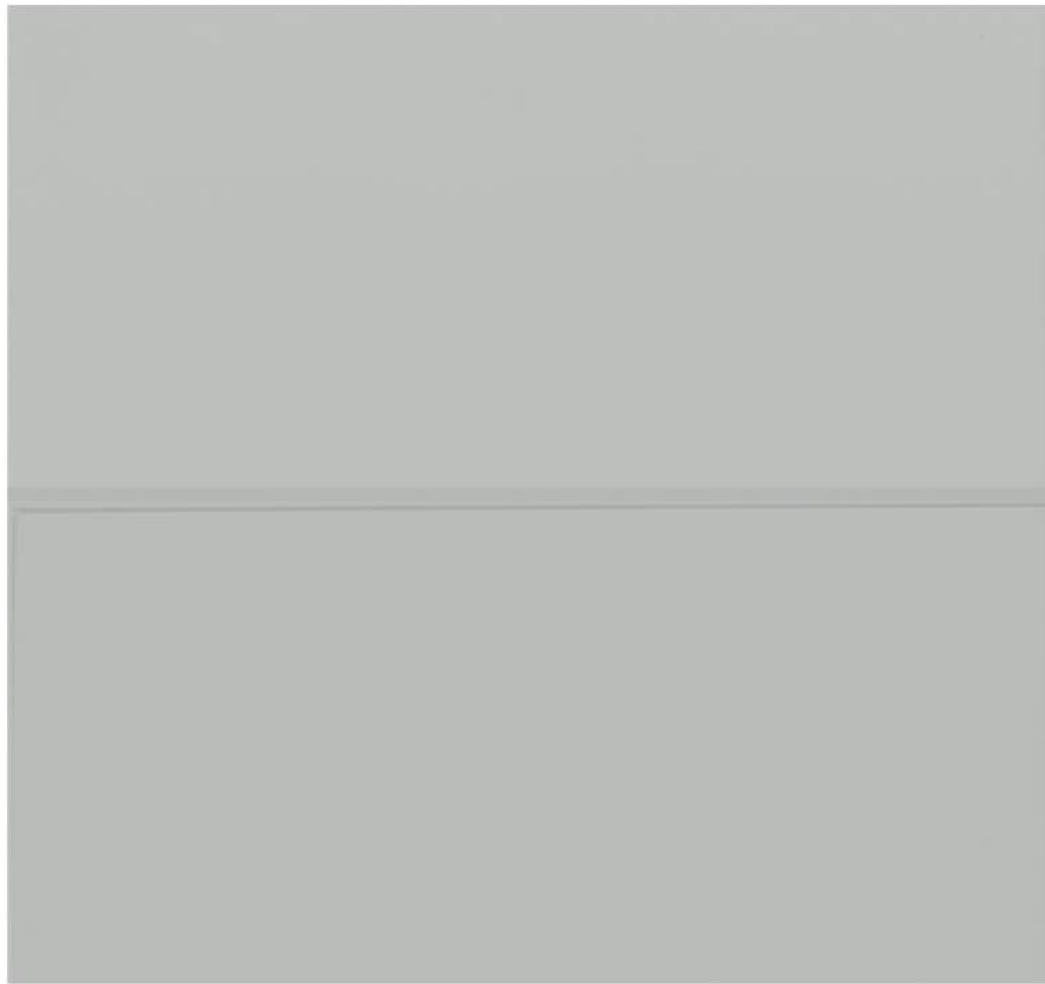
ALUMINUM COMPOSITE PANEL  
BASIS OF DESIGN: REYNOBOND -  
COLONIAL RED; FAUX-WOOD FINISH  
WITH GRAIN  
MOUNT TO PANEL CHANNEL  
SUBFRAMING



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



PREFABRICATED ALUMINUM  
CANOPIES SHALL MATCH POWDER-  
COATED GRAY ALUMINUM  
STOREFRONT; COLOR T7-GY5 TK  
GREY 970-80)  
MANUFACTURER TBD

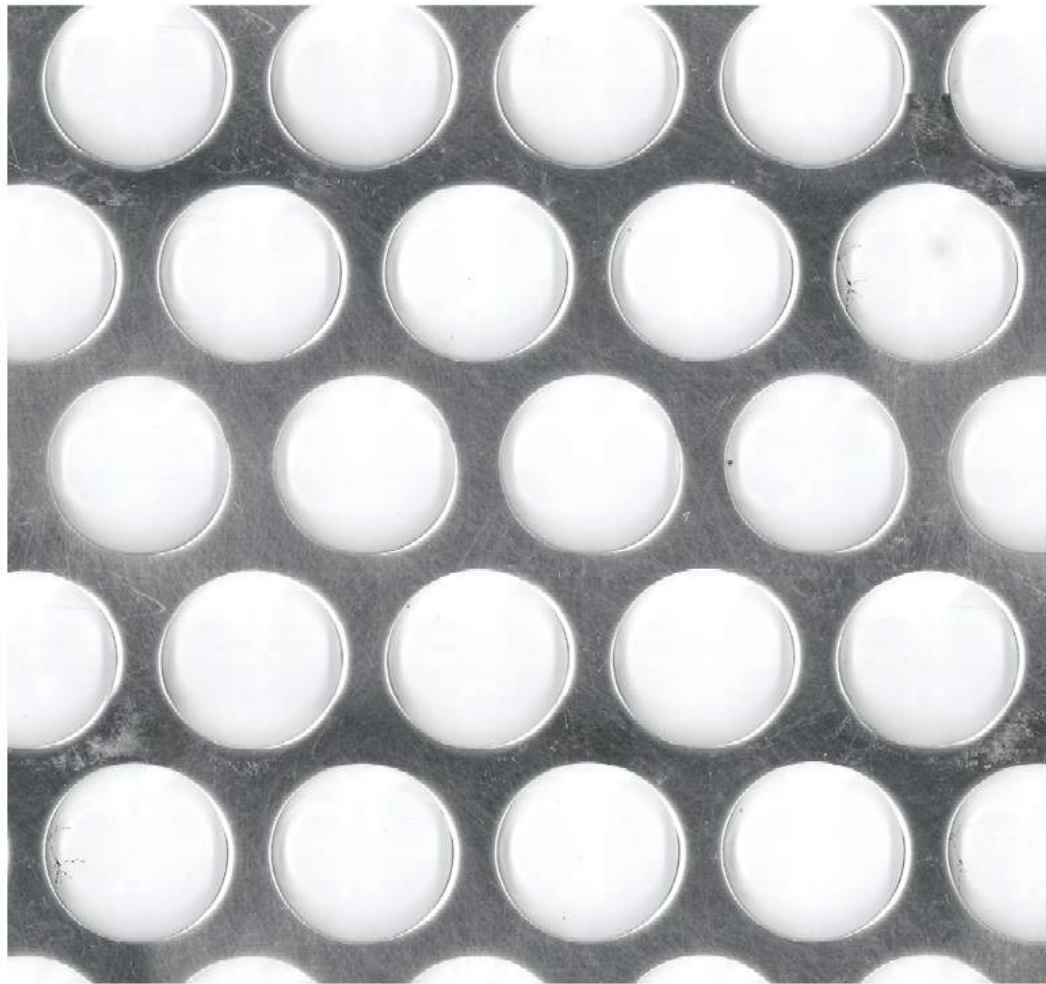


GLASS  
VIRACON  
1" (25mm) Insulating VE24-85  
PERFORMANCE DATA  
Transmittance  
Visible Light: 80%  
Solar Energy: 55%  
UV: <1%  
Reflectance  
Visible Light-Exterior: 16%  
Visible Light-Interior: 16%  
Solar Energy: 30%  
NFRC U-Value  
Winter: 0.46 Btu/(hr x sqft x °F)  
Summer: 0.47 Btu/(hr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

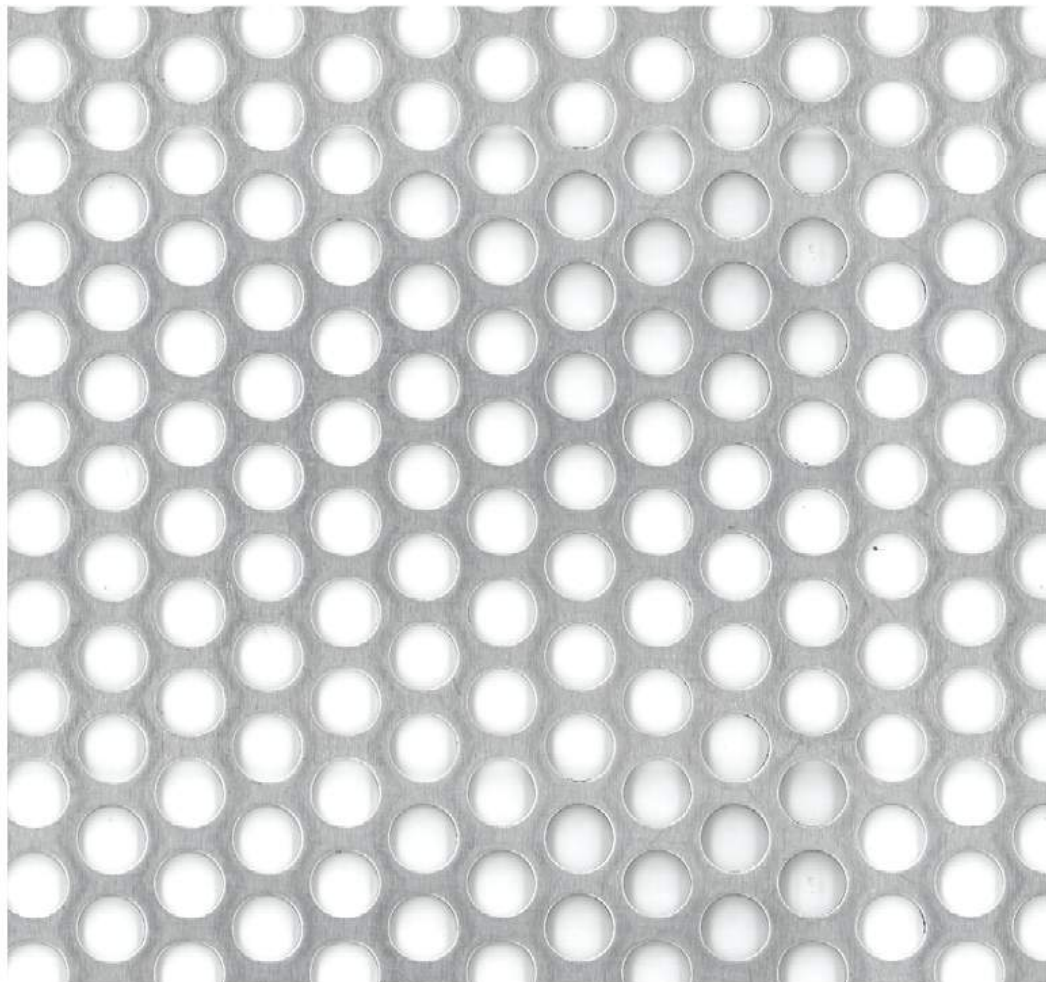


TILE  
MARKET COLLECTION- VIHARA  
Vinyasa - Silk  
1" x 1" Blue Tile

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

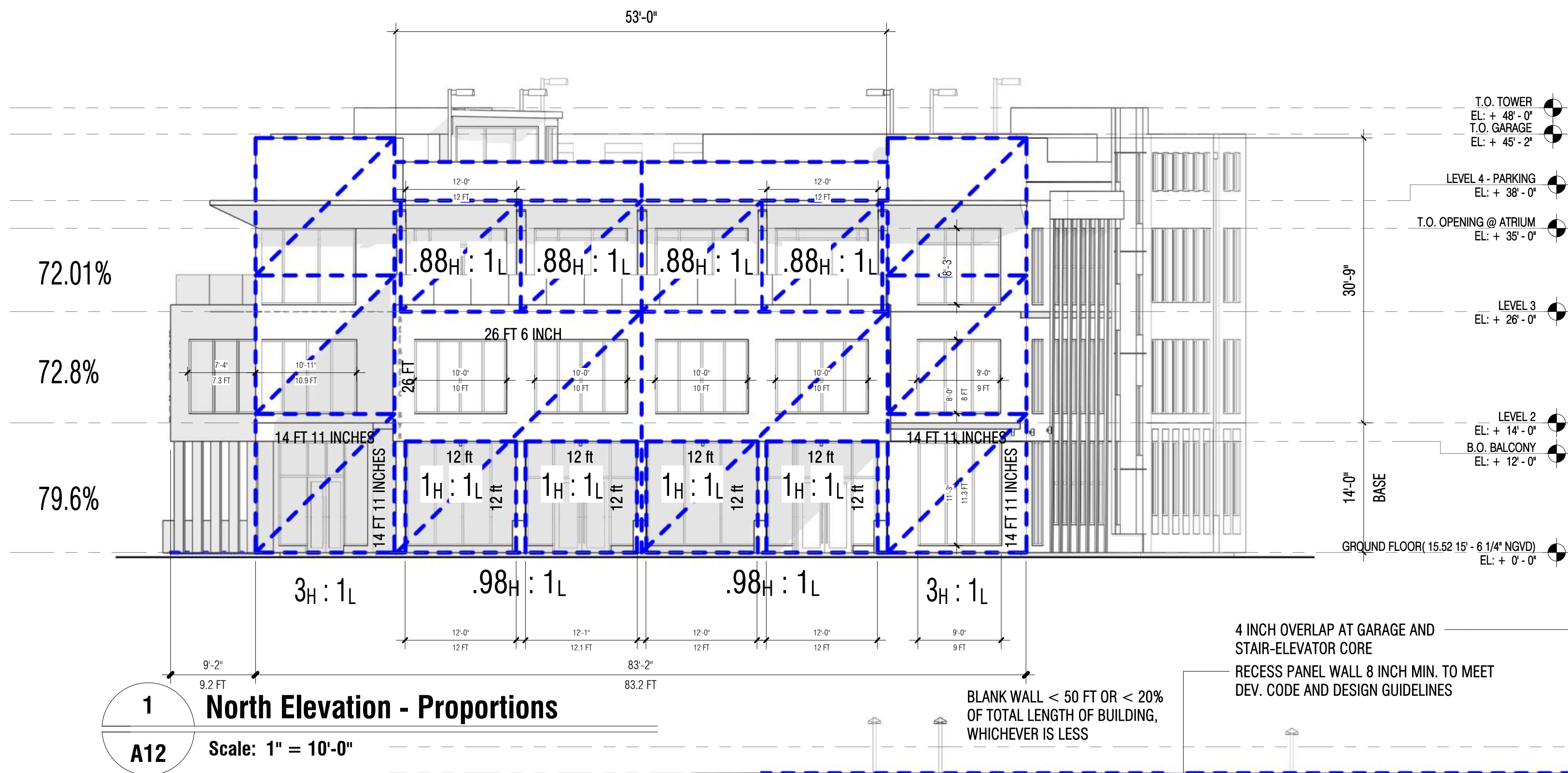


LOCATION: GARAGE OPENING INFILLS  
BASIS OF DESIGN; MCNICHOLS CO.  
AL/3003H14  
3/4" Ø ROUND PERFORATION  
@ 1" STAGGERED  
PAINTED SHERWIN WILLIAMS 6920  
CENTER STAGE (GREEN)  
R: 178 G: 194 B: 22  
Hex Value: #b2c216  
LRV: 48

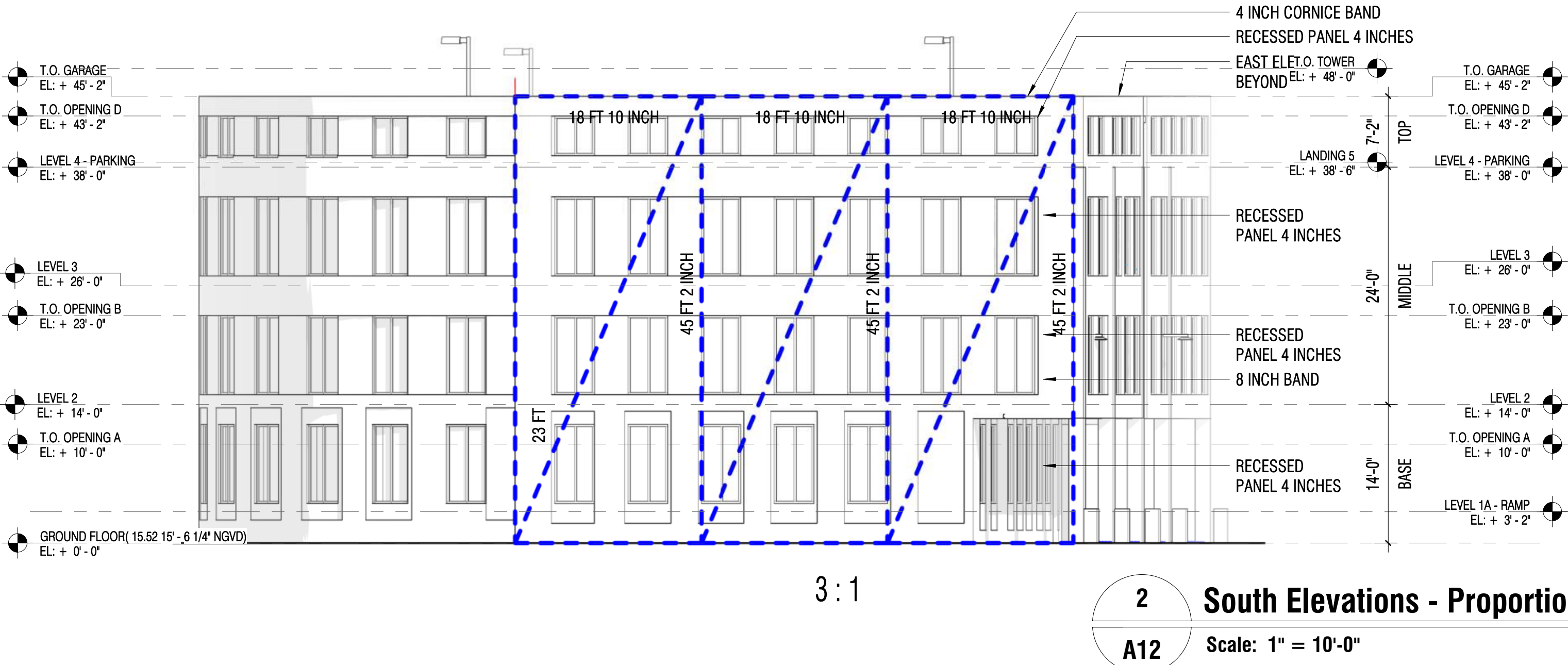


LOCATION: METAL SCREEN AT WEST  
ELEVATION  
BASIS OF DESIGN; MCNICHOLS CO.  
AL/3003H14 0.062GA 3/8Ø ROUND  
3/8"Ø ROUND PERFORATION  
@ 1/2" STAGGERD  
PAINTED SHERWIN WILLIAMS 6920  
CENTER STAGE (GREEN)  
R: 178 G: 194 B: 22  
Hex Value: #b2c216  
LRV: 48





1 North Elevation - Proportions  
A12 Scale: 1" = 10'-0"



2 South Elevations - Proportions  
A12 Scale: 1" = 10'-0"

**NORTH ELEVATION**  
STOREFRONT LENGTH : 82.9 FT  
OPENING LENGTH : 66.3 FT  
PERCENTAGE : 79.9 %  
STOREFRONT LENGTH (2ND FLR) : 92.1 FT  
OPENING LENGTH : 67.1 FT  
PERCENTAGE : 72.8 %  
STOREFRONT LENGTH (3RD FLR) : 82.9 FT  
OPENING LENGTH : 58.4 FT  
PERCENTAGE : 70.4 %

**SOUTH ELEVATION**  
GARAGE AREA : 3,985.6 SF  
METAL SCREEN AREA : 1,150.3 SF  
PERCENTAGE : 28.9 %

**EAST ELEVATION**  
STOREFRONT LENGTH (A) : 68.3 FT  
OPENING LENGTH : 54.1 FT  
PERCENTAGE : 79.02 %  
STOREFRONT LENGTH (B) : 26.0 FT  
OPENING LENGTH : 8.0 FT  
PERCENTAGE : 30.8 %  
STOREFRONT LENGTH (2ND FLR) : 78.8 FT  
OPENING LENGTH : 58.2 FT  
PERCENTAGE : 73.6 %  
GARAGE AREA : 4,625.3 FT  
METAL SCREEN AREA : 1,134.6 FT  
PERCENTAGE : 24.5 %

**WEST ELEVATION**  
STOREFRONT LENGTH (A) : 60.3 FT  
OPENING LENGTH : 41.3 FT  
PERCENTAGE : 68.0 %  
STOREFRONT LENGTH (B) : 22.8 FT  
OPENING LENGTH : 8.0 FT  
PERCENTAGE : 35.1 %  
STOREFRONT LENGTH (2ND FLR) : 75.1 FT  
OPENING LENGTH : 41 FT  
PERCENTAGE : 54.6 %  
GARAGE AREA : 4,614.6 FT  
METAL SCREEN AREA : 1,318.8 FT  
PERCENTAGE : 28.57 %

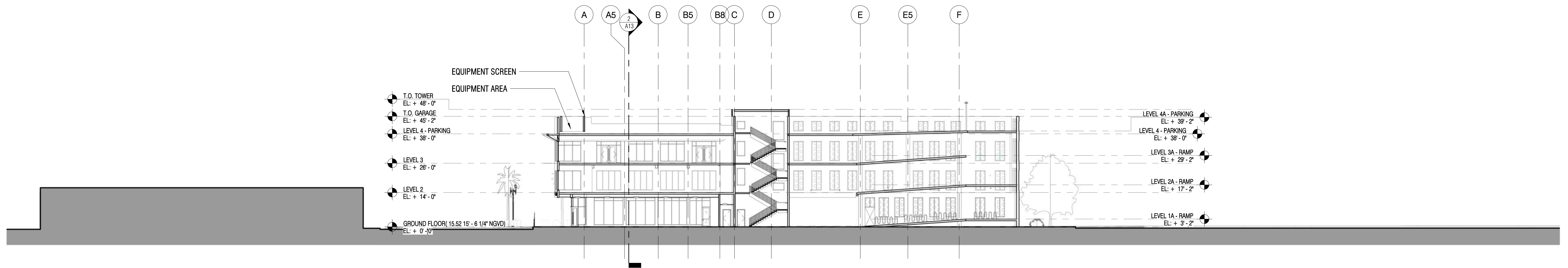
RATIO :  $X_H : X_L$   
H = HEIGHT  
L = LENGTH

3 East Elevation-Proportions  
A12 Scale: 1" = 10'-0"

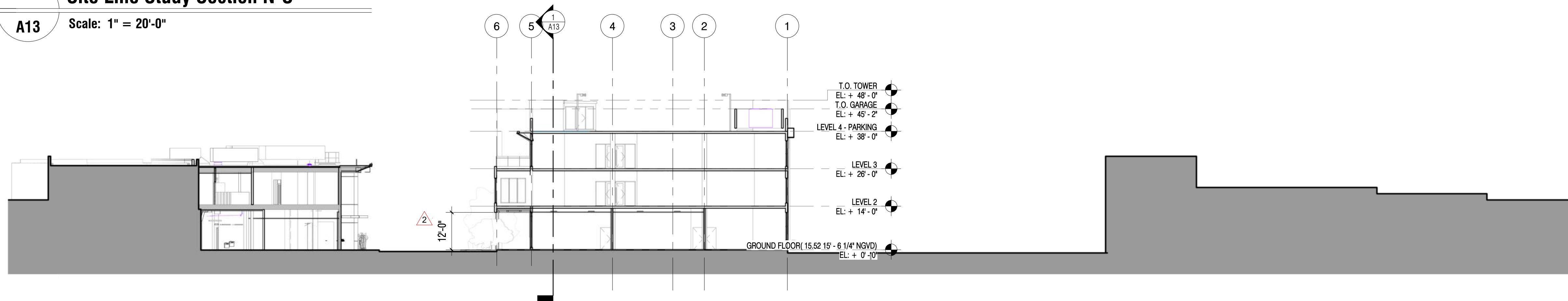
4 West Elevation-Proportions  
A12 Scale: 1" = 10'-0"



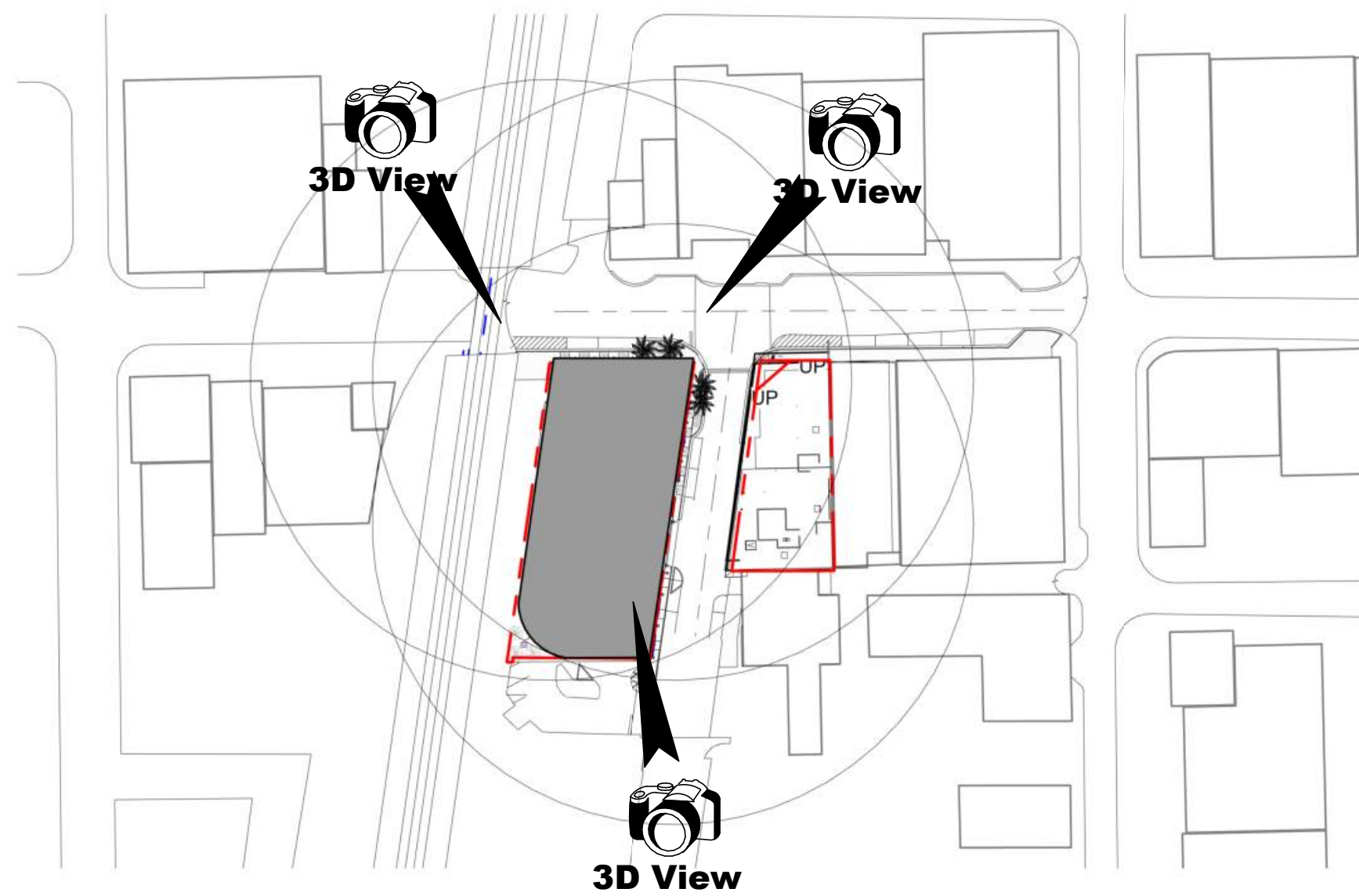




**1 Site Line Study Section N-S**  
**A13** Scale: 1" = 20'-0"



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



**3 VIEW KEY PLAN**  
**A13** Scale: 1" = 100'-0"



**4 VIEW FROM BRU'S ROOM SPORTS GRILL**  
**A13** Scale:

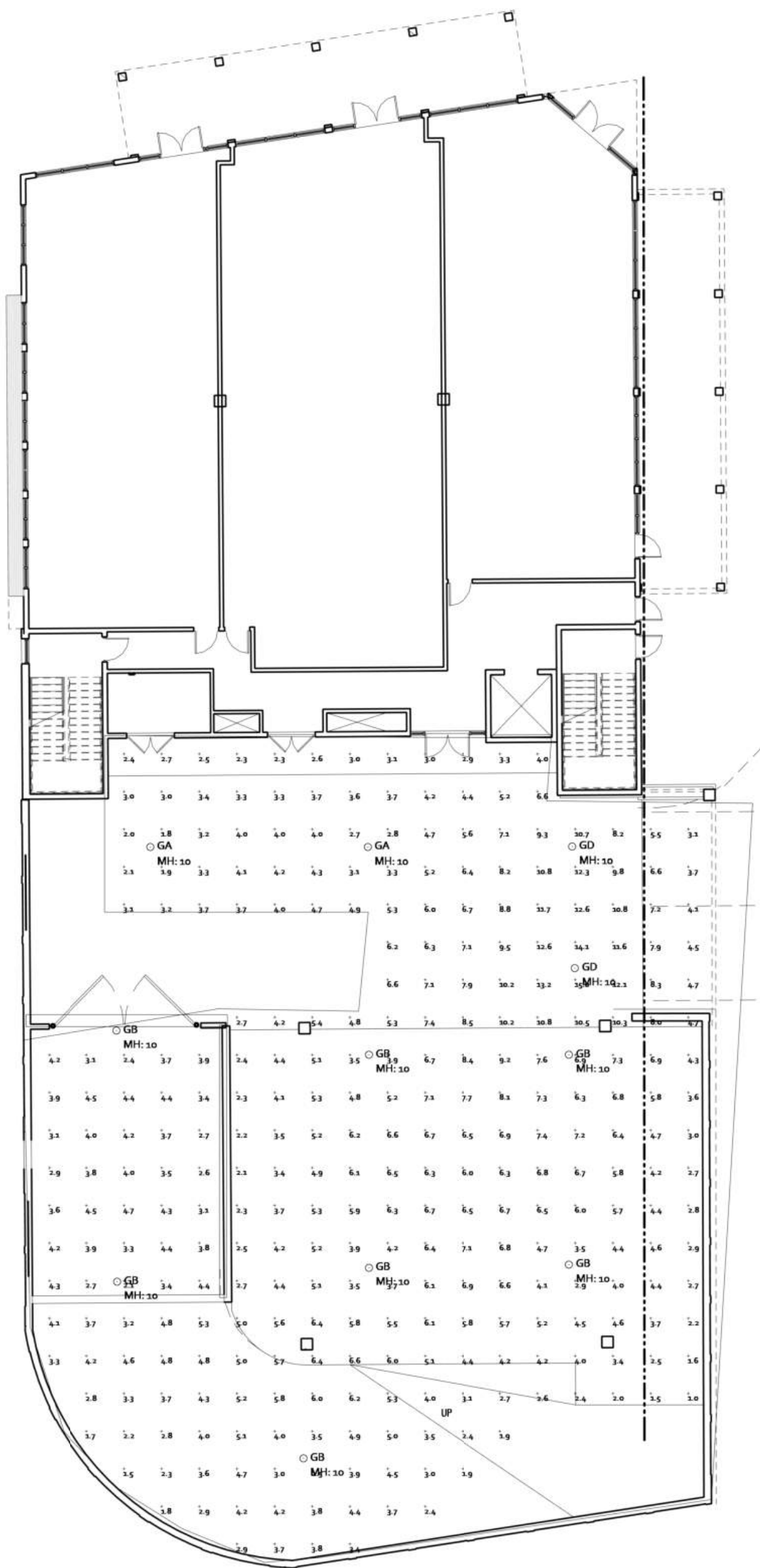


**5 VIEW FROM LOVE SHACK**  
**A13** Scale:



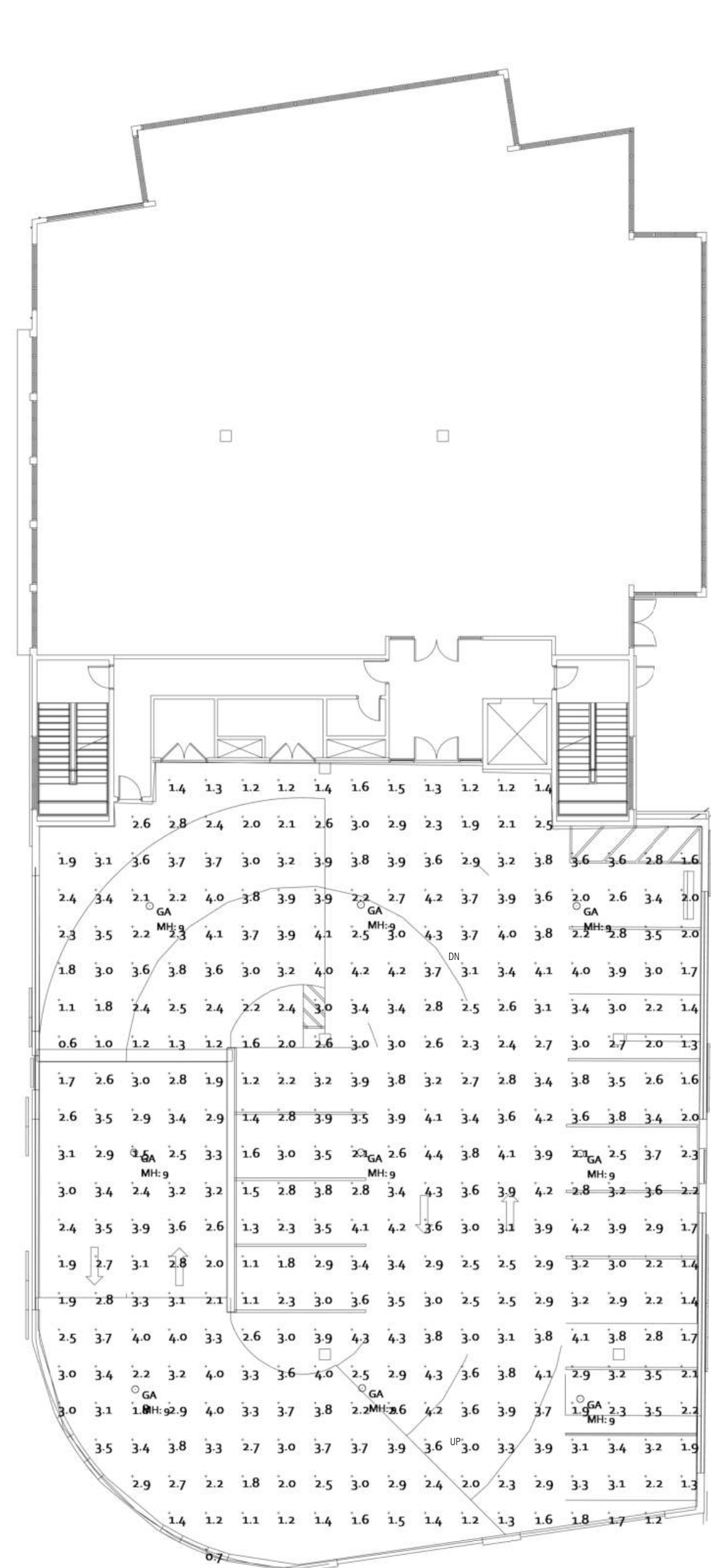
**6 VIEW FROM SE 3RD AVE**  
**A13** Scale:





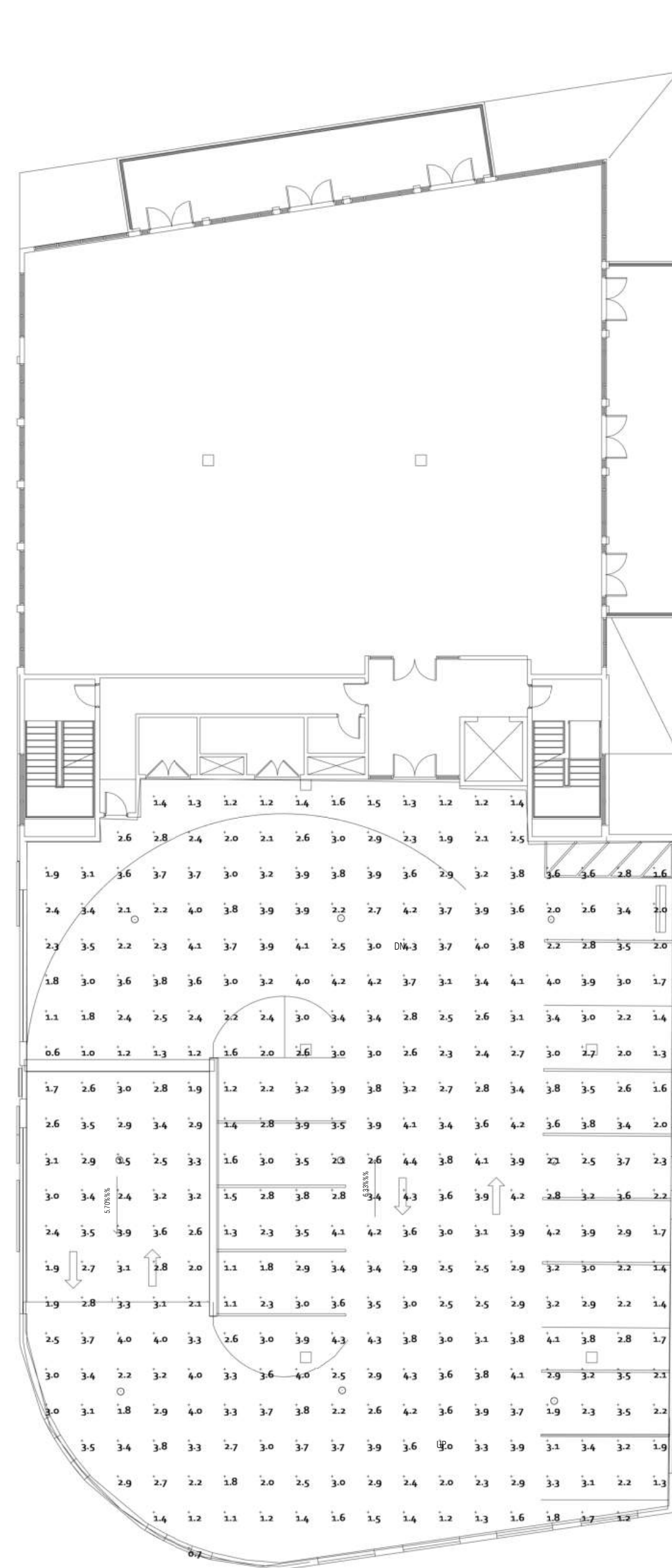
Luminaire Schedule						
Symbol	Qty	Label	Tag	Description	LLF	Lum. Watts
GA	2	GA	Gardco	SVPG-140L-800-NW-G2-5-UNV	0.900	36.8
GB	7	GB	Gardco	SVPG-140L-1200-NW-G2-5-UNV	0.900	53.9
GD	2	GD	Gardco	SVPG-140L-1200-NW-G2-CD-UNV	0.900	53.9

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
Level 1_Planar	Illuminance	Fc	4.93	15.0	1.0	4.93



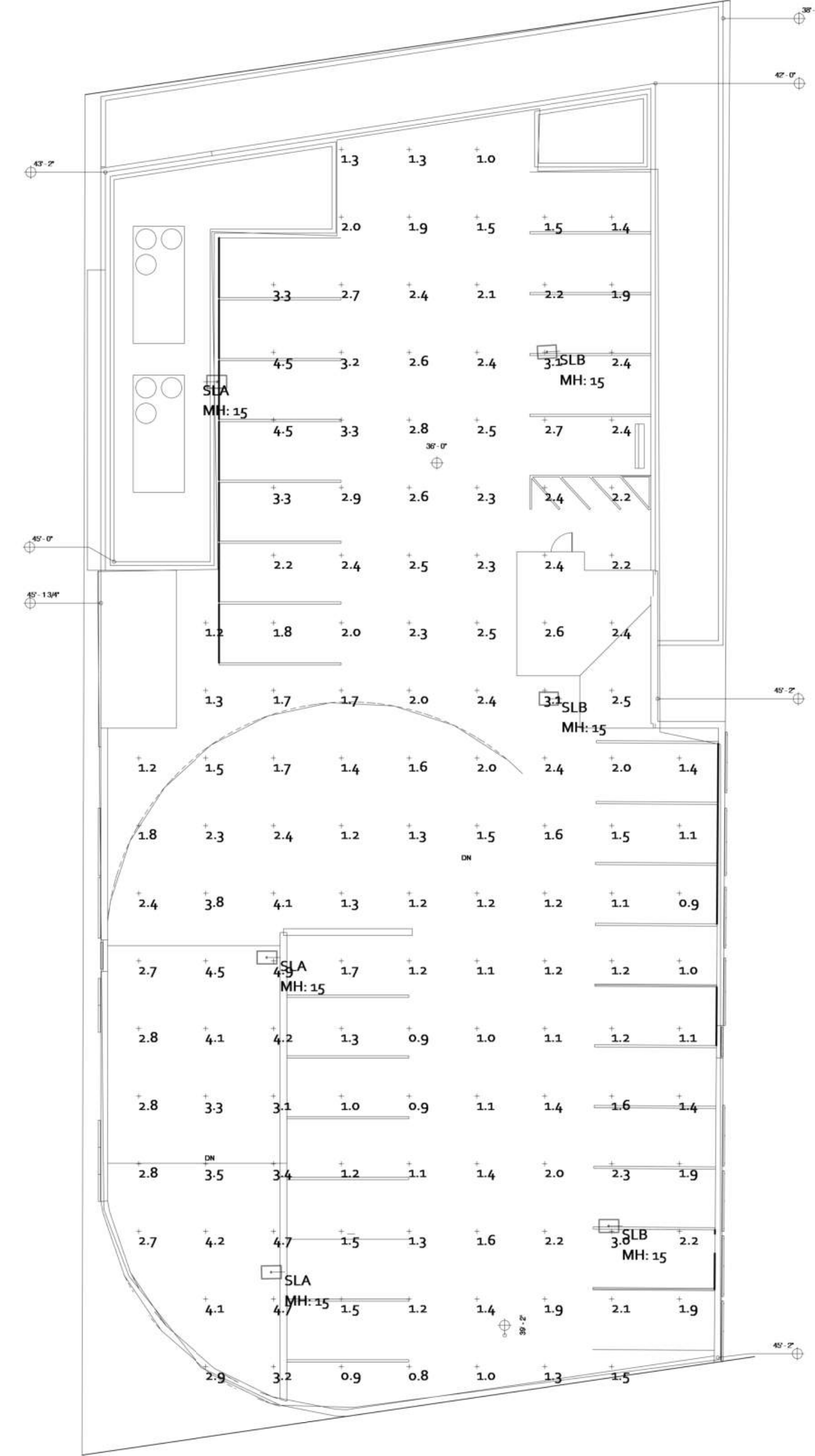
Luminaire Schedule						
Symbol	Qty	Label	Tag	Description	LLF	Lum. Watts
GA	9	GA	Gardco	SVPG-140L-800-NW-G2-5-UNV	0.900	36.8

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
Level 2_Parking_Plan	Illuminance	Fc	2.85	4.4	0.6	4.75



Luminaire Schedule						
Symbol	Qty	Label	Tag	Description	LLF	Lum. Watts
GA	9	GA	Gardco	SVPG-140L-800-NW-G2-5-UNV	0.900	36.8

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
Level 3_Parking_Plan	Illuminance	Fc	2.85	4.4	0.6	4.75



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	Tag	Lum. Watts
SLB	3	SLB	SINGLE	ECF-S-34L-700-NW-G2-5	Gardco	71.7
SLA	3	SLA	SINGLE	ECF-S-34L-700-NW-G2-3	Gardco	71.7

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
Roof Parking_Planar	Illuminance	Fc	2.13	4.9	0.8	2.66

## 1 PHOTOMETRIC PLAN GROUND FLOOR

A14 Scale: 1/16" = 1'-0"

## 3 PHOTOMETRIC PLAN LEVEL 2

A14 Scale: 1/16" = 1'-0"

## 2 PHOTOMETRIC PLAN LEVEL 3 & 4 ROOF PARKING

A14 Scale: 1/16" = 1'-0"

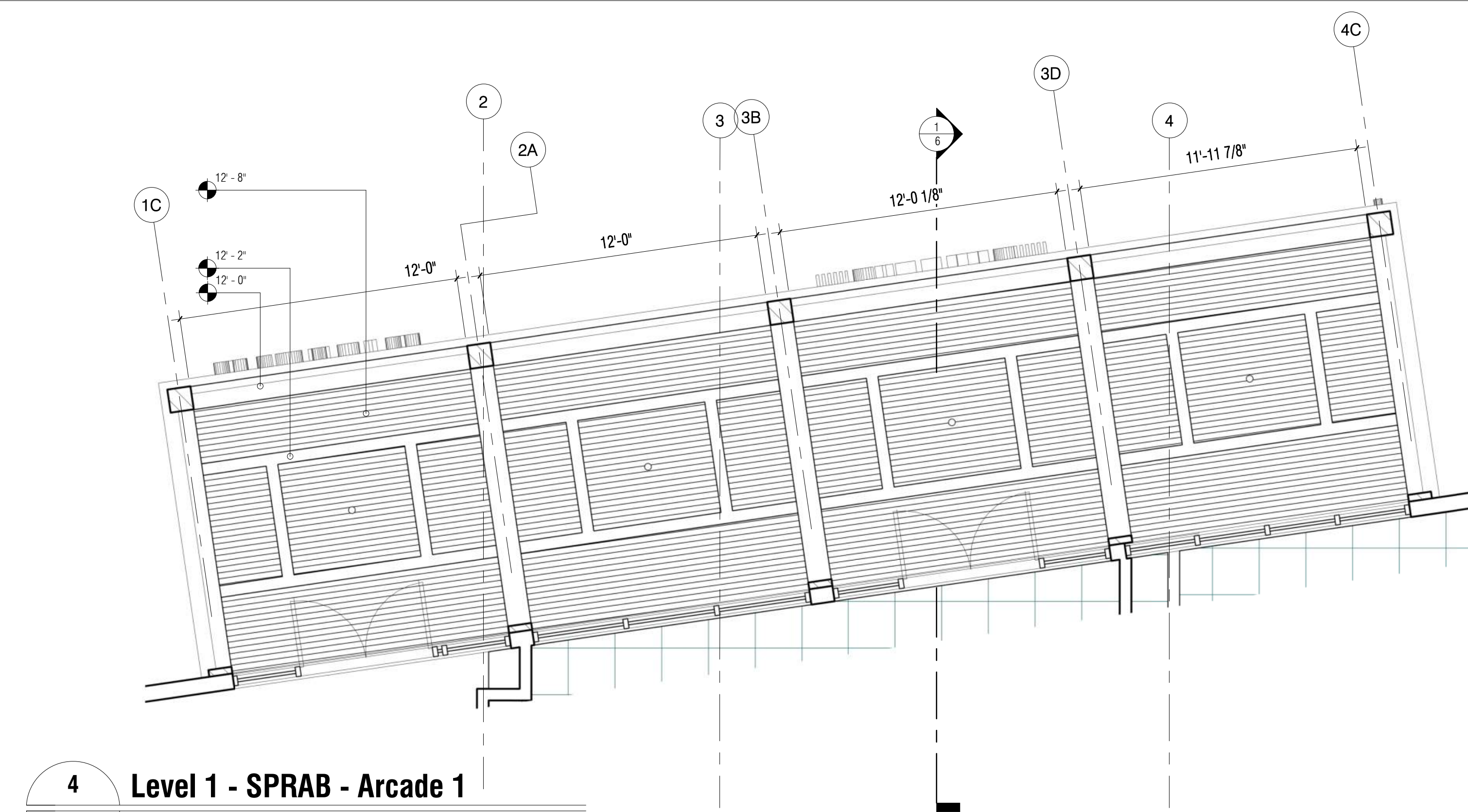








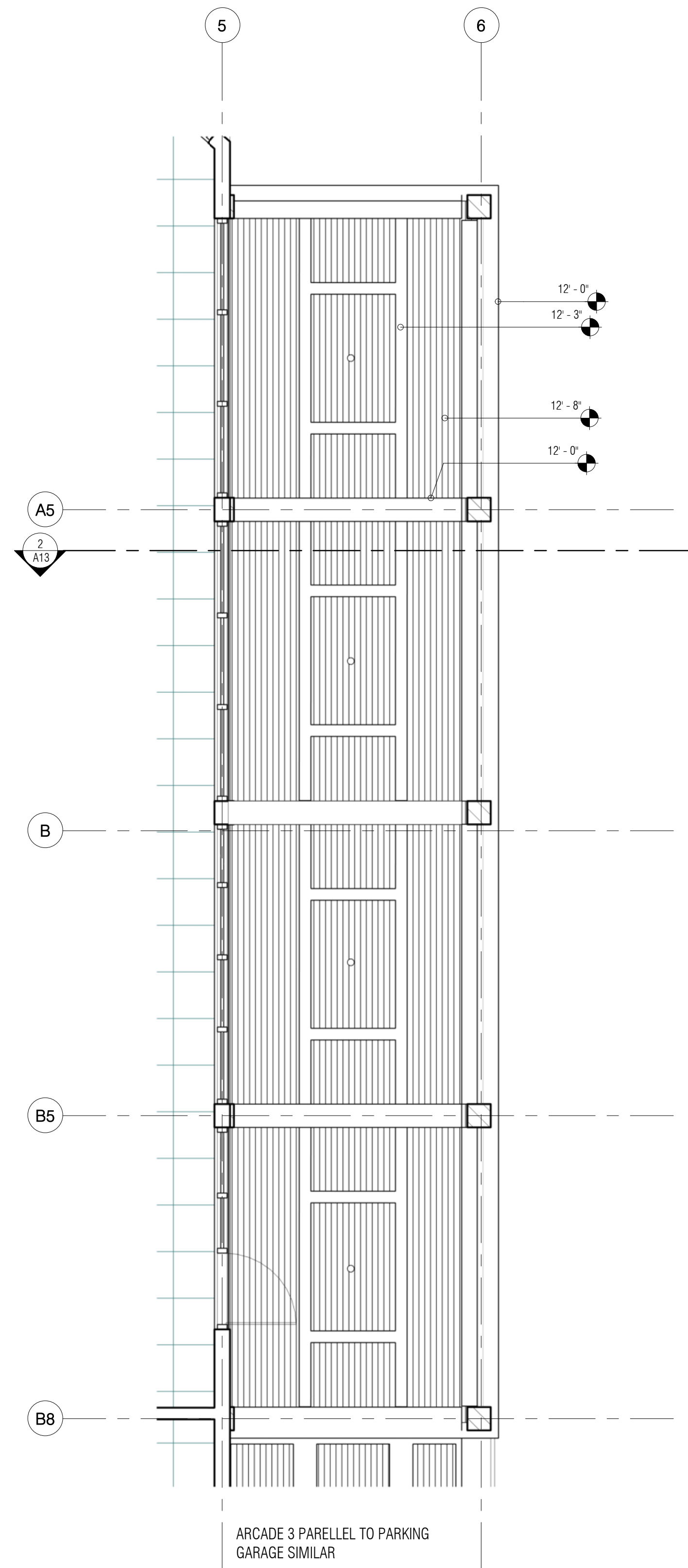




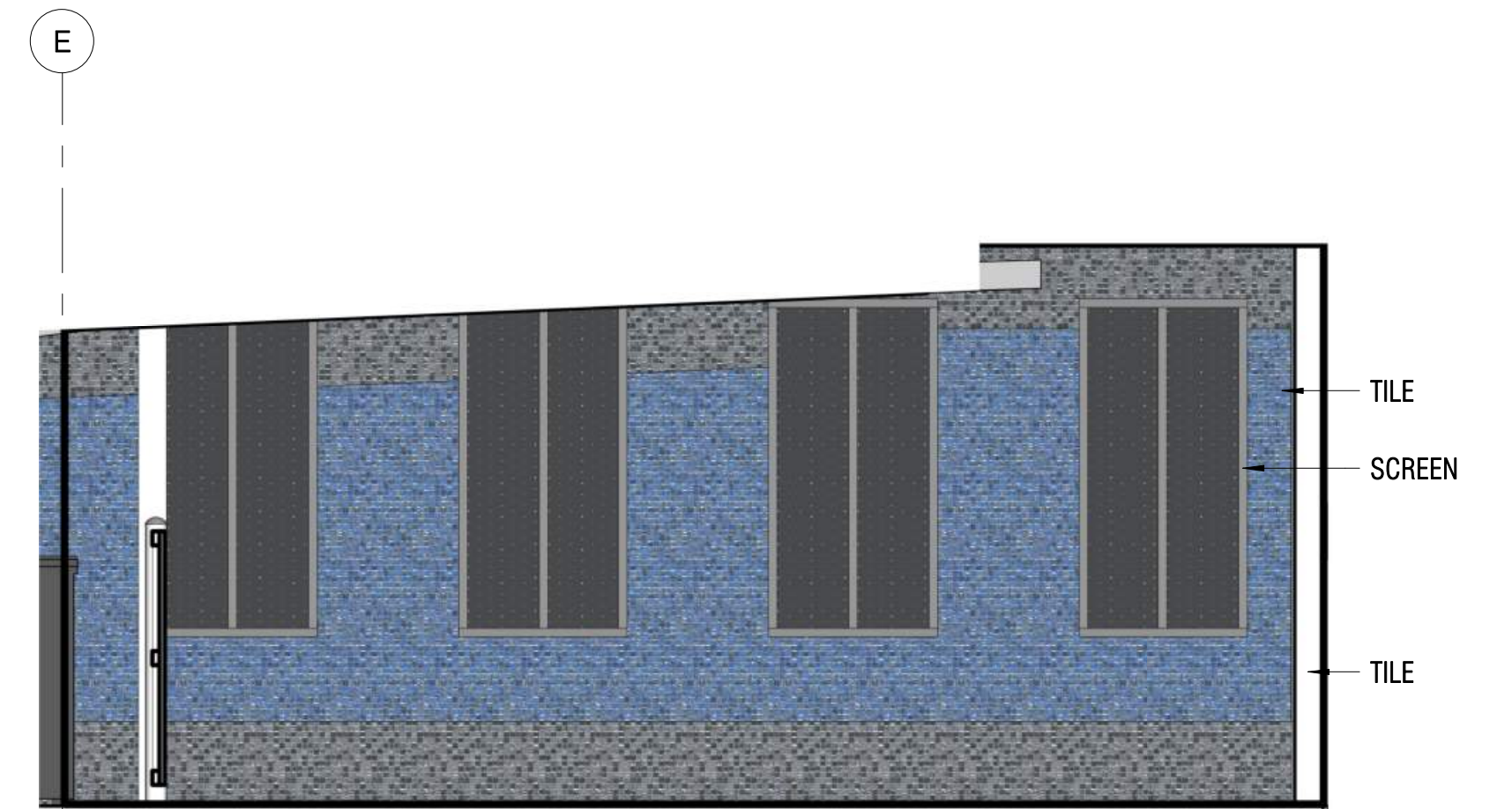
**4 Level 1 - SPRAB - Arcade 1**  
A16 Scale: 1/4" = 1'-0"



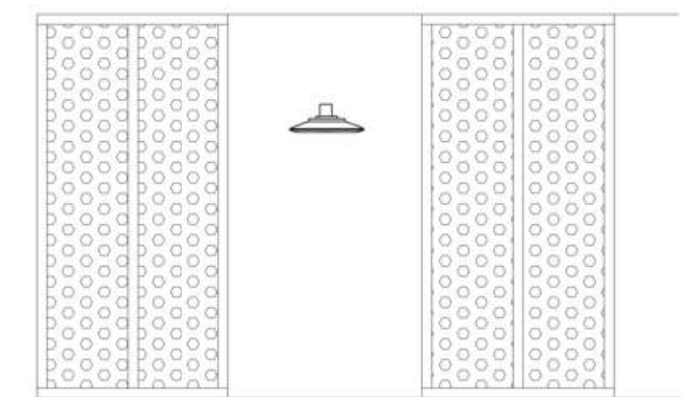
**6 CORNER VIEW OF ARCADES**  
A16 Scale:



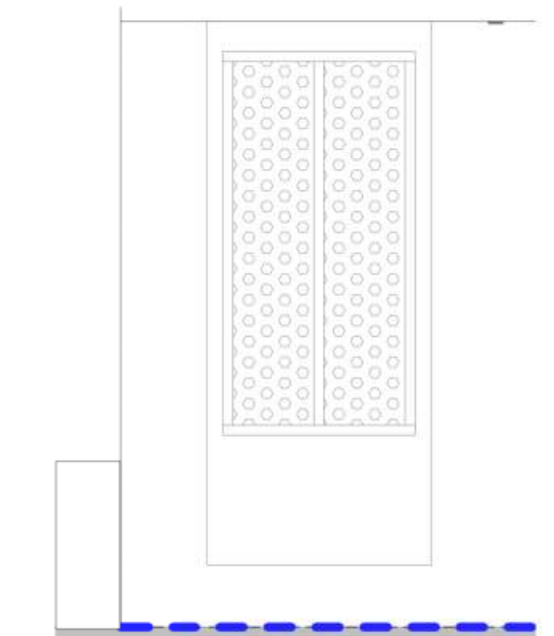
**5 Level 1 - SPRAB - Arcade 2**  
A16 Scale: 1/4" = 1'-0"



**3 Tile at Rear Wall**  
A16 Scale: 1/4" = 1'-0"



**2 7 PANEL METAL SCREEN**  
A16 Scale: 1/4" = 1'-0"



**1 2-PANALE METAL SCREEN**  
A16 Scale: 1/4" = 1'-0"

