



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

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

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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.

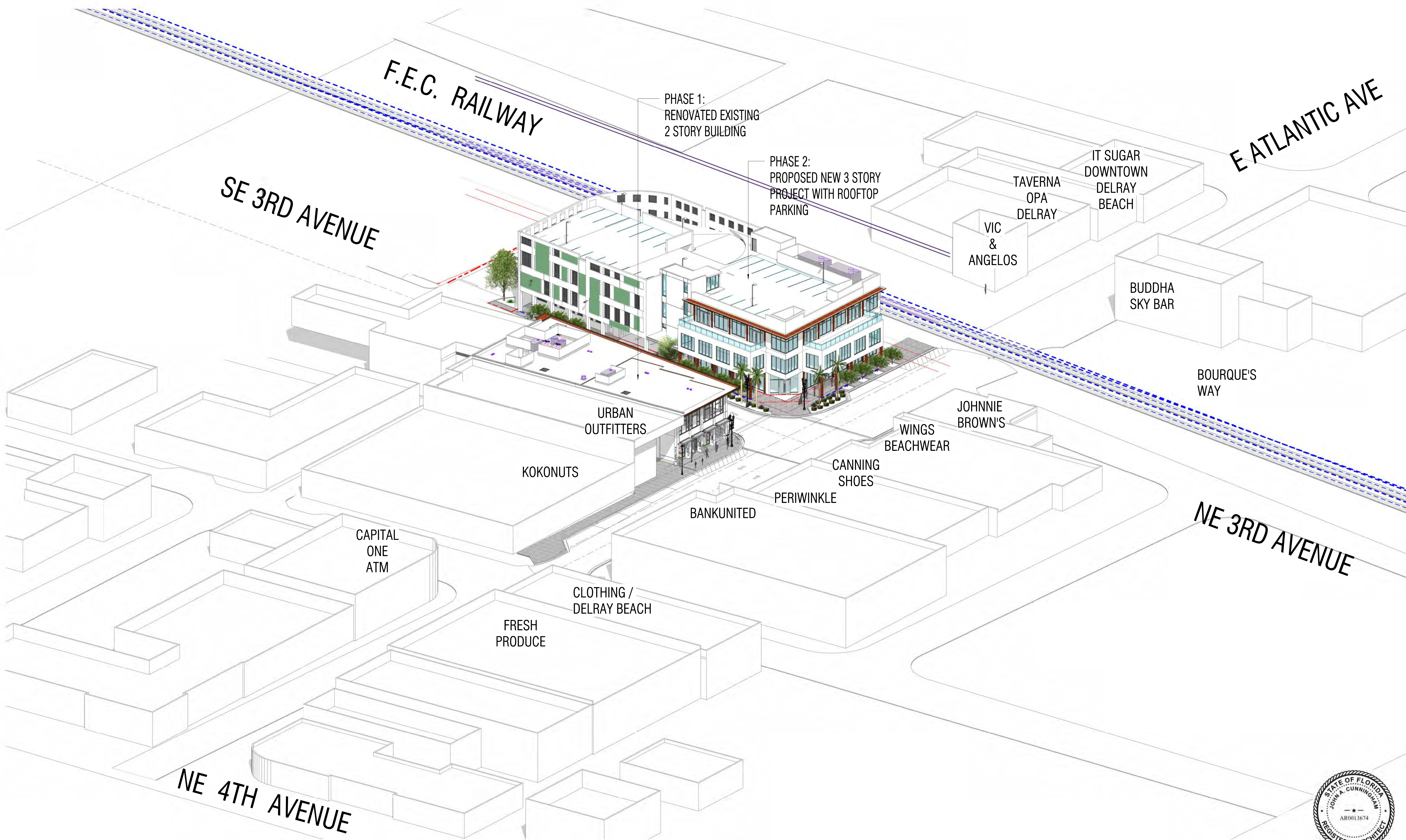
THE LIGHTING SYSTEMS ARE CONTROLLED BY DAYLIGHTING CONTROL SYSTEMS FOR INTERIOR LIGHTING THAT IS LOCATED IN SPACES WHERE THERE ARE WINDOWS. AS THE SUNLIGHT CONTRIBUTES TO INTERIOR SPACE ILLUMINATION, THE ELECTRIC LIGHTING SYSTEM DECREASES LIGHTING POWER REQUIREMENTS. CONVERSELY, AS THE SUN LIGHT DECREASES 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.

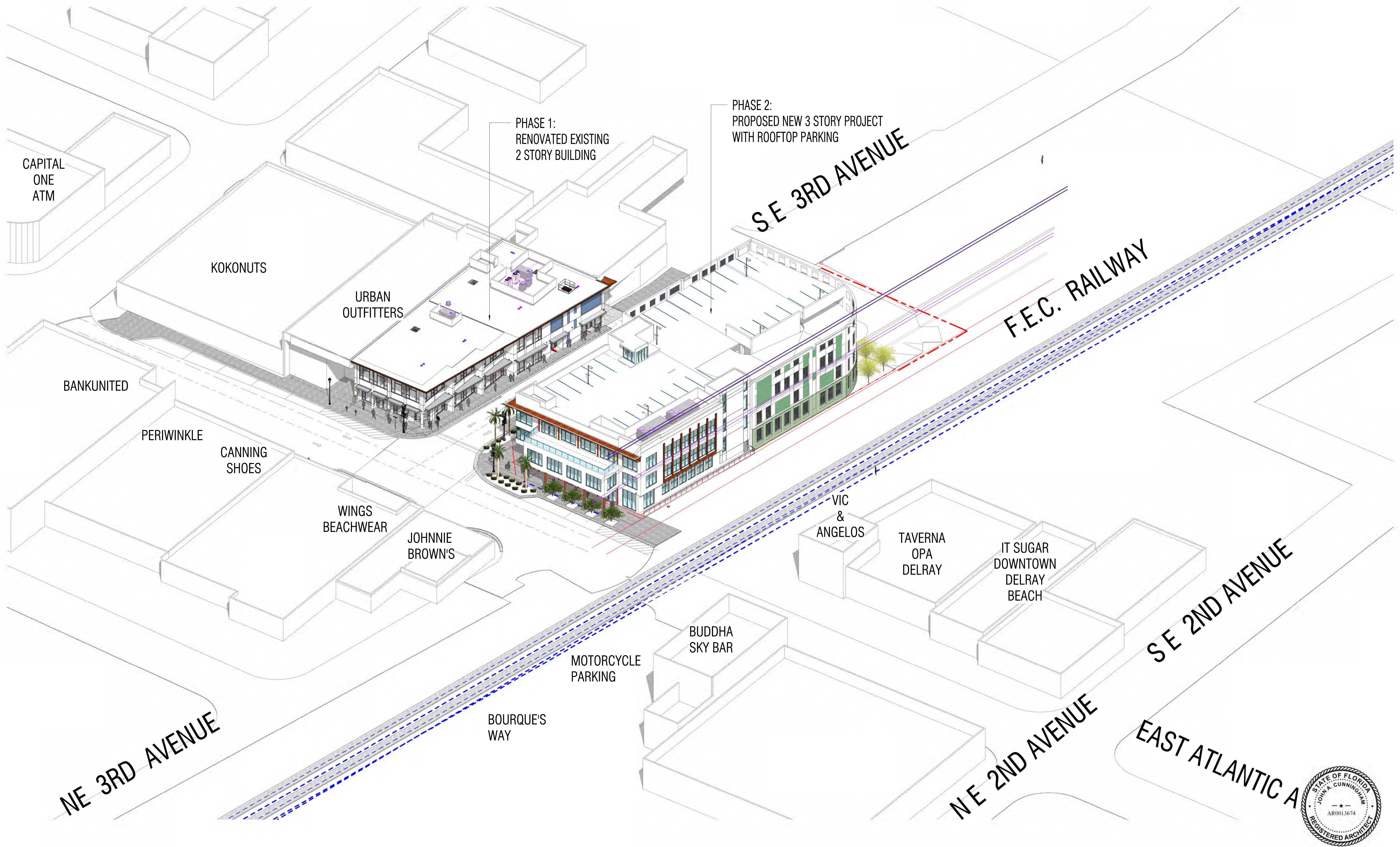
ALL POWER AND LIGHTING SYSTEMS ARE DESIGNED TO MEET OR EXCEED THE FLORIDA ENERGY CONSERVATION CODE.

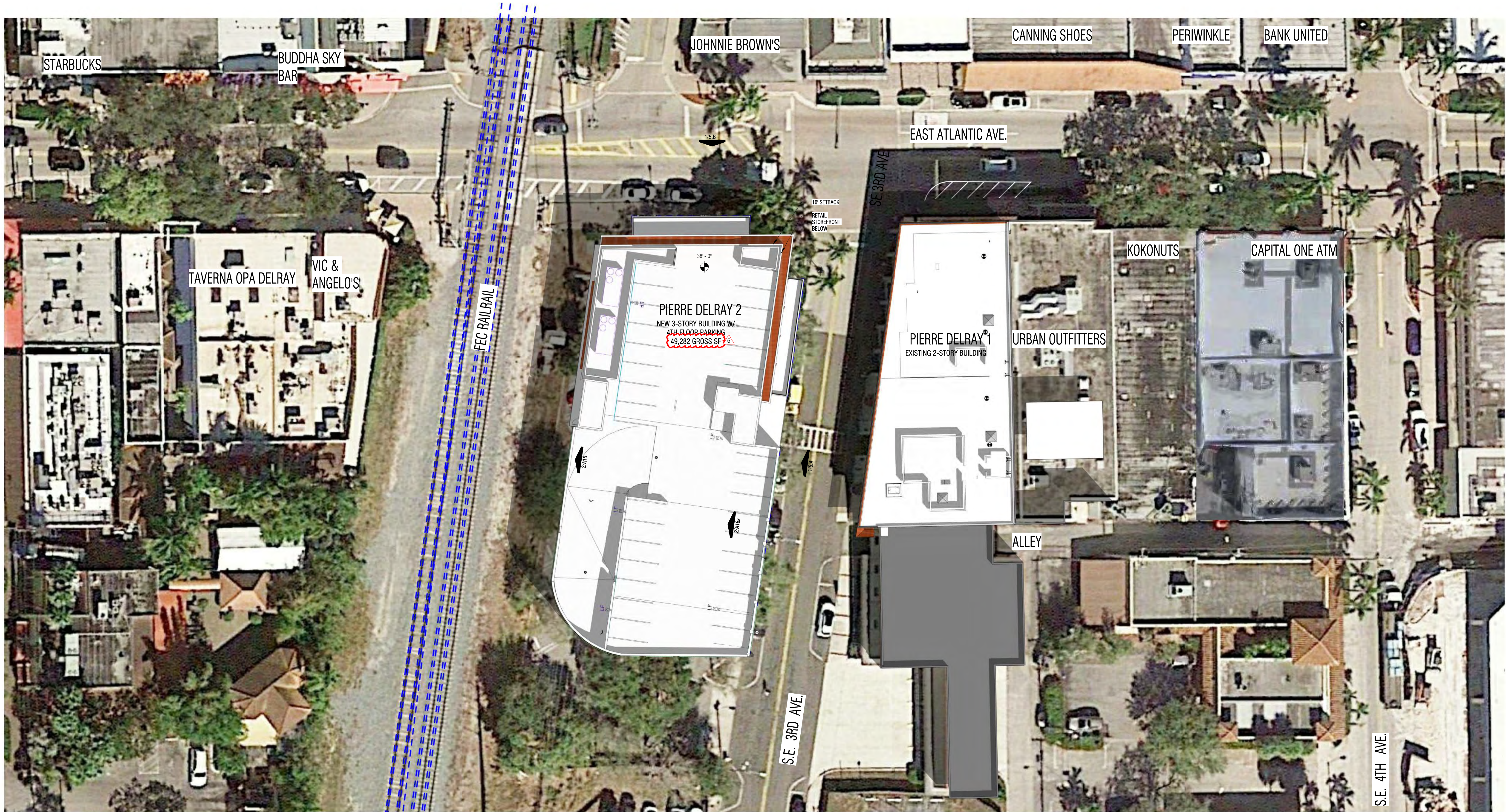
PLUMBING SYSTEMS:

ALL PLUMBING FIXTURES WILL BE LOW FLOW TYPE.









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

PIERRE DELRAY PHASE II - SPRAB SITE PLAN PACKAGE

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SITE PLAN

1" = 20'-0"

11.03.2020

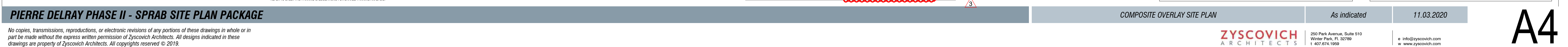
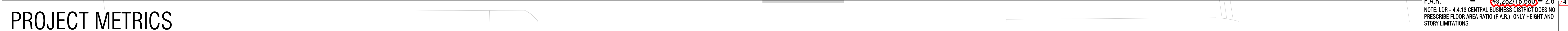
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A3



Total Project Parking Requirements (ALL RETAIL WITH OFFICE)													
				Shared Parking Calcs									
				Weekday					Weekend				
Use Type	Spaces	Per S.F. /DU	Designed SF/DU	Night 12 AM-6 AM	Requ. Parking	Day 9 AM-4 PM	Requ. Parking	Evening 6 PM-12 AM	Requ. Parking	Day 9 AM-4 PM	Requ. Parking	Evening 6 PM-12 AM	Requ. Parking
Office <= 10,000 S.F. ¹⁾	1	500	11,724	5%	1	100%	23	10%	2	10%	2	5%	1
Retail/Commercial	1	500	5,378	5%	1	70%	8	90%	10	100%	11	70%	8
Restaurant < 6000 S.F.	12	1000	0	10%	0	50%	0	100%	0	50%	0	100%	0
Restaurant >6000 S.F.	15	1000	0	10%	0	50%	0	100%	0	50%	0	100%	0
Residential	1	1	0	0%	0	0%	0	0%	0	0%	0	0%	0
BOH	1	1	0	0%	0	0%	0	0%	0	0%	0	0%	0
Total spaces required					2		31		12		14		9
Max Parking Requirement				31									
Garage Parking Provided				62 ²									
Surface Parking				9 ³									
Total Parking Provided				71									
Over/Under (-)				40									
Compact Spaces Allowed				30%					9	(Calculation is based on Required Spaces)			
Alternative Fuel Spaces Required				3%					1	(Calculation is based on Required Spaces)			

- 1: Per table 4.4.13(L) of CBD parking code, parking for office < 10,000 sf is 1 per 500 sf and parking for office > 10,000 sf is 1 per 500 sf since the property is located within 750 ft of a public parking garage or Planned Tri-Rail Coastal Link station.
- 2: Parking calculations are based on concept design and may vary once a structural and mechanical systems are designed.
- 3: The 9 surface parking space are locating on the south parcel currently leased to building owner.
- 4: Calculations are shown only for the Pierre Delray Two LLC site.
- 5: Restaurant calculation is the gross retail to restaurant SF.

Total Project Parking Requirements (ALL RESTAURANT WITH OFFICE)													
				Shared Parking Calcs									
				Weekday					Weekend				
Use Type	Spaces	Per S.F. /DU	Designed SF/DU	Night 12 AM-6 AM	Requ. Parking	Day 9 AM-4 PM	Requ. Parking	Evening 6 PM-12 AM	Requ. Parking	Day 9 AM-4 PM	Requ. Parking	Evening 6 PM-12 AM	Requ. Parking
Office <= 10,000 S.F. ¹⁾	1	500	11,724	5%	1	100%	23	10%	2	10%	2	5%	1
Retail/Commercial	1	500	0	5%	0	70%	0	90%	0	100%	0	70%	0
Restaurant < 6000 S.F.	12	1000	5,378	10%	6	50%	32	100%	65	50%	32	100%	65
Restaurant >6000 S.F.	15	1000	0	10%	0	50%	0	100%	0	50%	0	100%	0
Residential	1	1	0	0%	0	0%	0	0%	0	0%	0	0%	0
BOH	1	1	0	0%	0	0%	0	0%	0	0%	0	0%	0
Total spaces required					7		55		67		35		66
Max Parking Requirement				67									
Garage Parking Provided				62 ²									
Surface Parking				9 ³									
Total Parking Provided				71									
Over/Under (-)				4									
Compact Spaces Allowed				30%					20	(Calculation is based on Required Spaces)			
Alternative Fuel Spaces Required				3%					2	(Calculation is based on Required Spaces)			

- 1: Per table 4.4.13(L) of CBD parking code, parking for office < 10,000 sf is 1 per 500 sf and parking for office > 10,000 sf is 1 per 500 sf since the property is located within 750 ft of a public parking garage or Planned Tri-Rail Coastal Link station.
- 2: Parking calculations are based on concept design and may vary once a structural and mechanical systems are designed.
- 3: The 9 surface parking space are locating on the south parcel currently leased to building owner.
- 4: Calculations are shown only for the Pierre Delray Two LLC site.
- 5: Restaurant calculation is the gross retail to restaurant SF.

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

a.Storefronts shall be directly accessible from sidewalks; storefront doors may be recessed up to ten feet. [Amd. Ord. 28-15 12/08/15]
b.Storefront (window and door) openings shall extend along at least 80 percent of the width of the facade of the commercial space, measured by the sum of the widths of the rough openings. Storefront windows shall have a base nine inches to three feet high. Transparent glazed windows shall extend from the base to at least eight feet in height as measured from sidewalk grade. Transparent means non-solar, non-mirrored, glass with a light transmission reduction of no more than 20 percent. [Amd. Ord. 28-15 12/08/15]

2.Storefront elements.
a.Awnings shall project a minimum of three feet from the building facade.
b.Awnings shall be consistent with the building's architecture and proportionate to the facade opening shape and size. Except for curved awnings, all awnings shall be sloped 15 to 35 degrees from the horizontal plane. Valances shall be no more than 12 inches long. Internally illuminated or plastic awnings are prohibited.
c.Storefronts may be combined with forecourts, porches, or arcades. [Amd. Ord. 28-15 12/08/15]

	FRONTAGE	LENGTH	PERCENTAGE
COMMERCIAL	STOREFRONT - NORTH	*83'-1 1/2"	89.72%
	STOREFRONT - EAST	*66'-6 1/8"	33.34%
	ARCADE - NORTH	**53'-6 1/4"	55.65%
	ARCADE - EAST	**53'-9"	26.69%
	ARCADE-GARAGE	**93'-3 7/8"	46.78%

OFFICE - FLOORS	FLOOR	FLOOR	FLOOR
2ND	BALCONY - NORTH	53'-8"	55.65%
3RD	BALCONY - EAST	53'-9"	26.97%

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

SOLID WASTE DISPOSAL ENCLOSURE SHALL NOT BE LESS THAN 6 FT IN HEIGHT. THE GATE SHALL BE FABRICATED STEEL WITH PAINTED FINISH

8'-0" CLEAR

OVERHEAD FEC TRANSMISSION LINES

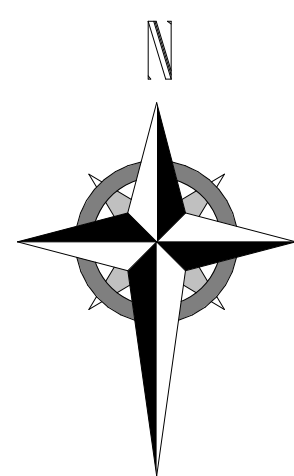
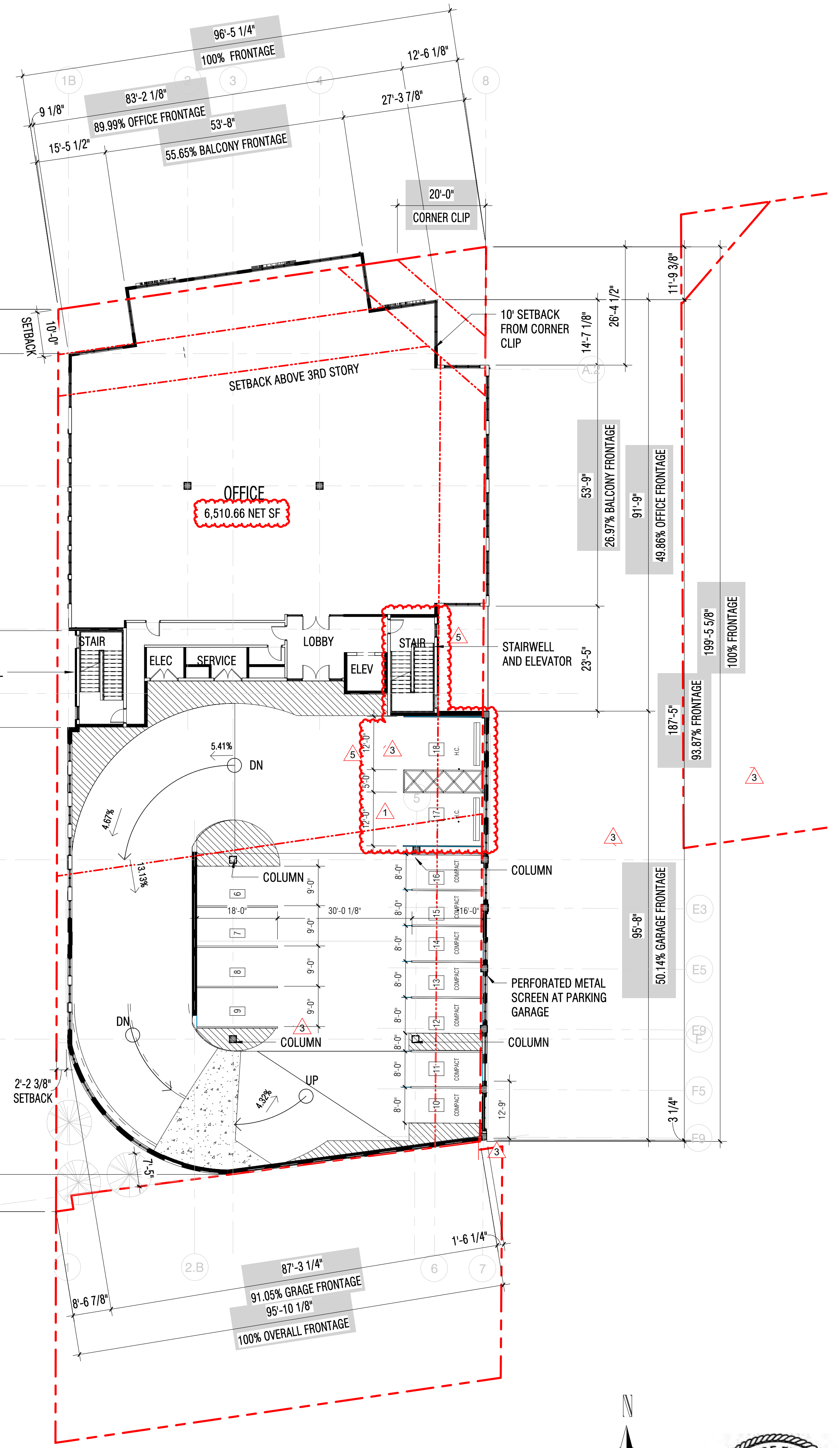
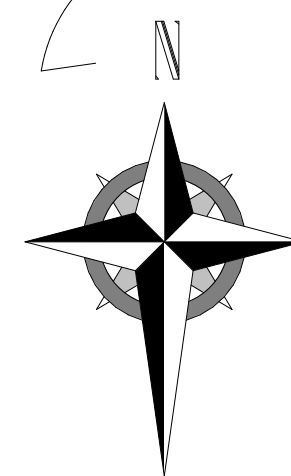
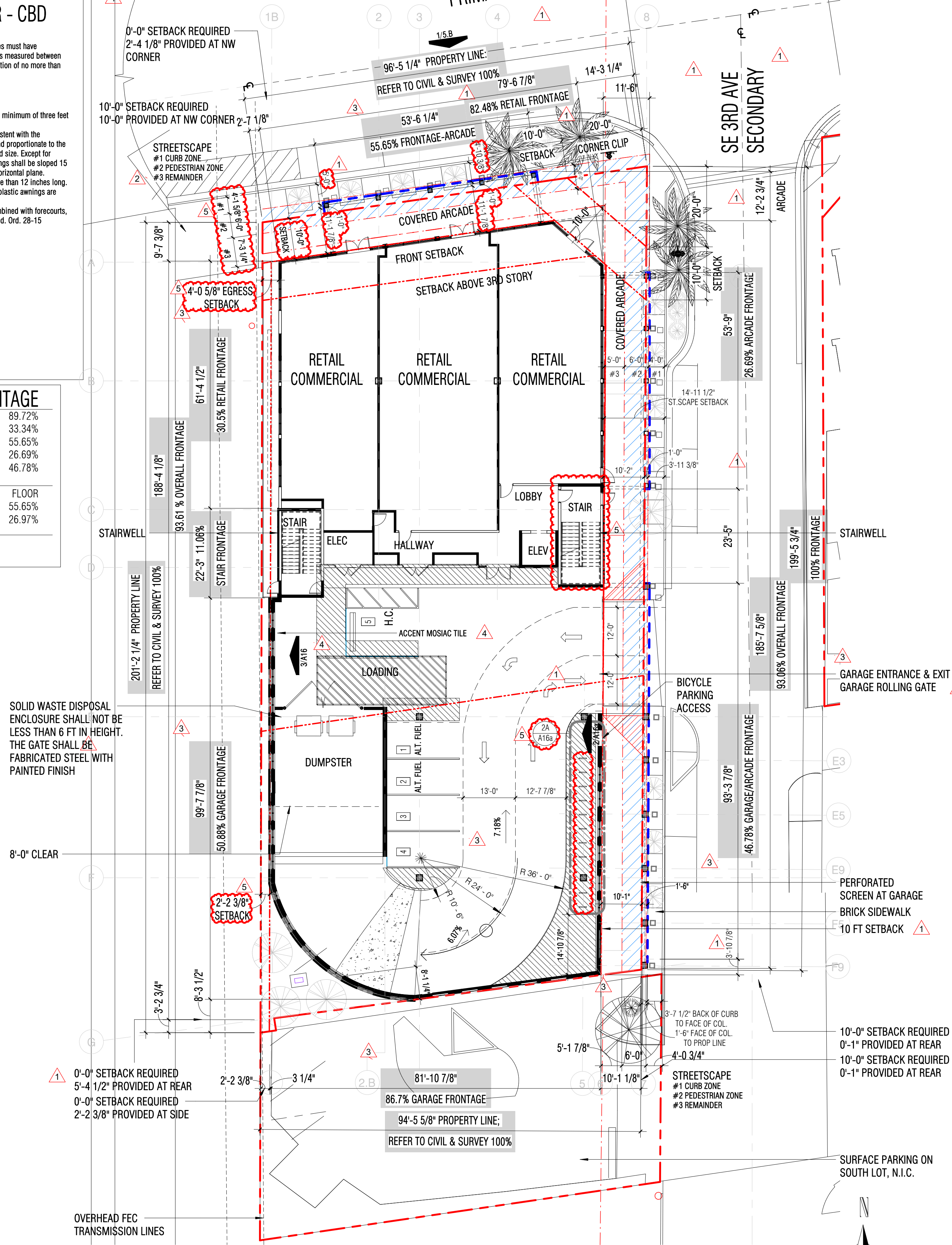
1 GROUND FLOOR PLAN
A5 Scale: 1/16" = 1'-0"

PIERRE DELRAY PHASE II - SPRAB SITE PLAN PACKAGE

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EAST ATLANTIC AVE.
PRIMARY

SE 3RD AVE
SECONDARY



2 SECOND FLOOR PLAN
A5 Scale: 1/16" = 1'-0"



PLANS

As indicated

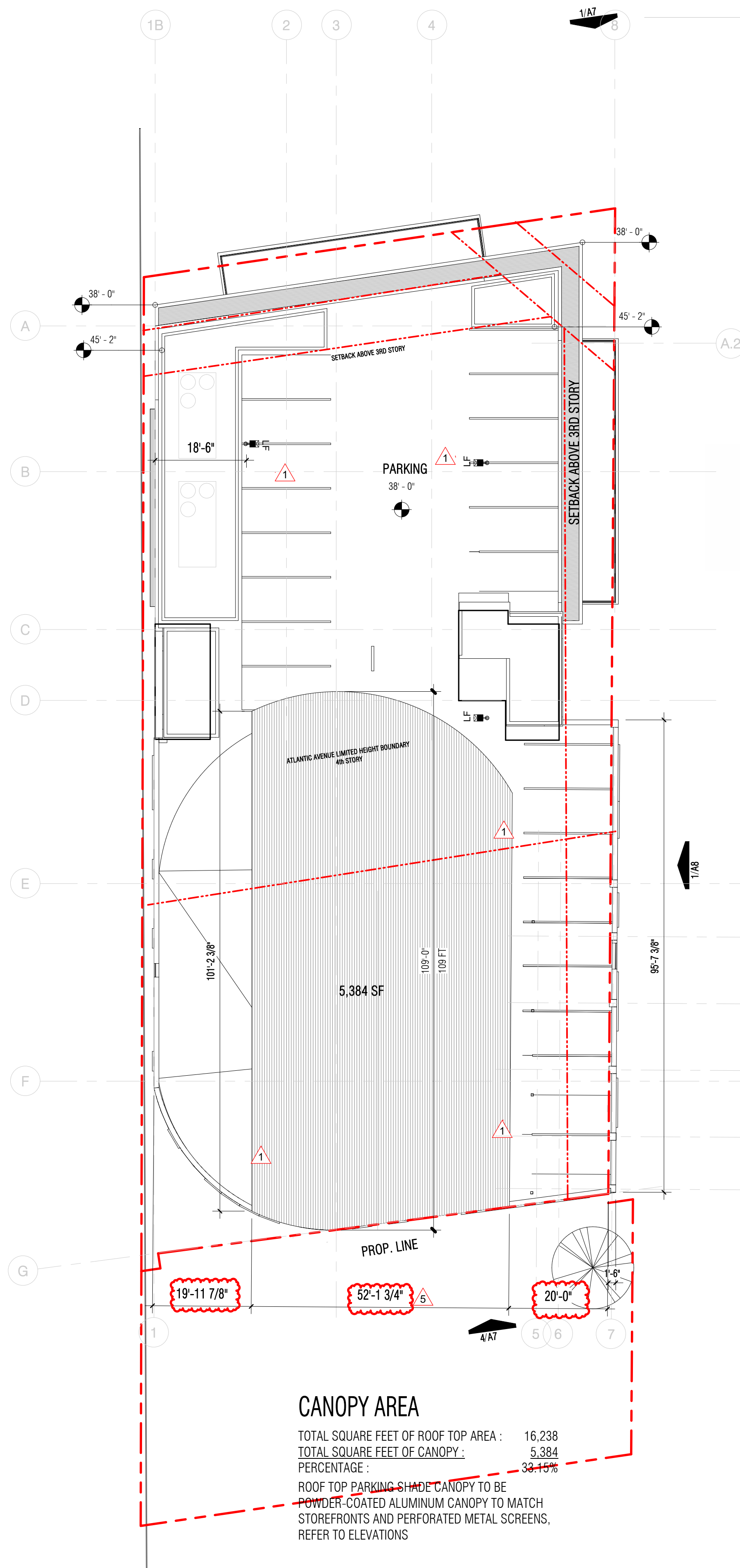
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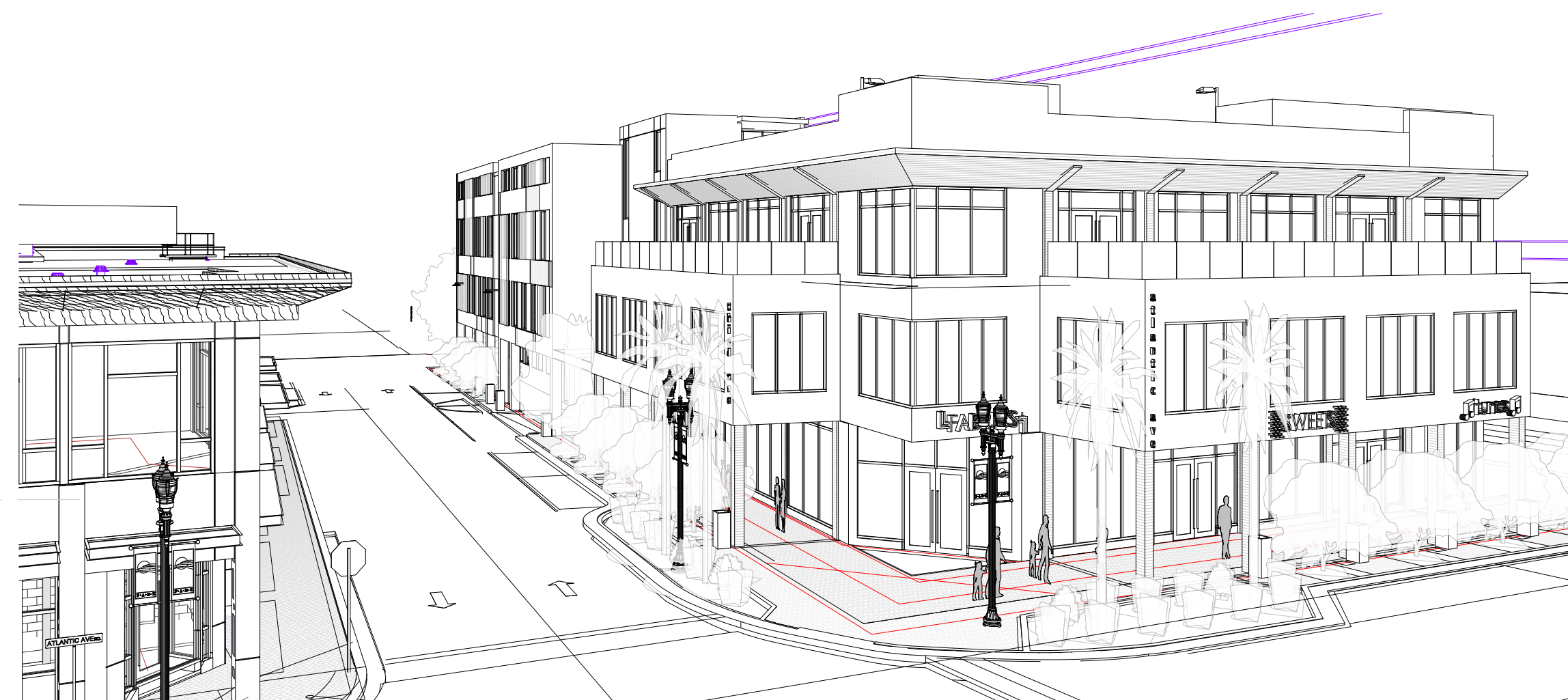
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A5



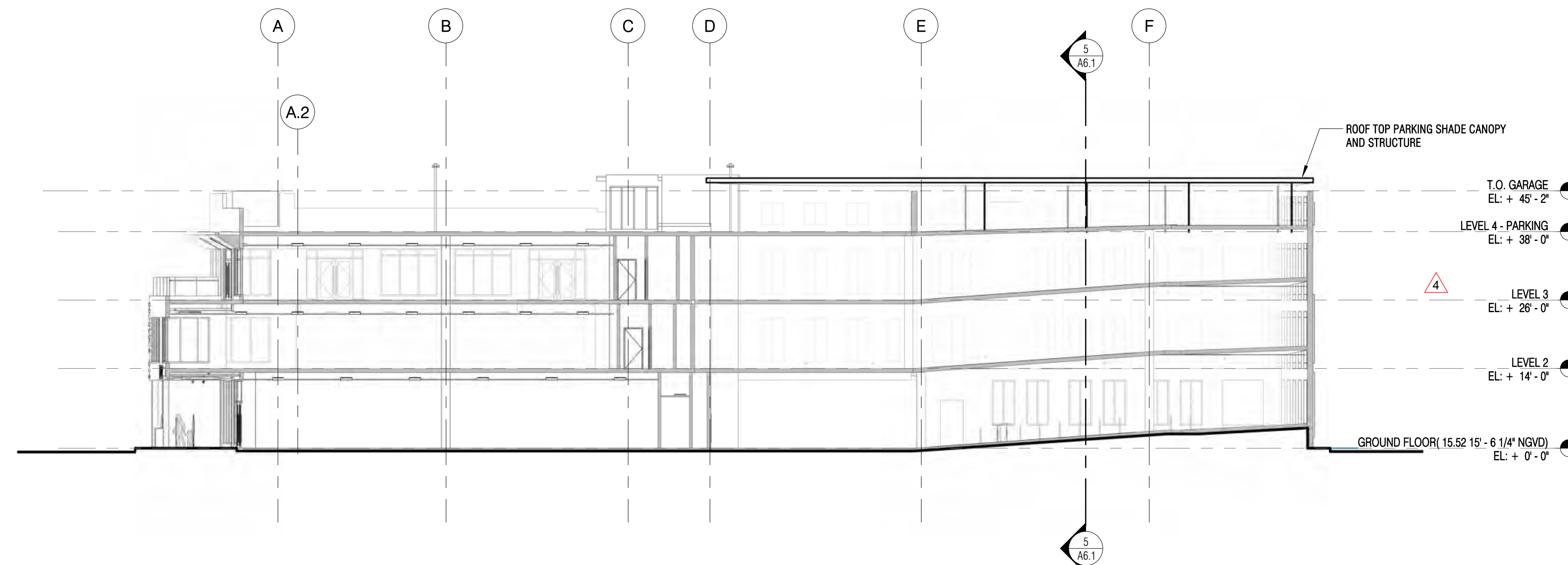
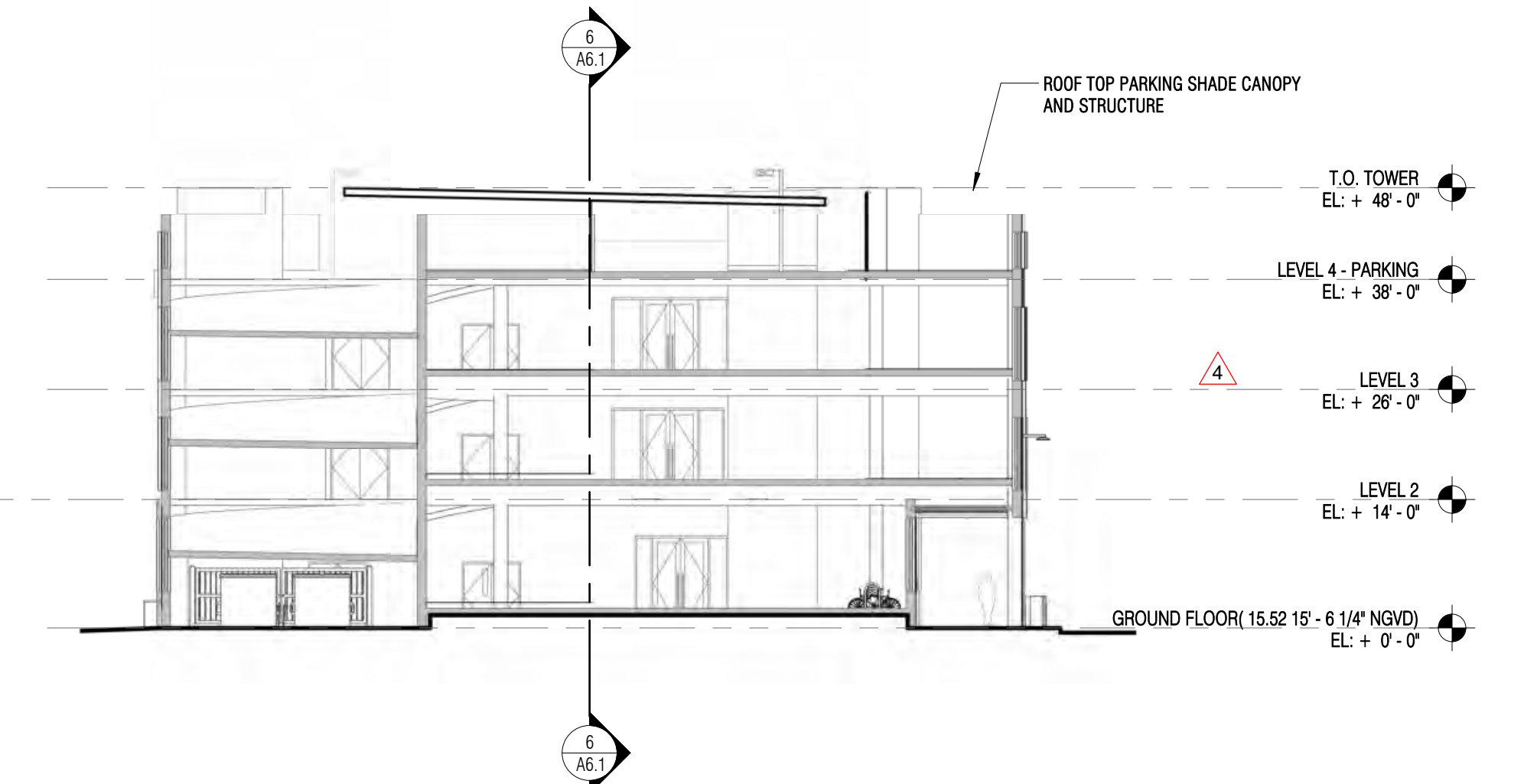
2 SOUTHWEST CORNER
A6.1 Scale:



4 ROOF LEVEL VIEW LOOKING SE 3RD AVE
A6.1 Scale:



3 VIEW FROM NORTHEAST
A6.1 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]

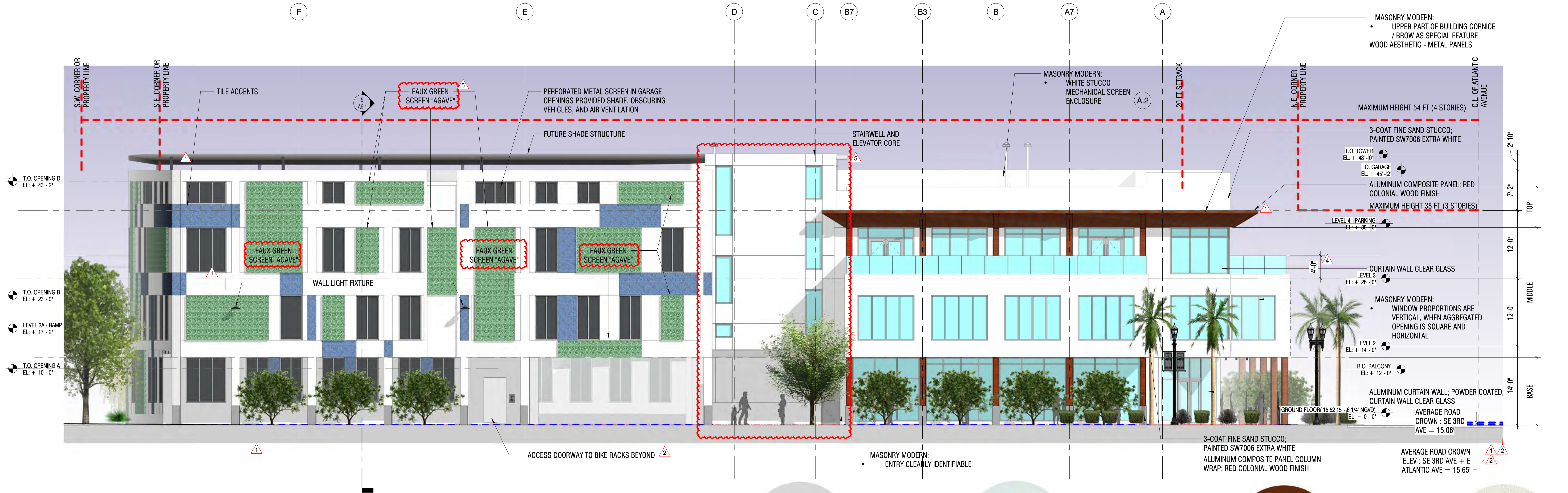
SEC. 4.4.13(E)(4)(e)
 (e)Storefront. The storefront is a frontage type along sidewalk level of the ground story, typically associated with commercial uses. Storefronts are frequently shaded by awnings or arcades.

1.Storefront dimensions. Table 4.4.13(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
A8 **OVERALL EAST ELEVATION-SPRAB**
Scale: 1/8" = 1'-0"

ALUMINUM:
SEE A11 - MATERIALS PALETTE

GLASS:
SEE A11 - MATERIALS PALETTE

ALUMINUM COMPOSITE PANELS:
SEE A11 - MATERIALS PALETTE

STUCCO:
SEE A11 - MATERIALS PALETTE



2
A8 **VIEW FROM CANNING SHOES**
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)
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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 60 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.
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c.Storefronts may be combined with forecourts, porches, or arcades. [Amd. Ord. 28-15 12/08/15]

3
A8 **VIEW FROM HAYSTACKS**
Scale:





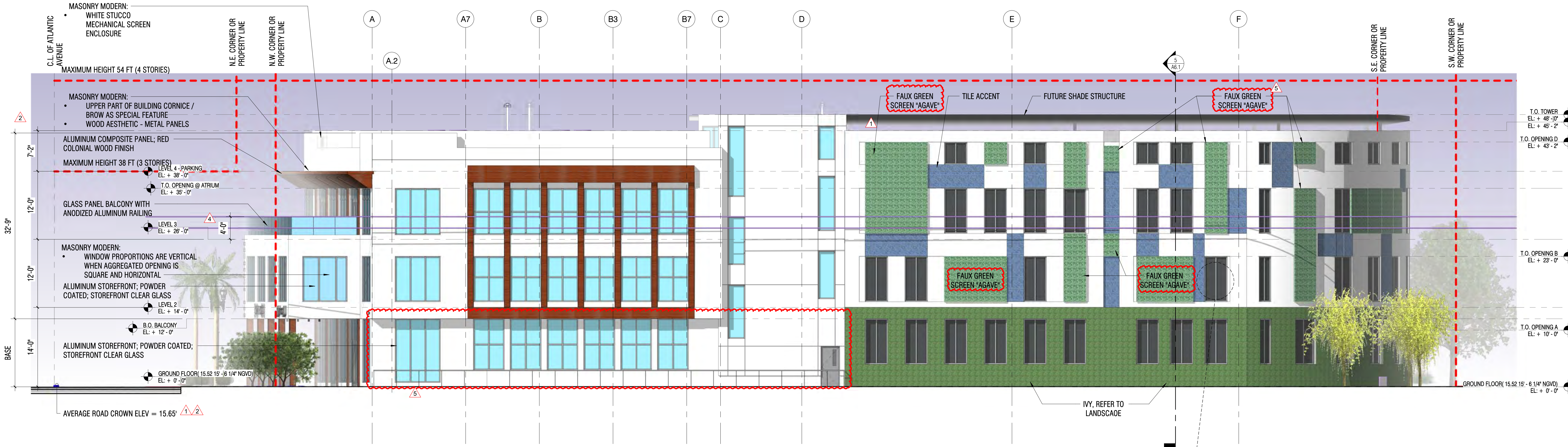
1 VIEW FROM FABRICS
A8a Scale:





1 VIEW FROM ADJACENT NW CORNER
A8b Scale:



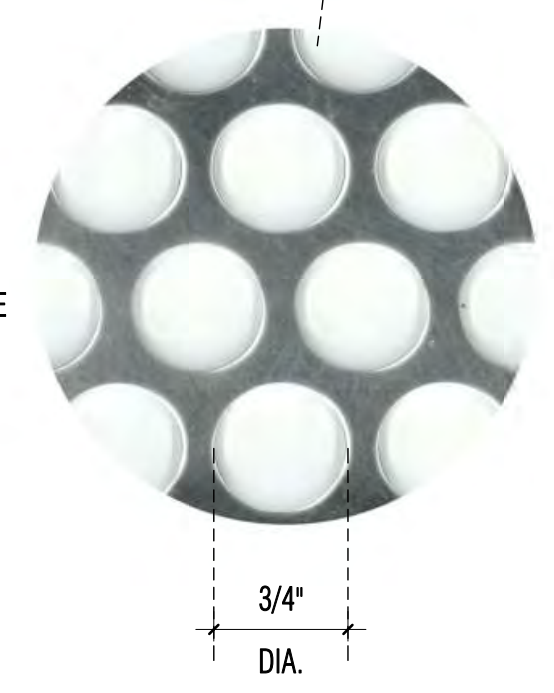


4 WEST ELEVATION - SPRAB
A9 Scale: 1/8" = 1'-0"



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: