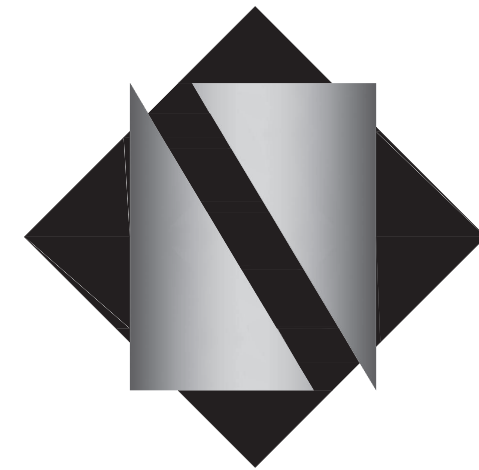


THE EDGE AT PINEAPPLE GROVE

03/27/24 P&Z SUBMISSION

605 NE 2ND ST.
DELRAY BEACH, FL 33483

FOR: ADVANCED DEVELOPMENT GROUP
1084 ROUTE 22 WEST
MOUNTAINSIDE, NJ 07092
PHONE: 973-379-0006
FAX: 973-379-1061



NETTAARCHITECTS

ARCHITECTURE - PLANNING - INTERIOR DESIGN

ONE PARK PLACE, 621 NW 53RD STREET, SUITE 350
BOCA RATON, FL 33487

TEL: 561.295.4500 FAX: 973-379-1061

CERTIFICATE OF AUTHORIZATION AA26003659



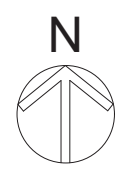
PROJECT LOCATION

PROJECT DIRECTORY

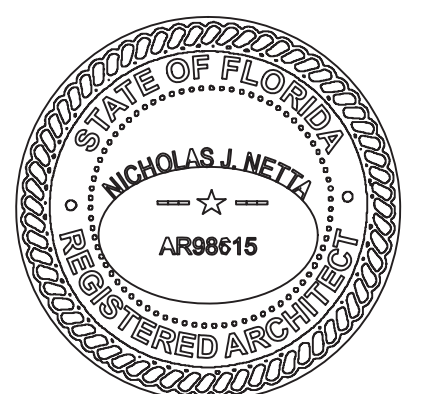
NETTA ARCHITECTS	Tel: 561.295.4500
ONE PARK PLACE, 621 NW 53RD STREET, SUITE 350 BOCA RATON, FL 33487	Fax: 973.379.1061

CONSULTANTS

Civil Engineer:	
Dynamic Engineering Consultants, PC	Tel: 561.921.8570
100 NE 5th Avenue, Suite 82	
Delray Beach, FL 33483	
Landscape Design:	
Dynamic Engineering Consultants, PC	Tel: 561.921.8570
100 NE 5th Avenue, Suite 82	
Delray Beach, FL 33483	



Nicholas Netta
Digitally signed by Nicholas Netta
DN:
E=nnetta@nettaarchitects.com,
CN=Nicholas Netta, O=Netta
Architects, LLC,
L=Mountainside, S=New Jersey,
C=US
Date: 2024.04.01 14:12:13-04'00'





ZONING ANALYSIS

LOT: 15,864 SF = 0.364 AC
 ZONING DISTRICT: CBD (CENTRAL BUSINESS DISTRICT)
 GOVERNING CODE
 FLORIDA BUILDING CODE 2020 (SEVENTH EDITION) / 2020 FPFC
 NFPA 1 UFC FLORIDA 2015 EDITION
 NFPA 101 LSC FLORIDA 2015 EDITION
 ARCHITECTURAL STYLE: MASONRY MODERN
 FRONTAGE TYPE ON NE 6TH AVE: STOOP
 FRONTAGE TYPE ON NE 2ND STREET: STOOP
 TOTAL BUILDING FOOTPRINT: 7,758 SF (48.90% OF SITE)

ITEM	REQUIREMENT	PROPOSED	VARIANCE	WAVES
LOTS				
GROSS AREA		15,864 SF (PRE-DEDICATION)		
		15,417 SF (POST-DEDICATION)		
NET AREA	NA	15,417 (EXIST)		
DIMENSIONS	NA	130'X122.4' (EXIST)		
FLOOD ZONE	NA	ZONE X (EXIST)		
WATER BODIES	NA	NA		
ITEM REQUIREMENT PROPOSED VARIANCE WAVES				
TOTAL IMPERVIOUS SPACE	NA	11,892 SF (77.05%)		
TOTAL PERVIOUS SPACE	NA	3,525 SF (22.95%)		
OPEN SPACE	NA	3,525 SF (22.95%)		
MAX DENSITY	30 DU/ACRE	30 X 0.364 ACRE = 10.925 UNITS PROPOSED = 8 (22 DU/ACRE)		
REQUIRED CIVIC SPACE	NA	NA		

ITEM	REQUIREMENT	PROPOSED	VARIANCE	WAVES
SETBACKS				
FRONT (FEDERAL HIGHWAY)	10' MIN, 15' MAX	10'		
FRONT (NE 2ND ST)	10' MIN, 15' MAX	10'		
REAR	10'	10'		
SIDE INTERIOR (ALLEY)	10'	10'		
FRONT SETBACK ABOVE 3RD STORY (FROM PRIMARY FACADE)	20'	20'		
FRONT SETBACK ABOVE 3RD STORY (FROM ALLEY PROPERTY LINE)	30'	30'		

ITEM	REQUIREMENT	PROPOSED	VARIANCE	WAVES
PARKING				
3-BED UNIT	14 SPACES (1.75 PER UNIT)	16 SPACES		
GUEST	4 SPACES (0.5 PER UNIT)	2 SPACES		
BICYCLE	1 SPACE (10 PER UNIT)	2 SPACES		
EV PARKING	30% (6)	8 SPACES		

ITEM	REQUIREMENT	PROPOSED	VARIANCE	WAVES
TERRACE PLANTER				
	10% OF TERRACE AREA	18%(TYP. UNIT), 15%(END UNIT)		

ITEM	REQUIREMENT	PROPOSED	VARIANCE	WAVES
ADDITIONAL BULK STANDARDS				
MAX HEIGHT	54' / 4 STORIES	54' / 4 STORIES		
MIN. DWELLING UNIT SIZE	1,250 SF	4,142 SF		
MIN. BUILDING FRONTAGE	75% (FEDERAL HIGHWAY)	78% (97'-0")		
MIN. BUILDING FRONTAGE	75% (NE 2ND AVE)	78% (90'-0")		

SITE UTILITIES

PURSUANT TO LDR SECTION 6.1.8 UTILITY FACILITIES SERVING THE DEVELOPMENT SHALL BE LOCATED UNDERGROUND THROUGHOUT THE DEVELOPMENT.

ALTERNATIVE FUEL PARKING SPACE

EACH UNIT TO HAVE ELECTRIC CAR CHARGING STATION = 8

TOTAL AREA TABULATION

FLOOR	WEST BLOCK	EAST BLOCK	AREA
GROUND	3,879 SF	3,879 SF	7,758 SF
SECOND	4,174 SF	4,174 SF	8,348 SF
THIRD	4,174 SF	4,174 SF	8,348 SF
FOURTH	2,187 SF	2,187 SF	4,374 SF
BALCONY	2,064 SF	2,064 SF	4,128 SF
TOTAL	16,478 SF	16,478 SF	32,956 SF

TABLE 4.4.12(F) DIMENSIONAL REQ. FOR STOOPS

ALONG NE 6TH AVE

	MINIMUM	MAXIMUM	PROVIDED
BUILDING SETBACK	10 FT	15 FT	12 FT 6 INCHES
DEPTH	5 FT	8 FT	7 FT 11 INCHES
WIDTH	4 FT	-	5 FT 6 INCHES
FLOOR ELEVATION	1 FT	5 FT	1 FT 6 INCHES

TABLE 4.4.12(F) DIMENSIONAL REQ. FOR STOOPS

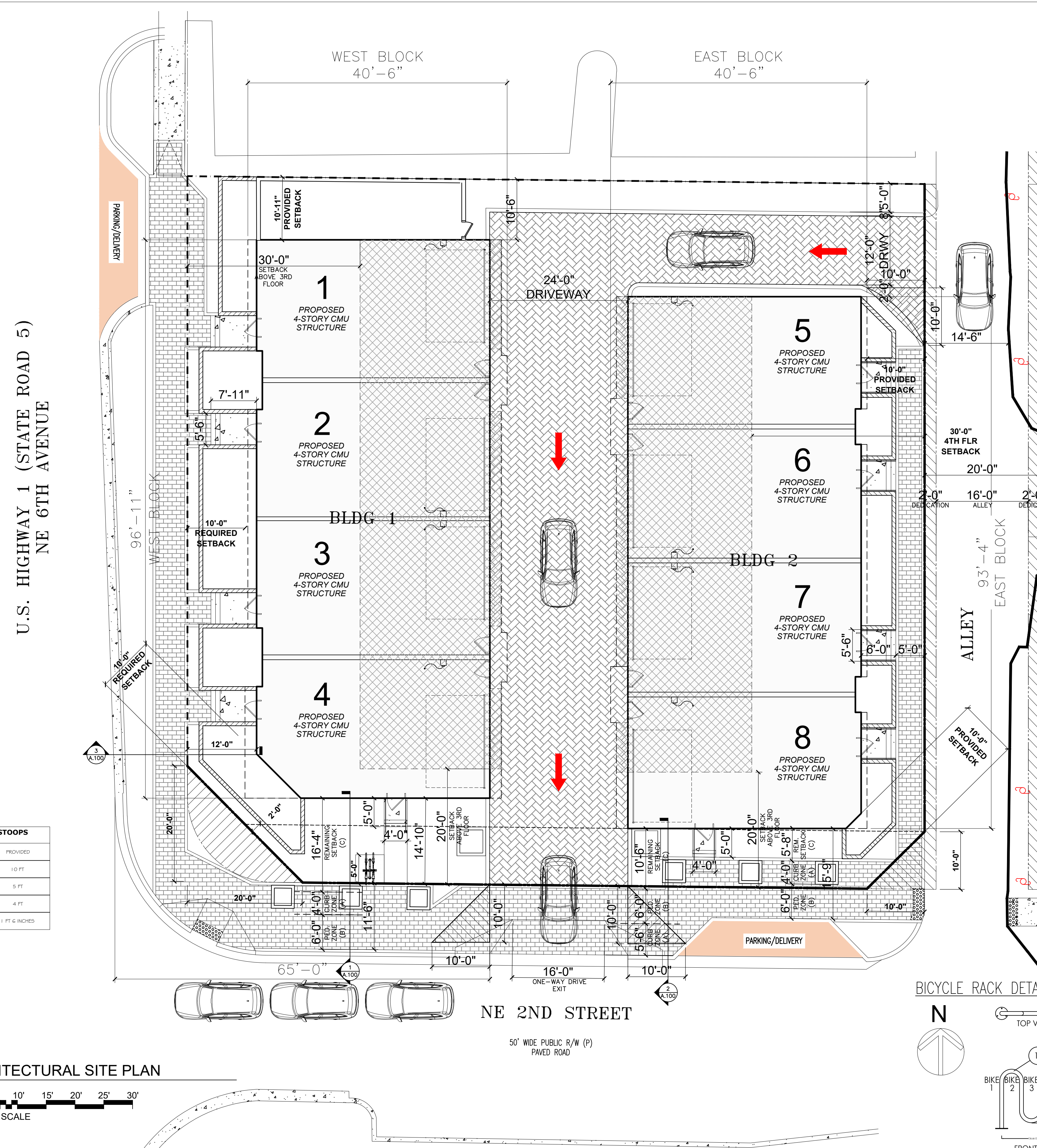
ALONG NE 2ND STREET - BLDG 1

	MINIMUM	MAXIMUM	PROVIDED
BUILDING SETBACK	10 FT	15 FT	14 FT 8 INCHES
DEPTH	5 FT	8 FT	5 FT
WIDTH	4 FT	-	4 FT
FLOOR ELEVATION	1 FT	5 FT	1 FT 6 INCHES

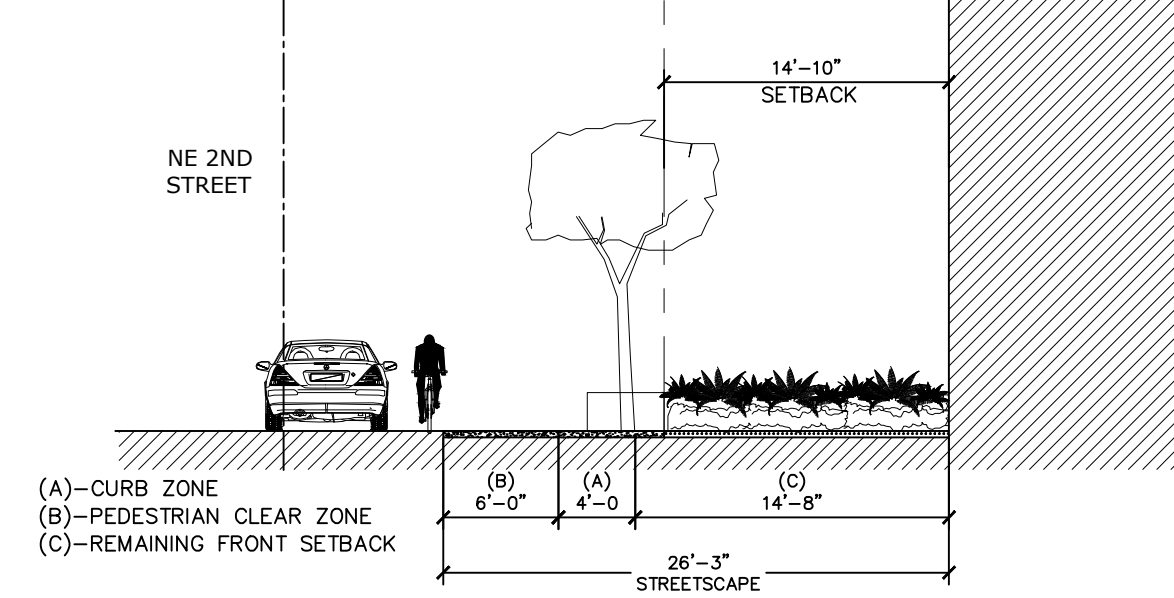
TABLE 4.4.12(F) DIMENSIONAL REQ. FOR STOOPS

ALONG ALLEY

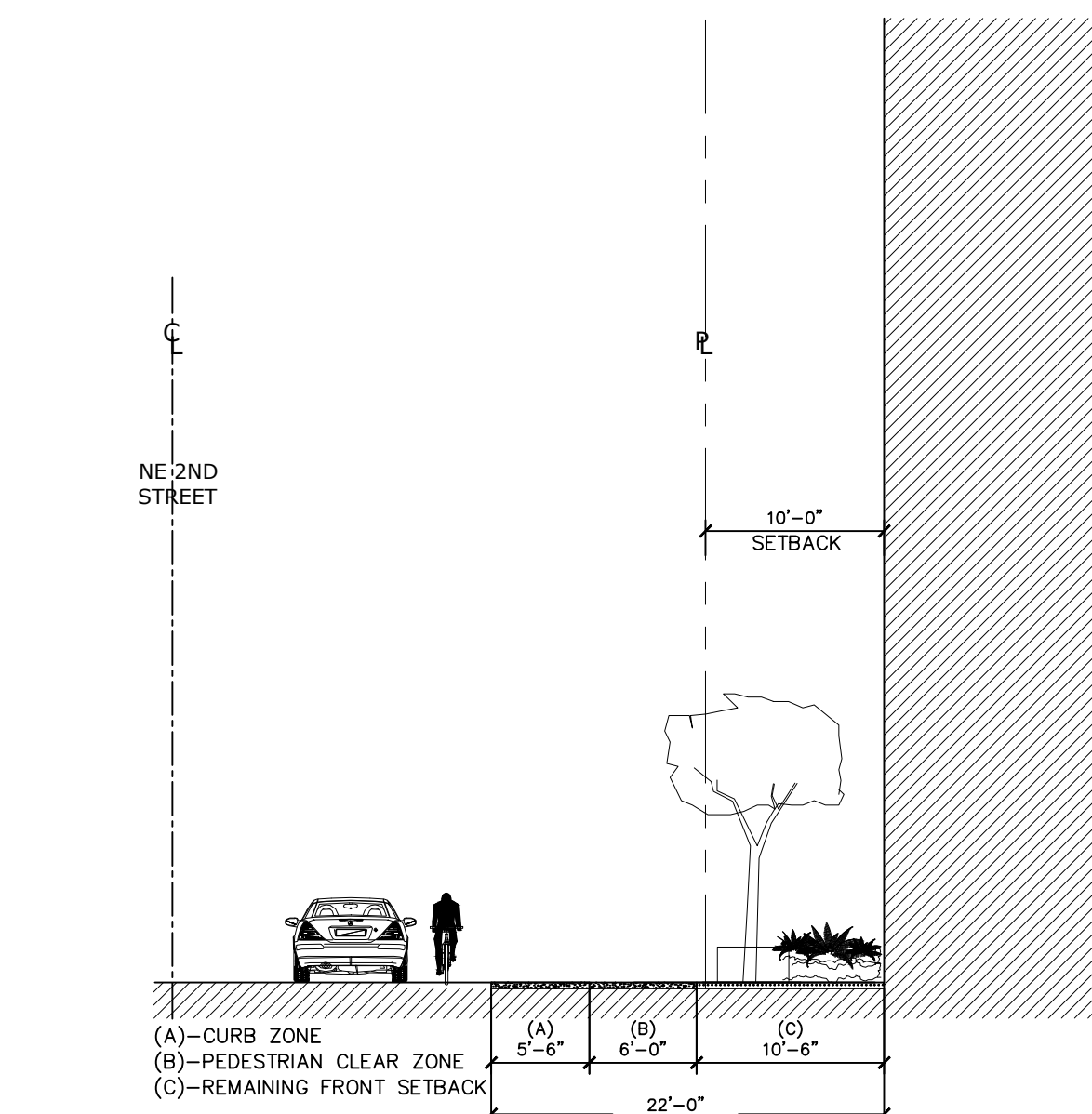
	MINIMUM	MAXIMUM	PROVIDED
BUILDING SETBACK	10 FT	15 FT	10 FT
DEPTH	5 FT	8 FT	6 FT
WIDTH	4 FT	-	5 FT 6 INCHES
FLOOR ELEVATION	1 FT	5 FT	1 FT 6 INCHES



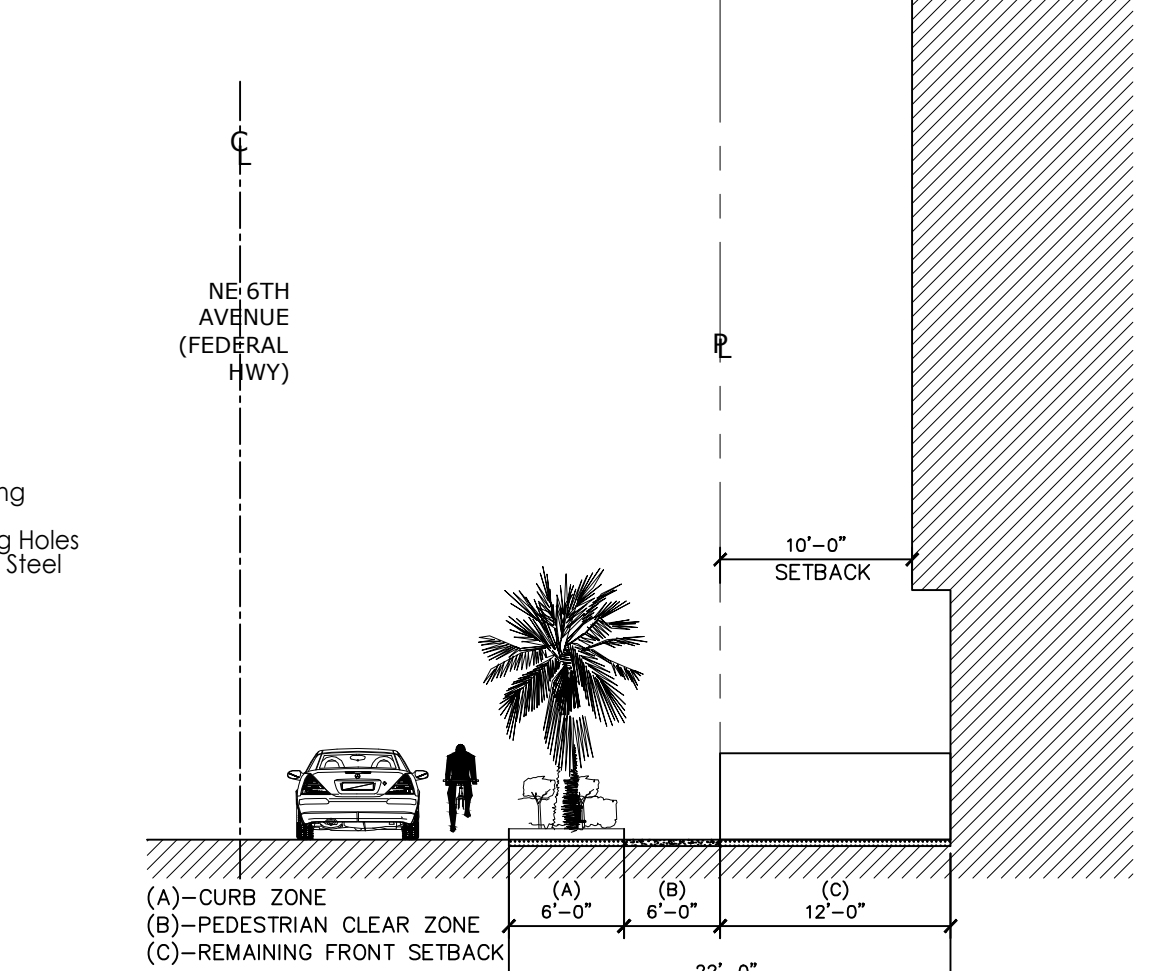
RAILING DETAIL SECTION



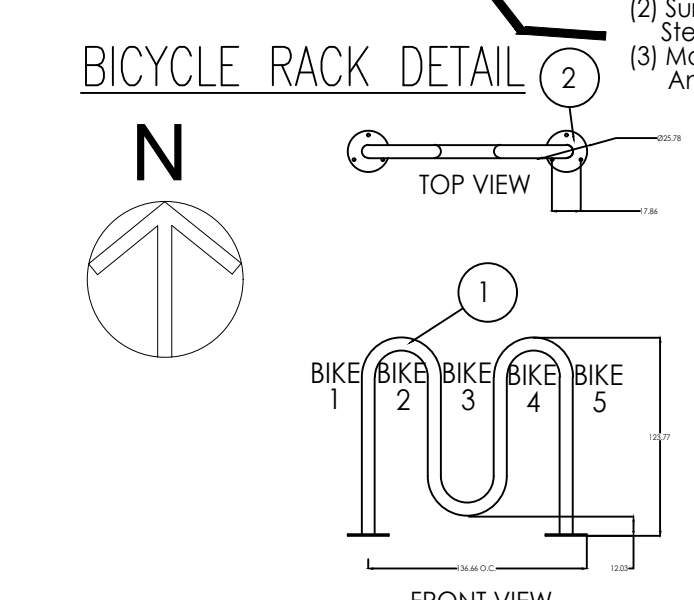
1 STREETScape SECTION AT NE 2ND STREET



2 STREETScape SECTION AT NE 2ND STREET

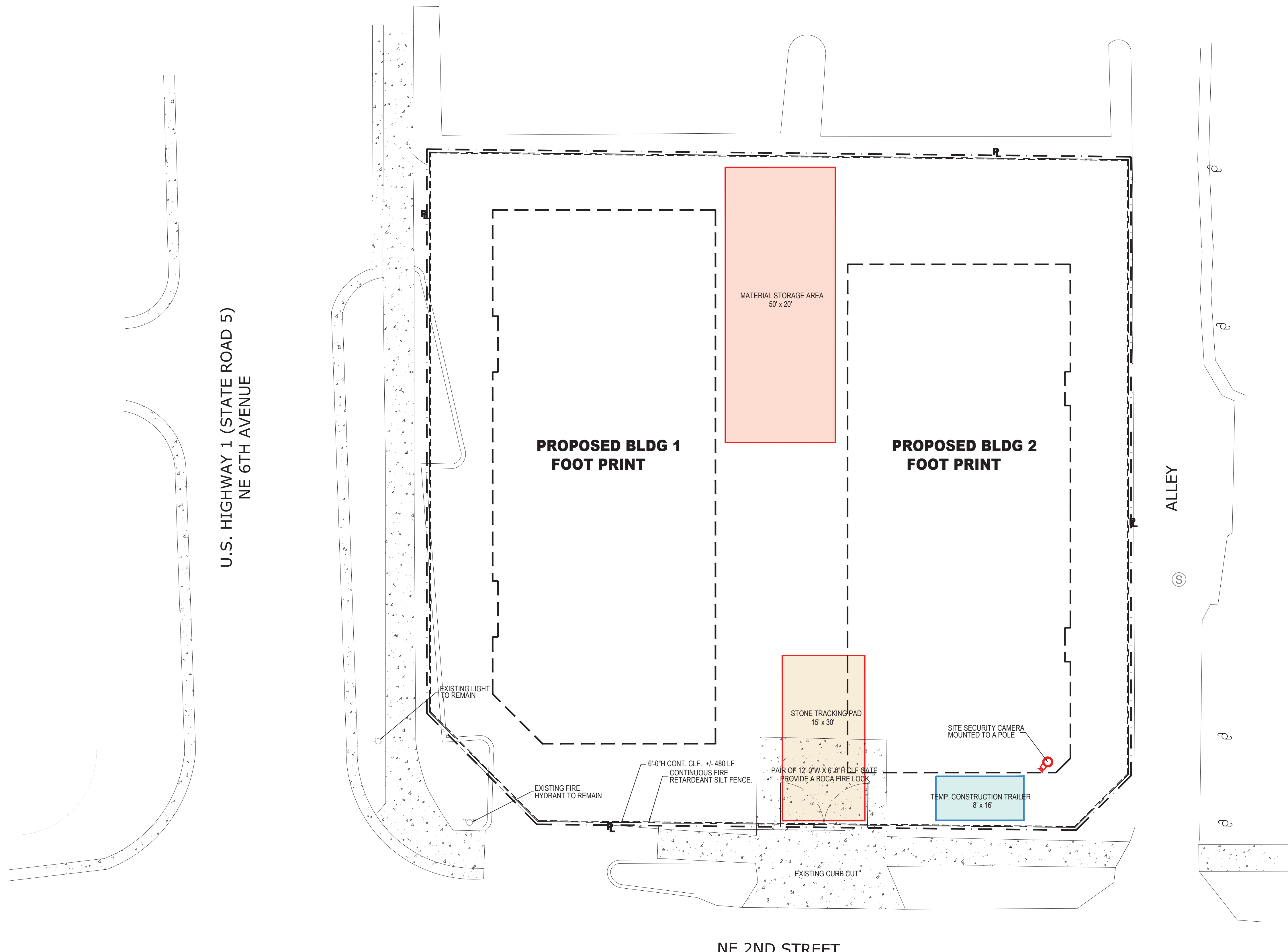


3 STREETScape SECTION AT NE 6TH AVENUE



1 PROPOSED ARCHITECTURAL SITE PLAN
 SCALE: 1"=10'
 GRAPHIC SCALE

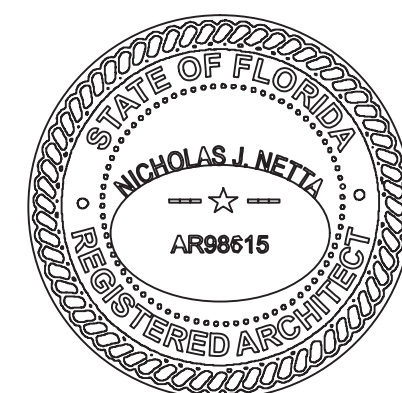
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			SHEET CONTENTS: PROPOSED ARCHITECTURAL SITE PLAN	<p>DATE OF SIGNATURE: 02/14/2024</p>		



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 FL REGISTRATION # AR98615



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 02/14/2024



PROJECT: **ADVANCED DEVELOPMENT
 DELRAY BEACH
 RESIDENTIAL DEVELOPMENT**
 605 NE 2ND ST
 DELRAY BEACH, FL

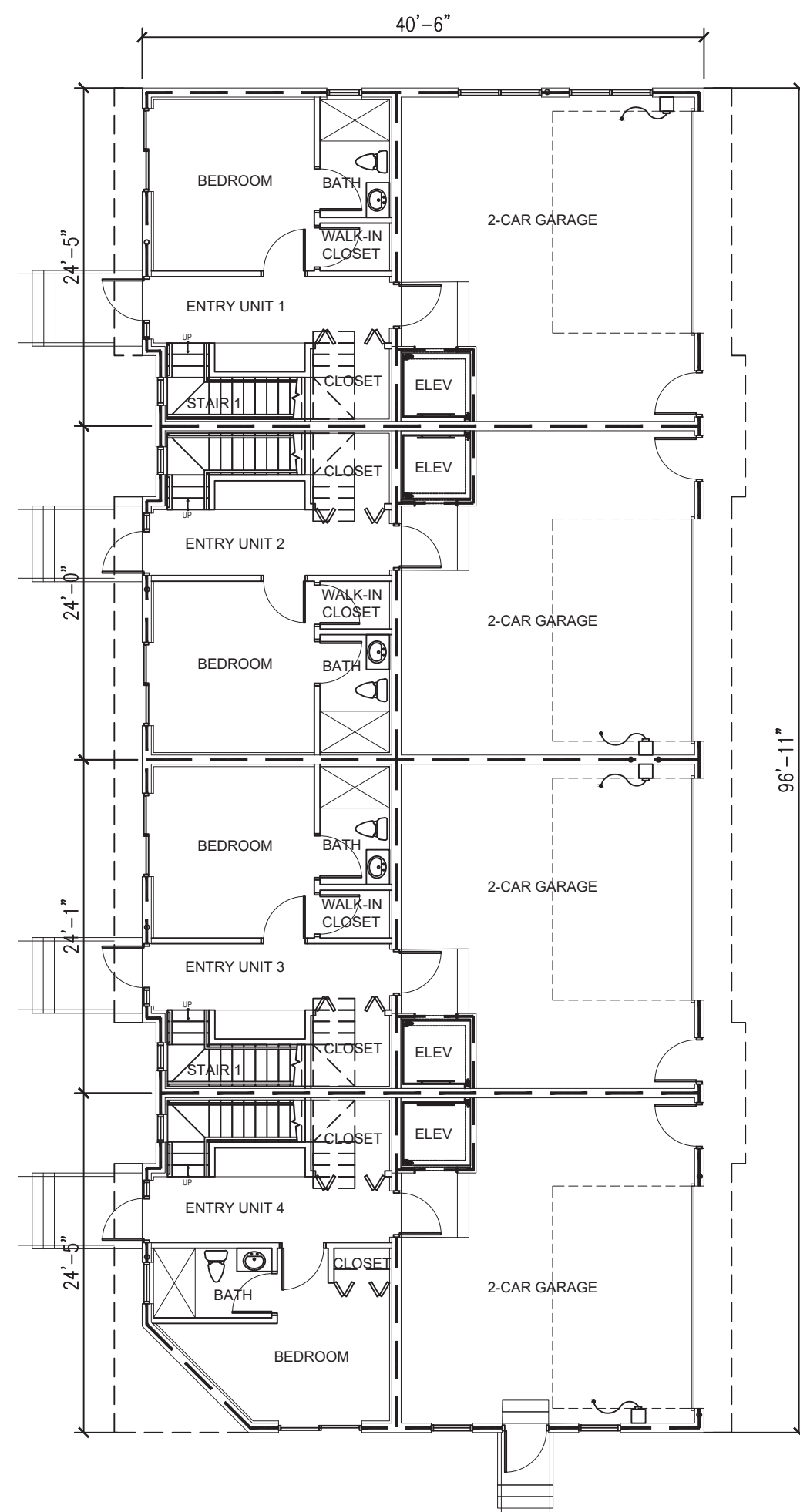
SHEET CONTENTS:
**PROPOSED PHASING AND
 STAGING PLAN**

SUBMISSIONS:	REVISIONS:	DATE:
	02.12.24	P&Z COMMENTS
	03.26.24	P&Z COMMENTS

SCALE:	DATE:
AS SHOWN	06.28.2022
DRAWN BY:	TD
CHECKED BY:	NJN
JOB NO.:	2211647

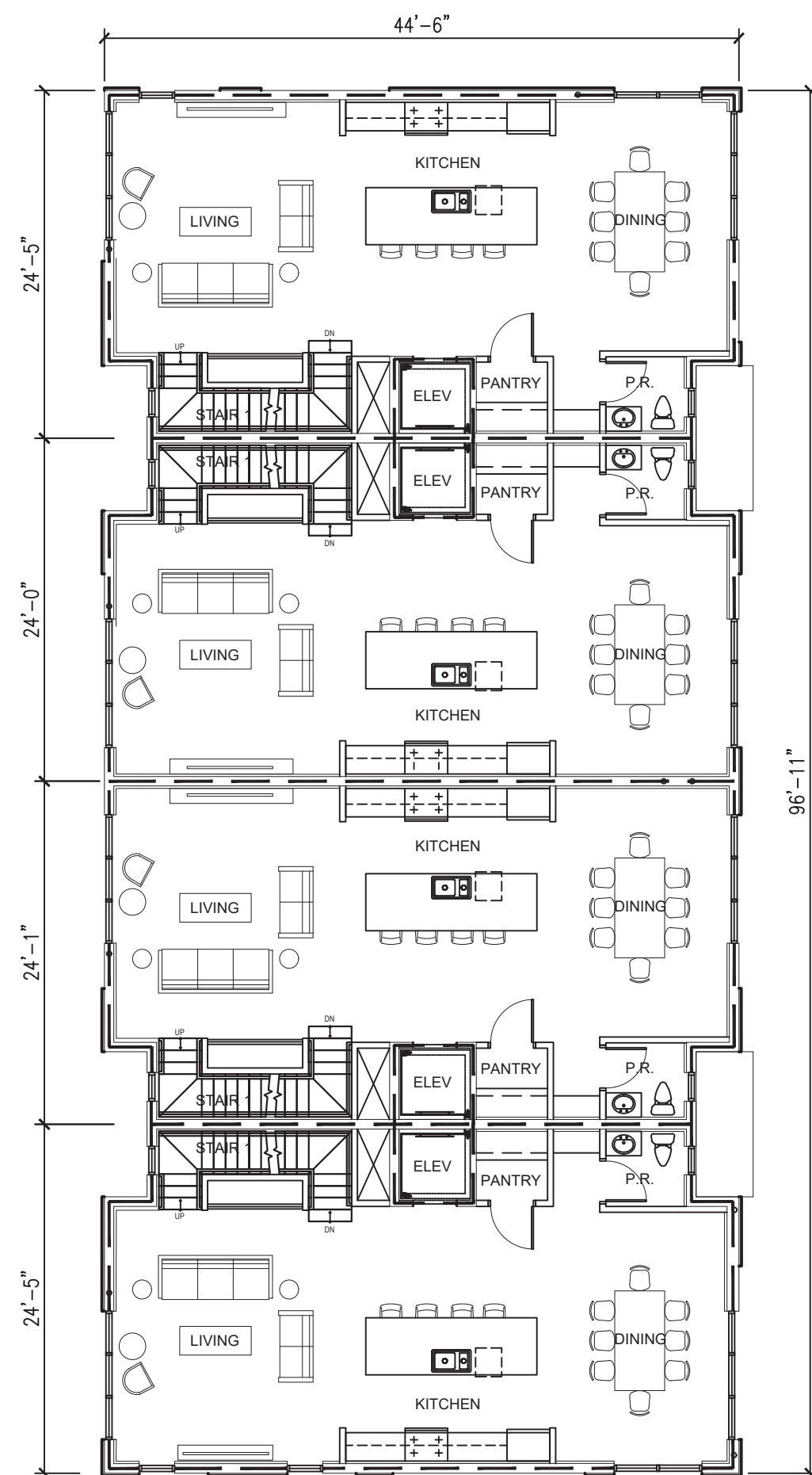
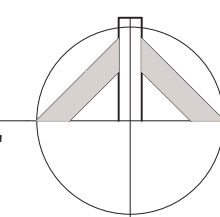
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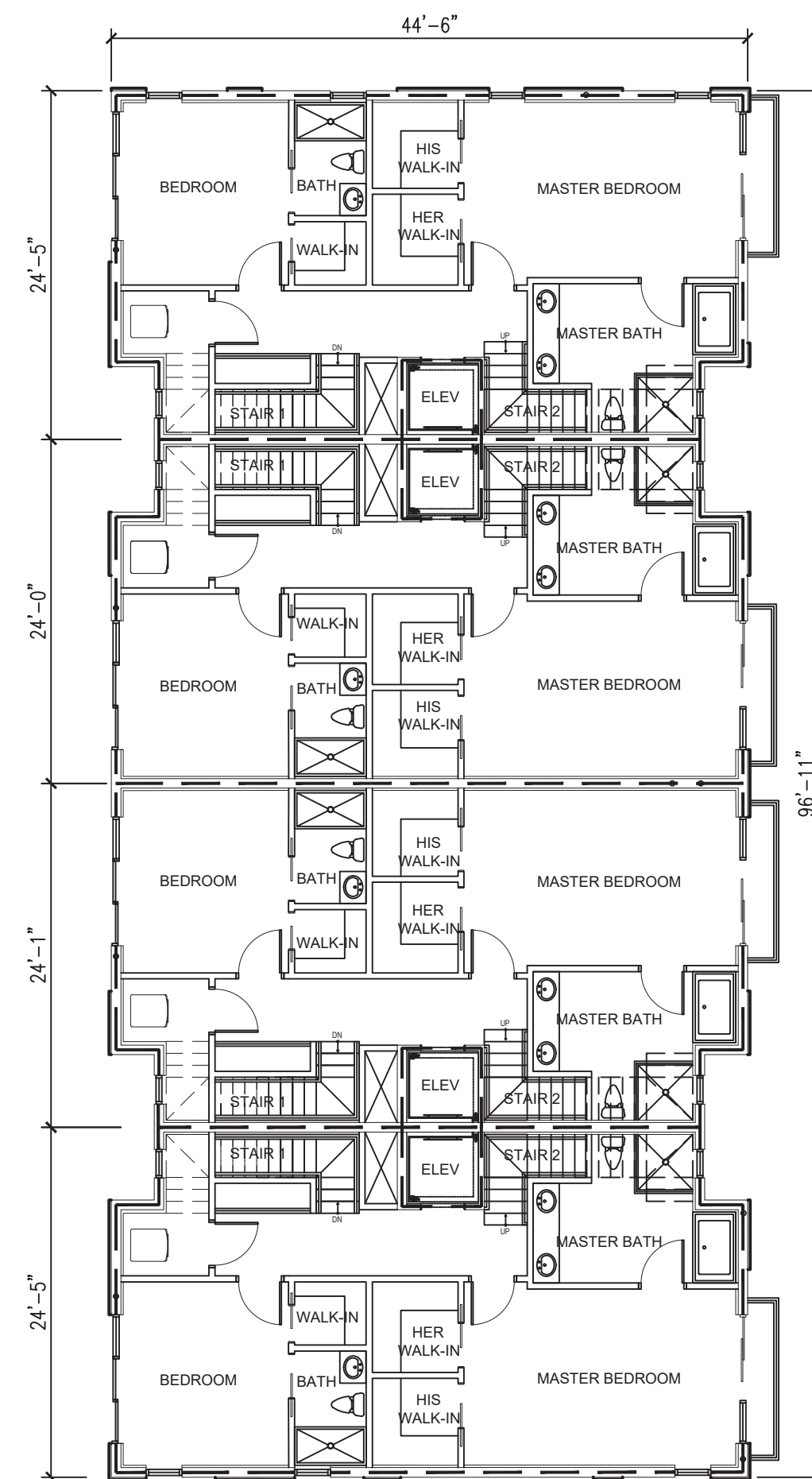
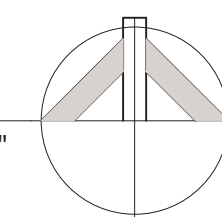
FIRST FLOOR PLAN

BUILDING 1 SCALE: 3/32" = 1'-0"



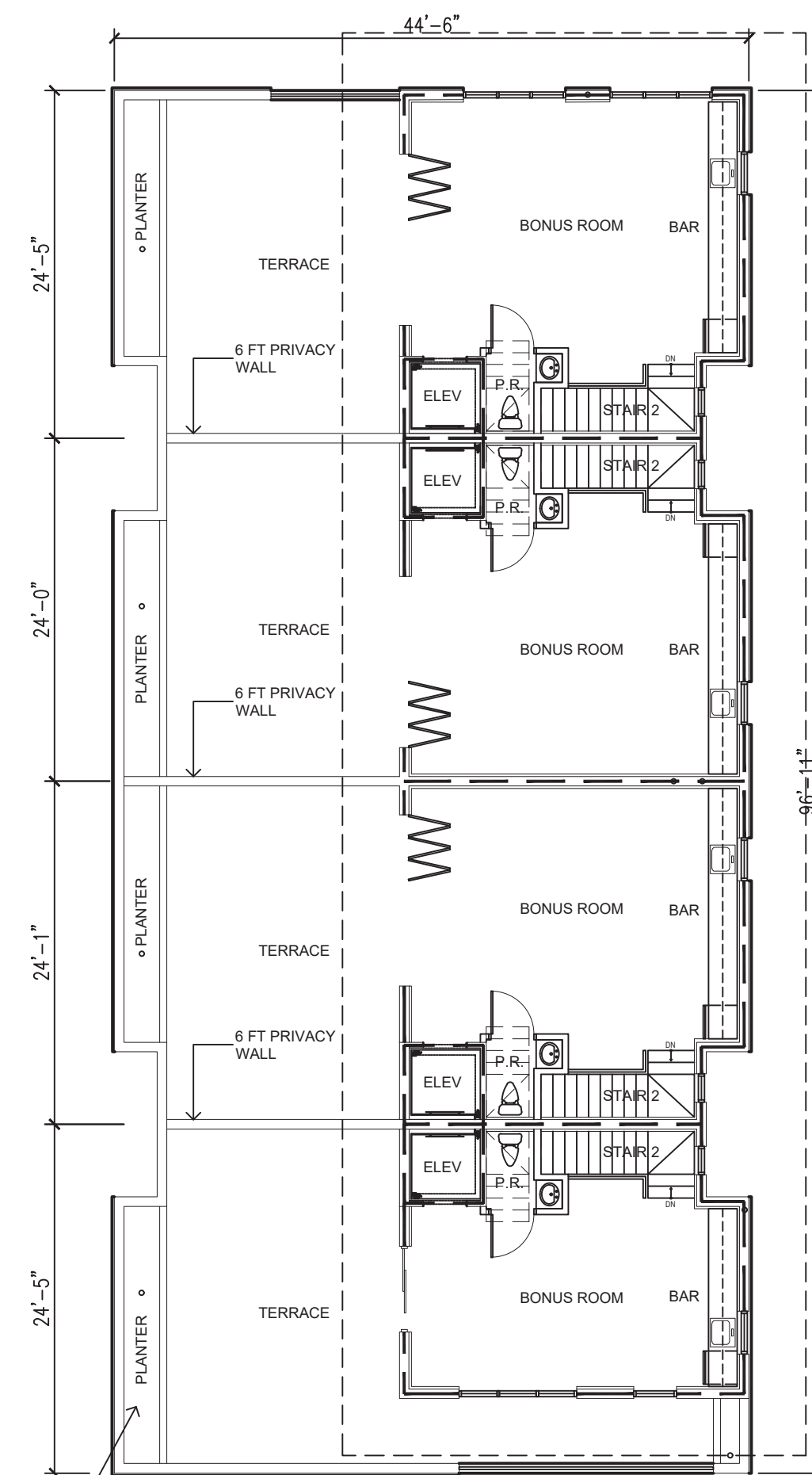
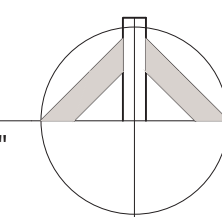
SECOND FLOOR PLAN

BUILDING 1 SCALE: 3/32" = 1'-0"



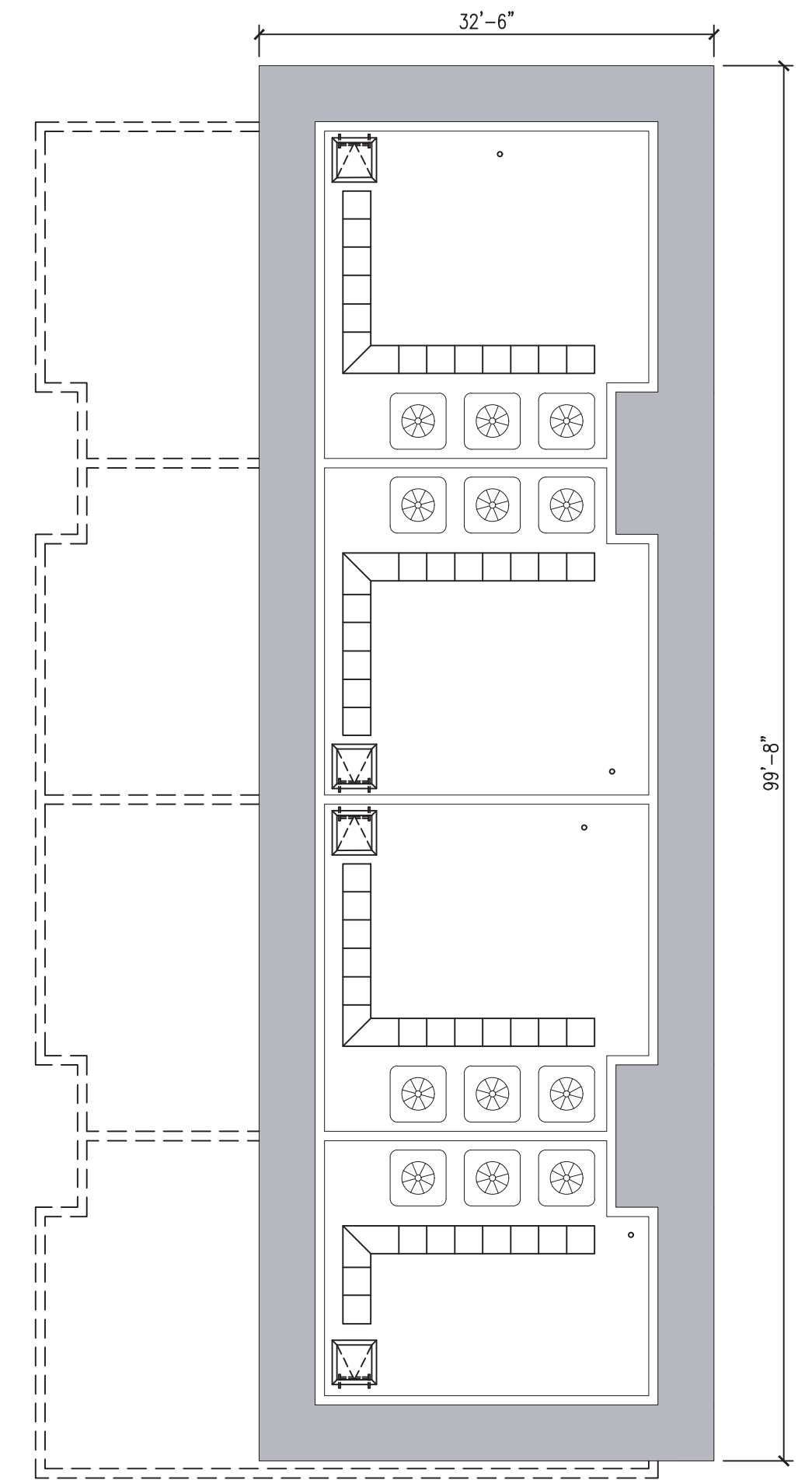
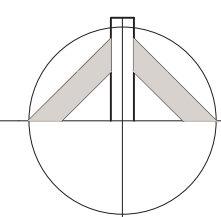
THIRD FLOOR PLAN

BUILDING 1 SCALE: 3/32" = 1'-0"



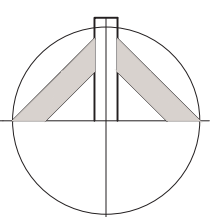
FOURTH FLOOR PLAN

BUILDING 1 SCALE: 3/32" = 1'-0"



ROOF PLAN

BUILDING 1 SCALE: 3/32" = 1'-0"



ALL UNITS HAVE 4FT PLANTERS WITH 2FT OF VEGETATION ALONG TERRACES, TOTALING FOR 6FT SCREENING (ALONG PUBLIC ALLEY). WHERE PLANTERS ARE NOT INSTALLED, A 6FT PRIVACY WALL ACTS AS REQUIRED SCREENING.

ROOF SPECIFICATION

NOTE: THE PROJECT WILL USE ENERGY STAR ROOF COMPLIANT, HIGH REFLECTIVE AND HIGH EMISSIVITY ROOFING INITIAL REFLECTANCE OF AT LEAST 0.85 AND THREE YEAR-AGED REFLECTANCE OF AT LEAST 0.8 WHEN TESTED IN ACCORDANCE WITH ASTM E933 AND EMISSIVITY OF AT LEAST 0.8 WHEN TESTED IN ACCORDANCE WITH ASTM 4398 FOR A MINIMUM OF 75% OF THE ROOF SURFACE.

HATCHED AREAS REPRESENT HIGH REFLECTIVE/EMISSIVITY ROOFING = 1,900 SF
 TOTAL ROOF AREA = 2,244 SF
 AREA OF HIGH REFLECTIVE/EMISSIVITY ROOFING = 89% OF ROOF AREA

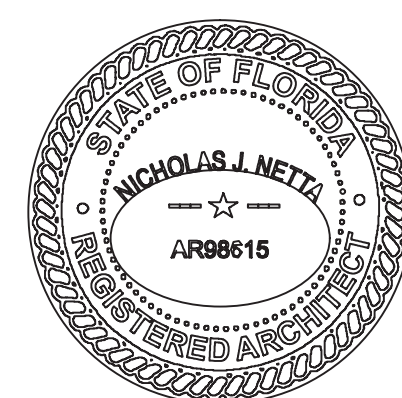
ROOFTOP LANDSCAPE PERCENTAGE UNITS 1-3,5-7	ROOFTOP LANDSCAPE PERCENTAGE UNIT 4	ROOFTOP LANDSCAPE PERCENTAGE UNIT 8
TOTAL ROOF TOP SQUARE FOOTAGE 442 S.F.	TOTAL ROOF TOP SQUARE FOOTAGE 653 S.F.	TOTAL ROOF TOP SQUARE FOOTAGE 621 S.F.
TOTAL REQUIRED LANDSCAPE AT ROOF TOP 44.2 S.F. (10% MIN.)	TOTAL REQUIRED LANDSCAPE AT ROOF TOP 65.3 S.F. (10% MIN.)	TOTAL REQUIRED LANDSCAPE AT ROOF TOP 62.1 S.F. (10% MIN.)
TOTAL PROPOSED LANDSCAPE AT ROOF TOP 60 S.F. (14%)	TOTAL PROPOSED LANDSCAPE AT ROOF TOP 75 S.F. (11%)	TOTAL PROPOSED LANDSCAPE AT ROOF TOP 63 S.F. (10%)



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NICHOLAS J. NETTA, AIA, NCARB
 FL REGISTRATION # AR98615



DATE OF SIGNATURE:
 02/14/2024

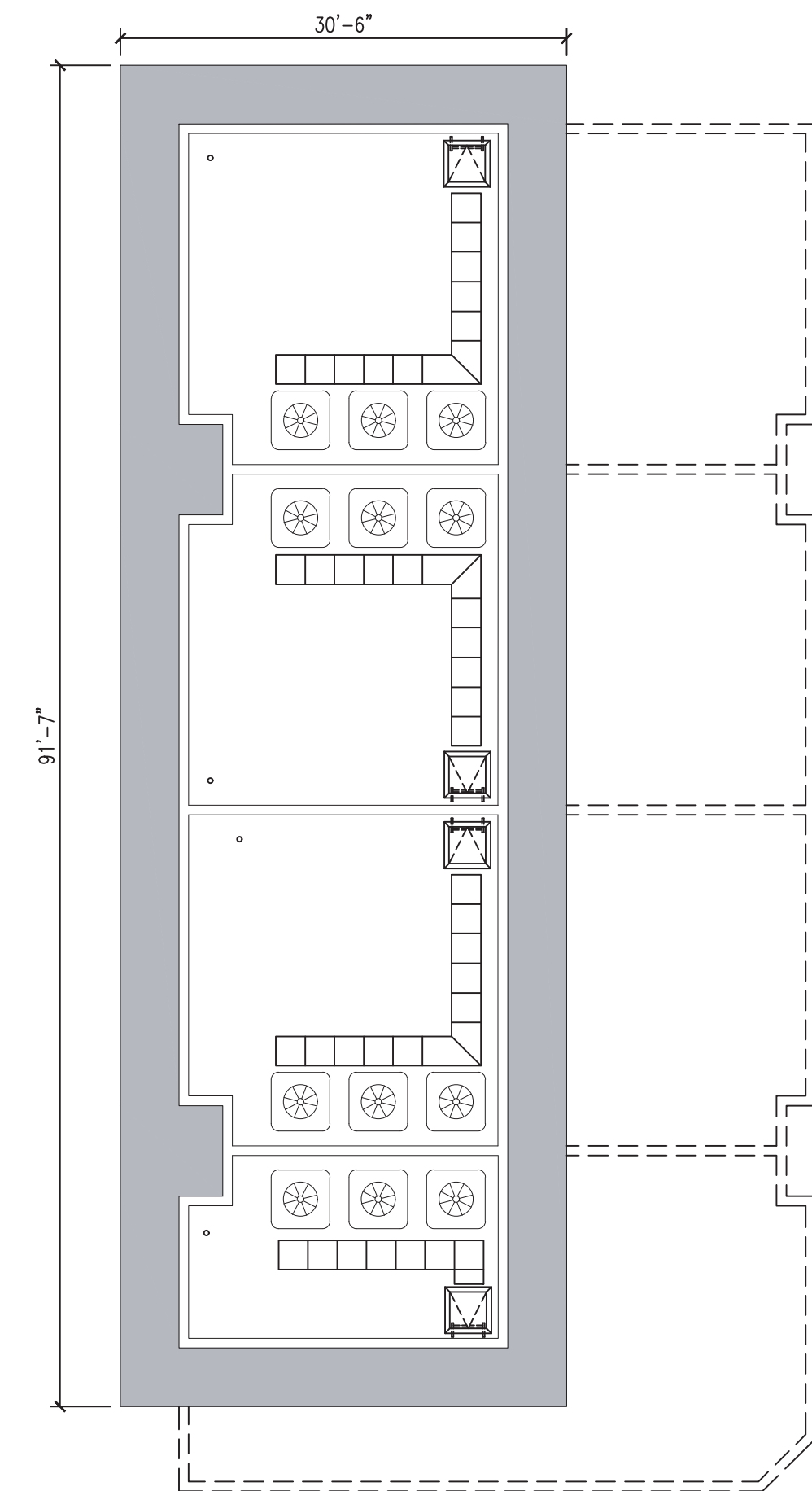
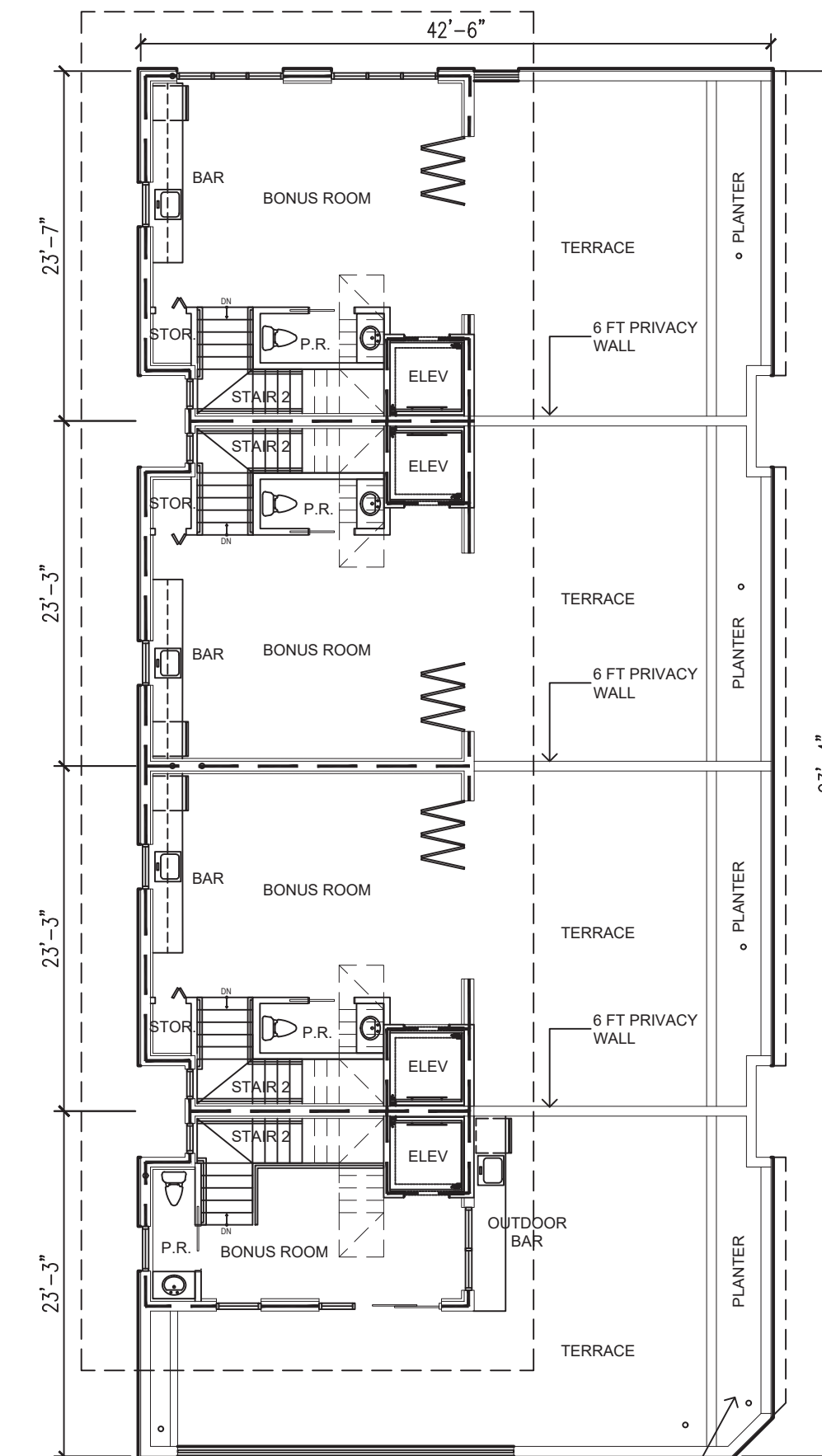
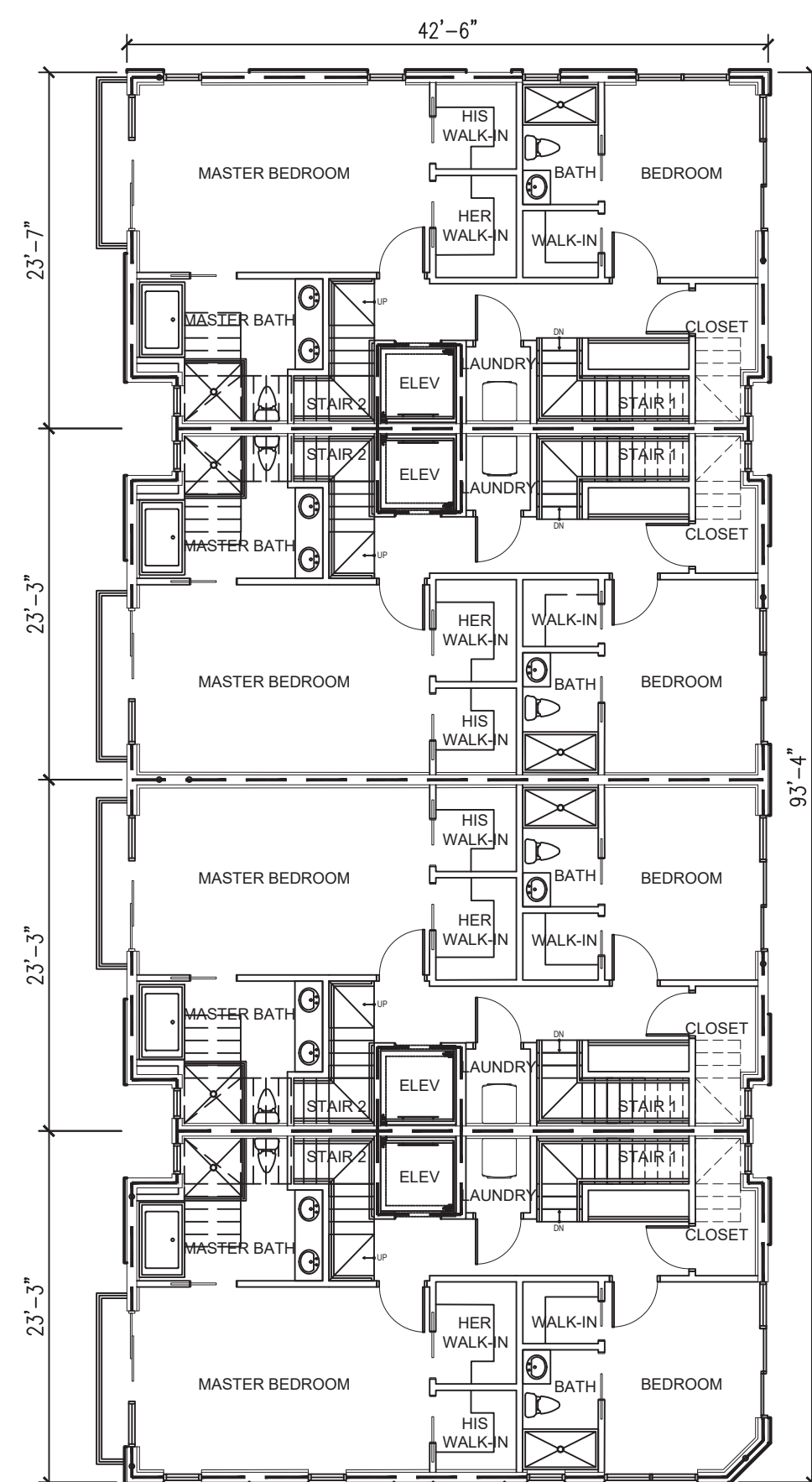
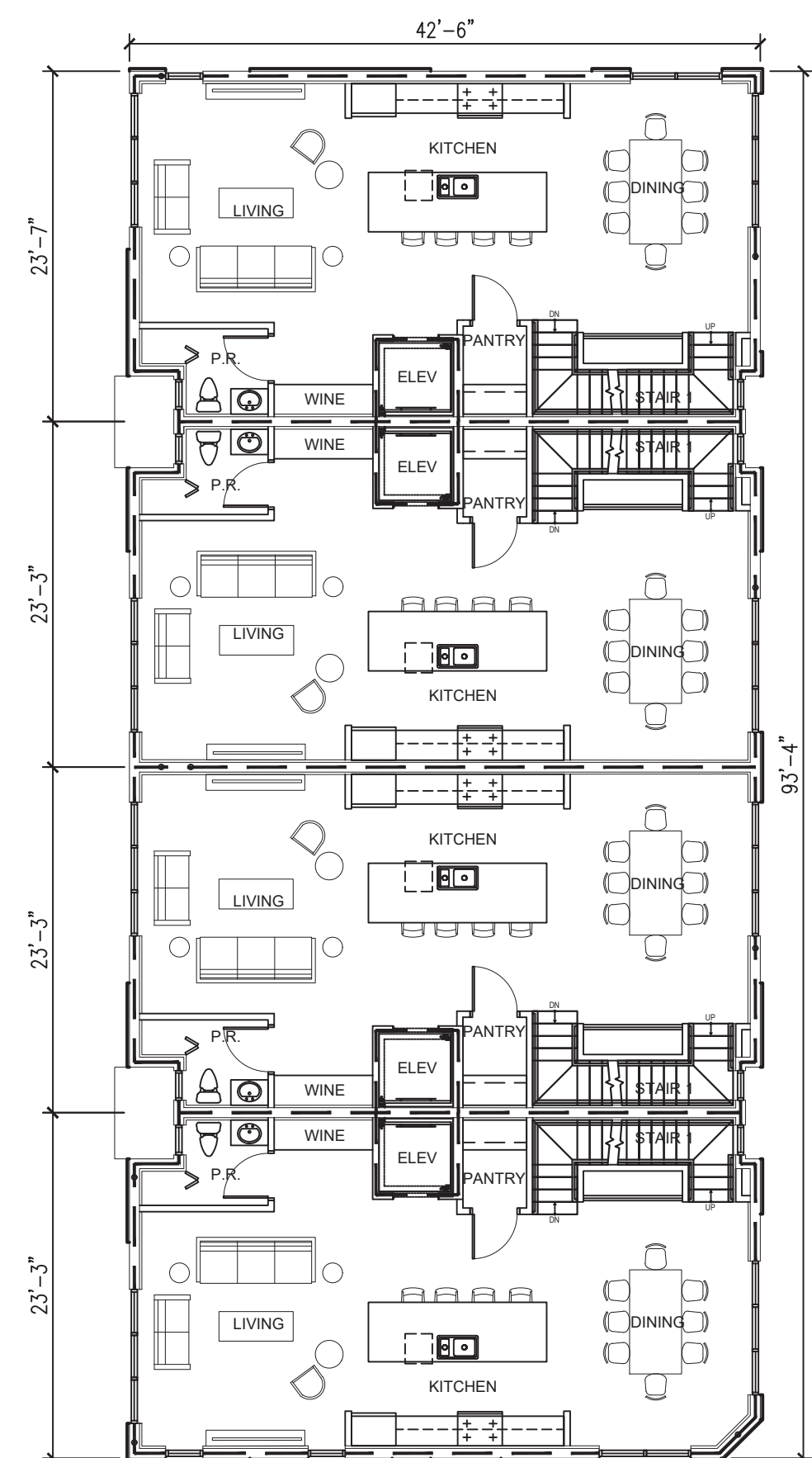
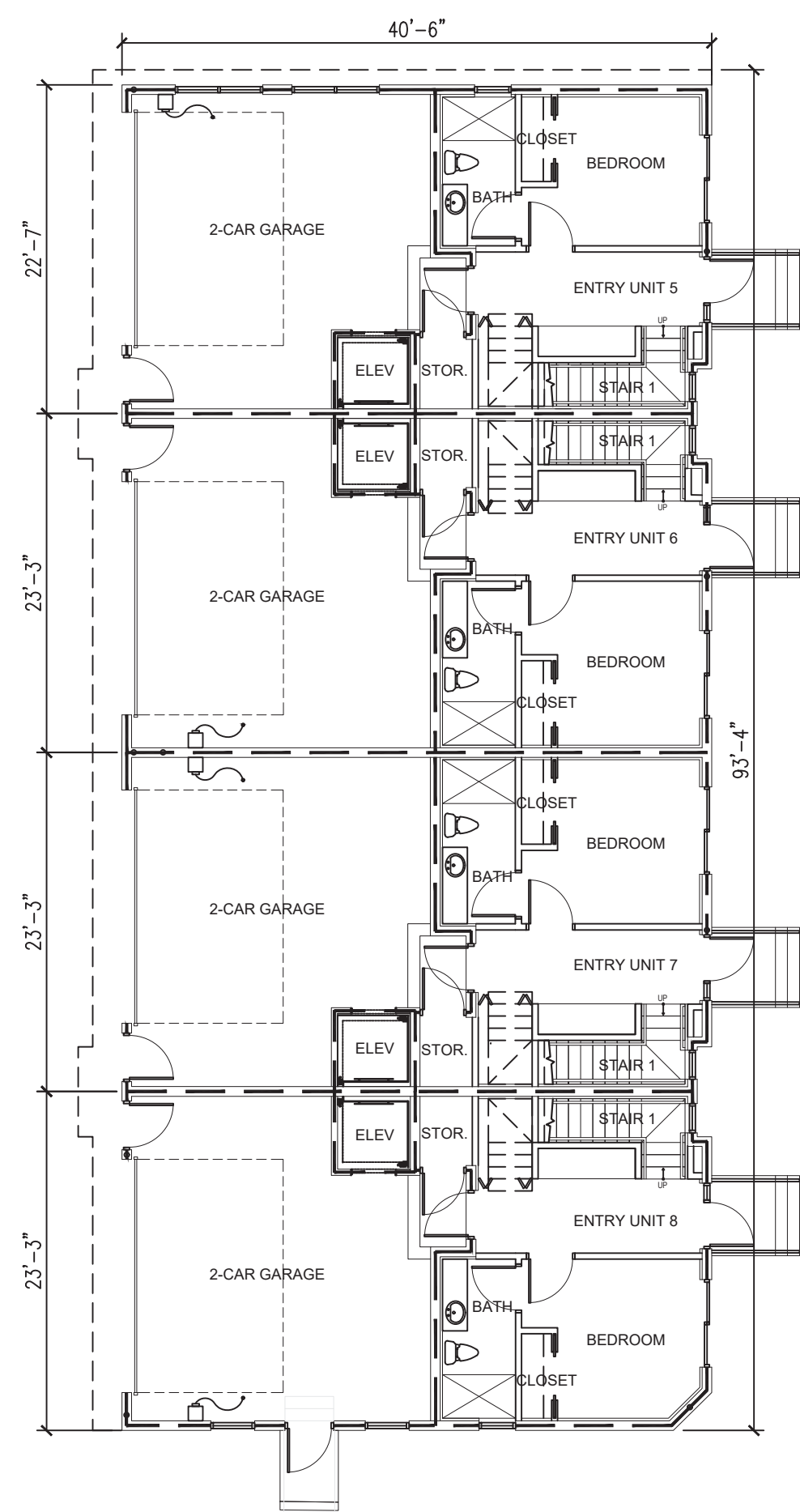


PROJECT: **ADVANCED DEVELOPMENT DELRAY BEACH RESIDENTIAL DEVELOPMENT**
 605 NE 2ND ST
 DELRAY BEACH, FL

SHEET CONTENTS:
OVERALL FLOOR PLANS BUILDING 1

SUBMISSIONS:	REVISIONS:	DATE:
	02.12.24	06.28.2022
	03.26.24	AS SHOWN
		TD
		NJN
		2211647
		DRAWING NO.:

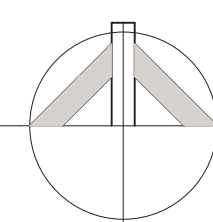
A.101



ALL UNITS HAVE 4FT PLANTERS WITH 2FT OF VEGETATION ALONG TERRACES, TOTALING FOR 8FT SCREENING (ALONG PUBLIC ALLEY), WHERE PLANTERS ARE NOT INSTALLED, A 6FT PRIVACY WALL ACTS AS REQUIRED SCREENING.

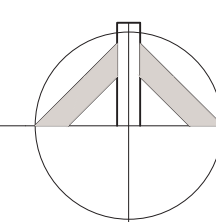
FIRST FLOOR PLAN

BUILDING 2 SCALE: 3/32" = 1'-0"



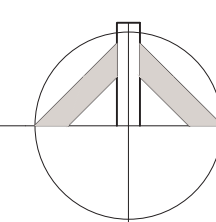
SECOND FLOOR PLAN

BUILDING 2 SCALE: 3/32" = 1'-0"



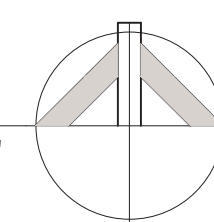
THIRD FLOOR PLAN

BUILDING 2 SCALE: 3/32" = 1'-0"



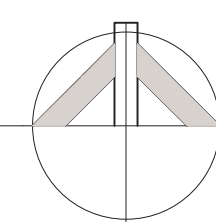
FOURTH FLOOR PLAN

BUILDING 2 SCALE: 3/32" = 1'-0"



ROOF PLAN

BUILDING 2 SCALE: 3/32" = 1'-0"



ROOF SPECIFICATION

NOTE: THE PROJECT WILL USE ENERGY STAR ROOF COMPLIANT, HIGH REFLECTIVE AND HIGH EMISSIVITY ROOFING INITIAL REFLECTANCE OF AT LEAST 0.85 AND THREE YEAR-AGED REFLECTANCE OF AT LEAST 0.5 WHEN TESTED IN ACCORDANCE WITH ASTM E903 AND EMISSIVITY OF AT LEAST 0.8 WHEN TESTED IN ACCORDANCE WITH ASTM 4088 FOR A MINIMUM OF 75% OF THE ROOF SURFACE.
 HATCHED AREAS REPRESENT HIGH REFLECTIVE/EMISSIVITY ROOFING = 1,990 SF
 TOTAL ROOF AREA = 2,244 SF
 AREA OF HIGH REFLECTIVE/EMISSIVITY ROOFING = 88% OF ROOF AREA

ROOFTOP LANDSCAPE PERCENTAGE UNITS 1-3,5-7	ROOFTOP LANDSCAPE PERCENTAGE UNIT 4	ROOFTOP LANDSCAPE PERCENTAGE UNIT 8
TOTAL ROOF TOP SQUARE FOOTAGE 442 S.F.	TOTAL ROOF TOP SQUARE FOOTAGE 653 S.F.	TOTAL ROOF TOP SQUARE FOOTAGE 621 S.F.
TOTAL REQUIRED LANDSCAPE AT ROOF TOP 44.2 S.F. (10% MIN.)	TOTAL REQUIRED LANDSCAPE AT ROOF TOP 65.3 S.F. (10% MIN.)	TOTAL REQUIRED LANDSCAPE AT ROOF TOP 62.1 S.F. (10% MIN.)
TOTAL PROPOSED LANDSCAPE AT ROOF TOP 60 S.F. (14%)	TOTAL PROPOSED LANDSCAPE AT ROOF TOP 75 S.F. (11%)	TOTAL PROPOSED LANDSCAPE AT ROOF TOP 63 S.F. (10%)

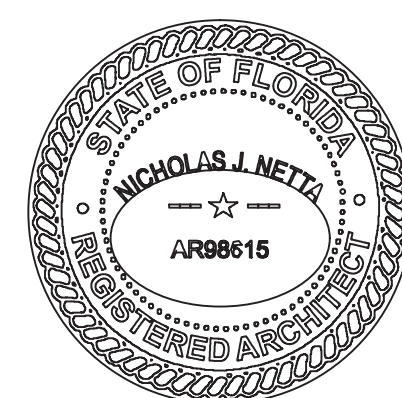


Digitally signed by Nicholas Netta
 DN: cn=Nicholas Netta, o=Nicholas Netta, ou=Netta Architects, LLC, email=info@nettaarchitects.com, c=US
 Date: 2024.04.01 14:15:43-0400'

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NICHOLAS J. NETTA, AIA, NCARB
 FL REGISTRATION # AR98615



DATE OF SIGNATURE:
 02/14/2024



NETTAARCHITECTS
 ONE PARK PLACE 601 NW 53RD STREET, SUITE 300, BOCA RATON, FL 33487
 PHONE: 954-295-4500 www.nettaarchitects.com
 FAX: 954-436-8383 CERTIFICATE OF AUTHORIZATION AA26003659

PROJECT: **ADVANCED DEVELOPMENT DELRAY BEACH RESIDENTIAL DEVELOPMENT**
 605 NE 2ND ST
 DELRAY BEACH, FL

SHEET CONTENTS:
OVERALL FLOOR PLANS BUILDING 1

SUBMISSIONS:	REVISIONS:	DATE:
	02.12.24	06.28.2022
	03.26.24	AS SHOWN
		DRAWN BY: TD
		CHECKED BY: NJN
		JOB NO.: 2211647
		DRAWING NO.:

A.101a



1 WEST ELEVATION
A.201 BUILDING 1

SCALE: 1/8" = 1'-0"



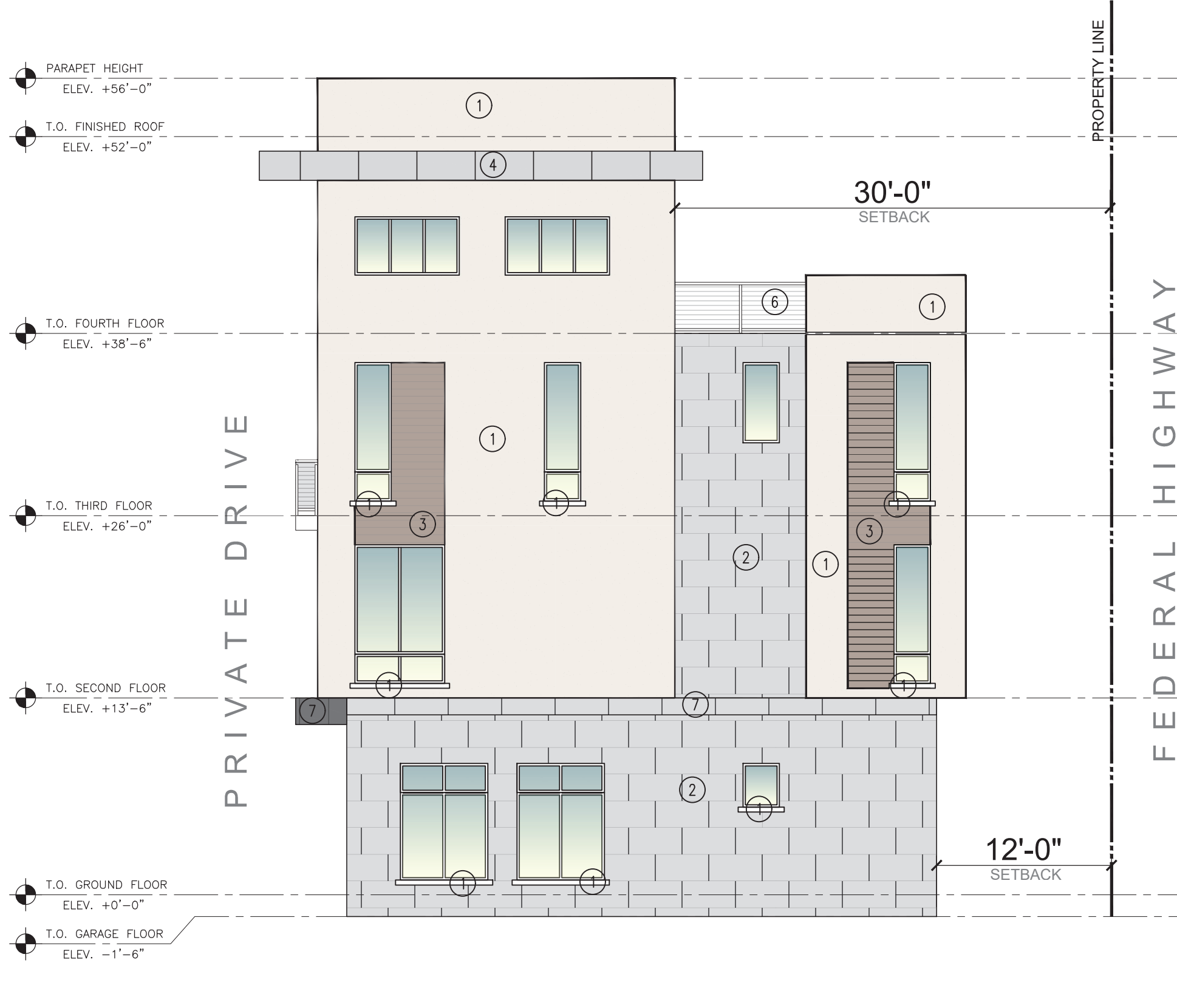
3 SOUTH ELEVATION
A.201 BUILDING 1

SCALE: 1/8" = 1'-0"



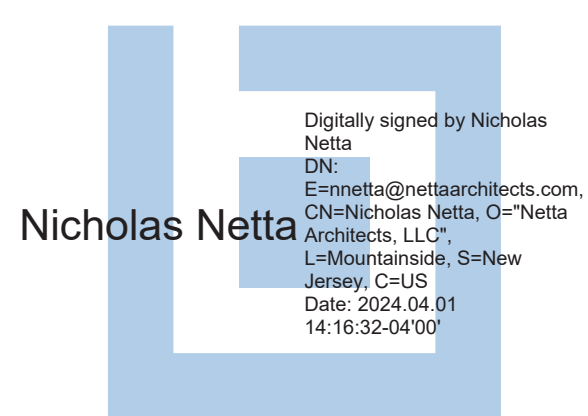
2 EAST ELEVATION
A.201 BUILDING 1

SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
A.201 BUILDING 1

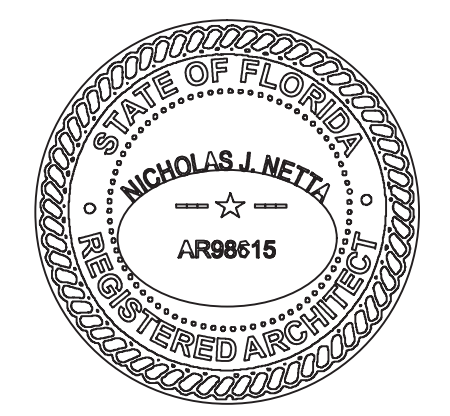
SCALE: 1/8" = 1'-0"



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PROJECT: ADVANCED DEVELOPMENT
DELRAY BEACH
RESIDENTIAL DEVELOPMENT
605 NE 2ND ST
DELRAY BEACH, FL

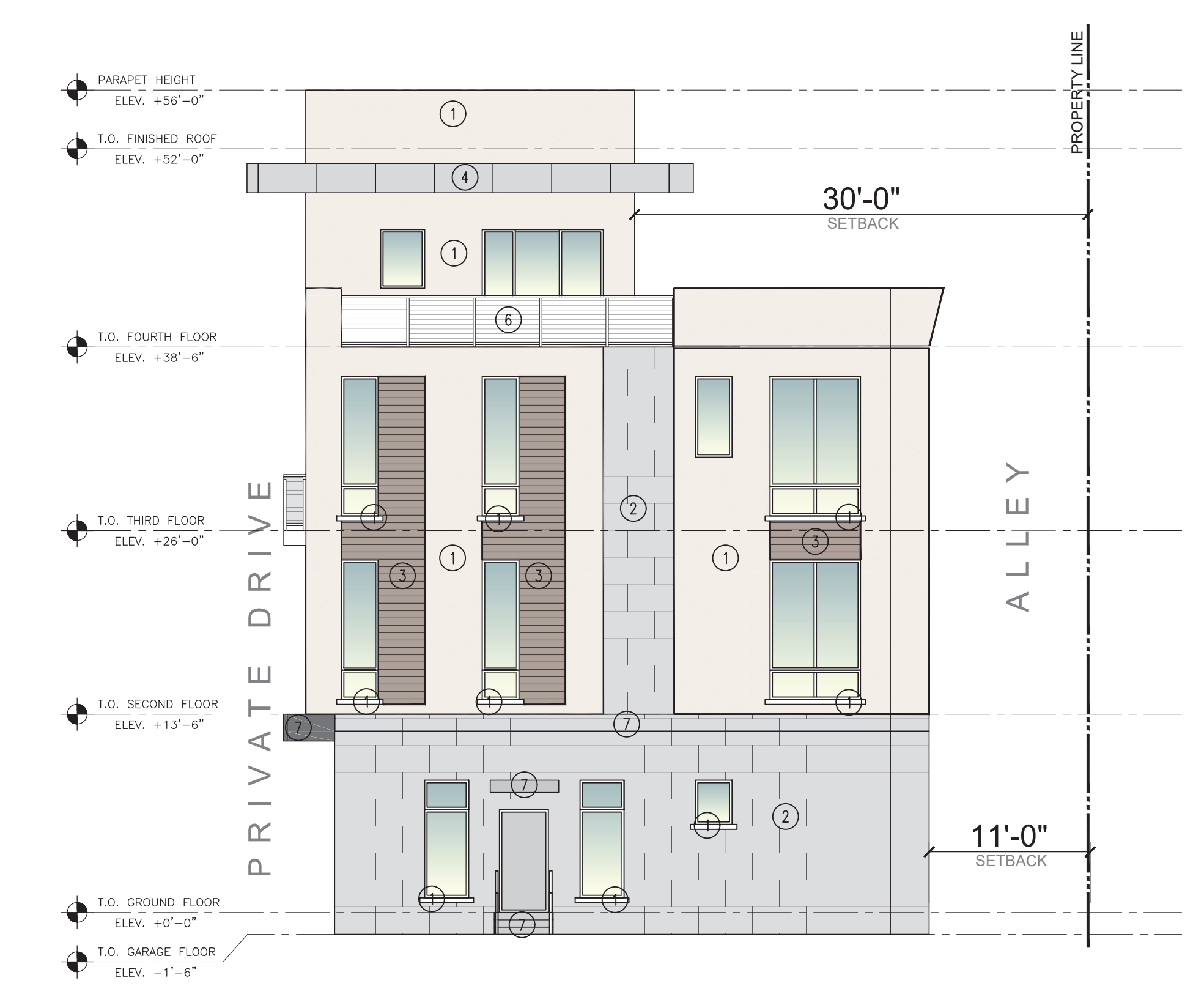
SHEET CONTENTS:
PROPOSED
BUILDING ELEVATIONS

SUBMISSIONS:	REVISIONS:	DATE:
	02.12.24	06.28.2022
	03.26.24	AS SHOWN
		TD
		NJN
		2211647
		DRAWING NO.:

A.201



MATERIALS	
1	SW 6253 OLYMPUS WHITE
2	LIGHT GRAY PORCELAIN TILE VENEER
3	WOOD LIKE TILE VENEER
4	SW 6252 ICE CUBE
5	SPANDREL GLASS
6	POWDER COATED ALUMINUM WIRE RAILING SYSTEM
7	SW 7660 EARL GREY



1
A.202
BUILDING 2

SCALE: 1/8" = 1'-0"

3
A.202
BUILDING 2

SCALE: 1/8" = 1'-0"



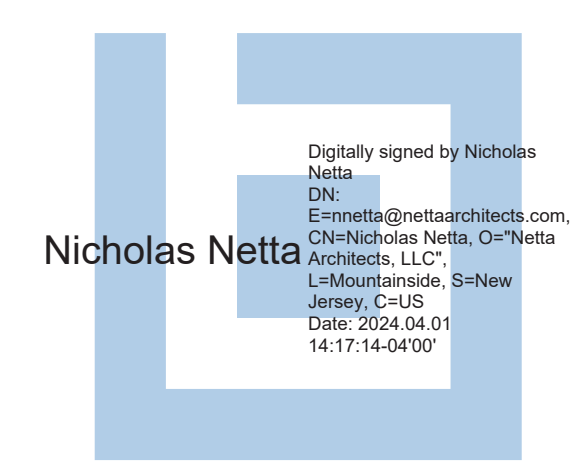
2
A.202
BUILDING 2

SCALE: 1/8" = 1'-0"



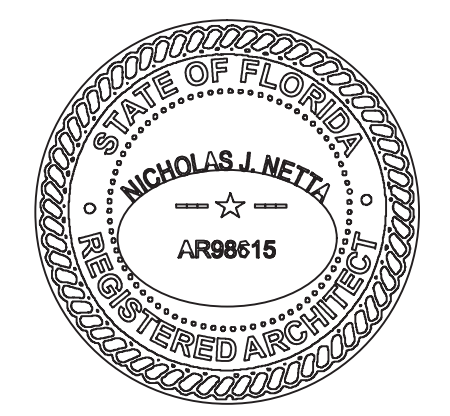
4
A.202
BUILDING 2

SCALE: 1/8" = 1'-0"



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DATE OF SIGNATURE:
02/14/2024



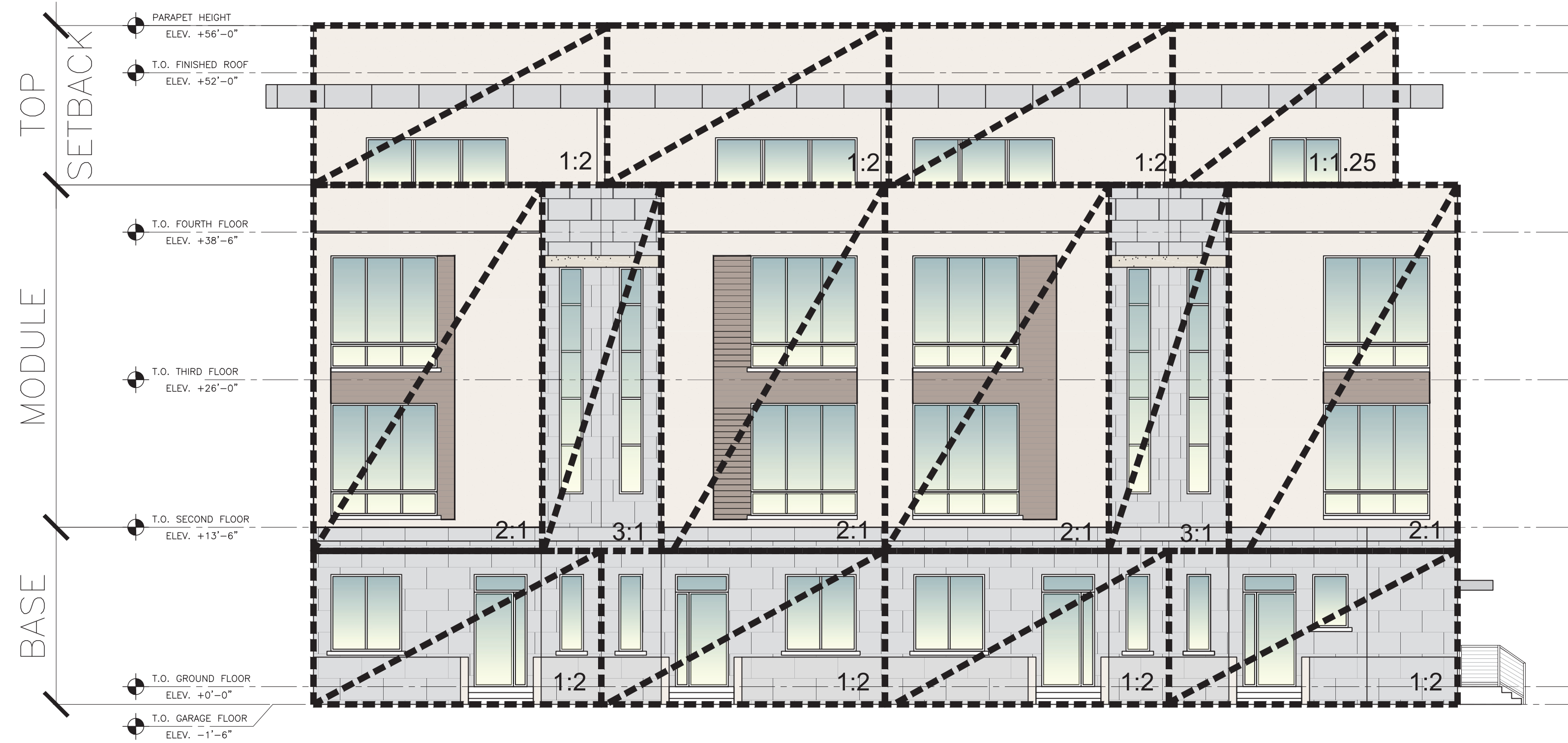
PROJECT: ADVANCED DEVELOPMENT
DELRAY BEACH
RESIDENTIAL DEVELOPMENT
605 NE 2ND ST
DELRAY BEACH, FL

SHEET CONTENTS:
PROPOSED
BUILDING ELEVATIONS

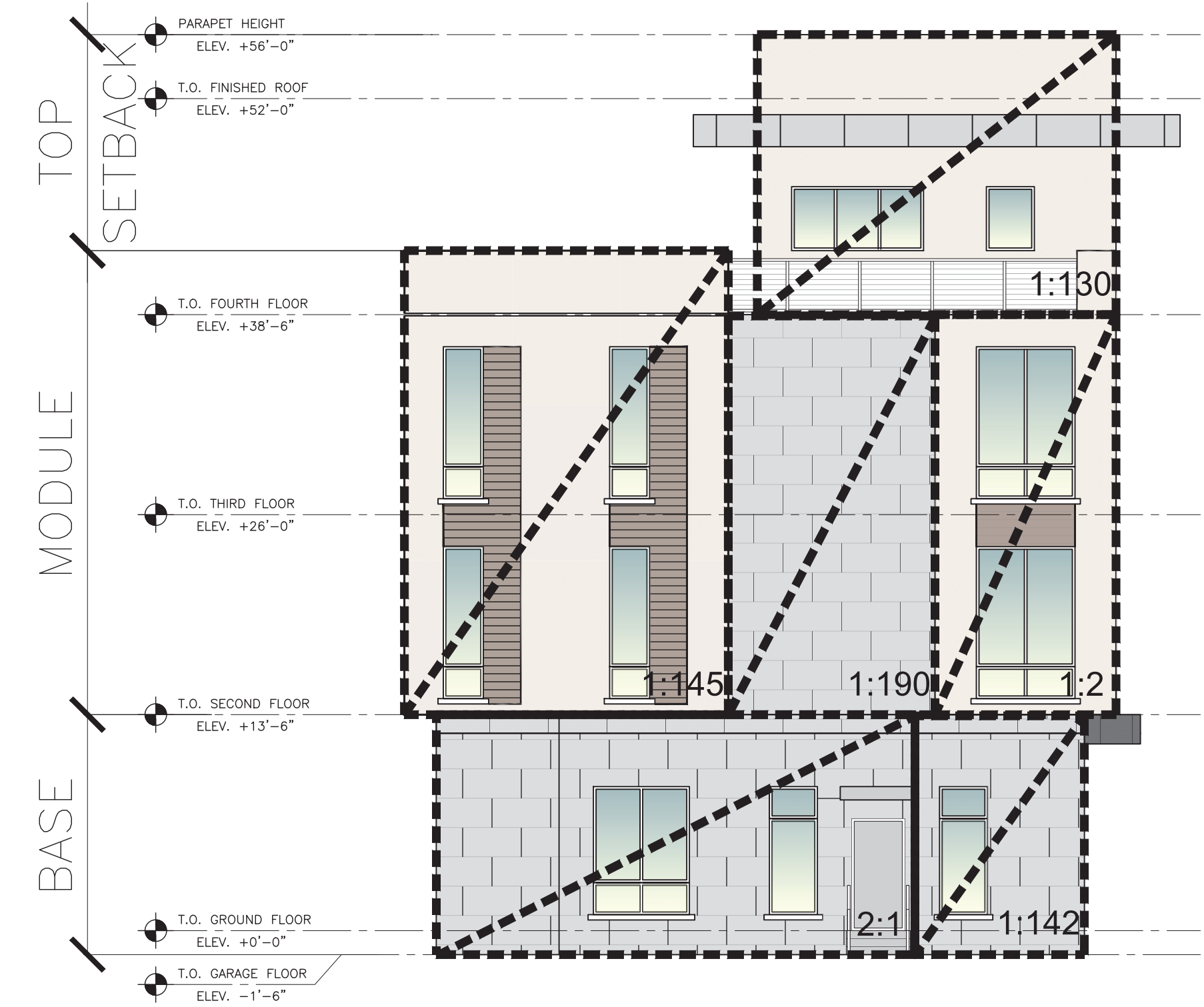
SUBMISSIONS:	REVISIONS:	DATE:
	02.12.24	P&Z COMMENTS
	03.26.24	P&Z COMMENTS

DATE:	SCALE:
06.28.2022	AS SHOWN
	DRAWN BY: TD
	CHECKED BY: NJN
	JOB NO.: 2211647
	DRAWING NO.:

A.202



1 FEDERAL HIGHWAY FACADE COMPOSITION
 A.203 SCALE: 1/8" = 1'-0"



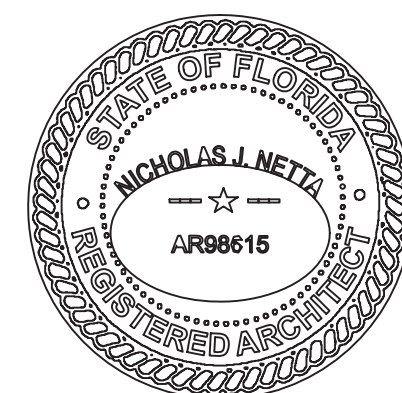
2 NE 2ND AVE FACADE COMPOSITION
 A.203 SCALE: 1/8" = 1'-0"



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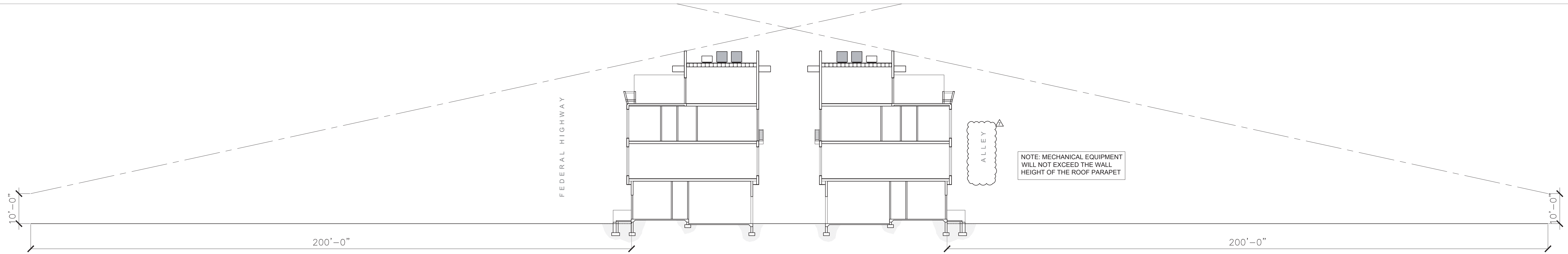
DATE OF SIGNATURE:
 02/14/2024



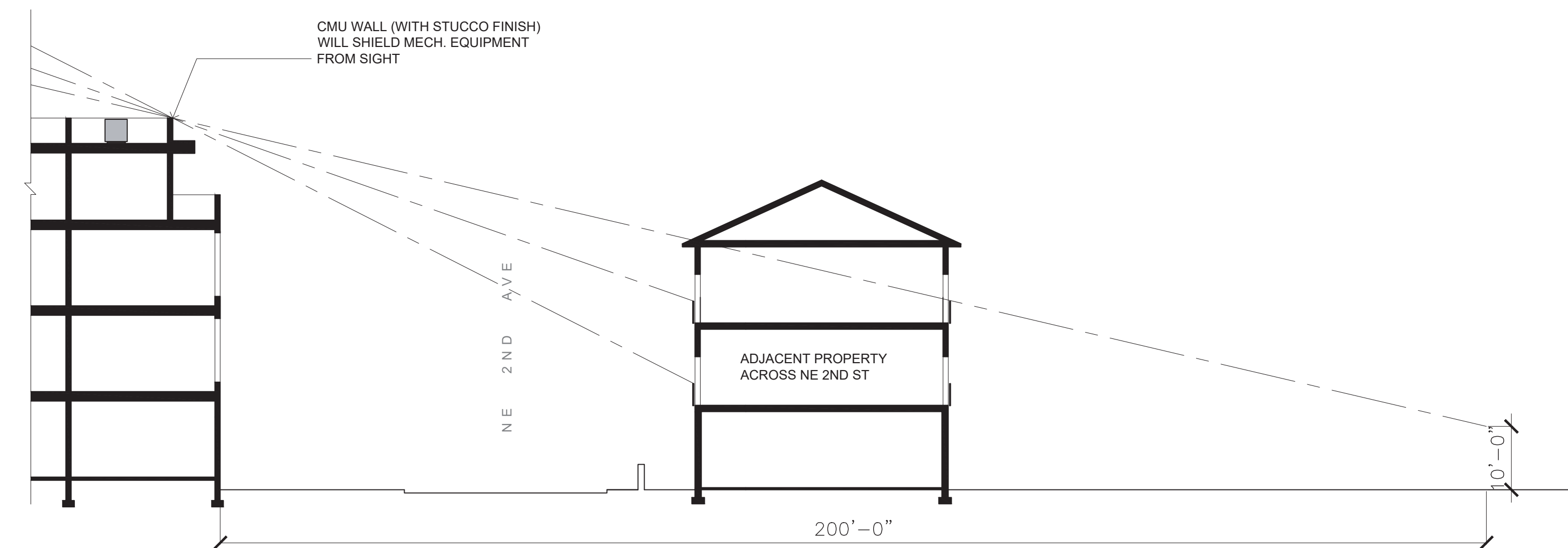
PROJECT: ADVANCED DEVELOPMENT
 DELRAY BEACH
 RESIDENTIAL DEVELOPMENT
 605 NE 2ND ST
 DELRAY BEACH, FL

SHEET CONTENTS:
 FACADE COMPOSITION DETAILS

SUBMISSIONS:		REVISIONS:		DATE:
		02.12.24	△ P&Z COMMENTS	06.28.2022
		03.26.24	△ P&Z COMMENTS	AS SHOWN
				CHECKED BY: TD
				JOB NO.: 2211647
				DRAWING NO.: A.203

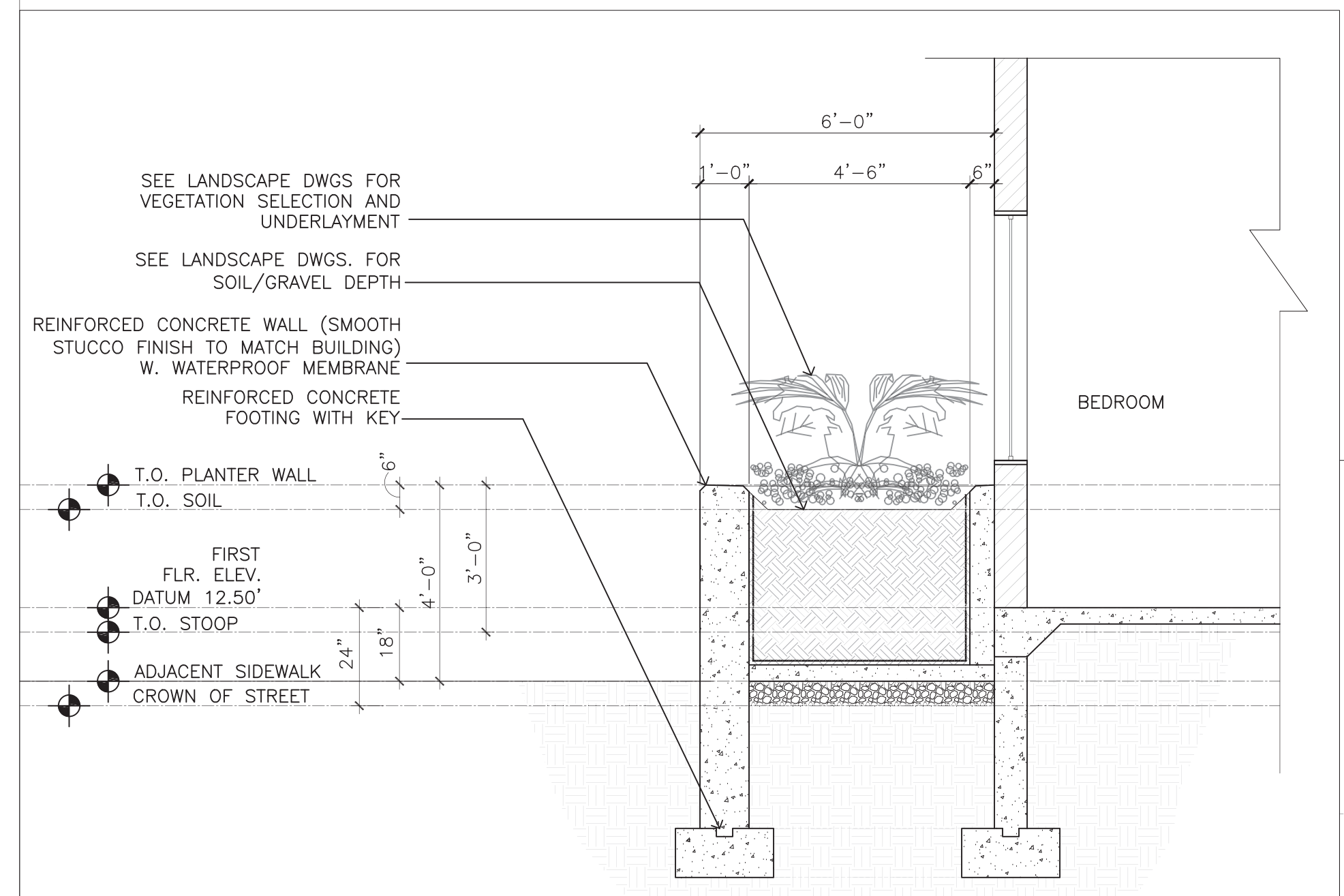


1 LINE OF SIGHT STUDY - SECTION A
 A.301 SCALE: 1/16" = 1'-0"

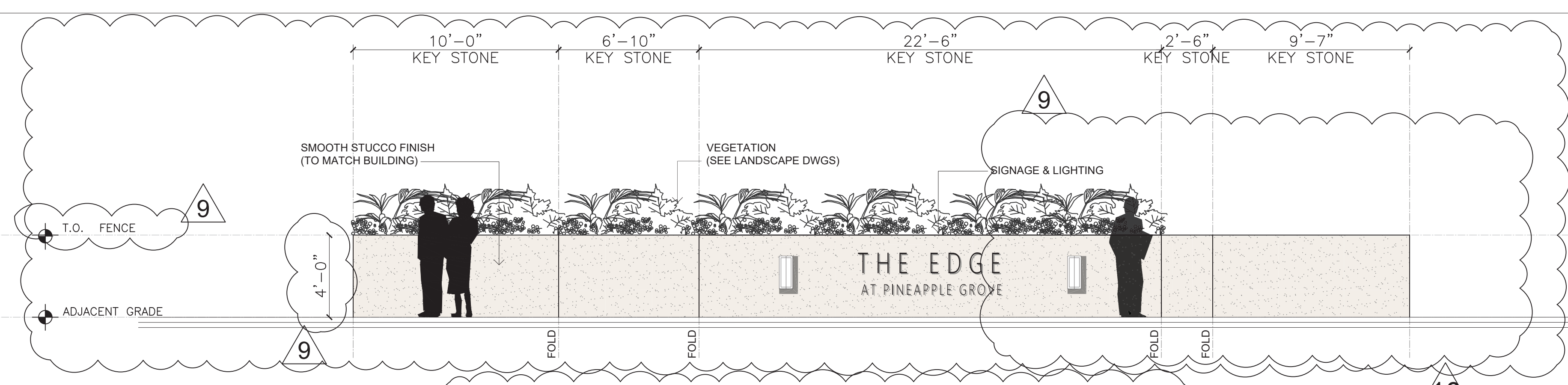


2 LINE OF SIGHT STUDY - SECTION B
 A.301 SCALE: 1/16" = 1'-0"

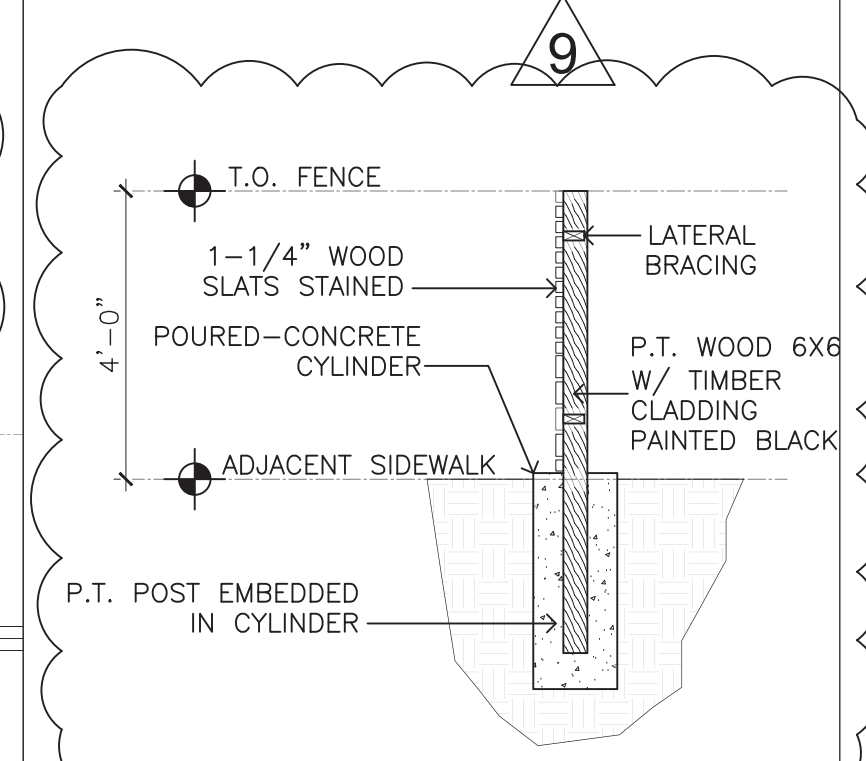
FOR PLANTER LANDSCAPING TYPE REFER TO LANDSCAPE DWGS



3 PLANTER SECTION DETAIL
 A.301 SCALE: 1" = 1'-0"



4 ENTRY WALL (UNFOLDED FOR CLARITY)
 A.301 SCALE: 1/4" = 1'-0"



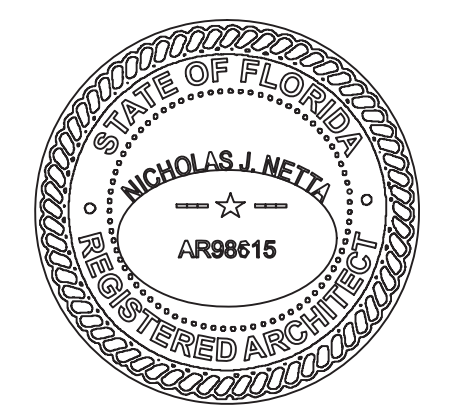
5 FENCE POST DETAIL
 A.301 SCALE: 1" = 1'-0"



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 02/14/2024

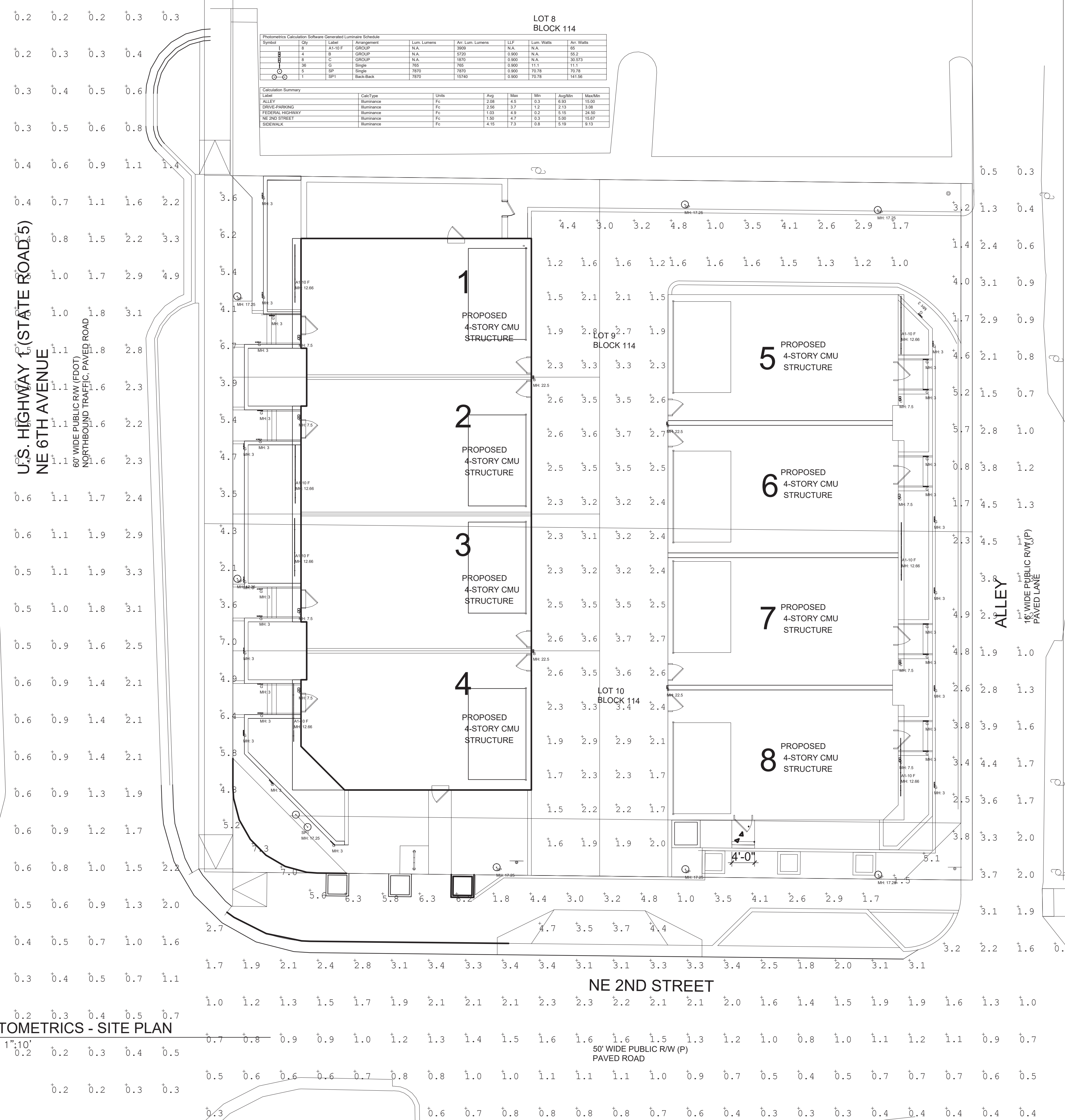


PROJECT: **ADVANCED DEVELOPMENT DELRAY BEACH RESIDENTIAL DEVELOPMENT**
 605 NE 2ND ST
 DELRAY BEACH, FL

SHEET CONTENTS:
SIGHT LINE DIAGRAMS & ELEVATION DETAILS

SUBMISSIONS:		REVISIONS:		DATE:	
		02.12.24	▲ P&Z COMMENTS	CB	SCALE: AS SHOWN
		03.26.24	▲ P&Z COMMENTS	CB	DRAWN BY: TD
					CHECKED BY: NJN
					JOB NO.: 2211647
					DRAWING NO.:

A.301



LOT 8 BLOCK 114

Symbol	Qty	Label	Arrangement	Lum. Lumens	Ac. Lum. Lumens	LF	Lum. Watts	Ac. Watts
A	1	A1-10V	GROUP	N/A	3000	N/A	N/A	65
B	4	B	GROUP	N/A	2500	N/A	N/A	41
C	8	C	GROUP	N/A	1870	0.000	N/A	30.573
D	36	D	Single	780	780	0.000	11.1	11.1
E	5	SP	Single	780	780	0.000	70.78	70.78
F	1	SP1	Backpack	780	1560	0.000	70.78	141.56

CalcType	Units	Avg	Max	Min	AvgMin	MaxMin
ALLEY	Fc	2.06	4.5	0.3	0.93	15.00
DRIVE/PARKING	Fc	2.06	3.7	1.2	2.13	3.08
FEDERAL HIGHWAY	Fc	1.03	4.9	0.3	0.15	24.30
NE 2ND STREET	Fc	1.00	4.7	0.3	0.09	15.07
SIDEWALK	Fc	4.15	7.3	0.8	5.19	9.13

THE EDGE - PINEAPPLE GROVE

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANF	CATALOG NUMBER	VOLT	LAMP COLOR	LUMENS	LAMP TYPE	DM TYPE	WATTS	MOUNTING	NOTES
A	WET RATED LINEAR SLOT (MEDIUM OUTPUT)	LUMINII	KRXLW-LENGTH-HE48MO-30K-F-MOUNTING-FINISH-B-P1	24V	3000K	366LMFT	LED	PHASE	3.9W/FT	RECESSED	
A1	WET RATED LINEAR SLOT (HIGH OUTPUT)	LUMINII	KRXLW-LENGTH-HE48HO-30K-F-MOUNTING-FINISH-B-P1	24V	3000K	587LMFT	LED	PHASE	6.9W/FT	RECESSED	
B	ARCHITECTURAL WALL PACK	LIGMAN	ULEE-30041-2X14W-T2-HYBRID-W30-FINISH-120277V	120V	3000K	2x1660	LED	N/A	28W	SURFACE	
C	SCONCE WITH UNIT #	ALVA	AJ-C10W-3000-9-RE4V10H-MT1-PNS-FINISH-DPP (#)-WET LOCATION	120V	3000	1000	LED	PHASE	10W	SURFACE	
E	LOW LEVEL PATHLIGHT	LIGMAN	UAB-30031-7W-W30-FINISH-120277V-PHASE DIM	120V	3000	323	LED	PHASE	7W	SURFACE	
F	LINEAR GRAZER	ACCLAIM	LMED-COLG-OPTG	UNV	3000	788 LMFT	LED	0-10V	12W/FT	SURFACE	
G	LOW LEVEL PATHLIGHT	LIGMAN	UAB-30002-14W-W30-FINISH-120277V	UNV	3000	783	LED	0-10V	14W	SURFACE	
SP	LED SITE ILLUMINAIRE	QUATTRO	LRT102-GAF-L3-70LEDA4-0-U-SCTX-PA4-F1	UNV	3000	8046	LED	0-10V	70w	POLE	1
SP1	2 HEAD LED SITE ILLUMINAIRE	QUATTRO	LRT102-GAF-L3-70LEDA4-0-U-SCTX-PA4-F1	UNV	3000	8046 (2)	LED	0-10V	70w(2)	POLE	1

FIXTURE SCHEDULE NOTES

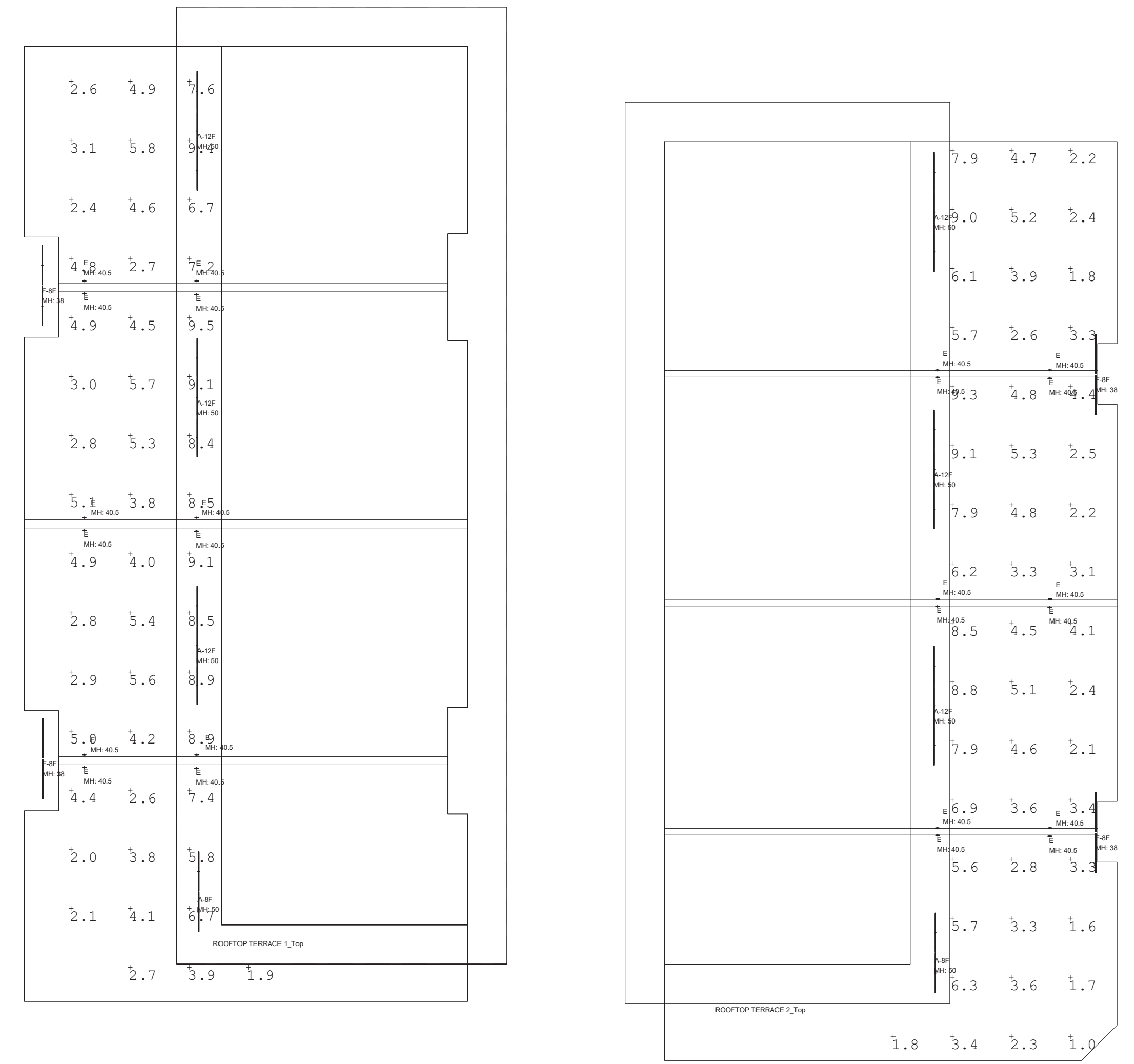
NOTE 1: FIXTURES MOUNTED ON # KDNF20-DB-G-T-ES8-CW 140(4040) SF-BA-GR (5FT EMBEDDED) - ARM # FCL-BA324-RAL8016

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT RYAN HUFF @ LIGHTING DYNAMICS-782-285-7169

Photometrics Calculation Software Generated Luminaire Schedule

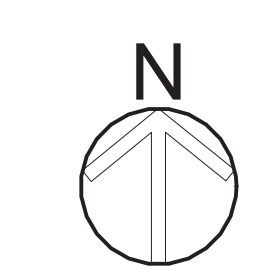
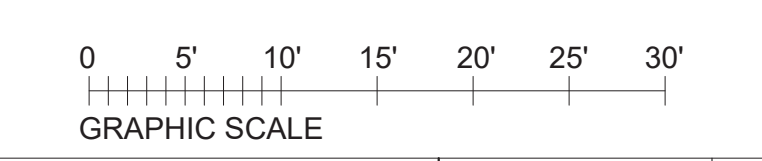
Symbol	Qty	Label	Arrangement	Lum. Lumens	Ac. Lum. Lumens	LF	Lum. Watts	Ac. Watts
1	1	A-24V	GROUP	N/A	3000	1.180	N/A	41
2	2	A-48V	GROUP	N/A	2600	1.180	N/A	28
3	2	E	Single	780	780	0.000	7.4	7.4
4	4	F-6F	GROUP	N/A	1150	1.340	N/A	55

CalcType	Units	Avg	Max	Min	AvgMin	MaxMin
ROOFTOP TERRACE 1_Top	Fc	1.57	9.5	1.9	2.24	5.00
ROOFTOP TERRACE 2_Top	Fc	4.03	9.3	1.0	4.53	9.30



1
A.100
SCALE: 1"=10'

1
A.100
SCALE: 1"=10'

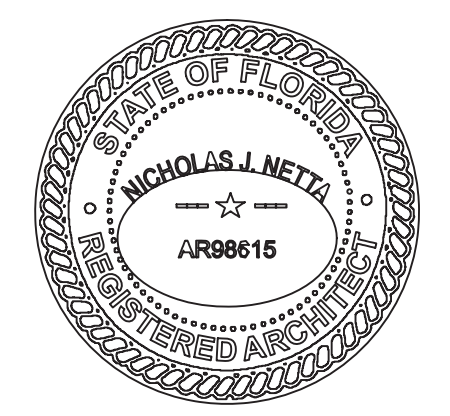


Digitally signed by Nicholas Netta
 DN: cn=Nicholas Netta, o=Netta Architects, ll=CA, l=Mountainside, s=New Jersey, c=US
 Date: 2024.04.01 14:19:07-04'00'

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NICHOLAS J. NETTA, AIA, NCARB
 FL REGISTRATION # AR98615



DATE OF SIGNATURE:
 02/14/2024

NETTAARCHITECTS
 ONE PARK PLACE 601 NW 53rd STREET, SUITE 350, BOCA RATON, FL 33487
 PHONE: 954-295-4500
 www.nettaarchitects.com
 CERTIFICATE OF AUTHORIZATION AA28003659

PROJECT: **ADVANCED DEVELOPMENT DELRAY BEACH RESIDENTIAL DEVELOPMENT**
 605 NE 2ND ST DELRAY BEACH, FL

SHEET CONTENTS:
PHOTOMETRIC SITE PLAN & ROOF PLAN

SUBMISSIONS:	REVISIONS:	DATE:	06.28.2022
	02.12.24	P&Z COMMENTS	CB SCALE: AS SHOWN
	03.26.24	P&Z COMMENTS	CB DRAWN BY: TD
			CHECKED BY: NJN
			JOB NO.: 2211647
			DRAWING NO.:

PH.101