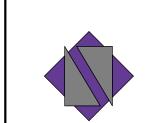
# THE MAXWELL 306 N.E. 2nd STREET DELRAY BEACH, FL 33483

NEW 4-STORY MIXED USE BUILDING AND PARKING CLASS V, SITE PLAN APPLICATION



### ARCHITECT

NETTA ARCHITECTS LLC. ONE PARK PLACE, 621 NW 53rd ST. SUITE 270 BOCA RATON, FL, 33487 TEL: (561) 295-4500

# OWNER'S CIVIL ENGINEERING CONSULTANT

# CIVIL ENGINEER



DYNAMIC 100 NE 5th AVENUE SUITE B2 DELRAY BEACH, FL, 33483 TEL: (561) 921 8570

# OWNER VAN ARNEM

VAN ARNEM PROPERTIES 265 NE 5th AVENUE DELRAY BEACH, FL, 33483 TEL: (561) 272-2912

### OWNER'S LANDSCAPE ARCHITECTURE CONSULTANT

### LANDSCAPE ARCHITECT

cabezas - alvarez AR landscape architects, inc DE

CABEZAS ALVAREZ LANDSCAPE ARCHITECTS, INC. 80 NE 5th Ave. DELRAY BEACH, FL 33483 TEL: (561) 515 1275 ext. 1



AR-050	PROPOSED SITE PLAN
AR-051	DESIGN GUIDELINES - STREETSCAPE PLAN
AR-052	DESIGN GUIDELINES - STREETSCAPE SECTIONS
AR-053	DESIGN GUIDELINES - STREETSCAPE SECTIONS
AR-100	GROUND STORY- FLOOR PLAN
AR-101	MEZZANINE - FLOOR PLAN
AR-102	SECOND STORY- FLOOR PLAN
AR-103	THIRD STORY- FLOOR PLAN
AR-104	FOURTH STORY- FLOOR PLAN
AR-105	ROOFTOP AMENITIES - FLOOR PLAN
AR-200	BUILDING ELEVATIONS
AR-201	BUILDING ELEVATIONS
AR-300	BUILDING SECTIONS
AR-400	CONTEXT SITE DIAGRAM
AR-401	CONTEXT SITE DIAGRAM
AR-510	DESIGN GUIDELINES - FACADE PROPORTIONS
AR-511	DESIGN GUIDELINES - FACADE PROPORTIONS
AR-520	DESIGN GUIDELINES - PHOTOMETRIC P GROUND STORY
AR-521	DESIGN GUIDELINES - PHOTOMETRIC P PARKING AREA
AR-522	DESIGN GUIDELINES - PHOTOMETRIC P ROOFTOP
AR-523	DESIGN GUIDELINES - PHOTOMETRIC P ROOFTOP EM. LIGHTING
AR-600	EXTERIOR WALL OPENINGS, CALCULATIONS
AR-700	UNIT TYPES
AR-701	UNIT TYPES
AR-701	UNIT TYPES
AR-702	UNIT TYPES
AR-703	UNIT TYPES
AR-704	UNIT TYPES
AR-800	DETAILS
AR-801	DETAILS
AR-900	RENDERS
	NGINEERING
C1.00	HORIZONTAL CONTROL & SIGNING & STRIPING PLAN
C1.00	SITE DETAILS
C1.01	SITE DETAILS
C2.00	DEMOLITION PLAN
C3.00	PAVING, GRADING & DRAINAGE PLAN
C3.00	PAVING, GRADING & DRAINAGE PLAN PAVING, GRADING & DRAINAGE DETAILS
C3.01	
	PAVING, GRADING & DRAINAGE DETAILS
C3.03 C4.00	DRAINAGE CALCULATIONS PRELIMINARY UTILITY PLAN
C4.00	PRELIMINARY WATER AND SEWER PLAN
	UTILITY DETAILS
C4.02	
C4.03	UTILITY DETAILS
C5.00	COMPOSITE OVERLAY PLAN
	CAPE ARCHITECTURE
IR-1	IRRIGATION PLAN
L-1	TREE DISPOSITION
L-2	LANDSCAPE PLAN ENLARGEMENT
L-2.1	LANDSCAPE PLAN ENLARGEMENT
L-2.2	LANDSCAPE PLAN ENLARGEMENT
L-2.3	ROOFTOP LANDSCAPE PLAN
L-3	PLANT DETAILS AND SPECIFICATIONS

**SPRS SHEET LIST** 

SHEET NAME

SHEET#

00 COVER SHEET

01 ARCHITECTURE

AR-000 COVER SHEET

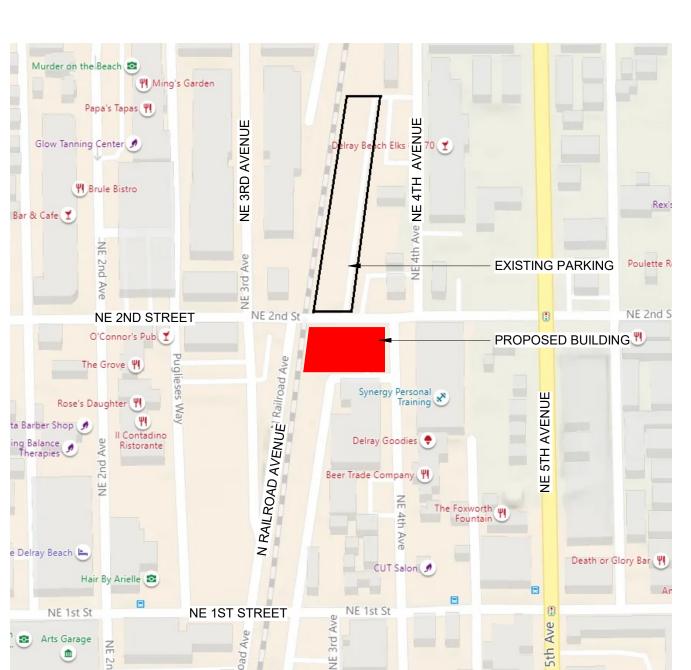
AR-010 SURVEY PLAN

AR-020 DEMOLITION PLAN - BUILDING

AR-030 DEMOLITION PLAN - PARKING

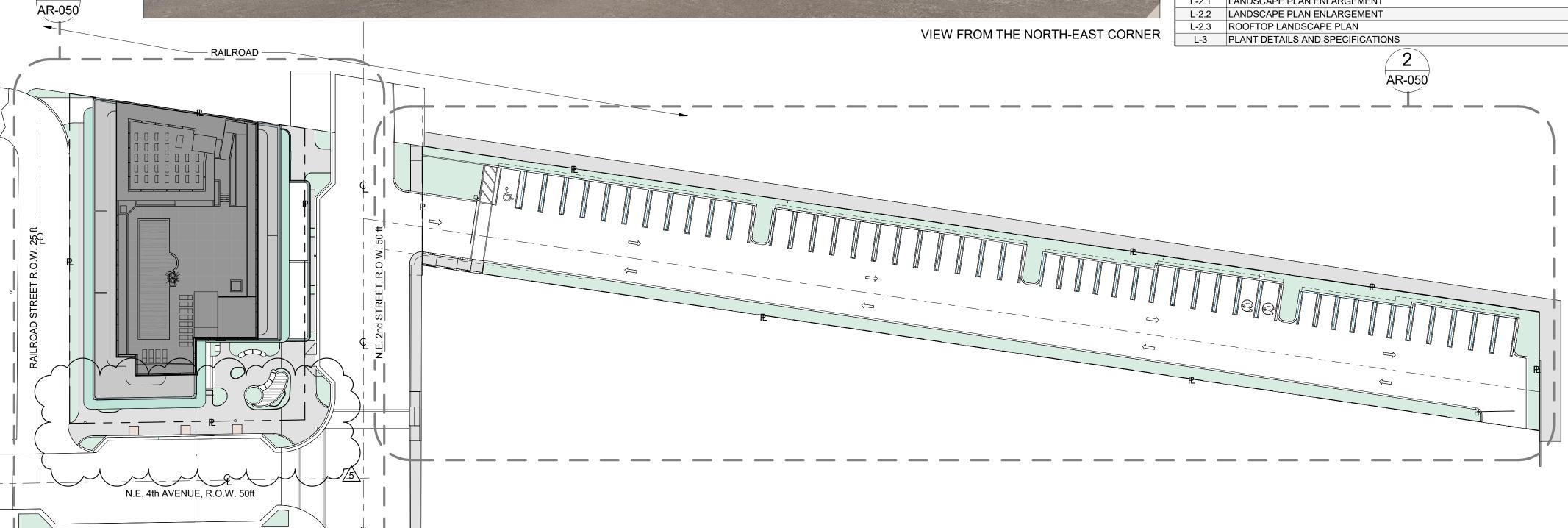
AR-050 PROPOSED SITE PLAN

# CODE SUMMARY INFORMATION AUTHORITY HAVING JURISDICTION: CITY OF DELRAY BEACH - BUILDING DIVISION FLORIDA BUILDING CODE (BUILDING) — 2020 \* 7TH ED. FLORIDA BUILDING CODE (PLUMBING) — 2020 \* 7TH ED. FLORIDA BUILDING CODE (MECHANICAL) — 2020 \* 7TH ED. FLORIDA ACCESSIBILITY CODE — 2020 \* 7TH ED. NATIONAL ELECTRIC CODE — 2020 ED FLORIDA SPECIFIC (NFPA)101 LIFE SAFETY CODE — 2021 ED FLORIDA SPECIFIC NFPA (NFPA)1 UNIFORM FIRE CODE PALM BEACH COUNTY CODE OF ORDINANCES — CURRENT CITY OF DELRAY BEACH CODE OF ORDINANCES



2 SITE LOCATION MAP AR-000 SCALE: 1" = 200'-0" CURRENT





3 LOCA AR-000 SCAL

3 **LOCATION PLAN** AR-000 SCALE: 1" = 30'-0"

0' 15'-0" 30'-0"

60'-0"

.

NICHOLAS J. NETTA, AIA, NCARB
FL REGISTRATION No. AR98615
FRANCISCO J. MELENDEZ, SR., AIA
FL REGISTRATION No. AR101881

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NICHOLAS J. NETTA, ARCHITECT.
FRANCISCO J. MELENDEZ SR. ARCHITECT

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**NETTA ARCHITECTS** 

Boca Raton, Florida 33487

(o) 561-295-4500 www.nettaarchitects.com CERTIFICATE OF AUTHENTICATION M18000001650

306 NE 2nd STREET, DELRAY BEACH, FL

SITE PLAN REVIEW SET

Submissions

| Revisions | No: DATE: DESCRIPTION: 1 11-21-2023 TAC REVISION 3 06-24-2024 TAC 3 REVISION 4 01-08-2025 TAC 4 REVISION

TAC 5 REVISION

5 03-19-2025

DATE: 02-18-2024
DESIGNER: M.A.
MODELED: C.C.
CHECKED: M.F./F.J.M.

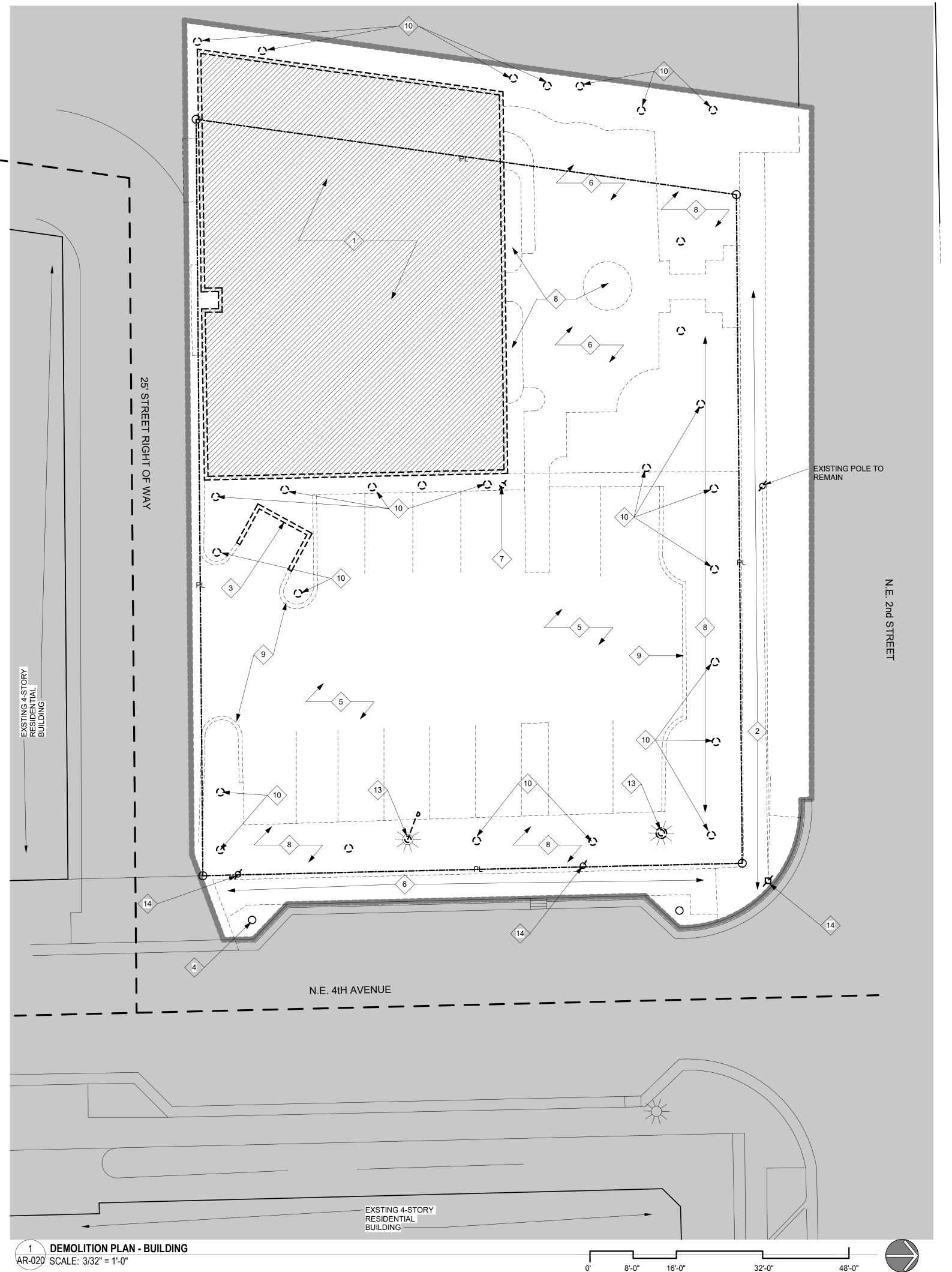
NETTA PROJECT #: 2211652\_FL

Drawing title

COVER SHEET

Drawing no.

AR-000



# DEMOLITION LEGEND AREA OF WORK. **b**-----**←**(2) **KEYNOTES**

RELOCATION DETAILS.

- REFER TO CIVIL ENGINEERING, SHEET C-4.0 "PRELIMINARY UTILITY PLAN" FOR EXISTING UTILITY LOCATIONS, UTILITIES TO REMAIN, AND DEMOLITION DETAILS.

- IN ORDER TO AVOID DAMAGES TO EXISTING ELECTRICAL SERVICE AND ASSOCIATED WIRING, DEMOLITION SHALL BE COORDINATED WITH FPL, GC IS TO COORDINATE FUTURE SERVICE TO SITE.

- GC IS TO HAVE SPECIAL CARE IN LOCATING EXISTING SERVICES AND AVOID DAMAGES DURING DEMOLITION - REFER TO LANDSCAPE ARCHITECTURE DRAWINGS, SHEET L-01 FOR TREE DISPOSITION AND TREE

_					
	DEMOLITION KEYNOTES				
	KEY	DESCRIPTION			
	1	EXISTING 1-STORY COMMERCIAL BUILDING TO BE REMOVED ENTIRELY			
	2	EXISTING CONCRETE SIDEWALK TO BE REMOVED			
	3	DUMPSTER PAD AND WALLS TO BE REMOVED ENTIRELY			
	4	EXISTING LANDCAPE TO REMAIN, REFER TO LANDSCAPE DRAWINGS			
	5	ASPHALT PAVEMENT TO BE REMOVED ENTIRELY			
	6	PAVER FLOOR TO BE REMOVED			
	7	EXISTING POLE TO BE REMOVED			
	8	EXISTING LANDSCAPED AREA TO BE REMOVED			
	9	CONCRETE CURB TO BE REMOVED			
	10	EXISTING TREE TO BE REMOVED, REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR DETAILS			
	13	LIGHT POLE TO BE REMOVED			
	14	EXISTING POLE TO REMAIN			

## **DEMOLITION GENERAL NOTES**

THESE PLANS REPRESENT THE GENERAL DEMOLITION AND DOES NOT COVER ALL ASPECTS OF THE DEMOLITION REQUIRED TO COMPLETE THIS PROJECT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE BETWEEN ALL TRADES.

THIS PROJECT IS TO BE CONSTRUCTED UNDER THE PROVISIONS OF THE FLORIDA BUILDING CODE 2020, 7th EDITION , NFPA 1 AND NFPA 101, ADA, FLORIDA STATE STATUTES AND ALL OTHER APPLICABLE

REPAIR SUCH DAMAGES AT HIS OWN EXPENSE.

BEFORE BEGINNING ANY WORK, THE CONTRACTOR SHALL SET UP A SCHEDULE OF OPERATIONS WITH THE OWNER, COORDINATING PERFORMANCE OF ALL WORK WITHIN THE OPERATION SCHEDULE OF THE

THERE SHALL BE NO INTERRUPTION OF THE EXISTING PLUMBING, MECHANICAL, ELECTRICAL AND/OR FIRE-PROTECTION SERVICES WITHOUT PRIOR CONSENT OF THE OWNER. SUCH INTERRUPTION SHALL BE KEPT TO A MINIMUM AND SHALL BE CLOSELY SCHEDULED WITH THE OWNER.

ALL DEMOLITION OPERATIONS SHALL BE COORDINATED WITH APPLICABLE UTILITY COMPANY WHERE

BEGINNING OF ANY WORK.

THE CONTRACTOR SHALL INCLUDE ALL DEMOLITION, REMOVAL OR RELOCATION OF EXISTING EQUIPMENT, MATERIALS, APPURTENANCES, ETC. AS INDICATED ON THE DRAWINGS OR AS HEREIN SPECIFIED OR REQUIRED. THESE CONDITIONS MAY OCCUR DURING THE PHASING OF THE EXISTING

ADDITION TO THE EXISTING FACILITY.

SHOWN IN THE CONTRACT DOCUMENTS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

16 PROVIDE WEATHER PROTECTION TO EXISTING BUILDING DURING ALL PHASES OF CONSTRUCTION.

17 ALL EXTERIOR SIGNAGE SHALL REMOVED AND RELOCATED AS REQUIRED BY OWNER.

18 THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY OBSERVED DISCREPANCIES PRIOR DEMOLITION.

THE DEMOLITION CONTRACTOR SHALL REVIEW THE COMPLETE SET OF CONSTRUCTION DOCUMENTS IN ORDER TO DETERMINE ADDITIONAL WORK BY HIS OR HER CONTRACT. THIS WORK MAY INCLUDE BUT IS NOT LIMITED MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL SYSTEMS COMPONENTS.

THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL TAKE CARE NOT TO DISTURB ANY AREAS OF EXISTING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING (TO

PERSONNEL, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS SPECIFIED TO BE SALVAGED, PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES.

WORK DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO MATCH EXISTING WORK OR WORK INSTALLED UNDER THIS CONTRACT DEPENDING ON CONTRACT REQUIREMENTS.

28 CONTRACTOR SHALL NOT REMOVE ANY STRUCTURAL ITEM. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IF UNFORESEEN STRUCTURAL ELEMENTS ARE ENCOUNTERED DURING THE DEMOLITION OF THE IMPROVEMENTS NOTED FOR DEMOLITION. TERMINATED ELECTRICAL CONDUCTORS SHALL BE INSULATED TO PROTECT WORKERS AND PUBLIC AGAINST SHOCK.

31 \* ALL DEMOLITION WORK SHALL CONFORM TO THE REQUIREMENTS OF NFPA 241. TRASH AND

ALL DAMAGES TO EXISTING FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO

DASHED LINES INDICATE ITEMS TO BE REMOVED. THE LOCATIONS KEYED ON THE DRAWINGS FOR THESE NOTES ARE SCHEMATIC AND REPRESENT AREAS OF SIGNIFICANT WORK. HOWEVER, THEY DO NOT RELIEVE THE CONTRACTOR OF ANY ADDITIONAL WORK OF SIMILAR SCOPE AND NATURE IDENTIFIED THROUGH FIELD INVESTIGATIONS.

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED DEMOLITION PERMITS PRIOR TO

THE CONTRACTOR SHALL KEEP THE SITE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THE WORK. UPON COMPLETION OF THE CONTRACT, THE CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE THE SITE TO THE SAME CONDITION AS BEFORE COMMENCEMENT OF THE

THE CONTRACTOR SHALL CAREFULLY MAKE ALL INVESTIGATIONS IN THE FIELD PRIOR TO SUBMITTING HIS BID. HIS BID SHALL REFLECT ALL WORK NECESSARY FOR THE COMPLETE RENOVATION AND

ANY ITEMS NOT SPECIFICALLY IDENTIFIED BUT RE- QUIRED TO BE REMOVED OR REPAIRED TO PREPARE THE BUILDING FOR NEW WORK OR TO OTHERWISE PRODUCE THE FINISHED PRODUCT

DEMOLITION PLAN SHOWS APPROXIMATE LAYOUT OF EXISTING PARTITIONS AND ARE NOT INTENDED TO REPRESENT "AS BUILT" CONDITIONS. ALL INFORMA-TION MUST BE VERIFIED ON SITE.

PARTITIONS AND OTHER ITEMS TO BE REMOVED ARE SHOWN DASHED. SERVICES IN THE WALLS SHALL ALSO BE REMOVED OR RELOCATED AS REQUIRED. EDGES OF CONCRETE/MASONRY WALLS TO REMAIN SHALL BE SAW-CUT NEATLY (EXCEPT FOR BRICKWORK, REFER TO INSTRUCTIONS) TO ACCEPT NEW CONSTRUCTION. REPAIR AND PATCH EXISTING WALLS TO REMAIN.

SALVAGED MATERIALS AS SPECIFIED BY OWNER SHALL BE CLEANED AND STORED IN APPROPRIATE AREAS AWAY FROM THE DEMOLITION UNTIL NEEDED.

EACH SUBCONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO OR DURING DEMOLITION TO COORDINATE THE REQUIRED DEMOLITION FOR THEIR TRADE. ANY ADDITIONAL DEMOLITION NOT COORDINATED WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS OR HER SUBCONTRACTOR.

THE GENERAL CONTRACTOR AND HIS OR HER SUBCONTRACTORS ARE RESPONSIBLE FOR THE MEANS, METHODS, SEQUENCES AND PROCEDURES REQUIRED FOR DEMOLITION INCLUDING BUT NOT LIMITED TO LOCATING EXISTING UTILITIES SHORING, STAGING, TEMPORARY BRACING AND THE CONSTRUCTION OF NEW SUPPORT SYSTEMS REQUIRED PRIOR TO DEMOLITION.

22 IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND EACH OF HIS SUBCONTRACTORS TO REVIEW ALL DRAWINGS, PROJECT MANUAL ADDENDA ETC. TO ASSURE COORDINATION OF ALL WORK AFFECTING EACH TRADE. FAILURE TO REVIEW ALL CONTRACT DOCUMENTS FOR APPLICABLE ITEMS OF WORK SHALL NOT RELIEVE THE RESPONSIBLE PARTY FROM PERFORMING WORK SO REQUIRED.

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24 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL THE MEDICAL FACILITY FUNCTIONS DURING DEMOLITION INCLUDING BUT NOT LIMITED TO PUBLIC SAFETY, FIRE EXIT PATHWAYS, PEDESTRIAN REROUTING, MECHANICAL, COMMUNICATIONS, ELECTRICAL AND PLUMBING SYSTEMS CONTINUITY.

MATCH EXISTING) ANY AREAS DISTURBED BY DEMOLITION.

THE DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, PROTECTION OF

27 THE EXISTING PARKING GARAGE AND RESEARCH BUILDINGS SHALL BE PROTECTED FROM DAMAGE.

SAFETY: PROVIDE, ERECT AND MAINTAIN BARRICADES, LIGHTING AND GUARDRAILS AS REQUIRED BY APPLICABLE REGULATORY AGENCIES TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.

30 EXIT ACCESS: MAINTAIN FREE, SAFE, AND APPROVED MEANS OF EGRESS IN AND OUT OF PROJECT

LOCATION IN ACCORDANCE WITH REQUIREMENTS OF APPLICABLE REGULATORY AGENCIES.

CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE DAILY.

621 NW 53rd Street, Suite 270 Boca Raton, Florida 33487 (o) 561-295-4500 www.nettaarchitects.com CERTIFICATE OF AUTHENTICATION M18000001650

NICHOLAS J. NETTA, AIA, NCARB

FL REGISTRATION No. AR98615 FRANCISCO J. MELENDEZ, SR., AIA FL REGISTRATION No. AR101881

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DELRAY

S NE 2nd STREET, BEACH, FL

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MAXWEI

SITE PLAN REVIEW SET

Submissions

Revisions DATE: DESCRIPTION:

02-18-2024 DATE: DESIGNER: MODELED: M.F ./ F.J.M.

CHECKED: 2211652\_FL NETTA PROJECT #:

Drawing title

# DEMOLITION LEGEND p-----AREA OF WORK. b-----KEYNOTES

### NOTES:

**DEMOLITION PLAN - PARKING** 

AR-030 SCALE: 1/16" = 1'-0"

- REFER TO CIVIL ENGINEERING, SHEET C-4.0 "PRELIMINARY UTILITY PLAN" FOR EXISTING UTILITY LOCATIONS. UTILITIES TO REMAIN, AND DEMOLITION DETAILS.

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- GC IS TO HAVE SPECIAL CARE IN LOCATING EXISTING SERVICES AND AVOID DAMAGES DURING DEMOLITION

- REFER TO LANDSCAPE ARCHITECTURE DRAWINGS, SHEET L-01 FOR TREE DISPOSITION AND TREE RELOCATION DETAILS.

	DEMOLITION KEYNOTES
EY	DESCRIPTION
2	EXISTING CONCRETE SIDEWALK TO BE REMOVED
4	EXISTING LANDCAPE TO REMAIN, REFER TO LANDSCAPE DRAWINGS
5	ASPHALT PAVEMENT TO BE REMOVED ENTIRELY
8	EXISTING LANDSCAPED AREA TO BE REMOVED
9	CONCRETE CURB TO BE REMOVED
10	EXISTING TREE TO BE REMOVED, REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR DETAILS
15	EXISTING LIGHT POLE TO REMAIN
16	EXISTING CATCH BASIN TO REMAIN
17	EXISTING CURB TO REMAIN

## DEMOLITION GENERAL NOTES

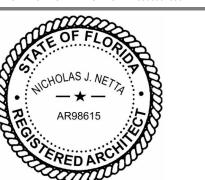
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- ALL DAMAGES TO EXISTING FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR SUCH DAMAGES AT HIS OWN EXPENSE.
- BEFORE BEGINNING ANY WORK, THE CONTRACTOR SHALL SET UP A SCHEDULE OF OPERATIONS WITH THE OWNER, COORDINATING PERFORMANCE OF ALL WORK WITHIN THE OPERATION SCHEDULE OF THE
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- 31 \* ALL DEMOLITION WORK SHALL CONFORM TO THE REQUIREMENTS OF NFPA 241. TRASH AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE DAILY.



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MAXWELL

DELRAY

STREET, EACH, FL

2nd BE

SITE PLAN REVIEW SET

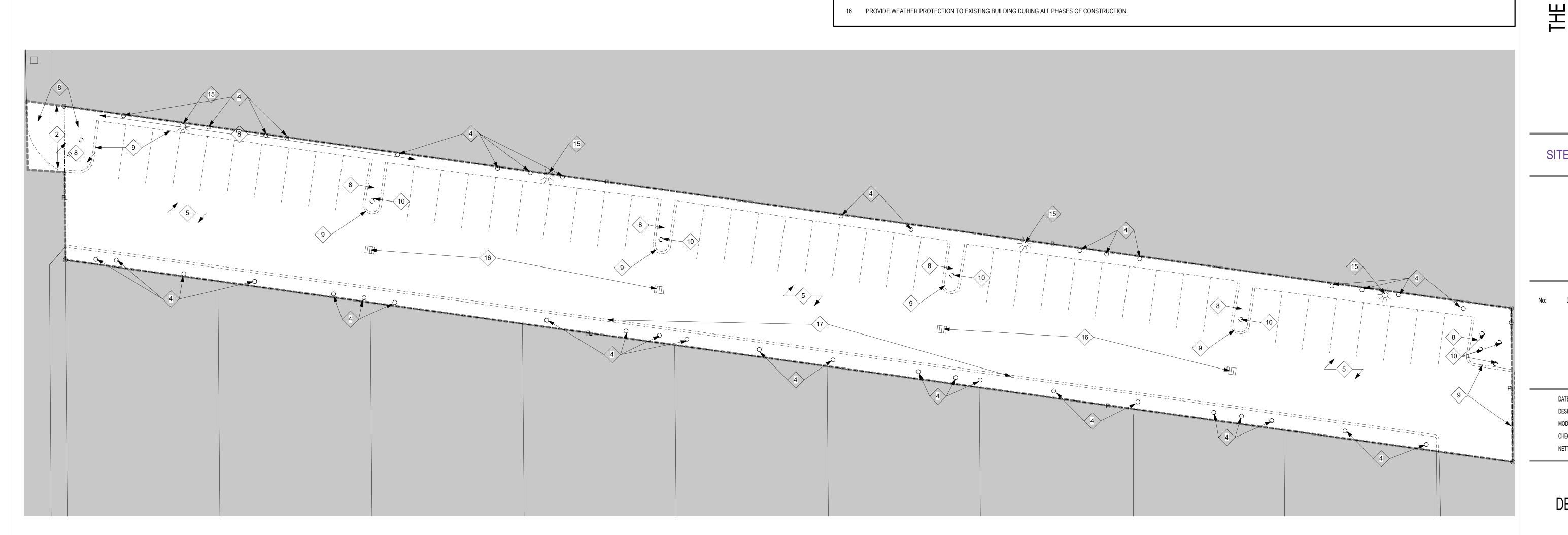
02-18-2024 DATE:

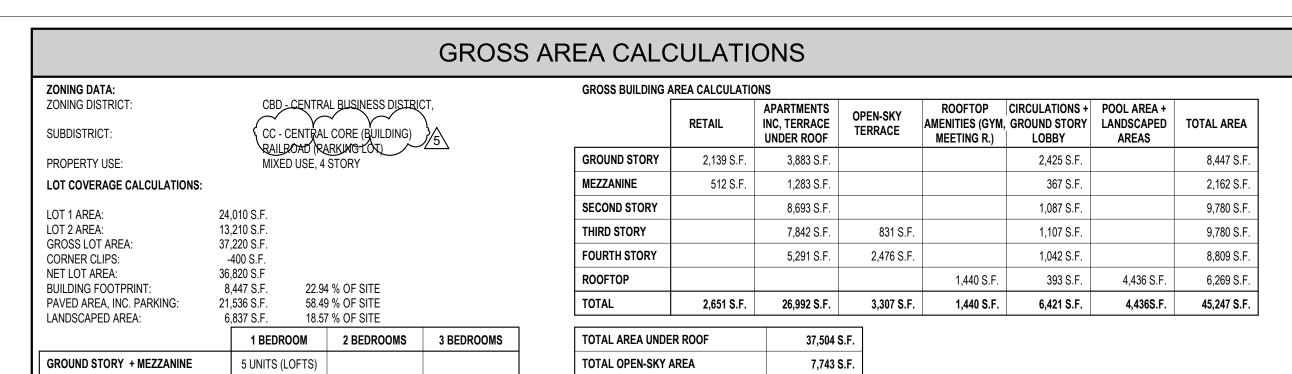
NETTA PROJECT #:

M.F ./ F.J.M. 2211652\_FL

Drawing title

**DEMOLITION PLAN -**PARKING





**TOTAL AREA** 

15' - 0" FRONT SETBACK

FRONT SETBACK (03)

10' - 8"

4 UNITS

6 UNITS

5 UNITS

15 UNITS

- RAILROAD -

- 0 ft SIDE SETBACK

F.F.E. 17.10

1 UNIT

6 UNITS

F.F.E. 17.10

2 UNITS

2 UNITS

45,247 S.F.

EXISTING SIDEWALK

EXISTING POLE TO

NEW IN-STREET PARKING SPACES (3)

AND SECOND LEVEL

REMAIN

ARCADE IN GROUND

LANDSCAPED AREAS,

DRAWINGS (TYP)

 $\Longrightarrow$ 

REFER TO LANDSCAPE

SECOND STORY

THIRD STORY

FOURTH STORY

TOTAL (23 UNITS)

	REQUIRED	PROVIDED		WAIVER
MAXIMUM NUMBER OF STORIES-TABLE 4.4.13(B)	4 STORIES	4 STORIES		N/A
MAXIMUM HEIGHT - TABLE 4.4.13.(B)	54 FT	54 FT		AHA
FRONT SETBACK - FIRST STORY		RAILROAD St. GROUND , CORNER RR-4th	11'-2" 1'-10"	APPROVED BY RESOLUTION 178-24
	MIN. 10 FT MAX. 15 FT	NE 4th AVE.	10'-6"(& 14'-5"	1
		CORNER 2nd-4th NE 2nd ST.	10' 10' - 8"	
FRONT SETBACK - STORIES 2, 3		RAILROAD St. GROUND , 11'-2"		
	MIN. 10 FT MAX. 15 FT	RAILROAD ST. LEVELS 2 & 3 CORNER RR-4th NE 4th AVE. CORNER 2nd-4th NE 2nd ST.	10' 9" 10' 10' 10' - 8"	APPROVED BY RESOLUTI 178-24
FRONT SETBACK - STORIES 4, 5	20 FT	RAILROAD ST. NE 4th AVE. NE 2nd ST. CORNER RAILROAD St & 4th CORNER 4th AND 2nd	20' 20' 20' 20' 20'	N/A
SIDE SETBACK, ALL STORIES	0 FT	WEST PROPERTY LINE	0 ft & 8 in	N/A
DENSITY	MAX. 30 D.U. / ACRE (25 UNITS)	26.91 D.U. / ACRE 23 UNITS		N/A
FLOOR AREA RATIO	3.0 MAXIMUM	37,504 SF / 36,820 SF F.A.R. = 1.019		N/A
1 BR UNITS	MAX. 55 % (13 UNITS)	6 UNITS		N/A
2 BR OR MORE UNITS	NO LIMIT	17 UNITS		N/A
PARKING SPACES	MIN. 50 SPACES (SEE PARK. CALCS.)	50 SPACES (47 OFF-STREET,3 IN-STREET)		N/A
BICYCLE PARKING SPACES	MULTIFAMILY TYPE I - 1/10 UNITS = 3 TYPE II - 1/6 UNITS = 4 RETAIL TYPE I - 1/2500 SF = 1 TYPE II - NOT REQUIRED	TOTAL PROVIDED  TYPE I - 4 SPACES  TYPE II - 4 SPACES		N/A
LOADING SPACE	MIN. 2 BERTH	0 BERTHS		APPLIED FOR
CIVIC SPACE - AREA, 0% 0 TO 20,000 SF, 5% 20,000 TO 36,820 SF	MIN. 841 S.F.	778 S.F. FORECOURT.		APPROVED BY RESOLUTI 178-24

SYMBOL LEGEND

EXISTING STREET LAMPS

RIGHT OF WAY DEDICATION

LANDSCAPING

BUILDING SETBACK

(S.B.)

ARM GATE DETAIL TYP.

20 FT RED AND WHITE ALUMINUM

ROUND WISHBONE ARM

1	/5\	TOTAL PARKING SPA	CES				53 SPACES	
N	_							
			SHA	RED PAI	RKING C	ALCULA	ATION	
	Ī				WEEKDAYS		WEI	Εŀ
		USE	TOTAL	NIGHT (midnight to 6:00 AM)	DAY (9:00am to 4:00pm)	EVENING (6:00 to midnight)	DAY (9:00am to 4:00pm)	
		RESIDENTIAL Reserved to Units	23	23	23	23	23	
		RESIDENTIAL Guest	25.15	25.15	15.09	22.64	20.12	
		COMMERCIAL / RETAIL	5.31	0.27	3.72	4.78	5.31	
		TOTAL	53	48	42	50	48	
	-							_
-		DELRAY			AL BUSINGE AS PER LDR S			Γ
	ľ	STREET	PRIMARY	FACADE	REQUIRED FRONTAG	SE PROVIDED F	RONTAGE	

17 UT

20 UT

3 UT

2,651 S.F.

1 BR UNITS

2 BR UNITS

COMMERCIAL

GUEST PARKING (1-20)

GUEST PARKING (21-25)

DELRAY BEACH CENTRAL BUSINESS DISTRICT (CBD)					
STREET	BUILDING FRONTAGE AS PER LDR SECTION 4.4.13  STREET PRIMARY FACADE REQUIRED FRONTAGE PROVIDED FRONTAGE				
N.E. 2nd STREET	YES	114'- 0"	(75% - 100%)	"LOBBY ENTRY" "ARCADE" TOTAL	22' - 4" 67' - 9" <b>91' - 1"</b> ( <b>79.9</b> %)
N.E. 4th AVENUE	YES	80'-0"	(75% - 100%)	"FORECOURT" "STOOP" TOTAL	36' - 7" 42' - 9" <b>79' - 4" (99.2 %)</b>
RAILROAD STREET	NO	120'-3"	(NO REQUIREMENT)	"STOOP"	120' - 3" (100 %)
PARKING PROVIDED					

PARKING CALCULATION

1.25 SP PER UT

1.75 SP PER UT

0.50 SP PER UT

0.30 SP PER UT

1/500 SF

7.50 SPACES

29.75 SPACES

10.00 SPACES

0.90 SPACES

5.31 SPACES

WEEKEND

(6:00 to

midnight)

22.64

3.72

OFF-STREET PARKING	SPACES, BREAKDOWN BY TYPE	
REGULAR SPACES COMPACT SPACES ADA SPACES E.V. SPACES TOTAL	(50 SPACES x 0.3 = 15 SPACES ALLOWED (50 - 100 SPACES - 2 REQUIRED) (50 SPACES x 0.03 = 1.5 SPACES REQUIRED	32 SPACES 12 SPACES 1 SPACE 2 SPACES 47 SPACES
OFF-STREET PARKING	SPACES, BREAKDOWN BY ASSIGNMENT	
SPACES RESERVED FOR APARTMENT UNITS SPACES AVAILABLE FOR GUESTS TOTAL		23 SPACES 24 SPACES 47 SPACES
ON-STREET PARKING	SPACES	
EXISTING PARKING SP NEW PARKING SPACES NEW PARKING SPACES TOTAL	S - REGULAR	3 SPACES 2 SPACES 1 SPACE 6 SPACES
TOTAL ADA SPACES		2 SPACES (2 REQUIRED) 2 SPACES (1.5 REQUIRED

RKING WILL BE ACOMMODATED ON THE

TO SHEET AR-105 "ROOFTOP AMENITIES"

CORNER CLIP 20 ft x 20 ft  PROPOSED CONCRETE TRANSFORMER PAD  20 ft x 20 ft, TRIANGLE OF VISIBILITY  N.E. 4th AVENUE R.O.W. 50 ft	SIGN  LANDSCAPED AREAS, REFER  TO LANDSCAPE DRAWINGS  20 ft x 20 ft VISIBILITY TRIANGLE, WALL AND PLANTING HEIGHT WITHIN  TRIANGLE AT 18" MAX.  CORNER CLIP 20 ft x 20 ft	WHITE ALUMINUM GATE CONTROL BOX  39.5"  100.3 cm	NEW LIGHT POLE FIXTURE  SPACES RESERVED FOR APARTMENT UNITS SPACES AVAILABLE FOR GUESTS TOTAL  ON-STREET PARKING SPACES  EXISTING PARKING SPACES
TRIANGLE OF VISIBILITY 10 ft x 10 ft  QL	ADA SPACE (ABE)  ADA SPACE LABEI  REGULAR SPACES (23)  SPACE SIGNAGE (TYP)  (a) (a) (b) (b) (c) (c) (d) (d) (d) (d) (d) (d) (d) (d) (d) (d	CAR OVERHANG  CAR OVERHANG  COMPACT SPACES (6)  REGULAR  9 20 21 22 23 24 25 26 27 28 29 30 31 31 31 31 31 32 32 31 31 32 32 33 31 31 32 32 33 31 32 32 33 31 32 32 33 31 32 32 33 33 34 34 34 35 36 37 38 38 38 38 38 38 38 38 38 38 38 38 38	COMPACT SPACES (4)  EV. SPACES (4)  CAR OVERHANG  STATION  REGULAR SPACES (5)  TWO WAYS  PEDESTAL, CHARGING STATION  PROPOSED CURB TO BE PAINTED WITH COMPACT SPACES (6)  REGULAR SPACES (5)  REGULAR SPACES (5)  TWO WAYS  REGULAR SPACES (6)  REGULAR SPACES (7)  REGULAR SPACES (6)  O C C C C C C C C C C C C C C C C C C
2 SITE PLAN - PA AR-050 SCALE: 1" = 20'-0			0' 10'-0" 20'-0" 40'-0" 80'-0"



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306 NE 2nd STREET, DELRAY BEACH, FL

SITE PLAN REVIEW SET

Submissions

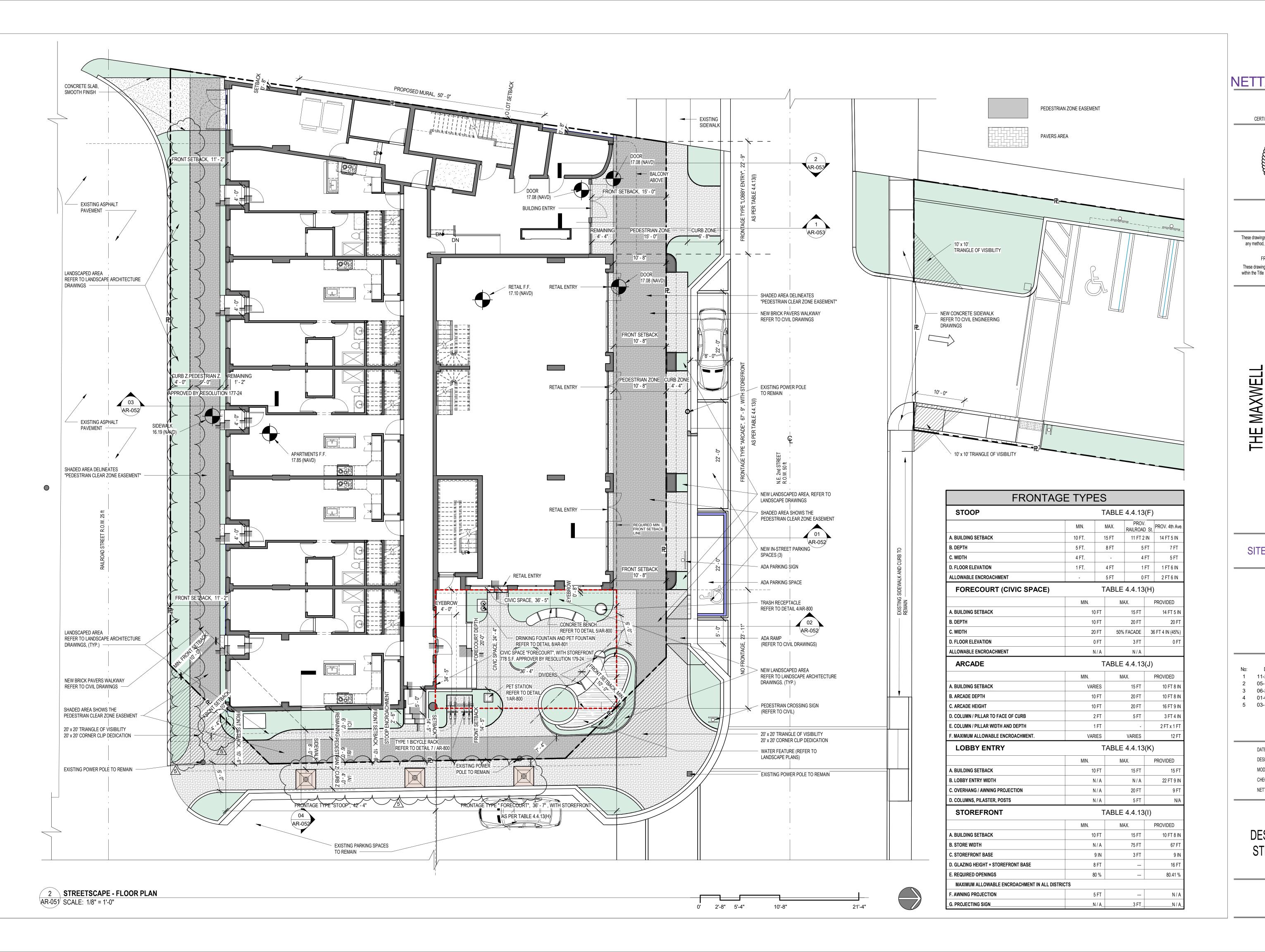
1	11-21-2023	TAC REVISION
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3	06-24-2024	TAC 3 REVISION
4	01-08-2025	TAC 4 REVISION
5	03-19-2025	TAC 5 REVISION
	DATE:	02-18-2024
	DATE.	
	DESIGNER:	M.A.
	MODELED:	C.C.
	CHECKED:	M.F ./ F.J.M.
	NETTA PROJECT #:	2211652_FL

Revisions

DATE:

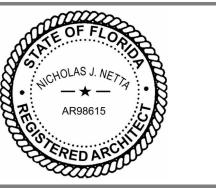
Drawing title

PROPOSED SITE PLAN





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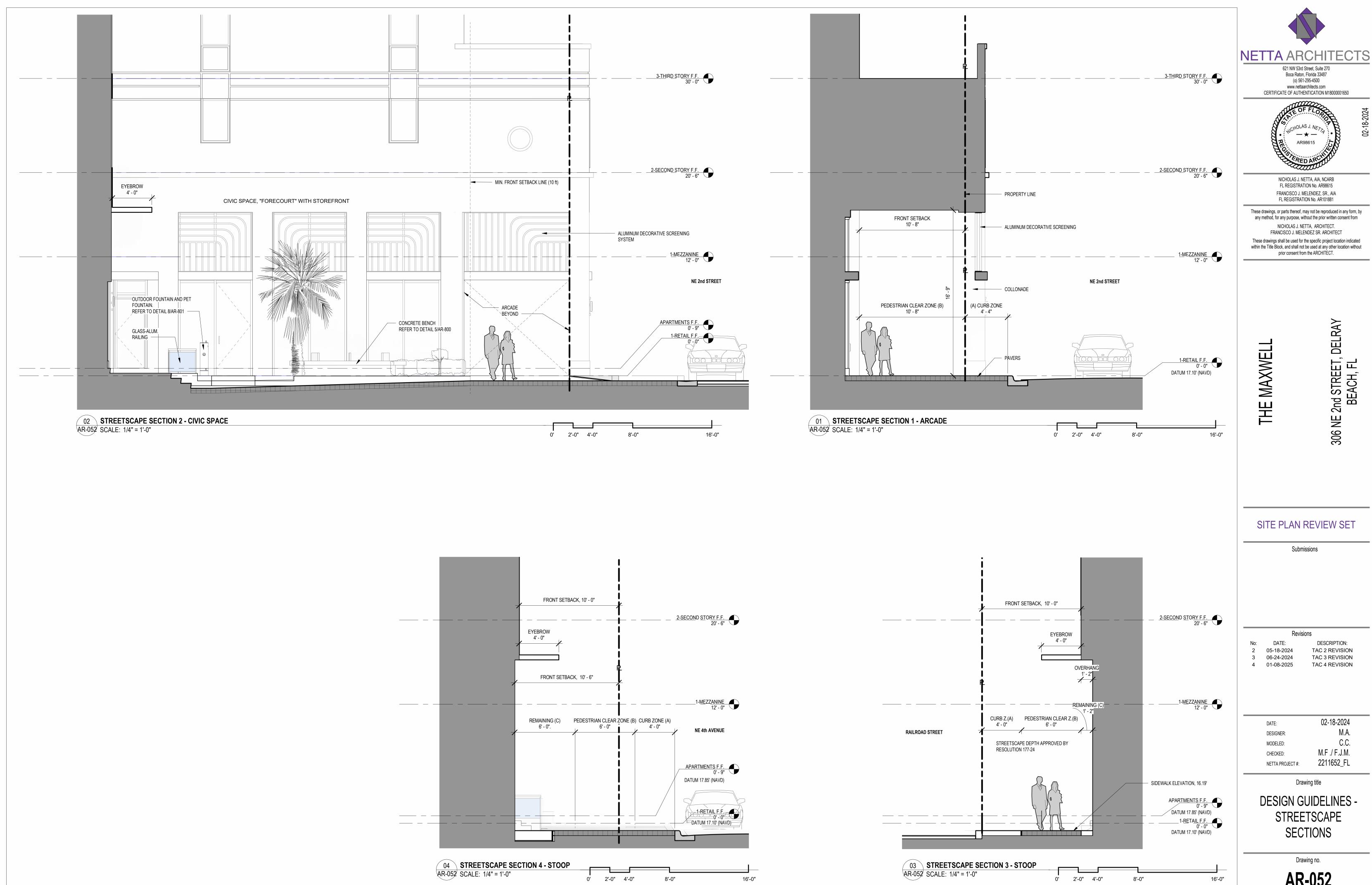
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 NETTA PROJECT #:
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Drawing title

DESIGN GUIDELINES -STREETSCAPE PLAN

Drawing no.



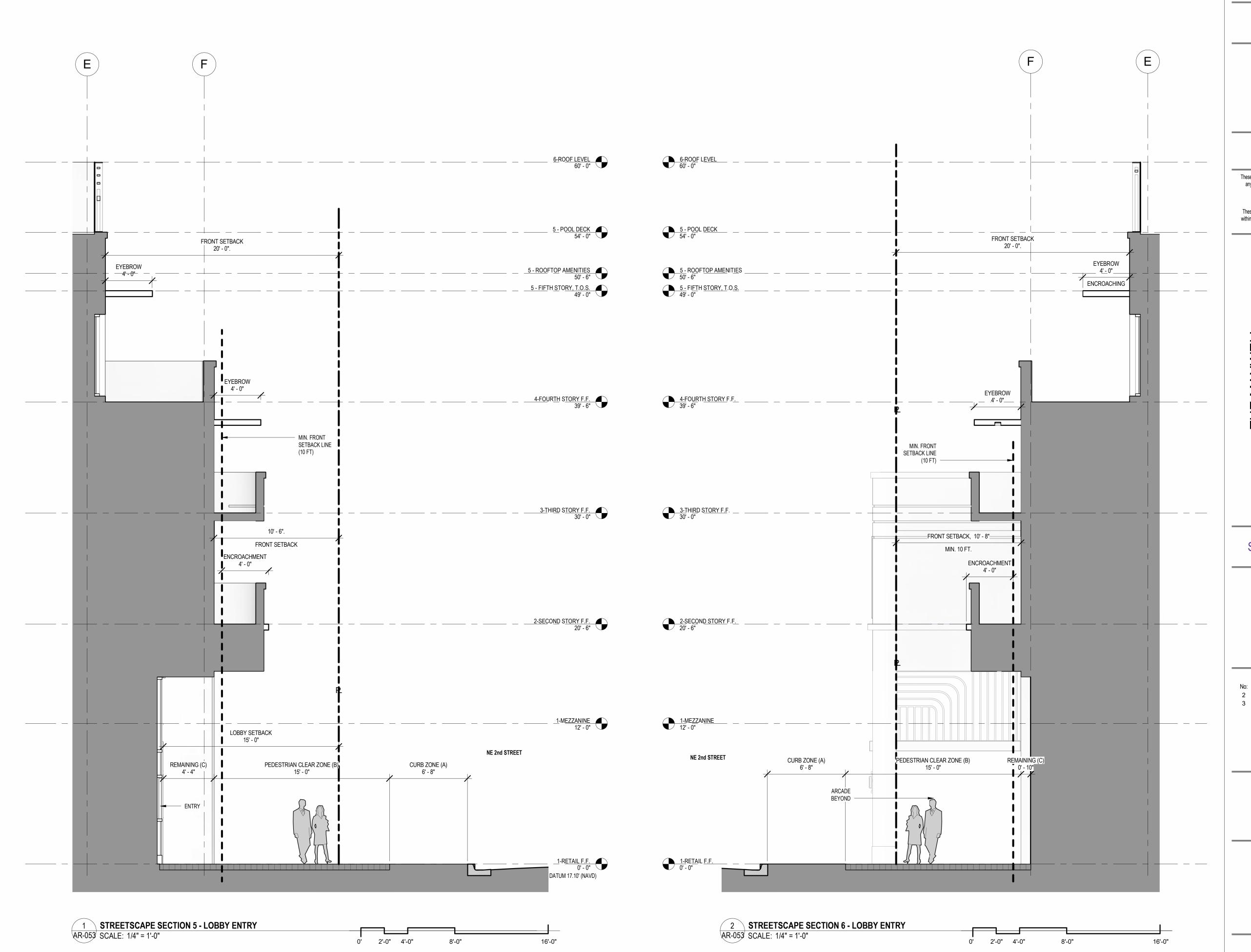
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02-18-2024 M.F ./ F.J.M. 2211652\_FL

DESIGN GUIDELINES -STREETSCAPE





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Drawing title

DESIGN GUIDELINES -STREETSCAPE SECTIONS

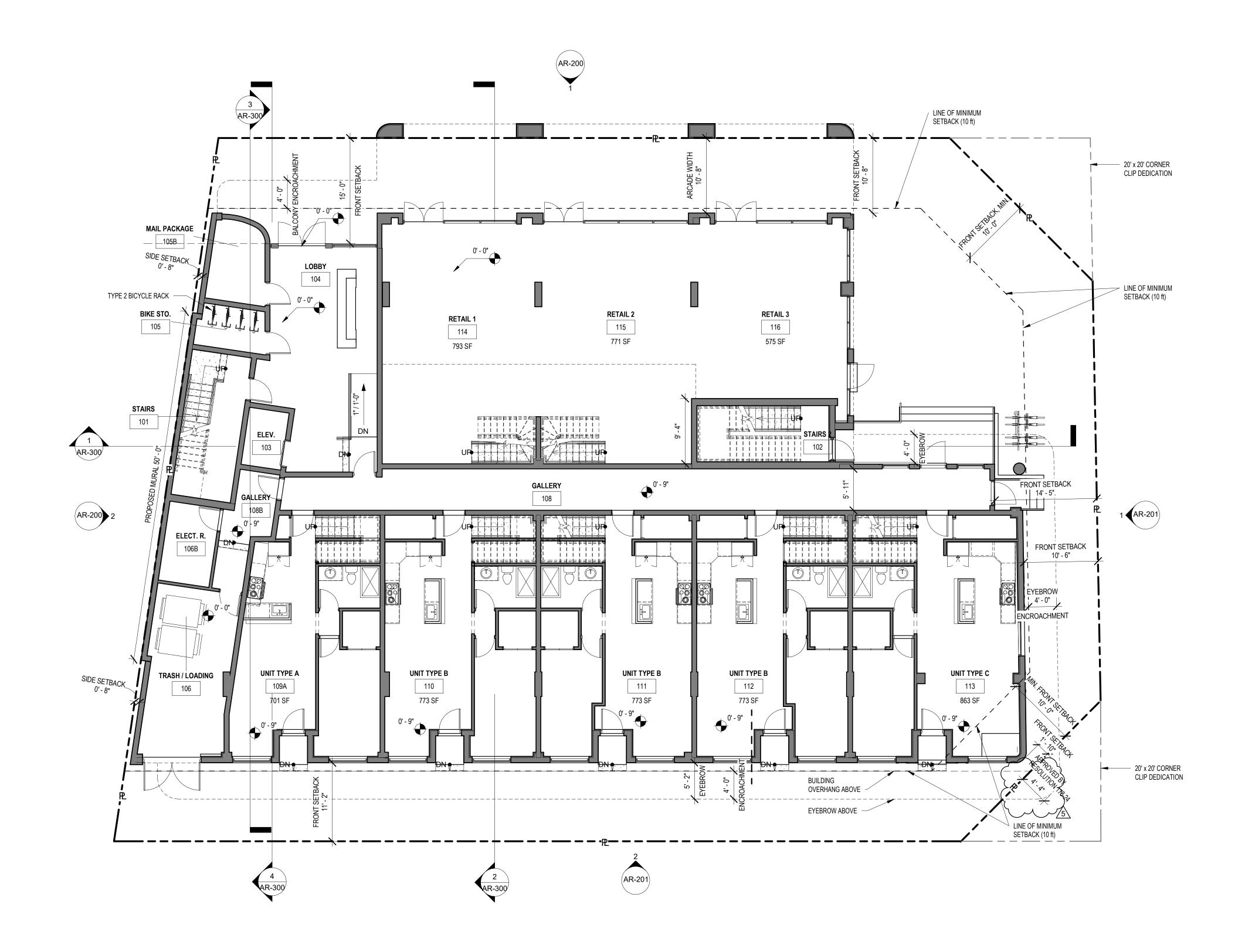
Drawing no.

	APA	RTMEN	T UNITS		
	TYPE	UNITS	FRONTAGE	TERRACE	AREA
UNIT LOFT A	1 BEDROOM	1 UT.	44 FT		927 S.F.
UNIT LOFT B	1 BEDROOM	3 UT.	44 FT		1,029 S.F.
UNIT LOFT C	1 BEDROOM	1 UT.	100 FT		1,152 S.F.
UNIT D	3 BEDROOM	1 UT.	45 FT	95 S.F.	1,865 S.F.
UNIT E	3 BEDROOM	1 UT.	81 FT	167 S.F.	1,801 S.F.
UNIT F	2 BEDROOM	2 UT.	93 FT		1,139 S.F.
UNIT G	2 BEDROOM	4 UT.	33 FT	46 S.F.	1,169 S.F.
UNIT H	2 BEDROOM	2 UT.	36 FT	36 S.F.	1,160 S.F.
UNIT J	1 BEDROOM	1 UT.	24 FT	93 S.F.	776 S.F.
UNIT K	2 BEDROOM	1 UT.	33 FT	416 S.F.	1,170 S.F.
UNIT L	2 BEDROOM	1 UT.	48 FT	416 S.F.	1,038 S.F.
UNIT M	2 BEDROOM	1 UT.	61 FT	443 S.F.	1,133 S.F.
UNIT N	2 BEDROOM	1 UT.	83 FT	424 S.F.	982 S.F.
UNIT P	2 BEDROOM	1 UT.	34 FT	757 S.F.	1,163 S.F.
UNIT R	2 BEDROOM	1 UT.	46 FT	335 S.F.	944 S.F.
UNIT S	2 BEDROOM	1 UT.	46 FT	453 S.F.	1,133 S.F.
TOTAL		23 UT.	1,123 FT	3,854 S.F.	26,445 S.F.
TOTAL 1-BEDROOM UNITS		6 UT.	26 %	(55% MAX.)	
TOTAL 2-BEDROOM UNITS		15 UT.	65 %		
TOTAL 3-BEDROOM UNITS		2 UT.	9 %		
TOTAL COMMERCIAL AREA				3 SPACES	2,651 S.F.
ROOF COVERED AREA, GYM,	EXCEPT VERT. COM	MUNICATIONS			1,436 S.F.

FOR ENLARGED UNIT PLANS REFER TO SHEETS AR-700 TO AR-705

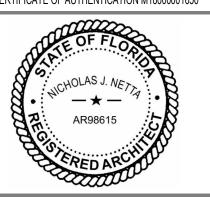
GROUND FLOOR PLAN

AR-100 SCALE: 1/8" = 1'-0"





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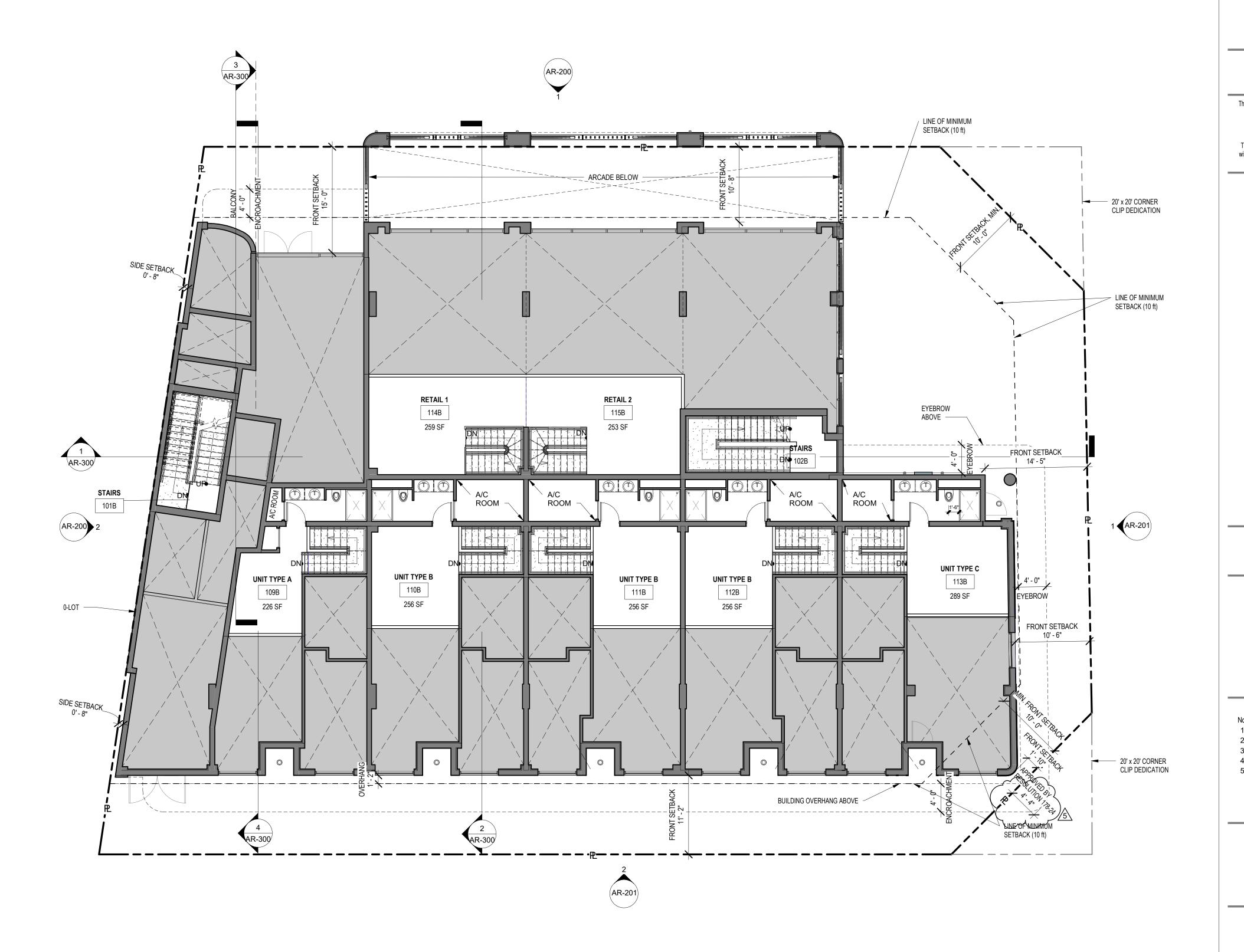
GROUND STORY-FLOOR PLAN

Drawing no.

# FOR ENLARGED UNIT PLANS REFER TO SHEETS AR-700 TO AR-705

MEZZA	NINE AREA	CALCULATI	ON
	AREA BELOW	MEZZANINE AREA w/o A/C, STAIRS	% MEZZANINE AREA OVER AREA BELOW
UNIT 109 - MEZZANINE	700.94 S.F.	225.10 S.F.	32.11 %
UNIT 110 - MEZZANINE	772.97 S.F.	256.58 S.F.	33.19 %
UNIT 111 - MEZZANINE	772.97 S.F.	256.58 S.F.	33.19 %
UNIT 112 - MEZZANINE	772.97 S.F.	256.58 S.F.	33.19 %
UNIT 113 - MEZZANINE	874.77 S.F.	288.63 S.F.	32.99 %
RETAIL 1 - MEZZANINE	793.08 S.F.	258.83 S.F.	32.64 %
RETAIL 2 - MEZZANINE	771.16 S.F.	252.73 S.F.	32.77 %

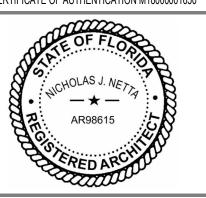
1 **MEZZANINE** AR-101 SCALE: 1/8" = 1'-0"



0' 4'-0" 8'-0"



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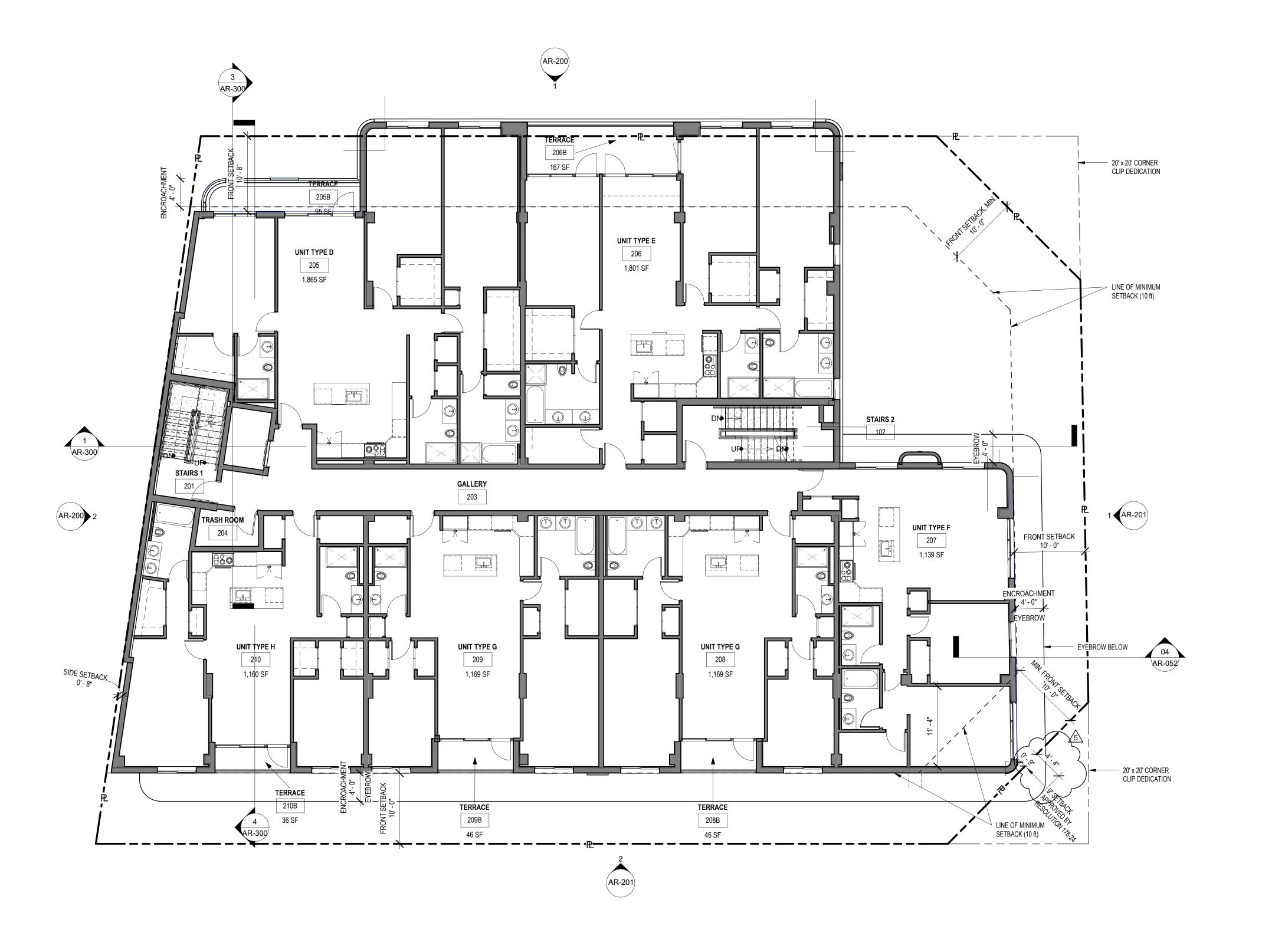
> > Drawing title

MEZZANINE - FLOOR PLAN

# FOR ENLARGED UNIT PLANS REFER TO SHEETS AR-700 TO AR-705

32'-0"

0' 4'-0" 8'-0"

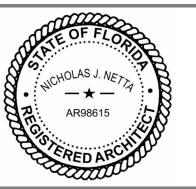


1 **SECOND STORY** AR-102 SCALE: 1/8" = 1'-0"



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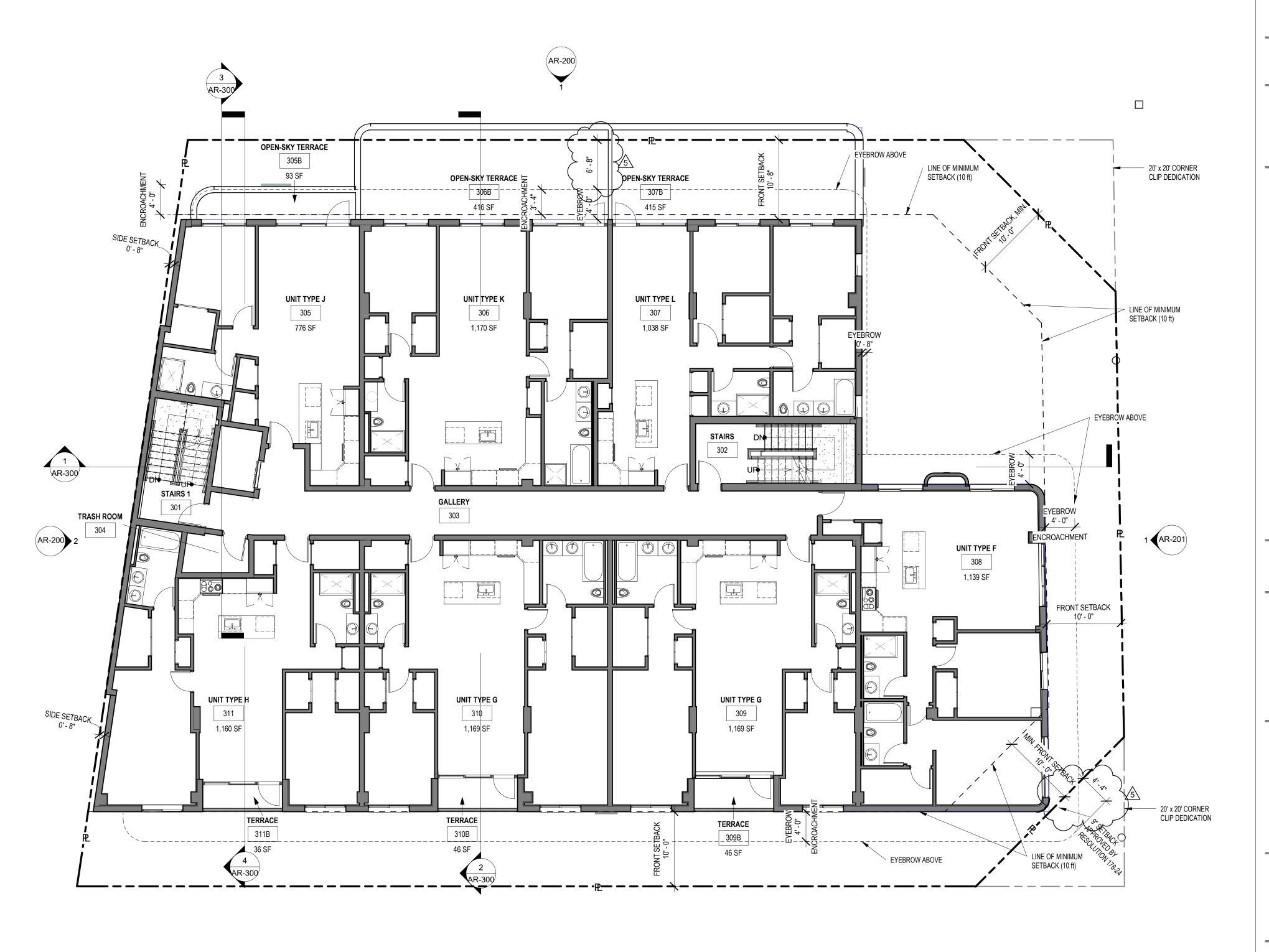
 NETTA PROJECT #:
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Drawing title

SECOND STORY-FLOOR PLAN

Drawing no.

# FOR ENLARGED UNIT PLANS REFER TO SHEETS AR-700 TO AR-705



0' 4'-0" 8'-0"

32'-0"

1 **THIRD STORY** AR-103 SCALE: 1/8" = 1'-0"



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AR98615

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Submissions

Revisi	ons
DATE:	DESCRIPTION:
11-21-2023	TAC REVISION
)5-18-2024	TAC 2 REVISION

1	11-21-2023	TAC REVISION
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3	06-24-2024	TAC 3 REVISION
4	01-08-2025	TAC 4 REVISION
5	03-19-2025	TAC 5 REVISION

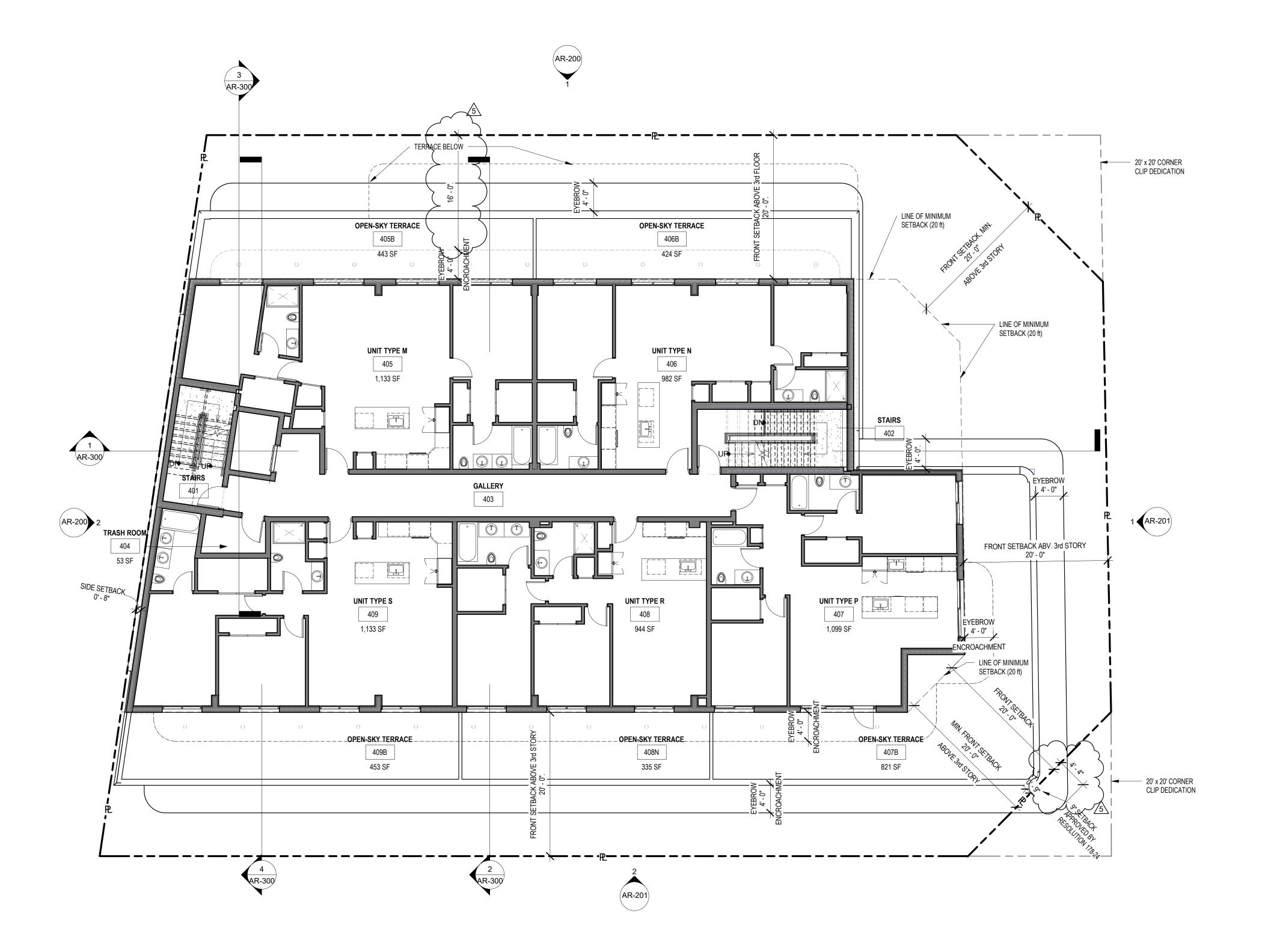
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MODELED:	C.C.
CHECKED:	M.F ./ F.J.M.
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Drawing title

THIRD STORY-FLOOR PLAN

Drawing no

# FOR ENLARGED UNIT PLANS REFER TO SHEETS AR-700 TO AR-705



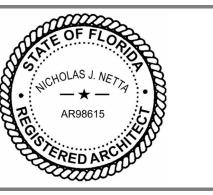
0' 4'-0" 8'-0"

1 **FOURTH STORY** AR-104 SCALE: 1/8" = 1'-0"



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Revisions DATE:

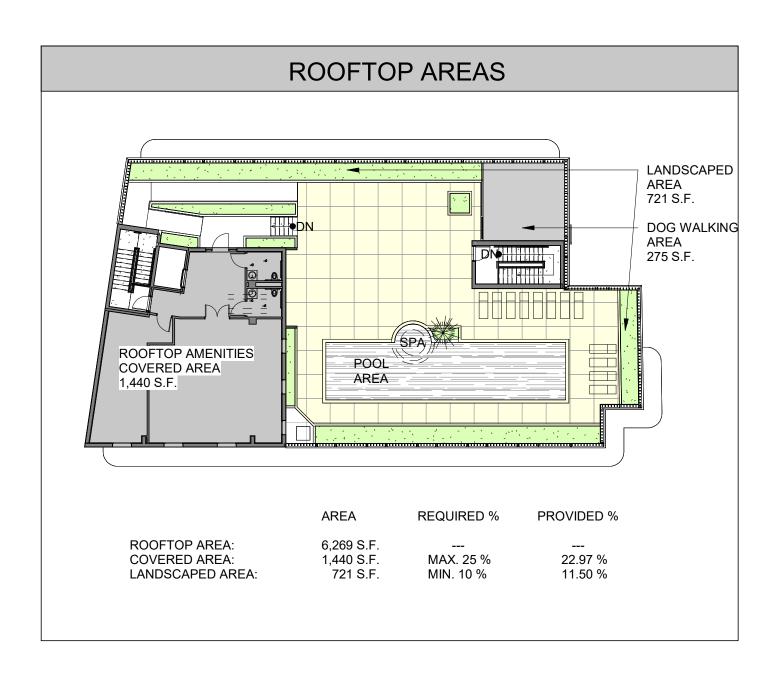
DESCRIPTION: TAC 2 REVISION 05-18-2024 TAC 3 REVISION 06-24-2024 TAC 4 REVISION TAC 5 REVISION 4 01-08-2025 5 03-19-2025

02-18-2024 DATE: DESIGNER: MODELED: M.F ./ F.J.M. CHECKED: 2211652\_FL NETTA PROJECT #:

Drawing title

FOURTH STORY-FLOOR PLAN

Drawing no.

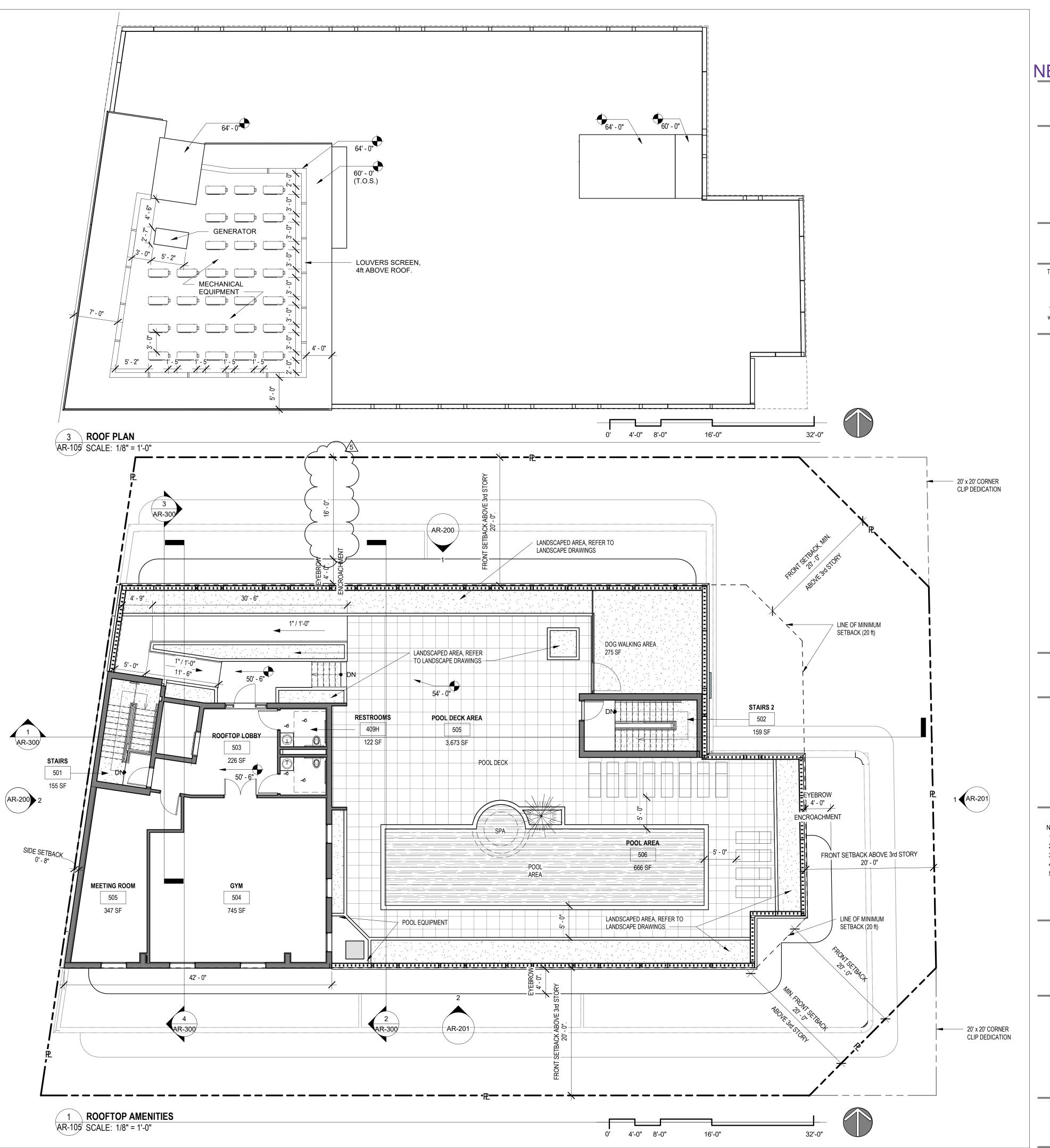


ROOFTOP W/ MAX. NUMB	ER OF STOF	RIES
	REQUIRED	AREA
OVERALL ROOF TOP AREA	N/A	6,269 S.F.
ROOF ACCESS AREA (COVERED STAIRCASES AND ELEVATOR)	N/A	393 S.F. (6.27 %)
ROOFTOP OPEN TO SKY AREA	N/A	4,436 S.F. (70.76 %)
HARDSCAPED AREA	N/A	3,715 S.F. (59.02 %)
PAVERS	N/A	2,038 S.F. (32.50 %)
POOL AREA	N/A	666 S.F. (10.62 %)
POLISHED CONCRETE	N/A	736 S.F. (11.74 %)
DOG WALKING AREA (TURF)	N/A	275 S.F. (4.39 %)
LANDSCAPED AREA	MIN. 10% (632 S.F.)	721 S.F. (11.50 %)
COVERED STRUCTURES, (GYM, MEETING ROOM)	MAX. 25% (1,579 S.F.)	1,440 S.F. (22.97 %)
COVERED STRUCTURES, HEIGHT FROM GROUND	MAX. 60 FT	60' - 0"

NOTE:

IN COMPLIANCE WITH DELRAY BEACH DEVELOPMENT CODE, THE ROOFTOP ACTIVITIES WILL BE LIMITED ACCORDING TO THE FOLLOWING SCHEDULE:

SUNDAY THROUGH THURSDAY FROM 7am TO 10pm FRIDAY AND SATURDAY FROM 7am TO 11pm

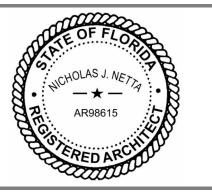




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FRANCISCO J. MELENDEZ SR. ARCHITECT

306 NE 2nd STREET, DELRAY BEACH, FL

FRANCISCO J. MELENDEZ SR. ARCHITECT

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SITE PLAN REVIEW SET

Submissions

Revisions

 No:
 DATE:
 DESCRIPTION:

 1
 11-21-2023
 TAC REVISION

 2
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 TAC 2 REVISION

 3
 06-24-2024
 TAC 3 REVISION

 4
 01-08-2025
 TAC 4 REVISION

 5
 03-19-2025
 TAC 5 REVISION

DATE: 02-18-2024

DESIGNER: M.A.

MODELED: C.C.

CHECKED: M.F./F.J.M.

NETTA PROJECT #: 2211652\_FL

Drawing title

ROOFTOP AMENITIES
- FLOOR PLAN

Drawing no

## ART DECO STYLE **DESIGN ELEMENTS LEGEND:** TRIPARTITE COMPOSITION - UPPER TIER: FLAT ROOF ORNAMENTAL PARAPETS CANTILEVERED MASONRY EYEBROWS - SMOOTH STUCCO FINISH TRIPARTITE COMPOSITION - MIDDLE TIER: METAL FRAMED WINDOWS - CANTILEVERED MASONRY EYEBROWS - SIMPLE GEOMETRIC STUCCO RELIEFS - ORNAMENTAL ACCENTS AT FACADE - INTEGRATED SIGNAGE WITH MODERN FONT TYPE TRIPARTITE COMPOSITION - LOWER TIER:

METAL DOORS WITH LARGE GLASS OPENINGS MASONRY STOOP LEADING TO ENTRANCE

GEOMETRIC STREAMLINED ORNAMENTS

### EXTERIOR FINISH MATERIAL LEGEND ELEVATION FINISH TAG 1 STUCCO, WHITE PAINT FINISH, PAINT-1, SHERWIN WILLIAMS SW-9541, "WHITE SNOW" COLOR, WITH SMOOTH STUCCO TEXTURE STUCCO, GREY PAINT FINISH, PAINT-6, SHERWIN WILLIAMS SW-7017, "DORIAN STUCCO, PAINT FINISH, PAINT-3, SHERWIN WILLIAMS SW-6750, "WATERFALL" 4 ALUMINUM, BRUSHED ALUMINUM FINISH BIKE RACK, REFER TO DETAIL 7/AR-800 STEEL PIPE - GLASS IMPACT-RESISTANT RAILING SYSTEM, PAINT-4 FINISH ALUMINUM-GLASS, YKK STYLEGUARD IMPACT RESSISTANT WINDOWS, BRUSHED ALUMINUM FINISH ALUMINUM-GLASS, YKK IMPACT-RESISTANT DOUBLE DOORS INTEGRATED IN YKK STOREFRONT SYSTEM, BRUSHED ALUMINUM FINISH ALUMINUM STOREFRONT, YKK 50 FI, IMPACT RESSITANT STOREFRONT SYSTEM, BRUSHED ALUMINUM FINISH ALUMINUM FIXED GLASS WINDOWS, YKK STYLEGUARD IMPACT WINDOWS, BRUSHED ALUMINUM FINISH METAL DOOR, ASSA ABLOY CECO "REGENT", PAINT-2 FINISH 12 T.O. PARAPET EXISTING POLE TO REMAIN WATER FEATURE, REFER TO LANDSCAPE ARCHITECTURE DRAWINGS WALL SCONCE DECORATIVE ALUMINUM SCREEN, BRUSHED ALUMINUM FINISH 24" x 24", ALUMINUM VENTILATION GRILLE, PAINT-4 FINISH, PAINT-2 FINISH CONCRETE EYEBROW, STUCCO, PAINT FINISH - 3. ALUMINMUM SLIDING DOORS, YKK STYLEGUARD SLIDING DOOR IN BALCONY, BRUSHED ALUMINUM FINISH 1" WIDE REVEAL ALUMINUM LETTERS, BRUSHED ALUMINUM FINISH DECORATIVE MESH IN GROUND FLOOR

ARTISTIC MURAL, STUCCO, CUSTOM COLOR (PAINT 5) WITH ARTWORK IN WHITE

SCULPTURAL WALL RELIEF, COMBINING PAINT - 2 AND PAINT - 3 FINISH

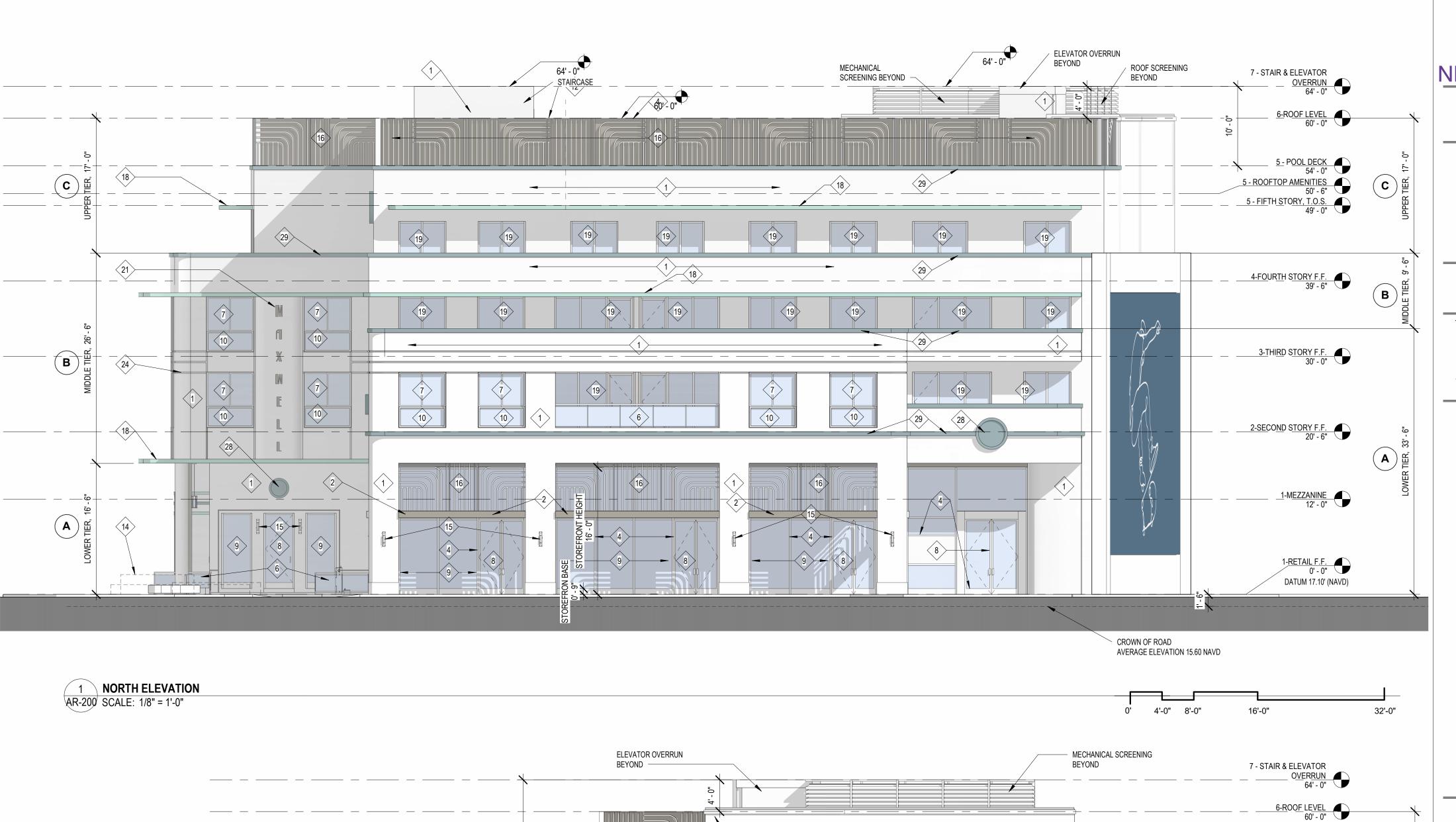
DECORATIVE STUCCO WALL MEDALLION, PAINT - 2 FINISH

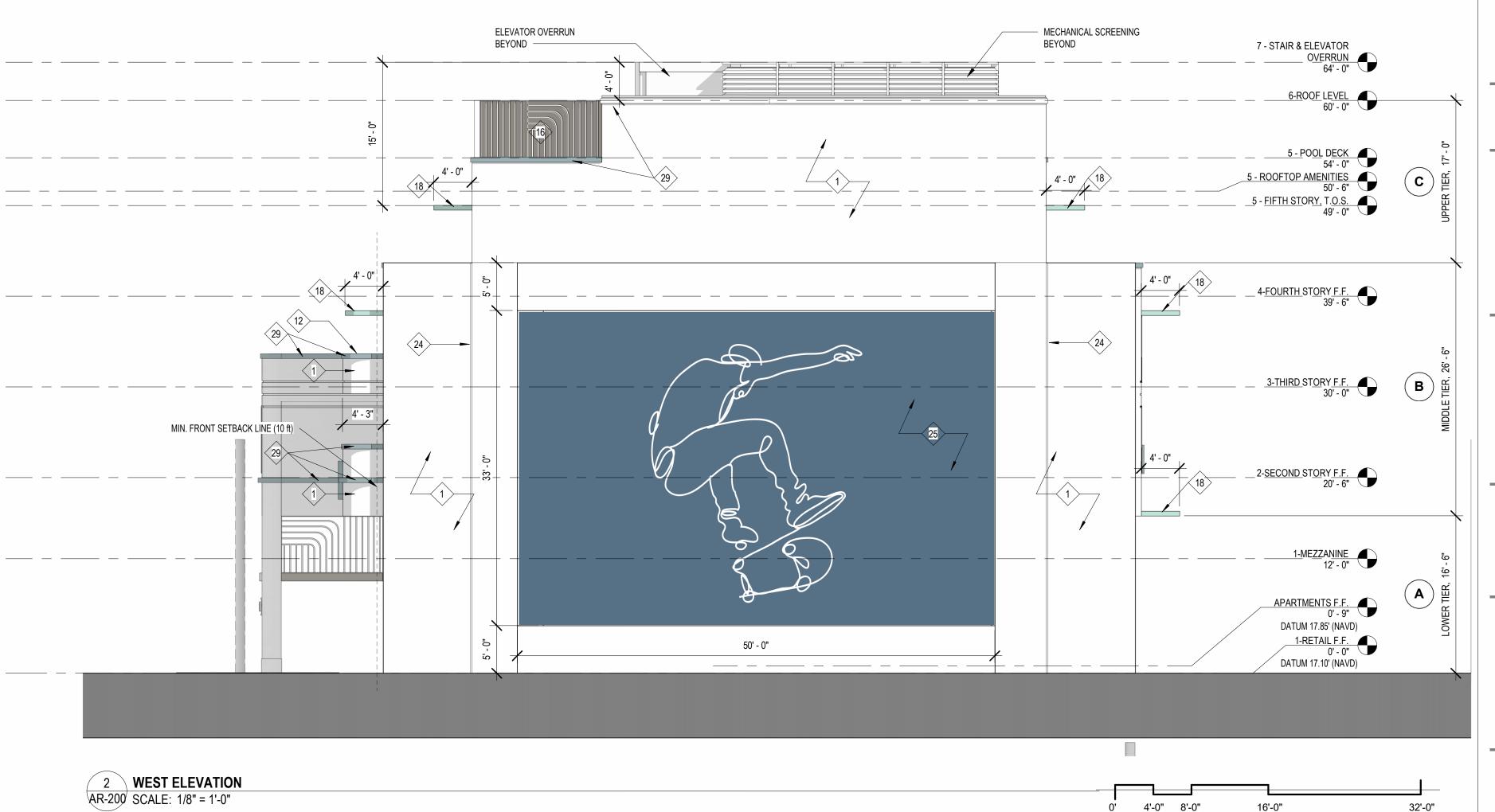
24 1 1/2" WIDE REVEAL

EXTERIOR METAL DOOR, WHITE PAINT

WALL DECORATIVE MOLDING, PAINT -2 FINISH









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306 NE 2nd STREET, I BEACH, FL

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CHECKED: 2211652\_FL NETTA PROJECT #:

Drawing title

BUILDING **ELEVATIONS** 

Drawing no.

# ART DECO STYLE DESIGN ELEMENTS LEGEND: TRIPARTITE COMPOSITION - UPPER TIER:

FLAT ROOF

ORNAMENTAL PARAPETS
CANTILEVERED MASONRY EYEBROWS SMOOTH STUCCO FINISH

### TRIPARTITE COMPOSITION - MIDDLE TIER:

METAL FRAMED WINDOWS CANTILEVERED MASONRY EYEBROWS SIMPLE GEOMETRIC STUCCO RELIEFS

### TRIPARTITE COMPOSITION - LOWER TIER:

- ORNAMENTAL ACCENTS AT FACADE

METAL DOORS WITH LARGE GLASS OPENINGS MASONRY STOOP LEADING TO ENTRANCE GEOMETRIC STREAMLINED ORNAMENTS

- INTEGRATED SIGNAGE WITH MODERN FONT TYPE

# EXTERIOR FINISH MATERIAL LEGEND

ELEVATION FINISH TAG	
1	STUCCO, WHITE PAINT FINISH, PAINT-1, SHERWIN WILLIAMS SW-9541, "WHITE SNOW" COLOR, WITH SMOOTH STUCCO TEXTURE
2	STUCCO, GREY PAINT FINISH, PAINT-6, SHERWIN WILLIAMS SW-7017, "DORIAN GRAY"
3	STUCCO, PAINT FINISH, PAINT-3, SHERWIN WILLIAMS SW-6750, "WATERFALL"
4	ALUMINUM, BRUSHED ALUMINUM FINISH
5	BIKE RACK, REFER TO DETAIL 7/AR-800
6	STEEL PIPE - GLASS IMPACT-RESISTANT RAILING SYSTEM, PAINT-4 FINISH
7	ALUMINUM-GLASS, YKK STYLEGUARD IMPACT RESSISTANT WINDOWS, BRUSHED ALUMINUM FINISH
8	ALUMINUM-GLASS, YKK IMPACT-RESISTANT DOUBLE DOORS INTEGRATED IN YKK STOREFRONT SYSTEM, BRUSHED ALUMINUM FINISH
9	ALUMINUM STOREFRONT, YKK 50 FI, IMPACT RESSITANT STOREFRONT SYSTE BRUSHED ALUMINUM FINISH

10 ALUMINUM FIXED GLASS WINDOWS, YKK STYLEGUARD IMPACT WINDOWS, BRUSHED ALUMINUM FINISH

11 METAL DOOR, ASSA ABLOY CECO "REGENT", PAINT-2 FINISH 12 T.O. PARAPET

13 EXISTING POLE TO REMAIN

14 WATER FEATURE, REFER TO LANDSCAPE ARCHITECTURE DRAWINGS

16 DECORATIVE ALUMINUM SCREEN, BRUSHED ALUMINUM FINISH 17 24" x 24", ALUMINUM VENTILATION GRILLE, PAINT-4 FINISH, PAINT-2 FINISH

18 CONCRETE EYEBROW, STUCCO, PAINT FINISH - 3. 19 ALUMINMUM SLIDING DOORS, YKK STYLEGUARD SLIDING DOOR IN BALCONY, BRUSHED ALUMINUM FINISH

20 1" WIDE REVEAL

21 ALUMINUM LETTERS, BRUSHED ALUMINUM FINISH

23 DECORATIVE MESH IN GROUND FLOOR

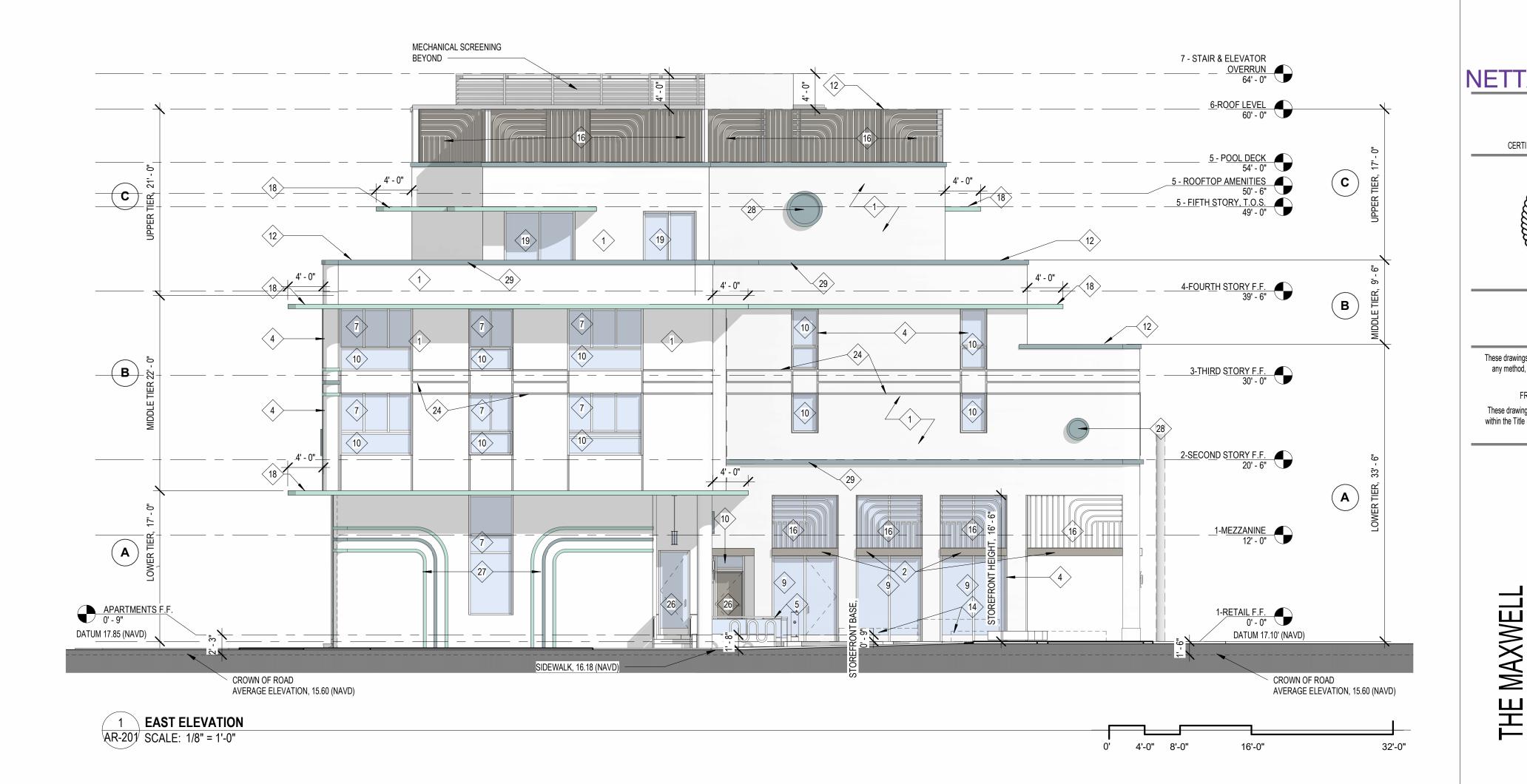
25 ARTISTIC MURAL, STUCCO, CUSTOM COLOR (PAINT 5) WITH ARTWORK IN WHITE

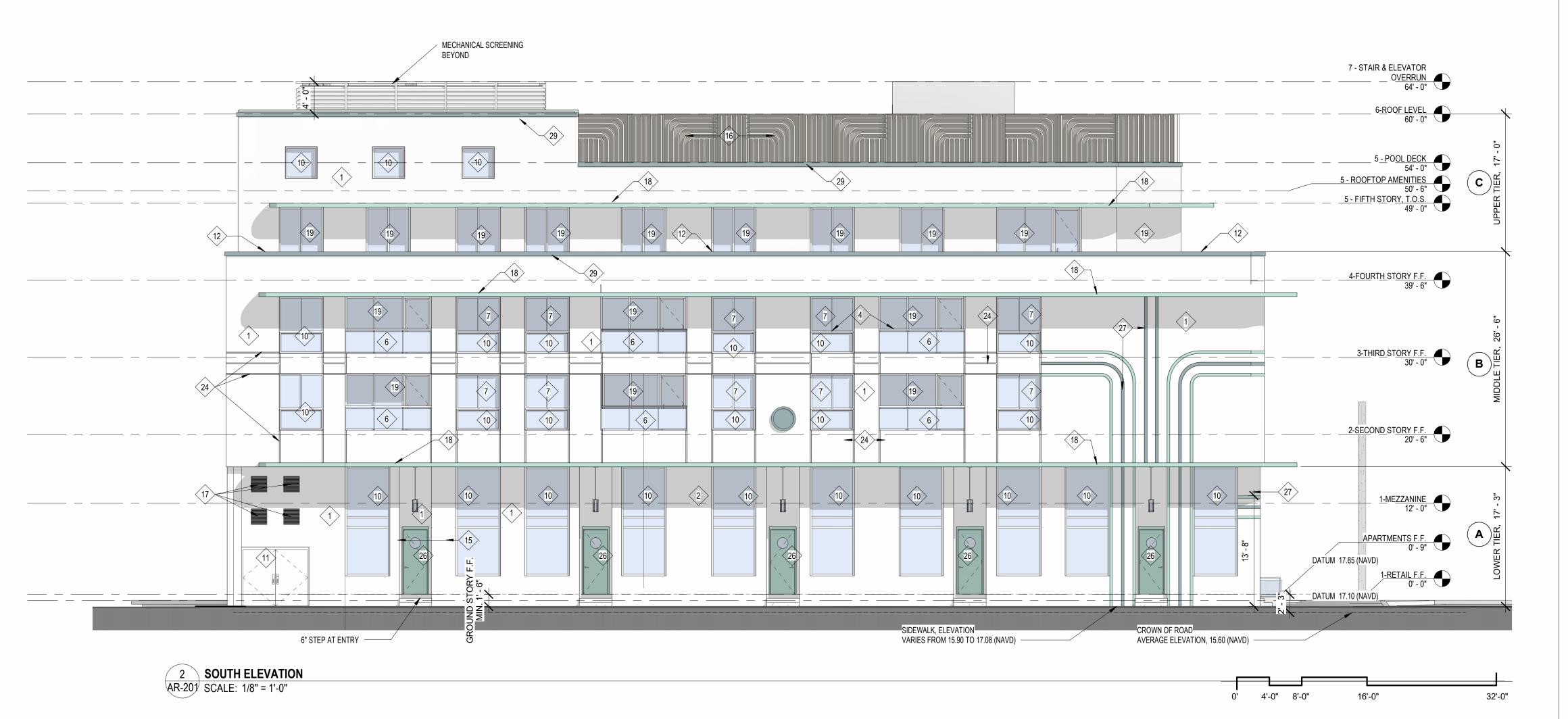
26 EXTERIOR METAL DOOR, WHITE PAINT

27 SCULPTURAL WALL RELIEF, COMBINING PAINT - 2 AND PAINT - 3 FINISH 28 DECORATIVE STUCCO WALL MEDALLION, PAINT - 2 FINISH

29 WALL DECORATIVE MOLDING, PAINT -2 FINISH









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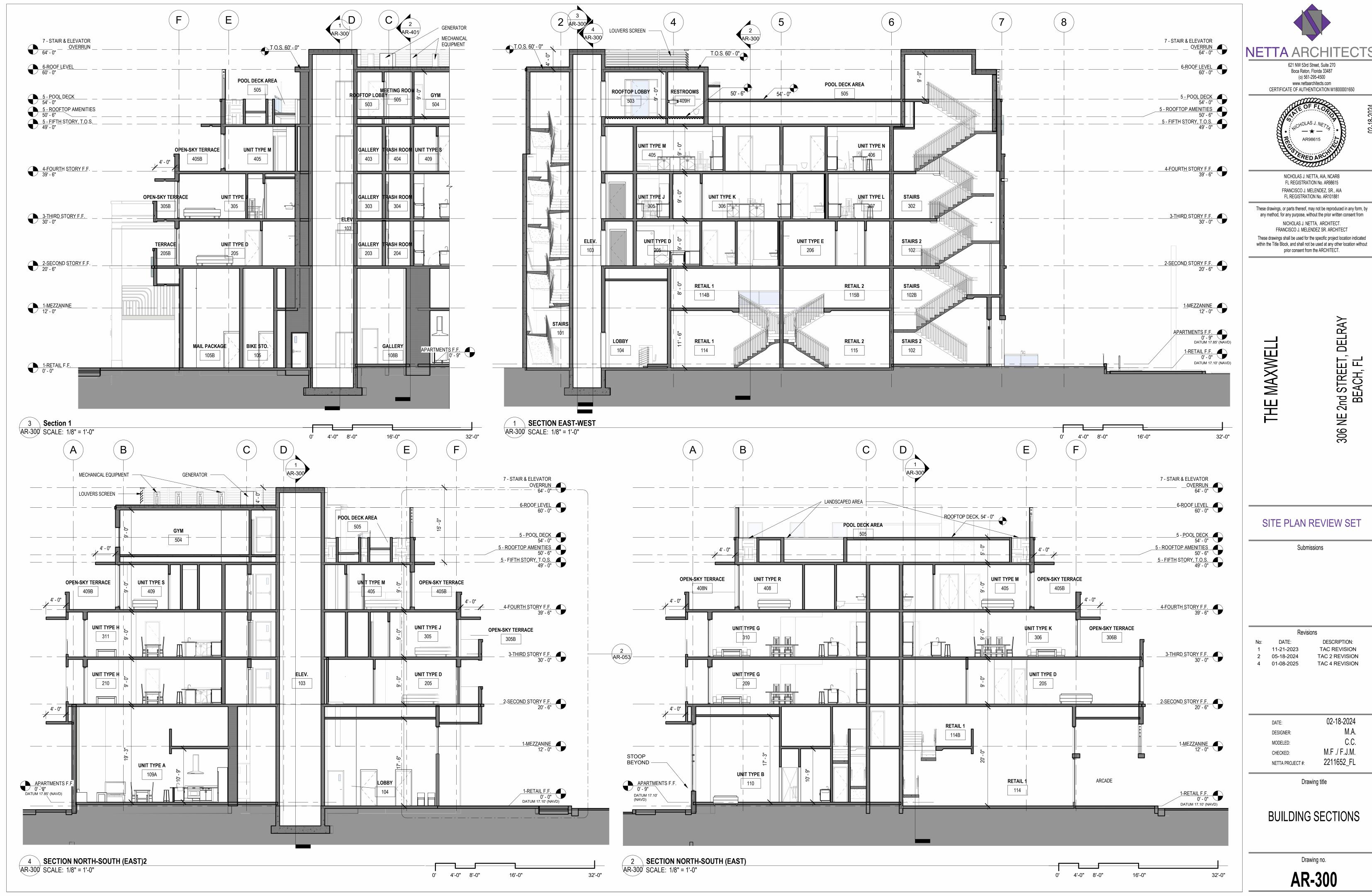
Revisions DATE: DESCRIPTION: TAC REVISION 11-21-2023 TAC 2 REVISION 05-18-2024 06-24-2024 TAC 3 REVISION 4 01-08-2025 TAC 4 REVISION

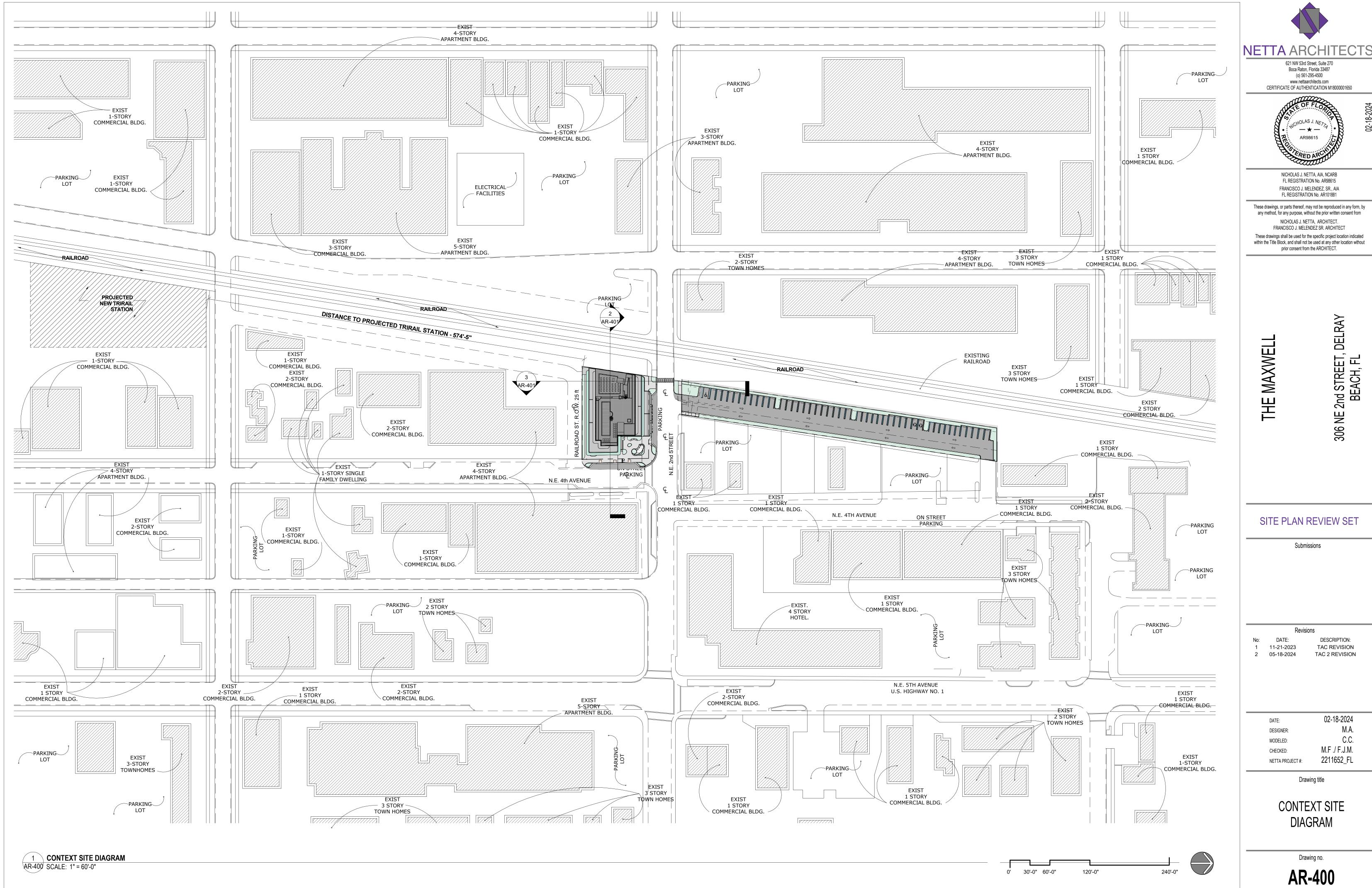
02-18-2024 DATE: DESIGNER: MODELED: M.F ./ F.J.M. CHECKED: 2211652\_FL NETTA PROJECT #:

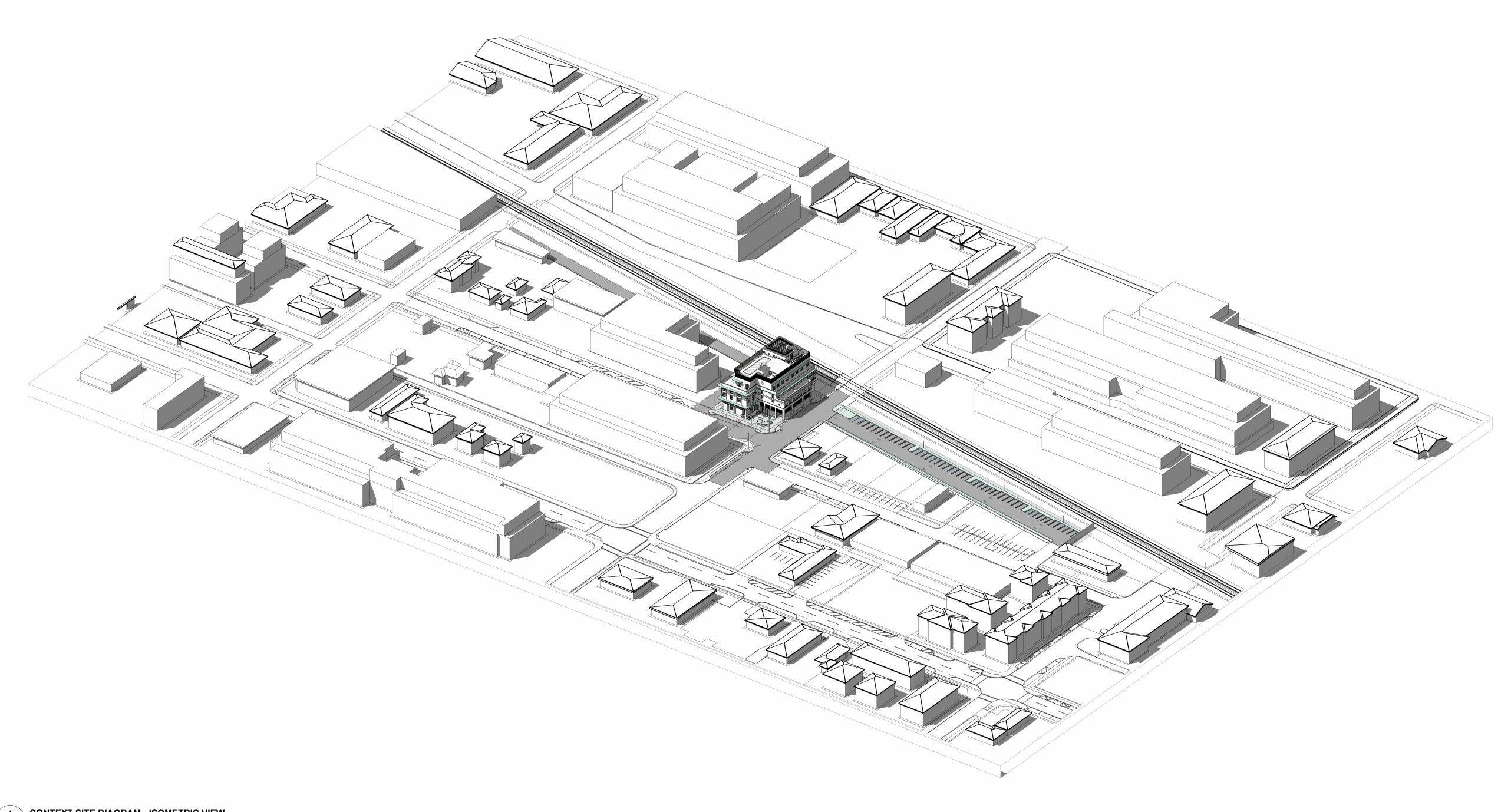
Drawing title

BUILDING **ELEVATIONS** 

Drawing no.

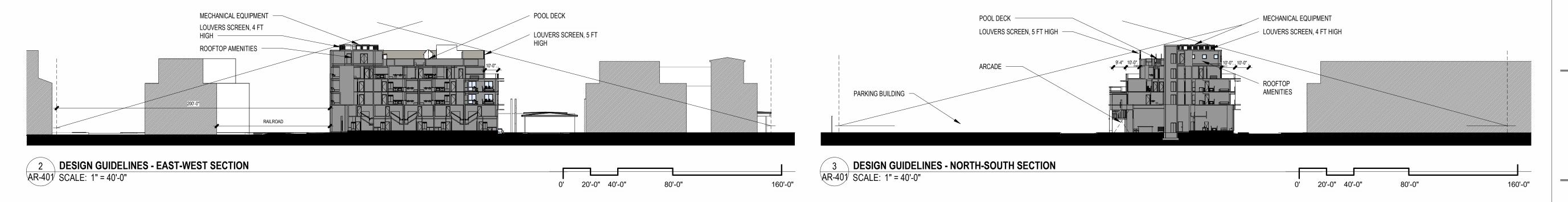




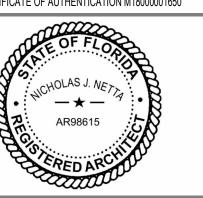


CONTEXT SITE DIAGRAM - ISOMETRIC VIEW

AR-401 SCALE:



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Drawing title

CONTEXT SITE DIAGRAM

Drawing no.

# ART DECO STYLE

### **DESIGN ELEMENTS LEGEND:**

### TRIPARTITE COMPOSITION - UPPER TIER:

- FLAT ROOF

ORNAMENTAL PARAPETS
CANTILEVERED MASONRY EYEBROWS SMOOTH STUCCO FINISH

## TRIPARTITE COMPOSITION - MIDDLE TIER:

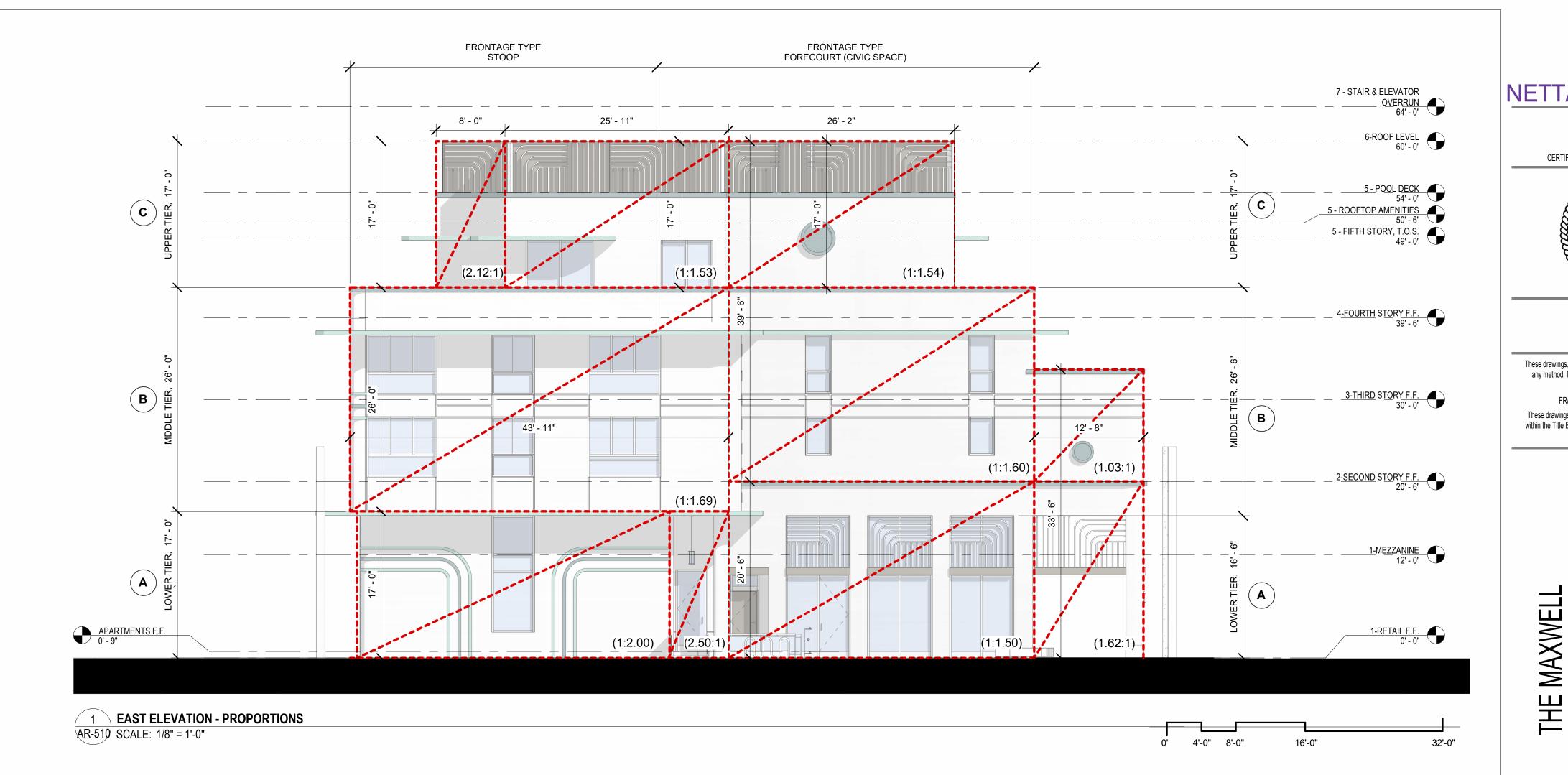
METAL FRAMED WINDOWS CANTILEVERED MASONRY EYEBROWS SIMPLE GEOMETRIC STUCCO RELIEFS

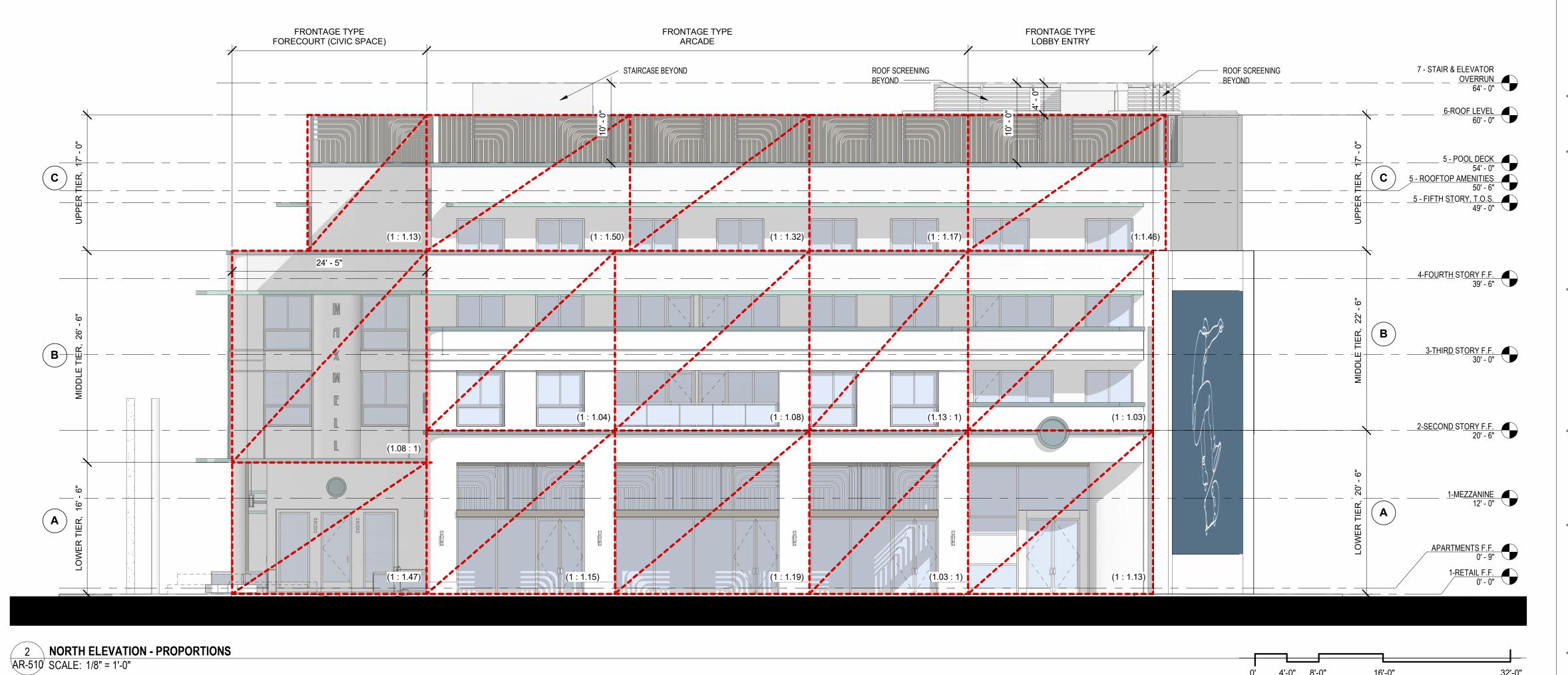
ORNAMENTAL ACCENTS AT FACADE - INTEGRATED SIGNAGE WITH MODERN FONT TYPE

### TRIPARTITE COMPOSITION - LOWER TIER:

METAL DOORS WITH LARGE GLASS OPENINGS MASONRY STOOP LEADING TO ENTRANCE GEOMETRIC STREAMLINED ORNAMENTS

FRONTAG	EIYP	<u> </u>				
STOOP		T	ABLE	4.4.13	(F)	
	MIN.		MAX.	PROV RAILROAD		PROV. 4th Ave
A. BUILDING SETBACK	10 FT.	,	15 FT	11 FT 2		14 FT 5 IN
B. DEPTH	5 FT.		8 FT	5	FT	7 FT
C. WIDTH	4 FT.		-	4	FT	5 FT
D. FLOOR ELEVATION	1 FT.		4 FT	1	FT	1 FT 6 IN
ALLOWABLE ENCROACHMENT	-		5 FT	0	FT	2 FT 6 IN
FORECOURT (CIVIC SPACE)		Т	ABLE	4.4.13	(H)	
	MIN.		M	AX.		PROVIDED
A. BUILDING SETBACK	10	) FT		15 FT		14 FT 5 IN
B. DEPTH	10	) FT		20 FT		20 FT
C. WIDTH	20	) FT	50%	FACADE	36	6 FT 4 IN (45%)
D. FLOOR ELEVATION	(	) FT		3 FT		0 FT
ALLOWABLE ENCROACHMENT	1	N / A		N/A		
ARCADE		T	ABLE	4.4.13	(J)	
	MIN.		M	AX.		PROVIDED
A. BUILDING SETBACK	VAF	RIES		15 FT		10 FT 8 IN
B. ARCADE DEPTH	10	) FT		20 FT		10 FT 8 IN
C. ARCADE HEIGHT	10	) FT		20 FT		16 FT 9 IN
D. COLUMN / PILLAR TO FACE OF CURB	2	2 FT		5 FT		3 FT 4 IN
E. COLUMN / PILLAR WIDTH AND DEPTH		1 FT		-		2 FT x 1 FT
F. MAXIMUM ALLOWABLE ENCROACHMENT.	VAF	RIES		VARIES		12 FT
LOBBY ENTRY		T	ABLE	4.4.13	(K)	
	MIN.		M	AX.		PROVIDED
A. BUILDING SETBACK	10	) FT		15 FT		15 FT
B. LOBBY ENTRY WIDTH	1	1 / A		N/A		22 FT 9 IN
C. OVERHANG / AWNING PROJECTION	1	1 / A		20 FT		9 FT
D. COLUMNS, PILASTER, POSTS	l l	1 / A		5 FT		N/A
STOREFRONT		T	ABLE	4.4.13	(I)	
	MIN.		M	λX.		PROVIDED
A. BUILDING SETBACK	10	) FT		15 FT		10 FT 8 IN
B. STORE WIDTH	ı	1 / A		75 FT		67 FT
C. STOREFRONT BASE		9 IN		3 FT		9 IN
D. GLAZING HEIGHT + STOREFRONT BASE	}	B FT				16 FT
E. REQUIRED OPENINGS	8	80 %				80.41 %
MAXIMUM ALLOWABLE ENCROACHMENT IN ALL DISTR	ICTS					
F. AWNING PROJECTION	!	5 FT				N / A
G. PROJECTING SIGN	N	N / A_		3 FT		N / A





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M.F ./ F.J.M. 2211652\_FL NETTA PROJECT #:

02-18-2024

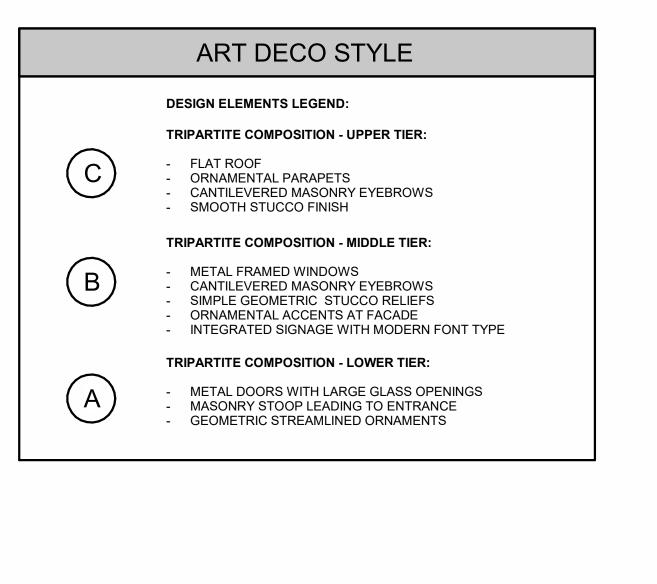
Drawing title

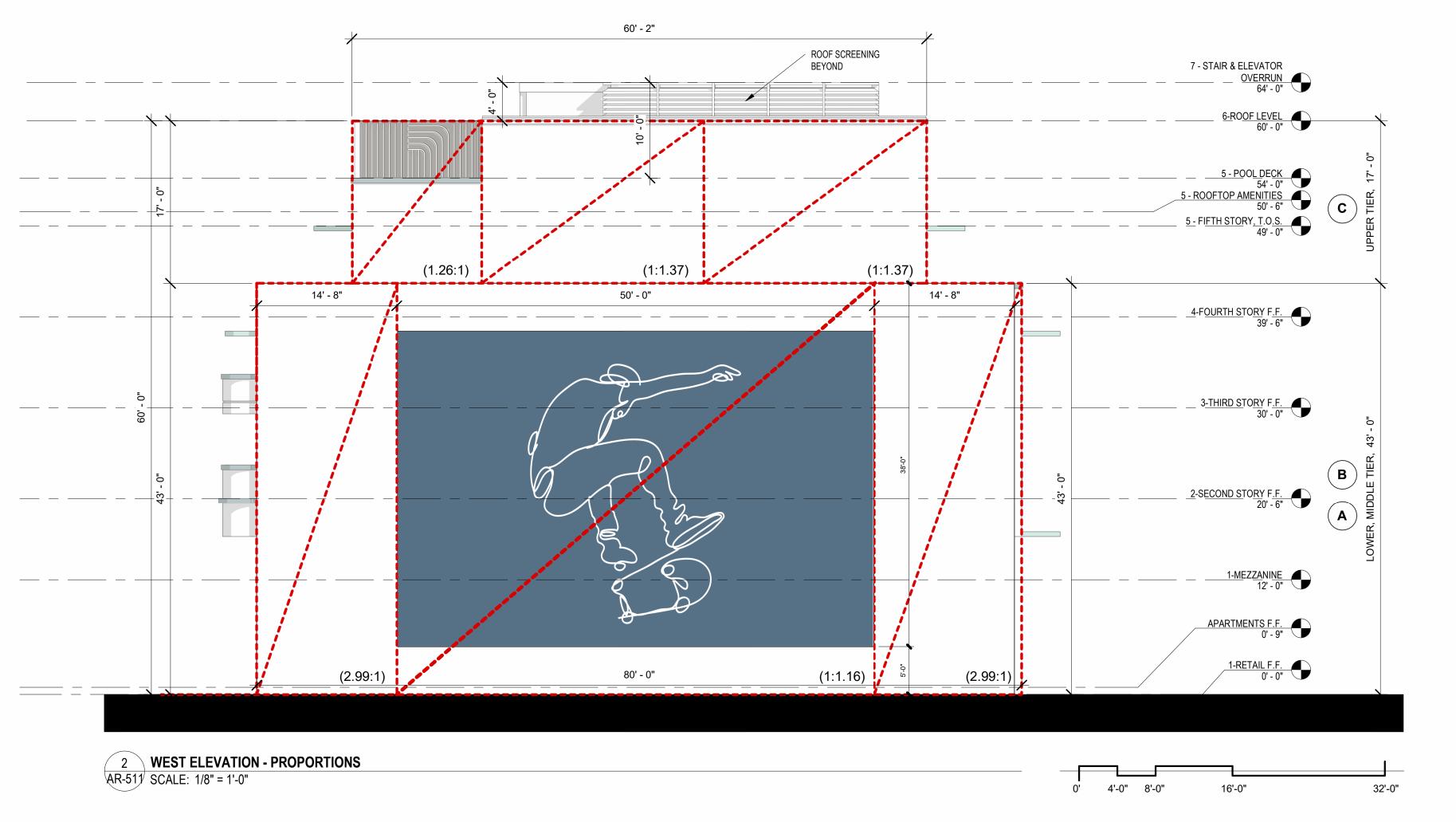
DESIGN GUIDELINES -**FACADE** PROPORTIONS

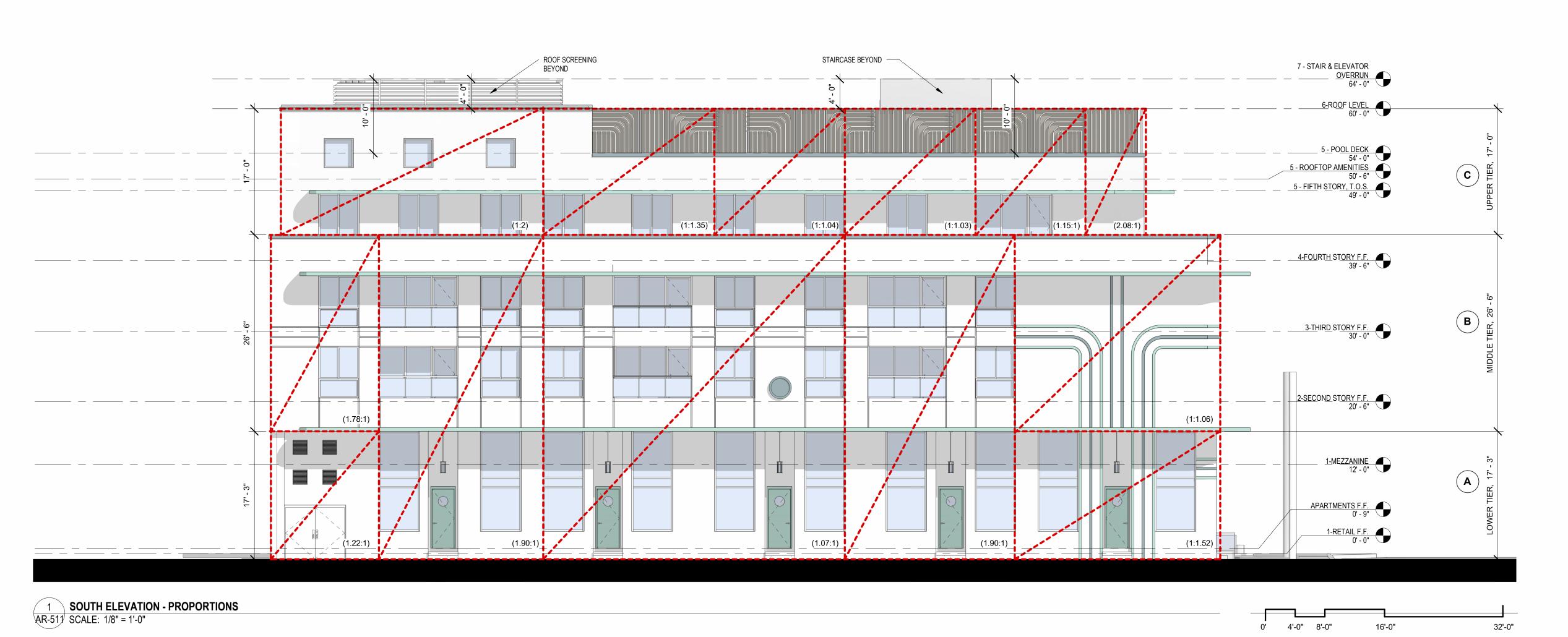
Drawing no.

32'-0"

0' 4'-0" 8'-0"









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OF FLOADING HOLAS J. NET AR98615

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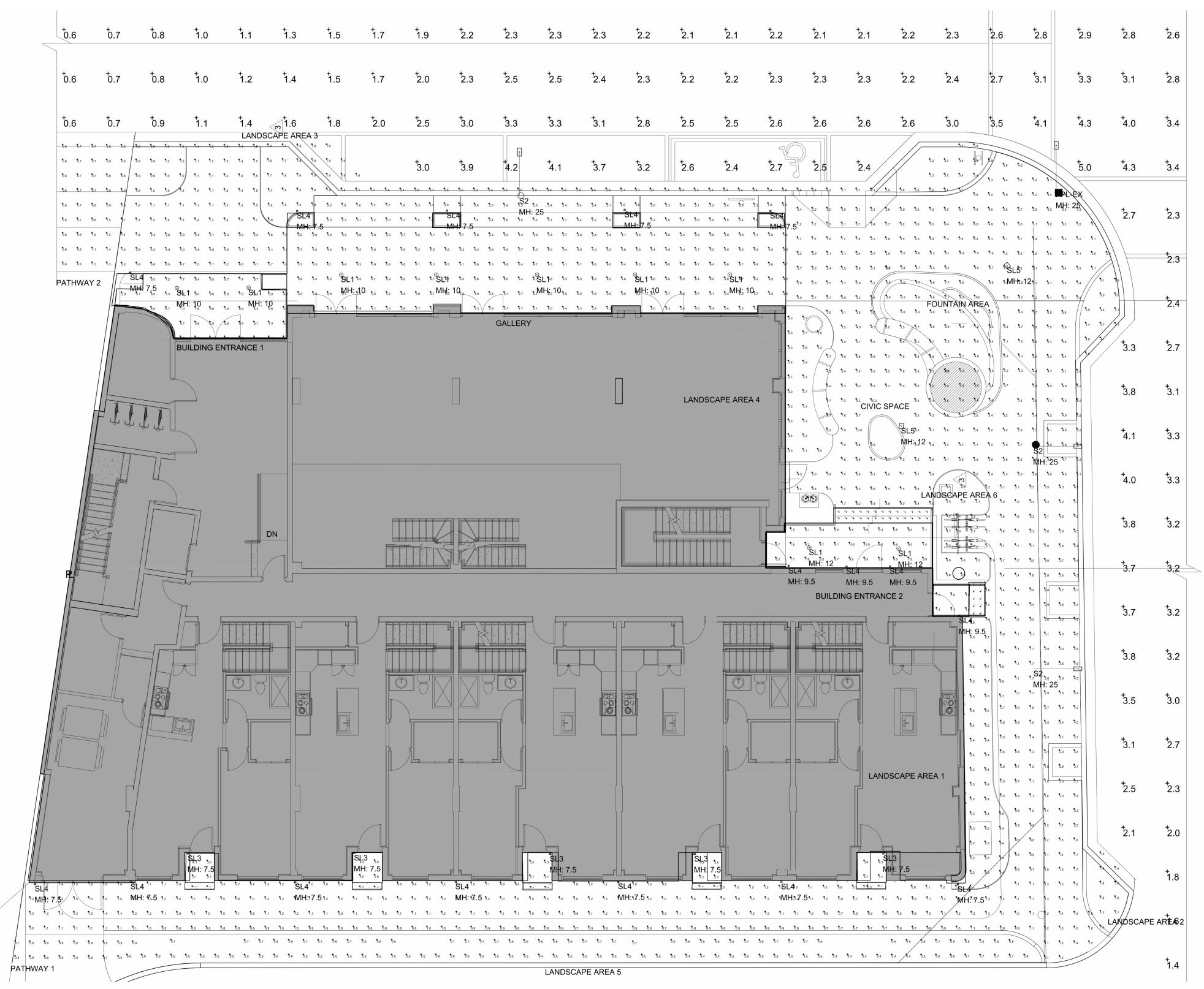
NETTA PROJECT #: 2211652\_FL

Drawing title

DESIGN GUIDELINES -FACADE PROPORTIONS

Drawing no.

UTDOOR LIGHTING	Max Illumination (ft-candles)	Min Illumination (ft-candles)	Max/Min (ft-candles)	Average/Min (ft-candles)
UILDINGS AND STRUCTURES				
ccent pathway	5.0 (2) (30fc bollards)	0.5	_	_
uilding Entrance	10.0	1.0	_	3:1
andscape Lighting	5.0	_	_	_
anopies, Drive-Thru	20.0	0.0	10.1	0.5.4
nd Overhangs	30.0	3.0	10:1	2.5:1
ARKING LOTS				
lulti-Family Residential	4.0	0.3	13:1	
ommercial and Industrial	12.0	1.0	12:1	3:1
ARKING GARAGES / STRUCTI	JRES			
arking Area	10	1.0	10:1	4:1
amps - Day	20	2.0	10:1	4.1
amps - Night	10	1.0	10:1	
ntrance Area- Day	500	50	10:1	
ntrance Area - Night	10	1.0	10:1	
tairways	5.0	2.0	10:1	
ther Lighting Types				
outdoor Display other than ehicle Sales and Rental	15 (1)	1.0	15:1	4:1
OTES:	10 (1)	1.0	10.1	7.1
The first year sleepet to mublic vi	ghts-of-way of display outdoor sales	may ha increases to a may	of 20 foot candles	



Photometrics Calcula	ation Software (	Generated Lum	inaire Schedule					
Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	1	FPL-EX	Single	10440	10440	0.900	85	85
	3	S2	Single	10440	10440	0.900	85	85
(4)	9	SL1	Single	1030	1030	0.900	9.9	9.9
	5	SL3	Single	283	283	0.900	5.6	5.6
	16	SL4	Single	1334	1334	0.900	9.03	9.03
-	2	SL5	Single	4828	4828	0.900	54.5	54.5

<u>*</u> 2 3L3	Single	4020 4020		0.900	34.5	J4	
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CIVIC SPACE	Illuminance	Fc	4.63	10.0	1.2	3.86	8.33
FOUNTAIN AREA	Illuminance	Fc	6.14	10.0	3.3	1.86	3.03
GALLERY	Illuminance	Fc	4.95	7.7	1.5	3.30	5.13
LANDSCAPE AREA 1	Illuminance	Fc	0.60	1.3	0.2	3.00	6.50
LANDSCAPE AREA 2	Illuminance	Fc	2.86	5.0	1.6	1.79	3.13
LANDSCAPE AREA 3	Illuminance	Fc	2.44	3.8	1.4	1.74	2.71
LANDSCAPE AREA 4	Illuminance	Fc	3.24	5.0	2.3	1.41	2.17
LANDSCAPE AREA 5	Illuminance	Fc	0.58	0.9	0.4	1.45	2.25
LANDSCAPE AREA 6	Illuminance	Fc	3.29	5.0	1.9	1.73	2.63
NE 2ND ST	Illuminance	Fc	2.18	5.0	0.6	3.63	8.33
NE 4TH AVE	Illuminance	Fc	2.88	4.1	1.1	2.62	3.73
PATHWAY 1	Illuminance	Fc	1.52	4.9	0.5	3.04	9.80
PATHWAY 2	Illuminance	Fc	1.47	3.5	0.6	2.45	5.83
BUILDING ENTRANCE 1	Illuminance	Fc	5.97	9.6	1.4	4.26	6.86
BUILDING ENTRANCE 2	Illuminance	Fc	6.79	10.0	1.1	6.17	9.09

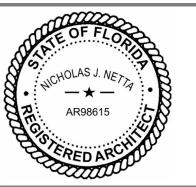
			THE MAXV	VELL							
LIGHTING FIXTURE SCHEDULE											
TYPE	DESCRIPTION	MANF	CATALOG NUMBER	VOLT	LAMP COLOR	LUMENS	LAMP TYPE	DIM TYPE	WATTS	MOUNTING	NOTES
SL1	DOWNLIGHT LED CYLINDER	HALO	HCC6S10D010-FINISH-WPN / HM6C0525830 / 61WD-FINISH	UNV	3000K	1030	LED	0-10V	9.9W	SURFACE	
SL2B	BOLLARD	LIGMAN	UPRA-10011-14W-T4-W30-FINISH-120/277V	UNV	3000K	1660	LED	0-10V	14VV	SURFACE	
SL2BE	BOLLARD ON INVERTER	LIGMAN	UPRA-10011-14W-T4-W30-FINISH-120/277V	UNV	3000K	1660	LED	0-10V	14VV	SURFACE	
SL3	WALL SCONCE	LIGMAN	UGI-31621-6W-T3-W30-FINISH-120/277V	UNV	3000K	305	LED	0-10V	6W	SURFACE	
SL4	WALL SCONCE	KICHLER	59113BKT - 10FA19DIM/930 GREENCREATIVE	120	3000K	1334	LED	PHASE	9W	SURFACE	
SL5	LIGHT LINEAR	LIGMAN	ULI-21241-55W-T4-W30-FINISH-12'-120/277V	UNV	3000K	4828	LED	0-10V	54W	12' POLE	
SL5B	LIGHT LINEAR	LIGMAN	ULI-21241-55W-TW-W30-FINISH-12'-120/277V	UNV	3000K	4828	LED	0-10V	54VV	12' POLE	
SL6	WALL SCONCE	LIGMAN	UGI-31641-10W-T4-W30-FINISH-120/277V	UNV	3000K	820	LED	0-10V	10VV	SURFACE	
SL6E	WALL SCONCE ON INVERTER	LIGMAN	UGI-31641-10W-T4-W30-FINISH-120/277V	UNV	3000K	820	LED	0-10V	10VV	SURFACE	
SL7E-A	LADOR CLUSTER COLUMN ON INVERTER	LIGMAN	ULD-20011-3X21W-M-W30-FINISH-120/277V (3 LAMPS)	UNV	3000K	1975 (3)	LED	0-10V	21W (3)	13' COLUMN	
SL7E-B	LADOR CLUSTER COLUMN ON INVERTER	LIGMAN	ULD-20011-3X21W-M-W30-FINISH-120/277V (3 LAMPS)	UNV	3000K	1975 (3)	LED	0-10V	21W (3)	13' COLUMN	
S1	LED SITE ILUMINAIRE ON EXISTING POLE	MCGRAW- EDISON	GALN-SA2C-730-U-T4W-FINISH-MA1036-XX	UNV	3000K	12885	LED	0-10V	108VV	20' POLE	1
52	LED SITE ILUMINAIRE	LUMARK	NAV-SA2B-730-U-SL2-FINISH-MA1010-XX	UNV	3000K	10440	LED	0-10V	85W	POLE	2
S3	LED SITE ILUMINAIRE ON NEW POLE	MCGRAW- EDISON	GALN-SA2C-730-U-T4W-FINISH-MA1036-XX	UNV	3000K	12885	LED	0-10V	108W	20' POLE	3
			FIXTURE SCHEDU	LE NOTES						_	

NOTE 3: FIXTURES MOUNTED @ 20' ON VALMONT NEW POLE 1908-30504TE-P2-COOPER FINIS



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CERTIFICATE OF AUTHENTICATION M18000001650



NICHOLAS J. NETTA, AIA, NCARB FL REGISTRATION No. AR98615 FRANCISCO J. MELENDEZ, SR., AIA FL REGISTRATION No. AR101881

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FRANCISCO J. MELENDEZ SR. ARCHITECT

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FRANCISCO J. MELENDEZ SR. ARCHITECT

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THE MAXWELL

306 NE 2nd STREET, DELRAY BEACH, FL

SITE PLAN REVIEW SET

Submissions

Revisions

<b>)</b> :	DATE:	DESCRIPTION:
	11-21-2023	TAC REVISION
<u>-</u>	05-18-2024	TAC 2 REVISION
}	06-24-2024	TAC 3 REVISION
ŀ	01-08-2025	TAC 4 REVISION

DATE: 02-18-2024

DESIGNER: M.A.

MODELED: C.C.

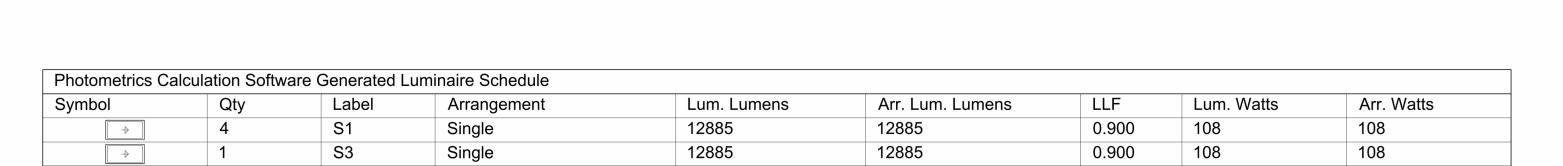
CHECKED: M.F./F.J.M.

NETTA PROJECT #: 2211652\_FL

Drawing title

DESIGN GUIDELINES -PHOTOMETRIC P. -GROUND STORY

Drawing n



0.6 0.7 0.9

0.9 1.4 1.6 1.7 1.9 1.9 1.9 1.9 2.0

17 17 1.8 1.8 1.9 3

1.5 †.9

1.0 + 1.2

1.0 1.7 1.4 1.2 1.0 0.8 0.7 0.6 0.5

10 0.6 0.6 0.6 0.7 0.8 1.0 1.2 1.4

13 15 1.8 2.0 22 2.4 2.4 2.2 2.1

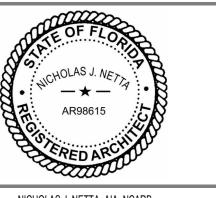
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Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LANDSCAPE AREA	Illuminance	Fc	1.49	3.7	0.4	3.73	9.25
PARKING LOT	Illuminance	Fc	1.76	3.2	0.6	2.93	5.33

			THE MAX	WELL							
LIGHTING FIXTURE SCHEDULE											
TYPE	DESCRIPTION	MANF	CATALOG NUMBER	VOLT	LAMP COLOR	LUMENS	LAMP TYPE	DIM TYPE	WATTS	MOUNTING	NOTES
SL1	DOWNLIGHT LED CYLINDER	HALO	HCC6S10D010-FINISH-WPN / HM6C0525830 / 61WD-FINISH	UNV	3000K	1030	LED	0-10V	9.9W	SURFACE	
SL2B	BOLLARD	LIGMAN	UPRA-10011-14W-T4-W30-FINISH-120/277V	UNV	3000K	1660	LED	0-10V	14W	SURFACE	
SL2BE	BOLLARD ON INVERTER	LIGMAN	UPRA-10011-14W-T4-W30-FINISH-120/277V	UNV	3000K	1660	LED	0-10V	14W	SURFACE	
SL3	WALL SCONCE	LIGMAN	UGI-31621-6W-T3-W30-FINISH-120/277V	UNV	3000K	305	LED	0-10V	6W	SURFACE	
SL4	WALL SCONCE	KICHLER	59113BKT - 10FA19DIM/930 GREENCREATIVE	120	3000K	1334	LED	PHASE	9W	SURFACE	
SL5	LIGHT LINEAR	LIGMAN	ULI-21241-55W-T4-W30-FINISH-12'-120/277V	UNV	3000K	4828	LED	0-10V	54W	12' POLE	
SL5B	LIGHT LINEAR	LIGMAN	ULI-21241-55W-TW-W30-FINISH-12'-120/277V	UNV	3000K	4828	LED	0-10V	54W	12' POLE	
SL6	WALL SCONCE	LIGMAN	UGI-31641-10W-T4-W30-FINISH-120/277V	UNV	3000K	820	LED	0-10V	10VV	SURFACE	
SL6E	WALL SCONCE ON INVERTER	LIGMAN	UGI-31641-10W-T4-W30-FINISH-120/277V	UNV	3000K	820	LED	0-10V	10VV	SURFACE	
SL7E-A	LADOR CLUSTER COLUMN ON INVERTER	LIGMAN	ULD-20011-3X21W-M-W30-FINISH-120/277V (3 LAMPS)	UNV	3000K	1975 (3)	LED	0-10V	21W (3)	13' COLUMN	
SL7E-B	LADOR CLUSTER COLUMN ON INVERTER	LIGMAN	ULD-20011-3X21W-M-W30-FINISH-120/277V (3 LAMPS)	UNV	3000K	1975 (3)	LED	0-10V	21W (3)	13' COLUMN	
S1	LED SITE ILUMINAIRE ON EXISTING POLE	MCGRAW- EDISON	GALN-SA2C-730-U-T4W-FINISH-MA1036-XX	UNV	3000K	12885	LED	0-10V	108W	20' POLE	1
S2	LED SITE ILUMINAIRE	LUMARK	NAV-SA2B-730-U-SL2-FINISH-MA1010-XX	UNV	3000K	10440	LED	0-10V	85W	POLE	2
S3	LED SITE ILUMINAIRE ON NEW POLE	MCGRAW- EDISON	GALN-SA2C-730-U-T4W-FINISH-MA1036-XX	UNV	3000K	12885	LED	0-10V	108W	20' POLE	3
			FIXTURE SCHED	JLE NOTES	•						,

NOTE 2: FIXTURES MOUNTED @ 25' ON EXISTING POLE NOTE 3: FIXTURES MOUNTED @ 20' ON VALMONT NEW POLE 1908-30504TE-P2-COOPER FINISH FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT QUOTATIONS@LIGHTINGDYNAMICS.COM, (954) 944-0286

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MAXWELL

置

0.5 0.5 0.6 0.6 0.6 0.6 0.6 0.6

306 NE 2nd STREET, DELRAY BEACH, FL

# SITE PLAN REVIEW SET

Revisions

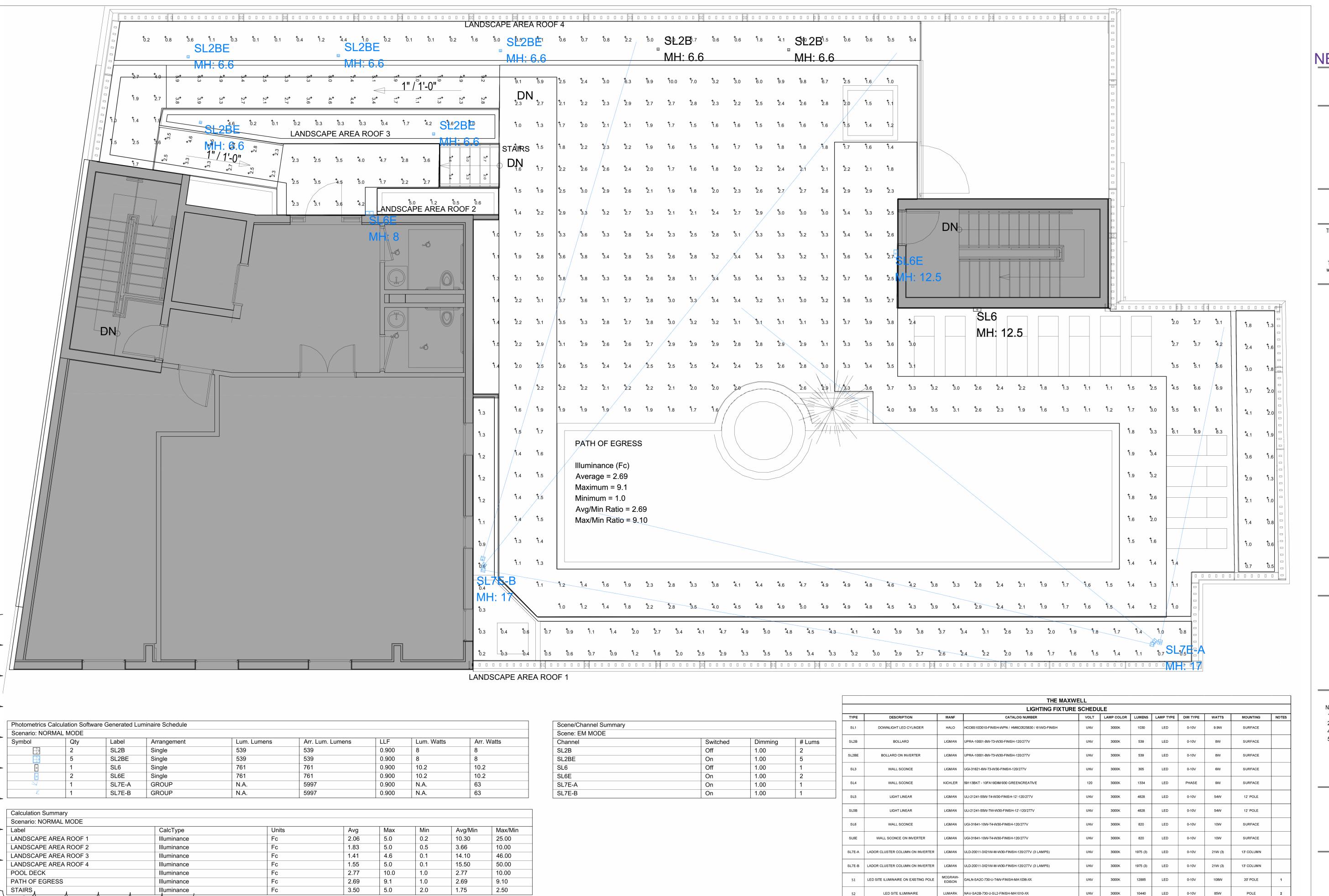
DATE: 2 05-18-2024 TAC 2 REVISION

> 02-18-2024 DATE: DESIGNER: MODELED: M.F ./ F.J.M. CHECKED:

2211652\_FL NETTA PROJECT #:

Drawing title

DESIGN GUIDELINES -PHOTOMETRIC P. -PARKING AREA



NOTE:

HEIGHT OF THE BUILDING

ALL PROPOSED LIGHTING FIXTURES WILL BE CUT-OFF LUMINAIRES, NOT EXTENDING BEYOND THE

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DELRAY

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SITE PLAN REVIEW SET

Submissions

Revisions

DATE: DESCRIPTION: 11-21-2023 TAC REVISION 05-18-2024 TAC 2 REVISION 4 01-08-2025 **TAC 4 REVISION** 5 03-19-2025 TAC 5 REVISION

> 02-18-2024 DATE: DESIGNER: M.F ./ F.J.M.

MODELED: CHECKED: 2211652\_FL NETTA PROJECT #:

MCGRAW-EDISON GALN-SA2C-730-U-T4W-FINISH-MA1036-XX

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT QUOTATIONS@LIGHTINGDYNAMICS.COM, (954) 944-0286

3000K 12885 LED 0-10V 108W

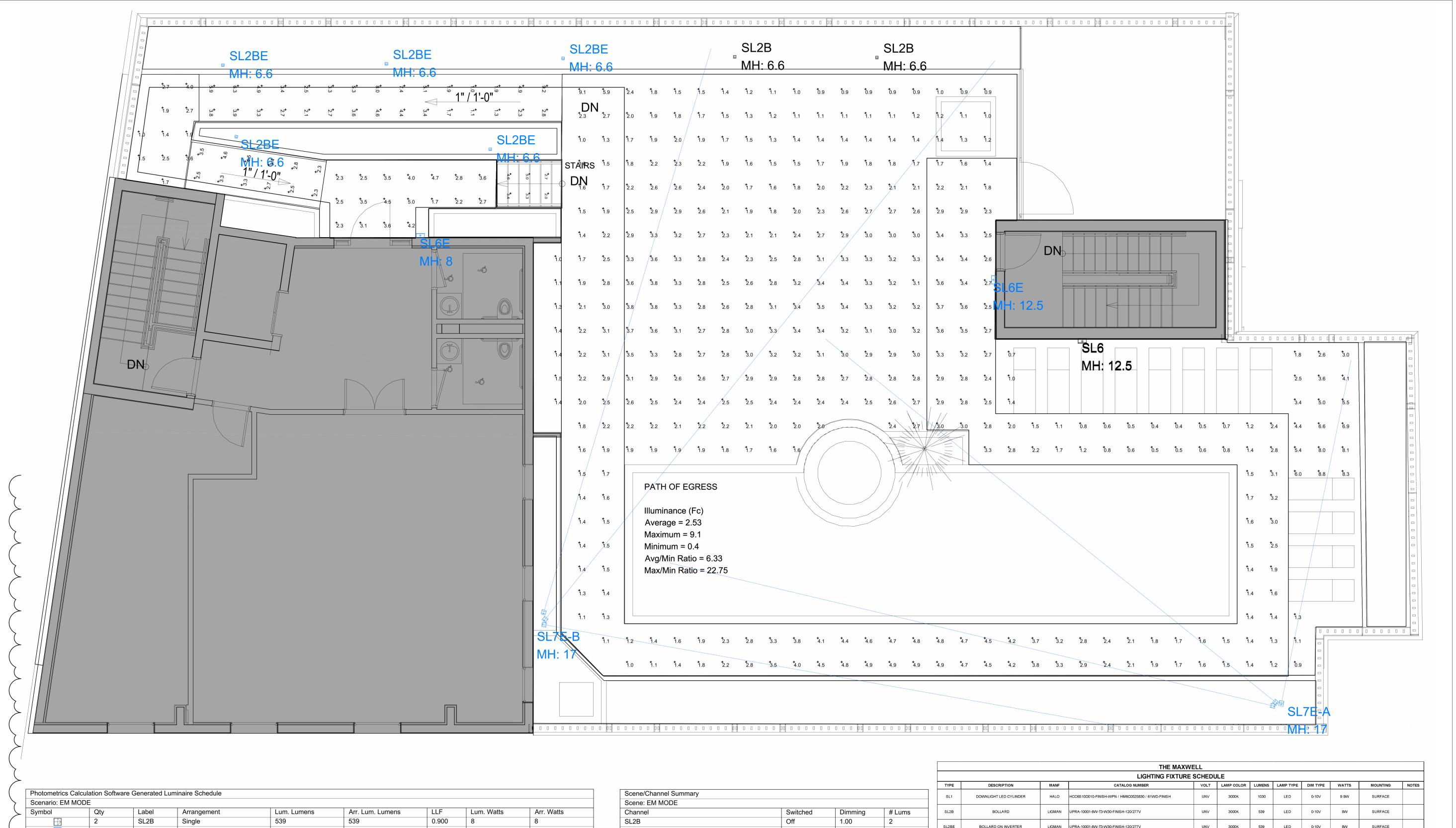
20' POLE

LED SITE ILUMINAIRE ON NEW POLE

Drawing title

C.C.

**DESIGN GUIDELINES -**PHOTOMETRIC P. -ROOFTOP



Photometrics Ca	Iculation Softw	are Generated Lur	minaire Schedule					
Scenario: EM M	ODE							
Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	2	SL2B	Single	539	539	0.900	8	8
$\Box$	5	SL2BE	Single	539	539	0.900	8	8
<b>→</b>	1	SL6	Single	761	761	0.900	10.2	10.2
<b>→</b>	2	SL6E	Single	761	761	0.900	10.2	10.2
V	1	SL7E-A	GROUP	N.A.	5997	0.900	N.A.	63
K	1	SL7E-B	GROUP	N.A.	5997	0.900	N.A.	63

Calculation Summary							
Scenario: EM MODE							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
POOL DECK	Illuminance	Fc	2.45	9.1	0.4	6.13	22.75
PATH OF EGRESS	Illuminance	Fc	2.53	9.1	0.4	6.33	22.75
STAIRS	Illuminance	Fc	3.50	5.0	2.0	1.75	2.50

NOTE:	
ALL PROPOSED LIGHTING FIXTURE OFF LUMINAIRES, NOT EXTENDING HEIGHT OF THE BUILDING	

Scene/Channel Summary			
Scene: EM MODE			
Channel	Switched	Dimming	# Lums
SL2B	Off	1.00	2
SL2BE	On	1.00	5
SL6	Off	1.00	1
SL6E	On	1.00	2
SL7E-A	On	1.00	1
SL7E-B	On	1.00	1

			THE MAXWI	ELL							
			LIGHTING FIXTURE	SCHEDU	LE						
TYPE	DESCRIPTION	MANF	CATALOG NUMBER	VOLT	LAMP COLOR	LUMENS	LAMP TYPE	DIM TYPE	WATTS	MOUNTING	NOTES
SL1	DOWNLIGHT LED CYLINDER	HALO	HCC6S10D010-FINISH-WPN / HM6C0525830 / 61WD-FINISH	UNV	3000K	1030	LED	0-10V	9.9W	SURFACE	
SL2B	BOLLARD	LIGMAN	UPRA-10001-8W-T3-W30-FINISH-120/277V	UNV	3000K	539	LED	0-10V	8VV	SURFACE	
SL2BE	BOLLARD ON INVERTER	LIGMAN	UPRA-10001-8W-T3-W30-FINISH-120/277V	UNV	3000K	539	LED	0-10V	8VV	SURFACE	
SL3	WALL SCONCE	LIGMAN	UGI-31621-6W-T3-W30-FINISH-120/277V	UNV	3000K	305	LED	0-10V	6VV	SURFACE	
SL4	WALL SCONCE	KICHLER	59113BKT - 10FA19DIM/930 GREENCREATIVE	120	3000K	1334	LED	PHASE	9W	SURFACE	
SL5	LIGHT LINEAR	LIGMAN	ULI-21241-55W-T4-W30-FINISH-12'-120/277V	UNV	3000K	4828	LED	0-10V	54W	12' POLE	
SL5B	LIGHT LINEAR	LIGMAN	ULI-21241-55W-TW-W30-FINISH-12'-120/277V	UNV	3000K	4828	LED	0-10V	54W	12' POLE	
SL6	WALL SCONCE	LIGMAN	UGI-31641-10W-T4-W30-FINISH-120/277V	UNV	3000K	820	LED	0-10V	10W	SURFACE	
SL6E	WALL SCONCE ON INVERTER	LIGMAN	UGI-31641-10W-T4-W30-FINISH-120/277V	UNV	3000K	820	LED	0-10V	10W	SURFACE	
SL7E-A	LADOR CLUSTER COLUMN ON INVERTER	LIGMAN	ULD-20011-3X21W-M-W30-FINISH-120/277V (3 LAMPS)	UNV	3000K	1975 (3)	LED	0-10V	21W (3)	13' COLUMN	
SL7E-B	LADOR CLUSTER COLUMN ON INVERTER	LIGMAN	ULD-20011-3X21W-M-W30-FINISH-120/277V (3 LAMPS)	UNV	3000K	1975 (3)	LED	0-10V	21W (3)	13' COLUMN	
S1	LED SITE ILUMINAIRE ON EXISTING POLE	MCGRAW- EDISON	GALN-SA2C-730-U-T4W-FINISH-MA1036-XX	UNV	3000K	12885	LED	0-10V	108VV	20' POLE	1
S2	LED SITE ILUMINAIRE	LUMARK	NAV-SA2B-730-U-SL2-FINISH-MA1010-XX	UNV	3000K	10440	LED	0-10V	85W	POLE	2
S3	LED SITE ILUMINAIRE ON NEW POLE	MCGRAW- EDISON	GALN-SA2C-730-U-T4W-FINISH-MA1036-XX	UNV	3000K	12885	LED	0-10V	108VV	20' POLE	3
			FIXTURE SCHEDULE						-		
			NOTE 1: FIXTURES MOUNTED ON								
			NOTE 2: FIXTURES MOUNTED @ 25  NOTE 3: FIXTURES MOUNTED @ 20' ON VALMONT NEW								

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT QUOTATIONS@LIGHTINGDYNAMICS.COM, (954) 944-0286

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SITE PLAN REVIEW SET

Submissions

Revisions

DATE: DESCRIPTION: 11-21-2023 TAC REVISION 05-18-2024 TAC 2 REVISION TAC 4 REVISION 4 01-08-2025 TAC 5 REVISION 5 03-19-2025

> 02-18-2024 DATE: DESIGNER: M.F ./ F.J.M.

> MODELED: CHECKED: 2211652\_FL NETTA PROJECT #:

Drawing title DESIGN GUIDELINES -PHOTOMETRIC P. -ROOFTOP EM. LIGHTING

Drawing no.



TOTAL

TOTAL

NORTH ELEVATION

GROUND LEVEL

SECOND STORY

THIRD STORY

FOURTH STORY

117.83 FT

117.83 FT

117.83 FT

0 FT / 46 FT

0 FT / 46 FT

10 FT / 46 FT

107.83 FT | 20 FT / 46 FT

60 FT

60 FT

70 FT

80 FT

4,030 S.F.

2,416 S.F.

1,119 S.F.

1,119 S.F.

1,024 S.F.

5,679 S.F.

964 S.F. 23.92 %

1,155 S.F. 47.82 %

47.35 %

47.35 %

35.05 %

45.33 %

530 S.F.

530 S.F.

359 S.F.

2,574 S.F.

FOURTH STORY

TOTAL

117.08 FT

20 FT

56 FT

1,112 S.F.

6,198 S.F.

477 S.F.

2,139 S.F.

42.89 %

34.51 %

621 NW 53rd Street, Suite 270 Boca Raton, Florida 33487

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SITE PLAN REVIEW SET

Submissions

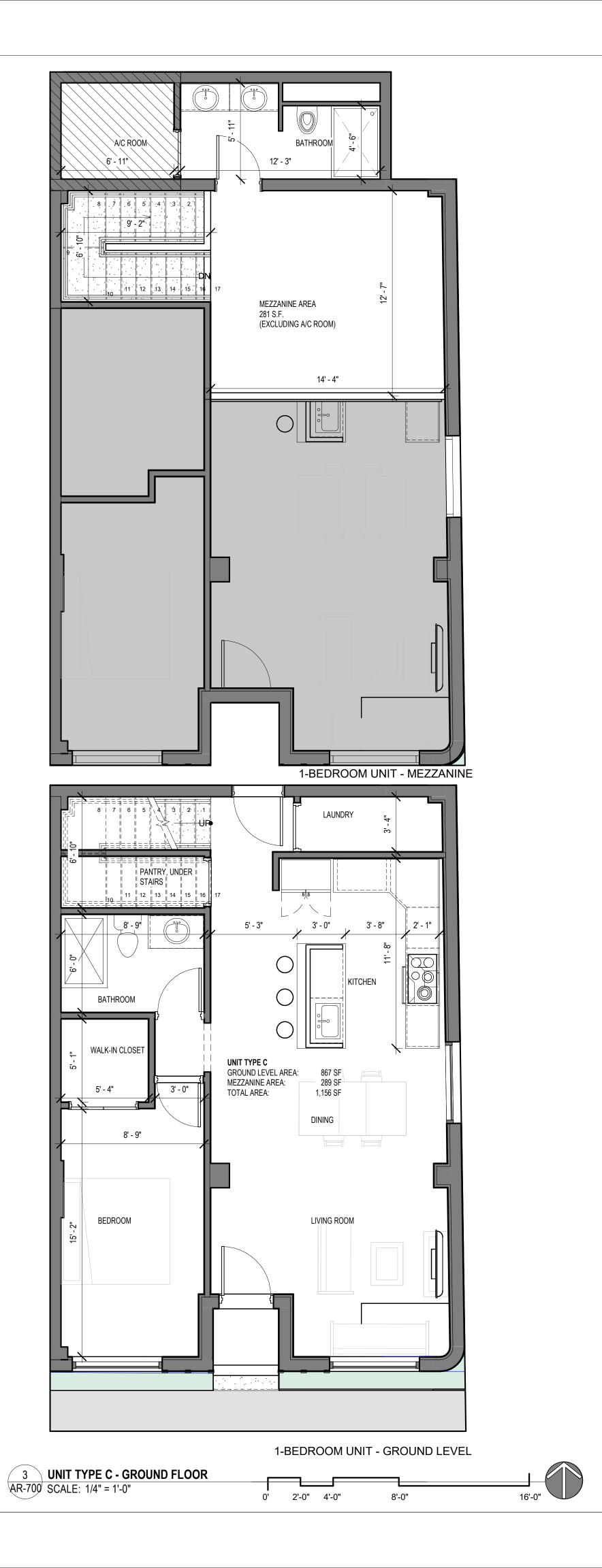
Revisions DATE: DESCRIPTION: TAC REVISION 11-21-2023 TAC 2 REVISION 05-18-2024 06-24-2024 TAC 3 REVISION 4 01-08-2025 TAC 4 REVISION

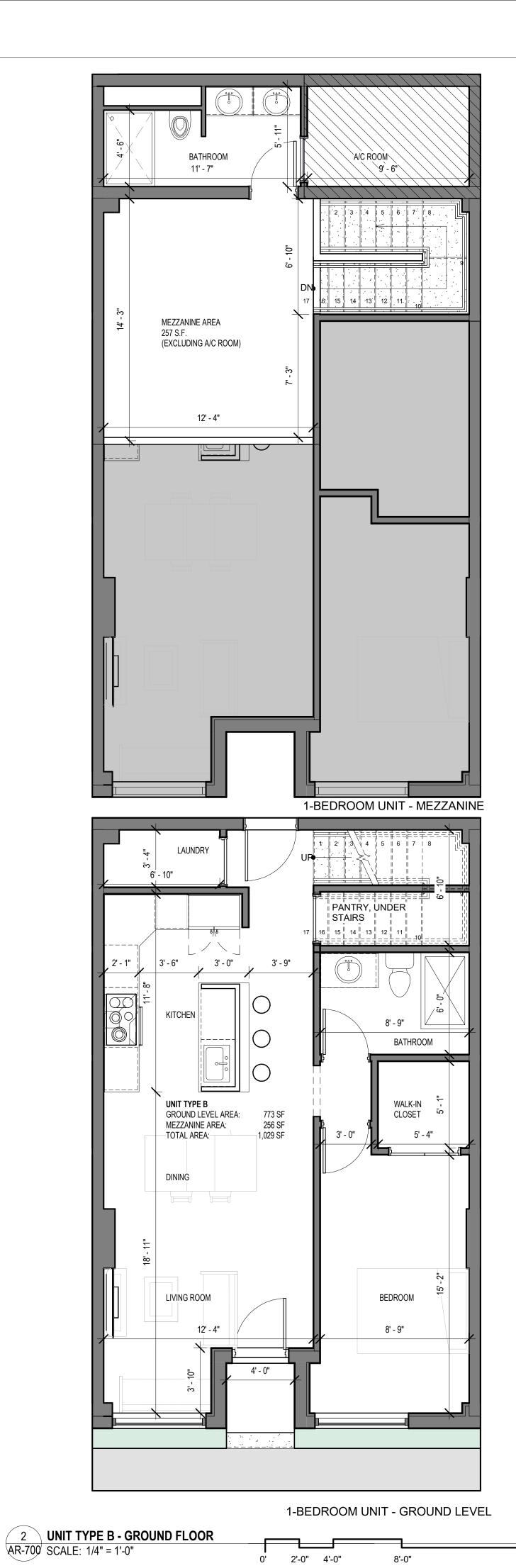
02-18-2024 DATE: DESIGNER: C.C. MODELED: M.F ./ F.J.M. CHECKED: 2211652\_FL NETTA PROJECT #:

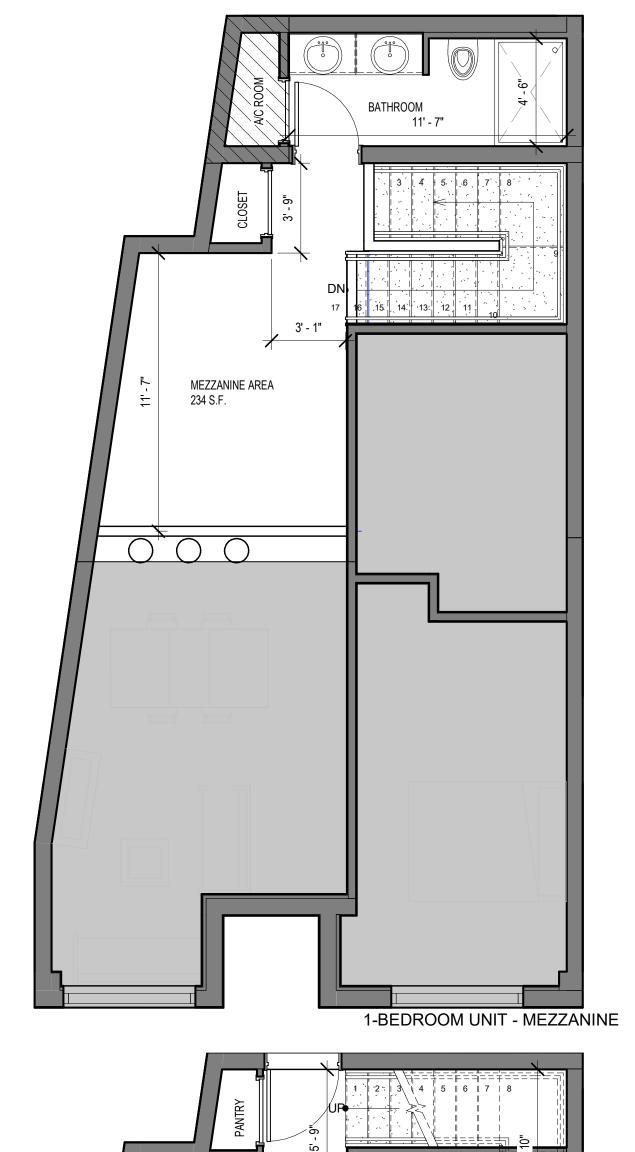
Drawing title

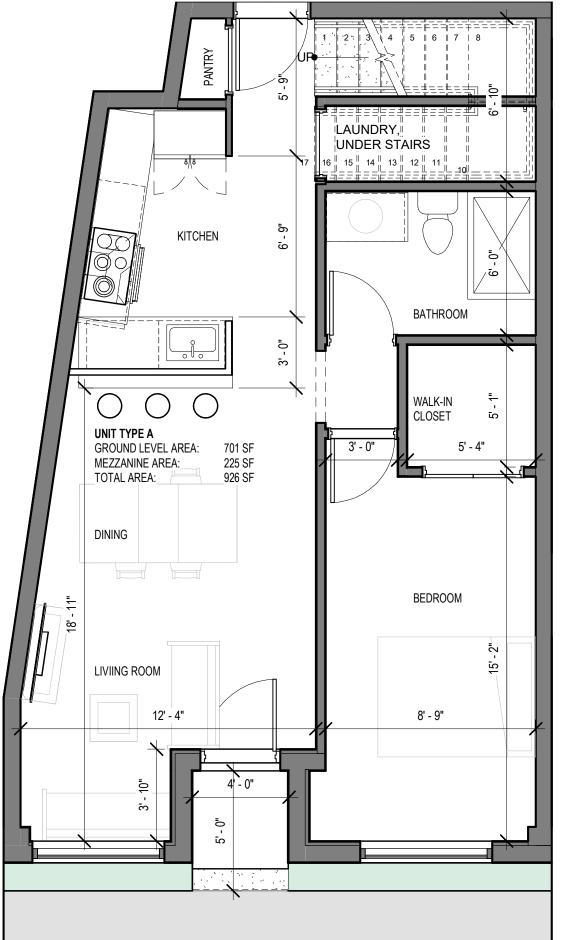
**EXTERIOR WALL** OPENINGS, CALCULATIONS

Drawing no.









1-BEDROOM UNIT - GROUND LEVEL



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Revisions

DATE: DESCRIPTION: TAC REVISION 1 11-21-2023 2 05-18-2024 TAC 2 REVISION

> 02-18-2024 DATE: DESIGNER: MODELED: M.F ./ F.J.M.

CHECKED: 2211652\_FL NETTA PROJECT #:

Drawing title

**UNIT TYPES** 

Drawing no.

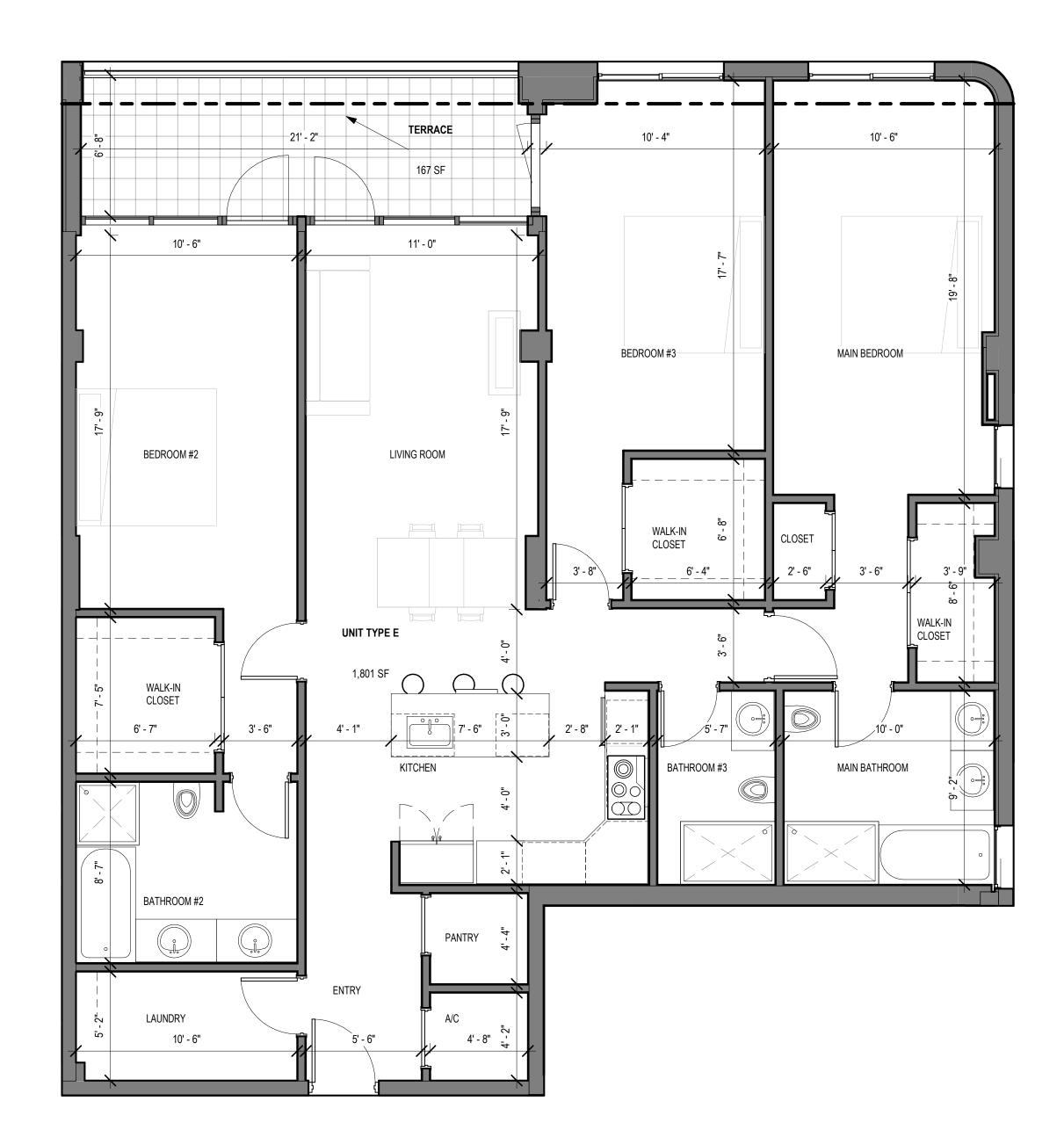
**AR-700** 

1 UNIT TYPE A - GROUND FLOOR

AR-700 SCALE: 1/4" = 1'-0" 0' 2'-0" 4'-0" 8'-0"



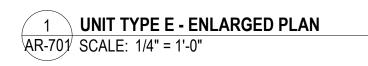
2 UNIT TYPE D - ENLARGED PLAN
AR-701 SCALE: 1/4" = 1'-0"

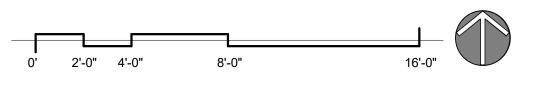


3-BEDROOM UNIT

0' 2'-0" 4'-0" 8'-0" 16'-0"

3-BEDROOM UNIT





621 NW 53rd Street, Suite 270
Boca Raton, Florida 33487
(o) 561-295-4500

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OF FLOW

AR98615

NICHOLAS J. NETTA, AIA, NCARB FL REGISTRATION No. AR98615 FRANCISCO J. MELENDEZ, SR., AIA FL REGISTRATION No. AR101881

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THE MAXWELL

306 NE 2nd STREET, DELRAY BEACH, FL

SITE PLAN REVIEW SET

Submissions

Revisions

No: DATE: DESCRIPTION:
1 11-21-2023 TAC REVISION
3 06-24-2024 TAC 3 REVISION

DATE: 02-18-2024

DESIGNER: M.A.

MODELED: C.C.

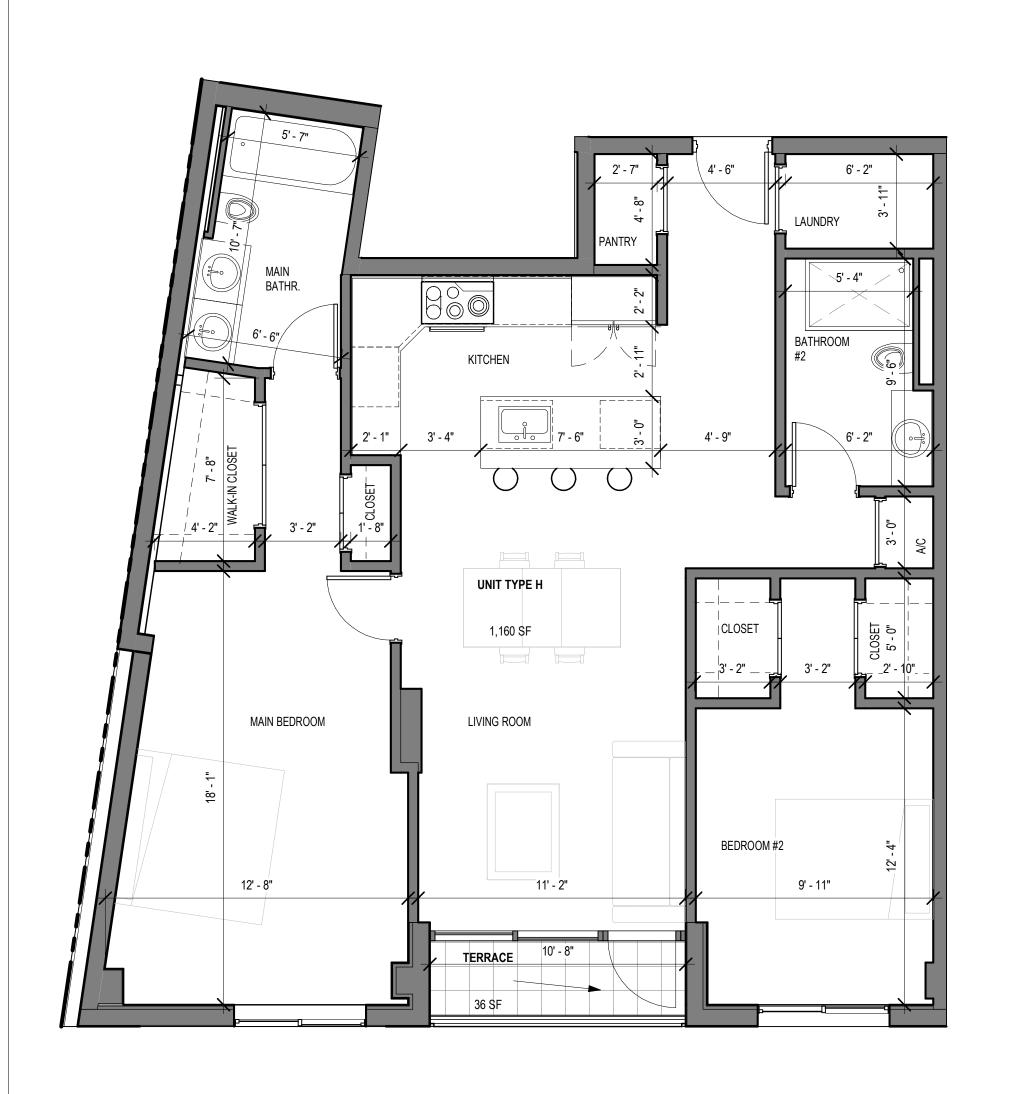
CHECKED: M.F./F.J.M.

NETTA PROJECT #: 2211652\_FL

Drawing title

**UNIT TYPES** 

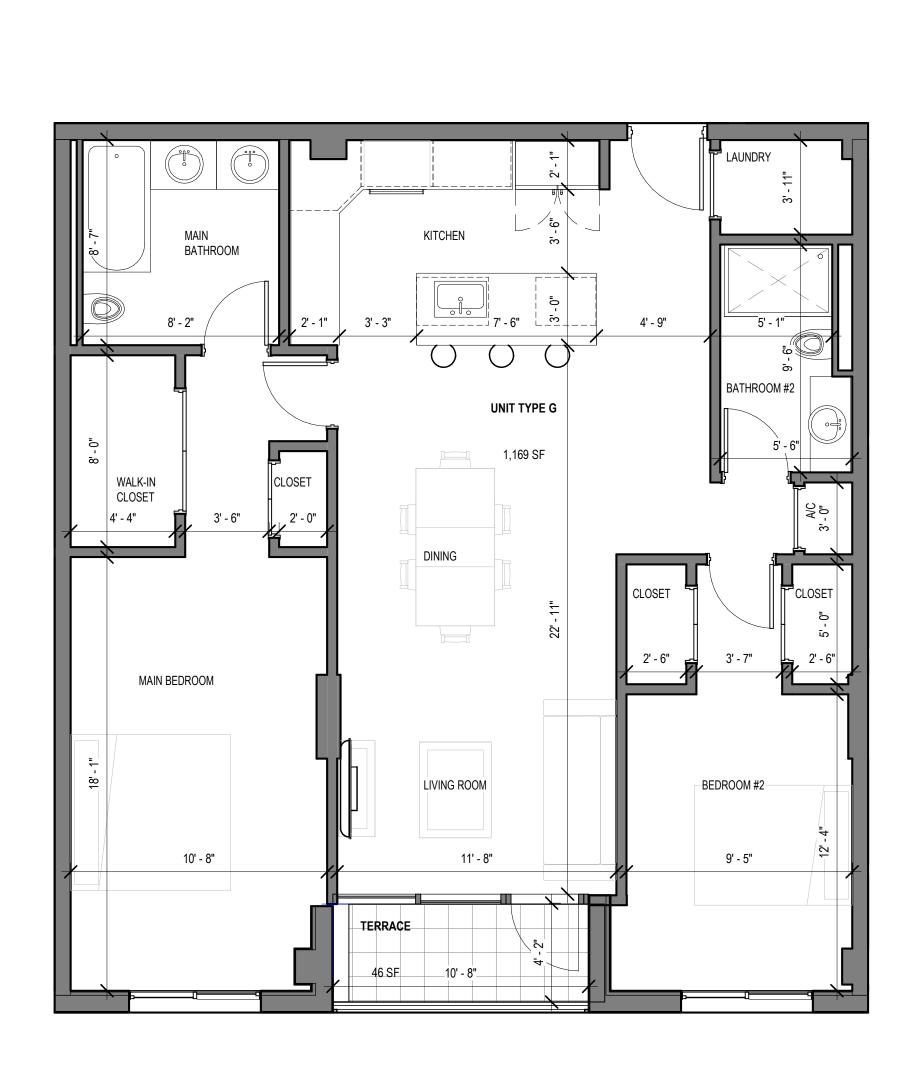
Drawing no.

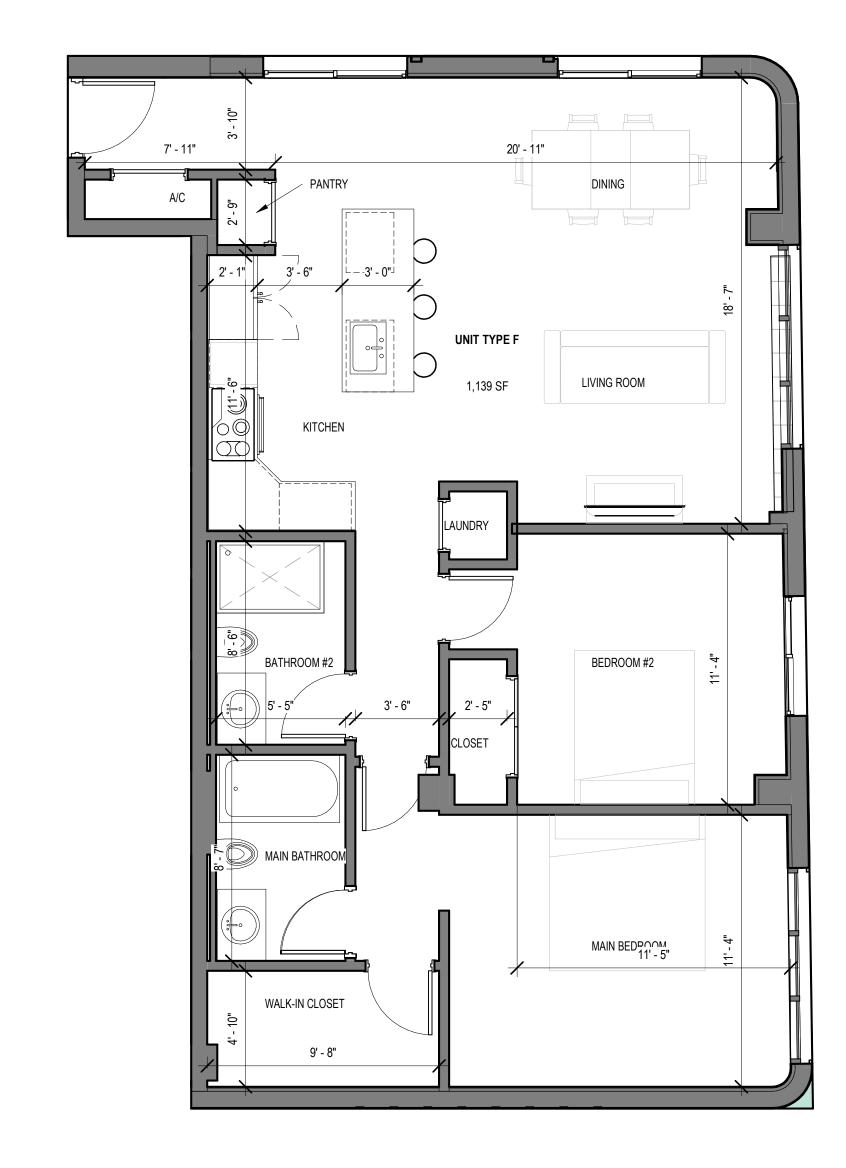


0' 2'-0" 4'-0"

3 UNIT TYPE H - ENLARGED PLAN
AR-702 SCALE: 1/4" = 1'-0"

2-BEDROOM UNIT





2-BEDROOM UNIT

0' 2'-0" 4'-0"

2-BEDROOM UNIT



02-18-2024 DATE: DESIGNER: MODELED: M.F ./ F.J.M.

No: DATE: 1 11-21-2023

**UNIT TYPES** 

Drawing no.

**AR-702** 

2 UNIT TYPE G - ENLARGED PLAN AR-702 SCALE: 1/4" = 1'-0" 0' 2'-0" 4'-0"

1 UNIT TYPE F - ENLARGED PLAN
AR-702 SCALE: 1/4" = 1'-0"

CHECKED: NETTA PROJECT #:

Drawing title

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SITE PLAN REVIEW SET

Submissions

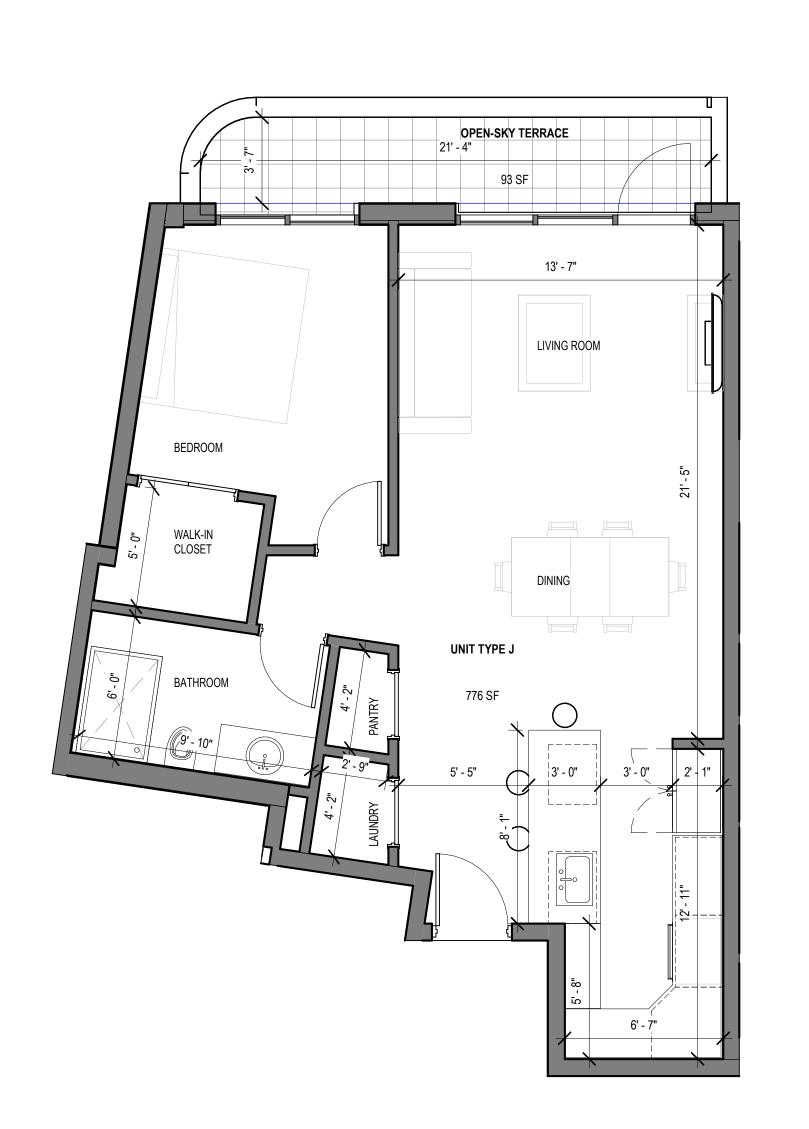
Revisions

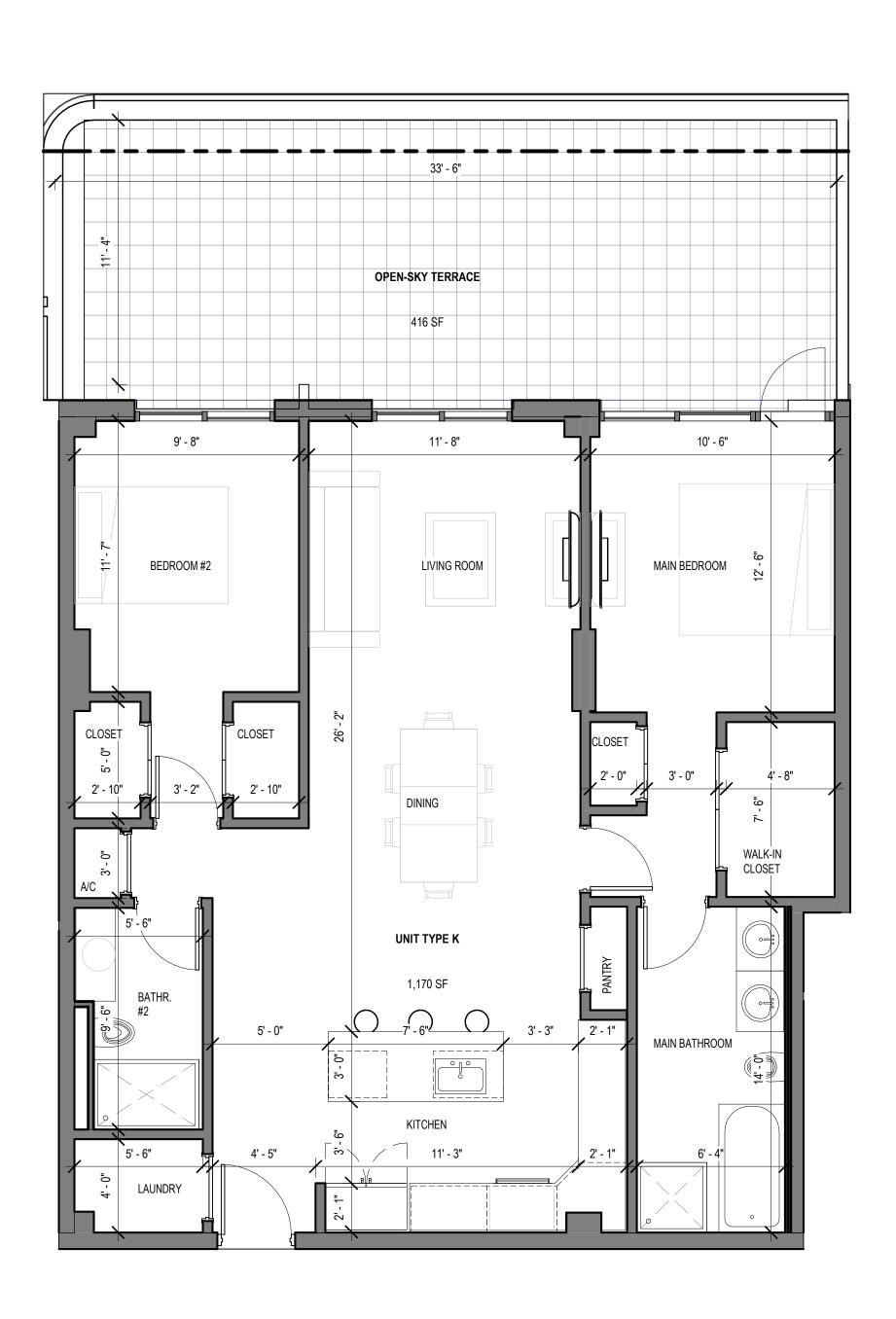
DESCRIPTION: TAC REVISION

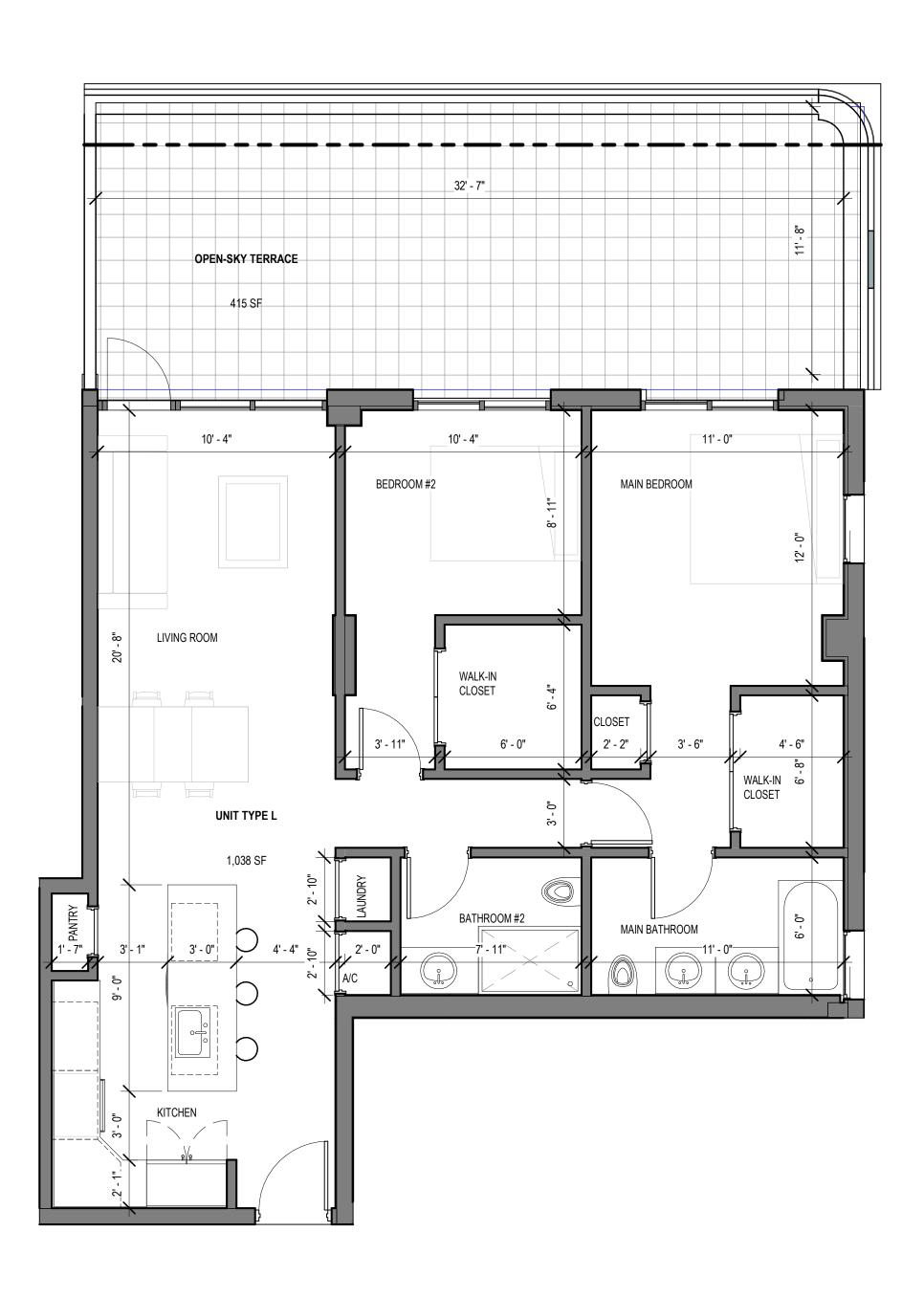
2211652\_FL

THE MAXWELL

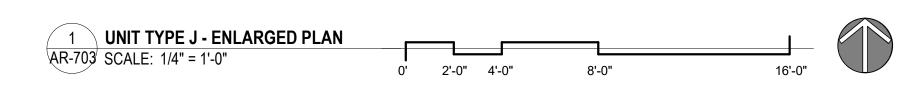
306 NE 2nd STREET, DELRAY BEACH, FL

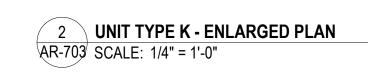


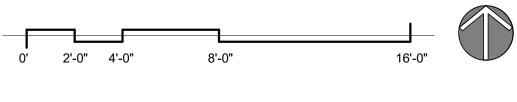




1-BEDROOM UNIT 2-BEDROOM UNIT 2-BEDROOM UNIT











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306 NE 2nd STREET, DELRAY BEACH, FL

# SITE PLAN REVIEW SET

Submissions

Revisions DESCRIPTION: TAC REVISION DATE:

TAC 3 REVISION

02-18-2024 DATE: DESIGNER: MODELED: M.F ./ F.J.M. CHECKED: 2211652\_FL NETTA PROJECT #:

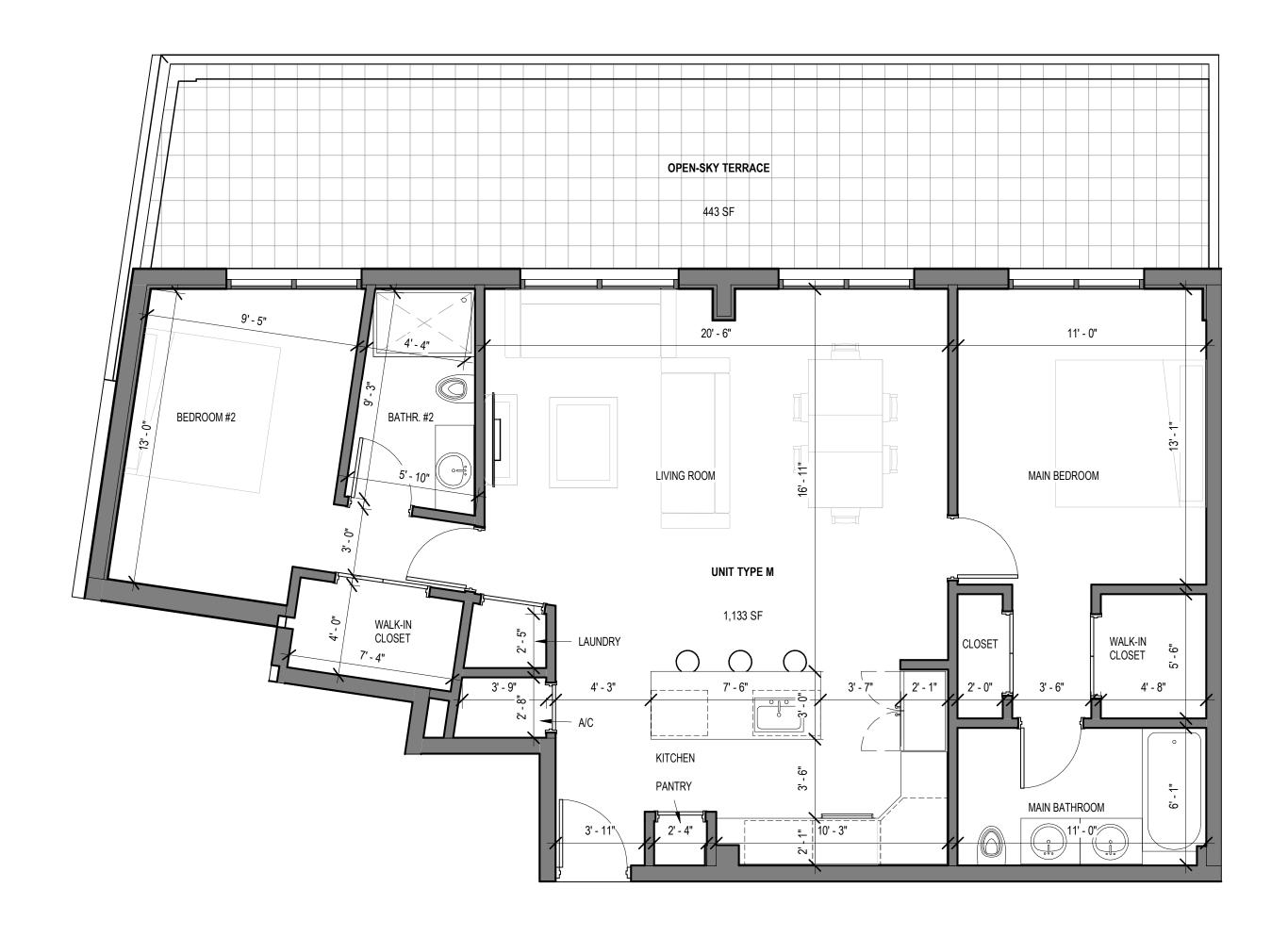
1 11-21-2023

3 06-24-2024

Drawing title

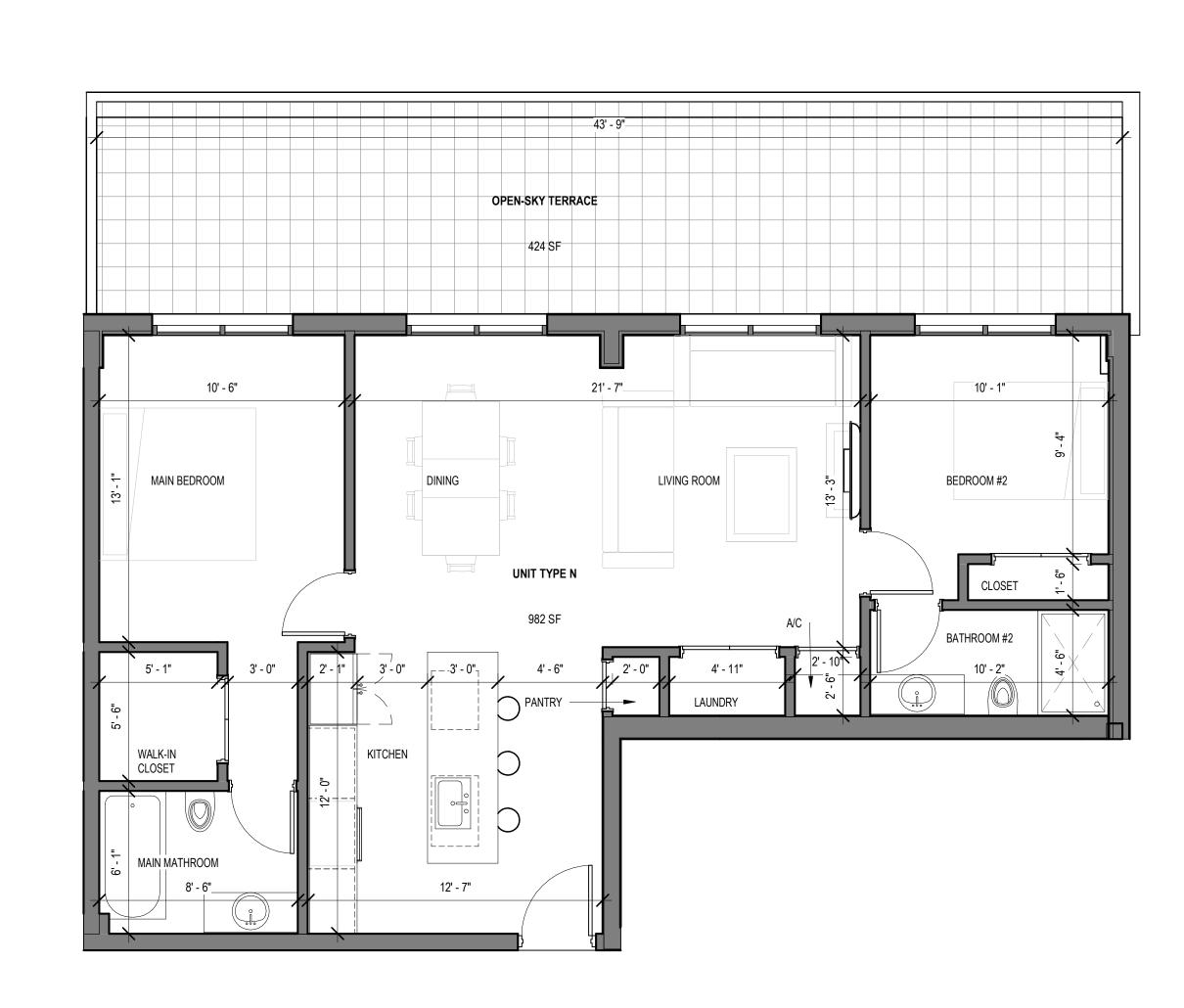
**UNIT TYPES** 

Drawing no.



0' 2'-0" 4'-0"

1 UNIT TYPE M - ENLARGED PLAN
AR-704 SCALE: 1/4" = 1'-0"



2-BEDROOM UNIT

2 UNIT TYPE N - ENLARGED PLAN AR-704 SCALE: 1/4" = 1'-0" 0' 2'-0" 4'-0"

2-BEDROOM UNIT

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306 NE 2nd STREET, DELRAY BEACH, FL

SITE PLAN REVIEW SET

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Revisions

DESCRIPTION:

DATE:

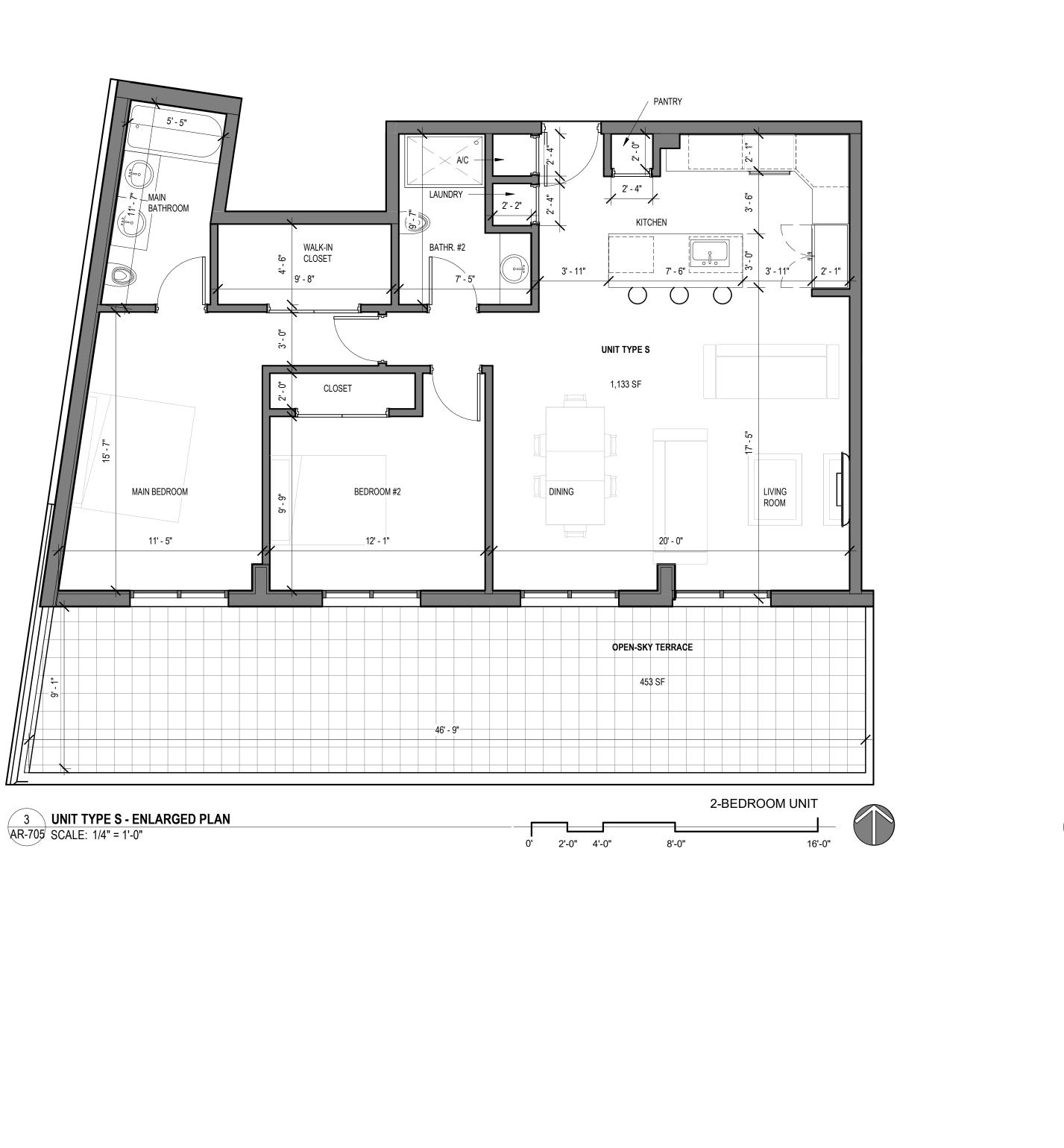
02-18-2024 DATE: DESIGNER: MODELED: M.F ./ F.J.M. CHECKED: 2211652\_FL

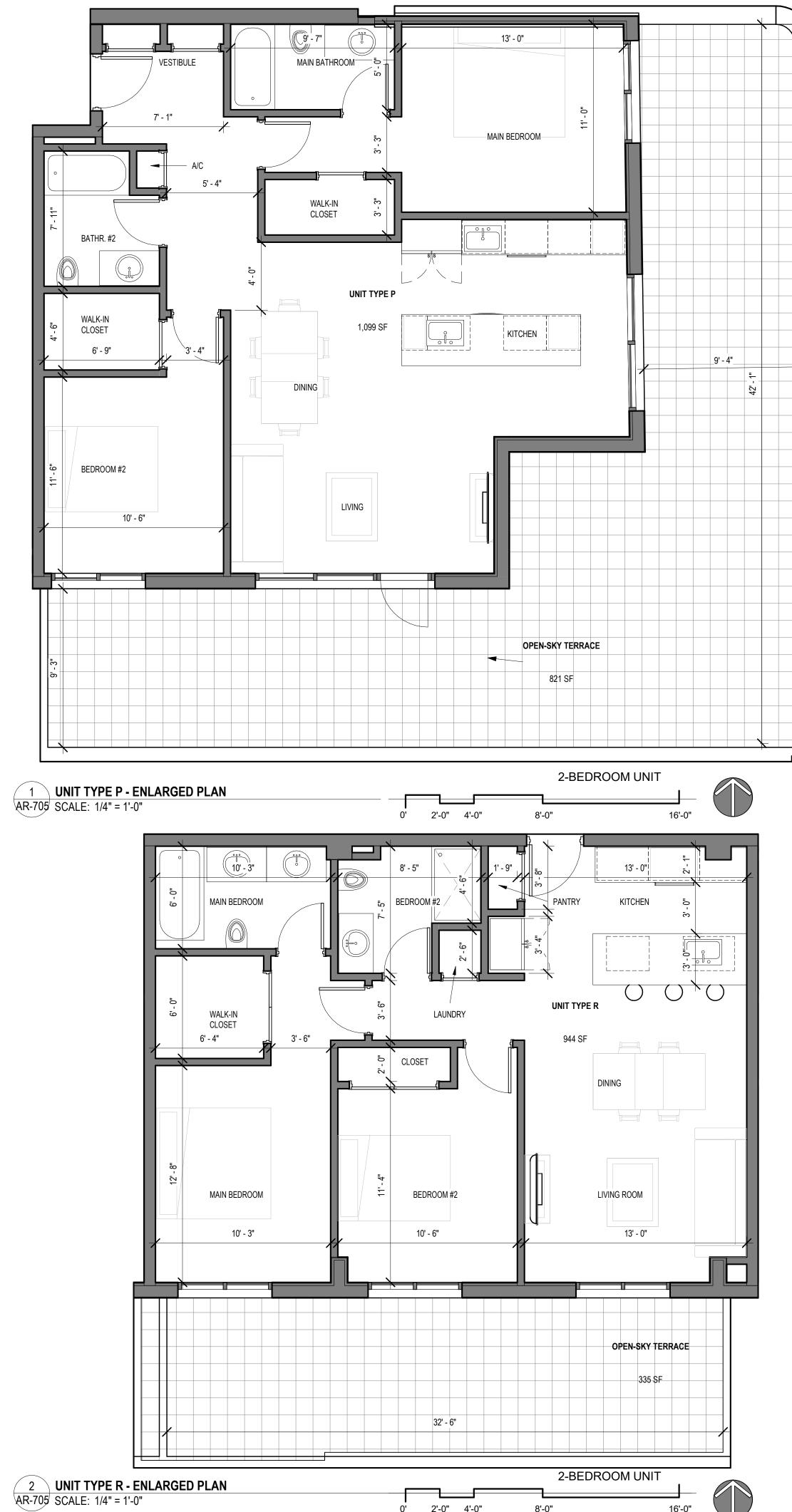
Drawing title

NETTA PROJECT #:

**UNIT TYPES** 

Drawing no.





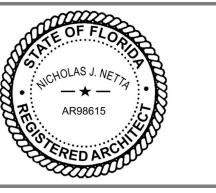
0' 2'-0" 4'-0"

16'-0"



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SITE PLAN REVIEW SET

Submissions

Revisions

DESCRIPTION: TAC 3 REVISION TAC 4 REVISION No: DATE: 3 06-24-2024 4 01-08-2025

> 02-18-2024 DATE: DESIGNER: MODELED: M.F ./ F.J.M. CHECKED:

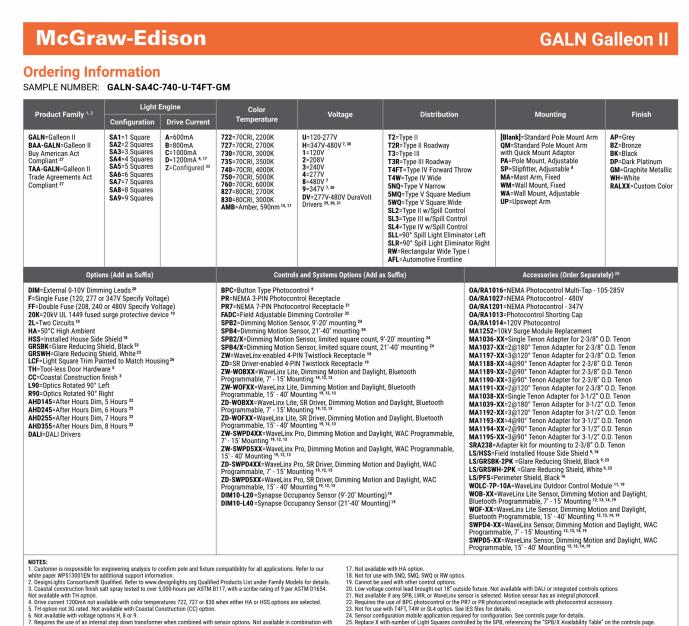
2211652\_FL NETTA PROJECT #:

Drawing title

**UNIT TYPES** 

Drawing no.



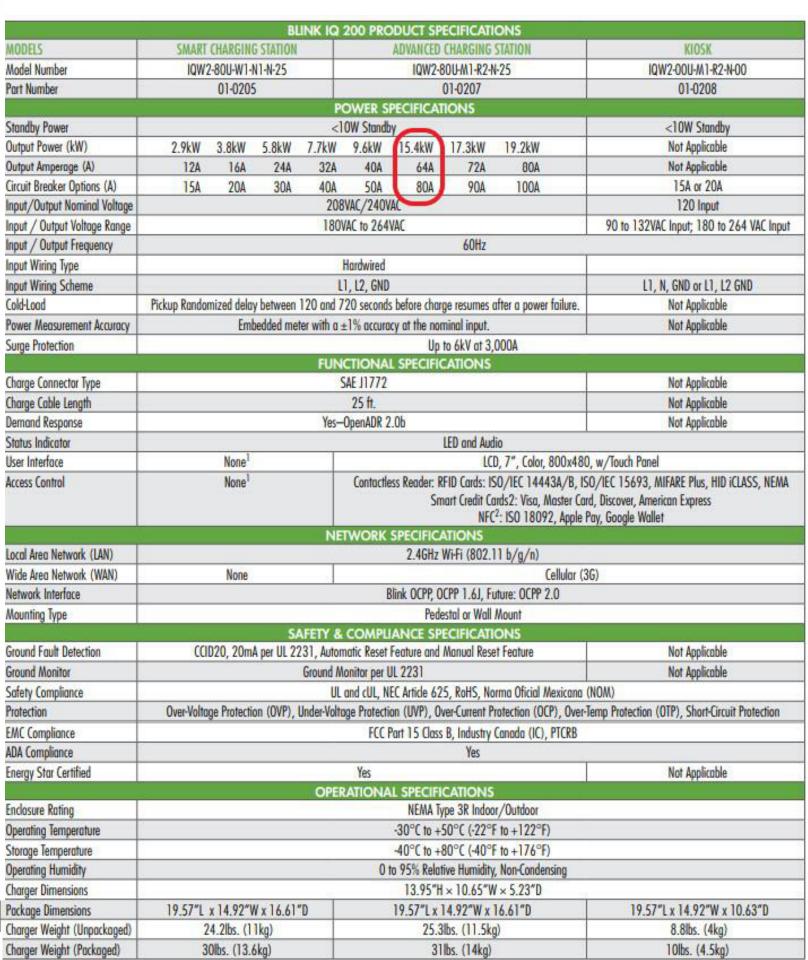


2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.	19. Cannot be used with other control options.
<ol><li>Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.</li></ol>	<ol> <li>Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options</li> </ol>
Not available with TH option.	<ol> <li>Not available if any SPB, LWR, or WaveLinx sensor is selected. Motion sensor has an integral photocell.</li> </ol>
<ol> <li>Drive current 1200mA not available with color temperatures 722, 727 or 830 when either HA or HSS options are selected.</li> </ol>	22. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory.
5. TH option not 3G rated. Not available with Coastal Construction (CC) option.	23. Not for use with T4FT, T4W or SL4 optics. See IES files for details.
6. Not available with voltage options H, 8 or 9.	<ol> <li>Sensor configuration mobile application required for configuration. See controls page for details.</li> </ol>
7. Requires the use of an internal step down transformer when combined with sensor options. Not available in combination with	25. Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page.
the HA high ambient and sensor options at 1A.	26. Not available with HSS, GRSWH or GRSBK.
<ol> <li>Adjustable Slipfitter arm limited to vertical 3" tenon. For mounting to 2-3/8" O.D. tenons, order accessory SRA238.</li> </ol>	<ol> <li>Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA)</li> </ol>
9. One required for each Light Square.	Trade Agreements Act of 1979 (TAA), respectively. Please refer to <u>DOMESTIC PREFERENCES</u> website for more information.
10. 2L is not available with SPB at 347V or 480V. Not available with WaveLinx or Enlighted sensors, or 20kV surge option.	Components shipped separately may be separately analyzed under domestic preference requirements.
11. Requires PR7.	28. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirement
12. Replace XX with sensor color (WH, BZ or BK.)	Consult factory for further information.
13. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if	29. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuation
needed. WAC not required for LC Bluetooth sensors.	www.signify.com/duravolt for more information.
14. Requires ZW or ZD receptacle.	30. 480V not to be used with ungrounded or impedance grounded systems.
15. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only.	<ol> <li>Not available in 1 square configuration at 800mA or below. Not available with any control option except SPB.</li> </ol>
Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS	32. Cannot be used with PR7 or other motion response control options.
option.	<ol> <li>Use GALN Product Configurator to specify lumen output, drive current and wattage. Not available with AMB.</li> </ol>
16. Set of 4 pcs. One set required per Light Square.	

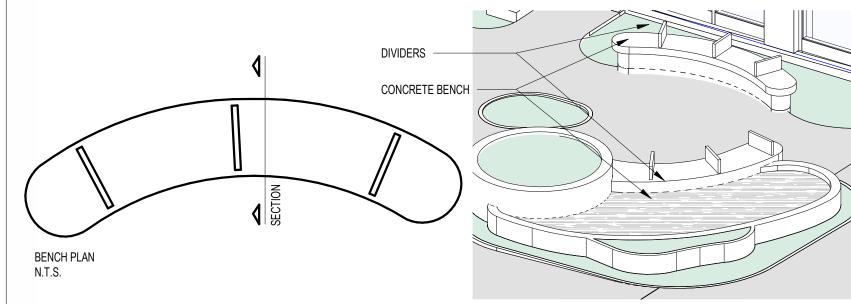
Product Family		Camera Type		Data Backhaul
L=LumenSafe Technology	LumenSafeTechnology	D=Standard Dome Camera H=Hi-Res Dome Camera Z=Remote PTZ Camera	C=Cellular, No SIM A=Cellular, AT&T V=Cellular, Verizon S=Cellular, Sprint	R=Cellular, Rogers <b>W</b> =Wi-Fi Networking w/ Omni-Directional Antenna E=Ethernet Networking

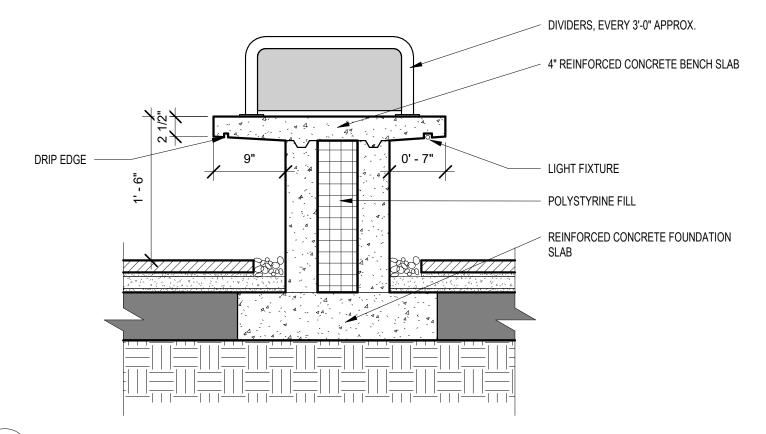
COOPER Lighting Solutions	<b>PS500052EN pa</b> April 19, 2023 2:1:

8	<b>LIGHTING - S1, S2, S3</b>
AR-800	SCALE: 12" = 1'-0"



### **ELECTRIC VEHICLE CHARGING STATION - SPECIFICATIONS** AR-800 SCALE: 1" = 1'-0"





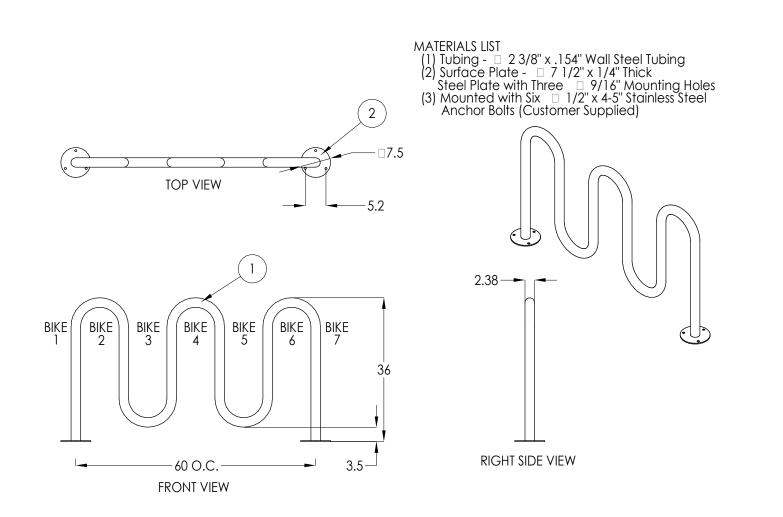
5	DETAIL - CONCRETE BENCH	
AR-800	SCALE: 1" = 1'-0"	

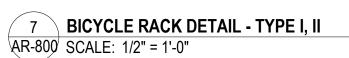


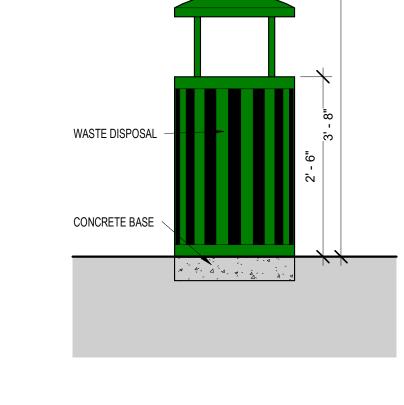
PEDESTAL-MOUNT STATION OPTION PEDESTAL DIMENSIONS: 56.04"(H) x 13.58"(W) x 4.28"(D)

DUAL PEDESTAL-MOUNT STATION OPTION PEDESTAN DIMENSIONS: 59.00"(W) x 12.50"(W) x 11.19"(D)

3 \ EV SPACE DETAIL AR-800 SCALE: 1/4" = 1'-0"







2 TRASH CAN AR-800 SCALE: 3/4" = 1'-0"

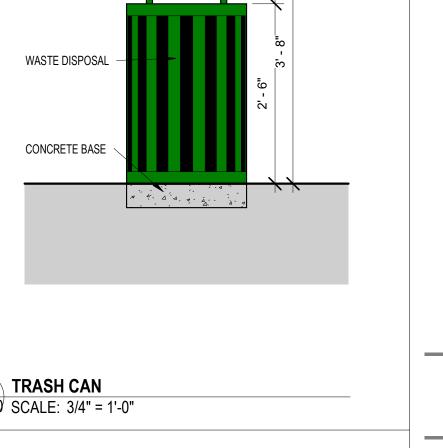
BAG DISPENSER

WASTE DISPOSAL -

CONCRETE BASE

**DOG WASTE STATION** 

AR-800 SCALE: 3/4" = 1'-0"



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306 NE 2nd STREET, DELRAY BEACH, FL

SITE PLAN REVIEW SET

Submissions

Revisions DATE: DESCRIPTION: 11-21-2023 TAC REVISION 2 05-18-2024 TAC 2 REVISION

> 02-18-2024 DATE: DESIGNER: MODELED: M.F ./ F.J.M. CHECKED:

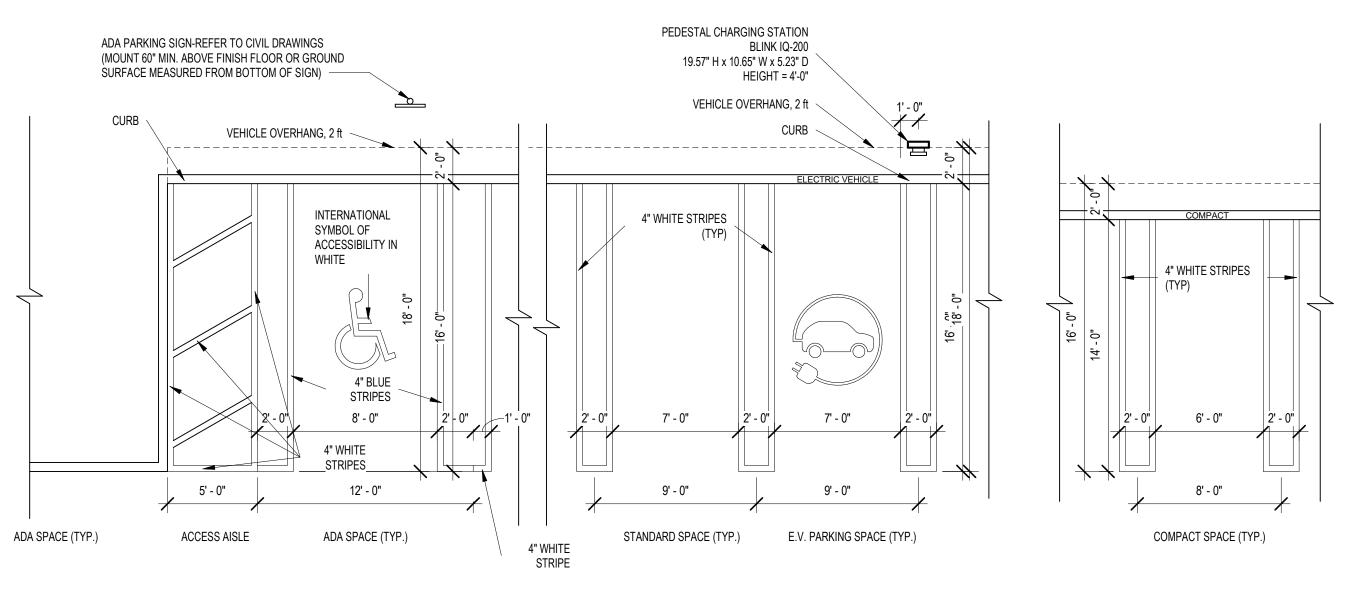
2211652\_FL NETTA PROJECT #: Drawing title

C.C.

DETAILS

Drawing no.

**AR-800** 



PARKING STALL DIMENSIONS: 9' x 18' STANDARD COMPACT 8' x 16' ACCESSIBLE 12' x 18' PLUS 5' ACCESS AISLE

4 PARKING SPACE DETAIL AR-800 SCALE: 3/16" = 1'-0"

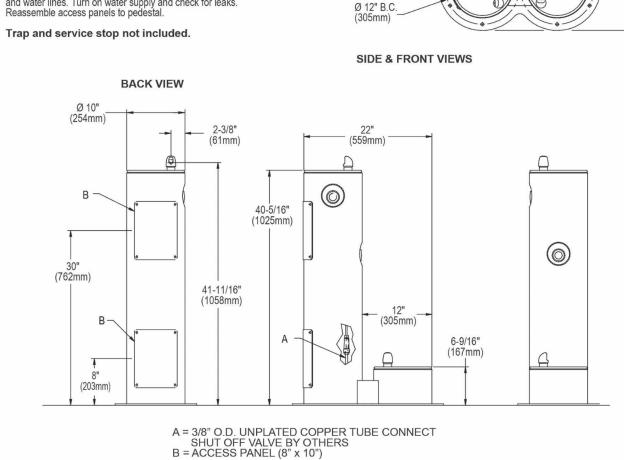
ON LIGHT COLORED SURFACE I.E. CONCRETE ALL ACCESSIBLE MARKINGS SHALL BE BLUE AND STANDARD PARKING STRIPING SHALL BE 3" WHITE WITH 1" BLACK BORDER ALL STRIPING WITHIN PUBLIC RIGHT-OF-WAY SHALL BE 6 INCHES. ALL MEASUREMENTS ARE FROM CENTER LINE

ALL COMPACT SPACES MUST HAVE "COMPACT" STENCILED WITH BLACK PAINT ON WHEEL STOP (CURB) BLUE STRIPE & INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WALKWAY ON CONCRETE 24" STOP BAR BETWEEN ALL PARKING LOTS AND PUBLIC R/W SHALL BE THERMOPLASTIC AND PER FDOT SPECIFICATIONS AND STOP SIGN R1-1 THERMOPLASTIC AND PER FDOT SPECIFICATIONS AND STOP SIGN R1-1

CHANGES IN LEVEL ARE NO PERMITTES IN ACCESSIBLE PARKING STALLS AND ACCESS AISLES SERVING THE STALLS. SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

NOTES:

PLUMBING CONNECTIONS rovide solid, well-drained surface to mount pedestal OPERATING PRESSURES: fountain (concrete pad recommended) with adequate support (300 lb. load minimum). (8) 3/8" minimum Supply water 20 - 105 psi maximum fasteners (not included) should be attached firmly to mounting surface in order to secure unit. (Refer to **TOP VIEW** Modified low stream height bubbler for pet fountain. Locate and install plumbing through ground as required. NOTE: Unit is not furnished with service valve. Position pedestal over plumbing and secure base to fasteners. Remove access panels and connect supply and water lines. Turn on water supply and check for leaks



In keeping with our policy of continuing product improvement, Elkay reserves the right to change product specifications without notice. Please visit elkay.com for the most current version of Elkav product specification sheets. This specification describes an Elkav product with design, quality, and functional benefits to the user. When making a comparison of other producers' offerings, be certain these features are not overlooked.

1-800-260-6640 | SVtechservice@Elkay.com

Patent zurn-elkay.com/patents

**ELKAY OUTDOOR FOUNTAIN AND PET FOUNTAIN** AR-801 SCALE: 12" = 1'-0'

Elkay REV 06292023

<u>LK4400DB</u>

ULI-21241 Ligman

Light Linear PT 8 Single Head Streetlight TECHNOLOGY

ight 52.4 lbs

⊭ 3.5"x6<u>"</u>/

Type V

TECHNOLOGY

Type IV

to interchange, mix & rotate optics to provide specific light distributions for optimized spacing and uniformity.

The variable optic system allows for the designer to create

hybrid distributions for precise lighting requirements.



iemory Retentive -Silicon Casket

pecially formulated polyurethane powder. This powder vides protection against wear, abrasion, impact and

ny sort. There are over 300 combinations of designs ently in use. Wood grains can be made with different

ir powder coatings are certified for indoor and outdoor plications and are backed by a comprehensive warranty. ese coatings rise to the highest conceivable standard of rformance excellence and design innovation.

oiling water, lime and condensed water resistant ati-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch

<u>Hardware</u> Provided Hardware is Marine grade 316 Stainless steel.

MAN LIGHTING USA

Public realm contemporary column family. Stylish but technically precise area lighting solutions as part of a

large flexible family. suitable for both modern and classic architecture. Ideal for creating isual guidance with exceptional visual comfort. The dual sealed optical chamber with integrated heat sinks houses a range of field interchangeable optically controlled LED's, providing Type II, III, IV & V distribution, as well as variations of this for precise light distribution

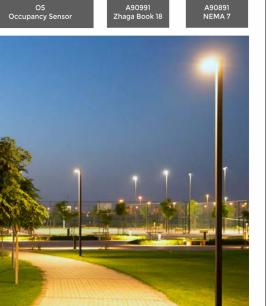
distribution optics inside the same fixture. This product range is available in multiple wattage options and as single & double head styles. Customer specific wattages can be provided, contact the This luminaire complies to Dark Sky requirements.

ne sleek and minimalistic shape provides distinctive lighting effects by night and decorative urban effect during the day. Suitable for use in pedestrian precincts, building surrounds, shopping centers, squares, parks and parking lots. <u>Surge Suppression</u> Standard 10kv surge suppressor provided with all fixtures. This product range is complemented with high performance optics in

the bollard and wall mounted luminaires, to provide a consistent range of design aesthetics for the project. See website for more information. Poles can be provided with GFCI boxes positioned to specific heights specified by the customer. A flat low profile hand hole Il Ligman products go through an extensive finishing process Internal house side shields are available as an option. UN Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums. Available with a selection of integral electronic drivers and dimming electronic drivers as well as a provision to install wireless lighting

ntrols to integrate with building management systems, as well as pole mounted occupancy sensors [contact the factory for more formation] Easy access to the luminaire for maintenance. (WATT-ADJ) This luminaire is provided with a programmable driver so that specific wattage requirements can be achieved. These settings are done at the factory during assembly. (See options on page 2) To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected and luminaire fix mounted (+/- 15° allowable to permit leveling).

itional Options (Consult Factory For Pricing) [19"] 



HYBRID TYPE I & TYPE IV **LIGHTING - SL-5** AR-801/ SCALE: 12" = 1'-0"



10w LED 780 - 982 Lumens 1P65 • Suitable For Wet Locations

\_\_\_\_\_\_\_

Wavelength (nm)

LIGHTING - SL-6

AR-801∕ SCALE: 12" = 1'-0"

Narrow-Spectrum Amber LEDs

power no greater than 15 nanometers.

© 2023 Page 3

LK4400DB\_spec.pdf

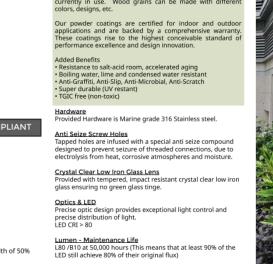
Weight 3.5 lbs

4.3" H

inical strength , clean detailed product lines and Memory Retentive -Silicon Gasket Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

it thermal dissipation properties in low and high ambient operatures. The superior thermal heat sink design by man used in conjunction with the driver, controls therma Surge Suppression
Standard 10ky surge suppressor provided with all fixtures.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 C. This process ensures that Ligman products can tand harsh environments. Rated for use in natatoriums.

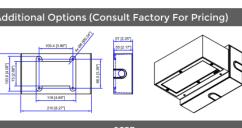


MAN LIGHTING USA Facade-mounted building and area lighting range. Sleek, compact and expansive luminaire

family with lighting packages and optics to address any need. A range of small, square and rectangular wall rgrease and phosphate process that includes and phosphate mounted luminaires with options of upward or downward light distributions. Ideally suited to illuminate the wall and surfaces in front of wall and for light accents on vertical surfaces using high efficiency LED's. The Gino is suitable for indoor and outdoor applications and provides a clean, visually appealing solution for small, unobtrusive wall

mounted luminaires. This luminaire is available in 2 different sizes and in combinations of down, up or up/down light distributions. The Gino 1 and Gino 2 have a decorative spike option for added lighting effects. The Gino 1 and 2 mounts over a 3" octagonal junction box, a 4" j-box cover plate is available upon request. Frosted or clear lenses are available.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected and luminaire fix mounted (+/- 15° allowable to permit leveling).



UGI-31621 Gino 2 Type I, II, III, IV & V Downlight

6w LED 310 - 444 Lumens

Weight 2.2 lbs

4" -

•

⊕

**--**3.4"--

**LIGHTING - SL-3** 

Branner 24" 1 Light Outdoor Wall Light in Black

www.kichler.com/warranty

Dimmable when used with dimmer

LED bulbs, see bulb manufacturer

dimming specifications.

Not Included

Incandescent

E26 (Medium)

EXTERIOR

10.50 LBS

Wire Nuts

Aluminum

59113BK

Textured Black

783927040433

Traditional

60.00

switch (sold separately); when using

ALSO IN THIS FAMILY

KICHLER

59112OZ 59111BKT

59113OZ 59115BKT 59115OZ

59112BKT

7.00" x 6.50"

10.50 LBS

24.00"

120.00V

8.50"

AR-801 SCALE: 12" = 1'-0"

SPECIFICATIONS

Base Backplate

Extension

(Spec Sheet)

Electrical

Input Voltage

Dimmable

Light Source

Dimmable Notes

Lamp Included

Light Source

Socket Type

Interior/Exterior

Lead Wire Length

Location Rating

Mounting Weight Wire Connectors

Housing Diffuser Description

Primary Material

Finish Options

Olde Bronze

Textured Black

SKU

Style

FIXTURE ATTRIBUTES

Product/Ordering Information

Connector

Max or Nominal Watt

# of Bulbs/LED Modules

Mounting/Installation

Lamp Type

Weight

Width

Certifications/Qualifications

Height from center of Wall opening 4.25"

Façade-mounted building and area lighting range. Sleek, compact and expansive luminaire family with lighting packages and optics to



Added Benefits

Resistance to salt-acid room, accelerated aging

Boiling water, lime and condensed water resistant

Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch

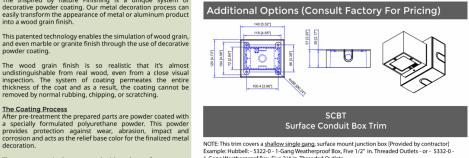
Super durable (UV restant)

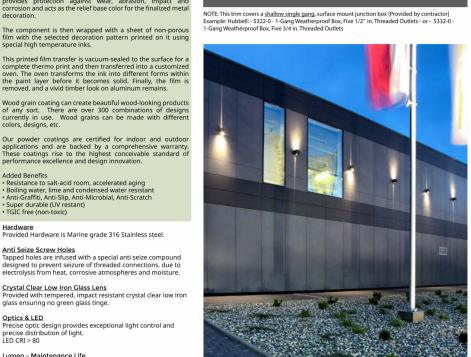
TGIC free (non-toxic)

for light accents on vertical surfaces using high efficiency LED's. The Gino is suitable for indoor and outdoor applications and provides a clean, visually Thermal management LM6 Aluminum is used for its excellent mechanical strength appealing solution for small, unobtrusive wall I thermal dissipation properties in low and high ambien peratures. The superior thermal heat sink design by man used in conjunction with the driver, controls therma mounted luminaires. This luminaire is available in 2 different sizes and in

combinations of down, up or up/down light distributions. The Gino 1 and Gino 2 have a decorative spike option for added lighting effects. BUG Rating B0 - U0 - G0 The Gino 1 and 2 mounts over a 3" octagonal junction box, a 4" j-box cover plate is available upon request. Frosted or clear lenses are available. Ligman products go through an extensive finishing process

To meet International Dark Sky criteria, 3000k or UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums. warmer LEDs must be selected and luminaire fix mounted (+/- 15° allowable to permit leveling).





**LiGMAN** UTA-80551

eight 8.1 lbs

7.3"—

TECHNOLOGY

tributions for optimized spacing and uniformity.

Type IV

Ligman's micro Variable Optical System provides the ability

to interchange, mix & rotate optics to provide specific light

The variable optic system allows for the designer to create

ybrid distributions for precise lighting requirements.

**LIGHTING USA** Tango 33 Cylindrical Ceiling Downlight

**→** 7" **→** 

**-**-6.4"**--**



TECHNOLOGY LIGHTING USA Circular or square form technical surface-ceiling downlight range. Completely tailorable ceiling-mount-Aluminum
Less than 0.1% copper content - Marine Grade 6060 extruded &
LMG Aluminum High Pressure die casting provides excellent
mechanical strength , clean detailed product lines and excellent ed optical lighting solutions for perfect task or

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MAXM

DELRAY

STREE EACH,

2nd BE

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SITE PLAN REVIEW SET

Submissions

Revisions

DESCRIPTION:

TAC REVISION

02-18-2024

M.F ./ F.J.M.

2211652\_FL

C.C

DATE:

11-21-2023

A range of round and square surface mounted exterior downlight luminaires. The luminaires are suitable for deoxidizing and etching as well as a zinc and nickel phosphate process before product painting. shopping and public areas as surface ceiling downlights. Memory Retentive - Silicon Casket

Provided with special injection molded "fit for purpose" long life available in asymmetrical light distribution for Type II, III, available in asymmetrical light distribution for Type II, III, available in asymmetrical light distribution for Type II, III, available in asymmetrical light distribution for Type II, III, available in asymmetrical light distribution for Type II, III, available in asymmetrical light distribution for Type II, III, available in asymmetrical light distribution for Type II, III, available in asymmetrical light distribution for Type III, III, available in asymmetrical light distribution for Type III, III, available in asymmetrical light distribution for Type III, III, available in asymmetrical light distribution for Type III, III, available in asymmetrical light distribution for Type III, III, available in asymmetrical light distribution for Type III, III, available in asymmetrical light distribution for Type II, III, available in asymmetrical light distribution for Type II, III, available in asymmetrical light distribution for Type II, III, available in asymmetrical light distribution for Type II, III, available in asymmetrical light distribution for Type II, III, available in asymmetrical light distribution for Type II, III, available in asymmetrical light distribution for Type II, III, available in asymmetrical light distribution for Type II, III, available in asymmetrical light distribution for Type II, III, available in asymmetrical light distribution for Type II, III, available in asymmetrical light distribution for Type II, III, available in asymmetrical light distribution for Type II, III, available in asymmetrical light distribution for Type II, III, available in asymmetrical light distribution for Type II, III, available in asymmetrical light distribution for Type II, III, available in asymmetrical light distribution for Type II, available in asymmetrical light distribution for Type II, available in asymmetrical light distribution for Type II, gaskets exact profile and seal over years of use and and IV. Color temperature 2700K, 3000K, 3500K and 4000K, LED CRI >80 and life time 50,000 Hours. s Aluminum is used for its excellent mechanical strength and rmal dissipation properties in low and high ambient Marine grade low copper content die-cast aluminum

housing with nickel and zinc phosphate protection before in conjunction with the driver, controls thermals below the protection before and the protection before in conjunction with the driver, controls thermals below the protection before and the protection before provided in the provi powder coating, ensuring high corrosion resistance. critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours. tight cable gland. Durable memory retentive silicone <u>Surge Suppression</u> Standard 10kv surge suppressor provided with all fixtures. rubber gasket and clear tempered glass. Ceiling surface installation. A80281 Mounting ring for

semi recessed installation as accessory. A matching SCE surface conduit entry box option can be provided as an option for an attractive solution to surface conduit power supply.

All Ligman fixtures can be manufactured using a special pre-treatment and coating process that ensures the fixture can be installed in natatoriums as well as environments with high concentrations of chlorine or salt and still maintain the 5 year warranty. For this natatorium rated process please specify NAT in options.

To meet International Dark Sky criteria, 3000k or warmer The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be

NOTE: This fixture is not suitable for mounting in environments where water can freely access the top of the fixture. (perforated mesh exposed to the elements) See Odessa ceiling mount for this type of mounting.



oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Crystal Clear Low Iron Class Lens Provided with tempered, impact resis glass ensuring no green glass tinge. Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80 Lumen - Maintenance Life eans that at least 90% of the LED still achieve 80% of their original flux)

YOF FLAGSTAFF & TURTLE FRIENDLY COMPLIAN - 19 Narrow-Spectrum Amber LEDs

Peak wavelength between 585 & 595 nanometers and a full width of 50% power no greater than 15 nanometers.

**LIGHTING - SL-1** AR-801 SCALE: 12" = 1'-0"

**UPRA-10011** 

3.1" 7.8"

3.1"

TECHNOLOGY

distributions for optimized spacing and uniformity.

Type IV

5.5"

Type V

Type V



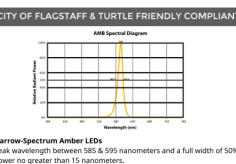
MAN LIGHTING USA



distributions, in a variety of different heights. Clean emory Retentive -Silicon Gasket architectural design with no visible hardware, at smory Retentive -silicon Gasakes with the top of the luminaire are the further characteristics of this bollard. Ideal for lighting pathways, entrances, square, and terraces. ermal dissipation properties in low and high ambient

eratures. The superior thermal heat sink design by Ligman in conjunction with the driver, controls thermals below 4000K, LED CRI >80. Aluminum housing and , as well as providing long LED service life and ensuring an 10% lumen depreciation at 50,000 hours. extruded aluminium column with high corrosion Surge Suppression
Standard 10kv surge suppressor provided with all fixtures. Durable silicone rubber gasket and clear toughened glass. Powder coating with high corrosion resistance and chemical chromatized protection.

warmer LEDs must be selected.





Peak wavelength between 585 & 595 nanometers and a full width of 50% Ligman's micro Variable Optical System provides the ability

Special high temperature inks. to interchange, mix & rotate optics to provide specific light

This printed film transfer is vacuum-sealed to the surface for

The variable optic system allows for the designer to create

Hardware
Provided Hardware is Marine grade 316 Stainless steel. Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound <u>Crystal Clear Low Iron Glass Lens</u> Provided with tempered, impact resistant crystal clear low iron

ood grain coating can create beautiful wood-looking products any sort. There are over 300 combinations of designs rrrently in use. Wood grains can be made with different ilors, designs, etc.

Boiling water, lime and condensed water resistant Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80 Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the
LED still achieve 80% of their original flux)

Deg C. This process ensures that Ligman products ca

**LIGHTING - SL-2** AR-801 SCALE: 12" = 1'-0'

A new contemporary bollard design family, meeting Dark Sky requirements, utilizing MicroVos Technology to get maximum spacing

Small, medium and large size LED bollards incorporates optional symmetrical and asymmetrical light

Color temperature from 2700K, 3000K, 3500K and resistance. Stainless steel fasteners in grade 316.

Einishing.
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

To meet International Dark Sky criteria, 3000k or

DESIGNER: MODELED: CHECKED: NETTA PROJECT #:

DATE:

Drawing title

**DETAILS** 

Drawing no.

**AR-801** 

4 LIGHTING - SL-4

AR-801 SCALE: 12" = 1'-0"





SOUTH-EAST CORNER, NIGHT VIEW



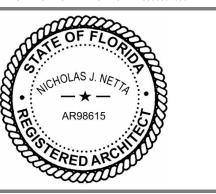
NORTH-EAST CORNER, DAYLIGHT



SOUTH-EAST CORNER, DAYLIGHT



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306 NE 2nd STREET, DELRAY BEACH, FL

SITE PLAN REVIEW SET

Revisions		
DATE:	DESCRIPTION:	
11-21-2023	TAC REVISION	
05-18-2024	TAC 2 REVISION	

4 01-08-2025

2211652\_FL NETTA PROJECT #:

Drawing title

RENDERS