

# MILFRED INDUSTRIAL

**Spec Industrial Building**  
**1215 Milfred Street**  
**Delray Beach Florida 33444**

**MILFRED INDUSTRIAL**  
 Spec. Industrial Building  
 1215 Milfred Street  
 Delray Beach, Florida 33444

## PROJECT NAME / ADDRESS



## VICINITY MAP

**OWNER:**  
 MILFRED INDUSTRIAL  
 1215 Milfred St,  
 Delray, Florida 33444  
 Contact: Kyle Brent  
 T -  
 E - kbrent@gmail.com

**ARCHITECT:**  
 HNM ARCHITECTURE, LLC  
 143 S. Swinton Ave  
 Delray Beach, FL 33435  
 Contact: Jaime O. Mayo  
 T - 561-733-2225  
 E - jmayo@hnm-architecture.com

**CIVIL ENGINEER:**  
 LAST DEVENPORT, INC.  
 1860 Old Okeechobee Road, Suit 504  
 West Palm Beach, Florida 33409  
 Contact: Ron Last  
 T- 561-615-6567  
 E- rlast@lastdevenport.com

**LANDSCAPE ARCHITECT:**  
 LYNN BENDER LANDSCAPE ARCH.  
 5610 Adair Way  
 Lake Worth, FL 33467  
 Contact: Lynn Bender  
 T- 561-644-3237  
 E- lbenderlarch@gmail.com

**MECH, ELECT., & PLUMB ENG.:**  
 TBD

### LEGAL DESCRIPTION:

#### PARCEL A

THE SOUTH 51.75 FEET OF THE NORTH 103.50 FEET OF LOT 11 AND THE EAST 50 FEET OF THE WEST 110 FEET OF LOT 11, LESS THE NORTH 103.50 FEET THEREOF, PLATT'S ACRES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 47, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

#### PARCEL B

THE WEST 60 FEET OF LOT 11, LESS THE NORTH 103.50 FEET OF LOT 11 THEREOF, PLATT'S ACRES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 47, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA .

### SITE STATISTICS:

SEE A-0.1 FOR SITE STATISTICS

### TABULAR DATA:

SETBACKS	REQUIRED	PROVIDED
FRONT (Milfred Ave)	25 feet	25'-0"
SIDE STREET (Gwenzell St)	25 feet	62'- 8"
SIDE INTERIOR	10 feet	5'-0"
REAR (North)	10 feet	10'-0" Min. (Varies)

\*Side setback reduction from 10'-0" to 5'-0" approved by Board of Adjustments

LOT COVERAGE	MAX	PROPOSED
Fronting Milfred Ave.	50%	30.55%

### PARKING CALCULATIONS:

SEE A-0.1 FOR PARKING CALCULATIONS

A-0.0 COVER SHEET

### CIVIL:

- C-1 COVER SHEET
- C-2 PRELIMINARY PAVING, GRADING & DRAINAGE PLAN
- C-3 PRELIMINARY WATER & SEWER PLAN
- C-4 POLLUTION PREVENTION PLAN & DETAILS
- C-5 CONSTRUCTION DETAILS
- C-6 CONSTRUCTION DETAILS
- C-7 CONSTRUCTION DETAILS
- C-8 CONSTRUCTION DETAILS

### ARCHITECTURAL:

- A-0.1 PROPOSED SITE PLAN
- A-0.2 PHOTOMETRIC SITE PLAN
- A-1.0 PROPOSED GROUND FLOOR PLAN
- A-1.1 PROPOSED MEZZANINE FLOOR PLAN
- A-4.0 EAST & WEST ELEVATIONS
- A-4.1 NORTH & SOUTH ELEVATIONS
- A-4.2 EAST & WEST COLORED ELEVATIONS
- A-4.3 NORTH & SOUTH COLORED ELEVATIONS
- A-5.0 SECTION

### LANDSCAPE:

- LP-1 PROPOSED LANDSCAPE PLAN
- LP-2 LANDSCAPE DETAILS & SPECIFICATIONS
- IR-1 PROPOSED IRRIGATION PLAN
- IR-2 IRRIGATION DETAILS & SPECIFICATIONS
- TDP-1 EXISTING TREE DISPOSITION PLAN

2024-06-10	TAC COMMENTS 4
2024-03-19	TAC COMMENTS 3
2024-02-16	TAC COMMENTS 2
2023-09-19	TAC COMMENTS
NO.	DATE REVISION

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.



MICHAEL W. HANLON  
 FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AR0019720  
 ELECTRONIC SIGNATURE SERIAL NUMBER:

HNSI PROJECT NUMBER	21-001
ISSUED DATE	2024-06-10
SCALE	AS NOTED

TITLE  
**COVER SHEET**

DRAWING NUMBER  
**A-0.0**

## PROJECT TEAM

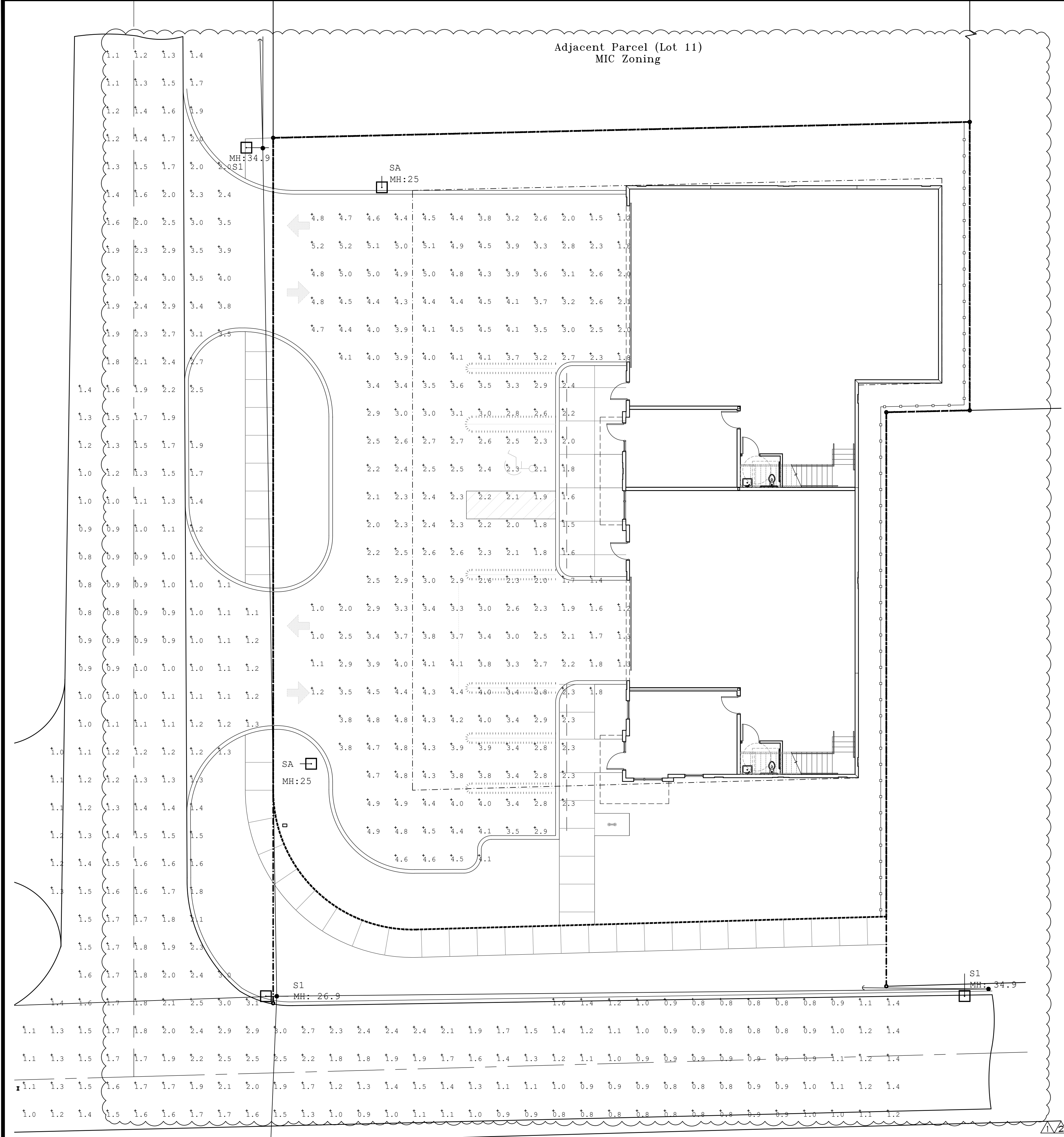
## NOTES

## DRAWING INDEX





Adjacent Parcel (Lot 11)  
MIC Zoning



Luminaire Schedule				Calculation Summary			
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
SA	2	SA	Xtra Light VNTLEDM022004SNDIM420XXXXHOHS	0.900	18118	211.9	423.8
S1	3	S1	AEL ATB2 P40X-MVOLT-R4-4K	0.900	17848	124	372

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	illumiance	Fc	3.23	5.2	1.0	3.23	5.20
Roadway	illumiance	Fc	1.48	4.0	0.7	2.11	5.71

1 1"=10'-0" **PHOTOMETRIC SITE PLAN**

### SITE LIGHTING

#### VIENTO AREA LUMINAIRE SA VNTLED

SIZE	MODEL	CC	LENS OPTICS	LUMENS	WATTAGE	EFFICACY
2M	28053	25	25	28053	211.4	135.3
3M	28074	25	25	28074	211.4	135.3
4S	28145	25	25	28145	211.4	135.3
5M	28495	25	25	28495	211.4	140.0

LUMEN MULTIPLIER VS CCT

CCT	MULTIPLIER
3000K	0.89
4000K	0.96
5000K	1.0

TYPE IV SHORT

POLE DETAIL: 2.00 x 3.00 HAND HOLE W/ COVER, POLE HEIGHT (FT): 34.90, Ø1.00 X 40.00 ANCHOR BOLT

11.96 X 11.96 X 2.75 THK BASE CASTING

TENON MOUNT OPTIONS: T2-Ø2.38 OD X 4.00 LG, T3-Ø3.00 OD X 5.00 LG, T4-Ø4.00 OD X 6.00 LG

DRILLED MOUNT OPTIONS: D1-DRILLED FOR 3 FIXTURES, D2-DRILLED FOR 2 FIXTURES AT 90°, D3-DRILLED FOR 3 FIXTURES, D4-DRILLED FOR 4 FIXTURES

### STREET LIGHTING

#### Autobahn Series ATBM S1 Roadway

UMR POLE ADAPTOR RECOMMENDED FOR USE WITH POLES OF 4" DIAMETER OR SMALLER

Effective Projected Area (EPA)  
The EPA for the ATBM is 0.3 sq. ft.  
Approx. WxH = 21 in. x 9.5 in.

Performance Package	Distribution	Input Watts	30° 5000K CCT, 73 CRI	40° 4000K/5000K CCT, 90 CRI	LED LIF @ 25°C
10	10	10	10	10	10
15	15	15	15	15	15
20	20	20	20	20	20
25	25	25	25	25	25

2 N.T.S. **SITE LIGHT FIXTURES**

NOTE: G.C. TO SUBMIT SHOP DRAWINGS FOR ARCHITECT APPROVAL

NARROW U-BIKE RACK HEAVY DUTY, POWDER COAT FINISH, PARKS (3) BIKES

PLATES W/ (4) 1/16" HOLES Ø FOOT MOUNT FOR SURFACE MOUNT

ELEVATION A

6'-0"

4'-0"

1 1/2" X 1 1/2" RAILS (TYP)

3" X 3" ALUMINUM POSTS (TYP)

1" X 1" PICKETS (TYP)

CONCRETE FOOTING AT EACH POST (TYP)

PROPOSED GRADE

3 3/4"=1'-0" **BIKE RACK**

4 3/4"=1'-0" **FENCE ELEVATION**

**MILFRED INDUSTRIAL**  
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NO.	DATE	REVISION
1	2024-03-19	TAC COMMENTS 3
2	2024-02-16	TAC COMMENTS 2
3	2023-09-19	TAC COMMENTS

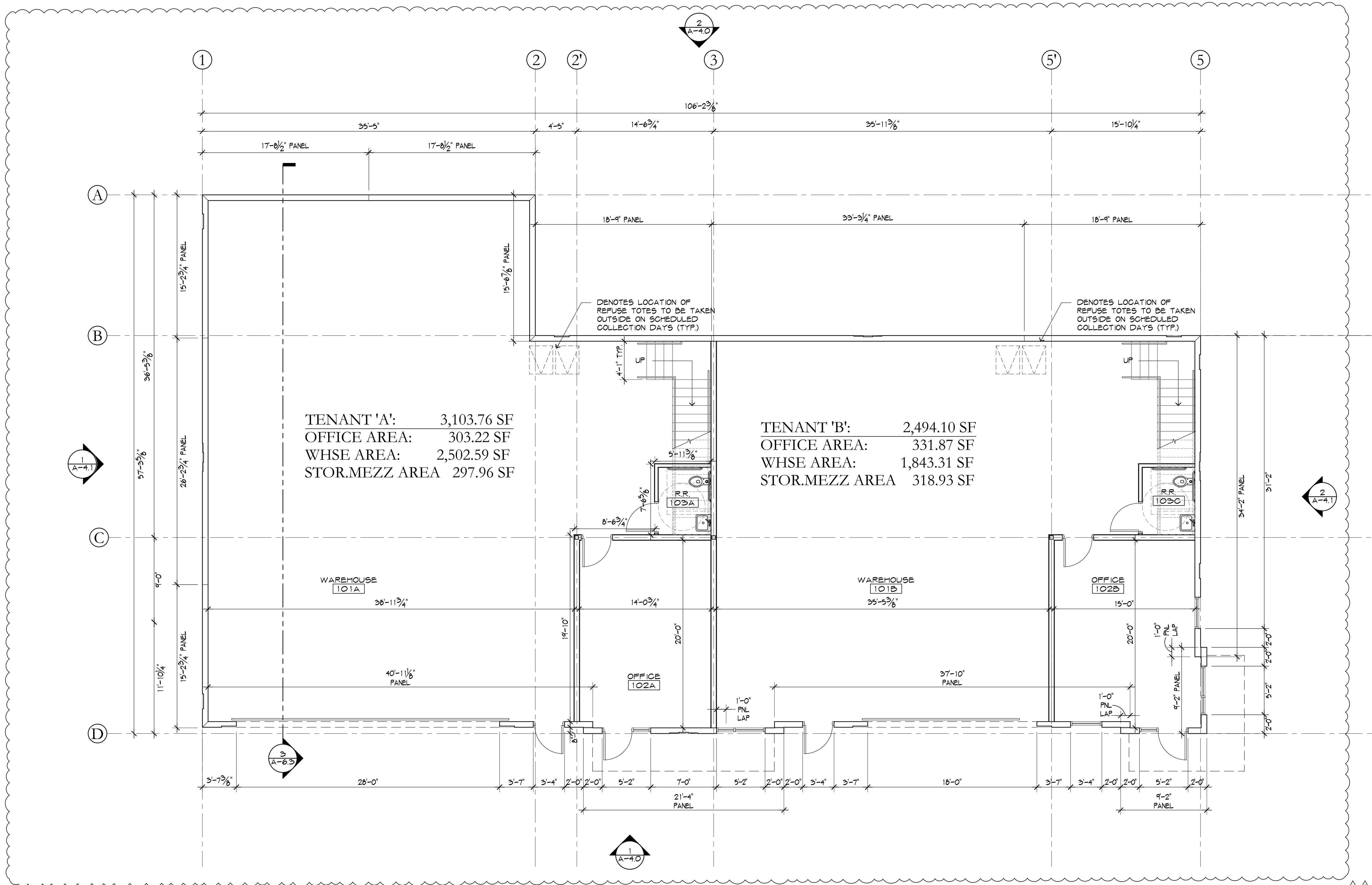
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**HNM**  
HANLON \ MAYO  
ARCHITECTURE

143 SOUTH SWINCH AVENUE • DELRAY BEACH, FLORIDA 33444 • T. 561.233.2225  
INFO@HNM-ARCHITECTURE.COM • A-02000726 • WWW.HNM-ARCHITECTURE.COM

PROJECT NUMBER	21-001
ISSUED DATE	2024-03-19
SCALE	AS NOTED
TITLE	PHOTOMETRICS SITE PLAN
DRAWING NUMBER	A-0.2



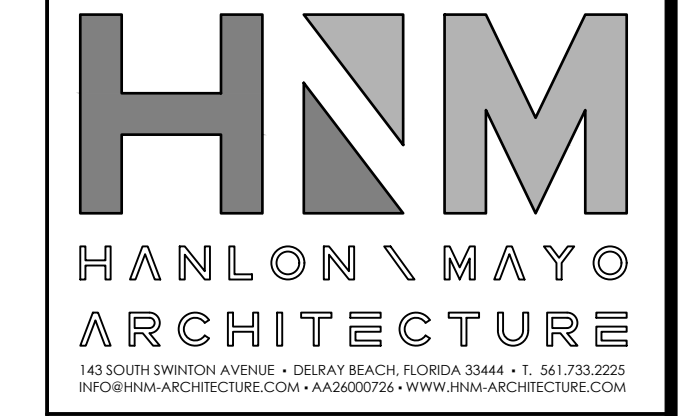
TENANT 'A': 3,103.76 SF  
 OFFICE AREA: 303.22 SF  
 WHSE AREA: 2,502.59 SF  
 STOR.MEZZ AREA 297.96 SF

TENANT 'B': 2,494.10 SF  
 OFFICE AREA: 331.87 SF  
 WHSE AREA: 1,843.31 SF  
 STOR.MEZZ AREA 318.93 SF

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2024-02-16	TAC COMMENTS 2
2023-09-19	TAC COMMENTS
No.	DATE REVISION
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MICHAEL W. HANLON  
 FLORIDA REGISTERED ARCHITECT REG. NUMBER: AR001720  
 ELECTRONIC SIGNATURE: SERIAL NUMBER:

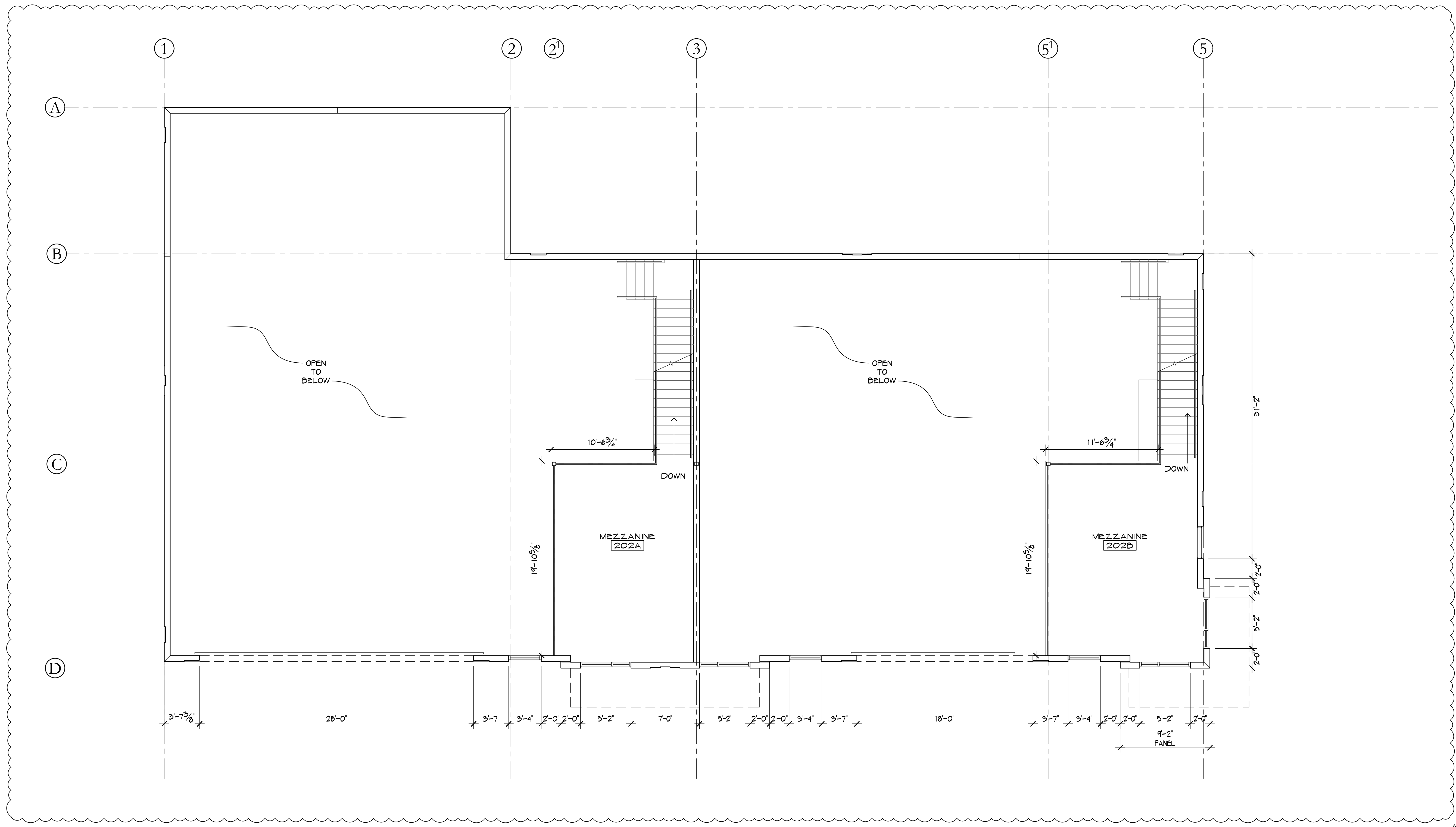
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ISSUED DATE:	2024-02-16
SCALE:	3/16" = 1'-0"
TITLE:	FIRST FLOOR PLAN

DRAWING NUMBER:  
**A-1.0**



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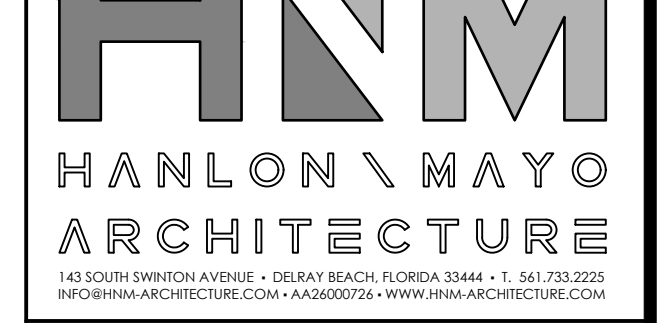
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TAC COMMENTS 2

2023-09-19  
TAC COMMENTS

NO. DATE REVISION

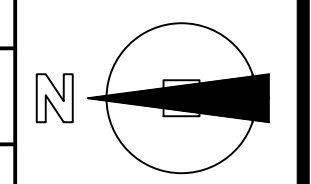
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MICHAEL W. HANLON  
FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AR0017270  
ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NUMBER:  
21-001  
ISSUED DATE:  
2024-02-16  
SCALE:  
3/16" = 1'-0"



TITLE:  
MEZZANINE FLOOR PLAN

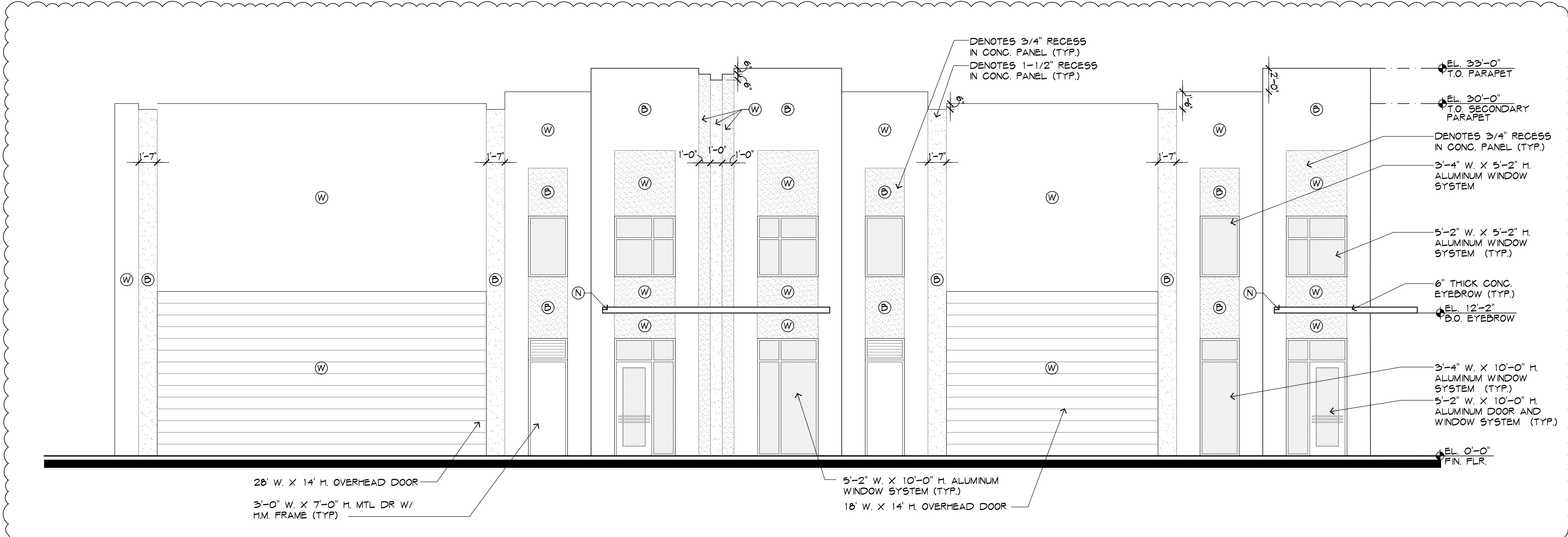
DRAWING NUMBER:  
A-1.1



LEGEND

HATCH	DESCRIPTION
	DENOTES 3/4" RECESS IN CONCRETE TILT UP PANEL (TYP.)
	DENOTES 1-1/2" RECESS IN CONCRETE TILT UP PANEL (TYP.)
SYMBOL	
PAINT COLOR	
(N)	NAVY SW 6237 "DARK NIGHT"
(B)	BLUE SW 6228 "REFUGE"
(W)	WHITE SW 7006 "EXTRA WHITE"

- ALL WINDOWS TO BE (BLACK) ANODIZED ALUMINUM FRAMES WITH GRAY TINTED IMPACT GLASS, UNO.
- EXTERIOR OF ENTIRE BUILDING TO RECEIVE "TEX-COTE" XL-70W SMOOTH TEXTURE
- ALL COLORS TO BE "SHERWIN WILLIAMS" EXTERIOR ACRYLIC LATEX OR APPROVED EQUAL
- PAINTER TO MEET WITH ARCHITECT TO DISCUSS PAINTING PRIOR TO COMMENCING WORK.



**MILFRED INDUSTRIAL**  
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1  
 3/16" = 1'-0" WEST ELEVATION

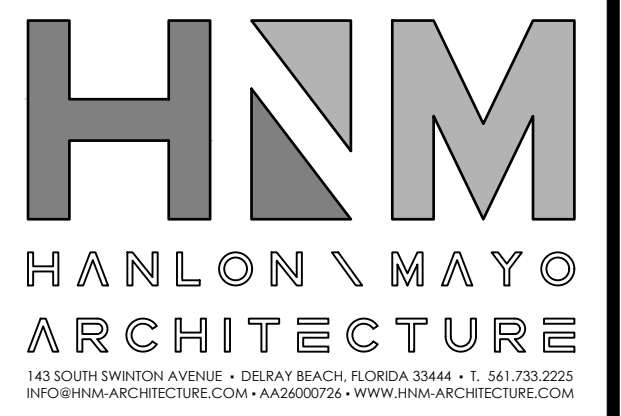
2024-02-10  
 TAC COMMENTS 2

2023-09-19  
 TAC COMMENTS

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MICHAEL W. HANLON  
 FLORIDA REGISTERED ARCHITECT REG. NUMBER: AR00197250  
 ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NUMBER  
 21-001

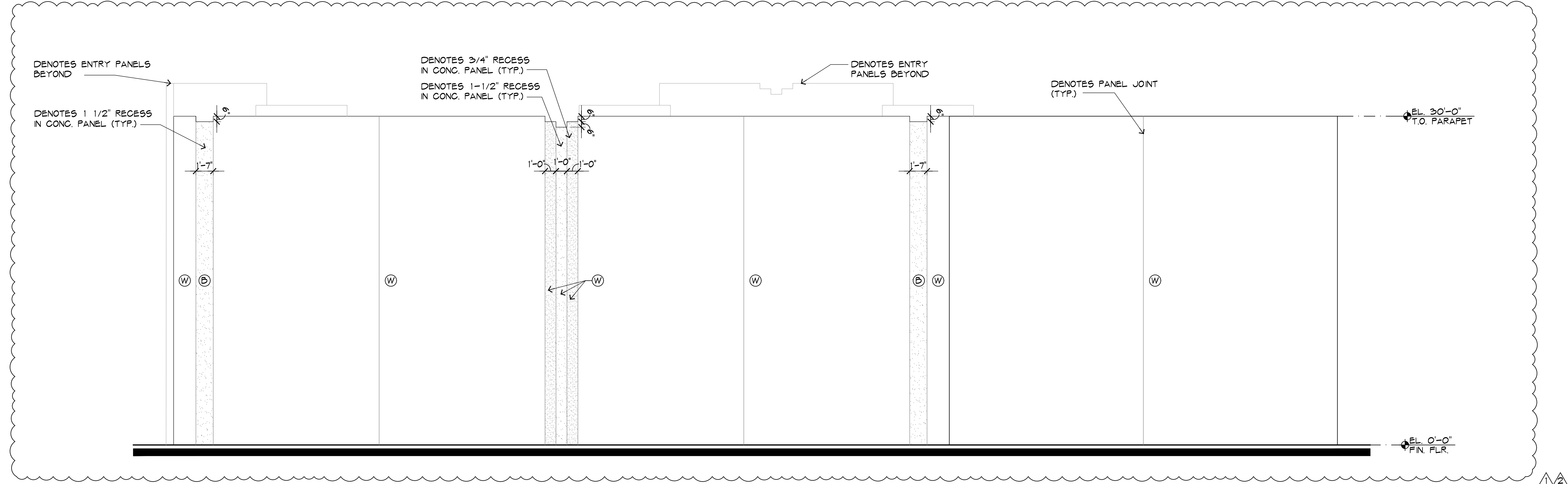
ISSUED DATE  
 2023-02-16

SCALE  
 3/16" = 1'-0"

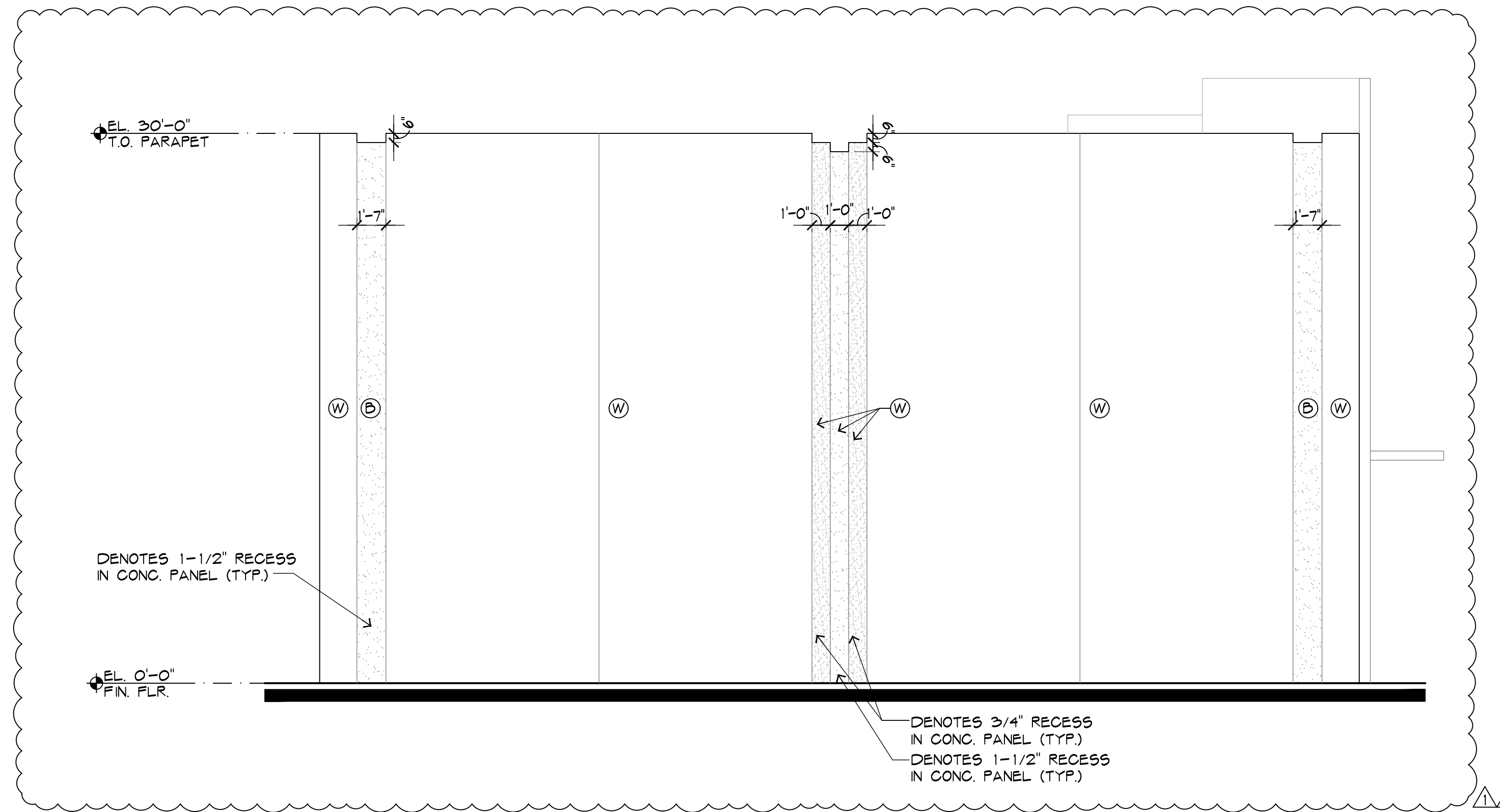
TITLE  
 EAST & WEST ELEVATIONS

DRAWING NUMBER  
 A-4.0

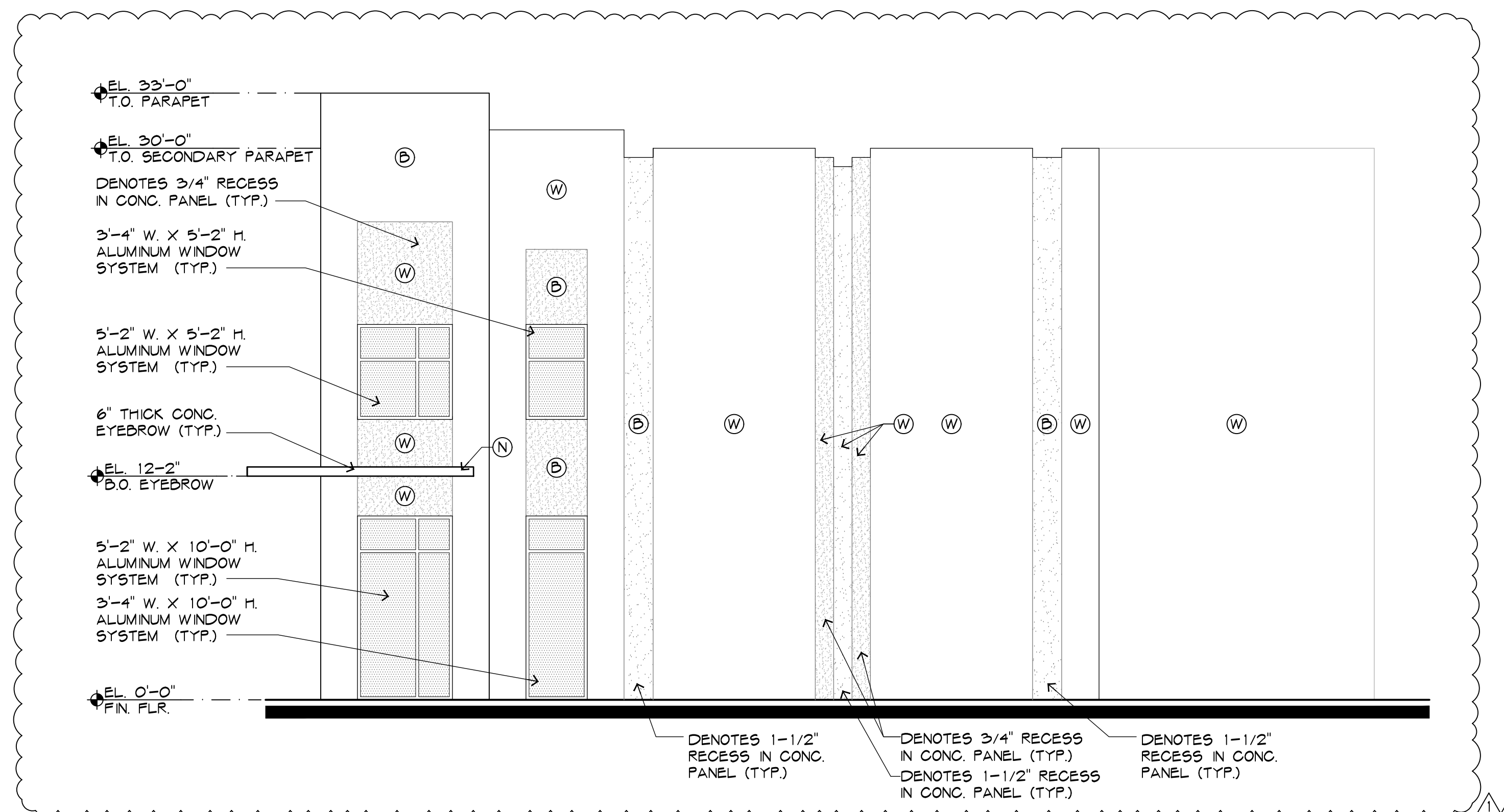
2  
 3/16" = 1'-0" EAST ELEVATION







1 NORTH ELEVATION  
3/16" = 1'-0"



2 SOUTH ELEVATION  
3/16" = 1'-0"

LEGEND:

HATCH	DESCRIPTION
	DENOTES 3/4" RECESS IN CONCRETE TILT UP PANEL (TYP.)
	DENOTES 1-1/2" RECESS IN CONCRETE TILT UP PANEL (TYP.)
SYMBOL	PAINT COLOR
(N)	NAVY SW 6237 "DARK NIGHT"
(B)	BLUE SW 6228 "REFUGE"
(W)	WHITE SW 7006 "EXTRA WHITE"

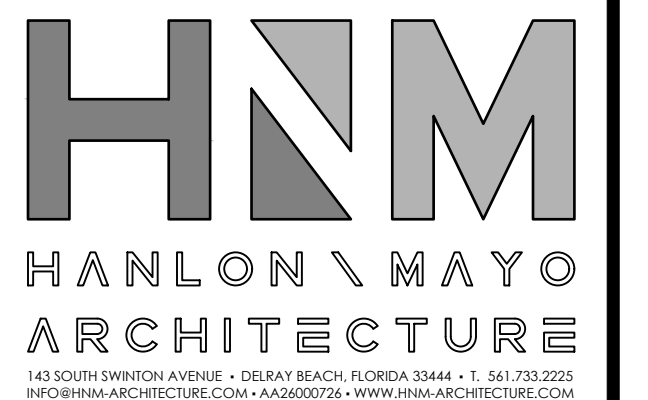
- ALL WINDOWS TO BE BLACK ANODIZED ALUMINUM FRAMES WITH GRAY TINTED IMPACT GLASS, UNO.
- EXTERIOR OF ENTIRE BUILDING TO RECEIVE "TEX-COTE" XL-70W SMOOTH TEXTURE
- ALL COLORS TO BE "SHERWIN WILLIAMS" EXTERIOR ACRYLIC LATEX OR APPROVED EQUAL
- PANTER TO MEET WITH ARCHITECT TO DISCUSS PAINTING PRIOR TO COMMENCING WORK.

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2024-02-16 TAC COMMENTS 2  
2023-09-19 TAC COMMENTS

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MICHAEL W. HANLON  
FLORIDA REGISTERED ARCHITECT REG. NUMBER: AR007270  
ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NUMBER: 21-001  
ISSUED DATE: 2024-02-16  
SCALE: 3/16" = 1'-0"

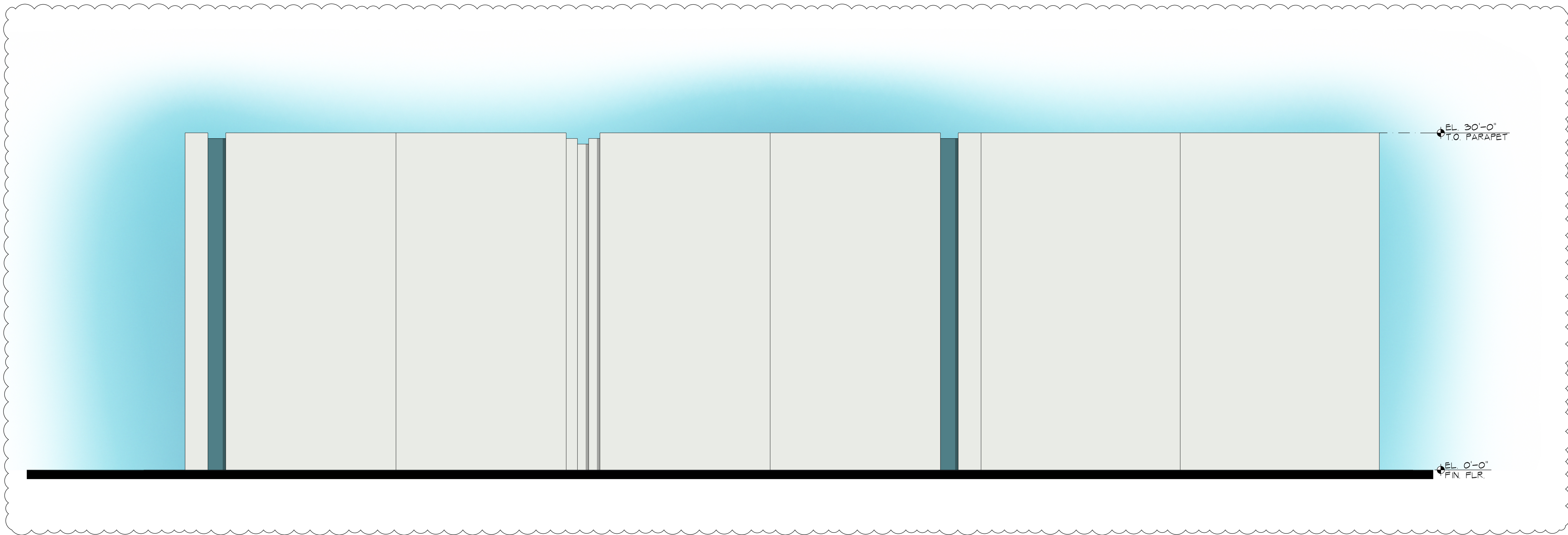
TITLE: NORTH & SOUTH ELEVATIONS

DRAWING NUMBER: A-4.1





1 WEST ELEVATION  
3/16"=1'-0"



2 EAST ELEVATION  
3/16"=1'-0"

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2024-02-16  
TAC COMMENTS 2

2023-09-19  
TAC COMMENTS

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3705 North Federal Highway • Delray Beach, Florida 33483 • T. 561.723.2225  
info@hnm-architecture.com • A-02000726 • www.hnm-architecture.com

MICHAEL W. HANLON  
FLORIDA REGISTERED ARCHITECT, REG. NUMBER: AR001270  
ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NUMBER:  
21-001

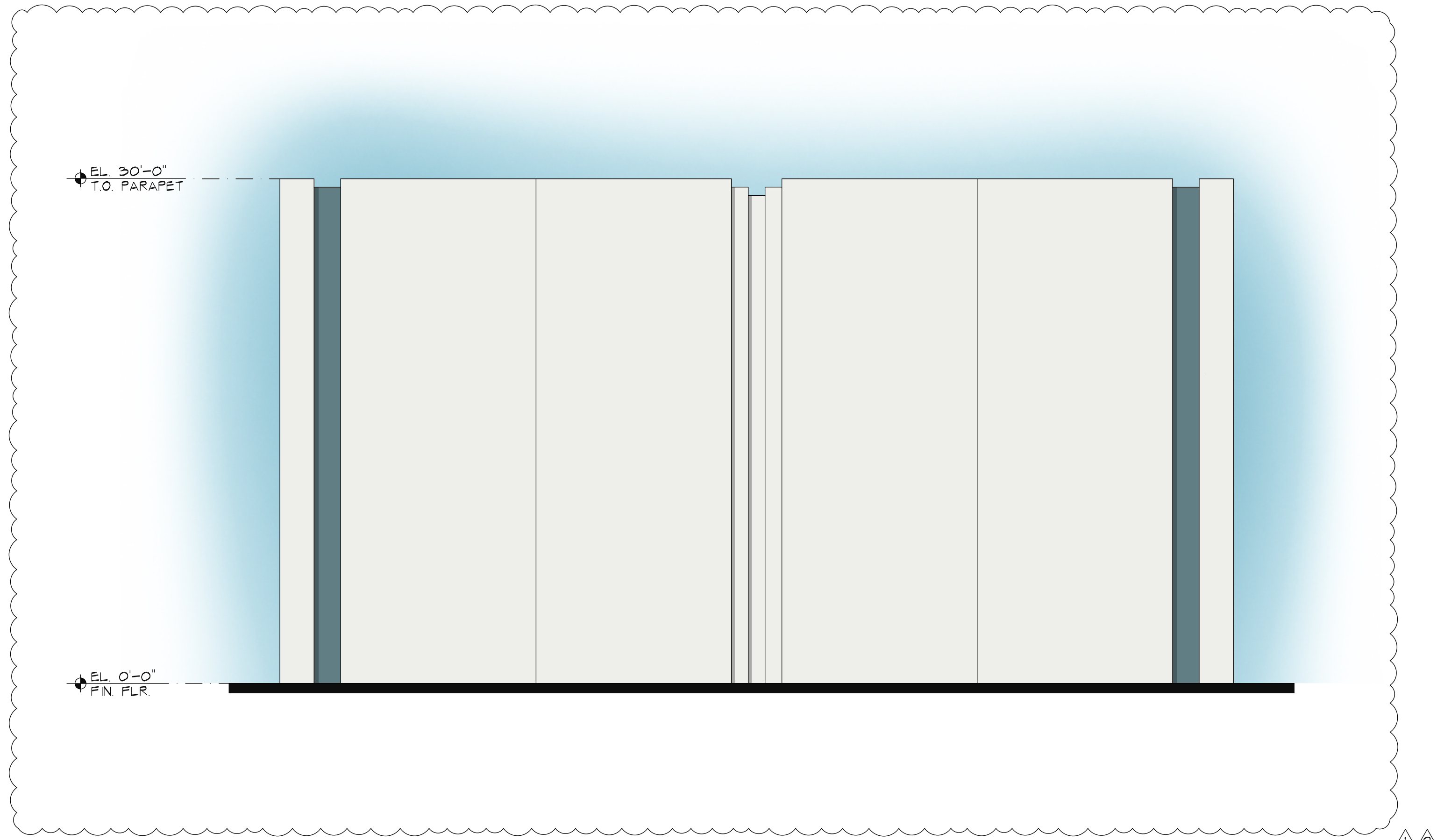
ISSUED DATE:  
2024-02-16

SCALE:  
3/16" = 1'-0"

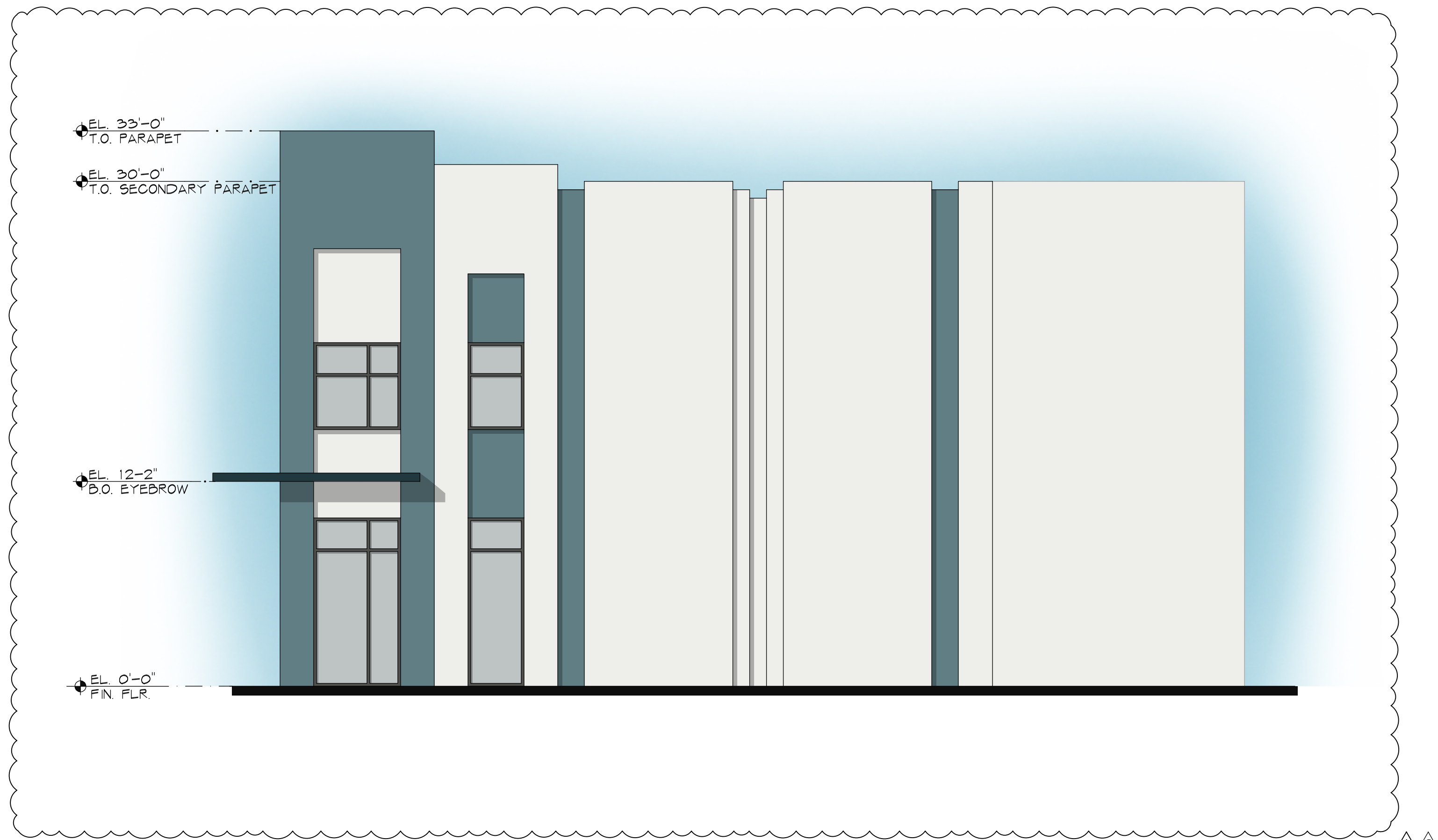
TITLE:  
EAST & WEST  
COLORED  
ELEVATIONS

DRAWING NUMBER:  
A-4.2





1 NORTH ELEVATION  
3/16"=1'-0"



2 SOUTH ELEVATION  
3/16"=1'-0"

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2024-02-16  
TAC COMMENTS 2

2023-09-19  
TAC COMMENTS

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MICHAEL W. HANLON  
FLORIDA REGISTERED ARCHITECT, REG. NUMBER: AR001720  
ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NUMBER:  
21-001

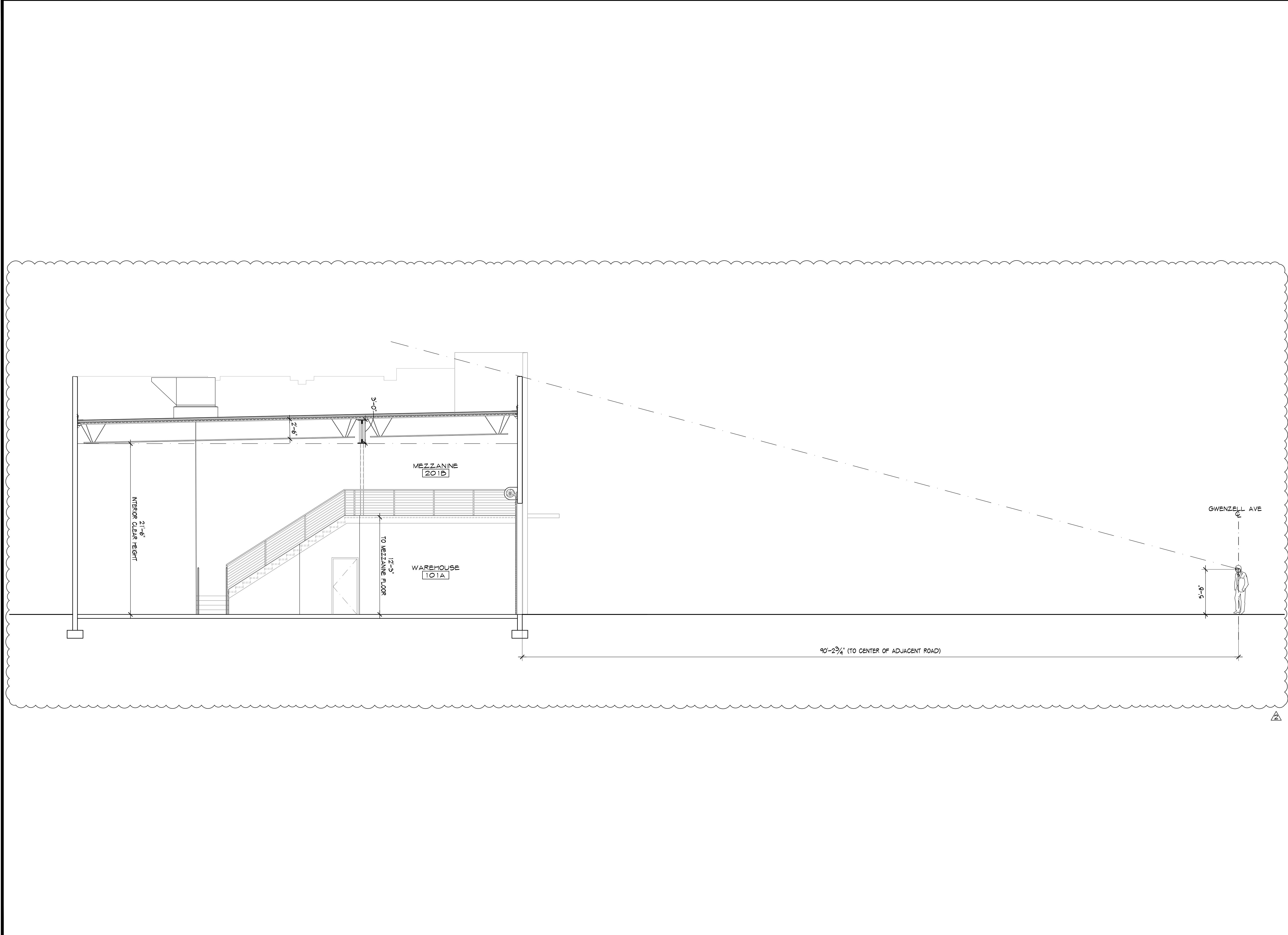
ISSUED DATE:  
2024-02-16

SCALE:  
3/16" = 1'-0"

TITLE:  
NORTH & SOUTH  
COLORED  
ELEVATIONS

DRAWING NUMBER:  
A-4.3





# MILFRED INDUSTRIAL

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2024-02-16	TAC COMMENTS 2
2023-09-19	TAC COMMENTS

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MICHAEL W. HANLON  
 FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AR0072750  
 ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NUMBER	21-001
ISSUED DATE	2024-02-16
SCALE	3/16" = 1'-0"

TITLE  
**BUILDING SECTION**

DRAWING NUMBER  
**A-5.0**