PLANNING AND ZONING BOARD STAFF REPORT

The Link

Meeting	File No.	Application Type
November 17, 2025	2024-228-SPR-LV3	Level 3 Site Plan

Property Owner	Agent
Downtown Sixth Avenue, LLC	Bonnie Miskel Esq. and Christina Bilenki Esq. of Miskel Backman, LLP

Request

Consideration of a Level 3 Site Plan application with Architectural Elevations and Landscape Plan for the Link, a four-story, 10 unit multifamily residential building at 202 NE 6th Avenue.

Project Information

Location: 202 NE 6th Avenue

PCN: 12-43-46-16-01-106-0190

Property Size: 0.36 acres (15,862 sf)

Land Use Designation: Commercial Core (CC)

Zoning District: CBD – Central Core Sub-district

Adjacent Zoning:
- **North, South, East, West:** CBD

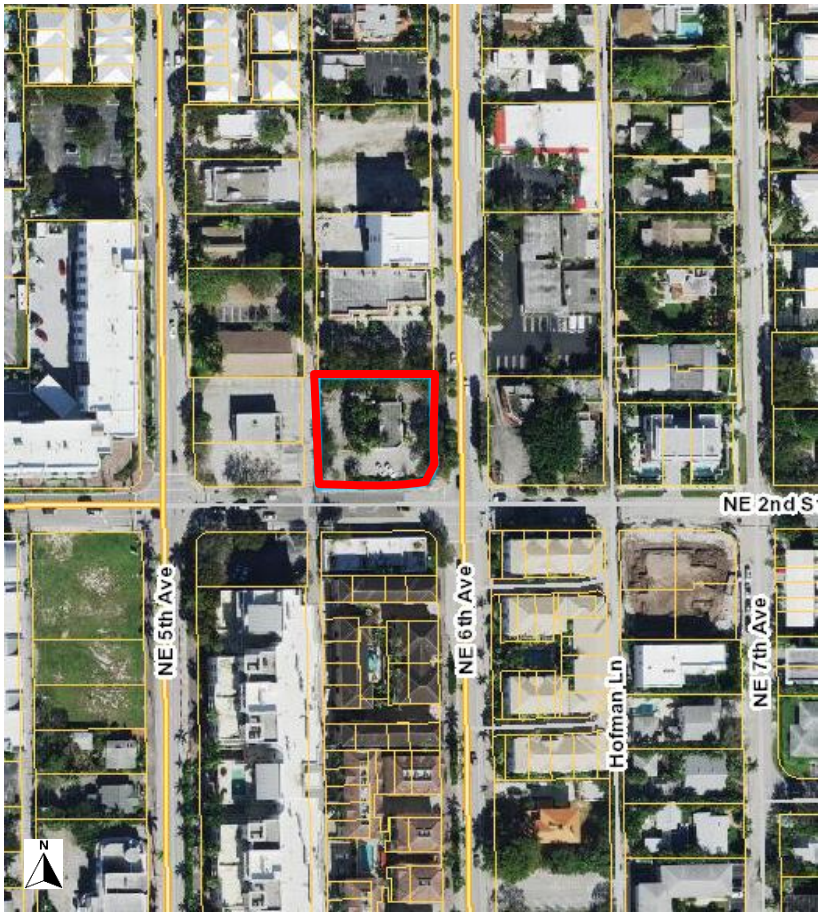
Existing Use: Commercial / Retail Stand Alone Bar / Cigar Shop)

Proposed Use: Multi-family Residential

Floor Area Ratio:
- **Existing:** 0.07
- **Proposed:** 2.92
- **Maximum Allowed:** 3.0

Density:
- **Existing:** N/A
- **Proposed:** 27.78 du/ac (10 units)
- **Maximum Allowed:** 30 du/ac

Primary Streets: **NE 6th Ave and NE 2nd St**
For Reference: LDR Section 4.4.13, CBD



Background Information

The subject property is located at the northwest corner of NE 6th Avenue and NE 2nd Street within the Central Core Sub-district of the Central Business District (CBD). The 0.36-acre parcel is surrounded by CBD zoning, reinforcing its placement within the downtown urbanized context. The corner occupies a visible position along a corridor that functions as a transition between the traditional downtown core and adjacent residential neighborhoods, making it a strategic redevelopment site. The property contains a one-story masonry building constructed in 1936. Originally developed as a single-family residence, the structure was later adapted to accommodate commercial and service uses, most recently operating as a cigar lounge under the name "Smoke In." While the existing building reflects a history of adaptive reuse within the CBD, it no longer contributes to the City's goals for activating downtown corners or advancing contemporary urban design objectives.

In June 2025, the City Commission approved Resolution No. 107-25 authorizing the Masonry Modern architectural style for redevelopment of the property, pursuant to LDR Section 4.4.13(F)(3)(e). This action established the stylistic framework for formal review of the redevelopment proposal and positioned the site for a project consistent with the CBD's intent to promote higher intensity, pedestrian oriented, multi-story residential development that contributes to the activity and identity of downtown Delray Beach.

The request was reviewed by the Planning and Zoning Board at its meeting on September 16, 2025. The Board voted 5-0 to continue the item, providing direction to address several design concerns. These included replacing the black and white marble with a more compatible material or color, adding awnings on the east and south elevations, increasing contrast within the color palette, further delineating the base, middle, and top, refining the building entrance, and revisiting the landscape plan to explore opportunities for preserving existing trees.

Project Description

The applicant proposes a four-story multifamily residential building on the 0.36-acre parcel at 202 NE 6th Avenue, located within the Central Core Subdistrict of the Central Business District. The project introduces ten ownership-oriented condominium units above a structured parking podium reinforcing the site's position as a prominent corner within the downtown network. The building's organization follows a clear vertical hierarchy, with parking and service functions concentrated at the ground and mezzanine levels and residential uses positioned on the upper floors to maximize light, views, and urban presence.



Rendering from September 16, 2025 PZB Meeting

Access to the structured parking is taken exclusively from the rear alley, as shown on the ground floor plan, which eliminates curb cuts on both NE 6th Avenue and NE 2nd Street. This configuration allows the streetscape to remain uninterrupted and supports continuous pedestrian movement along both frontages. The lobby and amenity spaces are located at the corner and along NE 2nd Street to establish an active street edge and create a defined point of arrival. Service components, including trash room access and loading areas, are consolidated along the alley to minimize impacts on the public realm.

The residential floors are arranged with a mix of two and three bedroom units. Balcony and terrace placements vary among units, with several recessed within framed openings and others positioned at the building's corners. These outdoor spaces provide secondary façade articulation and establish visual connections between private living areas and the surrounding downtown environment. The building presents a Floor Area Ratio of 2.92 and a density of 28 dwelling units per acre, consistent with the maximum intensities permitted within the Central Core and the Commercial Core land use designation.

A rooftop amenity deck is provided and includes a swimming pool, lounge areas, and landscaped terraces. The pool area is oriented to capture sunlight and views while maintaining appropriate separation from mechanical equipment. Screening treatments and parapet walls ensure that rooftop components remain well integrated into the overall building form.



The architectural design employs the Masonry Modern style, previously authorized by the City Commission. The elevations use smooth stucco planes, wood toned accents, and stone elements to produce a restrained material palette consistent with the style's emphasis on clarity and simplicity. The façade composition reflects a tripartite organization, with a defined base at the ground level, vertically proportioned middle floors, and a stepped back fourth story that reduces perceived mass along the street. Framed balcony openings, recessed planes, and subtle shadow lines introduce depth along the primary south and east elevations. The north elevation, positioned along the alley, incorporates simplified scoring and surface modulation that address privacy needs and maintain a coherent secondary façade. Street level features include extended awnings along the east and south elevations, continuous glazing at the lobby frontage, and planter integrations that frame entry points and support pedestrian comfort. The corner at NE 6th Avenue and NE 2nd Street is treated as the building's primary public face, with the lobby, glass frontage, and architectural framing elements collectively establishing its presence within the district.

In response to direction from the Planning and Zoning Board, the Applicant revised several architectural components. These include replacing the previously proposed black and white marble at the entrance with an aluminum overhang in a brushed anodized finish, extending first floor awnings to strengthen pedestrian scale, and refining the color palette with the introduction of "Favorite Jeans SW 9147" to increase contrast and improve façade definition. These adjustments are reflected in the most recent renderings and elevation sheets.

Overall, the project introduces a contemporary residential building that aligns with the intent of the Central Core to support higher intensity, pedestrian oriented development. Its organization, material choices, and urban frontage design contribute to the continued reinvigoration of downtown Delray Beach's built environment.

Review & Analysis: Site Plan

LDR Section 2.1.5. - The Planning and Zoning Board – Board Actions
The Planning and Zoning Board hereby has the authority to take final action on the following items pursuant to the procedures and standards of the LDR: Level 3 Site Plan applications, including any relief, as applicable

LDR Section 2.4.10(A)(1)(c), Level 3
Applications include new construction, additions to an existing building, or the conversion of an existing single-family residence or duplex, consisting of more than a total of five dwelling units for multi-family residential development or 15,000 gross square feet of mixed-use or nonresidential development. The proposed ten-unit project therefore qualifies for Level 3 review.

LDR Section 2.4.10(A)(2)(d)4., Board Review
Level 3 Site Plan applications require review and action by the Planning and Zoning Board, with final action rendered by the City Commission, through the appealable process.

LDR Section 2.4.10(A)(3), Required Findings
Site plan applications must demonstrate consistency with the Comprehensive Plan and compliance with the applicable provisions of the Land Development Regulations. The following specifically apply:

(b) *Level 2, Level 3, and Level 4 Site Plan applications must comply with the findings in Chapter 3, Performance Standards.*

(c) *Landscape plans must comply with Section 4.6.16, Landscape Regulations.*

(d) *Architectural elevations must comply with Section 4.6.18, Architectural Elevations and Aesthetics, and adopted Architectural Design Guidelines.*

LDR Section 3.1.1, Required Findings

Prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application.

The required findings relate to the land use map, concurrency, consistency, and compliance with the Comprehensive Plan. Compliance with the required findings is discussed below:

(A) Land Use Map *The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Land Use Map.*

The subject property is zoned CBD, Central Core sub-district, which is an implementing district of the Commercial Core (CC) Land Use designation. Multifamily residential is a permitted use in the CBD zoning district. The maximum FAR permitted within the CC land use designation is 3.0. The proposed development achieves an FAR of 2.92, which is within the allowable range. The maximum density permitted is 30 dwelling units per acre. The application proposes 10 dwelling units on 0.36 acres, yielding a density of 28 dwelling units per acre, consistent with the maximum allowed. Based on the above, the proposed development is consistent with the Land Use Map and zoning district regulations.

(B) Concurrency *as defined by Objective NDC 3.1 of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CIE, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach.*

Potable Water and Sewer. The Utilities Department reviewed the application and confirmed that adequate capacity is available to serve the proposed development. Connection to the City's potable water and sanitary sewer systems will be required prior to issuance of building permits. Final engineering plans must be coordinated with the Utilities Department to ensure compliance with adopted standards.

Drainage. The site contains no existing stormwater management facilities. Stormwater runoff currently collects on internal asphalt parking and stage onsite until discharging via overland flow through the south driveway access to NE 2nd Street. In conjunction with the proposed development, a depressed swale area and exfiltration trench is proposed for water quality, storage requirement purposes, and runoff attenuation. A control structure is proposed connecting to an inlet on the intersection of SE 2nd Street and NE 6th Avenue. Engineering reviewed the plans and determined that compliance with the City's stormwater management requirements is achievable. Final drainage calculations will be required during building permit to ensure no adverse impact on adjoining properties.

Transportation. A Traffic Performance Standard (TPS) letter issued by Palm Beach County on August 27, 2025, confirmed that the proposed development will only generate four AM and four PM peak hour trips, therefore the project meets the traffic performance standards of Palm Beach County.

Solid Waste. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals through the year 2054. The development proposes a new dumpster to be provided on site.

Parks and Open Space: The development consists of ten condominium units. Pursuant to Comprehensive Plan Objective NDC 3.1 and related policies, the project does not generate a level of demand requiring new parkland dedication. A park impact fee of $500 per unit will be assessed at time of building permit.

Public Schools. The School District concurrency requirement applies to new residential development. The applicant must coordinate with the Palm Beach County School District to a capacity determination. As noted in TAC Review No. 4, this finding remains outstanding and must be resolved prior to site plan certification.

(C) Consistency *A finding of overall consistency may be made even though the action will be in conflict with some individual performance standards contained within Article 3.2, provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict.*

Article 3.2 Performance Standards
The following standards contained in Article 3.2 are applicable:

- **LDR Section 3.2.1. Basis for Determining Consistency**

The following applicable objectives and policies from the Always Delray Comprehensive Plan apply to the request:

Neighborhoods, Districts, and Corridors Element
Policy NDC 1.1.7 *Establish the maximum density, measured in dwelling units per gross acre, for residential land use and mixed-use designations (See Table NDC-1). The Standard density is the range of density allowed in the land use designation. The Revitalization/Incentive density is the maximum density that may be offered in the Land Development Regulations to achieve a certain community benefit in a specific area as part of an incentive program, or to implement the recommendations of an adopted redevelopment or neighborhood plan. Standards in the Land Development Regulations, including those guiding compatibility and transitions, such as setbacks, height limitations, open space criteria, etc. may limit the actual density achievable on a specific site.*

Policy NDC 1.1.2 *Provide a complementary mix of land uses, including residential, office, commercial, industrial, recreational, and community facilities, with design characteristics that provide: Similar uses, intensity, height, and development patterns facing each other, especially in residential neighborhoods. Uses that meet the daily needs of residents. Public open spaces that are safe and attractive.*

Policy NDC 1.1.14 *Continue to require that property be developed or redeveloped or accommodated, in a manner so that the use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.*

Objective NDC 1.3 *Apply the mixed-use land use designations of Commercial Core, General Commercial, Transitional, Congress Mixed-Use, and Historic Mixed-Use to accommodate a wide range of commercial and residential housing opportunities appropriate in scale, intensity, and density for the diverse neighborhoods, districts, and corridors in the city.*

Policy NDC 1.3.1 Apply mixed-use land use designations to foster development patterns that support pedestrian and bicycle activity, stimulate public transit ridership, and create a park-like environment.

Policy NDC 1.3.2 Apply the mixed-use land use designation that best maintains the scale, density, intensity, and enhances the character of the surrounding neighborhood, district, or corridor

Policy NDC 1.3.5 Use the Commercial Core land use designation to stimulate the vitality and economic growth of the city while simultaneously enhancing and preserving the cultural and historic downtown area.

The project supports the Commercial Core (CC) designation, which is intended to stimulate vitality and economic growth while preserving the historic scale of downtown. Policies NDC 1.3.5 and NDC 1.3.7 call for compact, pedestrian-oriented redevelopment that reinforces the traditional downtown form. The proposed four-story condominium development provides a higher intensity residential use in the CBD without displacing ground-floor pedestrian activation. The placement of active lobby and amenity space along NE 6th Avenue and NE 2nd Street is consistent with Policy NDC 2.6.1, which promotes attractive streetscapes that enhance corridor identity.

Housing Element
Policy HOU 1.1.6 Promote good design in new housing construction and rehabilitation that highlights beauty, flexibility, and innovation, and respects existing neighborhood character.

Objective HOU 3.2 Expand the housing supply by allowing different unit types in a variety of locations for all income levels.

Policy HOU 3.2.1 Allow a variety of housing types to reflect the needs of all household types, including both rental and ownership opportunities for single people, couples, families, seniors, persons with disabilities and multi-generational families.

The provision of ten two- and three-bedroom condominium units diversifies the housing stock within the CBD. Although no workforce or affordable units are proposed, the development supports the Comprehensive Plan's goal of expanding ownership opportunities within the urban core.

Mobility Element
Policy MBL 1.2.2 Implement context-sensitive Complete Streets principles, where appropriate, in the planning, programming, and construction of new City roadways, redesigns, and resurfacing of existing roadways to address the needs of all users, including motorists, bicyclists, transit riders, and pedestrians of all ages and abilities.

Policy MBL 2.5.2 Ensure safe vehicular, pedestrian, and bicycle operations in all new development, redevelopment, and on all City streets, including at driveway entrances and at intersections.

Policy MBL 2.5.5 Require development to provide pedestrian, bicycle, and vehicular interconnections to adjacent properties. Policy NDC 2.3.2 OPR 2.2.4.

Policy MBL 2.5.7 Support traffic calming based upon the adopted city policy, in residential neighborhoods to reduce incidences of crashes and to promote bicycle and pedestrian activity.

Policy MBL 3.1.1 Include cross access between properties to reduce vehicular trips on the roadway network. Cross-connectivity shall include bicycle and pedestrian accommodations except where infeasible due to natural or environmental constraints.

The project is consistent with the Mobility Element by advancing context-sensitive Complete Streets principles (Policy MBL 1.2.2) through widened pedestrian clear zones, street trees, and active ground-floor frontages. Vehicular access is limited to the rear alley, ensuring safe pedestrian and bicycle operations at the street edge (Policy MBL 2.5.2) and reducing potential conflicts, consistent with Policy MBL 2.5.7. Bicycle parking is provided in accordance with CBD standards, meeting Policy MBL 2.5.5. While cross access to adjacent parcels (Policy MBL 3.1.1) is not feasible due to the urban block pattern, the project achieves functional integration through continuous sidewalks and alley circulation.
Overall, the proposed development is consistent with the Always Delray Comprehensive Plan. The project advances the goals, objectives, and policies of the Neighborhoods, Districts, and Corridors, Housing, and Mobility Elements by reinforcing compact urban form, expanding ownership housing opportunities, and enhancing the pedestrian environment through context-sensitive design. Where physical site constraints limit direct cross-access, the proposal nonetheless achieves functional integration within the CBD framework. Collectively, these findings support a determination that the application complies with the Comprehensive Plan as required by LDR Section 3.1.1(A).

- **LDR Section 3.2.3, Standards for site plan action**

The proposed project has been evaluated against the applicable standards as follows:

(A) Building design, landscaping, and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.

The proposed four-story building incorporates a tripartite façade, recessed entries, balconies, and rooftop amenities that ensure compatibility with the surrounding urban context. Landscaping and site lighting are designed to enhance pedestrian comfort without creating glare or visibility obstructions, consistent with the requirements of this subsection.

(B) All development shall provide pedestrian, bicycle, and vehicular interconnections to adjacent properties, where possible, and include accessible routes from the entry points of publicly-accessible buildings to the sidewalk network in accordance with the Americans with Disabilities Act (ADA).

The project includes widened pedestrian clear zones along NE 6th Avenue and NE 2nd Street, new street tree plantings in grates, and bicycle parking spaces in accordance with LDR Table 4.4.13(M). Vehicular access is consolidated to the alley, reducing pedestrian-vehicle conflicts and aligning with Comprehensive Plan mobility policies that encourage safe multimodal circulation.

(D) Any proposed street widening or modifications to traffic circulation shall be evaluated by the City, and if found to have a detrimental impact upon or result in the degradation of an existing neighborhood, the request shall be modified or denied.

The project's exclusive use of the rear alley for vehicular access minimizes curb cuts on NE 6th Avenue and NE 2nd Street, maintaining pedestrian continuity and reducing potential conflicts at intersections. Technical Advisory Committee review confirmed that the alley system can accommodate circulation needs without adverse impacts on the surrounding roadway network. As designed, the project satisfies this standard by preserving safe and functional traffic operations.

(G) Development shall provide a variety of housing types that accommodates the City's growing and socio-economically diverse population to meet the Goals, Objectives, and Policies the Housing Element.

The project introduces ten ownership-oriented condominium units within the Central Core sub-district. While the scale is modest, the inclusion of two- and three-bedroom configurations contributes to the diversity of unit types available downtown, consistent with Comprehensive Plan Objective HOU 3.2 to expand housing options for different household types.

(H) Consideration shall be given to the effect a development will have on the safety, livability, and stability of surrounding neighborhoods and residential areas. Factors such as but not limited to, noise, odors, dust, and traffic volumes and circulation patterns shall be reviewed and if found to result in a degradation of the-surrounding areas, the project shall be modified accordingly or denied.

The design emphasizes pedestrian orientation, landscaped frontages, and concealed vehicular access, which together reduce potential noise, traffic, and visual impacts on adjacent properties. Although the absence of a dedicated loading zone may place some operational burden on the alley, the applicant's loading statement indicates that the anticipated demand is limited and will be managed on site. The overall improvement to the pedestrian environment along NE 6th Avenue and NE 2nd Street, including continuous sidewalks, enhanced planting, and the removal of curb cuts, represents a meaningful enhancement to corridor activity and comfort.

(K) Development shall not exceed the maximum limits established in the Table NDC-1, Land Use Designations: Density, Intensity, and Implementing Zoning Districts, of the Neighborhoods, Districts, and Corridors Element or specific standards established in the zoning districts that limit density (dwelling units per acre) or intensity (floor area ratio) and must adhere to whichever limit is lower. Development in areas included in density or incentive programs (i.e. workforce housing programs specified in Article 4.7-Family/Workforce Housing) may exceed the Standard density limit, up to the specified Revitalization/Incentive density established for the program: development in all other areas shall not exceed the Standard density.

The maximum density and intensity standards are established in Table NDC-1 of the Comprehensive Plan and LDR Section 4.4.13(C). The proposed development achieves a density of 28 dwelling units per acre and a floor area ratio of 2.92, both within the allowable thresholds for the Commercial Core land use designation and the CBD zoning district. The application does not require variances or waivers to meet these limits, demonstrating that the project conforms to the adopted standards and can be accommodated on the site without exceeding regulatory parameters.

(D) Compliance with LDRs. *Whenever an item is identified elsewhere in these Land Development Regulations (LDRs), it shall specifically be addressed by the body taking final action on a land development application/request. Such items are found in Section 2.4.5 and in special regulation portions of individual zoning district regulations.*

In addition to the LDR sections discussed above under Performance Standards, the following additional LDR sections apply to the request.

Section 4.4.13, Central Business District LDR Section 4.4.13(C), (D), (E), and (G)

Standard/Regulation	Required	Proposed
Height LDR 4.4.13(C)	Maximum 54 ft / 4 stories	54 ft, 4 stories to top of flat roof; 60 ft to parapet; rooftop equipment screened
Setbacks LDR 4.4.13(C)	Front: 10–15 ft; Above 3rd Story: 20 ft; Side: 0 ft; Rear: 10 ft	Front (NE 6th Ave/NE 2nd St): 10–15 ft; Upper-level stepbacks provided; Side and rear setbacks compliant

Dwelling Unit Standards (D)(1)(d)1.	For projects with >12 units: studio ≤25%, one-bedroom ≤30% (or ≤55% if no studios)	10 total units; mix consists of two- and three-bedroom units
Streetscape Width LDR 4.4.13(E)(2)	Minimum 15 ft (curb zone ≥4 ft, pedestrian clear zone ≥6 ft)	NE 6th Avenue: 15 ft; NE 2nd Street: 15 ft
Frontage Types LDR 4.4.13(E)	Permitted types: Stoop, Storefront, Arcade, Lobby	Combination of lobby and stoop frontages; recessed entries and planters along primary frontages
Civic Open Space LDR 4.4.13(G)(3)	Civic open space required for projects ≥1 acre or with >40 units	Site <1 acre and 10 units

Other Development Regulations

Standard/Regulation	Required	Proposed
4.6.8(A)(3), Lighting	Illumination spillover is limited to the maximum degree feasible given the minimum illumination requirements for street lighting, off-street parking illumination, and lighting at the building and garage entrance. The proposed lighting complies with the minimum and maximum illumination requirements for off-street parking illumination, lighting at the building entrance, and lighting at the property line adjacent a parcel or public right-of-way.	
4.4.13(I), CBD Parking Standards	**Required:** 23 parking spaces total with at least 1 space designated for EV parking*	**Provided:** 23 spaces, including 6 compact spaces (26%) and 2 spaces for electric vehicles
4.6.10(C), Off-Street Loading	**Required:** 2 berths	**Provided:** 0 berths* ***See analysis below**
LDR Table 4.4.13(M), Bicycle Parking	Type I spaces – 1 spaces per 10 units = 1 space Type II spaces – 1 space per 6 units = 2 space	Type I spaces – 1 Type II spaces - 4
4.6.9(D)(4)b.ii., Stacking distance	20 feet stacking	Complies

LDR Section 7.11.1(C), Green Building Certification Required
Certification is required through a green building certification entity for new construction or additions consisting of 15,000 square feet of gross floor area that is condition space.

The applicant is required to obtain green building certification, as the total Gross Floor Area square footage is 46,279 square feet, under air.

LDR Section 4.6.10, Off-Street Loading
The LDRs provide guidelines for off-street loading that requires at least two loading berths for multi-family development between 20,000 and 100,000 square feet. Pursuant to LDR Section 4.6.10(C), *in circumstances where these guidelines are not applicable or appropriate, the applicant may provide a "loading demand statement" in which the normal demands for loading are set forth along with any restrictions which may be appropriate.*

The applicant has submitted a loading demand statement requesting approval to provide no dedicated loading berths. The project is strictly residential in nature, and loading activity is expected to consist primarily of resident move ins and move outs. According to the statement, these activities will be coordinated by on site property management to minimize operational conflicts. The applicant proposes to use the adjacent alley as the designated loading and unloading area. The alley is 16 feet wide and will be expanded by an additional two feet through a right of way dedication associated with the redevelopment, improving maneuverability for service vehicles.

Because the development consists of 10 for sale condominium units, the applicant anticipates that the majority of loading demand will occur during the initial occupancy period, with minimal turnover thereafter. For ongoing operations, the applicant notes that trash collection will occur during early morning hours, reducing potential overlap with residential loading needs. No commercial or routine delivery loading is anticipated.

Review & Analysis: Architectural Elevations

LDR Section 2.4.10(A)(3)(d), Findings
Architectural Elevations, including modifications to existing building facades, require an overall determination of consistency with the objectives and standards of Section 4.6.18, Architectural Elevations and Aesthetics, and any adopted architectural design guidelines and standards, as applicable.

LDR Section 4.6.18. - Architectural elevations and aesthetics - Minimum requirement
The requirements contained in this Section are minimum aesthetic standards for all site development, buildings, structures, or alterations except for single family development. It is required that all site development, structures, buildings, or alterations to same, show proper design concepts, express honest design construction, and be appropriate to surroundings

There are five subsections for consideration in **LDR Section 4.6.18**:

(A) Minimum requirements;
(B) Building and structure requirements;
(C) Exterior space;
(D) Parking lots and vehicular use areas, and
(E) Criteria for board action.

LDR Section 4.6.18, Architectural Elevations and Aesthetics establishes minimum aesthetic standards for all site development, buildings, and structures, requiring proper design concepts, honest construction, and contextual appropriateness. In addition, LDR Section 4.4.13(F) requires all development within the CBD to utilize one of the permitted architectural styles identified in the CBD Design Guidelines and to conform to the defining characteristics of that style.

The proposed development employs the Masonry Modern architectural style, which was authorized for this site by City Commission Resolution No. 107-25. The design reflects the tripartite building composition prescribed by the guidelines, with a base defined by recessed entries, storefront glazing, and landscaped planters; a middle defined by vertically proportioned fenestration and balconies; and a top composed of a flat roof, parapet, and rooftop terraces. The use of smooth stucco surfaces in white, combined with stone cladding and wood accents, reinforces the style's emphasis on minimalist form and restrained material palette.

Fenestration ratios fall within the requirements of LDR Section 4.4.13(F)(5), ensuring transparency and articulation at the pedestrian scale. Balconies and recessed terraces provide depth and shadow lines that break down the mass of the upper floors. Mechanical equipment is screened by parapets in accordance with LDR Section 4.4.13(F)(6), and the rooftop deck is integrated as a functional extension of the building rather than an isolated element.

Collectively, the elevations demonstrate compliance with the standards of LDR Section 4.6.18 and the Masonry Modern guidelines by employing a coherent tripartite composition, appropriate materials, and architectural detailing that reinforce the urban design objectives of the Central Core.

(E) Criteria for Board Action.
The following criteria shall be considered by the Site Plan Review and Appearance Board in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.

(1) The plan or the proposed structure is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
(2) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
1. *The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.*
2. *The proposed elevations provided below have been reviewed for compliance with Section 4.6.18 - Architectural Standards.*

In conjunction to the above minimum requirements, all buildings in the CBD Sub-districts shall utilize one of the architectural styles as identified in the *Delray Beach Architectural Design Guidelines* and adhere to the defining characteristics outlined in the guideline document to ensure high quality architecture in the downtown area.

Proposed Design
In accordance with LDR Section 4.4.13(F) and the Central Business District (CBD) Architectural Design Guidelines, the applicant submitted an architectural narrative and supporting renderings to substantiate compliance with the defining characteristics of the chosen style.

Masonry Modern architecture is typically characterized by clean geometric composition, minimal ornamentation, and the expressive use of masonry materials. The proposed structure incorporates several of these defining features, particularly on the east and south façades, where structural clarity and substantial glazing contribute to a modern, ordered aesthetic. However, certain aspects of the design vary in their expression of the style, presenting opportunities for further alignment and execution of the Masonry Modern style.

The proposed design is shown on the following pages and attached as full-size documents.

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EAST ELEVATION



2 WEST ELEVATION - ALLEY



1 NORTH ELEVATION - SIDE

0 5' 10' 15' 20'



SOUTH ELEVATION

0 5' 10' 15' 20' 25'

Detailed Evaluation

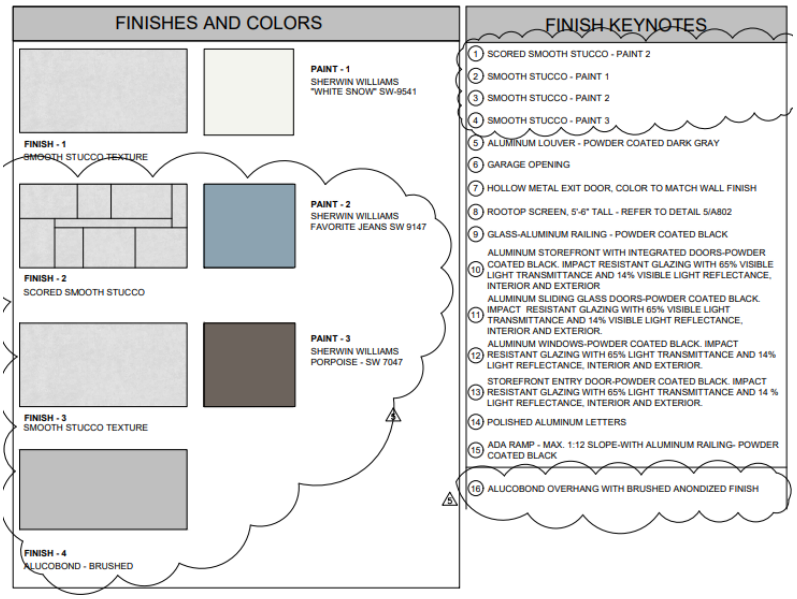
- **Massing and Facade Composition**: The building exhibits a clear and rational massing framework, with the east and south elevations presenting the strongest architectural resolution. Along these frontages, the proportion diagrams and elevations show deliberate modulation in depth, where recessed balconies, framed window openings, and vertically aligned bays create a legible rhythm. These elements produce the intended play of light and shadow that characterizes Masonry Modern design and contribute to a more expressive primary frontage. The project's massing is less resolved along NE 6th Avenue. Although the upper story stepback meets CBD dimensional standards, the façade remains visually flat, with long horizontal balcony bands that are not sufficiently anchored by vertical components. These conditions soften the distinction between the base, middle, and top that the applicant is working to establish, and the façade reads more as a continuous plane rather than a fully layered architectural composition.

  The north elevation has improved from earlier iterations and now incorporates additional reveals and surface modulation that help reduce what was once a more monolithic appearance. These refinements introduce subtle depth and create a calmer visual field appropriate for a secondary façade. While this elevation remains largely solid due to internal layout constraints, the updated treatments represent a step toward a more integrated presentation. Staff recognizes the applicant's need to balance privacy and internal function, and notes that the updated elevation presents a more composed surface condition while maintaining the simplicity characteristic of the chosen architectural style.

- **Architectural Elements**: Balconies, overhangs, and shading devices are central to the Masonry Modern vocabulary, where cantilevered forms and expressive projections help introduce depth, shadow, and a sense of structural clarity. In the proposed design, the balconies are presented primarily as inset conditions within framed openings. This approach is not unsuccessful from a compositional standpoint and results in a clean, contained balcony expression. However, the boxed configuration does not align closely with the cantilevered language typically associated with Masonry Modern architecture, where projections extend outward to create a more sculptural dialogue between solid and void.

  The balcony recesses in this proposal soften the façade rather than energize it. Their enclosure within rectangular frames limits the visual tension and shadow play that strong cantilevered planes usually provide. While the boxed treatment is contemporary and visually tidy, it aligns more closely with urban minimalism than with the characteristic projecting forms that define the Masonry Modern style. Eyebrows and shading devices are also absent across all elevations. Their introduction could help reinforce the depth that the boxed balcony configuration does not fully achieve, while contributing to passive cooling and mitigating long unbroken wall planes. The overall restraint in three dimensional elements reduces opportunities for façade animation that Masonry Modern buildings typically express.

- **Materials and Detail**: The material palette presented in the elevations is composed primarily of smooth stucco surfaces with selective wood toned accents and a modest increase in scoring and surface relief from earlier iterations. These refinements represent an improvement over the previous version and help introduce a more deliberate material organization across the elevations. The simplicity of the palette remains consistent with the character of Masonry Modern architecture. Additional material refinement, whether through selective texture changes, more disciplined scoring patterns, or the introduction of a secondary base material, could strengthen the architectural hierarchy and provide a richer street presence appropriate for the Central Core.



- **Roofline**: The parapet is expressed as a simple continuous band with minimal variation in height or profile. While this restraint aligns with the aesthetic principles of the style, it contributes to a static and unanimated roofline. The roof plan illustrates that mechanical equipment is well screened, but the parapet does not visually terminate the building in a manner that enhances its

identity. Corner conditions are similarly understated. Both the northeast and southeast corners rely on massing geometry alone and do not incorporate architectural detailing or modulation to create a distinctive presence at these important urban junctures.

- **Corner Treatment and Urban Identity:** The corner of NE 6th Avenue and NE 2nd Street is a significant visual anchor within the Central Core. The mass turns the corner successfully, but the architectural treatment does not elevate this location to the level expected for a primary CBD intersection. The elevations show no increase in glazing, no sculpted corner element, and no shift in material or depth that would give the corner a more civic presence. Opportunities exist to enhance this condition through angled balcony projections, vertically framed openings that wrap the corner, or a modest change in material expression that differentiates this point of the building. Strengthening this treatment would reinforce the building's contribution to the urban identity of the district.

- **Ground-Level Design and Entry Definition:** The ground floor incorporates planters, recessed entry points, and portions of storefront glazing that create a transitional interface between the public realm and private interior spaces. Along NE 2nd Street, the relationship between walkway width, lobby frontage, and landscaping demonstrates potential for a comfortable pedestrian edge. The primary pedestrian entry on NE 6th Avenue is less expressive. The proposal indicates a shallow recess and a modest material shift, but there is limited vertical framing or expansion of the entry zone to clearly establish this location as the primary point of arrival. A stronger ground level definition, achieved through deeper recesses, or distinctive material treatment, would reinforce the building's role in shaping the street edge.

- **Environmental Considerations**: The treatment of the north elevation raises concerns regarding environmental performance. The exclusion of glazing on this façade reduces the opportunity for daylighting on the building's most thermally stable exposure. The reliance on artificial lighting increases interior energy demand and creates a functional imbalance relative to the other elevations. Incorporating screened openings, clerestory windows, or patterned perforations could introduce natural light without compromising privacy. Such adjustments would improve interior environmental quality and contribute to a more holistic architectural composition.

- **CBD Contextual Fit**: The Central Core Subdistrict encourages buildings that reinforce a walkable and human scaled downtown while respecting Delray Beach's historic moderate intensity. The overall massing complies with the scale of the district and aligns with the development pattern of adjacent structures. However, façade rigidity, the limited articulation on the north elevation, and the understated treatment of the corner condition reduce the building's ability to fully support the district's intended character. A more thoughtful approach to detailing, particularly at the pedestrian level and at key visual moments such as the corner and main entry, would improve the project's contribution to the district's identity and strengthen its alignment with the "Village by the Sea" character.

Conclusion

The proposal incorporates several characteristics of Masonry Modern architecture, including restrained massing, simplified geometric expression, and a limited material palette. The primary facades are generally more resolved, particularly where recessed balconies and vertically proportioned openings create depth and rhythm. Secondary facades, especially the north elevation, do not achieve this level of completeness. The corner condition and primary entry point also remain understated, despite their prominence within the Central Core. Given the site's visibility and the district's expectations for architectural consistency and contextual responsiveness, additional refinement across key elevations would enhance the clarity, cohesion, and urban presence of the design. As currently presented, the building represents a partial realization of the Masonry Modern style. Targeted improvements could elevate the architectural expression and strengthen the project's contribution to the surrounding CBD environment.

LDR Section 4.4.13(F), Architectural Standards, *to ensure high quality architecture in the downtown area, the following architectural standards apply to all buildings in the Central Business District Sub-districts and in the OSSHAD with CBD Overlay. In addition to the standards in Section 4.6.18, the following standards apply in all CBD Sub-districts.*

LDR Section 4.4.13(F), Architectural Standards

Standard/Regulation	Required	Proposed
Façade Composition LDR 4.4.13(F)(2)	Tripartite composition of base, middle, and top	Base: recessed entries, storefront glazing, planters; Middle: vertically oriented fenestration, balconies; Top: flat roof, parapet, rooftop terraces

Appropriate Architectural Style LDR 4.4.13(F)(3)	Utilize one of the permitted CBD styles; Art Deco and Masonry Modern require Commission approval	Masonry Modern style authorized by City Commission Resolution No. 107-25
Walls LDR 4.4.13(F)(4)	Maximum two primary materials appropriate to the architectural style	Smooth white stucco with stone cladding accents; secondary use of wood at balconies and garage doors
Openings LDR 4.4.13(F)(5)	Transparent windows covering 20%–75% of each story	Street-facing façades incorporate vertically proportioned glazing within range; balconies and terraces add articulation
Roofs LDR 4.4.13(F)(6)	Flat roof with parapets; rooftop equipment must be screened	Flat roof with parapet; rooftop equipment screened; rooftop deck integrated into overall composition
Elements LDR 4.4.13(F)(7)	Columns min. 12 inches in width or depth	Projected vertical elements exceed minimum dimension
Parking Garages LDR 4.4.13(F)(8)	Garages shall be concealed or treated architecturally	Structured parking at ground and mezzanine levels fully screened with façade treatments and landscaping
Reduction of Urban Heat Islands LDR 4.4.13(F)(9)	Use of reflective roof surfaces or materials	Energy-efficient roofing specified; rooftop terraces landscaped
Green Building Practices LDR 4.4.13(F)(10)	Certification required for new construction exceeding 15,000 sq. ft.	Total building area exceeds 15,000 sq. ft.; applicant required to obtain certification

Review & Analysis: Landscape Plan

LDR Section 2.4.10(A)(3)(c), Findings
Landscape Plans, including modifications to existing landscaping, shall be consistent with Section 4.6.16, Landscape Regulations.

LDR Section 4.6.16, Landscape Regulations
These regulations establish minimum standards for canopy coverage, buffer widths, tree disposition, and streetscape design. Sheets L-1.0 and L-1.1 document the existing vegetation on the site, including the location, species, and condition of existing trees. The site contains several small to medium canopy species concentrated along the parcel perimeter. Given the building footprint, required driveway geometry, and placement of utilities, all on-site trees are proposed for removal. While preservation options are limited due to the site's constrained infill configuration, the complete removal of existing canopy should be acknowledged, and replacement plantings should contribute meaningfully to restoring shade and green infrastructure along the public frontages.

The proposed landscape plan introduces new foundation planting along NE 6th Avenue and NE 2nd Street, consisting of layered shrubs and groundcovers that soften the building edge and contribute to a more pedestrian-friendly streetscape. The plant palette emphasizes Florida Friendly and drought-tolerant species, including Horizontal Cocoplum (Chrysobalanus icaco 'Horizontal'), Golden Creeper (Ernodea littoralis), Green Island Ficus (Ficus microcarpa 'Green Island'), Sword Fern (Nephrolepis exaltata), and Dwarf Fakahatchee (Tripsacum floridana). These materials are arranged in continuous planting bands that frame the building base and provide consistent coverage along both street frontages. Plant spacing, quantities, and specifications correspond to the installation requirements detailed on Sheet L-3.0. Along the alley frontage, planting is appropriately reduced due to necessary service access and functional constraints. The minor shift in the NE 2nd Street planting zone resulting from the right-of-way dedication does not disrupt the continuity or organization of the landscape edge.

Street trees are proposed along both public frontages, primarily consisting of Silver Buttonwood (Conocarpus erectus Sericeus), Pigeon Plum (Coccoloba diversifolia), Spanish Stopper (Eugenia foetida), and Live Oak (Quercus virginiana), as shown in the plant schedule on Sheet L-2.0. These species are appropriate for urban conditions and offer durability, moderate canopy spread, and salt tolerance. Along NE 6th Avenue, the entirety of the proposed street tree canopy consists of Cabbage Palms, which the applicant selected to match the existing condition across the street in order to maintain visual consistency. While this approach aligns with the immediate context, Cabbage Palms provide minimal shade and do not contribute significantly to long-term canopy coverage. This will

further exacerbate the existing lack of shade along the NE 6th Avenue sidewalk. Increasing canopy coverage in this corridor would better support the walkability objectives of the Central Core and improve pedestrian comfort.

The rooftop tree selection consists of Silver Buttonwood (*Conocarpus erectus 'Sericeus'*), specified at 12 to 14 feet in height and provided as multi-trunk specimens. This species is well suited for rooftop use due to its salt tolerance, moderate canopy spread, and adaptability to constrained soil volumes. Two Christmas Palms (*Adonidia merrillii*), specified as triple trunks, supplement the upper canopy and introduce vertical form around the amenity areas. Shrub and accent plantings include Horizontal Cocoplum (*Chrysobalanus icaco 'Horizontal'*), Philodendron 'Burle Marx', Green Island Ficus (*Ficus microcarpa 'Green Island'*), and Dwarf Fakahatchee Grass (*Tripsacum floridana*). These species are appropriate for rooftop conditions and provide a mix of texture, ground-level density, and low-maintenance structure suitable for planters. Groundcover areas are planted with Liriope 'Super Blue' (*Liriope muscari*), specified in one-gallon containers at twelve-inch spacing to achieve full coverage. The proposed plant palette is compatible with rooftop conditions and is consistent with the CBD's approach to integrating greenery into upper-story amenity spaces. However, several planter zones appear narrow in width, which may limit long-term root development for multi-trunk Buttonwoods and larger shrubs. Ensuring sufficient soil depth, structural root volume, and irrigation infrastructure will be essential to support healthy establishment and to meet the City's expectation for durable, sustainable rooftop landscaping.

Standard/Regulation	Required	Proposed
Street Trees LDR 4.6.16(C)(1)	Shade trees at max. 30 ft spacing along rights-of-way	Street trees in grates along NE 2nd Street; Existing Cabbage Palms along NE 6th Avenue
Perimeter Buffers LDR 4.6.16(C)(2)	5 ft min. along side and rear property lines	Alley frontage: limited width, mitigated with planters; side/rear: landscape elements integrated
Parking Lot Landscaping LDR 4.6.16(C)(3)	Interior landscaping for surface parking	Structured parking with minimal surface lot; planters and screening integrated
Foundation Plantings LDR 4.6.16(C)(4)	Plantings required adjacent to buildings	Planters with shrubs and accent trees along base
Canopy Coverage LDR 4.6.16(C)(5)	Minimum canopy coverage at maturity	Combination of street trees, foundation plantings, and rooftop landscaping
Tree Disposition LDR 4.6.16(D) & 4.6.19	Mitigation required for removal of protected trees	Tree disposition and mitigation plan submitted

The landscape plan provides a clear and organized planting strategy that supports the building's urban residential character. The combination of ground-level planting, street trees, and rooftop landscaping contributes positively to the project's public frontages and its architectural expression.

Overall, the landscape proposal is technically sound and consistent with CBD landscape objectives, with targeted enhancements that could further enrich the site's greening and public-realm contribution.

Review by Others

Downtown Development Authority (DDA). Level 3 Site Plan and Architectural Style, July 14, 2025

Planning and Zoning Board (PZB). Architectural Style, May 19, 2025

City Commission. Architectural Style, June 17, 2025 (Approved the use of Masonry Modern Architecture)

Planning and Zoning Board (PZB). Level 3 Site Plan, September 16, 2025

Options for Board Action

A. **Approve** a Level 3 Site Plan with Architectural Elevations and Landscape Plan for the Link, a four-story multifamily residential building, consisting of 10 residential condominium units at 202 NE 6th Avenue, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.

B. **Approve** a Level 3 Site Plan with Architectural Elevations and Landscape Plan for the Link, a four-story multifamily residential building, consisting of 10 residential condominium units at 202 NE 6th Avenue, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations, **subject to conditions**.

C. **Deny** a Level 3 Site Plan with Architectural Elevations and Landscape Plan for the Link, a four-story multifamily residential building, consisting of 10 residential condominium units at 202 NE 6th Avenue, by finding that the request is not consistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.

D. Move to **continue with direction.**

Technical Review of Comments (TAC) Timeline			
Review No.	**Submittal Date**	**TAC Comments Transmitted**	**Total Time**
1	**08/01/2024**	**09/06/2024**	Total time with Applicant: **274 days** Total time under review: **98 days**
2	**01/14/2025**	**02/11/2025**	
3	**04/14/2025**	**05/05/2025**	
4	**05/28/2025**	**06/20/2025**	
4A	**08/18/2025**	**09/05/2025**	
Extension Requests	**November 8, 2024**: 60-day		
	April 9, 2025: 30-day extension		

Technical Notes

1- Prior to issuance of a building permit, revise the "Maintenance of Traffic Plan" to show correct northbound traffic flow on Federal Highway. Relabel the plan as "Construction Staging Plan" to reflect its purpose of construction staging and Right-of-Way occupation.
2- Prior to issuance of a building permit, note that mid-block crosswalks will not be acceptable. Sidewalk detours must be directed to the next upstream crossing location and will be reviewed at the time of Maintenance of Traffic (MOT) plan approval.
3- Prior to issuance of the building permit, the applicant must pay a Tree Trust Fund contribution of $10,950.00. This amount is based on existing 146 feet CT of palms, calculated at $75.00 per foot.
4- Prior to Site Plan Certification, the completed SCAD letter from the Palm Beach County School District shall be provided.

NEW 4-STORY MULTI FAMILY BUILDING

202 NE 6th AVENUE
DELRAY BEACH, FL 33483

SITE PLAN REVIEW
DELRAY BEACH FILE NO. 2024-228





1 A-000 LOCATION MAP
SCALE: NTS

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

OWNER
DOWNTOWN SIXTH AVENUE LLC.
ONE PARK PLACE
621 NW 53rd ST., SUITE 270
BOCA RATON, FL. 33487
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CIVIL ENGINEERING
KEITH ENGINEERING
301 E. ATLANTIC BOULEVARD
POMPANO BEACH, FL. 33060
PHONE: (954) 788-3400

LANDSCAPE ARCHITECTURE
CALA DESIGN STUDIO
805 NE 5TH AVENUE
DELRAY BEACH, FL. 33483
PHONE: (561) 515-1275

SITE PLAN REVIEW SET - SHEET LIST

SHEET#	SHEET NAME
A-000	COVER SHEET
	SURVEY PLAN
	CIVIL ENGINEERING
GI-000	COVER SHEET
GI-001	LEGEND AND ABBREVIATIONS
GI-002	GENERAL CONSTRUCTION NOTES
GI-003	CONSTRUCTION SPECIFICATIONS
CG-101	EROSION CONTROL PLAN
CG-501	EROSION CONTROL DETAILS
CD-101	DEMOLITION PLAN
CP-101	PAVING, GRADING AND DRAINAGE PLAN
CP-501	PAVING, GRADING AND DRAINAGE DETAILS
CP-502	PAVING, GRADING AND DRAINAGE DETAILS
CP-503	PAVING, GRADING AND DRAINAGE DETAILS
CU-101	WATER AND SEWER PLAN
CU-501	WATER AND SEWER DETAILS
CU-502	WATER AND SEWER DETAILS
CM-101	PAVEMENT MARKING AND SIGNAGE PLAN
	ARCHITECTURE
A-050	SITE PLAN
A-051	STREETSCAPE SECTIONS
A-100	GROUND FLOOR PLAN
A-101	PARKING SECOND LEVEL - FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	THIRD FLOOR PLAN
A-104	FOURTH FLOOR PLAN
A-105	ROOF AMENITIES PLAN AND ROOF PLAN
A-200	BUILDING ELEVATIONS
A-201	BUILDING ELEVATIONS
A-300	FACADE PROPORTIONS
A-301	FACADE PROPORTIONS
A-400	BUILDING SECTION
A-500	CONTEXT SITE DIAGRAM - MASSING
A-501	CONTEXT SITE DIAGRAM - LINE OF SIGHT
A-600	GROUND STORY AND 2ND LEVEL PARKING, LIFE SAFETY PLAN
A-601	SECOND AND THIRD STORY, LIFE SAFETY PLAN
A-602	FOURTH AND ROOF AMENITIES STORY, LIFE SAFETY PLAN
A-800	DETAILS
A-801	DETAILS, LIGHT TYPES
A-802	DETAILS, LIGHT TYPES
A-803	DETAILS, LIGHT TYPES
A-804	DETAILS, LIGHT TYPES
PH-01	SITE PHOTOMETRIC PLAN - DAY
PH-02.1	SITE PHOTOMETRIC PLAN - NIGHT - NON STREET LIGHTING
PH-02.2	SITE PHOTOMETRIC PLAN - NIGHT
PH-03	GROUND STORY - EMERGENCY PHOTOMETRIC PLAN
PH-04	SECOND LEVEL PARKING - PHOTOMETRIC PLAN
PH-05	SECOND LEVEL PARKING - EMERGENCY PHOTOMETRIC PLAN
PH-06	ROOFTOP AMENITIES - PHOTOMETRIC PLAN
PH-07	ROOFTOP AMENITIES - EMERGENCY PHOTOMETRIC PLAN
A-900	RENDERINGS
	LANDSCAPE ARCHITECTURE
L-1.0	TREE DISPOSITION
L-1.1	TREE DISPOSITION
L-2.0	LANDSCAPE PLAN
L-2.1	LANDSCAPE PLAN - ROOFTOP
L-3.0	PLANTING DETAILS AND NOTES
IR-1.0	IRRIGATION PLAN
IR-1.1	IRRIGATION PLAN

NOTE:

THESE ARCHITECTURAL DRAWINGS ARE PART OF A LARGER SET THAT MAKES UP THE SITE PLAN REVIEW SET. THESE DRAWINGS MUST BE VIEWED IN CONJUCTION WITH THE CIVIL ENGINEERING AND LANDSCAPE ARCHITECTURE DRAWINGS.

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CERTIFICATE OF AUTHORIZATION AC-438

STATE OF FLORIDA
NICHOLAS J. NETTA
AR98615
REGISTERED ARCHITECT

DATE OF SEAL: 10-13-2025

NICHOLAS J. NETTA, AIA, NCARB
FL REGISTRATION No. AR98615

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

HONG JIN, AIA, NCARB
FL REGISTRATION No. AR102237

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

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SHEET CONTENTS:

COVER SHEET

PROJECT TITLE:

DOWNTOWN SIXTH AVENUE, LLC

MULTIFAMILY RESIDENTIAL BUILDING

202 NE 6th Avenue
DELRAY BEACH, 33483 FL

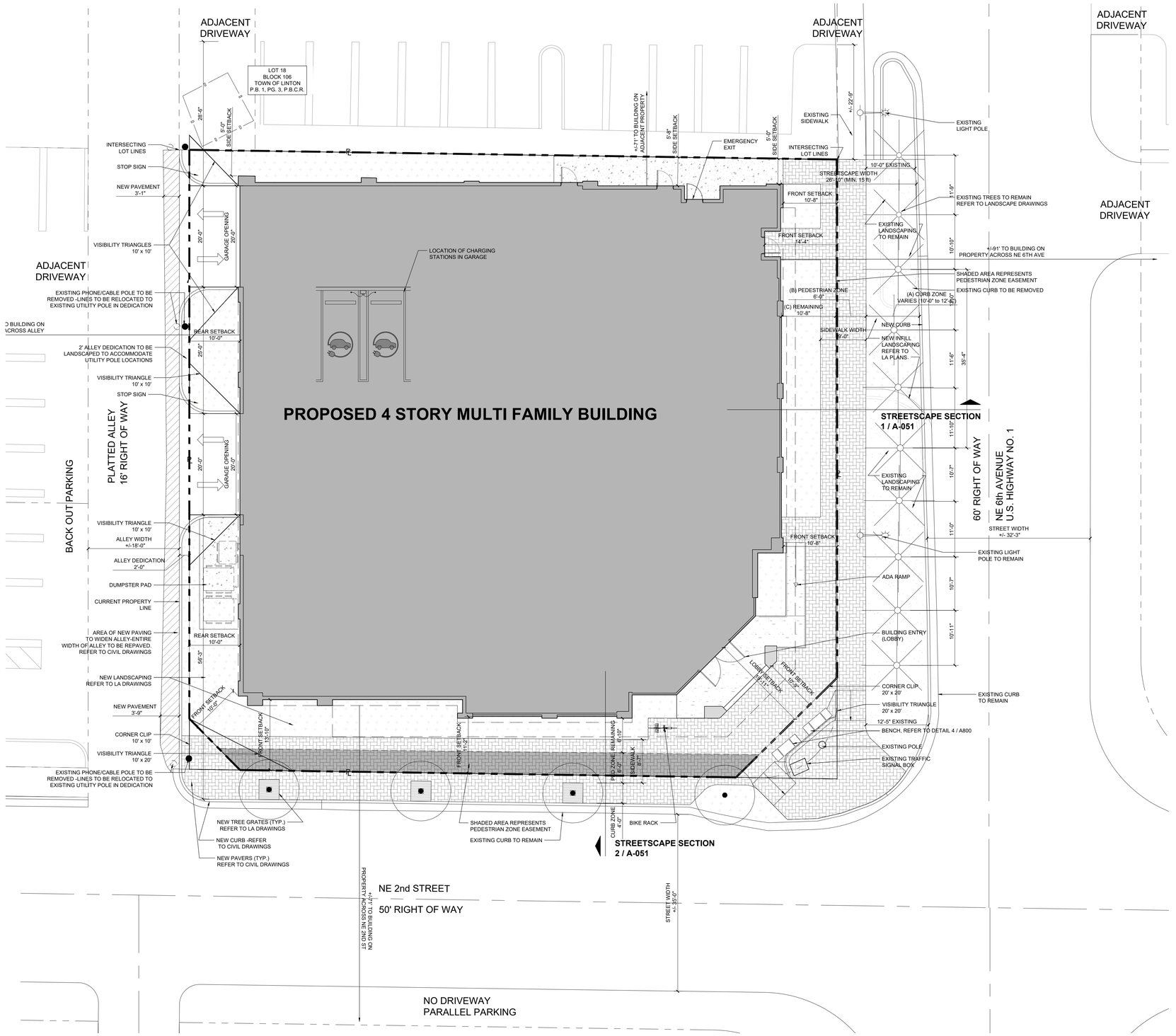
SUBMISSION:

DATE	REVISIONS	REV
12-11-2024	RESPONSE TO COMMENTS	1
02-20-2025	RESPONSE TO COMMENTS	2
05-19-2025	RESPONSE TO COMMENTS	3
08-18-2025	AMENDMT TO SUBMITTAL #4	4
10-13-2025	RESP TO P&Z COMMENTS	5

Date	03-05-2024
Scale	AS NOTED
Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

Drawing No.

A-000



1 / A-050

SITE PLAN

SCALE: 1" = 10'

CODE SUMMARY INFORMATION

AUTHORITY HAVING JURISDICTION	CITY OF DELRAY BEACH, BUILDING DIVISION
FLORIDA BUILDING CODE (BUILDING)	2023 8th EDITION
FLORIDA BUILDING CODE (PLUMBING)	2023 8th EDITION
FLORIDA BUILDING CODE (MECHANICAL)	2023 8th EDITION
FLORIDA LIFE SAFETY CODE	2021 EDITION
PALM BEACH COUNTY CODE OF ORDINANCES	CURRENT
CITY OF DELRAY BEACH CODE OF ORDINANCES	CURRENT

PROJECT INFORMATION

APPLICATION	MULTIFAMILY RESIDENTIAL DEVELOPMENT
APPLICATION NAME	THE LINK
APPLICATION NUMBER	2024-228
JURISDICTION	DELRAY BEACH, FLORIDA
LAND USE MAP DESIGNATION	CENTRAL CORE
ZONING DISTRICT	CBD-CENTRAL BUSINESS DISTRICT
PARCEL NO.	12-43-46-16-01-106-0190
EXISTING USE	COMMERCIAL
PROPOSED USE	MULTI FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION	IIB
EXTERIOR WALL FIRE-RATING	0 HOUR
EXISTING GROSS SITE AREA	15,862 SF .36 ACRE
EXISTING NET SITE AREA	15,617 SF .36 ACRE
BUILDING FOOTPRINT	10,853 SF 68.42 %
LANDSCAPED AREA	2,087 S.F. 13.16 %
PAVED AREA	2,922 S.F. 18.42 %
UNDER ROOF BUILDING AREA W/ COVERED TERRACES	47,904 SF
UNDER ROOF BUILDING AREA, EXCLUDING TERRACES	46,279 SF
OPEN SKY BUILDING AREA	10,428 SF
FLOOR AREA RATIO	F.A.R. = 46,279 SF/15,862 SF = 2.92

ZONING CODE COMPLIANCE

	REQUIRED	PROVIDED	WAIVER
MAXIMUM NUMBER OF STORIES, TABLE 4.4..13(C)	4 STORIES	4 STORIES	N / A
MAXIMUM HEIGHT - TABLE 4.4.13 (B)	54'	54'	N / A
NE 6TH AVE FRONT SETBACK STORIES 1 AND PARKING LEVEL 2	MIN. 10' MAX. 15'	10'-8" & 14'-4"	N / A
NE 6TH AVE FRONT SETBACK STORIES 2 & 3	MIN. 10' MAX. 15'	10'-8" & 11'-11"	N / A
NE 6TH AVENUE FRONT SETBACK STORY 4	MIN. 20'	20'	N / A
NE 2ND STREET FRONT SETBACK STORIES 1 AND PARKING LEVEL 2	MIN. 10' MAX. 15'	11'-2" &13'-10"	N / A
NE 2ND STREET FRONT SETBACK STORIES 2 & 3	MIN. 10' MAX. 15'	10'-1", 10'-10", 12'-9"	N / A
NE 2ND STREET FRONT SETBACK STORY 4	MIN. 20'	20'-6" & 20'-8"	N / A
NE 6TH AVE AND 2ND STREET FRONT SETBAKC STORIES 1-3	MIN. 10' MAX. 15'	10'-9"	N / A
NE 6TH AVE AND 2ND STREET FRONT SETBACK STORY 4	MIN. 20'	20'	N / A
NE 2ND STREET AND ALLEY FRONT SETBACK STORIES 1 AND PARKING LEVEL 2	MIN. 10' MAX. 15'	10'	N / A
NE 2ND STREET AND ALLEY FRONT SETBACK STORIES 2 AND 3	MIN. 10' MAX. 15'	10'	N / A
NE 2ND STREET AND ALLEY FRONT SETBACK STORY 4	MIN. 20'	21'-4"	N / A
INTERIOR SIDE SETBACK STORIES 1 AND PARKING LEVEL 2	MIN. 5'	5' & 5'-8"	N / A
INTERIOR SIDE SETBACK STORY 4	MIN. 5'	6'-2" & 5'-6"	N / A
ALLEY REAR SETBACK STORIES 1-3	MIN. 10'	10'	N / A
ALLEY REAR SETBACK STORY 4	MIN. 20'	20'	N / A
DENSITY ALLOWED	MAX. 30 D.U. / ACRE 0.36 ACRE x 30 =10.6 UNITS (MAX)	10 UNITS	N / A
DENSITY PROPOSED	27.78 D.U./ACRE	10 UNITS	N / A
PARKING SPACES	MIN. 23 SPACES (SEE PARKING CALCS.) MIN ADA: 1 SPACE MIN. ELEC: 1 SPACE	23 SPACES 1 ADA SPACE 2 EV SPACES	N / A
BICYCLE PARKING	TYPE I: 1/10 U = 1 TYPE II: 1/6 U = 2	TYPE I - 1 SPACE TYPE II - 4 SPACES	N / A
LOADING	20,000-100,000 SF 2 BERTHS	0 BERTHS	N / A
OPEN CIVIC SPACE	NOT REQUIRED		N / A
ROOF COVERED STRUCTURES	25% MAX (2,097 SF ALLOWED)	421 SF	N / A

PARKING CALCULATION

2 BR / 3 BR UNITS	10 UT	1.75 SP PER UT	18 SPACES
GUEST PARKING (1-20)	10 UT	0.50 SPACES PER UT	5 SPACES
TOTAL REQUIRED PARKING SPACES			23 SPACES
TOTAL PROVIDED			23 SPACES

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SITE PLAN

PROJECT TITLE:

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MULTIFAMILY RESIDENTIAL BUILDING

202 NE 6th Avenue
DELRAY BEACH, 33483 FL

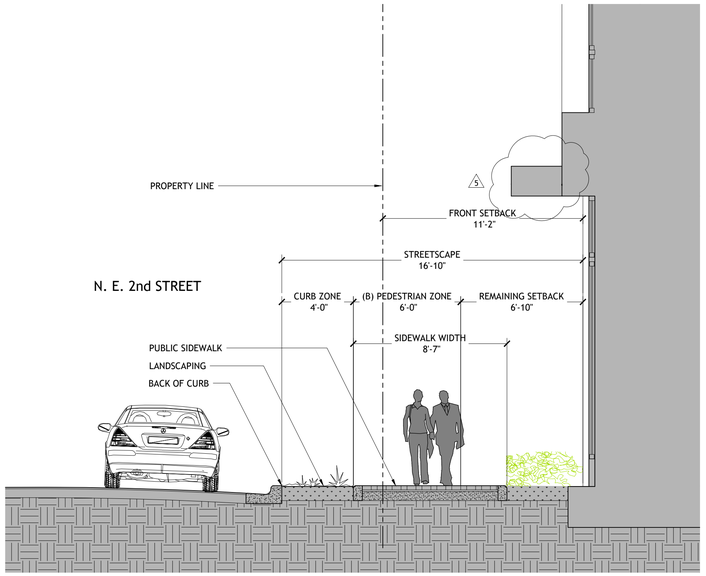
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Job No.	2231805FL

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A-050

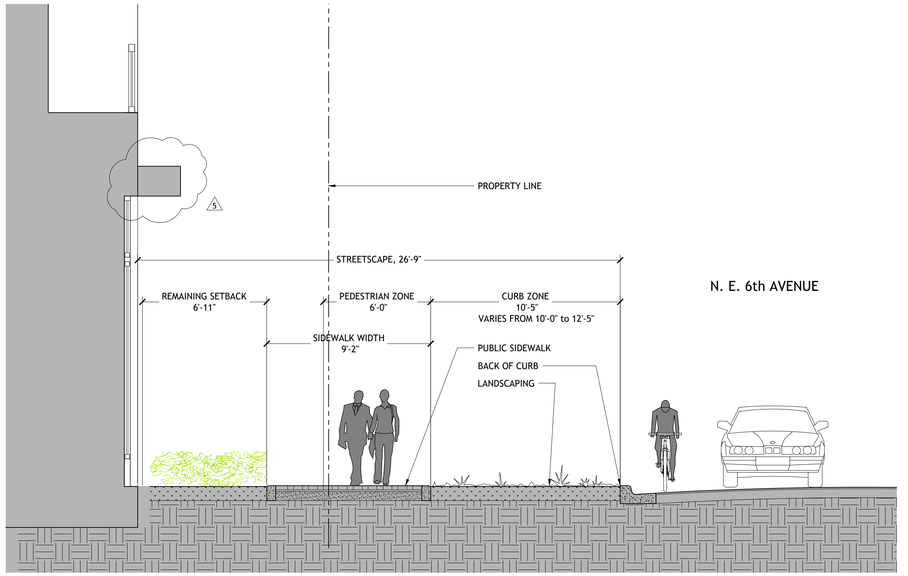


2 A-051 STREETSCAPE SECTION

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

0 5' 10' 15' 20' 25' 30'

GRAPHIC SCALE



1 A-051 STREETSCAPE SECTION

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

0 5' 10' 15' 20' 25' 30'

GRAPHIC SCALE

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STATE OF FLORIDA
NICHOLAS J. NETTA
AR98615
REGISTERED ARCHITECT

DATE OF SEAL: 10-13-2025

NICHOLAS J. NETTA, AIA, NCARB
FL REGISTRATION No. AR98615

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

HONG JIN, AIA, NCARB
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SHEET CONTENTS:

STREETSCAPE SECTIONS

PROJECT TITLE:

DOWNTOWN SIXTH AVENUE, LLC

MULTIFAMILY RESIDENTIAL BUILDING

202 NE 6th Avenue
DELRAY BEACH, 33483 FL

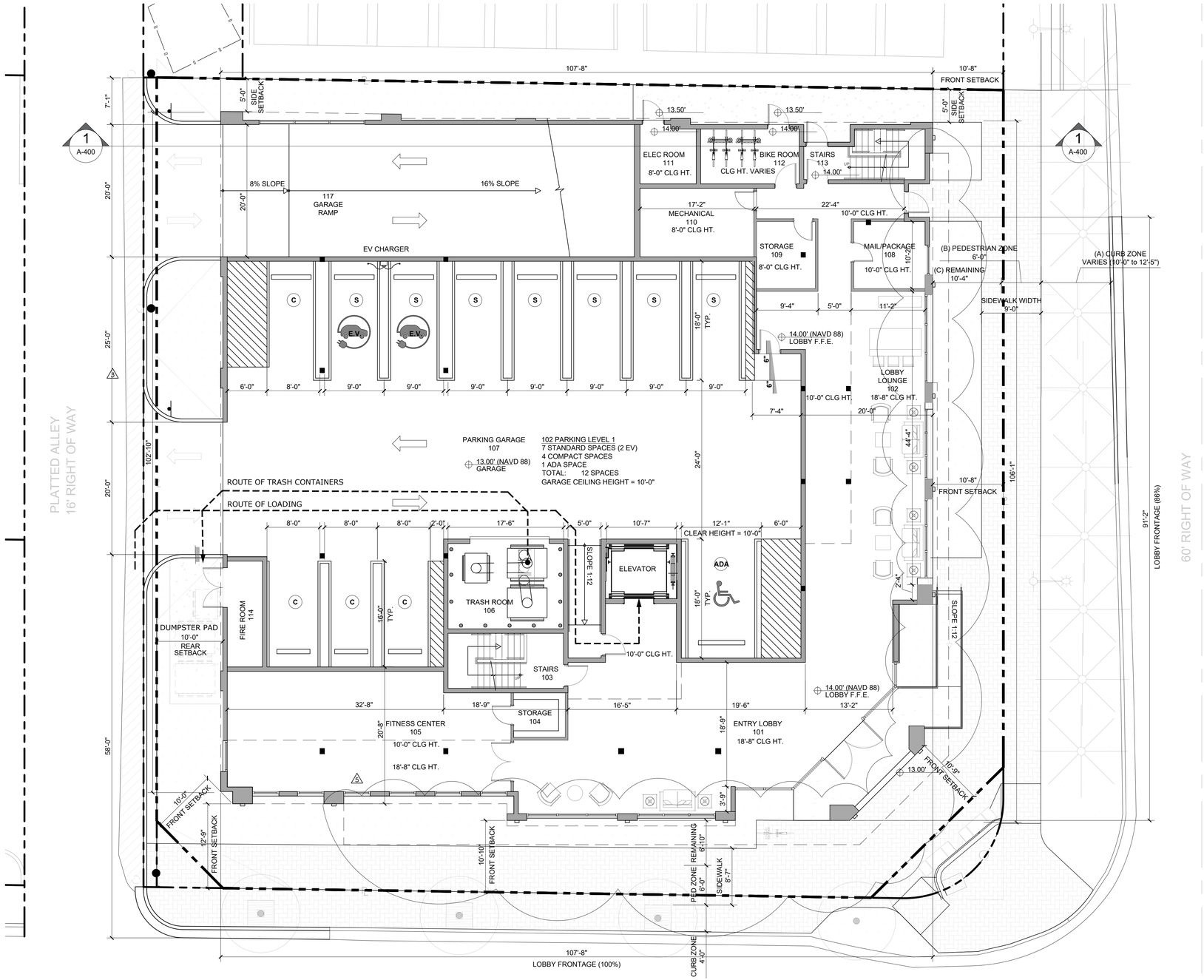
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Scale	AS NOTED
Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

Drawing No.

A-051



1 A-100 GROUND FLOOR PLAN

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

GRAPHIC SCALE 0 5' 10' 15' 20' 25' 30'

GROUND STORY - AREAS		
ROOM #	TYPE	AREA
101	LOBBY ENTRY	1,294.70 SF
102	LOBBY LOUNGE	990.76 SF
103	STAIRS #1	163.34 SF
104	STORAGE #1	59.82 SF
105	FITNESS CENTER	859.75 SF
106	TRASH ROOM	246.57 SF
107	PARKING GARAGE	4,588.50 SF
108	MAIL PACKAGE	125.41 SF
109	STORAGE #2	98.83 SF
110	MECH. ROOM	196.60 SF
111	FIRE ROOM	92.28 SF
112	BIKE ROOM	145.88 SF
113	STAIR #2	151.78 SF
114	ELEC. ROOM	98.17 SF
115	ELEVATOR	103.32 SF
116	GALLERY	187.54 SF
117	GARAGE RAMP	1,330.14 SF
TOTAL		10,733.40 SF

BUILDING AREAS			
STORY	INTERIOR AREA	EXTERIOR AREA UNDER ROOF	EXTERIOR OPEN-SKY AREA
GROUND STORY	10,733.40 SF		
MEZZANINE	6,903.79 SF		
SECOND STORY	10,282.52 SF	795.72 SF	
THIRD STORY	10,239.79 SF	830.08 SF	
FOURTH STORY	8,119.08 SF		2,873.35 SF
ROOF AMENITIES STORY	721.36 SF		7,554.36 SF
	46,278.58 SF	1,625.80 SF	10,427.71 SF

FRONTAGE TYPES

LOBBY ENTRY FRONTAGE, TABLE 4.4.13(K)

	MIN.	MAX.	PROVIDED
A. BUILDING SETBACK	10'	15'	10'-9"
B. LOBBY ENTRY WIDTH	N / A	N / A	NE 2nd St. 107'-8" (100 %) NE 6th Ave. 91'-2" (87 %)
MAXIMUM ALLOWABLE ENCROACHMENT OF ELEMENTS IN ALL DISTRICTS			
C. OVERHANG / AWNING PROJECTION	N / A	10'	0'
D. COLUMNS, PILASTER, POSTS	N / A	5'	0'

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GROUND FLOOR PLAN

PROJECT TITLE:

DOWNTOWN SIXTH AVENUE, LLC

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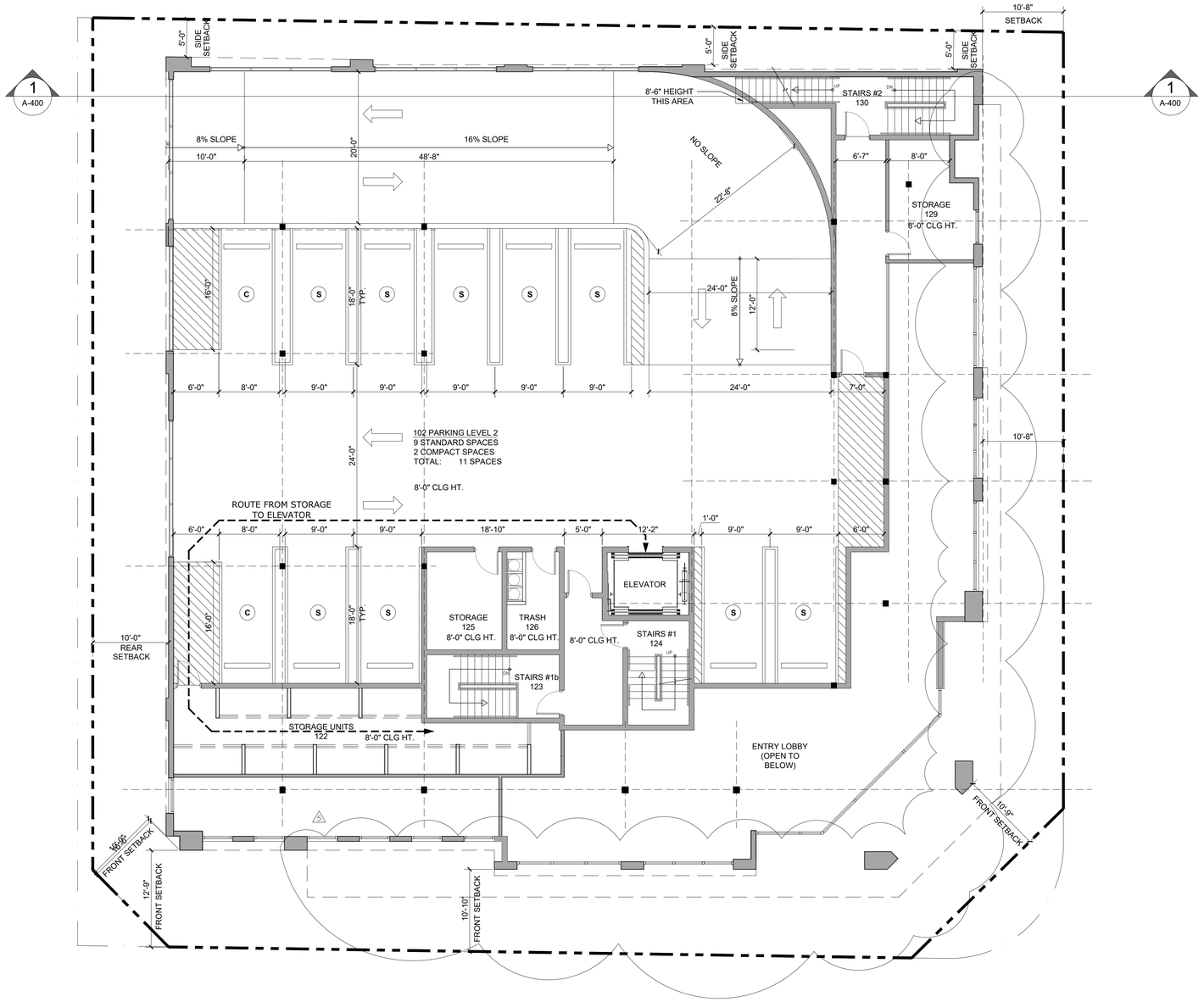
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Drawing No.

A-100



PARKING SECOND LEVEL - AREAS		
ROOM #	TYPE	AREA
120	PARKING GARAGE	4,535.47 SF
121	RAMP	791.99 SF
122	STORAGE UNITS	533.71 SF
123	STAIRS #1b	57.73 SF
124	STAIRS #1	126.38 SF
125	STORAGE	143.81 SF
126	TRASH ROOM	102.62 SF
127	GALLERY #1	137.76 SF
128	GALLERY #2	222.21 SF
129	STORAGE	185.34 SF
130	STAIRS #2	66.78 SF
TOTAL		6,903.79 SF

1 A-101

PARKING SECOND LEVEL - FLOOR PLAN

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

GRAPHIC SCALE 0 5' 10' 15' 20' 25' 30'

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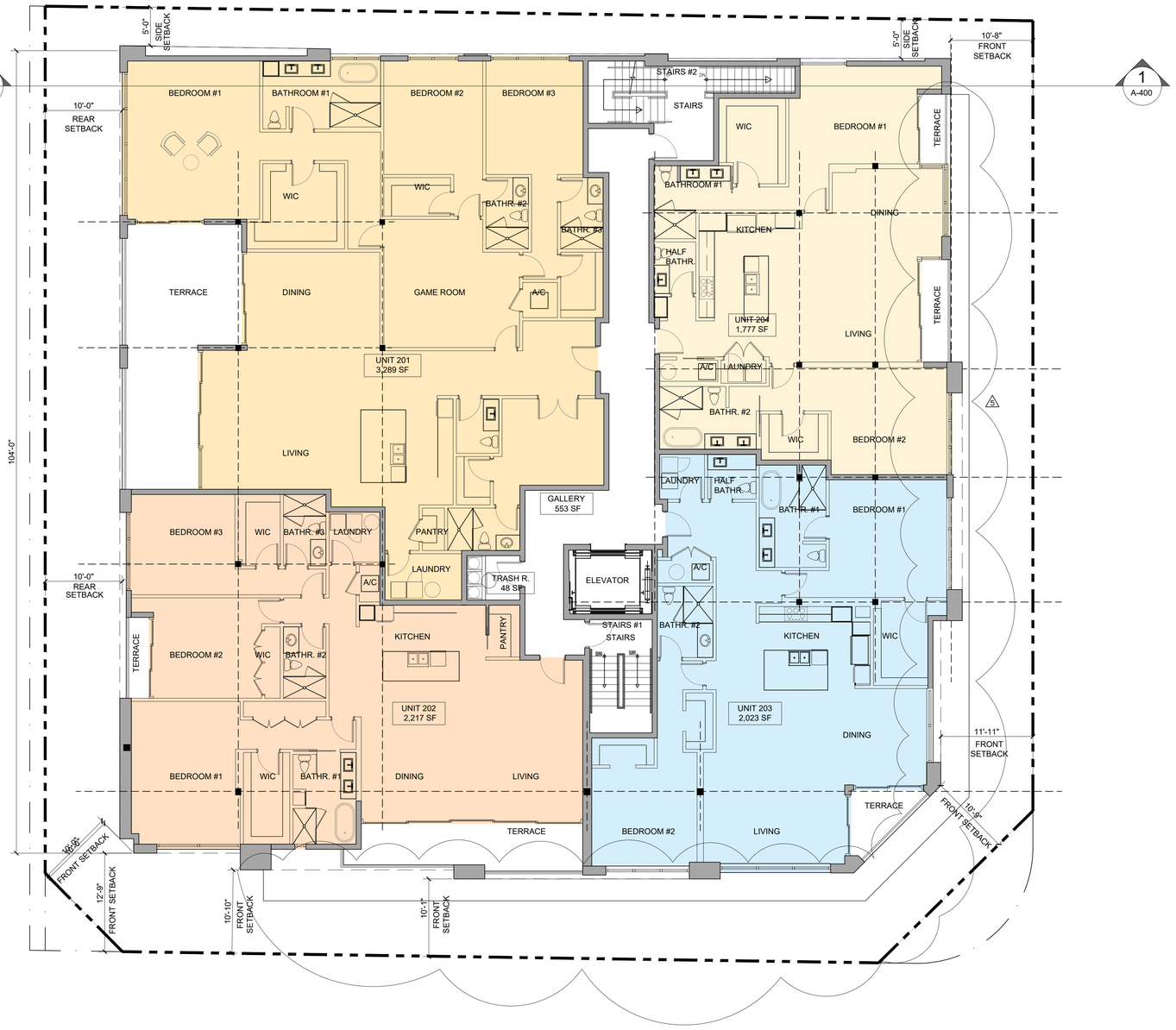
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Job No.	2231805FL

Drawing No.

A-101



APARTMENT UNITS			
APARTMENT	TYPE	AREA	TERRACE
201	3 BEDROOM	3,288.52 SF	433.61 SF
202	3 BEDROOM	2,216.86 SF	216.53 SF
203	2 BEDROOM	2,022.86 SF	57.05 SF
204	2 BEDROOM	1,776.81 SF	88.53 SF
301	4 BEDROOM	2,314.50 SF	339.45 SF
301 LEVEL 4	3 BEDROOM	1,781.92 SF	390.94 SF
302	3 BEDROOM	3,119.83 SF	351.07 SF
303	3 BEDROOM	2,022.62 SF	57.13 SF
304	3 BEDROOM	1,776.81 SF	82.43 SF
401	3 BEDROOM	2,684.62 SF	1,191.23 SF
402	3 BEDROOM	2,711.71 SF	1,291.18 SF
TOTAL		25,717.05 SF	4,499.16 SF

SECOND STORY - AREAS		
ROOM #	TYPE	AREA
201	GALLERY	553.00 SF
202	TRASH ROOM	48.45 SF
203	STAIRS #1	136.78 SF
204	STAIRS #2	239.23 SF
	UNIT 201	3,288.52 SF
	UNIT 201, TERRACE	433.61 SF
	UNIT 202	2,216.86 SF
	UNIT 202, TERRACE	216.53 SF
	UNIT 203	2,022.86 SF
	UNIT 203, TERRACE	57.05 SF
	UNIT 204	1,776.81 SF
	UNIT 204, TERRACE	88.53 SF
TOTAL		11,078.24 SF

1 A-102 SECOND FLOOR PLAN

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

GRAPHIC SCALE 0 5' 10' 15' 20' 25' 30'

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SECOND FLOOR PLAN

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Date	03-05-2024
Scale	AS NOTED
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Drawing No.

A-102



THIRD STORY - AREAS		
ROOM #	TYPE	AREA
301	GALLERY	588.07 SF
302	TRASH ROOM	48.46 SF
303	STAIRS #1	136.78 SF
304	STAIRS #2	190.79 SF
	UNIT 301	2,314.50 SF
	UNIT 301, TERRACE	339.45 SF
	UNIT 302	3,119.83 SF
	UNIT 302, TERRACE	351.07 SF
	UNIT 303	2,022.62 SF
	UNIT 303, TERRACE	57.13 SF
	UNIT 304	1,818.74 SF
	UNIT 304, TERRACE	82.43 SF
TOTAL		11,069.87 SF

1 A-103 THIRD FLOOR PLAN

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

GRAPHIC SCALE 0 5' 10' 15' 20' 25' 30'

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THIRD FLOOR PLAN

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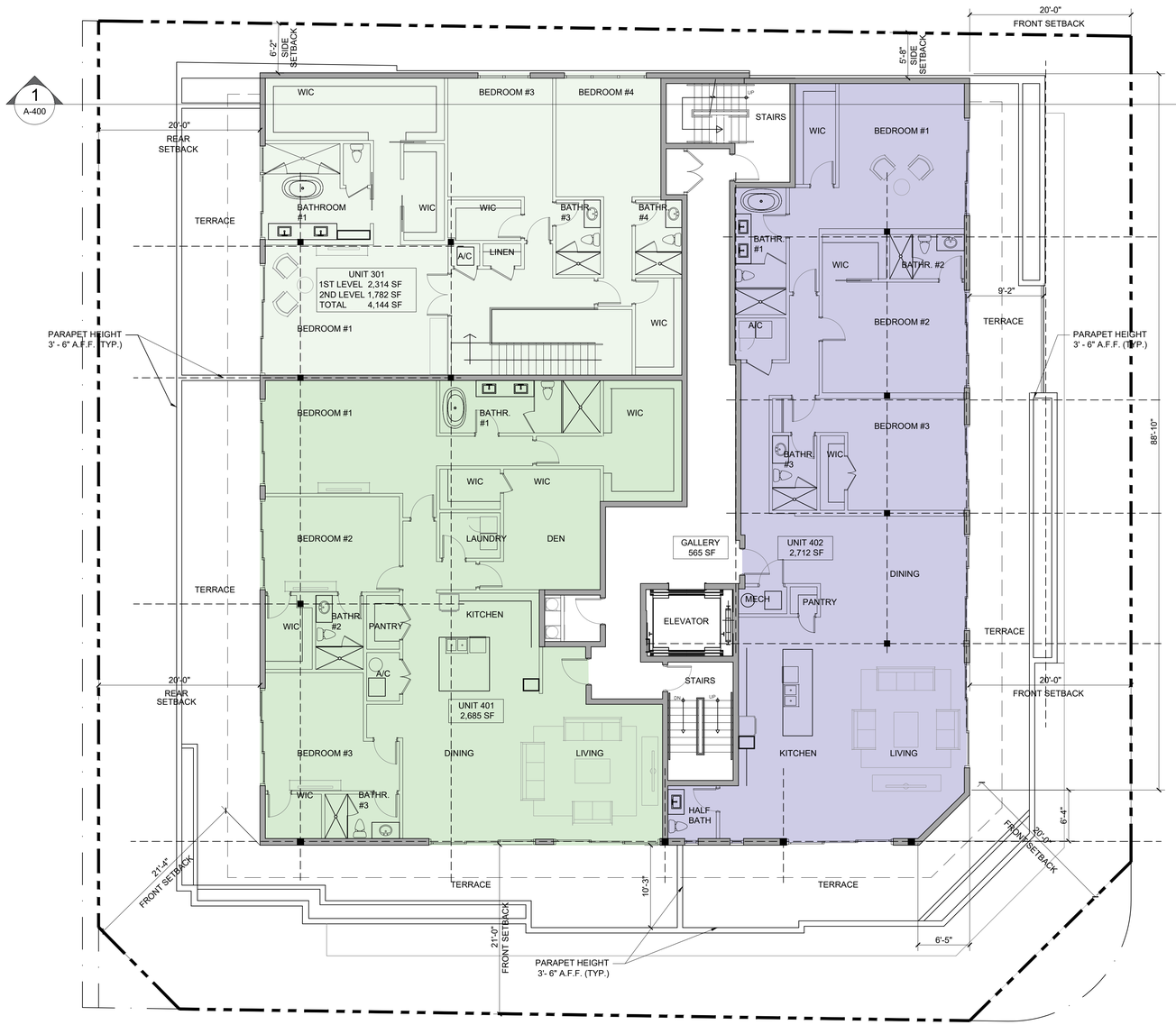
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Job No.	2231805FL

Drawing No.

A-103



FOURTH STORY - AREAS		
ROOM #	TYPE	AREA
401	GALLERY	565.15 SF
402	TRASH ROOM	63.52 SF
403	STAIRS #1	134.27 SF
404	STAIRS #2	177.89 SF
	UNIT 301 (UPPER FLOOR)	1,781.92 SF
	UNIT 301, TERRACE	390.94 SF
	UNIT 401	2,684.62 SF
	UNIT 401, TERRACE	1,191.23 SF
	UNIT 402	2,711.71 SF
	UNIT 402, TERRACE	1,291.18 SF
TOTAL		10,992.43 SF

1 A-104 FOURTH FLOOR PLAN

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

0 5' 10' 15' 20' 25' 30'

GRAPHIC SCALE

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Drawing No.

A-104

ROOFTOP - AREA BREAKDOWN			
TYPE	AREA	REQUIRED	PROVIDED
EXTERIOR AREA			
LANDSCAPED AREA	894.86 SF	MIN. 10% OF EXT. AREA	11.85 %
POOL	798.04 SF		
RAMPS	289.99 SF		
PAVED AREA	4,457.02 SF		
MECH. EQUIPMENT ROOF	1,114.44 SF		
TOTAL EXTERIOR	7,554.35 SF		
INTERIOR AREA			
GALLERY	237.01 SF		
STAIRS #1	146.23 SF		
STAIRS #2	145.83 SF		
RESTROOMS	140.49 SF		
STORAGE	51.80 SF		
TOTAL INTERIOR, EXCLUDING STAIRS AND ELEVATOR	429.30 SF	MAX. 25% OF OVERALL AREA	5.19 %
TOTAL INTERIOR AREA, INCLUDING STAIRS	721.36 SF		
OVERALL AREA, INC. STAIRS AND ELEVATOR	8,275.72 SF		

NOTES:

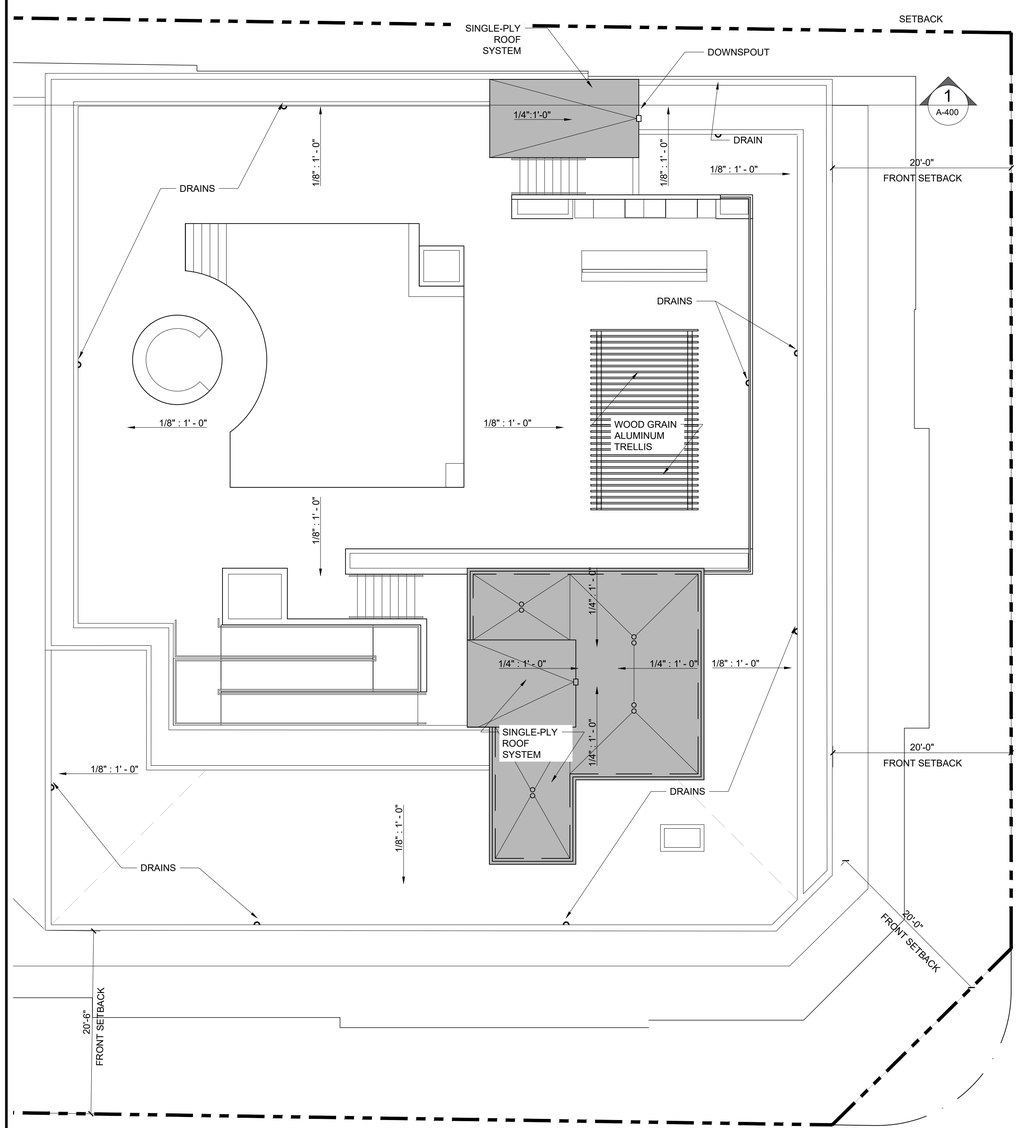
- **IN COMPLIANCE WITH DELRAY BEACH DEVELOPMENT CODE, THE ROOFTOP ACTIVITIES WILL BE LIMITED ACCORDING TO THE FOLLOWING SCHEDULE:**

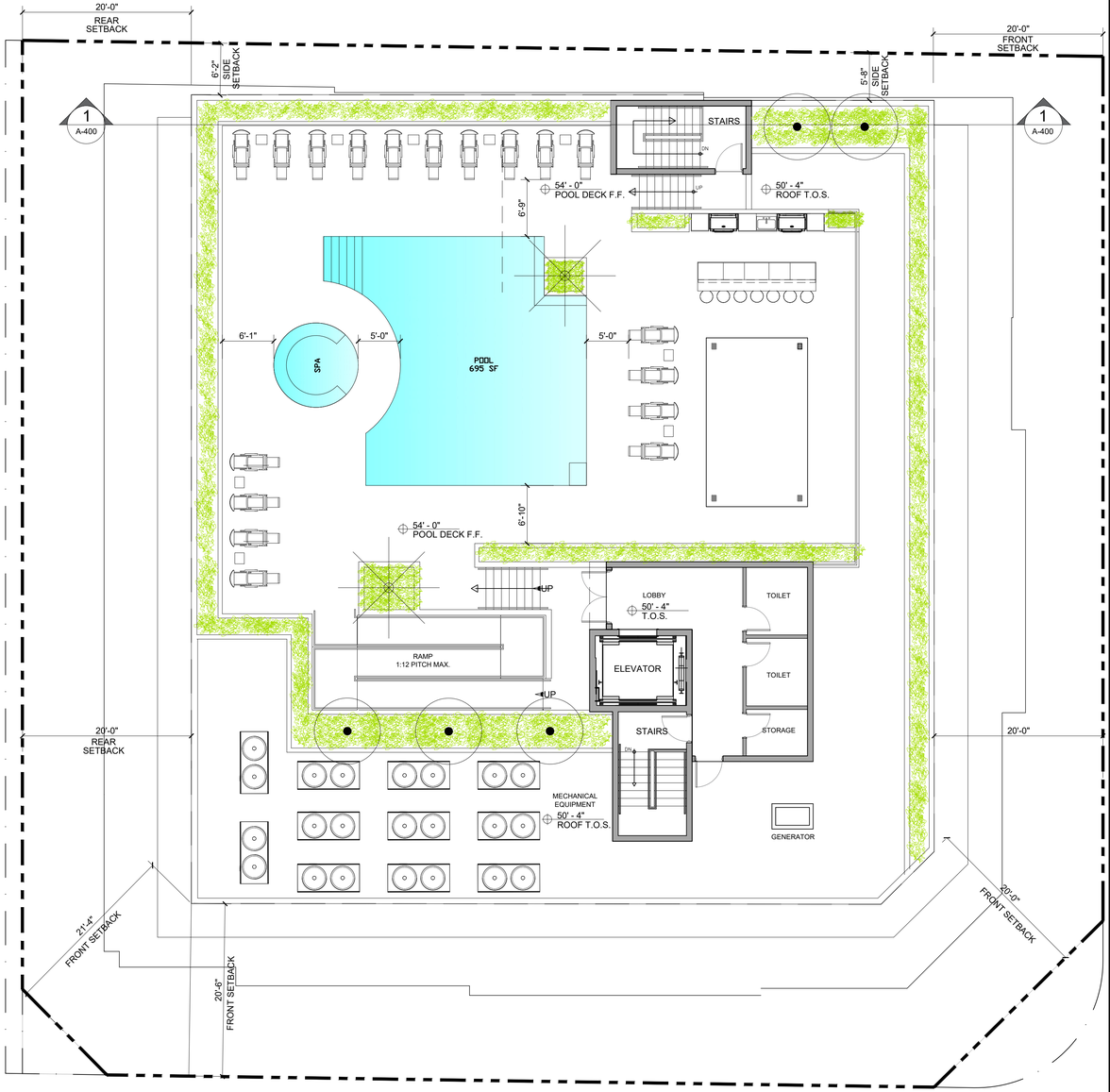
  SUNDAY THROUGH THURSDAY FROM 7am TO 10pm
  FRIDAY AND SATURDAY FROM 7am TO 11pm

- **LIVE MUSIC AND MUSIC PLAYED BY A DISC JOCKY ARE NOT PERMITTED UNLESS WITHIN ENCLOSED SPACES; AND NOISE CONTROL IS SUBJECT TO THE CITY'S NOISE ORDINANCE.**

- **ALL ROOFED AREAS WILL USE AN ENERGY STAR HIGH-REFLECTANCE AND HIGH EMISSIVITY ROOFING SYSTEM, BASED ON A SINGLE-PLY TPO MEMBRANE.**

- **THE POOL DECK FLOOR FINISH WILL CONSIST OF HIGH-ALBEDO CONCRETE PAVERS.**





2 A-105 ROOF PLAN
SCALE: 1/8" = 1'-0"

0 5' 10' 15' 20' 25' 30' GRAPHIC SCALE

1 A-105 ROOF AMENITIES - FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 5' 10' 15' 20' 25' 30' GRAPHIC SCALE

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ROOF AMENITIES PLAN AND ROOF PLAN

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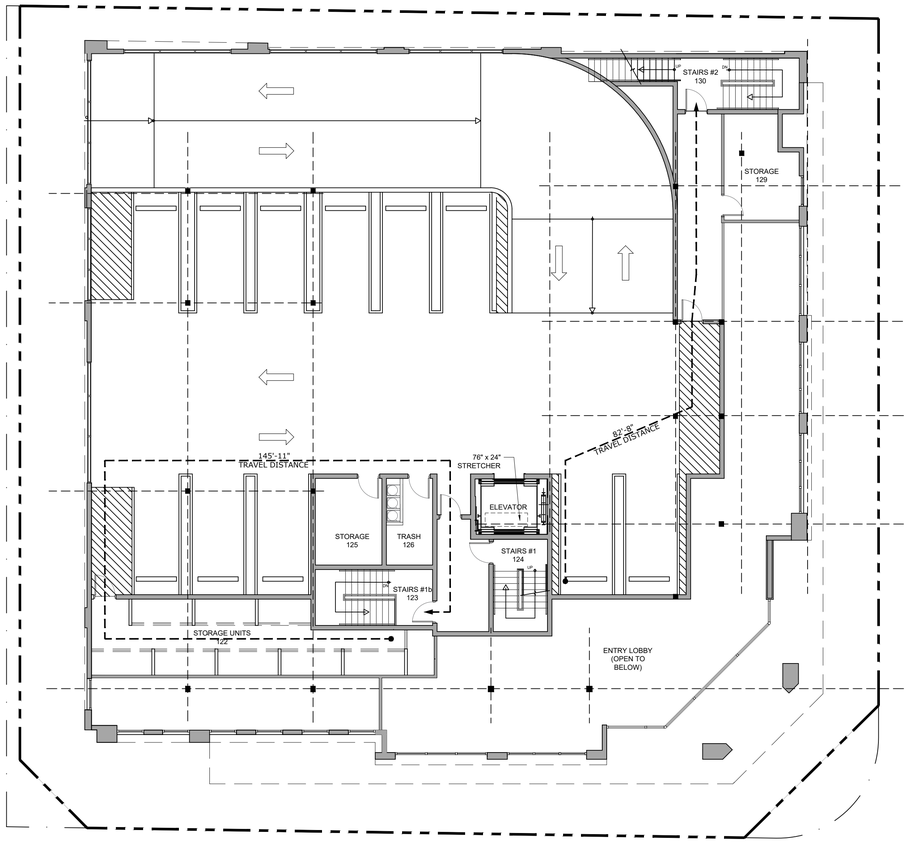
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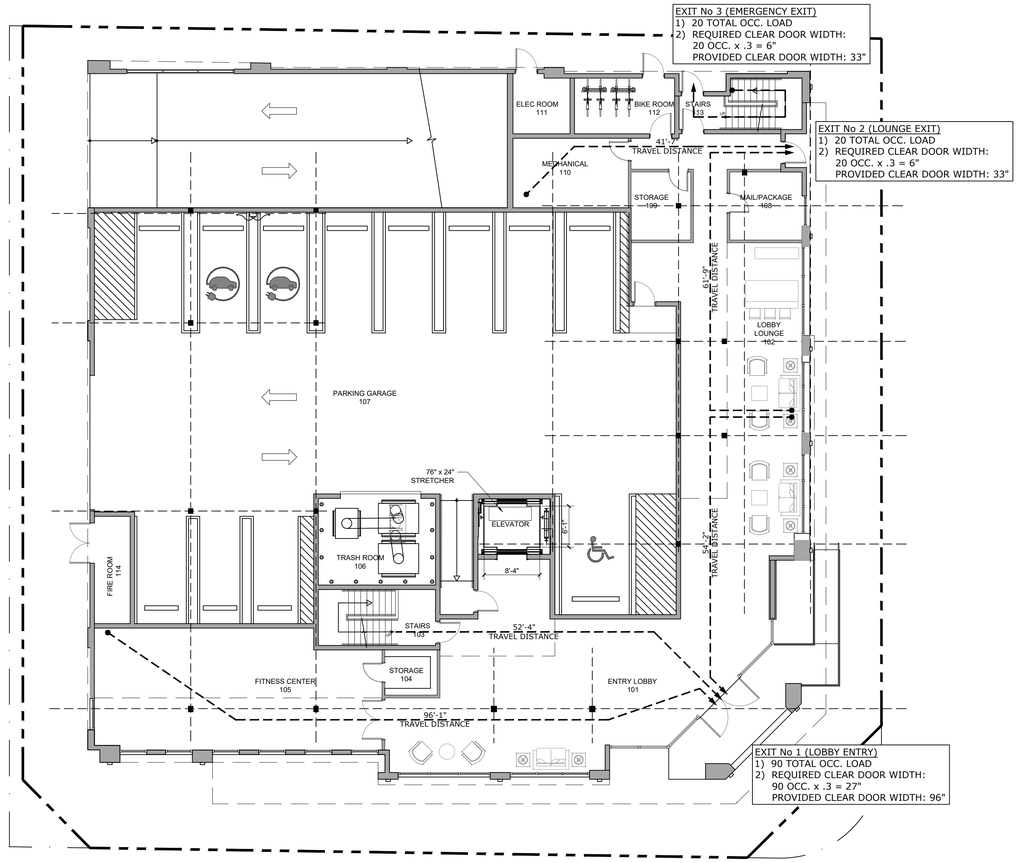
A-105



2 A-600 SECOND LEVEL PARKING - LIFE SAFETY PLAN

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

GRAPHIC SCALE 0 2' 4' 6' 8' 10' 20' 30' 40'



1 A-600 GROUND STORY - LIFE SAFETY PLAN

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

GRAPHIC SCALE 0 2' 4' 6' 8' 10' 20' 30' 40'

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CERTIFICATE OF AUTHORIZATION AC-438

STATE OF FLORIDA
NICHOLAS J. NETTA
AR98615
REGISTERED ARCHITECT

DATE OF SEAL: 10-13-2025

NICHOLAS J. NETTA, AIA, NCARB
FL REGISTRATION No. AR98615

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

HONG JIN, AIA, NCARB
FL REGISTRATION No. AR102237

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SHEET CONTENTS:

GROUND STORY AND SECOND LEVEL PARKING LIFE SAFETY PLAN

PROJECT TITLE:

DOWNTOWN SIXTH AVENUE, LLC

MULTIFAMILY RESIDENTIAL BUILDING

202 NE 6th Avenue
DELRAY BEACH, 33483 FL

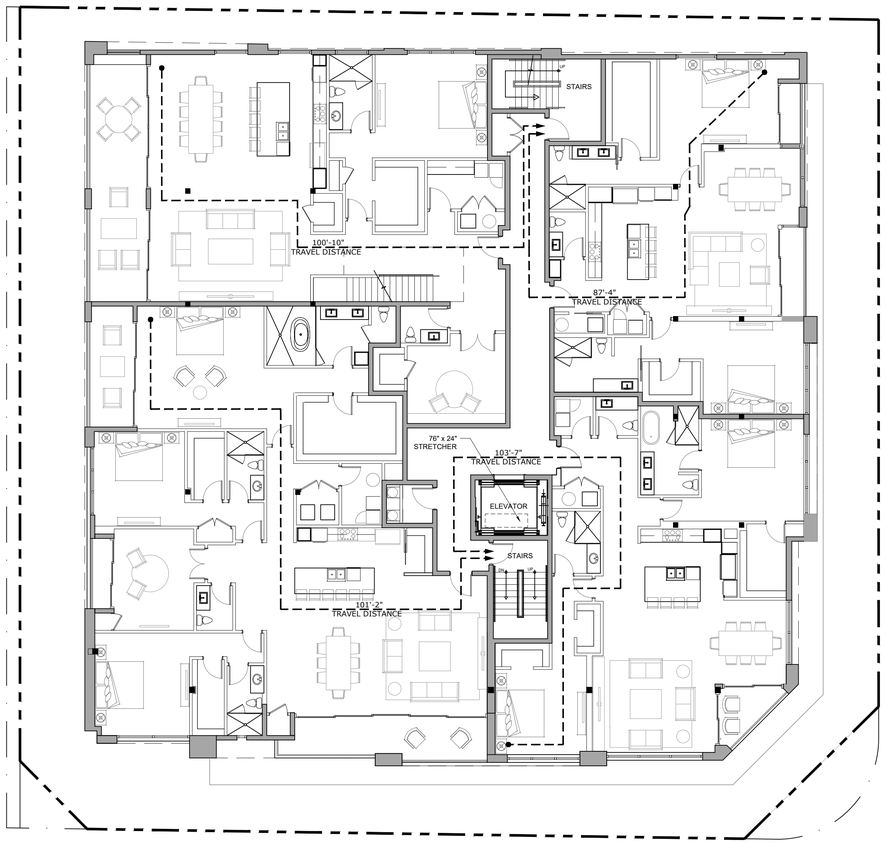
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Date	03-05-2024
Scale	AS NOTED
Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

Drawing No.

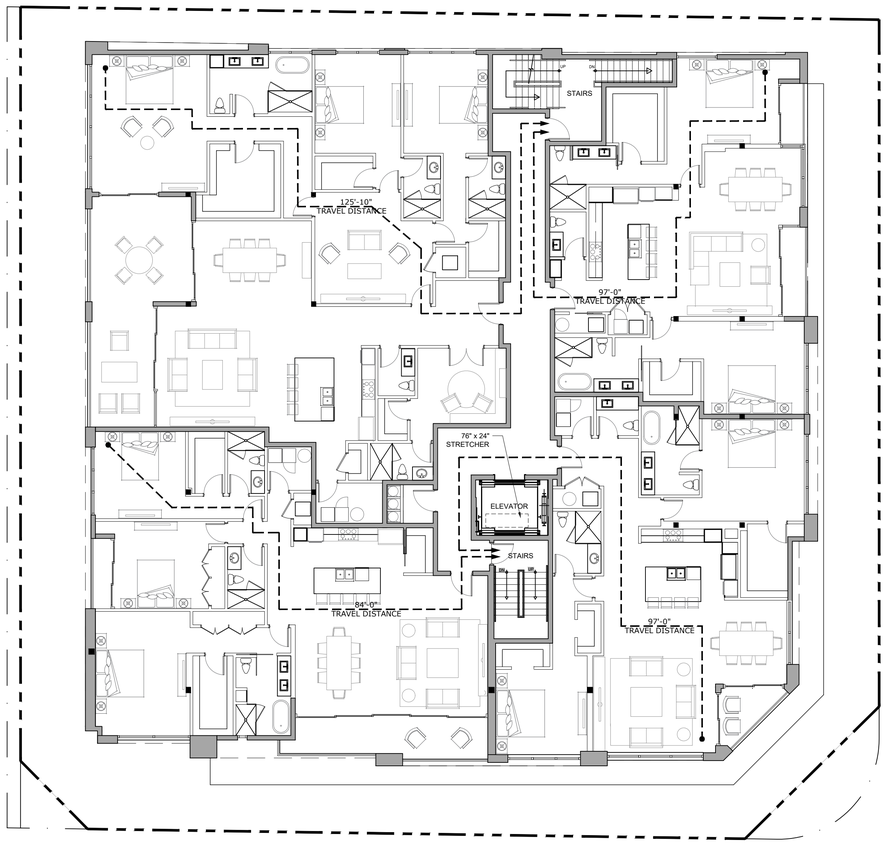
A-600



2 A-601 THIRD STORY - LIFE SAFETY PLAN

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

GRAPHIC SCALE 0 2' 4' 6' 8' 10' 20' 30' 40'



1 A-601 SECOND STORY - LIFE SAFETY PLAN

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

GRAPHIC SCALE 0 2' 4' 6' 8' 10' 20' 30' 40'

APARTMENT UNITS					
APARTMENT	TYPE	AREA	TERRACE	OCCUPANCY	OCCUPANTS
201	3 BEDROOM	3,288.52 SF	433.61 SF	200 SF/OCC	16 OCC
202	3 BEDROOM	2,216.86 SF	216.53 SF	200 SF/OCC	11 OCC
203	2 BEDROOM	2,022.86 SF	57.05 SF	200 SF/OCC	10 OCC
204	2 BEDROOM	1,776.81 SF	86.53 SF	200 SF/OCC	9 OCC
301	4 BEDROOM	4,096.42 SF	730.39 SF	200 SF/OCC	20 OCC
302	3 BEDROOM	3,119.83 SF	351.07 SF	200 SF/OCC	16 OCC
303	2 BEDROOM	2,022.62 SF	57.13 SF	200 SF/OCC	10 OCC
304	2 BEDROOM	1,776.81 SF	82.43 SF	200 SF/OCC	9 OCC
401	3 BEDROOM	2,684.62 SF	1,191.23 SF	200 SF/OCC	13 OCC
402	3 BEDROOM	2,711.71 SF	1,291.18 SF	200 SF/OCC	14 OCC
TOTAL		25,717.05 SF	4,499.16 SF		129 OCC

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SHEET CONTENTS:

SECOND AND THIRD STORY LIFE SAFETY PLAN

PROJECT TITLE:

DOWNTOWN SIXTH AVENUE, LLC

MULTIFAMILY RESIDENTIAL BUILDING

202 NE 6th Avenue
DELRAY BEACH, 33483 FL

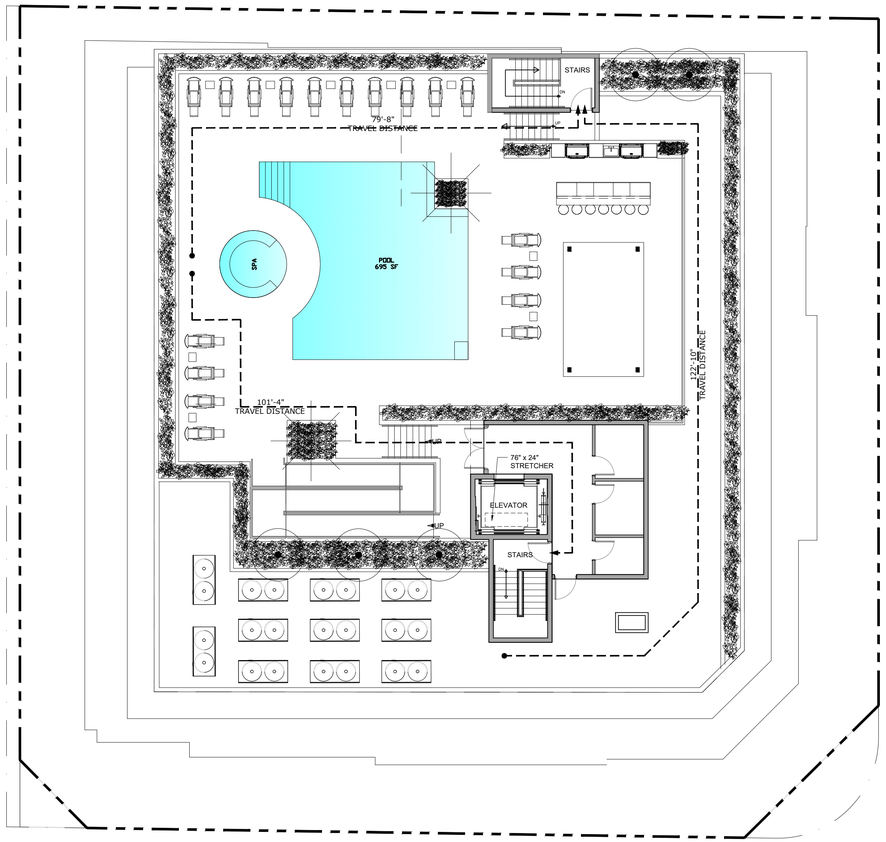
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10-13-2025	RESP TO P&Z COMMENTS	5

Date	03-05-2024
Scale	AS NOTED
Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

Drawing No.

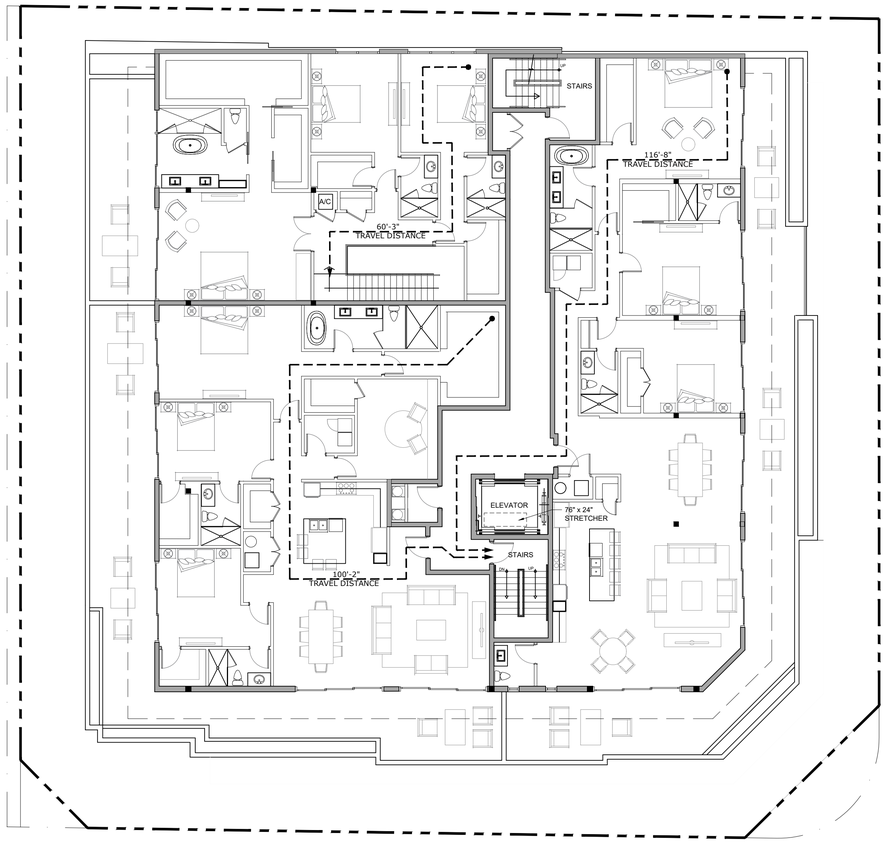
A-601



2 A-602 ROOFTOP AMENITIES - LIFE SAFETY PLAN

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

GRAPHIC SCALE 0 2' 4' 6' 8' 10' 20' 30' 40'



1 A-602 FOURTH STORY - LIFE SAFETY PLAN

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

GRAPHIC SCALE 0 2' 4' 6' 8' 10' 20' 30' 40'

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SHEET CONTENTS:

FOURTH AND ROOF AMENITIES STORY LIFE SAFETY PLAN

PROJECT TITLE:

DOWNTOWN SIXTH AVENUE, LLC

MULTIFAMILY RESIDENTIAL BUILDING

202 NE 6th Avenue
DELRAY BEACH, 33483 FL

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Date	03-05-2024
Scale	AS NOTED
Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

Drawing No.

A-602

FINISHES AND COLORS

PAINT - 1
SHERWIN WILLIAMS
"WHITE SNOW" SW-9541

FINISH - 1
SMOOTH STUCCO TEXTURE

PAINT - 2
SHERWIN WILLIAMS
FAVORITE JEANS SW 9147

FINISH - 2
SCORED SMOOTH STUCCO OR
EXTERIOR PORCELAIN TILE

PAINT - 3
SHERWIN WILLIAMS
PORPOISE - SW 7047

FINISH - 3
SMOOTH STUCCO TEXTURE

FINISH - 4
ALUCOBOND - BRUSHED

FINISH KEYNOTES

1. SCORED SMOOTH STUCCO - PAINT 2
2. SMOOTH STUCCO - PAINT 1
3. SMOOTH STUCCO - PAINT 2
4. SMOOTH STUCCO - PAINT 3
5. ALUMINUM LOUVER - POWDER COATED DARK GRAY
6. GARAGE OPENING
7. HOLLOW METAL EXIT DOOR, COLOR TO MATCH WALL FINISH
8. ROOTOP SCREEN, 5'-6" TALL - REFER TO DETAIL 5/A802
9. GLASS-ALUMINUM RAILING - POWDER COATED BLACK
10. ALUMINUM STOREFRONT WITH INTEGRATED DOORS-POWDER COATED BLACK. IMPACT RESISTANT GLAZING WITH 65% VISIBLE LIGHT TRANSMITTANCE AND 14% VISIBLE LIGHT REFLECTANCE, INTERIOR AND EXTERIOR
11. ALUMINUM SLIDING GLASS DOORS-POWDER COATED BLACK. IMPACT RESISTANT GLAZING WITH 65% VISIBLE LIGHT TRANSMITTANCE AND 14% VISIBLE LIGHT REFLECTANCE, INTERIOR AND EXTERIOR.
12. ALUMINUM WINDOWS-POWDER COATED BLACK. IMPACT RESISTANT GLAZING WITH 65% LIGHT TRANSMITTANCE AND 14% LIGHT REFLECTANCE, INTERIOR AND EXTERIOR.
13. STOREFRONT ENTRY DOOR-POWDER COATED BLACK. IMPACT RESISTANT GLAZING WITH 65% LIGHT TRANSMITTANCE AND 14 % LIGHT REFLECTANCE, INTERIOR AND EXTERIOR.
14. POLISHED ALUMINUM LETTERS
15. ADA RAMP - MAX. 1:12 SLOPE-WITH ALUMINUM RAILING- POWDER COATED BLACK
16. ALUCOBOND OVERHANG WITH BRUSHED ANONDIZED FINISH



2 A-200 **EAST ELEVATION**

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

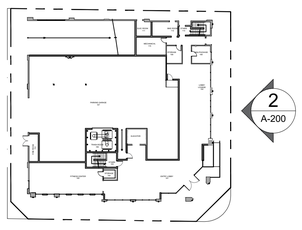
0 5' 10' 15' 20' 25' 30'
GRAPHIC SCALE



1 A-200 **SOUTH ELEVATION**

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

0 5' 10' 15' 20' 25' 30'
GRAPHIC SCALE



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BUILDING ELEVATIONS

PROJECT TITLE:

DOWNTOWN SIXTH AVENUE, LLC

MULTIFAMILY RESIDENTIAL BUILDING

202 NE 6th Avenue
DELRAY BEACH, 33483 FL

SUBMISSION:

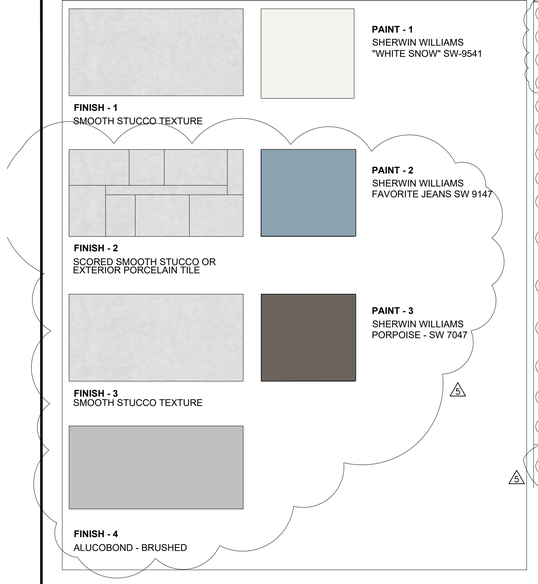
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Date	03-05-2024
Scale	AS NOTED
Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

Drawing No.

A-200

FINISHES AND COLORS



PAINT - 1
SHERWIN WILLIAMS
"WHITE SNOW" SW-9541

FINISH - 1
SMOOTH STUCCO TEXTURE

PAINT - 2
SHERWIN WILLIAMS
FAVORITE JEANS SW 9147

FINISH - 2
SCORED SMOOTH STUCCO OR
EXTERIOR PORCELAIN TILE

PAINT - 3
SHERWIN WILLIAMS
PORPOISE - SW 7047

FINISH - 3
SMOOTH STUCCO TEXTURE

FINISH - 4
ALUCOBOND - BRUSHED

FINISH KEYNOTES

1. SCORED SMOOTH STUCCO - PAINT 2
2. SMOOTH STUCCO - PAINT 1
3. SMOOTH STUCCO - PAINT 2
4. SMOOTH STUCCO - PAINT 3
5. ALUMINUM LOUVER - POWDER COATED DARK GRAY
6. GARAGE OPENING
7. HOLLOW METAL EXIT DOOR, COLOR TO MATCH WALL FINISH
8. ROOTOP SCREEN, 5'-6" TALL - REFER TO DETAIL 5/A802
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13. STOREFRONT ENTRY DOOR-POWDER COATED BLACK. IMPACT RESISTANT GLAZING WITH 65% LIGHT TRANSMITTANCE AND 14 % LIGHT REFLECTANCE, INTERIOR AND EXTERIOR.
14. POLISHED ALUMINUM LETTERS
15. ADA RAMP - MAX. 1:12 SLOPE-WITH ALUMINUM RAILING- POWDER COATED BLACK
16. ALUCOBOND OVERHANG WITH BRUSHED ANONDIZED FINISH



2 A-200 **EAST ELEVATION**

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

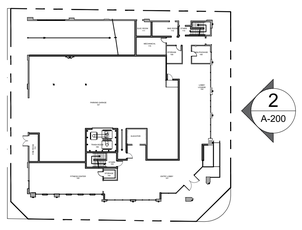
0 5' 10' 15' 20' 25' 30'
GRAPHIC SCALE



1 A-200 **SOUTH ELEVATION**

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

0 5' 10' 15' 20' 25' 30'
GRAPHIC SCALE



KEYPLAN N

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Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

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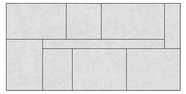
A-200

FINISHES AND COLORS



PAINT - 1
SHERWIN WILLIAMS
"WHITE SNOW" SW-9541

FINISH - 1
SMOOTH STUCCO TEXTURE



PAINT - 2
SHERWIN WILLIAMS
FAVORITE JEANS SW 9147

FINISH - 2
SCORED SMOOTH STUCCO



PAINT - 3
SHERWIN WILLIAMS
PORPOISE - SW 7047

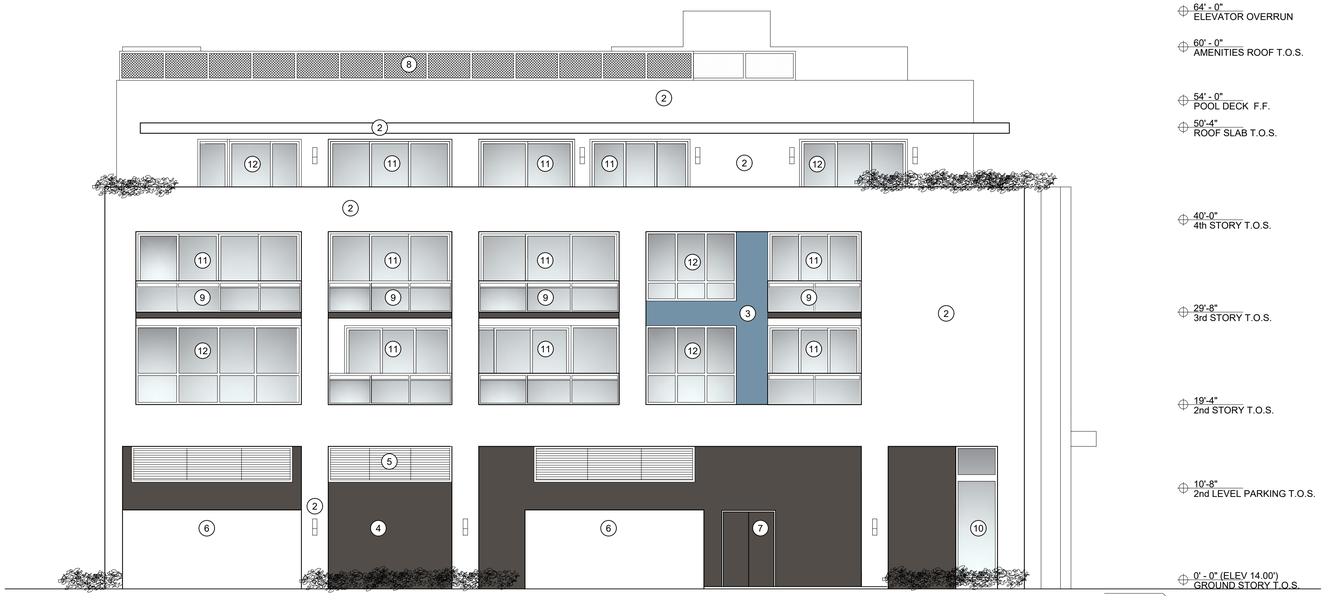
FINISH - 3
SMOOTH STUCCO TEXTURE OR
EXTERIOR PORCELAIN TILE



FINISH - 4
ALUCOBOND - BRUSHED

FINISH KEYNOTES

1. SCORED SMOOTH STUCCO - PAINT 2
2. SMOOTH STUCCO - PAINT 1
3. SMOOTH STUCCO - PAINT 2
4. SMOOTH STUCCO - PAINT 3
5. ALUMINUM LOUVER - POWDER COATED DARK GRAY
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14. POLISHED ALUMINUM LETTERS
15. ADA RAMP - MAX. 1:12 SLOPE-WITH ALUMINUM RAILING- POWDER COATED BLACK
16. ALUCOBOND OVERHANG WITH BRUSHED ANONDIZED FINISH



2 / A-201 WEST ELEVATION - ALLEY

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

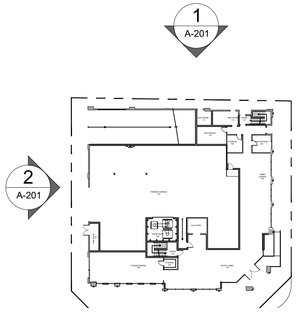
GRAPHIC SCALE 0 5' 10' 15' 20' 25' 30'



1 / A-201 NORTH ELEVATION - SIDE

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

GRAPHIC SCALE 0 5' 10' 15' 20' 25' 30'



KEYPLAN N

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Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

Drawing No.

A-201

FINISHES AND COLORS

FINISH - 1
SMOOTH STUCCO TEXTURE

PAINT - 1
SHERWIN WILLIAMS
"WHITE SNOW" SW-9541

FINISH - 2
SCORED SMOOTH STUCCO

PAINT - 2
SHERWIN WILLIAMS
FAVORITE JEANS SW 9147

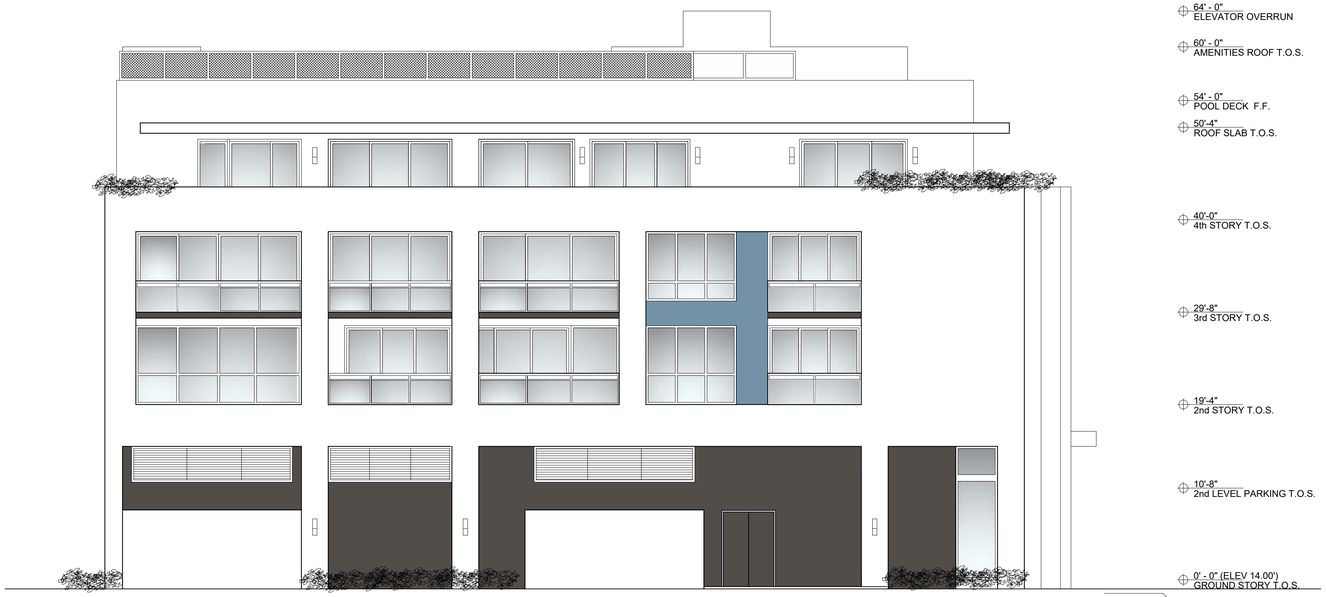
FINISH - 3
SMOOTH STUCCO TEXTURE

PAINT - 3
SHERWIN WILLIAMS
PORPOISE - SW 7047

FINISH - 4
ALUCOBOND - BRUSHED

FINISH KEYNOTES

1. SCORED SMOOTH STUCCO - PAINT 2
2. SMOOTH STUCCO - PAINT 1
3. SMOOTH STUCCO - PAINT 2
4. SMOOTH STUCCO - PAINT 3
5. ALUMINUM LOUVER - POWDER COATED DARK GRAY
6. GARAGE OPENING
7. HOLLOW METAL EXIT DOOR, COLOR TO MATCH WALL FINISH
8. ROOTOP SCREEN, 5'-6" TALL - REFER TO DETAIL 5/A802
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10. ALUMINUM STOREFRONT WITH INTEGRATED DOORS-POWDER COATED BLACK. IMPACT RESISTANT GLAZING WITH 65% VISIBLE LIGHT TRANSMITTANCE AND 14% VISIBLE LIGHT REFLECTANCE, INTERIOR AND EXTERIOR
11. ALUMINUM SLIDING GLASS DOORS-POWDER COATED BLACK. IMPACT RESISTANT GLAZING WITH 65% VISIBLE LIGHT TRANSMITTANCE AND 14% VISIBLE LIGHT REFLECTANCE, INTERIOR AND EXTERIOR.
12. ALUMINUM WINDOWS-POWDER COATED BLACK. IMPACT RESISTANT GLAZING WITH 65% LIGHT TRANSMITTANCE AND 14% LIGHT REFLECTANCE, INTERIOR AND EXTERIOR.
13. STOREFRONT ENTRY DOOR-POWDER COATED BLACK. IMPACT RESISTANT GLAZING WITH 65% LIGHT TRANSMITTANCE AND 14 % LIGHT REFLECTANCE, INTERIOR AND EXTERIOR.
14. POLISHED ALUMINUM LETTERS
15. ADA RAMP - MAX. 1:12 SLOPE-WITH ALUMINUM RAILING- POWDER COATED BLACK
16. ALUCOBOND OVERHANG WITH BRUSHED ANONDIZED FINISH



2 A-201 WEST ELEVATION - ALLEY

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

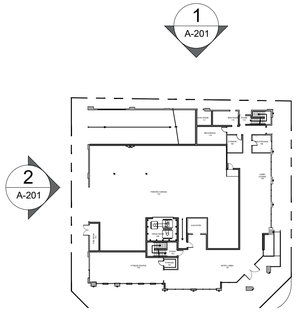
0 5' 10' 15' 20' 25' 30'
GRAPHIC SCALE



1 A-201 NORTH ELEVATION - SIDE

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

0 5' 10' 15' 20' 25' 30'
GRAPHIC SCALE



KEYPLAN N

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www.nettaarchitects.com
CERTIFICATE OF AUTHORIZATION AC-438

STATE OF FLORIDA
NICHOLAS J. NETTA
AR98615
REGISTERED ARCHITECT

DATE OF SEAL: 10-13-2025

NICHOLAS J. NETTA, AIA, NCARB
FL REGISTRATION No. AR98615

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

HONG JIN, AIA, NCARB
FL REGISTRATION No. AR102237

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SHEET CONTENTS:

BUILDING ELEVATIONS

PROJECT TITLE:

DOWNTOWN SIXTH AVENUE, LLC

MULTIFAMILY RESIDENTIAL BUILDING

202 NE 6th Avenue
DELRAY BEACH, 33483 FL

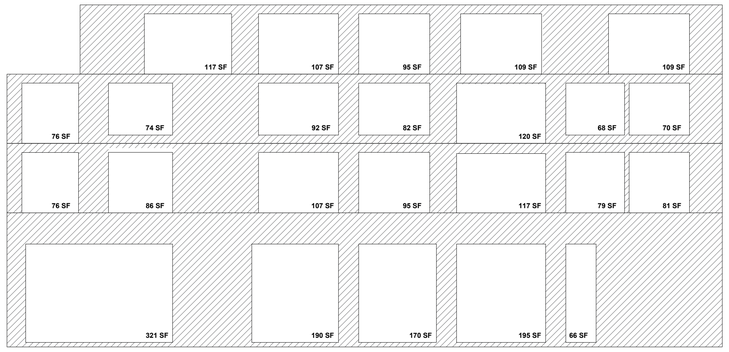
SUBMISSION:

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08-18-2025	AMENDMT TO SUBMITTAL #4	4
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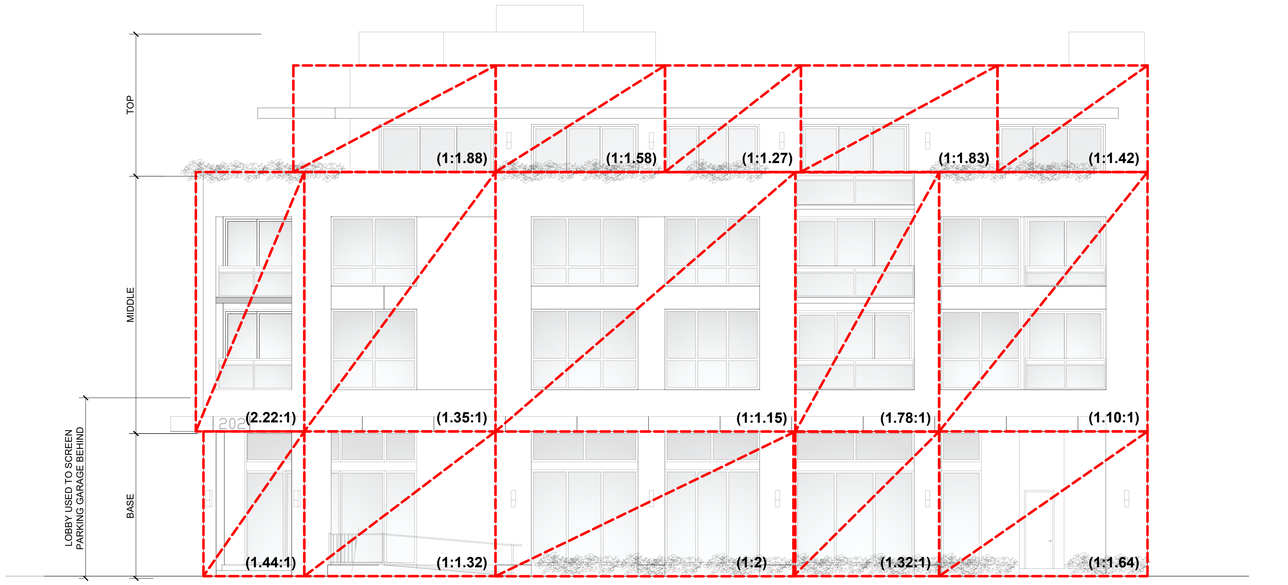
Date	03-05-2024
Scale	AS NOTED
Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

Drawing No.

A-201



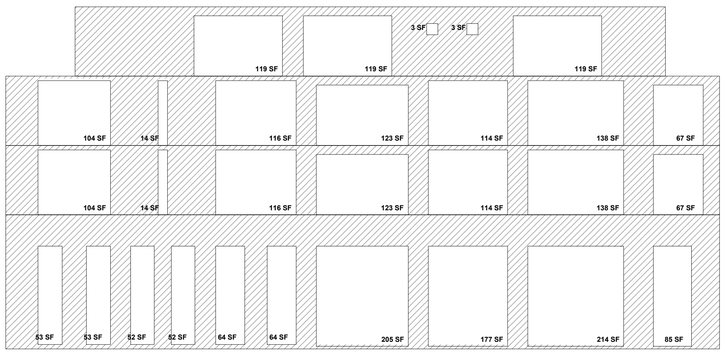
EAST ELEVATION	FACADE LENGTH	DISTANCE FROM P.L.	DISTANCE FROM OPPOSITE BUILDING	AREA (INC. OPENINGS)	OPENINGS AREA	%
GROUND STORY	106.40 FT	10 FT	80 FT	2,128 SF	932 SF	43.80 %
SECOND STORY	106.40 FT	10 FT	80 FT	1,099 SF	641 SF	58.30 %
THIRD STORY	106.40 FT	10 FT	80 FT	1,099 SF	582 SF	52.93 %
FOURTH STORY	95.66 FT	20 FT	90 FT	988 SF	537 SF	54.33 %
TOTAL				5,315 SF	2,692 SF	50.65 %



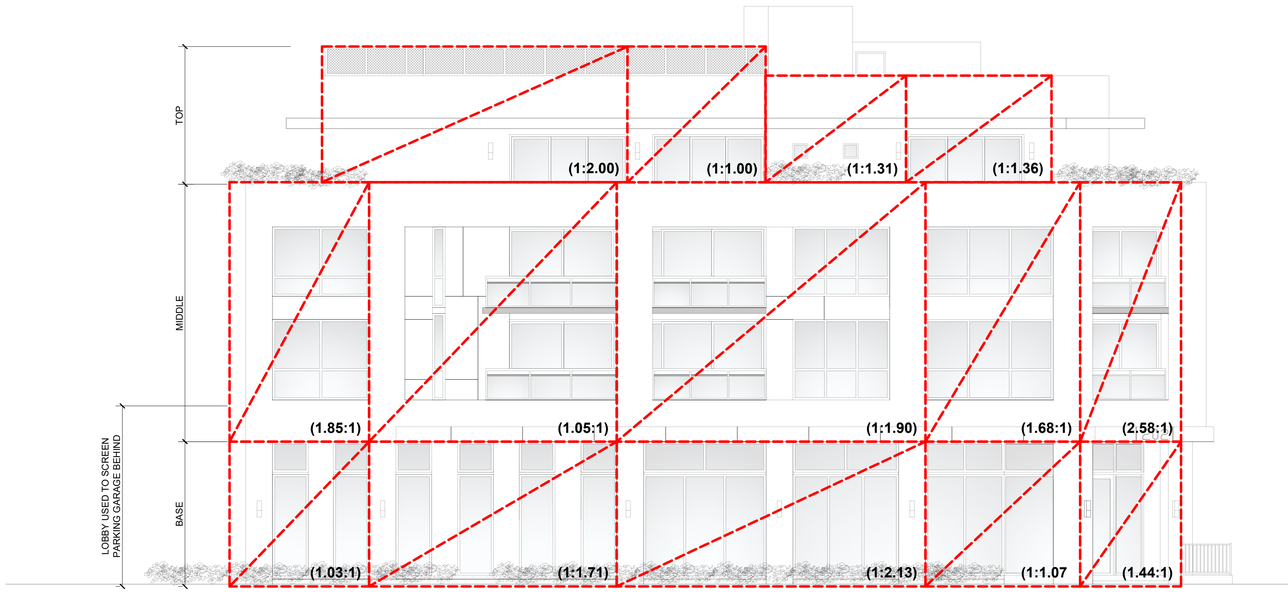
2 A-300 EAST ELEVATION

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

GRAPHIC SCALE 0 5' 10' 15' 20' 25' 30'



SOUTH ELEVATION	FACADE LENGTH	DISTANCE FROM P.L.	DISTANCE FROM OPPOSITE BUILDING	AREA (INC. OPENINGS)	OPENINGS AREA	%
GROUND STORY	106.40 FT	10 FT	78 FT	2,128 SF	1,019 SF	47.89 %
SECOND STORY	106.40 FT	10 FT	78 FT	1,099 SF	676 SF	61.48 %
THIRD STORY	106.40 FT	10 FT	78 FT	1,099 SF	676 SF	61.48 %
FOURTH STORY	88.00 FT	20 FT	88 FT	909 SF	363 SF	39.92 %
TOTAL				5,236 SF	2,734 SF	52.21 %



1 A-300 SOUTH ELEVATION

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

GRAPHIC SCALE 0 5' 10' 15' 20' 25' 30'

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FACADE PROPORTIONS

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DELRAY BEACH, 33483 FL

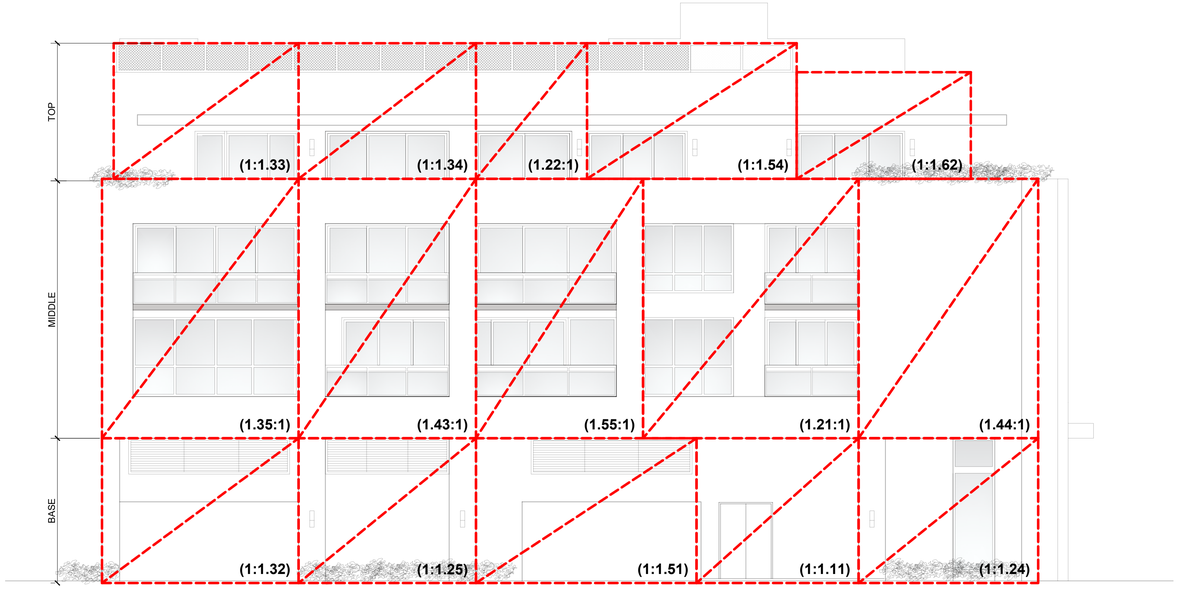
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Date	03-05-2024
Scale	AS NOTED
Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

Drawing No.

A-300

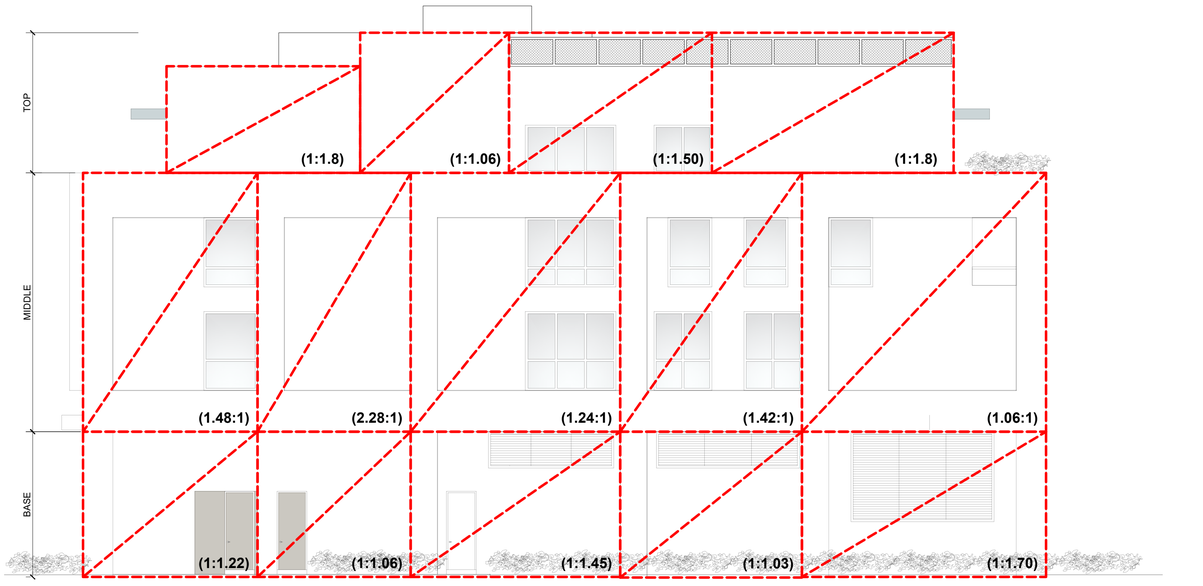


2 A-301

WEST ELEVATION - ALLEY

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

GRAPHIC SCALE 0 5' 10' 15' 20' 25' 30'



1 A-301

NORTH ELEVATION - SIDE

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

GRAPHIC SCALE 0 5' 10' 15' 20' 25' 30'

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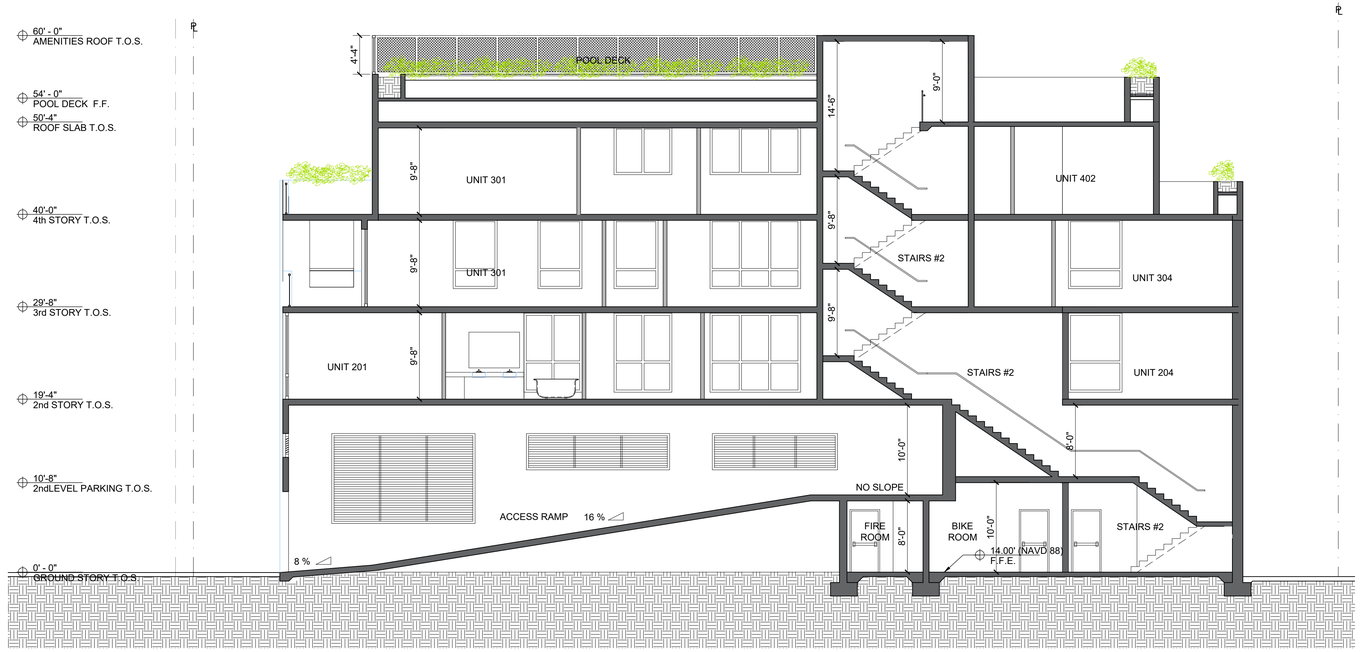
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Date	03-05-2024
Scale	AS NOTED
Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

Drawing No.

A-301



1 A-400 SECTION

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

0 5' 10' 15' 20' 25' 30'

GRAPHIC SCALE

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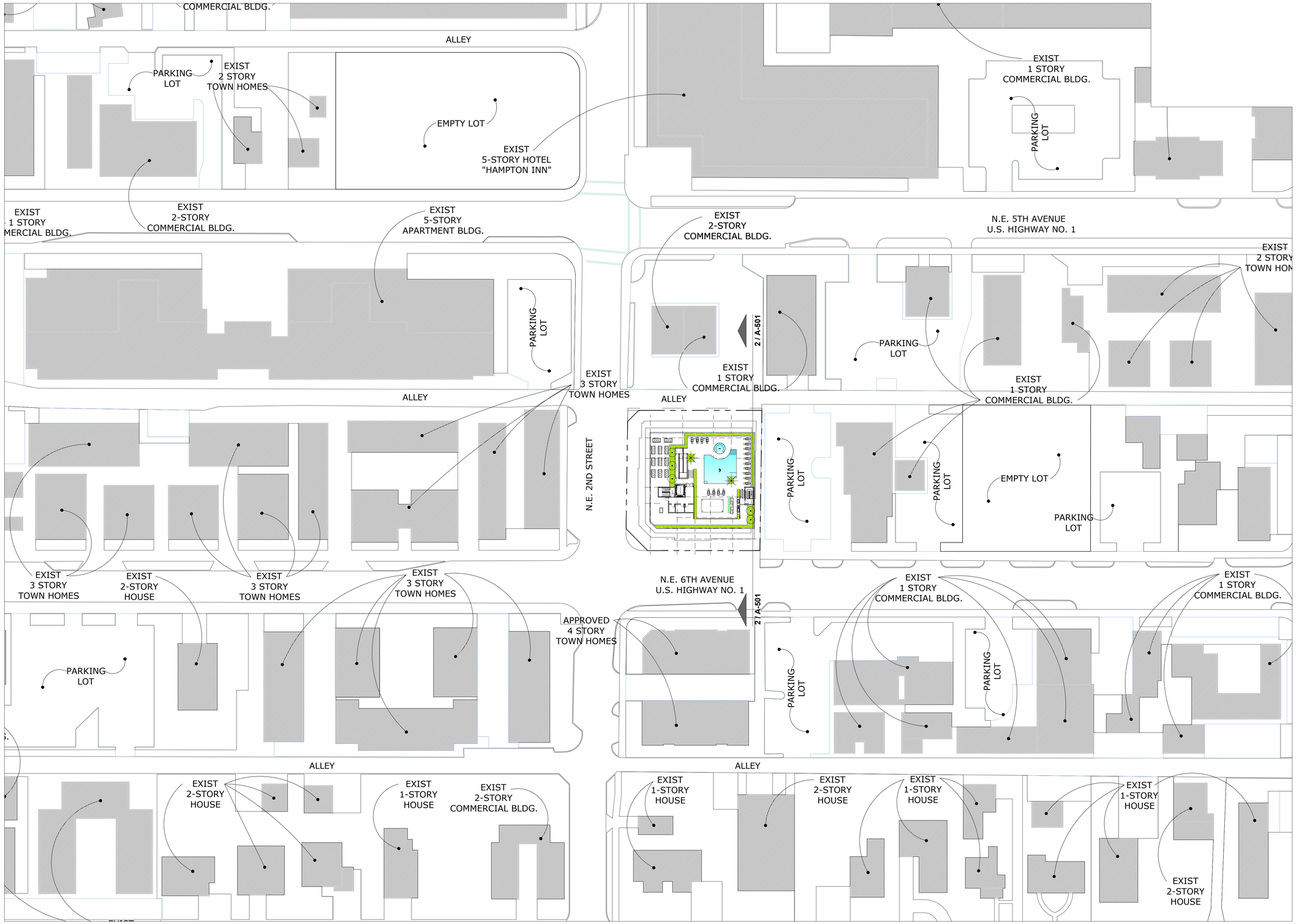
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Date	03-05-2024
Scale	AS NOTED
Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

Drawing No.

A-400



1 / A-500

CONTEXT SITE DIAGRAM - MASSING

SCALE: 1" = 40' - 0"

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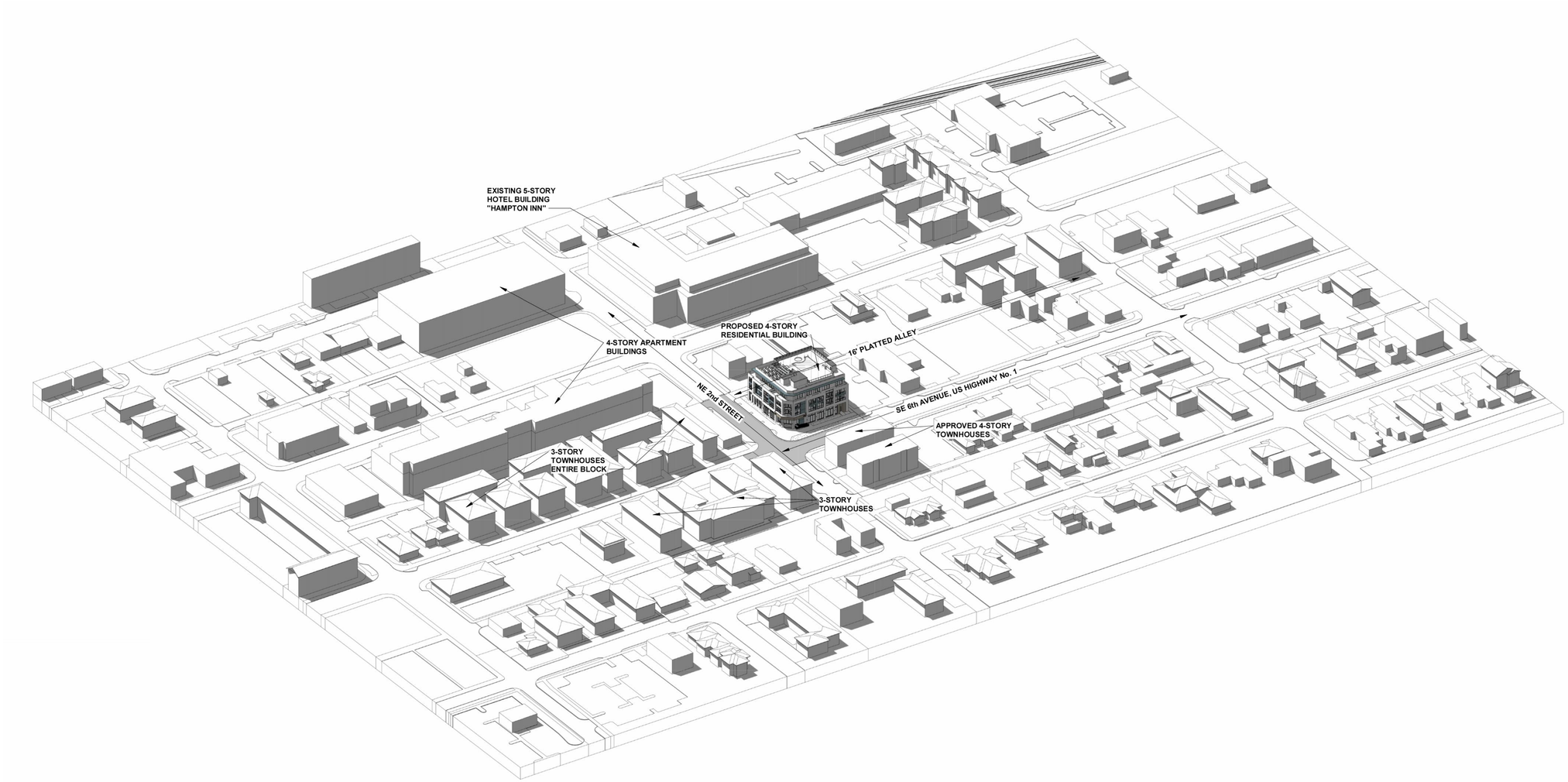
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Date	03-05-2024
Scale	AS NOTED
Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

Drawing No.

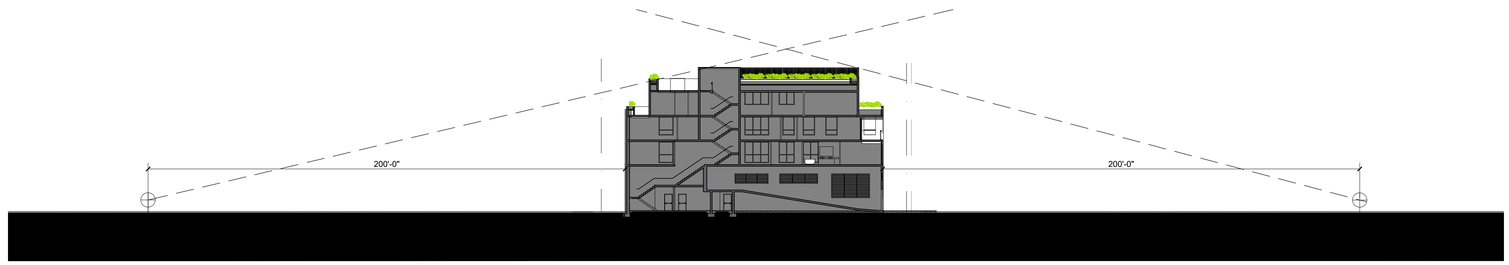
A-500



1 A-501 CONTEXT MASSING

N.T.S.

N



2 A-501 CONTEXT SITE DIAGRAM - LINE OF SIGHT

SCALE: 1" = 30' - 0"

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SHEET CONTENTS:

CONTEXT SITE DIAGRAM - LINE OF SIGHT

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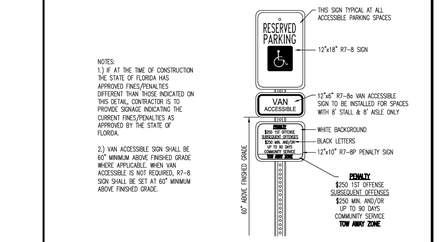
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Date	03-05-2024
Scale	AS NOTED
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Checked by	MF, MA
Job No.	2231805FL

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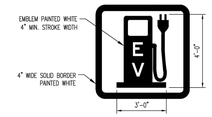
A-501



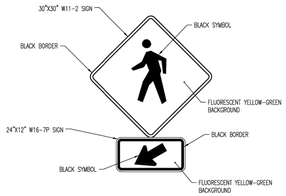
NOTES:
1.) IF AT THE TIME OF CONSTRUCTION THE STATE OF FLORIDA HAS APPROVED FINES/PENALTIES DIFFERENT THAN THOSE INDICATED ON THIS DETAIL, CONTRACTOR IS TO PROVIDE SIGNAGE INDICATING THE CURRENT FINES/PENALTIES AS APPROVED BY THE STATE OF FLORIDA.

2.) VAN ACCESSIBLE SIGN SHALL BE 60" MINIMUM ABOVE FINISHED GRADE WHERE APPLICABLE. WHEN VAN ACCESSIBLE IS NOT REQUIRED, R7-8 SIGN SHALL BE SET AT 60" MINIMUM ABOVE FINISHED GRADE.

ADA PARKING SIGN W/ VAN ACCESSIBLE SIGN
NOT TO SCALE



PAINTED ELECTRIC VEHICLE (EV) CHARGE STATION PARKING SYMBOL DETAIL
NOT TO SCALE

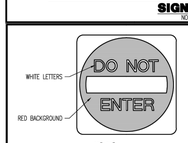


PEDESTRIAN CROSSING SIGN AT CROSSWALK DETAIL
NOT TO SCALE

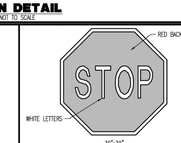


NOTE:
1. TOTAL HEIGHT OF THE ELECTRIC VEHICLE CHARGING SPOT SIGN SHALL BE NO MORE THAN 7 FEET FROM GRADE.

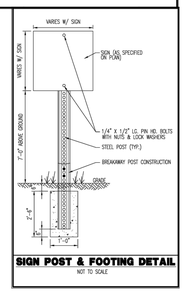
ELECTRIC VEHICLE (EV) CHARGING STATION SIGN DETAIL
NOT TO SCALE



R5-1 SIGN DETAIL
NOT TO SCALE

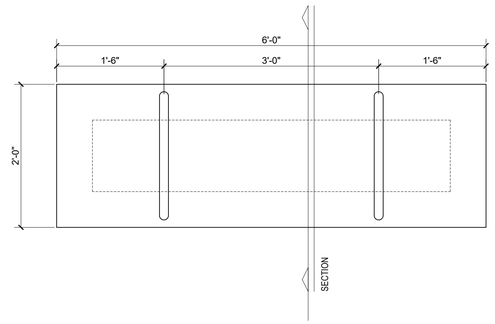


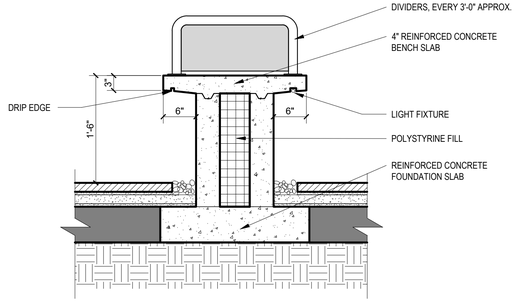
R1-1 SIGN DETAIL
NOT TO SCALE



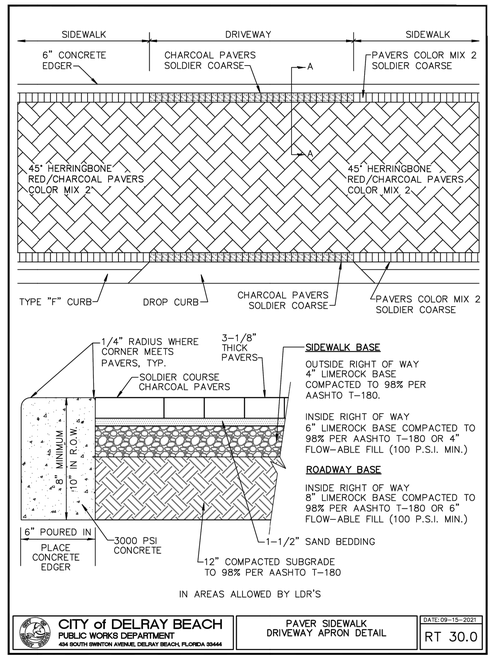
SIGN POST & FOOTING DETAIL
NOT TO SCALE

6 A-800 PARKING SIGN DETAILS
N.T.S.

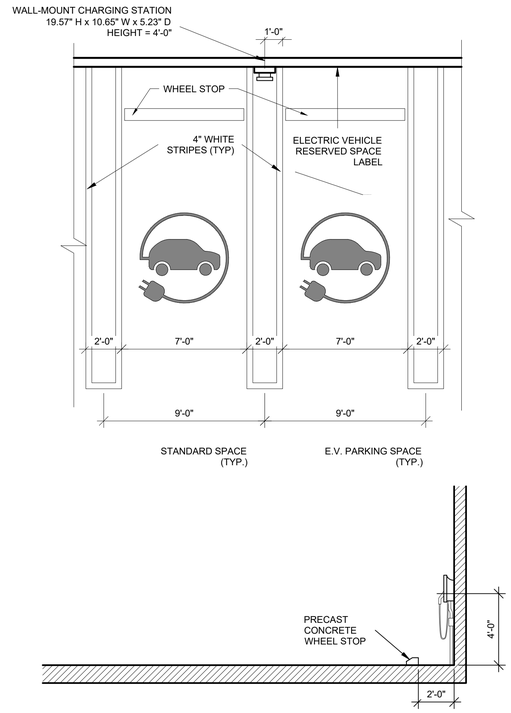




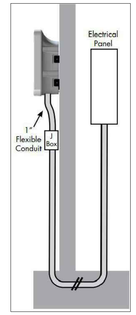
4 A-800 BENCH DETAIL
1" = 1' - 0"



5 A-800 PAVER SIDEWALK DRIVEWAY APRON DETAIL
N.T.S.



1 A-800 E.V. SPACE DETAIL 1
SCALE: 1/4" = 1'-0"

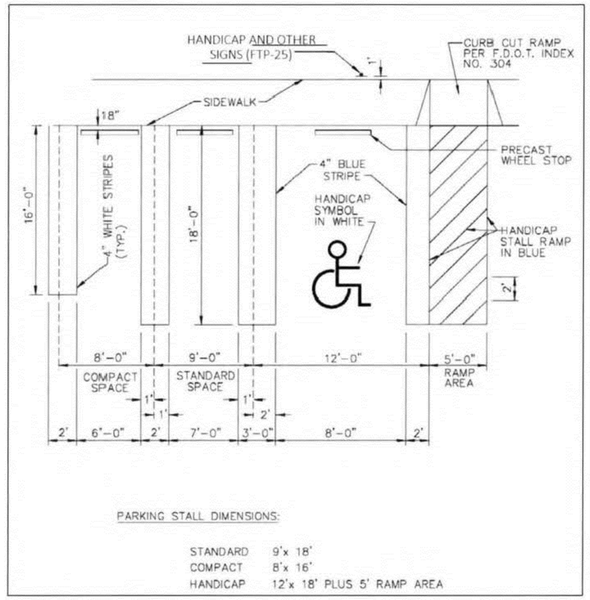


WALL-MOUNT STATION, SECTION



WALL-MOUNT STATION





3 A-800 DELRAY BEACH - PARKING SPACE DETAILS
N.T.S.

BLINK IQ 200 PRODUCT SPECIFICATIONS

MODELS	SMART CHARGING STATION	ADVANCED CHARGING STATION	KIOSK
Model Number	IQW2-80U-W1-N1-N-25	IQW2-80U-M1-R2-N-25	IQW2-00U-M1-R2-N-00
Part Number	01-0205	01-0207	01-0208
POWER SPECIFICATIONS			
Standby Power	<10W Standby		<10W Standby
Output Power (kW)	2.9kW 3.8kW 5.8kW 7.7kW 9.6kW	15.4kW 17.3kW 19.2kW	Not Applicable
Output Amperage (A)	12A 16A 24A 32A 40A	64A 72A 80A	Not Applicable
Circuit Breaker Options (A)	15A 20A 30A 40A 50A	80A 90A 100A	15A or 20A
Input/Output Nominal Voltage	208VAC/240VAC		120 Input
Input / Output Voltage Range	180VAC to 264VAC		90 to 132VAC Input; 180 to 264 VAC Input
Input / Output Frequency	60Hz		
Input Wiring Type	Hardwired		
Input Wiring Scheme	L1, L2, GND		L1, N, GND or L1, L2 GND
Cold-Load	Pickup Randomized delay between 120 and 720 seconds before charge resumes after a power failure.		Not Applicable
Power Measurement Accuracy	Embedded meter with a ±1% accuracy at the nominal input.		Not Applicable
Surge Protection	Up to 6kV at 3,000A		
FUNCTIONAL SPECIFICATIONS			
Charge Connector Type	SAE J1772		Not Applicable
Charge Cable Length	25 ft.		Not Applicable
Demand Response	Yes–OpenADR 2.0b		Not Applicable
Status Indicator	LED and Audio		
User Interface	None[1]	LCD, 7", Color, 800x480, w/Touch Panel	
Access Control	None[1]	Contactless Reader: RFID Cards: ISO/IEC 14443A/B, ISO/IEC 15693, MIFARE Plus, HID iCLASS, NEMA Smart Credit Cards2: Visa, Master Card, Discover, American Express NFC[2]: ISO 18092, Apple Pay, Google Wallet	
NETWORK SPECIFICATIONS			
Local Area Network (LAN)	2.4GHz Wi-Fi (802.11 b/g/n)		
Wide Area Network (WAN)	None	Cellular (3G)	
Network Interface	Blink OCPP, OCPP 1.6J, Future: OCPP 2.0		
Mounting Type	Pedestal or Wall Mount		
SAFETY & COMPLIANCE SPECIFICATIONS			
Ground Fault Detection	CCID20, 20mA per UL 2231, Automatic Reset Feature and Manual Reset Feature		Not Applicable
Ground Monitor	Ground Monitor per UL 2231		Not Applicable
Safety Compliance	UL and cUL, NEC Article 625, RoHS, Normo Oficial Mexicano (NOM)		
Protection	Over-Voltage Protection (OVP), Under-Voltage Protection (UVP), Over-Current Protection (OCP), Over-Temp Protection (OTP), Short-Circuit Protection		
EMC Compliance	FCC Part 15 Class B, Industry Canada (IC), PTCRB		
ADA Compliance	Yes		
Energy Star Certified	Yes		Not Applicable
OPERATIONAL SPECIFICATIONS			
Enclosure Rating	NEMA Type 3R Indoor/Outdoor		
Operating Temperature	-30°C to +50°C (-22°F to +122°F)		
Storage Temperature	-40°C to +80°C (-40°F to +176°F)		
Operating Humidity	0 to 95% Relative Humidity, Non-Condensing		
Charger Dimensions	13.95"H x 10.65"W x 5.23"D		
Package Dimensions	19.57"L x 14.92"W x 16.61"D	19.57"L x 14.92"W x 16.61"D	19.57"L x 14.92"W x 10.63"D
Charger Weight (Unpackaged)	24.2lbs. (11kg)	25.3lbs. (11.5kg)	8.8lbs. (4kg)
Charger Weight (Packaged)	30lbs. (13.6kg)	31lbs. (14kg)	10lbs. (4.5kg)

2 A-800 E.V. CHARGER SPECIFICATIONS
N.T.S.

NETTAARCHITECTS
ONE PARK PLACE 621 NW 53RD STREET, SUITE 350, BOCA RATON, FL 33487
Phone: 973.379.0006
www.nettaarchitects.com
Cell: 908-456-8383
CERTIFICATE OF AUTHORIZATION AC-438

STATE OF FLORIDA
NICHOLAS J. NETTA
AR98615
REGISTERED ARCHITECT

DATE OF SEAL: 10-13-2025

NICHOLAS J. NETTA, AIA, NCARB
FL REGISTRATION No. AR98615

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

HONG JIN, AIA, NCARB
FL REGISTRATION No. AR102237

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

These drawings shall be used for the specific project location indicated within the Title Block, and shall not be used at any other location without prior consent from the ARCHITECT.

SHEET CONTENTS:

DETAILS

PROJECT TITLE:

DOWNTOWN SIXTH AVENUE, LLC

MULTIFAMILY RESIDENTIAL BUILDING

202 NE 6th Avenue
DELRAY BEACH, 33483 FL

SUBMISSION:

DATE	REVISIONS	REV
12-11-2024	RESPONSE TO COMMENTS	1
02-20-2025	RESPONSE TO COMMENTS	2
05-19-2025	RESPONSE TO COMMENTS	3
08-18-2025	AMENDMT TO SUBMITTAL #4	4
10-13-2025	RESP TO P&Z COMMENTS	5

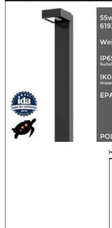
Date	03-05-2024
Scale	AS NOTED
Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

Drawing No.

A-800

ULI-21241
Light Linear PT 8 Single Head Streetlight

microVOS TECHNOLOGY | LIGMAN LIGHTING USA



Construction

Aluminum
Less than 0.1% copper content - Marine Grade 6060 extruded & LMI Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre-paint
8 step degrease and phosphate process that includes, deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive - Silicon Gasket
Provided with special injection molded "fit for purpose" long life EPDM gasket which maintains superior memory retentive qualities. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal Management
LMI Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman engineers maintains the LED's junction temperature below 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.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U0 - G1

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

Paint
LM Oakbrook 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.

Inspired by Nature Finishes
The Inspired by Nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

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 removed by normal rubbing, chipping, or scratching.

The Coating Process
All Aluminum and steel prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the retail base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a tight, wrinkle-free application. Heat is then applied to the component 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.

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

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

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 resistant)
- TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron 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
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

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

Light Linear PT is an elegant minimalistic lighting column that is suitable for both modern and classic architecture. Ideal for creating visual 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 requirements.

An example of this, is using a combination of Type II and Type IV 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 factory for more information.

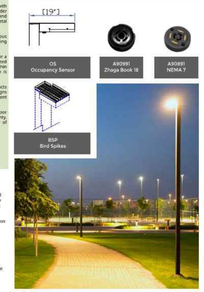
This luminaire complies to Dark Sky requirements.
The sleek and minimalistic shape provides distinctive lighting effects by night and decorative urban effect during the day. Suitable for use in pedestrian precincts, building surrounds, shopping centers, squares, parks and parking lots.

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 cover with vandal resistant screws is provided for easy installation.

Internal house side shields are available as an option.
Available with a selection of integral electronic drivers and dimming electronic drivers as well as a provision to install wireless lighting controls to integrate with building management systems, as well as pole mounted occupancy sensors (contact the factory for more information) 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)

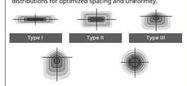
To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected and luminaire fix mounted (+/- 15° allowable to permit leveling).

Additional Options (Consult Factory For Pricing)

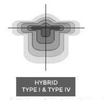


microVOS TECHNOLOGY

Ligman's micro Variable Optical System provides the ability 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.

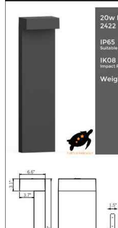


Lignan Lighting USA reserves the right to change specifications without prior notice. please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

7 A-801 LIGHT TYPE SE
N.T.S.

UPRA-10022
Prague 3 Large Bollard

microVOS TECHNOLOGY | LIGMAN LIGHTING USA



Construction

Aluminum
Less than 0.1% copper content - Marine Grade 6060 extruded & LMI Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre-paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive - Silicon Gasket
Provided with special injection molded "fit for purpose" long life EPDM gasket which maintains superior memory retentive qualities. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal Management
LMI Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman engineers maintains the LED's junction temperature below 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.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U0 - G1

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

Paint
LM Oakbrook 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.

Inspired by Nature Finishes
The Inspired by Nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

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 removed by normal rubbing, chipping, or scratching.

The Coating Process
All Aluminum and steel prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the retail base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a tight, wrinkle-free application. Heat is then applied to the component 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.

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

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

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 resistant)
- TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron 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
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

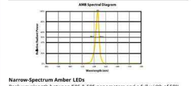
A new contemporary bollard design family, meeting Dark Sky requirements, utilizing MicroVos Technology to get maximum spacing and excellent uniformity.

Small, medium and large size LED bollards incorporates optional symmetrical and asymmetrical light distributions, in a variety of different heights. Clean architectural design with no visible hardware, at the top of the luminaire are the further characteristics of this bollard. Ideal for lighting pathways, entrances, square, and terraces.

Color temperature from 2700K, 3000K, 3500K and 4000K, LED CRI >80. Aluminum housing and extruded aluminium column with high corrosion resistance. Stainless steel fasteners in grade 316. Durable silicone rubber gasket and clear tough-ened glass. Powder coating with high corrosion resistance and chemical chromatized protection.

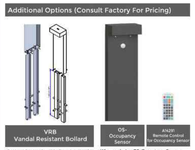
To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected.

CITY OF FLAGSTAFF & TURTLE FRIENDLY COMPLIANT



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

Additional Options (Consult Factory For Pricing)

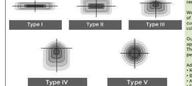


Can withstand 1,500lbs at 10MPH

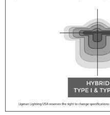
When ordering OS Occupancy Sensor, A1291 should be ordered to program sensor

microVOS TECHNOLOGY

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The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements.



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5 A-801 LIGHT TYPE SD
N.T.S.

UAB-30001
Abacus 1 Medium

LIGMAN LIGHTING USA



Construction

Aluminum
Less than 0.1% copper content - Marine Grade 6060 extruded & LMI Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre-paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive - Silicon Gasket
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Thermal Management
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Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U0 - G1

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

Paint
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The Coating Process
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The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

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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 resistant)
- TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron 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
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Surface-mounted slim integral-driver wall luminaires. Beautiful and contemporary surface wall fixtures suitable for any location.

A range of shallow ADA compliant square, rectangular and circular wall mounted luminaires providing downward Dark Sky compliant light distributions. Ideally suited to illuminate the wall and surfaces in front of the wall, as well as light accents on vertical surfaces using high efficiency LEDs.

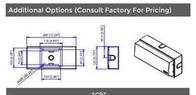
The Abacus is suitable for indoor and outdoor applications and provides a clean, visually appealing solution for small, unobtrusive wall mounted luminaires. This surface mounted luminaire is available in 3 different shapes, as well as bollard combinations.
The surface mounted Abacus is manufactured to cover a 3" junction box and is provided with the necessary fixing plates to simplify installation.

This product is provided with integral driver and special gasketing to ensure no water enters the luminaire.
A specially designed cover plate can be provided to cover existing redundant step light installations that are no longer suitable, please contact factory for drawings and more information.

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 LEDs must be selected and luminaire fix mounted (+/- 15° allowable to permit leveling).

Additional Options (Consult Factory For Pricing)





3 A-801 LIGHT TYPE SC
N.T.S.



1 A-801 LIGHT TYPE SA, SB
N.T.S.

ULI-21241
Light Linear PT 8 Single Head Streetlight

microVOS TECHNOLOGY | LIGMAN LIGHTING USA

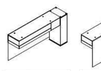
PROJECT		DATE	
QUANTITY		TYPE	NOTE

ORDERING EXAMPLE || ULI - 21241 - 55w - T2 - W30 - 02 - 18' - 120/277v - Options

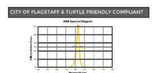
ULI-21241					
LAMP	BEAM	LED COLOR	FINISH COLOR	POLE HEIGHT	VOLTAGE
55w LED 6193 Lumens WATT-ADJ Specify Watts (55w MAX)	T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution T5 - Type V Distribution	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL INSPIRED BY NATURE FINISHES SW01 - OAK FINISH SW02 - WALNUT FINISH SW03 - PINE FINISH DF - DOUGLAS FIR FINISH CW - CHERRY WOOD FINISH NW - NATIONAL WALNUT FINISH SU01 - CONCRETE FINISH SU02 - SOFTSCAPE FINISH SU03 - STONE FINISH SU04 - CORTEN FINISH THERE IS AN ADDITIONAL COST FOR THESE FINISHES	8' - 20' (For over 20', contact factory)	120/277v Other - Specify

ADDITIONAL OPTIONS

DIM - 0-10v Dimming
NAT - Natatorium Rated
AMB - Turtle Friendly Amber LED
CFCI - CFCI Box
WLC - Wireless Lighting Controls
F - Frosted Lens
BSP - Bird Spikes
A90891 - NEMA 7
A90891-U - Zhaga Book 18 Mounted On Top of Fixture
A90891-D - Zhaga Book 18 Mounted Below Fixture
OS - PSP Occupancy Sensor (See last page)
HSS - Integral House Side Shield
ERHSS - External Right House Side Shield
ELHSS - External Left House Side Shield
FSIR - Occupancy Sensor Remote Programmer
(See last page)



CITY OF FLAGSTAFF & TURTLE FRIENDLY COMPLIANT



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

More Custom Finishes Available Upon Request
Consult factory for pricing and lead times





8 A-801 LIGHT TYPE SE
N.T.S.

UPRA-10022
Prague 3 Large Bollard

microVOS TECHNOLOGY | LIGMAN LIGHTING USA

PROJECT		DATE	
QUANTITY		TYPE	NOTE

ORDERING EXAMPLE || UPRA - 10022 - 20w - T2 - W30 - 02 - 120/277v - Options

UPRA-10022				
LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
20w LED 2422 Lumens	T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution M - Medium 32' W - Wide 52' VW - Very Wide 65' EW - Extra Wide 108'	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL INSPIRED BY NATURE FINISHES SW01 - OAK FINISH SW02 - WALNUT FINISH SW03 - PINE FINISH DF - DOUGLAS FIR FINISH CW - CHERRY WOOD FINISH NW - NATIONAL WALNUT FINISH SU01 - CONCRETE FINISH SU02 - SOFTSCAPE FINISH SU03 - STONE FINISH SU04 - CORTEN FINISH THERE IS AN ADDITIONAL COST FOR THESE FINISHES	120/277v Other - Specify

ADDITIONAL OPTIONS

NAT - Natatorium Rated
HCT - Custom Bollard Height
AMB - Turtle Friendly Amber LED
DIM - 0-10v Dimming
FNF - Front Face Nature Finish
OS - Occupancy Sensor
AN291 - Remote Control For Sensor
VRB - Vandal Resistant Bollard
GFCI - GFCI Box
(Standard location on back of bollard, consult factory for different location)



Custom Finishes Available Upon Request
Consult factory for pricing and lead times





6 A-801 LIGHT TYPE SD
N.T.S.

UAB-30001
Abacus 1 Medium

LIGMAN LIGHTING USA

PROJECT		DATE	
QUANTITY		TYPE	NOTE

ORDERING EXAMPLE || UAB - 30001 - 11w - W30 - 02 - 120/277v - Options

UAB-30001				
LAMP	LED COLOR	FINISH COLOR	VOLTAGE	
11w LED 783 Lumens	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL INSPIRED BY NATURE FINISHES SW01 - OAK FINISH SW02 - WALNUT FINISH SW03 - PINE FINISH DF - DOUGLAS FIR FINISH CW - CHERRY WOOD FINISH NW - NATIONAL WALNUT FINISH SU01 - CONCRETE FINISH SU02 - SOFTSCAPE FINISH SU03 - STONE FINISH SU04 - CORTEN FINISH THERE IS AN ADDITIONAL COST FOR THESE FINISHES	120/277v Other - Specify

ADDITIONAL OPTIONS

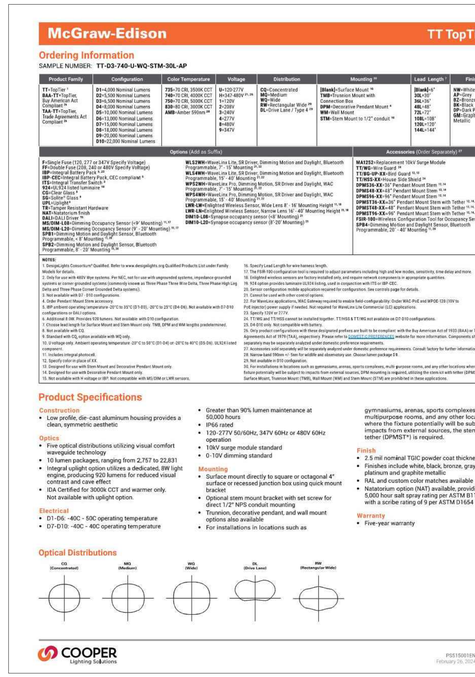
NAT - Natatorium Rated
SCBT - Surface Conduit Box Trim
DIM - 0-10v Dimming

More Custom Finishes Available Upon Request
Consult factory for pricing and lead times





4 A-801 LIGHT TYPE SC
N.T.S.



2 A-801 LIGHT TYPE SA, SB
N.T.S.

NETTAARCHITECTS
ONE PARK PLACE 621 NW 53RD STREET, SUITE 350, BOCA RATON, FL 33487
Phone: 973.379.0006 Cell: 908-456-8383
www.nettaarchitects.com
CERTIFICATE OF AUTHORIZATION AC-438

STATE OF FLORIDA
NICHOLAS J. NETTA
AR98615
REGISTERED ARCHITECT

DATE OF SEAL: 10-13-2025

NICHOLAS J. NETTA, AIA, NCARB
FL REGISTRATION No. AR98615

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

HONG JIN, AIA, NCARB
FL REGISTRATION No. AR102237

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

These drawings shall be used for the specific project location indicated within the Title Block, and shall not be used at any other location without prior consent from the ARCHITECT.

SHEET CONTENTS:

DETAILS LIGHT TYPES

PROJECT TITLE:

DOWNTOWN SIXTH AVENUE, LLC

MULTIFAMILY RESIDENTIAL BUILDING

202 NE 6th Avenue
DELRAY BEACH, 33483 FL

SUBMISSION:

DATE	REVISIONS	REV
12-11-2024	RESPONSE TO COMMENTS	1
02-20-2025	RESPONSE TO COMMENTS	2
05-19-2025	RESPONSE TO COMMENTS	3
08-18-2025	AMENDMT TO SUBMITTAL #4	4
10-13-2025	RESP TO P&Z COMMENTS	5

Date	03-05-2024
Scale	AS NOTED
Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

Drawing No.

A-801

KLIK USA

2840 N Brookfield Rd, Suite 3
Brookfield, WI 53045

PH: 262.505.5124
sales@klikusa.com

www.klikusa.com

Project Name: Location:

Specifier: Rep Agency:

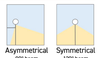
Fixture Type: Product Code:

KLIK LEDpod™ XL28R30 Patented



Shroud for use in horizontal applications





Asymmetrical 90° beam | Symmetrical 120° beam

DESCRIPTION

Discrete, easy to install, LED downlight for use in hollow metal structures such as bridges, guardrails, awnings, canopies, trellises and bus shelters. Available in both asymmetric and symmetric options with multiple lens options.

Note – Consult factory for guidance on handrail sizing; not intended for standard IBC handrail.

HOUSING

IP65, IK08, clear anodized aluminum body. Color match anodized as an option to color match the material into which the downlight can be installed.
Aluminum housing has a marine grade hard-anodized 25-micron finish, thus preventing galvanic corrosion.

MOUNTING

Unique concealed internal mounting wings hold the fixture in place, the wings are deployed via patented gap anti-tamper screws through unobtrusive screw holes in the bezel.

- Designed to suit 2" Pipe [Ø58mm - Ø62mm]
- Minimum internal clearance –1-3/8", max wall thickness –1/4"
- Cut Out: Ø–1-1/8"
- Can be customized to suit a thicker wall

ELECTRICAL/LED DRIVER

- Input Voltage: 24 VDC
- Primary Driver: KLIK provided Class II, 110 - 277 VAC UL Listed Constant Voltage
- Secondary Driver: 350 - 700mA Constant Current {provided with fixture}
- Control: 0-10V, DALI, DMX [not individually addressable]
- Enclosures: [see details below]
- Wire connectors provided; factory pre-wire available, consult factory

LISTINGS

- ETL listed, UL 1598/CSA 22.2; CE
- cETL
- IP65 [wet location]
- *All IP rated luminaires tested to AS60529-2004 Degrees of protection provided by enclosures (IP Code)*
- IK08 or IK10 Impact Resistant
- Class 2 Device
- International Dark Sky Certified
  [Color temperature must be Amber or <3000K]

ETL listed
UL 1598/CSA 22.2; CE

LED Operating Temp:
-40°F ~ 160°F

Weatherproof Rating:
IP65
Wet location rated

3G Vibration per MIL-STD-810G

Impact resistance:
IK08

Wildlife friendly

International Dark Sky Association Certified Amber ≤ 3000K

* All IP rated luminaires tested to AS60529-2004 Degrees of protection provided by enclosures (IP Code)

XL28R30_R01 8/7/2025

7 A-802 LIGHT TYPE SHE

N.T.S.

K118 WASHINGTON - LED

The King Luminaire K118 Washington is a beautiful depiction of this street light classic. This historical acorn shape teamed with King Luminaire's high performance LED engines make for a perfect solution for city streets, parks, schools and commercial areas.

King Luminaire

PRODUCT SPECIFICATIONS

B3/B2 LED ENGINE
Light engine shall be an array of 36, 42, 54 or 63 solid state Cree X-Series high power LEDs (light emitting diodes) mounted to a multi-sided, vertical heat sink of highly conductive aluminum. The LED emitters are mounted to removable circuit boards such that they are in full thermal contact with the vertical heat sink. The emitters are arranged in various patterns on each face of the vertical heat sink to provide the required light distribution.

The LED arrays include optical baffles constructed of optical grade ABS plastic with a vacuum metallized reflective surface or clear acrylic precision refractors over each diode. Optical options are designed to efficiently control light distribution in IESNA Type IV & V for the B3 and Type III & V for the B2.

P4 LED ENGINE
Light engine shall include an array of Cree X-Series high power LEDs (light emitting diodes). The emitters shall be mounted to a metal core circuit board (MCPCB) technology. The LEDs and circuit boards shall thus be connected to a high performance heat sink.

External light control shall consist of high precision reflectors or lenses mounted above the LED emitter arrays in such a way to achieve optimum efficiency and light. The lenses shall also control horizontal light distribution so that either Type II, III, IV or V IESNA distribution patterns are achieved.

LUMINAIRE CONSTRUCTION
All K118 Washington cast components shall consist of a heavy cast aluminum. The main body or capital acts as an enclosure for the driver assembly and is of adequate thickness to give sufficient structural rigidity. The capital shall have an opening at the base tenon body to allow the luminaire to be mounted to a tenon of 3-1/2" maximum diameter x 3-1/2" maximum length. The luminaire shall be locked in place by means of heavy duty, stainless steel set-screws.

GLOBE ASSEMBLY
The protective globe shall be molded of either rippled polycarbonate Miles Makrolon GP/DP Thermoplastic Polymer, rippled acrylic Acrylite Plus Acrylic Polymer, Borosilicate Glass, or equivalents, having a minimum thickness of 0.125".

The globe assembly is a self-contained unit consisting of the globe, rugged cast locking ring, and the LED light engine and optical control. The LED light engine is of a modular design, and is able to be quickly removed from the globe assembly. The globe assembly is secured to the main housing by means of a spring-tensioned, twist-locking Rotalock™ unit to allow tool-less removal of the globe, while maintaining a secure seal between the globe assembly and the main body of the luminaire, making the K118 Washington suitable for an outdoor environment.

DRIVER
The LED universal dimmable driver will be class 2 and capable of 120 - 277V or 347 - 480V input voltage, greater than 0.9 power factor, less than 20% total harmonic distortion. The case temperature of the driver can range from -40°C up to 70°C. Each LED system comes with a standard surge protection designed to withstand up to 20kV/10kA of transient line surge as per IEEE C62.41.2 High. An in-line ferrite choke is utilized to provide protection against EFT's. The driver assembly will be mounted on a heavy duty fabricated galvanized steel bracket to allow complete tool-less maintenance. Dimming capable using 1-10vdc (10% to 100%), 10v PWM, or resistance.

PHOTOMETRICS
Fixtures are tested to IESNA LM79 specifications. These reports are available upon request.

CHROMATICITY
High output LEDs come standard at 3000K & 4000K (+/- 300K) with a minimum nominal 70 CRI. Additional CCT emitters are available upon request.

LUMEN MAINTENANCE
Reported (TM21) and Calculated (L70) reports are available upon request with a minimum calculated value of 100,000 hrs.

WIRING
All internal wiring and connections shall be completed so that it will be necessary only to attach the incoming supply connectors to Mate-N-Lok connectors or to a terminal block. Mate-N-Lok shall be certified for 600V operation. Internal wire connectors shall be crimp connector only and rated at 1000V and 150°C. All wiring to be CSA certified and/or UL listed, type SFF-2, SEWF-2, or SEW-2 No. 14 gauge, 150°C, 600V, and color coded for the required voltage.

THERMALS
Fixtures tested by a DOE sanctioned test facility to determine the maximum in-situ solder-point or junction-point temperatures of the LED emitters. This report is available upon request.

FINISH
Housing is finished with a 13 step KingCoat™ Super-durable polyester TGIC powder coat. Standard colors include bronze, white, brown metal, marina blue, gate gray, Chicago bronze standard gold, standard black, federal green and rain forest. Please see our website for a complete list of colors. RAL and custom color matches are available.

MISCELLANEOUS
All exterior hardware and fasteners, wholly or partly exposed, shall be stainless steel alloy. All internal fasteners are stainless steel or zinc coated steel. All remaining internal hardware is stainless steel, aluminum alloy, or zinc coated steel.

WARRANTY
The K118 Washington LED luminaire comes with a 7 year limited warranty.



CERTIFICATION:
CSA US Listed
Suitable for wet locations
ISO 9001
IP66
ARRA Compliant
LM79 / LM80 Compliant

DRIVER INFO:
>0.9 Power Factor
<20% Total Harmonic Distortion
120 - 277V & 347 - 480V
-40°C Min. Case Temperature
70°C Max. Case Temperature
Surge Protection: ANSI C136.2 extreme level 20kV/10kA
Dimming Capable: 1-10vdc

EPA:
1.53 sq. ft.

FIXTURE WEIGHT:
38 lbs

DLC LISTED | CSA US | SGS

Not all product variations listed on this page are DLC qualified. Please see the DLC Premium Product List to confirm. Contact King Luminaire for product specifications that are exempt from DLC requirements.
12/9/2024

5 A-802 LIGHT TYPE SG

N.T.S.

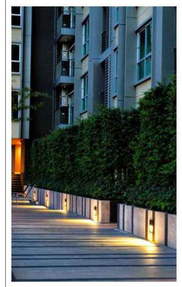
URA-40691
Rado 6 Recessed
(LITH # URA-40692)

LIGMAN LIGHTING USA



11w LED 471 Lumens
IP65 • Suitable For Wet Locations
IK09 • Impact Resistant (Vandal Resistant)
Weight 6 lbs





Construction

Aluminum Casting
Less than 0.1% copper content – Marine Grade 6061 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Fire paint
8 step degrease and phosphate process that includes dewatering and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive, Silicon Gasket
Provided with special injection molded "fit for purpose" long life silicon gasket. Maintains the gasket exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals to 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.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B0 - U0 - G1

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

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg. C. This process ensures that Ligman products can easily transform the appearance of metal or aluminum product into a wood grain finish.

Inspired by Nature Finishes
The inspired by nature finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of scaling permeates the entire thickness of the paint layer before it becomes solid. Finally, the film is removed, and a void/rinse look & even aluminum prints.

Wood grain coatings can create beautiful wood-looking products of any sort. There are over 300 variations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and is backed by a comprehensive warranty, guaranteeing the full film thickness maintains standard of performance excellence and design innovation.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the metal base color for the finished metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum sealed to the surface for a period of time and heated to a high temperature in a pressurized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a void/rinse look on aluminum prints.

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Our powder coatings are certified for indoor and outdoor applications and is backed by a comprehensive warranty, guaranteeing the full film thickness maintains standard of performance excellence and design innovation.

Added Benefits:
- Resistance to salt-acid mism, accelerated aging
- Boiling water, lime and condensed water resistant
- Solvent, Acid, Alkali, Detergent, Micrologic, Anti-Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

Hardware
Provided hardware is Marine grade 316 Stainless steel.

Anti Solar Screw Holes
Tapped holes are infused with a special anti solar compound designed to prevent seizure of threaded connections due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LCO
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen – Maintenance Life
L80 @50 at 50,000 hours (Tm) means that at least 50% of the LED will achieve 80% of their original flux)

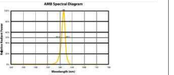
Sturdy classic wall-recessed pathway and stair luminaire. Simple pleasing aesthetic and sturdy construction, perfect for retrofit applications with its multiple sizes offered.

A range of rectangular and square wall recessed luminaires, with an indirect optical system, offering high vandal resistance. Suitable for indoor or outdoor applications. The recessed LED eliminates all discomfort glare as light is directed to the ground providing illumination where it is needed and minimizing light spill.
This luminaire is provided with a powdercoated high pressure die-cast aluminum back box and can be pre shipped to the jobsite for concrete pour or masonry applications.
This fixture is suitable for lighting footpaths, stairs, squares and entrances.

The Radio range has a matching bollard offering to complement the recessed product. See bollard section on the Ligman website.

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.

CITY OF FLAGSTAFF & TURTLE FRIENDLY COMPLIANT



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

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

3 A-804 LIGHT TYPE SF

N.T.S.

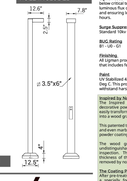
ULI-21231
Light Linear PT 7 Single Head Streetlight

microVos TECHNOLOGY

LIGMAN LIGHTING USA



29w LED
3169 Lumens
Weight 51.8 lbs
IP65
Fixtures for wet locations
IK08
Impact Resistant (Vandal Resistant)
EPA - 0.50
POLE INCLUDED



Mounting Detail

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6061 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Fire paint
8 step degrease and phosphate process that includes dewatering and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive, Silicon Gasket
Provided with special injection molded "fit for purpose" long life silicon gasket. Maintains the gasket exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals to 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.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U0 - G1

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

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg. C. This process ensures that Ligman products can easily transform the appearance of metal or aluminum product into a wood grain finish.

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The inspired by nature finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

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Wood grain coatings can create beautiful wood-looking products of any sort. There are over 300 variations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and is backed by a comprehensive warranty, guaranteeing the full film thickness maintains standard of performance excellence and design innovation.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the metal base color for the finished metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum sealed to the surface for a period of time and heated to a high temperature in a pressurized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a void/rinse look on aluminum prints.

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Added Benefits:
- Resistance to salt-acid mism, accelerated aging
- Boiling water, lime and condensed water resistant
- Solvent, Acid, Alkali, Detergent, Micrologic, Anti-Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

Hardware
Provided hardware is Marine grade 316 Stainless steel.

Anti Solar Screw Holes
Tapped holes are infused with a special anti solar compound designed to prevent seizure of threaded connections due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LCO
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen – Maintenance Life
L80 @50 at 50,000 hours (Tm) means that at least 50% of the LED still achieve 80% of their original flux)

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

Light Linear PT is an elegant minimalistic lighting column that is suitable for both modern and classic architecture. Ideal for creating visual guidance with exceptional visual comfort. Available in a wide range of mounting heights and luminaire options from a range of field interchangeable optically controlled LEDs, providing Type II, III, IV & V distribution, as well as variations of this for precise light distribution requirements.

An example of this, is using a combination of Type II and Type IV 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 factory for more information.

This luminaire complies to Dark Sky requirements.
The sleek and minimalistic shape provides distinctive lighting effects by night and decorative urban effect during the day. Suitable for use in pedestrian areas, public surrounds, shopping centers, squares, parks and parking bay.

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 bases positioned to suit the project. Pole is provided with a single 150 x 400 handy hand hole cover with vandal resistant screws is provided for easy installation.

Internal house side shields are available as an option.
Available with a selection of integral electronic drivers and dimming electronic drivers as well as a provision to install wireless lighting controls to integrate with building management systems, as well as with photocell operation. (Please see table for more information) 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 must be mounted <15° allowable to permit leveling.

Additional Options (Consult Factory For Pricing)



OS Occupancy Sensor | ASOBS Shaga Book 18 | ASOBS NEMA 7

BSP Bird Spikes



microVos TECHNOLOGY

Ligman's micro Variable Optical System provides the ability 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.



HYBRID TYPE I & TYPE IV

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

1 A-804 LIGHT TYPE SE-1

N.T.S.

NETTAARCHITECTS
ONE PARK PLACE 621 NW 53RD STREET, SUITE 350, BOCA RATON, FL 33487
Phone: 973.379.0006
www.nettaarchitects.com
CERTIFICATE OF AUTHORIZATION AC-438

STATE OF FLORIDA
NICHOLAS J. NETTA
AR98615
REGISTERED ARCHITECT

DATE OF SEAL: 10-13-2025

NICHOLAS J. NETTA, AIA, NCARB
FL REGISTRATION No. AR98615

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

HONG JIN, AIA, NCARB
FL REGISTRATION No. AR102237

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

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SHEET CONTENTS:

DETAILS
LIGHT TYPES

PROJECT TITLE:

DOWNTOWN SIXTH AVENUE, LLC

MULTIFAMILY RESIDENTIAL BUILDING

202 NE 6th Avenue
DELRAY BEACH, 33483 FL

SUBMISSION:

DATE	REVISIONS	REV
12-11-2024	RESPONSE TO COMMENTS	1
02-20-2025	RESPONSE TO COMMENTS	2
05-19-2025	RESPONSE TO COMMENTS	3
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10-13-2025	RESP TO P&Z COMMENTS	5

Date	03-05-2024
Scale	AS NOTED
Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

Drawing No.

A-802

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8 A-802 LIGHT TYPE SHE

N.T.S.

KLIK USA

2840 N Brookfield Rd, Suite 3
Brookfield, WI 53045

PH: 262.505.5124
sales@klikusa.com

www.klikusa.com

KLIK LEDpod™ XL28R30 Patented

SPECIFICATION TABLE Follow the steps to specify your fixture. Enter Product Code in field at top of page. Example: XL28R3030K500AFLDCLR

Fixture Type	Color Temp (K)	Output (W)	Distribution	Optic	Lens Options	Bezel Color Options [1]	Custom Wall [2]	Control
XL28R30	27K 2700K 30K 3000K 35K 3500K 40K 4000K AMB FWC Amber PCA Phos-converted Amber R Red G Green B Blue RGB3 RGBW 3C[3] RGB4 RGBW 4C[3]	350 350mA 1.5W 500 500mA 1.95W [Std] 700 700mA 2.7W	A Asymmetric S Symmetric	FLD Flood	CLR Clear lens [Std] FRS Opaque frost OTK Optical filter SHR Diode Shroud - Horizontal Mount	- Marine grade anodized [Std] DUL Dulux Colors - Request Guide SPC Standard Powdercoat BRS Antique Brass BLK Black Anodized BZ Bronze ART Dark Antique GLD Rose Gold	0.25 For 1/4" Wall	- 0-10V Dim DMX1 DMX 1 Ch DMX4 DMX 4 Ch PH Phase Dim

[1] Additional charges and lead time apply for this feature [2] RGBW limited to 4 channels at 175mA [2.5 Watt TOTAL]

LED PERFORMANCE	
LED:	Cree XT-E
CCT:	2700, 3000, 4000 *(others available)*
CRI:	80-85
Life:	80% at 50k hrs and 85°C
Binning:	3 MacAdam Steps
Warranty:	5 Year Warranty

Outputs based on 3000K			SYMMETRICAL	ASYMMETRICAL
W	mA	V	Delivered Lumens	
1.4	350	3	127	76
1.9	500	3	184	122
2.7	700	3	242	160

REMOTE MOUNTING DISTANCE CHART				
24 VDC 100W Driver	Approx. distance from driver to first LED at 32 fixtures			
Wire Size	10 AWG	12 AWG	14 AWG	16 AWG
Distance	525'	328'	213'	131'

Calculations based on 2' centers between pods. Increased spacing reduces number of pods per circuit.

PRIMARY DRIVER			
110 - 277 Primary Voltage Remotely Mounted Dimming Control 1.5" x 1.5" x 2"	Secondary LED Driver*	Spacing	Maximum KLIK LEDpods™
	700mA	24"	30
	500mA	24"	37
	350mA	24"	50

*Based on 16 AWG between LEDpods

REMOTE POWER SUPPLIES [PSUs]	
LPG40WPRITRNDIMIP	Class 2; 40W; 0-10 Dim Constant Voltage Remote PSU [IP67 (Temp Submersion) Rated; -40°C ~ +85°C]
LPG96WPRITRNDIM	Class 2, 96W, 0-10 Dim Constant Voltage Remote PSU [IP67 (Temp Submersion) Rated; -40°C ~ +80°C]
LP100WPRITRNDIM	Class 2, 96W, 0-10 Dim Constant Voltage Remote PSU [IP64 (Damp Location) Rated; -25°C ~ +40°C]
LPQZ96WUNV24VPH010	Class 2, 96W, Phase or 0-10 Dim Constant Voltage Remote PSU [IP64 (Wet Location) Rated; -40°C ~ +40°C]
LPQZ96WUNV24VDMX1CH	Class 2, 96W, 8-Bit DMX Dim Constant Voltage Remote PSU [IP66 (Wet Location) Rated; -40°C ~ +60°C]
LPQZ96WUNV24VDMX4CH	Class 2, 96W, 8-Bit DMX Dim Constant Voltage Remote PSU [IP66 (Wet Location) Rated; -40°C ~ +60°C]

REMOTE NEMA ENCLOSURES	
LPNEMA2RENCLJR	NEMA2 INDOOR enclosure for LP100WPRITRNDIM, 12 x 3.3 x 2
LPNEMA3RENCLJR	NEMA3R Drip Proof Enclosure, 4 x 4 x 12 [IP24 Equivalent]
LPNEMA3RXENCLSS	NEMA3 304 Lockable Stainless Steel Drip Proof Enclosure 4 x 4 x 12 [IP24 Equivalent]
LPNEMA4ENCLJR	NEMA4 Watertight Enclosure, 6 x 4 x 12 [IP66 Equivalent]; NEMA4X
LPNEMA4XENCLSSJR	NEMA4 304 Lockable Stainless Steel Watertight Enclosure 6 x 4 x 12 [IP66 Equivalent] NEMA4X
LPNEMA4PTRO	NEMA4 Watertight Enclosure Wiring Trough, 2 x 3 x 14 [IP68 Equivalent]

Additional driver & enclosure configurations available, including IP68 options
Please note the KLIK UL Listing requires purchase of a remote driver and enclosure.

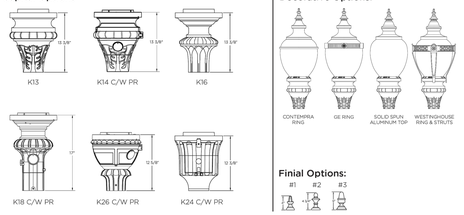
6 A-802 LIGHT TYPE SG

N.T.S.

FIXTURE OPTIONS

K118 WASHINGTON - LED

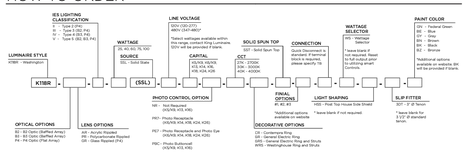
Capital Options



Decorative Options:

Finial Options:

HOW TO ORDER



StressCrete GROUP

www.scgrp.com

King Luminaire
LIGHTING THE WAY®

4 A-804 LIGHT TYPE SF

N.T.S.

URA-40691
Rado 6 Recessed
(LITH # URA-40692)

LIGMAN LIGHTING USA

PROJECT		DATE	
QUANTITY		TYPE	NOTE

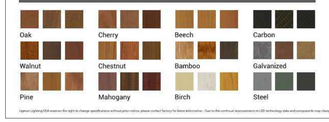
ORDERING EXAMPLE || URA-40691 - 11w - W30 - 02 - 120/277V

URA-40691				
	LAMP	LED COLOR	FINISH COLOR	VOLTAGE
	11w LED 471 Lumens	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL INSPIRED BY NATURE FINISHES SW01 - OAK FINISH SW02 - WALNUT FINISH SW03- PINE FINISH DF - DOUGLAS FIR FINISH CW - CHERRY WOOD FINISH NW - NATIONAL WALNUT FINISH SU01 - CONCRETE FINISH SU02 - SOFTSCAPE FINISH SU03 - STONE FINISH SU04 - CORTEN FINISH	120/277v Other - Specify THERE IS AN ADDITIONAL COST FOR THESE FINISHES

ADDITIONAL OPTIONS

NAT - Natatorium Rated
AMB - Turtle Friendly Amber LED
A40181 - Dry Wall Clamps

More Custom Finishes Available Upon Request
Consult factory for pricing and lead times





Example: Inspired by Nature Finish

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

2 A-804 LIGHT TYPE SE-1

N.T.S.

ULI-21231
Light Linear PT 7 Single Head Streetlight

microVos TECHNOLOGY

LIGMAN LIGHTING USA

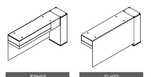
PROJECT		DATE	
QUANTITY		TYPE	NOTE

ORDERING EXAMPLE || ULI - 21231 - 29w - T2 - W30 - 02 - 18' - 120/277v - Options

ULI-21231						
	LAMP	BEAM	LED COLOR	FINISH COLOR	POLE HEIGHT	VOLTAGE
	29w LED 3169 Lumens WATT-ADJ Specify Watts (2x152w MAX)	T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution T5 - Type V Distribution	W27 - 2700K [A] W30 - 3000K [A] W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL INSPIRED BY NATURE FINISHES SW01 - OAK FINISH SW02 - WALNUT FINISH SW03- PINE FINISH DF - DOUGLAS FIR FINISH CW - CHERRY WOOD FINISH NW - NATIONAL WALNUT FINISH SU01 - CONCRETE FINISH SU02 - SOFTSCAPE FINISH SU03 - STONE FINISH SU04 - CORTEN FINISH THERE IS AN ADDITIONAL COST FOR THESE FINISHES	8' - 20' (For over 20', contact factory)	120/277v Other - Specify

ADDITIONAL OPTIONS

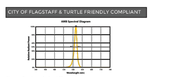
DIM - 0-10v Dimming
NAT - Natatorium Rated
AMB - Turtle Friendly Amber LED
GFCI - GFCI Box
WLC - Wireless Lighting Controls
F - Frosted Lens
BSP - Bird Spikes
A90891 - NEMA 7
A90991-U - Zhaga Book 18 Mounted On Top of Fixture
A90991-D - Zhaga Book 18 Mounted Below Fixture
OS - PIR Occupancy Sensor [See last page]
HSS - Integral House Side Shield
EIHSS - External Right House Side Shield
ELHSS - External Left House Side Shield
FSIR - Occupancy Sensor Remote Programmer [See last page]



EIHSS External Right House Side Shield

ELHSS External Left House Side Shield

CITY OF FLAGSTAFF & TURTLE FRIENDLY COMPLIANT



Narrow-Spectrum Amber LEDs
Peak wavelength between 585 &



5 A-803 LIGHT POLE
N.T.S.

UMV-30001
Marvik 1 Surface Downlight

LIGMAN LIGHTING USA



11w COB 976 Lumens
IP65 - Suitable For Wet Locations
IK08 - Impact Resistant (Vandal Resistant)
Weight 3.5 lbs





Mounting Detail

Construction

Aluminum
Less than 0.1% copper content - Marine Grade 6060 extruded 6 LMS Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes desoildizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life silicon gasket. The material memory and silicon gaskets' foam and the gaskets exact profile and seal over years of use and compression.

Thermal management
LMS Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below 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.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U0 - G0

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

Paint
UV Stabilized 4.5Mil thick powder coat paint and baked at 200 Deg. C. This process ensures that Ligman products can withstand harsh environments. Rated for use in naturalcrums.

Inspired by Nature Finishes
The Inspired by nature finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The wood grain finish is permanent as the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the pores of the coat. The ink is then cured and the film is removed, and a seal timber look on aluminum remains.

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

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
• Resistance to salt-acid room, accelerated aging
• Resistance to humidity, condensed water resistant
• Anti-Graffiti, Anti-Ug, Anti-Microbial, Anti-Scratch
• Super durable (UV resistant)
• TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron 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
LBS (R)10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Cylindrical, single or double-sided wall family. Compact and decorative appearance belies powerful outputs and technical optics for perfect task illumination

A stunning new waterproof & dust proof wall cylinder range, designed with no visible fasteners, a one-piece body and integrated driver housing.
This smart mechanical modern designed luminaire with cylindrical body provides a stylish solution to wall mounted cylinders.

This innovative design houses a variety of COB wattages to suit designer's specific requirements as well as a selction of field interchangeable reflector optics, that include narrow, medium, wide and very wide distributions. This series is available in 3 different diameters, namely 3", 4" & 6" to suit lighting design requirements.

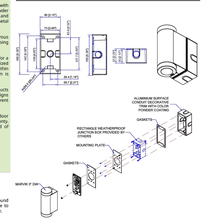
These luminaires are suitable for various facade lighting requirements along with accent lighting, building columns and architectural highlighting etc. The Marvik 1 protrudes 4" from the wall, making this product suitable for ADA applications.

This luminaire range can be provided with a bayonet lock baffle to reduce glare, as well as a frosted lens option. The SCE surface conduit entry box option can be provided as an option for an attractive solution to surface conduit entry.

Ligman can also provide custom made boxes to fit on a round surface like a column, pillar or pole.

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

Additional Options (Consult Factory For Pricing)



SCBT
Surface Conduit Box Trim

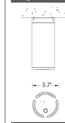
NOTE: This kits covers a shallow single gang surface mount junction box (Provided by contractor) Arlington FS1 - Gang Weatherproof Box, Four 3/4 in. Threaded Outlets - or - 1310-0 - 1 Gang Weatherproof Box, Five 3/4 in. Threaded Outlets

3 A-803 LIGHT TYPE SJ
N.T.S.

UJE-80031
Jet 39 Cylindrical Ceiling Downlight

LIGMAN LIGHTING USA

1w COB 1618 Lumens
IP65 - Suitable For Wet Locations
IK08 - Impact Resistant (Vandal Resistant)
Weight 3.5 lbs



Mounting Detail



Construction

Aluminum
Less than 0.1% copper content - Marine Grade 6060 extruded 6 LMS Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes desoildizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life silicon gasket. The material memory and silicon gaskets' foam and the gaskets exact profile and seal over years of use and compression.

Thermal management
LMS Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below 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.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U0 - G0 (WW/NW/HW)
B2 - U0 - G0 (WW/NW/HW), W/WD/HW, W/WD/HWD

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

Paint
UV Stabilized 4.5Mil thick powder coat paint and baked at 200 Deg. C. This process ensures that Ligman products can withstand harsh environments. Rated for use in naturalcrums.

Inspired by Nature Finishes
The Inspired by nature finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The wood grain finish is permanent as the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the pores of the coat. The ink is then cured and the film is removed, and a seal timber look on aluminum remains.

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

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
• Resistance to salt-acid room, accelerated aging
• Resistance to humidity, condensed water resistant
• Anti-Graffiti, Anti-Ug, Anti-Microbial, Anti-Scratch
• Super durable (UV resistant)
• TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron 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
LBS (R)10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Cylindrical or rectangular form surface ceiling-mounted downlight. High performance, high output and numerous options ensure jet can be configured for any application.

A range of square and cylindrical shaped surface exterior downlight luminaires utilizing various LEDs and specialized optics providing beam distributions for downward lighting requirements. The luminaires are designed for all areas of interior and exterior lighting. Low copper content die-cast aluminum housing and aluminum frame with integral anti-glare baffles. Mounts over a 3" or 4" j-box.

A matching SCBT surface conduit box trim option can be provided as an option for an attractive solution to surface conduit power supply. NOTE: This fixture is not suitable for mounting in environments where water can freely enter the top of the fixture. (perforated mesh exposed to the elements) See Odessa ceiling mount for this type of mounting.

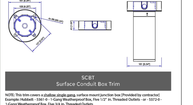
To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected.

Not suitable for open trellis/ceiling applications.

Recommended: Odessa ceiling mount for open trells mount applications. See Below



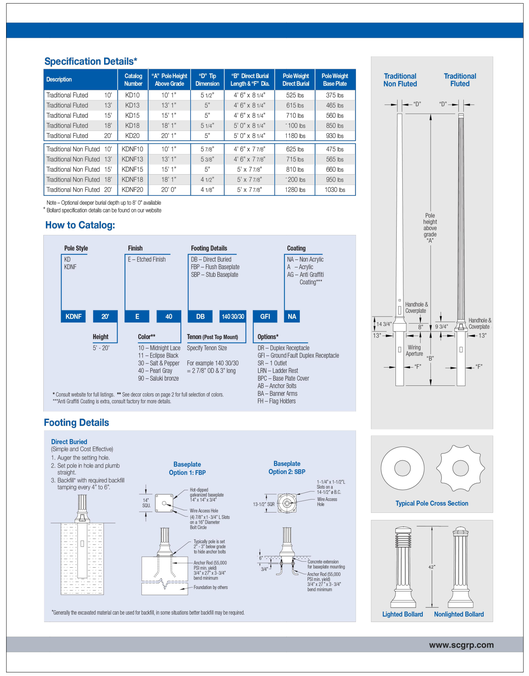
Additional Options (Consult Factory For Pricing)



SCBT
Surface Conduit Box Trim

NOTE: This kits covers a shallow single gang surface mount junction box (Provided by contractor) Arlington FS1 - Gang Weatherproof Box, Four 3/4 in. Threaded Outlets - or - 1310-0 - 1 Gang Weatherproof Box, Five 3/4 in. Threaded Outlets

1 A-803 LIGHT TYPE SI
N.T.S.



Description	Catalog Number	"A" Pole Height Above Grade	"D" Tip Dimension	"B" Direct Burial Length & "F" Dia.	Pole Weight Direct Burial	Pole Weight Base Plate
Traditional Fluted 10'	KD10	10' 1"	5 1/2"	4' 6" x 8 1/4"	525 lbs	375 lbs
Traditional Fluted 13'	KD13	13' 1"	5"	4' 6" x 8 1/4"	615 lbs	465 lbs
Traditional Fluted 15'	KD15	15' 1"	5"	4' 6" x 8 1/4"	710 lbs	560 lbs
Traditional Fluted 18'	KD18	18' 1"	5 1/4"	5' 0" x 8 1/4"	100 lbs	850 lbs
Traditional Fluted 20'	KD20	20' 1"	5"	5' 0" x 8 1/4"	1180 lbs	980 lbs
Traditional Non Fluted 10'	KDNF10	10' 1"	5 1/4"	4' 6" x 7 7/8"	625 lbs	475 lbs
Traditional Non Fluted 13'	KDNF13	13' 1"	5 3/8"	4' 6" x 7 7/8"	715 lbs	565 lbs
Traditional Non Fluted 15'	KDNF15	15' 1"	5"	5' x 7 7/8"	810 lbs	660 lbs
Traditional Non Fluted 18'	KDNF18	18' 1"	4 1/2"	5' x 7 7/8"	200 lbs	950 lbs
Traditional Non Fluted 20'	KDNF20	20' 0"	4 1/4"	5' x 7 7/8"	1280 lbs	1030 lbs

Note – Optional deeper buried depth up to 6' 0" available
* Bollard specification details can be found on our website

How to Catalog:

Pole Style	Height	Finish	Color***	Footing Details	Tenon (Post Top Mount)	Coating	Options*
KD KDNF	5' - 20'	E – Etched Finish	10 – Midnight Lace 11 – Eclipse Black 30 – Salt & Pepper 40 – Pearl Gray 90 – Saluki bronze	DB – Direct Buried FBP – Flush Baseplate SBP – Stub Baseplate	Specify Tenon Size For example 140 30/30 = 2 7/8" OD & 3" long	NA – Non Acrylic A – Acrylic AG – Anti Graffiti Coating***	DR – Duplex Receptacle GFI – Ground Fault Duplex Receptacle SR – 1 Outlet LRN – Ladder Rest BPC – Base Plate Cover AB – Anchor Bolts BA – Banner Arms FH – Flag Hobbers

* Consult website for full listings. ** See decor colors on page 2 for full selection of colors.
***Anti Graffiti Coating is extra, consult factory for more details.

*Generally the excavated material can be used for backfill, in some situations better backfill may be required.

6 A-803 LIGHT POLE
N.T.S.

UMV-30001
Marvik 1 Surface Downlight

LIGMAN LIGHTING USA

PROJECT | DATE
QUANTITY | TYPE | NOTE

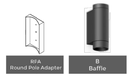
ORDERING EXAMPLE || UMV - 30001 - 11w - M - W30 - 02 - 120/277v - Options

UMV-30001	LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
	11w COB 976 Lumens	N - Narrow 23° M - Medium 25° W - Wide 37° VW - Very Wide 71°	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL INSPIRED BY NATURE FINISHES SW01 - OAK FINISH SW02 - WALNUT FINISH SW03- PINE FINISH DF - DOUGLAS FIR FINISH CW - CHERRY WOOD FINISH NW - NATIONAL WALNUT FINISH SU01 - CONCRETE FINISH SU02 - SOFTSCAPE FINISH SU03 - STONE FINISH SU04 - CORTEN FINISH	120/277v Other - Specify

THERE IS AN ADDITIONAL COST FOR THESE FINISHES

ADDITIONAL OPTIONS

NAT - Natatorium Rated
4MP - 4" Mounting Plate
DIM - 0-10v Dimming
SCBT - Surface Conduit Box Trim
RPA - Round Pole Adapter
B - Baffle
F - Frosted Lens



More Custom Finishes Available Upon Request
Consult factory for pricing and lead times





Actual: Inspired by Nature Finish [Two-Tone]

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

4 A-803 LIGHT TYPE SJ
N.T.S.

UJE-80031
Jet 39 Cylindrical Ceiling Downlight

LIGMAN LIGHTING USA

PROJECT | DATE
QUANTITY | TYPE | NOTE

ORDERING EXAMPLE || UJE - 80031 - 14w - M - W30 - 02 - 120/277v - Options

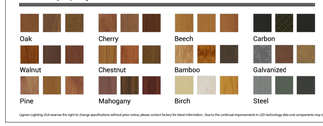
UJE-80031	LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
	14w COB 1618 Lumens	N - Narrow 20° M - Medium 24° W - Wide 36° VW - Very Wide 71°	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL INSPIRED BY NATURE FINISHES SW01 - OAK FINISH SW02 - WALNUT FINISH SW03- PINE FINISH DF - DOUGLAS FIR FINISH CW - CHERRY WOOD FINISH NW - NATIONAL WALNUT FINISH SU01 - CONCRETE FINISH SU02 - SOFTSCAPE FINISH SU03 - STONE FINISH SU04 - CORTEN FINISH	120/277v Other - Specify

THERE IS AN ADDITIONAL COST FOR THESE FINISHES

ADDITIONAL OPTIONS

NAT - Natatorium Rated
SCBT - Surface Conduit Box Trim
DIM - 0-10v Dimming
F - Frosted Lens

More Custom Finishes Available Upon Request
Consult factory for pricing and lead times





Example: Inspired by Nature Finish

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

2 A-803 LIGHT TYPE SI
N.T.S.

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ONE PARK PLACE 621 NW 53RD STREET, SUITE 350, BOCA RATON, FL 33487
Phone: 973.379.0006 Cell: 908-456-8383
www.nettaarchitects.com
CERTIFICATE OF AUTHORIZATION AC-438

STATE OF FLORIDA
NICHOLAS J. NETTA
AR98615
REGISTERED ARCHITECT

DATE OF SEAL: 10-13-2025

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FL REGISTRATION No. AR98615

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FL REGISTRATION No. AR101881

HONG JIN, AIA, NCARB
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SHEET CONTENTS:

DETAILS
LIGHT TYPES

PROJECT TITLE:

DOWNTOWN SIXTH AVENUE, LLC

MULTIFAMILY RESIDENTIAL BUILDING

202 NE 6th Avenue
DELRAY BEACH, 33483 FL

SUBMISSION:

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Date	03-05-2024
Scale	AS NOTED
Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

Drawing No.

A-803

URA-40691
Rado 6 Recessed

(LLTH # URA-40691)

LIGMAN LIGHTING USA



Tlw LED 471 Lumens
IP65 • Suitable For Wet Locations
IK09 • Impact Resistant (Vandal Resistant)
Weight 6 lbs





Construction

Aluminum Casting
Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre-paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive - Silicon Gasket
Provided with special injection molded "fit for purpose" long life, high performance memory retentive silicon gaskets. The gaskets exact profile and seal over years of use and compression.

Thermal Management
LMG Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman Lighting USA ensures that the LED's operate below 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.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B0 - U0 - G1

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

Paint
Our Stabilized 4.0Mil 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.

Inspired by Nature Finishes
The Inspired by Nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

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 removed by normal rubbing, chipping, or scratching.

The Coating Process
The Ligman Lighting USA prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a perfect fit and placed in a heat chamber within a pressurized 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.

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

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

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 resistant)
• TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron 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
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 90% of their original flux)

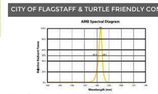
Sturdy classic wall-recessed pathway and stair luminaire. Simple pleasing aesthetic and sturdy construction, perfect for retrofit applications with its multiple sizes offered.

A range of rectangular and square wall recessed luminaires, with an indirect optical system, offering high vandal resistance. Suitable for indoor or outdoor applications. The recessed LED eliminates all discomfort glare as light is directed to the ground providing illumination where it is needed and minimizing light spill.
This luminaire is provided with a powdercoated high pressure die-cast aluminum back box and can be pre shipped to the jobsite for concrete pour or masonry applications.
This fixture is suitable for lighting footpaths, stairs, squares and entrances.

The Rado range has a matching bollard offering to complement the recessed product. See bollard section on the Ligman website.

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.

CITY OF FLAGSTAFF & TURTLE FRIENDLY COMPLIANT



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

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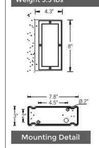
1 A-804 **LIGHT TYPE SF**
N.T.S.

UGI-31651
Gino 3 Type I, II, III, IV & V Up/Downlight

LIGMAN LIGHTING USA



2x10w LED 2x982 Lumens
IP65 • Suitable For Wet Locations
IK07 • Impact Resistant
Weight 3.5 lbs



Mounting Detail

Construction

Aluminum
Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre-paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

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

Thermal Management
LMG Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman Lighting USA ensures that the LED's operate below 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.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B0 - U0 - G0

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

Paint
UV Stabilized 4.0Mil 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.

Inspired by Nature Finishes
The Inspired by Nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

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 removed by normal rubbing, chipping, or scratching.

The Coating Process
The Ligman Lighting USA prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a perfect fit and placed in a heat chamber within a pressurized 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.

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

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

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 resistant)
• TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

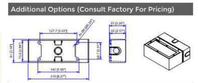
Lumen – Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 90% of their original flux)

Façade-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 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. Clear lens standard.

Additional Options (Consult Factory For Pricing)

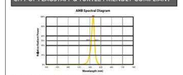


SCBT
Surface Conduit Box Trim

NOTE: This trim covers a shallow single gang surface-mount junction box (Provided by contractor) Example: Hubbell - 5121V - Garvy Weatherproof Box, Five ½" or ¾" Threaded Outlets - or - 5321-5 - Garvy Weatherproof Box, Five 3/4 in. Threaded Outlets



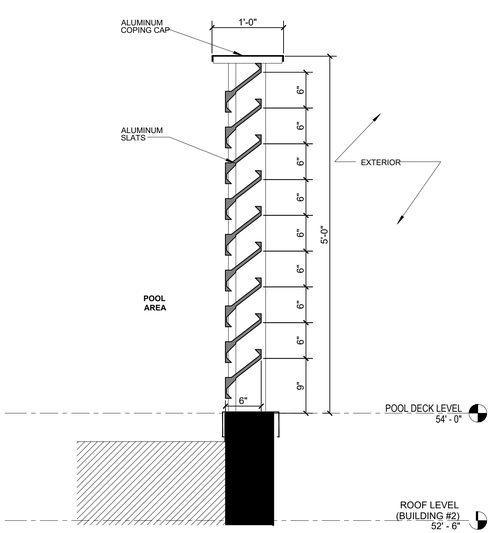
CITY OF FLAGSTAFF & TURTLE FRIENDLY COMPLIANT



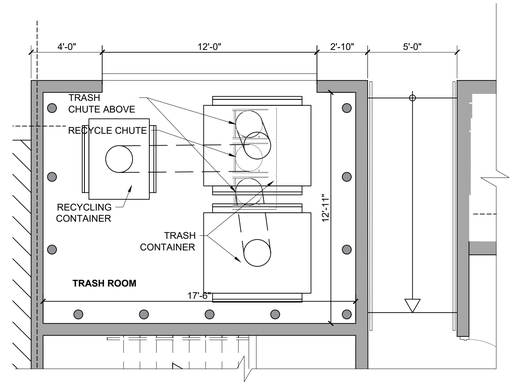
Narrow-Spectrum Amber LEDs
Peak wavelength between 585 & 595 nanometers and a full width of 50% power no greater than 15 nanometers.

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3 A-804 **LIGHT TYPE SW**
N.T.S.



5 A-804 **ROOFTOP AMENITIES - PARAPET DETAIL**
SCALE: 1" = 1'-0"



7 A-804 **ENLARGED PLAN - TRASH ROOM DETAIL**
SCALE: 1/4" = 1'-0"

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AR98615
REGISTERED ARCHITECT

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FL REGISTRATION No. AR98615

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DOWNTOWN SIXTH AVENUE, LLC

MULTIFAMILY RESIDENTIAL BUILDING

202 NE 6th Avenue
DELRAY BEACH, 33483 FL

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Date	03-05-2024
Scale	AS NOTED
Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

Drawing No.

A-804

URA-40691
Rado 6 Recessed

(LLTH # URA-40691)

LIGMAN LIGHTING USA

PROJECT | DATE
QUANTITY | TYPE | NOTE

ORDERING EXAMPLE || URA-40691 - 11w - W30 - 02 - 120/277V

URA-40691	LAMP	LED COLOR	FINISH COLOR	VOLTAGE
	11w LED 471 Lumens	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL INSPIRED BY NATURE FINISHES SW01 - OAK FINISH SW02 - WALNUT FINISH SW03- PINE FINISH DF - DOUGLAS FIR FINISH CW - CHERRY WOOD FINISH NW - NATIONAL WALNUT FINISH SU01 - CONCRETE FINISH SU02 - SOFTSCAPE FINISH SU03 - STONE FINISH SU04 - CORTEN FINISH THERE IS AN ADDITIONAL COST FOR THESE FINISHES	120/277v Other - Specify

ADDITIONAL OPTIONS

NAT – Natatorium Rated
AMB – Turtle Friendly Amber LED
A40181 - Dry Wall Clamps

More Custom Finishes Available Upon Request
Consult factory for pricing and lead times





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2 A-804 **LIGHT TYPE SF**
N.T.S.

UGI-31651
Gino 3 Type I, II, III, IV & V Up/Downlight

LIGMAN LIGHTING USA

PROJECT | DATE
QUANTITY | TYPE | NOTE

ORDERING EXAMPLE || UGI - 31651 - 2x10w - T2 - W - W30 - 02 - 120/277v - Options

UGI-31651	LAMP	BEAM UP	BEAM DOWN	LED COLOR	FINISH COLOR	VOLTAGE
	2x10w LED	T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution M - Medium 55° W - Wide 95° VW - Very Wide 65° EW - Extra Wide 98°x78°	T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution M - Medium 55° W - Wide 95° VW - Very Wide 65° EW - Extra Wide 98°x78°	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL INSPIRED BY NATURE FINISHES SW01 - OAK FINISH SW02 - WALNUT FINISH SW03- PINE FINISH DF - DOUGLAS FIR FINISH CW - CHERRY WOOD FINISH NW - NATIONAL WALNUT FINISH SU01 - CONCRETE FINISH SU02 - SOFTSCAPE FINISH SU03 - STONE FINISH SU04 - CORTEN FINISH THERE IS AN ADDITIONAL COST FOR THESE FINISHES	120/277v

ADDITIONAL OPTIONS

NAT – Natatorium Rated
F – Frosted Lens
SCBT – Surface Conduit Box Trim
A2 - Mounting Plate for 4" Junction Box
AMB – Turtle Friendly Amber LED
DIM - 0-10v Dimming

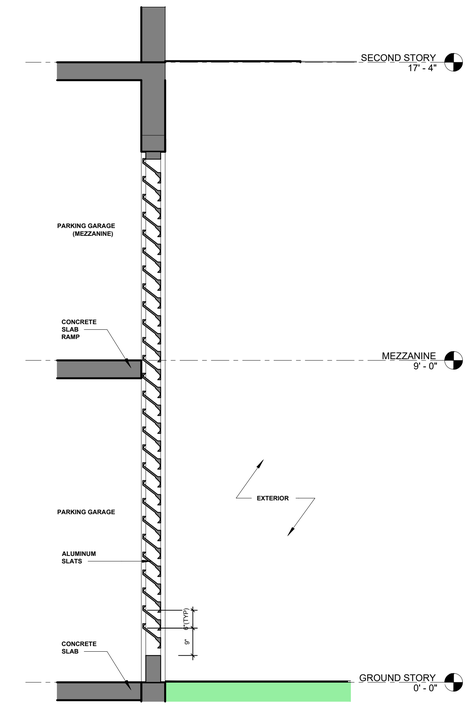
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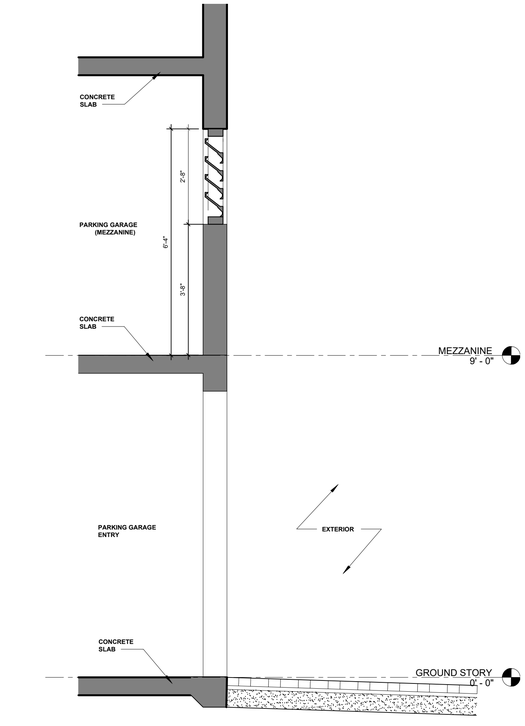


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4 A-804 **LIGHT TYPE SW**
N.T.S.



6 A-804 **LOUVER OPENING DETAIL 1**
SCALE: 1/2" = 1'-0"



8 A-804 **LOUVER OPENING DETAIL 2**
SCALE: 1/2" = 1'-0"



SOUTHEAST CORNER



SOUTHWEST CORNER

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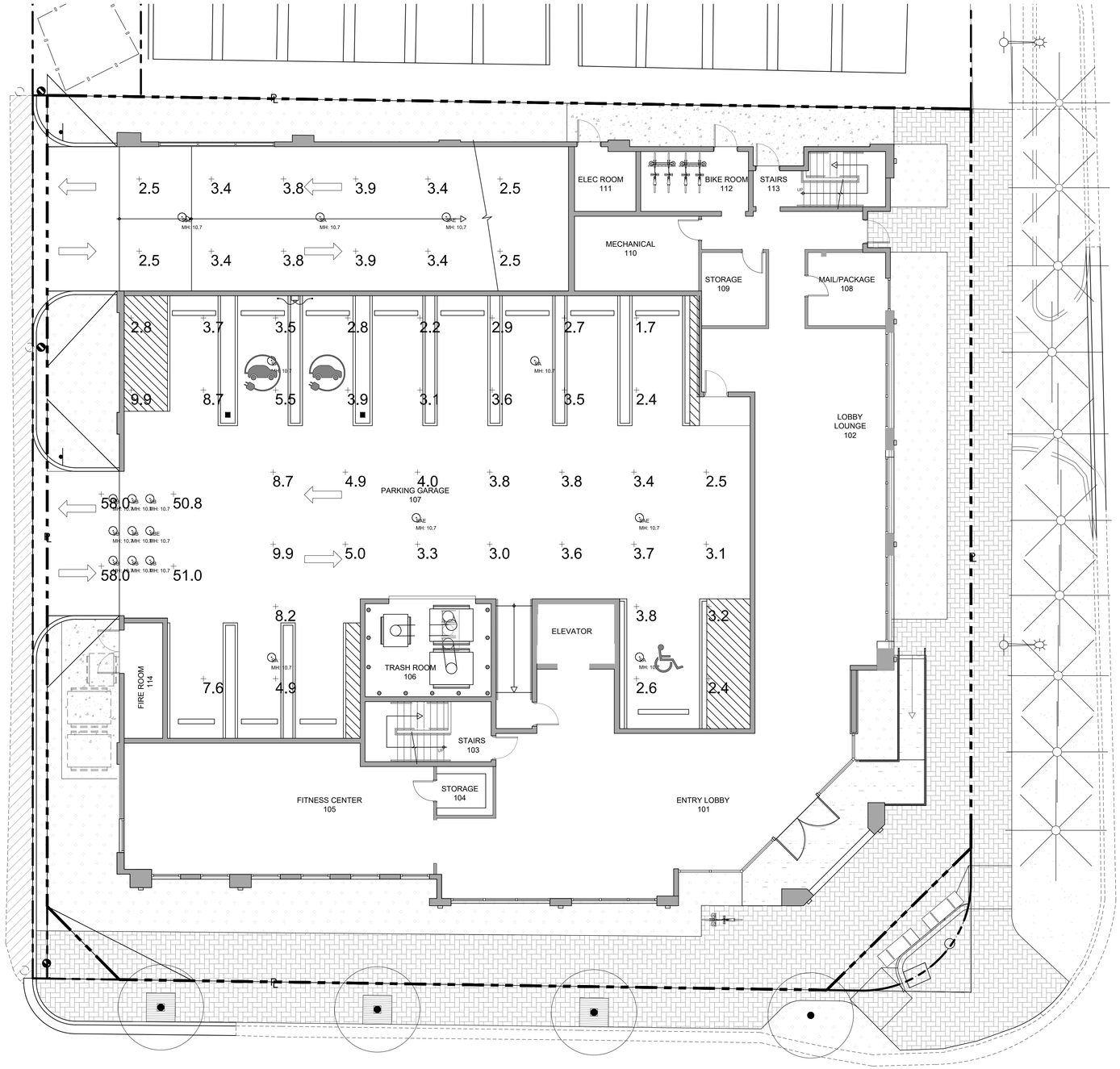
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Scale	AS NOTED
Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

Drawing No.

A-900



Calculation Summary							
Scene: NORMAL MODE - DAY TIME							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING GARAGE - DRIVE	Illuminance	Fc	4.48	9.9	2.5	1.79	3.96
PARKING GARAGE - ENTRY	Illuminance	Fc	54.45	58.0	50.8	1.07	1.14
PARKING GARAGE - PARKING SPACES	Illuminance	Fc	4.46	9.9	1.7	2.45	5.82
PARKING GARAGE - RAMP	Illuminance	Fc	3.25	3.9	2.5	1.30	1.56

LIGHT OUTPUT SUMMARY			
Scene: NORMAL MODE - DAY TIME			
Channel	Switched	Output	# Lums
SA	On	1.00	5
SAE	On	1.00	4
SB	On	1.00	8
SBE	On	1.00	1

Photometrics Calculation Software Generated Luminaire Schedule							
Scene: NORMAL MODE - DAY TIME							
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Arr. Watts	Arr. Lum. Lumens
	5	SA	Single	0.900	28	28	3449
	4	SAE	Single	0.900	28	28	3449
	8	SB	Single	0.900	47.2	47.2	5595
	1	SBE	Single	0.900	47.2	47.2	5595

CIGAR BAR

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANF	CATALOG NUMBER	VOLT	LAMP COLOR	LUMENS	LAMP TYPE	DIM TYPE	WATTS	MOUNTING	NOTES
SA	LED PARKING GARAGE LUMINAIRE	MCGRAW-EDISON	TT-D1-830-U-WQ-FINISH	UNV	3000K	3449	LED	0-10V	28W	SURFACE	
SAE	LED PARKING GARAGE LUMINAIRE W/ BATTERY PACK	MCGRAW-EDISON	TT-D1-830-U-WQ-FINISH / BP	UNV	3000K	3449	LED	0-10V	28W	SURFACE	
SB	LED ENTRY PARKING GARAGE LUMINAIRE	MCGRAW-EDISON	TT-D3-830-U-CQ-FINISH	UNV	3000K	5595	LED	0-10V	47.2W	SURFACE	
SBE	LED ENTRY PARKING GARAGE LUMINAIRE W/ BATTERY PACK	MCGRAW-EDISON	TT-D3-830-U-CQ-FINISH / BP	UNV	3000K	5595	LED	0-10V	47.2W	SURFACE	
SC	LED WALL LUMINAIRE	LIGMAN	UAB-30001-11W-W30-FINISH-120/277V	UNV	3000K	765	LED	N/A	11W	WALL SURFACE	NOTE 1
SCE	LED WALL LUMINAIRE ON EMERGENCY VIA INVERTER	LIGMAN	UAB-30001-11W-W30-FINISH-120/277V	UNV	3000K	765	LED	N/A	11W	WALL SURFACE	NOTE 1
SD	LED BOLLARD	LIGMAN	UPRA-10022-22W-**-W30-FINISH-120/277V	UNV	3000K	2045	LED	N/A	19.6W	SURFACE	NOTE 1
SDE	LED BOLLARD ON EMERGENCY VIA INVERTER	LIGMAN	UPRA-10022-22W-**-W30-FINISH-120/277V	UNV	3000K	2045	LED	N/A	19.6W	SURFACE	NOTE 1
SE	LED ALLEY LUMINAIRE	LIGMAN	ULI-21241-55W-TX-W30-FINISH-12-120/277V	UNV	3000K	4828	LED	N/A	54.5W	12' POLE	
SF	LED STAIR LUMINAIRE	LIGMAN	URA-40691-11W-W00-FINISH-120/277V	UNV	3000K	276	LED	N/A	11.5W	WALL SURFACE	NOTE 1
SFE	LED STAIR LUMINAIRE ON EMERGENCY VIA INVERTER	LIGMAN	URA-40691-11W-W00-FINISH-120/277V	UNV	3000K	276	LED	N/A	11.5W	WALL SURFACE	NOTE 1
SG	STREET LIGHT	KING LUMINAIRE	K198R-P-MAR-5-100-BSL-120-277-K14-NR-40K-BST-#1--3DT-GN	UNV	4000K	8455	LED	N/A	100W	20' POLE	NOTE 2
SP	POOL LUMINAIRE	TBD	OWNER FURNISHED / CONTRACTOR INSTALLED	TBD	TBD	TBD	TBD	TBD	TBD	POOL SURFACE	
SW	LED WALL LUMINAIRE	LIGMAN	UGI-31651-2X10W-T1-T4-W30-FINISH-120/277V	UNV	3000K	(2) 982	LED	N/A	(2) 10W	SURFACE	NOTE 1
SWE	LED WALL LUMINAIRE ON EMERGENCY VIA INVERTER	LIGMAN	UGI-31651-2X10W-T1-T4-W30-FINISH-120/277V	UNV	3000K	(2) 982	LED	N/A	(2) 10W	SURFACE	NOTE 1
FPL-EX	EXISTING FPL ROADWAY LUMINAIRE	AEL	ATB2 40LEDE1C ** R4 4K-5K HSS	TBD	4000K-5000K	13120	LED	TBD	133W	20' EXISTING POLE	

FIXTURE SCHEDULE NOTES

NOTE 1: ADVISE FINISH

NOTE 2: FIXTURE MOUNTED ON 20' STRESSCRETE POLE # KCNF20-DB-D-T-E5M-DVV 140 (40/40) S/F-BA-GFI • 2 HEAD TO ACHIEVE 22' OVERALL HEIGHT

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT QUOTATIONS@LIGHTINGDYNAMICS.COM, (954) 944-0296

1 PH-01 SITE PHOTOMETRIC PLAN - DAY

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

0 5' 10' 15' 20' 25' 30'

GRAPHIC SCALE

NETTAARCHITECTS
ONE PARK PLACE 621 NW 53RD STREET, SUITE 350, BOCA RATON, FL 33487
Phone: 973.379.0006
www.nettaarchitects.com
Cell: 908-436-8383
CERTIFICATE OF AUTHORIZATION AC-438

STATE OF FLORIDA
NICHOLAS J. NETTA
AR98615
REGISTERED ARCHITECT

DATE OF SEAL: 10-13-2025

NICHOLAS J. NETTA, AIA, NCARB
FL REGISTRATION No. AR98615

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

HONG JIN, AIA, NCARB
FL REGISTRATION No. AR102237

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FRANCISCO J. MELENDEZ, SR, ARCHITECT.

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SHEET CONTENTS:

SITE PHOTOMETRIC PLAN - DAY

PROJECT TITLE:

DOWNTOWN SIXTH AVENUE, LLC

MULTIFAMILY RESIDENTIAL BUILDING

202 NE 6th Avenue
DELRAY BEACH, 33483 FL

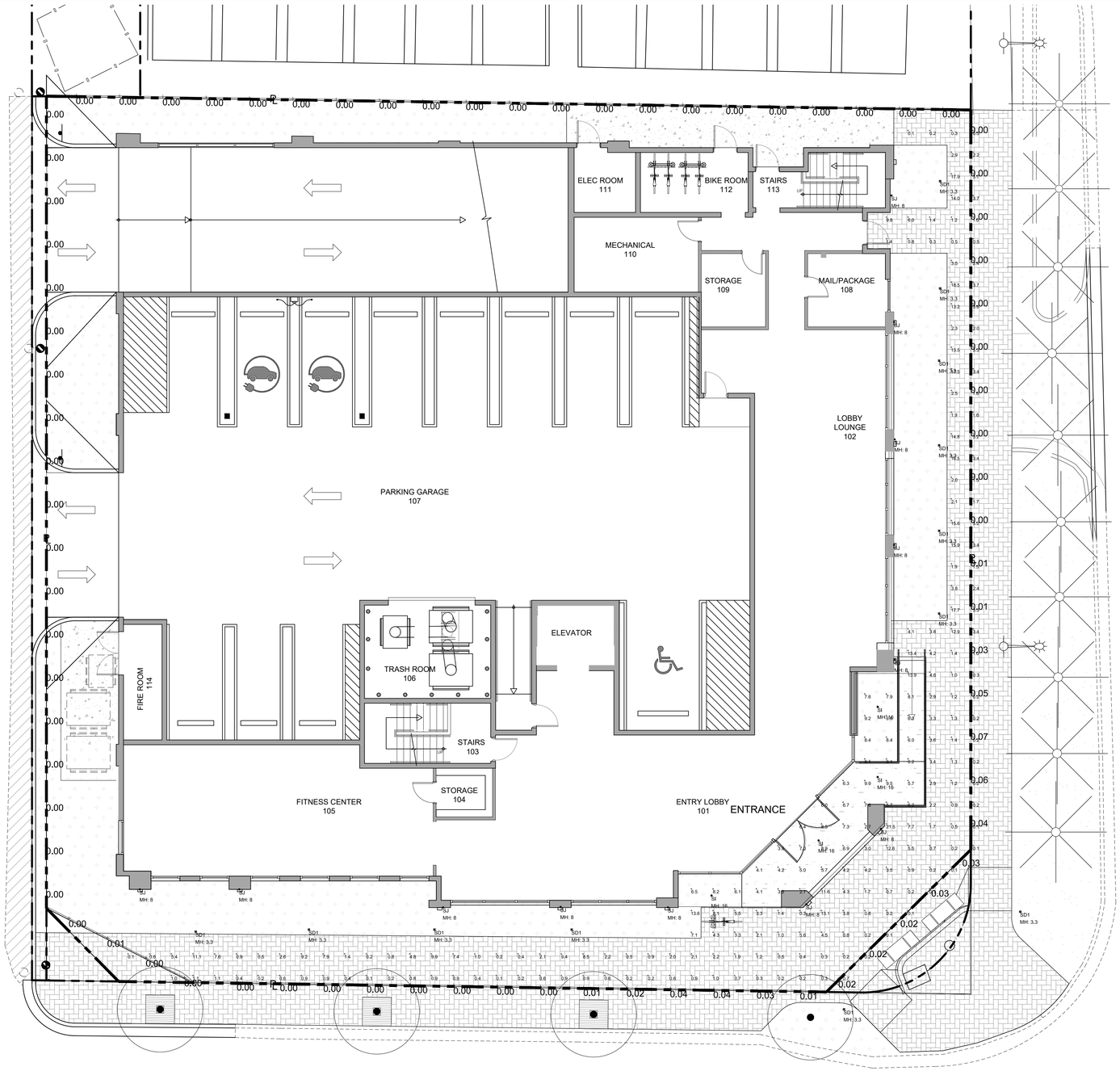
SUBMISSION:

DATE	REVISIONS	REV
12-11-2024	RESPONSE TO COMMENTS	1
02-20-2025	RESPONSE TO COMMENTS	2
05-19-2025	RESPONSE TO COMMENTS	3
08-18-2025	AMENDMT TO SUBMITTAL #4	4
10-13-2025	RESP TO P&Z COMMENTS	5

Date	03-05-2024
Scale	AS NOTED
Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

Drawing No.

PH-01



Photometrics Calculation Software Generated Luminaire Schedule						
Symbol	Label	Qty	Arrangement	LLF	Lum. Watts	Arr. Watts
	SJ	12	Single	0.900	11	11
	SI	4	Single	0.900	13.8	13.8
	SD1	12	Single	0.900	7.6	7.6

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE @ 6' AFG	Illuminance	Fc	0.01	0.07	0.00	N.A.	N.A.
WALKWAY	Illuminance	Fc	3.92	21.5	0.1	39.20	215.00
ENTRANCE	Illuminance	Fc	6.69	9.9	2.7	2.48	3.67

CIGAR BAR

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANF	CATALOG NUMBER	VOLT	LAMP COLOR	LUMENS	LAMP TYPE	DIM TYPE	WATTS	MOUNTING	NOTES
SA	LED PARKING GARAGE LUMINAIRE	MCGRAW-EDISON	TT-D1-830-U-WQ-FINISH	UNV	3000K	3449	LED	0-10V	28W	SURFACE	NOTE 1
SAE	LED PARKING GARAGE LUMINAIRE W/ BATTERY PACK	MCGRAW-EDISON	TT-D1-830-U-WQ-FINISH / IBP	UNV	3000K	3449	LED	0-10V	28W	SURFACE	NOTE 1
SB	LED ENTRY PARKING GARAGE LUMINAIRE	MCGRAW-EDISON	TT-D3-830-U-CQ-FINISH	UNV	3000K	5595	LED	0-10V	47.2W	SURFACE	NOTE 1
SBE	LED ENTRY PARKING GARAGE LUMINAIRE W/ BATTERY PACK	MCGRAW-EDISON	TT-D3-830-U-CQ-FINISH / IBP	UNV	3000K	5595	LED	0-10V	47.2W	SURFACE	NOTE 1
SC	LED WALL LUMINAIRE	LIGMAN	UAB-30031-7W-W30-FINISH-120/277V	UNV	3000K	310	LED	N/A	7.4W	SURFACE	NOTE 1
SCE	LED WALL LUMINAIRE ON EMERGENCY VIA INVERTER	LIGMAN	UAB-30031-7W-W30-FINISH-120/277V	UNV	3000K	310	LED	N/A	7.4W	SURFACE	NOTE 1
SD	LED BOLLARD	LIGMAN	UPRA-10002-8W-T4-W30-FINISH-120/277V	UNV	3000K	607	LED	N/A	7.6W	SURFACE	NOTE 1
SDE	LED BOLLARD ON EMERGENCY VIA INVERTER	LIGMAN	UPRA-10002-8W-T4-W30-FINISH-120/277V	UNV	3000K	607	LED	N/A	7.6W	SURFACE	NOTE 1
SD1	LED BOLLARD	LIGMAN	UPRA-10002-8W-T3-W30-FINISH-120/277V	UNV	3000K	576	LED	N/A	7.6W	SURFACE	NOTE 1
SE	LED ALLEY LUMINAIRE	LIGMAN	ULI-21241-55W-T4-W30-FINISH-12-120/277V	UNV	3000K	4828	LED	N/A	54.5W	12 POLE	NOTE 1
SE1	LED ALLEY LUMINAIRE	LIGMAN	ULI-21231-29W-T4-W30-FINISH-12-120/277V	UNV	3000K	2474	LED	N/A	27.9W	12 POLE	NOTE 1
SFE	LED STAIR LUMINAIRE ON EMERGENCY VIA INVERTER	LIGMAN	URA40531-4W-W30-FINISH-120/277V	UNV	3000K	124	LED	N/A	4.5W	SURFACE	NOTE 1
SG	STREET LIGHT	KING LUMINAIRE	K116R-P-MR-S-100-SSL-120-277-K14-NR-40K-SBT4H---3DT-GN	UNV	4000K	8455	LED	N/A	99.2W	20' POLE	NOTE 2
SHE	HANDRAIL LIGHTING ON EMERGENCY VIA INVERTER	KLIK USA	KL26RX00X500ATLOCLR-FINISH	UNV	3000K	110	LED	0-10V	2W	HANDRAIL	NOTE 1
SI	WALL CYLINDER	LIGMAN	UJE-80031-14W-W-W30-FINISH-120/277V	UNV	3000K	1407	LED	N/A	13.8W	SURFACE	NOTE 1
SJ	CYLINDRICAL DOWNLIGHT	LIGMAN	UMV-30001-11W-W-W30-FINISH-120/277V	UNV	3000K	941	LED	N/A	11W	SURFACE	NOTE 1
SP	POOL LUMINAIRE	TBD	OWNER FURNISHED / CONTRACTOR INSTALLED	TBD	TBD	TBD	TBD	TBD	TBD	POOL SURFACE	
SWE	LED WALL LUMINAIRE ON EMERGENCY VIA INVERTER	LIGMAN	UGI-31951-2KW-W-T3-W30-FINISH-120/277V	UNV	3000K	(2) 962	LED	N/A	(2) 10W	SURFACE	NOTE 1
SS	ROADWAY LUMINAIRE	AEL	ATB2 40BLEDE10 *** R4 4K-5K HSS	TBD	4000K-5000K	13120	LED	TBD	133W	20' EXISTING POLE	

FIXTURE SCHEDULE NOTES

NOTE 1: ACWBE FINISH

NOTE 2: FIXTURE MOUNTED ON 20' STRESSCRETE POLE # KDF20-DB-G-T-EBLGW 140 #2443 S/F-BA-GFI + 2 HEAD TO ACHIEVE 22' OVERALL HEIGHT

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

1 PH-02.1 SITE PHOTOMETRIC PLAN - NIGHT - NON STREET LIGHTING

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

0 5' 10' 15' 20' 25' 30'

GRAPHIC SCALE

NETTAARCHITECTS
ONE PARK PLACE 621 NW 53RD STREET, SUITE 350, BOCA RATON, FL 33487
Phone: 973.379.0006
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Cell: 908-436-8383
CERTIFICATE OF AUTHORIZATION AC-438

STATE OF FLORIDA
NICHOLAS J. NETTA
AR98615
REGISTERED ARCHITECT

DATE OF SEAL: 10-13-2025

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FL REGISTRATION No. AR101881

HONG JIN, AIA, NCARB
FL REGISTRATION No. AR102237

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FRANCISCO J. MELENDEZ, SR, ARCHITECT.

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SHEET CONTENTS:

SITE PHOTOM. PLAN - NIGHT - NON STREET LIGHTING

PROJECT TITLE:

DOWNTOWN SIXTH AVENUE, LLC

MULTIFAMILY RESIDENTIAL BUILDING

202 NE 6th Avenue
DELRAY BEACH, 33483 FL

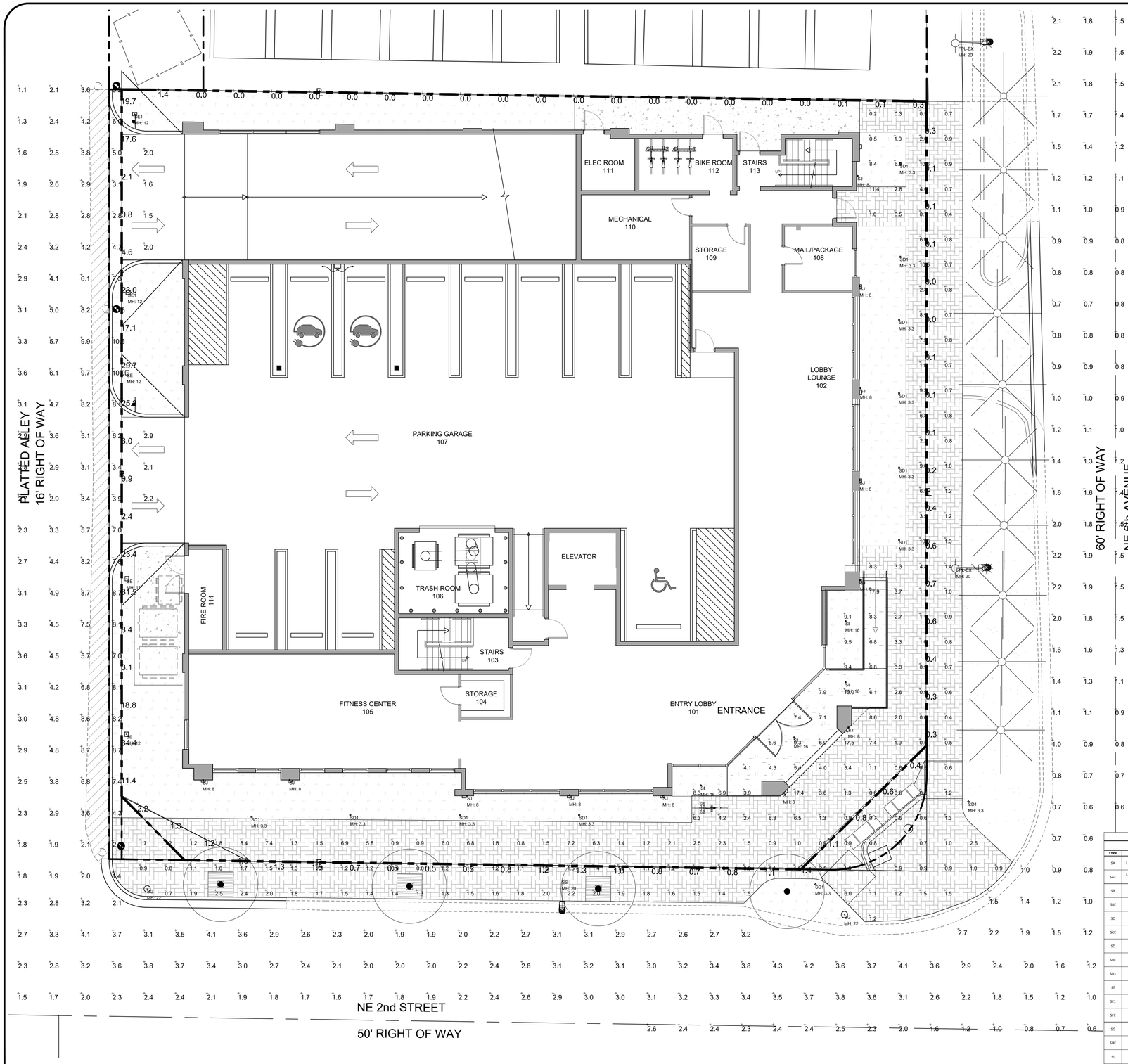
SUBMISSION:

DATE	REVISIONS	REV
12-11-2024	RESPONSE TO COMMENTS	1
02-20-2025	RESPONSE TO COMMENTS	2
05-19-2025	RESPONSE TO COMMENTS	3
08-18-2025	AMENDMT TO SUBMITTAL #4	4
10-13-2025	RESP TO P&Z COMMENTS	5

Date	03-05-2024
Scale	AS NOTED
Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

Drawing No.

PH-02.1



Photometrics Calculation Software Generated Luminaire Schedule												
Symbol	Label	Qty	Arrangement	CalcType	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts			
	FPL-EX	2	SINGLE	Illuminance	13120	13120	0.360	133	133			
	SD1	12	Single	Illuminance	607	607	0.900	7.6	7.6			
	SE	3	Single	Illuminance	4828	4828	0.900	54.5	54.5			
	SE1	2	Single	Illuminance	2474	2474	0.900	27.9	27.9			
	SG	2	Single	Illuminance	8455	8455	0.900	99.2	99.2			
	SI	4	Single	Illuminance	1407	1407	0.900	13.8	13.8			
	SJ	12	Single	Illuminance	941	941	0.900	11	11			
	SS	1	SINGLE	Illuminance	13120	13120	0.360	133	133			

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALLEY	Illuminance	Fc	4.44	10.5	1.1	4.04	9.55
NE 2ND STREET	Illuminance	Fc	2.59	4.3	0.6	4.32	7.17
NE 6TH AVE	Illuminance	Fc	1.26	2.7	0.6	2.10	4.50
PROPERTY LINE @ 6' AFG	Illuminance	Fc	3.83	34.4	0.0	N.A.	N.A.
WALKWAY	Illuminance	Fc	2.97	17.9	0.2	14.85	89.50
ENTRANCE	Illuminance	Fc	7.16	10.0	3.9	1.84	2.56

CIGAR BAR

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANF	CATALOG NUMBER	VOLT	LAMP COLOR	LUMENS	LAMP TYPE	DIM TYPE	WATTS	MOUNTING	NOTES
SA	LED PARKING GARAGE LUMINAIRE	MCGRAW-EDISON	TT-D1-830-U-WQ-FINISH	UNV	3000K	3449	LED	0-10V	28W	SURFACE	NOTE 1
SAE	LED PARKING GARAGE LUMINAIRE W/ BATTERY PACK	MCGRAW-EDISON	TT-D1-830-U-WQ-FINISH / BP	UNV	3000K	3449	LED	0-10V	28W	SURFACE	NOTE 1
SB	LED ENTRY PARKING GARAGE LUMINAIRE	MCGRAW-EDISON	TT-D3-830-U-DQ-FINISH	UNV	3000K	5595	LED	0-10V	47.2W	SURFACE	NOTE 1
SBE	LED ENTRY PARKING GARAGE LUMINAIRE W/ BATTERY PACK	MCGRAW-EDISON	TT-D3-830-U-DQ-FINISH / BP	UNV	3000K	5595	LED	0-10V	47.2W	SURFACE	NOTE 1
SC	LED WALL LUMINAIRE	LIGMAN	UAB-30031-TW-W30-FINISH-120/277V	UNV	3000K	310	LED	N/A	7.4W	SURFACE	NOTE 1
SCE	LED WALL LUMINAIRE ON EMERGENCY VIA INVERTER	LIGMAN	UAB-30031-TW-W30-FINISH-120/277V	UNV	3000K	310	LED	N/A	7.4W	SURFACE	NOTE 1
SD	LED BOLLARD	LIGMAN	UPRA-10002-8W-T4-W30-FINISH-120/277V	UNV	3000K	607	LED	N/A	7.6W	SURFACE	NOTE 1
SDE	LED BOLLARD ON EMERGENCY VIA INVERTER	LIGMAN	UPRA-10002-8W-T4-W30-FINISH-120/277V	UNV	3000K	607	LED	N/A	7.6W	SURFACE	NOTE 1
SD1	LED BOLLARD	LIGMAN	UPRA-10002-8W-T5-W30-FINISH-120/277V	UNV	3000K	576	LED	N/A	7.6W	SURFACE	NOTE 1
SE	LED ALLEY LUMINAIRE	LIGMAN	ULI-21241-55W-T4-W30-FINISH-12'-120/277V	UNV	3000K	4828	LED	N/A	54.5W	12' POLE	NOTE 1
SE1	LED ALLEY LUMINAIRE	LIGMAN	ULI-21231-25W-T4-W30-FINISH-12'-120/277V	UNV	3000K	2474	LED	N/A	27.9W	12' POLE	NOTE 1
SFE	LED STAIR LUMINAIRE ON EMERGENCY VIA INVERTER	LIGMAN	URA4DS01-4W-W30-FINISH-120/277V	UNV	3000K	124	LED	N/A	4.5W	SURFACE	NOTE 1
SG	STREET LIGHT	KING LUMINAIRE	X118RP-MAR-X-100-SSL-120-277-K14-NR-40K-BST-#1---3DT-GN	UNV	4000K	8455	LED	N/A	99.2W	20' POLE	NOTE 2
SHE	HANDRAIL LIGHTING ON EMERGENCY VIA INVERTER	KLIK USA	KL26R300K500AFLDGLR-FINISH	UNV	3000K	110	LED	0-10V	2W	HANDRAIL	NOTE 1
SI	WALL CYLINDER	LIGMAN	UJE-80031-14W-W-W30-FINISH-120/277V	UNV	3000K	1407	LED	N/A	13.8W	SURFACE	NOTE 1
SJ	CYLINDRICAL DOWNLIGHT	LIGMAN	UMV-30001-11W-W-W30-FINISH-120/277V	UNV	3000K	941	LED	N/A	11W	SURFACE	NOTE 1
SP	POOL LUMINAIRE	TBD	OWNER FURNISHED / CONTRACTOR INSTALLED	TBD	TBD	TBD	TBD	TBD	TBD	POOL SURFACE	
SWE	LED WALL LUMINAIRE ON EMERGENCY VIA INVERTER	LIGMAN	UGI-31651-2KW-T1-T3-W30-FINISH-120/277V	UNV	3000K	(2) 962	LED	N/A	(2) 10W	SURFACE	NOTE 1
SS	ROADWAY LUMINAIRE	AEL	ATB2-408LEDE10 1** R4 4K-5K HSS	TBD	4000K-5000K	13120	LED	TBD	133W	20' EXISTING POLE	

FIXTURE SCHEDULE NOTES

NOTE 1: ADVISE FINISH

NOTE 2: FIXTURE MOUNTED ON 20' STRESSCRETE POLE # KDM7DSB-DLT-ERA-DIV 14C HS/40 SVF-BA-GFI. + 2' HEAD TO ACHIEVE 22' OVERALL HEIGHT

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

1 PH-02.2 SITE PHOTOMETRIC PLAN - NIGHT

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

0 5' 10' 15' 20' 25' 30'

GRAPHIC SCALE

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SITE PHOTOMETRIC PLAN - NIGHT

PROJECT TITLE:

DOWNTOWN SIXTH AVENUE, LLC

MULTIFAMILY RESIDENTIAL BUILDING

202 NE 6th Avenue
DELRAY BEACH, 33483 FL

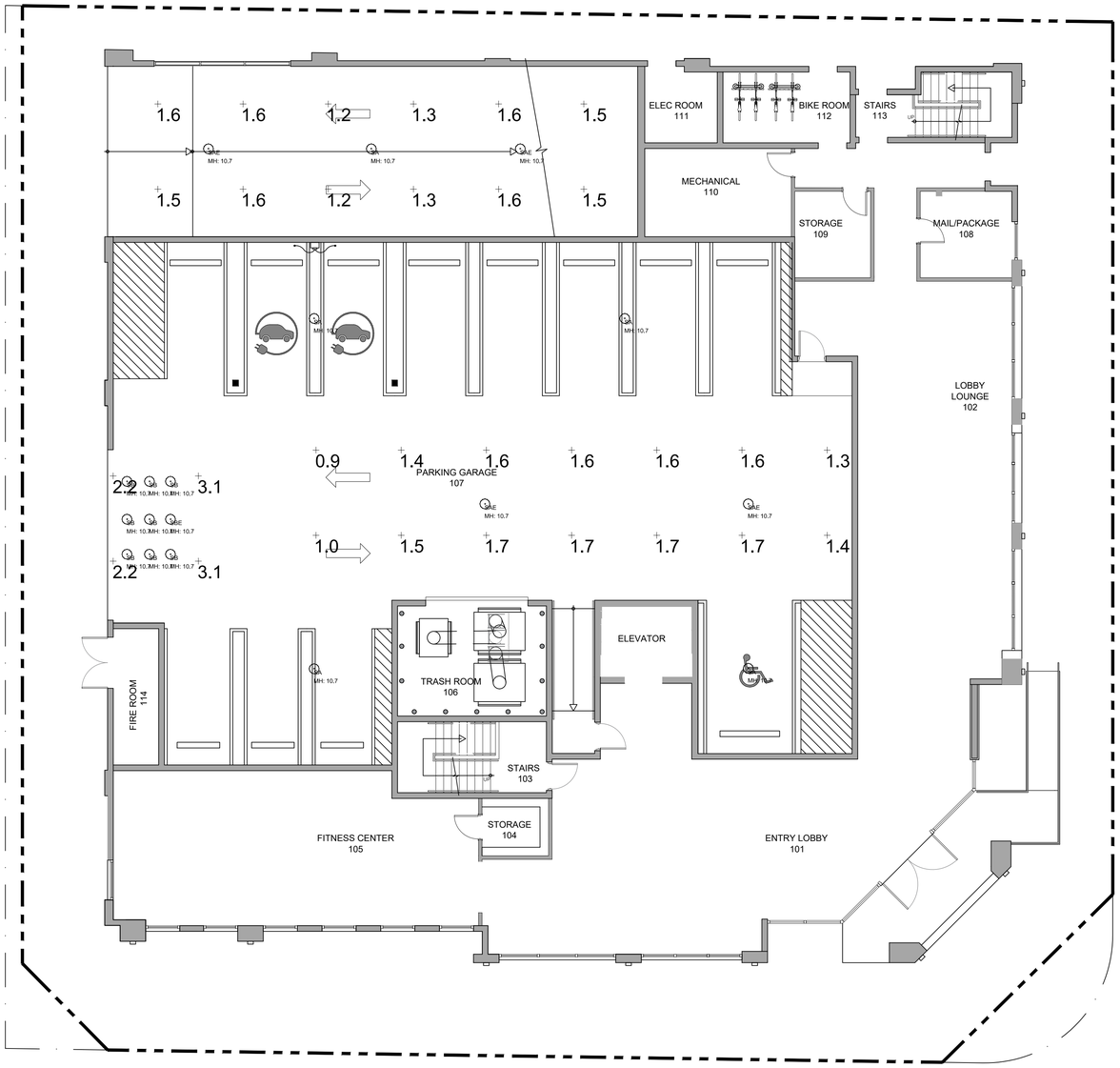
SUBMISSION:

DATE	REVISIONS	REV
12-11-2024	RESPONSE TO COMMENTS	1
02-20-2025	RESPONSE TO COMMENTS	2
05-19-2025	RESPONSE TO COMMENTS	3
08-18-2025	AMENDMT TO SUBMITTAL #4	4
10-13-2025	RESP TO P&Z COMMENTS	5

Date	03-05-2024
Scale	AS NOTED
Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

Drawing No.

PH-02.2



CIGAR BAR

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANF	CATALOG NUMBER	VOLT	LAMP COLOR	LUMENS	LAMP TYPE	DIM TYPE	WATTS	MOUNTING	NOTES
SA	LED PARKING GARAGE LUMINAIRE	MCGRAW-EDISON	TT-D1-830-U-WQ-FINISH	UNV	3000K	3449	LED	0-10V	28W	SURFACE	
SAE	LED PARKING GARAGE LUMINAIRE W/ BATTERY PACK	MCGRAW-EDISON	TT-D1-830-U-WQ-FINISH / IBP	UNV	3000K	3449	LED	0-10V	28W	SURFACE	
SB	LED ENTRY PARKING GARAGE LUMINAIRE	MCGRAW-EDISON	TT-D3-830-U-CQ-FINISH	UNV	3000K	5595	LED	0-10V	47.2W	SURFACE	
SBE	LED ENTRY PARKING GARAGE LUMINAIRE W/ BATTERY PACK	MCGRAW-EDISON	TT-D3-830-U-CQ-FINISH / IBP	UNV	3000K	5595	LED	0-10V	47.2W	SURFACE	
SC	LED WALL LUMINAIRE	LIGMAN	UAB-30001-11W-W30-FINISH-120/277V	UNV	3000K	765	LED	N/A	11W	WALL SURFACE	**NOTE 1**
SCE	LED WALL LUMINAIRE ON EMERGENCY VIA INVERTER	LIGMAN	UAB-30001-11W-W30-FINISH-120/277V	UNV	3000K	765	LED	N/A	11W	WALL SURFACE	**NOTE 1**
SD	LED BOLLARD	LIGMAN	UPRA-10022-20W-**-W30-FINISH-120/277V	UNV	3000K	2045	LED	N/A	19.6W	SURFACE	**NOTE 1**
SDE	LED BOLLARD ON EMERGENCY VIA INVERTER	LIGMAN	UPRA-10022-20W-**-W30-FINISH-120/277V	UNV	3000K	2045	LED	N/A	19.6W	SURFACE	**NOTE 1**
SE	LED ALLEY LUMINAIRE	LIGMAN	ULI-21241-55W-TX-W30-FINISH-12'-120/277V	UNV	3000K	4828	LED	N/A	54.5W	12' POLE	
SF	LED STAIR LUMINAIRE	LIGMAN	URA40691-11W-W30-FINISH-120/277V	UNV	3000K	276	LED	N/A	11.5W	WALL SURFACE	**NOTE 1**
SFE	LED STAIR LUMINAIRE ON EMERGENCY VIA INVERTER	LIGMAN	URA40691-11W-W30-FINISH-120/277V	UNV	3000K	276	LED	N/A	11.5W	WALL SURFACE	**NOTE 1**
SG	STREET LIGHT	KING LUMINAIRE	K118R-P4AR-II-100-SSL-120-277-K14-NR-40K-SST-#1—3DT-GN	UNV	4000K	8455	LED	N/A	100W	20' POLE	**NOTE 2**
SP	POOL LUMINAIRE	TBD	OWNER FURNISHED / CONTRACTOR INSTALLED	TBD	TBD	TBD	TBD	TBD	TBD	POOL SURFACE	
SW	LED WALL LUMINAIRE	LIGMAN	UGI-31651-2X10W-T1-T4-W30-FINISH-120/277V	UNV	3000K	(2) 982	LED	N/A	(2) 10W	SURFACE	**NOTE 1**
SWE	LED WALL LUMINAIRE ON EMERGENCY VIA INVERTER	LIGMAN	UGI-31651-2X10W-T1-T4-W30-FINISH-120/277V	UNV	3000K	(2) 982	LED	N/A	(2) 10W	SURFACE	**NOTE 1**
FPL-EX	EXISTING FPL ROADWAY LUMINAIRE	AEL	ATB2 40BLEDE10 ** R4 4K-5K HSS	TBD	4000K-5000K	13120	LED	TBD	133W	20' EXISTING POLE	

FIXTURE SCHEDULE NOTES

NOTE 1: ADVISE FINISH

NOTE 2: FIXTURE MOUNTED ON 20' STRESSCRETE POLE # KDNF20-DB-G-T-E58-GW 140 (40/40) S/F-BA-GFI + 2' HEAD TO ACHIEVE 22' OVERALL HEIGHT

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

Calculation Summary							
Scene: EM MODE							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING GARAGE - DRIVE	Illuminance	Fc	1.48	1.7	0.9	1.64	1.89
PARKING GARAGE - ENTRY	Illuminance	Fc	2.65	3.1	2.2	1.20	1.41
PARKING GARAGE - RAMP	Illuminance	Fc	1.46	1.6	1.2	1.22	1.33

Photometrics Calculation Software Generated Luminaire Schedule								
Scene: EM MODE								
Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
⊙	5	SA	Single	3449	3449	0.900	28	28
⊙	4	SAE	Single	3449	3449	0.900	28	28
⊙	8	SB	Single	5595	5595	0.900	47.2	47.2
⊙	1	SBE	Single	5595	5595	0.900	47.2	47.2

LIGHT OUTPUT SUMMARY			
Scene: EM MODE			
Channel	Switched	Output	# Lums
SA	Off	1.00	5
SAE	On	0.71	4
SB	Off	1.00	8
SBE	On	0.42	1

1 PH-03 GROUND STORY - EMERGENCY PHOTOMETRIC PLAN

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

0 5' 10' 15' 20' 25' 30'

GRAPHIC SCALE

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CERTIFICATE OF AUTHORIZATION AC-438

STATE OF FLORIDA — NICHOLAS J. NETTA — AR98615 — REGISTERED ARCHITECT

DATE OF SEAL: 10-13-2025

NICHOLAS J. NETTA, AIA, NCARB
FL REGISTRATION No. AR98615

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

HONG JIN, AIA, NCARB
FL REGISTRATION No. AR102237

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SHEET CONTENTS:

GROUND STORY EMERGENCY PHOTOM. PLAN

PROJECT TITLE:

DOWNTOWN SIXTH AVENUE, LLC

MULTIFAMILY RESIDENTIAL BUILDING

202 NE 6th Avenue
DELRAY BEACH, 33483 FL

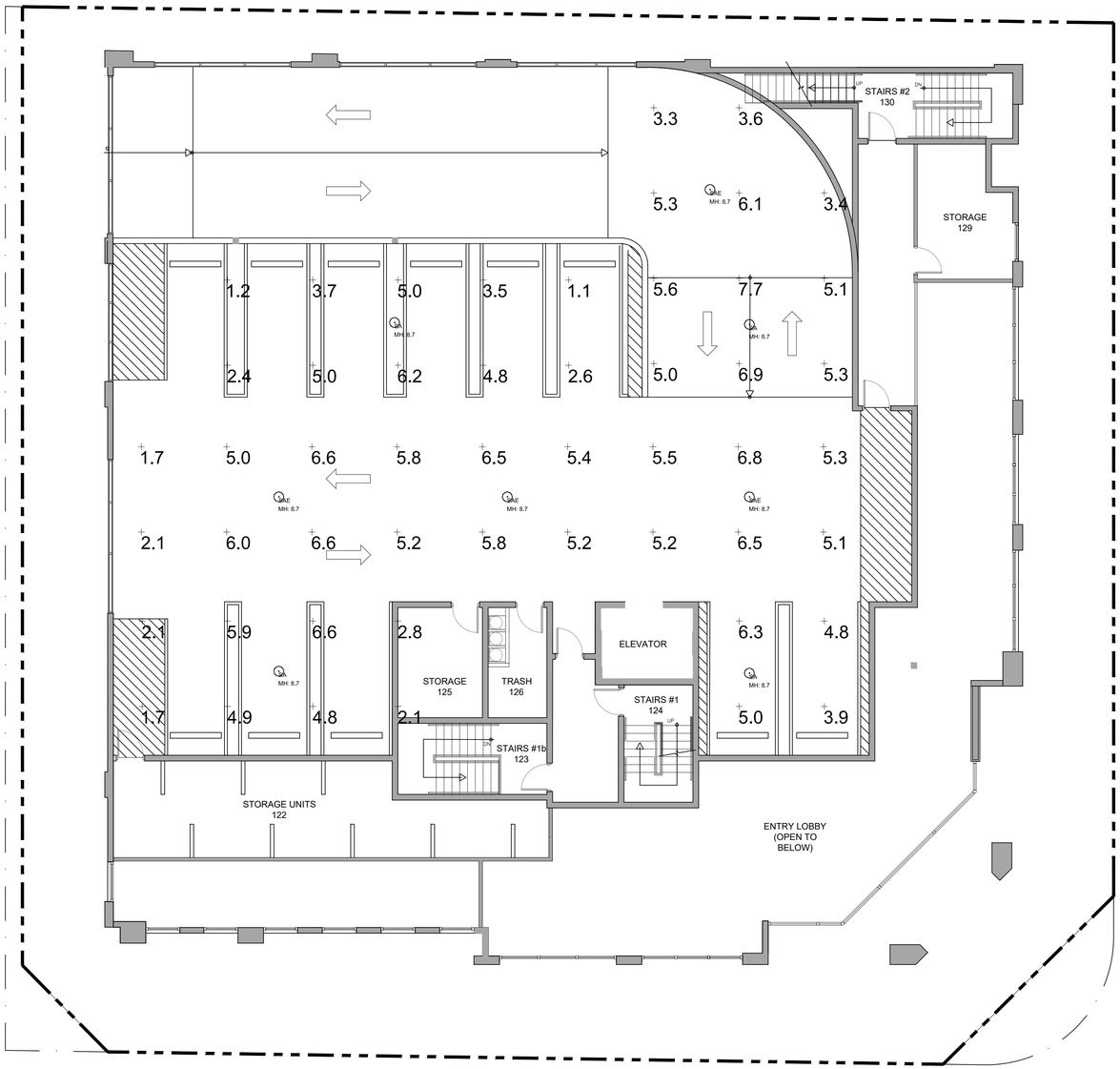
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DATE	REVISIONS	REV
12-11-2024	RESPONSE TO COMMENTS	1
02-20-2025	RESPONSE TO COMMENTS	2
05-19-2025	RESPONSE TO COMMENTS	3
08-18-2025	AMENDMT TO SUBMITTAL #4	4
10-13-2025	RESP TO P&Z COMMENTS	5

Date	03-05-2024
Scale	AS NOTED
Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

Drawing No.

PH-03



1 PH-04

MEZZANINE - PHOTOMETRIC PLAN

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

0 5' 10' 15' 20' 25' 30'

GRAPHIC SCALE

CIGAR BAR

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANF	CATALOG NUMBER	VOLT	LAMP COLOR	LUMENS	LAMP TYPE	DIM TYPE	WATTS	MOUNTING	NOTES
SA	LED PARKING GARAGE LUMINAIRE	MCGRAW-EDISON	TT-D1-830-U-WQ-FINISH	UNV	3000K	3449	LED	0-10V	28W	SURFACE	
SAE	LED PARKING GARAGE LUMINAIRE W/ BATTERY PACK	MCGRAW-EDISON	TT-D1-830-U-WQ-FINISH / IBP	UNV	3000K	3449	LED	0-10V	28W	SURFACE	
SB	LED ENTRY PARKING GARAGE LUMINAIRE	MCGRAW-EDISON	TT-D3-830-U-CQ-FINISH	UNV	3000K	5595	LED	0-10V	47.2W	SURFACE	
SBE	LED ENTRY PARKING GARAGE LUMINAIRE W/ BATTERY PACK	MCGRAW-EDISON	TT-D3-830-U-CQ-FINISH / IBP	UNV	3000K	5595	LED	0-10V	47.2W	SURFACE	
SC	LED WALL LUMINAIRE	LIGMAN	UAB-30001-11W-W30-FINISH-120/277V	UNV	3000K	765	LED	N/A	11W	WALL SURFACE	**NOTE 1**
SCE	LED WALL LUMINAIRE ON EMERGENCY VIA INVERTER	LIGMAN	UAB-30001-11W-W30-FINISH-120/277V	UNV	3000K	765	LED	N/A	11W	WALL SURFACE	**NOTE 1**
SD	LED BOLLARD	LIGMAN	UPRA-10022-20W-**-W30-FINISH-120/277V	UNV	3000K	2045	LED	N/A	19.6W	SURFACE	**NOTE 1**
SDE	LED BOLLARD ON EMERGENCY VIA INVERTER	LIGMAN	UPRA-10022-20W-**-W30-FINISH-120/277V	UNV	3000K	2045	LED	N/A	19.6W	SURFACE	**NOTE 1**
SE	LED ALLEY LUMINAIRE	LIGMAN	ULI-21241-55W-TX-W30-FINISH-12'-120/277V	UNV	3000K	4828	LED	N/A	54.5W	12' POLE	
SF	LED STAIR LUMINAIRE	LIGMAN	URA40691-11W-W30-FINISH-120/277V	UNV	3000K	276	LED	N/A	11.5W	WALL SURFACE	**NOTE 1**
SFE	LED STAIR LUMINAIRE ON EMERGENCY VIA INVERTER	LIGMAN	URA40691-11W-W30-FINISH-120/277V	UNV	3000K	276	LED	N/A	11.5W	WALL SURFACE	**NOTE 1**
SG	STREET LIGHT	KING LUMINAIRE	K118R-P4AR-II-100-SSL-120-277-K14-NR-40K-SST-#1—3DT-GN	UNV	4000K	8455	LED	N/A	100W	20' POLE	**NOTE 2**
SP	POOL LUMINAIRE	TBD	OWNER FURNISHED / CONTRACTOR INSTALLED	TBD	TBD	TBD	TBD	TBD	TBD	POOL SURFACE	
SW	LED WALL LUMINAIRE	LIGMAN	UGI-31651-2X10W-T1-T4-W30-FINISH-120/277V	UNV	3000K	(2) 982	LED	N/A	(2) 10W	SURFACE	**NOTE 1**
SWE	LED WALL LUMINAIRE ON EMERGENCY VIA INVERTER	LIGMAN	UGI-31651-2X10W-T1-T4-W30-FINISH-120/277V	UNV	3000K	(2) 982	LED	N/A	(2) 10W	SURFACE	**NOTE 1**
FPL-EX	EXISTING FPL ROADWAY LUMINAIRE	AEL	ATB2 40BLEDE10 *** R4 4K-5K HSS	TBD	4000K-5000K	13120	LED	TBD	133W	20' EXISTING POLE	

FIXTURE SCHEDULE NOTES

NOTE 1: ADVISE FINISH

NOTE 2: FIXTURE MOUNTED ON 20' STRESSCRETE POLE # KDNF20-DB-G-T-E58-C/W 140 (40/40) S/F-BA-GFI + 2' HEAD TO ACHIEVE 22' OVERALL HEIGHT

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

Calculation Summary							
Scene: NORMAL MODE - DAY & NIGTH TIME							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING GARAGE - DRIVE	Illuminance	Fc	5.35	6.8	1.7	3.15	4.00
PARKING GARAGE - PARKING SPACES	Illuminance	Fc	3.93	6.6	1.1	3.57	6.00
PARKING GARAGE - RAMP	Illuminance	Fc	5.21	7.7	3.3	1.58	2.33

Photometrics Calculation Software Generated Luminaire Schedule								
Scene: NORMAL MODE - DAY & NIGTH TIME								
Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
+	4	SA	Single	4695	4695	0.900	39.2	39.2
+	4	SAE	Single	4695	4695	0.900	39.2	39.2

LIGHT OUTPUT SUMMARY			
Scene: NORMAL MODE - DAY & NIGTH TIME			
Channel	Switched	Output	# Lums
SA	On	1.00	4
SAE	On	1.00	4

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SHEET CONTENTS:

SECOND LEVEL PARKING PHOTOMETRIC PLAN

PROJECT TITLE:

DOWNTOWN SIXTH AVENUE, LLC

MULTIFAMILY RESIDENTIAL BUILDING

202 NE 6th Avenue
DELRAY BEACH, 33483 FL

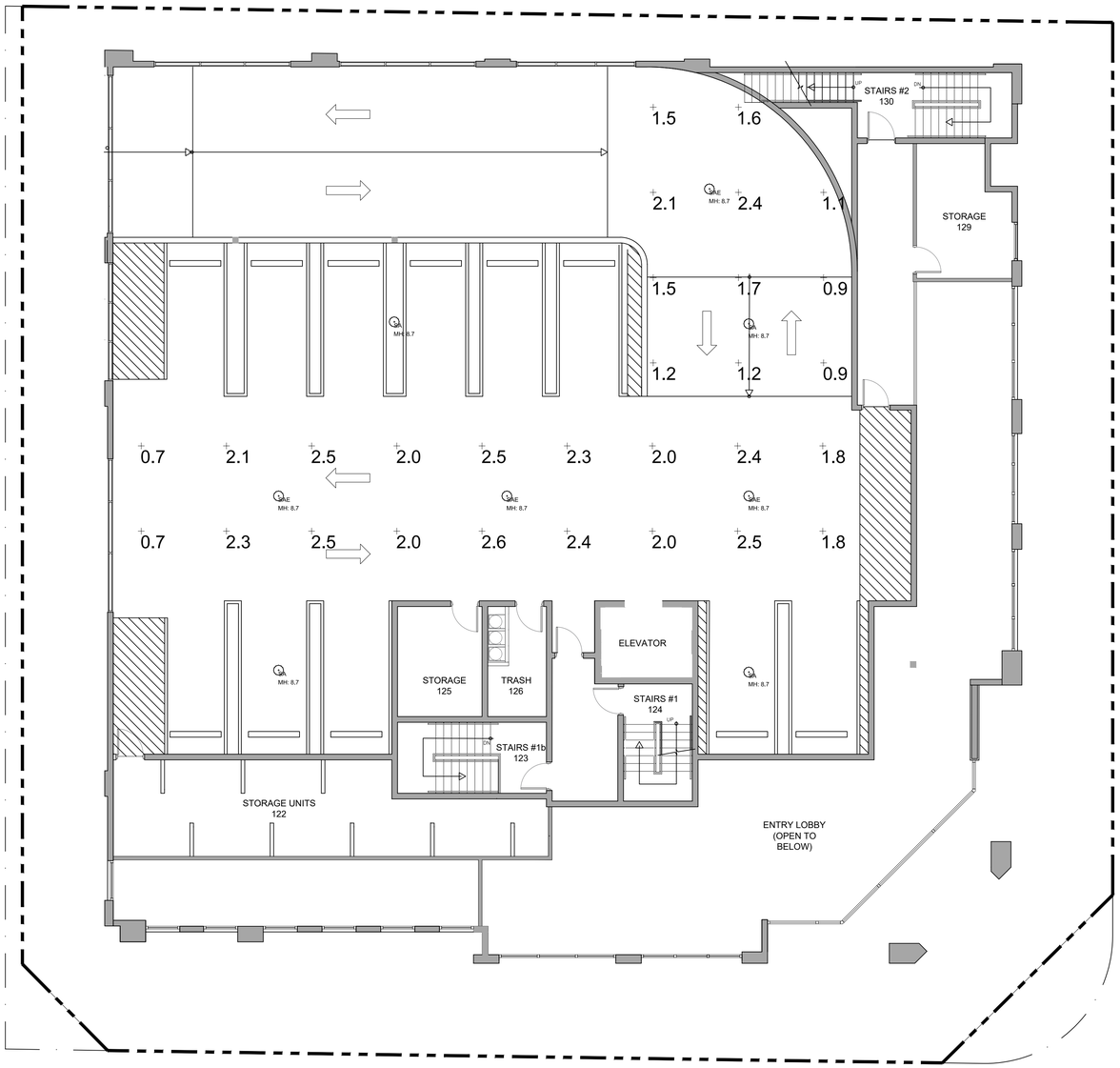
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10-13-2025	RESP TO P&Z COMMENTS	5

Date	03-05-2024
Scale	AS NOTED
Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

Drawing No.

PH-04



1 PH-05

MEZZANINE - EMERGENCY PHOTOMETRIC PLAN

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

0 5' 10' 15' 20' 25' 30'

GRAPHIC SCALE

CIGAR BAR

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANF	CATALOG NUMBER	VOLT	LAMP COLOR	LUMENS	LAMP TYPE	DIM TYPE	WATTS	MOUNTING	NOTES
SA	LED PARKING GARAGE LUMINAIRE	MCGRAW-EDISON	TT-D1-830-U-WQ-FINISH	UNV	3000K	3449	LED	0-10V	28W	SURFACE	
SAE	LED PARKING GARAGE LUMINAIRE W/ BATTERY PACK	MCGRAW-EDISON	TT-D1-830-U-WQ-FINISH / IBP	UNV	3000K	3449	LED	0-10V	28W	SURFACE	
SB	LED ENTRY PARKING GARAGE LUMINAIRE	MCGRAW-EDISON	TT-D3-830-U-CQ-FINISH	UNV	3000K	5595	LED	0-10V	47.2W	SURFACE	
SBE	LED ENTRY PARKING GARAGE LUMINAIRE W/ BATTERY PACK	MCGRAW-EDISON	TT-D3-830-U-CQ-FINISH / IBP	UNV	3000K	5595	LED	0-10V	47.2W	SURFACE	
SC	LED WALL LUMINAIRE	LIGMAN	UAB-30001-11W-W30-FINISH-120/277V	UNV	3000K	765	LED	N/A	11W	WALL SURFACE	**NOTE 1**
SCE	LED WALL LUMINAIRE ON EMERGENCY VIA INVERTER	LIGMAN	UAB-30001-11W-W30-FINISH-120/277V	UNV	3000K	765	LED	N/A	11W	WALL SURFACE	**NOTE 1**
SD	LED BOLLARD	LIGMAN	UPRA-10022-20W-**-W30-FINISH-120/277V	UNV	3000K	2045	LED	N/A	19.6W	SURFACE	**NOTE 1**
SDE	LED BOLLARD ON EMERGENCY VIA INVERTER	LIGMAN	UPRA-10022-20W-**-W30-FINISH-120/277V	UNV	3000K	2045	LED	N/A	19.6W	SURFACE	**NOTE 1**
SE	LED ALLEY LUMINAIRE	LIGMAN	ULI-21241-55W-TX-W30-FINISH-12'-120/277V	UNV	3000K	4828	LED	N/A	54.5W	12' POLE	
SF	LED STAIR LUMINAIRE	LIGMAN	URA40691-11W-W30-FINISH-120/277V	UNV	3000K	276	LED	N/A	11.5W	WALL SURFACE	**NOTE 1**
SFE	LED STAIR LUMINAIRE ON EMERGENCY VIA INVERTER	LIGMAN	URA40691-11W-W30-FINISH-120/277V	UNV	3000K	276	LED	N/A	11.5W	WALL SURFACE	**NOTE 1**
SG	STREET LIGHT	KING LUMINAIRE	K118R-P4AR-II-100-SSL-120-277-K14-NR-40K-SST-#1—3DT-GN	UNV	4000K	8455	LED	N/A	100W	20' POLE	**NOTE 2**
SP	POOL LUMINAIRE	TBD	OWNER FURNISHED / CONTRACTOR INSTALLED	TBD	TBD	TBD	TBD	TBD	TBD	POOL SURFACE	
SW	LED WALL LUMINAIRE	LIGMAN	UGI-31651-2X10W-T1-T4-W30-FINISH-120/277V	UNV	3000K	(2) 982	LED	N/A	(2) 10W	SURFACE	**NOTE 1**
SWE	LED WALL LUMINAIRE ON EMERGENCY VIA INVERTER	LIGMAN	UGI-31651-2X10W-T1-T4-W30-FINISH-120/277V	UNV	3000K	(2) 982	LED	N/A	(2) 10W	SURFACE	**NOTE 1**
FPL-EX	EXISTING FPL ROADWAY LUMINAIRE	AEL	ATB2 40BLEDE10 ** R4 4K-5K HSS	TBD	4000K-5000K	13120	LED	TBD	133W	20' EXISTING POLE	

FIXTURE SCHEDULE NOTES

NOTE 1: ADVISE FINISH

NOTE 2: FIXTURE MOUNTED ON 20' STRESSCRETE POLE # KDNF20-DB-G-T-E58-C/W 140 (40/40) S/F-BA-GFI + 2' HEAD TO ACHIEVE 22' OVERALL HEIGHT

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

Calculation Summary							
Scene: EM MODE							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING GARAGE - DRIVE	Illuminance	Fc	2.06	2.6	0.7	2.94	3.71
PARKING GARAGE - RAMP	Illuminance	Fc	1.46	2.4	0.9	1.62	2.67

Photometrics Calculation Software Generated Luminaire Schedule								
Scene: EM MODE								
Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
+	4	SA	Single	4695	4695	0.900	39.2	39.2
+	4	SAE	Single	4695	4695	0.900	39.2	39.2

LIGHT OUTPUT SUMMARY			
Scene: EM MODE			
Channel	Switched	Output	# Lums
SA	Off	1.00	4
SAE	On	0.51	4

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PROJECT TITLE:

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MULTIFAMILY RESIDENTIAL BUILDING

202 NE 6th Avenue
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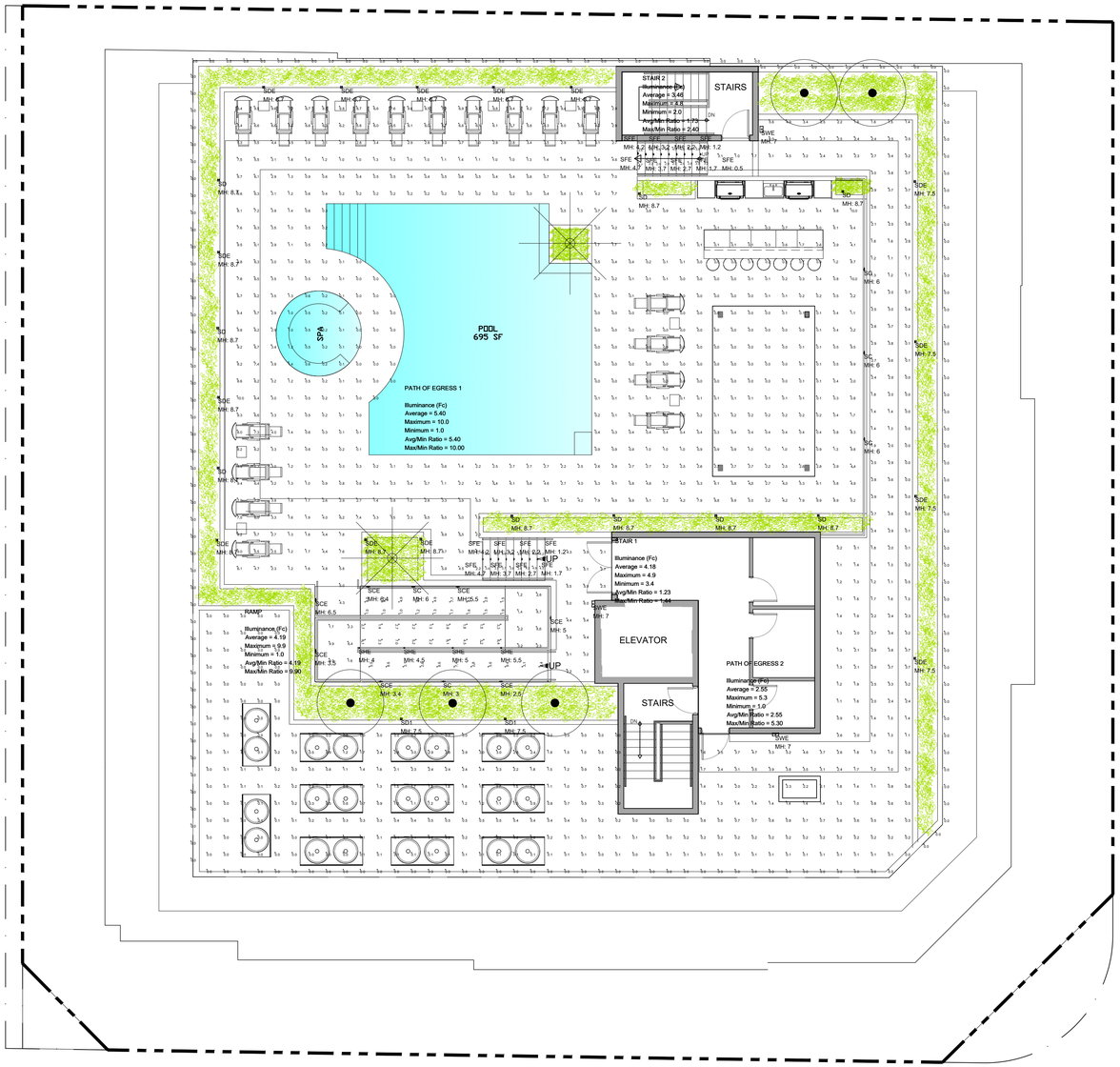
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08-18-2025	AMENDMT TO SUBMITTAL #4	4
10-13-2025	RESP TO P&Z COMMENTS	5

Date	03-05-2024
Scale	AS NOTED
Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

Drawing No.

PH-05



Calculation Summary							
Scenario: NORMAL MODE							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
POOL DECK	Illuminance	Fc	2.52	10.0	0.0	N.A.	N.A.
PATH OF EGRESS 1	Illuminance	Fc	5.40	10.0	1.0	5.40	10.00
PATH OF EGRESS 2	Illuminance	Fc	2.55	5.3	1.0	2.55	5.30
RAMP	Illuminance	Fc	4.19	9.9	1.0	4.19	9.90
STAIR 1	Illuminance	Fc	4.18	4.9	3.4	1.23	1.44
STAIR 2	Illuminance	Fc	3.46	4.8	2.0	1.73	2.40

Photometrics Calculation Software Generated Luminaire Schedule								
Scenario: NORMAL MODE								
Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	5	SC	Single	310	310	0.900	7.4	7.4
	7	SCE	Single	310	310	0.900	7.4	7.4
	9	SD	Single	607	607	0.900	7.6	7.6
	2	SD1	Single	576	576	0.900	7.6	7.6
	14	SDE	Single	607	607	0.900	7.6	7.6
	17	SFE	Single	124	124	0.900	4.5	4.5
	4	SHE	Single	110	110	0.900	2	2
	3	SWE	Single	1810	1810	0.900	19.3	19.3

LIGHT OUTPUT SUMMARY			
Scene: NORMAL MODE			
Channel	Switched	Output	# Lums
SC	On	1.00	5
SCE	On	1.00	7
SD	On	1.00	9
SD1	On	1.00	2
SDE	On	1.00	14
SFE	On	1.00	17
SHE	On	1.00	4
SWE	On	1.00	3

1 PH-06

ROOFTOP AMENITIES - PHOTOMETRIC PLAN

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

0 5' 10' 15' 20' 25' 30'

GRAPHIC SCALE

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ROOFTOP AMENITIES PHOTOM. PLAN

PROJECT TITLE:

DOWNTOWN SIXTH AVENUE, LLC

MULTIFAMILY RESIDENTIAL BUILDING

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DELRAY BEACH, 33483 FL

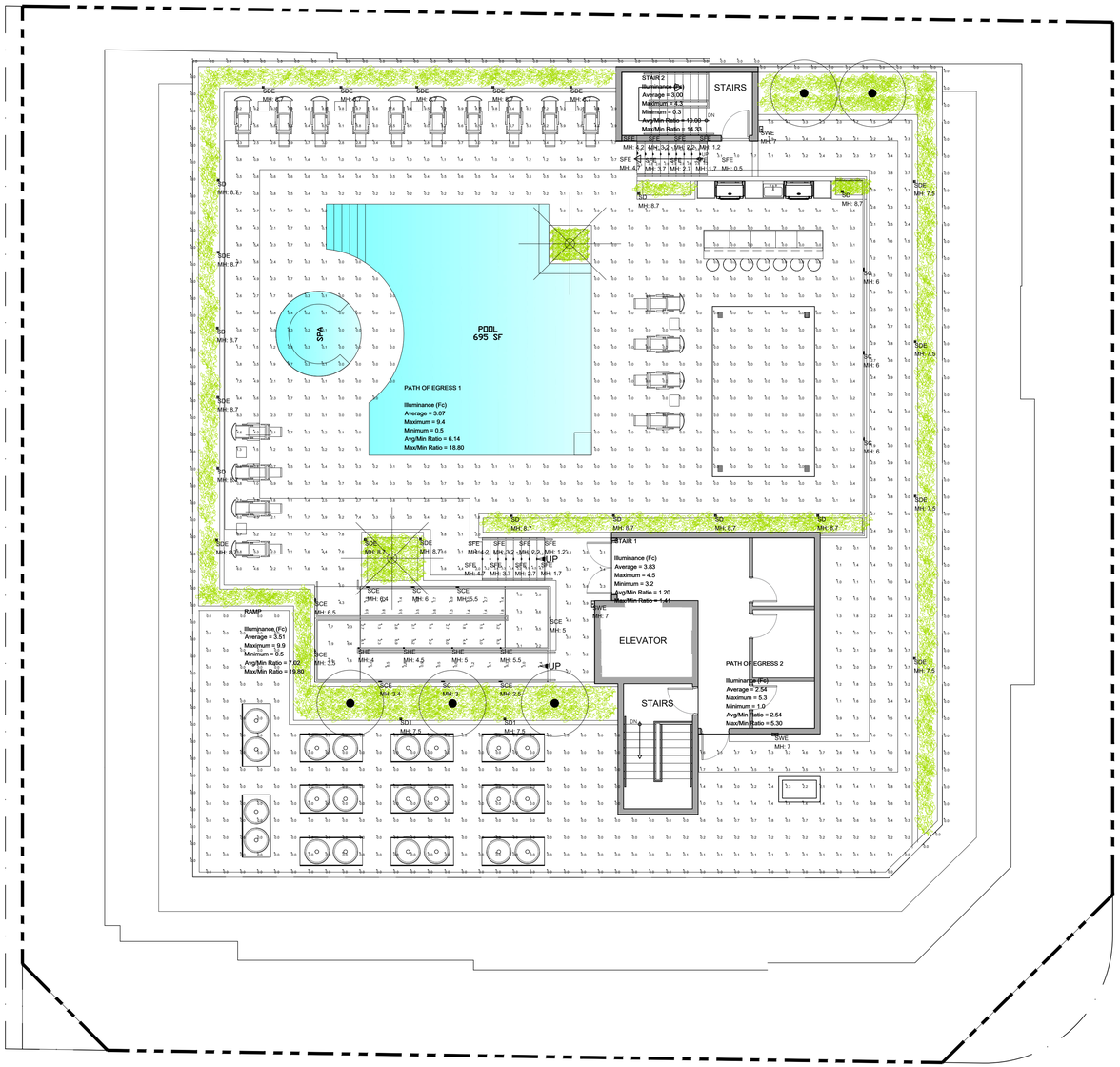
SUBMISSION:

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05-19-2025	RESPONSE TO COMMENTS	3
08-18-2025	AMENDMT TO SUBMITTAL #4	4
10-13-2025	RESP TO P&Z COMMENTS	5

Date	03-05-2024
Scale	AS NOTED
Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

Drawing No.

PH-06



Calculation Summary							
Scenario: EM MODE							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PATH OF EGRESS 1	Illuminance	Fc	3.07	9.4	0.5	6.14	18.80
PATH OF EGRESS 2	Illuminance	Fc	2.54	5.3	1.0	2.54	5.30
RAMP	Illuminance	Fc	3.51	9.9	0.5	7.02	19.80
STAIR 1	Illuminance	Fc	3.83	4.5	3.2	1.20	1.41
STAIR 2	Illuminance	Fc	3.00	4.3	0.3	10.00	14.33

Photometrics Calculation Software Generated Luminaire Schedule								
Scenario: EM MODE								
Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	5	SC	Single	310	310	0.900	7.4	7.4
	7	SCE	Single	310	310	0.900	7.4	7.4
	9	SD	Single	607	607	0.900	7.6	7.6
	2	SD1	Single	576	576	0.900	7.6	7.6
	14	SDE	Single	607	607	0.900	7.6	7.6
	17	SFE	Single	124	124	0.900	4.5	4.5
	4	SHE	Single	110	110	0.900	2	2
	3	SWE	Single	1810	1810	0.900	19.3	19.3

LIGHT OUTPUT SUMMARY			
Scene: NORMAL MODE			
Channel	Switched	Output	# Lums
SC	On	1.00	5
SCE	On	1.00	7
SD	On	1.00	9
SD1	On	1.00	2
SDE	On	1.00	14
SFE	On	1.00	17
SHE	On	1.00	4
SWE	On	1.00	3

1 PH-07 ROOFTOP AMENITIES - EMERGENCY PHOTOMETRIC PLAN

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

0 5' 10' 15' 20' 25' 30'

GRAPHIC SCALE

NETTAARCHITECTS
ONE PARK PLACE 621 NW 53RD STREET, SUITE 350, BOCA RATON, FL 33487
Phone: 973.379.0006
www.nettaarchitects.com
Cell: 908-436-8383
CERTIFICATE OF AUTHORIZATION AC-438

STATE OF FLORIDA
NICHOLAS J. NETTA
AR98615
REGISTERED ARCHITECT

DATE OF SEAL: 10-13-2025

NICHOLAS J. NETTA, AIA, NCARB
FL REGISTRATION No. AR98615

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

HONG JIN, AIA, NCARB
FL REGISTRATION No. AR102237

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

These drawings shall be used for the specific project location indicated within the Title Block, and shall not be used at any other location without prior consent from the ARCHITECT.

SHEET CONTENTS:

ROOFTOP AMENITIES - EM. PHOTOM. PLAN

PROJECT TITLE:

DOWNTOWN SIXTH AVENUE, LLC

MULTIFAMILY RESIDENTIAL BUILDING

202 NE 6th Avenue
DELRAY BEACH, 33483 FL

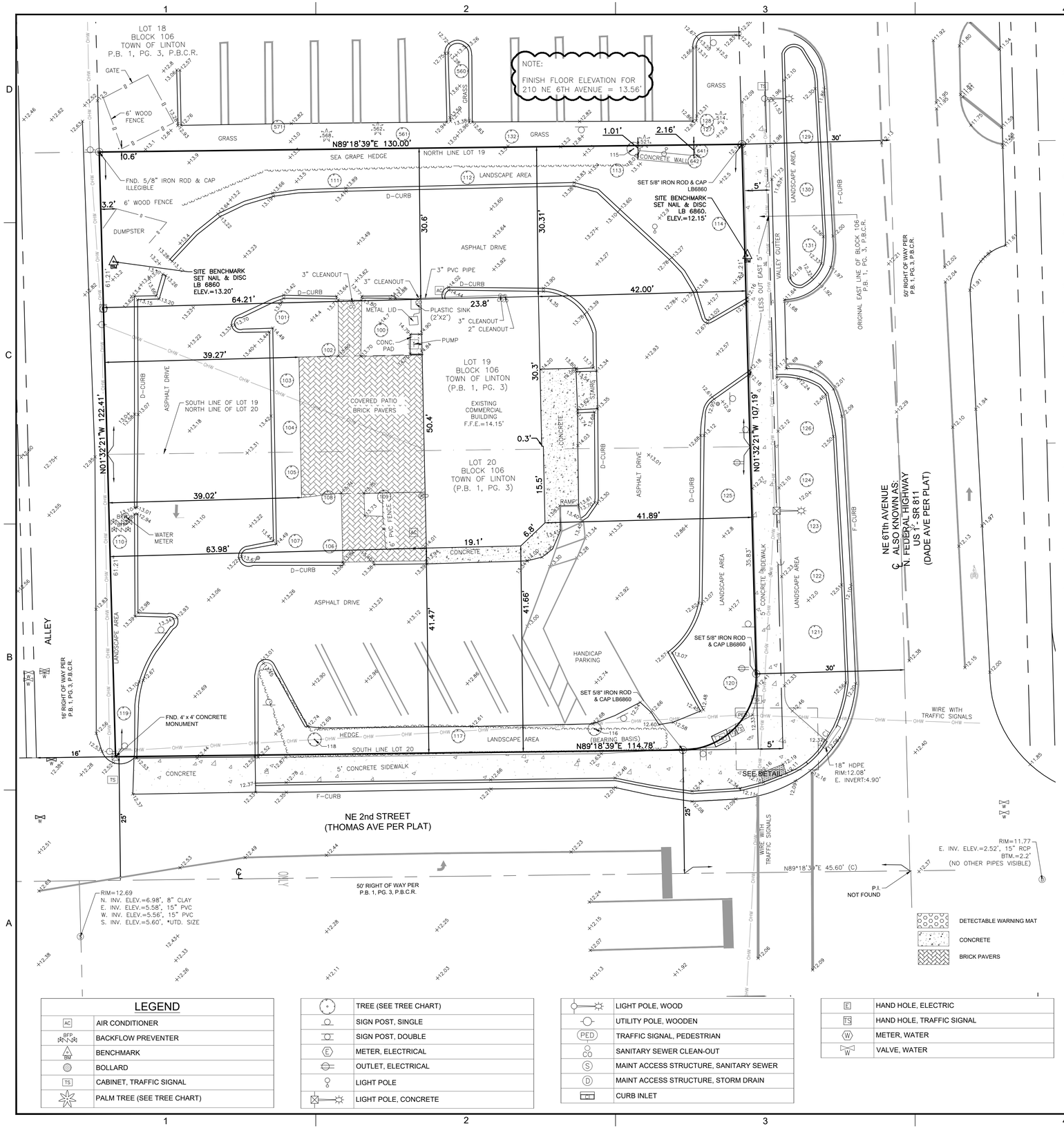
SUBMISSION:

DATE	REVISIONS	REV
12-11-2024	RESPONSE TO COMMENTS	1
02-20-2025	RESPONSE TO COMMENTS	2
05-19-2025	RESPONSE TO COMMENTS	3
08-18-2025	AMENDMT TO SUBMITTAL #4	4
10-13-2025	RESP TO P&Z COMMENTS	5

Date	03-05-2024
Scale	AS NOTED
Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

Drawing No.

PH-07



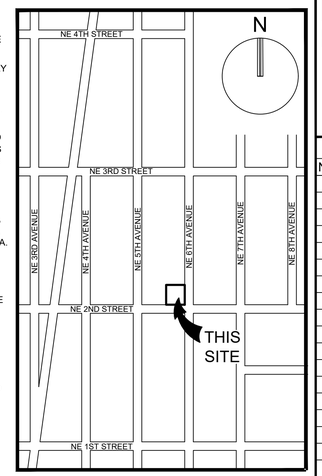
SURVEY NOTES:

1. THE LAND DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE INSTRUMENT OF RECORD.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
5. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
6. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOT 20, ACCORDING TO TOWN OF LINTON PLAT AS RECORDED IN PLAT BOOK 1, ON PAGE 3, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID NORTH LINE BEARS SOUTH 89°18'39" WEST.
7. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
8. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
9. THE OWNERSHIP OF FENCES, PERIMETER WALLS, PONDS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.
10. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID ELEVATIONS ARE DERIVED FROM NATIONAL GEODETIC SURVEY (NGS) BENCHMARK PID# AD2692 "14.33', ELEVATION = 12.78' AND NGS BENCHMARK PID# AD2701 "Z233", ELEVATION = 16.02'.
11. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (83/NSRS11) TRANSVERSE MERCATOR, FLORIDA EAST ZONE WHICH WAS ESTABLISHED VIA MULTIPLE REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON THE PROJECT CONTROL POINTS. THE HORIZONTAL COORDINATE VALUES FROM THE RTK GPS OBSERVATIONS WERE PROCESSED THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FPRN) FLORIDA PERMANENT REFERENCE NETWORK. THE RELATIVE POSITIONAL PRECISION FOR THE CONTROL ON THIS SURVEY (ADJACENT TO THEMSELVES) ACHIEVED A RELATIVE ACCURACY OF 0.03'. THE FEATURE LOCATIONS SHOWN HEREON HAVE AN EXPECTED HORIZONTAL ACCURACY OF ± 0.1'. THIS SURVEY MEET THE ACCURACY FOR ITS EXPECTED USE.
12. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND 0.1 FOOT FOR SOFT SURFACE ELEVATIONS. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.1'.
13. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/10 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
14. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 10' OR SMALLER.
15. ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
16. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12099C0979F EFFECTIVE DATE OCTOBER 5, 2017, THIS PROPERTY LIES IN ZONE X ANNUAL CHANCE OF FLOOD HAZARD, BASE FLOOD ELEVATION (NONE). LINES IMPORTED FROM PALM BEACH COUNTY GIS FILE.

LEGAL DESCRIPTION:

LOTS 19 AND 20, BLOCK 106, CITY OF DELRAY BEACH, FORMERLY CALLED TOWN OF LINTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS THE EAST 5 FEET THEREOF AND LESS A PORTION OF LOT 20, DESCRIBED AS FOLLOWS: FROM A POINT ON THE SOUTH LINE OF SAID LOT 20, LOCATED 5 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 20, RUN WESTERLY FOR 15.16 FEET THENCE RUN NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 15 FEET FOR 23.72 FEET, THROUGH A CENTRAL ANGLE OF 90°37'00" TO A POINT ON A LINE PARALLEL TO AND 5 FEET WESTERLY FROM THE EAST LINE OF SAID LOT 20; THENCE RUN SOUTH 01°08'35" EAST ALONG SAID PARALLEL LINE FOR 15.16 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN CITY OF DELRAY BEACH, FLORIDA AND CONTAINING 15,862 SQUARE FEET (0.364 ACRES) MORE OR LESS.

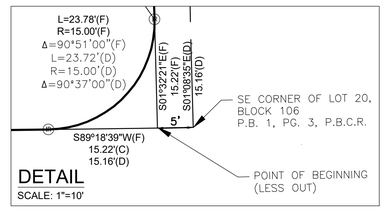


LOCATION SKETCH (NOT TO SCALE)

POINT	TREE	DIA(IN.)
100	PALM	8"
101	PALM	8"
102	PALM	8"
103	PALM	8"
104	PALM	8"
105	PALM	8"
106	PALM	8"
107	PALM	8"
108	PALM	8"
109	PALM	8"
110	OAK	16"
111	OAK	14"
112	OAK	14"
113	BOTTLEBRUSH	10"
114	OAK	12"
115	PALM	15"
116	BOTTLEBRUSH	6"
117	BOTTLEBRUSH	6"
118	BOTTLEBRUSH	12"
119	OAK	15"
120	OAK	15"
121	PALM	10"
122	PALM	10"
123	PALM	10"
124	PALM	10"
125	OAK	16"
126	PALM	12"
127	OAK	12"
128	OAK	22"
129	PALM	12"
130	PALM	12"
131	PALM	10"
132	OAK	12"
514	PALM	6
521	PALM	12
560	MAHOGANY	18
561	TREE	6
562	PALM	12
568	PALM	7
571	MAHOGANY	12
641	TREE	4

LEGEND:

AVE	AVENUE
(C)	CALCULATED MEASUREMENT
CONC.	CONCRETE
(D)	MEASUREMENT PER DEED
E.	EAST
ELEV.	ELEVATION
(F)	FIELD MEASUREMENT
F.F.E.	FINISHED FLOOR ELEVATION
FL	FLORIDA
FND.	FOUND
GIS	GEOGRAPHIC INFORMATION SYSTEM
GPS	GLOBAL POSITIONING SYSTEM
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV.	INVERT
LB	FLORIDA LICENSED BUSINESS NUMBER
MAINT	MAINTENANCE
N.	NORTH
NE	NORTHEAST
NO.	NUMBER
(P)	MEASUREMENT PER PLAT
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
PG.	PAGE
P.I.	POINT OF INTERSECTION
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
S.	SOUTH
SE	SOUTHEAST
UTD.	UNABLE TO DETERMINE
W.	WEST



DETAIL
SCALE: 1"=10'

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON AUGUST 2, 2023 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4677
STATE OF FLORIDA
(FOR THE FIRM)

LEGEND

AC	AIR CONDITIONER
BFP	BACKFLOW PREVENTER
BM	BENCHMARK
	BOLLARD
TS	CABINET, TRAFFIC SIGNAL
	PALM TREE (SEE TREE CHART)
	TREE (SEE TREE CHART)
	SIGN POST, SINGLE
	SIGN POST, DOUBLE
E	METER, ELECTRICAL
	OUTLET, ELECTRICAL
	LIGHT POLE
	LIGHT POLE, CONCRETE
	LIGHT POLE, WOOD
	UTILITY POLE, WOODEN
PED	TRAFFIC SIGNAL, PEDESTRIAN
CO	SANITARY SEWER CLEAN-OUT
S	MAINT ACCESS STRUCTURE, SANITARY SEWER
D	MAINT ACCESS STRUCTURE, STORM DRAIN
	CURB INLET
E	HAND HOLE, ELECTRIC
TS	HAND HOLE, TRAFFIC SIGNAL
W	METER, WATER
W	VALVE, WATER

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE
1	ADDITIONAL TOPO	11/15/2024
2	ADDITIONAL TOPO	05/11/2025

DATE:	08/02/23
DRAWN BY:	FS
CHECKED BY:	LS
FIELD BOOK:	1116

N

GRAPHIC SCALE
0 10 20
SCALE: 1" = 10 '
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

DOWNTOWN SIXTH AVENUE LLC
202 NE 6TH AVE
DELRAY BEACH, FL 33483

SHEET TITLE
BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NUMBER	1 0F 1
PROJECT NUMBER	13651.00

Plotted by: dspicer On 5/6/2025 12:38 PM
Drawing name: K:\13651.00 - The 202 - Delray Beach - Netta Architects\Survey\DWG\13651.00 202 Delray Beach BT.dwg

TREE DISPOSITION

Tree Number	Botanical Name	Common Name	DBH (Inches)	Height (FT)	Palm Height (CT/GW) (Feet)	Canopy (FT)	Disposition	CONDITION ≥ 50%	Remarks	TREE MITIGATION (INCHES)	PALM MITIGATION (FEET)
100	Cocos nucifera	COCONUT PALM	8"	40'	24'	20'	REMOVE	60%	FAIR; NURIENT DEFICIENT, YELLOWING		24
101	Cocos nucifera	COCONUT PALM	8"	40'	20'	20'	REMOVE	60%	FAIR; NURIENT DEFICIENT, YELLOWING		20
102	Cocos nucifera	COCONUT PALM	8"	40'	22'	20'	REMOVE	60%	FAIR; NURIENT DEFICIENT, YELLOWING		22
103	Cocos nucifera	COCONUT PALM	8"	40'	22'	20'	REMOVE	60%	FAIR; NURIENT DEFICIENT, OVERHEAD WIRE CONFLICT		22
104	Cocos nucifera	COCONUT PALM	8"	40'	20'	20'	REMOVE	60%	FAIR; NURIENT DEFICIENT, OVERHEAD WIRE CONFLICT		20
105	Cocos nucifera	COCONUT PALM	8"	40'	20'	20'	REMOVE	60%	FAIR; NURIENT DEFICIENT, YELLOWING		20
106	Cocos nucifera	COCONUT PALM	8"	40'	15'	20'	REMOVE	60%	FAIR; NURIENT DEFICIENT, YELLOWING		15
107	Cocos nucifera	COCONUT PALM	8"	40'	20'	20'	REMOVE	60%	FAIR; NURIENT DEFICIENT, YELLOWING		20
109	Cocos nucifera	COCONUT PALM	8"	40'	22'	20'	REMOVE	50%	FAIR; NURIENT DEFICIENT, YELLOWING		22
115	Sabal Palmetto	SABAL PALM	15"	18'	12'	15'	REMOVE	50%	FAIR, NUTRIENT DEFICIENT, CANOPY CROWDING, CONFLICT WITH CONCRETE WALL		12
121	Sabal Palmetto	SABAL PALM	10"	30'	20'	15'	REMAIN	80%	GOOD; NURIENT DEFICIENT		
122	Sabal Palmetto	SABAL PALM	10"	30'	22'	15'	REMAIN	80%	GOOD; NURIENT DEFICIENT		
123	Sabal Palmetto	SABAL PALM	10"	30'	22'	15'	REMAIN	80%	GOOD; NURIENT DEFICIENT		
124	Sabal Palmetto	SABAL PALM	10"	30'	20'	15'	REMAIN	80%	GOOD; NURIENT DEFICIENT		
126	Sabal Palmetto	SABAL PALM	12"	30'	22'	15'	REMAIN	80%	GOOD; NURIENT DEFICIENT		
129	Sabal Palmetto	SABAL PALM	12"	30'		8'	OFF-SITE	80%	GOOD; NURIENT DEFICIENT		
130	Sabal Palmetto	SABAL PALM	12"	30'	20'	8'	REMAIN	80%	GOOD; NURIENT DEFICIENT		
131	Sabal Palmetto	SABAL PALM	10"	30'	20'	8'	REMAIN	80%	GOOD; NURIENT DEFICIENT		
137	Sabal Palmetto	SABAL PALM	14"	22'	15'	15'	OFF-SITE	75%			
138	Syagrus roamanzoffiana	QUEEN PALM	8"	22'	16'	15'	OFF-SITE	75%			

Tree Number	Botanical Name	Common Name	DBH (Inches)	Height (FT)		Canopy (FT)	Disposition	CONDITION < 50%	Remarks	TREE MITIGATION (1 FOR 1 REPLACEMENT)	PALM MITIGATION (PALMS)
108	Cocos nucifera	COCONUT PALM	8"	40'	24'	20'	REMOVE	40%	FAIR; NURIENT DEFICIENT, YELLOWING		1
110	Quercus virginiana	LIVE OAK	16"	30'		25'	REMOVE	10%	VERY POOR, OVERHEAD WIRE & UTILITY POLE CONFLICT, MISSING CROWN, HATRACKED, LARGE TRUNK WOUND	1	
111	Swietenia mahagoni	MAHOGHANY	14"	35'		20'	REMOVE	40%	POOR, LACKING FULL CROWN, CODOMINANT TRUNK, GIRDLING ROOTS, TRUNK WOUNDS	1	
112	Swietenia mahagoni	MAHOGHANY	14"	35'		20'	REMOVE	40%	POOR, UNBALANCED CROWN, TRUNK LEAN, GIRDLING ROOTS, TRUNK WOUNDS	1	
113	Callistemon citrinus	BOTTLEBRUSH	10"	20'		12'	REMOVE	20%	VERY POOR, CROWN DIEBACK, TRUNK LEAN, WEAK STRUCTURE	1	
114	Quercus virginiana	LIVE OAK	12"	30'		20'	REMOVE	40%	POOR, WEAK STRUCTURE, IMPROPER PRUNING, CROSSING LIMBS, CROWN COMPETITION, GIRDLING ROOTS	1	
116	Grevillea robusta	SILK OAK	6"	15'		10'	REMOVE	10%	VERY POOR, DIEBACK, DISEASE, CROWN HATRACKED, OVERHEAD WIRE CONFLICT	1	
117	Grevillea robusta	SILK OAK	6"	12'		7'	REMOVE	10%	VERY POOR, DIEBACK, DISEASE, CROWN HATRACKED, OVERHEAD WIRE CONFLICT	1	
118	Grevillea robusta	SILK OAK	12"	20'		15'	REMOVE	25%	VERY POOR, DIEBACK, DISEASE, CROWN HATRACKED, OVERHEAD WIRE CONFLICT	1	
119	Quercus virginiana	LIVE OAK	17"	30'		25'	REMOVE	20%	POOR, OVERHEAD WIRE & UTILITY POLE CONFLICT, UNSTABLE STRUCTURE, SPLIT-CROWN HATRACKED, CODOMINANCE	1	
120	Quercus virginiana	LIVE OAK	15"	35'		35'	REMOVE	45%	FAIR, OVERHEAD WIRE & UTILITY POLE CONFLICT, WEAK STRUCTURE,CROSSING LIMBS, IMPROPER PRUNING, TRUNK CUTS	1	
125	Quercus virginiana	LIVE OAK	17"	30'		35'	REMOVE	40%	FAIR, OVERHEAD WIRE & UTILITY POLE CONFLICT, WEAK STRUCTURE,CROSSING LIMBS, IMPROPER PRUNING, TRUNK LEAN	1	
127	Quercus virginiana	LIVE OAK	12"	25'		20'	OFF-SITE	40%	POOR, WEAK STRUCTURE, TRUNK LEAN, CROWN COMPETITION, GIRDLING ROOTS		
128	Swietenia mahagoni	MAHOGHANY	22"	30'		25'	OFF-SITE	30%	POOR, WEAK STRUCTURE, TRUNK LEAN, CROWN COMPETITION, GIRDLING ROOTS		
132	Quercus virginiana	LIVE OAK	12"	30'		25'	OFF-SITE	40%	FAIR, CROWN COMPETITION, UNBALANCED, GIRDLING ROOTS		
133	Wodyetia bifurcata	FOXTAIL PALM	10"	20'		6'	OFF-SITE	20%	VERY POOR, DIEBACK, NUTRIENT DEFICIENT, INSIDE OAK CANOPY		
134	Wodyetia bifurcata	FOXTAIL PALM DOUBLE	10"	20'	15'	8'	REMOVE	20%	VERY POOR, DIEBACK, NUTRIENT DEFICIENT, TRUNK WOUNDS		1
135	Wodyetia bifurcata	FOXTAIL PALM	10"	20'	16'	8'	REMOVE	40%	FAIR, NUTRIENT DEFICIENT, TRUNK WOUNDS		1
136	Swietenia mahagoni	MAHOGHANY	7"	25'		15'	OFF-SITE	30%			
139	Swietenia mahagoni	MAHOGHANY	12"	35'		30'	OFF-SITE	40%			

Total DBH of Trees with Condition Rating ≥ 50% to be Removed	**0**	**INCHES**
Total Overall CT of Palms to be Removed	**197**	**FEET**
Total Number of Trees with Condition Rating < 50% to be Removed	**11**	**TREES**
Total Number of Palms with Condition Rating < 50% to be Removed	**3**	**PALMS**

4

MITIGATION

Tree Replacement Calculations (Condition Rating ≥ 50% to be Removed)	
Total Inches of Removed Trees	**0 Inches**
Total Inches of Proposed Trees	**0 Inches**
Total Replacement Deficit	**0 Inches**
Tree Replacement Calculations (Condition Rating < 50% to be Removed)	
1-for 1 Trees Replacement Trees Removed	**11 Trees**
Total Proposed Trees	**11 Trees**
Total Replacement Surplus	**0 Tree**
Palm Replacement Calculations (Condition Rating ≥ 50% to be Removed)	
Total Height of Proposed Palms	**202 Feet**
Total Height of Removed Palms	**197 Feet**
Total Replacement Surplus	**5 Feet**
TREE TRUST FUND CONTRIBUTION	
Total Existing CT of Palms on Street = 146 Feet @ $75.00 per	**$ 10,950.00**

ca

cabezas • alvarez
landscape architects, inc

80 NE 5TH AVENUE
DELRAY BEACH, FL 33483
studio@cabezasalvarez.com
www.cabezasalvarez.com
561.515.1275

PROJECT:
202 NE 6TH AVENUE, DELRAY BEACH, FL. 33483
LANDSCAPE PERMIT DRAWINGS

CLIENT:
MULTI-FAMILY RESIDENTIAL

REVISIONS:

No.	Date	Description
1	01/14/25	CITY COMMENTS
2	04/11/25	CITY COMMENTS
3	05/19/25	CITY COMMENTS
4	11/06/25	CITY COMMENTS

SEAL:
LANDSCAPE ARCHITECT: Jose M Alvarez

REGISTRATION NO: RLA 6667245

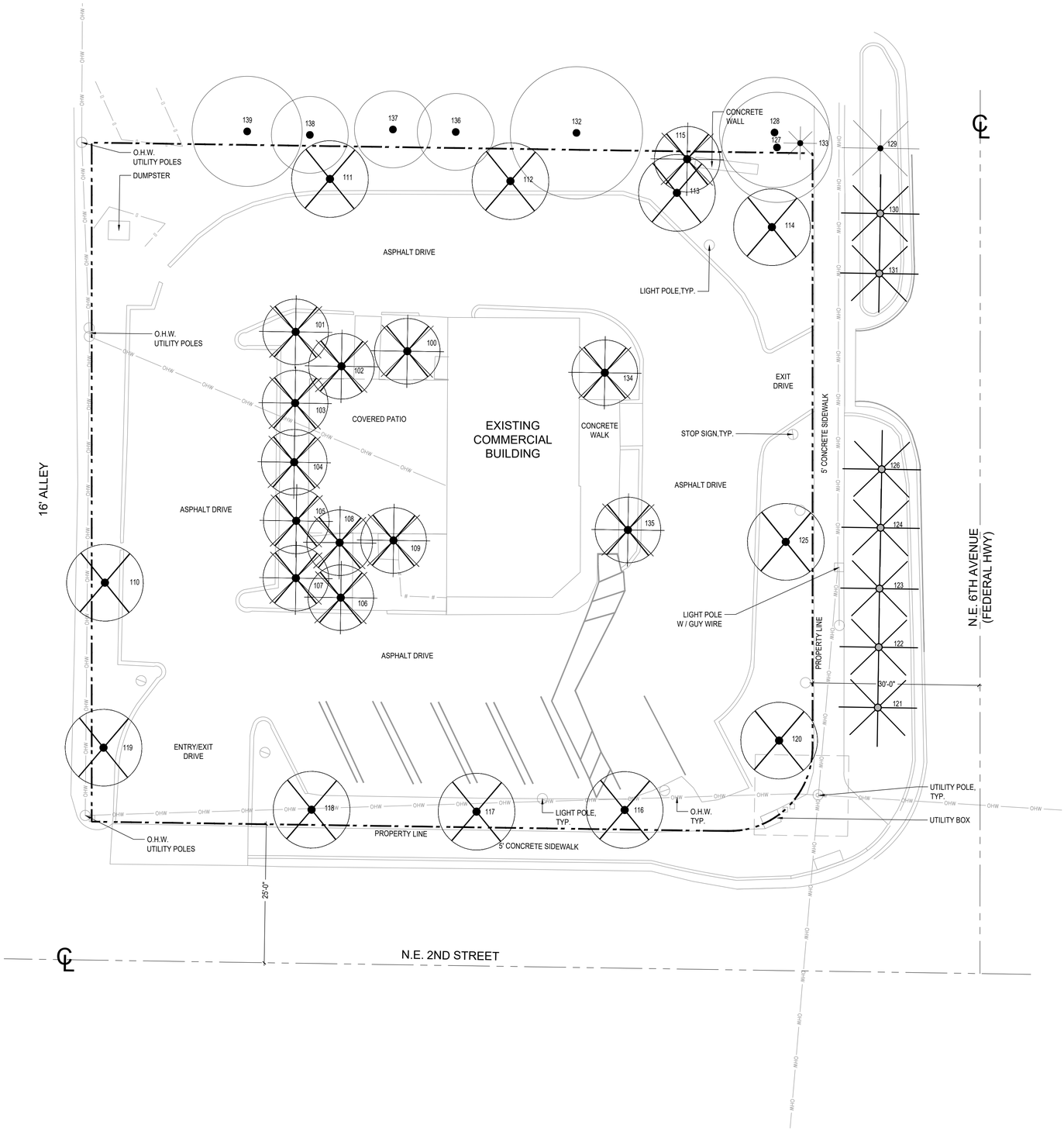
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TREE DISPOSITION

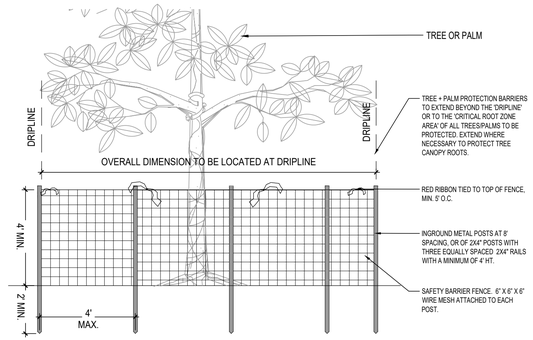
Scale: 1" = 10'-0"
Drawn By: JMA
Checked By: JMA
Date: 06/03/2024

SHEET NUMBER:
L-1.0

811 Know what's below. Call before you dig.

0 5 10 20 N
SCALE: 1:10





NOTE:
BARRIER TO BE CONTINUOUS AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN. IN NO CASE SHALL THE FENCE BE INSTALLED LESS THAN TEN FEET FROM THE TRUNK.

1 TREE PROTECTION DETAIL
SCALE: N/A

PLANT SYMBOLS

	TREES	PALMS
EXISTING TO REMAIN		
EXISTING TO BE REMOVED		
EXISTING TO BE RELOCATED		
OFF-SITE		

Know what's below. Call before you dig.

0 5 10 20 N
SCALE: 1:10

cabezas • alvarez
landscape architects, inc

80 NE 5TH AVENUE
DELRAY BEACH, FL 33483
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561.515.1275

PROJECT:
202 NE 6TH AVENUE, DELRAY BEACH, FL. 33483
LANDSCAPE PERMIT DRAWINGS
CLIENT:
MULTI-FAMILY RESIDENTIAL

REVISIONS:

No.	Date	Description
1	01/14/25	CITY COMMENTS
2	04/11/25	CITY COMMENTS
3	05/19/25	CITY COMMENTS

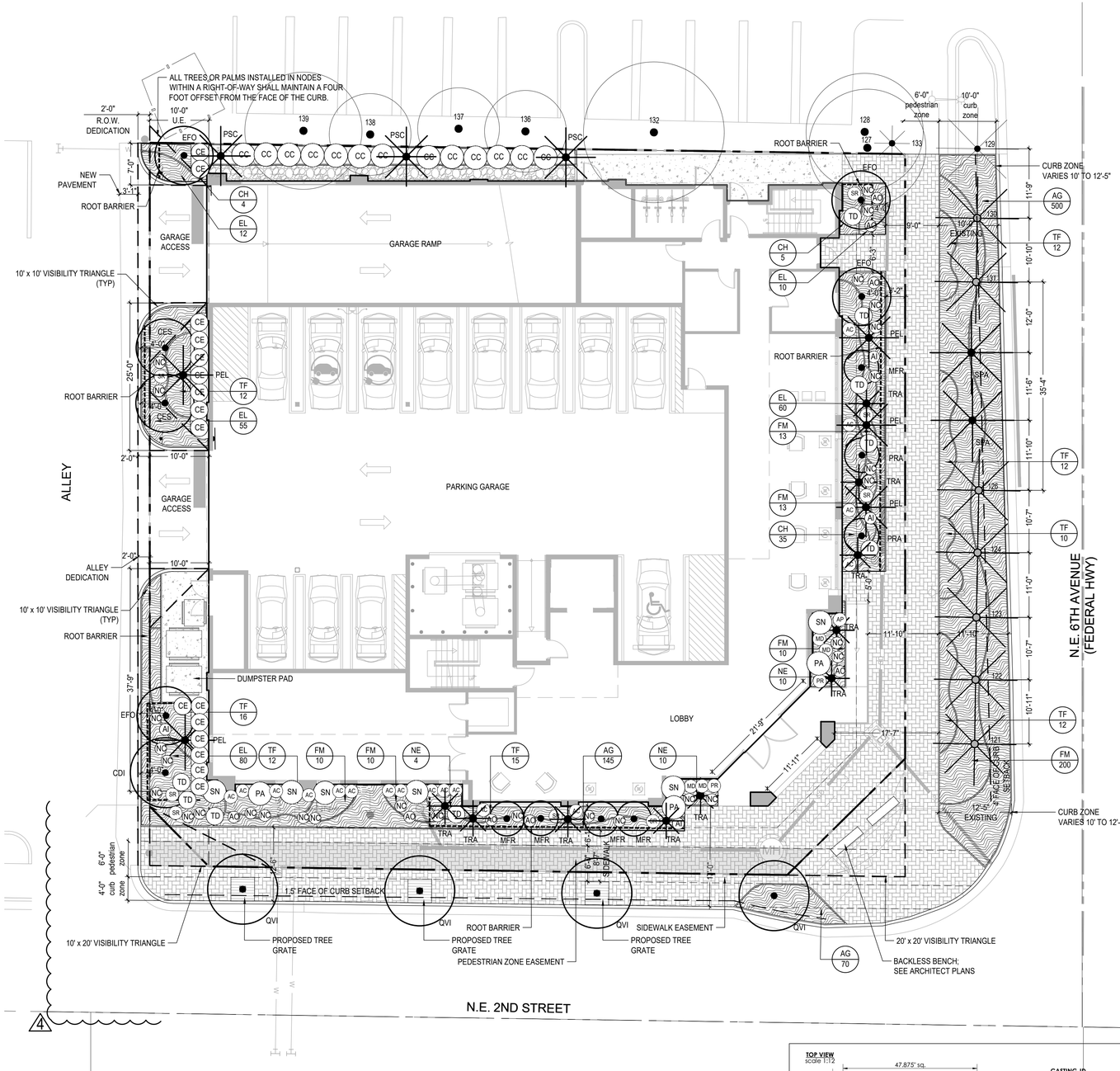
SEAL:
LANDSCAPE ARCHITECT: Jose M Alvarez

REGISTRATION NO. RLA 6667245

SHEET TITLE:
TREE DISPOSITION

Scale: 1" = 10'-0"
Drawn By: JMA
Checked By: JMA
Date: 06/03/2024

SHEET NUMBER:
L-1.1



4

PLANT SCHEDULE

TREES	QTY	Scientific Name	Common Name	Specs	Native	Drought Tolerant	Notes
CES	2	Conocarpus erectus 'Sericeous'	SILVER BUTTONWOOD	16' HT, 7' SPR, 2" CAL, 8' CT min	√	√	MULTI-TRUNK
CDI	1	Coccoloba diversifolia	PIGEON PLUM	16' HT, 7' SPR, 4" CAL, 8' CT min	√	√	STANDARD
EFO	4	Eugenia foetida	SPANISH STOPPER	16' HT, 7' SPR, 2" CAL, 8' CT min	√	√	STANDARD
QVI	4	Quercus virginiana	LIVE OAK	16' HT, 10' SPR, 4" CAL , 8' CT min	√	√	STANDARD

PALMS	QTY	Scientific Name	Common Name	Specs	Native	Drought Tolerant	Notes
PSC	3	Ptychosperma schefferii	SCHEFFER'S PALM	16' HT OA.		√	CLUSTER
PEL	5	Ptychosperma elegans	ALEXANDER PALM	22' HT OA.		√	SINGLE TRUNK
TRA	10	Thrinax radiata	THATCH PALM	6-8' HT OA.	√	√	SINGLE TRUNK
SPA	2	Sabal Palmetto	CABBAGE PALM	22' HT OA.	√	√	SINGLE TRUNK

SHRUBS	QTY	Scientific Name	Common Name	Specs	Native	Drought Tolerant	Notes
CH	44	Chrysobalanus icaco 'Horizontal'	HORIZONTAL COCOPLUM	24" HT x 24" SPR	√	√	24" O.C.
EL	187	Ernodea littoralis	GOLDEN CREEPER	12" HT x 12" SPR	√	√	18" O.C.
FM	251	Ficus microcarpa 'Green Island'	GREEN ISLAND FICUS	18" HT x 18" SPR		√	18" O.C.
NE	24	Nephrolepsis exaltata	SWORD FERN	24" HT x 24" SPR	√	√	24" O.C.
TF	104	Tripsacum floridana	DWARF FAKAHATCHEE	24" HT x 24" SPR	√	√	24" O.C.

LARGE SHRUBS	QTY	Scientific Name	Common Name	Specs	Native	Drought Tolerant	Notes
MFR	5	Myrcinathes fragrans	SIMPSON'S STOPPER	10' HT, 7' SPR, 2" CAL	√	√	MULTI-TRUNK
PRA	2	Pimenta racemosa	BAYRUM	10' HT, 7' SPR, 2" CAL		√	STANDARD

ACCENTS	QTY	Scientific Name	Common Name	Specs	Native	Drought Tolerant	Notes
AC	15	Alocasia california	SAME	30" OA			
AI	4	Alcantarea imperialis	SAME	24" - 30" OA		√	
AO	8	Alcantarea odorata	SAME	24" - 30" OA		√	
AP	1	Alocasia portora	SAME	48" HT x 36" SPR			
CC	13	Chamaedorea cataractarum	CAT PALM	5' OA		√	
CE	16	Conocarpus erectus	GREEN BUTTONWOOD	48" HT x 36" SPR	√	√	BUSH
MD	4	Monstera deliciosa	MONSTERA	30" OA			5 STALKS MIN
NC	30	Neomarica caerulea 'Regina'	GIANT APOSTLES IRIS	30" OA			
PR	2	Philodendron 'Rojo Congo'	RED CONGO PHILODENDRON	30" OA			5 STALKS MIN
PA	3	Pimenta racemosa	BAYRUM	48" HT x 36" SPR		√	BUSH
SN	6	Strelitzia nicolaii	WHITE BIRD OF PARADISE	6' OA		√	5 STALKS MIN
SR	8	Serenoa repens 'Cinera'	SILVER SAW PALMETTO	30" OA	√	√	5 STALKS MIN
TD	9	Tripsacum dactyloides	FAKAHATCHEE GRASSS	24" OA		√	

GROUND COVER	QTY	Scientific Name	Common Name	Specs	Native	Drought Tolerant	Notes
AG	715	Arachis glabrata	PERENIAL PEANUT	1 GALLON, FULL CONT.		√	12" O.C.

LANDSCAPE REQUIREMENTS
(MULTI-FAMILY RESIDENTIAL)

AREA CALCULATIONS

Lot Area	15,617 S.F.
Building	10,864 S.F.
Parking / Accessways Area	384 S.F.

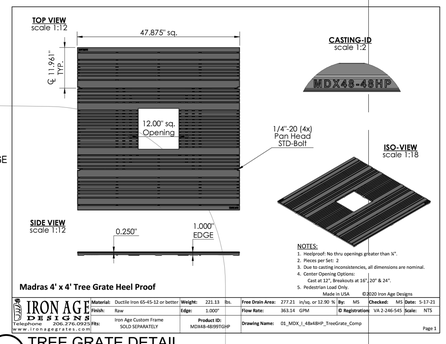
DESCRIPTION	Required/Allowed	Provided
NE 2ND STREET Street Trees (40' o.c.) Total Frontage = 112LF *Sec. 4.4.13(E)(2)*	3	4
NE 6TH AVE (US-1) Street Trees (30' o.c.) Total Frontage = 107 LF *(per FDOT TABLE 212.11.3.)*	4	3* (9 palms = 3 trees (9 existing palms + 2 proposed palms)
Interior Landscape Area = 10% of Parking / Accessways Areas Sec. 4.6.16.(H)(3)(g)	38 SF	213 SF
1 Trees Per 125 SF of Int. Lndsp. (3 Palms = 1 Tree) Sec. 4.6.16.(H)(3)(h)	1	3
Foundation Landscaping Sec. 4.4.13(E)(2)(a)(3)	Tiered Shrubs & Groundcovers	Tiered Trees, Shrubs & Groundcovers
Landscape Barrier Sec. 4.6.16.(H)(3)(s)	1 Trees + Continuous Hedge	1 Trees + Continuous Hedge
Native Trees	50.0%	56%
Native Shrubs	25%	55%

**Tree Trust Fund payment for existing palms to be provided at at rate of $75.00 per foot of CT. See sheet L1.0 for total Tree Trust Fund contribution.*

SOIL NOTE:
EXISTING NATIVE SOIL WITHIN ALL LANDSCAPE ISLANDS, INTERIOR LANDSCAPE STRIPS AND PERIMETER LANDSCAPE STRIPS, ADJACENT TO VEHICULAR USE AREAS, SHALL BE EXCAVATED DOWN TO A DEPTH OF 30 INCHES BELOW EXISTING GRADE, EXCEPT FOR A 12-INCH BUFFER FROM THE INSIDE OF CURB OR PAVEMENT (SEE DIAGRAM BELOW). A SUITABLE PLANTING SOIL MIXTURE OF 50/50, 60/40 (SAND/TOPSOIL) OR AS OTHERWISE INDICATED BY THE REGISTERED LANDSCAPE ARCHITECT, SHALL EITHER BE BACKFILLED IN PLACE OF THE NATIVE SOIL OR EFFICIENTLY MIXED WITH THE NATIVE SOIL TO CREATE AN OPTIMUM ENVIRONMENT FOR SUCCESSFUL ROOT DEVELOPMENT. IF NATIVE SOIL IS TO BE MIXED, IT SHALL FIRST BE SCREENED TO REMOVE ROCKS AND DEBRIS LARGER THAN ONE-HALF INCH IN DIAMETER PRIOR TO MIXING. ALL PROPERTIES UNDER THIS SECTION SHALL BE REQUIRED TO HAVE AN OPEN LANDSCAPE BED INSPECTION PRIOR TO BACKFILLING TO INSURE THE 30-INCH DEPTH HAS BEEN MET.

SIGHT TRIANGLE NOTE:
PURSUANT TO LDR SEC. 4.6.14 (C) INTERSECTIONS, WHEN AN ACCESS WAY INTERSECTS A PUBLIC RIGHT-OF-WAY, ALL VISUAL OBSTRUCTIONS WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A LEVEL BETWEEN 3 FT AND 6 FT. TREES OR PALMS HAVING CANOPY LIMBS, FOLIAGE AND FRONDS SHALL BE MAINTAINED IN SUCH A MANNER THAT CROSS VISIBILITY IS PROVIDED. ONE TREE OR PALM SHALL BE PERMITTED, PROVIDING THE MATURE TRUNK DIAMETER DOES NOT EXCEED 15 INCHES. TREES SHALL NOT BE LOCATED WITHIN 6 FT FROM THE EDGE OF ANY UNCURBED ACCESS WAY PAVEMENT. TREES MAY HAVE A FOUR-FOOT OFFSET FROM THE FACE OF A NON-MOUNTABLE TYPE CURB.

IRRIGATION NOTE:
ALL LANDSCAPE AREAS TO RECEIVE 100% COVERAGE WITH 100% OVERLAP BY IRRIGATION SYSTEM.



1 TREE GRATE DETAIL
SCALE: N/A

LEGEND

PROPOSED:

TREE XXX
PALM XXX
CHARACTER PALM XXX
SHRUB / ACCENT PLANT XX

LAWN AREA
PLANTING AREA
CONCRETE AREA
PAVER AREA
GRAVEL AREA

EXISTING:

EXISTING TREE
EXISTING PALM

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LANDSCAPE PERMIT DRAWINGS
CLIENT:
MULTI-FAMILY RESIDENTIAL

REVISIONS:

No.	Date	Description
1	01/14/25	CITY COMMENTS
2	04/11/25	CITY COMMENTS
3	05/19/25	CITY COMMENTS
4	11/06/25	CITY COMMENTS

SEAL:
LANDSCAPE ARCHITECT: Jose M Alvarez
REGISTRATION NO. RLA 6667245

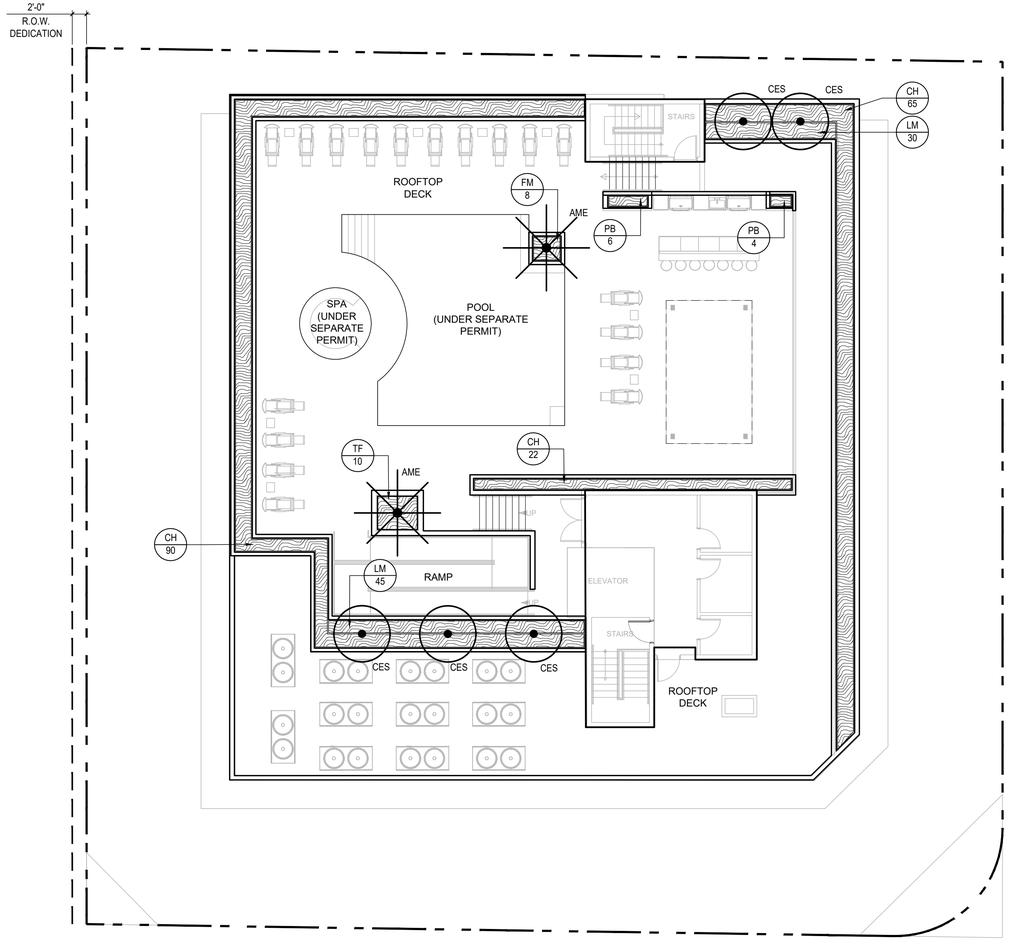
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LANDSCAPE PLAN

Scale: 1" = 10'-0"
Drawn By: JMA
Checked By: JMA
Date: 06/03/2024

SHEET NUMBER:
L-2.0

Know what's below. Call before you dig.

0 5 10 20 N
SCALE: 1:10



PLANT SCHEDULE - ROOFTOP

TREES	QTY	Scientific Name	Common Name	Specs	Native	Drought Tolerant	Notes
CES	5	Conocarpus erectus 'Sericeous'	SILVER BUTTONWOOD	12-14' HT, 7' SPR, 2" CAL, 8' CT min	√	√	MULTI-TRUNK
PALMS	**QTY**	**Scientific Name**	**Common Name**	**Specs**	**Native**	**Drought Tolerant**	**Notes**
AME	2	Adonidia merillii	CHRISTMAS PALM	16' HT OA.		√	TRIPLE
SHRUBS	**QTY**	**Scientific Name**	**Common Name**	**Specs**	**Native**	**Drought Tolerant**	**Notes**
CH	177	Chrysobalanus icaco 'Horizontal'	HORIZONTAL COCOPLUM	24" HT x 24" SPR	√	√	24" O.C.
PB	10	Philodendron 'Burle Marx'	SAME	18" HT x 18" SPR	√	√	18" O.C.
FM	8	Ficus microcarpa 'Green Island'	GREEN ISLAND FICUS	18" HT x 18" SPR		√	18" O.C.
TF	10	Tripsacum floridana	DWARF FAKAHATCHEE	24" HT x 24" SPR	√	√	24" O.C.
GROUND COVER	**QTY**	**Scientific Name**	**Common Name**	**Specs**	**Native**	**Drought Tolerant**	**Notes**
LM	75	Liriope muscari	LIRIOPE 'SUPER BLUE'	1 GALLON, FULL CONT.		√	12" O.C.

ROOFTOP AREA	REQUIRED/ALLOWED	PROVIDED
OVERALL ROOFTOP AREA	N/A	8,390 SF
LANDSCAPE-10% OF ROOFTOP	755.6 SF	919 SF

Know what's below.
Call before you dig.

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SCALE: 1:10

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LANDSCAPE PERMIT DRAWINGS

CLIENT:
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REVISIONS:

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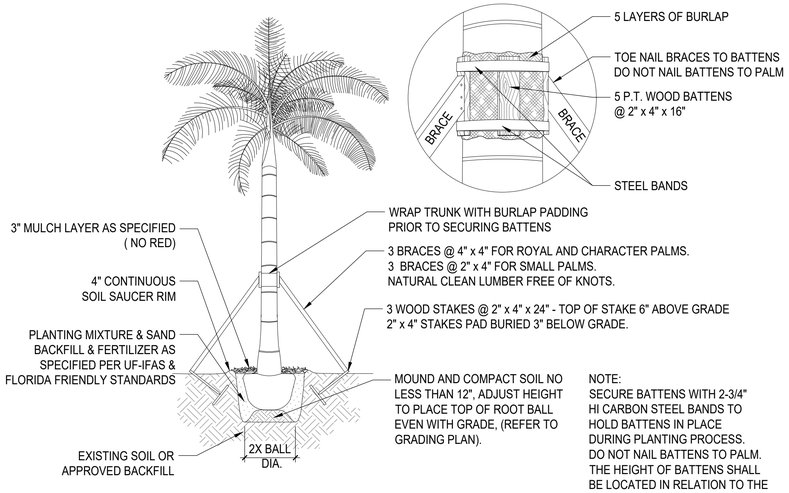
SEAL:
LANDSCAPE ARCHITECT: Jose M Alvarez

REGISTRATION NO. RLA 6667245

SHEET TITLE:
LANDSCAPE PLAN - ROOFTOP

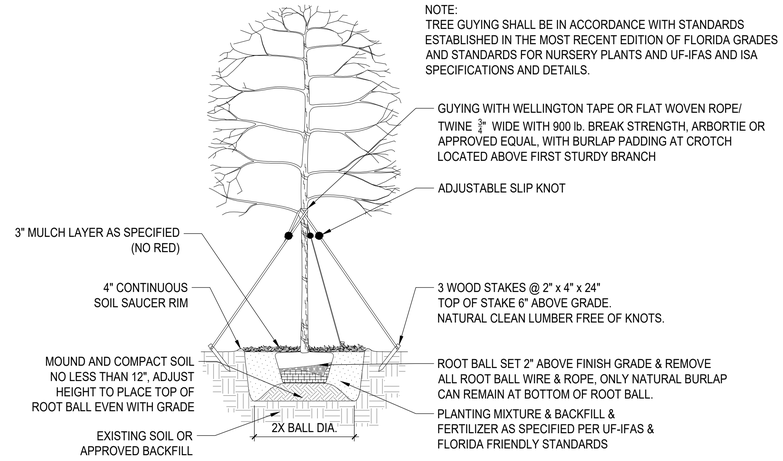
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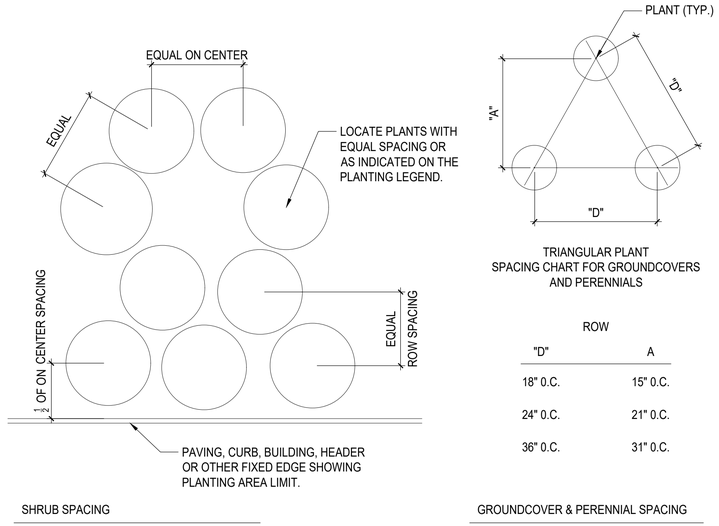


NOTE:
SECURE BATTENS WITH 2-3/4" HI CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROCESS. DO NOT NAIL BATTENS TO PALM. THE HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.

1 PALM PLANTING AND STAKING DETAIL
SCALE: N/A



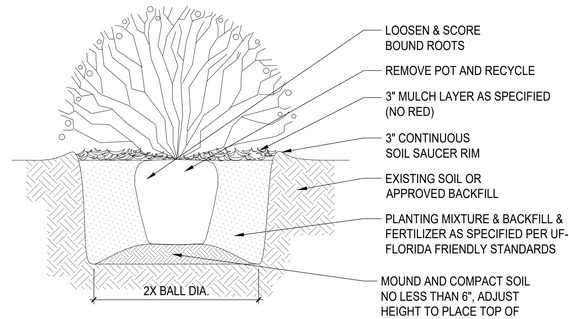
2 UNDERSTORY TREE PLANTING AND STAKING DETAIL
SCALE: N/A



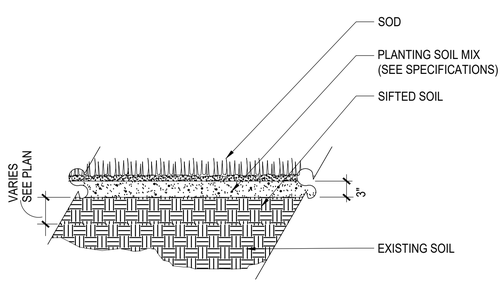
ROW

"D"	A
18" 0.C.	15" 0.C.
24" 0.C.	21" 0.C.
36" 0.C.	31" 0.C.

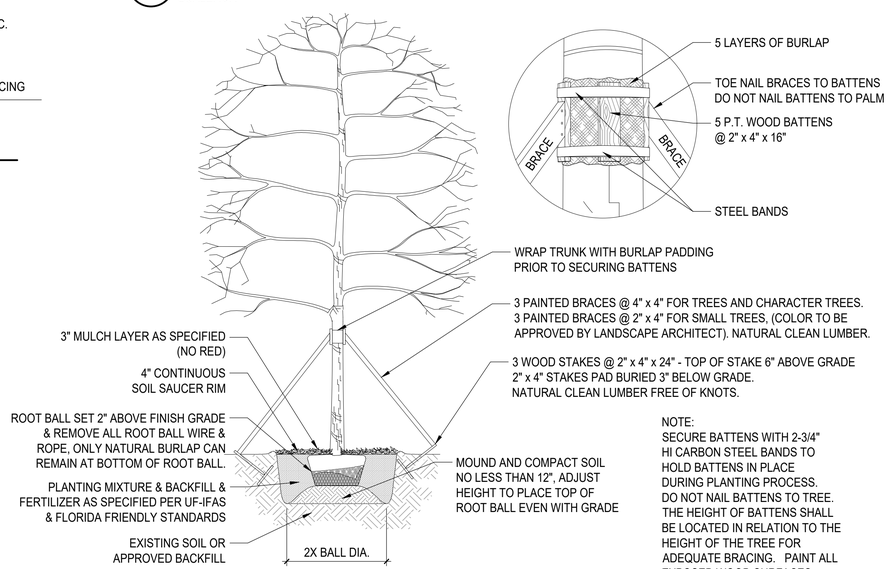
3 PLANT & SHRUB SPACING DETAIL
SCALE: N/A



4 SHRUB PLANTING DETAIL
SCALE: N/A



5 SOD SECTION
SCALE: N/A



NOTE:
SECURE BATTENS WITH 2-3/4" HI CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROCESS. DO NOT NAIL BATTENS TO TREE. THE HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE TREE FOR ADEQUATE BRACING. PAINT ALL EXPOSED WOOD SURFACES, BLACK FOREST GREEN.

6 TREE PLANTING AND STAKING DETAIL
SCALE: 3/32" = 1'- 0"

GENERAL LANDSCAPE NOTES AND SPECIFICATIONS

1. LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO SUBMITTING A BID.
2. LANDSCAPE CONTRACTOR SHOULD VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS PRIOR TO SUBMITTING A BID.
3. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
4. ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLANS SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS.
5. ALL SIZES SPECIFIED FOR PLANT MATERIAL ON THE PLAN AND PLANT LIST SHALL BE CONSIDERED MINIMUM.
6. ALL PLANT MATERIAL MUST MEET OR EXCEED THE SPECIFIED MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD.
7. ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. .
8. ALL TREES, PALMS, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR FROM DATE OF FINAL ACCEPTANCE.
9. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING.
10. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, THE REMOVAL OF ALL BUILDING CONSTRUCTION DEBRIS AND FOREIGN MATERIAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
11. SITE PREPARATION SHOULD INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS OR GRASS, REMOVAL AND CLEAN UP OF ANY DEAD MATERIAL AND ROUGH AND FINISH GRADING PER SPECS AND OR LANDSCAPE PLANS.
12. FOR PLANT MATERIAL DESIGNATED TO BE REMOVED, THE ENTIRE ROOT SYSTEM SHALL BE DUG AND REMOVED FROM THE SITE.
13. ALL PLANTING AREAS SHALL BE COMPOSED OF 70:30 MIX FILL SOIL WITH 10% ORGANIC MATTER, AND SAND USED IN PLANTING SOIL MIX SHALL BE SILICA SAND. PALMS SHALL BE PLANTED IN CLEAN SAND. ALL PLANTING MIX AND FERTILIZER MIX SHALL FOLLOW CURRENT RECOMMENDED UF-IFAS AND ISA SPECIFICATIONS AND STANDARDS.
14. ALL PLANT MATERIAL SHALL BE FLORIDA NO.1 OR BETTER AS SET FORTH IN THE FLORIDA DEPARTMENT OF AGRICULTURE 'GRADES AND STANDARDS FOR NURSERY PLANTS' LATEST EDITION JULY 2022, INCLUDING REVISIONS AND WHICH MEET OR EXCEED THE SIZES INDICATED IN THE PLANTING SCHEDULE AND DETAILS.
15. ALL TREES SHALL BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO BRACING NOTES AND PLANTING DETAILS). ALL TREE INSTALLATION OR RELOCATION OR PRUNING SHALL FOLLOW ANSI A-300 STANDARDS FOR MAINTENANCE OF TREES AND WOODY PLANTS.
16. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, ALL REMAINING HOLES SHALL BE BACK FILLED AROUND AND UNDER ROOT BALL WITH SPECIFIED PLANTING MIX.
17. ALL EXISTING PLANT MATERIAL TO REMAIN, SHALL HAVE PROTECTION BARRIERS IN PLACE PRIOR TO AND DURING ALL CONSTRUCTION PHASES. ANY PLANT MATERIAL SCARRED OR DESTROYED DESIGNATED TO REMAIN MUST BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH SIMILAR SPECIES SIZE AND QUALITY.
18. ALL TREES AND ALL PLANTING BEDS TO BE TOPPED WITH 3" MIN. "GRADE A" ORGANIC MULCH IMMEDIATELY AFTER PLANTING AND WET DOWN TO PREVENT WIND DISPLACEMENT. (MELALEUCA IS PREFERRED UNLESS OTHERWISE NOTED & CYPRESS MULCH AND RED MULCH SHALL NOT BE USED).
19. ALL TREES SHALL HAVE 2" D.B.H. MINIMUM FOR A 12' HEIGHT TREE, UNLESS NOTED OTHERWISE.
20. ALL 1 GALLON MATERIAL SHALL HAVE 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE 18-24" SPREAD MINIMUM.
21. ALL PLANTING AREAS WITHIN THE LIMITS OF WORK SHALL RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP PREFERRED) UNLESS OTHERWISE DIRECTED BY OWNER. SEE IRRIGATION PLANS FOR ADDITIONAL SPECIFICATIONS.
22. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH IRRIGATION CONTRACTOR. IRRIGATION TIME CLOCK TO BE HARD WIRED ON COMPLETION - RESPONSIBILITY OF IRRIGATION CONTRACTOR. LANDSCAPE CONTRACTOR SHALL HAND WATER OR ARRANGE FOR WATERING DURING PLANTING UNTIL IRRIGATION SYSTEM IS 100% OPERABLE. THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
23. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER APPROPRIATE CONTRACTORS.
24. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.
25. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
26. THESE DRAWINGS, DOCUMENTS, AND ALL CONTENTS ARE THE PROPERTY OF CABEZAS ALVAREZ LANDSCAPE ARCHITECTS, INC. ALL RIGHTS ARE RESERVED. UNAUTHORIZED USE OR PRODUCTION, IN PART OR WHOLE, FOR ANY PURPOSE IS UNLAWFUL AND PROHIBITED EXCEPT BY EXPRESS WRITTEN CONSENT.
27. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS OR APPROVALS FROM THE FEDERAL, STATE OR LOCAL GOVERNMENT REQUIRED FOR THE WORK INCLUDED IN THIS CONTRACT AND ON THESE DRAWINGS.
28. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY UNFORESEEN CONDITIONS, I.E., COMPACTED SOIL / SUBGRADE, POOR DRAINAGE, UNCONSOLIDATED SOIL, EROSION, UTILITY CONFLICTS, EXCESSIVE SUN OR SHADE, ETC., PRIOR TO PROCEEDING WITH LANDSCAPE INSTALLATION. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
29. ALL PLANTS, MATERIALS, AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER.
30. NURSERY SUPPORT POLES SHALL BE REMOVED AT THE NURSERY, PRIOR TO DELIVERY. TREES SHALL BE PROPERLY STAKED PER SPECIFIED IN DETAILS TO ENSURE PROPER ESTABLISHMENT.

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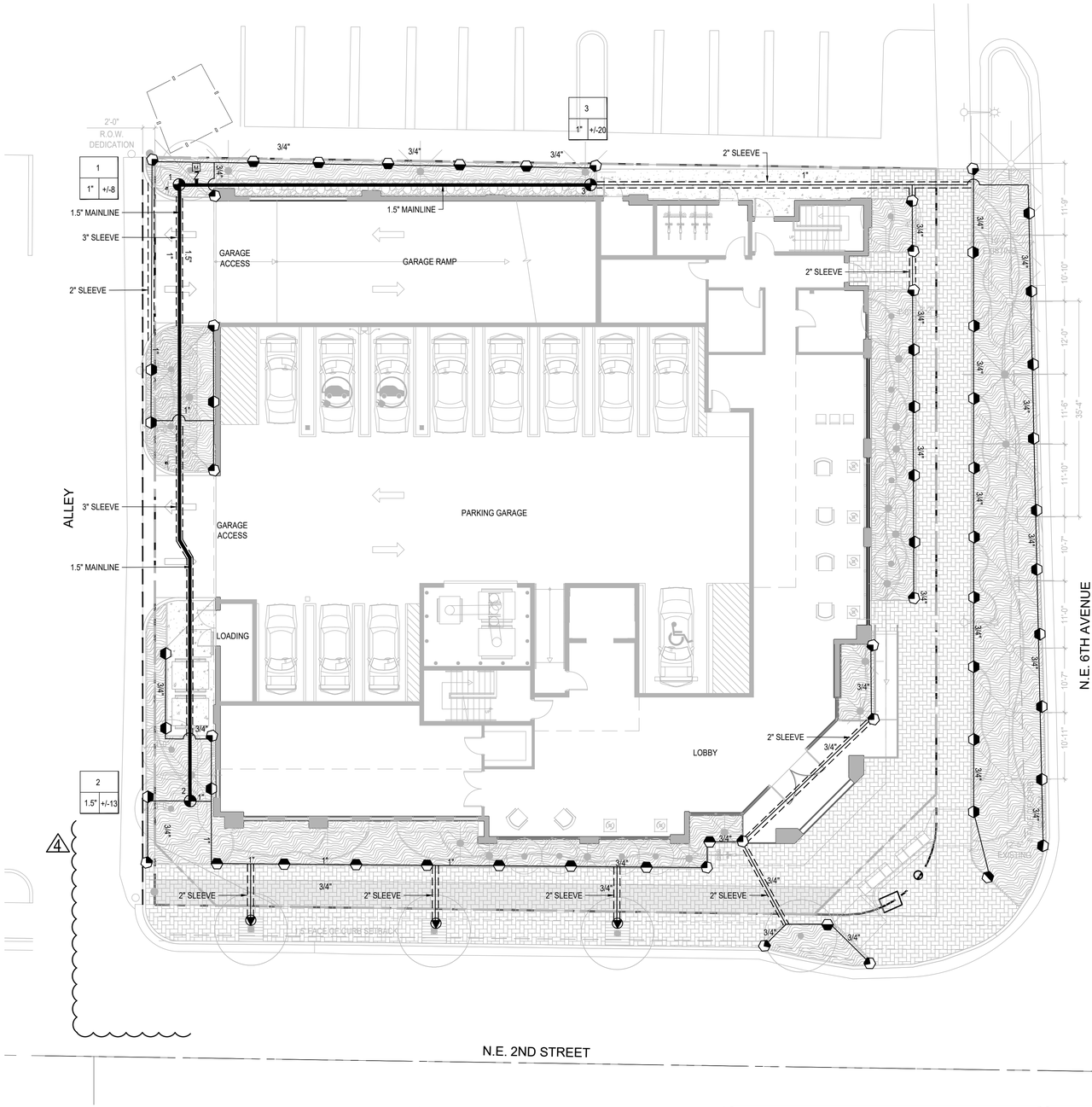
SEAL:
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REGISTRATION NO. RLA 6667245

SHEET TITLE:
PLANTING DETAILS
+ NOTES

Scale: 1" = 10'-0"
Drawn By: JMA
Checked By: JMA
Date: 06/03/2024

SHEET NUMBER:
L-3.0



Irrigation Notes

LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. AS REQUIRED TO INSURE 100% COVERAGE AND 50% OVERLAP.

LOW ANGLE TRAJECTORY NOZZLES SHALL BE USED WHEN ALL SPRINKLERS AND ROTORS ARE LOCATED WITHIN 100' OF POOLS OR PUBLIC GATHERING AREAS.

PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHEREVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS.

PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

PIPES 4" AND UNDER TO BE SOLVENT WELD. LARGER PIPES TO BE GASKETED 'O' RING PIPES AND USE THRUST BLOCKS OR MEGA LUGS AND DUCTILE IRON FITTINGS AT TURNING LOCATIONS.

*SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND
*INSTALL RAIN SENSOR AS PER LOCAL CODE

PIPES CONVEYING RECLAIM WATER SHALL HAVE A 3' HORIZONTAL DISTANCE SEPARATION FROM OTHER PIPING OR UTILITY SERVICES. AN 18" VERTICAL SEPARATION SHALL BE MAINTAINED WHEN APPLICABLE.

AIR RELEASE VALVES TO BE USED AT THE END OF ALL MAINLINE RUNS.

WIRES

LOW VOLTAGE WIRE TO BE INSTALLED ALONG MAINLINE INSTALLATION. USE 2" SCH. 40 PVC WITH SWEEP ELBOWS AT TURNING LOCATIONS WHEN SLEEVING IS REQUIRED. ALL SPLICES SHALL BE ENCLOSED WITHIN A VALVE/SPLICE BOX.

WIRE SIZED AND COLORED AS FOLLOWS:
#12 WHITE FOR COMMON
#12 SPARE BLACK COMMON (1 SPARE NEEDED PER 10 HOT WIRES)
#14 RED HOT WIRES
#14 SPARE YELLOW HOT WIRE (1 SPARES NEEDED PER 10 HOT WIRES, 3 SPARE MINIMUM)

WHEN WIRE RUNS EXCEEDS 3,500 LINEAR FEET, USE #10 FOR COMMON WIRES AND #12 FOR HOT/SPARE WIRES.

ALL IRRIGATION CONTROLLERS TO BE PROPERLY GROUNDED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.

TRENCHING

TRENCH BOTTOM TO BE UNIFORM AND FREE OF DEBRIS. NATIVE EXCAVATED MATERIAL USED TO BACKFILL TRENCH SHALL BE FREE FROM ROCKS OR STONES LARGER THAN 1" IN DIAMETER.

MISC.

PRESSURE TEST MAINLINE AS PER FLORIDA BUILDING CODE. INSTALL IRRIGATION SYSTEM AS PER LATEST EDITION OF THE FLORIDA BUILDING CODE, APPENDIX F., AND ALL PERTINENT LOCAL CODES.

SPRAY HEADS INSTALLED IN SHRUB AREAS TO BE 12 INCH POP-UPS OR INSTALLED ON RISERS.

DESIGN

THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SUCH AS PIPES, VALVES, , ETC., SHOWN WITHIN PERVIOUS AREAS ARE FOR DESIGN CLARIFICATION ONLY. THE IRRIGATION CONTRACTOR SHALL INSTALL IRRIGATION EQUIPMENT IN PLANTING AREAS WHEREVER POSSIBLE.

THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE741 THEMSELVES WITH THE SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, UTILITIES AND EXISTING IRRIGATION EQUIPMENT. THE IRRIGATION CONTRACTOR IS RESPONSIBLE SHALL REPAIR AND/OR REPLACE ANY DAMAGE CREATED BY THEIR WORK. THEY SHALL COORDINATE HIS WORK WITH OTHER CONTRACTOR OR MUNICIPAL AUTHORITIES FOR THE LOCATION AND INSTALLATION OF IRRIGATION EQUIPMENT UNDER ROADWAYS AND PAVING, SLEEVES THROUGH WALLS AND FLOORS, ETC.

INSTALL ALL IRRIGATION EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. SUBSTITUTIONS FOR IRRIGATION EQUIPMENT TO BE APPROVED BY THE IRRIGATION DESIGNER. EQUIPMENT CHANGES TO INCLUDE BUT NOT LIMITED TO PUMP, CONTROLLER, SPRAY HEADS, ROTORS, AND VALVES.

DO NOT INSTALL IRRIGATION EQUIPMENT AS SHOWN ON THE DRAWINGS WHEN FIELD CONDITIONS DIFFER. OBSTRUCTIONS OR DIFFERENCES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR TO ASSUME FULL RESPONSIBILITY.

EQUIPMENT TABLE

Backflow Preventers

Symbol	Description
	Pressure Vacuum Breaker

Controllers

Symbol	Description
A	Rainbird ESP-Me
R	Rain Sensor

Irrigation Heads

Symbol	Description
	RAINBIRD 1800 SERIES 15 Strip Series trajectory 30 deg EST"
	RAINBIRD 1800 SERIES 15 Strip Series trajectory 30 deg SST"
	RAINBIRD 1800 SERIES HE-VAN 08 Series 90°
	RAINBIRD 1800 SERIES HE-VAN 08 Series 180°
	RAINBIRD 1800 SERIES HE-VAN 10 Series 90°
	RAINBIRD 1800 SERIES HE-VAN 10 Series 180°
	RAINBIRD 1800 SERIES HE-VAN 12 Series 90°
	RAINBIRD 1800 SERIES HE-VAN 12 Series 180°
	RAINBIRD 1800 SERIES HE-VAN 12 Series 360°
	RAINBIRD 1800 SERIES HE-VAN 15 Series 90°
F	RAINBIRD 5000 SERIES ROTARY FULL CIRCLE
P	RAINBIRD 5000 SERIES ROTARY PART CIRCLE

Pipe (Lateral)

Symbol	Description
	Class 160 PVC (Lateral)

Pipe (Mainline)

Symbol	Description
	Schedule 40 PVC Pipe

Pipe (Sleeve)

Symbol	Description
	Schedule 40 PVC Pipe

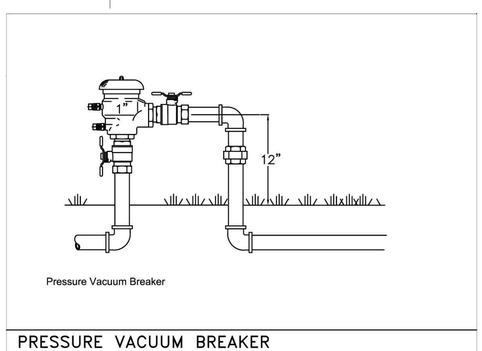
Valves

Symbol	Description
	Rainbird PGA Valve

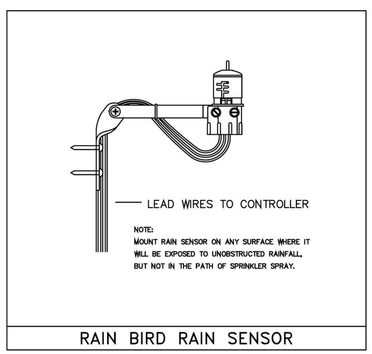
Water Meters

Symbol	Description
M	1" Water Meter

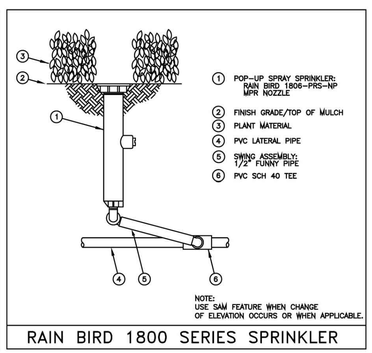
VALVE NUMBER
VALVE SIZE
GALLONS PER MINUTE



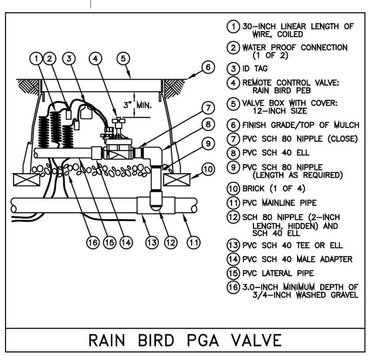
PRESSURE VACUUM BREAKER



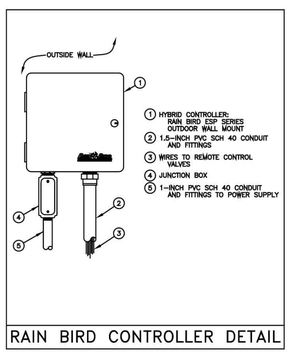
RAIN BIRD RAIN SENSOR



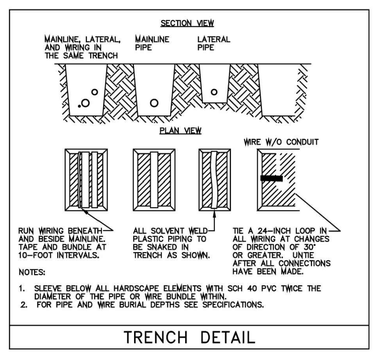
RAIN BIRD 1800 SERIES SPRINKLER



RAIN BIRD PGA VALVE



RAIN BIRD CONTROLLER DETAIL



TRENCH DETAIL

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PROJECT:
202 NE 6TH AVENUE, DELRAY BEACH, FL. 33483
LANDSCAPE PERMIT DRAWINGS
CLIENT:
MULTI-FAMILY RESIDENTIAL

REVISIONS:

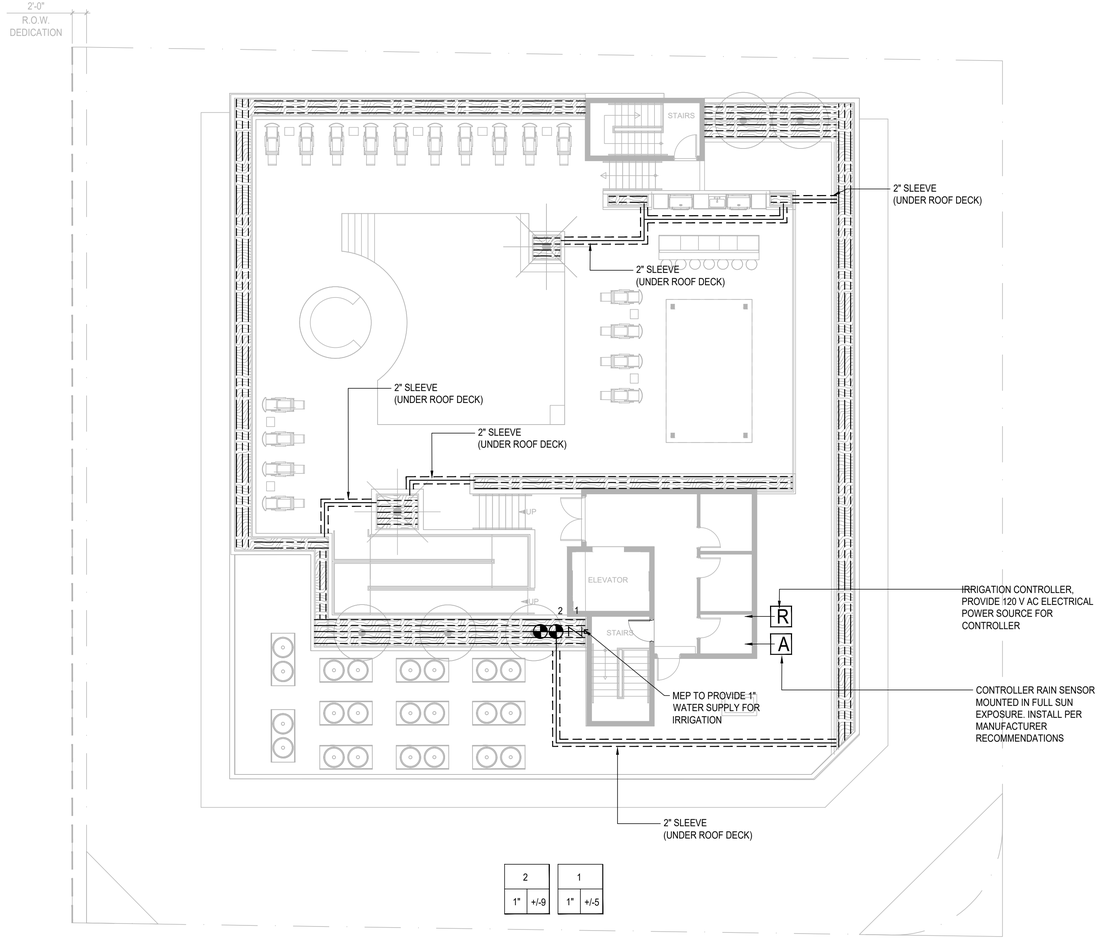
No.	Date	Description
1	01/14/25	CITY COMMENTS
2	04/11/25	CITY COMMENTS
3	05/19/25	CITY COMMENTS
4	11/06/25	CITY COMMENTS

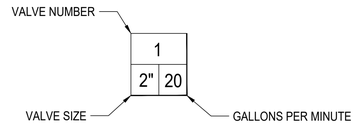
SEAL:
LANDSCAPE ARCHITECT: Jose M Alvarez
REGISTRATION NO. RLA 6667245

SHEET TITLE:
IRRIGATION PLAN

Scale: 1" = 10'-0"
Drawn By: JMA
Checked By: JMA
Date: 06/03/2024

SHEET NUMBER:
IR-1.0





ca

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REVISIONS:

No.	Date	Description
1	01/14/25	CITY COMMENTS
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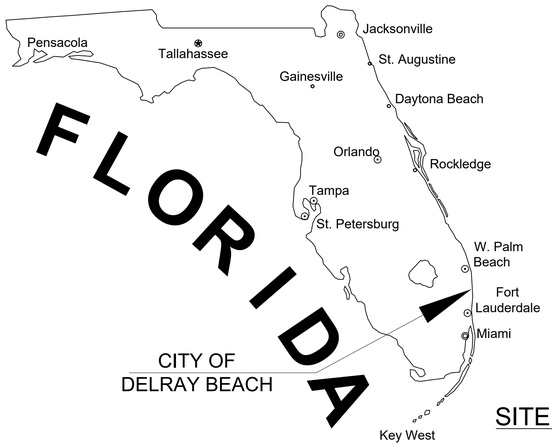
Scale: 1" = 10'-0"
Drawn By: JMA
Checked By: JMA
Date: 06/03/2024

SHEET NUMBER:
IR-1.1

811
Know what's below.
Call before you dig.

0 5 10 20 N
SCALE: 1:10

PRELIMINARY ENGINEERING PLANS
FOR
202 NE 6TH AVENUE,
DELRAY BEACH, FLORIDA 33483



SITE LOCATION



LOCATION MAP
SECTION 16, TOWNSHIP 46 S, RANGE 43 E
FOLIO #12-43-46-16-01-106-0190

INDEX OF SHEETS	
SHEET IDENTIFICATON	SHEET TITLE
GI-000	COVER SHEET
GI-001	LEGEND AND ABBREVIATIONS
GI-002	GENERAL CONSTRUCTION NOTES
GI-003	CONSTRUCTION SPECIFICATIONS
CG-101	EROSION CONTROL PLAN
CG-501	EROSION CONTROL DETAILS
CD-101	DEMOLITON PLAN
CP-101	PAVING, GRADING, AND DRAINAGE PLAN
CP-501 - CP-503	PAVING, GRADING, AND DRAINAGE DETAILS
CU-101	WATER AND SEWER PLAN
CU-501-CU-502	WATER AND SEWER DETAILS
CM-101	PAVEMENT MARKING AND SIGNAGE PLAN

FEMA FLOOD ZONE:

THE PROPERTY IS LOCATED WITHIN FLOOD ZONE ___ WITH A BASE FLOOD ELEVATION OF ___ FEET, AS SHOWN ON F.I.R.M. NUM. _____, BEARING A MAP EFFECTIVE DATE OF _____.

THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

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PROJECT No. 13651.00 05/19/2025

JORGE VALLE-PELLOT, P.E.
FLORIDA REG. NO. 77039
(FOR THE FIRM)

Drawing name: K:\13651.00 - The 202 - Delray Beach - Netta Architects\Engineering\Cadd\13651.00-GI-000.dwg Layout Name: GI-000 Plotted by: mirizarry Plotted on: May 15, 2025 - 9:18am

GENERAL SYMBOLS

SYMBOL	DESCRIPTION
A / CP-301	PROPOSED SECTION MARKER INDICATING THE SECTION LETTER AND THE SHEET ON WHICH THE SECTION VIEW APPEARS.
22 / C-05	DETAIL REFERENCE CALL OUT INDICATING THE DETAIL NUMBER AND THE SHEET ON WHICH THE DETAIL VIEW APPEARS.
1	REVISION TRIANGLE NUMBER
	MISC BREAK LINES
PIC#	PHOTO LOCATION AND CORRESPONDING PICTURE NUMBER.
N: 623025.4322 E: 850262.1786	COORDINATE VALUES SHOWN ON PROPOSED IMPROVEMENTS ARE RELATIVE TO THE COORDINATE VALUES INDICATED ON THE RIGHT-OF-WAY, PROPERTY CORNERS OR REFERENCE MONUMENT

GEN SITE & PMS

SYMBOL	DESCRIPTION
	PAVEMENT MARKING ARROWS
	STOP BAR
	ADA PARKING
	CONCRETE CAR STOP
	BICYCLE
	BICYCLE RACK
	AUTOMOBILE
	POST MOUNTED SIGNS 1,2, DOUBLE POST & 4 WAY
33	PARKING SPACE NUMBER
BL CL PL EL ML	BASELINE, CENTER, PROPERTY, FLOW & MONUMENT LINE
	BUILDING ACCESS (ADA) / (NON-ADA)

PAVING & GRADING

SYMBOL	DESCRIPTION
0.04% 0.04%	FLOW DIRECTIONAL ARROW
6"	ELEVATION CHANGE
5.00 5.00	MAJOR / MINOR CONTOUR ELEVATION
13.56	GRADE ELEVATION
13.56 / 22.00	TOP OF CURB / PAVEMENT ELEVATION
MEG	MATCH EXISTING GRADE
	SLOPE BANK
A-1 24'	DRIVEWAY TURNOUT IDENTIFICATION (FDOT INDEX 522-003) W/ DRIVE WIDTH
CR-?	SIDEWALK CURB RAMP (PER FDOT INDEX 522-002)
	SEAWALL

UTILITY PIPES

SYMBOL	DESCRIPTION
	PIPE FITTINGS: TEE, 90, 45, 22.5, 11.2, CAP,
	CAP W/FVO, REDUCER, VERTICAL, PLUG
	VALVES: GATE, BUTTERFLY, DOUBLE BTRFLY, BFP, DDCV, VACUUM BREAKER
MBO ABO ARV	MAN/AUTO BLOWOFF, ARV, PIV, FLUSH VLV, CORP STOP
SP# HYD FDC WW	SAMPLE PNT, HYDRANT, FDC, WATER WELL
	TAPPING SADDLE
SD	EXFILTRATION TRENCH
W	PIPE CASING
V	VENT PIPE BOX
C-X 22	UTILITY CROSSING

HATCH PATTERNS

SYM	DESCRIPTION	SYM	DESCRIPTION
	CONCRETE AREA		BRICK PAVERS
	JOGGING PATH		SOIL TRACKING PREVENTION DEVICE
	PAVEMENT AREA		SAND (DETAIL / ELEVATION)
	BUILDING HATCH		EARTH (DETAIL / ELEVATION)
	MILLING AND RESURFACING		GRAVEL (DETAIL / ELEVATION)
	DETECTABLE WARNING PER FLORIDA CODE		GRASS AREA
	DEMOLITION AREA		ADA STRIPING

UTILITY STRUCTURES

SYMBOL	DESCRIPTION
CB	FDOT C,D,E,F,G & FABRIC CATCH BASIN
CB MH SS	NON-FDOT ROUND CB'S & MANHOLES, MDC STRUCTURE
	FDOT CURB INLETS TYPE1-TYPE10
	TRENCH DRAIN
	PIPE CULVERT - MITERED END SECTION
	STRAIGHT ENDWALL
PS#	PUMP STATION LOCATION AND NUMBER
	GREASE TRAP SINGLE AND DOUBLE
	SEPTIC TANK
	SEPTIC DRAIN FIELD
	DRAINAGE WELL, DRAIN C.B., CONTROL STRUCTURE
	MONITORING WELL
	WATER WELL
M	METER BOX WATER AND IRRIGATION
	YARD DRAIN / 9" DECK DRAIN ROUND & SQUARE
CO CO	CLEAN OUT 6", 4" & BOX
22	STORM STRUCTURE TABLE REFERENCE NUMBER
22	SEWER STRUCTURE TABLE REFERENCE NUMBER

XX — CONST. 4' Ø MAS
RIM EL. = 10.00
N INV. EL. = 4.00 - XX" DIP
E INV. EL. = 4.00 - XX" DIP
S INV. EL. = 4.00 - XX" DIP
W INV. EL. = 4.00 - XX" DIP

SEWER STRUCTURE CALLOUT (SHOWN AS A CIRCLE CIRCUMSCRIBING THE STRUCTURE NUMBER.)

XX — CONST. 4' Ø CB
RIM EL. = 10.50
(N) INV. EL. = 4.50 - XX" HDPE
(E) INV. EL. = 4.50 - XX" HDPE
(S) INV. EL. = 4.50 - XX" HDPE
(W) INV. EL. = 4.50 - XX" HDPE

STORM STRUCTURE CALLOUT (SHOWN AS A HEXAGON CIRCUMSCRIBING THE STRUCTURE NUMBER.)

INDICATES STRUCTURE NUMBER, STATION & OFFSET, STRUCTURE SIZE & TYPE, RIM/GRATE ELEVATION, PIPE INVERT ELEVATIONS & DIRECTION, PIPE SIZE & MATERIAL AS WELL AS ANY SPECIAL NOTES.

LINE TYPES

PROPOSED UTILITIES

W	WATER LINE
SAN	SANITARY SEWER
FM	FORCE MAIN
LFM	LOW PRESSURE FM
SD	STORM DRAIN
PSD	PRESSURE STORM
IRR	IRRIGATION
RAW	RAW WATER
RCW	RECLAIMED WATER
G	GAS LINE

PAVEMENT MARKING

	STRIPE SKIP 2-4
	STRIPE SKIP 3-9
	STRIPE SKIP 6-10
	STRIPE SKIP 10-30
	STRIPE SKIP 10-10-20
	STRIPE SKIP 2-2-2

GENERAL SITE

	DEMOLITION
	TURBIDITY BARRIER
	PARKING STRIPING (SINGLE)
	FIRE TRUCK PATH
	SIGHT TRIANGLE
	BUILDING FOOTPRINT
	VEHICLE OVERHANG
O	CONSTRUCTION LIMITS
SF SF	SILT FENCE
SSF	SUPER SILT FENCE
	PARKING STRIPING (DOUBLE)

TOPO

	BREAKLINE
	MAJOR CONTOUR
	MINOR CONTOUR
	TOP OF BANK
	TOE OF SLOPE
	EDGE OF WATER
CLS CLS	CENTERLINE OF SWALE

PROPOSED ENCUMBRANCES

	PROPERTY LINE
	ROW LINE
	BUILDING SETBACK LINE
	BUFFER LINE
	EASEMENT LINE

DESCRIPTION	ABBREVIATION
AADT	ANNUAL AVERAGE DAILY TRAFFIC
ABAN	ABANDON
ADJ	ADJUST
APPROX.	APPROXIMATE
A.C.	ASPHALT CONCRETE
ACCM PIPE	ASPHALT COATED CORRUGATED METAL
BIT.	BITUMINOUS
BC	BACK OF CURB
BD.	BOUND
BL	BASELINE
BLDG	BUILDING
BM	BENCHMARK
BO	BY OTHERS
BOS	BOTTOM OF SLOPE
BR.	BRIDGE
CAP	CORRUGATED ALUMINUM PIPE
CB	CATCH BASIN
CBCI	CATCH BASIN WITH CURB INLET
CC	CEMENT CONCRETE
CCM	CEMENT CONCRETE MASONRY
CEM	CEMENT
CI	CURB INLET
CIP	CAST IRON PIPE
CLF	CHAIN LINK FENCE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO.	COUNTY
CONC	CONCRETE
CONT	CONTINUOUS
CONST	CONSTRUCTION
CR GR	CROWN GRADE
DDCV	DOUBLE DETECTOR CHECK VALVE
DDCVA	DOUBLE DETECTOR CHECK VALVE ASSEMBLY
DHV	DESIGN HOURLY VOLUME
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWY	DRIVEWAY
ELEV (OR EL.)	ELEVATION
EMB	EMBANKMENT
EOP	EDGE OF PAVEMENT
EOW	EDGE OF WATER
EXIST (OR EX)	EXISTING
EXC	EXCAVATION
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
FDC	FIRE DEPARTMENT CONNECTION
FDN.	FOUNDATION
FH	FIRE HYDRANT
FLDSTN	FIELDSTONE
GAR	GARAGE
GD	GROUND
GI	GUTTER INLET
GIP	GALVANIZED IRON PIPE
GRAN	GRANITE
GRAV	GRAVEL
GRD	GUARD
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HDW	HEADWALL
HMA	HOT MIX ASPHALT
HOR	HORIZONTAL
HYD	HYDRANT
INV	INVERT
JCT	JUNCTION
L	LENGTH OF CURVE
LB	LEACH BASIN
LP	LIGHT POLE
LT	LEFT
MAX	MAXIMUM
MB	MAILBOX
MEG	MATCH EXISTING GRADE
MH	MANHOLE
MIN	MINIMUM
NIC	NOT IN CONTRACT

DESCRIPTION	ABBREVIATION
NO.	NO. NUMBER
O/S or OFF	O/S or OFF OFFSET
PB	PB PLAT BOOK
PC	PC POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
P.G.L.	PROFILE GRADE LINE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
POC	POINT ON CURVE
POT	POINT ON TANGENT
PRC	POINT OF REVERSE CURVATURE
PROJ	PROJECT
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
PVMT	PAVEMENT
PWW	PAVED WATER WAY
R	RADIUS OF CURVATURE
R&D	REMOVE AND DISPOSE
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
RDWY	ROADWAY
REM	REMOVE
RET	RETAIN
RET WALL	RETAINING WALL
ROW	RIGHT OF WAY
RR	RAILROAD
R&R	REMOVE AND RESET
RSGV	RESILIENT SEAT GATE VALVE
RT	RIGHT
R/W	RIGHT OF WAY
SHLD	SHOULDER
SMH	SEWER MANHOLE
ST	STREET
STA	STATION
SSD	STOPPING SIGHT DISTANCE
SW	SIDEWALK
T	TANGENT DISTANCE OF CURVE/TRUCK %
TAN	TANGENT
TEMP	TEMPORARY
TC	TOP OF CURB
TOB	TOP OF BANK
TOS	TOP OF SLOPE
TSV	TAPPING SLEEVE AND VALVE
TYP	TYPICAL
UP	UTILITY POLE
VAR	VARIES
VERT	VERTICAL
VC	VERTICAL CURVE
WCR	WHEEL CHAIR RAMP
WIP	WROUGHT IRON PIPE
WM	WATER METER/WATER MAIN
X-SECT	CROSS SECTION

LINE WEIGHTS

EXISTING	SHADED LINES & TEXT DENOTE EXISTING EQUIPMENT AND STRUCTURES.
FUTURE	NON-SHADED DASHED LINES & TEXT DENOTE FUTURE EQUIPMENT, STRUCTURES AND WORK.
PROPOSED / CONSTRUCT	NON-SHADED, BOLD, SOLID LINES & TEXT DENOTE PROPOSED EQUIPMENT, STRUCTURES AND WORK.

NOTE: THIS IS A STANDARD LEGEND SHEET. NOT ALL ITEMS ARE PERTINENT TO THIS SET OF DRAWINGS

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REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	01/14/25
DESIGNED BY:	JVP
DRAWN BY:	MJI
CHECKED BY:	MAM
BID-CONTRACT:	

JORGE VALLE-PELLOT, P.E.
FLORIDA REG. NO. 77039
(FOR THE FIRM)

CLIENT

NETTA ARCHITECTS

PROJECT

202 NE 6TH AVE MULTIFAMILY RESIDENTIAL BUILDING

SHEET TITLE

LEGEND AND ABBREVIATIONS

SHEET NUMBER	GI-001
PROJECT NUMBER	13651.00

STATUS: PRELIMINARY

Plotted by: mirizarry On 5/19/2025 9:18 AM

Drawing name: K:\13651.00 - The 202 - Delray Beach - Netta Architects\Engineering\Cadd\13651.00-GI-000.dwg

GENERAL NOTES

THIS CONSTRUCTION PROJECT MAY OR MAY NOT INCLUDE ALL ITEMS COVERED BY THESE NOTES AND SPECIFICATIONS, I.E. PAVING, GRADING, DRAINAGE LINES, WATER LINES, OR SANITARY SEWER LINES. SEE PLANS FOR DETAILED PROJECT SCOPE. NOTES AND SPECIFICATIONS ON THIS SHEET REFER TO PAVING, GRADING, DRAINAGE, WATER, AND SANITARY SEWER, AND ARE INTENDED FOR THIS PROJECTS SCOPE OF WORK AND FOR REFERENCE PURPOSES FOR OTHER WORK ITEMS THAT MAY BE REQUIRED DUE TO UNFORESEEN EXISTING CONDITIONS OR REQUIRED REMEDIAL WORK.

1. SPECIFIC SITE NOTES

1.1. COUNTY AND "CITY" IN THESE NOTES REFERS TO COUNTY AND CITY IN WHICH PROJECT RESIDES.

1.2. STATE IN THESE NOTES REFERS TO THE STATE OF FLORIDA.

1.3. EXISTING TOPOGRAPHIC INFORMATION IN THE PLANS IS BASED ON SURVEY DATA AND BEST AVAILABLE INFORMATION. SEE PROJECT SURVEY AND NOTES ON PLAN SHEETS REGARDING THE SOURCE OF THE TOPOGRAPHIC INFORMATION.

2. APPLICABLE CODES

2.1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY, COUNTY, AND ALL OTHER JURISDICTIONAL, STATE AND NATIONAL CODES WHERE APPLICABLE.

2.2. IN THE EVENT OF A CONFLICT BETWEEN THE GENERAL NOTES AND CONSTRUCTION SPECIFICATIONS IN THESE PLANS, AND THE CONTRACT DOCUMENTS AND SPECIFICATIONS IN THE SPECIFICATION BOOKLET, THE CONTRACTOR SHALL SUBMIT WRITTEN REQUEST FOR CLARIFICATION.

2.3. ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND JURISDICTIONAL SAFETY AND HEALTH REGULATIONS.

2.4. THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH FEDERAL, STATE, COUNTY, AND CITY LAWS, CODES, AND REGULATIONS.

2.5. ALL HANDICAP ACCESSIBLE AREAS TO CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), STATE ADA CODES, AND FLORIDA BUILDING CODE ADA CODES LATEST EDITION.

2.6. TRENCH SAFETY ACT

2.6.1. ALL TRENCH EXCAVATION SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 90-96 OF THE LAWS OF FLORIDA (THE TRENCH SAFETY ACT).

2.6.2. ALL TRENCH EXCAVATION IN EXCESS OF 5 FEET IN DEPTH SHALL BE UNDERTAKEN IN ACCORDANCE WITH O.S.H.A. STANDARD 29 CFR. SECTION 1926.650 SUBPART P.

2.6.3. THE CONTRACTOR SHALL SUBMIT WITH HIS CONTRACT A COMPLETED, SIGNED, AND NOTARIZED COPY OF THE TRENCH SAFETY ACT COMPLIANCE STATEMENT. THE CONTRACTOR SHALL ALSO SUBMIT A SEPARATE COST ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY CODES.

2.6.4. A TRENCH SAFETY SYSTEM, IF REQUIRED, SHALL BE DESIGNED BY THE EXCAVATION CONTRACTOR UTILIZING A SPECIALTY ENGINEER AS REQUIRED.

3. CONSTRUCTION NOTES:

3.1. CONTRACTOR SHALL TIE TO EXISTING GRADE BY EVENLY SLOPING FROM CLOSEST PROPOSED GRADE PROVIDED TO EXISTING GRADE AT LIMITS OF CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE PLANS. IF NO LIMIT OF WORK LINE IS INDICATED, SLOPE TO ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE, AS APPLICABLE.

3.2. UNLESS OTHERWISE INDICATED ON THE PLANS, ALL EXISTING MANHOLES, CATCH BASINS, METERS AND OTHER STRUCTURES, WHETHER INDICATED ON THE PLANS OR NOT SHALL BE ADJUSTED TO MATCH THE NEW GRADE, BY THE CONTRACTOR.

3.3. THE CURB SHALL BE SLOPED TO ACCOMMODATE THE NEW PAVEMENT, CATCH BASIN AND GRATE, AND THE SURFACE FLOW PATTERN.

3.4. THE CONTRACTOR SHALL USE CARE WHEN CUTTING THE EXISTING ASPHALT PAVEMENT AND DURING EXCAVATIONS, SO THAT THE EXISTING CATCH BASINS AND GRATES THAT ARE TO REMAIN WILL NOT BE DAMAGED.

3.5. THE CONTRACTOR SHALL MAINTAIN THE ROADWAY SLOPE WHEN RESURFACING THE ROADWAY. THE EDGE OF PAVEMENT SHALL MATCH THE NEW GUTTER LIP PER FDOT INDEX 520-001.

3.6. THE NEW SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GIVEN ELEVATIONS AND AT THE PROPER SLOPES DEPICTED IN THE SPECIFICATIONS, DETAILS AND STANDARDS. EXISTING DRIVEWAYS AND OTHER FEATURES SHALL BE MATCHED WHEN POSSIBLE AS DIRECTED BY THE ENGINEER.

3.7. RADII SHOWN ARE TO THE EDGE OF PAVEMENT.

3.8. ALL BENCH MARK MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED AND REFERENCED BY THE CONTRACTOR IN THE SAME WAY AS PUBLIC LAND CORNERS.

3.9. ALL EXCESS MATERIAL IS TO BE DISPOSED BY THE CONTRACTOR WITHIN 72 HOURS.

3.10. IN AREAS WHERE THE BASE IS EXPOSED BY THE MILLING OPERATION, THE CONTRACTOR SHALL RESTORE THE BASE TO ITS ORIGINAL THICKNESS AND STRUCTURAL CAPACITY BEFORE PAVING OVER SUCH AREAS. THIS INCLUDES BUT IS NOT LIMITED TO RESTORING ORIGINAL DEGREE OF COMPACTION, MOISTURE CONTENT, COMPOSITION, STABILITY, AND INTENDED SLOPE. IF PAVING WILL NOT TAKE PLACE THE SAME DAY THE BASE IS EXPOSED AND REWORKED, THE BASE SHALL BE SEALED ACCORDING TO THE GOVERNING STANDARDS AND SPECIFICATIONS. ANY ADDITIONAL WORK RESULTING FROM THE CONTRACTOR'S FAILURE TO PROTECT THE EXPOSED BASE AS STATED ABOVE IN ORDER TO RESTORE THE ORIGINAL STRUCTURAL CAPACITY SHALL BE THE CONTRACTOR'S COST.

3.11. THE CONTRACTOR IS TO MAINTAIN EXISTING SIGNAGE DURING CONSTRUCTION OPERATIONS, IN ORDER TO FACILITATE EMERGENCY VEHICLE TRAFFIC.

3.12. THE TOPOGRAPHIC SURVEY INCLUDED WITH THIS SET OF PLANS REFLECTS PRE-DEMOLITION CONDITIONS AND DOES NOT REFLECT THE SITE CONDITIONS AFTER DEMOLITION. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE IN DETERMINING THE REQUIRED EARTHWORK FOR THE PROPOSED DEVELOPMENT OF THE SITE. THIS INCLUDES, BUT IS NOT LIMITED TO, ANY EXCAVATION/DREDGE AND FILL ACTIVITIES REQUIRED AT ANY PHASE OF THE PROJECT. THE CONTRACTOR SHALL USE THE FINAL APPROVED (RELEASED FOR CONSTRUCTION) PLANS, SURVEYS, GEOTECHNICAL REPORTS, AND ANY OTHER AVAILABLE INFORMATION FOR DETERMINING THE AMOUNT OF EXCAVATION/DREDGING AND FILLING REQUIRED. ANY QUANTITIES INCLUDED IN THE APPROVED PERMITS WERE ESTIMATED BY THE ENGINEER FOR PURPOSES OF OBTAINING THE PERMIT AND UNDER NO CIRCUMSTANCES SHALL BE USED BY THE CONTRACTOR IN LIEU OF PERFORMING THEIR OWN EARTHWORK CALCULATIONS REQUIRED FOR COST ESTIMATING AND BIDDING THE PROJECT.

3.13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND FAMILIARIZING THEMSELVES WITH ANY AND ALL AVAILABLE GEOTECHNICAL REPORTS PREPARED BY OTHERS AND/OR ANY RECOMMENDATIONS WRITTEN OR IMPLIED BY THE GEOTECHNICAL ENGINEER FOR THIS PROJECT. THE GEOTECHNICAL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THESE REPORTS ARE IN FORCE AND IN FULL EFFECT AS PART OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL THE WORK ASSOCIATED WITH THIS PROJECT IS IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. KEITH AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE SUITABILITY OR UNSUITABILITY OF THE SOILS ENCOUNTERED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE MEANS AND METHODS OF CONSTRUCTION USED CAN AND WILL ALLOW FOR THE SUCCESSFUL COMPLETION OF THE REQUIRED SITE IMPROVEMENTS.

3.14. THE CONTRACTOR SHALL ENSURE THAT THE AVAILABLE GEOTECHNICAL INFORMATION IS SUFFICIENT FOR HIS COMPLETE UNDERSTANDING OF THE SOIL CONDITIONS FOR THE SITE. IF ADDITIONAL GEOTECHNICAL INVESTIGATION IS REQUIRED BY THE CONTRACTOR, THIS ADDITIONAL WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

3.15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF EXISTING PAVEMENT, PIPES, CONDUITS, SPRINKLER HEADS, CABLES, ETC., AND LANDSCAPED AREAS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS AND SHALL RESTORE AT NO ADDITIONAL COST.

3.16. THE CONTRACTOR SHALL NOT BRING ANY HAZARDOUS MATERIALS ONTO THE PROJECT. SHOULD THE CONTRACTOR REQUIRE SUCH FOR PERFORMING THE CONTRACTED WORK, THE CONTRACTOR SHALL REQUEST, IN WRITING, PERMISSION FROM THE OWNER, CITY AND ENGINEER. THE CONTRACTOR SHALL PROVIDE THE OWNER, CITY AND ENGINEER WITH A COPY OF THE MATERIAL SAFETY DATA SHEET (MSDS) FOR EACH HAZARDOUS MATERIAL PROPOSED FOR USE. THE PROJECT ENGINEER SHALL COORDINATE WITH THE OWNER AND CITY PRIOR TO ISSUING WRITTEN APPROVAL TO THE CONTRACTOR.

3.17. ANY KNOWN OR SUSPECTED HAZARDOUS MATERIAL FOUND ON THE PROJECT BY THE CONTRACTOR SHALL BE IMMEDIATELY REPORTED TO THE CITY AND/OR ENGINEER, WHO SHALL DIRECT THE CONTRACTOR TO PROTECT THE AREA OF KNOWN OR SUSPECTED CONTAMINATION FROM FURTHER ACCESS. THE CITY AND/OR ENGINEER ARE TO NOTIFY THE OWNER/ENGINEER OF THE DISCOVERY. THE OWNER/ENGINEER WILL ARRANGE FOR INVESTIGATION, IDENTIFICATION, AND REMEDIATION OF THE HAZARDOUS MATERIAL. THE CONTRACTOR SHALL NOT RETURN TO THE AREA OF CONTAMINATION UNTIL APPROVAL IS PROVIDED BY THE ENGINEER.

3.18. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE CITY ENGINEERING INSPECTOR AND ENGINEER 48 HOURS IN ADVANCE OF THE EVENT TO NOTIFY THE CITY OF CONSTRUCTION START UP, OR TO SCHEDULE ALL REQUIRED TESTS AND INSPECTIONS INCLUDING FINAL WALK-THROUGHS.

4. PRECONSTRUCTION RESPONSIBILITIES

4.1. ALL UTILITY / ACCESS EASEMENTS TO BE SECURED PRIOR TO CONSTRUCTION.

4.2. NO CONSTRUCTION MAY COMMENCE UNTIL THE APPROPRIATE PERMITS HAVE BEEN OBTAINED FROM ALL MUNICIPAL, STATE, COUNTY, AND FEDERAL AGENCIES AND A PRE-CONSTRUCTION MEETING HAS BEEN CONDUCTED.

4.3. ALL REQUIRED GOVERNMENTAL AGENCY BUILDING PERMITS TO BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.

4.4. CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULING FOR CONNECTION TO THE EXISTING WATER AND SEWER LINES WITH THE UTILITY DEPARTMENT THAT OWNS AND/OR MAINTAINS THE WATER AND SEWER LINES.

4.5. PRIOR TO THE START OF CONSTRUCTION, THE OWNER SHALL SUBMIT AN NPDES CONSTRUCTION GENERAL PERMIT (CGP) "NOTICE OF INTENT (N.O.I.) TO USE GENERIC PERMIT FOR STORM WATER DISCHARGE FROM CONSTRUCTION ACTIVITIES FORM (DEP FORM 62-621.300(4)(B)) TO FDEP NOTICES CENTER. THE CONTRACTOR WILL BE RESPONSIBLE FOR (1) IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT WAS REQUIRED TO BE DEVELOPED PRIOR TO NOI SUBMITTAL, AND (2) RETENTION OF RECORDS REQUIRED BY THE PERMIT, INCLUDING RETENTION OF A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL SITE STABILIZATION. A "NOTICE OF TERMINATION (N.O.T.) OF GENERIC PERMIT COVERAGE" FORM (DEP FORM 62-621.300(6)) MUST BE SUBMITTED TO FDEP TO DISCONTINUE PERMIT COVERAGE, SUBSEQUENT TO COMPLETION OF CONSTRUCTION. FOR ADDITIONAL INFORMATION SEE FDEP WEBSITE: HTTP://FLORIDADEPT.GOV/WATER/STORMWATER.

4.6. PRIOR TO CONSTRUCTION OR INSTALLATION, 5 SETS OF SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AS REQUIRED FOR THE FOLLOWING ITEMS LISTED BELOW, BUT NOT LIMITED TO:

- DRAINAGE: CATCH BASINS, MANHOLES, HEADWALLS, GRATES/TOPS, YARD DRAINS.
- WATER: FIRE HYDRANTS, VALVES, BACKFLOW PREVENTER, DDCV, METER BOX.
- SEWER: MANHOLES, LIFT STATIONS (WETWELL, HATCHES, VALVES, PUMP DATA, ELECTRICAL PANEL)

4.6.1 CATALOGUE LITERATURE SHALL BE SUBMITTED FOR DRAINAGE, WATER AND SEWER PIPES, FITTINGS, AND APPURTENANCES.

4.6.2 PRIOR TO SUBMITTING SHOP DRAWINGS TO THE ENGINEER, THE CONTRACTOR SHALL REVIEW AND APPROVE THE DRAWINGS, AND SHALL NOTE IN RED ANY DEVIATIONS FROM THE ENGINEER'S PLANS OR SPECIFICATIONS.

4.6.3 INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOGUE LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

4.7 CONTRACTOR TO SUBMIT MAINTENANCE OF TRAFFIC PLAN(S) IN ACCORDANCE WITH FDOT AND COUNTY REQUIREMENTS, AND SUBMIT FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.

5. INSPECTIONS / TESTING:

5.1. THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER, CITY, COUNTY, ENGINEER OF RECORD, AND ANY OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO REQUIRED INSPECTIONS OF THE FOLLOWING ITEMS, WHERE APPLICABLE:

- CLEARING AND EARTHWORK
- STORM DRAINAGE SYSTEMS
- SANITARY SEWER SYSTEMS
- WATER DISTRIBUTION SYSTEMS
- SUBGRADE
- LIMEROCK BASE
- ASPHALT OR CONCRETE PAVEMENT
- SIDEWALKS, CONCRETE FLATWORK/CURBING
- LANDSCAPING
- PAVEMENT MARKING AND SIGNAGE
- SIGNALIZATION
- SITE LIGHTING
- ELECTRICAL AND COMMUNICATION LINES
- UTILITY CONDUITS
- IRRIGATION
- FINAL

5.2 THE OWNER, ENGINEER, AND JURISDICTIONAL PERMITTING AGENCIES MAY MAKE INSPECTIONS OF THE WORK AT ANY TIME. THE CONTRACTOR SHALL COOPERATE FULLY WITH ALL INSPECTIONS.

5.3 TESTING - ALL TESTING REQUIRED BY THE PLANS AND SPECIFICATIONS SHALL BE PERFORMED BY A LICENSED / FDOT QUALIFIED TESTING COMPANY. REQUIRED TEST FOR ASPHALT AND LIMEROCK SHALL BE TAKEN AT THE DIRECTION OF THE ENGINEER OR THE JURISDICTIONAL GOVERNMENTAL AGENCY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

6. TEMPORARY FACILITIES

6.1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, COMMUNICATIONS, AND ELECTRICITY, FOR HIS OPERATIONS AND WORKS, COST INCLUDED UNDER MOBILIZATION.

6.2. CONTRACTOR SHALL CONSTRUCT TEMPORARY FENCING TO SECURE CONSTRUCTION AREAS AT ALL TIMES, COST INCLUDED IN MOBILIZATION.

6.3. CONTRACTOR TO OBTAIN A SECURE STAGING AREA AND OBTAIN ALL NECESSARY APPROVALS FROM THE OWNER.

6.4. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN TEMPORARY LIGHTING AS REQUIRED TO LIGHT THE CONSTRUCTION PROJECT LIMITS AT ALL TIMES, TO AT LEAST THE SAME LIGHTING INTENSITY LEVELS AS THE EXISTING CONDITIONS.

6.5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.

7. PROJECT PROGRESS AND CLOSEOUT

7.1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE BROOM SWEPT CLEAN.

7.2. THE CONTRACTOR SHALL RESTORE OR REPLACE ANY PUBLIC OR PRIVATE PROPERTY (SUCH AS HIGHWAY, DRIVEWAY, WALKWAY, AND LANDSCAPING), DAMAGED BY HIS WORK, EQUIPMENT, OR EMPLOYEES, TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF CONSTRUCTION. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.

7.3. MATERIAL OR DEBRIS SHALL BE HAULED IN ACCORDANCE WITH NPDES PERMIT AND JURISDICTIONAL LAWS.

7.4. ALL LAND SURVEY PROPERTY MONUMENTS OR PERMANENT REFERENCE MARKERS, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

7.5. ALL UNPAVED SURFACES DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE GRADED, SODDED, & RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED BEFORE THE CONSTRUCTION.

8. PROJECT RECORD DOCUMENTS:

8.1. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE LOCATION, LENGTH, MATERIAL AND ELEVATION OF ANY FACILITY NOT BUILT ACCORDING TO PLANS. THIS COPY OF THE "AS-BUILT" SHALL BE SUBMITTED TO ENGINEER FOR PROJECT RECORD.

8.2. UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND LIMEROCK BASE CONSTRUCTION (AT LEAST 48 HOURS BEFORE PLACING ASPHALT PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD "AS-BUILT" PLANS FOR THESE IMPROVEMENTS, SHOWING THE LOCATIONS AND PERTINENT GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROCK GRADES OF THE ROAD CROWN AND EDGES OF PAVEMENT AT 50 FOOT INTERVALS, INCLUDING LOCATIONS AND ELEVATIONS OF ALL HIGH AND LOW POINTS.

8.3. UPON COMPLETION OF CONSTRUCTION, AND PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF ALL "AS-BUILT" CONTRACT DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES, DIMENSIONS, LOCATIONS, AND ELEVATIONS OF ALL IMPROVEMENTS.

8.4. "AS-BUILT" DRAWINGS OF WATER LINES AND FORCE MAINS SHALL INCLUDE THE FOLLOWING INFORMATION:

8.4.1. TOP OF PIPE ELEVATIONS EVERY 100 LF.

8.4.2. LOCATIONS AND ELEVATIONS OF ALL FITTINGS INCLUDING BENDS, TEES, GATE VALVES, DOUBLE DETECTOR CHECK VALVES, FIRE HYDRANTS, AND APPURTENANCES.

8.4.3. ALL CONNECTIONS TO EXISTING LINES.

8.4.4. ENDS OF ALL WATER SERVICES AT THE BUILDINGS WHERE THE WATER SERVICE TERMINATES.

8.5. "AS-BUILT" DRAWINGS OF GRAVITY SANITARY SEWER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

8.5.1. RIM ELEVATIONS, INVERT ELEVATIONS, LENGTH OF PIPING BETWEEN STRUCTURES, AND SLOPES.

8.5.2. THE STUB ENDS AND CLEANOUTS OF ALL SEWER LATERALS SHALL BE LOCATED HORIZONTALLY AND VERTICALLY.

8.6. "AS-BUILT" DRAWINGS OF ALL DRAINAGE LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

8.6.1. RIM ELEVATION, INVERT ELEVATION, LENGTH OF PIPING BETWEEN STRUCTURES, AND CONTROL STRUCTURE ELEVATIONS IF APPLICABLE.

8.6.2. THE SIZE OF THE LINES.

8.6.3. DRAINAGE WELL STRUCTURE SHALL INCLUDE, BUT NOT BE LIMITED TO, TOP OF CASING ELEVATION, TOP AND BOTTOM ELEVATIONS OF THE STRUCTURE AND BAFFLE WALLS, RIM ELEVATIONS AND PIPE INVERTS.

8.7. "AS-BUILT" DRAWINGS OF CONSTRUCTION AREAS SHALL INCLUDE THE FOLLOWING:

8.7.1. ROCK ELEVATIONS AT ALL HIGH, AND LOW POINTS, AND AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY.

8.7.2. ROCK ELEVATIONS AND CONCRETE BASE ELEVATIONS SHALL BE TAKEN AT ALL LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.

8.7.3. ALL CATCH BASIN AND MANHOLE RIM ELEVATIONS.

8.7.4. FINISH GRADE ELEVATIONS IN ISLAND AREAS.

8.7.5. "AS-BUILT" ELEVATIONS SHALL BE TAKEN ON ALL PAVED AND UNPAVED SWALES, AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY AND CONFORMANCE TO THE PLAN DETAILS.

8.7.6. LAKE AND CANAL BANK "AS-BUILT" DRAWINGS SHALL INCLUDE A KEY SHEET OF THE LAKE FOR THE LOCATION OF CROSS SECTIONS. LAKE AND CANAL BANK CROSS SECTIONS SHALL BE PLOTTED AT A MINIMUM OF EVERY 100 LF, UNLESS OTHERWISE SPECIFIED. "AS-BUILT" DRAWINGS SHALL CONSIST OF THE LOCATION AND ELEVATION OF THE TOP OF BANK, EDGE OF WATER, AND THE DEEP CUT LINE, WITH THE DISTANCE BETWEEN EACH SHOWN ON THE DRAWING.

8.7.7. RETENTION AREA "AS-BUILT" ELEVATIONS SHALL BE TAKEN AT THE BOTTOM OF THE RETENTION AREA AND AT THE TOP OF BANK. IF THERE ARE CONTOURS INDICATED ON THE DESIGN PLANS, THEN THEY SHALL BE INCLUDED IN "AS-BUILT" DRAWINGS AS WELL.

8.8. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PREPARE "AS-BUILT" DRAWINGS ON FULL SIZE, 24" X 36" SHEETS. ALL "AS-BUILT" INFORMATION SHALL BE PUT ON THE LATEST ENGINEERING DRAWINGS. EIGHT (8) SETS OF BLUE OR BLACK LINE DRAWINGS SHALL BE SUBMITTED. THESE DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

8.9. AN ELECTRONIC COPY OF THESE "AS-BUILT" DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD IN AUTOCAD, VERSION 2008 OR LATER.

9. UTILITY NOTES

9.1. CONTRACTOR IS RESPONSIBLE FOR UTILITY VERIFICATION PRIOR TO FABRICATION.

9.2. THE CONTRACTOR IS ADVISED THAT PROPERTIES ADJACENT TO THE PROJECT HAVE ELECTRIC, TELEPHONE, GAS, WATER AND/OR SEWER SERVICE LATERALS WHICH MAY NOT BE SHOWN IN PLANS. THE CONTRACTOR MUST REQUEST THE LOCATION OF THESE LATERAL SERVICES FROM THE UTILITY COMPANIES.

9.3. THE CONTRACTOR SHALL USE HAND DIGGING WHEN EXCAVATING NEAR EXISTING UTILITIES. EXTREME CAUTION SHALL BE EXERCISED BY THE CONTRACTOR WHILE EXCAVATING, INSTALLING, BACKFILLING OR COMPACTING AROUND THE UTILITIES.

9.4. THE CONTRACTOR SHALL NOTIFY AND OBTAIN AN UNDERGROUND CLEARANCE FROM ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN A SUNSHINE811.COM CERTIFICATION CLEARANCE NUMBER AND FIELD MARKINGS AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.

- PRIOR TO COMMENCEMENT OF ANY EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 553.851 FOR THE PROTECTION OF UNDERGROUND GAS PIPELINES.

9.5 FOR STREET EXCAVATION OR CLOSING OR FOR ALTERATION OF ACCESS TO PUBLIC OR PRIVATE PROPERTY, THE CONTRACTOR SHALL NOTIFY:

- ROADWAY JURISDICTIONAL ENGINEERING / PUBLIC WORKS AUTHORITY.
- COUNTY TRANSIT AUTHORITY
- SCHOOL BOARD TRANSPORTATION AUTHORITY
- JURISDICTIONAL FIRE DEPARTMENT DISPATCH
- JURISDICTIONAL POLICE DEPARTMENT(S)

9.6 THE CONTRACTOR SHALL USE EXTREME CAUTION WORKING UNDER, OVER, AND AROUND EXISTING ELECTRIC LINES. THE CONTRACTOR SHALL CONTACT THE ELECTRIC PROVIDER COMPANY TO VERIFY LOCATIONS, VOLTAGE, AND REQUIRED CLEARANCES, ONSITE, IN RIGHT-OF-WAYS, AND IN EASEMENTS, PRIOR TO ANY CONSTRUCTION IN THE VICINITY OF EXISTING LINES.

9.7 LOCATION AND SIZE OF ALL EXISTING UTILITIES AND TOPOGRAPHY (FACILITIES) AS SHOWN ON CONSTRUCTION DRAWINGS ARE DRAWN FROM AVAILABLE RECORDS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FACILITIES SHOWN OR FOR ANY FACILITY NOT SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION (VERTICAL & HORIZONTAL) OF ANY EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS AND LOCATIONS OF ALL EXISTING FACILITIES, IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. IF AN EXISTING FACILITY IS FOUND TO CONFLICT WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER SO THAT APPROPRIATE MEASURES CAN BE TAKEN TO RESOLVE THE CONFLICT.

9.8 THE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS IN THE AREA AND ANY OTHER UNDERGROUND UTILITY COMPANIES REQUIRED. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING UTILITIES WITH APPLICABLE UTILITY COMPANIES.

10. SIGNING AND PAVEMENT MARKINGS

10.1. ALL SIGNING AND PAVEMENT MARKINGS INSTALLED AS PART OF THESE PLANS SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), COUNTY TRAFFIC DESIGN STANDARDS AND FDOT DESIGN STANDARDS AS A MINIMUM CRITERIA.

10.2. MATCH EXISTING PAVEMENT MARKINGS AT THE LIMITS OF CONSTRUCTION.

10.3. REMOVAL OF THE EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY WATER BLASTING OR OTHER APPROVED METHODS DETERMINED BY THE ENGINEER.

10.4. INCORRECTLY PLACED PAINT OR THERMOPLASTIC PAVEMENT MARKINGS OVER FRICTION COURSE WILL BE REMOVED BY MILLING AND REPLACING THE FRICTION COURSE A MINIMUM WIDTH OF 18 IN AT THE CONTRACTOR'S EXPENSE. THE ENGINEER MAY APPROVE AN ALTERNATIVE METHOD IF IT CAN BE DEMONSTRATED TO COMPLETELY REMOVE THE MARKINGS WITHOUT DAMAGING THE ASPHALT.

10.5. PLACE ALL RETRO-REFLECTIVE PAVEMENT MARKERS IN ACCORDANCE WITH FDOT STANDARD INDEX 706-001 AND / OR AS SHOWN IN THE PLANS.

10.6. CAUTION SHOULD BE EXERCISED WHILE RELOCATING EXISTING SIGNS TO PREVENT UNNECESSARY DAMAGE TO SIGNS. IF THE SIGN IS DAMAGED BEYOND USE, AS DETERMINED BY THE ENGINEER, SIGNS SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE.

10.7. ALL EXISTING SIGNS THAT CONFLICT WITH CONSTRUCTION OPERATIONS SHALL BE REMOVED, STOCKPILED, AND RELOCATED BY THE CONTRACTOR. SIGN REMOVAL SHALL BE DIRECTED BY THE ENGINEER.

10.8. RELOCATED SIGN SUPPORT SYSTEM MUST MEET THE CURRENT DESIGN STANDARD.

10.9. THE CONTRACTOR SHALL PROVIDE AN INVENTORY OF EXISTING SIGNS TO REMAIN OR TO BE RELOCATED PRIOR TO STARTING THE JOB AND FORWARD THIS LIST TO THE ENGINEER. CONTRACTOR SHALL NOTIFY IF THERE ARE ANY MISSING OR DAMAGE SIGNS THAT THE PLANS SHOW TO REMAIN OR TO BE RELOCATED.

10.10. ALL ROADWAY PAVEMENT MARKINGS SHALL BE THERMOPLASTIC IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTION 711.

10.11. HAND DIG THE FIRST FOUR FEET OF SIGN FOUNDATION.

10.12. ALL SIGNS SHALL MEET ALL OF THE FOLLOWING:

- MEET THE CRITERIA OUTLINED IN SECTION 2A.08 OF THE 2009 MUTCD
- MEET THE SPECIFICATIONS OUTLINED IN SECTION 700 AND 994 OF THE LATEST FDOT STANDARD SPECIFICATIONS.
- CONSIST OF MATERIALS CERTIFIED TO MEET THE RETROREFLECTIVE SHEETING REQUIREMENTS OUTLINED IN THE CURRENT VERSION OF ASTM D4956 FOR TYPE-XI RETROREFLECTIVE SHEETING MATERIALS MADE WITH PRISIMS, EXCEPT FOR SCHOOL ZONE AND PEDESTRIAN SIGNS WHICH SHALL BE COMPRISED OF RETROREFLECTIVE FLUORESCENT YELLOW-GREEN SHEETING CERTIFIED TO MEET ASTM D4956 TYPE IV RETROREFLECTIVE SHEETING MATERIALS.
- CONSIST OF RETROREFLECTIVE SHEETING MATERIALS THAT HAVE A VALID FDOT APPROVED PRODUCT LIST (APL) CERTIFICATION FOR SPECIFICATION 700 HIGHWAY SIGNING FOR FDOT SHEETING TYPE XI (OR TYPE IV FOR SCHOOL AND PEDESTRIAN SIGNS).

10.13 PATCH ATTACHMENT HARDWARE, SUCH AS COUNTERSUNK SCREWS OR RIVET HEADS, WITH RETRO REFLECTIVE BUTTONS THAT MATCH THE COLOR AND SHEETING MATERIAL OF THE FINISHED SIG

CONSTRUCTION SPECIFICATIONS

SECTION 20 - GENERAL SPECIFICATIONS PAVING GRADING DRAINAGE AND EARTHWORK

20.GENERAL

20.1. IT IS THE INTENT OF THESE SPECIFICATIONS TO DESCRIBE THE MINIMUM ACCEPTABLE TECHNICAL REQUIREMENTS FOR THE MATERIALS AND WORKMANSHIP FOR CONSTRUCTION OF SITE IMPROVEMENTS FOR THIS PROJECT. SUCH IMPROVEMENTS MAY GENERALLY INCLUDE, BUT NOT TO BE LIMITED TO, CLEARING, GRADING, PAVING, REMOVAL OF EXISTING PAVEMENT STORM DRAINAGE, WATER LINES AND SANITARY SEWERS.

20.2. IT IS THE INTENT THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION: (CURRENT EDITION) TOGETHER WITH "SUPPLEMENTAL SPECIFICATIONS TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (CURRENT EDITION), AND THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS (CURRENT EDITION) BE USED WHERE APPLICABLE FOR THE VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THE WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY; THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" TOGETHER WITH THE "FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT. IF WITHIN A PARTICULAR SECTION, ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE PART OF THE STANDARD SPECIFICATIONS ALSO. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL AND STATE LAWS, REGULATIONS AND BUILDING CODES WHICH HAVE JURISDICTION IN THE AREA.

20.3. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT AND PERFORM ALL OPERATIONS REQUIRED TO COMPLETE THE CONSTRUCTION OF A PAVING AND DRAINAGE SYSTEM AS SHOWN ON THE PLANS, SPECIFIED HEREIN, OR BOTH. IT IS THE INTENT TO PROVIDE A COMPLETE AND OPERATING FACILITY IN ACCORDANCE WITH THESE SPECIFICATIONS AND THE CONSTRUCTION DRAWINGS. THE MATERIAL AND EQUIPMENT SHOWN OR SPECIFIED SHALL NOT BE TAKEN TO EXCLUDE ANY OTHER INCIDENTALS NECESSARY TO COMPLETE THE WORK.

20.4. ALL LABOR, MATERIALS, AND METHODS OF CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE PLANS AND CONSTRUCTION SPECIFICATIONS AND THE MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS ADOPTED BY THE UNIT OF GOVERNMENT WHICH HAS JURISDICTION AND RESPONSIBILITY FOR THE CONSTRUCTION. WHERE CONFLICTS OR OMISSIONS EXIST, THE JURISDICTIONAL GOVERNMENT ENGINEERING DEPARTMENT'S STANDARDS SHALL GOVERN. SUBSTITUTIONS AND DEVIATIONS FROM PLANS AND SPECIFICATIONS SHALL BE PERMITTED ONLY WHEN WRITTEN APPROVAL HAS BEEN ISSUED BY THE ENGINEER.

20.5. GUARANTEE - ALL MATERIALS AND EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR UNDER THIS CONTRACT, SHALL BE GUARANTEED FOR A PERIOD OF (L) ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE THEREOF, AGAINST DEFECTIVE MATERIALS, DESIGN AND WORKMANSHIP. UPON RECEIPT OF NOTICE FROM THE OWNER OF FAILURE OF ANY PART OF THE GUARANTEED EQUIPMENT OR MATERIALS, DURING THE GUARANTEE PERIOD, THE AFFECTED PART OR MATERIALS SHALL BE REPLACED PROMPTLY WITH NEW PARTS OR MATERIALS BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER. IN THE EVENT THE CONTRACTOR FAILS TO MAKE NECESSARY REPLACEMENT OR REPAIRS WITHIN (7) SEVEN DAYS AFTER NOTIFICATION BY THE OWNER, THE OWNER MAY ACCOMPLISH THE WORK AT THE EXPENSE OF THE CONTRACTOR.

21. EARTHWORK

21.1. ALL AREAS WITHIN THE PROJECT LIMITS SHALL BE CLEARED AND GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH AND ALL OTHER OBSTRUCTIONS RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXISTING GROUND TO A DEPTH OF 1'. ALL WORK SHALL BE IN ACCORDANCE WITH SECTION 110 OF THE STANDARD SPECIFICATIONS.

21.2. NONE OF THE EXISTING LIMEROCK MATERIAL FROM DEMOLISHED PAVEMENT IS TO BE INCORPORATED IN THE NEW LIMEROCK BASE, UNLESS NOTED IN PLANS. THE EXISTING LIMEROCK MATERIAL FROM DEMOLISHED PAVEMENT MAY BE INCORPORATED INTO THE STABILIZED SUBGRADE / SUBBASE, OR STABILIZED SHOULDER.

21.3. FILL MATERIAL SHALL BE CLASSIFIED AS A-L, A-3, OR A-2-4 IN ACCORDANCE WITH AASHTO M-145 AND SHALL BE FREE FROM VEGETATION AND ORGANIC MATERIAL, NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.

21.4. ALL FILL MATERIAL IN AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

21.5. ALL MATERIAL OF CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND TESTING TO ESTABLISH CONFORMANCE WITH THE SPECIFICATIONS AND SUITABLY FOR THE USES INTENDED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO THE TIME HE WILL BE READY FOR AN INSPECTION OR TEST. THE CONTRACTOR SHALL FOLLOW CITY AND COUNTY INSPECTION PROCEDURES. THE CONTRACTOR SHALL NOT PROCEED WITH ANY PHASE OF WORK DEPENDENT ON AN INSPECTION OR TEST OF AN EARLIER PHASE OF WORK, PRIOR TO THAT TEST OR INSPECTION PASSING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER. TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND LIMEROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, ETC.

21.6. WHEN MUCK, CLAY, ROCK, OR ANY OTHER MATERIAL THAT IS UNSUITABLE IN ITS ORIGINAL POSITION ARE ENCOUNTERED BENEATH PROPOSED PAVEMENT AND SIDEWALK AREAS, THE UNSUITABLE MATERIALS SHALL BE COMPLETELY REMOVED FROM BENEATH THE PAVEMENT AND SIDEWALK AREAS AND (10) TEN FEET BEYOND THE EDGE OF PAVEMENT. ALL SUCH UNSUITABLE MATERIAL REMOVED BY THE SUBSOIL EXCAVATION, SHALL BE REPLACED WITH ACCEPTABLE EMBANKMENT MATERIAL, AS SPECIFIED IN THE STANDARD SPECIFICATIONS.

21.7. WHEN MUCK, CLAY,HARDPAN OR ANY OTHER MATERIAL THAT IS UNSUITABLE IN ITS ORIGINAL POSITION, ARE ENCOUNTERED BENEATH PROPOSED DRAINAGE SWALES OR DRY RETENTION AREAS, THE UNSUITABLE MATERIALS SHALL BE COMPLETELY REMOVED FROM BENEATH THE DRAINAGE SWALES AND DRY RETENTION AREAS. ALL SUCH UNSUITABLE MATERIAL REMOVED BY THE SUBSOIL EXCAVATION, SHALL BE REPLACED WITH COARSE SAND, OR OTHER SUITABLE GRANULAR MATERIAL, AS SPECIFIED IN THE STANDARD SPECIFICATIONS.

21.8. ALL UNDERGROUND UTILITIES AND DRAINAGE INSTALLATIONS SHALL BE IN PLACE PRIOR TO SUBGRADE COMPACTION AND PAVEMENT CONSTRUCTION.

21.9. GROUND ADJACENT TO ROADWAY/PAVEMENT HAVING RUNOFF SHALL BE GRADED (2) TWO INCHES LOWER THAN THE EDGE OF PAVEMENT TO ALLOW FOR THE PLACEMENT OF SOD.

21.10.SITE GRADING ELEVATIONS SHALL BE WITHIN 0.1' OF THE REQUIRED ELEVATION FOR NON PAVED AREAS AND ALL AREAS SHALL BE GRADED TO DRAIN WITHOUT PONDING.

21.11.THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, FILL, EMBANKMENT AND GRADING TO ACHIEVE THE PROPOSED PLAN GRADES INCLUDING TYPICAL ROAD SECTIONS, SIDE SLOPES AND CANAL SECTIONS. ALL WORK SHALL BE IN ACCORDANCE WITH SECTION 120 OF THE STANDARD SPECIFICATIONS. IF FILL MATERIAL IS REQUIRED IN EXCESS OF THAT GENERATED BY THE EXCAVATION, THE CONTRACTOR SHALL SUPPLY THIS MATERIAL AS REQUIRED FROM OFF-SITE.

21.12.A 2" BLANKET OF TOP SOIL SHALL BE PLACED OVER ALL AREAS TO BE SODDED OR SEEDED AND MULCHED WITHIN THE PROJECT LIMITS UNLESS OTHERWISE INDICATED ON THE PLANS.

21.13.SOD SHALL BE ST. AUGUSTINE UNLESS OTHERWISE INDICATED ON THE PLANS, AND SHALL BE PLACED ON THE GRADED TOP SOIL AND WATERED TO INSURE SATISFACTORY CONDITION UPON FINAL ACCEPTANCE OF THE PROJECT.

22.DRAINAGE

22.1. INLETS - ALL INLETS SHALL BE THE TYPE DESIGNATED ON THE PLANS, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 425 OF THE STANDARD SPECIFICATIONS. ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS AND PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE.

22.2. PIPE SPECIFICATIONS: THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS:

- RCP = REINFORCED CONCRETE PIPE, ASTM DESIGNATION C-76, SECTION 941 OF THE STANDARD SPECIFICATIONS.
- CMP = CORRUGATED METAL (ALUMINUM) PIPE, ASTM DESIGNATION M-196.
- CMP (SMOOTH LINED) = CORRUGATED METAL ALUMINUM PIPE, (SMOOTH LINED) ASTM DESIGNATION M-196.
- SCP = SLOTTED CONCRETE PIPE, SECTIONS 941 AND 942, OF THE STANDARD SPECIFICATIONS.
- PVC = POLYVINYL CHLORIDE PIPE.
- PCMP = PERFORATED CMP, SECTION 945, OF THE STANDARD SPECIFICATIONS
- CORRUGATED HIGH DENSITY POLYETHYLENE PIPE (HDPE) (12 INCHES TO 60 INCHES), SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 948-2.3.

22.3. PIPE BACKFILL - REQUIREMENTS FOR PIPE BACKFILL CROSSING ROADS OR PARKING AREAS SHALL BE AS DEFINED IN THE SECTION 125-8, OF THE STANDARD SPECIFICATIONS. PIPELINE BACKFILL SHALL BE PLACED IN 6 INCH LIFTS AND COMPACTED TO 100% OF THE STANDARD PROCTOR (AASHTO T-99 SPECIFICATIONS)

22.4. LOCATION OF DRAINAGE STRUCTURES SHALL GOVERN, AND PIPE LENGTH MAY HAVE TO BE ADJUSTED TO ACCOMPLISH CONSTRUCTION AS SHOWN ON THESE PLANS.

22.5. DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE INNER WALLS OF STRUCTURES.

22.6. FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE STANDARD SPECIFICATIONS.

23.ASPHALT PAVING

23.1. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.

23.2. INTERNAL ASPHALT PAVING CONSTRUCTED ON EXISTING SANDY SOILS SHALL BE CONSTRUCTED WITH A 12" SUBGRADE, COMPACTED TO A MINIMUM DENSITY OF 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99. THE COMPACTED SUBGRADE SHALL BE CONSTRUCTED IN THE LIMITS SHOWN ON THE PLANS. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED.

23.3. ASPHALTIC CONCRETE SURFACE COURSE SHALL BE CONSTRUCTED TO THE LIMITS SHOWN ON THE PLANS. THE SURFACE COURSE SHALL CONSIST OF THE THICKNESS AND TYPE ASPHALTIC CONCRETE AS SPECIFIED IN THE PLANS. ALL ASPHALTIC CONCRETE SHALL BE IN ACCORDANCE WITH SECTIONS 320, 327, 330, 334, 336, 337, 337, 338, 339 AND 341 OF THE STANDARD SPECIFICATIONS.

23.4. LIMEROCK BASE SHALL BE PREPARED, COMPACTED AND GRADED AND SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE STANDARD SPECIFICATIONS. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 AND HAVE NOT LESS THAN 70% OF CARBONATES OF CALCIUM AND MAGNESIUM UNLESS OTHERWISE DESIGNATED. THE ENGINEER SHALL INSPECT THE COMPLETED BASE COURSE AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES AND CLEAN THE BASE COURSE PRIOR TO THE PLACEMENT OF THE PRIME COAT. A TACK COAT WILL ALSO BE REQUIRED IF THE ENGINEER FINDS THAT THE PRIMED BASE HAS BECOME EXCESSIVELY DIRTY OR THE PRIME COAT HAS CURED TO THE EXTENT OF LOSING BOUNDING EFFECT PRIOR TO PLACEMENT OF THE ASPHALTIC CONCRETE SURFACE COURSE. THE PRIME AND TACK COATS SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.

23.5. LIMEROCK BASE MATERIAL SHALL BE PLACED IN MAXIMUM 6" LIFTS. BASES GREATER THAN 6" SHALL BE PLACED IN TWO EQUAL LIFTS. IF, THROUGH FIELD TESTS, THE CONTRACTOR CAN DEMONSTRATE THAT THE COMPACTION EQUIPMENT CAN ACHIEVE DENSITY FOR THE FULL DEPTH OF A THICKER LIFT, AND IF APPROVED BY THE ENGINEER, THE BASE MAY BE CONSTRUCTED IN SUCCESSIVE COURSES OF NOT MORE THAN 8 INCHES (200 MM) COMPACTED THICKNESS.

23.6. ASPHALT EDGES THAT ARE NOT CURBED SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE TO THE DIMENSIONS SHOWN ON PLANS.

24.CONCRETE CONSTRUCTION

24.1. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH SECTION 522 OF THE STANDARD SPECIFICATIONS AND IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, INDEX NO. 522-001. CONCRETE SIDEWALK SHALL BE 4" THICK, UNLESS OTHERWISE NOT AND CONSTRUCTED ON COMPACTED SUBGRADE, WITH 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75', UNLESS OTHERWISE NOTED ON PLANS. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. ALL CONCRETE SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK, UNLESS OTHERWISE NOTED ON PLANS.

24.2. SIDEWALK CURB RAMPS HALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, INDEX NO. 522-002.

24.3. CONCRETE CURB SHALL BE CONSTRUCTED TO THE LIMITS SHOWN ON THE PLANS. THE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS AND SHALL BE IN ACCORDANCE WITH SECTION 520 OF THE STANDARD SPECIFICATIONS. CONCRETE CURBING SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, INDEX NO. 520-001.

SECTION 30 - WATER DISTRIBUTION AND SANITARY SEWER FORCE MAINS.

30. MATERIALS:

NOTE: IF MATERIALS LIST HERE ON ARE IN CONFLICT WITH UTILITY OWNER, MATERIAL OWNER REQUIREMENTS SHALL GOVERN.

30.1. ALL WATER MAIN PIPE, INCLUDING FITTINGS, SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.

30.2. DUCTILE IRON PIPE FOR WATER DISTRIBUTION MAINS SHALL CONFORM TO ANSI/AWWA STANDARD C151/A21.51 LATEST REVISION, "DUCTILE IRON PIPE CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS" WITH A MINIMUM WALL THICKNESS OF CLASS 51 (PRESSURE CLASS 350) UNLESS OTHERWISE NOTED IN THE PLANS. DUCTILE IRON PIPE SHALL BE CEMENT LINED AND SEAL COATED IN ACCORDANCE WITH ANSI/AWWA STANDARD C104/A21.4 LATEST REVISION. THE PIPE SHALL BE ADAPTED FOR USE WITH CLASS 250 FITTINGS FOR ALL SIZES. WATER MAIN SHALL BE COLORED BLUE IN ACCORDANCE WITH FLORIDA STATE STATUTES.

30.3. DUCTILE IRON PIPE FOR SEWAGE FORCE MAINS SHALL CONFORM TO ANSI/AWWA STANDARD C151/A21.51 LATEST REVISION, "DUCTILE IRON PIPE CENTRIFUGALLY CAST IN METAL MOLDS OR SAND- LINED MOLDS" WITH A MINIMUM WALL THICKNESS OF CLASS 51 (PRESSURE CLASS 350) UNLESS OTHERWISE NOTED IN THE PLANS. DUCTILE IRON PIPE SHALL BE INTERIOR CERAMIC EPOXY LINED AND EXTERIOR COATED WITH THE MANUFACTURER'S COATING SYSTEM (PROTECTO 401 CERAMIC EPOXY WITH A MINIMUM DRY FILM THICKNESS OF 40 MILS AND AN OUTSIDE COATING OF EITHER COAL TAR EPOXY OR ASPHALT). CEMENT MORTARED LININGS ARE NOT APPROPRIATE FOR THIS APPLICATION.

30.4. ALL PIPE & FITTINGS ON THE LIFT STATION SITES SHALL BE DUCTILE IRON CONFORMING TO THE SAME SPECIFICATIONS AS ABOVE FOR SEWAGE FORCE MAINS EXCEPT THAT FLANGED DUCTILE IRON PIPE & FITTINGS SHALL BE USED INSIDE VALVE PITS AND WET WELLS. FLANGED PIPE AND FITTINGS SHALL CONFORM TO ANSI/AWWA C115/A21.15 LATEST REVISION AND ANSI/AWWA C110/A21.10 LATEST REVISION. THE FOLLOWING THICKNESS CLASSES SHALL BE ADHERED TO: 4" - 12" - CLASS 52, 14" & LARGER - CLASS 51.

30.5. PVC PRESSURE PIPE FOR SIZES 4" THROUGH 12" AND SHALL CONFORM TO ANSI/AWWA STANDARD C900 LATEST REVISION. PVC PRESSURE PIPE SHALL BE MADE FROM CLASS 12454-A OR CLASS 12454-B VIRGIN MATERIAL AND CONFORM WITH THE OUTSIDE DIAMETER OF CAST IRON PIPE WITH A MINIMUM WALL THICKNESS OF DR SERIES 18. ULTRA VIOLET DEGRADATION OR SUN BLEACHED PIPE WILL BE CAUSE FOR REJECTION. WATER MAIN SHALL BE COLORED BLUE IN ACCORDANCE WITH FLORIDA STATE STATUTES. FORCE MAIN SHALL BE IMPREGNATED WITH GREEN PIGMENT. REUSE MAIN SHALL BE IMPREGNATED WITH PURPLE PIGMENT.

30.6. DUCTILE IRON FITTINGS FOR WATER DISTRIBUTION MAINS SHALL CONFORM TO ANSI/AWWA STANDARD C110/A21.10 LATEST REVISION. FITTINGS 4" AND LARGER SHALL BE CEMENT LINED AND SEAL COATED IN ACCORDANCE WITH ANSI/AWWA STANDARD C104/A21.4 LATEST REVISION. WATER MAIN FITTING SHALL BE COLORED BLUE IN ACCORDANCE WITH FLORIDA STATE STATUTES.

30.7. CAST IRON AND DUCTILE IRON FITTINGS FOR SEWAGE FORCE MAINS SHALL CONFORM TO ANSI/AWWA STANDARD C110/A21.10 LATEST REVISION. FITTINGS 4" AND LARGER SHALL BE COATED IN ACCORDANCE WITH THE REQUIREMENTS OF DUCTILE IRON PIPE FOR SEWAGE FORCE MAINS.

30.8. JOINTS FOR BELL AND SPIGOT DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO ANSI/AWWA STANDARD C111/A21.11 LATEST REVISION. MECHANICAL JOINT OR PUSH-ON JOINT TO BE RUBBER GASKET COMPRESSION-TYPE. SPECIAL FITTINGS AND JOINTS SHALL BE CONSIDERED FOR SPECIFIC INSTALLATION SUBJECT TO THE APPROVAL OF THE ENGINEER.

30.9. JOINTS FOR PVC PRESSURE PIPE SHALL BE BELL AND SPIGOT PUSH-ON RUBBER GASKET TYPE ONLY. NO SOLVENT WELD OR THREADED JOINTS WILL BE PERMITTED.

30.10. WATER DISTRIBUTION SYSTEM RESTRAINT: ALL FITTINGS AND SPECIFIC PIPE JOINTS SHALL BE RESTRAINED AS OUTLINED BELOW:

- JOINT RESTRAINT
- PUSH-ON P.V.C. EBAA IRON SERIES 1600
- PUSH-ON DIP EBAA IRON SERIES 1700
- TR-FLEX BY U.S. PIPE OR
- FLEX RING BY AMERICAN
- FITTINGS W/ DIP EBAA IRON SERIES 1100 MEGALUG
- FITTINGS W/ P.V.C. EBAA IRON SERIES 2000 MEGALUG
- LENGTH OF RESTRAINED PIPE SHALL BE AS INDICATED ON RESTRAINED JOINT PIPE DETAIL. (SEE WATER & SEWER DETAIL SHEET)

30.11. SEWAGE FORCE MAIN SYSTEM RESTRAINT: ALL FITTINGS AND SPECIFIC PIPE JOINTS SHALL BE RESTRAINED AS OUTLINED BELOW

- JOINT RESTRAINT
- PUSH-ON P.V.C. EBAA IRON SERIES 1600
- PUSH-ON DIP EBAA IRON SERIES 1700
- TR-FLEX BY U.S. PIPE OR
- FLEX RING BY AMERICAN
- FITTINGS W/ DIP EBAA IRON SERIES 1100 MEGALUG
- FITTINGS W/ P.V.C. EBAA IRON SERIES 2000 MEGALUG
- LENGTH OF RESTRAINED PIPE SHALL BE AS INDICATED ON RESTRAINED JOINT PIPE DETAIL. (SEE WATER & SEWER DETAIL SHEET)

30.12. WATER DISTRIBUTION VALVES SHALL BE GATE VALVES, IRON BODY, FULLY RESILIENT SEAT BRONZED MOUNTED NON-RISING STEM, RATED AT 200 PSI AND CONFORMING TO ANSI/AWWA C509 LATEST REVISION, AND SHALL HAVE MECHANICAL JOINTS.

30.12.1.1. GATE VALVES 4" AND LARGER SHALL BE MUELLER A-2361/2362, AMERICAN 250 LINE OR CLOW F-6100, CONFORMING TO ANSI/AWWA C500 LATEST REVISION OR APPROVED EQUAL.

30.12.1.2. TAPPING VALVES SHALL BE MUELLER T-2361/2362 OR APPROVED EQUAL.

30.12.1.3. GATE VALVES 3" OR LESS SHALL BE NIBCO T-133 OR T-136 WITH MALLEABLE HAND WHEELS OR APPROVED EQUAL.

30.13.TAPPING SLEEVES SHALL BE MUELLER H615, CLOW F- 2505 OR APPROVED EQUAL.

30.14. VALVE BOXES SHALL BE U.S. FOUNDRY 7500 OR APPROVED EQUAL PAINTED BLUE WITH THE DESIGNATION "WATER".

30.15.RETAINER GLANDS FOR DIP SHALL CONFORM TO ANSI/AWWA C111/A21.11 LATEST REVISION. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITERS LABORATORIES FOR 250 PSI MINIMUM WATER PRESSURE RATING. CLOW CORPORATION MODEL F-1058, STANDARD FIRE PROTECTION EQUIPMENT COMPANY OR APPROVED EQUAL.

30.16.DRESSER COUPLINGS SHALL BE REGULAR BLACK COUPLINGS WITH PLAIN GASKETS FOR GALVANIZED STEEL PIPE. THEY SHALL BE DRESSER STYLE 90. NO SUBSTITUTIONS ALLOWED.

30.17.FIRE HYDRANTS SHALL BE MUELLER CENTURION TRAFFIC TYPE A-423 WITH 5 1/4" INTERNAL VALVE OPENING OR APPROVED EQUAL. PUMPER NOZZLE TO BE 18" FROM FINISHED GRADE. ALL HYDRANTS TO BE INSTALLED WITH CONTROL VALVE. RETAINER GLANDS ARE PREFERRED FOR RESTRAINING. FIRE HYDRANT SHALL COMPLY WITH ANSI/AWWA C502 LATEST REVISION. FIRE HYDRANTS SHALL BE PAINTED IN ACCORDANCE WITH NFPA #291 OR PER AGENCY STANDARDS HAVING JURISDICTION. BLUE RAISED REFLECTIVE PAVEMENT MARKER (RPM) SHALL BE USED TO IDENTIFY FIRE HYDRANT LOCATION. THE PLACEMENT OF THE RPM TO BE AT THE CENTERLINE OF THE OUTSIDE ROADWAY LANE.

30.18.SEWAGE FORCE MAIN VALVES SHALL BE PLUG VALVES WHICH SHALL BE OF THE NON-LUBRICATED, ECCENTRIC TYPE WITH RESILIENT FACED PLUGS, PORT AREAS FOR VALVES 20 INCHES AND SMALLER SHALL BE AT LEAST 80% OF FULL PIPE AREA. PORT AREA OF VALVES 24 INCHES AND LARGER SHALL BE AT LEAST 70% OF FULL PIPE AREA. THE BODY SHALL BE OF SEMI-STEEL (ASTM A-126 C1.B) AND SHALL HAVE BOLTED BONNET WHICH GIVES ACCESS TO THE INTERNALS OF THE VALVE. SEATS SHALL BE WELDED OVERLAY OF HIGH NICKEL CONTENT OR A STAINLESS STEEL PLATE LOCKED IN THE BODY CAVITY. IF A PLATE IS USED, IT SHALL BE REPLACEABLE THROUGH THE BONNET ACCESS. BEARINGS SHALL BE PERMANENTLY LUBRICATED OF STAINLESS STEEL, BRONZE OR TEFLON LINED, FIBER GLASS BACKED DURALON. BEARING AREAS SHALL BE ISOLATED FROM THE FLOW WITH GRIT SEALS. VALVES SHALL HAVE PACKING BONNETS WHERE THE SHAFT PROTRUDES FROM THE VALVE AND THE PACKING SHALL BE SELF-ADJUSTING CHEVRON TYPE WHICH CAN BE REPLACED WITHOUT REMOVING THE BONNET. ALL NUTS, BOLTS, SPRINGS AND WASHERS SHALL BE STAINLESS STEEL.

30.19.PLUG VALVES SHALL BE DESIGNED FOR A WORKING PRESSURE OF 150 PSI THE VALVE AND ACTUATOR SHALL BE CAPABLE OF SATISFACTORY OPERATION IN EITHER DIRECTION OF FLOW AGAINST PRESSURE DROPS UP TO AND INCLUDING 100 PSI (FOR PLUG VALVES OVER 12" IN DIAMETER). VALVES SHALL BE BUBBLE TIGHT IN BOTH DIRECTIONS AT 100 PSI DIFFERENTIAL. PLUG VALVES OVER 12" IN DIAMETER SHALL HAVE WORM GEAR OPERATORS. THE OPERATING MECHANISM SHALL BE FOR BURIED SERVICE WITH A 2 INCH SQUARE OPERATING NUT.

30.20.PLUG VALVES ARE TO BE INSTALLED WITH THE SEAT POINTED TOWARDS THE UPSTREAM FLOW, WHEN SPECIFIED.

30.21.SWING CHECK VALVES FOR WATER, SEWAGE, SLUDGE, AND GENERAL SERVICE SHALL BE OF THE OUTSIDE LEVER AND SPRING OR WEIGHT TYPE, IN ACCORDANCE WITH ANSI/AWWA C 508 LATEST REVISION SWING-CHECK VALVES FOR WATERWORKS SERVICE, 2" THROUGH 24" NPS, UNLESS OTHERWISE INDICATED, WITH FULL-OPENING PASSAGES, DESIGNED FOR A WATER-WORKING PRESSURE OF 150 PSI THEY SHALL HAVE A FLANGED COVER PIECE TO PROVIDE ACCESS TO THE DISC.

30.22.HIGH DENSITY POLYETHYLENE PIPE (HDPE) FOR WATER DISTRIBUTION MAINS SHALL CONFORM TO AWWA C906 STANDARD, LATEST REVISION. PIPES SHALL BE COLOR-CODED BLUE, MINIMUM 40 FEET STANDARD LENGTHS.

31.SERVICE CONNECTION:

31.1. SERVICE SADDLES SHALL BE FUSION BONDED PLASTIC COATED DUCTILE IRON (ASTM A536) WITH STAINLESS STEEL STRAPS, SADDLES SHALL BE DOUBLE STRAP TYPE.

31.2. SERVICE LINES SHALL BE POLYETHYLENE (PE 3408), 200 P.S.I RATED, DR9. PIPE JOINTS SHALL BE OF THE COMPRESSION TYPE TOTALLY CONFINED GRIP SEAL AND COUPLING NUT.

31.3. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH ASTM B-62 WITH THREADED ENDS, AS MANUFACTURED BY FORD BALLCORP, CATALOG # 1100 OR APPROVED EQUAL.

31.4. CURB STOPS SHALL BE FORD V63-44W-X* LATEST REVISION OR APPROVED EQUAL.

31.5. METER STOPS SHALL BE 90 DEGREE LOCKWING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE FV63-777W* LATEST REVISION WITH ASTM B-62. METER STOPS SHALL BE CLOSED BOTTOM DESIGN AND RESILIENT "0" RING SEALED AGAINST EXTERNAL LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDES, AS MANUFACTURED BY FORD OR APPROVED EQUAL.

32. INSTALLATION:

32.1. WHERE RESTRAINED PIPE JOINTS ARE REQUIRED DUE TO FITTINGS, APPURTENANCES, ETC., PIPE MATERIAL SHALL BE DIP

32.2. ALL PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATION "GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEM," AND ANSI/AWWA C605-XX LATEST REVISION STANDARD.

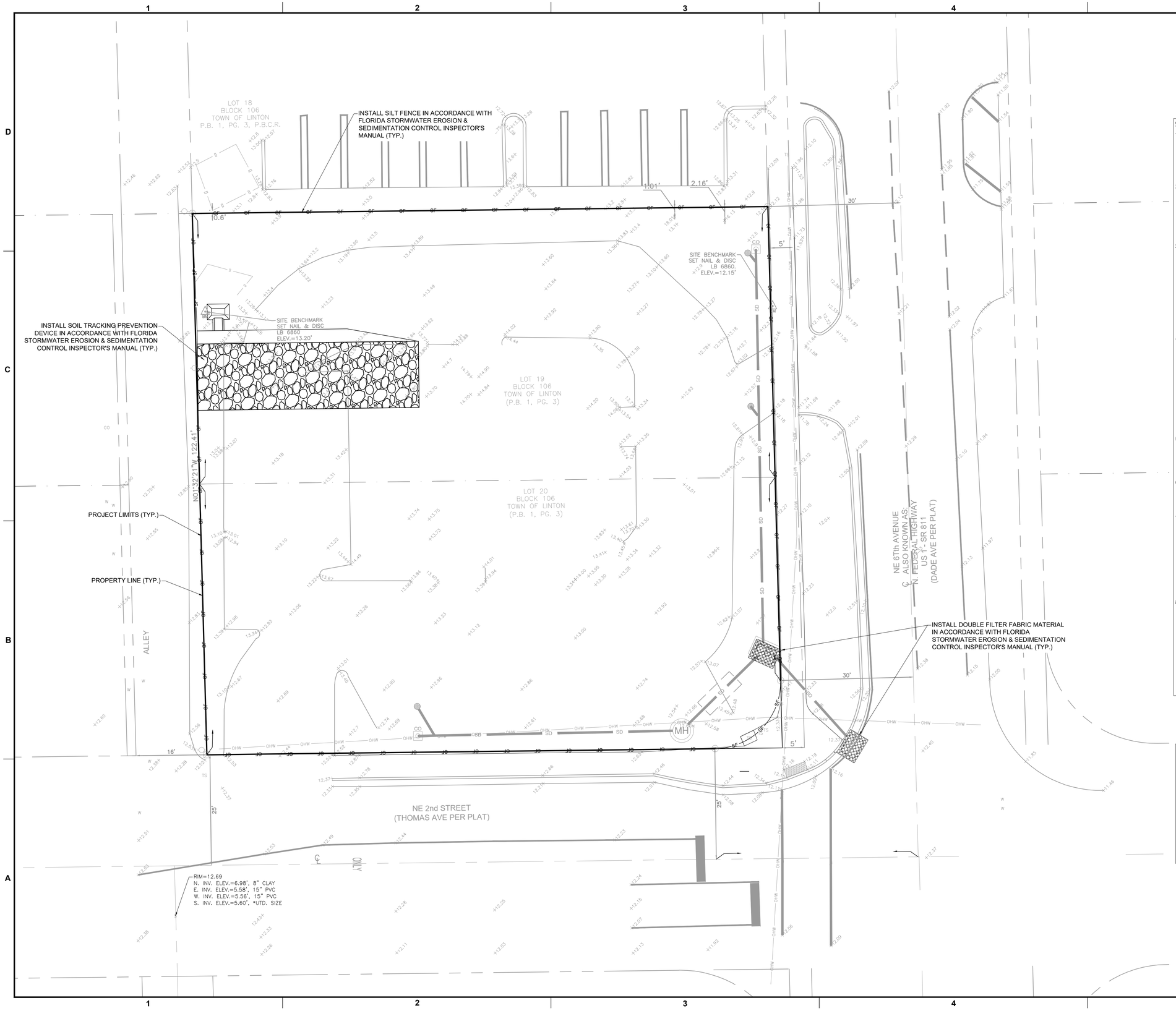
32.3. ALL DIP SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/ C600-XX LATEST REVISION.

32.4. ALL WATER MAINS SHALL TYPICALLY BE LAID WITH A MINIMUM 36" COVER FOR PVC AND 30" COVER FOR DIP.

32.5. DETECTOR TAPE SHALL BE LAID 18 INCHES ABOVE ALL WATER AND SEWER LINES. A 14 GAUGE MULTI-STRAND WIRE SHALL BE ATTACHED TO ALL NONCONDUCTIVE WATER MAINS TO FACILITATE LOCATION. AN EXTRA 4 FEET OF WIRE SHALL BE PROVIDED AT ALL VALVES, BLOW-OFFS, HYDRANTS, ETC. THE WIRE SHALL BE TESTED FOR CONTINUITY AT THE PRESSURE TEST.

32.6. PIPE DEFLECTION SHALL NOT EXCEED 50% OF THE MAXIMUM DEFLECTION RECOMMENDED BY THE MANUFACTURER.

32.7. A CONT



N

GRAPHIC SCALE

0 10 20

SCALE: 1" = 10 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

GENERAL NOTES:

1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN FLORIDA (HEREAFTER REFERRED TO AS FL GUIDELINES).
2. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION PERIOD. AFTER EACH RAINFALL, A VISUAL INSPECTION SHALL BE MADE OF ALL INSTALLED EROSION CONTROL MEASURES AND REPAIRS SHALL BE CONDUCTED TO ENSURE THEIR CONTINUING FUNCTION AS DESIGNED.
3. ALL EXISTING/NEW CATCH BASIN, INLETS, STORM SEWER MANHOLES STRUCTURES WITHIN THE WORK AREAS, ETC. SHALL BE PROTECTED DURING CONSTRUCTION OPERATIONS FROM SEDIMENT RUNOFF AND DEBRIS BY PLACING A FILTER FABRIC MATERIAL IN THE FRAME AND GRATE/MANHOLE COVER. PREVENTIVE METHODS MUST BE UTILIZED AROUND THESE STRUCTURES (DURING CONSTRUCTION OPERATIONS) BY GRADING TO DRAIN AWAY FROM STRUCTURES AND ANY OTHER METHODS APPROVED BY THE AGENCY HAVING JURISDICTION OR DESIGN ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL INSTALL A SOIL TRACKING PREVENTION DEVICE AS PER THE FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL. THE CONTRACTOR SHALL TAKE MEASURES TO INSURE THE CLEANUP OF SEDIMENTS THAT HAVE BEEN TRACKED BY VEHICLES OR HAVE BEEN TRANSPORTED BY WIND OR STORM WATER ABOUT THE SITE OR ONTO NEARBY ROADWAYS. STABILIZED CONSTRUCTION ENTRANCES AND CONSTRUCTION ROADS, IF APPROPRIATE, SHALL BE IMPLEMENTED IN ORDER TO REDUCE OFFSITE TRACKING.
5. ALL AREAS OF DISTURBANCE THAT ARE NOT WITHIN BUILDING OR PAVEMENT LIMITS SHALL BE SODDED, REFER TO LANDSCAPE PLANS FOR SOD SPECIFICATION AND REQUIREMENTS.
6. REMOVE ALL EROSION CONTROL IMPROVEMENTS AFTER ALL DISTURBED AREAS ARE STABILIZED WITH THE FINAL GROUND COVER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND FAMILIARIZING THEMSELVES WITH ALL THE PERMITS PREVIOUSLY ACQUIRED FOR THIS PROJECT. THE CONDITIONS OUTLINED IN THE PERMITS ARE IN FORCE AND FULL EFFECT AS PART OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL WORK ASSOCIATED WITH THIS PROJECT IS IN COMPLIANCE WITH ALL OF THE REQUIREMENTS OF THESE PERMITS.
8. THE CONTRACTOR WILL BE RESPONSIBLE FOR ACQUIRING A VALID NPDES PERMIT. UNLESS SUCH PERMIT IS DETERMINED TO BE NON-APPLICABLE BY REGULATORY AGENCY HAVING PROPER JURISDICTION REGARDING HIS MATTER.

LEGEND

- EXISTING/PROPOSED DRAINAGE STRUCTURE W/ DOUBLE WRAPPED FILTER FABRIC.
- SF — SILT FENCE
- o — PROJECT BOUNDARY
- TEMPORARY SOIL TRACKING PREVENTION DEVICE

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Plotted by: mirizarry On 5/19/2025 9:34 AM

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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ISSUE DATE:	01/14/25
DESIGNED BY:	JVP
DRAWN BY:	MJI
CHECKED BY:	MAM
BID-CONTRACT:	

JORGE VALLE-PELLOT, P.E.
FLORIDA REG. NO. 77039
(FOR THE FIRM)

CLIENT

NETTA ARCHITECTS

PROJECT

202 NE 6TH AVE MULTIFAMILY RESIDENTIAL BUILDING

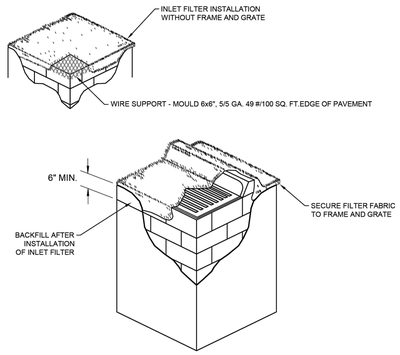
SHEET TITLE

EROSION CONTROL PLAN

SHEET NUMBER	CG-101
PROJECT NUMBER	13651.00

Drawing name: K:\13651.00 - The 202 - Delray Beach - Netta Architects\Engineering\Cad\13651.00-CG-1XX.dwg

STATUS: PRELIMINARY



NOT TO SCALE

NOTES:

1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.

A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH, AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.

STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO EACH SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.

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INLET FILTER DETAIL

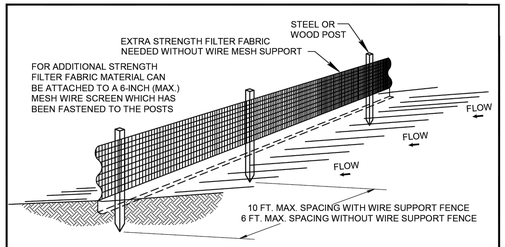
DATE: 10-04-2024
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1. THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE TEST OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADHERENCE TO THE REPRESENT SET FORTH ON THE DRAWINGS AND SPECIFICATIONS, BUT BY MEETING THE REGULATIONS SET FORTH BY THE AUTHORITY HAVING JURISDICTION OVER WATER QUALITY CONTROL AND OTHER SEDIMENTATION RESTRICTION REQUIREMENTS IN THE REGION.
2. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.
3. INSPECTION OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY, OR AFTER EACH RAINFALL EVENT. REPAIR, AND/OR REPLACEMENT OF SUCH MEASURES SHALL BE MADE PROMPTLY, AS NEEDED.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF DEEMED NECESSARY BY ONSITE INSPECTION.
6. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.
7. DRAINAGE INLETS SHALL BE PROTECTED BY FILTER AND GRADED ROCK AS PER INLET PROTECTION DETAIL.
8. ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH CRUSHED STONE, WHERE PRACTICAL.
9. EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
10. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
11. ALL WORK IS TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF DELRAY BEACH.
12. DISCHARGE FROM DEWATERING OPERATIONS SHALL BE RETAINED ONSITE IN A CONTAINMENT AREA.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
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EROSION CONTROL NOTES DETAIL

DATE: 10-04-2024
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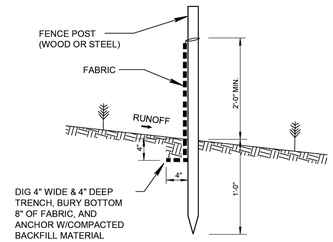
NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES.
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES. WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

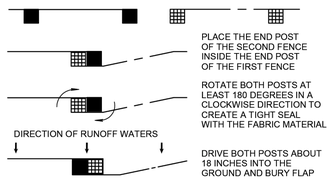
CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
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SILT FENCE INSTALLATION DETAIL
(SHEET 1 of 2)

DATE: 10-04-2024
D12.0



SILT FENCE SECTION
NOT TO SCALE

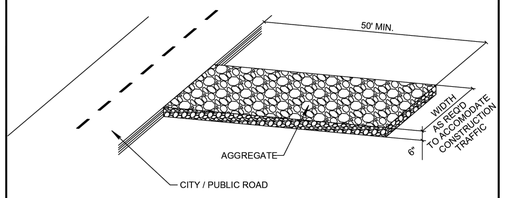


ATTACHING TWO SILT FENCES
NOT TO SCALE

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

SILT FENCE INSTALLATION DETAIL
(SHEET 2 OF 2)

DATE: 10-04-2024
D 12.1



NOTE:
A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AND CONTAIN AN AGGREGATE LAYER (FDOT AGGREGATE NO.1), AT LEAST 6-INCHES THINK. IT MUST EXTEND TO THE WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA.

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STABILIZED CONSTRUCTION ENTRANCE DETAIL

DATE: 10-04-2024
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REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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DRAWN BY:	MJI
CHECKED BY:	MAM
BID-CONTRACT:	

JORGE VALLE-PELLOT, P.E.
FLORIDA REG. NO. 77039
(FOR THE FIRM)

CLIENT

NETTA ARCHITECTS

PROJECT

202 NE 6TH AVE MULTIFAMILY RESIDENTIAL BUILDING

SHEET TITLE

EROSION CONTROL DETAILS

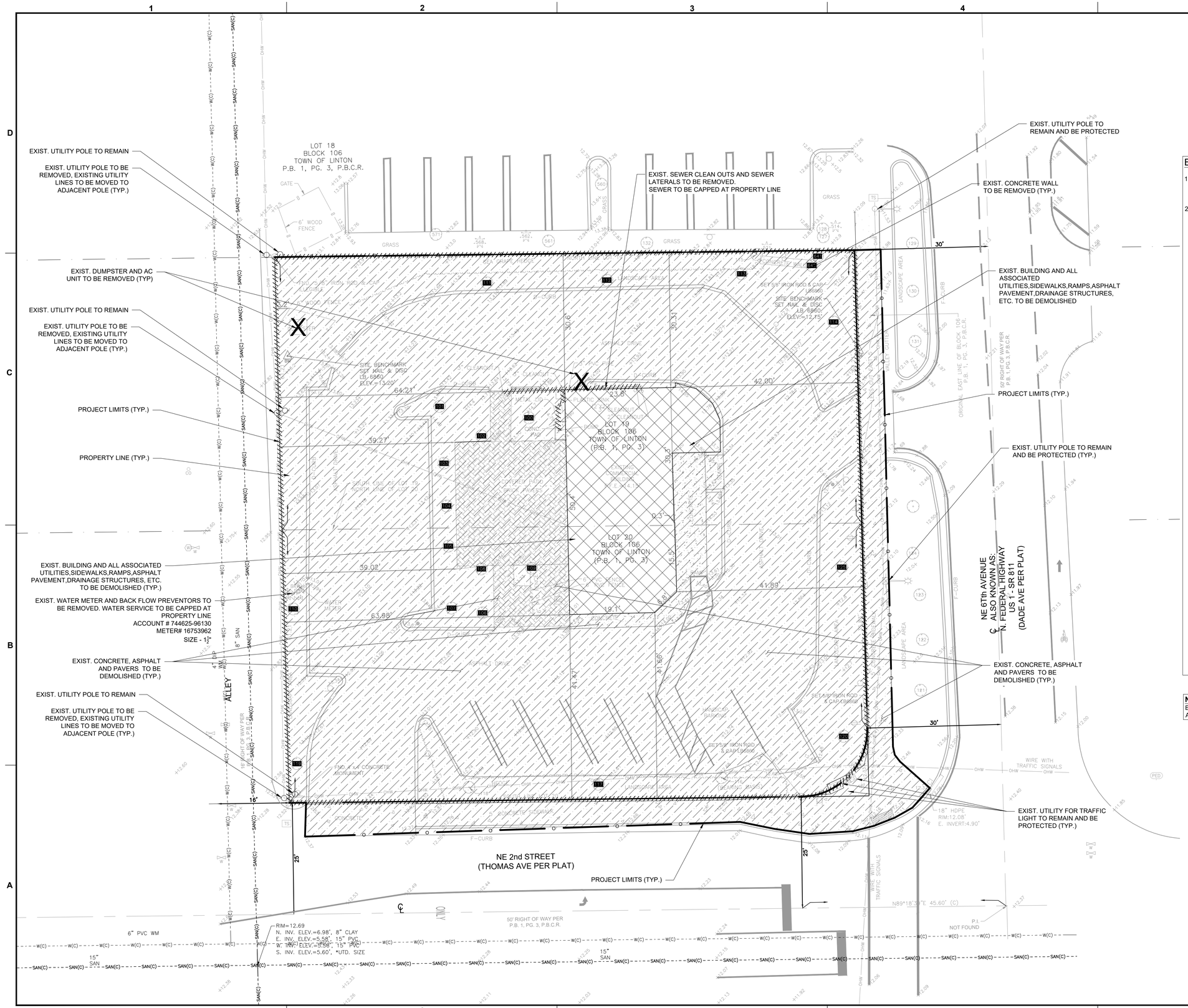
SHEET NUMBER CG-501

PROJECT NUMBER 13651.00

STATUS: PRELIMINARY

Plotted by: mirizarry On 5/19/2025 9:19 AM

Drawing name: K:\13651.00 - The 202 - Delray Beach - Netta Architects\Engineering\Cadd\13651.00-CG-5XX.dwg



BUILDING DEMOLITION NOTES

1. EXISTING MONITORING WELLS TO REMAIN, CONTRACTOR TO COORDINATE WITH ENVIRONMENTAL ENGINEER PRIOR TO DEMOLITION.
2. BUILDING DEMOLITION IS SUBJECT TO FEDERAL, STATE AND COUNTY RULES RELATING TO THE DEMOLITION AND THE HANDLING OF ASBESTOS CONTAINING MATERIAL. THE COUNTY STATEMENT OF RESPONSIBILITIES REGARDING ASBESTOS MUST BE FILLED OUT AND COMPLIED WITH PRIOR TO ANY BUILDING DEMOLITION.THE CONTRACTOR MUST OBTAIN / PRODUCE THE FOLLOWING PRIOR TO ANY BUILDING DEMOLITION:
   - PEST CONTROL INSPECTION REPORT INDICATING THAT PROPERTY IS FREE OF RODENTS
   - GAS DISCONNECT LETTER FROM GAS SUPPLIER
   - FPL DISCONNECT LETTER FROM FP&L
   - WATER METER REMOVAL LETTER FROM UTILITY PROVIDER
   - FIRE SERVICE WATER METER REMOVAL LETTER FROM UTILITY PROVIDER
   - SEWER CAP OR SEPTIC TANK ABANDONMENT PERMIT REQUIRED WITH A PASSED BUILDING DEPARTMENT INSPECTION PERMIT
   - COPY OF EPA LICENSE AND/OR LETTER FROM LICENSED CONTRACTOR RECOVERING REFRIGERANT FROM A/C UNITS
   - NOTARIZED LETTER FROM DEMOLITION CONTRACTOR STATING FROM WHERE WATER WILL BE OBTAINED FOR DUST CONTROL
   - DEMOLITION CONSTRUCTION DEBRIS MITIGATION PLAN SIGNED AND DATED BY OWNER AND CONTRACTOR
   - BUILDING DEMOLITION DAILY WORK SCHEDULE - LIST OF ALL EQUIPMENT USED FOR DEMOLITION OF BUILDINGS MORE THAN ONE STORY
   - NOTICE OF COMMENCEMENT
   - ALL PORTIONS OF A PARCEL OF LAND SHALL BE PLANTED WITH GROUND COVER OR LAWN OR UTILIZE OTHER APPROVED TEMPORARY EROSION CONTROL MEASURES, IN ORDER TO PREVENT DUST OR SOIL EROSION.
   - TREE PROTECTION PLAN:
     - O FOR EXISTING TREES ON SITE, INDICATE THE LOCATION OF TREES/PALMS ON THE SURVEY AND PROVIDE A CORRESPONDING LIST OF TREE NUMBER, BOTANICAL NAME, COMMON NAME, OVERALL HEIGHT, TRUNK DBH FOR TREES, CLEAR TRUNK FOR PALMS, CONDITION %, AND INDICATE THAT ALL EXISTING TREES/PALMS ARE TO BE PROTECTED AND WILL REMAIN ON SITE.
     - O PROVIDE TREE PROTECTION BARRICADE DETAIL FOR EXISTING TREES ON SITE TO REMAIN. THIS BARRICADE MUST BE INSTALLED PRIOR TO THE BEGINNING OF PROPOSED WORK.
     - O FOR TREES THAT MUST BE REMOVED TO ACCESS DEMO AREAS, OBTAIN PERMIT FOR TREE REMOVAL.

NOTE:
EXISTING WATER AND SEWER SERVICES TO BE REMOVED AND CAPPED AT THE PROPERTY LINE.

N

GRAPHIC SCALE
0 10 20
SCALE: 1" = 10 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

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REVISIONS

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BID-CONTRACT:	

JORGE VALLE-PELLOT, P.E.
FLORIDA REG. NO. 77039
(FOR THE FIRM)

CLIENT

NETTA ARCHITECTS

PROJECT

202 NE 6TH AVE MULTIFAMILY RESIDENTIAL BUILDING

SHEET TITLE

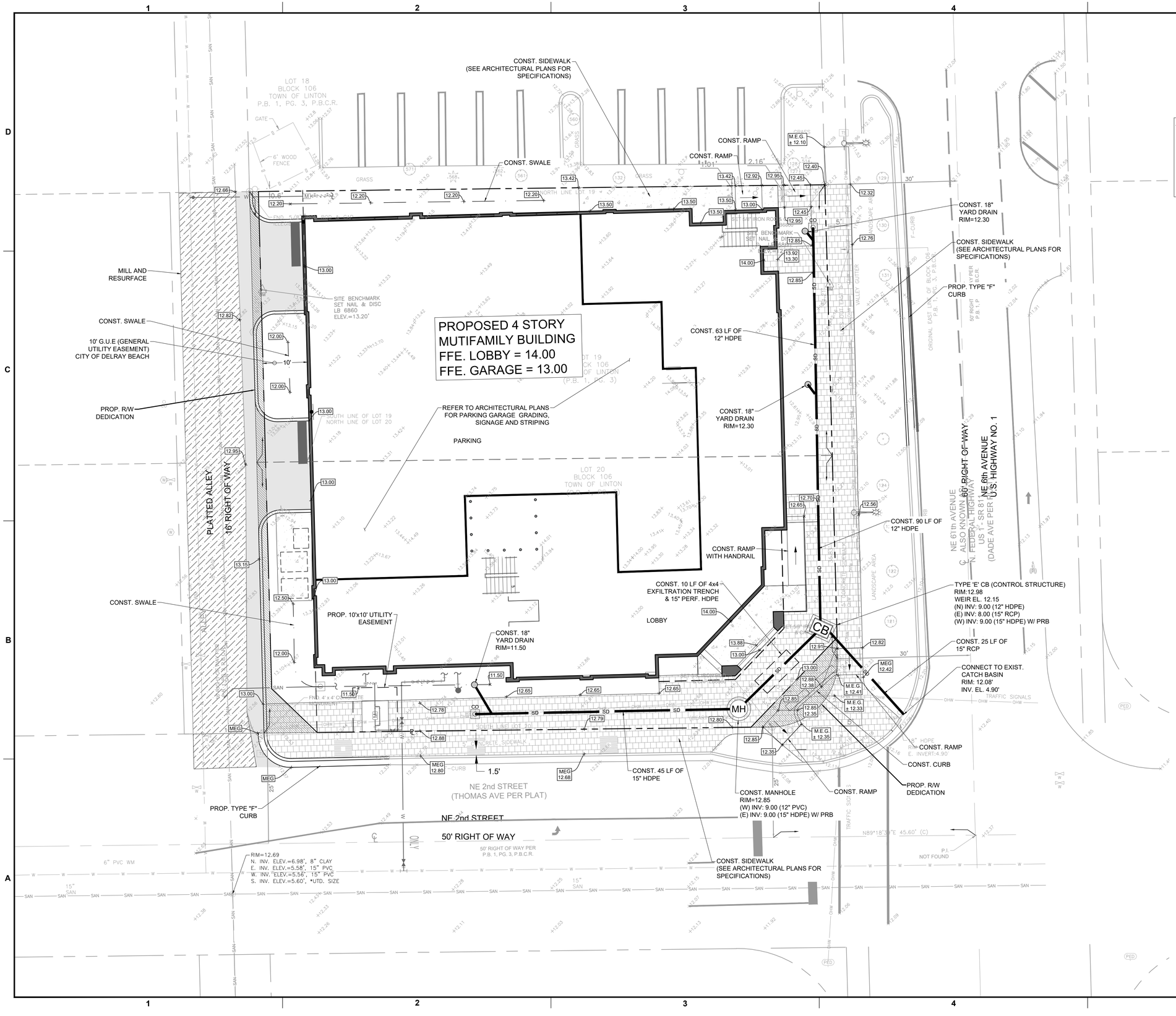
DEMOLITION PLAN

SHEET NUMBER	CD-101
PROJECT NUMBER	13651.00

STATUS: PRELIMINARY

Plotted by: mirizarry On 5/19/2025 9:37 AM

Drawing name: K:\13651.00 - The 202 - Delray Beach - Netta Architects\Engineering\Cadd\13651.00-CD-1XX.dwg



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GRAPHIC SCALE
0 10 20
SCALE: 1" = 10 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

NOTES:

1. ANY DAMAGE TO ANY ROADWAY PAVEMENT LIKE UTILITY CUTS OR PAVEMENT GAUGES OR EDGE REPAIR SHALL BE MILLED AND RESURFACED FOR 50' EACH WAY PAST THE LIMIT OF THE DAMAGE PER CITY OF DELRAY BEACH STANDARD DETAIL GU 1.0.
2. ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD1.0 & LD 2.0.

NOTE:
ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BASED ON THE SURVEY PREPARED BY

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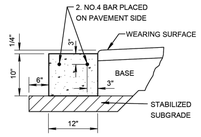
SHEET TITLE

PAVING, GRADING, AND DRAINAGE PLAN

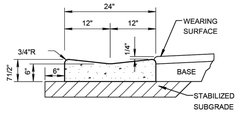
SHEET NUMBER	CP-101
PROJECT NUMBER	13651.00

Drawing name: K:\13651.00 - The 202 - Delray Beach - Netta Architects\Engineering\Cad\13651.00-CP-1XX.dwg

STATUS: PRELIMINARY

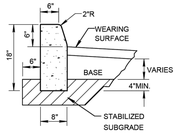


CONCRETE HEADER CURB
NOT TO SCALE

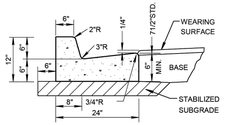


VALLEY GUTTER
NOT TO SCALE

NOTE: SAWCUTS REQUIRED AT 10' ON CENTER.



F.D.O.T. TYPE "D" CONCRETE CURB
NOT TO SCALE



NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" MIN.

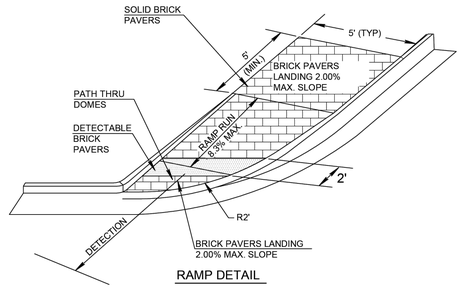
F.D.O.T. TYPE "F" CONCRETE CURB AND GUTTER
NOT TO SCALE

NOTES:
1. ROADWAY SUBGRADE SHALL IN ALL CASES EXTEND BELOW CURBING.
2. SAWCUTS AT 10' ON CENTER SHALL BE MADE WITHIN 24 HOURS OF CONCRETE PLACEMENT.

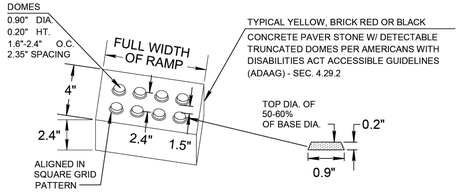
CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

CURB AND GUTTER SECTIONS

DATE: 10-04-2024
RT 19.0



RAMP DETAIL



ACCESSIBLE PAVER BRICK DETAIL

1. IN ADDITION TO CURB RAMPS TRUNCATED DOMES ARE REQUIRED AT ALL AREAS OF PERIL. NOT REQUIRED AT RESIDENTIAL DRIVEWAYS CROSSINGS OR CUT-THROUGH REFUGE ISLANDS LESS THAN 6' IN LENGTH.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
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DETECTABLE WARNING RAMP IN PAVER SIDEWALK TYPICAL DETAIL

DATE: 10-04-2024
RT 29.0

ALL PAVEMENT MARKINGS

All paved surfaces shall be properly marked prior to the hours of darkness.

RAISED PAVEMENT MARKERS

- R.P.M.s shall be installed on all lane lines and centerlines, spaced at 20' or 40'.
- R.P.M.s shall be a 4 x 4 type class "B" marker meeting F.D.O.T. specifications and shall be approved by the City prior to use.
- R.P.M.'s shall be installed using alkyd thermoplastic on asphalt and epoxy on concrete.

OTHER NOTES

- All Materials within right-of-way shall be thermoplastic and per F.D.O.T. specifications.
- Pavement marking within private parking lots may be painted according to F.D.O.T. specifications, except for all stop bars adjacent to public right-of-way.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

PAVEMENT MARKING SPECIFICATIONS (SHEET 2 OF 2)

DATE: 10-04-2024
RT 22.1

PAVEMENT MARKING SPECIFICATIONS

All Pavement markings to be installed per these typicals, plans and specifications, and as directed by the City and shall conform to the requirements of F.D.O.T. and the manual on uniform traffic control devices, (MUTCD).

PERMANENT MARKINGS

Installation:
- All markings shall be installed by the extruded method.
- Markings shall be free of weaves, bows, dripsdrags, and other degrading items.
- Chalk shall be used for all layout markings

Materials:
- All materials shall be alkyd or hydrocarbon thermoplastic meeting all FDOT specifications.

Thickness:
- All markings shall be installed to yield 90 mils of material measured above the pavement surface.

Spheres:
- Reflective glass sheres are to be applied to all stripes and markings per FDOT specifications.

Alternate Material:
- STAYMARK marking tape, or equivalent may be used, as approved or directed by the City.

Layout:
- Layout shall be made using marking chalk.
- It is recommended that marking layout be inspected by the City prior to the placement of final markings.

TEMPORARY MARKINGS

Temporary markings may be used only as specified in this section, or as approved or directed by the City.

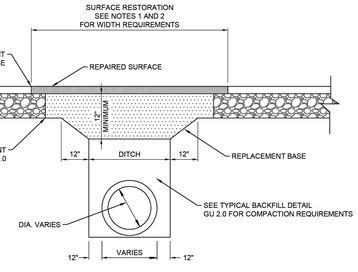
Final Pavement Surface:
- Only foil backed marking tape is allowed.
- All tape shall be totally removed concurrent with permanent marking placement.

Other Pavement Surfaces:
- Intermediate pavement surfaces may be marked with FDOT approved materials, designs, and specifications.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

PAVEMENT MARKING SPECIFICATIONS (SHEET 1 OF 2)

DATE: 10-04-2024
RT 22.0



SECTION - WHERE APPLICABLE

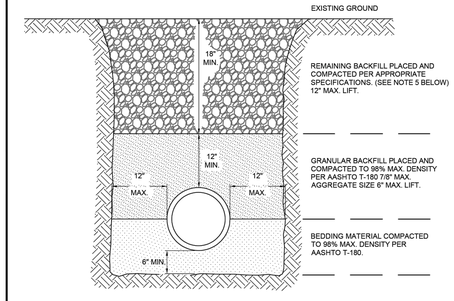
NOTES:

1. FOR COMMERCIAL PROJECTS THAT DAMAGE THE ROADWAY SURFACE THE ROADWAY SHALL BE MILLED AND RESURFACED 50' IN EACH DIRECTION FROM THE DAMAGED AREA. MILLING AND RESURFACING SHALL BE FOR THE FULL LANE WIDTH OF ANY DAMAGED LANE.
2. FOR RESIDENTIAL PROJECTS THAT DAMAGE THE ROADWAY SURFACE THE ROADWAY SHALL BE MILLED AND RESURFACED FOR THE WIDTH OF THE RESIDENTIAL PROPERTY (MIN. 50' REPAIR LENGTH). MILLING AND RESURFACING SHALL BE FOR THE FULL LANE WIDTH OF ANY DAMAGED LANE.
3. MILLING DEPTH SHALL BE 1" AND RESURFACING SHALL BE 1" TYPE S-III ASPHALTIC CONCRETE.
4. BASE MATERIAL SHALL BE PLACED IN TWO LIFTS AND EACH LIFT COMPACTED TO 98% MAXIMUM DENSITY PER AASHTO T-180. MAX LIFT THICKNESS SHALL BE 6".
5. 24" EXCAVATEABLE FLOWABLE FILL MIN. 100 P.S.I. MAY BE USED IN LIEU OF 12" BASE.
6. ASPHALTIC CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
7. ALL DISTURBED PAVEMENT MARKINGS SHALL BE RESTORED IN ACCORDANCE WITH CITY STANDARDS.
8. SURFACE MATERIAL SHALL BE S-III ASPHALTIC CONCRETE (FOR TRENCH REPAIR, THICKNESS SHOULD BE TWICE THE THICKNESS OF THE ADJACENT EXISTING ASPHALT).
9. ANY PAVEMENT CUTS SHALL BE COLD PATCHED AT THE END OF EACH WORKING DAY TO FACILITATE UNHINDERED TRAFFIC FLOW.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

PAVEMENT REPAIR DETAIL

DATE: 10-04-2024
GU 1.0



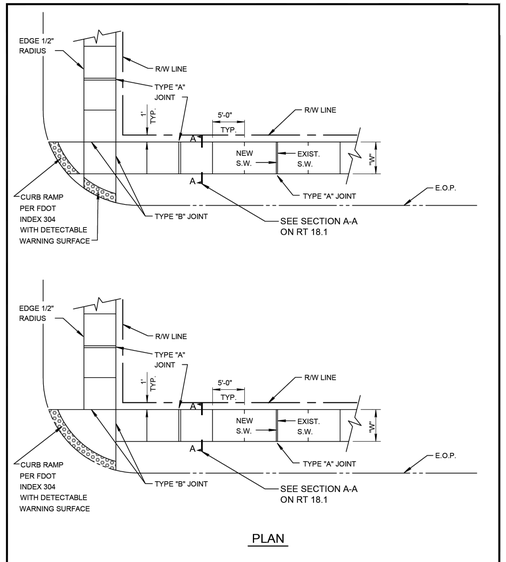
NOTES:

1. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGE ROCKS SHALL BE REMOVED OFF SITE AND DISPOSED IN A PROPER LANDFILL; BEDDING MATERIAL AND BACKFILL CONSISTING OF WASHED AND GRADED LIMEROCK 3/8" -7/8" SIZING.
2. THE PIPE AND/OR STRUCTURE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
4. THE PIPE AND/OR STRUCTURE SHALL BE PLACED IN A DRY TRENCH.
5. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK, AND DEBRIS.
6. COMPACT BACKFILL TO 98% DENSITY UNDER PAVEMENT AND TO 95% DENSITY ELSEWHERE PER (AASHTO T-180)
7. COMPACTION AND DENSITY TESTS SHALL BE COMPLETED DURING BACKFILL OPERATIONS, CONTRACTORS NOT FOLLOWING THIS PROCEDURE, FOR WHATEVER REASONS, SHALL BE REQUIRED TO RE-EXCAVATE THE AREA IN QUESTION, DOWN TO THE BEDDING MATERIAL, THEN BACKFILL FOLLOWING THE ABOVE PROCEDURES.

CITY of DELRAY BEACH
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434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

TYPICAL BACKFILL DETAIL

DATE: 10-04-2024
GU 2.0

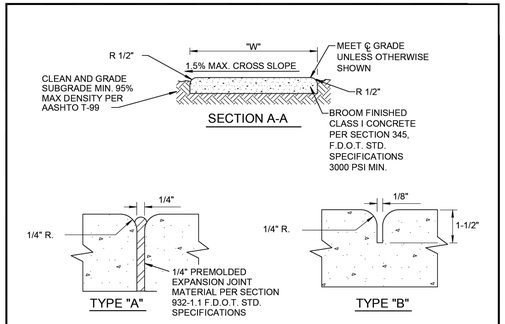


PLAN

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

SIDEWALK CONSTRUCTION DETAIL

DATE: 10-04-2024
RT 18.0



SECTION A-A

TYPE "A"

TYPE "B"

SIDEWALK JOINTS

NOTE:
1. ALL SIDEWALKS SHALL BE CONSTRUCTED THRU DRIVEWAYS.
2. ALL SIDEWALKS SHALL INCLUDE ADA COMPLIANT RAMPS @ INTERSECTIONS.
3. ALL SIDEWALKS SHALL INCLUDE CROSS SLOPE AND RUNNING SLOPE IN ACCORDANCE WITH ADA REQUIREMENTS.
4. CURB RAMP DETECTABLE WARNING SURFACE SHALL EXTEND THE FULL WIDTH OF THE RAMP AND 24" DEEP.
5. SIDEWALK SHALL BE 9" THICK FOR 2' AT THE CONNECTION TO ROADWAYS WITH A 6" TRANSITION TO 6" FOR THE REMAINDER OF THE REQUIRED 10'.

TABLE OF SIDEWALK THICKNESS - "T"	
GENERAL AREAS	4"
WITHIN 10' OF CROSS-STREETS, AT DRIVEWAYS & OTHER AREAS	6"

TABLE OF SIDEWALK WIDTHS - "W"	
SINGLE-FAMILY AREAS	5'
MULTI-FAMILY AREAS	5'
OTHER AREAS AS SPECIFIED BY THE CITY.	

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES JUNCTION OF EXISTING & NEW SIDEWALKS & EVERY 30'
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS SCORED DURING PLACEMENT OR SAWCUT WITHIN 24 HOURS OF PLACEMENT.
"A"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

SIDEWALK CONSTRUCTION

DATE: 10-04-2024
RT 18.1

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Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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ISSUE DATE:	01/14/25
DESIGNED BY:	JVP
DRAWN BY:	MJI
CHECKED BY:	MAM
BID-CONTRACT:	

JORGE VALLE-PELLOT, P.E.
FLORIDA REG. NO. 77039
(FOR THE FIRM)

CLIENT

NETTA ARCHITECTS

PROJECT

202 NE 6TH AVE MULTIFAMILY RESIDENTIAL BUILDING

SHEET TITLE

PAVING, GRADING, AND DRAINAGE DETAILS

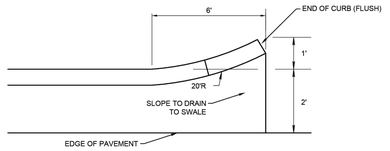
SHEET NUMBER CP-501

PROJECT NUMBER 13651.00

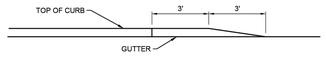
STATUS: PRELIMINARY

Plotted by: mirizarry On 5/19/2025 9:20 AM

Drawing name: K:\13651.00 - The 202 - Delray Beach - Netta Architects\Engineering\Cadd\13651.00-CP-SXX.dwg



PLAN

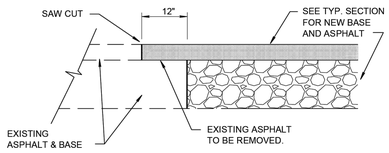


PROFILE

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

FLARED END FOR CURB AND GUTTER

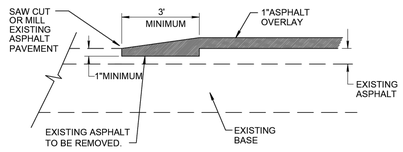
DATE: 10-04-2024
RT 20.0



NEW CONSTRUCTION PAVEMENT JOINT

NOTE:

THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.



NEW OVERLAY PAVEMENT JOINT

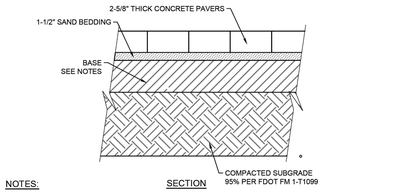
NOTE:

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CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
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PAVEMENT JOINT DETAIL

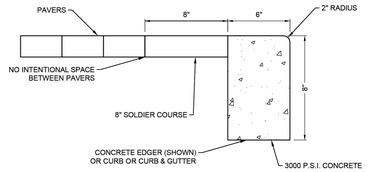
DATE: 10-04-2024
RT 21.0



SECTION

NOTES:

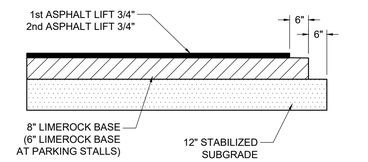
1. SIDEWALK BASE OUTSIDE OF THE RIGHT-OF-WAY SHALL BE 4" LIMEROCK COMPACTED TO 98% MAX DENSITY PER AASHTO T-180.
2. SIDEWALK BASE INSIDE THE RIGHT-OF-WAY SHALL BE 6" LIMEROCK COMPACTED TO 98% MAX DENSITY PER AASHTO T-180.
3. IF CITY APPROVES PAVERS TO BE USED IN LIEU OF CONCRETE SIDEWALK, PAVERS SHALL BE HOLLAND-STONE, 45° HERRINGBONE, RED/CHARCOAL, COLOR MIX #2.



CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

SIDEWALK PAVER BRICK SECTION

DATE: 10-04-2024
RT 26.0



ASPHALTIC CONCRETE VEHICULAR:
FIRST LIFT - 3/4" FDOT - SP 9.5 (FINE MIX). SECOND (FINAL) LIFT - 3/4" FDOT - SP 9.5 (FINE MIX). ASPHALT SURFACE COURSE SHALL CONFORM TO THE REQUIREMENTS OF FDOT STANDARDS SPECIFICATIONS SECTIONS 330 AND 334. SECOND LIFT OF ASPHALT SHALL NOT BE PLACED UNTIL FINAL LANDSCAPE/HARDSCAPE HAS BEEN INSTALLED.

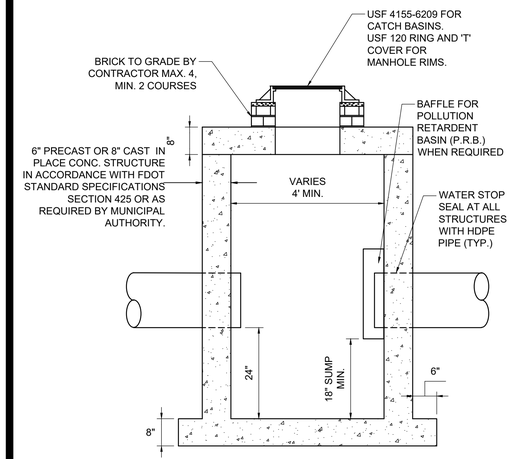
PRIME AND TACK COAT:
LIMEROCK BASE COURSE SHALL CONFORM TO THE REQUIREMENTS OF FDOT STANDARDS SPECIFICATIONS SECTION 300.
APPLICATION RATES:
PRIME COAT - 0.10 GALLONS PER SQ. YD.
TACK COAT - 0.08 GALLONS PER SQ. YD.

BASE:
8"/ 6" LIMEROCK BASE COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180), LIMEROCK BASE TO CONFORM WITH THE REQUIREMENTS OF FDOT SPECIFICATIONS SECTIONS 200 AND 911.

SUBGRADE:
12" STABILIZED SUBGRADE COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180); MINIMUM LBR = 40.

7 ASPHALT PAVEMENT DETAIL

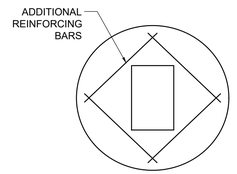
NOT TO SCALE



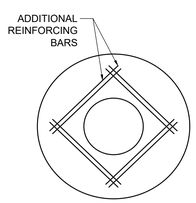
NOTES:
1. STRUCTURE MANUFACTURER AND/OR CONTRACTOR SHALL CONFIRM ALL STEEL REINFORCEMENT MEETS FDOT STANDARDS PER INDEX 425-010, SECTION 415 AND 425 PRIOR TO SUBMITTING ANY SHOP DRAWINGS FOR APPROVAL.
2. LOCKING GRATES TO BE PROVIDED.

8 CATCH BASIN / DRAINAGE MANHOLE DETAIL

NOT TO SCALE



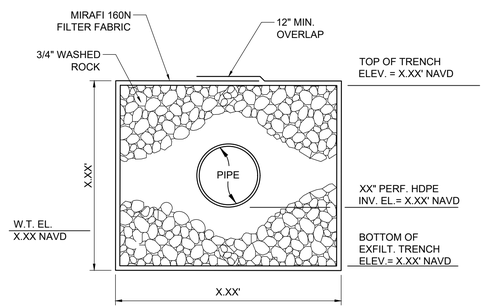
PLAN VIEW
TOP SLAB
FOR CATCH BASINS



PLAN VIEW
TOP SLAB
FOR MANHOLES

9 CATCH BASIN / MANHOLE FRAME DETAIL

NOT TO SCALE



10 EXFILTRATION TRENCH DETAIL

NOT TO SCALE

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PH: (954) 788-3400
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REVISIONS

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DRAWN BY:	MJI
CHECKED BY:	MAM
BID-CONTRACT:	

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FLORIDA REG. NO. 77039
(FOR THE FIRM)

CLIENT

NETTA ARCHITECTS

PROJECT

202 NE 6TH AVE MULTIFAMILY RESIDENTIAL BUILDING

SHEET TITLE

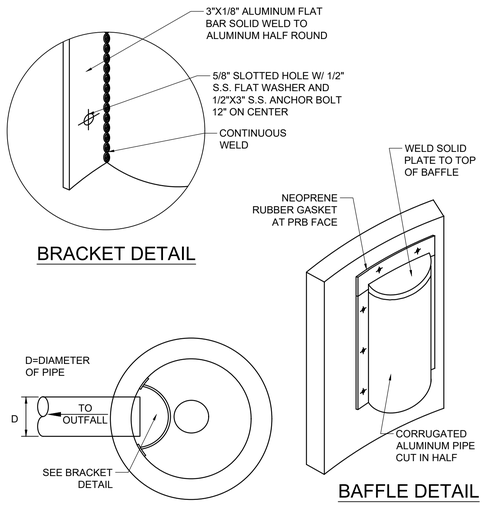
PAVING, GRADING, AND DRAINAGE DETAILS

SHEET NUMBER	CP-502
PROJECT NUMBER	13651.00

STATUS: PRELIMINARY

Plotted by: mirizarry On 5/19/2025 9:20 AM

Drawing name: K:\13651.00 - Tha 202 - Delray Beach - Netta Architects\Engineering\Cadd\13651.00-CP-5XX.dwg



BRACKET DETAIL

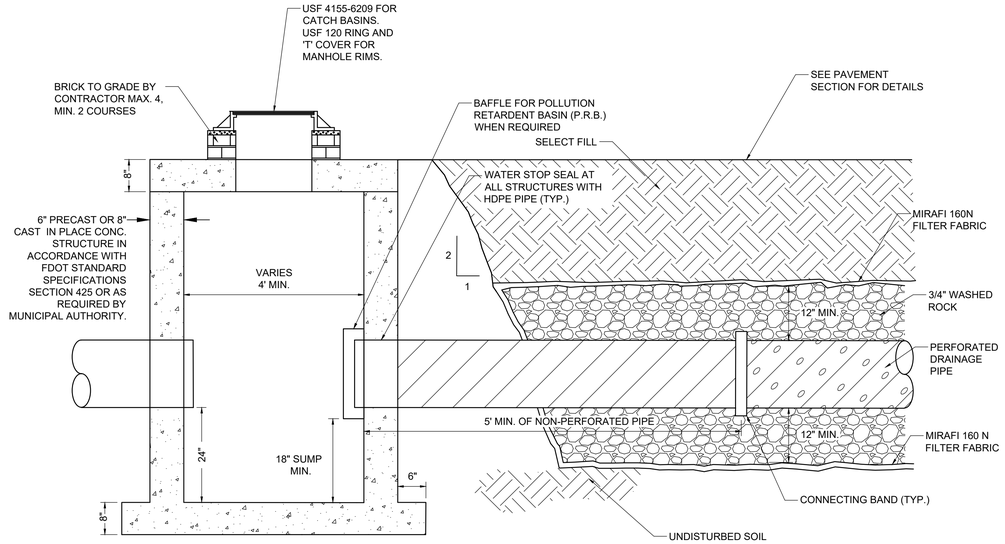
BAFFLE DETAIL

PLAN VIEW

NOTE:
BAFFLE TO BE A SECTION OF CAP CUT IN HALF. CAP FOR BAFFLE SHALL BE THE NEXT STANDARD PIPE DIAMETER LARGER THAN THE INFLOW/ OUTFLOW PIPE.

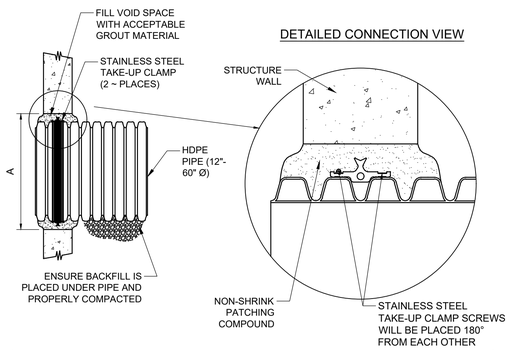
11 POLLUTION RETARDENT BAFFLE DETAIL

NOT TO SCALE



12 CATCH BASIN W/ PRB AND EXFILTRATION TRENCH

NOT TO SCALE



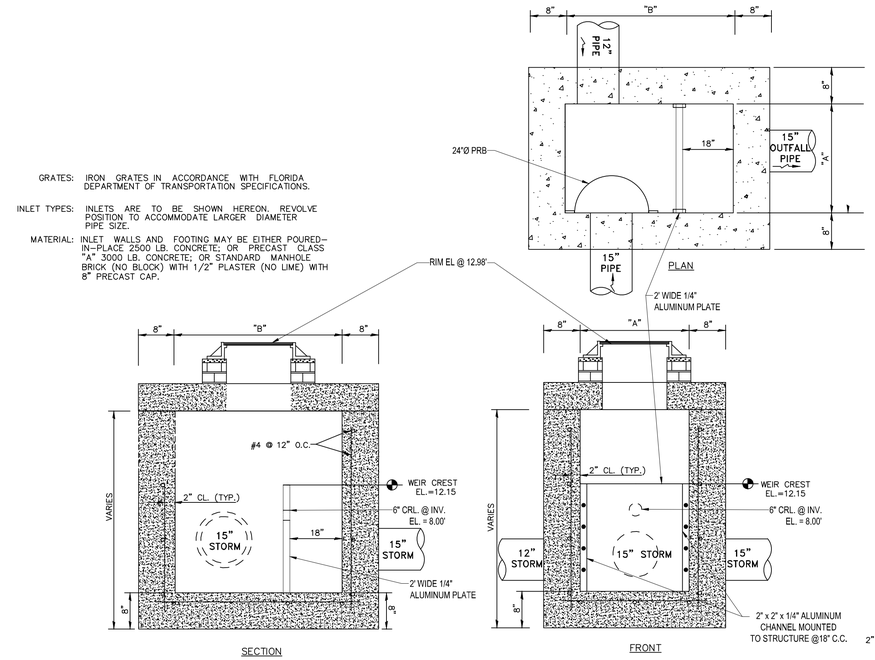
NOTES:
PERFORMANCE HIGHLY DEPENDENT ON INSTALLATION. CONTRACTOR MUST ENSURE MANHOLE GASKET IS UNIFORMLY SEATED AROUND STRUCTURE ADAPTER. EXTRA PRECAUTIONS MUST BE TAKEN TO PREVENT DIFFERENTIAL SETTLEMENT BETWEEN THE PIPE AND MANHOLE.

SEE ADS STANDARD DETAIL STD-201 AND ADS INSTALLATION GUIDE 1.05: WATERSTOP INSTALLATION FOR INSTALLATION RECOMMENDATIONS.

PIPE SIZE	PIPE OD		"A" MIN. HOLE DIA	MIN. DISTANCE PIPE INVERT TO STRUCTURE INVERT
	A-PROFILE	H-PROFILE		
12"	14.5"	N/A	19.5"	3.7"
15"	17.6"	N/A	23.00"	4.0"
18"	21.2"	N/A	26.50"	4.2"
24"	27.8"	N/A	33.25"	4.5
30"	35.1"	N/A	40.50"	5.2"
36"	41.1"	41.1"	47.00"	5.5"
42"	47.7"	48.0"	53.00"	5.7"
48"	53.6"	54.0"	59.00"	5.7"
60"	66.3"	67.3"	72.00"	6.4"

13 GROUTED MANHOLE CONNECTION (HDPE PIPE) DETAIL

NOT TO SCALE



INLET TYPE	DIMENSIONS				
	"A"	"B"	"C"	"D"	"E"
"C"	2'-0"	3'-1"	2'-4"	3'-0"	11"
"E"	3'-0"	4'-6"	3'-4"	4'-4"	1'-5"

INLET TYPES: INLETS ARE TO BE SHOWN HEREON. REVOLVE POSITION TO ACCOMMODATE LARGER DIAMETER PIPE SIZE.

2" MATERIAL: INLET WALLS AND FOOTING MAY BE EITHER POURED-IN-PLACE 2500 LB. CONCRETE; OR PRECAST CLASS "A" 3000 LB. CONCRETE; OR STANDARD MANHOLE BRICK (NO BLOCK) WITH 1/2" PLASTER (NO LIME) WITH 8" PRECAST CAP.

13 CONTROL STRUCTURE DETAIL

NOT TO SCALE

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ISSUE DATE:	01/14/25
DESIGNED BY:	JVP
DRAWN BY:	MJI
CHECKED BY:	MAM
BID-CONTRACT:	

JORGE VALLE-PELLOT, P.E.
FLORIDA REG. NO. 77039
(FOR THE FIRM)

CLIENT

NETTA ARCHITECTS

PROJECT

202 NE 6TH AVE MULTIFAMILY RESIDENTIAL BUILDING

SHEET TITLE

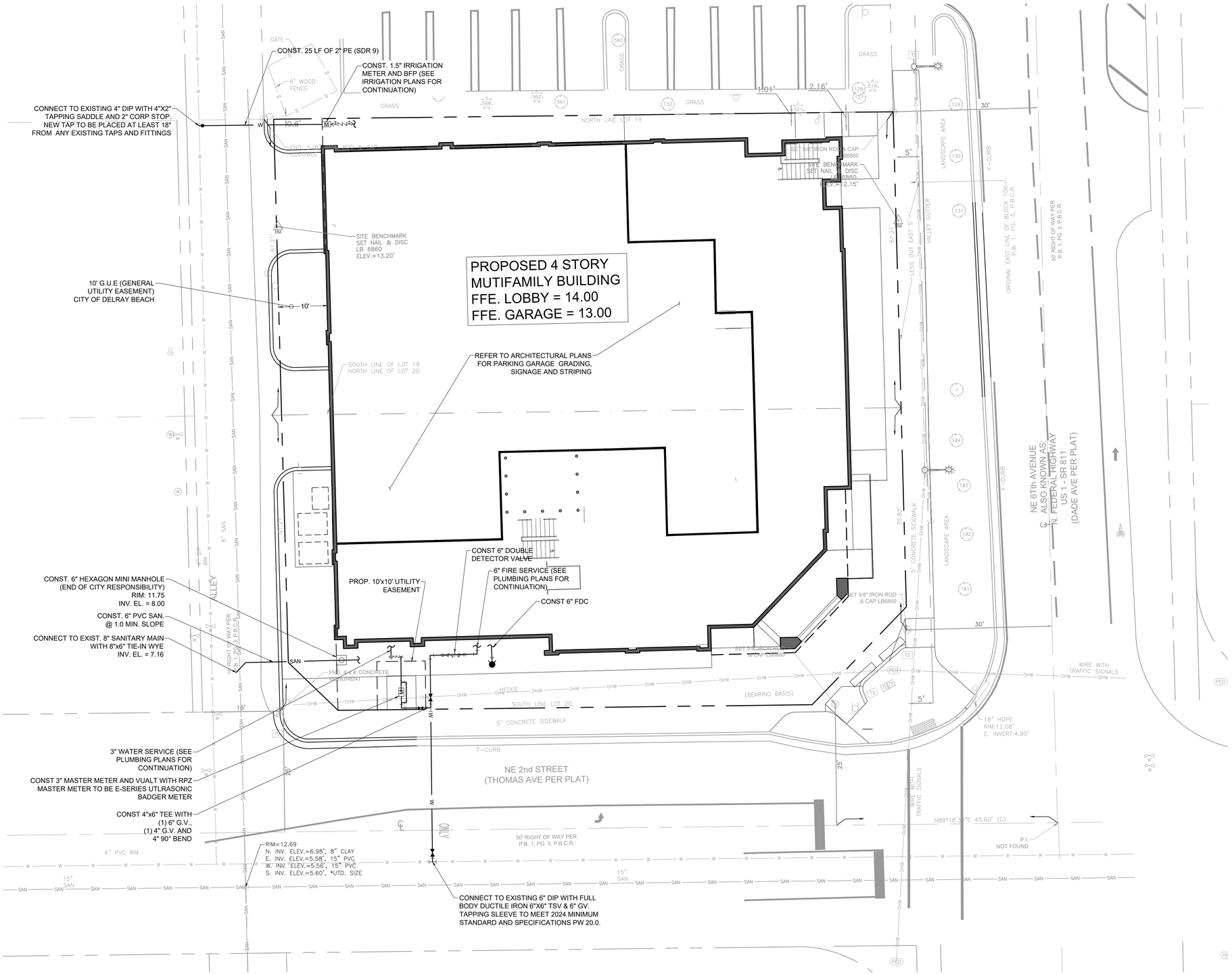
PAVING, GRADING, AND DRAINAGE DETAILS

SHEET NUMBER	CP-503
PROJECT NUMBER	13651.00

STATUS: PRELIMINARY

Plotted by: mirizarry On 5/19/2025 9:20 AM

Drawing name: K:\13651.00 - The 202 - Delray Beach - Netta Architects\Engineering\Cadd\13651.00-CP-5XX.dwg



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GRAPHIC SCALE
0 10 20
SCALE: 1" = 10 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

NOTES:

1. ANY DAMAGE TO ANY ROADWAY PAVEMENT LIKE UTILITY CUTS OR PAVEMENT GAUGES OR EDGE REPAIR SHALL BE MILLED AND RESURFACED FOR 50' EACH WAY PAST THE LIMIT OF THE DAMAGE PER CITY OF DELRAY BEACH STANDARD DETAIL GU 1.0.
2. ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD1.0 & LD 2.0.

KEITH
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PH: (954) 788-3400
Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
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REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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NETTA ARCHITECTS

PROJECT

202 NE 6TH AVE MULTIFAMILY RESIDENTIAL BUILDING

SHEET TITLE

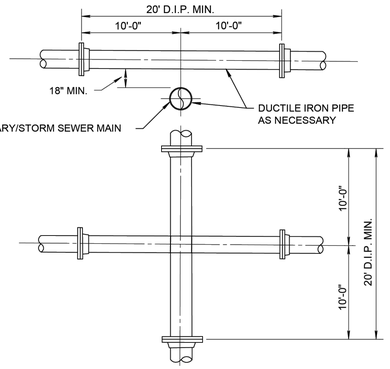
WATER AND SEWER PLAN

SHEET NUMBER	CU-101
PROJECT NUMBER	13651.00

STATUS: PRELIMINARY

Plotted by: mirizarry On 5/19/2025 9:21 AM

Drawing name: K:\13651.00 - The 202 - Delray Beach - Netta Architects\Engineering\Cadd\13651.00-CU-1XX.dwg



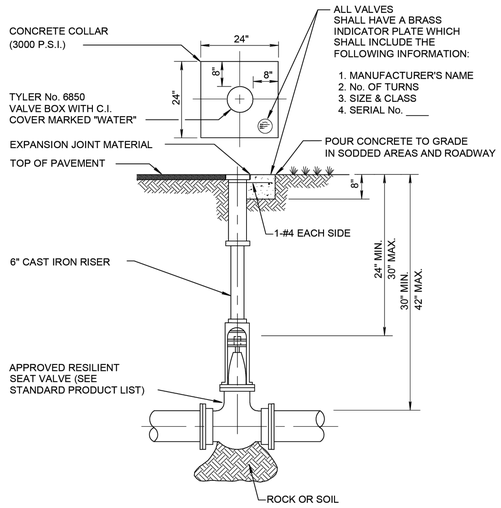
NOTES:

1. STORM AND SANITARY SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN JOINTS ARE EQUIDISTANT FROM POINT OF CROSSING WITH NO LESS THAN (10) FEET BETWEEN ANY TWO JOINTS AND BOTH PIPES SHALL BE D.I.P., AND THE MINIMUM VERTICAL SEPARATION SHALL BE 6 INCHES. WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER A WATER MAIN, THE CRITERIA FOR MINIMUM 18" VERTICAL SEPARATION BETWEEN LINES AND JOINT ARRANGEMENT, AS STARTED ABOVE, SHALL BE REQUIRED AND BOTH PIPES SHALL BE CLASS 350 D.I.P. IRRESPECTIVE OF SEPARATION. D.I.P. IS NOT REQUIRED FOR STORM SEWERS.
2. MAINTAIN (10) FEET HORIZONTAL DISTANCE BETWEEN WATER MAIN AND STORM OR SANITARY SEWER MAIN, AS A MINIMUM.
3. FORCE MAIN CROSSING WATER MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND THE OUTSIDE OF THE WATER MAIN WITH WATER MAIN CROSSING OVER FORCE MAIN.
4. SEWER SERVICE LATERALS SHALL CROSS UNDER WATERMAINS WITH A MINIMUM VERTICAL SEPARATION OF EIGHTEEN (18) INCHES. IF EIGHTEEN (18) INCHES VERTICAL SEPARATION CANNOT BE MAINTAINED, THEN THE WATERMAIN SHALL BE D.I.P. AND THE SANITARY LATERAL C-900 SDR18 OR BETTER AND THE MINIMUM SEPARATION SHALL BE SIX (6) INCHES.
5. WHEN IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER THE SEWER SERVICE LATERAL A MINIMUM VERTICAL SEPARATION OF AT LEAST TWELVE (12) INCHES MUST BE MAINTAINED. THE WATERMAIN SHALL BE D.I.P. AND THE SEWER LATERAL SHALL BE C-900 SDR-18 OR BETTER.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

WATER MAIN & SEWER CONFLICTS

DATE: 10-04-2024
PW 2.0



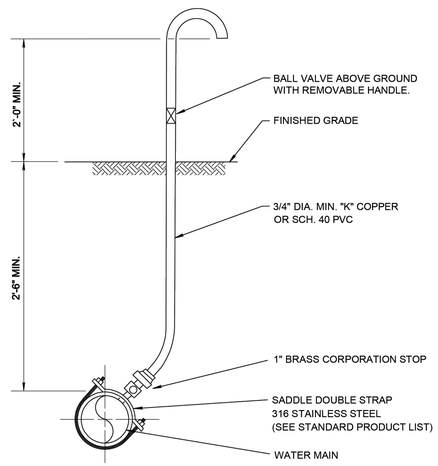
NOTES:

1. WHEN VALVE IS DEEPER THAN 30" AN EXTENSION WITH UNIVERSAL JOINT SHALL BE REQUIRED TO BRING OPERATING NUT 24"-30" BELOW FINISHED GRADE EXTENSION BOLTS & NUTS SHALL BE 316 STAINLESS STEEL. A 316 STAINLESS STEEL CENTERING PLATE SHALL ALSO BE REQUIRED.
2. AT DEAD END OR WHERE MAIN LINES CHANGE DIRECTION, VALVES SHALL BE RESTRAINED USING MECHANICAL JOINT RESTRAINTS, TIE RODS, OR OTHER RESTRAINT APPROVED BY UTILITIES DEPARTMENT (NO THRUST BLOCKS ALLOWED).

CITY of DELRAY BEACH
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TYPICAL GATE VALVE DETAIL
4" THRU 12"

DATE: 10-04-2024
PW 3.0



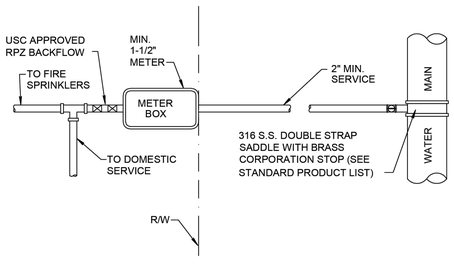
NOTES:

1. SAMPLE POINT SHOULD BE AT SERVICE LINE OR FIRE HYDRANT IF POSSIBLE.
2. IF SAMPLE POINT IS NOT AT SERVICE LINE OR FIRE HYDRANT, CORP. STOP SHALL BE SHUT OFF AT MAIN AND ALL TUBING SHALL BE REMOVED, AND CORP. STOP SHALL HAVE A BRASS PLUG OR CAP INSTALLED AFTER RELEASE OF WATER MAIN BY PALM BEACH COUNTY HEALTH DEPARTMENT.
3. IF AT ALL POSSIBLE SAMPLE POINT SHALL NOT BE LOCATED IN A TRAFFIC AREA.
4. SAMPLE POINTS SHALL KEEP RUNNING UNTIL PALM BEACH COUNTY HEALTH DEPARTMENT RELEASE AND ALL MAIN LINE VALVES ARE OPENED.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

TYPICAL SAMPLE POINT

DATE: 10-04-2024
PW 10.0



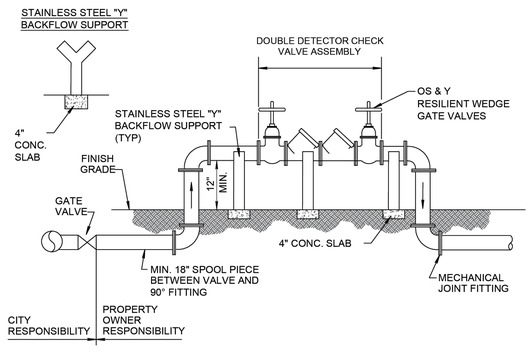
NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" ON CENTER.
2. SERVICE LINES SHALL NOT BE PLACED UNDER DRIVEWAYS.
3. ALL SERVICE LINES REQUIRE A LOCKING BRASS CURB STOP WITH LOCK WING (1"MIN.).
4. NO FITTINGS BETWEEN CORPORATION STOP AND BRANCH ASSEMBLY.
5. MAXIMUM SERVICE LENGTH IS 100' TO METER.
6. CASING PIPE I.D. SHALL BE SERVICE O.D. PLUS 1" MINIMUM.
7. MINIMUM BEND RADIUS ON SERVICES SHALL BE 14" ON ALL SERVICES BEHIND METER.
8. ALL VALVES TO BE BALL VALVES.
9. METER BOX SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR.
10. ALL EXISTING SERVICES TO BE FIELD VERIFIED BY BUILDER/ CONTRACTOR/DEVELOPER; IF EXISTING SERVICE IS GALVANIZED, BUILDER/CONTRACTOR/DEVELOPER SHALL REPLACE WITH POLYETHYLENE PIPING FROM MAIN TO METER.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

TYPICAL FIRE SERVICE CONNECTION

DATE: 10-04-2024
PW 13.0



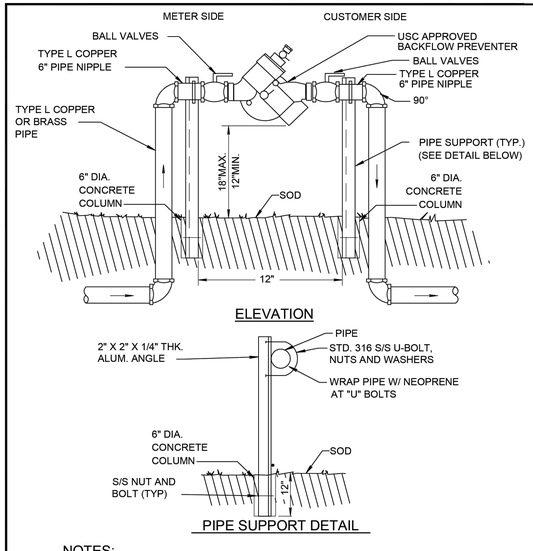
NOTES:

1. FOR ALL SERVICES GREATER THAN 2" DIA.
2. ALL PIPE AND FITTINGS SHALL BE CLASS 350 DUCTILE IRON CEMENT LINED WITH CEMENT LINED DUCTILE IRON FLANGE FITTINGS FOR ABOVE GROUND USE. MECHANICAL JOINT SHALL BE USED UNDERGROUND IN ACCORDANCE WITH AWWA STANDARDS.
3. THE DOUBLE DETECTOR CHECK VALVE ASSEMBLY SHALL MEET AWWA M14 AND AWWA C510, AND APPROVAL OF UTILITIES DEPARTMENT.
4. CERTIFICATION OF PROPER INSTALLATION AND OPERATION WILL BE REQUIRED FROM A CERTIFIED BACKFLOW PREVENTION TECHNICIAN PRIOR TO WATER MAIN ACCEPTANCE BY THE CITY OF DELRAY BEACH.
5. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER OPERATION, MAINTENANCE AND ANNUAL TESTING OF THE DOUBLE DETECTOR CHECK VALVE ASSEMBLY.
6. BOLLARDS TO BE USED IF THE ASSEMBLY IS WITHIN 5' OF THE PAVEMENT, REFER TO BOLLARD DETAIL PW 7.0.
7. CITY OF DELRAY BEACH WILL MAINTAIN TILL THE FIRST GATE VALVE.
8. WATER MAIN WILL BE PLACED IN A UTILITY EASEMENT UP UNTIL THE FIRST GATE VALVE. DOUBLE DETECTOR ASSEMBLY WILL NOT BE WITHIN THE EASEMENT.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

DOUBLE DETECTOR CHECK VALVE

DATE: 10-04-2024
PW 15.0



NOTES:

1. FOR ALL SERVICES LESS THAN OR EQUAL TO 2" DIA.
2. ABOVE GRADE PIPING SHALL BE BRASS OR TYPE "L" COPPER OR BRASS TUBING.
3. ALL COPPER JOINTS SHALL BE MADE WITH 95/5 SOLDER.
4. USC APPROVED RPZ BACKFLOW PREVENTER IS REQUIRED IN ACCORDANCE WITH CITY OF DELRAY BEACH CODE OF ORDINANCES TITLE V, CHAPTER 52.83.
5. USC APPROVED RPZ BACKFLOW PREVENTER IS REQUIRED FOR ALL COMMERCIAL PROPERTIES AND ALL RESIDENTIAL PROPERTIES WITH FIRE SPRINKLER SYSTEMS.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

REDUCED PRESSURE ZONE
BACKFLOW PREVENTER

DATE: 10-04-2024
PW 16.0

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REVISIONS

NO.	DESCRIPTION	DATE

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CLIENT

NETTA ARCHITECTS

PROJECT

202 NE 6TH AVE MULTIFAMILY RESIDENTIAL BUILDING

SHEET TITLE

WATER AND SEWER DETAILS

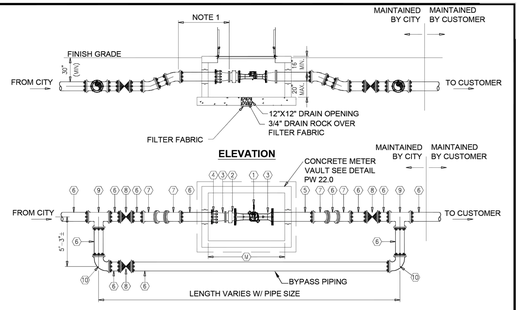
SHEET NUMBER CU-501

PROJECT NUMBER 13651.00

STATUS: PRELIMINARY

Plotted by: mirizarry On 5/19/2025 9:21 AM

Drawing name: K:\13651.00 - The 202 - Delray Beach - Netta Architects\Engineering\Cad\13651.00-CU-SXX.dwg





BADGER METER

1. ALL 3 INCH & LARGER METERS SHALL BE E-SERIES ULTRASONIC BADGER METERS.
2. ALL 3 INCH & LARGER METER SPECIFICATIONS AND DATA SHEETS SHALL BE SUBMITTED TO THE UTILITIES DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.

MATERIALS AND SIZES (PER METER SIZE)					
①	METER ASSEMBLY	3	4	6	8
②	STRAINER ASSEMBLY	3	4	6	6
③	DI FLGXFLG CONC RED	4X3	6X4	8X6	-
④	FLANGE ADAPTER	3	4	6	8
⑤	DI PIPE, FLG X PE	4	6	8	8
⑥	DI PIPE, PE X PE	4	6	8	8
⑦	DI MJ 22-½°ELL (REST)	4	6	8	8
⑧	RESILENT SEAT MJ GATE VALVE (REST)	4	6	8	8
⑨	DI MJ TEE (REST)	4	6	8	8
⑩	DI MJ 90° ELL (REST)	4	6	8	8

NOTES:

1. PROVIDE FOUR (4) PIPE DIAMETERS OF STRAIGHT RUN PIPE UPSTREAM OF METER/STRAINER ASSEMBLY.
2. (REST) = RESTRAINED JOINT MEGALUG OR EQUAL
3. BACKFLOW PREVENTER SHALL BE INSTALLED DOWNSTREAM OF METER.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

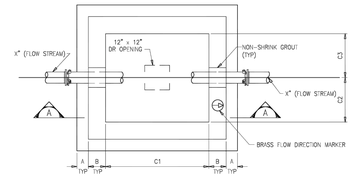
LARGE USER WATER METER

DATE: 10-04-2024
PW 20.0

DIMENSIONS SCHEDULE									
METER SIZE/DETAIL #	PIPING DIMENSIONS	VAULT DIMENSIONS							
	X	A	B	C1	C2	C3	D	E	F
4" / WM-11	4"	4"	8"	6'-0"	30"	30"	8"	36" MAX.	16" MIN.
6" / WM-11	6"	4"	8"	7'-6"	30"	30"	8"	36" MAX.	16" MIN.
8" / WM-11	8"	4"	8"	8'-0"	30"	30"	8"	36" MAX.	16" MIN.
10" / WM-11	10"	4"	8"	9'-6"	30"	30"	8"	36" MAX.	16" MIN.
3" / WM-12	4"	4"	8"	5'-0"	18"	30"	8"	36" MAX.	16" MIN.
4" / WM-12	4"	4"	8"	5'-6"	18"	30"	8"	36" MAX.	16" MIN.
6" / WM-12	8"	4"	8"	6'-6"	18"	30"	8"	36" MAX.	16" MIN.
6"x8" / WM-12	8"	4"	8"	8'-6"	18"	30"	8"	36" MAX.	16" MIN.

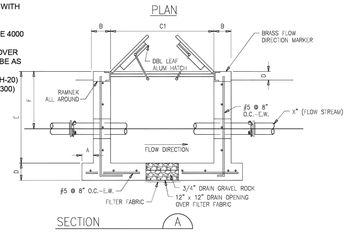
NOTES:

1. CONFIRM VAULT DIMENSIONS WITH CITY AND ENGINEER.
2. COMPRESSIVE STRENGTH OF PRECAST CONCRETE SHALL BE 4000 PSI AT 28 DAYS.
3. HATCH SHALL BE CENTERED OVER METER. HATCH SPECS SHALL BE AS FOLLOWS: TRAFFIC RATED = U.S.F. ADH (H-20) NON TRAFFIC = U.S.F. APH (300) HATCH DIMENSIONS PER METER REMOVAL REQUIREMENTS.
4. EXTERIOR OF VAULT SHALL BE COATED WITH TWO (2) COATS OF COAL TAR EPOXY, 16 MILS PER COAT.
5. METER NOT SHOWN FOR CLARITY. SEE DETAILS
6. VAULT SHALL BE CONSTRUCTED PER ASTM C-478.



NOTES:

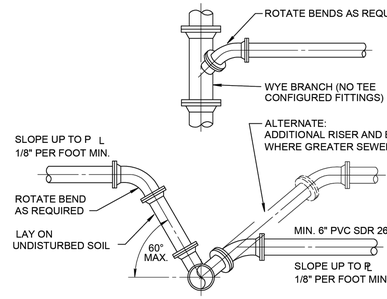
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CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

CONCRETE METER VAULT

DATE: 10-04-2024
PW 21.0



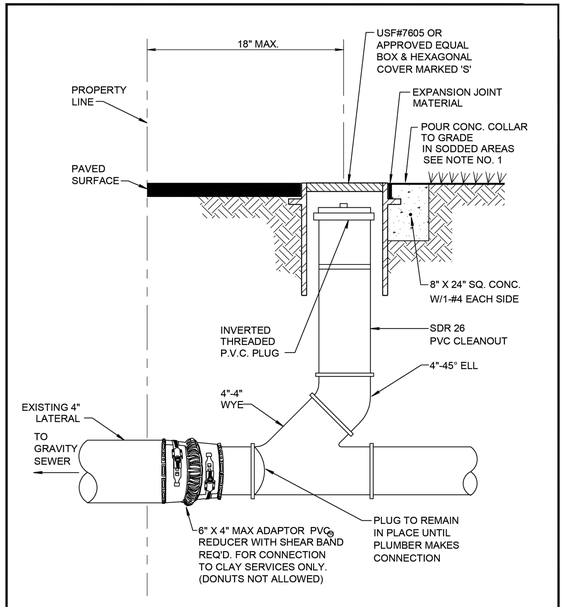
NOTE:

1. SERVICE LATERALS SHALL TERMINATE INSIDE PROPERTY LINE A DEPTH OF 3 FEET AND MARKED WITH A 2"X 4" TREATED STAKE.
2. CLEANOUT INSTALLATION SHALL BE PROPERTY OWNERS RESPONSIBILITY AND SHALL BE INSTALLED BY LICENSED PLUMBER.
3. SEE DETAIL PW 2.0 FOR SEPARATION REQUIREMENTS.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

SEWER SERVICE CONNECTION

DATE: 10-04-2024
WW 8.0



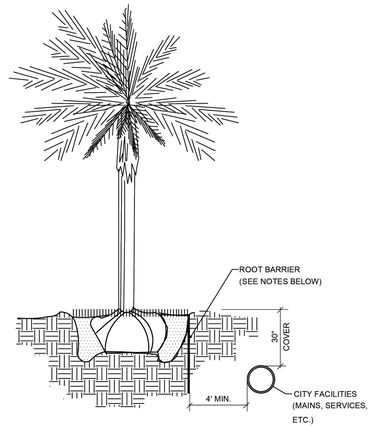
NOTE:

1. PRIOR DEPARTMENT APPROVAL WILL BE REQUIRED FOR RE-CONNECTING TO EXISTING 4" LATERAL.
2. MINIMUM DEPTH OF SERVICE LATERAL SHALL BE 3 FEET.

CITY of DELRAY BEACH
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434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

CONNECTION TO EXISTING 4" LATERAL

DATE: 10-04-2024
WW 9.0



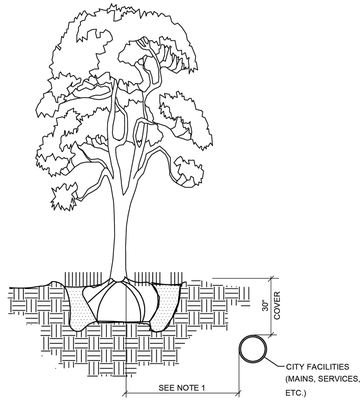
NOTES:

1. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL CITY FACILITIES.
2. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
3. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
4. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

CITY of DELRAY BEACH
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434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

TYPICAL TREE WITH ROOT BARRIER

DATE: 10-04-2024
LD 1.0



NOTES:

1. THIS DISTANCE SHALL BE 10' MINIMUM FROM ALL CITY FACILITIES IF NO ROOT BARRIER IS USED.

CITY of DELRAY BEACH
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434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

TYPICAL TREE WITHOUT ROOT BARRIER

DATE: 10-04-2024
LD 2.0

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REVISIONS

NO.	DESCRIPTION	DATE

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(FOR THE FIRM)

CLIENT

NETTA ARCHITECTS

PROJECT

202 NE 6TH AVE MULTIFAMILY RESIDENTIAL BUILDING

SHEET TITLE

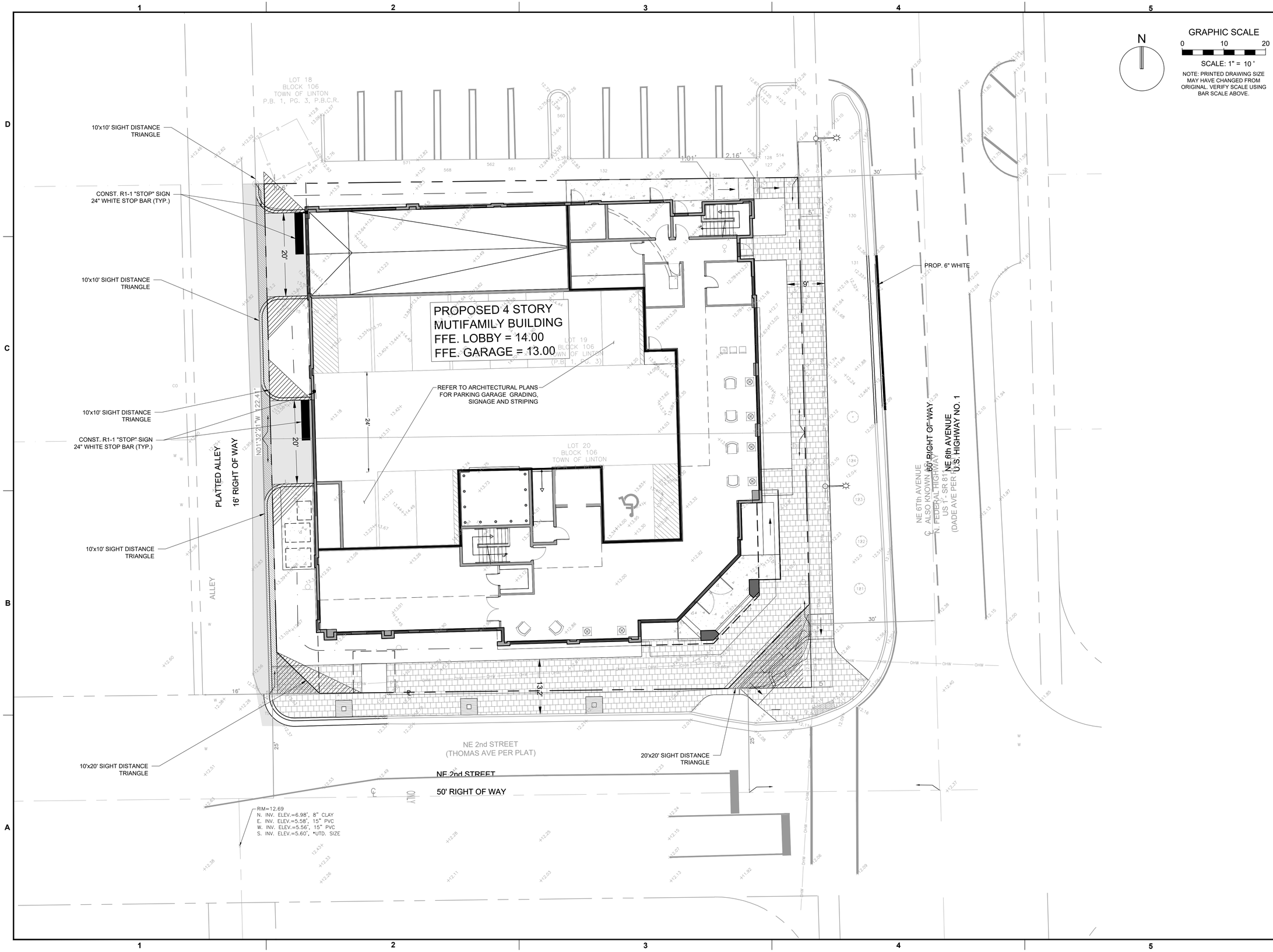
WATER AND SEWER DETAILS

SHEET NUMBER	CU-502
PROJECT NUMBER	13651.00

STATUS: PRELIMINARY

Plotted by: mirizarry On 5/19/2025 9:22 AM

Drawing name: K:\13651.00 - Thi 202 - Delray Beach - Netta Architect\Engineering\Cad\13651.00-CU-SXX.dwg



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(FOR THE FIRM)

CLIENT

NETTA ARCHITECTS

PROJECT

202 NE 6TH AVE MULTIFAMILY RESIDENTIAL BUILDING

SHEET TITLE

PAVEMENT MARKING AND SIGNAGE PLAN

SHEET NUMBER	CM-101
PROJECT NUMBER	13651.00

STATUS: PRELIMINARY

Plotted by: mirizarry On 5/19/2025 9:23 AM

Drawing name: K:\13651.00 - The 202 - Delray Beach - Netta Architects\Engineering\Cad\13651.00-CM-1XX.dwg

NETTA ARCHITECTS
NEW JERSEY | FLORIDA | NEW YORK

City of Delray Beach, Development Services
100 NW 1st Avenue
Delray Beach, Florida 33444

RE: The Link

202 Ne 6th Avenue

Delray Beach, FL 33483

The Link – Loading Demand Statement

Pursuant to LDR Section 4.6.10, Off-Street Loading, (B) Determination of adequacy, the body approving the site plan associated with the proposed development shall determine the adequacy of the provisions which are made for (un)loading. In making such a determination, the standards and guidelines of this Section shall be considered. The final determination may result in accommodations in excess of or less than such guidelines, or in the waiving of any such accommodations.

Pursuant to LDR Section 4.6.10, (C) Guidelines the proposed development requires a minimum of two (2) loading berths.

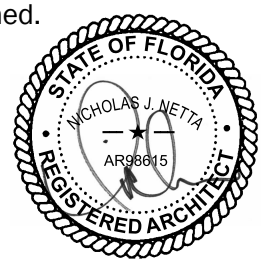
In circumstances where these guidelines are not applicable or appropriate, the applicant may provide a "loading demand statement" in which the normal demands for loading are set forth along with any restrictions which may be appropriate.

The Applicant is proposing to use the adjacent alley as the loading and unloading area. As the development does not include any commercial uses, the predominant loading and unloading will be resident move ins and move outs. These will be coordinated with on-site property management. With 11 units that are for-sale condominiums, it is expected that the move-ins will be limited to the first few months of project completion, with very low turnover afterwards. Assuming approximately 4 hours are required for each move-in, this can easily be accommodated within the alley without conflict with trash pickups and other delivery operations. The trash operation would be completed in the early morning hours and would not conflict with resident move-ins or other deliveries.

In summary, the site plan provides sufficient areas to accommodate loading/unloading and trash pickup.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,



Nicholas J. Netta, AIA, NCARB

Principal

NETTAARCHITECTS
ONE PARK PLACE 621 NW 532RD STREET, SUITE 350, BOCA RATON, FL 33487
Phone: 973.379.0006 Cell: 908-436-8383
www.nettaarchitects.com
CERTIFICATE OF AUTHORIZATION AC-438

MULTIFAMILY BUILDING
202 NE 6th AVENUE, DELRAY BEACH

MAINTENANCE OF TRAFFIC PLAN

SIGN SCHEDULE

- TRAFFIC CONTROL PERSON AHEAD
- DUMPER TRUCK ACCESS SIGN
  MONTHS 01 thru 04
- WATCH FOR TRUCKS SIGN
  MONTHS 01 TO 08
- WORK AREA AHEAD
  MONTHS 01 TO 16
- WORKERS PRESENT SIGN
  MONTHS 01 TO 06
- NO PARKING SIGN
  MONTHS 01 TO 16
- PROPOSED CIRCULATION
  MONTHS 01 TO 16
- TEMPORARY PEDESTRIAN CROSSING
  MONTH 16
- TEMPORARY OCCUPATION
  MONTHS 01 TO 14
- TEMPORARY OCCUPATION
  MONTH 16
- BUILDING FOOTPRINT
- LOADING AREA
  MONTHS 01 TO 10
- TEMPORARY FENCE
  MONTHS 01 TO 16

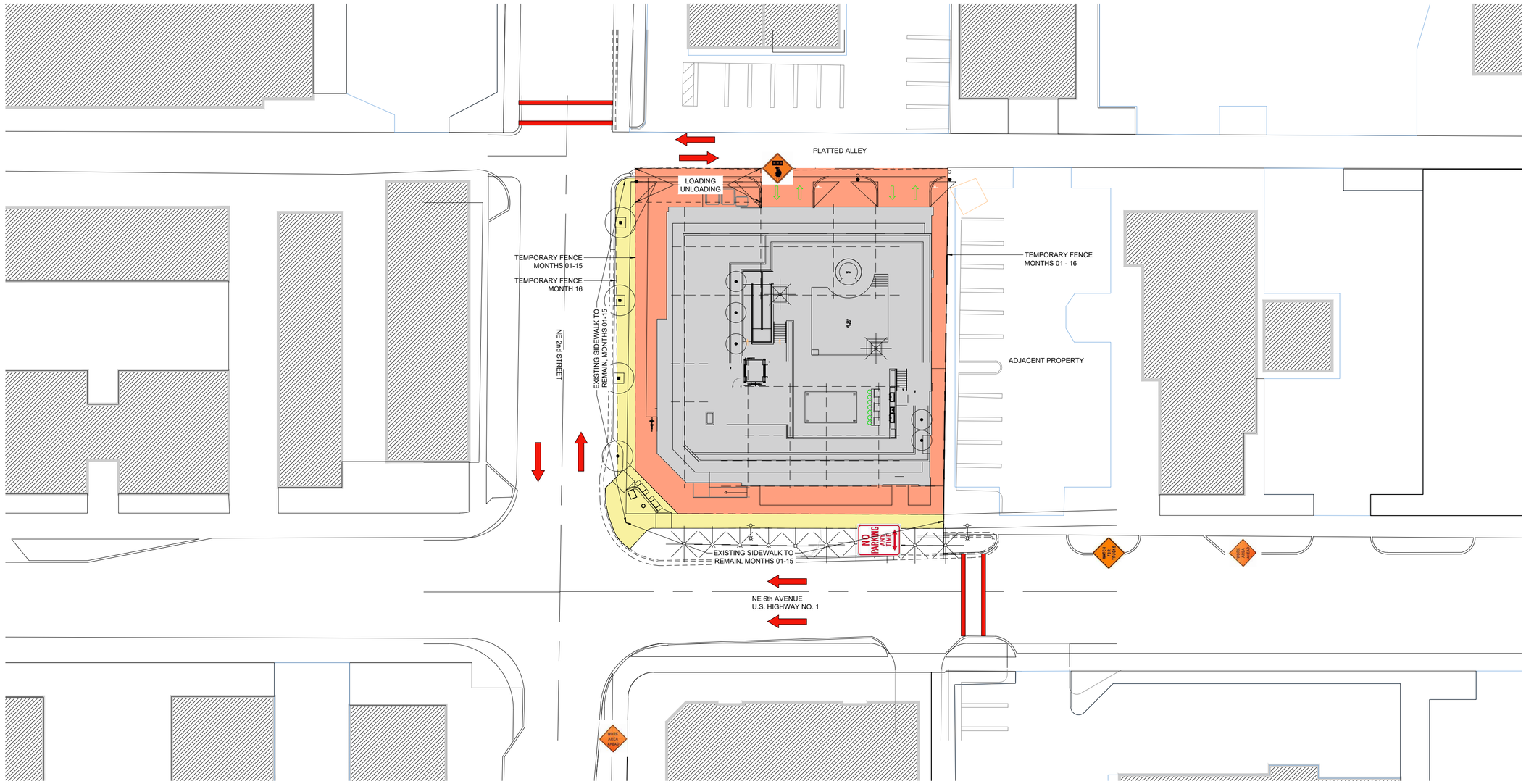


TABLE I - DEVICE SPACING

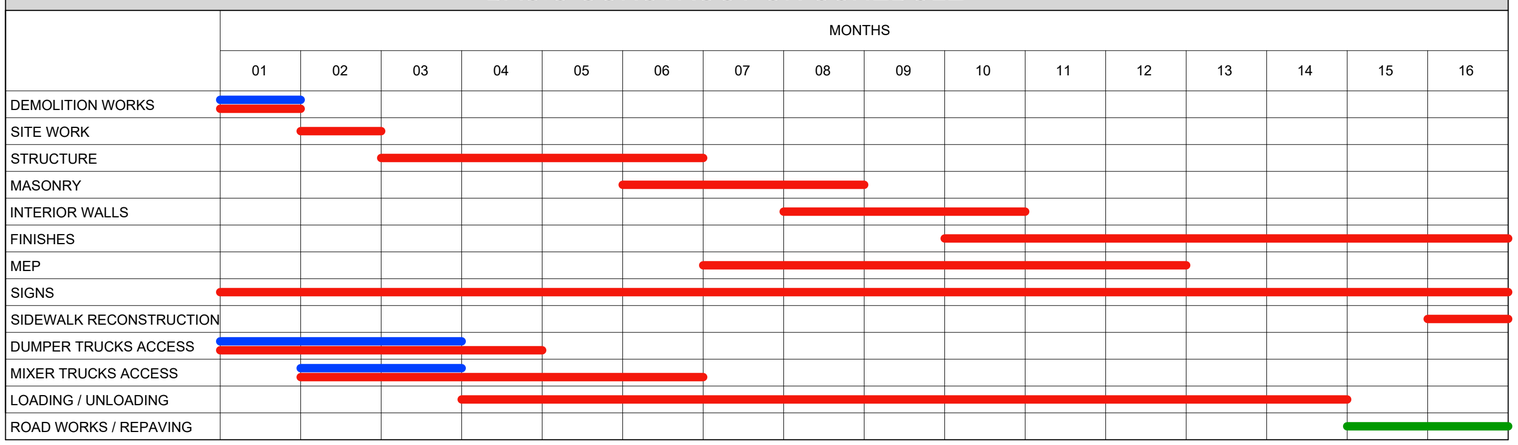
SPEED (MPH)	MAX. DISTANCE BETWEEN DEVICES			
	CONES OF TUBULAR MARKERS		TYPE I OR TYPE II BARRICADES OR VERTICAL PANELS OR DRUMS	
	25	50	25	50
25 OR LESS	25	50	30	50

DISTANCE BETWEEN SIGNS

SPEED (MPH)	SPACING (FT)		
	A	B	C
40 MPH OR LESS	200	200	200

NOTE:
1. SIDEWALK CLOSURE DURING MONTH 16 IS TO ENABLE THE CONSTRUCTION OF THE NEW PEDESTRIAN WALKWAY. MID BLOCK CROSSING IS PROVIDED FOR PEDESTRIANS TO SAFELY CROSS DURING THAT TIME.

BASIC CONSTRUCTION SCHEDULE



Engineering and Public Works Department
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbc.gov

Palm Beach County Board of County Commissioners
Maria G. Marino, Mayor
Sara Baxter, Vice Mayor
Gregg K. Weiss
Joel G. Flores
Marci Woodward
Maria Sachs
Bobby Powell Jr.

County Administrator
Joseph Abruzzo

August 27, 2025

Scott Israelson, P.E., PTOE
Traffic Impact Group, LLC
165 Sabal Palm drive, Suite 141
Longwood, FL 32779

RE: Downtown Sixth Avenue Multifamily
Project #: 250509
Traffic Performance Standards (TPS) Review

Dear Mr. Israelson:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated July 11, 2025, and supplemental changes and information provided in an email to the Traffic Division, dated 08/26/2025, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Delray Beach
Location:	NWC of NE 6th Avenue (US 1) & NE 2nd Street (202 NE 6th Avenue)
PCN:	12-43-46-16-01-106-0190
Access:	One access driveway connection onto alley. (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Retail Plaza (Cigar bar) = 1,187 SF
Proposed Uses:	Multifamily Mid-rise Residential = 10 DUs
New Daily Trips:	45
New Peak Hour Trips:	4 (1/3) AM; 4 (2/2) PM
Build-out:	December 31, 2027.

Based on the review, the Traffic Division has determined the proposed development generates less than 21 peak hour trips. Therefore, a detailed traffic study is not required. The project **meets** the Traffic Performance Standards (TPS) of Palm Beach County.

It is recommended that the applicant coordinate with the FDOT to evaluate closing the existing access connection to NE 6th Avenue (US -1).

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

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No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-478-5755 or email MRahman@pbc.gov.

Sincerely,

Rahman

Moshiur Rahman, Ph.D., P.E.
Professional Engineer
Engineering and Public Works Dept.
Traffic Division

MR:QB:yg
ec: Addressee
Anthea Gianniotes, AICP, Director of Development Services, City of Delray Beach
Quazi Bari, P.E., PTOE, Manager - Growth Management, Traffic Division
Alberto Lopez Tagle, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
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TRAFFIC IMPACT GROUP, LLC

DATE: 11 July 2024

TO: Peggy FitzGerald, Netta Architects

FROM: Scott Israelson, P.E., PTOE

RE: **Trip Generation Statement**
Downtown Sixth Avenue Multifamily
Delray Beach, FL

Introduction

Traffic Impact Group, LLC has been retained to prepare a traffic impact statement for the proposed Downtown Sixth Avenue Multifamily Residential development located in the northwest corner of NE 6th Avenue (US 1) & NE 2nd Street. The site address is 202 NE 6th Avenue.

The site is occupied by a cigar bar. The proposed redevelopment would consist of four-story residential building with ten units.

The site will have access to the alley.

Trip Generation

A trip generation analysis has been prepared in accordance with the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*.

Table 1 summarizes the trip generation estimates.

Table 1 - ITE Trip Generation

Average Weekday Driveway Volumes					AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size		Daily Trips	Enter	Exit	Enter	Exit
Multifamily Housing (Mid-Rise)	221	10	Dwelling Units	45	1	3	2	2

The site is expected to generate 4 trips in the AM and PM peak hours.

Please contact me at scott@traffic-impact.com or at 407.607.6985 with any questions.

7/11/2024