

NEW 4-STORY MULTI FAMILY BUILDING

202 NE 6th AVENUE
DELRAY BEACH, FL 33483

SITE PLAN REVIEW
DELRAY BEACH FILE NO. 2024-228



SITE PLAN REVIEW SET - SHEET LIST					
SHEET#	SHEET NAME	SPRS	REV.1	REV.2	REV.3
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					
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A-051	STREETSCAPE SECTIONS	●	●	●	●
A-100	GROUND FLOOR PLAN	●	●	●	●
A-101	PARKING SECOND LEVEL - FLOOR PLAN	●	●	●	●
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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	●	●	●	●
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A-800	DETAILS	●	●	●	●
A-801	DETAILS, LIGHT TYPES	●	●	●	●
A-802	DETAILS, LIGHT TYPES	●	●	●	●
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PH-02.1	SITE PHOTOMETRIC PLAN - NIGHT - NON STREET LIGHTING	●	●	●	●
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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	●	●	●	●
IR-1.0	IRRIGATION PLAN	●	●	●	●
IR-1.1	IRRIGATION PLAN	●	●	●	●
IR-2.0	IRRIGATION NOTES	●	●	●	●

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



1 LOCATION MAP
SCALE: NTS



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OWNER
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CIVIL ENGINEERING
KEITH ENGINEERING
301 E. ATLANTIC BOULEVARD
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LANDSCAPE ARCHITECTURE
CABEZAS ALVAREZ LANDSCAPE ARCHITECTS
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CERTIFICATE OF AUTHORIZATION AC-438



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FL REGISTRATION No. AR101881
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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

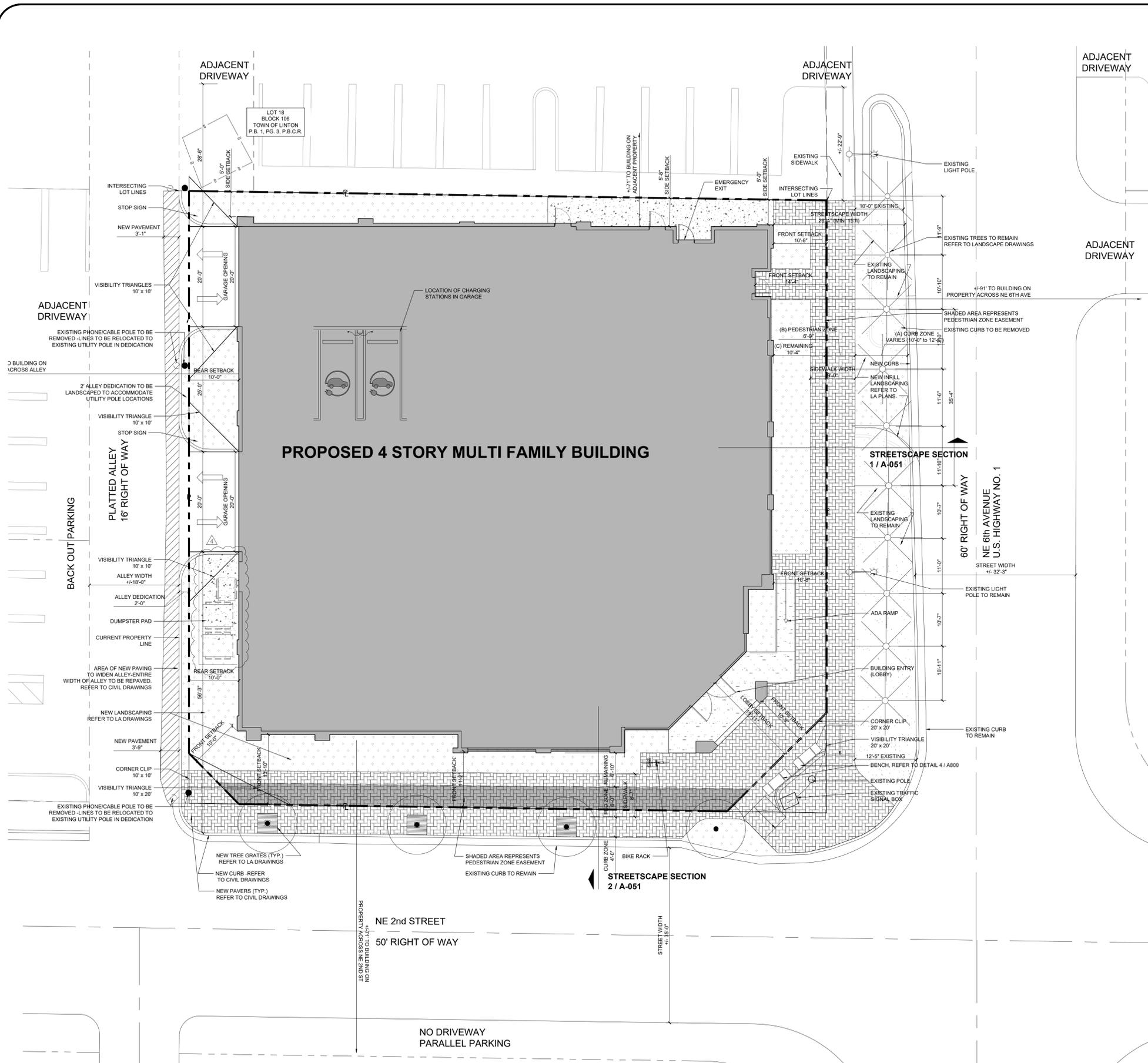
SUBMISSION:	
01	SCHEMATIC PRE-APPLICATION MEETING
02	SITE PLAN SUBMISSION

DATE	REVISIONS	REV
12-11-2024	RESPONSE TO COMMENTS	▲
02-20-2025	RESPONSE TO COMMENTS	▲
05-19-2025	RESPONSE TO COMMENTS	▲
08-18-2025	AMENDMT TO SUBMITTAL #4	▲

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

Drawing No.

A-000



1 SITE PLAN
A-050
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'-11", 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 SETBACK 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 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	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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DATE OF SEAL: 08-18-2025

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SHEET CONTENTS:

SITE PLAN

PROJECT TITLE:
DOWNTOWN SIXTH AVENUE, LLC
MULTIFAMILY RESIDENTIAL BUILDING
 202 NE 6th Avenue
 DELRAY BEACH, 33483 FL

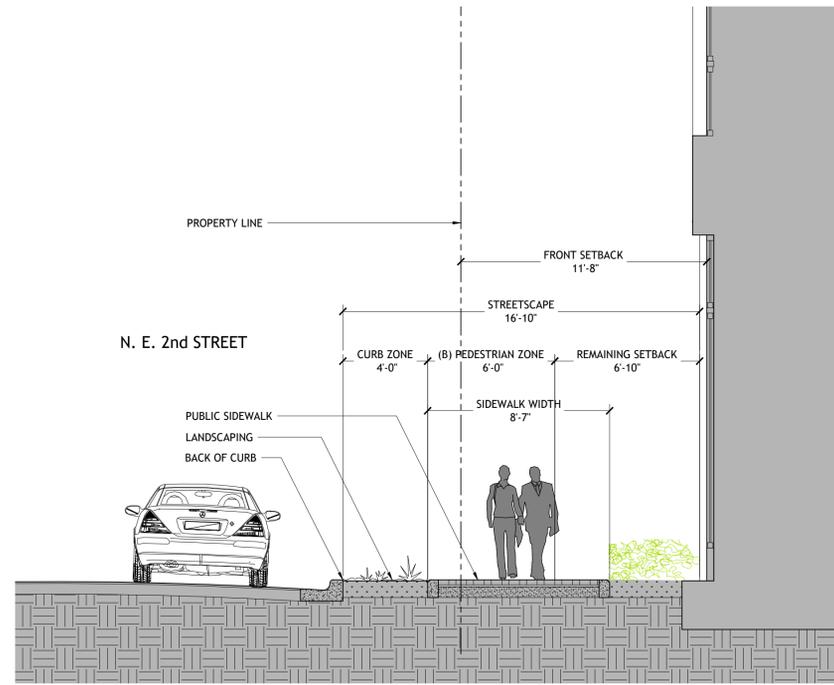
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02	SITE PLAN SUBMISSION

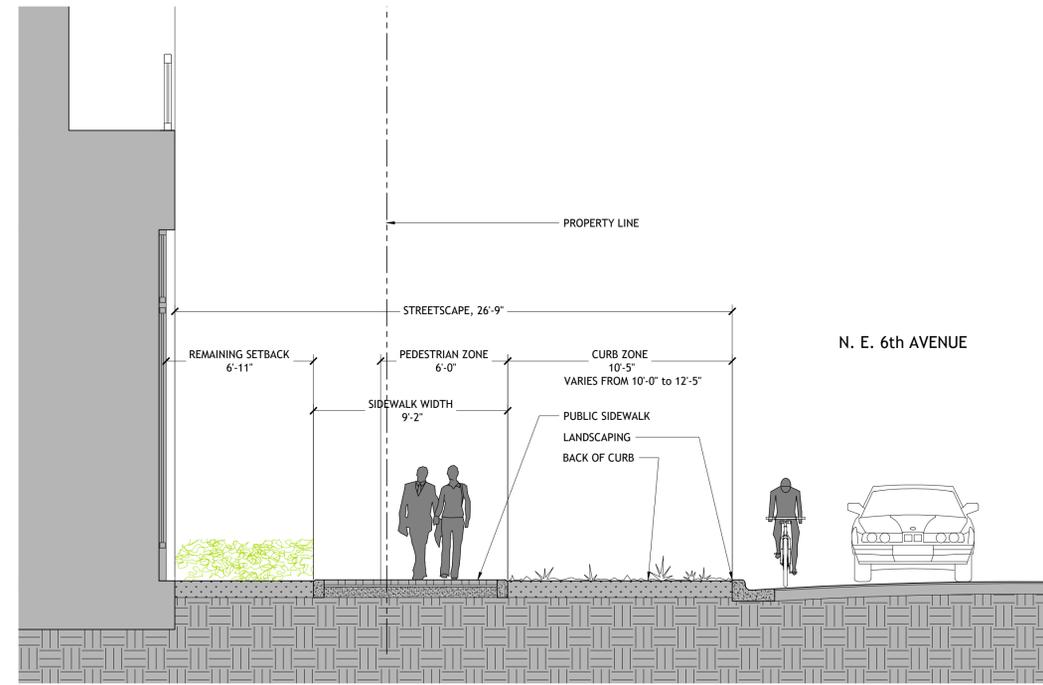
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Date: 03-05-2024
 Scale: AS NOTED
 Drawn by: CC
 Checked by: MF, MA
 Job No.: 2231805FL
 Drawing No.:

A-050



2 STREETScape SECTION
 A-051 SCALE: 1/8" = 1'-0"
 GRAPHIC SCALE



1 STREETScape SECTION
 A-051 SCALE: 1/8" = 1'-0"
 GRAPHIC SCALE

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SHEET CONTENTS:

STREETScape SECTIONS

PROJECT TITLE:
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MULTIFAMILY RESIDENTIAL BUILDING
 202 NE 6th Avenue
 DELRAY BEACH, 33483 FL

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02	SITE PLAN SUBMISSION

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05-19-2025	RESPONSE TO COMMENTS	▲
08-18-2025	AMENDMT TO SUBMITTAL #4	▲

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

Drawing No.
A-051



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DATE OF SEAL: 08-16-2025

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SHEET CONTENTS:

GROUND FLOOR PLAN

PROJECT TITLE:
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MULTIFAMILY RESIDENTIAL BUILDING
 202 NE 6th Avenue
 DELRAY BEACH, 33483 FL

SUBMISSION:

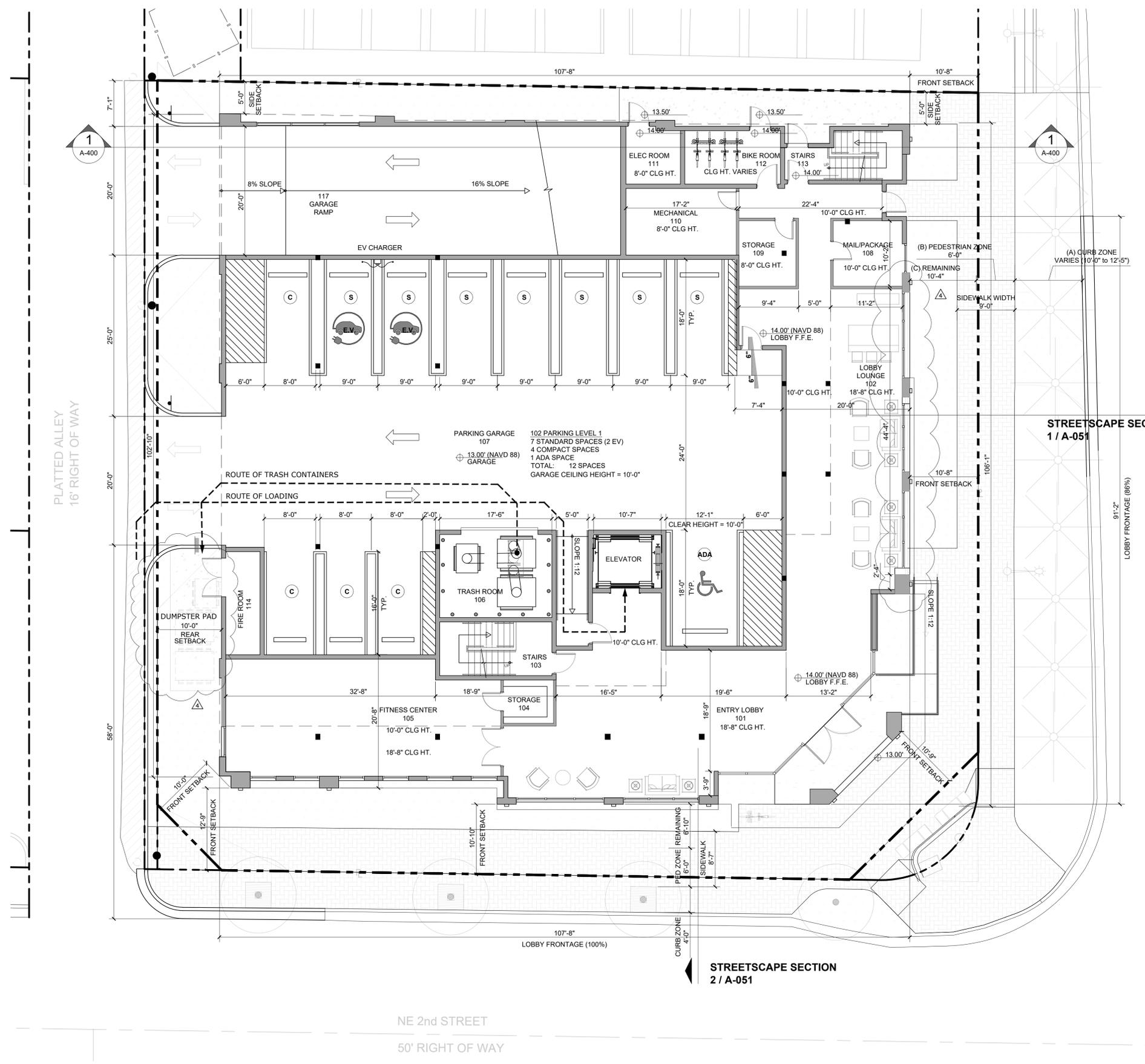
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REVISIONS:

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A-100



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
TOTAL	46,278.58 SF	1,625.80 SF	10,427.71 SF

FRONTAGE TYPES

LOBBY ENTRY FRONTAGE, TABLE 4.4.13(K)

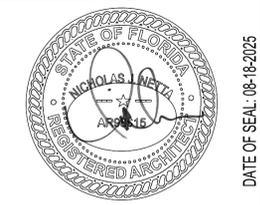
	MIN.	MAX.	PROVIDED
A. BUILDING SETBACK	10'	15'	10'-9"
B. LOBBY ENTRY WIDTH	N/A	N/A	NE 2nd St. 107'-8" (100%) NE 6th Ave. 91'-2" (87%)

MAXIMUM ALLOWABLE ENCROACHMENT OF ELEMENTS IN ALL DISTRICTS

C. OVERHANG / AWNING PROJECTION	N/A	10'	0'
D. COLUMNS, PILASTER, POSTS	N/A	5'	0'

1 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"





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SHEET CONTENTS:
PARKING SECOND LEVEL - FLOOR PLAN

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 202 NE 6th Avenue
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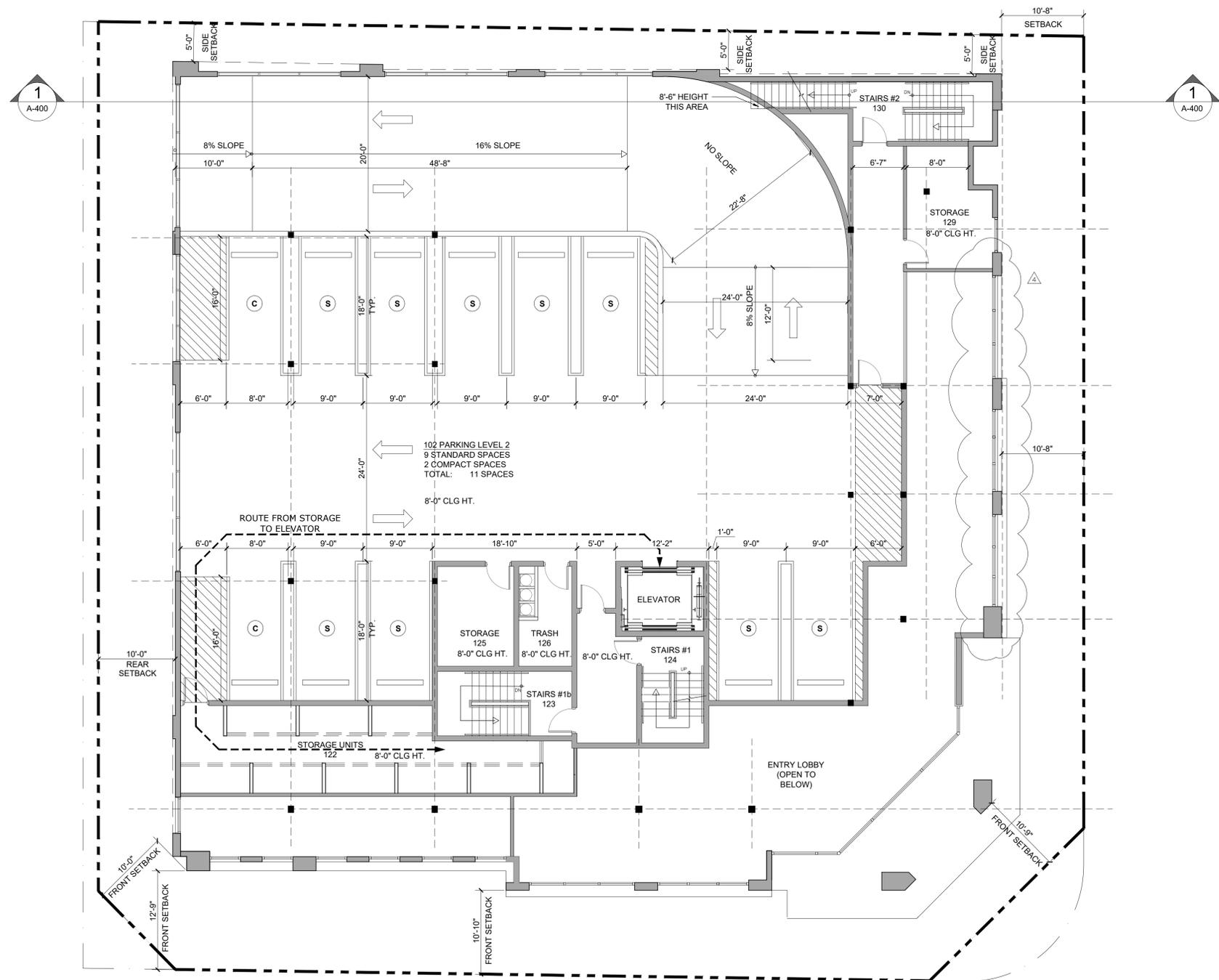
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Checked by	MF, MA
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Drawing No.	

A-101

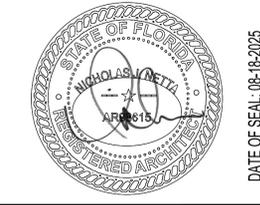


PARKING SECOND LEVEL - AREAS

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 PARKING SECOND LEVEL - FLOOR PLAN
 SCALE: 1/8" = 1'-0"





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SECOND FLOOR PLAN

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 202 NE 6th Avenue
 DELRAY BEACH, 33483 FL

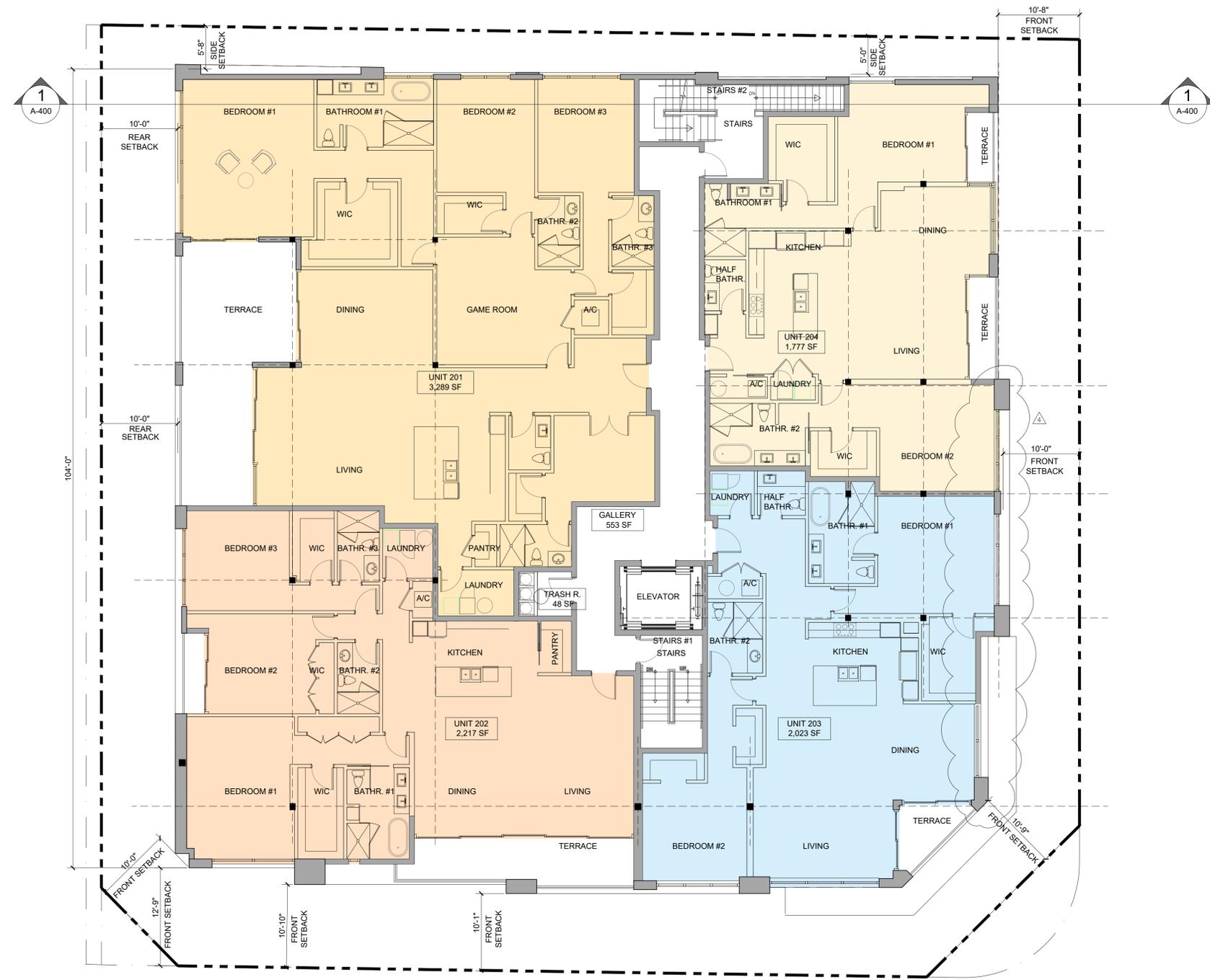
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Drawing No.
A-102

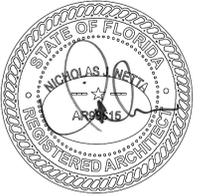


APARTMENT UNITS			
APARTMENT	TYPE	AREA	TERRACE
201	3 BEDROOM	3,288.52 SF	433.61 SF
202	3 BEDROOM	2,216.86 SF	216.53 SF
203	2 BEDROOM	2,022.86 SF	57.05 SF
204	2 BEDROOM	1,776.81 SF	88.53 SF
301	4 BEDROOM	2,314.50 SF	339.45 SF
301 LEVEL 4	3 BEDROOM	1,781.92 SF	390.94 SF
302	3 BEDROOM	3,119.83 SF	351.07 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 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"





DATE OF SEAL: 08-18-2025

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:

THIRD FLOOR PLAN

PROJECT TITLE:
DOWNTOWN SIXTH AVENUE, LLC
MULTIFAMILY RESIDENTIAL BUILDING
 202 NE 6th Avenue
 DELRAY BEACH, 33483 FL

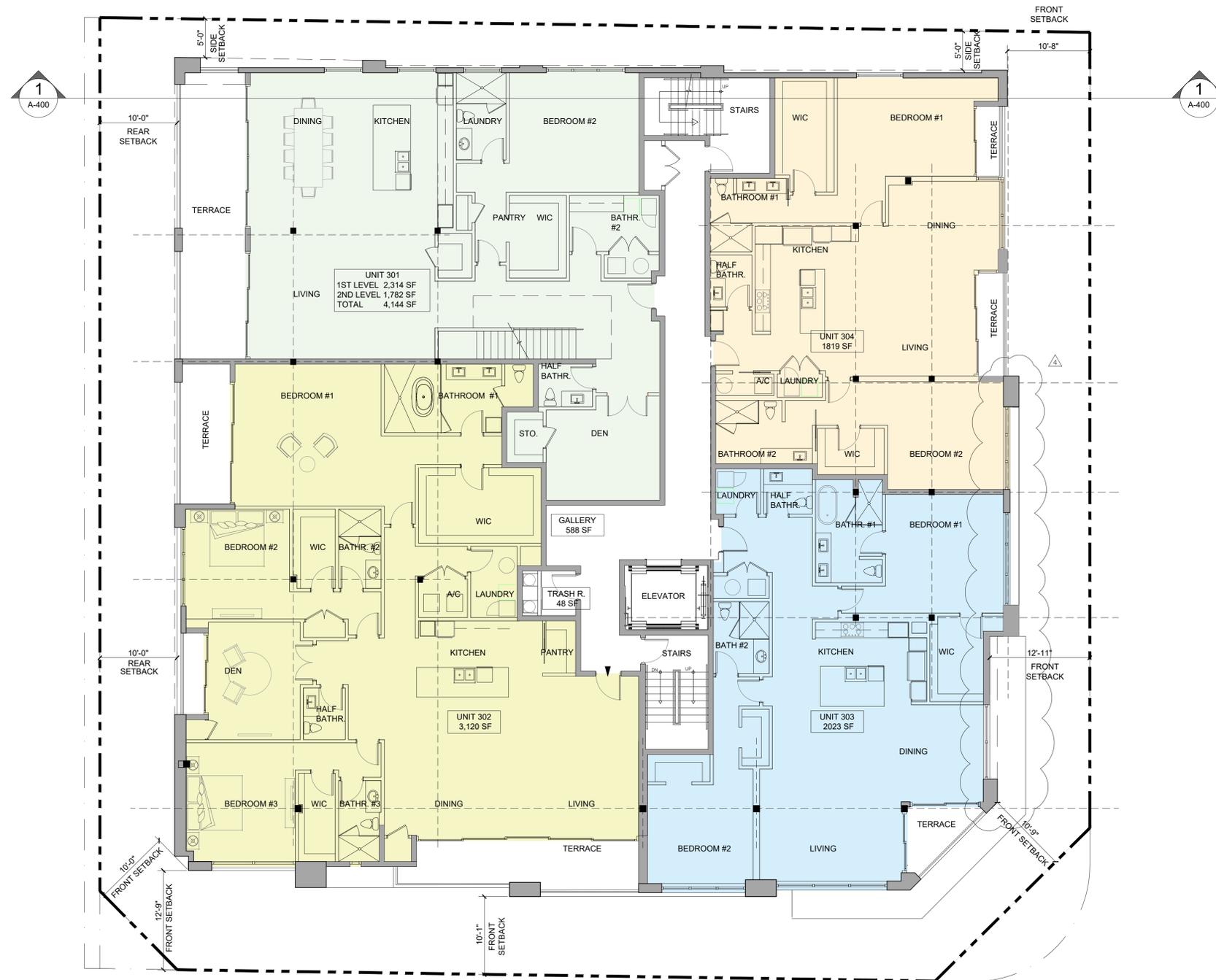
SUBMISSION:

01	SCHEMATIC PRE-APPLICATION MEETING
02	SITE PLAN SUBMISSION

DATE	REVISIONS	REV
12-11-2024	RESPONSE TO COMMENTS	△
02-20-2025	RESPONSE TO COMMENTS	△
05-19-2025	RESPONSE TO COMMENTS	△
08-18-2025	AMENDMT TO SUBMITTAL #4	△

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

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

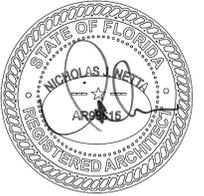


1 THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"





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SHEET CONTENTS:

FOURTH FLOOR PLAN

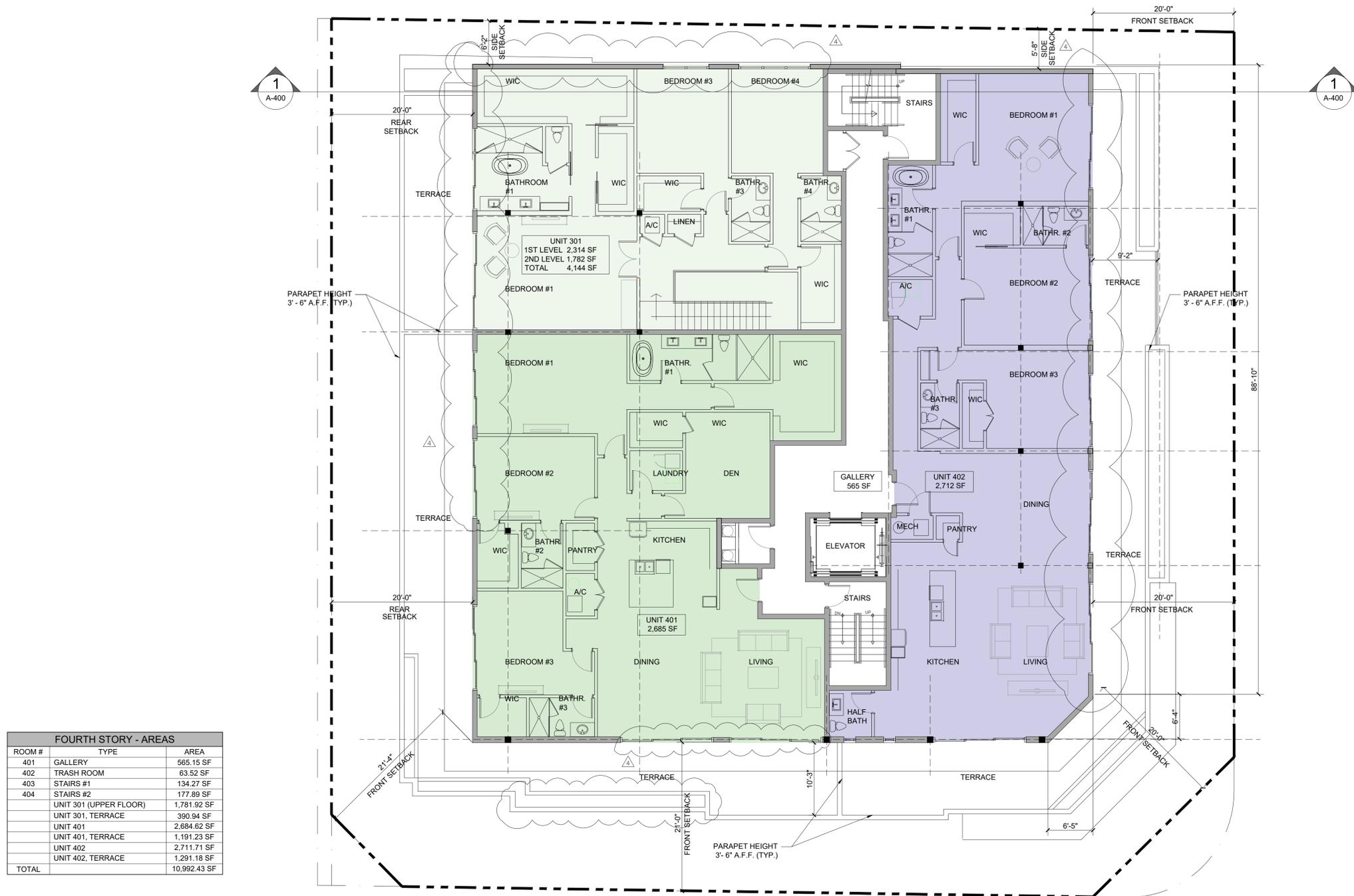
PROJECT TITLE:
DOWNTOWN SIXTH AVENUE, LLC
MULTIFAMILY RESIDENTIAL BUILDING
 202 NE 6th Avenue
 DELRAY BEACH, 33483 FL

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08-18-2025	AMENDMT TO SUBMITTAL #4	△

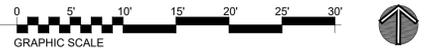
Date	03-05-2024
Scale	AS NOTED
Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL
Drawing No.	



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	1,281.18 SF
TOTAL		10,992.43 SF

1 FOURTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"

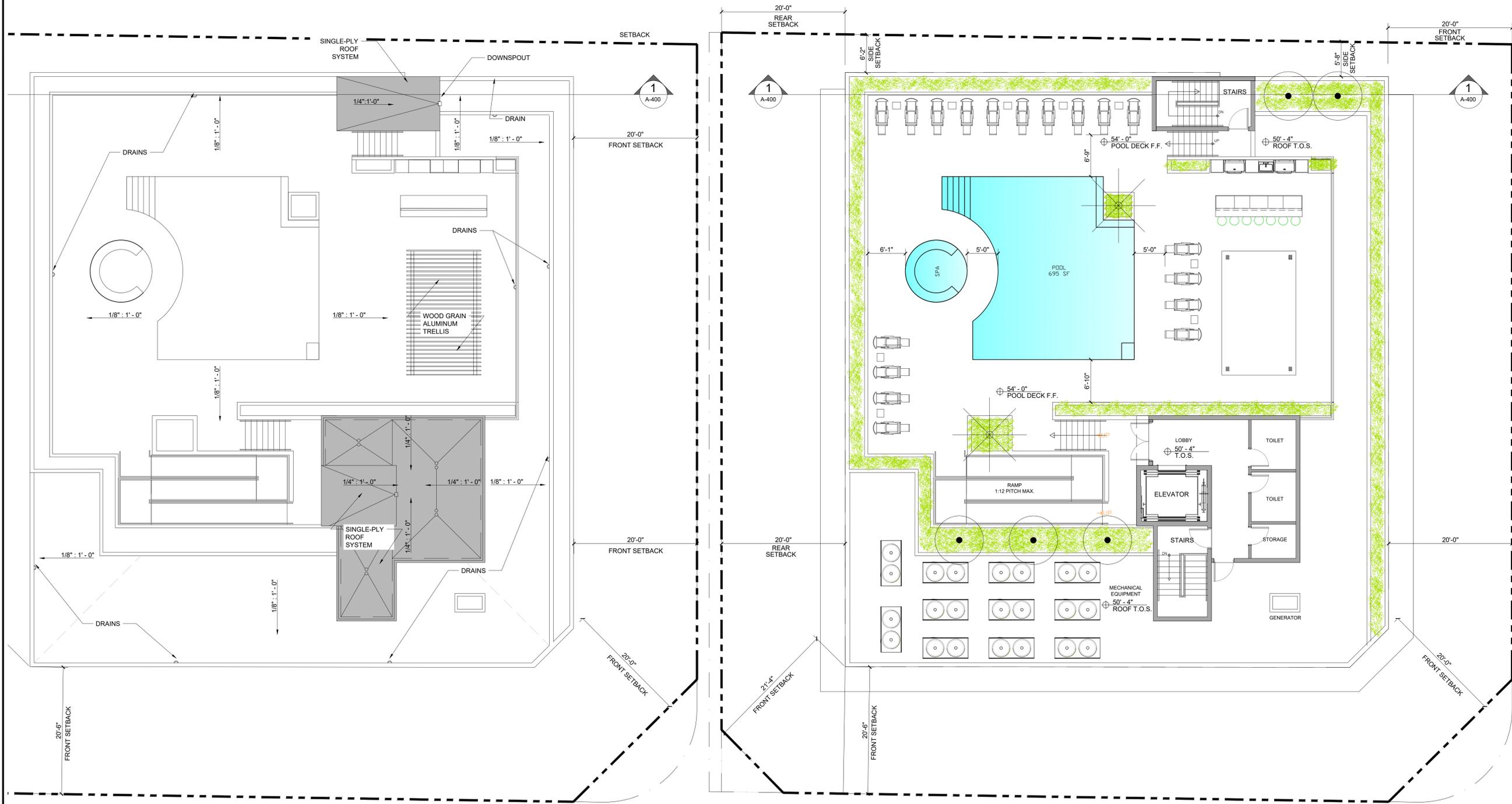


A-104

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	145.63 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:

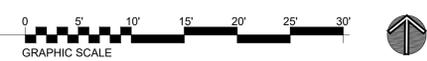
- IN COMPLIANCE WITH DELRAY BEACH DEVELOPMENT CODE, THE ROOFTOP ACTIVITIES WILL BE LIMITED ACCORDING TO THE FOLLOWING SCHEDULE:
SUNDAY THROUGH THURSDAY FROM 7am TO 10pm
FRIDAY AND SATURDAY FROM 7am TO 11pm
- LIVE MUSIC AND MUSIC PLAYED BY A DISC JOCKEY ARE NOT PERMITTED UNLESS WITHIN ENCLOSED SPACES; 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.



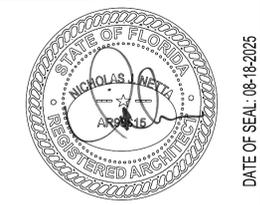
2 ROOF PLAN
 A-105 SCALE: 1/8" = 1'-0"



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



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NICHOLAS J. NETTA, AIA, NCARB
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 FRANCISCO J. MELENDEZ, SR., AIA
 FL REGISTRATION No. AR101881
 HONG JIN, AIA, NCARB
 FL REGISTRATION No. AR102237

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ROOF AMENITIES PLAN AND ROOF PLAN

PROJECT TITLE:
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MULTIFAMILY RESIDENTIAL BUILDING
 202 NE 6th Avenue
 DELRAY BEACH, 33483 FL

SUBMISSION:

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02	SITE PLAN SUBMISSION

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05-19-2025	RESPONSE TO COMMENTS	△
08-18-2025	AMENDMT TO SUBMITTAL #4	△

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

A-105

DATE OF SEAL: 08-16-2025

FINISHES AND COLORS

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

FINISH - 1
SMOOTH STUCCO TEXTURE

PAINT - 2
SHERWIN WILLIAMS
INTELLECTUAL GRAY, SW 7045

FINISH - 2
SCORED SMOOTH STUCCO

FINISH - 3
MARBLE

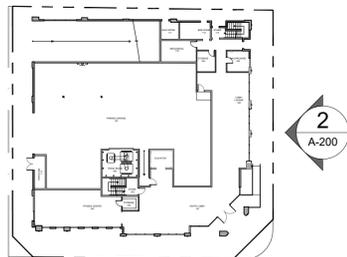
FINISH KEYNOTES

- 1 SCORED SMOOTH STUCCO - PAINT 2
- 2 SMOOTH STUCCO - PAINT 1
- 3 SMOOTH STUCCO - PAINT 2
- 4 MARBLE FINISH
- 5 ALUMINUM LOUVER - POWDER COATED DARK GRAY
- 6 GARAGE OPENING
- 7 HOLLOW METAL EXIT DOOR, COLOR TO MATCH WALL FINISH
- 8 ROOTTOP 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

- 64'-0" ELEVATOR OVERRUN
- 60'-0" AMENITIES ROOF T.O.S.
- 54'-0" POOL DECK F.F.
- 50'-4" ROOF SLAB T.O.S.
- 40'-0" 4th STORY T.O.S.
- 29'-8" 3rd STORY T.O.S.
- 19'-4" 2nd STORY T.O.S.
- 10'-8" 2nd LEVEL PARKING T.O.S.
- 0'-0" (ELEV 14.00') GROUND STORY T.O.S.
- ELEV 12.5' CROWN OF ROAD



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



- 64'-0" ELEVATOR OVERRUN
- 60'-0" AMENITIES ROOF T.O.S.
- 54'-0" POOL DECK F.F.
- 50'-4" ROOF SLAB T.O.S.
- 40'-0" 4th STORY T.O.S.
- 29'-8" 3rd STORY T.O.S.
- 19'-4" 2nd STORY T.O.S.
- 10'-8" 2nd LEVEL PARKING T.O.S.
- 0'-0" (ELEV 14.00') GROUND STORY T.O.S.
- ELEV 12.5' CROWN OF ROAD



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



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CERTIFICATE OF AUTHORIZATION AC-438



DATE OF SEAL: 08-18-2025

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:

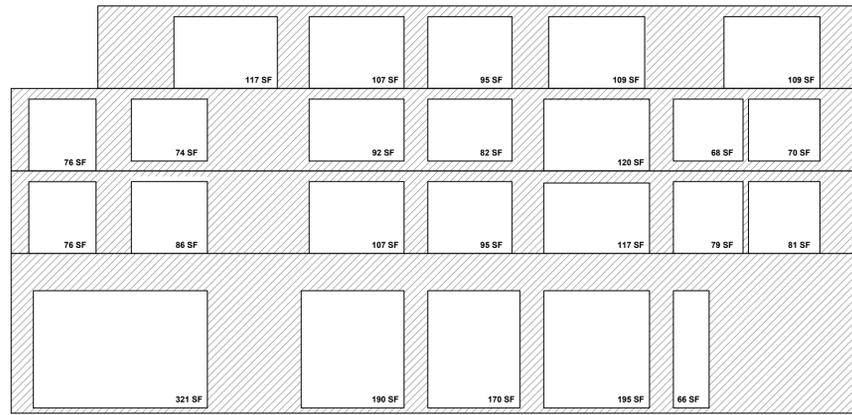
01	SCHEMATIC PRE-APPLICATION MEETING
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DATE	REVISIONS	REV
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02-20-2025	RESPONSE TO COMMENTS	△
05-19-2025	RESPONSE TO COMMENTS	△
08-18-2025	AMENDMT TO SUBMITTAL #4	△

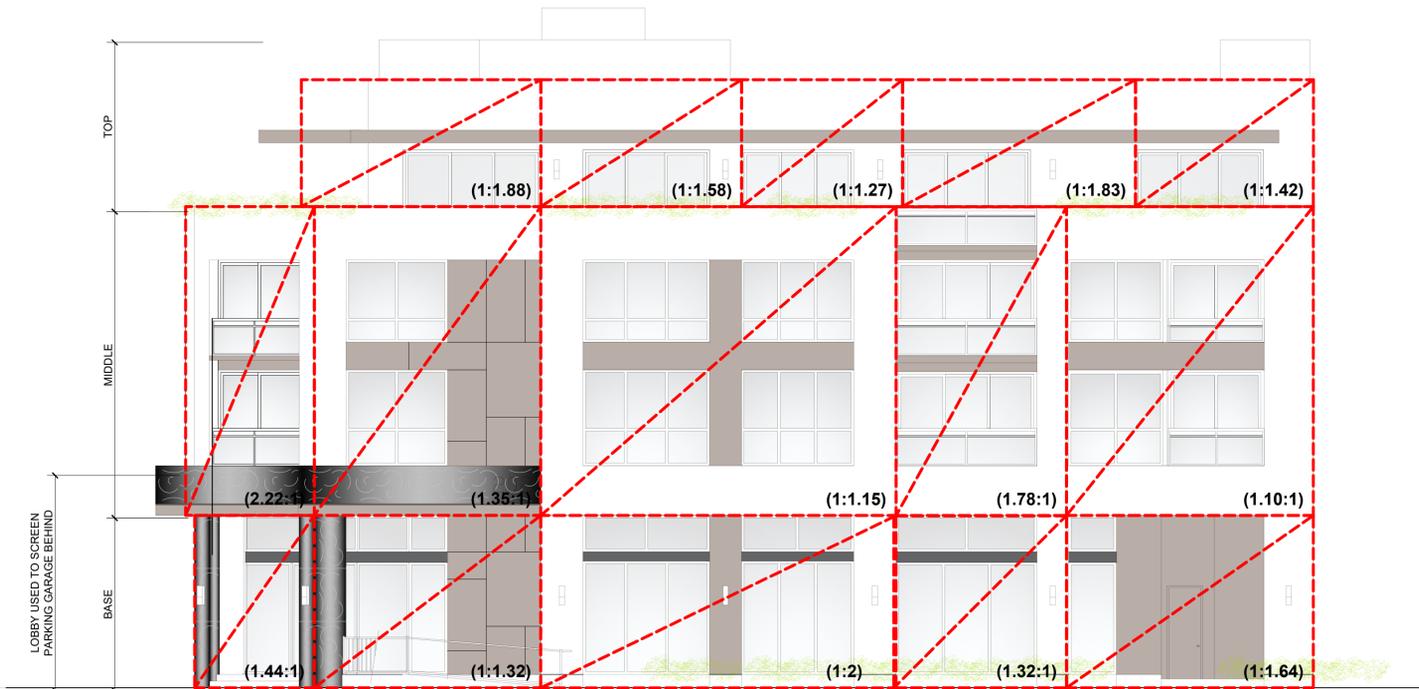
Date	03-05-2024
Scale	AS NOTED
Drawn by	CC
Checked by	MF, MA
Job No.	2231805FL

Drawing No.

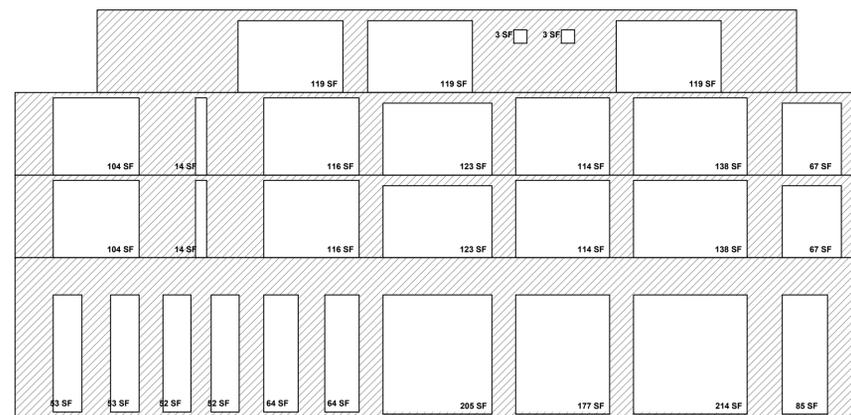
A-200



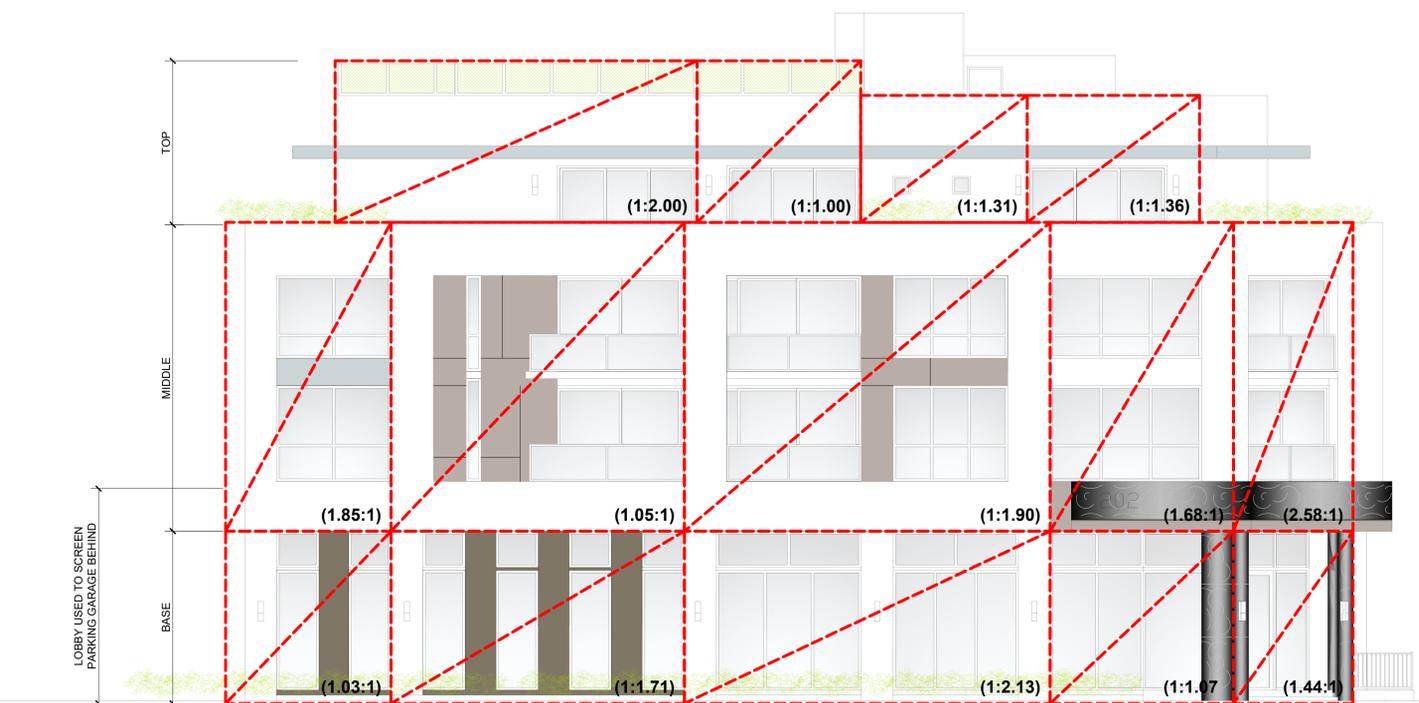
EAST ELEVATION	FACADE LENGTH	DISTANCE FROM P.L.	DISTANCE FROM OPPOSITE BUILDING	AREA (INC. OPENINGS)	OPENINGS AREA	%
GROUND STORY	106.40 FT	10 FT	80 FT	2,128 SF	932 SF	43.80 %
SECOND STORY	106.40 FT	10 FT	80 FT	1,099 SF	641 SF	58.30 %
THIRD STORY	106.40 FT	10 FT	80 FT	1,099 SF	582 SF	52.93 %
FOURTH STORY	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"



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"



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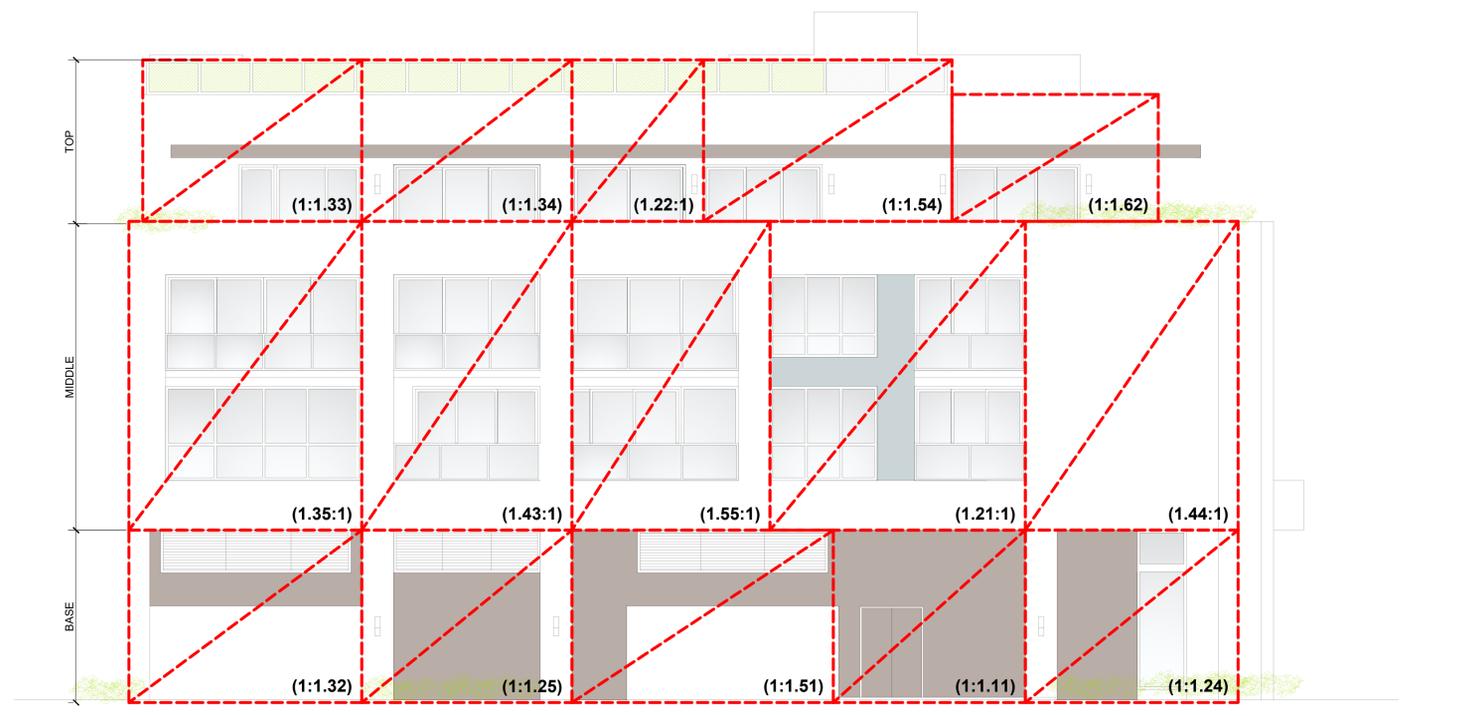
FACADE PROPORTIONS

PROJECT TITLE:
DOWNTOWN SIXTH AVENUE, LLC
MULTIFAMILY RESIDENTIAL BUILDING
 202 NE 6th Avenue
 DELRAY BEACH, 33483 FL

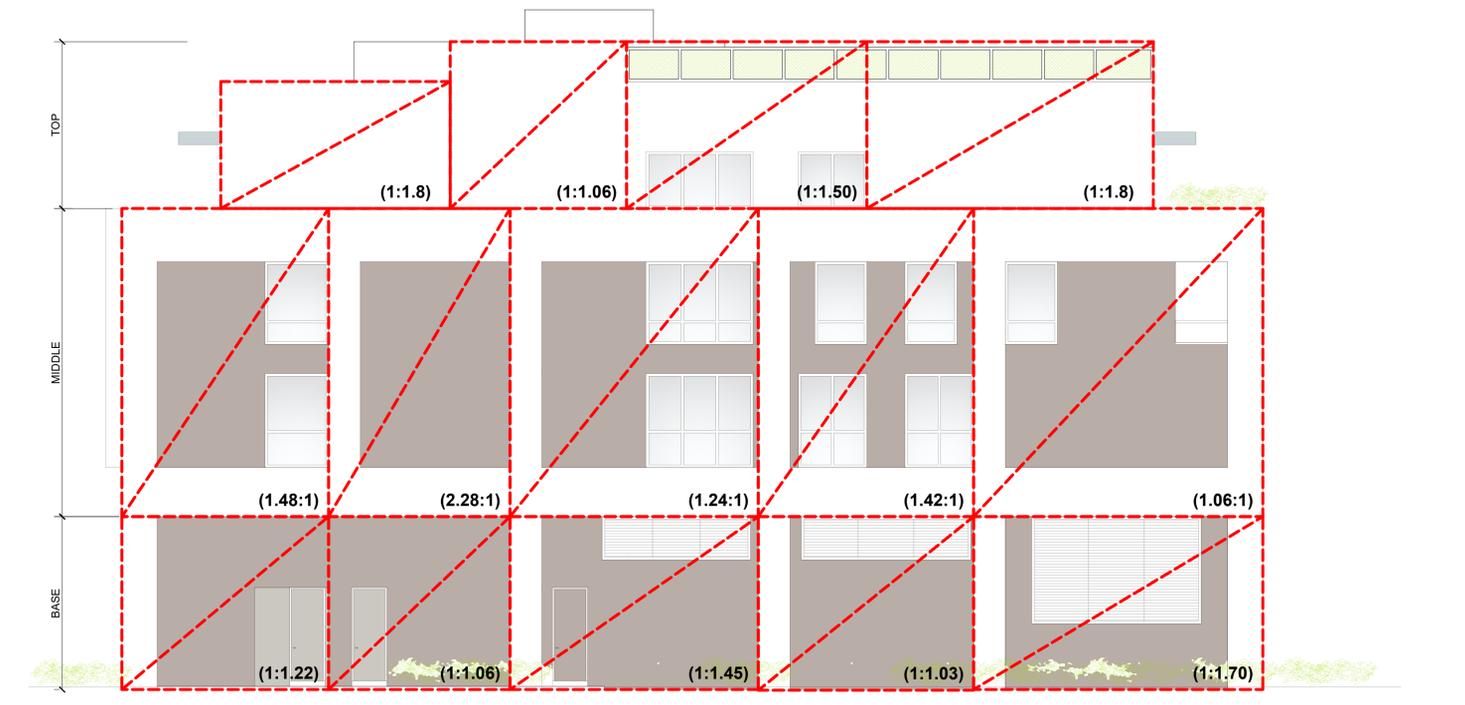
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A-300



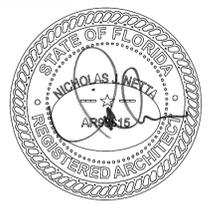
2 WEST ELEVATION - ALLEY
 A-301 SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION - SIDE
 A-301 SCALE: 1/8" = 1'-0"



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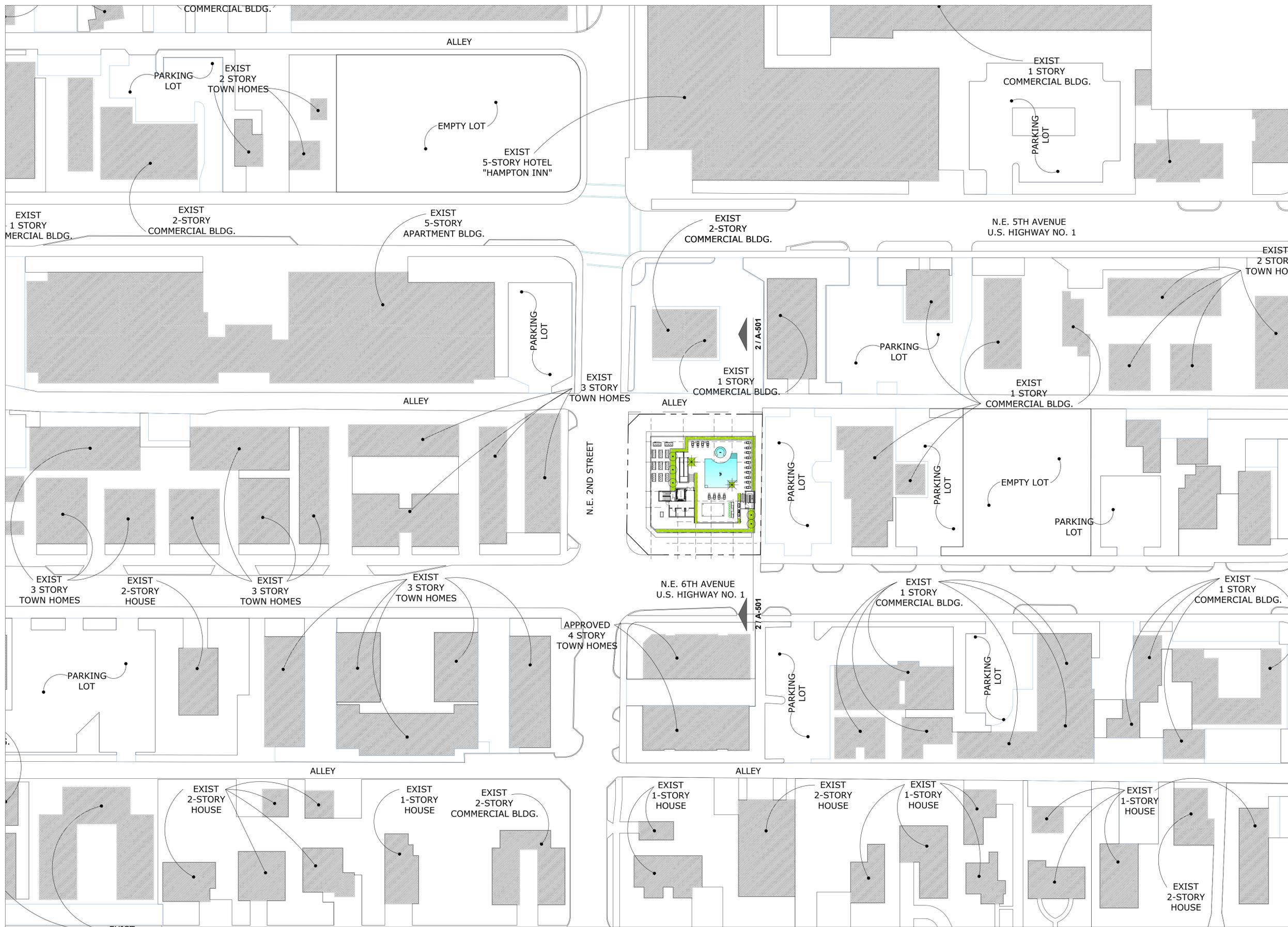
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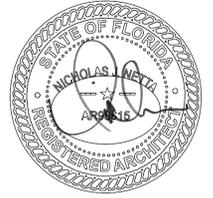
A-301



1 CONTEXT SITE DIAGRAM - MASSING
 A-500 SCALE: 1" = 40' - 0"



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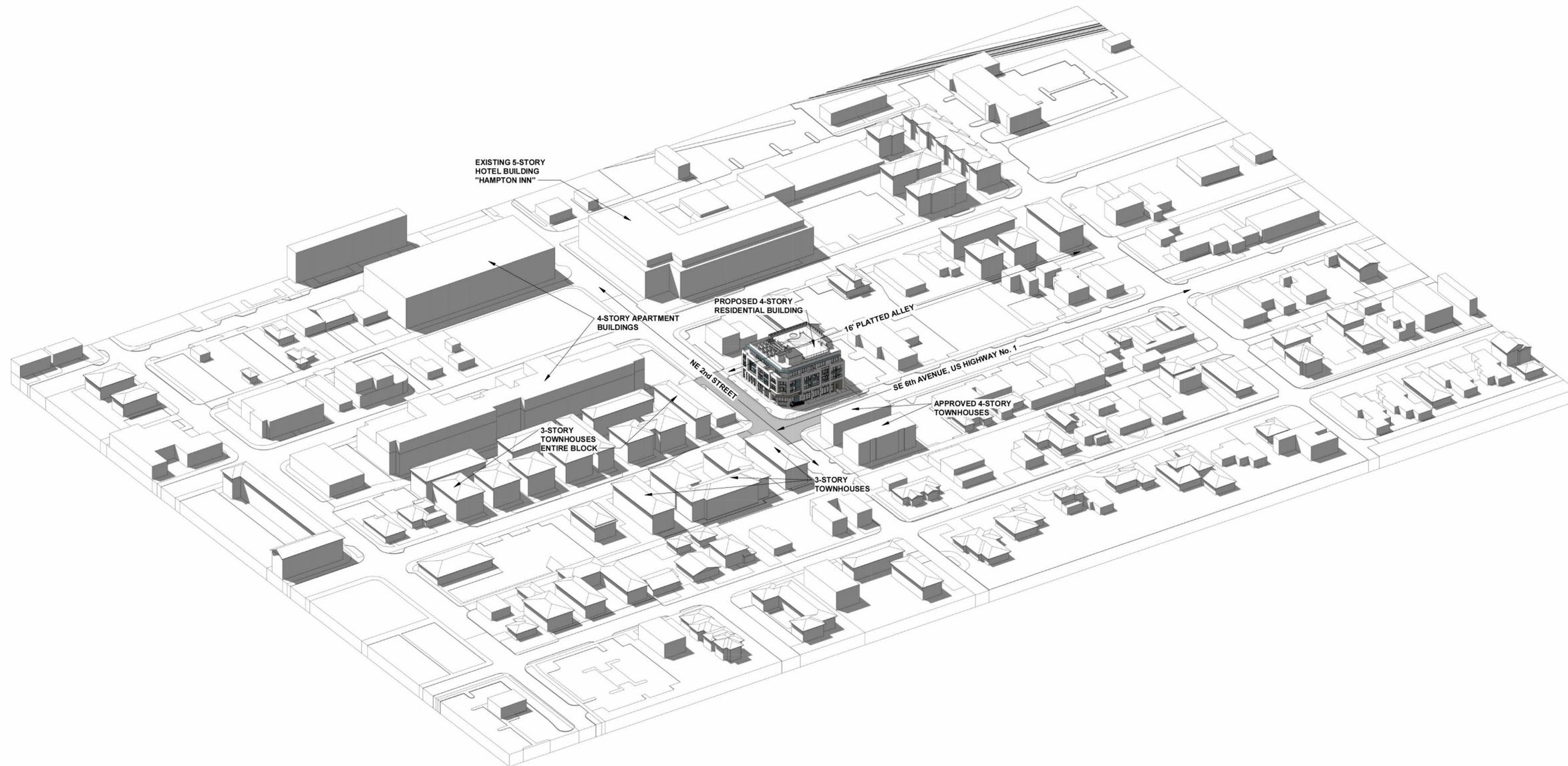
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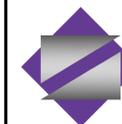
A-500



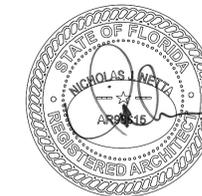
1 CONTEXT MASSING
A-501 N.T.S.



2 CONTEXT SITE DIAGRAM - LINE OF SIGHT
A-501 SCALE: 1" = 30' - 0"



NETTARCHITECTS
ONE PARK PLACE 621 NW 532RD STREET, SUITE 350, BOCA RATON, FL 33487
Phone: 973.379.0006 www.nettaarchitects.com Cell: 908-436-6383
CERTIFICATE OF AUTHORIZATION AC-438



DATE OF SEAL: 08-16-2025

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:

CONTEXT SITE DIAGRAM - LINE OF SIGHT

PROJECT TITLE:
**DOWNTOWN SIXTH AVENUE, LLC
MULTIFAMILY RESIDENTIAL BUILDING**

202 NE 6th Avenue
DELRAY BEACH, 33483 FL

SUBMISSION:

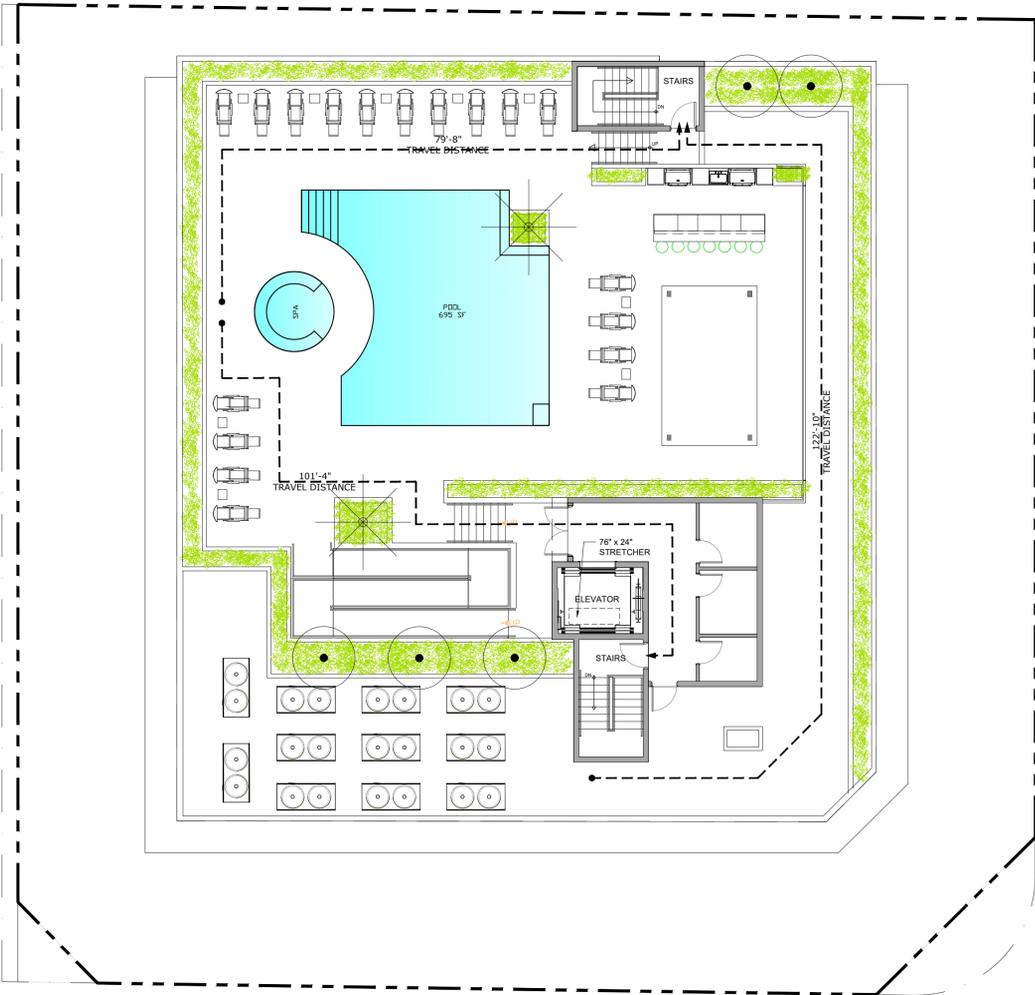
01	SCHEMATIC PRE-APPLICATION MEETING
02	SITE PLAN SUBMISSION

DATE	REVISIONS	REV
12-11-2024	RESPONSE TO COMMENTS	△
02-20-2025	RESPONSE TO COMMENTS	△
05-19-2025	RESPONSE TO COMMENTS	△
08-18-2025	AMENDMT TO SUBMITTAL #4	△

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

Drawing No.

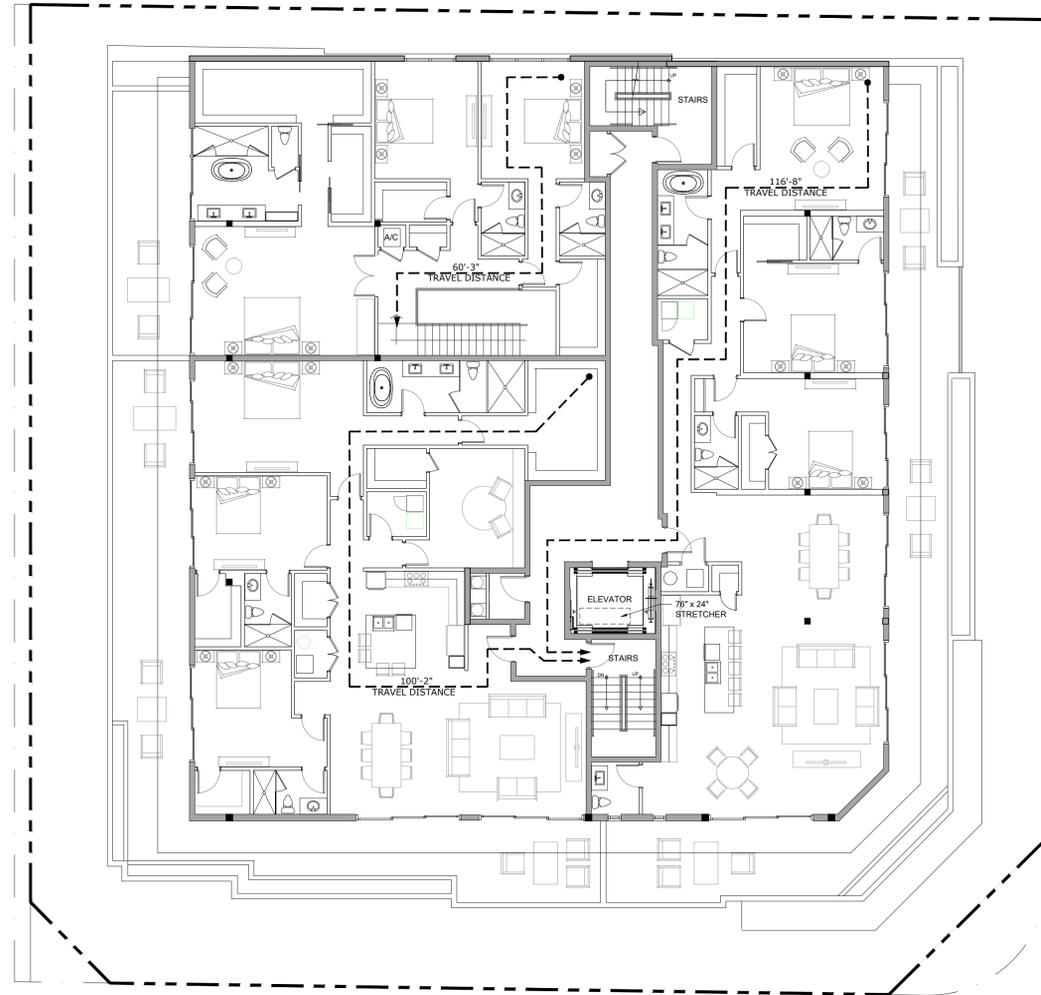
A-501



2
A-602

ROOFTOP AMENITIES - LIFE SAFETY PLAN

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



1
A-602

FOURTH STORY - LIFE SAFETY PLAN

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



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 Phone: 973.379.0006 www.nettaarchitects.com Cell: 908-436-6383
 CERTIFICATE OF AUTHORIZATION AC-438



DATE OF SEAL: 08-18-2025

NICHOLAS J. NETTA, AIA, NCARB
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 FL REGISTRATION No. AR101881
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 FL REGISTRATION No. AR102237

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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

SUBMISSION:

01	SCHEMATIC PRE-APPLICATION MEETING
02	SITE PLAN SUBMISSION

DATE	REVISIONS	REV
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02-20-2025	RESPONSE TO COMMENTS	△
05-19-2025	RESPONSE TO COMMENTS	△
08-18-2025	AMENDMT TO SUBMITTAL #4	△

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

Drawing No.

A-602

ULI-21241
Light Linear PT 8 Single Head Streetlight

microVos TECHNOLOGY **LIGMAN LIGHTING USA**

Construction
55w LED
6193 Lumens
Weight 52.4 lbs
IP65
IK08
EPA - 0.50

Construction
This fixture is a rugged, contemporary column family, stylized but technically precise area lighting solutions as part of a large flexible family.
Light Linear PT 8 is an elegant, minimalist lighting column that is suitable for both modern and classic architecture. Ideal for creating visual guidance with exceptional visual control. The dual-sided optical chamber with integrated heat sink 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. The product range is available in multiple wattage options and a single or double head design. Custom specific wattages can be provided, contact the factory for more information.
This luminaire complies to Dark Sky requirements. The sleek and minimalist design provides distinctive lighting effects. Bright and decorative urban effect during the day. Suitable for use in pedestrian precincts, building entrances, shopping centers, squares, parks and terraces.
This product range is complemented with high performance optics in the ballast and wall mounted luminaire, to provide a consistent range of design aesthetics for the project. See website for more information. Optics can be provided with CCTs being positioned to specific heights specified by the customer. A full profile ballast tube cover with vandal resistant screen is provided for easy installation.
Internal house side shields are available as an option. Available with a selection of integral electronic drivers and dimming systems. This process ensures that Lumina products can be used in a wide range of environments. Contact the factory for more information.
This luminaire complies to Dark Sky requirements. The sleek and minimalist design provides distinctive lighting effects. Bright and decorative urban effect during the day. Suitable for use in pedestrian precincts, building entrances, shopping centers, squares, parks and terraces.
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Internal house side shields are available as an option. Available with a selection of integral electronic drivers and dimming systems. This process ensures that Lumina products can be used in a wide range of environments. Contact the factory for more information.

Additional Options (Consult Factory For Pricing)
Occupancy Sensor
ZigBee Mesh
AMBI Night 7
BSP Ballast

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.

Additional Options (Consult Factory For Pricing)
Vandal Resistant Bollard
Occupancy Sensor
Remote Control
ZigBee Mesh

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.

Additional Options (Consult Factory For Pricing)
Vandal Resistant Bollard
Occupancy Sensor
Remote Control
ZigBee Mesh

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

ULI-21241
Light Linear PT 8 Single Head Streetlight

microVos TECHNOLOGY **LIGMAN LIGHTING USA**

PROJECT **QUANTITY** **TYPE** **NOTE** **DATE**

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

LAMP	BEAM	LED COLOR	FINISH COLOR	POLE HEIGHT	VOLTAGE
55w LED 6193 Lumens WATT-ADD 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 W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATT SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	18' - 30' or 20' contact factory Other - Specify	120/277v Other - Specify

ADDITIONAL OPTIONS
DIM - 0-10v Dimming
NAT - Nativarium Ballast
AMBI - Turtle Friendly Amber LED
GFCI - GFCI Box
WEC - Wireless Lighting Controls
F - Frosted Lens
BSP - Ballast
AMBI - AMBI 7

INSPIRED BY NATURE FINISHES
SW2 - OAK FINISH
SW3 - WALNUT FINISH
SW4 - CHERRY WOOD FINISH
SW5 - PINE FINISH
SW6 - CHESTNUT FINISH
SW7 - BIRCH FINISH
SW8 - CARBON FINISH
SW9 - GALVANIZED FINISH
SW10 - STEEL FINISH

INSPIRED BY NATURE FINISHES
SW11 - OAK FINISH
SW12 - WALNUT FINISH
SW13 - CHERRY WOOD FINISH
SW14 - PINE FINISH
SW15 - CHESTNUT FINISH
SW16 - BIRCH FINISH
SW17 - CARBON FINISH
SW18 - GALVANIZED FINISH
SW19 - STEEL FINISH

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

Example: Inspired by Nature Finish

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

UPRA-10022
Prague 3 Large Bollard

microVos TECHNOLOGY **LIGMAN LIGHTING USA**

Construction
20w LED
2422 Lumens
IP65
IK08
Weight - 23 lbs

Construction
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 incorporate 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 CR>80. Aluminum housing and extruded aluminum column with high corrosion resistance. Stainless steel fasteners in grade 316. Durable silicone rubber gasket and clear toughened glass. Powder coating with high corrosion resistance and chemical chromated protection.
To meet International Dark Sky criteria, 3000K or warmer LEDs must be selected.

Additional Options (Consult Factory For Pricing)
Vandal Resistant Bollard
Occupancy Sensor
Remote Control
ZigBee Mesh

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.

Additional Options (Consult Factory For Pricing)
Vandal Resistant Bollard
Occupancy Sensor
Remote Control
ZigBee Mesh

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

UPRA-10022
Prague 3 Large Bollard

microVos TECHNOLOGY **LIGMAN LIGHTING USA**

PROJECT **QUANTITY** **TYPE** **NOTE** **DATE**

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

LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
20w LED 2422 Lumens WATT-ADD Specify Watts (20w MAX)	T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution T5 - Type V Distribution W - Wide 52' VW - Very Wide 100' EW - Extra Wide 150'	W27 - 2700K W30 - 3000K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATT SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify

ADDITIONAL OPTIONS
NAT - Nativarium Ballast
SCBT - Surface Conduit Box Trim
DIM - 0-10v Dimming

INSPIRED BY NATURE FINISHES
SW1 - OAK FINISH
SW2 - WALNUT FINISH
SW3 - CHERRY WOOD FINISH
SW4 - PINE FINISH
SW5 - CHESTNUT FINISH
SW6 - BIRCH FINISH
SW7 - CARBON FINISH
SW8 - GALVANIZED FINISH
SW9 - STEEL FINISH

INSPIRED BY NATURE FINISHES
SW10 - OAK FINISH
SW11 - WALNUT FINISH
SW12 - CHERRY WOOD FINISH
SW13 - PINE FINISH
SW14 - CHESTNUT FINISH
SW15 - BIRCH FINISH
SW16 - CARBON FINISH
SW17 - GALVANIZED FINISH
SW18 - STEEL FINISH

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

Example: Inspired by Nature Finish

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

UAB-30001
Abacus 1 Medium

LIGMAN LIGHTING USA

Construction
783 Lumens
IP65 - Suitable For Wet Locations
IK09 - Impact Resistant (Vandal Resistant)
Weight 2 lbs

Construction
Surface-mounted slim integral-driver wall luminaire. Beautiful and contemporary 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 rainforest areas as well as environments with high concentrations of chlorine or salt and still maintain the 5-year warranty. For this rainforest 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 in pre-treatment).

Additional Options (Consult Factory For Pricing)
Surface Conduit Box Trim

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.

Additional Options (Consult Factory For Pricing)
Vandal Resistant Bollard
Occupancy Sensor
Remote Control
ZigBee Mesh

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

UAB-30001
Abacus 1 Medium

LIGMAN LIGHTING USA

PROJECT **QUANTITY** **TYPE** **NOTE** **DATE**

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

LAMP	LED COLOR	FINISH COLOR	VOLTAGE
11w LED 783 Lumens WATT-ADD Specify Watts (11w MAX)	W27 - 2700K W30 - 3000K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATT SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify

ADDITIONAL OPTIONS
NAT - Nativarium Ballast
SCBT - Surface Conduit Box Trim
DIM - 0-10v Dimming

INSPIRED BY NATURE FINISHES
SW1 - OAK FINISH
SW2 - WALNUT FINISH
SW3 - CHERRY WOOD FINISH
SW4 - PINE FINISH
SW5 - CHESTNUT FINISH
SW6 - BIRCH FINISH
SW7 - CARBON FINISH
SW8 - GALVANIZED FINISH
SW9 - STEEL FINISH

INSPIRED BY NATURE FINISHES
SW10 - OAK FINISH
SW11 - WALNUT FINISH
SW12 - CHERRY WOOD FINISH
SW13 - PINE FINISH
SW14 - CHESTNUT FINISH
SW15 - BIRCH FINISH
SW16 - CARBON FINISH
SW17 - GALVANIZED FINISH
SW18 - STEEL FINISH

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

Example: Inspired by Nature Finish

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

McGraw-Edison
TT TopTier
Parking Garage Luminaire

PROJECT **CATALOG #** **TYPE**
QUANTITY **NOTE** **DATE**

ORDERING EXAMPLE || TT - 03-749-U-WM-STQ-30-LP

Product Family	Configuration	Color Temperature	Wattage	Distribution	Mounting	Lead Length	Finish
TT-TopTier	03-749-U-WM-STQ-30-LP	3000K	30W	30° Beam	Surface Mount	18.2" (463.4mm)	Black

ADDITIONAL OPTIONS
DIM - 0-10v Dimming
NAT - Nativarium Ballast
AMBI - Turtle Friendly Amber LED
GFCI - GFCI Box
WEC - Wireless Lighting Controls
F - Frosted Lens
BSP - Ballast
AMBI - AMBI 7

INSPIRED BY NATURE FINISHES
SW1 - OAK FINISH
SW2 - WALNUT FINISH
SW3 - CHERRY WOOD FINISH
SW4 - PINE FINISH
SW5 - CHESTNUT FINISH
SW6 - BIRCH FINISH
SW7 - CARBON FINISH
SW8 - GALVANIZED FINISH
SW9 - STEEL FINISH

INSPIRED BY NATURE FINISHES
SW10 - OAK FINISH
SW11 - WALNUT FINISH
SW12 - CHERRY WOOD FINISH
SW13 - PINE FINISH
SW14 - CHESTNUT FINISH
SW15 - BIRCH FINISH
SW16 - CARBON FINISH
SW17 - GALVANIZED FINISH
SW18 - STEEL FINISH

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

Example: Inspired by Nature Finish

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

McGraw-Edison
TT TopTier

PROJECT **QUANTITY** **TYPE** **NOTE** **DATE**

ORDERING EXAMPLE || TT - 03-749-U-WM-STQ-30-LP

Product Family	Configuration	Color Temperature	Wattage	Distribution	Mounting	Lead Length	Finish
TT-TopTier	03-749-U-WM-STQ-30-LP	3000K	30W	30° Beam	Surface Mount	18.2" (463.4mm)	Black

ADDITIONAL OPTIONS
DIM - 0-10v Dimming
NAT - Nativarium Ballast
AMBI - Turtle Friendly Amber LED
GFCI - GFCI Box
WEC - Wireless Lighting Controls
F - Frosted Lens
BSP - Ballast
AMBI - AMBI 7

INSPIRED BY NATURE FINISHES
SW1 - OAK FINISH
SW2 - WALNUT FINISH
SW3 - CHERRY WOOD FINISH
SW4 - PINE FINISH
SW5 - CHESTNUT FINISH
SW6 - BIRCH FINISH
SW7 - CARBON FINISH
SW8 - GALVANIZED FINISH
SW9 - STEEL FINISH

INSPIRED BY NATURE FINISHES
SW10 - OAK FINISH
SW11 - WALNUT FINISH
SW12 - CHERRY WOOD FINISH
SW13 - PINE FINISH
SW14 - CHESTNUT FINISH
SW15 - BIRCH FINISH
SW16 - CARBON FINISH
SW17 - GALVANIZED FINISH
SW18 - STEEL FINISH

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

Example: Inspired by Nature Finish

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

NETTARCHITECTS
ONE PARK PLACE 021 NW 52ND STREET, SUITE 950, BOCA RATON, FL 33487
Phone: 973.979.0066
www.nettarchitects.com
CERTIFICATE OF AUTHORIZATION AC-438

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DATE OF SEAL: 08-16-2025

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DETAILS LIGHT TYPES

PROJECT TITLE:
DOWNTOWN SIXTH AVENUE, LLO
MULTIFAMILY RESIDENTIAL BUILDING
202 NE 6th Avenue
DELRAY BEACH, 33484 FL

SUBMISSION:

DATE	REVISIONS	RESPONSE TO COMMENTS	REV
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02-20-2025	RESPONSE TO COMMENTS		2
05-19-2025	RESPONSE TO COMMENTS		3
08-18-2025	AMENDMT TO SUBMITTAL #4		4

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: _____

KLICK LEDpod™ XL28R30 Patented

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.

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 IRC handrail.

HOUSING
 IP65, IK08, clear anodized aluminum body. Color match according to 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 anti-tamper screws through unobtrusive screw holes in the bezel.
 Designed to suit 2" Pipe (Ø58mm - Ø42mm)
 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: KLICK 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 connections: factory pre-wire available, consult factory

LISTINGS
 • ETL listed, UL 1596/CSA 22.2, CE
 • cETL
 • IP65 (wet location)
 • All IP rated luminaires tested to A56569-2004 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]

7 LIGHT TYPE SHE
 A-802 N.T.S.

KLIK USA
 2840 N Brookfield Rd, Suite 3
 Brookfield, WI 53045 PH: 262.505.5124
 sales@klikusa.com www.klikusa.com

KLICK LEDpod™ XL28R30 Patented

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	Mount Color Options	Custom Wall	Control
XL28R30	2700K	300	300mA @ 1.0V	A Asymmetric	FLD Fixed	Marine grade anodized (Std)	0.25" Flat 1/4" Wall	0-10V Dim
	3000K	300	300mA @ 1.0V (Std)	A Asymmetric	FLD Fixed	Marine grade anodized (Std)	0.25" Flat 1/4" Wall	0-10V Dim
	3000K	700	700mA @ 2.7V	A Asymmetric	FLD Fixed	Marine grade anodized (Std)	0.25" Flat 1/4" Wall	0-10V Dim
	4000K	4000						
	5000K	5000						
	6000K	6000						
	7000K	7000						
	8000K	8000						
	9000K	9000						
	10000K	10000						

LED PERFORMANCE

LED:	Outputs based on 3000K	SYMMETRICAL	ASYMMETRICAL
LED: Cree XT-E			
CCF:	2700, 3000, 4000 (others available)		
CR:	80-85	1.4	350
Life:	50k hrs at 50k hrs and 85°C	1.9	500
Binning:	3 MacAdam Steps	2.7	700
Warranty:	5 Year Warranty	3	242

REMOTE MOUNTING DISTANCE CHART

24 VDC 100W Driver	Approx. distance from driver to first LED at 32 fixtures	Secondary LED Driver	Spacing	Maximum KLICK LEDpod™s
110 - 277 Primary Voltage Remotely Mounted	10' x 15' x 2'	700mA	24"	30
10' x 15' x 2'	500mA	24"	37	
350mA	24"	50		

REMOTE POWER SUPPLIES [PSUs]

Class	Temp	Rated Voltage	Rated Power	Temp	Rated Voltage	Rated Power
LP04WPR1RNDIMP	Class 2, 40W, 0-10 Dim Constant Voltage Remote PSU [P47 (Temp Submersion) Rated, -40°C - +85°C]	12V	40W	0-10 Dim Constant Voltage Remote PSU [P47 (Temp Submersion) Rated, -40°C - +85°C]	12V	40W
LP19WPR1RNDIMP	Class 2, 90W, 0-10 Dim Constant Voltage Remote PSU [P47 (Temp Submersion) Rated, -40°C - +85°C]	12V	90W	0-10 Dim Constant Voltage Remote PSU [P47 (Temp Submersion) Rated, -40°C - +85°C]	12V	90W
LP19WPR1RNDIM	Class 2, 90W, 0-10 Dim Constant Voltage Remote PSU [P44 (Temp Submersion) Rated, -25°C - +40°C]	12V	90W	0-10 Dim Constant Voltage Remote PSU [P44 (Temp Submersion) Rated, -25°C - +40°C]	12V	90W
LP02YUNW24VPH010	Class 2, 90W, Phase 0-10 Dim Constant Voltage Remote PSU [P46 (Wet Location) Rated, -40°C - +40°C]	24V	90W	Phase 0-10 Dim Constant Voltage Remote PSU [P46 (Wet Location) Rated, -40°C - +40°C]	24V	90W
LP02YUNW24VDMX1CH	Class 2, 90W, 8-Bit DMX Dim Constant Voltage Remote PSU [P46 (Wet Location) Rated, -40°C - +40°C]	24V	90W	8-Bit DMX Dim Constant Voltage Remote PSU [P46 (Wet Location) Rated, -40°C - +40°C]	24V	90W
LP02YUNW24VDMX4CH	Class 2, 90W, 8-Bit DMX Dim Constant Voltage Remote PSU [P46 (Wet Location) Rated, -40°C - +40°C]	24V	90W	8-Bit DMX Dim Constant Voltage Remote PSU [P46 (Wet Location) Rated, -40°C - +40°C]	24V	90W

REMOTE NEMA ENCLOSURES

Model	Description
LPNEMA2RENCLR	NEMA2 INDOOR enclosure for LP10WPR1RNDIM, 12 x 3 x 3 x 2
LPNEMA3RENCLR	NEMA3 Drip Proof Enclosure, 4 x 4 x 12 [IP24 Equivalent]
LPNEMA3RENCLSS	NEMA3 304 Lockable Stainless Steel Drip Proof Enclosure 4 x 4 x 12 [IP24 Equivalent]
LPNEMA4ENCLR	NEMA4 Watertight Enclosure, 4 x 4 x 12 [IP44 Equivalent], NEMA4X
LPNEMA4ENCLSSJR	NEMA4 304 Lockable Stainless Steel Watertight Enclosure 4 x 4 x 12 [IP44 Equivalent], NEMA4X
LPNEMA4PTRO	NEMA4 Watertight Enclosure Wiring Trough, 2 x 3 x 14 [IP48 Equivalent]

Additional driver & enclosure configurations available, including IP68 options. Please note the KLICK XL LEDpod™ requires purchase of a remote driver and enclosure.

8 LIGHT TYPE SHE
 A-802 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.

PRODUCT SPECIFICATIONS

BS/83 LED ENGINE
 Light engine shall be an array of 36, 42, 54 or 83 solid state Cree X-Series high power LEDs (light emitting diodes) mounted to a multi-layered, 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.

PA 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 concentric board using SMT technology. The LEDs and circuit boards shall then be mounted to a high performance heat sink. External light control shall consist of high precision reflective lenses above the LED emitter array in such a way to achieve optimum light control. The lenses shall also control horizontal light distribution so that either Type II, IV or V IESNA distribution patterns are achieved.

LUMINAIRE CONSTRUCTION
 The 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 3/12" maximum diameter x 3/12" maximum length. The luminaire shall be secured in place by means of heavy duty stainless steel set screws.

FINISH
 Housing is finished with a 13 step KingCoat™ SuperDurable polyester TGIC powder coat. Standard colors include strobe white, brown, metal, marine, 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 1 year limited warranty.

CHROMATICITY
 High output LEDs come standard at 3000K & 4000K (v. 3000K). With a minimum nominal 70 CRI. Additional CCT emitters are available upon request.

CONSTRUCTION
 The luminaire shall be constructed of cast aluminum back box and can be pre-shipped to the jobsite for concrete pour or masonry applications. This luminaire is suitable for lighting footpaths, stairs, squares and entrances.

Construction
 The luminaire shall be constructed of cast aluminum back box and can be pre-shipped to the jobsite for concrete pour or masonry applications. This luminaire is suitable for lighting footpaths, stairs, squares and entrances.

Construction
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5 LIGHT TYPE SG
 A-802 N.T.S.

K118 WASHINGTON - LED

Capital Options
 K118, K14 C/W PR, K16, K18 C/W PR, K26 C/W PR, K24 C/W PR

Decorative Options:
 CONTRA-BRIDA, GE-RING, SOLID SPIN TOP, WEST-INCHARGE, BRASS & BURL

Final Options:
 #1 #2 #3

HOW TO ORDER

OPTICAL OPTIONS
 IES LIGHTING: 01 - Type I Distribution, 02 - Type II Distribution, 03 - Type III Distribution, 04 - Type IV Distribution, 05 - Type V Distribution

LENS OPTION
 01 - Clear Lens, 02 - Frosted Lens, 03 - Clear Lens with Diffuser, 04 - Clear Lens with Diffuser and Lens Cap, 05 - Clear Lens with Diffuser and Lens Cap and Lens Cap

WATTAGE
 01 - 300W, 02 - 400W, 03 - 500W, 04 - 600W, 05 - 700W, 06 - 800W, 07 - 900W, 08 - 1000W

SOURCE
 01 - Cree, 02 - Philips, 03 - Osram, 04 - Lumileds, 05 - Nichia, 06 - Epistar, 07 - Bridgelux, 08 - Cree, 09 - Philips, 10 - Osram, 11 - Lumileds, 12 - Nichia, 13 - Epistar, 14 - Bridgelux

FINISH COLOR
 01 - White, 02 - Black, 03 - Bronze, 04 - Silver, 05 - Gold, 06 - Copper, 07 - Nickel, 08 - Chrome, 09 - Aluminum, 10 - Steel, 11 - Zinc, 12 - Tin, 13 - Lead, 14 - Cadmium, 15 - Bismuth, 16 - Antimony, 17 - Arsenic, 18 - Selenium, 19 - Tellurium, 20 - Polonium

CONNECTION
 01 - 1/2" NPT, 02 - 3/4" NPT, 03 - 1" NPT, 04 - 1 1/4" NPT, 05 - 1 1/2" NPT, 06 - 2" NPT, 07 - 2 1/2" NPT, 08 - 3" NPT, 09 - 3 1/2" NPT, 10 - 4" NPT, 11 - 4 1/2" NPT, 12 - 5" NPT, 13 - 5 1/2" NPT, 14 - 6" NPT, 15 - 6 1/2" NPT, 16 - 7" NPT, 17 - 7 1/2" NPT, 18 - 8" NPT, 19 - 8 1/2" NPT, 20 - 9" NPT, 21 - 9 1/2" NPT, 22 - 10" NPT, 23 - 10 1/2" NPT, 24 - 11" NPT, 25 - 11 1/2" NPT, 26 - 12" NPT, 27 - 12 1/2" NPT, 28 - 13" NPT, 29 - 13 1/2" NPT, 30 - 14" NPT, 31 - 14 1/2" NPT, 32 - 15" NPT, 33 - 15 1/2" NPT, 34 - 16" NPT, 35 - 16 1/2" NPT, 36 - 17" NPT, 37 - 17 1/2" NPT, 38 - 18" NPT, 39 - 18 1/2" NPT, 40 - 19" NPT, 41 - 19 1/2" NPT, 42 - 20" NPT, 43 - 20 1/2" NPT, 44 - 21" NPT, 45 - 21 1/2" NPT, 46 - 22" NPT, 47 - 22 1/2" NPT, 48 - 23" NPT, 49 - 23 1/2" NPT, 50 - 24" NPT, 51 - 24 1/2" NPT, 52 - 25" NPT, 53 - 25 1/2" NPT, 54 - 26" NPT, 55 - 26 1/2" NPT, 56 - 27" NPT, 57 - 27 1/2" NPT, 58 - 28" NPT, 59 - 28 1/2" NPT, 60 - 29" NPT, 61 - 29 1/2" NPT, 62 - 30" NPT, 63 - 30 1/2" NPT, 64 - 31" NPT, 65 - 31 1/2" NPT, 66 - 32" NPT, 67 - 32 1/2" NPT, 68 - 33" NPT, 69 - 33 1/2" NPT, 70 - 34" NPT, 71 - 34 1/2" NPT, 72 - 35" NPT, 73 - 35 1/2" NPT, 74 - 36" NPT, 75 - 36 1/2" NPT, 76 - 37" NPT, 77 - 37 1/2" NPT, 78 - 38" NPT, 79 - 38 1/2" NPT, 80 - 39" NPT, 81 - 39 1/2" NPT, 82 - 40" NPT, 83 - 40 1/2" NPT, 84 - 41" NPT, 85 - 41 1/2" NPT, 86 - 42" NPT, 87 - 42 1/2" NPT, 88 - 43" NPT, 89 - 43 1/2" NPT, 90 - 44" NPT, 91 - 44 1/2" NPT, 92 - 45" NPT, 93 - 45 1/2" NPT, 94 - 46" NPT, 95 - 46 1/2" NPT, 96 - 47" NPT, 97 - 47 1/2" NPT, 98 - 48" NPT, 99 - 48 1/2" NPT, 100 - 49" NPT, 101 - 49 1/2" NPT, 102 - 50" NPT, 103 - 50 1/2" NPT, 104 - 51" NPT, 105 - 51 1/2" NPT, 106 - 52" NPT, 107 - 52 1/2" NPT, 108 - 53" NPT, 109 - 53 1/2" NPT, 110 - 54" NPT, 111 - 54 1/2" NPT, 112 - 55" NPT, 113 - 55 1/2" NPT, 114 - 56" NPT, 115 - 56 1/2" NPT, 116 - 57" NPT, 117 - 57 1/2" NPT, 118 - 58" NPT, 119 - 58 1/2" NPT, 120 - 59" NPT, 121 - 59 1/2" NPT, 122 - 60" NPT, 123 - 60 1/2" NPT, 124 - 61" NPT, 125 - 61 1/2" NPT, 126 - 62" NPT, 127 - 62 1/2" NPT, 128 - 63" NPT, 129 - 63 1/2" NPT, 130 - 64" NPT, 131 - 64 1/2" NPT, 132 - 65" NPT, 133 - 65 1/2" NPT, 134 - 66" NPT, 135 - 66 1/2" NPT, 136 - 67" NPT, 137 - 67 1/2" NPT, 138 - 68" NPT, 139 - 68 1/2" NPT, 140 - 69" NPT, 141 - 69 1/2" NPT, 142 - 70" NPT, 143 - 70 1/2" NPT, 144 - 71" NPT, 145 - 71 1/2" NPT, 146 - 72" NPT, 147 - 72 1/2" NPT, 148 - 73" NPT, 149 - 73 1/2" NPT, 150 - 74" NPT, 151 - 74 1/2" NPT, 152 - 75" NPT, 153 - 75 1/2" NPT, 154 - 76" NPT, 155 - 76 1/2" NPT, 156 - 77" NPT, 157 - 77 1/2" NPT, 158 - 78" NPT, 159 - 78 1/2" NPT, 160 - 79" NPT, 161 - 79 1/2" NPT, 162 - 80" NPT, 163 - 80 1/2" NPT, 164 - 81" NPT, 165 - 81 1/2" NPT, 166 - 82" NPT, 167 - 82 1/2" NPT, 168 - 83" NPT, 169 - 83 1/2" NPT, 170 - 84" NPT, 171 - 84 1/2" NPT, 172 - 85" NPT, 173 - 85 1/2" NPT, 174 - 86" NPT, 175 - 86 1/2" NPT, 176 - 87" NPT, 177 - 87 1/2" NPT, 178 - 88" NPT, 179 - 88 1/2" NPT, 180 - 89" NPT, 181 - 89 1/2" NPT, 182 - 90" NPT, 183 - 90 1/2" NPT, 184 - 91" NPT, 185 - 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232" NPT, 467 - 232 1/2" NPT, 468 - 233" NPT, 469 - 233 1/2" NPT, 470 - 234" NPT, 471 - 234 1/2" N

URA-40691
Rado 6 Recessed
Light A-804-0002

LIGMAN LIGHTING USA

Construction
Aluminum Caping
Ligman Rado 6 recessed luminaire is constructed from high quality aluminum and stainless steel. The recessed luminaire is designed to be installed in a concrete ceiling. The recessed luminaire is designed to be installed in a concrete ceiling. The recessed luminaire is designed to be installed in a concrete ceiling.

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

Construction
Ligman Rado 6 recessed luminaire is constructed from high quality aluminum and stainless steel. The recessed luminaire is designed to be installed in a concrete ceiling. The recessed luminaire is designed to be installed in a concrete ceiling. The recessed luminaire is designed to be installed in a concrete ceiling.

2x10w LED 2x982 Lumens
IP65 - Suitable For Wet Locations
IK07 - Impact Resistant (Vandal Resistant)
Weight: 6 lbs

Additional Options
NAT - Natatorium Rated
AMB - Turtle Friendly Amber LED
A018 - Dry Wall Clamps

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

Example Inspired by Nature Finish

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

URA-40691
Rado 6 Recessed
Light A-804-0002

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
The LED	W27 - 2700K	01 - BLACK RAL 9011	120/277V	
47L Lumens	W30 - 3000K	02 - DARK GREY RAL 7043	Other - Specify	
	W30 - 3000K	03 - WHITE RAL 9003		
	W30 - 4000K	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
SW04 - DOUGLASS PINE FINISH
SW05 - CHERRY WOOD FINISH
SW06 - NATIONAL WALNUT FINISH
SW07 - CONCRETE FINISH
SW08 - SOUTHWEST FINISH
SW09 - STONE FINISH
SW10 - CORTEN FINISH

Additional Options
NAT - Natatorium Rated
AMB - Turtle Friendly Amber LED
A018 - Dry Wall Clamps

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

Example Inspired by Nature Finish

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

UGI-31651
Gino 3 Type I, II, III, IV & V Up/Downlight
Light A-804-0003

LIGMAN LIGHTING USA

Construction
Ligman Gino 3 recessed luminaire is constructed from high quality aluminum and stainless steel. The recessed luminaire is designed to be installed in a concrete ceiling. The recessed luminaire is designed to be installed in a concrete ceiling. The recessed luminaire is designed to be installed in a concrete ceiling.

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

Construction
Ligman Gino 3 recessed luminaire is constructed from high quality aluminum and stainless steel. The recessed luminaire is designed to be installed in a concrete ceiling. The recessed luminaire is designed to be installed in a concrete ceiling. The recessed luminaire is designed to be installed in a concrete ceiling.

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

Additional Options
NAT - Natatorium Rated
AMB - Turtle Friendly Amber LED
A018 - Dry Wall Clamps

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

Example Inspired by Nature Finish

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

UGI-31651
Gino 3 Type I, II, III, IV & V Up/Downlight
Light A-804-0003

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	T1 - Type I Distribution	T1 - Type I Distribution	W27 - 2700K	01 - BLACK RAL 9011	120/277V
	T2 - Type II Distribution	T2 - Type II Distribution	T2 - Type II Distribution	W30 - 3000K	02 - DARK GREY RAL 7043	
	T3 - Type III Distribution	T3 - Type III Distribution	T3 - Type III Distribution	W30 - 3000K	03 - WHITE RAL 9003	
	T4 - Type IV Distribution	T4 - Type IV Distribution	T4 - Type IV Distribution	W30 - 4000K	04 - METALLIC SILVER RAL 9006	
	M - Medium 50'	M - Medium 50'	M - Medium 50'		05 - MATTE SILVER RAL 9006	
	W - Wide 60'	W - Wide 60'	W - Wide 60'		06 - LIGMAN BRONZE	
	DW - Extra Wide 90' VIB'	DW - Extra Wide 90' VIB'	DW - Extra Wide 90' VIB'		07 - CUSTOM RAL	

INSPIRED BY NATURE FINISHES
SW01 - OAK FINISH
SW02 - WALNUT FINISH
SW03 - PINE FINISH
SW04 - DOUGLASS PINE FINISH
SW05 - CHERRY WOOD FINISH
SW06 - NATIONAL WALNUT FINISH
SW07 - CONCRETE FINISH
SW08 - SOUTHWEST FINISH
SW09 - STONE FINISH
SW10 - CORTEN FINISH

Additional Options
NAT - Natatorium Rated
AMB - Turtle Friendly Amber LED
A018 - Dry Wall Clamps

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

Example Inspired by Nature Finish

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

UGI-31651
Gino 3 Type I, II, III, IV & V Up/Downlight
Light A-804-0003

LIGMAN LIGHTING USA

Construction
Ligman Gino 3 recessed luminaire is constructed from high quality aluminum and stainless steel. The recessed luminaire is designed to be installed in a concrete ceiling. The recessed luminaire is designed to be installed in a concrete ceiling. The recessed luminaire is designed to be installed in a concrete ceiling.

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

Construction
Ligman Gino 3 recessed luminaire is constructed from high quality aluminum and stainless steel. The recessed luminaire is designed to be installed in a concrete ceiling. The recessed luminaire is designed to be installed in a concrete ceiling. The recessed luminaire is designed to be installed in a concrete ceiling.

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

Additional Options
NAT - Natatorium Rated
AMB - Turtle Friendly Amber LED
A018 - Dry Wall Clamps

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

Example Inspired by Nature Finish

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

UGI-31651
Gino 3 Type I, II, III, IV & V Up/Downlight
Light A-804-0003

LIGMAN LIGHTING USA

Construction
Ligman Gino 3 recessed luminaire is constructed from high quality aluminum and stainless steel. The recessed luminaire is designed to be installed in a concrete ceiling. The recessed luminaire is designed to be installed in a concrete ceiling. The recessed luminaire is designed to be installed in a concrete ceiling.

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

Construction
Ligman Gino 3 recessed luminaire is constructed from high quality aluminum and stainless steel. The recessed luminaire is designed to be installed in a concrete ceiling. The recessed luminaire is designed to be installed in a concrete ceiling. The recessed luminaire is designed to be installed in a concrete ceiling.

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

Additional Options
NAT - Natatorium Rated
AMB - Turtle Friendly Amber LED
A018 - Dry Wall Clamps

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

Example Inspired by Nature Finish

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

UGI-31651
Gino 3 Type I, II, III, IV & V Up/Downlight
Light A-804-0003

LIGMAN LIGHTING USA

Construction
Ligman Gino 3 recessed luminaire is constructed from high quality aluminum and stainless steel. The recessed luminaire is designed to be installed in a concrete ceiling. The recessed luminaire is designed to be installed in a concrete ceiling. The recessed luminaire is designed to be installed in a concrete ceiling.

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

Construction
Ligman Gino 3 recessed luminaire is constructed from high quality aluminum and stainless steel. The recessed luminaire is designed to be installed in a concrete ceiling. The recessed luminaire is designed to be installed in a concrete ceiling. The recessed luminaire is designed to be installed in a concrete ceiling.

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

Additional Options
NAT - Natatorium Rated
AMB - Turtle Friendly Amber LED
A018 - Dry Wall Clamps

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

Example Inspired by Nature Finish

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

UGI-31651
Gino 3 Type I, II, III, IV & V Up/Downlight
Light A-804-0003

LIGMAN LIGHTING USA

Construction
Ligman Gino 3 recessed luminaire is constructed from high quality aluminum and stainless steel. The recessed luminaire is designed to be installed in a concrete ceiling. The recessed luminaire is designed to be installed in a concrete ceiling. The recessed luminaire is designed to be installed in a concrete ceiling.

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

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

Additional Options
NAT - Natatorium Rated
AMB - Turtle Friendly Amber LED
A018 - Dry Wall Clamps

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

Example Inspired by Nature Finish

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

NETTARCHITECTS

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Phone: 973.379.0006
www.nettarchitects.com
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CERTIFICATE OF AUTHORIZATION AC-438

DATE OF SEAL: 08-16-2025

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:

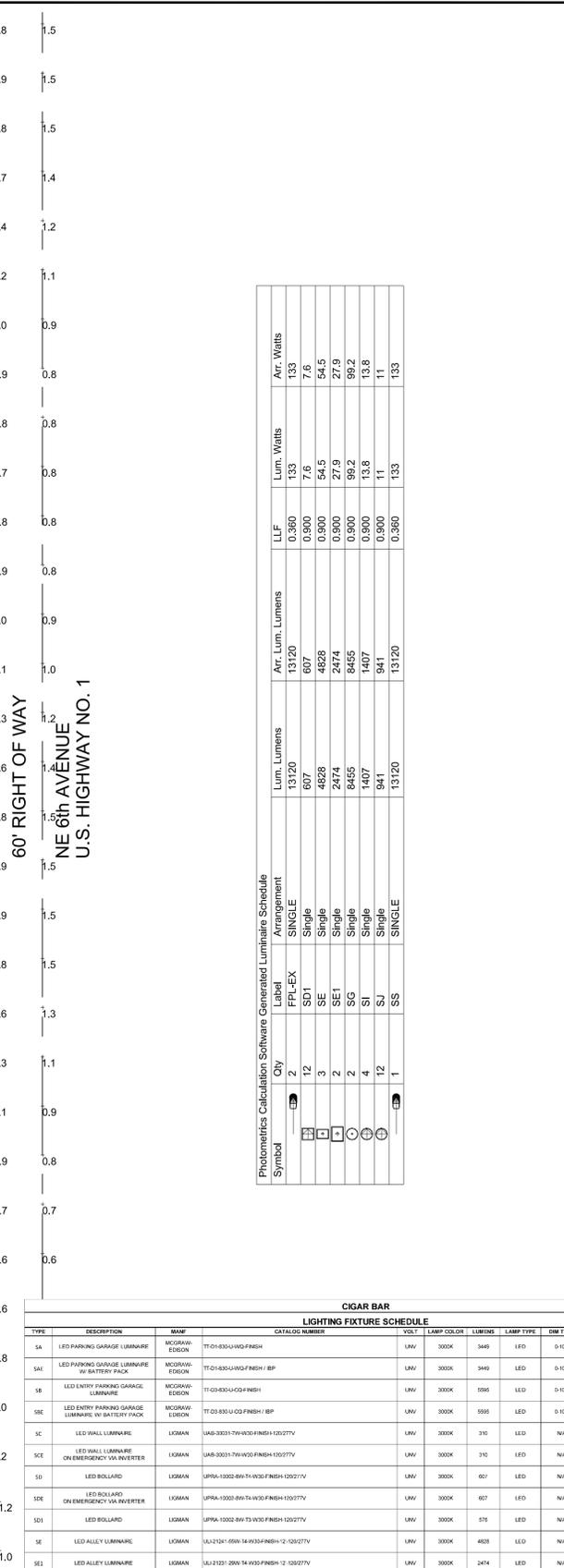
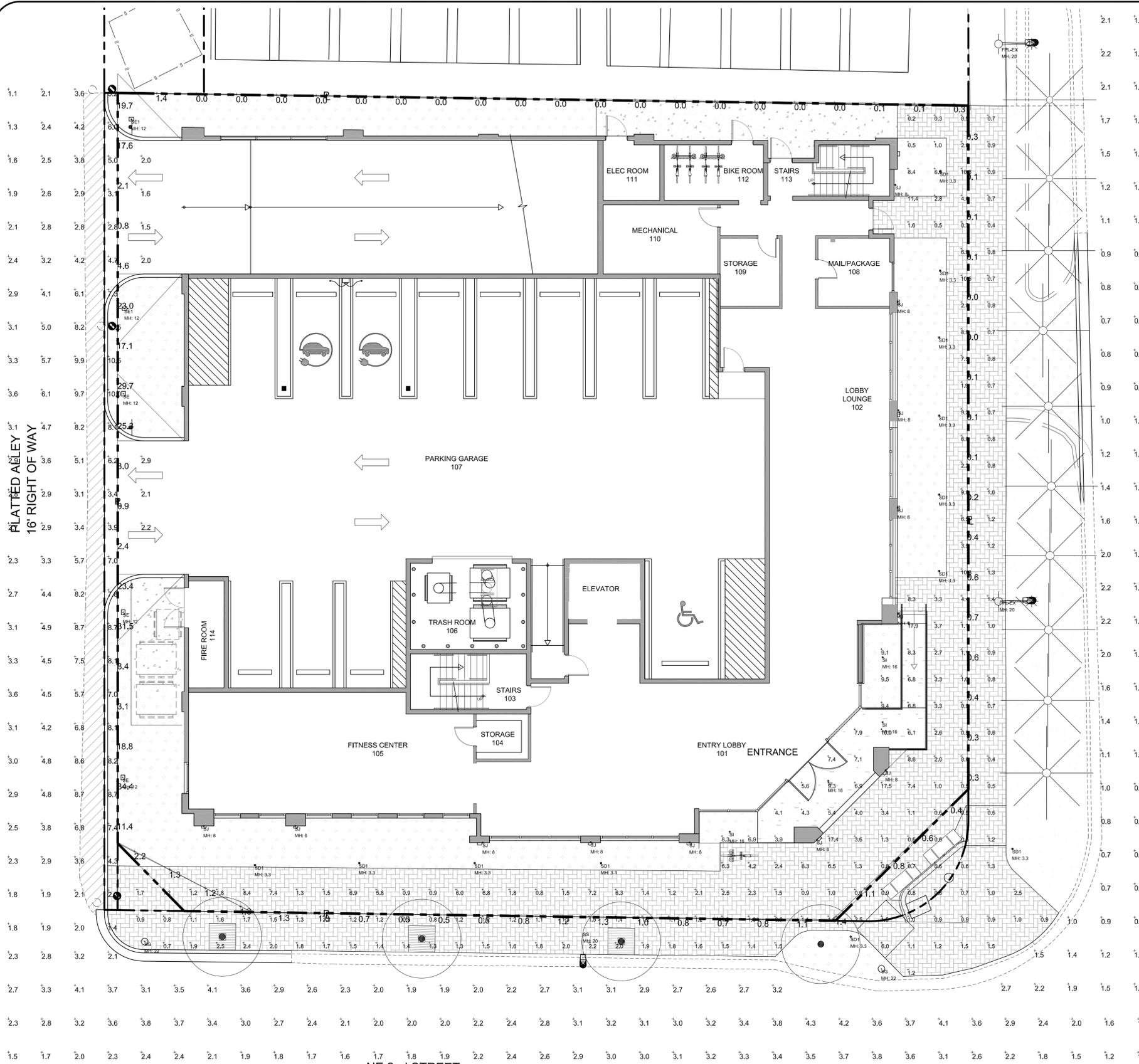
01	SCHEMATIC PRE-APPLICATION MEETING
02	SITE PLAN SUBMISSION

REVISIONS:

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

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

A-804



Photometrics Calculation Software Generated Luminaire Schedule

Symbol	City	Label	Arrangement	Lum. Lumens	Arr. Lumens	LLF	Lum. Watts	Arr. Watts
1	12	SD1	SINGLE	607	13120	0.360	133	133
2	12	SD2	SINGLE	4828	607	0.900	7.6	7.6
3	12	SD3	SINGLE	2474	607	0.900	54.5	54.5
4	12	SD4	SINGLE	8455	2474	0.900	27.9	27.9
5	12	SD5	SINGLE	1407	8455	0.900	99.2	99.2
6	12	SD6	SINGLE	941	1407	0.900	13.8	13.8
7	1	SD7	SINGLE	13120	941	0.360	11	11
8	1	SD8	SINGLE	13120	13120	0.360	133	133

Calculation Summary

Units	CalcType	Avg	Max	Min	Avg/Min	Max/Min
FC	Illuminance	4.44	10.5	1.1	4.04	9.55
FC	Illuminance	2.59	4.3	0.6	4.32	7.17
FC	Illuminance	1.26	2.7	0.6	2.10	4.50
FC	Illuminance	3.83	34.4	0.0	N.A.	N.A.
FC	Illuminance	2.97	17.9	0.2	14.85	89.50
FC	Illuminance	7.16	10.0	3.9	1.84	2.56

CGAR BAR LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANF	CATALOG NUMBER	WATT	LAMP COLOR	LUMENS	LAMP TYPE	DMY TYPE	WATTS	HOANGING	NOTES
1A	LED PARKING GARAGE LUMINAIRE	MCORIAN/EDISON	IT-01-835U-WO/FINSH	300K	348	LED	0-10V	28W	SURFACE	NOTE 1	
SAE	LED PARKING GARAGE LUMINAIRE W/ BATTERY PACK	MCORIAN/EDISON	IT-01-835U-WO/FINSH / BP	300K	348	LED	0-10V	28W	SURFACE	NOTE 1	
1B	LED ENTRY PARKING GARAGE LUMINAIRE	MCORIAN/EDISON	IT-03-835U-02/FINSH	300K	596	LED	0-10V	41.2W	SURFACE	NOTE 1	
SE	LED ENTRY PARKING GARAGE LUMINAIRE W/ BATTERY PACK	MCORIAN/EDISON	IT-03-835U-02/FINSH / BP	300K	596	LED	0-10V	41.2W	SURFACE	NOTE 1	
1C	LED WALL LUMINAIRE	LOGMAN	USA-30031-7W-WO/FINSH-10027TV	300K	310	LED	N/A	7.6W	SURFACE	NOTE 1	
1CE	LED WALL LUMINAIRE ON EMERGENCY VIA INVERTER	LOGMAN	USA-30031-7W-WO/FINSH-10027TV	300K	310	LED	N/A	7.6W	SURFACE	NOTE 1	
1D	LED BOLLARD	LOGMAN	UPRA-10002-8W-T3-WO/FINSH-10027TV	300K	607	LED	N/A	7.6W	SURFACE	NOTE 1	
1DE	LED BOLLARD ON EMERGENCY VIA INVERTER	LOGMAN	UPRA-10002-8W-T3-WO/FINSH-10027TV	300K	607	LED	N/A	7.6W	SURFACE	NOTE 1	
1E	LED ALLEY LUMINAIRE	LOGMAN	USA-30031-4W-WO/FINSH-10027TV	300K	310	LED	N/A	7.6W	SURFACE	NOTE 1	
1F	LED ALLEY LUMINAIRE ON EMERGENCY VIA INVERTER	LOGMAN	USA-30031-4W-WO/FINSH-10027TV	300K	310	LED	N/A	7.6W	SURFACE	NOTE 1	
1G	STREET LIGHT	KING LUMINAIRE	K118R-PANAS 100-SS-100-277K-1AN-40K-80T4-1-02T-GN	4000K	8495	LED	N/A	90.2W	25' POLE	NOTE 2	
1H	HANDRAIL LIGHTING ON EMERGENCY VIA INVERTER	KLIK USA	K2380-300000500FLDCLIFINSH	300K	110	LED	0-10V	3W	HANDRAIL	NOTE 1	
1I	WALL CYLINDER	LOGMAN	UK-80031-4W-WO/FINSH-10027TV	300K	1407	LED	N/A	13.8W	SURFACE	NOTE 1	
1J	CYLINDRICAL DOWNLIGHT	LOGMAN	USA-30031-11W-WO/FINSH-10027TV	300K	541	LED	N/A	11W	SURFACE	NOTE 1	
1K	POOL LUMINAIRE	TED	OWNER FURNISHED / CONTRACTOR NOT CALLED	TBD	TBD	TBD	TBD	TBD	POOL SURFACE		
1L	LED WALL LUMINAIRE ON EMERGENCY VIA INVERTER	LOGMAN	USA-30031-4W-WO/FINSH-10027TV	300K	25160	LED	N/A	25.16W	SURFACE	NOTE 1	
1M	ROADWAY LUMINAIRE	AEL	1782-40LED10-7' RH 4K-4K-855	TBD	6000K-6000K	13100	LED	130W	25' EXISTING POLE		

NOTE 1: BATTERY FINISH
NOTE 2: FIXTURE MOUNTED ON 22' STREETSIDE POLE # KIM-2020-G1-L18-COV-140-4R40-84-80T4-1-02T-GN + 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 8244

1 PH-02.2
SITE PHOTOMETRIC PLAN - NIGHT
 SCALE: 1/8" = 1'-0"



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 HONG JIN, AIA, NCARB
 FL REGISTRATION No. AR102237

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SHEET CONTENTS:
SITE PHOTOMETRIC PLAN - NIGHT

PROJECT TITLE:
DOWNTOWN SIXTH AVENUE, LLC
MULTIFAMILY RESIDENTIAL BUILDING
 202 NE 6th Avenue
 DELRAY BEACH, 33483 FL

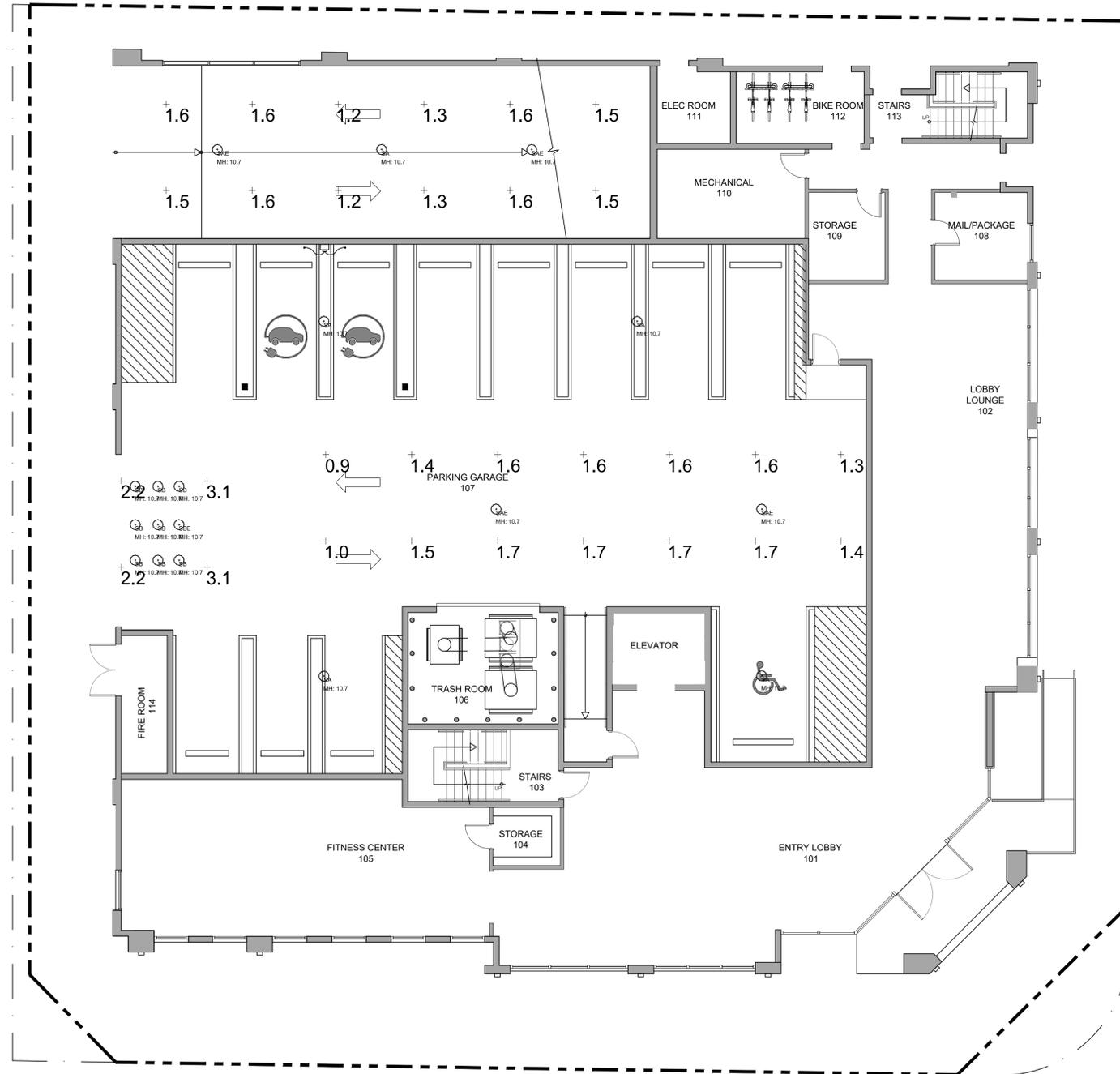
SUBMISSION:

DATE	REVISIONS	REV
01	SCHEMATIC PRE-APPLICATION MEETING	
02	SITE PLAN SUBMISSION	
12-11-2024	RESPONSE TO COMMENTS	▲
02-20-2025	RESPONSE TO COMMENTS	▲
05-19-2025	RESPONSE TO COMMENTS	▲
08-18-2025	AMENDMT TO SUBMITTAL #4	▲

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

PH-02.2

DATE OF SEAL: 08-18-2025



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	MCDRAW-EDISON	IT-01-830-UWQ-FINISH	UNV	3000K	3449	LED	0-10V	28W	SURFACE	
SAE	LED PARKING GARAGE LUMINAIRE W/ BATTERY PACK	MCDRAW-EDISON	IT-01-830-UWQ-FINISH / IBP	UNV	3000K	3449	LED	0-10V	28W	SURFACE	
SB	LED ENTRY PARKING GARAGE LUMINAIRE	MCDRAW-EDISON	IT-03-830-U-CQ-FINISH	UNV	3000K	5595	LED	0-10V	47.2W	SURFACE	
SBE	LED ENTRY PARKING GARAGE LUMINAIRE W/ BATTERY PACK	MCDRAW-EDISON	IT-03-830-U-CQ-FINISH / IBP	UNV	3000K	5595	LED	0-10V	47.2W	SURFACE	
SC	LED WALL LUMINAIRE	LIGMAN	UAB-30001-11W-W30-FINISH-120277V	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-120277V	UNV	3000K	765	LED	N/A	11W	WALL SURFACE	NOTE 1
SD	LED BOLLARD	LIGMAN	UPRA-10022-20W**-W30-FINISH-120277V	UNV	3000K	2045	LED	N/A	19.6W	SURFACE	NOTE 1
SDE	LED BOLLARD ON EMERGENCY VIA INVERTER	LIGMAN	UPRA-10022-20W**-W30-FINISH-120277V	UNV	3000K	2045	LED	N/A	19.6W	SURFACE	NOTE 1
SE	LED ALLEY LUMINAIRE	LIGMAN	ULI21241-55W-TX-W30-FINISH-12-120277V	UNV	3000K	4828	LED	N/A	54.5W	12' POLE	
SF	LED STAIR LUMINAIRE	LIGMAN	URA40691-11W-W30-FINISH-120277V	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-120277V	UNV	3000K	276	LED	N/A	11.5W	WALL SURFACE	NOTE 1
SG	STREET LIGHT	KING LUMINAIRE	K119R-PAAR-8-100-SSL-120-277-K14-AR-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	UGA-31851-2X10W-T1-T4-W30-FINISH-120277V	UNV	3000K	(2) 982	LED	N/A	(2) 10W	SURFACE	NOTE 1
SWE	LED WALL LUMINAIRE ON EMERGENCY VIA INVERTER	LIGMAN	UGA-31851-2X10W-T1-T4-W30-FINISH-120277V	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-1E58-CW 140 (4040) S/F-BA-GFI * 2' HEAD TO ACHIEVE 22' OVERALL HEIGHT

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT QUOTATIONS@LIGHTINGDYNAMICS.COM, (854) 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"



NETTARCHITECTS
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Phone: 973.379.0006 www.nettaarchitects.com Cell: 908-436-8383
CERTIFICATE OF AUTHORIZATION AC-438



NICHOLAS J. NETTA, AIA, NCARB
FL REGISTRATION No. AR98815
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:
GROUND STORY
EMERGENCY
PHOTOM. PLAN

PROJECT TITLE:
DOWNTOWN SIXTH AVENUE, LLC
MULTIFAMILY RESIDENTIAL
BUILDING
202 NE 6th Avenue
DELRAY BEACH, 33483 FL

SUBMISSION:		
01	SCHEMATIC PRE-APPLICATION	
	MEETING	
02	SITE PLAN SUBMISSION	
DATE	REVISIONS	REV
12-11-2024	RESPONSE TO COMMENTS	△
02-20-2025	RESPONSE TO COMMENTS	△
05-19-2025	RESPONSE TO COMMENTS	△
08-18-2025	AMENDMT TO SUBMITTAL #4	△

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

PH-03



NICHOLAS J. NETTA, AIA, NCARB
 FL REGISTRATION No. AR98815
 FRANCISCO J. MELENDEZ, SR., AIA
 FL REGISTRATION No. AR101881
 HONG JIN, AIA, NCARB
 FL REGISTRATION No. AR102237

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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

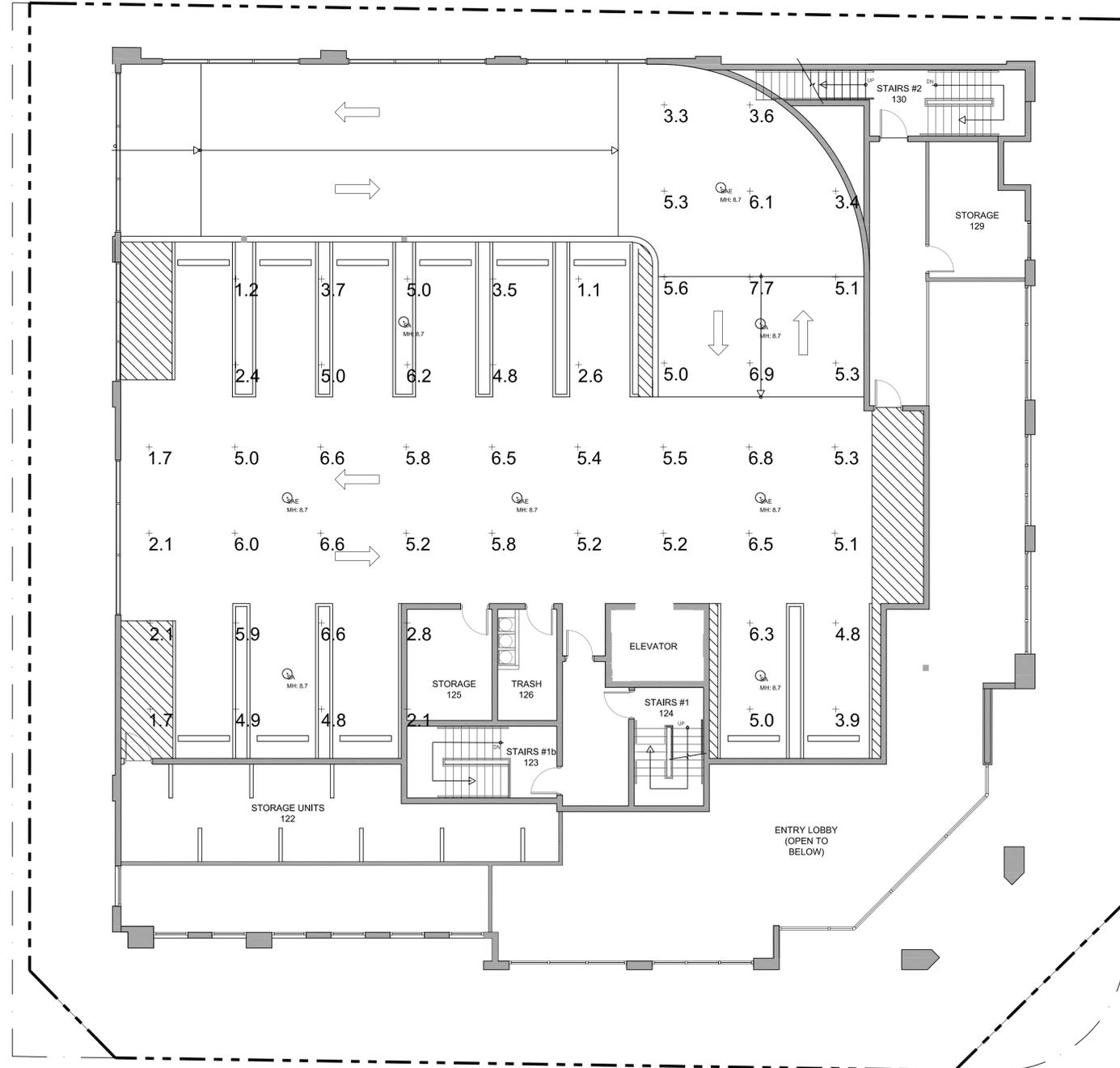
SUBMISSION:

01	SCHEMATIC PRE-APPLICATION MEETING
02	SITE PLAN SUBMISSION

DATE	REVISIONS	REV
12-11-2024	RESPONSE TO COMMENTS	△
02-20-2025	RESPONSE TO COMMENTS	△
05-19-2025	RESPONSE TO COMMENTS	△
08-18-2025	AMENDMT TO SUBMITTAL #4	△

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

PH-04



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-WO-FINISH	UNV	3000K	3449	LED	0-10V	28W	SURFACE	
SAE	LED PARKING GARAGE LUMINAIRE W/ BATTERY PACK	MCGRAW-EDISON	TT-D1-830-U-WO-FINISH / BIP	UNV	3000K	3449	LED	0-10V	28W	SURFACE	
SB	LED ENTRY PARKING GARAGE LUMINAIRE	MCGRAW-EDISON	TT-D3-830-U-CO-FINISH	UNV	3000K	5555	LED	0-10V	47.2W	SURFACE	
SBE	LED ENTRY PARKING GARAGE LUMINAIRE W/ BATTERY PACK	MCGRAW-EDISON	TT-D3-830-U-CO-FINISH / BIP	UNV	3000K	5555	LED	0-10V	47.2W	SURFACE	
SC	LED WALL LUMINAIRE	LIGMAN	UAB-30001-11W-W30-FINISH-120277V	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-120277V	UNV	3000K	765	LED	N/A	11W	WALL SURFACE	NOTE 1
SD	LED BOLLARD	LIGMAN	UPRA-10022-20W-W30-FINISH-120277V	UNV	3000K	2045	LED	N/A	19.6W	SURFACE	NOTE 1
SDE	LED BOLLARD ON EMERGENCY VIA INVERTER	LIGMAN	UPRA-10022-20W-W30-FINISH-120277V	UNV	3000K	2045	LED	N/A	19.6W	SURFACE	NOTE 1
SE	LED ALLEY LUMINAIRE	LIGMAN	UL21241-55W-7XV30-FINISH-120277V	UNV	3000K	4528	LED	N/A	54.5W	12' POLE	
SF	LED STAIR LUMINAIRE	LIGMAN	URA40091-11W-W30-FINISH-120277V	UNV	3000K	276	LED	N/A	11.5W	WALL SURFACE	NOTE 1
SFE	LED STAIR LUMINAIRE ON EMERGENCY VIA INVERTER	LIGMAN	URA40091-11W-W30-FINISH-120277V	UNV	3000K	276	LED	N/A	11.5W	WALL SURFACE	NOTE 1
SG	STREET LIGHT	KING LUMINAIRE	K118R-P4AR-8-100-SSL-120-277-K14-NR-40K-SST-#1-3DT-GN	UNV	4000K	6455	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-120277V	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-120277V	UNV	3000K	(2) 982	LED	N/A	(2) 10W	SURFACE	NOTE 1
FPL-EX	EXISTING FPL ROADWAY LUMINAIRE	AEL	ATB2 40BLEIDE 10 ** 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 # KDNF30-06-G-1-158-CW 140 (4040) 5/8"-BA-GFI + 2" HEAD TO ACHIEVE 22' OVERALL HEIGHT
 FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT QUOTATIONS@LIGHTINGDYNAMICS.COM, (954) 944-0286

Calculation Summary
 Scene: NORMAL MODE - DAY & NIGHT 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

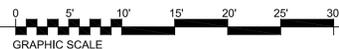
Photometrics Calculation Software Generated Luminaire Schedule
 Scene: NORMAL MODE - DAY & NIGHT TIME

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 & NIGHT TIME

Channel	Switched	Output	# Lums
SA	On	1.00	4
SAE	On	1.00	4

1 PH-04 MEZZANINE - PHOTOMETRIC PLAN
 SCALE: 1/8" = 1'-0"





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SHEET CONTENTS:

SECOND LEVEL PARKING EMERGENCY PHOTOMETRIC PLAN

PROJECT TITLE:
DOWNTOWN SIXTH AVENUE, LLC
MULTIFAMILY RESIDENTIAL BUILDING
 202 NE 6th Avenue
 DELRAY BEACH, FL 33483 FL

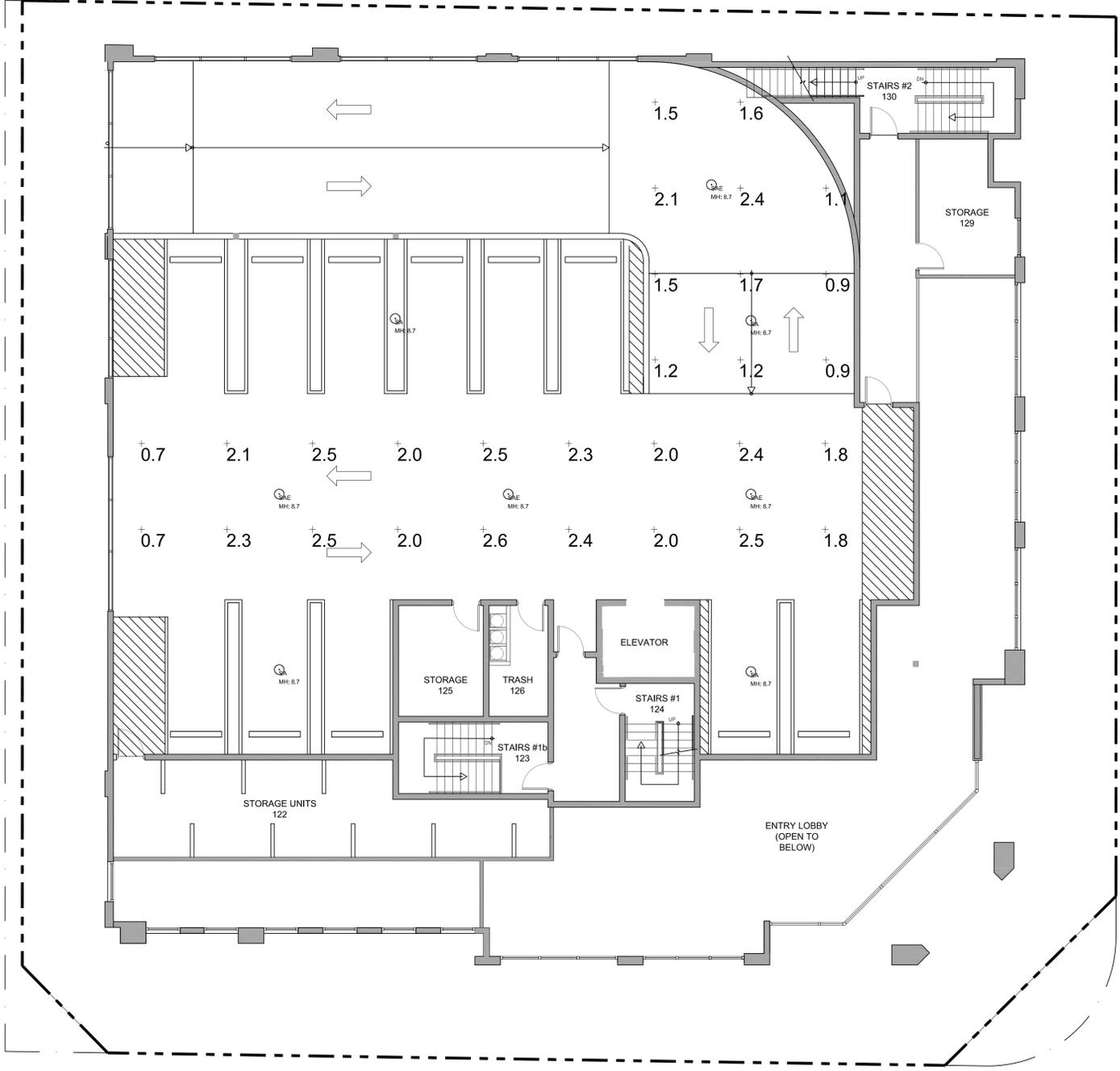
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02	SITE PLAN SUBMISSION

DATE	REVISIONS	REV
12-11-2024	RESPONSE TO COMMENTS	▲
02-20-2025	RESPONSE TO COMMENTS	▲
05-19-2025	RESPONSE TO COMMENTS	▲
08-18-2025	AMENDMT TO SUBMITTAL #4	▲

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

Drawing No.
PH-05



1 PH-05 MEZZANINE - EMERGENCY PHOTOMETRIC PLAN
 SCALE: 1/8" = 1'-0"
 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	3440	LED	0-10V	28W	SURFACE	
SAE	LED PARKING GARAGE LUMINAIRE W/ BATTERY PACK	MCGRAW-EDISON	TT-D1-830-U-WQ-FINISH / BIP	UNV	3000K	3440	LED	0-10V	28W	SURFACE	
SB	LED ENTRY PARKING GARAGE LUMINAIRE	MCGRAW-EDISON	TT-O3-830-U-CO-FINISH	UNV	3000K	5595	LED	0-10V	47.2W	SURFACE	
SBE	LED ENTRY PARKING GARAGE LUMINAIRE W/ BATTERY PACK	MCGRAW-EDISON	TT-O3-830-U-CO-FINISH / BIP	UNV	3000K	5595	LED	0-10V	47.2W	SURFACE	
SC	LED WALL LUMINAIRE	LIGMAN	UA9-30001-11W-W30-FINISH-120277V	UNV	3000K	765	LED	N/A	11W	WALL SURFACE	NOTE 1
SCE	LED WALL LUMINAIRE ON EMERGENCY VIA INVERTER	LIGMAN	UA9-30001-11W-W30-FINISH-120277V	UNV	3000K	765	LED	N/A	11W	WALL SURFACE	NOTE 1
SD	LED BOLLARD	LIGMAN	UPRA-10022-20W-**-W30-FINISH-120277V	UNV	3000K	2045	LED	N/A	19.6W	SURFACE	NOTE 1
SDE	LED BOLLARD ON EMERGENCY VIA INVERTER	LIGMAN	UPRA-10022-20W-**-W30-FINISH-120277V	UNV	3000K	2045	LED	N/A	19.6W	SURFACE	NOTE 1
SE	LED ALLEY LUMINAIRE	LIGMAN	UL121241-55W-TX-W30-FINISH-12-120277V	UNV	3000K	4828	LED	N/A	54.5W	12' POLE	
SF	LED STAIR LUMINAIRE	LIGMAN	URA40091-11W-W30-FINISH-120277V	UNV	3000K	276	LED	N/A	11.5W	WALL SURFACE	NOTE 1
SFE	LED STAIR LUMINAIRE ON EMERGENCY VIA INVERTER	LIGMAN	URA40091-11W-W30-FINISH-120277V	UNV	3000K	276	LED	N/A	11.5W	WALL SURFACE	NOTE 1
SG	STREET LIGHT	KING LUMINAIRE	K118R-P4AR-1-100-SSL-120-277-K14-NR-40K-SST-#1-30T-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	UG31651-2X10W-T1-14-W30-FINISH-120277V	UNV	3000K	(2) 982	LED	N/A	(2) 10W	SURFACE	NOTE 1
SWE	LED WALL LUMINAIRE ON EMERGENCY VIA INVERTER	LIGMAN	UG31651-2X10W-T1-14-W30-FINISH-120277V	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	

NOTE 1: ADVISE FINISH
 NOTE 2: FIXTURE MOUNTED ON 20' STRESSCRETE POLE # KDNF20-DB-G-1-516-CW 140 (40/40) 5/8"-GA-GFI 1 - 2" HEAD TO ACHIEVE 22' OVERALL HEIGHT
 FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT QUOTATIONS@LIGHTINGDYNAMICS.COM, (854) 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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 CERTIFICATE OF AUTHORIZATION AC-438



DATE OF SEAL: 08-18-2025

NICHOLAS J. NETTA, AIA, NCARB
 FL REGISTRATION No. AR98815
 FRANCISCO J. MELENDEZ, SR., AIA
 FL REGISTRATION No. AR101881
 HONG JIN, AIA, NCARB
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SHEET CONTENTS:

ROOFTOP AMENITIES PHOTOM. PLAN

PROJECT TITLE:
DOWNTOWN SIXTH AVENUE, LLC
 MULTIFAMILY RESIDENTIAL BUILDING
 202 NE 6th Avenue
 DELRAY BEACH, 33483 FL

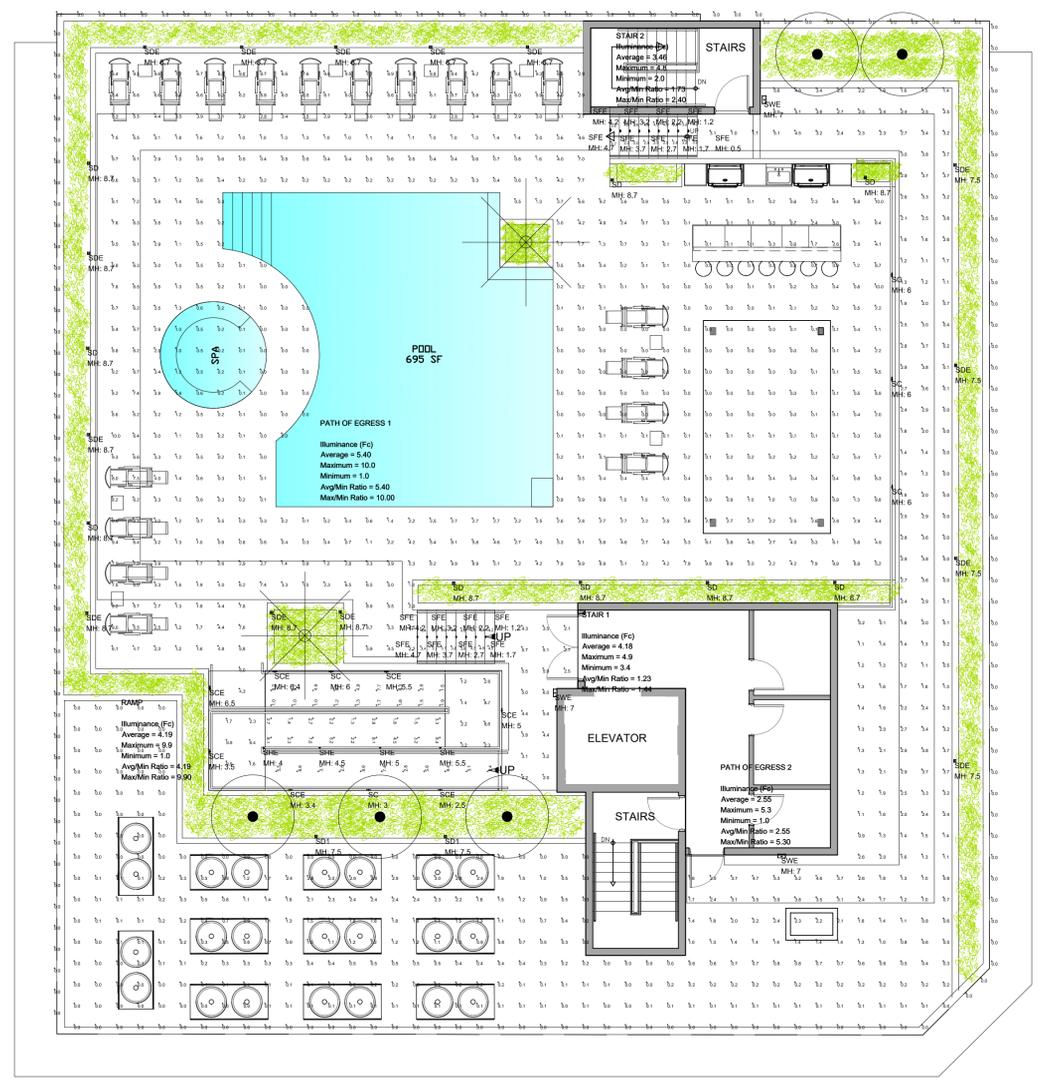
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02-20-2025	RESPONSE TO COMMENTS	△
05-19-2025	RESPONSE TO COMMENTS	△
08-18-2025	AMENDMT TO SUBMITTAL #4	△

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

PH-06



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

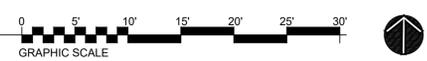
Photometrics Calculation Software Generated Luminaire Schedule
 Scenario: NORMAL MODE

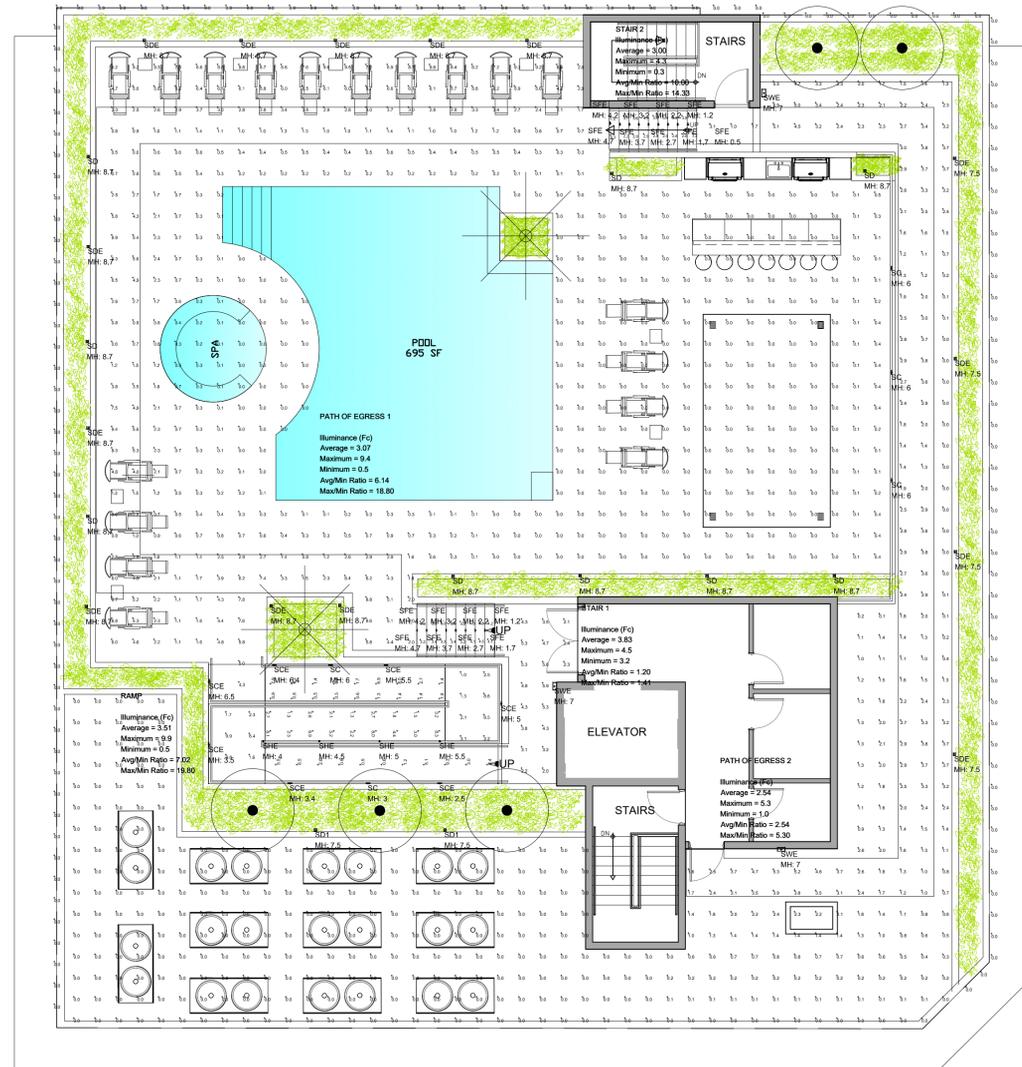
Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
SC	5	SC	Single	310	0.900	7.4	7.4	7.4
SCE	7	SCE	Single	310	0.900	7.4	7.4	7.4
SD	9	SD	Single	607	0.900	7.6	7.6	7.6
SD1	2	SD1	Single	576	0.900	7.6	7.6	7.6
SDE	14	SDE	Single	607	0.900	7.6	7.6	14
SFE	17	SFE	Single	124	0.900	4.5	4.5	17
SHE	4	SHE	Single	110	0.900	2	2	4
SWE	3	SWE	Single	1810	0.900	19.3	19.3	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 ROOFTOP AMENITIES - PHOTOMETRIC PLAN
 PH-06 SCALE: 1/8" = 1'-0"



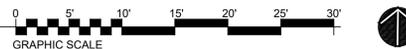


Calculation Summary								
Scenario: EM MODE								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
PATH OF EGRESS 1	Illuminance	Fc	3.07	9.4	0.5	6.14	18.80	
PATH OF EGRESS 2	Illuminance	Fc	2.54	5.3	1.0	2.54	5.30	
RAMP	Illuminance	Fc	3.51	9.9	0.5	7.02	19.80	
STAIR 1	Illuminance	Fc	3.83	4.5	3.2	1.20	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
SC	5	SC	Single	310	310	0.900	7.4	7.4
SCE	7	SCE	Single	310	310	0.900	7.4	7.4
SD	9	SD	Single	607	607	0.900	7.6	7.6
SD1	2	SD1	Single	576	576	0.900	7.6	7.6
SDE	14	SDE	Single	607	607	0.900	7.6	7.6
SFE	17	SFE	Single	124	124	0.900	4.5	4.5
SHE	4	SHE	Single	110	110	0.900	2	2
SWE	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 ROOFTOP AMENITIES - EMERGENCY PHOTOMETRIC PLAN
PH-07 SCALE: 1/8" = 1'-0"



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Cell: 908-436-6383
CERTIFICATE OF AUTHORIZATION AC-438



DATE OF SEAL: 08-18-2025

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FL REGISTRATION No. AR98615
FRANCISCO J. MELENDEZ, SR., AIA
FL REGISTRATION No. AR101881
HONG JIN, AIA, NCARB
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SHEET CONTENTS:

ROOFTOP AMENITIES - EM. PHOTOM. PLAN

PROJECT TITLE:
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MULTIFAMILY RESIDENTIAL BUILDING
202 NE 6th Avenue
DELRAY BEACH, 33483 FL

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05-19-2025	RESPONSE TO COMMENTS	△
08-18-2025	AMENDMT TO SUBMITTAL #4	△

Date	03-05-2024
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Drawing No.	

PH-07



SOUTHEAST CORNER



SOUTHWEST CORNER



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08-18-2025	AMENDMT TO SUBMITTAL #4	△

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Scale	AS NOTED
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Drawing No.

A-900