



SIZE OF CONDUITS RECOMMENDED BY MNAO:
 2.0 INCH CONDUIT FOR LEVEL 2 (MINIMUM) CHARGERS, AND DC FAST CHARGERS. CONTRACTOR TO CONFIRM REQUIREMENTS FOR DEALERSHIP'S ELECTRICAL PANEL CAPACITY AND FUTURE EV (ELECTRIC VEHICLES) CHARGING STATIONS.

CHARGEPOINT - (EV) ELECTRICAL VEHICLE
 E-MAIL: AUTOMOTIVE@CHARGEPOINT.COM
 OFFICE: (866) 450-2956
 WWW.CHARGEPOINT.COM
 240 C. HACIENDA AVE. CAMPBELL, CA. 95008

- (EV) ELECTRICAL VEHICLE IS A REQUIRED ELEMENT PER MNAO FEB. 2021. EQUIPMENT MUST BE INCLUDED IN CONSTRUCTION. EXACT LOCATION, SPECIFICATION & QUANTITY PER LOCAL CODES AND JURISDICTION.
- DUAL PORT COMMERCIAL AC CUSTOMER CHARGE STATION LOCATED NORTH SIDE OF BUILDING
- CHARGE STATION FOR CUSTOMER CHARGING DEMO PURPOSES ONLY.
- SERVICE TYPE CHARGE STATION TO BE LOCATED INSIDE EXPANSION ADDITION (REF FLOOR PLAN).

Customer Parking – AC Level 2 charger

ChargePoint CT4000			
Electrical Input	Input Current	Input Power Connection	Required Service Panel Breaker
Standard	30A x 2	Two independent 40A branch circuits	40A dual pole (non-GFCI type) x 2
Standard Power Share	32A	One 40A branch circuit	40A dual pole (non-GFCI type)
Select Panel GFCI	Do not provide external GFCI as it may conflict with internal GFCI (CCID)		
Wiring Standard	5-Wire - L1, L2, L3, Earth		
Station Power	8W typical (standby), 15W maximum (operation)		

PROVIDE ONE CHARGEPOINT CT-4000 DUAL PORT CUSTOMER FACING AC LEVEL 2 CHARGING UNIT. GC TO PROVIDE 2" UNDERGROUND PVC TO UNIT

DC Fast charger

ChargePoint CPE250			
Input Rating	Input Power	Required Service Panel Breaker	208V/240V power rating of unit (kW)
400VAC, 3-phase, 96A, 50Hz	480VAC, 3-phase, 80A, 60Hz	L1, L2, L3, Neutral & Earth	10.4 / 12
Wiring	3 Wire - L1, L2 plus Earth (no neutral)		
Max Output Power	Standalone: 62.5kW Paired: 125kW		
Output Voltage, Charging	200-1000V DC		
Max Output Current	Standalone: 158A Paired: CCS1: 174A or 200A CHADEMO: 140A		

PROVIDE POWER AND 2" UNDERGROUND PVC FOR FUTURE CHARGEPOINT CPE250 DC FAST CHARGER AT EXTERIOR SERVICE PARKING

Service Bay – AC Level 2 charger

ChargePoint CPF50			
Electrical Input	Input Current	Input Power Connection	Required Service Panel Breaker
Required	50A	80A	70A or 80A
Select Panel GFCI	Do not provide external GFCI as it may conflict with internal GFCI (CCID)		
Wiring Standard	3 Wire - L1, L2 plus Earth (no neutral)		
Station Power	2.5W typical (standby), 4W maximum (operation)		

PROVIDE TWO ABOVE GROUND LIFT MOUNTED CHARGEPOINT CPF50 AC LEVEL 2 CHARGERS. REFER FLOOR PLAN A-2.1.1 FOR SERVICE BAY LOCATIONS

4.6.9(C) (1)(C) BICYCLE PARKING: MIN NUMBER TYPE 1 CALCULATIONS. 1 SPACE PER 25,000 SF COMBINED PARKING AND FLOOR AREA.
 PROPOSED TOTAL FLOOR AREA = 35,550 GSF + 8,172 SF CUSTOMER /EMPLOYEE/SERVICE PARKING STALL SF = 43,722 GSF YIELDS TWO BICYCLE PARKING REQUIRED AND TWO BICYCLE SPACES PROVIDED.

SPECIFICATION: PROVIDE WIDE LOOP U BIKE RACK: PARK WAREHOUSE OR EQUAL. SCHEDULE 40. 2-7/8" OD STEEL PIPE - 2 BIKE CAPACITY. SURFACE MOUNTED IN BLACK POWDER COAT FINISH.

PROJECT LEGAL DESCRIPTION:
 STREET ADDRESS: 2001 South Federal Highway Delray Beach, Florida 33483
 MUNICIPALITY: Delray Beach
 PARCEL CONTROL NO.: 12-43-46-28-06-002-0150
 SUBDIVISION: GATEWAY SHOPPING CENTER IN
 OFFICIAL RECORDS: BOOK / PAGE 29971 / 1475
 LEGAL DESCRIPTION: GATEWAY SHOPPING CENTER LTS 15 THRU 28, LT 30 & PARKING AREA TR B & DEL RATON PARK PB14P9 LTS 1 THRU 6 (LESS WLY 45.44 FT S FEDERAL HWY RW), LTS 7 THRU 13 BLK 38 & 50 FT ABND PT OF AVE AYS 5 OF & ADJ TO IN DR3837P185

FLOOD INFORMATION: Map and parcel number: 125102-0006-D
 Index date: 01-05-89 Flood zone: "X" Base flood elevation: N/A
 Date: 01-05-89
 Elevation = 16.72NGVD1929

SITE DATA

ZONING	AC - AUTOMOTIVE COMMERCIAL
FLUM	GC - GENERAL COMMERCIAL
PROPOSED USE	FULL USE AUTOMOTIVE DEALERSHIP
EXISTING USE	FULL USE AUTOMOTIVE DEALERSHIP

ALLOWABLE BLDG. HEIGHT & FLOORS	PERMITTED	EXISTING	PROPOSED
	48' / 4-STORY	32' / 2-STORY	32' / 2-STORY

LOT INFORMATION:

REQUIRED	PROPOSED
FRONTAGE	125' / 505'
DIMENSIONS	125' X 200' / 505' X 277'
DEPTH	200' / 277.47' (North PL) / 252.71' (South PL)

BUILDING SETBACKS:	REQUIRED	PROPOSED
FRONT YARD (WEST)	25'	76' & 71'-6" EXISTING
SIDE YARD (NORTH)	10'	75'-1" Existing 47'-3" New Exp.
SIDE YARD (SOUTH)	10'	286'-0" Existing
REAR YARD (EAST)	10'	22'-3" Existing 23'-0" New Exp.

SITE AREA CALCULATIONS: (EXISTING MAZDA SITE)
 2.98 AC (+/-129,809 SF) + ROW. 12 AC (5,227 SF) = 3.1 ACRES (135,036 SF)

AREA	SF	ACRES	% OF SITE	REQUIRED
TOTAL EXISTING SITE AREA	135,036 SF	(3.1 AC)	100%	1.5 AC
GROUND FLOOR AREA: BUILDING 1-4 FOOT PRINTS	25,870 GSF	(.59)	(19%)	N/A
SECOND FLOOR AREA: BUILDING 1	9,480 GSF	(.22)	(7%)	N/A
TOTAL FLOOR AREA:	35,550 GSF	(.82)	(26%)	N/A
OPEN SPACE: (Previous 11,222 GSF)	12,118 GSF	(.28)	(9%)	(25%)
IMPERVIOUS AREA	97,048 GSF	(2.2)	(72%)	N/A

SITE AREA BREAKDOWN:

BUILDING 1-4 FOOT PRINTS (LOT COVERAGE):	25,870 GSF	(19%)
VEHICULAR USE AREA ASPHALT PAVEMENT	91,048 GSF	(67%)
OPEN SPACE: GREEN LANDSCAPE SPACE	12,118 GSF	(9%)
NON PERVIOUS: CONC PAVEMENT VEHICLE DISPLAY	2,230 GSF	(2%)
NON PERVIOUS: SIDE WALK / TRANS PAD / CONC. CURBS / DUMPSTER AREA	3,770 GSF	(3%)
TOTAL EXISTING SITE AREA PLUS 20' ROW	135,036 GSF	(100%)

PROJECT PARKING CALCULATIONS:

Existing and New Gross building Square Feet	Allowable GSF Deductions for Parking Calculations:
BLDG 1	-5,135 sf Existing Showroom Area
1st Floor Existing Building	21,988 sf
1st Floor Demo Service Bldg	- 826 sf
1st Floor Service Expansion	+ 2,180 sf
2nd Floor Existing Building	7,500 sf
2nd Floor Parts Expansion	+ 2,180 sf
	= 33,022 sf
BLDG 2	
Existing Detail Bays	= 1,872 sf
BLDG 3	
Existing Warehouse Storage	= 456 sf
BLDG 4	
Existing Warehouse Storage	= 200 sf
BUILDING GSF	35,550 GSF
	-5,135 deductible GSF

SEC. 4.6.9 (C) Number of spaces required (3) Commercial use (f) Vehicle sales

USE	AREA	RATIO	REQUIRED SPACES	PROVIDED
BUILDING GROSS AREA (LESS SHOWROOM)	35,550 GSF / 30,415 GSF	1 / 1000 SF	122	122 ON SITE REQUIRED

SEC. 4.6.9 (C) Number of spaces required (3) Commercial use (f) Vehicle sales

REQUIRED DESIGNATED PARKING BY USE

USE	AREA	RATIO	REQUIRED SPACES	PROVIDED
EMPLOYEE/CUSTOMER	30,415 GSF	2 / 1000 SF	61	53 employee / 9 customer
SERVICE BAY AREA	20 BAYS	1.5 / BAY	30	(30)
DISPLAY			31	(50)
INVENTORY				156
TOTAL ON SITE PARKING			122	298

PARKING DESIGNATION BY USE

USE	AREA	RATIO	REQUIRED SPACES	PROVIDED
CUSTOMER	(9'X18)		(7)	(7)
CUSTOMER ACCESSIBLE SPACES	(12'X18)		(2)	(2)
EMPLOYEE SPACES	(9'X18)		(23)	(23)
EMPLOYEE SPACES TANDEM	(9'X18)		(11)	(11)
EMPLOYEE SPACES TANDEM	(9'X18)		(8)	(8)
SERVICE REG. SPACES	(9'X18)		(30)	(30)
DISPLAY (Federal Hwy)	(9'X18)		(39)	(39)
DISPLAY (Tropic Blvd)	(10'X18)		(11)	(11)
INVENTORY	(9'X16)		(156)	(156)
TOTAL SURFACE SPACES PROVIDED			298	

BUILDING PAD DISPLAY
 THE 152 COMPACT INVENTORY SPACES PROVIDED ARE NOT REQUIRED PARKING

c) A bullpen arrangement may also be used for an employee parking area provided that it complies with the provisions of Subsection (5)(2)(c) and in conjunction with a full service new car automotive dealership. Employee parking provided in a bullpen arrangement may count toward meeting employee parking requirements.

CONSULTANT

Gregory B. Molina
 FL REG. # AR 93354
 DATE: 11-09-2023

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GRIECO DELRAY MAZDA LEVEL II RENOVATION

2001 SOUTH FEDERAL HIGHWAY
 DELRAY BEACH, FL 33483

CITY OF DELRAY BEACH
 PALM BEACH COUNTY

DRAWING ISSUE DATES:

- 10-21-22: TAC REV #1
- 6-28-23: TAC REV #2
- 2-7-24: TAC REV #3
- 4-3-24: TAC REV #5

SITE PLAN

SHEET

A-1.1

PROJECT 200716.04
 DATE
 PERMIT NO.