

3D VIEW - W. ATLANTIC AVE & N. SWINTON AVE

CITY CENTER DELRAY

DOC'S BUILDING RESTORATION (LOT 16) & NEW 3 STORY BUILDING (LOTS 13,14,15)

LOTS 13,14,15 & 16, BLOCK 60
DELRAY BEACH, FL

John W Szerdi AR #7991
Digitally signed by John W Szerdi AR #7991
Date: 2022.06.27 16:30:24 -04'00'

Owner:
MDG Banyan Delray Partners, LLC.
227 West Monroe, Suite 5040
Chicago, Illinois 60606

Architect:
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1005 Lake Avenue, Lake Worth, FL 33460
www.ldgfla.com

Photometric Consultant:
Sesco Lighting
737 Shotgun Rd, Ft. Lauderadale FL, 33326

Civil Engineer:
Envirodesign Associates Inc.
298 Pineapple Grove Way, Delray Beach FL 33444
www.envdesign.com

Landscape Architect:
AGT Land Landscape Architecture
132 N. Swinton Avenue, Delray Beach FL 33444

Consulting Arborist:
Sutton Consulting Arborist
Lake Worth, FL 33460
561-493-3310

SITE PLAN SET

June 28th, 2022 (TAC RE-SUBMISSION)



GENERAL NOTES

1. ALL WORK PERFORMED SHALL COMPLY WITH THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, INCLUDING THESE GENERAL NOTES. THE CONTRACTOR SHALL COORDINATE THE INTENT OF THE GENERAL NOTES WITH ALL TRADES.
2. SPECIFICATIONS, BOUND SEPARATELY, ARE PART OF THE CONTRACT DOCUMENTS
3. THE MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. IF CONFLICT IS FOUND BETWEEN DRAWINGS, GENERAL NOTES, AND SPECIFICATIONS, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF SUCH WORK. SHOULD THERE BE A DISCREPANCY BETWEEN ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEERS' DRAWINGS THAT WOULD CAUSE AN AWKWARD INSTALLATION, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION BEFORE INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST.
5. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, AND CONDITIONS AT THE SITE PRIOR TO COMMENCING WITH THE WORK, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING.
6. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE SAME, OR THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
7. WHERE A TYPICAL CONDITION IS DETAILED, IT SHALL BE UNDERSTOOD THAT ALL LIKE OR SIMILAR CONDITIONS ARE THE SAME UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE.
8. DIMENSIONS ARE TYPICALLY TO FACE OF FINISH UNLESS OTHERWISE NOTED.
9. FLOOR ELEVATIONS ARE TYPICALLY TO TOP OF FINISHED FLOOR UNLESS OTHERWISE NOTED.
10. CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACES.
11. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE 7TH EDITION.
12. NO MATERIAL OR PRODUCT SUBSTITUTIONS SHALL BE MADE FROM THOSE INDICATED IN THE CONTRACT DOCUMENTS WITHOUT PRIOR REVIEW AND APPROVAL BY THE ARCHITECT.

CODE REQUIREMENTS

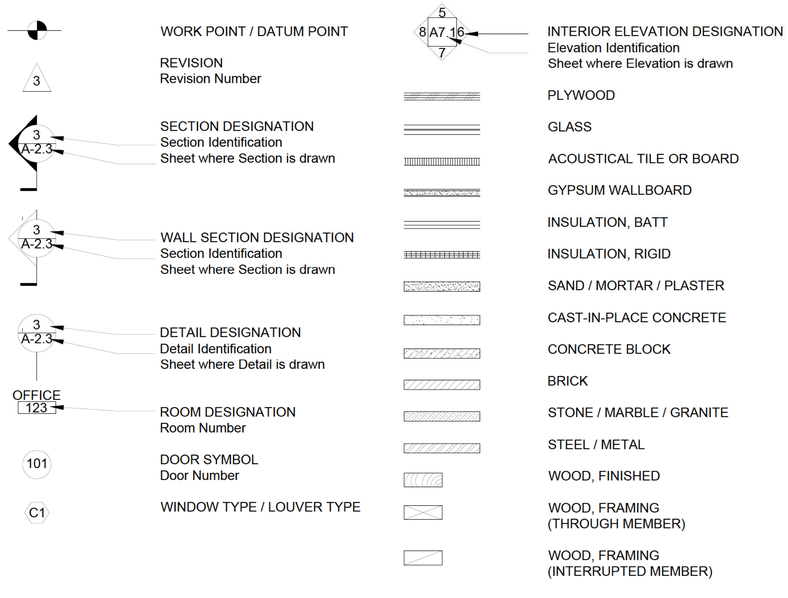
APPLICABLE CODES:

BUILDING CODE - FLORIDA BUILDING CODE, BUILDING 2020
MECHANICAL CODE - FLORIDA BUILDING CODE, MECHANICAL 2020
PLUMBING CODE - FLORIDA BUILDING CODE, PLUMBING 2020
ELECTRICAL CODE - NATIONAL ELECTRICAL CODE 2020 / NATIONAL FIRE ALARM CODE 2020
FIRE CODE - FLORIDA FIRE PREVENTION CODE 7TH EDITION / NFPA 1 UNIFORM FIRE CODE 2021 EDITION
LIFE SAFETY CODE - NFPA 101 LIFE SAFETY CODE 2021 EDITION
ACCESSIBILITY CODE - FLORIDA BUILDING CODE - A, BUILDING 2020
ENERGY CODE - FLORIDA BUILDING CODE, BUILDING 2020

ABBREVIATIONS

ABV	ABOVE	FOS	FACE OF STUD	PLAS	PLASTER
@	AT	FOUND	FOUNDATION	PL	PLATE
ACOUS	ACOUSTICAL	FSP	FIRE STAND PIPE	PLYWD	PLYWOOD
AFF	ABOVE FINISHED FLOOR	FT	FEET	PTD	PAINTED
ALUM	ALUMINUM	GALV	GALVANIZED	REQ'D	REQUIRED
BLDG	BUILDING	GD	GRADE	RL	RAIN LEADER
BLKG	BLOCKING	GR FL	GROUND FLOOR	RM	ROOM
BO	BOTTOM OF	GWB	GYPSUM WALL BOARD	RO	ROUGH OPENING
BOW	BOTTOM OF WALL	GYP	GYPSUM	SC	SOLID CORE
BOWF	BOTTOM OF WINDOW FRAME	HC	HANDICAPPED	SER	SERVICE
CER	CERAMIC	HD	HEADER	SHT	SHEET
CHAN	CHANNEL	HDWD	HARDWOOD	SIM	SIMILAR
CJ	CONTROL JOINT	HOR	HORIZONTAL	SPEC	SPECIFICATION
CL	CENTER LINE	HT	HEIGHT	SS	STAINLESS STEEL
CLOS	CLOSET	INSUL	INSULATION	STOR	STORAGE
CLR	CLEAR	JAN	JANITOR	STL	STEEL
CMU	CONCRETE MASONRY UNIT	JT	JOINT	STRUCT	STRUCTURAL
CO	CENTER OF	KIT	KITCHEN	SQ	SQUARE
COL	COLUMN	LCC	LEAD COATED COPPER	TEL	TELEPHONE
CONC	CONCRETE	LOC	LOCATION	TO	TOP OF
CONT	CONTINUOUS	MACH	MACHINE	TOC	TOP OF COPING
CT	CERAMIC TILE	MAS	MASONRY	TODF	TOP OF DOOR FRAME
DWG	DRAWING	MFR	MANUFACTURER	TOS	TOP OF STEEL
DN	DOWN	MECH	MECHANICAL	TOW	TOP OF WALL
EG	EXTERIOR GRADE	MIN	MINIMUM	TOWF	TOP OF WINDOW FRAME
EL	ELEVATION	MISC	MISCELLANEOUS	TYP	TYPICAL
ELEC	ELECTRICAL	MO	MASONRY OPENING	UNO	UNLESS NOTED OTHERWISE
EMER	EMERGENCY	MTNG	MEETING	VCT	VINYL COMPOSITE TILE
EQ	EQUAL	MTL	METAL	VEND	VENDING
EXP	EXPANSION	NIC	NOT IN CONTRACT	VERT	VERTICAL
EXT	EXTERIOR	NTS	NOT TO SCALE	VIN	VINYL
FD	FLOOR DRAIN	OC	ON CENTER	VNR	VENEER
FE	FIRE EXTINGUISHER	OH	OPPOSITE HAND	W/	WITH
FF	FINISH FLOOR	OPEN'G	OPENING	W/OUT	WITHOUT
FIN	FINISH	OPP	OPPOSITE	WD	WOOD
FL	FLOOR	P LAM	PLASTIC LAMINATE	WNDW	WINDOW

SYMBOLS



INDEX OF DRAWINGS

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	BOUNDARY & TOPOGRAPHIC SURVEY
ARCHITECTURAL	
A0.01	DRAWING INDEX AND GENERAL NOTES
A0.02	PROJECT DATA AND NOTES
A0.20	REGULATING PLAN
A0.21	REGULATING NOTES AND DETAILS
A0.22	ARCHITECTURAL SITE PLAN
A0.23	COMPOSITE AND EXISTING BUILDINGS PLAN
A1.00	FIRST FLOOR PLAN
A1.10	SECOND FLOOR PLAN
A1.20	THIRD FLOOR PLAN
A1.30	ROOF PLAN
A1.50	DOC'S RESTORATION ENLARGED PLAN AND ELEV.
A2.00	BUILDING ELEVATIONS
A2.10	PROPORTIONING ELEVATIONS
A2.20	COLORED ELEVATIONS AND MATERIALS
A3.00	STREETSCAPE SECTIONS & ARCADE REGULATIONS
A3.10	3D VIEWS
A3.20	SIGHT LINE SECTIONS & VISUAL IMPACT ANALYSIS
A3.20	STREET ELEVATIONS AND EXISTING BUILDING ELV.
CIVIL	
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C-2	PAVING & DRAINAGE DETAILS
C-3	PAVING & DRAINAGE DETAILS
C-4	GENERAL NOTES
C-5	WATER & WASTEWATER DETAILS
C-6	WATER & WASTEWATER DETAILS
C-7	POLLUTION PREVENTION PLAN
CU-1	COMPOSITE UTILITY PLAN
LANDSCAPE	
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PHOTOMETRIC CALCULATIONS	
ES-1	SITE LIGHTING PHOTOMETRIC PLAN
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SITE PLAN

CITY CENTER DELRAY
Atlantic & Swinton Ave
Delray Beach, Florida

John W Szerdi AR #7991
Digitally signed by John W Szerdi AR #7991
Date: 2022.06.27 16:29:28 -04'00'

REVISION:	DATE:

GENERAL NOTES & DRAWING INDEX

DATE:	**6/28/2022**
SCALE:	N.T.S.
DRAWN BY:	JSG, DAG
CHECKED BY:	JWS
REFERENCE:	**1907**

DRAWING:

A0.01



PUBLIC PARKING GARAGE PROXIMITY MAP

Shared Parking Calculations Table

		Weekday						Weekend				
		Night		Day		Evening		Day		Evening		
Use	**Required**	**Midnight to 6 AM**		**9 AM to 4 PM**		**6 PM to Midnight**		**9 AM to 4 PM**		**6 PM to Midnight**		
Residential (10 units)	0	100%	0	60%	0	90%	0	80%	0	90%	0	
Office (16,893sf @ 1/500sf)	33.79	5%	1.6895	100%	33.79	10%	3.379	10%	3.379	5%	1.6895	
Retail (8,379sf @1/500sf)	16.76	5%	0.838	70%	11.732	90%	15.084	100%	16.76	70%	11.732	
Hotel/ Residential Inn	0	80%	0	80%	0	100%	0	80%	0	100%	0	
Restaurant (2,575sf @ 6/1000sf)	15.45	10%	1.545	50%	7.725	100%	15.45	50%	7.725	100%	15.45	
Entertainment/Recreational (theatres, bowling alleys, etc)	0	10%	0	40%	0	100%	0	80%	0	100%	0	
Reserved Parking	0	100%	0	100%	0	100%	0	100%	0	100%	0	
Other		100%	0	100%	0	100%	0	100%	0	100%	0	
TOTALS	**66**		**4**		**53**		**34**		**28**		**29**	53

The minimum number of parking spaces is the highest time period total at the bottom of the table.

53 Total Spaces Required

On Street Parking Credits = .5

(52.5) Total Spaces Required rounded to 53

IN - LIEU PARKING CALCULATIONS

USE	PROPOSED AREA	PARKING CALCULATION	* SPACES REQUIRED	PROVIDED ON-SITE	IN-LIEU REQUEST
RETAIL	8,379.0	1 PER 500 SF GROSS	11.7320		50% = 5.87 SPACES
OFFICE	16,893.0	1 PER 5000 SF NET	33.7900		50% = 16.90 SPACES
RESTAURANT & OUTDOOR DINING	2,575.0	6 PER 1,000 SF GROSS	7.7250		30% = 2.32 SPACES
TOTAL			53	28	25.09

* = USING WEEKDAY (9AM-4PM) REQUIREMENTS FROM PARKING MATRIX

SITE REGULATIONS

REQUIREMENT	CODE LIMITATION	EXISTING	PROPOSED	NOTES
ZONING - LOT 13,14,15,16	N/A	OSSHAD W/ CBD OVERLAY	OSSHAD W/ CBD OVERLAY	
LAND USE - LOT 13,14,15,16	N/A	HISTORIC MIXED USE (HMU)	HISTORIC MIXED USE (HMU)	
TOTAL LAND AREA	N/A	33,506 SF	31,842 SF	EXISTING AREA REDUCED FROM 2'-0" R.O.W. DEDICATION ALONG W. ATLANTIC AVE & 5'-0" R.O.W. DEDICATION ALONG NW 1ST AVE & 20' CORNER CLIPS ALONG W. ATLANTIC AVE & 10' CORNER CLIPS ALONG N. SWINTON AVE. AND ALLEY
TOTAL BUILDING AREA (GROSS)	N/A	DOC'S BUILDING - 1,160 SF	DOC'S TO REMAIN - 1,160 SF	
		DUNKIN BUILDING - 1,335 SF	NEW BUILDING - 30,619 SF	
			NEW AND EXISTING = 31,779 SF	
F.A.R.	1.0	.0718	0.998021	NEW LAND AREA 31,842 SF / TOTAL PROPOSED BUILDING AREA 31,779
BUILDING HEIGHT	38'-0"	15'-0"	38'-0"	48'-0" MAX TOP OF ARCHITECTURAL FEATURES
NUMBER OF STORIES	4	1	3	
FRONT SETBACK (ATLANTIC AVE)	10'-0" MIN. & 15'-0" MAX.		NEW BUILDING (VARIES) 10'-8" & 13'-7"	36'-0" S.B. @ Civic Space (Proposed element can remain to exceed maximum setback as per direction by the Development Services Director as this area will be part of the Civic Open Space area)
		DOC'S PATIO / CANOPY - 17'-7"	EXISTING TO REMAIN	
		DOC'S BUILDING WALL - 30'-10"	EXISTING TO REMAIN	(EXISTING NON-CONFORMITY)
		DUNKIN DONUTS BUILD. - 58'-7"	TO BE DEMOLISHED	
REAR SETBACK (ALLEY)	10'-0"		NEW BUILDING 10'-2"	
		DOC'S PATIO / CANOPY - 43'-8"	EXISTING TO REMAIN	
		DOC'S BUILDING WALL - 48'-7"	EXISTING TO REMAIN	
		DUNKIN DONUTS BUILD. - 15'-4"	TO BE DEMOLISHED	
FRONT / SIDE SETBACK (SWINTON AVE)	10'-0" MIN. & 15'-0" MAX.		NEW BUILDING 58'-11"	CORNER LOT
		DOC'S PATIO / CANOPY - +/- 11'-5"	EXISTING TO REMAIN	
		DOC'S BUILDING WALL - 24'-0"	EXISTING TO REMAIN	(EXISTING NON-CONFORMITY)
FRONT / SIDE SETBACK (NW 1ST AVE)	10'-0" MIN. & 15'-0" MAX.		VARIES 11'-0" - 11'-5"	CORNER LOT
		DUNKIN DONUTS BUILD. - 26'-3"	TO BE DEMOLISHED	(EXISTING NON-CONFORMITY)
CIVIC OPEN SPACE	592 SF	0	600 SF	30'-0" WIDE X 20'-0" DEEP
PARKING SPACES	52.5 MINIMUM	41 (TO BE REMOVED)	28	23 IN-LIEU REQUEST

CIVIC OPEN SPACE AREA REQUIREMENTS

-1ST 20,000 S.F. IS EXEMPT
-THE AREA BETWEEN 20,000 S.F. TO 40,000 S.F. REQUIRES 5% OR MAX. 1,000 S.F.
-REMAINDER REQUIRES 7% OF ADDITIONAL AREA (N/A)

CIVIC OPEN SPACE CALCULATION

TOTAL BUILDING AREA = 31,779 S.F.
1ST 20,000 S.F. IS EXEMPT
REMAINING =11,779 S.F. x 5% = 592.1 S.F.
TOTAL REQUIRED = 592 S.F.
TOTAL PROVIDED = 600 S.F. (30'X20'-0") SEE ENLARGED PLAN

BUILDING DATA AREAS (S.F.)

	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
GROSS RETAIL	8,379.0	0.0	0.0	8379.0
GROSS RESTAURANT	1,500.0	0.0	0.0	1500.0
OUTDOOR DINING AREA	1075.0	0.0	0.0	OUTDOOR DINING NOT COUNTED AS BUILDING AREA
NET OFFICE AREA	0.0	8,630.0	8,263.0	16893.0
NET COMMON AREAS	0.0	2552.0	2455.0	5007.0
GROSS OFFICE AREA	0.0	11,182.0	10,718.0	21900.0
TOTAL AREA (GROSS)	9,879.0	11,182.0	10,718.0	31779.0

BICYCLE PARKING CALCULATION - COMMERCIAL USES

USE	RATE	GROSS AREA (S.F.)	TYPE 2 SPACES REQUIRED	TYPE 1 SPACES REQUIRED	SPACES PROVIDED
RETAIL	1 PER 2500 SF	8,379.0	0 (LESS THAN 10K SF)	3.4	TYPE 1
RESTAURANT	1 PER 2500 SF	2,575.0	0 (LESS THAN 10K SF)	1.0	TYPE 1
OFFICE	1 PER 5000 SF	21,900.0	0 (LESS THAN 30K SF)	4.4	TYPE 1
TOTAL				**8.8**	**10 SPACES**

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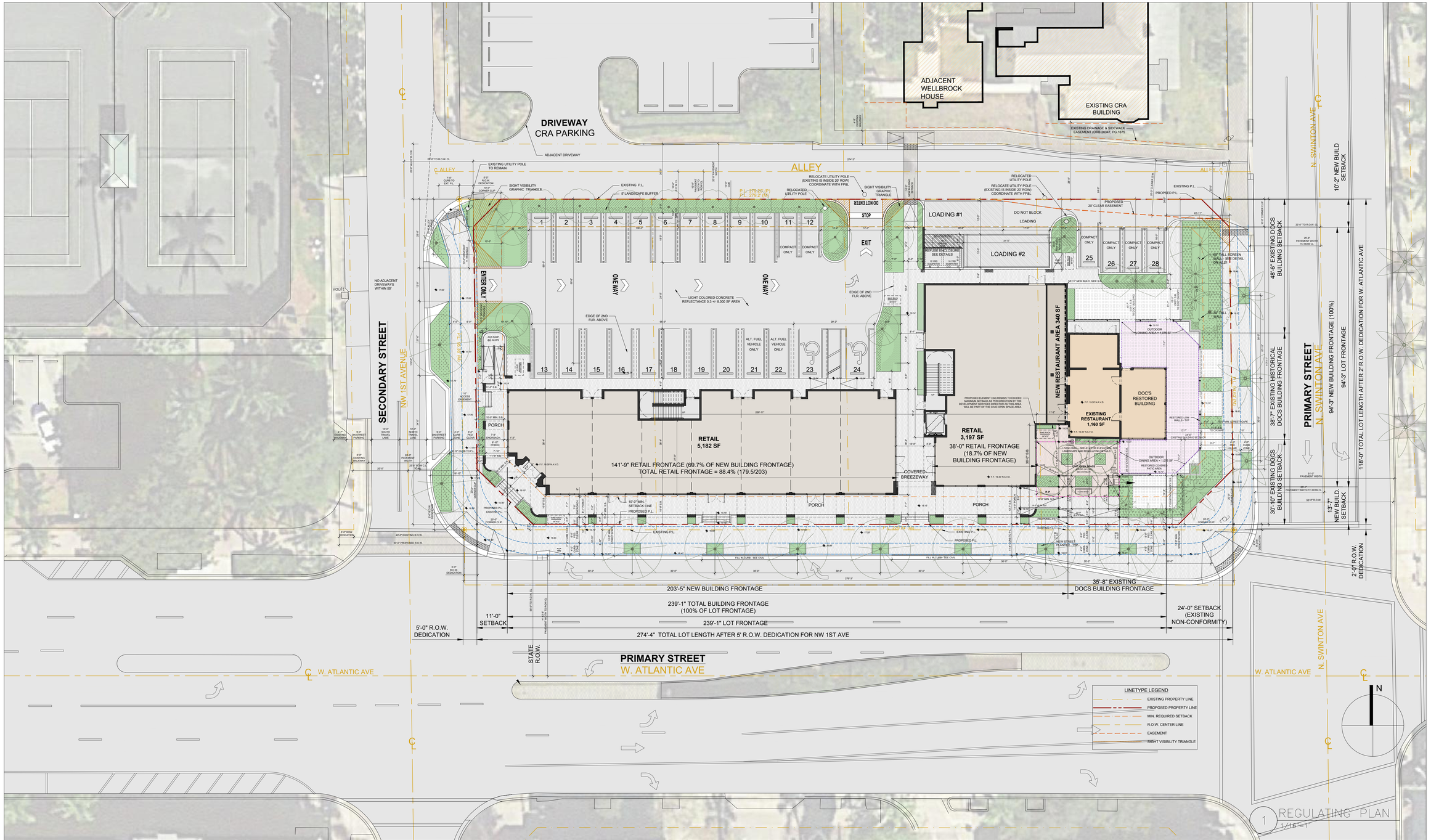
REVISION:	DATE:

PROJECT DATA & CALCULATIONS

DATE:	**6/28/2022**
SCALE:	N.T.S.
DRAWN BY:	JSG, DAG
CHECKED BY:	JWS
REFERENCE:	**1907**

DRAWING:

A0.02



1 REGULATING PLAN
1/16" = 1'

FIRE DEPARTMENT NOTES

1. THIS PROJECT WILL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE 5TH EDITION - THE FLORIDA SPECIFIC NFPA 101 FIRE CODE 2021 EDITION AND THE FLORIDA SPECIFIC NFPA 101 LIFE SAFETY CODE 2021 EDITION.
2. FIRE PUMPS (IF NEEDED) WILL BE LOCATED ON GROUND LEVEL.
3. FIRE ALARM CONTROL PANELS FOR EACH BUILDING WILL BE IN A FIRE SPRINKLER PROTECTED ROOM WHICH WILL BE ACCESSIBLE TO THE FIRE DEPARTMENT AT GRADE LEVEL, WHERE CONDITIONS MEET NFPA 72 NATIONAL FIRE ALARM CODE 2021 EDITION.
4. ALL FIREFIGHTING ACCESS POINTS TO BE LABELED AND PLACED ON THE REGULATING PLAN.
5. A KEY BOX WILL BE LOCATED ON AN OUTSIDE LOCATION TO THE MAIN LOBBY ENTRY AREAS THAT LEAD TO THE ELEVATOR CORE. A NOTE TO THIS EFFECT WILL BE PLACED ON THE SITE PLAN.
6. LIFE SAFETY PLANS WILL BE PROVIDED FOR ALL BUILDINGS IN THE ENGINEERED BUILDING PERMIT DRAWINGS. A NOTE TO THIS EFFECT WILL BE PLACED ON SITE PLAN.

REGULATING NOTES

1. PER LDR SECTION 4.4.3(F)(10) THE PROJECT WILL COMPLY WITH GREEN BUILDING PRACTICES SUCH AS CROSS-VENTILATION, ENERGY EFFICIENCY, AND GREEN BUILDING DESIGN.
2. ALL EMERGENCY GENERATORS PROPOSED ON SITE WILL UTILIZE NATURAL GAS AS A FUEL SOURCE.
3. ANTI-SKATE BOARD DEVICES WILL BE INSTALLED ON ALL PLANTERS & KNEEWALLS, TYP. FOR ALL SUBJECT PARCELS.
4. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH A FULLY AUTOMATED SPRINKLER SYSTEM THAT WILL PROVIDE COMPLETE COVERAGE OF ALL PLANT MATERIALS AND GRASS TO BE MAINTAINED. ALL SYSTEMS SHALL BE DESIGNED TO ALLOW HEAD-TO-HEAD COVERAGE (ONE HUNDRED (100) PERCENT WITH ONE HUNDRED (100) PERCENT OVERLAP.

TOTAL BUILDING AREA: 31,779 SF
FAR: .999 (31,779 / 31,842)

1ST FLOOR GROSS: 8,719 SF NEW + 1,160 SF EXISTING = **9,879 SF**
WEST WING RETAIL: 5,182 SF
EAST WING RETAIL: 3,197 SF
EAST WING RESTAURANT: 340 SF
EXISTING DOCS RESTAURANT: 1,160 SF

2ND FLOOR GROSS: 11,182 SF
OFFICE NET: 8,630 SF
TERRACE / BALCONY: 744 SF EAST + 1,405 SF WEST

3RD FLOOR GROSS: 10,718 SF
OFFICE NET: 8,263 SF
TERRACE / BALCONY: 1,939 SF

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SITE PLAN

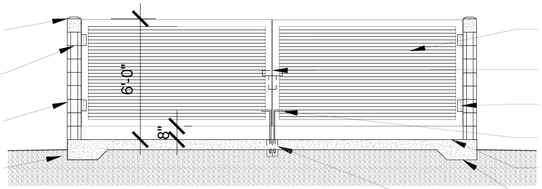
CITY CENTER DELRAY
Atlantic & Swinton Ave
Delray Beach, Florida

REVISION:	DATE:

REGULATING PLAN

DATE:	6/28/2022
SCALE:	1/16" = 1'
DRAWN BY:	JSG, DAG
CHECKED BY:	JWS
REFERENCE:	1907

DRAWING:
A0.20



8 DUMPSTER ENCLOSURE DETAIL



7 DUMPSTER ENCLOSURE

Site & Area

PureForm

P15 small square area light



Gardco PureForm LED area small square precision P15 features a sleek, low profile design. Precision optics are optimized for maximum efficiency and uniformity. Multiple optical distributions and color temperatures are available to allow you to customize your selection.

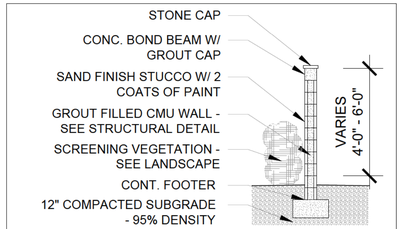
4 TYPICAL PARKING POLE LIGHT
REFER TO PHOTOMETRICS



3 TYPICAL 8FT LIGHT POLE
REFER TO PHOTOMETRICS



5 TRASH AND RECYCLE CONTAINER
CITY STANDARD IS ALTERNATIVE



8 SCREEN WALL



6 VEGETATED WALL



6 TYPICAL PLANTER



2 TYPICAL WALL SCONCE
REFER TO PHOTOMETRICS



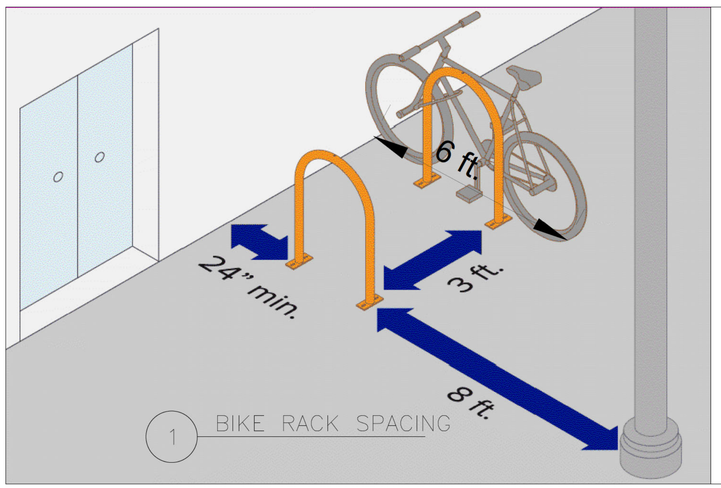
6 DOG STATION



5 DRINKING FOUNTAIN



5 TYPICAL BENCH



1 BIKE RACK SPACING



1 TYPICAL BIKE RACK

GENERAL NOTES:

1. REFER TO THE ELEVATIONS ON SHEETS A2.0 & A2.2 FOR AWNINGS, DOORS, WINDOWS, AND WALLS.

2. REFER TO ROOF PLAN ON SHEET A1.3 FOR ROOF AND SCREENING DETAILS.

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SITE PLAN

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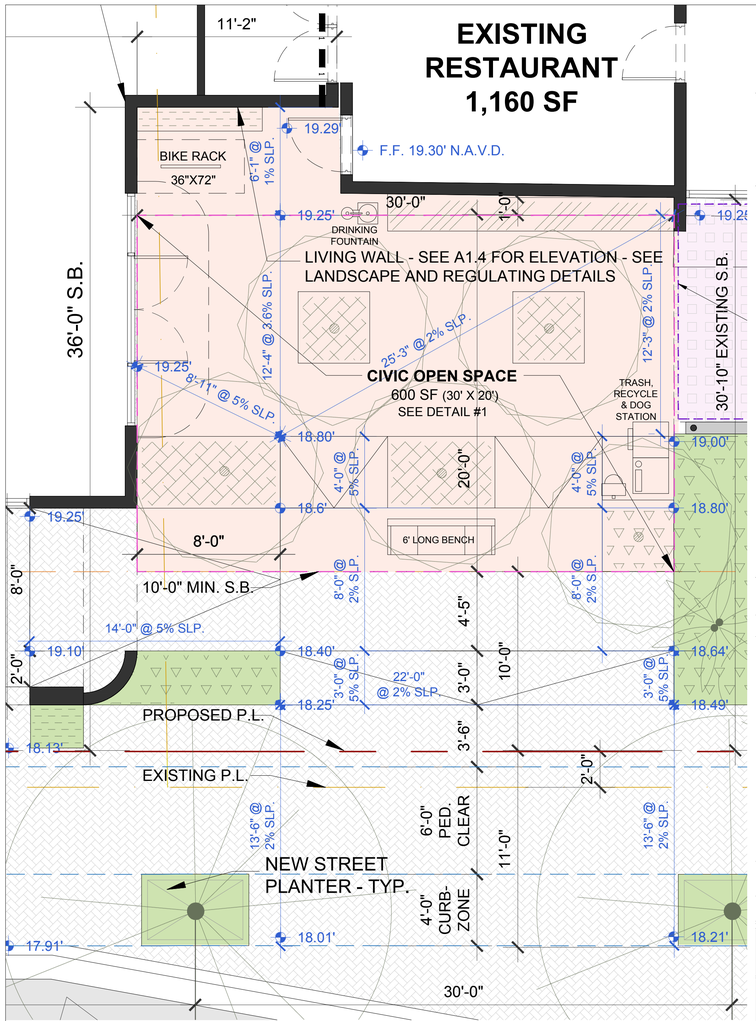
John W Szerdi AR #7991
Digitally signed by John W Szerdi AR #7991
Date: 2022.06.27 16:27:03 -04'00'

REVISION:	DATE:

REGULATING NOTES AND DETAILS

DATE: 6/28/2022
SCALE: 3/32" = 1'
DRAWN BY: JSG, DAG
CHECKED BY: JWS
REFERENCE: 1907

DRAWING:
A0.21



2 CIVIC SPACE PLAN
1/4" = 1'

OPEN CIVIC SPACE REQUIREMENTS

TYPE: FORECOURT WITH LIVING WALL AND MURAL

AREA REQUIDED: 592 SF (See Data Sheet)
AREA PROVIDED: 687 SF (600 SF @ 20' x 30' MIN. + 87 SF EXTRA)

SEATING REQUIRED: 2 persons per 350 s.f. @
687 SF / 350 (2) = **4 spaces required**
SEATING PROVIDED:
ONE 6' LONG BENCH (72" / 18" per space = 4 spaces)

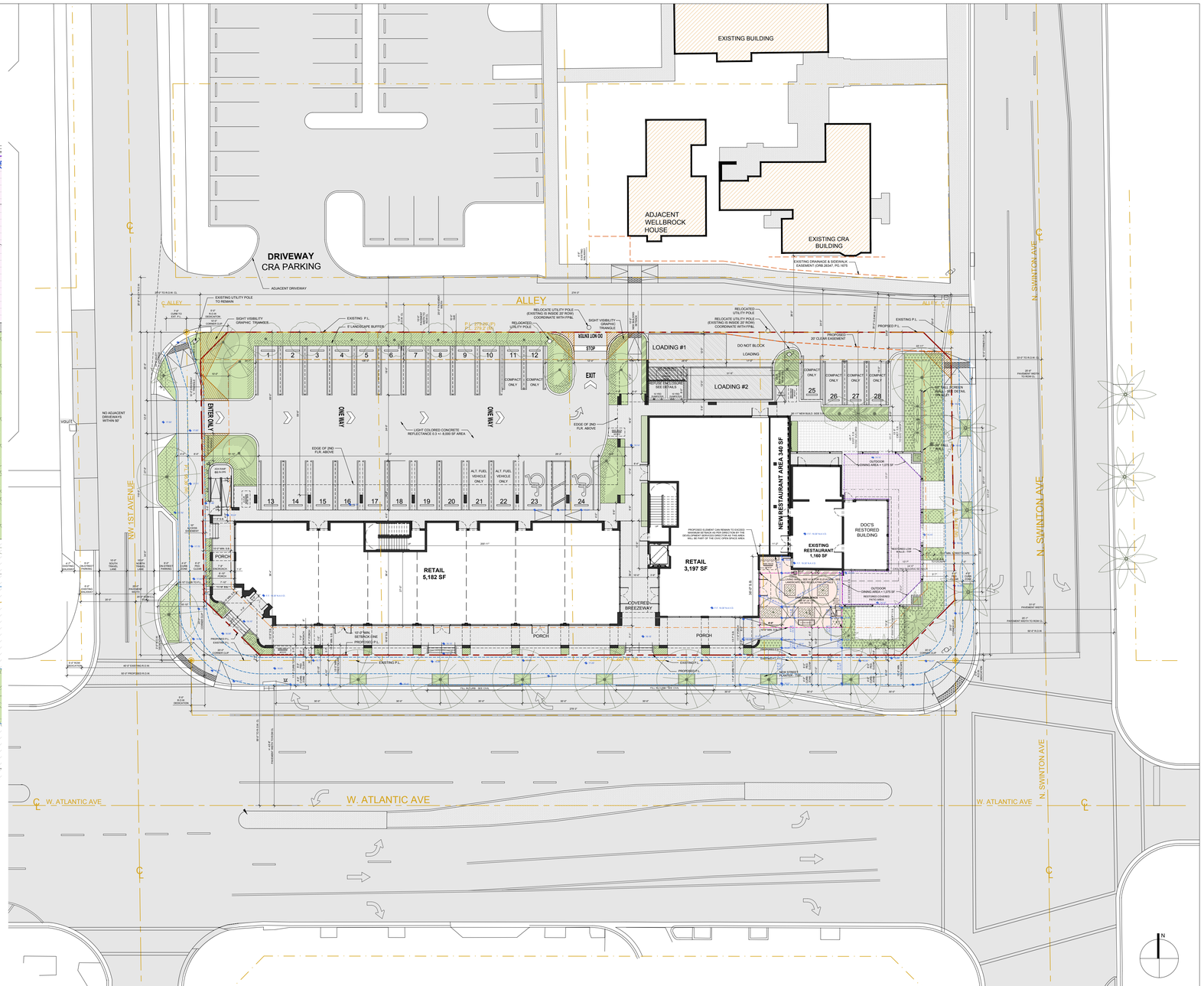
DRINKING FOUNTAIN: 1 PROVIDED W/ ADA HT.

BIKE RACK: 1 RACK (2 BICYCLES) PROVIDED

TRASH RECEPTACLE: 1 TRASH & RECYCLE PROVIDED

DOG STATION: 1 PROVIDED

TREES REQUIRED: 1 tree / 20lf of outside perimeter @
30'x20' = 100' l.f. / 20 = **5 trees required**
TREES PROVIDED: 5 TREES (See Landscape Plan)



1 SITE PLAN
1:20

BUILDING DATA AREAS (S.F.)				
	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
GROSS RETAIL	8,379.0	0.0	0.0	8379.0
GROSS RESTAURANT	1,500.0	0.0	0.0	1500.0
OUTDOOR DINING AREA	1075.0	0.0	0.0	OUTDOOR DINING NOT COUNTED AS BUILDING AREA
NET OFFICE AREA	0.0	8,630.0	8,263.0	16893.0
NET COMMON AREAS	0.0	2552.0	2455.0	5007.0
GROSS OFFICE AREA	0.0	11,182.0	10,718.0	21900.0
TOTAL AREA (GROSS)	9,879.0	11,182.0	10,718.0	31779.0

LINETYPE LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- MIN. REQUIRED SETBACK
- R.O.W. CENTER LINE
- EASEMENT
- SIGHT VISIBILITY TRIANGLE

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SITE PLAN

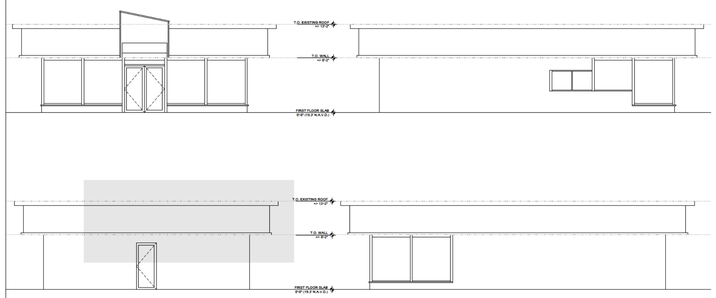
CITY CENTER DELRAY
Atlantic & Swinton Ave
Delray Beach, Florida

REVISION:	DATE:

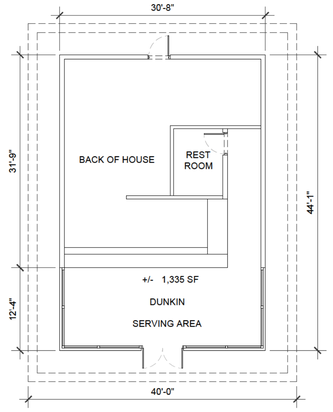
ARCHITECTURAL SITE PLAN

DATE: 6/28/2022
SCALE: 1:20
DRAWN BY: JSG, DAG
CHECKED BY: JWS
REFERENCE: 1907

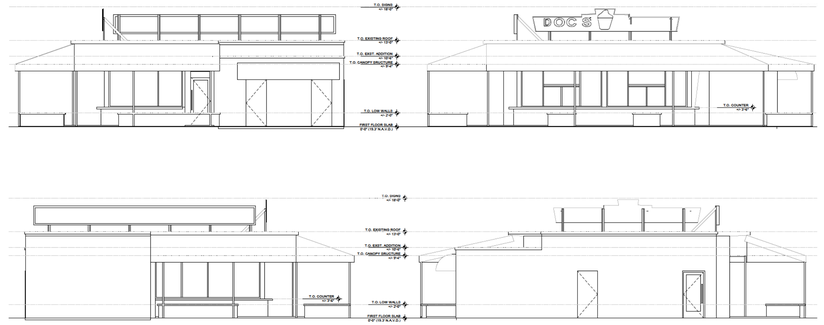
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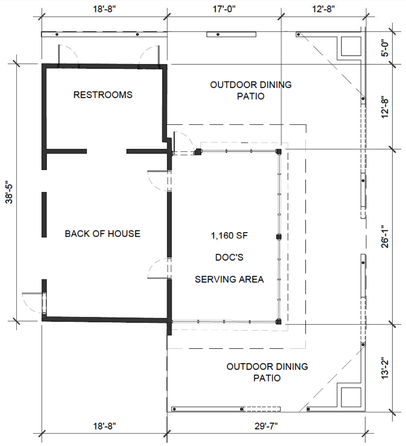
5 EXISTING DUNKIN BUILDING PLAN
3/32" = 1'



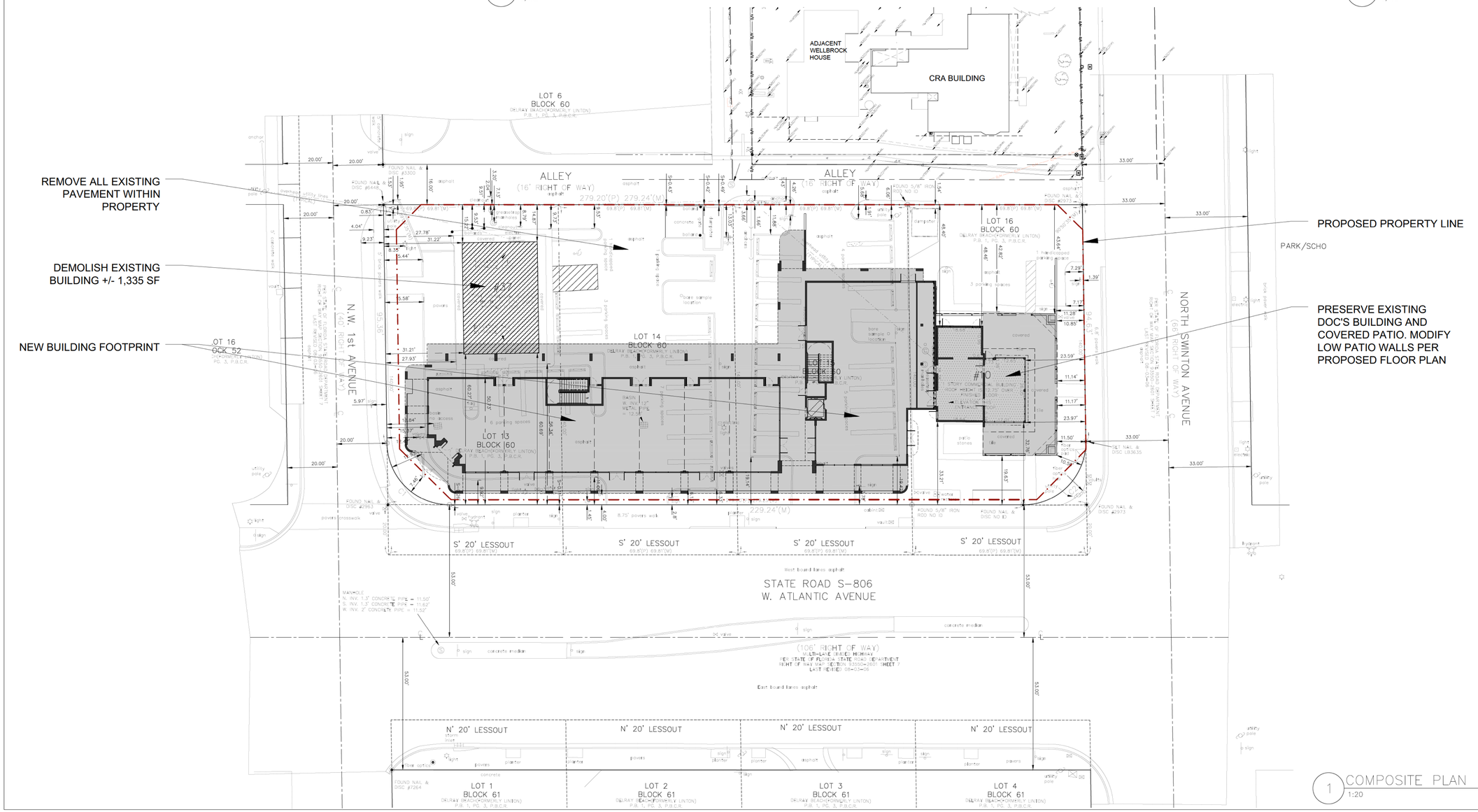
4 EXISTING DUNKIN BUILDING PLAN
3/32" = 1'



3 EXISTING DOC'S BUILDING ELEVATIONS
3/32" = 1'



2 EXISTING DOC'S BUILDING PLAN
3/32" = 1'



1 COMPOSITE PLAN
1:20

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SITE PLAN

CITY CENTER DELRAY
Atlantic & Swinton Ave
Delray Beach, Florida

John W Szerdi
AR #7991

Digitally signed by John W Szerdi AR #7991
Date: 2022.06.27 16:25:48 -04'00'

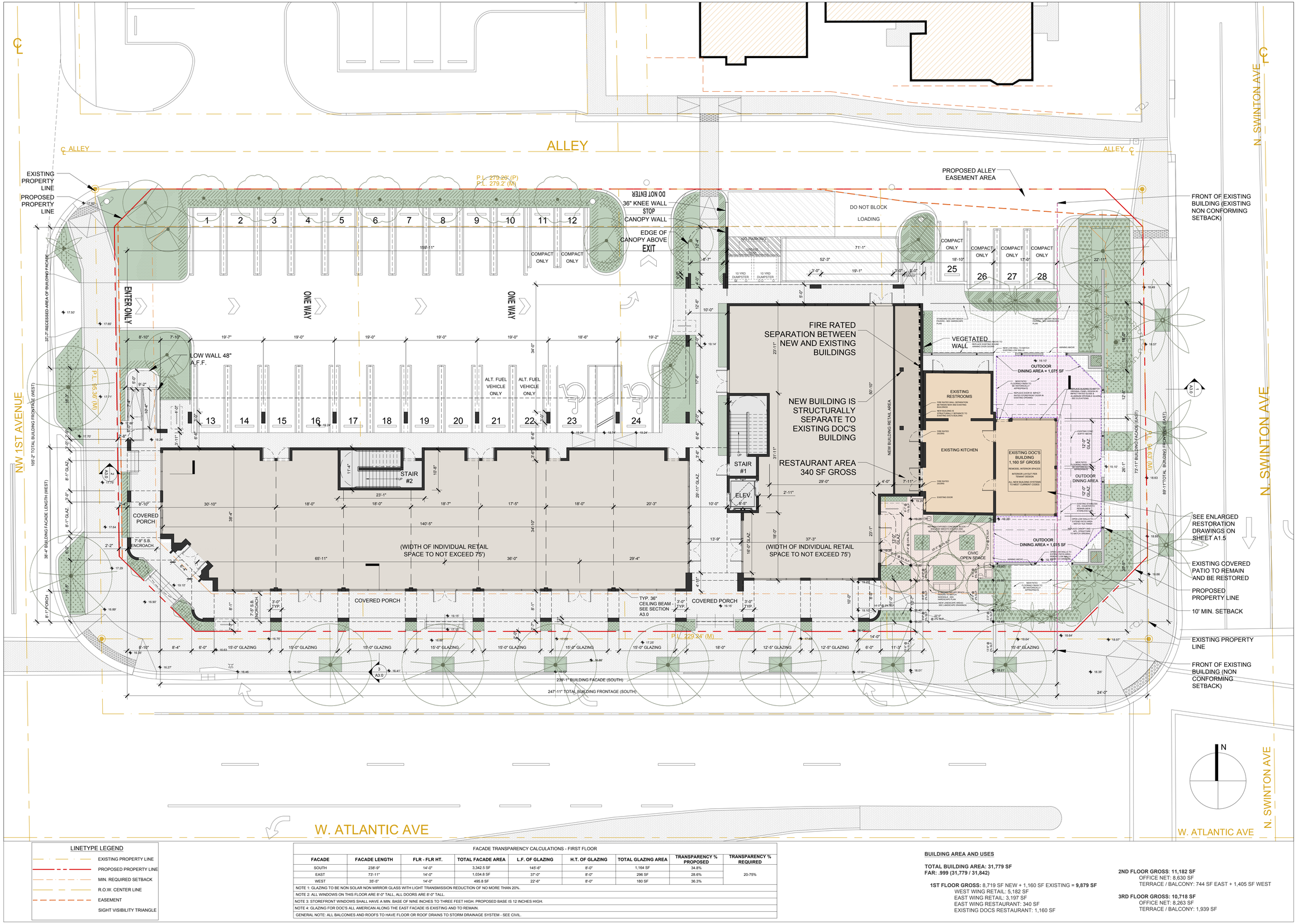
REVISION:	DATE:

COMPOSITE PLAN & EXISTING BUILDINGS PLAN & ELEVATIONS

DATE:	6/28/2022
SCALE:	1:20
DRAWN BY:	JSG, DAG
CHECKED BY:	JWS
REFERENCE:	1907

DRAWING:

A0.23



LINETYPE LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- MIN. REQUIRED SETBACK
- R.O.W. CENTER LINE
- EASEMENT
- SIGHT VISIBILITY TRIANGLE

FACADE TRANSPARENCY CALCULATIONS - FIRST FLOOR

FACADE	FACADE LENGTH	FLR - FLR HT.	TOTAL FACADE AREA	L.F. OF GLAZING	H.T. OF GLAZING	TOTAL GLAZING AREA	TRANSPARENCY % PROPOSED	TRANSPARENCY % REQUIRED
SOUTH	238'-9"	14'-0"	3,342.5 SF	145'-6"	8'-0"	1,164 SF	34.8%	20-75%
EAST	73'-11"	14'-0"	1,034.8 SF	37'-0"	8'-0"	296 SF	28.6%	
WEST	35'-5"	14'-0"	495.8 SF	22'-6"	8'-0"	180 SF	36.3%	

NOTE 1: GLAZING TO BE NON SOLAR NON MIRROR GLASS WITH LIGHT TRANSMISSION REDUCTION OF NO MORE THAN 20%.
NOTE 2: ALL WINDOWS ON THIS FLOOR ARE 8'-0" TALL, ALL DOORS ARE 8'-0" TALL.
NOTE 3: STOREFRONT WINDOWS SHALL HAVE A MIN. BASE OF NINE INCHES TO THREE FEET HIGH. PROPOSED BASE IS 12 INCHES HIGH.
NOTE 4: GLAZING FOR DOC'S ALL AMERICAN ALONG THE EAST FACADE IS EXISTING AND TO REMAIN.
GENERAL NOTE: ALL BALCONIES AND ROOFS TO HAVE FLOOR OR ROOF DRAINS TO STORM DRAINAGE SYSTEM - SEE CIVIL.

BUILDING AREA AND USES

TOTAL BUILDING AREA: 31,779 SF
FAR: .999 (31,779 / 31,842)

1ST FLOOR GROSS: 8,719 SF NEW + 1,160 SF EXISTING = **9,879 SF**
WEST WING RETAIL: 5,182 SF
EAST WING RETAIL: 3,197 SF
EAST WING RESTAURANT: 340 SF
EXISTING DOCS RESTAURANT: 1,160 SF

2ND FLOOR GROSS: 11,182 SF
OFFICE NET: 8,630 SF
TERRACE / BALCONY: 744 SF EAST + 1,405 SF WEST

3RD FLOOR GROSS: 10,718 SF
OFFICE NET: 8,263 SF
TERRACE / BALCONY: 1,939 SF

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SITE PLAN

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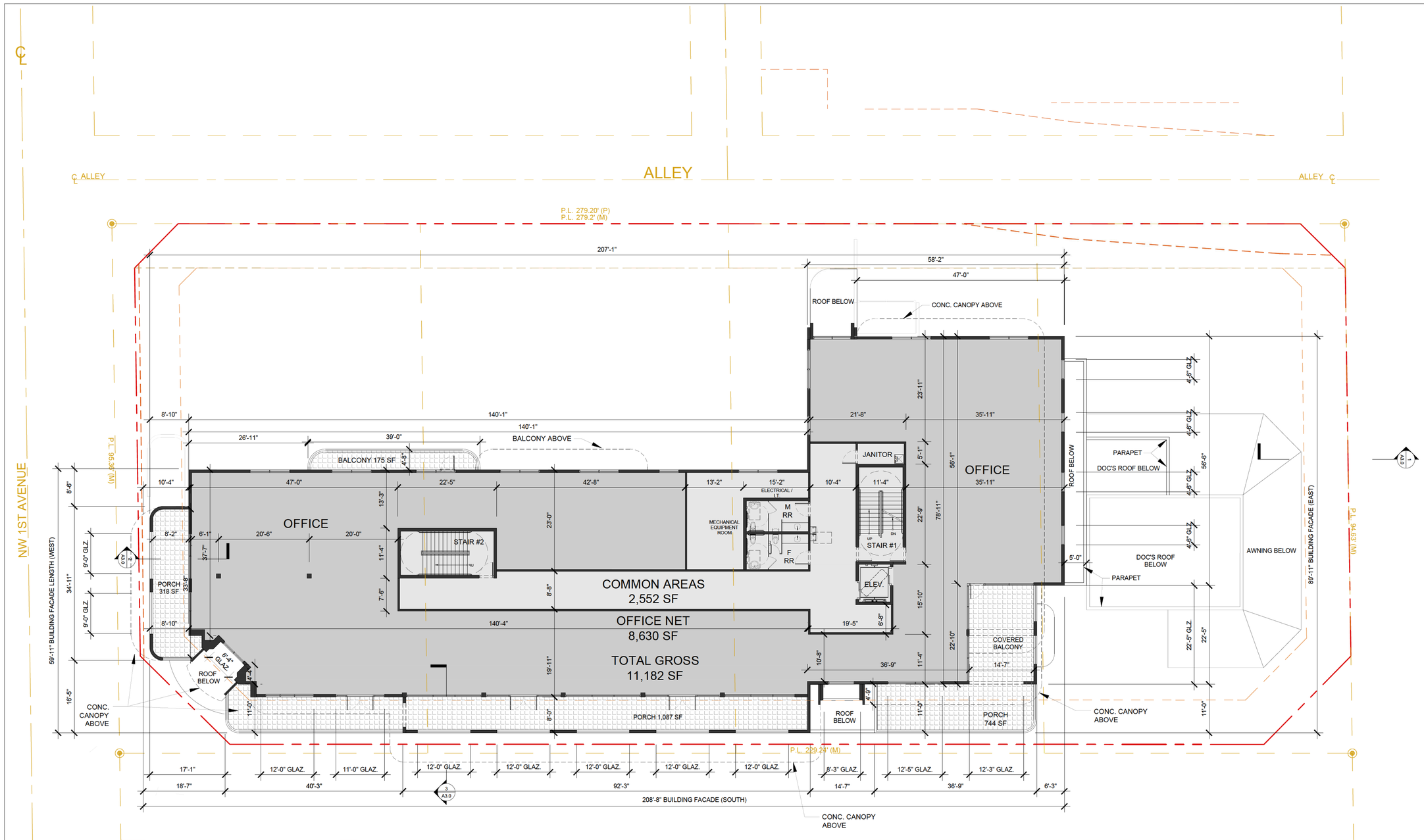
REVISION:	DATE:

FIRST FLOOR PLAN

DATE:	**6/28/2022**
SCALE:	**3/32" = 1'-0"**
DRAWN BY:	**JSG, DAG**
CHECKED BY:	**JWS**
REFERENCE:	**1907**

DRAWING:

A1.0



LINETYPE LEGEND
EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
MIN. REQUIRED SETBACK
R.O.W. CENTER LINE
EASEMENT
SIGHT VISIBILITY TRIANGLE

FACADE TRANSPARENCY CALCULATIONS - SECOND FLOOR

FACADE	FACADE LENGTH	FLR - FLR HT.	TOTAL FACADE AREA	L.F. OF GLAZING	H.T. OF GLAZING	TOTAL GLAZING AREA	TRANSPARENCY % PROPOSED	TRANSPARENCY % REQUIRED
SOUTH	208'-8"	12'-0"	2,504 SF	122'-3"	8'-0"	978 SF	39.1%	20-75%
EAST	92'-6"	12'-0"	1,110 SF	39'-9"	8'-0"	318 SF	28.6%	
WEST	59'-9"	12'-0"	717 SF	22'-11"	8'-0"	183.3 SF	25.6%	

NOTE 1: GLAZING TO BE NON SOLAR NON MIRROR GLASS WITH LIGHT TRANSMISSION REDUCTION OF NO MORE THAN 20%.
NOTE 2: ALL WINDOWS ON THIS FLOOR ARE 8'-0" TALL, ALL DOORS ARE 8'-0" TALL.
NOTE 3: INTERIOR DOOR LOCATIONS DETERMINED WITH TENANT IMPROVEMENT T.B.D.
GENERAL NOTE: ALL BALCONIES AND ROOFS TO HAVE FLOOR OR ROOF DRAINS TO STORM DRAINAGE SYSTEM - SEE CIVIL.

BUILDING AREA AND USES

TOTAL BUILDING AREA: 31,779 SF
FAR: .999 (31,779 / 31,842)

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EAST WING RETAIL: 3,197 SF
EAST WING RESTAURANT: 340 SF
EXISTING DOCS RESTAURANT: 1,160 SF

2ND FLOOR GROSS: 11,182 SF
OFFICE NET: 8,630 SF
TERRACE / BALCONY: 744 SF EAST + 1,405 SF WEST

3RD FLOOR GROSS: 10,718 SF
OFFICE NET: 8,263 SF
TERRACE / BALCONY: 1,939 SF

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SITE PLAN

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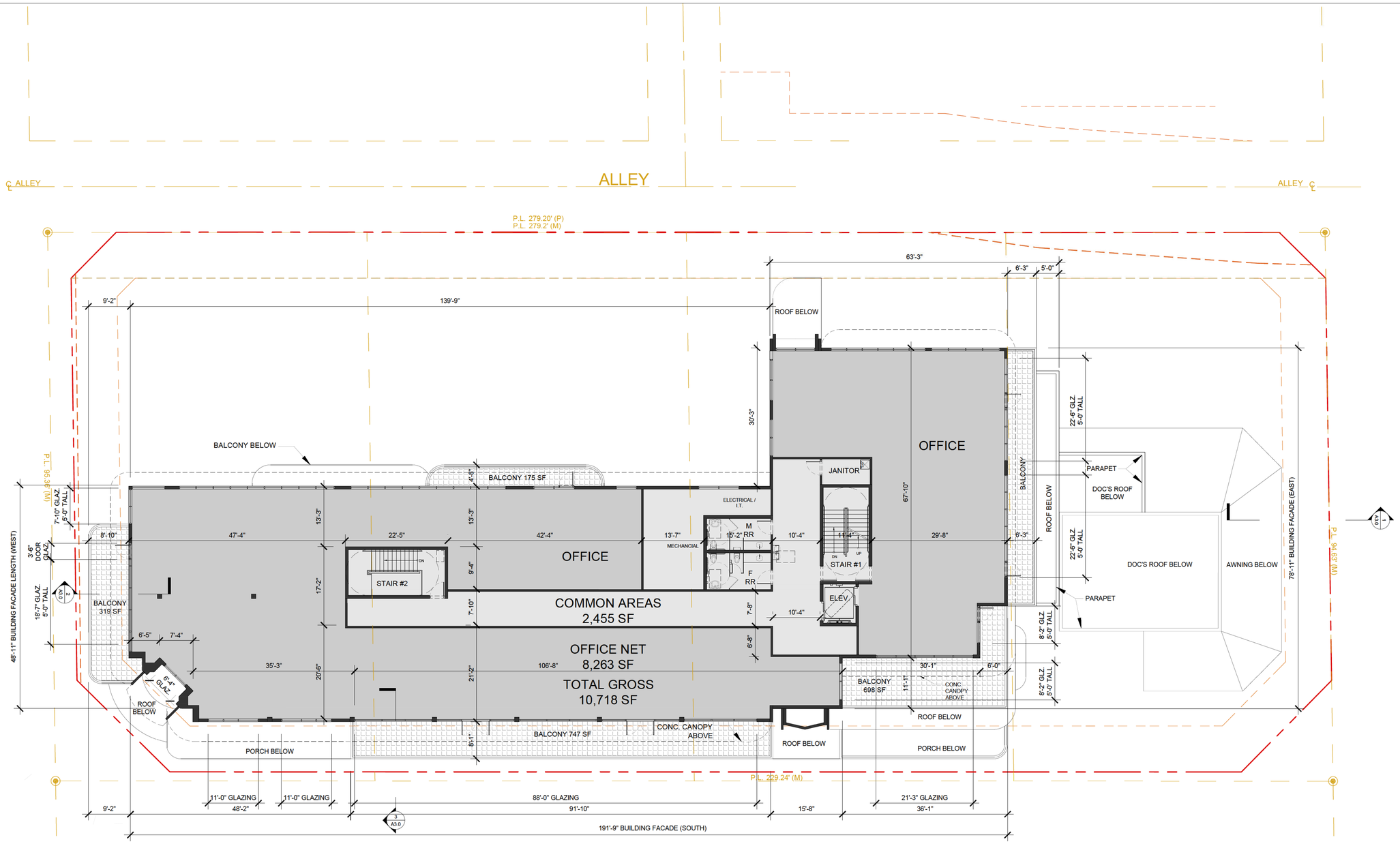
John W Szerdi AR #7991
Digitally signed by John W Szerdi AR #7991
Date: 2022.06.27 16:24:44 -04'00'

REVISION:	DATE:

SECOND FLOOR PLAN

DATE:	6/28/2022
SCALE:	3/32" = 1'-0"
DRAWN BY:	JSG, DAG
CHECKED BY:	JWS
REFERENCE:	1907

DRAWING:
A1.1



LINETYPE LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- MIN. REQUIRED SETBACK
- R.O.W. CENTER LINE
- EASEMENT
- SIGHT VISIBILITY TRIANGLE

FACADE TRANSPARENCY CALCULATIONS - 3RD FLOOR

FACADE	FACADE LENGTH	FLR - FLR HT.	TOTAL FACADE AREA	L.F. OF GLAZING	H.T. OF GLAZING	TOTAL GLAZING AREA	TRANSPARENCY % PROPOSED	TRANSPARENCY % REQUIRED
SOUTH	191'-9"	12'-0"	2,301 SF	137'-7"	8'-0"	1,101 SF	48.0%	20-75%
EAST	78'-11"	12'-0"	947 SF	61'-4"	5'-0"	306.7 SF	32.4%	
WEST	47'-11"	12'-0"	575 SF	3'-4" (8' TALL) +26'-5" (5' TALL)	8'-0" (5'-0" WHERE NOTED)	160.1 SF	28.0%	

NOTE 1: GLAZING TO BE NON SOLAR NON MIRROR GLASS WITH LIGHT TRANSMISSION REDUCTION OF NO MORE THAN 20%

NOTE 2: ALL DOORS ARE 8'-0" TALL. ALL WINDOWS ARE 8'-0" UNLESS OTHERWISE NOTED. WHERE THE GLAZING IS 5'-0", HT. IS NOTED.

NOTE 3: INTERIOR DOOR LOCATIONS DETERMINED WITH TENANT IMPROVEMENT T.B.D.

GENERAL NOTE: ALL BALCONIES AND ROOFS TO HAVE FLOOR OR ROOF DRAINS TO STORM DRAINAGE SYSTEM - SEE CIVIL

BUILDING AREA AND USES

TOTAL BUILDING AREA: 31,779 SF
FAR: .999 (31,779 / 31,842)

1ST FLOOR GROSS: 8,719 SF NEW + 1,160 SF EXISTING = **9,879 SF**
WEST WING RETAIL: 5,182 SF
EAST WING RETAIL: 3,197 SF
EAST WING RESTAURANT: 340 SF
EXISTING DOCS RESTAURANT: 1,160 SF

2ND FLOOR GROSS: 11,182 SF
OFFICE NET: 8,630 SF
TERRACE / BALCONY: 744 SF EAST + 1,405 SF WEST

3RD FLOOR GROSS: 10,718 SF
OFFICE NET: 8,263 SF
TERRACE / BALCONY: 1,939 SF

N

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SITE PLAN

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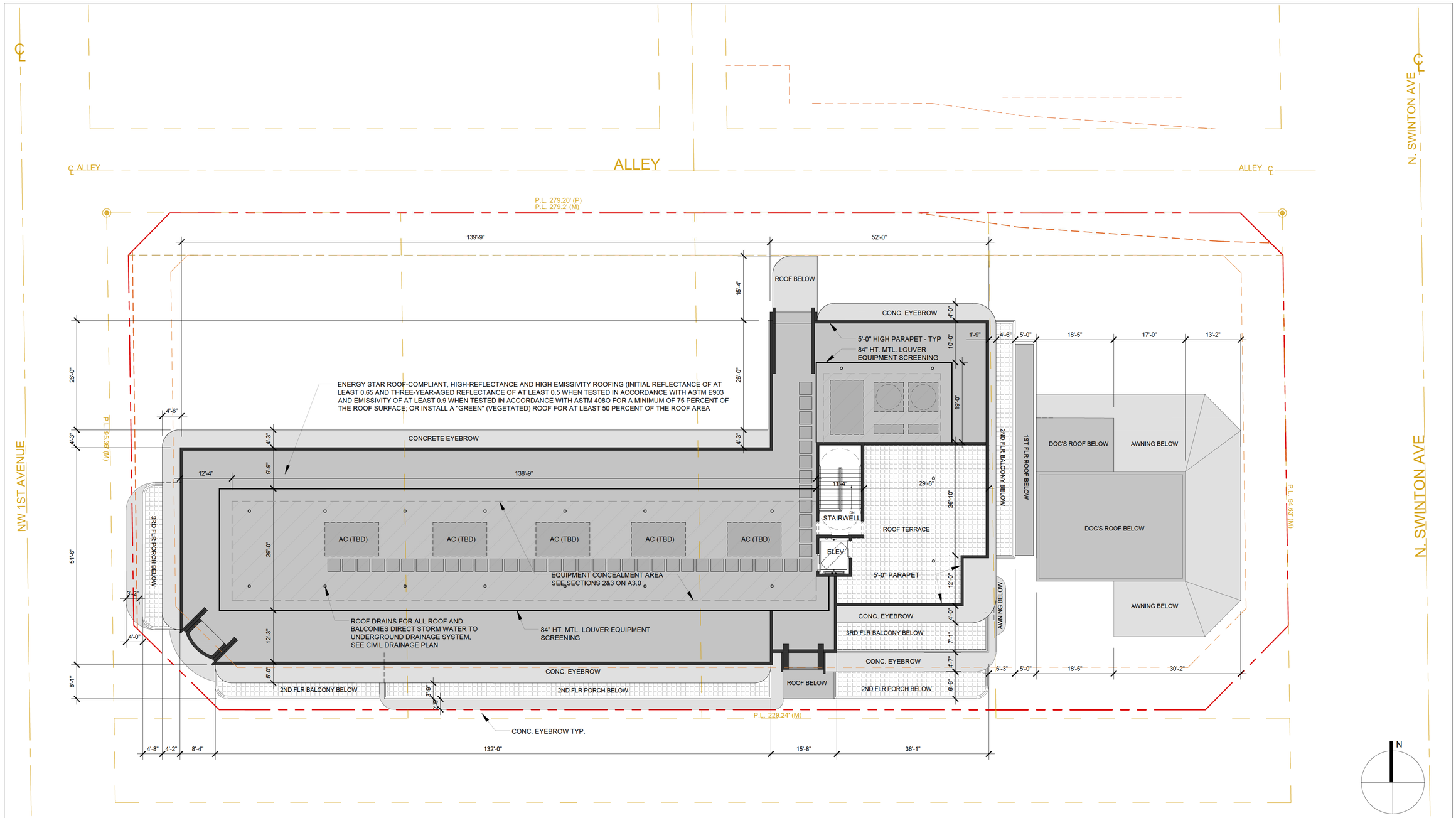
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Digitally signed by John W Szerdi AR #7991
Date: 2022.06.27 16:24:14 -04'00'

REVISION:	DATE:

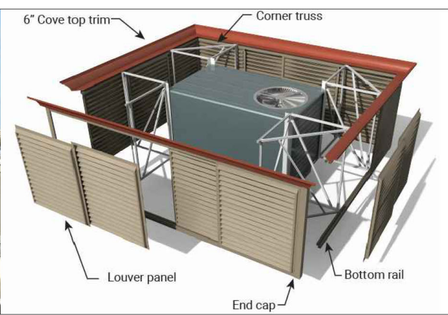
THIRD FLOOR PLAN

DATE: 6/28/2022
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CHECKED BY: JWS
REFERENCE: 1907

DRAWING:
A1.2





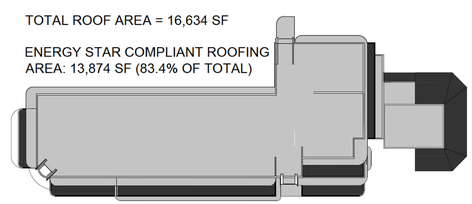




0 EQUIPMENT SCREENING
ENVISOR LOUVER OR EQUAL

TOTAL ROOF AREA = 16,634 SF

ENERGY STAR COMPLIANT ROOFING AREA: 13,874 SF (83.4% OF TOTAL)



0 ENERGY STAR AREA
CALCULATION DIAGRAM

LINETYPE LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- MIN. REQUIRED SETBACK
- R.O.W. CENTER LINE
- EASEMENT
- SIGHT VISIBILITY TRIANGLE

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Date: 2022.06.27 16:23:46 -04'00'

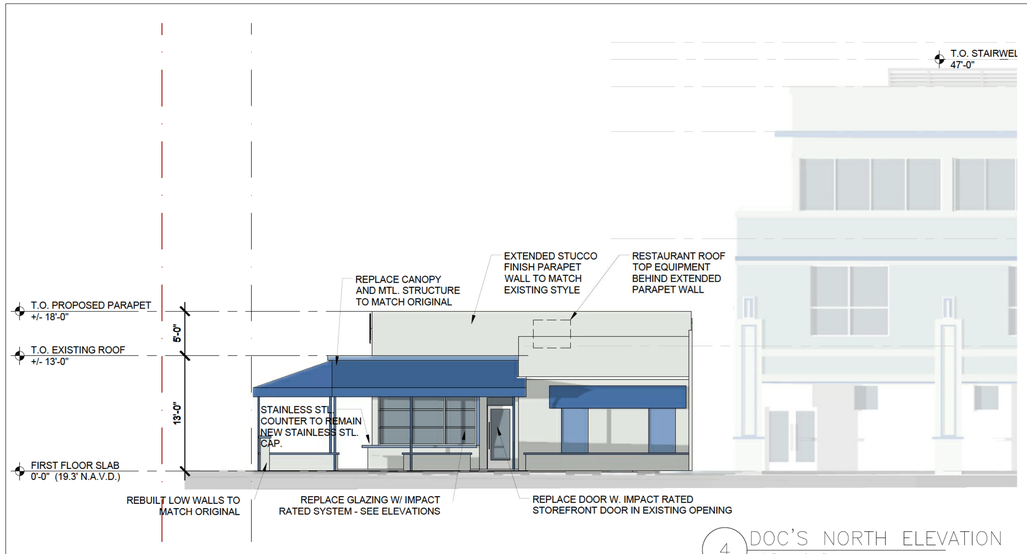
REVISION:	DATE:

ROOF PLAN

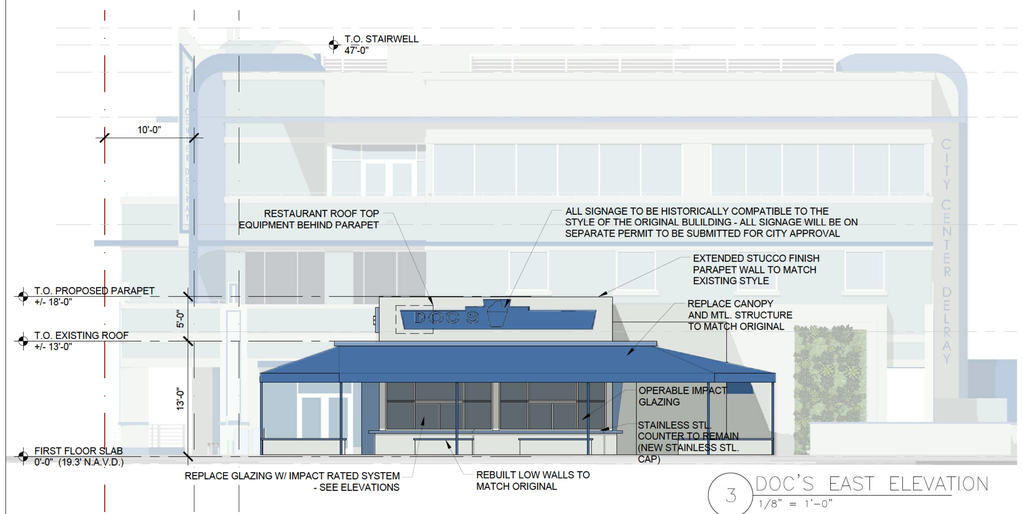
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CHECKED BY:	JWS
REFERENCE:	1907

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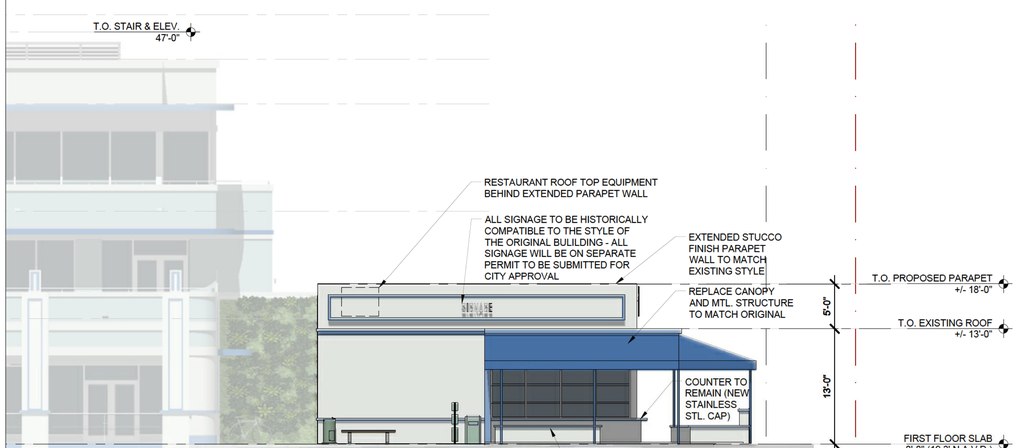
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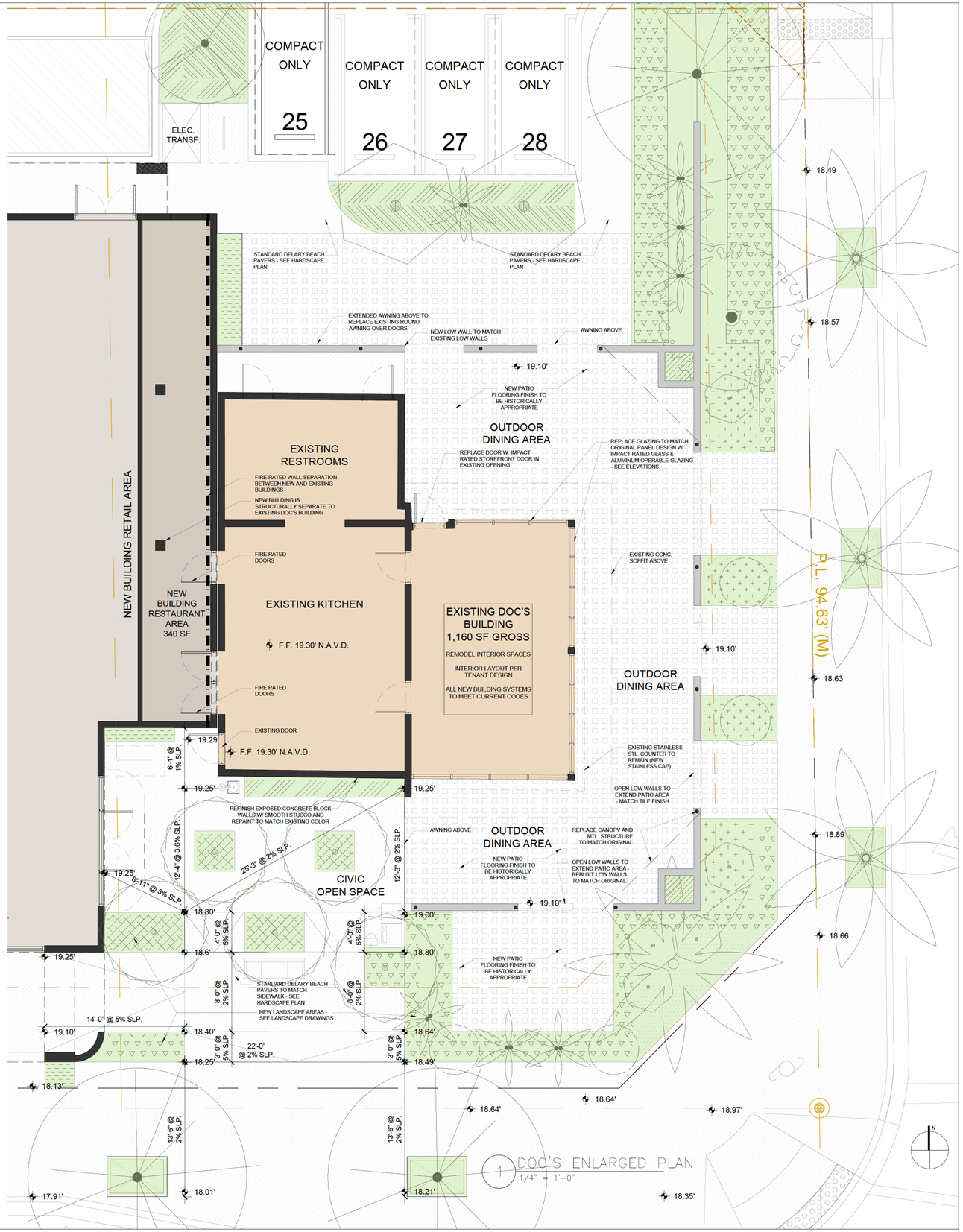
4 DOC'S NORTH ELEVATION
1/8" = 1'-0"



3 DOC'S EAST ELEVATION
1/8" = 1'-0"



2 DOC'S SOUTH ELEVATION
1/4" = 1'-0"



1 DOC'S ENLARGED PLAN
1/4" = 1'-0"

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Digitally signed by John W Szerdi AR #7991
Date: 2022.06.27 16:23:18 -04'00'

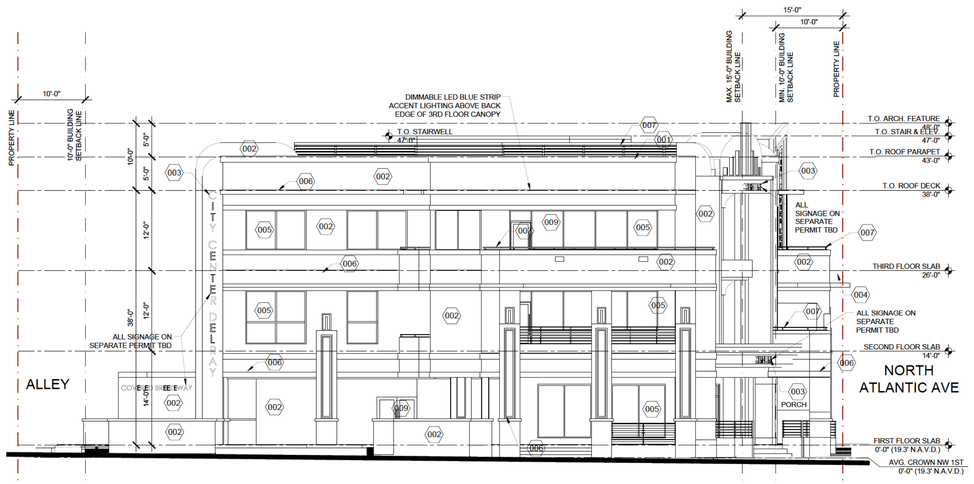
REVISION:	DATE:

DOC'S RESTORATION ENLARGED PLAN AND ELEVATIONS

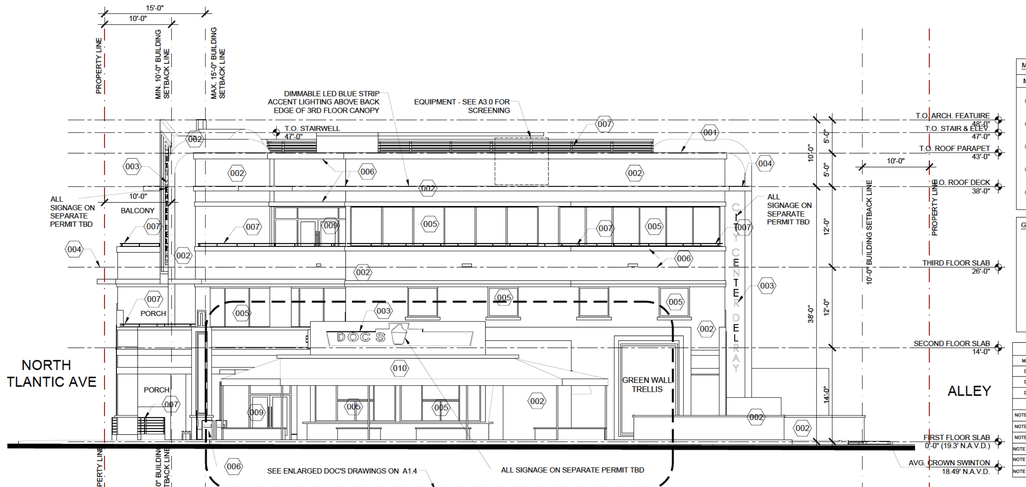
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DRAWN BY:	JSG, DAG
CHECKED BY:	JWS
REFERENCE:	1907

DRAWING:

A1.4



4 WEST ELEVATION
3/32" = 1'-0"



3 EAST ELEVATION
3/32" = 1'-0"

MATERIAL SPECIFICATIONS			
MARK	DESCRIPTION	MARK	DESCRIPTION
001	FLAT ROOF WITH ORNAMENTAL MASONRY PARAPET	006	STUCCO TRIM
002	SMOOTH STUCCO FINISH	007	HORIZONTAL METAL RAILINGS
003	INTEGRATED SIGNAGE SEPARATE PERMIT	008	STOREFRONT SYSTEM
004	CANTILEVERED MASONRY EYEBROW	009	EXTERIOR DOORS WITH GLASS
005	ALUMINUM WINDOWS (WHITE FRAMES)	010	FABRIC AWNING

GENERAL NOTES

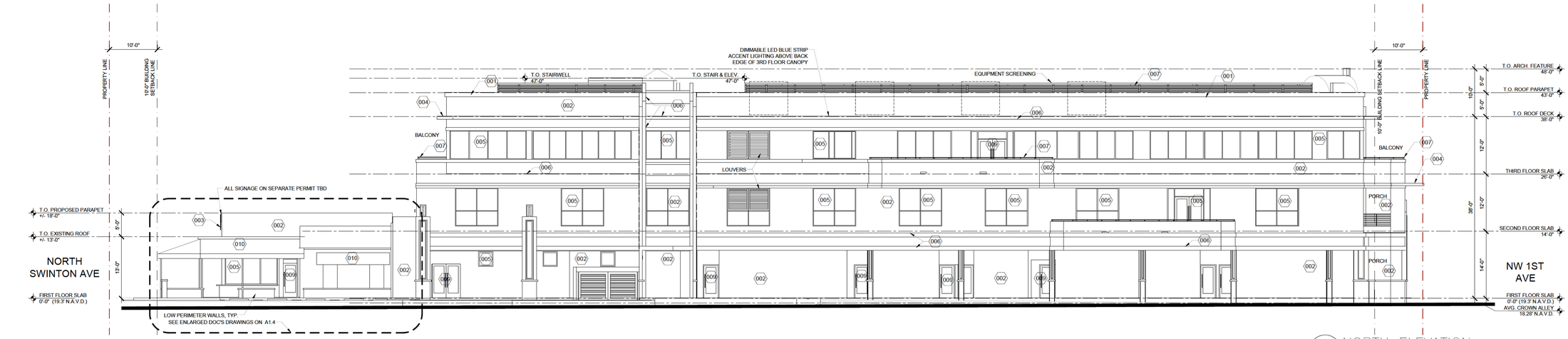
1. EXTERIOR BUILDING ELEVATIONS FOR GRAPHIC REPRESENTATION ONLY. REFER TO FLOOR PLANS AND STREET SCAPE SECTIONS.
2. SMOOTH PAINTED STUCCO ON ALL EXTERIOR WALLS, CANOPIES, SOFFITS, AND PARAPETS.
3. ALL CORNICES & MOLDINGS IN 'CBD' DISTRICT TO HAVE A MINIMUM 2" PROJECTION FROM THE FACE OF A WALL SURFACE ATTACHED TO.
4. ALL RAILINGS TO BE POWDER COATED ALUMINUM. ALL RAILINGS TO BE CONSTRUCTED SO THAT 4" SPHERE SHALL NOT PASS.
5. ALL WINDOWS AND DOORS TO BE IMPACT RATED. ALL FRAMES TO BE WHITE, SAMPLES TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.

EXTERIOR WINDOW & DOOR SCHEDULE

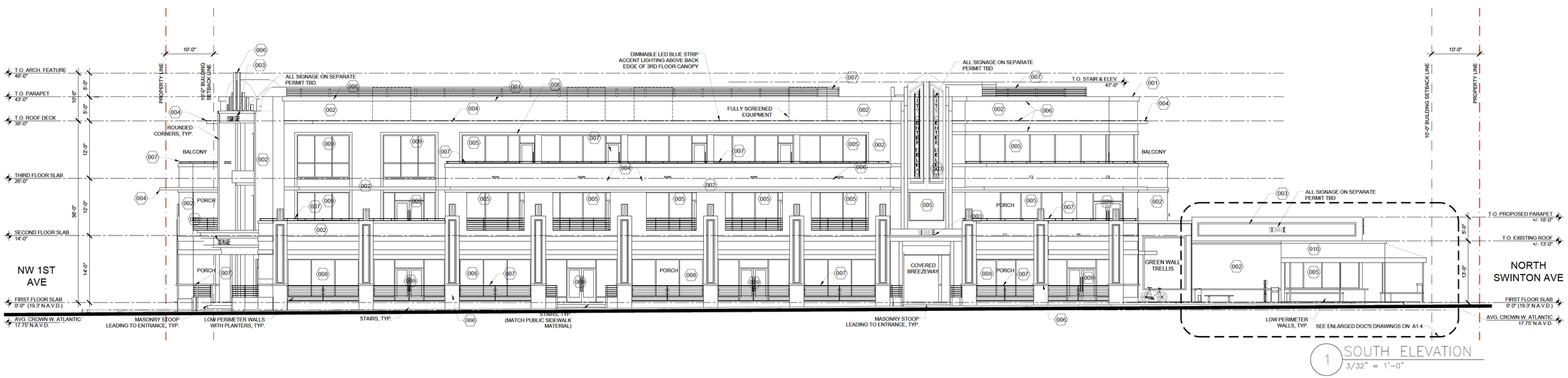
MARK	MASONRY OPENING *2	TYPE	NOA #	COLOR	GLAZING
005	VARIES W X 60"-96"H	FIXED WINDOW	FL35065	WHITE	IMPACT LOW-E
008	VARIES W X 96"H	STOREFRONT	FL35065	WHITE	IMPACT LOW-E
009	36"W X 96"H	EXTERIOR DOOR	FL3665	WHITE	IMPACT LOW-E

NOTES

NOTE 1: GLAZING TO BE NON SOLAR NON MIRROR GLASS WITH LIGHT TRANSMISSION REDUCTION OF NO MORE THAN 20%.
NOTE 2: GLAZING FOR DOC'S ALL AMERICAN ALONG THE EAST FACADE IS EXISTING AND TO REMAIN.
NOTE 3: STOREFRONT WINDOWS SHALL HAVE A MIN. BASE OF NINE INCHES TO THREE FEET HIGH. PROPOSED BASE IS 12 INCHES HIGH.
NOTE 4: ALL STOREFRONTS AT GROUND FLOOR SHOULD HAVE A 9" MIN. SILL HT.
NOTE 5: ALL WINDOWS SHALL BE HURRICANE IMPACT, PROVIDE METRO DADE APPROVAL
NOTE 6: ALL MASONRY OPENINGS TO BE VERIFIED WITH THE MANUFACTURER SPECIFICATIONS



2 NORTH ELEVATION
3/32" = 1'-0"



1 SOUTH ELEVATION
3/32" = 1'-0"

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SITE PLAN

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Atlantic & Swinton Ave
Delray Beach, Florida

John W Szerdi
AR #7991

Digitally signed by John W Szerdi AR #7991
Date: 2022.06.27 16:22:52 -04'00'

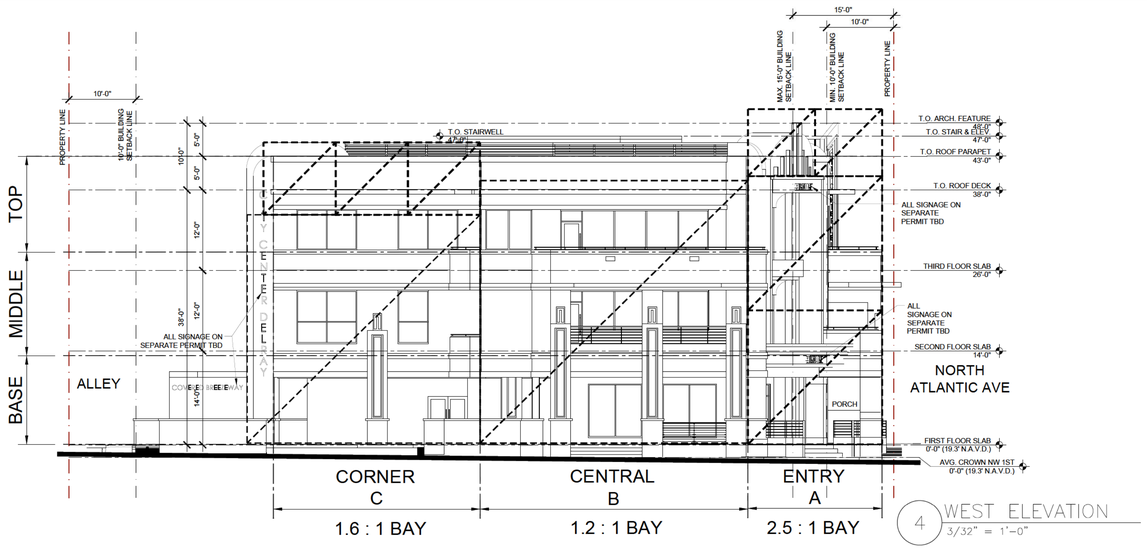
REVISION:	DATE:

BUILDING ELEVATIONS

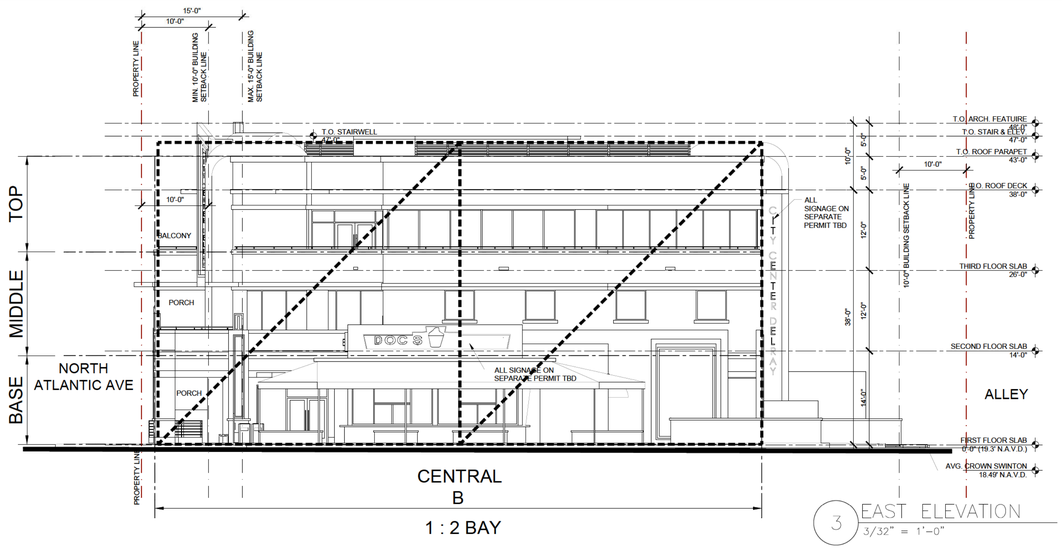
DATE:	**6/28/2022**
SCALE:	AS NOTED
DRAWN BY:	JSG, DAG
CHECKED BY:	JWS
REFERENCE:	**1907**

DRAWING:

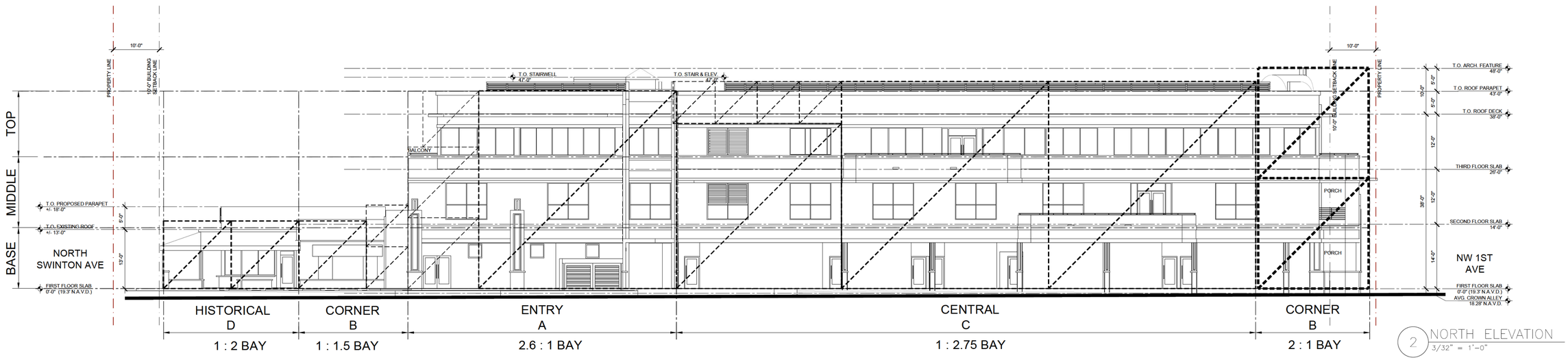
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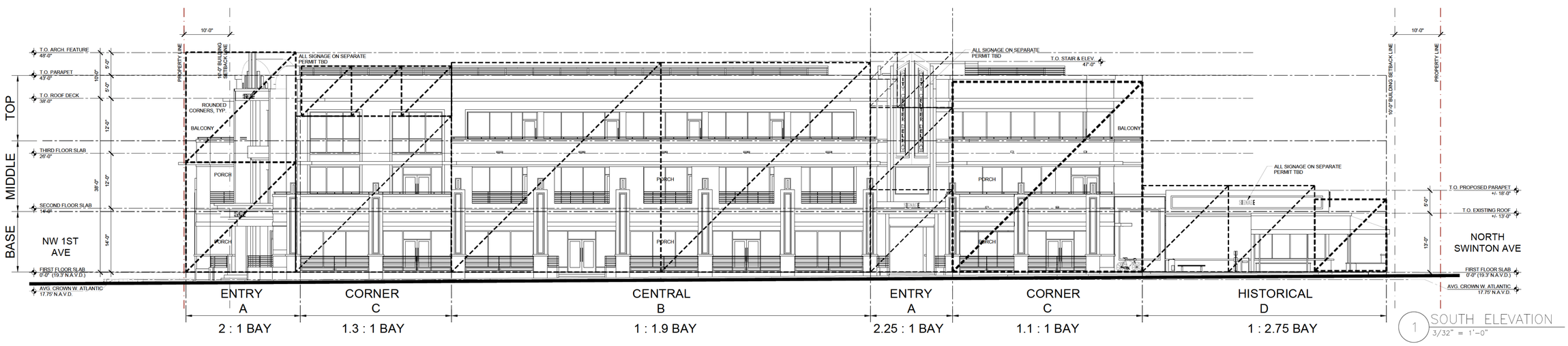
4 WEST ELEVATION
3/32" = 1'-0"



3 EAST ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"



1 SOUTH ELEVATION
3/32" = 1'-0"

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AR#7991
1005 Lake Avenue Lake Worth, Fl 33460
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SITE PLAN

CITY CENTER DELRAY
Atlantic & Swinton Ave
Delray Beach, Florida

John W Szerdi AR #7991

Digitally signed by John W Szerdi AR #7991
Date: 2022.06.27 16:22:24 -04'00'

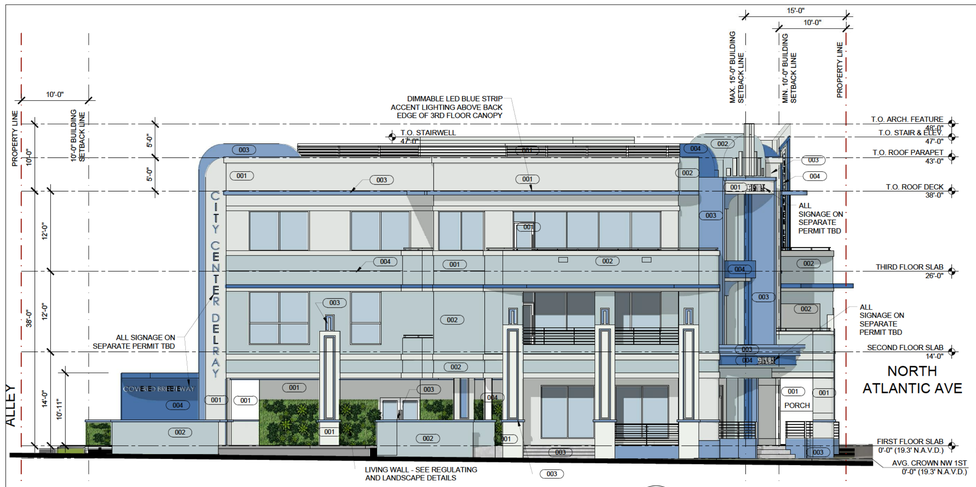
REVISION:	DATE:

BUILDING PROPORTIONING ELEVATIONS

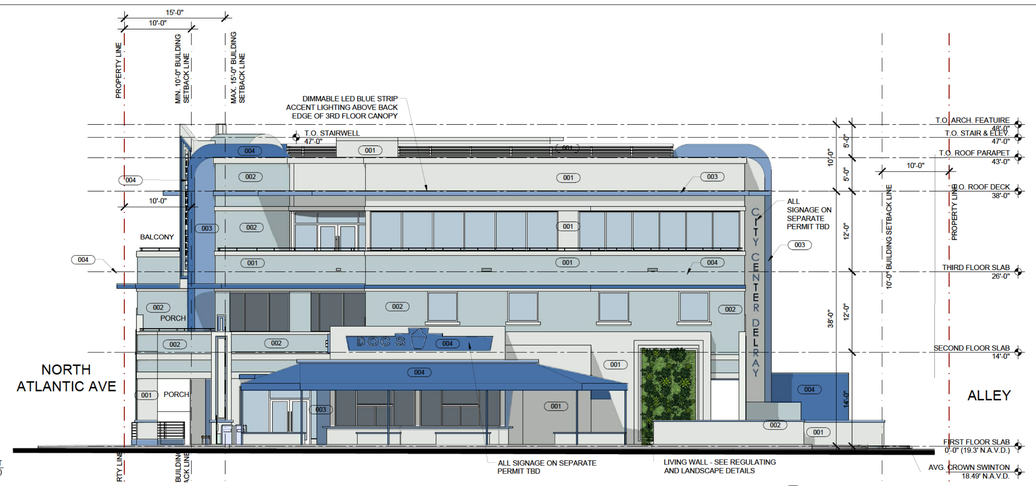
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SCALE:	AS NOTED
DRAWN BY:	JSG, DAG
CHECKED BY:	JWS
REFERENCE:	1907

DRAWING:

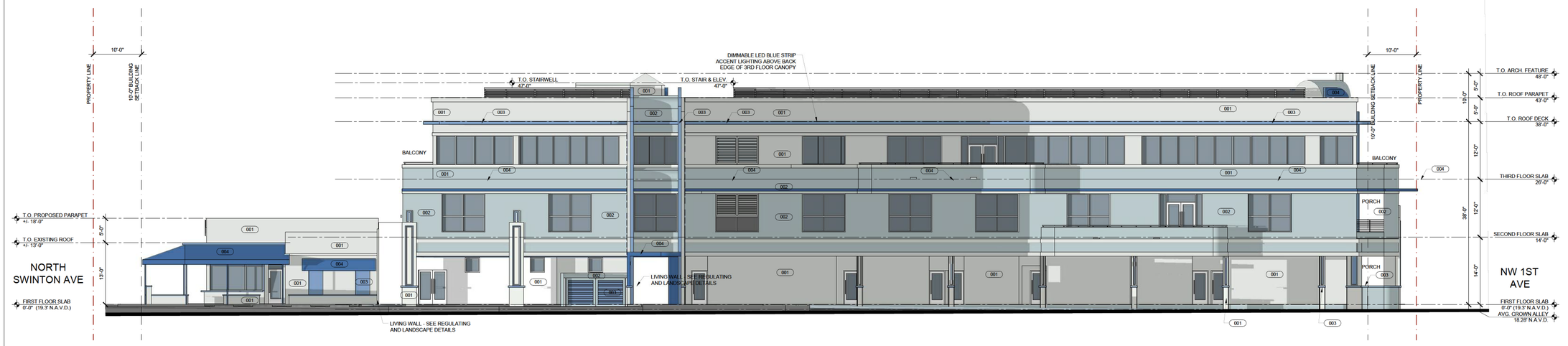
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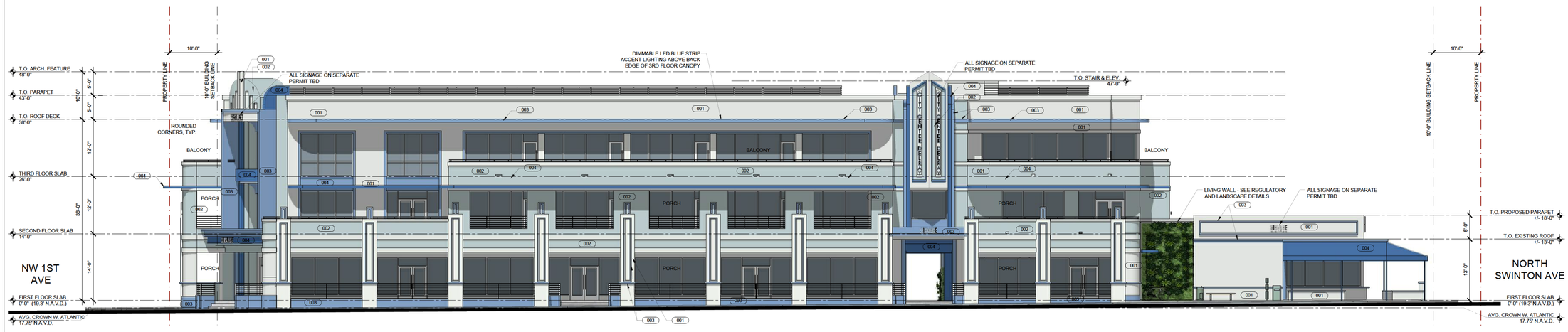
4 WEST ELEVATION
3/32" = 1'-0"



3 EAST ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"



1 SOUTH ELEVATION
3/32" = 1'-0"

COLOR / PAINT SPECIFICATIONS (SHERWIN - WILLIAMS)		
MARK	DESCRIPTION	TYPICAL LOCATIONS
001	WHITE - SW 6252 - ICE CUBE	MAIN FACADE COLOR
002	GREEN - SW 9051 - AQUAVERDE	2ND FLOOR FACADE COLOR
003	LIGHT BLUE - SW 6507 - RESOLUTE BLUE	TRIM & ACCENT COLOR
004	DEEP BLUE - SW 6508 - SECURE BLUE	CANOPY & ACCENT COLOR

GENERAL NOTES

1. EXTERIOR BUILDING ELEVATIONS FOR GRAPHIC REPRESENTATION ONLY, REFER TO FLOOR PLANS AND STREET SCAPE SECTIONS.
2. SMOOTH PAINTED STUCCO ON ALL EXTERIOR WALLS, CANOPIES, SOFFITS, AND PARAPETS.
3. ALL CORNICES & MOLDINGS IN 'CBD' DISTRICT TO HAVE A MINIMUM 2" PROJECTION FROM THE FACE OF A WALL SURFACE ATTACHED TO.
4. ALL RAILINGS TO BE POWDER COATED ALUMINUM. ALL RAILINGS TO BE CONSTRUCTED SO THAT 4" SPHERE SHALL NOT PASS.
5. ALL WINDOWS AND DOORS TO BE IMPACT RATED. ALL FRAMES TO BE WHITE, SAMPLES TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.

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John W Szerdi AR #7991

Digitally signed by John W Szerdi AR #7991
Date: 2022.06.27 16:22:02 -04'00'

REVISION:	DATE:

BUILDING COLORED ELEVATIONS

DATE:	6/28/2022
SCALE:	AS NOTED
DRAWN BY:	JSG, DAG
CHECKED BY:	JWS
REFERENCE:	1907

DRAWING:

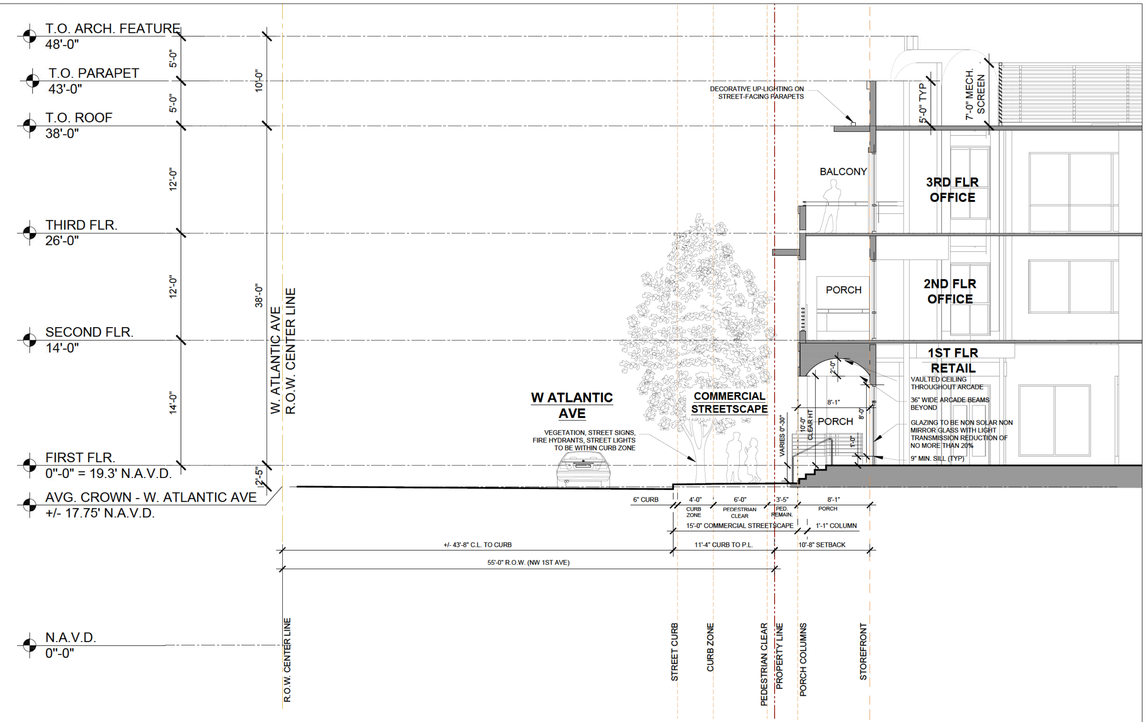
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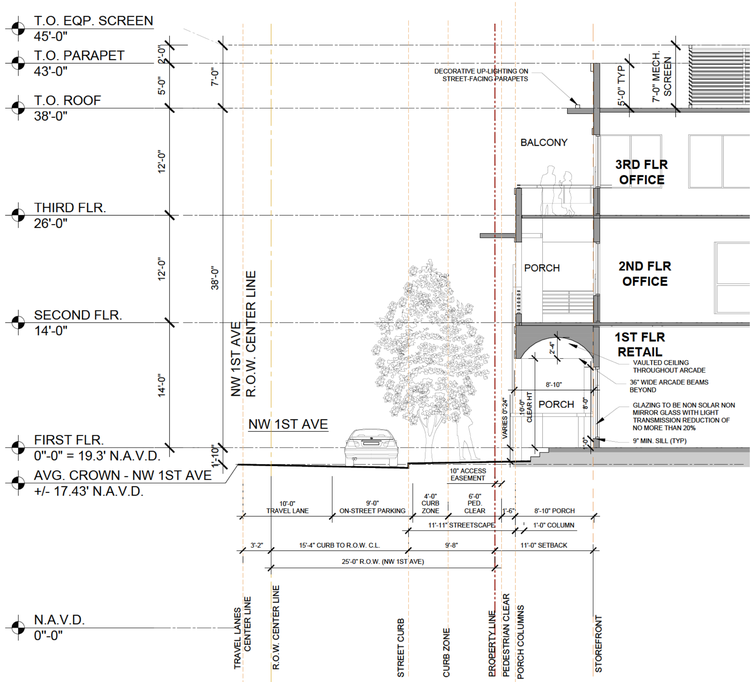
4 PORCH DIAGRAM

Table 4.4.13(E) Dimensional Requirements for Porch				
		MINIMUM	MAXIMUM	**PROPOSED**
A	BUILDING SETBACK	VARIES	15 FT.	ATLANTIC (EAST): 13'-7"
				ATLANTIC (WEST): 10'-8"
				1ST AVE: VARIES 11'-0" - 11'-5"
B	DEPTH	8 FT.	12 FT.	ATLANTIC (EAST): 11'-0"
				ATLANTIC (WEST): 8'-1"
				1ST AVE: 8'-10"
C	WIDTH	40% FACADE	100% FACADE	ATLANTIC: +/- 95%
				1ST AVE: 100%
D	FLOOR ELEVATION	.5 FT.	4 FT.	VARIES 0.5 FT - 2 FT
*	ALLOWABLE ENCROACHMENT *	-	8 FT.	ATLANTIC: 7'-5"
				1ST AVE: 7'-9"
* May not encroach into the curb zone or pedestrian clear zone (See Section 4.4.13(E)(2))				

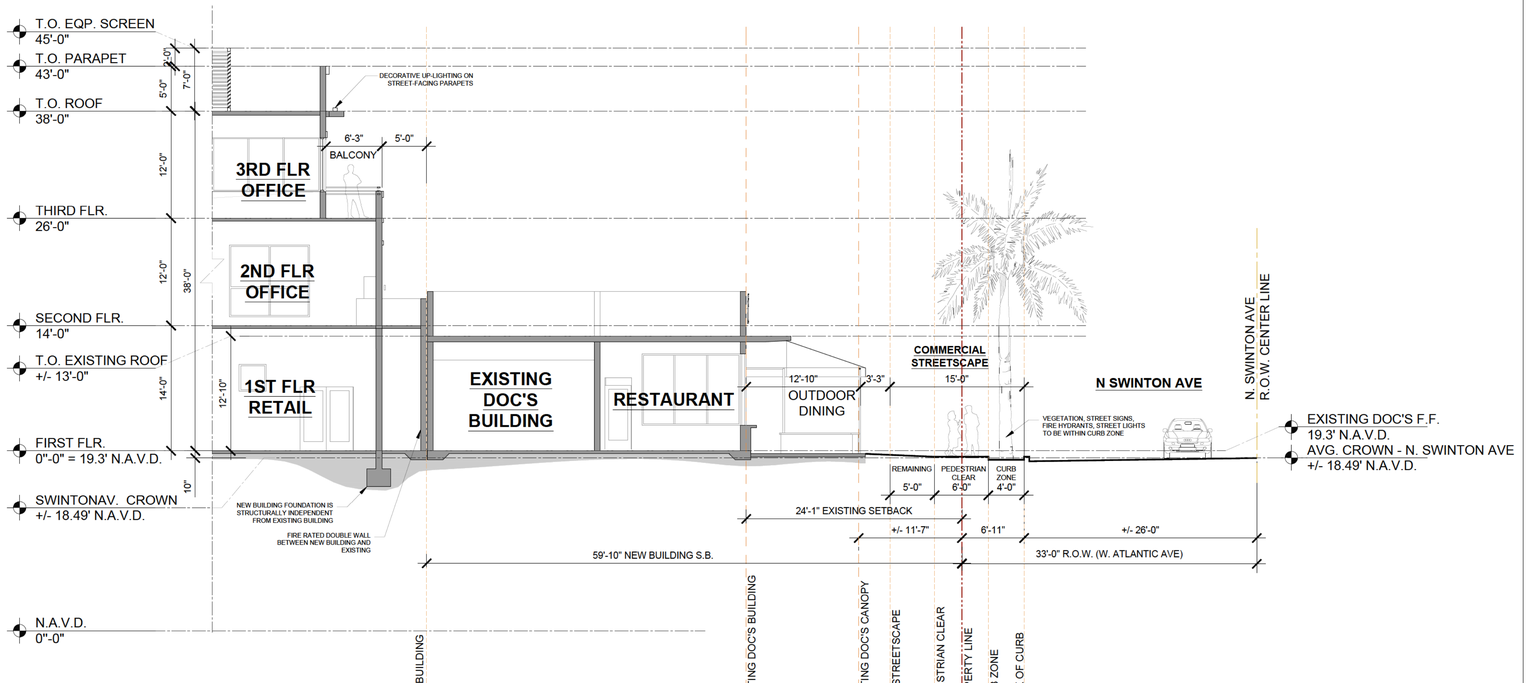
5 PORCH REQUIREMENTS



3 STREETSCAPE SECTION – ATLANTIC AVE



2 STREETSCAPE SECTION – SW 1ST AVE



1 STREETSCAPE SECTION – N SWINTON AVE

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SITE PLAN

CITY CENTER DELRAY
Atlantic & Swinton Ave
Delray Beach, Florida

John W Szerdi
AR #7991

Digitally signed by John W Szerdi AR #7991
Date: 2022.06.27 16:21:43 -04'00'

REVISION:	DATE:

STREETSCAPE SECTIONS & ARCADE REGULATIONS

DATE:	6/28/2022
SCALE:	3/4" = 1'-0"
DRAWN BY:	JSG, DAG
CHECKED BY:	JWS
REFERENCE:	1907

DRAWING:

A3.0



3D VIEW - N. SWINTON AVE & ALLEY



3D VIEW - NORTH PARKING LOT



3D VIEW - W ATLANTIC AVE & N SWINTON AVE



3D VIEW - N. SWINTON AVE



3D VIEW - NW 1ST AVE & W ATLANTIC AVE



3D VIEW - W. ATLANTIC AVE

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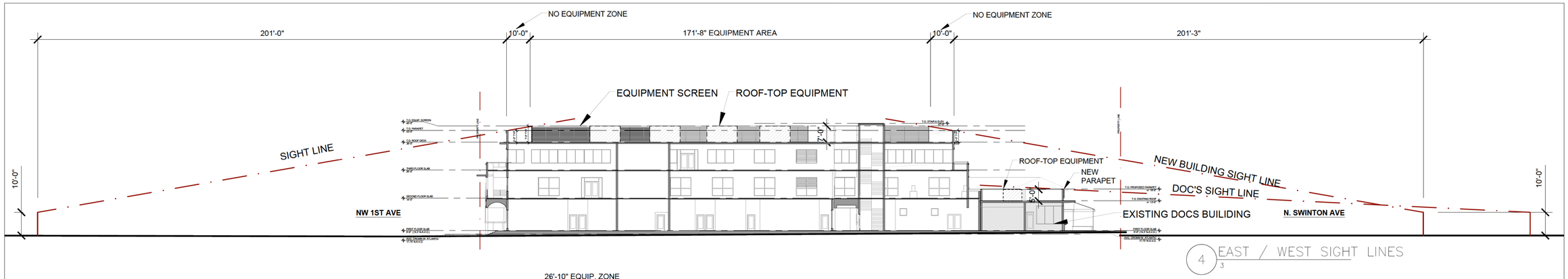
REVISION:	DATE:

3D VIEWS

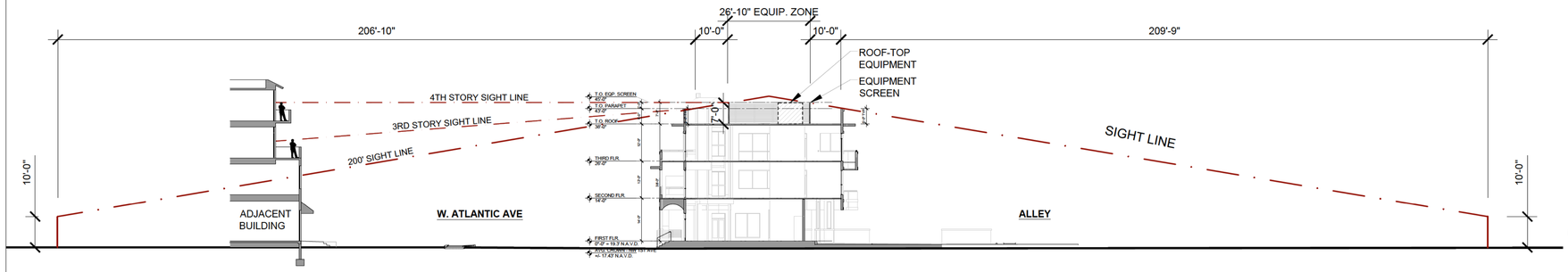
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CHECKED BY:	JWS
REFERENCE:	1907

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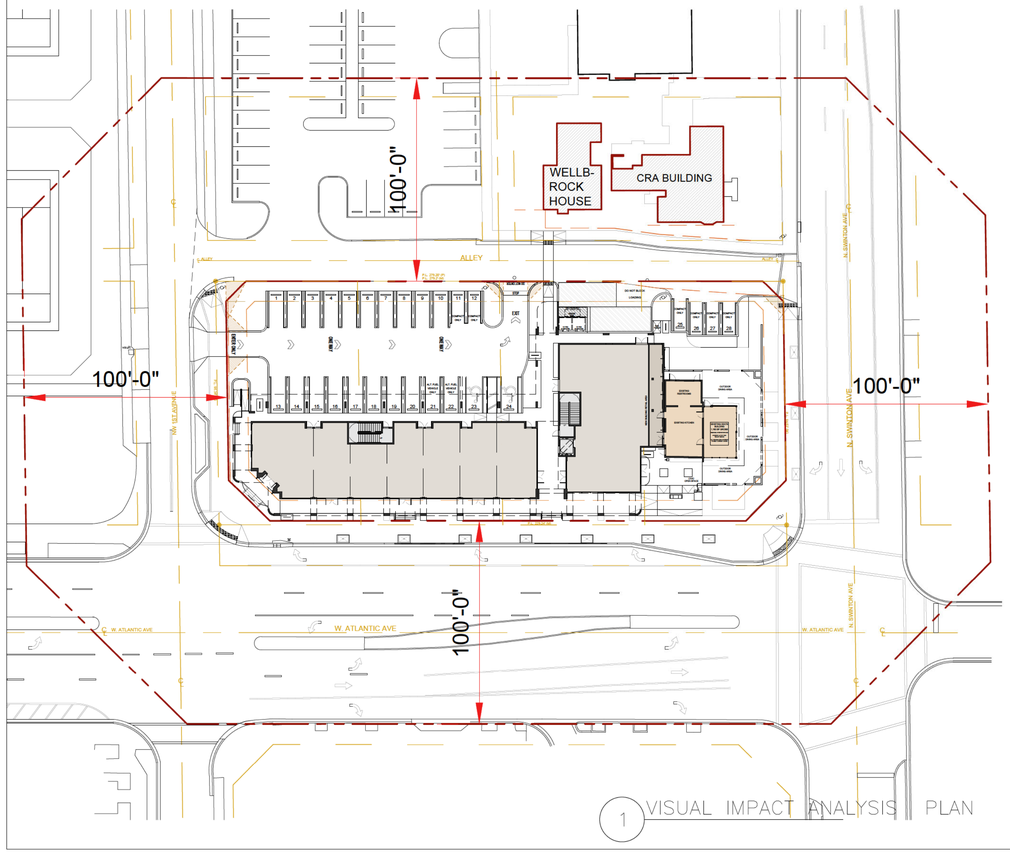
A3.1



4 EAST / WEST SIGHT LINES
3



3 NORTH / SOUTH SIGHT LINES



1 VISUAL IMPACT ANALYSIS PLAN

1 VISUAL IMPACT ANALYSIS 3D

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SITE PLAN

CITY CENTER DELRAY
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John W Szerdi AR #7991
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Date: 2022.06.27 16:20:23 -04'00'

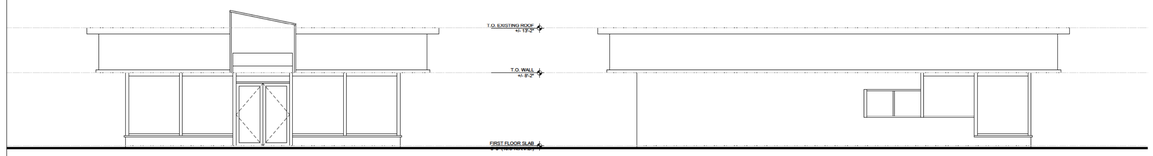
REVISION:	DATE:

SIGHT LINE SECTIONS & VISUAL IMPACT ANALYSIS

DATE:	6/28/2022
SCALE:	N.T.S.
DRAWN BY:	JSG, DAG
CHECKED BY:	JWS
REFERENCE:	1907

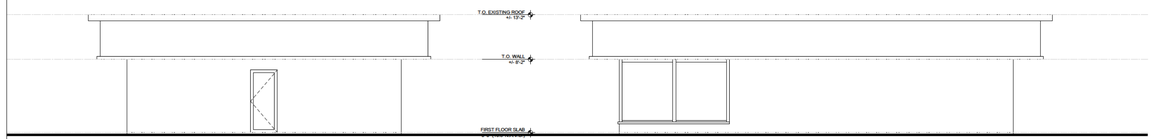
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A3.2



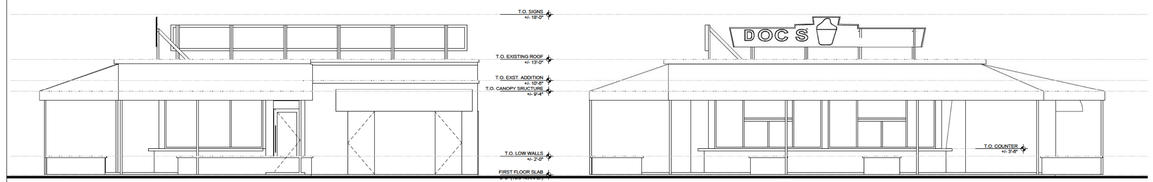
H EXISTING DOC'S SOUTH ELEV.

G EXISTING DDUNKIN EAST ELEV.



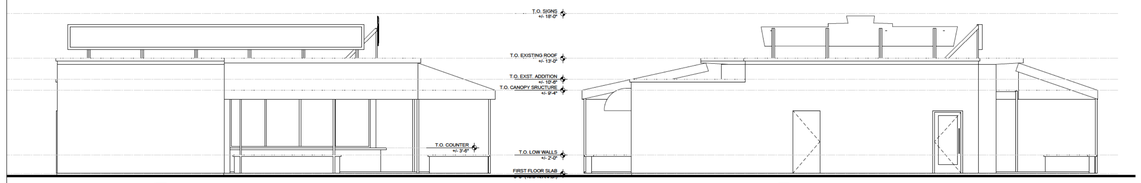
F EXISTING DUNKIN NORTH ELEV.

E EXISTING DUNKIN EAST ELEV.



D EXISTING DOC'S NORTH ELEV.

C EXISTING DOC'S EAST ELEV.



B EXISTING DOC'S SOUTH ELEV.

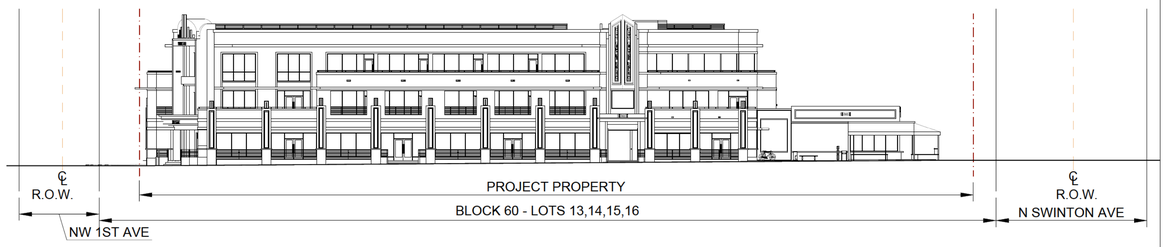
A EXISTING DOC'S WEST ELEV.



STREET ELEVATION - W. ATLANTIC AVE - EXISTING



STREET ELEVATION - W. ATLANTIC AVE - PROPOSED

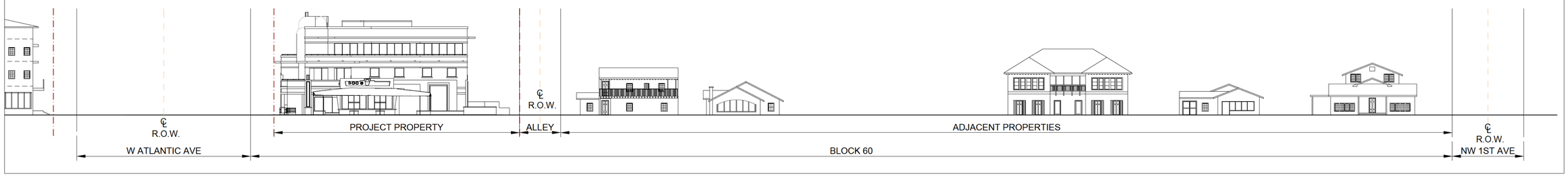




STREET ELEVATION - N. SWINTON AVE - EXISTING



STREET ELEVATION - N. SWINTON AVE - PROPOSED



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John W Szerdi AR #7991

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Date: 2022.06.27 16:20:07 -04'00'

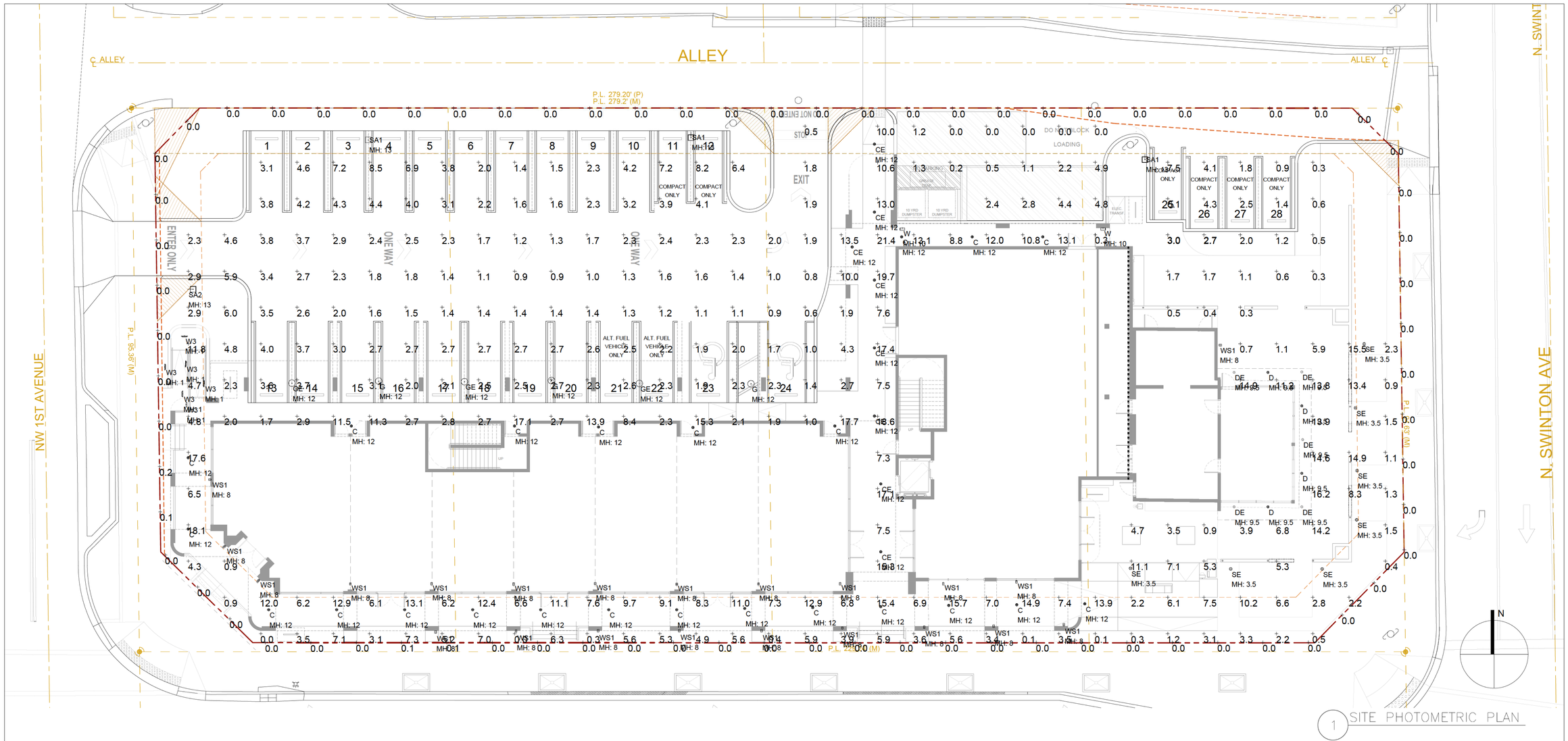
REVISION:	DATE:

STREET ELEVATIONS & EXISTING BUILDING ELEVATIONS

DATE:	6/28/2022
SCALE:	N.T.S.
DRAWN BY:	JSG, DAG
CHECKED BY:	JWS
REFERENCE:	1907

DRAWING:

A3.3



1 SITE PHOTOMETRIC PLAN

Calculation Summary					
Project: CITY CENTER DELRAY - SITE					
Label	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	0.01	0.2	0.0	N.A.	N.A.
PARK & DRIVE	2.73	10.2	0.9	3.03	11.33

Luminaire Schedule

Project: CITY CENTER DELRAY - SITE

Symbol	Qty	Label	Description	LLD	Lum. Watts	Total Watts	BUG Rating
	2	C	LIGHTOLIER 6RN-P6RDL20835CLZ10U	0.900	21	42	B2-U0-G0
	3	CE	LIGHTOLIER 6RNEM-P6RDL20835CLZ10U	0.900	21	63	B2-U0-G0
	4	D	LITON LCALD6-xx-151-B70-xx-T40	0.900	30.3	121.2	B3-U3-G0
	5	DE	LITON LCALD6EM-xx-151-B70-xx-T40	0.900	30.3	151.5	B3-U3-G0
	3	G	GARDCO SVPG-A01-840-G2-5CD	0.900	21	63	B1-U0-G1
	4	GE	GARDCO SVPG-A01-840-G2-5CD-EM	0.900	21	84	B1-U0-G1
	3	SA1	GARDCO P15-P-A04-740-BLC POLE MOUNT 13' AFG	0.900	60.1	180.3	B1-U0-G2
	1	SA2	GARDCO P15-P-A03-740-BLC POLE MOUNT 13' AFG	0.900	44.6	44.6	B0-U0-G2
	4	SE	PBL-14L-800-NW-G2-3-UNV	0.900	40.5	162	B1-U0-G1
	3	W	STONCO LPW-16-50-NW-G3-4	0.900	47.9	143.7	B1-U0-G1
	26	WS1	S5070W_14	0.900	18.2	473.2	N.A.

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SITE PLAN

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John W Szerdi
AR #7991

Digitally signed by John W Szerdi AR #7991
Date: 2022.06.27 16:18:46 -04'00'

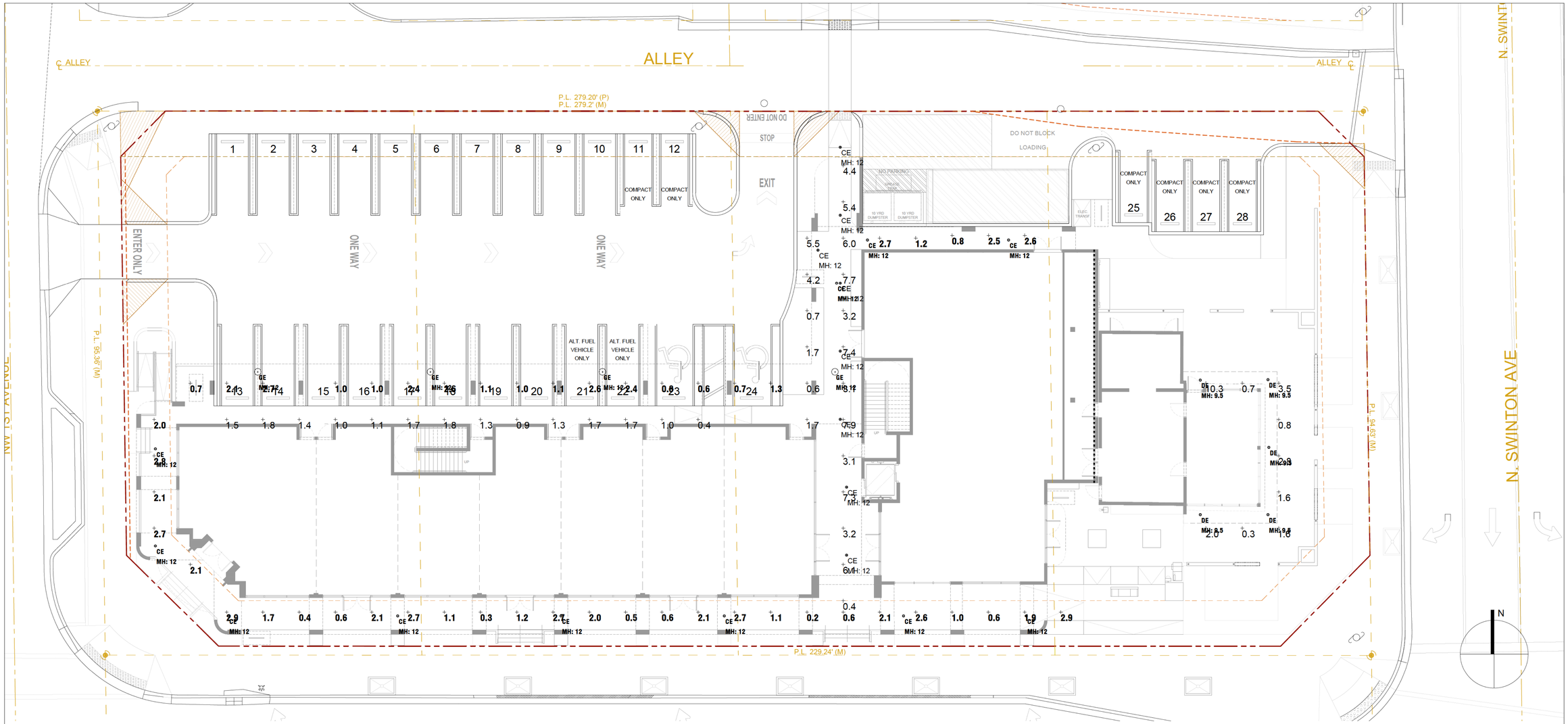
REVISION:	DATE:

SITE PHOTOMETRIC CALCULATIONS

DATE: 6/28/2022
SCALE: AS NOTED
DRAWN BY: JSG, DAG
CHECKED BY: JWS
REFERENCE: 1907

DRAWING:

ES-1



1 EMERGENCY PHOTOMETRIC PLAN

Calculation Summary					
Project: CITY CENTER DELRAY - SITE - EM MODE					
Label	Avg	Max	Min	Avg/Min	Max/Min
COVERED PARKING	1.56	2.7	0.6	2.60	4.50
COVERED WALKWAYS	1.66	4.1	0.2	8.30	20.50
DOC'S AWNING AREA	1.86	5.0	0.2	9.30	25.00

Luminaire Schedule			
Project: CITY CENTER DELRAY - SITE - EM MODE			
Symbol	Qty	Label	Description
	11	CE	LIGHTOLIER 6RNEM-P6RDL20835CLZ10U ON BATTERY
	5	DE	LITON LCALD6EM-xx-151-B70-xx-T40 ON BATTERY
	4	GE	GARDCO SVPG-A01-840-G2-5CD-EM ON BATTERY

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SITE PLAN

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Date: 2022.06.27 16:16:57 -04'00'

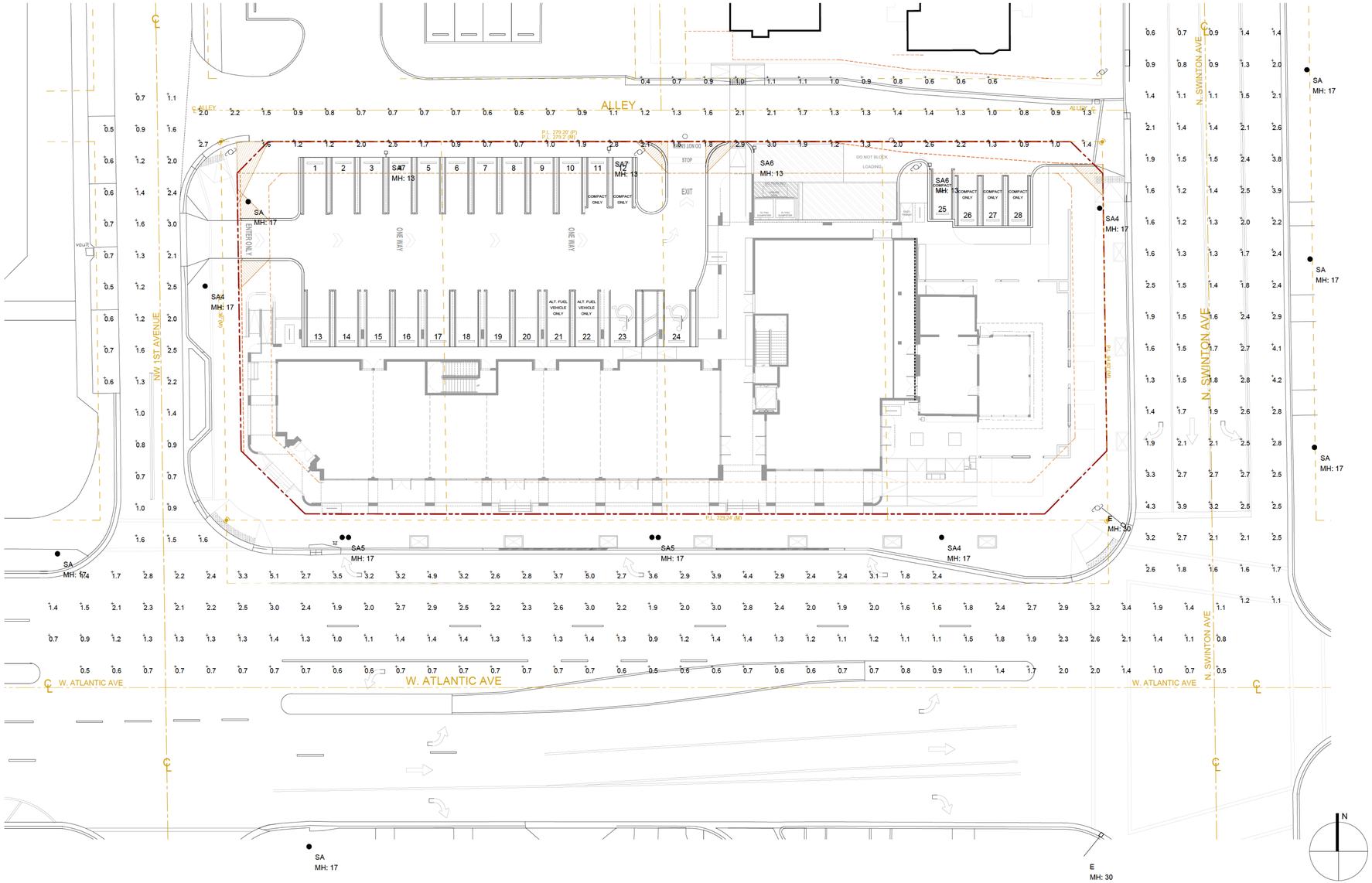
REVISION:	DATE:

EMERGENCY PHOTOMETRIC CALCULATIONS

DATE:	6/28/2022
SCALE:	AS NOTED
DRAWN BY:	JSG, DAG
CHECKED BY:	JWS
REFERENCE:	1907

DRAWING:

ES-2



1 STREET LIGHTING PHOTOMETRIC PLAN

Calculation Summary							
Project: CITY CENTER DELRAY ROADWAY SITE							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALLEY_Planar	Illuminance	Fc	1.34	3.0	0.4	3.35	7.50
N SWINTON AVE_Planar	Illuminance	Fc	2.02	4.3	0.6	3.37	7.17
NW 1ST AVENUE_Planar	Illuminance	Fc	1.29	3.0	0.5	2.58	6.00
W ATLANTIC AVE_Planar	Illuminance	Fc	1.80	5.1	0.5	3.60	10.20

Luminaire Schedule

Project: CITY CENTER DELRAY ROADWAY SITE

Symbol	Qty	Label	[MANUFAC]	Description	Arr. Lum. Lumens	LLF	Lum. Watts	Total Watts
	2	E	GE LIGHTING SOLUTIONS	M_RL40M____RMS3 EXISTING COBRAHEAD TO REMAIN	21575	0.792	459	918
	6	SA	Spring City Electrical Manufacturing Co	DLR-LE095-2G2-40-CR3-GR18 EXISTING DECORATIVE TO REMAIN	9294	0.900	95	570
	3	SA4	Spring City Electrical Manufacturing Co	DLR-LE095-2G2-40-CR3-GR18 MOUNT TO 15' DECORATIVE POLE	9294	0.900	95	285
	2	SA5	Spring City Electrical Manufacturing Co	TWIN DLR-LE095-2G2-40-CR3-GR18 MOUNT TO 15' DECORATIVE POLE	18588	0.900	95	380
	2	SA6	SIGNIFY GARDCO	P15-P-A02-730-T3M-HIS POLE MOUNT 13' AFG	3164	0.900	26.6	53.2
	2	SA7	SIGNIFY GARDCO	P15-P-A01-740-T2M-HIS POLE MOUNT 13' AFG	1727	0.900	14.3	28.6

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John W Szerdi AR #7991

Digitally signed by John W Szerdi AR #7991
Date: 2022.06.27 16:16:30 -04'00'

REVISION:	DATE:

STREET LIGHTING PHOTOMETRIC CALCULATIONS

DATE: **6/28/2022**
SCALE: AS NOTED
DRAWN BY: JSG, DAG
CHECKED BY: JWS
REFERENCE: **1907**

DRAWING:

ES-3