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G-002	AERIAL VIEW		

CIVIL

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ARCHITECTURE

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OWNER/DEVELOPER

RICHARD CRUZ
3322 BOUTWELL RD
LAKE WORTH BEACH, FL 33461

ARCHITECT OF RECORD

ANTONIAZZI ARCHITECTURE INC
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MIAMI FL 33130
(786) 496 2979

LANDSCAPE ARCHITECT

PEREZ LANDSCAPE ARCHITECT
10311 SW 142 CT
MIAMI FL 33186

CIVIL ENGINEER

TYG CONSULTING ENGINEERING
3921 NEW VALENCIA
GREENACRES,FL 33467
(561) 891 5124

SITE PLAN APPROVAL SET

3322 BOUTWELL RD.

LAKE WORTH FLORIDA, 33461

03/03/2020

ANTONIAZZI ARCHITECTURE

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G-000

DRAWING NAME: COVER
SCALE:
DATE: 03/03/2020
PROJECT NUMBER: 1913

PROJECT STATISTICS

I. PROJECT INFORMATION

ADDRESS:	3322 Boutwell Rd Lake Worth, 33461
FOLIO:	02-3211-002-0820
LEGAL DESCRIPTION:	FROM A POINT 15 FEET SOUTH OF THE NORTH LINE AND 25 FEET EAST OF THE WEST LINE OF TRACT 33, MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, RUN SOUTH ON A LINE PARALLEL TO THE EAST LINE OF SAID TRACT, 240 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 150 FEET TO A POINT; THENCE RUN EAST ON A LINE PARALLEL TO THE NORTH LINE OF SAID TRACT, 150 FEET TO A POINT; THENCE RUN NORTH ON A LINE PARALLEL TO THE WEST LINE OF TRACT, 150 FEET TO A POINT; THENCE RUN WEST PARALLEL TO THE NORTH LINE OF TRACT, 150 FEET TO THE POINT OF BEGINNING; SAID LANDS LYING, BEING AND SITUATED PALM BEACH, FLORIDA.
LOT SIZE:	22,500 SF (.5 ACRES)
LOT WIDTH	*150FT*
ZONING:	*MU-W (Mixed used West)*
PROPOSED USE:	MULTI-FAMILY

	MU-W - BASE REQ	MU-W REQ.+ SUSTAINABLE BONUS	PROPOSED
FAR:	1.3 (29,250 SF)	2.4 (54,000 SF)	.60 (13,667 SF)
DENSITY:	30 du/ac (16 du)		36 du/ac (18 du)
HEIGHT:	30 ft MAX. (2 STORIES)	45 ft MAX. (4 Stories)	20'- 8" MEDIAN ROOF HEIGHT
IMPERMEABLE AREA	14,625 SF LARGE LOT 65%		14,586 SF 64.8%
BUILDING COVERAGE	10,125 SF 45%		7,441 SF 33%

BUILDING GROSS TOTAL: **15,569 SF**

II. BUILDING DISPOSITION

SETBACKS:

PRINCIPLE STRUCTURE:	REQUIRED	PROPOSED	PROVIDED
FRONT (WEST)	20'-0"	15'-0"	16'-5"
SIDE (NORTH)	15'-0"	10'-0"	10'-0"
SIDE (SOUTH)	15'-0"	5'-0"	5'-0"
REAR (EAST)	10'-0"	15'-0"	15'-0"

BUILDING HEIGHT:	MAX.	PROPOSED
PRINCIPLE STRUCTURE:	30'-0"	20'- 8" MEDIAN ROOF HEIGHT

III. PARKING REQUIREMENT:

VEHICLE PARKING	REQUIRED	PROPOSED	PROVIDED
2 BEDROOM UNIT	16 SPACES (2/UNIT)	10 SPACES	10 SPACES
1 BEDROOM UNIT	14 SPACES (1.5/UNIT)	11 SPACES (1/UNIT)	11 SPACES
OFFICE	01 SPACE	01 SPACE	01 SPACE
TOTAL:	**32 SPACES**	**22 SPACES**	**22 SPACES**
TOTAL MIXED-USED REDUCTION (-25%):	**24 SPACES**		

IV. PROJECT AREAS:

LEVEL 1	
RESIDENCIAL	6,612 SF
OFFICE	416 SF
LAUNDRY RM.	56 SF
ELEC. RM	57 SF
STAIR	254 SF
TOTAL SF LEVEL 1	**7,395 SF**

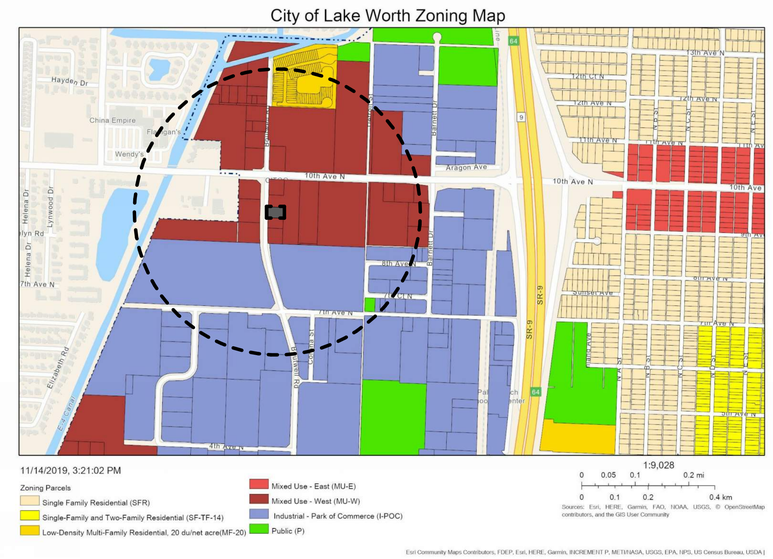
LEVEL 2	
RESIDENCIAL	6,363 SF
LAUNDRY RM	73 SF
SERVICE	38 SF
CORRIDOR	727 SF
TOTAL SF LEVEL 1	**7,201 SF**

TOTAL - UNDER AIR: **13,391 SF**
TOTAL - GROSS: **14,596 SF**

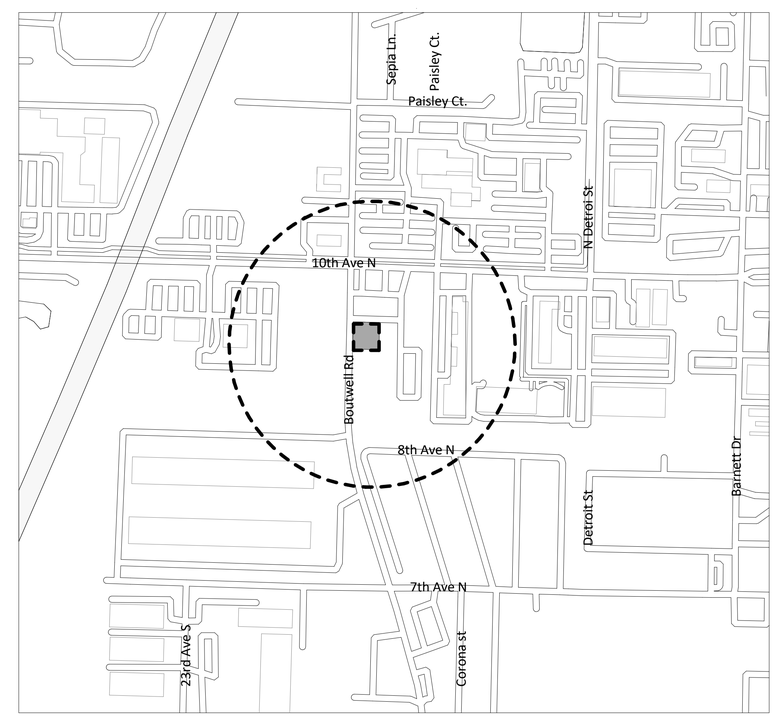
V. PROJECT SECURITY

SITE LIGHTING:
- PROJECT SHALL PROVIDE SITE LIGHTING ALONG ALL PEDESTRIAN & VEHICULAR CORRIDORS.

SURVEILANCE:
- PROJECT SHALL BE OUTFITTED WITH SURVEILANCE SYSTEM ALONG CORRIDORS, PARKING AREAS & PLAZA WITHIN PROJECT.



ZONING MAP



VICINITY MAP

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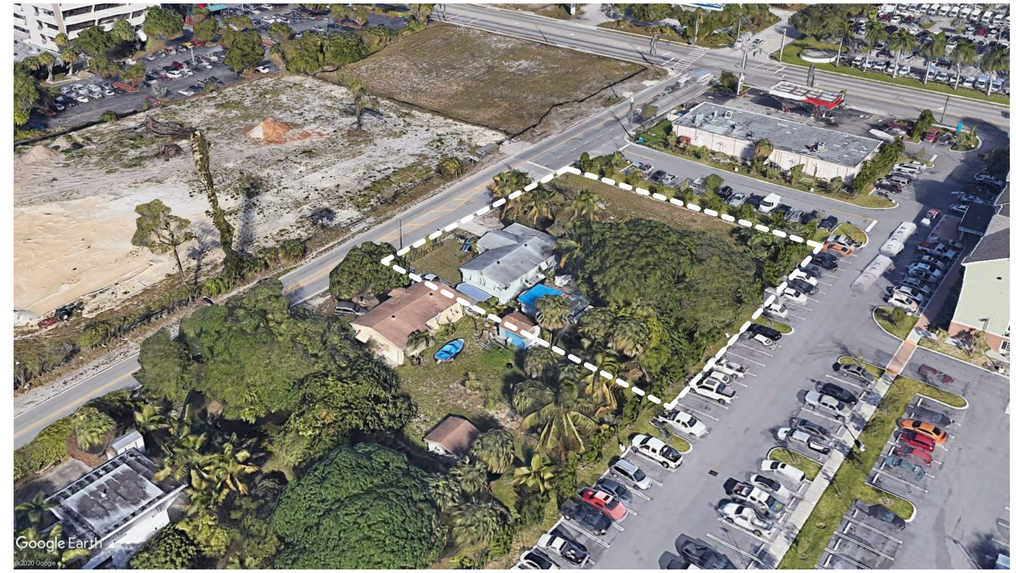
G-001

DRAWING NAME: PROJECT STATISTICS
SCALE: As indicated *DATE:* 03/03/2020
PROJECT NUMBER: 1913

VIEW TOWARDS NORTH - EAST



VIEW TOWARDS NORTH - WEST

VIEW TOWARDS SOUTH WEST

VIEW TOWARDS SOUTH EAST

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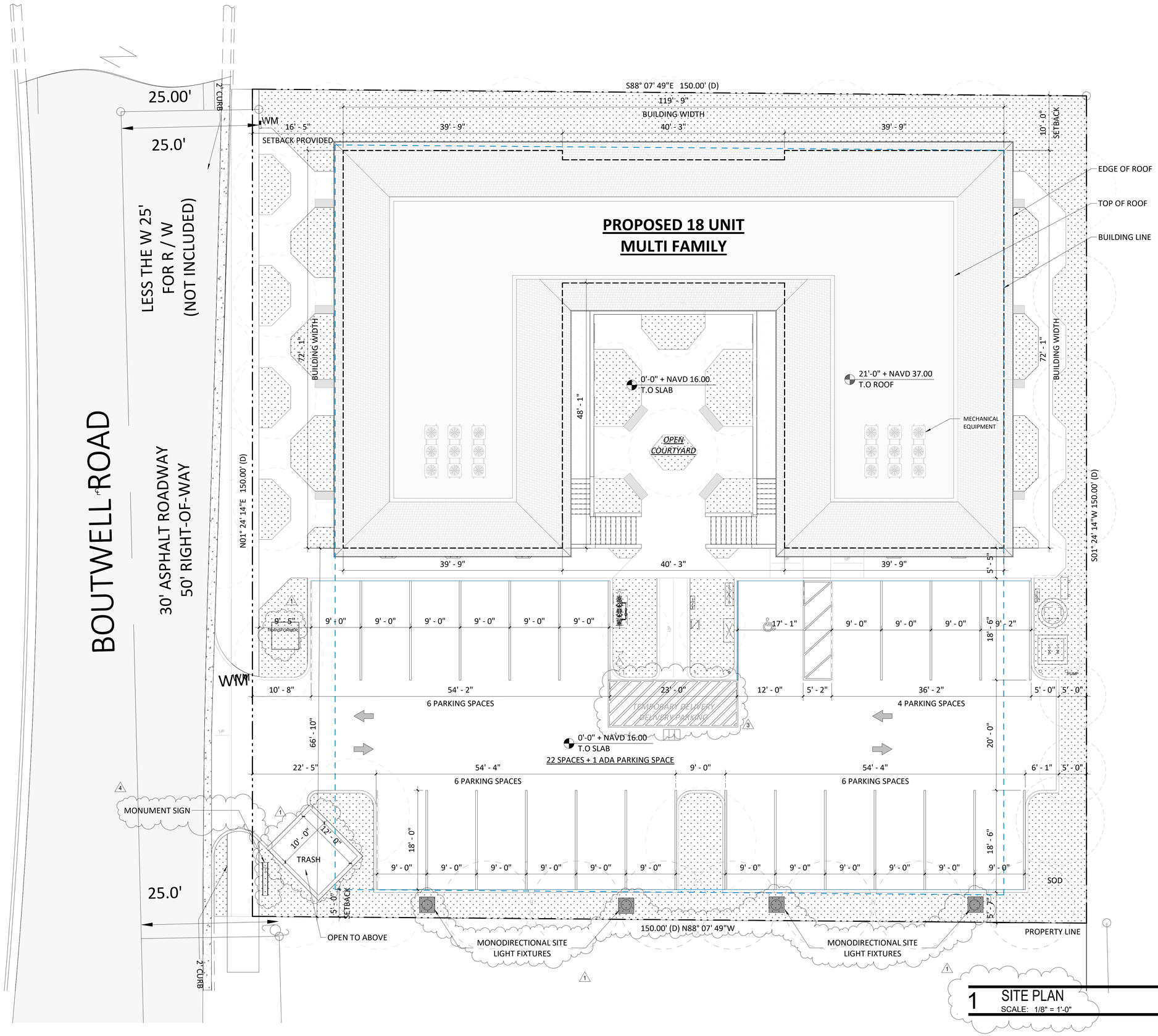
G-002

DRAWING NAME: AERIAL VIEW
SCALE:
DATE: 03/03/2020
PROJECT NUMBER: 1913



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

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3	CITY COMMENTS	04/12/2020
4	COMMISSION COMMENT	01/03/2022

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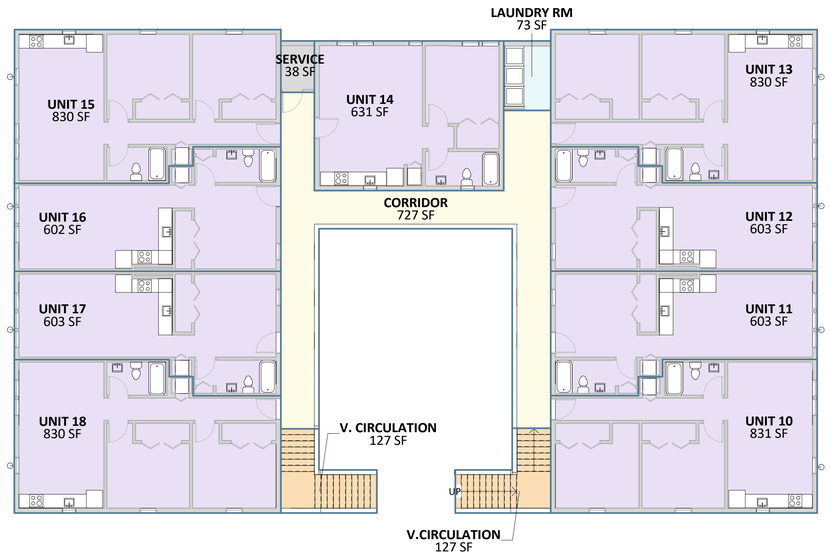
A-001

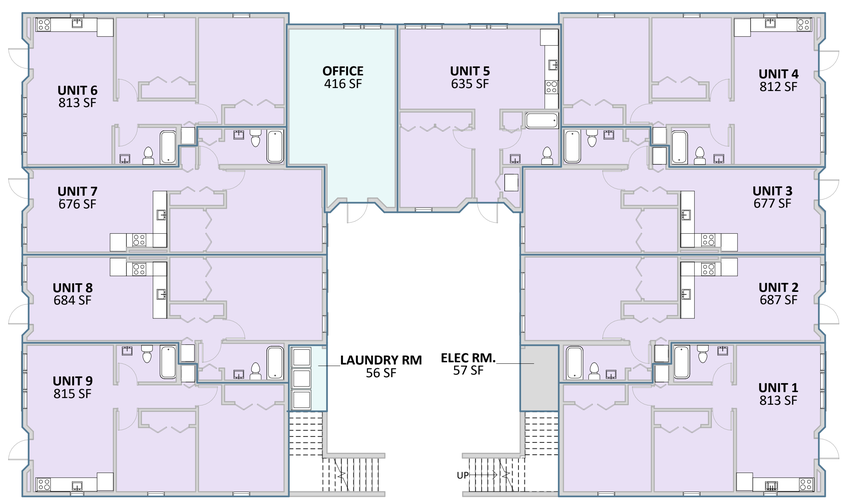
DRAWING NAME: SITE PLAN
SCALE: 1/8" = 1'-0" DATE: 03/03/2020
PROJECT NUMBER: 1913

GROSS AREA SCHEDULE

LEVEL	NAME	AREA
LEVEL 1 +16 NAVD		
LEVEL 1 +16 NAVD	ELEC RM.	57 SF
LEVEL 1 +16 NAVD	LAUNDRY RM	56 SF
LEVEL 1 +16 NAVD	OFFICE	416 SF
LEVEL 1 +16 NAVD	UNIT 1	813 SF
LEVEL 1 +16 NAVD	UNIT 2	687 SF
LEVEL 1 +16 NAVD	UNIT 3	677 SF
LEVEL 1 +16 NAVD	UNIT 4	812 SF
LEVEL 1 +16 NAVD	UNIT 5	635 SF
LEVEL 1 +16 NAVD	UNIT 6	813 SF
LEVEL 1 +16 NAVD	UNIT 7	676 SF
LEVEL 1 +16 NAVD	UNIT 8	684 SF
LEVEL 1 +16 NAVD	UNIT 9	815 SF
LEVEL 1 +16 NAVD: 12		7140 SF
LEVEL 2		
LEVEL 2	CORRIDOR	727 SF
LEVEL 2	LAUNDRY RM	73 SF
LEVEL 2	SERVICE	38 SF
LEVEL 2	UNIT 10	831 SF
LEVEL 2	UNIT 11	603 SF
LEVEL 2	UNIT 12	603 SF
LEVEL 2	UNIT 13	830 SF
LEVEL 2	UNIT 14	631 SF
LEVEL 2	UNIT 15	830 SF
LEVEL 2	UNIT 16	602 SF
LEVEL 2	UNIT 17	603 SF
LEVEL 2	UNIT 18	830 SF
LEVEL 2	V. CIRCULATION	127 SF
LEVEL 2	V.CIRCULATION	127 SF
LEVEL 2: 14		7455 SF
Grand total		14595 SF



3 AREA DIAGRAM LEVEL 2
SCALE: 3/32" = 1'-0"

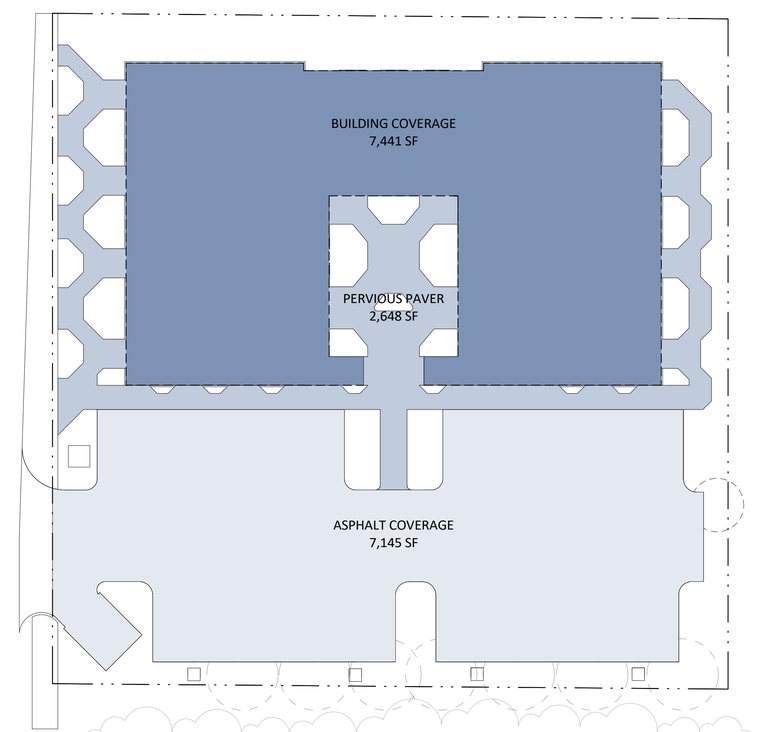


2 AREA DIAGRAM LEVEL 1
SCALE: 3/32" = 1'-0"

SITE COVERAGE CALCULATIONS

BUILDING COVERAGE AREA:	MAX ALLOWABLE	PROPOSED
TOTAL: (22,500 x 50%)	11,250 SF 50%	7,441 SF 33%

IMPERMEABLE AREA:	MAX ALLOWABLE	PROPOSED
ASPHALT COVERAGE		7,145 SF 31.7%
PERVIOUS PAVER		1,324 SF 5% (2,648 SF / 2)*
BUILDING FOOTPRINT		7,441 SF 33%
TOTAL: (22,500 SF x 65%)	14,625 65%	**15,910 SF** 69.7%



1 SITE COVERAGE DIAGRAM
SCALE: 1/16" = 1'-0"

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1	CITY COMMENTS	09/30/2020
3	CITY COMMENTS	04/12/2020

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A-002

DRAWING NAME: AREA DIAGRAMS
SCALE: As indicated DATE: 03/03/2020
PROJECT NUMBER: 1913

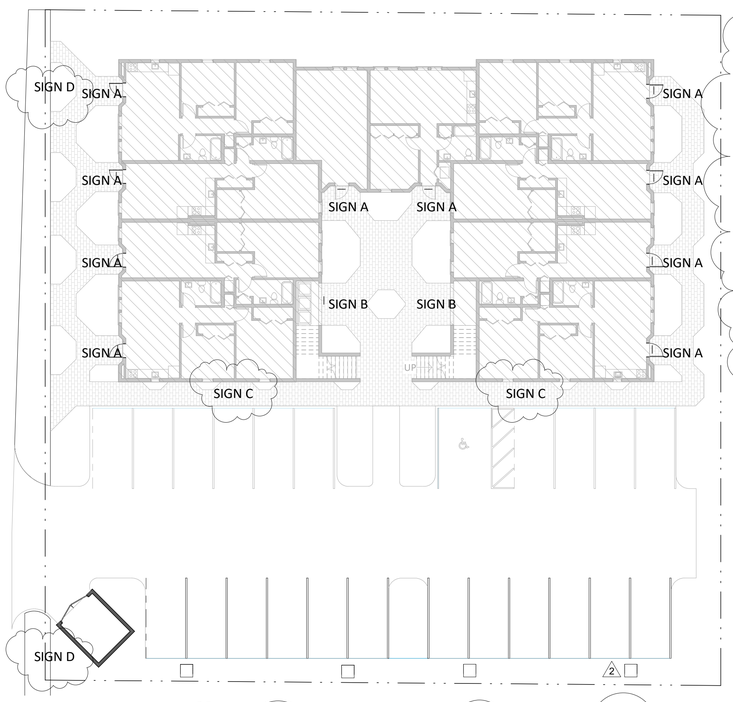
FAR AREA SCHEDULE

LEVEL	AREA	FAR	
LEVEL 1	7,174 SF		
LEVEL 2	6,493 SF		
TOTAL FAR PROPOSED	**13,667 SF**	**0.59**	
FAR MAX ALLOWABLE	**58, 500 SF**	**2.6**	*(2.6 x 22,500 SF)*

LEGEND

AREAS INCLUDED IN FAR

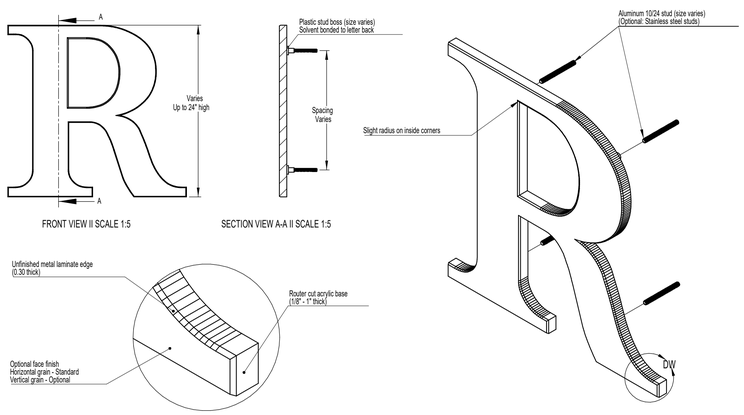
AREAS NOT INCLUDED IN FAR



SIGNAGE LEGEND

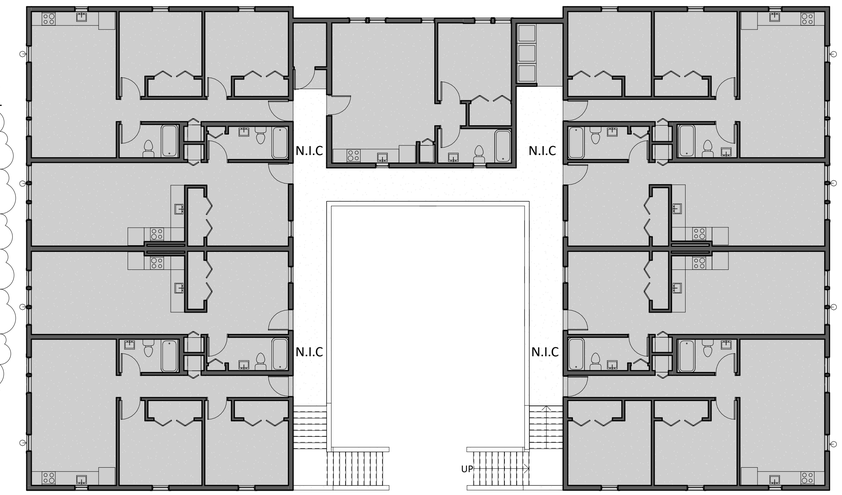
TYPE	SIZE	AREA	QTY	DESCRIPTION
SIGN A	6"H X 12"W	0.5 SF	10	PAINTED WATER-JET CUT STAINLESS STEE LETTERS 1/2" THICK ON 3/4" STAND OFFS.
SIGN B STEEL	6"H X 24"W	1 SF	2	PAINTED WATER-JET CUT STAINLESS LETTERS 1/2" THICK ON 3/4" STAND OFFS.
SIGN C CUT	6"H X 12"W	0.5 SF	2	WAYFINDING SIGN: PAINTED WATER-JET STAINLESS STEEL LETTERS 1/2" THICK ON 3/4" STAND OFFS.
SIGN D CUT	12"H X 36"W	3 SF	2	MONUMENT SIGN: PAINTED WATER-JET STAINLESS STEEL LETTERS 1/2" THICK ON 3/4" STAND OFFS. ATTACHED TO STONE OR STONE LOOK BASE. 42" ABOVE GRADE.
TOTAL		14F	16	

3 SIGNAGE KEY PLAN
SCALE: 1/16" = 1'-0"



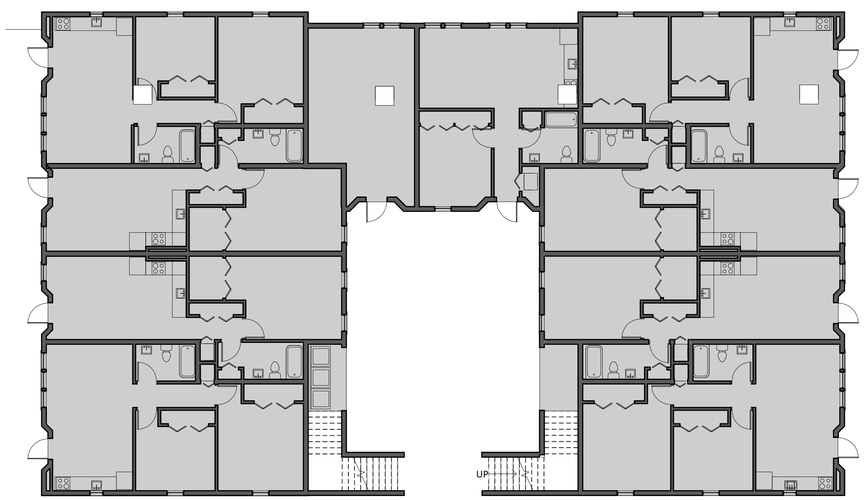
4 TYPICAL METAL LETTER DETAIL
SCALE: 1 1/2" = 1'-0"

TOTAL FAR LEVEL 2: 6,493 SF



2 FAR - LEVEL 2
SCALE: 3/32" = 1'-0"

TOTAL FAR LEVEL 1 : 7,174 SF



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

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3	CITY COMMENTS	04/12/2020

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A-003

DRAWING NAME: FAR DIAGRAMS
SCALE: As indicated *DATE:* 03/03/2020
PROJECT NUMBER: 1913

VIEW FROM STREET

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A-004

DRAWING NAME: 3D IMAGES
SCALE:
DATE: 03/03/2020
PROJECT NUMBER: 1913

VIEW FROM STREET

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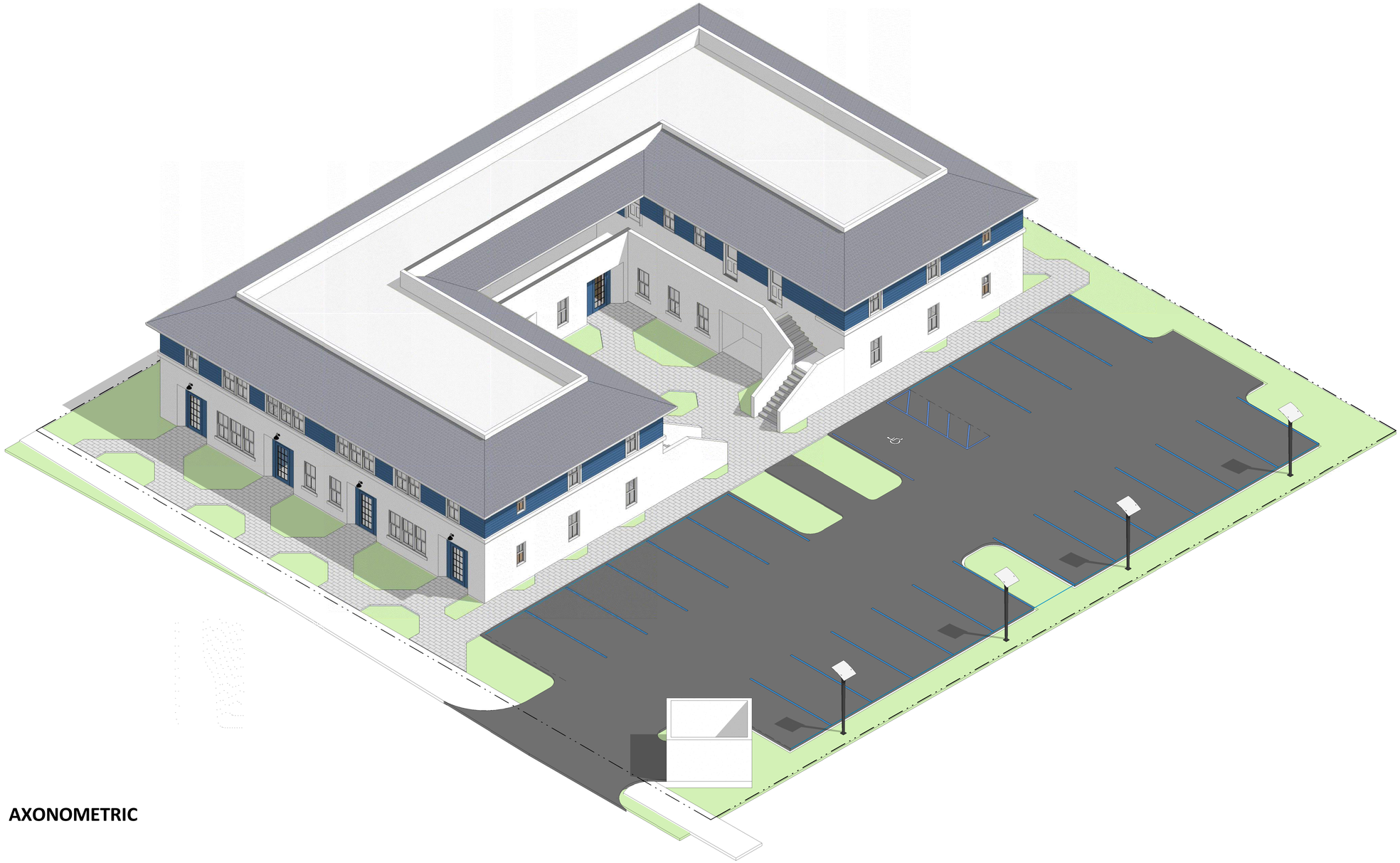
A-005

DRAWING NAME: 3D IMAGES
SCALE:
DATE: 03/03/2020
PROJECT NUMBER: 1913



AXONOMETRIC

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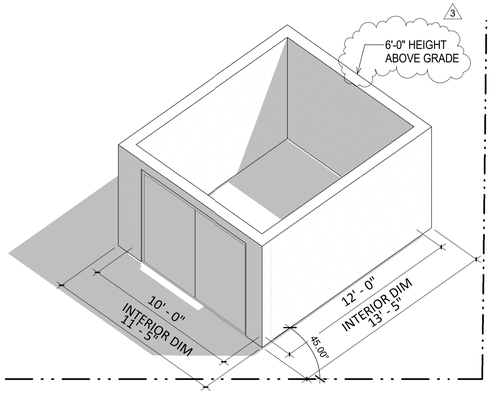
A-006

DRAWING NAME: 3D IMAGES
SCALE:
DATE: 03/03/2020
PROJECT NUMBER: 1913

2

* DUMPSTER ENCLOSURE WALLS TO BE CMU BLOCK & FINISHED IN 3/4" TEXTURED STUCCO.

3



2 DUMPSTER DETAILS
SCALE:

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

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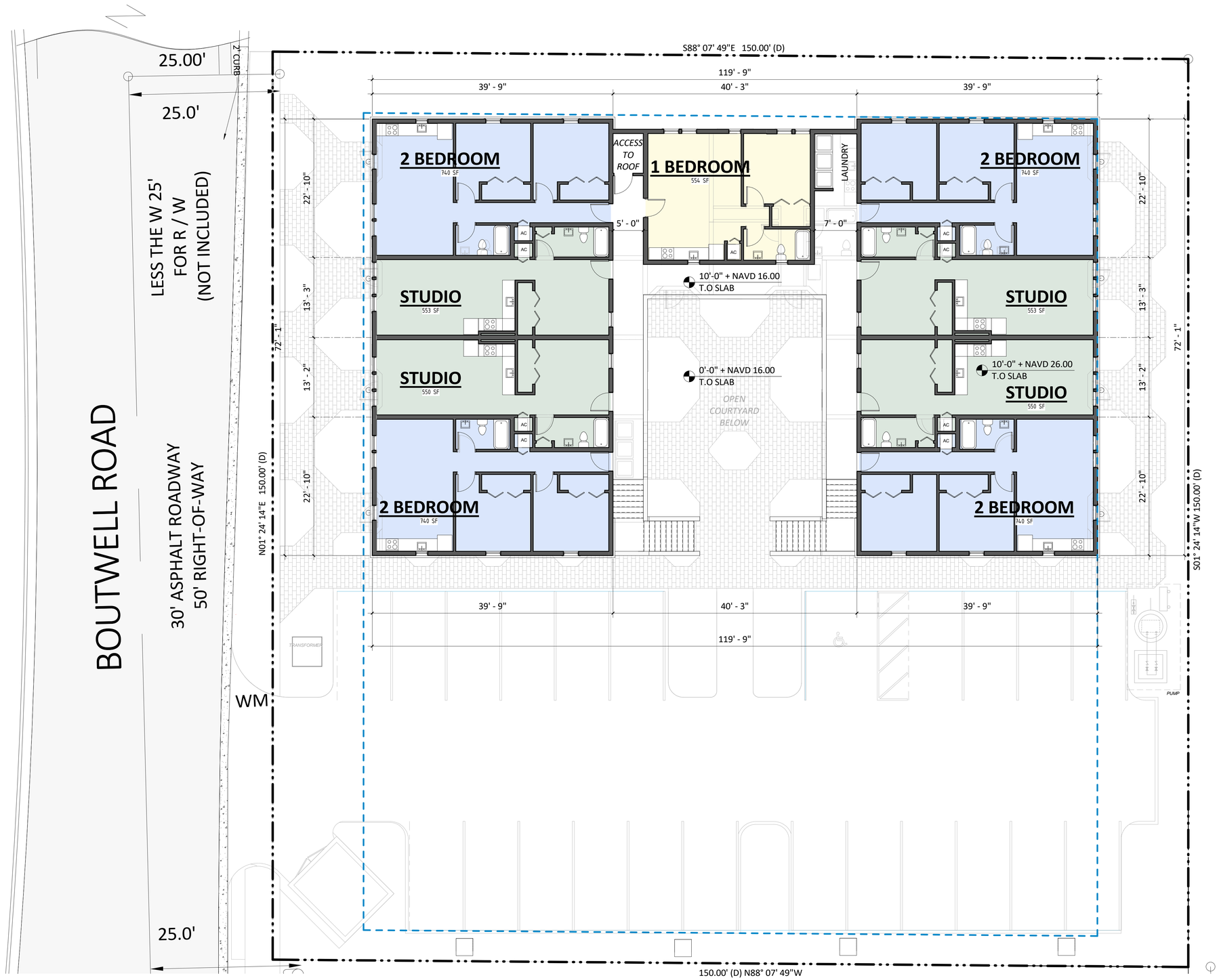
A-100

DRAWING NAME: GROUND LEVEL PLAN
SCALE: 1/8" = 1'-0" DATE: 03/03/2020
PROJECT NUMBER: 1913



1 LEVEL 2
SCALE: 1/8" = 1'-0"

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CONCEPT

ISSUE #	DESCRIPTION	DATE
1	CITY COMMENTS	09/30/2020

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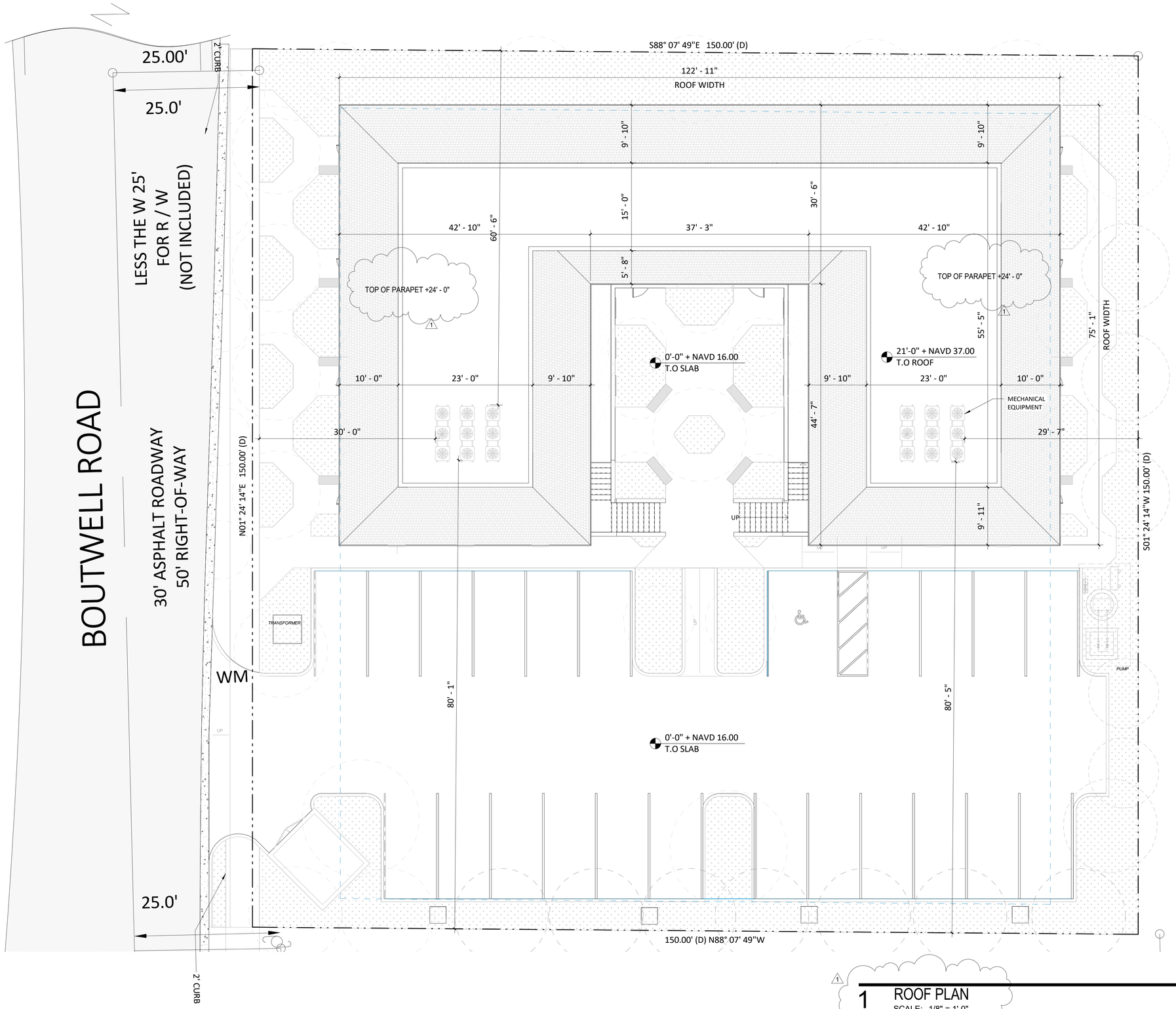
A-101

DRAWING NAME: LEVEL 2 PLAN
SCALE: 1/8" = 1'-0" DATE: 03/03/2020
PROJECT NUMBER: 1913



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

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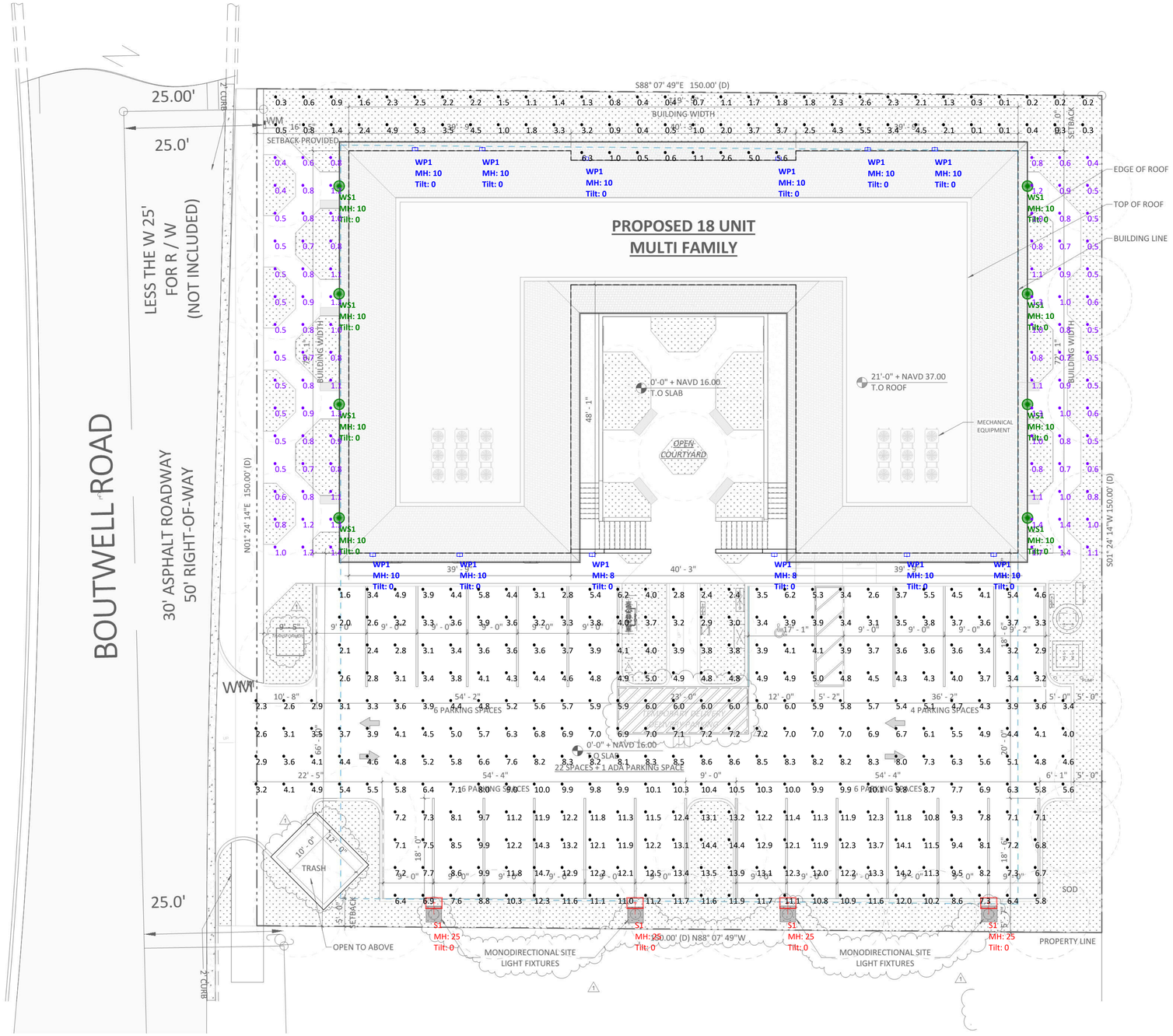
A-102

DRAWING NAME: ROOF PLAN
SCALE: 1/8" = 1'-0"
DATE: 03/03/2020
PROJECT NUMBER: 1913



S1

WP1

WS1

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
	4	S1	SINGLE	0.950	LUMINOSO-SLS-SO-04-Y-40K-T4M-BS	159.7	638.8	25489
	12	WP1	SINGLE	1.000	LUMINOSO-MWPK-14-17W-40K-3M-Y	17.1	205.2	1162
	8	WS1	SINGLE	0.950	TRANSGLOBE-50330 / SATCO-S8480	10.8	86.4	896

Calculation Summary

Label	Calculation Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Building Rear	Illuminance	Fc	1.90	6.3	0.1	19.00	63.00
Door Entry East	Illuminance	Fc	0.87	1.7	0.4	2.18	4.25
Door Entry West	Illuminance	Fc	0.81	1.4	0.4	2.03	3.50
Parking Lot	Illuminance	Fc	6.82	14.7	1.6	4.26	9.19

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ISSUE #	DESCRIPTION	DATE
4	COMMISSION COMMENT	01/03/2022

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4

A-103

DRAWING NAME: Photometric Plan
SCALE:
DATE: 03/03/2020
PROJECT NUMBER: 1913

MATERIAL FINISH LEGEND

1		ASPHALT DIMENSIONAL SHINGLES
2		SMOOTH PAINTED STUCCO
3		STUCCO SIDING
4		ALUM SINGLE HUNG WINDOWS WITH DIMENSIONAL MUNTINS

2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

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

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ISSUE #	DESCRIPTION	DATE

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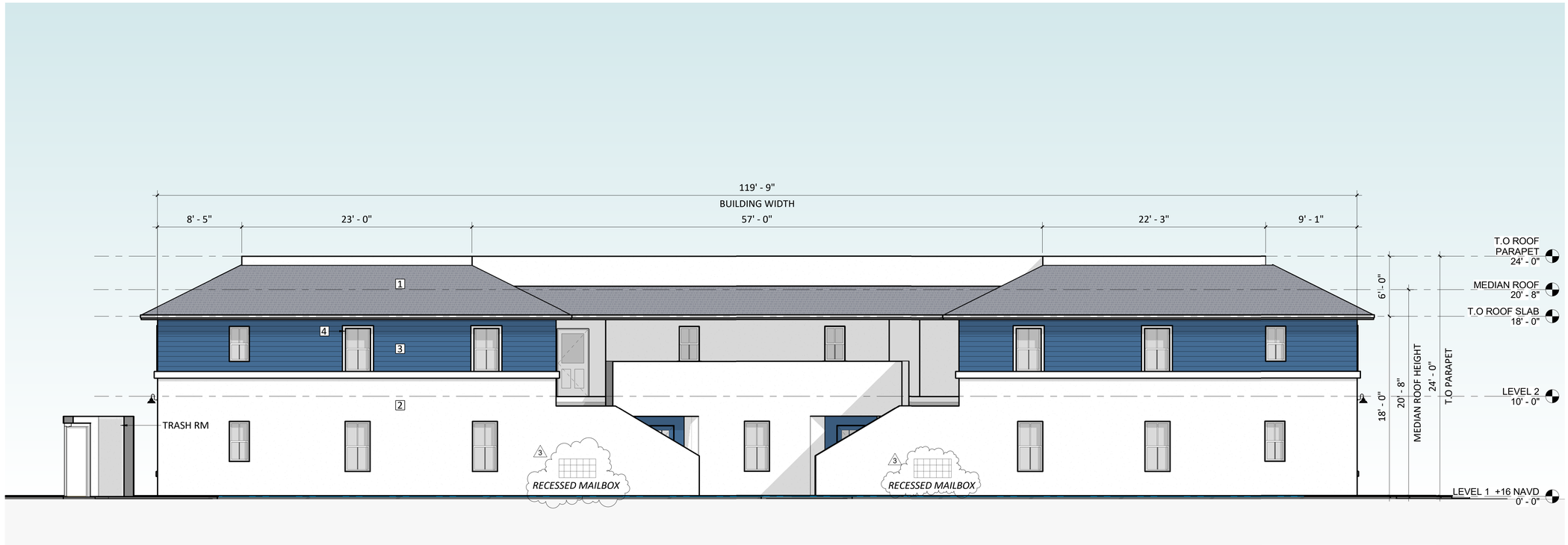
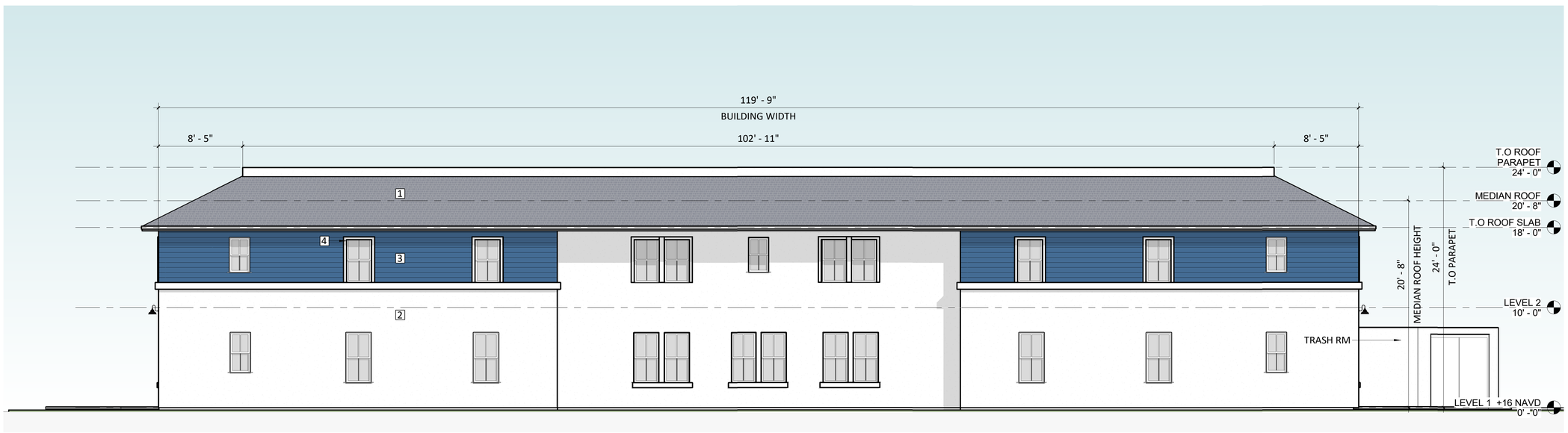
A-300

DRAWING NAME: ARCHITECTURAL ELEVATION
SCALE: As indicated DATE: 03/03/2020
PROJECT NUMBER: 1913



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



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

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ISSUE #	DESCRIPTION	DATE
3	CITY COMMENTS	04/12/2020

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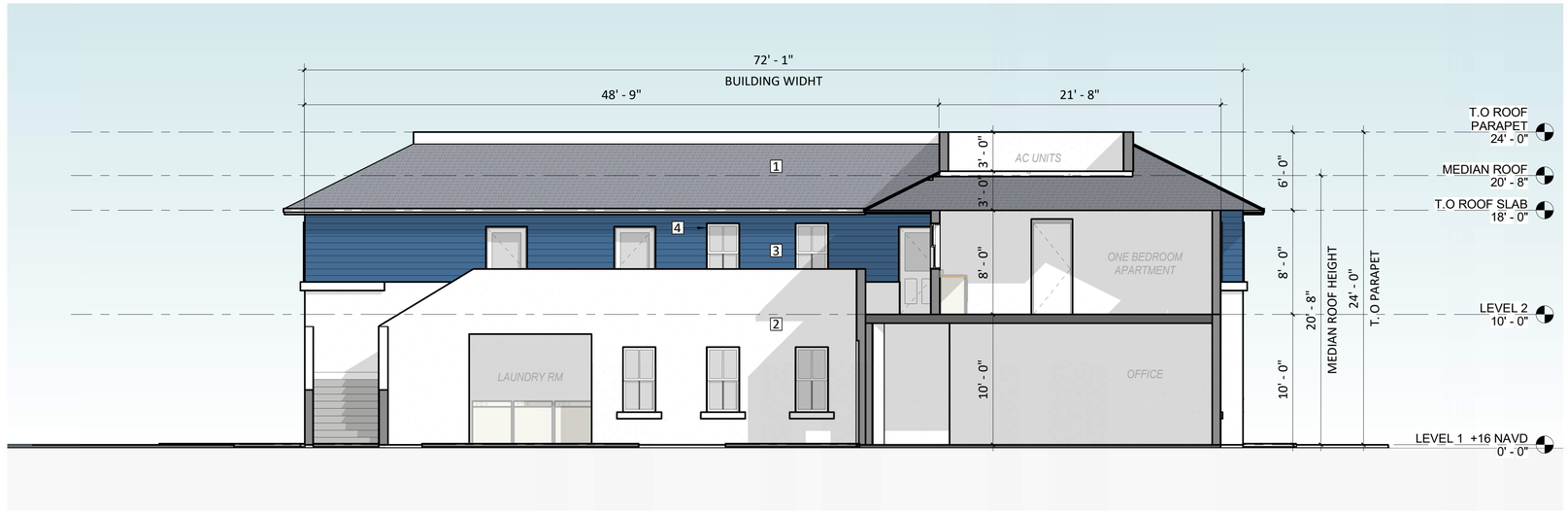
A-301

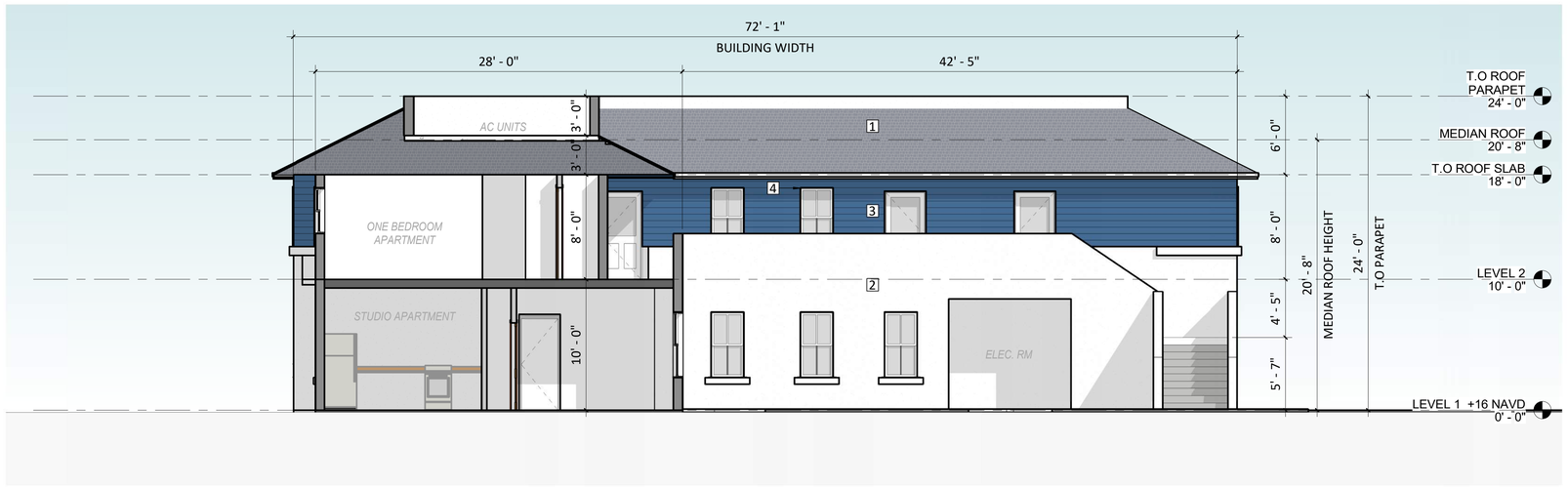
DRAWING NAME: ARCHITECTURAL ELEVATION
SCALE: 3/16" = 1'-0" DATE: 03/03/2020
PROJECT NUMBER: 1913

MATERIAL FINISH LEGEND

1		ASPHALT DIMENSIONAL SHINGLES
2		SMOOTH PAINTED STUCCO
3		STUCCO SIDING
4		ALUM SINGLE HUNG WINDOWS WITH DIMENSIONAL MUNTINS



2 INTERIOR COURTYARD WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 INTERIOR COURTYARD EAST ELEVATION
SCALE: 3/16" = 1'-0"

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A-302

DRAWING NAME: Section
SCALE: As indicated DATE: 03/03/2020
PROJECT NUMBER: 1913