



GULFSTREAM HOTEL DEVELOPMENT LAKE WORTH, FL. 03/24/2022

GULFSTREAM HOTEL
11 LAKE AVENUE
LAKE WORTH, FL. 334610

△ DATE REVISION

DWG. TITLE

COVER

SCALE

N.T.S.

PROJECT NO.

2020-01

DATE

12-23-21

SHEET NUMBER

A-000

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EXISTING BUILDING LOOKING SOUTHWEST

1



EXISTING BUILDING LOOKING EAST

2



EXISTING BUILDING LOOKING NORTH

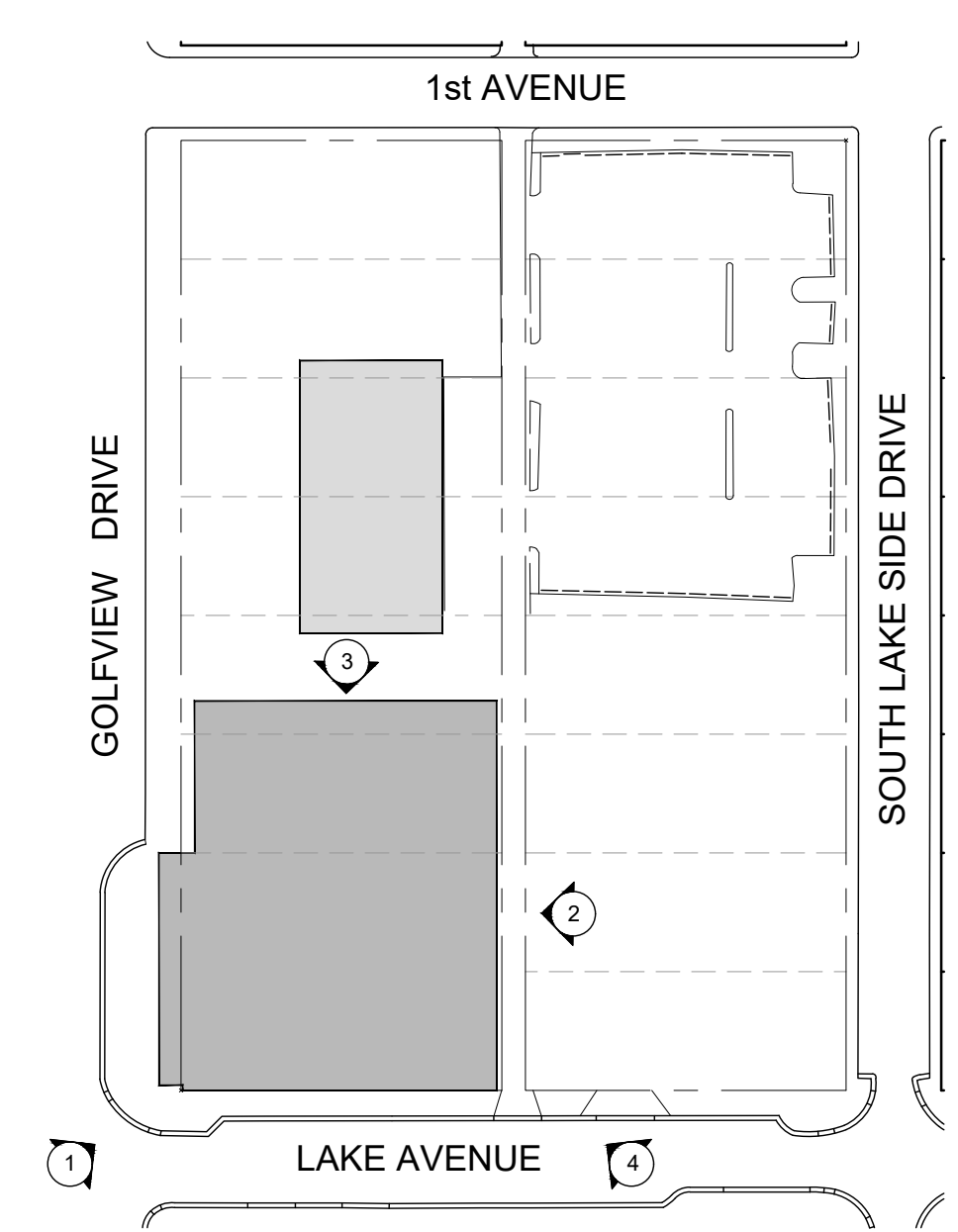
3



EXISTING BUILDING LOOKING SOUTHEAST

4

- GULFSTREAM HOTEL**
DEFINING CHARACTERISTICS:
- SIX STORIES -100 FEET IN HEIGHT TO THE TOP OF STRUCTURE
87 FEET IN HEIGHT TO THE TOP OF PARAPET
 - MASONRY CONSTRUCTION
 - PRINCIPAL ARTICULATED ELEVATIONS ON THE NORTH (LAKE AVENUE) & EAST (GOLF VIEW DRIVE)
 - OVERALL PLAN SHAPE: RECTANGULAR, "H" PLAN SHAPE ON THE NORTH ELEVATION
 - ARCADES:
ONE STORY ON THE NORTH AND EAST ELEVATIONS, EXTENDING OUT TO THE SIDEWALK
DESIGN: A SERIES OF ROUND ARCHES WITH DECORATIVE KNEE WALL, ORNAMENTED WITH CONCRETE BALUSTERS AND RAILINGS
 - BAYS SYMMETRICAL ARRANGEMENT, PIERCED BY SIX-OVER-ONE WINDOWS THAT ARE PAIRED ON THE EAST ELEVATION AND ON THE INTERIOR WALLS OVERLOOKING THE MEZZANINE TERRACE ON THE NORTH ELEVATION; END BAYS FEATURE A SHAPED PARAPET THAT EXTENDS ABOVE THE MAIN PARAPET(ALL ELEVATIONS)
 - WINDOWS: TRIPLE WINDOW ARRANGEMENT (CENTER BAY RECTANGULAR WINDOW 4' FLANKED ON EITHER SIDE BY A MORE NARROW WINDOW 4' CREATING A TRIPARTITE ARRANGEMENT, IN THE CENTER BAY OF THE MEZZANINE FLOOR, NORTH ELEVATION, EAST END, NORTH ELEVATION FENESTRATED WITH DIVIDED SQUARE WINDOW SURMOUNTED BY A SEMI-CIRCULAR DIVIDED TRANSOM
 - DECORATION: TILE COPING AT THE TERMINATION OF THE PARAPET WALL, ROOF NORTH, EAST AND WEST ELEVATION
 - MEZZANINE TERRACE ON NORTH ELEVATION BETWEEN THE BAYS OF WINGS
 - MAIN ENTRANCE: NORTH PORCH FOCUSED BY THREE MATCHING SETS OF FRENCH DOORS WITH DIVIDED SIDELIGHTS AND TRANSOMS.
 - ELEVATOR TOWER TERMINATING IN A TILED HIP ROOF
 - SOUTH (REAR) ELEVATION: PROJECTING WINGS ON THE EAST AND WEST END WITH CONCRETE TIE BEAMS BETWEEN THE BAYS



KEY PLAN
SCALE: N.T.S.

DATE	REVISION

DWG. TITLE

EXTERIOR PICTURES AND
PRESERVATION DETAILS-
HISTORICAL BUILDING

SCALE

N.T.S.

PROJECT NO.

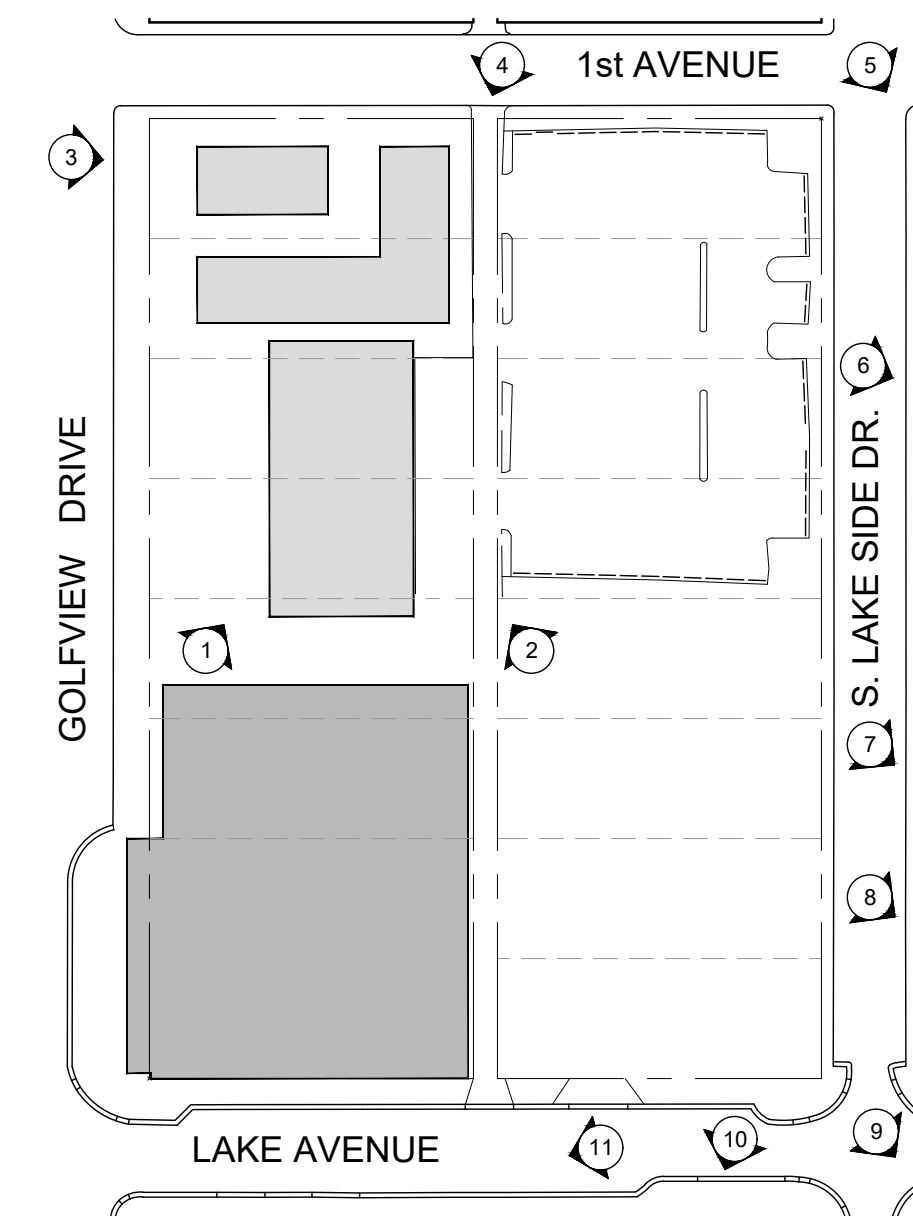
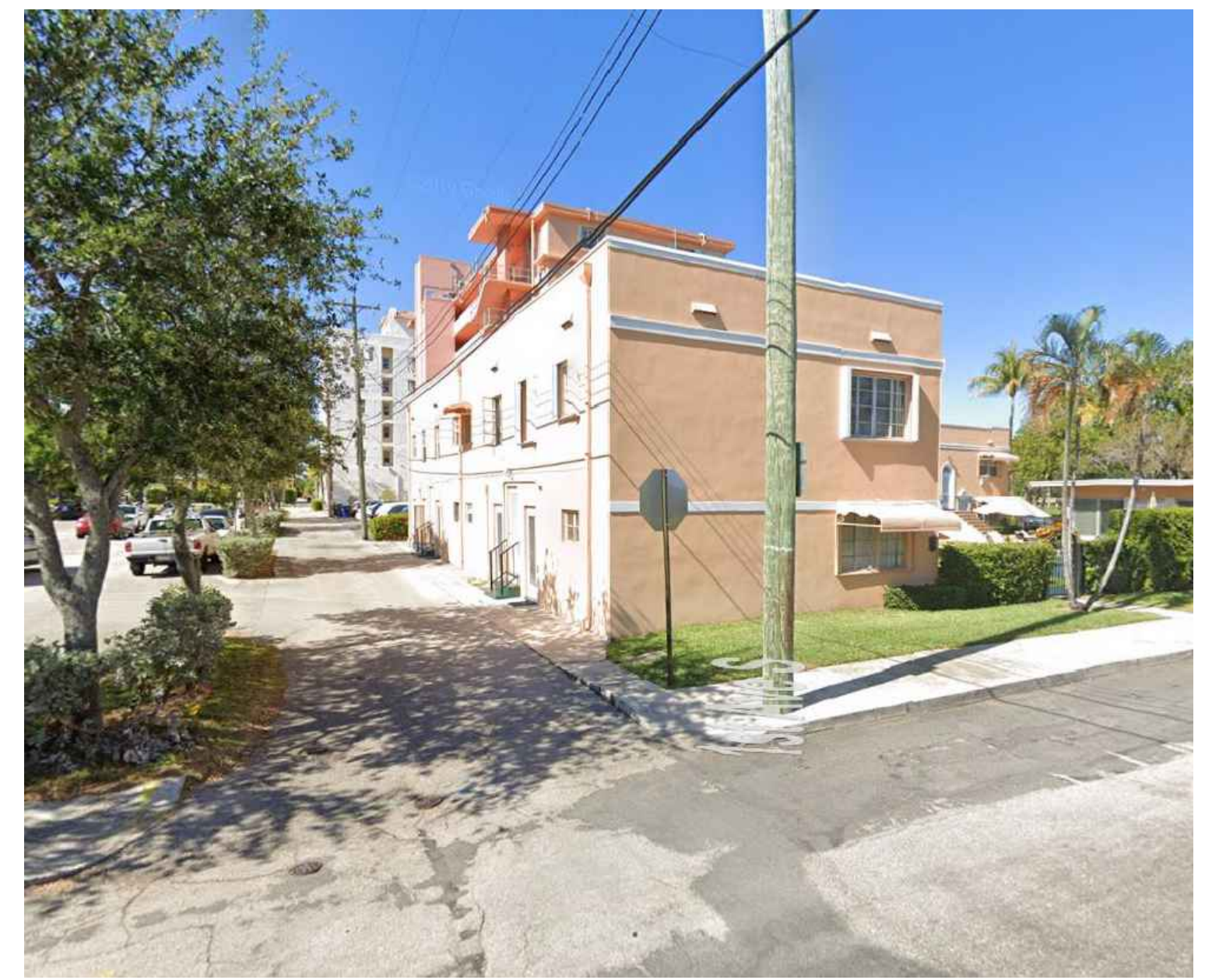
2020-01

DATE

12-23-21

SHEET NUMBER

A-002



KEY PLAN
SCALE: N.T.S.

DATE	REVISION
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DWG. TITLE

CONTEXT PICTURES

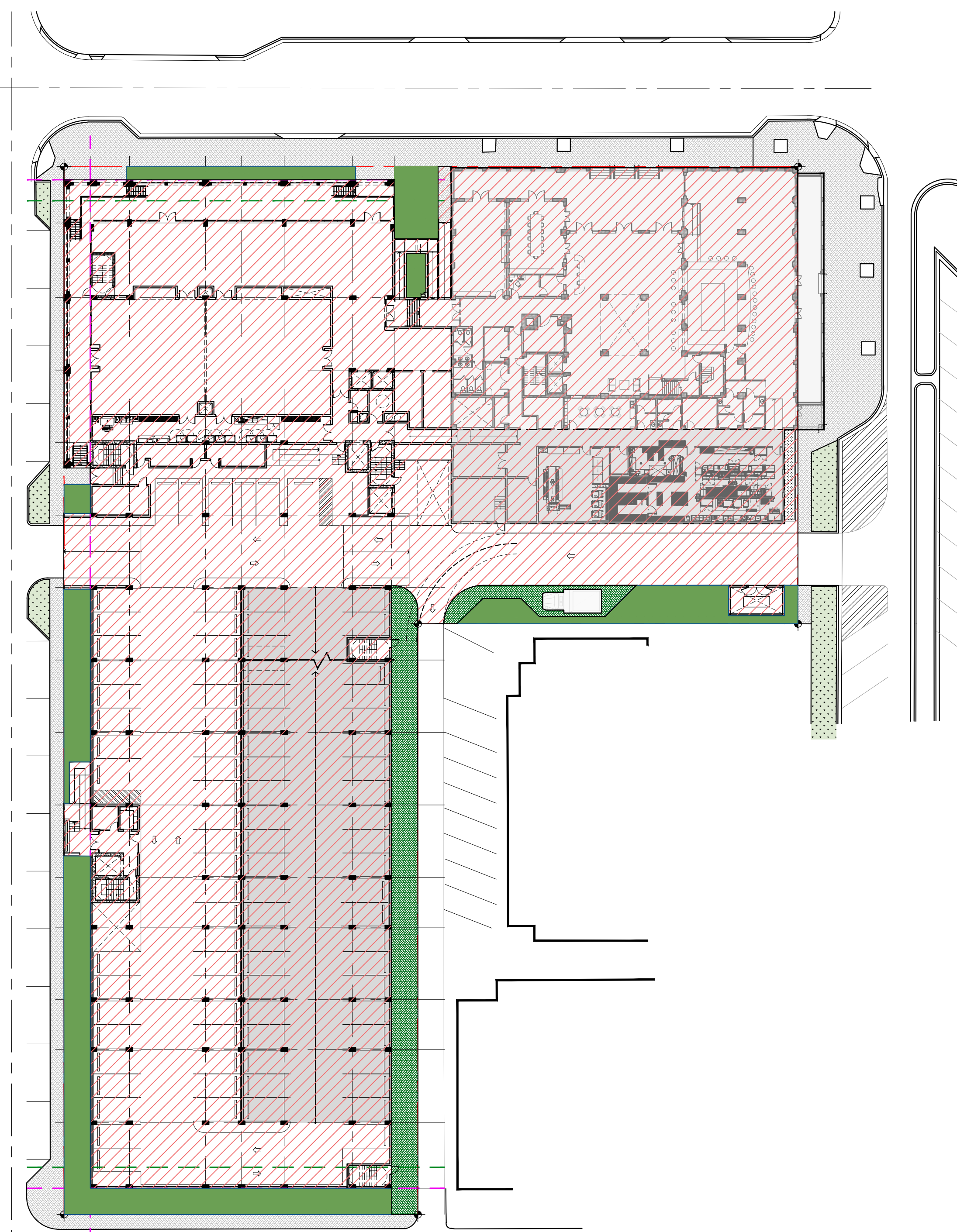
SCALE

PROJECT NO. N.T.S.

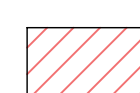

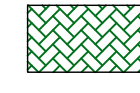
DATE 2020-01

SHEET NUMBER 12-23-21

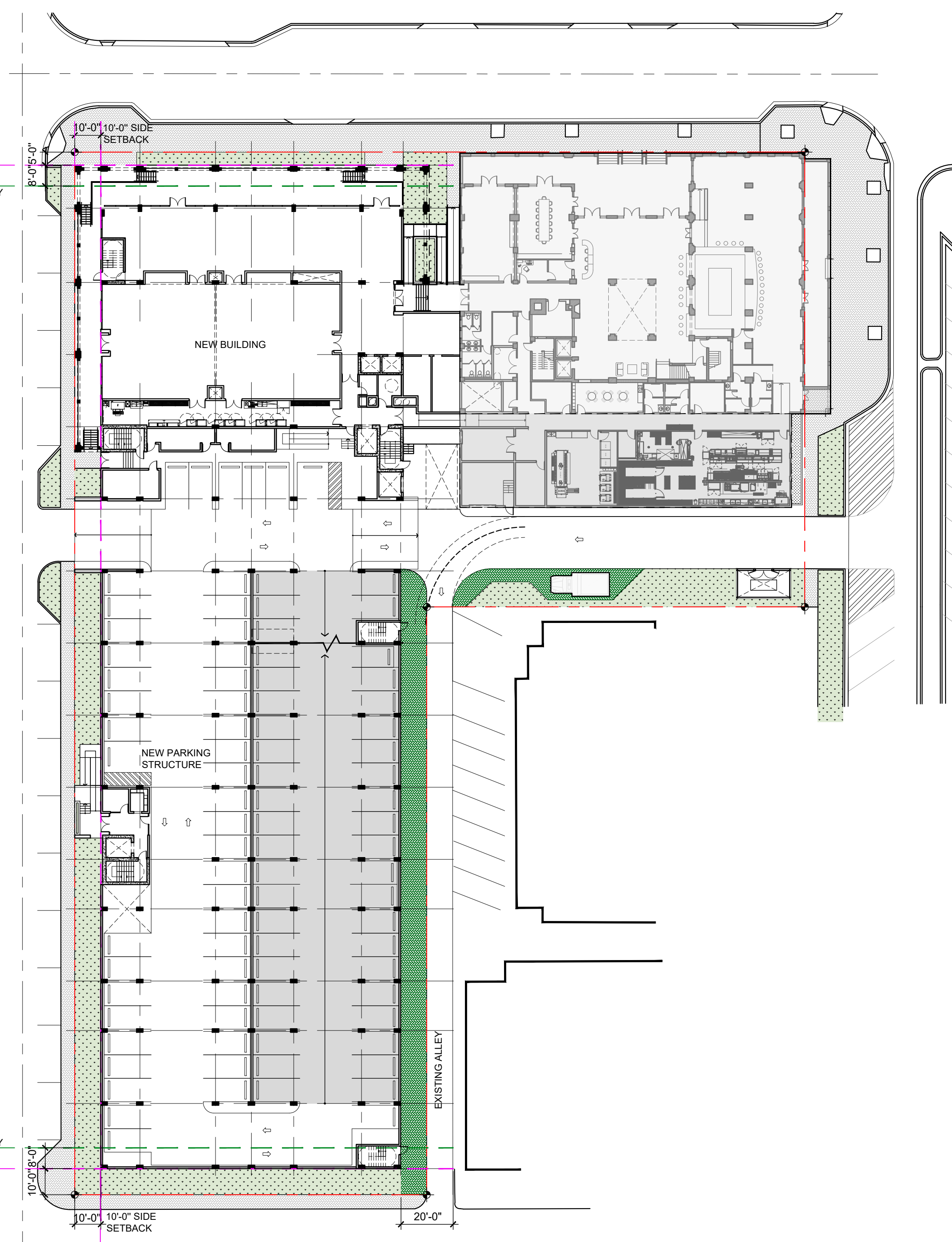
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GROUND LEVEL
LEGEND




-  IMPERMEABLE SURFACE
-  PERVIOUS / PERMEABLE SURFACE 5,400 SF
-  PERMEABLE PAVERS 3,000 SF x 50% = 1,500 S.F. TOTAL 9,340 S.F. 11.8%
- 2,440 S.F. POOL WATER SURFACE (ROOF LEVEL)

LOT SIZE: 79,375 SF
MAX. IMPERMEABLE SURFACE: 90% LOT SIZE = 71,437 SF
IMPERMEABLE SURFACE PROVIDED: 70,715 SF (89.1%)



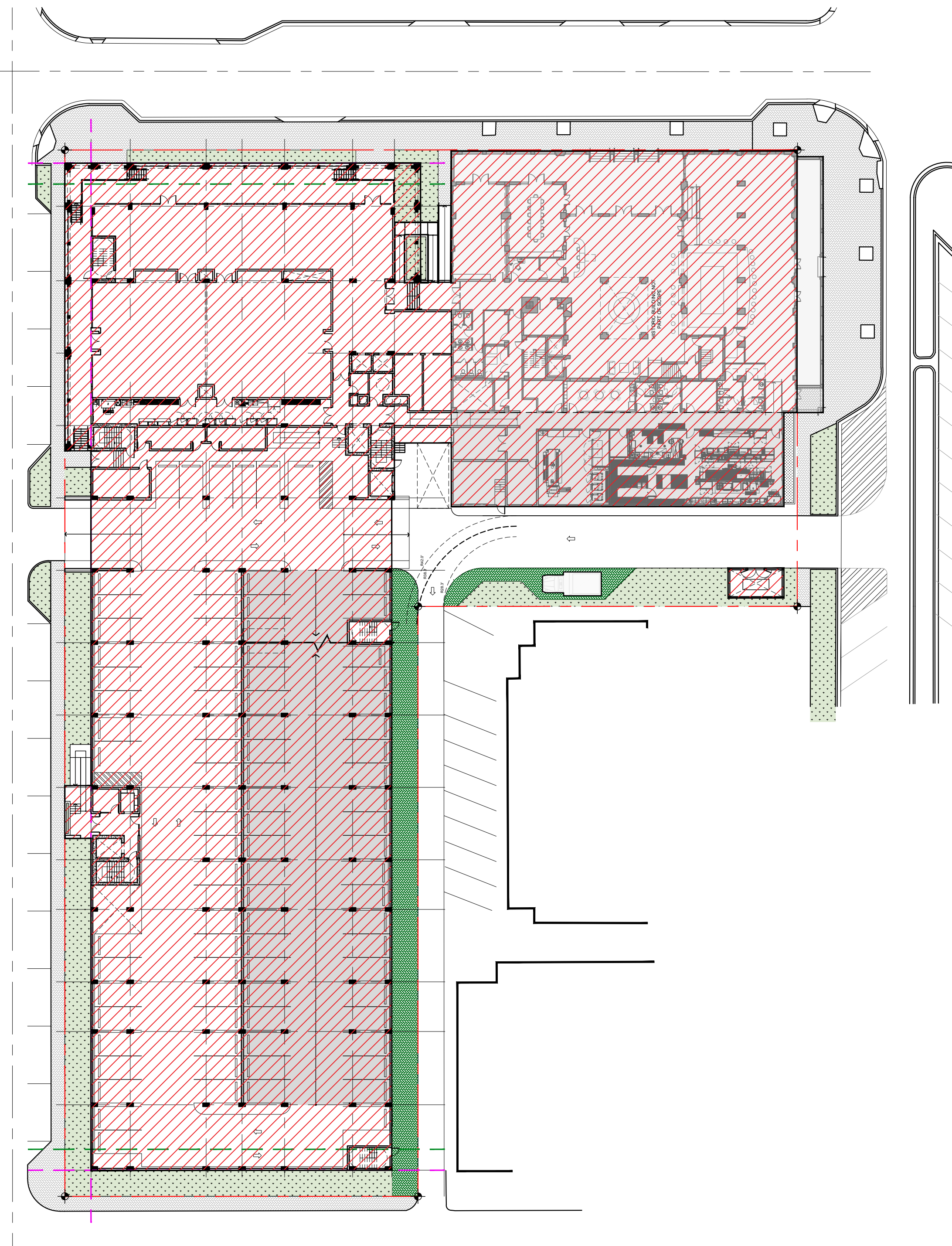
THIRD LEVEL

LEGEND

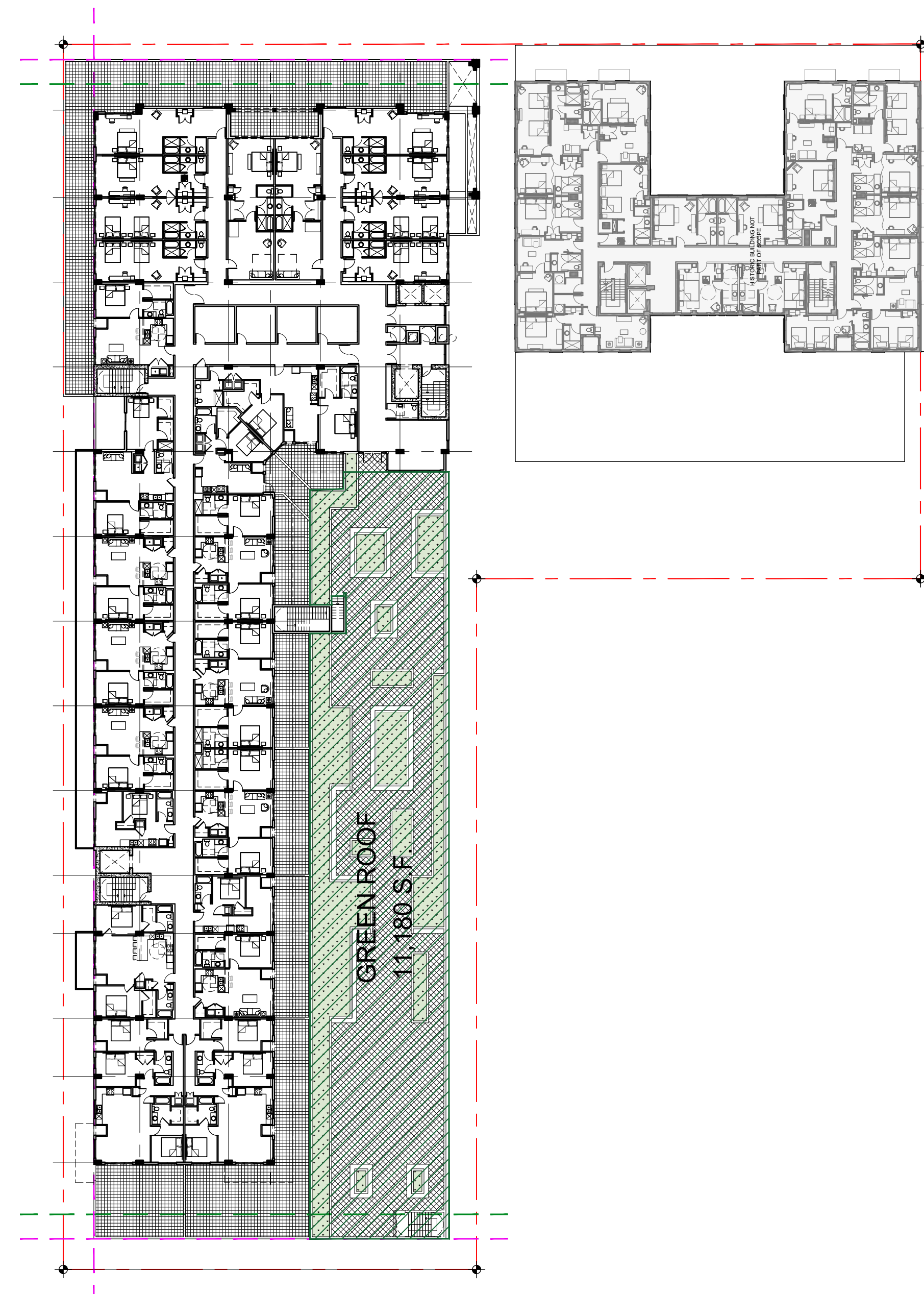
-  PROPERTY LINE
-  SETBACK LINE
-  SETBACK LINE FOR THIRD STORY AND ABOVE

DATE	REVISION

DWG. TITLE	OVERALL LOT COVERAGE
SCALE	1/32"=1'-0"
PROJECT NO.	2020-01
DATE	12-23-21
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GROUND LEVEL



THIRD LEVEL- (GREEN ROOF)

LEGEND

-  LOT COVERAGE
-  GREEN ROOF ABOVE PARKING (NOT COUNTED INTO LOT COVERAGE AREA)

LOT SIZE: 79,375 SF
 MAX. LOT COVERAGE: 70% LOT SIZE = 55,562 SF
 LOT COVERAGE PROVIDED: 65,930 SF
 GREEN ROOF: 11,180 SF
 TOTAL LOT COVERAGE PROVIDED: 65,930 SF - 11,180 SF = 54,750 SF (68.9%)

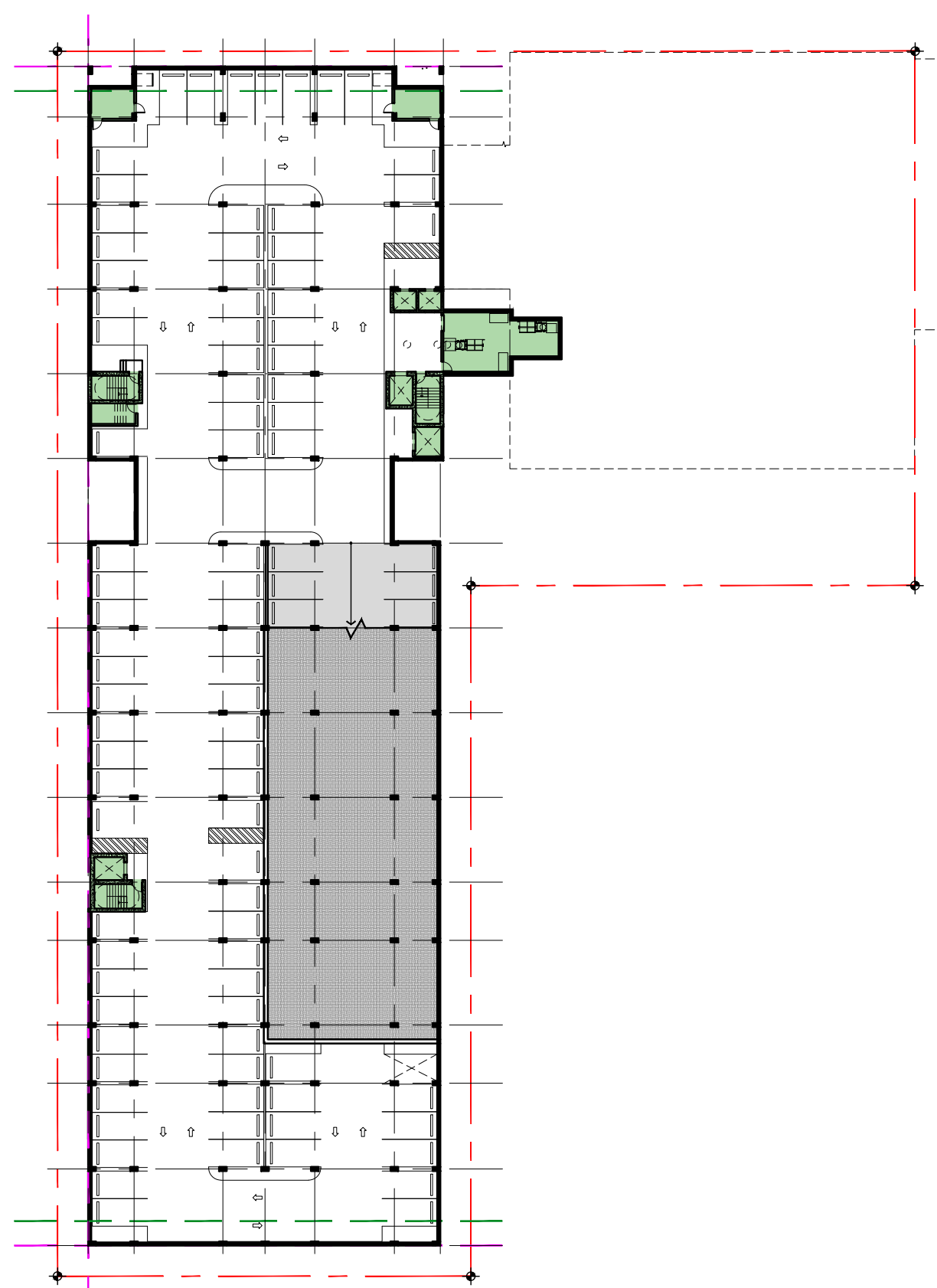
GULFSTREAM HOTEL
11 LAKE AVENUE
LAKE WORTH, FL 334610

DATE	REVISION

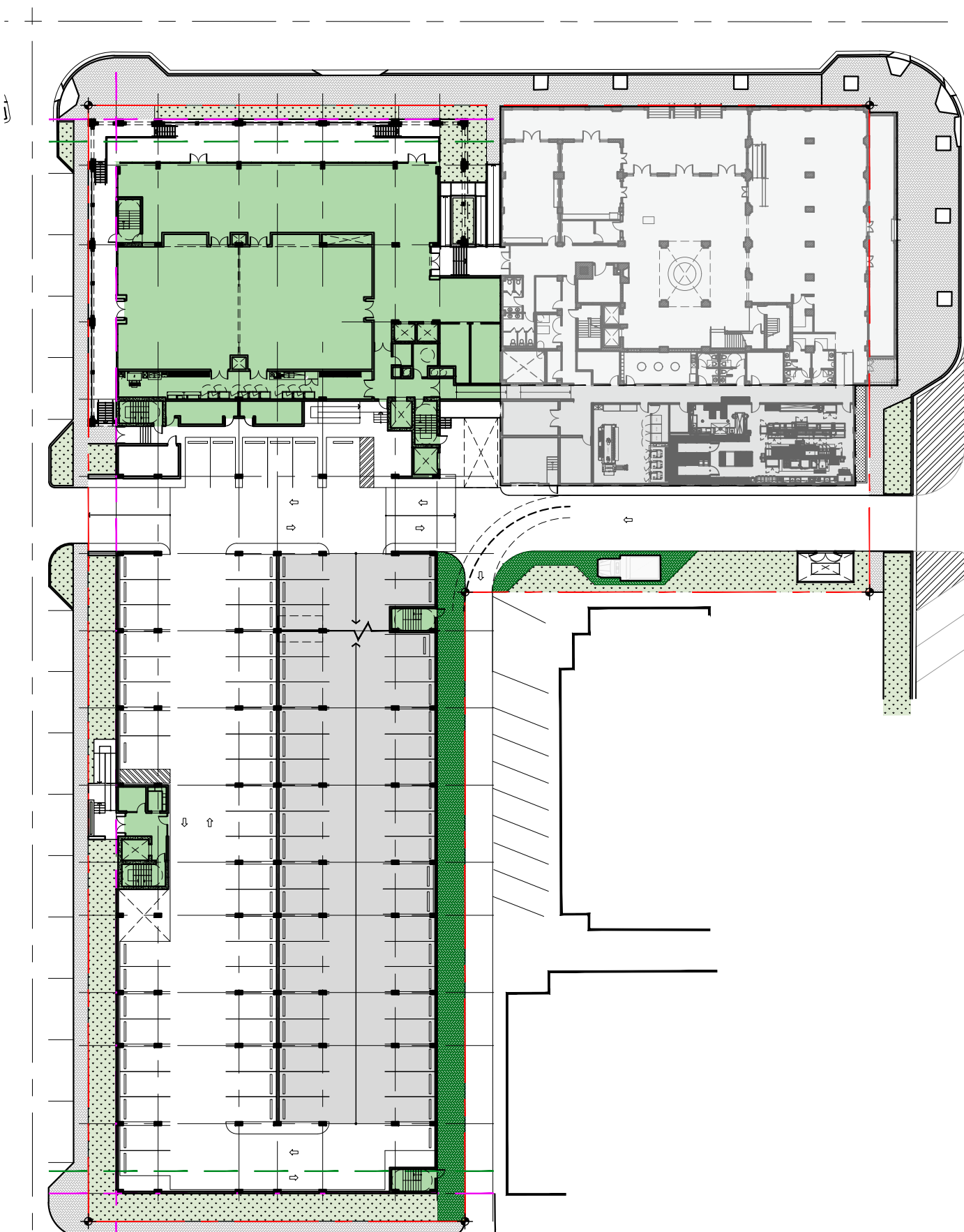
DWG. TITLE	BUILDING LOT COVERAGE
SCALE	1/32"=1'-0"
PROJECT NO.	2020-01
DATE	12-23-21
SHEET NUMBER	A-005

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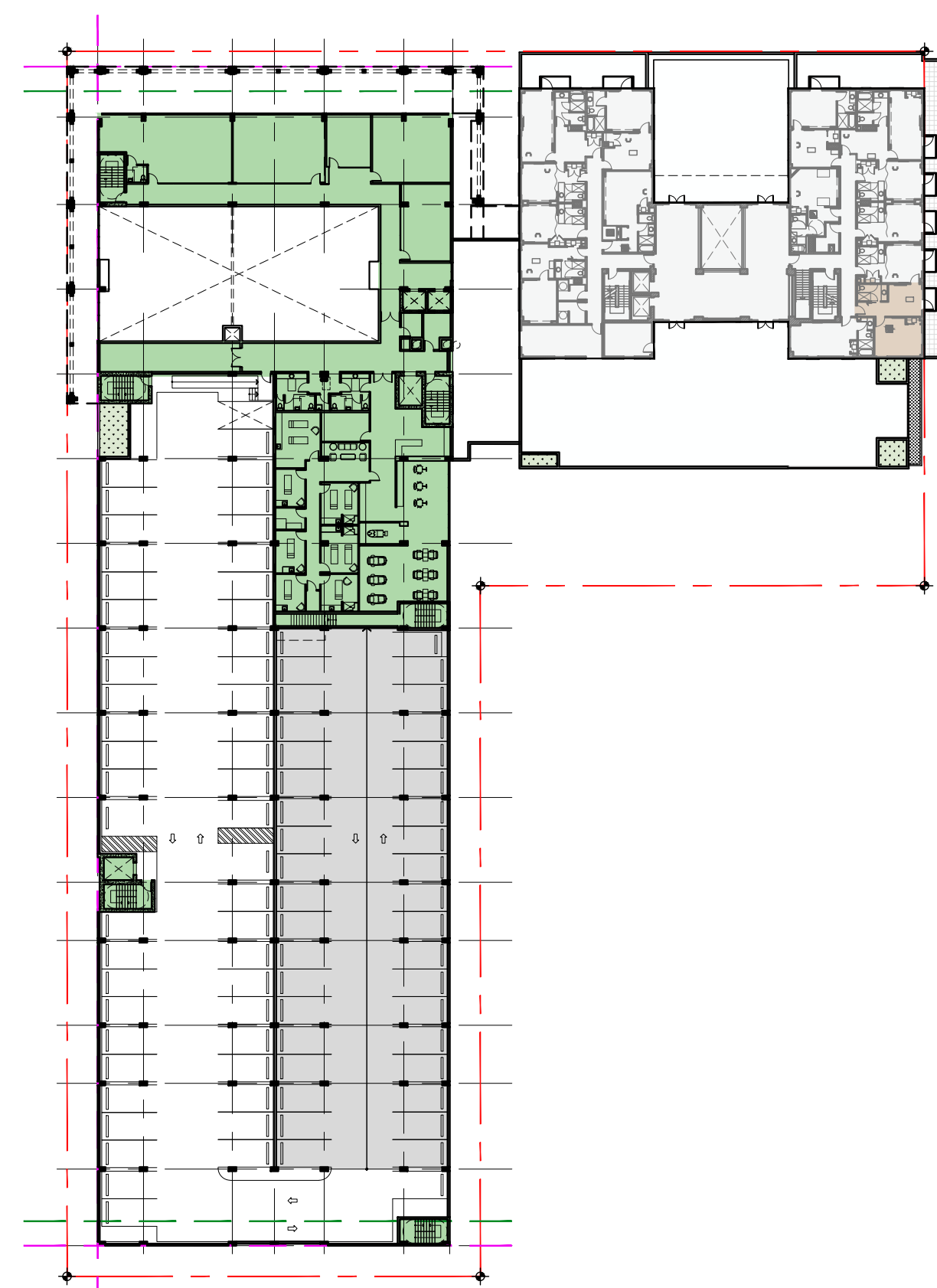
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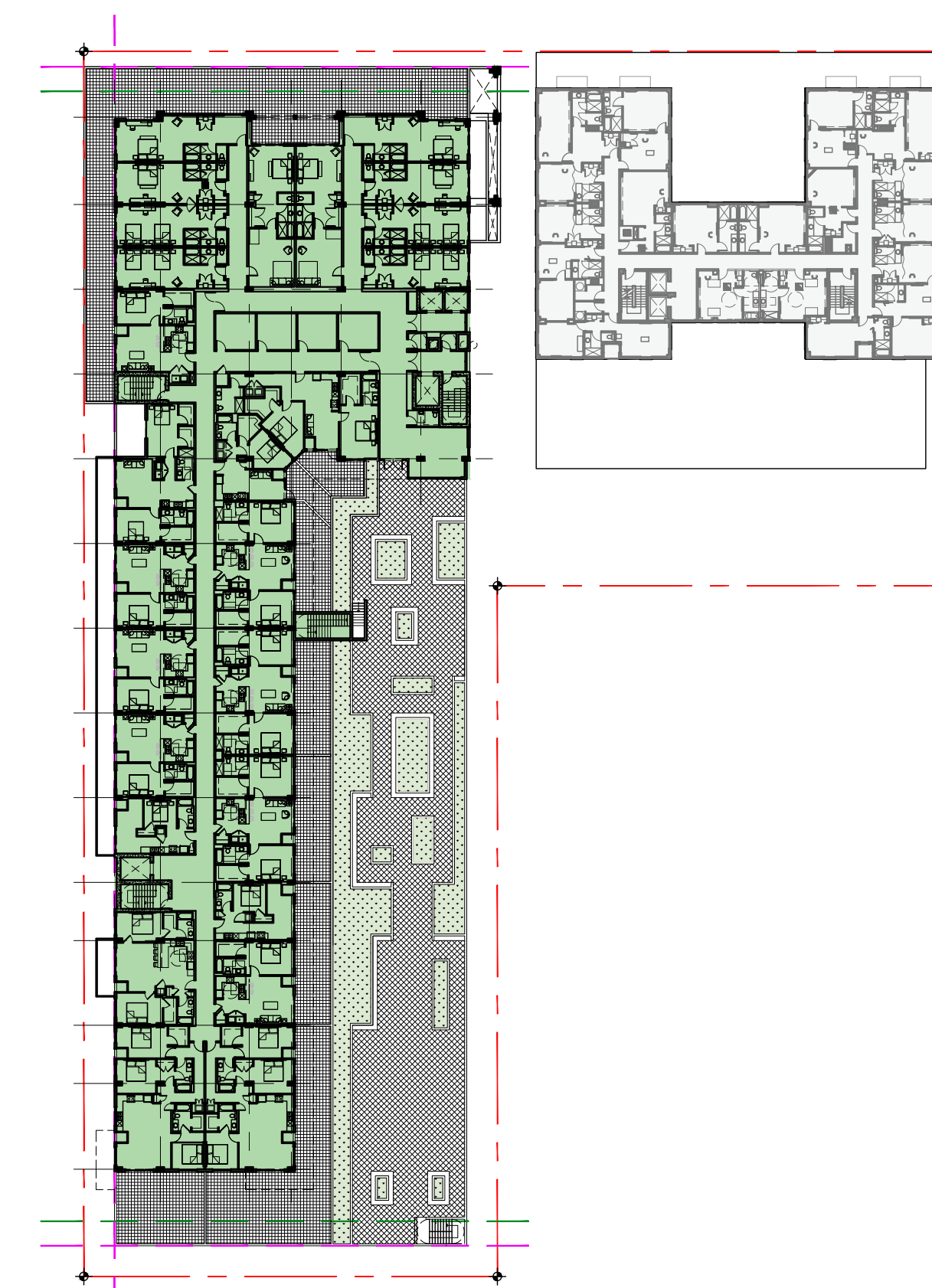
LOWER LEVEL PARKING AREA: 2,210 SF



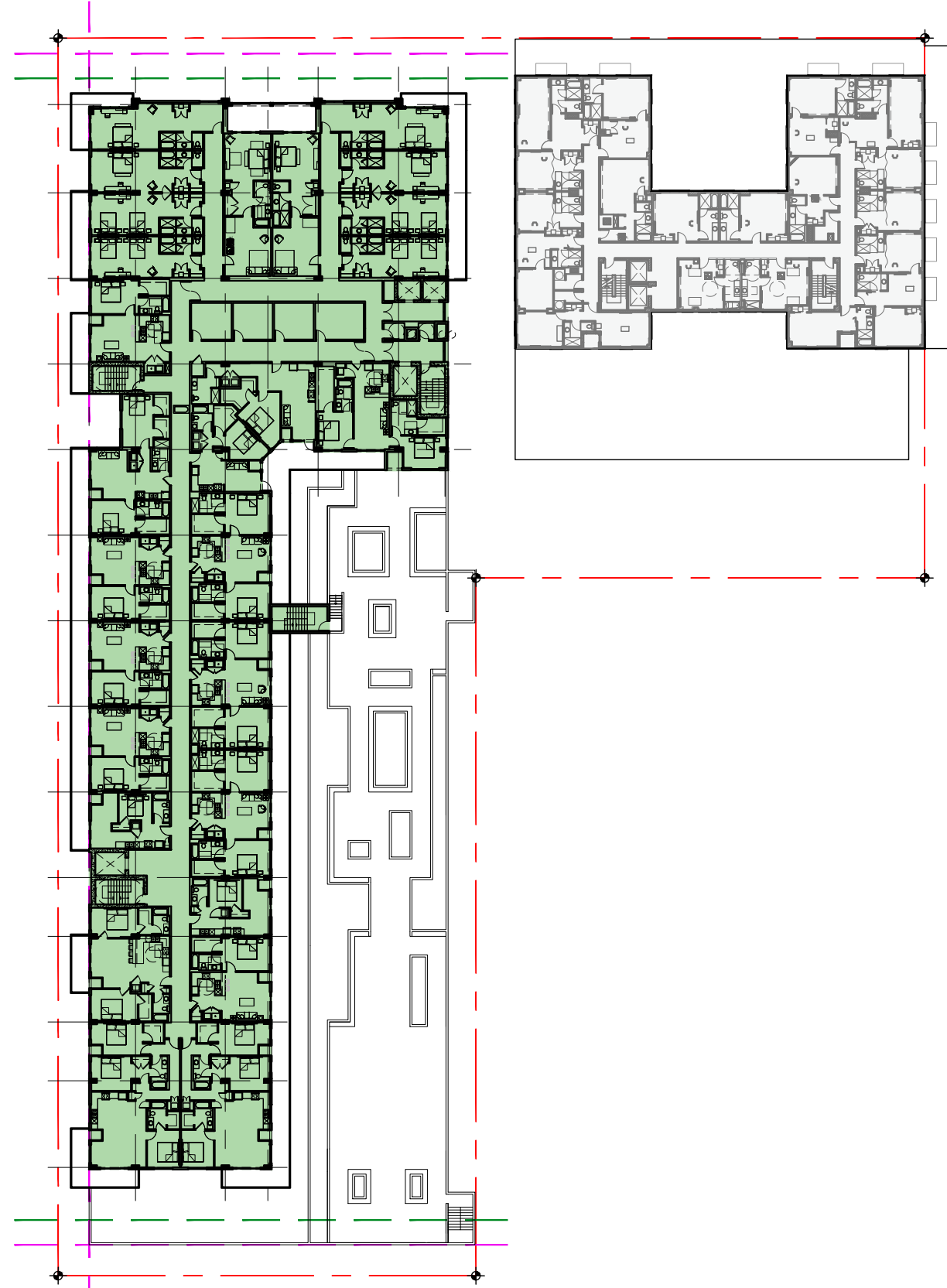
GROUND FLOOR AREA: 12,630 SF



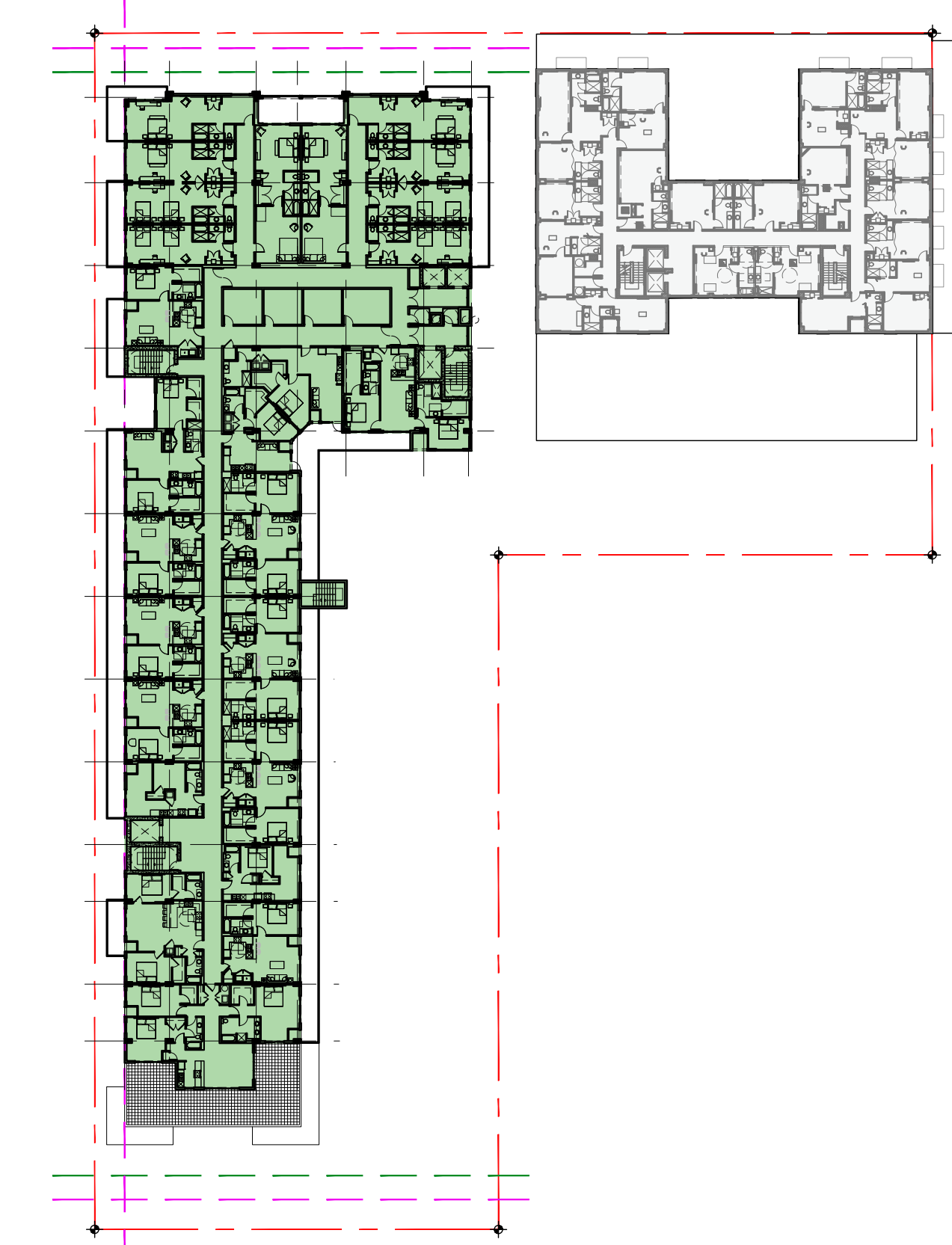
2ND LEVEL AREA: 11,295 SF



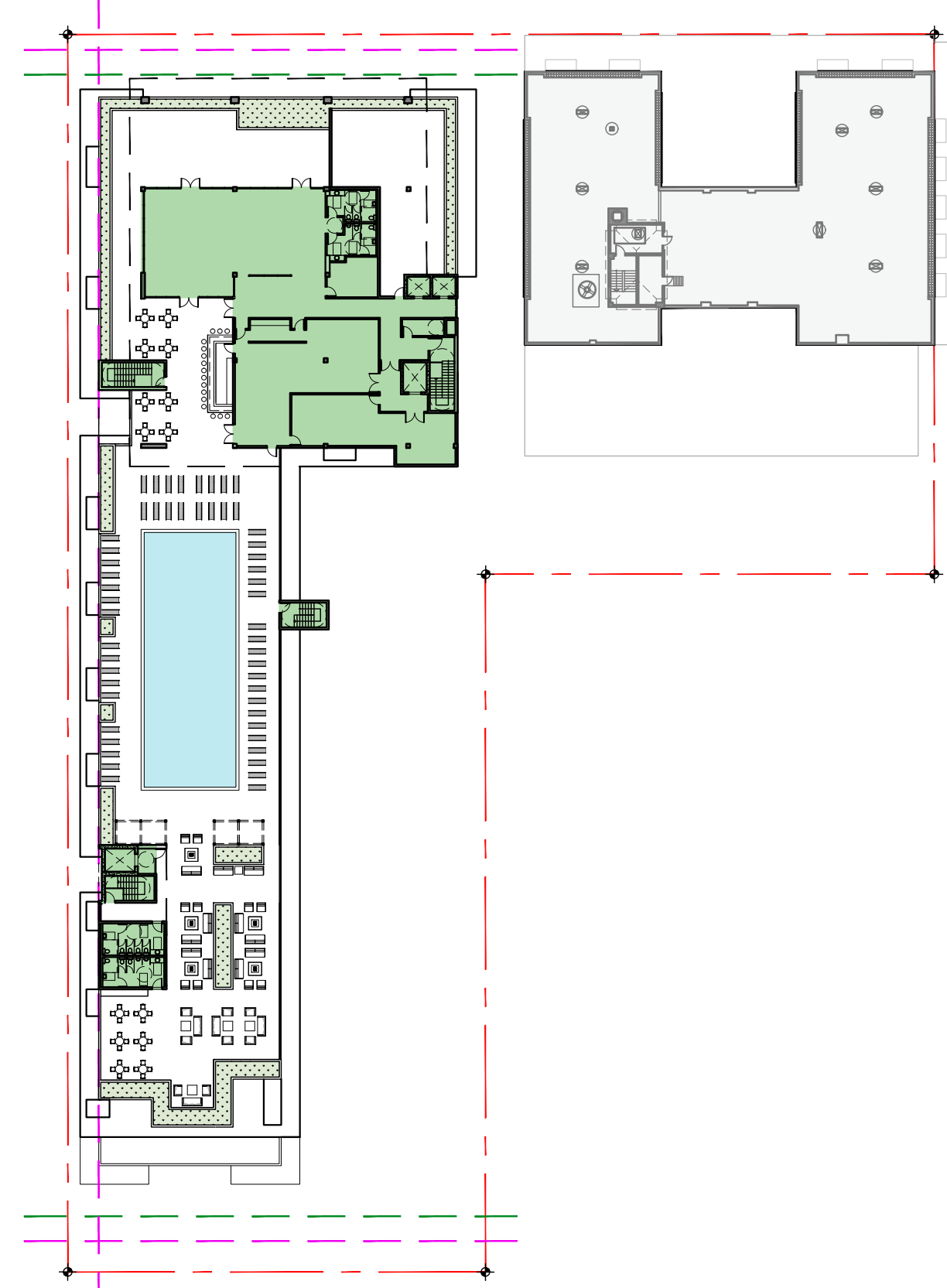
3RD LEVEL AREA : 26,560 SF



FOURTH, FIFTH AND SIXTH LEVEL
(TYPICAL) 26,570 S.F.
TOTAL FLOOR AREA 4TH, 5TH AND 6TH
LEVEL: 79,770 SF



7TH LEVEL - PENTHOUSE AREA: 25,400 SF



8TH LEVEL- ROOF DECK AREA: 7,715 SF

AREA CHART (NEW BUILDING)	
FLOOR	AREAS (S.F.)
LOWER LEVEL	2,210
1ST LEVEL	12,630
2ND LEVEL	11,295
3RD LEVEL	26,560
4TH, 5TH, 6TH LEVEL	79,710
7TH LEVEL- PENTHOUSE	25,400
8TH LEVEL, ROOF DECK	7,715
TOTAL	165,520

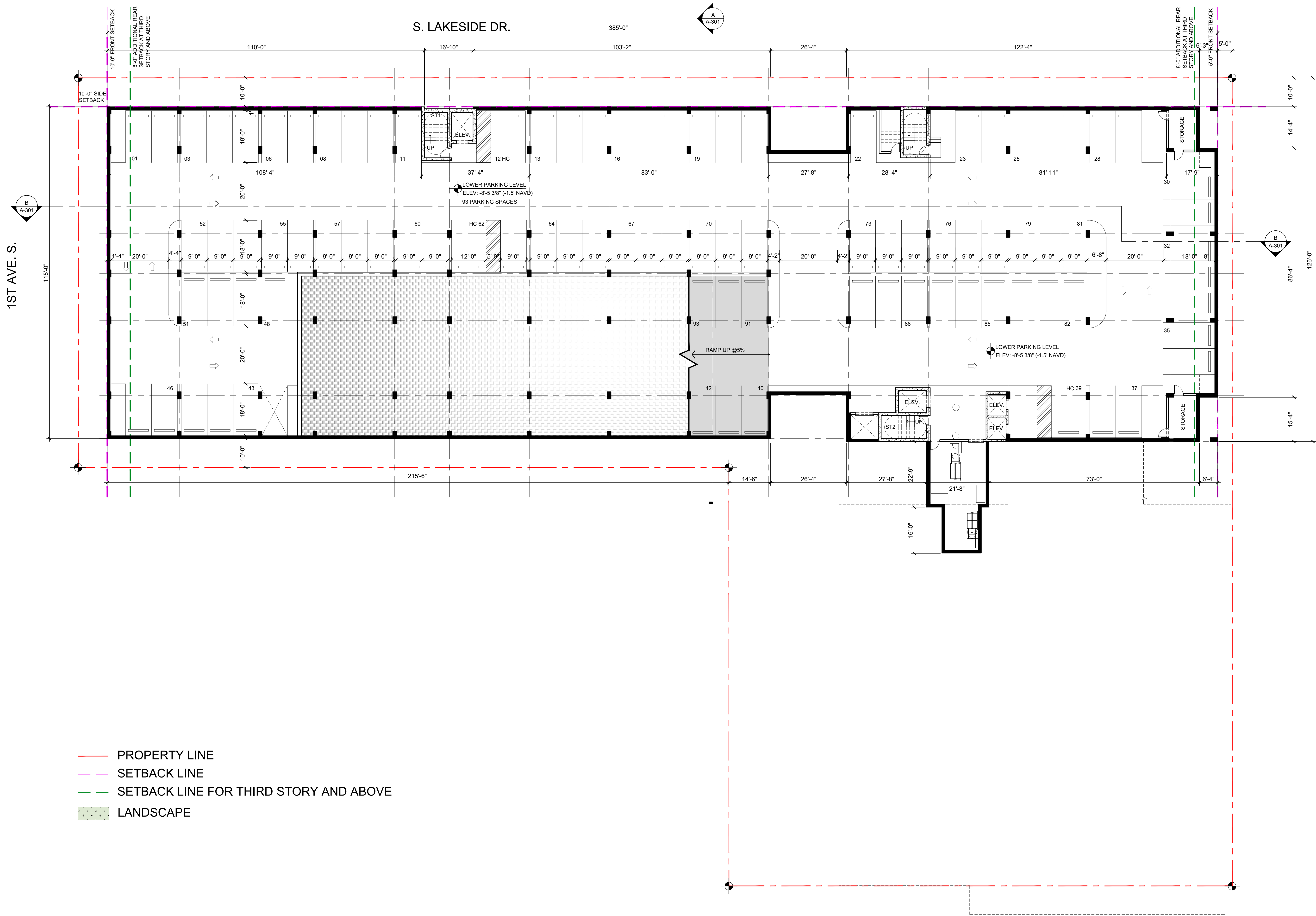
FLOOR AREA
 LOT SIZE: 79,375 SF
 EXISTING HISTORICAL HOTEL FLOOR AREA: 59,100 SF
 PROPOSED ADDITION TO EXISTING HISTORICAL BUILDING: 4,700 SF
 TOTAL PROPOSED AREA EXISTING BUILDING: 63,800 SF

NEW BUILDING FLOOR AREA PROVIDED: 165,520 SF +
 63,800 SF = 229,320 SF
 TOTAL FLOOR AREA RATIO PROVIDED 2.89

ALLOWED FAR 2.45 + 25% = 3.0625
 ALLOWED FLOOR AREA = 243,085.94 S.F.

2.45 FAR URBAN PLANNED DEVELOPMENT
 ADDITIONAL 25% SUSTAINABLE BONUS PROGRAM

DATE	REVISION



- PROPERTY LINE
- SETBACK LINE
- SETBACK LINE FOR THIRD STORY AND ABOVE
- LANDSCAPE

DATE	REVISION

DWG. TITLE
**BELOW GRADE
PARKING LEVEL (P1)**

SCALE
1/16"=1'-0"

PROJECT NO.
2020-01

DATE
12-23-21

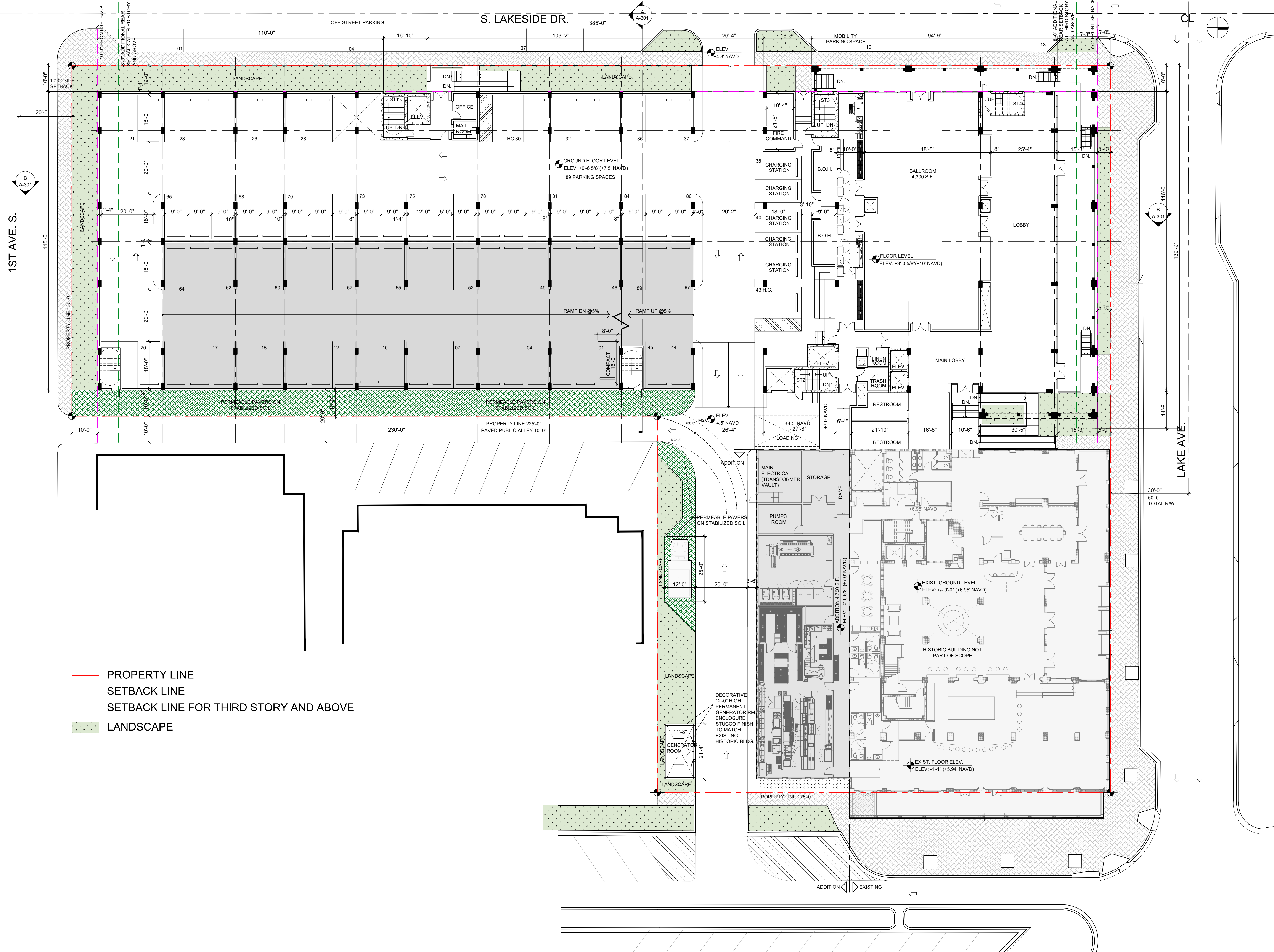
SHEET NUMBER
A-100

S. LAKESIDE DR.

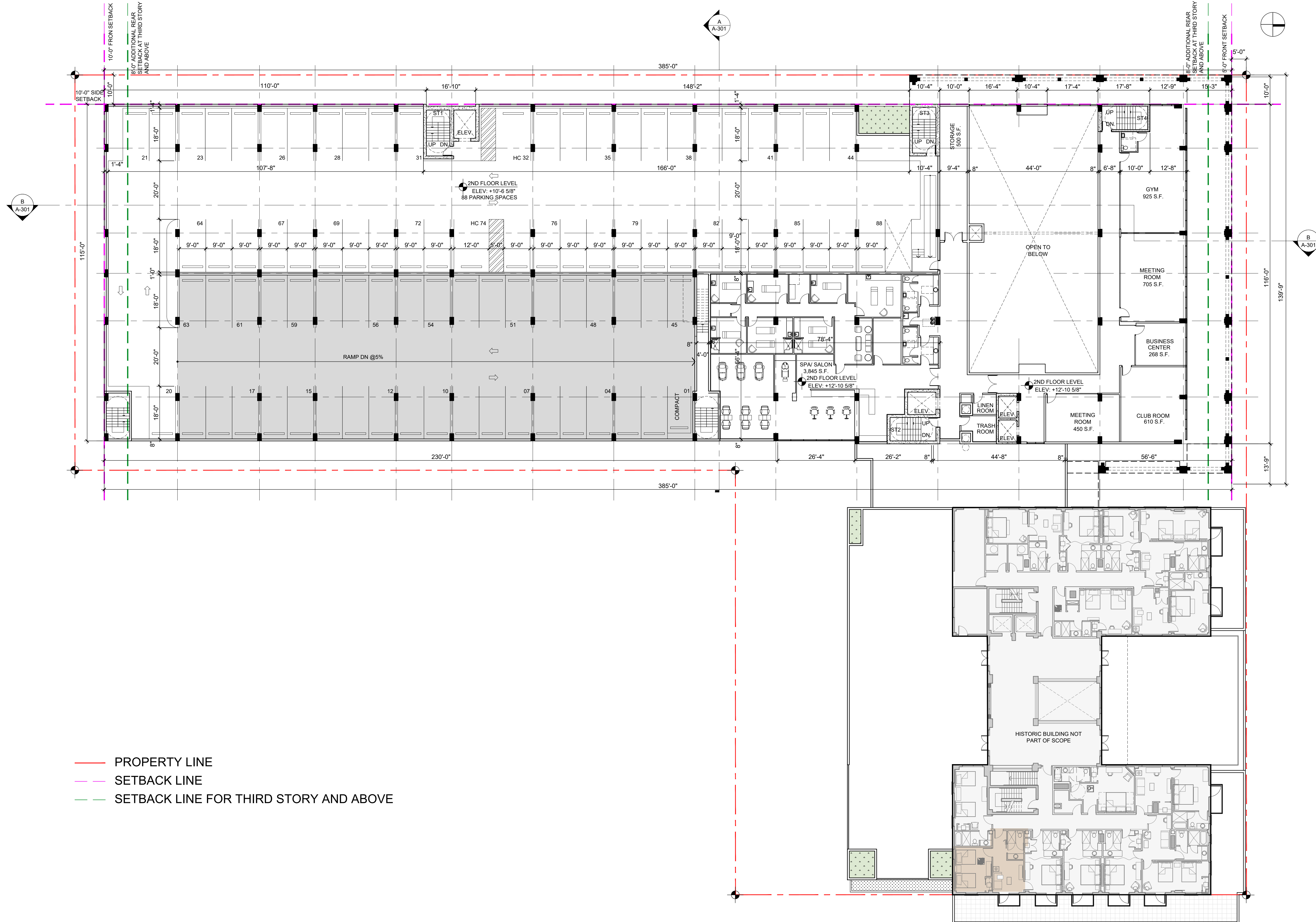
1ST AVE. S.

LAKE AVE.

S. GOLFVIEW RD.



- PROPERTY LINE
- SETBACK LINE
- SETBACK LINE FOR THIRD STORY AND ABOVE
- LANDSCAPE



- PROPERTY LINE
- SETBACK LINE
- SETBACK LINE FOR THIRD STORY AND ABOVE

GULFSTREAM HOTEL

11 LAKE AVENUE
LAKE WORTH, FL 334610

DATE	REVISION

DWG. TITLE
SECOND LEVEL (P3)

SCALE
1/16"=1'-0"

PROJECT NO.
2020-01

DATE
12-23-21

SHEET NUMBER
A-102

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- PROPERTY LINE
- SETBACK LINE
- SETBACK LINE FOR THIRD STORY AND ABOVE
- LANDSCAPE

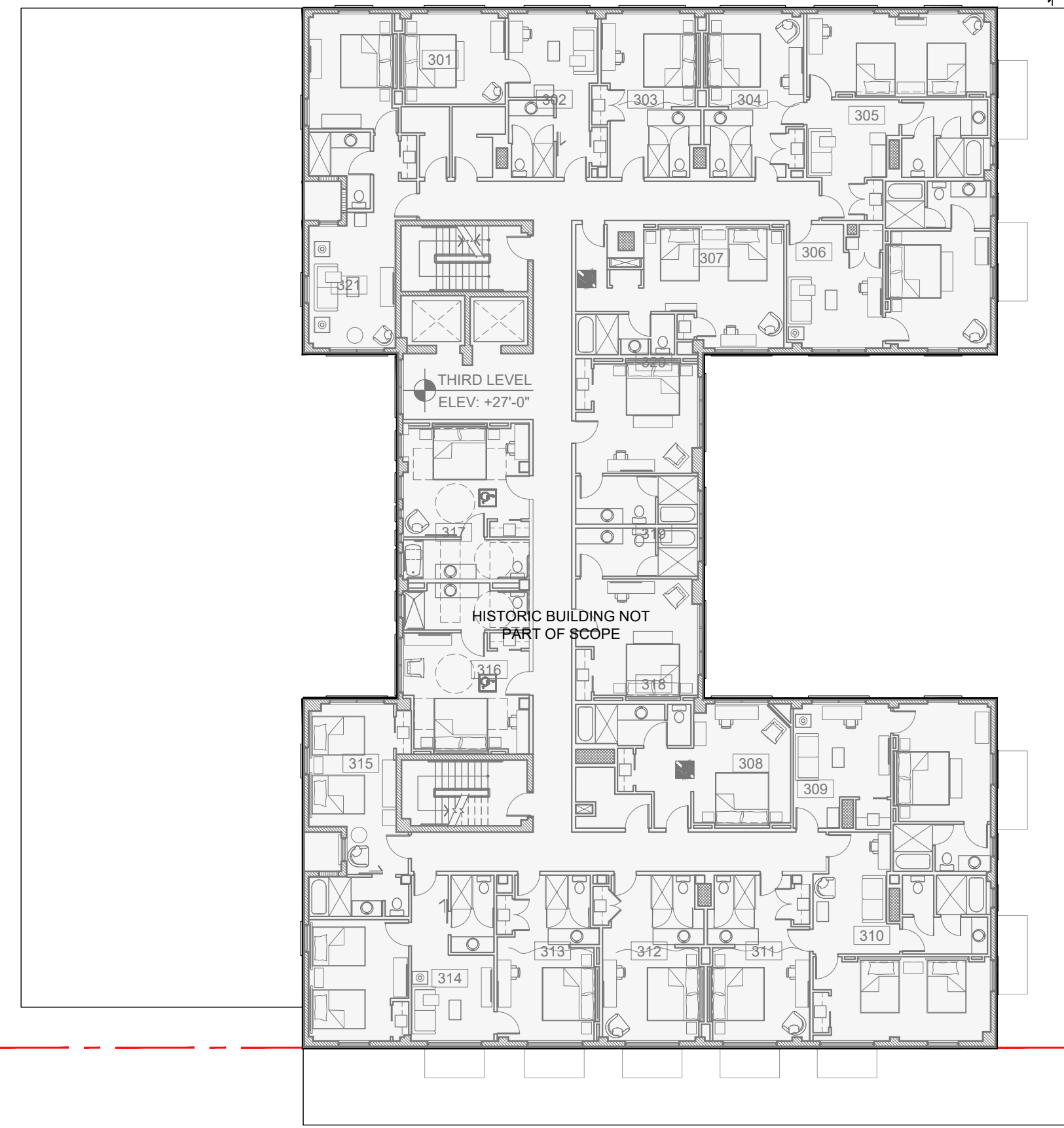
LEGEND

RESIDENTIAL

- ONE BEDROOM UNIT: 610 SF - 768 SF
- TWO BEDROOM UNIT: 968 SF - 1,238 SF
- THREE BEDROOM UNIT: 1,380 SF
- STUDIO: 496 SF - 503 SF

HOTEL

- KING ROOM
- DOUBLE QUEEN ROOM



GULFSTREAM HOTEL
11 LAKE AVENUE
LAKE WORTH, FL 334610

DATE	REVISION

DWG. TITLE

THIRD LEVEL

SCALE

1/16"=1'-0"

PROJECT NO.

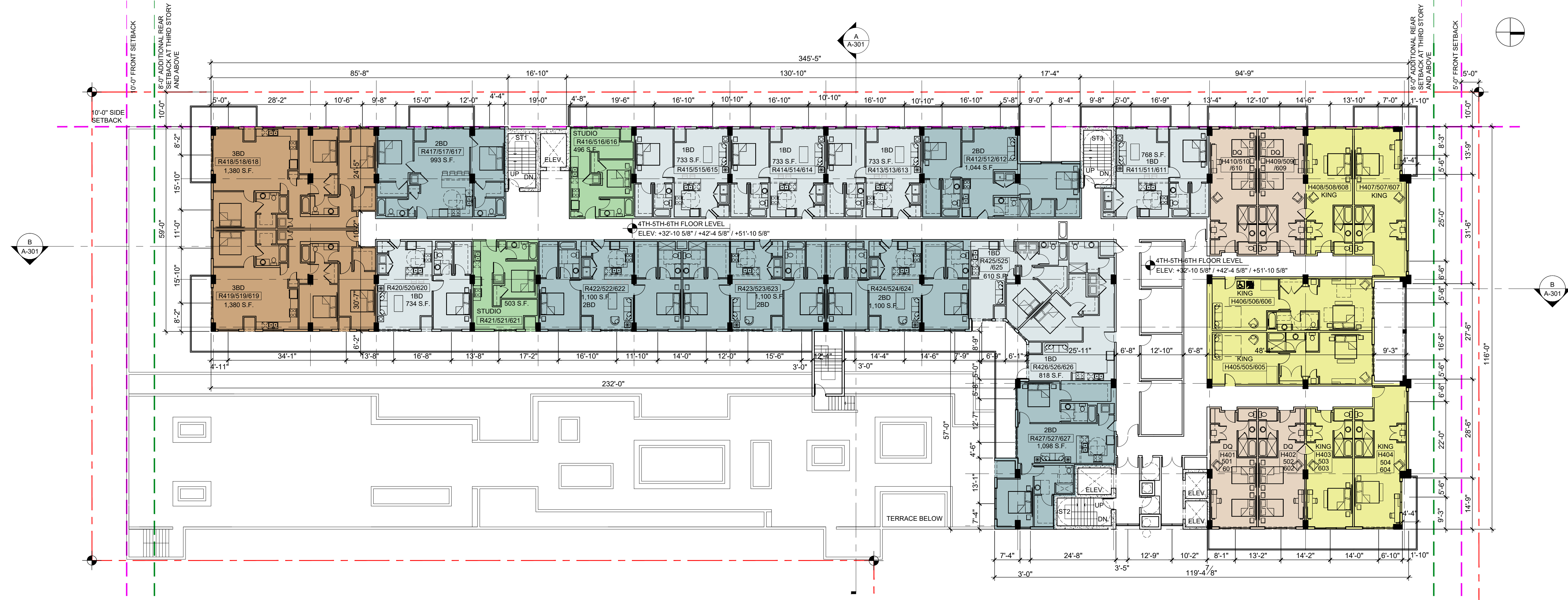
2020-01

DATE

12-23-21

SHEET NUMBER

A-103



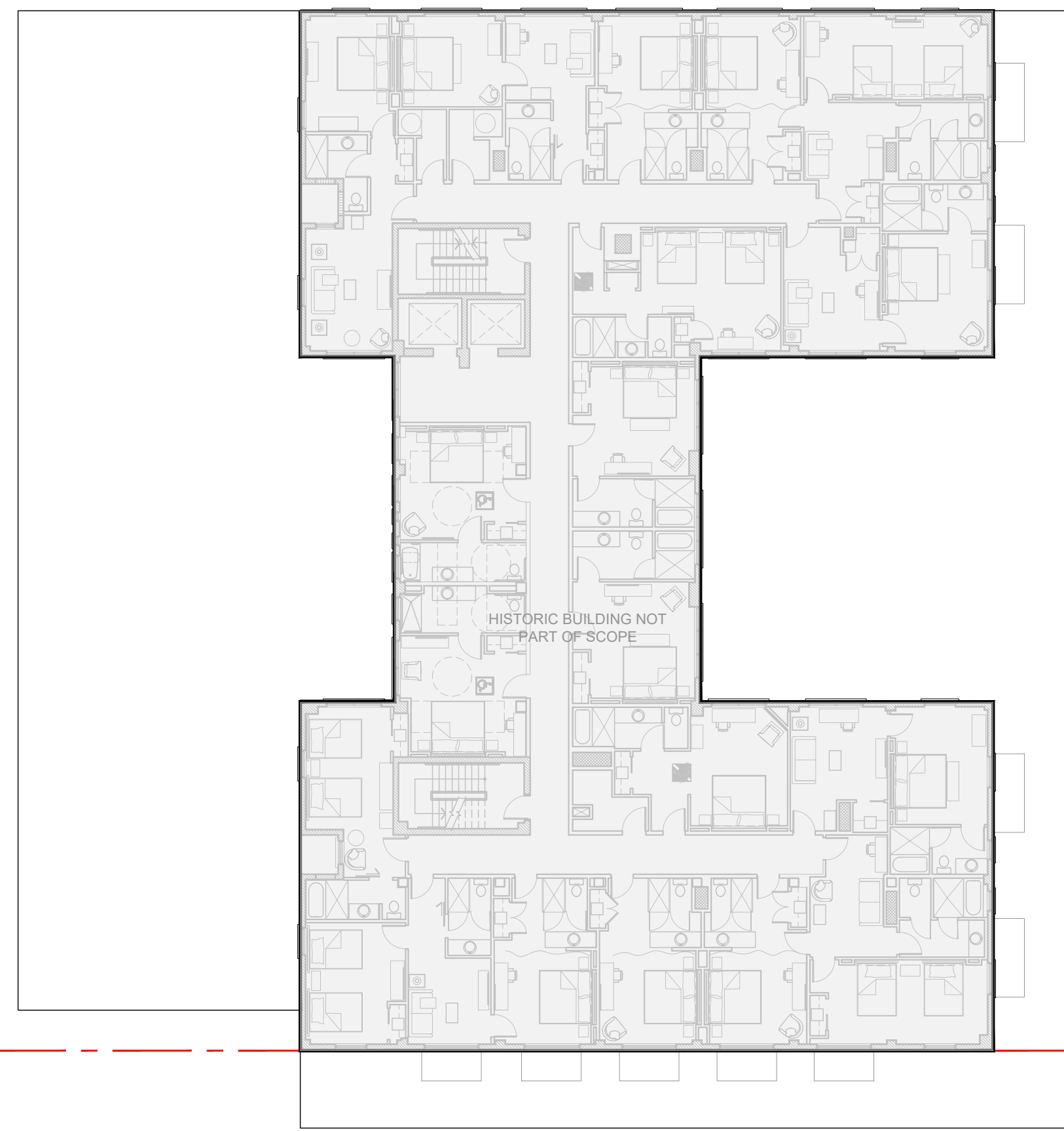
GUEST ROOM WITH MOBILITY FEATURES CALCULATION (FBC 2020 ACC.-TABLE 224.2)					
TOTAL # OF ROOMS = 50 UNITS		MINIMUM NUMBER OF REQUIRED ROOMS WITHOUT ROLL-IN SHOWERS	MINIMUM NUMBER OF REQUIRED ROOMS WITH ROLL-IN SHOWERS	TOTAL NUMBER OF REQUIRED ROOMS	FLORIDA 5%
F.B.C. CLASSIFICATION	26 - 50			2	1
F.B.C. REQUIRED		2	0	2	1
PROVIDED		#406, #506, #606		2	3

GUEST ROOM WITH COMMUNICATION FEATURES (FBC 2020 ACC.-TABLE 224.4)	
TOTAL # OF ROOMS = 50 UNITS	MINIMUM NUMBER OF REQUIRED GUEST ROOMS WITH COMMUNICATION FEATURES
F.B.C. CLASSIFICATION	26-50
F.B.C. REQUIRED	4
PROVIDED	#308, #406, #506, #606

*ROOM #308 SEE A-103

LEGEND

- | | |
|-------------------------------------|-------------------|
| ONE BEDROOM UNIT: 610 SF - 768 SF | KING ROOM |
| TWO BEDROOM UNIT: 968 SF - 1,100 SF | DOUBLE QUEEN ROOM |
| THREE BEDROOM UNIT: 1,380 SF | |
| STUDIO: 496 SF - 503 SF | |



- PROPERTY LINE
- SETBACK LINE
- SETBACK LINE FOR THIRD STORY AND ABOVE

GULFSTREAM HOTEL
11 LAKE AVENUE
LAKE WORTH, FL 334610

DATE	REVISION

DWG. TITLE

TYPICAL LEVEL
FOURTH THROUGH
SIXTH LEVEL

SCALE

1/16"=1'-0"

PROJECT NO.

2020-01

DATE

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A-104

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GULFSTREAM HOTEL
11 LAKE AVENUE
LAKE WORTH, FL 334610

DATE	REVISION
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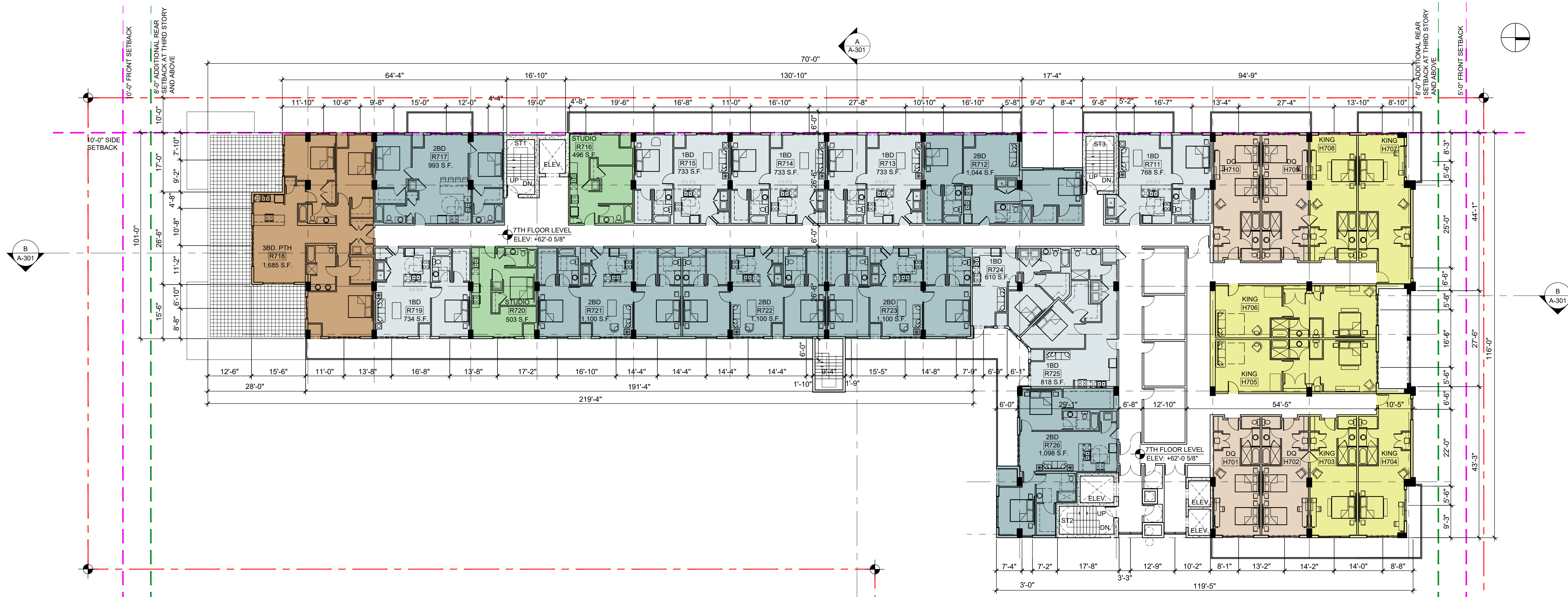
DWG. TITLE
**SEVENTH LEVEL
(PENTHOUSE)**

SCALE
1/16"=1'-0"

PROJECT NO.
2020-01

DATE
12-23-21

SHEET NUMBER
A-105



- PROPERTY LINE
- SETBACK LINE
- SETBACK LINE FOR THIRD STORY AND ABOVE

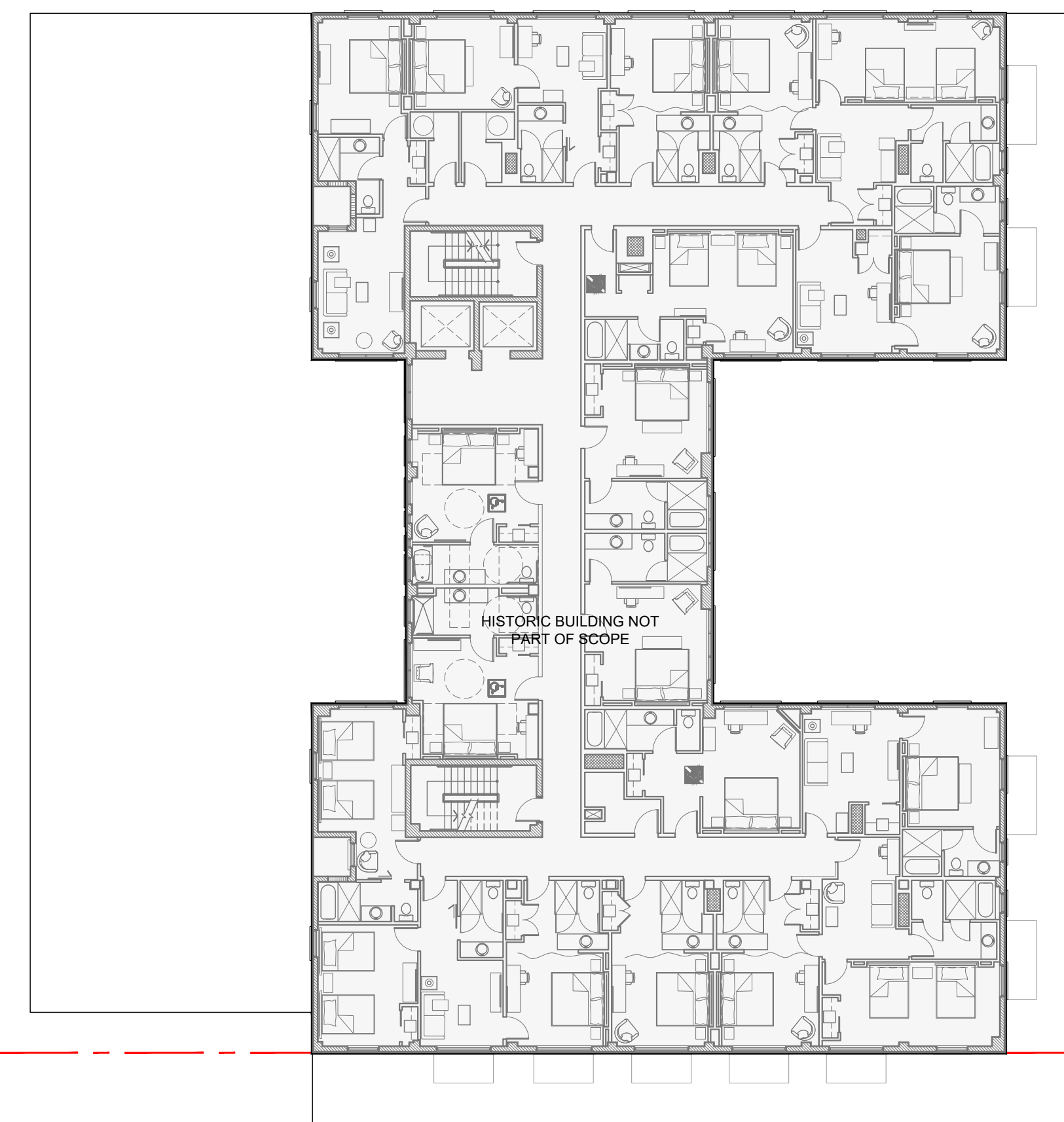
LEGEND

RESIDENTIAL

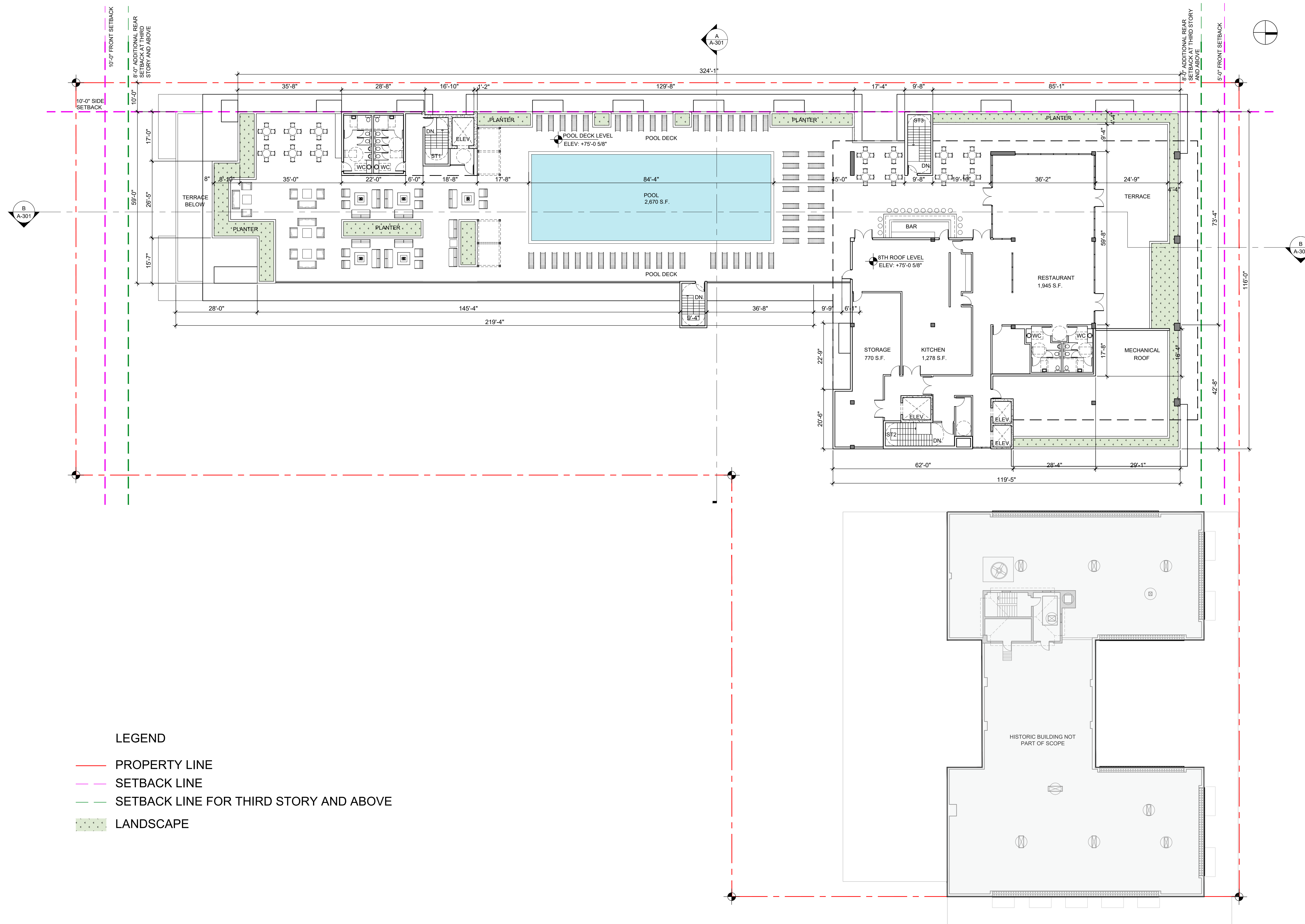
- ONE BEDROOM UNIT: 610 SF - 768 SF
- TWO BEDROOM UNIT: 968 SF - 1,100 SF
- THREE BEDROOM UNIT: 1,380 SF
- STUDIO: 496 SF - 503 SF

HOTEL

- KING ROOM
- DOUBLE QUEEN ROOM



HISTORIC BUILDING NOT
PART OF SCOPE

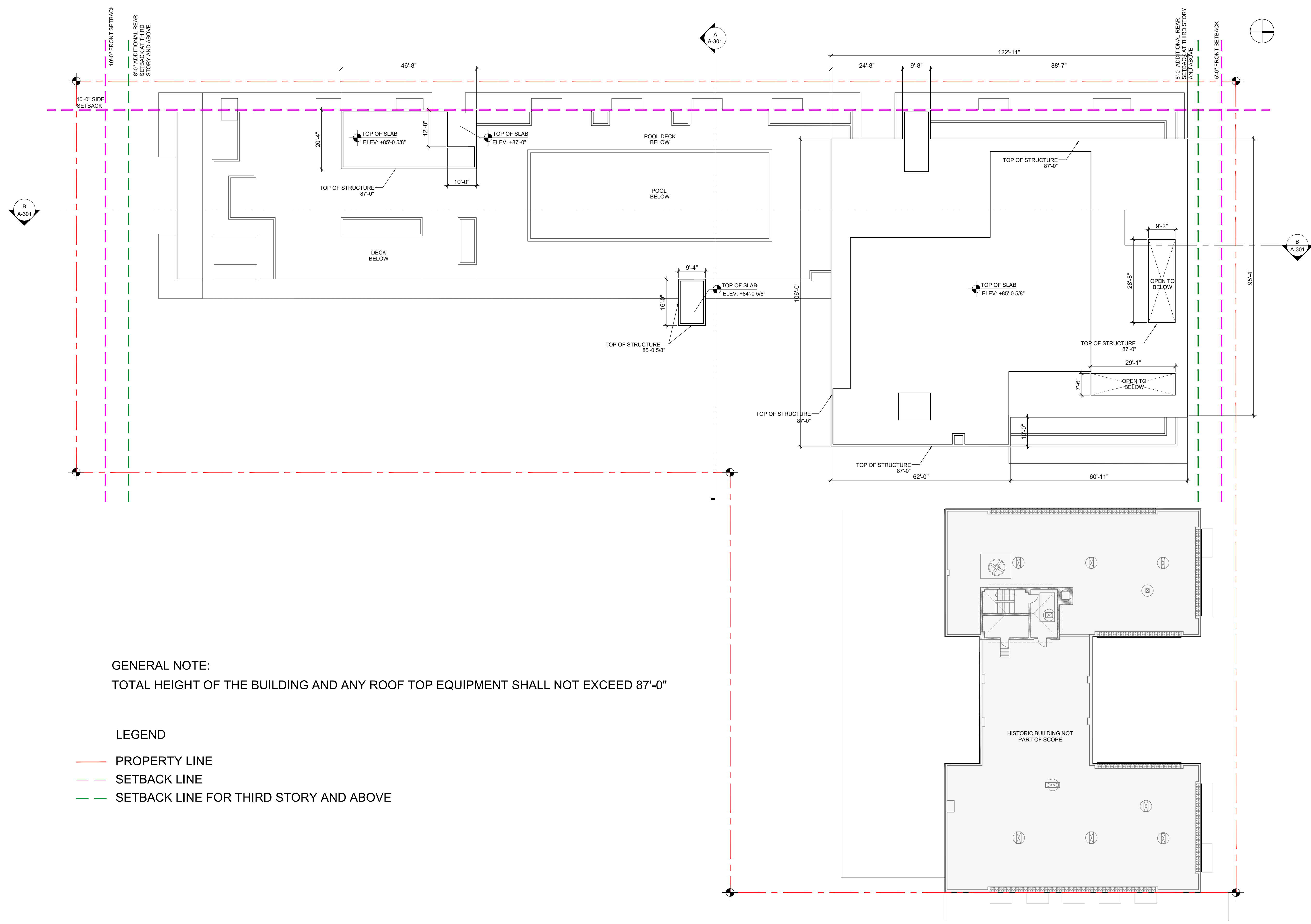


- LEGEND**
- PROPERTY LINE
 - SETBACK LINE
 - SETBACK LINE FOR THIRD STORY AND ABOVE
 - LANDSCAPE

GULFSTREAM HOTEL
11 LAKE AVENUE
LAKE WORTH, FL 334610

DATE	REVISION

DWG. TITLE	EIGHT LEVEL - AMENITIES AND POOL DECK
SCALE	1/16"=1'-0"
PROJECT NO.	2020-01
DATE	12-23-21
SHEET NUMBER	A-106



GENERAL NOTE:
TOTAL HEIGHT OF THE BUILDING AND ANY ROOF TOP EQUIPMENT SHALL NOT EXCEED 87'-0"

LEGEND

- PROPERTY LINE
- SETBACK LINE
- SETBACK LINE FOR THIRD STORY AND ABOVE

GULFSTREAM HOTEL

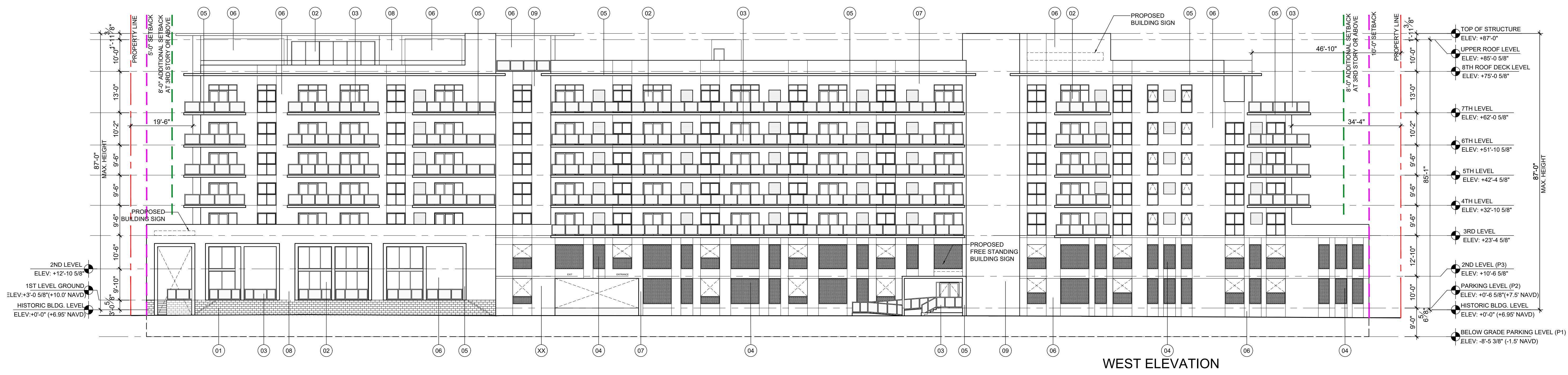
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△	DATE	REVISION
DWG. TITLE		
UPPER ROOF LEVEL		
SCALE		
VARIES		
PROJECT NO.		
2020-01		
DATE		
09-23-15		
SHEET NUMBER		
A-107		



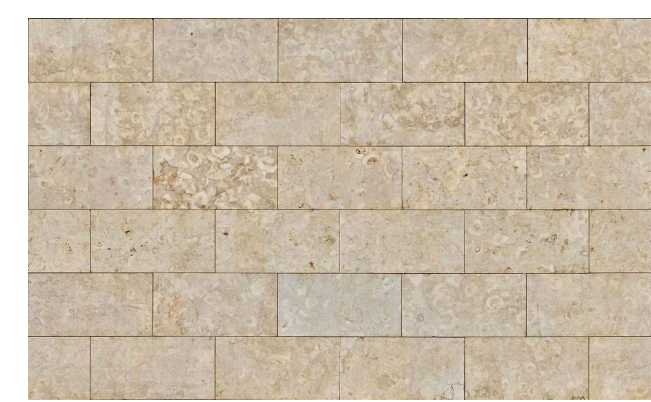
HISTORIC BUILDING SHOWN FOR
HEIGHT REFERENCE ONLY

NORTH ELEVATION



WEST ELEVATION

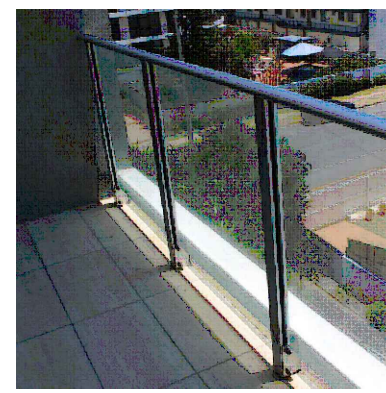
GULFSTREAM HOTEL
11 LAKE AVENUE
LAKE WORTH, FL 334610



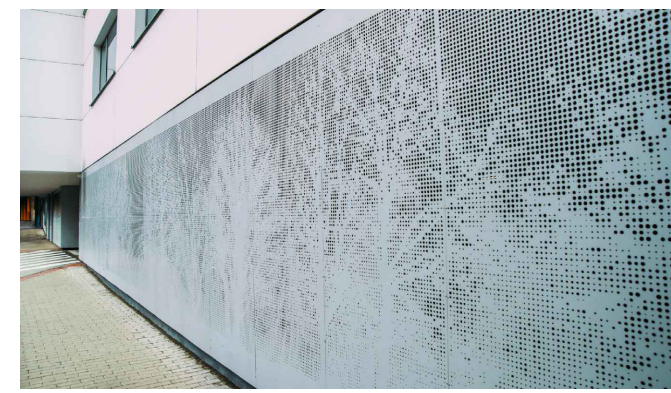
01 LIMESTONE



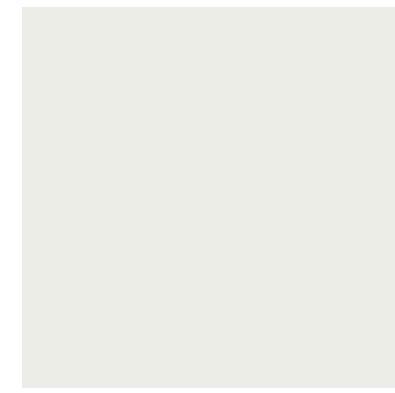
02 ANODIZED ALUMINUM STOREFRONT WITH CLEAR GLASS



03 GLASS RAILING



04 PERFORATED METAL PANEL WITH FLORIDA FLORA THEME



05 PAINTED SMOOTH STUCCO COLOR SW 7005 PURE WHITE SHERWIN-WILLIAMS



06 PAINTED SMOOTH STUCCO COLOR SW 6393 CONVIVIAL YELLOW SHERWIN-WILLIAMS



07 PAINTED SMOOTH STUCCO COLOR SW 9021 NAPLES YELLOW SHERWIN-WILLIAMS



08 PAINTED SMOOTH STUCCO COLOR SW 6682 JUNE DAY SHERWIN-WILLIAMS



09 PAINTED SMOOTH STUCCO COLOR SW 6676 BUTTERFIELD SHERWIN-WILLIAMS

DATE	REVISION

DWG. TITLE
NORTH AND WEST ELEVATIONS

SCALE
1/16"=1'-0"

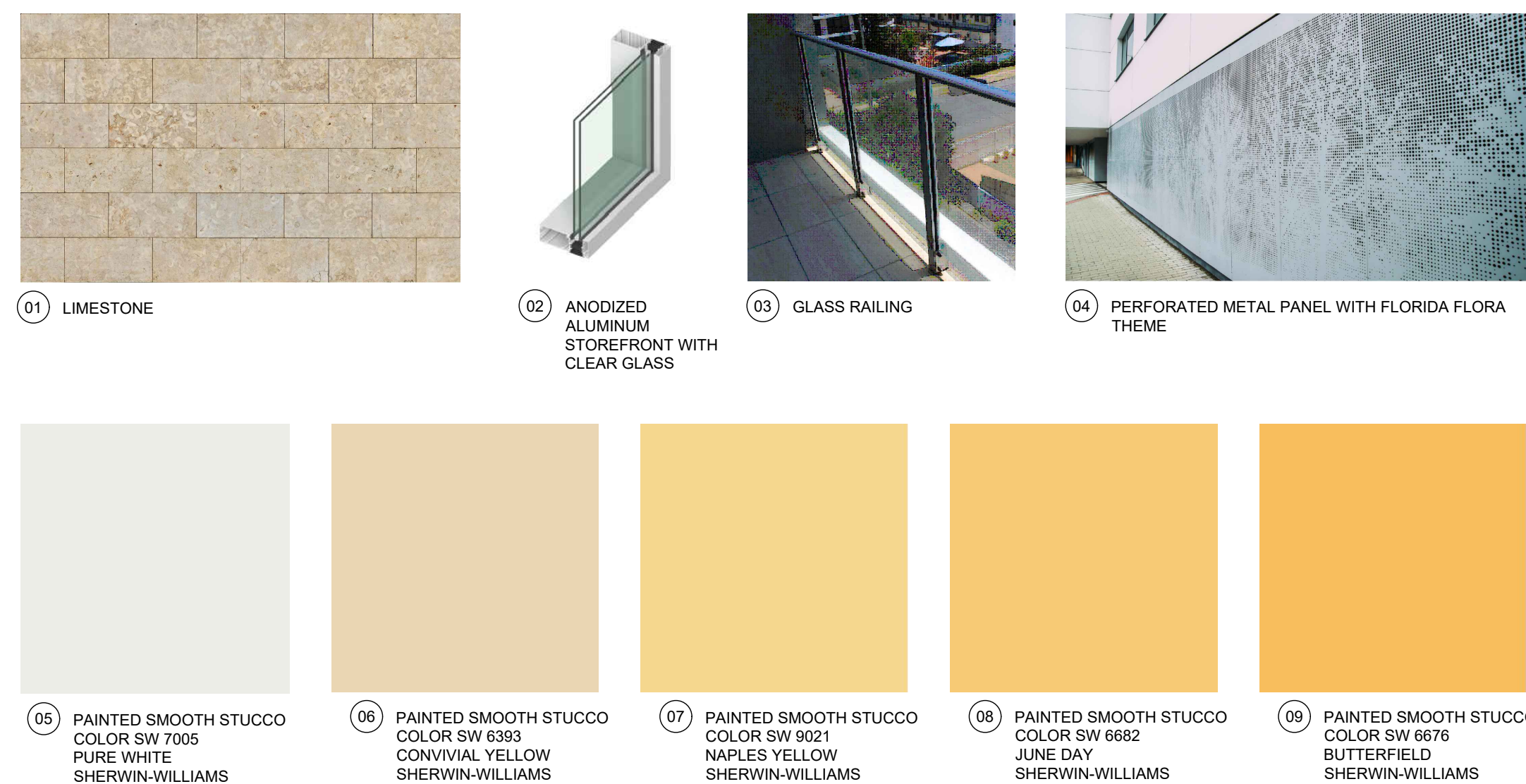
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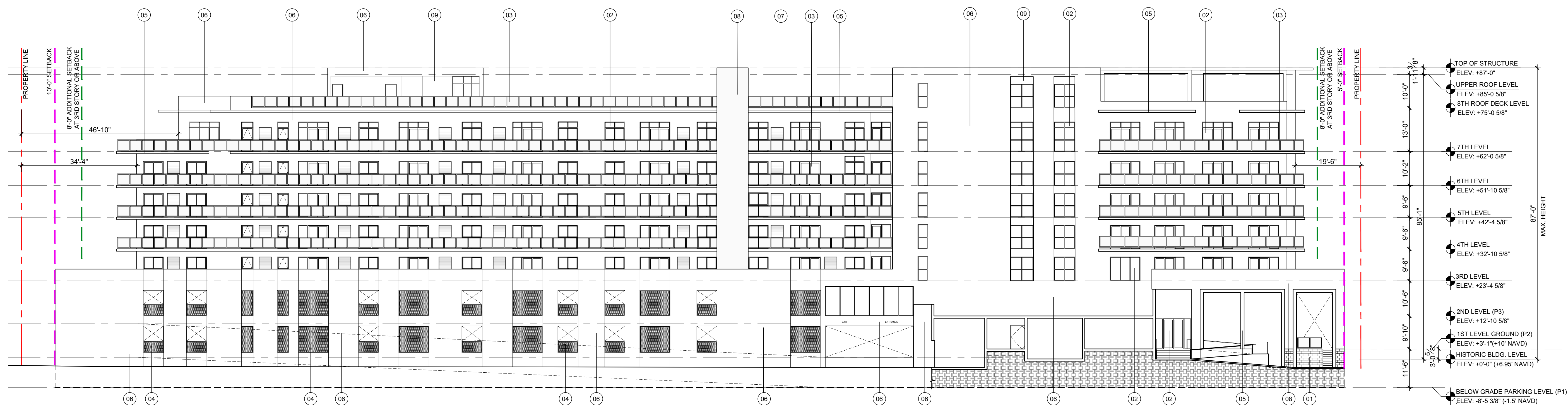
DATE
12-21-21

SHEET NUMBER

A-201



SOUTH ELEVATION



EAST ELEVATION

GULFSTREAM HOTEL
11 LAKE AVENUE
LAKE WORTH, FL 334610

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SOUTH AND EAST ELEVATIONS

SCALE

1/16"=1'-0"

PROJECT NO.

2020-01

DATE

07-24-20

SHEET NUMBER

A-202



LAKE AVENUE



S. GOLFVIEW RD CROSSING LAKE AVENUE

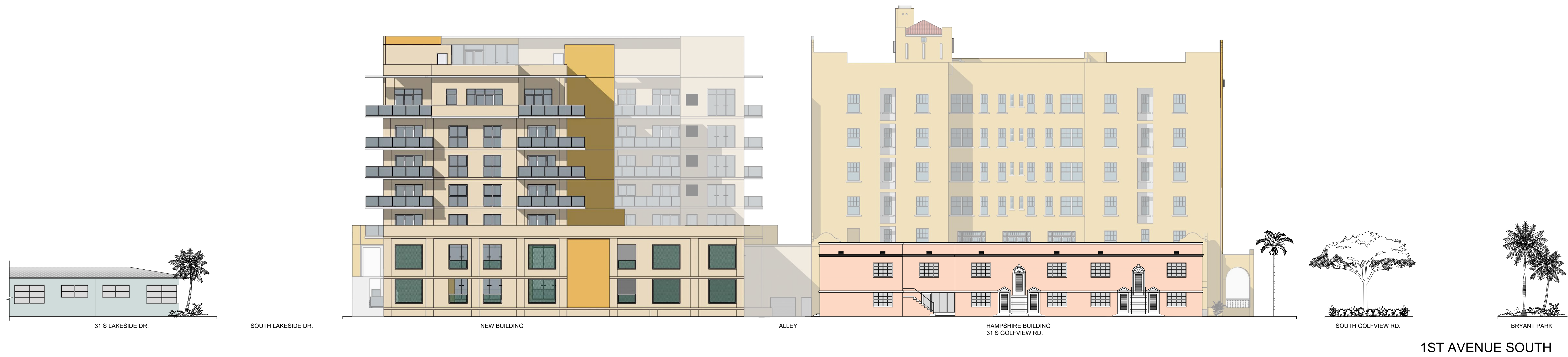


S. GOLFVIEW RD CROSSING 1ST AVENUE SOUTH

GULFSTREAM HOTEL
11 LAKE AVENUE
LAKE WORTH, FL 334610

DATE	REVISION

DWG. TITLE	STREETSCAPE ELEVATIONS
SCALE	VARIES
PROJECT NO.	2020-01
DATE	12-23-21
SHEET NUMBER	A-203



1ST AVENUE SOUTH



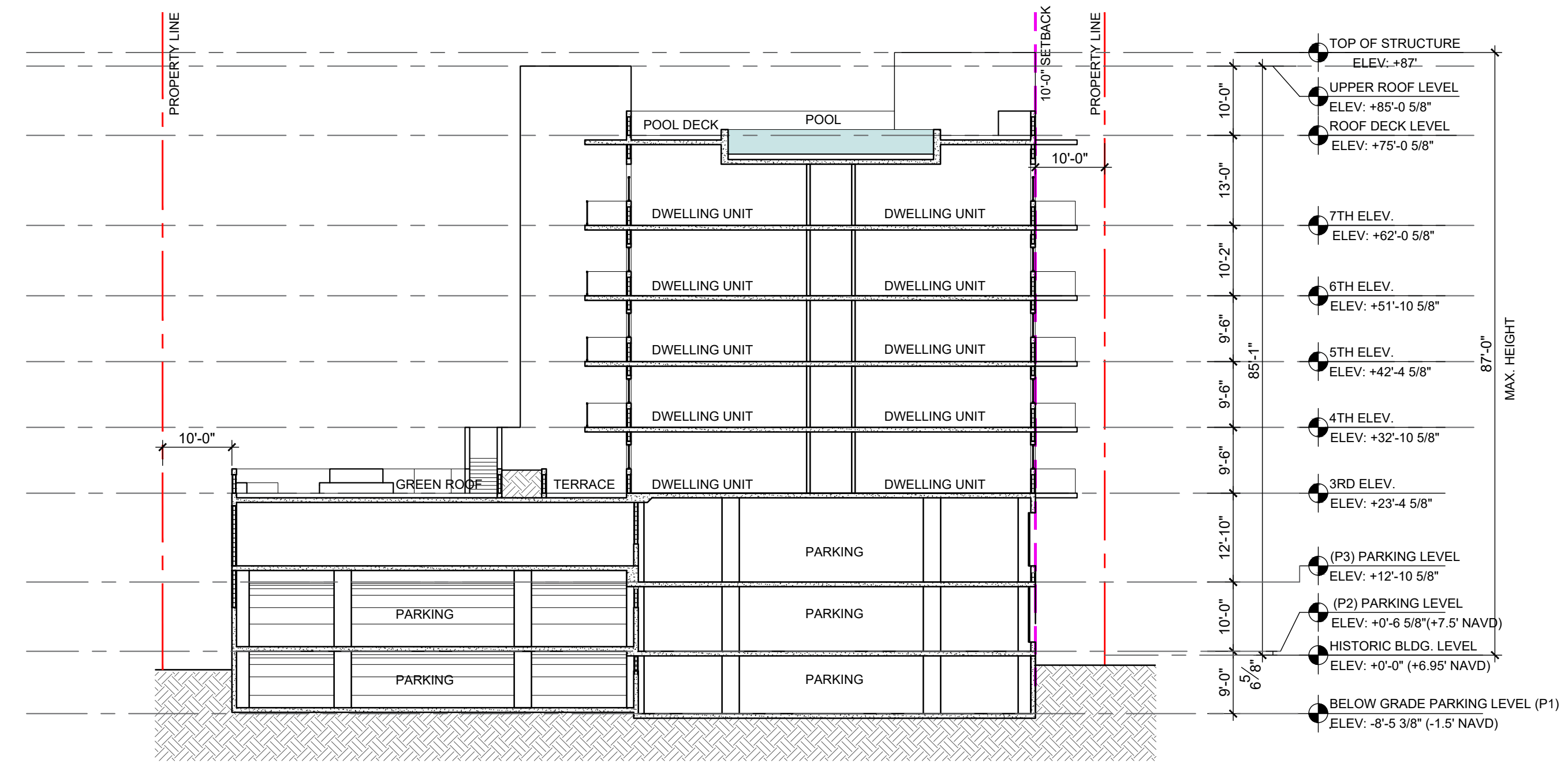
S. LAKESIDE DR. CROSSING LAKE AVENUE



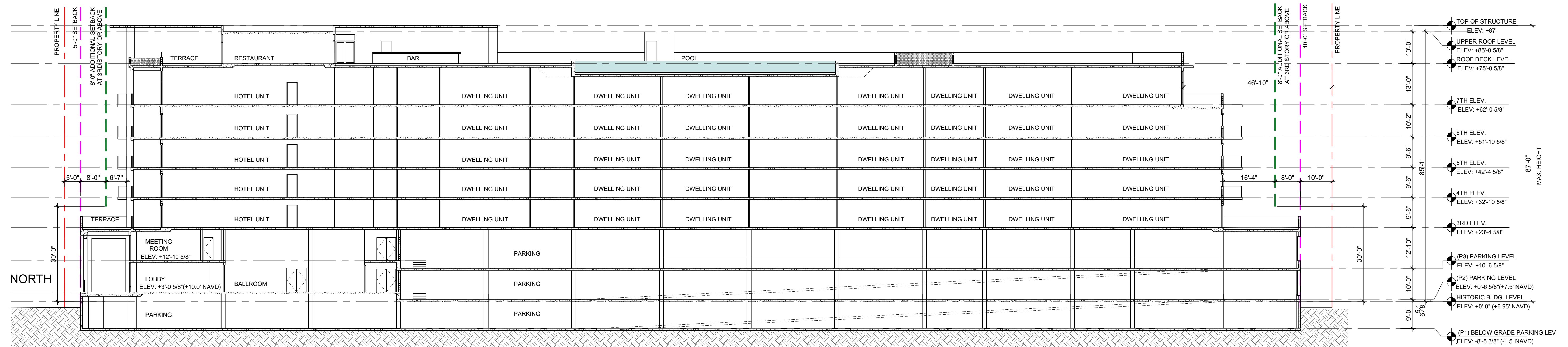
S. LAKESIDE DR. CROSSING 1ST AVENUE SOUTH

GULFSTREAM HOTEL
11 LAKE AVENUE
LAKE WORTH, FL 334610

△	DATE	REVISION
DWG. TITLE		
STREETSCAPE ELEVATIONS		
SCALE		
VARIES		
PROJECT NO.		
2020-01		
DATE		
12-22-21		
SHEET NUMBER		
A-204		



SECTION A



SECTION B

GULFSTREAM HOTEL
11 LAKE AVENUE
LAKE WORTH, FL 334610

DATE	REVISION

DWG. TITLE

BUILDING SECTIONS

SCALE

1/16"=1'-0"

PROJECT NO.

2020-01

DATE

12-21-21

SHEET NUMBER

A-301