

APPLICATION NAME	3300 BOUTWELL ROAD
PROJECT NO.	
EXISTING LAND USE DESIGNATION	MU-W
PROPOSED LAND USE DESIGNATION	MU-W
EXISTING ZONING DESIGNATION	MU-W
PROPOSED ZONING DISTRICT	U-PD / MU-W
SECTION / TOWNSHIP / RANGE	20/44/43
PROPERTY CONTROL NUMBER(S)	38-43-44-20-01-034-0040

EXISTING USE	VACANT
PROPOSED USE	APARTMENT HOMES

GROSS SITE AREA	206,735 SF / 4.746 AC.
NET SITE AREA	206,735 SF / 4.746 AC.
PROPOSED GROSS FLOOR AREA	200,000 SF
BUILDING LOT COVERAGE	41,053 SF / 0.942 AC. (20%)
BUILDING HEIGHT	5 STORIES*
IMPERVIOUS	133,080 SF / 3.086 AC. (65%)
PERVIOUS	72,470 SF / 1.66 AC. (35%)
GREEN SPACE	61,080 SF
PAVERS (50% APPLICABLE FOR PERVIOUS CALC'S)	22,780 SF SF (1,139.50 SF)

TOTAL UNITS	200 UNITS
1 BEDROOM	120 UNITS
2 BEDROOM	80 UNITS
PARKING REQUIRED	320 SP.
1 BEDROOM (120 UNITS @ 1.5 SP/UNIT)	180 SP.
2 BEDROOM (80 UNITS @ 1.75 SP/UNIT)	140 SP.
HANDICAPPED REQUIRED (INCL. IN TOTAL)	14 SP.
ELECTRIC CAR PARK REQUIRED (INCL. IN TOTAL)	12 SP.
PARKING PROVIDED	293 SP.
STD SPACES	226 SP. (77%)
CPMT SPACES	41 SP. (14%)
BIKE RACKS	104 BIKE RACKS (26 SP.) (9%)
INTERIOR (INCL. IN TOTAL)	56 BIKE RACKS
EXTERIOR (INCL. IN TOTAL)	48 BIKE RACKS
HANDICAPPED (INCL. IN TOTAL)	7 SP.
ELECTRIC CAR PARK (INCL. IN TOTAL)	13 SP.

ZONING DISTRICT	LOT DIMENSIONS			MAX. BLDG COVER	MIN. SETBACKS		
	DENSITY	WIDTH/FRONTAGE	DEPTH		FRONT	SIDE	REAR
REQUIRED	30 DU/AC.	MIN. 50'	N/A	50%	32'	20'	22'
PROPOSED	42.14 DU/AC.*	200'	1079'	19%	32'	7'	253'

1. ADDITIONAL HEIGHT UNDER SUSTAINABLE BONUS INCENTIVE PROGRAM (SBIP)(NOT TO EXCEED 6 STORIES), WHICH ALLOWS FOR THE INCREASE IN BUILDING HEIGHT FROM THE STANDARD MAXIMUM REGULATION OF 2 STORIES TO TWO 5-STORY BUILDINGS.
2. \*25% INCREASE IN DENSITY, INTENSITY, AND HEIGHT FOR PROJECTS ONE HALF ACRE OR MORE PER SUSTAINABLE INCENTIVE BONUS PROGRAM.

10TH AVE N.

BOLTWELL RD

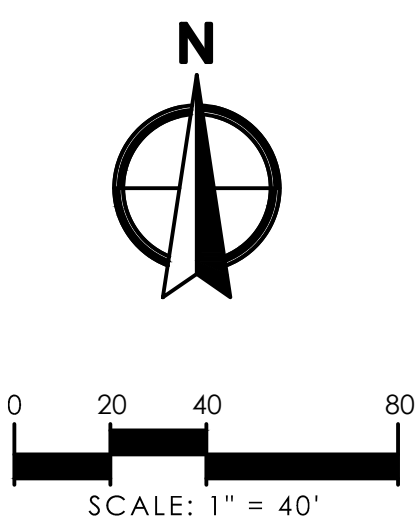
DETROIT ST.

BARNETT DR.

7TH AVE N.

SITE

135

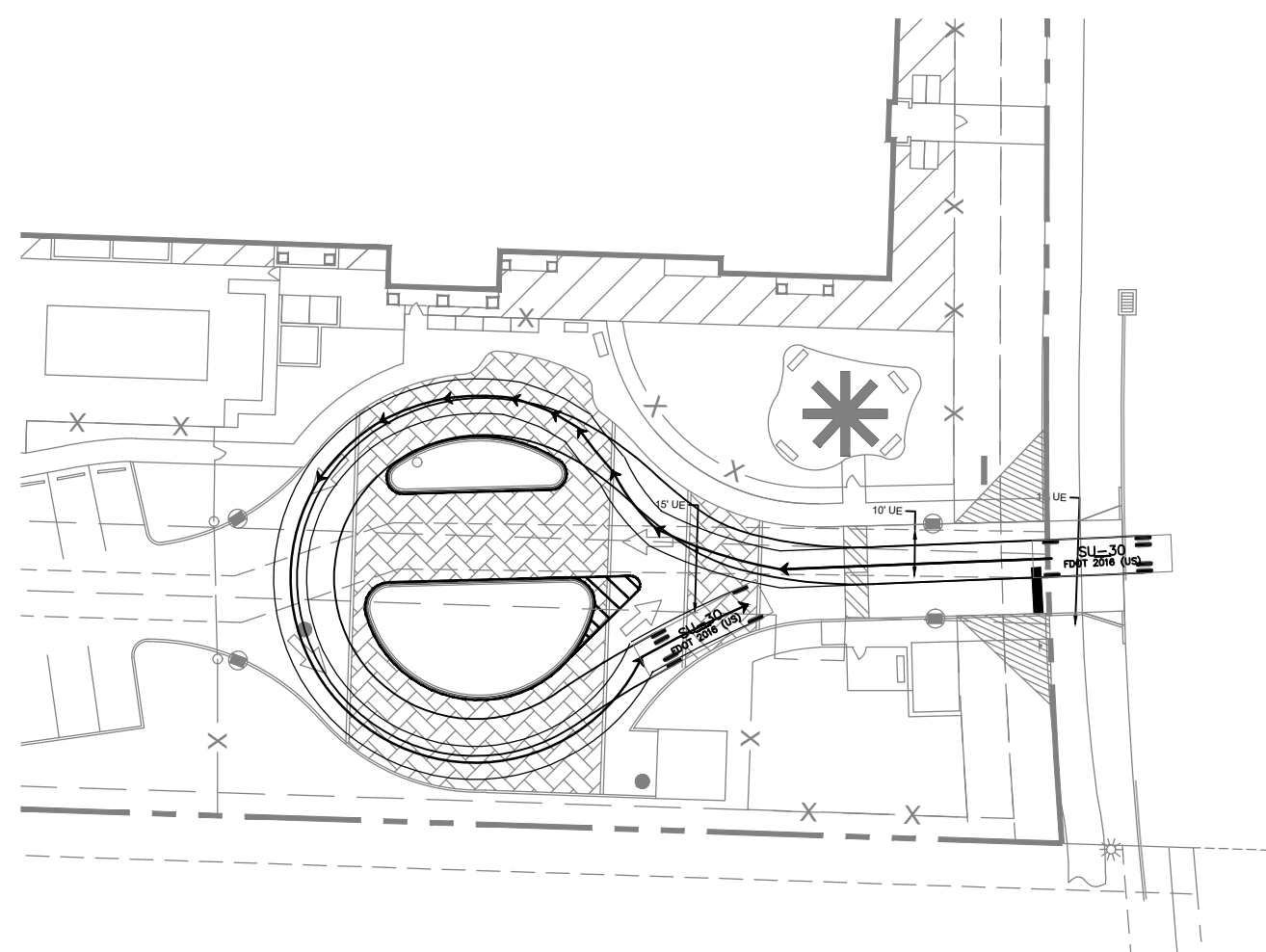
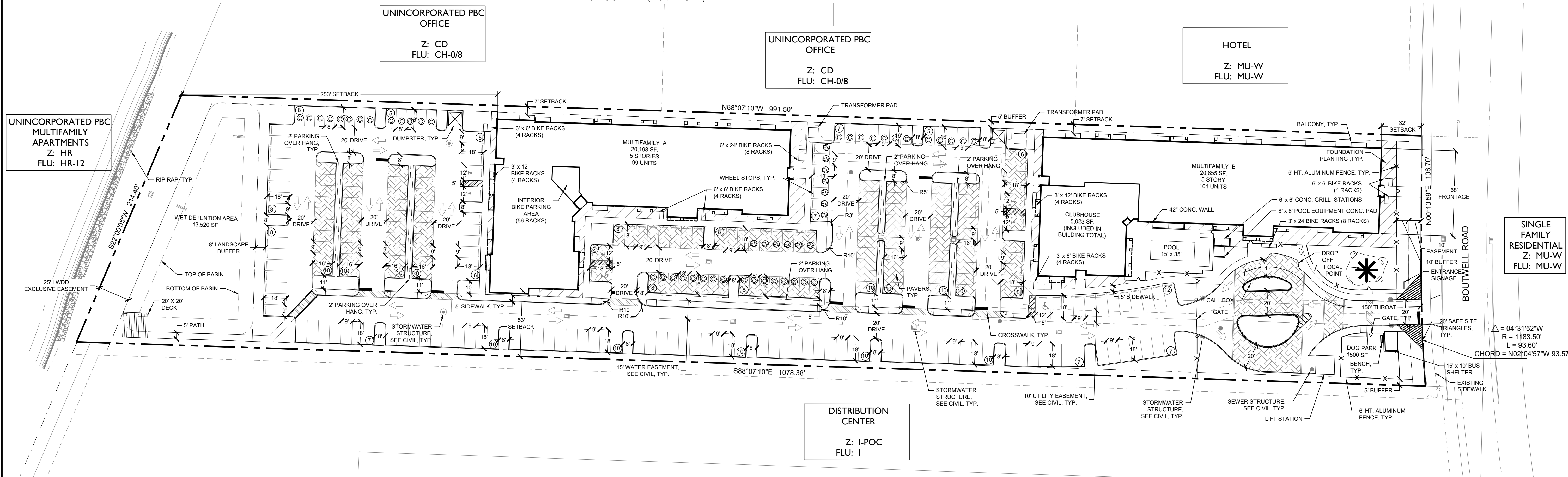


2035 Vista Parkway, West Palm Beach, FL 33411  
Phone No. 866.909.2220 [www.wginc.com](http://www.wginc.com)  
Cert No. 6091 - LB No. 7055

[illegible]

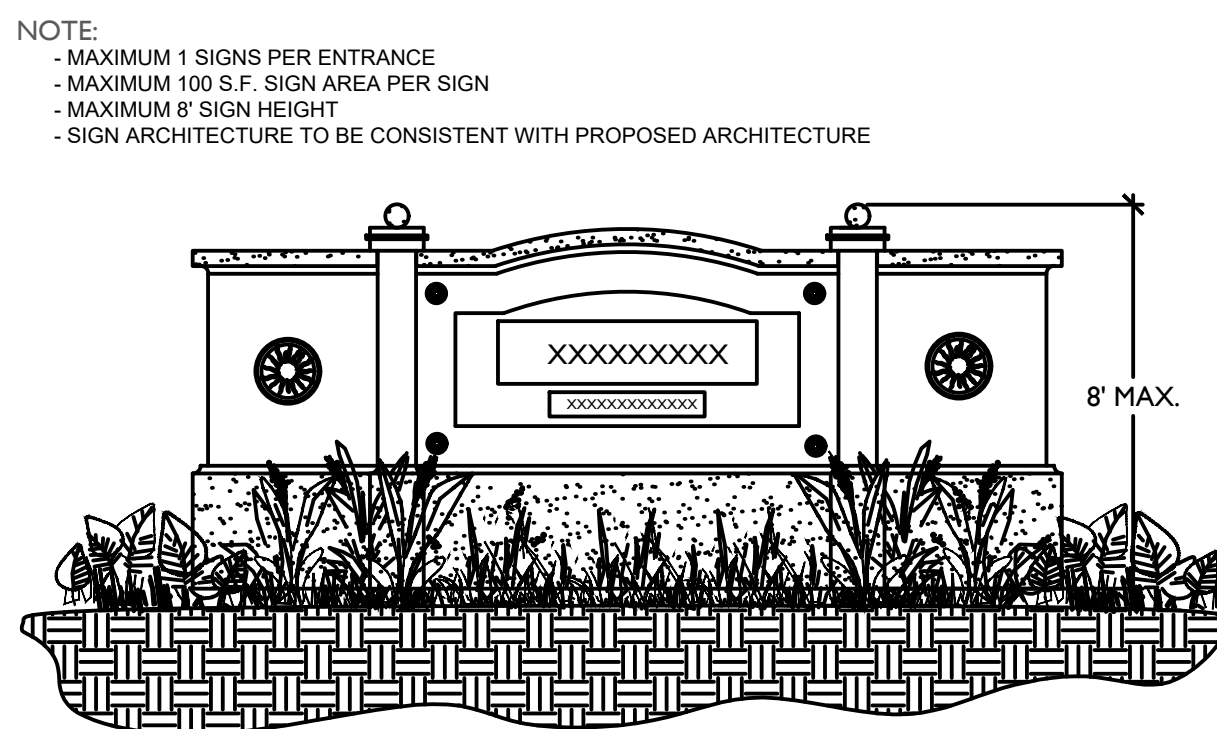
**THE BEXLY AT BOUTWELL**  
3300 BOUTWELL ROAD  
LAKE WORTH BEACH  
SITE PLAN

SHEET:  
SP01



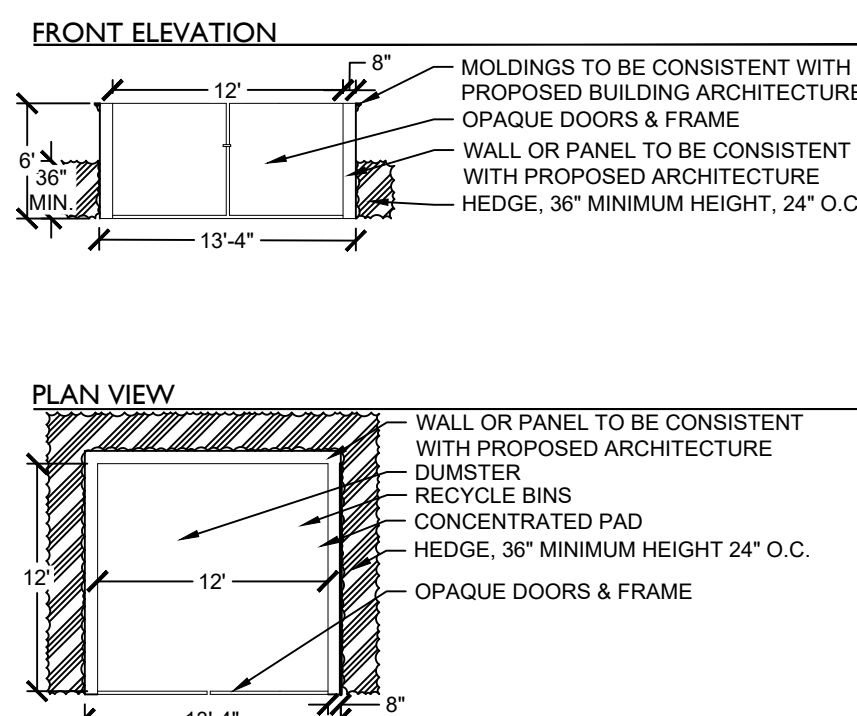
## 01 AUTO TURN EXHIBIT

SCALE: 1" = 40' - 0"



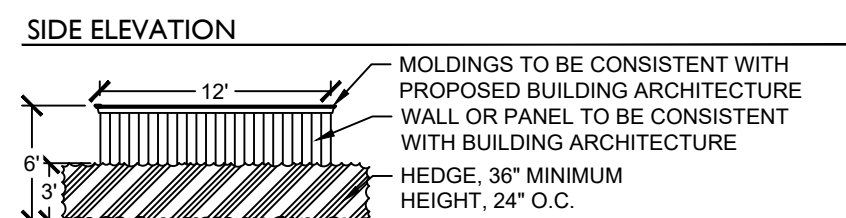
## 02 TYPICAL ENTRANCE SIGN DETAIL

SCALE: 1/4" = 1' - 0"



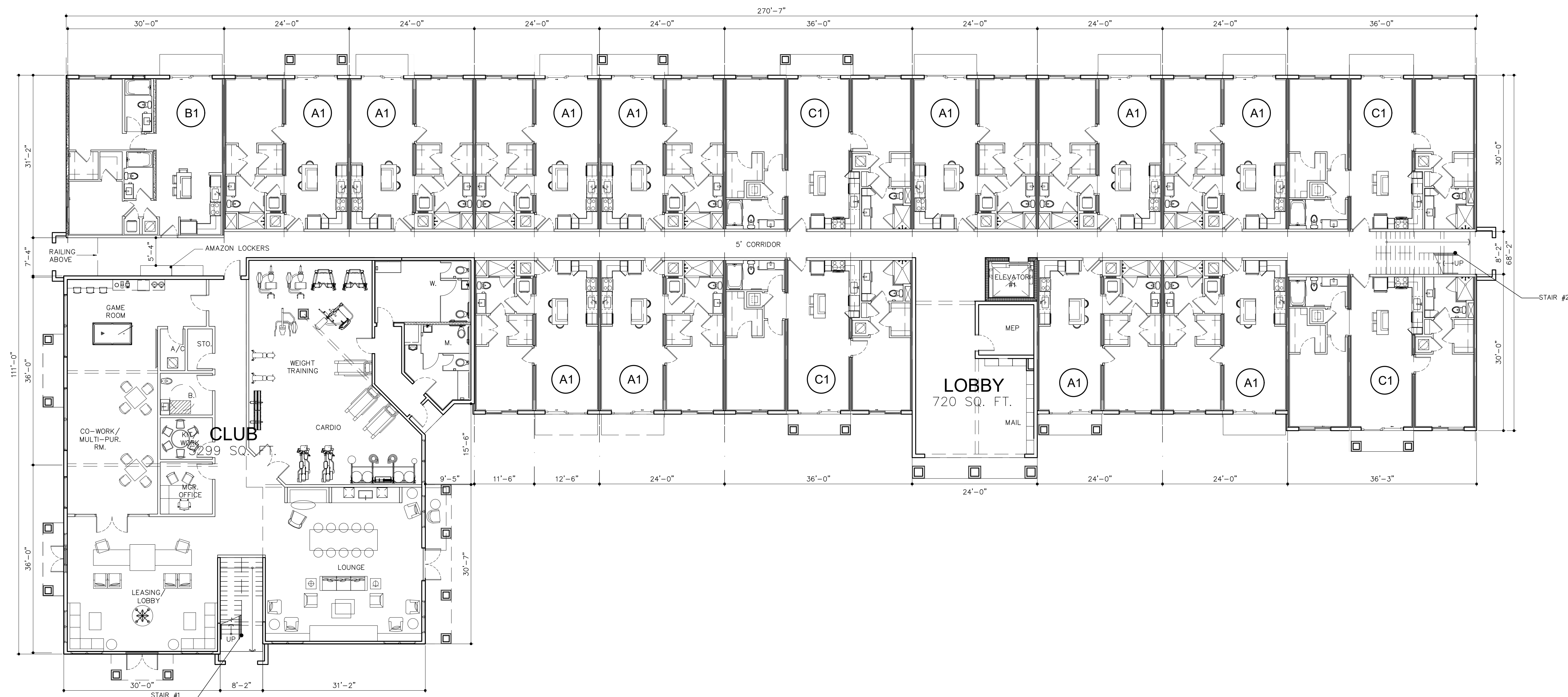
### 03 TYPICAL 12' x 12' DUMPSTER ENCLOSURE

SCALE: 1" = 10' - 0"



A.C. = ACRES  
C = COMPACT CAR PARKING SPACE  
D.E. = DRAINAGE EASEMENT  
DRO = DEVELOPMENT REVIEW OFFICER  
EASMT. = EASEMENT  
EV = ELECTRIC CAR PARKING SPACE  
EX. = EXISTING  
FLU. = FUTURE LAND USE  
INT. = INTERIOR UNIT  
L.A.E. = LIMITED ACCESS EASEMENT  
O/S = OPEN SPACE

P.B. = PLAT BOOK  
PDE = PUBLIC DRAINAGE EASEMENT  
PDR = PROPERTY DEVELOPMENT  
REGULATIONS  
PF. = PAGE  
R = RADIUS  
R.O.W. = RIGHT OF WAY  
S.B. = SETBACK  
S.F. = SQUARE FEET  
TYP. = TYPICAL  
U.E. = UTILITY EASEMENT



## BUILDING TYPE I / CLUB

5 STORY / 95 DU'S

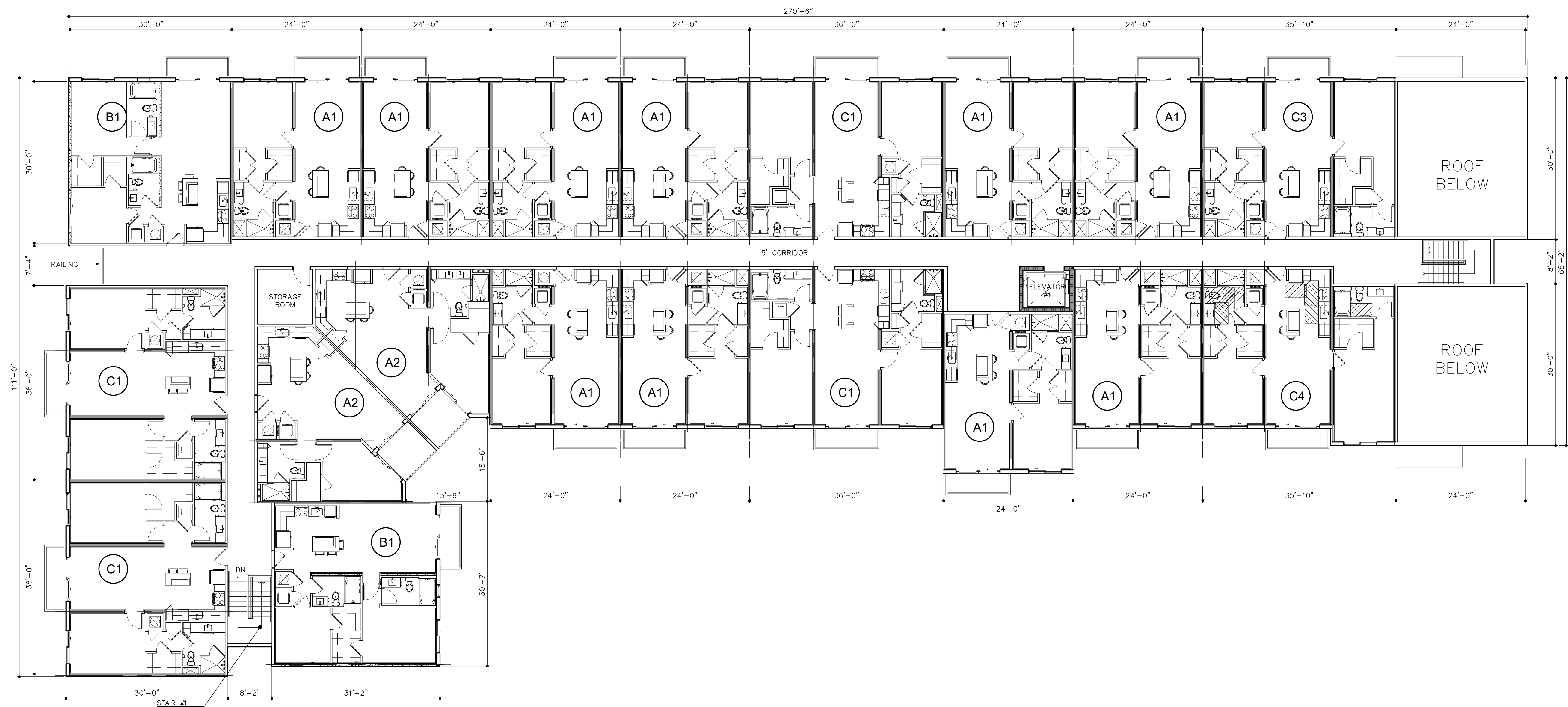
SCALE:  $3/32"=1'-0"$



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







## BUILDING TYPE I

5 STORY / 95 DU'S

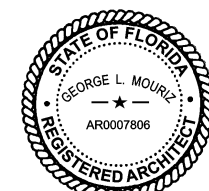
SCALE:  $3/32"=1'-0"$

SITE PLAN SUBMITTAL 02/03/2021	BY
SITE PLAN RESUBMITTAL 03/19/2021	

3300 BOUTWELL ROAD

FOR:  
INVESTMENT

LOCATED AT:



GEORGE L. MOURIZ  
AR0007806

MSA ARCHITECTS, INC.


4AC000895

8950 SW 74th COURT APT 417

SUITE 1513  
MIAMI FL 33156

(305) 273-9911

.....

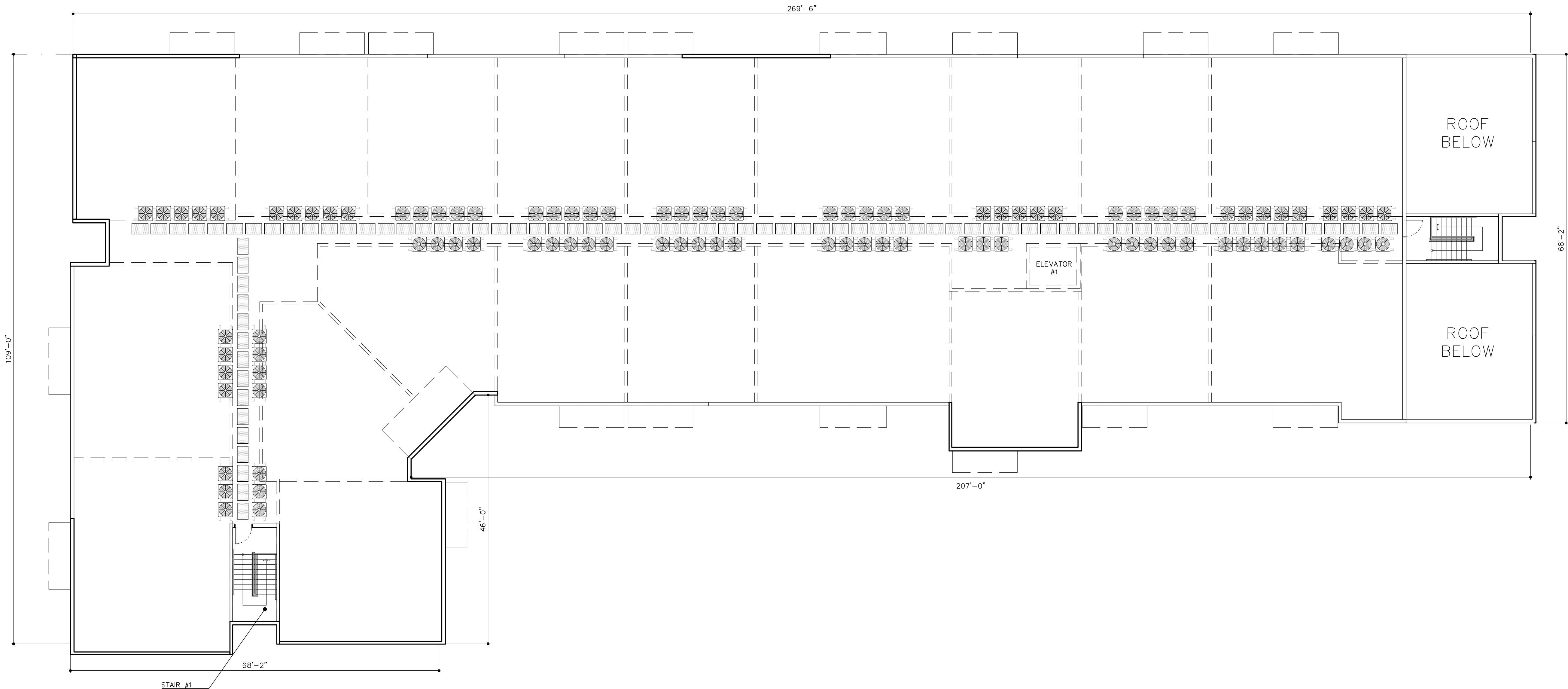
BUILDING AND/OR OVER  
IN WRITING BY THE ARCThe logo for MSA ARCHITECTS is located in the bottom right corner. It features a stylized graphic of two overlapping circles on the left, followed by the text "MSA" in a large, bold, sans-serif font, and "ARCHITECTS" in a smaller, all-caps, sans-serif font below it.

ARCHITECTURE &amp; PLANNING

# CONJUGATE & TYROSINIC

COPYRIGHT © 2016 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS  
THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUT

DRAWN	
DATE	02/03/2021
SCALE	AS SHOWN
JOB NO.	2005.PRJ
SHEET TITLE:	
BUILDING PLANS TYPE I	
SHEET NUMBER:	
A-2.1.4	



ROOF LEVEL

BUILDING TYPE I

5 STORY / 95 DU'S

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

DRAWN	
DATE	02/03/2021
SCALE	AS SHOWN
JOB NO.	2005.PRJ
SHEET TITLE:	

BUILDING PLANS  
TYPE I

SHEET NUMBER:

A-2.1.5

MSA

ARCHITECTS

ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.  
440000895  
8950 SW 74th COURT  
SUITE 1513  
MIAMI, FLORIDA 33156  
(305) 273-9911

COPYRIGHT © 2021 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWING IS THE PROPERTY OF MSA ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MSA ARCHITECTS, INC.

3300 BOUTWELL ROAD

FOR:  
MA INVESTMENT BOCA, LLC

LOCATED AT:  
LAKE WORTH, FL

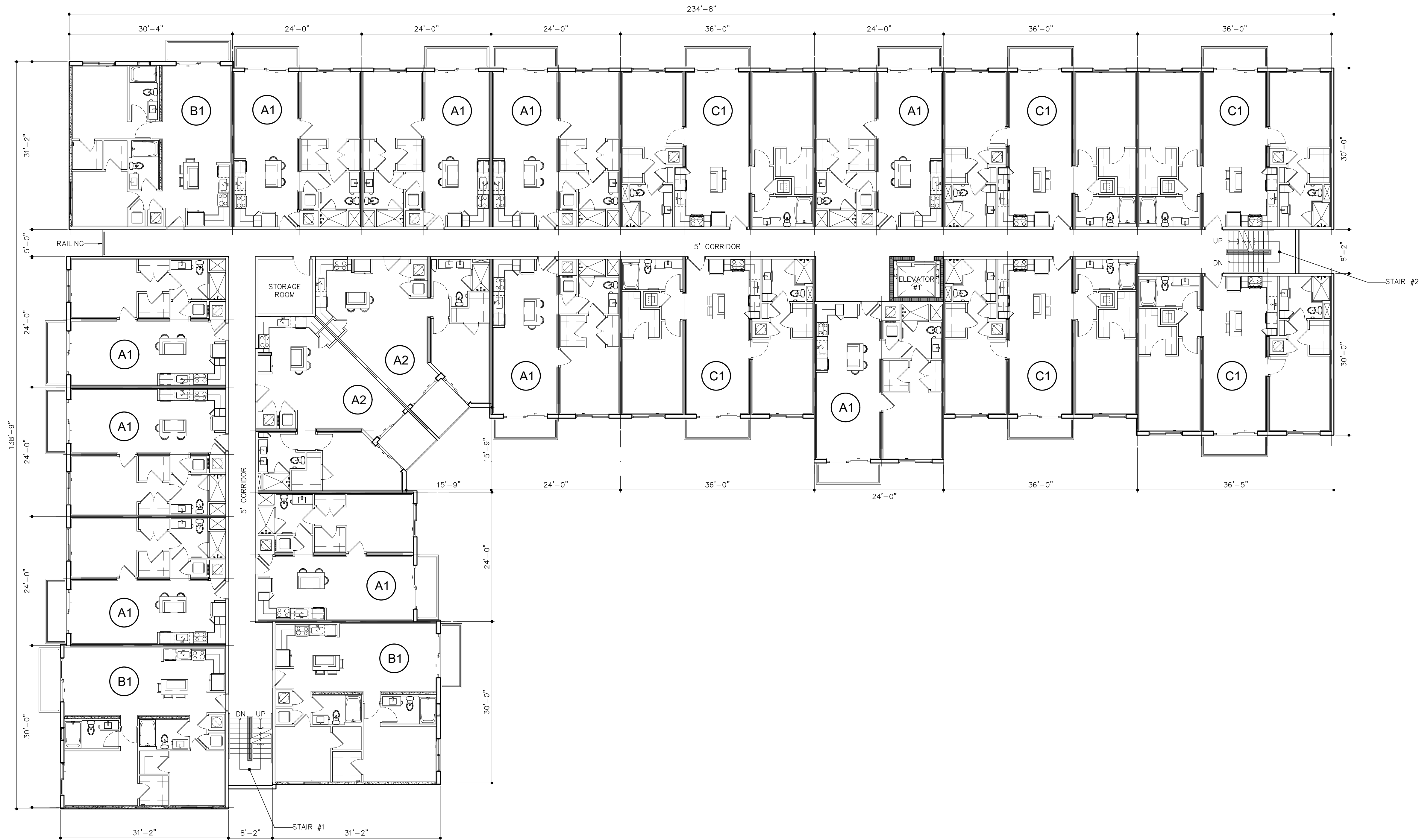
GEORGE L. MOURIZ  
AR0007806

SITE PLAN SUBMITTAL  
02/03/2021  
SITE PLAN RESUBMITTAL  
03/19/2021

BY



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



LEVEL 2-4

BUILDING TYPE II

5 STORY / 105 DU'S

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

DRAWN  
DATE 02/03/2021  
SCALE AS SHOWN  
JOB NO. 2005.PRJ  
SHEET TITLE:

BUILDING PLANS  
TYPE II

SHEET NUMBER:

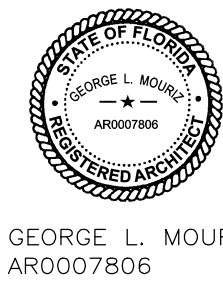
A-2.2.2

MSA ARCHITECTS, INC.  
44000895

**MSA**  
**ARCHITECTS**  
ARCHITECTURE & PLANNING

COPYRIGHT © 2015 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWING FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MSA ARCHITECTS, INC.

8850 SW 74th COURT  
SUITE 1513  
MIAMI, FLORIDA 33156  
(305) 273-9911



GEORGE L. MOURIZ  
AR0007806

3300 BOUTWELL ROAD  
FOR:  
MA INVESTMENT BOCA, LLC  
LOCATED AT:  
LAKE WORTH, FL

SITE PLAN SUBMITTAL  
02/03/2021  
SITE PLAN RESUBMITTAL  
03/19/2021

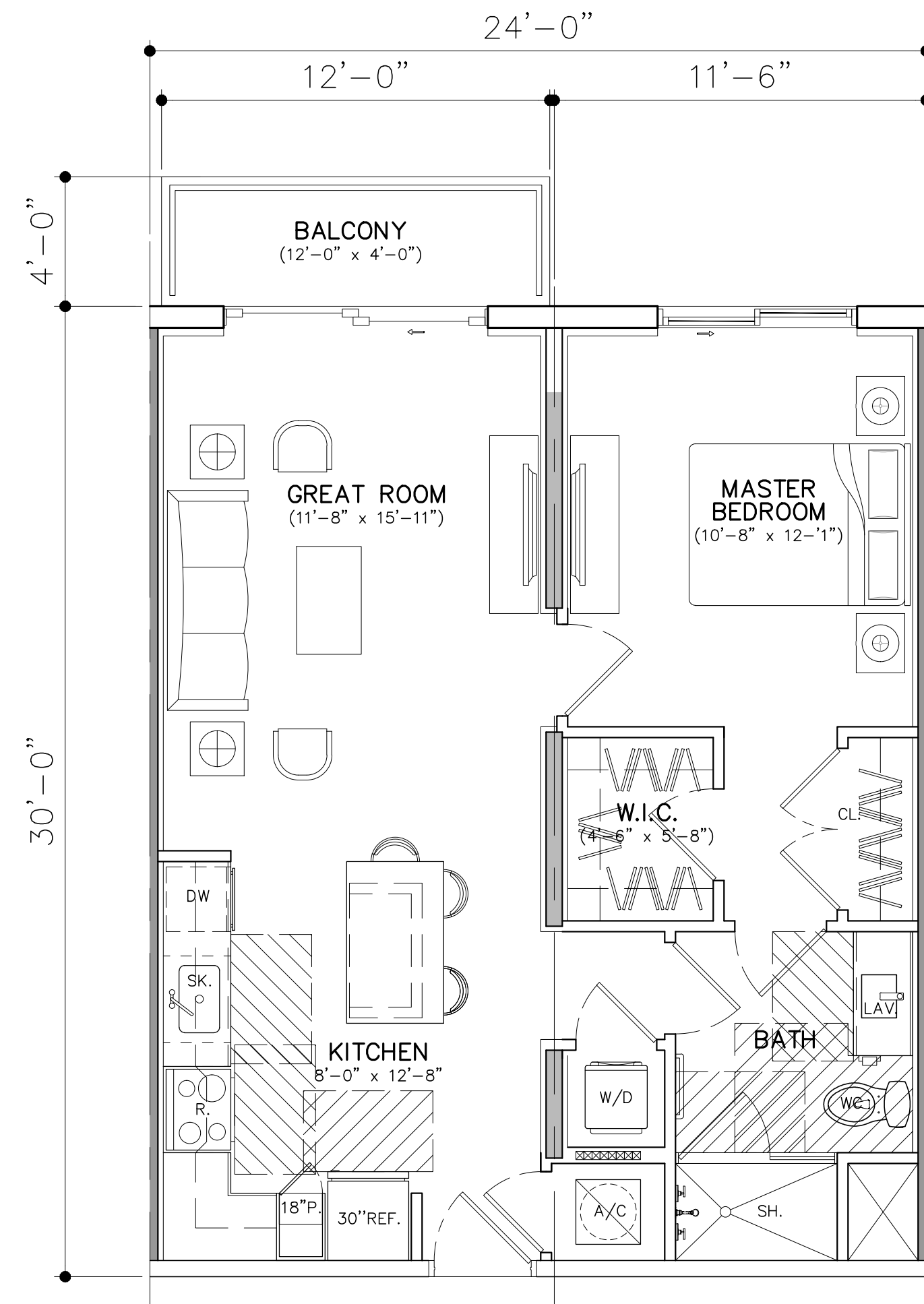
BY



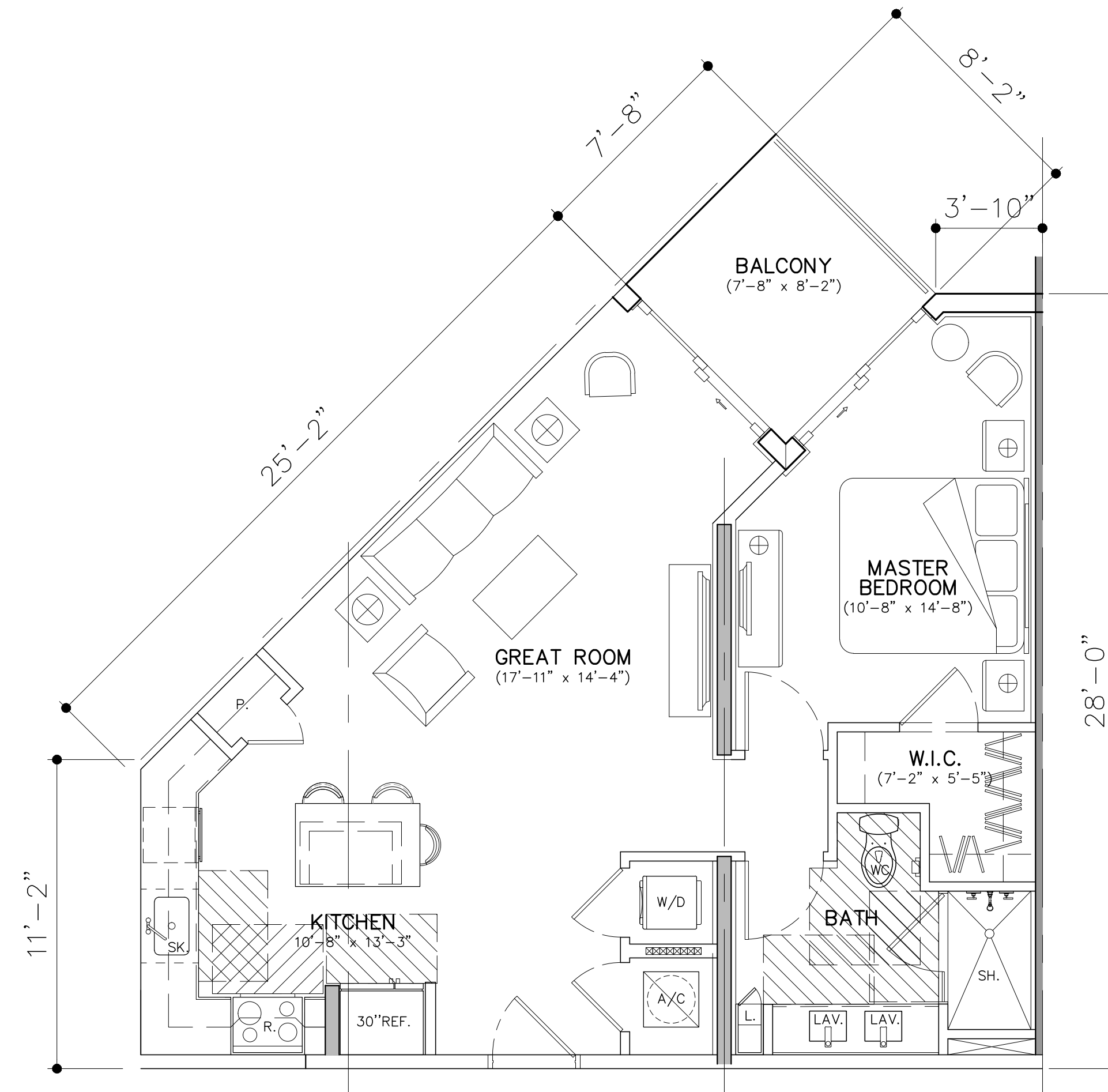




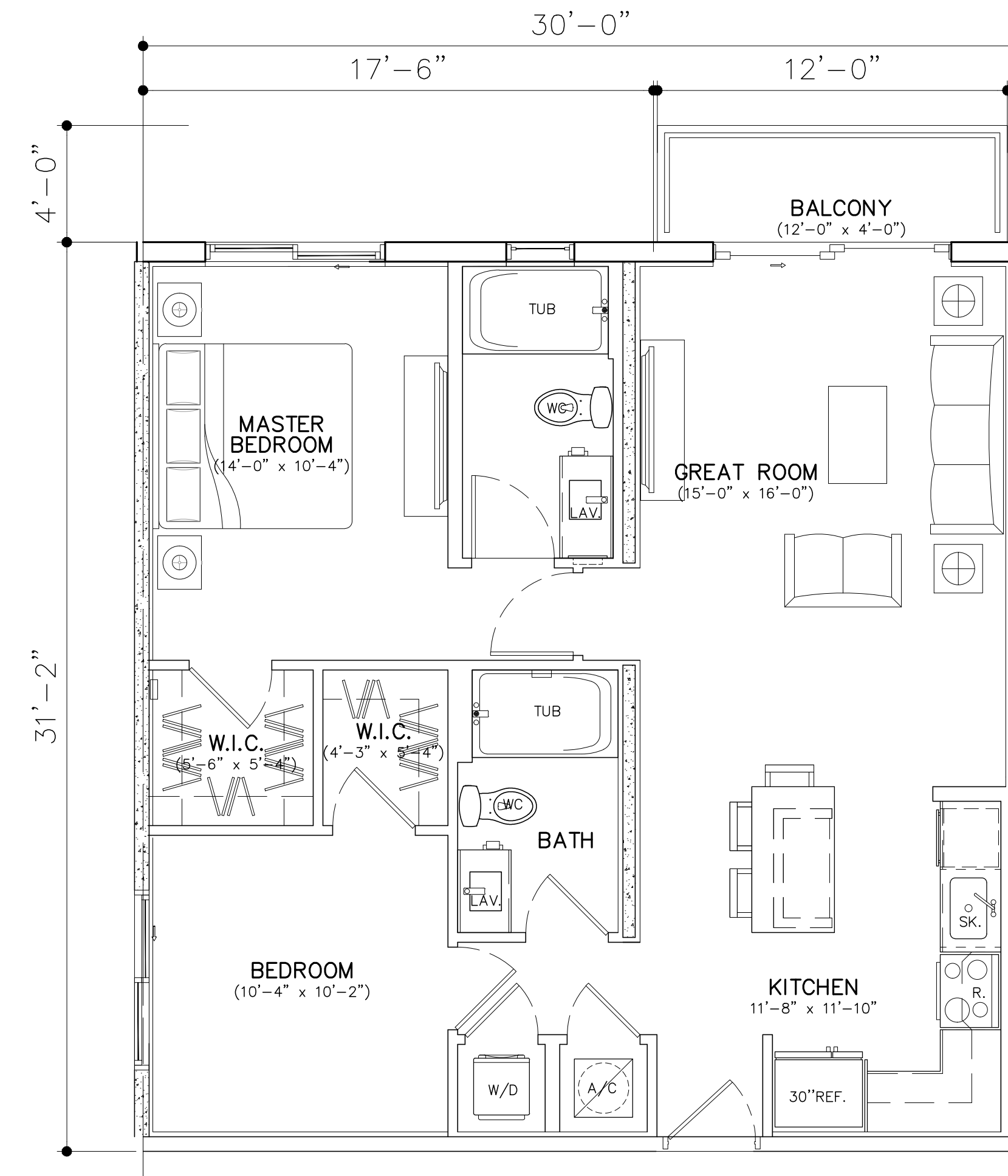
SCALE: 1/8"=1'-0"



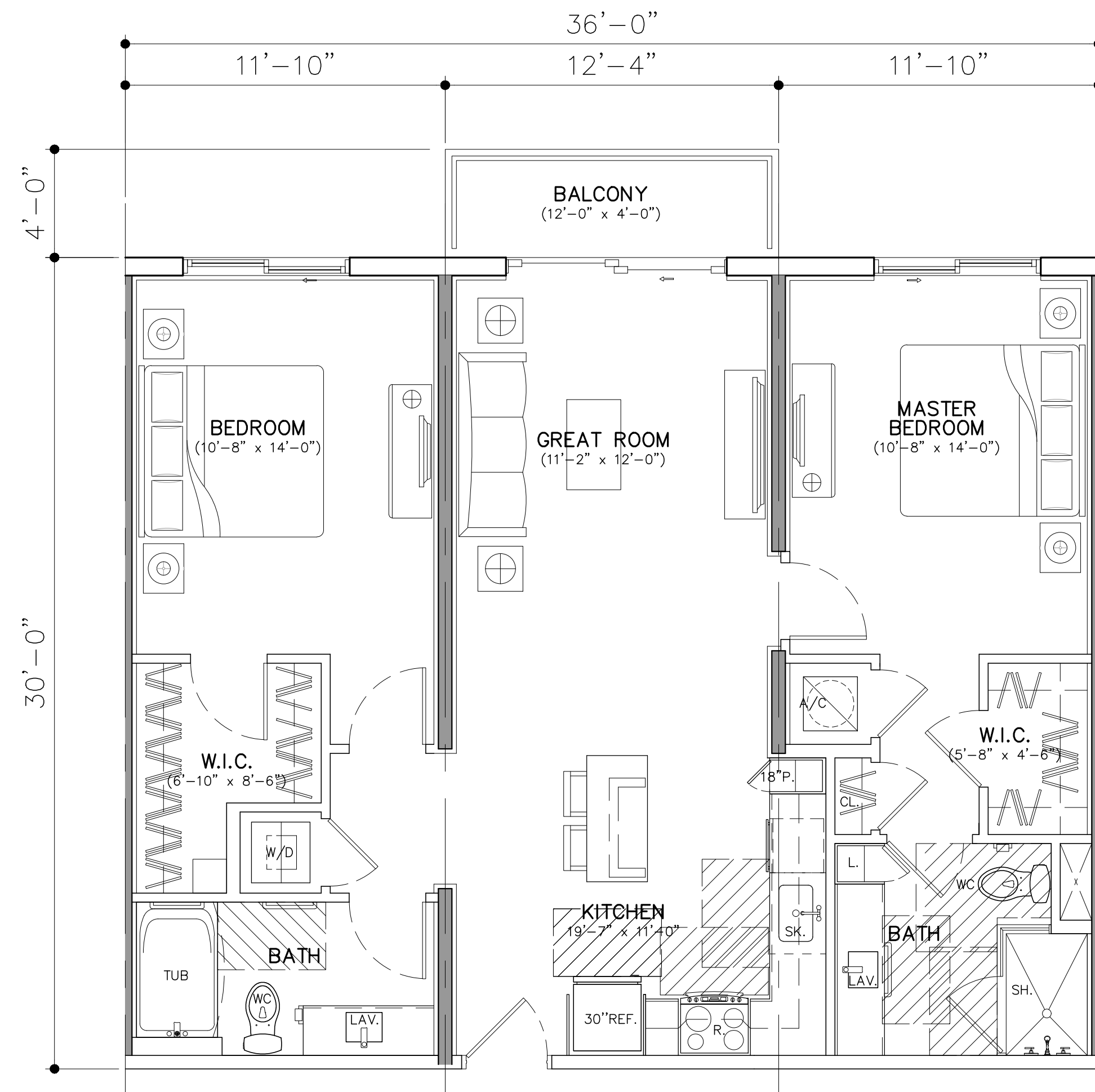
**UNIT A1** (1BD/1BTH)  
GROSS A/C AREA = 720 SQ. FT. (107 DU'S)  
BALCONY = 48 SQ. FT.



**UNIT A2** (1BD/1BTH)  
GROSS A/C AREA = 746 SQ. FT. (17 DU'S)  
BALCONY = 64 SQ. FT.



**UNIT B1** (2BD/2BTH)  
GROSS A/C AREA = 944 SQ. FT. (23 DU'S)  
BALCONY = 48 SQ. FT.



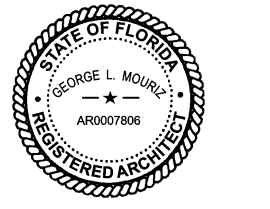
**UNIT C1** (1BD/2BTH)  
GROSS A/C AREA = 1080 SQ. FT. (53 DU'S)  
BALCONY = 48 SQ. FT.

UNIT PLANS

SCALE: 1/4"=1'-0"

SITE PLAN SUBMITTAL	BY
02/03/2021	
SITE PLAN RESUBMITTAL	
03/19/2021	

3300 BOUTWELL ROAD  
FOR:  
MA INVESTMENT BOCA, LLC  
LOCATED AT:  
LAKE WORTH, FL



GEORGE L. MOURIZ  
AR0007806

MSA ARCHITECTS, INC.  
44000895  
8950 SW 74th COURT  
SUITE 1513  
MIAMI, FLORIDA 33156  
(305) 273-9911

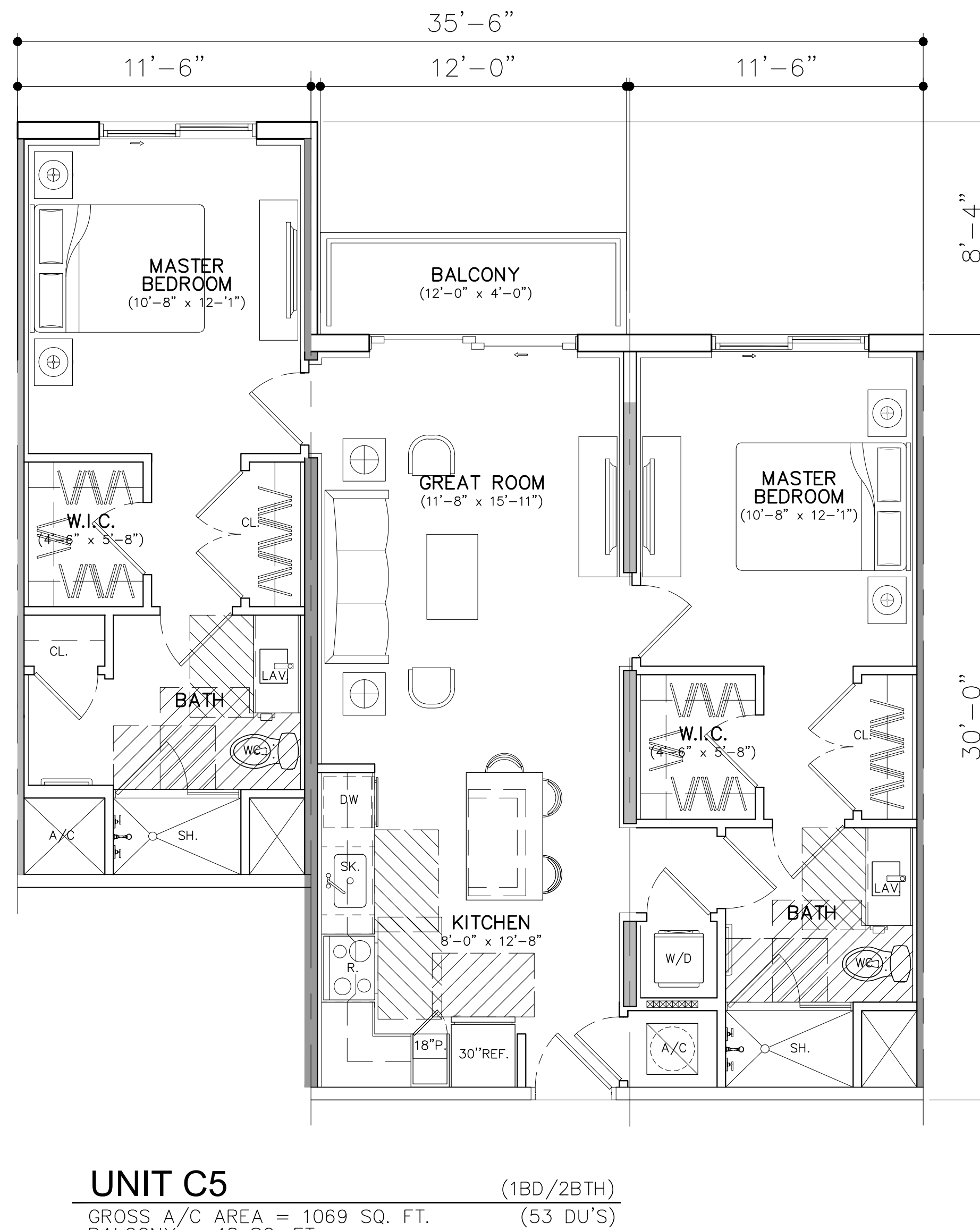
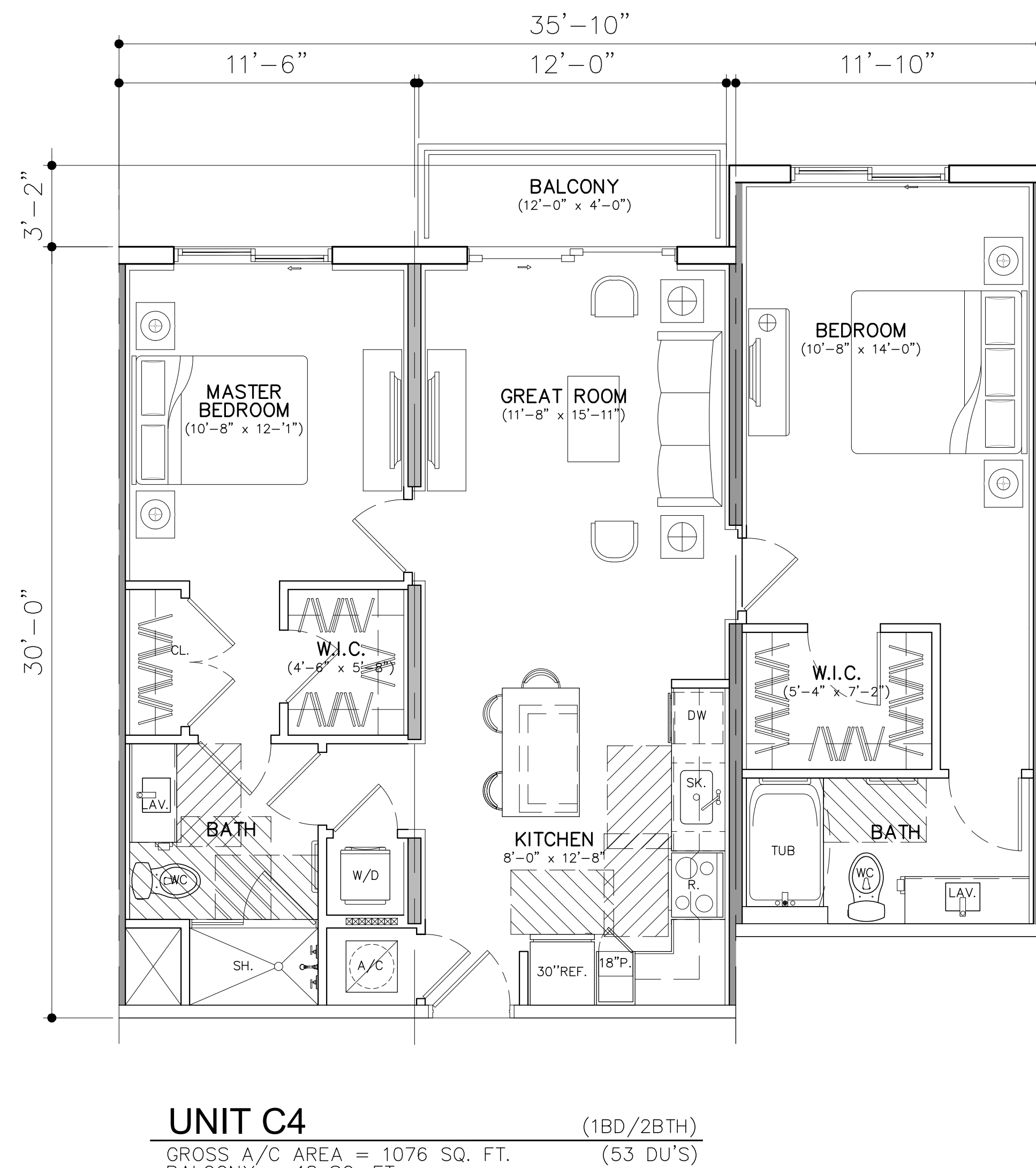
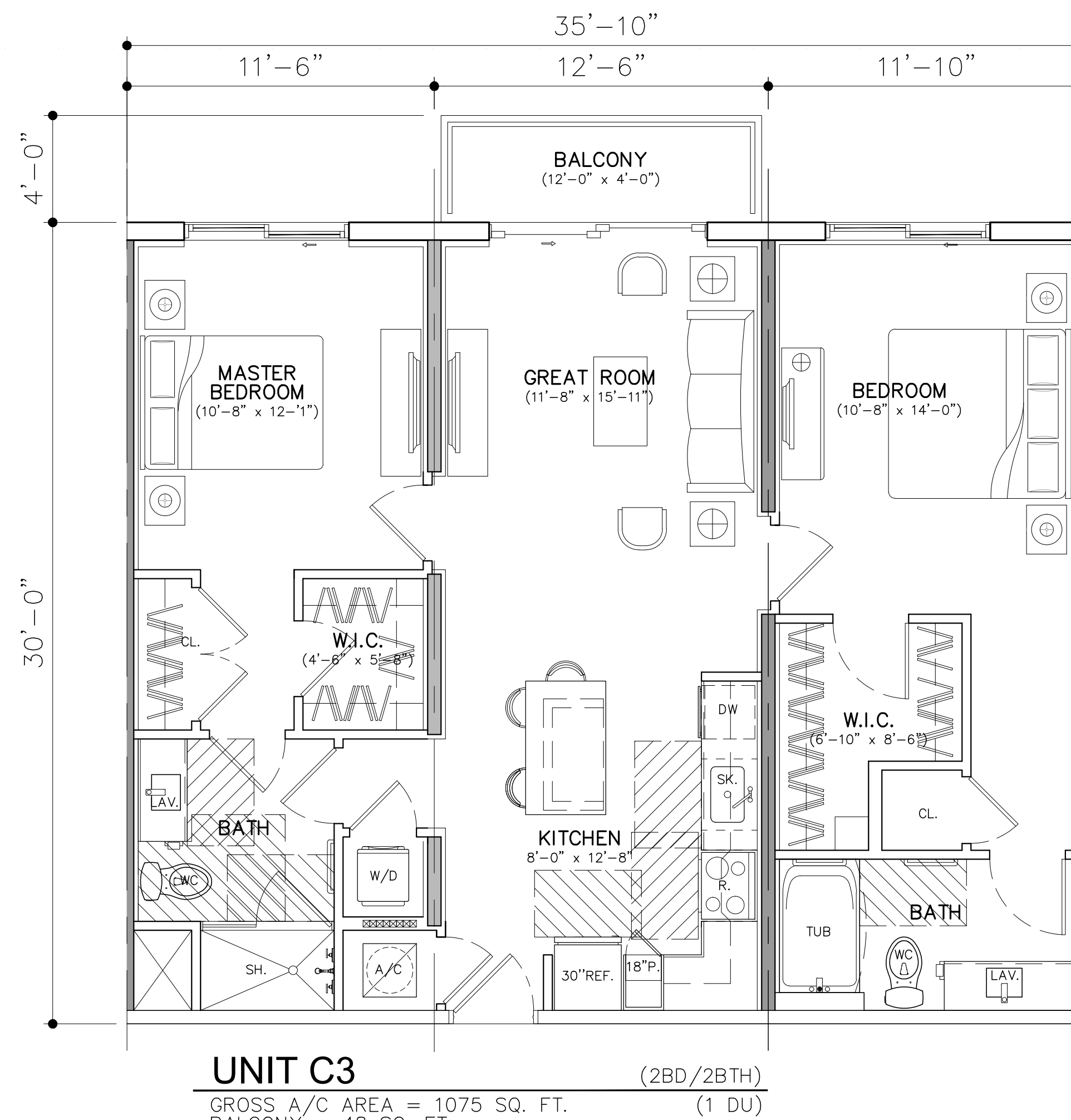
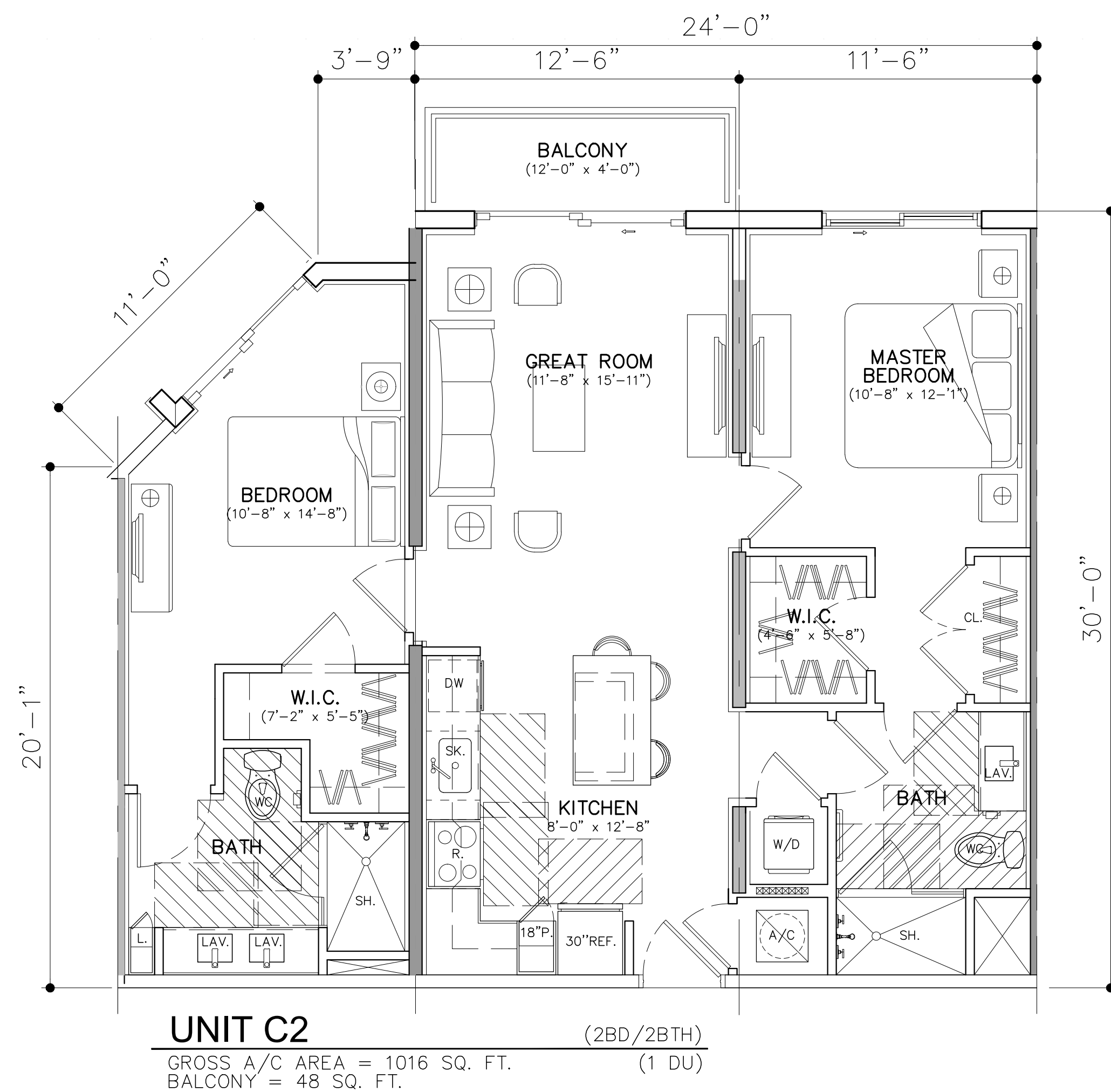
**MSA ARCHITECTS**  
ARCHITECTURE & PLANNING

DRAWN	
DATE	02/03/2021
SCALE	AS SHOWN
JOB NO.	2005.PRJ
SHEET TITLE:	

CONCEPTUAL  
UNIT PLANS

SHEET NUMBER:

A-4.1

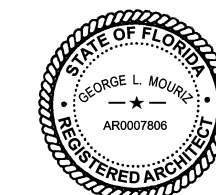


## UNIT PLANS

SCALE: 1/4"=1'-0"

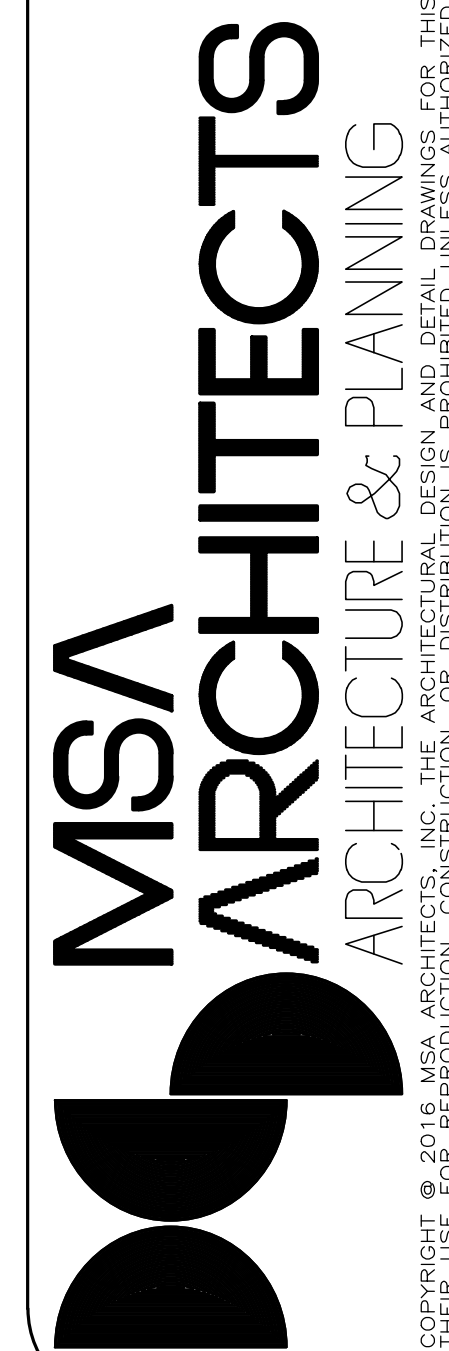
SITE PLAN SUBMITTAL  
02/03/2021  
SITE PLAN RESUBMITTAL  
03/19/2021

FOR:  
MA INVESTMENT BOCA, LLC  
LOCATED AT:  
LAKE WORTH, FL



GEORGE L. MOURIZ  
AR0007806

MSA ARCHITECTS, INC.  
44000895  
8950 SW 74th COURT  
SUITE 1513  
MIAMI, FLORIDA 33156  
(305) 273-9911



DRAWN  
DATE 02/03/2021  
SCALE AS SHOWN  
JOB NO. 2005.PRJ  
SHEET TITLE:

CONCEPTUAL  
UNIT PLANS

SHEET NUMBER:

A-4.2