DECO GREEN

LAKE WORTH BEACH, FL PALM BEACH COUNTY

1715 N. DIXIE HIGHWAY PARCEL ID# 38-43-44-16-06-014-0010 SECTION 16 TOWNSHIP 44 RANGE 43

PROJECT TEAM

ARCHITECT

LAKE WORTH BEACH COMMUNITY REDEVELOPMENT AGENCY 1121 LUCERNE AVENUE LAKE WORTH BEACH, FL 33460 JOAN OLIVA, EXECUTIVE DIRECTOR PHONE: (561) 493-2550

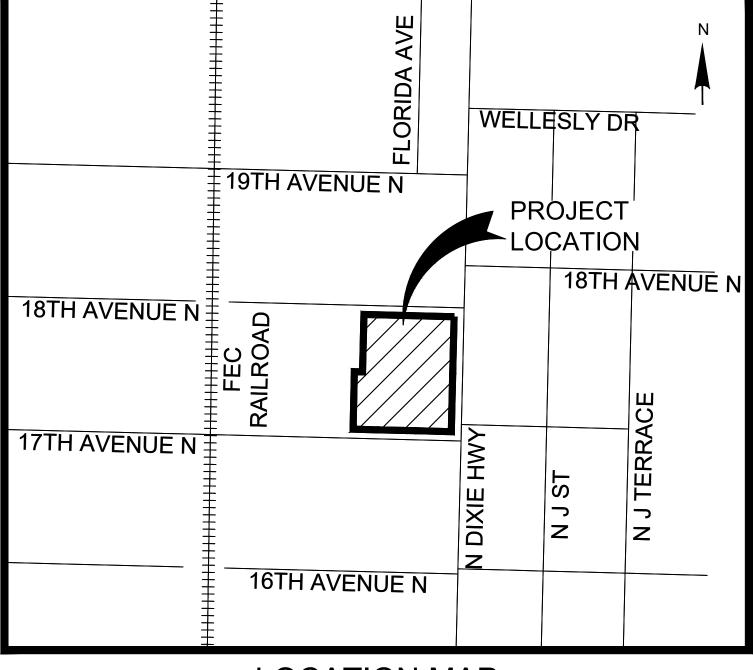
THE MARTIN ARCHITECTURAL GROUP, P.C. 6810 LYONS TECHNOLOGY CIRCLE, SUITE 185 COCONUT CREEK, FL 33073 ANNABELLA GARCIA, SENIOR PROJECT MANAGER PHONE: (954) 428-1618 FAX: (954) 428-4416 EMAIL: AGARCIA@MARTINAIA.COM

CIVIL ENGINEER IBI GROUP (FLORIDA), INC. 1100 PARK CENTRAL BOULEVARD SOUTH - SUITE 3500 POMPANO BEACH, FLORIDA 33064 PATRICIA F. RAMUDO, P.E., LEED AP PHONE: (954) 974-2200 FAX: (954) 973-2686 EMAIL: PATRICIA.RAMUDO@IBIGROUP.COM

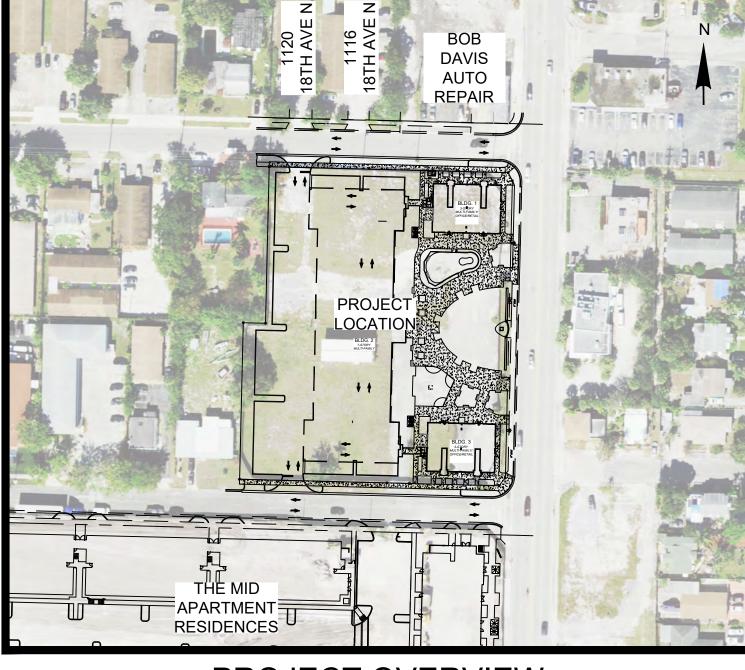
LANDSCAPE ARCHITECT ANDRES MONTERO LANDSCAPE ARCHITECTURE, LLC. 2208 NE 26TH STREET, #1 FORT LAUDERDALE, FL 33305 ANDRES MONTERO, PLA, ASLA PHONE: (954) 533-8259 EMAIL: AMONTERO@AMLASTUDIO.COM

FORMICA & ASSOCIATES INC. 980 N. FEDERAL HIGHWAY, SUITE 110 BOCA RATON, FL 33432 JUAN MORENO, LEED AP PHONE: (561) 368-3611 EMAIL: JUAN.M.MORENO@FORMICAENGINEERING.COM

SURVEYOR MILLER LAND SURVEYING 1121 LAKE WORTH AVENUE LAKE WORTH BEACH, FL 33460 MICHAEL MILLER, PLS PHONE: (561) 586-2669 EMAIL: ORDERS@MILLERSURVEYING.COM



LOCATION MAP NOT TO SCALE



PROJECT OVERVIEW

NOT TO SCALE

LEGAL DESCRIPTION:

LOTS 1, 2 AND 3, BLOCK "D", LAKE WORTH HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE EAST 110 FEET OF LOT 1, BLOCK "E", LAKE WORTH HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY,

LESS FROM PARCELS 1 AND 2, THAT PARCEL DESCRIBED IN THE STIPULATED ORDER OF TAKING IN O.R. BOOK 9279, PAGE 1919, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE

A PORTION OF LOT 1, BLOCK E, LAKE WORTH HEIGHTS, AS RECORDED IN PLAT BOOK 7, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°55'17" EAST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 165.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°55'17" EAST ALONG SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 7.00 FEET TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 805 (DIXIE HIGHWAY), SAID POINT BEING ON A LINE 2.50 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY BOUNDARY LINE OF SAID LOT 1; THENCE NORTH 00°00'02" WEST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE AND SAID PARALLEL LINE, A DISTANCE OF 9.00 FEET; THENCE SOUTH 37°54'15" WEST, A DISTANCE OF 11.39 FEET TO THE POINT OF

A PORTION OF LOT 1, BLOCK D, LAKE WORTH HEIGHTS, AS RECORDED IN PLAT BOOK 7, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°55'10" EAST ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 167.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°55'10" EAST ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 5.00 FEET TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 805 (DIXIE HIGHWAY), SAID POINT BEING ON A LINE 2.50 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY BOUNDARY LINE OF SAID LOT 1; THENCE SOUTH 00°00'02" EAST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE AND SAID PARALLEL LINE, A DISTANCE OF 9.00 FEET; THENCE NORTH 29°02'10" WEST, A DISTANCE OF 10.31 FEET TO THE POINT OF

THE WEST 40 FEET OF LOT 1 AND ALL OF LOT 2, BLOCK E, LAKE WORTH HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 25, PUBLIC RECORDS OF PALM

LOT 3, AND THE EAST HALF (E ½) OF LOT 4, BLOCK E, LAKE WORTH HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 25, PUBLIC RECORDS OF PALM BEACH

THE EAST 25 FEET OF THE WEST 65 FEET OF LOT 1, BLOCK E, LAKE WORTH HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOTAL AREA AS DESCRIBED ABOVE = 100,791 SQUARE FEET (2.314 ACRES).

DRAWING INDEX

COVER SURVEY

SP1.0 SITE PLAN

ARCHITECTURAL

*SEE SHEET A0.01 FOR ARCHITECTURAL SHEET INDEX

CIVIL

C3.0 PAVING, GRADING AND DRAINAGE PLAN

C4.0 WATER & SEWER PLAN

LANDSCAPE

SITE LAYOUT PLAN L-01 TREE DISPOSITION PLAN L-02 L-03 LANDSCAPE CANOPY PLAN

L-04 LANDSCAPE UNDERSTORY PLAN

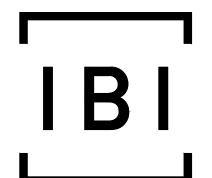
L-05 LANDSCAPE DETAILS & GENERAL NOTES

MECHANICAL, ELECTRICAL & PLUMBING

PHOTOMETRIC SITE PLAN E400

> 48 HOURS BEFORE DIGGING 811 or 1-800-432-4770 SUNSHINE STATE ONE CALL CENTER

ENGINEER'S PROJECT# 127192



IBI GROUP (FLORIDA) INC

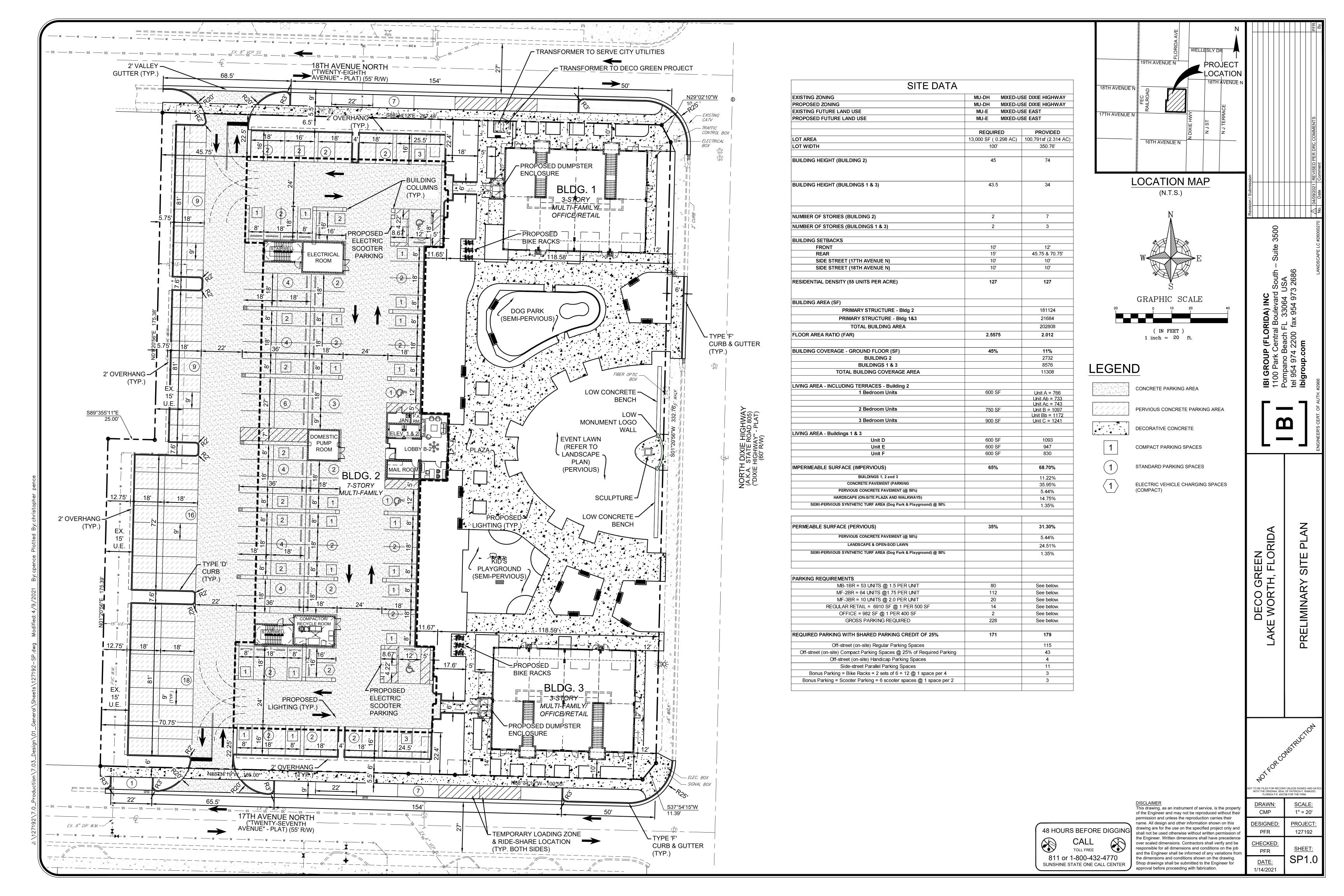
ibigroup.com

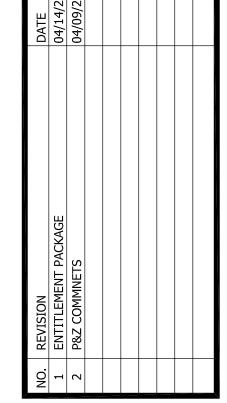
1100 Park Central Boulevard South – Suite Pompano Beach FL 33064 USA tel 954 974 2200 fax 954 973 2686

3500	

ENGINEER'S CERT. OF AUTH. #2966 LANDSCAPE LC #26000270

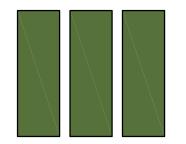
		n	Re	PERMITS REQUIRED					
				EXPIRATION DATE	APPROVAL NO.	DATE APPROVED	PERMIT TYPE	AGENCY	
				00/00/0000	1234567890	00/00/0000	PERMIT TYPE	AGENCY	
PFR NOT TO BE EN ED FOR BEG		REVISED PER DRC COMMENTS							
By NOT TO BE FILED FOR REC	ŗ	REVISED PER DRC COMMENTS Comment	No						







DECO GREEN LAKE WORTH, FLORIDA



THE MARTIN ARCHITECTURAL GROUP, P.C. Coconut Creek, Florida

ENTITLEMENT PACKAGE JANUARY 14, 2021 REV. 4-9-21

OWNER:	ARCHITECT:	STRUCTURAL ENGINEER:	MECHANICAL ENGINEER:	CIVIL ENGINEER:	LANDSCAPE ARCHITECT:
OAG INVESTMENT 5 LLC 1430 S Dixie Hwy, Suite 110 Coral Gables, FL 33146 Ph. (786)-223.1568		MASTER CONSULTING ENGINEERS, INC. Tampa (813)287-3600 Orlando (407)351-2384 Ft. Lauderdale (954)210-7671	FORMICA & ASSOCIATES, Inc 980 N Federal Highway, # 110 Boca Raton, FL, 33432 Ph. 561.368.3611 Ext. 104	IBI GROUP 1100 Park Central Boulevard South - Suite 350 Pompano Beach, FL 33064-2214 Ph. 954 974 2200 ext 52120	ANDRES MONTERO LANDSCAPE ARCHITECT 2208 NE 26th Street. Unit 1, Fort Lauderdale, Florida 33305 Ph. (954) 591.5606

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A0.00

GENERAL NOTES

- 1. ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL CURRENT APPLICABLE CODES, ORDINANCES, STANDARDS, OR RESTRICTIONS, WHETHER INDICATED ON THE PLANS OR NOT.
- 2. ALL PLANS SUBMITTED FOR SPECIFIC PERMITS SHALL MEET THE CITY'S CODES REQUIREMENTS.
- 3. CONTRACTOR TO VERIFY THAT ALL REQUIRED APPROVALS PERTAINING TO THE PROJECT HAVE BEEN SATISFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION. SUBCONTRACTORS TO SUBMIT SHOP DRAWINGS TO ARCHITECT'S/ENGINEER'S FOR APPROVAL.
- 4. THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY WITH ALL SUBCONTRACTORS THE SIZE AND LOCATION OF ALL PIPING, DUCTWORK, TRENCHES, SLEEVES, SPECIAL BOLTING FOR EQUIPMENT
- 5. THE SUBCONTRACTORS SHALL INCLUDE IN THEIR BID ALL WORK NECESSARY TO ASSURE THE PROJECTS COMPLIANCE WITH THE MOST STRINGENT REQUIREMENTS OF THE APPLICABLE CODES.
- PRIOR TO SUBMISSION OF ANY BIDS THE SUBCONTRACTORS SHALL VISIT THE SITE AND VERIFY THE ARCHITECT'S DIMENSIONS, DETAILS, AND INFORMATION PERTAINING TO THE PROJECT. IF ANY DISCREPANCIES OR CONFLICT ARE PRESENT, THE SUBCONTRACTORS SHALL NOTIFY THE OWNER IMMEDIATELY. ANY DISCREPANCY, OR CONFLICT NOT BROUGHT TO THE ATTENTION OF ARCHITECT AND OWNER PRIOR TO THE FINAL BID SUBMISSION SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTORS AT NO ADDITIONAL COST TO THE OWNER,
- 7. THE SUBCONTRACTORS SHALL REFER TO THE APPROPRIATE SHOP DRAWINGS FOR INFORMATION RELATIVE TO THE BUILDING STRUCTURE, COLUMNS, FLOOR AND ROOF FRAMING.
- 8. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL WORK WITH SUB CONTRACTORS, SUPPLIERS, VENDORS, AND SPECIALTY CONTRACTORS.
- 9. ALL SUBCONTRACTORS SHALL CARRY PUBLIC LIABILITY, PROPERTY, AND WORKMEN'S COMPENSATION INSURANCE.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND DISTRIBUTING ALL CURRENT DRAWINGS TO ALL SUBCONTRACTORS AND VENDORS DURING THE EXECUTION OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN ON SITE IN A CONVENIENT LOCATION, A COMPLETE SET OF THE SIGNED AND SEALED PERMIT AND SUPPLEMENTAL DOCUMENTS, INCLUDING ALL THE LATEST REVISIONS, ADDENDUM, SHOP DRAWINGS AND SUPPLEMENTAL INFORMATION AS MAY BE REQUIRED FOR PROPER EXECUTION OF THE PROJECT.
- 11. EACH CONTRACTOR SHALL PROTECT THE WORK OF OTHER SUBCONTRACTORS. ANY CONFLICTS ARE TO BE RESOLVED BETWEEN THE SUBCONTRACTORS INVOLVED AND ANY WORK DAMAGED SHALL BE REPLACED BY THE SUBCONTRACTOR CAUSING THE DAMAGE. THE CONTRACTOR AND THE OWNER SHALL BE NOTIFIED OF SUCH CONFLICT.
- 12. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE THE DRAWINGS. (NOTIFY THE ARCHITECT IMMEDIATELY AND BEFORE PROCEEDING WITH ANY WORK, OF ANY VARIATIONS IN THE CONSTRUCTION DOCUMENTS AND OR SPECIFICATIONS).
- 13. APPLY AND/OR INSTALL ALL PRODUCTS AND MATERIALS ACCORDING TO MANUFACTURER'S PUBLISHED INSTRUCTIONS, OR IF NO INSTRUCTIONS EXIST, INSTALL PER STANDARD INDUSTRY PRACTICE.
- 14. ALL DIMENSIONS ARE TO ROUGH FRAMING.
- 15. ALL WINDOWS AND EXTERIOR DOORS SHALL BE IMPACT RESISTANCE & SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE APPLICABLE CODES.
- 16. ALL WINDOW AND DOOR SIZES ARE NOMINAL. VERIFY MANUFACTURER'S ACTUAL AND ROUGH OPENING DIMENSIONS PRIOR TO WINDOW PLACEMENT. WINDOW SUPPLIER TO VERIFY ALL EGRESS WINDOW LOCATIONS TO SATISFY APPLICABLE CODES AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- 17. ALL INTERIOR WALLS SHALL BE METAL STUDS AT 16" O.C. MAX. UNLESS NOTED OTHERWISE.
- 18. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
- 19. ALL EXTERIOR DECK LUMBER SHALL BE PRESSURE TREATED.
- 20. ALL UTILITIES SHALL BE AVAILABLE AND WILL BE COORDINATED WITH ALL REQUIRED UTILITIES.
- 21. ALL MECHANICAL EQUIPMENT ON THE GROUND LEVEL SHALL BE SCREENED.
- 22. ALL DWELLING UNITS ARE ACCESSIBLE AS REQUIRED BY THE FAIR HOUSING ACCESSIBILITY GUIDELINES,
- 23. 2020 FLORIDA BUILDING AND ACCESSIBILITY CODES.
- 24. PEDESTRIAN WALKWAYS TO BE PROVIDED TO ALL BUILDING ENTRANCES.
- 25. ONLY CITY APPROVED LANDSCAPING AND FENCES SHALL BE ALLOWED WITHIN THE LANDSCAPE BUFFER.

STONE: ROUGH-CUT
OR RUBBLE

WOOD: ROUGH

PLYWOOD:
LARGE SCALE

UNDISTURBED

BATT OR BLOWN

RIGID INSULATION

BACKFILL BACKFILL

OOOO INSULATION

METAL, /// ALUMINUM, ECT.

26. ALL RECREATIONAL AREAS TO BE FULLY ACCESSIBLE AS REQUIRED BY A.D.A.

ARCHITECTURAL ABBREVIATIONS INDEX								
ABV ABOVE ACT ACTUAL A.F.F. ABOVE FINISH FLOC ALUM ALUMINUM APP APPROVED ASSM/ ASSMB ASSEMBLY BD BOARD BLDG BUILDING BLOCK'G BLOCKING BLVD BOULEVARD B.O. BOTTOM OF BS BEAM SOFFIT CIRC CIRCULAR (CENTER LINE CLG CEILING CLOS CLOSET CLR CLEAR C.M.U. CONCRETE MASONRY UNIT CONC CONCRETE CONST CONSTRUCTION CORR CORRIDOR CPT CARPET C.T. CERAMIC TILE D DRYER DIA DIAMETER DN DOWN DR DOOR D.S. DOWN SPOUT DW DISH WASHER DWGS DRAWINGS EA EACH ELEC ELECTRIC ELEV ELEVATOR	EQ	EPOXY EQUAL EQUIPMENT EXTERIOR FIRE EXTINGUISHER FLOOR FOUNDATION FEET/FOOT GALVINIZED GENERAL CONTRACTOR GENERAL GYPSUM WALL BOARD GYPSUM BOARD HANDICAP HARDWARE HEIGHT HORIZONTAL HOUR HEATING, VENTILATION, AIR CONDITIONING HANDICAP WATER COOLER HOT WATER HEATER INCH INFORMATION INTERIOR JOINT LAUNDRY POUND LINEN MANUFACTURER MATERIAL MAXIMUM MEDICINE CABINET MECHANICAL	MIN MIR MRB MNGR'S MTD MTL N/A NO. NON COMB O.C. OCCU O.H. OP'G/OPG/ OPEN'G O.S.B. PARK'G PK PL PLYWD P.R. P.T. PTD P.V.C. RAD RATD RCP REF REQ/REQ'D REQT'S RM RND R & S RUN. S.A. BLKTS	MINIMUM MIRROR MOISTURE RESISTANT BOARD MANAGER'S MOUNTED METAL NOT APPLICABLE NUMBER NON COMBUSTIBLE ON CENTER OCCUPANCY OVER HEAD OPENING ORIENTED STRAND BOARD PARKING PACKAGE PLATE PLYWOOD POWDER ROOM PRESSURE TREATED PAINTED POLY VINYL CHLORIDE RADIUS RATED REFLECTED CEILING PLAN REFRIGERATOR REQUIRED REQUITEMENTS ROOM ROUND ROD & SHELF RUNNING SOUND ATTENUATION BLANKETS	SD SEP/ SEPARAT'N SF SHT SIM SPECS SQ STL STOR STRUCT SUSP T.B. TELE TERM T & G THK T.O. TYP U.L. U.S.G. U.N.O. VAN V.B. VERT VEST V.T. W W/ W/O W.C. WD W.I.C. WIND	SQUARE FOOTAGE SEPARATION SQUARE FOOTAGE SHEET SIMILAR SPECIFICATIONS SQUARE STEEL STORAGE STRUCTURAL SUSPENDED TOWEL BAR TELEPHONE TERMINATION TONGUE & GROOVE THICK TOP OF TYPICAL UNDERWRITERS LABORATORIES UNITED STATES GYPSUM UNLESS NOTED OTHERWISE VANITY VAPOR BARRIER VERTICAL VESTIBULE VINYL TILE WASHER WITH WITH OUT WATER CLOSET WOOD WALK IN CLOSET WINDOW		
	<i>H</i>	ARCHITECTURA	AL SYM	1BOLS INDE	X			
BRICK	STEEL	PLYWOOD: SMALL SCALE		D	OOR SYMBOL	SECTION NUMBER		
CONCRETE MASONRY UNIT	PLASTER CEMENT, SAND, GROUT	METAL: SMALL: STRUCTURAL, F		W	/INDOW SYMBOL	SHEET NUMBER		
CAST IN PLACE OR PRE-CAST CONCRETE	ROCK OR STONE	GYPSUM WALL BOARD		R R	EVISION NUMBER	BUILDING SECTION		
LIGHT WEIGHT CONCRETE	CRUSHED STONE, GRAVEL OR POROUS FILL	STUCCO REINFORCED		1 3 ×	ELEVATION NO.			
CAST STONE	CUT STONE, BLUESTONE, FLAGSTONE OR SLATE	RESILIANT FLO	ORING	UA-3 ₹	SHEET NO.	SECTION NUMBER		

CARPET AND PAD

CERAMIC TILE: LARGE SCALE

CERAMIC TILE: PROFILE

GLASS: LARGE SCALE

GLASS: SMALL SCALE

CPT. C.T. CHANGE OF FLOOR

DATUM ELEVATION

(TB) TEST BORING

(WP) WORK POINT (DP) DATUM POINT (CP) CONTROL POINT

1 WALL PARTITION TYPE

50 SECTION NUMBER

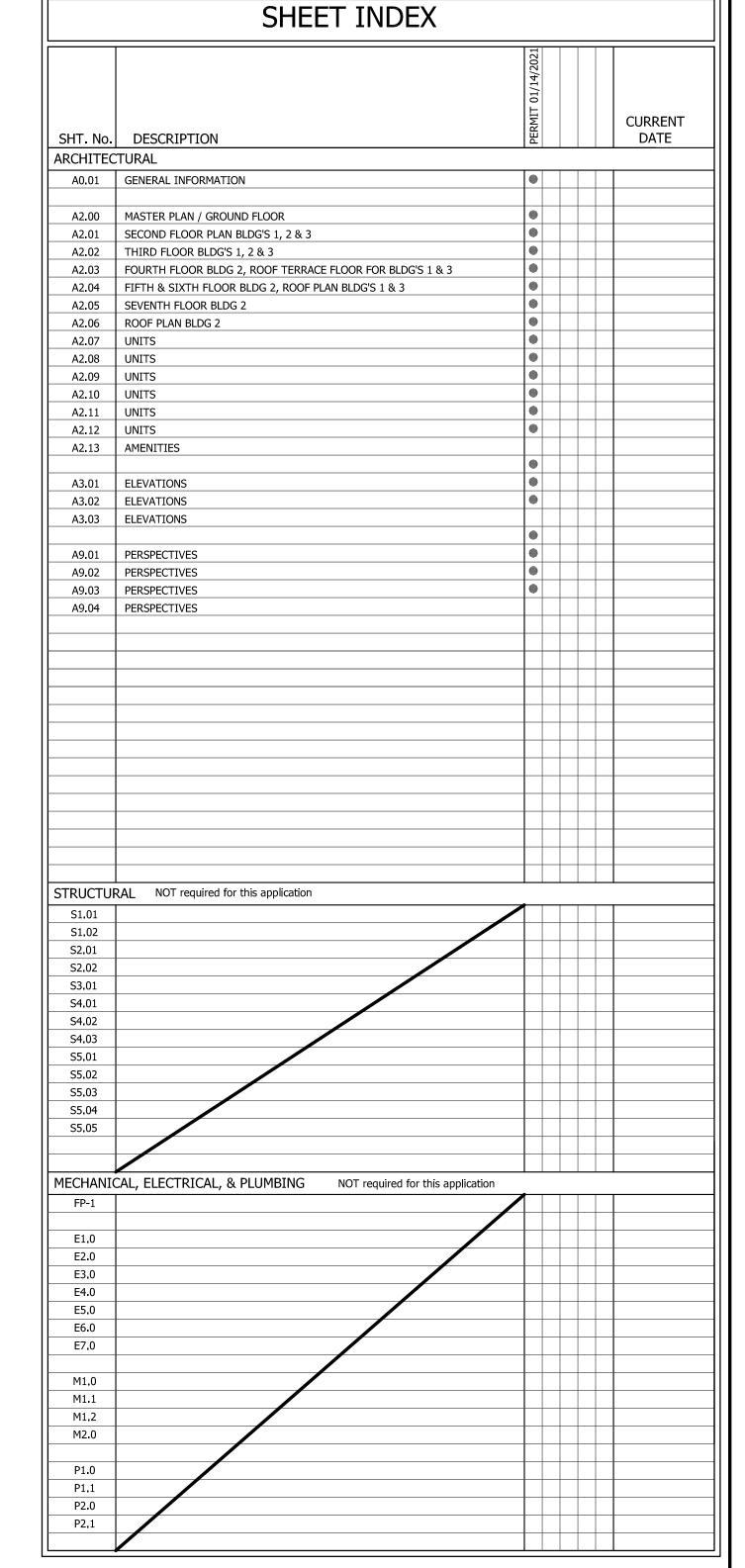
DETAIL

ENLARGEMENT

CODE SUMMARY CITY OF PORT SAINT LUCIE, FLORIDA APPLICABLE BUILDING CODES FLORIDA BUILDING CODE 2020 7TH EDITION FLORIDA ACCESSIBILITY 2020 7TH EDITION CODE FLORIDA BUILDING CODE - PLUMBING 2020 7TH EDITION CODE FLORIDA BUILDING CODE - MECHANICAL 2020 7TH EDITION CODE FLORIDA FIRE PREVENTION CODE 2020 7TH EDITION NFPA LIFE SAFETY CODE 2020 7TH EDITION

SITE DATA						
EXISTING ZONING	MU-DH	MIXED-USE DIXIE HIGHWAY				
PROPOSED ZONING	MU-DH	MIXED-USE DIXIE HIGHWAY				
EXISTING FUTURE LAND USE	MU-E	MIXED-USE EAST				
PROPOSED FUTURE LAND USE	MU-E	MIXED-USE EAST				

NATIONAL ELECTRICAL CODE 2020 7TH EDITION





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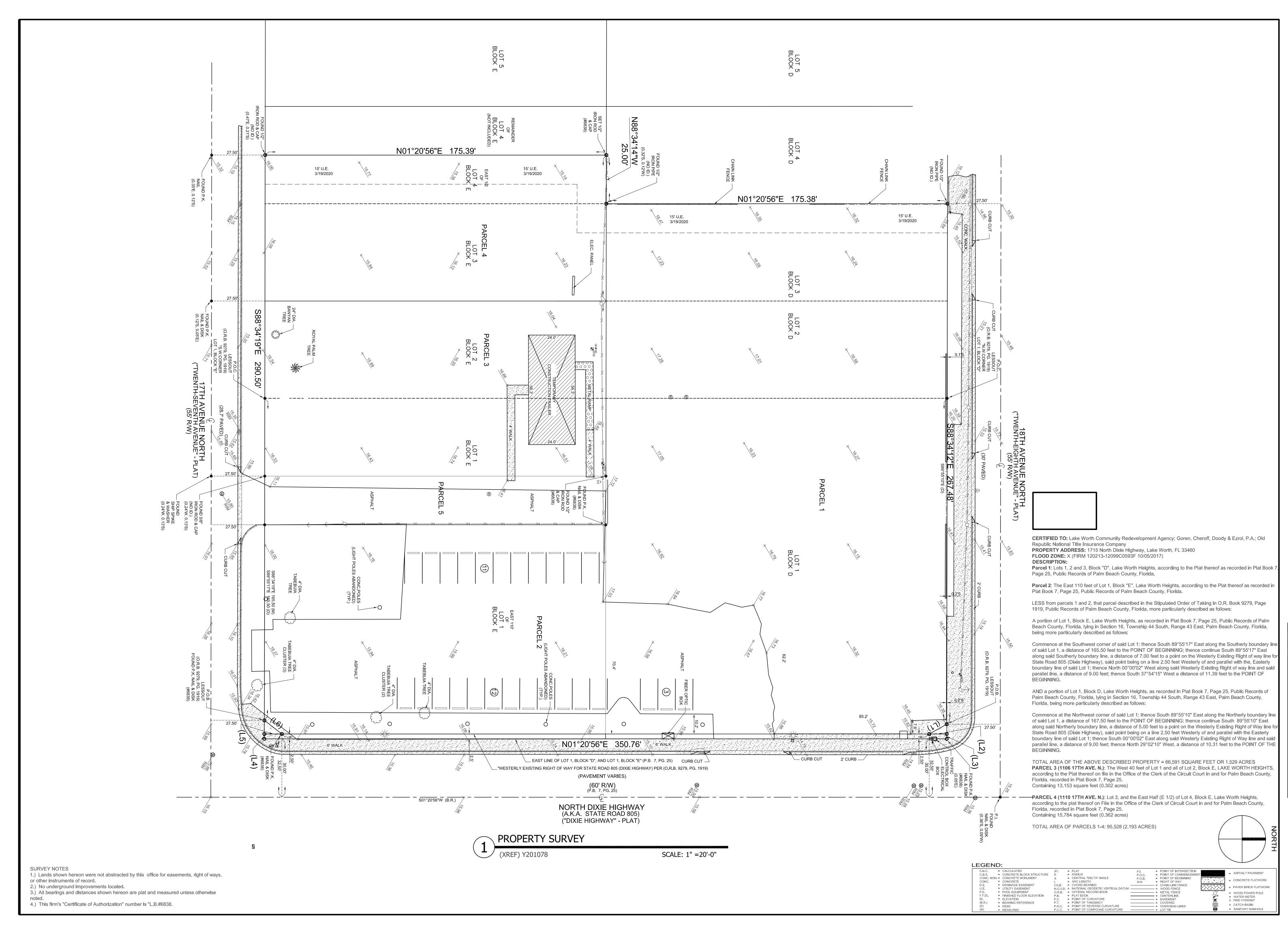
James M. Riviello Dominick Ranieri Р.М.: A. Garcia DRAWN BY: AG & LP PROJECT NO.:

ENTITLEMENT PACKAGE

GENERAL INFORMATION

AS NOTED 01/14/2021

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GREEN, ITH, FLORIDA PROPERTY

DECO LAKE WORT

SCALE: AS NOTED DATE: 01/14/2021

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FURAL GROUP, P.C.

ND PLANNERS

RPORATION

SE COMMITTEE 22072

RTIN ARCHITECT ARCHITECTS AND LAND PLAN A PROFESSIONAL CORPORATION Lyons Technology Circle, Suite 185. Coconut P (954) 428-1618 F (954) 428-441

P.A.:

DATE

P.M.:

DRAWN BY:

PROJECT NO.:

DRAWN BY:

NO. REVISION
01 ENTITLEMENT PACKAGE
02 P&Z COMMENTS

ENTITLEMENT PACKAGE

MASTER PLAN/GROUND F

DECO GREEN, LLC

LAKE WORTH, FLORIDA

OAG INVESTMENT 5 LLC

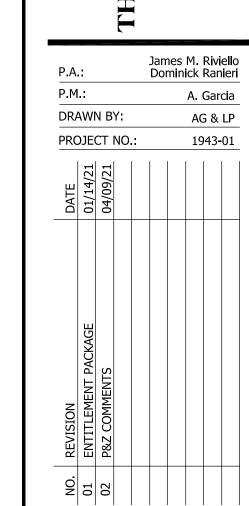
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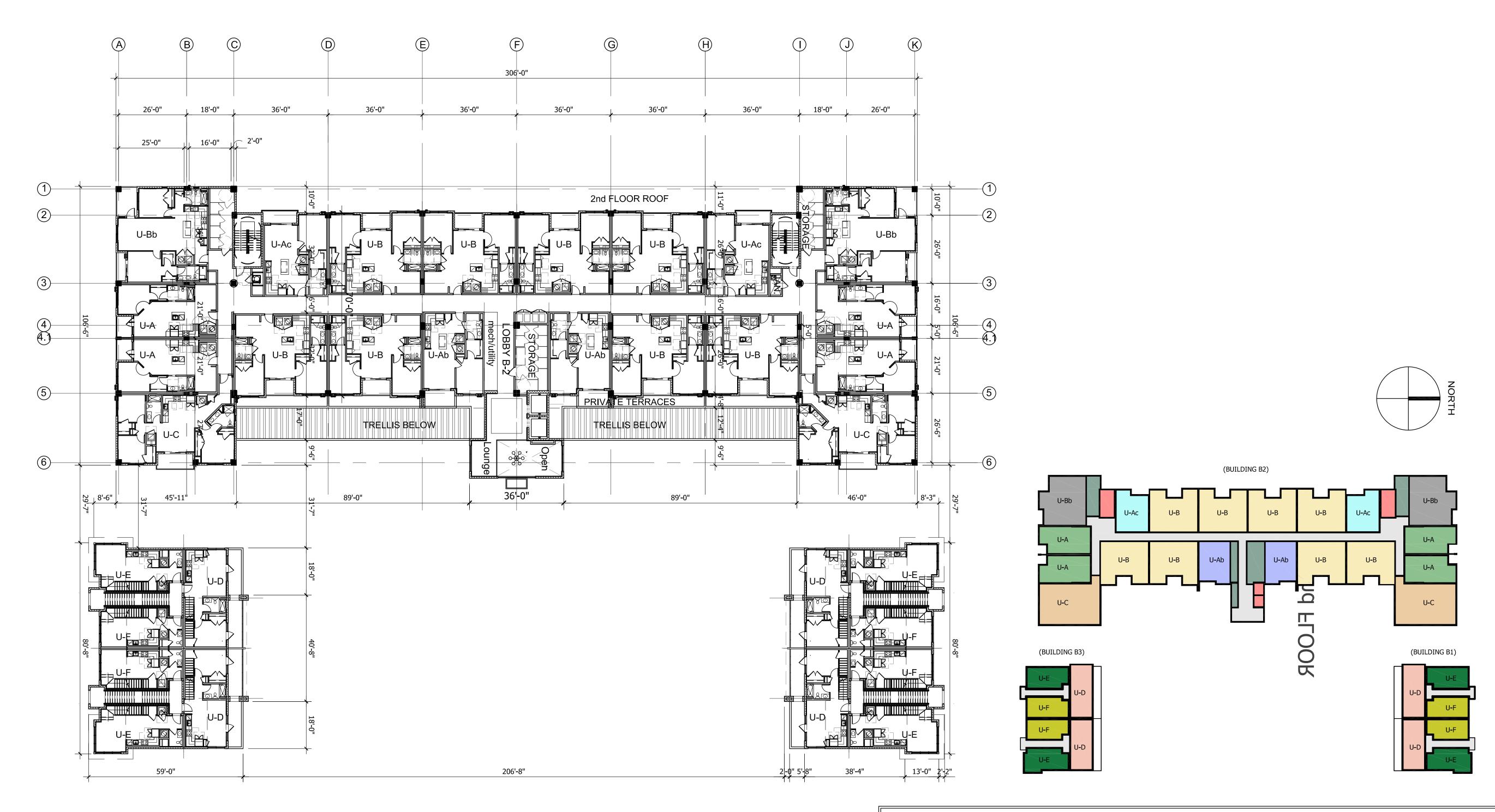






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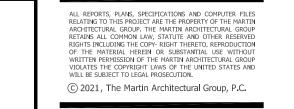
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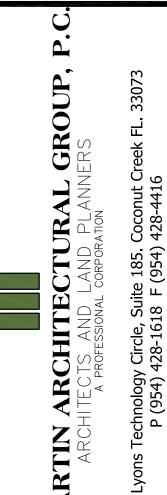


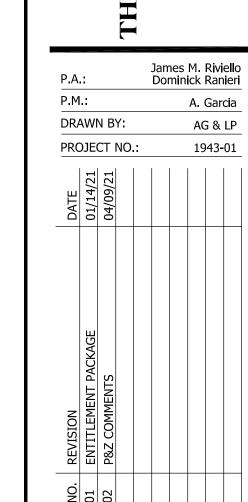
UNI	T MATRIX	(BUILDI	NG B2)										115 U
UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR	FOURTH FLR	FIFTH FLR	SIXTH FLR	SEVENTH FLR	UNIT TYPE #	UNIT AREA TOTAL
Α	1 BED/1 BATH	766 S.F	50 G.S.F	816 G.S.F	0	4	4	4	4	4	1	21	17,136 G.S.F
Ab	1 BED/1 BATH	733 S.F	67 G.S.F	800 G.S.F	0	2	2	2	2	2	2	12	9,600 G.S.F
Ac	1 BED/1 BATH	743 S.F	51 G.S.F	794 G.S.F	0	2	2	2	2	2	2	12	9,528 G.S.F
В	2 BED/2 BATH	1,097 S.F	63 G.S.F	1,160 G.S.F	0	8	8	8	8	8	8	48	55,680 G.S.F
Bb	2 BED/2 BATH	1,172 S.F	130 G.S.F	1,302 G.S.F	0	2	2	2	2	2	2	12	15,624 G.S.F
С	3 BED/2 BATH	1,241 S.F	82 G.S.F	1,323 G.S.F	0	2	2	2	2	2	0	10	13,230 G.S.F
			TOTAL UNIT/F	LOOR	0	20	20	20	20	20	14	115	120,798 G.S.F
UNI	T MATRIX	(BUILDIN	NG B1 &	B3)									12 U
UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR					UNIT TYPE #	UNIT AREA TOTAL
D	2 BED/2 BATH	1,093 S.F	217 G.S.F	1,310 G.S.F	0	4	0					4	5,240 G.S.F
E	1 BED/1.5 BATH	947 S.F	N/A	947 G.S.F	0	4	0					4	3,788 G.S.F
-	1 BED/1.5 BATH	830 S.F	N/A	830 G.S.F	0	4	0					4	3,320 G.S.F
			TOTAL UNIT/F	LOOR	0	12	0					12	12,348 G.S.F
GRAI	GRAND TOTAL B1, B2, & B3. 127 U									127 U			

SECOND FLOOR BLDGS 1, 2 & 3 (XREF) BLDG2-2ND FLR

SCALE: 1" =20'-0"







ENTITLEMENT PACKAGE

THIRD FLR BLDGS

17,136 G.S.F 9,600 G.S.F

9,528 G.S.F 55,680 G.S.F

15,624 G.S.F 13,230 G.S.F

120,798 G.S.F

5,240 G.S.F 3,788 G.S.F

3,320 G.S.F

12,348 G.S.F

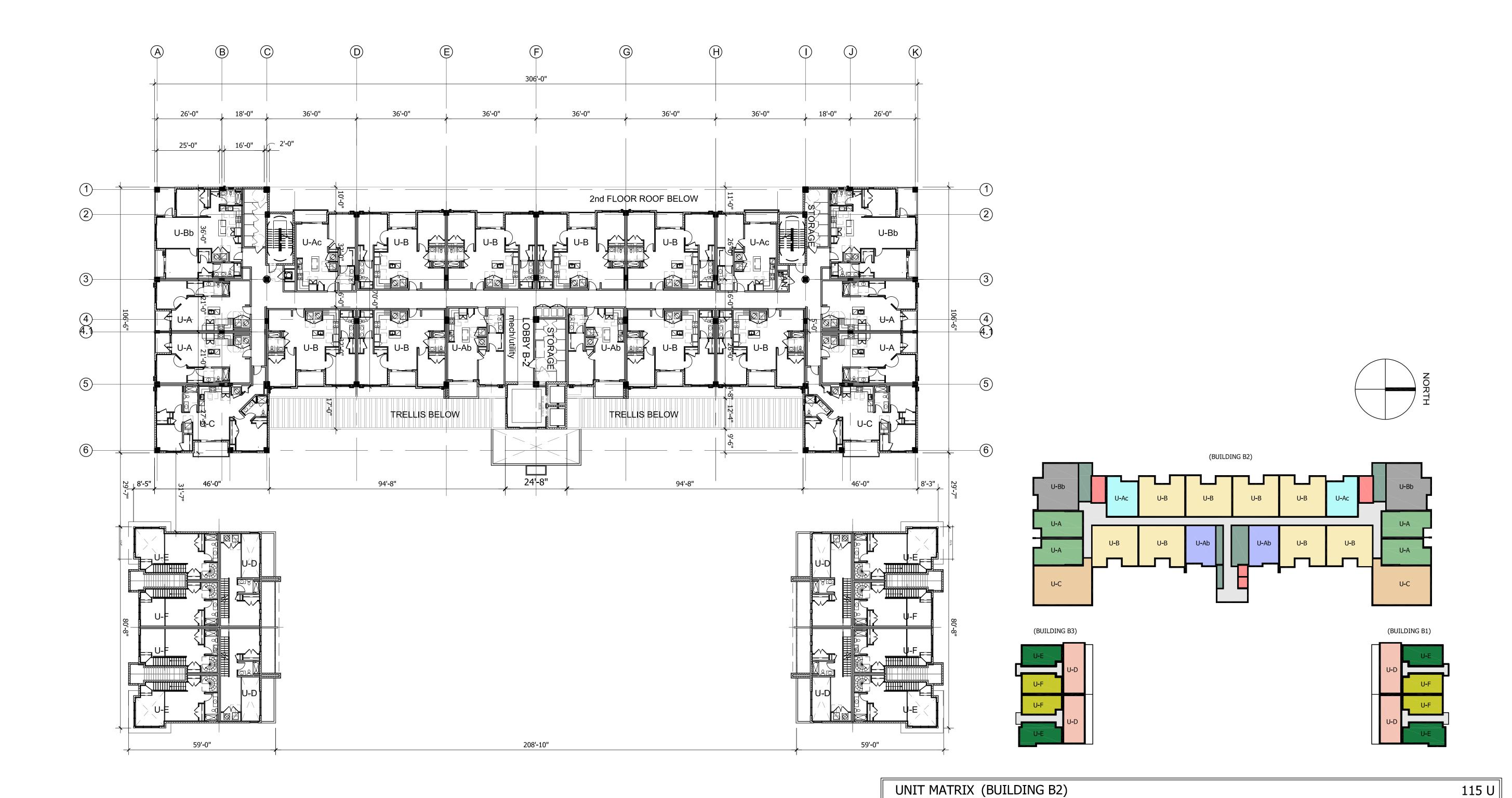
127 U

UNIT TYPE # UNIT AREA TOTAL

12 U

AS NOTED 01/14/2021

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50 G.S.F 67 G.S.F

1,172 S.F

UNIT MATRIX (BUILDING B1 & B3)

2 BED/2 BATH 1,093 S.F 1 BED/1.5 BATH 947 S.F 1 BED/1.5 BATH 830 S.F

GRAND TOTAL B1, B2, & B3.

2 BED/2 BATH

51 G.S.F 794 G.S.F 63 G.S.F 1,160 G.S.F

TOTAL UNIT/FLOOR

TOTAL UNIT/FLOOR

N/A

130 G.S.F 1,302 G.S.F 0 82 G.S.F 1,323 G.S.F 0

217 G.S.F 1,310 G.S.F 0 N/A 947 G.S.F 0

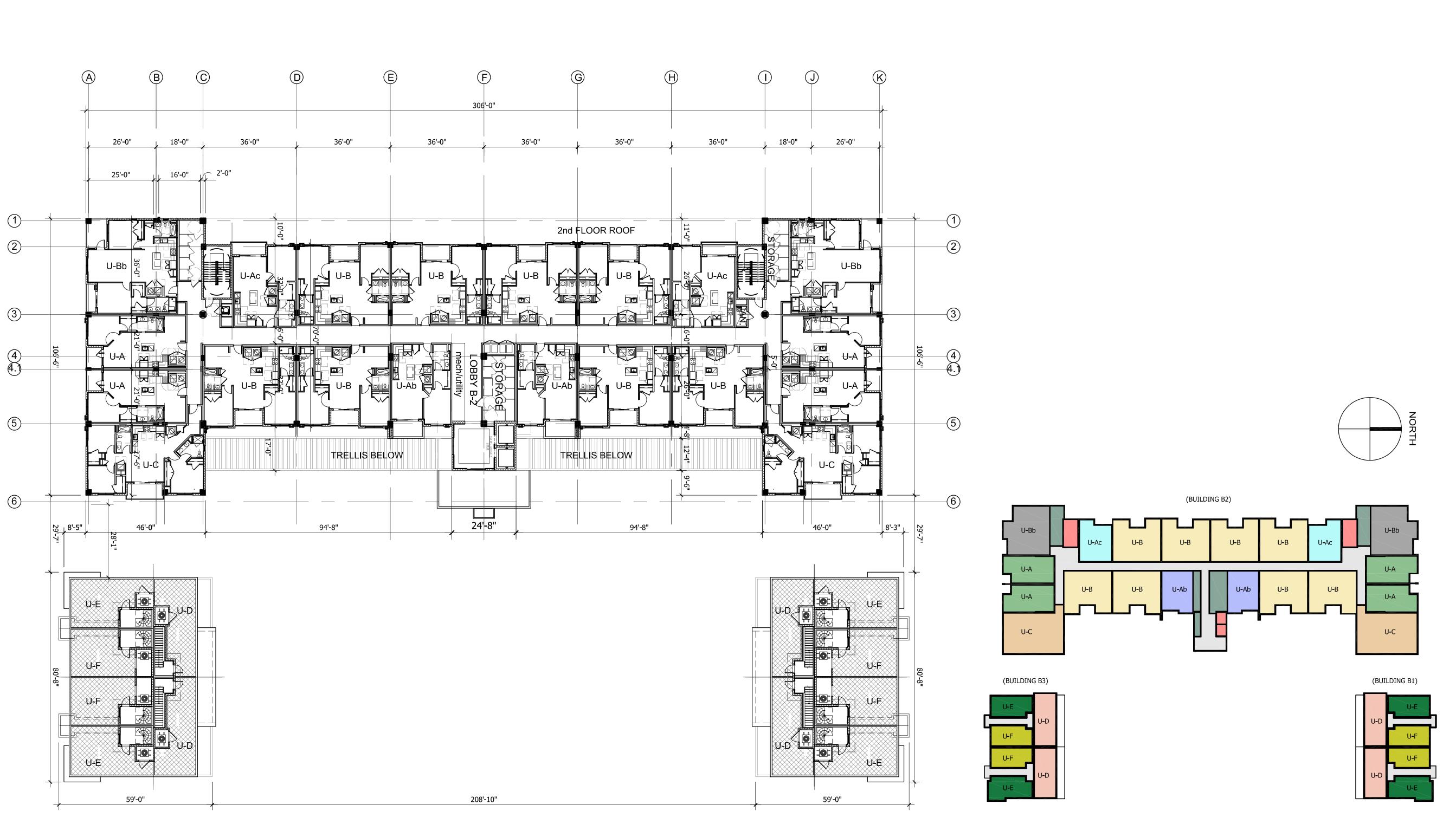
A/C LIVING AREA BALCONY AREA GROSS AREA FIRST FLR SECOND FLR THIRD FLR

830 G.S.F 0

0 12 0

1	THIRD FLOOR BLDGS 1, 2 & 3
	(XREF) BLDG2-3RD FLR

SCALE: 1" =20'-0"



UNIT MATRIX (BUILDING B2) 115 U TOTAL UNIT/FLOOR 120,798 G.S.F UNIT MATRIX (BUILDING B1 & B3) 12 U A/C LIVING AREA BALCONY AREA GROSS AREA FIRST FLR SECOND FLR THIRD FLR

1.093 S.F 217 G.S.F 1,310 G.S.F 0 4 0 UNIT TYPE # UNIT AREA TOTAL 2 BED/2 BATH 1,093 S.F 1 BED/1.5 BATH 947 S.F 1 BED/1.5 BATH 830 S.F

 217 G.S.F
 1,310 G.S.F
 0

 N/A
 947 G.S.F
 0

 N/A
 830 G.S.F
 0

 5,240 G.S.F 3,788 G.S.F 3,320 G.S.F TOTAL UNIT/FLOOR 12,348 G.S.F GRAND TOTAL B1, B2, & B3. 127 U

I FLOOR BLDGS 2, TERRACE FLOOR 1 & 3

PRIVATI BLDG'S

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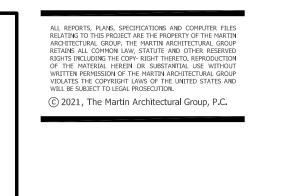
A. Garcia

AG & LP

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FOURTH FLOOR BLDGS 2, PRIVATE TERRACE FLOOR FOR BLDG'S 1 & 3 (XREF) BLDG2-4TH FLR SCALE: 1" =20'-0"



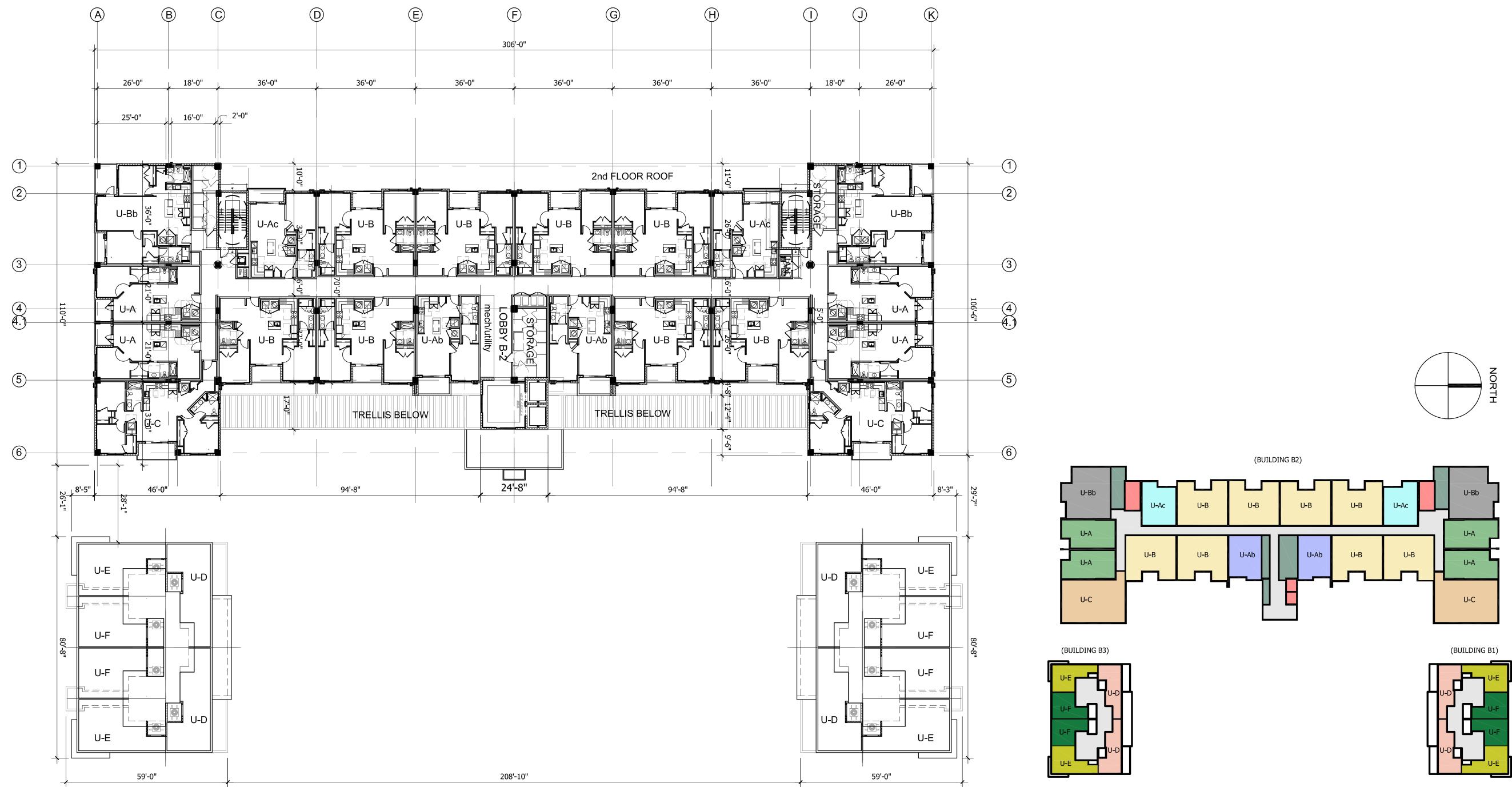
James M. Riviello Dominick Ranieri

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PROJECT NO.:

A. Garcia

AG & LP



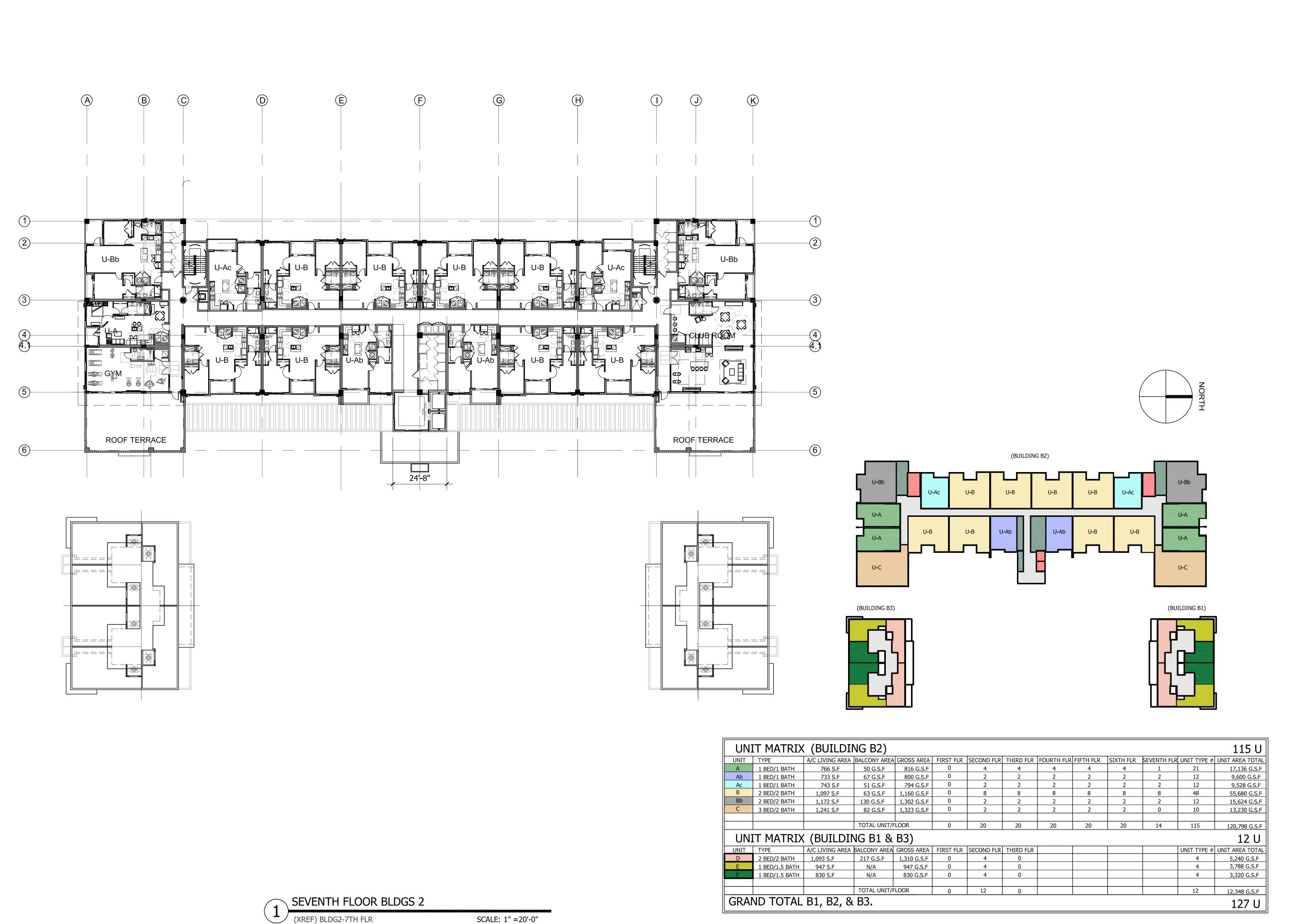
UNIT MATRIX (BUILDING B2)													
UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR	FOURTH FLR	FIFTH FLR	SIXTH FLR	SEVENTH FLF	UNIT TYPE #	UNIT AREA TOTAL
Α	1 BED/1 BATH	766 S.F	50 G.S.F	816 G.S.F	0	4	4	4	4	4	1	21	17,136 G.S.F
Ab	1 BED/1 BATH	733 S.F	67 G.S.F	800 G.S.F	0	2	2	2	2	2	2	12	9,600 G.S.F
Ac	1 BED/1 BATH	743 S.F	51 G.S.F	794 G.S.F	0	2	2	2	2	2	2	12	9,528 G.S.F
В	2 BED/2 BATH	1,097 S.F	63 G.S.F	1,160 G.S.F	0	8	8	8	8	8	8	48	55,680 G.S.F
Bb	2 BED/2 BATH	1,172 S.F	130 G.S.F	1,302 G.S.F	0	2	2	2	2	2	2	12	15,624 G.S.F
С	3 BED/2 BATH	1,241 S.F	82 G.S.F	1,323 G.S.F	0	2	2	2	2	2	0	10	13,230 G.S.F
			TOTAL UNIT/F	LOOR	0	20	20	20	20	20	14	115	120,798 G.S.F
UN	IT MATRIX	(BUILDIN	NG B1 &	B3)									12 U
UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR					UNIT TYPE #	UNIT AREA TOTAL
_	2 BED/2 BATH	1,093 S.F	217 G.S.F	1,310 G.S.F	0	4	0					4	5,240 G.S.F
D	1 BED/1.5 BATH	947 S.F	N/A	947 G.S.F	0	4	0					4	3,788 G.S.F
E		830 S.F	N/A	830 G.S.F	0	4	0					4	3,320 G.S.F
	1 BED/1.5 BATH												

115 U
UNIT AREA TOTAL
17,136 G.S.F
9,600 G.S.F
9,528 G.S.F
55,680 G.S.F
15,624 G.S.F
13,230 G.S.F
120,798 G.S.F
120,798 G.S.F
13,230 G.S.F
123,48 G.S.F
3,320 G.S.F
12,348 G.S.F
127 U

SCALE: AS NOTED
DATE: 01/14/2021

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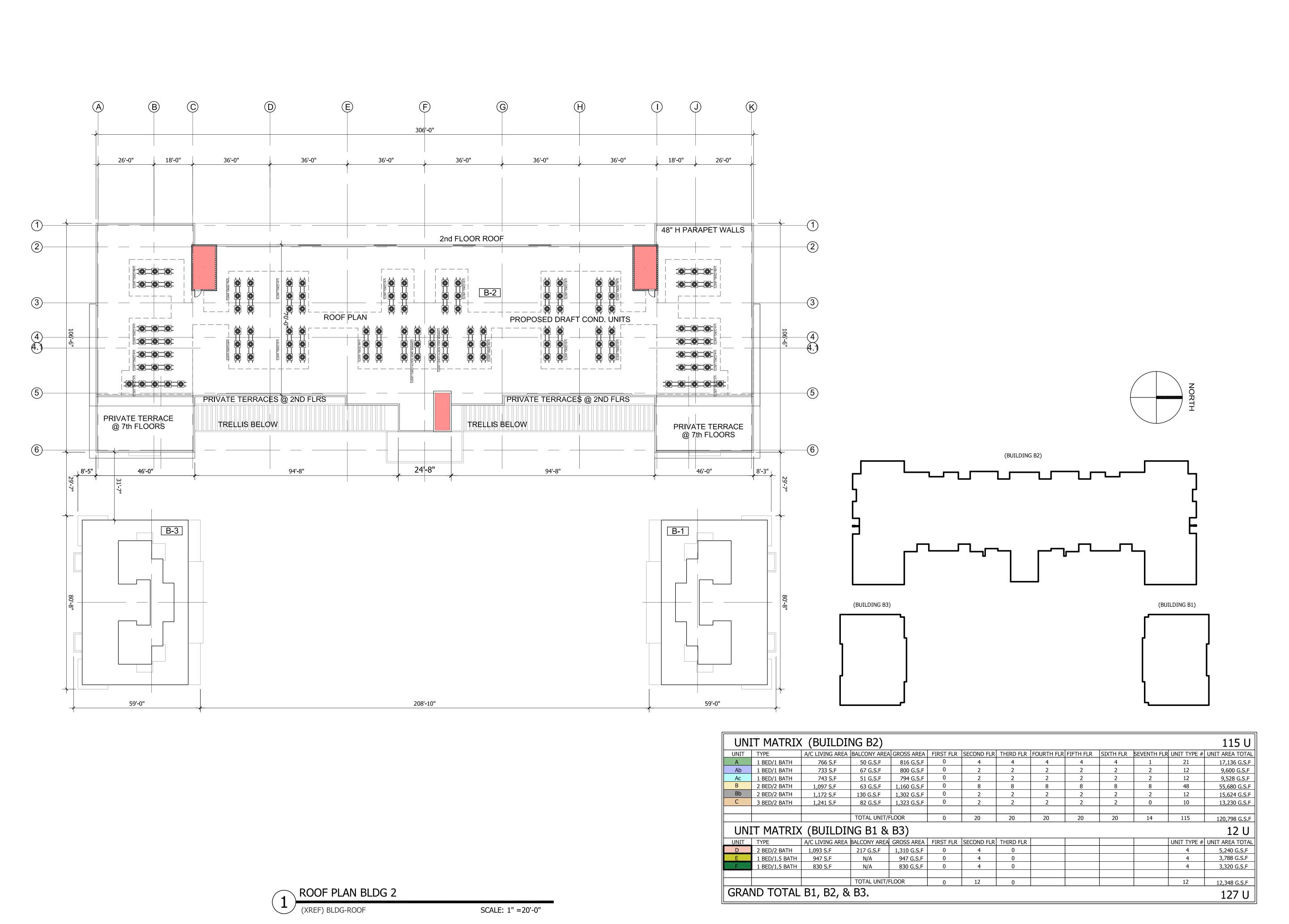
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SEVENTH FLOOR BLDGS

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A. Garcia

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ROOF PLAN BLDG 2

ROOF PLAN BI
DECO GREEN, I
LAKE WORTH, FLORIDA

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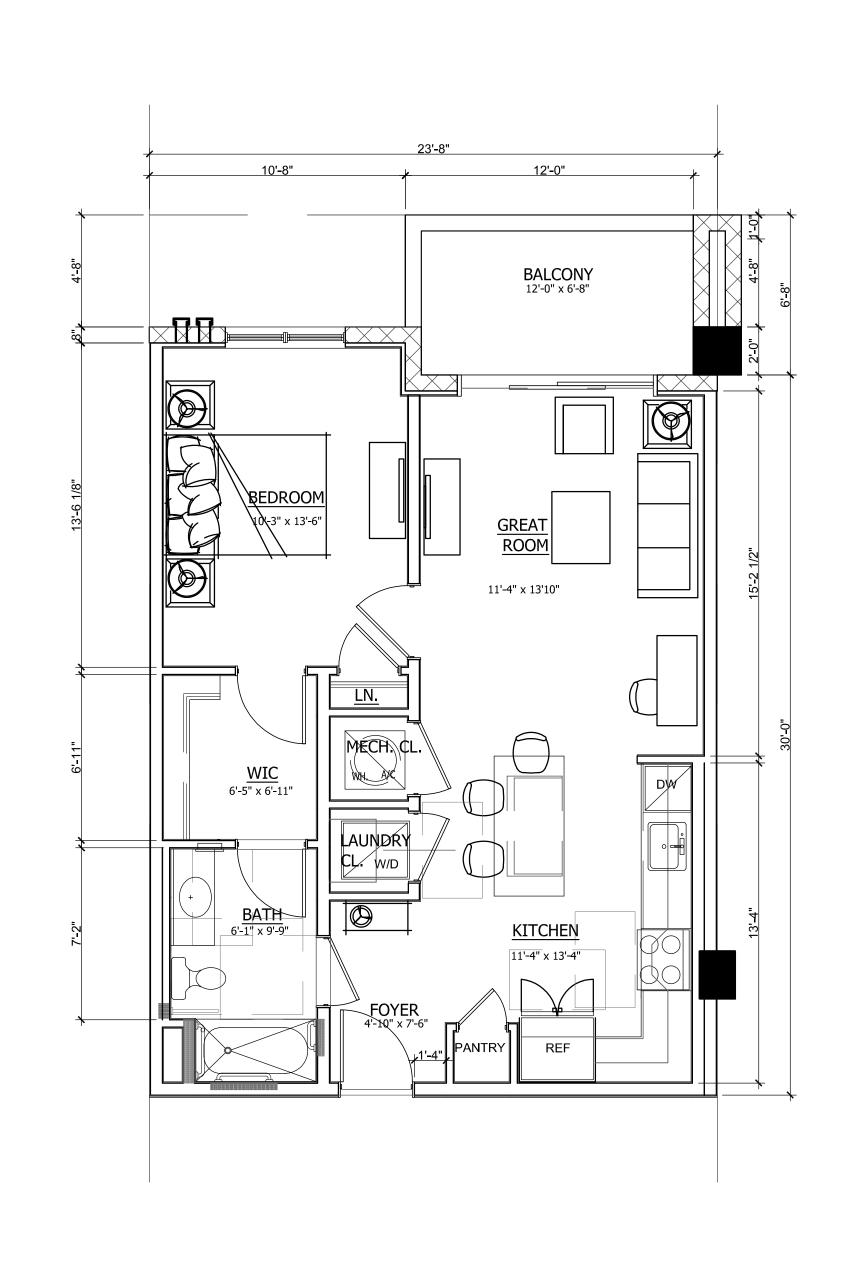
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01 ENTITLEMENT PACKAGE
02 P&Z COMMENTS

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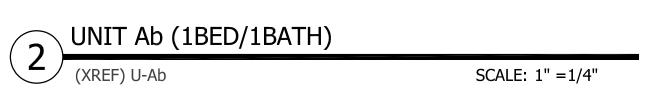
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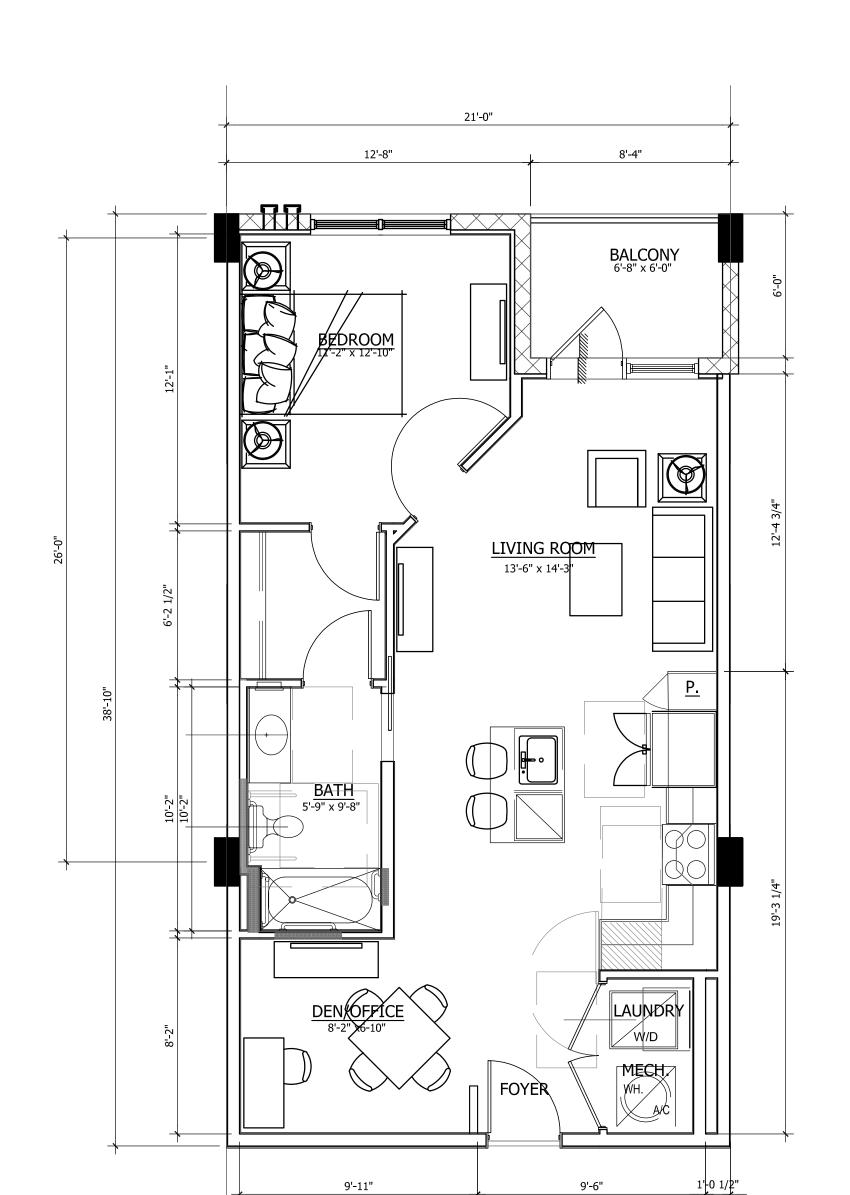
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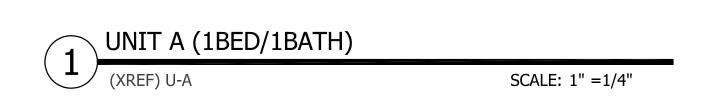


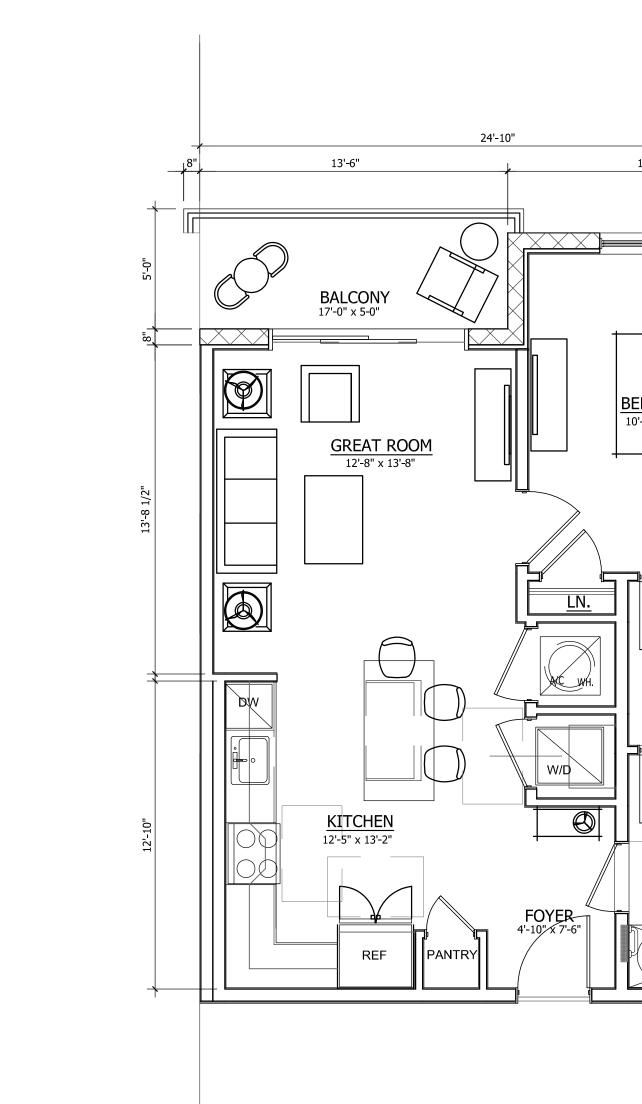












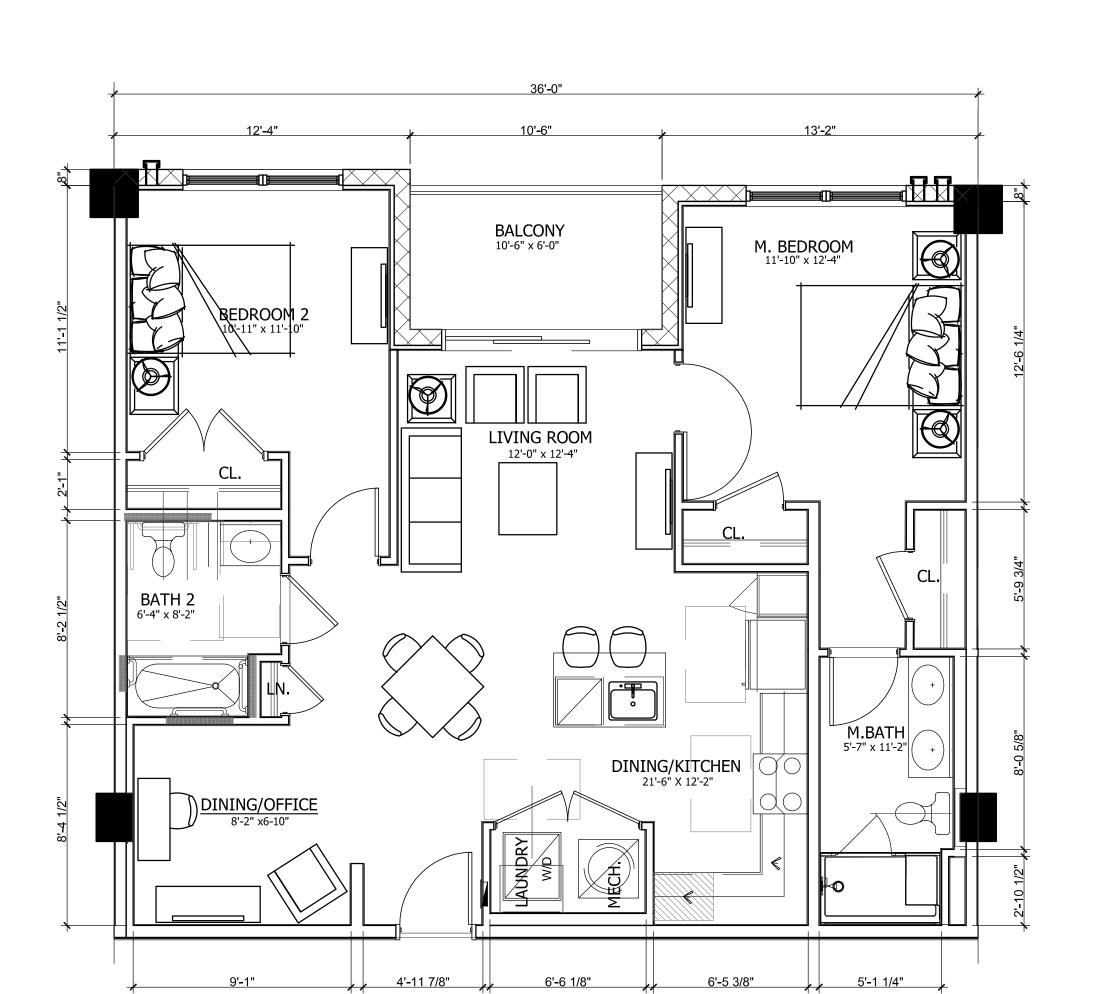
3 UNIT Ac (1BED/1BATH)
(XREF) U-Ac

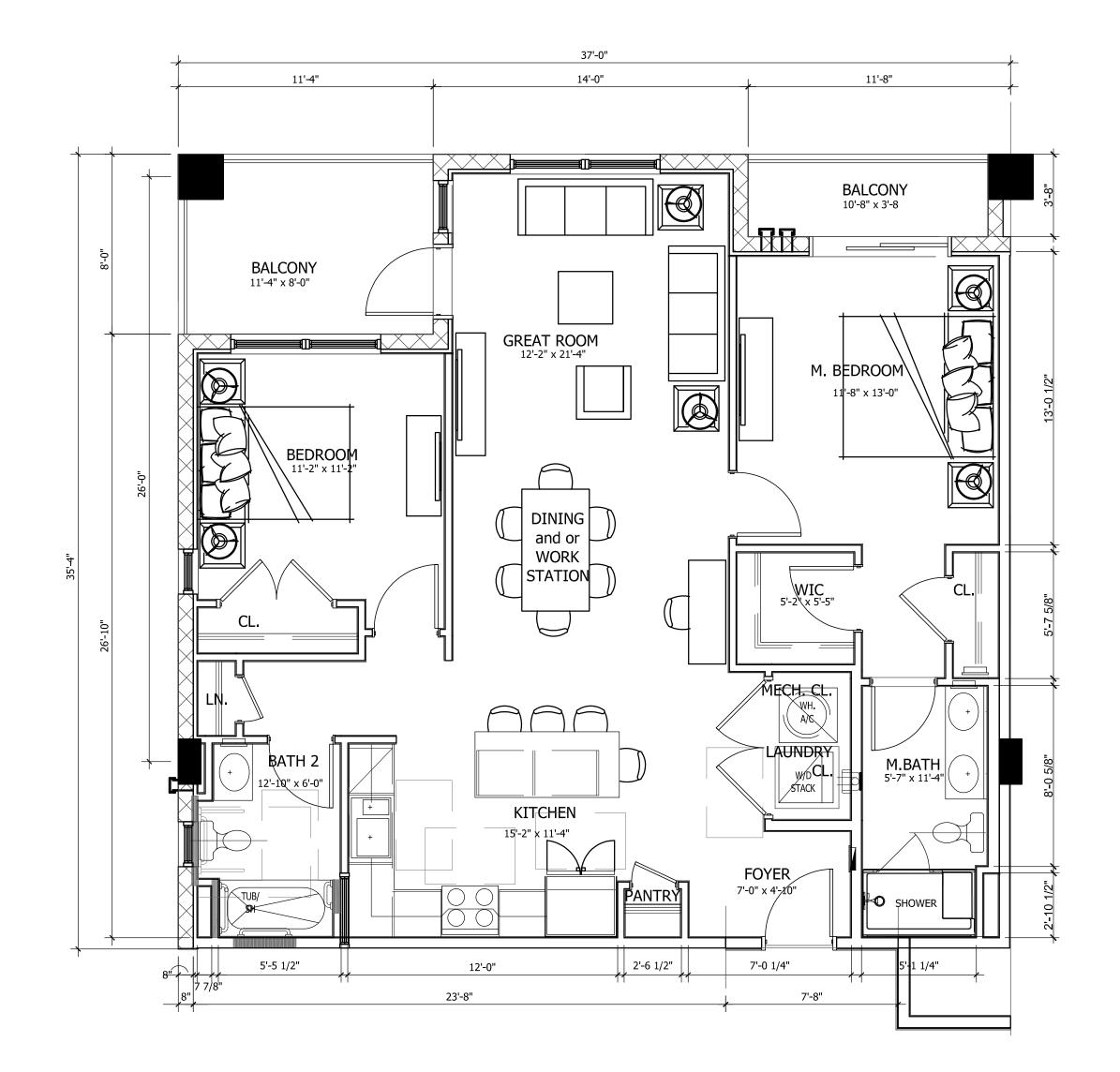
12'-0"

BEDROO 10'-8" x 13'-

<u>WIC</u> 6'-5" x 6'-11"

SCALE: 1" =1/4"





UNIT B (2BED/2BATH) SCALE: 1" =1/4" UNIT Ba (2BED/2BATH) (XREF) U-Ba(corner) SCALE: 1" =1/4" ALL REPORTS, PLANS, SPECIFICATIONS AND COMPUTER FILES RELATING TO THIS PROJECT ARE THE PROPERTY OF THE MARTIN ARCHITECTURAL GROUP RETAINS ALL COMMON LAW, STATUTE AND OTHER RESERVED RIGHTS INCLUDING THE COPY- RIGHT THERETO, REPRODUCTION OF THE MATERIAL HEREIN OR SUBSTANTIAL USE WITHOUT WRITTEN PERMISSION OF THE MARTIN ARCHITECTURAL GROUP VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES AND WILL BE SUBJECT TO LEGAL PROSECUTION. © 2021, The Martin Architectural Group, P.C.

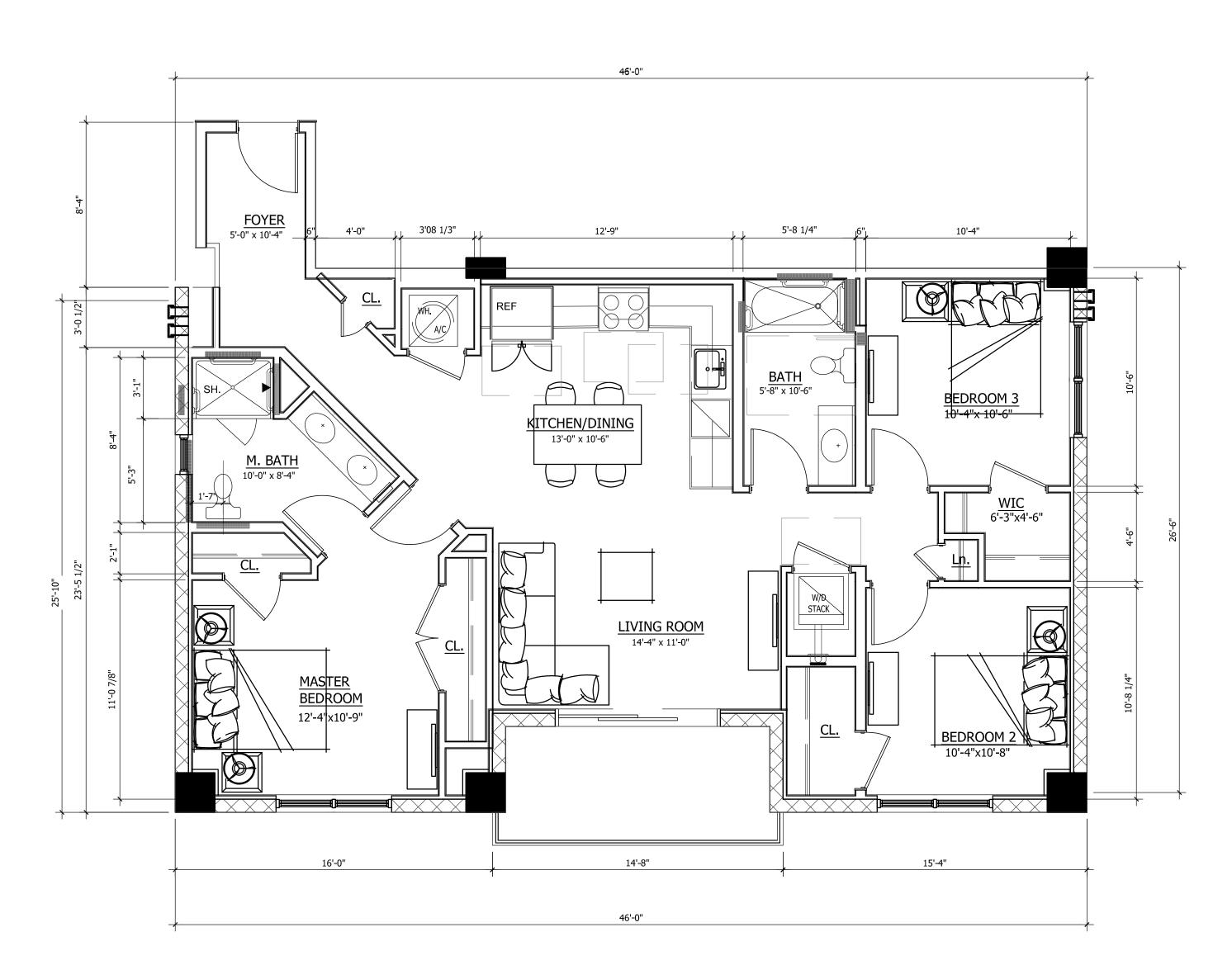
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1 UNIT C (3BED/2BATH)
(XREF) U-C SCALE: 1" =1/4" ALL REPORTS, PLANS, SPECIFICATIONS AND COMPUTER FILES RELATING TO THIS PROJECT ARE THE PROPERTY OF THE MARTIN ARCHITECTURAL GROUP. THE MARTIN ARCHITECTURAL GROUP RETAINS ALL COMMON LAW, STATUTE AND OTHER RESERVED RIGHTS INCLUDING THE COPY. RIGHT THERETO, REPRODUCTION OF THE MATERIAL HEREIN OR SUBSTANTIAL USE WITHOUT WRITTEN PERMISSION OF THE MARTIN ARCHITECTURAL GROUP VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES AND WILL BE SUBJECT TO LEGAL PROSECUTION. © 2021, The Martin Architectural Group, P.C.

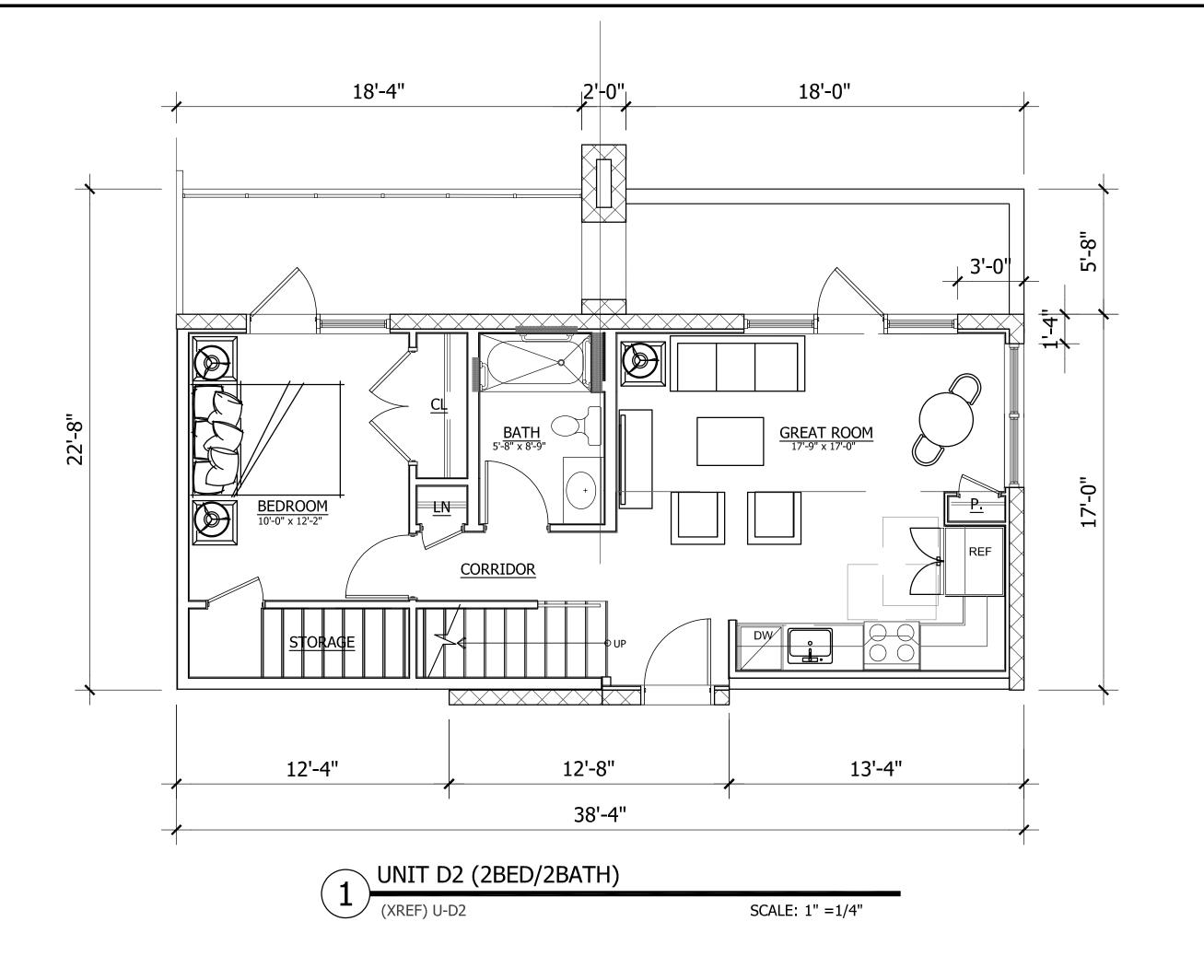
James M. Riviello Dominick Ranieri Р.М.: A. Garcia DRAWN BY: AG & LP PROJECT NO.: 1943-01

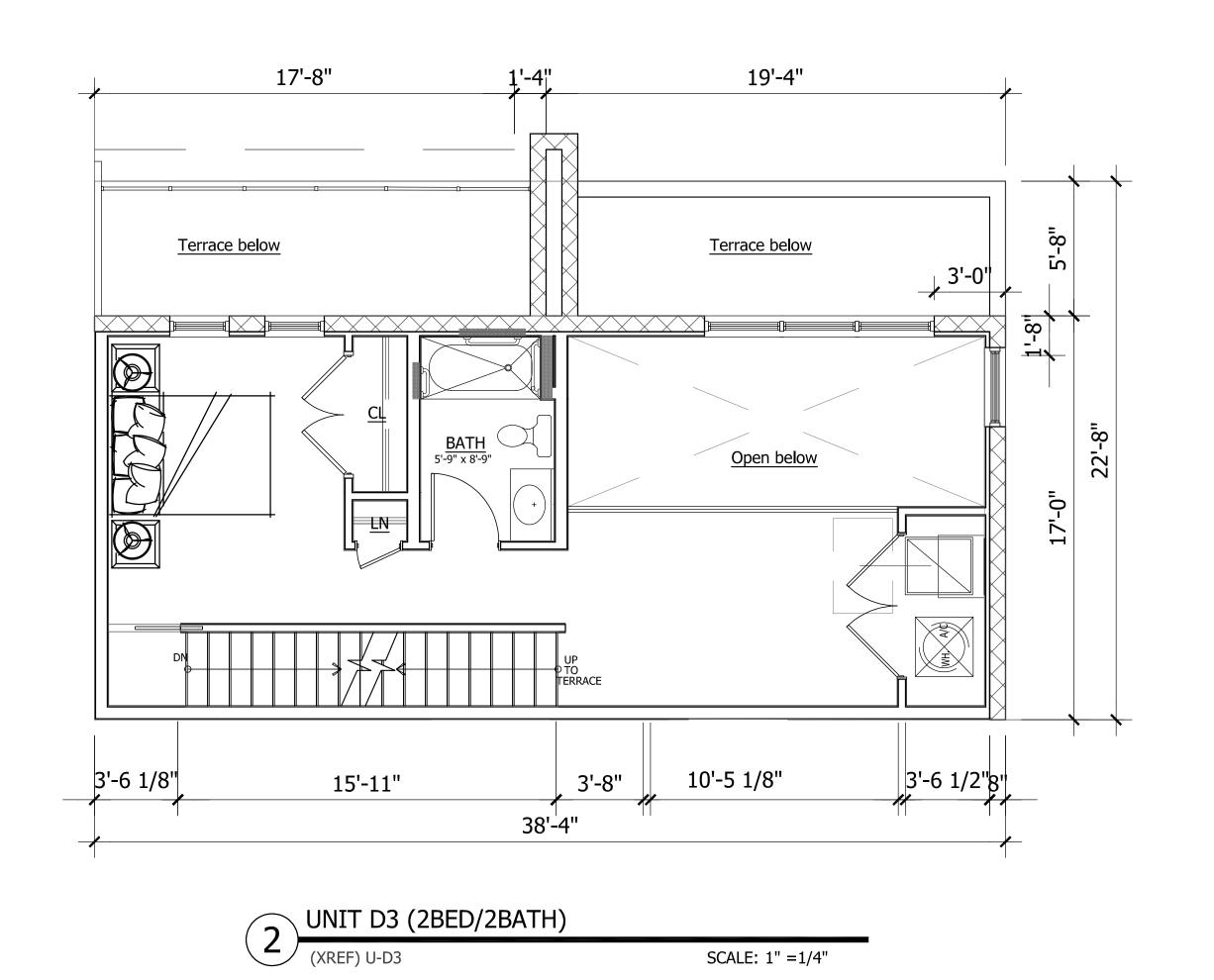
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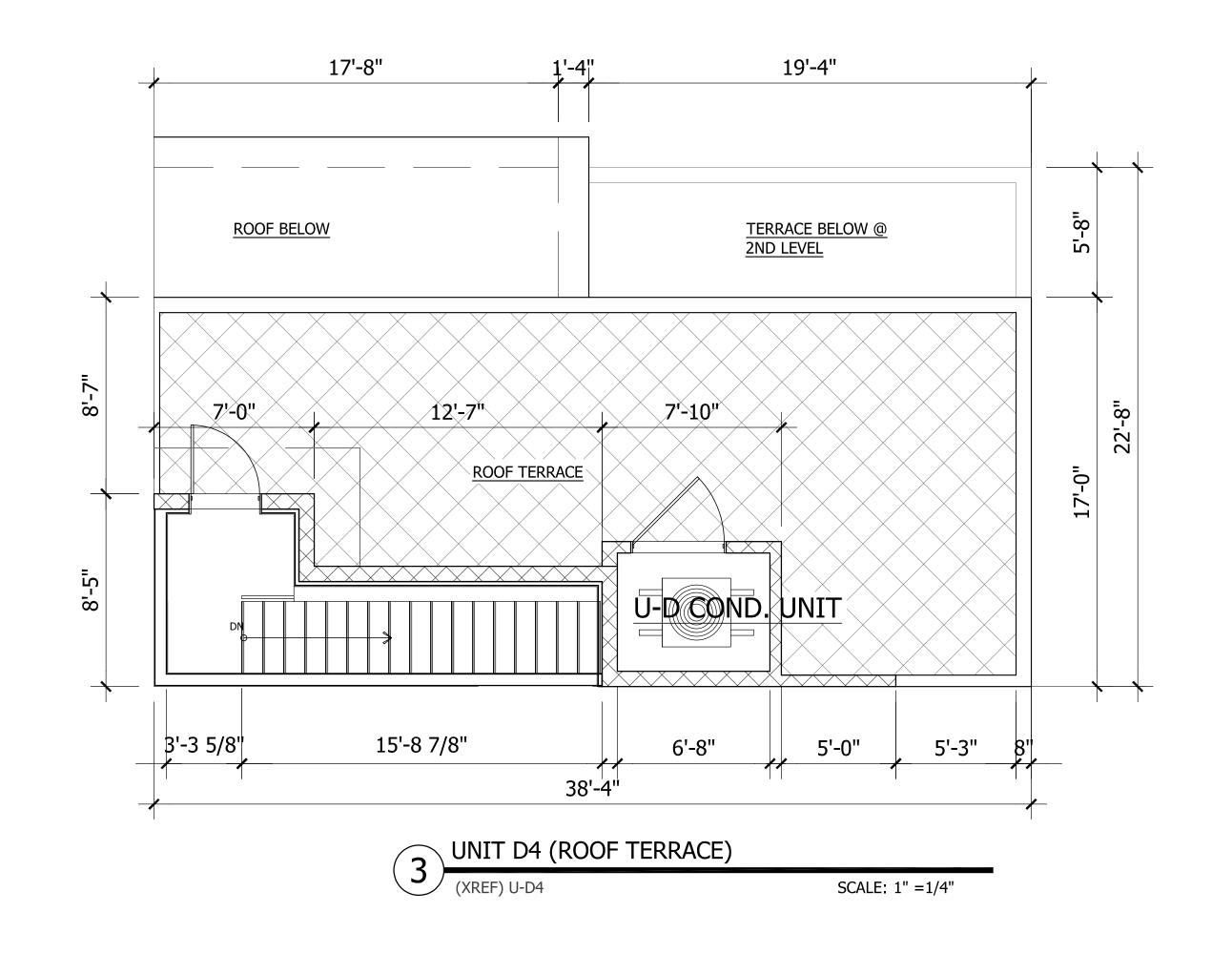
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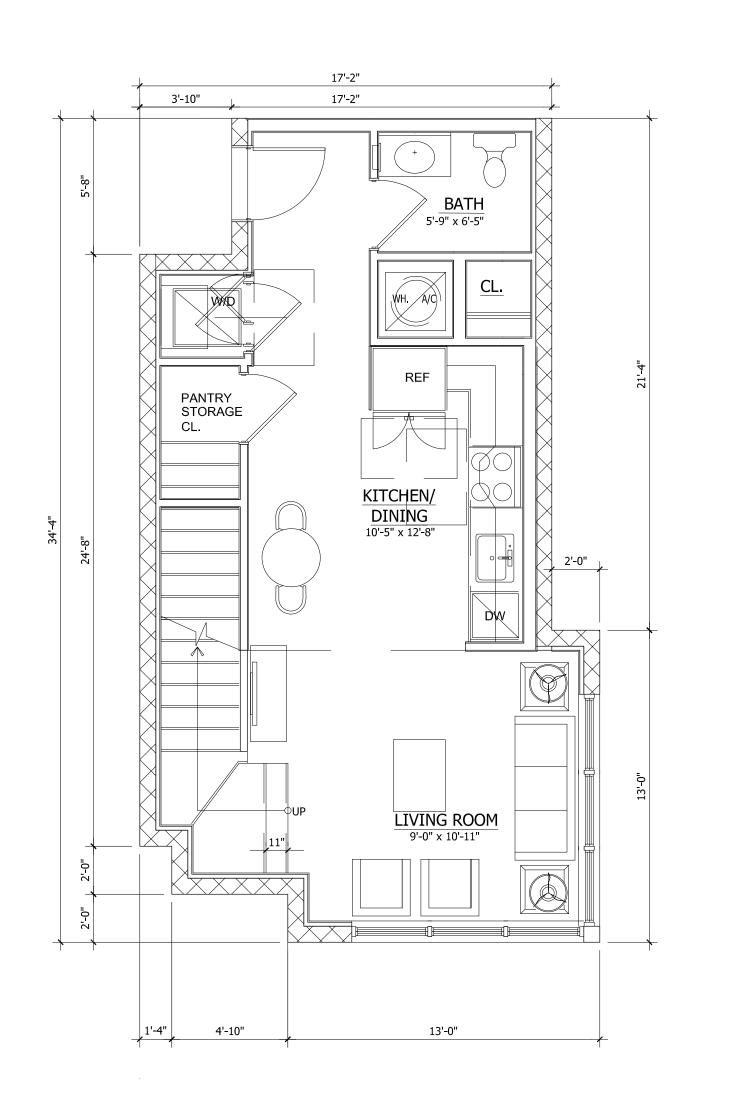
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TH, FLORIDA

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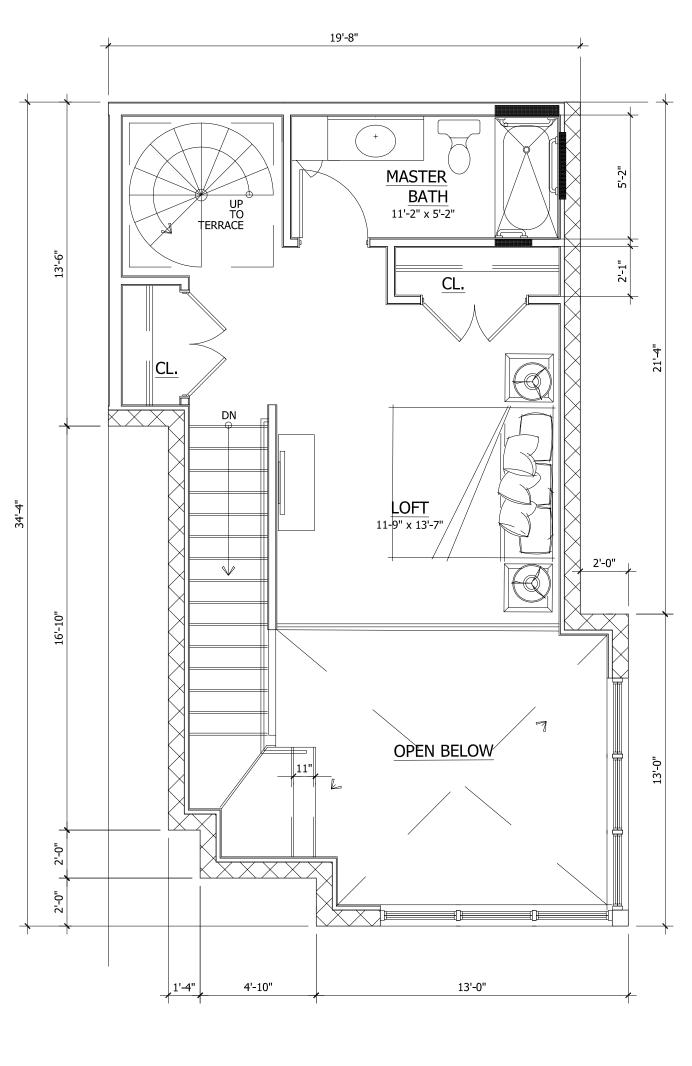
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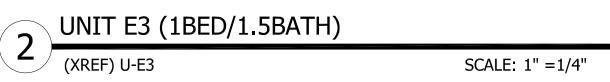
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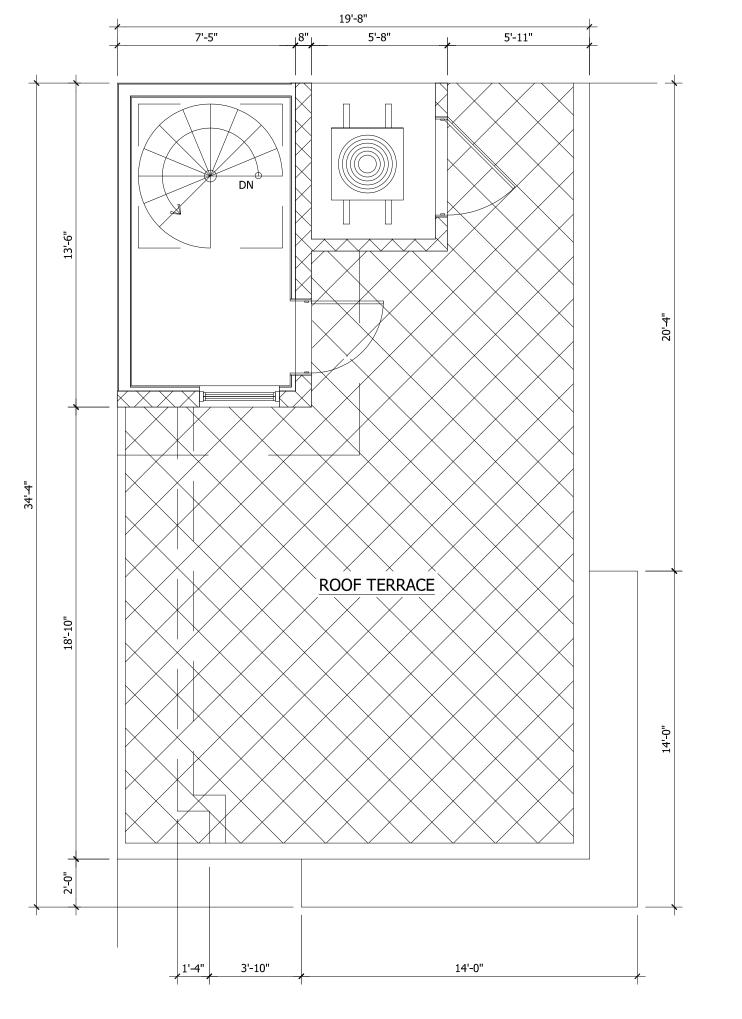


SCALE: 1" =1/4"

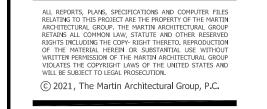
1 UNIT E2 (1BED/1.5BATH)
(XREF) U-E2







UNIT E4 (ROOF TERRACE)	
(XREF) U-E4	SCALE: 1" =1/4"



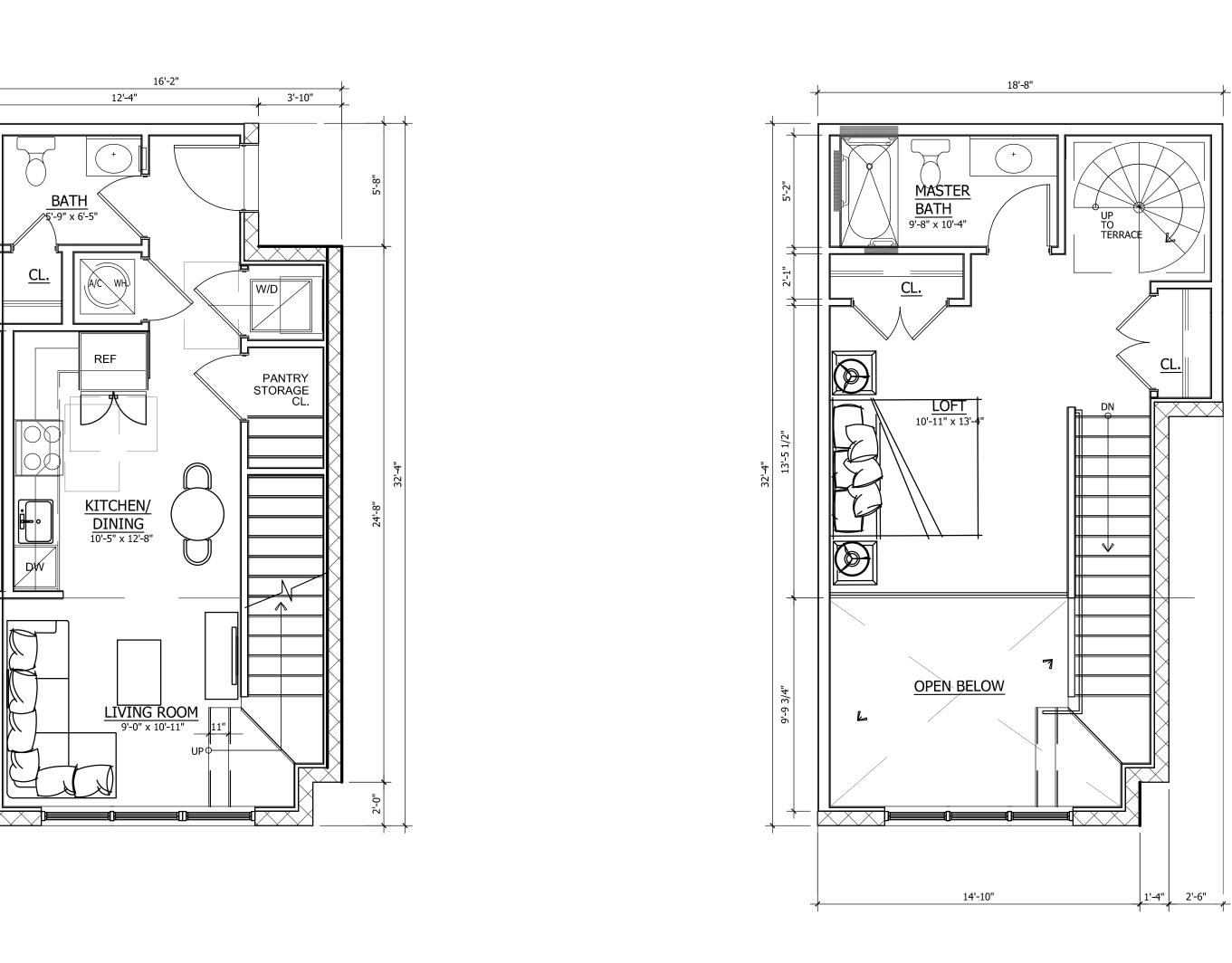
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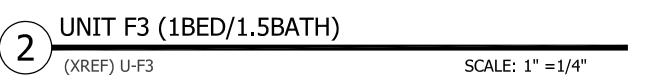
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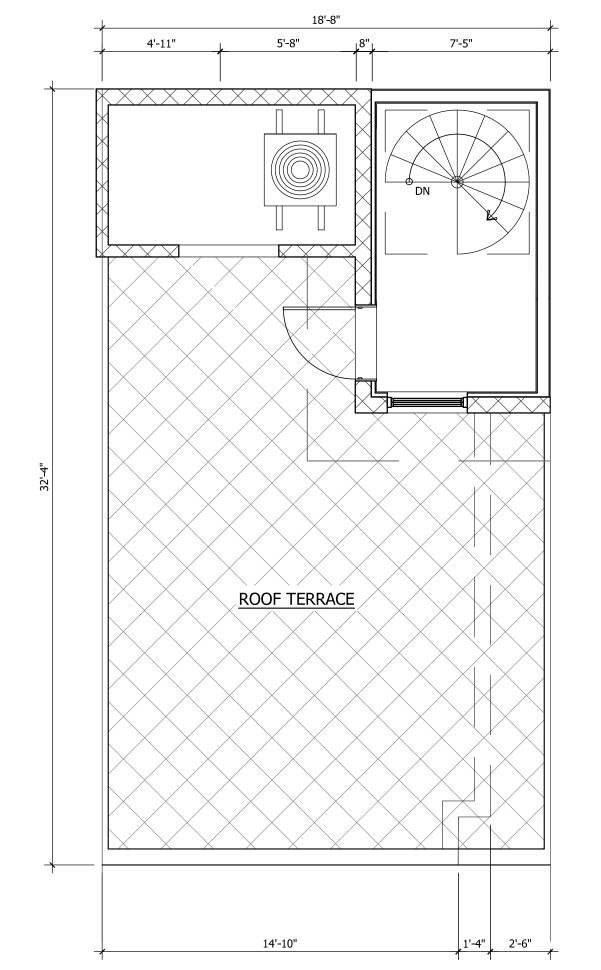
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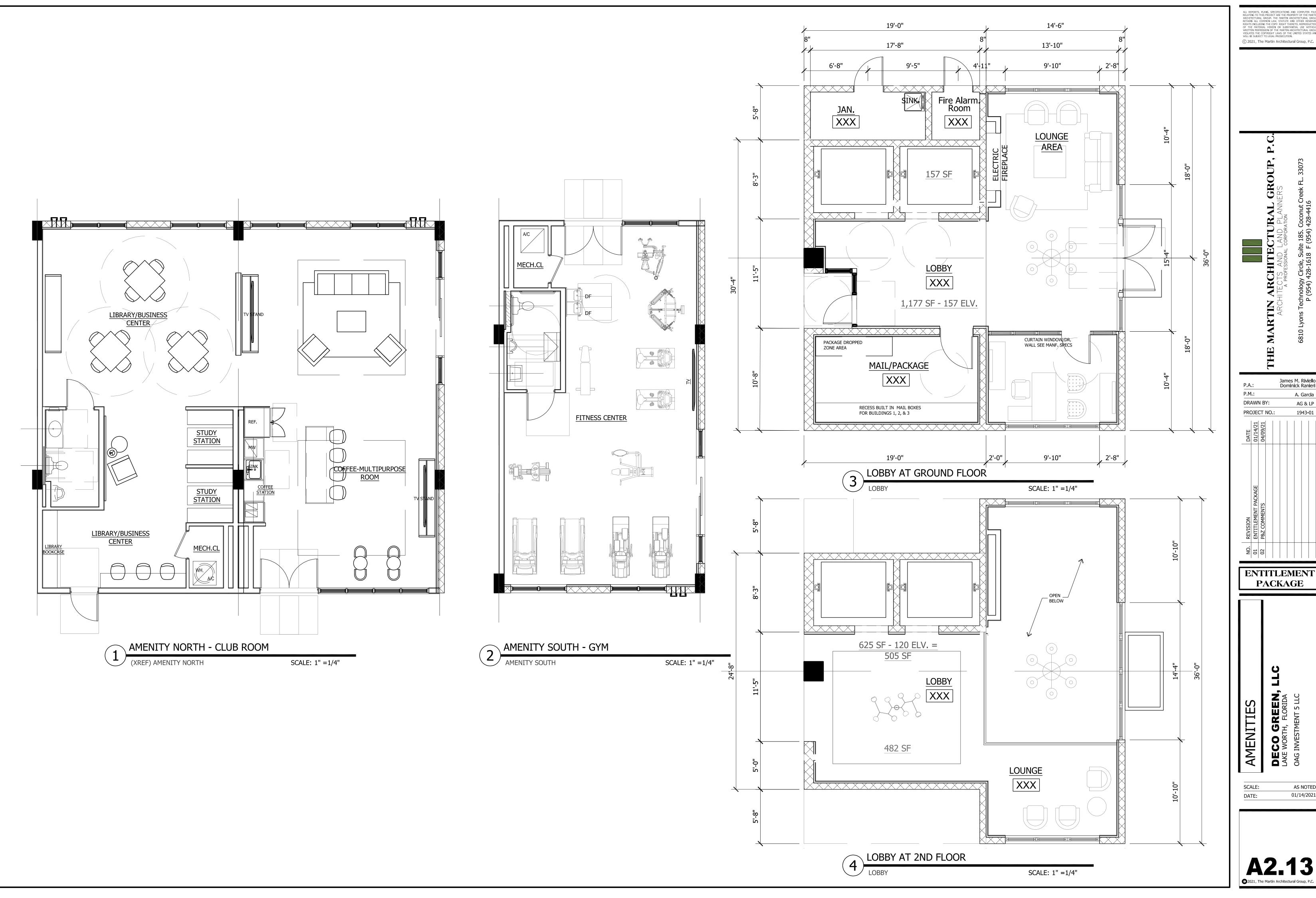


SCALE: 1" =1/4"

3 UNIT F4 (ROOF TERRACE)
(XREF) U-F4

SCALE: 1" =1/4"

UNIT F2 (1BED/1.5BATH)



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