

MIXED USE DEVELOPMENT

1432 N Dixie Hwy,

LAKE WORTH BEACH, FL 33460

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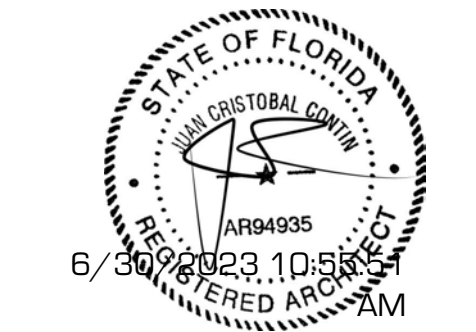
REGISTERED ARCHITECT:

JUAN CRISTOBAL CONTIN

FL LICENSE # AR94935

826 S. FEDERAL HIGHWAY

LAKE WORTH, FL 33460



CLIENT:

GG&P Properties, Inc. Michael Gizewski

PROJECT TITLE:

Mixed Use Development

PROJECT ADDRESS:

1432 N Dixie Hwy

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DRAWN BY: RG

CHECKED BY: JC

REVISIONS:

1 5/10/2023

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

Index Sheet

DRAWING STATUS:

DRAWING NUMBER:

00

SCOPE OF WORK

THE SCOPE OF WORK INCLUDES NEW CONSTRUCTION OF A 3 STORY MIXED USE BUILDING.

ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES HAVING JURISDICTION. INCLUDING BUT NOT LIMITED TO:

- FLORIDA BUILDING CODE: 2020 7TH EDITION
- FBC, MECHANICAL: 2020 7TH EDITION
- FBC, PLUMBING: 2020 7TH EDITION
- NFPA NATIONAL ELECTRICAL CODE, 2020 EDITION

PROJECT TEAM

ARCHITECT
CONTIN ARCHITECTURE AND DESIGN
826 S FEDERAL HWY LAKE WORTH FL
(561) 249 - 4007

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ABBREVIATIONS

AB	ANCHOR BOLT	FD	FLOOR DRAIN	#	NUMBER	T & G	TONGUE & GROOVE
ABV	ABOVE	FIN	FINISH	NOM	NOMINAL	TEL	TELEPHONE
A/C	AIR CONDITIONING	FX	FIXTURE	NTS	NOT TO SCALE	TEMP	TEMPORARY
AFF	ABOVE FINISH FLOOR	FLR	FLOOR	OA	OVERALL OUTSIDE AIR	THK	THICK-THICKNESS
ALUM	ALUMINUM	FLUR	FLUORESCENT	OC	ON CENTER	T.O.	TOP OF
APPROX	APPROXIMATE	FTG	FOOTING	OPG	OPENING	TYP	TYPICAL
ARCH	ARCHITECTURAL/ARCHITECT	FURR	FURRING	OPP	OPPOSITE	UGND	UNDERGROUND
BD	BOARD	GA	GAGE, GAUGE	ORIG	ORIGINAL	UL	UNDERWRITERS LAB.
BLDG	BUILDING	GALV	GALVANIZED	PART	PARTITION	VERT	VERTICAL
BLK	BLOCK	GL	GLASS	PL	PLATE	W/	WITH
BLK	BLOCK	GR	GRADE	PLAS	PLASTER	WC	WATER CLOSET
BOTT	BOTTOM	GYP	GYPSPUM	PLYWD	PLYWOOD	WH	WATER HEATER
B.O.	BOTTOM OF	HB	HOSE BIBB	PNL	PANEL	WM	WIRE MESH
BRG	BEARING	HRT	HORIZONTAL	POL	POLISH	W/O	WITHOUT
BTN	BETWEEN	HCP	HANDICAP	POL	POLISHED	WP	WATERPROOF
CAB	CABINET	HDW	HARDWARE	PREFAB	PREFABRICATED	WS	WEATHER STRIPPING
CLG	CEILING	HGT	HEIGHT	PROJ	PROJECT	WWF	WELDED WIRE FABRIC
CEM	CEMENT	HM	HOLLOW METAL	PSF	POUNDS PER SQUARE FOOT		
CLG	CEILING	HR	HORIZONTAL	PSI	POUNDS PER SQUARE INCH		
CL	CLOSED	HVAC	HEATING/VENTILATING/ AIR CONDITIONING	PRTR	PRESSURE TREATED		
CLR	CLEAR	IN	INCH	PTD	PAINTED		
COL	COLUMN	INCAND	INCANDESCENT	PVMT	PAVEMENT		
CONC	CONCRETE	INCLD	INCLUDE	QTY	QUANTITY		
CONSTR	CONSTRUCTION	INFO	INFORMATION	REF	REFRIGERATOR		
CONTR	CONTRACTOR	INSUL	INSULATE-INSULATION	REQD	REQUIRED		
CTR	CENTER	INT	INTERIOR	REINF	REINFORCE-REINFORCING		
DEG	() DEGREE	KIT	KITCHEN	RETN	RETURN		
DEPT	DEPARTMENT	LAM	LAMINATED	REV	REVERSE, REVISION		
DET	DETAIL	LAV	LAVATORY	RSD	RIGID		
DF	DRINKING FOUNTAIN	LB	POUND	RM	ROOM		
DIA	DIAMETER	LN	LINEAR	RO	ROUGH OPENING		
DIM	DIMENSION	LL	LIVE LOAD	SCHD	SCHEDULE		
DN	DOWN	LGT	LIGHT	SD	SOAP DISPENSER		
DR	DOOR	LVR	LOUVER	SEP	SEPARATE		
DWG	DRAWING	MATL	MATERIAL	SECT	SECTION		
EA	EACH	MAX	MAXIMUM	SHT	SHEET		
ELEV	ELEVATION	MECH	MECHANICAL	SHT	SHEET		
ELEC	ELECTRICAL-ELECTRIC	MEMB	MEMBRANE	SPEC	SPECIFICATION		
EQ	EQUIPMENT	MTL	METAL	SO	SQUARE		
EQUV	EQUIVALENT	MFC	METAL FURRING CHANNEL	STD	STANDARD		
EW	EACH WAY	MFR	MANUFACTURER	STL	STEEL		
EMB	EMBEDDED	MIN	MINIMUM	STOR	STORAGE		
EXIST	EXISTING	MIR	MIRROR	SUB	SUBSTITUTE		
EXT	EXTERIOR-EXTERNAL	MISC	MISCELLANEOUS	SURF	SURFACE		
		MO	MASONRY OPENING	SUSP	SUSPEND-SUSPENDED		
		MR	MOISTURE RESISTANT	SYS	SYSTEM		
		NAT	NATURAL				
		NIC	NOT IN CONTRACT				

Site Images



Adjacent Sites



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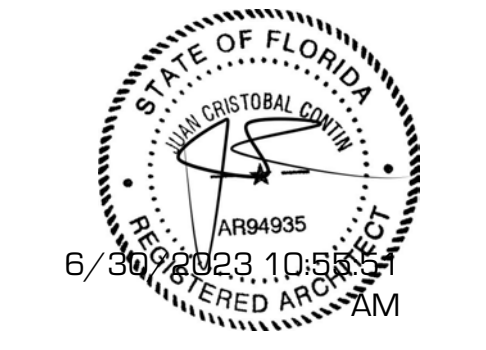
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DRAWING TITLE

Site Images

DRAWING STATUS:

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01

COMMERCIAL PROPERTIES ALONG DIXIE HWY



MIXED USE ALONG DIXIE HWY



MULTIFAMILY DISTRICT ALONG REAR OF PROPERTY



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CONTIN
ARCHITECTURE + DESIGN

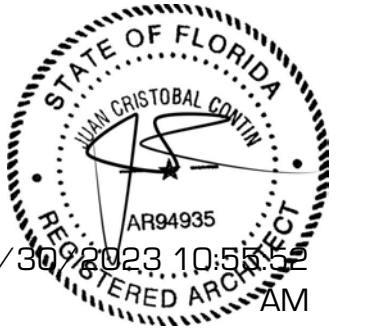
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DRAWING TITLE

Adjacent Sites

DRAWING STATUS:

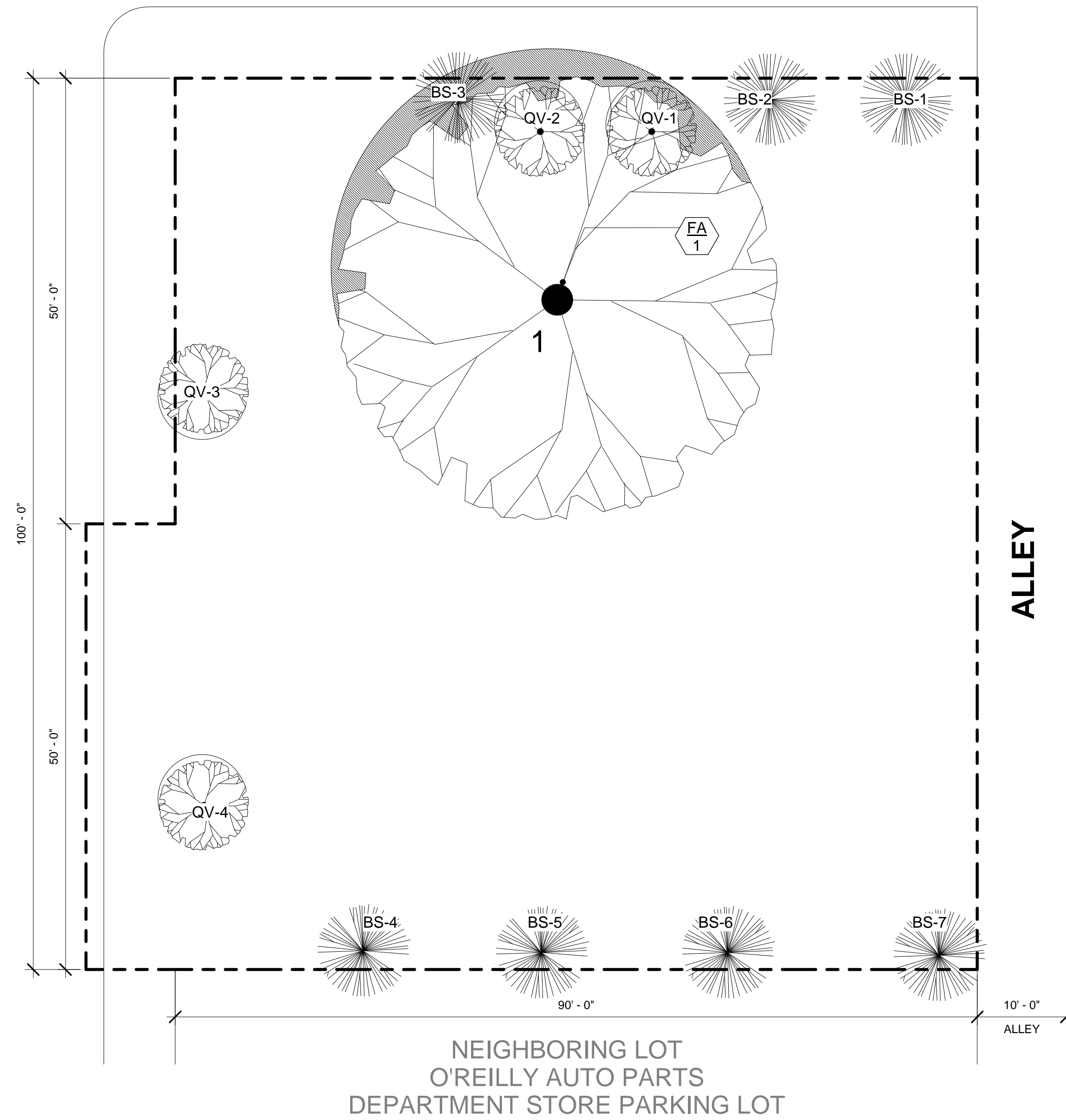
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CAR DEALERSHIP

15TH AVE N

NORTH DIXIE HIGHWAY



MULTI-FAMILY RESIDENCE

SINGLE-FAMILY RESIDENCE

ALLEY

NEIGHBORING LOT
O'REILLY AUTO PARTS
DEPARTMENT STORE PARKING LOT

1 Existing Site
1" = 10'-0"

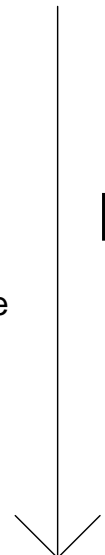
EXISTING SITE CONDITIONS

1. THERE IS AN EXISTING STANGLER FIG TREE ON THE SITE. ARBORIST HAS PROVIDED A REPORT FOR THE EXISTING SURVEY. ATTACHED TO THIS APPLICATION.
2. THERE IS FOUNDATION REMAINING ON SITE FROM THE PREVIOUSLY DEMOLISHED STRUCTURE. THIS WILL NEED TO BE ADDRESSED BEFORE NEW WORK IS PERFORMED.
3. CITY NOTED THAT THE ALLEYWAY WILL MOST LIKELY REQUIRE IMPROVEMENT.

EXISTING PLANTS

KEY	LABEL	BOTANICAL NAME	COMMON NAME	DIAMETER (DBH)	HEIGHT	SPREAD
FA	1	FICUS AUREA	Strangler fig	80"	20'	50'

TOTAL DBH



BASIS OF REMOVAL OF TREES - Sec. 23.6-1 (m)(7)(a) :

1. The tree, or trees, are located in an area where a structure or improvement will be placed in accordance with other development provisions in the City Code of Ordinances, and retention of the trees is such that no reasonable economic use can be made of the property without removal of the trees, and the tree, or trees, cannot be relocated on or off the property because of age, type or size of tree.

REPLACED WITH

PARTIAL - PROPOSED PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	DBH/caliper inch-per-inch
QV	4	QUERCUS VIRGINIANA	LIVE OAK	18' HT x 12-14' spr./ full,dense/ min 6" cal/ 6' c.t. (NATIVE)	6" cal X (4) TREES PROVIDED = 24"
BS	7	BURSERA SIMARUBA	GUMBO LIMBO	16-18ft HT, 12-14ft Spr, min 8" Cal, 6-6.5ft CT (NATIVE)	8" cal X (7) TREES PROVIDED = 56"
					TOTAL CALIPER TO BE PROVIDED = 80"

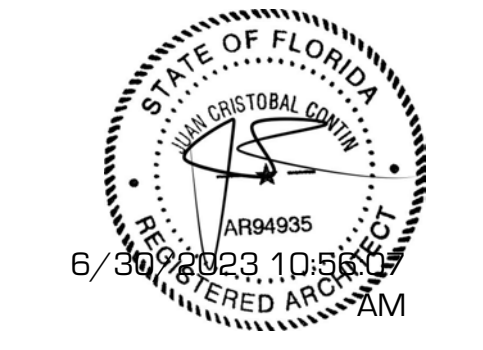
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2 6/2/2023

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DRAWING TITLE

Disposition & Mitigation Plan

DRAWING STATUS:

DRAWING NUMBER:

LP102

LANDSCAPE SPECIFICATIONS

I. SCOPE OF WORK:

The scope of work for the Landscape Contractor includes furnishing all plants, materials and equipment and labor needed for installation of plant materials as indicated on plans and/or in these specifications.

2. PLANT MATERIALS:

A. All plant materials shall be nursery grown unless otherwise noted. Abbreviations on plant list:

- C.T. (indicates clear trunk)
- Spr. (indicates spread)
- Cl. (indicates clear trunk measurement from top of ball, to first branching)
- O.A. (indicates overall height from top of ball to mid point of current season's growth)

B. **Quality and Size:** Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting. Requirements for measurements, branching, grading, quality, baling and burlapping of plants in the plant list generally follow the code of standards currently recommended by the American Association of Nurserymen, Inc., in the American Standard of Nursery Stock. Plant materials shall be graded Florida No. 1 or better as outlined under Grades and Standards for nursery plants, State Plant Board of Florida, latest edition. Plants that meet the requirements specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted. All plants shall be free of weeds or any other objectionable growth.

C. **Quantities:** All quantities indicated on the plant list are intended as a guide for the bidders and does not relieve the bidder of his responsibility to do a comprehensive plant take off. Should a discrepancy occur between the bidder's take off and the plant list quantity, the Landscape Architect is to be notified for the clarification prior to the submission of bids.

D. **Substitution:** Plant substitution requests by the Contractor will be considered by the Landscape Architect only upon submission of proof that any plant is not obtainable in the type and size specified. The Landscape Architect shall determine the nearest equivalent replacement in an obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without approval of the owner.

3. COMMERCIAL FERTILIZERS:

A. Commercial fertilizer shall be an acid (6.6.6) fertilizer containing nitrogen, phosphoric acid and potash in equal percentages of available plant food by weight. Nitrogen shall be no less than 90% % from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site unopened in original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall not be acceptable.

B. **Planting tablets** shall be tightly compressed, long lasting, slow release fertilizer tablets with a potential acidity of not more than 3% by weight and having an analysis of 20-10-15.

4. PLANTING SOIL:

Planting soil shall be sandy loam and shall contain a minimum amount of decomposed organic matter. Planting soil shall be free of clay, stones, plants, roots and other foreign materials which may be a hindrance to planting operations or be detrimental to good plant growth. Soil shall be delivered in a loose friable condition and be applied in accordance with the Planting Specifications.

5. MULCH:

Mulches shall not contain sticks larger than 1/4 inch in diameter, stones, or other foreign material that will prevent the eventual decay of the mulch necessary for its complete effectiveness. Mulch shall be applied evenly in a 3" mat.

6. WATER:

Water for planting will be available at the site and will be provided by the Owner. All conditions regarding site water shall be verified by Contractor prior to submission of bids.

7. PROTECTION OF PLANTS:

A. **Root Protection:**
 1. **Balled and Burlapped Plants:** Plants designated "B & B" (balled and burlapped) shall be dug with firm roots and earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of plant. Balls shall be firmly wrapped with burlap. All collected plants shall be B&B.

2. **Container Grown Plants:** Plants grown in containers will be accepted as "B & B" providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the Drawings, and shall not be governed by container sizes.

B. **Protection During Transportation:** All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage.

C. **Protection After Delivery:** Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch, or other protection from the drying of wind and sun. All plants shall be watered as necessary until planted. Storage period shall not exceed seventy-two (72) hours.

D. **Protection of Palms (If Applicable):** Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling. With the exception of Cabbage Palms, which shall be "hurricane cut".

E. **Protection During Planting:** Trees moved by winch or crane shall be thoroughly protected from chain marks, grinding or bark slippage by means of burlap, wood battens, or other approved methods.

8. IMPLEMENTATION

A. **Layout:** Locations of plants and outlines of shrub beds are indicated on the PLAN. All trees, palms, and shrubs shall be staked in the field by the Contractor, so as to satisfactorily match the locations indicated on the plan. Any unforeseen underground utilities shall be verified by General Contractor and communicated to L.A. ASAP so that necessary adjustments can be made.

B. **Soil Preparation:** Soil shall be prepared in accordance with specifications outlined in statement 4.

C. **Excavation for Planting:** Excavation of plant pits shall be circular in outline and shall extend to the required subgrades as specified hereunder. The minimum depth of plant pits specified below shall be measured from the finish grade. Mass planting beds shall be stripped of all vegetation prior to planting.

D. **Balled and Burlapped Plants:** After final setting, loosen burlap wrappings exposing the top of the root ball, leaving the ball unbroken. Remove excessive amounts of burlap to eliminate voids which may be caused upon decomposition.

E. **Container Grown Plants:** Container grown plants shall, when delivered, have sufficient growth to hold earth intact when removed from container and shall not be root bound. Pits for container materials shall be formed flat on the bottom to avoid settling. Baskets at the bottom of the root balls and containers shall be removed carefully to prevent damage to plant or root system.

F. **Pit Sizes:** Minimum diameter (width) and depth of planting pits for balled and burlapped, and container grown plants shall be as follows:

1. Diameter - Trees: 18" greater than diameter of ball or spread of roots.
2. Diameter - Shrubs: 6" greater than diameter of ball or spread of roots.
3. Depth - Trees and Shrubs: 4" greater than depth of ball or roots to provide 4" of topsoil backfill under the rootball. (Large, heavy trees and shrubs may sit directly on unexcavated pit bottom if it is determined that undue settlement may occur.)
4. Depth - Vine Groundcovers: Pits shall conform to accepted nursery practice for the particular species and equal the plant pot depth plus one (1) inch.

G. **Setting Trees and Shrubs:** Unless otherwise specified, all trees and shrubs shall be planted in pits, centered, and set on four inches (4") of compacted planting soil to such depths that the finished grade level of the plant after settlement shall be the same as that at which the plant was grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. No burlap shall be pulled out from under the balls. Platforms, wire, and surplus binding from top and sides of the balls, shall be removed. All broken or frayed roots shall be cut off cleanly. Soil shall be placed and compacted thoroughly, avoiding injury and shall be settled by watering. No filling around trunks will be permitted. After the ground settles, additional soil shall be filled in to the level of the finished grade allowing for three inches (3") of mulch. Form a shallow saucer around each plant by placing a ridge of soil along the edge of the plant pit.

H. **Setting Palms:** All palms shall be planted in sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil for future waterings. Saucer areas shall be top dressed two inches (2") deep with topsoil raked and left in a neat, clean manner.

I. **Fertilization:** When setting trees, palms and shrubs, place in each plant hole Planting Tablets, 20-10-15 formula, 21 gram, according to the following:

- 1 - gallon can1 tablet
- 2 - 3 gallon can2 tablets
- 5 - gallon can3 tablets
- B & B Shrubs and Trees: tablet for every 20" around circumference of root ball above middle of ball.

J. **Correct Placement of Tablets:** Position the plant in the hole and backfill no higher than halfway up the root ball. Place the recommended number of tablets evenly around the perimeter of, and immediately adjacent to, the root ball at a depth which is between the middle and the bottom of the root ball. Complete backfilling as described above, under setting trees, palms and shrubs.

K. **Pruning:** Remove dead and broken branches from all plant materials. Prune to retain typical growth habit of individual species with as much height and spread as is practicable. Make all pruning cuts with a sharp instrument flush with trunk or adjacent branch, in such a manner as to ensure elimination of stubs. "Headback" cuts, right angle to line of growth, will not be permitted and trees will not be topped or topped. Plant all cuts 1/2" in diameter and larger with approved waterproof antiseptic tree paint and remove trimmings from site.

L. **Guying and Staking:** Guy all trees 1 - 1 1/2" in caliper and greater in three (3) directions with double strands of No. 12 galvanized wire attached to approved anchors driven below grade. When securing wires to trees, cover all wires which may come in contact with any part of tree with new rubber hose. Place guys not less than 1/3 of the height of tree above finished diameter or more, if possible. All hoses shall be interlocked around tree trunk. Place anchors so that guys are equally spaced and at 45 degree angles to horizontal. Keep guys tight until project completion. In staking palms and broadleaf trees no nails or other fasteners will directly penetrate the trunks. Wood 2 x 4 battens 12 inches long, separated by a minimum of four (4) layers of burlap can be attached to the trunk of the trees with metal banding. Stakes can only be nailed to the wooden battens.

M. **Excess Excavated Soil:** Excess excavated soil shall be disposed of by the Contractor at no additional expense to the Owner.

9. **SOD (When Applicable):**

A. **Soil:** The contractor shall submit a unit price per cubic yard for the supply and distribution of planting soil as herein before specified, to be applied at a depth of one inch (1") to all areas receiving sod.

B. **Grades:** Finish (fine) grade all landscape areas, eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Landscape Architect prior to the application of soil. If supplemental topsoil is to be spread, no sod shall be laid until the depth of this soil has been approved.

C. The sod shall be as called for on the Landscape Drawings. Sod shall be of firm tough texture, having a compact growth of grass with good root development, and shall contain no Bermuda Grass, weeds, or any other objectionable vegetation. The soil embedded in the sod shall be good earth, free from stones and debris and all sod shall be free from fungus, vermin and other diseases.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven (7) days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. It shall be the responsibility of the contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas.

10. CLEAN UP:

Any soil, peat or similar material which has been brought onto any paved areas shall be removed promptly, keeping these areas clean as the work progresses. Upon completion of the planting, all excess soil, stones and debris which has not been previously cleaned up shall be removed from the site.

11. MAINTENANCE:

A. Maintenance shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance. Maintenance shall include watering, weeding, cultivating, removal of dead materials, resetting plants to proper grades or upright positions and restoration of the planting saucer and any other necessary operations. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

B. All trees shall be deep watered for a period of 90 days after planting.

C. In the event of the threat of serious damage resulting from insects of disease prior to final acceptance, the plants shall be treated by preventative or remedial measures approved for good horticultural practice at no additional cost to the Owner.

12. INSPECTION AND ACCEPTANCE:

A. **Inspection:** Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect, at the conclusion of all planting and at the written request of the Contractor.

B. **Acceptance:** After inspection, the contractor will be notified by the Owner and/or Landscape Architect of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

13. GUARANTEE AND REPLACEMENT:

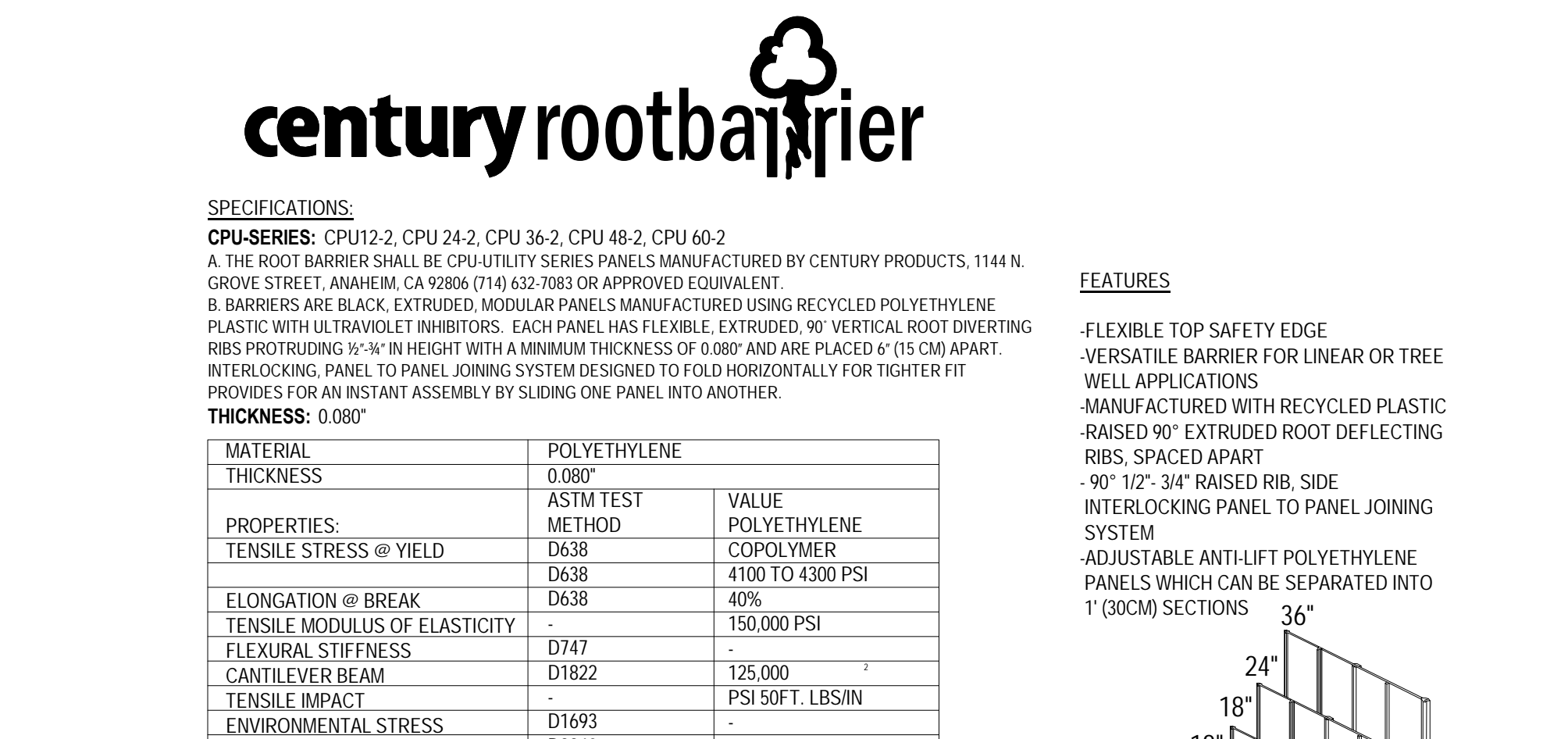
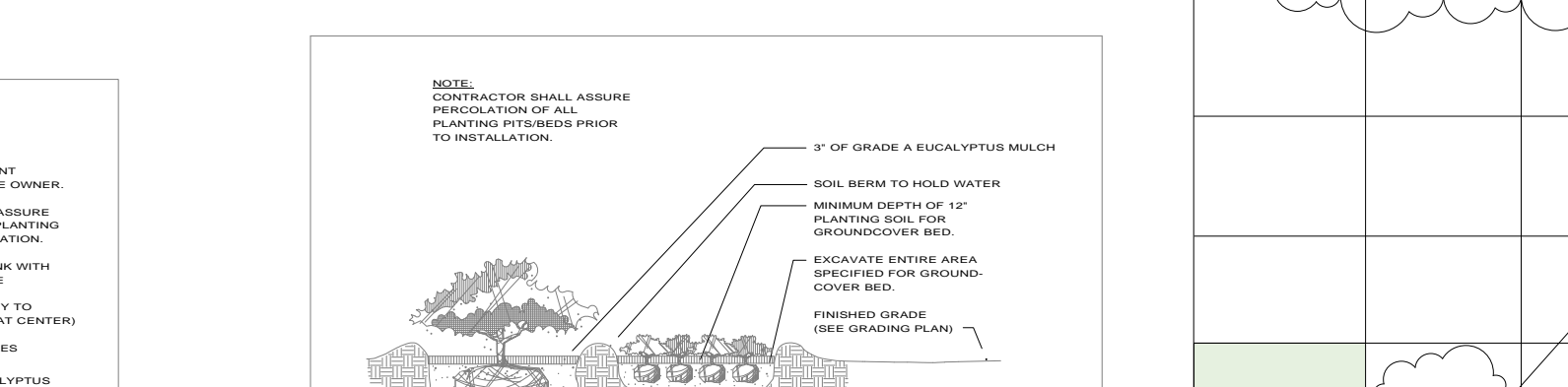
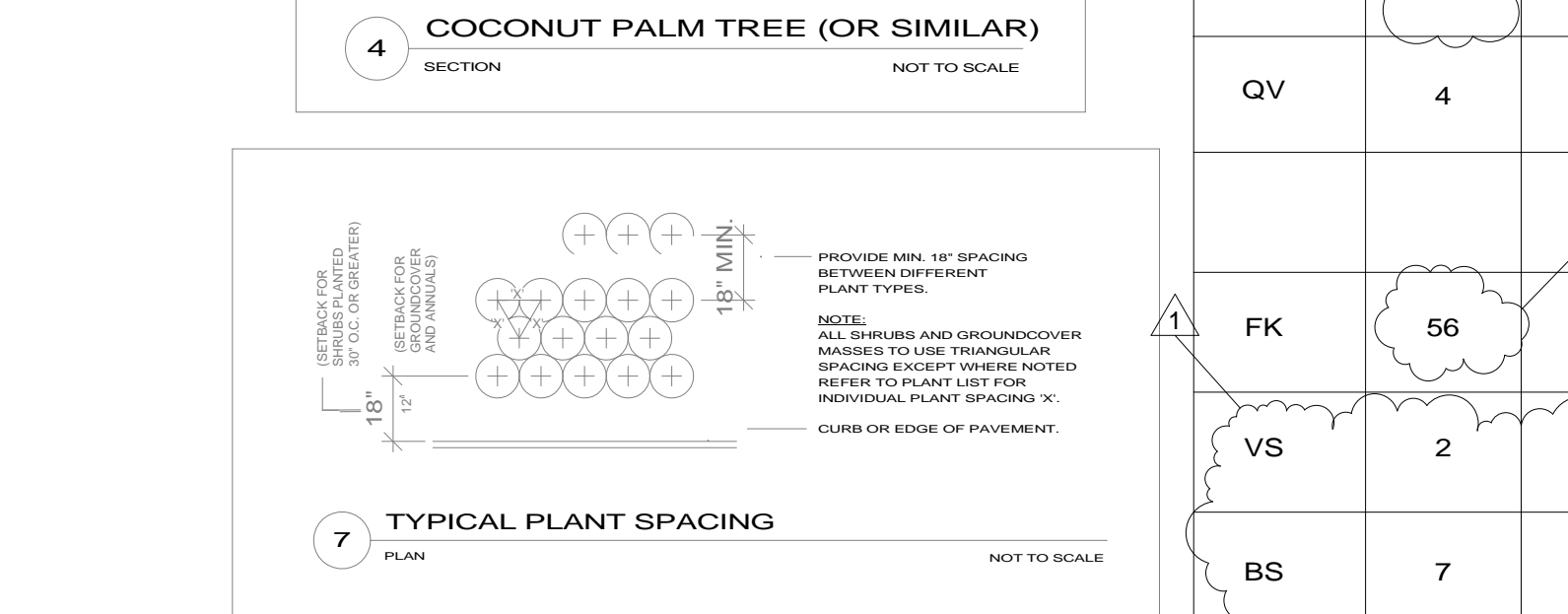
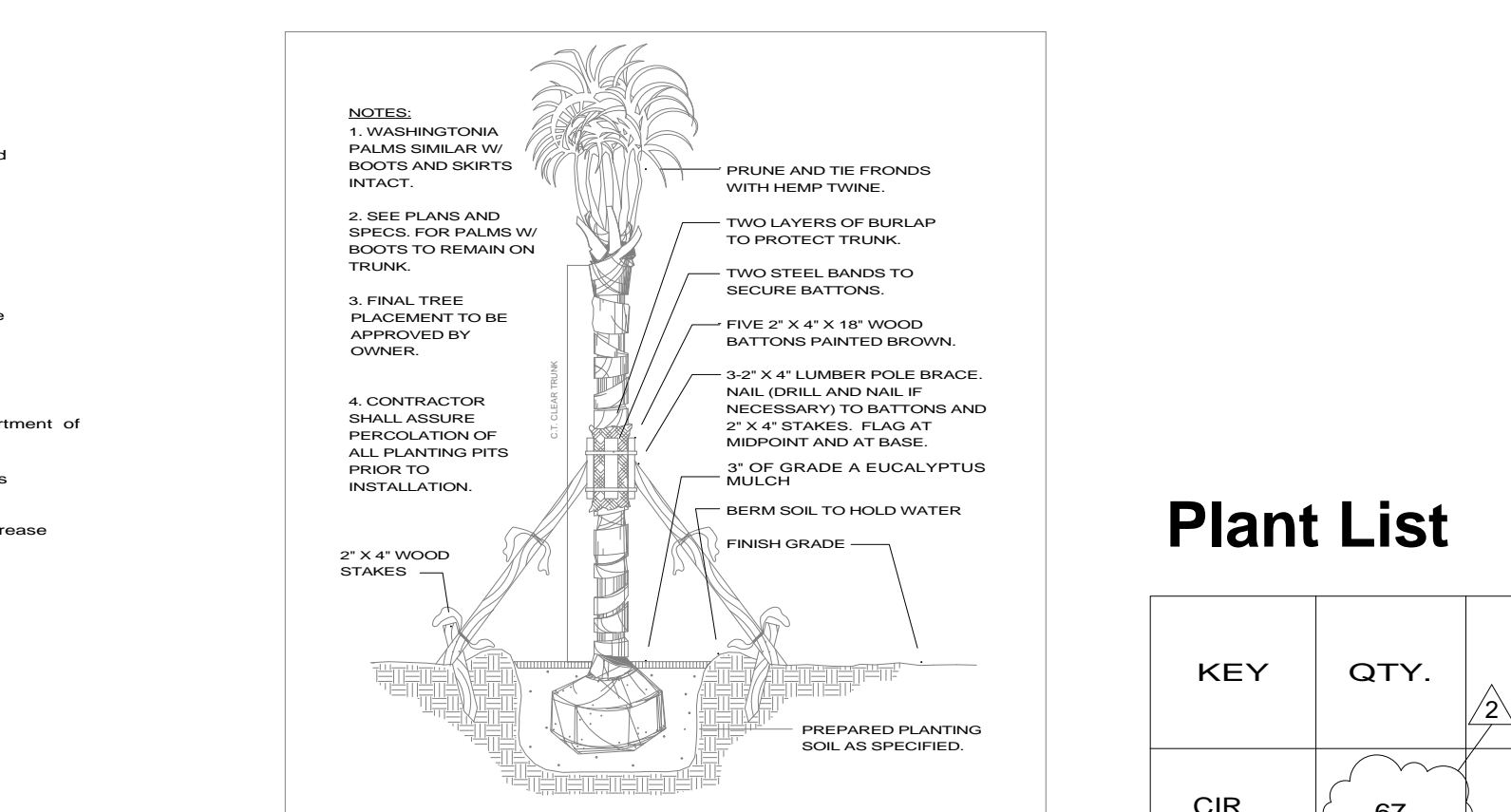
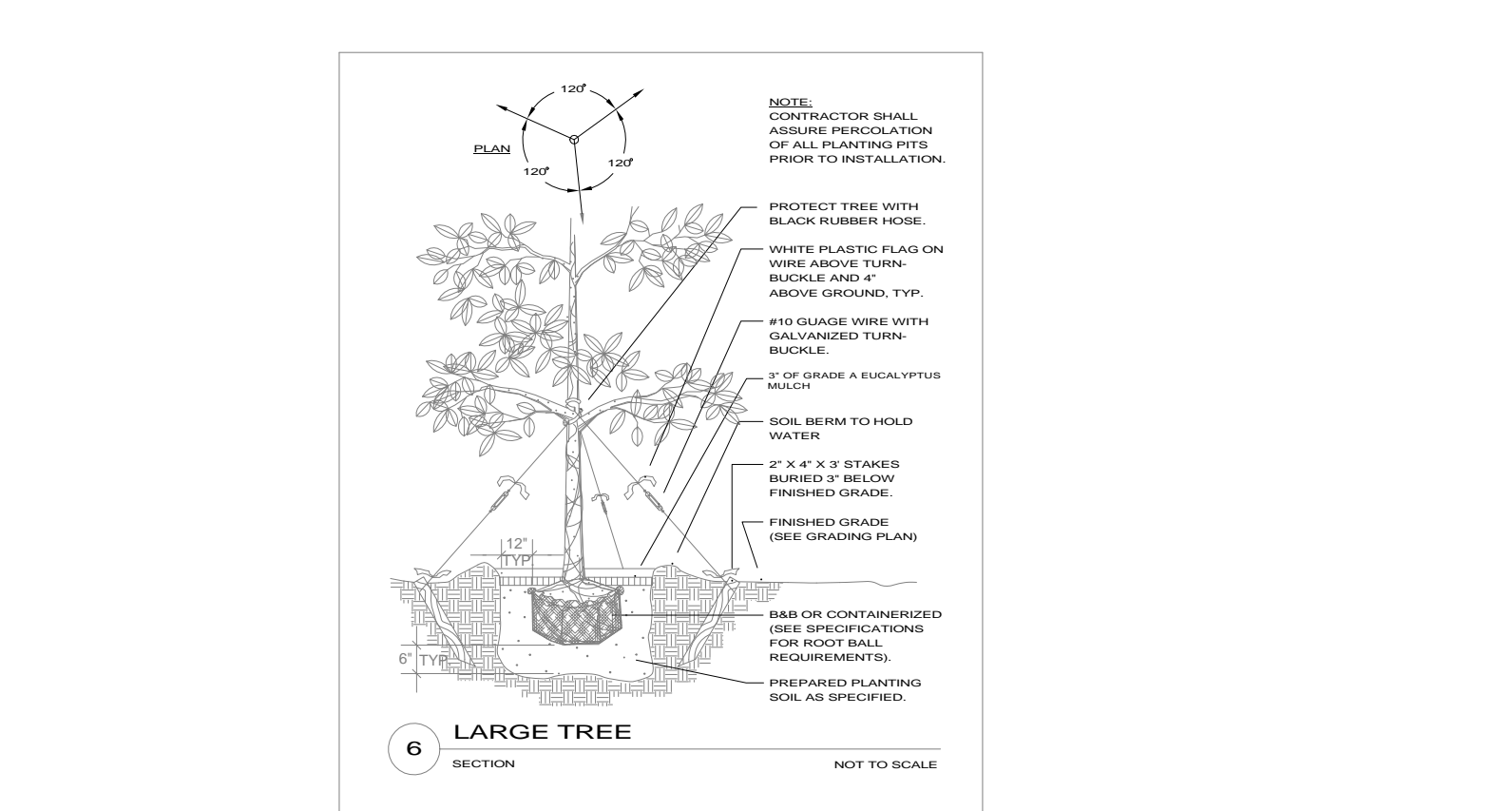
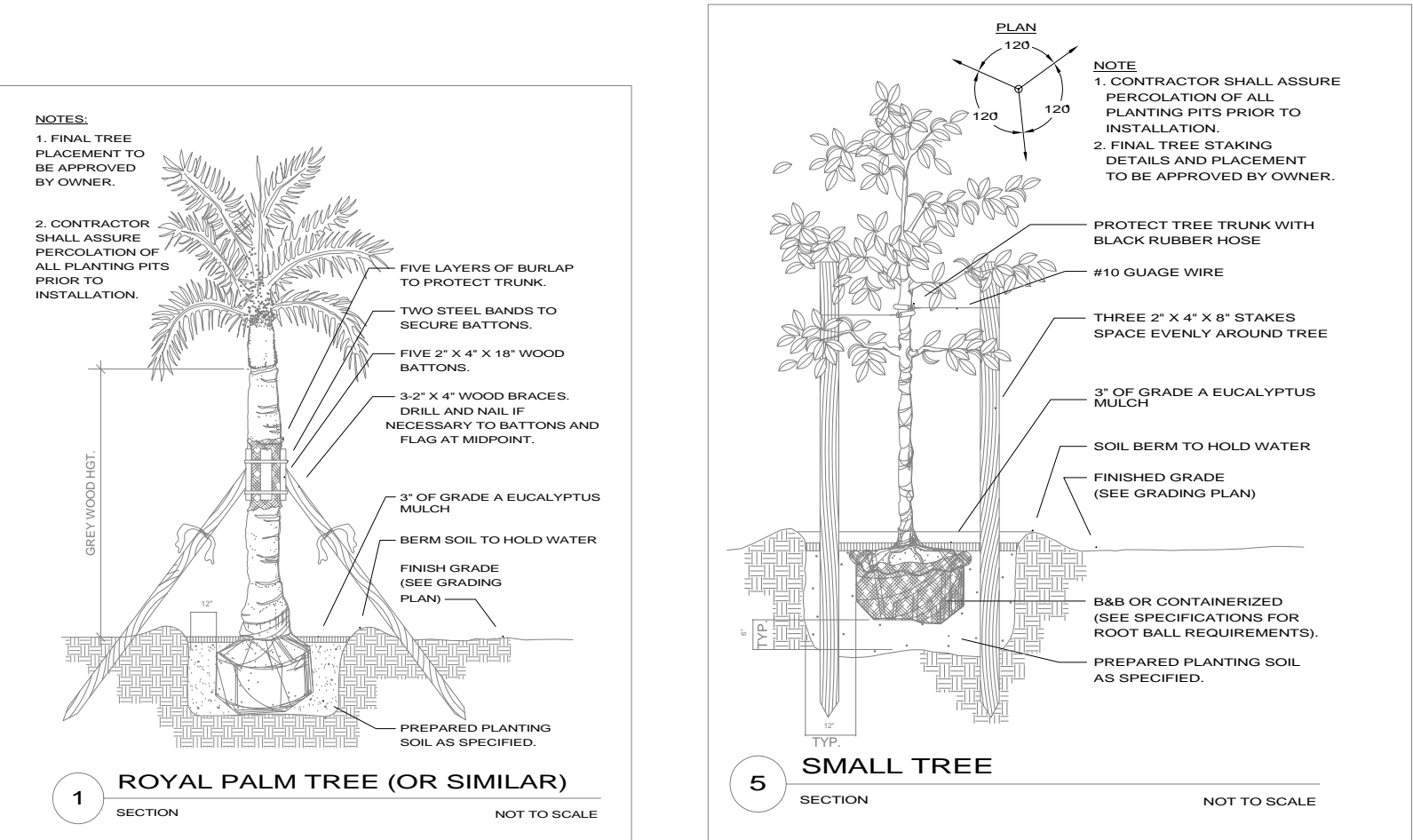
A. **Guarantee:** The Contractor, as part of his Contract, shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of six (6) months from the time of completion and acceptance. All plant materials shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. Where vandalism is agreed by the Landscape Architect as the cause for replacement, the Contractor shall not be responsible for replacement during the six month guarantee after final acceptance.

*Trees and Palms shall be guaranteed for twelve (12) months.

B. Sod shall be guaranteed for a two (2) month period, dating from final acceptance and any lawn care which becomes necessary during the completion period will be the responsibility of the Contractor to ensure a vigorous strand of grass.

GENERAL NOTES

1. Contractor shall field verify all site conditions prior to initiating planting installation. All existing planting shall remain intact and undisturbed unless otherwise noted on these documents.
2. Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities. Irrigation and landscape and other elements to remain shall be Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing these documents.
3. Contractor shall familiarize himself/herself with existing site conditions prior to initiating planting. All existing site furnishings, paving, landscape and other elements to remain shall be protected from any damage unless otherwise noted.
4. Report any discrepancies between the construction drawings and field conditions to JBD Design, Inc. immediately.
5. Landscape contractor shall coordinate all work with related contractors and with the general contractor of the project in order not to impede the progress of the work of others or the Contractor's own work.
6. The location of the landscape holding area will be identified by the owner's representative. The contractor shall adhere to the access routes to and from the holding area without disrupting or impeding access to the site by others.
7. All plant material shall be in full and strict accordance to Florida No. 1 grade, according to the "Grades and Standards for Nursery Plants" (latest edition) published by the Florida Department of Agriculture and Consumer Services. The product name and specifications. Plant materials shall exceed in some instances some specifications if necessary to meet the minimum requirements of others.
8. All container and caliper sizes noted on plant list are minimum. Increase size if necessary to conform to plant size and specifications.
9. Plants shall be placed on a triangular spacing configuration (staggered spacing). Plant center to center dimensions (O.C.) are listed under "Comments" on the plant list.
10. Landscape Contractor shall field stake the location of all plant material prior to installing installation for the review and approval of the Owner's Representative and/or Landscape Architect.
11. Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/or existing above ground elements.
12. Contractor shall match all new plant material throughout and completely to depth specified.
13. Any substitutions in size and/or plant material must be approved by the Landscape Architect. All plants will be subject to approval by Landscape Architect and/or Owner's Representative before planting can begin.
14. Contractor shall refer to the landscape planting details, plant list, general notes and the specifications for further and complete landscape planting instructions.
15. Landscape Contractor shall coordinate all planting work with irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner's Representative to supplement irrigation watering and rainfall. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
16. Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner's Representative.
17. Landscape Contractor shall regrade all areas disturbed by plant removal, relocation and/or installation work.

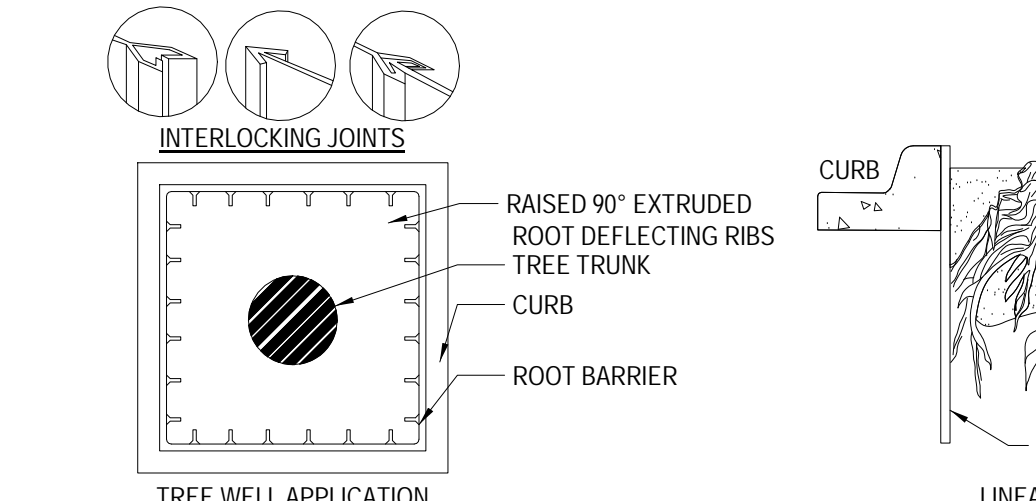


century root barrier

SPECIFICATIONS:
CPU-SERIES: CPU12-2, CPU 24-2, CPU 36-2, CPU 48-2, CPU 60-2
 A. THE ROOT BARRIER SHALL BE CPU-UTILITY SERIES PANELS MANUFACTURED BY CENTURY PRODUCTS, 1144 N. GROVE STREET, ANAHEIM, CA 92804 (714) 632-7083 OR APPROVED EQUIVALENT.
 B. BARRIERS ARE BLACK, EXTRUDED, MODULAR PANELS MANUFACTURED USING RECYCLED POLYETHYLENE RIBBS WITH ULTRAVIOLET INHIBITORS. EACH PANEL HAS FLEXIBLE, EXTRUDED, 90° VERTICAL ROOT DIVERTING RIBBS PROTRUDING 1/2" IN HEIGHT WITH A MINIMUM THICKNESS OF 0.080" AND ARE PLACED @ 15" CM APART. INTERLOCKING PANEL JOINING SYSTEM DESIGNED TO HOLD HORIZONTALLY FOR TIGHTER FIT PROVIDES FOR AN INSTANT ASSEMBLY BY SLIDING ONE PANEL INTO ANOTHER.
THICKNESS: 0.080"

MATERIAL THICKNESS	POLYETHYLENE	VALUE
ASTM TEST METHOD	POLYETHYLENE COPOLYMER	
TENSILE STRESS @ YIELD	D638	4100 TO 4300 PSI
ELONGATION @ BREAK	D638	40%
TENSILE MODULUS OF ELASTICITY	D638	150,000 PSI
FLEXURAL STIFFNESS	D747	125,000
CANTILEVER BEAM	D1822	PSI SOFT. LBS/IN
TENSILE IMPACT	-	-
ENVIRONMENTAL STRESS CRACK RESISTANCE	D1693	1 HR.
	D2240	68

HARDNESS, SHORE: 68
 LIMITATIONS: FOR ROOT PRUNING OF EXISTING TREES OR IN PLANTING SITUATIONS WHERE ONE OR MORE TREES ARE IN CLOSE PROXIMITY TO HARDSCAPES.
TREE WELL APPLICATION: FOR NEW TREE PLANTING OR WHEN THE HARDSCAPE ENCIRCLES THE PLANTER.



- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
 3. DO NOT SCALE DRAWING.
 4. THESE DRAWINGS ARE NOT FOR CONSTRUCTION PURPOSES AND ARE FOR INFORMATION PURPOSES ONLY. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. TOLERANCES MAY VARY IN ORDER TO MAINTAIN THE INTEGRITY OF POST-CONSUMER MATERIALS AND ASSURE THE MATERIAL STRUCTURE. WE MAKE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, AND SPECIFICALLY DISCLAIM THE WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
 6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 005-019.

UTILITY GRADE ROOT BARRIER PANELS - APPLICATION DETAIL
 1" = 1'-0"

Plant List

KEY	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS
CIR	67	CHRYSOBALANUS ICACO	Cocoplum	#3 full,dense/ 24" hgt. x 24" spr./ 24" o.c. (NATIVE)
QV	4	QUERCUS VIRGINIANA	Live Oak	18" o.a. x 12" spr./ full,dense/ min 4.5" cal/ 6" c.t. (NATIVE)
FK	56	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3 gal. full dense/ 18" x 18" / (NATIVE)
VS	2	VEITCHIA SP.	VEITCHIA PALM	Grade #1, Heavy, 14ft HT, 6ft CT
BS	7	BURSERA SIMARUBA	GUMBO LIMBO	16-18ft HT, 12-14ft Spr, min 8" Cal, 6-6.5ft CT (NATIVE)
	660 SF		BAHIA SOD	
	136	TOTAL NUMBER OF PLANTS PROPOSED		
	136 OR 100%	TOTAL NUMBER OF NATIVE PLANTS PROVIDED		

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REGISTERED ARCHITECT:
 JUAN CRISTOBAL CONTIN
 FL LICENSE # AR94935
 826 S. FEDERAL HIGHWAY
 LAKE WORTH, FL 33460



CLIENT:
 GG&P Properties, Inc.
 Michael Gizewski

PROJECT TITLE:
 Mixed Use Development

PROJECT ADDRESS:
 1432 N Dixie Hwy

DATE: 6/30/2023 9:45:18 AM
ISSUED: ISSUED
DRAWN BY: RG
CHECKED BY: JC

REVISIONS:

1	5/10/2023
2	6/2/2023

SCALE/NORTH POINT:
 AS SHOWN

DRAWING TITLE
 Planting Detail

DRAWING STATUS:

DRAWING NUMBER:
 LP101

1502 N DIXIE HWY
 ZONING: MU-DIXIE - MIXED USE - DIXIE HIGHWAY
 FUTURE LAND USE: MU-E

CAR DEALERSHIP

15TH AVE N

NORTH DIXIE HIGHWAY

EXISTING LAMP POST

EXISTING FIRE HYDRANT

1429 N J ST
 ZONING: SF-TF-14 - SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL
 FUTURE LAND USE: MDR

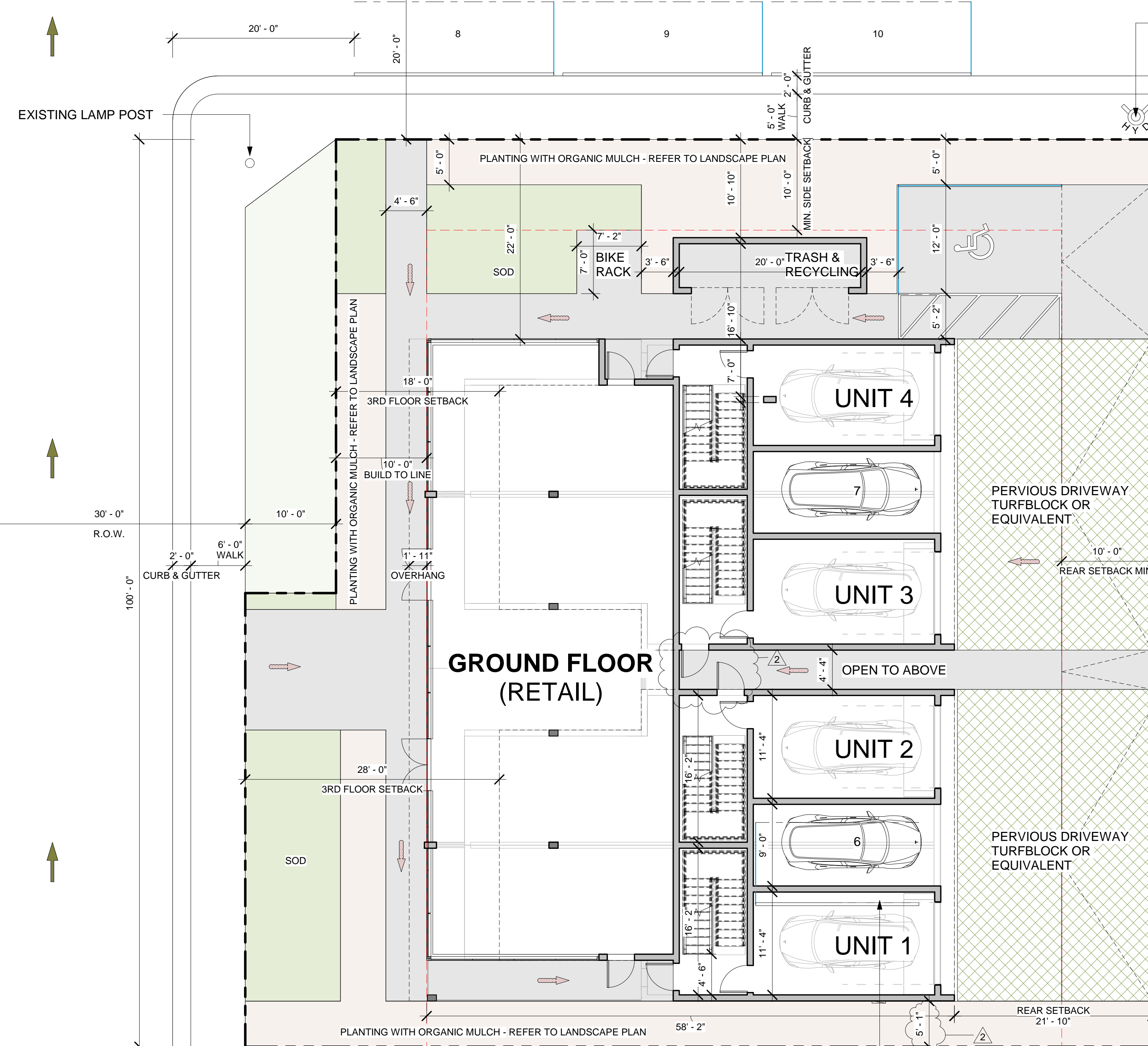
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 ZONING: SF-TF-14 - SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL
 FUTURE LAND USE: MDR

1421 N J ST
 ZONING: SF-TF-14 - SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL
 FUTURE LAND USE: MDR

1402 N DIXIE HWY
 ZONING: MU-DIXIE - MIXED USE - DIXIE HIGHWAY
 FUTURE LAND USE: MU-E

NEIGHBORING LOT
 O'REILLY AUTO PARTS
 STORE PARKING LOT

ELECTRIC METER CENTER



Site Data Table		
Zoning and FLU	Existing	Proposed
Zoning District	MU-DIXIE - Mixed Use Dixie Hwy	MU-DIXIE - Mixed Use Dixie Hwy
Future Land Use	MU-E	
Existing Use	VACANT	MIXED USE - MULTI-FAMILY +COMMERCIAL
Description	Required	Provided
Lot Size (Acreage and SF)	(East Side of Dixie) 6,500 SF	0.218 Acres (9,500 SF)
Lot Width	50 ft. (on East side of Dixie Highway)	100 ft.
Minimum Living Area	Multiple- Family - 750 square feet 2 BR	SEE AREA SCHEDULE
Setbacks	Front	10 ft. minimum not to exceed 22 ft.
	Rear	10 ft. minimum not to exceed 22 ft.
		Third Story and above - 8' to 12' in addition to minimum
	Side	15 ft. or 10% of lot depth when next to residential zoning district. 10 ft. in general.
Side	North	23' - 4"
	South	23' - 4"
Maximum Density	(East Side of Dixie) Max density 1 du per each 2,175 SF net lot area (4.36 dwelling units)	4 UNITS
Maximum Building Height	30'-0" (max 2 stories)	33'-0" (3 stories)
Maximum Floor Area Ratio Limitation	0.90 (8,550 SF)	9,418 SF
Mixed Use Ratio	75% Residential	4 UNITS X 1,892 S.F. = 7,568 SF (80%)
Maximum Impermeable Space Coverage	65% (6,175 SF)	1,850 SF (20%)
Maximum Building Coverage	45% (4,275 SF)	42.1% (4,003 SF)
Parking	one-bedroom = (1.5) spaces per unit. two-bedroom = (1.75) spaces per unit.	7 OFF-STREET PARKING + 3 ON-STREET PARKING
Nonresidential uses:	Retail—One (1) space per 500 SF of space.	10 PARKING SPOTS TO BE PROVIDED
Shared parking:	building two (2) or more uses, the total requirement for off-street parking shall be the sum of the requirements of the various uses computed separately, minus twenty-five (25) percent of the total required.	+ 4 bicycle rack spaces = 11 PARKING ALTERNATES: can replace 2.5 parking spots (25% of Total) THESE INCLUDE: A. four (4) bicycle rack spaces shall count as one (1) parking space B. two (2) motorcycle or scooter spaces shall count as one (1) parking space
	TOTAL OF (2) USES = 11 PARKING SPACES	

Area Schedule	
Name	Area

RETAIL SPACE	1850 SF
UNIT 1 - GARAGE	405 SF
UNIT 1 - LEVEL 2	768 SF
UNIT 1 - LEVEL 3	719 SF
UNIT 2 - GARAGE	405 SF
UNIT 2 - LEVEL 2	768 SF
UNIT 2 - LEVEL 3	719 SF
UNIT 3 - GARAGE	405 SF
UNIT 3 - LEVEL 2	768 SF
UNIT 3 - LEVEL 3	719 SF
UNIT 4 - GARAGE	405 SF
UNIT 4 - LEVEL 2	768 SF
UNIT 4 - LEVEL 3	719 SF
TOTAL	9418 SF

Area Schedule (TYP. UNIT)	
Name	Area

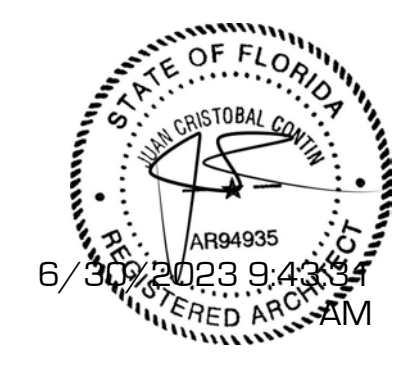
UNIT 1 - GARAGE	405 SF
UNIT 1 - LEVEL 2	768 SF
UNIT 1 - LEVEL 3	719 SF
TOTAL	1892 SF

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 FL LICENSE # AR94935
 826 S. FEDERAL HIGHWAY
 LAKE WORTH, FL 33460



CLIENT:
 GGSP Properties, Inc.
 Michael Gizewski

PROJECT TITLE:
 Mixed Use Development

PROJECT ADDRESS:
 1432 N Dixie Hwy

DATE: 6/30/2023 9:43:31 AM
 ISSUED: ISSUED
 DRAWN BY: RG
 CHECKED BY: JC

REVISIONS:

- 1 01/23/23
- 2 06/02/23

SCALE/NORTH POINT:
 AS SHOWN

DRAWING TITLE
 Site Plan

DRAWING STATUS:

DRAWING NUMBER:

A100

1 Site Plan
 1/8" = 1'-0"



② Level 2
1/4" = 1'-0"

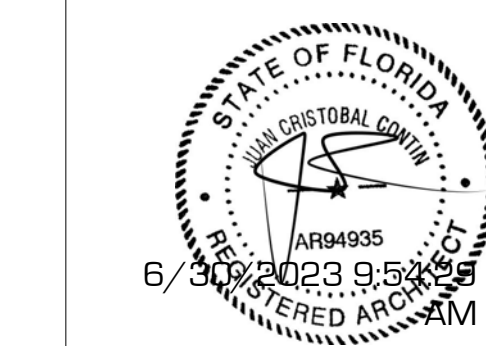
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JUAN CRISTOBAL CONTIN
FL LICENSE # AR94935
826 S. FEDERAL HIGHWAY
LAKE WORTH, FL 33460



CLIENT:

GGSP Properties, Inc.
Michael Gizewski

PROJECT TITLE:

Mixed Use Development

PROJECT ADDRESS:

1432 N Dixie Hwy

DATE: 6/30/2023 9:54:29 AM

ISSUED: ISSUED

DRAWN BY: FG

CHECKED BY: JC

REVISIONS:

△	
2	06/02/23
△	
△	
△	

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

Level 2 Floor Plan

DRAWING STATUS:

DRAWING NUMBER:

A101



① Level 3
1/4" = 1'-0"

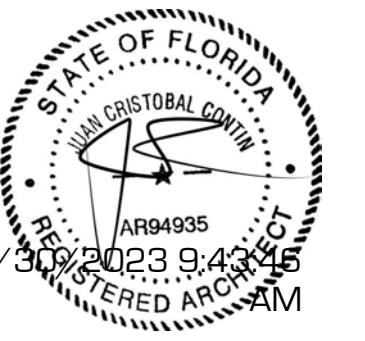
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JUAN CRISTOBAL CONTIN
FL LICENSE # AR94935
826 S. FEDERAL HIGHWAY
LAKE WORTH, FL 33460



CLIENT:

GG&P Properties, Inc.
Michael Gizewski

PROJECT TITLE:

Mixed Use Development

PROJECT ADDRESS:

1432 N Dixie Hwy

DATE: 6/30/2023 9:43:46 AM

ISSUED: ISSUED

DRAWN BY: FG

CHECKED BY: JC

REVISIONS:

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SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

Level 3 Floor Plan

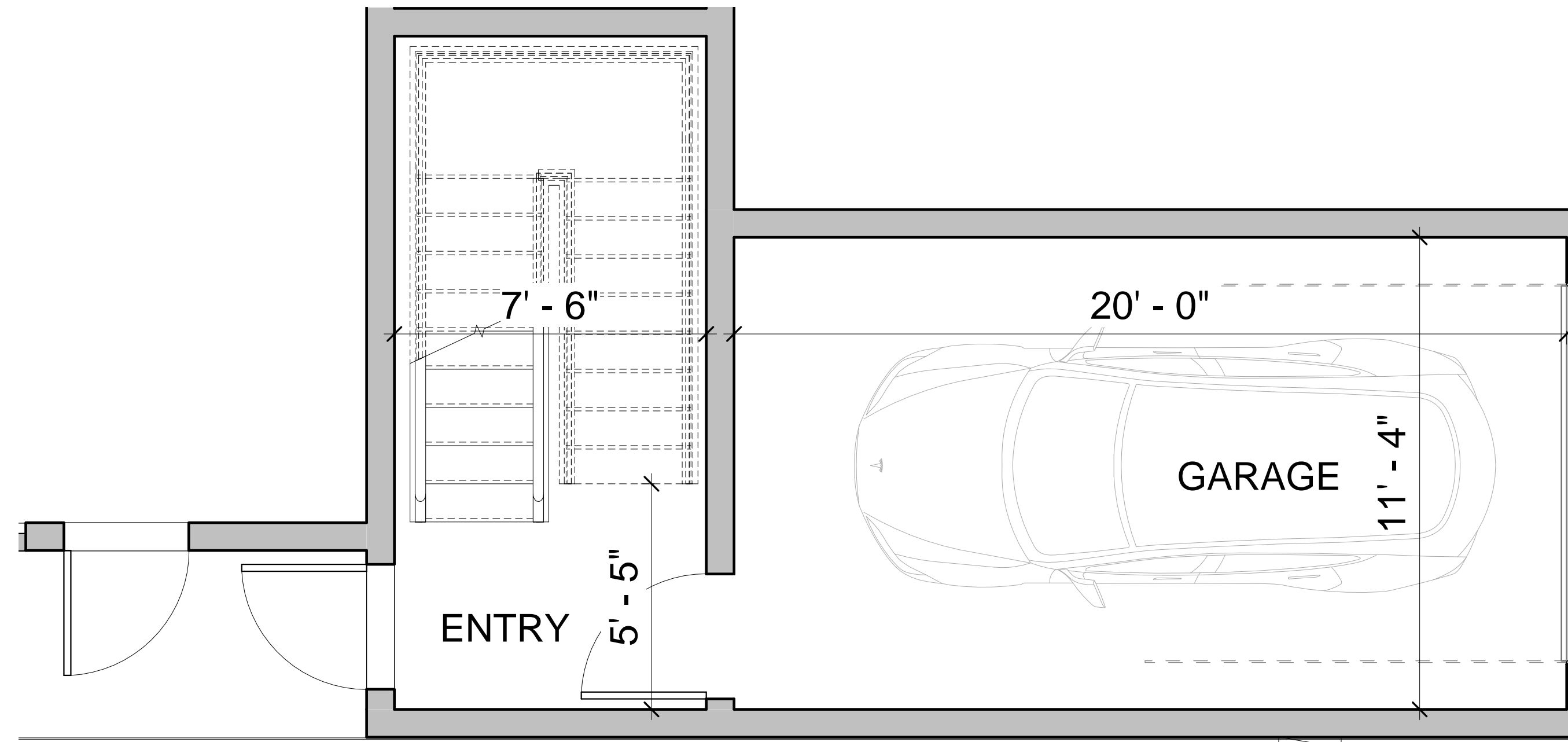
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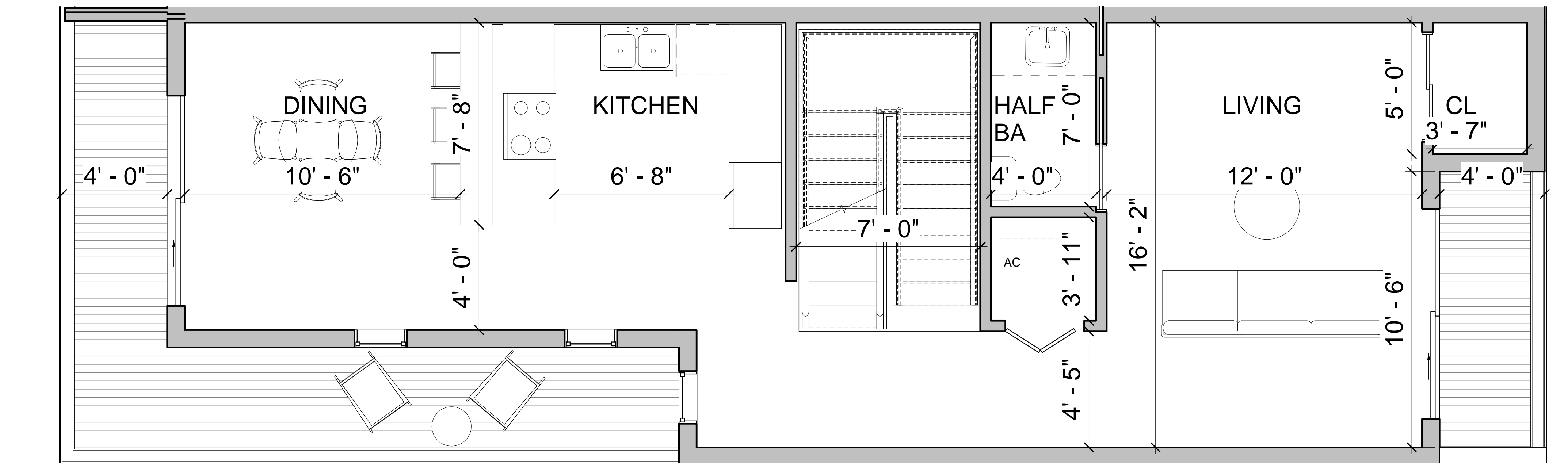
TOTAL UNIT SIZE: 1,608 SQ. FT. LIVING AREA
 + 284 SQ. FT. 1 CAR GARAGE
 = **1,892 SQ. FT.**

LEVEL 1 + GARAGE
 121 SF + 284 SF



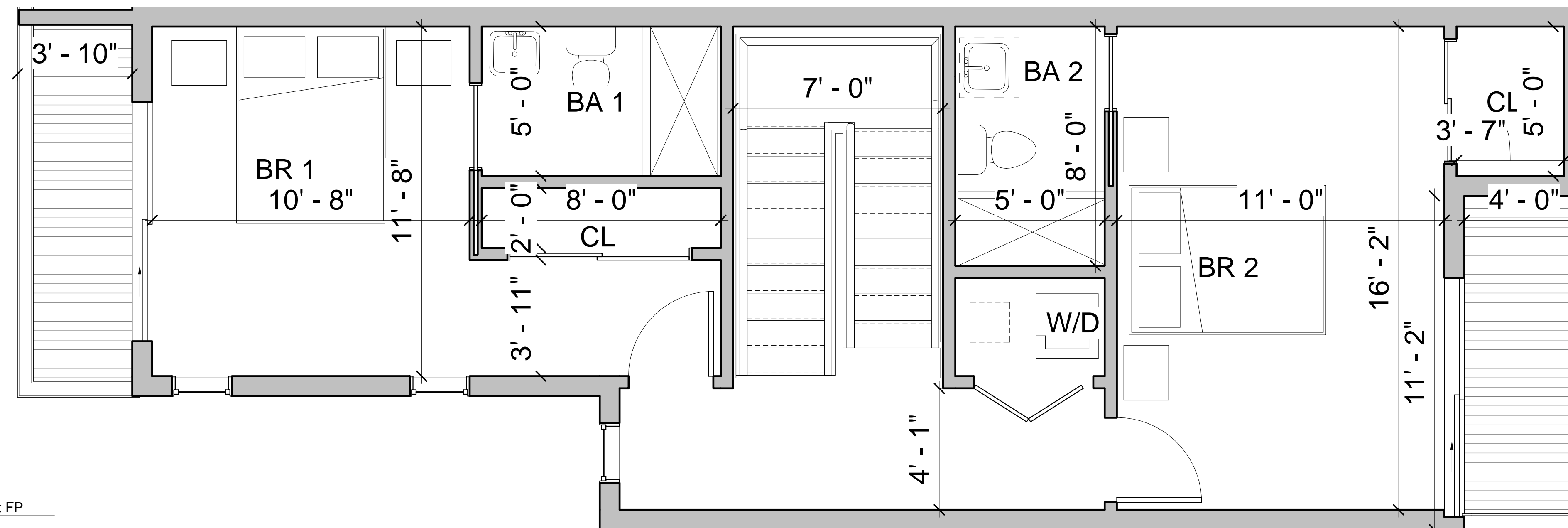
③ Level 1 Unit FP
 3/8" = 1'-0"

LEVEL 2
 719 SF



① Level 2 Unit FP
 3/8" = 1'-0"

LEVEL 3
 768 SF



② Level 3 Unit FP
 3/8" = 1'-0"

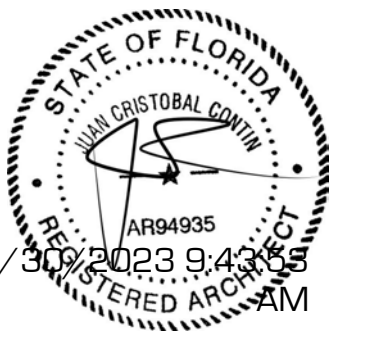
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CONTIN
 ARCHITECTURE + DESIGN

REGISTERED ARCHITECT:

JUAN CRISTOBAL CONTIN
 FL LICENSE # AR94935
 826 S. FEDERAL HIGHWAY
 LAKE WORTH, FL 33460



CLIENT:

GG&P Properties, Inc.
 Michael Gizewski

PROJECT TITLE:

Mixed Use Development

PROJECT ADDRESS:

1432 N Dixie Hwy

DATE: 6/30/2023 9:43:53 AM

ISSUED: ISSUED

DRAWN BY: FG

CHECKED BY: JC

REVISIONS:

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SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

Unit Floor Plans

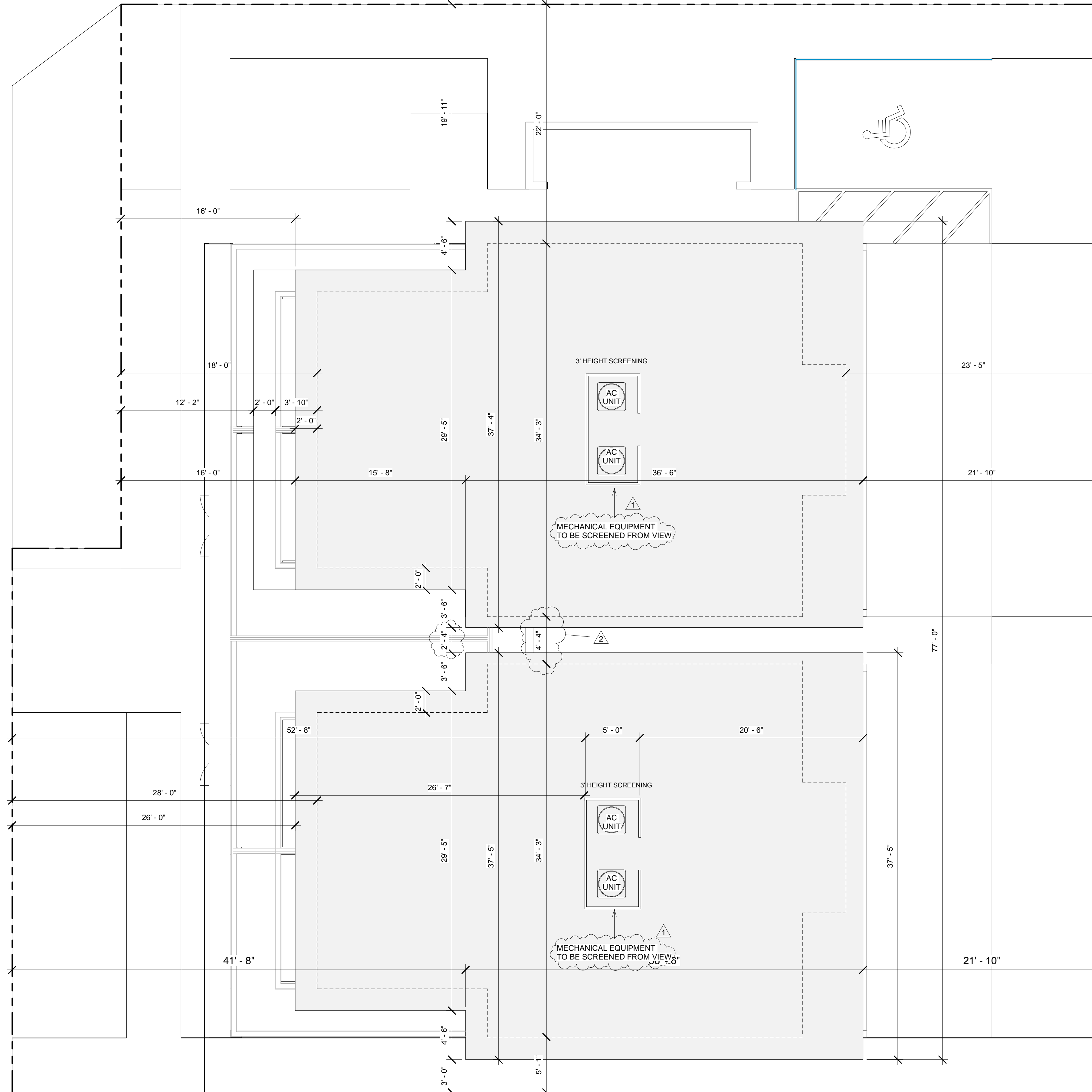
DRAWING STATUS:

DRAWING NUMBER:

A103

15TH AVE N

N. DIXIE HWY



1 Roof
3/16" = 1'-0"

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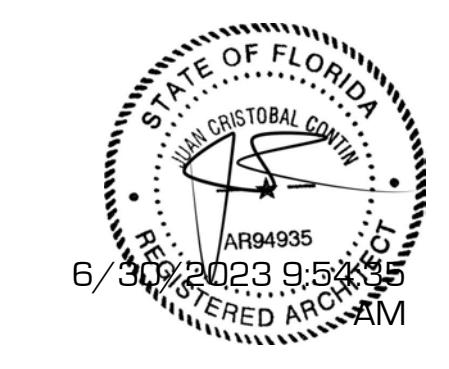
REGISTERED ARCHITECT:

JUAN CRISTOBAL CONTIN

FL LICENSE # AR94935

826 S. FEDERAL HIGHWAY

LAKE WORTH, FL 33460



CLIENT:

GG&P Properties, Inc.
Michael Gizewski

PROJECT TITLE:

Mixed Use Development

PROJECT ADDRESS:

1432 N Dixie Hwy

DATE: 6/30/2023 9:54:35 AM

ISSUED: ISSUED

DRAWN BY: FG

CHECKED BY: JC

REVISIONS:

1	01/23/23
2	06/02/23

SCALE/NORTH POINT:

AS SHOWN

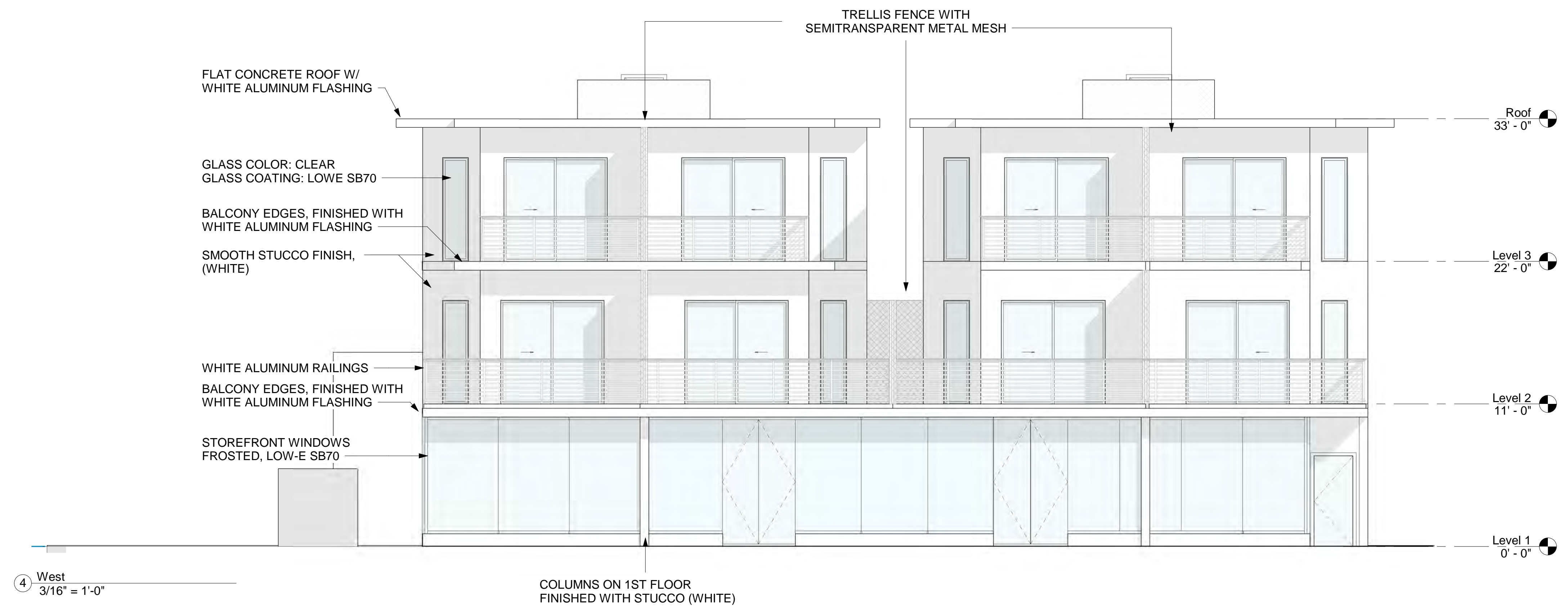
DRAWING TITLE

Roof Plan

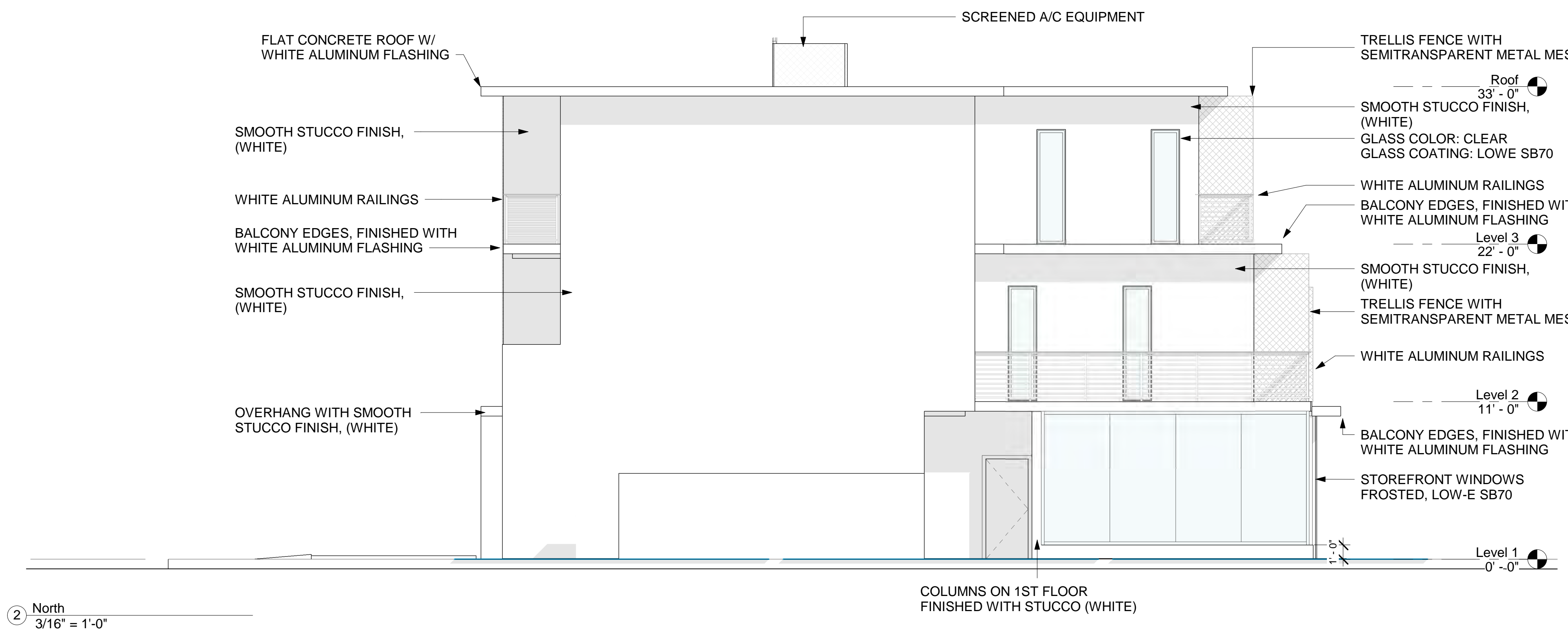
DRAWING STATUS:

DRAWING NUMBER:

A104



④ West
3/16" = 1'-0"



② North
3/16" = 1'-0"

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JUAN CRISTOBAL CONTIN
FL LICENSE # AR94935
826 S. FEDERAL HIGHWAY
LAKE WORTH, FL 33460



CLIENT:
GGSP Properties, Inc.
Michael Gizewski

PROJECT TITLE:
Mixed Use Development

PROJECT ADDRESS:
1432 N Dixie Hwy

DATE: 6/30/2023 9:44:23 AM
ISSUED: ISSUED
DRAWN BY: FG
CHECKED BY: JC

REVISIONS:

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△	
△	
△	

SCALE/NORTH POINT:
AS SHOWN

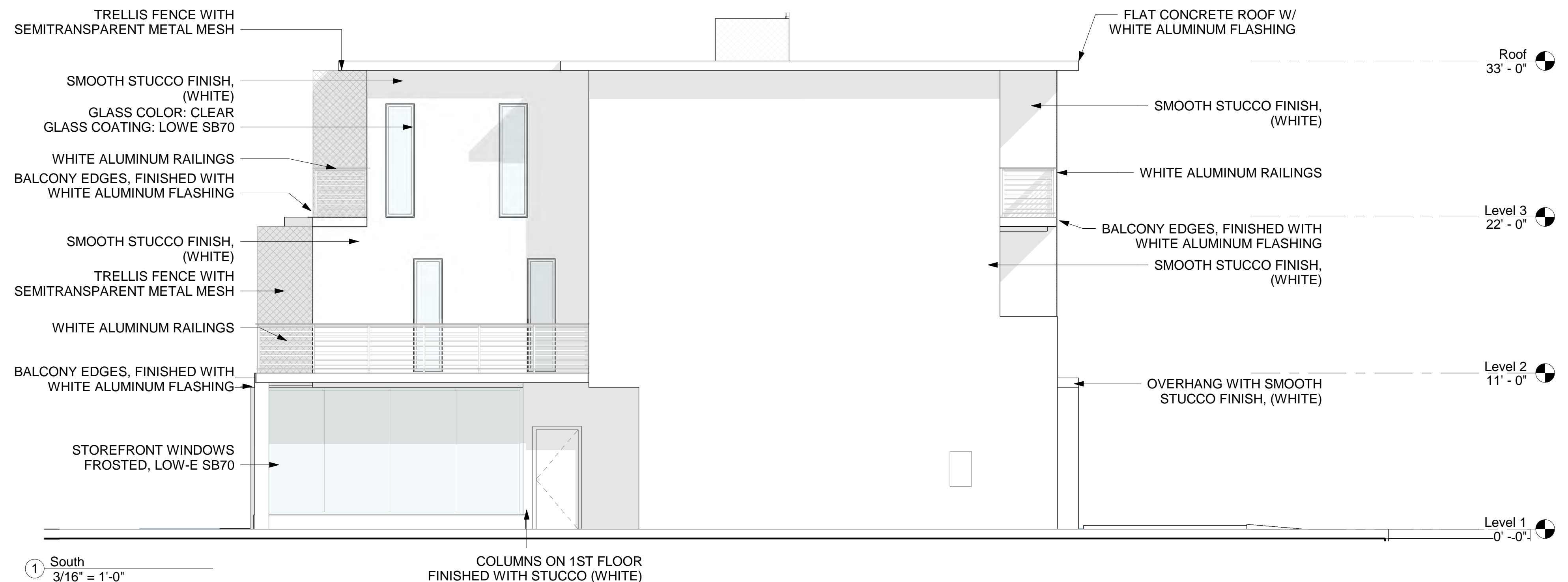
DRAWING TITLE:
Elevations

DRAWING STATUS:

DRAWING NUMBER:
A201



② East
3/16" = 1'-0"

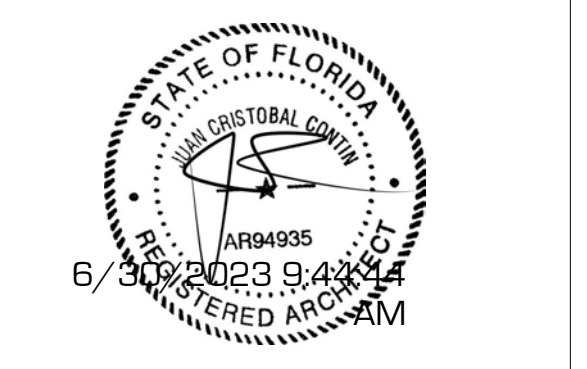


① South
3/16" = 1'-0"

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JUAN CRISTOBAL CONTIN
FL LICENSE # AR94935
826 S. FEDERAL HIGHWAY
LAKE WORTH, FL 33460



CLIENT:
GGSP Properties, Inc.
Michael Gizewski

PROJECT TITLE:
Mixed Use Development

PROJECT ADDRESS:
1432 N Dixie Hwy

DATE: 6/30/2023 9:44:44 AM
ISSUED: ISSUED
DRAWN BY: RG
CHECKED BY: JC

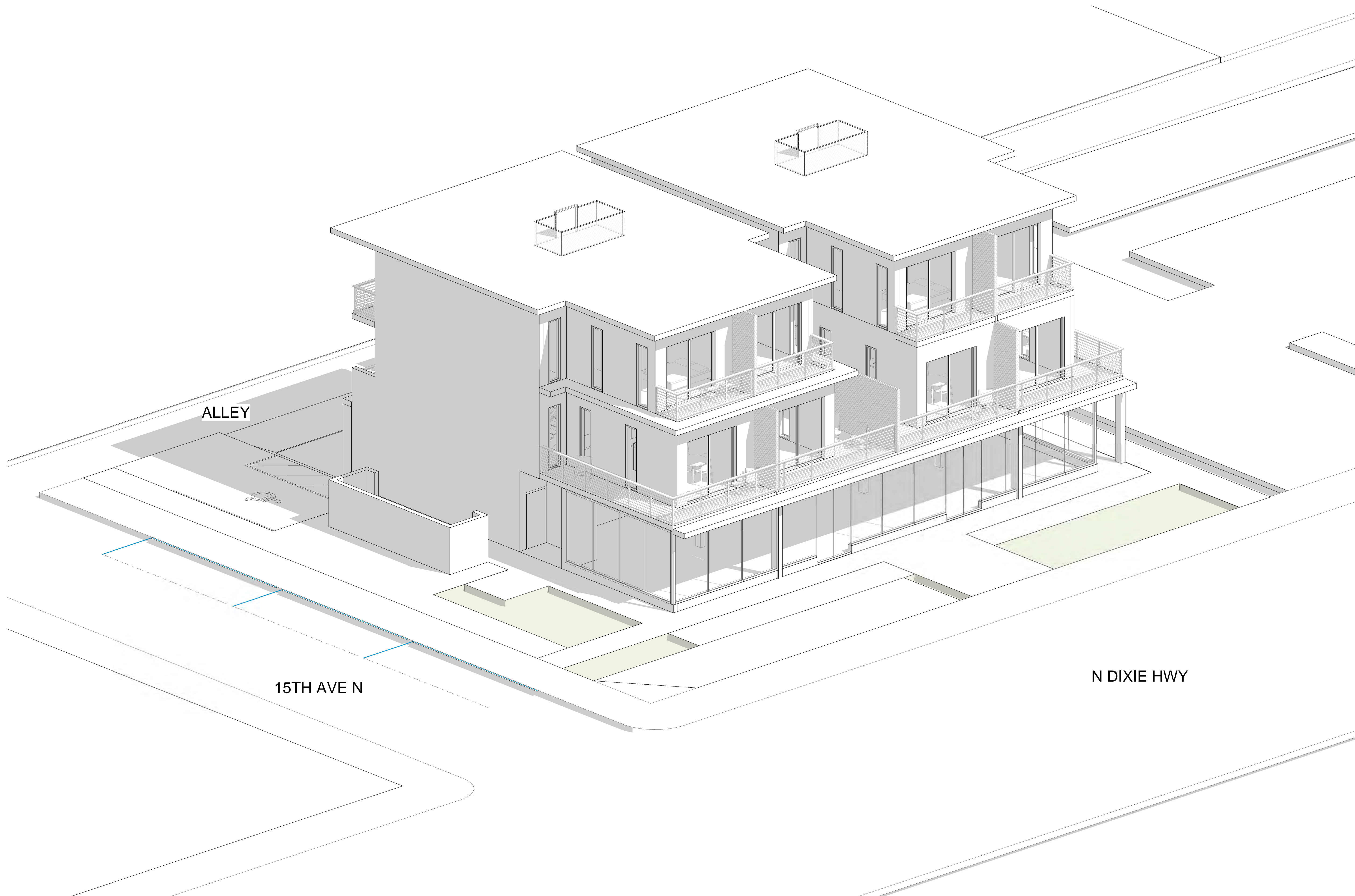
REVISIONS:

SCALE/NORTH POINT:
AS SHOWN

DRAWING TITLE:
Elevations

DRAWING STATUS:

DRAWING NUMBER:
A202



ALLEY

15TH AVE N

N DIXIE HWY

① 3D Front

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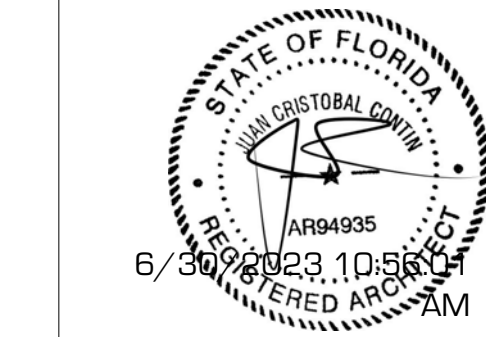
REGISTERED ARCHITECT:

JUAN CRISTOBAL CONTIN

FL LICENSE # AR94935

826 S. FEDERAL HIGHWAY

LAKE WORTH, FL 33460



CLIENT:

GG&P Properties, Inc. Michael Gizewski

PROJECT TITLE:

Mixed Use Development

PROJECT ADDRESS:

1432 N Dixie Hwy

DATE: 6/30/2023 10:56:01 AM

ISSUED: ISSUED

DRAWN BY: RG

CHECKED BY: JC

REVISIONS:

- △ _____
- △ _____
- △ _____
- △ _____
- △ _____

SCALE/NORTH POINT:

AS SHOWN

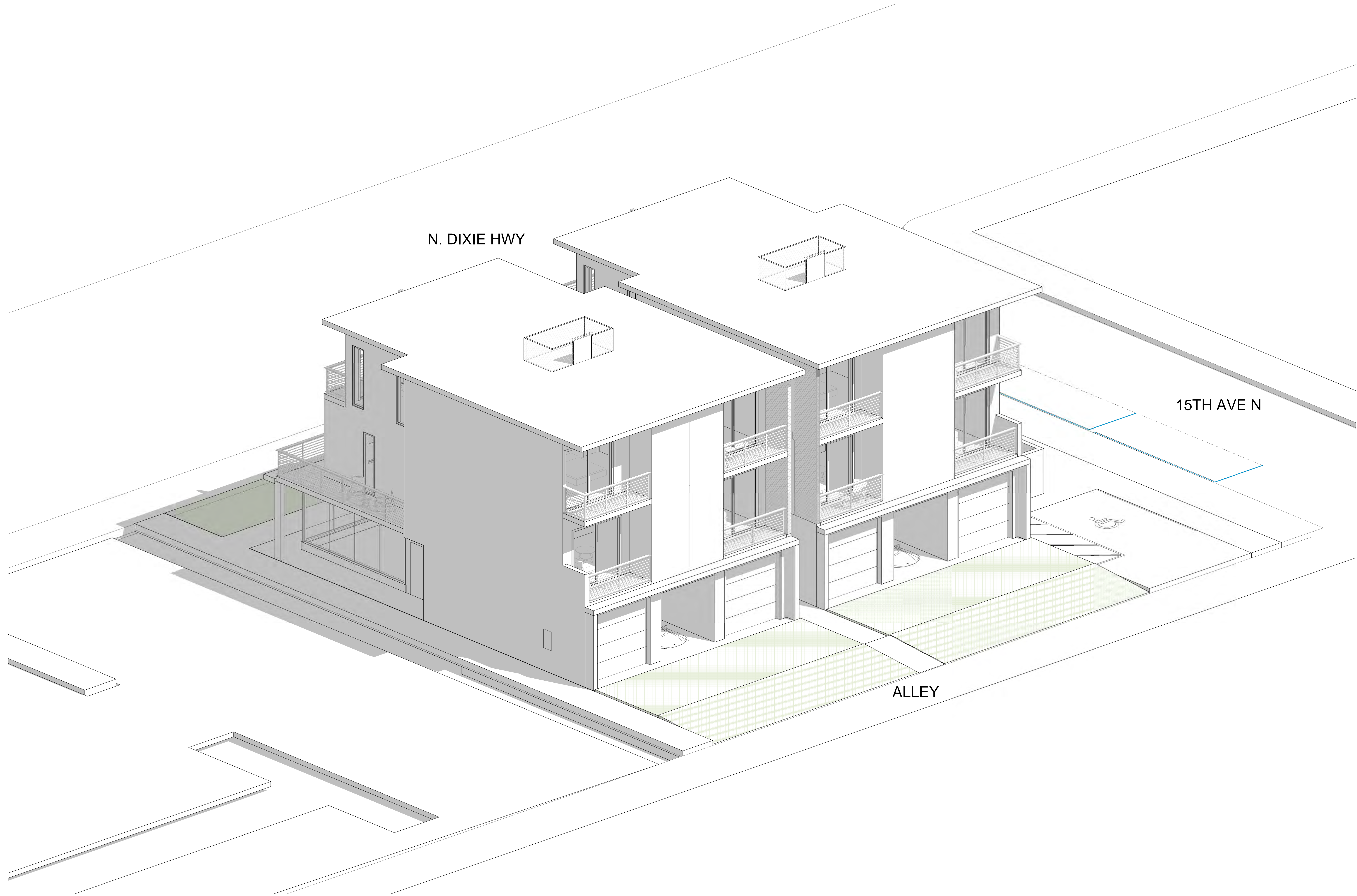
DRAWING TITLE

3D Front

DRAWING STATUS:

DRAWING NUMBER:

A301



N. DIXIE HWY

15TH AVE N

ALLEY

1 3D Rear

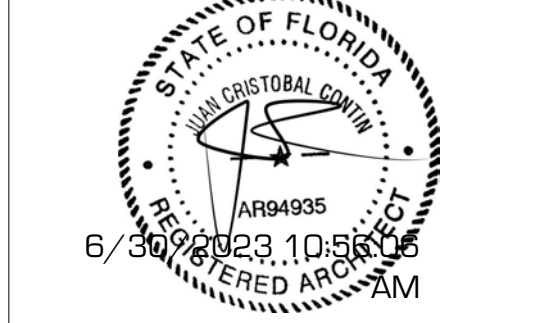
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JUAN CRISTOBAL CONTIN
 FL LICENSE # AR94935
 826 S. FEDERAL HIGHWAY
 LAKE WORTH, FL 33460



CLIENT:

GG&P Properties, Inc. Michael Gizewski

PROJECT TITLE:

Mixed Use Development

PROJECT ADDRESS:

1432 N Dixie Hwy

DATE: 6/30/2023 10:56:06 AM

ISSUED: ISSUED

DRAWN BY: RG

CHECKED BY: JC

REVISIONS:

- △ _____
- △ _____
- △ _____
- △ _____
- △ _____

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

3D Rear

DRAWING STATUS:

DRAWING NUMBER:

A302







