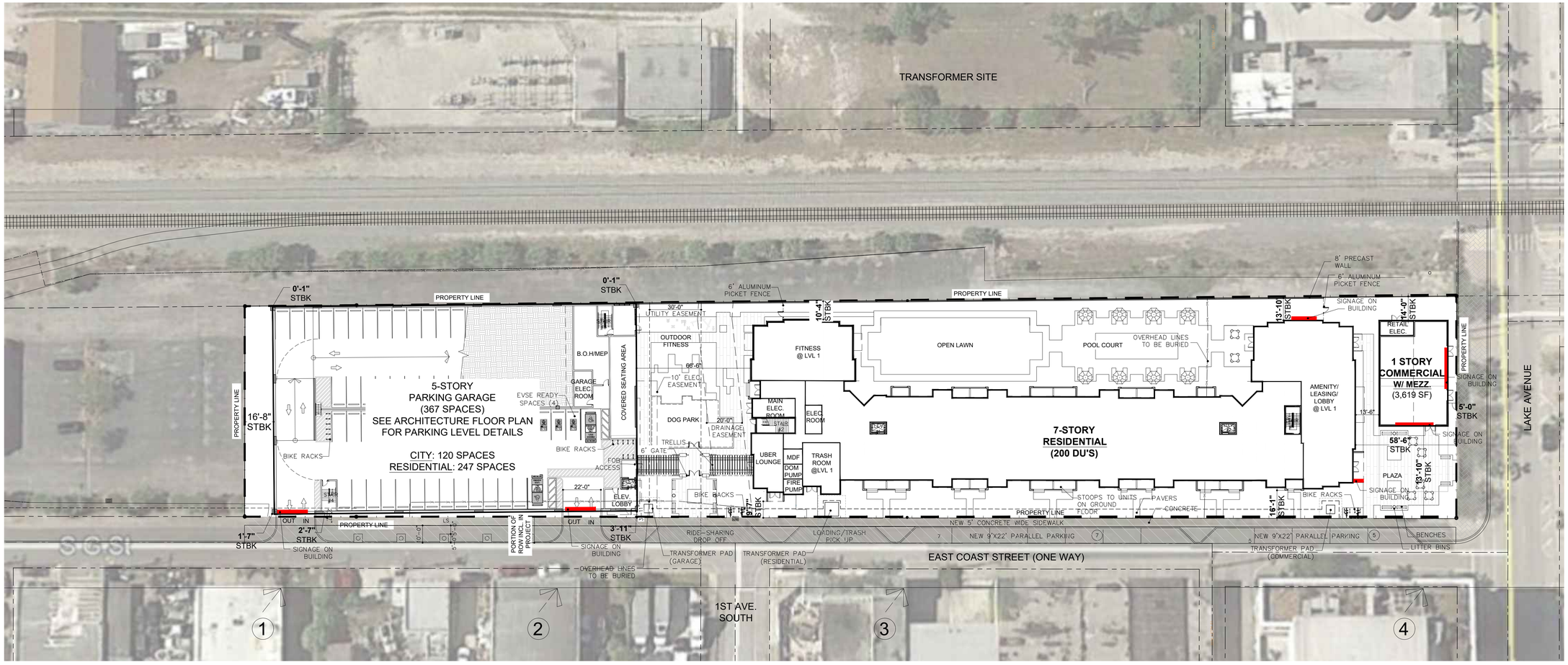


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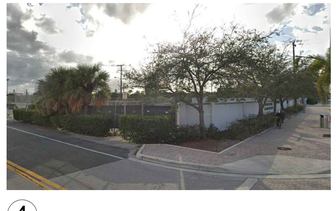
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3



4



Sec. 23.2-33(d)(1)- SUSTAINABLE BONUS INCENTIVE PROGRAM BENEFITS		
Qualifying sustainability features or improvements		
On-site features or improvements		
Valuation Amount		Code Reference
$114,380 x 0.5= $57,190		Florida Green Building certification shall entitle the applicant to fifty (50) percent of the incentive award regardless of the number of additional stories or additional square feet above the initial two (2) stories.
		Higher quality or additional open space beyond the requirements of the code.
$30,000 (value of additional buffer material)		Higher quality or additional landscaping beyond the requirements of the code.
Uber Lounge: $87,600 ($150/SF * 584 sf). **Fitness Area:** $275,265 ($135/sf * 2,039 sf). **Pool Area**: $375,000 ($200,000 pool, $100,000 hardscape, $75,000 softscape).		Public amenity such as a law enforcement substation, cultural gallery, public plaza, community meeting space, library, or garden.
		Other project components open to the public, or offering a direct community benefit meeting the intent of the comprehensive plan, which are similar to those listed as part of the USGBC's LEED for neighborhood development program, or which include elements of sustainable design such as:
Public Art: $20,000 allowance	iii.	Water conservation measures.
	vii.	Character and aesthetic excellence.
	viii.	Urban form and density.
	x.	Transit oriented development.
Bike Racks: $5,000 allowance	xii.	Bicycle mobility systems.
Lake Avenue Pedestrian Plaza: $75,000 ($50,000 paver/brick hardscape, $25,000 softscape).	xiii.	Pedestrian mobility systems.
	xvi.	Workforce housing.
	xviii.	Housing diversity and accessibility.
	xxi.	Energy efficiency and conservation.
	xxii.	Noise reduction.
	xxiii.	Lighting mitigation (night sky).

PROVIDED IN THIS PROJECT

SITE DATA

Description	Base Zoning District per the City's Comprehensive Plan	With Sustainable Bonus Incentive Program (SBIP)	With SBIP and Mixed Use Urban Planned Unit Development (PUD)	With SBIP, PUD, and Letter of Intent (LOI) Agreement	With SBIP, PUD, LOI Agreement, Transfer Development Rights (TDR)	Proposed
Zoning District	TOD-E	TOD-E	TOD-E	TOD-E	TOD-E	MPD
Future Land Use Designation	TOD	TOD	TOD	TOD	TOD	TOD
Lot Area/ ROW Improvement Area	13,000 SF	13,000 SF	13,000 SF	13,000 SF	13,000 SF	Lot Area: 88,684 SF ROW Improvements: 10,284 SF
Lot Width	100'	100'	100'	100'	100'	128'-9"
Building Height (Primary Structure)	30'	55'	82.5'	82.5'	97.5'	77'-6" / 7 stories
Building Height (Accessory Structure)	n/a	n/a	n/a	n/a	n/a	n/a
Setbacks:						
Front (North)/ Lake Ave.	5'	5'	5'	5'	5'	5'
Side (East)/ East Coast St	10'	10'	10'	10'	10'	1'-7" *
Interior Side (West)/ FEC	0'	0'	0'	0'	0'	0'
Rear (South)	10'	10'	10'	10'	10'	16'-8"
Residential Density	50 du/ac (101 units)	50 du/ac (101 units)	75 du/ac (152 units)	87.9 du/ac (178 units)	97.9 du/ac (199 units)	98 du/ac (200 units)
Living Area (Primary Structure) Multifamily:						
1 BR	600 SF	600 SF	600 SF	600 SF	600 SF	512 SF *
2 BR	750 SF	750 SF	750 SF	750 SF	750 SF	975 SF
Living Area (Accessory Structure)	n/a	n/a	n/a	n/a	n/a	n/a
Impermeable Surface-See Site Note 2	65%	65%	65%	65%	65%	79% *
Lot Coverage for Buildings - See Site Note 2	50%	50%	50%	50%	50%	59% *
Wall Height at Side Setback	30'-0"	45'-0"	45'-0"	45'-0"	45'-0"	8'-0"
Floor Area Ratio	2.2	2.65	3.975	3.975	4.372	2.43

SITE NOTES:

1. Asterick in tables above denotes a waiver request. **SEE WAIVER JUSTIFICATION**

2. All site data calcs are based on Lot Area excl ROW improvement area

3. All Accessory Uses Allowed for retail/Commercial/Office as per Sec. 23.3-6 shall be permitted for the proposed use of less than 7,500 sf

Parking Breakdown			
Required			
		# of du's/sf	**Provided**
Multi-family dwelling	1 BD at 1.5sp/du	152 units	228 sp
	2 BD at 1.75sp/du	48 units	84 sp
Commercial	1sp/500 sf	3,619 sf	8 sp
Grand Total Required:			**320 sp**
Provided			
Parking Garage:			
City Parking			
Level 1			32 sp
Level 2			88 sp
Subtotal:			**120 sp**
Residential Parking			
Level 3			76 sp
Level 4			85 sp
Level 5			86 sp
Subtotal:			**247 sp**
Grand Total in Garage:			**367 sp**
On Street Parking:			**12 sp**
GRAND TOTAL PROVIDED:			**379 sp**

Unit Mix			
Unit Designation	**Min Required**	**Area**	**# of Units**
1 BR	600 SF	512 SF *	75 units
1 BR	600 SF	594 SF *	76 units
2 BR	750 SF	959 SF	49 units

Gross Square Footage Table (GSF)	
FAR	
Type of SF	**Total SF**
Residential Area:	
Leasable (NRSF)	132,159 sf
Non Leaseable (corridor/elec rms/stairs)	20,378 sf
Loading/Trash/MEP Rooms	918 sf
Amenity / Leasing	7,433 sf
Sub-Total	**159,970 sf**
Non-Residential Area:	
Garage	51,126 sf
Retail Bldg	3,619 sf
Sub-Total	**54,745 sf**
GRAND TOTAL FAR:	**214,715 sf**
NON FAR	
Type of SF	**Total SF**
Residential Area:	
Terraces/Balcs	10,589 sf
Non-Residential Area:	
Garage	66,343 sf
Subtotal Residential (NON FAR)	**76,932 sf**
GROSS AREA TOTALS	**291,647 sf**

NORTH

SITE PLAN

SCALE: 1"=30'-0"

MAJOR SITE PLAN RESUBMITTAL 05/04/2020

THE BOHEMIAN

FOR:
AFFILIATED DEVELOPMENT
LOCATED AT:
LAKE WORTH BEACH, FLORIDA

STATE OF FLORIDA — BEATRIZ HERNANDEZ — REGISTERED ARCHITECT — AR0094576

BEATRIZ M. HERNANDEZ
AR0094576

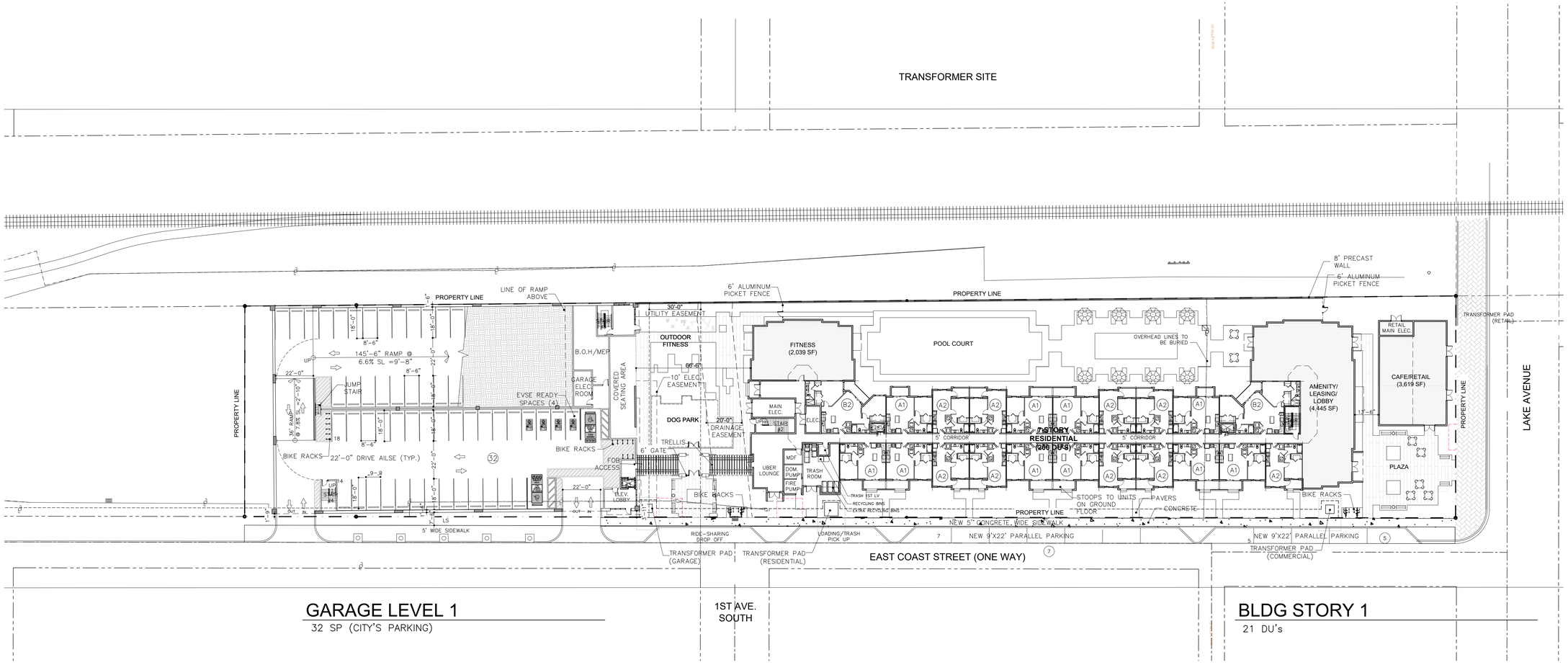
MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1D3
MIAMI, FLORIDA 33156
(305) 273-9911

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

DRAWN	
DATE	10/15/2
SCALE	AS SH
JOB NO.	1930

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP-1



GARAGE LEVEL 1

32 SP (CITY'S PARKING)

1ST AVE. SOUTH

BLDG STORY 1

21 DU's

BUILDING PLANS

SCALE: 1"=30'-0"

NORTH

MAJOR SITE PLAN RESUBMITTAL 05/04/2020

BY

THE BOHEMIAN

FOR:
AFFILIATED DEVELOPMENT
LOCATED AT:
LAKE WORTH BEACH, FLORIDA

BEATRIZ M. HERNANDEZ
AR0094576

MSA ARCHITECTS, INC.
AA0000895
8950 SW 74th COURT
SUITE 1703
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTURE & PLANNING

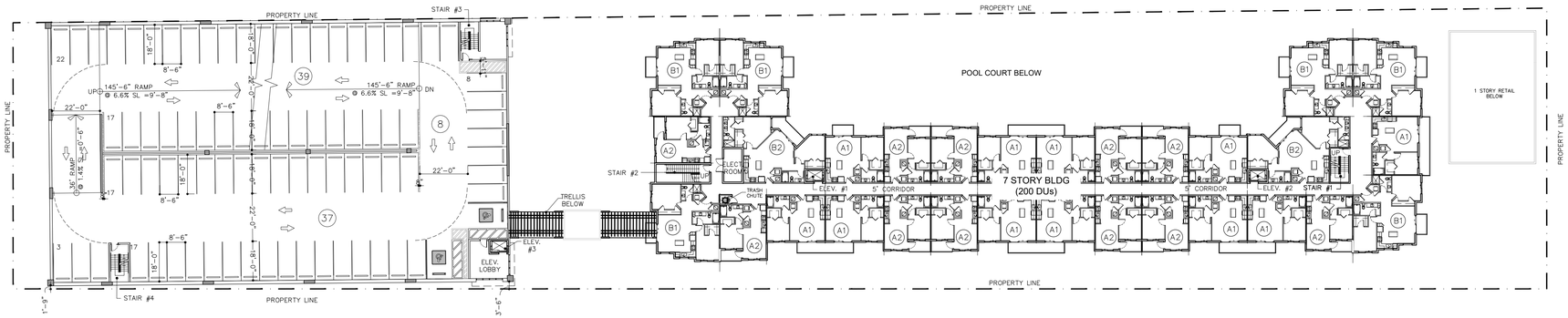
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SCALE	AS SHOWN
JOB NO.	1930.PRJ

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BUILDING PLANS

SHEET NUMBER:
A-2.0

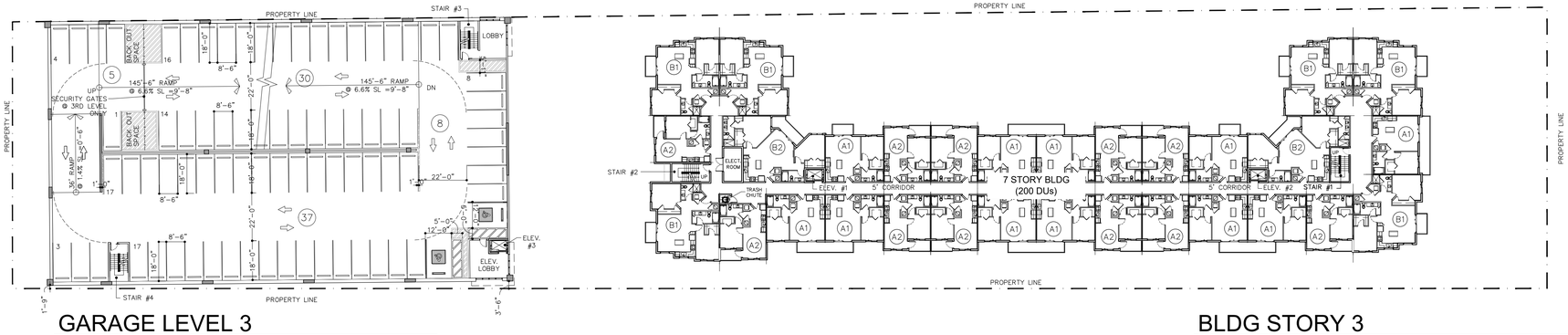


GARAGE LEVEL 2

88 SP (CITY'S PARKING)

BLDG STORY 2

30 DU's



GARAGE LEVEL 3

76 SP

BLDG STORY 3

30 DU's

NORTH

BUILDING PLANS

SCALE: 1"=30'-0"

MAJOR SITE PLAN RESUBMITTAL 05/04/2020

	BY

THE BOHEMIAN

FOR:
AFFILIATED DEVELOPMENT
LOCATED AT:
LAKE WORTH BEACH, FLORIDA

STATE OF FLORIDA
BEATRIZ M. HERNANDEZ
AR0094576
REGISTERED ARCHITECT

BEATRIZ M. HERNANDEZ
AR0094576

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

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ARCHITECTURE & PLANNING

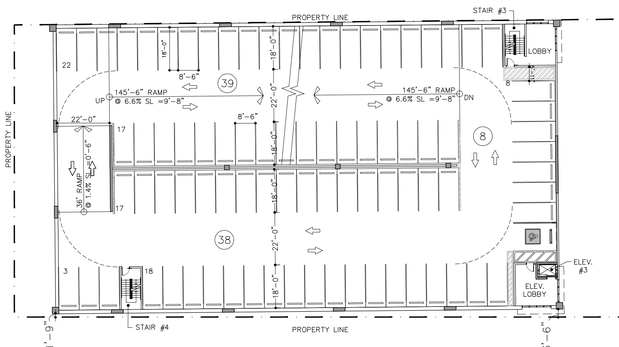
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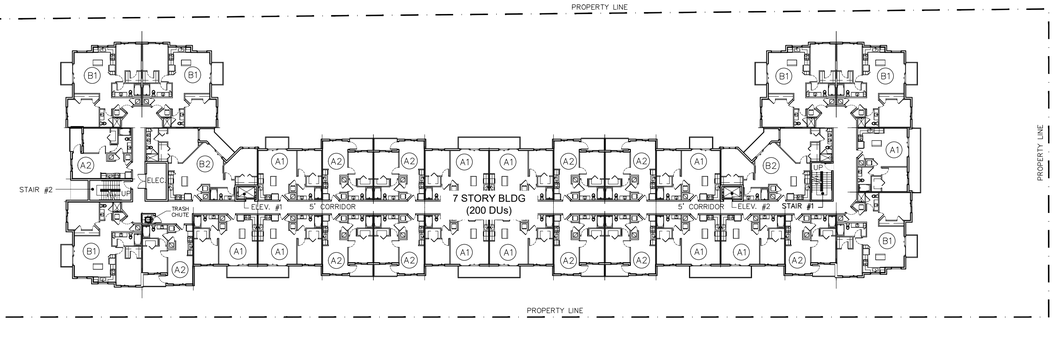
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BUILDING PLANS

SHEET NUMBER:
A-2.1



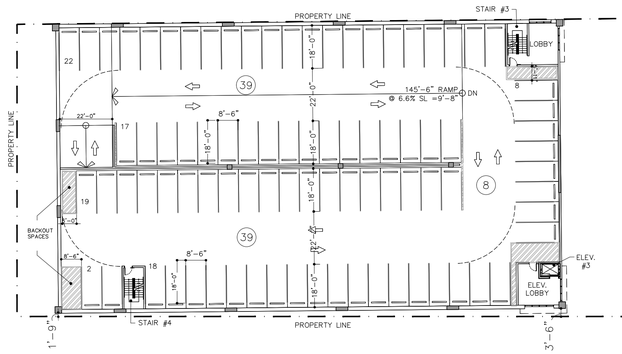
GARAGE LEVEL 4

85 SP (RESIDENT PARKING)



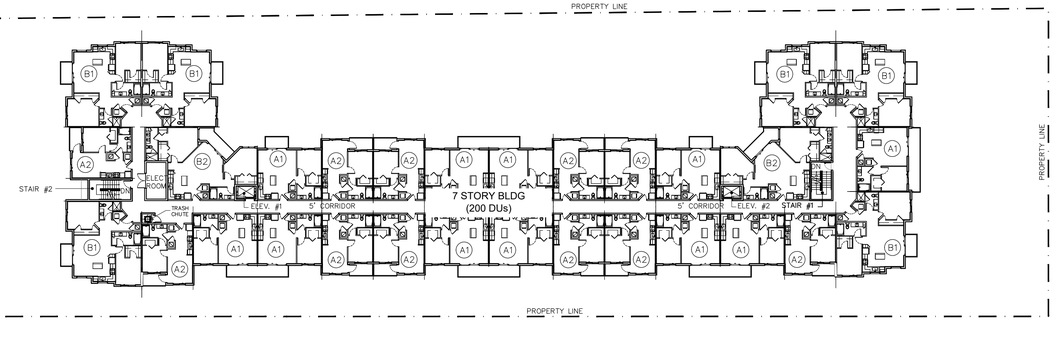
BLDG STORY 4

30 DU's



GARAGE LEVEL 5

86 SP (RESIDENT PARKING)



BLDG. STORY 5

30 DU's

NORTH

BUILDING PLANS

SCALE: 1"=30'-0"

MAJOR SITE PLAN RESUBMITTAL 05/04/2020

	BY

THE BOHEMIAN

FOR:
AFFILIATED DEVELOPMENT
LOCATED AT:
LAKE WORTH BEACH, FLORIDA

STATE OF FLORIDA
BEATRIZ HERNANDEZ
AR0094576
REGISTERED ARCHITECT

BEATRIZ M. HERNANDEZ
AR0094576

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

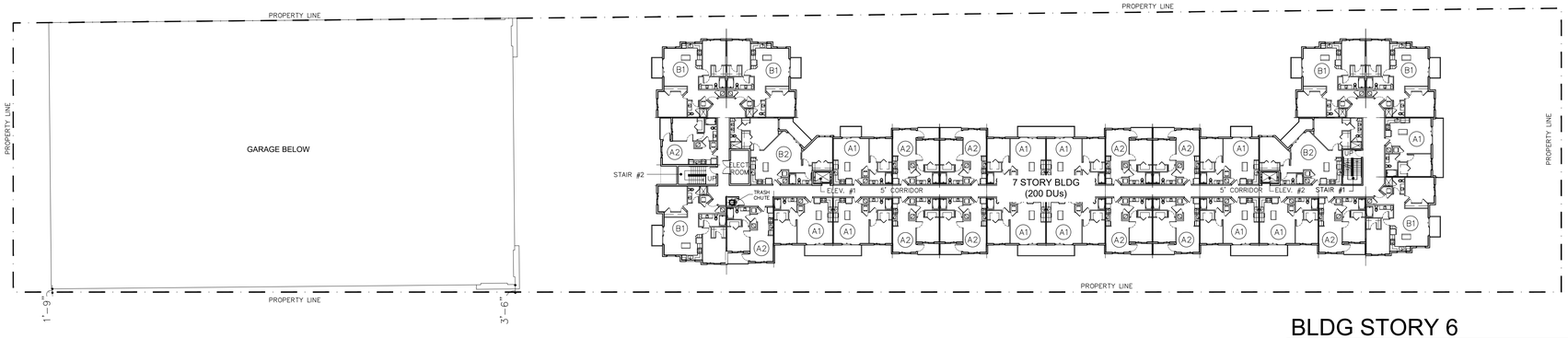
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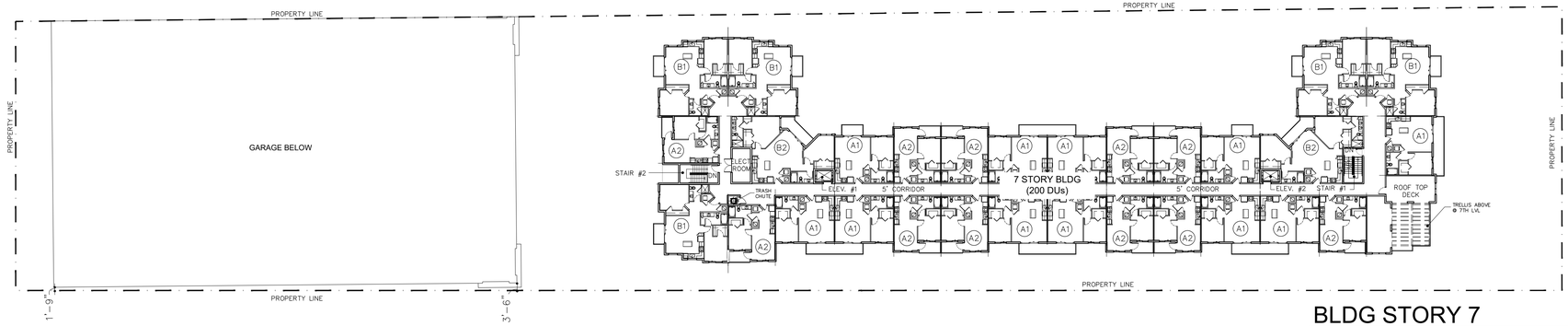
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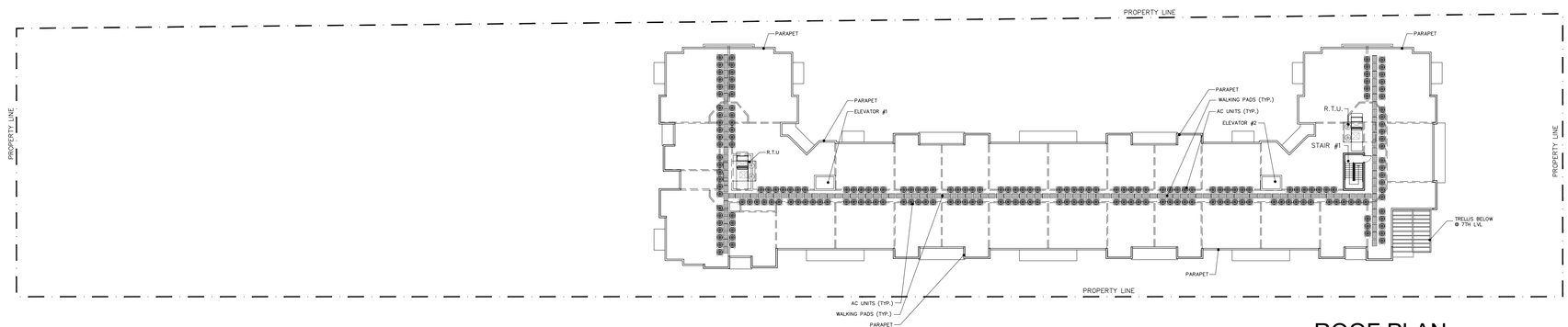
BLDG STORY 6

30 DU's



BLDG STORY 7

29 DU's



ROOF PLAN

ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW

BUILDING PLANS

SCALE: 1"=30'-0"

NORTH

MAJOR SITE PLAN RESUBMITTAL 05/04/2020

	BY

THE BOHEMIAN

FOR:
AFFILIATED DEVELOPMENT
LOCATED AT:
LAKE WORTH BEACH, FLORIDA

STATE OF FLORIDA
BEATRIZ HERNANDEZ
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REGISTERED ARCHITECT

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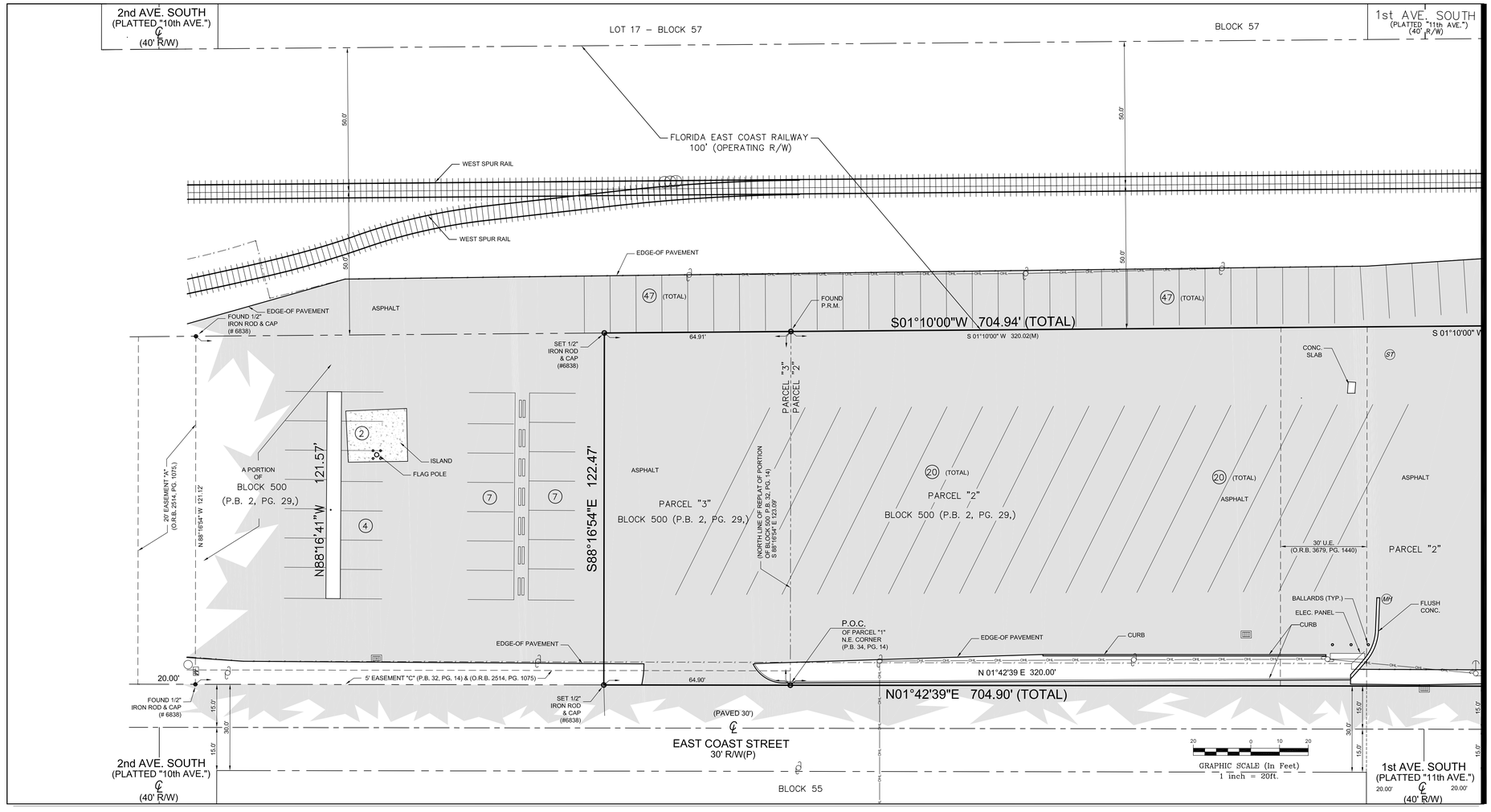
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DRAWN	
DATE	10/15/2019
SCALE	AS SHOWN
JOB NO.	1930.PRJ

SHEET TITLE:
BUILDING PLANS

SHEET NUMBER:
A-2.3



FOR CONTINUATION SEE SHEET 2 OF 2

LEGAL DESCRIPTION:

PARCEL 1: 1017 Lake Ave., Lake Worth, FL; PCN 38434421155000030

That part of Block 500, Palm Beach Farms Company, Plat No.2, Lucerne Townsite (now known as the City of Lake Worth), Plat Book 2, Pages 29-40, Public Records of Palm Beach County, Florida being more particularly described as follows:

Commence at the Northeast corner of the Replat of a Portion of Block 500, as recorded in Plat Book 32, Page 14, Public Records of Palm Beach County, Florida, said point being on the West right-of-way line of East Coast Street thence North along said right-of-way, a distance of 320 feet to the Northeast corner of that parcel described in Official Record Book 3662, Page 1611, Public Records of Palm Beach County, Florida and the Point of Beginning of the hereinafter described parcel; thence continue North, along said right-of-way, a distance of 320.41 feet to a point on the South right-of-way line of Lake Avenue and the North line of said Block 500; thence West, along said South right-of-way and North block line, a distance of 129.17 feet, to a point on the East right-of-way line of a 100 foot operating right-of-way of the Florida East Coast Railway right-of-way; thence South, along said East right-of-way line, a distance of 320.42 feet, to the Northwest corner of said parcel described in Official Record Book 3662, Page 1611; thence East, parallel with the North line of said Replat and along the North line of said parcel described in Official Record Book 3662, Page 1611, a distance of 126.13 feet to the Point of Beginning.

PARCEL 2: 101 S. East Coast St., Lake Worth, FL; PCN 38434421155000010

A portion of Block 500 of the Palm Beach Farms Co. Plat No. 2, Lucerne Townsite (now known as the City of Lake Worth) according to the plat thereof, as recorded in Plat Book 2, Page 29 through 40, of the Public Records of Palm Beach County, Florida, bounded as follows:

On the South by the Northerly boundary of the Replat of a Portion of Block 500, Palm Beach Farms Co. Plat No. 2, Lucerne Townsite according to the plat thereof, as recorded in Plat Book 32, Page 14, of the Public Records of Palm Beach County, Florida; on the West by the West boundary of said Block 500; on the East by the East boundary of said Block 500; and on the North by a line 320 feet North of and parallel with the North boundary of said Replat of a Portion of Block 500.

PARCEL 3: 201 S. East Coast St., Lake Worth, FL; (a portion of PCN 38434428440010000)

The North 64.90 feet of Replat of a Portion of Block 500, Palm Beach Farms Co. Plat No. 2 Lucerne Townsite, according to the plat thereof, as recorded in Plat Book 32, Page 14, Public Records of Palm Beach County, Florida.

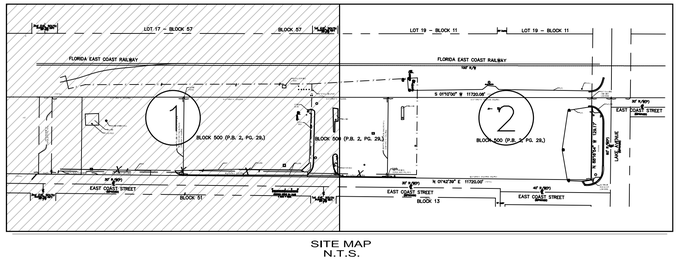
Containing 7,969 square feet

METES AND BOUNDS DESCRIPTION OF OVERALL PARCEL

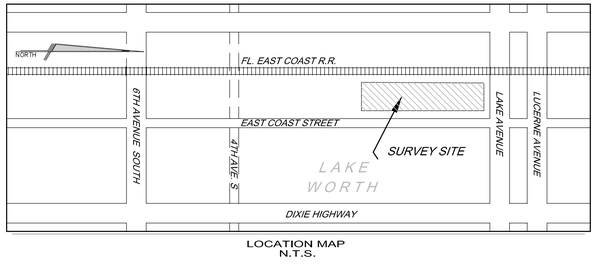
A portion of Block 500, PALM BEACH FARMS COMPANY, PLAT NO. 2, LUCERNE TOWNSITE, the townsite of Lucerne is now known as Lake Worth, as recorded in Plat Book 2, Page 29, Public Records of Palm Beach County, Florida and a portion of, REPLAT OF A PORTION OF BLOCK 500, as recorded in Plat Book 32, Page 14, Public Records of Palm Beach County, Florida, being more particularly described as follows:

Beginning at the northeast corner of Block 500; thence southerly along the East line of Block 500 a distance of 704.90 feet to a point on a line 64.90 feet South of the North line of said REPLAT OF A PORTION OF BLOCK 500; thence westerly parallel with and 64.90 feet South of the North line of said REPLAT OF A PORTION OF BLOCK 500, a distance of 122.47 feet to the West line of Block 500; thence northerly along the West line of Block 500, a distance of 704.94 feet to the North line of Block 500; thence easterly along the North line of Block 500, a distance of 129.17 feet to the northeast corner of Block 500 and the Point of Beginning.

Containing 88,692 square feet or 2.036 acres.



SITE MAP
N.T.S.



LOCATION MAP
N.T.S.

NOTES:

1) ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V.D. 1929. ORIGINATING BENCH MARK = COUNTY BENCH MARK "F.E.C.L.W. RD.", ELEVATION 18.30'
2) NO UNDERGROUND IMPROVEMENTS LOCATED UNLESS SHOWN.
3) ALL BEARINGS AND DISTANCES SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
4) UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
5) THIS FIRMS "CERTIFICATE OF AUTHORIZATION" NUMBER IS LB 6838".
6) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.

ADDITIONAL NOTES:

7) ZONING: LOW TO HIGH TRAFFIC INDUSTRIAL (LHTI) AND PUBLIC RECREATION AND OPEN SPACE (PROS)
   a) The North 500' (approximate) is zoned PROS with the remainder zoned LHTI, per the City of Lake Worth zoning map.
   b) Setbacks for zone LHTI are as follows:
      Front: 20' min.
      Side: 0' (interior); 20' (street)
      Rear: 5' (min)
      Height: 35' (max)
   c) Setbacks for zone PROS are as follows:
      All lot lines: 20' (min)
      Height: 35' (max)
8) LAND USE: CAC AND INDUSTRIAL
9) THIS SURVEY REFLECTS ALL EASEMENTS AND/OR RIGHTS OF WAY CONTAINED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT, FUND FILE NO. 06-2014-001634, EFFECTIVE DATE FEBRUARY 12, 2014 @ 11:00 PM; ISSUING AGENT, STANDARD TITLE INSURANCE AGENCY, INC., AGENT FILE NO. 14-024.

20 0 20 40 60
Scale 1" = 20'

NORTH

SYMBOL

- FENCE
- CENTER LINE
- EASEMENT
- BACKFLOW DEVISE
- FIRE DEPT. CONNECTION
- HYDRANT
- WOOD POWER POLE
- ANCHOR
- LIGHT POLE
- TRAFFIC SIGN

LEGEND:

CALC.	= CALCULATED	(P)	= PLAT	P.I.	= POINT OF INTERSECTION		= ASPHALT PAVEMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS	P.O.C.	= POINT OF COMMENCEMENT		
CONC. MON.	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE	P.O.B.	= POINT OF BEGINNING		= CONCRETE FLATWORK
CONC.	= CONCRETE	L	= ARC LENGTH	R/W	= RIGHT-OF-WAY		
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING		= CHAIN LINK FENCE		= PAVER BRICK FLATWORK
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM		= WOOD FENCE		
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK		= METAL FENCE		= WOOD POWER POLE
F.F.EL.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK		= CENTERLINE		= WATER METER
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE		= EASEMENT		= FIRE HYDRANT
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY		= COVERED		= CATCH BASIN
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE		= OVERHEAD LINES		= SANITARY MANHOLE
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE		= LOT TIE		

SCALE:	1" = 20'
DRAWN BY:	PICARD (C)
FIELD WK:	M.M. / B.M.
DATE:	07/08/2019

MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: millersurveying@aol.com

REF'S:	88151
	03636
	43007
PREV.	Y190072 Y140172
JOB NO'S.	Y031862 Y190551
	Y031816
JOB NO.	Y190840
	L - 1500 - C

REVISIONS:
10/11/2019 Revised boundary.

CERTIFIED TO: 1017 Lake Ave., LLC

ADDRESS:
1017 Lake Ave., Lake Worth, FL 33460
101 S East Coast St., Lake Worth, FL 33460
201 S East Coast St., Lake Worth, FL 33460

FLOOD ZONE: X (FIRM 120213 - 12099C0781F 10/05/2017)

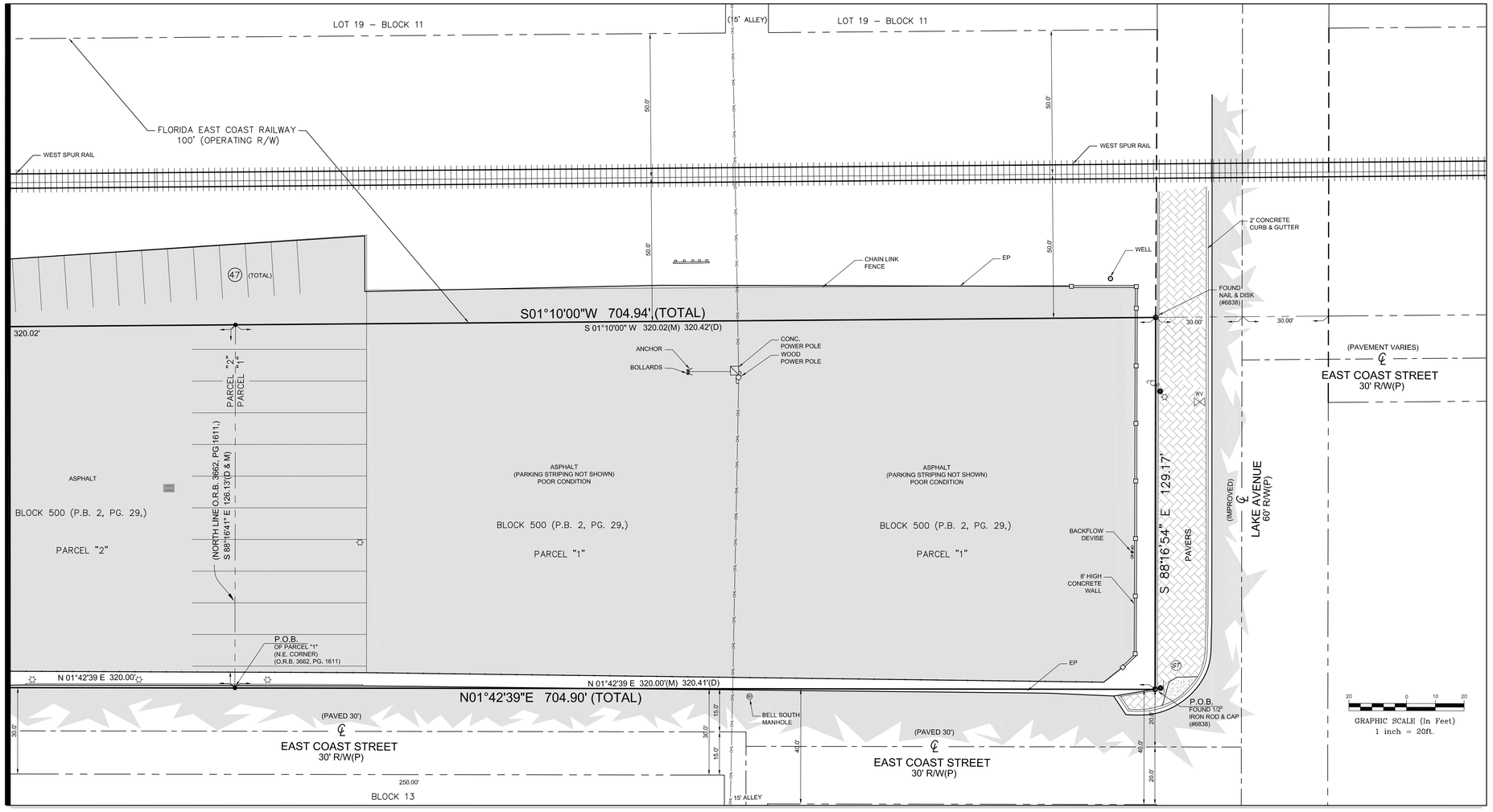
SHEET 1 OF 2
BOUNDARY SURVEY

This survey is not valid without the signature and original raised surveyor's seal and/or a verified electronic signature and authentication of electronic seal.

STATE OF FLORIDA
MICHAEL J. MILLER
REGISTERED SURVEYOR & MAPPER
No. 4034

Michael J. Miller
Registered Surveyor and Mapper, Florida Certificate No.
MICHAEL J. MILLER #4034

W:\Miller\MILLER-DRAWINGS\Y19\Y190840.dwg, SHT1, 10/11/2019 2:51:23 PM



FOR CONTINUATION SEE SHEET 1OF 2

LEGAL DESCRIPTION:

PARCEL 1: 1017 Lake Ave., Lake Worth, FL; PCN 38434421155000030

That part of Block 500, Palm Beach Farms Company, Plat No.2, Lucerne Townsite (now known as the City of Lake Worth), Plat Book 2, Pages 29-40, Public Records of Palm Beach County, Florida being more particularly described as follows:

Commence at the Northeast corner of the Replat of a Portion of Block 500, as recorded in Plat Book 32, Page 14, Public Records of Palm Beach County, Florida, said point being on the West right-of-way line of East Coast Street thence North along said right-of-way, a distance of 320 feet to the Northeast corner of that parcel described in Official Record Book 3662, Page 1611, Public Records of Palm Beach County, Florida and the Point of Beginning of the hereinafter described parcel; thence continue North, along said right-of-way, a distance of 320.41 feet to a point on the South right-of-way line of Lake Avenue and the North line of said Block 500; thence West, along said South right-of-way and North block line, a distance of 129.17 feet, to a point on the East right-of-way line of a 100 foot operating right-of-way of the Florida East Coast Railway right-of-way; thence South, along said East right-of-way line, a distance of 320.42 feet, to the Northwest corner of said parcel described in Official Record Book 3662, Page 1611; thence East, parallel with the North line of said Replat and along the North line of said parcel described in Official Record Book 3662, Page 1611, a distance of 126.13 feet to the Point of Beginning.

PARCEL 2: 101 S. East Coast St., Lake Worth, FL; PCN 38434421155000010

A portion of Block 500 of the Palm Beach Farms Co. Plat No. 2, Lucerne Townsite (now known as the City of Lake Worth) according to the plat thereof, as recorded in Plat Book 2, Page 29 through 40, of the Public Records of Palm Beach County, Florida, bounded as follows:

On the South by the Northerly boundary of the Replat of a Portion of Block 500, Palm Beach Farms Co. Plat No. 2, Lucerne Townsite according to the plat thereof, as recorded in Plat Book 32, Page 14, of the Public Records of Palm Beach County, Florida; on the West by the West boundary of said Block 500; on the East by the East boundary of said Block 500; and on the North by a line 320 feet North of and parallel with the North boundary of said Replat of a Portion of Block 500.

PARCEL 3: 201 S. East Coast St., Lake Worth, FL; (a portion of PCN 38434428440010000)

The North 64.90 feet of Replat of a Portion of Block 500, Palm Beach Farms Co. Plat No. 2 Lucerne Townsite, according to the plat thereof, as recorded in Plat Book 32, Page 14, Public Records of Palm Beach County, Florida.

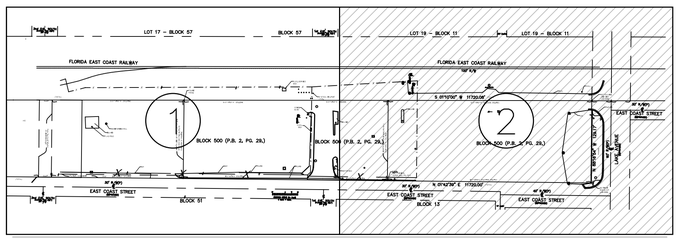
Containing 7,969 square feet

METES AND BOUNDS DESCRIPTION OF OVERALL PARCEL

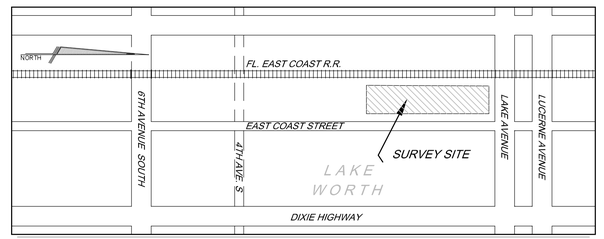
A portion of Block 500, PALM BEACH FARMS COMPANY, PLAT NO. 2, LUCERNE TOWNSITE, the townsite of Lucerne is now known as Lake Worth, as recorded in Plat Book 2, Page 29, Public Records of Palm Beach County, Florida and a portion of, REPLAT OF A PORTION OF BLOCK 500, as recorded in Plat Book 32, Page 14, Public Records of Palm Beach County, Florida, being more particularly described as follows:

Beginning at the northeast corner of Block 500; thence southerly along the East line of Block 500 a distance of 704.90 feet to a point on a line 64.90 feet South of the North line of said REPLAT OF A PORTION OF BLOCK 500; thence westerly parallel with and 64.90 feet South of the North line of said REPLAT OF A PORTION OF BLOCK 500, a distance of 122.47 feet to the West line of Block 500; thence northerly along the West line of Block 500, a distance of 704.94 feet to the North line of Block 500; thence easterly along the North line of Block 500, a distance of 129.17 feet to the northeast corner of Block 500 and the Point of Beginning.

Containing 88,692 square feet or 2.036 acres.



SITE MAP
N.T.S.



LOCATION MAP
N.T.S.

NOTES:

1) ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V.D. 1929. ORIGINATING BENCH MARK = COUNTY BENCH MARK "F.E.C.L.W. RD.", ELEVATION 18.30'
2) NO UNDERGROUND IMPROVEMENTS LOCATED UNLESS SHOWN.
3) ALL BEARINGS AND DISTANCES SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
4) UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
5) THIS FIRMS "CERTIFICATE OF AUTHORIZATION" NUMBER IS LB 6838".
6) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.

ADDITIONAL NOTES:
7) ZONING: LOW TO HIGH TRAFFIC INDUSTRIAL (LHTI) AND PUBLIC RECREATION AND OPEN SPACE (PROS)
   a) The North 500' (approximate) is zoned PROS with the remainder zoned LHTI, per the City of Lake Worth zoning map.
   b) Setbacks for zone LHTI are as follows:
      Front: 20' min.
      Side: 0' (interior); 20' (street)
      Rear: 5' (min)
      Height: 35' (max)
   c) Setbacks for zone PROS are as follows:
      All lot lines: 20' (min)
      Height: 35' (max)
8) LAND USE: CAC AND INDUSTRIAL
9) THIS SURVEY REFLECTS ALL EASEMENTS AND/OR RIGHTS OF WAY CONTAINED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT, FUND FILE NO. 06-2014-001634, EFFECTIVE DATE FEBRUARY 12, 2014 @ 11:00 PM; ISSUING AGENT, STANDARD TITLE INSURANCE AGENCY, INC., AGENT FILE NO. 14-024.

20 0 20 40 60
Scale 1" = 20'

NORTH

SYMBOL

FENCE
CENTER LINE
EASEMENT
BACKFLOW DEVISE
FIRE DEPT. CONNECTION
HYDRANT
WOOD POWER POLE
ANCHOR
LIGHT POLE
TRAFFIC SIGN

LEGEND:

CALC.	= CALCULATED	(P)	= PLAT	P.I.	= POINT OF INTERSECTION		= ASPHALT PAVEMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS	P.O.C.	= POINT OF COMMENCEMENT		
CONC. MON.	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE	P.O.B.	= POINT OF BEGINNING		= CONCRETE FLATWORK
CONC.	= CONCRETE	L	= ARC LENGTH	R/W	= RIGHT OF WAY		
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING		= CHAIN LINK FENCE		= PAVER BRICK FLATWORK
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM		= WOOD FENCE		
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK		= METAL FENCE		= WOOD POWER POLE
F.F.EL.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK		= CENTERLINE		= WATER METER
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE		= EASEMENT		= FIRE HYDRANT
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY		= COVERED		= CATCH BASIN
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE		= OVERHEAD LINES		= SANITARY MANHOLE
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE		= LOT TIE		

REVISIONS:
10/11/2019 Revised boundary.

CERTIFIED TO: 1017 Lake Ave., LLC

ADDRESS:
1017 Lake Ave., Lake Worth, FL 33460
101 S East Coast St., Lake Worth, FL 33460
201 S East Coast St., Lake Worth, FL 33460

FLOOD ZONE: X (FIRM 120213 - 12099C0781F 10/05/2017)

SHEET 2 OF 2
BOUNDARY SURVEY

This survey is not valid without the embossed surveyor's seal and/or the electronic signature and authentication code shown hereon.

STATE OF FLORIDA 4034 Michael J. Miller
Registered Land Surveyor Florida Certificate No.
MICHAEL J. MILLER #4034

SCALE:	1" = 20'
DRAWN BY:	PICARD (C)
FIELD WK:	M.M. / B.M.
DATE:	07/08/2019

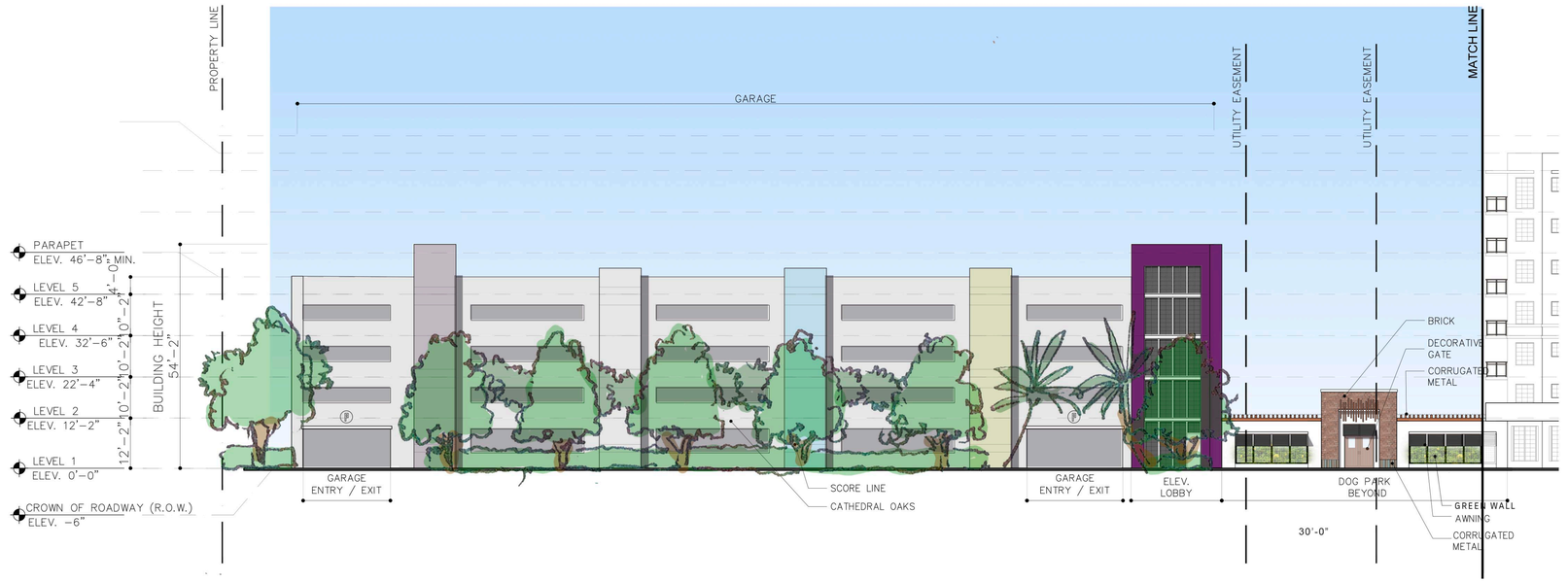
MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: millersurveying@aol.com

REF'S:	BB15/1 D36/5 Y160/7
PREV. JOB NO'S.	Y160/24 Y140177 Y130/24 Y130551 Y031815
JOB NO.	Y190840
	L - 1500 - C

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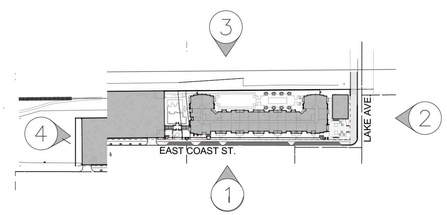


1 EAST COAST STREET ELEVATION



1 EAST COAST STREET ELEVATION

COLOR SCHEME



KEYPLAN

SCALE: N.T.S.

NORTH

BUILDING ELEVATIONS

SCALE: 1/16"=1'-0"

MAJOR SITE PLAN RESUBMITTAL 05/04/2020

THE BOHEMIAN

FOR:
AFFILIATED DEVELOPMENT
LOCATED AT:
LAKE WORTH BEACH, FLORIDA

BEATRIZ M. HERNANDEZ
AR0094576

BY

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE, SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.
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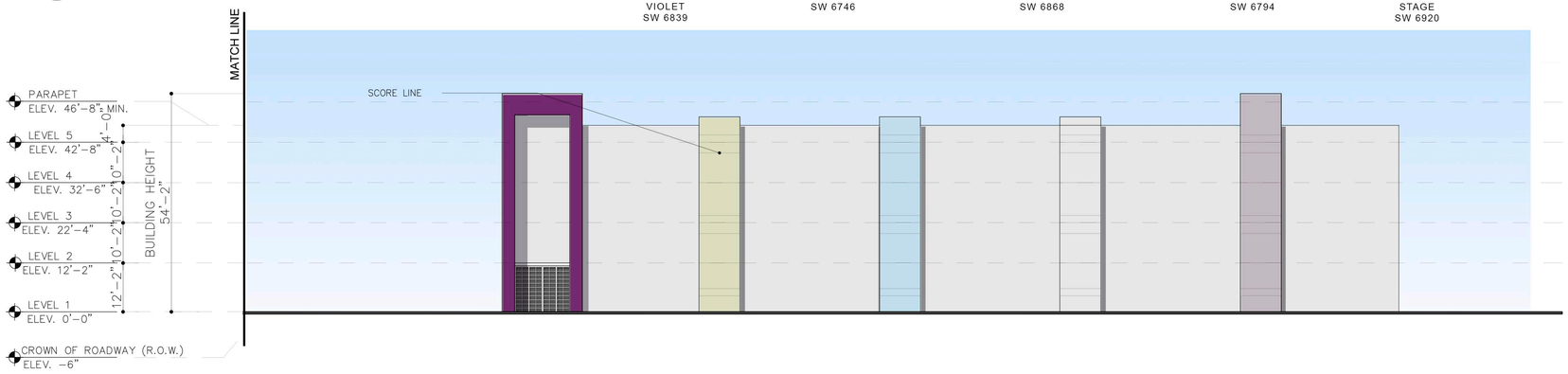
DRAWN	
DATE	10/15/2019
SCALE	AS SHOWN
JOB NO.	1930.PRJ

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A-3.1C



3 WEST ELEVATION BUILDING



3 WEST ELEVATION GARAGE

COLOR SCHEME

A	B	C	D
MAIN STUCCO SW 7006 EXTRA WHITE	ACCENT 1 SW 7067 FROSTY WHITE	ACCENT 2 SW 7069 CITYSCAPE	ACCENT 3 SW 6093 FAMILIAR BEIGE

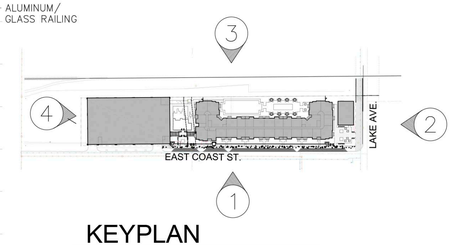
E	F	H
BRICK VENEER (RESIDENTIAL)	BRICK VENEER (WHITE) (RETAIL)	COMPOSITE WOOD



2 NORTH BUILDING ELEVATION
LAKE AVE



4 SOUTH BUILDING ELEVATION



KEYPLAN
SCALE: N.T.S.

NORTH

BUILDING ELEVATIONS
SCALE: 1/16"=1'-0"

MAJOR SITE PLAN RESUBMITTAL 05/04/2020

THE BOHEMIAN
FOR:
AFFILIATED DEVELOPMENT
LOCATED AT:
LAKE WORTH BEACH, FLORIDA

BEATRIZ M. HERNANDEZ
AR0094576

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 272-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

	BY

DRAWN
DATE 10/15/2019
SCALE AS SHOWN
JOB NO. 1930.PRJ

SHEET TITLE:
ELEVATIONS

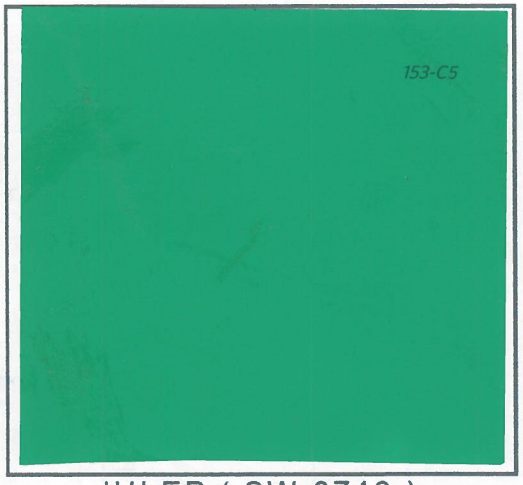
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A-3.2 C

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE, SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

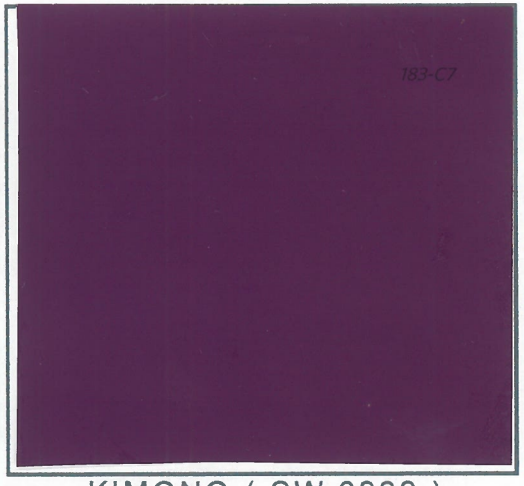
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REAL RED (SW 6868)



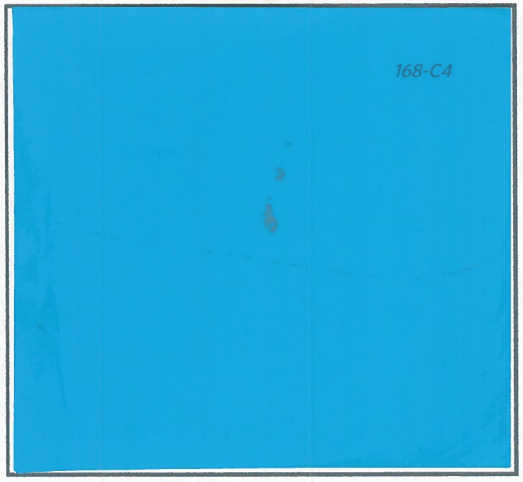
JULEP (SW 6746)



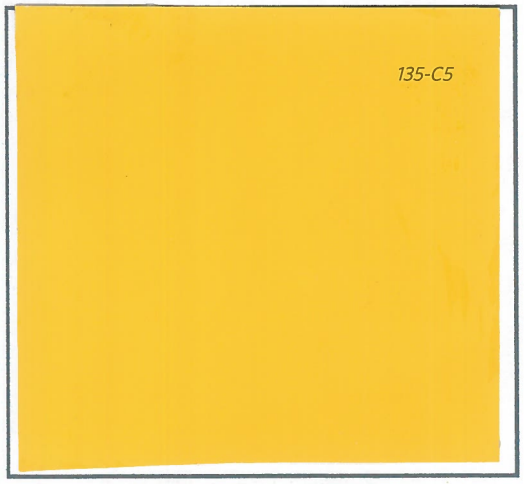
KIMONO (SW 6839)



EXUBERANT PINK (SW 6840)



FLYWAY (SW 6794)



BEE (SW 6683)



CENTER STAGE (SW 6920)

COLOR CHIPS

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECTS KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

BY

THE BOHEMIAN
FOR:
AFFILIATED DEVELOPMENT
LOCATED AT:
LAKE WORTH BEACH, FLORIDA

BEATRIZ M. HERNANDEZ
AR0094576

MSA ARCHITECTS, INC.
AA0000895
8900 SW 74th COURT
SUITE 1103
MIAMI, FLORIDA 33156
(305) 273-0811

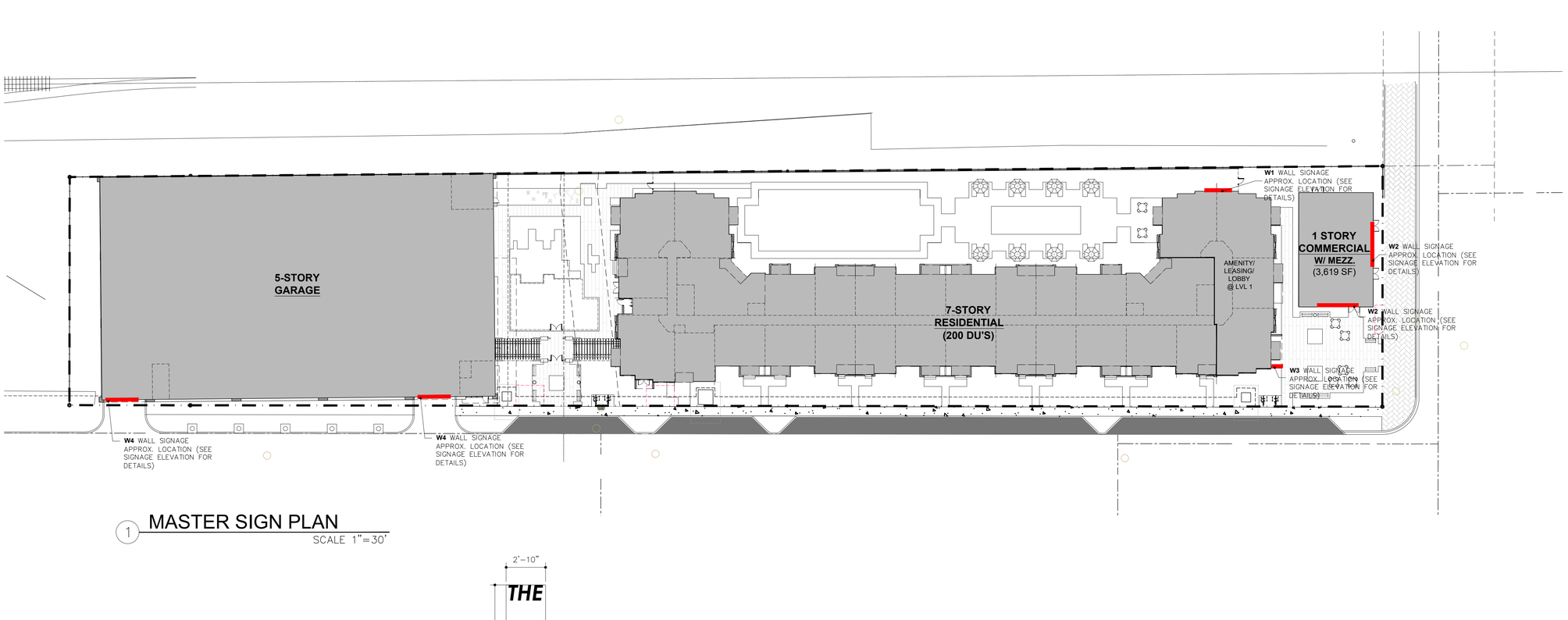
MSA ARCHITECTS
ARCHITECTURE & PLANNING

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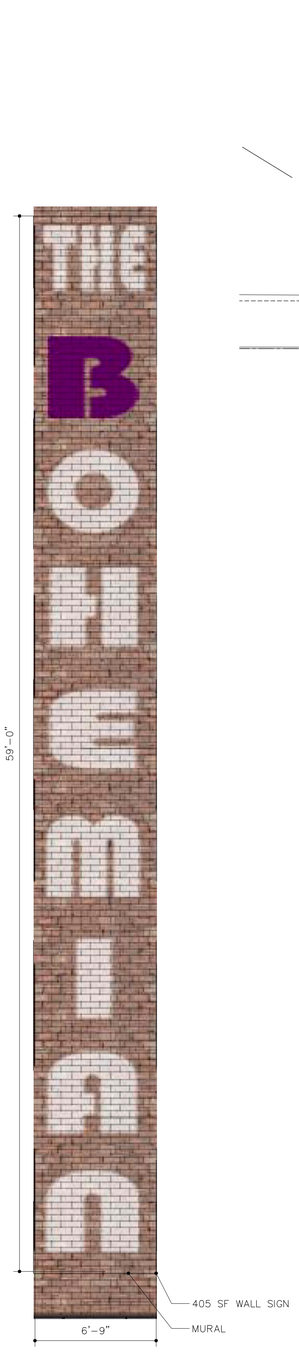
DRAWN	
DATE	05/05/2020
SCALE	AS SHOWN
JOB NO.	1930.PRJ

SHEET TITLE:
COLOR CHIPS

SHEET NUMBER:
A-0.1

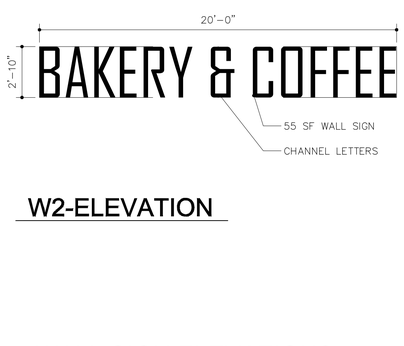


1 MASTER SIGN PLAN
SCALE 1"=30'

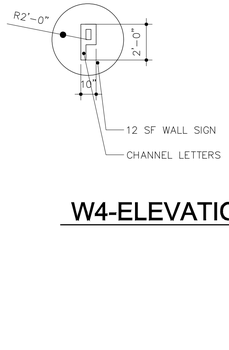


W1-ELEVATION

W3-ELEVATION



W2-ELEVATION



W4-ELEVATION

2 WALL SIGN ELEVATIONS
SCALE 1/4"=1'-0"

NORTH

MASTER SIGN PLAN

MAJOR SITE PLAN RESUBMITTAL 05/04/2020

BY

THE BOHEMIAN

FOR:
AFFILIATED DEVELOPMENT
LOCATED AT:
LAKE WORTH BEACH, FLORIDA

STATE OF FLORIDA
BEATRIZ HERNANDEZ
AR0094576
REGISTERED ARCHITECT

BEATRIZ M. HERNANDEZ
AR0094576

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

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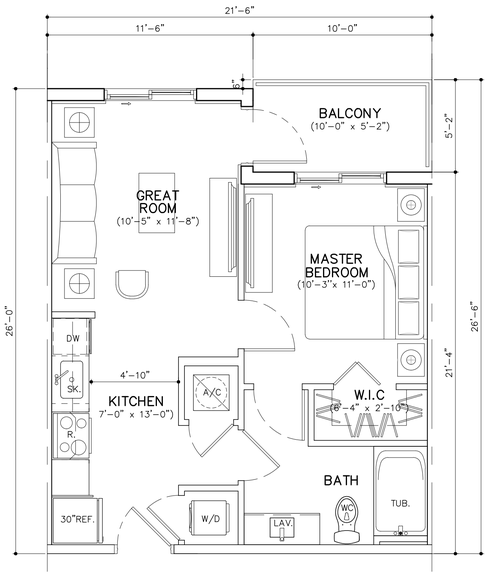
MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA, 33156
(305) 275-9811

MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN	
DATE	10/15/2019
SCALE	AS SHOWN
JOB NO.	1930.PRJ

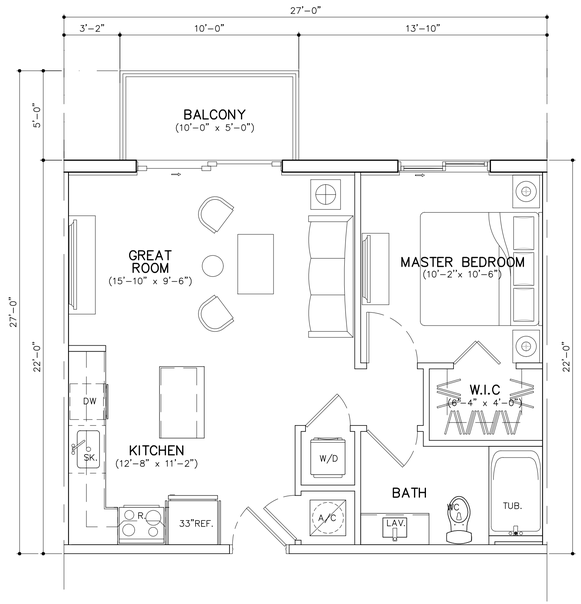
SHEET TITLE:
MASTER SIGN PLAN

SHEET NUMBER:
A-3.3



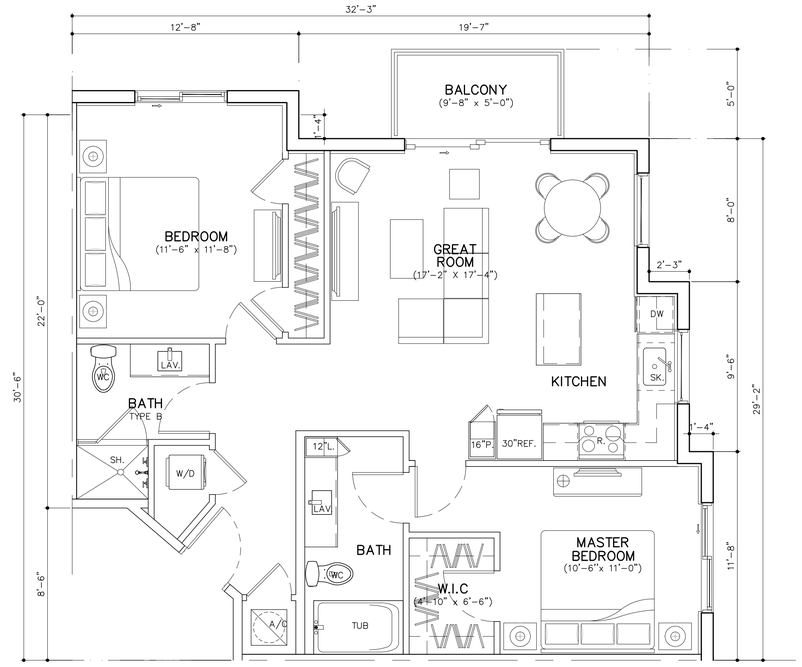
UNIT A2 (1BD/1BTH)

GROSS A/C AREA = 512 SQ. FT. (75 DU'S)
BALCONY = 52 SQ. FT.



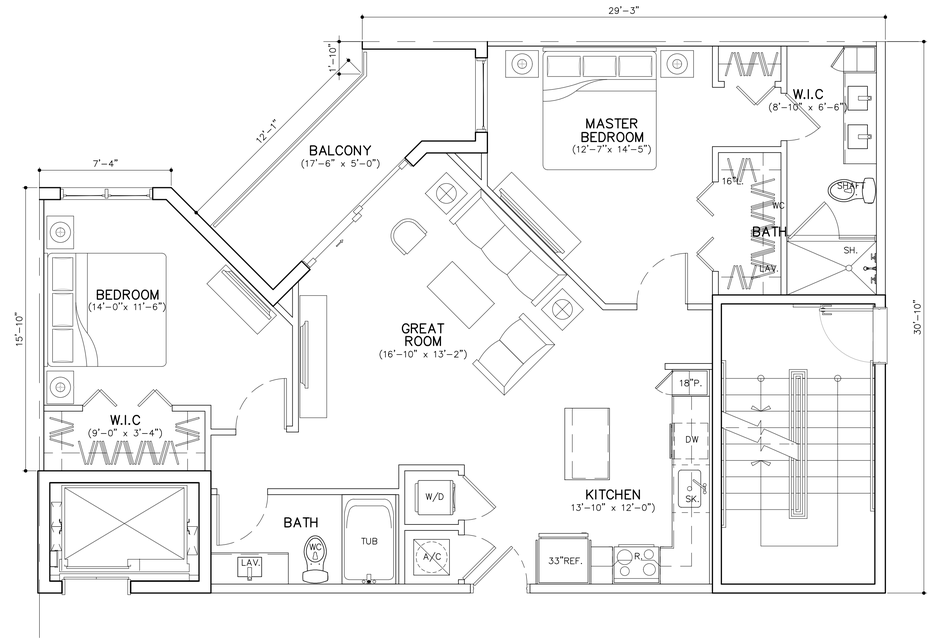
UNIT A1 (1BD/1BTH)

GROSS A/C AREA = 594 SQ. FT. (76 DU'S)
BALCONY = 50 SQ. FT.



UNIT B1 (2BD/2BTH)

GROSS A/C AREA = 975 SQ. FT. (35 DU'S)
BALCONY = 48 SQ. FT.



UNIT B2 (2BD/2BTH)

GROSS A/C AREA = 1035 SQ. FT. (14 DU'S)
BALCONY = 88 SQ. FT.

UNIT PLANS

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

MAJOR SITE PLAN RESUBMITTAL 05/04/2020

BY

THE BOHEMIAN

FOR:
AFFILIATED DEVELOPMENT
LOCATED AT:
LAKE WORTH BEACH, FLORIDA

STATE OF FLORIDA
BEATRIZ HERNANDEZ
REGISTERED ARCHITECT
ARCHITECTS

BEATRIZ M. HERNANDEZ
AR0094576

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 275-9911

MSA ARCHITECTURE & PLANNING

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

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DRAWN	
DATE	10/15/2019
SCALE	AS SHOWN
JOB NO.	1930.PRJ

SHEET TITLE:
UNIT PLANS

SHEET NUMBER:
A-4.1

The Bohemian

PROJECT LOCATED IN:
LAKE WORTH BEACH, FLORIDA
FOR:
AFFILIATED DEVELOPMENT



ARTISTIC RENDERING
CREATIVE INTERPRETATION OF DESIGN INTENT

INDEX OF DRAWINGS

SHEET	REV. NO.	DATE	DESCRIPTION
CS-1			COVER SHEET: INDEX OF DRAWINGS

ARCHITECTURAL

SP-1			SITE PLAN
A-2.0			BUILDING PLANS
A-2.1			BUILDING PLANS
A-2.2			BUILDING PLANS
A-2.3			BUILDING PLANS
A-3.1			ELEVATIONS
A-3.2			ELEVATIONS
A-3.3			MASTER SIGNAGE PLAN
A-4.1			UNIT PLANS

LANDSCAPE

L1			TREE SURVEY & DISPOSITION PLAN
L2			TREE & PALM PLAN
L3			SHRUB & UNDERSTORY PLAN

CIVIL

C-1			COVER
C-2			EXISTING CONDITIONS
C-3			STORMWATER POLLUTION PREVENTION PLAN
C-4			PRELIMINARY ENGINEERING PLAN
C-5			PERIMETER SECTIONS

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- OWNER/DEVELOPER

AFFILIATED DEVELOPMENT
JEFFREY BURNS
(954) 451-5252

- ARCHITECT:

MSA ARCHITECTS INC.
ARCHITECTS & PLANNERS
8950 SW 74th COURT
SUITE 1513
MIAMI, FL. 33156
(305) 273-9911
FL. AA C000895

- LANDSCAPE

ENVIRONMENTAL DESIGN GROUP
139 NORTH COUNTY RD
SUITE 20-B
PALM BEACH, FL 33480
(561) 832-4600

- CIVIL

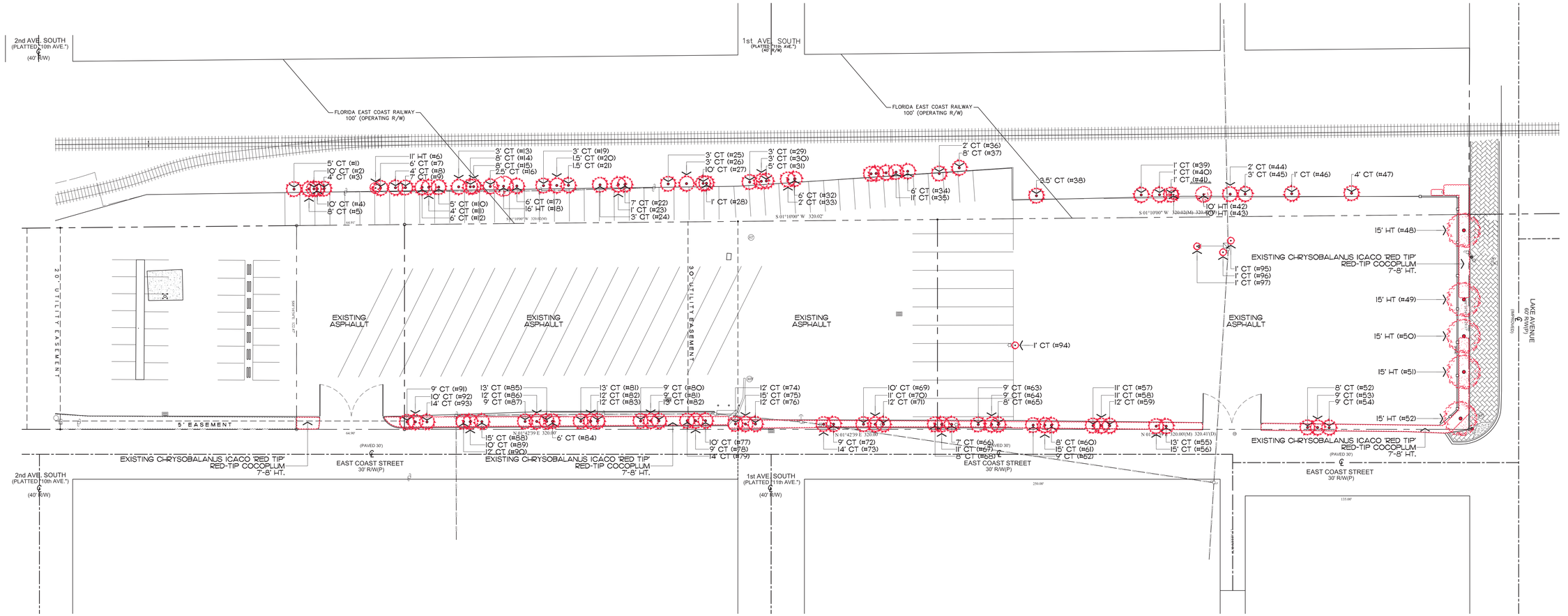
WGI
11401 SW 40TH ST
SUITE 455
MIAMI, FL 33165
(305) 553-0500

- LAND USE

SACHS SAX CAPLAN
6111 BROKEN SOUNT PARKWAY NW
SUITE 200
BOCA RATON, FL 33487
(561) 994-4499

- SUBMITTAL DATES:

MAJOR SITE PLAN SUBMITTAL 03/06/2020
MAJOR SITE PLAN RE-SUBMITTAL 05/04/2020



TREE NO.	DBH	SPECIES	ACTION	CONDITION	REPLACEMENTS REQUIRED
6	2"	UNIDENTIFIED	REMOVE	POOR	2" DBH
18	3"	UNIDENTIFIED	REMOVE	POOR	3" DBH
42	4"	MANGO TREE	REMOVE	POOR	4" DBH
43	2"	UNIDENTIFIED	REMOVE	POOR	2" DBH
48	8"	LIVE OAK	REMOVE	FAIR	8" DBH
49	10"	LIVE OAK	REMOVE	FAIR	10" DBH
50	7"	LIVE OAK	REMOVE	FAIR	7" DBH
51	12"	LIVE OAK	REMOVE	FAIR	12" DBH
52	8"	LIVE OAK	REMOVE	FAIR	8" DBH

Palm Disposition

PALM NO.	CT	SPECIES	ACTION	CONDITION	REPLACEMENTS REQUIRED
1	5'	SABAL PALM	REMOVE	FAIR	1 PALM
2	10'	SABAL PALM	REMOVE	FAIR	1 PALM
3	4'	SABAL PALM	REMOVE	FAIR	1 PALM
4	10	SABAL PALM	REMOVE	FAIR	1 PALM
5	8'	SABAL PALM	REMOVE	FAIR	1 PALM
7	6'	SABAL PALM	REMOVE	FAIR	1 PALM
8	4'	SABAL PALM	REMOVE	FAIR	1 PALM
9	7'	SABAL PALM	REMOVE	FAIR	1 PALM
10	5'	SABAL PALM	REMOVE	FAIR	1 PALM
11	4'	SABAL PALM	REMOVE	FAIR	1 PALM
12	6'	SABAL PALM	REMOVE	FAIR	1 PALM
13	3'	SABAL PALM	REMOVE	FAIR	1 PALM
14	6'	SABAL PALM	REMOVE	FAIR	1 PALM
15	8'	SABAL PALM	REMOVE	FAIR	1 PALM
16	2.5'	SABAL PALM	REMOVE	FAIR	1 PALM
17	6'	SABAL PALM	REMOVE	FAIR	1 PALM
19	3'	SABAL PALM	REMOVE	FAIR	1 PALM
20	1.5'	SABAL PALM	REMOVE	FAIR	1 PALM
21	1.5'	SABAL PALM	REMOVE	FAIR	1 PALM
22	7'	SABAL PALM	REMOVE	FAIR	1 PALM
23	1'	SABAL PALM	REMOVE	FAIR	1 PALM
24	3'	SABAL PALM	REMOVE	FAIR	1 PALM
25	3'	SABAL PALM	REMOVE	FAIR	1 PALM
26	3'	SABAL PALM	REMOVE	FAIR	1 PALM
27	10'	SABAL PALM	REMOVE	FAIR	1 PALM
28	1'	SABAL PALM	REMOVE	FAIR	1 PALM
29	3'	SABAL PALM	REMOVE	FAIR	1 PALM
30	3'	SABAL PALM	REMOVE	FAIR	1 PALM
31	5'	SABAL PALM	REMOVE	FAIR	1 PALM
32	6'	SABAL PALM	REMOVE	FAIR	1 PALM
33	2'	SABAL PALM	REMOVE	FAIR	1 PALM

Palm Disposition

PALM NO.	CT	SPECIES	ACTION	CONDITION	REPLACEMENTS REQUIRED
34	6'	SABAL PALM	REMOVE	FAIR	1 PALM
35	11'	SABAL PALM	REMOVE	FAIR	1 PALM
36	2'	SABAL PALM	REMOVE	FAIR	1 PALM
37	8'	SABAL PALM	REMOVE	FAIR	1 PALM
38	3.5'	SABAL PALM	REMOVE	FAIR	1 PALM
39	1'	SABAL PALM	REMOVE	FAIR	1 PALM
40	1'	SABAL PALM	REMOVE	FAIR	1 PALM
41	1'	SABAL PALM	REMOVE	FAIR	1 PALM
44	2'	SABAL PALM	REMOVE	FAIR	1 PALM
45	3'	SABAL PALM	REMOVE	FAIR	1 PALM
46	1'	SABAL PALM	REMOVE	FAIR	1 PALM
47	4'	SABAL PALM	REMOVE	FAIR	1 PALM
52	6'	SABAL PALM	REMOVE	FAIR	1 PALM
53	9'	SABAL PALM	REMOVE	FAIR	1 PALM
54	9'	SABAL PALM	REMOVE	FAIR	1 PALM
55	13'	SABAL PALM	REMOVE	FAIR	1 PALM
56	15'	SABAL PALM	REMOVE	FAIR	1 PALM
57	11'	SABAL PALM	REMOVE	FAIR	1 PALM
58	11'	SABAL PALM	REMOVE	FAIR	1 PALM
59	12'	SABAL PALM	REMOVE	FAIR	1 PALM
60	8'	SABAL PALM	REMOVE	FAIR	1 PALM
61	15'	SABAL PALM	REMOVE	FAIR	1 PALM
62	9'	SABAL PALM	REMOVE	FAIR	1 PALM
63	9'	SABAL PALM	REMOVE	FAIR	1 PALM
64	9'	SABAL PALM	REMOVE	FAIR	1 PALM
65	8'	SABAL PALM	REMOVE	FAIR	1 PALM
66	7'	SABAL PALM	REMOVE	FAIR	1 PALM
67	11'	SABAL PALM	REMOVE	FAIR	1 PALM
68	8'	SABAL PALM	REMOVE	FAIR	1 PALM
69	10'	SABAL PALM	REMOVE	FAIR	1 PALM
70	11'	SABAL PALM	REMOVE	FAIR	1 PALM
71	12'	SABAL PALM	REMOVE	FAIR	1 PALM
72	9'	SABAL PALM	REMOVE	FAIR	1 PALM
73	14'	SABAL PALM	REMOVE	FAIR	1 PALM
74	12'	SABAL PALM	REMOVE	FAIR	1 PALM
75	15'	SABAL PALM	REMOVE	FAIR	1 PALM
76	12'	SABAL PALM	REMOVE	FAIR	1 PALM
77	10'	SABAL PALM	REMOVE	FAIR	1 PALM
78	9'	SABAL PALM	REMOVE	FAIR	1 PALM
79	14'	SABAL PALM	REMOVE	FAIR	1 PALM
80	9'	SABAL PALM	REMOVE	FAIR	1 PALM
81	9'	SABAL PALM	REMOVE	FAIR	1 PALM
82	13'	SABAL PALM	REMOVE	FAIR	1 PALM
83	12'	SABAL PALM	REMOVE	FAIR	1 PALM
84	6'	SABAL PALM	REMOVE	FAIR	1 PALM
85	13'	SABAL PALM	REMOVE	FAIR	1 PALM

Palm Disposition

PALM NO.	CT	SPECIES	ACTION	CONDITION	REPLACEMENTS REQUIRED
86	12'	SABAL PALM	REMOVE	FAIR	1 PALM
87	9'	SABAL PALM	REMOVE	FAIR	1 PALM
88	15'	SABAL PALM	REMOVE	FAIR	1 PALM
89	10'	SABAL PALM	REMOVE	FAIR	1 PALM
90	12'	SABAL PALM	REMOVE	FAIR	1 PALM
91	9'	SABAL PALM	REMOVE	FAIR	1 PALM
92	10'	SABAL PALM	REMOVE	FAIR	1 PALM
93	14'	SABAL PALM	REMOVE	FAIR	1 PALM
94	1'	SABAL PALM	REMOVE	FAIR	1 PALM
95	1'	SABAL PALM	REMOVE	FAIR	1 PALM
96	1'	SABAL PALM	REMOVE	FAIR	1 PALM
97	1'	SABAL PALM	REMOVE	FAIR	1 PALM

NOTE: REQUIRED COMBINED DBH OF REPLACEMENT TREES REQUIRED = 56" DBH
PALMS REQUIRED = 88 PALMS, 650' OF TOTAL CT.
TOTAL DBH PROPOSED = 56" DBH
TOTAL PALMS PROPOSED = 88 PALMS, 650' CT

THE NEW TREES TO BE PLANTED WILL ACCOUNT FOR THE REPLACEMENT TREE REQUIREMENTS' REPLACEMENT TREES DBH IS GREATER THAN THE COMBINED DBH OF ALL REMOVED TREES. SEE TREE AND PALM PLAN FOR DETAILS.

TREES LISTED IN POOR CONDITION ARE EITHER DISEASED, INJURED, INVASIVE, IN DANGER OF FALLING, CREATE UNSAFE VISION CLEARANCE, OR ARE LOCATED IN AN AREA WHERE A STRUCTURE OR IMPROVEMENT WILL BE PLACED, AND RETENTION OF THE TREES IS SUCH THAT NO REASONABLE ECONOMIC USE CAN BE MADE OF THE PROPERTY WITHOUT THE REMOVAL OF THE TREES.

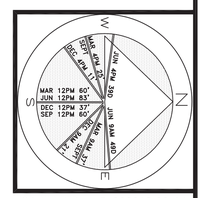
Tree Action Legend

- EXISTING SABAL PALM TO BE REMOVED
- EXISTING LIVE OAK TO BE REMOVED
- EXISTING UNIDENTIFIED TREE TO BE REMOVED
- EXISTING MANGO TREE TO BE REMOVED

ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Dustin M Mizell
Digitally signed by Dustin M Mizell
Date: 2020.05.04 12:15:25 -04'00'

The Bohemian
Affiliated Development
Lake Worth Beach
FLORIDA



JOB NUMBER: # 202018.00 LA
DRAWN BY: John Marion
DATE: 02.24.2020
03.06.2020

SHEET L1



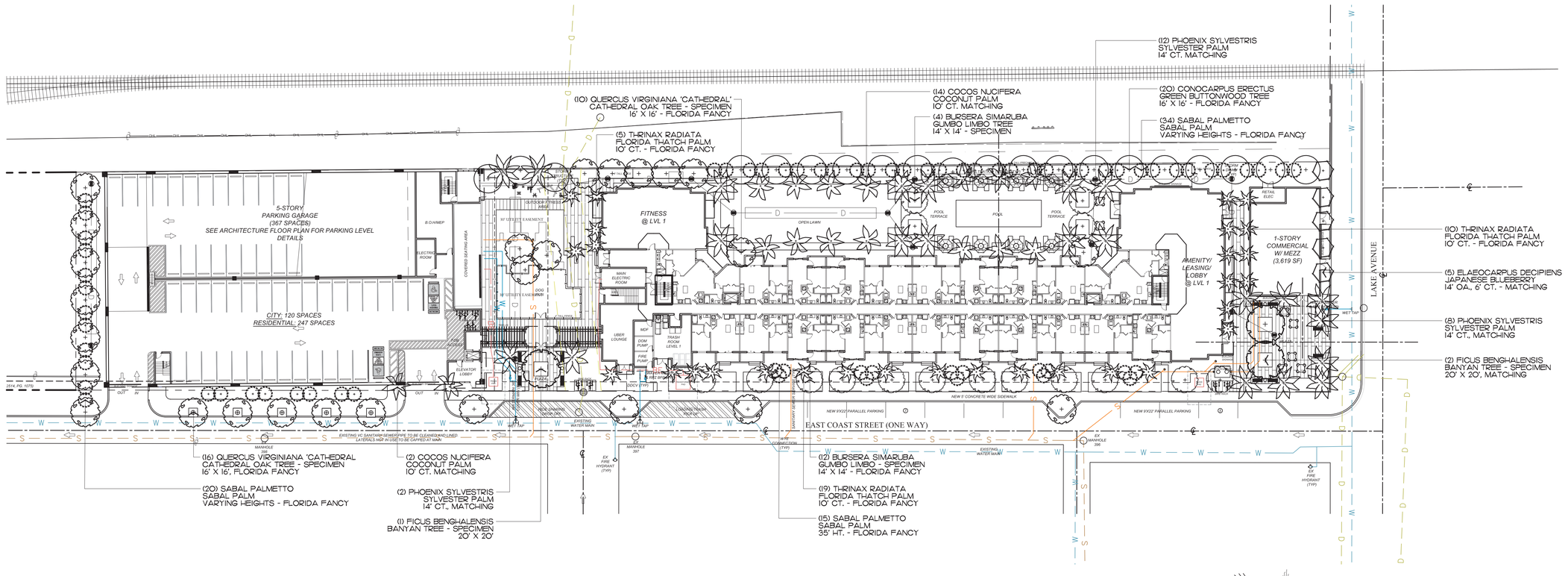
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1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Tree Survey & Disposition Plan

SCALE IN FEET 0' 30' 60' 90'



ENVIRONMENT DESIGN GROUP
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Phone 561.832.4800 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Dustin M Mizell

Digitally signed by Dustin M Mizell
Date: 2020.05.04 12:16:08 -04'00'

The Bohemian
Affiliated Development
Lake Worth Beach
FLORIDA

Perimeter Landscape Requirements - Trees

	MIN. LANDSCAPE REQUIREMENTS	TREES PROPOSED
PERIMETER ADJACENT TO R.O.W. (LAKE AVENUE) 129 LINEAR FEET	ONE (1) LARGE TREE FOR EVERY 25 LINEAR FEET (6 LARGE TREES)	5 LARGE TREES (0% NATIVE) 4 PALMS = 1 LARGE TREE (0% OF REQUIRED TREES ARE NATIVE)
PERIMETER ADJACENT TO R.O.W. (EAST COAST ST.) 705 LINEAR FEET	ONE (1) LARGE TREE FOR EVERY 25 LINEAR FEET (29 LARGE TREES) 3 PALMS = 1 LARGE TREE	22 LARGE TREES (100% NATIVE) 41 PALMS = 14 LARGE TREES (100% OF REQUIRED TREES ARE NATIVE)
PERIMETER ADJACENT TO R.O.W. (F.E.C. RAILROAD) 705 LINEAR FEET	ONE (1) LARGE TREE FOR EVERY 25 LINEAR FEET (29 LARGE TREES) 3 PALMS = 1 LARGE TREE	25 LARGE TREES (100% NATIVE) 48 PALMS = 16 LARGE TREES (100% OF REQUIRED TREES ARE NATIVE)
PERIMETER ADJACENT TO NEIGHBORING PROPERTY 129 LINEAR FEET	ONE (1) LARGE TREE FOR EVERY 25 LINEAR FEET (6 LARGE TREES)	6 LARGE TREES (100 % NATIVE) 12 PALMS = 4 LARGE TREES (100% OF REQUIRED TREES ARE NATIVE)
TOTAL PERIMETER TREES	70 LARGE TREES (MAXIMUM 20% PALMS)	92 LARGE TREES INCLUDING PALMS (91.4% OF REQUIRED TREES ARE NATIVE)

Interior Landscape Requirements - Trees

	LANDSCAPE REQUIREMENTS	TREES PROPOSED
ALL PERVIOUS AREAS OF A SITE NOT ASSOCIATED WITH REQUIRED WATER RETENTION (8,019 S.F.)	ONE (1) LARGE TREE FOR EVERY 625 SQUARE FEET (13 LARGE TREES) 3 PALMS = 1 LARGE TREE	12 LARGE TREES (100% NATIVE) 31 PALMS = 10 TREES (100% OF REQUIRED TREES ARE NATIVE)

Planting Material/Specifications

TREES AND PALMS

LEGEND/KEY	PLANT NAME	QUANTITY	TYPE	SIZE/SPECIFICATIONS
	BURSERA SIMARUBA GUMBO LIMO	16	LARGE TREE (NATIVE)	14' X 14' FLORIDA FANCY, SPECIMEN
	COCOS NUCIFERA COCONUT PALM	16	PALM TREE (NON-NATIVE)	10' CT FLORIDA FANCY, MATCHING
	CONOCARPUS ERECTUS GREEN BUTTONWOOD TREE	20	LARGE TREE (NATIVE)	16' X 16' FLORIDA FANCY, SPECIMEN
	ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY	5	LARGE TREE (NON-NATIVE)	14' OA, 6' CT FLORIDA FANCY, MATCHING
	FICUS BENGHALENSIS BANYAN TREE	3	LARGE TREE (NON-NATIVE)	20' X 20' SPECIMEN MATCHING
	PHOENIX SYLVESTRIS SYLVESTER PALM	22	PALM TREE (NON-NATIVE)	14' CT FLORIDA FANCY, MATCHING
	QUERCUS VIRGINIANA 'CATHEDRAL' CATHEDRAL OAK TREE	26	LARGE TREE (NATIVE)	16' X 16' FLORIDA FANCY, SPECIMEN
	SABAL PALMETTO SABAL PALM	69	PALM TREE (NATIVE)	VARYING HEIGHTS FLORIDA FANCY
	THRINAX RADIATA FLORIDA THATCH PALM	29	PALM TREE (NATIVE)	10' CT FLORIDA FANCY

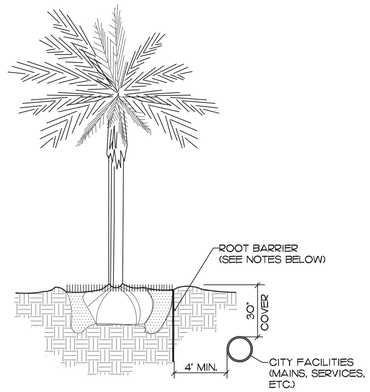
TOTAL SITE AREA: 88,684.35 S.F.
OPEN LANDSCAPE SPACE PROVIDED: 21,093.5 S.F. (23.7 PERCENT)
INTERIOR L.O.S PROVIDED: 8,019 S.F. (38 PERCENT)

TOTAL LARGE TREES REQUIRED: 83
LARGE TREES PROVIDED: 70 (88.5% NATIVE AND 84.3% OF REQUIRED TREES)
PALM TREES PROVIDED (3:1 RATIO): 136 = 45 LARGE TREES (72% NATIVE AND 15.7% OF REQUIRED TREES)
TOTAL LARGE TREES PROVIDED: 115 (100% OF REQUIRED TREES ARE NATIVE)

NATIVE REQUIREMENTS

TREES	TOTAL	NON-NATIVE	NATIVE
REQUIRED	83	20 (25% MAX.)	63 (75% MIN.)
PROVIDED	70 TREES (136 PALMS)	8 TREES (11.4%) 36 PALMS (27.9%)	62 TREES (88.6%) 98 PALMS (72.1%)

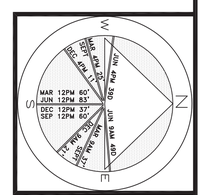
* CONTRACTOR SHALL FINE GRADE AND SOD ALL DISTURBED AREAS WITH BAHIA SOD.



NOTES:

1. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL CITY FACILITIES.
2. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISH GRADE.
3. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
4. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
5. ROOT BARRIERS SHALL BE USED FOR ALL PLANTINGS THAT ARE WITHIN FIVE (5) FEET OF A UTILITY EASEMENT OR ANY OTHER UNDERGROUND UTILITY.

CITY OF LAKE WORTH PUBLIC SERVICES DEPARTMENT	TYPICAL TREE WITH ROOT BARRIER



JOB NUMBER: # 202018.00 LA
DRAWN BY: Jean Twomey
DATE: 02.26.2020
03.06.2020
05.04.2020

SHEET L2

Tree & Palm Plan

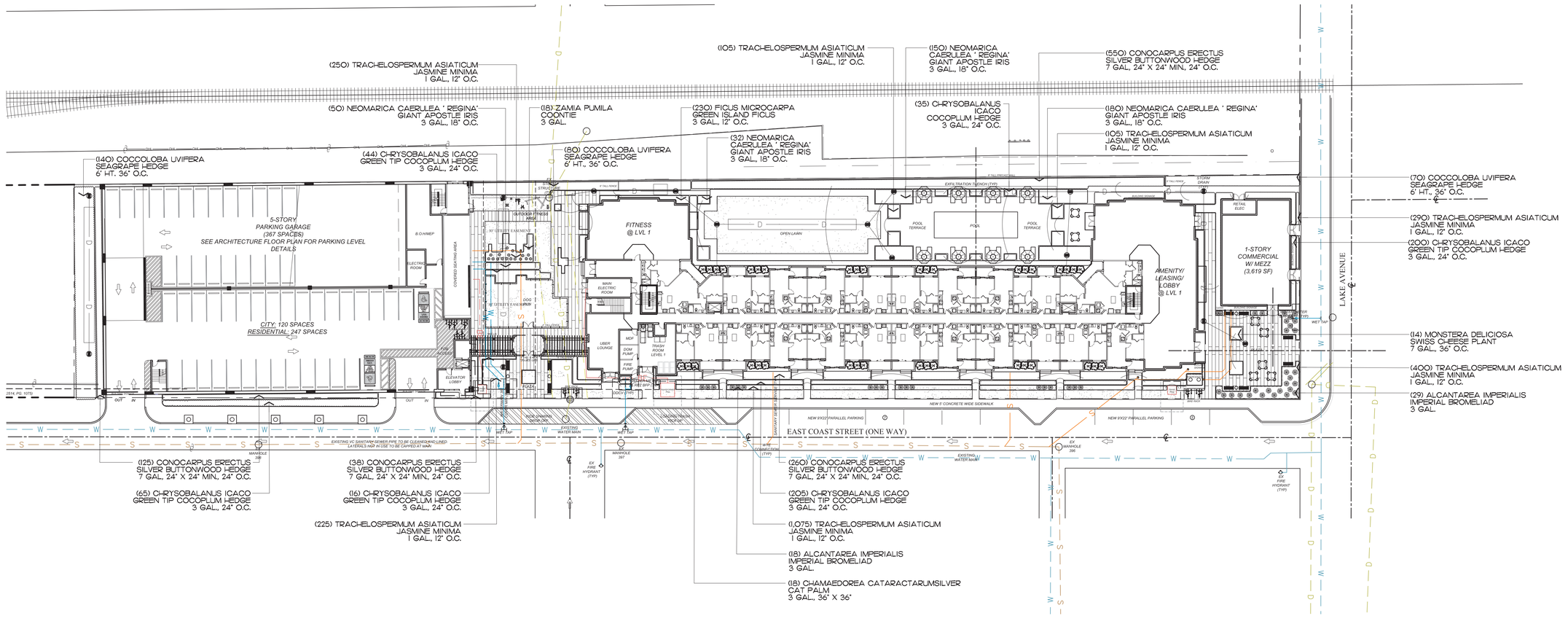
SCALE IN FEET 0' 30' 60' 90'



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Planting Material/Specifications

SHRUBS, GROUNDCOVERS, & VINES

SYM/KEY	PLANT NAME	QTY. / AREA	TYPE	SIZE/REMARKS
	ALCANTAREA IMPERIALIS IMPERIAL BROMELIAD	47 / 47 S.F.	DROUGHT TOLERANT	3 GAL, 12" O.C.
	CONOCARPUS ERECTUS 'SILVER' SILVER BUTTONWOOD	963 / 3,852 S.F.	NATIVE / DROUGHT TOLERANT	7 GAL., 24" X 24" MIN. 24" O.C., FULL TO BASE 7 GAL., 24" X 24" MIN. TO FORM HEDGE UPON INSTALLATION, HEDGE TO EVENTUALLY GROW & BE MAINTAINED AT A HEIGHT OF 36" - 42"
	CHAMAEDOREA CATARACTARUM CAT PALM	38 / 342 S.F.	DROUGHT TOLERANT	7 GAL., 36" X 36"
	COCCOLOBA UVIFERA SEAGRAPE HEDGE	290 / 2,610 S.F.	NATIVE / DROUGHT TOLERANT	6' HT., 36" O.C.
	CHRYSOBALANUS ICACO GREEN TIP COCOPLUM HEDGE	500 / 2,000 S.F.	NATIVE / DROUGHT TOLERANT	3 GAL., 24" O.C. TO BE MAINTAINED AT A HEIGHT OF 24"
	MONSTERA DELICIOSA SWISS CHEESE PLANT	14 / 126 S.F.	DROUGHT TOLERANT	7 GAL, 36" O.C.
	NEOMARICA CAERULEA 'REGINA' GIANT APOSTLE IRIS	362 / 543 S.F.	DROUGHT TOLERANT	3 GAL, 18" O.C.
	TRACHELOSPERMUM ASIATICUM JASMINE MINIMA	2,450 / 612 S.F.	DROUGHT TOLERANT	1 GAL, 12" O.C.
	ZAMIA PUMILA COONTIE	18 / 72 S.F.	NATIVE / DROUGHT TOLERANT	3 GAL.

LAWN AND MULCH

SYM/KEY	MATERIAL	QTY	SIZE/REMARKS
LAWN	EMPIRE ZOYSIA LAWN	SEE SITE	SOD PALLETS
PLANTING BED	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" DEPTH

NATIVE REQUIREMENTS

SHRUBS	NON-NATIVE	NATIVE
QUANTITY / AREA	2,911 / 1,670 S.F.	1,771 / 8,532 S.F.
PERCENTAGE	16.4%	83.6%

* CONTRACTOR SHALL FINE GRADE AND SOD ALL DISTURBED AREAS WITH BAHIA SOD.

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DISCLAIMER: 2020
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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1-800-432-4770
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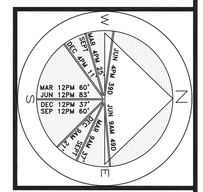
Shrub & Understory Plan

SCALE IN FEET 0' 30' 60' 90'

ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

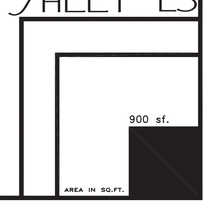
Dustin M Mizell
Digitally signed by Dustin M Mizell
Date: 2020.05.04 12:16:46 -04'00'

The Bohemian
Affiliated Development
Lake Worth Beach
FLORIDA



JOB NUMBER: # 202018.00 LA
DRAWN BY: Sean Twomey
DATE: 03.06.2020
05.04.2020

SHEET L3



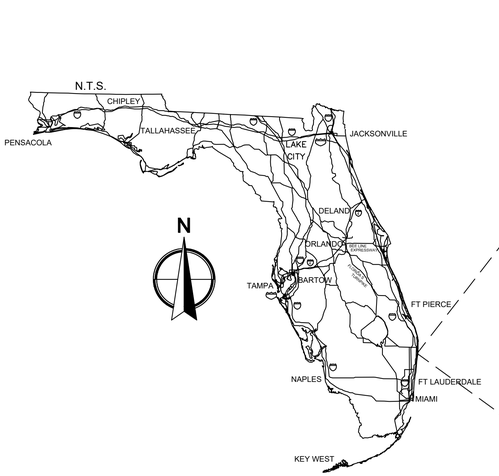
THE BOHEMIAN

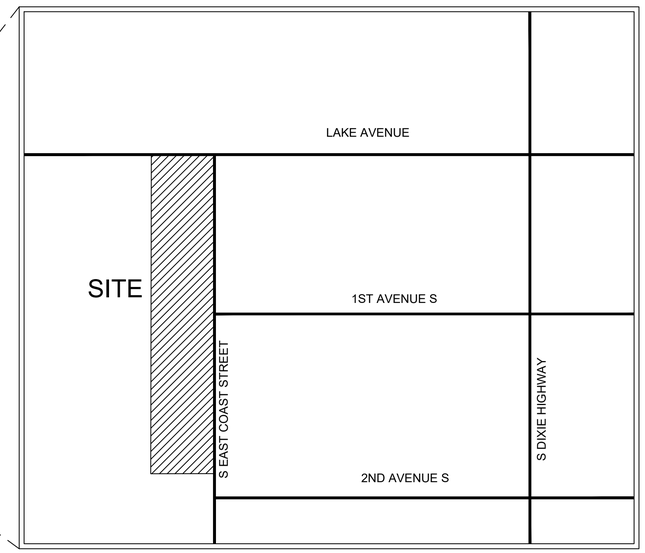
PRELIMINARY CIVIL PLANS

PREPARED FOR:
AFFILIATED DEVELOPMENT
414 N. ANDREWS AVE.
FORT LAUDERDALEM, FL, 33301

AFFILIATED DEVELOPMENT

LOCATION MAP





PROJECT LOCATED IN
SECTION 28 / TOWNSHIP 44 SOUTH / RANGE 43 EAST

SHEET INDEX

DRW NO.	SHEET TITLE
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	STORMWATER POLLUTION PREVENTION PLAN
C-4	PRELIMINARY ENGINEERING PLANS
C-5	PERIMETER SECTIONS

PERMIT TRACKING			
PERMITTING AGENCY	PERMIT NAME	PERMIT NUMBER	EXPIRATION DATE

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANES, EAST ZONE, U.S. FEET (NAD83)

811 Know what's **below.** **Call** before you dig.

PREPARED BY:

WGL

2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CONSULTANTS:

MSA ARCHITECTS ARCHITECTURE & PLANNING

Environment Design Group
Landscape Architecture
Palm Beach Florida

PROJECT TITLE:

THE BOHEMIAN
LAKE WORTH, FL, 33461

ENGINEER OF RECORD
BRIAN P. ARNOLD
PE# 81294
May 4, 2020

BRIAN ARNOLD, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 81294

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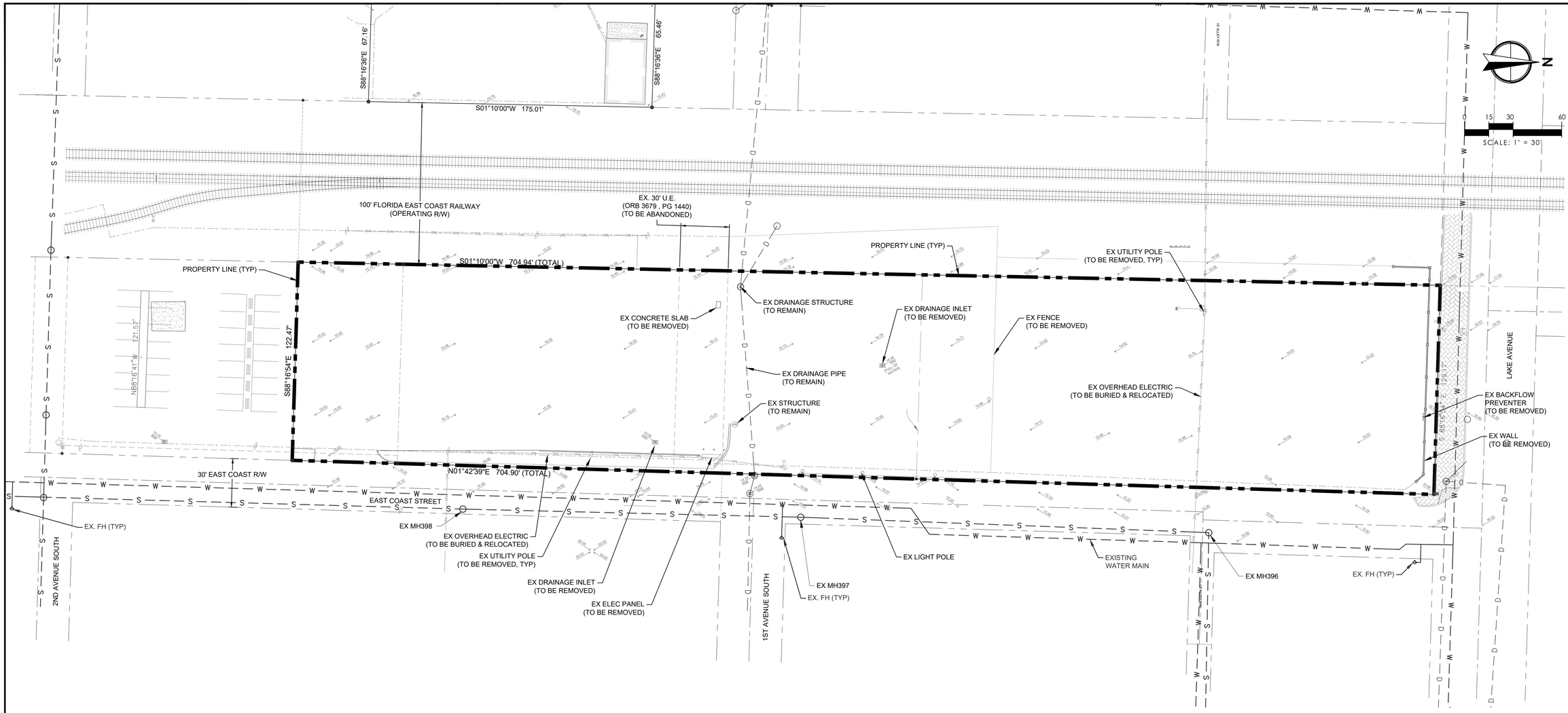
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NO:	DATE:	DESCRIPTION:

DRAWN DATE:	2020-05-04
DRAWN BY:	GWK
CHECKED BY:	BPA
PROJECT #:	5582.00

50% DESIGN DEVELOPMENT

SHEET #:	TOTAL SHEETS
C-1	5



LEGEND

EXISTING WATER MAIN	— — — W —
EXISTING GRAVITY SEWER	— — — S —
EXISTING DRAINAGE PIPE	— — — D —
EXISTING SEWER FORCE MAIN	— — — FM —

LIMITS OF CLEARING
REMOVE UNLESS OTHER WISE SPECIFIED: ASPHALT, PAVEMENT, CURBING, WHEEL STOPS, UNSUITABLE MATERIALS

NOTES

1. ALL DEMOLITION ACTIVITY TO OCCUR STRICTLY WITHIN LIMITS OF CONSTRUCTION.
2. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.
3. REFER TO LANDSCAPE PLANS FOR TREE REMOVAL OR RELOCATION INFORMATION.

ALL ELEVATIONS REFERENCED HEREIN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

NGVD - 1.56' = NAVD 88

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ARCHITECTURE & PLANNING

Environment Design Group
Landscape Architecture
Palm Beach Florida

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

CAD 5582.00-CVBASE.DWG
JOB NO. 5582.00
DRAWN BY GWK
CHECK BY BPA
DATE 2020-05-04

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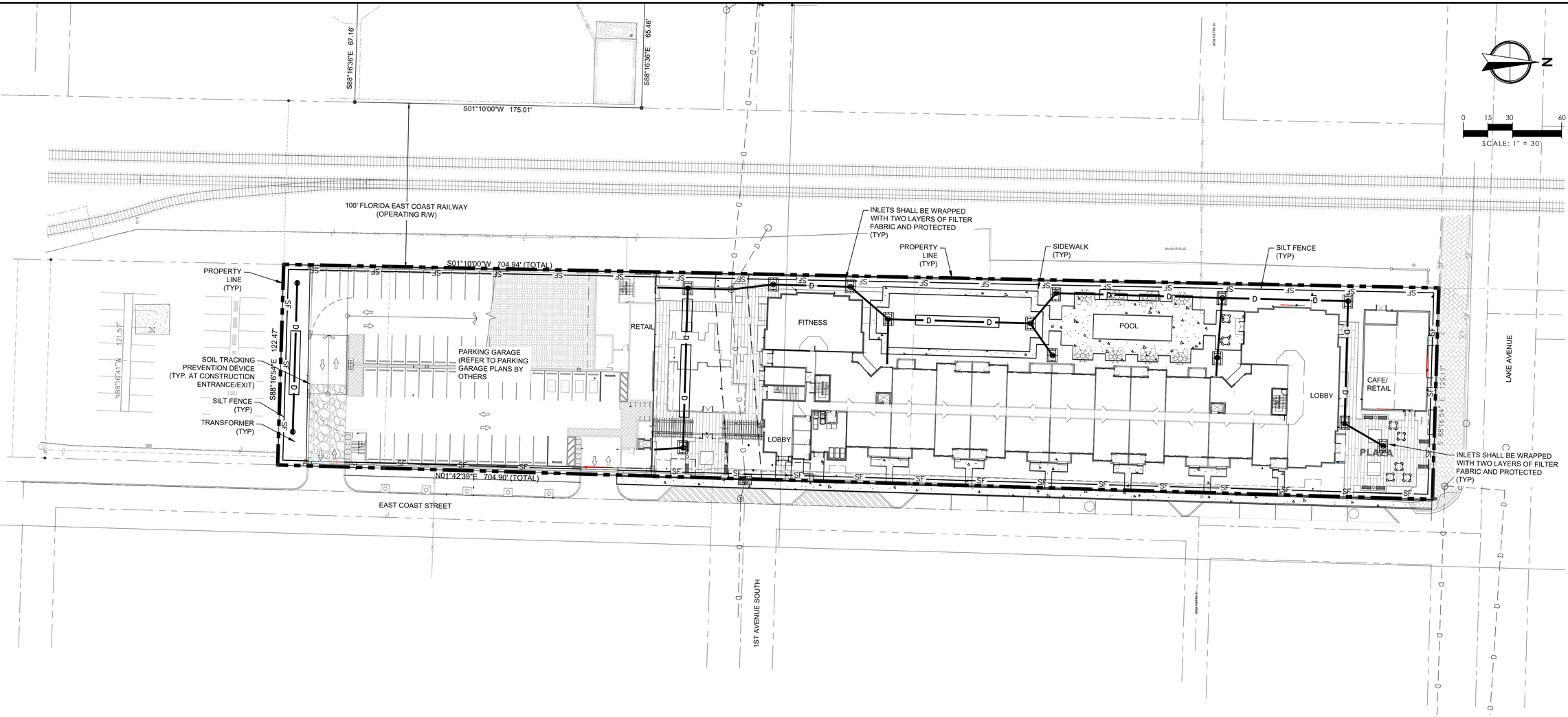
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THE BOHEMIAN

PRELIMINARY CIVIL PLANS
EXISTING CONDITIONS

SHEET:
C-2

Garrett Kriesel - C:\pw\work\gkriesel\d0186155582.00-CV-Base.dwg — Plotted: 5/4/2020 9:53:07 AM Saved: 5/4/2020 9:52:01 AM



LEGEND

- PAVERS
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- STRUCTURE NUMBER — S-35
- RIM/GRATE EL. — 20.00
- INVERT EL. AND DIRECTION — 13.50 N / 13.00 S
- PROPOSED WATER MAIN — W
- PROPOSED SEWER PIPE — S
- PROPOSED DRAINAGE PIPE — D
- PROPOSED FORCE MAIN — FM
- EXISTING WATER MAIN — W
- EXISTING GRAVITY SEWER — S
- EXISTING DRAINAGE PIPE — D
- EXISTING SEWER FORCE MAIN — FM
- YARD DRAIN STRUCTURE
- SANITARY MANHOLE / STORM MANHOLE
- FIRE HYDRANT
- FINISHED GROUND ELEVATION — 20.70
- EXISTING GROUND ELEVATION — +17.45
- FLOW DIRECTION
- INLET PROTECTION
- SILT FENCE — SF

LEGEND

- SANITARY SERVICES
- WATER SERVICES
- DCDA
- RZP
- SAMPLE POINT
- FIRE DEPARTMENT CONNECTION

NOTE:

1. EXISTING 30' U.E. (ORB 3679, PG 1440) IS OWNED BY THE CITY OF LAKE WORTH AND TO BE USED TO MAINTAIN STORM WATER AND UTILITY FACILITIES.

2. THE CONSTRUCTION DRIVEWAY WILL BE REPLACED WITH THE FINAL DRIVEWAY.

Know what's below. Call before you dig.

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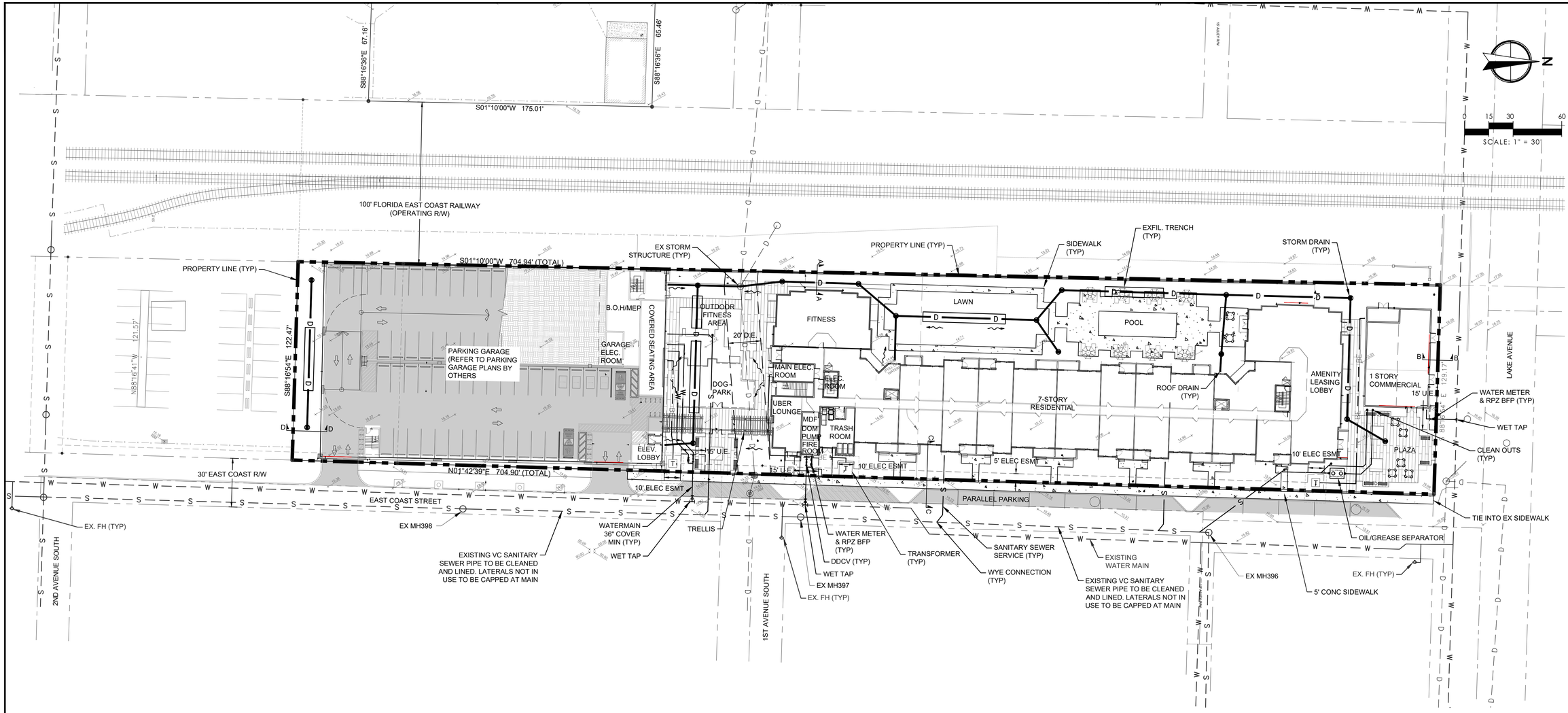
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THE BOHEMIAN

STORMWATER POLLUTION PREVENTION PLAN

SHEET:
C-3

Garrett Kinser c:\pw\work\gwg\garrett.kinser\d0186158\5582.00-CV-SWPP.dwg — Plotted: 5/4/2020 9:03:31 AM Saved: 5/4/2020 9:00:19 AM



LEGEND

PAVERS	
CONCRETE PAVEMENT	
ASPHALT PAVEMENT	
STRUCTURE NUMBER	S-35
RIM/GRATE EL.	20.00
INVERT EL. AND DIRECTION	13.50 N / 13.00 S
PROPOSED WATER MAIN	W
PROPOSED SEWER PIPE	S
PROPOSED DRAINAGE PIPE	D
PROPOSED FORCE MAIN	FM
EXISTING WATER MAIN	W
EXISTING GRAVITY SEWER	S
EXISTING DRAINAGE PIPE	D
EXISTING SEWER FORCE MAIN	FM
YARD DRAIN STRUCTURE	
SANITARY MANHOLE / STORM MANHOLE	
FIRE HYDRANT	
FINISHED GROUND ELEVATION	20.70
EXISTING GROUND ELEVATION	+17.45
FLOW DIRECTION	

LEGEND

SANITARY SERVICES	
WATER SERVICES	
DCDA	
RZP	
SAMPLE POINT	
FIRE DEPARTMENT CONNECTION	

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CHECK BY	BPA
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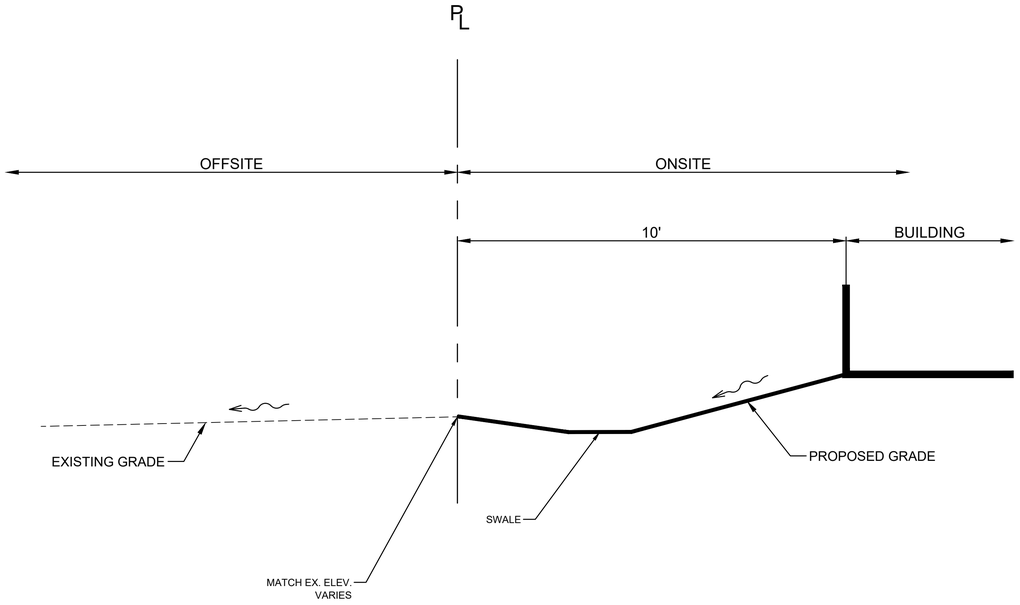
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PRELIMINARY CIVIL PLANS

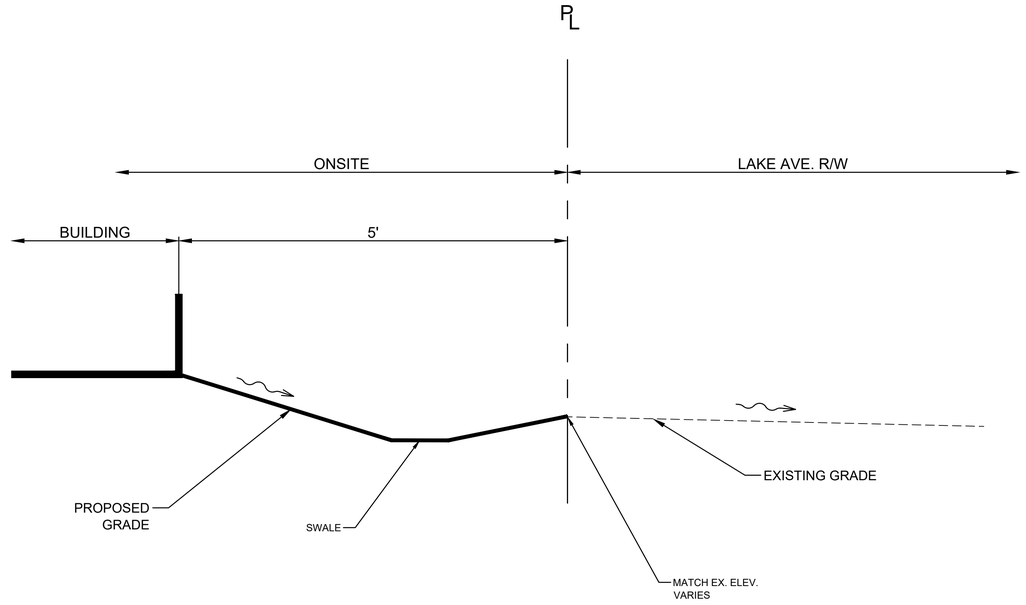
SHEET:
C-4

Garrett Kriesel C:\pwwork\kgregg\garrett.kriesel\d0186155082.00-CV-Base.dwg — Plotted: 5/4/2020 9:53:53 AM Saved: 5/4/2020 9:52:01 AM



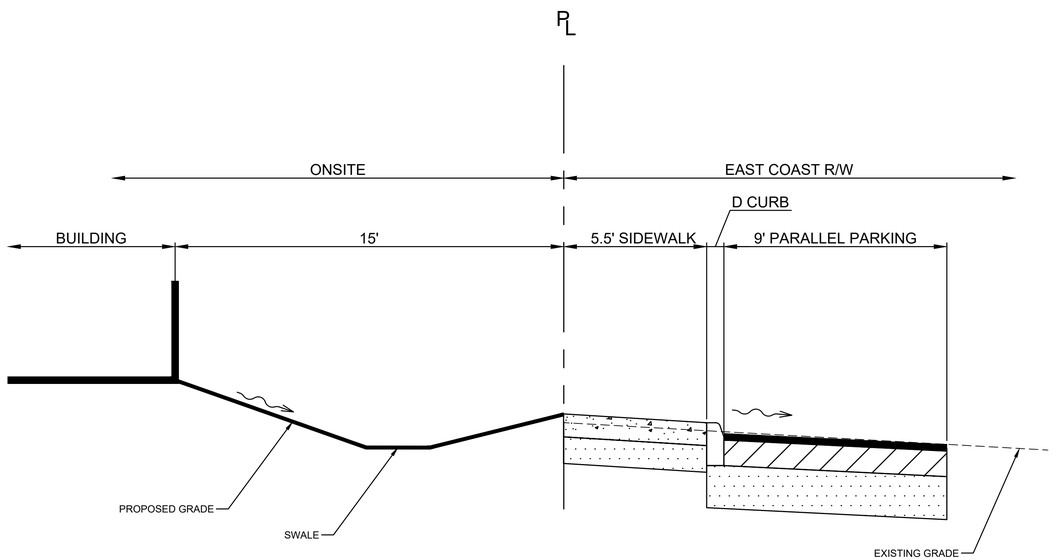
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SCALE: NONE



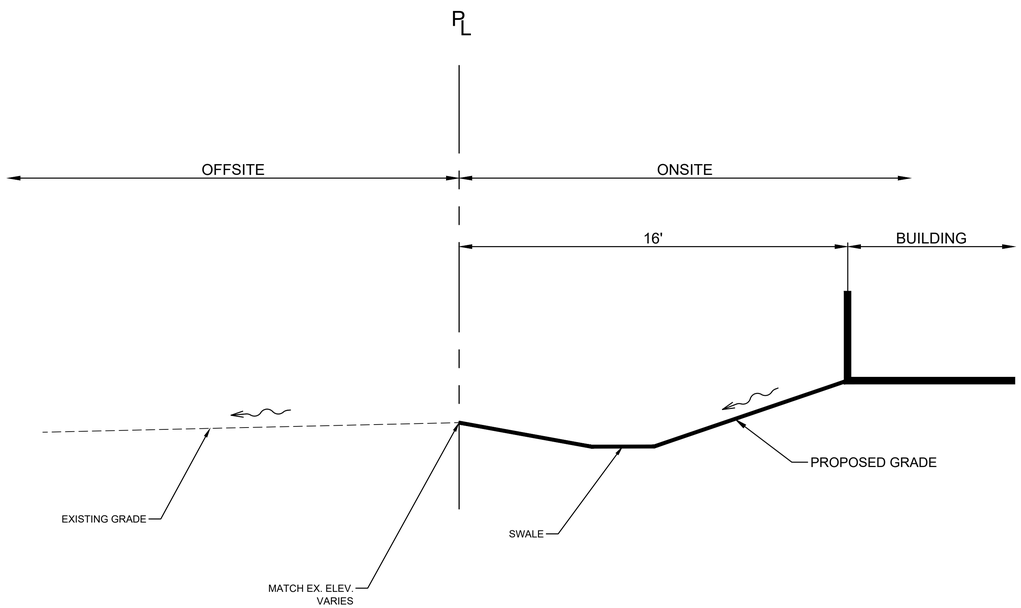
PERIMETER SECTION B-B

SCALE: NONE



PERIMETER SECTION C-C

SCALE: NONE



PERIMETER SECTION D-D

SCALE: NONE

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DRAWN BY	GWK
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THE BOHEMIAN

PERIMETER SECTIONS

SHEET:
C-5

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