



PROJECT LOCATION
PALM BEACH COUNTY

SITE PLAN FOR RESIDENCES OF BOCA CITY OF BOCA RATON

LOCATED AT
14, 33 and 41 SE 4th STREET and 36 SE 3rd STREET
BOCA RATON, FLORIDA 33432
SECTION 29, TOWNSHIP 47 S, RANGE 43 E
PCN # 06-43-47-29-06-011-0221
PCN # 06-43-47-28-03-011-0011
PCN # 06-43-47-28-03-011-0012
PCN # 06-43-47-28-03-014-0020

PROJECT DESIGN TEAM

OWNER
14, 33 and 41 SE 4th STREET BOCA LLC
777 S FLAGLER DR, SUITE 502
WEST PALM BEACH, FL 33401
(561) 435-3303

CIVIL ENGINEER
CHRISTOPHER A. HORN, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
443 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 33595
(772) 794-4587

SURVEYOR
MARJORIE M. KREITMAN, P.S.M.
AMMON & ASSOCIATES, INC.
30 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 362-2584

DEVELOPER
PHILIP BRUNSTEN
WEXFORD REAL ESTATE INVESTORS LLC
777 S FLAGLER DRIVE, SUITE 502 E
WEST PALM BEACH, FLORIDA 33401

LAND USE ATTORNEY
DUNN, MARCEL & BACHMAN, LLP
14 S.E. 4TH STREET, SUITE 30
BOCA RATON, FL 33432
(561) 435-3303

LIST OF CONTACTS

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CITY OF BOCA RATON
BUILDING DIVISION
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FX: (561) 367-7343

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CITY OF BOCA RATON
ENVIRONMENTAL ADVISORY BOARD
295 CHAMPFORD BOULEVARD
BOCA RATON, FLORIDA 33432

PLANNING & ZONING
CITY OF BOCA RATON
PLANNING AND ZONING
251 WEST PALMETTO PARK ROAD
BOCA RATON, FL 33432
PH: (561) 367-7759
CONTACT: HEATHER HANSEN

WATER/WASTEWATER
CITY OF BOCA RATON
UTILITY SERVICES
1900 VOLUSTA STREET
BOCA RATON, FL 33431
PH: (561) 367-7385
CONTACT: TALIA GARCIA, P.E.

STORMWATER-SFWM
SOUTH FLORIDA WATER
MANAGEMENT DISTRICT
3301 GUN CLUB ROAD
WEST PALM BEACH, FL 33408
PH: (561) 995-6918

ROADWAY
PALM BEACH COUNTY
ENGINEERING AND
PUBLIC WORKS DEPARTMENT
PH: (561) 854-4309
CONTACT: STEVE CARRER, P.E.



VICINITY
R.T.S.

PROJECT LOCATION

Sheet List Table

Sheet Number	Sheet Title
C-000	COVER SHEET
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C-011	EROSION CONTROL DETAILS
C-020	DEMOLITION PLAN
C-100	PRELIMINARY ENGINEERING PLAN
C-102	TRUCK TURN PLAN
C-103	TRUCK TURN PLAN CONT.
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Kimley-Horn
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443 24TH STREET, SUITE 200, VERO BEACH, FL 33595
PHONE: (772) 794-4587
WWW.KIMLEY-HORN.COM REGISTRY NO. 25108



COVER SHEET



RESIDENCES OF BOCA
14, 33 and 41 SE 4th Street and
36 SE 3rd Street HIGH RISE
PREPARED FOR
WEXFORD REAL ESTATE INVESTORS
CITY OF BOCA RATON
FLORIDA

SHEET NUMBER
C-000

NO.	REVISIONS	DATE	BY
1	ISSUED FOR PERMIT	02/27/2017	DJG



COLOR / MATERIAL LEGEND

	(A) LIMESTONE LOOK CLADDING
	(B) PAINTED STUCCO
	(C) LIMESTONE LOOK FLUTED WALL FINISH
	(D) VERTICAL ARCHITECTURAL FINS
	(E) HORIZONTAL PAINTED ALUMINUM LOUVER
	(F) ROUGH CORAL STONE CLADDING
	(G) PAINTED STUCCO
	(H) PROFILED METAL TRIM BAND
	(I) PAINTED STUCCO
	(J) SOFFIT CLADDING PRODEMA ARTISAN OAK

EXTERIOR FINISHES NOTES:

NOTES
 (B) SHERWIN WILLIAMS - SW 7673 PEWTER CAST
 (C) SHERWIN WILLIAMS - SW 7038 TONY TAUPE
 (E) PPG DURANAR CASHMERE PEARL
 (F) TEXAS STONE HADRIAN
 (G) SHERWIN WILLIAMS - SW 7038 TONY TAUPE
 (H) PPG CASHMERE PEARL
 (I) SHERWIN WILLIAMS - SW 7647 CRUSHED ICE

MAX REFLECTIVITY - PER 4035 - GLAZING
 ON THE GROUND FLOOR OF THE BUILDING, PERIMETER GLASS SHALL HAVE A MINIMUM VISIBLE TRANSMITTANCE OF 72 PERCENT AND A MAXIMUM REFLECTIVITY OF 28 PERCENT. FLOORS ABOVE THE GROUND FLOOR SHALL HAVE A MINIMUM VISIBLE TRANSMITTANCE OF 40 PERCENT AND A MAXIMUM REFLECTIVITY OF 5 PERCENT.

1 REVISED WEST ELEVATION

1/8" = 1'-0"

0' 10' 20' 40'



THE RESIDENCES OF BOCA

PROJECT ADDRESS:
 1425 and 4125 NW 30
 Boca Raton, FL 33422

OWNER:
 1875 E. GOLFVIEW BLVD. SUITE 100
 BOCA RATON, FL 33431

ARQUITECTONICA

2500 Oak Avenue
 Miami, Florida 33133
 305.572.1812 TEL
 305.572.1813 FAX
 www.arquitctonica.com

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 ABELLY-HORN
 400 S.W. 1st St., Suite 200
 Fort Lauderdale, Florida 33301
 772.384.4000 TEL

LANDSCAPE ARCHITECT:
 ARQUITECTONICA LPA
 2500 Oak Avenue
 Miami, Florida 33133
 305.572.1812 TEL

SCALE/ANNOTATIONS:
 OFFICE REVISIONS: # 1A (CORRECTION)



PROJECT NUMBER:

010000
 TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY REQUIREMENTS AS DETERMINED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 63, FLORIDA STATUTES.

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ISSUE #	DESCRIPTION	DATE
1	SEE PLAN APPROVAL RE 6306	10/20/20
2	SEE PLAN APPROVAL RE 6306	10/20/20
3	SEE PLAN APPROVAL RE 6306	10/20/20

SPA

SHEET ISSUE DATE: 10/20/2020

DRAWING NAME:

EXTERIOR ELEVATIONS

SCALE: As indicated

AE-2.00

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10/20/2020 3:14 PM



COLOR / MATERIAL LEGEND		EXTERIOR FINISHES NOTES:
	(A) LIMESTONE LOOK CLADDING	NOTES (B) SHERWIN WILLIAMS - SW 7673 PEWTER CAST (C) SHERWIN WILLIAMS - SW 7038 TONY TAUPE (E) PPG DURANAR CASHMERE PEARL (F) TEXAS STONE HADRIAN (G) SHERWIN WILLIAMS - SW 7038 TONY TAUPE (H) PPG CASHMERE PEARL (I) SHERWIN WILLIAMS - SW 7647 CRUSHED ICE MAX. REFLECTIVITY - PER 4035 - GLAZING ON THE GROUND FLOOR OF THE BUILDING, PERIMETER GLASS SHALL HAVE A MINIMUM VISIBLE TRANSMITTANCE OF 72 PERCENT AND A MAXIMUM REFLECTIVITY OF 28 PERCENT. FLOORS ABOVE THE GROUND FLOOR SHALL HAVE A MINIMUM VISIBLE TRANSMITTANCE OF 40 PERCENT AND A MAXIMUM REFLECTIVITY OF 5 PERCENT.
	(B) PAINTED STUCCO	
	(C) LIMESTONE LOOK FLUTED WALL FINISH	
	(D) VERTICAL ARCHITECTURAL FINS	
	(E) HORIZONTAL PAINTED ALUMINUM LOUVER	
	(F) ROUGH CORAL STONE CLADDING	
	(G) PAINTED STUCCO	
	(H) PROFILED METAL TRIM BAND	
	(I) PAINTED STUCCO	
	(J) SOFFIT CLADDING PRODEMA ARTISAN OAK	

1 REVISED NORTH ELEVATION
1/16" = 1'-0"



THE RESIDENCES OF BOCA

PROJECT ADDRESS:
1125 AND 1125 1/2 ST. N.
AND 1125
BOCA RATON, FL 33432

OWNER:
10012 10012 BOCA LLC
1125 FLORIDA BOCA BOCA WEST PALM BEACH, FL 33411

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33432-1111

LANDSCAPE ARCHITECT:
ARCHITECTONICA LLC
10012 10012
Miami, Florida 33133
305.572.1111

SEAL/STAMP/REGISTRATION # 11111111

PROJECT NUMBER:
010001

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE
PLANS AND SPECIFICATIONS COMPLY WITH THE
MINIMUM BUILDING CODES AND THE APPLICABLE
STATE AND CITY REQUIREMENTS AS ENFORCED BY THE
CITY OF BOCA RATON IN ACCORDANCE WITH SECTION
11111111 BUILDING CODE AND CHAPTER 623,
FLORIDA STATUTES.

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ISSUE #	DESCRIPTION	DATE
1	SITE PLAN APPROVAL	11/11/2018
2	SITE PLAN APPROVAL RE ISSUE	01/08/2019
3	SITE PLAN APPROVAL RE ISSUE	01/08/2019

SPA
SHEET ISSUE DATE: 01/08/2019
DRAWING NAME:

EXTERIOR ELEVATIONS

SCALE: AS SHOWN

AE-2.02

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EXTERIOR ELEVATIONS



COLOR / MATERIAL LEGEND

	(A) LIMESTONE LOOK CLADDING
	(B) PAINTED STUCCO
	(C) LIMESTONE LOOK FLUTED WALL FINISH
	(D) VERTICAL ARCHITECTURAL FINIS
	(E) HORIZONTAL PAINTED ALUMINIUM LOUVER
	(F) ROUGH CORAL STONE CLADDING
	(G) PAINTED STUCCO
	(H) PROFILED METAL TRIM BAND
	(I) PAINTED STUCCO
	(J) SOFFIT CLADDING PRODEMA ARTISAN OAK

EXTERIOR FINISHES NOTES:

NOTES

- (B) SHERWIN WILLIAMS - SW 7673 PEWTER CAST
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MAX REFLECTIVITY - PER 4035 - GLAZING
ON THE GROUND FLOOR OF THE BUILDING, PERIMETER GLASS SHALL HAVE A MINIMUM VISIBLE TRANSMITTANCE OF 72 PERCENT AND A MAXIMUM REFLECTIVITY OF 28 PERCENT. FLOORS ABOVE THE GROUND FLOOR SHALL HAVE A MINIMUM VISIBLE TRANSMITTANCE OF 40 PERCENT AND A MAXIMUM REFLECTIVITY OF 5 PERCENT.

1 REVISED SOUTH ELEVATION

1/16" = 1'-0"



THE RESIDENCES OF BOCA

PROJECT ADDRESS:
1425 and 4112 4th St
Boca Raton, FL 33422

OWNER:
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7775 FLANDER DR SUITE WEST WEST PALM BEACH, FL 33411

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Miami, Florida 33135
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SEAL SIGNATURE DATE:
OFFICE REGISTRATION # 14-120140

PROJECT NUMBER:
010002

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 110.1 FLORIDA BUILDING CODE AND CHAPTER 635, FLORIDA STATUTES.

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ISSUE #	DESCRIPTION	DATE
1	ISSUE FOR APPROVAL	11/01/20
2	ISSUE FOR APPROVAL RE ISSUE	01/08/21
3	ISSUE FOR APPROVAL RE ISSUE	07/20/21

SPA

SHEET ISSUE DATE: 01/08/2021
DRAWING NAME:

EXTERIOR ELEVATIONS

SCALE: As indicated

AE-2.03

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WHILE RENDERINGS MEANT TO BE ACCURATE, THE RENDERING REPRESENTS AN ARTISTIC REPRESENTATION OF WHAT THE STRUCTURE BUILDING WILL LOOK LIKE. PLEASE REFER TO EXISTING ELEVATIONS FOR EXACT DIMENSIONS OF THE BUILDING STRUCTURE.



Signage is under review at present.

COLOR / MATERIAL LEGEND		EXTERIOR FINISHES NOTES:
	(A) LIMESTONE LOOK CLADDING	NOTES (B) SHERWIN WILLIAMS - SW 7673 PEWTER CAST (C) SHERWIN WILLIAMS - SW 7038 TONY TAUPE (E) PPG DURANAR CASHMERE PEARL (F) TEXAS STONE HADRIAN (G) SHERWIN WILLIAMS - SW 7038 TONY TAUPE (H) PPG CASHMERE PEARL (I) SHERWIN WILLIAMS - SW 7647 CRUSHED ICE MAX. REFLECTIVITY - PER 4035 - GLAZING ON THE GROUND FLOOR OF THE BUILDING, PERIMETER GLASS SHALL HAVE A MINIMUM VISIBLE TRANSMITTANCE OF 72 PERCENT AND A MAXIMUM REFLECTIVITY OF 28 PERCENT. FLOORS ABOVE THE GROUND FLOOR SHALL HAVE A MINIMUM VISIBLE TRANSMITTANCE OF 40 PERCENT AND A MAXIMUM REFLECTIVITY OF 5 PERCENT.
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	(G) PAINTED STUCCO	
	(H) PROFILED METAL TRIM BAND	
	(I) PAINTED STUCCO	
	(J) SOFFIT CLADDING PRODEMA ARTISAN OAK	



THE RESIDENCES OF BOCA

PROJECT ADDRESS:
1432 and 41 SE 40th and 36th Sts
Boca Raton, FL 33432

OWNER:
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777 S. FLAGLER DR SUITE 600 WEST PALM BEACH FL 33411

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SEAL/STAMP/NOTES:
OFFICE REGISTRATION # AR 000440

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2025.09.22
10:40:19-0400

PROJECT NUMBER:
010002
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE PRE-CERTIFIED STANDARDS AS DETERMINED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 16.0, FLORIDA BUILDING CODE AND CHAPTER 600, FLORIDA STATUTES.

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ISSUE #	DESCRIPTION	DATE
1	ISSUE PLAN APPROVAL	10/01/20
2	ISSUE PLAN APPROVAL	10/01/20
3	ISSUE PLAN APPROVAL	07/01/21
4	ISSUE PLAN APPROVAL	08/20/21

SPA
SHEET ISSUE DATE: 08/10/2021
DRAWING NAME:

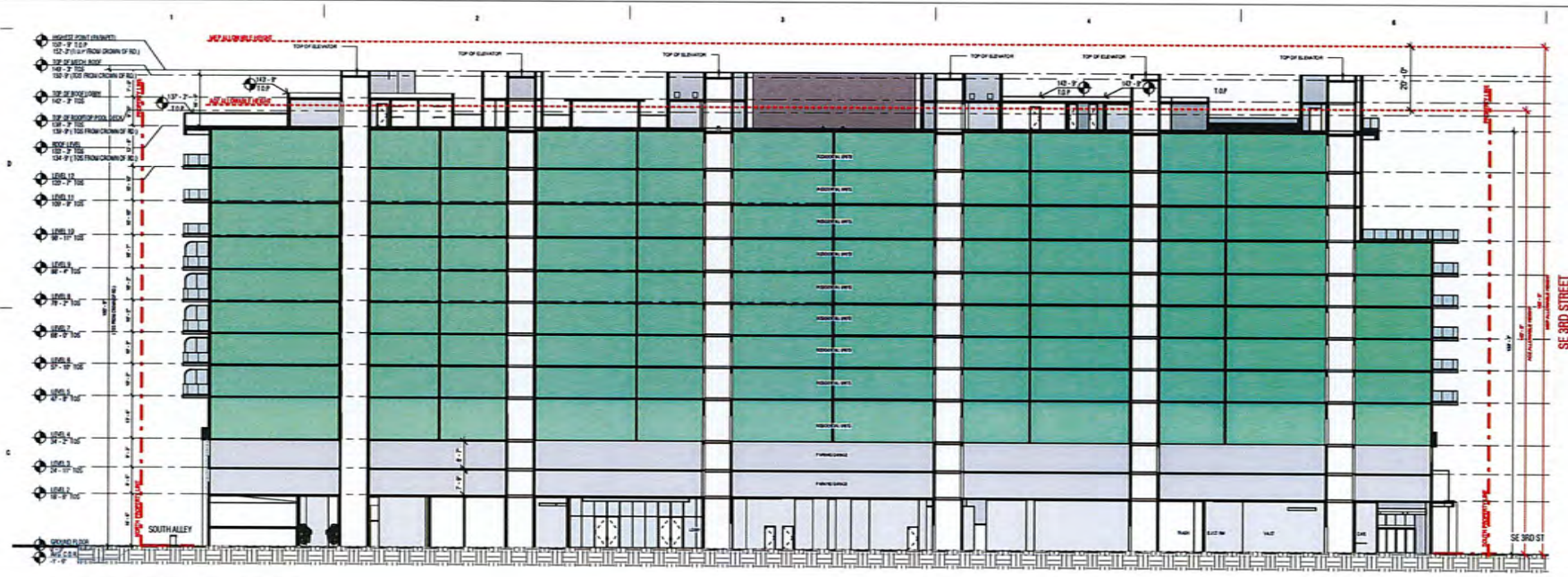
3D RENDERINGS

SCALE: 1" = 10'-0"

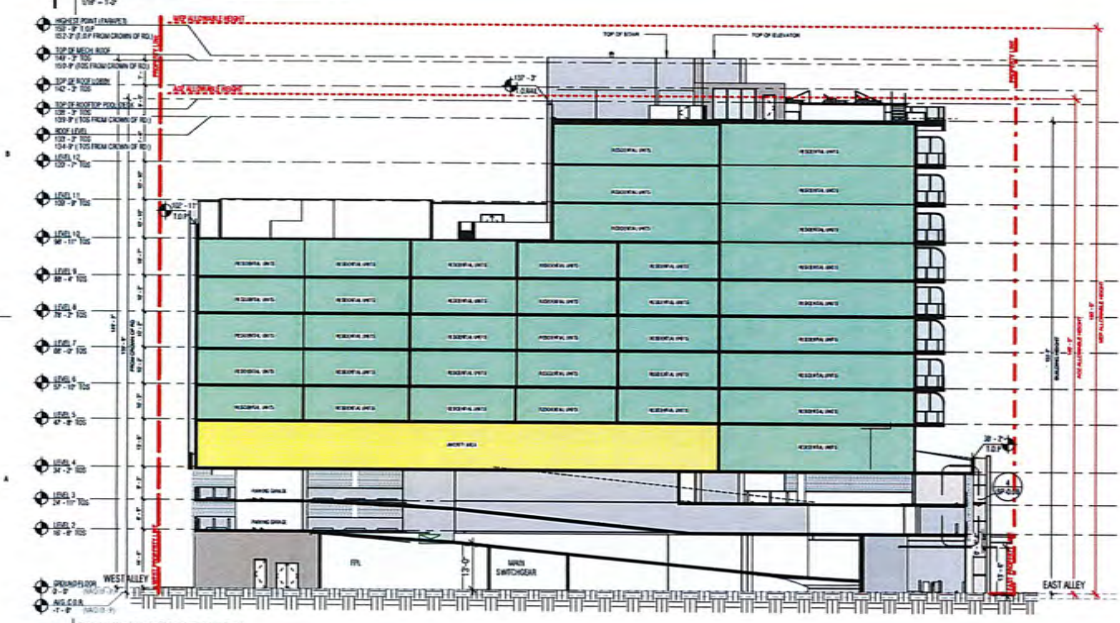
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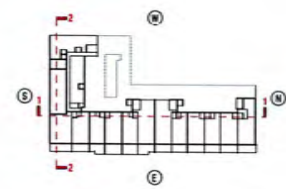
REVISED 7/11/2021



1 BLDG MAIN LONGITUNAL SECTION



2 RAMP CROSS SECTION



THE RESIDENCES OF BOCA

PROJECT ADDRESS:
1420 and 1425 NW 30
Boca Raton, FL 33422

OWNER:
1075 10th STREET BOCA LLC
777 S. FLAGLER DR. SUITE 602 WEST PALM BEACH, FL 33401

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MIAMI, FLORIDA 33133
305.372.1812 TEL

SEALED/STAMP/DATED:
OFFICE REGISTRATION # 34122040

PROJECT NUMBER:
010029

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE AMERICAN BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS SET FORTH BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 161.0, FLORIDA BUILDING CODE AND CHAPTER 63A, FLORIDA STATUTES.

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ISSUE #	DESCRIPTION	DATE
1	ISSUE PLAN APPROVAL	10/20/20
2	ISSUE PLAN APPROVAL RE-ISSUE	10/20/20
3	ISSUE PLAN APPROVAL RE-ISSUE	07/02/20
4	ISSUE PLAN APPROVAL RE-ISSUE	08/20/20

SPA
SHEET ISSUE DATE: 08/10/2020
DRAWING NAME:

BLDG. SECTIONS

SCALE: AS SHOWN

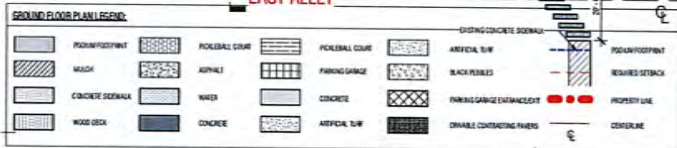
AE-3.00

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ENCLOSED AREAS - GROUND FLOOR	
NAME	AREA
MRL	367 SF
MEF	263 SF
OFFICE	571 SF
OUTDOOR AREA	3,947 SF
PACKAGE/STORAGE	756 SF
PARKING GARAGE	26,897 SF
RAMP	5,242 SF
RESTAURANT BAR	214 SF
RESTAURANT BOH	2,813 SF

ENCLOSED AREAS - GROUND FLOOR	
NAME	AREA
RESTAURANT DINING	2,950 SF
RESTROOMS	788 SF
STAIRS	1,261 SF
STORAGE	88 SF
SWITCHGEAR	608 SF
TRASH ROOM	1,587 SF
TOTAL:	62,666 SF

ADA	2
CITY	4
COMPACT	2
STACKER	42
STANDARD	19
TOTAL:	69



THE RESIDENCES OF BOCA

OWNER:
KIMSE 4TH STREET BOCA LLC
777 S FLAGLER DR SUITE 802 WEST PALM BEACH, FL 33411

CIVIL ENGINEER:
KIMLEY-HORN
445 24th St., Suite 300
Vero Beach, Florida 32960
772-794-4100 TEL

--	--

SEALED SIGNATURE DATE:
OFFICE REGISTRATION # AA 1222462

PROJECT NUMBER:	01002
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TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE LIFE-SAFETY STANDARDS AS DETERMINED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 116, FLORIDA BUILDING CODE AND CHAPTER 626, FLORIDA STATUTES.

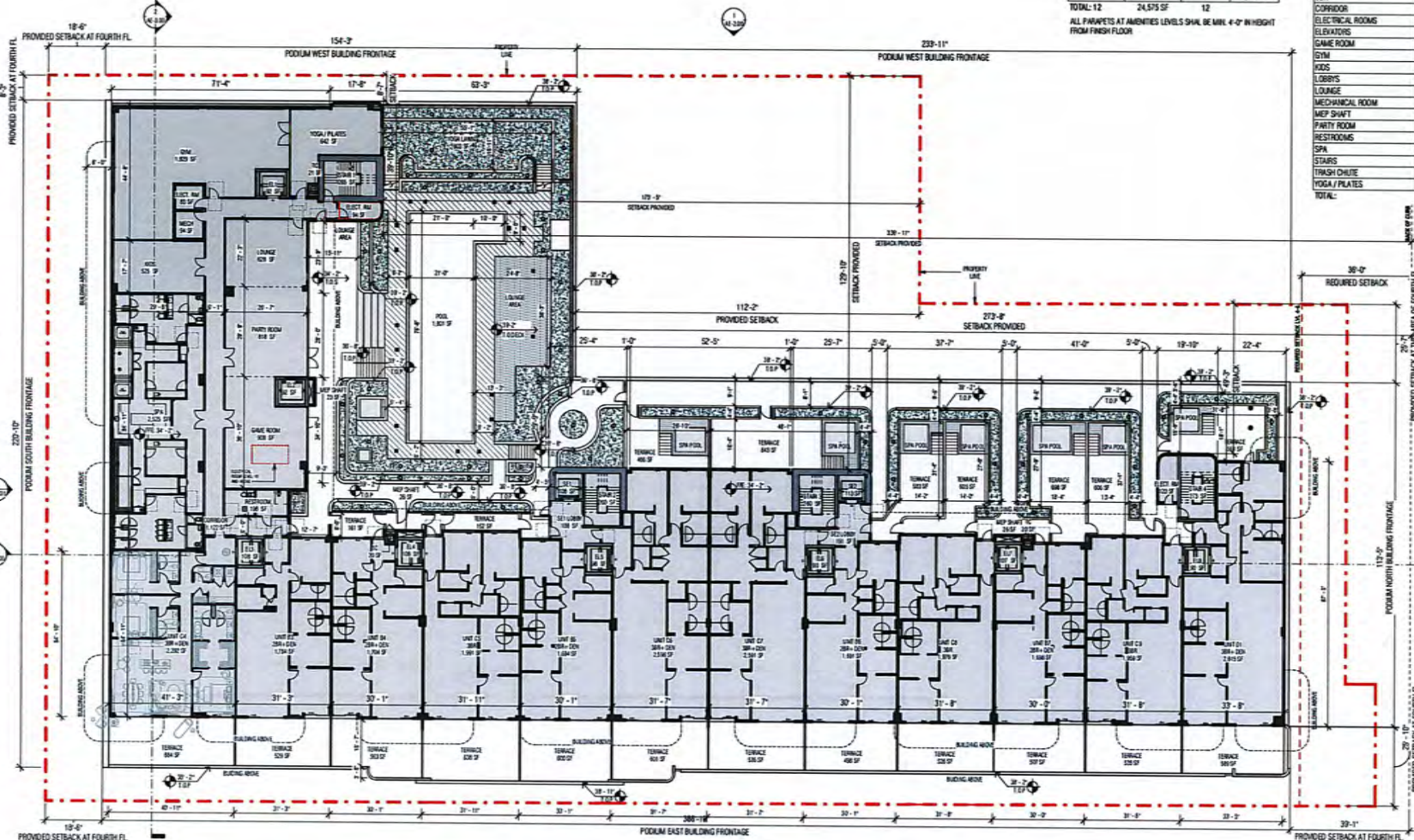
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ISSUE #	DESCRIPTION	DATE
1	SITE PLAN APPROVAL	11/02/20
2	SITE PLAN APPROVAL RE-ISSUE	01/08/21
3	SITE PLAN APPROVAL RE-ISSUE	07/02/21
4	SITE PLAN APPROVAL RE-ISSUE	08/21/21

SPA
SHEET ISSUE DATE: 08/11/2014
DRAWING NAME:

GROUND FLOOR PLAN

AF-1.01



UNIT MATRIX - LEVEL 4			
DESCRIPTION	AREA	COUNT	AVERAGE (SF)
2BR	8,571 SF	5	1,714 SF
3BR	16,004 SF	7	2,286 SF
TOTAL-12	24,575 SF	12	

ALL PARAPETS AT AMENITIES LEVELS SHALL BE MIN. 4'-0" IN HEIGHT FROM FINISH FLOOR

ENCLOSED AREAS - LEVEL 4	
NAME	AREA
2BR	8,571 SF
3BR	16,004 SF
CORRIDOR	1,122 SF
ELECTRICAL ROOMS	297 SF
ELEVATORS	1,000 SF
GAME ROOM	600 SF
GYM	1,820 SF
KIDS	525 SF
LOBBY	370 SF
LOUNGE	620 SF
MECHANICAL ROOM	94 SF
MOP SHED	75 SF
PARTY ROOM	810 SF
RESTROOMS	190 SF
SPA	2,525 SF
STAIRS	1,050 SF
TRASH CHUTE	81 SF
YOGA / PLATES	642 SF
TOTAL	36,743 SF



THE RESIDENCES OF BOCA

PROJECT ADDRESS:
14,320 and 41,320 E. 98th St.
Boca Raton, FL 33434

OWNER:
KBR INC. 10000 BOCA BLVD.
777 S. FLORIDA AVE. SUITE 1000 WEST PALM BEACH, FL 33411

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LANDSCAPE ARCHITECT:
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Miami, Florida 33142
305.375.1912 TEL

SEAL/STAMP/NOTES:
OFFICE REGISTRATION # AA-022460

PROJECT NUMBER:
41-0002

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 16.0, FLORIDA BUILDING CODE, AND CHAPTER 408, FLORIDA STATUTES.

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FIGURE #	DESCRIPTION	DATE
1	SEE PLAN APPROVAL	02/01/16
2	SEE PLAN APPROVAL	02/01/16
3	SEE PLAN APPROVAL	02/01/16
4	SEE PLAN APPROVAL	02/01/16

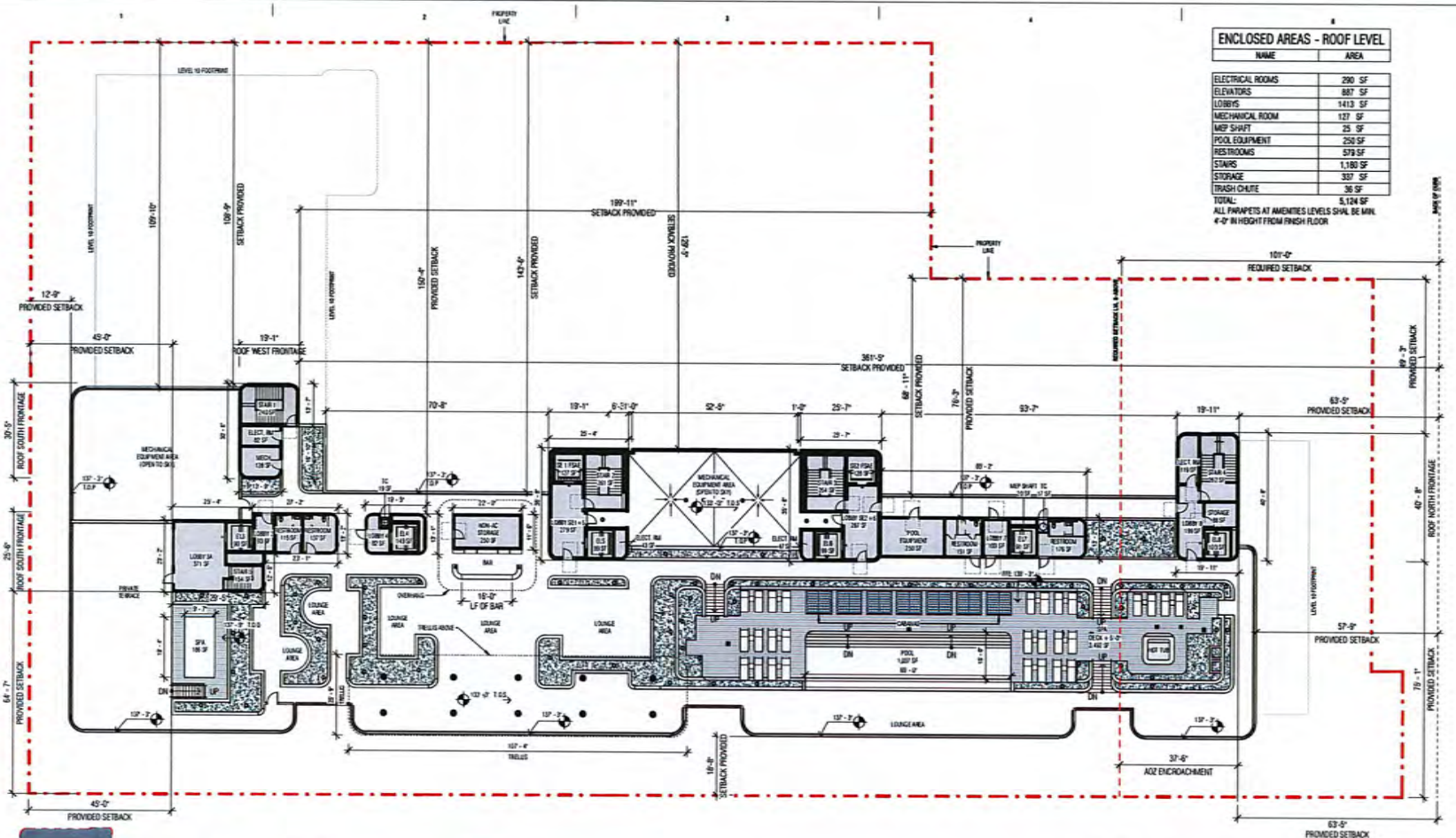
SPA

SHEET DATE: 08/15/2016
DRAWING NAME:

LEVEL 4 FLOOR PLAN - AMENITIES

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

AF-1.04



ENCLOSED AREAS - ROOF LEVEL

NAME	AREA
ELECTRICAL ROOMS	290 SF
ELEVATORS	887 SF
LOBBIES	1413 SF
MECHANICAL ROOM	127 SF
MEP SHIFT	25 SF
POOL EQUIPMENT	250 SF
RESTROOMS	579 SF
STAIRS	1,180 SF
STORAGE	337 SF
TRASH CHUTE	36 SF
TOTAL:	5,124 SF

ALL FINISHES AT AMENITIES LEVELS SHALL BE MIN. 4'-0" IN HEIGHT FROM FINISH FLOOR



THE RESIDENCES OF BOCA

PROJECT ADDRESS:
11301 W. 11th Ave. #1010 West Boca Raton, FL 33410

OWNER:
11301 W. 11th Ave. #1010 West Boca Raton, FL 33410

ARQUITECTONICA

2500 N. W. 11th Ave.
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LANDSCAPE ARCHITECTS:
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Miami, FL 33136
305.571.1111

SEALED/STAMPED:
OFFICE REGISTRATION # 11301

PROJECT NUMBER:
11301

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 16.04, FLORIDA BUILDING CODE AND CHAPTER 408, FLORIDA STATUTES.

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ISSUE #	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	01/28/20
2	ISSUE FOR APPROVAL	01/28/20
3	ISSUE FOR APPROVAL	01/28/20
4	ISSUE FOR APPROVAL	01/28/20

SPA
SHEET ISSUE DATE: 01/28/2020
DRAWING NAME:

ROOF FLOOR PLAN

SCALE: AS SHOWN

AF-1.13

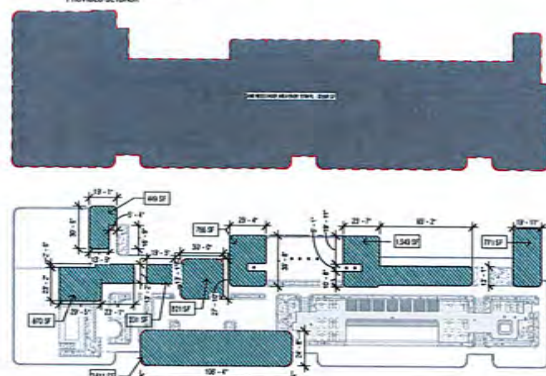
© 2020 ARQUITECTONICA INTERNATIONAL, INC.

ROOF ENCLOSED AREA CALCULATIONS

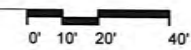
AMENITY ROOF OVER 12TH FLOOR = 33,081 SF

LARGEST INDIVIDUAL ELEMENT - TRELLIS	2,811 SF
ALL LOBBY ELEMENTS CUMULATIVE	1,413 SF
ALL ELEMENTS AND ENCLOSURES AT ROOFTOP	8,088 SF
TALLEST PRIMARY BUILDING MASS	33,081 SF
Largest individual element shall not exceed 13% of 33,081 SF	4,301 SF
All lobby element cumulative shall not exceed 20% of 33,081 SF	6,616 SF

LARGEST INDIVIDUAL ELEMENT - TRELLIS	2,811 SF < 4,301 SF (OK)
ALL LOBBIES CUMULATIVE	1,413 SF < 6,616 SF (OK)
ALL ENCLOSED AREAS AT ROOFTOP	8,088 SF < 8,081 SF (OK) 533 SF SURPLUS



1 ROOF LEVEL





THE RESIDENCES OF BOCA

PROJECT ADDRESS:
41 SE 4th St
Boca Raton, FL 33432

OWNER:
CIVIL 101 STREET BOCA LLC
1775 PALMER DR SUITE 602 WEST PALM BEACH, FL 33411

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305.372.1812 FAX
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West Palm Beach, Florida 33411
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305.372.1812 FAX

LANDSCAPE ARCHITECT:
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2100 NE 1st Ave
Miami, Florida 33133
305.372.1812 TEL

SEAL/STAMP/REGISTERED
OFFICE REGISTRATION # 14-000000

PROJECT NUMBER:
01/0001

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS
AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING
CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS
DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH
SECTION 116, FLORIDA BUILDING CODE, AND CHAPTER 626,
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ISSUE #	DESCRIPTION	DATE
1	SITE PLAN APPROVAL	10/26/20
2	SITE PLAN APPROVAL RE-ISSUE	03/26/21

SPA

SHEET ISSUE DATE: 03/26/21

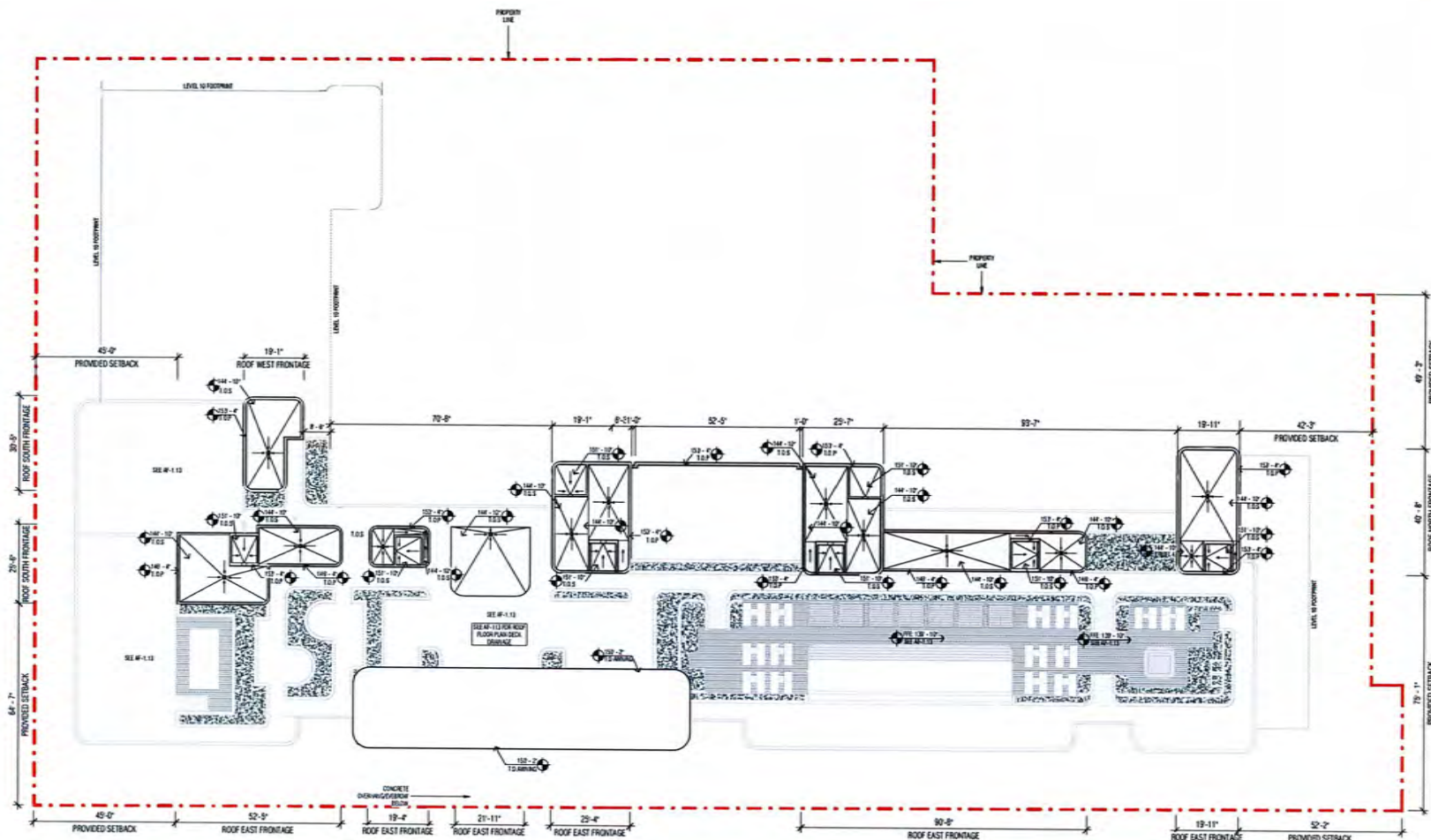
DRAWING NAME:

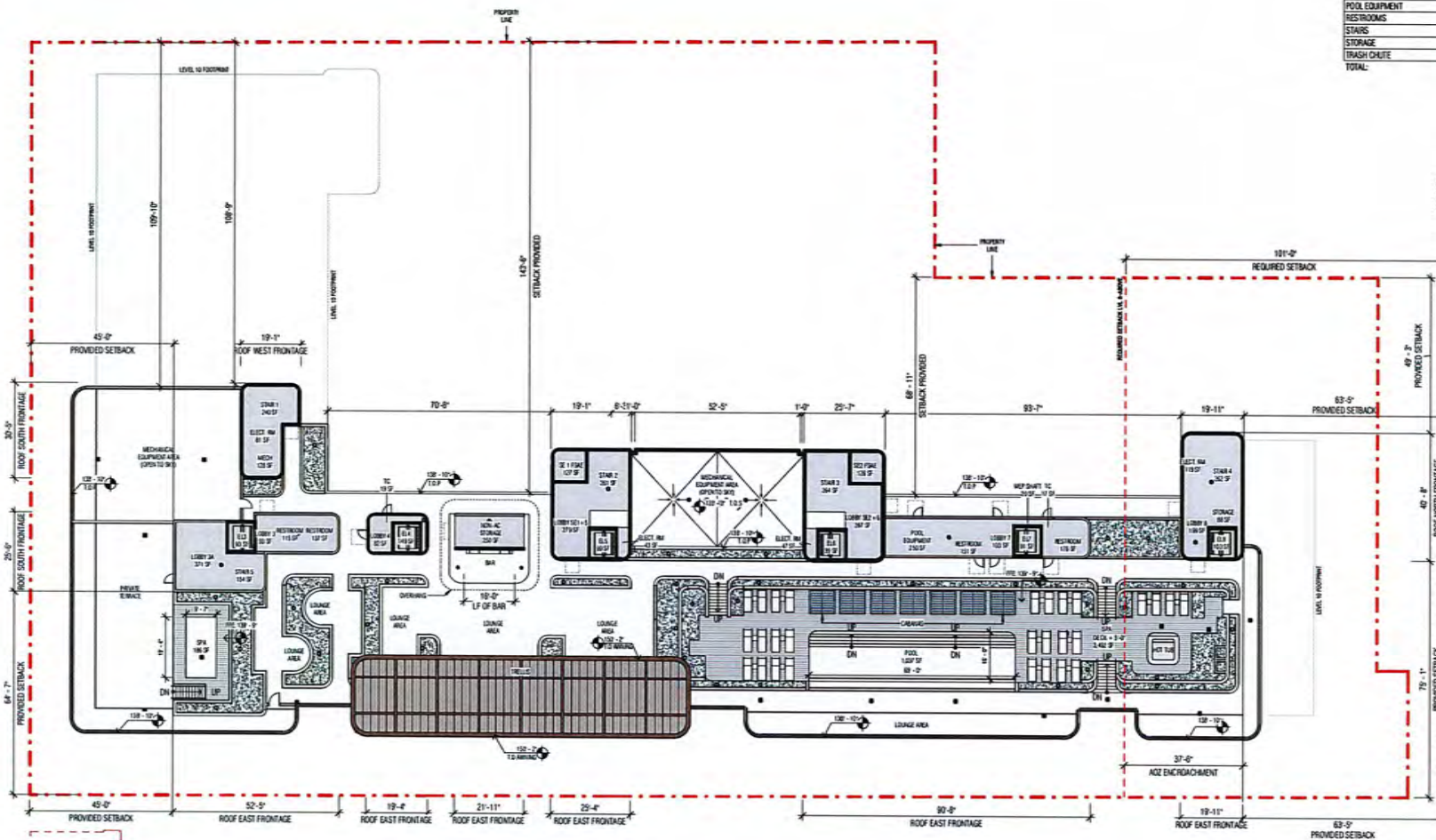
MECH FLOOR PLAN

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

AF-1.14

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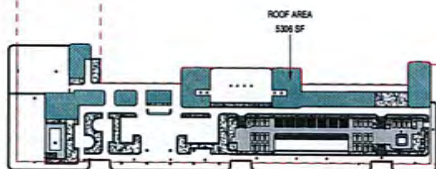


ENCLOSED AREAS - ROOF LEVEL

NAME	AREA
ELECTRICAL ROOMS	291 SF
ELEVATORS	837 SF
LOBBIES	1366 SF
MECHANICAL ROOM	128 SF
MEP SHWTS	251 SF
POOL EQUIPMENT	250 SF
RESTROOMS	579 SF
STAIRS	1200 SF
STORAGE	330 SF
TRASH CHUTE	36 SF
TOTAL	5124 SF

ROOF AREA CALCULATIONS

LARGEST INDIVIDUAL ELEMENT - LOBBY 3A+	380 SF
ALL LOBBY ELEMENTS CUMULATIVE +	1,367 SF
ALL ELEMENTS AND ENCLOSURES AT ROOFTOP +	5,128 SF
TALLEST PRIMARY BUILDING MASS WITH FLOOR +	38,271 SF
Largest individual element shall not exceed 12% of 38,271 SF +	5,118 SF
All lobby element cumulative shall not exceed 28% of 38,271 SF +	10,236 SF
LARGEST INDIVIDUAL ELEMENT - LOBBY 3A +	380 SF + 5,118 SF
ALL LOBBIES CUMULATIVE +	1,427 SF + 10,236 SF
ALL ENCLOSED AREAS AT ROOFTOP +	5,308 SF + 10,236 SF



0' 10' 20' 40'

1 UPPER ROOF PLAN
1/8" = 1'-0"



THE RESIDENCES OF BOCA

PROJECT ADDRESS:
41 SE 4th St
Boca Raton, FL 33432

OWNER:
THE RESIDENCES OF BOCA LLC
777 FLORIAN DR SUITE WEST PALM BEACH, FL 33411

ARQUITECTONICA

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LANDSCAPE ARCHITECT:
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2800 SW 8th Ave
Miami, Florida 33135
305.372.1812 TEL

SEAL/DATE/STAMP:
NONE REQUIRED/NOT APPLICABLE

PROJECT NUMBER:
01-0002

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE AND SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 176.04(1) OF THE FLORIDA BUILDING CODE AND CHAPTER 630, FLORIDA STATUTES.

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REVISION #	DESCRIPTION	DATE
1	SEE PLAN APPROVAL RE: ISSUE	03/24/24
2	SEE PLAN APPROVAL RE: ISSUE	03/24/24
3	SEE PLAN APPROVAL RE: ISSUE	07/25/25

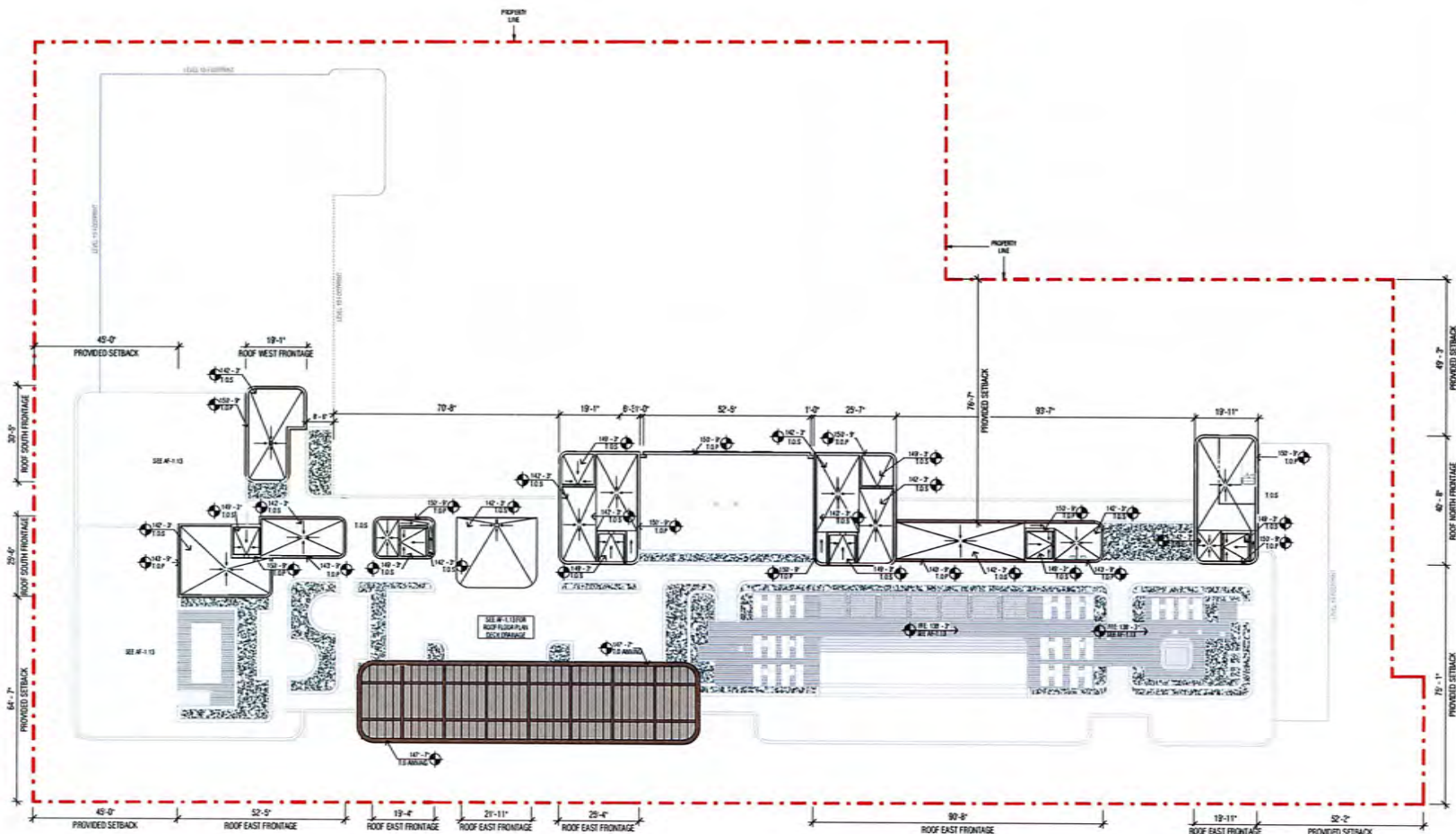
SPA
SHEET ISSUE DATE: 03/24/24
DRAWING NAME:

UPPER ROOF FLOOR PLAN

SCALE: As indicated

AF-1.14

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1 x ROOF LEVEL
1/8" = 1'-0"



THE RESIDENCES OF BOCA

PROJECT ADDRESS:
1435 and 4132 4th St
Boca Raton, FL 33433

OWNER:
KORDEX 401 STREET BOCA LLC
777 S. ALAZAR DR SUITE 402 WEST PALM BEACH, FL 33411

ARQUITECTONICA

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305.372.1375 FAX
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CHIEF ENGINEER:
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Fort Lauderdale, Florida 33309
305.372.1812 TEL

LANDSCAPE ARCHITECT:
ARQUITECTONICA ASD
2800 G.A. Avenue
Miami, Florida 33133
305.372.1812 TEL

SEAL AND SIGNATURE:
OFFICE REGISTRATION # AA 123456

PROJECT NUMBER:
01-1000

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 111, FLORIDA BUILDING CODE, AND CHAPTER 402, FLORIDA STATUTES.

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ISSUE #	DESCRIPTION	DATE
1	SITE PLAN APPROVAL	07/24/16
2	SITE PLAN APPROVAL RE-DESIGN	07/28/16
3	SITE PLAN APPROVAL RE-DESIGN	07/28/16
4	SITE PLAN APPROVAL RE-DESIGN	08/23/16

SPA
SHEET ISSUE DATE: 08/23/16
DRAWING NAME:

MECH FLOOR PLAN

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

AF-1.15

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1 ALL MATERIALS, INCLUDING, BUT NOT LIMITED TO, EXISTING STRUCTURES, SHALL BE REMOVED BY THE CONTRACTOR
2 IN A LEGAL MANNER.

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1. ALL PAVING, CONSTRUCTION MATERIALS AND WORKSMANSHIP INITIAL: FOOT ROOST-OVER SHALL BE IN COMPLIANCE WITH FOUR STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION.
2. ALL UNPAVED AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE RESEDED AND SOIL STABILIZED TO MATCH EXISTING SURFACE.
3. TRAFFIC CONTROL AND ALL FLOOD LOGS AND COUNTRY ROADS OF HWY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, E.S. DODD AND THE REQUIREMENTS OF THE FEDERAL AID ROAD ACT, AND THE REQUIREMENTS OF THE FEDERAL AID ROAD ACT AND THE REQUIREMENTS OF THE FEDERAL AID ROAD ACT AND THE REQUIREMENTS OF THE FEDERAL AID ROAD ACT.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED BY SHALL RESEED AND SOIL STABILIZED TO MATCH EXISTING SURFACE.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SOODED UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
6. ALL AREAS INDICATED AS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL BARE THE EXISTING PAVEMENT TO THE SUBGRADE AND RESEED AND SOIL STABILIZED TO MATCH EXISTING SURFACE.
8. THE CONTRACTOR SHALL PROVIDE A DEEP FOR A DRAINAGE AND EROSION CONTROL SHALL BE PROVIDED FOR THE EXISTING PAVEMENT.
9. THE CONTRACTOR SHALL INITIAL FILL PLACING OVER ALL DRAINAGE STRUCTURES FOR THE QUANTITY OF CONSTRUCTION AND INITIAL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO THE ELEVATIONS INDICATED ON THE DRAWINGS AND THE DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO THE ELEVATIONS INDICATED ON THE DRAWINGS.
10. IF DRAINAGE IS REQUIRED IT SHALL BE COMPLETED ON SITE. FOR ANY OFF-SITE DRAINAGE THE CONTRACTOR SHALL PROVIDE A DEEP FOR A DRAINAGE AND EROSION CONTROL SHALL BE PROVIDED FOR THE EXISTING PAVEMENT.
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30. THE CONTRACTOR SHALL PROVIDE A DEEP FOR A DRAINAGE AND EROSION CONTROL SHALL BE PROVIDED FOR THE EXISTING PAVEMENT.

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Kimley»»Horn
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 33108



WHA PROJECT	DATE	SCALE AS SHOWN	DESIGNED BY	DFD
147795002	2/13/26		BY	
			CHECKED BY	CJH

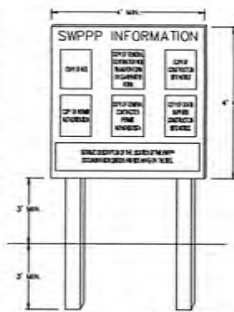
GENERAL NOTES

RESIDENCES OF BOCA
14, 33 and 41 SE 41st Street and
36 SE 3rd Street HIGH RISE
PREPARED FOR
WEXFORD REAL ESTATE INVESTORS
CITY OF BOCA RATON
FLORIDA

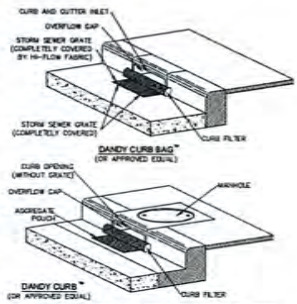


Know what's below.
Call before you dig.

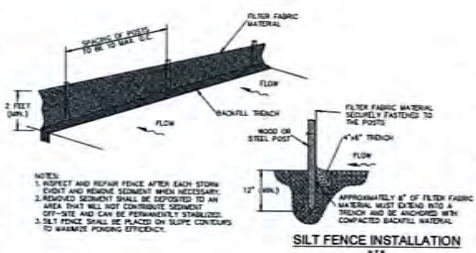
NOTES: 1. SWPPP INFORMATION SIGN MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN AS SHOWN IN THE DETAIL. 2. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.). 3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING TRAVEL AS TO CAUSE A SAFETY HAZARD. 4. ALL PRINTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PROJECT. 5. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED NOTICES ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY. 6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EXISTENCE UNLESS APPROVED BY THE GOVERNING AGENCY. 7. CONTRACTOR IS RESPONSIBLE FOR OBTAINING STABILITY OF THIS SWPPP INFORMATION SIGN.



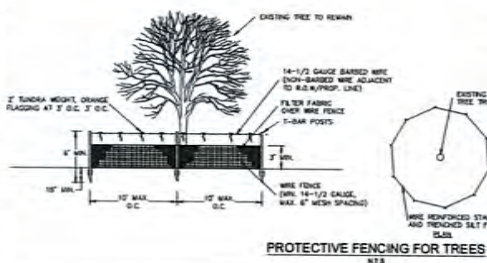
SWPPP INFORMATION SIGN
NTS



SOCK DRAIN INLET SEDIMENT FILTER
NTS

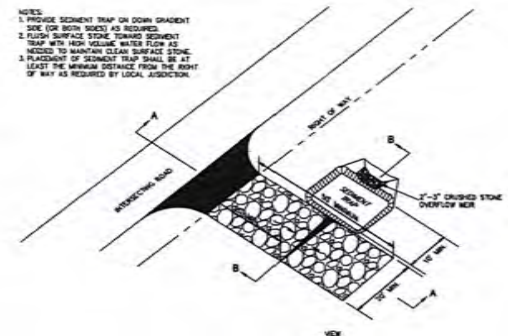


SILT FENCE INSTALLATION
NTS

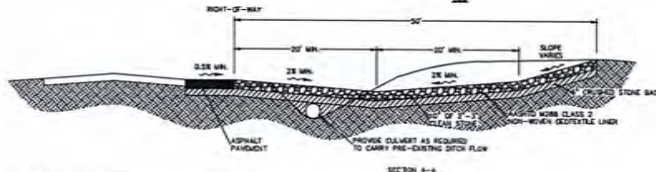
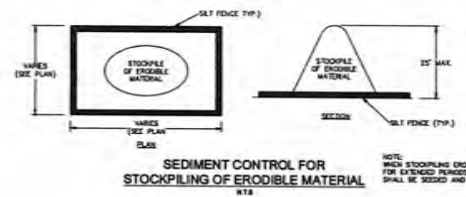


PROTECTIVE FENCING FOR TREES
NTS

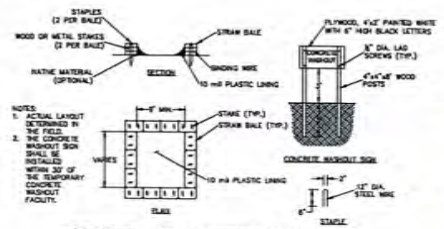
- NOTES:
1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (ON BOTH SIDES) AS REQUIRED.
 2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
 3. PLACEMENT OF SEDIMENT TRAP SHALL BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED BY LOCAL AGENCY.



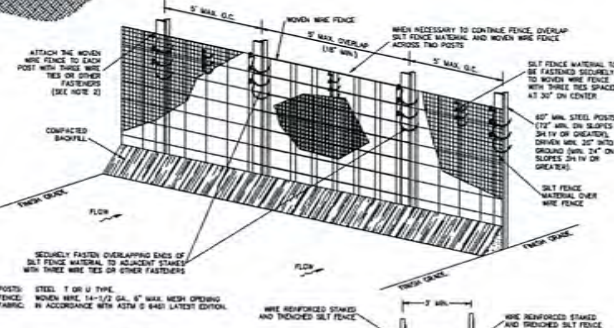
CONSTRUCTION EXIT
NTS



SEDIMENT CONTROL FOR STOCKPILING OF ERODIBLE MATERIAL
NTS



CONCRETE & STUCCO WASTE MANAGEMENT
NTS



WIRE REINFORCED SILT FENCE INSTALLATION
NTS

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Kimley-Horn
 405 S.W. 1st Street, Suite 200, Fort Lauderdale, FL 33304
 PHONE: (954) 574-9000 FAX: (954) 574-9001
 WWW.KIMLEY-HORN.COM REGISTRATION NO. 25108

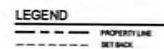
PROFESSIONAL ENGINEER
 J. H. HORN
 No. 74888
 State of Florida

DATE PROJECT	DATE REVISION	SCALE	DATE	BY	CHECKED BY
1/4/2020	2/13/20	AS SHOWN			

EROSION CONTROL DETAILS

RESIDENCES OF BOCA
 14, 33 and 41 SE 41st Street and
 36 SE 3rd Street HIGH RISE
 PREPARED FOR
 WEXFORD REAL ESTATE INVESTORS
 CITY OF BOCA RATON, FLORIDA

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

[illegible]

Know what's below.
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RESIDENCES OF BOCA
14, 33 and 41 SE 41st Street and
36 SE 3rd Street HIGH RISE
PREPARED FOR
WEXFORD REAL ESTATE INVESTORS
CITY OF BOCA RATON
FLORIDA

DEMOLITION PLAN

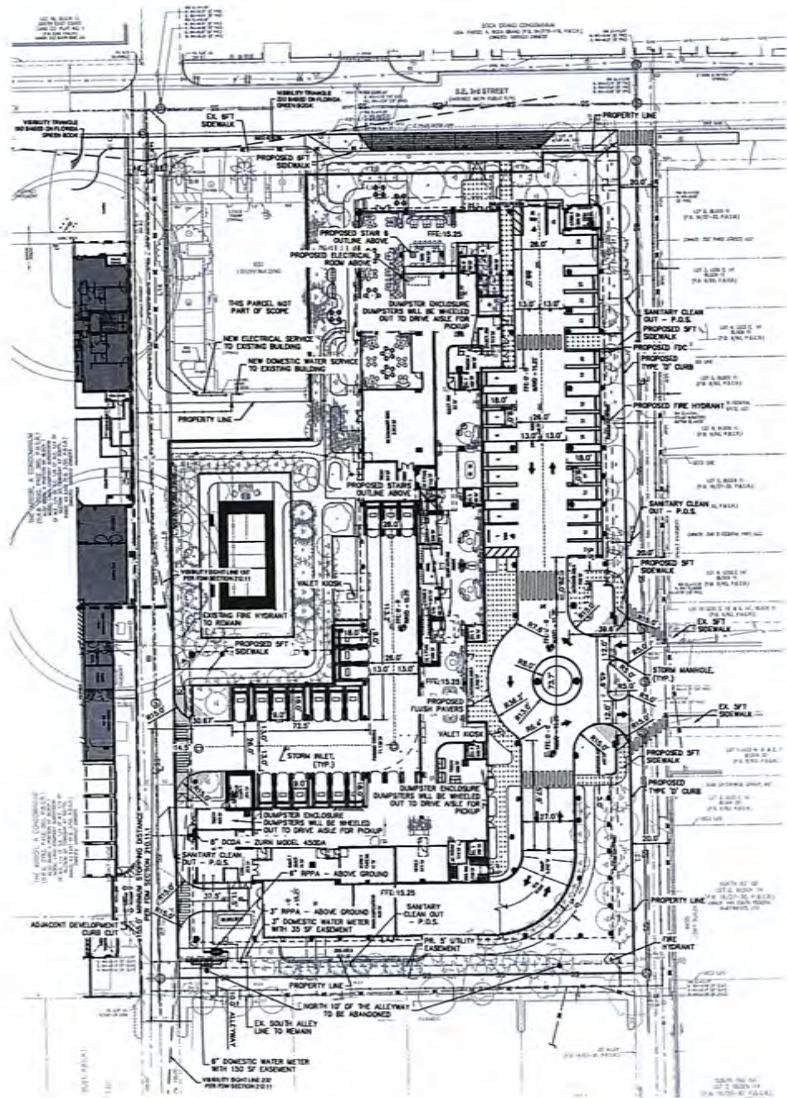
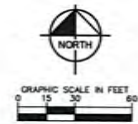
KHA PROJECT	DATE	SCALE AS SHOWN	DESIGNED BY	DFD	CHECKED BY	CJM
147795002	2/13/26					



Kimley»Horn
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1445 24TH STREET, SUITE 200, VERO BEACH, FL 33460

REV	DATE	REVISIONS
02.27.20	00	100%

RESIDENCES OF BOCA 14, 33 and 41 SE 41st Street and 36 SE 3rd Street High Rise
 PREPARED FOR WEXFORD REAL ESTATE INVESTORS
 CITY OF BOCA RATON
 14, 33 and 41 SE 41st Street and 36 SE 3rd Street High Rise
 PREPARED FOR WEXFORD REAL ESTATE INVESTORS
 CITY OF BOCA RATON
 14, 33 and 41 SE 41st Street and 36 SE 3rd Street High Rise
 PREPARED FOR WEXFORD REAL ESTATE INVESTORS
 CITY OF BOCA RATON



LEGEND
 - - - - - PROPERTY LINE
 - - - - - BUILDING OVERLAP
 - - - - - PROPOSED EXISTENCE

PROJECT SITE DATA

OWNER:
 1711 17th Street Boca LLC
 1711 17th Street, Boca Raton, FL 33431

PARCEL INFO:
 14-0-4128-20-011-001
 14-0-4128-20-011-001
 14-0-4128-20-011-001
 14-0-4128-20-011-001

PROJECT LOCATION:
 14, 33 and 41 SE 41st Street
 and 36 SE 3rd Street
 BOCA RATON, FL 33431
 SECTION 16, TOWNSHIP 47 S, RANGE 43 E, PALM BEACH COUNTY, FL

PROJECT DESCRIPTION:
 SITE PLAN APPROVAL FOR DEVELOPMENT OF A 10-STORY
 MULTIFAMILY BUILDING

EXISTING PROPOSED:
 DON DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT DISTRICT
 DON DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT DISTRICT

ADJACENT PROPERTIES:
 NORTH: DON DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT DISTRICT
 SOUTH: DON DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT DISTRICT
 EAST: DON DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT DISTRICT
 WEST: DON DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT DISTRICT

EXISTING PROPOSED:
 CBO CENTRAL BUSINESS DISTRICT
 CBO CENTRAL BUSINESS DISTRICT
 CBO CENTRAL BUSINESS DISTRICT
 CBO CENTRAL BUSINESS DISTRICT
 CBO CENTRAL BUSINESS DISTRICT
 CBO CENTRAL BUSINESS DISTRICT

LAND USE INFORMATION

TOTAL PROJECT AREA: 2.11 ACRES (9 LANE BY)

EXISTING CONVECTION

LAND USE	ACRES	SQUARE FEET	PERCENT
BUILDING	0.01	27,204	12.4%
INTERSTICE	1.00	10,000	47.4%
TOTAL SUPERBLOCK	1.01	10,000	47.4%
OPEN SPACE	1.10	11,000	52.6%
TOTAL AREA	2.11	21,000	100.0%

PROPOSED CONVECTION

LAND USE	ACRES	SQUARE FEET	PERCENT
BUILDING	0.04	27,204	12.4%
INTERSTICE	0.00	0	0.0%
TOTAL SUPERBLOCK	0.04	27,204	12.4%
OPEN SPACE	2.07	20,728	97.6%
TOTAL AREA	2.11	21,000	100.0%

OPEN SPACE
 SEE ARCHITECTURAL SHEET SP4-11 FOR THE OPEN SPACE DRAWING

PARKING
 SEE ARCHITECTURAL PLANS FOR PROPOSED PARKING COUNT



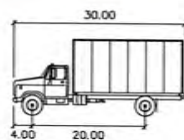
RESIDENCES OF BOCA
 14, 33 and 41 SE 41st Street and
 36 SE 3rd Street High Rise
 PREPARED FOR
 WEXFORD REAL ESTATE INVESTORS
 CITY OF BOCA RATON
 FLORIDA

Kimley»Horn
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 445 S.W. 11th Street, Suite 200, West Palm Beach, FL 33409
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35108

REV	DATE	BY	CHKD	APPD	REV	DATE	BY	CHKD	APPD

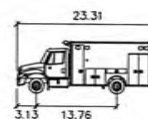
**PRELIMINARY
ENGINEERING PLAN**

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 WWW.KIMLEY-HORN.COM REGISTRY NO. 35108



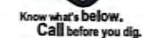
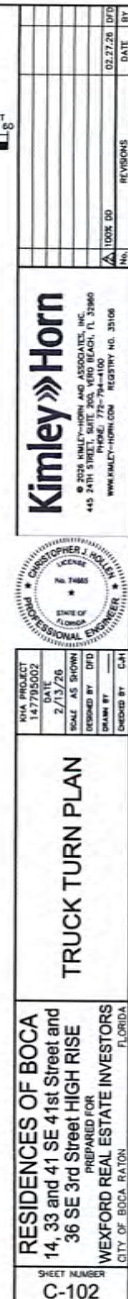
SU-30

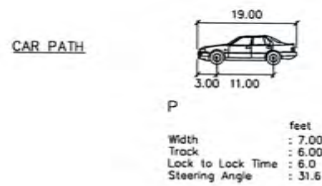
	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



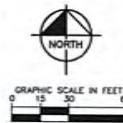
Medtec PD-146

	feet
Width	: 7.83
Track	: 7.68
Lock to Lock Time	: 6.0
Steering Angle	: 34.3



[illegible]

Know what's below.
Call before you dig.



GROUND FLOOR
PARKING

RESIDENCES OF BOCA
SE 4TH HIGH RISE
PREPARED FOR
WEXFORD REAL ESTATE
INVESTORS
CITY OF BOCA RATON
FLORIDA

SHEET NUMBER
C-106

Kimley»Horn

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445 24TH STREET, SUITE 202, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.HIMLEY-HORN.COM REGISTRY NO. 35108

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CHRIS HOLLEN, P.E.

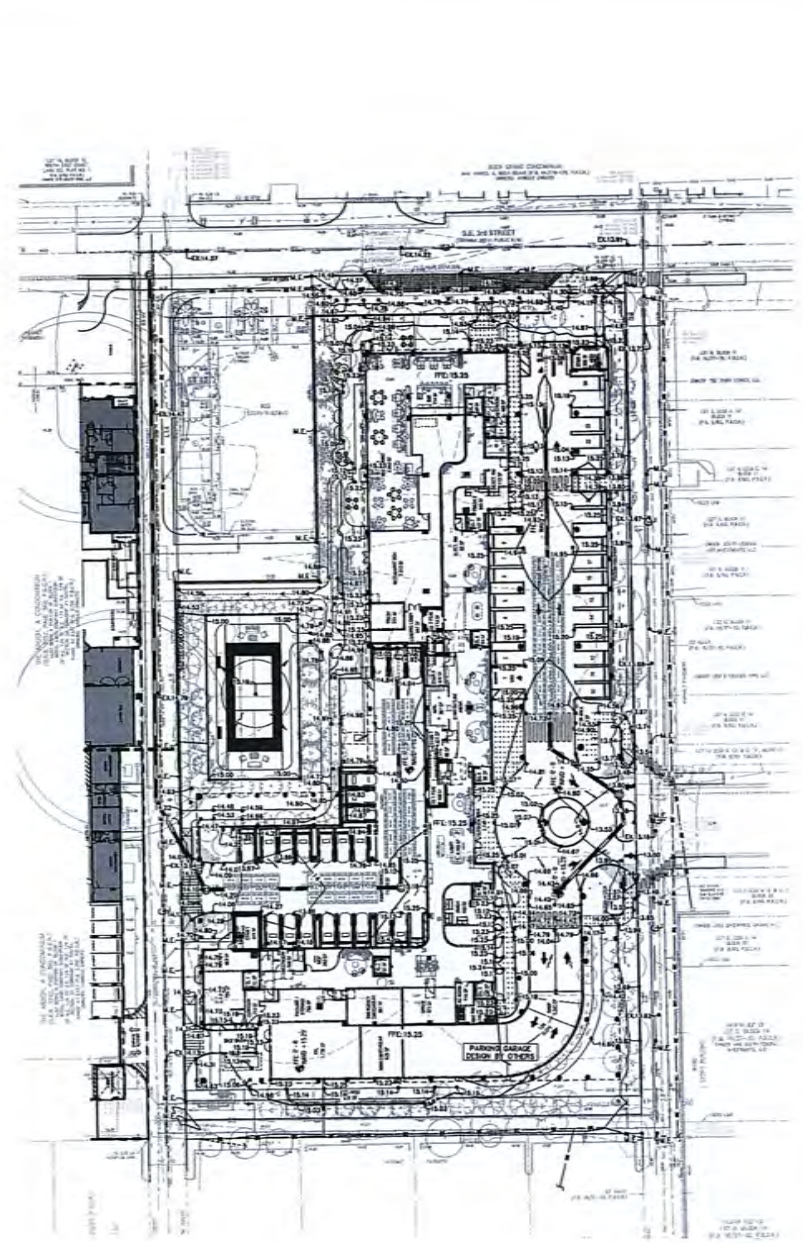
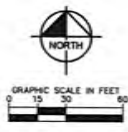
10. *Journal of the American Medical Association*, 283:1225-1230 (1998).

74685

CHECKED BY	CUM	DATE
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CITY OF BOCA RATON
INVESTORS
FLORIDA[illegible]

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LEGEND		PAVING LEGEND	
	PROPERTY LINE		STANDARD DUTY ASPHALT
	OUTSIDE PROPERTY LINE		CONCRETE SIDEWALK
	PROPOSED SLOPE		SPECIALTY PAVING
	PROPOSED SPOT GRADE		
	PROPOSED DRAINAGE STRUCTURE		
	PROPOSED DRAINAGE PIPE		
	PROPOSED DRAINAGE CURB INLET		
	PROPOSED DRAINAGE MANHOLE		
	PROPOSED DRAINAGE INLET		
	PROPOSED DRAINAGE CLEANOUT		
	PROPOSED DRAINAGE SEWER MANHOLE		
	PROPOSED WATER PIPE		
	PROPOSED SANITARY SEWER PIPE		
	PROPOSED GATE VALVE (GV)		
	PROPOSED FIRE HYDRANT		
	PROPOSED FIRE HYDRANT ASSEMBLY		

PAVING AND GRADING NOTES

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD 83).
- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SUITE.
- ALL MATERIALS AND CONSTRUCTION WITHIN THE FOOT PRINT OF ANY SHALL CONFORM TO THE LATEST FOOT DESIGN STANDARDS AND LATEST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL MATERIALS AND PAVED AREAS.
- ALL AREAS INDICATED AS PROPOSED SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTION AS INDICATED ON THE DRAWINGS.
- REPLACE THE PAVEMENT WITH THE SAME TYPE AND THICKNESS AND REPAVING THE FULL DEPTH OF PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH WHERE PAVEMENT MEETS THE EXISTING PAVEMENT. THE CONTRACTOR SHALL LAYOUT THE FULL DEPTH OF EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH WHERE PAVEMENT MEETS THE EXISTING PAVEMENT.
- ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF RIGHT-OF-WAY UNLESS SPECIFICALLY NOTED.
- CONTRACTOR SHALL EXCAVATE EXISTING PAVEMENT AND UNDERLYING AREAS THAT ARE TO BE LANDSCAPED A MINIMUM OF 2' OR AS DEEP AS NECESSARY TO ENSURE ALL STONE BASE / FILL MATERIAL IS REMOVED AND/OR AS A DRAINAGE AND/OR VENTILATION DRAINAGE SLOPE TO REMAIN 4" OF TOP OF CURB TO ENSURE PROPER SOIL FOR PLANT MATERIALS.
- THE CONTRACTOR SHALL ENSURE THAT BROAD PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT OVER-COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
- ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
- ALL ON-SURFACE AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE A MINIMUM OF 4" TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1 OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAGE OF VEGETATION IS OBTAINED.
- THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RE-GRADE YARDWAYS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRADE STANDS IS WELL ESTABLISHED OR NECESSARY STABILIZATION OCCURS.
- LANDSCAPE ISLANDS IN PARKING AREA TO BE SLOPED 4" BACK OF CURB ELEVATION.
- CONTRACTOR TO MAINTAIN AND ADJUST ALL EXISTING SANITARY MANHOLE COVERS, FIRE HYDRANTS, WATER METER BOXES AND VALVE BOXES TO FINISHED GRADE AS MAY BE NECESSARY.



THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS SHOULD INCLUDE CONSIDERATION FOR ADDRESSING THIS RISK.

NO.	REVISIONS	DATE
1		02.27.26
2		07/25

Kimley-Horn
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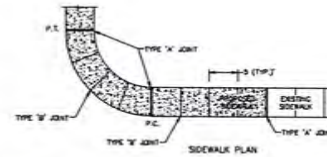
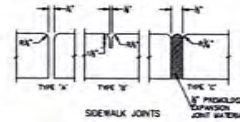
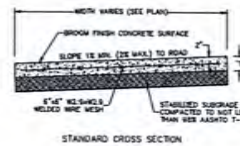
RESIDENCES OF BOCA 14, 33 and 41 SE 41st Street and 36 SE 3rd Street HIGH RISE PREPARED FOR WEXFORD REAL ESTATE INVESTORS CITY OF BOCA RATON FLORIDA	PAVING AND GRADING PLAN			
	KHA PROJECT 147795002	DATE 7/2/26	SHEET NO. 2 OF 26	
	SCALE AS SHOWN			
	DESIGNED BY			
	DRAWN BY			
CHECKED BY CJT				

PAVING AND
GRADING PLAN

RESIDENCES OF BOCA
14, 33 and 41 SE 41st Street and
36 SE 3rd Street HIGH RISE
PREPARED FOR
WEXFORD REAL ESTATE INVESTORS
CITY OF BOCA RATON, FLORIDA

SHEET NUMBER
C-200

Residential Paving, Grading, Retention, Stormwater, and Erosion Control Details - 147795002.dwg
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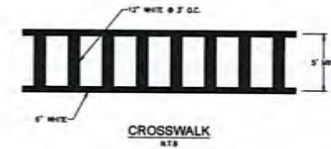
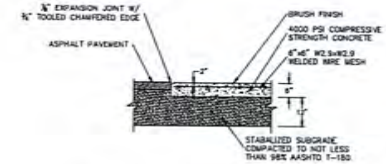


TYPE	LOCATION
'A'	100' MAX SPACING, P.C. J.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS
'B'	8'-0" CENTER TO CENTER
'C'	WHERE SIDEWALK ADJUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES

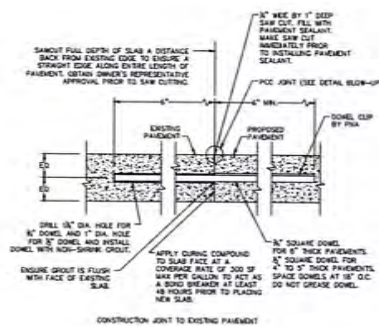
LOCATION	THICKNESS
URBANEAN DRIVE AREAS	4"
CONCRETE AND DRIVE DRIVE AREAS	6"

NOTE:
ALL SIDEWALK STREET CROSSINGS MUST MEET THE REQUIREMENTS OF THE AMERICAN DISABILITY ACT (ADA) COMPLIANCE. WALK TRANSITIONS FROM RAMPS TO WALKS, DRIVEWAYS OR STREETS SHALL BE FLUSH AND FREE OF OBSTACLES OR CHANGES.

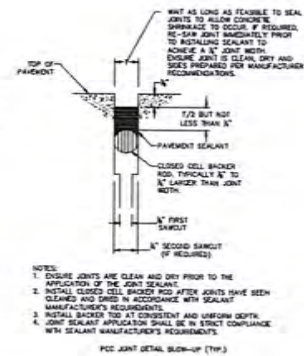
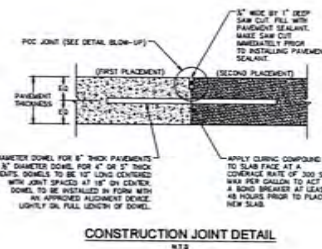
CONCRETE SIDEWALK
NTS



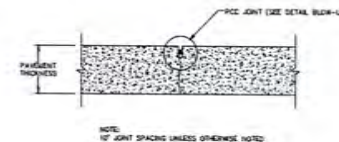
HEAVY DUTY CONCRETE EDGE DETAIL
NTS



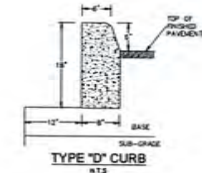
HEAVY DUTY CONCRETE JOINT DETAILS
NTS



CONSTRUCTION JOINT DETAIL
NTS



CONTRACTION JOINT DETAIL
NTS



TYPE 'D' CURB
NTS



Know what's below.
Call before you dig.

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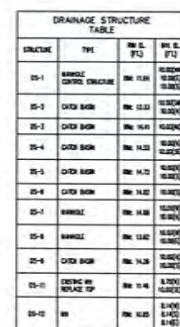
WMA PROJECT
147795002
DATE
2/13/20
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY
CIVIL

PAVING AND
GRADING DETAILS

RESIDENCES OF BOCA
14, 33 and 41 SE 41st Street and
36 SE 3rd Street HIGH RISE
APARTMENTS
WEXFORD REAL ESTATE INVESTORS
CITY OF BOCA RATON
FLORIDA

SHEET NUMBER
C-201

NO. 1000-00
REVISED
DATE 02/27/20
BY

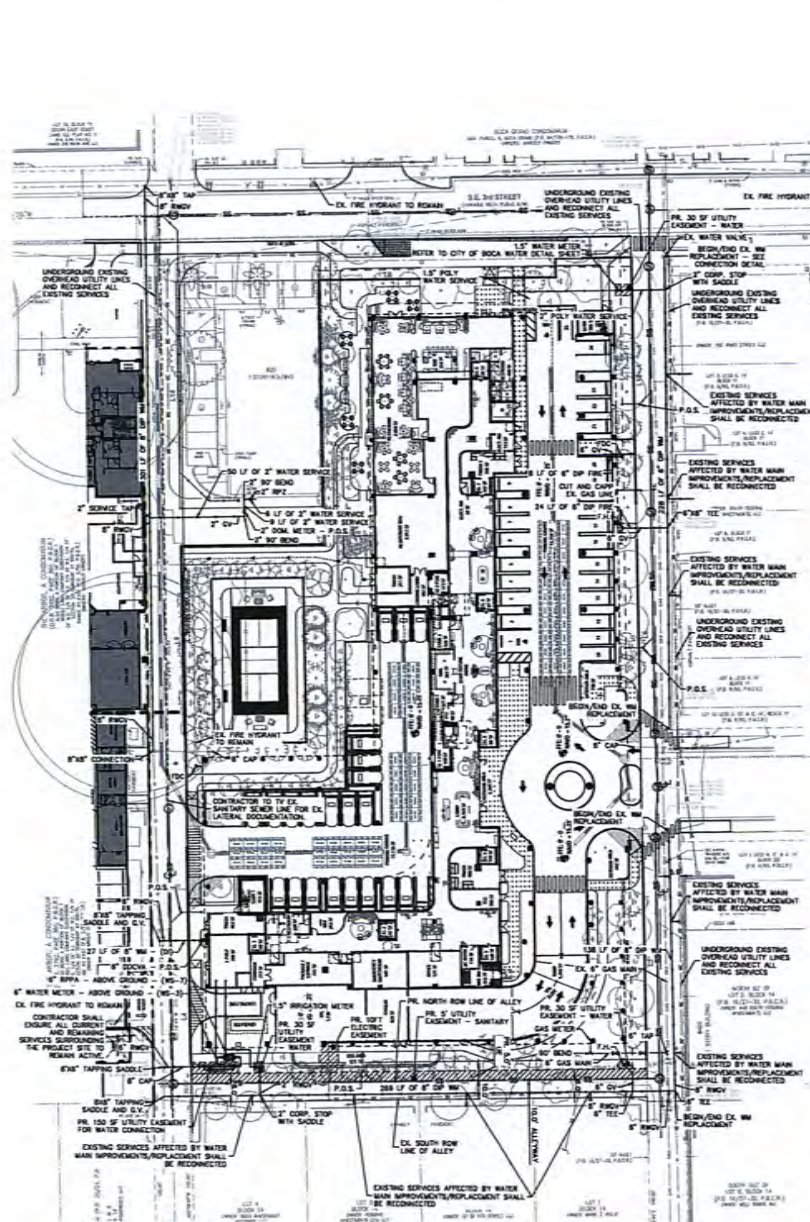
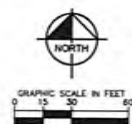


DRAINAGE STRUCTURE TABLE			
STRUCTURE	TYPE	MIN. S.F.	MIN. S.F. (FT)
DS-1	MANHOLE CONCRETE CONCOURSE	MIN. 11.0	MIN. 10.0 (8'0" x 8'0")
DS-2	CATCH BASIN	MIN. 12.0	MIN. 10.0 (8'0" x 8'0")
DS-3	CATCH BASIN	MIN. 16.0	MIN. 14.0 (10'0" x 10'0")
DS-4	CATCH BASIN	MIN. 14.0	MIN. 12.0 (8'0" x 10'0")
DS-5	CATCH BASIN	MIN. 14.0	MIN. 12.0 (8'0" x 10'0")
DS-6	CATCH BASIN	MIN. 14.0	MIN. 12.0 (8'0" x 10'0")
DS-7	MANHOLE	MIN. 16.0	MIN. 14.0 (10'0" x 10'0")
DS-8	MANHOLE	MIN. 14.0	MIN. 12.0 (8'0" x 10'0")
DS-9	CATCH BASIN	MIN. 14.0	MIN. 12.0 (8'0" x 10'0")
DS-10	DECKING W/IN TYPICAL	MIN. 16.0	MIN. 14.0 (10'0" x 10'0")
DS-11	W	MIN. 12.0	MIN. 10.0 (8'0" x 8'0")

- [illegible]

SHEET NUMBER
C-205

THIS DOCUMENT, TOGETHER WITH THE CONTRACT AND ANY ADDENDUMS, SHALL BE KEPT ON THE PROJECT SITE AT ALL TIMES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THIS DOCUMENT ON THE PROJECT SITE AT ALL TIMES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THIS DOCUMENT ON THE PROJECT SITE AT ALL TIMES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THIS DOCUMENT ON THE PROJECT SITE AT ALL TIMES.

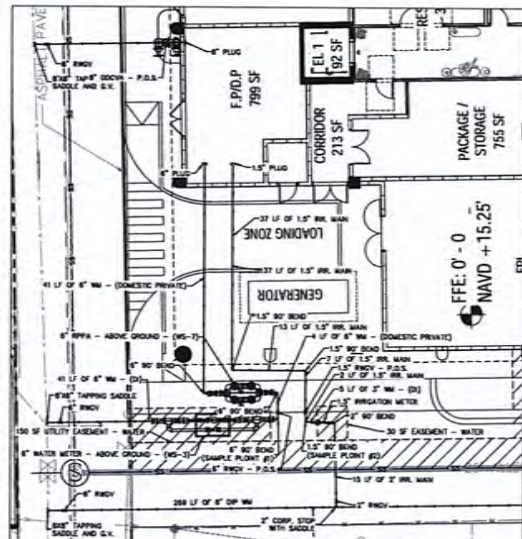
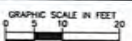


LEGEND

- PROPERTY LINE
- PROPOSED UTILITY EASEMENT OF VARYING WIDTH
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM PIPE
- STORM WATER CATCH BASIN
- STORM WATER MANHOLE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- DOCK
- WATER METER AND R/FZ
- GREASE INTERCEPTOR
- PROPOSED CLEANOUT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED GATE VALVE (6" X)
- PROPOSED REDUCER
- PROPOSED UTILITY EASEMENTS

UTILITY NOTES

- ALL UTILITIES SHALL BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITY.
- SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR NOTIFYING ALL UTILITIES AT LEAST 48 HOURS BEFORE CONSTRUCTION OF ANY UTILITY LINE.
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LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other Pipe	Horizontal Separation	Coverage (1)	Joint Spacing & Coverage (2)
Water Sewer, Sanitary Sewer, Storm Sewer (3)	10' minimum	12' minimum	12' minimum
Water Sewer, Sanitary Sewer, Storm Sewer (3)	10' minimum	12' minimum	12' minimum
Water Sewer, Sanitary Sewer, Storm Sewer (3)	10' minimum	12' minimum	12' minimum
Water Sewer, Sanitary Sewer, Storm Sewer (3)	10' minimum	12' minimum	12' minimum

WATER & SEWER SERVICE CHARGE
PROPOSED WATER DEMAND INCREASE: 0.0000 AND
PROPOSED SEWER DEMAND INCREASE: 0.0000 AND



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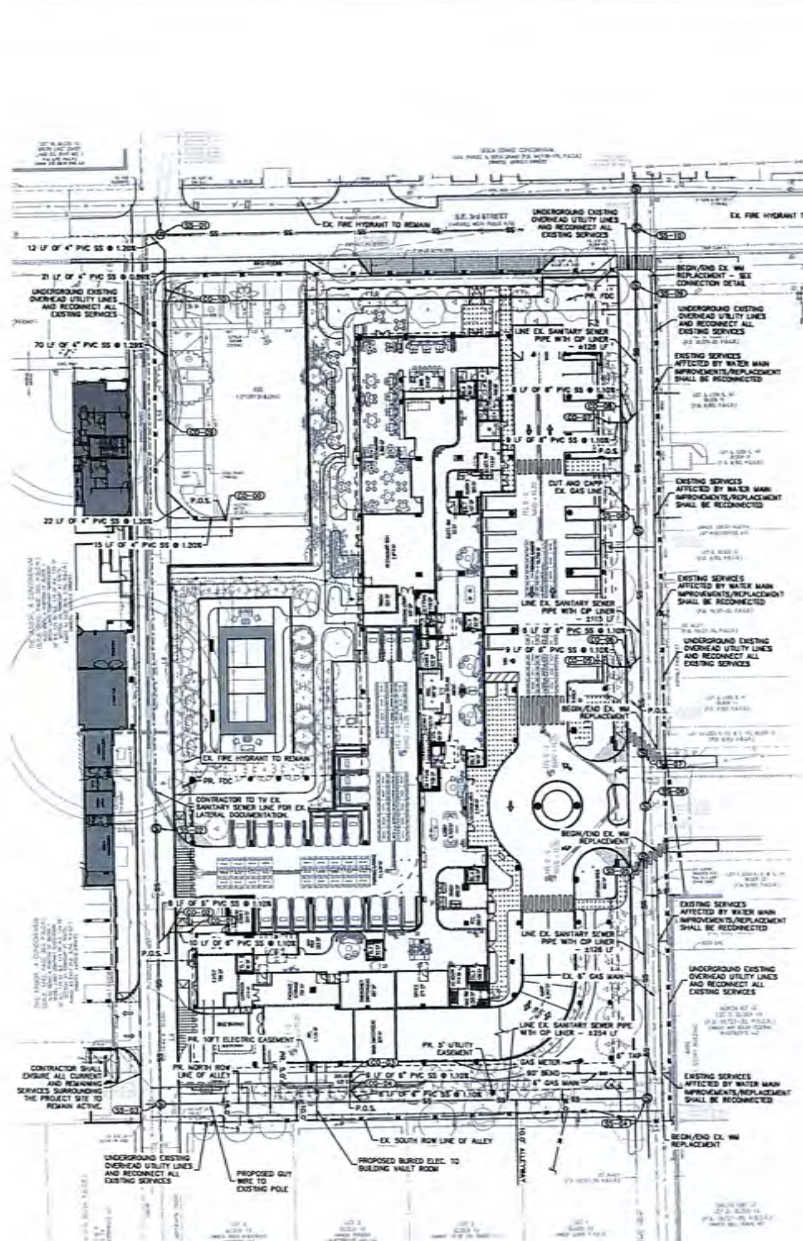
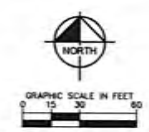
PROJECT NO. 05002
DATE: 7/13/06
SCALE: AS SHOWN
DRAWN BY: JLD
CHECKED BY: JLD

UTILITY PLAN - WATER

RESIDENCES OF BOCA
14, 33 and 41 SE 41st Street and
36 SE 3rd Street HIGH RISE
PREPARED FOR
WEXFORD REAL ESTATE INVESTORS
CITY OF BOCA RATON, FLORIDA

SHEET NUMBER
C-300

RESIDENCES OF BOCA 14, 33 and 41 SE 41st Street and 36 SE 3rd Street HIGH RISE WEXFORD REAL ESTATE INVESTORS CITY OF BOCA RATON



- LEGEND**
- PROPERTY LINE
 - PROPOSED UTILITY EASEMENT OF VARYING WIDTH
 - PROPOSED WATER PIPE
 - PROPOSED SANITARY SEWER PIPE
 - PROPOSED STORM PIPE
 - STORM WATER CATCH BASIN
 - PROPOSED STORM MANHOLE
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - DOCK
 - WATER METER AND RVC
 - GREASE INTERCEPTOR
 - PROPOSED CLEANSOUT
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED GATE VALVE (GV)
 - PROPOSED REDUCER

- UTILITY NOTES**
1. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
 2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE COMMENCING TO ANY EXISTING LINE.
 3. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
 - a. 8" PVC SDR 35 PER ASTM D 3034
 - b. DUCTILE IRON PIPE PER AWWA C 900
 - c. 12" AND LARGER DUCTILE IRON PIPE PER AWWA C 900
 - d. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THROAT BLOCKING AS CALLED OUT IN SPECIFICATIONS.
 - e. ALL UTILITIES SHOULD BE KEPT TEN (10) FEET MINIMUM OR WHEN CROSSING OF VERTICAL CLEARANCE OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE.
 - f. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4" COVER ON ALL UTILITIES.
 - g. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES, GAS LINES, EXISTING AND PROPOSED, THE DEEPEST LINE SHALL BE EXCAVATED FIRST WITH MECHANICAL JOINTS AT SANITARY LINE WITH AN APPROPRIATE THROAT BLOCKING AS REQUIRED. MECHANICAL JOINTS WITH AN APPROPRIATE THROAT BLOCKING AS REQUIRED. AND AN 18" COVER IN 11" (MINIMUM) CLASS 50.
 - h. EXISTING UTILITIES SHALL BE KEPT IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
 - i. TOP OF EXISTING MANHOLE SHALL BE BASED ON NECESSARY TO BE FLUSH WITH PROPOSED FIVE FEET ELEVATION WITHIN PAVED AREAS AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATION WITHIN THROAT LOS WITHIN UNPAVED AREAS.
 - j. ALL CONCRETE FOR ENCASING SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
 - k. EXISTING UTILITIES SHALL BE KEPT IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
 - l. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
 - m. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORIZED CITY WITH REGARD TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
 - n. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND DEPTH OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE MANHOLE UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS MADE IN THE FIELD. THE INFORMATION IS NOT TO BE USED AS AN EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
 - o. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CORRECTIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORM POSSESSION.
 - p. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
 - q. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
 - r. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
 - s. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
 - t. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, SANITARY SEWERS AND STORM MAINS AND MAINTAIN MINIMUM CLEARANCES BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, CODES AND SPECIFICATIONS.
 - u. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CORRECTIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORM POSSESSION.
 - v. THE ENTIRE FIRE SERVICE FROM BUILDING TO CONNECTION POINT IS TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR HOLDING A CONTRACTOR LICENSE IN ACCORDANCE WITH FLA. 484 OF THE FLORIDA STATUTES.
 - w. ALL UTILITY LINES EXISTING SHOWN ARE APPROXIMATE.
 - x. CONTRACTOR TO MAINTAIN AND ADJUST ALL EXISTING SANITARY MANHOLE COVERS, FIRE HYDRANTS, WATER METER BOXES AND VALVE BOXES TO FINISHED GRADES AS MAY BE NECESSARY.

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Order Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)
Water Main	1.0' minimum	1.0' minimum	1.0' minimum
Sanitary Sewer	1.0' minimum	1.0' minimum	1.0' minimum
Storm Sewer	1.0' minimum	1.0' minimum	1.0' minimum
Gas Main	1.0' minimum	1.0' minimum	1.0' minimum
Electric Cable	1.0' minimum	1.0' minimum	1.0' minimum
Telephone Cable	1.0' minimum	1.0' minimum	1.0' minimum
Fire Hydrant	1.0' minimum	1.0' minimum	1.0' minimum
Water Meter	1.0' minimum	1.0' minimum	1.0' minimum
Valve Box	1.0' minimum	1.0' minimum	1.0' minimum
Manhole	1.0' minimum	1.0' minimum	1.0' minimum
Catch Basin	1.0' minimum	1.0' minimum	1.0' minimum
Drainage Structure	1.0' minimum	1.0' minimum	1.0' minimum
Other	1.0' minimum	1.0' minimum	1.0' minimum

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440 24TH STREET, SUITE 200, BOCA RATON, FL 33460
WWW.KIMLEY-HORN.COM REGISTRY NO. 33008

CHRISTOPHER J. HOLLEY
No. 14885
STATE OF FLORIDA
PROFESSIONAL ENGINEER

UTILITY PLAN -
SANITARY &
ELECTRIC

RESIDENCES OF BOCA
14, 33 and 41 SE 41st Street and
36 SE 3rd Street HIGH RISE
WEXFORD REAL ESTATE INVESTORS
CITY OF BOCA RATON
SHEET NUMBER
C-301





City Of Boca Raton
Utility Services

1401 Glades Road, Boca Raton, Florida 33431

No	Revison	By	Date	Scale	WTS
1.	electronic marker model update	DPS	8/2/99	Drawn By	JB
2.	revise model drop munition detail to P.O.C.	DPS	1/22/02	Checked By	JB
3.	Revise detail	DPS	8/7/98	Approved By	JB
4.	Revise munition notes			Date:	3/19
5.	Drop bomb detail.	TD	03/19	Field Sketch	
				Page#	

																																																																																											
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SEWER DETAILS

Drawing No.
 Project No.
 SHEET
 1 OF 3

SEWER DETAILS

RESIDENCES OF BOCA
14, 33 and 41 SE 41st Street and
36 SE 3rd Street HIGH RISE
PREPARED FOR
WEXFORD REAL ESTATE INVESTORS
CITY OF BOCA RATON
FLORIDA

SHEET NUMBER
C-302

UTILITY DETAILS

KNIA PROJECT	DATE	SCALE AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
147795002	2/13/26		DFD		CJM

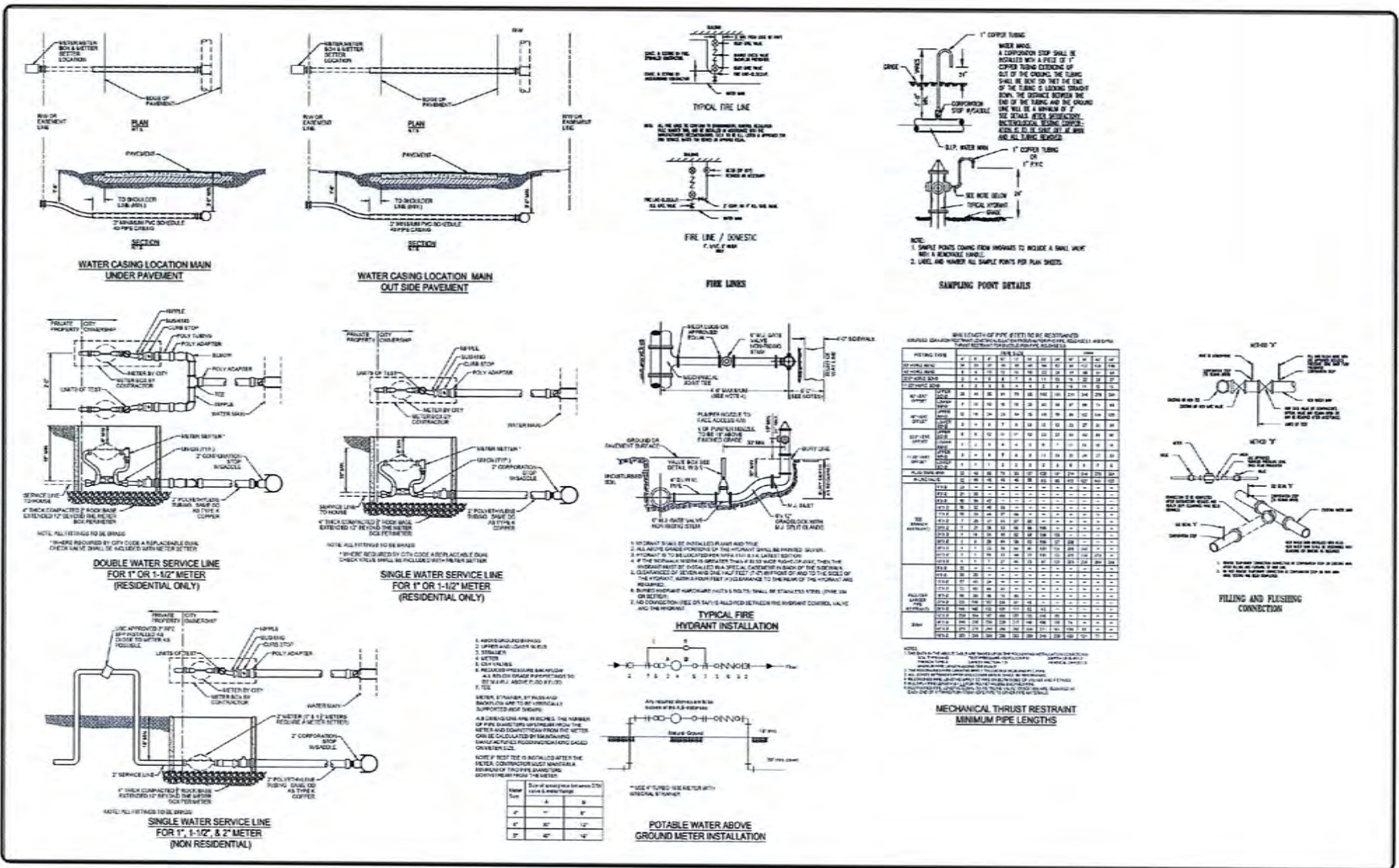


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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

100% 00	02.77.26	07.0
No	BRVOLUME	BY

PROJECT: RESIDENCES OF BOCA 14, 33 AND 41 SE 41ST STREET AND 36 SE 3RD STREET HIGH RISE
 SHEET: C-303
 DATE: 03/27/2019
 DRAWN BY: J. HORN
 CHECKED BY: J. HORN
 APPROVED BY: J. HORN
 CITY OF BOCA RATON
 UTILITY SERVICES - DESIGN DIVISION
 1400 GLOVER ROAD - BOCA RATON, FLORIDA 33431



City of Boca Raton
Utility Services - Design Division
1400 Glover Road - Boca Raton, Florida 33431

No.	Revision	By	Date
1.	Issued 2014 details	JH	03/2014
2.	Website detail	JH	03/2016
3.	"N.C. APPROVED"	JH	03/2019
4.			

Scale: 1" = 10'

Drawn By: JH

Checked By: JH

Approved By: JH

Date: March 2014

Field Book: []

WATER
DETAIL SHEET

Drawing No. []

Project No. []

SHEET 2 OF 3

RESIDENCES OF BOCA
14, 33 and 41 SE 41st Street and
36 SE 3rd Street HIGH RISE
PREPARED FOR
WEXFORD REAL ESTATE INVESTORS
CITY OF BOCA RATON, FLORIDA

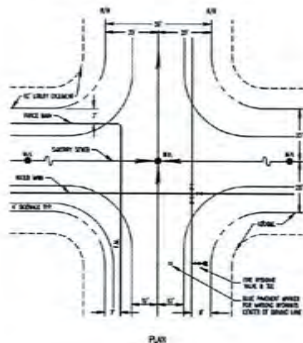
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445 24TH STREET, SUITE 200
FORT LAUDERDALE, FL 33306
WWW.KIMLEY-HORN.COM REGISTRY NO. 25108

PROJECT: 147795002
DATE: 2/13/20
SCALE: AS SHOWN
DESIGNED BY: JH
CHECKED BY: JH
DRAWN BY: JH

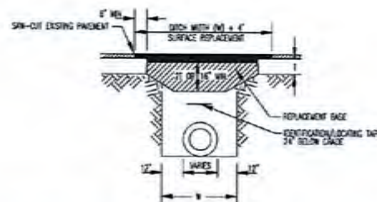
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 14881
Christopher J. Horn

DATE: 03/27/2019
REVISED: []
DATE: []

DATE: 03/27/2019
REVISED: []
DATE: []



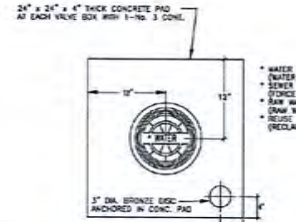
UTILITY LOCATION
50' RIGHT OF WAY



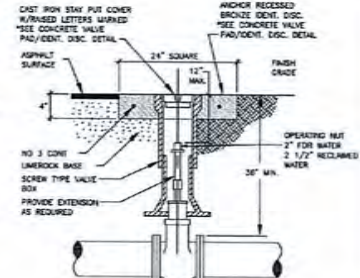
1. REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, (21\"/>

3. SURFACE MATERIAL SHALL BE FOOT TYPE 5-8 ASPHALTIC CONC. (MIN. THICKNESS 2\"/>

ROADWAY
PAVEMENT RESTORATION



CONCRETE VALVE PAD/IDENT. DISC.



VALVE AND BOX DETAIL

STANDARD SEPARATIONS

NEW OR RELOCATED, UNDERGROUND WATER MAINS WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART B OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER. IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER, A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART B OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE TREATMENT AND DISPOSAL SYSTEM."

NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY-OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE, AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.

AT THE UTILITY CROSSINGS DESCRIBED IN PART 1.0.1.1 OF DEEP FORM 62-555.000(7), ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. IF THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART B OF CHAPTER 62-610, F.A.C. AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART B OF CHAPTER 62-610, F.A.C.

PIPE MARKINGS

ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SURFPAVING 62-555.330(2)(1)(B), F.A.C., USING BLUE AS A PREDOMINANT COLOR. UNDERGROUND PLASTIC PIPE WILL BE SCUL-WALL BLUE PIPE, WITH A 4-CONTOURED BLUE EXTERNAL SIGN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL, AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPES DURING MANUFACTURING OF THE PIPE WILL HAVE CONTOURED STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 36-INCHES INTERVALS ALONG THE PIPE AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. UNDERGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)

RESILIENT SEATED GATE VALVE SPECIFICATIONS

4" THROUGH 12" SIZE
(WATER AND FORCE MAIN)

GATE VALVES SHALL BE RESILIENT SEATED, MANUFACTURED TO MEET OR EXCEED THE REQUIREMENTS OF APPA C504 OF LATEST REVISION AND IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

VALVES SHALL HAVE AN UNOBSTRUCTED WATERWAY EQUAL TO OR GREATER THAN THE FULL NOMINAL DIAMETER OF THE VALVE.

THE VALVES ARE TO BE NON-RESEAL STEEL WITH THE STEEL WARE OF CAST, FORGED OR ROLLED BRIDGE GRADE IN ANNA CON, TWO STEEL SEALS SHALL BE PROVIDED AND SHALL BE OF THE C-DRIVE TYPE, ONE ABOVE AND ONE BELOW THE DISC.

THE STEEL WARE, ALSO MADE OF BRONZE, WILL BE INDEPENDENT OF THE GATE OR DISC INSURELY WITH THE GATE. IF THE STEEL WARE IS CAST INTEGRALLY, THE WARE SHALL BE STRONGER AND TRUE WITH THE AXIS OF THE STEEL TO AVOID BENDING DURING THE OPENING OR CLOSING CYCLE.

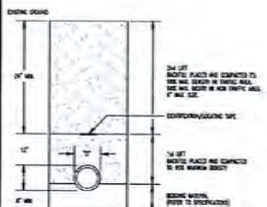
THE SEALING MECHANISM SHALL CONSIST OF A CAST IRON GATE HAVING A VULCANIZED SYNTHETIC RUBBER GASKET OR A RUBBER SEAT MECHANICALLY RETAINED ON THE GATE. THE RESILIENT SEALING MECHANISM SHALL PROVIDE ZERO LEAKAGE AT THE WATER WORKING PRESSURE WHEN INSTALLED WITH THE LINE FLOW IN EITHER DIRECTION.

THE WARE, DISC, BRONZE AND BRONZE COATERS SHALL BE OER 90N ASTM A201, CLASS B. ALL FERRIC SURFACE WARE SHALL HAVE A ZINC ANODIZING COATING.

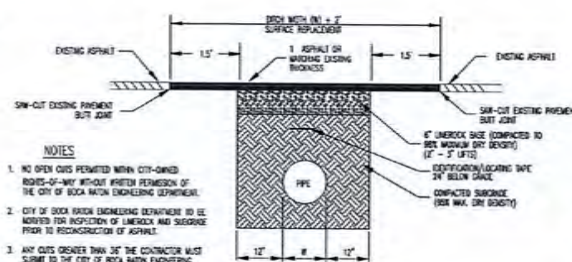
A 2-1/2 INCH SQUARE NUT SHALL BE PROVIDED FOR OPERATING THE VALVE.

ALL VALVES ARE TO BE SUPPLIED COMPLETE AND READY FOR INSTALLATION INCLUDING, BUT NOT LIMITED TO ALL NUTS, BOLTS BRIMS AND BUSHINGS.

ALL VALVES ARE TO BE TESTED IN STRICT ACCORDANCE WITH PNWA C504



TYPICAL
TRENCH EXCAVATION



OPEN CUT
DRIVEWAY REPLACEMENT

- NOTES
1. NO OPEN CUTS PERMITTED WITHIN CITY-OWNED ROADS-OF-WAY WITHOUT WRITTEN PERMISSION OF THE CITY OF BOCA RATON ENGINEERING DEPARTMENT PRIOR TO RECONSTRUCTION OF ASPHALT.
 2. CITY OF BOCA RATON ENGINEERING DEPARTMENT TO BE NOTIFIED FOR REPLETION OF LIMBROCK AND SLOVER PRIOR TO RECONSTRUCTION OF ASPHALT.
 3. ANY CUTS GREATER THAN 36\"/>



City Of Boca Raton
Utility Services

1401 Glades Road, Boca Raton, Florida 33431

No.	Revision	By	Date
1.	Review Separation Statement and Flow Marking Statement	CMS	8/28/20
2.	Update revision block detail	CMS	8/28/20
3.	Add Concrete Valve Pad/Ident. Disc. & Valve And Box Details	CMS	8/28/20
4.	Website detail	CMS	8/28/20

Scale:	NOT
Drawn By:	TO
Checked By:	JB
Approved By:	JB
Date:	3/7/21
Field Input:	Poppy

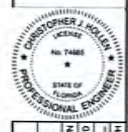
Intend For:	☐ Permit
	☐ Bidding
	☐ Review & Comments
	☐ Construction
	☐ Information

Drawing No.	147750002
Project No.	2/13/20
Sheet	3 OF 3

RESIDENCES OF BOCA
14, 33 and 41 SE 41st Street and
36 SE 3rd Street HIGH RISE
PREPARED FOR
WEXFORD REAL ESTATE INVESTORS
CITY OF BOCA RATON
FLORIDA

SHEET NUMBER
C-304

UTILITY DETAILS



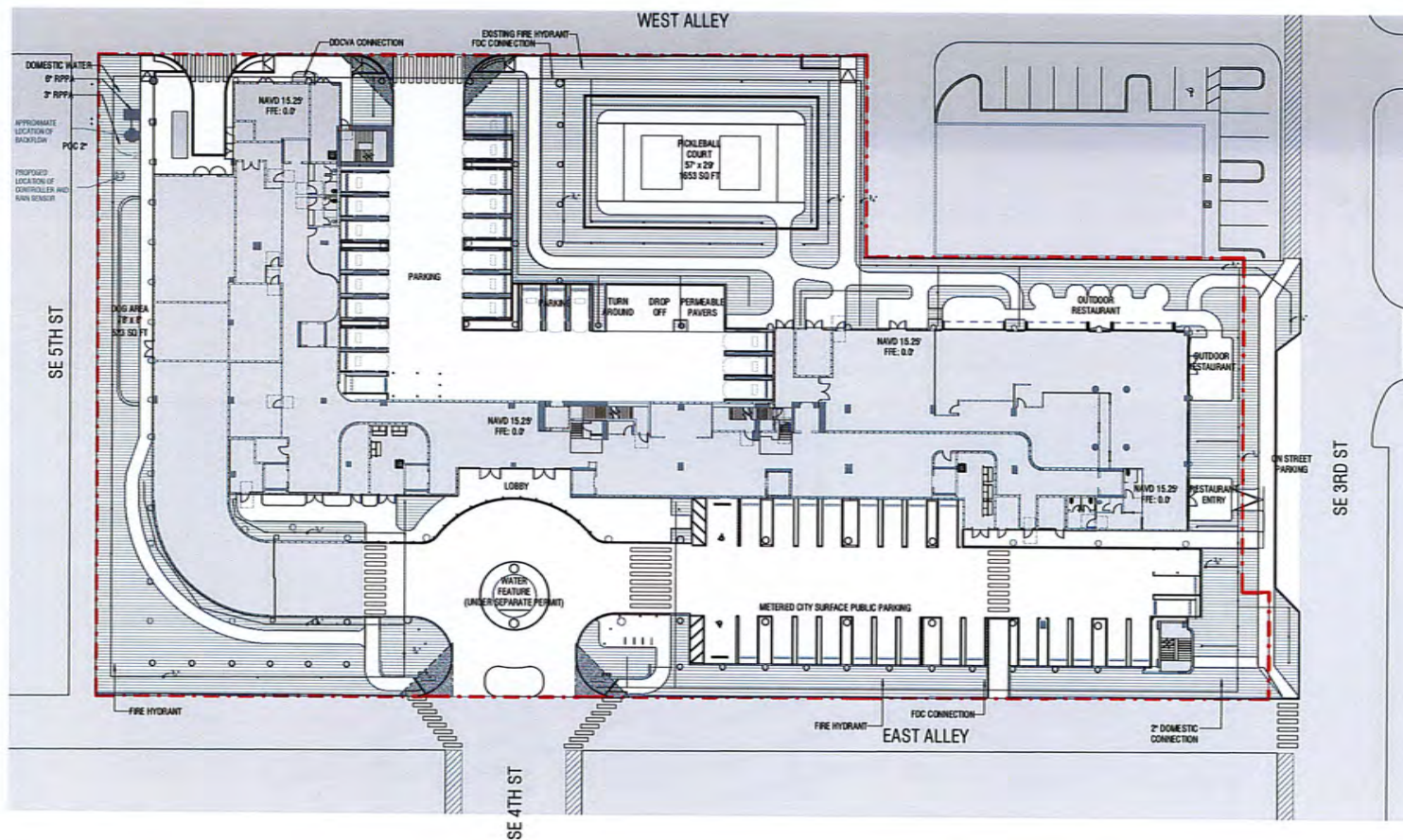
Kimley-Horn
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415 24TH STREET, SUITE 300, WEST PALM BEACH, FL 33409
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 29108

NO.	REVISIONS	DATE
1.		02.27.20



Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
2020.03.01
14:54:41-04:00

NOTES:
 1. FINAL IRRIGATION DESIGN AND LAYOUT COORDINATED WITH CIVIL AND PLUMBING WILL BE PROVIDED AT TIME OF BUILDING PERMIT SUBMITTAL.
 2. ALL PLANTING AREAS TO BE DRIP IRRIGATED.



THE RESIDENCES OF BOCA

PROJECT ADDRESS:
 14, 20 and 41 SE 4th St
 Boca Raton, FL 33432

OWNER:
 WISE ARCHITECTURE BOCA LLC
 777 E. Eagle Drive Suite 402
 West Palm Beach, FL 33407

ARQUITECTONICA

2500 GALE AVENUE
 MIAMI, FLORIDA 33133
 305.572.1812 FAX
 305.572.1170 WWW
 WWW.ARQUITECTONICA.COM

CIVIL ENGINEER:
 ARQUITECTONICA
 440 5th St. Suite 200
 West Palm Beach, FL 33409
 561 754 4102 TEL

LANDSCAPE ARCHITECT:
 ARQUITECTONICA
 2500 GALE AVENUE
 MIAMI, FLORIDA 33133
 305.572.1812 TEL

SEAL/SIGNATURE/STAMP:
 OFFICE REGISTRATION # AA 000460

PROJECT NUMBER:
 01/002

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 16.04 FLORIDA BUILDING CODE AND CHAPTER 402, FLORIDA STATUTES.

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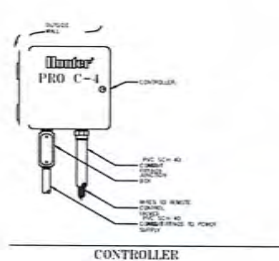
ISSUE #	DESCRIPTION	DATE
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SPA

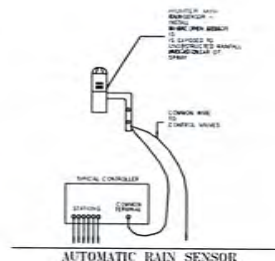
SHEET ISSUE DATE: 06/10/10
DRAWING NAME:

IRRIGATION PLAN

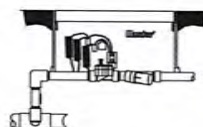
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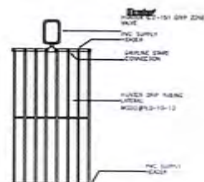
CONTROLLER



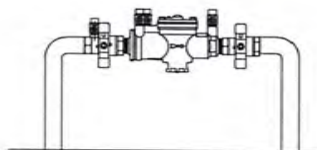
AUTOMATIC RAIN SENSOR



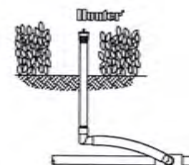
HUNTER ICZ-100/25 DRIP ZONE VALVE



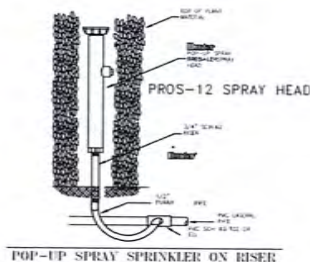
HUNTER DRIP LINE



RPZ BACKFLOW PREVENTER



BUBBLER ON RISER



POP-UP SPRAY SPRINKLER ON RISER

NOTES

1. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAG REJECTION.
2. ALL MAINLINE, LATERAL LINE AND CONTROL WIRE CONDUIT UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. SLEEVES SHALL BE A MINIMUM OF TWICE THE DIAMETER OF THE PIPE TO BE SLEEVED.
3. INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES.
4. FINAL LOCATION OF THE BACKFLOW PREVENTER AND AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
5. 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE ELECTRICAL CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
6. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
7. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM SPRAY WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
8. THIS DESIGN IS DIAGRAMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHENEVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS WHERE POSSIBLE.
9. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
10. DO NOT WILLINGLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
11. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
12. THE IRRIGATION CONTRACTOR SHALL INSTALL CHECK VALVES ON ALL HEADS IN AREAS WHERE FINISH GRADE EXCEEDS 4:1, WHERE POST VALVE SHUT-OFF DRAINING, OF THE IRRIGATION HEAD OCCURS OR AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
13. THE CONTRACTOR SHALL PROVIDE 1800 PCS (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY ONTO STREETS, WALKS OR OTHER AREAS AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
14. ALL CONTROL WIRES SHALL BE INSTALLED IN PVC CONDUIT.
15. ALL REMOTE CONTROL VALVES, GATE VALVES, QUICK COUPLERS, CONTROL WIRE AND COMPUTER CABLE PULL POINTS SHALL BE INSTALLED IN APPROVED VALVE BOXES WITH COVERS.
16. THE INSTALLATION DEVICES ARE TO BE GUARANTEED FOR THE PERIOD OF (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE.



THE RESIDENCES OF BOCA

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OWNER:
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SCALE: AS SHOWN
OFFICE REVISION: # 14 02/24/15

PROJECT NUMBER:
071002

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE AND SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 1716 FLORIDA BUILDING CODE, AND CHAPTER 90A, FLORIDA STATUTES.

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ISSUE #	DESCRIPTION	DATE

SHEET TITLE: SPA
DRAWING NAME:

IRRIGATION DETAILS

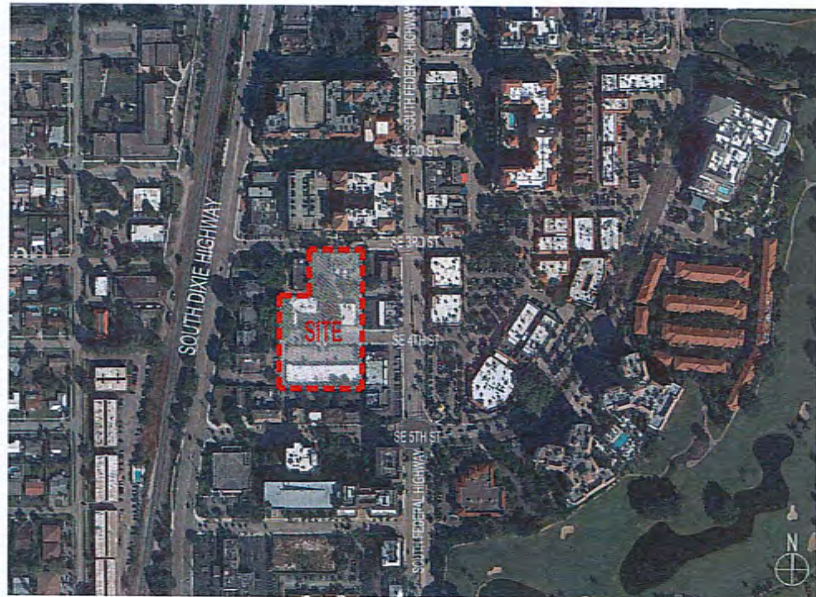
IR - 101

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ARQUITECTONICA

ARQUITECTONICA GEO



This item has been
digitally signed and sealed
by John S. Hollenhorst, P.E.
on the date below.
I am the author of this
document.
Printed copies of this
document are not
considered signed and
sealed and the signature
must be verified on any
electronic copy.
2025 06 31 17:12:25-0400



GENERAL NOTES

- These plans reflect the scope of the Landscape Architect services. For Architectural, Civil, please refer to the appropriate consultant documents.
- The locations of all site amenities are approximate and may be adjusted to the field with owner and/or their representative approval. See plans for locations of field amenities.
- The locations of plants, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions to comply with safety criteria, to avoid creating unsafe sight conditions, or as otherwise directed by or approved by the landscape architect or owner's representative.
- Construction shall comply with all local building codes.
- All dimensions shall be verified in the field prior to construction. Written dimensions shall take precedence over scaled drawings.
- If a discrepancy should arise between layout geometry and design intent, design intent shall take precedence.

GENERAL GRADING NOTES

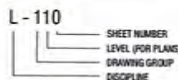
- All grading information provided is intended for aesthetic purposes and to show relationships only. For detailed grading information see Civil Engineers drawings.
- Rough grading and site preparation shall be completed for review by Landscape Architect or owner representative prior to final grading.
- Roadway grading and transition areas to be reviewed and approved by Civil / Traffic Engineer.
- Grading and calculations for retention areas to be provided by Civil Engineers.
- Contractor shall not substantially modify grading plan without the approval of designer. All site aesthetic grading to be reviewed and approved of the landscape architect or owner's representative.
- All graded areas shall be dragged with a drag mat or hand rolled to blend in small imperfections and round off any sharp lines that may have been constructed by equipment. All areas to be planted shall have no water holding pockets.

GENERAL SITE LIGHTING NOTES

- All electrical wiring and circuiting by Electrical Engineer in future permit set.
- Slope drawings shall be required by manufacturers and/or contractors for all connections, fixtures, electrical requirements and color samples for review and approval by the landscape architect or owner's representative.
- Photometrics to be provided by the Engineer and coordinated with Landscape Architect or owner representative.
- Transformers and other exterior ballasts shall be hidden from general view with landscaping and/or appropriate enclosures. This should be coordinated with Landscape architect.
- Lighting requirements for Marine Turtle protection at time of site plan submittal shall be in accordance with the City of Boca Raton Zoning Code.

DRAWING ORGANIZATION

- DRAWING NUMBERING SYSTEM**
The drawing number for each sheet consists of the following:



- DRAWING GROUP**
Landscape drawings are organized into the following groups:

- L0 = GENERAL
- L1 = PLANS
- L2 = ELEVATIONS
- L3 = SECTIONS
- L4 = ENLARGEMENTS
- L5 = DETAILS
- L6 = SCHEDULES

- SHEET NUMBER**
Each sheet sheet within each group / multiple shall be numbered sequentially from 00 to 99.

DRAWING NUMBER EXAMPLES:

L-11 HANDSCAPE PLAN

GENERAL LANDSCAPE NOTES

- The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The contractor shall verify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing documents.
- The contractor is responsible to ensure proper watering and maintenance of new and relocated plant materials during the one year warranty period.
- Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner's Representative immediately.
- Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor's own work. Landscape contractor shall provide schedule of his/her work two weeks in advance, beginning two weeks prior to commencing landscape trade construction.
- The location of the landscape holding area will be identified by the Owner or 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. Contractor is responsible for the maintenance of all plant materials, including temporary irrigation and fertilization if necessary during construction, while being held in landscape holding area.
- The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for soil treatment in the construction area.
- Landscape Contractor shall field stake the location of all plant material or field stake the plants prior to installing installation for the review and approval of the Owner's representative and/or Landscape Architect. Note: No planting shall commence until there is a final field stake location system in the area to be planted. No trees shall be planted on top of irrigation lines.
- Landscape Contractor shall field stake location of plant material as necessary to avoid damage to all existing underground utilities and/or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with Owner's Representative and the Landscape Architect.
- Any substitutions in size and/or plant species must be approved by the Landscape Architect or Owner's Representative prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner's Representative before planting can begin. All plant materials will not include any plants considered to be invasive by the City of Boca Raton.
- Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.
- Landscape Contractor shall coordinate all planting work with permanent or temporary 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.
- Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site or in an approved disposal area daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner's Representative.
- Landscape Contractor shall re-grade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing or new plant material disturbed or damaged by plant removal, relocation, and/or installation work.
- Site distance concerns must be maintained for clear site visibility from thirty (30) inches to seventy-two (72) inches. Tree trunks are excluded as specified in appropriate municipal codes.

PERFORMANCE AND LANDSCAPE NOTES

- Maintenance.**
 - The owner, occupant, tenant and the respective agent of each, if any, shall be jointly and severally responsible for the maintenance of all landscaping and irrigation equipment.
 - Landscaping shall be maintained in a good condition so as to present a healthy, neat and orderly appearance at least equal to the original installation and shall be kept free from refuse and debris.
 - Any dead vegetation and landscaping material shall be promptly replaced with healthy living plants.
 - Landscaping areas shall be mulched with a minimum of 3 inches (75) of clean, weed-free mulch.
 - Irrigation systems shall be maintained to eliminate waste of water due to loss from damaged, missing or improperly operating sprinkler heads, valves, pipes and all other portions of the irrigation system.
 - Tree pruning shall be accomplished in accordance with standards established in "Pruning Standards for Shade Trees, Revised 1988" promulgated by the National Arborist Association.

GENERAL LANDSCAPE NOTES CONT'D

- Golfing / staking practices shall not permit nails, screws, wires, etc., to penetrate outer surface of any tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.
- Barbed material, wire cages, plastic straps, etc., must be cut and removed from top one-half (1/2) of root ball.
- Trees grown in grow bags or grow bag type material are not allowed.
- All planting materials shall meet or exceed local requirements as specified by local plant standards.
- All landscape installations shall meet or exceed the minimum requirements as shown in appropriate municipal codes.
- The Contractor shall be responsible for the guarantee of all plant material for a period of twelve (12) months from the date of substantial completion. Substantial completion constitutes the beginning of guarantee period.
- Plant size specifications take precedence over container sizes.
- Contractor to verify quantities and report any discrepancies to Owners representative and/or Landscape Architect.
- All plant material shall be graded Florida #1 or better.
- All proposed planting beds will be planted out correctly with proper spacing.
- All tree work will require permitting by a registered Palm Beach County Tree Trimmer.
- Barbed, wire cages, etc., be removed half way down root balls.
- Trees must be protected during entire project completion.
- No treeplanting notes shall be cut or damaged due to construction activities on site. If there are any treeplanting root conflicts, contact Urban Forestry staff for assistance.
- All tree removal and relocated trees will require a tree permit and bonding from Broward County prior to the commencement of work.
- All landscaping shall meet or exceed code specification requirements.
- Call Sunshine One Call Service at 811 before you dig.
- A tree removal and/or relocation permit shall be obtained from Palm Beach County prior to the commencement of any work.
- All landscaping shall be warranted for 1 year after final acceptance.
- All landscape islands shall be installed at 50% coverage and 100% within 6 months after final acceptance.
- All Landscape Islands shall be excavated to a depth of 30" and backfilled with the specified planting mix. Also, landscape areas or planters along the buildings require excavation to a depth of 12" and backfilled with specified planting soil mix.
- No landscape substitutions shall be made without the City of Boca Raton approval.
- No underground, root free, automatic irrigation system with a rain sensor shall be installed with 100% overlap prior to final inspection.
- All PVC clients must be painted flat black and irrigation system shall have no overspray onto impervious areas.
- All plants to be top dressed in 3" deep layer of aseric tree organic mulch.
- All trees or palms in lawn areas shall receive a 2-foot diameter mulch ring around the trees and the mulch must be pulled away 3" from the trunk.
- All above ground elements, including but not limited to a/c units, transformers, and irrigation pumps shall be screened with landscaping to 36" at installation.
- All existing landscaping, including but not limited to lawns, palms, shrubs, groundcover, soil, irrigation, grading, and curbing destroyed during the construction shall be restored/replaced prior to final inspection.
- Remove all invasive exotic plants from the site.
- All owners of the land or their agents shall be responsible for the maintenance of the landscaping per code.
- All shrubs and groundcovers of different species planted adjacent to each other shall be separated by a minimum of 18".
- All planting to be done in accordance with proper horticultural practices.
- Call the Town of Boca Raton landscape inspector to schedule a pre-construction landscape meeting prior to commencement of construction.

SOIL PREPARATION AND SOIL MIX

- All plants noted for removal shall be relocated as shown on plans or removed and properly disposed of off-site at contractor's expense unless otherwise noted.
 - Before finishing top soil grading, scarify & rake subsoil clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material to a depth of 6".
 - Plant holes should be dug to the sides and bottom of the hole should be stable, regardless of depth. Soil scarification is necessary if sides of the hole are compacted.
 - Contractor to apply approved pre-emergent herbicide in accordance with manufacturer's rate and specifications. Contractors to provide manufacturer's specifications for approval.
 - Planting soil mix for plants, trees, shrubs, and ground cover & grasses shall be determined by soil analysis prior to planting landscape.
- The planting soil mix should be what comes out of the hole so the plant adapts to the surrounding/existing soil and grows into it. This is why the sides and the bottom of the planting hole should never be compacted with the digging implements. Never fertilize newly planted plants and trees. Please note that great roots will eventually decompose and clog soil pores thereby inhibiting the plants water and oxygen consumption.
- Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixtures of subsoil, it shall be free of stones, lumps, live plants and their roots, sticks, and other extraneous material. Top soil brought in should match as well as possible the existing soil texture and pH. Placed material should never be "mounded" or raised; the soil will eventually wash away exposing the roots and it will be difficult to establish the plant material due to drought and excessive soil transpiration. All plant material should be installed with the root collar exposed (approximately 1/2" to 1"). Landscape contractor should find the uppermost lateral root and plant that just below the soil surface.
 - Smooth topsoil below compaction to two inches (2") below finish grade in areas to be seeded without compaction.
 - Finish grade all topsoil areas to a smooth non-compacted, even surface assuring positive drainage away from the structures and eliminate any low areas except in retention areas where water may collect.
 - Contractor to remove debris and excess material immediately from job site while keeping in mind that heavy equipment will compact soil to the detriment of water drainage and the health of the newly installed plants. All planting areas with compacted soil will have surfaces scarified to a min. of 6" in depth.

- Organic Compost.** Suitable organic compost to blend with soil material consists of finely divided compost with a pH range of 5 to 7.5, and is composed of highly decomposed (75% with no viable plant fibers) organic matter. The organic compost material shall be ground so that 90% or more passes a 1/2-inch screen. The compost shall be uniform quality. Free from toxins, salts, construction debris, cement, builders' tar residues, tarred paper, boards, chips, plastic, glass, or any other undesirable material. No compost shall be delivered in a frozen or muddy condition. The compost shall have a minimum of 25% humic matter. The electrical conductivity (based upon salt content) shall be less than 5000 micro-mhos/cm. The compost shall be produced by recognized member company of US Composting Council. The compost shall have been tested by approved laboratory using test Methods for the Examination of Composting and Compost (NEMCO) and has received US EPA Seal of Testing Assurance. The compost shall be measured on a cubic yard basis for mixing with soil materials. Note: The requirements for 25% humic matter and 80% passing a 1/2-inch screen exceed the US Composting Council Standards. Organic compost much need not meet these additional requirements, but the material should not be used to mix with soil materials.

- Organic Humic Material.** Humic matter (used in the above standard for organic compost) shall consist of finely divided compost or granular leached humic matter with a pH range of 5 to 7.5, composed of fully decomposed (no viable plant fibers) organic matter. The organic humic material shall be ground so that 75% of the volume of particles are not visible and passes a #40 screen and 100% of the volume passes a #60 screen. The organic humic material shall have a minimum of 75% humic matter content. The electrical conductivity (based upon salt content) shall be less than 5000 micro-mhos/cm. The organic humic material shall be measured on a cubic yard basis for mixing with soil materials.

- The following upland and wetland soil blends illustrate the concept for a sandy humus-rich landscape typical to some barrier islands where there is a wetland area between sandy dunes. The purpose is to mimic the natural soil sequence across the dunes and swales for restoration of the maritime forest.

- Sandy dune ridge - 80% sandy soil and 20% organic compost.
- Sandy dune forest slope - 70% sandy soil and 30% organic compost.
- Sandy dune top slope - 50% sandy soil and 50% organic compost.

- The planting soil must be 50% mulch and 50% sand and must free of construction debris, weeds, rocks, and ph. between 6.5 and 7.0.

PLANTING SPECIFICATIONS

- The contractor is responsible for maintaining, in full, all planting areas including watering, spraying, mulching, mowing, fertilizing, etc.) until the job is accepted, in full, by the owner, its representative and Landscape Architect.
- All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention. Plant-free material shall conform to Florida # 1 as described in Florida grades & standards, the latest issue.
- All trees must be banded or staked as shown in details.
- When plant material is delivered onsite, it shall not be laid down for more than two hours. Plant material when stored onsite shall be placed and maintained in good condition in a vertical position. All plants held onsite shall be kept watered regularly in sufficient amounts to permit continuous and vigorous growth.
- Installation of all plant material shall be installed in a sound, workmanlike manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as heretofore described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
- There shall be no chains or cables used directly on trees or palms, handle with 2" minimum width nylon straps or equal.
- Contractor shall assure drainage and percolation of all planting pits. Prior to installation of plant material, contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants found to be inadequate drainage conditions. Plant-free material that has been scraped off due to shipping, handling, and installation issues may be rejected upon inspection by the L.A.
- Contractor to request inspection of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the owner, its representative, and landscape architect, shall declare the project substantially complete.
- Substantial completion constitutes the beginning of guarantee period.
- Contractor to replace rejected plant within two (2) weeks of notice.
- Crown pruning of any trees or palms is generally not approved by the national arborist association standards. When it is approved, it must be done in writing.
- Anticipating principles as outlined in the South Florida Water Management District Landscaping Plant Guide 2 shall be applied throughout landscape installation and maintenance.
- All applications of fertilizer shall be performed by a commercial fertilizer applicator, certified by the Department of Agriculture and Consumer Services pursuant to Section 482.1562, Florida Statutes.
- All applications of pesticides, including "weed and feed" products, should be made in accordance with State and Federal law and the most recent edition of the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries.
- All trees and palms shall be banded or girdled, and all nylon straps or wood barking shall be removed within one year of final inspection.
- All plant material shall receive at minimum NPK fertilizer with minor trace elements and that 50% of the nitrogen must be derived from an organic source.
- All above ground elements, including but not limited to a/c units, transformers, and irrigation pumps shall be screened with landscaping to 36" at installation.
- All soil to be healthy, weed/pest free (including fungus and disease) laid smooth with tight alternating/abutting joints over 2" topsoil and conform to curbs and planters.
- All plant root balls shall be 10% above grade and the wire baskets, burlap, string, and rope must be removed.
- All fire hydrants and fire check valves shall have a minimum 7.5' clearance from the front and sides with 4' clearance from the rear to all landscape material.
- All lights shall have a minimum 12" separation on large trees and 7' on palms.
- All planting pits shall be a minimum of 2x the root ball diameter.



THE RESIDENCES OF BOCA

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SCALE/NOTES/DATE:
DIRECT NOTIFICATION # 11-03-0001

PROJECT NUMBER:
01002

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 16.04, FLORIDA BUILDING CODE, AND CHAPTER 904, FLORIDA STATUTES.

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ISSUE # **DATE**

SPR
SHEET ISSUE DATE: 04/01/18
DRAWING NAME:

LANDSCAPE NOTES

L-001

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10. Non-residential off-street parking facilities

- Marked crosswalks from required sidewalks to building entrances shall be provided and shall be designed with common access from abutting properties whenever feasible to limit curb cuts on roadways.

11. Use of Parking Agreements

- For the collective provision, joint or shared use of parking facilities.

12. Parking Plan

- Clearly and accurately designate the required parking spaces, landscaped areas, planter islands, access aisles, driveways and the relationship of the parking to the use or structures the spaces are intended to serve.

C. LANDSCAPING - Landscaping is the primary use of this stage. Information in landscaping is brief.

- General
 - Provide specifications for the measurement, quality and the installation of landscaping.
- Required Landscaping
 - a. All off-street surface parking areas and other vehicular use areas shall be landscaped in accordance with the provisions set forth in the Development Order.
 - b. At least fifteen percent (15%) of the gross parking/vehicular use area shall be devoted to living landscaping.
 - Percentage provided.
 - c. Landscaping along public rights of way consistent with the Streetscape Plan.
 - d. Dumpsters screened from view.
 - e. Parking lots and vehicular use areas screened from view.
 - f. Living barriers Minimum four (4) foot wide planting strip.
 - Non-living barriers Minimum three (3) feet above finished grade of the adjacent parking or vehicular use area one year after planting.
 - Shall be a minimum of three (3) feet high above finished grade of adjacent parking or vehicular use area at time of installation.
 - Living barriers Shall also provide one (1) tree in each thirty five (35) lineal feet or fraction thereof in the perimeter landscape area.
 - Non-living barriers Shall have a hedge on one or both sides of the barrier.

- g. Remainder of required landscaping on the perimeter of the site All other Property, excluding proposed parking or other vehicular use area that abuts an existing hedge, wall or other durable landscape barrier requirement in the required four (4) foot planting strip may be reduced or omitted, provided the existing barrier meets all applicable standards of this amended Development Order and protection against vehicular encroachment is provided and landscaped with grass ground cover or other.

h. Interior landscaping of parking areas

- Planter islands must be located in no event farther apart than every ten (10) parking spaces and at a minimum of all rows of parking.
- Maximum size of a planter island must be five (5) feet wide by 1/2 the length of the parking space.
- Planter islands must be curbed in accordance with the provisions of Paragraph 2(4) (c).
- In addition to the trees required for the perimeter of the parking area, planter islands must contain a minimum of one (1) tree for every one hundred (100) and twenty five (125) square feet or less of area.

- The remainder of the planter island shall be landscaped with shrubs, lawn ground cover or other approved material not to exceed three (3) feet in height.

i. Provide a buffer between residentially zoned parcels used for the residential purposes and non-residential uses as follows:

- A six (6) foot masonry wall finished on both sides with stucco, tile or keystone or a combination of such finishes and a hedge of at least four (4) feet in height adjacent to the wall; or
- A landscaped buffer in accordance with one of the alternatives depicted on Exhibit F.
- Parking structures shall utilize exterior planter boxes at intermediate floors and provide dense landscaping at the base of the structure.
- Credit toward required landscaping may be given for existing plant material provided that such material complies with the standards of this amended Development Order.

3. Landscaping Plan Requirements

- A landscaping plan shall be submitted in conjunction with an application for an individual Development Approval (IDA) and shall contain at least the following:

- a. A description of the type, quality and location of existing vegetation;
- b. The location of proposed landscaping, overhead and underground utilities, easements, and other improvements;
- c. The species and potentially alternative species along with each species drought tolerance rating;
- d. The height, spread, spacing and quality of landscaping;

- e. A description of the proposed installation of the landscaping;

- f. Mulching, fertilizing and plant preparation;

- g. Irrigation systems design and specifications.

4. Maintenance

- a. The Owner, occupant, tenant and the respective agent of each, if any shall be jointly severally responsible for the maintenance of all landscaping and irrigation equipment.
- b. Landscaping shall be maintained in a good condition so as to present a healthy, neat and orderly appearance at least equal to the original installation and shall be kept free from release and debris.
- c. Any dead vegetation and landscaping material shall be promptly replaced with healthy living plantings.
- d. Landscaped areas shall be mulched with a minimum of three (3) inches of clean, weed free mulch.
- e. Irrigation systems shall be maintained to eliminate waste of water due to loss from damaged, missing or improperly operating sprinkler heads, valves, pipes and all other portions of the irrigation system.
- f. Tree pruning shall be accomplished in accordance with standards established in "Pruning Standards for Shade Trees".

D. UTILITY DISTRIBUTION LINES

- All electricity, telephone, CATV, and other utility distribution lines shall be installed underground to the maximum extent practicable.

E. LIGHTING - Lighting is the primary use of this point, will be provided on formal compliance submit.

- Adequate lighting is provided on the perimeter of new development consistent with the light standard in the Development Plan (Exhibit H).
- Lighting provided for parking areas or other open areas on the site proposed for development shall be provided consistent with Exhibits H and I.
- In no case shall the parking lot lighting level be less than 1/2 foot candle maintained after burn in.

F. ARCHITECTURAL DESIGN

- It is the intent of this amended Development Order to ensure that the development of Downtown Boca Raton is carried out in accordance with a harmonious architectural environment. In order to achieve this intent, all the development in Downtown Boca Raton shall comply with the following:

- a. All development is encouraged to use the fundamental concepts which are found in the architecture of Addison Mizner as a principal design influence which are illustrated in Exhibit J. These concepts, illustrated in Exhibits J, K, L, M, N, O and P, include:

CODE OF ORDINANCES 4035 EXHIBIT F

ALONG SOUTH PROPERTY LINE

CATEGORY	REQUIRED	PROVIDED
TREES	9	4
UNDERSTORY	4	4
SHRUB	33	33

PALM BEACH COUNTY CODE OF ORDINANCES - ARTICLE 7

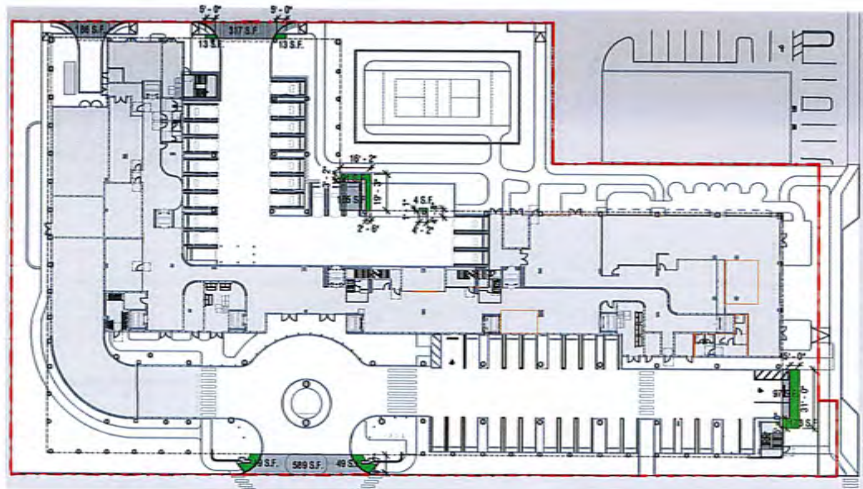
TABLE 7.C.3.A - INTERIOR LANDSCAPING REQUIREMENTS

CATEGORY	REQUIREMENT	REQUIRED	PROVIDED
TREES	RESIDENTIAL LOT: 1 TREE PER 1,250 SQ. FT.	91,950 / 1,250 = 74 TREES	74
SHRUBS	RESIDENTIAL LOT: 3 SHRUBS PER 1,250 SQ. FT.	(91,950 / 1,250) X 3 = 222	222

LANDSCAPE AREA CALCULATION WITHIN THE GROSS VEHICULAR USE AREA

GROSS VEHICULAR AREA = 1,355 S.F.
LANDSCAPE WITHIN THE GROSS VEHICULAR USE AREA = 316 S.F.

GROSS VEHICULAR AREA = 1,355 S.F.
LANDSCAPE AREA REQUIRED = $VUA \times 15\% = 203$ S.F. REQUIRED
LANDSCAPE AREA PROVIDED = 316 S.F. PROVIDED (23%) REQUIREMENT = MET



THE RESIDENCES OF BOCA

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LANDSCAPE ARCHITECT: ARQUITECTONICA GEO

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SCALE/NOTES/REVISIONS:

OFFICE REVISION: # 44 (2004)

PROJECT NUMBER:

01-002

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE PRE-ADOPTED STANDARDS AS DETERMINED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 116, FLORIDA BUILDING CODE AND CHAPTER 403, FLORIDA STATUTES.

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SPA

SHEET ISSUE DATE: 06/10/04
DRAWING NAME:

LANDSCAPE CALCULATIONS

L-002

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TREES



BURSERA SINUATA
GUMBO LIMBO



COCCOLOBA DIVERSIFOLIA
PIGEON PLUM



CERBERA SPECIOSA
SILK FLOSS



MIRCANTHES FRAGRANS
SIMPSON'S STOPPER



COCCOLOBA ERECTA
GREEN BUTTWOOD



COCCOLOBA ERECTA
SILVER BUTTWOOD



CLUSIA ROSEA
AUTOGRAPH TREE



LIGUSTRUM JAPONICUM
JAPANESE PRINET



PTYCHOSPERMA ELEGANS
ALEXANDER PALM (DOUBLE)



VEITCHIA ARBORUM
MONTGOMERY PALM

SHRUBS



SABAL KENTIA
SABAL PALM



THRINAX PARVIFOLIA
FLORIDA THATCH PALM



AECHEMEA FASCIATA
SILVER BROMELIAD



EUGENIA FOETIDA
SPANISH STOPPER



PSYCHOTRIA LIGUSTRIFOLIA
BAHAMA WILD COFFEE



SERENOA REPENS VAR. SERICEUS
SILVER SAW PALMETTO



TRIPSACUM DACTYLOIDES
FAKHAHATHEE GRASS



ZAMIA INTEGRIFOLIA
COONTIE



NEPHROLEPIS EXALTATA
BOSTON FERN

GROUNDCOVER AND GRASSES



DIION EDULE
MEXICAN FERN PALM



NEPHROLEPIS EXALTATA
BOSTON FERN



MUHLENBERGIA CAPILLARIS
PINK MOULY GRASS



PEPEROMIA ROTUNDIFOLIA
BABY RUBBER PLANT



TRIPSACUM FLORIDANUM
GAMA GRASS



PASPALUM NOTATUM
BARBA GRASS

PALMS



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CAD ENGINEER:
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LANDSCAPE ARCHITECT:
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SEAL/NOTARIZATION:
OFFICE REGISTRATION # 14-000000



PROJECT NUMBER:
010000

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIVE-STAR GREEN RATED AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 17.01 FLORIDA BUILDING CODE AND CHAPTER 601, FLORIDA STATUTES.

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ISSUE # DESCRIPTION DATE

ISSUE #	DESCRIPTION	DATE

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SHEET ISSUE DATE: 08/21/20
DRAWING NAME:

LANDSCAPE IMAGES

L-003

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HARDSCAPE MATERIALS



MM PINE MULCH NUGGETS
32-01-13



MEXICAN PEBBLES
32-15-40



CIP CONCRETE PAVING - SALT ROCK FINISH
32-13-13A



CIP CONCRETE PAVING - BRUSHED FINISH
32-13-13B



DETECTABLE WARNING PAVERS
32-14-130



VEHICULAR RATED CONCRETE PAVERS
32-14-13A & 32-14-13B



VEHICULAR RATED CONCRETE PAVERS - CONTRASTING
32-14-13C



ASPHALT
32-12-18



CONCRETE PAVERS - ANDESSET & SANDESSET
09-32-38 & 32-14-13.02



PORCELAIN TILE ON STRUCTURE
09-32-19



DEKTOW TILE ON STRUCTURE - SASEA
09-32-19.01A



DEKTOW TILE ON STRUCTURE - GRIGIO
09-32-19.01B



GLASS TILE
09-30-13



POOL TILE - ALMOND
09-30-13A



POOL TILE - NAVY
09-30-13B & 09-30-13C



WOOD COMPOSITE FLOORING
09-73-00



PLANTER WALL STONE CAP
32-32-13



CUSTOMIZED COURT SURFACE - LIGHT BLUE
32-13-13.23B



CUSTOMIZED COURT SURFACE - ICE BLUE
32-13-13.23A



PERMEABLE PAVERS
32-14-43



LAWN
32-92-00 - PIN BARNA GRASS



ARTIFICIAL TURF
32-18-13



THE RESIDENCES OF BOCA

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SCALE SIGNATURE DATE:
DRIVE INDICATION: # 1/4" = 1'-0"

PROJECT NUMBER:
01-0002

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS
AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING
CODES AND THE APPLICABLE PRELIMINARY STANDARDS AS
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ISSUE #	DESCRIPTION	DATE
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SPA

SHEET ISSUE DATE: 08/31/20
DRAWING NAME:

HARDSCAPE IMAGES

L-004

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<p>CATEGORY 1 (2' DRH 12H)</p> <p><i>Buckia buxaria</i> - 7</p> <p><i>Bursaria sinensis</i> - 2</p> <p><i>Colophyllum brasiliense</i> - 2</p> <p>CATEGORY 2 (2' DRH 12 H)</p> <p><i>Tabebuia heterophylla</i> - 3</p> <p>Other Hardwoods (1' for 1' DRH)</p> <p><i>Phoracanthus dulcis</i> - 10*</p>	<p>PALEMS</p> <p><i>Rhyostoma regia</i> - 6</p> <p><i>Psychotria elegans</i> - 1</p> <p><i>Adesmia merrii</i> - 1</p> <p><i>Wodylia bifurcata</i> - 8</p> <p>INVASIVE</p> <p><i>Acacia auriculiformis</i> - 3</p> <p><i>Ficus microcarpa</i> - 5</p>
---	--

12 *Bulnesia arborea* (3*)
11 *Bursera simaruba* (4*)
1 *Bursera simaruba* (8*)
1 *Cassia baleriana* (6*)
16 *Coccoloba diversifolia* (2*)
10 *Ilex catesbeii* (5*)
27 *Murcieria fraxinea* (2*)

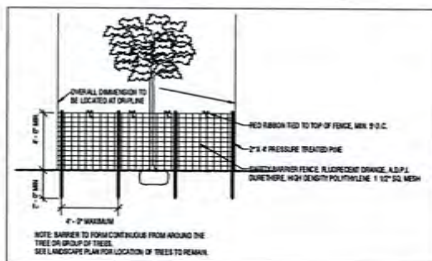
Rioystonea regia - 6
Ptychosperma elegans - 1
Adonidia manillii - 1
Wodygia bifurcata - 8

Acacia auriculiformis - 3
Ficus microcarpa - 5

Jatropha integrifolia - 1

TOTAL OF DBH TO MITIGATE: 46"

1. ALL CATEGORY 1 AND 2 TREES AS WELL AS FICUS BENJAMINA SHALL BE MITIGATED AT A RATE OF 1:1 (2" DBH x 12 IN HEIGHT TREE) FOR EVERY ONE OF THOSE TYPES OF TREES THAT ARE PROPOSED TO BE REMOVED.
2. ALL OTHER HARDWOODS THAT ARE RATED IN A POOR CONDITION (20% OR LESS) BY A CERTIFIED ARBORIST SHALL ALSO BE MITIGATED ON THE SAME 1:1 BASIS.
3. ALL OTHER HARDWOODS SHALL BE MITIGATED AT AN INCH FOR INCH RATE.



A PROTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE IN CALM, AT A DISTANCE FROM THE TRUNK OF 6" OR 2/3 OF THE DRIP LINE OF A HARDWOOD TREE, WHICHEVER IS GREATER, AND 8" OR THE DRIP LINE FOR A SOFTWOOD TREE OR PALM, WHICHEVER IS GREATER.

• TREE PROTECTION FENCE

TREE DISPOSITION LEGEND	
Symbol	Description
	—
	—
	—
	—
	—
	—

NOTE: REFER TO ARBORIST REPORT.



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SEAL/SIGNATURE/DATE:
OFFICE REGISTRATION # BA 0000445

PROJECT NUMBER	
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TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 630, FLORIDA STATUTES.

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ISSUE #	DESCRIPTION	DATE
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SPA
SHEET ISSUE DATE: 06/01/05
DRAWING NO.:

TREE DISPOSITION PLAN

L-100

NOTES:

1. ALL CROSS WALKS HAVE CONTRASTING PAVERS.

ROOT BARRIER: 889 L.F. REFER TO DETAIL 11-L-520.

GROUND LEVEL HARDSCAPE SCHEDULE

TYPE	NAME	CODE	DESCRIPTION	AREA
	ITEM: Concrete Curb			1321 SF
	APPLICATION: Curb			
06-73-00	ITEM: Wood Composite Flooring		DETAIL: 9 L-520, 10 L-520	2180 SF
	APPLICATION: Ground level Curb, Level 4 Pool Deck Area, Level 12 Pool Deck Area			
	MANUFACTURER: Eathic			
	COLOR & FINISH: Emission			
	DETAIL: 7 L-520, 9 L-521			
09-30-13	ITEM: Glass Tile		APPLICATION: Water feature at drop-off	201 SF
	COLOR: Black			
	SIZE: 12" x 12"			
	DETAIL: Refer to water feature drawings			
09-32-36	ITEM: Concrete Mosaic Pavers		APPLICATION: Drop-off	3591 SF
	MANUFACTURER: Artistic Pavers			
	TYPE: Shellrock			
	COLOR: Ivory			
	SIZE: 8"x11" 5/8"			
	FINISH: Sandblasted			
	PATTERN: Stacked-Bond			
	DETAIL: 2 L-520			
32-12-16	ITEM: Asphalt Paving		APPLICATION: Driveways	9963 SF
	DETAIL: 5 L-520			
32-13-13	ITEM: Customized Court Surfaces		APPLICATION: Ground Level Courts	600 SF
	COLOR: Ice Blue			
	MANUFACTURER: Sportmaster			
	PRODUCT LINE: Customized Court System			
	DETAIL: 12 L-521			
32-13-13	ITEM: Customized Court Surfaces		APPLICATION: Ground Level Courts	1053 SF
	COLOR: Light Blue			
	MANUFACTURER: Sportmaster			
	PRODUCT LINE: Customized Court System			
	DETAIL: 12 L-521			
32-13-13A	ITEM: Concrete Paving		APPLICATION: Pedestrian Areas	4546 SF
	COLOR: Light Grey			
	FINISH: Rock Salt Finish			
	DETAIL: 4 L-520			
32-13-13B	ITEM: Concrete Paving		APPLICATION: Proposed City Sidewalks	2177 SF
	COLOR & FINISH: Light Grey			
	FINISH: Brushed Finish			
	DETAIL: 4 L-520			
32-14-13	ITEM: Concrete Sandblast Pavers		APPLICATION: Pickleball area	783 SF
	MANUFACTURER: Artistic Pavers			
	COLOR: Ivory			
	SIZE: 8"x11" 5/8"			
	FINISH: Sandblasted			
	PATTERN: Stacked-Bond			
	DETAIL: 12 L-520			
32-14-13B	ITEM: Vehicular Rated Concrete Pavers		APPLICATION: Vehicular Path	14133 SF
	MANUFACTURER: GEM Pavers			
	TYPE: Cobble Stone Plaza			
	COLOR: Grey			
	SIZE: 4"x12" 3/8"			
	PATTERN: Stacked-Bond			
	DETAIL: 3 L-520			
32-14-13C	ITEM: Contrasting Concrete Pavers		APPLICATION: Pedestrian Crossings at Vehicular Areas	1038 SF
	MANUFACTURER: GEM Pavers			
	TYPE: Cobble Stone Plaza			
	COLOR: White			
	SIZE: 4"x12" 3/8"			
	PATTERN: Stacked-Bond			
	DETAIL: 3 L-520			
32-14-13D	ITEM: Detachable Warning Paver - Bumps		APPLICATION: Intersections	111 SF
	MANUFACTURER: T.B.D.			
	SIZE: 12"x12"x2"			
	FINISH: Standard Concrete			
32-14-43	ITEM: Permeable Paver		APPLICATION: Parking area	745 SF
	MANUFACTURER: Tacto-Bloc			
	COLOR: Grey			
	SIZE: 20 1/16" x 10 1/16" x 3 15/16"			
	DETAIL: 11 L-521			
32-15-40	ITEM: Paving		APPLICATION: Water Feature & Parking area	1160 SF
	COLOR: Black			
	SIZE: 2" x 2"			
	DETAIL: 11 L-520			
32-91-13	ITEM: Mulching		APPLICATION: Planters	20626 SF
	FINISH: Mulch Free Bark Nuggets			
	COLOR: Natural			
	DETAIL: Refer to planting details			
32-82-00	ITEM: Lawn		APPLICATION: Dog Park & Pickleball Court	2943 SF
	DETAIL: 6 L-520 & 10 L-510			



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

PROJECT NUMBER:

10-1002
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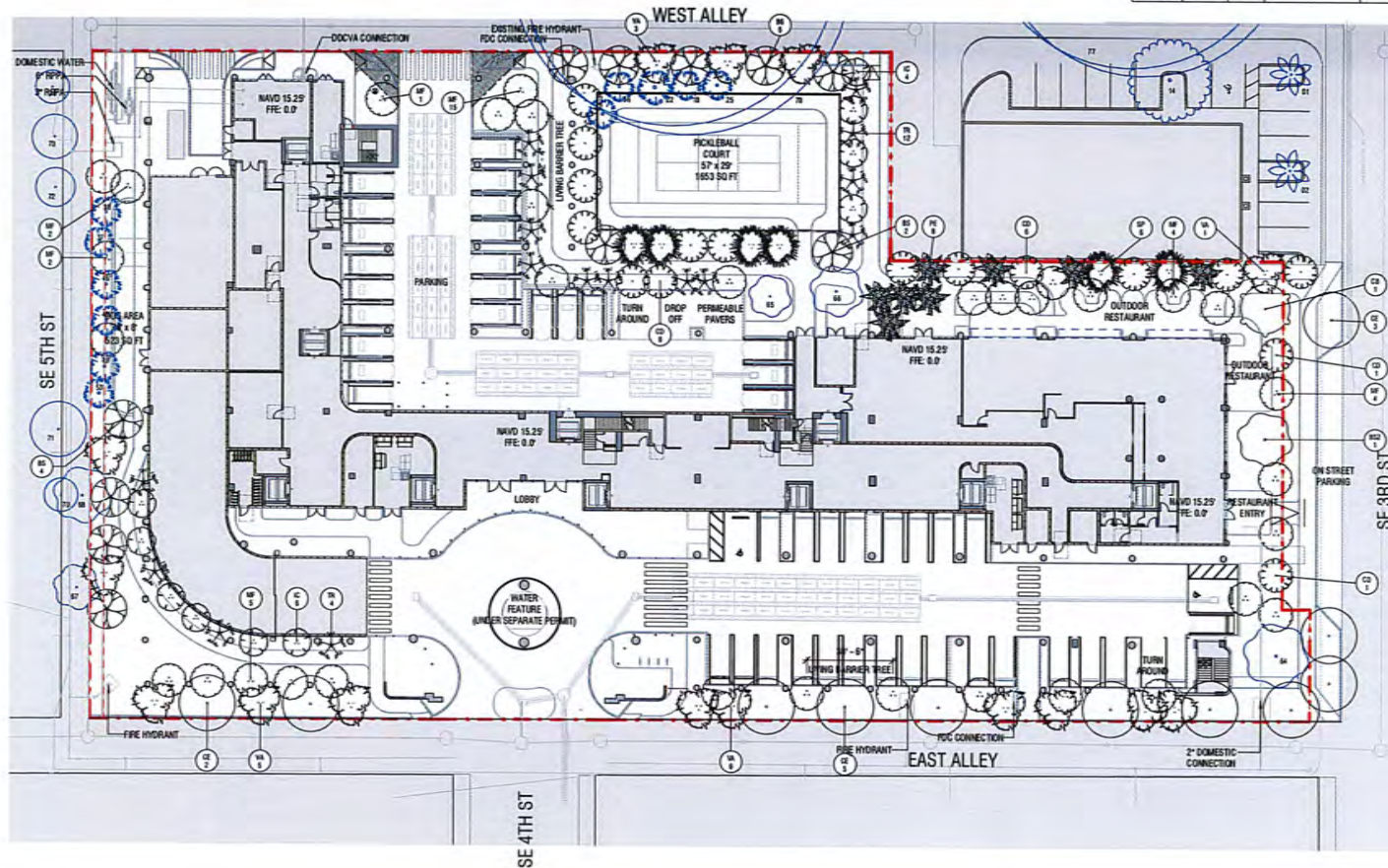
GROUND LEVEL TREE SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK
PE	8		Ptychosema elegans	Alexander Palm	14' OA	20'	3"	DOUBLE
SP	8		Subul palmeto	Cabbage Palmetto	15'-20'	8'-10'	12'-14'	14' CT
TR	16		Thrinax radiata	Florida Thatch Palm	14'	8'	3"	5'
VA	15		Veitchia arctica	Montgomery Palm	25'	12'	4"	DOUBLE

- NOTES:**
1. TREE LIMBS SHOULD BE MAINTAINED AT 7 FEET OR HIGHER.
 2. LANDSCAPING SHOULD NOT OBSTRUCT VIEW OF WINDOWS, BUILDING ADDRESS NUMBERS, AND WALKWAYS.
 3. ALL SHRUBS TO BE PLANTED INTO THE SPACES OF EXISTING TREES SHALL BE FIELD LOCATED AND ADJUSTED IF ANY SIGNIFICANT ROOTS ARE ENCOUNTERED.
 4. A CERTIFIED ARBORIST NEEDS TO EVALUATE THE POTENTIAL IMPACTS OF THE PROPOSED TREES TO THE EXISTING GUMBO.

GROUND LEVEL TREE SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK
BS	11		Bursaria sinensis	Gumbo Limbo	16'	12'	4"	5'
BS2	1		Bursaria sinensis	Gumbo Limbo	24'	18'	8" min	6'
CB	1		Casala bakeriana	Pink Shower Casala	20'	15'	8" min	5'
CD	16		Coccoloba diversifolia	Pigeon Plum	12'	8'	2"	4'
CE	11		Conocarpus erectus	Green Buttonwood	19' OA	10' - 15'	3"	8'
IC	10		Rex cassia	Dahoon Holly	10'	6'	1.5"	4'
MF	34		Myrsine laevis	Simpson's Stopper	12'	6'	2"	4'



ROOT BARRIER: 60% LF.
REFER TO DETAIL 1 L-525.
RELOCATED EXISTING TREE.
REFER TO SHEET L-100 TREE
DISPOSITION PLAN FOR
ADDITIONAL INFORMATION.



THE RESIDENCES OF BOCA

PROJECT ADDRESS:
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MIAMI, FL 33135
Blue Ridge, FL 33422

OWNER:
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SCALE/DATE/REVISION:
OFFICE REVISION, # 11/1/2014

PROJECT NUMBER:
010002

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS
AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING
CODES AND THE APPLICABLE PRE-SALE DISCLOSURES AS
DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH
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ISSUE #	DESCRIPTION	DATE
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SHEET ISSUE DATE: 06/20/2015
DRAWING NAME:

GROUND LEVEL TREE PLAN

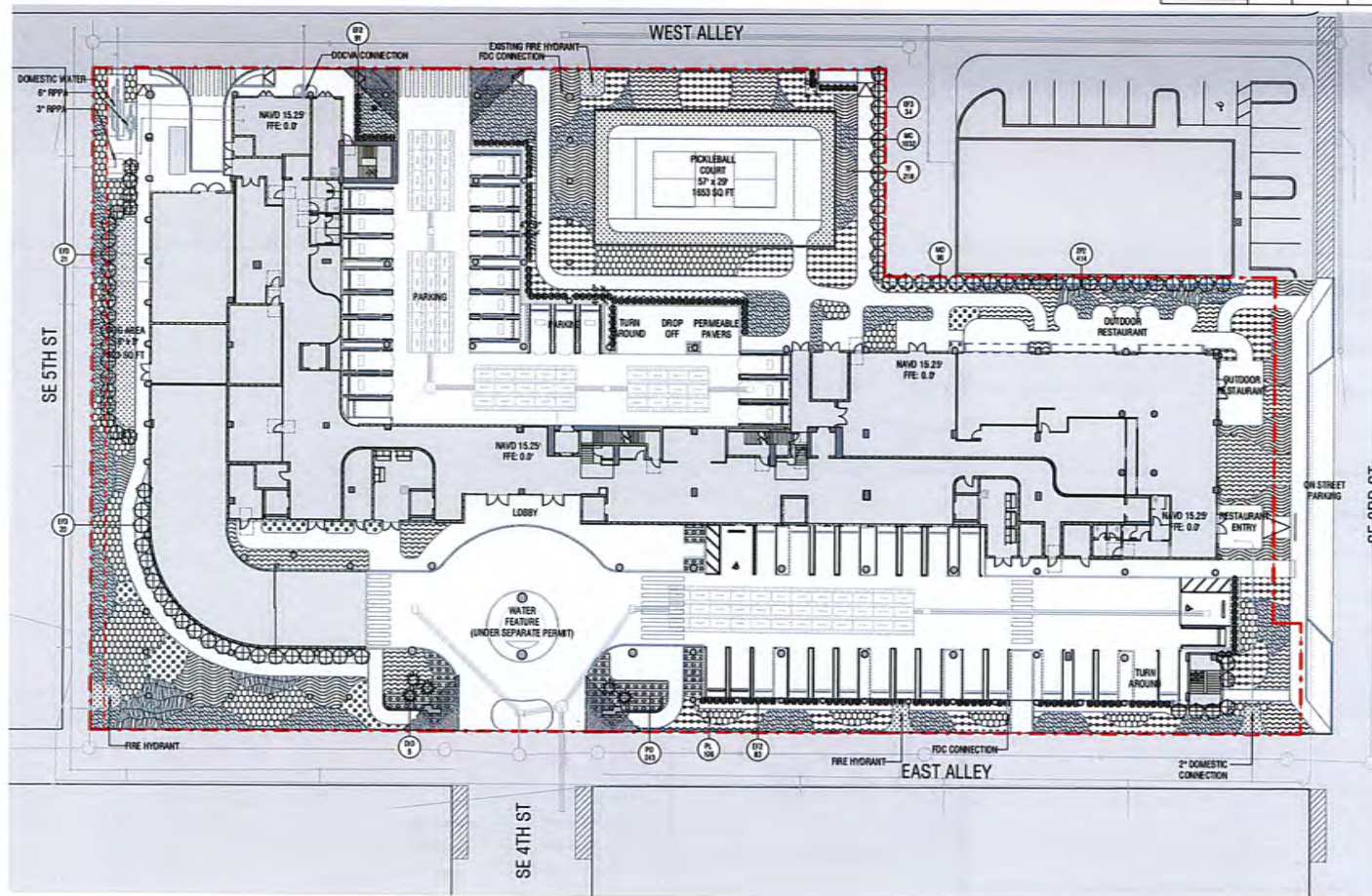
L-112

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GROUND LEVEL SHRUBS SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE
	D10	5	Cycad Dron	Mexican Cycad	30" H	25G
	EP2	161	Eugenia luteola	Spanish Stopper	30" H	30" OC
	EP3	49	Eugenia luteola	Spanish Stopper	8' H	18G

GROUND LEVEL SHRUB AND GROUNDCOVER SCHEDULE						
SYMBOL	CODE	QTY	AREA	BOTANICAL NAME	COMMON NAME	HEIGHT
	MC	1032	4128	Muhlenbergia capillaris	Pink Muffy Grass	18"x18" 24"
	MD	96	873	Monsieur de la Roche	Spill-leaf Philodendron	3 gal 30" O.C. 3'
	NE	850	3402	Nephrolepis exaltata	Boston Fern	18"x18" 24"
	PL	106	962	Psychotria ligustralis	Bahama Coffee	3' 30" 7G

GROUND LEVEL SHRUB AND GROUNDCOVER SCHEDULE						
SYMBOL	CODE	QTY	AREA	BOTANICAL NAME	COMMON NAME	HEIGHT
	PH	0	4253	Peperomia rotundifolia	Baby Rubber Plant	<varies> <varies> <varies>
	PO	243	978.6	Peperomia rotundifolia	Baby Rubber Plant	12" 24" 3G
	TD	199	984	Tripsacum dactyloides	Florida Gamagrass	3' 36" 7G
	TF	218	1995	Tripsacum dactyloides	Fakahatchee Grass	24"x24" 36" 3G
	3P2	414	2582	Zamia pumila	Coonin Cycad	18"x18" 30" 3G



- NOTES:**
1. ENTIRETY IF VEHICULAR AREAS MUST BE SCREENED BY "LIVING BARRIER" HEDGES AT LEAST 30" AT TIME OF PLANTING.
 2. HEDGES SHALL BE CONTINUOUS.
 3. SHRUBS AND HEDGES SHOULD BE MAINTAINED AT 3 FEET OR LESS.
 4. LANDSCAPING SHOULD NOT OBSTRUCT VIEW OF WINDOWS, BUILDING ADDRESS NUMBERS, AND WALKWAYS.
 5. LANDSCAPING SHALL NOT BE PLANTED OVER FIRE SERVICE WATER MAIN OR PROHIBIT ACCESS TO FIRE APPLIANCES.
 6. ALL SHRUBS TO BE PLANTED INTO THE TYPES OF EXISTING TREES SHALL BE FIELD LOCATED AND ADJUSTED IF ANY SIGNIFICANT ROOTS ARE ENCOUNTERED.

ROOT BARRIER: 850 LF. REFER TO DETAIL 1 L-520.



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SEAL/STAMP/DATE:
OFFICE REGISTRATION # 141 (2014)

PROJECT NUMBER:
01-1002

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 1116, FLORIDA BUILDING CODE AND CHAPTER 402, FLORIDA STATUTES.

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ISSUE # DESCRIPTION DATE

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SHEET ISSUE DATE: 08/21/15
DRAWING NAME:

GROUND LEVEL SHRUB AND GROUNDCOVER PLAN

L-113

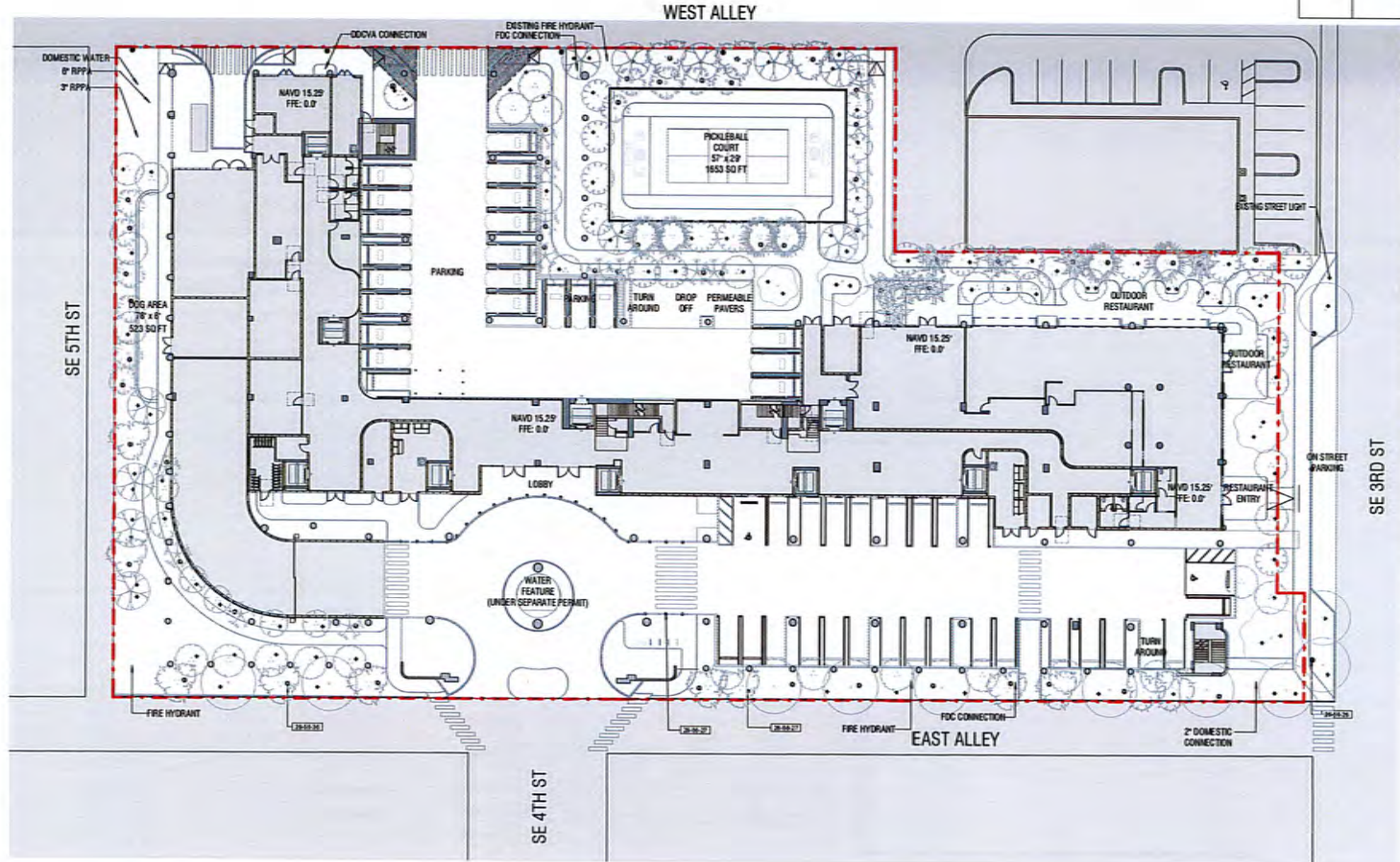
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GROUND LEVEL LIGHTING SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
ELECTRICAL			
	[16-36-36]	LED Flood APPLICATION: Flood MANUFACTURER: [REDACTED] PRODUCT: [REDACTED] SPECIFICATIONS: [REDACTED] FLOOD LIGHTING	5
	[16-36-37]	LED Wall Light APPLICATION: [REDACTED] MANUFACTURER: [REDACTED] PRODUCT: [REDACTED] WALL LIGHTING	61
	[16-36-38]	LED Downlight APPLICATION: [REDACTED] MANUFACTURER: [REDACTED] PRODUCT: [REDACTED] DOWNLIGHTING	5
	[16-36-39]	LED Light Pole APPLICATION: [REDACTED] MANUFACTURER: [REDACTED] PRODUCT: [REDACTED] LIGHT POLE	5

- NOTES:**
1. LANDSCAPING SHOULD NOT CONFLICT WITH LIGHTING.
 2. PHOTOCELL SENSOR-ENGAGED LIGHTING FOR ABOVE OR NEAR ENTRANCEWAYS TO RESIDENCES AND BUILDINGS TO PROVIDE FOR DUSK TO DAWN OPERATION, SPECIALLY IN THE PARKING AREAS.
 3. EXTERIOR AND PARKING LIGHTING SHOULD BE LED. PEDESTRIAN-SCALE LIGHTING SHOULD BE USED FOR ALL STREETS AND PEDESTRIAN WALKWAYS. IT IS SUGGESTED THAT 12-FOOT LIGHT POLES BE USED FOR THE STREET LIGHTING.
 4. THE EXTERIOR SHOULD BE WELL LIGHTED ON ALL SIDES.
 5. ALL LIGHTING SHOULD BE VANDALISM RESISTANT.
 6. ALL LIGHTING SHOULD ADHERE TO ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) STANDARDS FOR RESIDENTIAL AREAS, COMMERCIAL AREAS, AND PARKING GARAGES UTILIZING LEADS.
 7. ENHANCED LIGHTING SHOULD BE USED AT ENTRANCEWAYS TO THE GARAGE TO REDUCE TRANSITION (FROM DAYLIGHT) WHEN ENTERING STRUCTURE.
 8. ALL LIGHTING SHOULD USE PHOTOCELL SENSORS TO ENGAGE LIGHTING ESPECIALLY IN THE PARKING AREAS AND ABOVE OR NEAR ENTRANCEWAYS PROVIDE FOR DUSK TO DAWN OPERATION.

ROOT BARRIER: 859 LF. REFER TO DETAIL 1-L-520.



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OFFICE REGISTRATION # 144330408

PROJECT NUMBER:
10-0002

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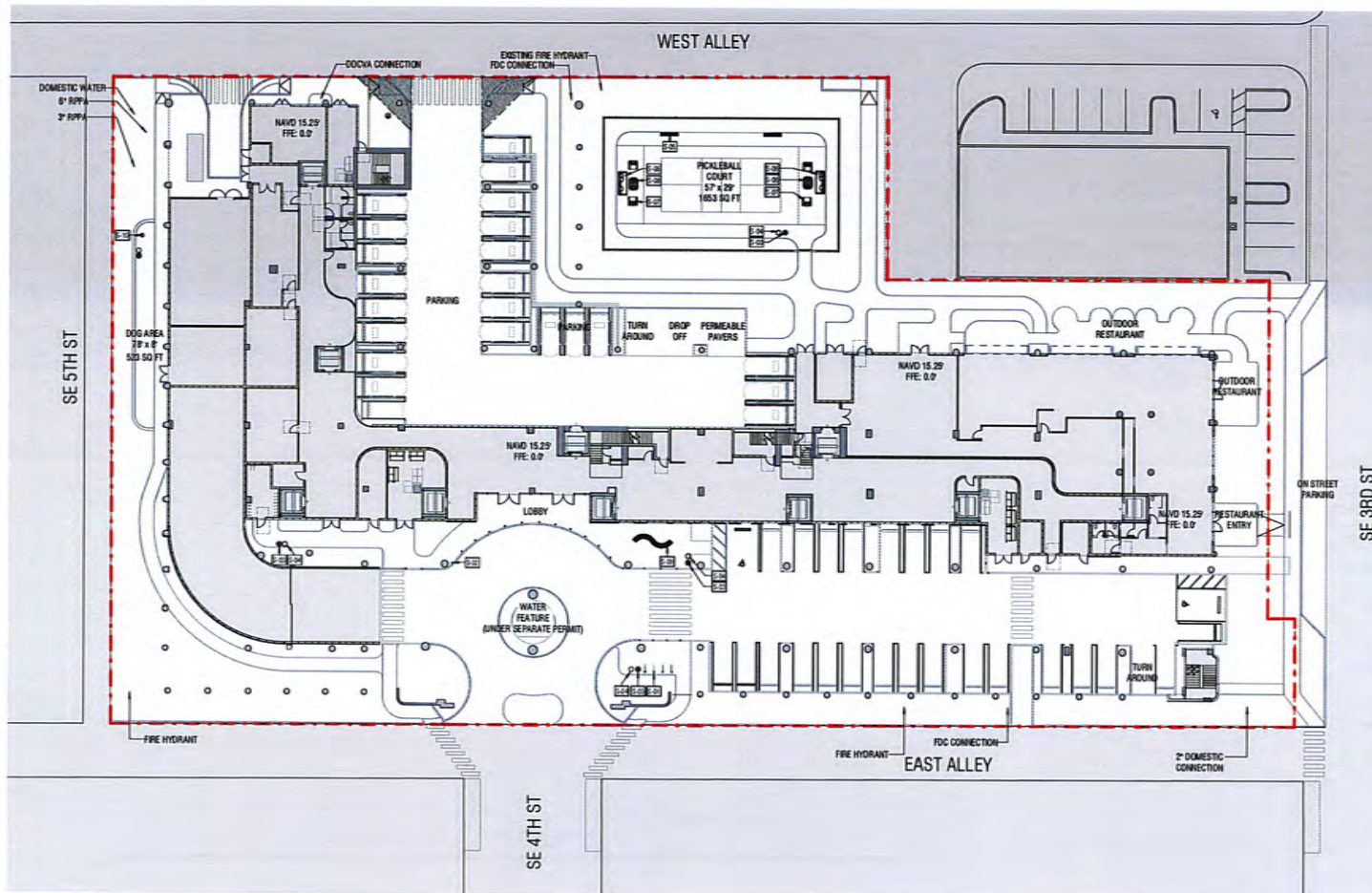
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ISSUE #	DESCRIPTION	DATE
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SPA
SHEET ISSUE DATE: 05/10/20
DRAWING NAME:

GROUND LEVEL LIGHTING PLAN

L-114



CODE	DESCRIPTION	QTY
S-01	ITEM: Band Limit Bike Rack MANUFACTURER: Escalot APPLICATION: Drop off DETAIL: 11 L-521	4
S-02	ITEM: Benches MANUFACTURER: FORMAS + SURFACES MODEL: HELIX, SERIES 600 APPLICATION: Drop off SIZE: 48" x 40" DETAIL: 9 L-521	25
S-03	ITEM: Generation 50 Liter Bin MANUFACTURER: Landscapeforms APPLICATION: Ground Level DETAIL: 10 L-521	5
S-04	ITEM: Generation 50 Liter Bin - Recycle MANUFACTURER: Landscapeforms APPLICATION: Ground Level DETAIL: 10 L-521	5
S-05	ITEM: Generation 50 Bench MANUFACTURER: Landscapeforms APPLICATION: Pickleball court DETAIL: 9 L-521	3
S-06	ITEM: Ketch Sofa MANUFACTURER: Poliform APPLICATION: Seating area and Pickleball at Ground Level, Level 04 and Roof DETAIL: 8 L-521	2
S-07	ITEM: Ketch Armchair MANUFACTURER: Poliform APPLICATION: Seating area and Pickleball at Ground Level, Level 04 and Roof DETAIL: 7 L-521	4
S-08	ITEM: Ketch Coffee Table MANUFACTURER: Poliform APPLICATION: Seating area and Pickleball at Ground Level, Level 04 and Roof DETAIL: 8 L-521	2
S-09	ITEM: Seng Bench MANUFACTURER: Escalot APPLICATION: Drop off DETAIL: 11 L-521	2
S-10	ITEM: Dog Water Fountain MANUFACTURER: T.B.O. APPLICATION: Dog Run	1

ROOT BARRIER: 859 L.F. REFER TO DETAIL 1 L-525.



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PROJECT NUMBER:
01902

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 16.0 FURNISHING CODE, AND CHAPTER 402, FLORIDA STATUTES.

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ISSUE #	DESCRIPTION	DATE
1	ISSUED	06/12/20

SPA

SHEET ISSUE DATE: 06/12/20
DRAWING NAME:

GROUND LEVEL FURNISHING PLAN

L-115

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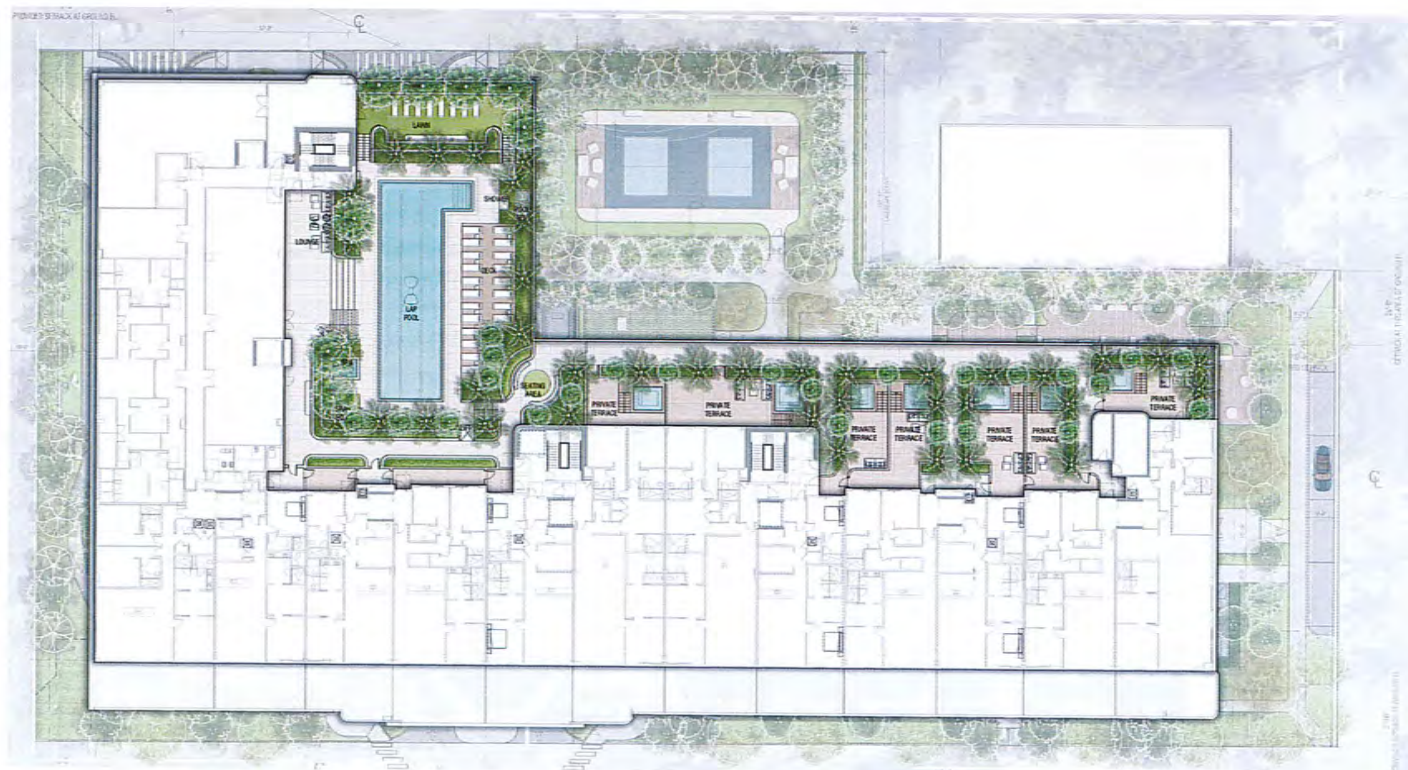
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by John B. Huchman, P.A.
on the date below.
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2020.08.31 17:01:20-0400

PROJECT NUMBER:
01000

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ISSUE #	DESCRIPTION	DATE
1	SPR	08/31/20



L-120

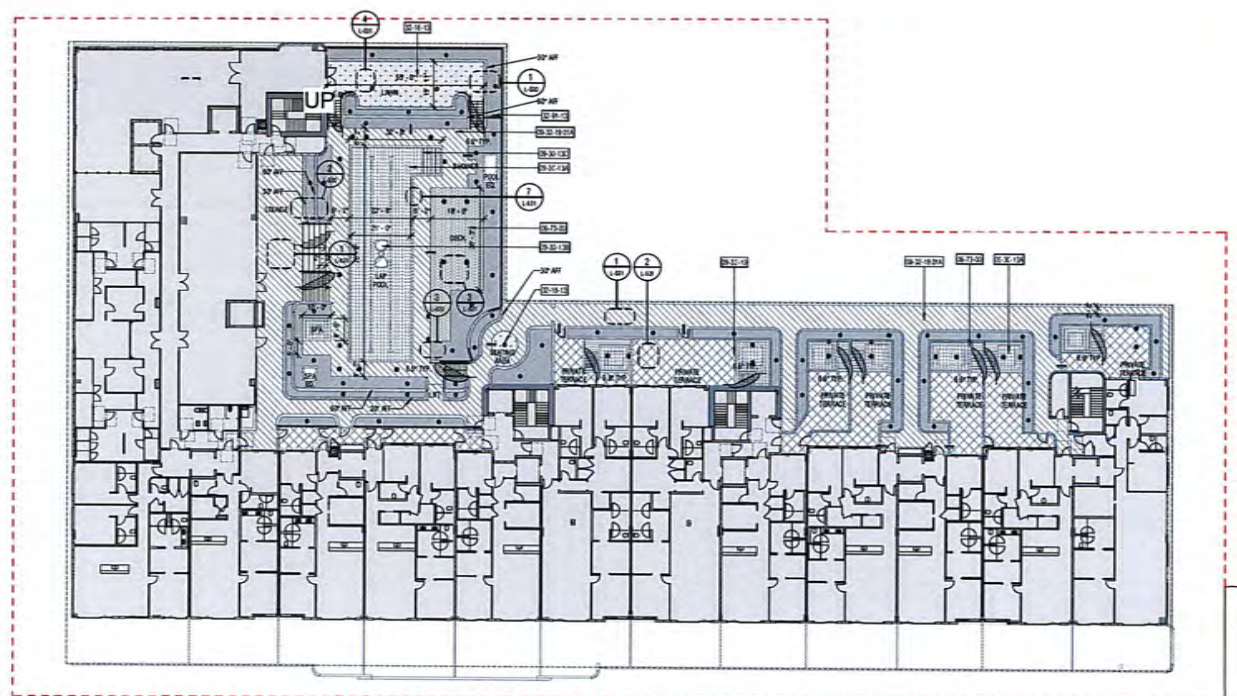
LEVEL 04 RENDERED PLAN

SHEET ISSUE DATE: 08/31/20

DRAWING NAME:

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Location: Boca Raton, FL 33432 (33.111111, -80.100000) | Date: 08/31/2024 | Scale: 1/8" = 1'-0"



LEVEL 04 HARDSCAPE SCHEDULE			
TYPE IMAGE	CODE	DESCRIPTION	AREA
	06-73-00	ITEM: Wood Composite Flooring APPLICATION: Ground level Cafe, Level 4 Pool Deck Area, Level 12 Pool Deck Area MANUFACTURER: Eternit COLOR & FINISH: Eternit DETAIL: 7 L-520, 3 L-531	1989 SF
	09-30-13A	ITEM: Pool tile APPLICATION: Pool field MANUFACTURER: Daltile COLOR: Almond in field, Elemental for nosing SIZE: 1"x1" DETAIL: Refer to pool drawings	2540 SF
	09-30-13B	ITEM: Pool tile APPLICATION: Pool waterline MANUFACTURER: Daltile COLOR: Navy SIZE: 1"x4" DETAIL: Refer to pool drawings	101 SF
	09-30-13C	ITEM: Pool tile APPLICATION: Pool waterline MANUFACTURER: Daltile COLOR: Navy SIZE: 1"x4" DETAIL: Refer to pool drawings	3 SF
	09-30-19	ITEM: Porcelain Tile APPLICATION: Private terraces TYPE: T.B.D. FINISH: T.B.D. SIZE: T.B.D. PATTERN: T.B.D. DETAIL: 2 L-531	3334 SF
	09-32-19.01A	ITEM: Deck tile APPLICATION: Pool Deck MANUFACTURER: Daltile TYPE: Sassa FINISH: Grip + SIZE: 20" x 28" UCOF: 0.8 AND AS26 3 DETAIL: 1 - L531	6254 SF
	32-18-13	ITEM: Artificial Turf APPLICATION: Flexible Area & Seating Area MANUFACTURER: Shawgrass TYPE: 34550 COLOR: 302 Field Green/Olive DETAIL: 4 L-531	869 SF
	32-32-13	ITEM: Stone Cap APPLICATION: Planter Walls MANUFACTURER: T.B.D. TYPE: T.B.D. FINISH: T.B.D. SIZE: T.B.D. DETAIL: Refer to planting details	1290 SF
	32-81-13	ITEM: Mulching APPLICATION: Planters FINISH: Mini Pine Bark Nuggets COLOR: Natural DETAIL: Refer to planting details	3555 SF



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SCALE: 1/8" = 1'-0"
DATE: 04/20/2014

PROJECT NUMBER:
01-002
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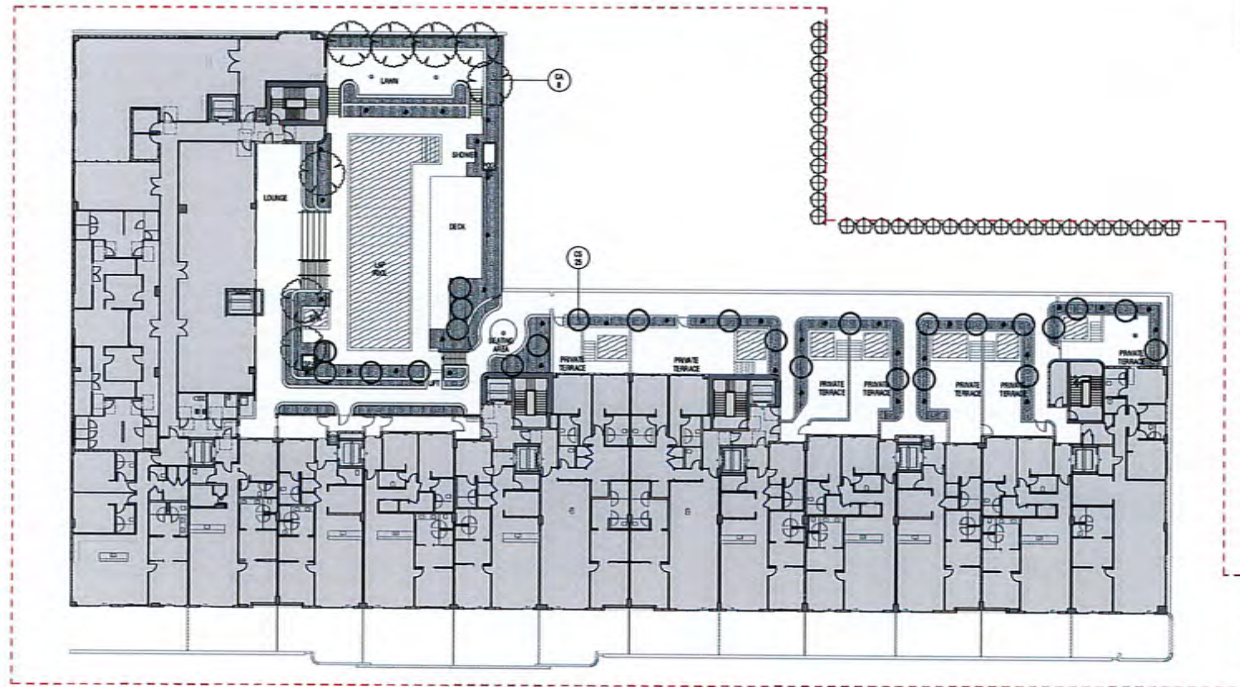
LEVEL 04 HARDSCAPE PLAN

L-121

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LEVEL 04 TREE SCHEDULE								
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK
Trees								
	CA	8	Clusia rosea	Autograph Tree	12'	8'	2"	4'
	CS	25	Conocarpus erectus "Sericeus"	Silver Buttonwood	12'	8'	2"	4'

LEVEL 04 SHRUB AND GROUNDCOVER SCHEDULE	
DESCRIPTION	AREA
Nephrolepis exaltata - Boston Fern Camelia Pumila - Coonle Cycad Psychotria ligustrifolia - Bahama Coffee Serenoa repens - Silver Saw Palmetto	3549 SF
NOTES: 1. SHRUBS AND HEDGES SHOULD BE MAINTAINED AT 3 FEET OR LESS. 2. TREE LIMBS SHOULD BE MAINTAINED AT 7 FEET OR HIGHER. 3. LANDSCAPING SHOULD NOT OBSTRUCT VIEW OF WINDOWS, BUILDING ADDRESS NUMBERS, AND WALKWAYS.	



THE RESIDENCES OF BOCA

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SCALE/DATE/REVISION:
SHEET REVISION: # 04/20/2010

PROJECT NUMBER:
01/001

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 171.0, FLORIDA BUILDING CODE AND CHAPTER 408, FLORIDA STATUTES.

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ISSUE #	DESCRIPTION	DATE

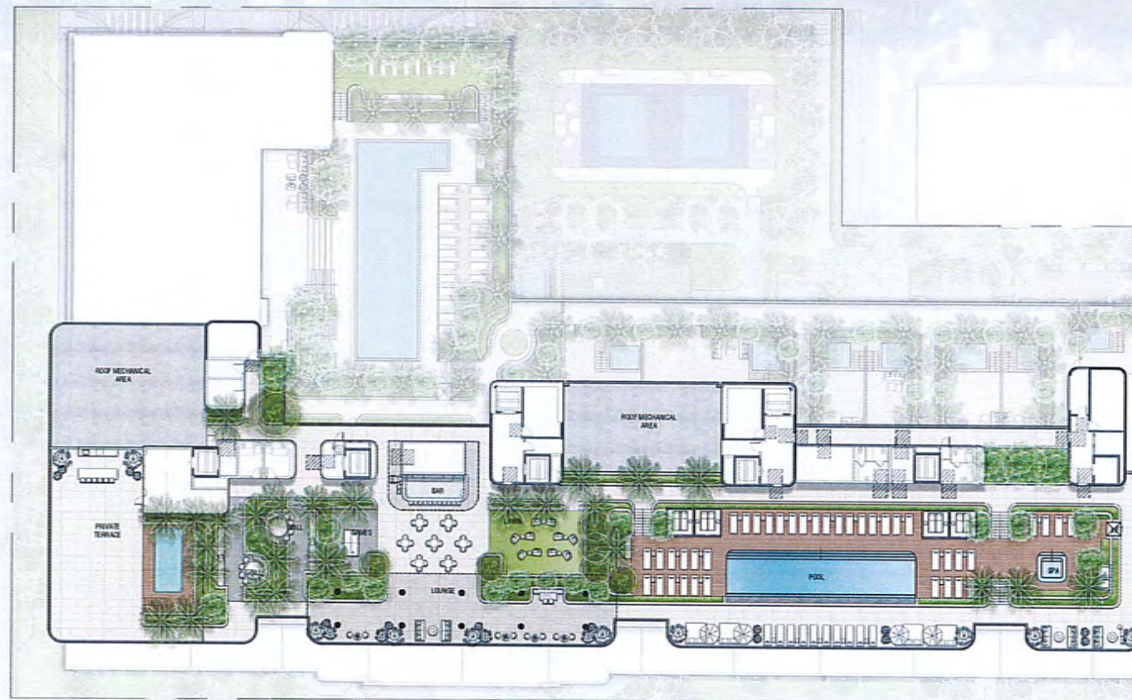
SPA
SHEET ISSUE DATE: 08/01/20
DRAWING NAME:

LEVEL 04 PLANTING PLAN

L-122

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Autodesk® AutoCAD® 2010 L122 122 40 St Boca Raton, FL 33422 08/01/2010



THE RESIDENCES OF BOCA

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SEAL/NOTARIZATION:
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This plan has been
electronically signed and sealed
by the Architectonica International, Corp.
on the date below.
I am the author of this
document.
Printed copies of this
document are not
considered signed and
sealed and the signature
must be verified on any
electronic copy.
2020 08 21 17:01:29-04:00

PROJECT NUMBER:
071000

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS
AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING
CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS
GOVERNED BY THE CITY OF MIAMI IN ACCORDANCE WITH
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ISSUE #	DESCRIPTION	DATE
1	SPA	08/31/20

SPA

SHED ISSUE DATE: 08/31/20

DRAWING NAME:

ROOF RENDERED PLAN

L-140

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191170204 L-140 1/1

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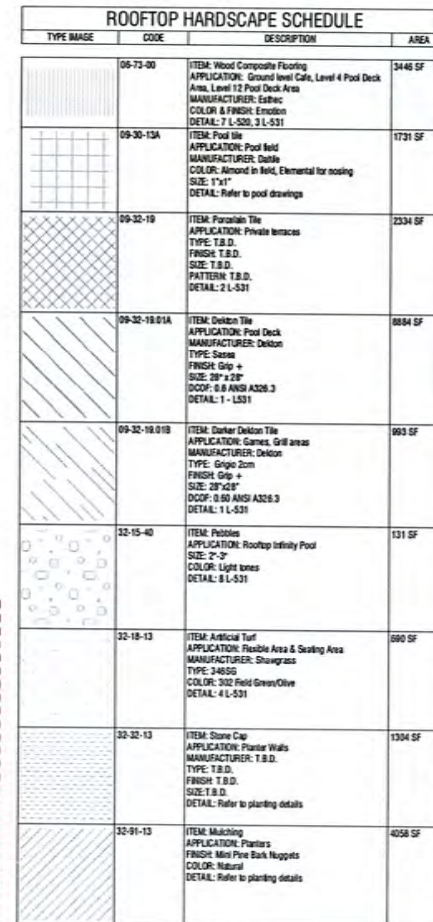
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191170204 L-140 1/1

191170204 L-140 1/1

191170204 L-140 1/1

191170204 L-140 1/1



LANDSCAPE ARCHITECT:
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2932 Oak Avenue
Miami, Florida 33133
305.572.1812 Fax

SEAL/SIGNATURE/DATE:
OFFICE REGISTRATION # 00-000000

PROJECT NUMBER:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 632, FLORIDA STATUTES.

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ISSUE #	DESCRIPTION	CAL
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SBA

SHEET ISSUE DATE: 15/01/2019
DRAWING NAME:

ROOF HARDSCAPE PLAN

L-141

ROOFTOP TREE SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK
SL	21		Sabalera kokonensis	Sabalera Palm	10' GW			
TR	7		Thrinax radiata	Florida Thatch Palm	14'	8'	3"	5'

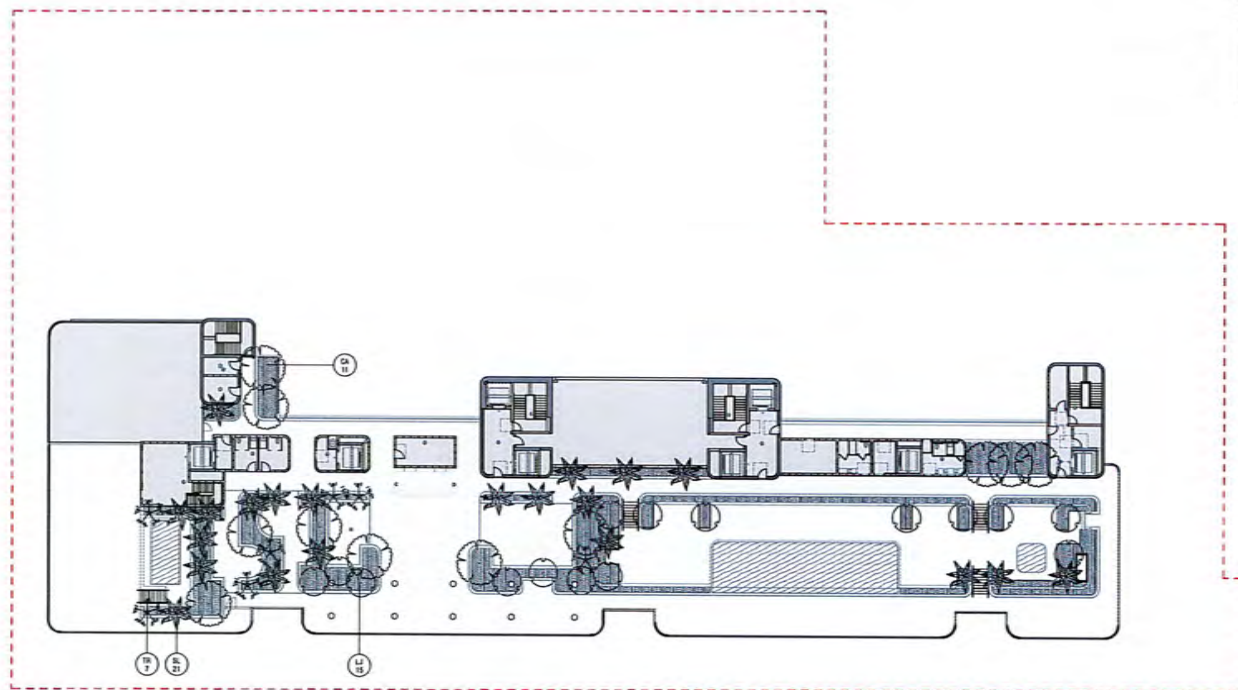
CA	11		Cordia rosea	Autograph Tree	12'	8'	2"	4'
LI	15		Ligustrum japonicum	Japanese Privet	8'-10'	8'-12'	12'-14'	4'

ROOFTOP SHRUB AND GROUNDCOVER SCHEDULE

DESCRIPTION	AREA
<p> <i>Hesperis matronalis</i> - Boston Fern <i>Zamia furcata</i> - Coarctate Cycad <i>Psychotria ligustralis</i> - Bahama Coffee <i>Sorbus Ruyterii</i> - Silver Saw Palmetto </p>	3510 SF

NOTES:

1. SHRUBS AND HEDGES SHOULD BE MAINTAINED AT 3 FEET OR LESS.
2. TREE LIMBS SHOULD BE MAINTAINED AT 7 FEET OR HIGHER.
3. LANDSCAPING SHOULD NOT OBSTRUCT VIEW OF WINDOWS, BUILDING ADDRESS NUMBERS, AND WALKWAYS.



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 Boca Raton, FL 33432

OWNER:
 THE RESIDENCES OF BOCA LLC
 1715 Regal Drive Suite 602
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SEAL/SIGNATURE/GATE:
 OFFICE REGISTRATION # AA 020440

PROJECT NUMBER:
 01-002

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 116, FLORIDA BUILDING CODE, AND CHAPTER 630, FLORIDA STATUTES.

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ISSUE #	DESCRIPTION	DATE
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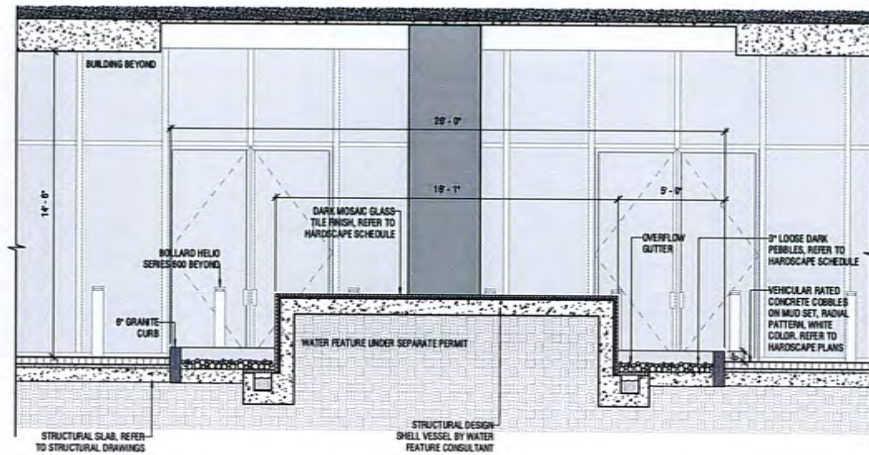
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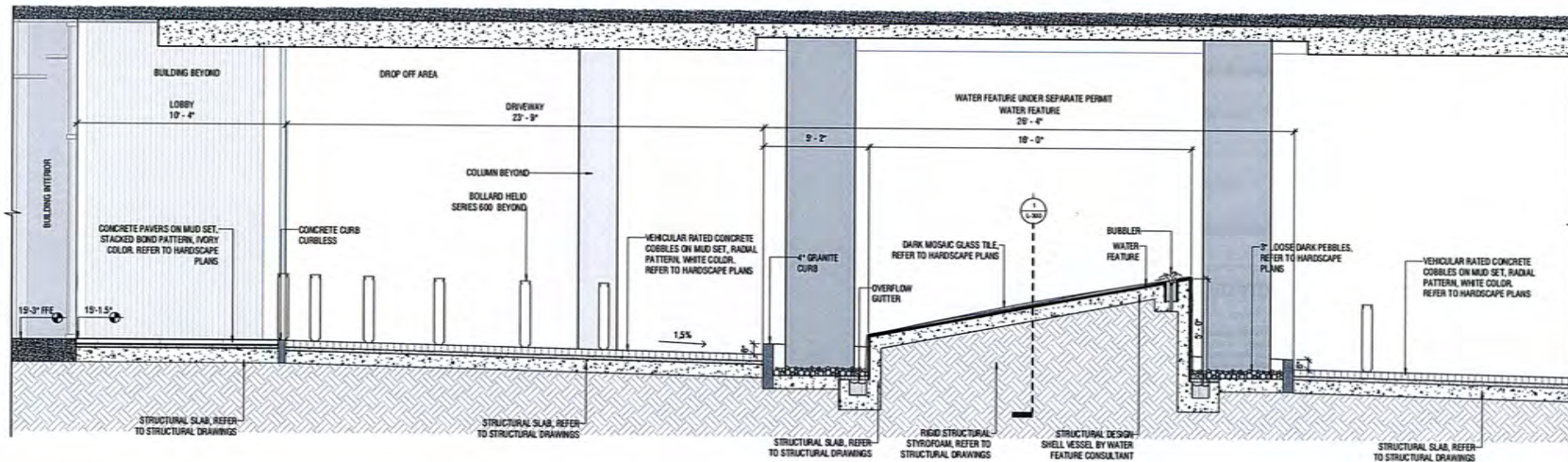
ROOF PLANTING PLAN

L-142

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1 GROUND FLOOR - WATER FEATURE CROSS SECTION
3/8" = 1'-0"



2 GROUND FLOOR - WATER FEATURE LONGITUDINAL SECTION
3/8" = 1'-0"



THE RESIDENCES OF BOCA

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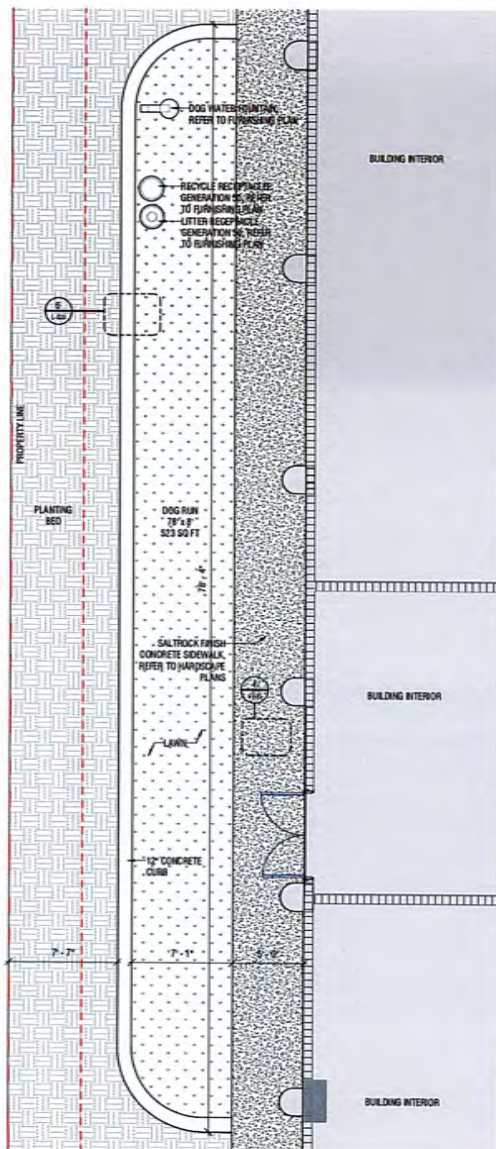
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OFFICE REGISTRATION # 14-000465

PROJECT NUMBER:
01002

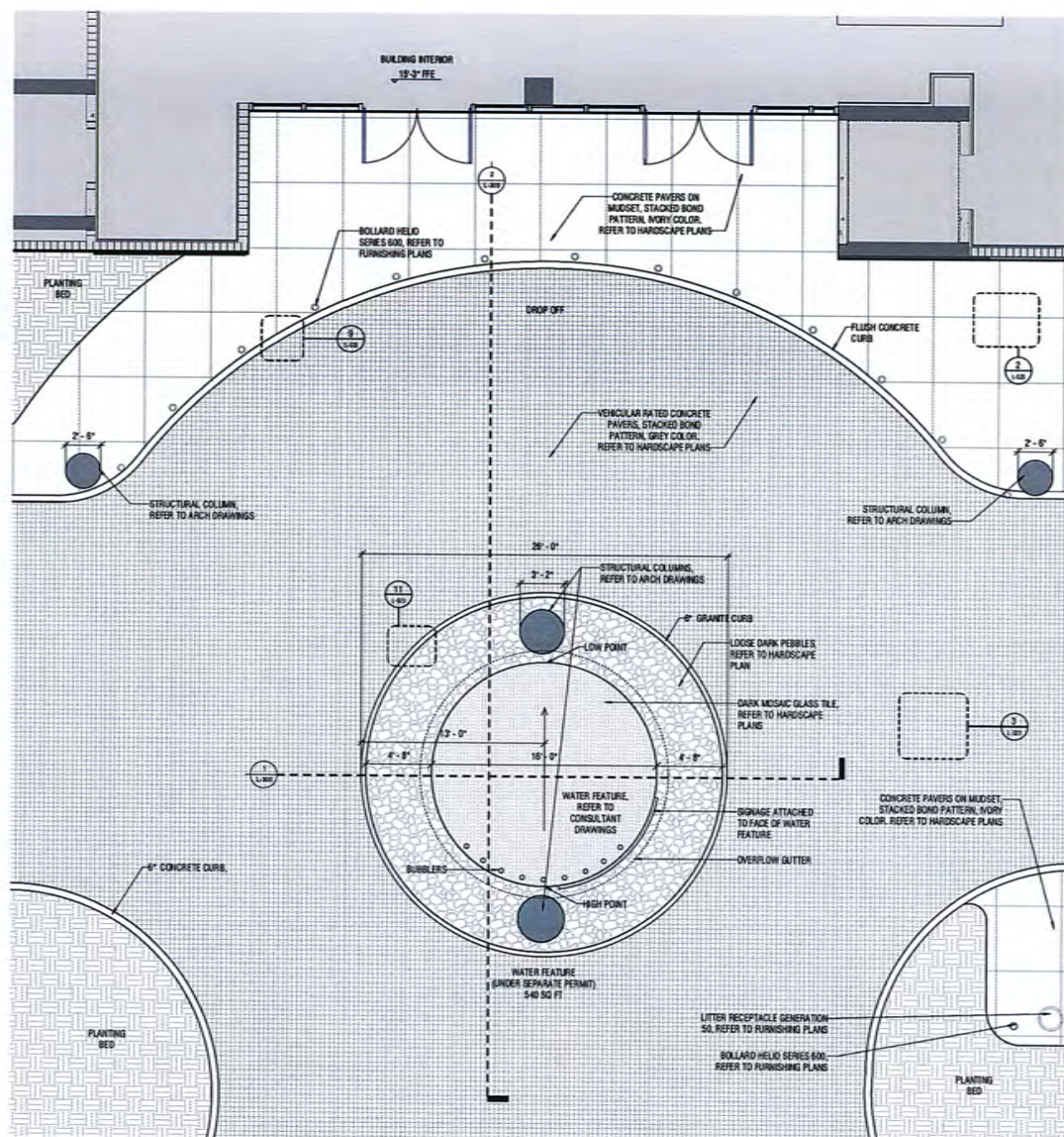
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS
AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING
CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS
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ISSUE #	DESCRIPTION	DATE



1 SPA - GROUND FLOOR - DOG AREA ENLARGEMENT
1/4" = 1'-0"



2 SPA - GROUND FLOOR - WATER FEATURE ENLARGEMENT
1/4" = 1'-0"



THE RESIDENCES OF BOCA

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LANDSCAPE ARCHITECT: ARQUITECTONICA GEO

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305.572.1812 TEL

SCALE/ANALYSIS:
OFFICE REGISTRATION: # AA 020443

PROJECT NUMBER:
01000

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE PRE-CAST CONCRETE CODES AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 171.01, FLORIDA BUILDING CODE AND CHAPTER 62, FLORIDA STATUTES.

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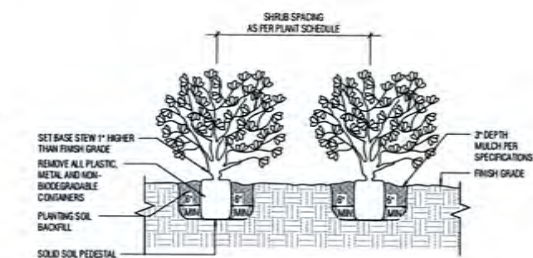
REVISION #	DESCRIPTION	DATE

SPA
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DRAWING NAME:

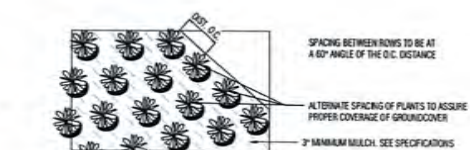
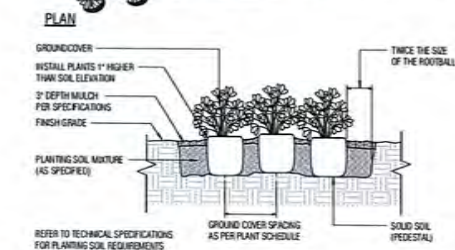
GROUND LEVEL ENLARGEMENTS

L-400

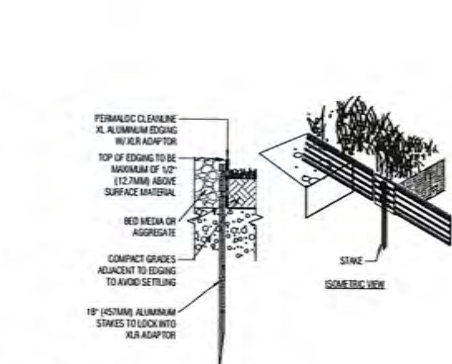
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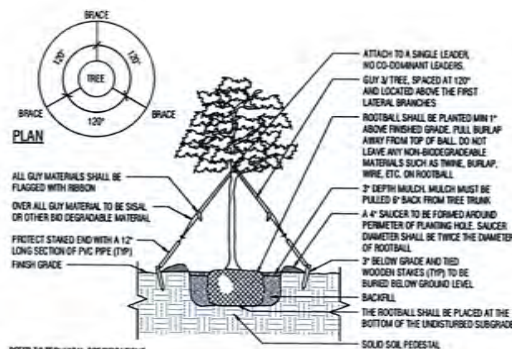
8 SHRUB PLANTING DETAIL (TYP.)
1/2" = 1'-0"



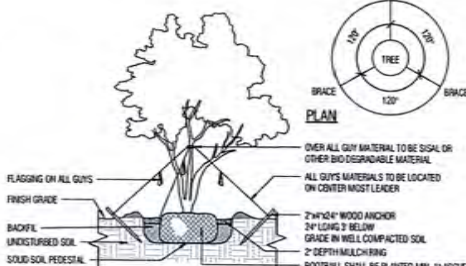
9 GROUND COVER PLANTING DETAIL (TYP.)
1/2" = 1'-0"



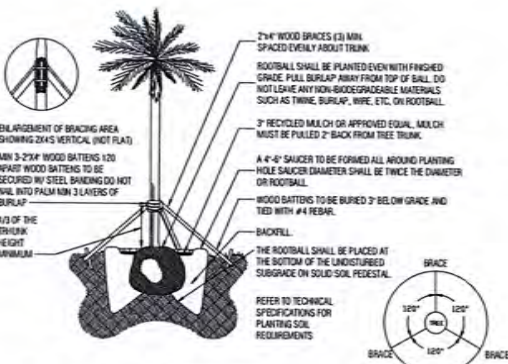
10 LAWN EDGING DETAIL (TYP.)
1/8" = 1'-0"



5 SMALL TREE PLANTING (TYP.)
1/2" = 1'-0"



6 MULTITRUNK TREE DETAIL (TYP.)
1/2" = 1'-0"



7 PALM PLANTING DETAIL (TYP.)
1/8" = 1'-0"

WORK MUST BE SUPERVISED BY AN ISA CERTIFIED ARBORIST.

ROOT PRUNNING MUST BE DONE A MINIMUM OF 8 WEEKS PRIOR TO RELOCATION.

WATERING MUST PROVIDE SUFFICIENT WATER TO MAINTAIN A MOIST CONDITION IN THE ROOTS. AUTOMATIC IRRIGATION DRAIN IS RECOMMENDED.

TAKE EXTRA CARE NOT TO DAMAGE THE TRUNK OR BRANCHES.

1 ROOT PRUNNING (TYP.)
1 1/2" = 1'-0"

TREE RELOCATION - PROCEDURAL SPECIFICATION

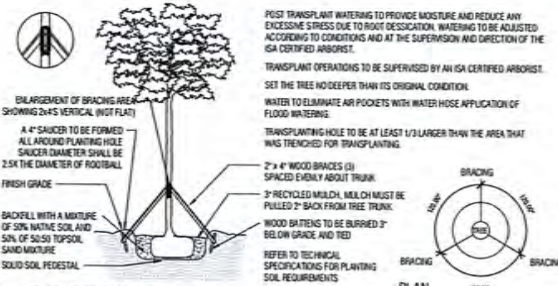
Tree, Palm, Shrub and other Plant Transplanting/Relocation Detail - Recommended Notes:

The American National Standard for Tree Care Operations - Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices (Transplanting) ANSI A300 (Part 6) - 2005 must be adhered to in its entirety for all relocating/transplanting of trees and shrubs. ANSI A300 (Part 6) - 2005 includes the following:

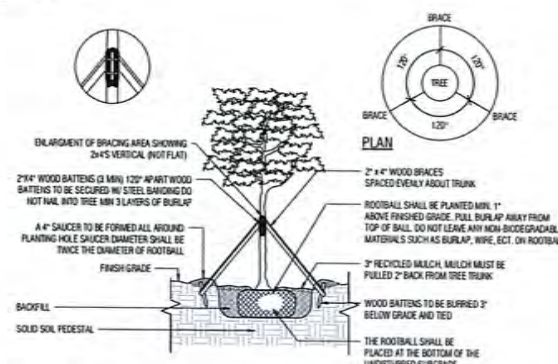
- 60 - Transplanting Standards
- 61 - Irrigation Practices
- 62 - Definitions
- 63 - Transplanting Practices

The transplanting objectives shall be established prior to beginning the operation. These objectives may be presented in a report format for permitting purposes. A feasibility and suitability assessment shall be conducted prior to recommending transplanting. Specifications for transplanting should be based on the assessment. See the Checklist in Annex A of ANSI A300 (Part 6) - 2005. This assessment may be presented in a report format for permitting purposes.

2 TREE RELOCATION SPEC. (TYP.)
1/2" = 1'-0"



3 TREE RELOCATION (TYP.)
3/8" = 1'-0"



4 LARGE TREE PLANTING DETAIL (TYP.)
3/2" = 1'-0"



THE RESIDENCES OF BOCA

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14, Street of St. John
and St. John St.
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Miami, Florida 33122
305.571.1812 TEL

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

PROJECT NUMBER:
101002

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODE AND THE APPLICABLE FIRE SAFETY STANDARDS AS ESTABLISHED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 1714, FLORIDA BUILDING CODE AND CHAPTER 63, FLORIDA STATUTES.

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ISSUE # DESCRIPTION DATE

1 1/8" = 1'-0"

2 1/8" = 1'-0"

3 1/8" = 1'-0"

4 1/8" = 1'-0"

5 1/8" = 1'-0"

6 1/8" = 1'-0"

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178 1/8" = 1'-0"

179 1/8" = 1'-0"

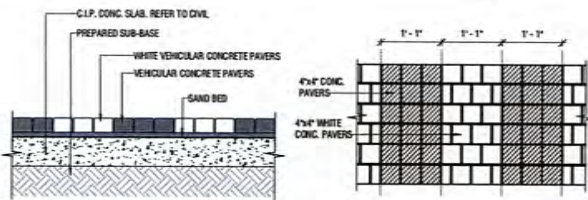
180 1/8" = 1'-0"

181 1/8" = 1'-0"

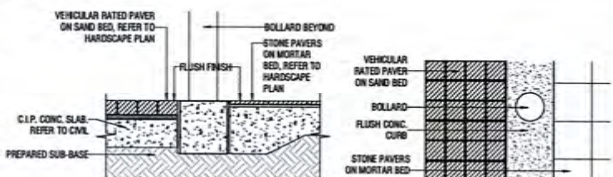
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183 1/8" = 1'-0"

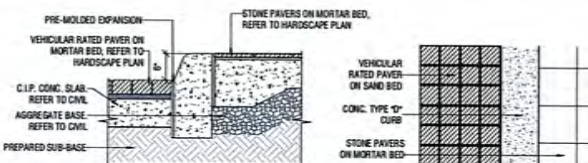
184 1/8" = 1'-0"



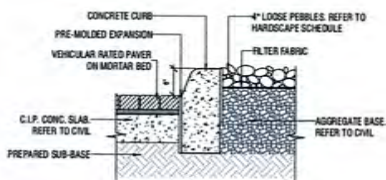
8 CONTRASTING PAVERS AT CROSSINGS
1'-0"



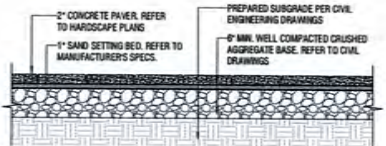
9 CURBLESS CONCRETE CURB
1'-0"



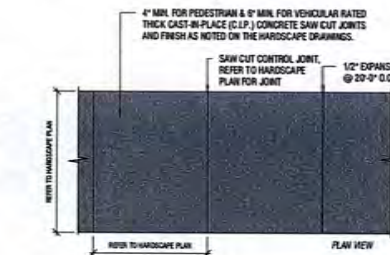
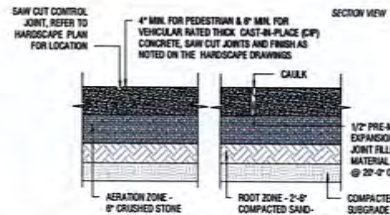
10 CONCRETE CURB
1'-0"



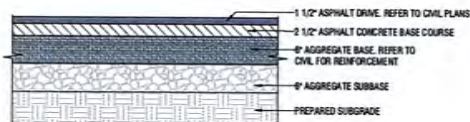
11 LOOSE DECORATIVE PEBBLES
1'-0"



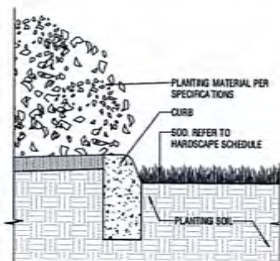
12 PEDESTRIAN SANDSET PAVERS
1'-0"



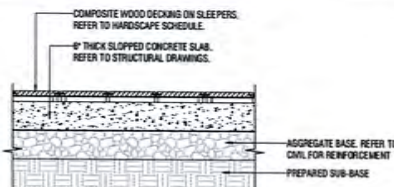
4 CONCRETE SIDEWALK
1'-0"



5 ASPHALT PAVING
1'-0"



6 LAWN
1'-0"

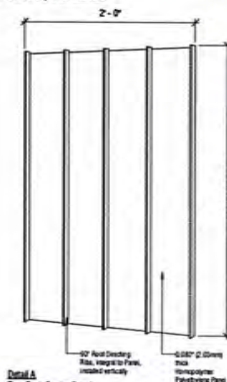


7 COMPOSITE WOOD FLOORING
1'-0"

NOTE:
1. REFER TO HARDSCAPE & GRADING/DRAINAGE PLANS
2. ALL EDGES SHALL BE ROUNDED WITH 3/8" RADIUS
3. CONTROL JOINTS TO BE SPACED AT 10'-0" O.C.
4. CONTROL JOINTS SHALL BE 5/8" WIDE SAW CUT JOINT
5. 1/2" EXPANSION JOINT PRE-MOLDED MATERIAL WHERE SIDEWALKS ADJUT BUILDINGS, CURBS, DRIVEWAYS, ETC.
6. EXPANSION JOINTS SHALL BE SPACED @ 20'-0" O.C. (TYP.) AND JOINT FULLY CAULKED TO MATCH SIDEWALK COLOR
7. 7" MIN. THICK CONCRETE SIDEWALKS TO BE VEHICULAR RATED
8. CONCRETE SIDEWALK TO COMPLY W/ CITY OF MIAMI PUBLIC WORKS REQS.
9. REFER TO CIVIL DRAWINGS FOR ADDITIONAL DETAILS, PAVING AND GRADING
10. REFER TO HARDSCAPE PLAN FOR CONCRETE SIDEWALK FINISH & COLOR
11. E.G. TO PROVIDE CONCRETE WALKWAY ROCK-UP FOR REVIEW AND APPROVAL

- Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 2' (609 mm) long modules to create varying lengths for linear applications, or perimeter around applications at minimum 8' (2438 mm) diameter.
- A. Materials**
1. The contractor shall furnish and install tree root barrier as specified. The root barrier shall be either product #R8 36-2 or R8 48-2 as manufactured by Dimpleflex® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.dimpleflex.com (800.458.7666).
 2. Root barrier shall be recyclable, black, extruded panels with 0.80" (20.3 mm) wall thickness in modules 2' (609 mm) long and either 36" (914 mm) or 48" (1219 mm) deep.
 3. Root barrier shall be manufactured with 100% reprocessed homopolymer polyethylene with added ultraviolet inhibitors.
 4. Root barrier shall be comprised of 2' (609 mm) modules. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing ribs of a minimum 0.062" (2.03 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 8" (152.4 mm) apart. (See Detail A)
 5. Root barrier shall have an integrated joining system for assembly by sliding one panel into another.

NOTE: GC to provide Submittal.



Material and Thickness	Manufacturer Polyethylene 0.062 inch Extruded	
Properties	Typical Value	ASTM Test Method
Tensile strength @ yield	3800 PSI	D638
Elongation @ break %	32%	D638
Tensile Modulus	255,000 PSI	D638
Notched Izod Impact	0.4 - 4.0	D256A
Flexural Modulus T ₂ 1/2	245,000	D2940
Hardness Shore	66A	D2240



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SCALE/REVISIONS:
OFFICE REVISIONS: # 01 02/04

PROJECT NUMBER:
01002

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE PRE-CODED STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 116, FLORIDA BUILDING CODE, AND CHAPTER 62, FLORIDA STATUTES.

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ISSUE # **DESCRIPTION** **DATE**

SPA
SHEET YEAR DATE: 08/10/18
DRAWING NAME:

GROUND LEVEL HARDSCAPE DETAILS

L-520

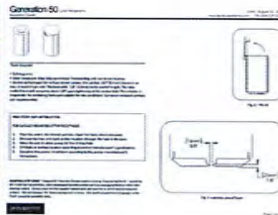
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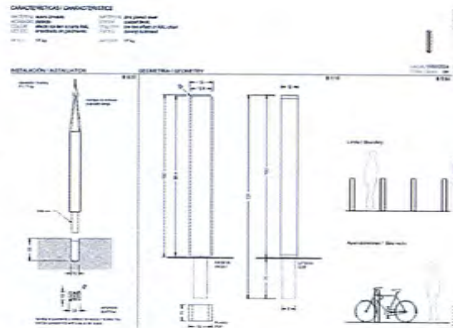
Generation 50

ITEM	DESCRIPTION	QTY	UNIT	PRICE
1	WOODEN BENCH	1	EA	150.00
2	GREEN METAL LEGS	4	EA	25.00
3	WOODEN PLANKS	10	EA	10.00
4	WOODEN PLANKS	10	EA	10.00
5	WOODEN PLANKS	10	EA	10.00
6	WOODEN PLANKS	10	EA	10.00
7	WOODEN PLANKS	10	EA	10.00
8	WOODEN PLANKS	10	EA	10.00
9	WOODEN PLANKS	10	EA	10.00
10	WOODEN PLANKS	10	EA	10.00

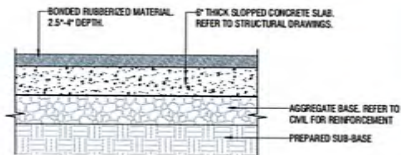
9 SPORT COURTS AREA BENCH
1" = 15'-0"



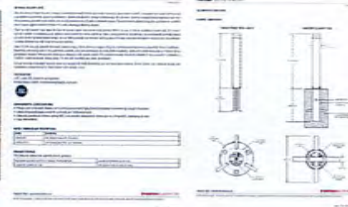
10 TRASH / LITTER RECEPTACLE
1:140



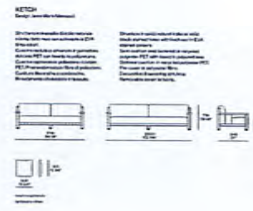
11 BIKE RACK DETAIL
1:50



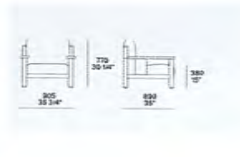
12 CUSHIONED SURFACE DETAIL
1" = 1'-0"



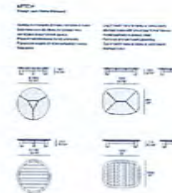
5 BOLLARD LIGHTING - HELIO SERIES 600
1:180



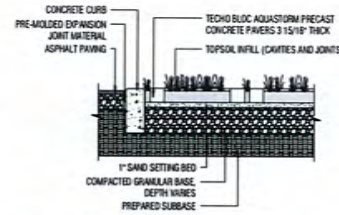
6 SPORT COURTS AREA SOFA
1:150



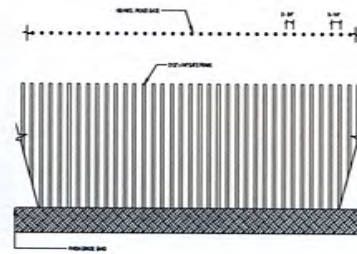
7 SPORT COURTS AREA ARMCHAIR
1:150



8 SPORT COURTS AREA COFFEE TABLE
1" = 50'-0"



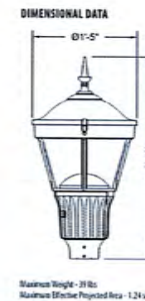
1 AQUASTORM PAVERS DETAIL
1" = 1'-0"



2 GROUND FLOOR FENCE DETAIL
3/8" = 1'-0"



3 UPLIGHT AND DOWNLIGHT - MINISPOT ARTEMIDE
1" = 12'-0"



4 LIGHT POLE
1" = 15'-0"



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SEAL SIGNATURE/STAMP:
OFFICE REGISTRATION # 14400040

PROJECT NUMBER:
10-0002

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AND THE APPLICABLE CITY OF BOCA RATON ORDINANCES AS DETERMINED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 191.03 FLORIDA BUILDING CODE AND CHAPTER 402, FLORIDA STATUTES.

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ISSUE #	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/11/2011

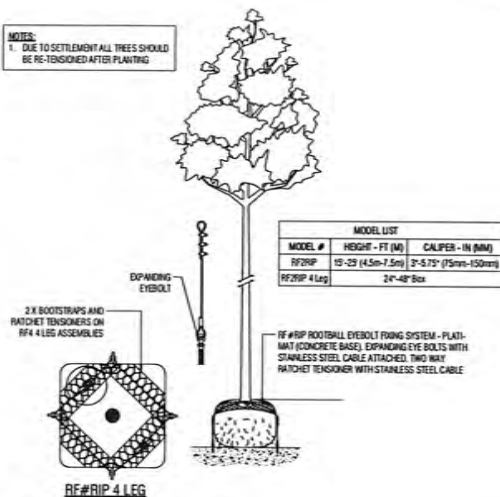
SPA

GROUND LEVEL HARDSCAPE DETAILS

L-521

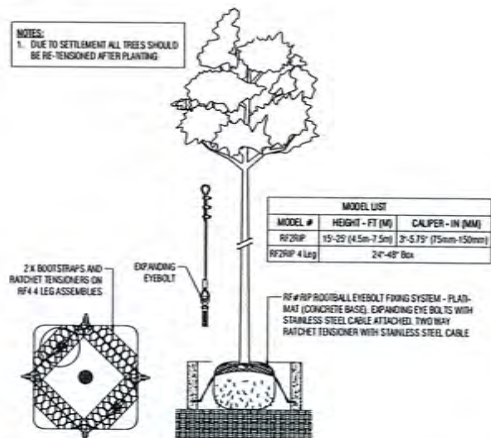
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NOTES:
1. DUE TO SETTLEMENT ALL TREES SHOULD BE RE-TENSIONED AFTER PLANTING



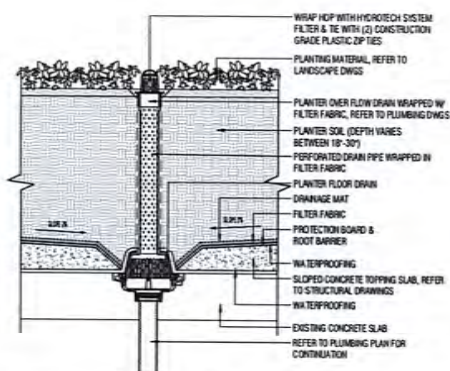
7 TREE ANCHORING TO SLAB 1" = 1'-0"

NOTES:
1. DUE TO SETTLEMENT ALL TREES SHOULD BE RE-TENSIONED AFTER PLANTING

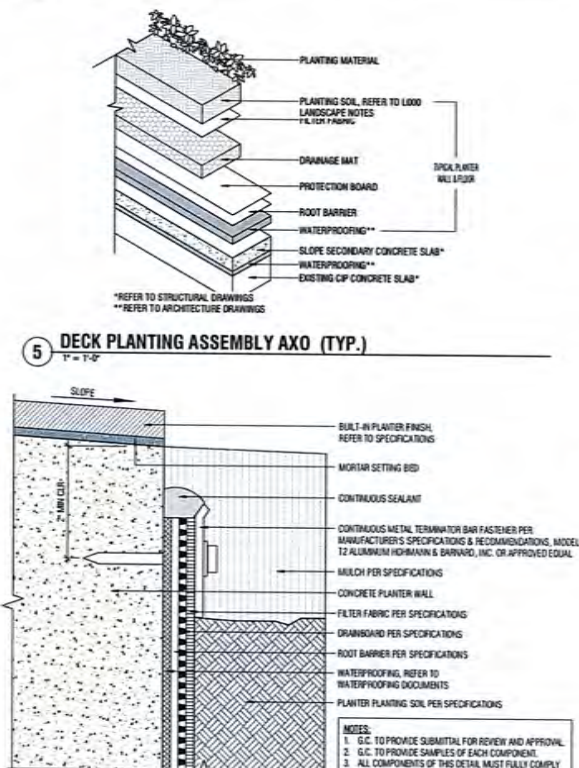


8 TREE ANCHORING TO WALL 1" = 1'-0"

4 PLANTER DRAIN ON STRUCTURE DETAIL (TYP.) 1" = 1'-0"



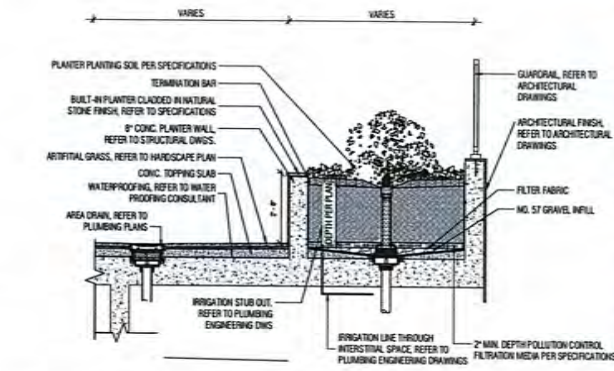
5 DECK PLANTING ASSEMBLY AXO (TYP.) 1" = 1'-0"



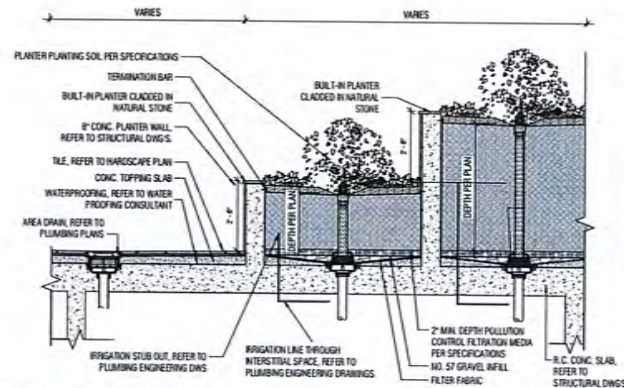
6 TERMINATION DETAIL 12" = 1'-0"

NOTES:
1. G.C. TO PROVIDE SUBMITTAL FOR REVIEW AND APPROVAL.
2. G.C. TO PROVIDE SAMPLES OF EACH COMPONENT.
3. ALL COMPONENTS OF THIS DETAIL MUST FULLY COMPLY AND MEET THE SPECIFICATIONS OF THE PROPRIETARY WATERPROOFING MANUFACTURER.
4. REFER TO LANDSCAPE SPECIFICATIONS ON SHEET L-530

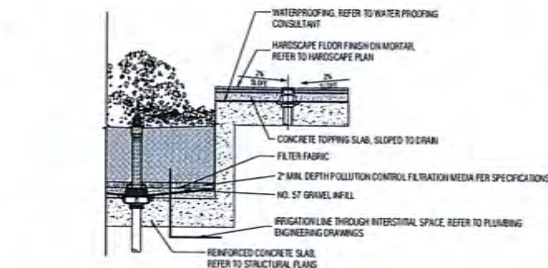
1 PLANTER WALL ON STRUCTURE DETAIL 1/2" = 1'-0"



2 TERRACED PLANTER WALL DETAIL 1/2" = 1'-0"



3 FLUSH PLANTER ON STRUCTURE DETAIL 1/2" = 1'-0"



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SCALE: 1/8" = 1'-0"
OFFICE REGISTRATION # 14,000,000

PROJECT NUMBER:
01002

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 114.01 BUILDING CODE AND CHAPTER 904, FLORIDA STATUTES.

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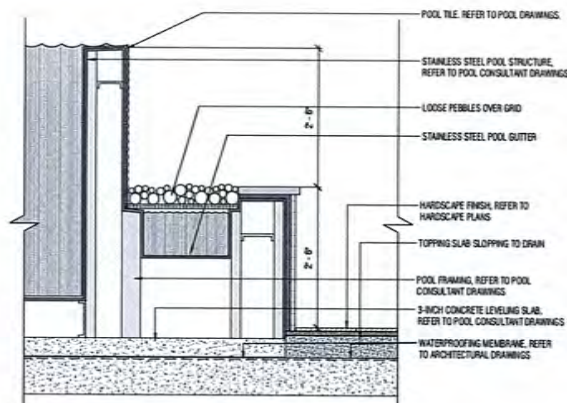
ISSUE #	DESCRIPTION	DATE

SPA
SHEET ISSUE DATE: 04/11/11
DRAWING NAME:

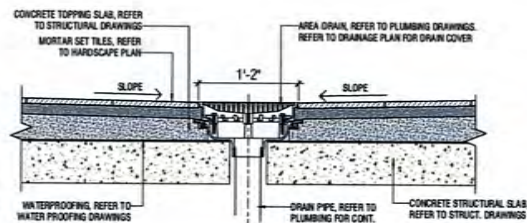
ON STRUCTURE LANDSCAPE DETAILS

L-530

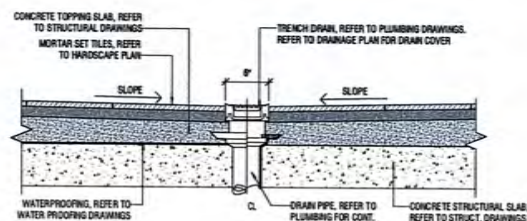
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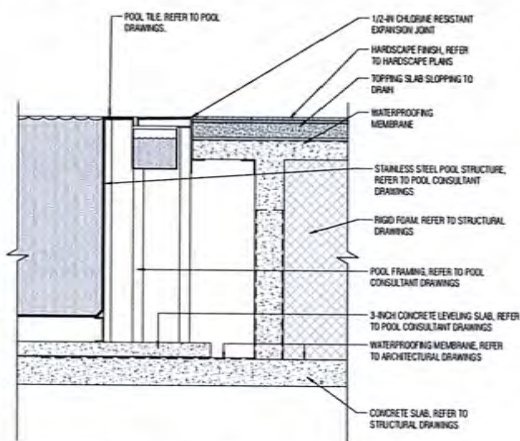
8 INFINITY POOL EDGE DETAIL
1/4" = 1'-0"



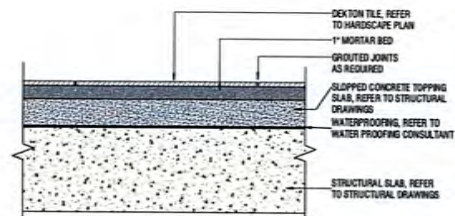
5 AREA DRAIN ON STRUCTURE
1/2" = 1'-0"



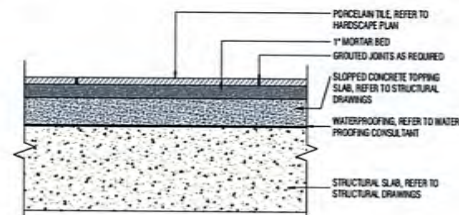
6 TRENCH DRAIN ON STRUCTURE
1/2" = 1'-0"



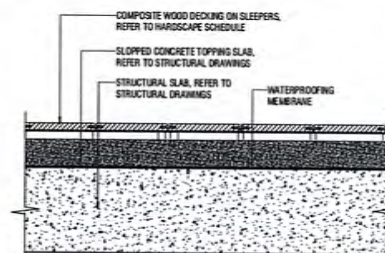
7 DECK LEVEL POOL GUTTER TYP.
3/4" = 1'-0"



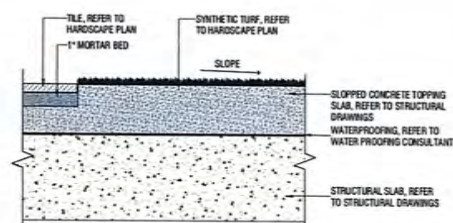
1 DEKTON TILE ON STRUCTURE
3" = 1'-0"



2 PORCELAIN TILE ON STRUCTURE
3" = 1'-0"



3 WOOD DECKING ON STRUCTURE
1 1/2" = 1'-0"



4 TURF ON STRUCTURE
3" = 1'-0"



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SCALE/DATE/REVISION:
OFFICE REGISTRATION # A4 020040

PROJECT NUMBER:
01-0002

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE TWO-SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 116, FLORIDA BUILDING CODE, AND CHAPTER 402, FLORIDA STATUTES.

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ISSUE # DESCRIPTION DATE

SPA

SHEET ISSUE DATE: 06/01/04
DRAWING NAME:

ON STRUCTURE HARDSCAPE DETAILS

L-531

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OPEN SPACE REQUIREMENT CALCULATION - (PER CITY ORDINANCE 4032)		
40% OF THE SITE SHALL BE OPEN SPACE IF THE BUILDING IS GREATER THAN 75 FT IN HEIGHT		
TOTAL SITE AREA : 91,990 sq ft - MIN. 40% OPEN: 36,796 sq ft		
	REQUIRED	PROPOSED(SQFT)
OPEN TO SKY (65% of req'd open space min.)	23,907 SQ FT MIN (65%)	24,081 SQ FT (65%)
COVERED OPEN SPACE (35% of req'd open space max.)	12,873 SQ FT MAX (35%)	12,840 SQ FT (35%)
TOTAL OPEN SPACE (40% of total site area min.)	36,780 SQ FT MIN (40% of total site area)	36,921 SQ FT (40% of total site area)
TOTAL AREA OF OPEN SPACE PREDOMINATELY VISIBLE FROM THE PUBLIC REALM	50% OF TOTAL OPEN SPACE MIN.	18,627 SQ FT (51%)

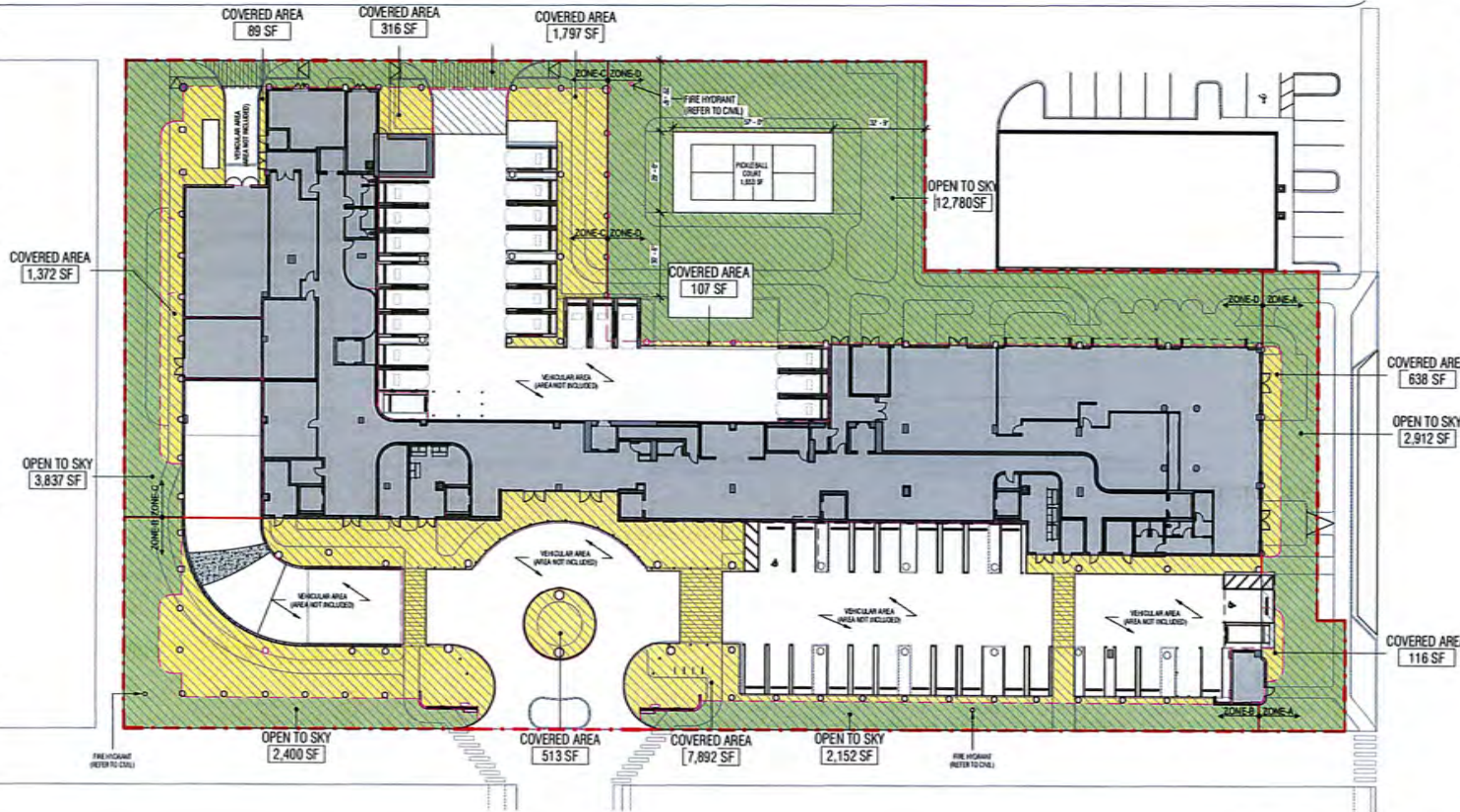
AREA SCHEDULE (OPEN SPACE)		
ZONE	NAME	AREA
ZONE A		3,686 SF
	TOTAL COVERED AREA	754 SF
	TOTAL OPEN TO SKY AREA	2,932 SF
ZONE B		12,957 SF
	TOTAL COVERED AREA	8,405 SF
	TOTAL OPEN TO SKY AREA	4,552 SF
ZONE C		7,411 SF
	TOTAL COVERED AREA	3,574 SF
	TOTAL OPEN TO SKY AREA	3,837 SF
ZONE D		12,887 SF
	TOTAL COVERED AREA	107 SF
	TOTAL OPEN TO SKY AREA	12,780 SF

TOTAL COVERED AREA	12,840 SF
TOTAL OPEN TO SKY AREA	24,081 SF

TOTAL OPEN SPACE	36,921 SF
------------------	-----------

OPEN SPACE LEGEND

- BUILDING FOOTPRINT
- COVERED AREA
- OPEN TO SKY
- VEHICULAR USE



1 OPEN SPACE DIAGRAM.
1" = 20'



THE RESIDENCES OF BOCA

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SCALE/NOTES/REVISIONS:
OFFICE REVISIONS: # 10000000

PROJECT NUMBER:
010020

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 1714, FLORIDA BUILDING CODE AND CHAPTER 63A, FLORIDA STATUTES.

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REVISION #	DESCRIPTION	DATE
1	SITE PLAN APPROVAL	10/20/20
2	SITE PLAN APPROVAL RE ISSUE	10/20/20
3	SITE PLAN APPROVAL RE ISSUE	07/22/20
4	SITE PLAN APPROVAL RE ISSUE	08/20/20

SPA
SHEET ISSUE DATE: 08/20/20
DRAWING NAME:

OPEN SPACE DIAGRAM

SCALE: 1" = 20'

OS-0.01

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PROJECT INFORMATION

TYPE OF CONSTRUCTION (FBC CH.6): TYPE I-B
NUMBER OF STORIES ALLOWED: 12

FLOOR AREA ALLOWED: UL

STRUCTURE TYPE: TYPE I-B

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (FBC TABLE 601)

FIRE RATING

PRIMARY STRUCTURE: 2HR
BEARING WALLS: 2HR (EXTERIOR & INTERIOR)
NON-BEARING WALLS: 0HR (EXTERIOR & INTERIOR)
FLOOR CONSTRUCTION: 2HR
ROOF CONSTRUCTION: 1HR

SITEPLAN LEGEND

SUBMIT SITEPLAN - SITEPLAN

SUBMIT SITEPLAN - SITEPLAN

GROUND LEVEL HARDSCAPE SCHEDULE

TYPE	RANGE	CODE	DESCRIPTION	AREA
1	10-15	10-15	10-15 Concrete Curb APPLICATION: Curb DETAIL: 10-15, 10-15, 10-15	1,251 SF
2	10-15	10-15	10-15 Concrete Curb APPLICATION: Curb DETAIL: 10-15, 10-15, 10-15	1,251 SF
3	10-15	10-15	10-15 Concrete Curb APPLICATION: Curb DETAIL: 10-15, 10-15, 10-15	1,251 SF
4	10-15	10-15	10-15 Concrete Curb APPLICATION: Curb DETAIL: 10-15, 10-15, 10-15	1,251 SF
5	10-15	10-15	10-15 Concrete Curb APPLICATION: Curb DETAIL: 10-15, 10-15, 10-15	1,251 SF
6	10-15	10-15	10-15 Concrete Curb APPLICATION: Curb DETAIL: 10-15, 10-15, 10-15	1,251 SF
7	10-15	10-15	10-15 Concrete Curb APPLICATION: Curb DETAIL: 10-15, 10-15, 10-15	1,251 SF
8	10-15	10-15	10-15 Concrete Curb APPLICATION: Curb DETAIL: 10-15, 10-15, 10-15	1,251 SF
9	10-15	10-15	10-15 Concrete Curb APPLICATION: Curb DETAIL: 10-15, 10-15, 10-15	1,251 SF
10	10-15	10-15	10-15 Concrete Curb APPLICATION: Curb DETAIL: 10-15, 10-15, 10-15	1,251 SF
11	10-15	10-15	10-15 Concrete Curb APPLICATION: Curb DETAIL: 10-15, 10-15, 10-15	1,251 SF
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13	10-15	10-15	10-15 Concrete Curb APPLICATION: Curb DETAIL: 10-15, 10-15, 10-15	1,251 SF
14	10-15	10-15	10-15 Concrete Curb APPLICATION: Curb DETAIL: 10-15, 10-15, 10-15	1,251 SF
15	10-15	10-15	10-15 Concrete Curb APPLICATION: Curb DETAIL: 10-15, 10-15, 10-15	1,251 SF
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100	10-15	10-15	10-15 Concrete Curb APPLICATION: Curb DETAIL: 10-15, 10-15, 10-15	1,251 SF



THE RESIDENCES OF BOCA

PROJECT ADDRESS:
14.55 and 41 SE 4th St and 38 SE 34th
Boca Raton, FL 33432

OWNER:
1775 FLA PLAZA DR SUITE 600 WEST PALM BEACH, FL 33411

ARQUITECTONICA

CIVIL ENGINEER:
ARQUITECTONICA
1775 FLA PLAZA DR SUITE 600
WEST PALM BEACH, FL 33411

LANDSCAPE ARCHITECT:
ARQUITECTONICA
1775 FLA PLAZA DR SUITE 600
WEST PALM BEACH, FL 33411

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OFFICE REGISTRATION # 14100000

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202008.00.21
17.03.05-04707

PROJECT NUMBER:
010000

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS
AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING
CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS
DETERMINED BY THE CITY OF BOCA RATON IN ACCORDANCE
WITH SECTION 106, FLORIDA BUILDING CODE AND CHAPTER
400, FLORIDA STATUTES.

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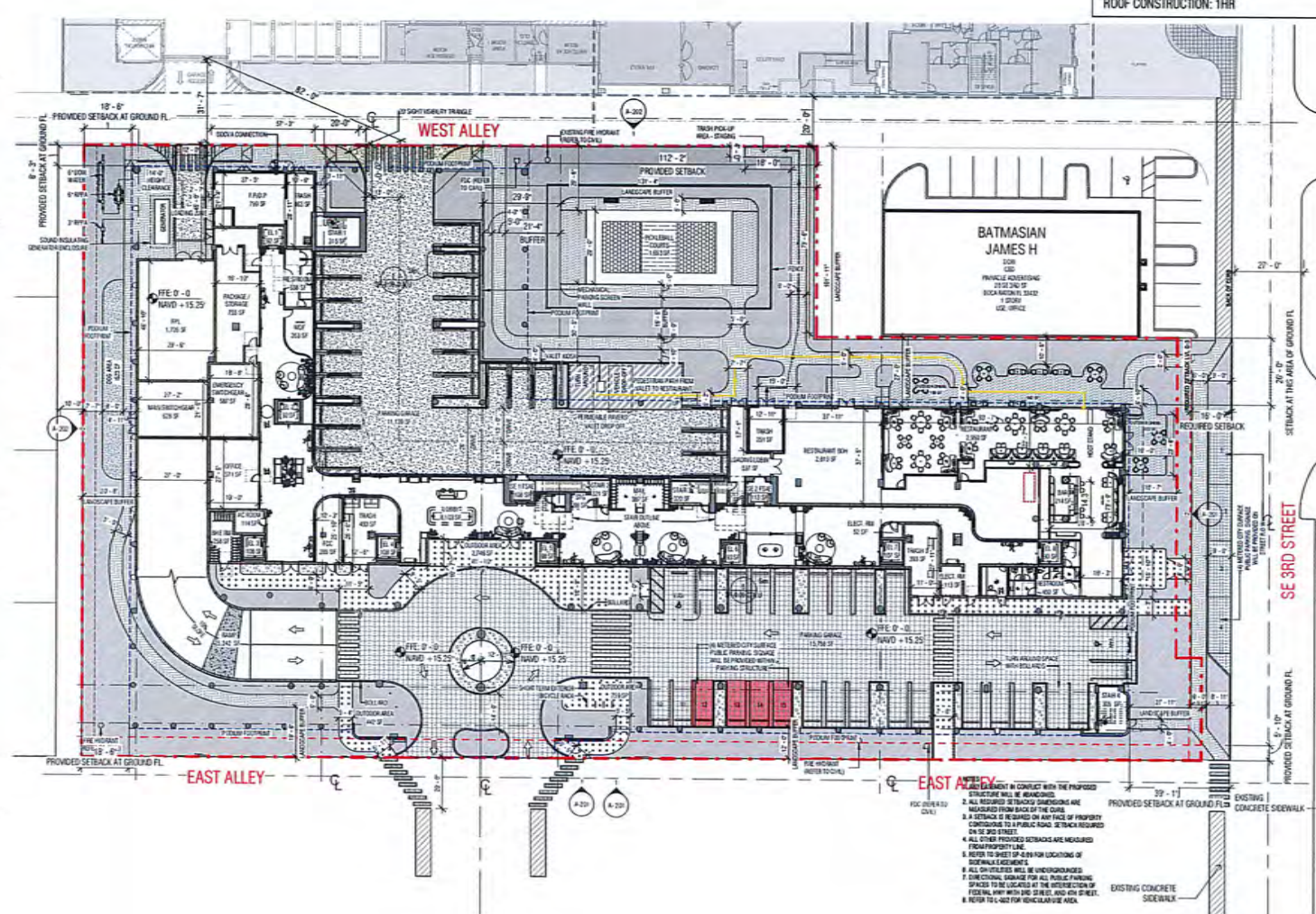
ISSUE #	DESCRIPTION	DATE
1	ISSUE #1 APPROVAL	11/02/20
2	ISSUE #2 APPROVAL RE ISSUE	03/04/21
3	ISSUE #3 APPROVAL RE ISSUE	07/02/21
4	ISSUE #4 APPROVAL RE ISSUE	08/02/21

SPA
SHEET 0004 DATE: 08/02/2021
DRAWING NAME:

SITE PLAN

SP-0.01

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PROJECT INFORMATION

TYPE OF CONSTRUCTION (FBC CH.6): TYPE I-B FLOOR AREA ALLOWED: UL

NUMBER OF STORIES ALLOWED: 12

STRUCTURE TYPE: TYPE I-B

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (FBC TABLE 601)

FIRE RATING

PRIMARY STRUCTURE: 2HR

BEARING WALLS: 2HR (EXTERIOR & INTERIOR)

NON-BEARING WALLS: 0HR (EXTERIOR & INTERIOR)

FLOOR CONSTRUCTION: 2HR

ROOF CONSTRUCTION: 1HR

SITEPLAN LEGEND

PROPOSED RETRACTION - SITEPLAN

PROPOSED PROPERTY LINE - SITEPLAN

GROUND LEVEL HARDSCAPE SCHEDULE

TYPE	NAME	DESCRIPTION	AREA
1	100% Concrete Deck	APPLICATION: Deck	1000 SF
2	100% Concrete Deck	APPLICATION: Deck	1000 SF
3	100% Concrete Deck	APPLICATION: Deck	1000 SF
4	100% Concrete Deck	APPLICATION: Deck	1000 SF
5	100% Concrete Deck	APPLICATION: Deck	1000 SF
6	100% Concrete Deck	APPLICATION: Deck	1000 SF
7	100% Concrete Deck	APPLICATION: Deck	1000 SF
8	100% Concrete Deck	APPLICATION: Deck	1000 SF
9	100% Concrete Deck	APPLICATION: Deck	1000 SF
10	100% Concrete Deck	APPLICATION: Deck	1000 SF
11	100% Concrete Deck	APPLICATION: Deck	1000 SF
12	100% Concrete Deck	APPLICATION: Deck	1000 SF
13	100% Concrete Deck	APPLICATION: Deck	1000 SF
14	100% Concrete Deck	APPLICATION: Deck	1000 SF
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16	100% Concrete Deck	APPLICATION: Deck	1000 SF
17	100% Concrete Deck	APPLICATION: Deck	1000 SF
18	100% Concrete Deck	APPLICATION: Deck	1000 SF
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20	100% Concrete Deck	APPLICATION: Deck	1000 SF
21	100% Concrete Deck	APPLICATION: Deck	1000 SF
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23	100% Concrete Deck	APPLICATION: Deck	1000 SF
24	100% Concrete Deck	APPLICATION: Deck	1000 SF
25	100% Concrete Deck	APPLICATION: Deck	1000 SF
26	100% Concrete Deck	APPLICATION: Deck	1000 SF
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97	100% Concrete Deck	APPLICATION: Deck	1000 SF
98	100% Concrete Deck	APPLICATION: Deck	1000 SF
99	100% Concrete Deck	APPLICATION: Deck	1000 SF
100	100% Concrete Deck	APPLICATION: Deck	1000 SF



THE RESIDENCES OF BOCA

PROJECT ADDRESS:
15, 20 and 30, 40, 50 and 60 SE 30th St
Boca Raton, FL 33432

OWNER:
15, 20 and 30, 40, 50 and 60 SE 30th St
Boca Raton, FL 33432

ARQUITECTONICA

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LANDSCAPE ARCHITECT:
ARQUITECTONICA
2500 S.W. 11th Ave.
Miami, FL 33135
305.372.1817 TEL

SEAL/STAMP/NOTARISE:
OFFICE REGISTRATION # 41000000

PROJECT NUMBER:
010002

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 116, FLORIDA BUILDING CODE AND CHAPTER 62, FLORIDA STATUTES.

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REVISION #	DESCRIPTION	DATE
1	SEE PLAN APPROVAL	01/01/20
2	SEE PLAN APPROVAL	01/01/20
3	SEE PLAN APPROVAL	01/01/20
4	SEE PLAN APPROVAL	01/01/20

SP-0.01

SCALE: As Indicated

DATE: 01/01/20

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DATE: 01/01/20

PROJECT ADDRESS: 41 SE 4TH ST, BOCA RATON, FLORIDA
MUNICIPALITY: CITY OF BOCA RATON
SCOPE OF WORK:
REDEVELOPMENT OF THE PROPERTY WITH A NEW 133 UNIT RESIDENTIAL BUILDING
BUILDING CODE SUMMARY
DESIGN CRITERIA (APPLICABLE CODES)
FLORIDA BUILDING CODE, 8TH EDITION (2023) FLORIDA FIRE PREVENTION CODE, 8TH EDITION THE CITY OF BOCA RATON ENGINEERING DESIGN STANDARDS THE CITY OF BOCA RATON CODE OF ORDINANCES DOWNTOWN DORI ORDINANCE 4035 AS AMENDED EXISTING BUILDING(S) TO BE DEMOLISHED DATA: 4 X 1 STORY OFFICE & RETAIL - 27,840 SF GROSS (ESTIMATED FROM SURVEY AREAS)
OCCUPANCY TYPE (FBC CH.3)
PRIMARY: R-2 RESIDENTIAL TRAVEL DISTANCE: 250' MAX. (FBC 1017) - R-2 W/ SPRINKLERS COMMON PATH OF TRAVEL: 125' (FBC 1016.2.1)
SEPARATIONS OF OCCUPANCIES: (FBC TABLE 508.4)
SEPARATIONS BY HOUR:
CORRIDOR (SPRINKLED): 1HR VERTICAL SHAFT ENCLOSURES: 2HR STAIRS (EXIT ENCLOSURES): 2HR ELEVATOR LOBBIES: 1HR TRASH ROOMS: 1HR FIRE PUMP ROOM: 2HR

ZONING: DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT (DDRI) SUBAREA "D"				
LAND USE: CENTRAL BUSINESS DISTRICT (CBD)				
FLOOD ZONE INFORMATION:				
COMMUNITY:	120195	DATE OF MAP:	10/05/2017	
PANEL NO.:	12099C1177 (F)	AVERAGE WET SEASON		
ZONE:	"X"	WATER LEVEL =	N/A	
OFFICE EQUIVALENCY O.E.				
USE	AREA	FACTOR	OE EQUIVALENT	OE
RESIDENTIAL PROPOSED NEW DEVELOPMENT	133 DU	1000 SF/2.4	416.67 SF OE PER UNIT	55,417
RESTAURANT PROPOSED NEW DEVELOPMENT	5,977 SF	1000 SF/336 SF	2.98 > OFFICE	17,811
PROPOSED NEW TOTALS				73,228
PREVIOUSLY APPROVED TOTALS	190 X (1000 / 2.4)			79,167
NET DIFFERENCE	79,167 OE - 73,228			-5,939

DDRI BUILDING HEIGHT	REQUIRED:	PROPOSED:
MAX HEIGHT	140'-0" per IBC STANDARDS	139'-9" / 12 STORIES
MAX HEIGHT OF STRUCTURE (TOP OF DECORATIVE ROOF ELEMENTS)	140'-0" (ADJ ALLOWABLE HEIGHT FROM CROWN OF RIDG) 160'-0" (MEP ALLOWABLE HEIGHT FROM CROWN OF ROOF)	139'-9" - TOP OF ROOFTOP POOLDECK FROM CROWN OF RID. 152'-3" - TOP OF MECHANICAL PARAPET FROM CROWN OF ROOF

PARCEL LOCATION	PCN	TYPE OF STRUCTURE	AREA SQFT	ACRES
14 SE 4TH ST	06-43-47-28-03-014-0020	RESTAURANT (HIGH)	27,600 SF	0.63 AC
36 SE 3RD ST	06-43-47-29-06-011-0221	OFFICE 1-3 STORIES	20,250 SF	0.46 AC
33 SE 4TH ST	06-43-47-28-03-011-0011	OFFICE 1-3 STORIES	17,000 SF	0.39 AC
41 SE 4TH ST	06-43-47-28-03-011-0012	OFFICE 1-3 STORIES	7,000 SF	0.16 AC
SUBTOTAL (PARCEL)			APPROX. 71,850 SF	1.64 AC
R.O.W. ABANDONMENT #1 - ALLEY ABANDONMENT			3,300 SF	0.07 AC
R.O.W. ABANDONMENT #2 - 4TH ST ABANDONMENT			14,400 SF	0.33 AC
R.O.W. ABANDONMENT #3 - ALLEY ABANDONMENT			2,400 SF	0.05 AC
SUBTOTAL (ABANDONMENT)			APPROX. 20,100 SF	0.45 AC
TOTAL SITE AREA			APPROX. 91,950 SF	2.1 AC

LEVEL	TYPE	COUNT
GROUND FLOOR	ADA	2
LEVEL 2	ADA	5
LEVEL 3	ADA	2
ADA: 9		
GROUND FLOOR	CITY	4
CITY: 4		
GROUND FLOOR	COMPACT	2
LEVEL 2	COMPACT	2
LEVEL 3	COMPACT	2
COMPACT: 6		
GROUND FLOOR	STACKER	42
STACKER: 42		
GROUND FLOOR	STANDARD	19
LEVEL 2	STANDARD	56
LEVEL 3	STANDARD	66
STANDARD: 141		
LEVEL 2	TANDEM (MECHANICAL)	60
LEVEL 3	TANDEM (MECHANICAL)	64
MECHANICAL LIFTED TANDEM PLATFORM: 124		
GRAND TOTAL: 326 (INCLUDING FOUR (4) CITY SPACES)		
PARKING AREAS		
GROUND FLOOR PARKING AREA - 26,897 SF		
SECOND FLOOR PARKING AREA - 55,136 SF		
THIRD FLOOR PARKING AREA - 56,279 SF		

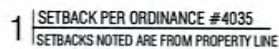
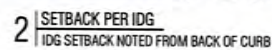
LEVEL	TYPE	COUNT
GROUND FLOOR	ADA	2
GROUND FLOOR	CITY	4
GROUND FLOOR	COMPACT	2
GROUND FLOOR	STACKER	42
GROUND FLOOR	STANDARD	19
GROUND FLOOR: 69		
LEVEL 2	ADA	5
LEVEL 2	COMPACT	2
LEVEL 2	STANDARD	56
LEVEL 2	TANDEM (MECHANICAL)	60
LEVEL 2: 123		
LEVEL 3	ADA	2
LEVEL 3	COMPACT	2
LEVEL 3	STANDARD	66
LEVEL 3	TANDEM (MECHANICAL)	64
LEVEL 3: 134		
GRAND TOTAL: 326		

<p>REQUIRED</p> <p>133 RESIDENTIAL UNITS x1.75 SPACES PER UNIT 233 REQUIRED SPACES</p> <p>571 SF ADMINISTRATION OFFICE 3 SPACES PER 1,000 SF 2 REQUIRED SPACES</p> <p>2,950 SF RESTAURANT USE (CSA) 1 SPACE FOR EACH 38.9 GROSS FLOOR AREA 2,950 SF / 38.9 76 REQUIRED SPACES</p> <p>1 SPACE FOR EACH 2.2 LINEAR FEET OF BAR 14.3 LF / 2.2 7 REQUIRED SPACES</p> <p><u>TOTAL REQUIRED: 318 SPACES</u></p> <p>*COMPACT MAX 25% OF REQUIRED 25% OF 318 = 80 COMPACT ALLOWED</p> <p><u>ADA PARKING REQUIREMENTS</u></p> <p>301-400 SPACES = 9 ADA SPACES 1 VAN PER 6 ADA SPACES = 2 VAN ADA SPACES TOTAL ADA PARKING = 9</p>	<p>PROVIDED</p> <p>TOTAL PROVIDED (INCLUDING 4 CITY SPACES ON GROUND FLOOR): 326</p> <p><u>COMPACT</u> = 6 SPACES (1.84%) <u>ADA</u> = 9 SPACES <u>(INCLUDING 2 VAN SPACES)</u></p> <p>The 326 parking spaces shown include 4 City public parking spaces (metered) located within the Project's property line, within the east parking area beneath the building. The Project provides 326 spaces, exceeding the 318 spaces required by Ordinance 4035.</p> <p>An additional 4 City public parking spaces have been relocated on-street along SE 3rd Street, outside the Project's property line, and are not included in the 326 - space count. Signage and metering will be provided per City requirements.</p>
<p><u>BICYCLE PARKING</u></p> <p>REQUIRED</p> <p>5% OF 318 SPACES = 16 SPACES REQUIRED</p> <p>PROVIDED</p> <p>18 SPACES PROVIDED AT SECURED ROOM ON THE BLDGS BOH + 4 SPACES ON THE OUTDOOR AREA</p>	

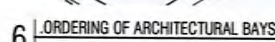
	1ST FLOOR		2ND - 3RD FLOORS		4TH - 5TH FLOORS		6TH - 7TH FLOORS		8TH FLOOR - ROOF	
	REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED
FRONT / NORTH (SE 3RD ST.)	16	39'-1"	16	39'-1"	36	39'-1" AT LVL 4 41'-1" AT LVL 5	51	41'-1" AOZ ENCR/ACHM ENT	101'	41'-1" AT LVL 8 & 9 (AOZ ENCROACHMENT) 63'-5" AT LVL 10A (AOZ ENCROACHMENT) 57'-9" TO EDGE OF ROOF DECK (AOZ ENCROACHMENT)
SIDE / WEST (ALLEY/PROPERTY)	0	8'-3"	0	8'-3"	0	8'-3" AT LVL 4 8'-3" AT LVL 5	0	8'-3"	0	8'-3" AT LVL 8 THROUGH 10 108'-9" AT LVL 11-ROOF 58'-11 1/2" TO EDGE OF ROOF DECK (CLOSEST TO PL - SEE PLAN)
REAR / SOUTH (ALLEY)	0	18'-6"	0	18'-6"	0	18'-6" AT LVL 4 20'-6" AT LVL 5	0	20'-6"	0	20'-6" AT LVL 8 TO ROOF 45'-0" AT MECH ABOVE 12'-9" TO EDGE OF ROOF DECK
SIDE / EAST (ALLEY)	0	5'-10"	0	5'-10"	0	25'-10"	0	25'-10"	0	25'-10" AT LVL 8 TO ROOF 64'-7" AT MECH ABOVE 18'-3" TO EDGE OF ROOF DECK

DESCRIPTION	AREA	COUNT	AVERAGE (SF)
2BR	92,503 SF	55	1,682 SF
3BR	175,062 SF	78	2,244 SF
TOTAL	267,565 SF	133	





ALLOWED TOTAL CUBIC VOLUME = 5,517,000 CF
 PROPOSED VOLUME BELOW 100' = 4,508,396 CF
 PROPOSED VOLUME ABOVE 100' = 1,000,115 CF
 PROPOSED TOTAL VOLUME = 5,508,511 CF
 5,508,511 CF < 5,517,000 PROJECT COMPLIES
 8,489 CF AVAILABLE



MAX. HEIGHT IS DETERMINED FROM CROWN RD TO TOP OF ROOFTOP POOL DECK AS DETERMINED

GRAPHIC LEGEND

-  ALLOWED VOLUME PER ORD. 4035
 MAX. ALLOWED PER IDG SETBACK
 SETBACKS
 POTENTIAL A.O.Z
 PROPOSED ENCROACHMENT INTO A.O.Z
 PROPOSED BUILDING
 BUILDING ABOVE 140'
 ARCHITECTURAL BAYS

THE RESIDENCES OF BOCA

PROJECT ADDRESS:
1433 and 41 SE 4th Street SE 2nd St
Boca Raton, FL 33432

DINNER:
1001 SE 4TH STREET BOCA RON
777 S FLAGLER DR SUITE 602 WEST PALM BEACH, FL 33401

ARQUITECTONICA

Civil Engineer:
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LANDSCAPE ARCHITECT
ARCHITECTONICA QID
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Miami, Florida 33111
305-372-1812 TEL.

LANDSCAPE ARCHITECT
ARQUITECTONICA Q20
2500 Oak Avenue
Miami, Florida 33133
305.372.1812 FAX

SEA/SIGNATURE/DATE
OFFICE REGISTRATION # AA-00000000

PROJECT NUMBER
07-0022

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 632, FLORIDA STATUTES.

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ISSUE #	DESCRIPTION	DATE
1	SITE PLAN APPROVAL	11/02/20
2	SITE PLAN APPROVAL RE-ISSUE	05/06/20
3	SITE PLAN APPROVAL RE-ISSUE	07/02/20
4	SITE PLAN APPROVAL RE-ISSUE	08/15/20

SPA
SHEET ISSUE DATE: 08/31/2009
DRAWING NAME:

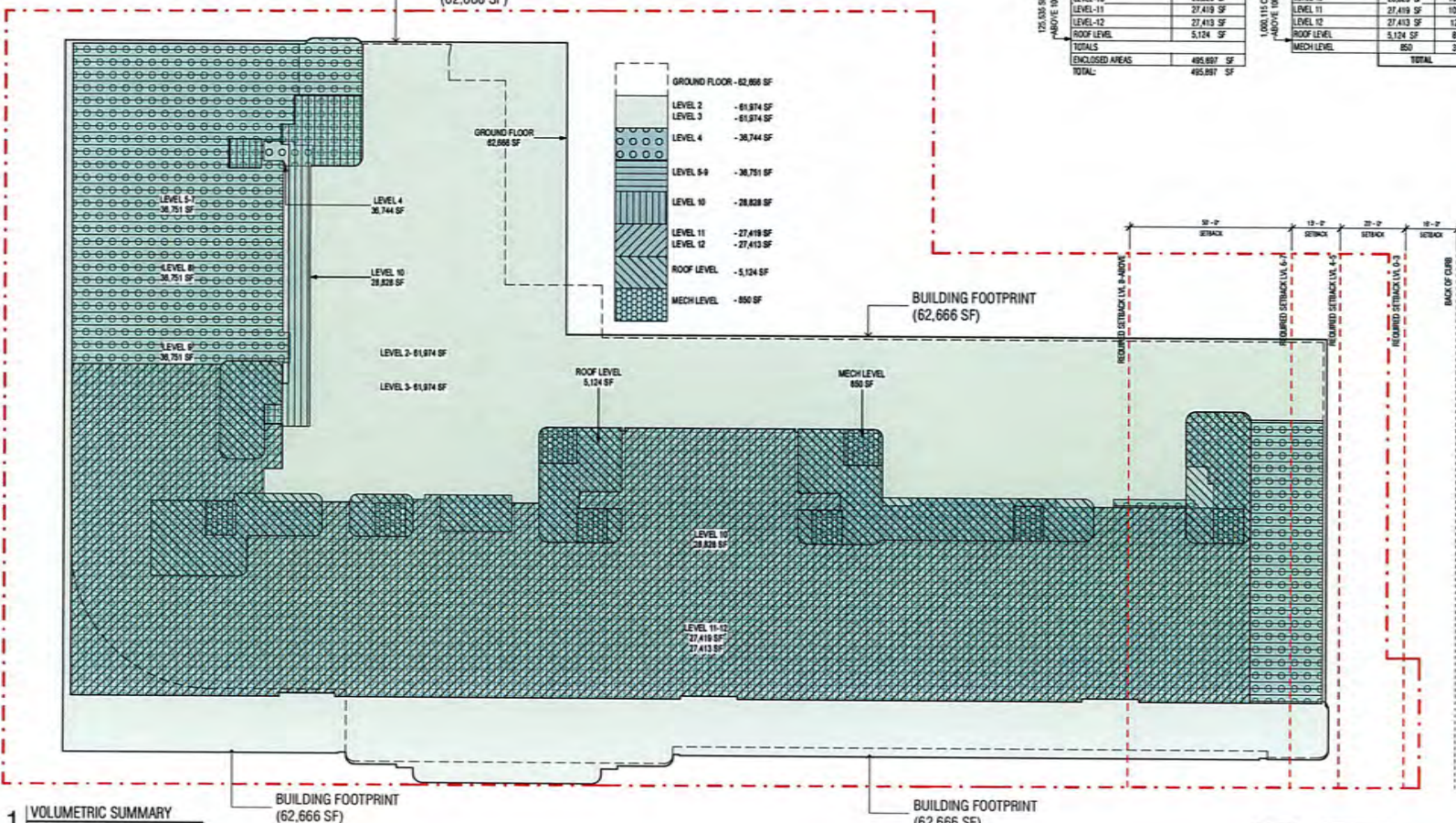
VOLUMETRIC

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

SP-0.03

Overall building footprint (defined as the total area of land surrounded by the exterior walls of a building or portion thereof, excluding courtyards and other areas open to the sky fronting on the exterior of the building or structure; in the absence of surrounding exterior walls, the area under the horizontal projection of the roof, excluding cornices, exterior corridor, eaves, gutters, and similar projections, shall constitute the building footprint)

BUILDING FOOTPRINT
(62,666 SF)



VOLUMETRIC SUMMARY

BUILDING FOOTPRINT
(62,666 SF)

BUILDING FOOTPRINT
(62,666 SF)

ENCLOSED AREAS - FOOTPRINT	
LEVEL	AREA
GROUND FLOOR	82,666 SF
LEVEL-2	81,974 SF
LEVEL-3	81,974 SF
LEVEL-4	36,744 SF
LEVEL-5	36,751 SF
LEVEL-6	36,751 SF
LEVEL-7	36,751 SF
LEVEL-8	36,751 SF
LEVEL-9	36,751 SF
LEVEL-10	28,828 SF
LEVEL-11	27,410 SF
LEVEL-12	27,410 SF
ROOF LEVEL	5,124 SF
TOTALS	
ENCLOSED AREAS	495,897 SF
TOTAL	495,897 SF

VOLUME DATA			
LEVEL	FOOT PRINT AREA (SF)	HEIGHT (F)	TOTAL VOLUME (CF)
GROUND FLOOR	42,646 SF	10'-0"	4,264,600
LEVEL 2	61,874 SF	8'-0"	5,211,872
LEVEL 3	61,874 SF	9'-0"	5,737,266
LEVEL 4	38,744 SF	13'-0"	4,966,544
LEVEL 5	38,751 SF	10'-0"	3,773,613
LEVEL 6	26,791 SF	10'-0"	2,779,100
LEVEL 7	26,747 SF	10'-0"	2,774,670
LEVEL 8	38,751 SF	9'-0"	3,773,613
LEVEL 9	38,751 SF	10'-0"	3,884,544
LEVEL 10	28,828 SF	10'-0"	3,121,300
LEVEL 11	27,418 SF	10'-0"	2,907,820
LEVEL 12	27,418 SF	12'-0"	3,470,208
ROOF LEVEL	5,124 SF	8'-0"	40,992
MECH. LEVEL	850	3'-0"	2,550
TOTAL			5,508,511 CF



THE RESIDENCES OF BOCA

PROJECT ADDRESS:
14.22 and 47 SE 4th Street and NE 2nd Street
Boca Raton, FL 33432

DINNER:
KIM DE 4TH STREET BOCA LLC
377 S FLAGLER DR SUITE 100E WEST PALM BEACH, FL 33401

ARQUITECTONICA

2900 Oak Avenue
Miami, Florida 33133
305.572.1002 FAX
305.572.1005 FAX
www.aquafinco.com

CIVIL ENGINEER:
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445 24th St., Suite 200
Vero Beach, Florida 32960
772-794-4100 TEL.

LANDSCAPE ARCHITECT:
ARQUITECTONICA S20
2920 Oak Avenue
Miami, Florida 33133

SEAL/SIGNATURE/DATE
OFFICE REGISTRATION # 34 COTTON

PROJECT NUMBER:	
-----------------	--

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 632, FLORIDA STATUTES.

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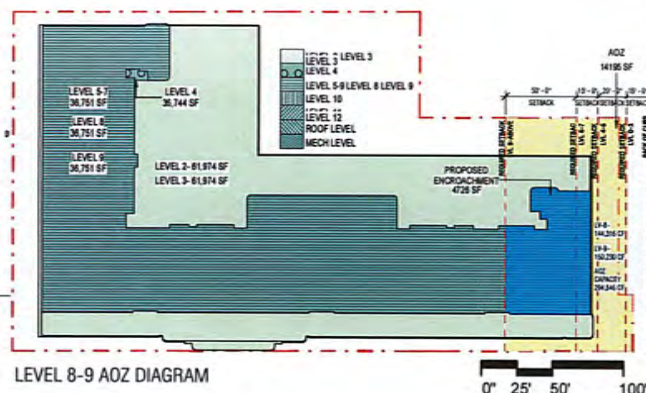
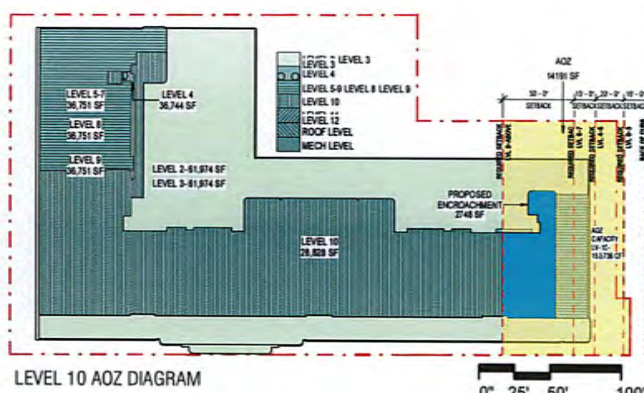
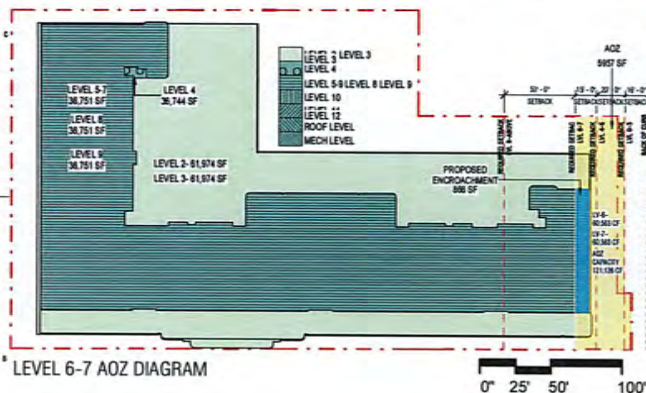
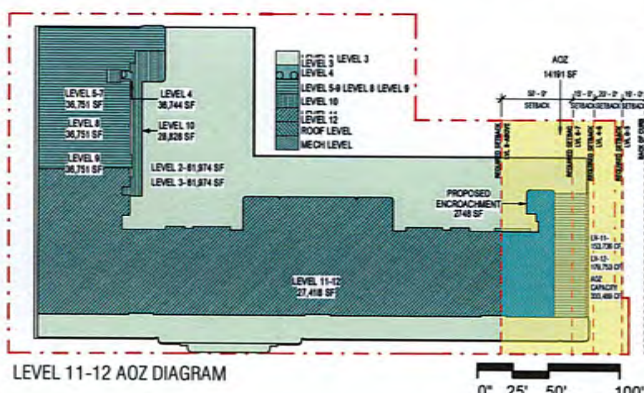
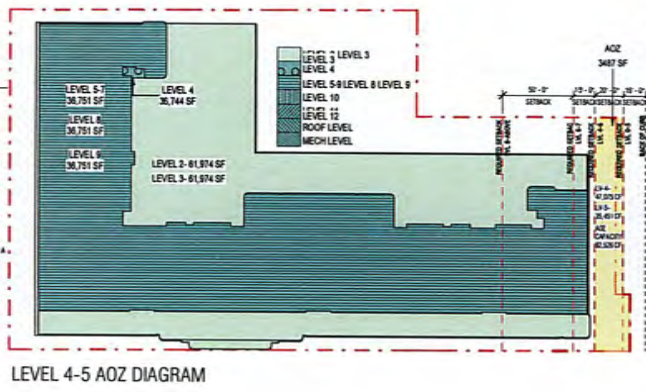
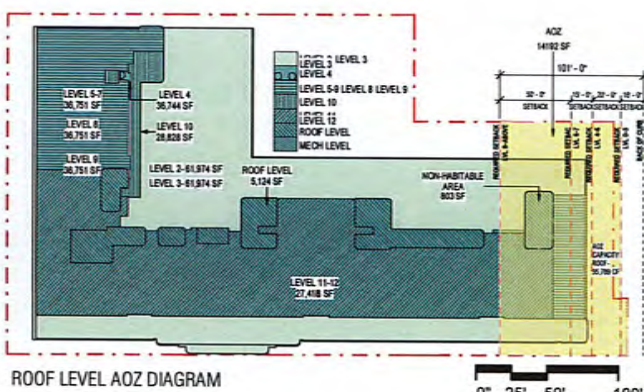
ISSUE #	DESCRIPTION	DATE
1	SITE PLAN APPROVAL	12/02/20
2	SITE PLAN APPROVAL RE-ISSUE	01/08/20
3	SITE PLAN APPROVAL RE-ISSUE	07/02/20
4	SITE PLAN APPROVAL RE-ISSUE	08/20/20

SPA

SHEET ISSUE DATE: 05/11/2016
DRAWING NAME:

VOLUMETRIC SUMMARY

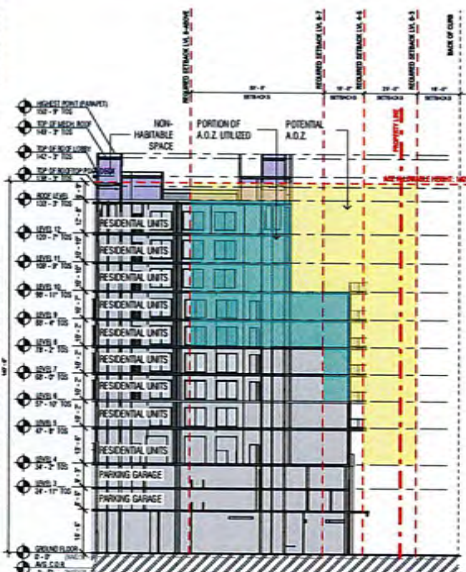
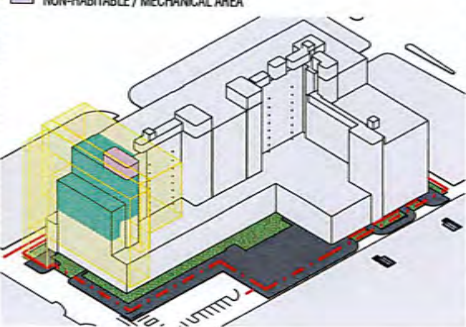
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AOZ CAPACITY			
LEVEL	FOOT PRINT AREA (SF)	HEIGHT (FT)	TOTAL VOLUME (CF)
GROUND FLOOR	0	10'-6"	0
LEVEL 2	0	8'-0"	0
LEVEL 3	0	9'-0"	0
LEVEL 4	3,487	13'-0"	47,051
LEVEL 5	3,487	10'-0"	35,451
LEVEL 6	5,957	10'-0"	60,561
LEVEL 7	5,957	10'-0"	60,561
LEVEL 8	14,195	10'-0"	144,318
LEVEL 9	14,195	10'-0"	150,230
LEVEL 10	14,191	10'-10"	153,730
LEVEL 11	14,191	10'-10"	153,730
LEVEL 12	14,191	8'-0"	117,525
ROOF LEVEL	14,191	6'-0"	87,786
	TOTAL		1,061,212

A.O.Z. VOLUME ANALYSIS			
LEVEL	HEIGHT (FT)	ENCROACHMENT AREA (SF)	VOL (CF)
LVL 6	10'-2"	866	8,804
LVL 7	10'-2"	866	8,804
LVL 8	10'-2"	4,726	48,404
LVL 9	10'-7"	4,726	50,017
LVL 10	10'-10"	2,748	28,770
LVL 11	10'-10"	2,748	28,770
LVL 12	12'-8"	2,748	34,808
ROOF LVL	6'-8"	803	5,420
TOTAL			215,844

A.O.Z. VOLUME UTILIZED		
USE	GROSS VOLUME (CF)	
TOTAL AOZ CAPACITY	1,081,212 CF	100%
AOZ UTILIZED	215,441 CF	20%
35% MAX IN AOZ CAPACITY		



PROJECT ADDRESS:
14,23 and 41 SE 4th St and 26 SE 3rd St
Boca Raton, FL 33432

OWNER:
KIMBLE 40th STREET BOCALLO
777 S FLAGLER DR SUITE 802E WEST PALM BEACH, FL 33411

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LANDSCAPE ARCHITECT:
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Miami, Florida 33133

LANDSCAPE ARCHITECT:
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2500 Oak Avenue
Miami, Florida 33133
(305) 358-1343 (FAX)

SEAL/SIGNATURE/DATE
OFFICE REGISTRATION # AA 0000402

PROJECT NUMBER:
07-0002

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS
AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING
CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS
ADOPTED BY THE CITY OF BOCA RATON IN ACCORDANCE
WITH SECTION 118, FLORIDA BUILDING CODE AND CHAPTER
620, FLORIDA STATUTES.

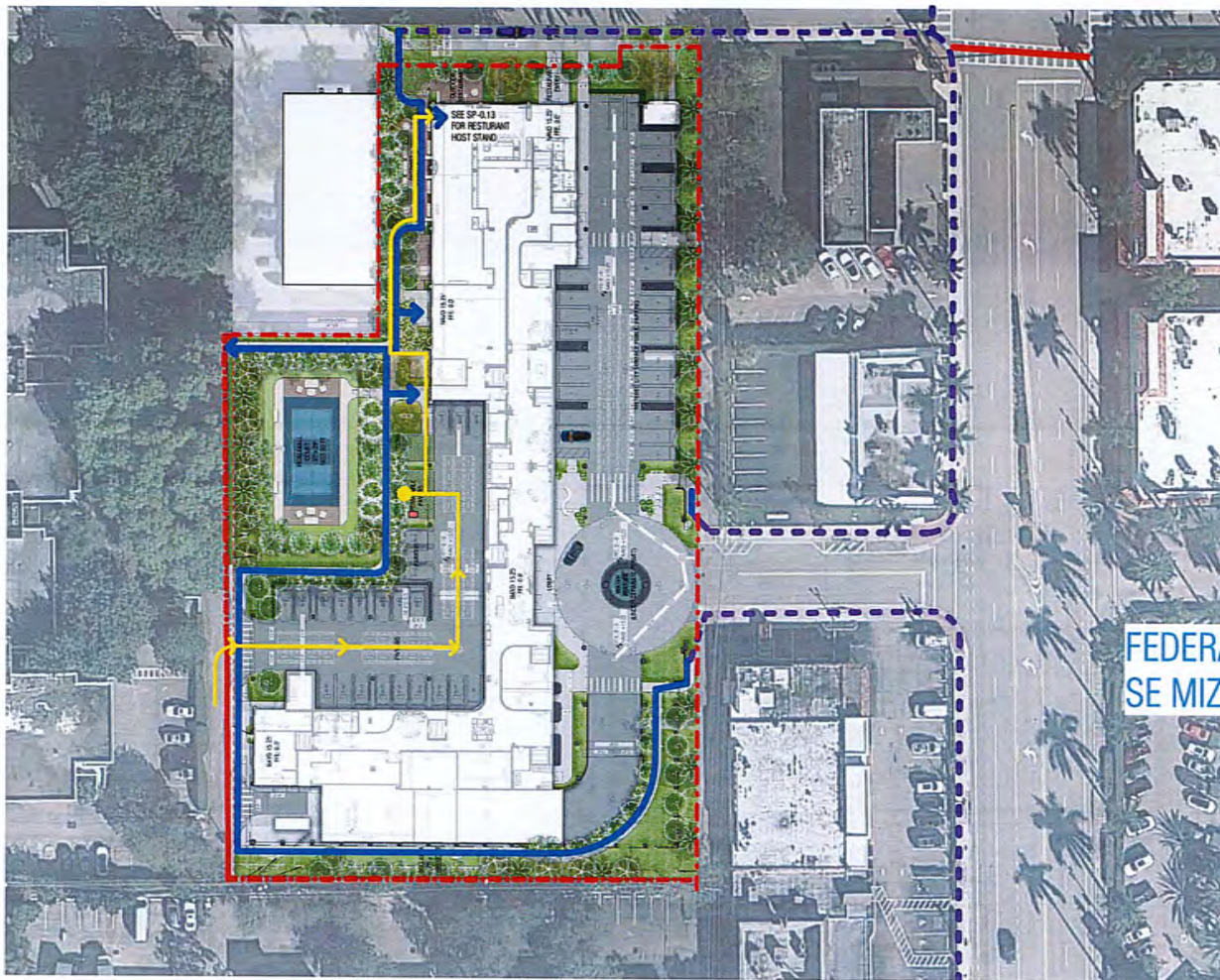
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ISSUE #	DESCRIPTION	DATE
1	SITE PLAN APPROVAL	12/02
2	SITE PLAN APPROVAL RE-ISSUE	05/08
3	SITE PLAN APPROVAL RE-ISSUE	07/02
4	SITE PLAN APPROVAL RE-ISSUE	07/02

SPA
SHEET ISSUE DATE: 08/07/2024
DRAWING NAME:
A.O.Z. DIAGRAMS

A.O.Z. DIAGRAMS

SP-0.05



MOBILITY LEGEND

- PROPERTY LINE
- PROPOSED SIDEWALK/ACCESS TO RESTAURANT
- EXISTING SIDEWALK
- EXISTING CROSSWALK
- VALET DROP OFF PATH
- VALET STAND

FEDERAL HWY @
SE MIZNER BLVD

US 1 & SE 5TH STREET



THE RESIDENCES OF BOCA

PROJECT ADDRESS:
1425 and 41 SE 4th St
and 38 SE 3rd St
Boca Raton, FL 33432

OWNER:
600 SE 4TH STREET BOCA LLC
777 S FLAMINGO DR SUITE 602 WEST PALM BEACH FL 33411

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LANDSCAPE ARCHITECT:
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Miami, Florida 33133
305.572.1812 TEL

SEAL SIGNATURE DATE:
OFFICE REGISTRATION # 64122046

PROJECT NUMBER:
01002

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS
AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING
CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS
DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH
SECTION 171.01, FLORIDA BUILDING CODE AND CHAPTER 630,
FLORIDA STATUTES.

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ISSUE #	DESCRIPTION	DATE
1	ISSUE FOR APPROVAL	07/26/20
2	ISSUE FOR APPROVAL	07/26/20
3	ISSUE FOR APPROVAL	07/26/20
4	ISSUE FOR APPROVAL	08/07/20

SPA

SHEET ISSUE DATE: 08/07/2020

MOBILITY & WALKABILITY
DIAGRAM

SCALE: 1" = 40'-0"

SP-0.06

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WY0004 2/8/27 PM

ENCLOSED AREA CALCULATIONS:

THE RESIDENCES OF BOCA

	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	LEVEL 9	LEVEL 10	LEVEL 11	LEVEL 12	ROOF	TOTAL
2 BR	-	-	-	5	7	7	7	7	7	5	5	5	-	55
3 BR	-	-	-	7	10	10	10	10	10	7	7	7	-	78
TOTAL UNITS	-	-	-	12	17	17	17	17	17	12	12	12	-	133
UNITS AREA (SF)	-	-	-	24,575	33,806	33,806	33,806	33,806	33,806	24,674	24,646	24,640	-	267,565
AC ROOM	114	-	-	-	-	-	-	-	-	-	-	-	-	114
RESTAURANT BAR	214	-	-	-	-	-	-	-	-	-	-	-	-	214
BIKE ROOM	258	-	-	-	-	-	-	-	-	-	-	-	-	258
CORRIDOR	-	616	-	1,122	202	202	202	202	202	1,189	299	208	-	4,444
ELECTRICAL ROOM	165	157	157	297	231	231	231	231	231	338	207	207	290	2,973
ELEVATORS	1,009	1,009	1,009	1,009	1,009	1,009	1,009	1,009	1,009	756	761	761	887	12,248
EMERGENCY SWITCHGEAR	587	-	-	-	-	-	-	-	-	-	-	-	-	587
F.P./D.P.	799	-	-	-	-	-	-	-	-	-	-	-	-	799
FIRE COMMAND	285	-	-	-	-	-	-	-	-	-	-	-	-	285
FPL	1,726	-	-	-	-	-	-	-	-	-	-	-	-	1,726
GAME ROOM	-	-	-	908	-	-	-	-	-	-	-	-	-	908
GYM	-	-	-	1,829	-	-	-	-	-	-	-	-	-	1,829
KIDS	-	-	-	525	-	-	-	-	-	-	-	-	-	525
LOBBYS	9,332	1,648	1,648	379	304	304	304	304	304	382	382	382	1,413	17,086
LOUNGE	-	-	-	628	-	-	-	-	-	-	-	-	-	628
MAIL	387	-	-	-	-	-	-	-	-	-	-	-	-	387
MDF	263	-	-	-	-	-	-	-	-	-	-	-	-	263
MECHANICAL ROOM	-	-	-	94	-	-	-	-	-	-	-	-	127	221
MEP SHAFT	-	-	-	75	80	80	80	80	80	56	56	56	25	668
OFFICE	571	-	-	-	-	-	-	-	-	-	-	-	-	571
OUTDOOR AREA (UNDER COVER OPEN AIR) *	3,947	-	-	-	-	-	-	-	-	-	-	-	-	3,947
PACKAGE	755	-	-	-	-	-	-	-	-	-	-	-	-	755
PARKING GARAGE (UNDER COVER OPEN AIR)	26,897	55,136	56,279	-	-	-	-	-	-	-	-	-	-	138,312
PARTY ROOM	-	-	-	818	-	-	-	-	-	-	-	-	-	818
POOL EQUIPMENT	-	-	694	-	-	-	-	-	-	-	-	-	250	944
RAMP	5,242	-	-	-	-	-	-	-	-	-	-	-	-	5,242
RESTAURANT DINING	2,950	-	-	-	-	-	-	-	-	-	-	-	-	2,950
RESTAURANT BOH	2,813	-	-	-	-	-	-	-	-	-	-	-	-	2,813
RESTROOMS	788	-	-	198	-	-	-	-	-	-	-	-	579	1,565
SPA	-	-	-	2,525	-	-	-	-	-	-	-	-	-	2,525
STAIRS	1,261	1,351	1,104	1,058	1,058	1,058	1,058	1,058	1,058	1,363	1,026	1,026	1,180	14,659
STORAGE	88	2,000	1,026	-	-	-	-	-	-	-	-	91	337	3,542
SWITCHGEAR	628	-	-	-	-	-	-	-	-	-	-	-	-	628
TRASH CHUTE	-	57	57	61	61	61	61	61	61	71	42	42	36	671
TRASH ROOM	1,587	-	-	-	-	-	-	-	-	-	-	-	-	1,587
YOGA / PILATES	-	-	-	642	-	-	-	-	-	-	-	-	-	642
TOTAL AREA ENCLOSED (SF)	62,666	61,974	61,974	36,743	36,751	36,751	36,751	36,751	36,751	28,828	27,419	27,413	5,124	495,897

* OUTDOOR AREA (UNDER COVER OPEN AIR) CONSISTS OF THREE AREAS AROUND THE ROUND-ABOUT AREA ON THE GROUND FLOOR. THE THREE AREAS (2,746 SF + 442 SF + 759 SF) TOTALS TO 3,947 SF.



THE RESIDENCES OF BOCA

PROJECT ADDRESS:
1435 and N 15th St
Boca Raton, FL 33432

OWNER:
1435 E. UNIVERSITY BOCA LLC
1775 FLA. PALM BLVD. SUITE 202 WEST PALM BEACH, FL 33411

ARQUITECTONICA

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CHIEF ENGINEER:
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ARQUITECTONICA 1603
2020 1st Avenue
Miami, Florida 33133
305.372.1812 TEL

LANDSCAPE ARCHITECT:
ARQUITECTONICA 1603
2020 1st Avenue
Miami, Florida 33133
305.372.1812 TEL

SCALE/NOTES/REVISIONS:
OFFICE REVISION: # 01/02/2020

PROJECT NUMBER:
01/002

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE PRELIMINARY STANDARDS AS GOVERNED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 116, FLORIDA BUILDING CODE AND CHAPTER 62B, FLORIDA STATUTES.

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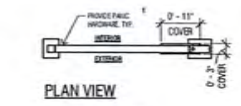
REVISION #	DESCRIPTION	DATE
1	SEE PLAN 01/002-01	11/01/20
2	SEE PLAN 01/002-02	05/06/20
3	SEE PLAN 01/002-03	07/02/20
4	SEE PLAN 01/002-04	08/20/20

SPA

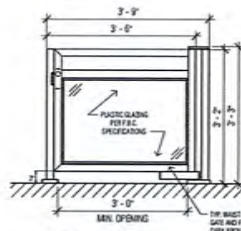
SHEET: SPA-007 DATE: 08/07/2020
DRAWING NAME:

AREA SUMMARY

SP-0.07

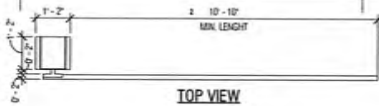


PLAN VIEW

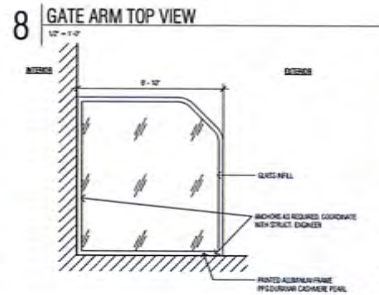


FRONT ELEVATION

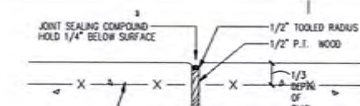
1 TYP. WAIST HIGH METAL GATE DETAIL
N.T.



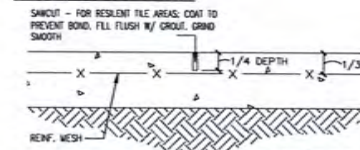
TOP VIEW



2 TYP. BALCONY DIVIDER
N.T.

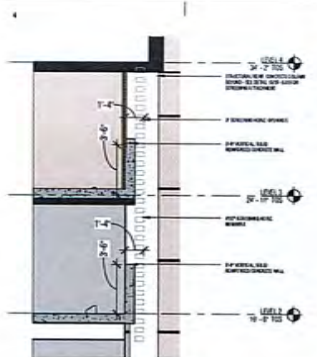


EXPANSION JOINT



CONTROL JOINT

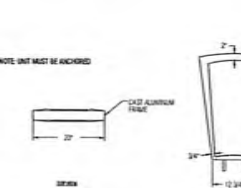
3 CONCRETE JOINT DETAILS
N.T.



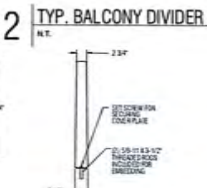
4 RAMP CROSS SECTION - Callout 1
1/4" = 1'-0"



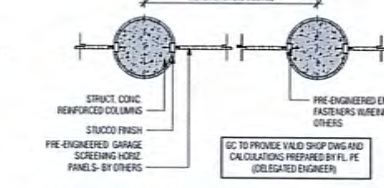
LOUVER TYPOLOGY



7 TYP. BICYCLE RACK AT EXTERIOR
N.T.



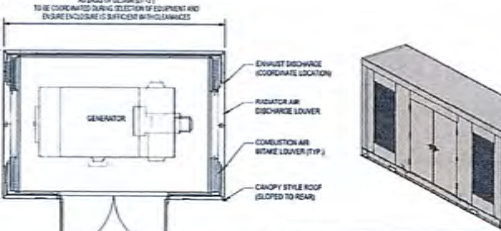
14 TYP. PICKLEBALL FENCE
N.T.



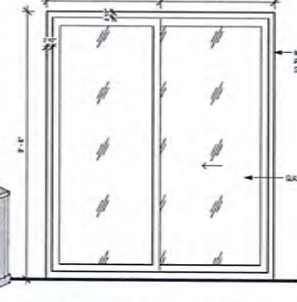
13 PARKING SCREENING DETAIL
1/2" = 1'-0"



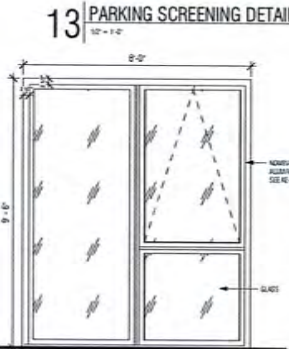
5 TYP. ENTRY SOFA & TABLE
N.T.



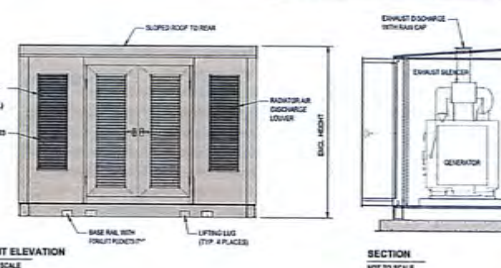
9 TYP. GENERATOR ENCLOSURE
1/2" = 1'-0"



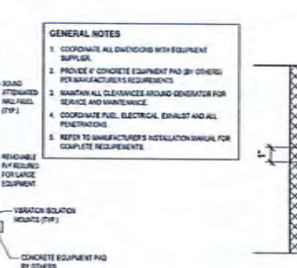
11 TYP. SLIDING GLASS DOOR
1/2" = 1'-0"



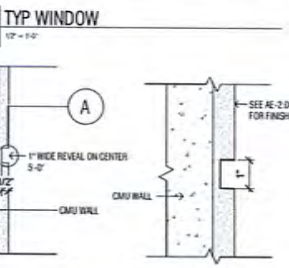
12 TYP. WINDOW
1/2" = 1'-0"



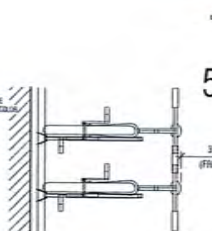
9 TYP. GENERATOR ENCLOSURE
1/2" = 1'-0"



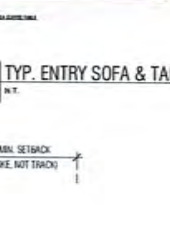
11 TYP. SLIDING GLASS DOOR
1/2" = 1'-0"



12 TYP. WINDOW
1/2" = 1'-0"



5 TYP. ENTRY SOFA & TABLE
N.T.



10 TYP. BICYCLE RACK AT BIKE ROOM
N.T.



THE RESIDENCES OF BOCA

PROJECT ADDRESS:
1430 N. 15th St. Suite 200
Boca Raton, FL 33432

OWNER:
1430 N. 15th St. Suite 200
Boca Raton, FL 33432

ARCHITECT:
ARQUITECTONICA
Miami, Florida 33133
305.572.1912
305.572.1170 FAX
www.arquitectonica.com

DATE ENGINEERED:
1/15/2024
445.740.71. Suite 200
1430 N. 15th St. Suite 200
Boca Raton, FL 33432

LANDSCAPE ARCHITECT:
ARQUITECTONICA
Miami, Florida 33133
305.572.1912

DATE: 01/15/2024

PROJECT NUMBER:
01-000

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES AND THE APPLICABLE REGULATORY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 1716, FLORIDA BUILDING CODE, AND CHAPTER 176, FLORIDA STATUTES.

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ISSUE NO. DESCRIPTION DATE

1. 01-000 01/15/24

2. 01-001 01/15/24

3. 01-002 01/15/24

4. 01-003 01/15/24

5. 01-004 01/15/24

6. 01-005 01/15/24

7. 01-006 01/15/24

8. 01-007 01/15/24

9. 01-008 01/15/24

10. 01-009 01/15/24

11. 01-010 01/15/24

12. 01-011 01/15/24

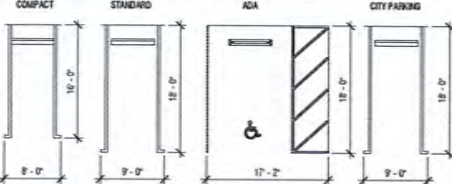
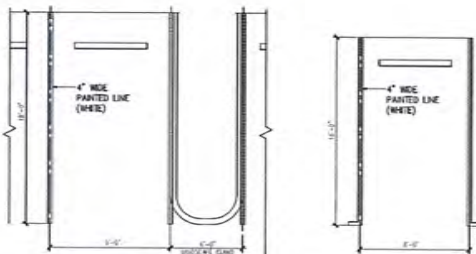
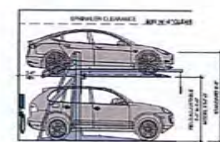
13. 01-012 01/15/24

14. 01-013 01/15/24

15. 01-014 01/15/24

PARKING PARAMETERS

DRIVE ABLE WIDTH 20'-0" W/ PARKING, 24' W/ PARKING, RAMPS ARE TWO-WAY TRAFFIC



Subtle For

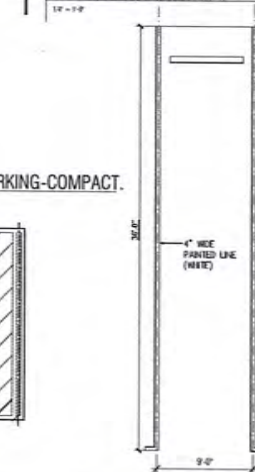
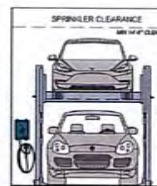
- Standard passenger vehicles
- SUVs

Specifications

Load per Platform: 6,000 lbs.
Weight of Unit: ~1,500 lbs.
Length of Platform: 12'-0"
Length incl. Overhang: 16'-0"
Width of Unit: 7'-11" w/ 9'-0"
Height of Unit: 8'-4" w/ 10'-0"
Operation: Hydraulic
Control: Push Button Pendant

Custom height and width available

1 TYP. PARKING STACKER.



MANUFACTURER'S OWN DIMENSIONS, HAS BEEN SELECTED AS BASE OF DESIGN TO AVOID COMPLAINTS WITH PARKING DESIGNER THAT CAN BE USED FOR DESIGN PURPOSES AND SHOULD BE CLEARLY MARKED IN COORDINATION WITH THE AUTHORITY HAVING JURISDICTION AND IN COMPLIANCE

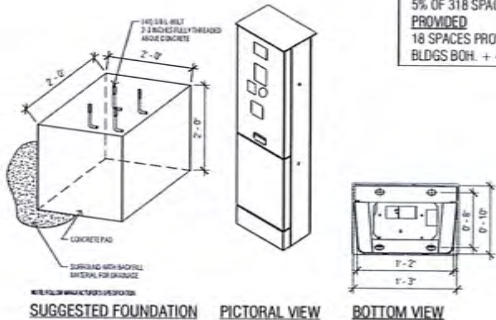
Model	Height
C/C	10'-0"
S/S	12'-0"
S/S	14'-0"
S/S	14'-6"

C = Compact Design
S = Standard SUV
* 1/4" Lip requirement

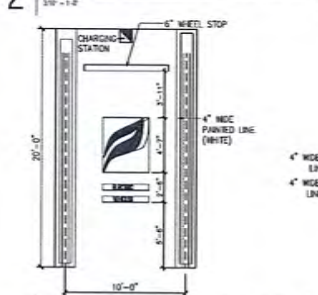
13 PARKING PLATFORM SYSTEM.

BICYCLE PARKING PER CITY ORDINANCE 4035

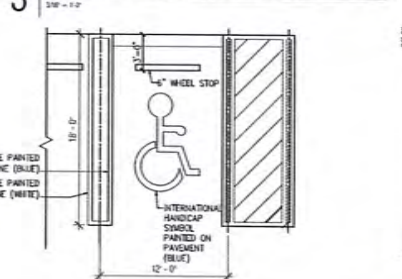
REQUIRED
5% OF 318 SPACES = 16 SPACES REQUIRED
PROVIDED
18 SPACES PROVIDED AT LOCKABLE ROOM ON THE BLDGS BOH. + 4 SPACES ON THE OUTDOOR AREA



2 TYP. CITY SURFACE PUBLIC PARKING.



3 TYP. CITY SURFACE PUBLIC PARKING-COMPACT.

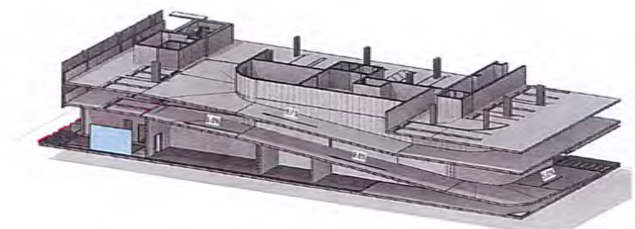


4 TYP. ELECTRIC VEHICLE SPACE.

318' x 10'-0"

5 TYP. H.C. SURFACE PARKING STALL.

318' x 10'-0"

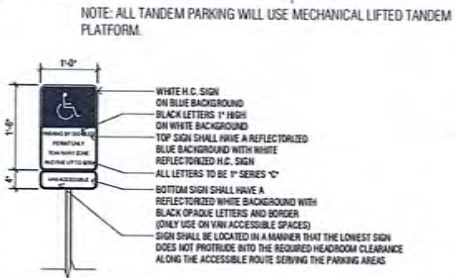


7 RAMP 3D ISOMETRIC VIEW.

318' x 10'-0"

6 TYP. TANDEM PARKING DETAIL.

318' x 10'-0"

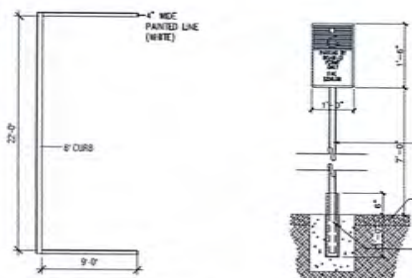


ACCESSIBLE VAN PARKING SIGN

318' x 10'-0"

11 TYP. PARKING METER DETAIL.

318' x 10'-0"

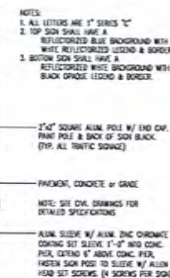


8 TYP. PARALLEL PARKING.

318' x 10'-0"

9 ACCESSIBLE PARKING SIGN.

318' x 10'-0"



THE RESIDENCES OF BOCA

PROJECT ADDRESS:
7775 FLORIDA BOULEVARD BOCA RATON, FL 33433

OWNER:
KARL E. SCHWARTZ BOCA RATON, FL 33433

ARQUITECTONICA

7700 GULF AVENUE
MIAMI, FLORIDA 33122
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WWW.ARQUITECTONICA.COM

CIVIL ENGINEER:
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LANDSCAPE ARCHITECT:
ARQUITECTONICA
7700 GULF AVENUE
MIAMI, FLORIDA 33122
305.572.1422 TEL

SEAL/STAMP/REGISTER:
OFFICE REGISTRATION # 141000000

PROJECT NUMBER:
SP-0.09

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 10.0, FLORIDA BUILDING CODE AND CHAPTER 10.0, FLORIDA STATUTES.

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ISSUE #	DESCRIPTION	DATE
1	SP-0.09 INITIAL	01/01/20
2	SP-0.09 INITIAL NO. 0001	01/01/20
3	SP-0.09 INITIAL NO. 0002	01/01/20
4	SP-0.09 INITIAL NO. 0003	01/01/20

SPA

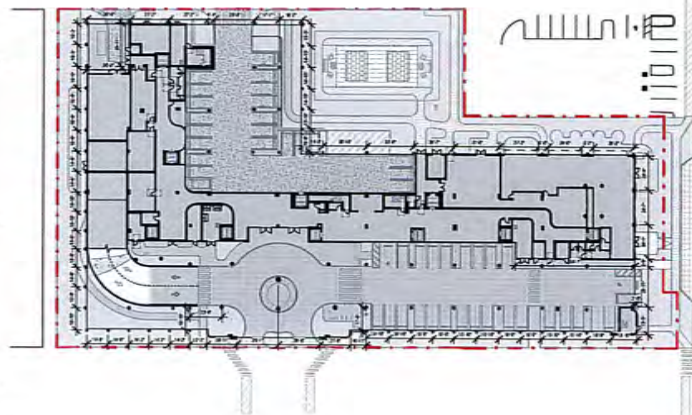
SHEET SCALE DATE: 01/01/20
DRAWING NAME:

PARKING DIAGRAMS

SCALE: AS SHOWN

SP-0.09

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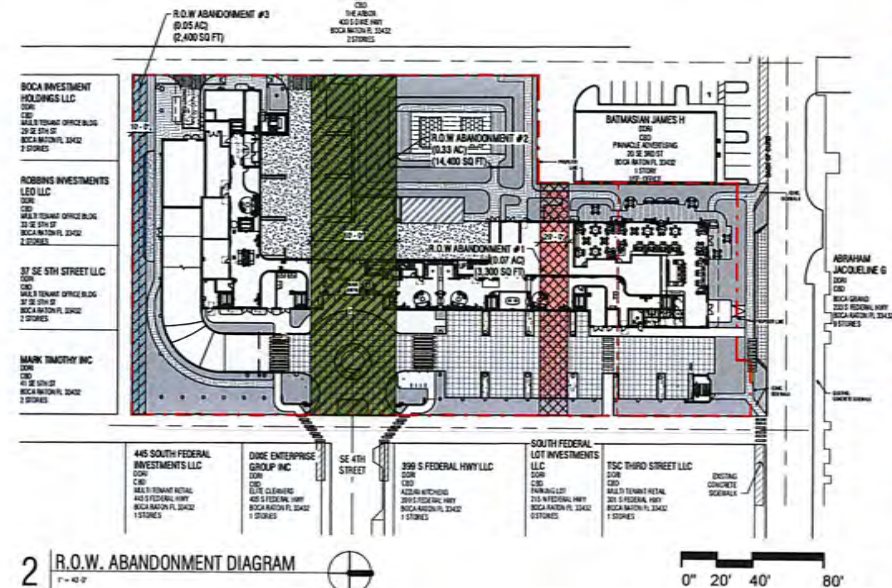
1 FACADE BAYS DIAGRAM
1" = 40'

USE/NO	DESCRIPTION	AREA (AC)	AREA (SQ FT)
ABANDONMENT #1	A 10-4200 WIDE PORTION OF ALLIED PUBLIC SOUTH OF HWY	0.07	5,300
ABANDONMENT #2	A 10-4200 WIDE PORTION OF SOUTHWARD 4TH STREET RIGHT-OF-WAY	0.03	14,400
ABANDONMENT #3	A 10-4200 WIDE PORTION OF ALLIED PUBLIC SOUTH OF HWY	0.03	2,400
TOTAL		0.13	22,100

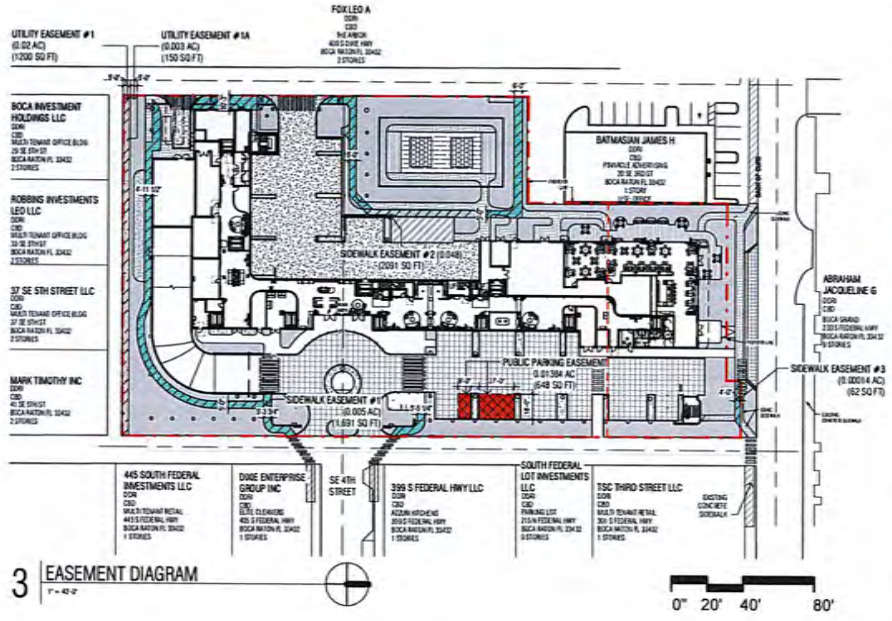
Source: Real Land Company, Plat A, File No. 18, Page 27, of the Public Records of Palm Beach County

USE/NO	DESCRIPTION	AREA (AC)	AREA (SQ FT)
PUBLIC PARKING EASEMENT	PARKING FOR VEHICLES OF SURFACE PUBLIC SPACES	0.015 AC	648 SQ FT
SEWERAGE EASEMENT #1	SEWERAGE FOR PUBLIC SEWERAGE	0.024 AC	1,080 SQ FT
SEWERAGE EASEMENT #2	SEWERAGE FOR PUBLIC SEWERAGE	0.048 AC	2,091 SQ FT
SEWERAGE EASEMENT #3	SEWERAGE FOR PUBLIC SEWERAGE	0.009 AC	42 SQ FT
UTILITY EASEMENT #1	UTILITY EASEMENT #1	0.029 AC	1,260 SQ FT
UTILITY EASEMENT #1A	UTILITY EASEMENT #1A	0.005 AC	100 SQ FT
TOTAL		0.134 AC	5,842 SQ FT

Source: Real Land Company, Plat A, File No. 18, Page 27, of the Public Records of Palm Beach County



2 R.O.W. ABANDONMENT DIAGRAM
1" = 40'



3 EASEMENT DIAGRAM
1" = 40'



THE RESIDENCES OF BOCA

PROJECT ADDRESS:
14, 20 and 40 SE 40th and 36th Sts
Boca Raton, FL 33432

OWNER:
ARQUITECTONICA BOCA LLC
777 S PALMER DR SUITE 100 WEST PALM BEACH, FL 33411

ARQUITECTONICA

CIVIL ENGINEER:
KYLE HORN
445 S. 1st St., Suite 200
West Palm Beach, FL 33401
771-1700 FAX TEL

LANDSCAPE ARCHITECT:
ARQUITECTONICA BOCA
2000 S. 1st St., Suite 200
West Palm Beach, FL 33401
771-1700 FAX TEL

SEAL/STAMP/DATE:
OFFICE REGISTRATION # 44100040

PROJECT NUMBER:
010000

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 163, FLORIDA STATUTES.

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ISSUE #	DESCRIPTION	DATE
1	ISSUE PLAN APPROVAL	11/02/20
2	ISSUE PLAN APPROVAL RE-DESIGN	09/08/20
3	ISSUE PLAN APPROVAL RE-DESIGN	07/02/20
4	ISSUE PLAN APPROVAL RE-DESIGN	08/21/20

SPA
DRAWING NAME:
ABANDONMENT & EASEMENT
DIAGRAMS

SCALE: As Shown
SP-0.10

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1 AOZ LEVEL 6-7 ENCROACHMENT
1/32" = 1'-0"

3 AOZ LEVEL 10 ENCROACHMENT
1/32" = 1'-0"

5 AOZ LEVEL ROOF AMENITY ENCROACHMENT
1/32" = 1'-0"

2 AOZ LEVEL 8-9 ENCROACHMENT
1" = 40'-0"

4 AOZ LEVEL 11-12 ENCROACHMENT
1/32" = 1'-0"

AOZ CAPACITY			
LEVEL	FOOT PRINT AREA (SF)	HEIGHT (FT)	TOTAL VOLUME (CF)
GROUND FLOOR	0	10'-0"	0
LEVEL 2	0	8'-0"	0
LEVEL 3	0	9'-0"	0
LEVEL 4	3,487	12'-0"	41,844
LEVEL 5	3,487	10'-0"	34,870
LEVEL 6	5,957	10'-0"	59,570
LEVEL 7	5,957	10'-0"	59,570
LEVEL 8	14,195	10'-0"	141,950
LEVEL 9	14,195	10'-0"	141,950
LEVEL 10	14,191	10'-0"	141,910
LEVEL 11	14,191	10'-0"	141,910
LEVEL 12	14,191	12'-0"	170,292
ROOF LEVEL	14,191	0'-0"	0
TOTAL			1,081,212

A.O.Z. VOLUME ANALYSIS			
LEVEL	HEIGHT (FT)	ENCROACHMENT AREA (SF)	VOL (CF)
LVL 6	10'-0"	886	8,864
LVL 7	10'-0"	886	8,864
LVL 8	10'-0"	4,735	47,350
LVL 9	10'-0"	4,735	47,350
LVL 10	10'-0"	2,748	27,480
LVL 11	10'-0"	2,748	27,480
LVL 12	12'-0"	2,748	32,976
ROOF LVL	0'-0"	886	0
TOTAL			215,441

A.O.Z. VOLUME UTILIZED		
USE	GROSS VOLUME (CF)	%
TOTAL AOZ CAPACITY	1,081,212 CF	100%
AOZ UTILIZED	215,441 CF	20%
33% MAX IN AOZ CAPACITY		



THE RESIDENCES OF BOCA

PROJECT ADDRESS:
14,231 AND 11 SE 40th AVE 26 SE 24th
Boca Raton, FL 33432

OWNER:
KORSE RESIDENTIAL BOCA LLC
777 S FLORIDA AVE SUITE 1000 WEST PALM BEACH, FL 33409

ARQUITECTONICA

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CIVIL ENGINEER:
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LANDSCAPE ARCHITECT:
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SCALE: 1/8" = 1'-0"

PROJECT NUMBER:
SP-011

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE REG. SAFETY STANDARDS AS DETERMINED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH FLORIDA BUILDING CODE AND CHAPTER 63B, FLORIDA STATUTES.

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ISSUE #	DESCRIPTION	DATE
1	ISSUE #1	01/11/18
2	ISSUE #2	01/11/18
3	ISSUE #3	01/11/18
4	ISSUE #4	01/11/18

SPA

SHEET DATE: 01/11/18

AOZ ENCROACHMENT

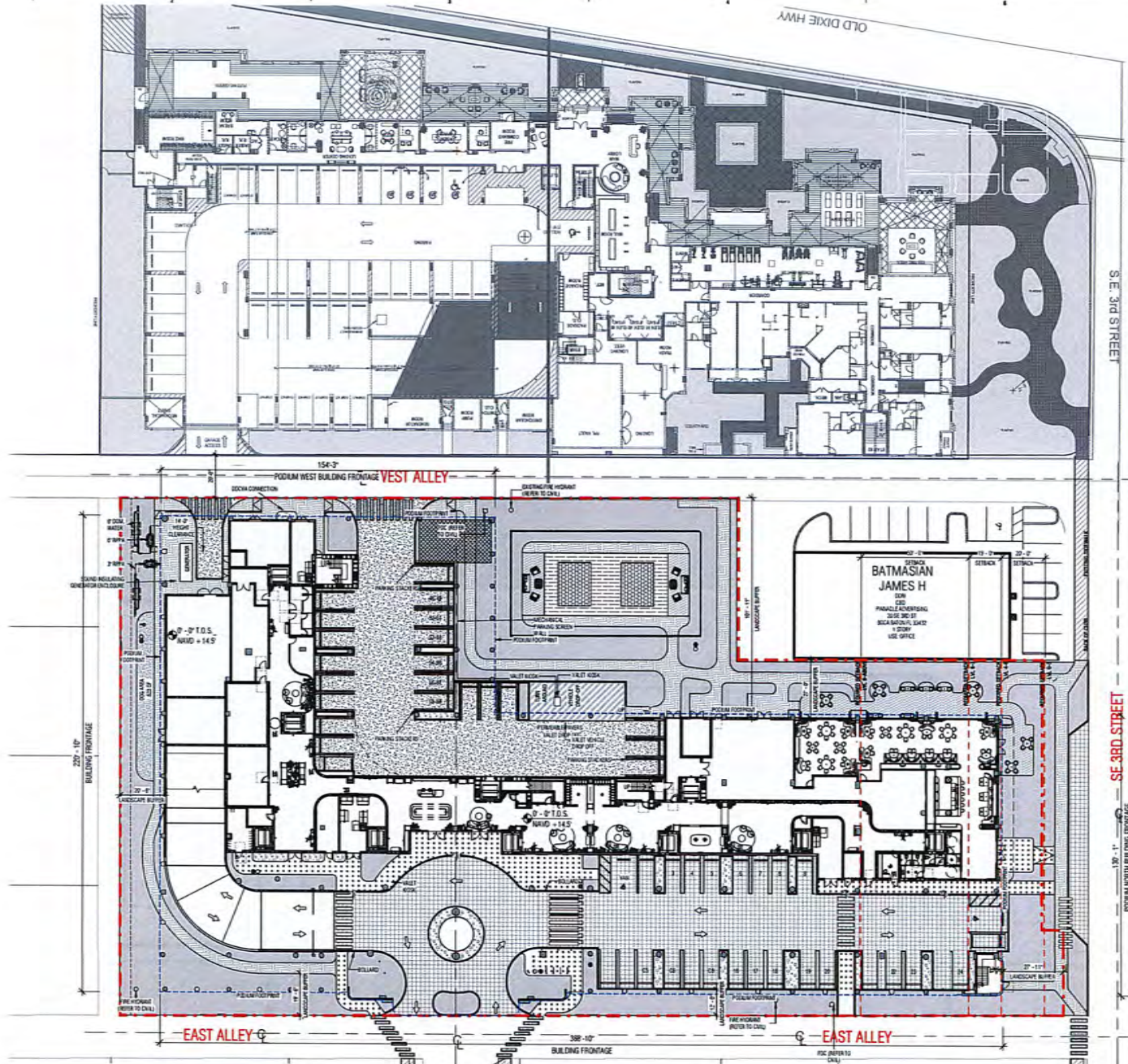
SCALE: As Indicated

SP-011

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1 CONTEXT PLAN

3/8" = 1'-0"



THE RESIDENCES OF BOCA

PROJECT ADDRESS:
14,20 and 41 SE 48th
Ave Boca Raton, FL 33432

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SCALE/DATE/REVISION:
OFFICE REVISION: 1/14/2014

PROJECT NUMBER:
01-0000

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY REQUIREMENTS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 16.01, THE FLORIDA BUILDING CODE, AND CHAPTER 62, FLORIDA STATUTES.

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ISSUE #	DESCRIPTION	DATE
1	SITE PLAN APPROVAL	03/24/14
2	SITE PLAN APPROVAL RE-REVISION	03/24/14
3	SITE PLAN APPROVAL RE-REVISION	03/24/14
4	SITE PLAN APPROVAL RE-REVISION	03/24/14

SPA
SHEET ISSUE DATE: 03/24/14
DRAWING NAME:

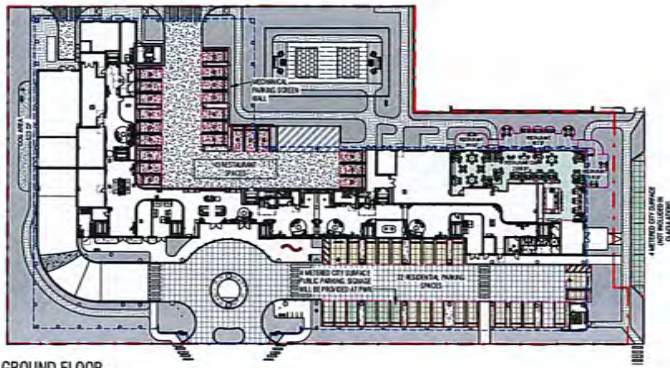
CONTEXT PLAN

SCALE: 3/8" = 1'-0"

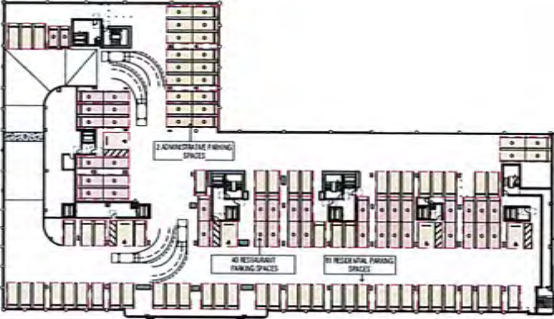
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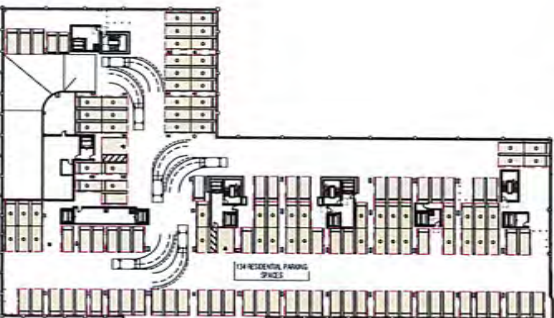
PARKING TYPE



1 GROUND FLOOR
1" = 40'-0"



2 LEVEL 2
1" = 40'-0"



3 LEVEL 3
1" = 40'-0"

PARKING SCHEDULE TOTAL BY TYPE

TYPE	COUNT
ADA	9
CITY	4
COMPACT	6
STACKER	42
STANDARD	141
TANDEM (MECHANICAL)	124
TOTAL	326

TOTAL PARKING SPACES PROVIDED: 326
TOTAL MECHANICAL LIFTED TANDEM PLATFORM SPACES PROVIDED: 124
MECHANICAL LIFTED TANDEM PLATFORM % OF TOTAL PARKING 38%

PARKING SCHEDULE TOTAL - VALET v. SELF PARK

TYPE	COUNT
SELF PARK	
ADA	9
CITY	4
COMPACT	3
STANDARD	141
SELF PARK SUBTOTAL	157

TYPE	COUNT
VALET	
COMPACT (Stacker Garage)	1
COMPACT (Level 2)	2
STACKER	42
TANDEM (MECHANICAL)	124
VALET SUBTOTAL	169

SELF PARK + VALET TOTAL 326

City Requirements

	City Ratio	Units/SF	Total
Residential Parking Required	1.75	133	233
Administration Office Parking Required			2
Restaurant Parking Required total			83
Restaurant Parking Required (Gross SF)	38.9	2950	76
Restaurant Parking Required (Bar Feet)	2.2	14.3	7
Total			318

PARKING SCHEDULE BY TYPE

TYPE	COUNT
GROUND FLOOR	
ADA	2
CITY	4
COMPACT	2
STACKER	42
STANDARD	19
TOTAL	69

TYPE	COUNT
LEVEL 2	
ADA	5
COMPACT	2
STANDARD	56
TANDEM (MECHANICAL)	60
TOTAL	123

TYPE	COUNT
LEVEL 3	
ADA	2
COMPACT	2
STANDARD	66
TANDEM (MECHANICAL)	64
TOTAL	134

TOTAL: 326

PARKING SCHEDULE BY USE

TYPE	COUNT
GROUND FLOOR	69 TOTAL PARKING SPACES
METERED CITY PARKING	CITY 4
TOTAL CITY PARKING IN SIDE PL-GROUND	4
RESTAURANT	NON-TANDEM 1
RESTAURANT	STACKER 42
TOTAL RESTAURANT (HIGH) SPACES-GROUND	43
RESIDENTIAL PARKING	NON-TANDEM 22
RESIDENTIAL PARKING	SELF PARK SEE ABOVE
TOTAL RESIDENTIAL SPACES-GROUND	22

TYPE	COUNT
LEVEL 2	123 TOTAL PARKING SPACES
ADMINISTRATION	TANDEM (MECHANICAL) 2
TOTAL ADMINISTRATION SPACES-LV-2	2
RESTAURANT	NON-TANDEM 2
RESTAURANT	TANDEM (MECHANICAL) 38
TOTAL RESTAURANT/RETAIL (HIGH) SPACES LV-2	40
RESIDENTIAL PARKING	NON-TANDEM 61
RESIDENTIAL PARKING	TANDEM (MECHANICAL) 20
TOTAL RESIDENTIAL SPACES LV-2	81

TYPE	COUNT
LEVEL 3	134 TOTAL PARKING SPACES
RESIDENTIAL PARKING	NON-TANDEM 70
RESIDENTIAL PARKING	TANDEM (MECHANICAL) 64
TOTAL	134

TYPE	COUNT
METERED ON STREET CITY PARKING	CITY 4
METERED CITY PARKING CITY - GROUND FL	4
TOTAL	8

Note: 4 on street spaces account for City surface public parking not included in the overall parking count.

RESTAURANT (HIGH) PARKING CALCULATION - ORD 4035

ITEM	REQUIRED	MEASURE	SPACES NEEDED
INTERIOR	1/58.9 SF OF CSA	2,950 SF	76
BAR	1/2.2 LF OF BAR	14.3 LF	7
OUTSIDE	0	0	0
TOTAL: 83 SPACES			

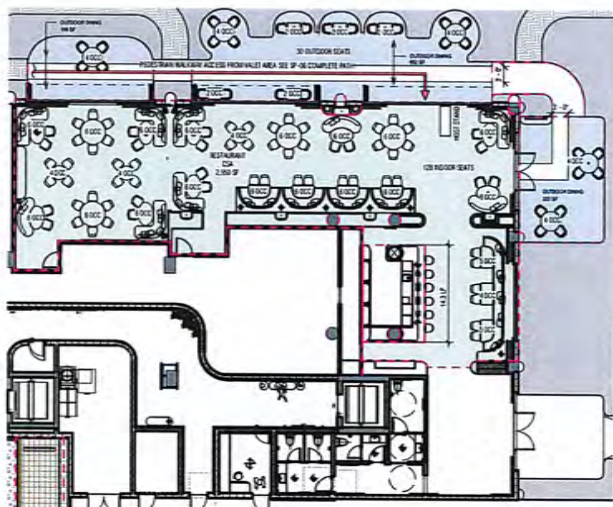
TOTAL AREA RESTAURANT: 2,950 SF

NOTE: 5,977 SF (RESTAURANT) - 2,950 SF (DINING) = 2,813 SF (BAR) + 214 SF (BAR); PARKING PER ORD 4035 ON 2,950 @ 1/58.9 + 14.3 LF BAR @ 1/2.2

*No additional parking shall be required for outdoor seating provided that the outdoor seating does not exceed 25% of the indoor seating per ordinance 4035

TOTAL AREA RESTAURANT OUTDOOR DINING - 1,183 SF

	COUNT	%
OUTDOOR SEATS	30 SEATS	24% OF INDOOR SEATING
INDOOR SEATS	128 SEATS	



7 RESTAURANT SEATING COUNT
3/20" = 1'-0"



THE RESIDENCES OF BOCA

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Boca Raton, FL 33431

OWNER:
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SEAL/STAMP/REGISTERED:
OFFICE REGISTRATION: # 141000000

PROJECT NUMBER:
01/2022

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REVISION #	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	11/15/22
2	ISSUE FOR APPROVAL NE ISSUE	01/26/23
3	ISSUE FOR APPROVAL NE ISSUE	07/20/23
4	ISSUE FOR APPROVAL NE ISSUE	08/20/23

SPA

SHEET ISSUE DATE: 08/20/2023
DRAWING NAME:

PARKING COUNT

SCALE: AS SHOWN

SP-0.13

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