

The City of Boynton Beach



DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION
3301 Quantum Blvd Ste 101
Boynton Beach, Florida 33425-0310
TEL: 561-742-6260
www.boynton-beach.org

June 17, 2020

Mr. Randall K. Rush, Seacrest Properties, LLC
57420 County Road 3
Elkhart, IN 46517

RE: Miraflor Apartments
File No.: MSPM 19-008
Location: West side of North Seacrest Blvd. across from Mentone Road, Boynton Beach, FL

Dear Sir:

Enclosed is the Development Order granted by the City Commission on June 2, 2020 for major site plan modification approval (MSPM 19-008) to construct 58 rental apartments within five (5), two/three-story structures with associated improvements on 3.87 acres. This approval is valid for an eighteen (18) month period from the above-noted date of approval. In order to maintain vested status, a building permit must be secured or an extension applied for before the expiration.

To continue this project through the development process, please revise relevant pages of your approved site plan to incorporate all conditions of approval as applicable. A copy of this Development Order, including these conditions, must accompany the submission of the fully amended site plan set. The person managing your permit applications should be made aware of any additional documents and any third party letters listed in the conditions of approval that need to be submitted with your permit package.

The Building Division is committed to speedy and efficient completion of the building permit process for your project. However, please note that failure to meet all applicable Development Order conditions in the submitted plan set may produce unnecessary delays in permit issuance. A thorough review will be conducted by the Plan Review Analyst and if the necessary documentation is not attached and/or the plans are not amended to reflect all of the approval conditions, the plans will be returned to the applicant for correction and re-submittal before the permit is further processed. Feel free to contact any DART member for additional clarification of comments.

Important: *If you plan to introduce any changes to your approved site plan beyond those required by conditions of approval, please contact our staff for a review before submitting a permit package to the Building Division.*

A copy of the complete Development Order and Amended Site Plans reflecting the "Conditions of Approval" must be submitted to the Building Department along with the permit request to avoid any delays in the processing of your permit.

Should you have any questions regarding this matter, please feel free to contact this office at (561) 742-6260.

Sincerely,

Ed Breese, Planning & Zoning Administrator

Enc.: DO w/ COA
S:\Planning\SHARED\WP\PROJECTS\Miraflor Apartments 2019\MSPM 19-008\Approval Letter

**DEVELOPMENT ORDER OF THE CITY COMMISSION OF THE
CITY OF BOYNTON BEACH, FLORIDA**

PROJECT NAME: Miraflor Apartments (MSPM 19-008)

APPLICANT: Randall K. Rush, Seacrest Properties, LLC

APPLICANT'S ADDRESS: 57420 County Road 3, Elkhart, IN 46517

DATES OF HEARING RATIFICATION BEFORE CITY COMMISSION: June 2, 2020

APPROVAL SOUGHT: Request for Major Site Plan modification approval to construct multifamily residential development consisting of 58 rental apartments within five (5), two/three-story structures with associated residential improvements on 3.87 acres zoned IPUD.

LOCATION OF PROPERTY: West side of North Seacrest Blvd. across from Mentone Road

DRAWING(S): SEE EXHIBIT "B" ATTACHED HERETO.

THIS MATTER was presented to the City Commission of the City of Boynton Beach, Florida on the date of hearing stated above. The City Commission having considered the approval sought by the applicant and heard testimony from the applicant, members of city administrative staff and the public finds as follows:

1. Application for the approval sought was made by the Applicant in a manner consistent with the requirements of the City's Land Development Regulations.

2. The Applicant
☒ HAS
☐ HAS NOT

established by substantial competent evidence a basis for the approval requested.

3. The conditions for development requested by the Applicant, administrative staff, or suggested by the public and supported by substantial competent evidence are as set forth on Exhibit "C" with notation "Included."

4. The Applicant's request is hereby
☒ GRANTED subject to the conditions referenced in paragraph 3 above.
☐ DENIED

5. This Order shall take effect immediately upon issuance by the City Clerk.

6. All further development on the property shall be made in accordance with the terms and conditions of this order.

7. Other: _____

DATED: June 3, 2020


City Clerk

EXHIBIT "C"
CONDITIONS OF APPROVAL

Project Name: Miraflor Apartments
 File number: MSPM 19-008
 Reference: 3rd review plans identified as a Major Site Plan Modification with a February 11, 2020 Planning and Zoning Department date stamp marking.

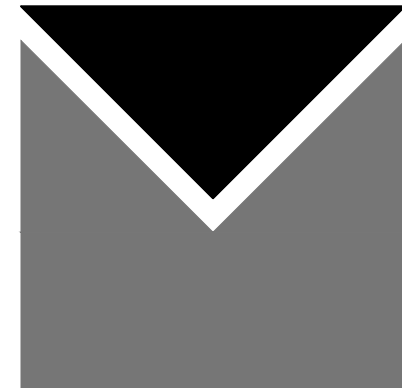
DEPARTMENTS	INCLUDE	REJECT
ENGINEERING / PUBLIC WORKS / FORESTRY / UTILITIES		
Comments:		
1. An approved addressing plan is required prior to Site Plan Approval. No permits shall be issued for construction of this project until the applicant submits the required addressing plan and it is approved by the City's addressing committee.	√	
2. The existing sound wall on Interstate 95 does not extend the full length of the west property line of the subject property. Engineering recommends extending the FDOT sound wall to the limits of the north property line, either at the developer's expense or by petitioning FDOT to install the sound wall.	√	
FIRE		
Comments: None, all previous comments addressed at DART Meeting.		
POLICE		
Comments: None, all previous comments addressed at DART Meeting.		
BUILDING DIVISION		
3. The Fair Housing Guidelines shall be required for this project.	√	
4. The front entry to all ground floor units shall show a maximum threshold of 0.5 inch into all first floor Apartment Units meeting the Fair Housing Guidelines.	√	
5. All other previous comments shall be addressed at time of permitting.	√	
PARKS AND RECREATION		
Comments: None		

DEPARTMENTS	INCLUDE	REJECT
PLANNING AND ZONING		
Comments:		
6. It is the applicant's responsibility to ensure that the application requests are publicly advertised in accordance with Ordinance 04-007 and Ordinance 05-004, and an affidavit with attachments (ownership list, radius map, and copy of mailing labels) is required to be provided to the City Clerk and Planning & Zoning one (1) week prior to the first public hearing.	√	
7. Approval of this project is contingent upon the approval of the accompanying request for land use amendment / rezoning (LUAR 19-005). If the LUAR request is not approved, the site plan will be required to be revised prior to permitting to comply with the maximum density of 11 dwelling units per acre allowed in the current R-3 zoning district.	√	
8. A Master Plan and Site Plan is required for an IPUD. If the project will be developed in one phase the site plan may be labeled as Master Plan/Site Plan. At time of permitting, update the title block and drawing index on cover sheet accordingly.	√	
9. At time of permitting, submit a plan which delineates the limits of the cemetery graves (including any unmarked graves) and provide a signed and sealed statement from the project engineer that the proposed development including the required infrastructure improvements will not impact the existing graves, including measures to be taken to protect them from impacts of construction.	√	
10. The subject site is located along a Palm Tran bus route and a proposed bus stop is labeled on the site plan along Seacrest Boulevard within the Palm Tran easement. Staff recommends installing an upgraded bus shelter. Coordinate the design with Palm Tran. At time of permitting provide an elevation and detail of the proposed upgraded bus shelter on the plans.	√	
11. At time of permitting, revise plans to include a detail of the proposed private lift station with an opaque enclosure at the entrance to the apartment development. Include colors and materials of enclosure and include an opaque fencing and gate to screen.	√	
12. At time of permitting, revise plans to include details of all proposed signage on site (monument sign and unit signs), including dimensions, square footage, font, colors, and materials. The	√	

DEPARTMENTS	INCLUDE	REJECT
monument sign structure must be located at least 10 feet from property lines and shall not be internally illuminated.		
13. At time of permitting further revise elevations to enhance facades for buildings that are directly visible from abutting roadways and adjacent development by adding a decorative medallion on lapped stucco walls (Buildings 1 and 3 south elevations; Building 4 east elevation; and Building 5 north and south elevations).	√	
14. At time of permitting revise plans to include fence and gate details that comply with the requirements of Ch. 4, Art. III. Sec. 10.A. of the LDR.	√	
15. At time of permitting, revise photometrics plans to clearly indicate light fixtures will provide lighting in the warm white range of 2000 to 3000k.	√	
16. At time of permitting revise photometrics plans to provide wall mounted lighting at building and apartment entries, including details of lighting fixtures and revised spot readings.	√	
17. Revise plant list to include the following requirements: a minimum 4-inch tree caliper for all required trees (except for signature trees); a minimum of 6 different canopy tree species, clusters of 3 Sabal Palms count as one (1) canopy tree; shrubs to be a minimum of 24" in height and spread.	√	
18. At time of permitting, revise landscape plan to comply with FPL Right Tree/Right Place requirements for all trees located in or adjacent to utility easements.	√	
19. At time of permitting revise landscape plan to provide on all large landscape islands a large canopy tree, not palms, and to provide required City signature trees on each side of entrance drive.	√	
20. The foundation trees required around each apartment building are required to be installed at one-half the height of the building. Indicate foundation landscaping (trees and shrubs) on landscape plan and note on plant list the number of trees that comply with this requirement. Update typical building landscape plans and plant lists accordingly, and provide a detailed building elevation or rendering with the landscaping depicted at time of planting.	√	
21. An irrigation plan is required to be submitted and approved prior to the issuance of a permit for this project. Revise landscape plan to note proposed method of irrigation and location of well if proposed.	√	

DEPARTMENTS	INCLUDE	REJECT
PLANNING & DEVELOPMENT BOARD CONDITIONS		
Comments:		
22. At time of permitting, revise plans to provide additional recreation amenities for the older children residing on the premises, such as a basketball court or similar.		√
23. At time of permitting, revise landscape plans to include required foundation trees that are one-half the height of the building to soften and screen building facades, and revise hedge material along south property line to native Red-Tip Cocoplum or Sweet Viburnum with lower watering needs.	√	
CITY COMMISSION CONDITIONS		
Comments:		
24. Remove Condition #22 and replace with a new Condition that requires, prior to permit submittal, revisions to the plans depicting a consolidation of the active recreational components, in an effort to provide greater open play areas within the designated useable open space areas.	√	
25. Applicant shall approach Palm Beach County Traffic Engineering to seek approval of a signalized crosswalk on Seacrest Boulevard, near the project entrance. A written response from Palm Beach County shall be provided prior to permit submittal.	√	
26. During the construction phase of the project, the developer shall coordinate with the Cemetery operator to minimize conflicts with scheduled burials / services.	√	
ADDITIONAL REPRESENTATIONS / COMMITMENTS		
The applicant or applicant's representatives made the following representations and commitments during the quasi-judicial and/or public hearings that now constitute binding obligations of the applicant. The obligations have the same weight as other conditions of approval.	√	
Pursuant to the proposed Site Plan and Landscape Planting Plan, a 5' wide landscape buffer shall be installed along the entire length of the north		

DEPARTMENTS	INCLUDE	REJECT
property line where adjacent to the existing cemetery. The buffer shall consist of the following materials as a barrier: • 6' high black aluminum rail fence as shown on the Landscape/Planting Plan. • A Red Tip Coco Plum hedge installed as shown on the Landscape/Planting Plan with 3 gallon plants, approximately 2' in height and 2' on center to create a continuous hedge. The hedge shall be allowed to grow and will be maintained at a height of 6 feet. • Fakahatchee Grass as shown on the Landscape/Planting Plan. • Trees and palms including Gumbo Limbo, Live Oak and Cabbage Palm.		



Miller Land Planning, Inc.

508 E. Boynton Beach Blvd.
Boynton Beach, FL 33435
(561) 736-8838

Prepared For:
Seacrest Properties, LLC
57420 County Road 3
Elkhart, IN 46517

Consultant Team:
SURVEYOR
Miller Land Surveying
1121 Lake Avenue
Lake Worth, FL 33460

CIVIL ENGINEER
McCleod McCarthy & Assoc.
The Forum III
1655 Palm Bch. Lakes Blvd.
Suite 901
West Palm Beach, FL 33401

LANDSCAPE ARCHITECT
James Towery
PO Box 20322
Bradenton, FL 34204

ARCHITECT
ACI
2475 Mercer Avenue, # 201
West Palm Beach, FL 33401

TRAFFIC ENGINEER
Burton Smith, PE
825 Whippoorwill Trail
West Palm Beach, FL 33411

PHOTOMETRICS
Cardinal Engineering Assoc.
575 NW Mercantile PL, # 106
Port St. Lucie, FL 34986

Mirafior Apartments

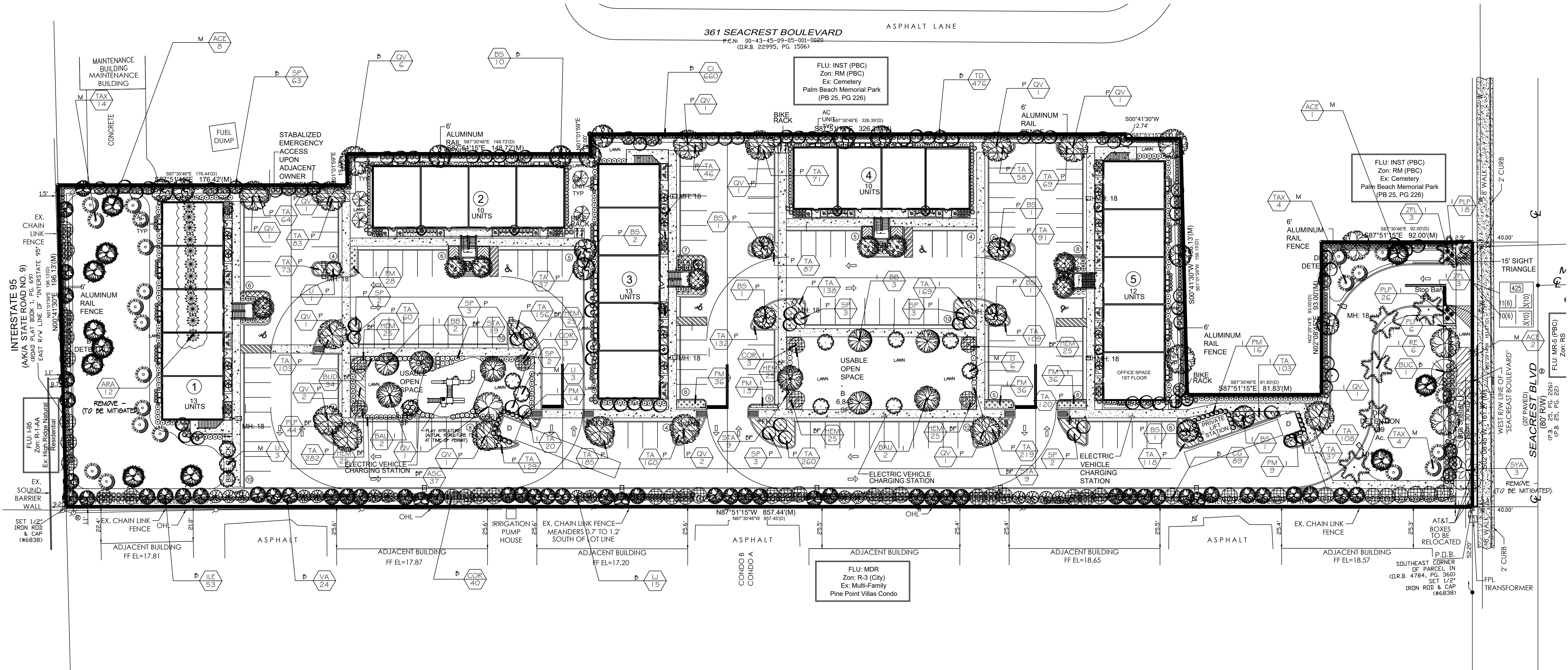
City of Boynton Beach, FL

Date/Revisions

Submit 9.4.2019

Resubmit 1.3.2020

DART 2.11.2020



JAMES M.
TOWERY &
ARCHITECT'S
ASSOCIATES
& PLANNERS
P.O. BOX 12922
DAVENPORT, FLORIDA 34604
Tel.: 941/248-2996
jmt.ades@gmail.com

James M. Towery

Licence No. 617

MIRAFLORES APARTMENTS

CITY-OF
BOYNTON-BEACH,FLORIDA

PLANTING-PLAN

PLANT SCHEDULE SITE PLAN

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	FIELD4	QTY WATERWISE
* ACE	Acer rubrum / Red Maple	B & B	4" Cal	10-12' O.A.		11 MEDIUM
ARA	Aracaria heterophylla / Norfolk Island Pine	REMOVE	12-14" Cal	40' -52' O.A.		12 N/A
BAU	Bauhinia x blakeana / Hong Kong Orchid Tree	B & B	4" DBH	14-16' O.A.		4 LOW
BUC	Bucida buceras / Black Olive Tree	EXISTING	14" Cal.	25' O.A.		1 LOW
BB	Bucida buceras 'Shady Lady' / Shady Lady Black Olive	B & B	4" DBH	14' x 6'		5 LOW
* BS	Bursera simaruba / Gumbo Limbo	B & B	4" DBH	14' x 8'		18 LOW
* COR	Cordia sebestena / Orange Seiger Tree	B & B	4" Cal	8-10' O.A.		47 LOW
HIB	Hibiscus rosa-sinensis 'Seminole' / Pink Hibiscus	10 gal	1.25" Cal	5-6' x 3'		8 HIGH
* ILE	Ilex x attenuata 'East Palatka' / East Palatka Holly	B & B	4" DBH	10-12' O.A.		53 MEDIUM
JAT	Jatropha hastata / Jatropha Tree	15 gal				12 MEDIUM
LI	Lagerstroemia x 'Muskogee' / Lavender Crape Myrtle Multi-Trunk	B & B	4" DBH	12 -14' O.A.		15 LOW
LJ	Ligustrum japonicum / Japanese Privet	B & B	4" DBH	8' x 6'		15 MEDIUM
* MAG	Magnolia grandiflora 'D.D. Blanchard' TM / Southern Magnolia	B & B	4" DBH	14-16' O.A.		8 MEDIUM
PR	Phoenix roebelenii / Pygmy Date Palm Multi-Trunk	B & B		6' Triple		10 MEDIUM
* QV	Quercus virginiana / Southern Live Oak	B & B	4" DBH	16' x 6'		21 LOW
* RE PALM	Roystonea elata / Florida Royal Palm	B & B		8' S.H.	24' O.A.	6 HIGH
* SP PALM	Sabal palmetto / Cabbage Palmetto	B & B		16-20' O.A.		49 LOW
SEN	Senna surattensis / Glossy Shower	B & B	2" Cal	10-12' O.A.		4 MEDIUM
SYA PALM	Syagrus romanzoffiana / Queen Palm	REMOVE	8" CAL.	18'-20' O.A.		3 N/A
* TAX	Taxodium distichum / Bald Cypress	B & B	3" DBH	12' x 6'		22 LOW

PLANT SCHEDULE SITE PLAN

SHRUBS	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3	QTY WATERWISE
ASC PF	Asclepias tuberosa / Butterfly Milkweed	3 gal	2' x 18"		3 LOW
BA	Brassia arboricola / Dwarf Schefflera	3 gal	2' x 2'	3' O.C.	
BAT	Brassia arboricola trinette / Varigated Arboricola	3 gal	2' x 2'	2'-6" O.C.	
BUD PF	Buddleja davidii / Butterfly Bush	3 gal	2' x 18"		
* CI	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	3 gal	2' x 2'		
* CG	Clusia guttifera nana / Dwarf Clusia	3 gal	2' x 18"	3' O.C.	
HRS	Hibiscus rosa-sinensis / Chinese Hibiscus	3 gal	2' x 2'	3' O.C.	
INS	Ixora coccinea 'Nora Grant' / Red Ixora	3 gal	2' x 2'	2'-6" O.C.	
NG	Neomarica gracilis / Apostle's Iris	3 gal	2' x 18"	2' O.C.	
FM	Podocarpus macrophyllus makii / Shrubby Yew	7 gal	4' x 2'		
STA PF	Stachytarpheta jamaicensis / Native Porter	3 gal	2' x 2'		
* TD	Tripsacum dactyloides / Fakahatchee Grass	3 gal	2' x 18"	3' O.C.	
VA	Viburnum odoratissimum 'Anabuki' / Anabuki Viburnum	10 gal	5' x 3'		
* ZFL	Zamia floridana / Coontie Palm	7 gal	2' x 2'		
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3	SPACING
PEN	Pennisetum setaceum 'White' / White Fountain Grass	3 gal	16" x 12"		24" o.c.

PLANT SCHEDULE

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	FIELD2	SPACING	QTY WATERWISE
DB	Bougainvillea x 'Barbara Karst' / Barbara Karst Bougainvillea	3 gal	12" x 14"		300 LOW
FM	Ficus microcarpa 'Green Island' / Green Island Ficus	3 gal	12" x 12"	18" o.c.	678 MEDIUM
HEM PF	Hemerocallis x 'Aztec Gold' / Dwarf Evergreen Day Lily	1 gal	12" x 8"	18" o.c.	175 LOW
* MC2 PF	Muhlenbergia capillaris / Pink Muhly	3 gal	16" x 12"	24" o.c.	41 LOW
PLP PF	Pentas lanceolata 'Purple' / Purple Pentas	1 gal	12" x 10"	18" o.c.	202 HIGH
TA	Trachelospermum asiaticum 'Minima' / Minima Jasmine	1 gal	4" x 6"	14" o.c.	5861 MEDIUM

NOTES: B - INDICATES BUFFER PLANTINGS.
P - INDICATES PARKING PLANTINGS.
I - INDICATES INTERIOR PLANTINGS.
M - INDICATES MITIGATION PLANTINGS.
BF- INDICATES BUTTERFLY GARDEN PLANTS.
* - INDICATES NATIVE PLANTINGS.
LOCATION OF WELL WILL BE PROVIDED ON IRRIGATION PLAN.
ALL LAWN TO BE ST. AUGUSTINE FLORATAM.
ALL MULCH TO BE RED EUCALYPTUS
SEE SHEET L2.0 FOR BUILDING FOUNDATION PLAN.
SEE SHEET L3.0 FOR ADDITIONAL NOTES,
DETAILS AND LANDSCAPE CALCULATIONS.

Revision	Notes	Date
REV#	REV-NOTE	08/28/19
REV#	REV-NOTE	02/05/20
REV#	REV-NOTE	03/07/20
REV#	REV-NOTE	06/10/20
REV#	REV-NOTE	REV-DATE

Scale: 1"=30'-0"

File Name: MIRAFLORES-DWG.

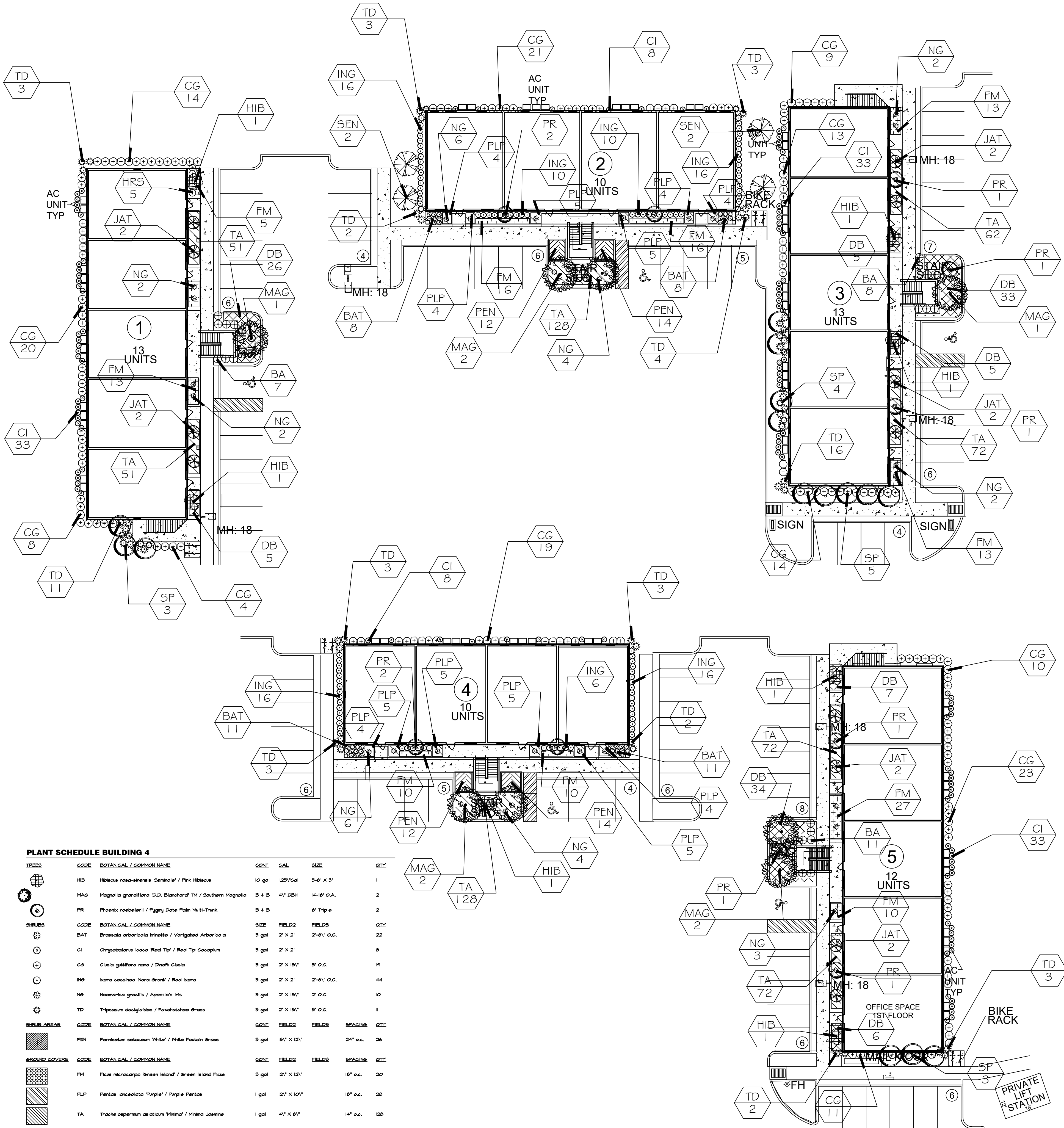
Architectural Information Provided By
Company Name:
File Name:
Date:

ARCH-COMPANY
ARCH-COMPANY

Site Information Provided By
Company Name:
File Name:
Date:

SITE-COMPANY
SITE-COMPANY

L1.0



PLANT SCHEDULE BUILDING 4

TREES	CODE	BOTANICAL / COMMON NAME	CONT.	GAL.	SIZE	QTY.	
	HIB	Hibiscus rosa-sinensis 'Seminoe' / Pink Hibiscus	10 gal.	1.25V/Gal	5'-6" X 3"	1	
	MAG	Magnolia grandiflora 'D.D. Blanchard' TM / Southern Magnolia	B & B	4V' DBH	14-16' O.A.	2	
	PR	Phoenix roebelenii / Pygmy Date Palm Multi-Trunk	B & B		6' Triple	2	
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3	QTY.	
	BAT	Brasselia arborescens 'Dwarf Schefflera' / Variegated Arboricola	3 gal.	2' X 2'	2'-6"V O.C.	22	
	CI	Chrysobalanus icaco 'Red Tip' / Red Tip Coccoloba	3 gal.	2' X 2'		8	
	CG	Cleome gilliflora 'Dwarf' / Dwarf Cleome	3 gal.	2' X 18"	3' O.C.	14	
	ING	Isora coccinea 'Nana drant' / Red Isora	3 gal.	2' X 2'	2'-6"V O.C.	44	
	NG	Neomarica gracilis / Apostle's Iris	3 gal.	2' X 18"	2' O.C.	10	
	TD	Tripsacum dactyloides / Fakahatchee Grass	3 gal.	2' X 18"	3' O.C.	11	
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	CONT.	FIELD2	FIELD3	SPACING	QTY.
	PEN	Pennisetum setaceum 'White' / White Paspalum Grass	3 gal.	18" X 12"		24" o.c.	26
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT.	FIELD2	FIELD3	SPACING	QTY.
	FM	Flou microcarpa 'Green Island' / Green Island Flou	3 gal.	12" X 12"		18" o.c.	20
	PLP	Pentas lanceolata 'Purple' / Purple Pentas	1 gal.	12" X 10"		18" o.c.	28
	TA	Trachelospermum asiaticum 'Mina' / Mina Jasmine	1 gal.	4" X 6"		14" o.c.	128

PLANT SCHEDULE BUILDING 1

TREES	CODE	BOTANICAL / COMMON NAME	CONT.	GAL.	SIZE	QTY.	
	HIB	Hibiscus rosa-sinensis 'Seminoe' / Pink Hibiscus	10 gal.	1.25V/Gal	5'-6" X 3"	2	
	JAT	Jatropha hastata / Jatropha Tree	15 gal.			4	
	MAG	Magnolia grandiflora 'D.D. Blanchard' TM / Southern Magnolia	B & B	4V' DBH	14-16" O.A.	1	
	SP	Sabal palmetto / Cabbage Palmetto	B & B		16-20" O.A.	3	
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3	QTY.	
	BA	Brassia arborescens / Dwarf Schefflera	3 gal.	2' X 2'	3' O.C.	7	
	CI	Chrysobalanus icaco 'Red Tip' / Red Tip Coccoloba	3 gal.	2' X 2'		38	
	CG	Cleome gilliflora 'Dwarf' / Dwarf Cleome	3 gal.	2' X 18V'	3' O.C.	46	
	HRS	Hibiscus rosa-sinensis / Chinese Hibiscus	3 gal.	2' X 2'	3' O.C.	5	
	NG	Neomarica gracilis / Apostle's Iris	3 gal.	2' X 18V'	2' O.C.	4	
	TD	Tripsacum dactyloides / Fakahatchee Grass	3 gal.	2' X 18V'	3' O.C.	14	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT.	FIELD2	FIELD3	SPACING	QTY.
	DB	Bougainvillea x 'Barbara Karst' / Barbara Karst Bougainvillea Dwarf	3 gal.	12V' X 14V'		30" o.c.	31
	FM	Flux microcarpa 'Green Island' / Green Island Flux	3 gal.	12V' X 12V'		18" o.c.	31
	TA	Trachelospermum asiaticum 'Mina' / Mina Jasmine	1 gal.	4V' X 6V'		14" o.c.	102

PLANT SCHEDULE BUILDING 2

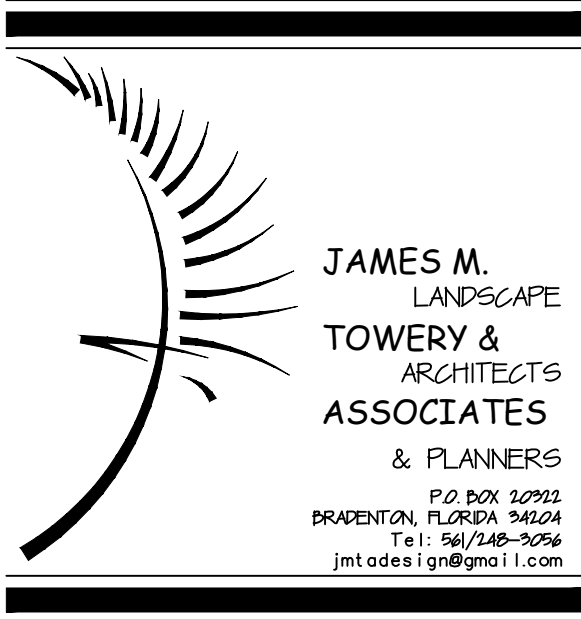
TREES	CODE	BOTANICAL / COMMON NAME	CONT.	GAL.	SIZE	QTY.	
	HIB	Hibiscus rosa-sinensis 'Seminoe' / Pink Hibiscus	10 gal.	1.25V/Gal	5'-6" X 3"	1	
	MAG	Magnolia grandiflora 'D.D. Blanchard' TM / Southern Magnolia	B & B	4V' DBH	14'-16" O.A.	2	
	PR	Phoenix roebelenii / Pygmy Date Palm Multi-Trunk	B & B		6' Triple	2	
	SEN	Senna aurantiaca / Glossy Shower	B & B	2V' Gal	10'-12" O.A.	4	
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3	QTY.	
	BAT	Brassia arborescens 'Innethel' / Variegated Arborescens	3 gal.	2' X 2'	2'-6V' O.C.	16	
	CI	Chrysobalanus icaco 'Red Tip' / Red Tip Coccoloba	3 gal.	2' X 2'		6	
	CG	Cleome gilliflora 'nana' / Dwarf Cleome	3 gal.	2' X 18V'	3' O.C.	21	
	ING	Isora coccinea 'Nana drant' / Red Isora	3 gal.	2' X 2'	2'-6V' O.C.	32	
	NG	Neomarica gracilis / Apostle's Iris	3 gal.	2' X 18V'	2' O.C.	10	
	TD	Tripsacum dactyloides / Fakahatchee Grass	3 gal.	2' X 18V'	3' O.C.	13	
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	CONT.	FIELD2	FIELD3	SPACING	QTY.
	PEN	Pennisetum setaceum 'White' / White Fountain Grass	3 gal.	16V' X 12V'		24" o.c.	26
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT.	FIELD2	FIELD3	SPACING	QTY.
	FM	Flux microcarpa 'Green Island' / Green Island Flux	3 gal.	12V' X 12V'		18" o.c.	32
	PLP	Pentas lanceolata 'Purple' / Purple Pentas	1 gal.	12V' X 10V'		18" o.c.	26
	TA	Trachelospermum asiaticum 'Mina' / Mina Jasmine	1 gal.	4V' X 6V'		14" o.c.	128

PLANT SCHEDULE BUILDING 3

TREES	CODE	BOTANICAL / COMMON NAME	CONT.	GAL.	SIZE	QTY.	
	HIB	Hibiscus rosa-sinensis 'Seminoe' / Pink Hibiscus	10 gal	1.25V/Gal	5'-6" X 3"	2	
	JAT	Jatropha hastata / Jatropha Tree	15 gal			4	
	MAG	Magnolia grandiflora 'D.D. Blanchard' TM / Southern Magnolia	B & B	4V' DBH	14'-16" O.A.	1	
	PR	Phoenix roebelenii / Pygmy Date Palm Multi-Trunk	B & B		6' Triple	3	
	SP	Sabal palmetto / Cabbage Palmetto	B & B		16'-20" O.A.	4	
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3	QTY.	
	BA	Brassia arborescens / Dwarf Schefflera	3 gal	2' X 2'	3' O.C.	8	
	CI	Chrysobalanus icaco 'Red Tip' / Red Tip Coccoloba	3 gal	2' X 2'		38	
	CG	Cleome gilliflora nana / Dwarf Cleome	3 gal	2' X 18V'	3' O.C.	36	
	NG	Neomarica gracilis / Apostle's Iris	3 gal	2' X 18V'	2' O.C.	4	
	TD	Tripsacum dactyloides / Fakahatchee Grass	3 gal	2' X 18V'	3' O.C.	16	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT.	FIELD2	FIELD3	SPACING	QTY.
	DB	Bougainvillea x 'Barbara Karst' / Barbara Karst Bougainvillea Dwarf	3 gal	12V' X 14V'		30" o.c.	43
	FM	Picus microcarpa Green Island / Green Island Ficus	3 gal	12V' X 12V'		18" o.c.	26
	TA	Trachelospermum asiaticum 'Mina' / Mina Jasmine	1 gal	4V' X 6V'		14" o.c.	134

PLANT SCHEDULE BUILDING 5

TREES	CODE	BOTANICAL / COMMON NAME	CONT.	GAL.	SIZE	QTY.	
	HB	Hibiscus rosa-sinensis 'Seminoe' / Pink Hibiscus	10 gal.	1.25V/Gal	5'-6" X 3"	2	
	JAT	Jatropha hastata / Jatropha Tree	15 gal.			4	
	MAG	Magnolia grandiflora 'D.D. Blanchard' TM / Southern Magnolia	B & B	4V' DBH	14'-16" O.A.	2	
	PR	Phoenix roebelenii / Pygmy Date Palm Multi-Trunk	B & B		6' Triple	3	
	SP	Sabal palmetto / Cabbage Palmetto	B & B		16'-20" O.A.	3	
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3	QTY.	
	BA	Brassia arborescens / Dwarf Schefflera	3 gal.	2' X 2'	3' O.C.	11	
	CI	Chrysobalanus icaco Red Tip' / Red Tip Coccoloba	3 gal.	2' X 2'		38	
	CG	Cleome gilliflora nana / Dwarf Cleome	3 gal.	2' X 18V'	3' O.C.	44	
	NG	Neomarica gracilis / Apostle's Iris	3 gal.	2' X 18V'	2' O.C.	3	
	TD	Tripsacum dactyloides / Fakahatchee dross	3 gal.	2' X 18V'	3' O.C.	3	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT.	FIELD2	FIELD3	SPACING	QTY.
	DB	Bougainvillea x 'Barbara Karst' / Barbara Karst Bougainvillea Dwarf	3 gal.	12V' X 14V'		30" o.c.	41
	FM	Ficus microcarpa Green Island' / Green Island Ficus	3 gal.	12V' X 12V'		18" o.c.	31
	TA	Trachelospermum asiaticum 'Mina' / Mina Jasmine	1 gal.	4V' X 6V'		14" o.c.	144



James M. Towery

Licence No. 617

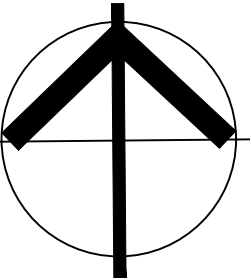
MIRAFLORES APARTMENTS

CITY-OF BOYNTON-BEACH,FLORIDA

BUILDING-FOUNDATION-PLAN

Revision	Notes	Date
REV#	REV NOTE	08/28/19
REV#	REV NOTE	03/05/20
REV#	REV NOTE	REV-DATE
REV#	REV NOTE	REV-DATE
REV#	REV NOTE	REV-DATE
REV#	REV NOTE	REV-DATE

Scale: 1"=20'-0"



File Name: MIRAFLORES-DWG.

Architectural Information Provided By	ARCH-COMPANY
Company Name:	ARCH-COMPANY
File Name:	ARCH-COMPANY
Date:	ARCH-COMPANY
Site Information Provided By	SITE-COMPANY
Company Name:	SITE-COMPANY
File Name:	SITE-COMPANY
Date:	SITE-COMPANY

L2.0



McLeod • McCarthy
& Associates, P.A.
Civil Engineers

The Forum III
1655 Palm Beach Lakes Blvd, Ste. 901
West Palm Beach, FL 33401
P: 561.689.9500
F: 561.689.8080
www.mcleodmccarthy.com

SEALED
TODD N. MCLEOD, P.E.
FL LICENSE #19-048
TODD N. MCLEOD, P.E.
FL LICENSE #19-048
THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND THE SIGNATURE IS VERIFIED. A
PRINTED COPY OF THIS DOCUMENT IS NOT CONSIDERED VALID. THE SHA-1
AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

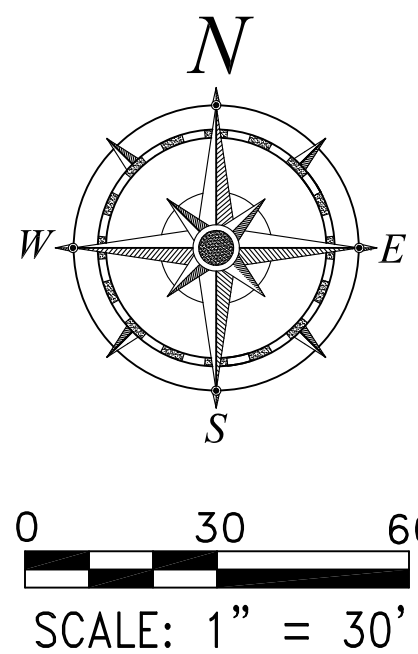
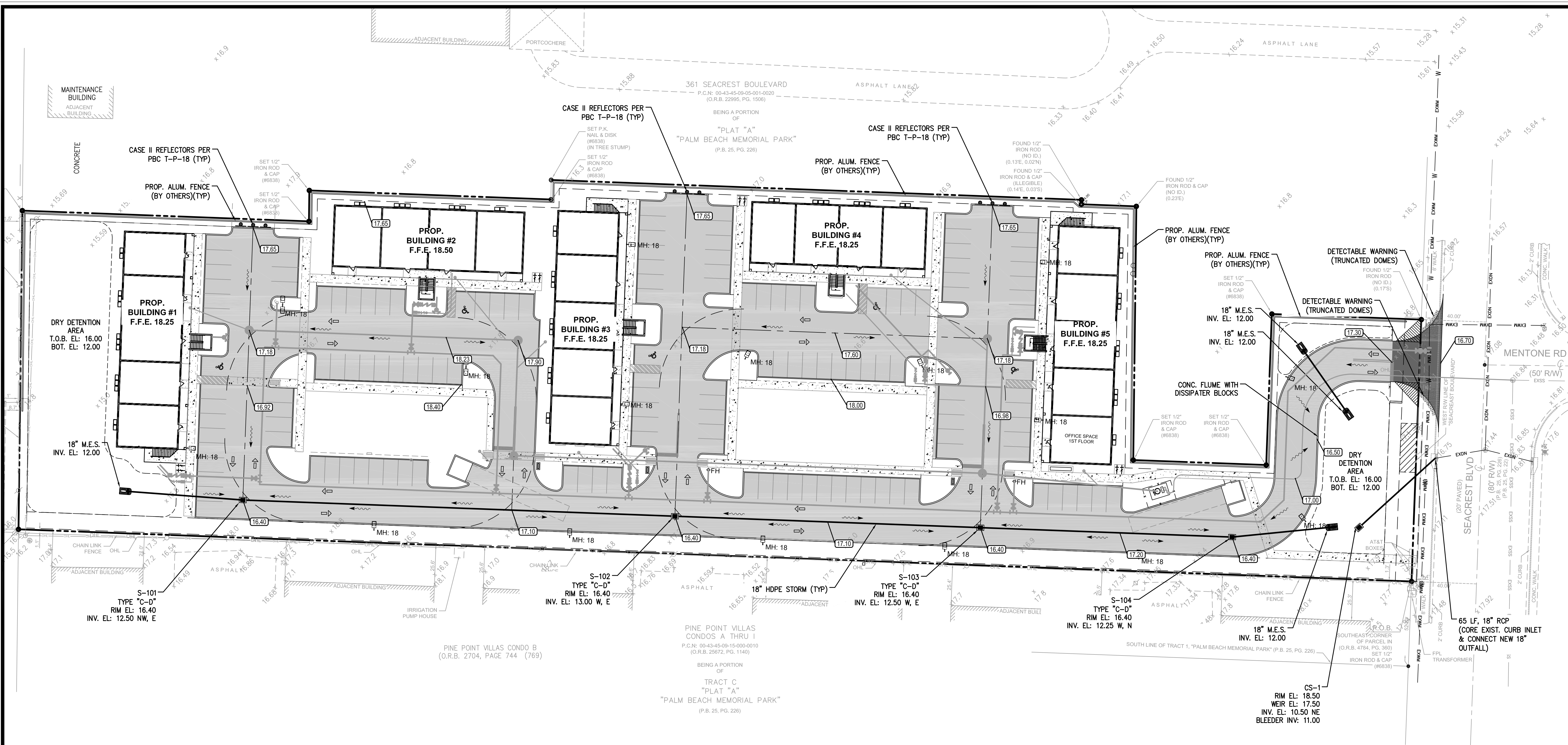
FIELD:
DRAWN: P. Saffold
DESIGNED: TMM
APPROVED: TMM
PROJECT #19-048

NO. DATE REVISIONS

CONCEPTUAL PAVING, GRADING,
& DRAINAGE PLAN
MIRAFLORES APARTMENTS
N. SEACREST BOULEVARD
BOYNTON BEACH, FLORIDA

SCALE: AS SHOWN
DATE: 2/7/20

SHEET
C1.1
OF 3



ACCESSIBILITY NOTES:

1. ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE - ACCESSIBILITY.
2. ALL WALKS CROSSING A VEHICULAR AREA SHALL HAVE DETECTABLE WARNING SURFACE (TRUNCATED DOME) IN ACCORDANCE WITH THE FLORIDA BUILDING CODE - ACCESSIBILITY.
3. CURB RAMP SLOPES AND DIMENSIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX NO. 522-02. CURB RAMP DETECTABLE WARNING SURFACES SHALL BE TRUNCATED DOME AND SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
4. DETECTABLE WARNING SHALL BE THE WIDTH OF THE WALKING SURFACE AND 3' IN LONGITUDINAL LENGTH (DIRECTION OF TRAVEL). DETECTABLE WARNING MATS SHALL PER THE FDOT APPROVED PRODUCTS LIST (APL), LATEST EDITION.

NOTES:

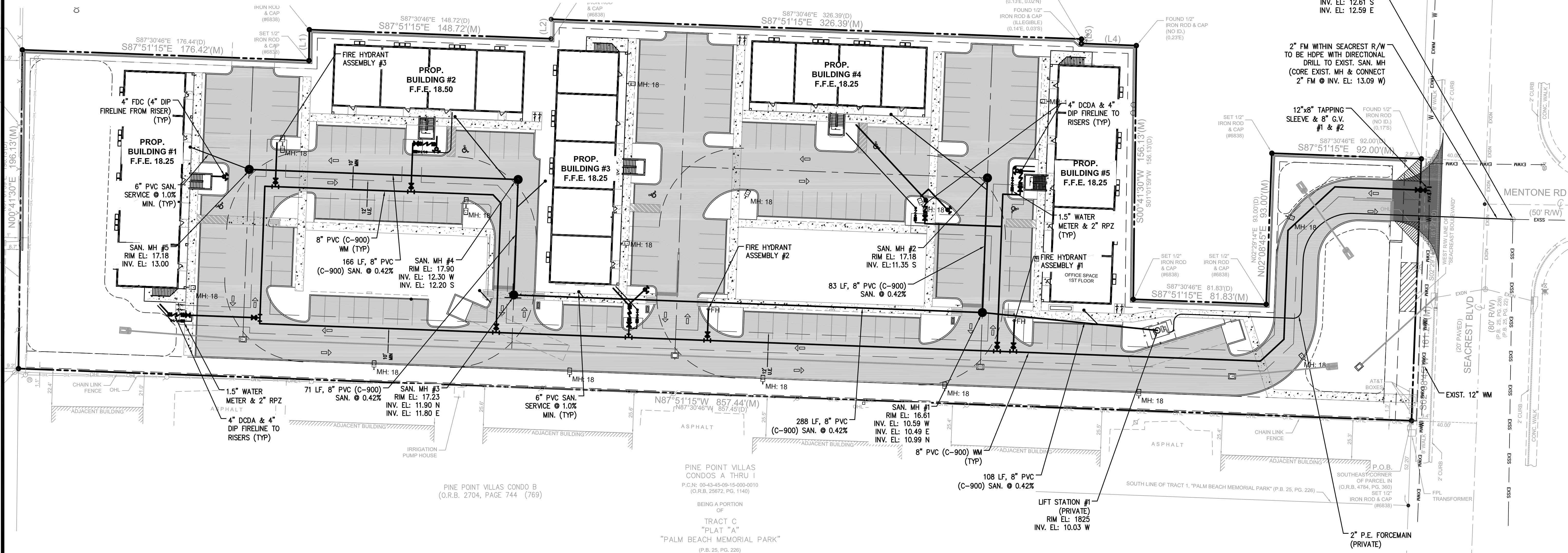
1. EXIST. UTILITIES, DRAINAGE, & ELEVATIONS BASED ON SURVEY PREPARED BY MILLER SURVEYING. CONTRACTOR SHALL VERIFY INVERTS, PIPE SIZES, AND STRUCTURE LOCATIONS PRIOR TO SUBMITTING SHOP DRAWINGS.
2. ALL LANDSCAPE AREAS ADJACENT TO BUILDING SHALL BE GRADED TO DRAIN AWAY FROM BUILDING.
3. CONTRACTOR SHALL CONFIRM DETECTABLE WARNING REQUIREMENTS WITH BUILDING OFFICIAL PRIOR TO INSTALLATION.
4. WHERE LANDSCAPE/SOD ABUTS BUILDING SLAB, A MINIMUM 3" SLAB REVEAL SHALL BE PROVIDED.
5. MAXIMUM SLOPE FROM TOP OF CURB AND BACK OF WALK TO FINISHED GRADE SHALL BE 4(H):1(V), UNLESS OTHERWISE NOTED.
6. ALL BUFFER, DETENTION, SWALE, AND UN-LANDSCAPED/UNPAVED AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED.
7. REFER TO SITE PLAN PREPARED BY MILLER LAND PLANNING FOR ADDITIONAL SITE REQUIREMENTS.
8. ALL BUFFER & UNPAVED/UNLANDSCAPED AREAS SHALL BE SODDED BY CONTRACTOR.
9. ALL OFFSITE DISTURBED AREAS SHALL BE SODDED BY CONTRACTOR. ALL DAMAGED CURBING, PAVEMENT, STRIPING, SIGNAGE, LANDSCAPING, ETC. SHALL BE RESTORED BY CONTRACTOR.
10. CONTRACTOR IS SOLELY RESPONSIBLE FOR PREPARING MAINTENANCE OF TRAFFIC (MOT) PLANS AND OBTAINING ALL REGULATORY APPROVALS FOR MOT PLANS. COPIES OF APPROVED MOT PLANS SHALL BE PROVIDED TO ENGINEER PRIOR TO COMMENCING WORK.

LEGEND

- PROP. SIGN
- SURFACE FLOW ARROW
- PROP. CONCRETE PAVEMENT
- PROP. ASPHALT PAVEMENT (ONSITE)
- PBC PAVEMENT SECTION
- PAVEMENT RESTORATION
- PROPOSED ELEVATION
- EXIST. ELEVATION

PBC NOTES:

- ALL CONSTRUCTION AND RESTORATION WORK WITHIN PBC R/W SHALL COMPLY WITH THE LATEST EDITION OF THE FDOT STANDARD INDEX FOR ROAD & BRIDGE CONSTRUCTION AND THE FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION
- IF DURING THE PROPOSED CONSTRUCTION/CROSSING ANY EXISTING PB COUNTY STORM DRAIN PIPE/STRUCTURES ARE AFFECTED IN ANY WAY PB COUNTY R&B REQUIRES FULL RESTORATION OF THE AFFECTED SYSTEM TO LIKE OR BETTER THEN LIKE CONDITION AND TO PB COUNTY/FDOT STANDARDS. ALL AFFECTED ROADWAYS ARE TO BE RESTORED FROM EOP TO EOP, LANE WIDTH MIN, AND 50' IN EITHER DIRECTION. IF ANY ADDITIONAL LANES ARE AFFECTED FOR ANY REASON DURING CONSTRUCTION, PB COUNTY R&B WILL REQUIRE THE ADDITIONAL LANES BE RESTORED TO LIKE OR BETTER THEN LIKE CONDITION AND TO EQUAL DIMENSIONS AS THE ADJACENT LANES. IF PB COUNTY SIDEWALK / PATHWAY / C&G / AND OR ADA FACILITIES ARE AFFECTED PB COUNTY R&B WILL REQUIRE RESTORATION ONE ADDITIONAL FLAG IN EITHER DIRECTION FROM THE POINT OF CONSTRUCTION AND TO BE LIKE OR BETTER THEN LIKE CONDITION / FDOT / PB COUNTY STANDARDS.
- ANY DAMAGE TO PBC TRAFFIC ITS FACILITIES CAUSED BY CONSTRUCTION OF THIS PROJECT MUST BE REPAIRED OR REPLACED TO ORIGINAL OR BETTER CONDITION BY THE PERMITTEE AT NOT COST TO PALM BEACH COUNTY.
- PBC RESERVES THE RIGHT TO DETERMINE IF DAMAGED PBC FACILITIES WILL BE REPAIRED OR REPLACED.



NOTES:

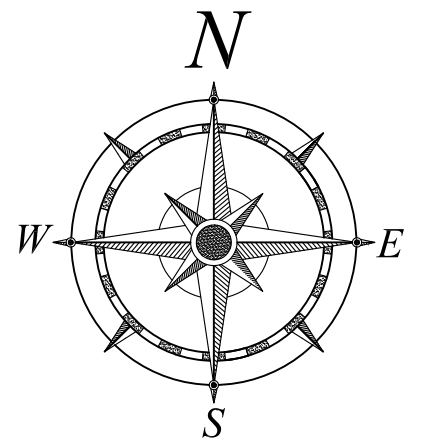
- PRIOR TO CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY (ELEVATION & LOCATION) ALL EXISTING UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUATION OF WORK.
- ALL SANITARY SEWER SHALL BE PVC, C-900 (UNLESS OTHERWISE NOTED).
- ALL WATER MAINS & FORCE MAINS SHALL BE PVC, C-900 UNLESS OTHERWISE NOTED.
- FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 7' AND A MAXIMUM OF 12' FROM EDGE OF PAVEMENT.
- VALVES SHALL NOT BE PLACED IN CURBS.
- ALL WATER AND SANITARY SERVICES SHALL BE CONSTRUCTED A MINIMUM OF 5' FROM DRAINAGE STRUCTURES.
- MAGNETIC TAPE IS REQUIRED FOR ALL WATER & FORCE MAINS AND SHALL BE 6\"/>

RECORD DRAWING NOTES:

- RECORD DRAWINGS SHALL BE PREPARED IN THE STATE PLANE COORDINATE SYSTEM.
- ALL UTILITY FEATURES SHALL BE SHOWN IN THEIR AS-BUILT LOCATION.
- STATE PLANE COORDINATES SHALL BE DISPLAYED ON RECORD DRAWINGS FOR ALL FEATURES SPECIFIED IN THE CITY STANDARDS.

GENERAL WATER NOTES:

- ALL WATER MAIN DUCTILE IRON PIPE (DIP) AND PIPE FITTINGS SHALL BE PAINTED WITH A 4\"/>



LEGEND

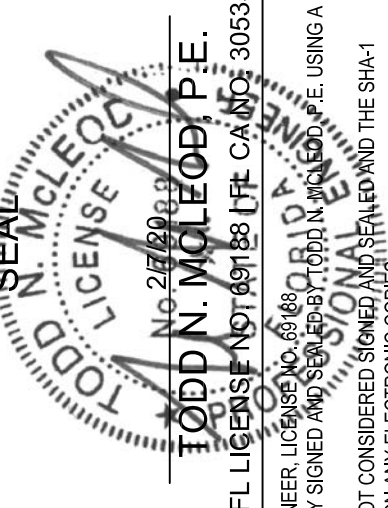
	EASEMENT LINE
	EXISTING WATER MAIN, GATE VALVE (G.V.), TEE, F.H. AND PLUG
	EXISTING SANITARY SEWER MAIN, MANHOLE AND DIRECTION OF FLOW.
	PROPOSED WATER MAIN, GATE VALVE (G.V.), BEND AND TEE WITH FIRE HYDRANT ASSEMBLY.
	PROPOSED SANITARY SEWER MAIN, SINGLE & DOUBLE SEWER SERVICE CLEAN OUT (C.O.), MANHOLE AND
	CONCRETE
	PAVEMENT RESTORATION
	ASPHALT PAVEMENT
	UTILITY CONFLICT
	UTILITY EASEMENT

COLOR CODING NOTE: ALL WATER MAIN PIPE, INCLUDING FITTINGS, INSTALLED ON OR AFTER AUGUST 28, 2003, EXCEPT PIPE INSTALLED UNDER CONSTRUCTION PERMIT FOR WHICH THE DEPARTMENT RECEIVED A COMPLETE APPLICATION BEFORE AUGUST 28, 2003, SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND 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 SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE AT DRINKING WATER TREATMENT PLANTS SHALL BE COLOR CODED AND LABELED IN ACCORDANCE WITH SUBSECTION 62-555.320(10), F.A.C., AND ALL OTHER ABOVEGROUND PIPE SHALL BE PAINTED BLUE OR COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.



McLeod • McCarthy
& Associates, P.A.
Civil Engineers

The Forum III
1655 Palm Beach Lakes Blvd, Ste. 901
West Palm Beach, FL 33401
P: 561.689.9500
F: 561.689.8080
www.mcleodmccarthy.com



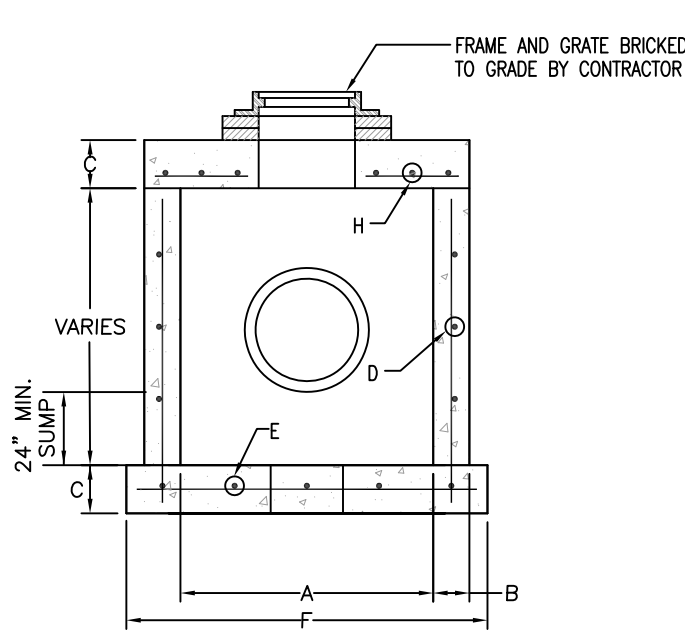
FIELD:
DRAWN: P. Saffold
DESIGNED: TMM
APPROVED: TMM
PROJECT #19-048

REVISIONS
DATE
NO.

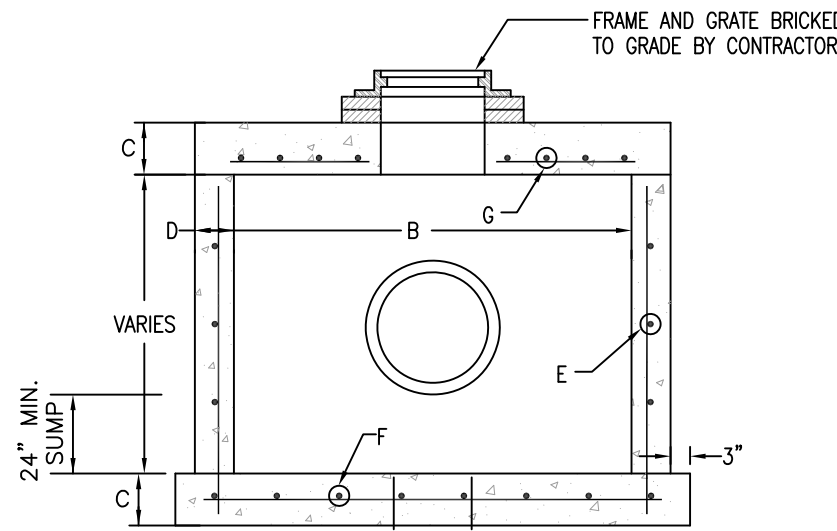
CONCEPTUAL WATER
& WASTEWATER PLAN
MIRAFLORES APARTMENTS
N. SEACREST BOULEVARD
BOYNTON BEACH, FLORIDA

SCALE: AS SHOWN
DATE: 2/7/20

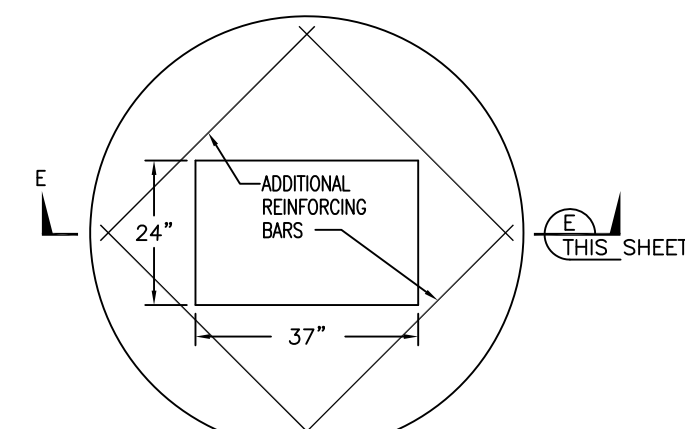
SHEET
C1.2
OF 3



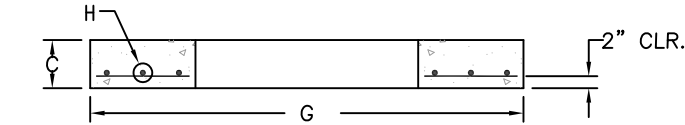
CATCH BASIN
(SEE TABLE FOR DIMENSIONS)



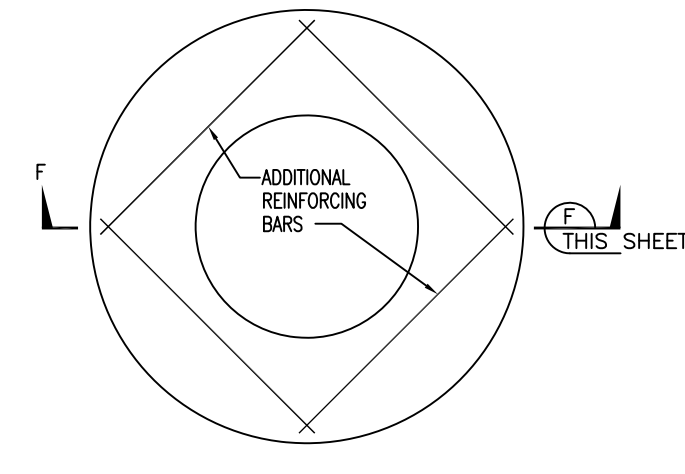
CATCH BASIN
(SEE TABLE FOR DIMENSIONS)



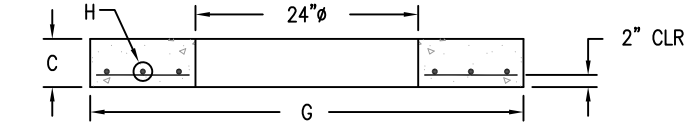
TOP SLAB FOR CATCH BASIN



SECTION E
(SEE TABLE FOR DIMENSIONS)



TOP SLAB FOR MANHOLE



SECTION F
(SEE TABLE FOR DIMENSIONS)

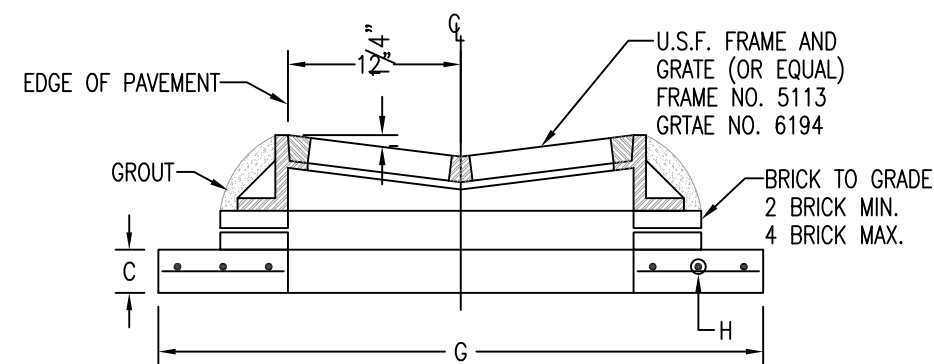
A	B	C	D	E*	F	G	H*
3'-6"	4"	8"	ASTM C-478	#4 @ 12"	4'-8"	4'-2"	#4 @ 6"
3'-0"	6"	8"	ASTM C-478	#4 @ 12"	5'-0"	4'-6"	#4 @ 6"
4'	6"	8"	ASTM C-478	#4 @ 12"	6'-0"	5'-0"	#4 @ 6"
4'	8"	8"	ASTM C-478	#4 @ 12"	6'-4"	5'-4"	#4 @ 6"
5'-0"	8"	8"	ASTM C-478	#5 @ 12"	7'-4"	6'-4"	#5 @ 8"
6'-0"	8"	8"	ASTM C-478	#5 @ 8"	8'-0"	7'-0"	#5 @ 6"
6'-0"	8"	8"	ASTM C-478	#5 @ 6"	8'-4"	7'-4"	#5 @ 6"
7'-0"	8"	8"	ASTM C-478	#5 @ 6"	9'-4"	8'-4"	#5 @ 6"
8'-0"	10"	10"	ASTM C-478	#5 @ 6"	10'-8"	9'-8"	#6 @ 6"
10'-0"	12"	12"	ASTM C-478	#5 @ 6"	12'-0"	12'-0"	#6 @ 6"

INLET NOTES

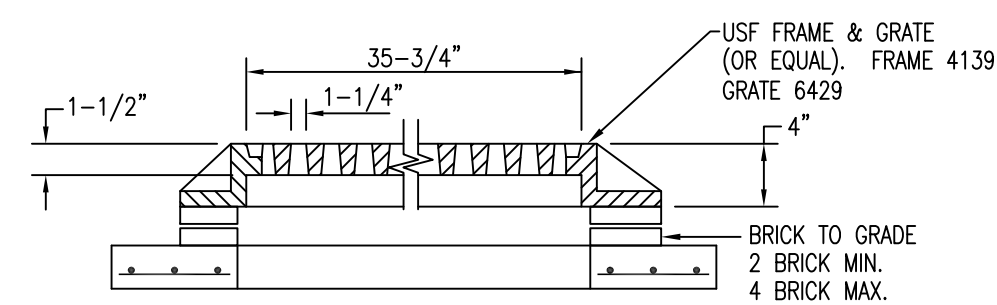
BEVELED EDGES: ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".
FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED, ALL SUCH MATERIAL MUST BE REMOVED DOWN TO SATISFACTORY MATERIAL AND BACKFILLED TO SUBGRADE WITH CLEAN SAND.
INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. INLETS RECEIVING PIPE LARGER THAN 42" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS

MATERIAL: INLET WALLS AND BASES MAY EITHER BE CAST-IN-PLACE CLASS I, 2500 P.S.I. CONCRETE OR PRECAST CLASS II, 4000 (MIN.) P.S.I. CONCRETE.

CIRCULAR CATCH BASIN (ON-SITE)



VALLEY GUTTER TOP (TYPE 'C-V' INLET)
GRATE ELEVATION AS SHOWN ON PLANS = EDGE OF PAVEMENT ELEVATION



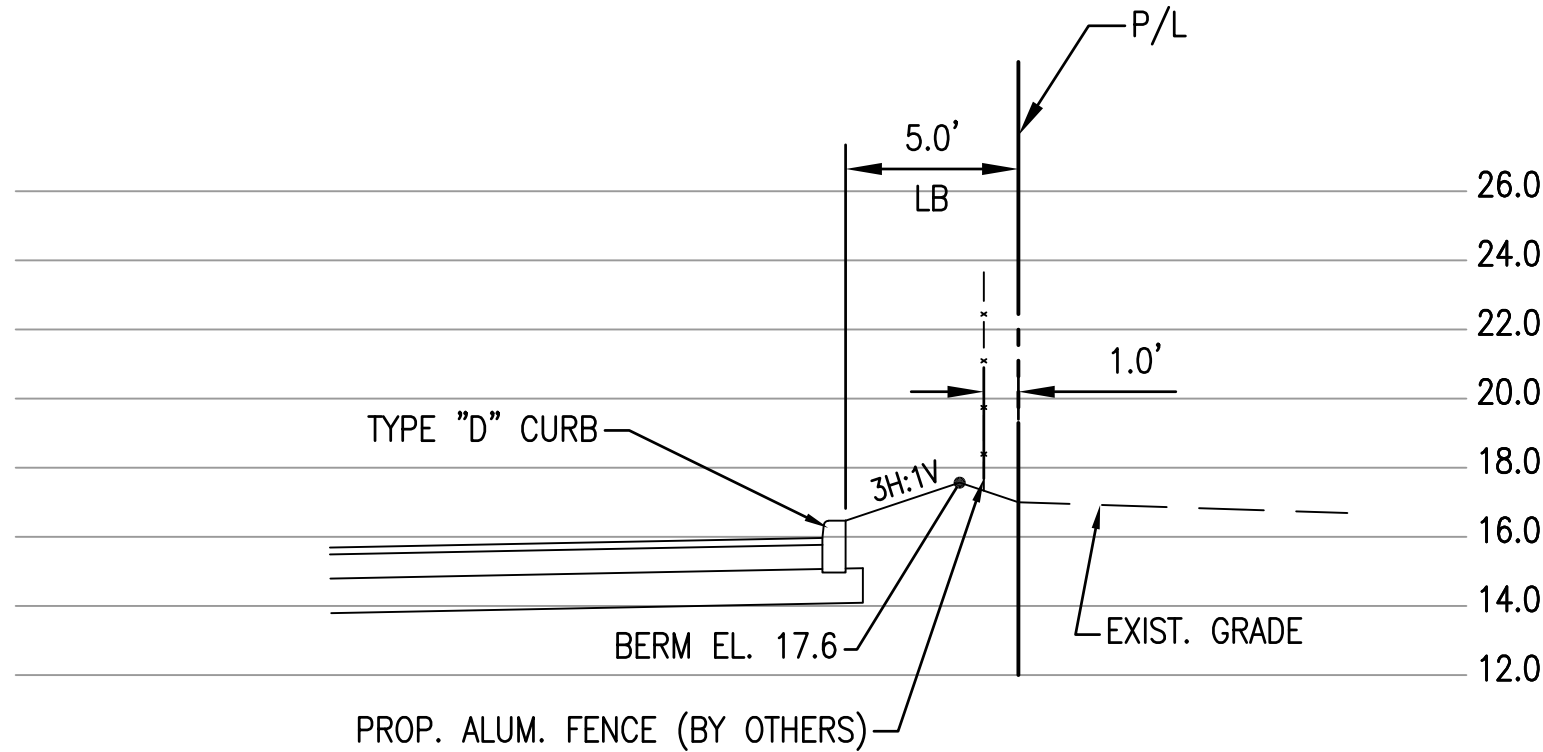
INLET TOP (TYPE 'C-D' INLET)

A	B	C	D	E*	F*	G*
3'-6"	3'-6"	8"	6"	#4 @ 12"	#4 @ 9"	#4 @ 6"
4'-0"	4'-0"	8"	6"	#4 @ 12"	#4 @ 9"	#4 @ 6"
4'-10"	5'-0"	8"	8"	#4 @ 12"	#5 @ 12"	#5 @ 6"
6'-0"	6'-0"	8"	8"	#4 @ 12" V	#6 @ 12"	#6 @ 6"
8'-0"	8'-0"	10"	8"	#4 @ 12" V	#6 @ 12"	#6 @ 6"
10'-0"	10'-0"	10"	8"	#4 @ 12" V	#6 @ 6"	#7 @ 6"
3'-0"	4'-6"	8"	8"	#4 @ 12" V	#4 @ 12"	#4 @ 6"
3'-6"	6'-0"	8"	8"	#4 @ 6" H	#5 @ 12"	#5 @ 6"
4'-0"	6'-0"	8"	8"	#4 @ 6" H	#5 @ 12"	#5 @ 6"
3'-6"	6'-0"	8"	8"	#4 @ 12" V	#5 @ 12"	#5 @ 6"
4'-0"	8'-0"	8"	8"	#4 @ 6" H	#5 @ 12"	#5 @ 6"
5'-0"	7'-0"	8"	8"	#4 @ 12" V	#5 @ 12"	#5 @ 6"
6'-0"	8'-0"	8"	8"	#4 @ 6" H	#6 @ 12"	#6 @ 6"
6'-0"	12'-0"	8"	8"	#4 @ 6" H	#6 @ 12"	#6 @ 6"

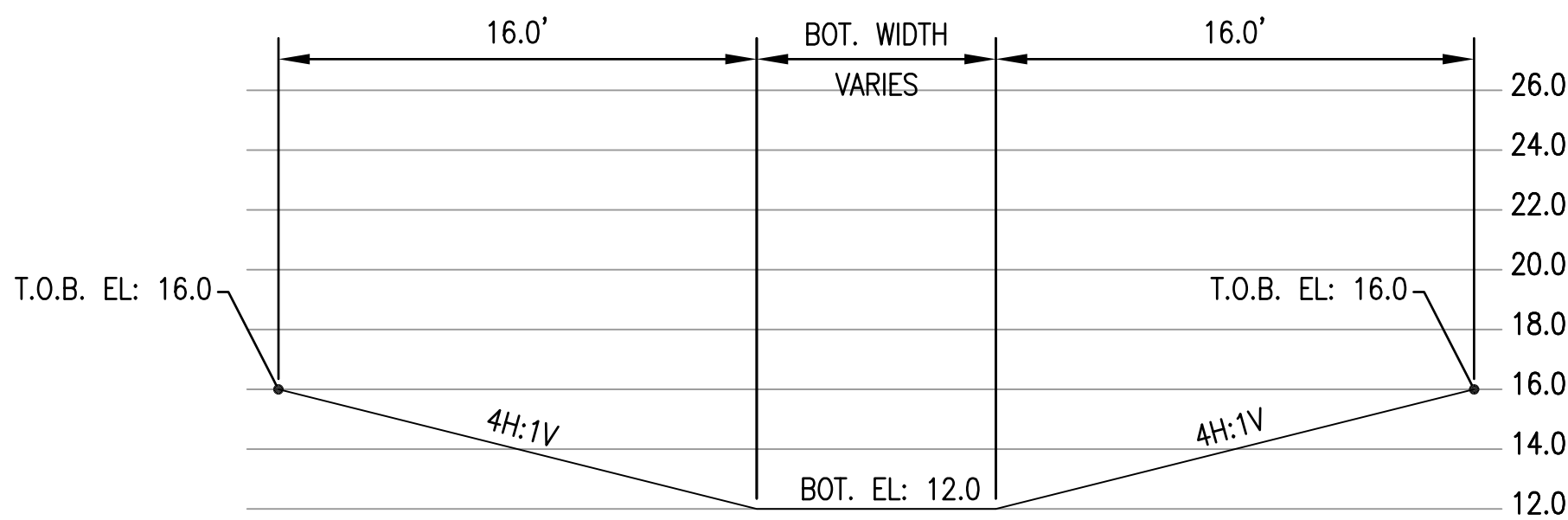
INLET NOTES

BEVELED EDGES: ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".
FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED, ALL SUCH MATERIAL MUST BE REMOVED DOWN TO SATISFACTORY MATERIAL AND BACKFILLED TO SUBGRADE WITH CLEAN SAND.
INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. INLETS RECEIVING PIPE LARGER THAN 42" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS
MATERIAL: INLET WALLS AND BASES MAY EITHER BE CAST-IN-PLACE CLASS I, 2500 P.S.I. CONCRETE OR PRECAST CLASS II, 4000 (MIN.) P.S.I. CONCRETE.

RECTANGULAR CATCH BASIN (ON-SITE)

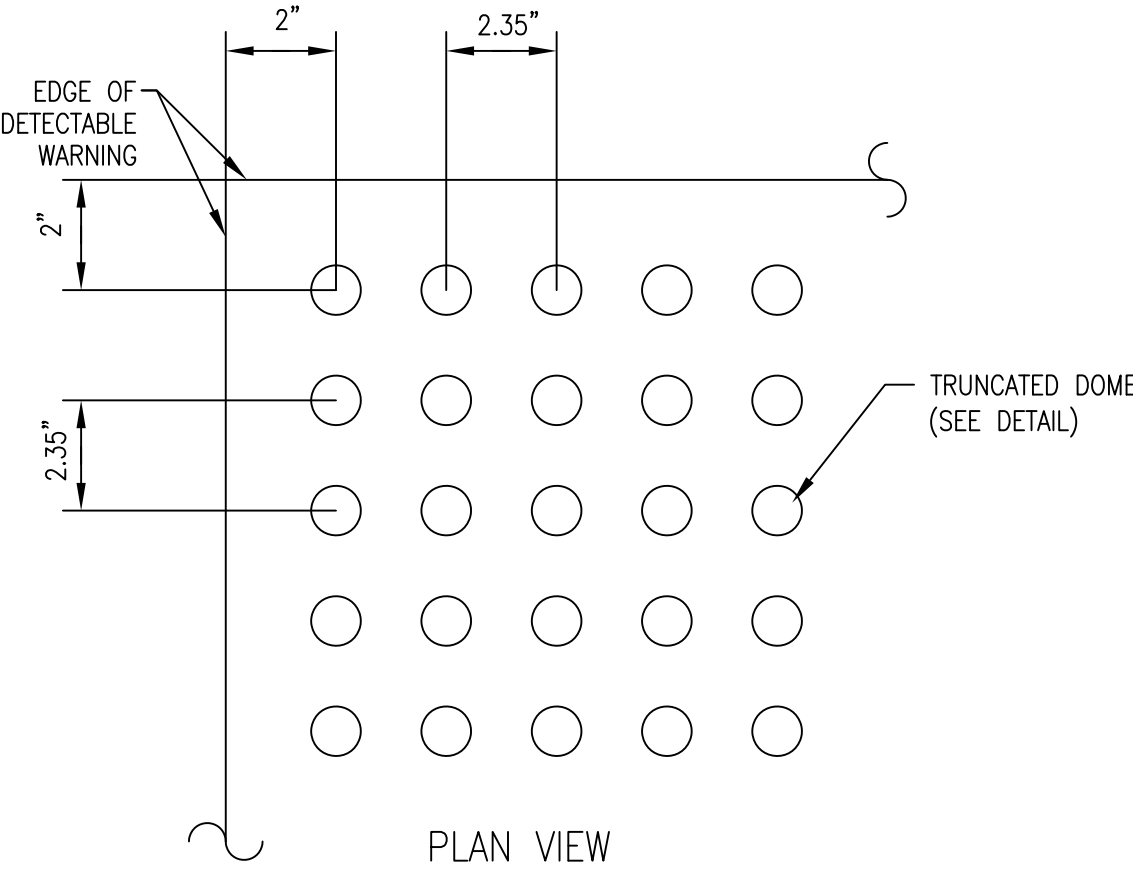


TYPICAL PROPERTY LINE BERM SECTION

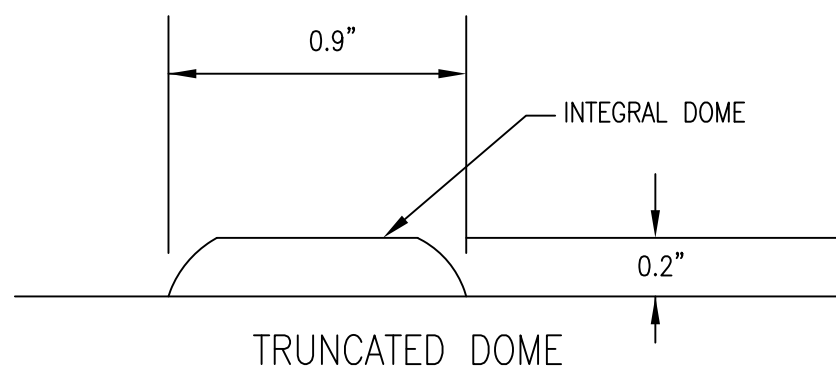


C.W.E. 7.00

TYPICAL DRY DETENTION SECTION

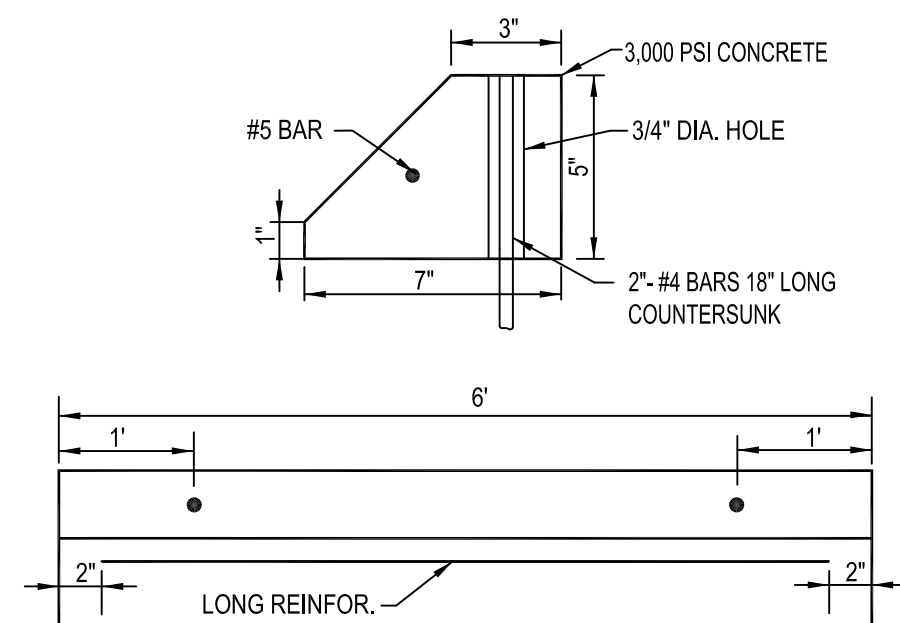


PLAN VIEW

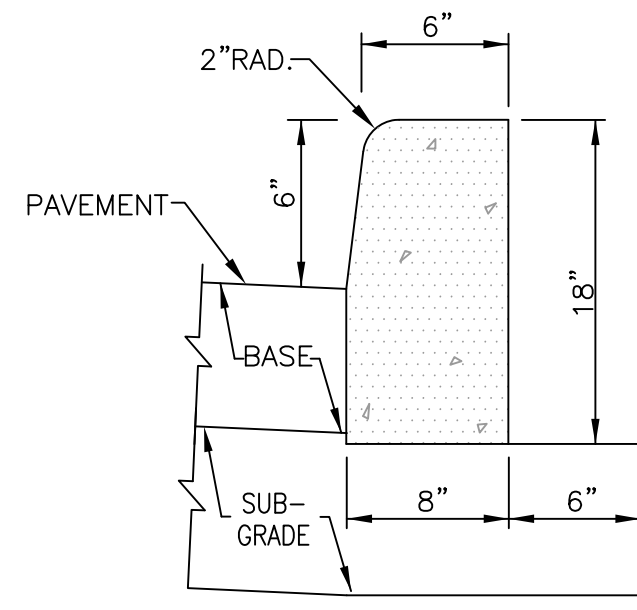


TRUNCATED DOME

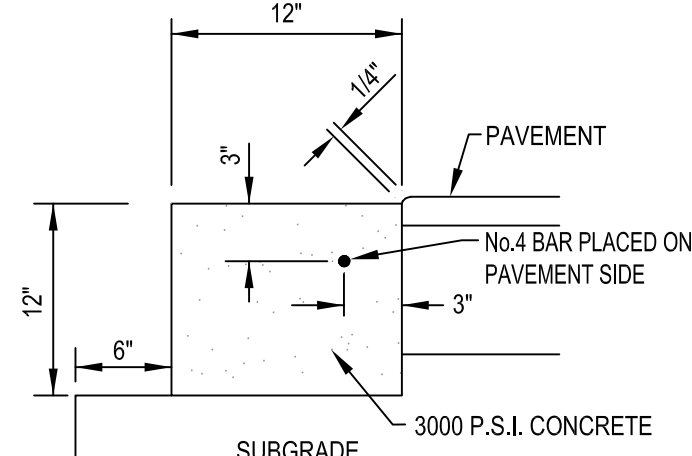
TYPICAL CURB RAMP DETECTABLE WARNING DETAIL
(COMPLY WITH FDOT INDEX 522-02 & FBC)



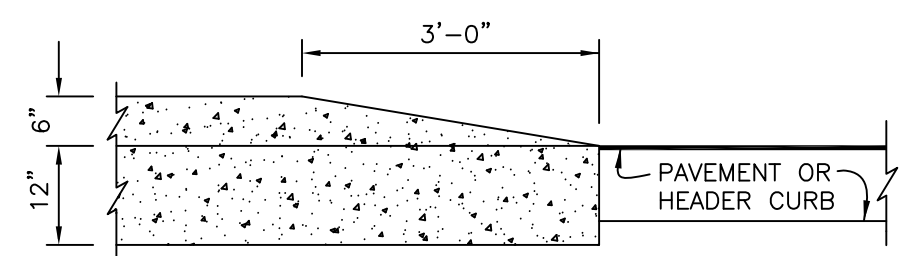
CONCRETE WHEEL STOP DETAIL
N.T.S.



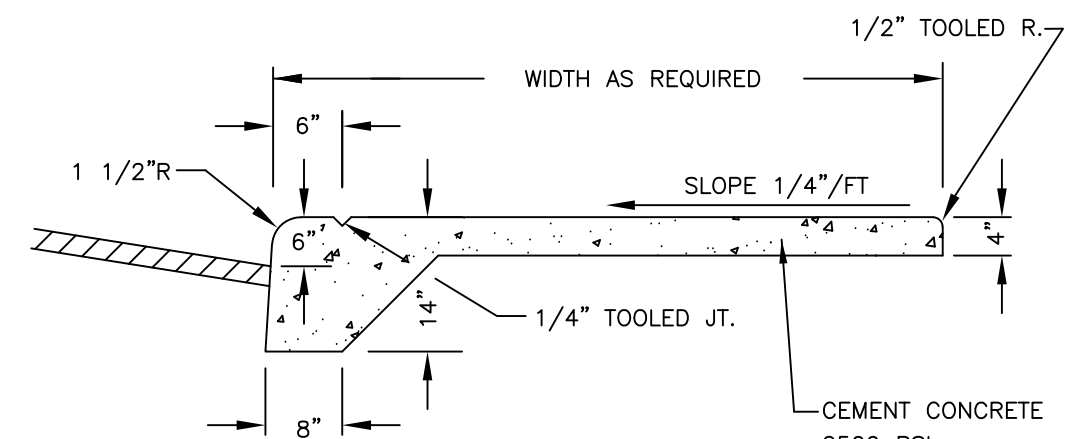
TYPE "D" CURB
N.T.S.



12" FLUSH HEADER CURB
N.T.S.



TRANSITION CURB TAPER DETAIL
N.T.S.



NOTES:
1. THE REVEAL SHOWN MAY VARY. REFER TO PLANS FOR LOCATIONS.
2. MONOLITHIC WALK & CURB REQUIRED AT ALL LOCATIONS WHERE PROPOSED SIDEWALK ABUTS ASPHALT PAVEMENT.

MONOLITHIC CURB
AND SIDEWALK SECTION
N.T.S.

PAVEMENT SECTION REQUIREMENTS			
TYPE	WEARING SURFACE	BASE	SUB-GRADE
CONCRETE PAVEMENT (ON-SITE)	6" THICK (3,000 PSI) WITH JOINTING PER ACI 330. JOINTING PLAN TO BE SUBMITTED PRIOR TO POURING CONCRETE	N/A	12" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180 (LBR 30)
ASPHALT PAVEMENT (ON-SITE)	1.5" THICK SP-9.5 A.C.S.C. (2-LIFTS)	8" THICK LIMESTONE BASE (LBR 100) COMPACTED TO 98% AASHTO T-180 DENSITY & PLACED IN 4" MAX. LIFTS.	12" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180
ASPHALT PAVEMENT (PBC R/W)	1" THICK FC-9.5 FRICTION COURSE OVER 1.5" SP STRUCTURE COURSE (LEVEL C) W/TACK & PRIME COAT PER FDOT SPECS.	FDOT OPTIONAL BASE GROUP 13 (6" MAX LIFT) COMPACTED TO 98% AASHTO T-180	12" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180
SIDEWALKS	SIDEWALK: 4" THICK CONCRETE (3,000 PSI). CONCRETE TO BE BROOM FINISHED WITH EVEN, DUSTLESS SURFACE. CONTROL JOINTS TO BE SPACED 5' ON CENTER. ISOLATION JOINTS REQUIRED WHERE SIDEWALK ABUTS BUILDING, EXISTING PAVEMENT, OR OTHER STRUCTURES.		



McLeod • McCarthy
& Associates, P.A.
Civil Engineers

The Forum III
1655 Palm Beach Lakes Blvd, Ste. 901
West Palm Beach, FL 33401
P: 561.689.9500
F: 561.689.8080
www.mcleodmccarthy.com



FIELD: DRAWN: P. Saffold
DESIGNED: TMM
APPROVED: TMM
PROJECT #19-048
TODD N. McLEOD, P.E.
FL LICENSE NO. 12289
THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED. THE SEALING AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NO. DATE REVISIONS

PRELIMINARY ENGINEERING DETAILS
MIRAFLOR APARTMENTS
N. SEACREST BOULEVARD
BOYNTON BEACH, FLORIDA

SCALE: AS SHOWN
DATE: 2/7/20

SHEET
C2.1
OF 3



Renewable Design, LLC
Ca. Lic. No. 29339

Ruth Haggerty, PE
West Palm Beach, Florida
Phone: 561-333-2321
rhaggerty@bellsouth.net
www.renewable-eng.com

architectural
consultants
inc.

ARCHITECTURE / DESIGN
Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401
Phone 561-655-0674

MIRAFLOR APARTMENTS
CITY OF BOYNTON BEACH,
FLORIDA

THIS DESIGN AND DRAWING IS THE
EXPRESS PROPERTY OF THE DESIGNER.
ANY REPRODUCTION, CHANGE OR COPY
REQUIRES THE WRITTEN PERMISSION
OF RENEWABLE DESIGN.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN
FIELD AND SHALL REPORT ANY DISCREPANCY OR
INCONSISTENCIES WITH THE CONSTRUCTION
DOCUMENTS TO THE ENGINEER AND ARCHITECT
BEFORE CONTINUING WORK.

1-2-20 PLANNING REVIEW SET
REV # DATE DESCRIPTION

SEAL

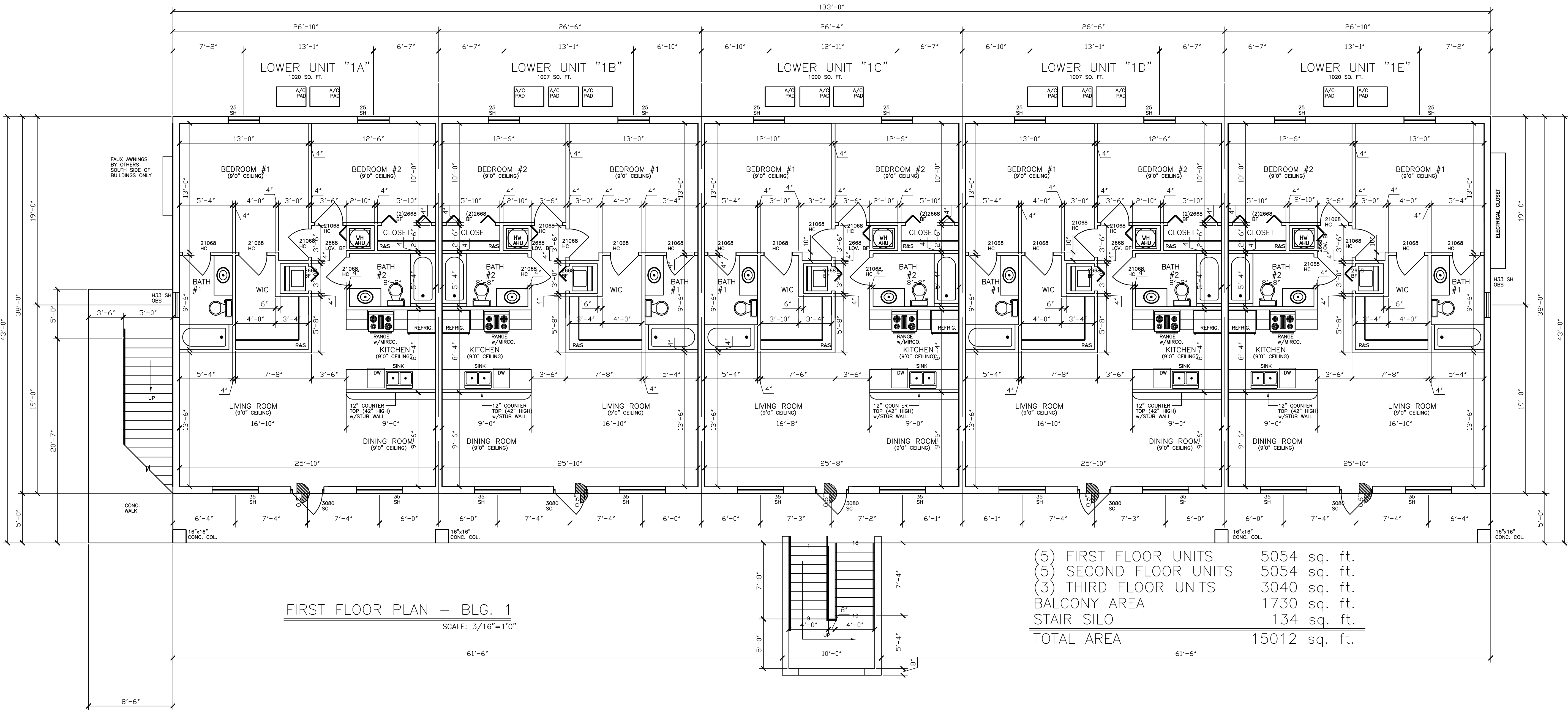
ROGER HANSROTE, ARCHITECT
FLAR # 14300
RUTH HAGGERTY, PE
FL # 71092

DATE: 8-15-19
DRAWN BY: TK
APPROVED BY: RH
SCALE: AS NOTED

SHEET TITLE
BLDG 1 FIRST
FLOOR PLAN

SHEET NUMBER

A-1
OF 21



BUILDING 1

5 UNITS - FIRST FLOOR - 2/2
5 UNITS - SECOND FLOOR - 2/2
3 UNITS - THIRD FLOOR - 2/2

REVIEW SET 2-7-20
NOT FOR CONSTRUCTION



Renewable Design, LLC
Ca. Lic. No. 29339

Ruth Haggerty, PE
West Palm Beach, Florida
Phone: 561-333-2321
rhaggerty@bellsouth.net
www.renewable-eng.com

architectural
consultants
inc.

ARCHITECTURE / DESIGN
Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

MIRAFLOR APARTMENTS
CITY OF BOYNTON BEACH,
FLORIDA

THIS DESIGN AND DRAWING IS THE
EXCLUSIVE PROPERTY OF THE DESIGNER.
ANY REPRODUCTION, CHANGE OR COPY
REQUIRES THE WRITTEN PERMISSION
OF RENEWABLE DESIGN.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN
FIELD AND SHALL REPORT ANY DISCREPANCY OR
INCONSISTENCIES WITH THE CONSTRUCTION
DOCUMENTS TO THE ENGINEER AND ARCHITECT
BEFORE CONTINUING WORK.

1-2-20 PLANNING REVIEW SET
REV # DATE DESCRIPTION

SEAL

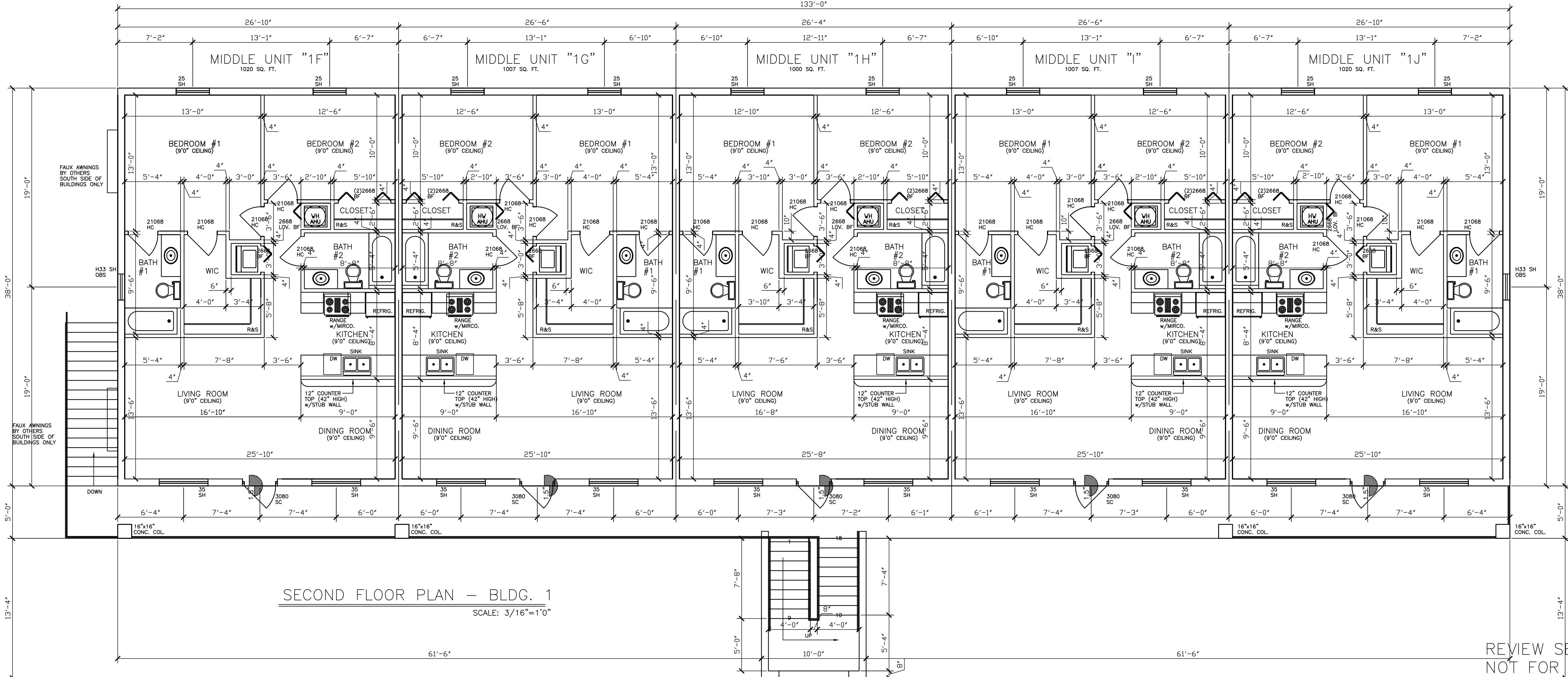
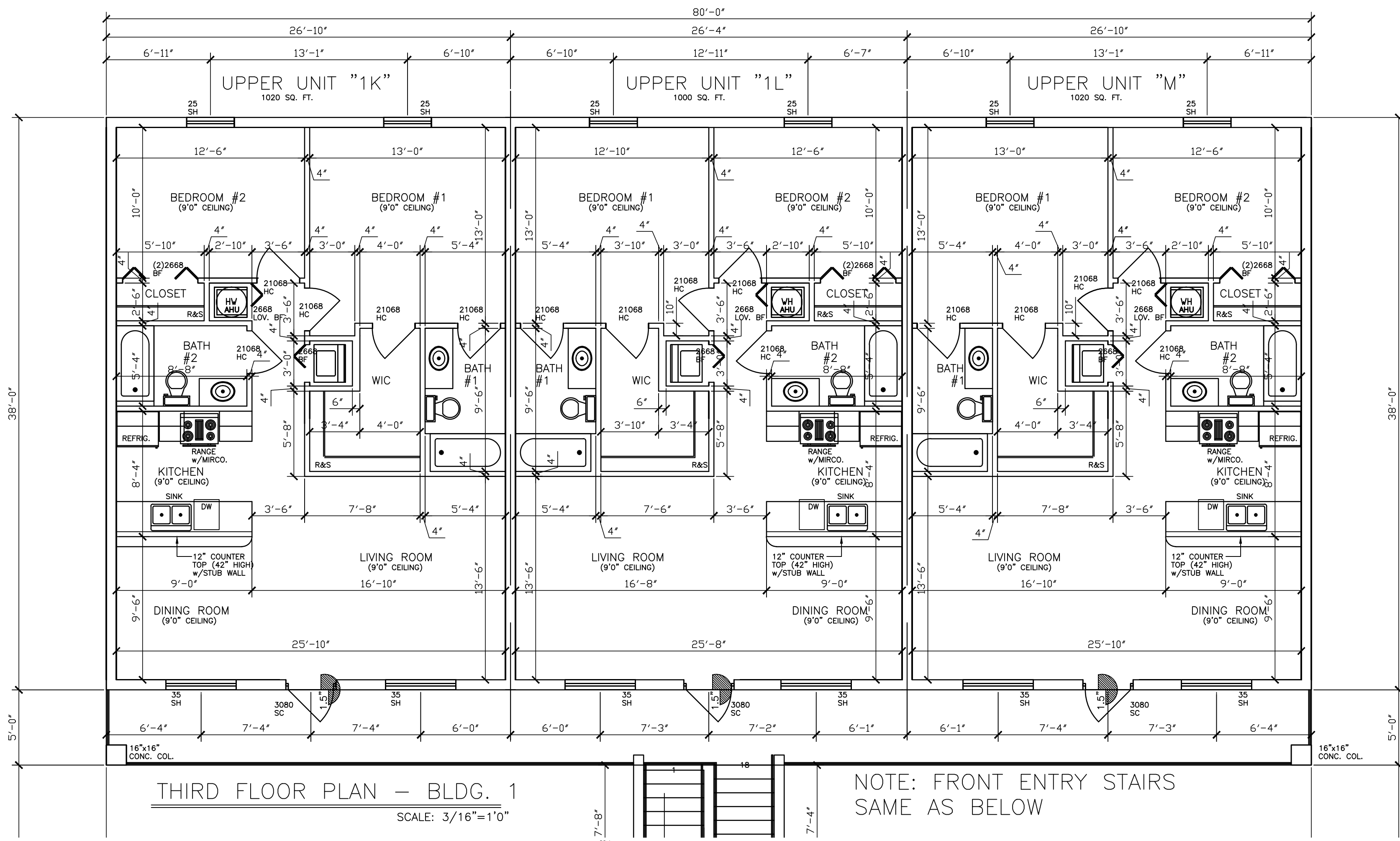
ROGER HANSROTE, ARCHITECT
FLAR # 14300
RUTH HAGGERTY, PE
FL # 71092

DATE: 8-15-19
DRAWN BY: TK
APPROVED BY: RH
SCALE: AS NOTED

SHEET TITLE
BLDG 1, 2ND&3RD
FLOOR PLAN

SHEET NUMBER

A-2
OF 21



REVIEW SET 2-7-20
NOT FOR CONSTRUCTION



Renewable Design, LLC
Ca. Lic. No. 29339

Ruth Haggerty, PE
West Palm Beach, Florida
Phone: 561-373-2327
rhaggerty7@bellsouth.net
www.renewable-eng.com

architectural
consultants
inc.

ARCHITECTURE / DESIGN
Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

MIRAFLOR APARTMENTS
CITY OF BOYNTON BEACH,
FLORIDA

THIS DESIGN AND DRAWING IS THE
EXPRESS PROPERTY OF THE DESIGNER.
ANY REPRODUCTION, CHANGE OR COPY
REQUIRES THE WRITTEN PERMISSION
OF RENEWABLE DESIGN.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN
FIELD AND SHALL REPORT ANY DISCREPANCY OR
INCONSISTENCIES WITH THE CONSTRUCTION
DOCUMENTS TO THE ENGINEER AND ARCHITECT
BEFORE CONTINUING WORK.

1-2-20 PLANNING REVIEW SET
REV # DATE DESCRIPTION

SEAL

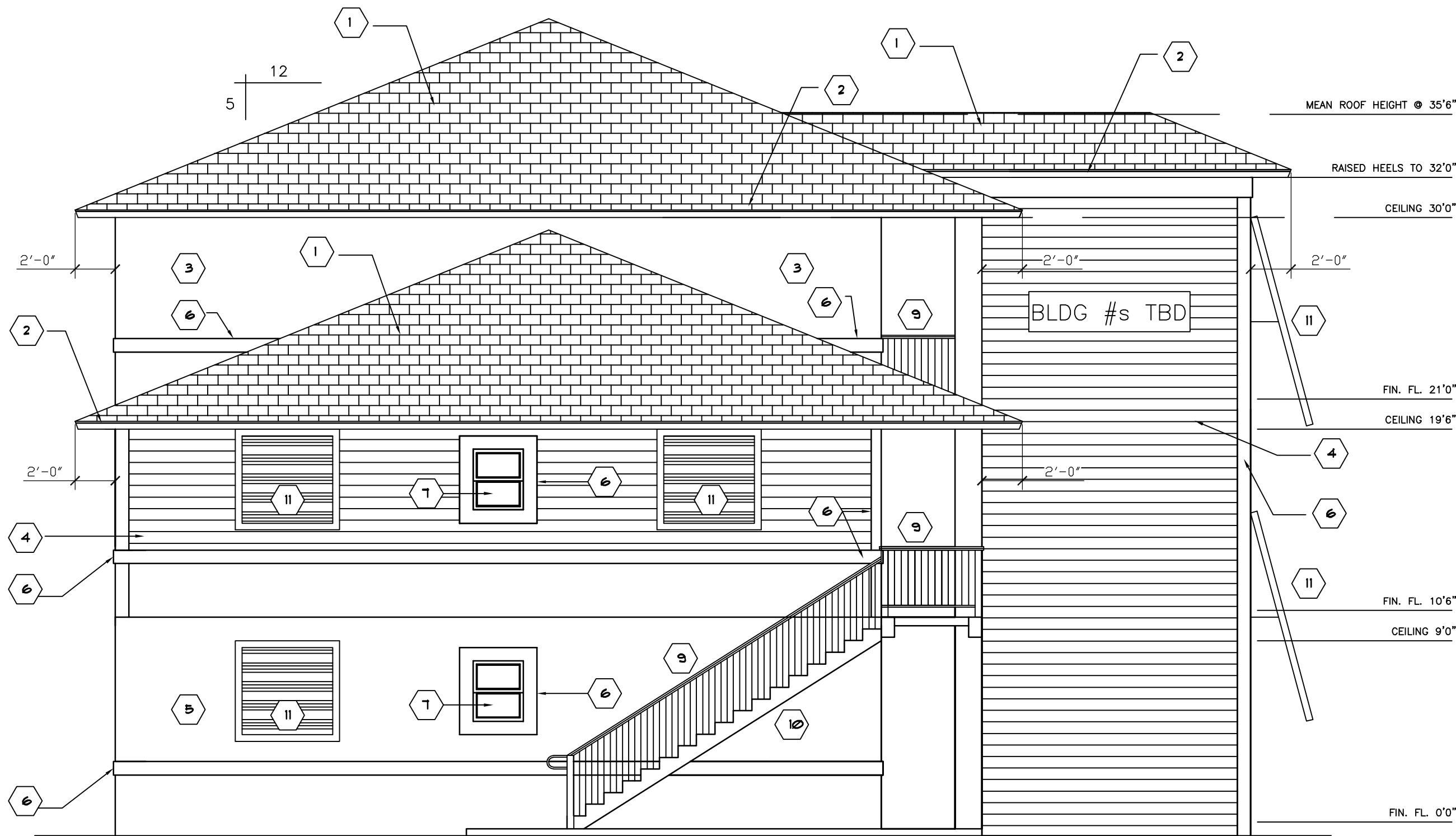
ROGER HANSROTE, ARCHITECT
FLAR # 14300
RUTH HAGGERTY, PE
FL # 71092

DATE: 8-15-19
DRAWN BY: TK
APPROVED BY: RH
SCALE: AS NOTED

SHEET TITLE
BLDG 1
ELEVATIONS

SHEET NUMBER

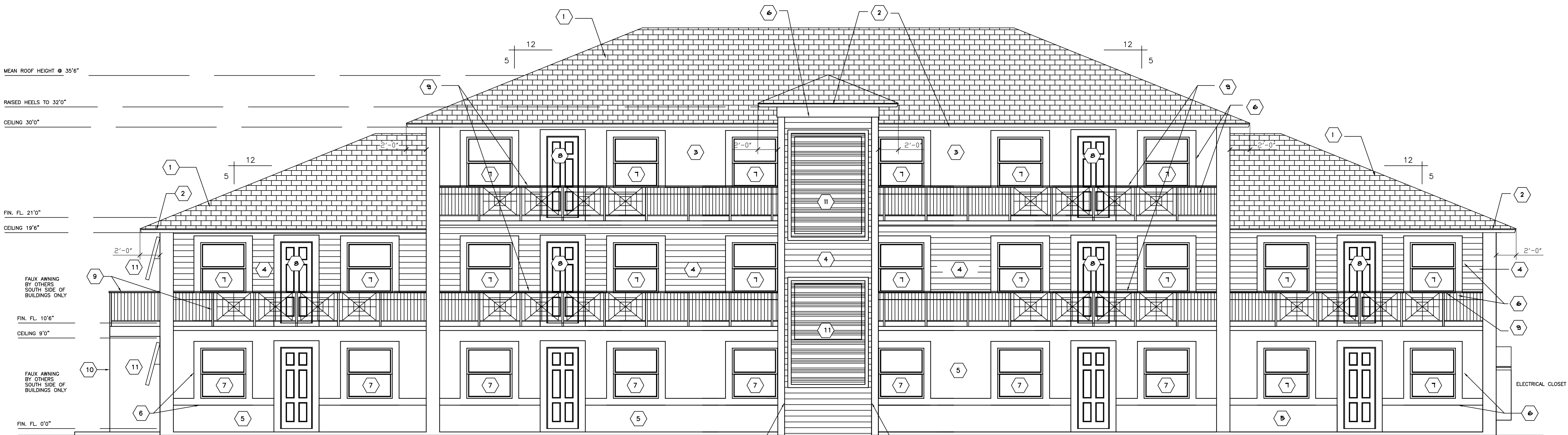
A-3
OF 21



SOUTH ELEVATION

BLDG. 1

MATERIAL LEGEND		COLOR LEGEND	
ITEM	MATERIAL/COLOR	COLOR	
1	ROOF	FIBERGLASS SHINGLES	LIGHT GRAY
2	FASCIAS	PAINTED FASCIA BOARD	SW 7005, PURE WHITE
3	WALL	SMOOTH TEXTURED STUCCO, PAINTED	SW 7005, PURE WHITE
4	WALL	LAPPED STUCCO, PAINTED	SW 6505, ATMOSPHERIC
5	WALL	SMOOTH TEXTURED STUCCO, PAINTED	SW 6505, ATMOSPHERIC
6	WALL TRIM	SMOOTH TEXTURED STUCCO BANDING, PAINTED	SW 7005, PURE WHITE
7	WINDOWS	IMPACT RATED WINDOWS, VINYL LOW-E	WHITE FRAME AND MULLIONS
8	DOORS	IMPACT RATED DOORS	WHITE
9	RAILING	ALUM. METAL RAILING, PER SPECIFICATIONS	POWDER COATED, WHITE
10	STAIRS	METAL STAIRS, PER SPECIFICATIONS	POWDER COATED, GRAY
11	FAUX AWNINGS	DECORATIVE ALUM. AWNINGS, PER SPECIFICATIONS	POWDER COATED, WHITE



BLDG. 1 ELEVATIONS
SCALE: 3/16"=1'0"

EAST ELEVATION

REVIEW SET 2-11-20
NOT FOR CONSTRUCTION



Renewable Design, LLC
Ca. Lic. No. 29339

Ruth Haggerty, PE
West Palm Beach, Florida
Phone: 561-373-2327
rhaggerty7@bellsouth.net
www.renewable-eng.com

architectural
consultants
inc.

ARCHITECTURE / DESIGN
Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

MIRAFLOR APARTMENTS
CITY OF BOYNTON BEACH,
FLORIDA

THIS DESIGN AND DRAWING IS THE
EXPRESS PROPERTY OF THE DESIGNER.
ANY REPRODUCTION, CHANGE OR COPY
REQUIRES THE WRITTEN PERMISSION
OF RENEWABLE DESIGN.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN
FIELD AND SHALL REPORT ANY DISCREPANCY OR
INCONSISTENCIES WITH THE CONSTRUCTION
DOCUMENTS TO THE ENGINEER AND ARCHITECT
BEFORE CONTINUING WORK.

1-2-20 PLANNING REVIEW SET
REV # DATE DESCRIPTION

SEAL

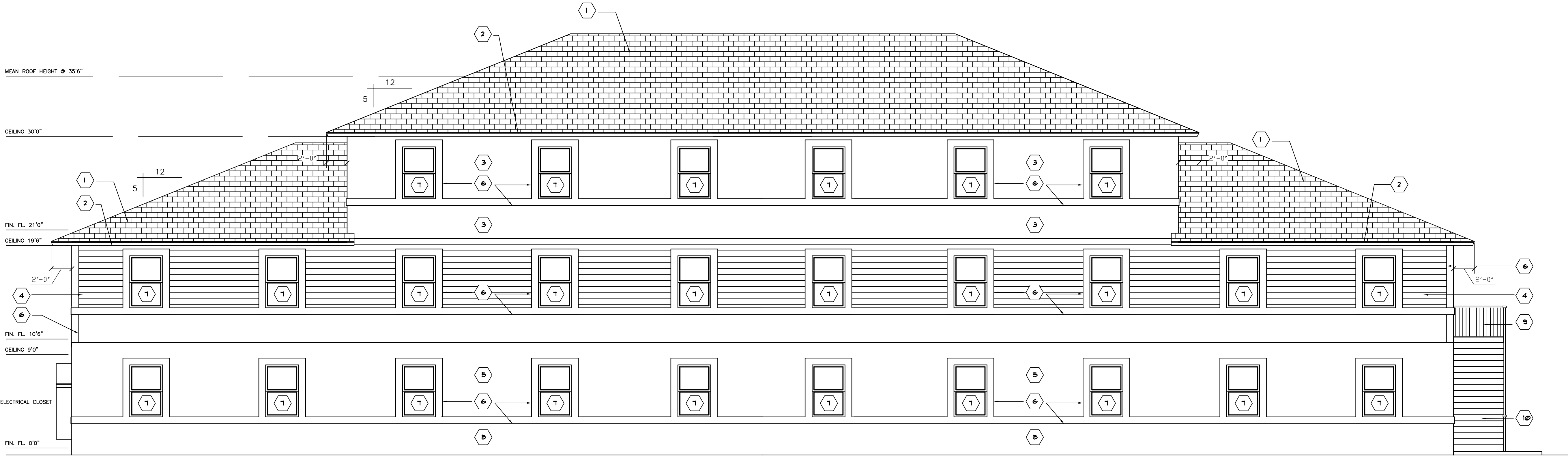
ROGER HANSROTE, ARCHITECT
FLAR # 14300
RUTH HAGGERTY, PE
FL # 71092

DATE: 8-15-19
DRAWN BY: TK
APPROVED BY: RH
SCALE: AS NOTED

SHEET TITLE
BLDG 1
ELEVATIONS

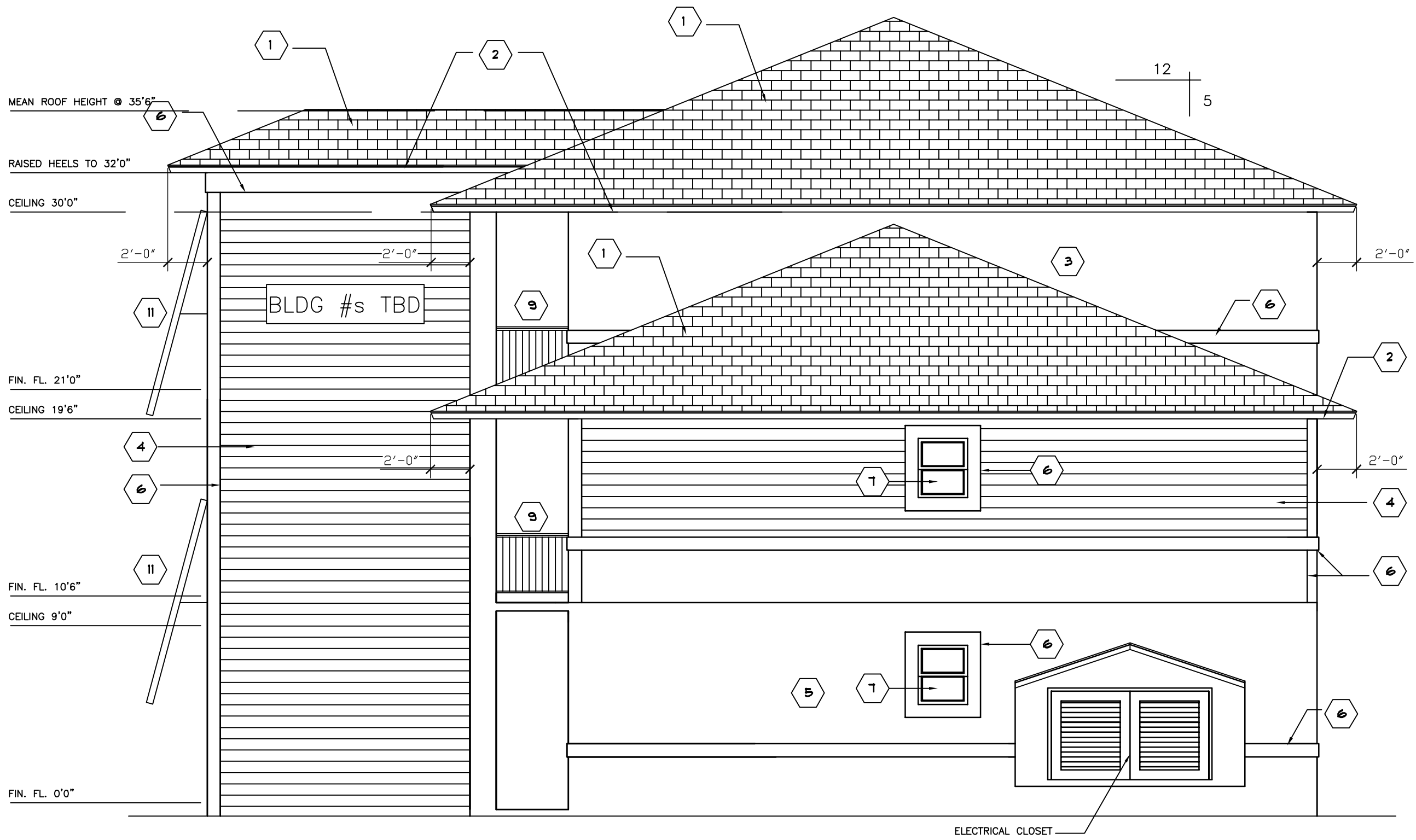
SHEET NUMBER

A-4
OF 21



WEST ELEVATION

BLDG. 1 ELEVATIONS
SCALE: 3/16"=1'0"



NORTH ELEVATION

BLDG. 1

MATERIAL LEGEND		COLOR LEGEND
ITEM	MATERIAL/COLOR	COLOR
1	ROOF	FIBERGLASS SHINGLES
2	FASCIAS	PAINTED FASCIA BOARD
3	WALL	SMOOTH TEXTURED STUCCO, PAINTED
4	WALL	LAPPED STUCCO, PAINTED
5	WALL	SMOOTH TEXTURED STUCCO, PAINTED
6	WALL TRIM	SMOOTH TEXTURED STUCCO BANDING, PAINTED
7	WINDOWS	IMPACT RATED WINDOWS, VINYL LOW-E
8	DOORS	IMPACT RATED DOORS
9	RAILING	ALUM. METAL RAILING, PER SPECIFICATIONS
10	STAIRS	METAL STAIRS, PER SPECIFICATIONS
11	FAUX AWNINGS	DECORATIVE ALUM. AWNINGS, PER SPECIFICATIONS

REVIEW SET 2-11-20
NOT FOR CONSTRUCTION



Renewable Design, LLC
Ca. Lic. No. 29339

Ruth Haggerty, PE
West Palm Beach, Florida
Phone: 561-333-2321
rhaggerty@bellsouth.net
www.renewable-eng.com

architectural
consultants
inc.

ARCHITECTURE / DESIGN
Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

MIRAFLOR APARTMENTS

CITY OF BOYNTON BEACH,
FLORIDA

THIS DESIGN AND DRAWING IS THE
EXPRESS PROPERTY OF THE DESIGNER.
ANY REPRODUCTION, CHANGE OR COPY
REQUIRES THE WRITTEN PERMISSION
OF RENEWABLE DESIGN.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN
FIELD AND SHALL REPORT ANY DISCREPANCY OR
INCONSISTENCIES WITH THE CONSTRUCTION
DOCUMENTS TO THE ENGINEER AND ARCHITECT
BEFORE CONTINUING WORK.

1-2-20 PLANNING REVIEW SET
REV # DATE DESCRIPTION

SEAL

ROGER HANSROTE, ARCHITECT
FLAR # 14300
RUTH HAGGERTY, PE
FL # 71092

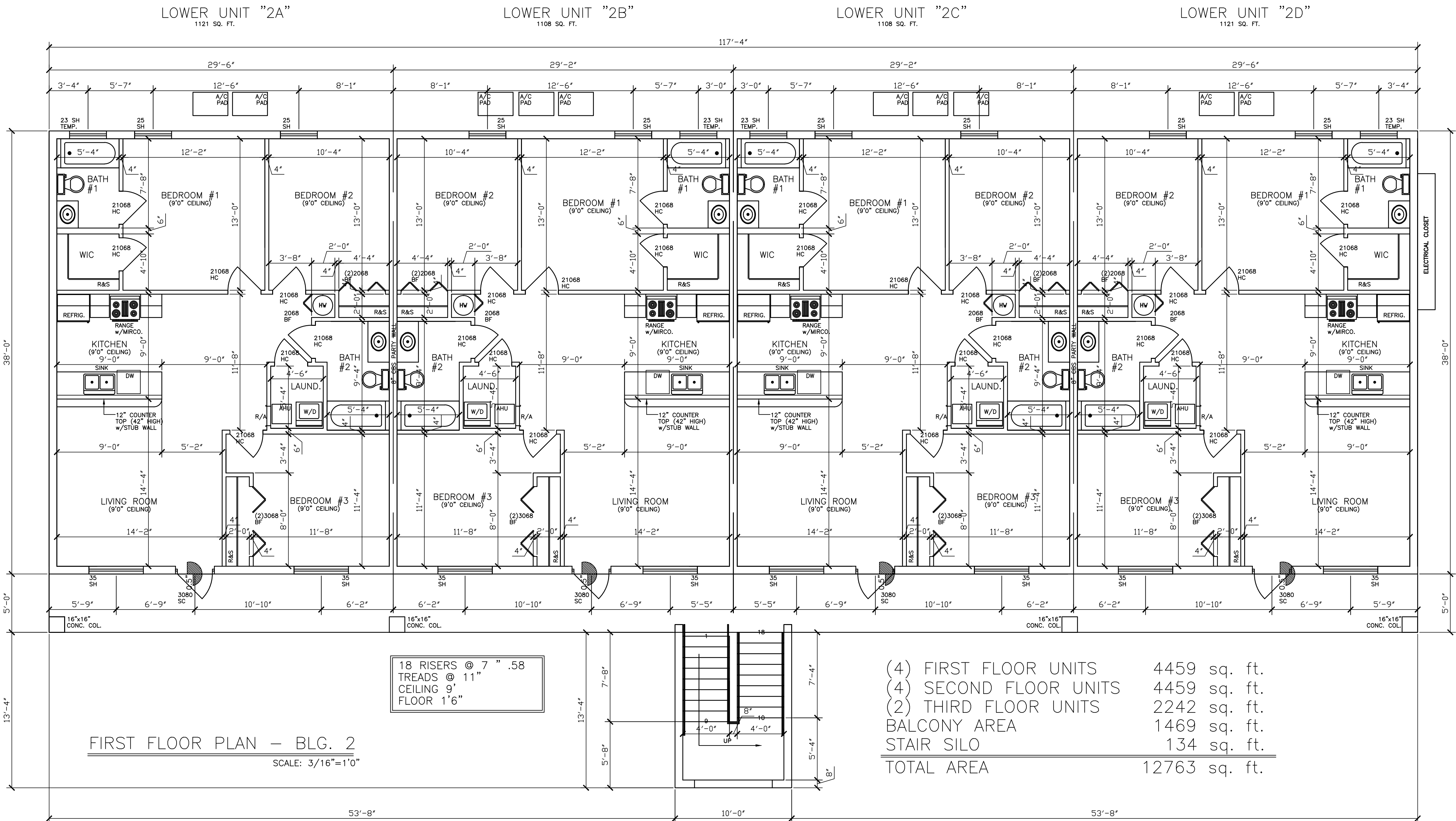
DATE: 8-15-19
DRAWN BY: TK
APPROVED BY: RH
SCALE: AS NOTED

SHEET TITLE
BLDG 2 FIRST
FLOOR PLAN

SHEET NUMBER

REVIEW SET 2-7-20
NOT FOR CONSTRUCTION

A-5
OF 21





Renewable Design, LLC
Ca. Lic. No. 29339

Ruth Haggerty, PE
West Palm Beach, Florida
Phone: 561-333-2321
rhaggerty@bellsouth.net
www.renewable-eng.com

architectural
consultants
inc.

ARCHITECTURE / DESIGN
Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

MIRAFLOR APARTMENTS
CITY OF BOYNTON BEACH,
FLORIDA

THIS DESIGN AND DRAWING IS THE
EXPRESS PROPERTY OF THE DESIGNER.
ANY REPRODUCTION, CHANGE OR COPY
REQUIRES THE WRITTEN PERMISSION
OF RENEWABLE DESIGN.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN
FIELD AND SHALL REPORT ANY DISCREPANCY OR
INCONSISTENCIES WITH THE CONSTRUCTION
DOCUMENTS TO THE ENGINEER AND ARCHITECT
BEFORE CONTINUING WORK.

1-2-20 PLANNING REVIEW SET
REV # DATE DESCRIPTION

SEAL

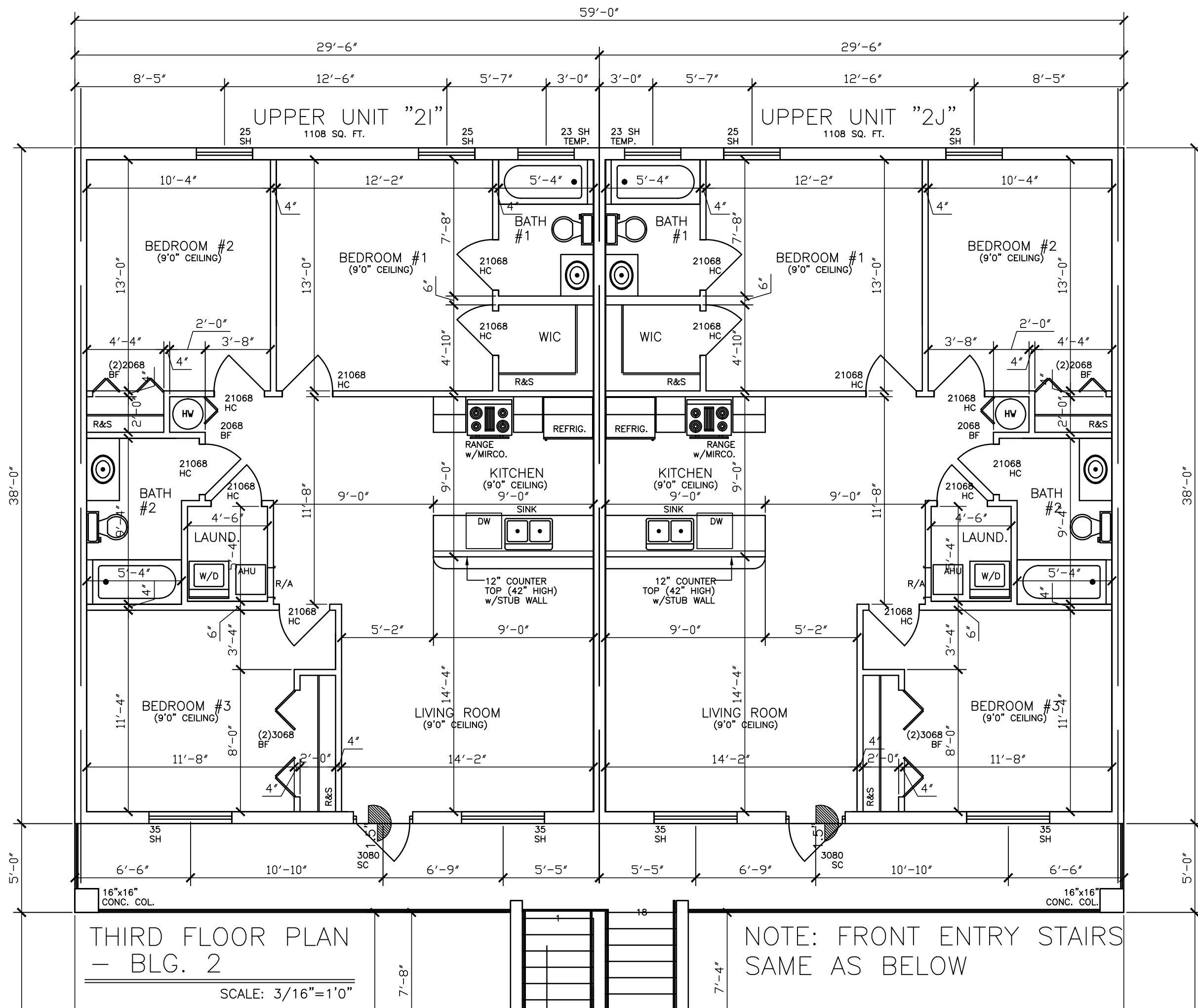
ROGER HANSROTE, ARCHITECT
FLAR # 14300
RUTH HAGGERTY, PE
FL # 71092

DATE: 8-15-19
DRAWN BY: TK
APPROVED BY: RH
SCALE: AS NOTED

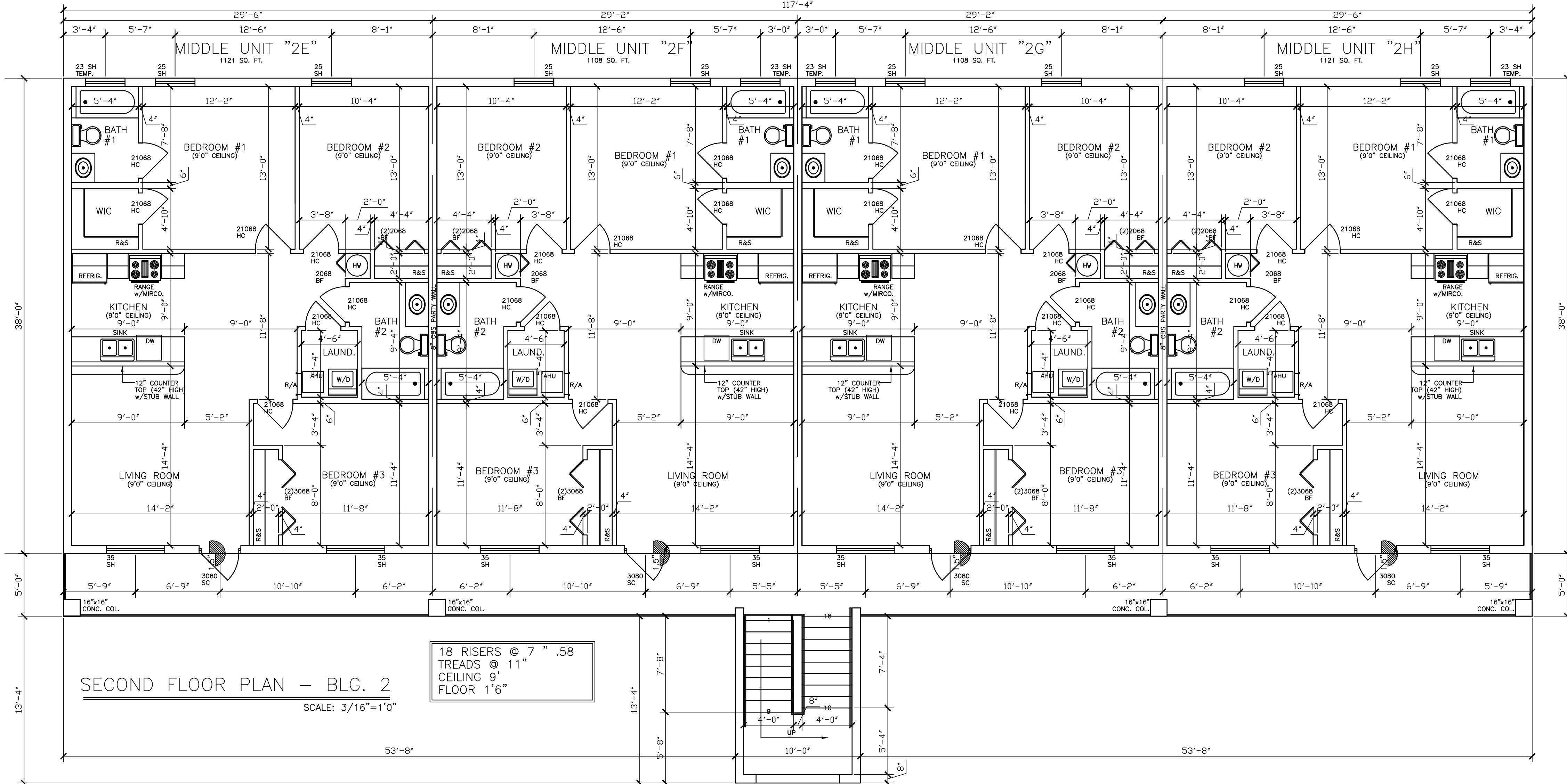
SHEET TITLE
BLDG 2, 2ND&3RD
FLOOR PLAN

SHEET NUMBER

A-6
OF 21



NOTE: FRONT ENTRY STAIRS
SAME AS BELOW



REVIEW SET 2-7-20
NOT FOR CONSTRUCTION



Renewable Design, LLC
Ca. Lic. No. 29339

Ruth Haggerty, PE
West Palm Beach, Florida
Phone: 561-373-2327
rhaggerty7@bellsouth.net
www.renewable-eng.com

architectural
consultants
inc.

ARCHITECTURE / DESIGN
Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

MIRAFLOR APARTMENTS
CITY OF BOYNTON BEACH,
FLORIDA

THIS DESIGN AND DRAWING IS THE
EXPRESS PROPERTY OF THE DESIGNER.
ANY REPRODUCTION, CHANGE OR COPY
REQUIRES THE WRITTEN PERMISSION
OF RENEWABLE DESIGN.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN
FIELD AND SHALL REPORT ANY DISCREPANCY OR
INCONSISTENCIES WITH THE CONSTRUCTION
DOCUMENTS TO THE ENGINEER AND ARCHITECT
BEFORE CONTINUING WORK.

1-2-20 PLANNING REVIEW SET
REV # DATE DESCRIPTION

SEAL

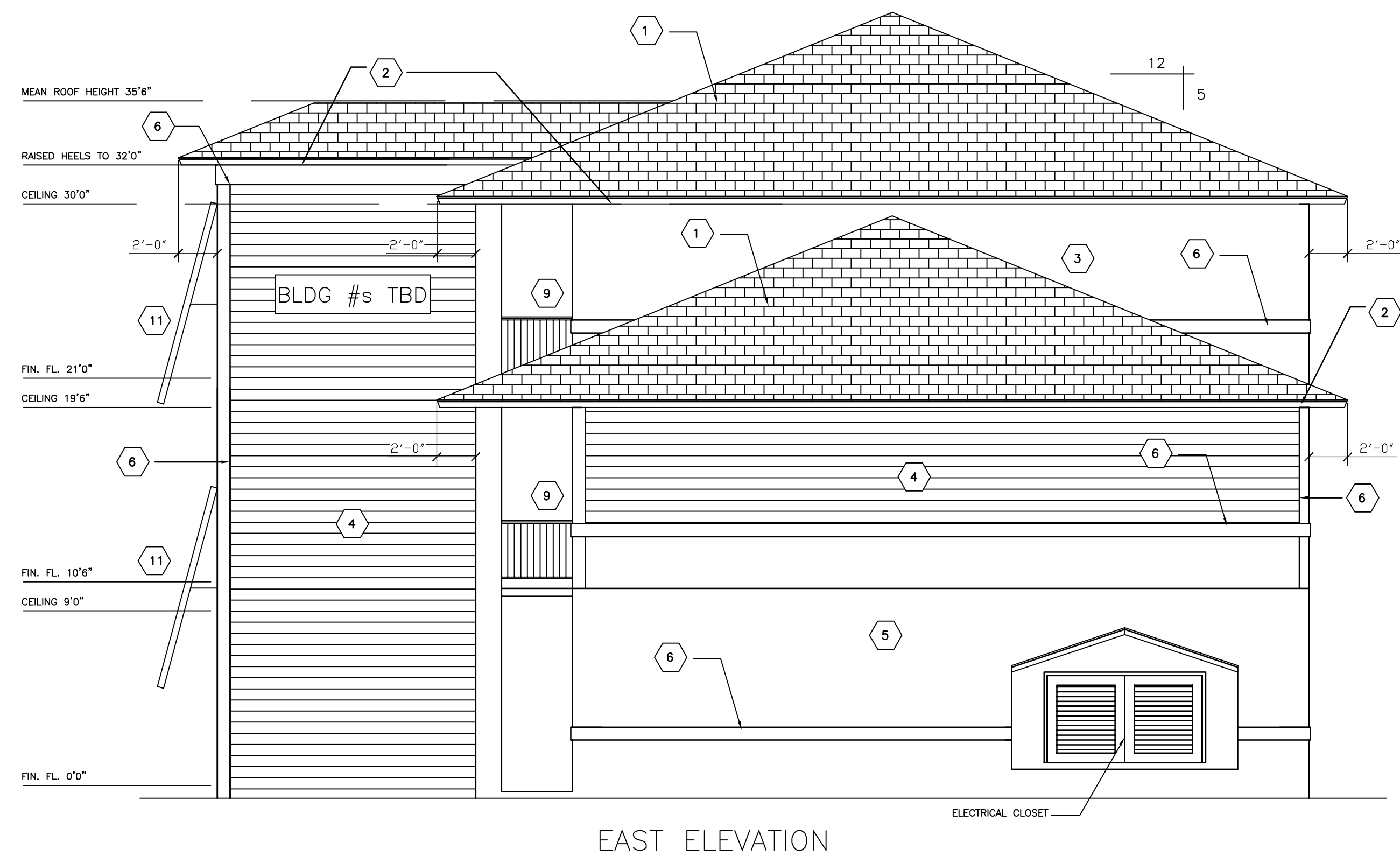
ROGER HANSROTE, ARCHITECT
FLAR # 14300
RUTH HAGGERTY, PE
FL # 71092

DATE: 8-15-19
DRAWN BY: TK
APPROVED BY: RH
SCALE: AS NOTED

SHEET TITLE
BLDG 2
ELEVATIONS

SHEET NUMBER

A-7
OF 21



BLDG. 2

MATERIAL LEGEND		COLOR LEGEND	
ITEM	MATERIAL/COLOR	COLOR	
1	ROOF	FIBERGLASS SHINGLES	LIGHT GRAY
2	FASCIAS	PAINTED FASCIA BOARD	SW 7005, PURE WHITE
3	WALL	SMOOTH TEXTURED STUCCO, PAINTED	SW 7005, PURE WHITE
4	WALL	LAPPED STUCCO, PAINTED	SW 6729, LACEWING
5	WALL	SMOOTH TEXTURED STUCCO, PAINTED	SW 6729, LACEWING
6	WALL TRIM	SMOOTH TEXTURED STUCCO BANDING, PAINTED	SW 7005, PURE WHITE
7	WINDOWS	IMPACT RATED WINDOWS, VINYL LOW-E	WHITE FRAME AND MULLIONS
8	DOORS	IMPACT RATED DOORS	WHITE
9	RAILING	ALUM. METAL RAILING, PER SPECIFICATIONS	POWDER COATED, WHITE
10	STAIRS	METAL STAIRS, PER SPECIFICATIONS	POWDER COATED, GRAY
11	FAUX AWNINGS	DECORATIVE ALUM. AWNINGS, PER SPECIFICATIONS	POWDER COATED, WHITE



BLDG. 2 ELEVATIONS
SCALE: 3/16"=1'0"

REVIEW SET 2-11-20
NOT FOR CONSTRUCTION



Renewable Design, LLC
Ca. Lic. No. 29339

Ruth Haggerty, PE
West Palm Beach, Florida
Phone: 561-373-2327
rhaggerty7@bellsouth.net
www.renewable-eng.com

architectural
consultants
inc.

ARCHITECTURE / DESIGN
Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

MIRAFLOR APARTMENTS
CITY OF BOYNTON BEACH,
FLORIDA

THIS DESIGN AND DRAWING IS THE
EXPRESS PROPERTY OF THE DESIGNER.
ANY REPRODUCTION, CHANGE OR COPY
REQUIRES THE WRITTEN PERMISSION
OF RENEWABLE DESIGN.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN
FIELD AND SHALL REPORT ANY DISCREPANCY OR
INCONSISTENCIES WITH THE CONSTRUCTION
DOCUMENTS TO THE ENGINEER AND ARCHITECT
BEFORE CONTINUING WORK.

1-2-20 PLANNING REVIEW SET
REV # DATE DESCRIPTION

SEAL

ROGER HANSROTE, ARCHITECT
FLAR # 14300
RUTH HAGGERTY, PE
FL # 71092

DATE: 8-15-19
DRAWN BY: TK
APPROVED BY: RH
SCALE: AS NOTED

SHEET TITLE
BLDG 2
ELEVATIONS

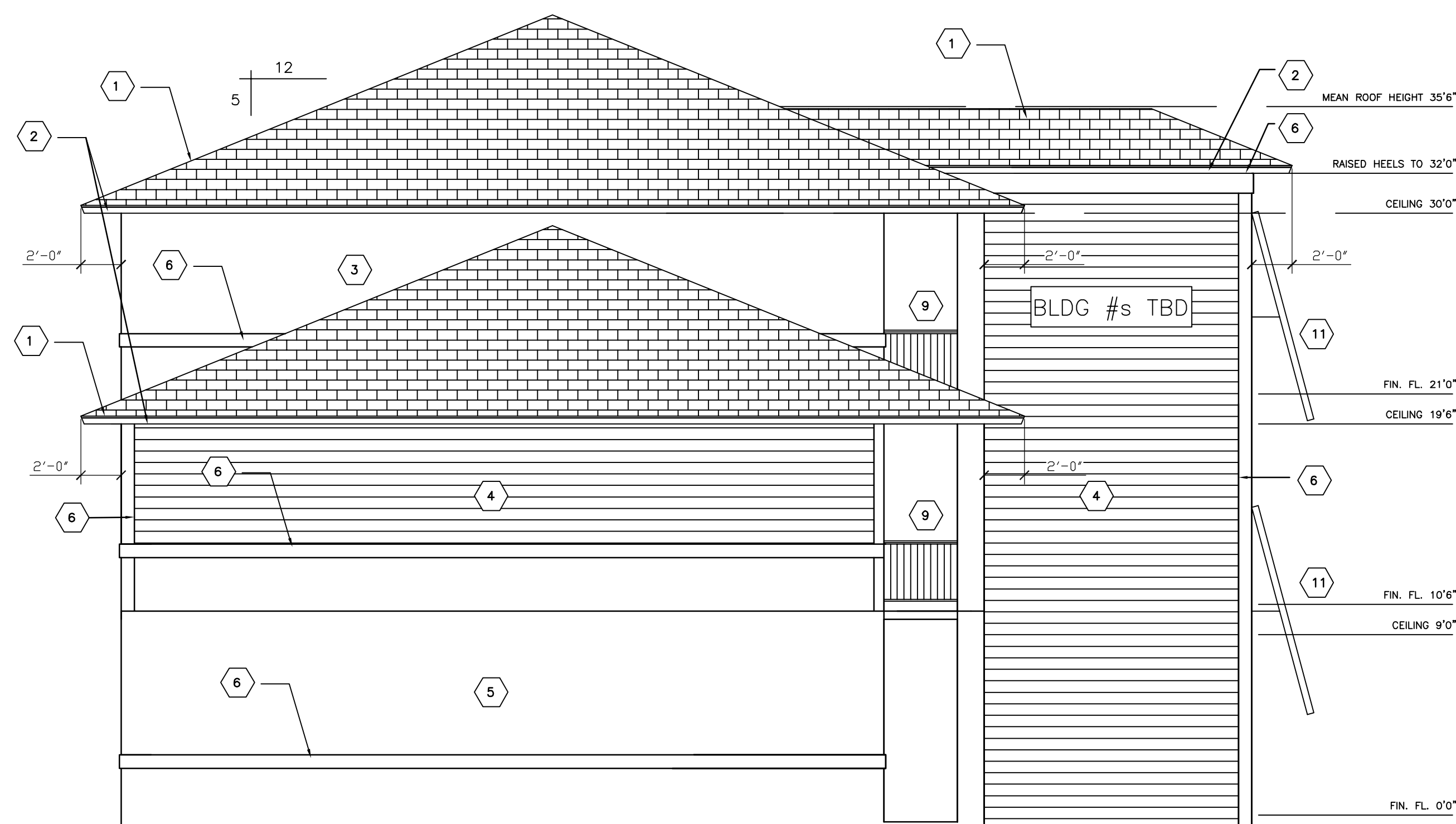
SHEET NUMBER

A-8
OF 21



BLDG. 2 ELEVATIONS
SCALE: 3/16"=1'0"

NORTH ELEVATION



WEST ELEVATION

BLDG. 2

MATERIAL LEGEND		COLOR LEGEND
ITEM	MATERIAL/COLOR	COLOR
1 ROOF	FIBERGLASS SHINGLES	LIGHT GRAY
2 FASCIAS	PAINTED FASCIA BOARD	SW 7005, PURE WHITE
3 WALL	SMOOTH TEXTURED STUCCO, PAINTED	SW 7005, PURE WHITE
4 WALL	LAPPED STUCCO, PAINTED	SW 6729, LACEWING
5 WALL	SMOOTH TEXTURED STUCCO, PAINTED	SW 6729, LACEWING
6 WALL TRIM	SMOOTH TEXTURED STUCCO BANDING, PAINTED	SW 7005, PURE WHITE
7 WINDOWS	IMPACT RATED WINDOWS, VINYL LOW-E	WHITE FRAME AND MULLIONS
8 DOORS	IMPACT RATED DOORS	WHITE
9 RAILING	ALUM. METAL RAILING, PER SPECIFICATIONS	POWDER COATED, WHITE
10 STAIRS	METAL STAIRS, PER SPECIFICATIONS	POWDER COATED, GRAY
11 FAUX AWNINGS	DECORATIVE ALUM. AWNINGS, PER SPECIFICATIONS	POWDER COATED, WHITE

REVIEW SET 2-11-20
NOT FOR CONSTRUCTION



Renewable Design, LLC
Ca. Lic. No. 29339

Ruth Haggerty, PE
West Palm Beach, Florida
Phone: 561-333-2321
rhaggerty@bellsouth.net
www.renewable-eng.com

architectural
consultants
inc.

ARCHITECTURE / DESIGN
Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

MIRAFLOR APARTMENTS
CITY OF BOYNTON BEACH,
FLORIDA

THIS DESIGN AND DRAWING IS THE
EXPRESS PROPERTY OF THE DESIGNER.
ANY REPRODUCTION, CHANGE OR COPY
REQUIRES THE WRITTEN PERMISSION
OF RENEWABLE DESIGN.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN
FIELD AND SHALL REPORT ANY DISCREPANCY OR
INCONSISTENCIES WITH THE CONSTRUCTION
DOCUMENTS TO THE ENGINEER AND ARCHITECT
BEFORE CONTINUING WORK.

1-2-20 PLANNING REVIEW SET
REV # DATE DESCRIPTION

SEAL

ROGER HANSROTE, ARCHITECT
FLAR # 14300
RUTH HAGGERTY, PE
FL # 71092

DATE: 8-15-19
DRAWN BY: TK
APPROVED BY: RH
SCALE: AS NOTED

SHEET TITLE
BLDG 3 FIRST
FLOOR PLAN

SHEET NUMBER

REVIEW SET 2-7-20
NOT FOR CONSTRUCTION

A-9
OF 21

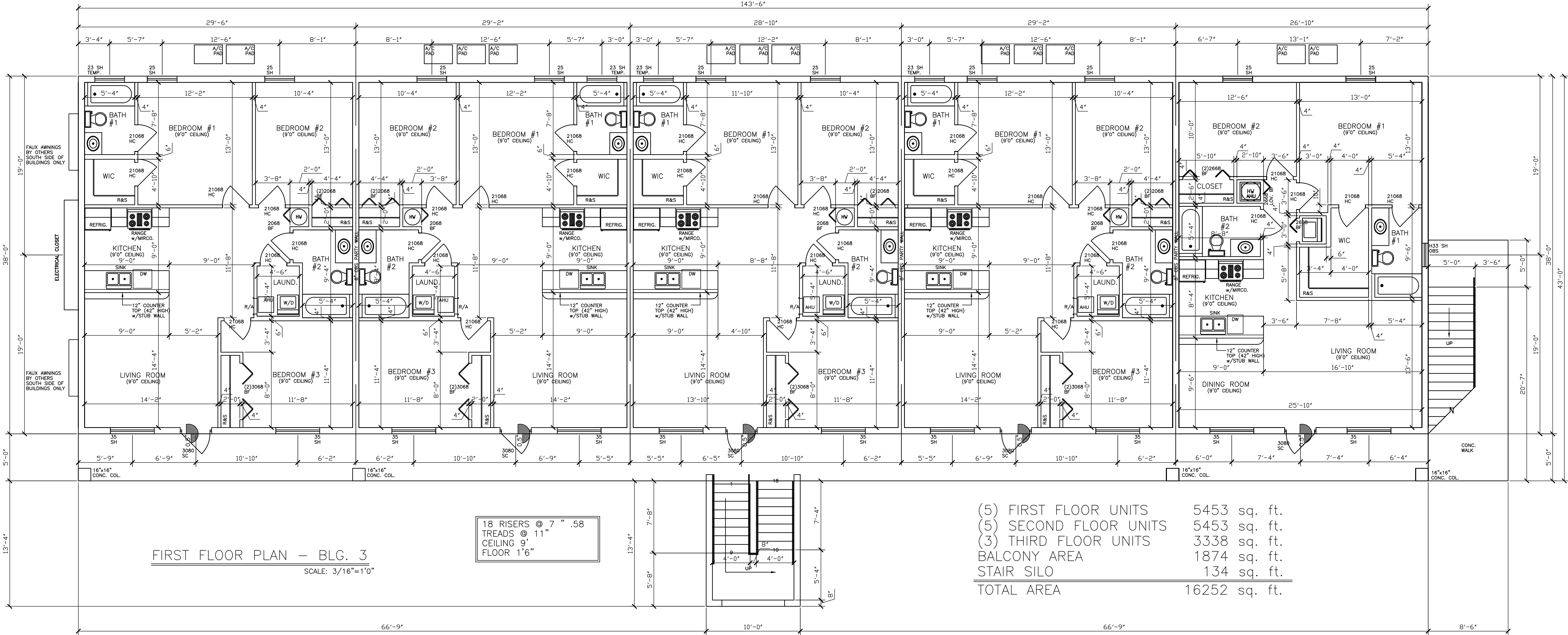
LOWER UNIT "3A"
1121 SQ. FT.

LOWER UNIT "3B"
1108 SQ. FT.

LOWER UNIT "3C"
1096 SQ. FT.

LOWER UNIT "3D"
1108 SQ. FT.

LOWER UNIT "3E"
1020 SQ. FT.



BUILDING 3

5 UNITS - FIRST FLOOR - (4) 3/2 AND (1) 2/2
5 UNITS - SECOND FLOOR - (4) 3/2 AND (1) 2/2
3 UNITS - THIRD FLOOR - 3/2



Renewable Design, LLC
Ca. Lic. No. 29339

Ruth Haggerty, PE
West Palm Beach, Florida
Phone: 561-333-2321
rhaggerty@bellsouth.net
www.renewable-eng.com

architectural
consultants
inc.

ARCHITECTURE / DESIGN
Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

MIRAFLOR APARTMENTS

CITY OF BOYNTON BEACH,
FLORIDA

THIS DESIGN AND DRAWING IS THE
EXPRESS PROPERTY OF THE DESIGNER.
ANY REPRODUCTION, CHANGE OR COPY
REQUIRES THE WRITTEN PERMISSION
OF RENEWABLE DESIGN.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN
FIELD AND SHALL REPORT ANY DISCREPANCY OR
INCONSISTENCIES WITH THE CONSTRUCTION
DOCUMENTS TO THE ENGINEER AND ARCHITECT
BEFORE CONTINUING WORK.

1-2-20 PLANNING REVIEW SET
REV # DATE DESCRIPTION

SEAL

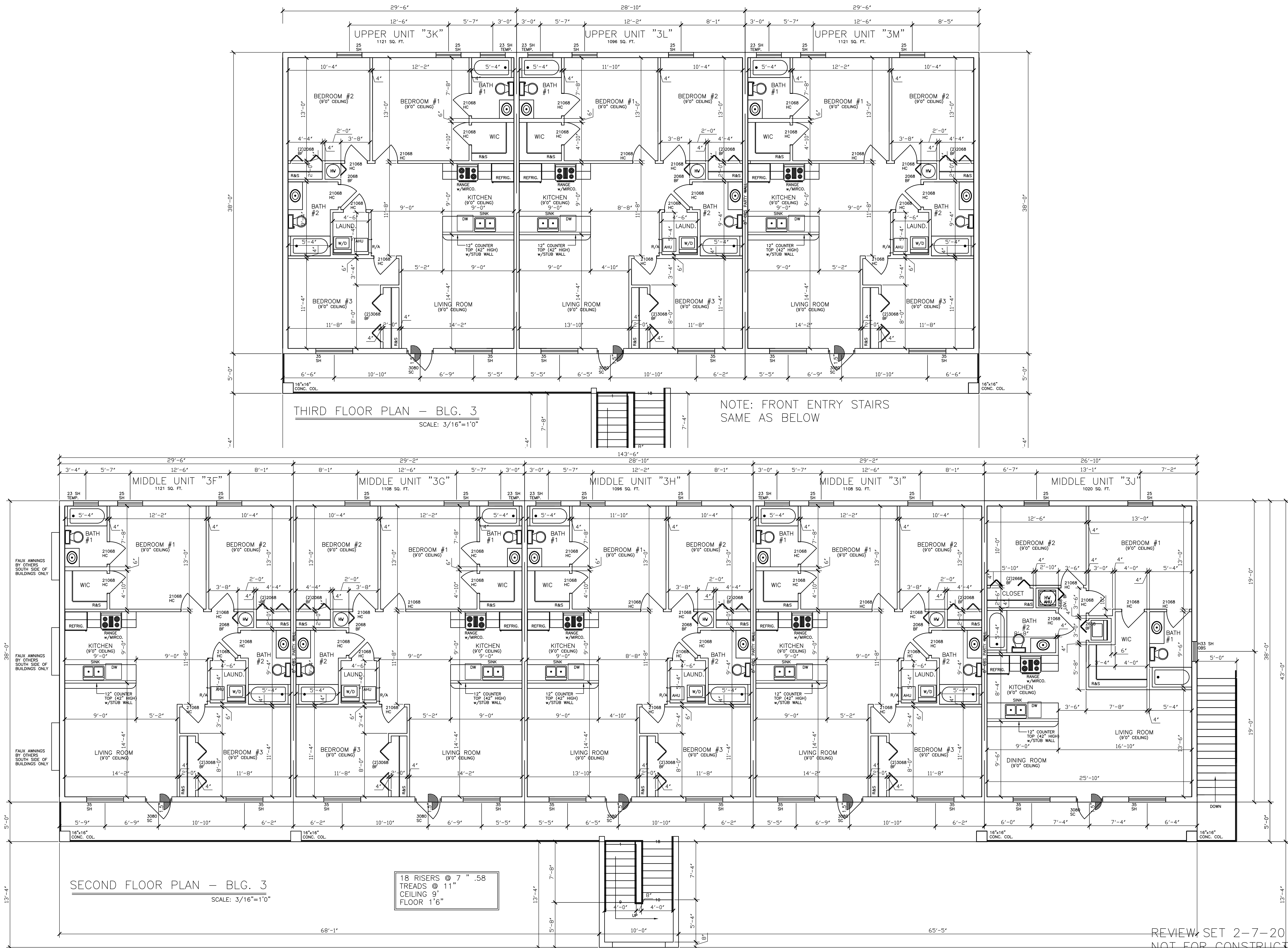
ROGER HANSROTE, ARCHITECT
FLAR # 14300
RUTH HAGGERTY, PE
FL # 71092

DATE: 8-15-19
DRAWN BY: TK
APPROVED BY: RH
SCALE: AS NOTED

SHEET TITLE
BLDG 3, 2ND&3RD
FLOOR PLAN

SHEET NUMBER

A-10
OF 21



REVIEW SET 2-7-20
NOT FOR CONSTRUCTION



Renewable Design, LLC
Ca. Lic. No. 29339

Ruth Haggerty, PE
West Palm Beach, Florida
Phone: 561-373-2327
rhaggerty7@bellsouth.net
www.renewable-eng.com

architectural
consultants
inc.

ARCHITECTURE / DESIGN
Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

MIRAFLOR APARTMENTS
CITY OF BOYNTON BEACH,
FLORIDA

THIS DESIGN AND DRAWING IS THE
EXPRESS PROPERTY OF THE DESIGNER.
ANY REPRODUCTION, CHANGE OR COPY
REQUIRES THE WRITTEN PERMISSION
OF RENEWABLE DESIGN.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN
FIELD AND SHALL REPORT ANY DISCREPANCY OR
INCONSISTENCIES WITH THE CONSTRUCTION
DOCUMENTS TO THE ENGINEER AND ARCHITECT
BEFORE CONTINUING WORK.

1-2-20 PLANNING REVIEW SET
REV # DATE DESCRIPTION

SEAL

ROGER HANSROTE, ARCHITECT
FLAR # 14300
RUTH HAGGERTY, PE
FL # 71092

DATE: 8-15-19
DRAWN BY: TK
APPROVED BY: RH
SCALE: AS NOTED

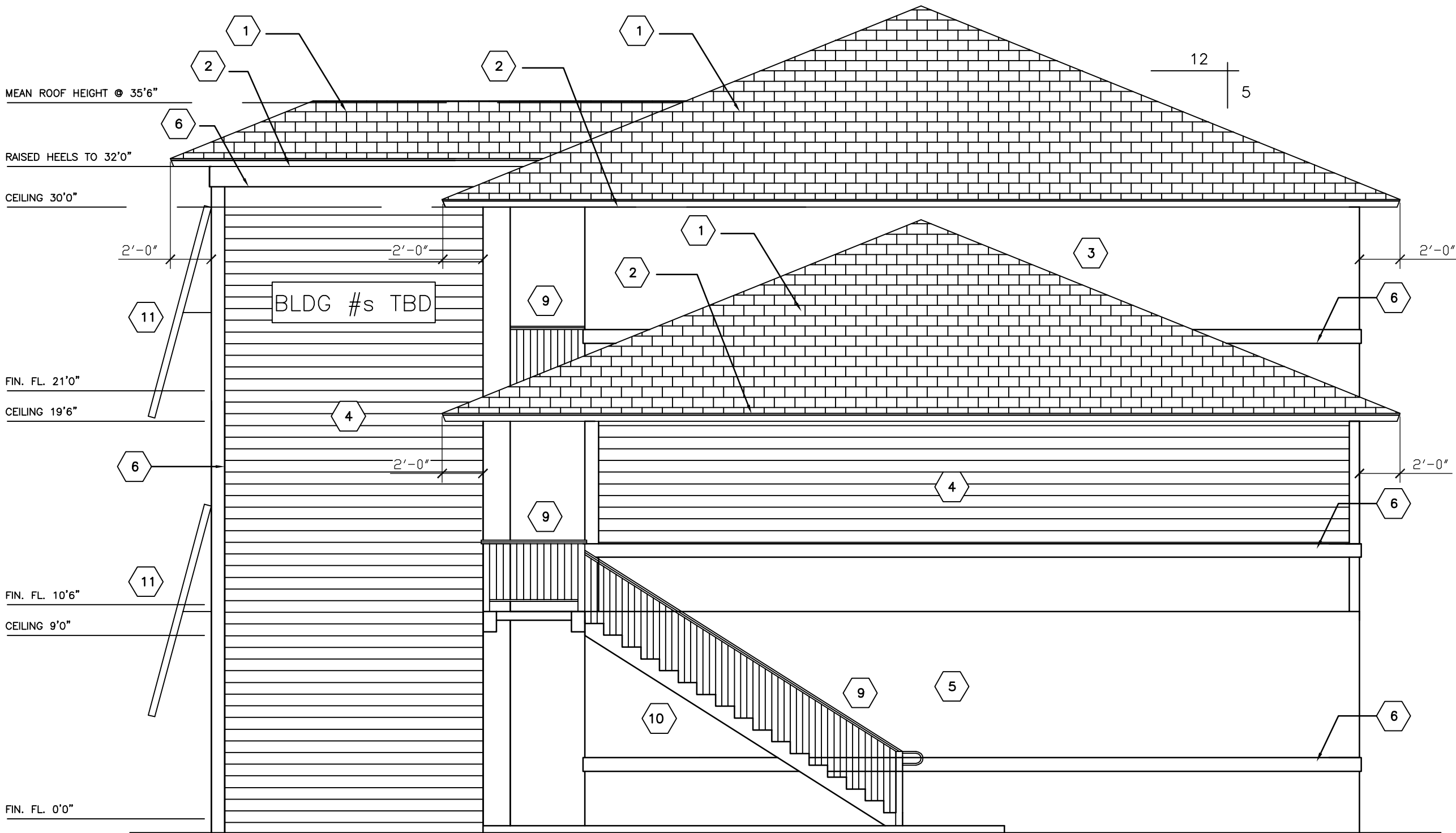
SHEET TITLE
BLDG 3
ELEVATIONS

SHEET NUMBER

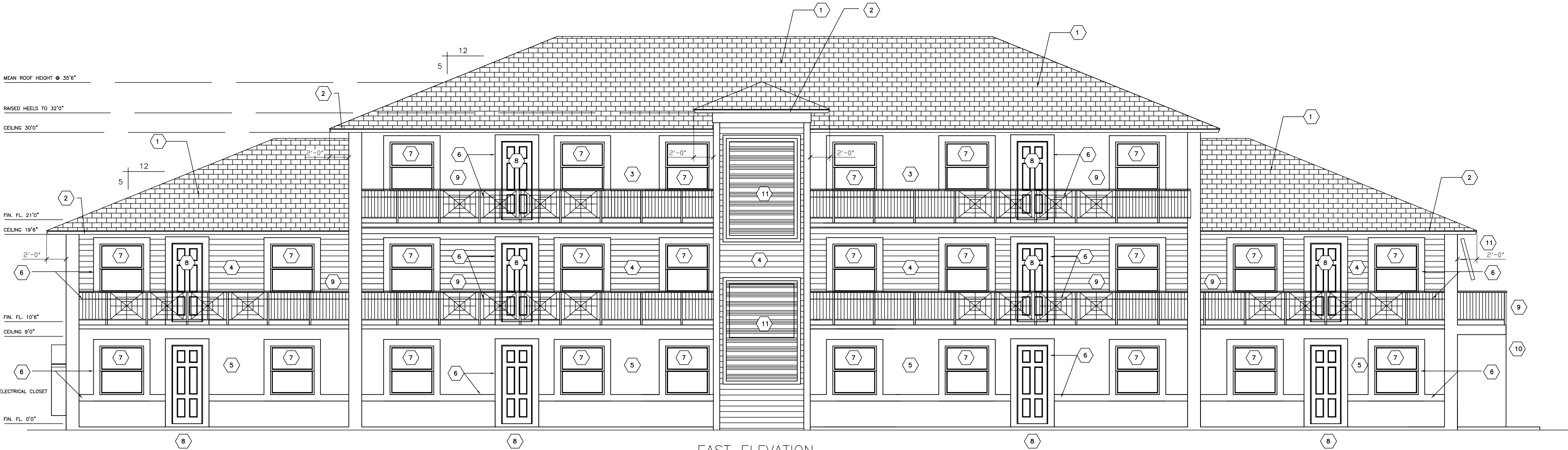
A-11
OF 21

BLDG. 3

MATERIAL LEGEND		COLOR LEGEND
ITEM	MATERIAL/COLOR	COLOR
1 ROOF	FIBERGLASS SHINGLES	LIGHT GRAY
2 FASCIAS	PAINTED FASCIA BOARD	SW 7005, PURE WHITE
3 WALL	SMOOTH TEXTURED STUCCO, PAINTED	SW 7005, PURE WHITE
4 WALL	LAPPED STUCCO, PAINTED	SW 6392, VITAL YELLOW
5 WALL	SMOOTH TEXTURED STUCCO, PAINTED	SW 6392, VITAL YELLOW
6 WALL TRIM	SMOOTH TEXTURED STUCCO BANDING, PAINTED	SW 7005, PURE WHITE
7 WINDOWS	IMPACT RATED WINDOWS, VINYL LOW-E	WHITE FRAME AND MULLIONS
8 DOORS	IMPACT RATED DOORS	WHITE
9 RAILING	ALUM. METAL RAILING, PER SPECIFICATIONS	POWDER COATED, WHITE
10 STAIRS	METAL STAIRS, PER SPECIFICATIONS	POWDER COATED, GRAY
11 FAUX AWNINGS	DECORATIVE ALUM. AWNINGS, PER SPECIFICATIONS	POWDER COATED, WHITE



NORTH ELEVATION



EAST ELEVATION

BLDG. 3 ELEVATIONS
SCALE: 3/16"=1'0"

REVIEW SET 2-11-20
NOT FOR CONSTRUCTION



Renewable Design, LLC
Ca. Lic. No. 29339

Ruth Haggerty, PE
West Palm Beach, Florida
Phone: 561-373-2327
rhaggerty7@bellsouth.net
www.renewable-eng.com

architectural
consultants
inc.

ARCHITECTURE / DESIGN
Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

MIRAFLOR APARTMENTS
CITY OF BOYNTON BEACH,
FLORIDA

THIS DESIGN AND DRAWING IS THE
EXPRESS PROPERTY OF THE DESIGNER.
ANY REPRODUCTION, CHANGE OR COPY
REQUIRES THE WRITTEN PERMISSION
OF RENEWABLE DESIGN.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN
FIELD AND SHALL REPORT ANY DISCREPANCY OR
INCONSISTENCIES WITH THE CONSTRUCTION
DOCUMENTS TO THE ENGINEER AND ARCHITECT
BEFORE CONTINUING WORK.

1-2-20 PLANNING REVIEW SET
REV # DATE DESCRIPTION

SEAL

ROGER HANSROTE, ARCHITECT
FLAR # 14300
RUTH HAGGERTY, PE
FL # 71092

DATE: 8-15-19
DRAWN BY: TK
APPROVED BY: RH
SCALE: AS NOTED

SHEET TITLE
BLDG 3
ELEVATIONS

SHEET NUMBER

A-12
OF 21



BLDG. 3 ELEVATIONS
SCALE: 3/16"=1'0"



SOUTH ELEVATION

BLDG. 3

MATERIAL LEGEND		COLOR LEGEND	
ITEM	MATERIAL/COLOR	COLOR	
1	ROOF	FIBERGLASS SHINGLES	LIGHT GRAY
2	FASCIAS	PAINTED FASCIA BOARD	SW 7005, PURE WHITE
3	WALL	SMOOTH TEXTURED STUCCO, PAINTED	SW 7005, PURE WHITE
4	WALL	LAPPED STUCCO, PAINTED	SW 6392, VITAL YELLOW
5	WALL	SMOOTH TEXTURED STUCCO, PAINTED	SW 6392, VITAL YELLOW
6	WALL TRIM	SMOOTH TEXTURED STUCCO BANDING, PAINTED	SW 7005, PURE WHITE
7	WINDOWS	IMPACT RATED WINDOWS, VINYL LOW-E	WHITE FRAME AND MULLIONS
8	DOORS	IMPACT RATED DOORS	WHITE
9	RAILING	ALUM. METAL RAILING, PER SPECIFICATIONS	POWDER COATED, WHITE
10	STAIRS	METAL STAIRS, PER SPECIFICATIONS	POWDER COATED, GRAY
11	FAUX AWNINGS	DECORATIVE ALUM. AWNINGS, PER SPECIFICATIONS	POWDER COATED, WHITE

REVIEW SET 2-11-20
NOT FOR CONSTRUCTION

Renewable Design, LLC
Ca. Lic. No. 29339

Ruth Haggerty, PE
West Palm Beach, Florida
Phone: 561-373-2327
rhaggerty7@bellsouth.net
www.renewable-eng.com

architectural
consultants
inc.

ARCHITECTURE / DESIGN
Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

CITY OF BOYNTON BEACH,
FLORIDA

THIS DESIGN AND DRAWING IS THE
EXPRESS PROPERTY OF THE DESIGNER.
ANY REPRODUCTION, CHANGE OR COPY
REQUIRES THE WRITTEN PERMISSION
OF RENEWABLE DESIGN.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD AND SHALL REPORT ANY DISCREPANCY OR INCONSISTENCIES WITH THE CONSTRUCTION DOCUMENTS TO THE ENGINEER AND ARCHITECT BEFORE CONTINUING WORK.

-2-20 PLANNING REVIEW SET		
REV #	DATE	DESCRIPTION

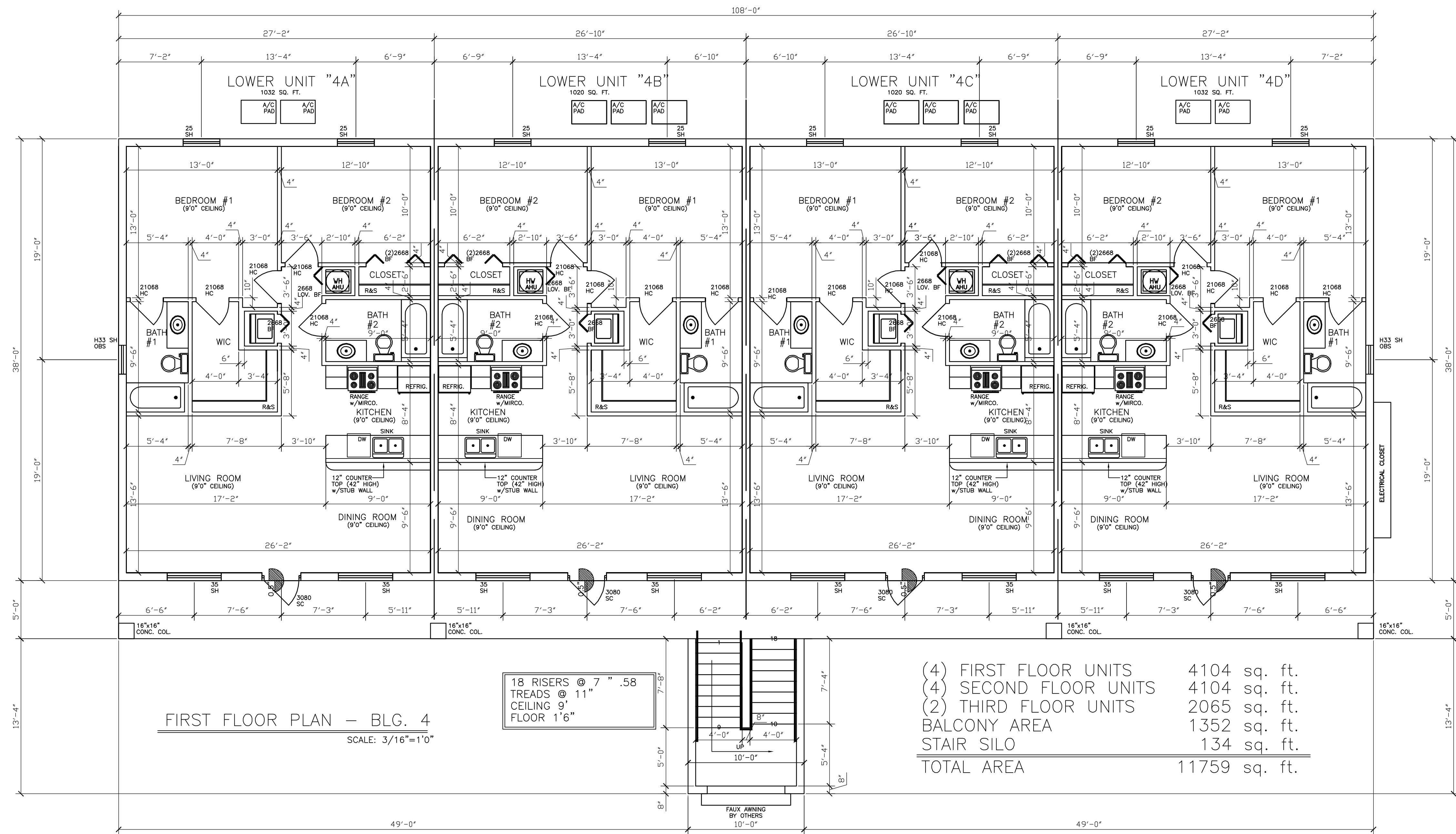
SEAL

ROGER HANSROTE, ARCHITECT
FLAR # 14300
RUTH HAGGERTY, PE
FL # 71092

DATE: 8-15-19
DRAWN BY: TK
APPROVED BY: RH
SCALE: AS NOTED

SHEET TITLE
BLDG 4 FIRST
FLOOR PLAN

SHEET NUMBER



BUILDING 4

4 UNITS - FIRST FLOOR - 2/2
4 UNITS - SECOND FLOOR - 2/2
2 UNITS - THIRD FLOOR - 2/2

(4) FIRST FLOOR UNITS	4104	sq. ft.
(4) SECOND FLOOR UNITS	4104	sq. ft.
(2) THIRD FLOOR UNITS	2065	sq. ft.
BALCONY AREA	1352	sq. ft.
STAIR SILO	134	sq. ft.
TOTAL AREA	11759	sq. ft.

REVIEW SET 2-11-20
NOT FOR CONSTRUCTION

A-13
OF 21



Renewable Design, LLC
Ca. Lic. No. 29339

Ruth Haggerty, PE
West Palm Beach, Florida
Phone: 561-373-2327
rhaggerty7@bellsouth.net
www.renewable-eng.com

architectural
consultants
inc.

ARCHITECTURE / DESIGN
Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

MIRAFLOR APARTMENTS
CITY OF BOYNTON BEACH,
FLORIDA

THIS DESIGN AND DRAWING IS THE
EXPRESS PROPERTY OF THE DESIGNER.
ANY REPRODUCTION, CHANGE OR COPY
REQUIRES THE WRITTEN PERMISSION
OF RENEWABLE DESIGN.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN
FIELD AND SHALL REPORT ANY DISCREPANCY OR
INCONSISTENCIES WITH THE CONSTRUCTION
DOCUMENTS TO THE ENGINEER AND ARCHITECT
BEFORE CONTINUING WORK.

1-2-20 PLANNING REVIEW SET
REV # DATE DESCRIPTION

SEAL

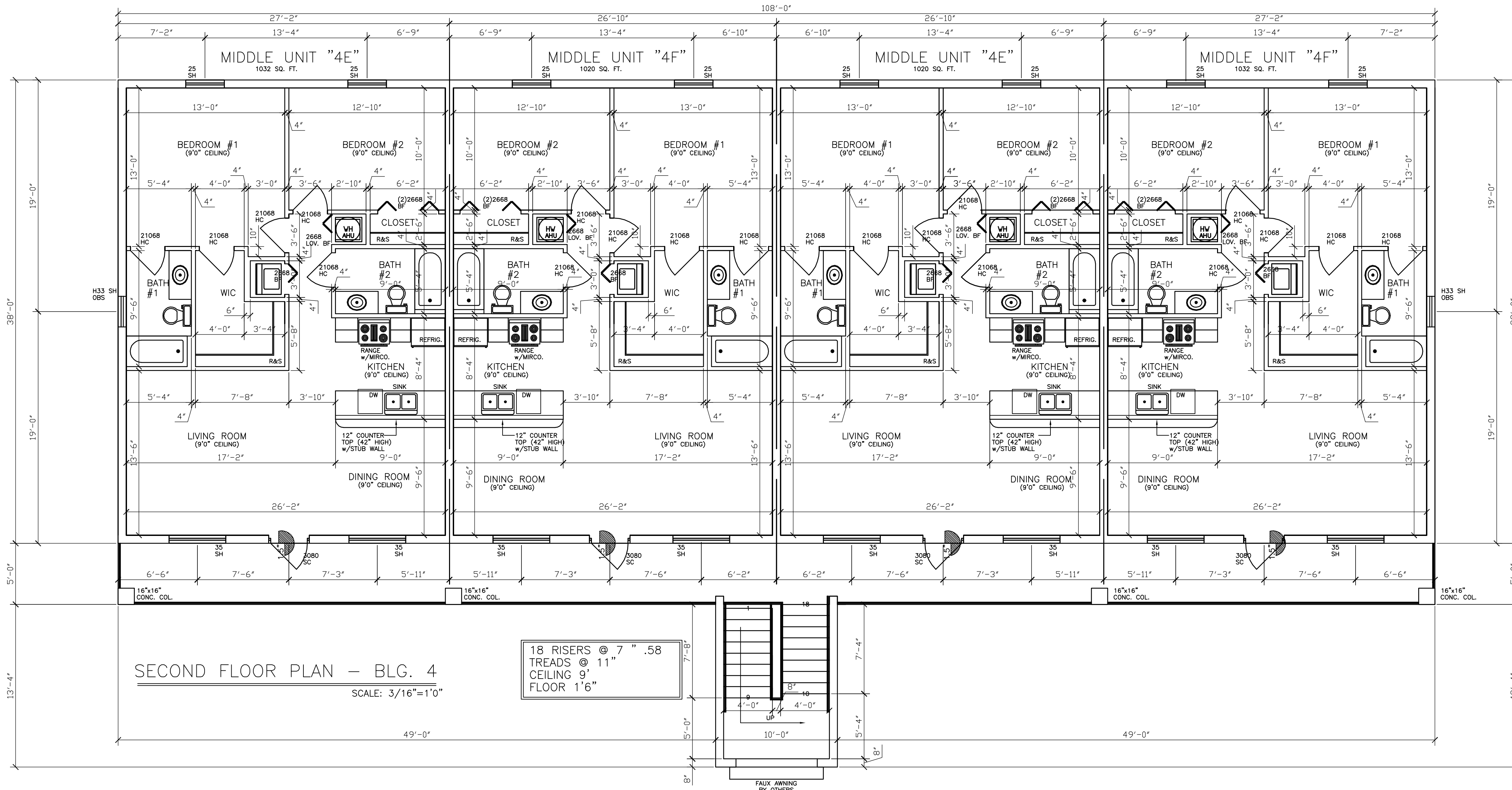
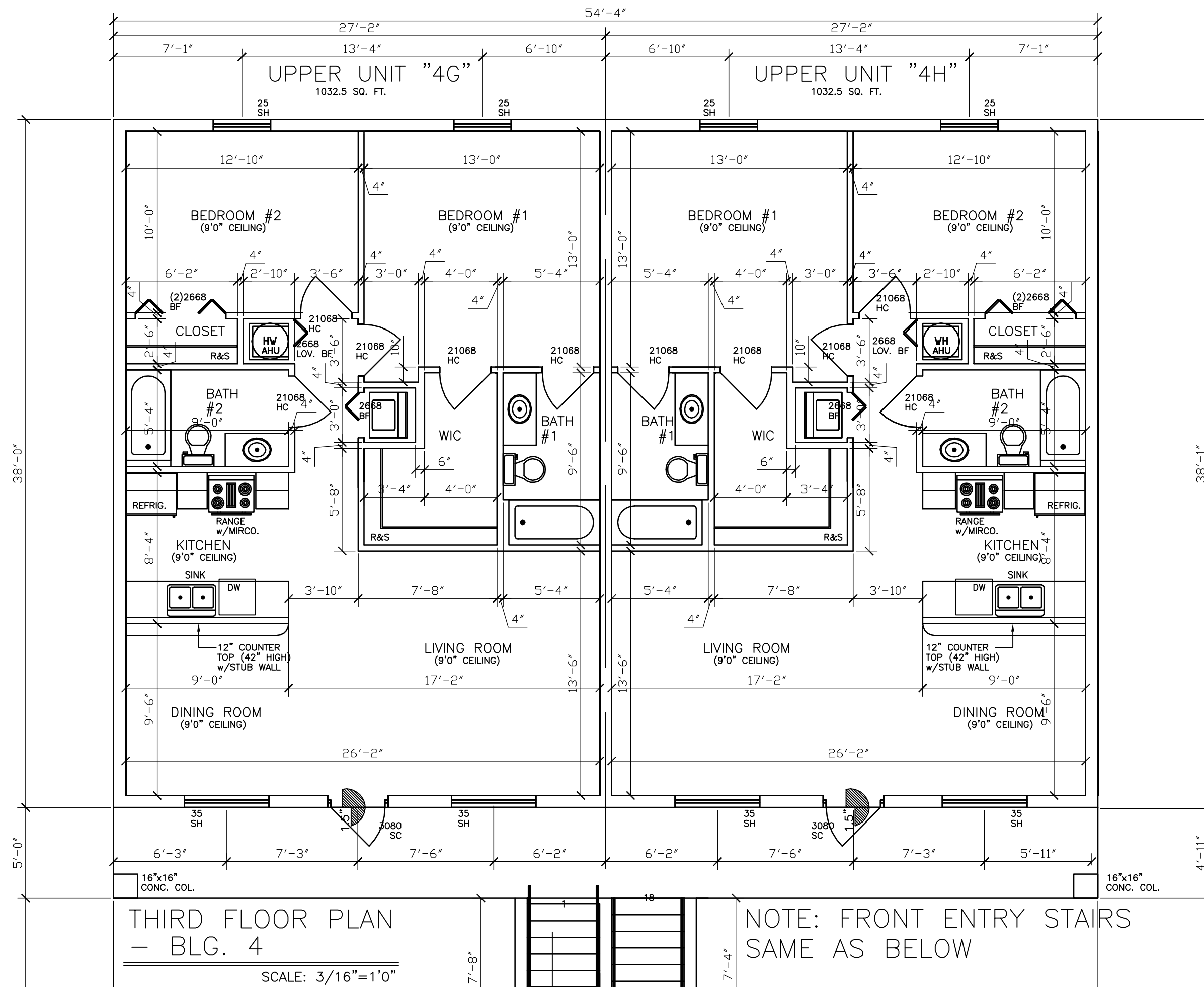
ROGER HANSROTE, ARCHITECT
FLAR # 14300
RUTH HAGGERTY, PE
FL # 71092

DATE: 8-15-19
DRAWN BY: TK
APPROVED BY: RH
SCALE: AS NOTED

SHEET TITLE
BLDG 4, 2ND&3RD
FLOOR PLAN

SHEET NUMBER

A-14
OF 21



REVIEW SET 2-7-20
NOT FOR CONSTRUCTION



Renewable Design, LLC
Ca. Lic. No. 29339

Ruth Haggerty, PE
West Palm Beach, Florida
Phone: 561-373-2327
rhaggerty7@bellsouth.net
www.renewable-eng.com

architectural
consultants
inc.

ARCHITECTURE / DESIGN
Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

MIRAFLOR APARTMENTS
CITY OF BOYNTON BEACH,
FLORIDA

THIS DESIGN AND DRAWING IS THE
EXPRESS PROPERTY OF THE DESIGNER.
ANY REPRODUCTION, CHANGE OR COPY
REQUIRES THE WRITTEN PERMISSION
OF RENEWABLE DESIGN.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN
FIELD AND SHALL REPORT ANY DISCREPANCY OR
INCONSISTENCIES WITH THE CONSTRUCTION
DOCUMENTS TO THE ENGINEER AND ARCHITECT
BEFORE CONTINUING WORK.

1-2-20 PLANNING REVIEW SET
REV # DATE DESCRIPTION

SEAL

ROGER HANSROTE, ARCHITECT
FLAR # 14300
RUTH HAGGERTY, PE
FL # 71092

DATE: 8-15-19
DRAWN BY: TK
APPROVED BY: RH
SCALE: AS NOTED

SHEET TITLE
BLDG 4
ELEVATIONS

SHEET NUMBER

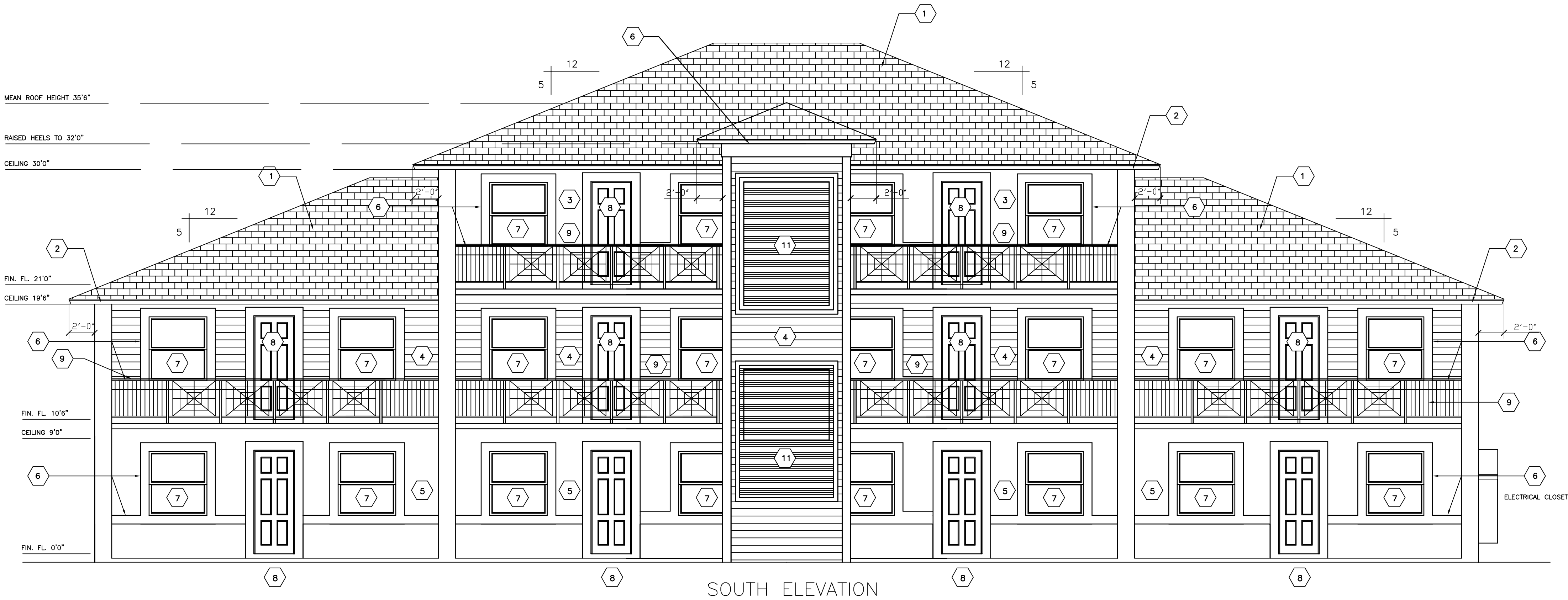
A-15
OF 21

BLDG. 4

MATERIAL LEGEND		COLOR LEGEND	
ITEM	MATERIAL/COLOR	COLOR	
1	ROOF	FIBERGLASS SHINGLES	LIGHT GRAY
2	FASCIAS	PAINTED FASCIA BOARD	SW 7005, PURE WHITE
3	WALL	SMOOTH TEXTURED STUCCO, PAINTED	SW 7005, PURE WHITE
4	WALL	LAPPED STUCCO, PAINTED	SW 6505, ATMOSPHERIC
5	WALL	SMOOTH TEXTURED STUCCO, PAINTED	SW 6505, ATMOSPHERIC
6	WALL TRIM	SMOOTH TEXTURED STUCCO BANDING, PAINTED	SW 7005, PURE WHITE
7	WINDOWS	IMPACT RATED WINDOWS, VINYL LOW-E	WHITE FRAME AND MULLIONS
8	DOORS	IMPACT RATED DOORS	WHITE
9	RAILING	ALUM. METAL RAILING, PER SPECIFICATIONS	POWDER COATED, WHITE
10	STAIRS	METAL STAIRS, PER SPECIFICATIONS	POWDER COATED, GRAY
11	FAUX AWNINGS	DECORATIVE ALUM. AWNINGS, PER SPECIFICATIONS	POWDER COATED, WHITE



EAST ELEVATION



SOUTH ELEVATION

BLDG. 4 ELEVATIONS
SCALE: 3/16"=1'0"

REVIEW SET 2-11-20
NOT FOR CONSTRUCTION



Renewable Design, LLC
Ca. Lic. No. 29339

Ruth Haggerty, PE
West Palm Beach, Florida
Phone: 561-373-2327
rhaggerty7@bellsouth.net
www.renewable-eng.com

architectural
consultants
inc.

ARCHITECTURE / DESIGN
Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

MIRAFLOR APARTMENTS
CITY OF BOYNTON BEACH,
FLORIDA

THIS DESIGN AND DRAWING IS THE
EXPRESS PROPERTY OF THE DESIGNER.
ANY REPRODUCTION, CHANGE OR COPY
REQUIRES THE WRITTEN PERMISSION
OF RENEWABLE DESIGN.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN
FIELD AND SHALL REPORT ANY DISCREPANCY OR
INCONSISTENCIES WITH THE CONSTRUCTION
DOCUMENTS TO THE ENGINEER AND ARCHITECT
BEFORE CONTINUING WORK.

1-2-20 PLANNING REVIEW SET
REV # DATE DESCRIPTION

SEAL

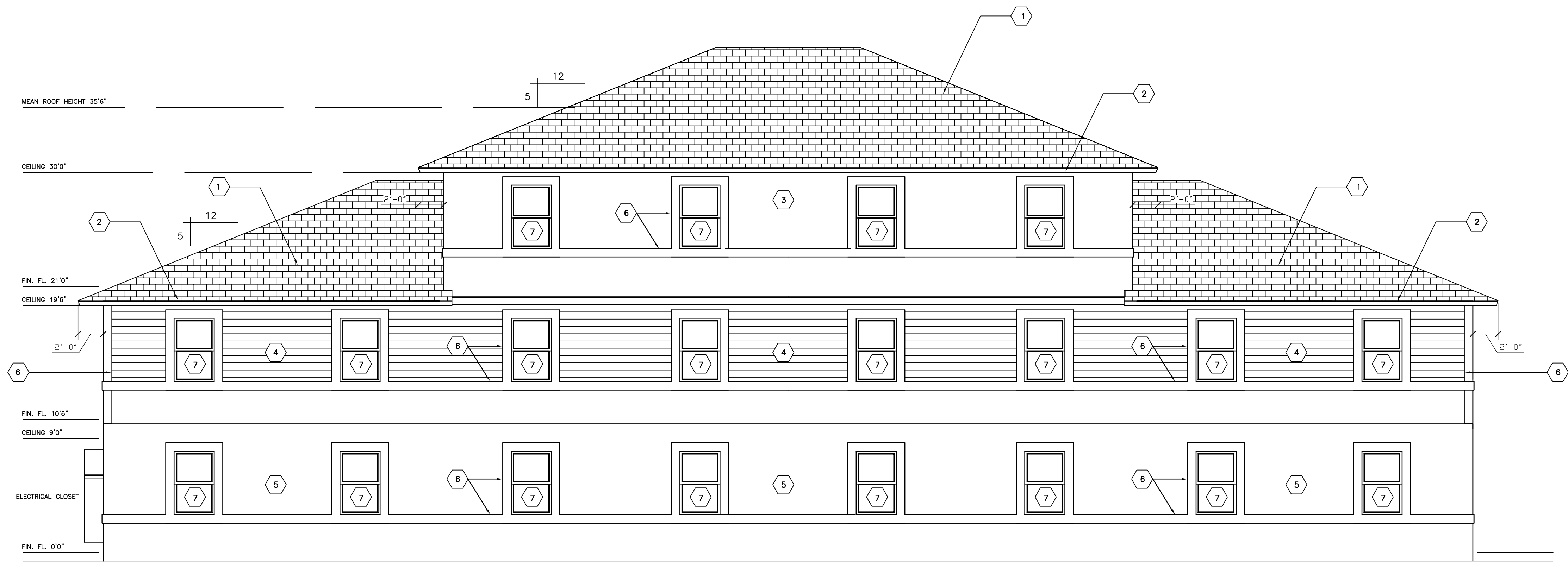
ROGER HANSROTE, ARCHITECT
FLAR # 14300
RUTH HAGGERTY, PE
FL # 71092

DATE: 8-15-19
DRAWN BY: TK
APPROVED BY: RH
SCALE: AS NOTED

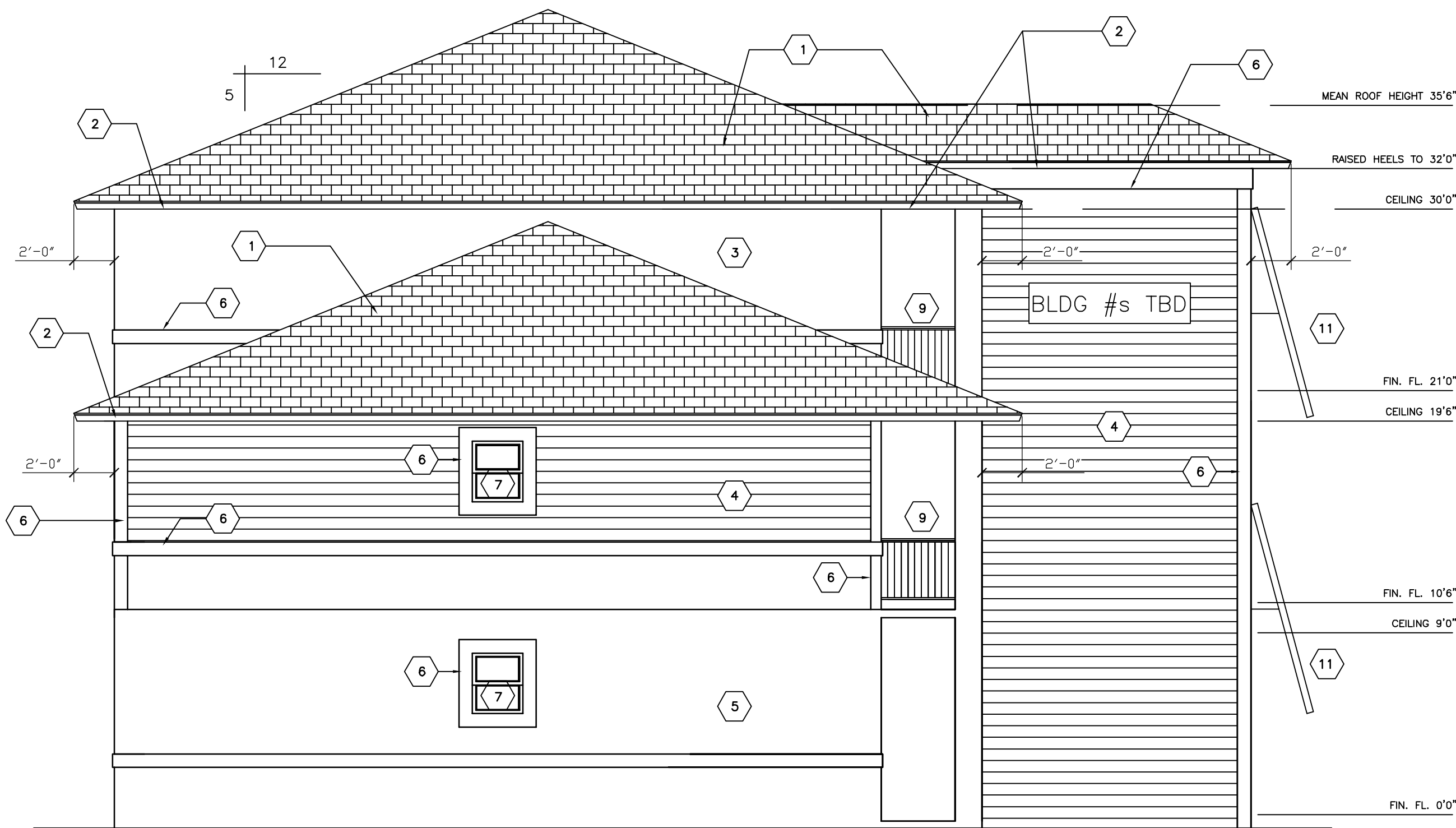
SHEET TITLE
BLDG 4
ELEVATIONS

SHEET NUMBER

A-16
OF 21



BLDG. 4 ELEVATIONS NORTH ELEVATION
SCALE: 3/16"=1'0"



WEST ELEVATION

BLDG. 4

MATERIAL LEGEND		COLOR LEGEND
ITEM	MATERIAL/COLOR	COLOR
1 ROOF	FIBERGLASS SHINGLES	LIGHT GRAY
2 FASCIA	PAINTED FASCIA BOARD	SW 7005, PURE WHITE
3 WALL	SMOOTH TEXTURED STUCCO, PAINTED	SW 7005, PURE WHITE
4 WALL	LAPPED STUCCO, PAINTED	SW 6505, ATMOSPHERIC
5 WALL	SMOOTH TEXTURED STUCCO, PAINTED	SW 6505, ATMOSPHERIC
6 WALL TRIM	SMOOTH TEXTURED STUCCO BANDING, PAINTED	SW 7005, PURE WHITE
7 WINDOWS	IMPACT RATED WINDOWS, VINYL LOW-E	WHITE FRAME AND MULLIONS
8 DOORS	IMPACT RATED DOORS	WHITE
9 RAILING	ALUM. METAL RAILING, PER SPECIFICATIONS	POWDER COATED, WHITE
10 STAIRS	METAL STAIRS, PER SPECIFICATIONS	POWDER COATED, GRAY
11 AWNINGS	DECORATIVE ALUM. AWNINGS, PER SPECIFICATIONS	POWDER COATED, WHITE

REVIEW SET 2-11-20
NOT FOR CONSTRUCTION



Renewable Design, LLC
Ca. Lic. No. 29339

Ruth Haggerty, PE
West Palm Beach, Florida
Phone: 561-333-2321
rhaggerty@bellsouth.net
www.renewable-eng.com

architectural
consultants
inc.

ARCHITECTURE / DESIGN
Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

MIRAFLOR APARTMENTS
CITY OF BOYNTON BEACH,
FLORIDA

THIS DESIGN AND DRAWING IS THE
EXPRESS PROPERTY OF THE DESIGNER.
ANY REPRODUCTION, CHANGE OR COPY
REQUIRES THE WRITTEN PERMISSION
OF RENEWABLE DESIGN.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN
FIELD AND SHALL REPORT ANY DISCREPANCY OR
INCONSISTENCIES WITH THE CONSTRUCTION
DOCUMENTS TO THE ENGINEER AND ARCHITECT
BEFORE CONTINUING WORK.

1-2-20 PLANNING REVIEW SET
REV # DATE DESCRIPTION

SEAL

ROGER HANSROTE, ARCHITECT
FLAR # 14300
RUTH HAGGERTY, PE
FL # 71092

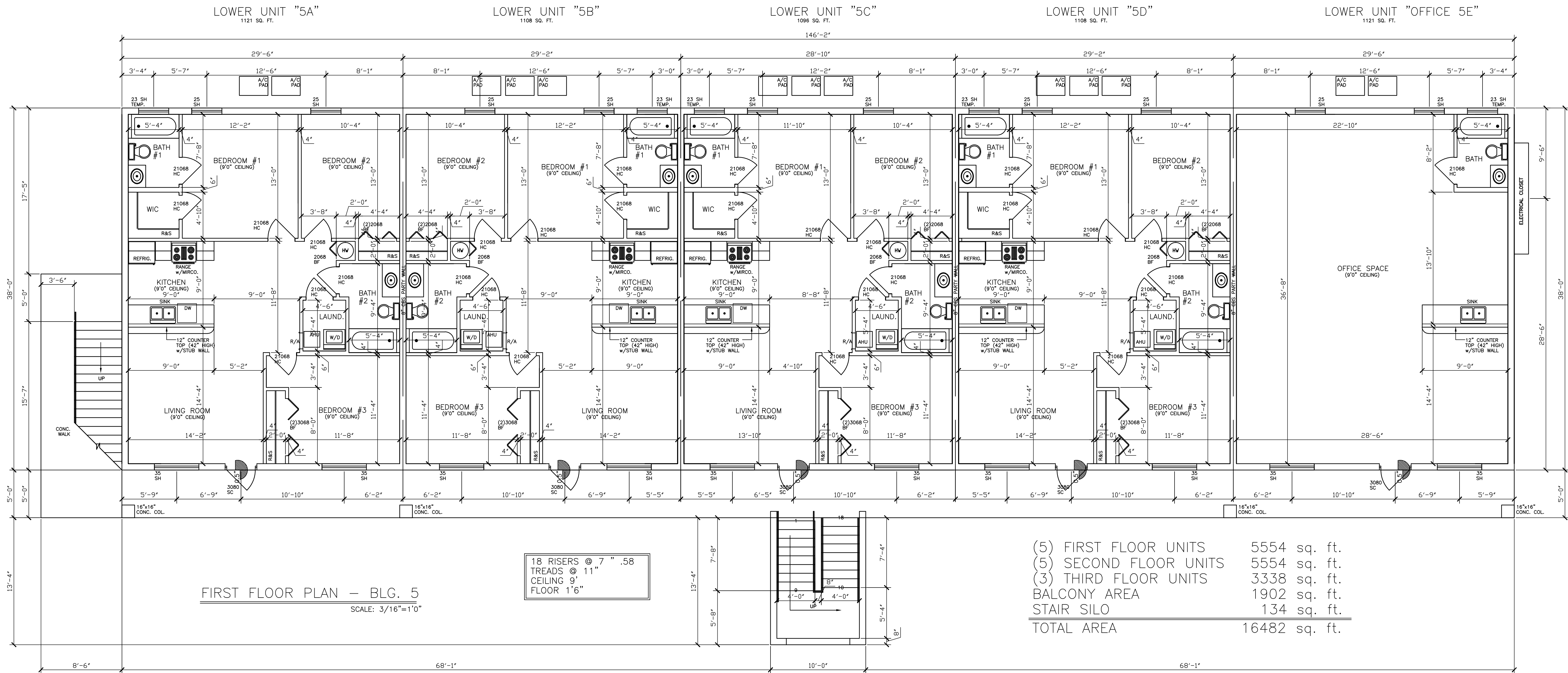
DATE: 8-15-19
DRAWN BY: TK
APPROVED BY: RH
SCALE: AS NOTED

SHEET TITLE
BLDG 5 FIRST
FLOOR PLAN

SHEET NUMBER

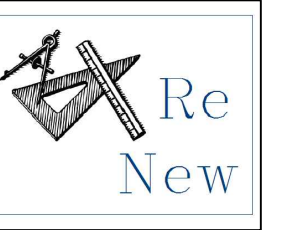
A-17
OF 21

REVIEW SET 2-7-20
NOT FOR CONSTRUCTION



BUILDING 5

5 UNITS — FIRST FLOOR — 3/2 WITH END UNIT AS OFFICE
5 UNITS — SECOND FLOOR — 3/2
3 UNITS — THIRD FLOOR — 3/2



Renewable Design, LLC
Ca. Lic. No. 29339

Ruth Haggerty, PE
West Palm Beach, Florida
Phone: 561-333-2321
rhaggerty@bellsouth.net
www.renewable-eng.com

architectural
consultants
inc.

ARCHITECTURE / DESIGN
Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

MIRAFLOAR APARTMENTS
CITY OF BOYNTON BEACH,
FLORIDA

THIS DESIGN AND DRAWING IS THE
EXPRESS PROPERTY OF THE DESIGNER.
ANY REPRODUCTION, CHANGE OR COPY
REQUIRES THE WRITTEN PERMISSION
OF RENEWABLE DESIGN.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN
FIELD AND SHALL REPORT ANY DISCREPANCY OR
INCONSISTENCIES WITH THE CONSTRUCTION
DOCUMENTS TO THE ENGINEER AND ARCHITECT
BEFORE CONTINUING WORK.

1-2-20 PLANNING REVIEW SET
REV # DATE DESCRIPTION

SEAL

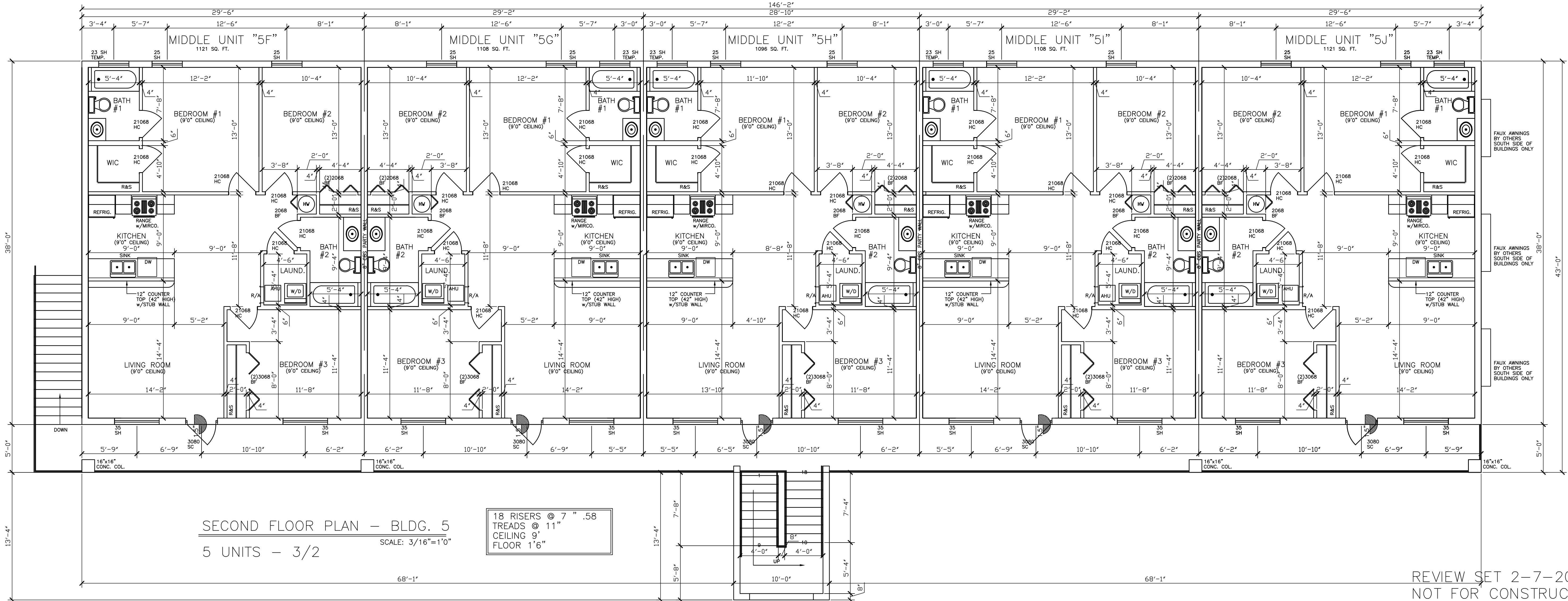
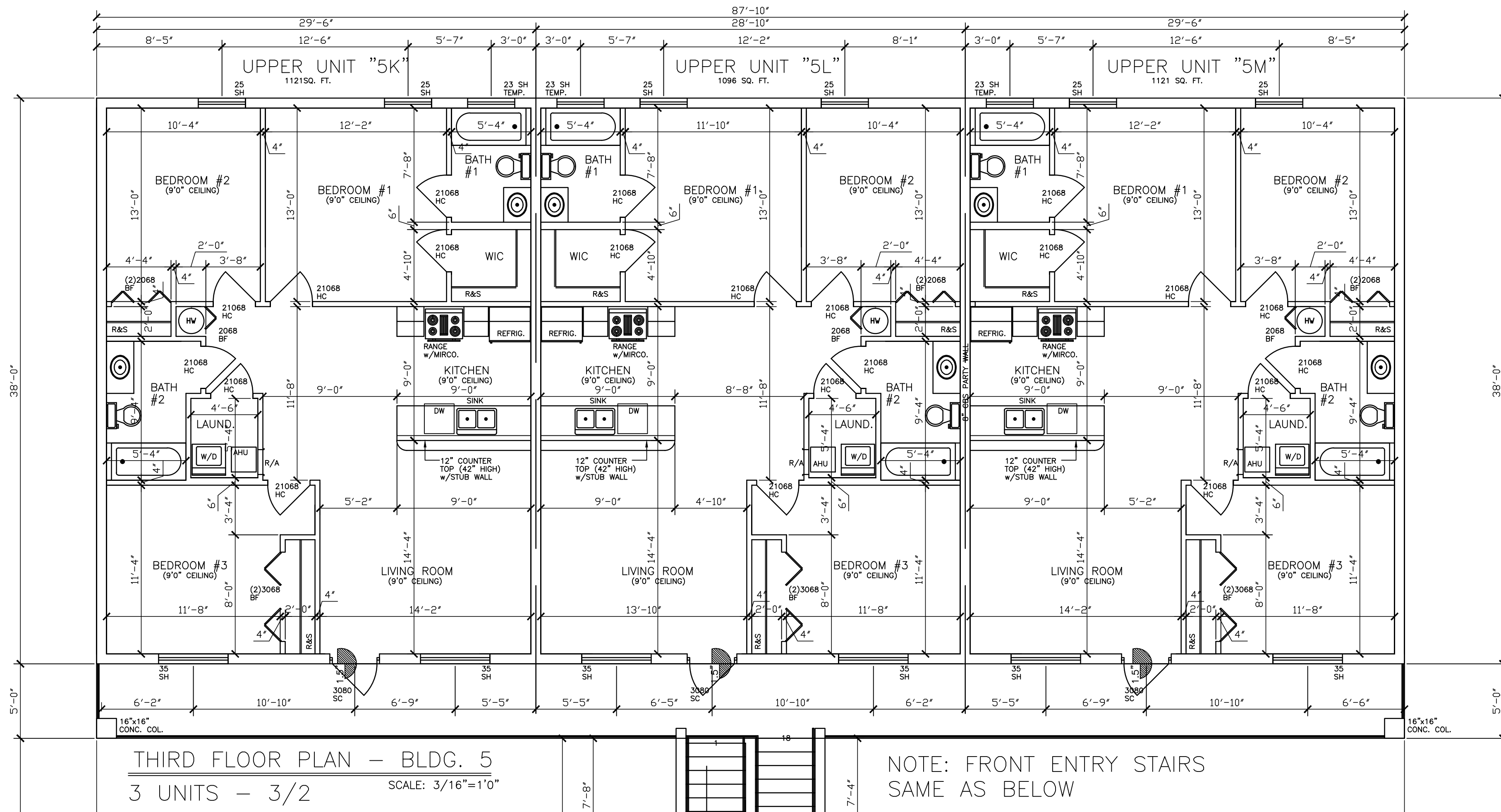
ROGER HANSROTE, ARCHITECT
FLAR # 14300
RUTH HAGGERTY, PE
FL # 71092

DATE: 8-15-19
DRAWN BY: TK
APPROVED BY: RH
SCALE: AS NOTED

SHEET TITLE
BLDG 5 2ND&3RD
FLOOR PLAN

SHEET NUMBER

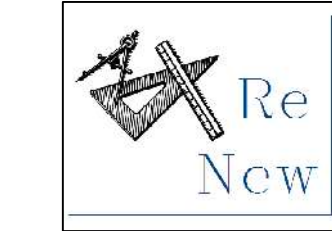
A-18
OF 21



SECOND FLOOR PLAN — BLDG. 5
5 UNITS — 3/2
SCALE: 3/16"=1'0"

18 RISERS @ 7" .58
TREADS @ 11"
CEILING 9'
FLOOR 1'6"

REVIEW SET 2-7-20
NOT FOR CONSTRUCTION

Renewable Design, LLC
Ca. Lic. No. 29339

Ruth Haggerty, PE
West Palm Beach, Florida
Phone: 561-373-2327
rhaggerty7@bellsouth.net
www.renewable-eng.com

architectural
consultants
inc.

ARCHITECTURE / DESIGN
Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

CITY OF BOYNTON BEACH,
FLORIDA

THIS DESIGN AND DRAWING IS THE
EXPRESS PROPERTY OF THE DESIGNER.
ANY REPRODUCTION, CHANGE OR COPY
REQUIRES THE WRITTEN PERMISSION
OF RENEWABLE DESIGN.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD AND SHALL REPORT ANY DISCREPANCY OR INCONSISTENCIES WITH THE CONSTRUCTION DOCUMENTS TO THE ENGINEER AND ARCHITECT BEFORE CONTINUING WORK.

-2-20 PLANNING REVIEW SET		
REV #	DATE	DESCRIPTION

SEAL

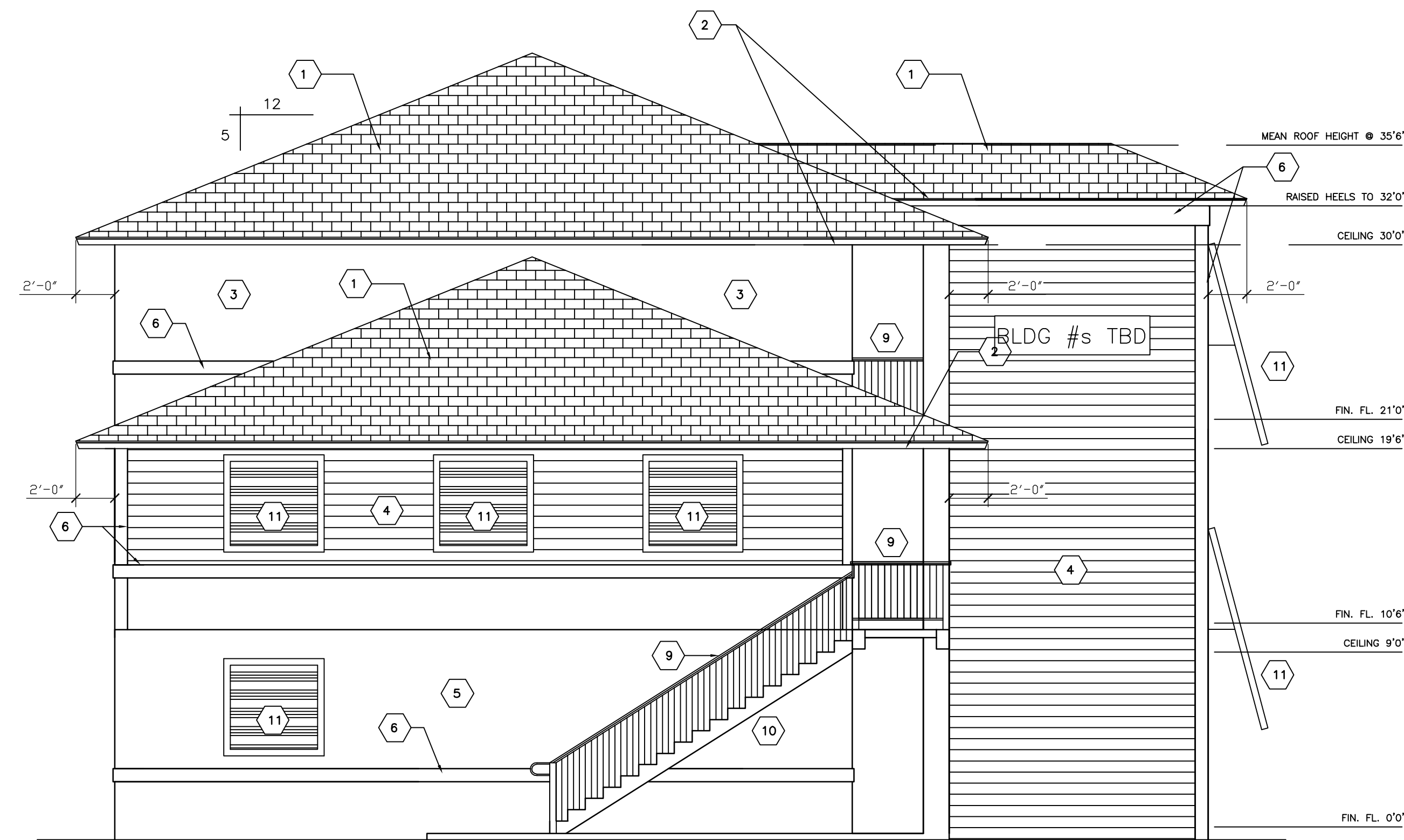
ROGER HANSROTE, ARCHITECT
FLAR # 14300
RUTH HAGGERTY, PE
FL # 71092

DATE: 8-15-19
DRAWN BY: TK
APPROVED BY: RH
SCALE: AS NOTED

SHEET TITLE
BLDG 5
ELEVATIONS

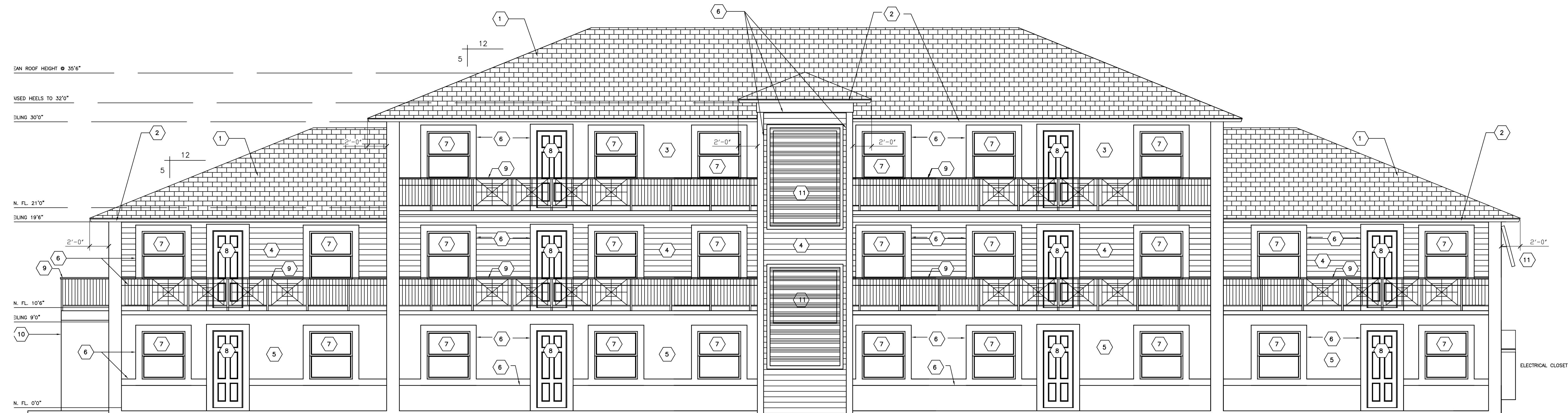
SHEET NUMBER

A-19
OF 21



NORTH ELEVATION

BLDG. 5		
MATERIAL LEGEND		COLOR LEGEND
ITEM	MATERIAL/COLOR	COLOR
1 ROOF	FIBERGLASS SHINGLES	LIGHT GRAY
2 FASCIAS	PAINTED FASCIA BOARD	SW 7005, PURE WHITE
3 WALL	SMOOTH TEXTURED STUCCO, PAINTED	SW 7005, PURE WHITE
4 WALL	LAPPED STUCCO, PAINTED	SW 6729, LACEWING
5 WALL	SMOOTH TEXTURED STUCCO, PAINTED	SW 6729, LACEWING
6 WALL TRIM	SMOOTH TEXTURED STUCCO BANDING, PAINTED	SW 7005, PURE WHITE
7 WINDOWS	IMPACT RATED WINDOWS, VINYL LOW-E	WHITE FRAME AND MULLIONS
8 DOORS	IMPACT RATED DOORS	WHITE
9 RAILING	ALUM. METAL RAILING, PER SPECIFICATIONS	POWDER COATED, WHITE
10 STAIRS	METAL STAIRS, PER SPECIFICATIONS	POWDER COATED, GRAY
11 FAUX AWNINGS	DECORATIVE ALUM. AWNINGS, PER SPECIFICATIONS	POWDER COATED, WHITE



BLDG. 5 ELEVATIONS

WEST ELEVATION

SCALE: $3/16"=1'0"$

REVIEW SET 2-11-20
NOT FOR CONSTRUCTION



Renewable Design, LLC
Ca. Lic. No. 29339

Ruth Haggerty, PE
West Palm Beach, Florida
Phone: 561-373-2327
rhaggerty7@bellsouth.net
www.renewable-eng.com

architectural
consultants
inc.

ARCHITECTURE / DESIGN
Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

MIRAFLOR APARTMENTS
CITY OF BOYNTON BEACH,
FLORIDA

THIS DESIGN AND DRAWING IS THE
EXPRESS PROPERTY OF THE DESIGNER.
ANY REPRODUCTION, CHANGE OR COPY
REQUIRES THE WRITTEN PERMISSION
OF RENEWABLE DESIGN.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN
FIELD AND SHALL REPORT ANY DISCREPANCY OR
INCONSISTENCIES WITH THE CONSTRUCTION
DOCUMENTS TO THE ENGINEER AND ARCHITECT
BEFORE CONTINUING WORK.

1-2-20 PLANNING REVIEW SET
REV # DATE DESCRIPTION

SEAL

ROGER HANSROTE, ARCHITECT
FLAR # 14300
RUTH HAGGERTY, PE
FL # 71092

DATE: 8-15-19
DRAWN BY: TK
APPROVED BY: RH
SCALE: AS NOTED

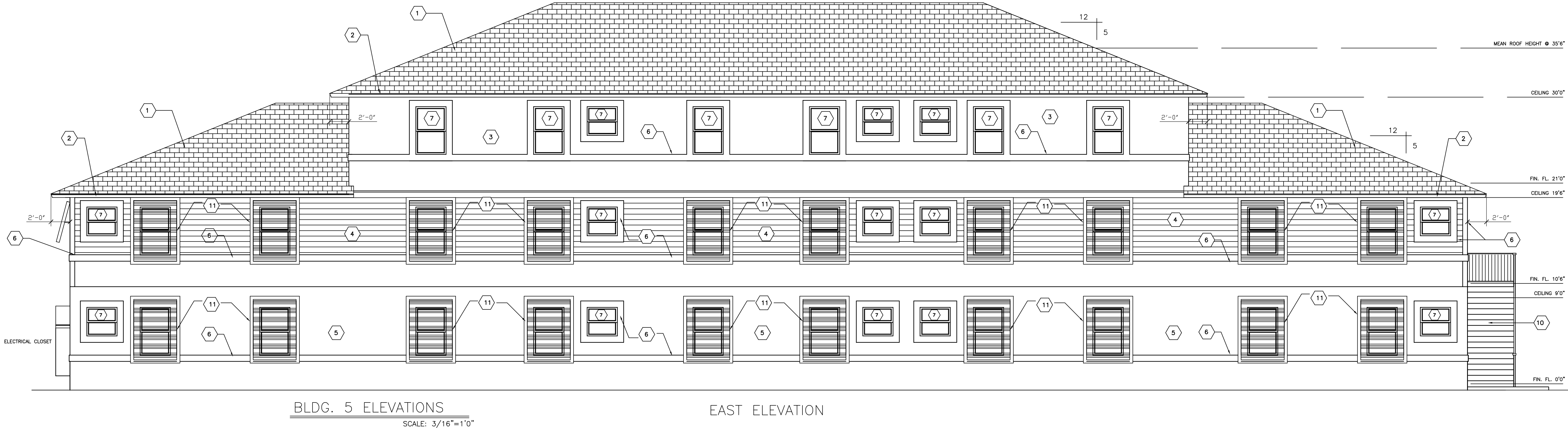
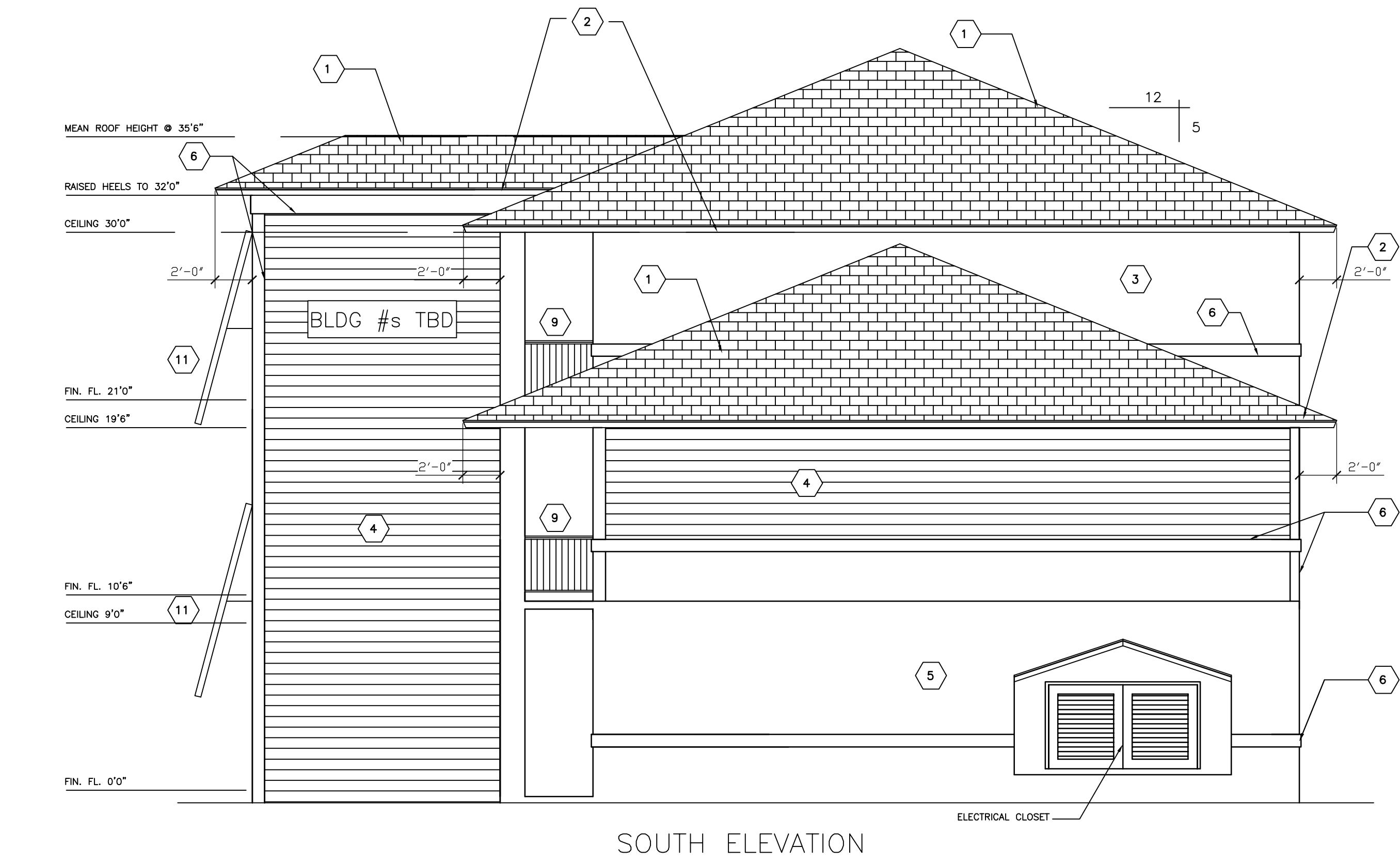
SHEET TITLE
BLDG 5
ELEVATIONS

SHEET NUMBER

A-20
OF 21

BLDG. 5

MATERIAL LEGEND		COLOR LEGEND
ITEM	MATERIAL/COLOR	COLOR
1 ROOF	FIBERGLASS SHINGLES	LIGHT GRAY
2 FASCIAS	PAINTED FASCIA BOARD	SW 7005, PURE WHITE
3 WALL	SMOOTH TEXTURED STUCCO, PAINTED	SW 7005, PURE WHITE
4 WALL	LAPPED STUCCO, PAINTED	SW 6729, LACEWING
5 WALL	SMOOTH TEXTURED STUCCO, PAINTED	SW 6729, LACEWING
6 WALL TRIM	SMOOTH TEXTURED STUCCO BANDING, PAINTED	SW 7005, PURE WHITE
7 WINDOWS	IMPACT RATED WINDOWS, VINYL LOW-E	WHITE FRAME AND MULLIONS
8 DOORS	IMPACT RATED DOORS	WHITE
9 RAILING	ALUM. METAL RAILING, PER SPECIFICATIONS	POWDER COATED, WHITE
10 STAIRS	METAL STAIRS, PER SPECIFICATIONS	POWDER COATED, GRAY
11 FAUX AWNINGS	DECORATIVE ALUM. AWNINGS, PER SPECIFICATIONS	POWDER COATED, WHITE



REVIEW SET 2-11-20
NOT FOR CONSTRUCTION



Renewable Design, LLC
Ca. Lic. No. 29339

Ruth Haggerty, PE
West Palm Beach, Florida
Phone: 561-333-2321
rhaggerty@bellsouth.net
www.renewable-eng.com

architectural
consultants
inc.

ARCHITECTURE / DESIGN
Lic. No. 26002046

2475 MERCER AVE. SUITE 201
West Palm Beach, FL 33401

Phone 561-655-0674

MIRAFLOR APARTMENTS
CITY OF BOYNTON BEACH,
FLORIDA

THIS DESIGN AND DRAWING IS THE
EXPRESS PROPERTY OF THE DESIGNER.
ANY REPRODUCTION, CHANGE OR COPY
REQUIRES THE WRITTEN PERMISSION
OF RENEWABLE DESIGN.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN
FIELD AND SHALL REPORT ANY DISCREPANCY OR
INCONSISTENCIES WITH THE CONSTRUCTION
DOCUMENTS TO THE ENGINEER AND ARCHITECT
BEFORE CONTINUING WORK.

1-2-20 PLANNING REVIEW SET
REV # DATE DESCRIPTION

SEAL

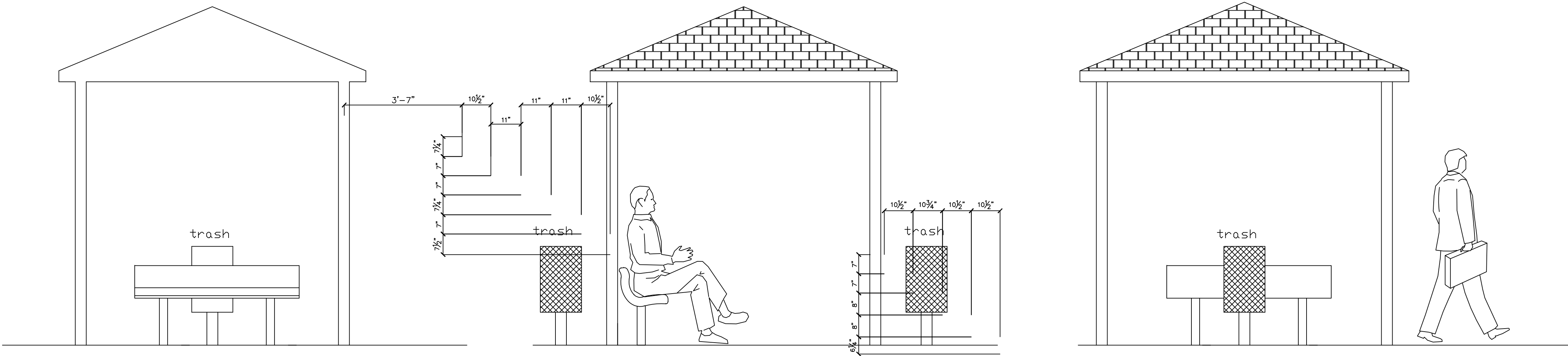
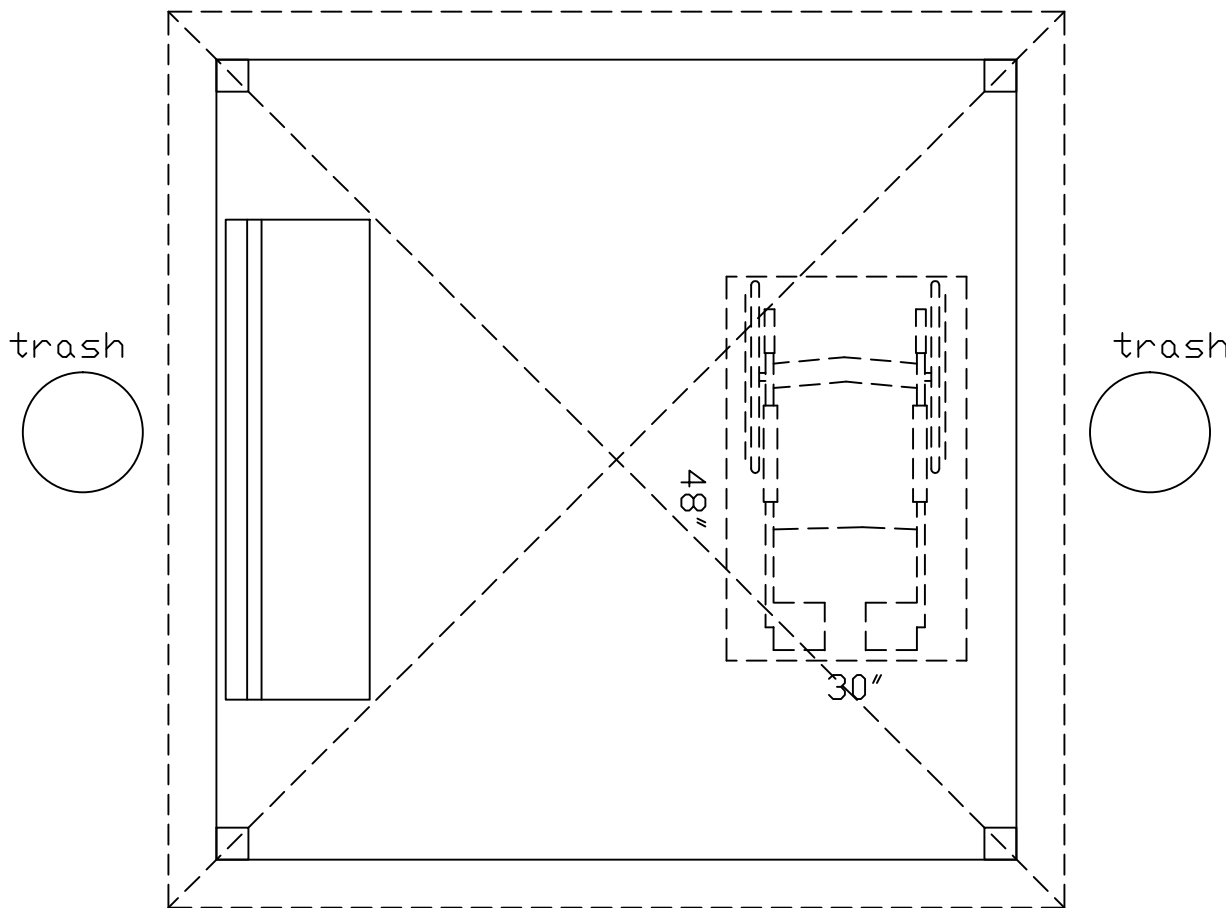
ROGER HANSROTE, ARCHITECT
FLAR # 14300
RUTH HAGGERTY, PE
FL # 71092

DATE: 8-15-19
DRAWN BY: TK
APPROVED BY: RH
SCALE: AS NOTED

SHEET TITLE
BUS STOP
ELEVATIONS

SHEET NUMBER

A-21
OF 21



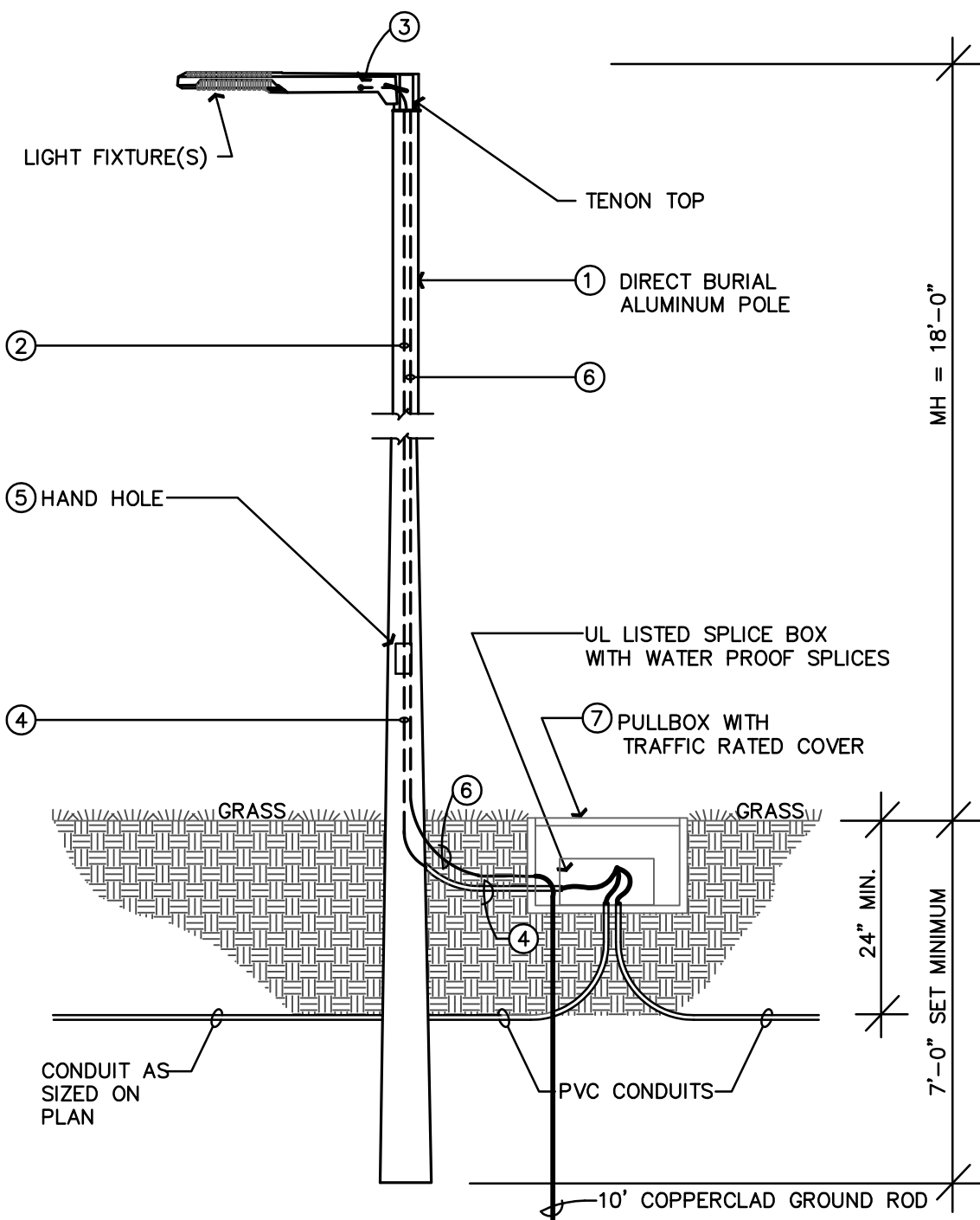
PRELIM BUS STOP

SCALE: 1/2"=1'0"

REVIEW SET 2-7-20
NOT FOR CONSTRUCTION



LIGHT POLE DETAIL
NO SCALE



PHOTOMETRIC PLAN
SCALE : 1" = 30'-0"

- THE DESIGN, STYLE, AND ILLUMINATION LEVEL SHALL BE COMPATIBLE WITH THE BUILDING DESIGN (HEIGHT) AND SHALL CONSIDER SAFETY, FUNCTION, AND AESTHETIC VALUE.
- A MINIMUM AVERAGE LIGHT LEVEL OF ONE (1) FOOT CANDLE SHALL BE PROVIDED, WITH NO MORE THAN 10% OF THE SPOT READINGS BELOW ONE (1) FOOT CANDLE AND NONE BELOW 1/4 FOOT CANDLE.
- LIGHTING SHALL NOT BE OF AN INTENSITY THAT PRODUCES GLARE ON ADJACENT PROPERTY.
- FEATURE LIGHTING EMPHASIZING PLANTS, TREES, BARRIERS, ENTRANCES, AND EXITS IS ENCOURAGED.

Photometrics Calculation Software Generated Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts
SA	6	SA	SINGLE	10064	10064	0.900	113
SB	7	SB	SINGLE	11849	11849	0.900	113
SC	1	SC	SINGLE	9559	9559	0.900	113
SD	2	SD	BACK-BACK	12406	24812	0.900	226
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ENTRANCE	Illuminance	Fc	2.27	5.3	0.5	4.54	10.60
PROPERTY LINE	Illuminance	Fc	0.02	0.2	0.0	N.A.	N.A.
SITE	Illuminance	Fc	1.83	5.4	0.5	3.66	10.80

LIGHTING FIXTURE SCHEDULE							
TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	LAMPS	INPUT WATTS	REMARKS
SA	LED SITE LUMINAIRE	McGRAW-EDISON	GLEON-AF-02-LED-E1-SL3-7030-HSS-FINISH / MA1036-XX	UNV	LED	113W	NOTE 1, 2
SB	LED SITE LUMINAIRE	McGRAW-EDISON	GLEON-AF-02-LED-E1-T4FT-7030-FINISH / MA1036-XX	UNV	LED	113W	NOTE 1, 2
SC	LED SITE LUMINAIRE	McGRAW-EDISON	GLEON-AF-02-LED-E1-SL4-7030-HSS-FINISH / MA1036-XX	UNV	LED	113W	NOTE 1, 2
SD	LED DOUBLE-HEAD SITE LUMINAIRE	McGRAW-EDISON	2 x GLEON-AF-02-LED-E1-SWQ-7030-FINISH / MA1037-XX	UNV	LED	226W	NOTE 1, 2
FIXTURE SCHEDULE NOTES							
NOTE 1: ADVISE FINISH							
NOTE 2: FIXTURES MOUNTED ON 18" VLMONT DIRECT BURIAL ALUMINUM POLE # 1908-30504TE							
FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT TONY PLONNER @ LIGHTING DYNAMICS (561) 718-8917; TPLONNER@LIGHTINGDYNAMICS.COM							



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

No.	Revision/Issue	Date
5	REVISION	02/05/20
4	PHOTOMETRIC STUDY	01/08/20
3	REVISION	01/02/20
2	LIGHTING LAYOUT	12/19/19
1	LIGHTING LAYOUT	08/30/19

Project Name and Address
MIRAFLO
Lighting Layout- Normal Mode
Boynton Beach, FL

FILE P:\PROJECTS\2019\AUGUST
CLIENT MILLER LAND PLANNING

Project Miraflo
Date 12/19/19
Scale 1/32" = 1'-0"

Sheet **L1**
DRAWN BY EM / RH

JOSEPH L. LAMMERS, PE
PE # 78477
SEAL

© 2020 CARDINAL ENGINEERING ASSOCIATES, INC.
THIS DOCUMENT, SHEET NO. HAS BEEN PREPARED SPECIFICALLY FOR THIS PROJECT. THIS DOCUMENT IS NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE APPROVAL AND PARTICIPATION OF CARDINAL ENGINEERING ASSOCIATES.
UNAUTHORIZED REPRODUCTION AND/OR REUSE IS PROHIBITED.

SHEET TITLE:
PHOTOMETRIC PLAN

REVISIONS:
2/5/20 BLDG DEPT COMMENTS

DESIGN BY: DJL
DRAWN BY: NL

DATE: 01/02/2020
CHECKED: JL

PH-1
OF 2
ELECT SHEETS

SITE LIGHTING
MIRAFLO APARTMENTS
CITY OF BOYNTON BEACH, FLORIDA

Cardinal
ENGINEERING ASSOCIATES INC.
575 NW MERCANTILE PL
SUITE 106
PORT ST. LUCIE
FL 34986
T. 561.746.6343
F. 561.746.3602
info@CEAengineers.com
CA LIC. 31555

MIRAFLOR - SITE
LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	LAMPS	INPUT WATTS	MOUNTING	DIMMING (If Req)	REMARKS
SA	LED SITE LUMINAIRE	McGRAW-EDISON	GLEON-AF-02-LED-E1-SL3-7030-HSS-FINISH / MA1036-XX	UNV	LED	113W	18' POLE	0-10V	NOTE 1, 2
SB	LED SITE LUMINAIRE	McGRAW-EDISON	GLEON-AF-02-LED-E1-T4FT-7030-FINISH / MA1036-XX	UNV	LED	113W	18' POLE	0-10V	NOTE 1, 2
SC	LED SITE LUMINAIRE	McGRAW-EDISON	GLEON-AF-02-LED-E1-SL4-7030-HSS-FINISH / MA1036-XX	UNV	LED	113W	18' POLE	0-10V	NOTE 1, 2
SD	LED DOUBLE-HEAD SITE LUMINAIRE	McGRAW-EDISON	2 x GLEON-AF-02-LED-E1-5WQ-7030-FINISH / MA1037-XX	UNV	LED	226W	18' POLE	0-10V	NOTE 1, 2

FIXTURE SCHEDULE NOTES

NOTE 1: ADVISE FINISH

NOTE 2: FIXTURES MOUNTED ON 18' VALMONT DIRECT BURIAL ALUMINUM POLE # 1908-30504TE

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT TONY PLONNER @ LIGHTING DYNAMICS (561) 718-8917; TPLONNER@LIGHTINGDYNAMICS.COM



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

NOTES:

5	REVISION	02/05/20
4	PHOTOMETRIC STUDY	01/08/20
3	REVISION	01/02/20
2	LIGHTING LAYOUT	12/19/19
1	LIGHTING LAYOUT	08/30/19
No.	Revision/Issue	Date

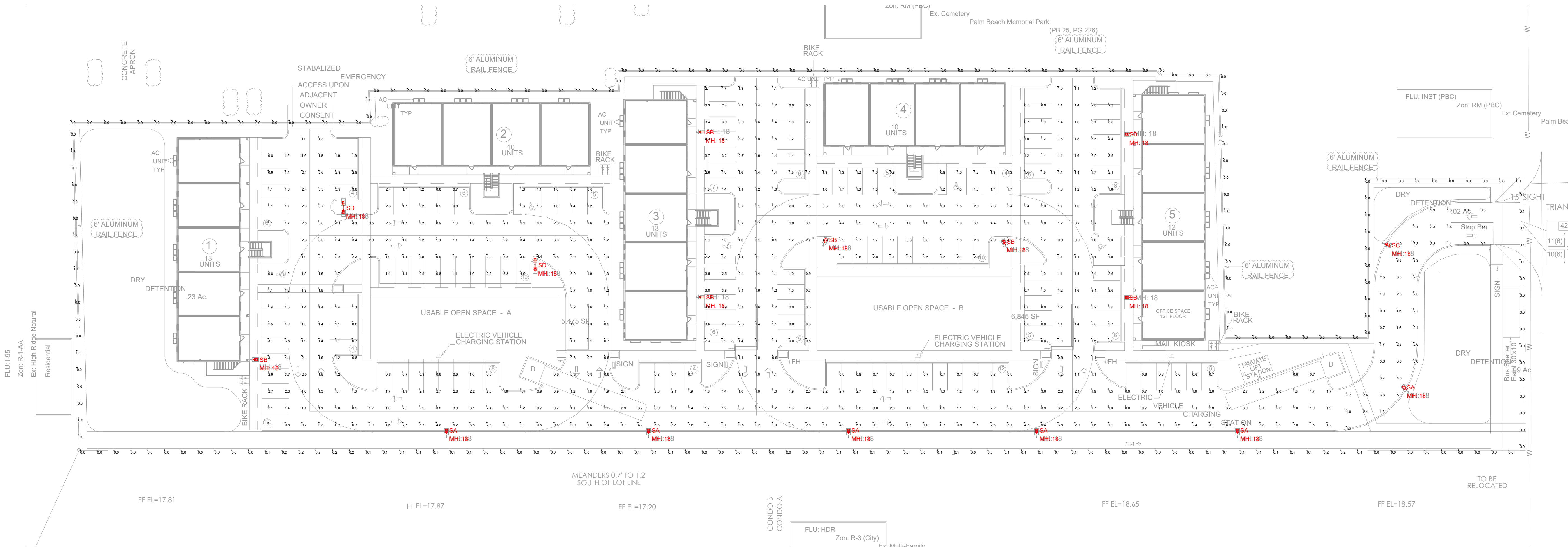
LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

MIRAFLOR
Photometric Layout - Site
Boynton Beach, FL

FILE P:\PROJECTS\2019\AUGUST
CLIENT MILLER LAND PLANNING

Project	Miraflor	Sheet	L1
Date	02/05/2020		
Scale	1/32" = 1'-0"	DRAWN BY	EM / RH



Photometrics Calculation Software Generated Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	6	SA	SINGLE	10064	10064	0.900	113	113
	7	SB	SINGLE	11849	11849	0.900	113	113
	1	SC	SINGLE	9559	9559	0.900	113	113
	2	SD	BACK-BACK	12406	24812	0.900	113	226

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ENTRANCE	Illuminance	Fc	2.27	5.3	0.5	4.54	10.60
PROPERTY LINE	Illuminance	Fc	0.02	0.2	0.0	N.A.	N.A.
SITE	Illuminance	Fc	1.83	5.4	0.5	3.66	10.80

