

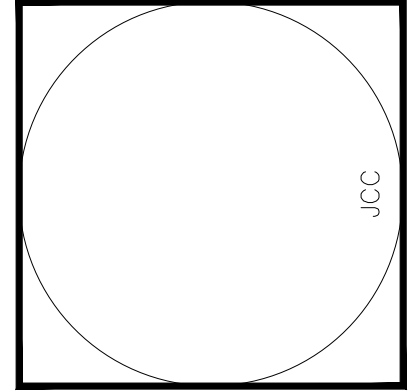
PARKING AND BICYCLE INFORMATION				PROVIDED		
NAME	MIN. REQUIRED	NUMBER OF UNITS	TOTAL REQUIRED	PRIVATE MECHANICAL PARKING	COMMON PARKING	TOTAL PROVIDED
UNITS 1-4	1.75 PARKING SPACES PER UNIT	4 UNITS	7 SPACES	2 SPACES PER UNIT *	2**	10 SPACES
TOTAL BICYCLE PARKING SPACES	5% OF REQUIRED NUMBER OF MOTOR VEHICLE PARKING SPACES	N/A	2 SPACES	N/A	5	5 SPACES

NOTE: *EACH UNIT HAS PRIVATE MECHANICAL PARKING TO PROVIDE 2 MOTOR VEHICLE PARKING SPACES FOR OFF-STREET PARKING PURPOSE WHICH ARE STACKED.
 **IN ADDITION, THE BUILDING PROVIDES 2 COMMON GUEST PARKING, ONE BEING FOR THE PURPOSE OF ADA

NOTE: *ALL UNITS HAVE ARE TO STORE THEIR BICYCLE WITHIN THEIR OWN UNIT*

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343 EAST ROYAL PALM RD
343 EAST ROYAL PALM ROAD
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NO.	DATE	REVISIONS
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FLOOR PLAN:
 FIRST FLOOR
 (PARKING LEVEL)

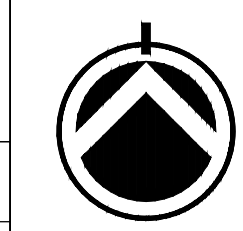
Scale 1/8" = 1'-0"
 Project No. 21078.00
 Date 06.20.2022

Principal: JCC
 Project Director: XXX
 Project Manager: XXX
 Drafted by:
 Checked by:

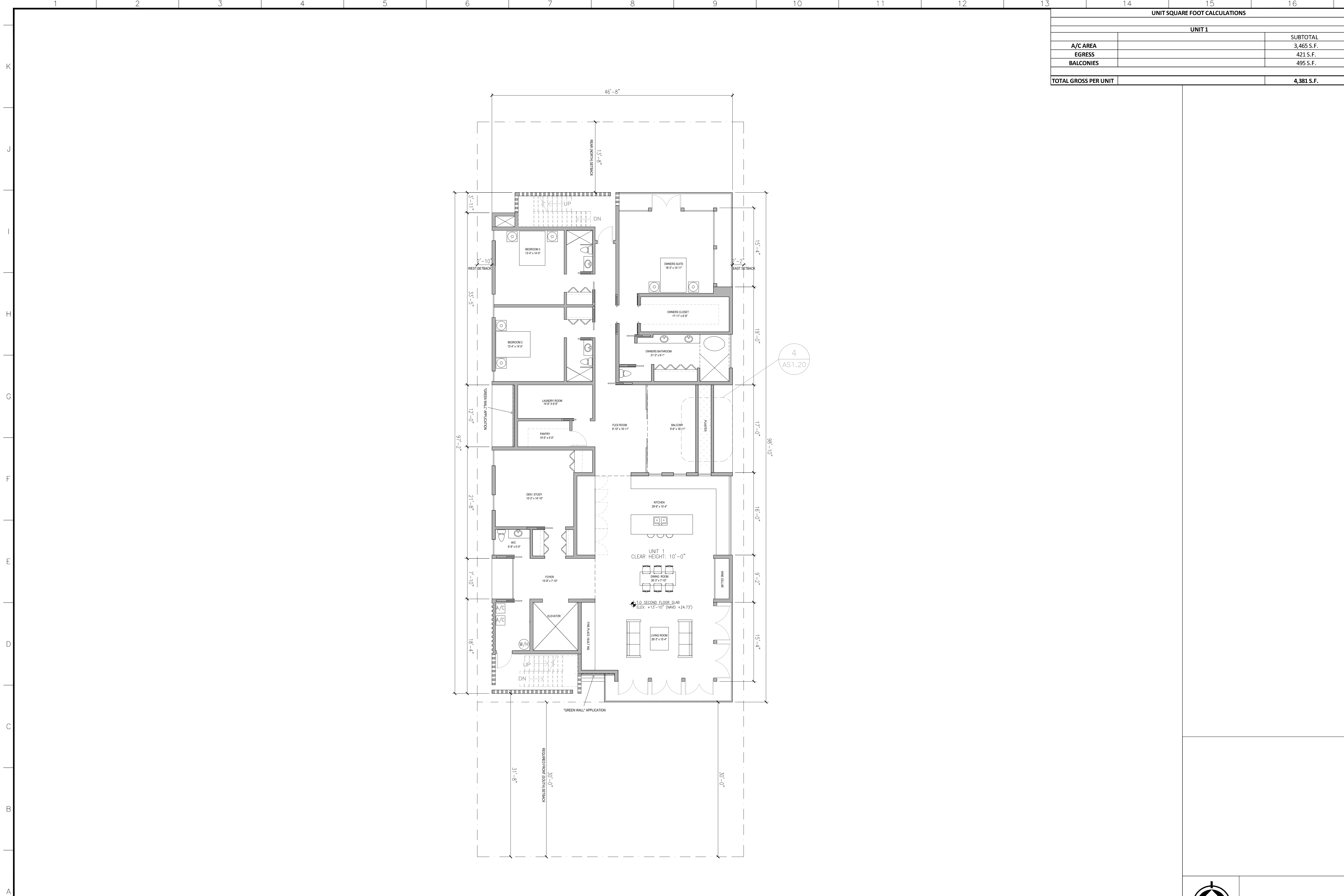
Sheet No.
A1.10

1 FLOOR PLAN: FIRST FLOOR (PARKING LEVEL)

A1.10 SCALE: 1/8" = 1'-0"



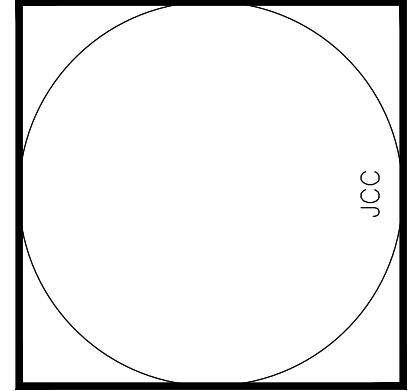
06.20.2022



UNIT SQUARE FOOT CALCULATIONS	
UNIT 1	
A/C AREA	3,465 S.F.
EGRESS	421 S.F.
BALCONIES	495 S.F.
TOTAL GROSS PER UNIT	4,381 S.F.

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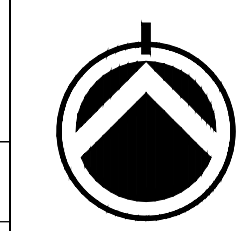
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FLOOR PLAN:
 SECOND FLOOR
 (UNIT 1)

Scale 1/8" = 1'-0"
 Project No. 21078.00
 Date 06.20.2022

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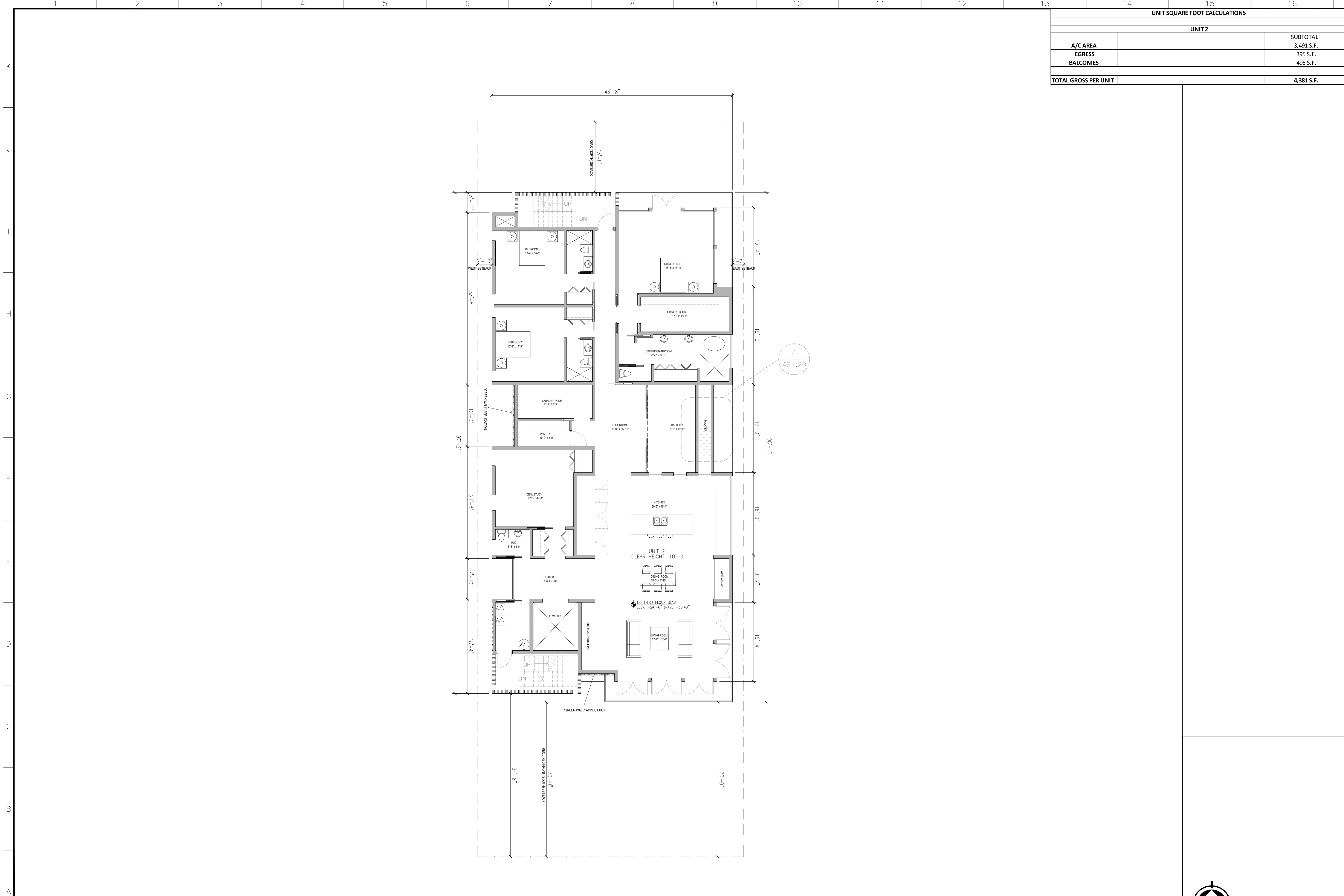


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A1.20

1 FLOOR PLAN: SECOND FLOOR (UNIT 1)

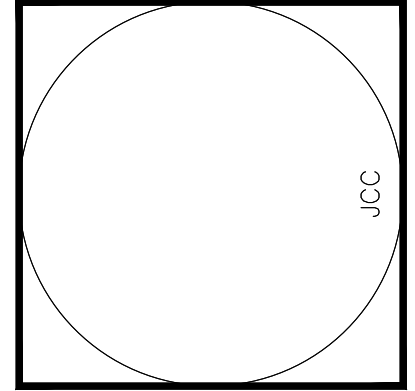
A1.20 SCALE: 1/8" = 1'-0"



UNIT SQUARE FOOT CALCULATIONS	
UNIT 2	
A/C AREA	3,491 S.F.
EGRESS	395 S.F.
BALCONIES	495 S.F.
TOTAL GROSS PER UNIT	4,381 S.F.

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FLOOR PLAN:
 THIRD FLOOR
 (UNIT 2)

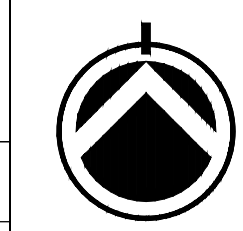
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Sheet No.
A1.30

1 FLOOR PLAN: THIRD FLOOR (UNIT 2)

A1.30 SCALE: 1/8" = 1'-0"



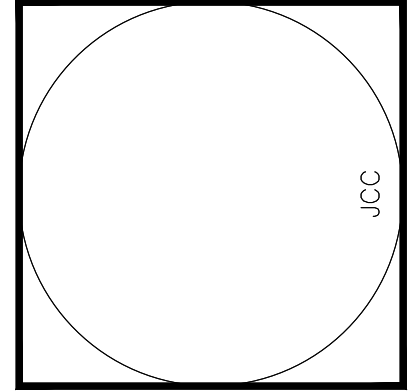
06.20.2022



UNIT SQUARE FOOT CALCULATIONS		
UNIT 3		
A/C AREA		3,491 S.F.
EGRESS		395 S.F.
BALCONIES		495 S.F.
TOTAL GROSS PER UNIT		4,381 S.F.

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FLOOR PLAN:
 FOURTH FLOOR
 (UNIT 3)

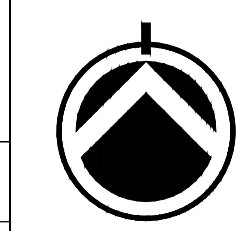
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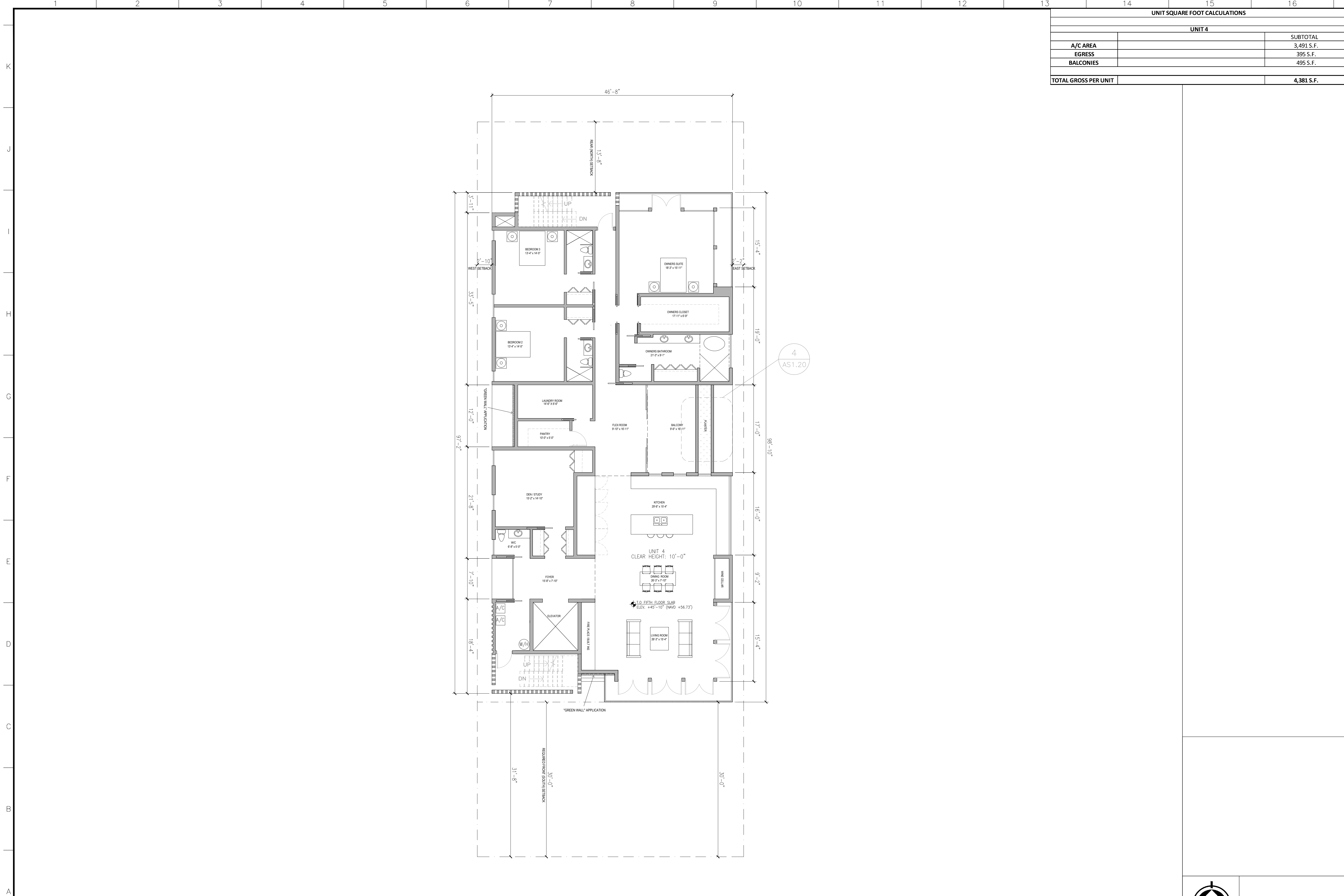
Sheet No.
A1.40

1 FLOOR PLAN: FOURTH FLOOR (UNIT 3)

A1.40 SCALE: 1/8" = 1'-0"



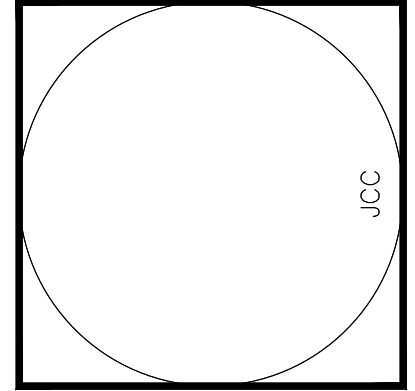
06.20.2022



UNIT SQUARE FOOT CALCULATIONS	
UNIT 4	
A/C AREA	3,491 S.F.
EGRESS	395 S.F.
BALCONIES	495 S.F.
TOTAL GROSS PER UNIT	4,381 S.F.

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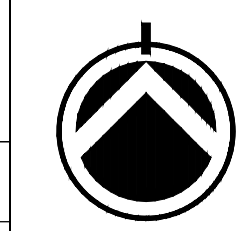
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FLOOR PLAN:
 FIFTH FLOOR
 (UNIT 4)

Scale 1/8" = 1'-0"
 Project No. 21078.00
 Date 06.20.2022

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 Project Manager: XXX
 Drafted by:
 Checked by:

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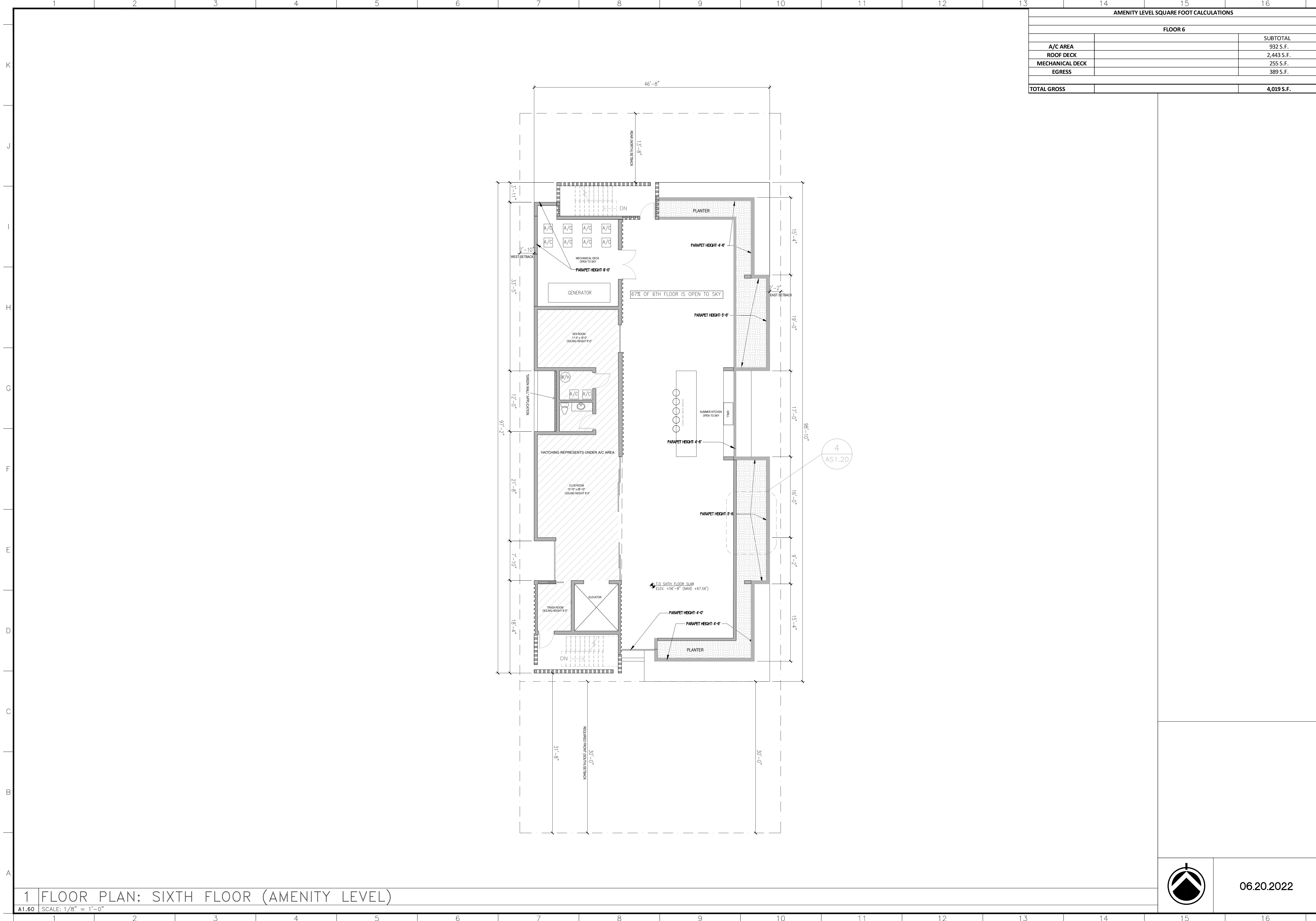


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A1.50

1 FLOOR PLAN: FIFTH FLOOR (UNIT 4)

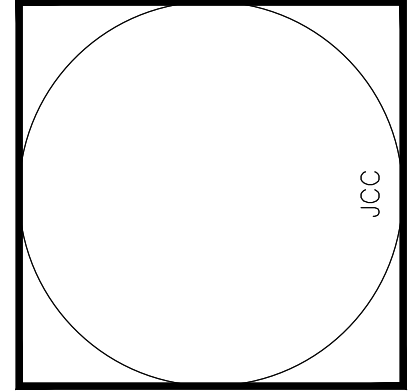
A1.50 SCALE: 1/8" = 1'-0"



AMENITY LEVEL SQUARE FOOT CALCULATIONS		
FLOOR 6		
		SUBTOTAL
A/C AREA		932 S.F.
ROOF DECK		2,443 S.F.
MECHANICAL DECK		255 S.F.
EGRESS		389 S.F.
TOTAL GROSS		4,019 S.F.

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FLOOR PLAN:
 SIXTH FLOOR
 (AMENITY LEVEL)

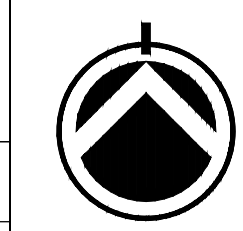
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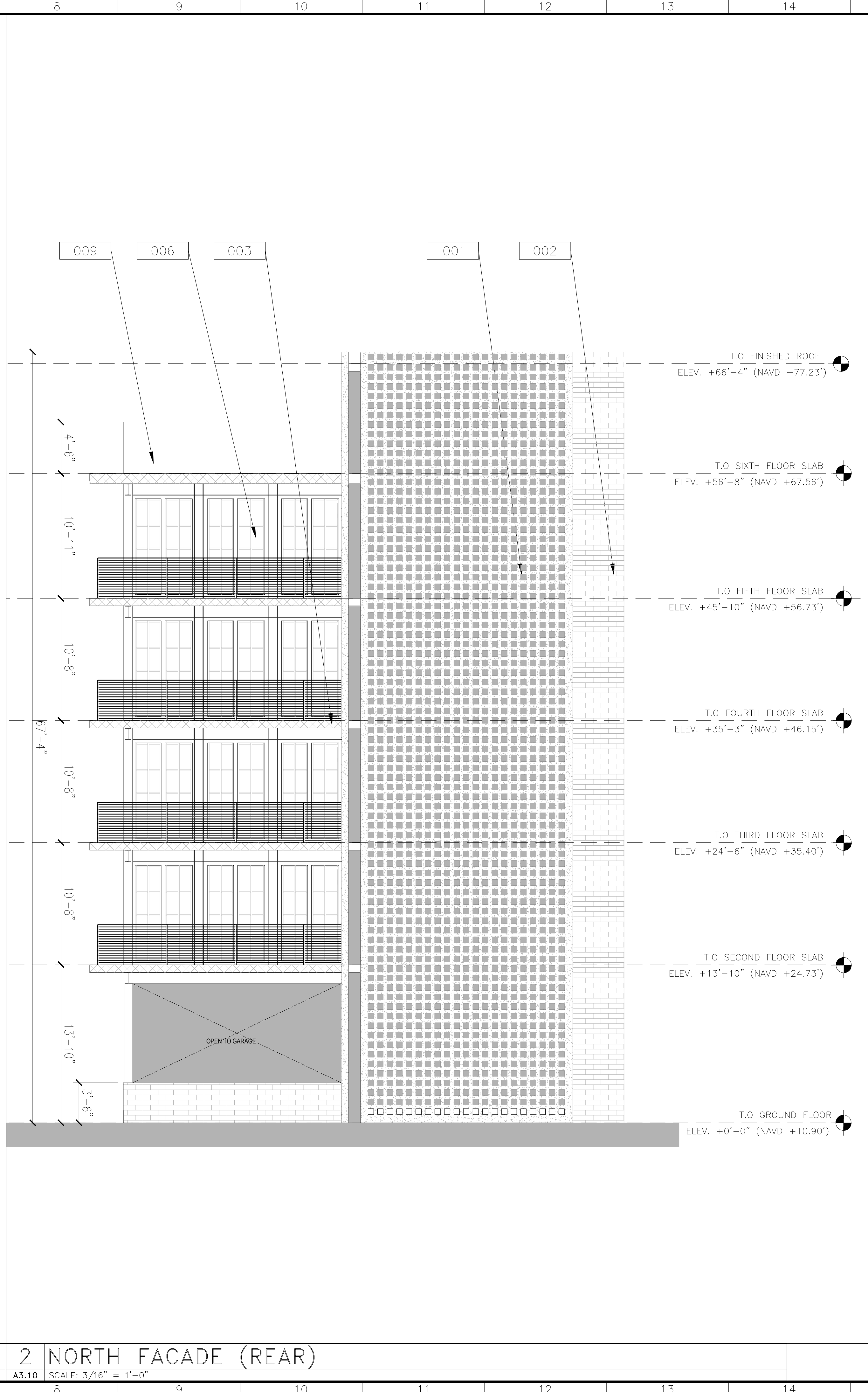
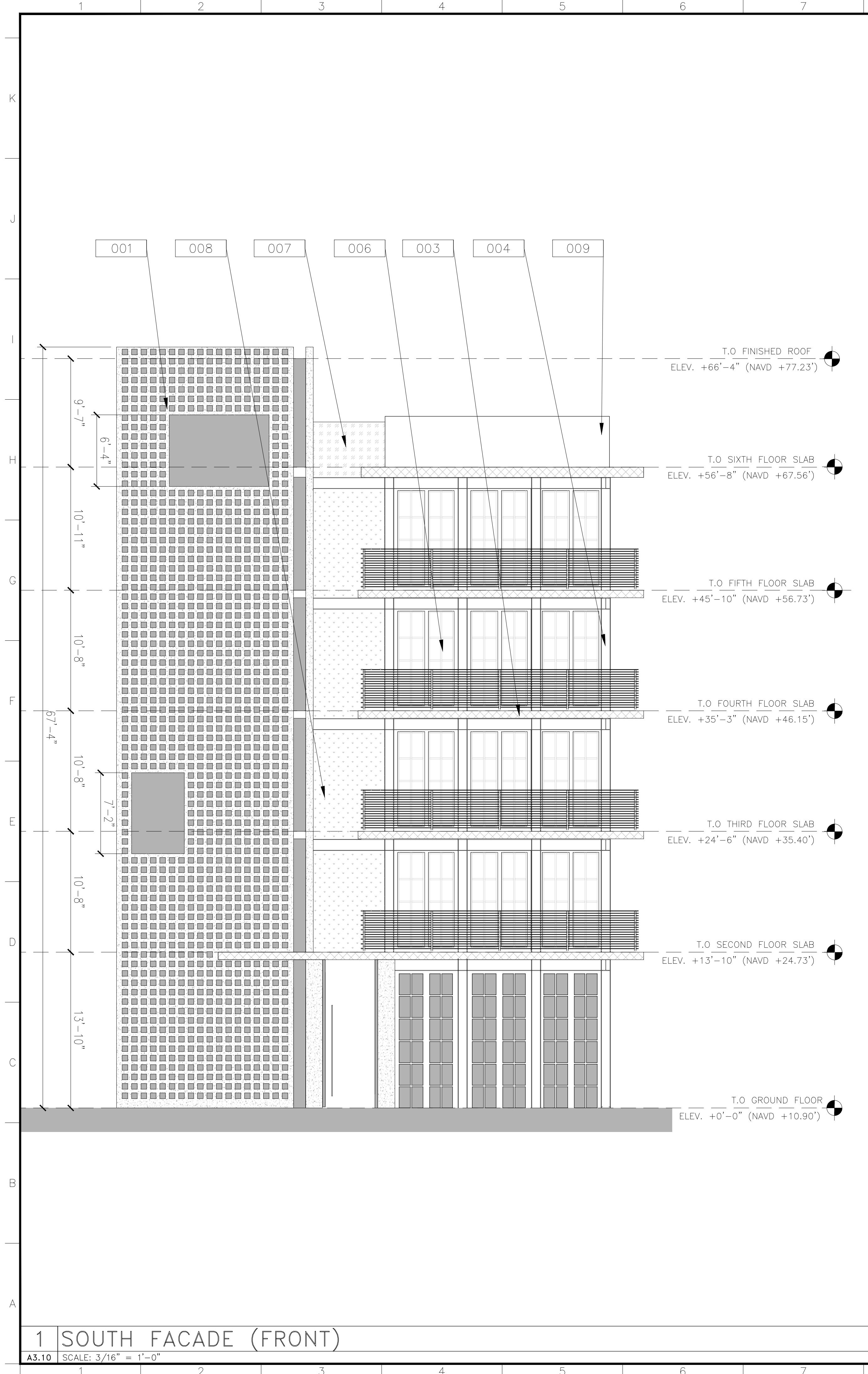
Sheet No.
A1.60

1 FLOOR PLAN: SIXTH FLOOR (AMENITY LEVEL)

A1.60 SCALE: 1/8" = 1'-0"



06.20.2022



MATERIAL TABLE	
001	WHITE STUCCO WITH OPENINGS
002	TERRACOTTA BRICK CLADDING
003	WOOD CLADDING
004	I-BEAM COLUMN COLOR: WHITE
005	I-BEAM COLOR: WHITE
006	STORE FRONT SYSTEM ALUMINUM FRAME COLOR: DARK BRONZE
007	GLASS RAILING SYSTEM
008	ARTIFICIAL GREEN WALL CLADDING
009	SMOOTH WHITE STUCCO
010	MOVEABLE WINDOW SHUTTER ALUMINUM FRAME COLOR: DARK BRONZE

*NOTE: MATERIAL PRODUCTS ARE SUBJECT TO CHANGE BASED ON AVAILABILITY AND APPLICATION CONSTRAINTS, BUT OVERALL LOOK AND STYLE ARE TO STAY CONSISTENT

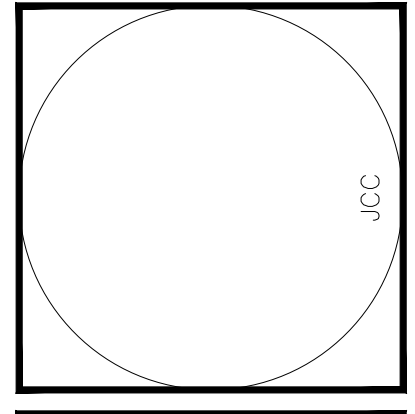
1 SOUTH FACADE (FRONT)

2 NORTH FACADE (REAR)

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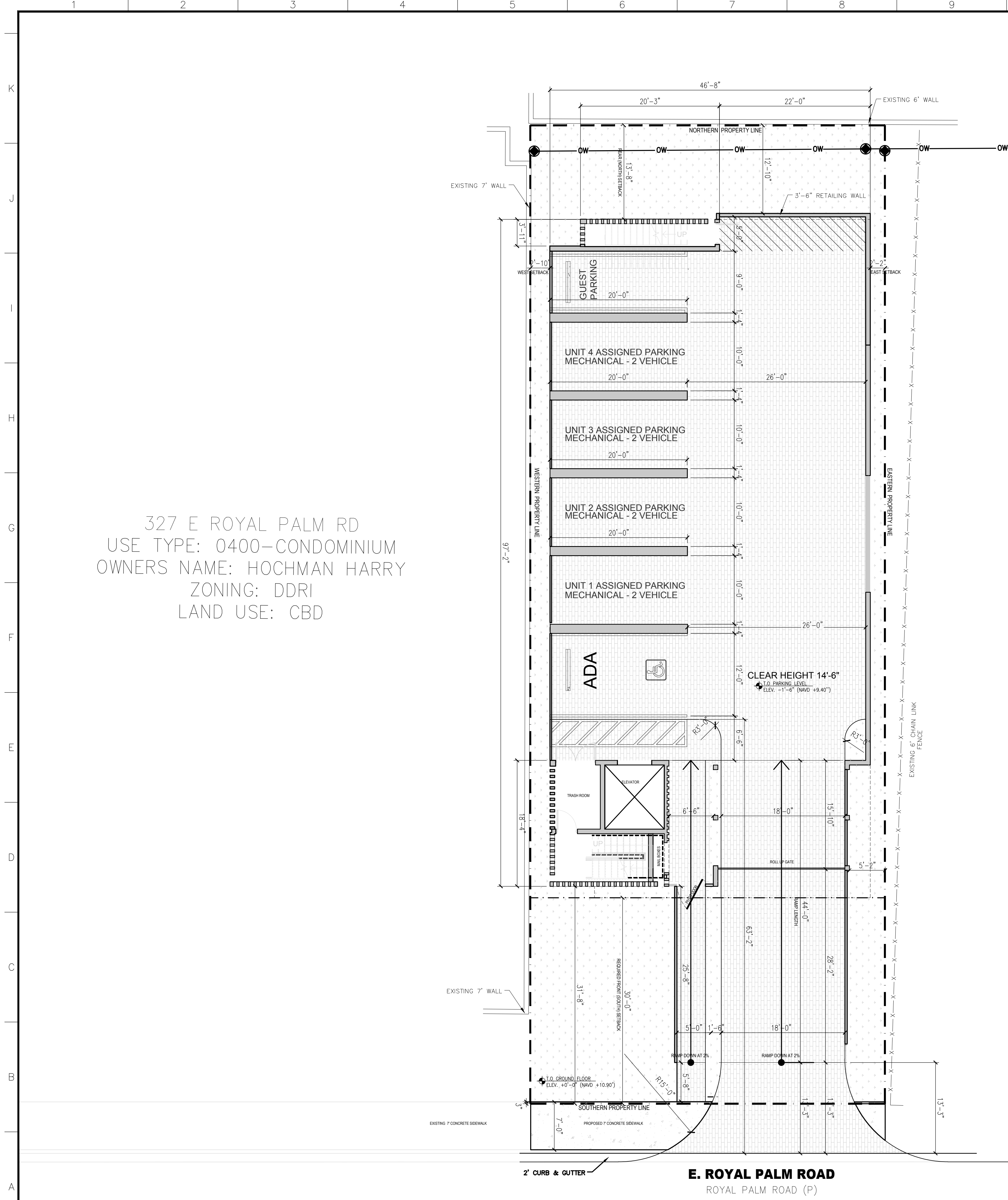
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ELEVATIONS
 NORTH AND SOUTH

Scale 3/16" = 1'-0"
 Project No. 21078.00
 Date 06.20.2022

Principal: JCC
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 Drafted by:
 Checked by:

Sheet No.
A3.10



REQUIRE SETBACKS TO CONFORM WITH ORDINANCE 4035
 DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT (DDRI ALLOWABLE SETBACKS)

FAÇADE	PROPOSED BUILDING							
	REQUIRED	GROUND FLOOR PROVIDED	2ND FLOOR PROVIDED	3RD FLOOR PROVIDED	4TH FLOOR PROVIDED	5TH FLOOR PROVIDED	AMENITY LEVEL PROVIDED	ROOF PROVIDED
FRONT - SOUTH	30'	31'-8"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	31'-8"
SIDE - WEST	0'	2'-10"	2'-10"	2'-10"	2'-10"	2'-10"	2'-10"	2'-10"
SIDE - EAST	0'	2'-2"	2'-2"	2'-2"	2'-2"	2'-2"	2'-2"	24'-7"
REAR - NORTH	0'	13'-8"	13'-8"	13'-8"	13'-8"	13'-8"	13'-8"	13'-8"

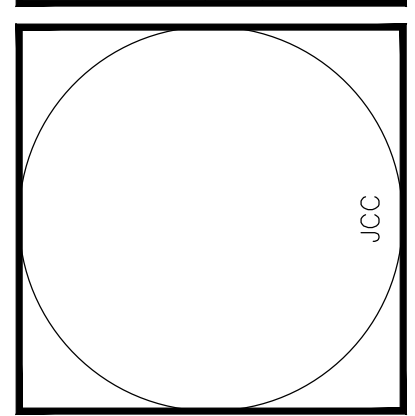
PARKING AND BICYCLE INFORMATION

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TOTAL BICYCLE PARKING SPACES	5% OF REQUIRED NUMBER OF MOTOR VEHICLE PARKING SPACES	N/A	2 SPACES	N/A	5	5 SPACES

NOTE: *EACH UNIT HAS PRIVATE MECHANICAL PARKING TO PROVIDE 2 MOTOR VEHICLE PARKING SPACES FOR OFF-STREET PARKING PURPOSE WHICH ARE STACKED.
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 NOTE: *ALL UNITS ARE TO STORE THEIR BICYCLE WITHIN THEIR OWN UNIT*

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SITE PLAN

Scale 1/8" = 1'-0"
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 Date 06.20.2022

Principal: JCC
 Project Director: XXX
 Project Manager: XXX
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