

SCOPE OF WORK

THE WORK ENTAILS A NEW 6,508 SQ.FT. TWO STORIES MEDICAL BUILDING ON AN EXISTING 2 VACANT LOTS 56434233060030110 AND 56434233060030130
 LEGAL DESCRIPTION:
 RIVIERA LTS 11 & 12 BLK 3
 RIVIERA LTS 13 & 14 BLK 3

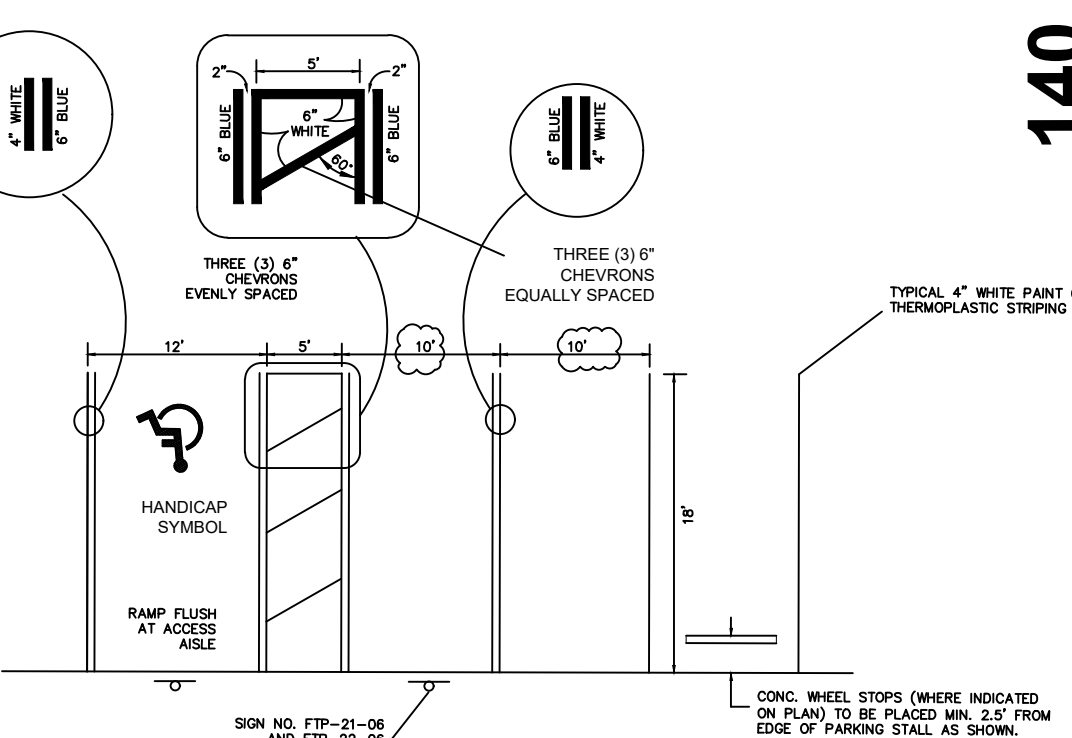
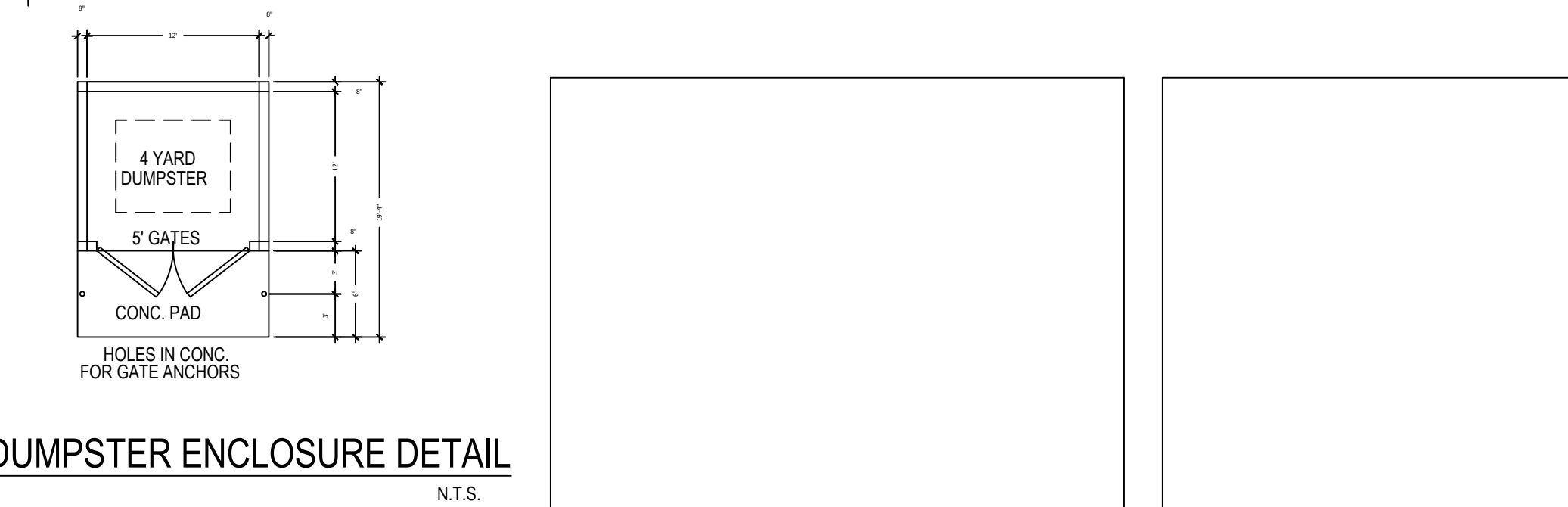
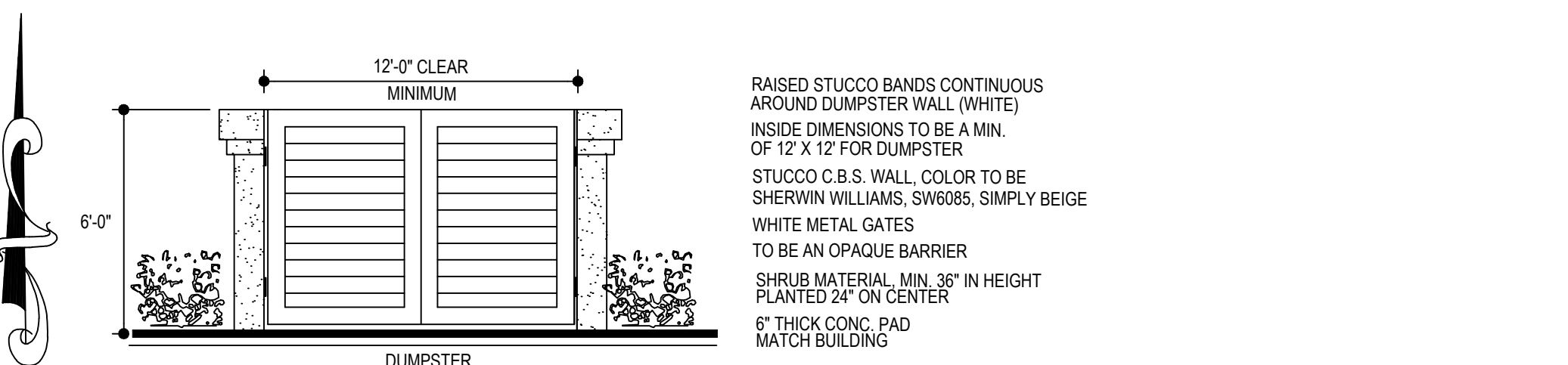
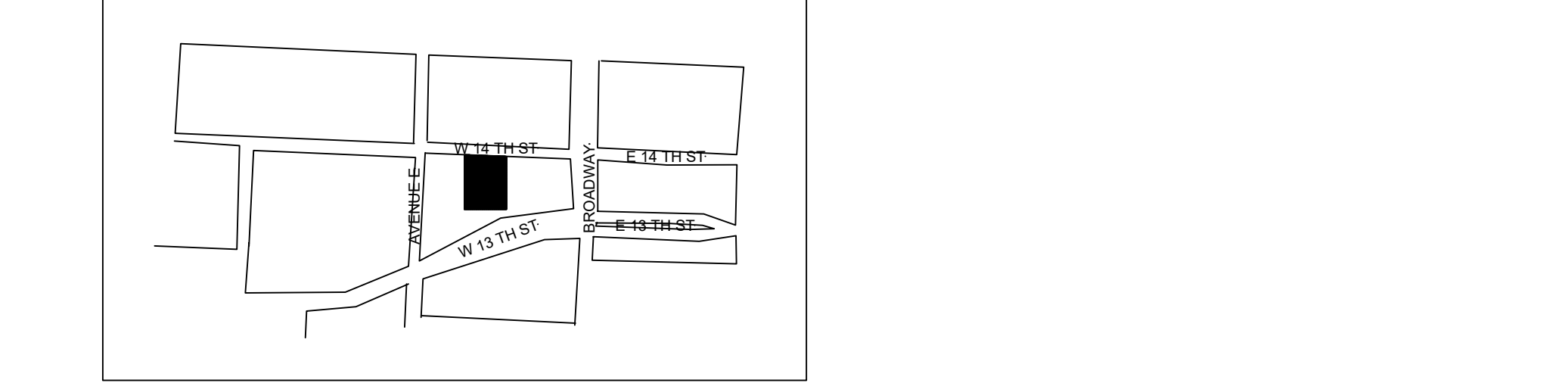
SITE DATA

ZONING	DG - DOWNTOWN GENERAL (56-RIVIERA BEACH)
LOT SIZE	0.3289 ACRE = 14,327 SQ.FT
BUILDING COVERAGE	3,350 SQ.FT.
BUILDING WALKWAY (IMPERVIOUS CONC.)	795 SQ.FT. (COUNT 50% = 397.5 SF)
RECREATION AREA (IMPERVIOUS CONC.)	995 SQ.FT. (COUNT 50% = 497.5 SF)
PARKING	5688 SQ.FT.
IMPERVIOUS AREA	9,924 SQ.FT. = 69.26% (MAX. PERMITTED 70%)
PERVIOUS AREA	4403 SQ.FT. = 30.74%
PARKING PROVIDED	11 PARKING SPOTS (REQUIRED 26)
GROSS BUILDING TOTAL AREA	6,700 SQ.FT.
NUMBER OF STORIES	2 STORIES
BUILDING HEIGHT	23'
Floor Area Ratio (FAR)	46.8% (0.468) (MAX. PERMITTED 2.0)

SETBACKS

	PROPOSED	REQUIRED
FRONT	10'	10'
SIDE (EAST)	55'-1"	0'
SIDE (WEST)	0'-0"	0'
BACK	44'-2"	10'
BUILDING HEIGHT	2 STORIES	MAX. 3 STORIES

LOCATION MAP



TYPICAL PARKING STALL STRIPING & SIGNAGE DETAILS
 N.T.S.

NOTES:
 1. SEE HANDICAP PARKING AND SIGNAGE DETAIL THIS PAGE FOR STRIPING OF HANDICAP PARKING STALLS
 2. BLUE STRIPING SHALL BE PAINT OR THERMOPLASTIC STRIPING TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595c.
 3. PAVEMENT MARKINGS & SIGNINGS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS AND PALM BEACH COUNTY TYPICAL T-P-13

REVISIONS	BY

AR-0097801

MEDICAL BUILDING
47/55 W 14TH STREET
RIVIERA BEACH, FL

NADER GOUBRAN, ARCHITECT
 217 GAZETTA WAY, WEST PALM BEACH, FL 33413
 P : 561-644-3784 F : 561-296-7866 N_GOUBRAN@MSN.COM
 LICENSE NUMBER AR-0097801



DATE: 1/15/2021
 SCALE: 1/8"=1'-0"

SITE PLAN

SHEET
 SP-1

100.00' (PLAT & MEASURED) SITE PLAN
 SCALE 1/4" = 1'-0"

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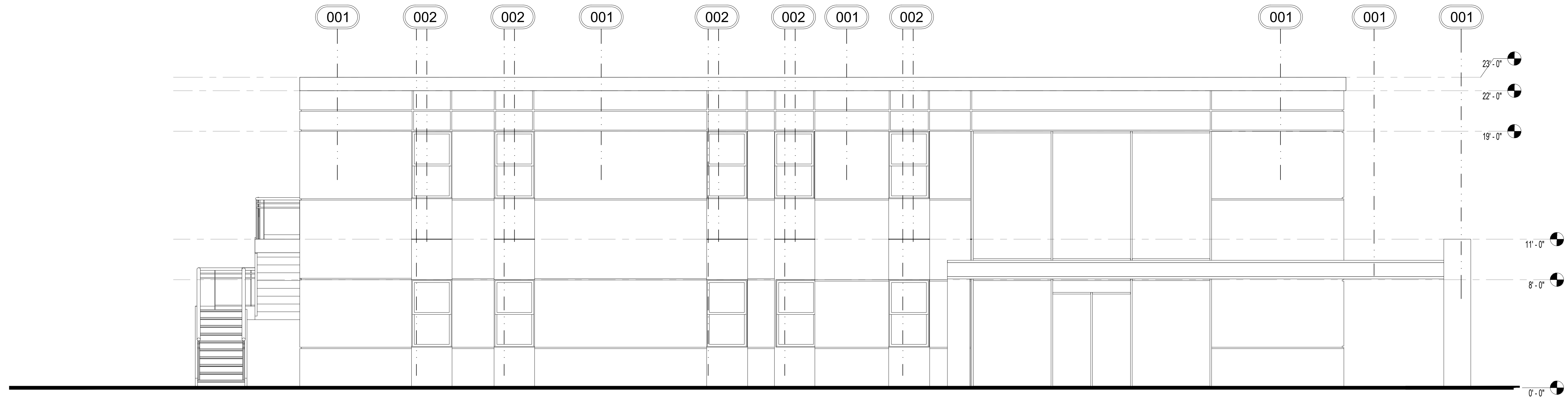


DATE
 1/15/2021

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

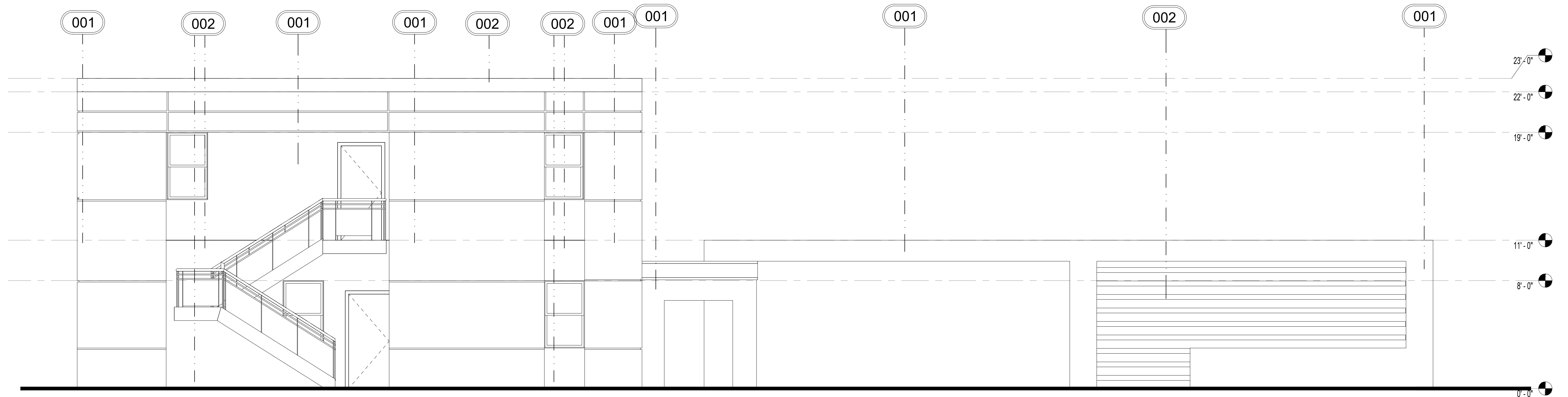
ELEVATIONS

SHEET
 A-100



EAST ELEVATION
 SCALE 1/4" = 1'-0"

FINISH SCHEDULE
 001 WHITE PAINT
 002 VENEER DARK WOOD OR STONE



SOUTH ELEVATION
 SCALE 1/4" = 1'-0"

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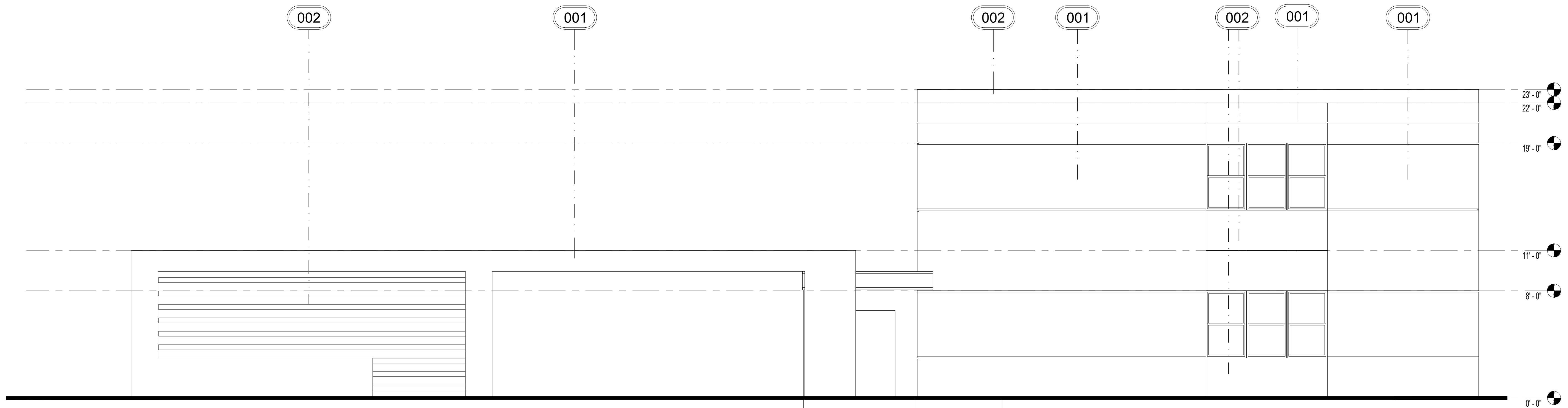


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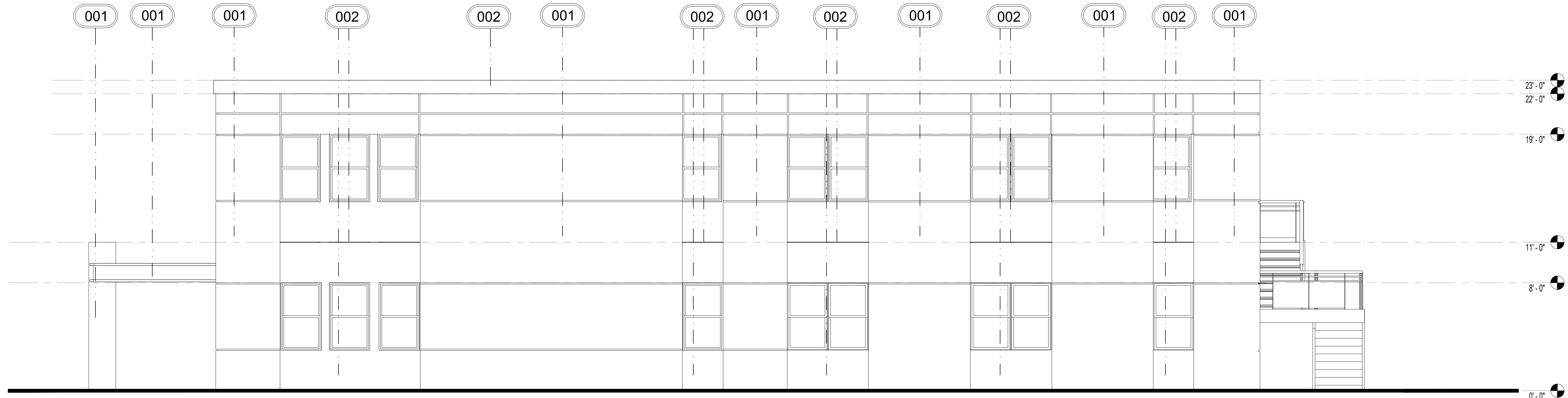
ELEVATIONS

SHEET
A-200



NORTH ELEVATION
 SCALE 1/4" = 1'-0"

FINISH SCHEDULE
 001 WHITE PAINT
 002 VENEER DARK WOOD OR STONE



WEST ELEVATION
 SCALE 1/4" = 1'-0"

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 COLORED ELEVATIONS

SHEET
A-300



EAST ELEVATION
 SCALE 1/4" = 1'-0"

FINISH SCHEDULE
 001 WHITE PAINT
 002 VENEER DARK WOOD OR STONE



SOUTH ELEVATION
 SCALE 1/4" = 1'-0"

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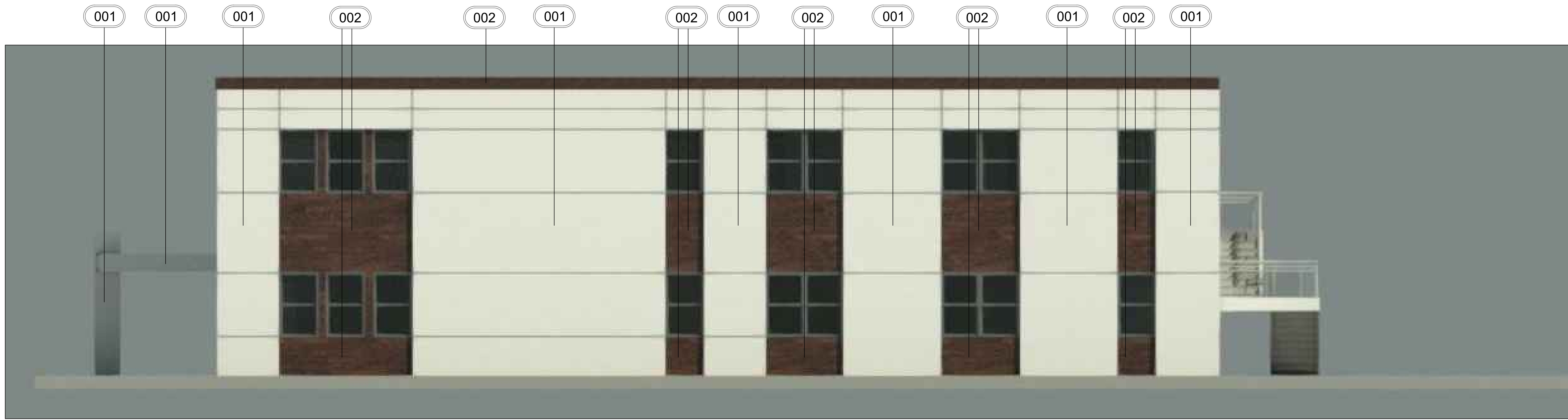
COLORED ELEVATIONS

SHEET
 A-400

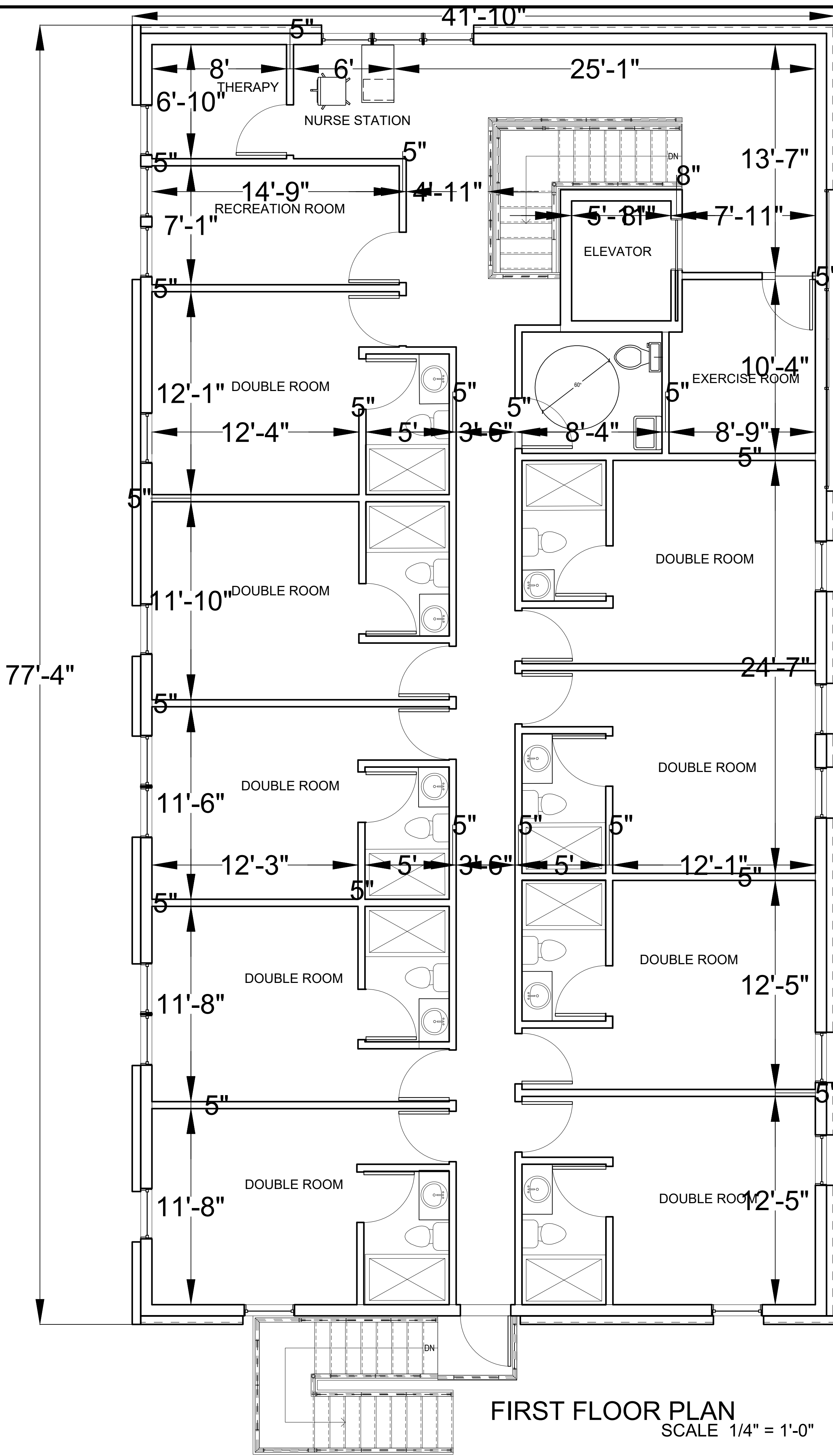


NORTH ELEVATION
 SCALE 1/4" = 1'-0"

FINISH SCHEDULE
 (001) WHITE PAINT
 (002) VENEER DARK WOOD OR STONE

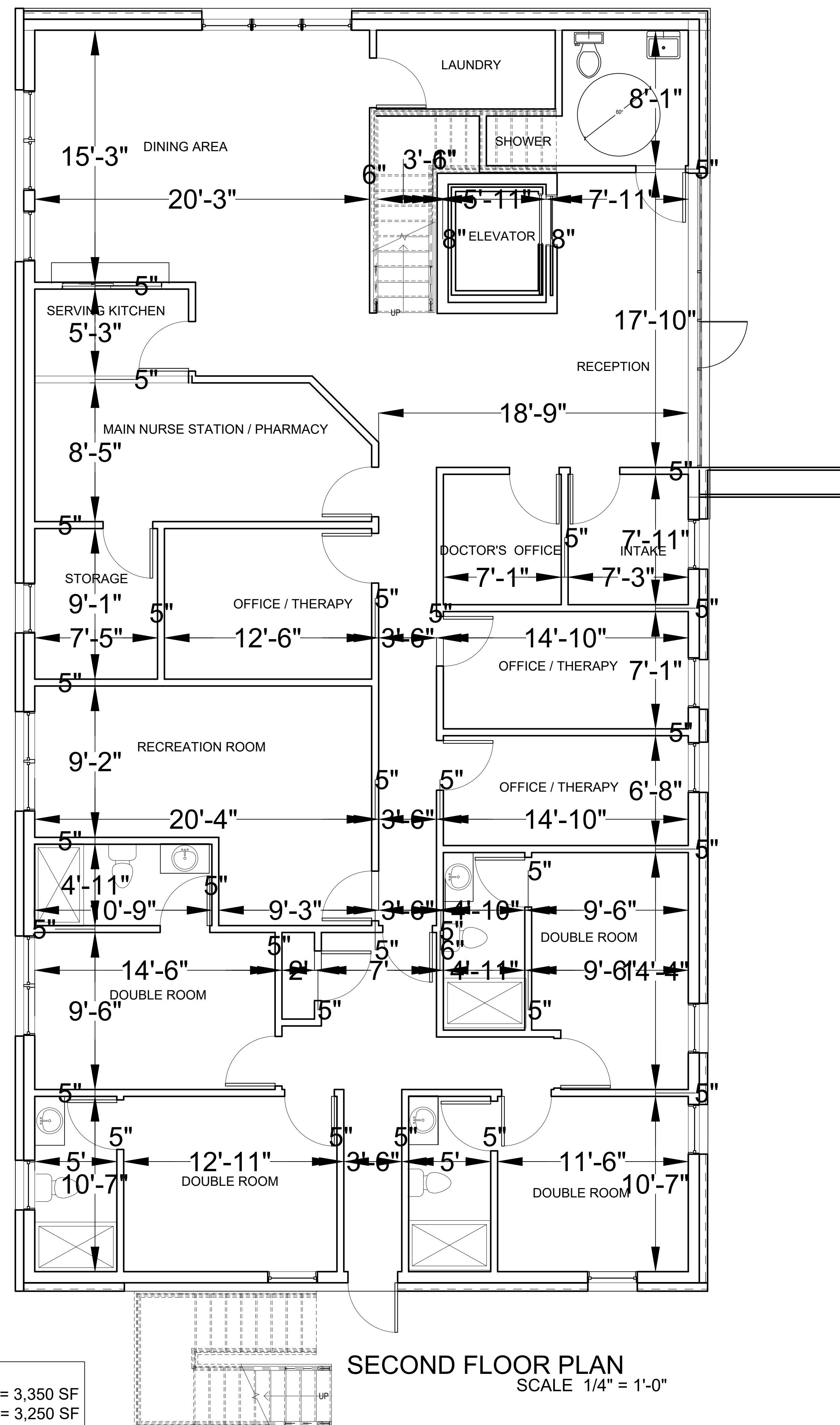


WEST ELEVATION
 SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

AREA CALCULATION:
 FIRST FLOOR AREA = 3,350 SF
 SECOND FLOOR AREA = 3,250 SF



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

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 FLOOR PLAN

SHEET
 A-500