# Villa L'Onz - A Townhouse Project

120 W 11th St, Riviera Beach, FL 33404



W11th Street Schematic South Elevation

#### OWNER

Riviera Beach CDC
Annetta Jenkins, Director of Neighborhood Services
600 W. Blue Heron Blvd., Suite 235
Riviera Beach, FL 33404

#### ARCHITECT

REG ARCHITECTS - INTERIORS - PLANNERS, INC. Rick Gonzalez, AIA, President Christine Merrell, RA, Project Manager 120 South Olive Ave, Suite 210, West Palm Beach, FL 33401 Phone: 561-659-2383

#### CIVIL ENGINEER

McLeod McCarthy & Associates
Todd McLeod, P.E.
1655 Palm Beach Lakes Blvd., Suite 901
West Palm Beach, FL 33401
Phone: 561-689-9500

#### LANDSCAPE ARCHITECT + PLANNER

2GHO: Landscape Architect & Planer Emily M. O'Mahoney, FASLA, PLA, LEED&AP, Dan Siemsen, PLA, ASLA 1907 Commerce Lane, Suite 101 Jupiter, FL 33458 Phone: 561-757-9557

	Sheet List - Design						
Sheet Number	Sheet Name						
E-Archite	-Architectural						
A-0	Cover Sheet						
A-1	Building First & Second Floor Plan						
A-2	Building Third & Roof Plan						
A-3	Exterior Elevations						
A-4	Floor Plans Unit "A"						
A-5	Floor Plans Unit "B"						
A-6	Site Elevations						
A-8	Aerial Rendering						
PH-1	Photometrics						

# Wish is Wish i

Site Plan Approval

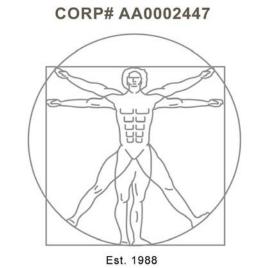
1/14/2022



SCOPE OF WORK

The new construction of 2 townhouse buildings in Riviera Beach, Florida. Both buildings are a combination of 2 and 3-story, 3-bedroom units, with a total of 12 units.

REG Architects Interiors Planners



Rick Gonzalez, AIA President

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NO. DATE DESCRIPTION

DATE 1/14/2022

DESIGNER REG

DRAWN BF/RB

CHECKED CM/REG

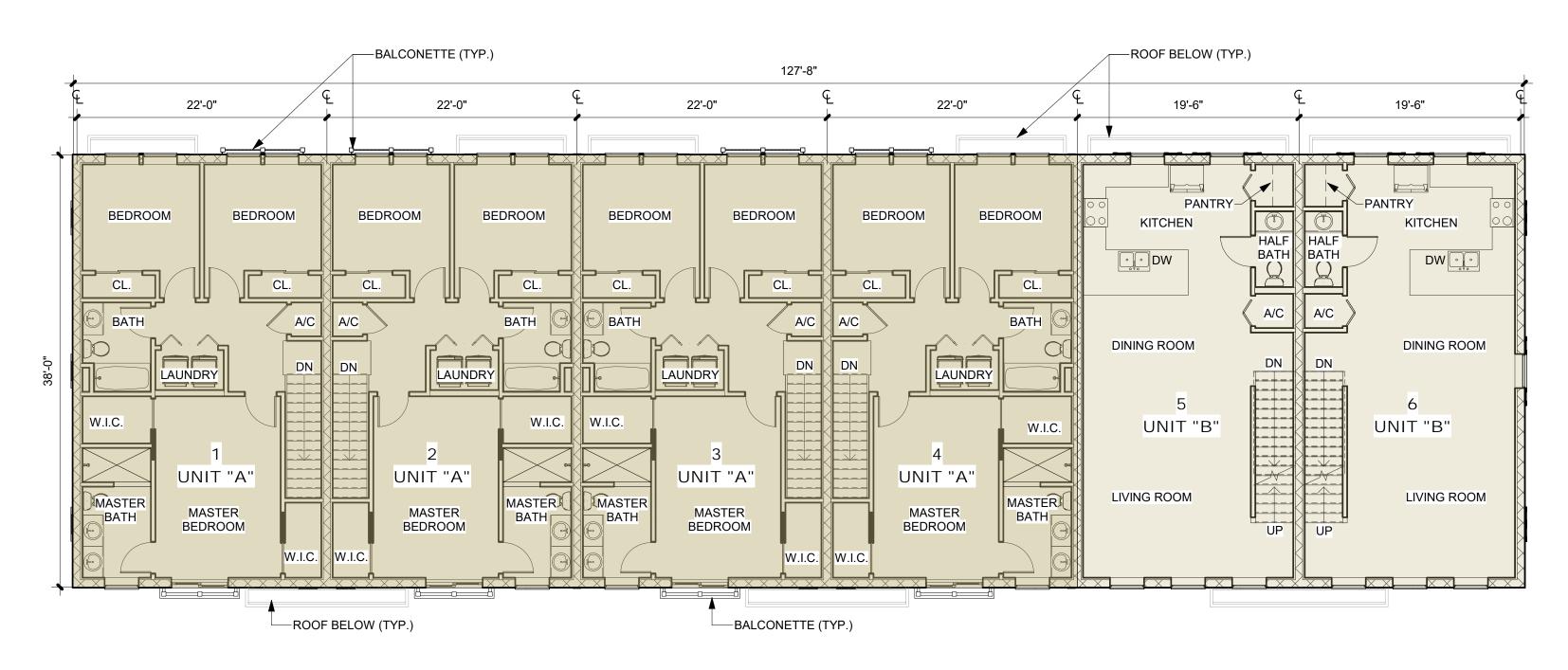
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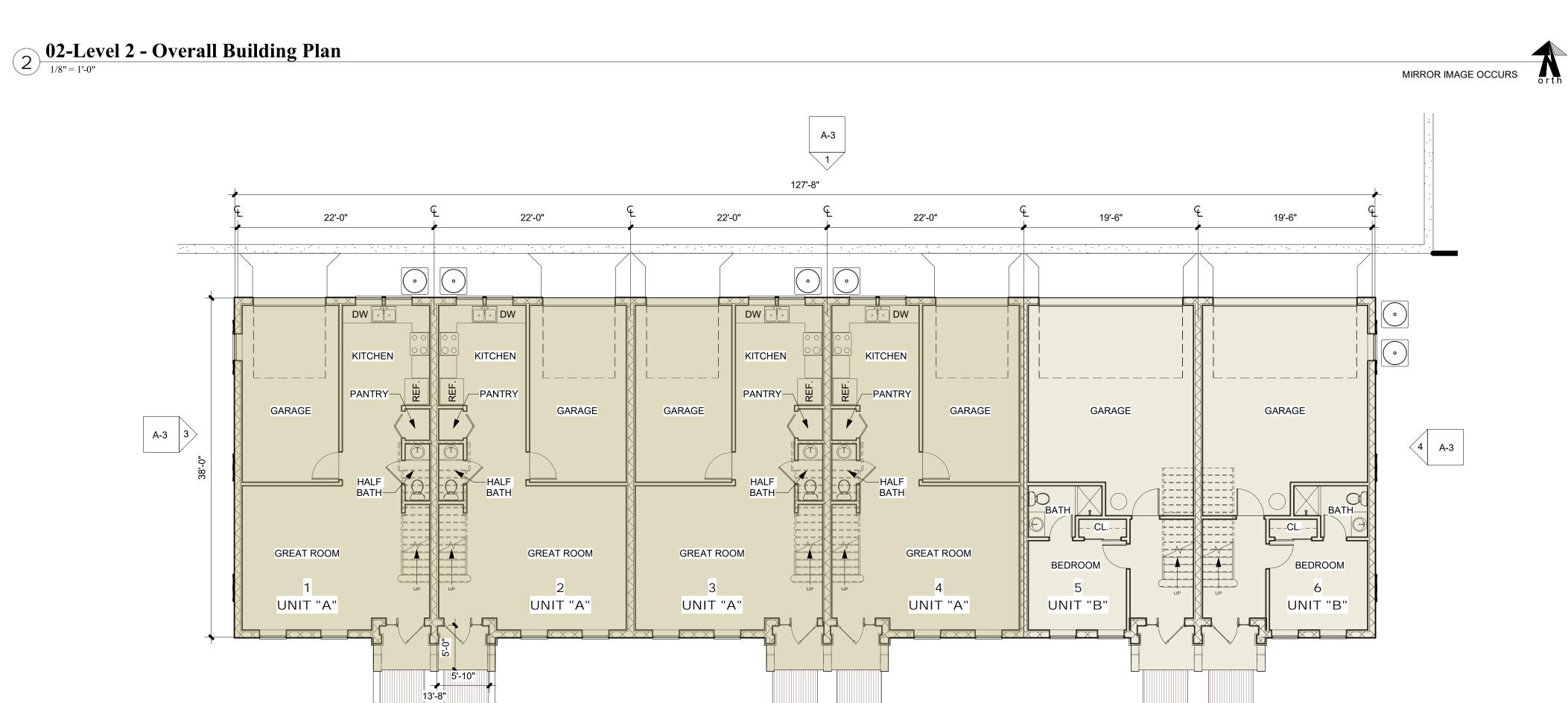
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**Cover Sheet** 

Site Plan Approval

**A-0** 



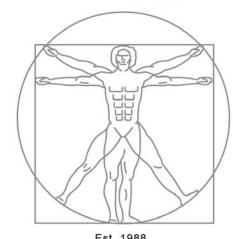


1 01-Level 1 - Overall Building Plan

1/8" = 1'-0"

orth





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Townhouse Project

Villa L'Onz - A

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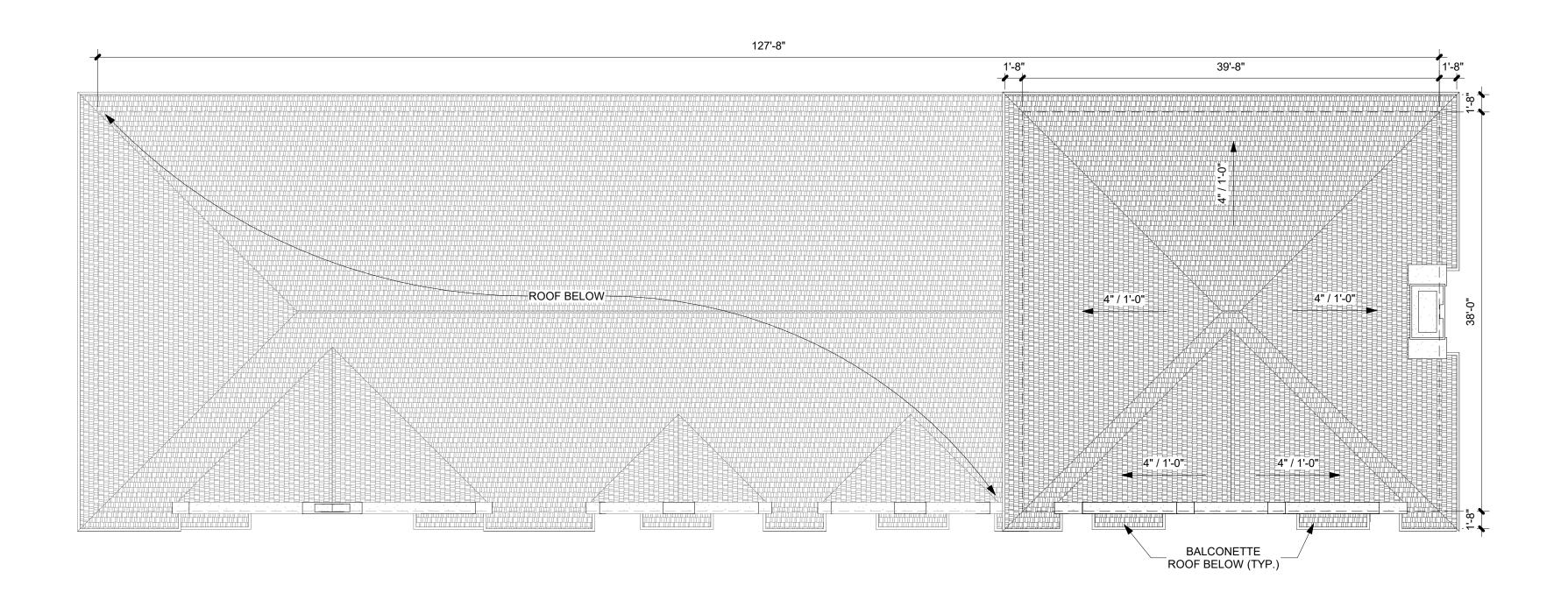
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Building First & Second Floor Plan

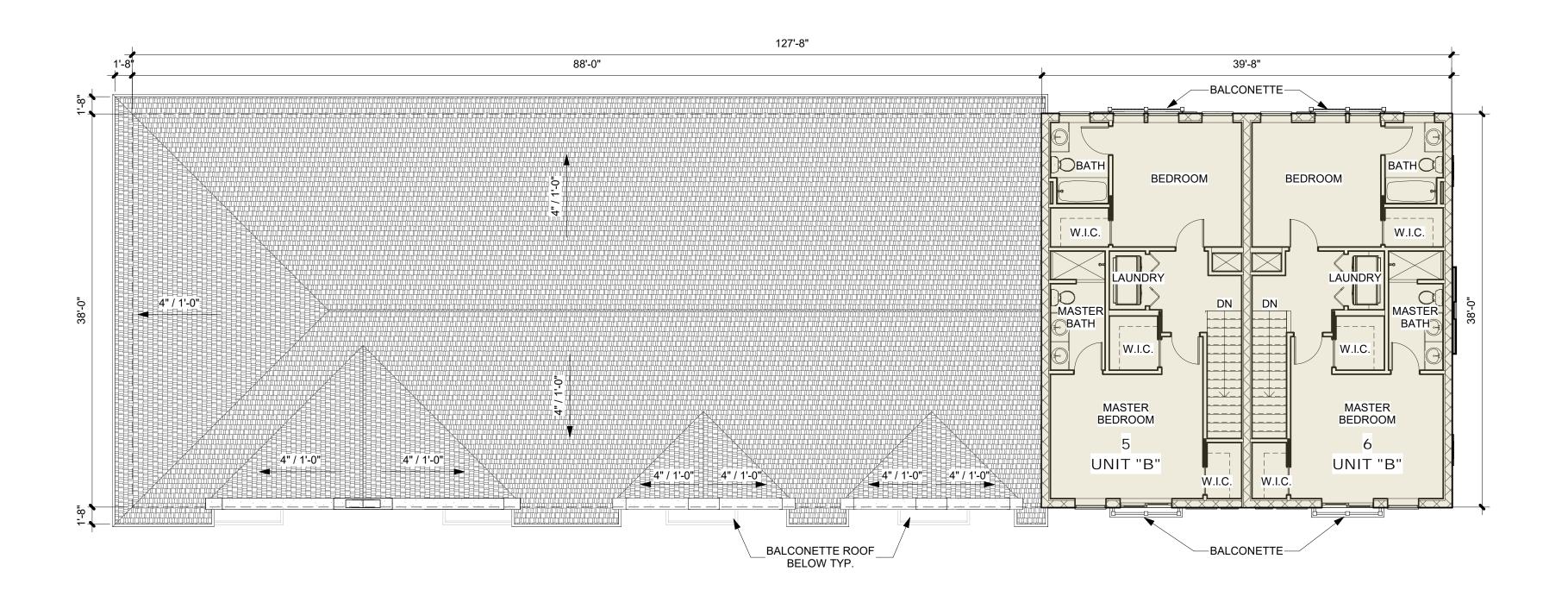
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2 04-Level 4 - Overall Building Roof Plan

1/8" = 1'-0"



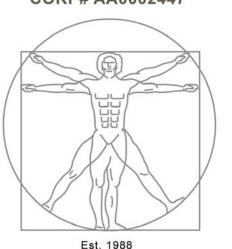


1 03-Level 3 - Overall Building Plan

1/8" = 1'-0"







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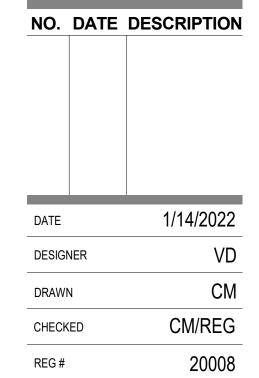
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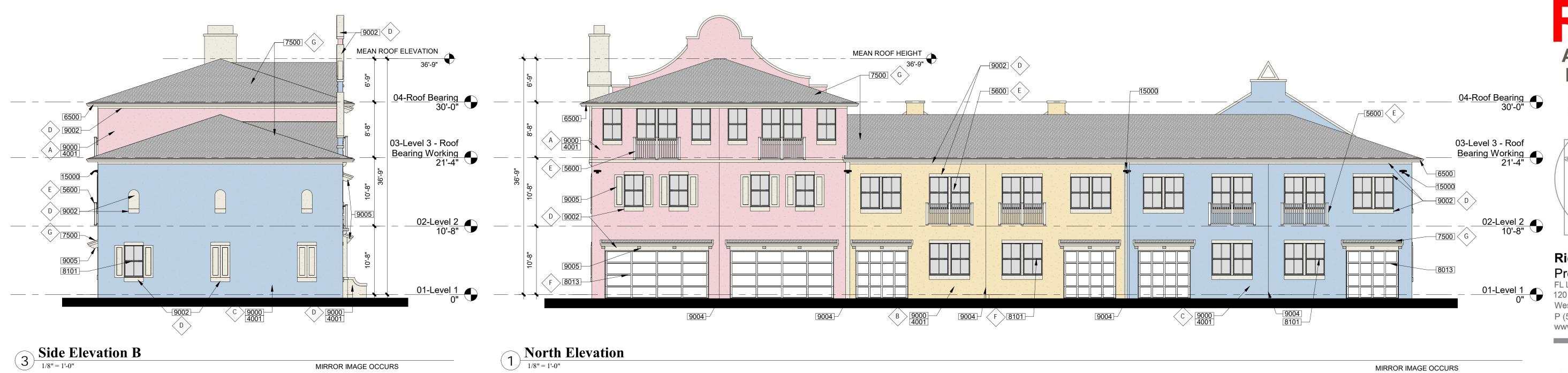
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Building Third & Roof

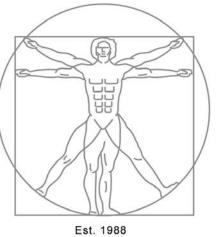


	EXTERIOR COLOR LEGEND									
COLOR										
TAG	Description	Color								
Α	FIELD COLOR #1	SHERWIN WILLIAMS - TEABERRY - 6561								
В	FIELD COLOR #2	SHERWIN WILLIAMS - PINEAPPLE CREAM - 1668								
С	FIELD COLOR #3	SHERWIN WILLIAMS - AVIARY BLUE - 6778								
D	FIELD COLOR #4	SHERWIN WILLIAMS - SNOWBOUND - 7004								
E	RAILINGS	WHITE								
F	FRAMES & TRIMS	WHITE								
G	ROOF COLOR	WHITE-GREY								

KEYNOTES - ELEVATIONS							
DESCRIPTION							
CONCRETE MASONRY UNIT (REFER TO STRUCTURAL DWGS.)							
DECORATIVE METAL RAILINGS							
WOOD FASCIA							
ASPHALT SHINGLES							
ALUMINUM GUTTERS/DOWNSPOUTS							
EXPANSION JOINT (REFER TO STRUCTURAL DWGS.)							
HOLLOW METAL/STEEL DOOR - IMPACT RATED							
ALUMINUN DOOR - IMPACT RATED							
ALUMINUM SLIDING DOOR - IMPACT RATED							
SECTIONAL DOORS - IMPACT RATED							
ALUMINUM WINDOW - IMPACT RATED							
STUCCO FINISH							
STUCCO TRIM/BAND							
CONTROL JOINT							
HIGH DENSITY FOAM W-STUCCO FINISH DETAIL							
LIGHT FIXTURE (REFER TO ELECTRICAL DWGS.)							

MIRROR IMAGE OCCURS





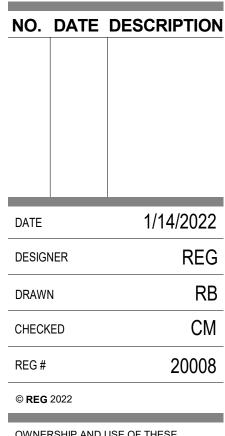
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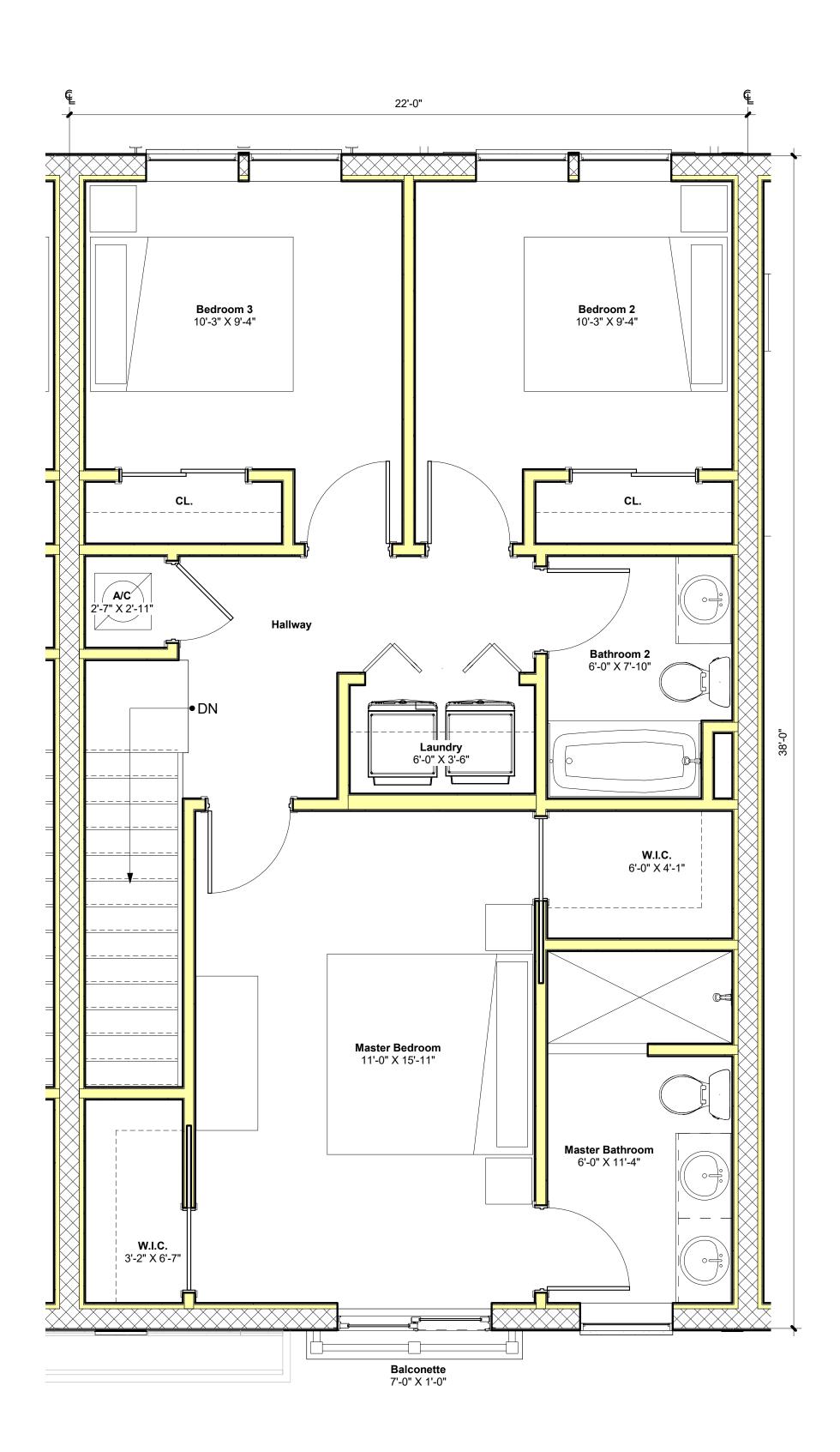
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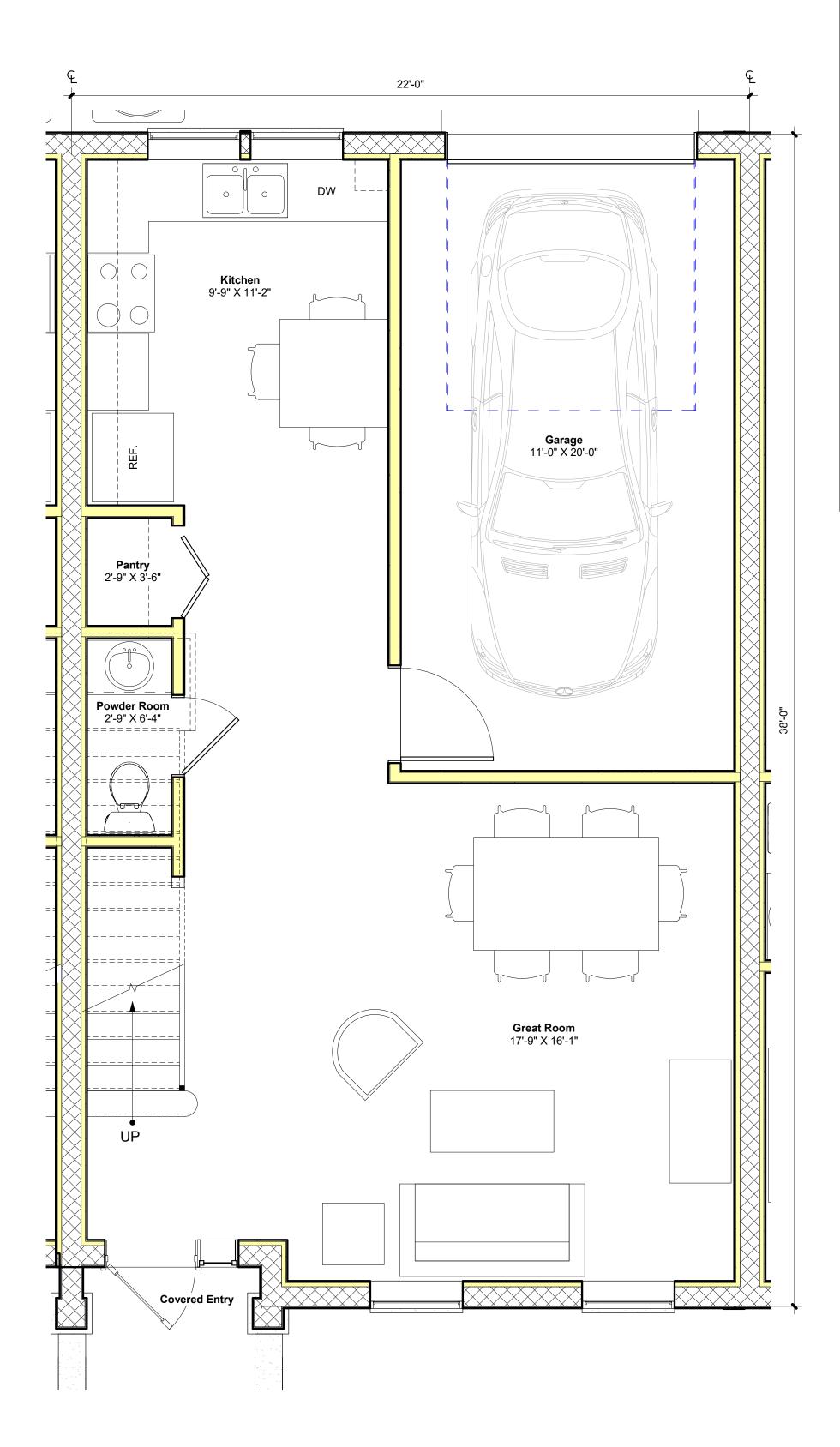
**Exterior Elevations** 

Site Plan Approval



MIRROR IMAGE OCCURS





1 01-First Floor Plan - Unit "A"

## 2 STORY UNIT: AREA CALCULATIONS

- Width: 22' 0"
  - Depth: 38' 0"
- Total Units: 8 (4 Per Building)
  1 Car Garage Space

### TOTAL HVAC SF

First Floor A/C SF: Second Floor A/C SF:

593.91 SF + 791.65 SF

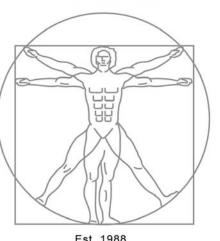
Total HVAC SF: 1385.56 SF

## TOTAL GROSS SF

Entry Porch: 16.18 SF 233.55 SF Garage: Second Floor Balcony: 7.00 SF First Floor A/C SF: 593.91 SF Second Floor A/C SF: + 791.65 SF

Total GSF: 1642.29 GSF





Rick Gonzalez, AIA

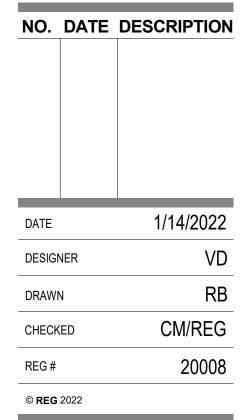
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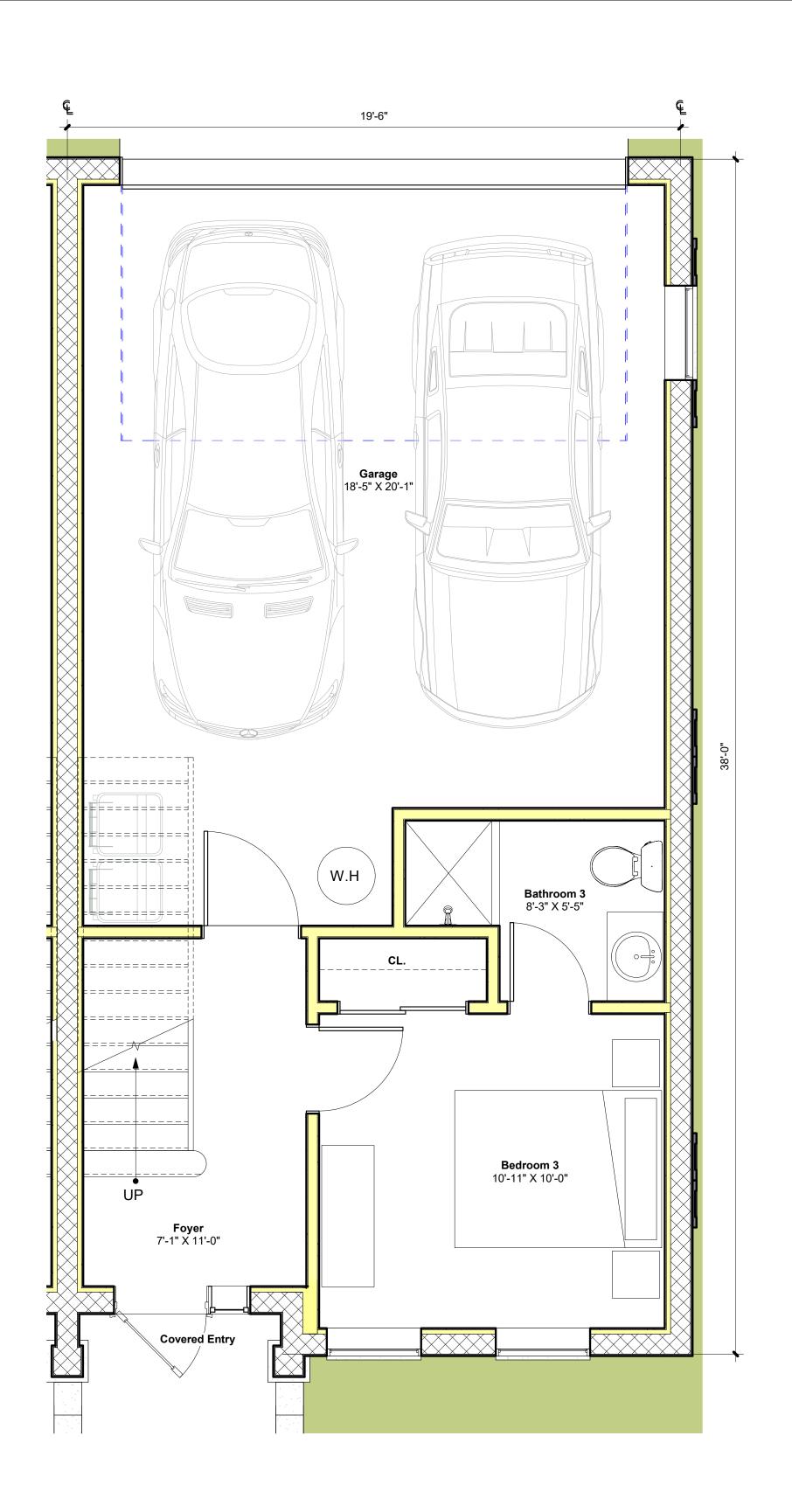
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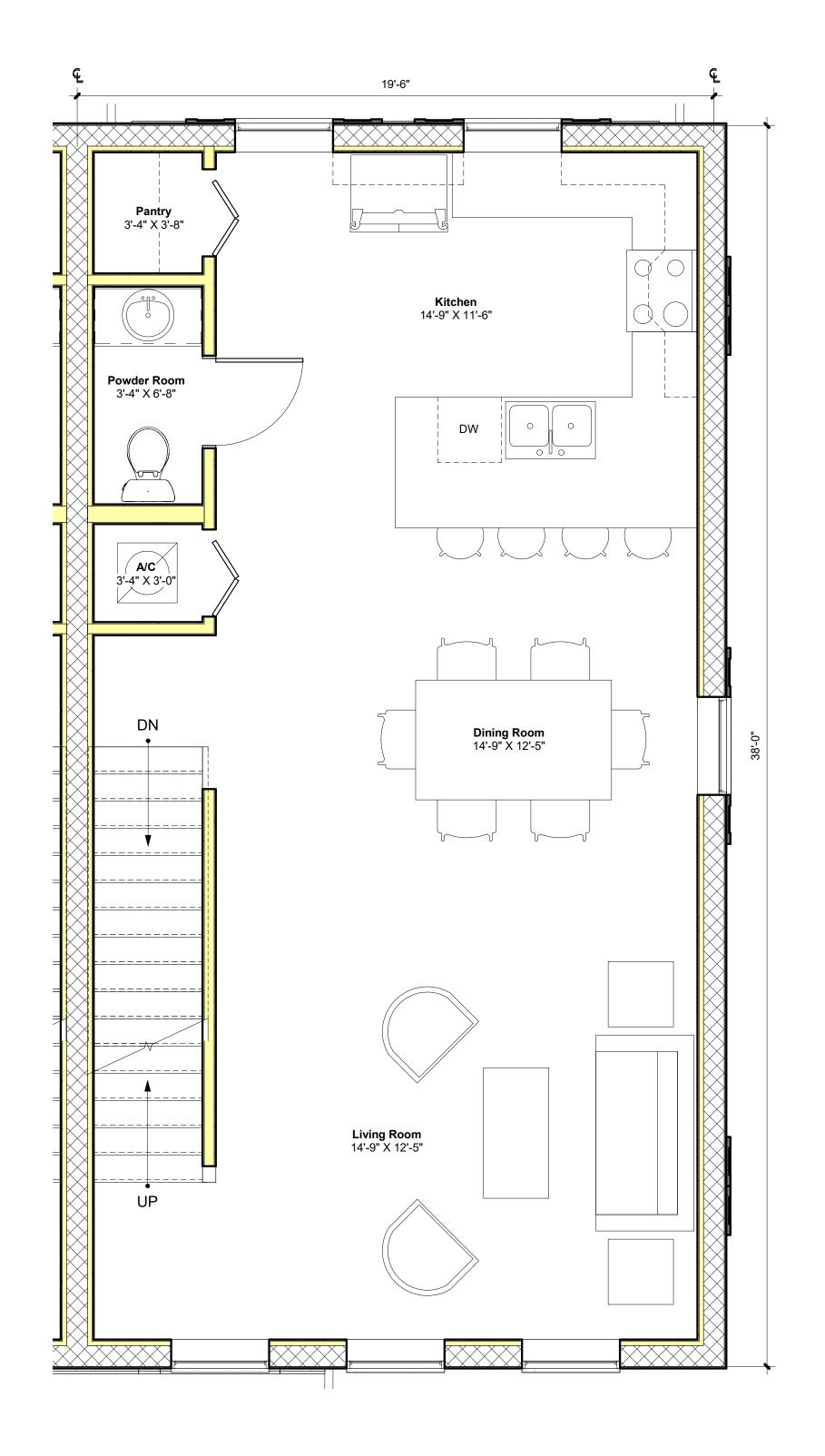


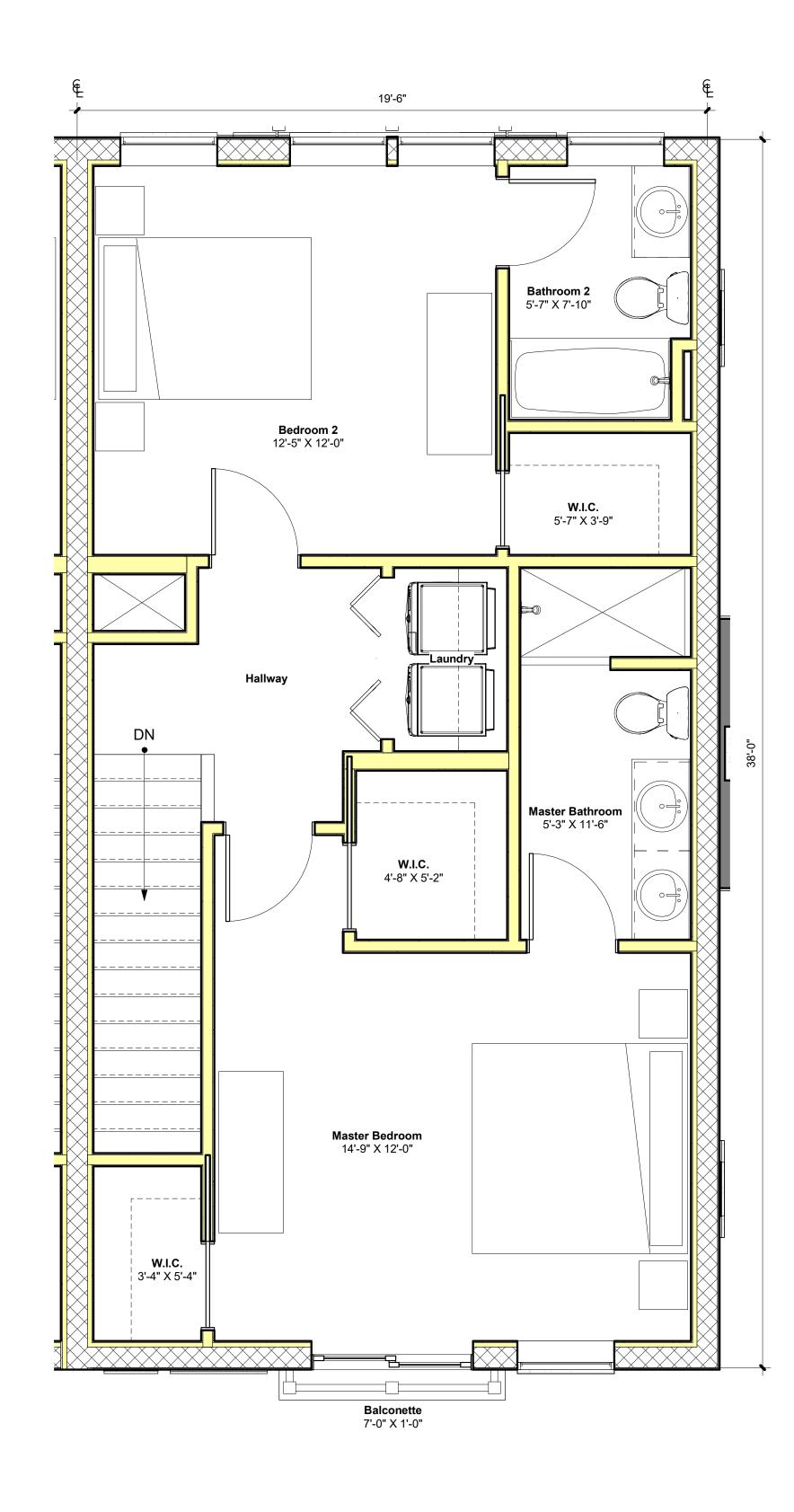
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Floor Plans Unit "A"









 $\begin{array}{c}
01-First Floor Plan - Unit "B" \\
\hline
3/8" = 1'-0"
\end{array}$ 

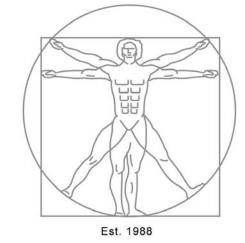
2 O2-Second Floor Plan - Unit "B"

3/8" = 1'-0"

03-Third Floor Plan - Unit
"B"

	BUILDING	DATA		
<ul><li>Width: 19' - 6"</li><li>Depth: 38' - 0"</li></ul>	TOTAL HVAC SF		TOTAL GROSS SF	
<ul> <li>Total Units: 4 (2 Per Building)</li> </ul>	First Floor A/C SF:	317.34 SF	Entry Porch:	16.76 SF
• 2 Car Garage Space	Second Floor A/C SF:	753.07 SF	Garage:	426.16 SF
	Third Floor A/C SF:	+ 707.00 SF	Third Floor Balcony:	7.00 SF
			First Floor A/C SF:	317.34 SF
	Total HVAC SF:	1777.41 SF	Second Floor A/C SF:	753.07 SF
			Third Floor A/C SF:	+ 707.00 SF
			Total Gross SF:	2227.33 SF

## REG Architects Interiors Planners CORP# AA0002447



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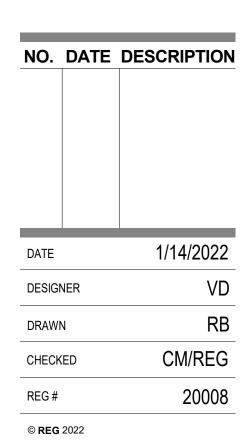
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## RBICCDC EVENA HACE COMMUNITY DEVIACEMENT COMPONENTS Innovation, Restoration, Resultification

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Floor Plans Unit "B"

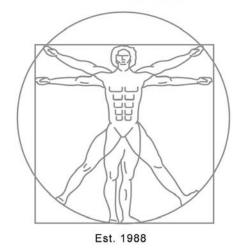


## Rear - Site Elevation 3/32" = 1'-0"









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Site Elevations

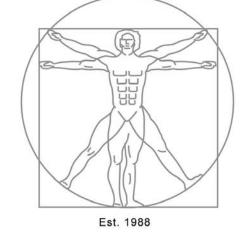






REAR FACADE STREET VIEW RENDERING





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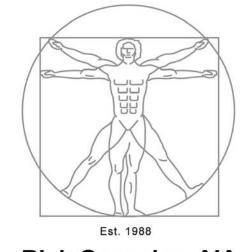
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**Exterior Rendering** 





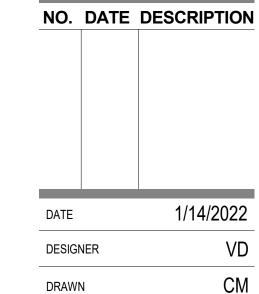
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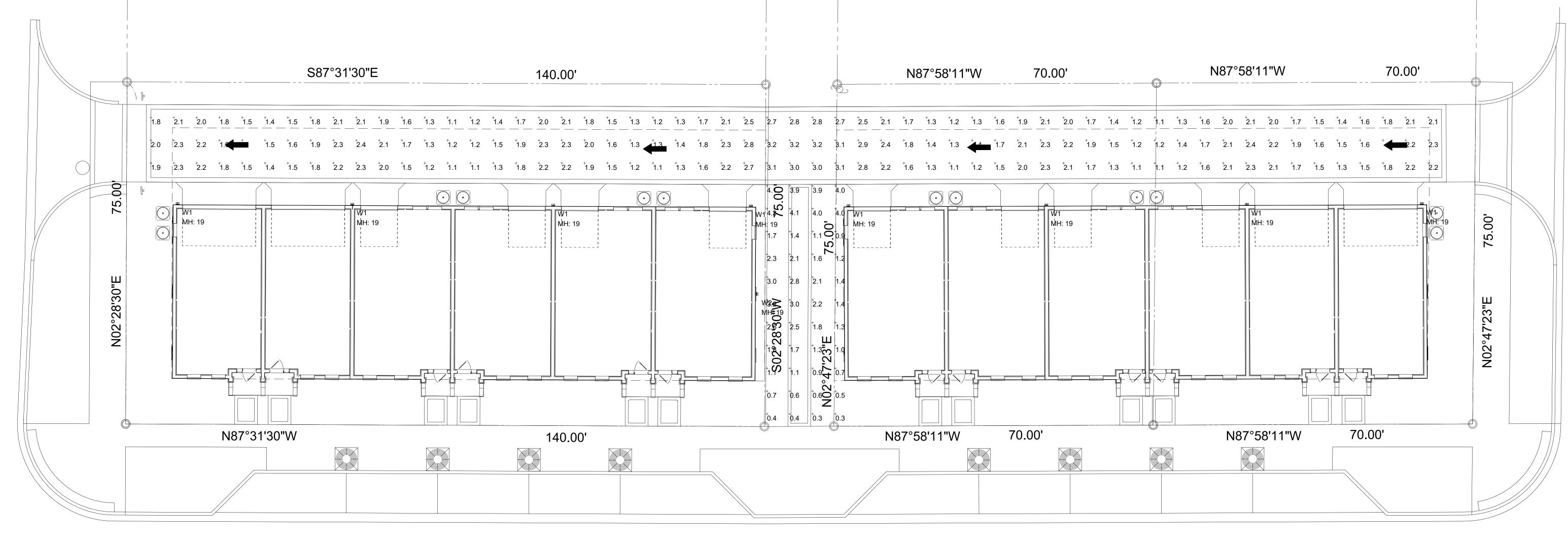
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Aerial Rendering



AERIAL SITE RENDERING



Site Photometrics 3/32" = 1'-0"



1.5"

11.5"

**Specifications** 

Depth (D1):

Depth (D2):

Height:

#### WDGE2 LED Architectural Wall Scon Precision Refractive Op

Buy Ame

ll Sconce ive Optic	Notes
Buy American	Туре
	Intro

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with

LUMINAIRE SCHEDULE

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

additional energy savings and code compliance.

nLight® AIR wireless controls, the WDGE family provides

WDGE LE	D Family O	verview									
Total Annual Control	0.00	Canada de FIL 00C	C-14 FH 200C	1000000			Approxim	ate Lumens (4	000K, 80CRI)		
Luminaire	Optics Stand	Standard EM, 0°C	Cold EM, -20°C	Sensor	PO	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W			750	1,200	2,000				
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	-	1,200	2,000	3,000	4,500	6,000	- 6
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200		
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	-	7,500	8,500	10,000	12,000	-	
WDGE4 LED	Precision Refractive			Standalone / nLight	-	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information				EXA	AMPLE:	WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBX				
Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting				
WDGE2 LED	P0 <sup>1</sup> P1 <sup>2</sup> P2 <sup>2</sup> P3 <sup>2</sup> P4 <sup>2</sup>	27K 2700K 30K 3000K 40K 4000K 50K 5000K AMB³ Amber	70CRI <sup>4</sup> 80CRI LW <sup>3</sup> Limited Wavelength	T1S Type I Short T2M Type II Medium T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT 347 <sup>5</sup> 480 <sup>5</sup>	Shipped included  SRM Surface mounting bracket  ICW Indirect Canopy/Celling Washer bracket (dry/damp locations only)*	Shipped separately AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.			

ptions				Finish	
E10WH E20WC PE <sup>7</sup> DMG <sup>8</sup> BCE	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)  Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)  Photocell, Button Type 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)  Bottom conduit entry for back box (PBBW). Total of 4 entry points.	PIR  PIRH  PIR1FC3V  PIRH1FC3V  Networked So  NLTAIR2 PIR  NLTAIR2 PIRH	Bi-level (100/3596) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.  Bi-level (100/3596) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching  Bi-level (100/3596) motion sensor for 8-15' mounting heights with photocell preprogrammed for dusk to dawn operation.  Bi-level (100/3596) motion sensor for 15-30' mounting heights with photocell preprogrammed for dusk to dawn operation.  Bi-level (100/3596) motion sensor for 15-30' mounting heights with photocell preprogrammed for dusk to dawn operation.  Bi-level (100/3596) motion sensor for 15-30' mounting heights with photocell preprogrammed for dusk to dawn operation.	DDBXD DBLXD DNAXD DWHXD DSSXD DDBTXD DBLBXD DNATXD DWHGXD DSSTXD	Dark bronze Black Natural aluminum White Sandstone Textured dark bronze Textured black Textured natural alumir Textured white Textured sandstone

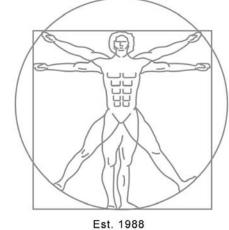
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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Project: RBCRA 11TH STREET TOWNHOMES - SITE: RIVIERA BEACH, FL 09/28/2021												
Symbol	mbol   Oty   Labol   Arrangment   Manufacturer   Description   Mounting     Mounting								Arrangement Watts			
<del>}</del>	8	W1	Single	Lithonia Lighting	WDGE2 LED P3 30K 80CRI VW	Wall Mount A.F.F. (bottom of fixture)	3094	0.855	22.55	22.55		
<b>→</b>	1	W2	Single	Lithonia Lighting	WDGE2 LED P3 30K 80CRI VF	Wall Mount A.F.F. (bottom of fixture)	3016	0.855	22.55	22.55		

CALCULATION SUM	MARY						
Project: RBCRA 11TH STREET	TOWNHOMES	- SITE: RI	VIERA BE	ACH, FL 09	9/28/2021		
Label	CalcType	Units	Avg	Max	Min	Avg/ Min	Max/ Min
Between Buildings	Illuminance	Fc	1.94	5.3	0.3	6.47	14.33
Drive Lane	Illuminance	Fc	1.94	3.2	1.1	1.67	2.91





## Rick Gonzalez, AIA President

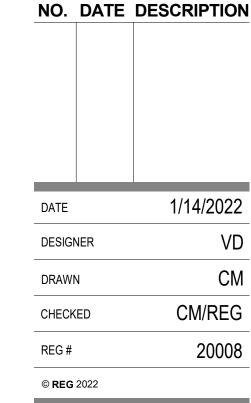
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OWNERSHIP AND USE OF THESE

**Photometrics** 

