

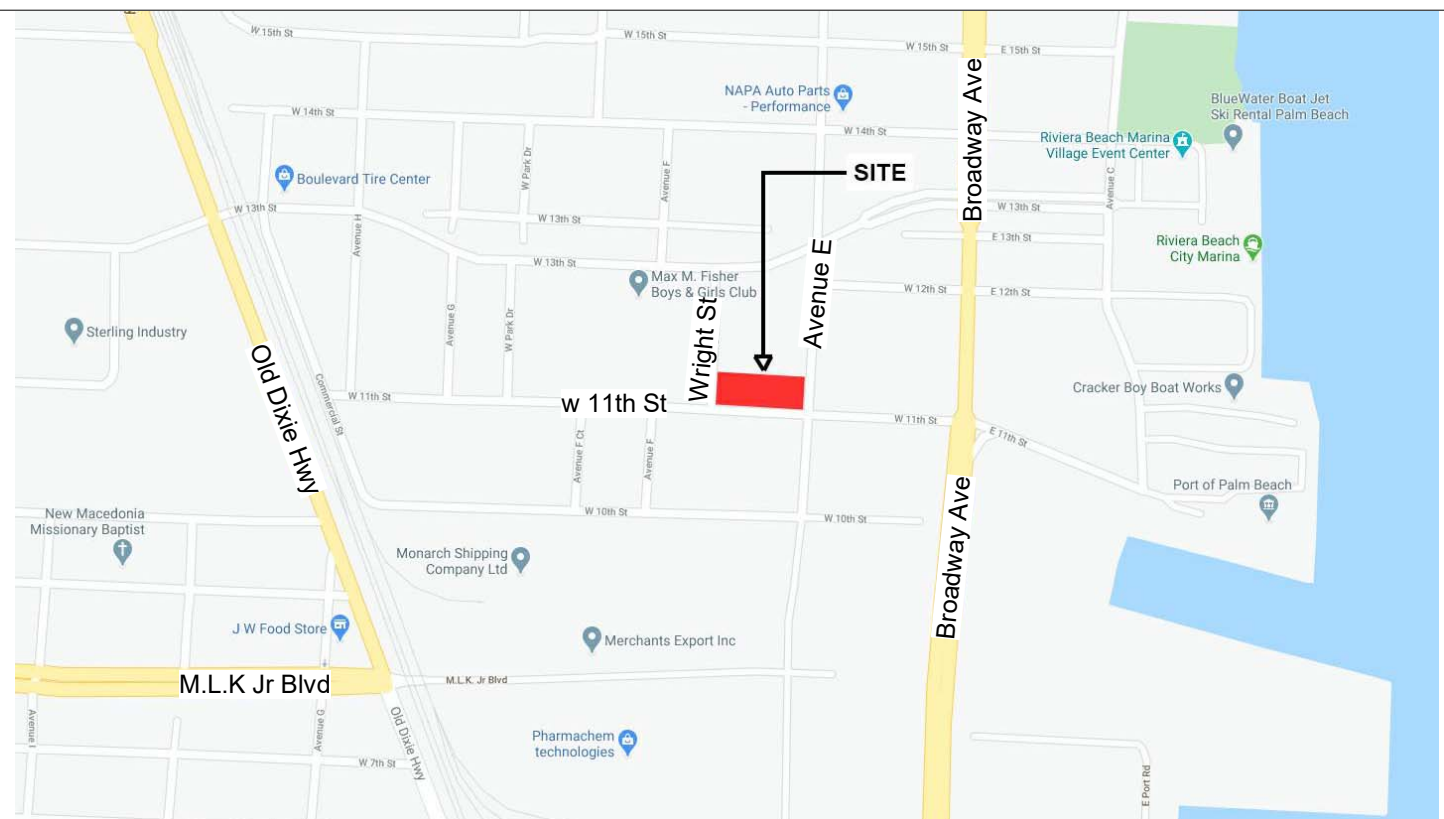
Villa L'Onz - A Townhouse Project

120 W 11th St, Riviera Beach, FL 33404



W11th Street Schematic South Elevation

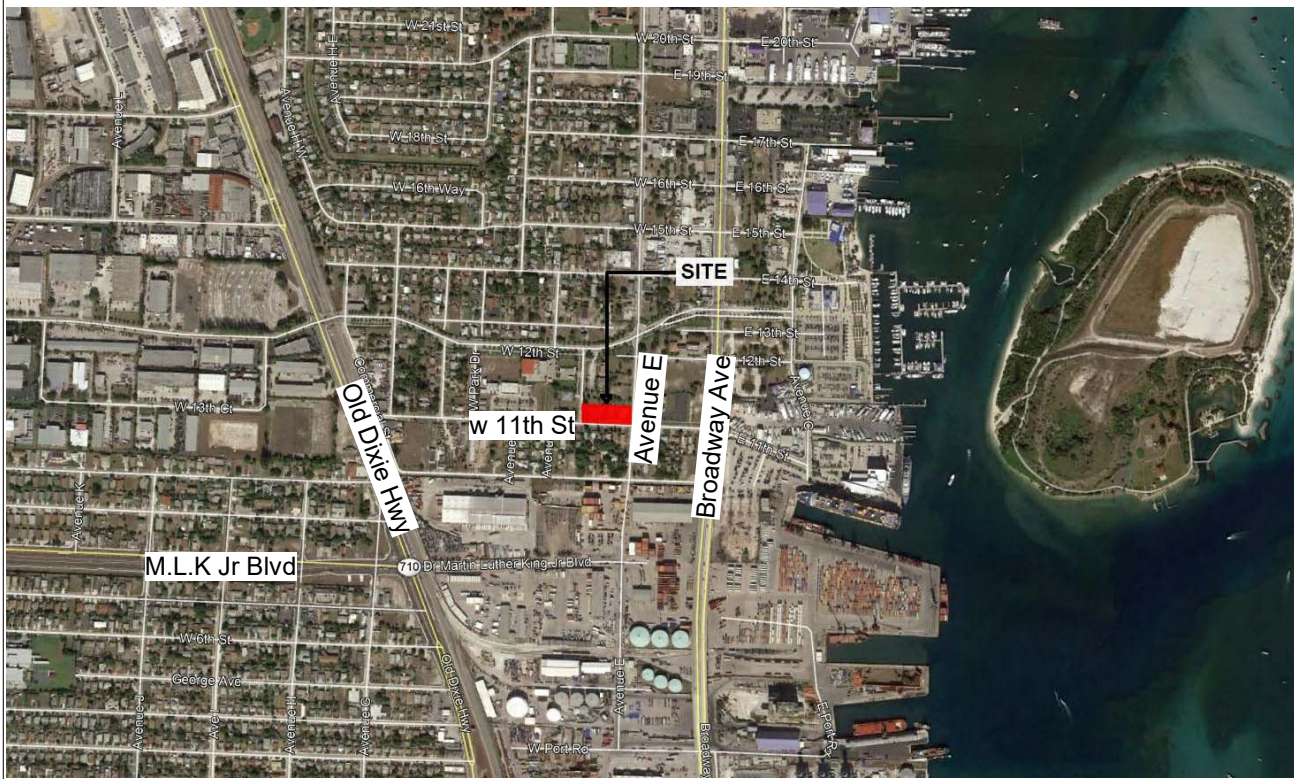
LOCATION MAP



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1/14/2022

VICINITY MAP



SCOPE OF WORK

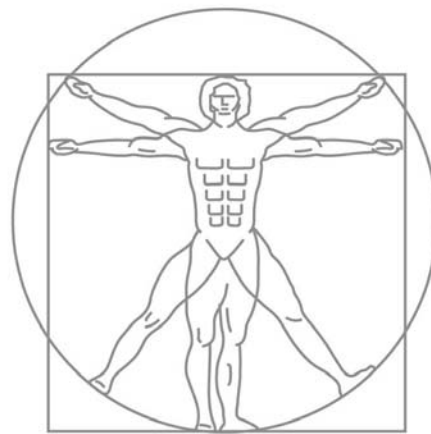
The new construction of 2 townhouse buildings in Riviera Beach, Florida. Both buildings are a combination of 2 and 3-story, 3-bedroom units, with a total of 12 units.

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 & Planner 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-Architectural	
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A-2	Building Third & Roof Plan
A-3	Exterior Elevations
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A-6	Site Elevations
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Rick Gonzalez, AIA
President
FL License AR0014172
120 South Olive Ave. Ste. 210,
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REG # 20008

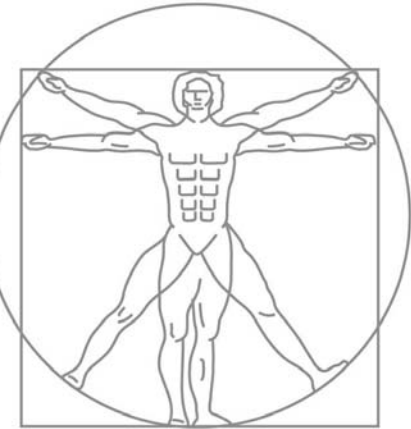
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Cover Sheet

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A-0



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President
FL License AR0014172
120 South Olive Ave. Ste. 210,
West Palm Beach, FL 33401
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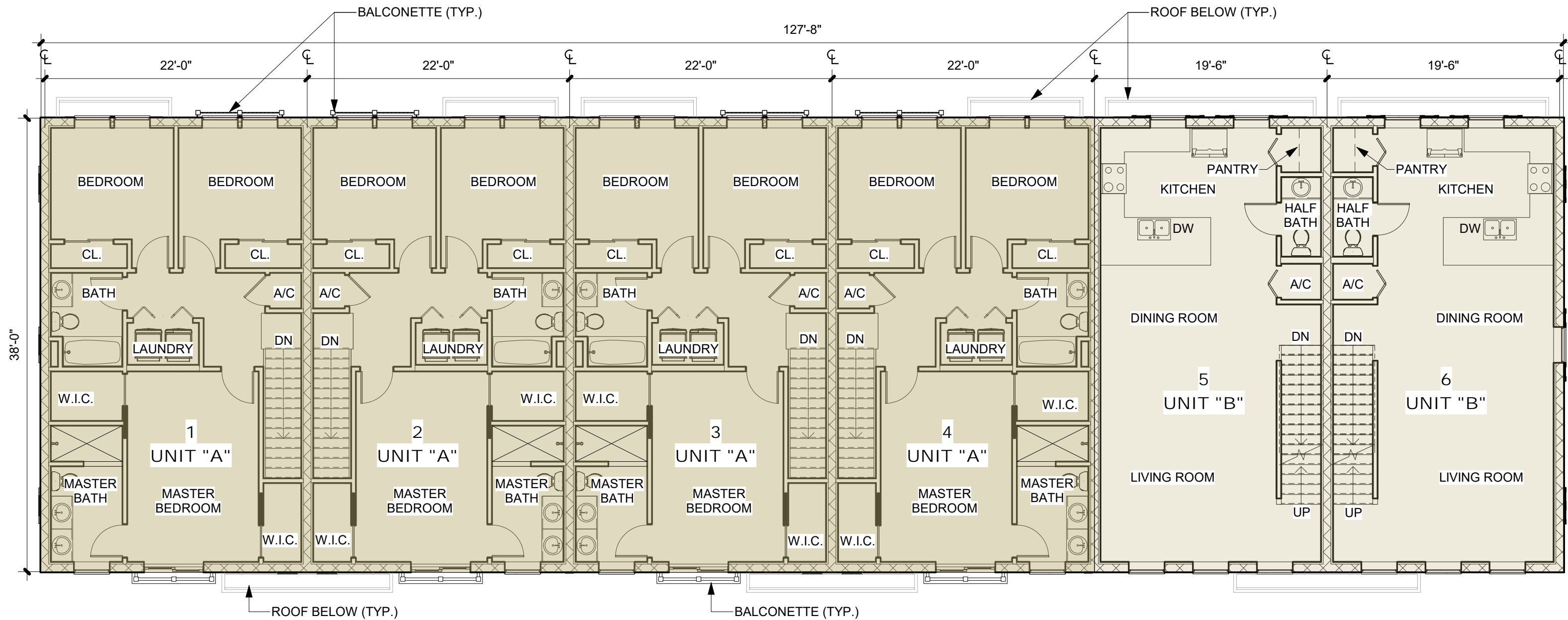
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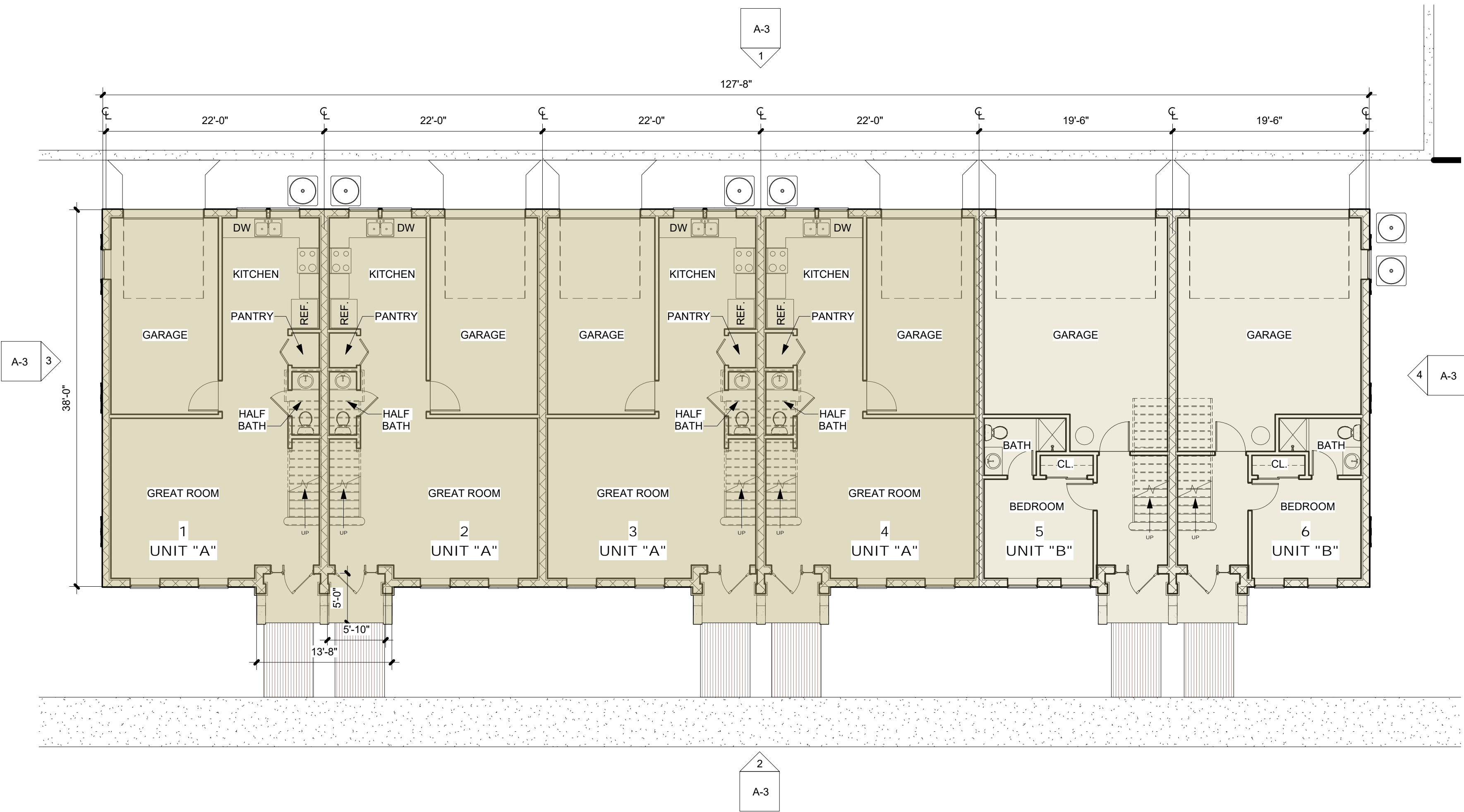
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**Building First &
Second Floor Plan**

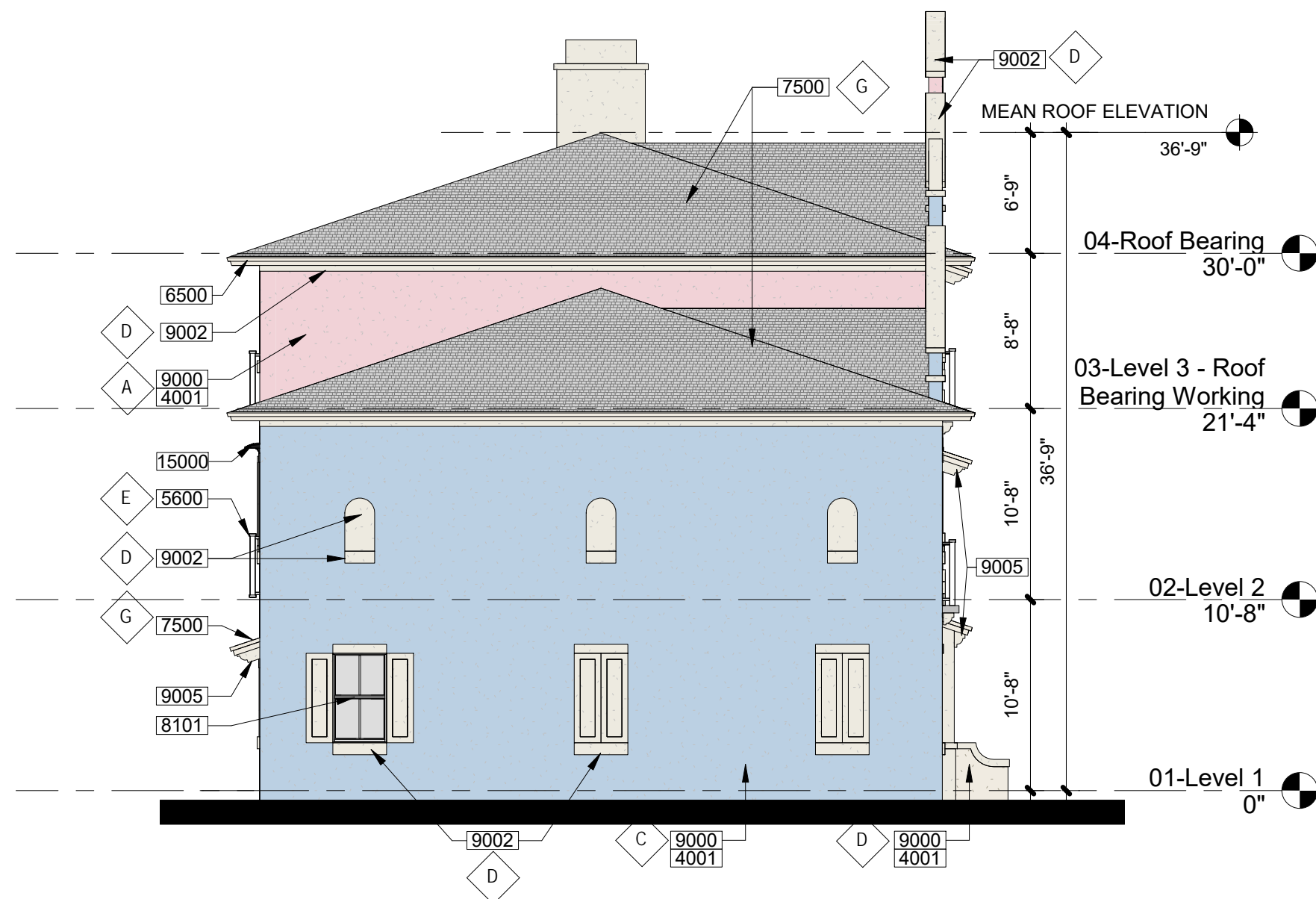
Site Plan Approval
A-1



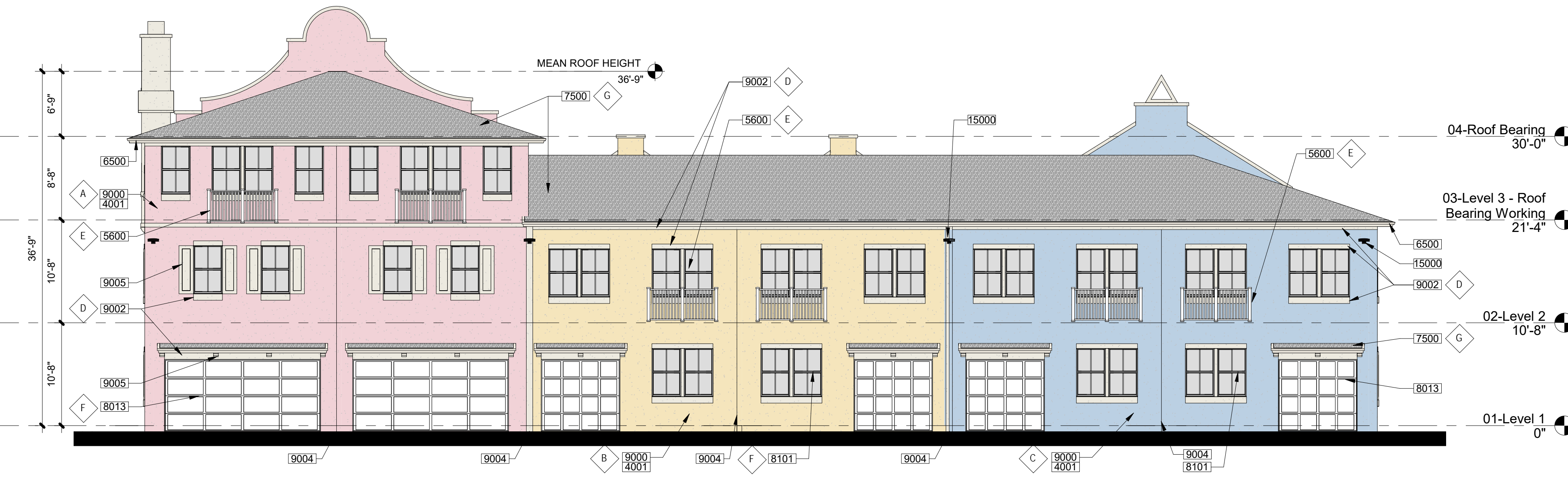
02-Level 2 - Overall Building Plan
1/8" = 1'-0"



01-Level 1 - Overall Building Plan
1/8" = 1'-0"



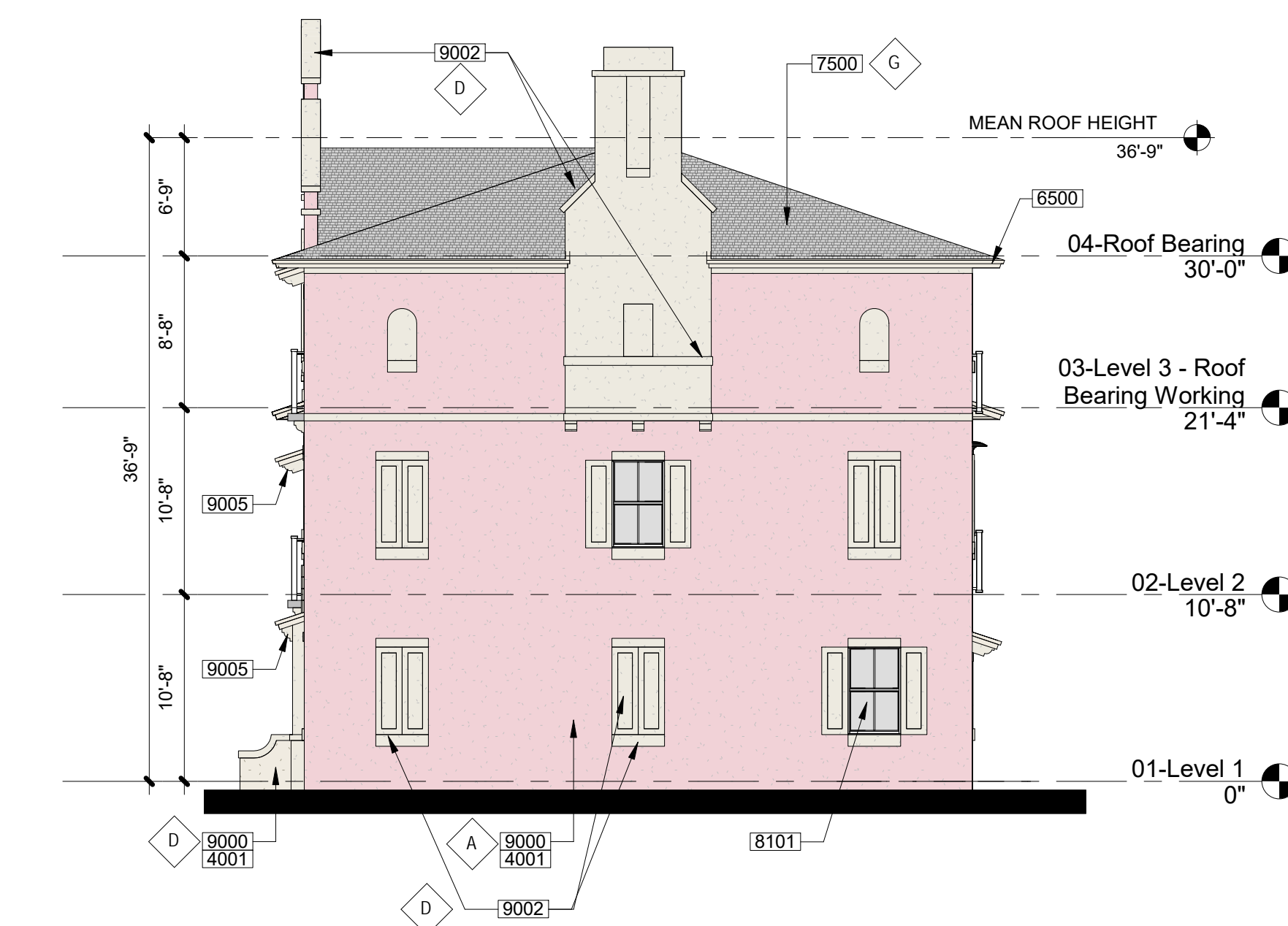
3 Side Elevation B
1/8" = 1'-0"



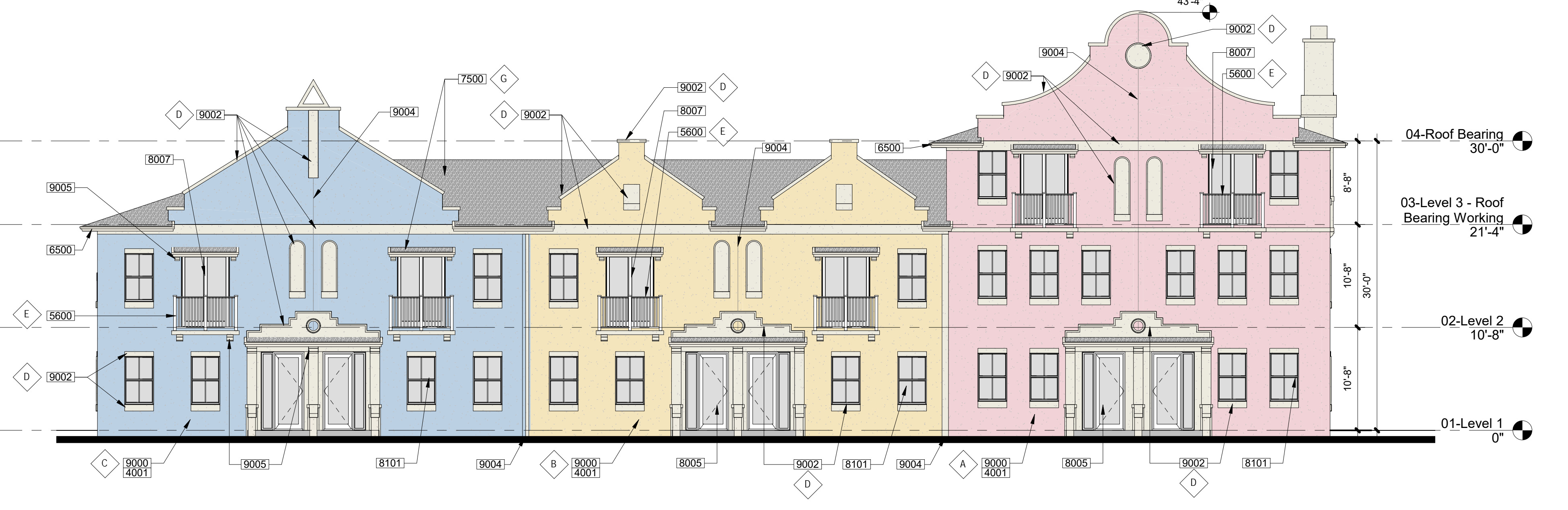
1 North Elevation
1/8" = 1'-0"

EXTERIOR COLOR LEGEND		
COLOR TAG	Description	Color
A	FIELD COLOR #1	SHERWIN WILLIAMS - TEABERRY - 6561
B	FIELD COLOR #2	SHERWIN WILLIAMS - PINEAPPLE CREAM - 1668
C	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

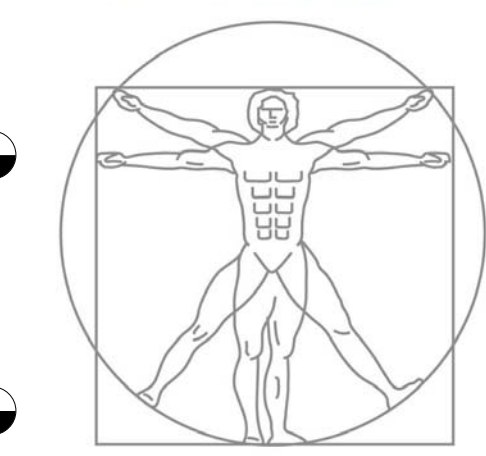
KEYNOTES - ELEVATIONS	
TAG	DESCRIPTION
4001	CONCRETE MASONRY UNIT (REFER TO STRUCTURAL DWGS.)
5600	DECORATIVE METAL RAILINGS
6500	WOOD FASCIA
7500	ASPHALT SHINGLES
7700	ALUMINUM GUTTERS/DOWNSPOUTS
7900	EXPANSION JOINT (REFER TO STRUCTURAL DWGS.)
8001	HOLLOW METAL/STEEL DOOR - IMPACT RATED
8005	ALUMINUM DOOR - IMPACT RATED
8007	ALUMINUM SLIDING DOOR - IMPACT RATED
8013	SECTIONAL DOORS - IMPACT RATED
8101	ALUMINUM WINDOW - IMPACT RATED
9000	STUCCO FINISH
9002	STUCCO TRIM/BAND
9004	CONTROL JOINT
9005	HIGH DENSITY FOAM W-STUCCO FINISH DETAIL
15000	LIGHT FIXTURE (REFER TO ELECTRICAL DWGS.)



4 Street Side Elevation A
1/8" = 1'-0"



2 South Elevation
1/8" = 1'-0"



Rick Gonzalez, AIA
President
FL License AR0014172
120 South Olive Ave. Ste. 210,
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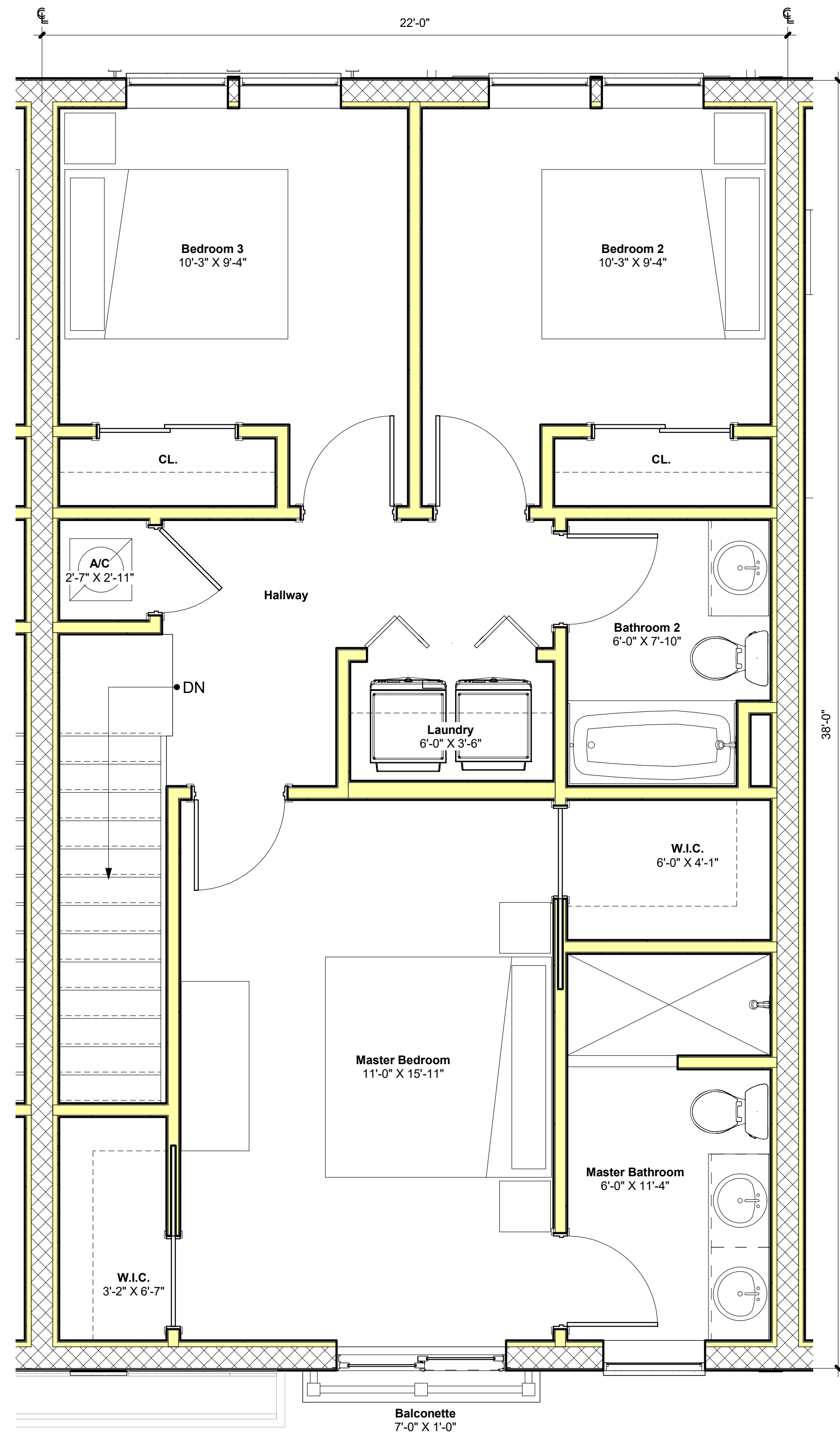
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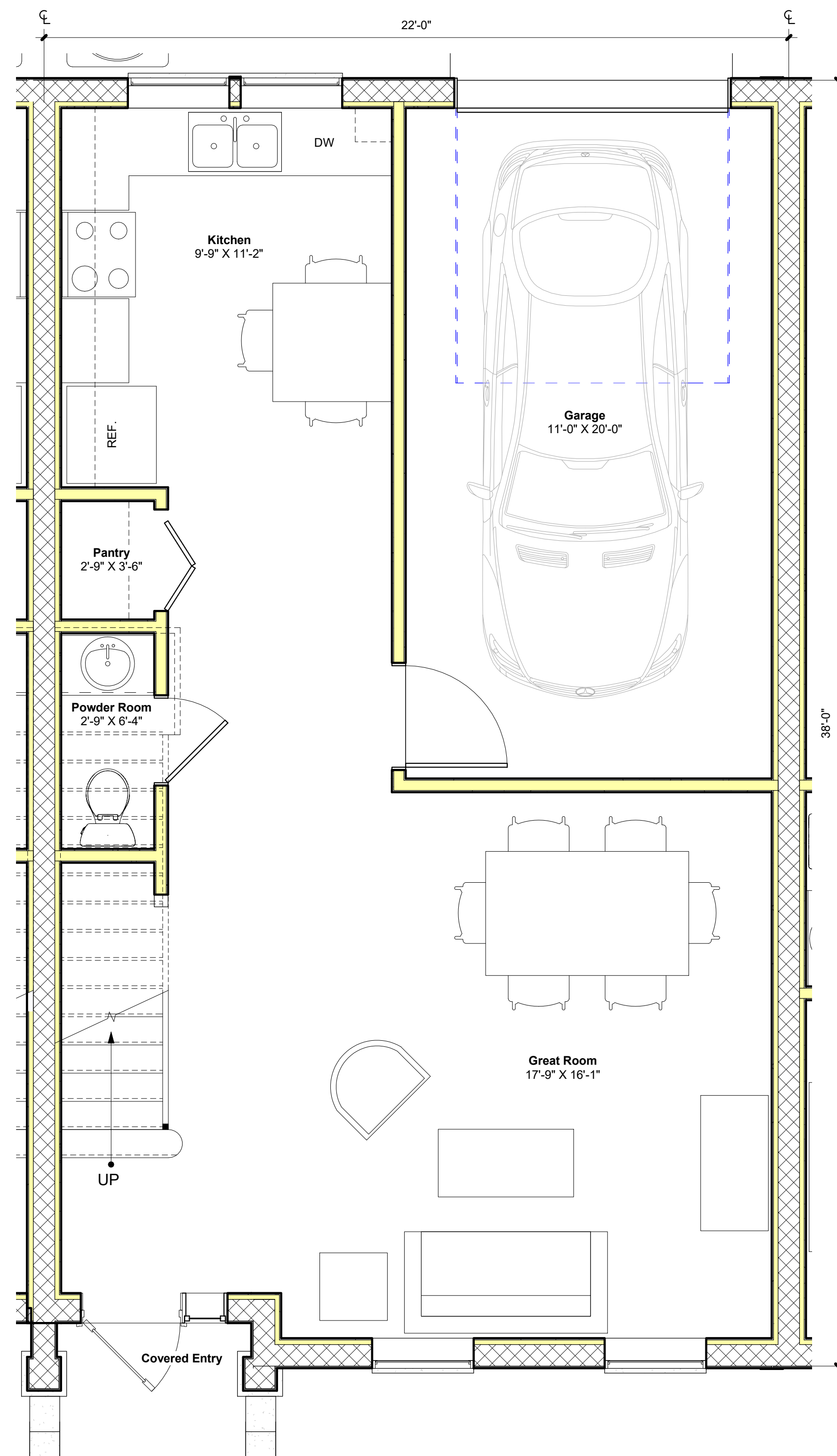
Exterior Elevations

Site Plan Approval

A-3



2 02-Second Floor Plan - Unit "A"



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: 593.91 SF
Second Floor A/C SF: + 791.65 SF

Total HVAC SF: 1385.56 SF

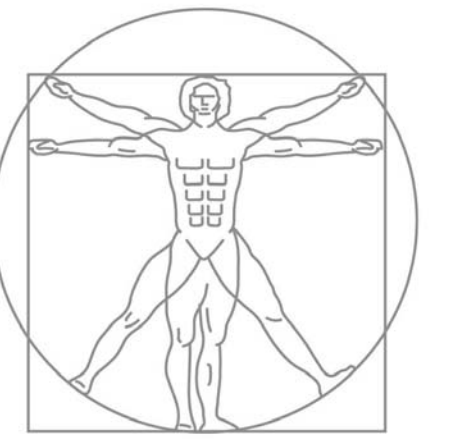
TOTAL GROSS SF

Entry Porch: 16.18 SF
Garage: 233.55 SF
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

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Rick Gonzalez, AIA
President
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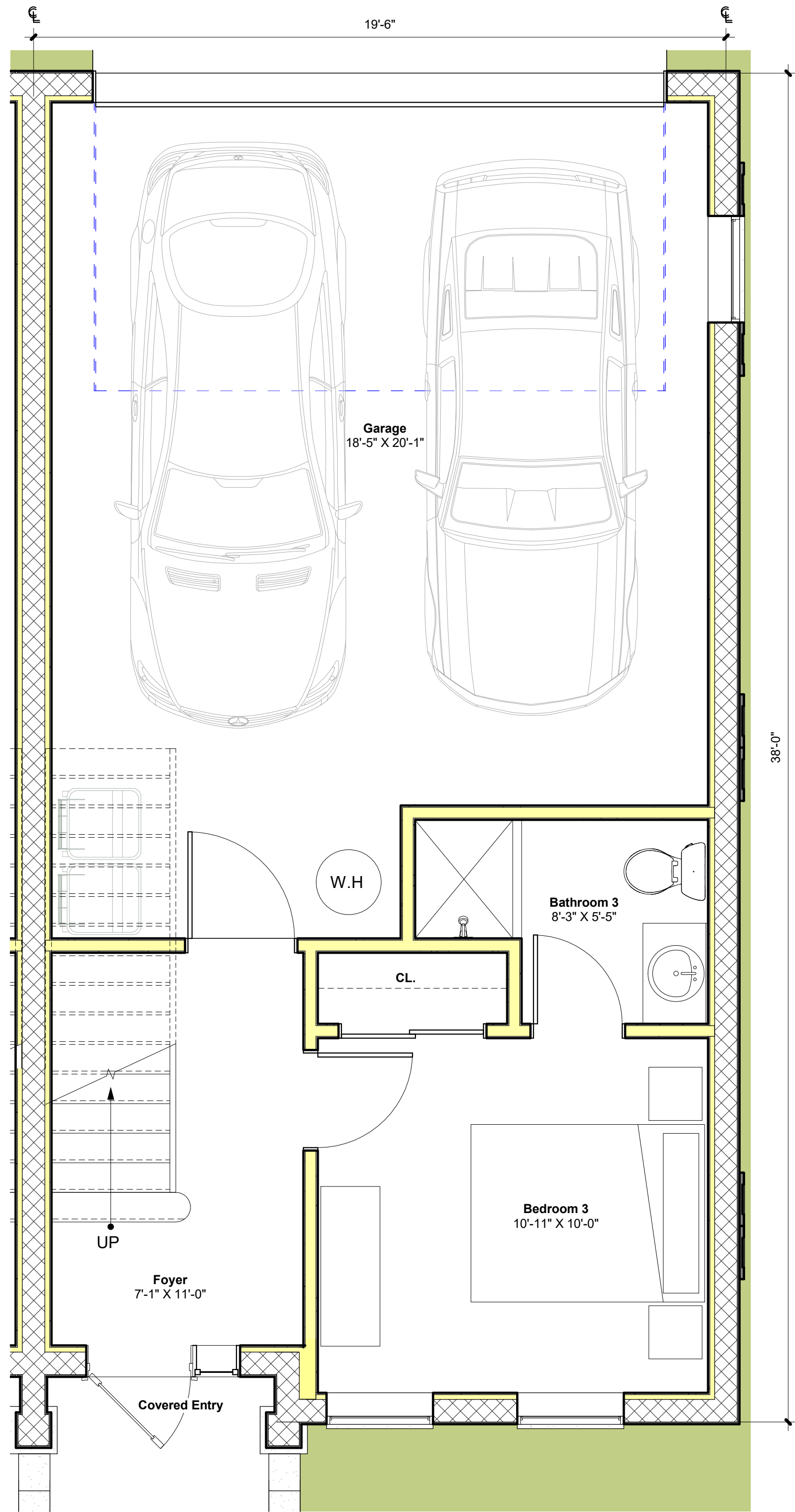
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Floor Plans Unit "A"

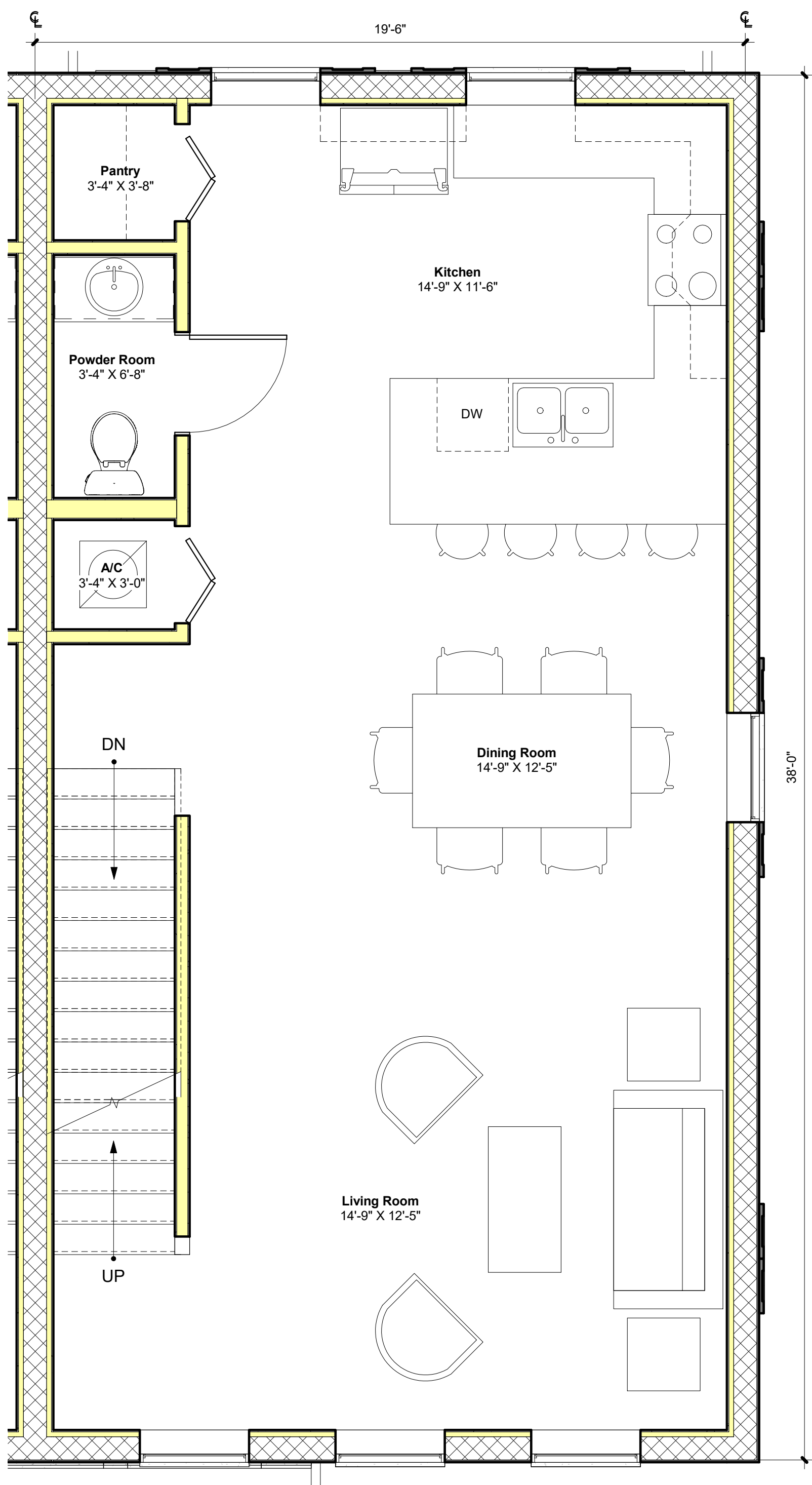
Site Plan Approval

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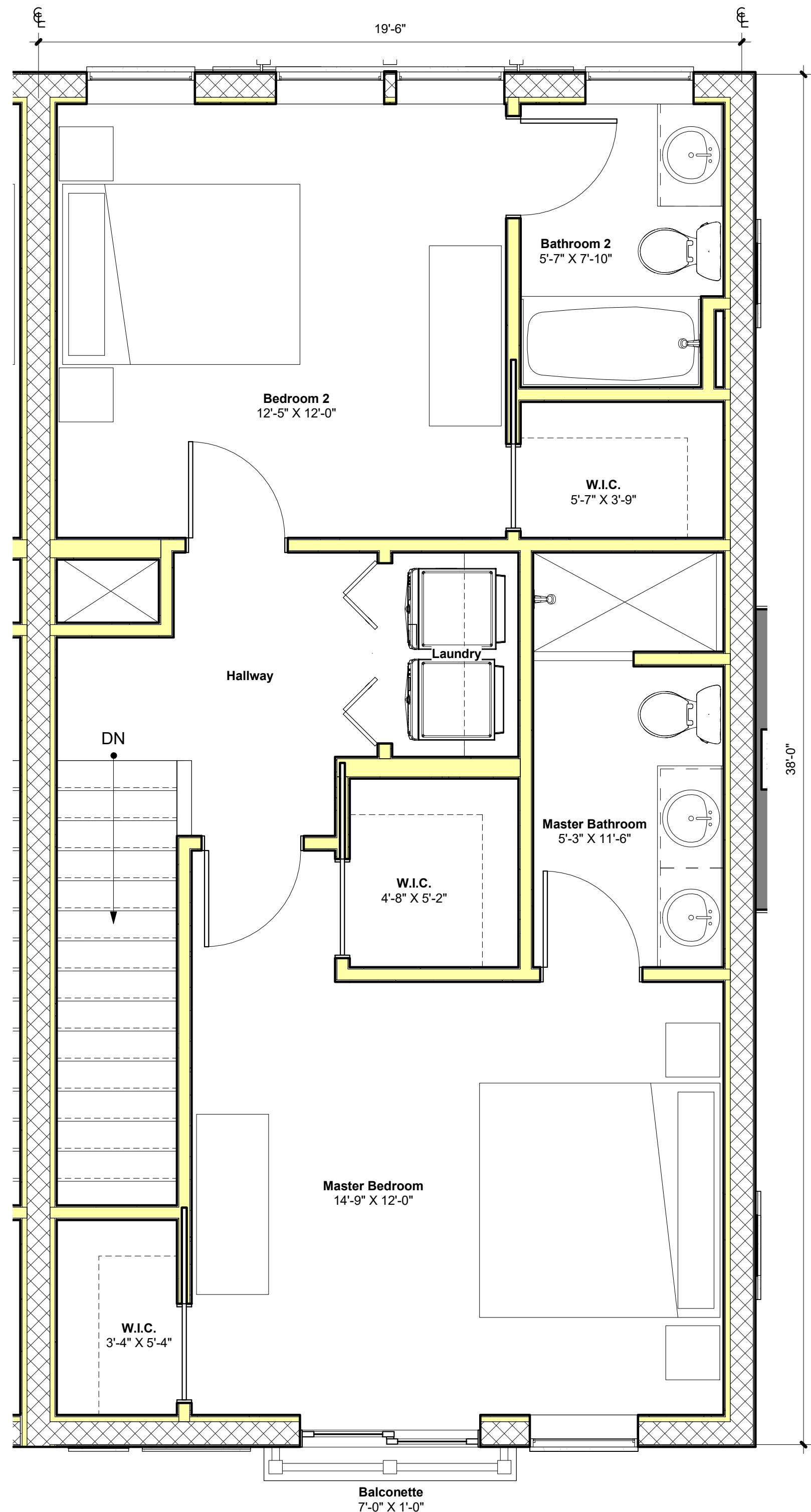
1 01-First Floor Plan - Unit "B"

3/8" = 1'-0"



2 02-Second Floor Plan - Unit "B"

3/8" = 1'-0"



3 03-Third Floor Plan - Unit "B"

3/8" = 1'-0"

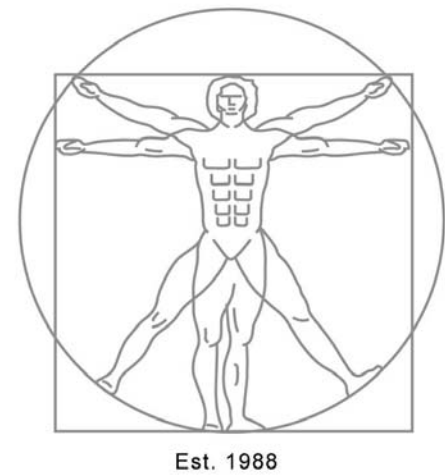
BUILDING DATA

- Width: 19' - 6"
- Depth: 38' - 0"
- Total Units: 4 (2 Per Building)
- 2 Car Garage Space

TOTAL HVAC SF	
First Floor A/C SF:	317.34 SF
Second Floor A/C SF:	753.07 SF
Third Floor A/C SF:	+ 707.00 SF
<hr/>	
Total HVAC SF:	1777.41 SF

TOTAL GROSS SF	
Entry Porch:	16.76 SF
Garage:	426.16 SF
Third Floor Balcony:	7.00 SF
First Floor A/C SF:	317.34 SF
Second Floor A/C SF:	753.07 SF
Third Floor A/C SF:	+ 707.00 SF
<hr/>	
Total Gross SF:	2227.33 SF

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Rick Gonzalez, AIA
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Floor Plans Unit "B"

Site Plan Approval

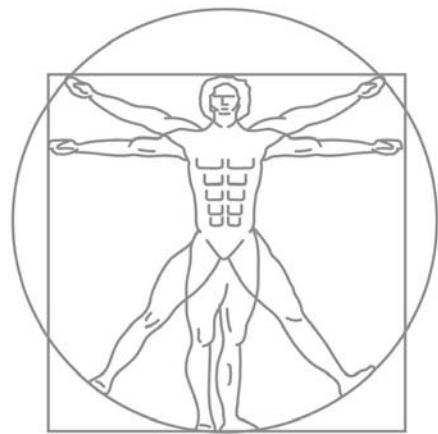
A-5



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



1 Front - Site Elevation
3/32" = 1'-0"



Rick Gonzalez, AIA
President
FL License AR0014172
120 South Olive Ave. Ste. 210,
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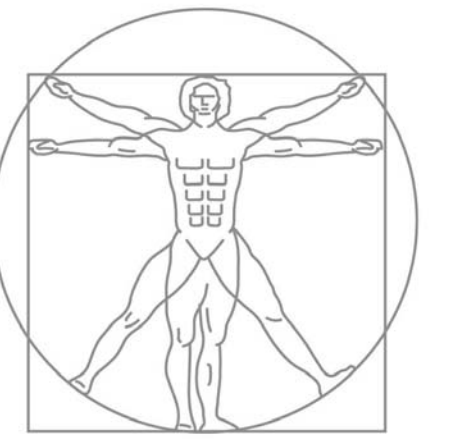
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Site Elevations



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President
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20 South Olive Ave. Ste. 210,
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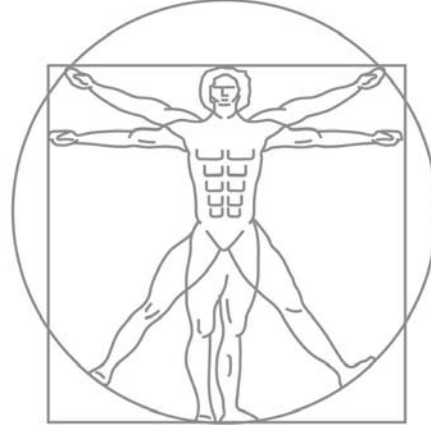
Exterior Rendering

Site Plan Approval

A-7



AERIAL SITE RENDERING



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President
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Aerial Rendering

Site Plan Approval

A-8

