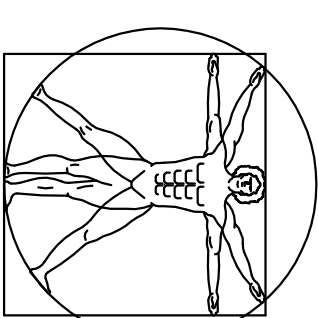




RICK GONZALEZ, A.I.
PRESIDENT, AR-00141
120 S. DIXIE HIGHWAY, SUITE 2
WEST PALM BEACH
FLORIDA 334
PH: (561) - 659 - 238
FAX: (561) - 659 - 554

CORPORATION NUMBER
AA-0002447

JUNO POINT

5.5 ACRES / 98 CONDO UNIT MIXED USED DEVELOPMENT

US HWY 1 &
DONALD ROSS ROAD
JUNO BEACH, FLORIDA

PREPARED FOR

JUNO POINTE
HOLDINGS, INC.

BARRY BRANT, PRE

REVISIONS

[illegible]

--	--

--	--

1000

[illegible]

533

CHECKED BY

REG No. 0401

© 2000
QUINTON AND HUNT OF TRICOR POLYMERICS

ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE

NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT

COMPENSATION TO THE ARCHITECT.

COVER SHEET

D 0 7

A-0.00

"JUNO POINTE"

5.5 ACRES / 98 CONDO UNITS MIXED USE DEVELOPMENT

US HIGHWAY 1 & DONALD ROSS ROAD, JUNO BEACH, FLORIDA



PREPARED FOR

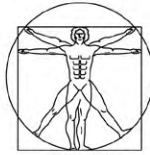
JUNO POINTE HOLDINGS, INC., BARRY BRANT, PRES

(305) 379-7000

ARCHITECTURAL	INDEX OF DRAWINGS	LOCATION MAP	AREA MAP	PROJECT TEAM
A-000 COVER SHEET	SHEET NUMBER			JUNO POINTE 5601 EAST JUNO POINTE HOLDINGS INC. 200 SOUTH DIXIE HIGHWAY SUITE 200, WEST PALM BEACH, FL 33411 Phone: 305-378-1000 / Fax: 305-378-8200
A-001 NORTH-EAST PERSPECTIVE	SURVEY			REG. ARCHITECTS, INC. Rick Gonzalez, AIA, President 100 South Dixie Highway Suite 200, West Palm Beach, FL 33411 Phone: 561-653-2353 / Fax: 561-653-5546
A-002 NORTH-EAST PERSPECTIVE	5-1 BOUNDARY AND TOPOGRAPHIC SURVEY			Civil Engineer Srinivas & White, Inc. Rajendrakumar, P.E. President 5601 Corporate Way, Suite 200, West Palm Beach, FL 33407 Phone: 561-478-1848 / Fax: 561-478-5138
A-003 RENDERED ELEVATIONS	CML			LANDSCAPE ARCHITECT Cottleur-Hedeking 1334 Commodore Lane, Suite 1, Jupiter, FL 33456 Phone: 561-147-6336 / Fax: 561-147-1377
A-004 MATERIALS & COLORS				MEP TLC Engineering for Architecture C/O J. J. DIXON BOULEVARD CORP., FL 33922-5809 Phone: 321-636-0714
A-005 SITE SECTIONS	C-1 CONCEPTUAL PAVING DRAINAGE WATER & WASTEWATER PLAN			
A-006 CONCEPTUAL CROSSING IMPROVEMENTS	ELECTRICAL			
A-007 ARCHITECTURAL SITE DEVELOPMENT PLAN	E-1 SITE LIGHTING PLAN			
A-008 CONPOSITE LOWER LEVEL GARAGE PLAN - RESIDENTIAL	LANDSCAPE			
A-009 CONPOSITE FIRST FLOOR PLAN - COMMERCIAL	L-1 LANDSCAPE PLAN			
A-010 CONPOSITE SECOND-FOURTH FLOOR PLAN - RESIDENTIAL	L-2 LANDSCAPE PLAN - BUILDINGS 1 & 4			
A-011 CONPOSITE ROOF PLAN - POOL	L-3 LANDSCAPE PLAN - BUILDINGS 2 & 3			
A-012 CONPOSITE SOUTH & EAST ELEVATIONS - DONALD ROSS RD & US-1 HWY	L-4 POOL AREA5 / LANDSCAPE PLANS			
A-013 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-014 CONPOSITE SOUTH & NORTH ELEVATIONS - COURTYARD				
A-015 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-016 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-017 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-018 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-019 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-020 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-021 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-022 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-023 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-024 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-025 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-026 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-027 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-028 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-029 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-030 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-031 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-032 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-033 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-034 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-035 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-036 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-037 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-038 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-039 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-040 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-041 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-042 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-043 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-044 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-045 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-046 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-047 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-048 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-049 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-050 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-051 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-052 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-053 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-054 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-055 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-056 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-057 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-058 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-059 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-060 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-061 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-062 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-063 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-064 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-065 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-066 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-067 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-068 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-069 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-070 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-071 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-072 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-073 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-074 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-075 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-076 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-077 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-078 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-079 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-080 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-081 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-082 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-083 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-084 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-085 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-086 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-087 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-088 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-089 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-090 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-091 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-092 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-093 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-094 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-095 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-096 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-097 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-098 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-099 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				
A-100 CONPOSITE SOUTH & WEST ELEVATIONS - COURTYARD				



REG
ARCHITECTS
INTERIORS
PLANNERS
INCORPORATED



EST. 1988
RICK GONZALEZ, A.I.A.
PRESIDENT AR-0014172
120 S. DIXIE HIGHWAY, SUITE 201
WEST PALM BEACH
FLORIDA 33401
PH: (561) - 659 - 2383
FAX: (561) - 659 - 5546
www.regarch.com
CORPORATION NUMBER
AA-0002447

JUNO POINTE
5.5 ACRES / 98 CONDO UNITS
MIXED USE DEVELOPMENT

US HWY 1 &
DONALD ROSS ROAD
JUNO BEACH, FLORIDA
PREPARED FOR
JUNO POINTE HOLDINGS, INC
BARRY BRANT PRES.
(305) 379-7000

REVISIONS	NO.

DATE	12-06
SCALE	NTS
DRAWN	VD
CHECKED	REG
REG No.	04010
© 2006	

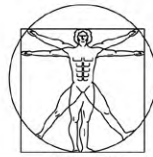
OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

SOUTHEAST
PERSPECTIVE

P & Z
A-0.0P1

US HWY 1 - DONALD ROSS RD CORNER
PERSPECTIVE VIEW
NTS





EST. 1988
RICK GONZALEZ, A.I.A.
PRESIDENT AR-0014172
120 S. DIXIE HIGHWAY, SUITE 201
WEST PALM BEACH
FLORIDA 33401
PH: (561) - 659 - 2383
FAX: (561) - 659 - 5546
www.regarch.com
CORPORATION NUMBER
AA-0002447

JUNO POINTE
5.5 ACRES / 98 CONDO UNITS
MIXED USE DEVELOPMENT

US HWY 1 &
DONALD ROSS ROAD
JUNO BEACH, FLORIDA
PREPARED FOR
JUNO POINTE HOLDINGS, INC
BARRY BRANT PRES.
(305) 379-7000

REVISIONS	NO.

DATE	12-06
SCALE	NTS
DRAWN	VD
CHECKED	REG
REG No.	04010
© 2006	

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

SOUTHWEST
PERSPECTIVE

P & Z
A-0.0P2



US HWY 1 - DONALD ROSS RD CORNER
PERSPECTIVE VIEW
NTS

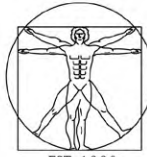




US HWY 1 - NORTHEAST CORNER
PERSPECTIVE VIEW
NTS



REG
ARCHITECTS
INTERIORS
PLANNERS
INCORPORATED



EST. 1988
RICK GONZALEZ, AIA.
PRESIDENT AR-0014172
120 S. DIXIE HIGHWAY, SUITE 201
WEST PALM BEACH
FLORIDA 33401
PH: (561) - 659 - 2383
FAX: (561) - 659 - 5546
www.regarch.com

CORPORATION NUMBER
AA-0002447

JUNO POINTE
5.5 ACRES / 98 CONDO UNITS
MIXED USE DEVELOPMENT

US HWY 1 &
DONALD ROSS ROAD
JUNO BEACH, FLORIDA

PREPARED FOR
JUNO POINTE HOLDINGS, INC
BARRY BRANT PRES.
(305) 379-7000

REVISIONS	NO.

DATE 12-06

SCALE NTS

DRAWN VD

CHECKED REG

REG No. 04010

© 2006

OWNERSHIP AND USE OF THESE DOCUMENTS &
SPECIFICATIONS AS INSTRUMENTS OF SERVICE
ARE AND SHALL REMAIN THE PROPERTY OF THE
ARCHITECT WHETHER THE PROJECT THEY ARE
MADE FOR IS EXECUTED OR NOT. THEY SHALL
NOT BE USED BY THE OWNER OR OTHERS ON
OTHER PROJECTS OR FOR ADDITIONS TO THIS
PROJECT BY OTHERS, EXCEPT BY AGREEMENT
IN WRITING AND WITH APPROPRIATE
COMPENSATION TO THE ARCHITECT.

NORTHEAST
PERSPECTIVE

P & Z
A-0.0P3

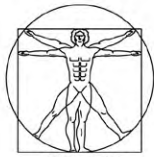


DONALD ROSS ROAD - SOUTH ELEVATION
NTS



US HWY 1 - EAST ELEVATION
NTS

REG
ARCHITECTS
INTERIORS
PLANNERS
INCORPORATED



EST. 1988
RICK GONZALEZ, A.I.A.
PRESIDENT AR-0014172
120 S. DIXIE HIGHWAY, SUITE 201
WEST PALM BEACH
FLORIDA 33401
PH: (561) 659-2383
FAX: (561) 659-5546
www.regarch.com

CORPORATION NUMBER
AA-0002447

JUNO POINTE
5.5 ACRES / 98 CONDO UNITS
MIXED USE DEVELOPMENT

US HWY 1 &
DONALD ROSS ROAD
JUNO BEACH, FLORIDA

PREPARED FOR
JUNO POINTE HOLDINGS, INC
BARRY BRANT PRES.
(305) 379-7000

REVISIONS	NO.

DATE 12-06

SCALE 1" = 40'

DRAWN VD

CHECKED REG

REG No. 04010

© 2006

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

RENDERED
SOUTH & EAST
ELEVATIONS

P & Z
A-0.0P4

EXTERIOR WALL DECORATIVE CEMENTITIOUS WALL FINISH



YELLOW: LEMON CHIFFON
SHERWIN WILLIAMS SW 6686



PASTEL BLUE: BLUE BELL
SHERWIN WILLIAMS SW 6793



ACCENT WALLS
COLUMNS AND
RETAINING WALLS

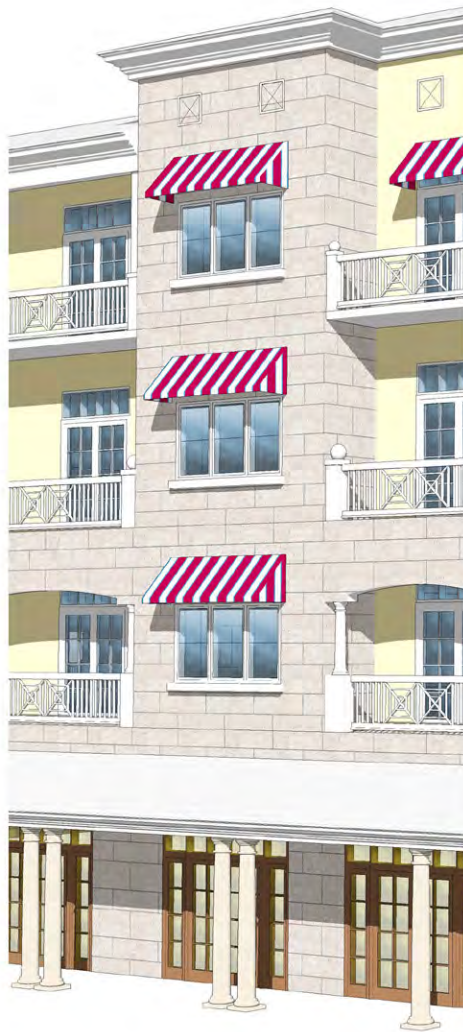


PASTEL PINK: KORAL KICKS
SHERWIN WILLIAMS SW 6610



PASTEL GREEN: LIME GRANITA
SHERWIN WILLIAMS SW 6715

BLDGS 2 & 4 ROOFS
GALVANIZED METAL



BLDG 1



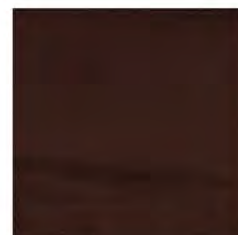
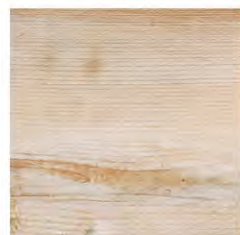
BLDG 2



BLDG 3



BLDG 4



DRIVES AND ARCADE PAVEMENT
CUSTOM COLOR "KERCKHOFF STONE"
PAVERS COMBINATION

PLAZA: 24x24" ARCADE 8x4" HERRINGBONE PATTERN

WHITE SMOOTH STUCCO

WHITE WASH WOOD
ARCADE CEILINGS
BLDGS 1 # 3

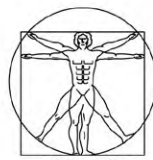
DARK BROWN STAINED WOOD
ARCADE CEILINGS AND BRACKETS
BLDGS 2 # 4
TERRA BRUN SW 6048

STORE FRONT
ALUMINUM FRAMES
BLDGS 2 # 4
TURKISH COFFEE
SW 6076

WHITE WASH WOOD
ARCADE CEILINGS
BLDGS 1 # 3
MORROCAN BROWN
SW 6060

WHITE ALUMINUM
KYNAR FINISH
BALCONY RAILINGS

REG
ARCHITECTS
INTERIORS
PLANNERS
INCORPORATED



EST. 1988
RICK GONZALEZ, AIA.
PRESIDENT AR-0014172
120 S. DIXIE HIGHWAY, SUITE 201
WEST PALM BEACH
FLORIDA 33401
PH: (561) - 659 - 2383
FAX: (561) - 659 - 5546
www.regarch.com

CORPORATION NUMBER
AA-0002447

JUNO POINTE
5.5 ACRES / 98 CONDO UNITS
MIXED USE DEVELOPMENT

US HWY 1 &
DONALD ROSS ROAD
JUNO BEACH, FLORIDA
PREPARED FOR
JUNO POINTE HOLDINGS, INC
BARRY BRANT PRES.
(305) 379-7000

REVISIONS	NO.

DATE 12-06

SCALE NTS

DRAWN DV

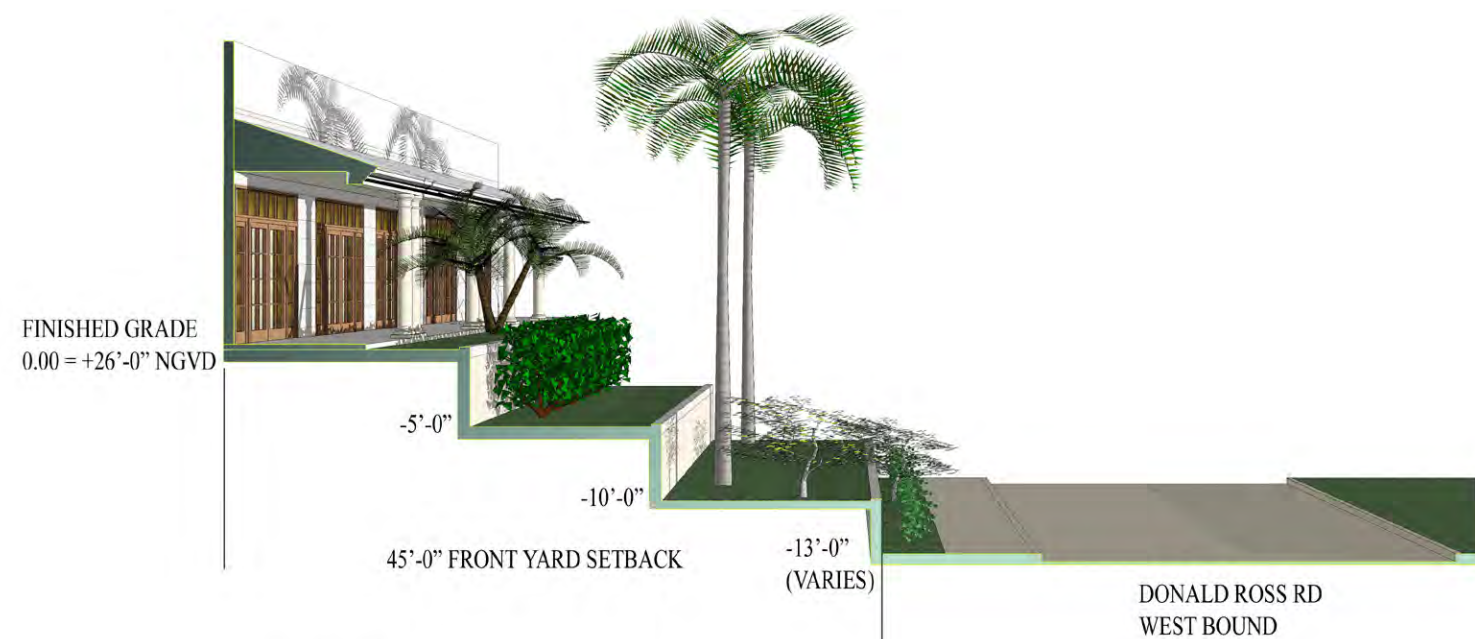
CHECKED REG

REG No. 04010
© 2006

OWNERSHIP AND USE OF THESE DOCUMENTS &
SPECIFICATIONS AS INSTRUMENTS OF SERVICE
ARE AND SHALL REMAIN THE PROPERTY OF THE
ARCHITECT WHETHER THE PROJECT THEY ARE
MADE FOR IS EXECUTED OR NOT. THEY SHALL
NOT BE USED BY THE OWNER OR OTHERS ON
OTHER PROJECTS OR FOR ADDITIONS TO THIS
PROJECT BY OTHERS, EXCEPT BY AGREEMENT
IN WRITING AND WITH APPROPRIATE
COMPENSATION TO THE ARCHITECT.

MATERIALS
AND COLORS

P & Z
A-0.0P5



SECTION 1
DONALD ROSS ROAD



SECTION 2
US HWY 1

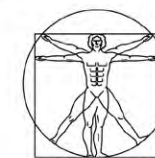


SECTION 3
NORTH SIDE (PLAZA LA MER)



SECTION 4
WEST SIDE (PLAZA LA MER)

REG
ARCHITECTS
INTERIORS
PLANNERS
INCORPORATED



EST. 1988
RICK GONZALEZ, AIA.
PRESIDENT AR-0014172
120 S. DIXIE HIGHWAY, SUITE 201
WEST PALM BEACH
FLORIDA 33401
PH: (561) 659-2383
FAX: (561) 659-5546
www.regarch.com

CORPORATION NUMBER
AA-0002447

JUNO POINTE
5.5 ACRES / 98 CONDO UNITS
MIXED USE DEVELOPMENT

US HWY 1 &
DONALD ROSS ROAD
JUNO BEACH, FLORIDA

PREPARED FOR
JUNO POINTE HOLDINGS, INC
BARRY BRANT PRES.
(305) 379-7000

REVISIONS	NO.

DATE 12-06

SCALE NTS

DRAWN VD

CHECKED REG

REG No. 04010

© 2006

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

SITE
SECTIONS

P & Z
A-0.0P6



E. Main Store Sign
12'Wx2'H
16" high lettering

F. Hanging double sided
Store Sign
8'6"W x 1'6"H
12" lettering

G. Perpendicular Wall Mounted
Store Sign
2'-6 Wx1'-6" H
Decorative Frame, Color background
and 14" high lettering.
Ceiling or wall mounted lighting



B. DIRECTORY
4'x4'x8'H
3" high tenant lettering
Ground mounted lighting



C. PROJECT BANNER
attached to light pole
2'Wx7'H



D. DIRECTIONAL PLAQUE
attached to light/banner pole
2'Wx2'H
4" lettering max.

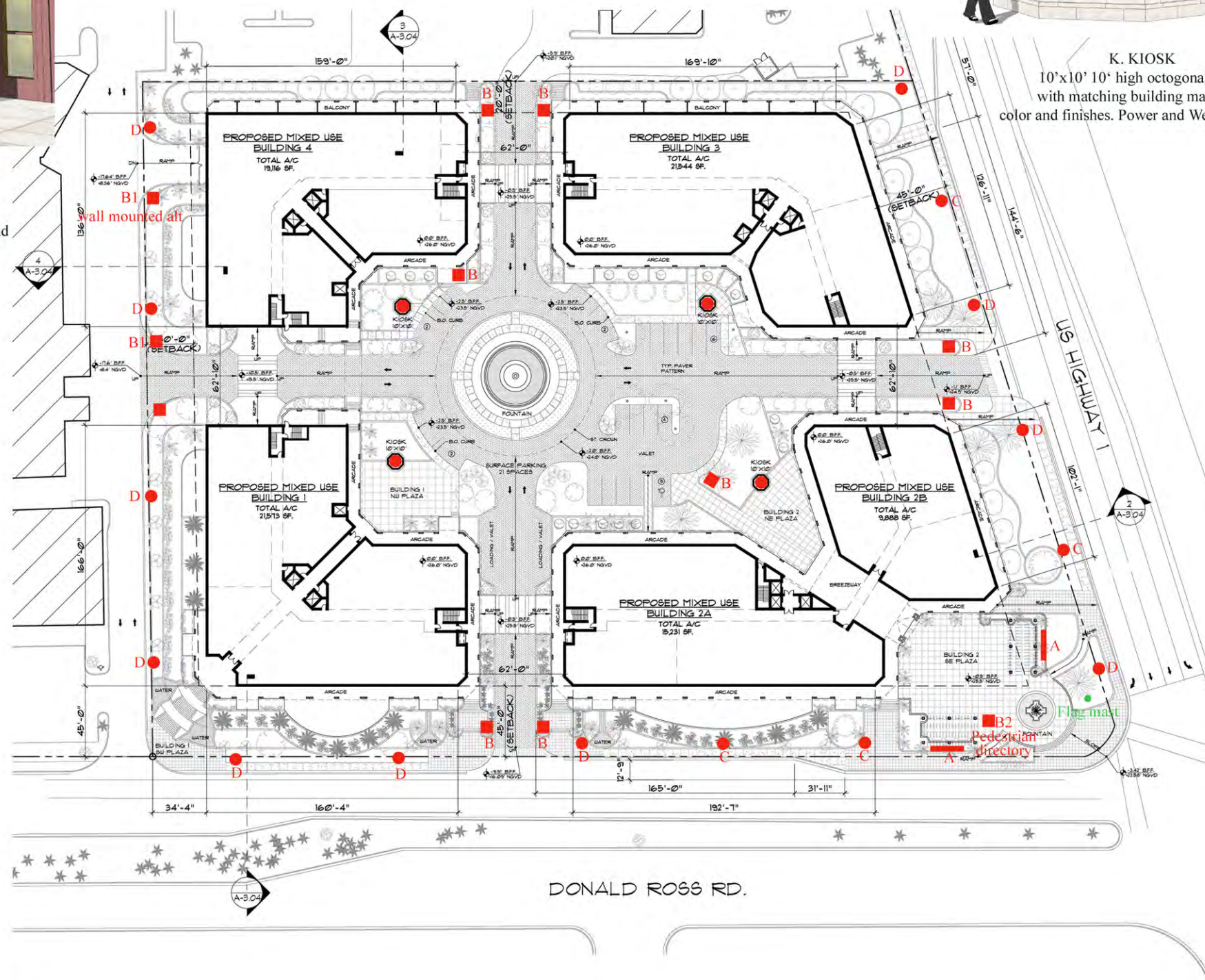
NOTE:
All additional signage elements
to match the design intent, details,
colors and finishes of the signage
program



A. MONUMENT SIGN
16'x2' Mounted on top of planter wall
20" lettering



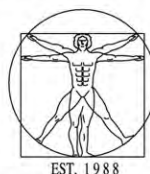
K. KIOSK
10'x10' 10' high octagonal kiosk
with matching building materials,
color and finishes. Power and Wet connection



ARCHITECTURAL SITE LAYOUT PLAN - (COMMERCIAL)

1" = 40'-0"

REG
ARCHITECTS
INTERIORS
PLANNERS
INCORPORATED



EST. 1988
RICK GONZALEZ, AIA,
PRESIDENT AR-0014172
120 S. DIXIE HIGHWAY, SUITE 201
WEST PALM BEACH
FLORIDA 33401
PH: (561) 659-2383
FAX: (561) 659-5546
www.regarch.com
CORPORATION NUMBER
AA-0002447

JUNO POINTE
5.5 ACRES / 98 CONDO UNITS
MIXED USE DEVELOPMENT

US HWY 1 &
DONALD ROSS ROAD
JUNO BEACH, FLORIDA
PREPARED FOR
JUNO POINTE HOLDINGS, INC
BARRY BRANT PRES.
(305) 379-7000

REVISIONS	NO.

DATE 12/06
SCALE 1" = 40'
DRAWN EB/VD
CHECKED REG
REG No. 04010
© 2006

OWNERSHIP AND USE OF THESE DOCUMENTS &
SPECIFICATIONS AS INSTRUMENTS OF SERVICE
ARE AND SHALL REMAIN THE PROPERTY OF THE
ARCHITECT. WHETHER THE PROJECT THEY ARE
MADE FOR IS EXECUTED OR NOT, THEY SHALL
NOT BE USED BY THE OWNER OR OTHERS ON
OTHER PROJECTS OR FOR ADDITIONS TO THIS
PROJECT BY OTHERS, EXCEPT BY AGREEMENT
IN WRITING AND WITH APPROPRIATE
COMPENSATION TO THE ARCHITECT.

PROPOSED
STREET SIGNAGE
SYSTEM

P & Z
A-0.0P7



US HWY 1 - DONALD ROSS RD INTERSECTION
CONCEPT CROSSING IMPROVEMENT
NTS

STAMPED ASPHALT PAVEMENT
ALTERNATIVE



NOTE:
CONCEPT SUBMITTED FOR DISCUSSION
WITH TOWN OFFICIALS AND DOT ONLY

REG
ARCHITECTS
INTERIORS
PLANNERS
INCORPORATED



EST. 1988
RICK GONZALEZ, A.I.A.
PRESIDENT AR-0014172
120 S. DIXIE HIGHWAY, SUITE 201
WEST PALM BEACH
FLORIDA 33401
PH: (561) - 659 - 2383
FAX: (561) - 659 - 5546
www.regarch.com

CORPORATION NUMBER
AA-0002447

JUNO POINTE
5.5 ACRES / 98 CONDO UNITS
MIXED USE DEVELOPMENT

US HWY 1 &
DONALD ROSS ROAD
JUNO BEACH, FLORIDA

PREPARED FOR
JUNO POINTE HOLDINGS, INC
BARRY BRANT PRES.
(305) 379-7000

REVISIONS	NO.

DATE 12-06

SCALE NTS

DRAWN VD

CHECKED REG

REG No. 04010

© 2006

OWNERSHIP AND USE OF THESE DOCUMENTS &
SPECIFICATIONS AS INSTRUMENTS OF SERVICE
ARE AND SHALL REMAIN THE PROPERTY OF THE
ARCHITECT WHETHER THE PROJECT THEY ARE
MADE FOR IS EXECUTED OR NOT. THEY SHALL
NOT BE USED BY THE OWNER OR OTHERS ON
OTHER PROJECTS OR FOR ADDITIONS TO THIS
PROJECT BY OTHERS, EXCEPT BY AGREEMENT
IN WRITING AND WITH APPROPRIATE
COMPENSATION TO THE ARCHITECT.

CONCEPTUAL
CROSSING
IMPROVEMENT

P & Z
A-0.0P8

CONFERENCES AND USE OF THESE DOCUMENTS AS
SPECIFICATIONS AS INSTRUMENTS OF SERVICE
AND SHALL REMAIN THE PROPERTY OF THE
ARCHITECT. IN THE PROJECT THAT ARE
MADE FOR IS EXECUTED OR NOT, THEY SHALL
NOT BE USED BY THE OWNER OR OTHERS ON
OTHER PROJECTS OR FOR ADDITIONS TO THIS
PROJECT BY OTHERS, EXCEPT BY AGREEMENT
IN WRITING AND WITH APPROPRIATE
COMPENSATION TO THE ARCHITECT.

DATE	12-06
SCALE	NTS
DRAWN	VD
CHECKED	REG
REG NO.	04010
© 2006	

NO.	REVISIONS
-----	-----------

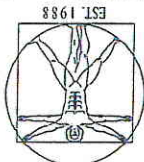
US HWY 1 &
DONALD ROSS ROAD
JUNO BEACH, FLORIDA

WESTGATE HOMES

JUNO POINTE HOLDINGS, INC.
BARRY BRANT PRES.
(305) 379-7000

JUNO POINTE
5.5 ACRES / 98 CONDO UNITS
MIXED USE DEVELOPMENT

RICK GONZALEZ
 PRESIDENT
 120 S. DIXIE HIGHWAY, SUITE 201
 WEST PALM BEACH
 FLORIDA 33401
 FAX: (561) 659-2533
 TEL: (561) 659-2534
 www.rtgtech.com
 CORPORATION NUMBER
 AA-0002447



REG
ARCHITECTS
INTERIORS
PLANNERS
INCORPORATED

JUNO POINTE
5.5 ACRES / 98 CONDO UNITS MIXED USE DEVELOPMENT
US HWY 1 & DONALD ROSS RD., JUNO BEACH, FLORIDA
P&Z December 2006



REG ARCHITECTS, INC.
ARCHITECTURE * INTERIOR DESIGN * PLANNING

December 5, 2006

Damian Peduto, Director of Planning & Zoning
Town of Juno Beach
340 Ocean Drive
Juno Beach, FL 33408

Re: Juno Point - Resubmittal and Response to DRC Comments

Dear Damian:

On behalf of our entire Juno Point team, we are pleased to submit revised plans responding to the DRC comments and the discussions at our follow-up meetings. Our team has worked very hard and has spent hundreds of hours analyzing the details for the project. The results of these efforts will be evident as you review the plans. To assist you in your review, we have studied the project in three dimensions to demonstrate the quality and articulation of the project.

We would like to confirm the following discussions our team has had with the Town of Juno Beach.

1. The main Plaza at the intersection of US1 and Donald Ross Road will be a central gathering area and has been designed to be multi-functional. To this extent, the fountain will be designed to be utilized on a stage or platform for holiday decorations. The Plaza will be made available for Town use.

2. Please note, the quality of materials proposed for this project. The applicant is proposing a project designed to stand the test of time. There is extensive use of cast stone, horizontal siding, decorative windows and outriggers.

3. The applicant has committed to work with the Town to develop a safe, at grade, pedestrian crossing at the intersection of US1. The Plan will provide a safe haven for pedestrians.

We thank you and your staff for the enthusiasm shared for this project. We have and continue to work hard to deliver an award winning project, consistent with the Main Street, US1 Urban Vision.

Please find enclosed, copies of our Plans, response letter, project narrative and related DRC meeting. We look forward to reviewing the Plans with you at the upcoming December, not hesitate to contact me.

Sincerely yours,

Rick Gonzalez, President
REG Architects

120 SOUTH DIXIE HIGHWAY, STE. 201
WEST PALM BEACH, FL 33401
PHONE: (561) 659-2383 • FAX: (561) 659-5546
WWW.REGARCH.COM
AA-0002447



January 4, 2007

Mr. Damian Peduto, Planning Director
Town of Juno Beach
340 Ocean Drive
Juno Beach, FL 33408

Subject: Juno Pointe - DRC Review
LBFH Project No. 05-0165

Dear Damian,

Our office is in receipt of LBFH's August 8th, 2006 correspondence, GHQA's August 22nd correspondence. We have reviewed each of the comments contained in the correspondence and provide the following response:

APPLICATION FOR DEVELOPMENT AND SITE PLAN REVIEW

1. The application has not been signed by the applicant.

Response: The applicant has signed a new copy of the application which is enclosed herein.

2. Please show the adjacent land uses as requested in line item (d).

Response: The adjacent land use, zoning and use have been identified on the site plan.

3. Show the existing and proposed fire hydrants on the Site Plan as requested in line item (g).

Response: The site plan has been revised to reflect all existing and newly proposed fire hydrants.

4. Please submit a Phasing Plan for the project as requested line item (j).

Response: The project will be constructed as a single phase.

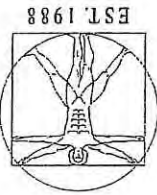
5. Please submit a Photometric Plan as requested in like item (p).

Response: A Photometric Plan is included in this submission.

6. Please submit a School Concurrence application and School District approval as requested in line item (z).

Response: Confirmation of Concurrence is attached.

120 SOUTH DIXIE HIGHWAY, STE. 201
WEST PALM BEACH, FL 33401
PHONE: (561) 659-2383 • FAX: (561) 659-5546
WWW.REGARCH.COM
AA-0002447



REG ARCHITECTS, INC.
ARCHITECTURE * INTERIOR DESIGN * PLANNING

7. Please submit eight (8) copies of the information requested on page 5 of the application with the exception of the Traffic Impact Study, which was submitted with the applications.

Response: The applicant has provided the requested information.

SHEET A-0.12

1. Per Section 4.66(e) of the Town of Juno Beach Comprehensive Zoning Ordinance, "all buildings shall be set back as to provide at least thirty (30) foot setback from all property lines..." "For structures of more than one story, there shall be added to the basic thirty (30) feet an additional five feet at ground level for each additional story..."

Response: The north and west set backs have been determined to be appropriate.

2. Please call out the proposed sidewalk dimensions along U.S. 2 and Donald Ross Road as requested in line item (g).

Response: The sidewalks on Donald Ross Road and US 1 will be 5 Feet wide and articulated with paver bands in accordance with the adopted Juno Beach standards.

CONCEPTUAL PAVING, DRAINAGE, WATER & WASTEWATER PLAN

1. Please provide a sanitary sewer connection for Building 2.

Response: The project's waste water connects are shown on the plans.

2. Per line item (w) of the Application for Development and Site Plan Review, cross sections are required at all perimeter conditions.

Response: The architectural plans now include multiple sections depicting the design intent of the project and the relationship to existing grades and surrounding properties

3. Per section 15.15 of the Town of Juno Beach Subdivision & Platting Regulation, "fire hydrants shall be spaced no greater than (400) feet apart..." Please revise the engineer plans to meet this requirement.

Response: The fire hydrants have been appropriately located

4. Please submit preliminary drainage calculations.

Response: Please find enclosed preliminary drainage calculations.

LANDSCAPE COMMENTS

1. At a minimum, all plant material of each type (tree, shrubs and groundcovers), shall be at leave fifty percent native. The plans indicate Trees-38%; Shrubs-37%; Groundcovers-35%.

Response: The plans have been revised to provide the minimum percentage of native vegetation.

2. Insure that interior landscape islands are protected with a continuous non-mountable curb.

Response: The site and landscape plans now reflect non-mountable D or F curbing

3. No existing or proposed easements or utilities have been indicated on the plans. These should be indicated.

Response: The extent of existing and proposed easements has been shown. It is anticipated that additional easements may be required due to the complexity of the project. These easements will be reflected on all future final engineering plans and consultation plans.

4. The landscape and pervious calculations are incorrect, as they each add up to 100%, the indicating no impervious area is proposed.

Response: The open space calculations have been updated to be consistent with the architectural plans.

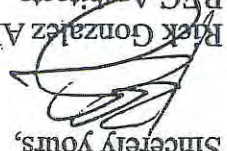
5. We recommend planting of Dwarf Podocarpus at 18" O.C., instead of the 2' O.C. specified.

Response: The Dwarf Podocarpus will be planted at closer spacing as requested.

6. Recommend providing more substantial trees/palms in and/or around the plaza located at the SE corner of the sight, for shade and visibility reasons.

Response: The applicant has made substantial revisions to the plaza. Shade trellis have been added to address the review comments. That being said, it is important to note that the applicant intends to utilize the plaza for large gatherings and special events. Trees have been carefully located to respond to the architecture while respecting the intended use.

Please find enclosed with this response letter revised architectural plans, renderings, engineering plans, landscape plans and related documentation. We thank you for your time and interest in the Juno Pointe project.

Sincerely yours,

Rick Gonzalez AIA,
R&G Architects.

Landscaper Architect
Cottleur & Hearing, Inc.
1934 Commerce Lane, Suite 1
Jupiter, Florida 33458
(561) 747-6336
(561) 747-1377

Contact: Don Hearing / Brian Cheguis
Heather

Project Site Planner / Architect
REG Architects
Attn: Rick Gonzalez
120 S. Dixie Highway, Suite 201
West Palm Beach, FL 33401
O: (561) 659-2383
F: (561) 659-5546

Project Engineer
Simmons & White
Attn: Paul Burt
5601 Corporate Way, Suite 200
West Palm Beach, FL 33407
O: (561) 478-7848
F: (561) 478-3738

Surveyor
Pulice Land Surveyors, Inc.
5381 Nob Hill Road
Sunrise, FL 33351
O: (954) 572-1777
F: (954) 572-1778

General Project Description

Juno Pointe Holdings, Inc is interested in redeveloping the site located on the northwest corner of Donald Ross and US Highway 1 in Juno Beach. The site is predominantly vacant with the exception of an office building and remnants of an old gas station which used to serve as an eye sore to the vehicular and pedestrian traffic in the area. The Applicant has specifically coordinated the development of this property for the purpose of presenting an entranceway into Juno Beach and a Mixed Use anchor within the US Highway 1 corridor. Streetscaping, pedestrian amenities, street furniture, architecture, hardscaping and landscaping shall be representative of the coastal area in which the project exists.

The Applicant is proposing four (4) buildings with architecture that is sensitive to the future of the development within the area, while providing the Town of Juno Beach with signature redevelopment along US Highway 1. These buildings will house 99 residential units ranging from one to three bedrooms on the second to fourth floors. The site will also comprise of 87,440 SF of Commercial use that will be spread among the first floors of all four buildings. The Commercial use will be divided between Office, Retail and Restaurant uses. The current proposal is for 32,837 SF of Office use, 28,353 SF of Restaurant use and 11,998 SF of Restaurant use. The Applicant can accommodate all

Juno Pointe Juno Beach, FL Site Plan Review Approval

Introduction

Juno Pointe Holdings, Inc, (the 'Applicant') is requesting Site Plan approval for the development of four (4) mixed use buildings to be located on the northwest corner of Donald Ross Road and US Highway 1 in Juno Beach, FL. The Applicant hopes to offer this development to the Town as the gateway into Juno Beach, generating a focal point that allows for the heart of commercial and residential activity. The buildings will include residential, retail, restaurant and office uses. The proposed buildings will be constructed in such a manner so as to remain within the limits of development on the subject site. The site is predominantly vacant with the exception of an office building and remnants of an old gas station. The 5.48 acre site possesses a Commercial underlying land use and a corresponding Commercial General (CG) zoning designation. The applicant is proposing a mixed use style product and will provide on-site amenities for the patrons and residents including parking, pedestrian amenities, pools and several large congregating plazas.

Specific Approval Requests:

The Applicant is seeking Site Plan and Appearance Review and final approval from Staff, the Juno Beach Planning and Zoning Board and Town Council respectively

Project Contact

All correspondence relating to this pre-application submittal shall be forwarded to the following legal entity:

REG Architects
Attn: Rick Gonzalez
120 S. Dixie Highway, Suite 201
West Palm Beach, FL 33401
O: (561) 659-2383
F: (561) 659-5546

Project Team

The project team consists of design professionals with extensive experience in working with the Town of Juno Beach, and throughout southern Florida. The following is a list of the design professionals who will be assisting with this application:

Developer/Owner
Juno Pointe Holdings, Inc.
Contact: Barry Brant
200 South Biscayne Blvd
Miami, FL 33131
(305) 379-7000
(305) 379-8200

required parking for each use on-site via an underground two floor parking garage. This parking will serve the use of the residents, guests, employees and patrons who inhabit or visit the project. The site is currently over parked by fifty-two (52) spaces. This underground structure will also serve as a stormwater management system.

The Architecture is in keeping with the "Old Florida" style and integrates significant horizontal elements and detailing which reduce the overall height of the buildings but adds variation and rhythm to the elevations. The architectural style is Florida vernacular and Bermuda with a combination of siding and stucco finish and elaborate detailing. Each unit will have a balcony and end units will have wrap-around balconies incorporated through each floor. The overall height to the fourth floor roof deck is 60 feet. A "Florida Vacation" color palette has been incorporated to further add interest to the elevations from the street and the plazas. Each building has a roof-top patio for the use of the residential units. The patio's have a pool and lounging area that is accessible by-way-of an internal stairway and elevator.

The four buildings are set up in a quad configuration which wrap around a large central plaza. The plaza area has been designed to compliment the buildings and add an amenity for the residents and patrons of the development. The design incorporates a large fountain element that allows for outdoor congregating. This is only one of the four plaza areas the applicant is proposing on site.

The other large plaza area is located at the southeast corner of on the site (US Highway 1 and Donald Ross). The applicant's vision is to have this plaza serve as the pedestrian entrance way into the project; a gateway into Juno's "Town Center". The plaza is proposed to have two large pergolas, over ten benches, a second water feature, and it will be heavily landscaped. Both public plazas will be treated with decorative stone finishes.

Surrounding Future Land Uses, Zoning and Uses

The subject site is located west of U.S. Highway 1 north of Donald Ross Road. The surrounding zoning, land uses and uses are identified in the following table:

Direction	Future Land Use	Zoning	Existing Use
North	Commercial	CG	Plaza de la Mer Shopping Center
East	Commercial	CG	CVS Pharmacy
South	Commercial	CG	Juno Square Shopping Center
West	Commercial	CG	Plaza de la Mer Shopping Center

Consistency with Section 11.20(a)(i-viii) of the Town Comprehensive Zoning Ord.
Criteria i - ...is in conformity with the comprehensive Plan and is not detrimental to the neighboring land use(s);

The proposed development of this property is to place four (4) mixed use structures on a predominantly uninhabited property which is in conformity with the Comprehensive Plan

as it represents infill development of the site with updated and improved commercial and residential product. The proposed development is consistent with the existing surrounding commercial uses that currently exist to the north, south, east and west of the subject site.

Criteria ii - ...has an efficient pedestrian and vehicular traffic system, including pedestrian, bicycle and automotive linkages and proper means of ingress and egress to the streets;

The development will introduce ADA compliant sidewalks thru out the entire site and they will connect to all adjacent properties. Vehicular ingress/egress is provided by way of US Highway 1 and Donald Ross Road. Access easements will be granted in two different locations connecting to the adjacent Plaza de la Mer.

Criteria iii - ...has adequate provision for public services including but not limited to access for police, fire and solid waste collection;

The site will be serviced by all public service entities including police, fire, solid waste collection, United States Postal Service, etc.. These services are available to each adjacent property. Provider letters from each referenced service will be submitted to the Town upon receipt.

Criteria iv - ...complies with the Adequate Public Facilities Ordinance regarding potable water, sanitary sewer, solid waste, drainage, recreation and open space, and road facilities;

As each adjacent property is fully developed and serviced by all public service facilities including sewer, water, electric, cable and telephone; this criteria will be satisfied. Service provider letters will be submitted to the Town for their record.

Criteria v - ...is planned in accordance with natural characteristics of the land including but not limited to slope, elevation, drainage patterns (low areas shall be used for lakes or drainage easements), natural vegetation and habitats, and unique physical features;

This site is an infill site between four large commercial developments. The natural characteristics of the land have been taken into full account and the applicant plans to mitigate for any areas of sensitivity. Full Engineering plans addressing drainage have been provided to the Town for their review.

Criteria vi - ...preserves environmental features and native vegetation to the maximum extent possible, and complies with the environmentally sensitive lands ordinance

The environmental features and native vegetation of the land have been taken into full account and the applicant plans to mitigate for any areas of sensitivity.

Criteria vii. - ...protects estuarine areas when concerning: marina siting, drainage plans, alteration of the shoreline, provisions for public access and other concerns related to water quality and habitat protection.

This requirement is not applicable in this specific instance as this property is not located near an estuarine area or shoreline.

Criteria VIII. - ...complies with all sections of the Comprehensive Zoning Ordinance;

The Applicant is proposing the development of an infill property. The intent of the application is to improve what was previously developed on the property and to progress the areas that were not attended to previously. As such they are introducing an enhanced site that will comply with all aspects of the Comprehensive Zoning Ordinance (CZO) while allowing for significant site elements, pedestrian features, and valuable commercial and residential product, etc... The Applicant shall work closely with Staff to ensure the development meets and/or exceeds the standards prescribed in the Town's CZO.

Consistency with Section 11.20(b)(1-7) of the Town Comprehensive Zoning Ord.

Criteria 1. - ...is of an architectural style representative of or reflecting the "Old Florida" style which is indigenous to the Town and which is commonly known and identified by its late Victorian (Key West Cracker), Spanish revival (Mediterranean), or combination thereof style of architecture. Summarized briefly, common features of the "Old Florida" style include: wood or concrete block with stucco siding; simple pitched roofs; tile, metal, or asphalt roofs; ornate details such as but not limited to exposed soffits, individualized vent and louver shapes, reliefs, and detailed window and door treatments; lush landscaping with private yards; and use of porches, balconies and patios;

The Architecture is in keeping with the "Old Florida" style and integrates significant horizontal elements and detailing which reduce the overall height of the buildings but adds variation and rhythm to the elevations. The architectural style is Florida vernacular and Bermuda with a combination of siding and stucco finish and elaborate detailing. Each unit will have a balcony and end units will have wrap-around balconies incorporated through each floor. The overall height to the fourth floor roof deck is 60 feet. A "Florida Vacation" color palette has been incorporated to further add interest to the elevations from the street and the plazas. Each building has a roof-top patio for the use of the residential units. The patios have a pool and lounging area that is accessible by way-of an internal stairway and elevator. A variety of window shapes been designed into each facade and the front entrances incorporate columns and stucco reveals to add additional articulation to the front/street elevations.

Criteria 2. - ...is of a design and proportion which enhances and is in harmony with the area;

The overall design is to serve as a guideline for future development in this area. The architecture has been well sought after much discussion with the Town and is consistent with the "Old Florida" style that the Town wishes to see for this area. They style is consistent with the "Key West" commercial and residential development to the east.

Criteria 3. - ...is representative of the "Old Florida" architectural style, such that elevator and stairwell shafts and other modern operations and features of a building shall be either completely concealed or embellished with architectural treatments and features to minimize large spans of flat surfaces or vertical elements; rooftop equipment and elevator and mechanical protrusions shall be concealed; entirely flat building walls without architectural features shall be eliminated or minimized; and parking garages and other accessory structures shall be designed with architectural features and treatments so that they are well proportioned and balanced and in keeping with the architectural style of the principal structure;

The building incorporates elevators fully concealed within the interior floor plate of each building. The garage entrances will be architecturally treated so as to provide visual interest at the entrance to each building. The development shall incorporate a pool, cabana, and a deck/gathering area for the residents on each building which will be treated with similar architectural detailing and treatments.

Criteria 4. - ...shall have all on-site structures and accessory features (such as but not limited to light fixtures, benches, litter containers, including recycling bins, traffic and other signs, letter boxes, and bike racks) compatible in design, materials, and color;

All plaza areas, arcades and accessory pool areas will incorporate the same lighting that will be utilized through out the site. All pedestrian amenities shall be consistent throughout the site in design, material and color.

Criteria 5. - ...shall have a design in which buildings over forty (40) feet in height shall appear more horizontal or nondirectional in proportion rather than vertical, accomplished by the use of architectural treatments as described in these criteria;

The building incorporates horizontal banding at each floor level and a low profile pitched roof to minimize the four (4) story appearance of these buildings. Additional elevation features and variations in the height and rhythm of the buildings also assist in the proportions of the buildings. The buildings measure sixty feet (60'-0") to the top of the fourth (4) floor.

Criteria 6 - ...shall locate and design mechanical equipment with architectural treatments so that any noise or other negative impact is minimized;

The development of the site will allow for the placement of the mechanical equipment on the roof of the buildings and away from the adjacent properties in order to minimize potential off-site impacts. Both effective landscaping and architectural treatments shall be utilized to buffer this equipment from on- and off-site views.

Criteria 7. - ...complies with the Town's Community Appearance Standards (see Section 5.200)

The Applicant shall incorporate all applicable elements of the Town's CZO Community Appearance Standards as prescribed in section 5.200. Brick pavers shall be incorporated into pedestrian sidewalks at entrances to units and at intersections. The applicant shall incorporate shade trees and palms, shrubs and groundcovers in compliance with the recommended plant list specified. A prominent street-edge will be incorporated into the overall design along U.S. Highway 1 and Donald Ross Road which includes such elements as hedges, garden walls, gates and pedestrian-scale lighting. The overall planting theme shall be tropical and include many native salt-resistant plants.

Consistent with Zoning District: Commercial General (CG) (Section 4.60 - 4.678)

4.62.1 Uses Permitted in this district include Professional Office, Restaurant, Retail and Residential (up to 75%).

4.64 N/A (NO special exception uses requested herein)

4.66 Building Site Area Regulations

4.66.a Minimum total area - required 40,000 SF, provided 238,709 SF

4.66.b Minimum lot width - required 150 SF, provided 555 SF

4.66.c Minimum lot depth - required 150 SF, provided 429 SF

4.66.d Density - required 18 du/acre, provided 18 du/acre

4.66.e Setbacks

Front - required 45 feet, provided 45 feet
Side - required 20 feet, provided 35 feet
Rear - required 20 feet, provided 20 feet

4.66.f Ocean Setbacks - N/A

4.66.g High Rise Setback - N/A

4.66.h Maximum Building Height - required 4 stories & 60 feet, provided 4 stories & 60 feet.

4.66.i Maximum Building Dimension - required 200 feet, provided 192 feet

4.66.j Maximum lot coverage - required forty (40) percent: **complies**

4.66.k Minimum Landscape, Open Space - fifteen (15) percent: **complies**

4.66.l Minimum parking - Residential 2 parking spaces/du.: **complies**

Office 1 parking space/ 300 SF: **complies**
Retail 1 parking space/200 SF: **complies**
Restaurant 1 parking space/ 90 SF: **complies**

4.66.m Loading - 40 feet long by 12 feet wide: **complies**

4.66.n Specific requirements for Preferred Permitted Uses: **complies**

4.66.o Minimum Architectural Treatments: **complies**

Conclusion

The petition as presented meets the intent of the Comprehensive Zoning Ordinance as an infill development project and will exceed the expectations of the residents and Town officials. All applicable property development regulations have been satisfied or exceeded and the development of this property represents timely and logical development within the Town. The Applicant is anxious to work with Staff and the adjacent property owners to provide any additional information that might be required to complete the review of this application and to schedule this item for public hearing review by the local planning agency and ultimately the Town Council. The Applicant is excited about revitalizing this important area of the Town of Juno Beach to the benefit of the residents and visitors to the area.



Jupiter, Florida 33458
561-747-6336 Fax-747-1377

PLANT LIST (MASTER PLAN)

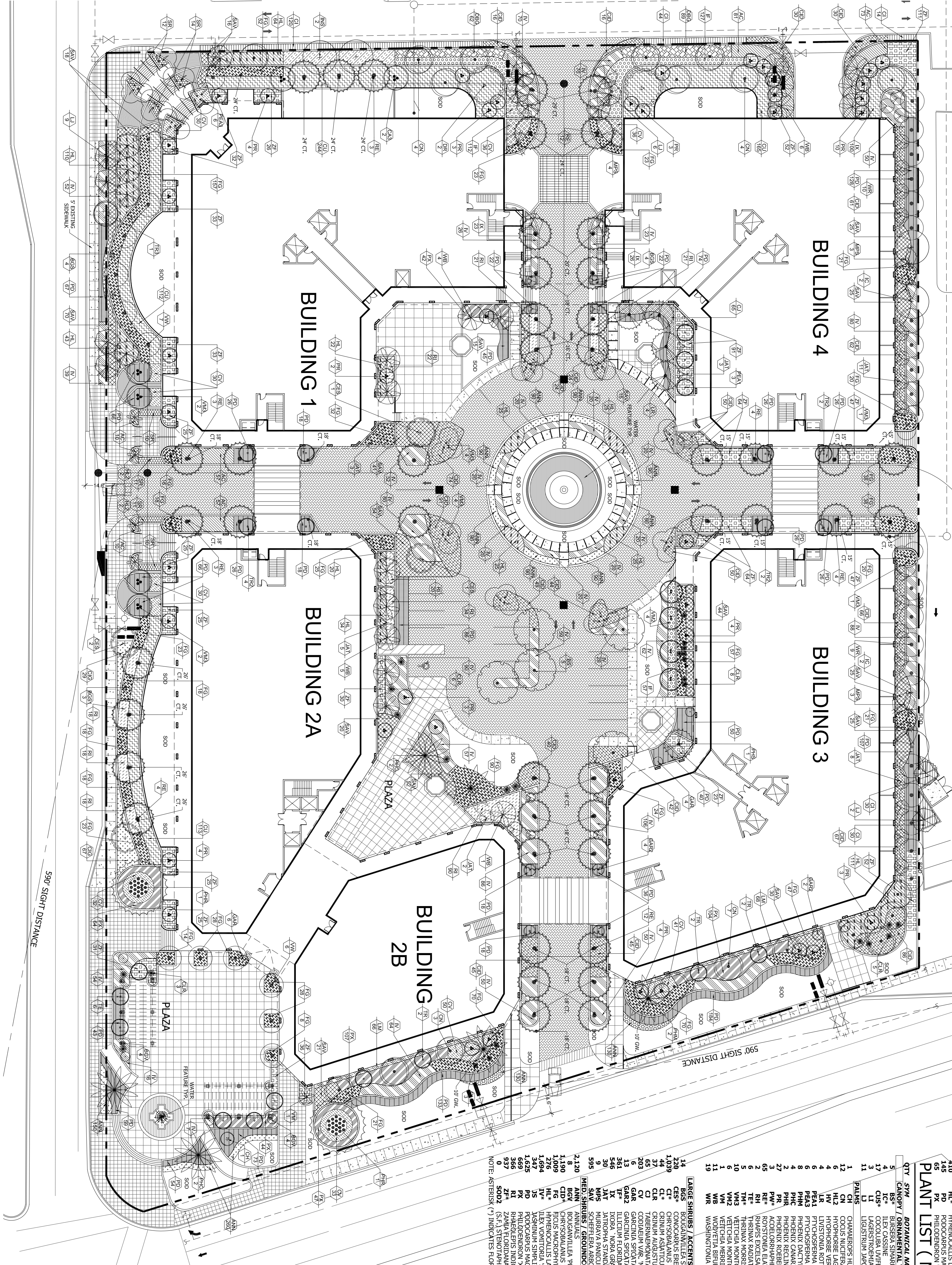
PLANT LIST (MASTER PLAN)

QTY	COMMON NAME
1	GRAND LIMO
2	DAWSON HOLY
3	SEAGRAM
4	THE TIGER
5	THE FORM
6	THE FORM
7	THE FORM
8	THE FORM
9	THE FORM
10	THE FORM
11	THE FORM
12	THE FORM
13	THE FORM
14	THE FORM
15	THE FORM
16	THE FORM
17	THE FORM
18	THE FORM
19	THE FORM
20	THE FORM
21	THE FORM
22	THE FORM
23	THE FORM
24	THE FORM
25	THE FORM
26	THE FORM
27	THE FORM
28	THE FORM
29	THE FORM
30	THE FORM
31	THE FORM
32	THE FORM
33	THE FORM
34	THE FORM
35	THE FORM
36	THE FORM
37	THE FORM
38	THE FORM
39	THE FORM
40	THE FORM
41	THE FORM
42	THE FORM
43	THE FORM
44	THE FORM
45	THE FORM
46	THE FORM
47	THE FORM
48	THE FORM
49	THE FORM
50	THE FORM
51	THE FORM
52	THE FORM
53	THE FORM
54	THE FORM
55	THE FORM
56	THE FORM
57	THE FORM
58	THE FORM
59	THE FORM
60	THE FORM
61	THE FORM
62	THE FORM
63	THE FORM
64	THE FORM
65	THE FORM
66	THE FORM
67	THE FORM
68	THE FORM
69	THE FORM
70	THE FORM
71	THE FORM
72	THE FORM
73	THE FORM
74	THE FORM
75	THE FORM
76	THE FORM
77	THE FORM
78	THE FORM
79	THE FORM
80	THE FORM
81	THE FORM
82	THE FORM
83	THE FORM
84	THE FORM
85	THE FORM
86	THE FORM
87	THE FORM
88	THE FORM
89	THE FORM
90	THE FORM
91	THE FORM
92	THE FORM
93	THE FORM
94	THE FORM
95	THE FORM
96	THE FORM
97	THE FORM
98	THE FORM
99	THE FORM
100	THE FORM

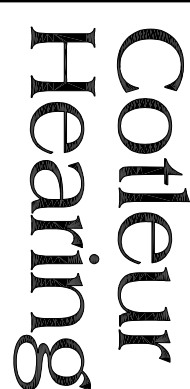
[illegible]

LAND AND USE ALLOCATION	SQUARE FT.	ACRES	PERCENT
IMPERVIOUS PAVED AREAS - WALKS, PLAZAS & ROADS	98,196.46	2.25	41.13%
PERVIOUS LANDSCAPE AREA	53,160.54	1.23	22.27%
BUILDING LOT COVERAGE	87,592.00	2.00	36.60%
TOTAL SITE AREA	238,799.00	5.48	100.00%

PERCENT NATIVE	REQUIRED	PROVIDED
TREES	50.00%	52.73%
LARGE SHRUBS & ACCENTS	50.00%	50.00%
MEDIUM SHRUBS & GROUNDCOVERS	50.00%	50.46%



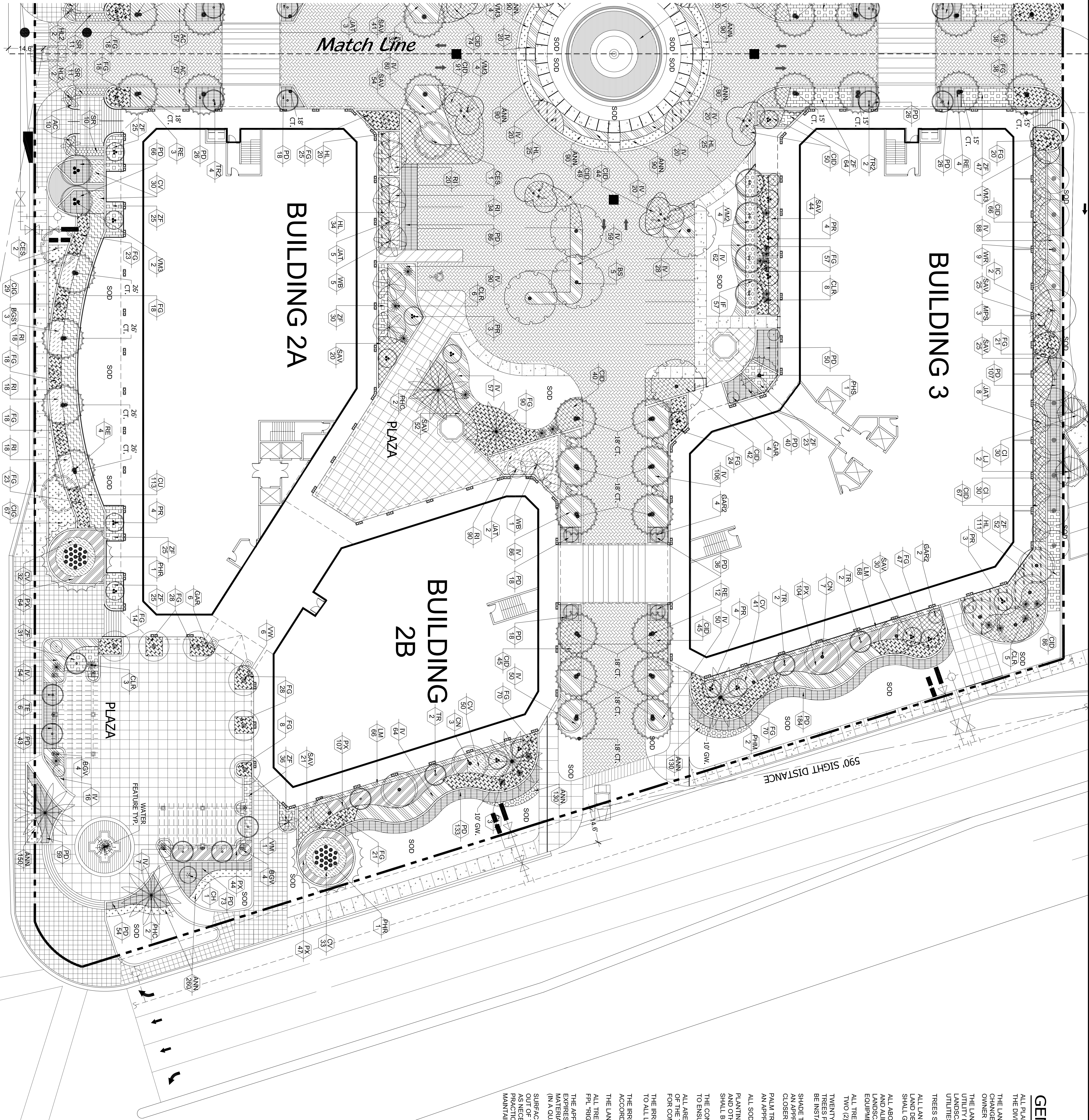
North



JUNO POINTE
Juno Beach, Florida

November 17, 2006 9:08:25 a.m.
Drawing: 051025 LP2.DWG

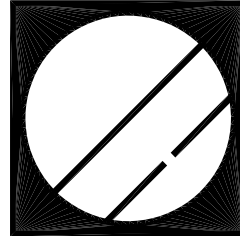
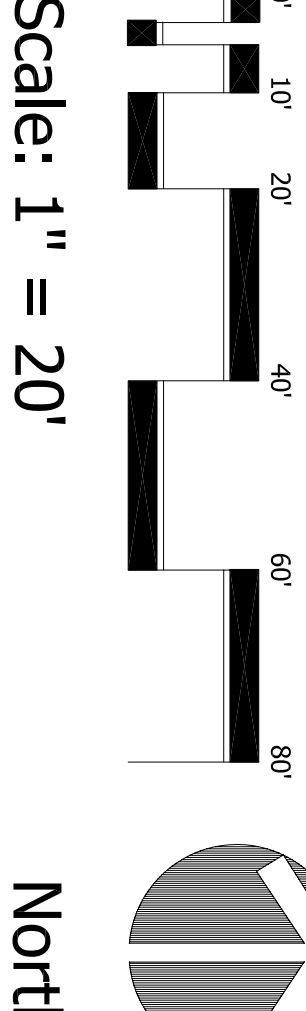
© COTLEUR HEARING INC.
These drawings are the property of the architect and are not to be used for exhibitions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



GENERAL NOTES:

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBERS 1 OR BETTER AS DENIED BY THE DIVISION OF PLANT INDUSTRY GRADES AND STANDARDS LATEST EDITION. THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS OR CHANGES WITHOUT THE AUTHORIZATION FROM THE TOWN OF JUNO BEACH, THE OWNER AND THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF JUNO LAND DEVELOPMENT REGULATIONS. THE TOWN OF JUNO BEACH LANDSCAPE CODE (LDPS) SHALL GOVERN IN THE EVENT OF A CONFLICT. ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSORS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL BE TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING. ALL TREES SHALL BE LOCATED WITHIN A MILDCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED. TWENTY FOUR (24") INCH RIDGED ROOT BARRIER SHALL BE PROVIDED FOR ALL SHADE TREES PLANTED WITHIN SIX (6) FEET OF CURBS OR SIDEWALKS. ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. SHADE TREES SHALL BE NO CLOSER THAN 8' FROM UNDERGROUND UTILITIES UNLESS AN APPROVED 48" ROOT BARRIER IS PROVIDED. NO SHADE TREE WILL BE PERMITTED CLOSER THAN 5' FROM UNDERGROUND UTILITIES. PALM TREES SHALL BE NO CLOSER THAN 5' FROM UNDERGROUND UTILITIES UNLESS AN APPROVED 48" ROOT BARRIER IS PROVIDED. ALL SOD SHALL BE STENOPTERIS SECONDAVUS "FLORITAM-PALMETTO" (ST AUGUSTINE SOD). PLANTING ISLANDS WITHIN AND ADJACENT TO PARKING AREAS SHALL BE FREE OF LIME ROCK AND OTHER FOREIGN MATERIALS TO A DEPTH OF 36 INCHES. ROCK AND FOREIGN DEBRIS SHALL BE REMOVED AND REPLACED WITH CLEAN PLANTING SOIL. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100 % OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS. THE IRRIGATION SYSTEM SHALL BE EQUIPT WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS. ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL "RIGHT TREE IN THE RIGHT PLACE" GUIDELINES. THE APPLICANT SHALL BE RESPONSIBLE FOR REPLACING ANY PLANT MATERIAL THAT EXIST WITHIN THE PROTECTION ZONE OF THE TREE TO THE EXTENT AS NECESSARY TO IMPROVE CONDITIONS FOR THE TREE TO THE EXTENT THAT THE TREE'S PROTECTION ZONE IS VIOLATED. THE APPLICANT SHALL MAINTAIN THE NATURAL WATER TABLE LEVELS WITHIN TREE PROTECTION AREAS. SURFACE DRAINAGE SHOULD NOT BE ALTERED SO AS TO DIRECT WATER INTO OR OUT OF THE TREE PROTECTION ZONE. UNLESS SPECIFIED BY THE CONSULTANT AS NECESSARY TO IMPROVE CONDITIONS FOR THE TREE TO THE EXTENT THAT THE TREE'S PROTECTION ZONE IS VIOLATED. THE APPLICANT SHALL MAINTAIN THE NATURAL WATER TABLE LEVELS WITHIN TREE PROTECTION AREAS.

Landscape Plan



Cotteur
Hearing

Landscape Architecture
Planning
Environmental Consulting
Graphic Design
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561-747-6336 Fax-747-1377

JUNO POINTE
Juno Beach, Florida

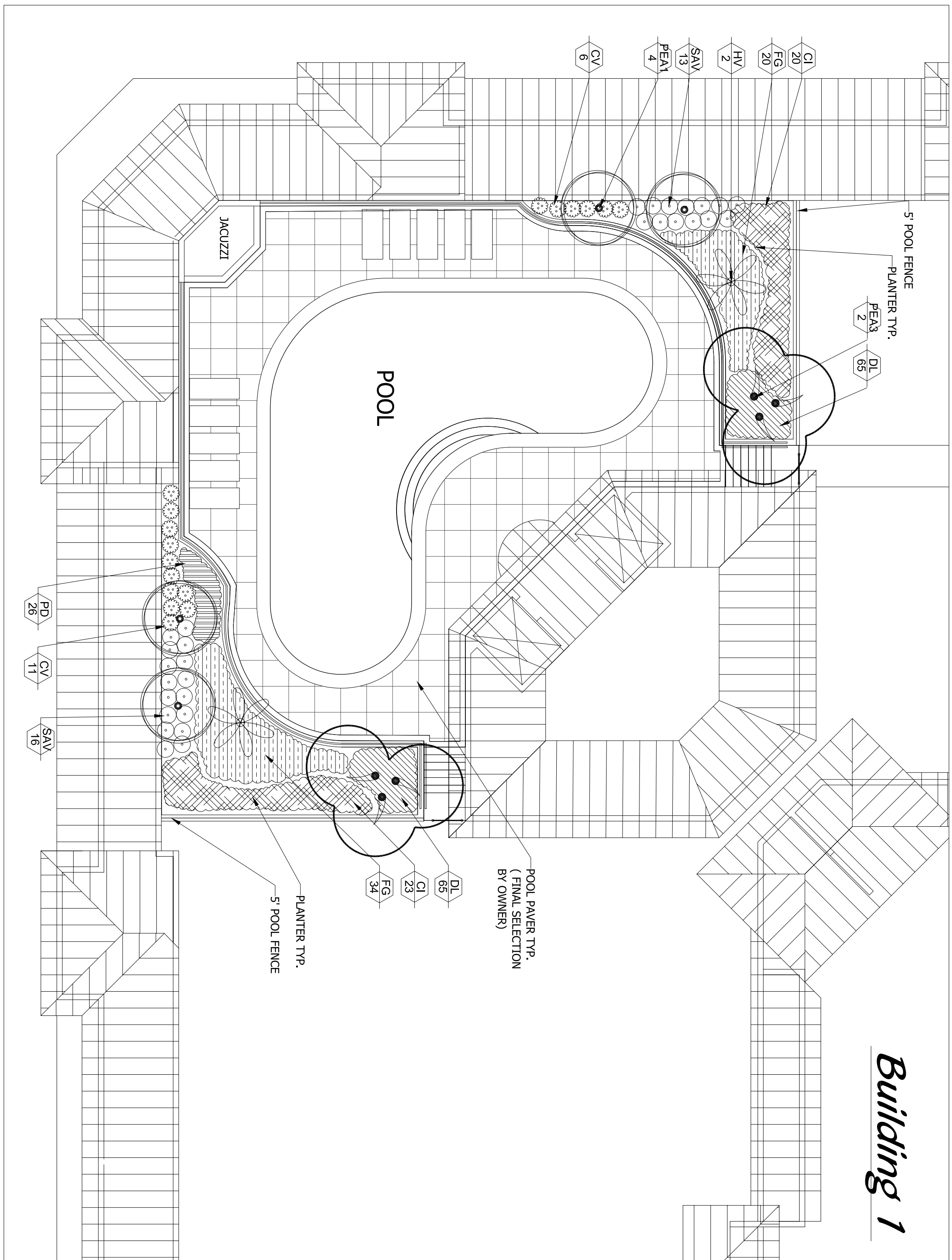
DESIGNED	JEFF
DRAWN	DEH
CHECKED	DEH
DATE	05-10-06
REVISIONS	07-26-06

November 17, 2006 9:08:25 a.m.
Drawing: 061025.LP2.DWG

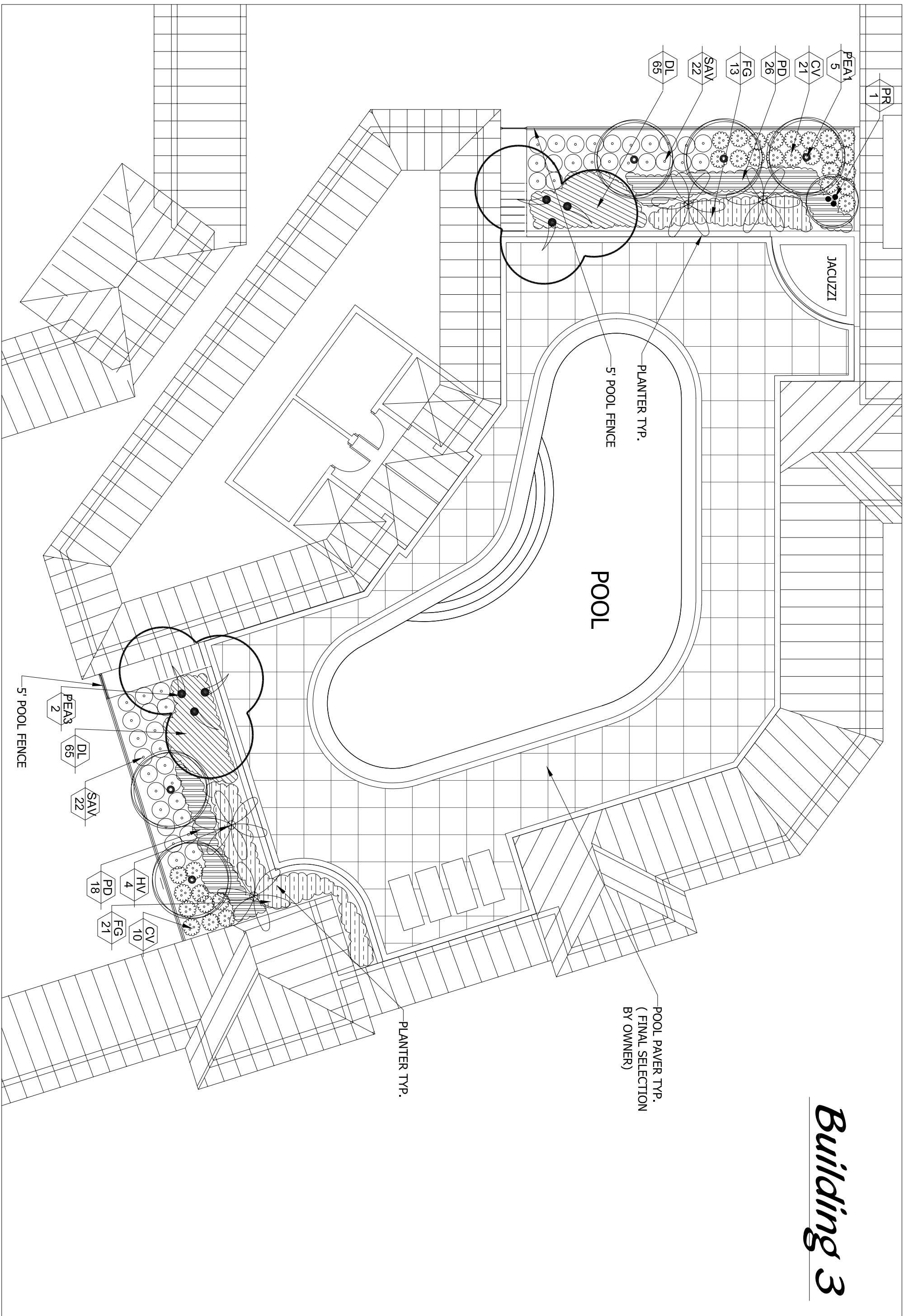
SHEET 3 OF 5

© COTTEUR HEARING, INC.
These drawings are the property of the architect and are
not to be reproduced without the written permission of
the architect. Any reproduction is the architect's responsibility.

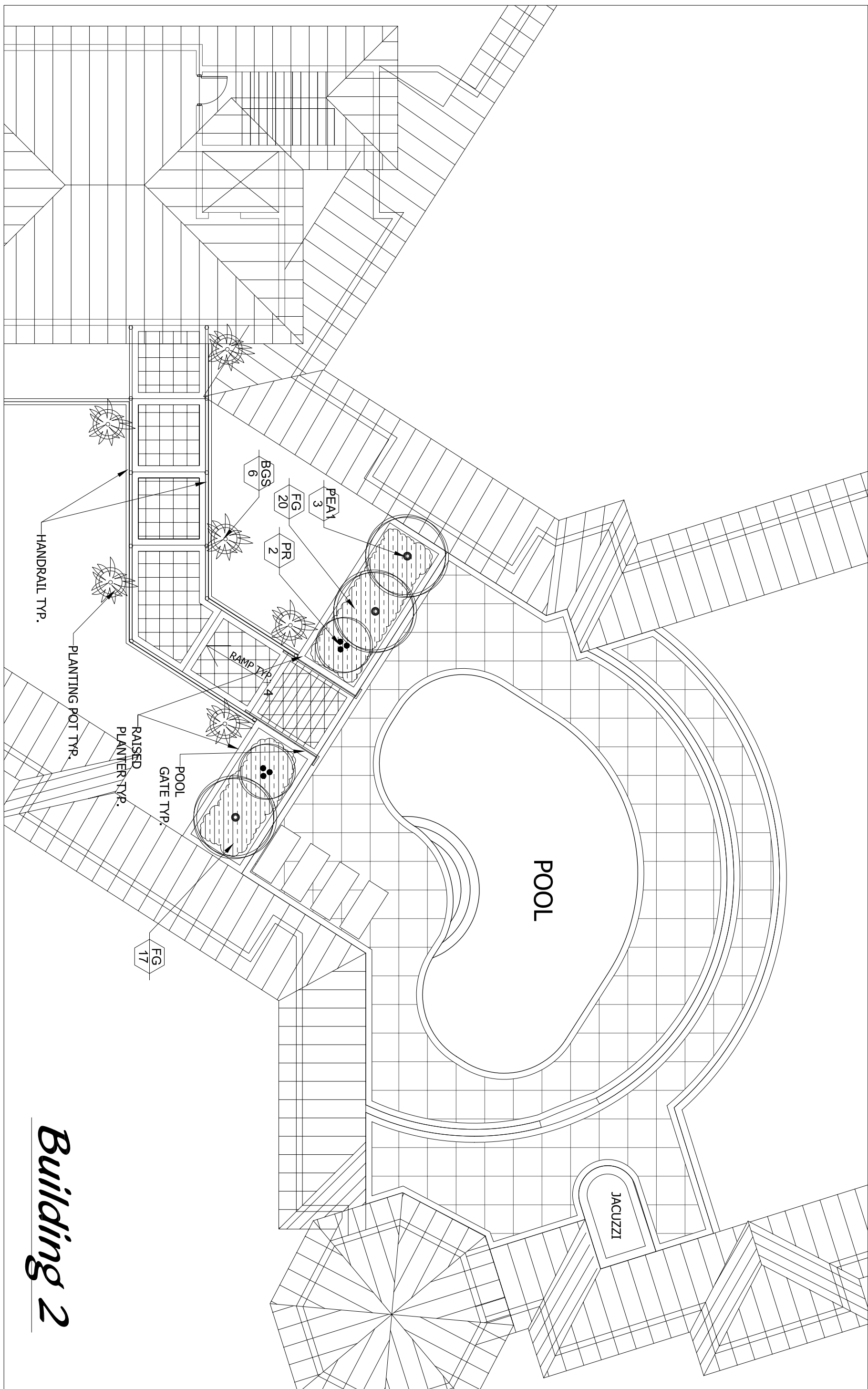
Building 1



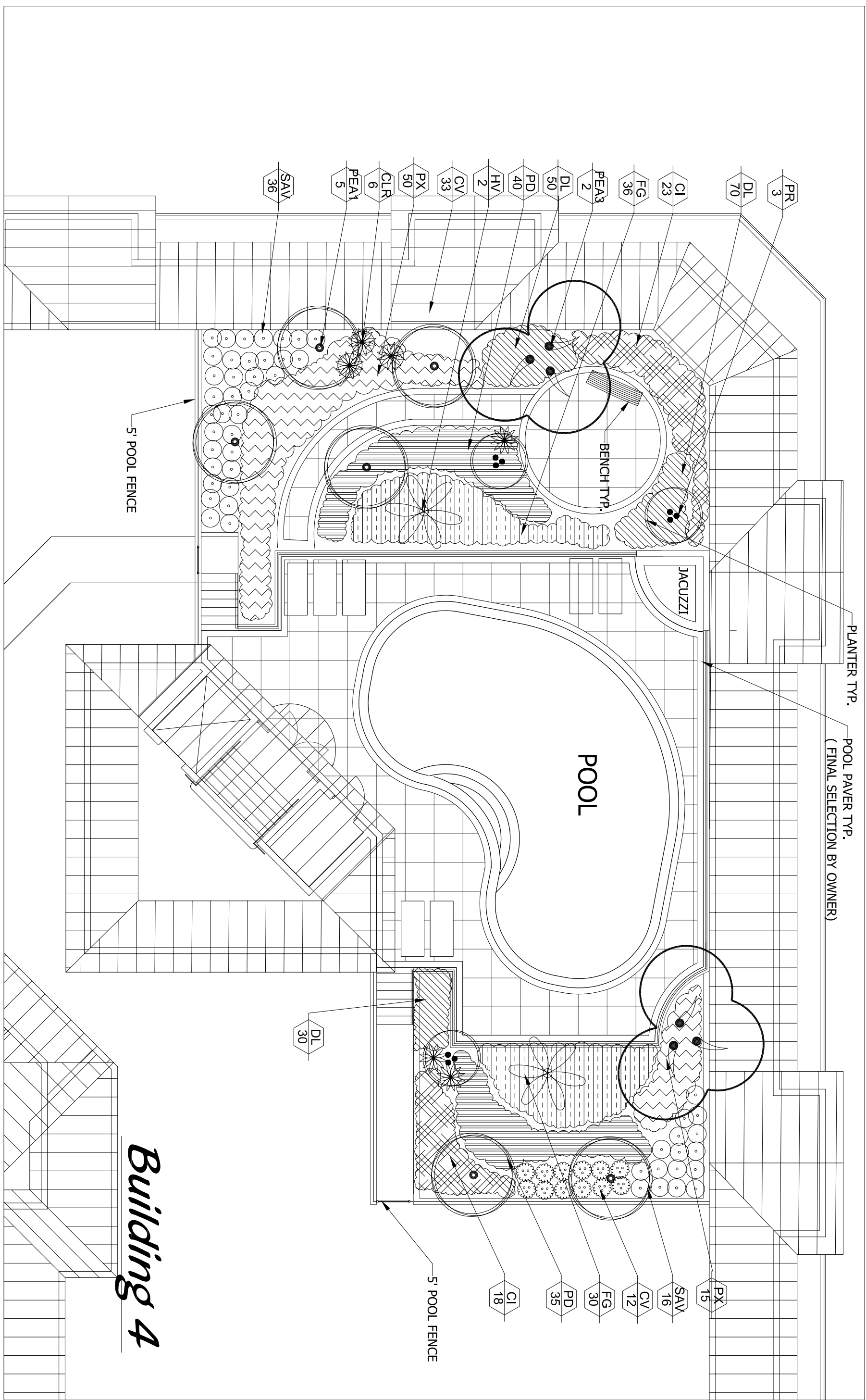
Building 3



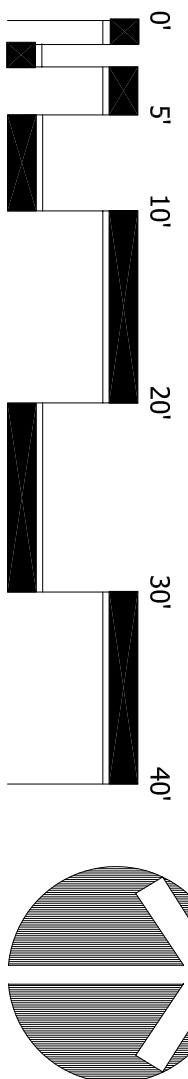
Building 2



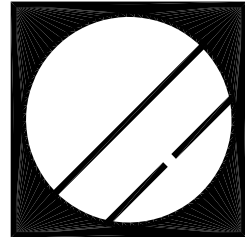
Building 4



Pool Areas
Landscape Plan



Scale: 1" = 10'



Cottier
Hearing

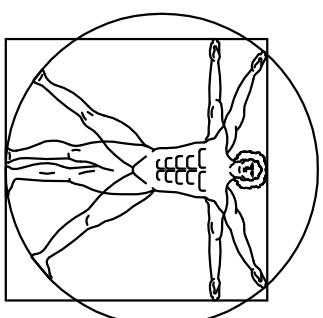
Landscape Architecture
Planning
Environmental Consulting
Graphic Design
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561-747-6336 Fax: 747-1377

JUNO POINTE
Juno Beach, Florida

DESIGNED	JEEP
DRAWN	DEH
CHECKED	DEH
DATE	05-10-06
REVISIONS	07-26-06
	10-16-06

October 16, 2006 4:53:38 p.m.
Drawing: 051025 ROOF.DWG

SHEET 4 OF 5
© COTTIER HEARING, INC.
These drawings are the property of the architect and are
to be used only for the project and site
by agreement in writing with the architect. Inadequately
report any discrepancies to the architect.



RICK GONZALEZ, AIA
PRESIDENT
12015 DINE HIGHWAY, SUITE 201
WEST PALM BEACH
FLORIDA 33401
PH: (561) - 659 - 2383
FAX: (561) - 659 - 5546
www.regarch.com

CORPORATION NUMBER
AA-000247

JUNO PONTE
5.5 ACRES /98 CONDO UNITS
MIXED USED DEVELOPMENT

US HWY 1 &
DONALD ROSS ROAD
JUNO BEACH, FLORIDA

MEMBER
JUNO PONTE
HOLDINGS, INC.
BARRY BRANT, PRES.

REVISIONS NO.

DATE	1/20/2006
SCALE	1" = 40'
DRAWN	VD
CHECKED	REG
REG. NO.	(4010)
© 2006	

OWNERSHIP AND USE OF THESE DOCUMENTS & ALL INFORMATION CONTAINED HEREIN IS THE SOLE PROPERTY OF REG ARCHITECTS, INC. NO PART OF THESE DOCUMENTS OR ANY OTHER PRODUCTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT AND COMPENSATION TO THE ARCHITECT.

ARCHITECTURAL SITE
DEVELOPMENT PLAN
(COMMERCIAL)

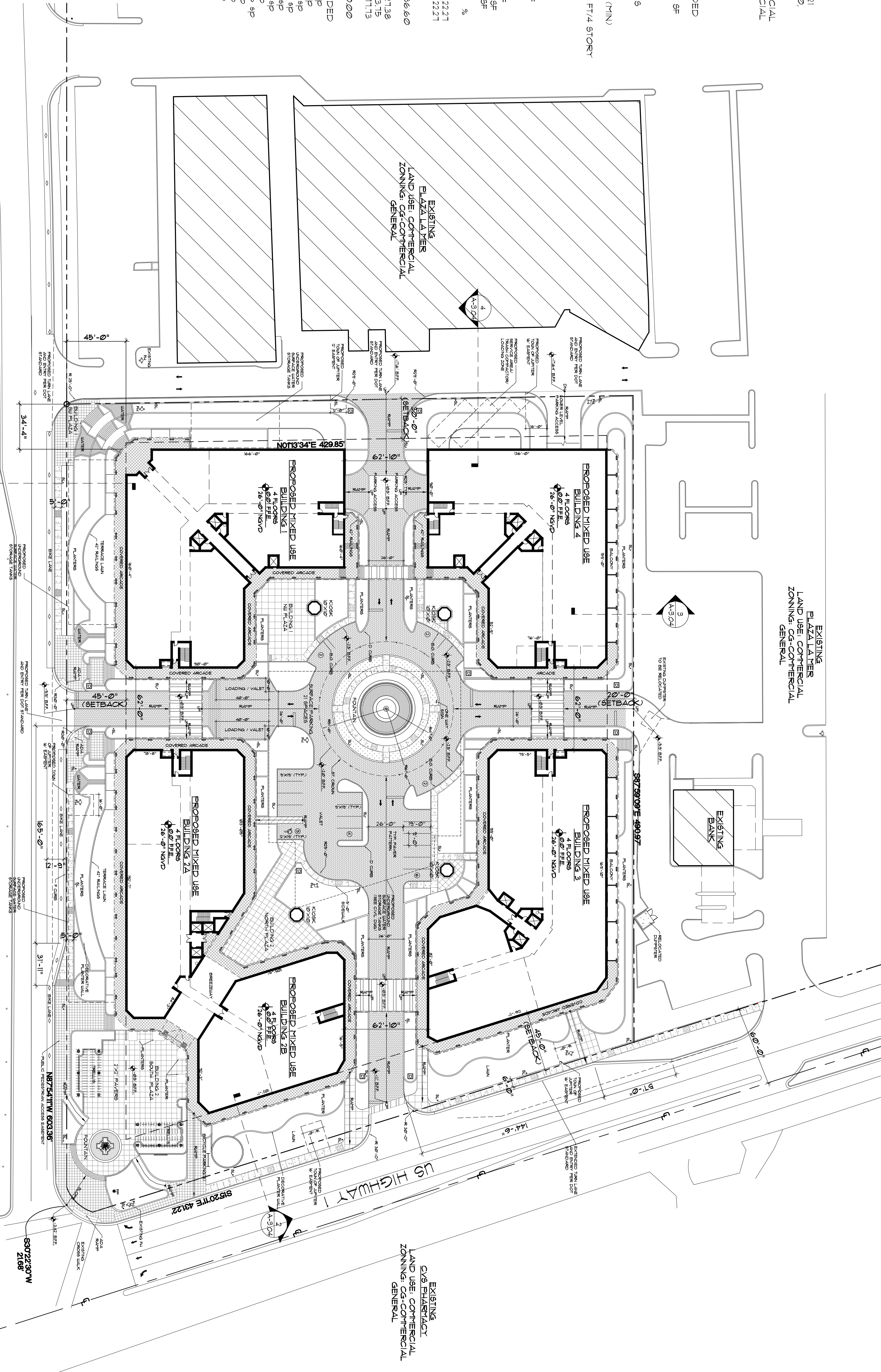
P & Z

A-0.01

EXISTING
PLAZA LAMIER
LAND USE: COMMERCIAL
ZONING: CG-COMMERCIAL
GENERAL

EXISTING
BANK

EXISTING
C/8 FLATIRACT
LAND USE: COMMERCIAL
ZONING: CG-COMMERCIAL
GENERAL



SITE INFORMATION

TOWNSHIP 41 SOUTH, RANGE 43 EAST, SECTION 21
PCN# 2843412080000010, 2843412000050080,
2843412000050086, 2843412000050010,
2843412080000010

LAND USE DESIGNATION COMMERCIAL
EXISTING ZONING DESIGNATION CG COMMERCIAL
GENERAL

TOTAL SITE AREA 238,734 SF
TYPE OF OWNERSHIP 5,4806 AC
ZONING PETITION * JUNO POINTE

SITE DATA
REQUIRED PROVIDED
LOT AREA (MIN) 40,000 SF 228,734 SF
LOT AREA (MIN) 150 FT 451 FT
LOT DEPTH (MIN) 150 FT 451 FT
LOT DEPTH (MIN) 150 FT 451 FT
LOT DEPTH (MIN) 150 FT 451 FT
LOT DEPTH (MIN) 150 FT 451 FT
BUILDING SETBACKS 98 UNITS 38 UNITS
BUILDING SETBACKS 45 FT 45 FT
REAR (MIN) 30 FT 34.3 FT (MIN)
SIDE (MIN) 20 FT 20 FT
BUILDING HEIGHT (MAX) 60 FT/4 STORY 60 FT/4 STORY
BUILDING SEPARATION (MIN) 30 FT 62 FT
BUILDING LENGTH 200 FT 192'-11"

BUILDING AREA
GROUND FLOOR (COMMERCIAL)
OFFICE 31,968 SF
RETAIL 40,421 SF
RESTAURANT 14,863 SF
TOTAL GROUND FLOOR 87,352 SF
RESIDENTIAL (3 FLOORS) 262,700 SF
TOTAL FLOOR AREA 349,052 SF

OPEN SPACE CALCULATIONS AC %
PERVIOUS AREAS 53.161 SF 123 22.27
LANDSCAPE AREAS 53.161 SF 123 22.27
SUBTOTAL

IMPERVIOUS AREAS 81,352 SF 200 36.60
BUILDING PLAZAS /PEDESTRIAN
WAYS 65,365 SF 150 27.38
VEHICULAR USE AREAS 32,851 SF 0.76 13.75
SUBTOTAL 85,549 SF 4.26 17.13

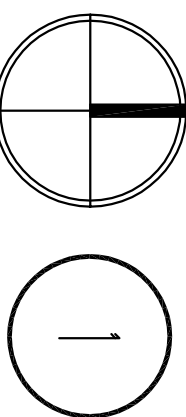
TOTAL 238,709 SF 5.48 100.00
PARKING
OFFICE (18P/2006) 11 SP
RETAIL (18P/2006) 15 SP
RESTAURANT (18P/2006) 15 SP
RESIDENTIAL (14C) GUESTS 176 SP
TOTAL REQUIRED 511 SP
ON GRADE 21 SP
GARAGE (7 LEVELS) 606 SP
HANDICAP SPACES (2%) 13 SP
BICYCLE 8 SP
LOADING SPACES (40X) 2 SP

FM	FIRE HYDRANT
SL	STREET LIGHTS
D	DIRECTORY
FP	FLAG POLE

LEGEND

FM	FIRE HYDRANT
SL	STREET LIGHTS
D	DIRECTORY
FP	FLAG POLE

PLAN NORTH

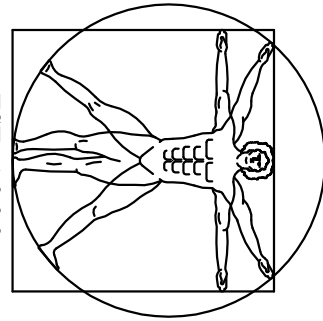


ARCHITECTUAL SITE DEVELOPMENT PLAN - (COMMERCIAL)

EXISTING
JUNO SQUARE
LAND USE: COMMERCIAL
ZONING: CG-COMMERCIAL
GENERAL

NOTES:
1. STRUCTURAL COLUMNS NOT SHOWN
FOR CLARITY.

REG
-ARCHITECTS
-INTERIORS
-PLANNERS
INCORPORATED



RICK GONZALEZ, AIA
PRESIDENT, AR-0014172
120 S. DIXIE HIGHWAY, SUITE 201
WEST PALM BEACH
FLORIDA 33401
PH: (561) - 659 - 2383
FAX: (561) - 659 - 5546
www.regarch.com

CORPORATION NUMBER
AA-000247

JUNO POINTE
5.5 ACRES /98 CONDO UNITS
MIXED USED DEVELOPMENT

US HWY 1 &
DONALD ROSS ROAD
JUNO BEACH, FLORIDA

PREPARED FOR
**JUNO POINTE
HOLDINGS, INC.**
BARRY BRANT, PRES.

REVISIONS	NO.

DATE	12-01-2006
SCALE	1/32" = 1'-0"
DRAWN	VD
CHECKED	REG
REG. NO.	(H010)
©	2006

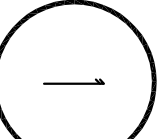
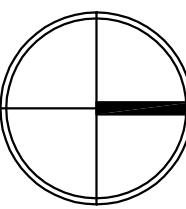
OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS IS RESTRICTED TO EXCLUSIVE USE OF JUNO POINTE HOLDINGS, INC. BY THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO OTHER PRODUCTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT COMPREHENSION TO THE ARCHITECT.

COMPOSITE LOWER LEVEL
GARAGE PLAN
(RESIDENTIAL)

P & Z
A-0.10

DONALD ROSS RD.

PLAN NORTH



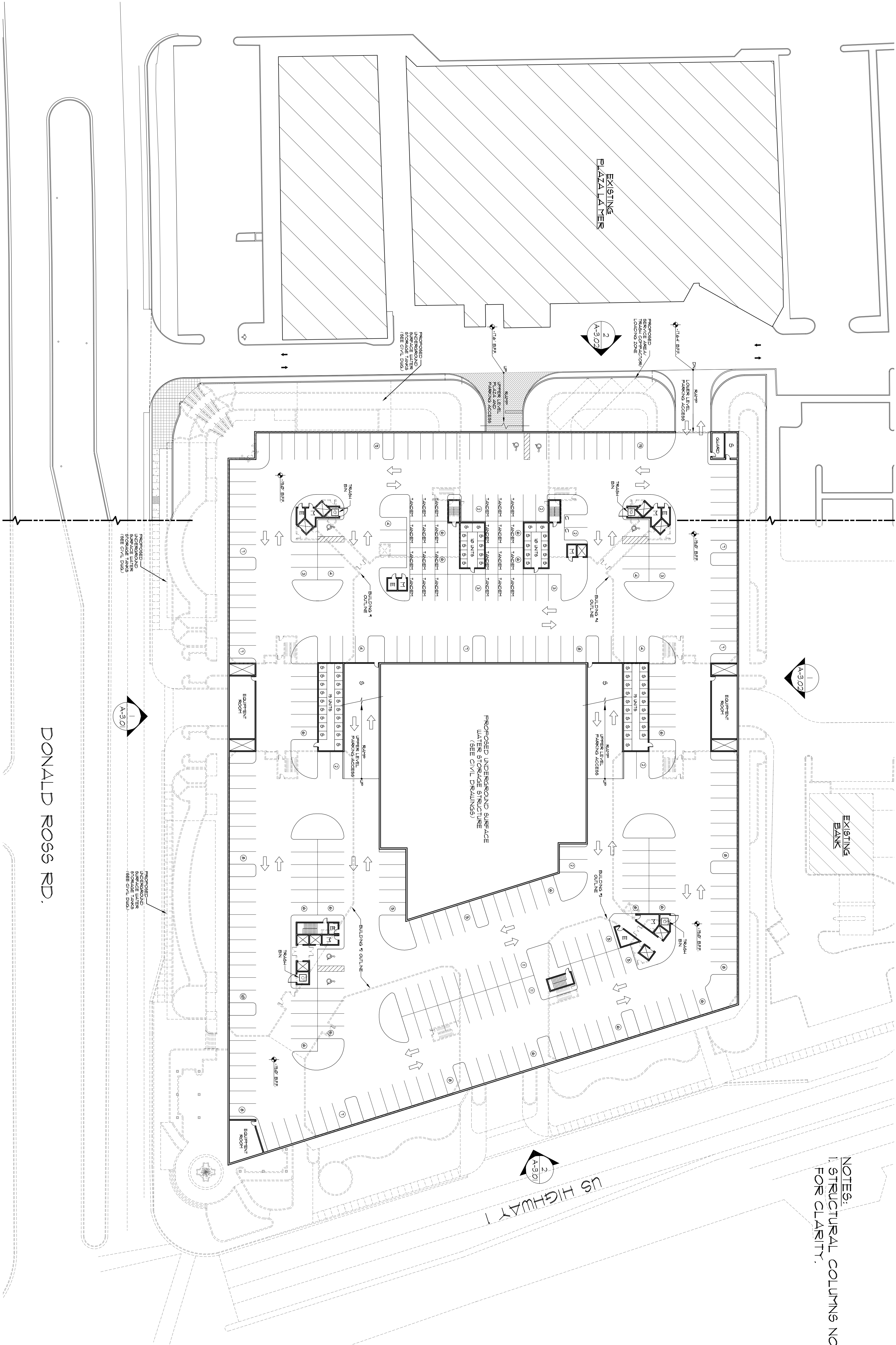
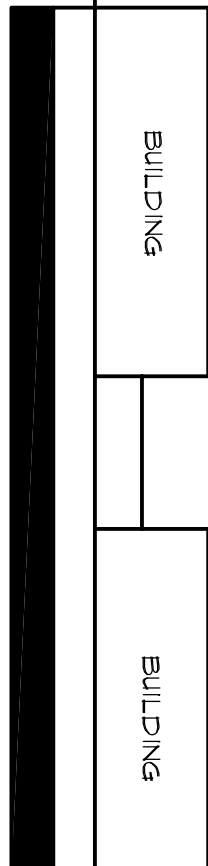
COMPOSITE LOWER LEVEL GARAGE PLAN - (RESIDENTIAL)

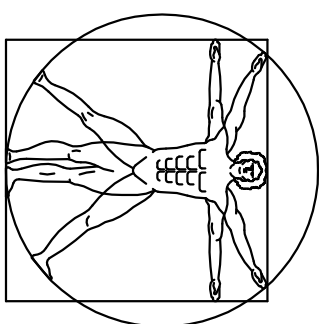
PARKING (LOWER LEVEL)
271 STANDARD SPACES

24 TANDEN
2 COMPACT
6 HANDICAP
303 TOTAL

UPPER LEVEL
LOWER LEVEL

KEY PLAN





EST. 1988

RICK GONZALEZ, AIA
PRESIDENT AR-0014172
120 S. DIXIE HIGHWAY, SUITE 201
WEST PALM BEACH
FLORIDA 33401
PH: (561) - 659 - 2383
FAX: (561) - 659 - 5546
www.regarch.com

CORPORATION NUMBER
AA-0002447

JUNO POINTE
5.5 ACRES / 98 CONDO UNITS
MIXED USED DEVELOPMENT

US HWY 1 &
DONALD ROSS ROAD
JUNO BEACH, FLORIDA

PREPARED FOR

JUNO POINTE
HOLDINGS, INC.
BARRY BRANT, PRES.

REVISIONS NO.

DATE 12-01-2006

SCALE 1/32" = 1'-0"

DRAWN VD

CHECKED REG

REG No. (A4010)

© 2006

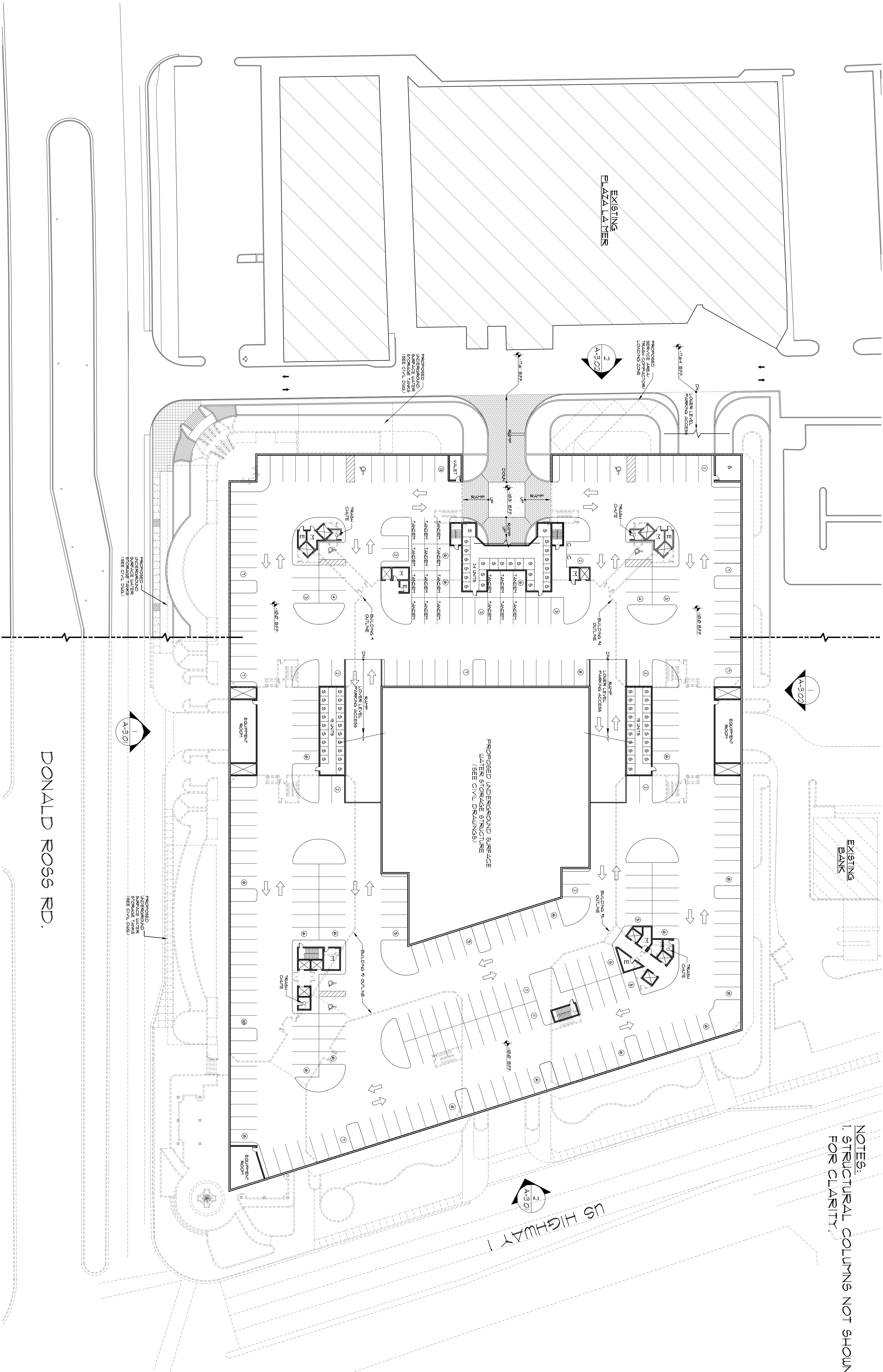
OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE LIMITED TO THE PROJECT AND THE CLIENT. NO PART OF THESE DOCUMENTS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

COMPOSITE UPPER LEVEL
GARAGE PLAN
(COMMERCIAL)

A-0.11

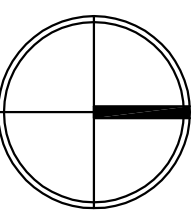
P & L

NOTES:
1. STRUCTURAL COLUMNS NOT SHOWN
FOR CLARITY.



DONALD ROSS RD.

PLAN NORTH

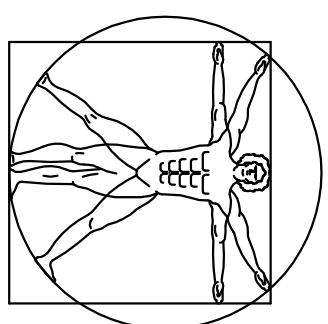


COMPOSITE UPPER LEVEL GARAGE PLAN - (COMMERCIAL)

0 32' 64' 96' 128'

UPPER LEVEL
LOWER LEVEL
KEY PLAN

PARKING (LOWER LEVEL)
262 STANDARD SPACES
181 TANDER (1/2 COMPACT)
2 COMPACT (NON-TANDER)
6 BLIND CAR
288 TOTAL



EST. 1988
RICK GONZALEZ, AIA
PRESIDENT AR-0014172
120 S. DINE HIGHWAY, SUITE 201
WEST PALM BEACH
FLORIDA 33401
PH: (561) - 659 - 2383
FAX: (561) - 659 - 5546
www.regarch.com
CORPORATION NUMBER
AA-0002447

JUNO POINTE
5.5 ACRES / 98 CONDO UNITS
MIXED USED DEVELOPMENT

US HWY 1 &
DONALD ROSS ROAD
JUNO BEACH, FLORIDA

REFERENCE

JUNO POINTE
HOLDINGS, INC.
BARRY BRANT, PRES.

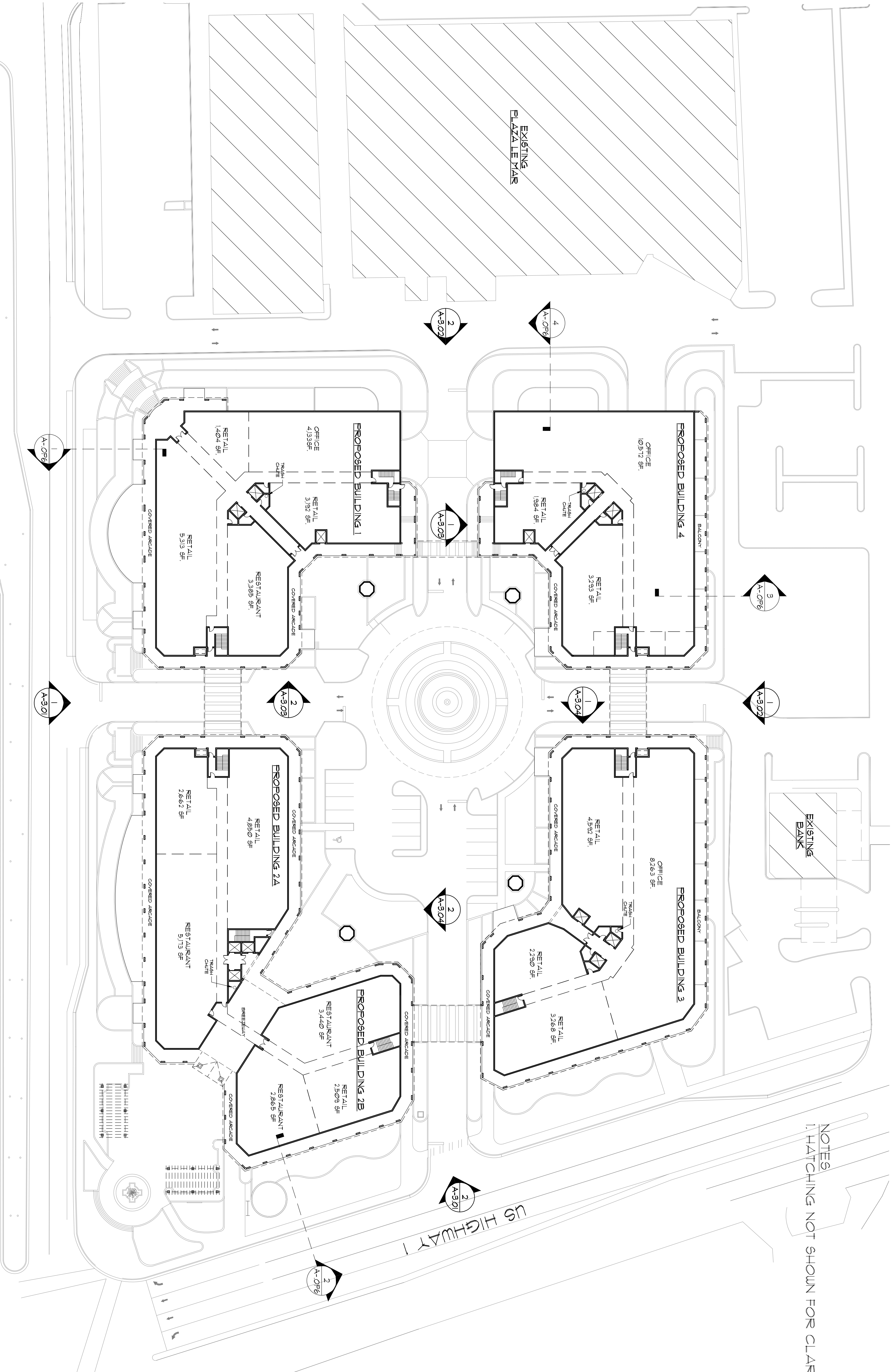
REVISIONS	NO.
DATE	12-01-2006
SCALE	1/32" = 1'-0"
DRAWN	VD
CHECKED	REG
REG No.	04010
© 2006	

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE, THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THIS PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER PROJECTS OR FOR ANY ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT OR AMENDMENT TO THE AGREEMENT.

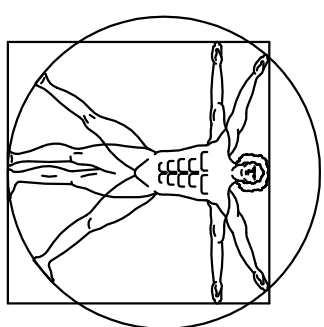
COMPOSITE FIRST
FLOOR PLAN
(COMMERCIAL)

P & Z
A-0.12

NOTES
1. HATCHING NOT SHOWN FOR CLARITY



PLAN NORTH
COMPOSITE FIRST FLOOR PLAN - (COMMERCIAL)
1/32" = 1'-0"
0 32' 64' 96' 128'



EST. 1988
RICK GONZALEZ, AIA,
PRESIDENT AR-0014172
120 S. DIXIE HIGHWAY, SUITE 201
WEST PALM BEACH
FLORIDA 33401
PH: (561) - 659 - 2383
FAX: (561) - 659 - 5546
www.regarch.com

CORPORATION NUMBER
AA-000247

JUNO POINTE
5.5 ACRES / 98 CONDO UNITS
MIXED USED DEVELOPMENT

US HWY 1 &
DONALD ROSS ROAD
JUNO BEACH, FLORIDA

PREPARED FOR:
**JUNO POINTE
HOLDINGS, INC.,
BARRY BRANT, PRES.**

REVISIONS	NO.

DATE 12-01-2006
SCALE 1/32" = 1'-0"
DRAWN VD
CHECKED REG

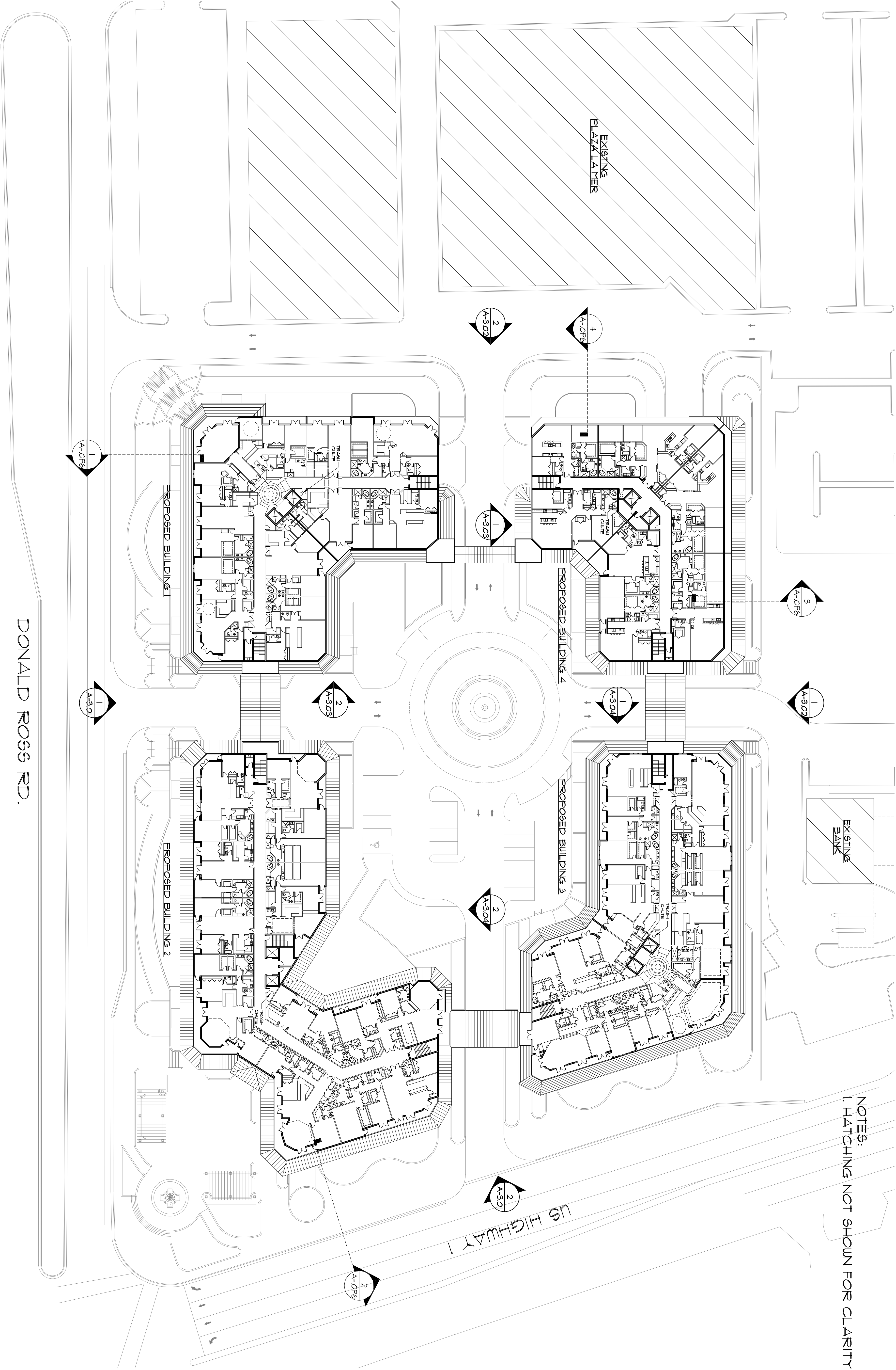
REG No. 04010
© 2006

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THESE DOCUMENTS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AND WITH APPROPRIATE CONSENT OF THE ARCHITECT.

COMPOSITE SECOND-
FOURTH FLOOR PLAN
(RESIDENTIAL)

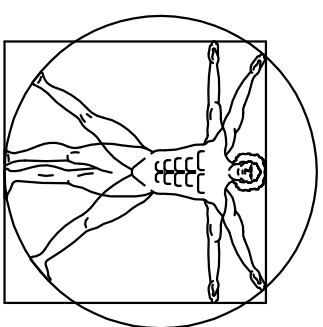
P & L
A-0.13

NOTES:
1. HATCHING NOT SHOWN FOR CLARITY.



PLAN NORTH
1
1/32" = 1'-0"
COMPOSITE SECOND-FOURTH FLOOR PLAN - (RESIDENTIAL)

0' 32' 64' 96' 128'



RICK GONZALEZ, AIA
PRESIDENT AR-001472
120 S. DIXIE HIGHWAY, SUITE 201
WEST PALM BEACH
FLORIDA 33401
PH: (561)-659-2383
FAX: (561)-659-5546
www.regarch.com

CORPORATION NUMBER
AA-000247

JUNO POINTE
5.5 ACRES / 98 CONDO UNITS
MIXED USED DEVELOPMENT

US HWY 1 &
DONALD ROSS ROAD
JUNO BEACH, FLORIDA

PREPARED BY
JUNO POINTE
HOLDINGS, INC.
BARRY BRANT, PRES.

REVISIONS	NO.

DATE	12-01-2006
SCALE	1/32" = 1'-0"
DRAWN	VD
CHECKED	REG
REG No.	04010
©	2006

OWNER'S AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THESE DOCUMENTS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING AND WITH APPROPRIATE CREDITATION TO THE ARCHITECT.

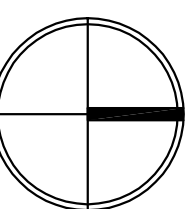
COMPOSITE
ROOF PLAN
(POOL)

P & Z
A-0.14

NOTES:
1. HATCHING NOT SHOWN FOR CLARITY.

DONALD ROSS RD.

PLAN NORTH

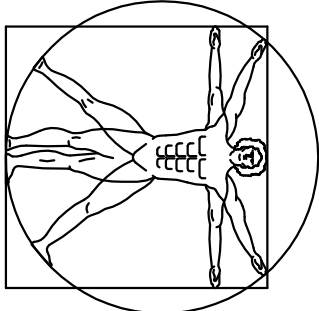


1

COMPOSITE ROOF PLAN - (POOL)

1/32" = 1'-0"

0 32' 64' 96' 128'



EST. 1988
RICK GONZALEZ, AIA,
PRESIDENT, AR-0004172
120 S. DIXIE HIGHWAY, SUITE 201
WEST PALM BEACH
FLORIDA 33401
PH: (561) 659-2383
FAX: (561) 659-5546
www.regarch.com

CORPORATION NUMBER
AA-000247

JUNO PONTE
5.5 ACRES, 798 CONDO UNITS
MIXED USED DEVELOPMENT

US HWY 1 &
DONALD ROSS ROAD
JUNO BEACH, FLORIDA

PREPARED FOR
JUNO PONTE
HOLDINGS, INC.
BARRY BRANT, PRES.

REVISIONS	NO.

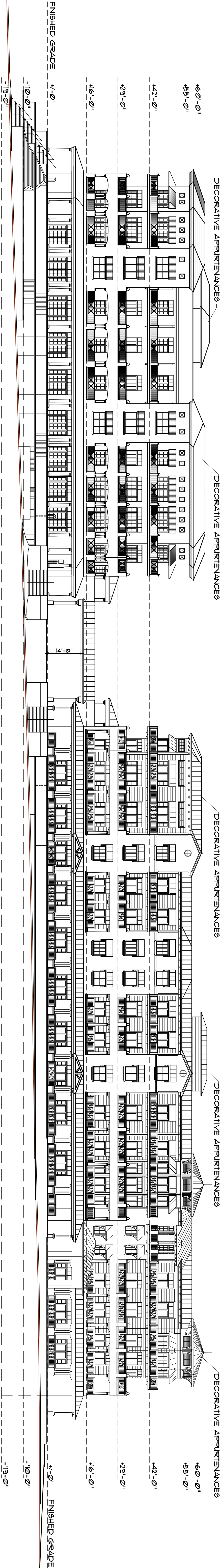
DATE	12-01-2006
SCALE	1"=20'-0"
DRAWN	VD
CHECKED	REG
REG NO.	04010
©	2006

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THESE DOCUMENTS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

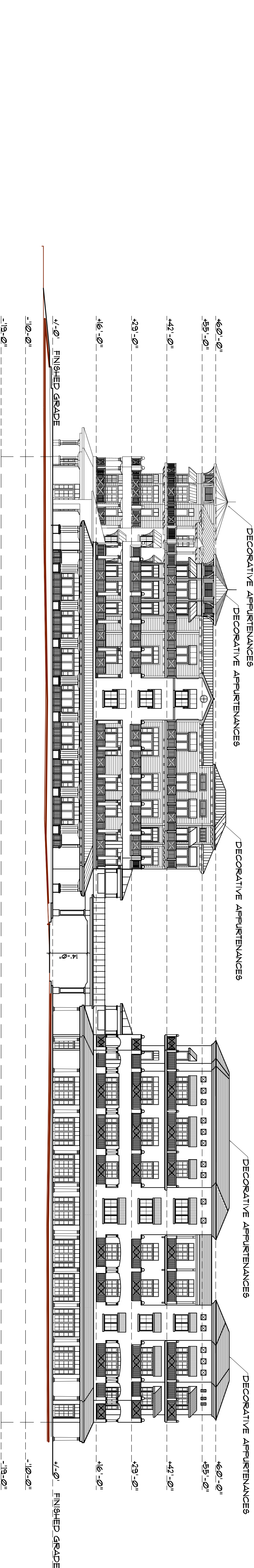
COMPOSITE SOUTH &
EAST ELEV. - DONALD
ROSS RD & US-1 HWY

P & L

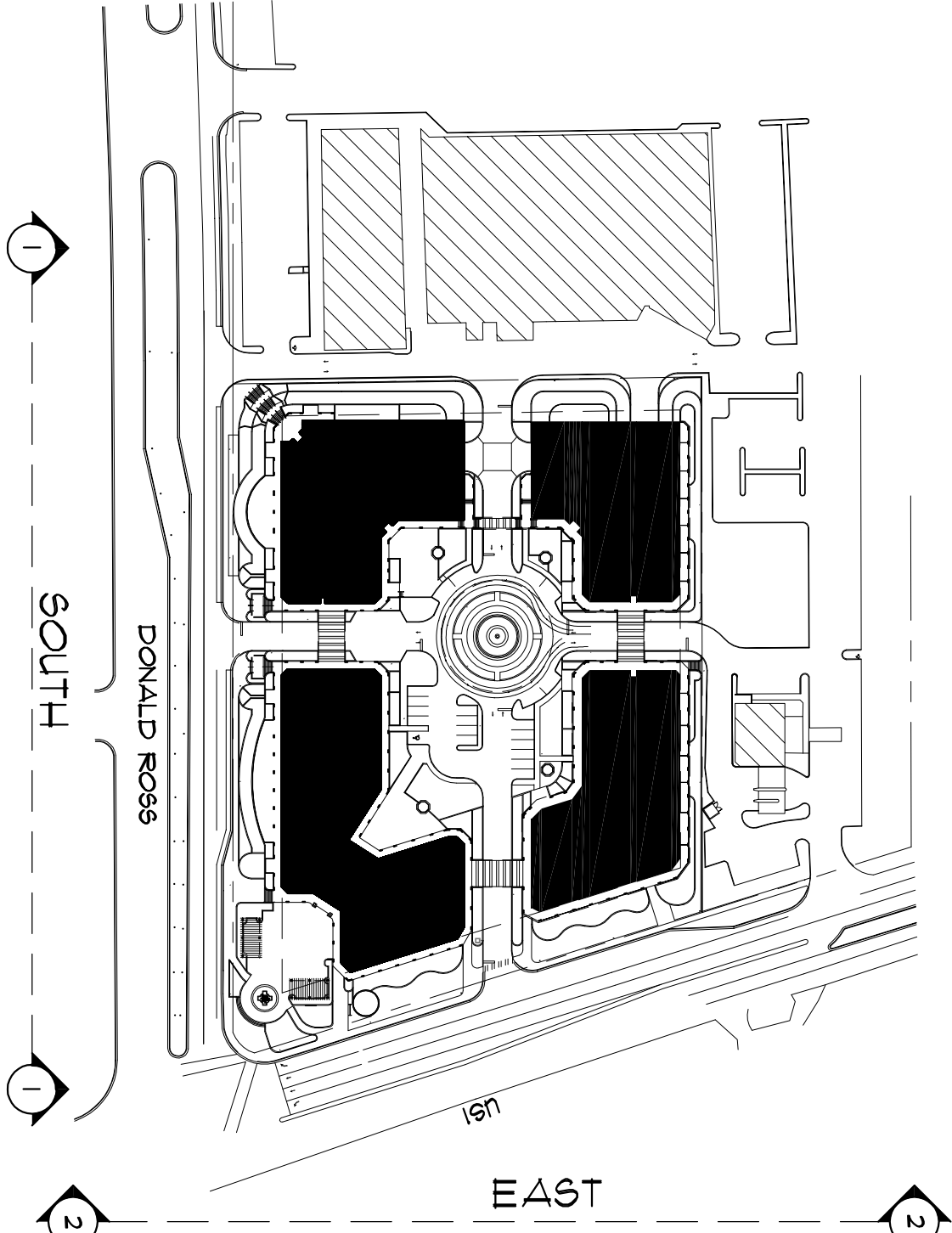
A-3.01



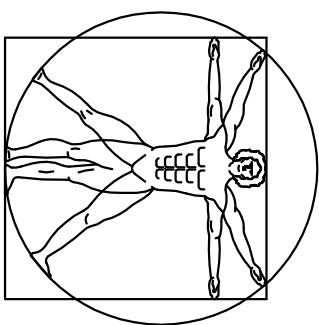
1 SOUTH ELEVATION (DONALD ROSS)
SCALE: 1" = 20'-0"
Ø = 26'-0" NGVD



2 EAST ELEVATION (US1)
SCALE: 1" = 20'-0"
Ø = 26'-0" NGVD



PLAN NORTH
KEY PLAN
Ø = 26'-0" NGVD



EST. 1988

RICK GONZALEZ, AIA,
PRESIDENT AR-0004172
120 S. DIXIE HIGHWAY, SUITE 201
WEST PALM BEACH
FLORIDA 33401
PH: (561) 659-2383
FAX: (561) 659-5546

www.regarch.com

CORPORATION NUMBER
AA-000247

JUNO POINTE
5.5 ACRES / 98 CONDO UNITS
MIXED USED DEVELOPMENT

US HWY 1 &
DONALD ROSS ROAD
JUNO BEACH, FLORIDA

PREPARED FOR

JUNO POINTE
HOLDINGS, INC.,
BARRY BRANT, PRES.

REVISIONS NO.

DATE 12-01-2006

SCALE 1"=20'-0"

DRAWN VD

CHECKED REG

REG No. 04010

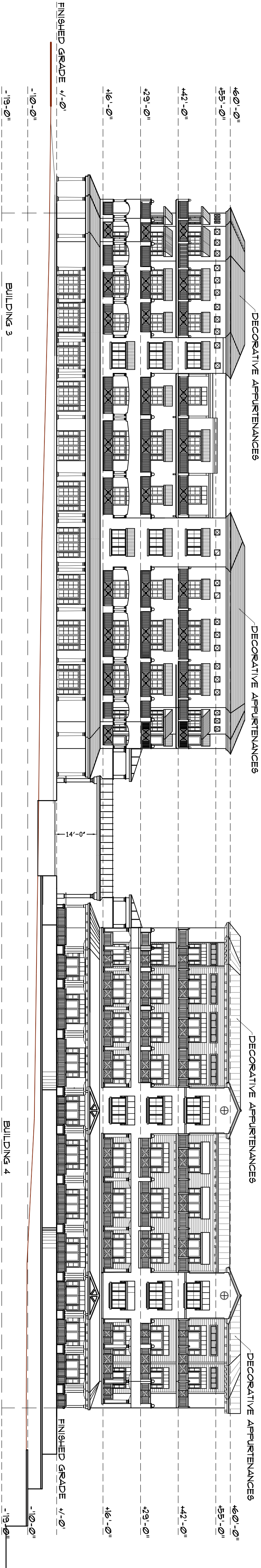
© 2006

OWNERSHIP AND USE OF THESE DOCUMENTS &
SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE
LIMITED TO THE PROJECT AND THE CLIENT. NO
PART OF THESE DOCUMENTS OR SPECIFICATIONS
SHALL BE REPRODUCED OR TRANSMITTED IN ANY
FORM OR BY ANY MEANS, ELECTRONIC OR
MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION
SYSTEM, WITHOUT PERMISSION IN WRITING
AND WITH APPROPRIATE CREDIT TO THE ARCHITECT.

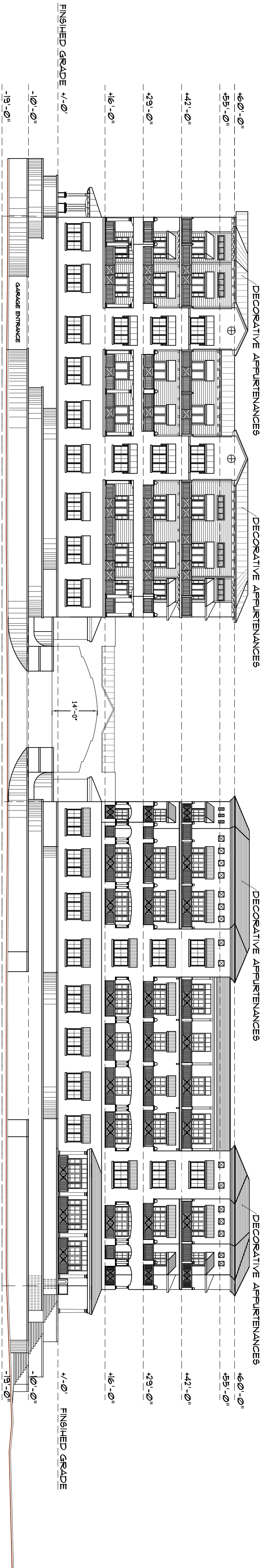
COMPOSITE NORTH &
WEST ELEV. - SHOPPING
CENTER & ALLEY WAY

P & Z

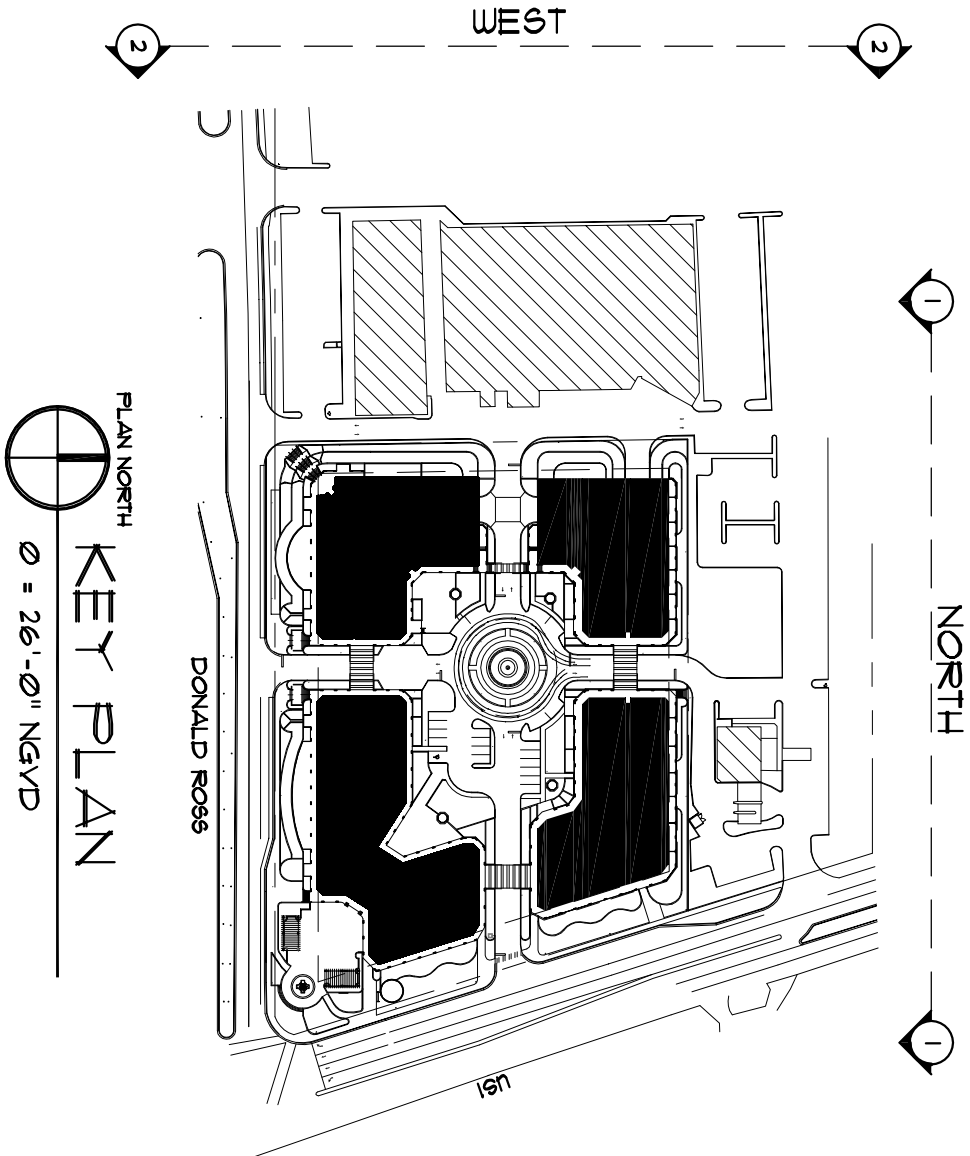
A-3.02

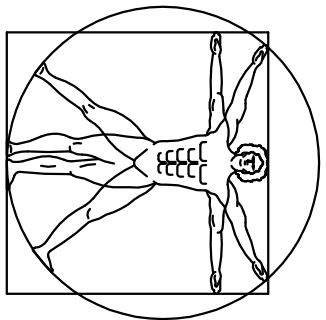


1 NORTH ELEVATION
SCALE: 1" = 20'-0"
Ø = 26'-0" NGVD



2 WEST ELEVATION
SCALE: 1" = 20'-0"
Ø = 26'-0" NGVD





EST. 1988
RICK GONZALEZ, AIA,
PRESIDENT AR-0014172
1205 DIXIE HIGHWAY, SUITE 201
WEST PALM BEACH
FLORIDA 33401
PH: (561) - 659 - 2383
FAX: (561) - 659 - 5546
www.regarch.com

CORPORATION NUMBER
AA-000247

JUNO PONTE
5.5 ACRES / 98 CONDO UNITS
MIXED USED DEVELOPMENT

US HWY 1 &
DONALD ROSS ROAD
JUNO BEACH, FLORIDA

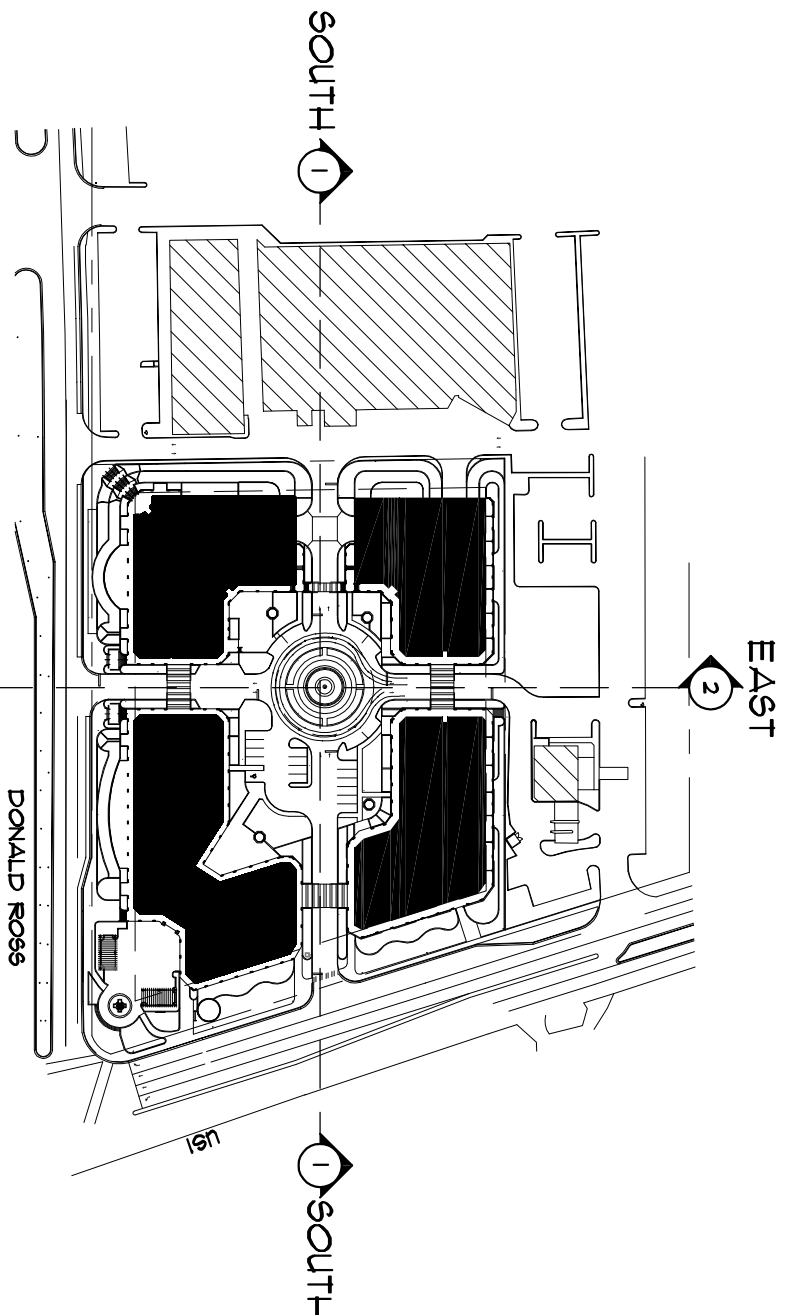
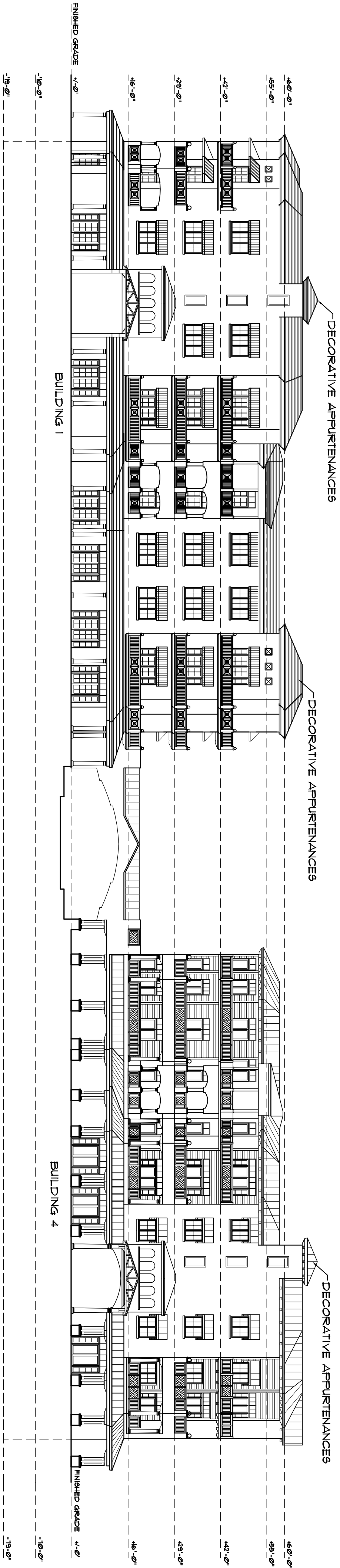
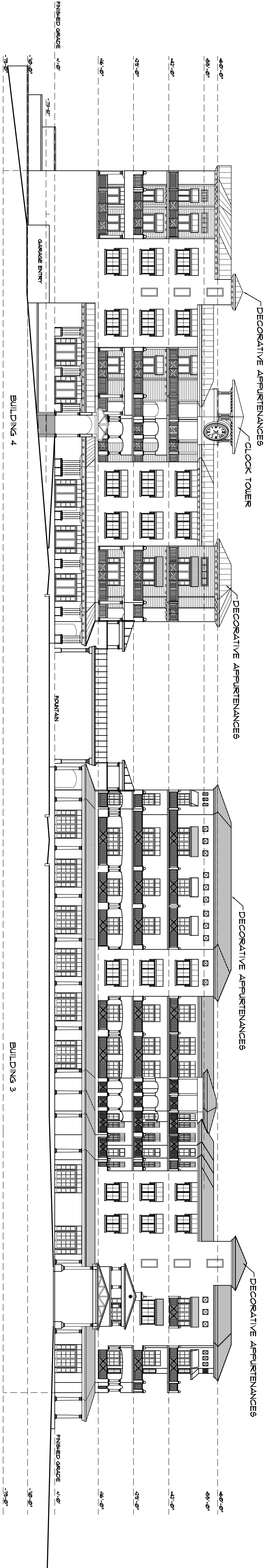
JUNO PONTE
HOLDINGS, INC.
BARRY BRANT, PRES.

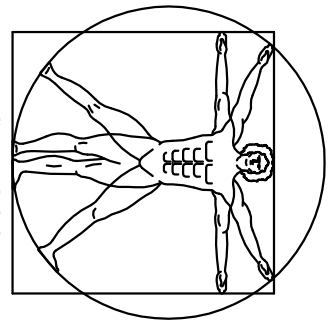
REVISIONS	NO.

DATE	12-01-2006
SCALE	1"=20'-0"
DRAWN	VD
CHECKED	REG
REG No.	04010
© 2006	

DESIGNED AND USE OF THESE EXHIBITS & SPECIFICATIONS AS INSTRUCTIONS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE EXHIBITS AND SPECIFICATIONS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ANYTHING TO THIS EFFECT WITHOUT THE WRITTEN AGREEMENT AND COMPENSATION TO THE ARCHITECT.

COMPOSITE SOUTH
& EAST ELEVATIONS -
COURTYARD





EST. 1988

RICK GONZALEZ, A.I.A.
PRESIDENT AR-0014172
120 S. DIXIE HIGHWAY, SUITE 201
WEST PALM BEACH
FLORIDA 33401
PH: (561) - 659 - 2383
FAX: (561) - 659 - 5546
www.regarch.com

CORPORATION NUMBER
AA-000247

JUNO POINTE
5.5 ACRES / 98 CONDO UNITS
MIXED USED DEVELOPMENT

US HWY 1 &
DONALD ROSS ROAD
JUNO BEACH, FLORIDA

PREPARED FOR
JUNO POINTE
HOLDINGS, INC.
BARRY BRANT, PRES.

REVISIONS	NO.

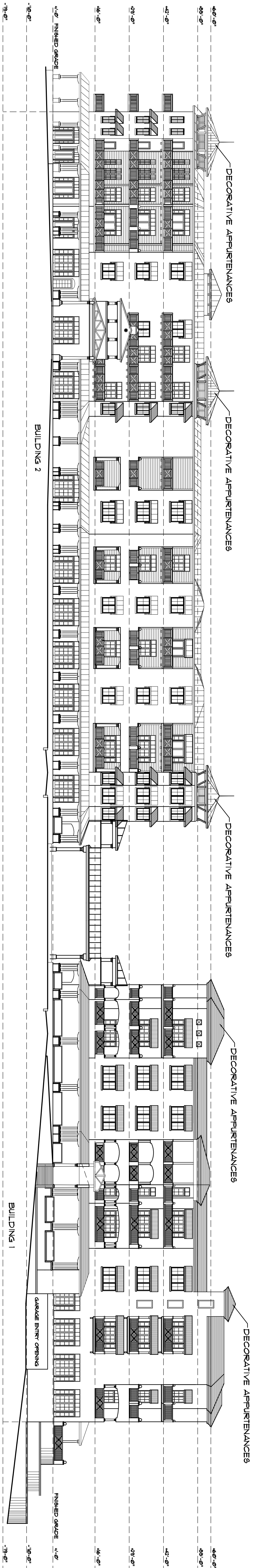
DATE	12-01-2006
SCALE	1"=20'-0"
DRAWN	VD
CHECKED	REG
REG No.	04010
©	2006

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THESE DOCUMENTS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

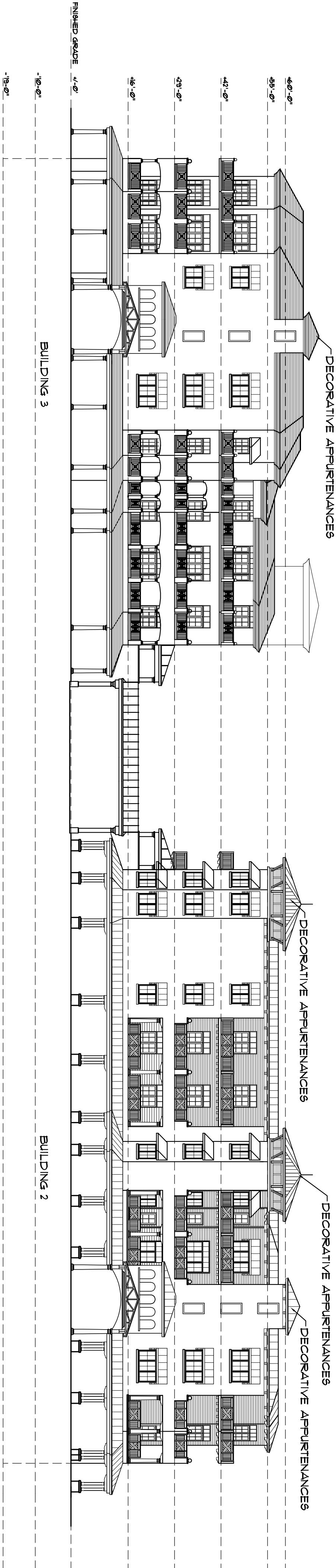
COMPOSITE NORTH
& WEST ELEVATIONS -
COURTYARD

P & Z

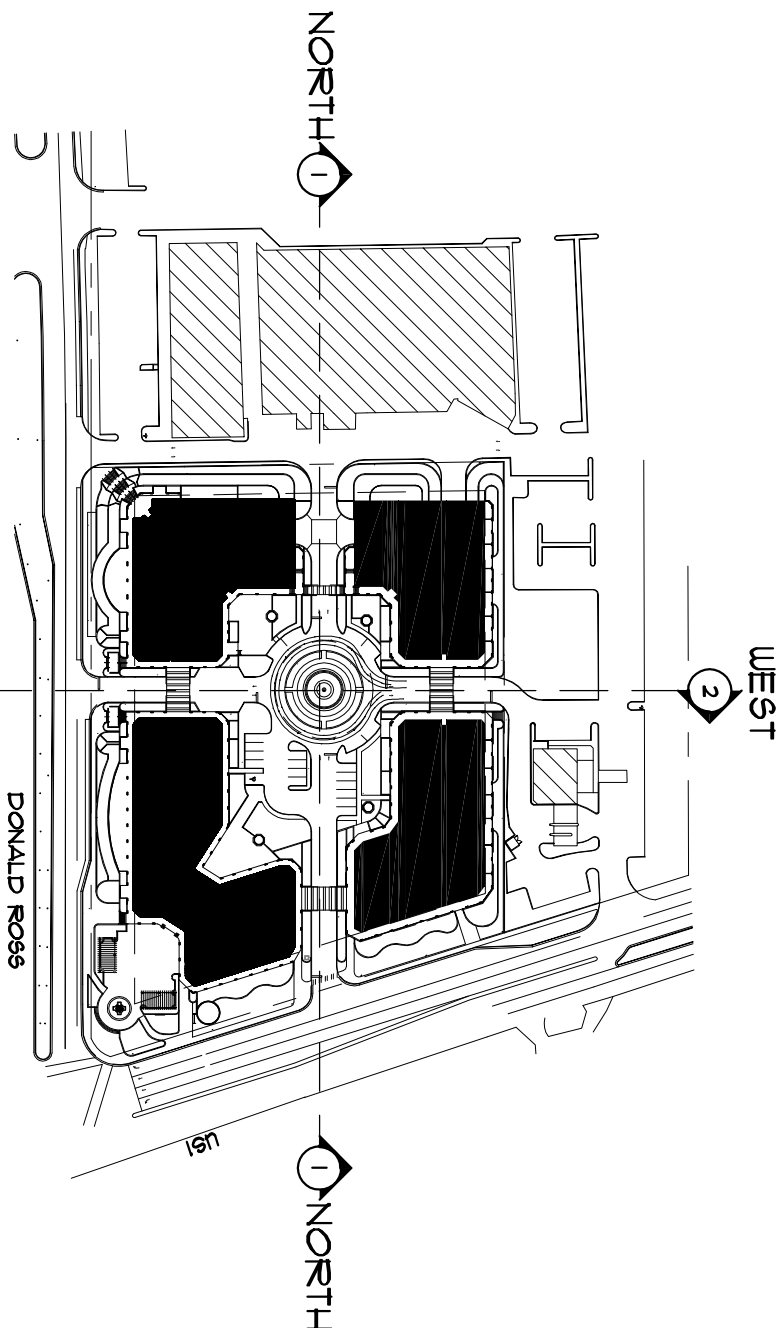
A-3.04



1 NORTH ELEVATION
1"=20'-0"
0 = 26'-0" NGVD



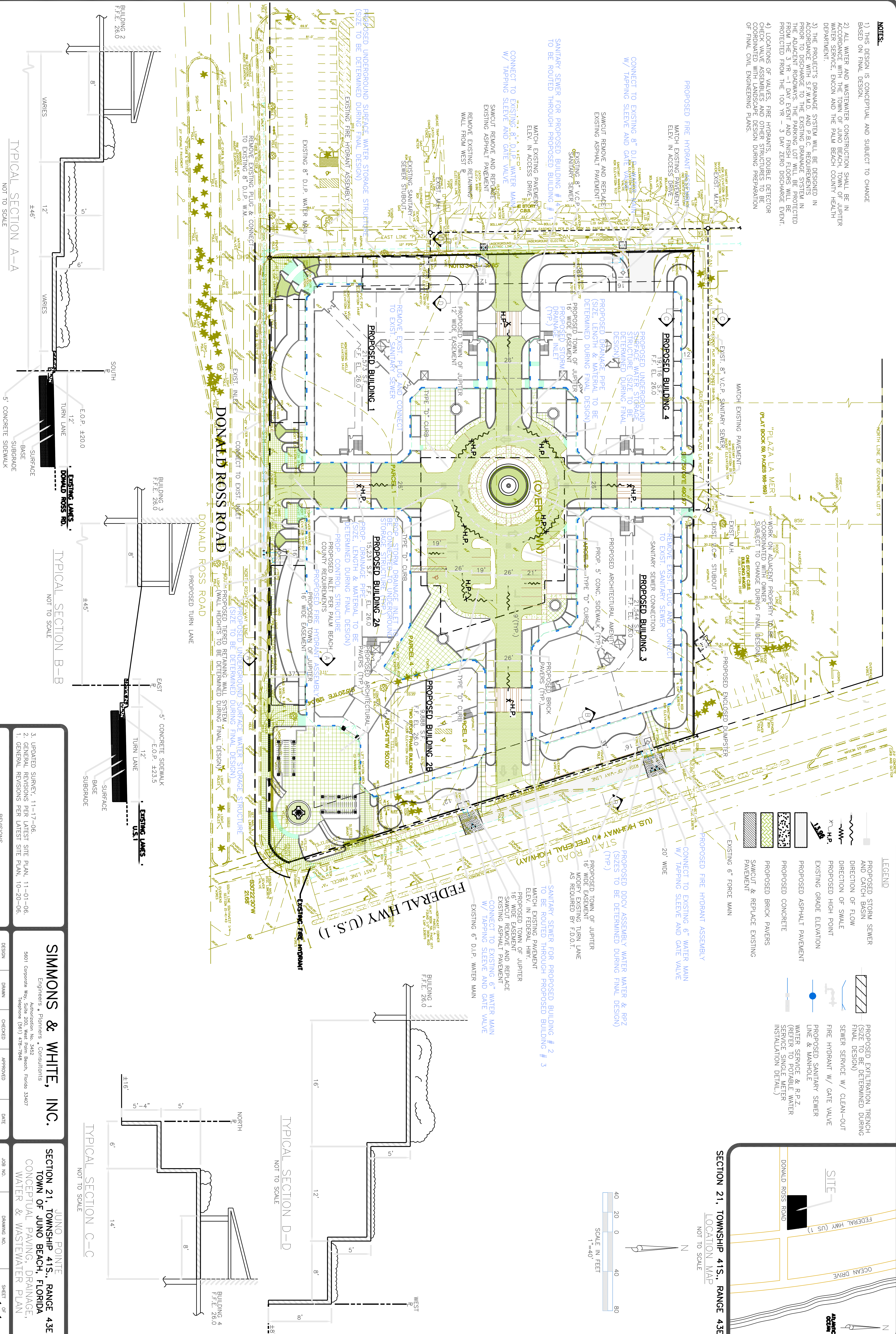
2 WEST ELEVATION
1"=20'-0"
0 = 26'-0" NGVD



PLAN NORTH
KEY PLAN
0 = 26'-0" NGVD

NOTES:

- 1) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.
- 2) ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF JUNO BEACH TOWN OF JUPITER WATER SERVICE, ENCON AND THE PALM BEACH COUNTY HEALTH DEPARTMENT.
- 3) THE PROJECT'S DRAINAGE SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH S.F.W.M.D. AND P.B.C. REQUIREMENTS IN ACCORDANCE WITH THE TOWN OF JUNO BEACH TOWN OF JUPITER WATER SERVICE, ENCON AND THE PALM BEACH COUNTY HEALTH DEPARTMENT. THE EXISTING LOT WILL BE PROTECTED FROM THE 3 YR - 1 DAY EVENT AND FINISH FLOORS WILL BE PROTECTED FROM THE 100 YR - 3 DAY ZERO DISCHARGE EVENT.
- 4) LOCATIONS OF VALVES, FIRE HYDRANTS, DOUBLE DETECTOR CHECK VALVE ASSEMBLIES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.

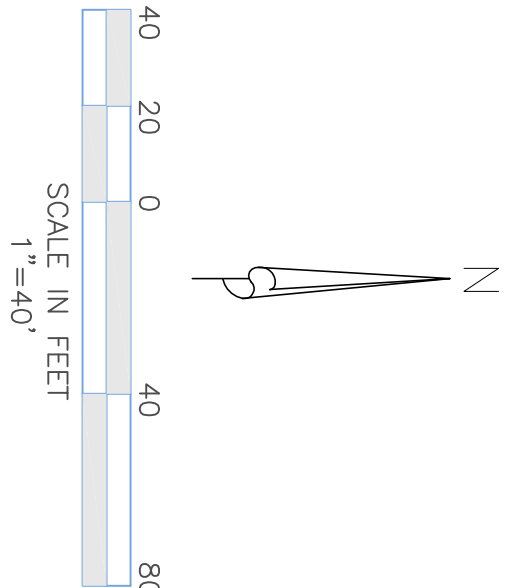


LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- DIRECTION OF FLOW
- PROPOSED HIGH POINT
- EXISTING GRADE ELEVATION
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED BRICK PAVERS
- SAWCUT & REPLACE EXISTING PAVEMENT
- EXISTING 6" FORCE MAIN
- PROPOSED FIRE HYDRANT ASSEMBLY
- CONNECT TO EXISTING 6" WATER MAIN W/ TAPPING SLEEVE AND GATE VALVE
- PROPOSED DDV ASSEMBLY WATER WATER & RPZ (SIZES TO BE DETERMINED DURING FINAL DESIGN)
- PROPOSED TOWN OF JUPITER 16" WIDE EASEMENT MODIFY EXISTING TURN LANE AS REQUIRED BY F.D.O.T.
- SANITARY SEWER FOR PROPOSED BUILDING # 2 TO BE ROUTED THROUGH PROPOSED BUILDING # 3
- CONNECT TO EXISTING 6" WATER MAIN W/ TAPPING SLEEVE AND GATE VALVE
- EXISTING 6" D.I.P. WATER MAIN
- PROPOSED EXHAUSTION TRENCH (SIZE TO BE DETERMINED DURING FINAL DESIGN)
- SEWER SERVICE W/ CLEAN-OUT
- FIRE HYDRANT W/ GATE VALVE
- PROPOSED SANITARY SEWER LINE & MANHOLE
- WATER SERVICE & R.P.Z. (REFER TO POTABLE WATER SERVICE SINGLE METER INSTALLATION DETAIL.)

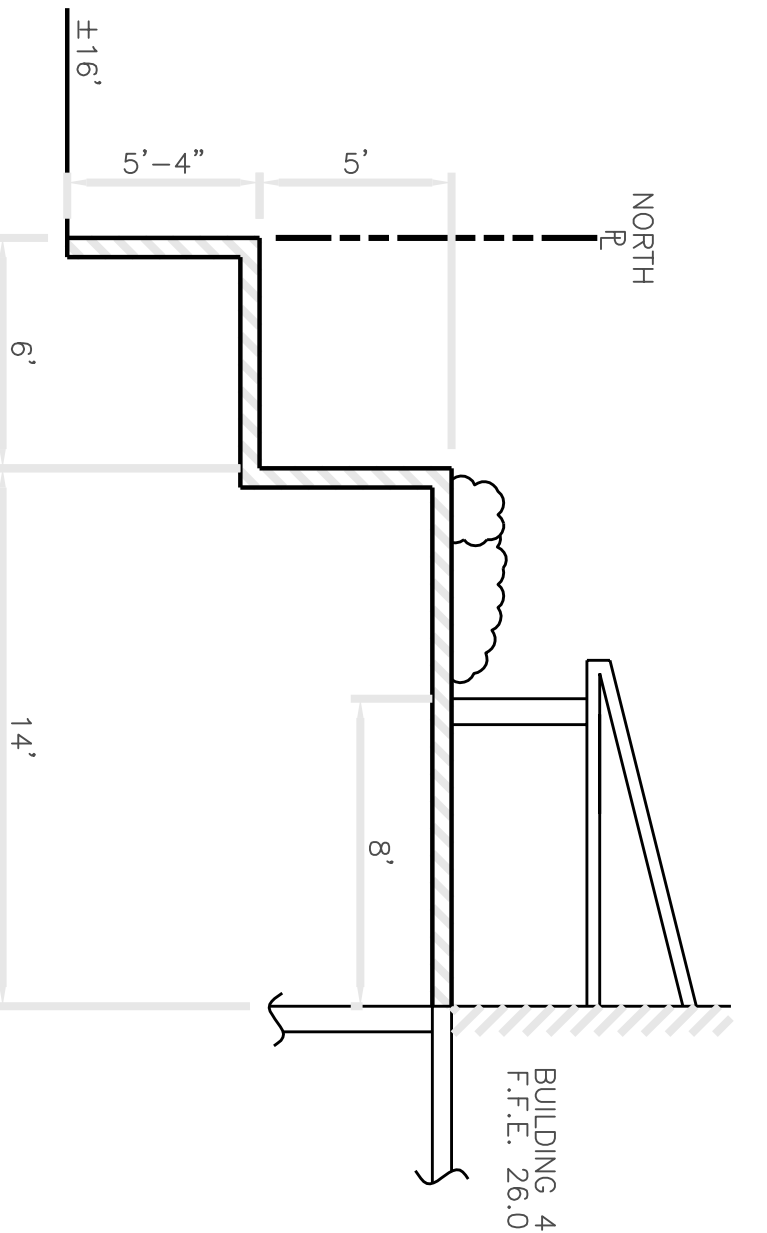
SECTION 21, TOWNSHIP 41S., RANGE 43E.

LOCATION MAP
NOT TO SCALE



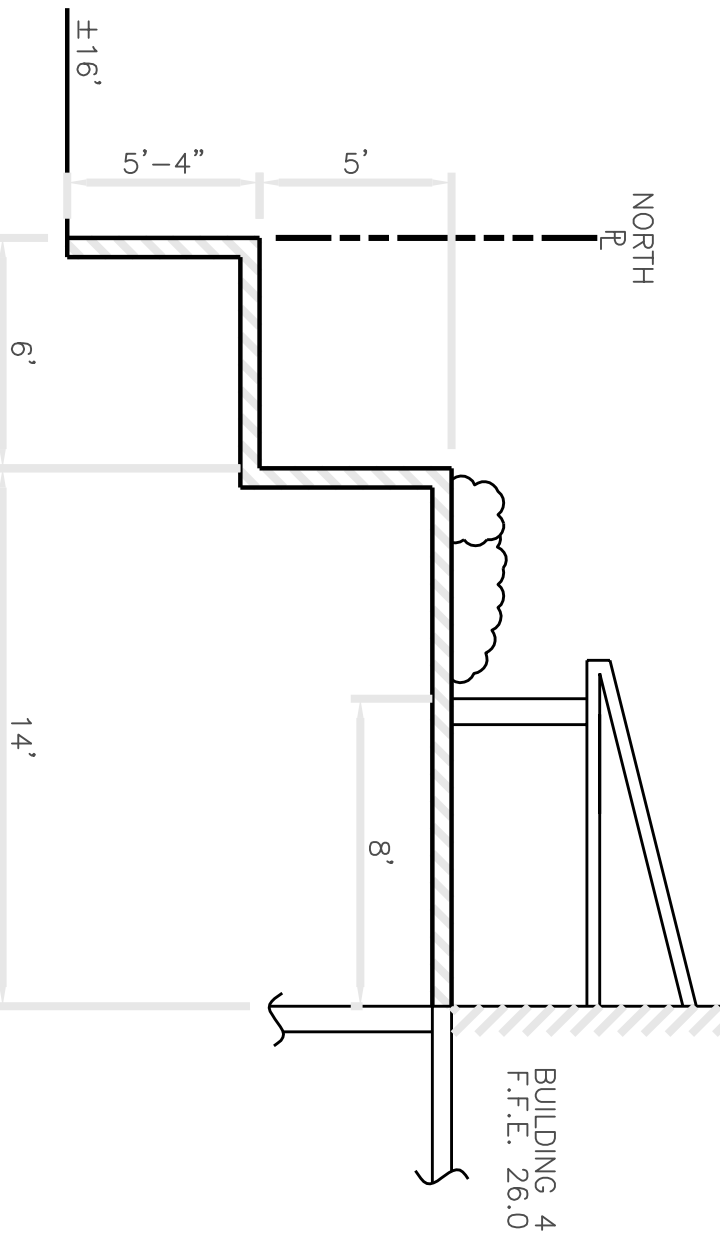
TYPICAL SECTION D-D

NOT TO SCALE



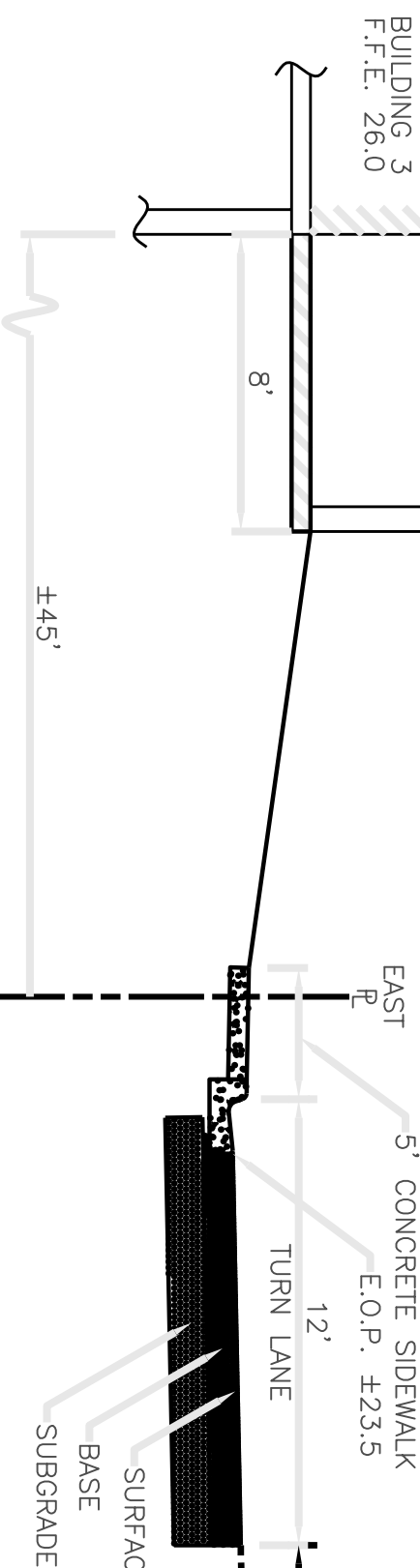
TYPICAL SECTION C-C

NOT TO SCALE



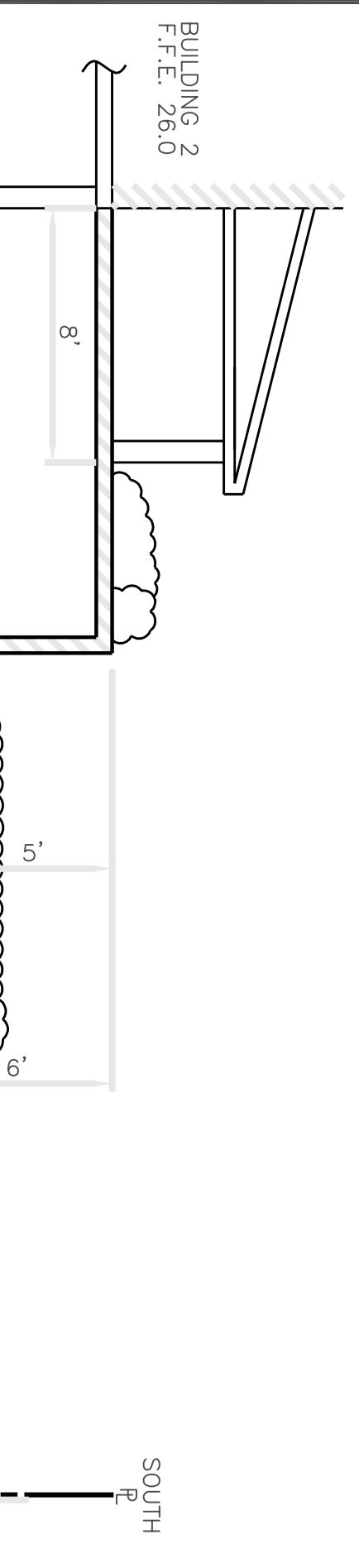
TYPICAL SECTION B-B

NOT TO SCALE



TYPICAL SECTION A-A

NOT TO SCALE



- REVISIONS
- | | |
|----|---|
| 3. | UPDATED SURVEY, 11-17-06. |
| 2. | GENERAL REVISIONS PER LATEST SITE PLAN, 11-01-06. |
| 1. | GENERAL REVISIONS PER LATEST SITE PLAN, 10-20-06. |

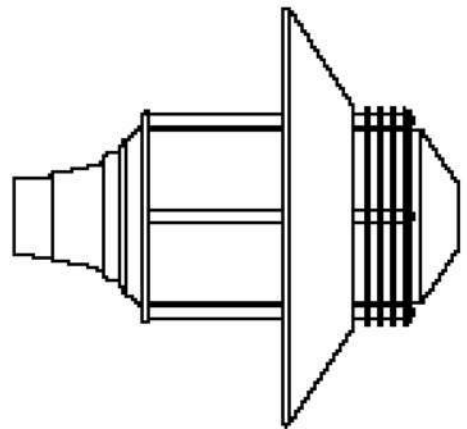
SIMMONS & WHITE, INC.
Engineers & Planners • Consultants
5601 Corporate Way, Suite 3402, Juno Beach, Florida 33407
Telephone (561) 478-7848

DESIGN: P.B.
DRAWN: D.B./R.O.
CHECKED: [blank]
APPROVED: [blank]

DATE: [blank]

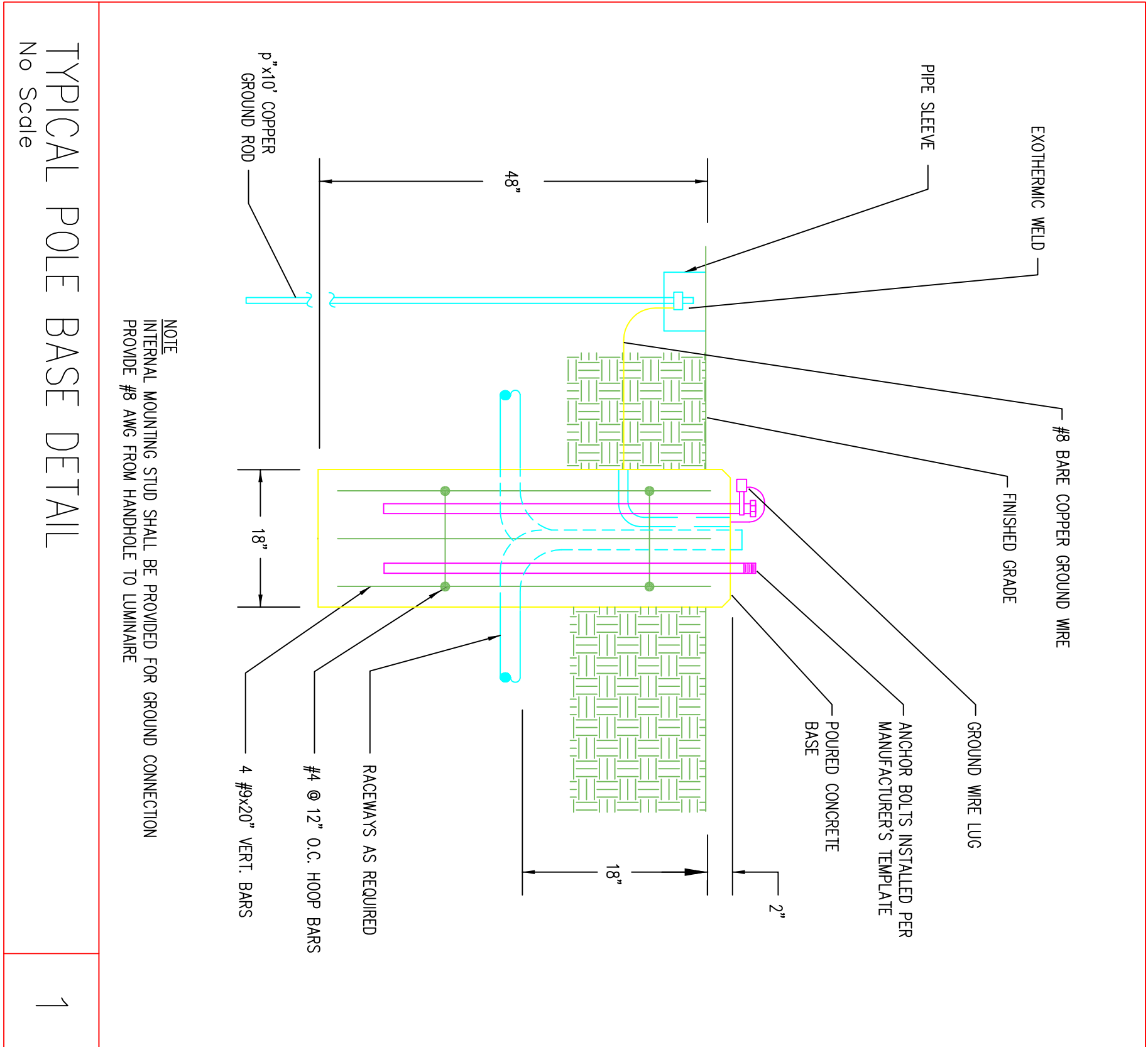
JUNO BEACH TOWNSHIP 41S., RANGE 43E.
SECTION 21, TOWNSHIP 41S., RANGE 43E.
CONCEPTUAL PAVING, DRAINAGE,
WATER & WASTEWATER PLAN

DWG. NO. 05-100
DRAWING NO. 05100001
SHEET 1 OF 1



CC1102

PROPOSED LIGHTING FIXTURE

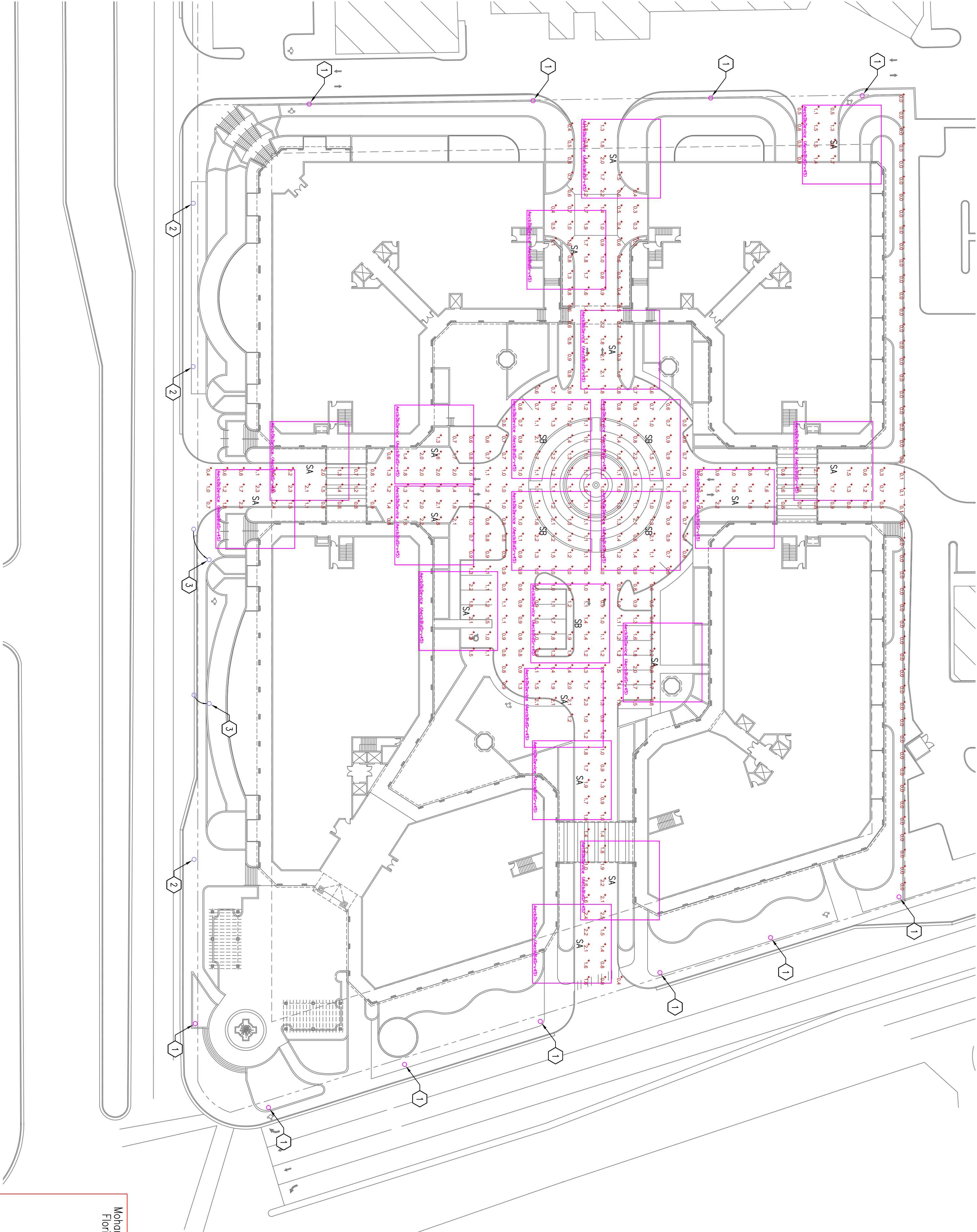


STATISTICS						
Description	Symbol	Avg	Max	Min	MaxMin	AvgMin
PARKINGS	+	1.2 ft	2.5 ft	0.3 ft	8.3 ft	4.0 ft
PROPERTY LINE	+	0.0 ft	0.3 ft	0.0 ft	N/A	N/A

PLAN NOTES:

- 1 PROPOSED LOCATION OF NEW PPL LIGHT POLE. EXACT LOCATION SHALL BE DETERMINED BY PPL. FIXTURE WAS NOT INCLUDED IN THIS PHOTO-METRIC CALCULATION.
- 2 APPROXIMATE LOCATION OF EXISTING PPL LIGHT POLE TO REMAIN. FIXTURE WAS NOT INCLUDED IN THIS PHOTO-METRIC CALCULATION.
- 3 PROPOSED NEW LOCATION OF RELOCATED PPL LIGHT POLE. EXACT LOCATION SHALL BE DETERMINED BY PPL. FIXTURE WAS NOT INCLUDED IN THIS PHOTO-METRIC CALCULATION.

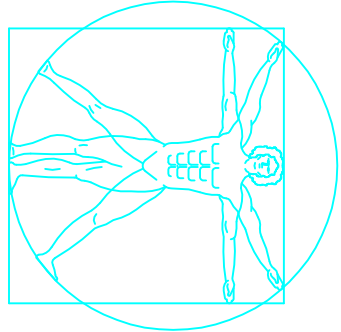
LIGHTING FIXTURE SCHEDULE						
TYPE	DESCRIPTION	MANUFACTURER	MODEL NUMBER	VOLTAGE	REQUIRED LAMPS NUM. TYPE	REMARKS
2	1	?	?	?	?	?



874 Dixon Boulevard
Cocoa, FL 32922
Phone: 321-638-0274
Fax: 321-639-8886
www.tlc-engineers.com
© Copyright 2006 TLC Engineering for Architecture, Inc.
FB #000015
TLC NO:598XXX

REG

ARCHITECTS
INTERIORS
PLANNERS
INCORPORATED



EST. 1988
RICK GONZALEZ AIA
PRESIDENT AR-0014172
120 SDXIE HIGHWAY,SUITE 201
W E S T P A L M B E A C H
F L O R I D A 33401
PH:(5 6 1) – 659 – 2383
FAX:(5 6 1) – 659 – 5546
www. regarch.com

CORPORATION NUMBER
AA-000247

MIXED USE
DEVELOPMENT PROJECT
JUNO BEACH, FL

JUNO POINTE

PREPARED BY
JUNO POINTE
HOLDINGS, LLC.
BARRY BRANT MGMR

REVISIONS
NO.

DATE
12-1-2006

SCALE
1" = 40'-0"

DRAWN
JNP

CHECKED
MMH

REG NO.
04010

© 2006

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THESE DOCUMENTS OR WORK HEREON IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

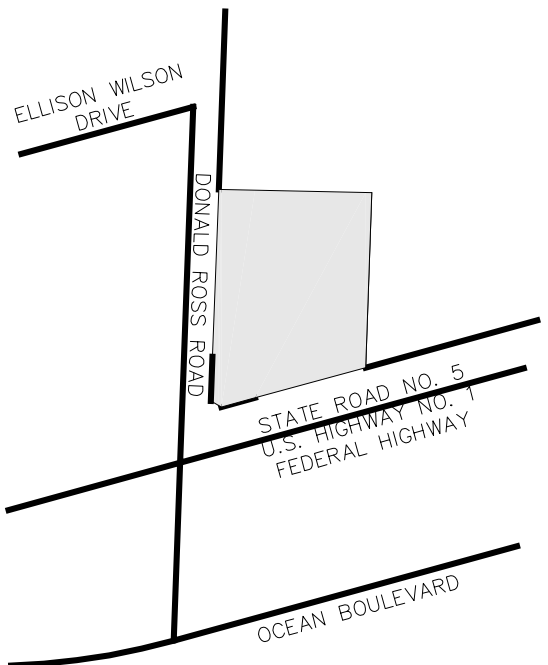
SITELIGHTING
PLAN

P & Z

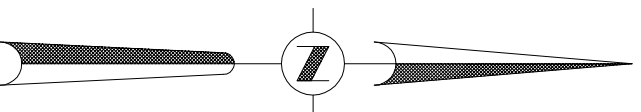
E-1

Seal

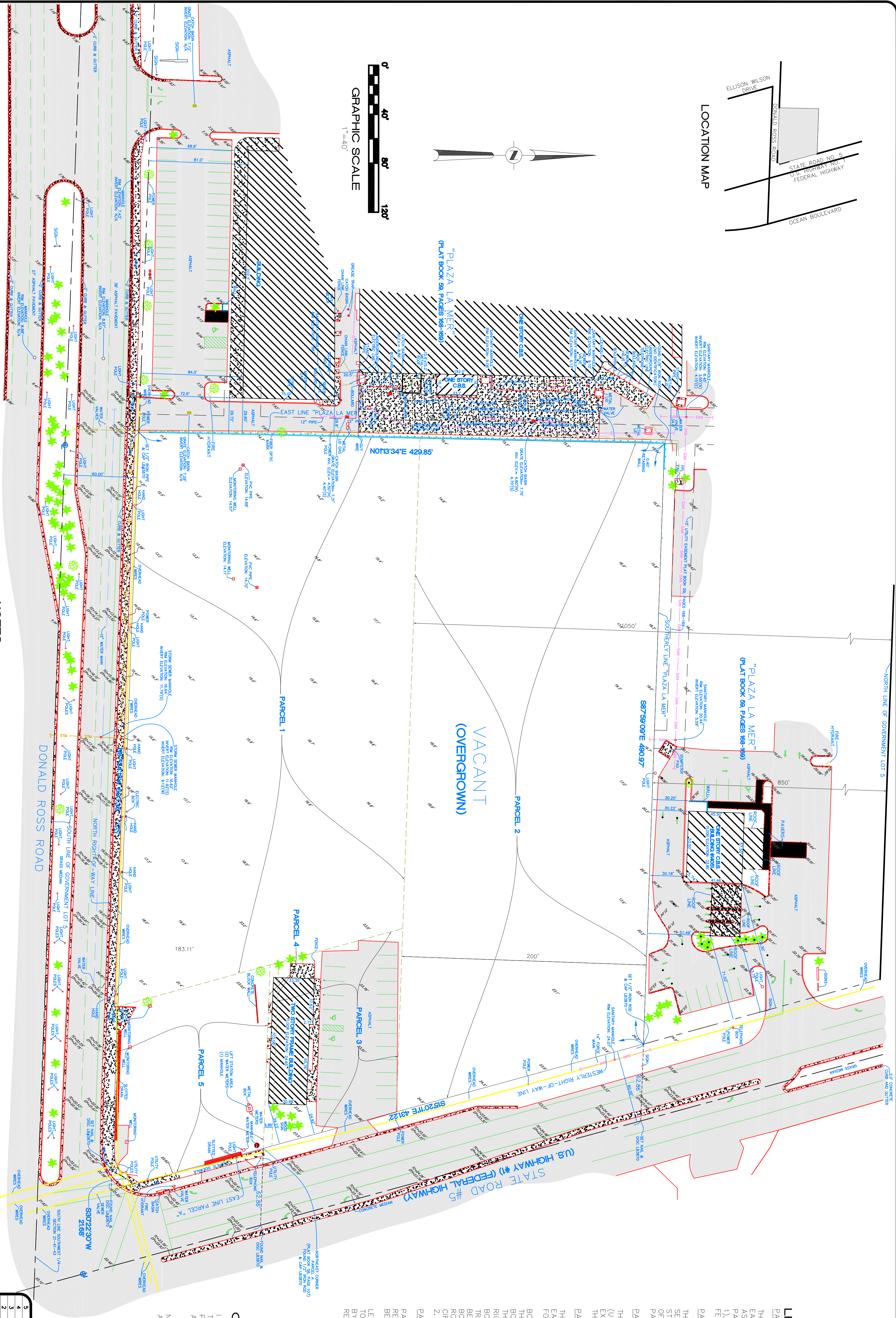
Mohammed M. Hodji, P.E.
Florida License #48022



LOCATION MAP



GRAPHIC SCALE



LEGEND:

- DENOTES CONCRETE
- DENOTES ASPHALT PAVEMENT
- DENOTES TREE
- DENOTES PALM TREE
- DENOTES TOP OF CURB ELEVATION
- DENOTES EDGE OF PAVEMENT ELEVATION

NOTES:

- 1) AREA OF THIS PROPERTY IS: 238.734 SQUARE FEET (5.4806 ACRES)
- 2) ELEVATIONS ARE BASED ON N.G.V. DATUM, BENCH MARK OF ORIGIN:
- 3) COMMUNITY # 120208 0001C
- 4) FLOOD ZONE: C
- 5) BASE FLOOD ELEVATION: N/A
- 6) MAP DATE: 09/30/82
- 7) THIS SITE LIES IN SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.
- 8) BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD #5 BEING S.1520°11'E.
- 9) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION, CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- 10) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO:
AKERMAN, SENTERFITT, P.A.
COHEN, NORRIS, SCHERER, WEINBERGER, WOLMER
TIGOR TITLE INSURANCE COMPANY
JUNO POINTE HOLDINGS, INC.
REG ARCHITECTS, INC.
- 11) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.

LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF GOVERNMENT LOT 5, SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING WEST OF A LINE 150 FEET WEST OF, AS MEASURED ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 5, AND PARALLEL WITH WEST RIGHT-OF-WAY LINE OF STATE ROAD 5 (U.S. HIGHWAY NO. 1), LESS RIGHT-OF-WAY FOR DONALD ROSS ROAD, AND LESS THE NORTH 1050 FEET THEREOF.

PARCEL 2:

THE SOUTH 200 FEET OF THE NORTH 1050 FEET OF GOVERNMENT LOT 5, SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, LYING WEST OF RELOCATED STATE ROAD NUMBER 5, AS PER PLAT RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, IN PLAT BOOK 2, PAGE 109.

PARCEL 3:

THE EAST 150 FEET OF GOVERNMENT LOT 5, LYING WEST OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) IN SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, EXCEPTING THEREFROM THE NORTH 1050 FEET AND THE SOUTH 190.00 FEET THEREOF, PALM BEACH COUNTY, FLORIDA.

PARCEL 4:

THAT PART OF GOVERNMENT LOT 5, SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH BY A LINE 190 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 5;
BOUNDED ON THE WEST BY A LINE 150 FEET WEST OF, AS MEASURED ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 5, AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF SAID GOVERNMENT LOT 5 (U.S. HIGHWAY NO. 1);
BOUNDED ON THE SOUTH BY THE NORTH LINE OF THE PLAT OF "CHEVRON JUNO TRACT" AS RECORDED IN PLAT BOOK 58, PAGE 107, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
BOUNDED ON THE EAST BY THE WESTERN RIGHT-OF-WAY OF RELOCATED STATE ROAD NUMBER 5, AS PER PLAT RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN ROAD PLAT BOOK 2, PAGE 109.

PARCEL 5:

PARCEL A, OF "CHEVRON JUNO TRACT" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE 107, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LESS AND EXCEPT ALL OF THAT PORTION OF SAID PARCEL OF LAND CONVEYED TO PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY THAT CERTAIN ORDER OF TAKING RECORDED JANUARY 30, 1997, IN OFFICIAL RECORDS BOOK 9635, PAGE 393.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-5, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

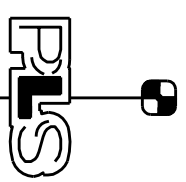
- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER #2391
- ☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER #6156
- ☐ CHARLES E. CLARK, PROFESSIONAL SURVEYOR AND MAPPER #6434

COPYRIGHT 2006 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

NO.	REVISIONS	BY
1	#4804-ORIGINAL SURVEY-08/08/05	B.B.
2	#4855-ADD PARCEL 4, REV. CERT 11/2/05	B.B.
3	#4833-UPDATE SURVEY-11/02/06	J.D.R.
4	#4841-ADJACENT IMPROVEMENTS-11/08/05	B.B.

JUNO POINTE
DONALD ROSS ROAD AND U.S. HIGHWAY #1
JUNO BEACH, FLORIDA

BOUNDARY AND TOPOGRAPHIC SURVEY



PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUITE 300, PALM BEACH, FLORIDA 33409
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: survey@pulicesurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.D.R. SCALE 1" = 40' FILE REG ARCHITECTS, INC.
CHECKED BY: J.F.P. SURVEY DATE 11/02/06 ORDER NO. 50283