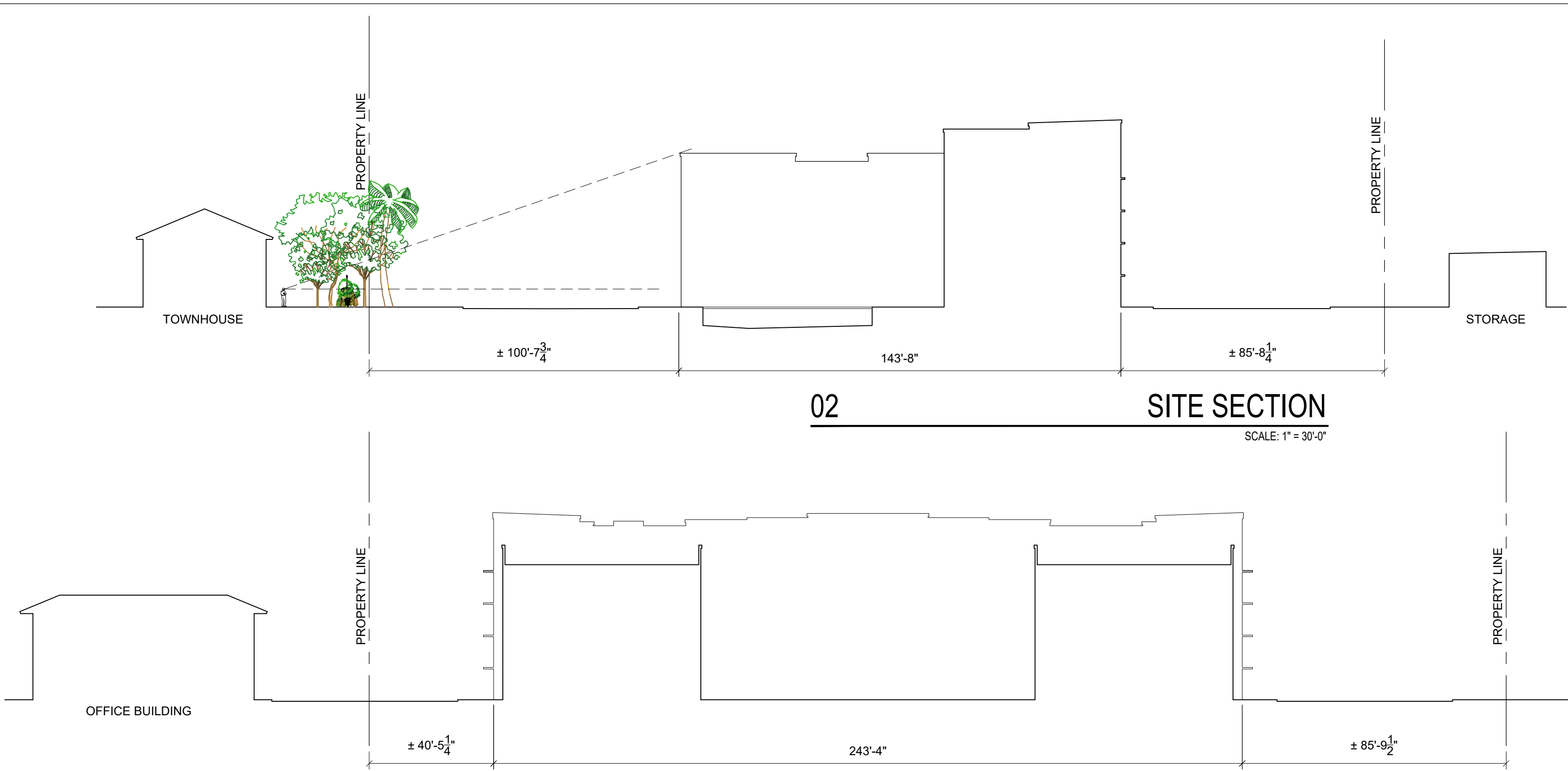
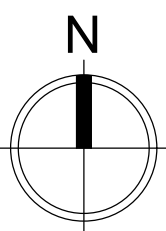


01

SITE PLAN

SCALE: 1" = 50'-0"



VISUAL IMPACT ANALYSIS

ENVIRONMENTAL ASSESSMENT:

THIS SITE CONSISTS OF A VACANT PARCEL OF LAND WITHIN THE BOCA RATON COMMERCE CENTER MUPD. TO THE NORTH OF THE SITE, WITHIN THE MUPD, IS AN EXISTING TWO STORY OFFICE BUILDING, TO THE EAST OF THE SITE IS AN EXISTING STORAGE FACILITY CONSISTING OF A DOZEN ONE STORY BUILDINGS AND ONE THREE STORY BUILDING, TO THE SOUTH IS AN EXISTING ONE STORY POST OFFICE AND TO THE WEST IS AN EXISTING TWO STORY TOWNHOUSE COMMUNITY.

PREVALENT THEME:

THE EXISTING TOWNHOUSE COMMUNITY TO THE EAST HAS MEDITERRANEAN STYLING, ALTHOUGH THE REAR FACADES FACING THE SUBJECT SITE ARE OBSCURED BY LANDSCAPING AND HAVE MINIMAL ARCHITECTURAL DETAILING. THE SITES TO THE NORTH, EAST AND SOUTH OF THE SUBJECT SITE ARE A MIX OF MODERN STYLES.

THE EXISTING OFFICE BUILDING TO THE NORTH, WITHIN THE MUPD, IS A TRANSITIONAL MODERN STYLE. THE SIMPLE, GRAYSCALE DESIGN, LACK OF SUPERFLUOUS DECORATIONS AND SIMPLE VERTICALLY ORIENTED WINDOWS ARE MODERN, BUT THE METAL ROOF AND HORIZONTAL BANDING BRING IN MORE TRADITIONAL ELEMENTS.

ARCHITECTURAL COMPLIANCE STATEMENT:

THE ARCHITECTURAL COMPOSITION OF THIS PROJECT IS INTENDED TO COMPLIMENT THE EXISTING TWO STORY OFFICE BUILDING TO THE NORTH OF THE SITE THROUGH THE USE OF COMPLIMENTARY ARCHITECTURAL DETAILING AND COLOR PALETTE. THE SUBJECT SITE ALSO PROVIDES A VISUAL INTEREST THROUGH THE USE OF VOLUME AND COLOR AS WELL AS RECESSES AND PROJECTIONS.



04

LOOKING NORTH



05

LOOKING EAST



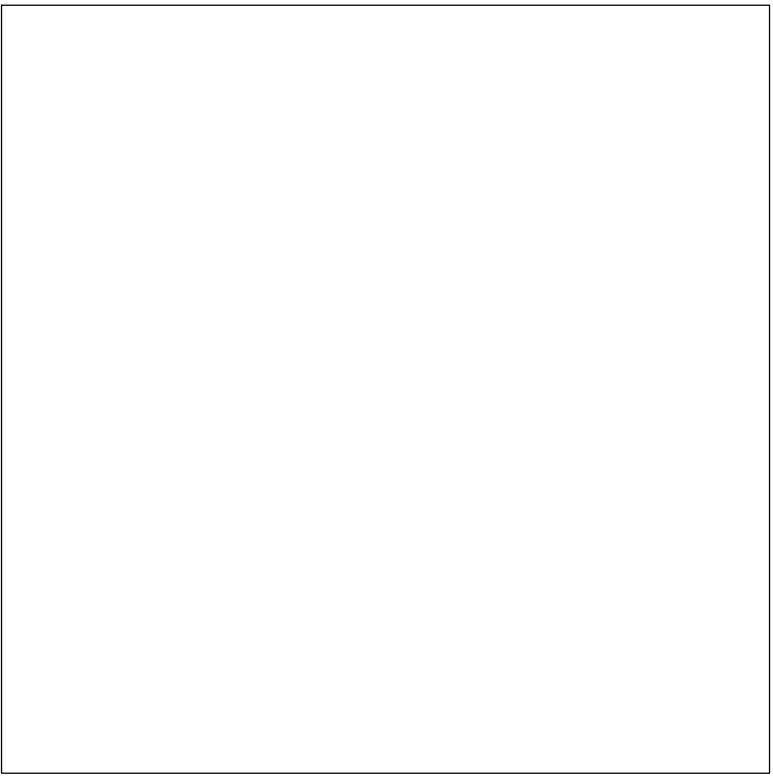
06

LOOKING SOUTH

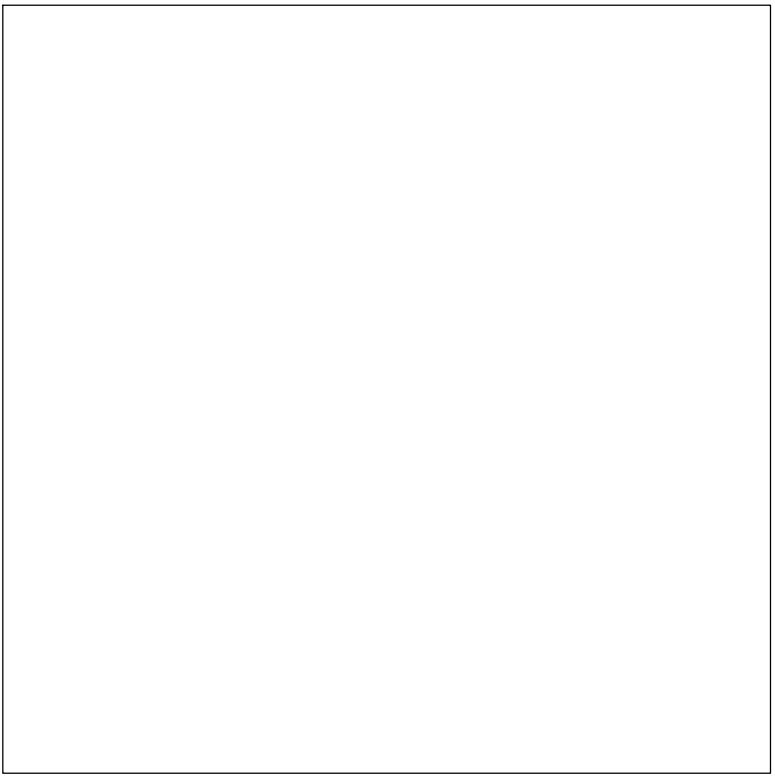


07

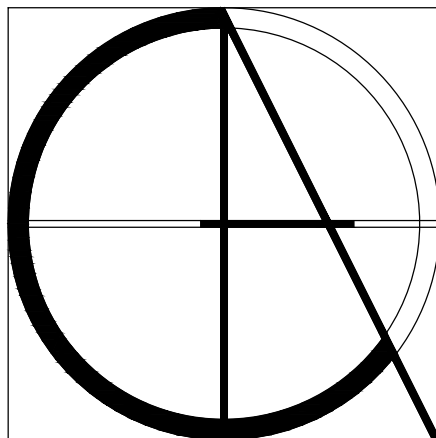
LOOKING WEST



AMENDMENT STAMP



ZONING STAMP

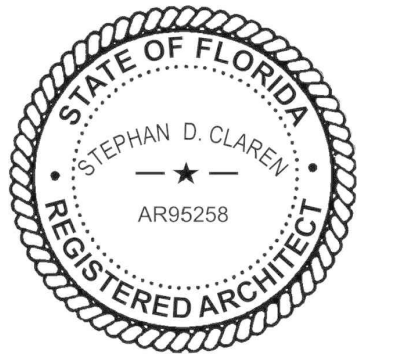


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SEAL

PROJECT #	24-010
DATE	3-15-24
REV #	DATE
1	4-25-2024
2	10-24-2024
3	1-21-2025
4	5-23-2025
SHEET #	

VIA-1

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