



ARCHITECTURE DESIGN COLLABORATIVE, LLC
ARCHITECTURE | URBAN DESIGN
PLANNING | INTERIORS

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ARCHITECTURE URBAN DESIGN PLANNING INTERIORS



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Date: 2025.12.12 17:50:05 -0500

REVISIONS		
No.	Description	Date

CONSTRUCTION DOCUMENTS FOR
BOYS & GIRLS CLUB OF MARTIN COUNTY THE COLE-CLARK BRANCH
ADDRESS: 11000 SE LARES AVE HOBE SOUND, FL 33455

DWG IDENTIFICATION

REVISED FINAL SITE PLAN

PROJECT	DATE	DESCRIPTION

JOB FILE NUMBER: 1-24116

AS101

SITE PLAN DATA		
PROJECT ADDRESS	11000 SE LARES AVE, HOBE SOUND FL 33455	
PROPERTY ID#	34-38-42-064-001-00010.0	
CRA DISTRICT	HOBE SOUND CRA - DIVISION 5	
SUBDISTRICT	GENERAL	
FUTURE LAND USE	CRA CENTER	
PROPOSED USE/S	INSTITUTIONAL	
EXISTING SITE DATA		
PERVIOUS AREA	1.68 AC	73,060 SF 33%
SOCCER FIELD	0.73 AC	31,694 SF 15%
IMPERVIOUS AREA	1.78 AC	77,742 SF 35%
UPLAND PRESERVE BUFFER	0.85 AC	37,014 SF 17%
TOTAL	5.04 AC	219,530 SF 100%
* 0.85 AC IS LESS 15' RIGHT-OF-WAY DEDICATION PER OR 1731 PG 5 DATED FEBRUARY 13, 2003. ORIGINAL PAMP STATES 0.87 AC, WHICH INCLUDED THE 15' RIGHT-OF-WAY DEDICATION		
PROPOSED SITE DATA		
TOTAL PERVIOUS AREA	3.19 AC	139,108 SF 63%
GREEN SPACE	2.12 AC	92,644 SF 42%
STORM WATER AREA 1	0.11 AC	4,882 SF 2%
STORM WATER AREA 2	0.10 AC	4,243 SF 2%
UPLAND PRESERVE BUFFER	0.86 AC	37,339 SF 17%
TOTAL IMPERVIOUS AREA	1.87 AC	81,421 SF 37%
BUILDINGS	0.69 AC	29,942 SF 13%
PAVEMENT/CONCRETE	1.18 AC	51,479 SF 24%
TOTAL	5.06 AC	220,529 SF 100%
RIGHT-OF-WAY DEDICATION	0.03 AC	1,148 SF
RIGHT-OF-WAY TAKING	0.05 AC	2,148 SF
DEVELOPMENT STANDARDS		
REQUIRED	PROPOSED	
LOT AREA	5,000 SF MIN	220,529 SF
LOT WIDTH	50' MIN	1
BUILDING HEIGHT IN STORES (FEET)	2	30' 1 35'
* 35' BLDG. HEIGHT APPROVED AS PART OF ORDINANCE 12308 *GYMNASIUM DEVELOPED AS PART OF AN INSTITUTIONAL USE MAY BE CONSTRUCTED TO A MAXIMUM HEIGHT OF 35'		
BUILDING COVERAGE	60% MAX	13.3%
OPEN SPACE	20% MIN	63%

BUILDING TYPE & FRONTAGE TYPE			
BUILDING TYPE	SHOPFRONT BUILDING		
ARCHITECTURAL STYLE	CONTEMPORARY		
BUILDING FOOTPRINT	CLUB	FIELD BUILDING	28,142 SF
	OUTDOOR CLASSROOM		1,000 SF
CEILING HEIGHT OF FIRST FLOOR	REQUIRED	12'	PROVIDED
			VARIABLES: 10' GYM, 20' BELLOW STRUCTURE
FRONTAGE TYPE (PRIMARY STREET)	REQUIRED	PROVIDED	STOOP

BUILDING PLACEMENT - CLUB			
REQUIRED	PROVIDED		
FRONTAGE (%)	70% MIN	63%	
FRONT BUILD-TO-ZONE	0' MIN - 15' MAX	0'-2"	
SIDE AT STREET BUILD-TO-ZONE	0' MIN - 15' MAX	7'-3"	
SIDE AT PROPERTY LINE SETBACK	0' OR 5'	201'-10' 12"	
REAR YARD SETBACK	10' MIN'S MIN WITH ALLEY	326'-9"	
BUILDING PLACEMENT	FIELD HOUSE PROVIDED	GARDEN DECK PROVIDED	SOIL BIN PROVIDED
FRONT BUILD-TO-ZONE	199'-0"	173'-11"	163'-10"
SIDE AT STREET BUILD-TO-ZONE	347'-0"	305'-6"	389'-2"
SIDE AT PROPERTY LINE SETBACK	177'-0"	105'-8"	5'-8" FROM PRESERVE
REAR YARD SETBACK	347'-2"	252'-8"	292'-1"

PARKING PLACEMENT			
REQUIRED	PROVIDED		
DAYCARE 1/EMPLOYEE:	30	30	SEE PARKING SCHEDULE
DAYCARE 1/10 PEOPLE:	189	19	
GYM (NON-CONCURRENT USE) GYM			
BUILDING HEIGHT IN STORES (FEET)	2	30' 1 35'	
TOTAL REQUIRED:	49		

NOTE: THE STUDENTS ARE TRANSPORTED TO FACILITY BY A SCHOOL BUS, AND ARE THEN PICKED UP BY THEIR PARENTS.

Raul Ocampo Jr.

REVISIONS			

NOTE: FOR THE SAFETY AND PRIVACY OF THE CHILDREN, WE HAVE POSITIONED THE WINDOW SILLS BETWEEN 4" TO 6" TO THIS ADJUSTMENT ENSURES THAT WHILE NATURAL LIGHT IS STILL ALLOWED INTO THE SPACE, VISIBILITY INTO THE FACILITY IS MINIMIZED, PROTECTING THE CHILDREN FROM EXTERNAL EXPOSURE.

NOTE: DESIGN STANDARDS AND PLACEMENT OF SIGNS WILL BE REVIEWED VIA SEPARATE BUILDING PERMIT

NOTE: SECTION 12.5.05 OF THE BUILDING TYPE AND FRONTAGE TYPE STANDARD TABLE HS-5.01 SHOPFRONT BUILDING FOR DIVISION 5 HOBE SOUND, THE MINIMUM BUILDING TRANSPARENCY FOR THE GROUND LEVEL SHOULD BE BETWEEN 40-70% DUE TO THE HEIGHT OF THE WINDOW SILLS. WE DO NOT COMPLY WITH THE MINIMUM TRANSPARENCY REQUIREMENT ON EACH FACADE FACING LARES AVENUE AND EDWYN COURT.

NOTE: SECTION 12.5.05 OF THE BUILDING TYPE AND FRONTAGE TYPE STANDARD TABLE HS-5.01 SHOPFRONT BUILDING FOR DIVISION 5 HOBE SOUND, THE MINIMUM SETBACK FOR THE FRONT IS 30 FEET, AND WE ARE PROVIDING 15'-10" TO MAINTAIN SOME OF THE EXISTING PARKING ALLOT, TO FURTHER ENHANCE THE STREETScape AND PROVIDE ADDITIONAL SCREENING, WE ARE INCORPORATING PLANTING ALONG LARES AVENUE TO BUFFER THE PARKING LOT FROM PUBLIC VIEW.

NOTE: MARTIN COUNTY LDR, TABLE HS-5 IN SECTION 12.5.04, PRESCRIBES THAT THE SHOPFRONT BUILDING TYPE IS ONLY PERMITTED IN THE GENERAL SUBDISTRICT WHEN FACING US-1 FEDERAL HIGHWAY. WE ARE REQUESTING TO INCLUDE THIS USE OF THIS BUILDING TYPE AS ALTERNATIVE COMPLIANCE.

NOTE: SECTION 12.5.05 OF THE BUILDING TYPE AND FRONTAGE TYPE STANDARD TABLE HS-5.01 SHOPFRONT BUILDING FOR DIVISION 5 HOBE SOUND, THE MINIMUM FRONTAGE BUILDOUT IS 70% AND WE ARE PROVIDING 63%, AND WE ARE KINDLY REQUESTING AN ALTERNATIVE COMPLIANCE.

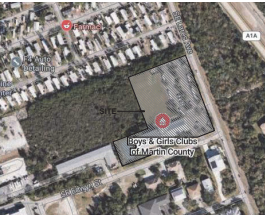
NOTE: A. NEW CONSTRUCTION INCLUDING FILL PROPOSED ADJACENT TO WETLAND BUFFER ZONES AND UPLAND PRESERVE AREAS) SHALL BE SET BACK A MINIMUM OF TEN FEET FOR PRIMARY STRUCTURES, SETBACKS FOR ACCESSORY STRUCTURES, SUCH AS, BUT NOT LIMITED TO, POOL DECKS, SCREEN ENCLOSURES AND DRIVEWAYS, SHALL BE FIVE FEET.

B. BOUNDARY MARKERS WILL BE PLACED AT THE CORNERS OF RESIDENTIAL LOTS ADJACENT TO PRESERVE AREAS. ADDITIONAL PRESERVE SIGNS WILL BE AT LEAST 11 X 14 INCHES IN SIZE AND WILL BE POSTED IN CONSPICUOUS LOCATIONS ALONG THE PRESERVE AREA BOUNDARY, AT A FREQUENCY OF NO LESS THAN ONE (1) SIGN PER 500 FEET.

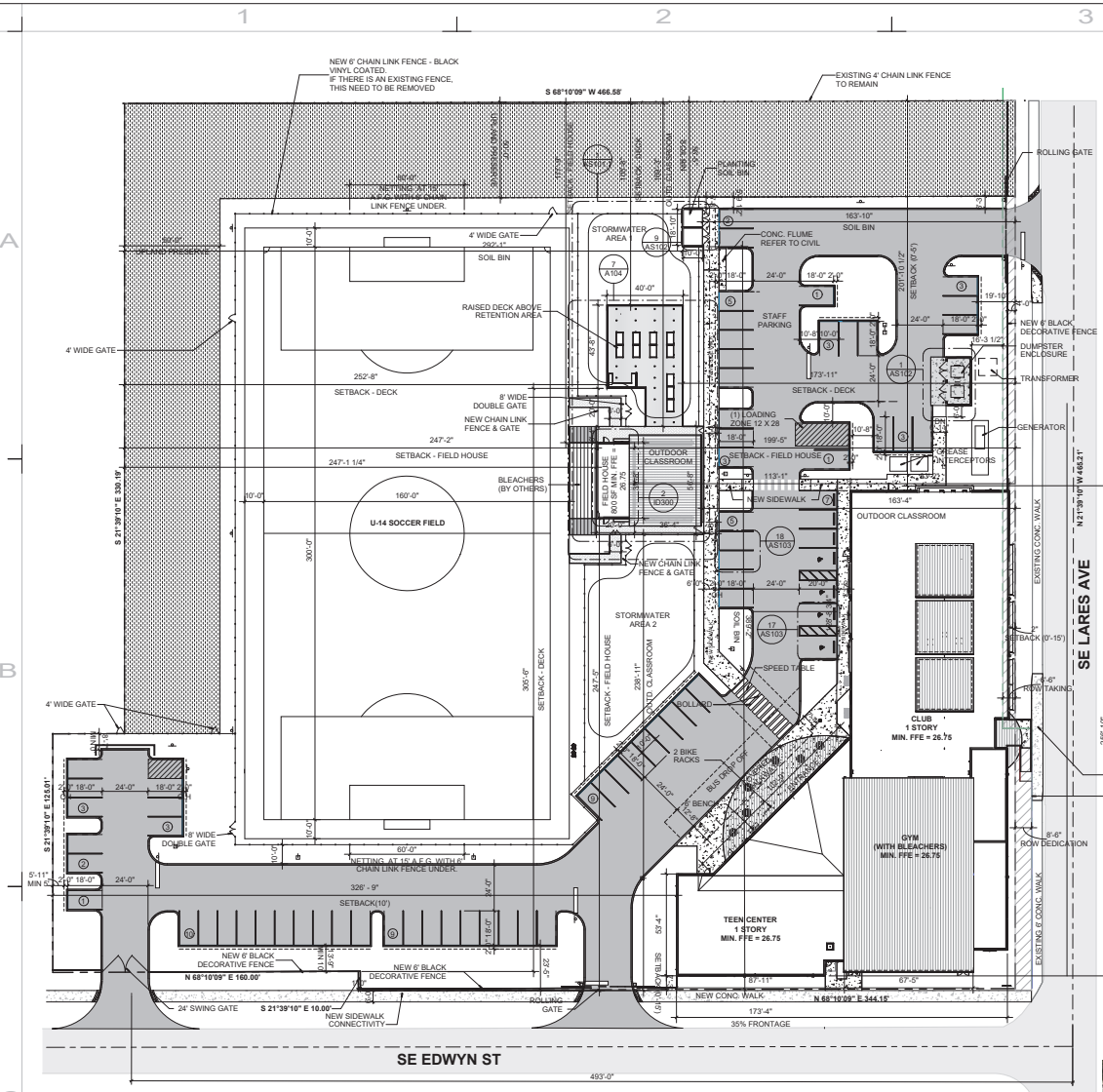
C. GRADED AREAS ADJACENT TO PRESERVE AREAS SHALL NOT EXCEED A SLOPE OF ONE FOOT VERTICAL TO FOUR FEET HORIZONTAL. ALL SLOPES SHALL BE PROPERLY STABILIZED UPON COMPLETION OF CONSTRUCTION TO THE SATISFACTION OF THE COUNTY ENGINEER.

D. ALL PROHIBITED EXOTIC PLANT SPECIES SHALL BE REMOVED FROM THE SITE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PERPETUAL MAINTENANCE IS REQUIRED TO PROHIBIT THE REESTABLISHMENT OF INVASIVE EXOTIC SPECIES WITHIN PRESERVE AREAS AND PLANTED LANDSCAPE OR LAKE LITTORAL AREAS AND STORMWATER MANAGEMENT AREAS AS PROVIDED ON THE PLANS APPROVED WITH THE DEVELOPMENT ORDER.

E. ALL PRESERVE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PRESERVE AREA MANAGEMENT PLAN (PAMP).



LOCATION MAP
SCALE: 1" = 300'-0"



PARKING PROVIDED			
TYPE	DESCRIPTION	AREA	PARKING PROVIDED
10' X 20'	PARKING SPACE	10' X 20' 90 DEG PARKING SPACE	86
ADA	PARKING SPACE	ADA PARKING SPACE 12' X 20'	4
Grand Total			70

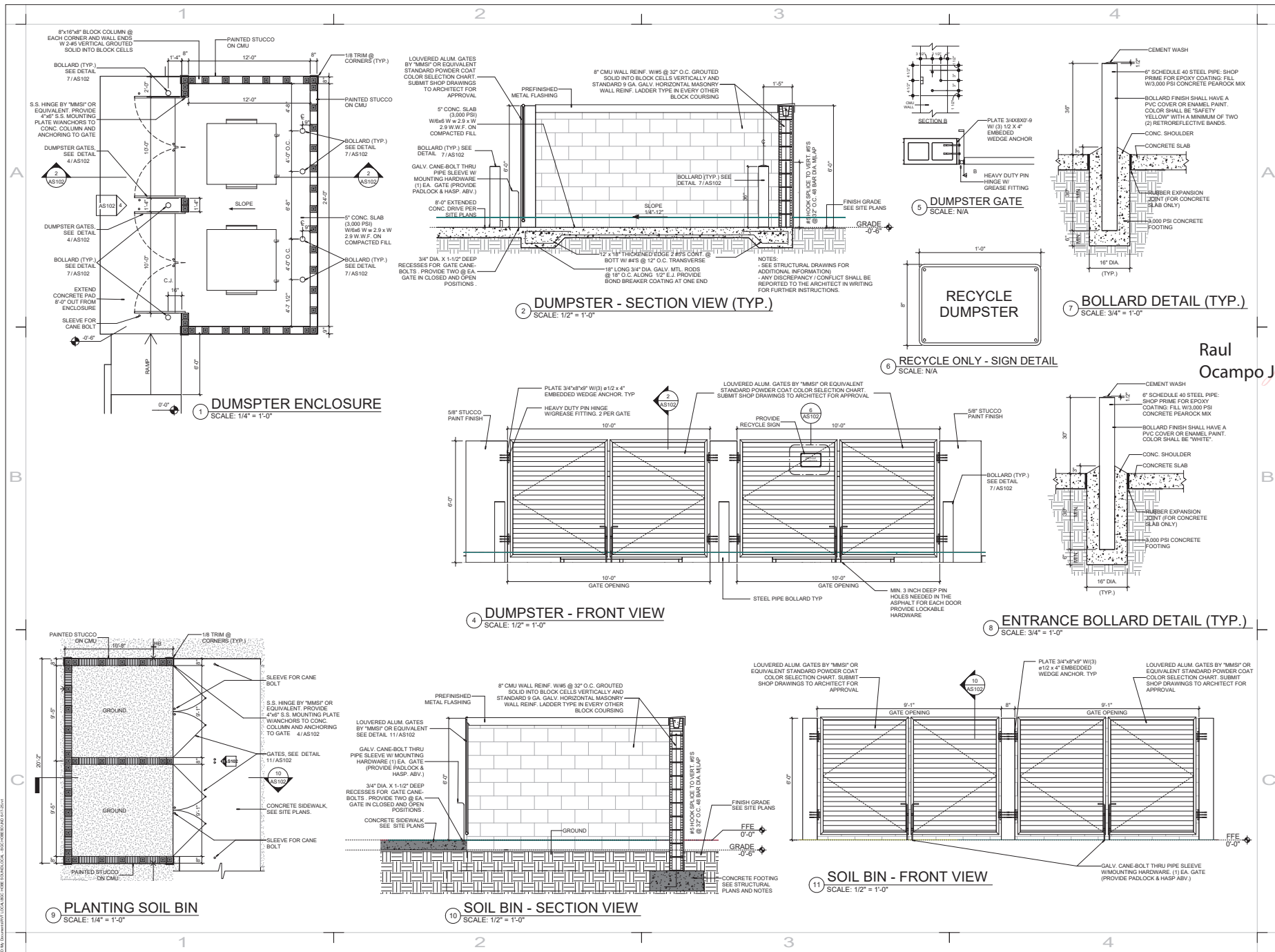
AREA SCHEDULE (GROSS BLDG)	
Name	Area
OUTDOOR CLASSROOM	1000 SF
BOYS & GIRLS CLUB	12872 SF
GYM AND BLEACHERS	10004 SF
TEEN CENTER	5298 SF
FIELD BUILDING	800 SF
	800 SF
	29642 SF

REVISED FINAL SITE PLAN
SCALE: 1" = 30'-0"

NOTE: ARCHITECTURAL SITE PLAN, CIVIL ENGINEERING & LANDSCAPE DRAWINGS SHALL BE WORKED TOGETHER, G.C. TO COORDINATE ALL SITE ELEMENTS WITH ALL DISCIPLINES. CIVIL & LANDSCAPE DRAWINGS TO TAKE PRECEDENCE IN CASE OF CONFLICT. ANY DISCREPANCY/CONFLICT SHALL BE REPORTED TO THE ARCHITECT IN WRITING FOR FURTHER INSTRUCTIONS.

REFER TO CIVIL PLANS FOR TRAFFIC SIGNAGE AND PAVEMENT MARKING

24 NOV 2025 11:41 AM
 2. NEW DOCUMENTATION: REVISED FINAL SITE PLAN
 25 NOV 2025 11:41 AM



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Date: 2025.12.17 15:51:45 -05'00'

REVISIONS		
No.	Description	Date

DESIGN DEVELOPMENT FOR:
BOYS & GIRLS CLUB
OF MARTIN COUNTY
THE COLE-CLARK BRANCH
ADDRESS:
11000 BE LAKES AVE. FLORENCE, SC 29506

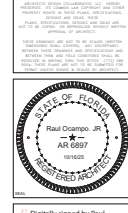
DWG IDENTIFICATION			
PROJECT	DATE	DESCRIPTION	SCALE

JOB FILE NUMBER:
I-24116
AS102



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REVISIONS

No.	Description	Date

DESIGN DEVELOPMENT FOR:

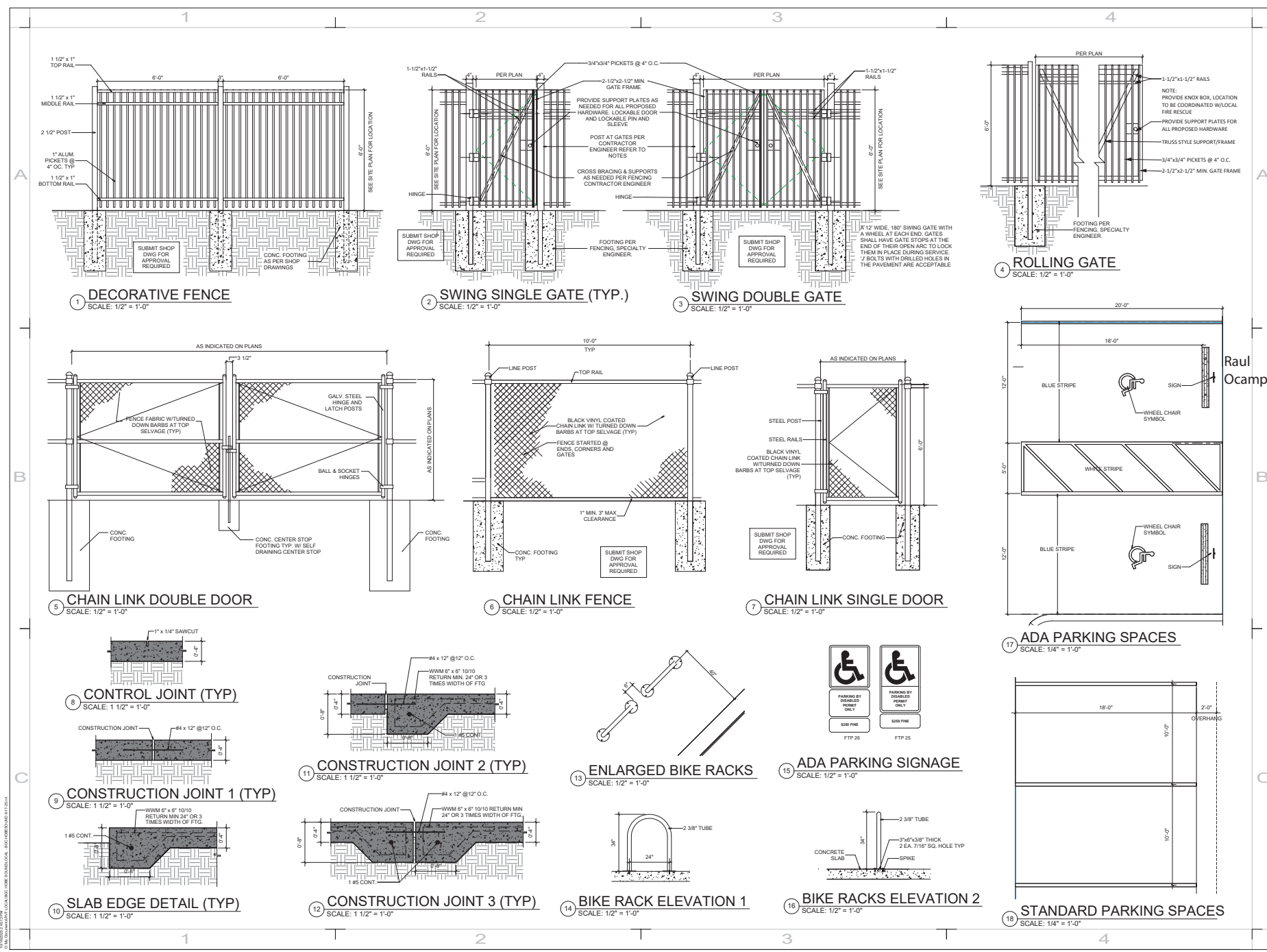
BOYS & GIRLS CLUB
 OF MARTIN COUNTY
 THE COLE-CLARK BRANCH
 ADDRESS:
 1100 SE LANES AVE. HOPE SPRING, FL 32945

DWG IDENTIFICATION

PROJECT	DATE	DESCRIPTION

JOB FILE NUMBER:
 1-24116

AS103



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