

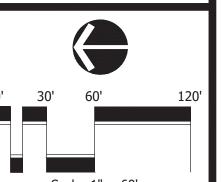


Landscape Architects

Land Planners

Environmental Consultants 1934 Commerce Lane Jupiter, Florida 33458 561.747.6336 Fax 747.137 www.cotleurhearing.com Lic# LC-26000535

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Scale: 1" = 60'				
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05-28-24	03-26-25	05-23-23		

09-09-24 10-13-25 07-19-23 October 13, 2025 11:48:4 a.

> 1 of 8 SHEET

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Drawing: 20-0101 SP_EAST.DW

	Building B (CORE)	
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	LIVE WORK (TYPE	E 8)
BUILDING FOOTPRINT	5,789 SF	
UNIT COUNT	5 UNITS	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	12' MIN	12'
BUILDING HEIGHT (MAX.)	40'	27'-7''
FRONTAGE TYPE	STOREFRONT	
FRONTAGE REGULATIONS		
WIDTH, LENGTH OF FAÇADE	70% MIN.	100%
DOOR RECESS	10' MAX.	0'
STOREFRONT BASE	1' MIN./ 3' MAX.	1'
GLAZING HEIGHT	8' MIN.	8'
FAÇADE TRANSPARENCY (%)	1ST FLOOR 20%-70%	62%
, ,	2ND FLOOR 20%-50%	21%
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	70%	50%*
FRONT BUILD-TO-ZONE	10' MIN./25' MAX.	7'*
SIDE AT STREET BUILD-TO-ZONE	10' MIN	31'
SIDE AT PROPERTY LINE SETBACK	10' MIN	NA
REAR YARD SETBACK	10' MIN	62'
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	15'
SIDE AT STREET SETBACK	10' MIN.	10'
SIDE AT PROPERTY LINE SETBACK	O' MIN	32'
REAR SETBACK	5' MIN./0' W/ALLEY	NA
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED

	BUILDING C (CORE)	
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	LIVE WORK (TYPE	7)
BUILDING FOOTPRINT	3,482 SF	
UNIT COUNT	3	
	ALLOWED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	12' MIN	12'-6"
BUILDING HEIGHT	40'	27'-10"
FRONTAGE TYPE	STOREFRONT	
FRONTAGE REGULATIONS		
WIDTH, LENGTH OF FAÇADE	70% MIN.	100%
DOOR RECESS	10' MAX.	0'
STOREFRONT BASE	1' MIN./ 3' MAX.	1'
GLAZING HEIGHT	8' MIN.	8'
FAÇADE TRANSPARENCY (%)	1ST FLOOR 20%-70%	34%
	2ND FLOOR 20%-50%	31%
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	70%	50%*
FRONT BUILD-TO-ZONE	10' MIN./25' MAX.	9'*
SIDE AT STREET BUILD-TO-ZONE	10' MIN	44'
SIDE AT PROPERTY LINE SETBACK	10' MIN	13.2'
REAR YARD SETBACK	10' MIN	NA
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	NA
SIDE AT STREET SETBACK	10' MIN.	NA
SIDE AT PROPERTY LINE SETBACK	0' MIN	NA
REAR SETBACK	5' MIN./0' W/ALLEY	NA
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED

	BUILDING D (CORE)	
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	APARTMENT (TYPE 16)
BUILDING FOOTPRINT	9,687 SI	=
UNIT COUNT	22	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	NA	9'-10"
BUILDING HEIGHT (MAX)	40'	37'-2"
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	NA	NA
FRONT BUILD-TO-ZONE	10' MIN./25'MAX.	NA
SIDE AT STREET BUILD-TO-ZONE	10'MIN./15'MAX	NA
SIDE AT PROPERTY LINE SETBACK	5' MIN.	73'
REAR YARD SETBACK	5' MIN./0' MIN. W/ ALLEY	NA
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	NA
SIDE AT STREET SETBACK	10' MIN.	NA
SIDE AT PROPERTY LINE SETBACK	5' MIN./0'MIN.W/ALLEY	10'
REAR SETBACK	5' MIN./0' W/ALLEY	NA
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED

I	BUILDING E (CORE)	
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	APARTMENT (TYPE 16)
BUILDING FOOTPRINT	9,687 S	F
UNIT COUNT	22	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	NA	9'-10"
BUILDING HEIGHT (MAX)	40'	37'-2"
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	NA	NA
FRONT BUILD-TO-ZONE	10' MIN./25'MAX.	NA
SIDE AT STREET BUILD-TO-ZONE	10'MIN./15'MAX	NA
SIDE AT PROPERTY LINE SETBACK	5' MIN.	79'
REAR YARD SETBACK	5' MIN./0' MIN. W/ ALLEY	NA
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	NA
SIDE AT STREET SETBACK	10' MIN.	NA
SIDE AT PROPERTY LINE SETBACK	5' MIN./0'MIN.W/ALLEY	16'
REAR SETBACK	5' MIN./0' W/ALLEY	NA
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED

	BUILDING F (CORE)	
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	APARTMENT (TYPE 16)
BUILDING FOOTPRINT	9,687 S	F
UNIT COUNT	22	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR		9'-10"
BUILDING HEIGHT (MAX)	40'	37'-2"
FRONTAGE TYPE	Apartmer	nts
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	NA	NA
FRONT BUILD-TO-ZONE	10' MIN./25'MAX.	NA
SIDE AT STREET BUILD-TO-ZONE	10'MIN./15'MAX	NA
SIDE AT PROPERTY LINE SETBACK	5' MIN.	73'
REAR YARD SETBACK	5' MIN./0' MIN. W/ ALLEY	NA
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	NA
SIDE AT STREET SETBACK	10' MIN.	NA
SIDE AT PROPERTY LINE SETBACK	5' MIN./0'MIN.W/ALLEY	10'
REAR SETBACK	5' MIN./0' W/ALLEY	NA
BICYCLE OR PEDESTRIAN AMENITIES	NA	NA

	BUILDING G (CORE)	
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	APARTMENT (TYPE 16)
BUILDING FOOTPRINT	9,687 S	F
UNIT COUNT	22	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	NA	9'-10"
BUILDING HEIGHT (MAX)	40'	37'-2"
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	NA	NA
FRONT BUILD-TO-ZONE	10' MIN./25'MAX.	NA
SIDE AT STREET BUILD-TO-ZONE	10'MIN./15'MAX	NA
SIDE AT PROPERTY LINE SETBACK	5' MIN.	77.1'
REAR YARD SETBACK	5' MIN./0' MIN. W/ ALLEY	NA
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	NA
SIDE AT STREET SETBACK	10' MIN.	NA
SIDE AT PROPERTY LINE SETBACK	5' MIN./0'MIN.W/ALLEY	15.5'
REAR SETBACK	5' MIN./0' W/ALLEY	NA
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED

BUILDIN	NG H (CORE/WATERFONT)	
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	APARTMENT (ΓΥΡΕ 16)
BUILDING FOOTPRINT	9,687 SI	=
UNIT COUNT	22	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR		9'-10"
BUILDING HEIGHT (MAX)	40'	37'-2"
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	NA	NA
FRONT BUILD-TO-ZONE	10' MIN./25'MAX.	NA
SIDE AT STREET BUILD-TO-ZONE	10'MIN./15'MAX	NA
SIDE AT PROPERTY LINE SETBACK	5' MIN.	78'
REAR YARD SETBACK	5' MIN./0' MIN. W/ ALLEY	NA
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	NA
SIDE AT STREET SETBACK	10' MIN.	NA
SIDE AT PROPERTY LINE SETBACK	5' MIN./O'MIN.W/ALLEY	14'
REAR SETBACK	5' MIN./0' W/ALLEY	NA
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED

BUIL	DING I (WATERFRONT)	
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	APARTMENT (TYPE 3)
BUILDING FOOTPRINT	9,687 SF	=
UNIT COUNT	22	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR		9'-4"
BUILDING HEIGHT	40'	36'-6"
FRONTAGE TYPE	NONE*	
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	NA	NA
FRONT BUILD-TO-ZONE	10' MIN./25'MAX.	84'*
SIDE AT STREET BUILD-TO-ZONE	10'MIN./15'MAX	NA
SIDE AT PROPERTY LINE SETBACK	5'MIN.	32.5'
REAR YARD SETBACK	10' MIN./ 5' MIN. W/ALLEY	NA
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	30'
SIDE AT STREET SETBACK	10' MIN.	NA
SIDE AT PROPERTY LINE SETBACK	5'MIN./0'MIN.W/ALLEY	10'
REAR SETBACK	5'MIN./0'MIN.W/ALLEY	NA
BICYCLE OR PEDESTRIAN AMENITIES	NA	NA

BUIL	DING J (WATERFRONT)	
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	APARTMENTS (T	YPE 2)
BUILDING FOOTPRINT	9,843 SF	
UNIT COUNT	24	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR		9'-10"
BUILDING HEIGHT	40'	34'-2"
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	NA	NA
FRONT BUILD-TO-ZONE	10' MIN./25'MAX.	NA
SIDE AT STREET BUILD-TO-ZONE	10'MIN./15'MAX	NA
SIDE AT PROPERTY LINE SETBACK	5'MIN.	19'
REAR YARD SETBACK	10' MIN./ 5' MIN. W/ALLEY	NA
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	NA
SIDE AT STREET SETBACK	10' MIN.	NA
SIDE AT PROPERTY LINE SETBACK	5'MIN./0'MIN.W/ALLEY	NA
REAR SETBACK	5'MIN./0'MIN.W/ALLEY	NA
BICYCLE OR PEDESTRIAN AMENITIES	NA	NA

BUIL	DING K (WATERFRONT)	
BUILDING TYPE & FRONTAGE TYPE	•	
BUILDING TYPE	TOWNHOME	(TYPE 5)
BUILDING FOOTPRINT	4,716 S	F
UNIT COUNT	4 UNIT:	S
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR		10'-1/8"
BUILDING HEIGHT	40'	27'-7"
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	NA	NA
FRONT BUILD-TO-ZONE	0' MIN./15' MAX.	NA
SIDE AT STREET BUILD-TO-ZONE	0' MIN./15' MAX.	NA
SIDE AT PROPERTY LINE SETBACK	0' MIN OR 10' MIN	62'
REAR YARD SETBACK	10' MIN./5' MIN. W/ ALLEY	NA
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30' MIN	NA
SIDE AT STREET SETBACK	10' MIN	NA
SIDE AT PROPERTY LINE SETBACK	0' MIN.	10'
REAR SETBACK	5' MIN./0' MIN. W/ ALLEY	NA
BICYCLE OR PEDESTRIAN AMENITIES	NA	NA

BUIL	DING L (WATERFRONT)	
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE APARTMENT (TYPE 3)		
BUILDING FOOTPRINT	9,687 SF	:
UNIT COUNT	22	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR		9'-4"
BUILDING HEIGHT	40'	36'-6"
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	NA	NA
FRONT BUILD-TO-ZONE	10' MIN./25'MAX.	NA
SIDE AT STREET BUILD-TO-ZONE	10'MIN./15'MAX	NA
SIDE AT PROPERTY LINE SETBACK	5'MIN.	59'
REAR YARD SETBACK	10' MIN./ 5' MIN. W/ALLEY	30'
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	NA
SIDE AT STREET SETBACK	10' MIN.	NA
SIDE AT PROPERTY LINE SETBACK	5'MIN./0'MIN.W/ALLEY	10'
REAR SETBACK	5'MIN./0'MIN.W/ALLEY	NA
BICYCLE OR PEDESTRIAN AMENITIES	NA	NA

BUILI	DING M (WATERFRONT)		
BUILDING TYPE & FRONTAGE TYPE			
BUILDING TYPE	OFFICE (TYPE 1)		
BUILDING FOOTPRINT	5,497 SF		
UNIT COUNT	N/A		
	REQUIRED	PROVIDED	
CEILING HEIGHT OF FIRST FLOOR	12' MIN.	12'-10"	
BUILDING HEIGHT	40'	34'-2"	
BUILDING PLACEMENT	REQUIRED	PROVIDED	
FRONTAGE (%)	NA	N/A	
FRONT BUILD-TO-ZONE	10' MIN./15' MAX.	N/A	
SIDE AT STREET BUILD-TO-ZONE	10' MIN./15' MAX.	N/A	
SIDE AT PROPERTY LINE SETBACK	0' OR 5'	54'	
REAR YARD SETBACK	10' MIN./5' MIN. W/ ALLEY	N/A	
PARKING PLACEMENT	REQUIRED	PROVIDED	
FRONT SETBACK	30'	N/A	
SIDE AT STREET SETBACK	10' MIN.	N/A	
SIDE AT PROPERTY LINE SETBACK	0' MIN.	N/A	
REAR SETBACK	5'MIN./0'MIN.W/ALLEY	N/A	
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED	

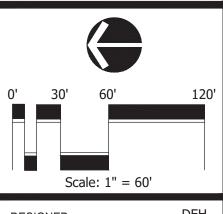


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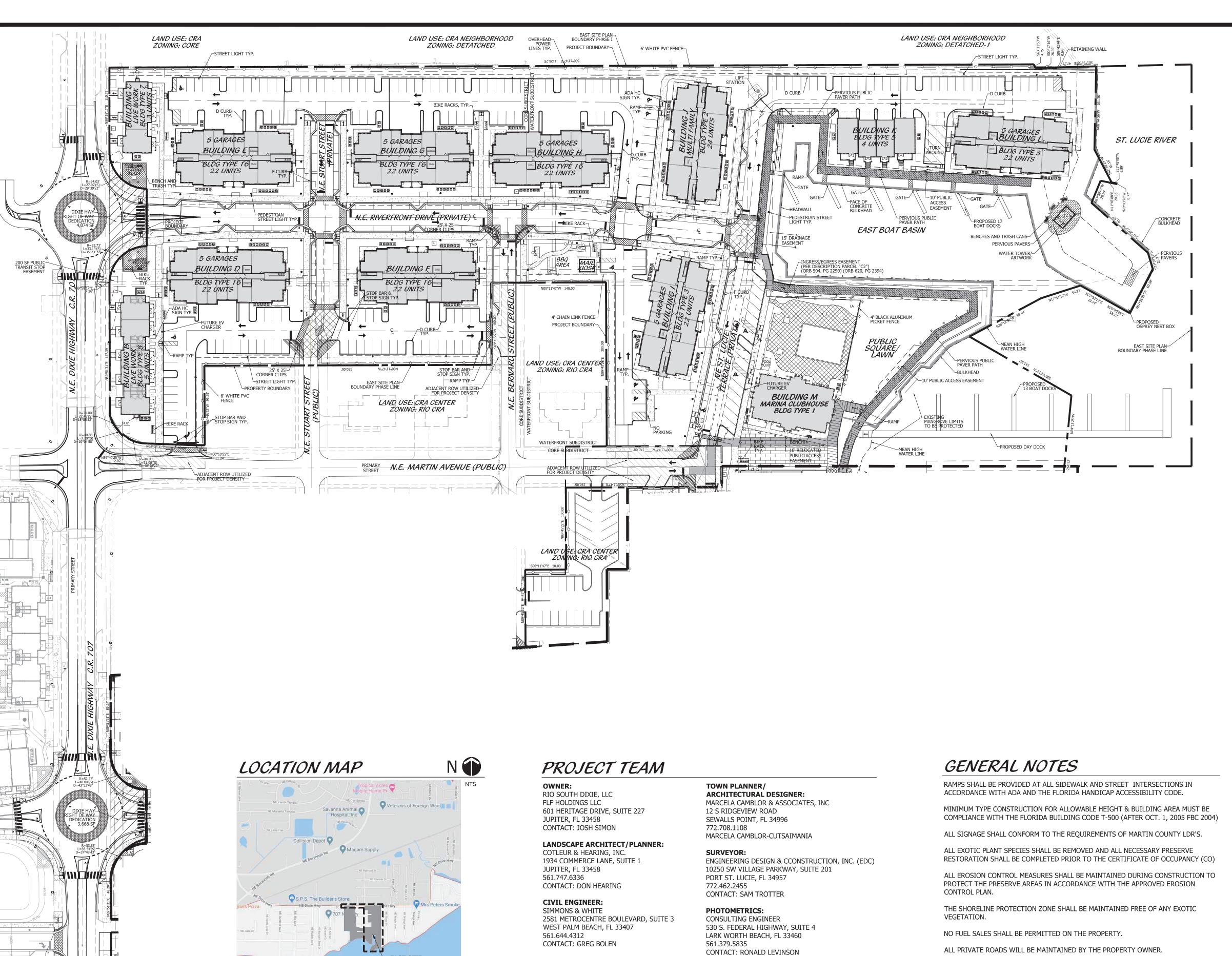


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SHEET 2 OF 8

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407.660.8900

1770 FENNELL STREET

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CONTACT: CRISITIAN OQUENDO

ENVIRONMENTAL CONSULTANT:

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CONTACT: JENNIFER ACEVEDO

PO BOX 1421

STUART, FL 34995

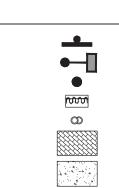
- EAST SITE

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ALL PUBLIC RIGHT OF WAYS WILL BE MAINTAINED BY MARTIN COUNTY.

LEGEND

HANDICAP LANDSCAPE AREA LANDSCAPE BUFFER SETBACK OVERHANG FIRE HYDRAN SIDEWALK **TYPICAL** UTILITY EASEMENT DRAINAGE EASEMENT CENTER LINE SHORELINE PROTECTION ZONE



STOP SIGN PARKING LIGHT DECORATIVE STREET LIGHT BIKE RACK DUAL HUMAN & DOG DRINKING FOUNTAIN PERVIOUS PAVERS CONCRETE SIDEWALK PAVER WALKWAY

BOARDWALK

RIVERWALK PUBLIC ACCESS EASEMENT

Revised Final Site Plan



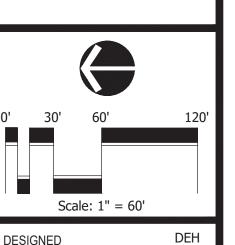
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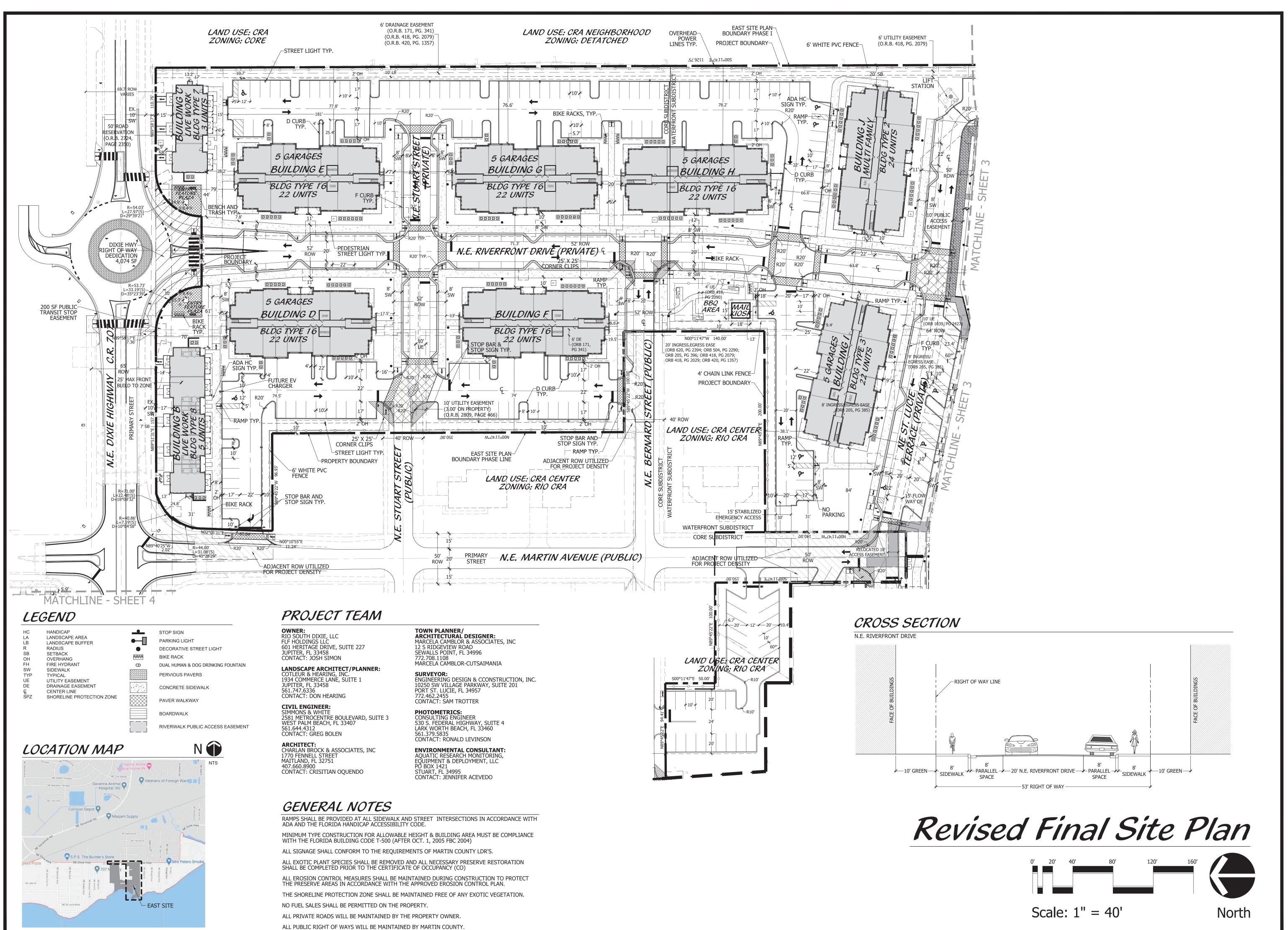
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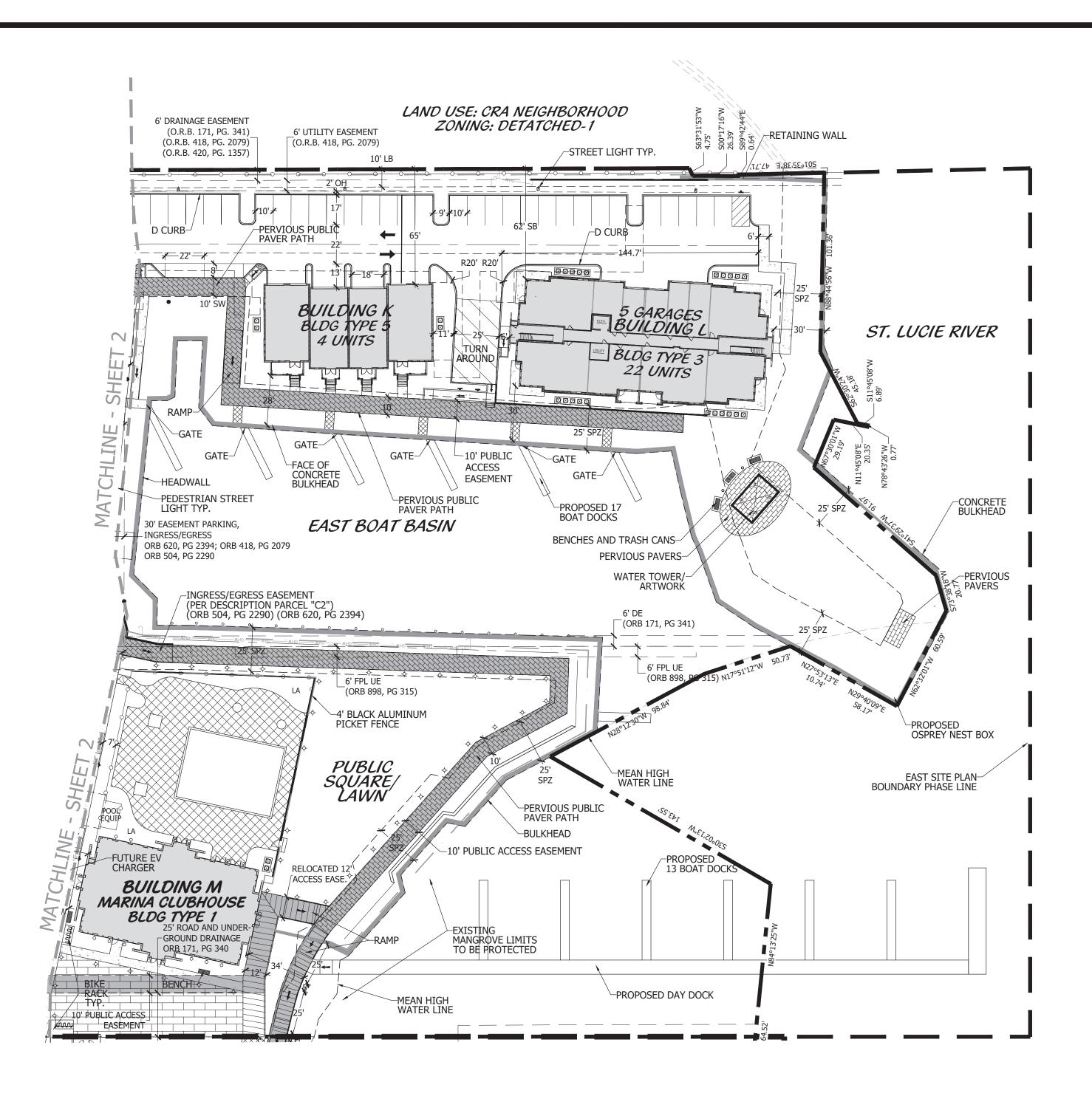
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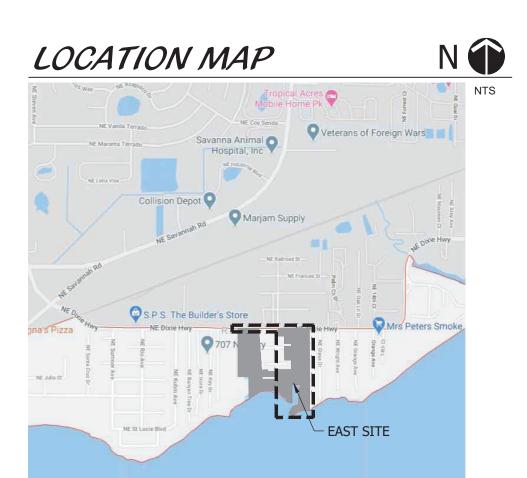
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PROJECT TEAM

OWNER: RIO SOUTH DIXIE, LLC FLF HOLDINGS LLC 601 HERITAGE DRIVE, SUITE 227

JUPITER, FL 33458 CONTACT: JOSH SIMON LANDSCAPE ARCHITECT/PLANNER:

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TOWN PLANNER/ ARCHITECTURAL DESIGNER: MARCELA CAMBLOR & ASSOCIATES, INC 12 S RIDGEVIEW ROAD SEWALLS POINT, FL 34996 772.708.1108

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> **PHOTOMETRICS:** CONSULTING ENGINEER 530 S. FEDERAL HIGHWAY, SUITE 4 LARK WORTH BEACH, FL 33460 561.379.5835 CONTACT: RONALD LEVINSON

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CONTACT: SAM TROTTER

ENVIRONMENTAL CONSULTANT: AQUATIC RESEARCH MONITORING, EQUIPMENT & DEPLOYMENT, LLC PO BOX 1421 STUART, FL 34995 CONTACT: JENNIFER ACEVEDO

GENERAL NOTES

RAMPS SHALL BE PROVIDED AT ALL SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.

MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT & BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE T-500 (AFTER OCT. 1, 2005 FBC 2004) ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF MARTIN COUNTY LDR'S.

ALL EXOTIC PLANT SPECIES SHALL BE REMOVED AND ALL NECESSARY PRESERVE

RESTORATION SHALL BE COMPLETED PRIOR TO THE CERTIFICATE OF OCCUPANCY (CO)

ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED DURING CONSTRUCTION TO PROTECT THE PRESERVE AREAS IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN.

THE SHORELINE PROTECTION ZONE SHALL BE MAINTAINED FREE OF ANY EXOTIC VEGETATION.

NO FUEL SALES SHALL BE PERMITTED ON THE PROPERTY.

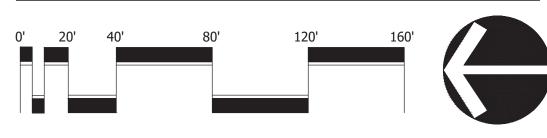
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LEGEND

HANDICAP STOP SIGN LANDSCAPE AREA PARKING LIGHT LANDSCAPE BUFFER **RADIUS** DECORATIVE STREET LIGHT SETBACK BIKE RACK OVERHANG FIRE HYDRANT DUAL HUMAN & DOG DRINKING FOUNTAIN SIDEWALK PERVIOUS PAVERS **TYPICAL** UTILITY EASEMENT DRAINAGE EASEMENT CONCRETE SIDEWALK CENTER LINE SHORELINE PROTECTION ZONE PAVER WALKWAY BOARDWALK RIVERWALK PUBLIC ACCESS EASEMENT





North

Scale: 1'' = 40'

Cotleur & Hearing Landscape Architects Land Planners **Environmental Consultants**

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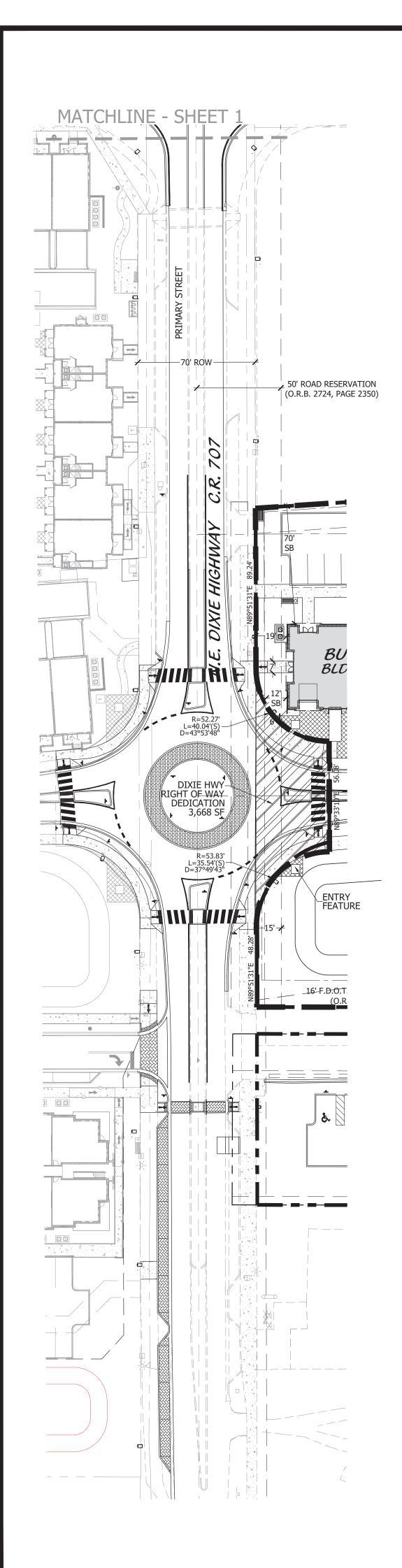
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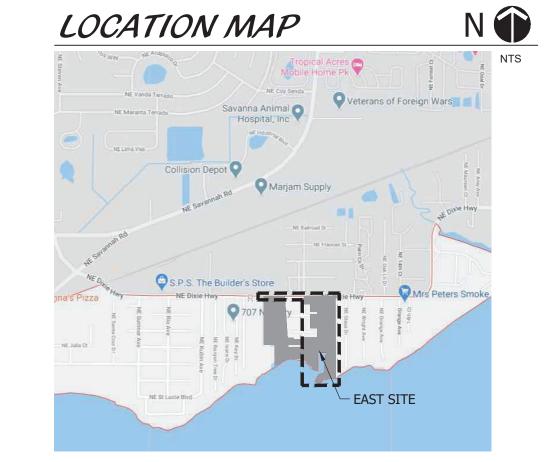
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CONTACT: SAM TROTTER PHOTOMETRICS:

CONSULTING ENGINEER 530 S. FEDERAL HIGHWAY, SUITE 4 LARK WORTH BEACH, FL 33460 561.379.5835 CONTACT: RONALD LEVINSON

ENVIRONMENTAL CONSULTANT: AQUATIC RESEARCH MONITORING, EQUIPMENT & DEPLOYMENT, LLC PO BOX 1421 STUART, FL 34995 CONTACT: JENNIFER ACEVEDO

GENERAL NOTES

RAMPS SHALL BE PROVIDED AT ALL SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.

MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT & BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE T-500 (AFTER OCT. 1, 2005 FBC 2004)

ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF MARTIN COUNTY LDR'S.

ALL EXOTIC PLANT SPECIES SHALL BE REMOVED AND ALL NECESSARY PRESERVE RESTORATION SHALL BE COMPLETED PRIOR TO THE CERTIFICATE OF OCCUPANCY (CO)

ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED DURING CONSTRUCTION TO PROTECT THE PRESERVE AREAS IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN.

THE SHORELINE PROTECTION ZONE SHALL BE MAINTAINED FREE OF ANY EXOTIC VEGETATION.

NO FUEL SALES SHALL BE PERMITTED ON THE PROPERTY.

ALL PRIVATE ROADS WILL BE MAINTAINED BY THE PROPERTY OWNER.

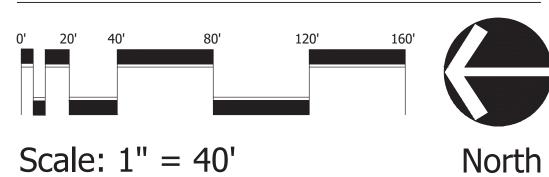
ALL PUBLIC RIGHT OF WAYS WILL BE MAINTAINED BY MARTIN COUNTY.

LEGEND

	HANDICAP	_	STOP SIGN
	LANDSCAPE AREA LANDSCAPE BUFFER	•—	PARKING LIGHT
	RADIUS	•	DECORATIVE STREET LIGHT
	SETBACK OVERHANG	ww	BIKE RACK
	FIRE HYDRANT	0	DUAL HUMAN & DOG DRINKING FOUN
1	SIDEWALK TYPICAL UTILITY EASEMENT		PERVIOUS PAVERS
	DRAINAGE EASEMENT CENTER LINE	a a a	CONCRETE SIDEWALK
	SHORELINE PROTECTION ZONE		PAVER WALKWAY
			BOARDWALK

RIVERWALK PUBLIC ACCESS EASEMENT





North

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Cotleur &

Hearing

Environmental Consultants

Landscape Architects

1934 Commerce Lane

Jupiter, Florida 33458 561.747.6336 · Fax 747.1377 www.cotleurhearing.com

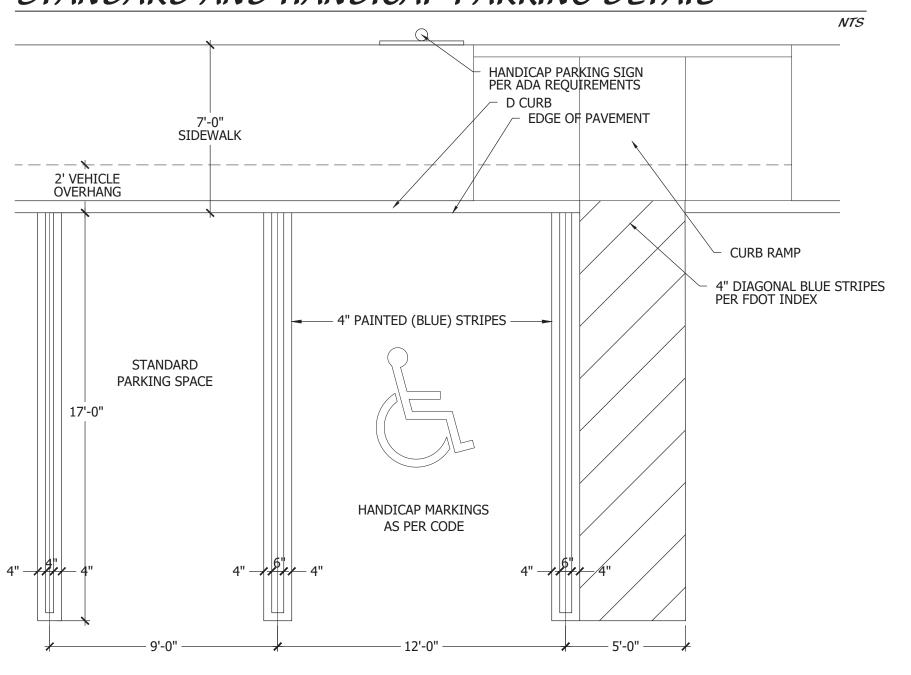
Land Planners

DESIGNED DRAWN_ APPROVED_ 20-0101.0 JOB NUMBER_ 06-03-2 REVISIONS 07-19-23 07-25-22 01-23-24 03-26-25 10-12-22 05-28-24 09-26-25 05-23-23 11-04-24 10-13-25 09-09-24

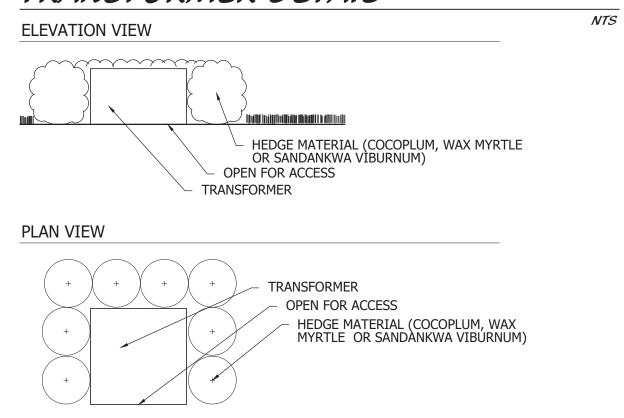
October 13, 2025 11:48:4 a.m Drawing: 20-0101 SP_EAST.DWG

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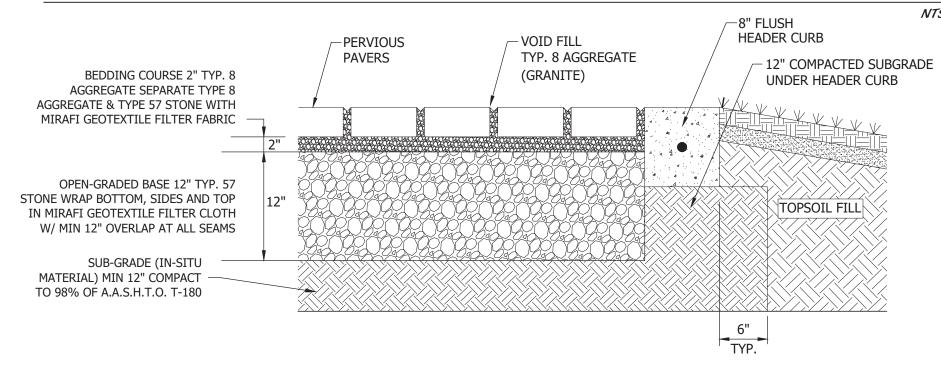
STANDARD AND HANDICAP PARKING DETAIL







PERVIOUS PAVER DETAIL



BIKE RACK DETAIL



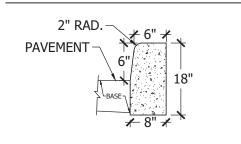
WWW.LANDSCAPEFORMS.COM CONCORD COLLECTION EMERSON BIKE RACK FINISH: POWDER COATED (METALLIC) COLOR: BRONZE

NTS

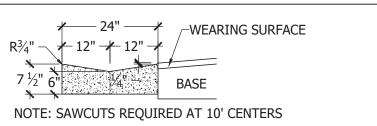
LIGHTING DETAIL



D CURB DETAIL



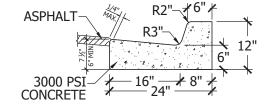
VALLEY CURB DETAIL



NTS

NTS

F CURB DETAIL



NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

TRASH CAN DETAIL

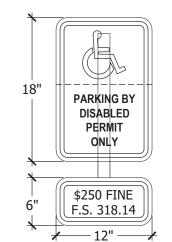


WWW.LANDSCAPEFORMS.COM CONCORD COLLECTION POE LITTER SIDE OPENING FINISH: POWDER COATED (METALLIC) COLOR: BRONZE

BENCH DETAIL



HANDICAP SIGN DETAIL



COLORS: TOP SYMBOL & BORDER = WHITE BOTTOM TEXT & BORDER = BLACK TOP BACKGROUND = BLUE BOTTOM BACKGROUND = WHITE

TEXT & BORDER = BLACK BACKGROUND = WHITE

HANDICAP SYMBOL DETAIL

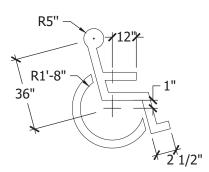
4' BLACK ALUMINUM FENCE DETAIL

NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

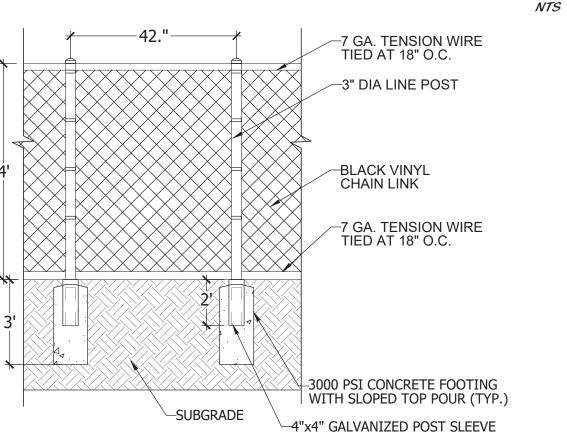
HANDICAP RAMP DETAIL

6-8' CLEARANCE



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS . TYPICAL @ ALL HANDICAP STALLS

CHAIN LINK FENCE DETAIL



Site Details

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Environmental Consultants 1934 Commerce Lane

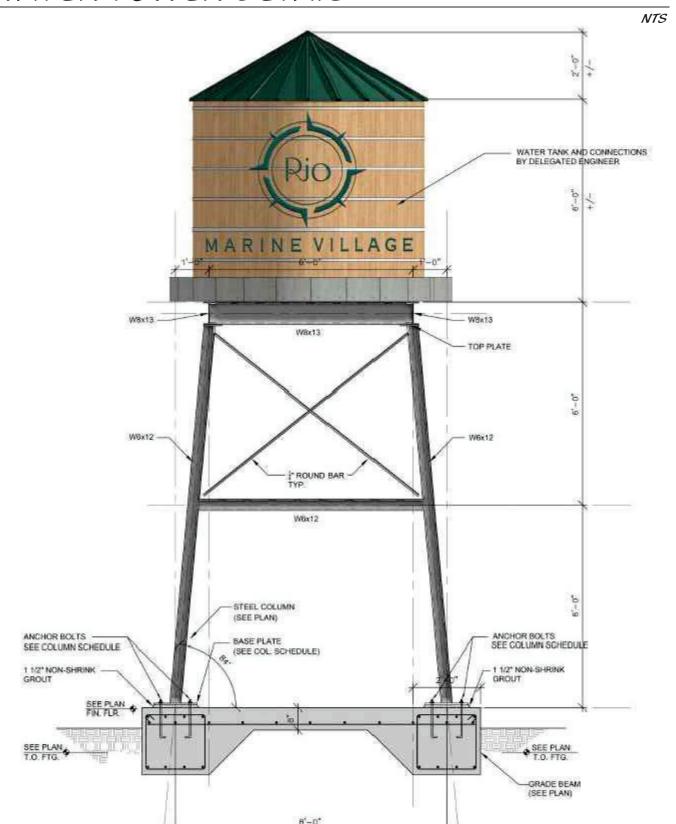
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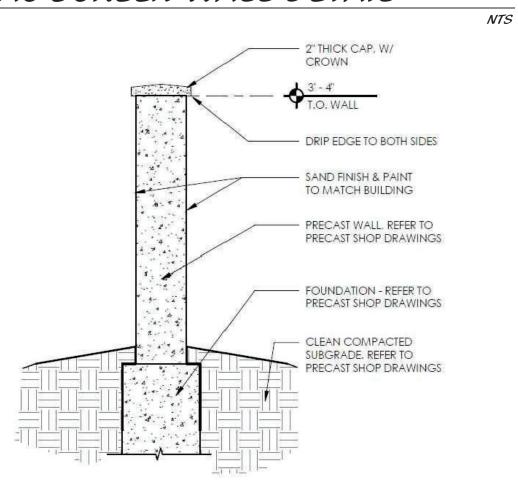
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WATER TOWER DETAIL



AC SCREEN WALL DETAIL



REQUEST#	ALTERNATIVE CODE	COMPLIANCE REQUIREMENT	REQUEST
1	12, §12.3.05 FIGURE R- 5.04	Front Build-to-Zones shall have a minimum of 10' and a maximum of 25'. See figure R- 5.04.	Building I setback from N.E. Martin Avenue 84', deviation of 59' required.
2	12, §12.1.04.7 d.	Sheds, exposed pumps, electrical meters, air conditioning compressors, clothes lines, antennas, satellite dishes, outdoor storage, and similar structures and uses shall not be located between the front of a building and a street.	4' wall screening and landscaping around all AC units on the property.
3	12, §12.3.09	Properties within Waterfront and Core subdistricts are required to plant one tree per 1,000 SF of Site Area.	374 trees are proposed a 66-tree deviation from the 440 required by the site area's square footage.
4	12, §12.3.09.7.a.ii	The side of a vehicular use area abutting a Detached, Detached Estate, Multifamily or Mobile Home that is not part of the subject development shall be planted with trees with a minimum height of 16 feet, 4-foot clear trunk, and four-inch DBH, at 25-foot intervals in a landscape area that is at least ten feet wide. The trees, landscaped buffer and the wall, fence or hedge may be reduced or eliminated with the written consent of the owner of the residential property, which shall be recorded in the public records.	An Alternative design is being proposed for the eastern buffer, reduced tree size specification, to comply with FPL's Right Tree / Right Place Guidelines. Minimum tree height required: The proposed minimum tree height is 12' with a 4' deviation from the requirement.
5	12, §12.1.05 Building types and frontage types	Frontage Type requirements, selection of a frontage type.	Building I does not comply with a frontage type listed within the CRA Code.
6	12, §12.3.05 FIGURE R- 5.07	Front Build-to-Zones shall be a minimum of 10' and a maximum of 25'.	 Building B proposed 7' front setback, a 3' deviation from the requirement. Building C has a proposed 9' front setback, a 1' deviation from the requirement.
7	12, §12.5.04 Development standards	Requires buildings with a Live/Work designation to have a minimum frontage buildout percentage of 70%	The Applicant is requesting a front buildout of 50% deviation of 20% from the required 70%.
8	4, §4.1.664.c.	Not more than 30 percent of all trees shall be palms	The Applicant is requesting that 46% of the total trees planted on site are palms, a 16% deviation from the required 30%.
ALTERN 1	ATIVE COMPLIANCE API	buildings within the RIO CRA with residential units on the first floor to elevate the finish floor elevation (FFE) twenty-one (21) inches above the finished grade along the front building line	Buildings D,E,F,G,H,I,J,K,L will not be elevated 21 inches above the existing grade surrounding the buildings.
2	Section 4.627 Table 4.14.2	90-degree parking stalls are required to have a 20-foot stall depth with a 24-foot drive aisle.	Buildings B, C, D, E, F, G, H, I, and J have 19-foot long parking stall in conjunction with a 22-foot drive aisle. 183 total spaces
3	Section 4.627 Table 4.14.2	60-degree angled parking is required to be 22.3-feet deep in conjunction with a 24-foot aisle when angled parking is provided on both sides of the street.	The Applicant is requesting alternative compliance for a deviation of 4-feet in drive aisle width for a portion of the drive aisle approximately 160-feet in length, and to allow the utilization of a 2-foot overhang as part of the design of 34, 60-degree back-in parking spaces

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