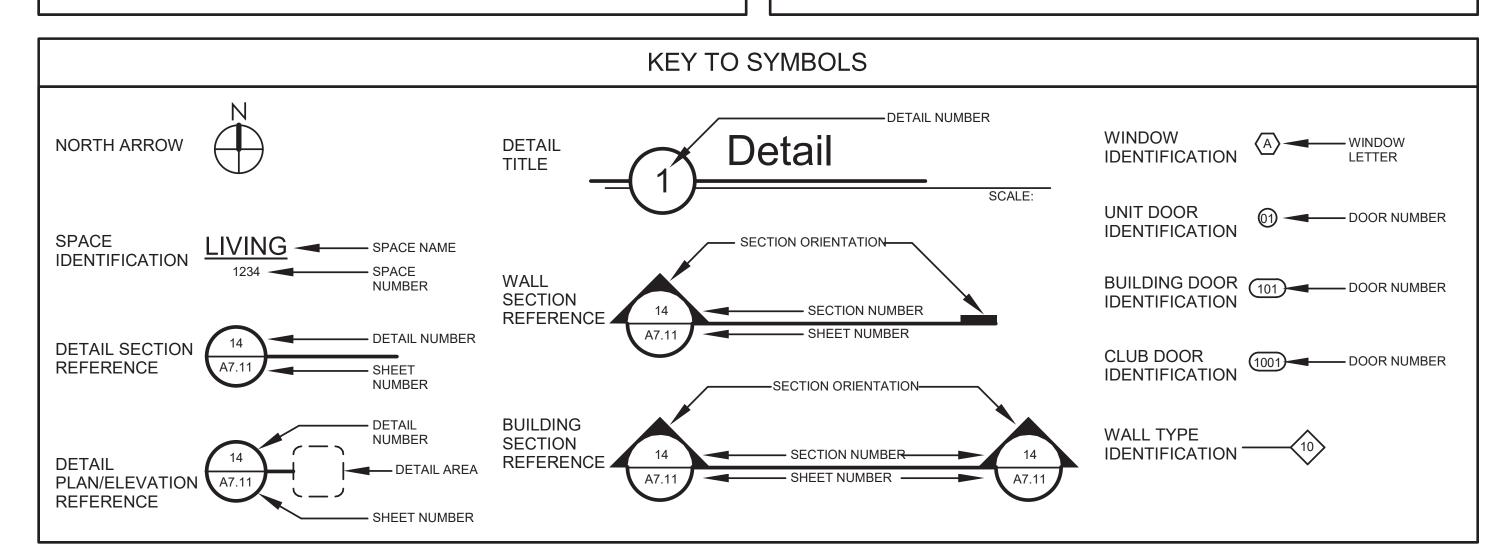
BUILDING TYPE 1 -**BUILDING TYPE - SHOPFRONT**

ALL SIGNAGE SHALL BE REVIEWED AT TIME OF BUILDING PERMIT FOR COMPLIANCE WITH MARTIN COUNTY SIGN REGULATIONS. NO SIGNAGE IS APPROVED AS PART OF THIS SITE PLAN REVIEW.

MAINTENANCE NOTE

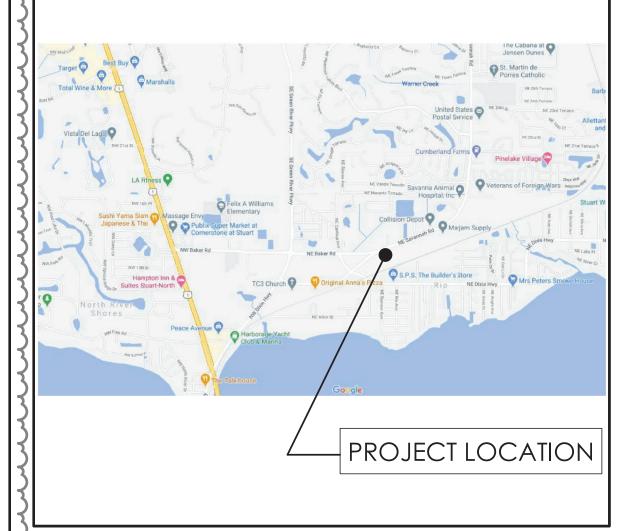
THESE BUILDING, AS WITH ALL IT'S STRUCTURES, ONCE COMPLETED WILL REQUIRE CONTINUOUS AND ONGOING MAINTENANCE AND REPAIR TO KEEP THEM IN GOOD CONDITION AND PREVENT DETERIORATION OVER TIME. THE DEVELOPER IN CONJUNCTION WITH THE CONTRACTOR NEEDS TO DEVELOP A MAINTENANCE PROGRAM BASED UPON THE MATERIALS AND SYSTEMS INCORPORATED INTO THI BUILDINGS. THE OWNER OR THE LEASING/ MANAGEMENT COMPANY WILL NEED TO PROVIDE FOR A QUALIFIED MAINTENANCE STAFF TO PROVIDE CONTINUED MAINTENANCE, RE-PAINTING, RE-APPLICATION OF SEALANTS AND OTHER REPAIR WORK AS REQUIRED BY THE MAINTENANCE PROGRAM ESTABLISHED BY THE OWNER. THE THIRD PARTY, LIKE ALL BUILDING OWNERS, IS REQUIRED TO MAINTAIN AND REPAIR THE BUILDING TO THE MINIMUM LEVEL ESTABLISHED IN THE MAINTENANCE PROGRAM.

MATERIALS LEGEND SECTION/ELEVATION PLAN **DIMENSIONAL LUMBER** STUD WALL **CUT LUMBER** PLYWOOD CMU BLOCK WALL EARTH FILL POURED CONCRETE STRUCTURAL STEEL SSSSS BATT INSULATION RIGID FOAM INSULATION CONCRETE MASONRY UNIT FLOOR TRUSS

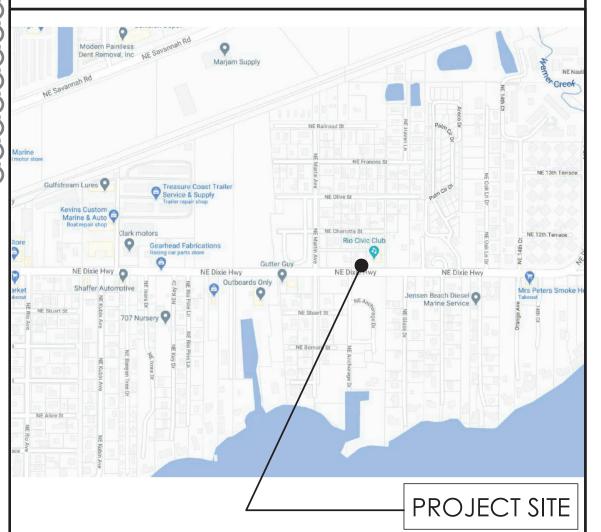


A.B. ANCHOR BOLT A/C AIR CONDITIONER DN. DOWN H.M. HOLLOW METAL P. PANTRY SHT. SHEET DAYNEY A.H.U. AIR HANDLER UNIT A.H.U. ALUMINUM DWG DRAWING HTG. HEIGHT HEIGHT HEIGHT HEIGHT PED. PEDESTAL ALUMINUM ALUMINUM BOWG DRAWING HTG. HEIGHT HEIGHT PED. PEDESTAL BLA BEAR BEARING BD. BOARD BD. BOARD BLE. S. EXTERIOR INSULATION BIL. BLOCK BLEV. ELEVATION BLIC. BLOCK BLID. BLOCK B				S	STANDA	RD ABBREVIATION	ONS			
DIM. DIMENSION H.B. HOSE BIB O.D. OUTSIDE DIAMETER SDNG SIDING W.I.C. WALK IN CLOSET DISP. DISPOSAL H.C. HOLLOW CORE OPP. OPPOSITE SEC. SECTION W.P. WATERPROOF	A/C AI ADJ. A.H.U. ALUM. ALT. APPROX. BRG. BD. BLDG. BLK. B.M. BTM. COL. CER. C.J. CLG. C.M.U. CONC. CONST. CONST. CONT. CTR D DBL. DET. DIAM. DIM.	R CONDITIONER ADJACENT AIR HANDLER UNIT ALUMINUM ALTERNATE APPROXIMATE BEARING BOARD BUILDING BLOCK BEAM BOTTOM COLUMN CERAMIC CONSTRUCTION JOINT CEILING CONCRETE BLOCK CONCRETE CONSTRUCTION CONTINUOUS CENTER DRYER DOUBLE DETAIL DIAMETER DIMENSION	DN. DRYW. D.W. DWG. E.A. E.I.F.S. E.J. ELEV. E.P.S. EQ. EST. EXIST. EXT. FN.FL. FIN. F.G. F.P. FT. GA. GALV. GL. GYP. H.B.	DOWN DRYWALL DISHWASHER DRAWING EACH EXTERIOR INSULATION FINISH SYSTEM EXPANSION JOINT ELEVATION EXPANDED POLYSTYRENE SYSTEM EQUAL ESTIMATE EXISTING EXTERIOR FINISH FLOOR FINISH FLOOR FINISH FLOOR FIREPLACE FEET FOOTING GAGE GALVANIZED GLASS GYPSUM HOSE BIB	H.M. HORTZ. HGT. HTG. HTR IN. INSUL. INT. JST. JT. LB. LAM. LAV. LTG. MATL. MAX. M.C. MECH. MIN. MISC. M.O. M.T. MTL. O.A. O.C. O.D.	HOLLOW METAL HORIZONTAL HEIGHT HEATING HEATER INCHES INSULATION INTERIOR JOIST JOINT POUND LAMINATED LAVATORY LIGHTING MATERIALS MAXIMUM MEDICAL CABINET MECHANICAL MINIMUM MISCELLANEOUS MASONRY OPENING METAL OVERALL ON CENTER OUTSIDE DIAMETER	P. P.C. PED. PERP. PL. PLYWD. PROP. P.S.F. P.S.I. P.T. PTN. P.H. QUAL. QUAN. R.A.G. RAD. R.D. REF. REINF. REQD. REV. RM. ROS. S.C. SCHED. SDNG	PANTRY PULL CHAIN PEDESTAL PERPENDICULAR PLATE PLYWOOD PROPERTY POUND PER SQUARE FEET POUND PER SQUARE INCH PRESSURE TREATED PARTITION PAPER HOLDER QUALITY QUANTITY RETURN AIR GRILL RADIUS ROOF DRAIN REFRIGERATOR REINFORCE REQUIRED REVISION/REVERSE ROOM ROUGH SAWN SOLID CORE SCHEDULE SIDING	SHT. SIM. S.G.D. SQ. S.S. STD. STO. STR. SUB. SUP. T.C. TEMP. THK. TYP. U.L. LABORAT VENT. VERT. VOL. V.T.R. W. W.C. W.D. WDW W.H. W.I.C.	SHEET SIMILAR SLIDING GLASS DOOR SQUARE STAINLESS STEEL STANDARD STORAGE STRUCTURAL SUBSTITUTE SUPPORT TRASH COMPACTOR TEMPERATURE THICK/THICKNESS TYPICAL UNDERWRITERS ORY VENTILATION VERTICAL VOLUME VENT THROUGH ROOF WIDTH/WIDE/WASHER WATER CLOSET WOOD WINDOW WATER HEATER WALK IN CLOSET

VICINITY MAP



LOCATION MAP



APPLIED CODES

FLORIDA BUILDING CODE 2023, 8TH EDITION WITH LOCAL ORDINANCES

FLORIDA MECHANICAL CODE, 2020 EDITION WITH LOCAL ORDINANCES

FLORIDA PLUMBING CODE, 2020 EDITION WITH LOCAL ORDINANCES

FLORIDA ACCESSIBILITY CODE, 2023

FLORIDA ENERGY CODE, 2014

FLORIDA FIRE PREVENTION CODE, 2020

NATIONAL ELECTRICAL CODE, 2017 EDITION WITH LOCAL ORDINANCES

NFPA 101 - 2012 EDITION - LIFE SAFETY CODE

THE FAIR HOUSING ACT DESIGN MANUAL, REVISED 1998

THE AMERICAN WITH DISABILITIES ACT, 2010 EDITION

ANSI A 117.1 - 1986 EDITION

NFPA 1 UNIFORM FIRE CODE 2009 WITH FLORIDA AMENDMENTS

NFPA 10, 2010 EDITION - INSTALLATION OF PORTABLE FIRE EXTINGUISHERS

NFPA 13, 2010 EDITION - AUTOMATIC SPRINKLER SYSTEMS

NFPA 70, 2011 EDITION - NATIONAL ELECTRICAL CODE

NFPA 72, 2010 EDITION - NATIONAL FIRE ALARM CODE

FLORIDA STATUES

FLORIDA ADMINISTRATIVE CODE

TO THE BEST OF CHARLAN BROCK AND ASSOCIATES' KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH ALL APPLICABLE MINIMUM BUILDING CODES, FIRE SAFETY CODES, AND HANDICAP ACCESSIBILITY CODES AS DETERMINED BY THE LOCAL GOVERNING AUTHORITY.

PROJECT NARRATIVE

PROJECT NARRATIVE:

HE PROPOSED PROJECT IS LOCATED IN UNICORPORATED MARTIN COUNTY, FLORIDA IN THE RIO COMMUNITY REDEVELOPMENT AREA SOUTH, OF NE DIXIE HIGHWAY AND RIO NORTH DIXIE, OF NE DIXIE HIGHWAY. THE PROJECT IS comprised of multi-family, townhomes, live-work, amenity as well as various ancillary structures. The site ALSO INCLUDES AN AREA FOR POOL & POOL DECK, BUT PROVIDED BY OTHERS. PARKING IS DISTRIBUTED THROUGHOUT THE DEVELOPMENT AS SURFACE PARKING.

BUILDINGS FOR RIO PRESERVE ARE THE FOLLOWING: 2, 4, 6, 8, 14, 15, 17, 20, 21 BUILDINGS FOR RIO MARINE ARE THE FOLLOWING:

EAST: 1, 2, 3, 5, 7, 8, 16, 17, 21 WEST: 10, 18, 19

BUILDING IDENTIFICATION

	DOIEDING IDENTIFICATION	
BUILDING TYPE 1	= CLUBHOUSE	
BUILDING TYPE 2	= APARTMENT	
BUILDING TYPE 3	= APARTMENT	
BUILDING TYPE 4	= TOWNHOME	
BUILDING TYPE 5	= TOWNHOME	
BUILDING TYPE 6	= TOWNHOME	
BUILDING TYPE 7	= LIVE-WORK	
BUILDING TYPE 8	= LIVE-WORK	
BUILDING TYPE 10	= MARINE SERVICES	
BUILDING TYPE 14	= RECREATIONAL	
BUILDING TYPE 15	= APARTMENT	
BUILDING TYPE 16	= APARTMENT	
BUILDING TYPE 17	= MAIL KIOSK	
BUILIDNG TYPE 18	= TRASH ENCLOSURE	
BUILDING TYPE 19	= RECYCLING ENCLOSURE #1	
BUILDING TYPE 20	= RECYLCING ENCLOSURE #2	

CODE INFORMATION

11,610

CLUBHOUSE

ALLOWED:

OTAL BUILDING AREA:

BUILDING TYPE 21

.1 BUILDING USE / OCCUPANCY / TYPE GROUP A-3, B

= ENTRY FEATURE

CONSTRUCTION TYPE: TYPE III-B SPRINKLED: NFPA - 13 1.2 BUILDING HEIGHT (FBC TABLE 503)

2 STORIES, 34'-2" PROPOSED: 1.3 BUILDING AREA (FBC TABLE 503)
ALLOWED: 28,500 SQ. FT. / PER FLOOR

PROPOSED: REFER TO BUILDING AREA TABLES

3 STORIES / 40'

BUILDING TYPE 1 AREA - GROSS

5,497 \$ -FIRST FLOOR -SECOND FLOOR AP

BUILDING TYPE 1 AREA - A/C I-FIRST FLOOR 2-SECOND FLOOR AP 5,497 \$

TOTAL BUILDING AREA:	10,9
1.4 FIRE RESISTANCE RATINGS (FBC TABLE 601)	
STRUCTURAL FRAME:	0 HOUR
INTERIOR BEARING WALLS:	0 HOUR

EXTERIOR BEARING WALLS: 2 HOURS EXTERIOR NON-BEARING WALLS: 0 HOUR INTERIOR NON-BEARING WALLS: 0 HOURS 0 HOUR FLOOR CONSTRUCTION: ROOF CONSTRUCTION: 0 HOUR

1.5 FIRE SEPARATION

1.6 EXIT ACCESS

1015.2.1 WHERE TWO EXITS OR EXIT ACCESS DOORWAYS ARE REQUIRED FROM AND PORTION OF THE EXIT ACCESS, THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURE IN A STRAIGHT LINE BETWEEN EXIT DOORS OR EXIT ACCESS DOORWAYS. INTERLOCKING OR SCISSOR STAIRS

EXCEPTION: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA

MAXIMUM EXIT ACCESS TRAVEL DISTANCE: 250' (FBC 1016.2) MAXIMUM COMMON PATH OF EGRESS TRAVEL: 75' (FBC 1014.3)

MAXIMUM DEAD END: 20' (FBC 1018.4)

SHALL BE COUNTER AS ONE EXIT STAIRWAY.

.7 MINIMUM INTERIOR FINISH CLASSIFICATION

NFPA 101 TABLE A.10.2.2

	GROUP	SPRIN	NKLERED (NFPA -	- 13R)
		VERTICAL EXITS	EXIT ACCESS CORRIDORS	ROOMS AND ENCLOSED SPACES
SF	A-3	В	В	С
SF	В	В	С	С

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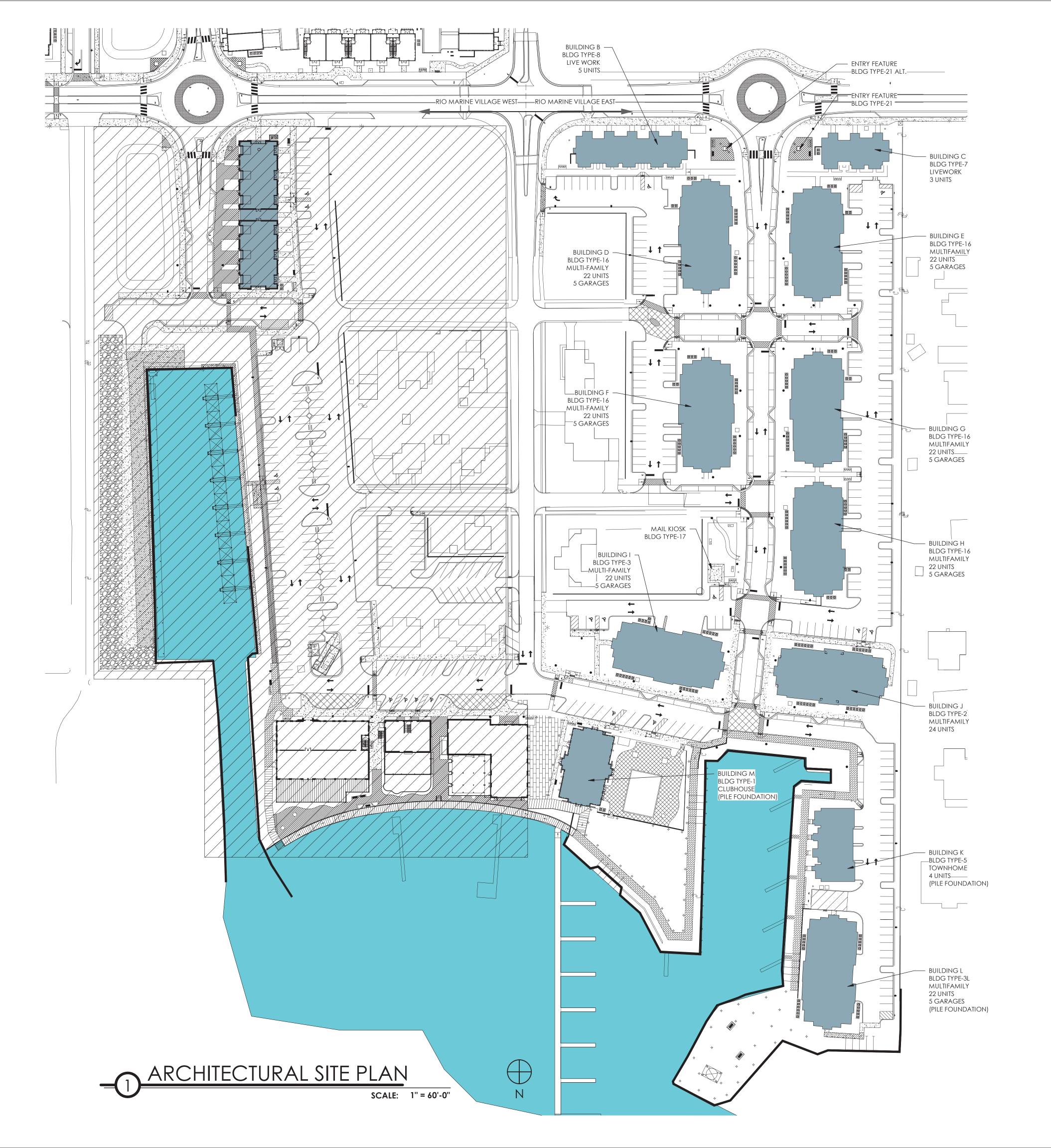
date: 2/23/24 job no: **4301.20**

drawn by: **TK** reviewed by: OL

history: Date 1 3/20/24

Sheet Title

BLDG TYPE-1 CLUBHOUSE PROJECT DATA



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GENERAL NOTES

SITE PLAN SHOWN IS FOR REFERENCE PURPOSES ONLY. FOR COMPLETE DIMENSIONS, GRADING AND UTILITY INFORMATION REFER TO CIVIL ENGINEERING PLANS. REFER TO CIVIL DRAWINGS FOR COMPLETE SIDEWALK AND GRADING DESIGN. PROVIDE AND ACCESSIBLE ROUTE THROUGH THE SITE THAT CONNECTS ALL REQUIRED ACCESSIBLE FEATURES, ELEMENTS AND SPACES WITH APPROPRIATE WIDTHS, SLOPES, SURFACES, ETC. ACCESSIBLE ROUTE SHALL BE IN COMPLIANCE WITH FAIR HOUSING DESIGN ACT MANUAL - 1998 (FHDAM PAGE 1.6). A MINIMUM OF 2% OF ALL PARKING, BOTH COVERED AND UNCOVERED, SHALL COMPLY WITH FAIR HOUSING DESIGN ACT MANUAL AND THE ADA ACCESSIBILITY GUIDELINES.

FOR LANDSCAPE AND HARDSCAPE INFORMATION AND DETAILING REFER TO LANDSCAPE ARCHITECT'S PLANS.

CIVIL ENGINEER SIMMONS & WHITE, INC JESSE "JAMIE" PARRISH, P.E. 2581 METROCENTRE BLVD, SUITE 3 WEST PALM BEACH, FL 33407 P: 321.212.9698

E: PARRISH@SIMMONSANDWHITE.COM

LANDSCAPE ARCHITECT COTLEUR & HEARING GEORGE MISSIMER 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 P: 561.747.6336 x108 E: GMISSIMER@COTLEUR-HEARING.COM Sheet Title

ARCHITECTURAL SITE PLAN - MARINE EAST

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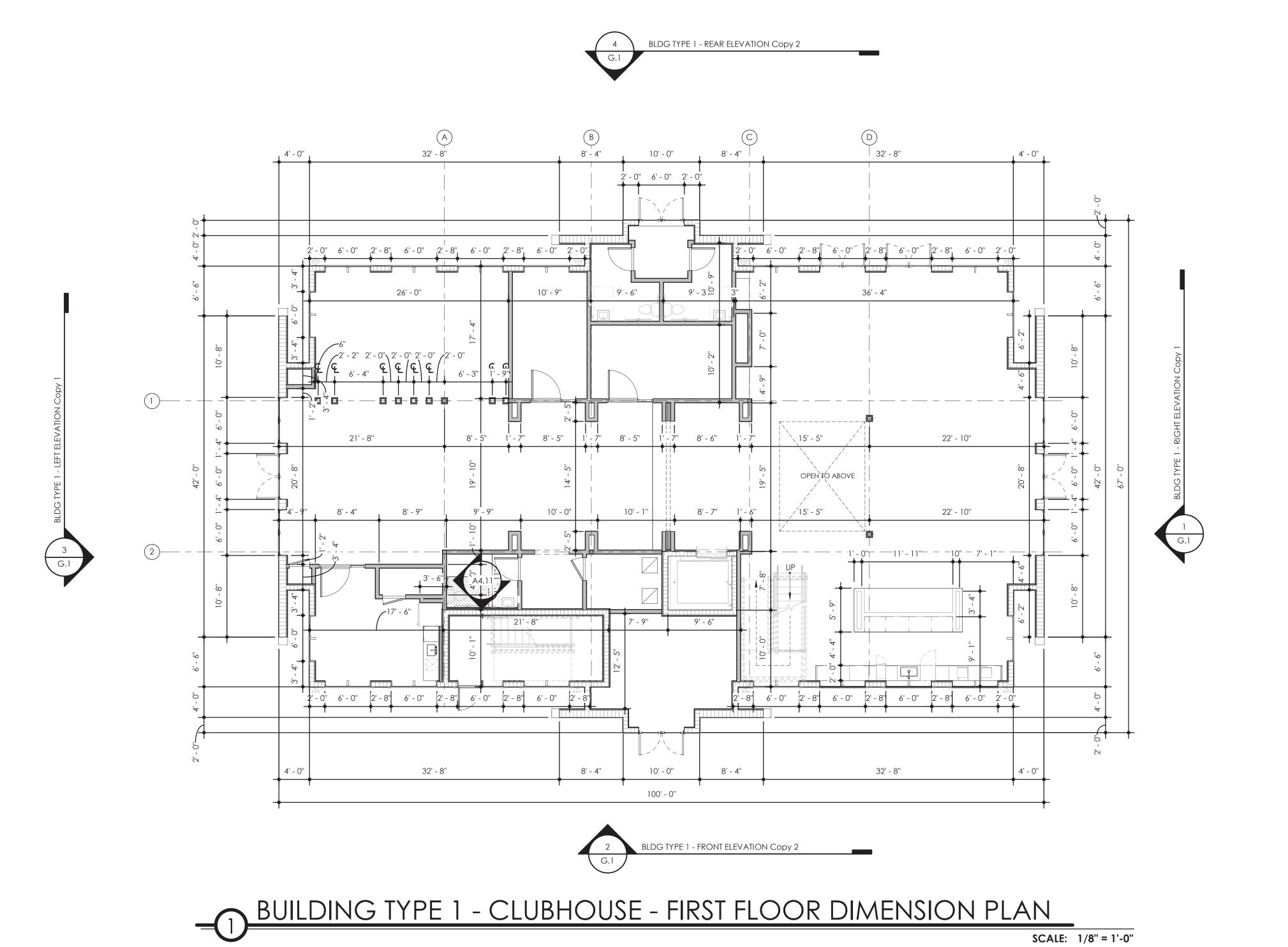
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drawn by: **OL** reviewed by: AP

history: Date

issue



TYPICAL BUILDING PLAN NOTES

- 1/8" BUILDING PLAN DIMENSIONS ARE TAKEN FROM CENTERLINE OF TENANT WALLS, FACE OF SHEATHING ON CORRIDOR WALLS, AND FACE OF SHEATHING ON EXTERIOR WALLS. REFER TO 1/4" UNIT PLANS, AND ENLARGED PLANS FOR COMPLETE DIMENSIONS AND NOTES.
- 1/4" UNIT PLANS ARE LOCATED ON SHEETS A4.01 THROUGH A4.13 COMMON USE TENANT AREAS DESIGNED TO COMPLY WITH FLORIDA ACCESSIBILITY CODE, FHADM-1998 AND ANSI 1171.1-2003 FROM POINT OF ACCESS TO UNIT FRONT DOOR. UNITS DESIGNED TO COMPLY WITH FHADM-1998. REFER TO SHEET A4.61 FOR REQUIREMENTS
- ALL TENANT WALLS BETWEEN UNITS TO BE 1-HOUR RATED.
- ALL WALLS BETWEEN UNITS AND COORDINATES TO BE 1-HOUR RATED.
- TYPICAL ELEVATOR AND STAIR SHAFTS TO BE 2-HOUR RATED. REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION.
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- FRAMING CONNECTION INFORMATION. ALL PLUMBING CLEANOUTS LOCATED WITHIN SIDEWALKS AND BREEZEWAYS TO BE FLUSH WITH FINISHED SURFACE (WITHIN 1/8" TOLERANCE)

Sheet Title

BLDG TYPE-1 CLUBHOUSE FIRST FLOOR DIMENSION PLAN

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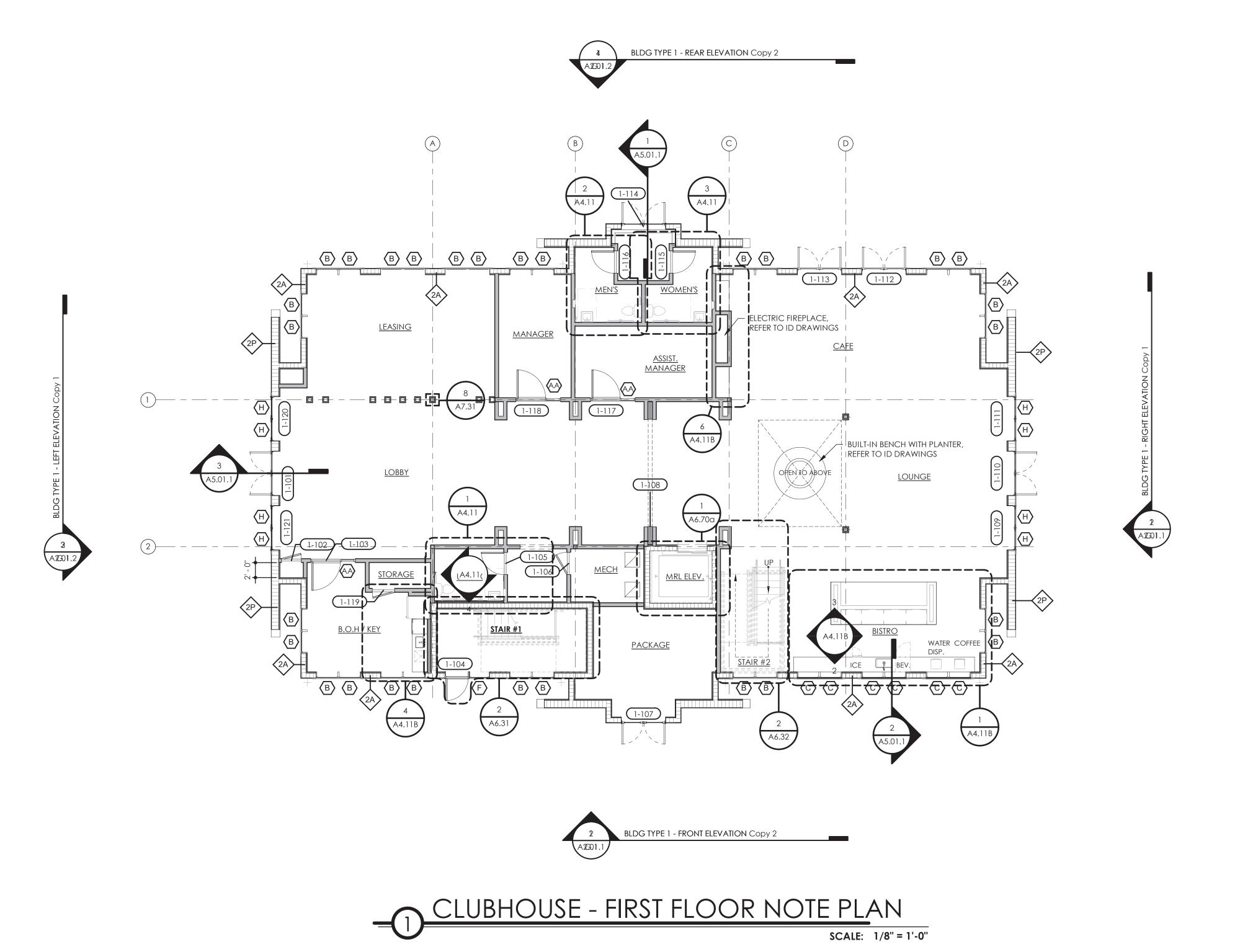
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Sheet Title

BLDG TYPE-1 CLUBHOUSE FIRST FLOOR NOTE PLAN

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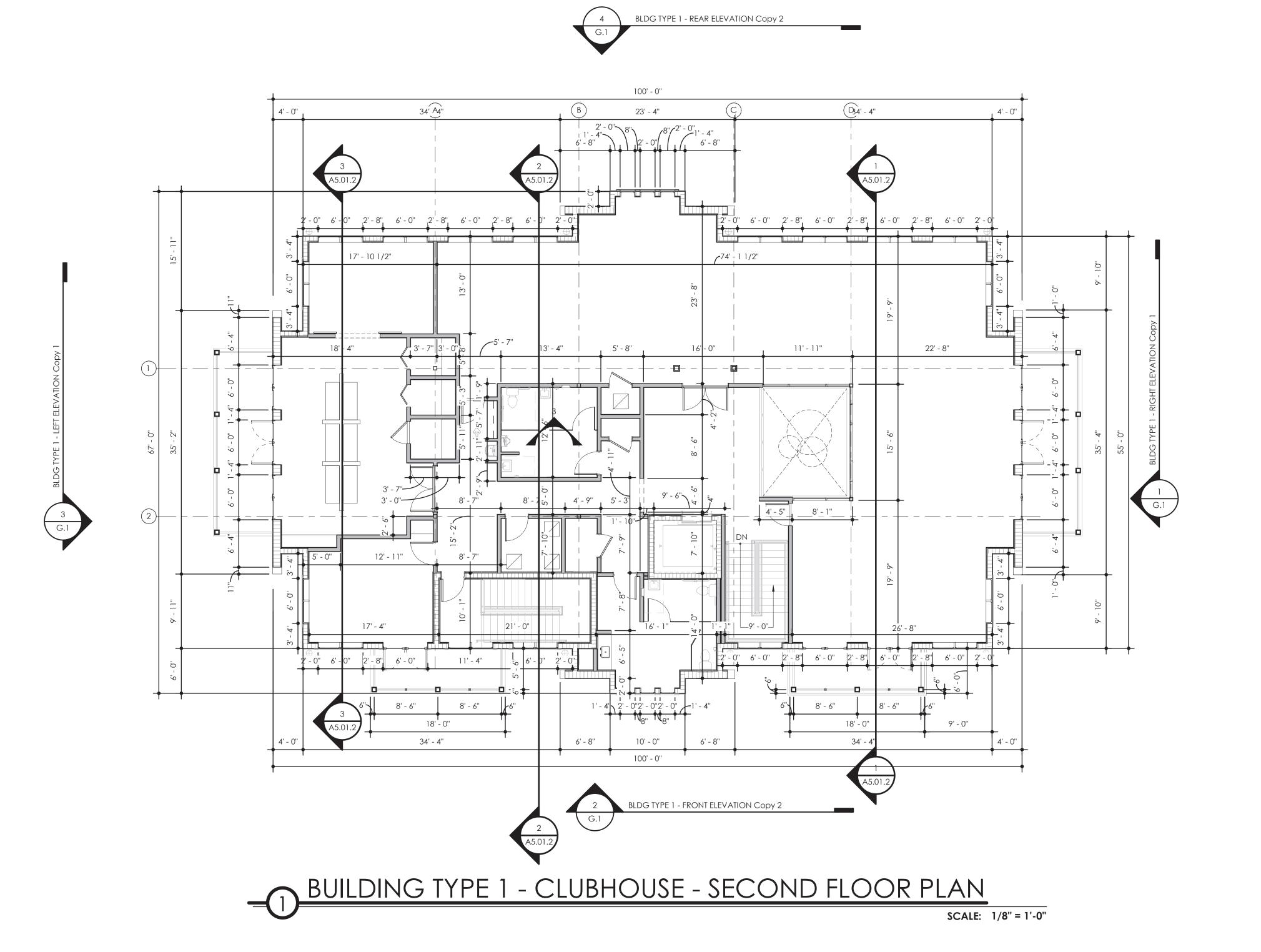
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Sheet Title

BLDG TYPE-1 CLUBHOUSE SECOND FLOOR DIMENSION PLAN

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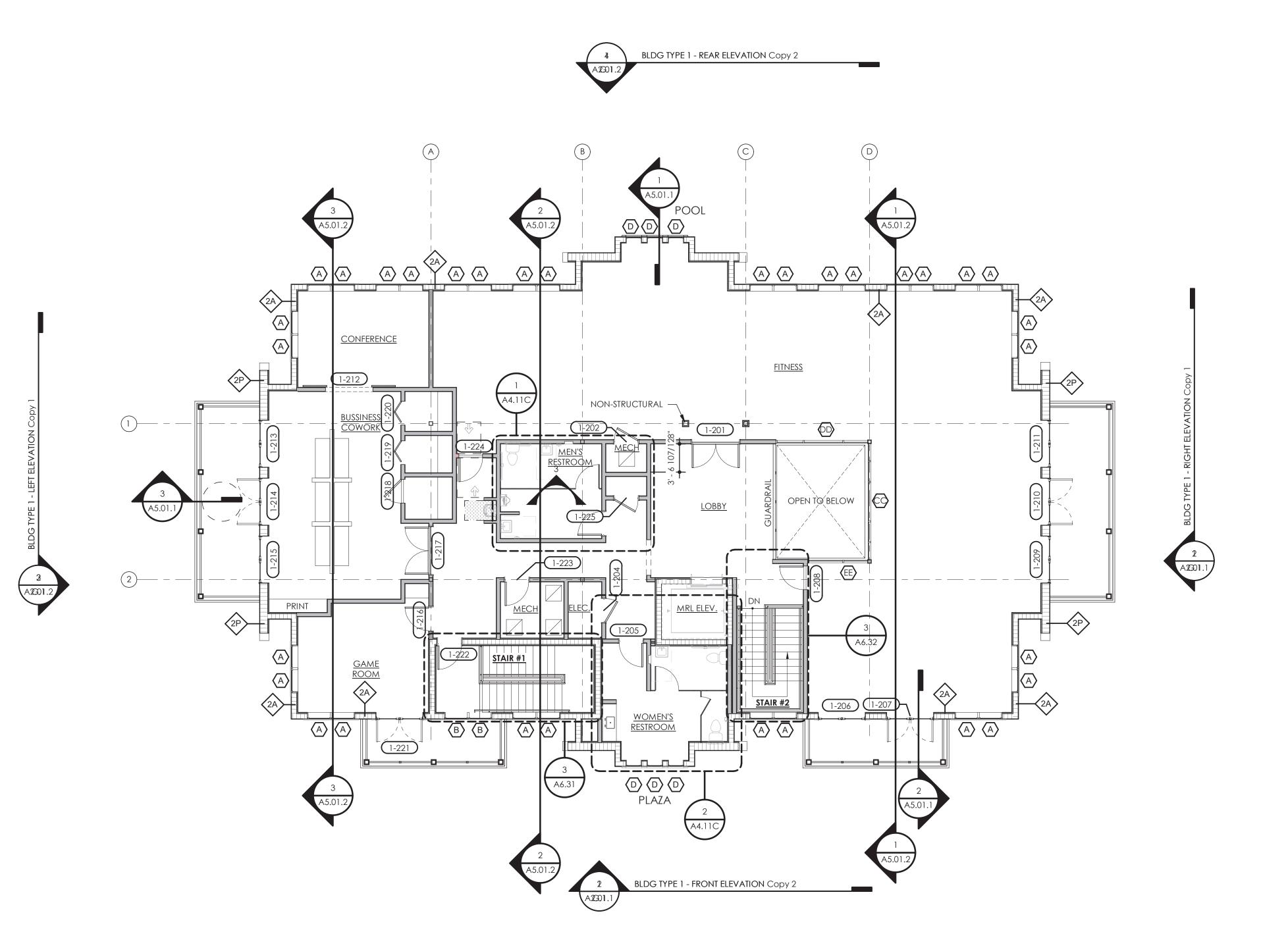
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issue history: Date

Sheet Title BLDG TYPE-1 CLUBHOUSE SECOND FLOOR NOTE PLAN

A0.10CC

Sheet Number



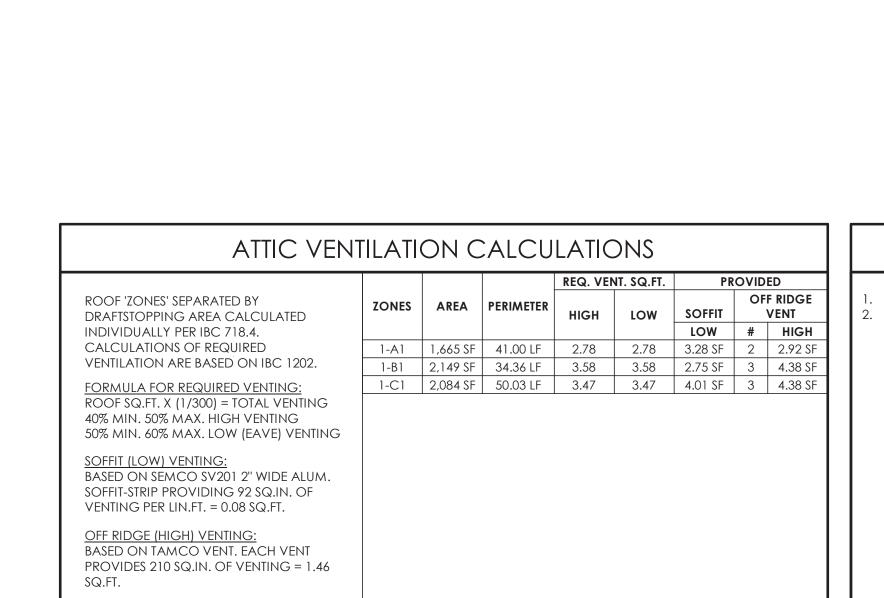
SECOND FLOOR NOTE PLAN

STEP IN SLAB

LEVEL SLAB TO SLOPE SLAB

SCALE: 1/8" = 1'-0"





3" / 12"



10" / 12"

10" / 12"

10" / 12"

BUILDING TYPE 1 - CLUBHOUSE - ROOF PLAN

ZONE "1-C1"

REFER TO ROOF PLAN FOR ROOF SLOPES.
ROOFING CONTRACTOR TO PROVIDE OFF-RIDGE & SOFFIT
VENTILATION IN ACCORDANCE WITH THE CURRENT BUILDING
CODE. OFF-RIDGE VENTS SHALL BE GALV. STEEL OR ALUMINUM
VENT WITH SCREEN. PAINT VENTS TO MATCH ROOF. REFER TO
ROOF VENT CALCULATIONS.

	ROOF I	KEYNOTES	
RI	30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES OVER #30 FELT	(R8)	SELF-CLOSING DOOR WITH AUTOMATIC LATCH AT DRAFTSTOPPING
(R2)	STANDING SEAM METAL ROOF SYSTEM	(R9)	DENOTES DRAFTSTOPPING IN ATTIC AREA
(R3) (R4)	DENOTES SUGGESTED 6" GUTTER LOCATIONS SUGGESTED 3" x 4" DOWNSPOUT LOCATIONS, VERIFY LOCATIONS AND CONNECTIONS TO STORM WATER DRAINAGE WITH CIVIL/LANDSCAPE DRAWINGS. PROVIDE SPLASH BLOCK BELOW WHERE NO BOOT CONNECTION	R10 RD	22" x 36" ATTIC ACCESS DOOR. PROVIDE 1-HR RATED ACCESS DOOR IN APARTMENT BUILDINGS, GARAGES AND MAINTENANCE BUILDINGS. ALL ATTIC ACCESS TO BE LOCKABLE. SEE DETAIL X/A7.XX PRIMARY ROOF DRAIN
R5	CRICKET WITH 3:12 SLOPE MINIMUM, U.N.O	R12)	PROVIDE PLYWOOD WALK WITHIN SPACE FROM ATTICC ACCESS TO ROOF ACCESS DOOR
R6)	TAPERED INSULATION + TPO ROOFING	R13	PARAPET KICKERS. REFER TO STRUCTURAL DRAWINGS FOR INFORMATION, SIZE AND DETAILS
R7	DENOTES ROOF VENTS. REFER TO ROOF CALCULATIONS FOR OVERALL SQUARE FOOTAGE OF VENTING	R14) ORD	SECONDARY OVERFLOW ROOF DRAIN

SCALE: 1/8" = 1'-0"

BRIAN PAWLIK
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Sheet Title

BLDG TYPE-1 CLUBHOUSE ROOF PLAN

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date: **2/23/24** job no: **4301.20**

drawn by: **TK**

history: Date

issue

reviewed by: **OL**

A0.10CC

A1.01.6



BLDG TYPE 1 - RIGHT ELEVATION



BLDG TYPE 1 - FRONT ELEVATION SCALE: 1/8" = 1'-0"

TYPICAL ELEVATION NOTES

- TYPICAL EXTERIOR CLADDING STUCCO, PAINTED.
- ALL EXTERIOR TRIM RAISED STUCCO. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTA CHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL
- ALL UNIT BALCONIES TO HAVE STRUCTURAL FLOOR SYSTEM SLOPED AWAY FROM UNIT FOR DRAINAGE.
- ALL EXTERIOR BALCONY RAILS TO BE ANODIZED ALUMINUM.
- ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING. PROVIDE URETHANE SEALANT AT ALL INSIDE CORNERS AND WINDOW/DOOR PERIMETERS.
- PROVIDE URETHANE SEALANT WITH BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP AND BOTTOM OF HORIZONTAL BUILDING BANDS. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BALCONY CEILINGS, BALCONY EXTERIOR EDGES, EXTERIOR WALL TO
- SOFFIT AND CEILING CONDITIONS. PROVIDE METAL FLASHING AT ALL HORIZONTAL TRANSITIONS BETWEEN MATERIALS.
- SLOPE METAL FLASHING TO SHED WATER. LAP AND SEAL OVERLAPS IN FLASHING. PROVIDE SEALANT END DAMS AT END OF ALL HORIZONTAL FLASHING TO PREVENT WATER RUNOFF.
- PROVIDE POSITIVE SLOPE 1:2 AT TOP OF TRIM BANDS, TYPICAL.
- EXTERIOR WALLS TO BE PAINTED PRIOR TO INSTALLATION OF DOWNSPOUTS. ALL DOWNSPOUTS TO BE 3"X5" ANODIZED ALUMINUM. COLORS OF ALL EXTERIOR VENTS, DEVICES, ELECTRICAL EQUIPMENT, ETC. TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR. ALL DRYER VENTS TO ALIGN HORIZONTALLY AND VERTICALLY.

				ELEVATION KEY NOTES
E1	WINDOW TRIM - RAISED STUCCO]	E13	TIMBER COLUMN - PAINTED
E2	FOAM BAND WITH HARD COAT AND FIBER		E14	PREFABRI CATED METAL AWNING
	REINFORCED STUCCO FINISH		E15	CONDUCTOR HEAD SCUPPER BOX
E3	STUCCO PAI NTED		E16	THROUGH WALL OVERFLOW SCUPPER
E4	STUCCO CONTROL JOINT - TYPICAL AT OPENINGS		E17	ALUMINUM CANOPY INSTALLED PER MANUFACTURER' SPECIFICATIONS

OPENINGS E5 WALL RECESS ARCHITECTURAL 30-YEAR ROOF SHINGLE E6 SYSTEM E7 STANDING SEAM METAL ROOF SYSTEM

E12 ARCHITECTURAL FOAM BRACKET

- ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM. SEE CIVIL DRAWINGS FOR STORM DRAIN CONNECTIONS WHERE APPLICABLE E9 ALUMINUM BAHAMA SHUTTER
- STOREFRONT GLAZING SYSTEM. SEE FLOOR E19 PLANS AND SCHEDULES EXTERIOR DOOR. SEE FLOOR PLANS AND DOOR | E20 | SCHEDULES OVERHEAD ROLLING DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES E22 42" HIGH ALUMINUM GUARD RAIL SYSTEM E10 FALSE VINYL LOUVER SIZE AS INDICATED E23 BUG SCREEN ENCLOSURE FOR BALCONY E11 MOSAIC ARTWORK OVER PAINTED STUCCO **E24** METAL COPING CAP AT PARAPET WALL

PLANS AND SCHEDULES

DRYER/BATH VENTS. COORDINATE LOCATION E25 WITH MEP DWGS. PAINT TO MATCH ADJECENT EXTERIOR LIGHT FIXTURE BY OWNER. SEE ELECTRICAL DRAWINGS EXTERIOR SIGNAGE WITH LED LIGHTING. BY E27 OTHERS PGT LOW E ALUMINUM WINDOWS. SEE FLOOR ELECTRICAL METER BOX. SEE ELECTRICAL DRAWINGS E29 PROFILE-STUCCO REVEAL - 2" E30 CONTROL JOINT E31 RAISED STUCCO BAND

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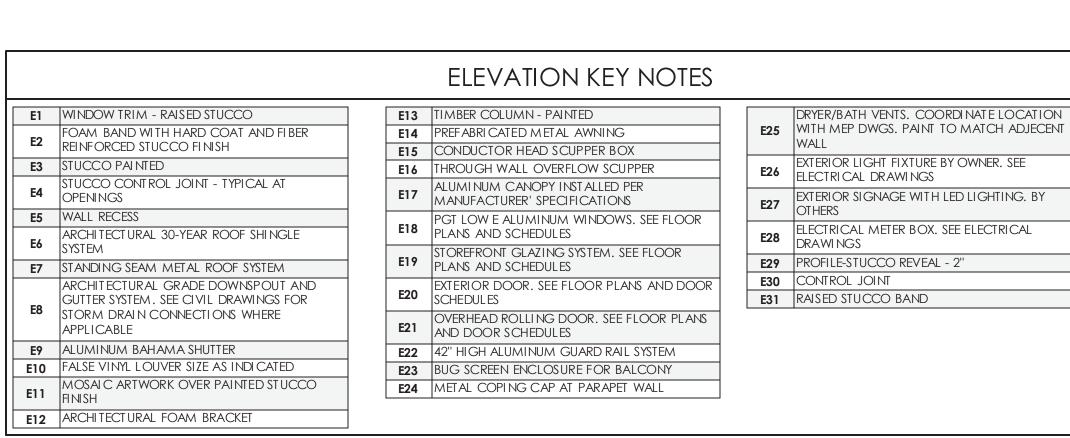
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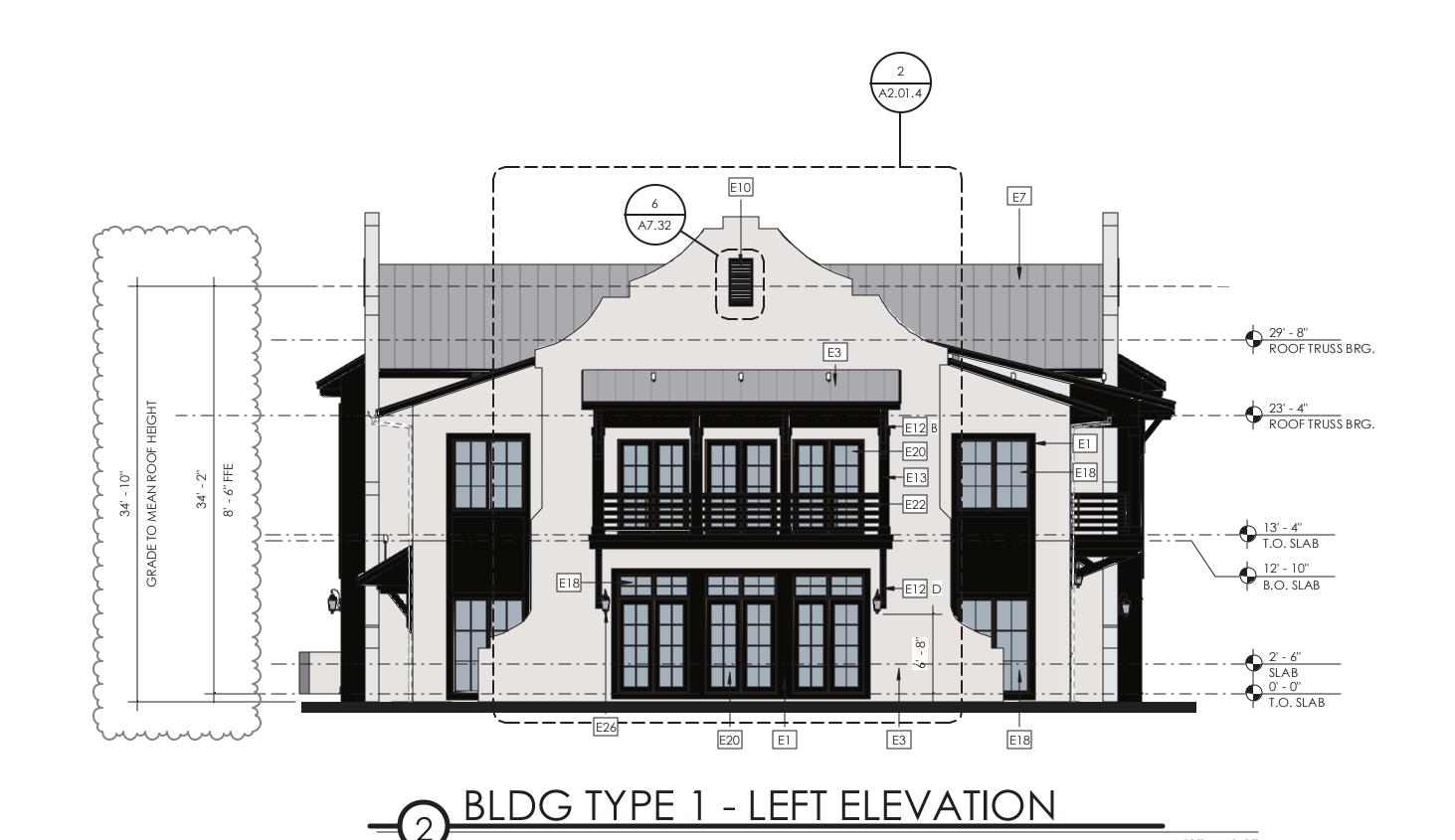
Sheet Title

BLDG TYPE-1 CLUBHOUSE EXTERIOR **ELEVATIONS**

A0.10CC

Sheet Number





SCALE: 1/8" = 1'-0" - <u>29' - 8"</u> ROOF TRUSS BRG. 23' - 4" ROOF TRUSS BRG. 13' - 4" T.O. SLAB

> BLDG TYPE 1 - REAR ELEVATION SCALE: 1/8" = 1'-0"

TYPICAL ELEVATION NOTES

- TYPICAL EXTERIOR CLADDING STUCCO, PAINTED.
- ALL EXTERIOR TRIM RAISED STUCCO. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTA CHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR
- APPROVAL ALL UNIT BALCONIES TO HAVE STRUCTURAL FLOOR SYSTEM SLOPED AWAY FROM UNIT FOR DRAINAGE.
- ALL EXTERIOR BALCONY RAILS TO BE ANODIZED ALUMINUM.
- ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING. PROVIDE URETHANE SEALANT AT ALL INSIDE CORNERS AND WINDOW/DOOR PERIMETERS.
- PROVIDE URETHANE SEALANT WITH BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP AND BOTTOM OF HORIZONTAL BUILDING BANDS. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BALCONY CEILINGS, BALCONY EXTERIOR EDGES, EXTERIOR WALL TO
- SOFFIT AND CEILING CONDITIONS. PROVIDE METAL FLASHING AT ALL HORIZONTAL TRANSITIONS BETWEEN MATERIALS.
- SLOPE METAL FLASHING TO SHED WATER. LAP AND SEAL OVERLAPS IN FLASHING. PROVIDE SEALANT END DAMS AT END OF ALL HORIZONTAL FLASHING TO PREVENT WATER RUNOFF.
- PROVIDE POSITIVE SLOPE 1:2 AT TOP OF TRIM BANDS, TYPICAL. EXTERIOR WALLS TO BE PAINTED PRIOR TO INSTALLATION OF DOWNSPOUTS. ALL DOWNSPOUTS TO BE 3"X5" ANODIZED ALUMINUM.
- COLORS OF ALL EXTERIOR VENTS, DEVICES, ELECTRICAL EQUIPMENT, ETC. TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR. ALL DRYER VENTS TO ALIGN HORIZONTALLY AND VERTICALLY.

E25 WITH MEP DWGS. PAINT TO MATCH ADJECENT

E27 EXTERIOR SIGNAGE WITH LED LIGHTING. BY OTHERS

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Sheet Title

BLDG TYPE-1 CLUBHOUSE EXTERIOR **ELEVATIONS**

A0.10CC

Sheet Number



BUILDING TYPE 2 BUILDING TYPE - APARTMENT

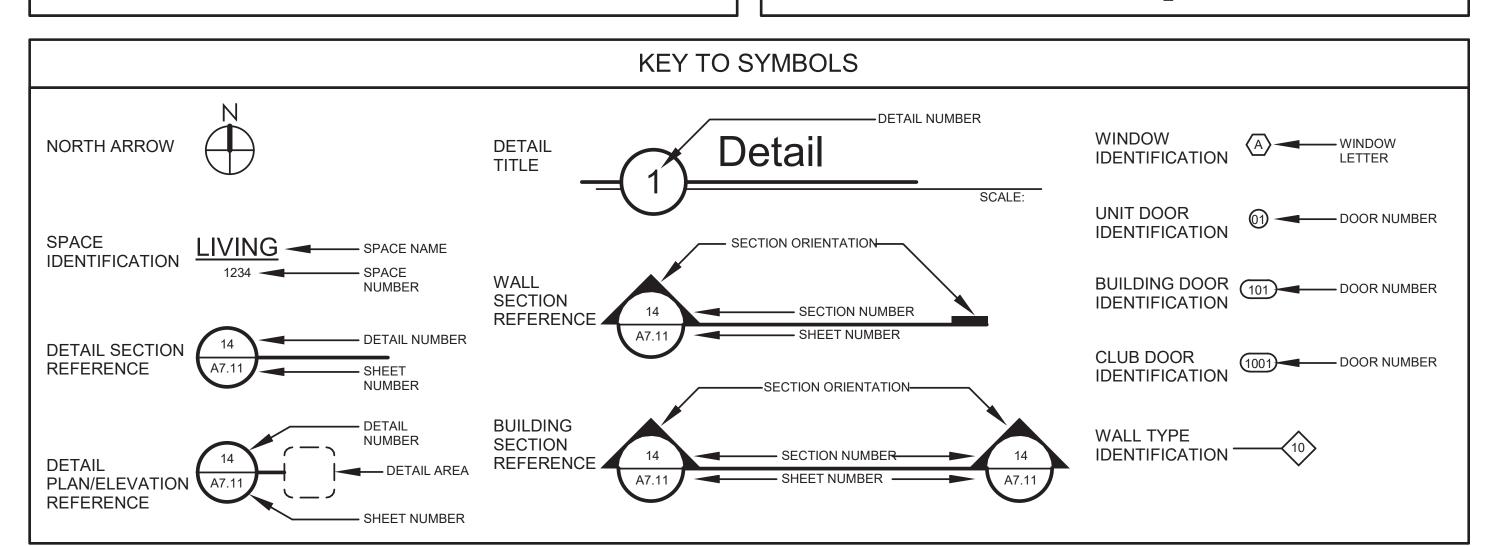
SIGNAGE NOTE:
ALL SIGNAGE SHALL BE REVIEWED AT TIME
OF BUILDING PERMIT FOR COMPLIANCE
WITH MARTIN COUNTY SIGN
REGULATIONS. NO SIGNAGE IS APPROVED
AS PART OF THIS SITE PLAN REVIEW.

NOTE: F.F.E. IS BASED ON CIVIL SITE PLAN DRAWINGS

MAINTENANCE NOTE

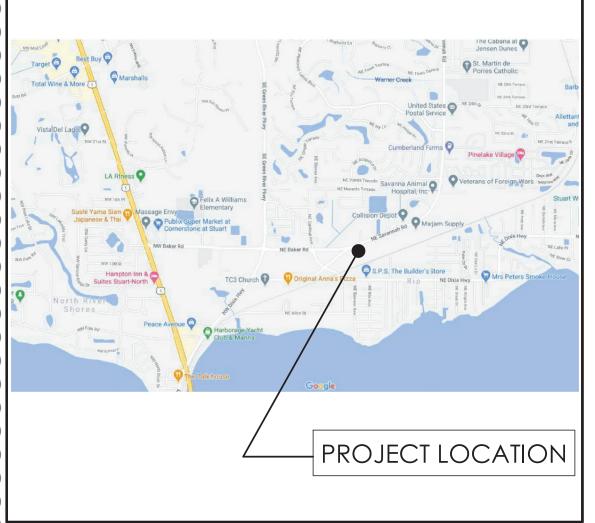
THESE BUILDING, AS WITH ALL IT'S STRUCTURES, ONCE COMPLETED WILL REQUIRE CONTINUOUS AND ONGOING MAINTENANCE AND REPAIR TO KEEP THEM IN GOOD CONDITION AND PREVENT DETERIORATION OVER TIME. THE DEVELOPER IN CONJUNCTION WITH THE CONTRACTOR NEEDS TO DEVELOP A MAINTENANCE PROGRAM BASED UPON THE MATERIALS AND SYSTEMS INCORPORATED INTO THE BUILDINGS. THE OWNER OR THE LEASING/ MANAGEMENT COMPANY WILL NEED TO PROVIDE FOR A QUALIFIED MAINTENANCE STAFF TO PROVIDE CONTINUED MAINTENANCE, RE-PAINTING, RE-APPLICATION OF SEALANTS AND OTHER REPAIR WORK AS REQUIRED BY THE MAINTENANCE PROGRAM ESTABLISHED BY THE OWNER. THE THIRD PARTY, LIKE ALL BUILDING OWNERS, IS REQUIRED TO MAINTAIN AND REPAIR THE BUILDING TO THE MINIMUM LEVEL ESTABLISHED IN THE MAINTENANCE PROGRAM.

MATERIALS LEGEND SECTION/ELEVATION PLAN **DIMENSIONAL LUMBER** STUD WALL **CUT LUMBER** PLYWOOD CMU BLOCK WALL EARTH FILL POURED CONCRETE STRUCTURAL STEEL SSSSS BATT INSULATION RIGID FOAM INSULATION CONCRETE MASONRY UNIT FLOOR TRUSS

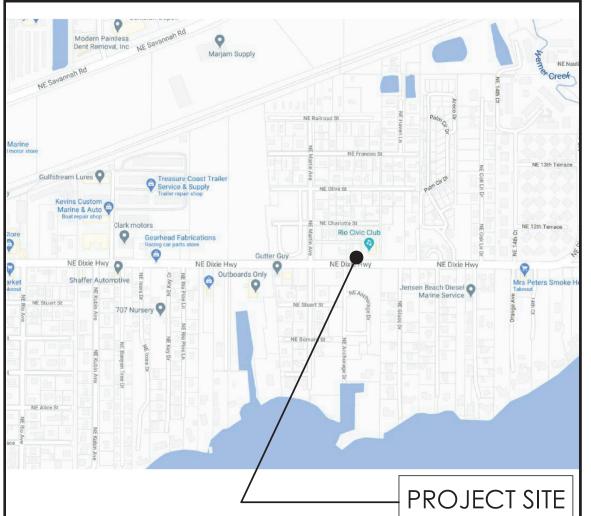


		STANDARD ABBREVIATION	ONS	
A.B. ANCHOR BOLT A/C AIR CONDITIONER ADJ. ADJACENT A.H.U. AIR HANDLER UNIT ALUM. ALUMINUM ALT. ALTERNATE APPROX. APPROXIMATE BRG. BEARING BD. BOARD BLDG. BUILDING BLK. BLOCK B.M. BEAM BTM. BOTTOM COL. COLUMN CER. CERAMIC C.J. CONSTRUCTION JOINT CLG. CEILING C.M.U. CONCRETE BLOCK CONC. CONCRETE CONST. CONSTRUCTION CONT. CONTINUOUS CTR . CENTER D DRYER DBL. DOUBLE DET. DETAIL DIAM. DIAMETER DIM. DIMENSION DISP. DISPOSAL	D.L. DEAD LOAD DN. DOWN DRYW. DRYWALL D.W. DISHWASHER DWG. DRAWING E.A. EACH E.I.F.S. EXTERIOR INSULATION FINISH SYSTEM E.J. EXPANSION JOINT ELEV. ELEVATION E.P.S. EXPANDED POLYSTYRENE SYSTEM EQ. EQUAL EST. ESTIMATE EXIST. EXISTING EXT. EXTERIOR FN.FL. FINISH FLOOR FIN. FINISH F.G. FIXED GLASS F.P. FIREPLACE FT. FEET FTG. FOOTING GA. GAGE GALV. GALVANIZED GL. GLASS GYP. GYPSUM H.B. HOSE BIB H.C. HOLLOW CORE	HDWR. HARDWARE H.M. HOLLOW METAL HORTZ. HORIZONTAL HGT. HEIGHT HTG. HEATING HTR HEATER IN. INCHES INSUL. INSULATION INT. INTERIOR JST. JOIST JT. JOINT LB. POUND LAM. LAMINATED LAV. LAVATORY LTG. LIGHTING MATL. MATERIALS MAX. MAXIMUM M.C. MEDICAL CABINET MECH. MECHANICAL MIN. MINIMUM MISC. MISCELLANEOUS M.O. MASONRY OPENING M.T. METAL THRESHOLD MTL. METAL O.A. OVERALL O.C. ON CENTER O.D. OUTSIDE DIAMETER OPP. OPPOSITE	OPT. OPTIONAL P. PANTRY P.C. PULL CHAIN PED. PEDESTAL PERP. PERPENDICULAR PL. PLATE PLYWD. PLYWOOD PROP. PROPERTY P.S.F. POUND PER SQUARE FEET P.S.I. POUND PER SQUARE INCH P.T. PRESSURE TREATED PTN. PARTITION P.H. PAPER HOLDER QUAL. QUALITY QUAN. QUANTITY R.A.G. RETURN AIR GRILL RAD. RADIUS R.D. ROOF DRAIN REF. REFRIGERATOR REINF. REINFORCE REQD. REQUIRED REV. REVISION/REVERSE RM. ROOM ROS. ROUGH SAWN S.C. SOLID CORE SCHED. SCHEDULE SDNG SIDING SEC. SECTION	SH. SHELF SHT. SHEET SIM. SIMILAR S.G.D. SLIDING GLASS DOOR SQ. SQUARE S.S. STAINLESS STEEL STD. STANDARD STO. STORAGE STR. STRUCTURAL SUB. SUBSTITUTE SUP. SUPPORT T.C. TRASH COMPACTOR TEMP. TEMPERATURE THK. THICK/THICKNESS TYP. TYPICAL U.L. UNDERWRITERS LABORATORY VENT. VENTILATION VERT. VERTICAL VOL. VOLUME V.T.R. VENT THROUGH ROOF W. WIDTH/WIDE/WASHER W.C. WATER CLOSET W.D. WOOD WDW WINDOW W.H. WATER HEATER W.I.C. WALK IN CLOSET W.P. WATERPROOF

VICINITY MAP



LOCATION MAP



APPLIED CODES

FLORIDA BUILDING CODE 2023, 8TH EDITION WITH LOCAL ORDINANCES

FLORIDA MECHANICAL CODE, 2020 EDITION WITH LOCAL ORDINANCES

FLORIDA PLUMBING CODE, 2020 EDITION WITH LOCAL ORDINANCES

FLORIDA ACCESSIBILITY CODE, 2023

FLORIDA ENERGY CODE, 2014

FLORIDA FIRE PREVENTION CODE, 2020

NATIONAL ELECTRICAL CODE, 2017 EDITION WITH LOCAL ORDINANCES

NFPA 101 - 2012 EDITION - LIFE SAFETY CODE

THE FAIR HOUSING ACT DESIGN MANUAL, REVISED 1998

THE AMERICAN WITH DISABILITIES ACT, 2010 EDITION

ANSI A 117.1 - 1986 EDITION

NFPA 1 UNIFORM FIRE CODE 2009 WITH FLORIDA AMENDMENTS

NFPA 10, 2010 EDITION - INSTALLATION OF PORTABLE FIRE EXTINGUISHERS $\,$

NFPA 13, 2010 EDITION - AUTOMATIC SPRINKLER SYSTEMS

NFPA 70, 2011 EDITION - NATIONAL ELECTRICAL CODE

NFPA 72, 2010 EDITION - NATIONAL FIRE ALARM CODE

FLORIDA STATUES

FLORIDA ADMINISTRATIVE CODE

TO THE BEST OF CHARLAN BROCK AND ASSOCIATES' KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH ALL APPLICABLE MINIMUM BUILDING CODES, FIRE SAFETY CODES, AND HANDICAP ACCESSIBILITY CODES AS DETERMINED BY THE LOCAL GOVERNING AUTHORITY.

PROJECT NARRATIVE

PROJECT NARRATIVE:

THE PROPOSED PROJECT IS LOCATED IN UNICORPORATED MARTIN COUNTY, FLORIDA IN THE RIO COMMUNITY REDEVELOPMENT AREA SOUTH, OF NE DIXIE HIGHWAY AND RIO NORTH DIXIE, OF NE DIXIE HIGHWAY. THE PROJECT IS COMPRISED OF MULTI-FAMILY, TOWNHOMES, LIVE-WORK, AMENITY AS WELL AS VARIOUS ANCILLARY STRUCTURES. THE SITE ALSO INCLUDES AN AREA FOR POOL & POOL DECK, BUT PROVIDED BY OTHERS. PARKING IS DISTRIBUTED THROUGHOUT THE DEVELOPMENT AS SURFACE PARKING.

BUILDINGS FOR RIO PRESERVE ARE THE FOLLOWING: 2, 4, 6, 8, 14, 15, 17, 20, 21 BUILDINGS FOR RIO MARINE ARE THE FOLLOWING:

EAST: 1, 2, 3, 5, 7, 8, 16, 17, 21 WEST: 10, 18, 19

BUILDING IDENTIFICATION

BUILDING TYPE 1	= CLUBHOUSE
BUILDING TYPE 2	= APARTMENT
BUILDING TYPE 3	= APARTMENT
BUILDING TYPE 4	= TOWNHOME
BUILDING TYPE 5	= TOWNHOME
BUILDING TYPE 6	= TOWNHOME
BUILDING TYPE 7	= LIVE-WORK
BUILDING TYPE 8	= LIVE-WORK
BUILDING TYPE 10	= MARINE SERVICES
BUILDING TYPE 14	= RECREATIONAL
BUILDING TYPE 15	= APARTMENT
BUILDING TYPE 16	= APARTMENT
BUILDING TYPE 17	= MAIL KIOSK
BUILIDNG TYPE 18	= TRASH ENCLOSURE
BUILDING TYPE 19	= RECYCLING ENCLOSURE #1
BUILDING TYPE 20	= RECYLCING ENCLOSURE #2
BUILDING TYPE 21	= ENTRY FEATURE

CODE INFORMATION

APARTMENT STRUCTUL

1.1 BUILDING USE / OCCUPANCY / TYPE
GROUP R-2, S-2
CONSTRUCTION TYPE: TYPE V-B
SPRINKLED: NFPA - 13R

1.2 BUILDING HEIGHT (FBC TABLE 503)
ALLOWED: 3 STORIES
CORE DISTRICT: 40'-0"
GENERAL DISTRICT: 35'-0"

PROPOSED: 3 STORIES, 34'-2"

1.3 BUILDING AREA (FBC TABLE 503)

ALLOWED: 7,000 SQ. FT. / PER FLOOR
12,250 SQ. FT. (INCREASE PER FBC 506.2)

PROPOSED: REFER TO BUILDING AREA TABLES

ALLOWABLE AREA PER IBC 506.2.3: I_f = [F/P - 0.25] W/30 I_f = [708/708 - 0.25] 30/30

 $A_{q} = 12,250 SF$

 $I_f = [708/708 - 0.25] 30/30$ $I_f = 0.75$ $A_a = [A_t + (NS \times I_f)]$

 $A_a = [7,000 + (7,000 \times 0.75)]$

BUILDING TYPE 2 AREA - GROSS

 01-FIRST FLOOR
 9,843 S

 02-SECOND FLOOR AP
 9,882 S

 03-THIRD FLOOR AP
 9,805 S

TOTAL BUILDING AREA:

1-FIRST FLOOR

BUILDING TYPE 2 AREA - A/C

 01-FIRST FLOOR
 7,596 S

 02-SECOND FLOOR AP
 7,590 S

 03-THIRD FLOOR AP
 7,590 S

 TOTAL BUILDING AREA:
 22,776 S

1.4 FIRE RESISTANCE RATINGS (FBC TABLE 601)

STRUCTURAL FRAME: 0 HOUR
INTERIOR BEARING WALLS: 0 HOUR

INTERIOR BEARING WALLS:

EXTERIOR BEARING WALLS:

EXTERIOR NON-BEARING WALLS:

INTERIOR NON-BEARING WALLS:

FLOOR CONSTRUCTION:

O HOUR

O HOUR

O HOUR

1.5 FIRE SEPARATION
TENANT SEPARATION: 1 HOUR (FBC 708.3)
CORRIDOR: 1 HOUR (FBC 1018.1)

1.6 EXIT ACCESS

1015.2.1 WHERE TWO EXITS OR EXIT ACCESS DOORWAYS ARI
REQUIRED FROM AND PORTION OF THE EXIT ACCESS, THE
EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL BE PLACED

A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURE IN A STRAIGHT LINE BETWEEN EXIT DOORS OR EXIT ACCESS DOORWAYS. INTERLOCKING OR SCISSOR STAIRS SHALL BE COUNTER AS ONE EXIT STAIRWAY.

EXCEPTION: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

MAXIMUM EXIT ACCESS TRAVEL DISTANCE : 250' (FBC 1016.2)
MAXIMUM COMMON PATH OF EGRESS TRAVEL: 75'
(FBC 1014.3)
MAXIMUM DEAD END: 20' (FBC 1018.4)

1.7 MINIMUM INTERIOR FINISH CLASSIFICATION

1.7 MINIMUM INTERIOR FINISH CLASSIFICATION
NFPA 101 TABLE A.10.2.2

ROUP SPRINKLERED (NFPA - 13R)

VERTICAL EXIT ACCESS ROOMS AND ENCLOSED SPACES

R-2 A A C

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1 3/20/24

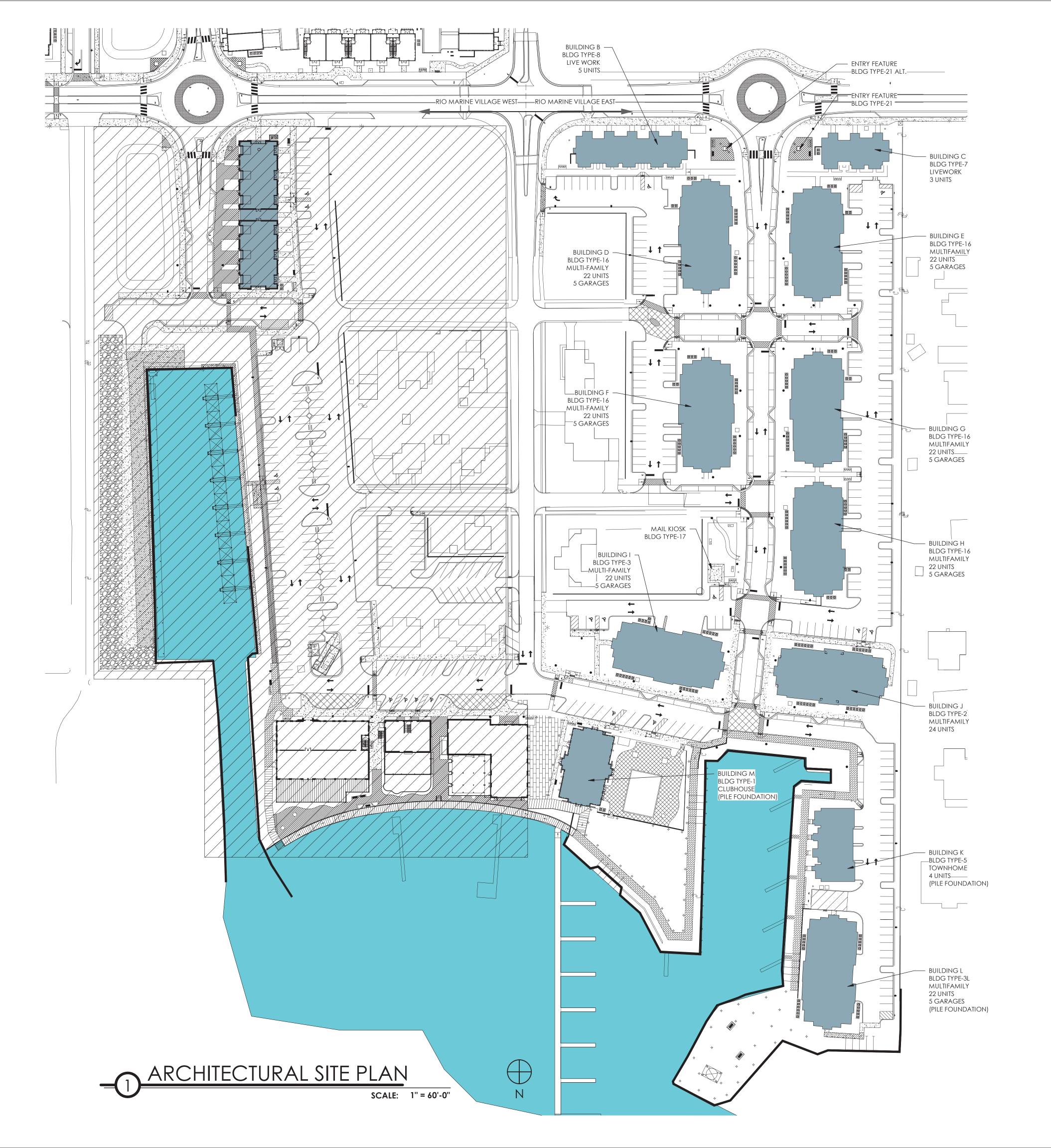
Sheet Title

BLDG TYPE-2 MULTIFAMILY PROJECT DATA

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A0.03.2

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GENERAL NOTES

SITE PLAN SHOWN IS FOR REFERENCE PURPOSES ONLY. FOR COMPLETE DIMENSIONS, GRADING AND UTILITY INFORMATION REFER TO CIVIL ENGINEERING PLANS. REFER TO CIVIL DRAWINGS FOR COMPLETE SIDEWALK AND GRADING DESIGN. PROVIDE AND ACCESSIBLE ROUTE THROUGH THE SITE THAT CONNECTS ALL REQUIRED ACCESSIBLE FEATURES, ELEMENTS AND SPACES WITH APPROPRIATE WIDTHS, SLOPES, SURFACES, ETC. ACCESSIBLE ROUTE SHALL BE IN COMPLIANCE WITH FAIR HOUSING DESIGN ACT MANUAL - 1998 (FHDAM PAGE 1.6). A MINIMUM OF 2% OF ALL PARKING, BOTH COVERED AND UNCOVERED, SHALL COMPLY WITH FAIR HOUSING DESIGN ACT MANUAL AND THE ADA ACCESSIBILITY GUIDELINES.

FOR LANDSCAPE AND HARDSCAPE INFORMATION AND DETAILING REFER TO LANDSCAPE ARCHITECT'S PLANS.

CIVIL ENGINEER SIMMONS & WHITE, INC JESSE "JAMIE" PARRISH, P.E. 2581 METROCENTRE BLVD, SUITE 3 WEST PALM BEACH, FL 33407 P: 321.212.9698

E: PARRISH@SIMMONSANDWHITE.COM

LANDSCAPE ARCHITECT COTLEUR & HEARING GEORGE MISSIMER 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 P: 561.747.6336 x108 E: GMISSIMER@COTLEUR-HEARING.COM Sheet Title

ARCHITECTURAL SITE PLAN - MARINE EAST

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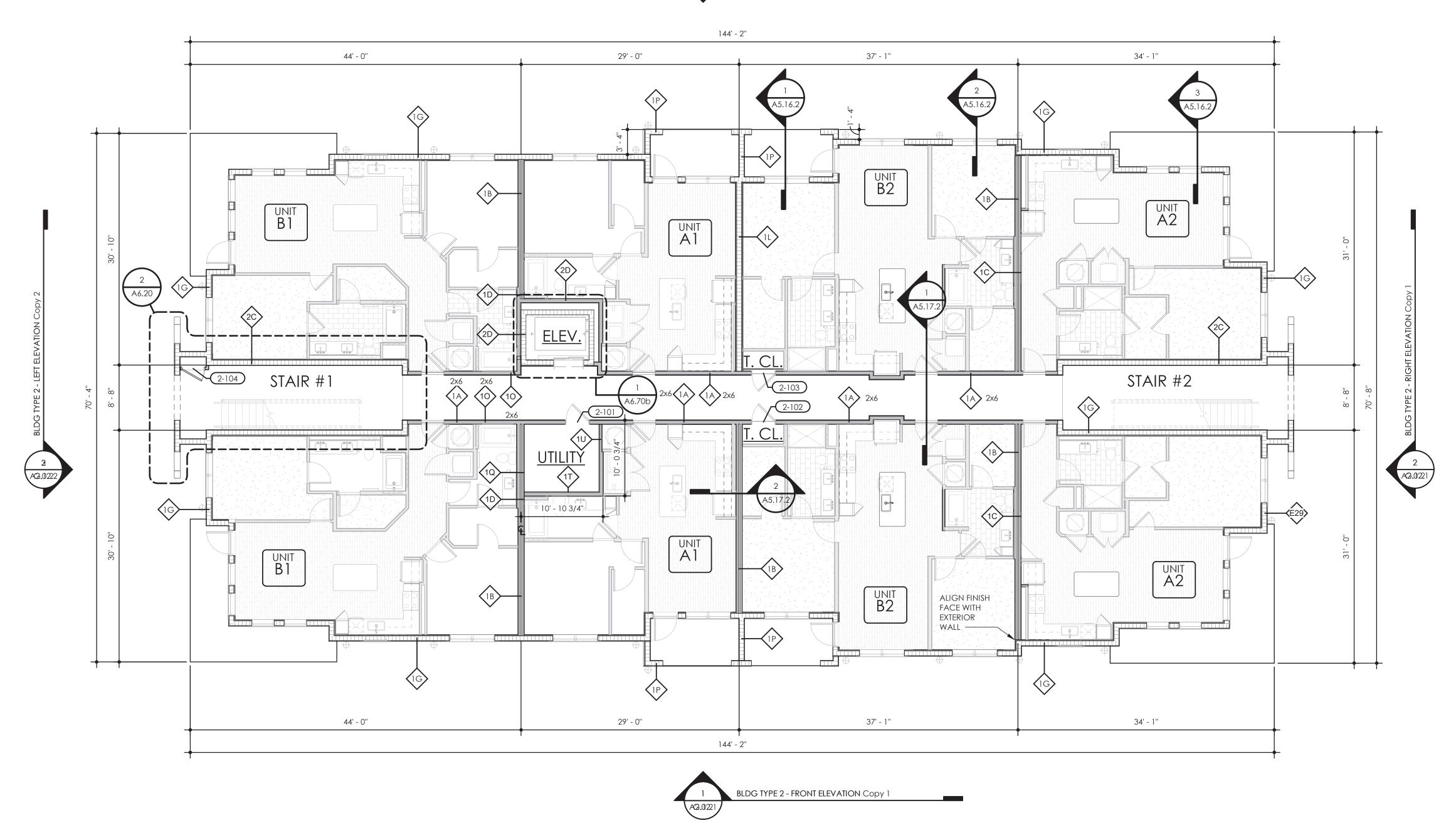
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drawn by: **OL** reviewed by: AP

history: Date

issue



BUILDING TYPE 2 - MULTIFAMILY - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

TYPICAL BUILDING PLAN NOTES

- 1/8" BUILDING PLAN DIMENSIONS ARE TAKEN FROM CENTERLINE OF TENANT WALLS, FACE OF SHEATHING ON CORRIDOR WALLS, AND FACE OF SHEATHING ON EXTERIOR WALLS. REFER TO 1/4" UNIT PLANS, AND ENLARGED PLANS FOR COMPLETE DIMENSIONS AND NOTES.
- 1/4" UNIT PLANS ARE LOCATED ON SHEETS A4.01 THROUGH A4.13
- COMMON USE TENANT AREAS DESIGNED TO COMPLY WITH FLORIDA ACCESSIBILITY CODE, FHADM-1998 AND ANSI 1171.1-2003 FROM POINT OF ACCESS TO UNIT FRONT DOOR. UNITS DESIGNED TO COMPLY WITH FHADM-1998. REFER TO SHEET A4.61 FOR REQUIREMENTS
- ALL TENANT WALLS BETWEEN UNITS TO BE 1-HOUR RATED.
- ALL WALLS BETWEEN UNITS AND COORDINATES TO BE 1-HOUR RATED.
- TYPICAL ELEVATOR AND STAIR SHAFTS TO BE 2-HOUR RATED. REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION.
- TENANT WALL BETWEEN UNITS AND CLUBHOUSE AREAS TO RECEIVE RESILIENT CHANNELS BETWEEN INTERIOR GYP. AND STUD WALLS.
- REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION.
- REFER TO A6 SERIES SHEETS FOR STAIR AND ELEVATOR ENLARGED PLANS, SECTIONS AND DETAILS. REFER TO A8 SERIES SHEETS FOR ADDITIONAL INFORMATION ON FIRE RATED ASSEMBLIES.
- BUILDING TO BE FULLY SPRINKLED WITH NFPA 13 FIRE SUPPRESSION SYSTEM.
- REFER TO MEP FOR FIRE ALARM, PULL. CONTROL PANELS, SIGNALS, HORN LOCATIONS, AND EXIT SIGNS. REFER TO MEP FOR ELECTRICAL SERVICES, METER BANK LOCATIONS, AND ACCESS DOOR LOCATIONS. BUILDING IS DESIGNED AND SHALL BE CONSTRUCTED TO MEET WIND LOADS AS NOTED ON SHEET A0.03. ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS FOR HURRICANE RESISTANT CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION ON STUD SPACING AND
- FRAMING CONNECTION INFORMATION. 16. ALL PLUMBING CLEANOUTS LOCATED WITHIN SIDEWALKS AND BREEZEWAYS TO BE FLUSH WITH FINISHED SURFACE (WITHIN 1/8" TOLERANCE)

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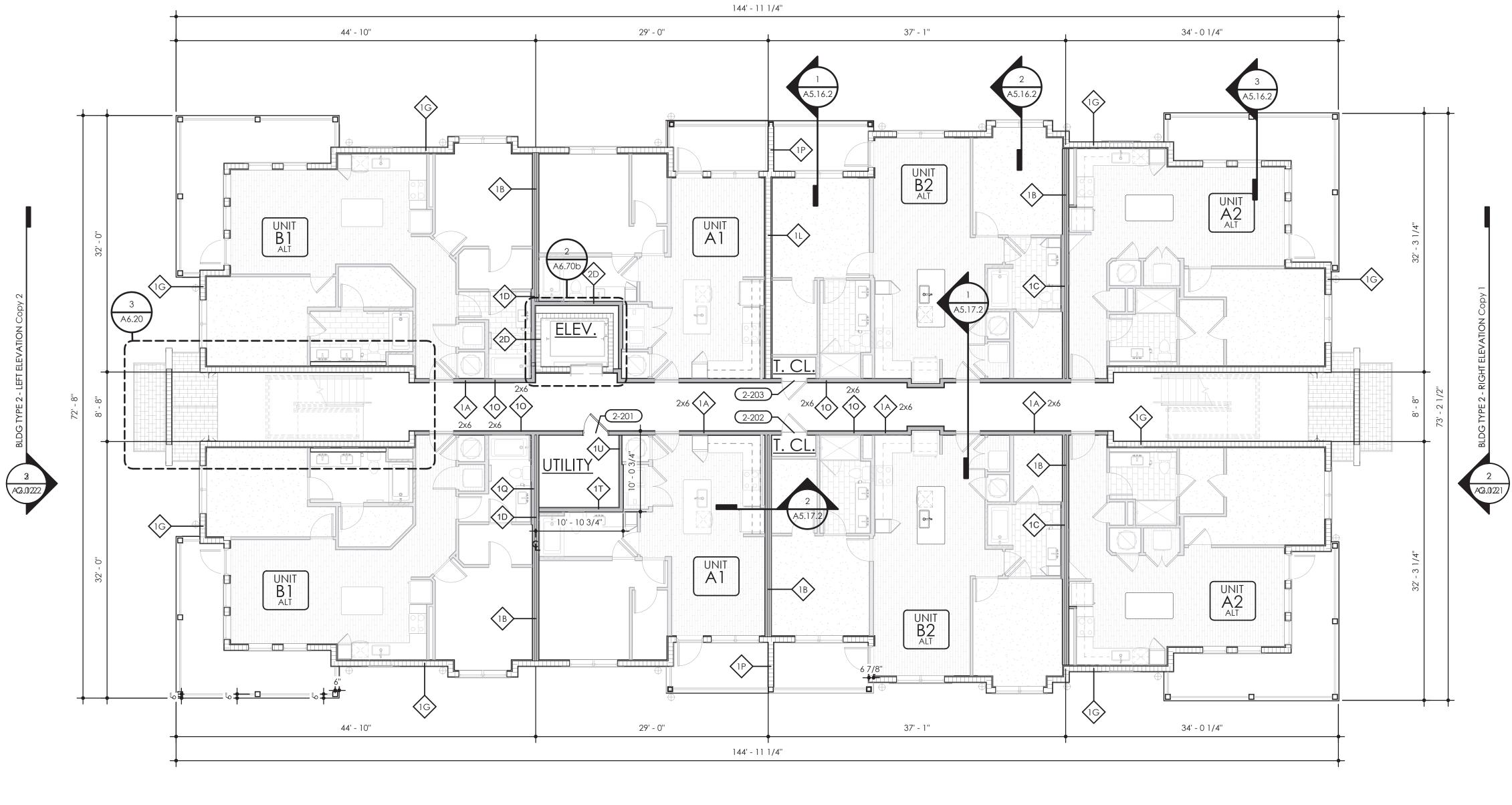
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history: Date

Sheet Title

BLDG TYPE-2 MULTIFAMILY FIRST FLOOR PLAN



BUILDING TYPE 2 - MULTIFAMILY - SECOND FLOOR PLAN

BLDG TYPE 2 - FRONT ELEVATION Copy 1

SCALE: 1/8" = 1'-0"

TYPICAL BUILDING PLAN NOTES

- 1/8" BUILDING PLAN DIMENSIONS ARE TAKEN FROM CENTERLINE OF TENANT WALLS, FACE OF SHEATHING ON CORRIDOR WALLS, AND FACE OF
- SHEATHING ON EXTERIOR WALLS. REFER TO 1/4" UNIT PLANS, AND ENLARGED PLANS FOR COMPLETE DIMENSIONS AND NOTES. 1/4" UNIT PLANS ARE LOCATED ON SHEETS A4.01 THROUGH A4.13
- COMMON USE TENANT AREAS DESIGNED TO COMPLY WITH FLORIDA ACCESSIBILITY CODE, FHADM-1998 AND ANSI 1171.1-2003 FROM POINT OF
- ACCESS TO UNIT FRONT DOOR. UNITS DESIGNED TO COMPLY WITH FHADM-1998. REFER TO SHEET A4.61 FOR REQUIREMENTS ALL TENANT WALLS BETWEEN UNITS TO BE 1-HOUR RATED.
- ALL WALLS BETWEEN UNITS AND COORDINATES TO BE 1-HOUR RATED.
- TYPICAL ELEVATOR AND STAIR SHAFTS TO BE 2-HOUR RATED.
- REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION. TENANT WALL BETWEEN UNITS AND CLUBHOUSE AREAS TO RECEIVE RESILIENT CHANNELS BETWEEN INTERIOR GYP. AND STUD WALLS.
- REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION.
- REFER TO A6 SERIES SHEETS FOR STAIR AND ELEVATOR ENLARGED PLANS, SECTIONS AND DETAILS.
- REFER TO A8 SERIES SHEETS FOR ADDITIONAL INFORMATION ON FIRE RATED ASSEMBLIES. BUILDING TO BE FULLY SPRINKLED WITH NFPA 13 FIRE SUPPRESSION SYSTEM.
- REFER TO MEP FOR FIRE ALARM, PULL. CONTROL PANELS, SIGNALS, HORN LOCATIONS, AND EXIT SIGNS.
- REFER TO MEP FOR ELECTRICAL SERVICES, METER BANK LOCATIONS, AND ACCESS DOOR LOCATIONS. BUILDING IS DESIGNED AND SHALL BE CONSTRUCTED TO MEET WIND LOADS AS NOTED ON SHEET A0.03. ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS FOR HURRICANE RESISTANT CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION ON STUD SPACING AND
- FRAMING CONNECTION INFORMATION. 16. ALL PLUMBING CLEANOUTS LOCATED WITHIN SIDEWALKS AND BREEZEWAYS TO BE FLUSH WITH FINISHED SURFACE (WITHIN 1/8" TOLERANCE)

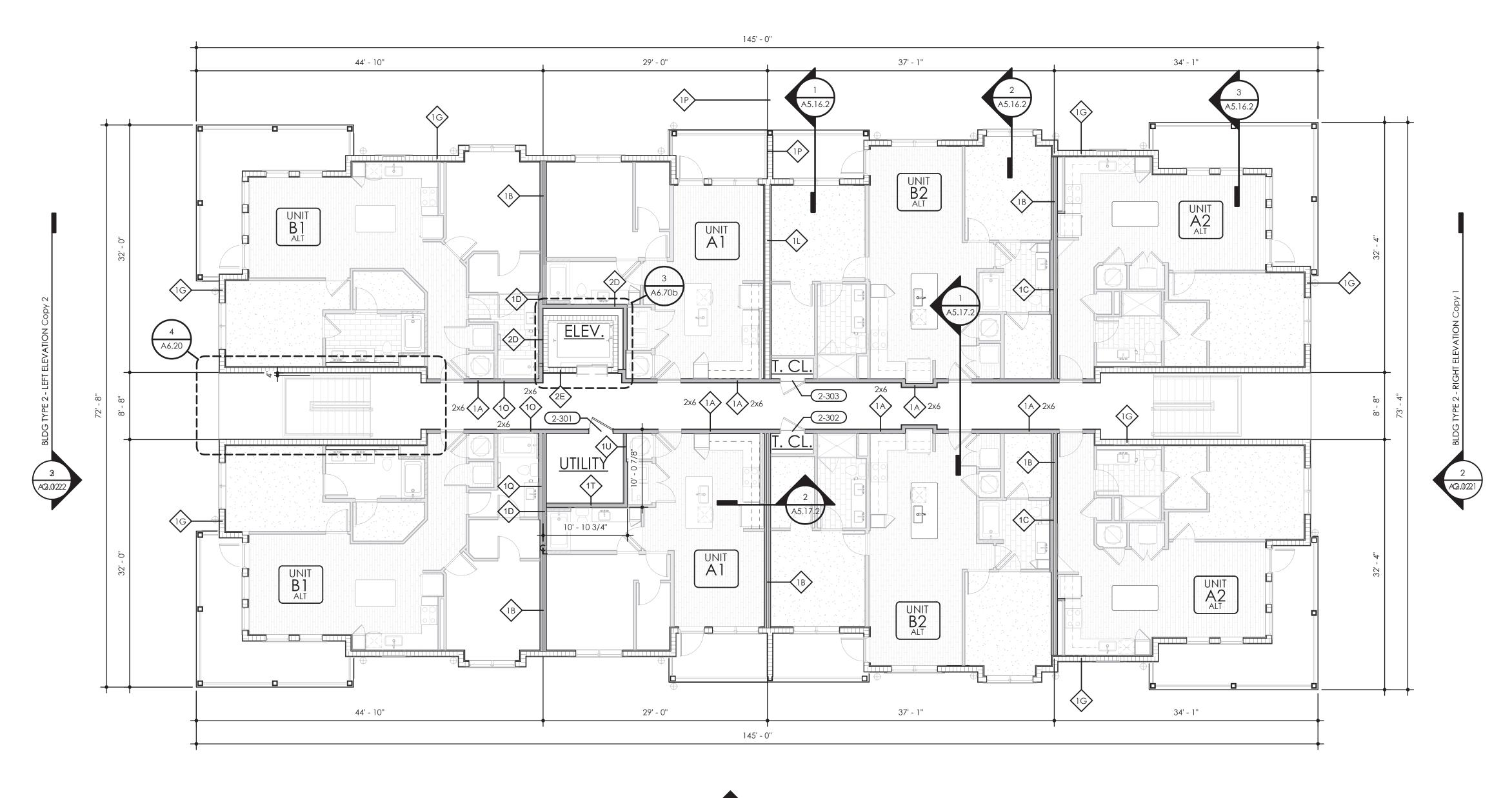
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Sheet Title

BLDG TYPE-2 MULTIFAMILY SECOND FLOOR PLAN



BLDG TYPE 2 - FRONT ELEVATION Copy 1

BUILDING TYPE 2 - MULTIFAMILY - THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

TYPICAL BUILDING PLAN NOTES

1/8" BUILDING PLAN DIMENSIONS ARE TAKEN FROM CENTERLINE OF TENANT WALLS, FACE OF SHEATHING ON CORRIDOR WALLS, AND FACE OF SHEATHING ON EXTERIOR WALLS. REFER TO 1/4" UNIT PLANS, AND ENLARGED PLANS FOR COMPLETE DIMENSIONS AND NOTES.

1/4" UNIT PLANS ARE LOCATED ON SHEETS A4.01 THROUGH A4.13 COMMON USE TENANT AREAS DESIGNED TO COMPLY WITH FLORIDA ACCESSIBILITY CODE, FHADM-1998 AND ANSI 1171.1-2003 FROM POINT OF ACCESS TO UNIT FRONT DOOR. UNITS DESIGNED TO COMPLY WITH FHADM-1998. REFER TO SHEET A4.61 FOR REQUIREMENTS

ALL TENANT WALLS BETWEEN UNITS TO BE 1-HOUR RATED. ALL WALLS BETWEEN UNITS AND COORDINATES TO BE 1-HOUR RATED.

TYPICAL ELEVATOR AND STAIR SHAFTS TO BE 2-HOUR RATED.

REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION. TENANT WALL BETWEEN UNITS AND CLUBHOUSE AREAS TO RECEIVE RESILIENT CHANNELS BETWEEN INTERIOR GYP. AND STUD WALLS.

REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION.

REFER TO A6 SERIES SHEETS FOR STAIR AND ELEVATOR ENLARGED PLANS, SECTIONS AND DETAILS. REFER TO A8 SERIES SHEETS FOR ADDITIONAL INFORMATION ON FIRE RATED ASSEMBLIES.

BUILDING TO BE FULLY SPRINKLED WITH NFPA 13 FIRE SUPPRESSION SYSTEM. REFER TO MEP FOR FIRE ALARM, PULL. CONTROL PANELS, SIGNALS, HORN LOCATIONS, AND EXIT SIGNS.

REFER TO MEP FOR ELECTRICAL SERVICES, METER BANK LOCATIONS, AND ACCESS DOOR LOCATIONS. BUILDING IS DESIGNED AND SHALL BE CONSTRUCTED TO MEET WIND LOADS AS NOTED ON SHEET A0.03. ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS FOR HURRICANE RESISTANT CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION ON STUD SPACING AND

FRAMING CONNECTION INFORMATION. ALL PLUMBING CLEANOUTS LOCATED WITHIN SIDEWALKS AND BREEZEWAYS TO BE FLUSH WITH FINISHED SURFACE (WITHIN 1/8" TOLERANCE) Sheet Title

BLDG TYPE-2 MULTIFAMILY THIRD FLOOR PLAN

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A0.10CC

FLOOR PLAN LEGEND

STEP IN SLAB

LEVEL SLAB TO SLOPE SLAB

---SCALE: 1/8" = 1'-0"

ROOF PLAN GENERAL NOTES

PROVIDED ROOF 'ZONES' SEPARATED BY ZONES AREA PERIMETER SOFFIT HIGH LOW VENT DRAFTSTOPPING AREA CALCULATED INDIVIDUALLY PER IBC 718.4. CALCULATIONS OF REQUIRED 2-A1 2,908 SF 126.58 LF 4.85 4.85 10.14 SF 4 5.84 SF VENTILATION ARE BASED ON IBC 1202. 2-B1 2,366 SF 117.17 LF 3.94 3.94 9.38 SF 3 4.38 SF 2-C1 | 2,398 SF | 112.84 LF | 4.00 | 4.00 | 9.04 SF | 3 | 4.38 SF FORMULA FOR REQUIRED VENTING: 2-D1 2,921 SF 122.24 LF 4.87 4.87 9.79 SF 4 5.84 SF ROOF SQ.FT. X (1/300) = TOTAL VENTING 40% MIN. 50% MAX. HIGH VENTING 50% MIN. 60% MAX. LOW (EAVE) VENTING

ATTIC VENTILATION CALCULATIONS

SOFFIT (LOW) VENTING: BASED ON SEMCO SV201 2" WIDE ALUM. SOFFIT-STRIP PROVIDING 92 SQ.IN. OF VENTING PER LIN.FT. = 0.08 SQ.FT.

OFF RIDGE (HIGH) VENTING: BASED ON TAMCO VENT. EACH VENT PROVIDES 210 SQ.IN. OF VENTING = 1.46 OFF RIDGE

REFER TO ROOF PLAN FOR ROOF SLOPES. ROOFING CONTRACTOR TO PROVIDE OFF-RIDGE & SOFFIT VENTILATION IN ACCORDANCE WITH THE CURRENT BUILDING CODE. OFF-RIDGE VENTS SHALL BE GALV. STEEL OR ALUMINUM VENT WITH SCREEN. PAINT VENTS TO MATCH ROOF. REFER TO ROOF VENT CALCULATIONS.

ROOF KEYNOTES

R1) 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES OVER #30 FELT

STANDING SEAM METAL ROOF SYSTEM

DENOTES SUGGESTED 6" GUTTER LOCATIONS

SUGGESTED 3" x 4" DOWNSPOUT LOCATIONS, VERIFY LOCATIONS AND CONNECTIONS TO STORM WATER DRAINAGE WITH CIVIL/LANDSCAPE DRAWINGS. PROVIDE SPLASH BLOCK BELOW WHERE NO BOOT CONNECTION

CRICKET WITH 3:12 SLOPE MINIMUM, U.N.O

TAPERED INSULATION + TPO ROOFING

DENOTES ROOF VENTS. REFER TO ROOF CALCULATIONS FOR OVERALL SQUARE FOOTAGE OF VENTING

SELF-CLOSING DOOR WITH AUTOMATIC LATCH AT DRAFTSTOPPING

DENOTES DRAFTSTOPPING IN ATTIC AREA

22" x 36" ATTIC ACCESS DOOR. PROVIDE 1-HR RATED ACCESS DOOR IN APARTMENT BUILDINGS, GARAGES AND MAINTENANCE BUILDINGS. ALL ATTIC ACCESS TO BE LOCKABLE. SEE DETAIL X/A7.XX

PRIMARY ROOF DRAIN PROVIDE PLYWOOD WALK WITHIN SPACE FROM ATTICC ACCESS TO ROOF ACCESS DOOR

PARAPET KICKERS. REFER TO STRUCTURAL DRAWINGS FOR

INFORMATION, SIZE AND DETAILS (R14) ORD SECONDARY OVERFLOW ROOF DRAIN Sheet Title

BLDG TYPE-2 MULTIFAMILY ROOF PLAN

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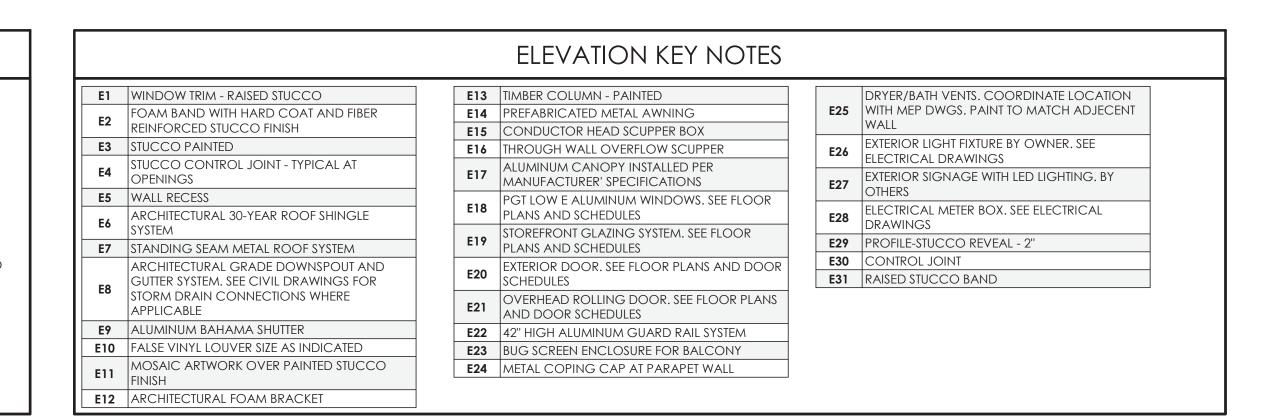
BLDG TYPE 2 - RIGHT ELEVATION SCALE: 1/8" = 1'-0"

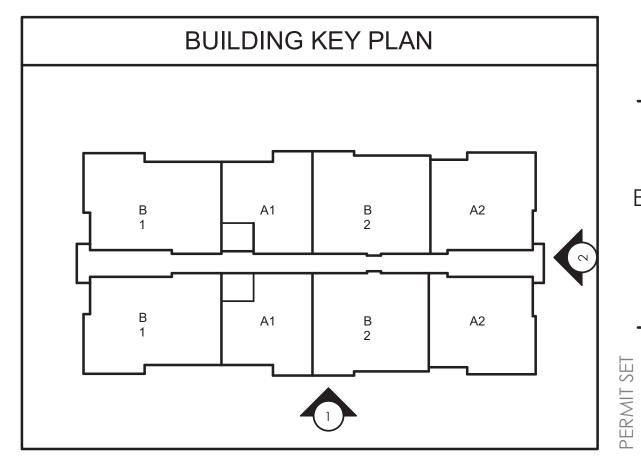


BLDG TYPE 2 - FRONT ELEVATION SCALE: 1/8" = 1'-0"



- TYPICAL EXTERIOR CLADDING STUCCO, PAINTED.
- ALL EXTERIOR TRIM RAISED STUCCO. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT.
- ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR
- APPROVAL ALL UNIT BALCONIES TO HAVE STRUCTURAL FLOOR SYSTEM SLOPED AWAY FROM UNIT FOR DRAINAGE.
- ALL EXTERIOR BALCONY RAILS TO BE ANODIZED ALUMINUM.
- ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.
- PROVIDE URETHANE SEALANT AT ALL INSIDE CORNERS AND WINDOW/DOOR PERIMETERS.
- PROVIDE URETHANE SEALANT WITH BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP AND BOTTOM OF HORIZONTAL BUILDING BANDS. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BALCONY CEILINGS, BALCONY EXTERIOR EDGES, EXTERIOR WALL TO
- SOFFIT AND CEILING CONDITIONS. PROVIDE METAL FLASHING AT ALL HORIZONTAL TRANSITIONS BETWEEN MATERIALS. SLOPE METAL FLASHING TO SHED WATER. LAP AND SEAL OVERLAPS IN FLASHING.
- PROVIDE SEALANT END DAMS AT END OF ALL HORIZONTAL FLASHING TO PREVENT WATER RUNOFF. PROVIDE POSITIVE SLOPE 1:2 AT TOP OF TRIM BANDS, TYPICAL.
- EXTERIOR WALLS TO BE PAINTED PRIOR TO INSTALLATION OF DOWNSPOUTS. ALL DOWNSPOUTS TO BE 3"X5" ANODIZED ALUMINUM. COLORS OF ALL EXTERIOR VENTS, DEVICES, ELECTRICAL EQUIPMENT, ETC. TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR.
- 17. ALL DRYER VENTS TO ALIGN HORIZONTALLY AND VERTICALLY.





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Sheet Title BLDG TYPE-2 MULTIFAMILY **EXTERIOR ELEVATIONS**

APPROVAL

TYPICAL EXTERIOR CLADDING - STUCCO, PAINTED.

ALL EXTERIOR BALCONY RAILS TO BE ANODIZED ALUMINUM.

ALL EXTERIOR TRIM RAISED STUCCO.

SOFFIT AND CEILING CONDITIONS.

TYPICAL ELEVATION NOTES

ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT.

ALL UNIT BALCONIES TO HAVE STRUCTURAL FLOOR SYSTEM SLOPED AWAY FROM UNIT FOR DRAINAGE.

ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.

PROVIDE URETHANE SEALANT AT ALL INSIDE CORNERS AND WINDOW/DOOR PERIMETERS.

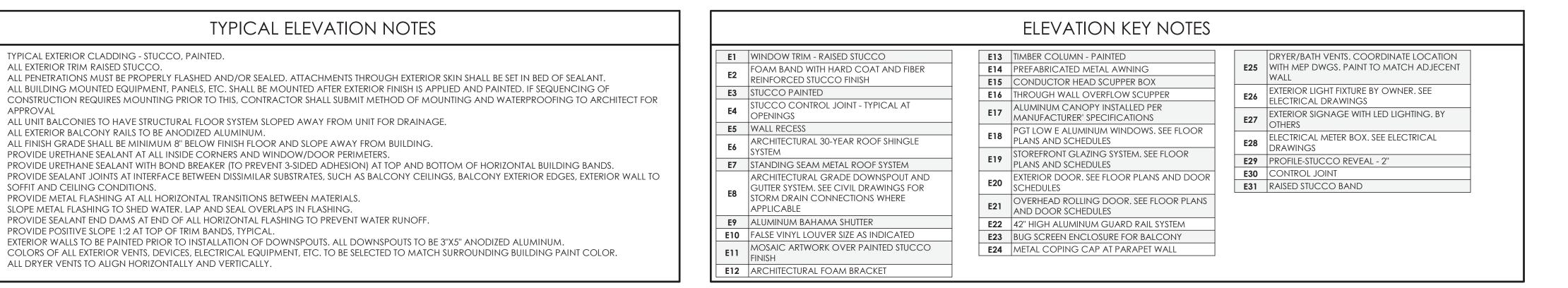
ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF

PROVIDE URETHANE SEALANT WITH BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP AND BOTTOM OF HORIZONTAL BUILDING BANDS.

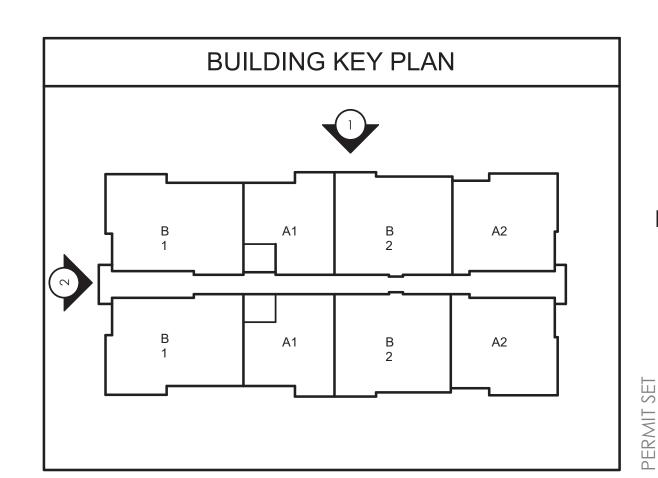




BLDG TYPE 2 - REAR ELEVATION SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"





Sheet Title BLDG TYPE-2 MULTIFAMILY

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history: Date

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reviewed by: OL

1 3/20/24

EXTERIOR ELEVATIONS

BUILDING TYPE 3 -BUILDING TYPE - APARTMENT

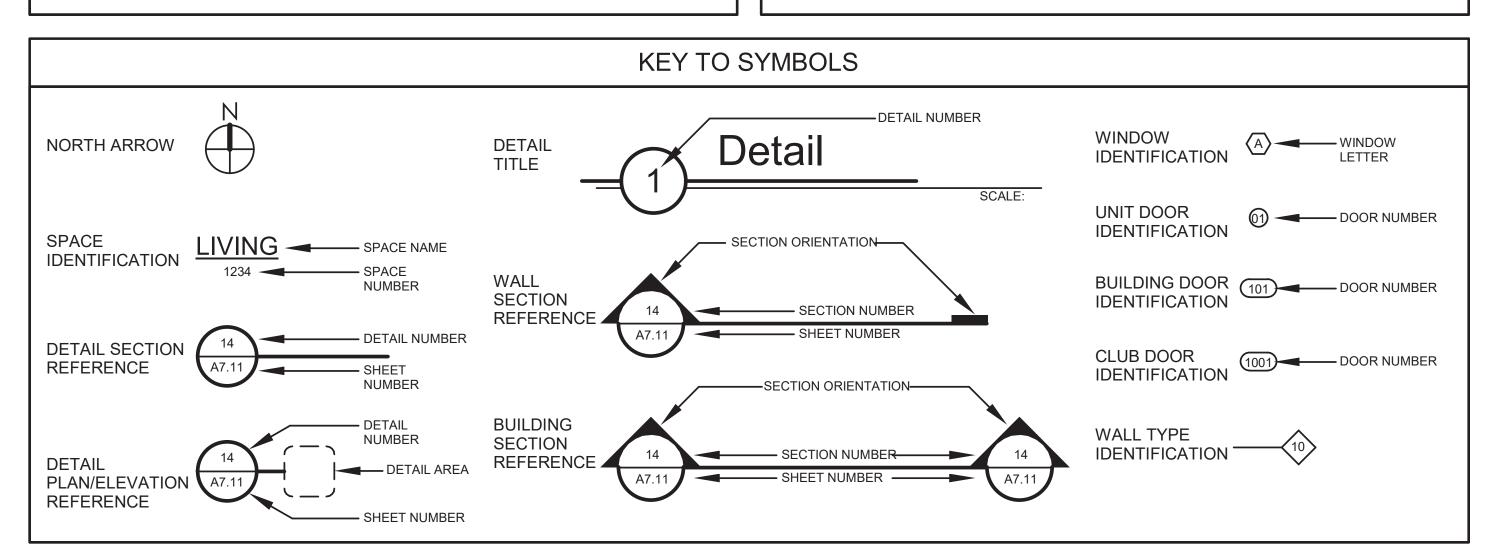
SIGNAGE NOTE: ALL SIGNAGE SHALL BE REVIEWED AT TIME OF BUILDING PERMIT FOR COMPLIANCE WITH MARTIN COUNTY SIGN REGULATIONS. NO SIGNAGE IS APPROVED AS PART OF THIS SITE PLAN REVIEW.

NOTE: F.F.E. IS BASED ON CIVIL SITE PLAN DRAWINGS

MAINTENANCE NOTE

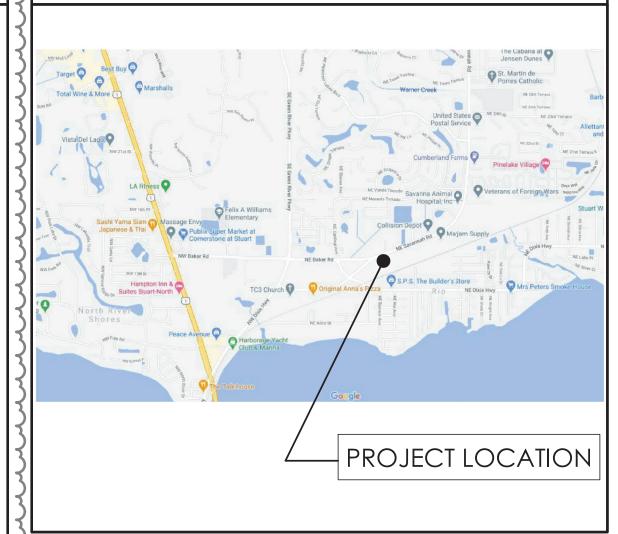
THESE BUILDING, AS WITH ALL IT'S STRUCTURES, ONCE COMPLETED WILL REQUIRE CONTINUOUS AND ONGOING MAINTENANCE AND REPAIR TO KEEP THEM IN GOOD CONDITION AND PREVENT DETERIORATION OVER TIME. THE DEVELOPER IN CONJUNCTION WITH THE CONTRACTOR NEEDS TO DEVELOP A MAINTENANCE PROGRAM BASED UPON THE MATERIALS AND SYSTEMS INCORPORATED INTO THI BUILDINGS. THE OWNER OR THE LEASING/ MANAGEMENT COMPANY WILL NEED TO PROVIDE FOR A QUALIFIED MAINTENANCE STAFF TO PROVIDE CONTINUED MAINTENANCE, RE-PAINTING, RE-APPLICATION OF SEALANTS AND OTHER REPAIR WORK AS REQUIRED BY THE MAINTENANCE PROGRAM ESTABLISHED BY THE OWNER. THE THIRD PARTY, LIKE ALL BUILDING OWNERS, IS REQUIRED TO MAINTAIN AND REPAIR THE BUILDING TO THE MINIMUM LEVEL ESTABLISHED IN THE MAINTENANCE PROGRAM.

MATERIALS LEGEND SECTION/ELEVATION PLAN **DIMENSIONAL LUMBER** STUD WALL **CUT LUMBER** PLYWOOD CMU BLOCK WALL EARTH FILL POURED CONCRETE STRUCTURAL STEEL SSSSS BATT INSULATION RIGID FOAM INSULATION CONCRETE MASONRY UNIT FLOOR TRUSS

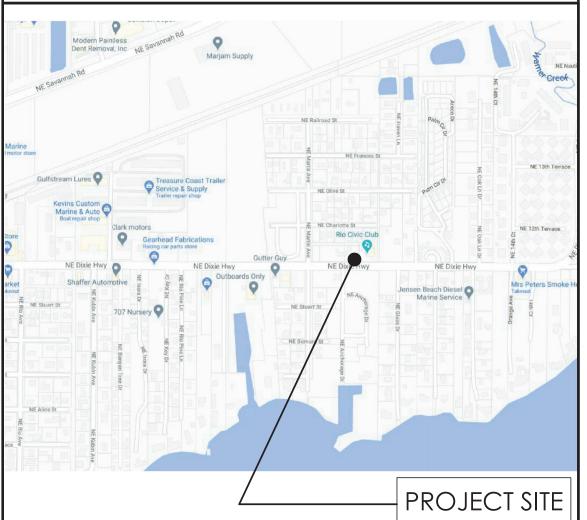


A.B. ANCHOR BOLT A/C AIR CONDITIONER DN. DOWN H.M. HOLLOW METAL P. P. PANTRY SHT. SHEET BLOCK BEARING BLOCK BLOCK BLOCK BLOCK B.M. BEAM BEAM BEAM BEAM BEAM BEAM BEAM BEAM				S	TANDA	ARD ABBREVIA	TIONS			
DIAM. DIAMETER DIM. DIMENSION DISPOSAL GYP. GYPSUM O.C. ON CENTER O.D. OUTSIDE DIAMETER SCHED. SCHEDULE W.H. WATER HEATER SIDING W.H. WATER HEATER DISPOSAL DISPOSAL H.C. HOLLOW CORE OPP. OPPOSITE SEC. SECTION W.P. WATERPROOF	A/C AII ADJ. A.H.U. ALUM. ALT. APPROX. BRG. BD. BLDG. BLK. B.M. BTM. COL. CER. C.J. CLG. C.M.U. CONC. CONST. CONT. CTR D DBL. DET. DIAM. DIM.	R CONDITIONER ADJACENT AIR HANDLER UNIT ALUMINUM ALTERNATE APPROXIMATE BEARING BOARD BUILDING BLOCK BEAM BOTTOM COLUMN CERAMIC CONSTRUCTION JOINT CEILING CONCRETE BLOCK CONCRETE CONSTRUCTION CONTINUOUS CENTER DRYER DOUBLE DETAIL DIAMETER DIMENSION	DN. DRYW. D.W. DWG. E.A. E.I.F.S. E.J. ELEV. E.P.S. EQ. EST. EXIST. EXT. FN.FL. FIN. F.G. F.P. FTG. GA. GALV. GL. GYP. H.B.	DOWN DRYWALL DISHWASHER DRAWING EACH EXTERIOR INSULATION FINISH SYSTEM EXPANSION JOINT ELEVATION EXPANDED POLYSTYRENE SYSTEM EQUAL ESTIMATE EXISTING EXTERIOR FINISH FLOOR FINISH FLOOR FINISH FIXED GLASS FIREPLACE FEET FOOTING GAGE GALVANIZED GLASS GYPSUM HOSE BIB	H.M. HORTZ. HGT. HTG. HTR IN. INSUL. INT. JST. JT. LB. LAM. LAV. LTG. MATL. MAX. M.C. MECH. MIN. MISC. M.O. M.T. MTL. O.A. O.C. O.D.	HOLLOW METAL HORIZONTAL HEIGHT HEATING HEATER INCHES INSULATION INTERIOR JOIST JOINT POUND LAMINATED LAVATORY LIGHTING MATERIALS MAXIMUM MEDICAL CABINET MECHANICAL MINIMUM MISCELLANEOUS MASONRY OPENING METAL OVERALL ON CENTER OUTSIDE DIAMETER	P. P.C. PED. PERP. PL. PLYWD. PROP. P.S.F. P.S.I. P.T. PTN. P.H. QUAL. QUAN. R.A.G. RAD. R.D. REF. REINF. REQD. REV. RM. ROS. S.C. SCHED. SDNG	PANTRY PULL CHAIN PEDESTAL PERPENDICULAR PLATE PLYWOOD PROPERTY POUND PER SQUARE FEET POUND PER SQUARE INCH PRESSURE TREATED PARTITION PAPER HOLDER QUALITY QUANTITY RETURN AIR GRILL RADIUS ROOF DRAIN REFRIGERATOR REINFORCE REQUIRED REVISION/REVERSE ROOM ROUGH SAWN SOLID CORE SCHEDULE SIDING	SHT. SIM. S.G.D. SQ. S.S. STD. STO. STR. SUB. SUP. T.C. TEMP. THK. TYP. U.L. LABORA' VENT. VERT. VOL. V.T.R. W. W.C. W.D. WDW W.H. W.I.C.	SHEET SIMILAR SLIDING GLASS DOOR SQUARE STAINLESS STEEL STANDARD STORAGE STRUCTURAL SUBSTITUTE SUPPORT TRASH COMPACTOR TEMPERATURE THICK/THICKNESS TYPICAL UNDERWRITERS FORY VENTILATION VERTICAL VOLUME VENT THROUGH ROOF WIDTH/WIDE/WASHER WATER CLOSET WOOD WINDOW WATER HEATER WALK IN CLOSET

VICINITY MAP



LOCATION MAP



APPLIED CODES

FLORIDA BUILDING CODE 2023, 8TH EDITION WITH LOCAL ORDINANCES

FLORIDA MECHANICAL CODE, 2020 EDITION WITH LOCAL ORDINANCES

FLORIDA PLUMBING CODE, 2020 EDITION WITH LOCAL ORDINANCES

FLORIDA ACCESSIBILITY CODE, 2023

FLORIDA ENERGY CODE, 2014

FLORIDA FIRE PREVENTION CODE, 2020

NATIONAL ELECTRICAL CODE, 2017 EDITION WITH LOCAL ORDINANCES

NFPA 101 - 2012 EDITION - LIFE SAFETY CODE

THE FAIR HOUSING ACT DESIGN MANUAL, REVISED 1998

THE AMERICAN WITH DISABILITIES ACT, 2010 EDITION

ANSI A 117.1 - 1986 EDITION

NFPA 1 UNIFORM FIRE CODE 2009 WITH FLORIDA AMENDMENTS

NFPA 10, 2010 EDITION - INSTALLATION OF PORTABLE FIRE EXTINGUISHERS

NFPA 13, 2010 EDITION - AUTOMATIC SPRINKLER SYSTEMS

NFPA 70, 2011 EDITION - NATIONAL ELECTRICAL CODE

NFPA 72, 2010 EDITION - NATIONAL FIRE ALARM CODE

FLORIDA STATUES

FLORIDA ADMINISTRATIVE CODE

TO THE BEST OF CHARLAN BROCK AND ASSOCIATES' KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH ALL APPLICABLE MINIMUM BUILDING CODES, FIRE SAFETY CODES, AND HANDICAP ACCESSIBILITY CODES AS DETERMINED BY THE LOCAL GOVERNING AUTHORITY.

PROJECT NARRATIVE

PROJECT NARRATIVE:

HE PROPOSED PROJECT IS LOCATED IN UNICORPORATED MARTIN COUNTY, FLORIDA IN THE RIO COMMUNITY REDEVELOPMENT AREA SOUTH, OF NE DIXIE HIGHWAY AND RIO NORTH DIXIE, OF NE DIXIE HIGHWAY. THE PROJECT IS comprised of multi-family, townhomes, live-work, amenity as well as various ancillary structures. The site ALSO INCLUDES AN AREA FOR POOL & POOL DECK, BUT PROVIDED BY OTHERS. PARKING IS DISTRIBUTED THROUGHOUT THE DEVELOPMENT AS SURFACE PARKING.

BUILDINGS FOR RIO PRESERVE ARE THE FOLLOWING: 2, 4, 6, 8, 14, 15, 17, 20, 21 BUILDINGS FOR RIO MARINE ARE THE FOLLOWING:

EAST: 1, 2, 3, 5, 7, 8, 16, 17, 21 WEST: 10, 18, 19

BUILDING IDENTIFICATION

	BOILDING IDLINII IC/(IIOI)
BUILDING TYPE 1	= CLUBHOUSE
BUILDING TYPE 2	= APARTMENT
BUILDING TYPE 3	= APARTMENT
BUILDING TYPE 4	= TOWNHOME
BUILDING TYPE 5	= TOWNHOME
BUILDING TYPE 6	= TOWNHOME
BUILDING TYPE 7	= LIVE-WORK
BUILDING TYPE 8	= LIVE-WORK
BUILDING TYPE 10	= MARINE SERVICES
BUILDING TYPE 14	= RECREATIONAL
BUILDING TYPE 15	= APARTMENT
BUILDING TYPE 16	= APARTMENT
BUILDING TYPE 17	= MAIL KIOSK
BUILIDNG TYPE 18	= TRASH ENCLOSURE
BUILDING TYPE 19	= RECYCLING ENCLOSURE #1
BUILDING TYPE 20	= RECYLCING ENCLOSURE #2

CODE INFORMATION

APARTMENT

.1 BUILDING USE / OCCUPANCY / TYPE GROUP R-2, S-2

= ENTRY FEATURE

BUILDING TYPE 21

CONSTRUCTION TYPE: TYPE V-B SPRINKLED: NFPA - 13R 1.2 BUILDING HEIGHT (FBC TABLE 503) 3 STORIES / 40' ALLOWED:

3 STORIES, 36'-6" PROPOSED: 7,000 SQ. FT. / PER FLOOR 12,250 SQ. FT. (INCREASE PER FBC 506.2)

REFER TO BUILDING AREA TABLES

ALLOWABLE AREA PER IBC 506.2.3:

 $I_f = [F/P - 0.25] W/30$ $I_f = [708/708 - 0.25] 30/30$

 $I_f = 0.75$

 $A_{c} = [A_{t} + (NS \times I_{f})]$ $A_{c} = [7,000 + (7,000 \times 0.75)]$ $A_{q} = 12,250 SF$

BUILDING TYPE 3 AREA - GROSS MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA -FIRST FLOOR

-SECOND FLOOR AP 9,890 SF 3-THIRD FLOOR AP OTAL BUILDING AREA:

BUILDING TYPE 3 AREA - A/C

)1-FIRST FLOOR	5,830 \$
02-SECOND FLOOR AP	7,590 \$
)3-THIRD FLOOR AP	7,590 \$
OTAL BUILDING AREA:	21,010 \$

1.4 FIRE RESISTANCE RATINGS (FBC TABLE 601) STRUCTURAL FRAME: 0 HOUR INTERIOR BEARING WALLS:

0 HOUR EXTERIOR BEARING WALLS: 0 HOURS EXTERIOR NON-BEARING WALLS 0 HOUR INTERIOR NON-BEARING WALLS: 0 HOURS FLOOR CONSTRUCTION: 0 HOUR ROOF CONSTRUCTION: 0 HOUR

1.5 FIRE SEPARATION TENANT SEPARATION: CORRIDOR:

1.6 EXIT ACCESS

1 HOUR (FBC 708.3) 1 HOUR (FBC 1018.1)

1015.2.1 WHERE TWO EXITS OR EXIT ACCESS DOORWAYS ARE REQUIRED FROM AND PORTION OF THE EXIT ACCESS, THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURE IN A STRAIGHT LINE BETWEEN EXIT DOORS OR EXIT ACCESS DOORWAYS. INTERLOCKING OR SCISSOR STAIRS SHALL BE COUNTER AS ONE EXIT STAIRWAY.

EXCEPTION: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS HALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE

9,687 MAXIMUM EXIT ACCESS TRAVEL DISTANCE: 250' (FBC 1016.2)

9.783 SF MAXIMUM COMMON PATH OF EGRESS TRAVEL: 75' 29,360 SF (FBC 1014.3) MAXIMUM DEAD END: 20' (FBC 1018.4)

1.7 MINIMUM INTERIOR FINISH CLASSIFICATION

NFPA 101 TABLE A.10.2.2

SPRINKLERED (NFPA - 13R) vertical | exit access | rooms and CORRIDORS ENCLOSED SPACES

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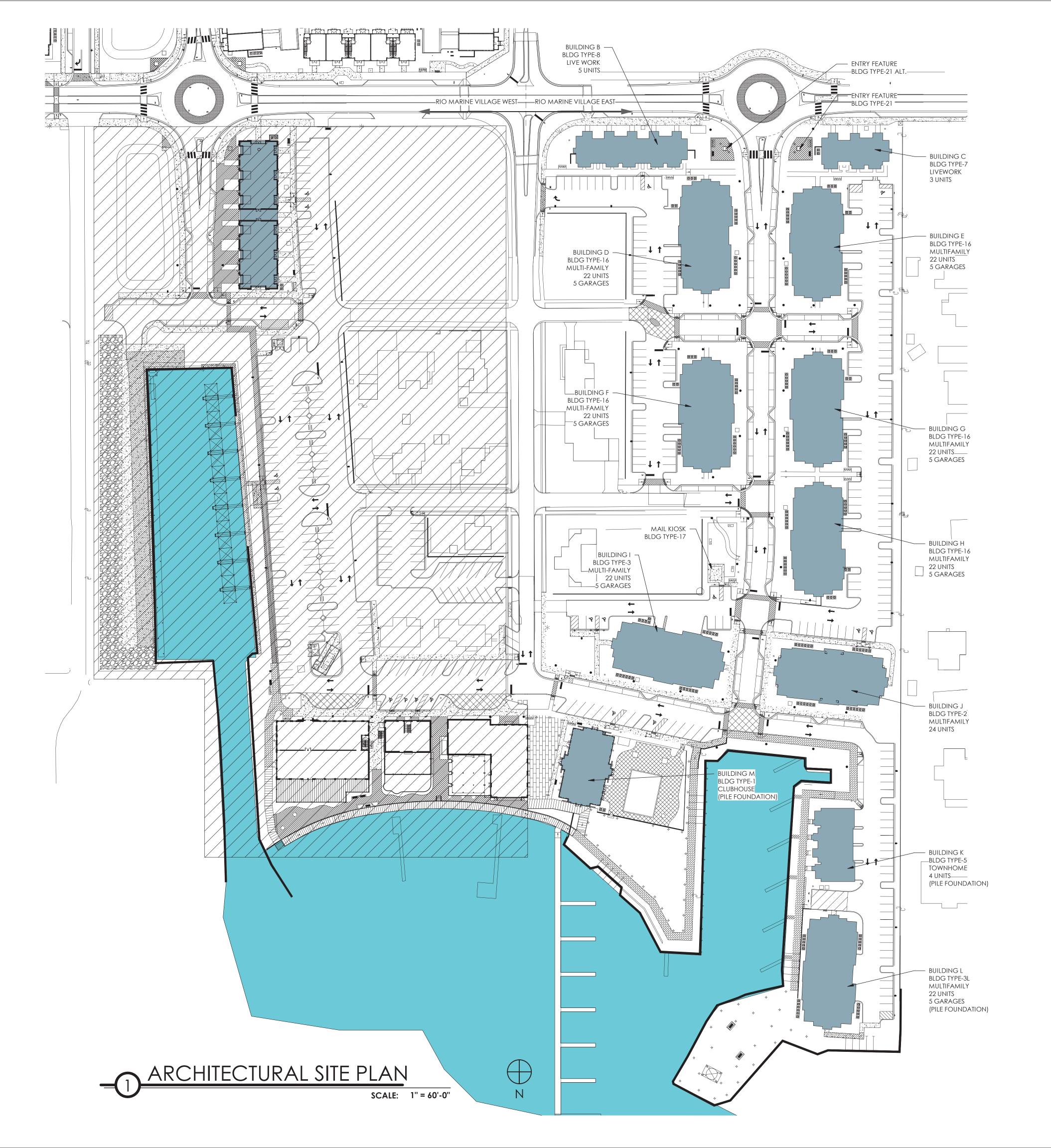
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reviewed by: OL

history: Date 1 3/20/24

Sheet Title

BLDG TYPE-3 **MULTI-FAMILY** PROJECT DATA



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GENERAL NOTES

SITE PLAN SHOWN IS FOR REFERENCE PURPOSES ONLY. FOR COMPLETE DIMENSIONS, GRADING AND UTILITY INFORMATION REFER TO CIVIL ENGINEERING PLANS. REFER TO CIVIL DRAWINGS FOR COMPLETE SIDEWALK AND GRADING DESIGN. PROVIDE AND ACCESSIBLE ROUTE THROUGH THE SITE THAT CONNECTS ALL REQUIRED ACCESSIBLE FEATURES, ELEMENTS AND SPACES WITH APPROPRIATE WIDTHS, SLOPES, SURFACES, ETC. ACCESSIBLE ROUTE SHALL BE IN COMPLIANCE WITH FAIR HOUSING DESIGN ACT MANUAL - 1998 (FHDAM PAGE 1.6). A MINIMUM OF 2% OF ALL PARKING, BOTH COVERED AND UNCOVERED, SHALL COMPLY WITH FAIR HOUSING DESIGN ACT MANUAL AND THE ADA ACCESSIBILITY GUIDELINES.

FOR LANDSCAPE AND HARDSCAPE INFORMATION AND DETAILING REFER TO LANDSCAPE ARCHITECT'S PLANS.

CIVIL ENGINEER SIMMONS & WHITE, INC JESSE "JAMIE" PARRISH, P.E. 2581 METROCENTRE BLVD, SUITE 3 WEST PALM BEACH, FL 33407 P: 321.212.9698

E: PARRISH@SIMMONSANDWHITE.COM

LANDSCAPE ARCHITECT COTLEUR & HEARING GEORGE MISSIMER 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 P: 561.747.6336 x108 E: GMISSIMER@COTLEUR-HEARING.COM Sheet Title

ARCHITECTURAL SITE PLAN - MARINE EAST

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job no: **4301.20**

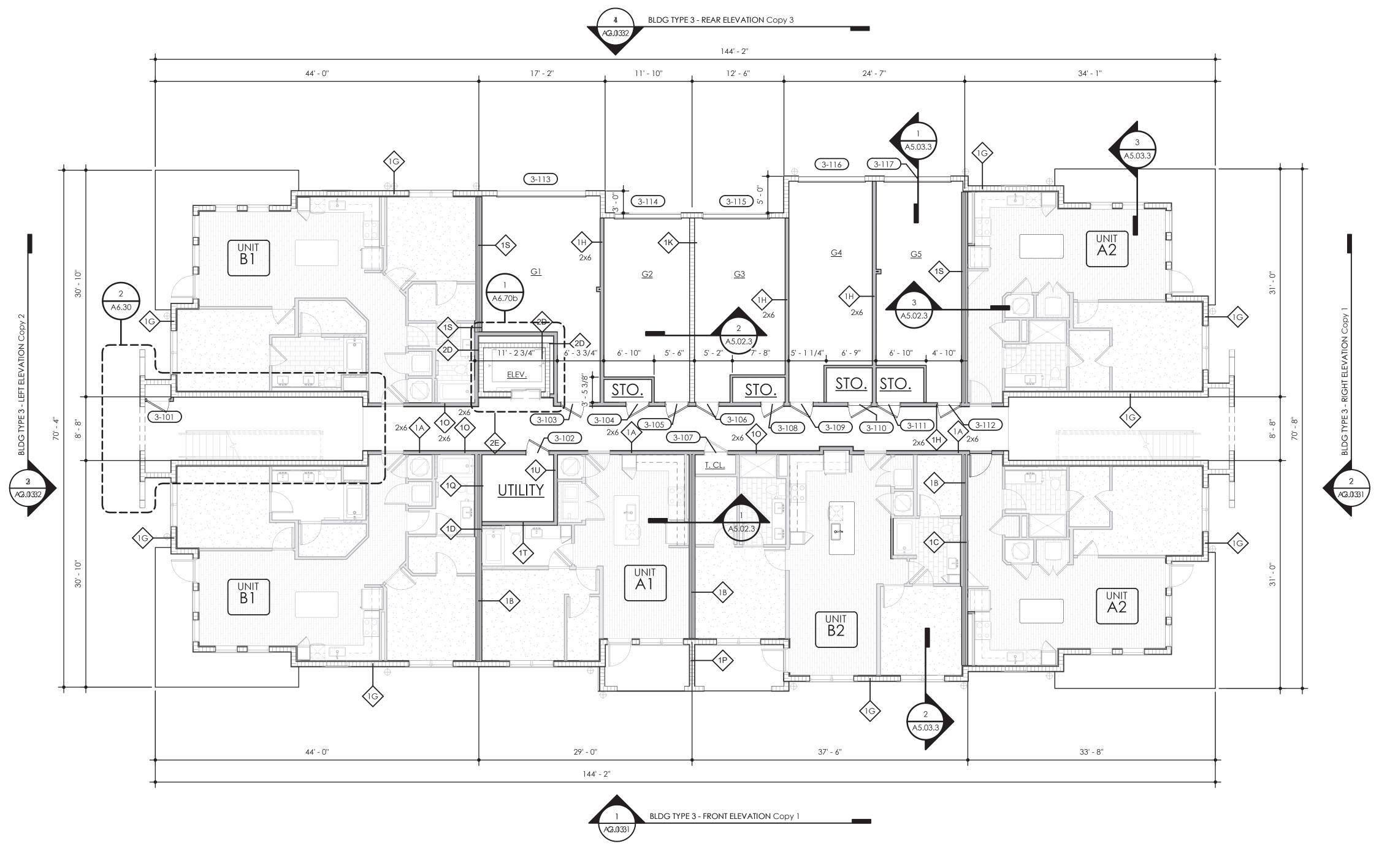
drawn by: **OL** reviewed by: AP

history: Date

issue







BUILDING TYPE 3 - MULTIFAMILY - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

TYPICAL BUILDING PLAN NOTES

1/8" BUILDING PLAN DIMENSIONS ARE TAKEN FROM CENTERLINE OF TENANT WALLS, FACE OF SHEATHING ON CORRIDOR WALLS, AND FACE OF SHEATHING ON EXTERIOR WALLS. REFER TO 1/4" UNIT PLANS, AND ENLARGED PLANS FOR COMPLETE DIMENSIONS AND NOTES.

1/4" UNIT PLANS ARE LOCATED ON SHEETS A4.01 THROUGH A4.13 COMMON USE TENANT AREAS DESIGNED TO COMPLY WITH FLORIDA ACCESSIBILITY CODE, FHADM-1998 AND ANSI 1171.1-2003 FROM POINT OF

ACCESS TO UNIT FRONT DOOR. UNITS DESIGNED TO COMPLY WITH FHADM-1998. REFER TO SHEET A4.61 FOR REQUIREMENTS ALL TENANT WALLS BETWEEN UNITS TO BE 1-HOUR RATED.

ALL WALLS BETWEEN UNITS AND COORDINATES TO BE 1-HOUR RATED.

TYPICAL ELEVATOR AND STAIR SHAFTS TO BE 2-HOUR RATED.

REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION.

TENANT WALL BETWEEN UNITS AND CLUBHOUSE AREAS TO RECEIVE RESILIENT CHANNELS BETWEEN INTERIOR GYP. AND STUD WALLS.

REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION. REFER TO A6 SERIES SHEETS FOR STAIR AND ELEVATOR ENLARGED PLANS, SECTIONS AND DETAILS.

REFER TO A8 SERIES SHEETS FOR ADDITIONAL INFORMATION ON FIRE RATED ASSEMBLIES. BUILDING TO BE FULLY SPRINKLED WITH NFPA 13 FIRE SUPPRESSION SYSTEM.

REFER TO MEP FOR FIRE ALARM, PULL. CONTROL PANELS, SIGNALS, HORN LOCATIONS, AND EXIT SIGNS.

REFER TO MEP FOR ELECTRICAL SERVICES, METER BANK LOCATIONS, AND ACCESS DOOR LOCATIONS. BUILDING IS DESIGNED AND SHALL BE CONSTRUCTED TO MEET WIND LOADS AS NOTED ON SHEET A0.03. ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS FOR HURRICANE RESISTANT CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION ON STUD SPACING AND

FRAMING CONNECTION INFORMATION. ALL PLUMBING CLEANOUTS LOCATED WITHIN SIDEWALKS AND BREEZEWAYS TO BE FLUSH WITH FINISHED SURFACE (WITHIN 1/8" TOLERANCE) Sheet Title

BLDG TYPE-3 MULTIFAMILY FIRST FLOOR PLAN

associates

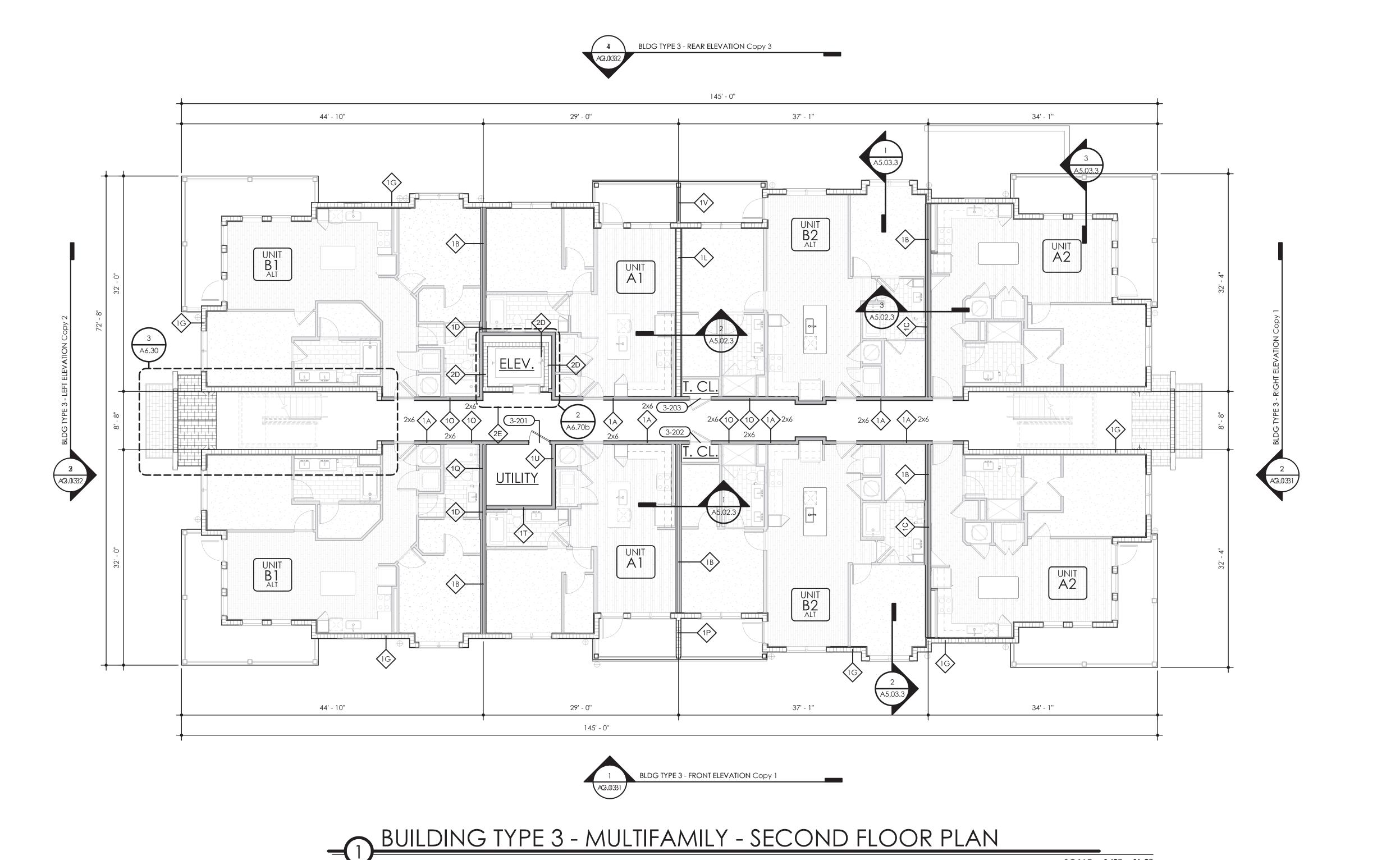
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reviewed by: OL





FLOOR PLAN LEGEND

STEP IN SLAB

LEVEL SLAB TO SLOPE SLAB

TYPICAL BUILDING PLAN NOTES

1/8" BUILDING PLAN DIMENSIONS ARE TAKEN FROM CENTERLINE OF TENANT WALLS, FACE OF SHEATHING ON CORRIDOR WALLS, AND FACE OF SHEATHING ON EXTERIOR WALLS. REFER TO 1/4" UNIT PLANS, AND ENLARGED PLANS FOR COMPLETE DIMENSIONS AND NOTES.

1/4" UNIT PLANS ARE LOCATED ON SHEETS A4.01 THROUGH A4.13
COMMON USE TENANT AREAS DESIGNED TO COMPLY WITH FLORIDA ACCESSIBILITY CODE, FHADM-1998 AND ANSI 1171.1-2003 FROM POINT OF ACCESS TO UNIT FRONT DOOR. UNITS DESIGNED TO COMPLY WITH FHADM-1998. REFER TO SHEET A4.61 FOR REQUIREMENTS

ACCESS TO UNIT FRONT DOOR. UNITS DESIGNED TO COMPLY WITH FHADM-1998. REFER TO SH

4. ALL TENANT WALLS BETWEEN UNITS TO BE 1-HOUR RATED.

5. ALL WALLS BETWEEN UNITS AND COORDINATES TO BE 1-HOUR RATED.

SCALE: 1/8" = 1'-0"

ALL WALLS BETWEEN UNITS AND COORDINATES TO BE 1-HOUR RATED.

TYPICAL ELEVATOR AND STAIR SHAFTS TO BE 2-HOUR RATED.

PEFER TO A4 SERIES SHEETS AND A5 01 FOR WALL ASSEMBLY INFORMATION.

REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION.
TENANT WALL BETWEEN UNITS AND CLUBHOUSE AREAS TO RECEIVE RESILIENT CHANNELS BETWEEN INTERIOR GYP. AND STUD WALLS.

REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION.

REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION.
REFER TO A6 SERIES SHEETS FOR STAIR AND ELEVATOR ENLARGED PLANS, SECTIONS AND DETAILS.
REFER TO A8 SERIES SHEETS FOR ADDITIONAL INFORMATION ON FIRE RATED ASSEMBLIES.

BUILDING TO BE FULLY SPRINKLED WITH NFPA 13 FIRE SUPPRESSION SYSTEM.

REFER TO MEP FOR FIRE ALARM, PULL. CONTROL PANELS, SIGNALS, HORN LOCATIONS, AND EXIT SIGNS.

PEEER TO MER FOR FIRE CERTICAL SERVICES, METER BANK LOCATIONS, AND ACCESS DOOR LOCATIONS.

REFER TO MEP FOR ELECTRICAL SERVICES, METER BANK LOCATIONS, AND ACCESS DOOR LOCATIONS.
BUILDING IS DESIGNED AND SHALL BE CONSTRUCTED TO MEET WIND LOADS AS NOTED ON SHEET A0.03. ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS FOR HURRICANE RESISTANT CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION ON STUD SPACING AND FRAMING CONNECTION INFORMATION.

ALL PLUMBING CLEANOUTS LOCATED WITHIN SIDEWALKS AND BREEZEWAYS TO BE FLUSH WITH FINISHED SURFACE (WITHIN 1/8" TOLERANCE)

Sheet Title

BLDG TYPE-3 MULTIFAMILY SECOND FLOOR PLAN

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A0.10CC

A 1.03.2

FLOOR PLAN LEGEND

STEP IN SLAB

LEVEL SLAB TO SLOPE SLAB

BLDG TYPE 3 - REAR ELEVATION Copy 3

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TYPICAL BUILDING PLAN NOTES

1/8" BUILDING PLAN DIMENSIONS ARE TAKEN FROM CENTERLINE OF TENANT WALLS, FACE OF SHEATHING ON CORRIDOR WALLS, AND FACE OF SHEATHING ON EXTERIOR WALLS. REFER TO 1/4" UNIT PLANS, AND ENLARGED PLANS FOR COMPLETE DIMENSIONS AND NOTES.

1/4" UNIT PLANS ARE LOCATED ON SHEETS A4.01 THROUGH A4.13 COMMON USE TENANT AREAS DESIGNED TO COMPLY WITH FLORIDA ACCESSIBILITY CODE, FHADM-1998 AND ANSI 1171.1-2003 FROM POINT OF

ACCESS TO UNIT FRONT DOOR. UNITS DESIGNED TO COMPLY WITH FHADM-1998. REFER TO SHEET A4.61 FOR REQUIREMENTS ALL TENANT WALLS BETWEEN UNITS TO BE 1-HOUR RATED.

ALL WALLS BETWEEN UNITS AND COORDINATES TO BE 1-HOUR RATED.

TYPICAL ELEVATOR AND STAIR SHAFTS TO BE 2-HOUR RATED.

REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION. TENANT WALL BETWEEN UNITS AND CLUBHOUSE AREAS TO RECEIVE RESILIENT CHANNELS BETWEEN INTERIOR GYP. AND STUD WALLS.

REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION.

REFER TO A6 SERIES SHEETS FOR STAIR AND ELEVATOR ENLARGED PLANS, SECTIONS AND DETAILS. REFER TO A8 SERIES SHEETS FOR ADDITIONAL INFORMATION ON FIRE RATED ASSEMBLIES. BUILDING TO BE FULLY SPRINKLED WITH NFPA 13 FIRE SUPPRESSION SYSTEM.

REFER TO MEP FOR FIRE ALARM, PULL. CONTROL PANELS, SIGNALS, HORN LOCATIONS, AND EXIT SIGNS. REFER TO MEP FOR ELECTRICAL SERVICES, METER BANK LOCATIONS, AND ACCESS DOOR LOCATIONS. BUILDING IS DESIGNED AND SHALL BE CONSTRUCTED TO MEET WIND LOADS AS NOTED ON SHEET A0.03. ALL CONSTRUCTION TO COMPLY WITH THE

REQUIREMENTS FOR HURRICANE RESISTANT CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION ON STUD SPACING AND FRAMING CONNECTION INFORMATION.

ALL PLUMBING CLEANOUTS LOCATED WITHIN SIDEWALKS AND BREEZEWAYS TO BE FLUSH WITH FINISHED SURFACE (WITHIN 1/8" TOLERANCE)

Sheet Title

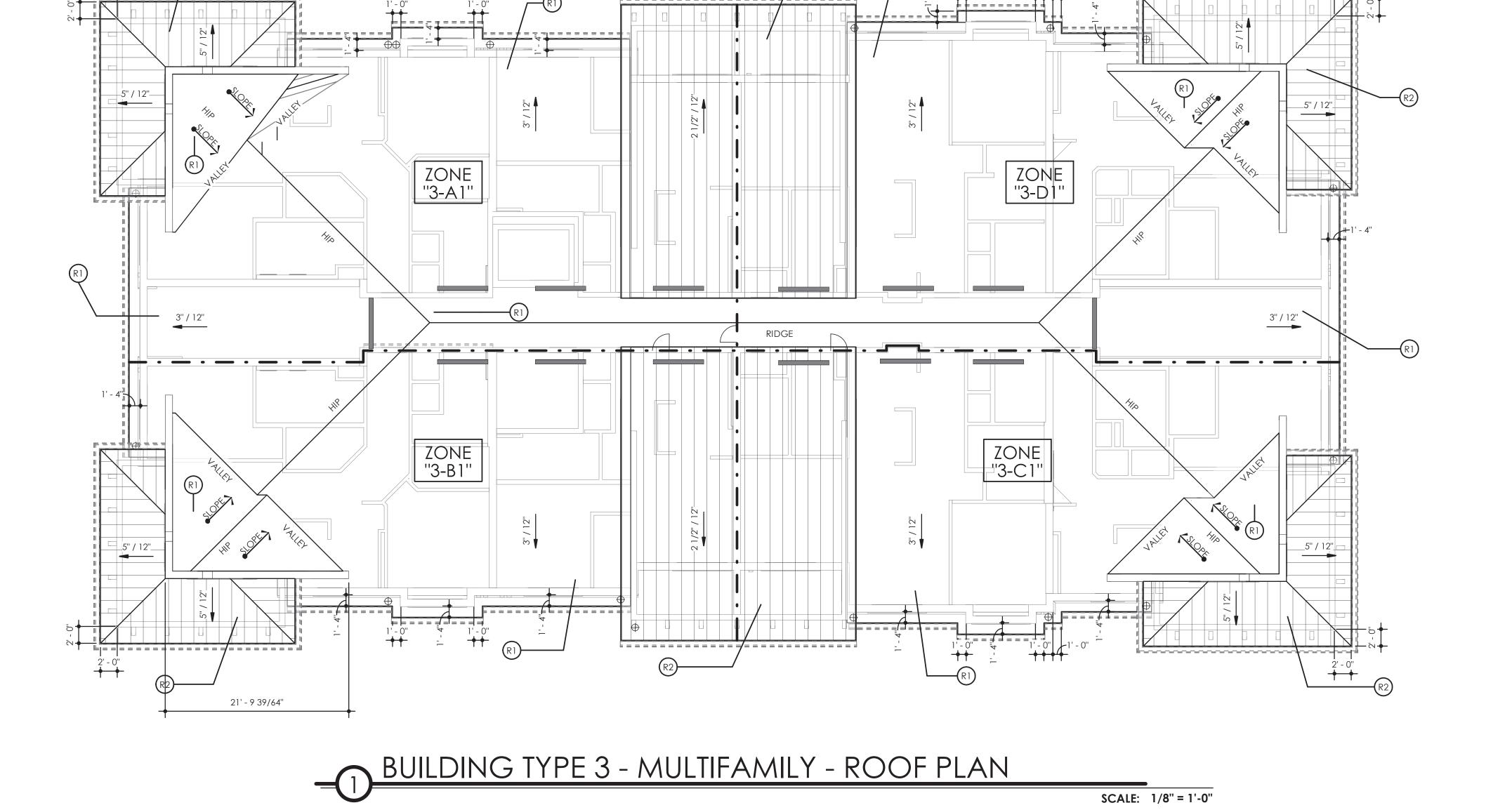
BLDG TYPE-3 MULTIFAMILY THIRD FLOOR PLAN

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				REQ. VENT. SQ.FT.		PR	OVID	ED
ROOF 'ZONES' SEPARATED BY DRAFTSTOPPING AREA CALCULATED	ZONES AREA PER	A PERIMETER		LOW	SOFFIT	OFF RIDGE VENT		
INDIVIDUALLY PER IBC 718.4.						LOW	#	HIGH
CALCULATIONS OF REQUIRED	3-A1	2,909 SF	126.59 LF	4.85	4.85	10.14 SF	4	5.84 SF
VENTILATION ARE BASED ON IBC 1202.	3-B1	2,365 SF	117.17 LF	3.94	3.94	9.38 SF	3	4.38 SF
FORMULA FOR REQUIRED VENTING:	3-C1	2,385 SF	112.79 LF	3.97	3.97	9.03 SF	3	4.38 SF
	3-D1	2,921 SF	122.28 LF	4.87	4.87	9.79 SF	4	5.84 SF
ROOF SQ.FT. X (1/300) = TOTAL VENTING 40% MIN. 50% MAX. HIGH VENTING 50% MIN. 60% MAX. LOW (EAVE) VENTING SOFFIT (LOW) VENTING: BASED ON SEMCO SV201 2" WIDE ALUM. SOFFIT-STRIP PROVIDING 92 SQ.IN. OF VENTING PER LIN.FT. = 0.08 SQ.FT.								

	ROOF PLAN GENERAL NOTES
2.	REFER TO ROOF PLAN FOR ROOF SLOPES. ROOFING CONTRACTOR TO PROVIDE OFF-RIDGE & SOFFIT VENTILATION IN ACCORDANCE WITH THE CURRENT BUILDING CODE. OFF-RIDGE VENTS SHALL BE GALV. STEEL OR ALUMINUM VENT WITH SCREEN. PAINT VENTS TO MATCH ROOF. REFER TO ROOF VENT CALCULATIONS.

_			
	ROOF KEY	/NOTES	
	(R1) 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES OVER #30 FELT	(R8)	SELF-CLOSING DOOR WITH AUTOMATIC LATCH AT DRAFTSTOPPING
l	R2 STANDING SEAM METAL ROOF SYSTEM	R9	DENOTES DRAFTSTOPPING IN ATTIC AREA
	DENOTES SUGGESTED 6" GUTTER LOCATIONS	R10 [===]	22" x 36" ATTIC ACCESS DOOR. PROVIDE 1-HR RATED ACCESS DOOR IN APARTMENT BUILDINGS, GARAGES AND MAINTENANCE BUILDINGS. ALL ATTIC ACCESS TO BE LOCKABLE. SEE DETAIL X/A7.XX
l	SUGGESTED 3" x 4" DOWNSPOUT LOCATIONS, VERIFY LOCATIONS AND CONNECTIONS TO STORM WATER DRAINAGE WITH CIVIL/LANDSCAPE DRAWINGS. PROVIDE SPLASH BLOCK BELOW WHERE NO BOOT CONNECTION	R1) RD	PRIMARY ROOF DRAIN
	R5 — CRICKET WITH 3:12 SLOPE MINIMUM, U.N.O	R12	PROVIDE PLYWOOD WALK WITHIN SPACE FROM ATTICC ACCESS TO ROOF ACCESS DOOR
	(R6) TAPERED INSULATION + TPO ROOFING	R13	PARAPET KICKERS. REFER TO STRUCTURAL DRAWINGS FOR INFORMATION, SIZE AND DETAILS
	DENOTES ROOF VENTS. REFER TO ROOF CALCULATIONS FOR OVERALL SQUARE FOOTAGE OF VENTING	R14 ORD	SECONDARY OVERFLOW ROOF DRAIN

MULTIFAMILY ROOF

A0.10CC

BLDG TYPE-3

PLAN

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reviewed by: **OL**

issue history: _{Date}





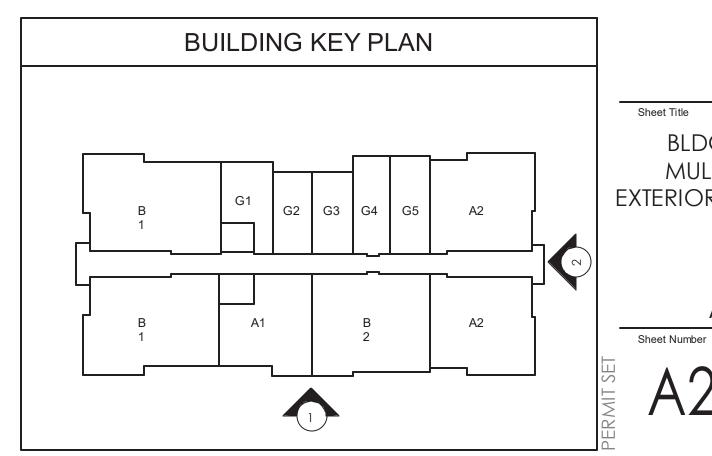
BLDG TYPE 3 - RIGHT ELEVATION SCALE: 1/8" = 1'-0"



BLDG TYPE 3 - FRONT ELEVATION SCALE: 1/8" = 1'-0"

TYPICAL ELEVATION NOTES

- TYPICAL EXTERIOR CLADDING STUCCO, PAINTED.
- ALL EXTERIOR TRIM RAISED STUCCO. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTA CHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR
- APPROVAL ALL UNIT BALCONIES TO HAVE STRUCTURAL FLOOR SYSTEM SLOPED AWAY FROM UNIT FOR DRAINAGE.
- ALL EXTERIOR BALCONY RAILS TO BE ANODIZED ALUMINUM.
- ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.
- PROVIDE URETHANE SEALANT AT ALL INSIDE CORNERS AND WINDOW/DOOR PERIMETERS. PROVIDE URETHANE SEALANT WITH BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP AND BOTTOM OF HORIZONTAL BUILDING BANDS. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BALCONY CEILINGS, BALCONY EXTERIOR EDGES, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS.
- PROVIDE METAL FLASHING AT ALL HORIZONTAL TRANSITIONS BETWEEN MATERIALS. SLOPE METAL FLASHING TO SHED WATER. LAP AND SEAL OVERLAPS IN FLASHING.
- PROVIDE SEALANT END DAMS AT END OF ALL HORIZONTAL FLASHING TO PREVENT WATER RUNOFF.
- PROVIDE POSITIVE SLOPE 1:2 AT TOP OF TRIM BANDS, TYPICAL. EXTERIOR WALLS TO BE PAINTED PRIOR TO INSTALLATION OF DOWNSPOUTS. ALL DOWNSPOUTS TO BE 3"X5" ANODIZED ALUMINUM.
- COLORS OF ALL EXTERIOR VENTS, DEVICES, ELECTRICAL EQUIPMENT, ETC. TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR. ALL DRYER VENTS TO ALIGN HORIZONTALLY AND VERTICALLY.
- ELEVATION KEY NOTES E1 WINDOW TRIM - RAISED STUCCO E13 TIMBER COLUMN - PAINTED DRYER/BATH VENTS. COORDINATE LOCATION E25 WITH MEP DWGS. PAINT TO MATCH ADJECENT E14 PREFABRI CATED METAL AWNING FOAM BAND WITH HARD COAT AND FIBER REINFORCED STUCCO FINISH E15 CONDUCTOR HEAD SCUPPER BOX EXTERIOR LIGHT FIXTURE BY OWNER. SEE E3 STUCCO PAINTED E16 THROUGH WALL OVERFLOW SCUPPER ELECTRICAL DRAWINGS E17 ALUMINUM CANOPY INSTALLED PER STUCCO CONTROL JOINT - TYPICAL AT E4 OPENINGS EXTERIOR SIGNAGE WITH LED LIGHTING. BY MANUFACTURER' SPECIFICATIONS E27 OTHERS E5 WALL RECESS PGT LOW E ALUMINUM WINDOWS. SEE FLOOR PLANS AND SCHEDULES ELECTRICAL METER BOX. SEE ELECTRICAL DRAWINGS ARCHITECTURAL 30-YEAR ROOF SHINGLE STOREFRONT GLAZING SYSTEM. SEE FLOOR E19 **E29** PROFILE-STUCCO REVEAL - 2" PLANS AND SCHEDULES E7 STANDING SEAM METAL ROOF SYSTEM E30 CONTROL JOINT ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM. SEE CIVIL DRAWINGS FOR EXTERIOR DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES E31 RAISED STUCCO BAND STORM DRAIN CONNECTIONS WHERE OVERHEAD ROLLING DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES APPLICABLE E9 ALUMINUM BAHAMA SHUTTER E22 42" HIGH ALUMINUM GUARD RAIL SYSTEM E10 FALSE VINYL LOUVER SIZE AS INDICATED E23 BUG SCREEN ENCLOSURE FOR BALCONY E11 MOSAIC ARTWORK OVER PAINTED STUCCO **E24** METAL COPING CAP AT PARAPET WALL E12 ARCHITECTURAL FOAM BRACKET



Sheet Title

BLDG TYPE-3 MULTIFAMILY **EXTERIOR ELEVATIONS**

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reviewed by: OL

history: Date

1 3/20/24

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BLDG TYPE 3 - LEFT ELEVATION SCALE: 1/8" = 1'-0"

E5 E3 29' - 0" ROOF TRUSS BRG. 9' - 10" T.O. SLAB 9' - 4" B.O. SLAB

BLDG TYPE 3 - REAR ELEVATION

SCALE: 1/8" = 1'-0"

TYPICAL ELEVATION NOTES

E18 E1

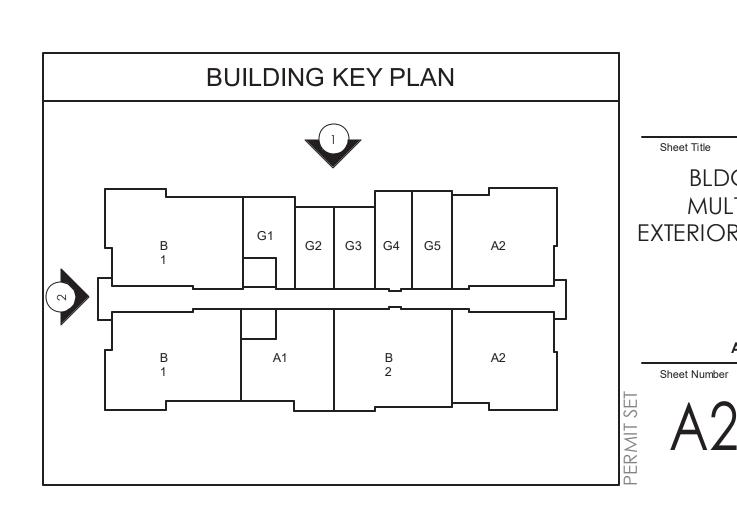
E1 E29

E26

- TYPICAL EXTERIOR CLADDING STUCCO, PAINTED.
- ALL EXTERIOR TRIM RAISED STUCCO. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL
- ALL UNIT BALCONIES TO HAVE STRUCTURAL FLOOR SYSTEM SLOPED AWAY FROM UNIT FOR DRAINAGE.

- ALL EXTERIOR BALCONY RAILS TO BE ANODIZED ALUMINUM.
- ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING. PROVIDE URETHANE SEALANT AT ALL INSIDE CORNERS AND WINDOW/DOOR PERIMETERS.
- PROVIDE URETHANE SEALANT WITH BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP AND BOTTOM OF HORIZONTAL BUILDING BANDS. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BALCONY CEILINGS, BALCONY EXTERIOR EDGES, EXTERIOR WALL TO
- SOFFIT AND CEILING CONDITIONS. PROVIDE METAL FLASHING AT ALL HORIZONTAL TRANSITIONS BETWEEN MATERIALS.
- SLOPE METAL FLASHING TO SHED WATER. LAP AND SEAL OVERLAPS IN FLASHING. PROVIDE SEALANT END DAMS AT END OF ALL HORIZONTAL FLASHING TO PREVENT WATER RUNOFF.
- PROVIDE POSITIVE SLOPE 1:2 AT TOP OF TRIM BANDS, TYPICAL.
- EXTERIOR WALLS TO BE PAINTED PRIOR TO INSTALLATION OF DOWNSPOUTS. ALL DOWNSPOUTS TO BE 3"X5" ANODIZED ALUMINUM. COLORS OF ALL EXTERIOR VENTS, DEVICES, ELECTRICAL EQUIPMENT, ETC. TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR. ALL DRYER VENTS TO ALIGN HORIZONTALLY AND VERTICALLY.

ELEVATION KEY NOTES							
E1	WINDOW TRIM - RAISED STUCCO	E1	13 TIM	MBER COLUMN - PAINTED			DRYER/BATH VENTS. COORDINATE LOCATION
E2	FOAM BAND WITH HARD COAT AND FIBER	E1		REFABRI CATED METAL AWNING		E25	WITH MEP DWGS. PAINT TO MATCH ADJECENT WALL
E3	REINFORCED STUCCO FINISH STUCCO PAINTED			ONDUCTOR HEAD SCUPPER BOX			EXTERIOR LIGHT FIXTURE BY OWNER. SEE
E3	STUCCO CONTROL JOINT - TYPICAL AT	EI		IROUGH WALL OVERFLOW SCUPPER	-	E26	ELECTRI CAL DRAWINGS
E4	OPENINGS	E1		UMINUM CANOPY INSTALLED PER ANUFACTURER' SPECIFICATIONS		E27	EXTERIOR SIGNAGE WITH LED LIGHTING. BY
E5	WALL RECESS	-		GT LOW E ALUMINUM WINDOWS. SEE FLOOR			OTHERS
E6	ARCHITECTURAL 30-YEAR ROOF SHINGLE	E18	FLF	ANS AND SCHEDULES		E28	ELECTRICAL METER BOX. SEE ELECTRICAL DRAWINGS
E7	SYSTEM STANDING SEAM METAL ROOF SYSTEM	E1		OREFRONT GLAZING SYSTEM. SEE FLOOR ANS AND SCHEDULES		E29 E30	PROFILE-STUCCO REVEAL - 2"
	ARCHITECTURAL GRADE DOWNSPOUT AND		FXT	TERIOR DOOR, SEE FLOOR PLANS AND DOOR	1		CONTROL JOINT
F0	GUTTER SYSTEM. SEE CIVIL DRAWINGS FOR	E20		SCHEDULES		E31	RAISED STUCCO BAND
E8	STORM DRAIN CONNECTIONS WHERE APPLICABLE	E2		VERHEAD ROLLING DOOR, SEE FLOOR PLANS ND DOOR SCHEDULES			
E9	ALUMINUM BAHAMA SHUTTER	E2	22 42"	" HIGH ALUMINUM GUARD RAIL SYSTEM	1		
E10	FALSE VINYL LOUVER SIZE AS INDICATED	E2	23 BU	IG SCREEN ENCLOSURE FOR BALCONY			
E11	MOSALC ARTWORK OVER PAINTED STUCCO	E2	24 ME	ETAL COPING CAP AT PARAPET WALL			
E12	ARCHITECTURAL FOAM BRACKET						



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Sheet Title

BLDG TYPE-3 MULTIFAMILY **EXTERIOR ELEVATIONS**

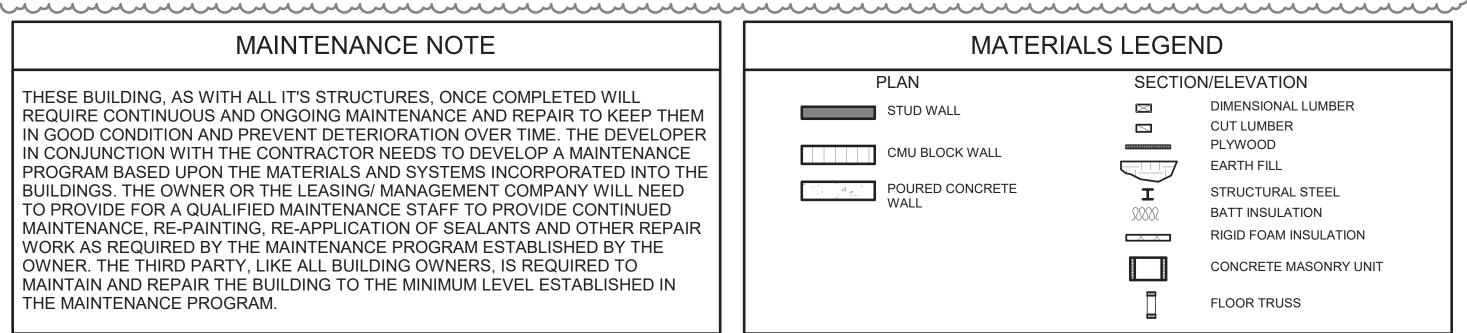


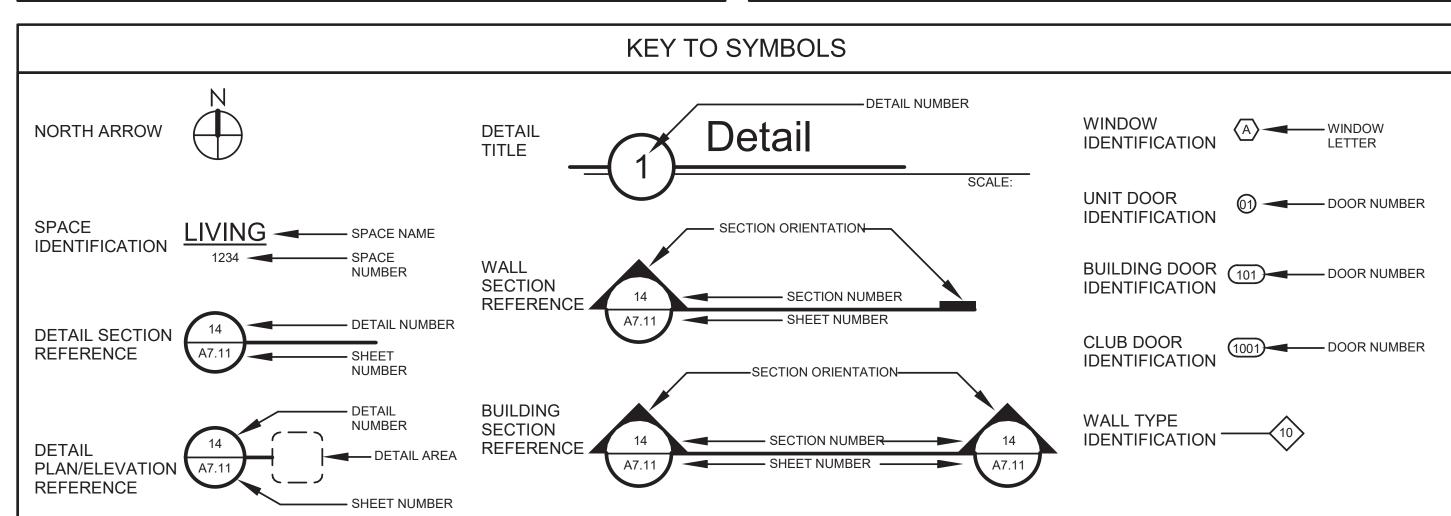
BUILDING TYPE 5 -**BUILDING TYPE - TOWNHOMES**

> ALL SIGNAGE SHALL BE REVIEWED AT TIME OF BUILDING PERMIT FOR COMPLIANCE WITH MARTIN COUNTY SIGN REGULATIONS. NO SIGNAGE IS APPROVED AS PART OF THIS SITE PLAN REVIEW.

MAINTENANCE NOTE

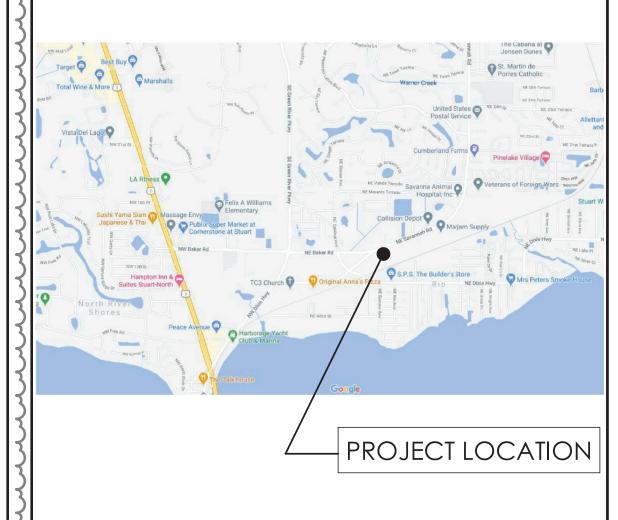
THESE BUILDING, AS WITH ALL IT'S STRUCTURES, ONCE COMPLETED WILL REQUIRE CONTINUOUS AND ONGOING MAINTENANCE AND REPAIR TO KEEP THEM IN GOOD CONDITION AND PREVENT DETERIORATION OVER TIME. THE DEVELOPER IN CONJUNCTION WITH THE CONTRACTOR NEEDS TO DEVELOP A MAINTENANCE PROGRAM BASED UPON THE MATERIALS AND SYSTEMS INCORPORATED INTO THI BUILDINGS. THE OWNER OR THE LEASING/ MANAGEMENT COMPANY WILL NEED TO PROVIDE FOR A QUALIFIED MAINTENANCE STAFF TO PROVIDE CONTINUED MAINTENANCE, RE-PAINTING, RE-APPLICATION OF SEALANTS AND OTHER REPAIR WORK AS REQUIRED BY THE MAINTENANCE PROGRAM ESTABLISHED BY THE OWNER. THE THIRD PARTY, LIKE ALL BUILDING OWNERS, IS REQUIRED TO MAINTAIN AND REPAIR THE BUILDING TO THE MINIMUM LEVEL ESTABLISHED IN THE MAINTENANCE PROGRAM.





STANDARD ABBREVIATIONS				
A.B. ANCHOR BOLT A/C AIR CONDITIONER ADJ. ADJACENT A.H.U. AIR HANDLER UNIT ALUM. ALUMINUM ALT. ALTERNATE APPROX. APPROXIMATE BRG. BEARING BD. BOARD BLDG. BUILDING BLK. BLOCK B.M. BEAM BTM. BOTTOM COL. COLUMN CER. CERAMIC C.J. CONSTRUCTION JOINT CLG. CEILING C.M.U. CONCRETE BLOCK CONC. CONCRETE CONST. CONSTRUCTION CONT. CONTINUOUS CTR . CENTER D DRYER DBL. DOUBLE DET. DETAIL DIAM. DIAMETER DIM. DIMENSION DISP. DISPOSAL	D.L. DEAD LOAD DN. DOWN DRYW. DRYWALL D.W. DISHWASHER DWG. DRAWING E.A. EACH E.I.F.S. EXTERIOR INSULATION FINISH SYSTEM E.J. EXPANSION JOINT ELEV. ELEVATION E.P.S. EXPANDED POLYSTYRENE SYSTEM EQ. EQUAL EST. ESTIMATE EXIST. EXISTING EXT. EXTERIOR FN.FL. FINISH FLOOR FIN. FINISH F.G. FIXED GLASS F.P. FIREPLACE FT. FEET FTG. FOOTING GA. GAGE GALV. GALVANIZED GL. GLASS GYP. GYPSUM H.B. HOSE BIB H.C. HOLLOW CORE	HDWR. HARDWARE H.M. HOLLOW METAL HORTZ. HORIZONTAL HGT. HEIGHT HTG. HEATING HTR HEATER IN. INCHES INSUL. INSULATION INT. INTERIOR JST. JOIST JT. JOINT LB. POUND LAM. LAMINATED LAV. LAVATORY LTG. LIGHTING MATL. MATERIALS MAX. MAXIMUM M.C. MEDICAL CABINET MECH. MECHANICAL MIN. MINIMUM MISC. MISCELLANEOUS M.O. MASONRY OPENING M.T. METAL O.A. OVERALL O.C. ON CENTER O.D. OUTSIDE DIAMETER OPP. OPPOSITE	OPT. OPTIONAL P. PANTRY P.C. PULL CHAIN PED. PEDESTAL PERP. PERPENDICULAR PL. PLATE PLYWD. PLYWOOD PROP. PROPERTY P.S.F. POUND PER SQUARE FEET P.S.I. POUND PER SQUARE INCH P.T. PRESSURE TREATED PTN. PARTITION P.H. PAPER HOLDER QUAL. QUALITY QUAN. QUANTITY R.A.G. RETURN AIR GRILL RAD. RADIUS R.D. ROOF DRAIN REF. REFRIGERATOR REINF. REINFORCE REQD. REQUIRED REV. REVISION/REVERSE RM. ROOM ROS. ROUGH SAWN S.C. SOLID CORE SCHED. SCHEDULE SDNG SIDING SEC. SECTION	SH. SHELF SHT. SHEET SIM. SIMILAR S.G.D. SLIDING GLASS DOOR SQ. SQUARE S.S. STAINLESS STEEL STD. STANDARD STO. STORAGE STR. STRUCTURAL SUB. SUBSTITUTE SUP. SUPPORT T.C. TRASH COMPACTOR TEMP. TEMPERATURE THK. THICK/THICKNESS TYP. TYPICAL U.L. UNDERWRITERS LABORATORY VENT. VENTILATION VERT. VERTICAL VOL. VOLUME V.T.R. VENT THROUGH ROOF W. WIDTH/WIDE/WASHER W.C. WATER CLOSET W.D. WOOD WDW WINDOW W.H. WATER HEATER W.I.C. WALK IN CLOSET W.P. WATERPROOF

VICINITY MAP



LOCATION MAP



APPLIED CODES

FLORIDA BUILDING CODE 2023, 8TH EDITION WITH LOCAL ORDINANCES

FLORIDA MECHANICAL CODE, 2020 EDITION WITH LOCAL ORDINANCES

FLORIDA PLUMBING CODE, 2020 EDITION WITH LOCAL ORDINANCES

FLORIDA ACCESSIBILITY CODE, 2023

FLORIDA ENERGY CODE, 2014

FLORIDA FIRE PREVENTION CODE, 2020

NATIONAL ELECTRICAL CODE, 2017 EDITION WITH LOCAL ORDINANCES

NFPA 101 - 2012 EDITION - LIFE SAFETY CODE

THE FAIR HOUSING ACT DESIGN MANUAL, REVISED 1998

THE AMERICAN WITH DISABILITIES ACT, 2010 EDITION

ANSI A 117.1 - 1986 EDITION

NFPA 1 UNIFORM FIRE CODE 2009 WITH FLORIDA AMENDMENTS

NFPA 10, 2010 EDITION - INSTALLATION OF PORTABLE FIRE EXTINGUISHERS

NFPA 13, 2010 EDITION - AUTOMATIC SPRINKLER SYSTEMS

NFPA 70, 2011 EDITION - NATIONAL ELECTRICAL CODE NFPA 72, 2010 EDITION - NATIONAL FIRE ALARM CODE

FLORIDA STATUES

FLORIDA ADMINISTRATIVE CODE

TO THE BEST OF CHARLAN BROCK AND ASSOCIATES' KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH ALL APPLICABLE MINIMUM BUILDING CODES, FIRE SAFETY CODES, AND HANDICAP ACCESSIBILITY CODES AS DETERMINED BY THE LOCAL GOVERNING AUTHORITY.

PROJECT NARRATIVE

PROJECT NARRATIVE:

HE PROPOSED PROJECT IS LOCATED IN UNICORPORATED MARTIN COUNTY, FLORIDA IN THE RIO COMMUNITY redevelopment area South, of ne dixie highway and rio north dixie, of ne dixie highway. The project is COMPRISED OF MULTI-FAMILY, TOWNHOMES, LIVE-WORK, AMENITY AS WELL AS VARIOUS ANCILLARY STRUCTURES. THE SITE ALSO INCLUDES AN AREA FOR POOL & POOL DECK, BUT PROVIDED BY OTHERS. PARKING IS DISTRIBUTED THROUGHOUT THE DEVELOPMENT AS SURFACE PARKING.

BUILDINGS FOR RIO PRESERVE ARE THE FOLLOWING: 2, 4, 6, 8, 14, 15, 17, 20, 21

BUILDINGS FOR RIO MARINE ARE THE FOLLOWING: EAST: 1, 2, 3, 5, 7, 8, 16, 17, 21 WEST: 10, 18, 19

BUILDING IDENTIFICATION

BUILDING TYPE 1	= CLUBHOUSE
BUILDING TYPE 2	= APARTMENT
BUILDING TYPE 3	= APARTMENT
BUILDING TYPE 4	= TOWNHOME
BUILDING TYPE 5	= TOWNHOME
BUILDING TYPE 6	= TOWNHOME
BUILDING TYPE 7	= LIVE-WORK
BUILDING TYPE 8	= LIVE-WORK
BUILDING TYPE 10	= MARINE SERVICES
BUILDING TYPE 14	= RECREATIONAL
BUILDING TYPE 15	= APARTMENT
BUILDING TYPE 16	= APARTMENT
BUILDING TYPE 17	= MAIL KIOSK
BUILIDNG TYPE 18	= TRASH ENCLOSURE
BUILDING TYPE 19	= RECYCLING ENCLOSURE #1
BUILDING TYPE 20	= RECYLCING ENCLOSURE #2

CODE INFORMATION

TOWNHOME

BUILDING TYPE 21

.1 BUILDING USE / OCCUPANCY / TYPE GROUP R-2, S-2 CONSTRUCTION TYPE: TYPE V-B

= ENTRY FEATURE

SPRINKLED: NFPA - 13R 1.2 BUILDING HEIGHT (FBC TABLE 503) 3 STORIES / 40' ALLOWED: 2 STORIES, 27'-7" PROPOSED:

1.3 BUILDING AREA (FBC TABLE 503)
ALLOWED: 7,000 SQ. FT. / PER FLOOR

PROPOSED: REFER TO BUILDING AREA TABLES

BUILDING TYPE 5 AREA - GROSS

-SECOND FLOOR AP 3,787 TAL BUILDING AREA: 8,503 \$

BUILDING TYPE 5 AREA - A/C

I-FIRST FLOOR -SECOND FLOOR AP 3,788 \$ OTAL BUILDING AREA: 6,085 \$

.4 FIRE RESISTANCE RATINGS (FBC TABLE 601) STRUCTURAL FRAME: 0 HOUR INTERIOR BEARING WALLS: 0 HOUR **EXTERIOR BEARING WALLS:** 0 HOUR EXTERIOR NON-BEARING WALLS: 0 HOUR INTERIOR NON-BEARING WALLS: 0 HOUR FLOOR CONSTRUCTION: 0 HOUR **ROOF CONSTRUCTION:** 0 HOUR 1.5 FIRE SEPARATION PARTY WALL: 2 HOUR (FBC

706.4.1.2)

1.6 EXIT ACCESS

1015.2.1 WHERE TWO EXITS OR EXIT ACCESS DOORWAYS ARE REQUIRED FROM AND PORTION OF THE EXIT ACCESS, THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURE IN A STRAIGHT LINE BETWEEN EXIT DOORS OR EXIT ACCESS DOORWAYS. INTERLOCKING OR SCISSOR STAIRS SHALL BE COUNTER AS ONE EXIT STAIRWAY.

EXCEPTION: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

MAXIMUM EXIT ACCESS TRAVEL DISTANCE: 250' (FBC 1016.2) MAXIMUM COMMON PATH OF EGRESS TRAVEL: 75' FBC 1014.3) MAXIMUM DEAD END: 20' (FBC 1018.4)

7 MINIMUM INTERIOR FINISH CLASSIFICATION

NFPA 101 TABLE A.10.2.2

GROUP	SPRIN	13R)	
	VERTICAL EXITS	EXIT ACCESS CORRIDORS	ROOMS AND ENCLOSED SPACES
R-2	А	А	С
S-2	С	С	С

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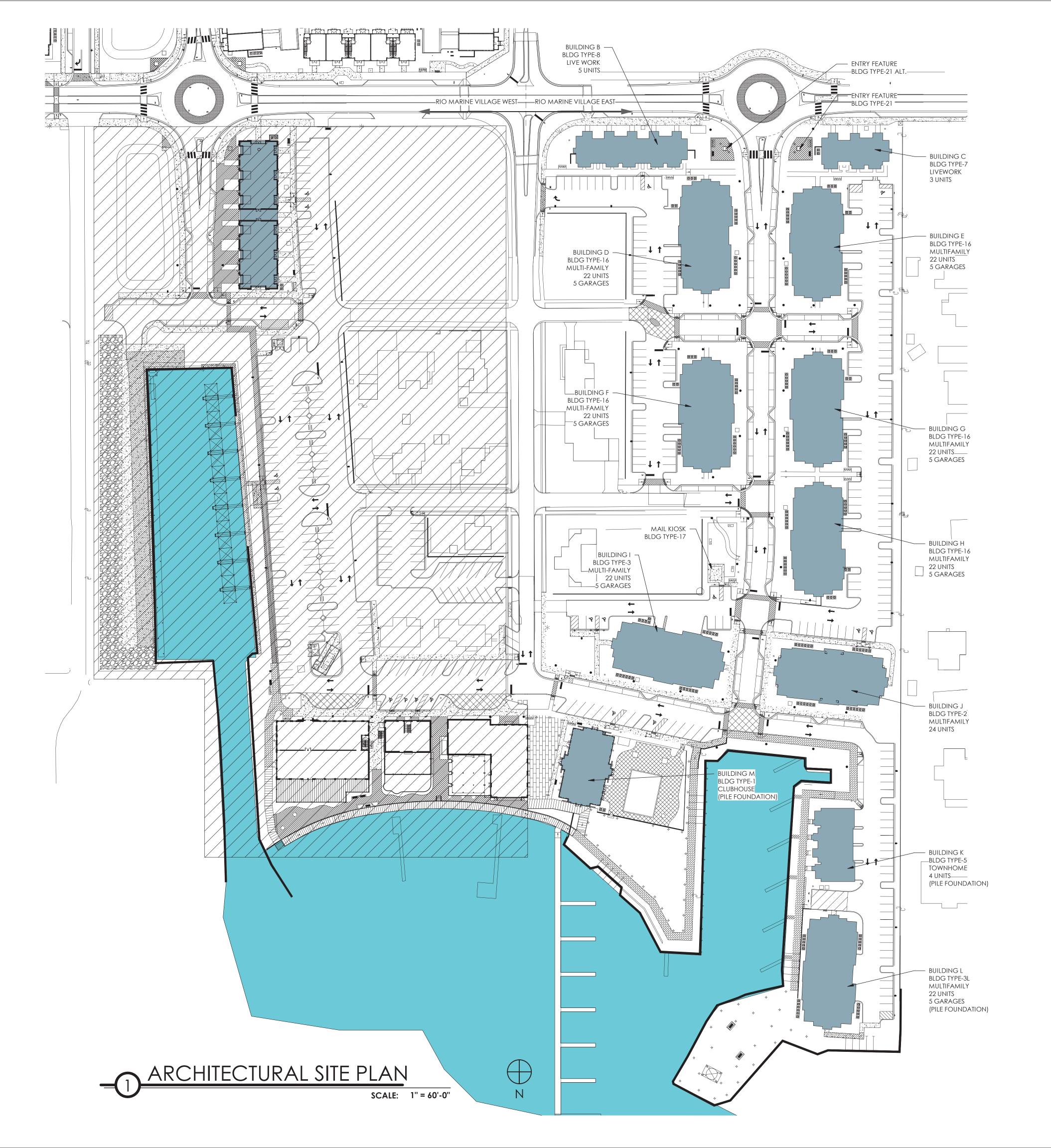
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reviewed by: OL

history: Date 1 3/20/24

Sheet Title BLDG TYPE-5 TOWNHOME PROJECT DATA



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GENERAL NOTES

SITE PLAN SHOWN IS FOR REFERENCE PURPOSES ONLY. FOR COMPLETE DIMENSIONS, GRADING AND UTILITY INFORMATION REFER TO CIVIL ENGINEERING PLANS. REFER TO CIVIL DRAWINGS FOR COMPLETE SIDEWALK AND GRADING DESIGN. PROVIDE AND ACCESSIBLE ROUTE THROUGH THE SITE THAT CONNECTS ALL REQUIRED ACCESSIBLE FEATURES, ELEMENTS AND SPACES WITH APPROPRIATE WIDTHS, SLOPES, SURFACES, ETC. ACCESSIBLE ROUTE SHALL BE IN COMPLIANCE WITH FAIR HOUSING DESIGN ACT MANUAL - 1998 (FHDAM PAGE 1.6). A MINIMUM OF 2% OF ALL PARKING, BOTH COVERED AND UNCOVERED, SHALL COMPLY WITH FAIR HOUSING DESIGN ACT MANUAL AND THE ADA ACCESSIBILITY GUIDELINES.

FOR LANDSCAPE AND HARDSCAPE INFORMATION AND DETAILING REFER TO LANDSCAPE ARCHITECT'S PLANS.

CIVIL ENGINEER SIMMONS & WHITE, INC JESSE "JAMIE" PARRISH, P.E. 2581 METROCENTRE BLVD, SUITE 3 WEST PALM BEACH, FL 33407 P: 321.212.9698

E: PARRISH@SIMMONSANDWHITE.COM

LANDSCAPE ARCHITECT COTLEUR & HEARING GEORGE MISSIMER 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 P: 561.747.6336 x108 E: GMISSIMER@COTLEUR-HEARING.COM Sheet Title

ARCHITECTURAL SITE PLAN - MARINE EAST

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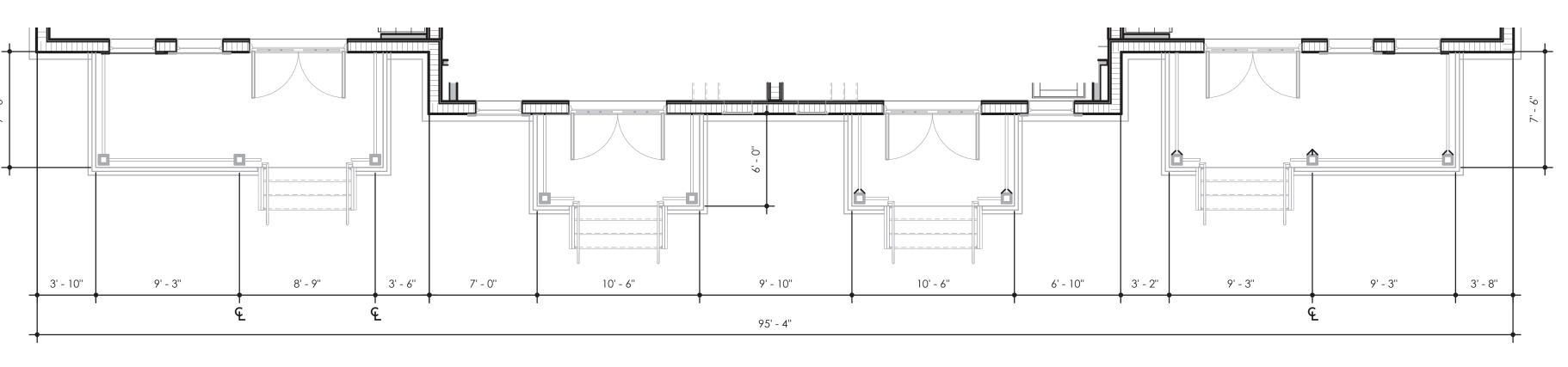
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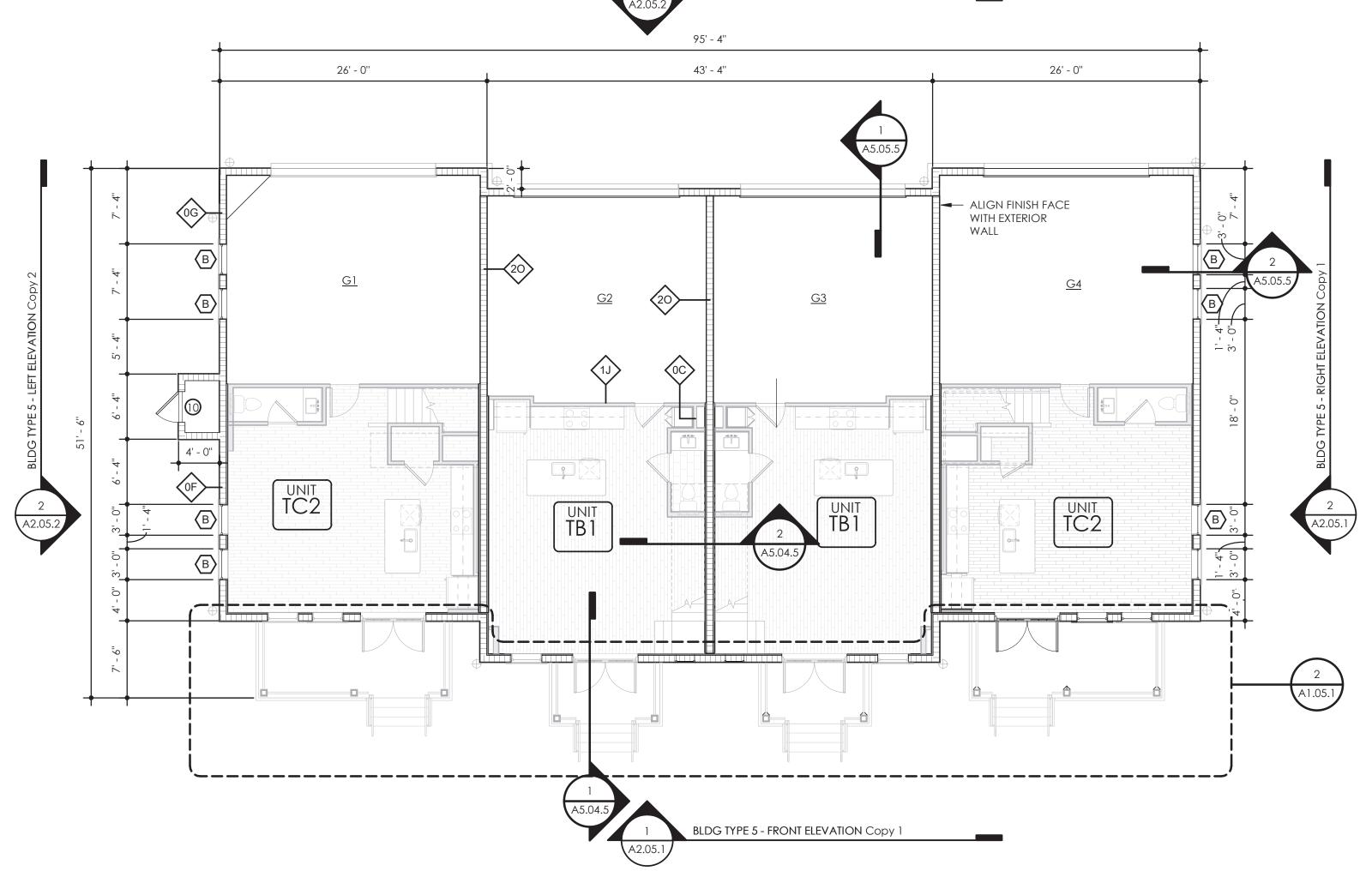
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ENLARGED BALCONIES SCALE: 3/16" = 1'-0" BLDG TYPE 5 - REAR ELEVATION Copy 2 43' - 4" 26' - 0''



BUILDING TYPE 5 - TOWNHOME - FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"

FLOOR PLAN LEGEND

STEP IN SLAB

LEVEL SLAB TO SLOPE SLAB

NOTE: WALL TAGS FOR ALL TB1 UNIT & TC2 UNIT ARE SAME



- 1/8" BUILDING PLAN DIMENSIONS ARE TAKEN FROM CENTERLINE OF TENANT WALLS, FACE OF SHEATHING ON CORRIDOR WALLS, AND FACE OF SHEATHING ON EXTERIOR WALLS. REFER TO 1/4" UNIT PLANS, AND ENLARGED PLANS FOR COMPLETE DIMENSIONS AND NOTES.
- 1/4" UNIT PLANS ARE LOCATED ON SHEETS A4.01 THROUGH A4.13
- COMMON USE TENANT AREAS DESIGNED TO COMPLY WITH FLORIDA ACCESSIBILITY CODE, FHADM-1998 AND ANSI 1171.1-2003 FROM POINT OF
- ACCESS TO UNIT FRONT DOOR. UNITS DESIGNED TO COMPLY WITH FHADM-1998. REFER TO SHEET A4.61 FOR REQUIREMENTS
- ALL TENANT WALLS BETWEEN UNITS TO BE 1-HOUR RATED.
- ALL WALLS BETWEEN UNITS AND COORDINATES TO BE 1-HOUR RATED.
- TYPICAL ELEVATOR AND STAIR SHAFTS TO BE 2-HOUR RATED. REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION.
- TENANT WALL BETWEEN UNITS AND CLUBHOUSE AREAS TO RECEIVE RESILIENT CHANNELS BETWEEN INTERIOR GYP. AND STUD WALLS.
- REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION.
- REFER TO A6 SERIES SHEETS FOR STAIR AND ELEVATOR ENLARGED PLANS, SECTIONS AND DETAILS.
- REFER TO A8 SERIES SHEETS FOR ADDITIONAL INFORMATION ON FIRE RATED ASSEMBLIES. BUILDING TO BE FULLY SPRINKLED WITH NFPA 13 FIRE SUPPRESSION SYSTEM.
- REFER TO MEP FOR FIRE ALARM, PULL. CONTROL PANELS, SIGNALS, HORN LOCATIONS, AND EXIT SIGNS. REFER TO MEP FOR ELECTRICAL SERVICES, METER BANK LOCATIONS, AND ACCESS DOOR LOCATIONS.
- BUILDING IS DESIGNED AND SHALL BE CONSTRUCTED TO MEET WIND LOADS AS NOTED ON SHEET A0.03. ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS FOR HURRICANE RESISTANT CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION ON STUD SPACING AND FRAMING CONNECTION INFORMATION.
- ALL PLUMBING CLEANOUTS LOCATED WITHIN SIDEWALKS AND BREEZEWAYS TO BE FLUSH WITH FINISHED SURFACE (WITHIN 1/8" TOLERANCE)

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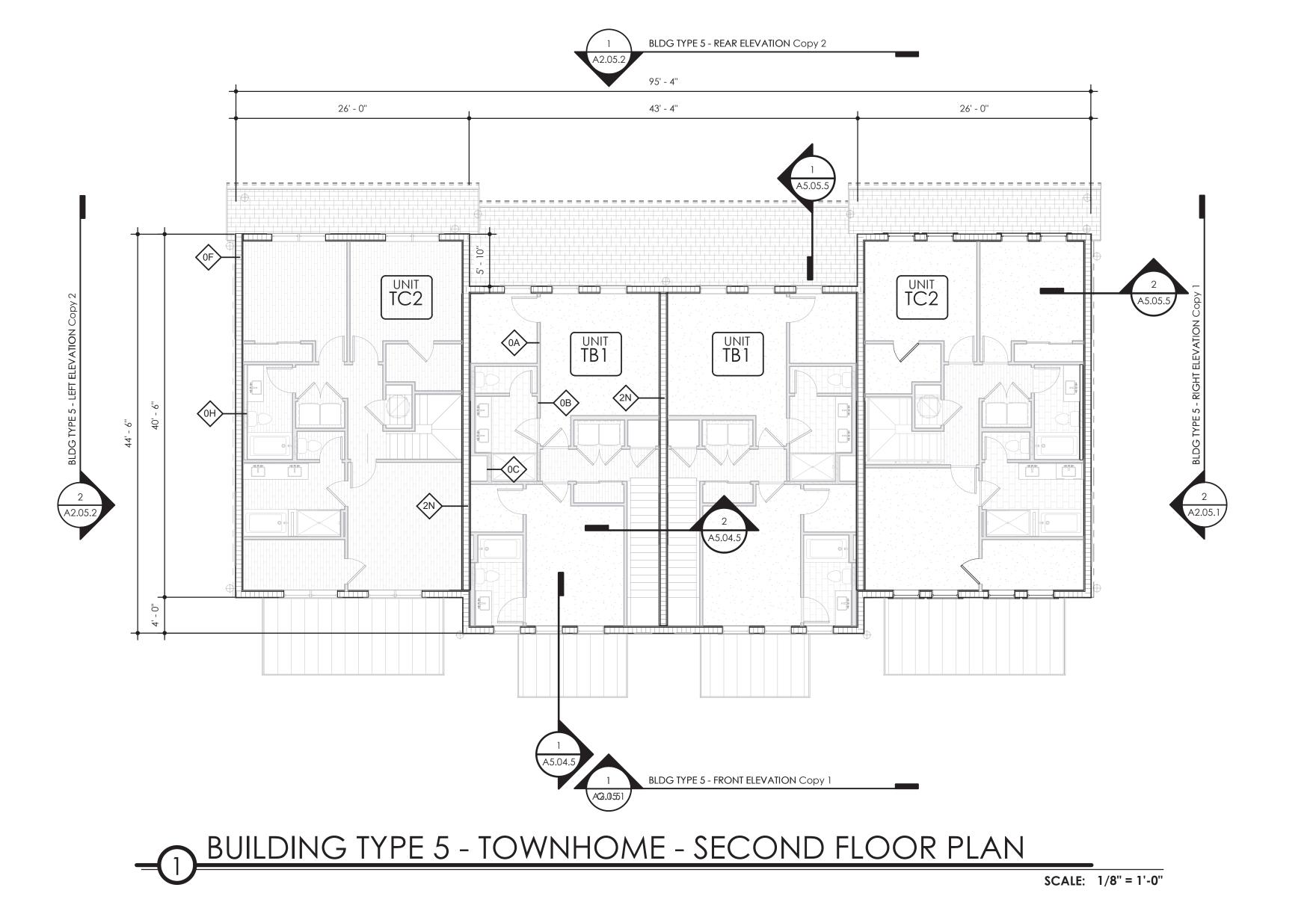
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BLDG TYPE-5 TOWNHOME FIRST FLOOR PLAN





FLOOR PLAN LEGEND

STEP IN SLAB

LEVEL SLAB TO SLOPE SLAB

NOTE: WALL TAGS FOR ALL TB1 UNIT & TC2 UNIT ARE SAME



- 1/8" BUILDING PLAN DIMENSIONS ARE TAKEN FROM CENTERLINE OF TENANT WALLS, FACE OF SHEATHING ON CORRIDOR WALLS, AND FACE OF SHEATHING ON EXTERIOR WALLS. REFER TO 1/4" UNIT PLANS, AND ENLARGED PLANS FOR COMPLETE DIMENSIONS AND NOTES. 1/4" UNIT PLANS ARE LOCATED ON SHEETS A4.01 THROUGH A4.13
- COMMON USE TENANT AREAS DESIGNED TO COMPLY WITH FLORIDA ACCESSIBILITY CODE, FHADM-1998 AND ANSI 1171.1-2003 FROM POINT OF
- ACCESS TO UNIT FRONT DOOR. UNITS DESIGNED TO COMPLY WITH FHADM-1998. REFER TO SHEET A4.61 FOR REQUIREMENTS
- ALL TENANT WALLS BETWEEN UNITS TO BE 1-HOUR RATED.
- ALL WALLS BETWEEN UNITS AND COORDINATES TO BE 1-HOUR RATED.
- TYPICAL ELEVATOR AND STAIR SHAFTS TO BE 2-HOUR RATED.
- REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION. TENANT WALL BETWEEN UNITS AND CLUBHOUSE AREAS TO RECEIVE RESILIENT CHANNELS BETWEEN INTERIOR GYP. AND STUD WALLS.
- REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION. REFER TO A6 SERIES SHEETS FOR STAIR AND ELEVATOR ENLARGED PLANS, SECTIONS AND DETAILS.
- REFER TO A8 SERIES SHEETS FOR ADDITIONAL INFORMATION ON FIRE RATED ASSEMBLIES. BUILDING TO BE FULLY SPRINKLED WITH NFPA 13 FIRE SUPPRESSION SYSTEM.
- REFER TO MEP FOR FIRE ALARM, PULL. CONTROL PANELS, SIGNALS, HORN LOCATIONS, AND EXIT SIGNS. REFER TO MEP FOR ELECTRICAL SERVICES, METER BANK LOCATIONS, AND ACCESS DOOR LOCATIONS. BUILDING IS DESIGNED AND SHALL BE CONSTRUCTED TO MEET WIND LOADS AS NOTED ON SHEET A0.03. ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS FOR HURRICANE RESISTANT CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION ON STUD SPACING AND
- FRAMING CONNECTION INFORMATION. ALL PLUMBING CLEANOUTS LOCATED WITHIN SIDEWALKS AND BREEZEWAYS TO BE FLUSH WITH FINISHED SURFACE (WITHIN 1/8" TOLERANCE)

BLDG TYPE-5

TOWNHOME SECOND

FLOOR PLAN

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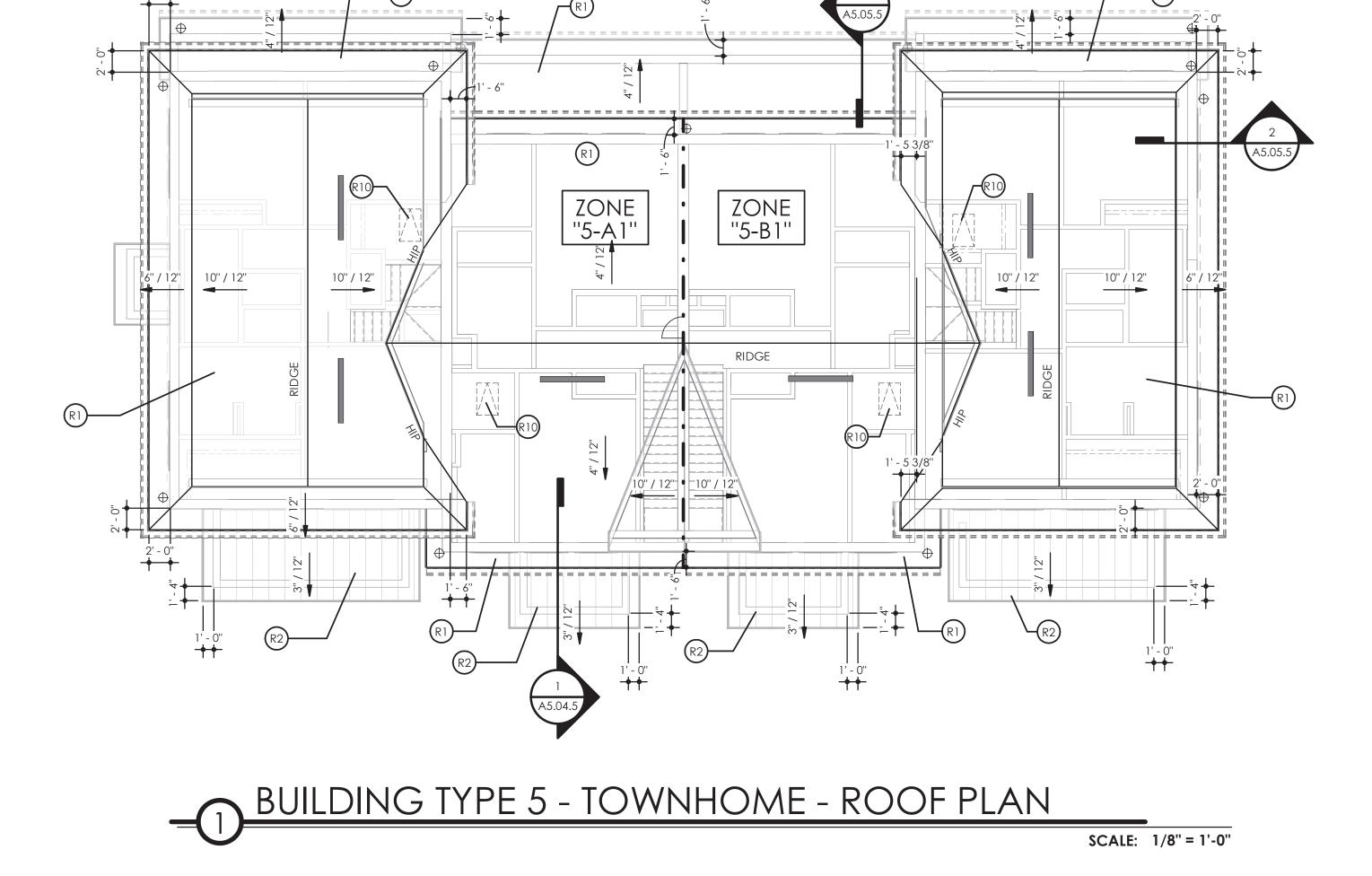
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ROOF PLAN GENERAL NOTES

ROOFING CONTRACTOR TO PROVIDE OFF-RIDGE & SOFFIT

VENTILATION IN ACCORDANCE WITH THE CURRENT BUILDING

CODE. OFF-RIDGE VENTS SHALL BE GALV. STEEL OR ALUMINUM

VENT WITH SCREEN. PAINT VENTS TO MATCH ROOF. REFER TO

R2 STANDING SEAM METAL ROOF SYSTEM

FOOTAGE OF VENTING

DENOTES SUGGESTED 6" GUTTER LOCATIONS

TAPERED INSULATION + TPO ROOFING

DENOTES ROOF VENTS. REFER TO ROOF CALCULATIONS FOR OVERALL SQUARE

REFER TO ROOF PLAN FOR ROOF SLOPES.

ROOF VENT CALCULATIONS.

ATTIC VENTILATION CALCULATIONS

ZONES AREA PERIMETER

ROOF 'ZONES' SEPARATED BY

INDIVIDUALLY PER IBC 718.4.

CALCULATIONS OF REQUIRED

SOFFIT (LOW) VENTING:

DRAFTSTOPPING AREA CALCULATED

VENTILATION ARE BASED ON IBC 1202.

ROOF SQ.FT. X (1/300) = TOTAL VENTING40% MIN. 50% MAX. HIGH VENTING

50% MIN. 60% MAX. LOW (EAVE) VENTING

BASED ON SEMCO SV201 2" WIDE ALUM.

SOFFIT-STRIP PROVIDING 92 SQ.IN. OF

BASED ON TAMCO VENT. EACH VENT

PROVIDES 210 SQ.IN. OF VENTING = 1.46

VENTING PER LIN.FT. = 0.08 SQ.FT.

OFF RIDGE (HIGH) VENTING:

FORMULA FOR REQUIRED VENTING:

PROVIDED

LOW # HIGH

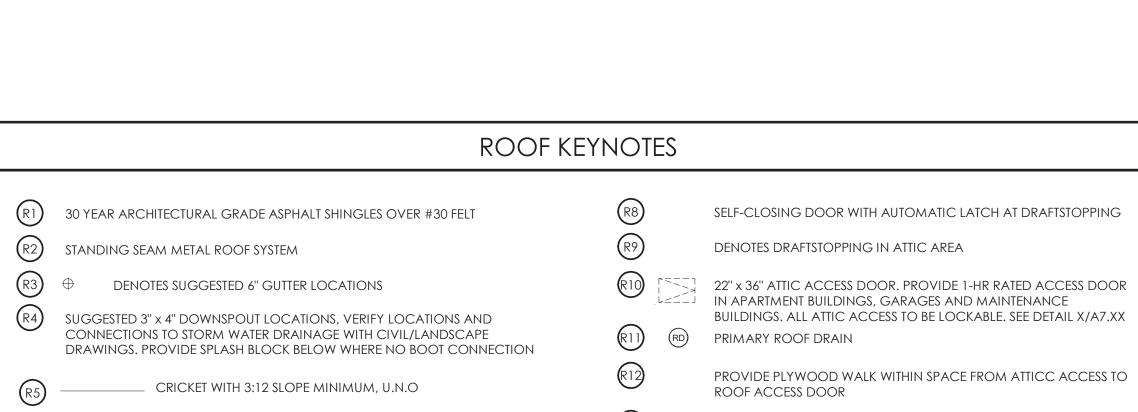
HIGH LOW SOFFIT

5-A1 2,162 SF 143.88 LF 3.60 3.60 11.52 SF 3 4.38 SF

5-B1 2,162 SF 143.79 LF 3.60 3.60 11.51 SF 3 4.38 SF

OFF RIDGE

VENT



PARAPET KICKERS. REFER TO STRUCTURAL DRAWINGS FOR

Information, size and details

(R14) ORD SECONDARY OVERFLOW ROOF DRAIN

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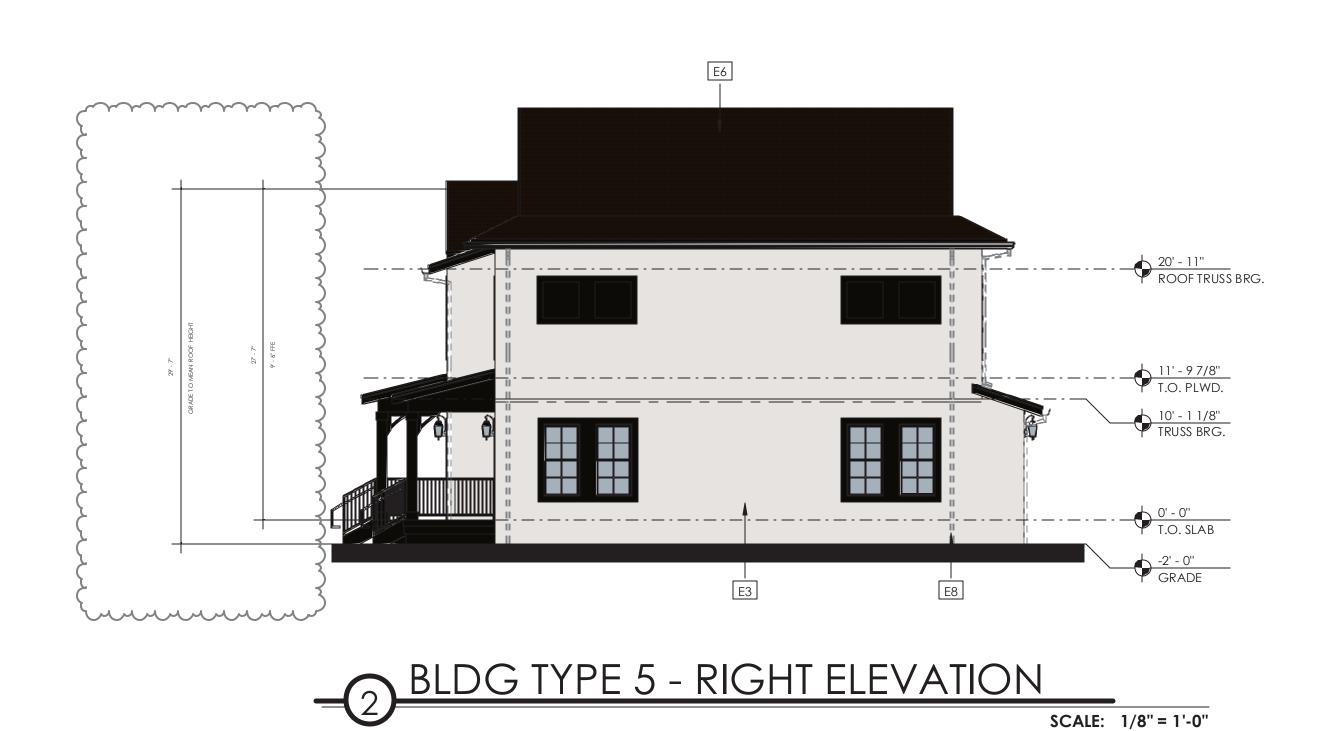
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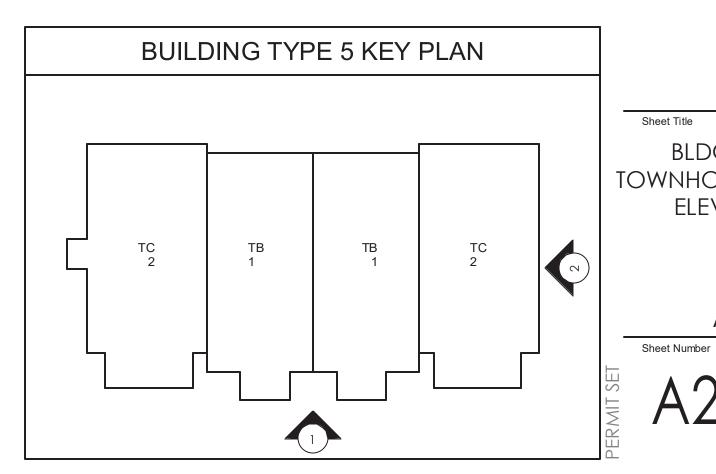




BLDG TYPE 5 - FRONT ELEVATION SCALE: 1/8" = 1'-0"

TYPICAL ELEVATION NOTES

- TYPICAL EXTERIOR CLADDING STUCCO, PAINTED.
- ALL EXTERIOR TRIM RAISED STUCCO. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTA CHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL
- ALL UNIT BALCONIES TO HAVE STRUCTURAL FLOOR SYSTEM SLOPED AWAY FROM UNIT FOR DRAINAGE.
- ALL EXTERIOR BALCONY RAILS TO BE ANODIZED ALUMINUM.
- ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING. PROVIDE URETHANE SEALANT AT ALL INSIDE CORNERS AND WINDOW/DOOR PERIMETERS.
- PROVIDE URETHANE SEALANT WITH BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP AND BOTTOM OF HORIZONTAL BUILDING BANDS. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BALCONY CEILINGS, BALCONY EXTERIOR EDGES, EXTERIOR WALL TO
- SOFFIT AND CEILING CONDITIONS. PROVIDE METAL FLASHING AT ALL HORIZONTAL TRANSITIONS BETWEEN MATERIALS.
- SLOPE METAL FLASHING TO SHED WATER. LAP AND SEAL OVERLAPS IN FLASHING. PROVIDE SEALANT END DAMS AT END OF ALL HORIZONTAL FLASHING TO PREVENT WATER RUNOFF.
- PROVIDE POSITIVE SLOPE 1:2 AT TOP OF TRIM BANDS, TYPICAL. EXTERIOR WALLS TO BE PAINTED PRIOR TO INSTALLATION OF DOWNSPOUTS. ALL DOWNSPOUTS TO BE 3"X5" ANODIZED ALUMINUM.
- COLORS OF ALL EXTERIOR VENTS, DEVICES, ELECTRICAL EQUIPMENT, ETC. TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR. ALL DRYER VENTS TO ALIGN HORIZONTALLY AND VERTICALLY.
- ELEVATION KEY NOTES E13 TIMBER COLUMN - PAINTED E1 WINDOW TRIM - RAISED STUCCO DRYER/BATH VENTS. COORDINATE LOCATION E25 WITH MEP DWGS. PAINT TO MATCH ADJECENT E14 PREFABRI CATED METAL AWNING FOAM BAND WITH HARD COAT AND FIBER REINFORCED STUCCO FINISH E15 CONDUCTOR HEAD SCUPPER BOX EXTERIOR LIGHT FIXTURE BY OWNER. SEE E3 STUCCO PAINTED E16 THROUGH WALL OVERFLOW SCUPPER ELECTRICAL DRAWINGS E17 ALUMINUM CANOPY INSTALLED PER STUCCO CONTROL JOINT - TYPICAL AT OPENINGS EXTERIOR SIGNAGE WITH LED LIGHTING. BY MANUFACTURER' SPECIFICATIONS E27 OTHERS E5 WALL RECESS PGT LOW E ALUMINUM WINDOWS. SEE FLOOR PLANS AND SCHEDULES ELECTRICAL METER BOX. SEE ELECTRICAL DRAWINGS ARCHITECTURAL 30-YEAR ROOF SHINGLE STOREFRONT GLAZING SYSTEM. SEE FLOOR E19 **E29** PROFILE-STUCCO REVEAL - 2" PLANS AND SCHEDULES E7 STANDING SEAM METAL ROOF SYSTEM EXTERIOR DOOR. SEE FLOOR PLANS AND DOOR E30 CONTROL JOINT ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM. SEE CIVIL DRAWINGS FOR SCHEDULES E31 RAISED STUCCO BAND STORM DRAIN CONNECTIONS WHERE OVERHEAD ROLLING DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES APPLICABLE E9 ALUMINUM BAHAMA SHUTTER E22 42" HIGH ALUMINUM GUARD RAIL SYSTEM E10 FALSE VINYL LOUVER SIZE AS INDICATED E23 BUG SCREEN ENCLOSURE FOR BALCONY E11 MOSALC ARTWORK OVER PAINTED STUCCO E24 METAL COPING CAP AT PARAPET WALL E12 ARCHITECTURAL FOAM BRACKET



Sheet Title

BLDG TYPE-5

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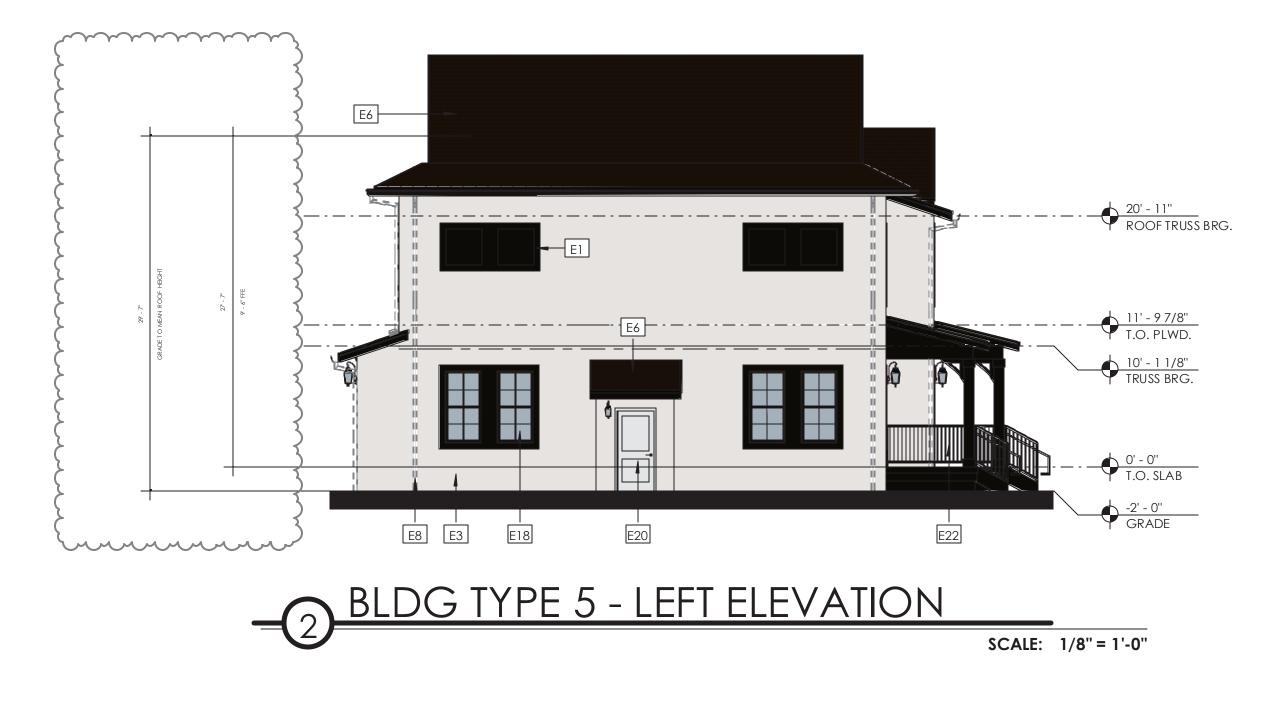
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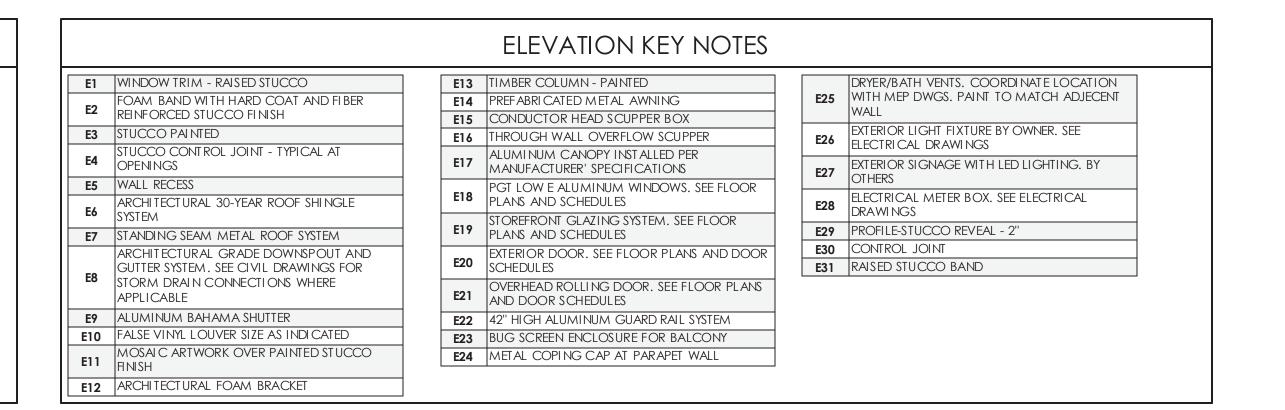
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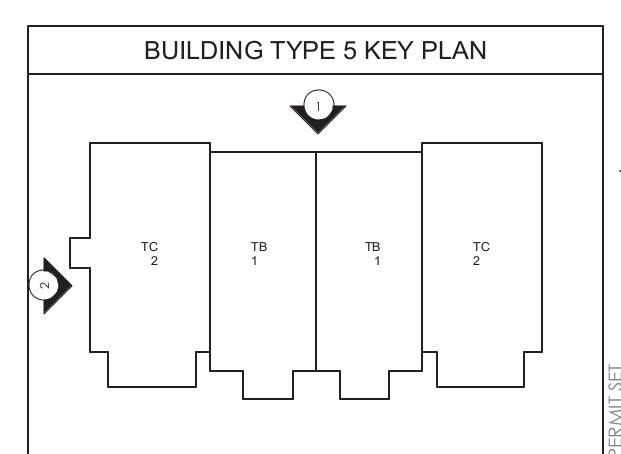
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TOWNHOME EXTERIOR ELEVATIONS









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TYPICAL ELEVATION NOTES

TYPICAL EXTERIOR CLADDING - STUCCO, PAINTED.

ALL EXTERIOR TRIM RAISED STUCCO. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTA CHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR

APPROVAL ALL UNIT BALCONIES TO HAVE STRUCTURAL FLOOR SYSTEM SLOPED AWAY FROM UNIT FOR DRAINAGE.

ALL EXTERIOR BALCONY RAILS TO BE ANODIZED ALUMINUM.

ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.

PROVIDE URETHANE SEALANT AT ALL INSIDE CORNERS AND WINDOW/DOOR PERIMETERS. PROVIDE URETHANE SEALANT WITH BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP AND BOTTOM OF HORIZONTAL BUILDING BANDS. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BALCONY CEILINGS, BALCONY EXTERIOR EDGES, EXTERIOR WALL TO

SOFFIT AND CEILING CONDITIONS. PROVIDE METAL FLASHING AT ALL HORIZONTAL TRANSITIONS BETWEEN MATERIALS. SLOPE METAL FLASHING TO SHED WATER. LAP AND SEAL OVERLAPS IN FLASHING.

PROVIDE SEALANT END DAMS AT END OF ALL HORIZONTAL FLASHING TO PREVENT WATER RUNOFF. PROVIDE POSITIVE SLOPE 1:2 AT TOP OF TRIM BANDS, TYPICAL.

EXTERIOR WALLS TO BE PAINTED PRIOR TO INSTALLATION OF DOWNSPOUTS. ALL DOWNSPOUTS TO BE 3"X5" ANODIZED ALUMINUM. COLORS OF ALL EXTERIOR VENTS, DEVICES, ELECTRICAL EQUIPMENT, ETC. TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR.

ALL DRYER VENTS TO ALIGN HORIZONTALLY AND VERTICALLY.

LEFT ELEVATION - EAST OF PROPERTY LN.

FRONTAGE TYPE DIMENSIONS - DIXIE HWY.

LENGTH OF FAÇADE: 13' - 11 1/2" FRONTAGE TYPE IS **'STOREFRONT**' GLAZING HEIGHT: 8' - 0" STOREFRONT BASE: 1' - 0" AWNING LENGTH OF FAÇADE: 17' - 9 1/4" AWNING DEPTH: 6' - 1" AWNING HEIGHT: 9' - 6"

FACADE TRANSPARENCY CALCULATIONS

FACADE AREA: TOTAL TRANSPARENT WINDOW COVERAGE: GROUND FLOOR: 1,916 SQ FT GROUND FLOOR: SECOND FLOOR: 1,461 SQ FT REQUIRED: 20% - 70% PROVIDED: 34% WINDOW AREA: GROUND FLOOR: 656 SQ FT SECOND FLOOR:

SECOND FLOOR: 456 SQ FT

BUILDING TYPE 7 BUILDING TYPE - LIVEWORK

BUILDING HEIGHT

ALL SIGNAGE SHALL BE REVIEWED AT TIME OF BUILDING PERMIT FOR COMPLIANCE WITH MARTIN COUNTY SIGN REGULATIONS. NO SIGNAGE IS APPROVED AS PART OF THIS SITE PLAN REVIEW.

NOTE: F.F.E. IS BASED ON CIVIL SITE PLAN DRAWINGS

FRONTAGE TYPE DIMS. - EAST OF PROPERTY LN

DEPTH: 3' - 8" HEIGHT, CLEAR: 8' - 0" WIDTH, CLEAR: 5' - 1 3/4" FINISH LEVEL ABOVE, FINISHED GRADE: 0' - 6" HEIGHT, STORIES: 12' - 6"

FRONTAGE TYPE IS **'STOOP'**

FLOOR TRUSS

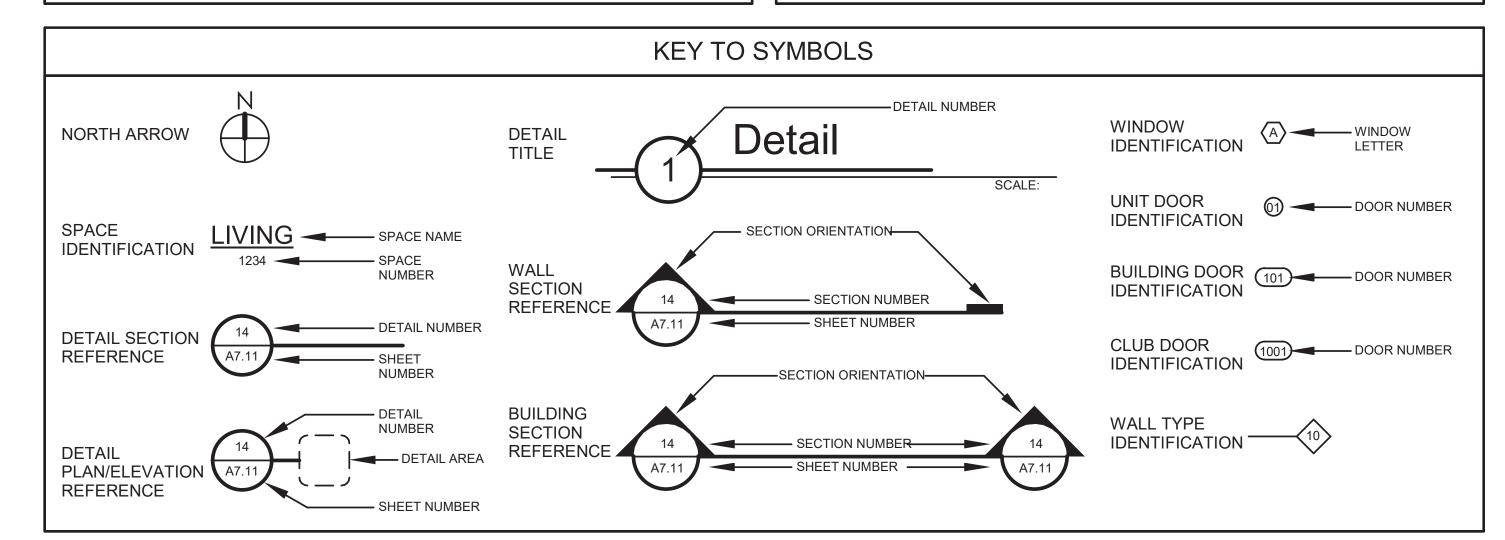
MAINTENANCE NOTE

REQUIRED: 20% - 50%

PROVIDED: 31%

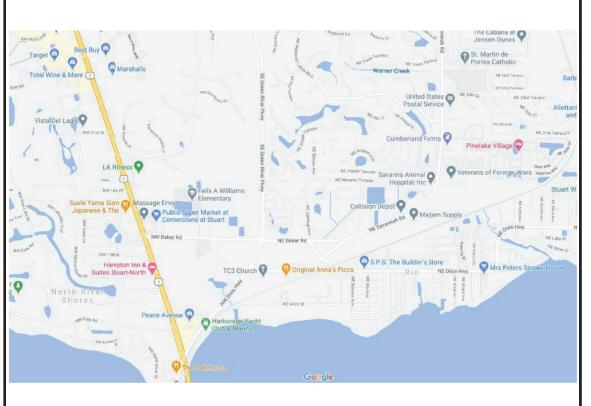
THESE BUILDING, AS WITH ALL IT'S STRUCTURES, ONCE COMPLETED WILL REQUIRE CONTINUOUS AND ONGOING MAINTENANCE AND REPAIR TO KEEP THEM IN GOOD CONDITION AND PREVENT DETERIORATION OVER TIME. THE DEVELOPER IN CONJUNCTION WITH THE CONTRACTOR NEEDS TO DEVELOP A MAINTENANCE PROGRAM BASED UPON THE MATERIALS AND SYSTEMS INCORPORATED INTO THI BUILDINGS. THE OWNER OR THE LEASING/ MANAGEMENT COMPANY WILL NEED TO PROVIDE FOR A QUALIFIED MAINTENANCE STAFF TO PROVIDE CONTINUED MAINTENANCE, RE-PAINTING, RE-APPLICATION OF SEALANTS AND OTHER REPAIR WORK AS REQUIRED BY THE MAINTENANCE PROGRAM ESTABLISHED BY THE OWNER. THE THIRD PARTY, LIKE ALL BUILDING OWNERS, IS REQUIRED TO MAINTAIN AND REPAIR THE BUILDING TO THE MINIMUM LEVEL ESTABLISHED IN THE MAINTENANCE PROGRAM.

MATERIALS LEGEND SECTION/ELEVATION PLAN **DIMENSIONAL LUMBER** STUD WALL **CUT LUMBER** PLYWOOD CMU BLOCK WALL EARTH FILL POURED CONCRETE STRUCTURAL STEEL SSSSS BATT INSULATION RIGID FOAM INSULATION CONCRETE MASONRY UNIT

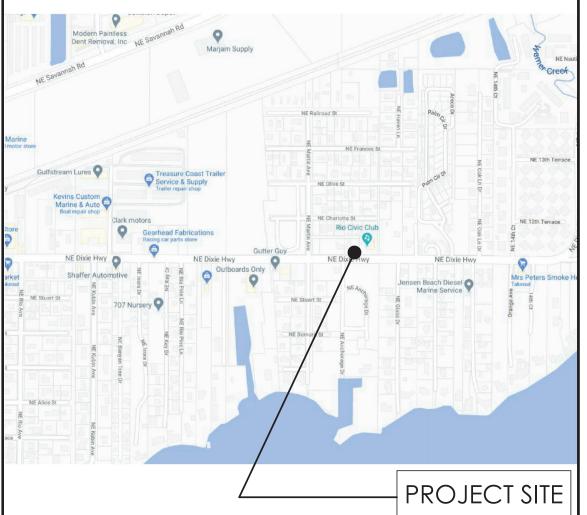


STANDARD ABBREVIATIONS		
A.B. ANCHOR BOLT A/C AIR CONDITIONER ADJ. ADJACENT DN. DOWN DRYWALL HORTZ. HORIZONTAL P.C. A.H.U. AIR HANDLER UNIT ALUM. ALUMINUM ALUMINUM DWG. DRAWING HTG. HEATING PERP. APPROX. APPROXIMATE BBG. BEARING BBG. BEARING BLL. BLOCK BLL. BLOCK BLL. BLOCK BLL. BLOCK BLM. BEAM BEAM BEAM BET BEAM BET	PANTRY PULL CHAIN PEDESTAL P. PERPENDICULAR PLATE WD. PLYWOOD P. PROPERTY F. POUND PER SQUARE FEET POUND PER SQUARE INCH PRESSURE TREATED PARTITION PAPER HOLDER L. QUALITY N. QUANTITY G. RETURN AIR GRILL RADIUS ROOF DRAIN REFRIGERATOR IF. REINFORCE D. REQUIRED REVISION/REVERSE ROOM ROUGH SAWN SOLID CORE ED. SCHEDULE G SIDING	SH. SHELF SHT. SHEET SIM. SIMILAR S.G.D. SLIDING GLASS DOOR SQ. SQUARE S.S. STAINLESS STEEL STD. STANDARD STO. STORAGE STR. STRUCTURAL SUB. SUBSTITUTE SUP. SUPPORT T.C. TRASH COMPACTOR TEMP. TEMPERATURE THK. THICK/THICKNESS TYP. TYPICAL U.L. UNDERWRITERS LABORATORY VENT. VENTILATION VERT. VERTICAL VOL. VOLUME V.T.R. VENT THROUGH ROOF W. WIDTH/WIDE/WASHER W.C. WATER CLOSET W.D. WOOD WDW WINDOW W.H. WATER HEATER W.I.C. WALK IN CLOSET W.P. WATERPROOF

VICINITY MAP



LOCATION MAP



APPLIED CODES

FLORIDA BUILDING CODE 2023, 8TH EDITION WITH LOCAL ORDINANCES

FLORIDA MECHANICAL CODE, 2020 EDITION WITH LOCAL ORDINANCES

FLORIDA PLUMBING CODE, 2020 EDITION WITH LOCAL ORDINANCES

FLORIDA ACCESSIBILITY CODE, 2023

FLORIDA ENERGY CODE, 2014

FLORIDA FIRE PREVENTION CODE, 2020

NATIONAL ELECTRICAL CODE, 2017 EDITION WITH LOCAL ORDINANCES

NFPA 101 - 2012 EDITION - LIFE SAFETY CODE

THE FAIR HOUSING ACT DESIGN MANUAL, REVISED 1998

THE AMERICAN WITH DISABILITIES ACT, 2010 EDITION

ANSI A 117.1 - 1986 EDITION

NFPA 1 UNIFORM FIRE CODE 2009 WITH FLORIDA AMENDMENTS

NFPA 10, 2010 EDITION - INSTALLATION OF PORTABLE FIRE EXTINGUISHERS

NFPA 13, 2010 EDITION - AUTOMATIC SPRINKLER SYSTEMS

NFPA 70, 2011 EDITION - NATIONAL ELECTRICAL CODE

NFPA 72, 2010 EDITION - NATIONAL FIRE ALARM CODE

FLORIDA STATUES

FLORIDA ADMINISTRATIVE CODE

TO THE BEST OF CHARLAN BROCK AND ASSOCIATES' KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH ALL APPLICABLE MINIMUM BUILDING CODES, FIRE SAFETY CODES, AND HANDICAP ACCESSIBILITY CODES AS DETERMINED BY THE LOCAL GOVERNING AUTHORITY.

PROJECT NARRATIVE

PROJECT NARRATIVE:

HE PROPOSED PROJECT IS LOCATED IN UNICORPORATED MARTIN COUNTY, FLORIDA IN THE RIO COMMUNITY redevelopment area South, of ne dixie highway and rio north dixie, of ne dixie highway. The project is comprised of multi-family, townhomes, live-work, amenity as well as various ancillary structures. The site ALSO INCLUDES AN AREA FOR POOL & POOL DECK, BUT PROVIDED BY OTHERS. PARKING IS DISTRIBUTED THROUGHOUT THE DEVELOPMENT AS SURFACE PARKING.

BUILDINGS FOR RIO PRESERVE ARE THE FOLLOWING: 2, 4, 6, 8, 14, 15, 17, 20, 21 BUILDINGS FOR RIO MARINE ARE THE FOLLOWING:

> EAST: 1, 2, 3, 5, 7, 8, 16, 17, 21 WEST: 10, 18, 19

BUILDING IDENTIFICATION

BUILDING TYPE 1	= CLUBHOUSE
BUILDING TYPE 2	= APARTMENT
BUILDING TYPE 3	= APARTMENT
BUILDING TYPE 4	= TOWNHOME
BUILDING TYPE 5	= TOWNHOME
BUILDING TYPE 6	= TOWNHOME
BUILDING TYPE 7	= LIVE-WORK
BUILDING TYPE 8	= LIVE-WORK
BUILDING TYPE 10	= MARINE SERVICES
BUILDING TYPE 14	= RECREATIONAL
BUILDING TYPE 15	= APARTMENT
BUILDING TYPE 16	= APARTMENT
BUILDING TYPE 17	= MAIL KIOSK
BUILIDNG TYPE 18	= TRASH ENCLOSURE
BUILDING TYPE 19	= RECYCLING ENCLOSURE #1
BUILDING TYPE 20	= RECYLCING ENCLOSURE #2
BUILDING TYPE 21	= ENTRY FEATURE

CODE INFORMATION

LIVE-WORK

.1 BUILDING USE / OCCUPANCY / TYPE GROUP R-2

CONSTRUCTION TYPE: TYPE V-B SPRINKLED: NFPA - 13R .2 BUILDING HEIGHT (FBC TABLE 503)

3 STORIES / 40' ALLOWED: 2 STORIES, 27'-10" PROPOSED: 1.3 BUILDING AREA (FBC TABLE 503)
ALLOWED: 7,000 SQ. FT. / PER FLOOR

PROPOSED: REFER TO BUILDING AREA TABLES

BUILDING TYPE 7 AREA - GROSS

3,482 -SECOND FLOOR AP 3,114 \$ TAL BUILDING AREA: 6,596 \$

-FIRST FLOOR -SECOND FLOOR AP 2,891 OTAL BUILDING AREA: 5.782

.4 FIRE RESISTANCE RATINGS (FBC TABLE 601) STRUCTURAL FRAME: 0 HOUR INTERIOR BEARING WALLS: 0 HOUR **EXTERIOR BEARING WALLS:** 0 HOUR

EXTERIOR NON-BEARING WALLS: 0 HOUR INTERIOR NON-BEARING WALLS: 0 HOUR FLOOR CONSTRUCTION: 0 HOUR ROOF CONSTRUCTION: 0 HOUR 1.5 FIRE SEPARATION

2 HOUR (FBC

PARTY WALL: 706.4.1.2)

1.6 EXIT ACCESS 1015.2.1 WHERE TWO EXITS OR EXIT ACCESS DOORWAYS ARE

> REQUIRED FROM AND PORTION OF THE EXIT ACCESS, THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURE IN A STRAIGHT LINE BETWEEN EXIT DOORS OR EXIT ACCESS DOORWAYS. INTERLOCKING OR SCISSOR STAIRS SHALL BE COUNTER AS ONE EXIT STAIRWAY.

> EXCEPTION: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

MAXIMUM EXIT ACCESS TRAVEL DISTANCE: 250' (FBC 1016.2) MAXIMUM COMMON PATH OF EGRESS TRAVEL: 75' FBC 1014.3) MAXIMUM DEAD END: 20' (FBC 1018.4)

7 MINIMUM INTERIOR FINISH CLASSIFICATION

NFPA 101 TABLE A.10.2.2

EXITS BUILDING TYPE 7 AREA - A/C

GROUP SPRINKLERED (NFPA - 13R) EXIT ACCESS rooms and CORRIDORS | ENCLOSED SPACES С

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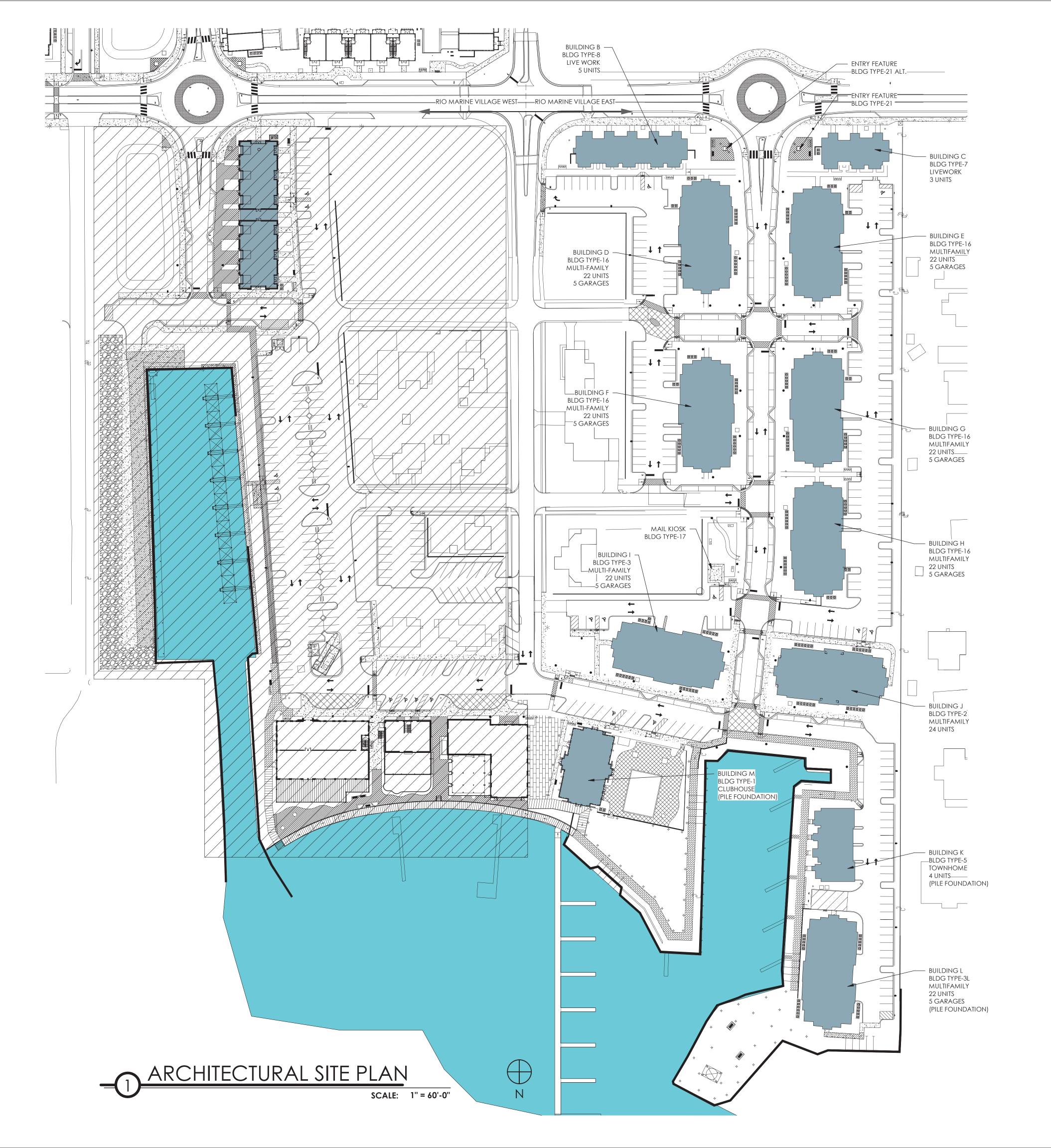
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reviewed by: OL

history: Date 1 3/20/24

Sheet Title **BLDG TYPE-7** LIVEWORK PROJECT DATA



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GENERAL NOTES

SITE PLAN SHOWN IS FOR REFERENCE PURPOSES ONLY. FOR COMPLETE DIMENSIONS, GRADING AND UTILITY INFORMATION REFER TO CIVIL ENGINEERING PLANS. REFER TO CIVIL DRAWINGS FOR COMPLETE SIDEWALK AND GRADING DESIGN. PROVIDE AND ACCESSIBLE ROUTE THROUGH THE SITE THAT CONNECTS ALL REQUIRED ACCESSIBLE FEATURES, ELEMENTS AND SPACES WITH APPROPRIATE WIDTHS, SLOPES, SURFACES, ETC. ACCESSIBLE ROUTE SHALL BE IN COMPLIANCE WITH FAIR HOUSING DESIGN ACT MANUAL - 1998 (FHDAM PAGE 1.6). A MINIMUM OF 2% OF ALL PARKING, BOTH COVERED AND UNCOVERED, SHALL COMPLY WITH FAIR HOUSING DESIGN ACT MANUAL AND THE ADA ACCESSIBILITY GUIDELINES.

FOR LANDSCAPE AND HARDSCAPE INFORMATION AND DETAILING REFER TO LANDSCAPE ARCHITECT'S PLANS.

CIVIL ENGINEER SIMMONS & WHITE, INC JESSE "JAMIE" PARRISH, P.E. 2581 METROCENTRE BLVD, SUITE 3 WEST PALM BEACH, FL 33407 P: 321.212.9698

E: PARRISH@SIMMONSANDWHITE.COM

LANDSCAPE ARCHITECT COTLEUR & HEARING GEORGE MISSIMER 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 P: 561.747.6336 x108 E: GMISSIMER@COTLEUR-HEARING.COM Sheet Title

ARCHITECTURAL SITE PLAN - MARINE EAST

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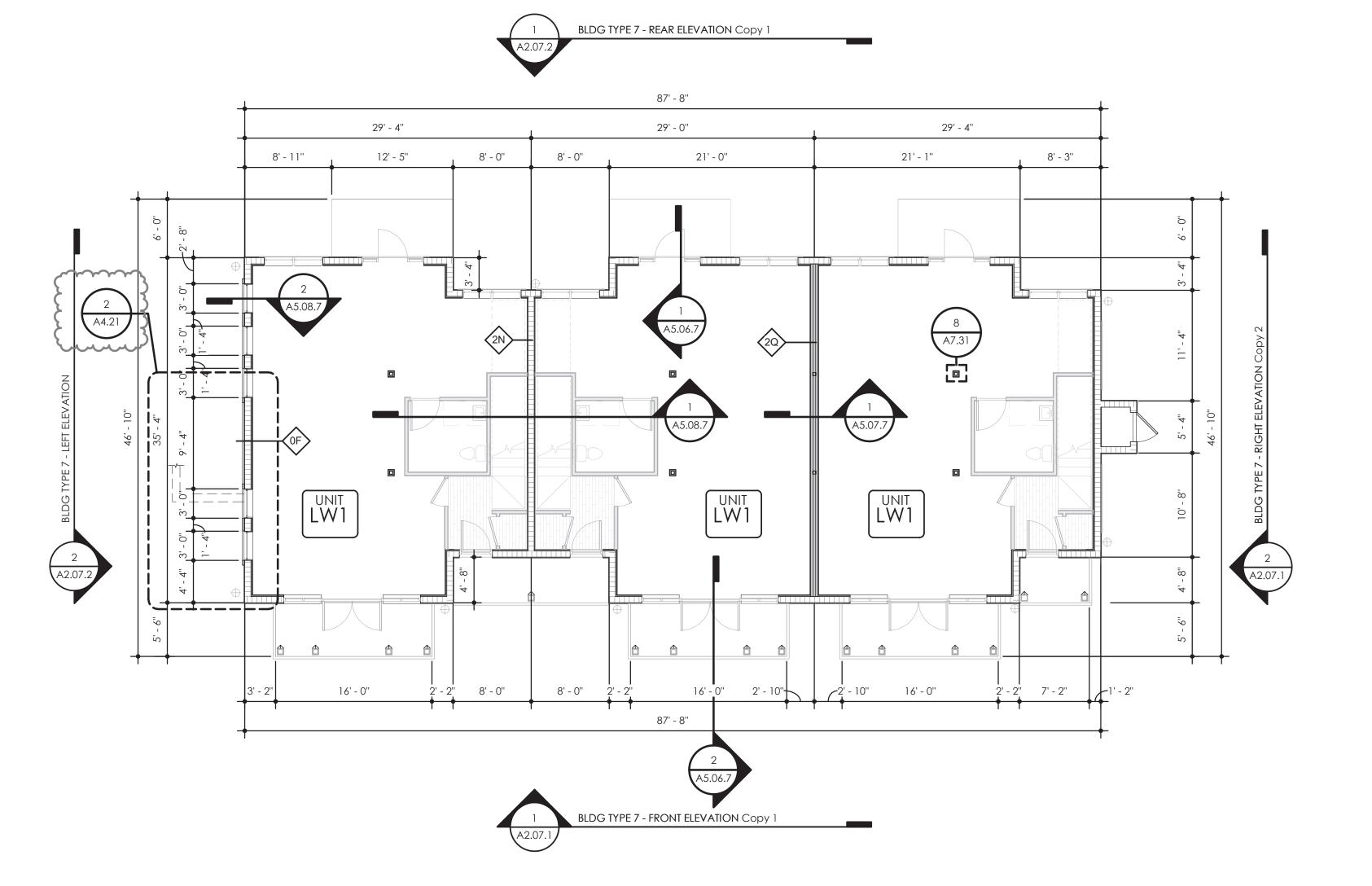
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drawn by: **OL** reviewed by: AP

history: Date

issue

LEVEL SLAB TO SLOPE SLAB



BUILDING TYPE 7 - LIVEWORK - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

TYPICAL BUILDING PLAN NOTES

1/8" BUILDING PLAN DIMENSIONS ARE TAKEN FROM CENTERLINE OF TENANT WALLS, FACE OF SHEATHING ON CORRIDOR WALLS, AND FACE OF SHEATHING ON EXTERIOR WALLS. REFER TO 1/4" UNIT PLANS, AND ENLARGED PLANS FOR COMPLETE DIMENSIONS AND NOTES.

1/4" UNIT PLANS ARE LOCATED ON SHEETS A4.01 THROUGH A4.13 COMMON USE TENANT AREAS DESIGNED TO COMPLY WITH FLORIDA ACCESSIBILITY CODE, FHADM-1998 AND ANSI 1171.1-2003 FROM POINT OF ACCESS TO UNIT FRONT DOOR. UNITS DESIGNED TO COMPLY WITH FHADM-1998. REFER TO SHEET A4.61 FOR REQUIREMENTS

ALL TENANT WALLS BETWEEN UNITS TO BE 1-HOUR RATED. ALL WALLS BETWEEN UNITS AND COORDINATES TO BE 1-HOUR RATED.

TYPICAL ELEVATOR AND STAIR SHAFTS TO BE 2-HOUR RATED. REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION. TENANT WALL BETWEEN UNITS AND CLUBHOUSE AREAS TO RECEIVE RESILIENT CHANNELS BETWEEN INTERIOR GYP. AND STUD WALLS.

REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION.

REFER TO A6 SERIES SHEETS FOR STAIR AND ELEVATOR ENLARGED PLANS, SECTIONS AND DETAILS. REFER TO A8 SERIES SHEETS FOR ADDITIONAL INFORMATION ON FIRE RATED ASSEMBLIES.

BUILDING TO BE FULLY SPRINKLED WITH NFPA 13 FIRE SUPPRESSION SYSTEM. REFER TO MEP FOR FIRE ALARM, PULL. CONTROL PANELS, SIGNALS, HORN LOCATIONS, AND EXIT SIGNS.

REFER TO MEP FOR ELECTRICAL SERVICES, METER BANK LOCATIONS, AND ACCESS DOOR LOCATIONS. BUILDING IS DESIGNED AND SHALL BE CONSTRUCTED TO MEET WIND LOADS AS NOTED ON SHEET A0.03. ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS FOR HURRICANE RESISTANT CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION ON STUD SPACING AND

FRAMING CONNECTION INFORMATION. ALL PLUMBING CLEANOUTS LOCATED WITHIN SIDEWALKS AND BREEZEWAYS TO BE FLUSH WITH FINISHED SURFACE (WITHIN 1/8" TOLERANCE) Sheet Title

BLDG TYPE-7 LIVEWORK FIRST FLOOR PLAN

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STEP IN SLAB

LEVEL SLAB TO SLOPE SLAB



1/4" UNIT PLANS ARE LOCATED ON SHEETS A4.01 THROUGH A4.13 COMMON USE TENANT AREAS DESIGNED TO COMPLY WITH FLORIDA ACCESSIBILITY CODE, FHADM-1998 AND ANSI 1171.1-2003 FROM POINT OF

ACCESS TO UNIT FRONT DOOR. UNITS DESIGNED TO COMPLY WITH FHADM-1998. REFER TO SHEET A4.61 FOR REQUIREMENTS

ALL TENANT WALLS BETWEEN UNITS TO BE 1-HOUR RATED.

ALL WALLS BETWEEN UNITS AND COORDINATES TO BE 1-HOUR RATED.

TYPICAL ELEVATOR AND STAIR SHAFTS TO BE 2-HOUR RATED. REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION. TENANT WALL BETWEEN UNITS AND CLUBHOUSE AREAS TO RECEIVE RESILIENT CHANNELS BETWEEN INTERIOR GYP. AND STUD WALLS.

REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION. REFER TO A6 SERIES SHEETS FOR STAIR AND ELEVATOR ENLARGED PLANS, SECTIONS AND DETAILS.

refer to a8 series sheets for additional information on fire rated assemblies. BUILDING TO BE FULLY SPRINKLED WITH NFPA 13 FIRE SUPPRESSION SYSTEM.

SCALE: 1/8" = 1'-0"

REFER TO MEP FOR FIRE ALARM, PULL. CONTROL PANELS, SIGNALS, HORN LOCATIONS, AND EXIT SIGNS. REFER TO MEP FOR ELECTRICAL SERVICES, METER BANK LOCATIONS, AND ACCESS DOOR LOCATIONS. BUILDING IS DESIGNED AND SHALL BE CONSTRUCTED TO MEET WIND LOADS AS NOTED ON SHEET A0.03. ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS FOR HURRICANE RESISTANT CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION ON STUD SPACING AND

FRAMING CONNECTION INFORMATION. ALL PLUMBING CLEANOUTS LOCATED WITHIN SIDEWALKS AND BREEZEWAYS TO BE FLUSH WITH FINISHED SURFACE (WITHIN 1/8" TOLERANCE)

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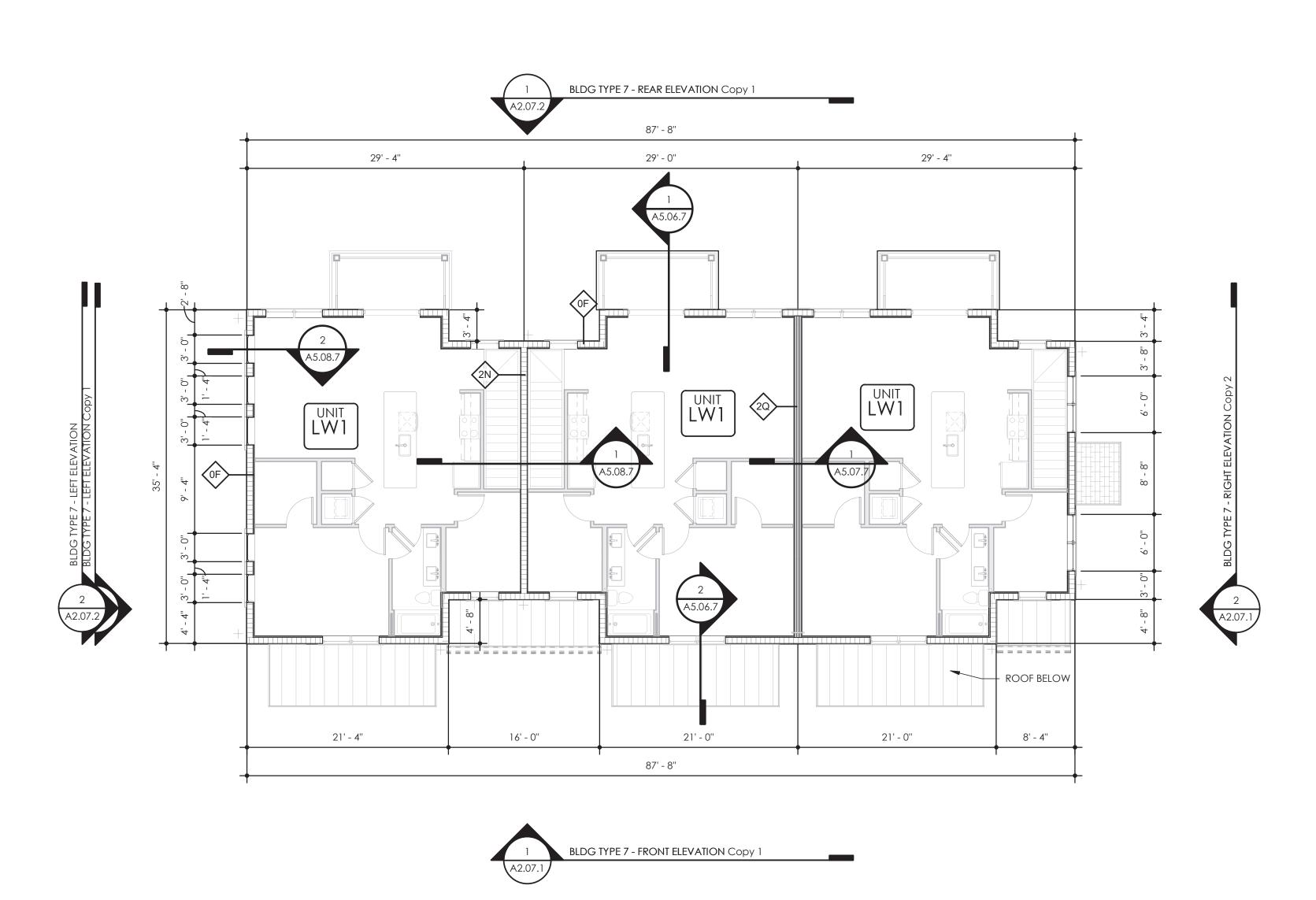
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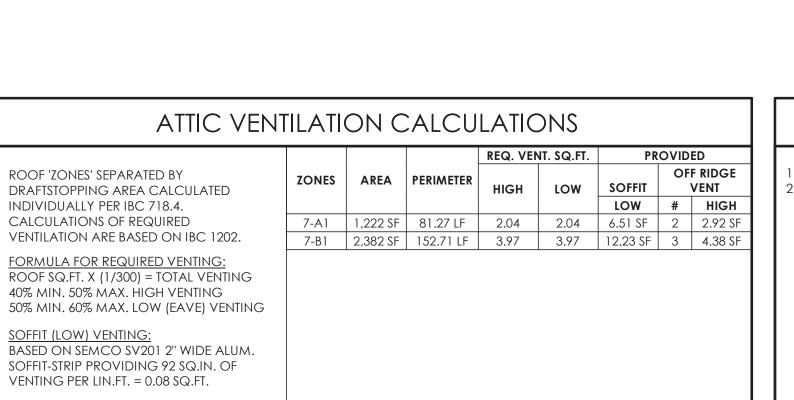
BLDG TYPE-7 LIVEWORK SECOND FLOOR PLAN

A0.10CC



BUILDING TYPE 7 - LIVEWORK - SECOND FLOOR PLAN





OFF RIDGE (HIGH) VENTING:

BASED ON TAMCO VENT. EACH VENT

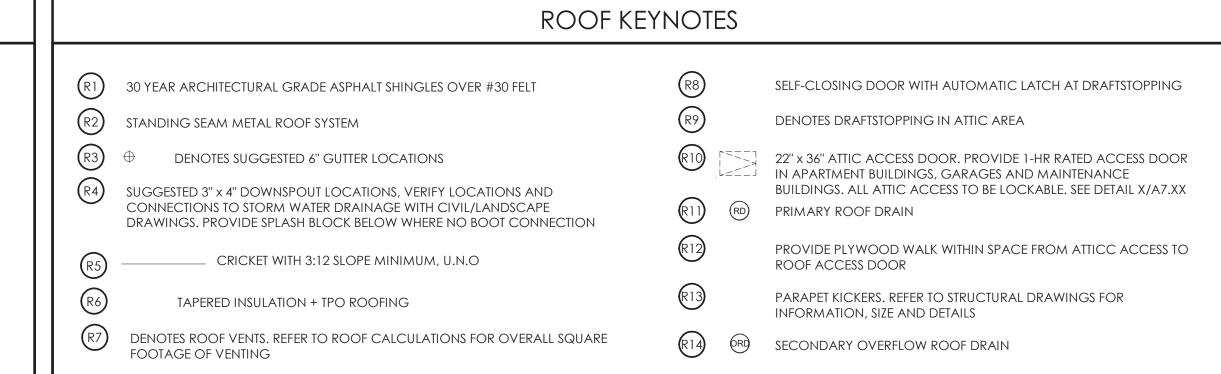
PROVIDES 210 SQ.IN. OF VENTING = 1.46



SCALE: 1/8" = 1'-0"

BUILDING TYPE 7 - LIVEWORK - ROOF PLAN

REFER TO ROOF PLAN FOR ROOF SLOPES. ROOFING CONTRACTOR TO PROVIDE OFF-RIDGE & SOFFIT VENTILATION IN ACCORDANCE WITH THE CURRENT BUILDING CODE. OFF-RIDGE VENTS SHALL BE GALV. STEEL OR ALUMINUM VENT WITH SCREEN. PAINT VENTS TO MATCH ROOF. REFER TO ROOF VENT CALCULATIONS.



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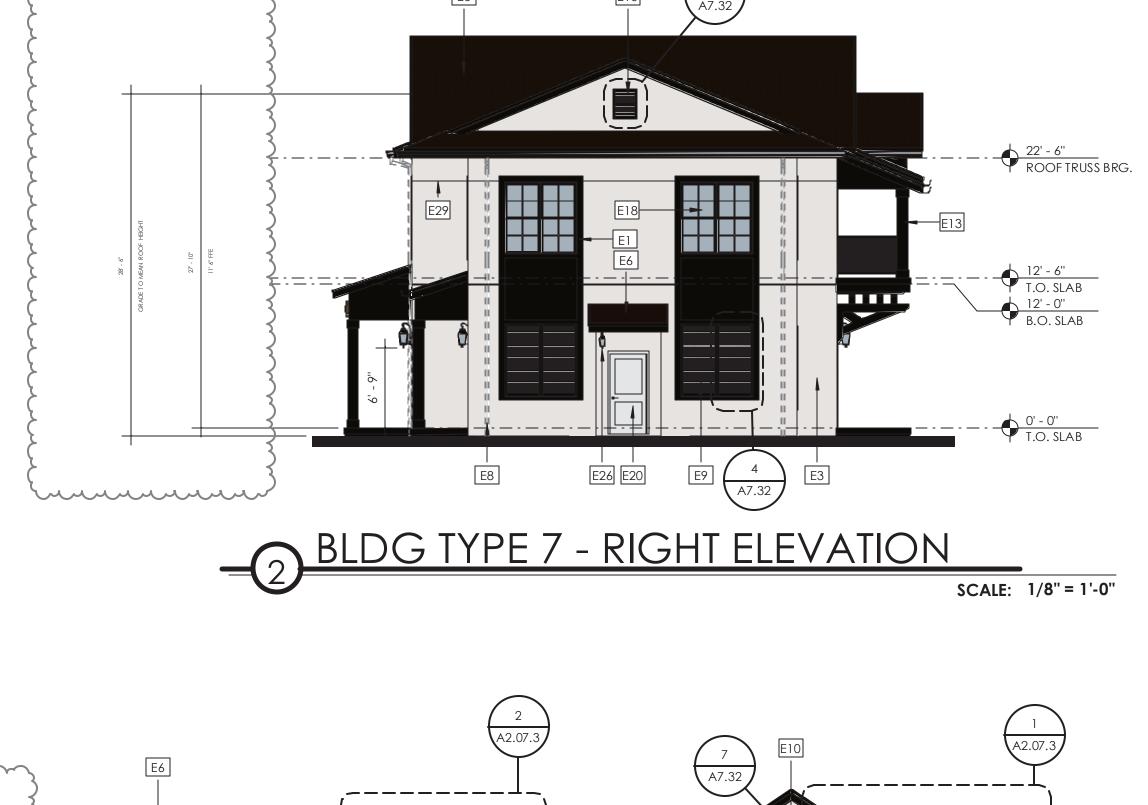
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Sheet Title

BLDG TYPE-7 LIVEWORK ROOF PLAN



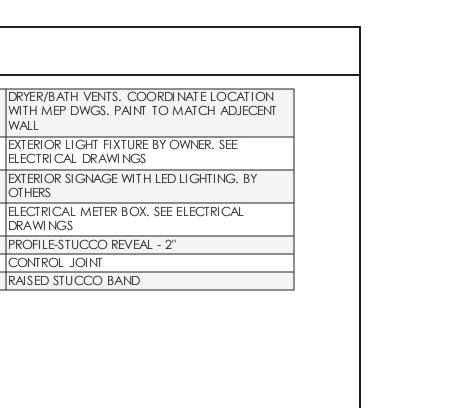


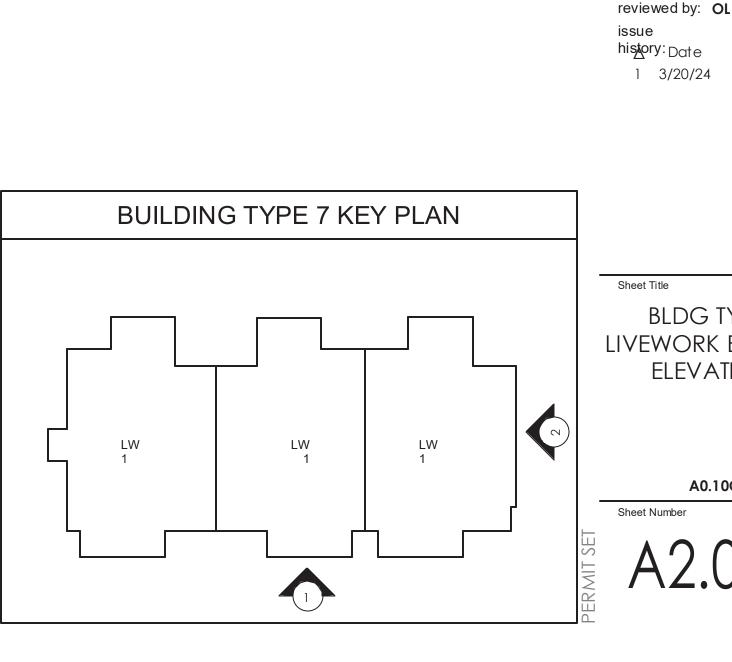




- TYPICAL EXTERIOR CLADDING STUCCO, PAINTED.
- ALL EXTERIOR TRIM RAISED STUCCO. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTA CHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR APPROVAL
- ALL UNIT BALCONIES TO HAVE STRUCTURAL FLOOR SYSTEM SLOPED AWAY FROM UNIT FOR DRAINAGE.
- ALL EXTERIOR BALCONY RAILS TO BE ANODIZED ALUMINUM.
- ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.
- PROVIDE URETHANE SEALANT AT ALL INSIDE CORNERS AND WINDOW/DOOR PERIMETERS. PROVIDE URETHANE SEALANT WITH BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP AND BOTTOM OF HORIZONTAL BUILDING BANDS. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BALCONY CEILINGS, BALCONY EXTERIOR EDGES, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS.
- PROVIDE METAL FLASHING AT ALL HORIZONTAL TRANSITIONS BETWEEN MATERIALS.
- SLOPE METAL FLASHING TO SHED WATER. LAP AND SEAL OVERLAPS IN FLASHING. PROVIDE SEALANT END DAMS AT END OF ALL HORIZONTAL FLASHING TO PREVENT WATER RUNOFF.
- PROVIDE POSITIVE SLOPE 1:2 AT TOP OF TRIM BANDS, TYPICAL.
- EXTERIOR WALLS TO BE PAINTED PRIOR TO INSTALLATION OF DOWNSPOUTS. ALL DOWNSPOUTS TO BE 3"X5" ANODIZED ALUMINUM. COLORS OF ALL EXTERIOR VENTS, DEVICES, ELECTRICAL EQUIPMENT, ETC. TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR. ALL DRYER VENTS TO ALIGN HORIZONTALLY AND VERTICALLY.
- E13 TIMBER COLUMN PAINTED E1 WINDOW TRIM - RAISED STUCCO E25 WITH MEP DWGS. PAINT TO MATCH ADJECENT FOAM BAND WITH HARD COAT AND FIBER E14 PREFABRI CATED METAL AWNING REINFORCED STUCCO FINISH WALL E15 CONDUCTOR HEAD SCUPPER BOX EXTERIOR LIGHT FIXTURE BY OWNER. SEE E3 STUCCO PAINTED E16 THROUGH WALL OVERFLOW SCUPPER ELECTRICAL DRAWINGS E17 ALUMINUM CANOPY INSTALLED PER STUCCO CONTROL JOINT - TYPICAL AT E4 OPENINGS EXTERIOR SIGNAGE WITH LED LIGHTING. BY MANUFACTURER' SPECIFICATIONS E27 E5 WALL RECESS **OTHERS** PGT LOW E ALUMINUM WINDOWS. SEE FLOOR ELECTRICAL METER BOX. SEE ELECTRICAL PLANS AND SCHEDULES ARCHITECTURAL 30-YEAR ROOF SHINGLE DRAWINGS STOREFRONT GLAZING SYSTEM. SEE FLOOR PLANS AND SCHEDULES **E29** PROFILE-STUCCO REVEAL - 2" E7 STANDING SEAM METAL ROOF SYSTEM E30 CONTROL JOINT ARCHITECTURAL GRADE DOWNSPOUT AND EXTERIOR DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES E31 RAISED STUCCO BAND GUTTER SYSTEM. SEE CIVIL DRAWINGS FOR STORM DRAIN CONNECTIONS WHERE OVERHEAD ROLLING DOOR, SEE FLOOR PLANS AND DOOR SCHEDULES APPLICABLE E9 ALUMINUM BAHAMA SHUTTER E22 42" HIGH ALUMINUM GUARD RAIL SYSTEM E10 FALSE VINYL LOUVER SIZE AS INDICATED E23 BUG SCREEN ENCLOSURE FOR BALCONY MOSALC ARTWORK OVER PAINTED STUCCO **E24** METAL COPING CAP AT PARAPET WALL E12 ARCHITECTURAL FOAM BRACKET

ELEVATION KEY NOTES





Sheet Title

BLDG TYPE-7 LIVEWORK EXTERIOR **ELEVATIONS**

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TYPICAL EXTERIOR CLADDING - STUCCO, PAINTED.

ALL EXTERIOR BALCONY RAILS TO BE ANODIZED ALUMINUM.

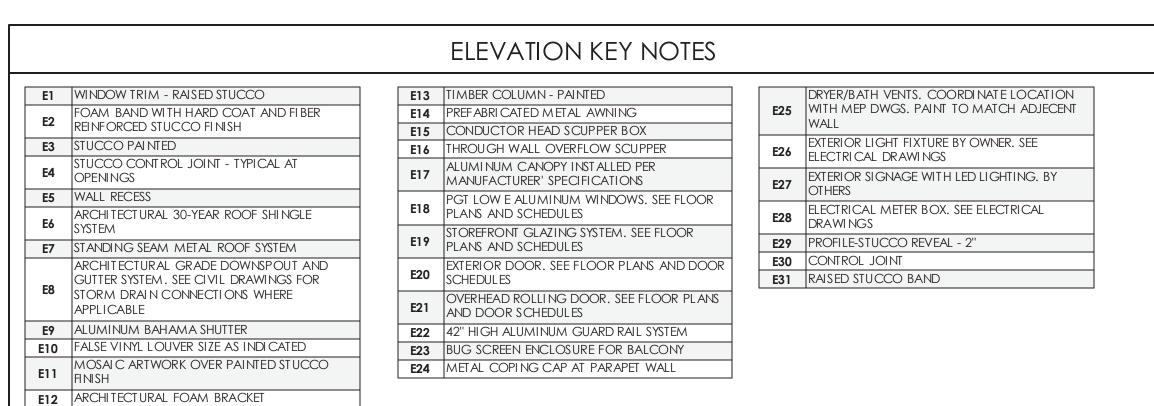
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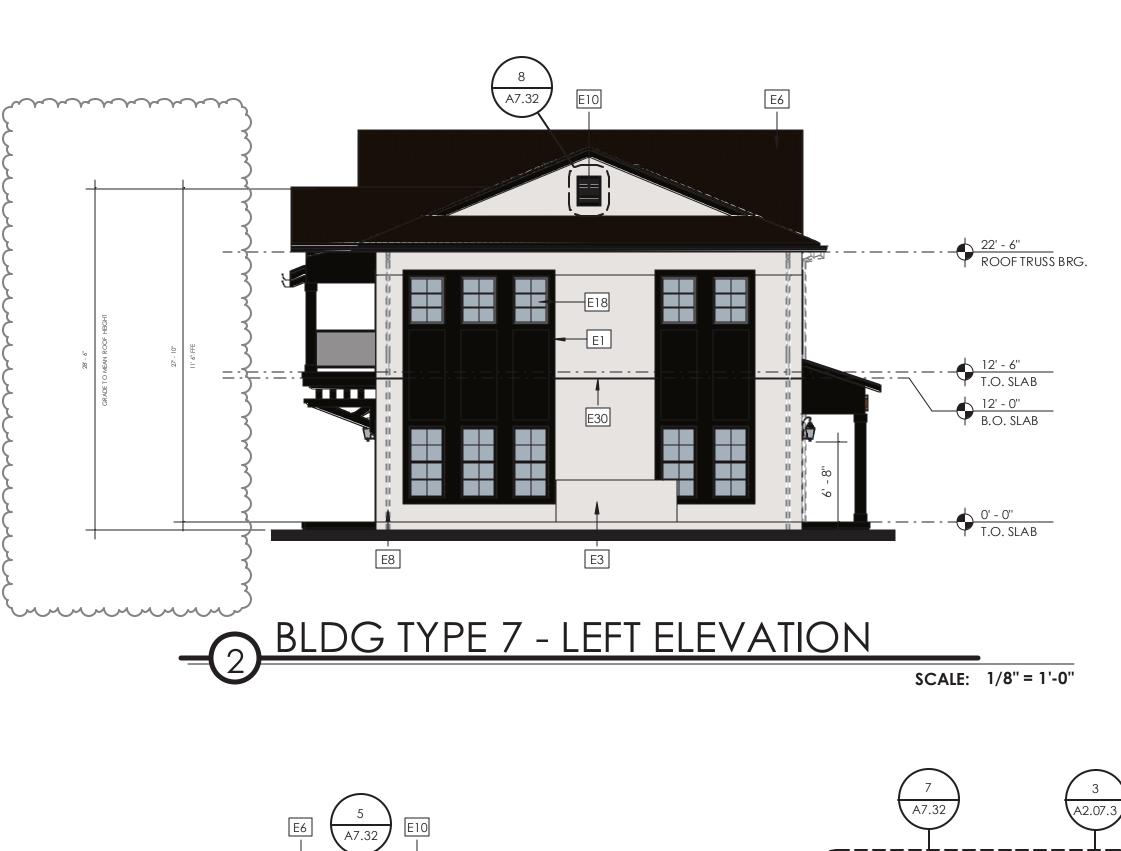
ALL DRYER VENTS TO ALIGN HORIZONTALLY AND VERTICALLY.

ALL EXTERIOR TRIM RAISED STUCCO.

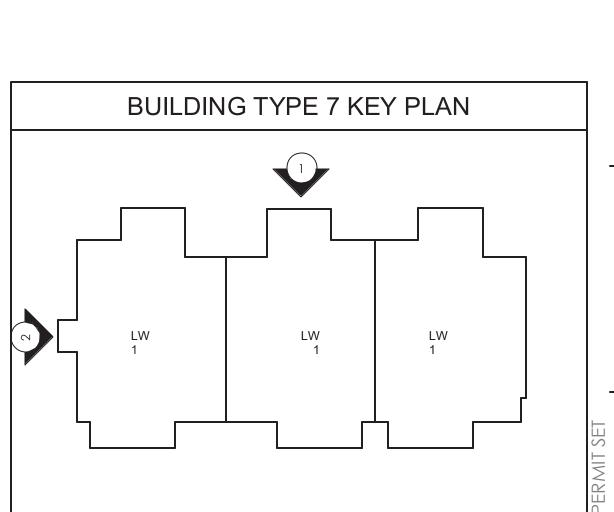
SOFFIT AND CEILING CONDITIONS.

APPROVAL









Sheet Title

BLDG TYPE-7 LIVEWORK EXTERIOR **ELEVATIONS**

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history: Date 1 3/20/24

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Sheet Number

BUILDING TYPE: LIVE-WORK

ALL SIGNAGE SHALL BE REVIEWED AT TIME OF BUILDING PERMIT FOR COMPLIANCE WITH MARTIN COUNTY SIGN REGULATIONS. NO SIGNAGE IS APPROVED AS PART OF THIS SITE PLAN REVIEW.

NOTE: F.F.E. IS BASED ON CIVIL SITE PLAN DRAWINGS

FRONTAGE TYPE DIMENSIONS - MARTIN AVE.

DEPTH: 3' - 8" HEIGHT, CLEAR: 8' - 0" WIDTH, CLEAR: 6' - 1 3/4" FINISH LEVEL ABOVE, FINISHED GRADE: 0' - 8" HEIGHT, STORIES: 12' - 7 3/4"

LEFT ELEVATION - MARTIN AVE.

FRONTAGE TYPE IS **'STOOP'**

MAINTENANCE NOTE

GROUND FLOOR:

SECOND FLOOR:

REQUIRED: 20% - 70%

REQUIRED: 20% - 50%

PROVIDED: 62%

PROVIDED: 21%

GROUND FLOOR: 1,137 SQ FT

SECOND FLOOR: 1,265 SQ FT

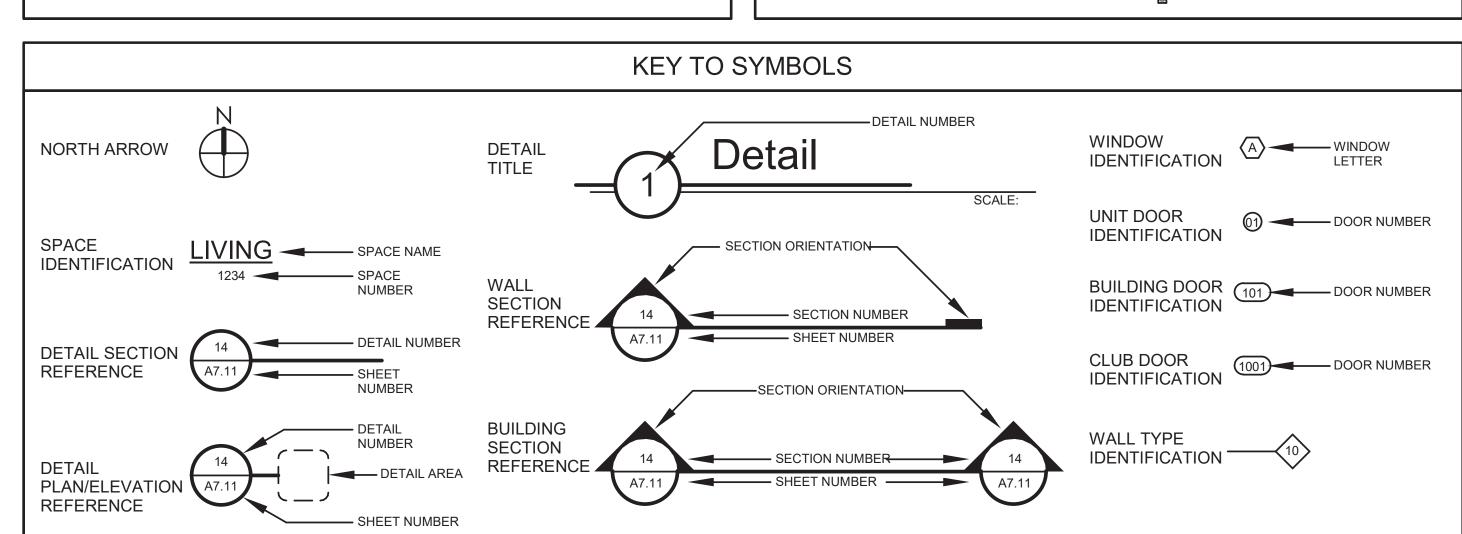
GROUND FLOOR: 706 SQ FT

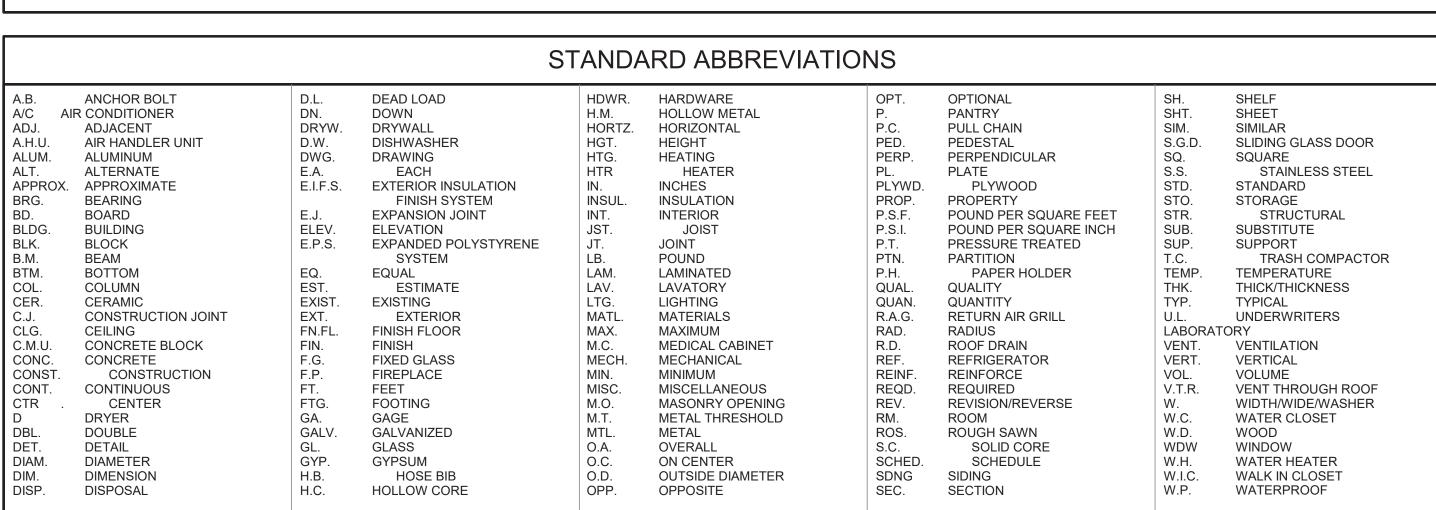
SECOND FLOOR: 270 SQ FT

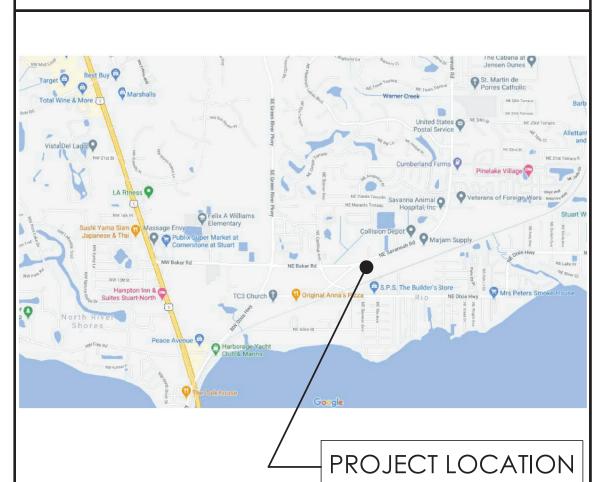
WINDOW AREA:

THESE BUILDING, AS WITH ALL IT'S STRUCTURES, ONCE COMPLETED WILL REQUIRE CONTINUOUS AND ONGOING MAINTENANCE AND REPAIR TO KEEP THEM IN GOOD CONDITION AND PREVENT DETERIORATION OVER TIME. THE DEVELOPER IN CONJUNCTION WITH THE CONTRACTOR NEEDS TO DEVELOP A MAINTENANCE PROGRAM BASED UPON THE MATERIALS AND SYSTEMS INCORPORATED INTO THI BUILDINGS. THE OWNER OR THE LEASING/ MANAGEMENT COMPANY WILL NEED TO PROVIDE FOR A QUALIFIED MAINTENANCE STAFF TO PROVIDE CONTINUED MAINTENANCE, RE-PAINTING, RE-APPLICATION OF SEALANTS AND OTHER REPAIR WORK AS REQUIRED BY THE MAINTENANCE PROGRAM ESTABLISHED BY THE OWNER. THE THIRD PARTY, LIKE ALL BUILDING OWNERS, IS REQUIRED TO MAINTAIN AND REPAIR THE BUILDING TO THE MINIMUM LEVEL ESTABLISHED IN THE MAINTENANCE PROGRAM.

MATERIALS LEGEND PLAN SECTION/ELEVATION **DIMENSIONAL LUMBER** STUD WALL **CUT LUMBER** PLYWOOD CMU BLOCK WALL EARTH FILL POURED CONCRETE STRUCTURAL STEEL SSSSS BATT INSULATION RIGID FOAM INSULATION **CONCRETE MASONRY UNIT** FLOOR TRUSS







VICINITY MAP

LOCATION MAP PROJECT SITE

PROJECT NARRATIVE

ROJECT NARRATIVE:

HE PROPOSED PROJECT IS LOCATED IN UNICORPORATED MARTIN COUNTY, FLORIDA IN THE RIO COMMUNITY REDEVELOPMENT AREA SOUTH, OF NE DIXIE HIGHWAY AND RIO NORTH DIXIE, OF NE DIXIE HIGHWAY. THE PROJECT IS comprised of multi-family, townhomes, live-work, amenity as well as various ancillary structures. The site ALSO INCLUDES AN AREA FOR POOL & POOL DECK, BUT PROVIDED BY OTHERS. PARKING IS DISTRIBUTED THROUGHOUT THE DEVELOPMENT AS SURFACE PARKING.

BUILDINGS FOR RIO PRESERVE ARE THE FOLLOWING: 2, 4, 6, 8, 14, 15, 17, 20, 21 BUILDINGS FOR RIO MARINE ARE THE FOLLOWING:

> EAST: 1, 2, 3, 5, 7, 8, 16, 17, 21 WEST: 10, 18, 19

BUILDING IDENTIFICATION

BUILDING TYPE 1	= CLUBHOUSE
BUILDING TYPE 2	= APARTMENT
BUILDING TYPE 3	= APARTMENT
BUILDING TYPE 4	= TOWNHOME
BUILDING TYPE 5	= TOWNHOME
BUILDING TYPE 6	= TOWNHOME
BUILDING TYPE 7	= LIVE-WORK
BUILDING TYPE 8	= LIVE-WORK
BUILDING TYPE 10	= MARINE SERVICES
BUILDING TYPE 14	= RECREATIONAL
BUILDING TYPE 15	= APARTMENT
BUILDING TYPE 16	= APARTMENT
BUILDING TYPE 17	= MAIL KIOSK
BUILIDNG TYPE 18	= TRASH ENCLOSURE
BUILDING TYPE 19	= RECYCLING ENCLOSURE #1
BUILDING TYPE 20	= RECYLCING ENCLOSURE #2
BUILDING TYPE 21	= ENTRY FEATURE

CODE INFORMATION

LIVE-WORK	
1.1 BUILDING USE / OCCUPANCY / TYPE	
GROUP R-2	
CONSTRUCTION TYPE: TYPE V-B	
SPRINKLED: NFPA - 13R	

.2 BUILDING HEIGHT (FBC TABLE 503) 3 STORIES ALLOWED: CORE DISTRICT: 40'-0" GENERAL DISTRICT: 35'-0" PROPOSED: 2 STORIES, 27'-7"

1.3 BUILDING AREA (FBC TABLE 503) ALLOWED: 7,000 SQ. FT. / PER FLOOR

PROPOSED: REFER TO BUILDING AREA TABLES

BUILDING TYPE 8 AREA - GROSS -FIRST FLOOR 5,789 \$ 2-SECOND FLOOR AP 5,186 \$

IOTAL BUILDING AREA: 10,975	SF	Ī
	eg	
BUILDING TYPE 8 AREA - A/C		
D1-FIRST FLOOR 4,812	SF	

2-SECOND FLOOR AP	4,812 S
OTAL BUILDING AREA:	9,624 S
1.4 FIRE RESISTANCE RATINGS (FBC TABLE 601)	
STRUCTURAL FRAME:	0 HOUR
INTERIOR BEARING WALLS:	0 HOUR
EXTERIOR BEARING WALLS:	0 HOUR
EXTERIOR NON-BEARING WALLS:	0 HOUR
INTERIOR NON-BEARING WALLS:	0 HOUR
FLOOR CONSTRUCTION:	0 HOUR
ROOF CONSTRUCTION:	0 HOUR
1.5 FIRE SEPARATION	

1.6 EXIT ACCESS

1015.2.1 WHERE TWO EXITS OR EXIT ACCESS DOORWAYS ARE REQUIRED FROM AND PORTION OF THE EXIT ACCESS, THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURE IN A STRAIGHT LINE BETWEEN EXIT DOORS OR EXIT ACCESS DOORWAYS. INTERLOCKING OR SCISSOR STAIRS SHALL BE COUNTER AS ONE EXIT STAIRWAY.

EXCEPTION: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

MAXIMUM EXIT ACCESS TRAVEL DISTANCE: 250' (FBC 1016.2) MAXIMUM COMMON PATH OF EGRESS TRAVEL: 75' (FBC 1014.3)

MAXIMUM DEAD END: 20' (FBC 1018.4)

1.7 MINIMUM INTERIOR FINISH CLASSIFICATION

NEPA 101 TARLE A 10 2 2

NFPA IU	FPA 101 TABLE A.10.2.2				
GROUP	Sprinklered (nfpa - 13r)				
	VERTICAL EXITS	EXIT ACCESS CORRIDORS	ROOMS AND ENCLOSED SPACES		
R-2	А	А	С		
S-2	С	С	С		

APPLIED CODES

ELORIDA BUILDING CODE 2023, 8TH EDITION WITH LOCAL ORDINANCES

2 HOUR (FBC

ELORIDA MECHANICAL CODE, 2020 EDITION WITH LOCAL ORDINANCES

LORIDA PLUMBING CODE, 2020 EDITION WITH LOCAL ORDINANCES

FLORIDA ACCESSIBILITY CODE, 2023 LORIDA ENERGY CODE, 2014

PARTY WALL:

706.4.1.2)

FLORIDA FIRE PREVENTION CODE, 2020

NATIONAL ELECTRICAL CODE, 2017 EDITION WITH LOCAL ORDINANCES

NFPA 101 - 2012 EDITION - LIFE SAFETY CODE

THE FAIR HOUSING ACT DESIGN MANUAL, REVISED 1998 THE AMERICAN WITH DISABILITIES ACT, 2010 EDITION

ANSI A 117.1 - 1986 EDITION

NFPA 1 UNIFORM FIRE CODE 2009 WITH FLORIDA AMENDMENTS

NFPA 10, 2010 EDITION - INSTALLATION OF PORTABLE FIRE EXTINGUISHERS

NFPA 13, 2010 EDITION - AUTOMATIC SPRINKLER SYSTEMS

NFPA 70, 2011 EDITION - NATIONAL ELECTRICAL CODE

NFPA 72, 2010 EDITION - NATIONAL FIRE ALARM CODE

FLORIDA STATUES

FLORIDA ADMINISTRATIVE CODE

O THE BEST OF CHARLAN BROCK AND ASSOCIATES' KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH ALL APPLICABLE MINIMUM BUILDING CODES, FIRE SAFETY CODES, AND HANDICAP ACCESSIBILITY CODES AS DETERMINED BY THE LOCAL GOVERNING AUTHORITY.

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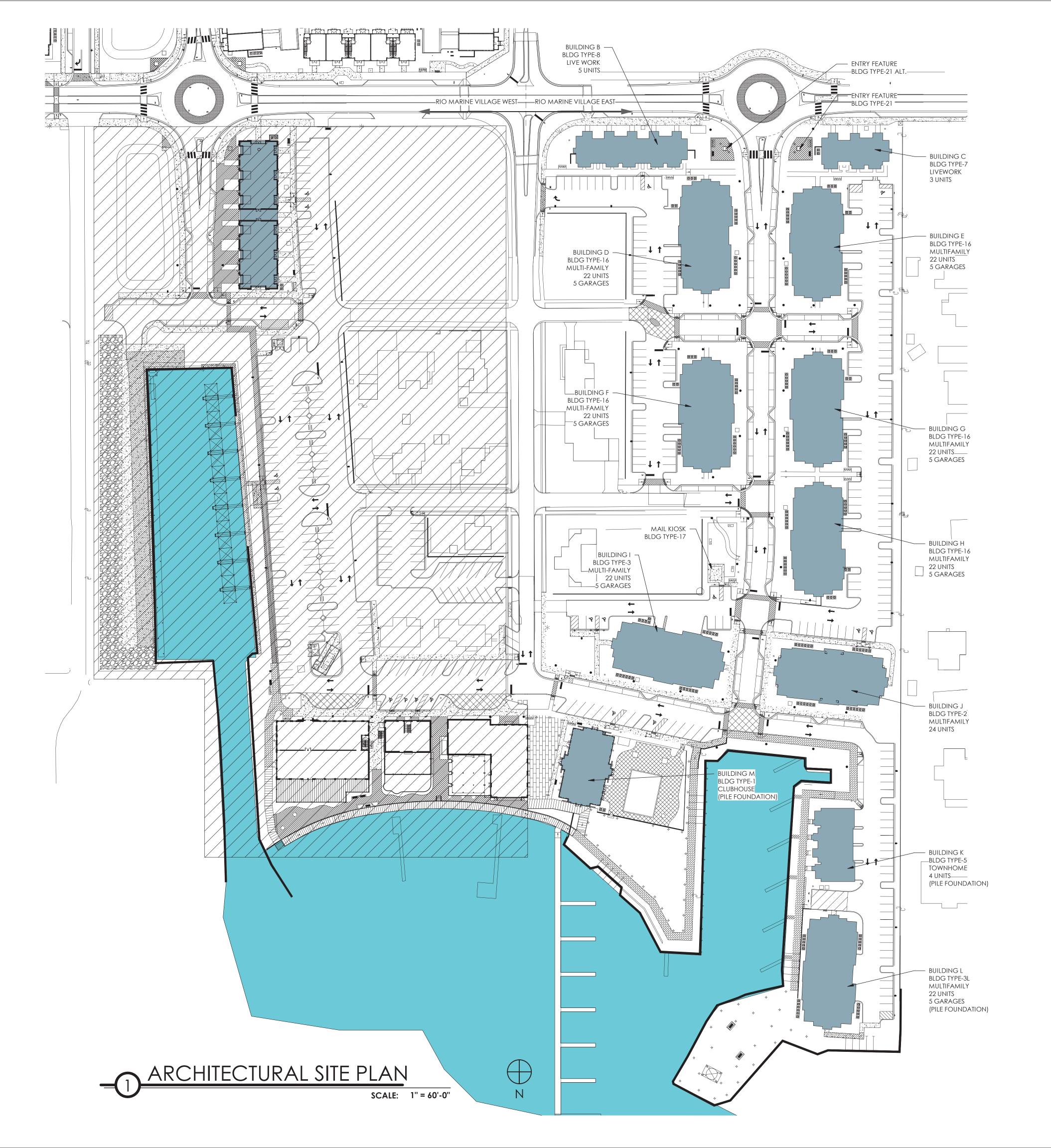
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Sheet Title

BLDG TYPE-8 LIVE-WORK PROJECT DATA



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GENERAL NOTES

SITE PLAN SHOWN IS FOR REFERENCE PURPOSES ONLY. FOR COMPLETE DIMENSIONS, GRADING AND UTILITY INFORMATION REFER TO CIVIL ENGINEERING PLANS. REFER TO CIVIL DRAWINGS FOR COMPLETE SIDEWALK AND GRADING DESIGN. PROVIDE AND ACCESSIBLE ROUTE THROUGH THE SITE THAT CONNECTS ALL REQUIRED ACCESSIBLE FEATURES, ELEMENTS AND SPACES WITH APPROPRIATE WIDTHS, SLOPES, SURFACES, ETC. ACCESSIBLE ROUTE SHALL BE IN COMPLIANCE WITH FAIR HOUSING DESIGN ACT MANUAL - 1998 (FHDAM PAGE 1.6). A MINIMUM OF 2% OF ALL PARKING, BOTH COVERED AND UNCOVERED, SHALL COMPLY WITH FAIR HOUSING DESIGN ACT MANUAL AND THE ADA ACCESSIBILITY GUIDELINES.

FOR LANDSCAPE AND HARDSCAPE INFORMATION AND DETAILING REFER TO LANDSCAPE ARCHITECT'S PLANS.

CIVIL ENGINEER SIMMONS & WHITE, INC JESSE "JAMIE" PARRISH, P.E. 2581 METROCENTRE BLVD, SUITE 3 WEST PALM BEACH, FL 33407 P: 321.212.9698

E: PARRISH@SIMMONSANDWHITE.COM

LANDSCAPE ARCHITECT COTLEUR & HEARING GEORGE MISSIMER 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 P: 561.747.6336 x108 E: GMISSIMER@COTLEUR-HEARING.COM Sheet Title

ARCHITECTURAL SITE PLAN - MARINE EAST

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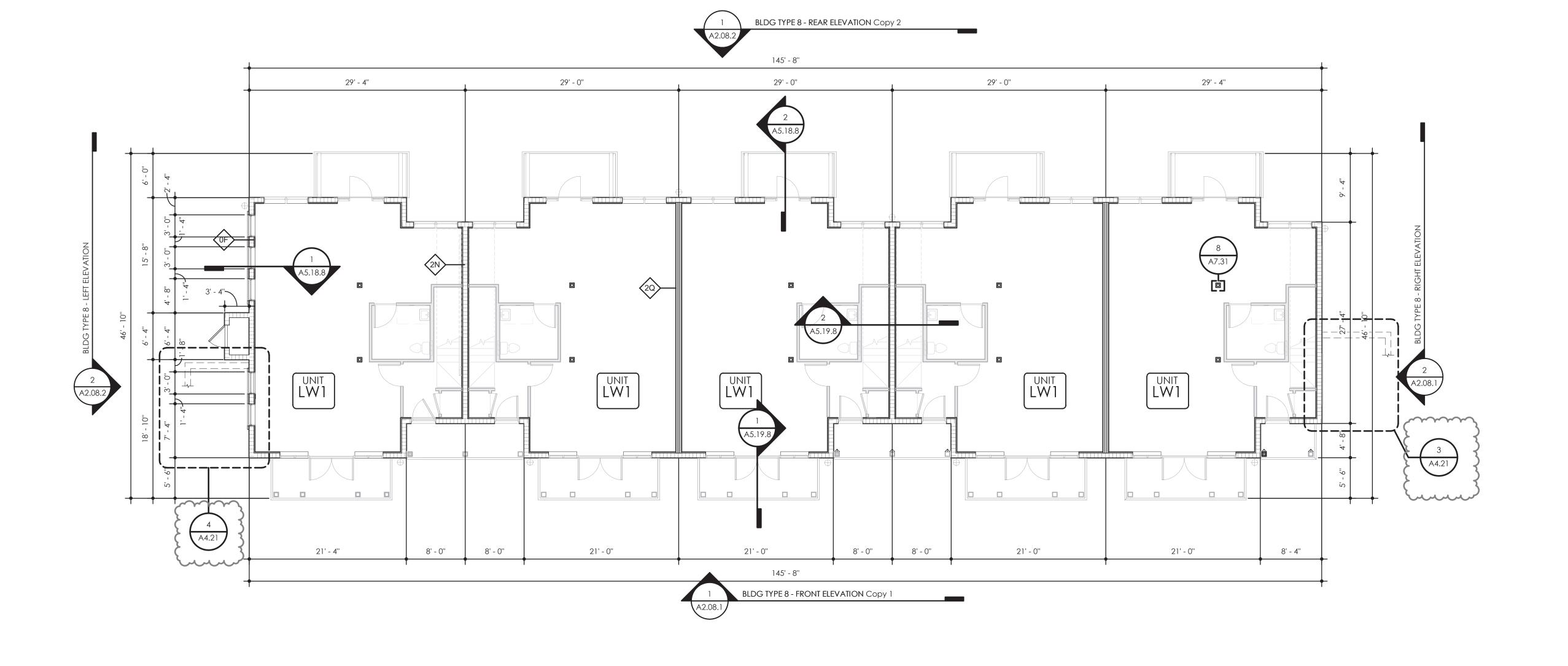
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drawn by: **OL** reviewed by: AP

history: Date

issue



BUILDING TYPE 8 - LIVEWORK - FIRST FLOOR PLAN



- 1/8" BUILDING PLAN DIMENSIONS ARE TAKEN FROM CENTERLINE OF TENANT WALLS, FACE OF SHEATHING ON CORRIDOR WALLS, AND FACE OF SHEATHING ON EXTERIOR WALLS. REFER TO 1/4" UNIT PLANS, AND ENLARGED PLANS FOR COMPLETE DIMENSIONS AND NOTES.
- 1/4" UNIT PLANS ARE LOCATED ON SHEETS A4.01 THROUGH A4.13
- COMMON USE TENANT AREAS DESIGNED TO COMPLY WITH FLORIDA ACCESSIBILITY CODE, FHADM-1998 AND ANSI 1171.1-2003 FROM POINT OF
- ACCESS TO UNIT FRONT DOOR. UNITS DESIGNED TO COMPLY WITH FHADM-1998. REFER TO SHEET A4.61 FOR REQUIREMENTS

- ALL TENANT WALLS BETWEEN UNITS TO BE 1-HOUR RATED.
- ALL WALLS BETWEEN UNITS AND COORDINATES TO BE 1-HOUR RATED.
- TYPICAL ELEVATOR AND STAIR SHAFTS TO BE 2-HOUR RATED.

SCALE: 1/8" = 1'-0"

- REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION. TENANT WALL BETWEEN UNITS AND CLUBHOUSE AREAS TO RECEIVE RESILIENT CHANNELS BETWEEN INTERIOR GYP. AND STUD WALLS.
- REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION.
- REFER TO A6 SERIES SHEETS FOR STAIR AND ELEVATOR ENLARGED PLANS, SECTIONS AND DETAILS.
- REFER TO A8 SERIES SHEETS FOR ADDITIONAL INFORMATION ON FIRE RATED ASSEMBLIES.
- BUILDING TO BE FULLY SPRINKLED WITH NFPA 13 FIRE SUPPRESSION SYSTEM. REFER TO MEP FOR FIRE ALARM, PULL. CONTROL PANELS, SIGNALS, HORN LOCATIONS, AND EXIT SIGNS.
- REFER TO MEP FOR ELECTRICAL SERVICES, METER BANK LOCATIONS, AND ACCESS DOOR LOCATIONS. BUILDING IS DESIGNED AND SHALL BE CONSTRUCTED TO MEET WIND LOADS AS NOTED ON SHEET A0.03. ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS FOR HURRICANE RESISTANT CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION ON STUD SPACING AND FRAMING CONNECTION INFORMATION.
- ALL PLUMBING CLEANOUTS LOCATED WITHIN SIDEWALKS AND BREEZEWAYS TO BE FLUSH WITH FINISHED SURFACE (WITHIN 1/8" TOLERANCE)

Sheet Title

BLDG TYPE-8 LIVEWORK FIRST FLOOR PLAN

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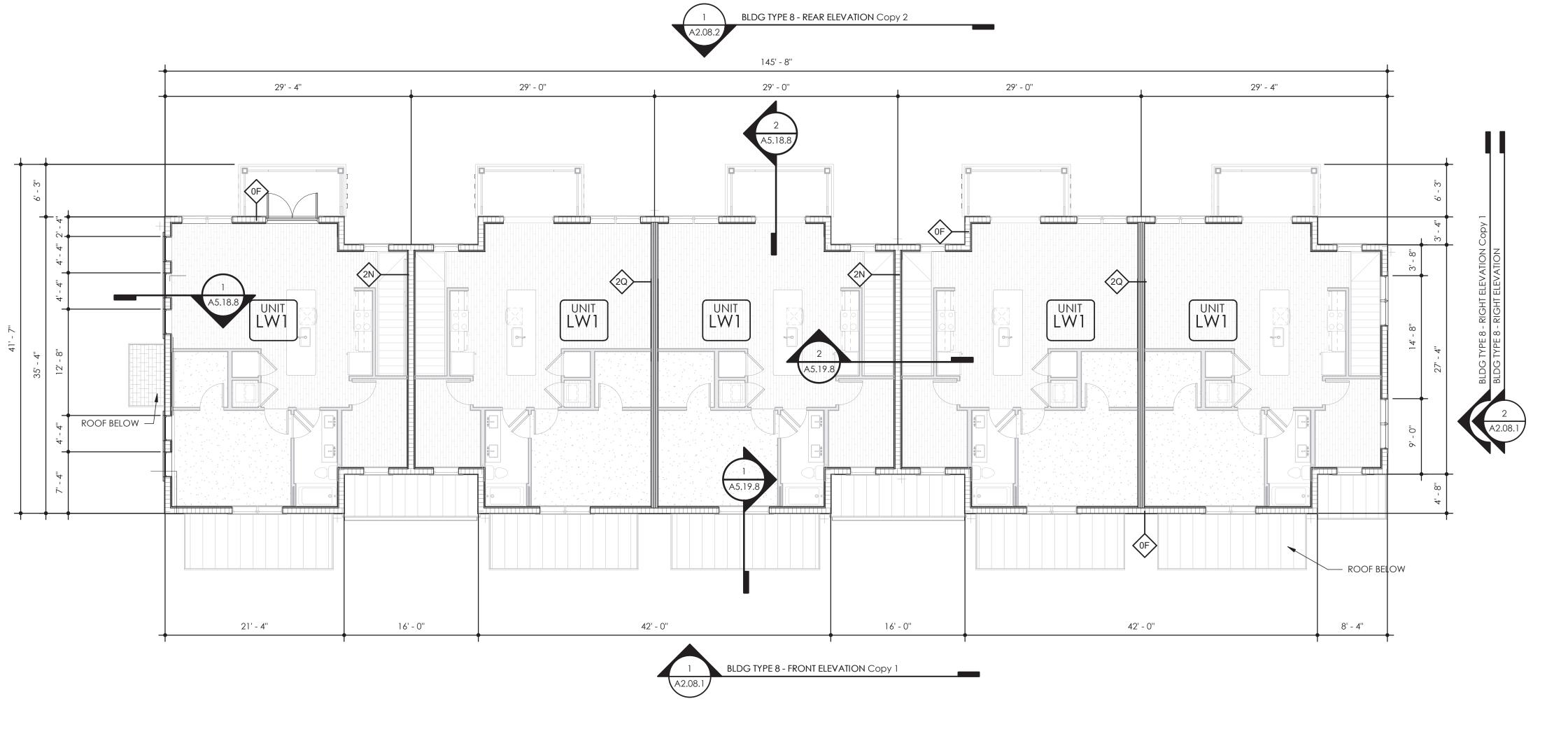
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BUILDING TYPE 8 - LIVEWORK - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

TYPICAL BUILDING PLAN NOTES

- 1/8" BUILDING PLAN DIMENSIONS ARE TAKEN FROM CENTERLINE OF TENANT WALLS, FACE OF SHEATHING ON CORRIDOR WALLS, AND FACE OF SHEATHING ON EXTERIOR WALLS. REFER TO 1/4" UNIT PLANS, AND ENLARGED PLANS FOR COMPLETE DIMENSIONS AND NOTES.
- 1/4" UNIT PLANS ARE LOCATED ON SHEETS A4.01 THROUGH A4.13
- COMMON USE TENANT AREAS DESIGNED TO COMPLY WITH FLORIDA ACCESSIBILITY CODE, FHADM-1998 AND ANSI 1171.1-2003 FROM POINT OF
- ACCESS TO UNIT FRONT DOOR. UNITS DESIGNED TO COMPLY WITH FHADM-1998. REFER TO SHEET A4.61 FOR REQUIREMENTS
- ALL TENANT WALLS BETWEEN UNITS TO BE 1-HOUR RATED.
- ALL WALLS BETWEEN UNITS AND COORDINATES TO BE 1-HOUR RATED.
- TYPICAL ELEVATOR AND STAIR SHAFTS TO BE 2-HOUR RATED.
- REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION.
- - TENANT WALL BETWEEN UNITS AND CLUBHOUSE AREAS TO RECEIVE RESILIENT CHANNELS BETWEEN INTERIOR GYP. AND STUD WALLS.
- REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION.
- REFER TO A6 SERIES SHEETS FOR STAIR AND ELEVATOR ENLARGED PLANS, SECTIONS AND DETAILS.
- REFER TO A8 SERIES SHEETS FOR ADDITIONAL INFORMATION ON FIRE RATED ASSEMBLIES. BUILDING TO BE FULLY SPRINKLED WITH NFPA 13 FIRE SUPPRESSION SYSTEM.
- REFER TO MEP FOR FIRE ALARM, PULL. CONTROL PANELS, SIGNALS, HORN LOCATIONS, AND EXIT SIGNS. REFER TO MEP FOR ELECTRICAL SERVICES, METER BANK LOCATIONS, AND ACCESS DOOR LOCATIONS.
- BUILDING IS DESIGNED AND SHALL BE CONSTRUCTED TO MEET WIND LOADS AS NOTED ON SHEET A0.03. ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS FOR HURRICANE RESISTANT CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION ON STUD SPACING AND FRAMING CONNECTION INFORMATION.
- ALL PLUMBING CLEANOUTS LOCATED WITHIN SIDEWALKS AND BREEZEWAYS TO BE FLUSH WITH FINISHED SURFACE (WITHIN 1/8" TOLERANCE)

Sheet Title

BLDG TYPE-8 LIVEWORK SECOND FLOOR PLAN

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REFER TO ROOF PLAN FOR ROOF SLOPES. ROOFING CONTRACTOR TO PROVIDE OFF-RIDGE & SOFFIT VENTILATION IN ACCORDANCE WITH THE CURRENT BUILDING CODE. OFF-RIDGE VENTS SHALL BE GALV. STEEL OR ALUMINUM VENT WITH SCREEN. PAINT VENTS TO MATCH ROOF. REFER TO ROOF VENT CALCULATIONS.

R1) 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES OVER #30 FELT SELF-CLOSING DOOR WITH AUTOMATIC LATCH AT DRAFTSTOPPING DENOTES DRAFTSTOPPING IN ATTIC AREA STANDING SEAM METAL ROOF SYSTEM DENOTES SUGGESTED 6" GUTTER LOCATIONS 22" x 36" ATTIC ACCESS DOOR. PROVIDE 1-HR RATED ACCESS DOOR IN APARTMENT BUILDINGS, GARAGES AND MAINTENANCE BUILDINGS. ALL ATTIC ACCESS TO BE LOCKABLE. SEE DETAIL X/A7.XX

ROOF KEYNOTES

SUGGESTED 3" x 4" DOWNSPOUT LOCATIONS, VERIFY LOCATIONS AND CONNECTIONS TO STORM WATER DRAINAGE WITH CIVIL/LANDSCAPE PRIMARY ROOF DRAIN DRAWINGS. PROVIDE SPLASH BLOCK BELOW WHERE NO BOOT CONNECTION

CRICKET WITH 3:12 SLOPE MINIMUM, U.N.O ROOF ACCESS DOOR TAPERED INSULATION + TPO ROOFING

PROVIDE PLYWOOD WALK WITHIN SPACE FROM ATTICC ACCESS TO PARAPET KICKERS. REFER TO STRUCTURAL DRAWINGS FOR INFORMATION, SIZE AND DETAILS

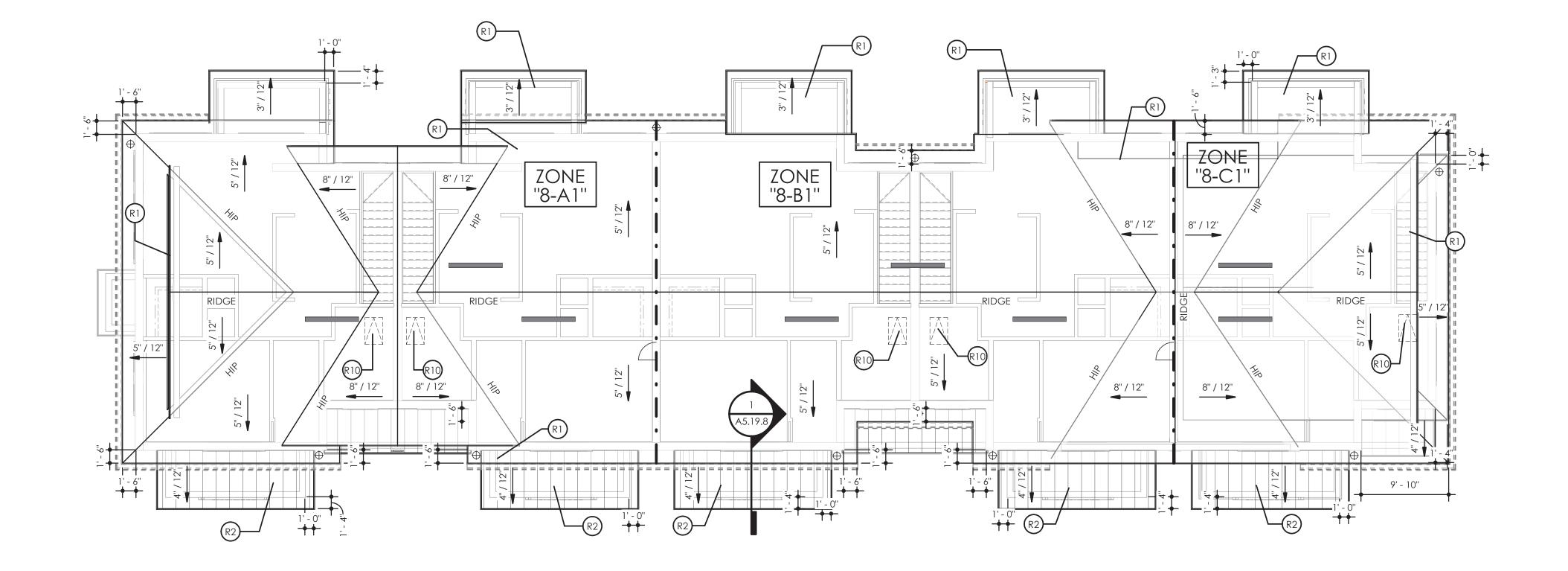
(R14) ORD SECONDARY OVERFLOW ROOF DRAIN

A0.10CC

BLDG TYPE-8

LIVEWORK ROOF

PLAN



BUILDING TYPE 8 - LIVEWORK - ROOF PLAN SCALE: 1/8" = 1'-0"

DENOTES ROOF VENTS. REFER TO ROOF CALCULATIONS FOR OVERALL SQUARE

FOOTAGE OF VENTING

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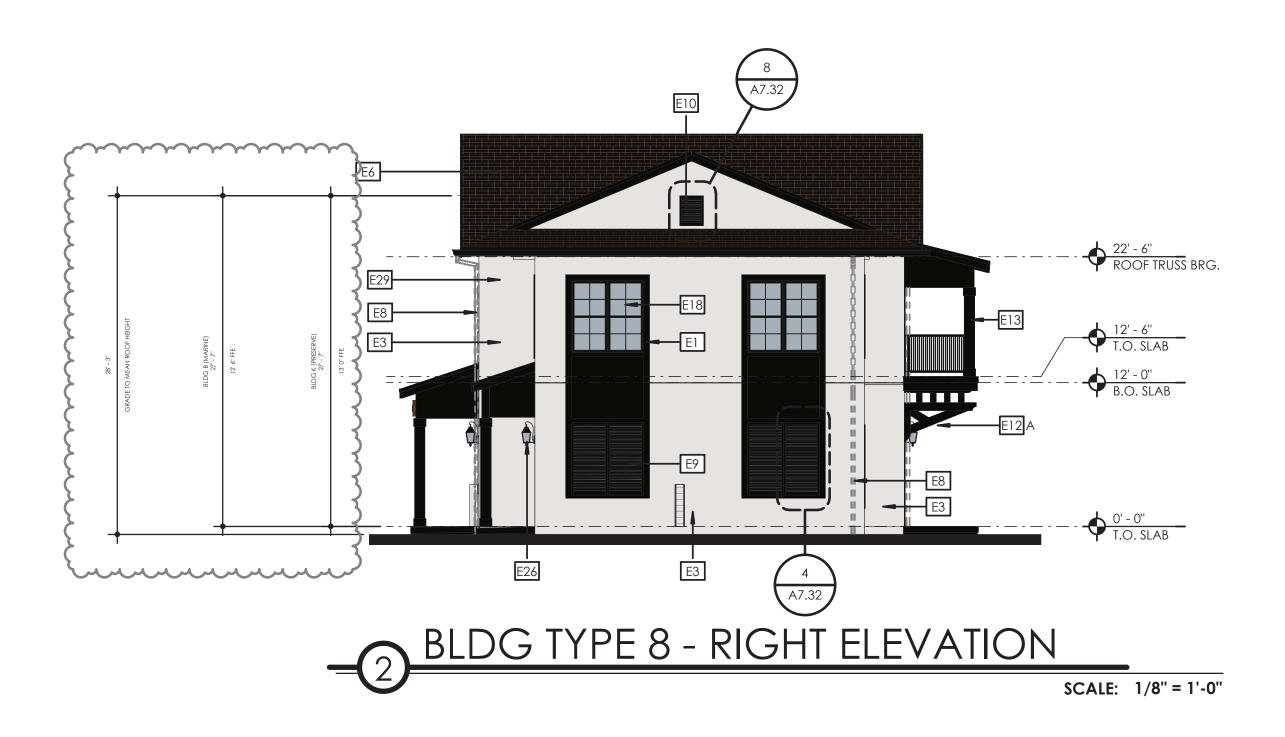
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FINISH

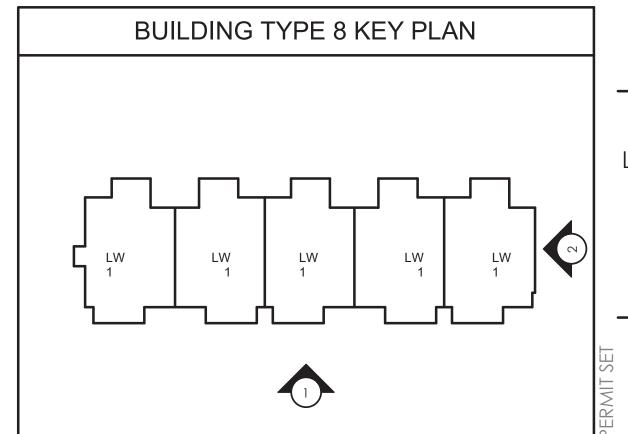
E12 ARCHITECTURAL FOAM BRACKET

BLDG TYPE 8 - FRONT ELEVATION SCALE: 1/8" = 1'-0"

TYPICAL ELEVATION NOTES

- TYPICAL EXTERIOR CLADDING STUCCO, PAINTED.
- ALL EXTERIOR TRIM RAISED STUCCO. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT. ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR
- APPROVAL ALL UNIT BALCONIES TO HAVE STRUCTURAL FLOOR SYSTEM SLOPED AWAY FROM UNIT FOR DRAINAGE.
- ALL EXTERIOR BALCONY RAILS TO BE ANODIZED ALUMINUM.
- ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.
- PROVIDE URETHANE SEALANT AT ALL INSIDE CORNERS AND WINDOW/DOOR PERIMETERS. PROVIDE URETHANE SEALANT WITH BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP AND BOTTOM OF HORIZONTAL BUILDING BANDS. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BALCONY CEILINGS, BALCONY EXTERIOR EDGES, EXTERIOR WALL TO
- SOFFIT AND CEILING CONDITIONS. PROVIDE METAL FLASHING AT ALL HORIZONTAL TRANSITIONS BETWEEN MATERIALS.
- SLOPE METAL FLASHING TO SHED WATER. LAP AND SEAL OVERLAPS IN FLASHING. PROVIDE SEALANT END DAMS AT END OF ALL HORIZONTAL FLASHING TO PREVENT WATER RUNOFF.
- PROVIDE POSITIVE SLOPE 1:2 AT TOP OF TRIM BANDS, TYPICAL.
- EXTERIOR WALLS TO BE PAINTED PRIOR TO INSTALLATION OF DOWNSPOUTS. ALL DOWNSPOUTS TO BE 3"X5" ANODIZED ALUMINUM. COLORS OF ALL EXTERIOR VENTS, DEVICES, ELECTRICAL EQUIPMENT, ETC. TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR.
- ALL DRYER VENTS TO ALIGN HORIZONTALLY AND VERTICALLY.

ELEVATION KEY NOTES E1 WINDOW TRIM - RAISED STUCCO E13 TIMBER COLUMN - PAINTED DRYER/BATH VENTS. COORDINATE LOCATION **E25** WITH MEP DWGS. PAINT TO MATCH ADJECENT FOAM BAND WITH HARD COAT AND FIBER **E14** PREFABRICATED METAL AWNING WALL REINFORCED STUCCO FINISH E15 CONDUCTOR HEAD SCUPPER BOX E3 STUCCO PAINTED EXTERIOR LIGHT FIXTURE BY OWNER. SEE E16 THROUGH WALL OVERFLOW SCUPPER ELECTRICAL DRAWINGS E17 ALUMINUM CANOPY INSTALLED PER E4 STUCCO CONTROL JOINT - TYPICAL AT OPENINGS EXTERIOR SIGNAGE WITH LED LIGHTING. BY MANUFACTURER' SPECIFICATIONS OTHERS **E5** WALL RECESS PGT LOW E ALUMINUM WINDOWS. SEE FLOOR PLANS AND SCHEDULES E28 ELECTRICAL METER BOX. SEE ELECTRICAL DRAWINGS ARCHITECTURAL 30-YEAR ROOF SHINGLE STOREFRONT GLAZING SYSTEM. SEE FLOOR PLANS AND SCHEDULES **E29** PROFILE-STUCCO REVEAL - 2" E7 STANDING SEAM METAL ROOF SYSTEM E30 CONTROL JOINT ARCHITECTURAL GRADE DOWNSPOUT AND EXTERIOR DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES E31 RAISED STUCCO BAND GUTTER SYSTEM. SEE CIVIL DRAWINGS FOR STORM DRAIN CONNECTIONS WHERE OVERHEAD ROLLING DOOR. SEE FLOOR PLANS APPLICABLE AND DOOR SCHEDULES E9 ALUMINUM BAHAMA SHUTTER **E22** 42" HIGH ALUMINUM GUARD RAIL SYSTEM **E10** FALSE VINYL LOUVER SIZE AS INDICATED **E23** BUG SCREEN ENCLOSURE FOR BALCONY MOSAIC ARTWORK OVER PAINTED STUCCO **E24** METAL COPING CAP AT PARAPET WALL



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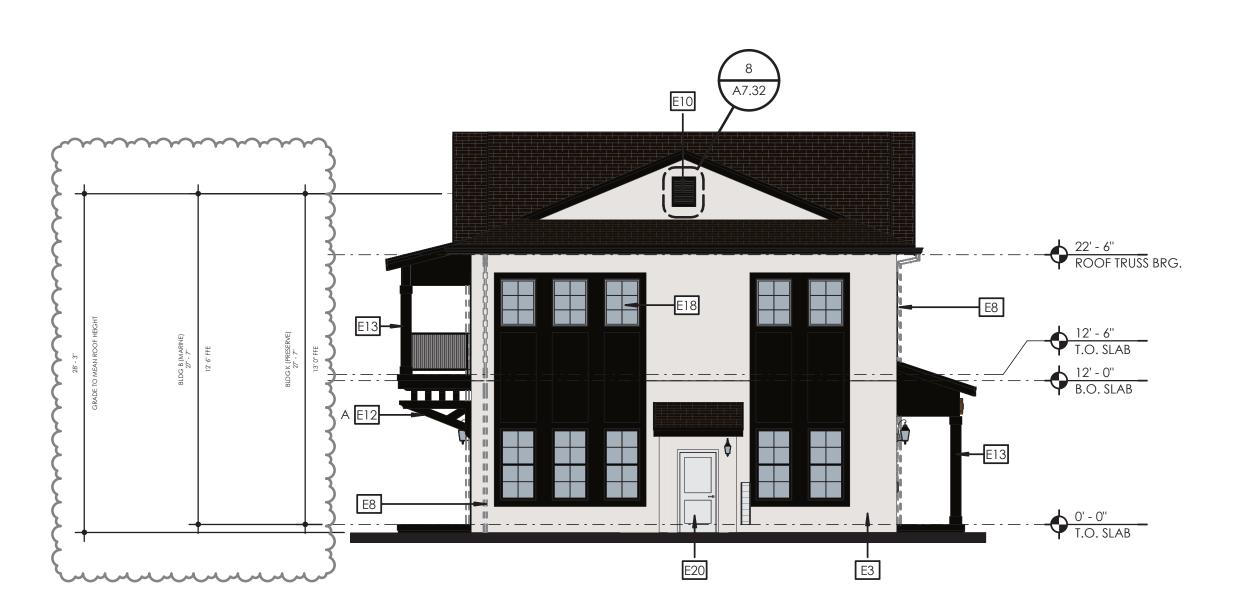
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Sheet Title

BLDG TYPE-8 LIVEWORK EXTERIOR

ELEVATIONS



BLDG TYPE 8 - LEFT ELEVATION

SCALE: 1/8" = 1'-0"



E12 ARCHITECTURAL FOAM BRACKET

BLDG TYPE 8 - REAR ELEVATION

SCALE: 1/8" = 1'-0"

TYPICAL ELEVATION NOTES

- TYPICAL EXTERIOR CLADDING STUCCO, PAINTED.
- ALL EXTERIOR TRIM RAISED STUCCO.

 ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTACHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT.

 ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR
- APPROVAL

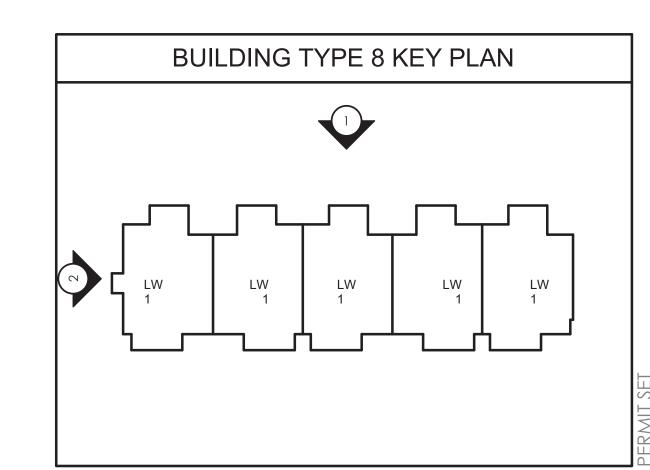
 ALL UNIT BALCONIES TO HAVE STRUCTURAL FLOOR SYSTEM SLOPED AWAY FROM UNIT FOR DRAINAGE.
- S. ALL EXTERIOR BALCONY RAILS TO BE ANODIZED ALUMINUM.
- ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.
- PROVIDE URETHANE SEALANT AT ALL INSIDE CORNERS AND WINDOW/DOOR PERIMETERS.

 PROVIDE URETHANE SEALANT WITH BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP AND BOTTOM OF HORIZONTAL BUILDING BANDS.

 PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BALCONY CEILINGS, BALCONY EXTERIOR EDGES, EXTERIOR WALL TO
- SOFFIT AND CEILING CONDITIONS.

 1. PROVIDE METAL FLASHING AT ALL HORIZONTAL TRANSITIONS BETWEEN MATERIALS.
- SLOPE METAL FLASHING TO SHED WATER. LAP AND SEAL OVERLAPS IN FLASHING.
- PROVIDE SEALANT END DAMS AT END OF ALL HORIZONTAL FLASHING TO PREVENT WATER RUNOFF. PROVIDE POSITIVE SLOPE 1:2 AT TOP OF TRIM BANDS, TYPICAL.
- 5. EXTERIOR WALLS TO BE PAINTED PRIOR TO INSTALLATION OF DOWNSPOUTS. ALL DOWNSPOUTS TO BE 3"X5" ANODIZED ALUMINUM.
 6. COLORS OF ALL EXTERIOR VENTS, DEVICES, ELECTRICAL EQUIPMENT, ETC. TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR.
- ALL DRYER VENTS TO ALIGN HORIZONTALLY AND VERTICALLY.

ELEVATION KEY NOTES E1 WINDOW TRIM - RAISED STUCCO E13 TIMBER COLUMN - PAINTED DRYER/BATH VENTS. COORDINATE LOCATION **E25** WITH MEP DWGS. PAINT TO MATCH ADJECENT FOAM BAND WITH HARD COAT AND FIBER **E14** PREFABRICATED METAL AWNING WALL REINFORCED STUCCO FINISH E15 CONDUCTOR HEAD SCUPPER BOX E3 STUCCO PAINTED EXTERIOR LIGHT FIXTURE BY OWNER. SEE E16 THROUGH WALL OVERFLOW SCUPPER ELECTRICAL DRAWINGS E17 ALUMINUM CANOPY INSTALLED PER E4 STUCCO CONTROL JOINT - TYPICAL AT OPENINGS EXTERIOR SIGNAGE WITH LED LIGHTING. BY MANUFACTURER' SPECIFICATIONS OTHERS E5 WALL RECESS PGT LOW E ALUMINUM WINDOWS. SEE FLOOR PLANS AND SCHEDULES E28 ELECTRICAL METER BOX. SEE ELECTRICAL DRAWINGS ARCHITECTURAL 30-YEAR ROOF SHINGLE STOREFRONT GLAZING SYSTEM. SEE FLOOR PLANS AND SCHEDULES **E29** PROFILE-STUCCO REVEAL - 2" E7 STANDING SEAM METAL ROOF SYSTEM E30 CONTROL JOINT ARCHITECTURAL GRADE DOWNSPOUT AND EXTERIOR DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES E31 RAISED STUCCO BAND GUTTER SYSTEM. SEE CIVIL DRAWINGS FOR STORM DRAIN CONNECTIONS WHERE OVERHEAD ROLLING DOOR. SEE FLOOR PLANS APPLICABLE AND DOOR SCHEDULES E9 ALUMINUM BAHAMA SHUTTER **E22** 42" HIGH ALUMINUM GUARD RAIL SYSTEM **E10** FALSE VINYL LOUVER SIZE AS INDICATED **E23** BUG SCREEN ENCLOSURE FOR BALCONY MOSAIC ARTWORK OVER PAINTED STUCCO **E24** METAL COPING CAP AT PARAPET WALL



RIO MARINE STE #227

Sunliper, FL 33458

AD PHASE I EAST

PHASE I EAST

BRIAN PAWLIK

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BLDG TYPE-8 LIVEWORK EXTERIOR ELEVATIONS

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A2.08.2

BUILDING TYPE 16 -BUILDING TYPE - APARTMENT

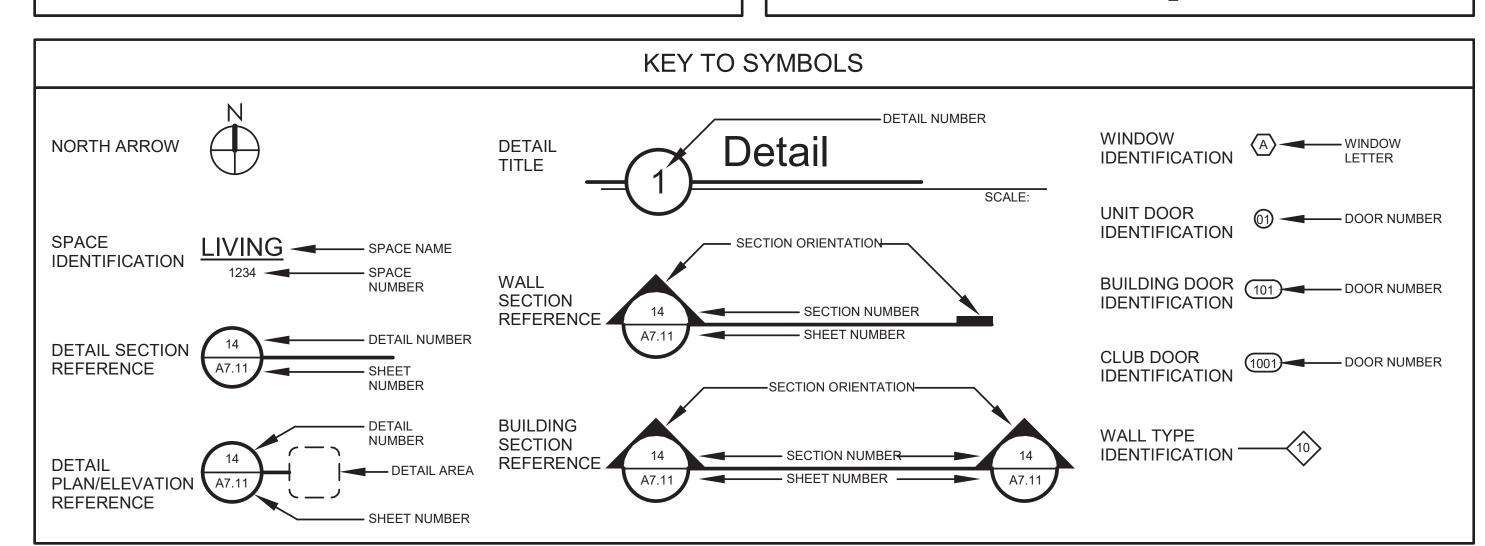
SIGNAGE NOTE:
ALL SIGNAGE SHALL BE REVIEWED AT TIME
OF BUILDING PERMIT FOR COMPLIANCE
WITH MARTIN COUNTY SIGN
REGULATIONS. NO SIGNAGE IS APPROVED
AS PART OF THIS SITE PLAN REVIEW.

NOTE: F.F.E. IS BASED ON CIVIL SITE PLAN DRAWINGS

MAINTENANCE NOTE

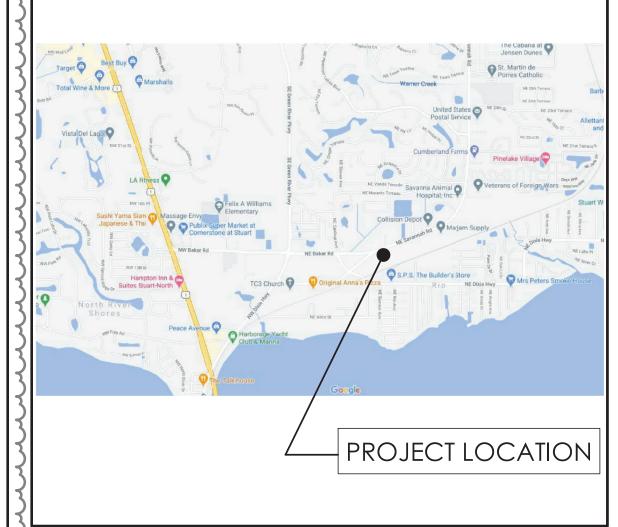
THESE BUILDING, AS WITH ALL IT'S STRUCTURES, ONCE COMPLETED WILL REQUIRE CONTINUOUS AND ONGOING MAINTENANCE AND REPAIR TO KEEP THEM IN GOOD CONDITION AND PREVENT DETERIORATION OVER TIME. THE DEVELOPER IN CONJUNCTION WITH THE CONTRACTOR NEEDS TO DEVELOP A MAINTENANCE PROGRAM BASED UPON THE MATERIALS AND SYSTEMS INCORPORATED INTO THE BUILDINGS. THE OWNER OR THE LEASING/ MANAGEMENT COMPANY WILL NEED TO PROVIDE FOR A QUALIFIED MAINTENANCE STAFF TO PROVIDE CONTINUED MAINTENANCE, RE-PAINTING, RE-APPLICATION OF SEALANTS AND OTHER REPAIR WORK AS REQUIRED BY THE MAINTENANCE PROGRAM ESTABLISHED BY THE OWNER. THE THIRD PARTY, LIKE ALL BUILDING OWNERS, IS REQUIRED TO MAINTAIN AND REPAIR THE BUILDING TO THE MINIMUM LEVEL ESTABLISHED IN THE MAINTENANCE PROGRAM.

MATERIALS LEGEND SECTION/ELEVATION PLAN **DIMENSIONAL LUMBER** STUD WALL **CUT LUMBER** PLYWOOD CMU BLOCK WALL EARTH FILL POURED CONCRETE STRUCTURAL STEEL SSSSS BATT INSULATION RIGID FOAM INSULATION CONCRETE MASONRY UNIT FLOOR TRUSS

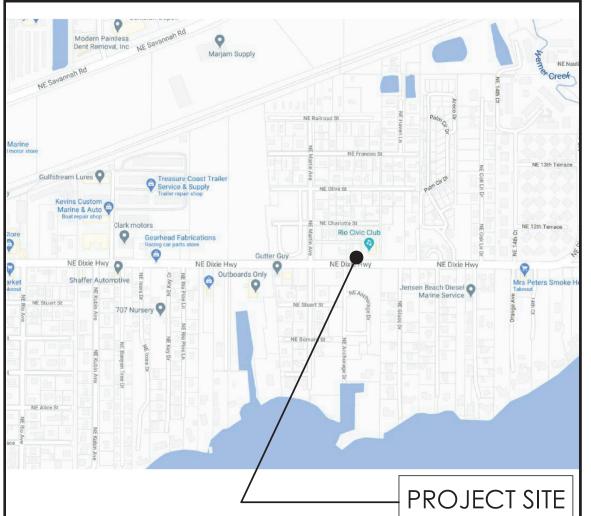


		STANDA	RD ABBREVIATION	NS			
A.B. ANCHOR BOLT A/C AIR CONDITIONER ADJ. ADJACENT A.H.U. AIR HANDLER UNIT ALUM. ALUMINUM ALT. ALTERNATE APPROX. APPROXIMATE BRG. BEARING BD. BOARD BLDG. BUILDING BLK. BLOCK B.M. BEAM BTM. BOTTOM COL. COLUMN CER. CERAMIC C.J. CONSTRUCTION JOINT CLG. CEILING C.M.U. CONCRETE BLOCK CONC. CONCRETE CONST. CONSTRUCTION CONT. CONTINUOUS CTR . CENTER D DRYER DBL. DOUBLE DET. DETAIL DIAM. DIAMETER DIM. DIMENSION DISP. DISPOSAL	FINISI E.J. EXPANSI ELEV. ELEVATIO E.P.S. EXPANDE SYST EQ. EQUAL EST. ESTIN EXIST. EXISTING	DAD HDWR. H.M. L SHER G HTG. HTG. HTR DR INSULATION IN. SH SYSTEM INSUL. ION JOINT ON JST. JED POLYSTYRENE TEM LB. LAM. LAV. GG ERIOR SHOOR MAX. M.C. LASS GE MIN. MISC. MO. M.T. MISC. MIN. MISC. MIN. MISC. MIN. MISC. MIN. MISC. M.O. M.T. MISC. M.O. M.T. MISC. MIN. MISC. MIN. MISC. M.O. M.T. MISC. M.O. M.T. MISC. MIN. MISC. MIN. MISC. M.O. M.T. MISC. M.O. M.T. MISC. MIN. MISC. MIN. MISC. M.O. M.T. MISC. MIN. MISC. M.O. M.T. MISC. MIN. MISC. M.O. M.T. MISC. MIN. MISC. MIN. MISC. M.O. M.T. MISC. MIN. MIN. MISC. MIN. MIN. MIN. MIN. MIN. MIN. MIN. MIN	HARDWARE HOLLOW METAL HORIZONTAL HEIGHT HEATING HEATER INCHES INSULATION INTERIOR JOIST JOINT POUND LAMINATED LAVATORY LIGHTING MATERIALS MAXIMUM MEDICAL CABINET MECHANICAL MINIMUM MISCELLANEOUS MASONRY OPENING METAL OVERALL ON CENTER OUTSIDE DIAMETER	OPT. P. P.C. PED. PERP. PL. PLYWD. PROP. P.S.F. P.S.I. P.T. PTN. P.H. QUAL. QUAN. R.A.G. RAD. R.D. REF. REQD. REV. RM. ROS. S.C. SCHED. SDNG SEC.	OPTIONAL PANTRY PULL CHAIN PEDESTAL PERPENDICULAR PLATE PLYWOOD PROPERTY POUND PER SQUARE FEET POUND PER SQUARE INCH PRESSURE TREATED PARTITION PAPER HOLDER QUALITY QUANTITY RETURN AIR GRILL RADIUS ROOF DRAIN REFRIGERATOR REINFORCE REQUIRED REVISION/REVERSE ROOM ROUGH SAWN SOLID CORE SCHEDULE SIDING SECTION	SH. SHT. SIM. S.G.D. SQ. S.S. STD. STO. STR. SUB. SUP. T.C. TEMP. THK. TYP. U.L. LABORATO VENT. VERT. VOL. V.T.R. W. W.C. W.D. WDW W.H. W.I.C. W.P.	SHELF SHEET SIMILAR SLIDING GLASS DOOR SQUARE STAINLESS STEEL STANDARD STORAGE STRUCTURAL SUBSTITUTE SUPPORT TRASH COMPACTOR TEMPERATURE THICK/THICKNESS TYPICAL UNDERWRITERS DRY VENTILATION VERTICAL VOLUME VENT THROUGH ROOF WIDTH/WIDE/WASHER WATER CLOSET WOOD WINDOW WATER HEATER WALK IN CLOSET WATERPROOF

VICINITY MAP



LOCATION MAP



APPLIED CODES

FLORIDA BUILDING CODE 2023, 8TH EDITION WITH LOCAL ORDINANCES

FLORIDA MECHANICAL CODE, 2020 EDITION WITH LOCAL ORDINANCES

FLORIDA PLUMBING CODE, 2020 EDITION WITH LOCAL ORDINANCES

FLORIDA ACCESSIBILITY CODE, 2023

FLORIDA ENERGY CODE, 2014

FLORIDA FIRE PREVENTION CODE, 2020

NATIONAL ELECTRICAL CODE, 2017 EDITION WITH LOCAL ORDINANCES

NFPA 101 - 2012 EDITION - LIFE SAFETY CODE

THE FAIR HOUSING ACT DESIGN MANUAL, REVISED 1998

E ALVERIGANIANTU DICARIUTIES A CT. 2010 EDITION

THE AMERICAN WITH DISABILITIES ACT, 2010 EDITION

ANSI A 117.1 - 1986 EDITION

NFPA 1 UNIFORM FIRE CODE 2009 WITH FLORIDA AMENDMENTS

NFPA 10, 2010 EDITION - INSTALLATION OF PORTABLE FIRE EXTINGUISHERS $\,$

NFPA 13, 2010 EDITION - AUTOMATIC SPRINKLER SYSTEMS

NFPA 70, 2011 EDITION - NATIONAL ELECTRICAL CODE

NFPA 72, 2010 EDITION - NATIONAL FIRE ALARM CODE

FLORIDA STATUES

FLORIDA ADMINISTRATIVE CODE

TO THE BEST OF CHARLAN BROCK AND ASSOCIATES' KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH ALL APPLICABLE MINIMUM BUILDING CODES, FIRE SAFETY CODES, AND HANDICAP ACCESSIBILITY CODES AS DETERMINED BY THE LOCAL GOVERNING AUTHORITY.

PROJECT NARRATIVE

PROJECT NARRATIVE:

THE PROPOSED PROJECT IS LOCATED IN UNICORPORATED MARTIN COUNTY, FLORIDA IN THE RIO COMMUNITY REDEVELOPMENT AREA SOUTH, OF NE DIXIE HIGHWAY AND RIO NORTH DIXIE, OF NE DIXIE HIGHWAY. THE PROJECT IS COMPRISED OF MULTI-FAMILY, TOWNHOMES, LIVE-WORK, AMENITY AS WELL AS VARIOUS ANCILLARY STRUCTURES. THE SITE ALSO INCLUDES AN AREA FOR POOL & POOL DECK, BUT PROVIDED BY OTHERS. PARKING IS DISTRIBUTED THROUGHOUT THE DEVELOPMENT AS SURFACE PARKING.

BUILDINGS FOR RIO PRESERVE ARE THE FOLLOWING: 2, 4, 6, 8, 14, 15, 17, 20, 21

BUILDINGS FOR RIO MARINE ARE THE FOLLOWING:

EAST: 1, 2, 3, 5, 7, 8, 16, 17, 21

BUILDING IDENTIFICATION

WEST: 10, 18, 19

BUILDING TYPE 1	= CLUBHOUSE
BUILDING TYPE 2	= APARTMENT
BUILDING TYPE 3	= APARTMENT
BUILDING TYPE 4	= TOWNHOME
BUILDING TYPE 5	= TOWNHOME
BUILDING TYPE 6	= TOWNHOME
BUILDING TYPE 7	= LIVE-WORK
BUILDING TYPE 8	= LIVE-WORK
BUILDING TYPE 10	= MARINE SERVICES
BUILDING TYPE 14	= RECREATIONAL
BUILDING TYPE 15	= APARTMENT
BUILDING TYPE 16	= APARTMENT
BUILDING TYPE 17	= MAIL KIOSK
BUILIDNG TYPE 18	= TRASH ENCLOSURE
BUILDING TYPE 19	= RECYCLING ENCLOSURE #1
BUILDING TYPE 20	= RECYLCING ENCLOSURE #2
BUILDING TYPE 21	= ENTRY FEATURE

CODE INFORMATION

<u>APARTMENT</u>

1.1 BUILDING USE / OCCUPANCY / TYPE

GROUP R-2, S-2

CONSTRUCTION TYPE: TYPE V-B

SPRINKLED: NFPA - 13R

1.2 BUILDING HEIGHT (FBC TABLE 503)
ALLOWED: 3 STORIES / 40'
PROPOSED: 3 STORIES, 37'-2"

LOWED: 7,000 SQ. FT. / PER FLOOR
12,250 SQ. FT. (INCREASE PER FBC 506.2)
OPOSED: REFER TO BUILDING AREA TABLES

ALLOWABLE AREA PER IBC 506.2.3:

 $I_f = [F/P - 0.25] W/30$ $I_f = [708/708 - 0.25] 30/30$ $I_f = 0.75$

 $A_{\alpha} = [A_{t} + (NS \times I_{f})]$ $A_{\alpha} = [7,000 + (7,000 \times 0.75)]$

BUILDING TYPE 16 ARE..

 $A_{q} = 12,250 SF$

BOIEDING THE	10 / ((\L
01-FIRST FLOOR	9,687 SF
02-SECOND FLOOR AP	9,768 SF
03-THIRD FLOOR AP	9,783 SF
TOTAL BUILDING AREA:	29,238 SF

BUILDING TYPE 16 ARE

DOILDING THE	10 AKL
01-FIRST FLOOR	7,742 SF
02-SECOND FLOOR AP	7,590 SF
03-THIRD FLOOR AP	7,590 SF
TOTAL BUILDING AREA:	22 922 SF

T .

1.4 FIRE RESISTANCE RATINGS (FBC TABLE 601)	
STRUCTURAL FRAME:	0 HOUR
INTERIOR BEARING WALLS:	0 HOUR
EXTERIOR BEARING WALLS:	0 HOURS
EXTERIOR NON-BEARING WALLS:	0 HOUR
INTERIOR NON-BEARING WALLS:	0 HOURS
FLOOR CONSTRUCTION:	0 HOUR
ROOF CONSTRUCTION:	0 HOUR

1.5 FIRE SEPARATION
TENANT SEPARATION:
CORRIDOR:

ATION: 1 HOUR (FBC 708.3) 1 HOUR (FBC 1018.1)

1.6 EXIT ACCESS

1015.2.1 WHERE TWO EXITS OR EXIT ACCESS DOORWAYS ARE REQUIRED FROM AND PORTION OF THE EXIT ACCESS, THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL

DIMENSION OF THE BUILDING OR AREA TO BE SERVED
MEASURE IN A STRAIGHT LINE BETWEEN EXIT DOORS OR EXIT
ACCESS DOORWAYS. INTERLOCKING OR SCISSOR STAIRS
SHALL BE COUNTER AS ONE EXIT STAIRWAY.

EXCEPTION: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

MAXIMUM EXIT ACCESS TRAVEL DISTANCE: 250' (FBC 1016.2)
MAXIMUM COMMON PATH OF EGRESS TRAVEL: 75'
(FBC 1014.3)

1.7 MINIMUM INTERIOR FINISH CLASSIFICATION

MAXIMUM DEAD END: 20' (FBC 1018.4)

NFPA 101 TABLE A.10.2.2

ROUP	SPRINKLERED (NFPA - 13R)			
	VERTICAL EXIT ACCESS EXITS CORRIDORS		ROOMS AND ENCLOSED SPACES	
R-2	А	А	С	
5-2	С	С	С	

VLIK GE DRIVE, STE #

BRIAN PAWI 601 HERITAC

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history: Date
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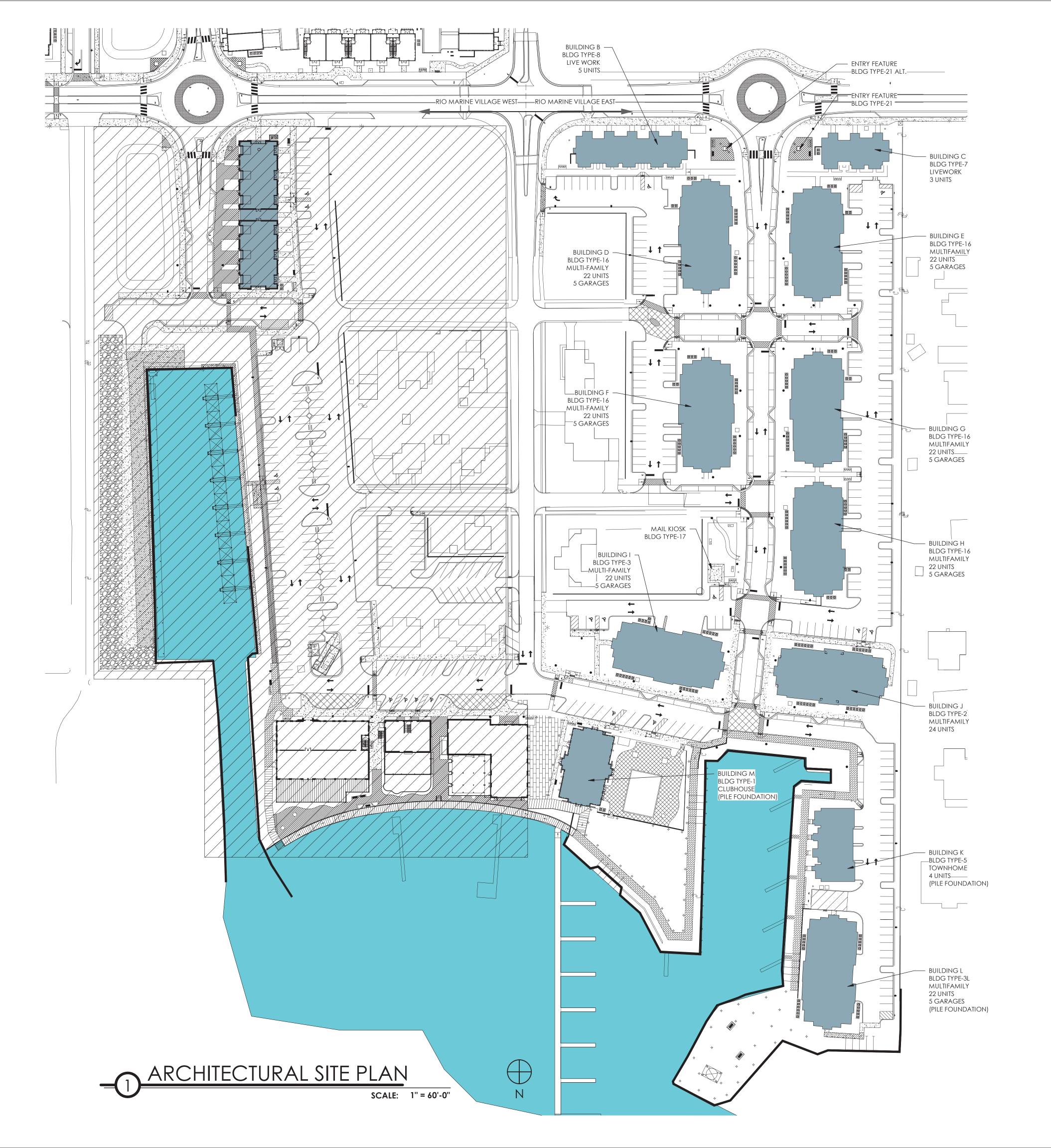
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BLDG TYPE-16 MULTI-FAMILY PROJECT DATA

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GENERAL NOTES

SITE PLAN SHOWN IS FOR REFERENCE PURPOSES ONLY. FOR COMPLETE DIMENSIONS, GRADING AND UTILITY INFORMATION REFER TO CIVIL ENGINEERING PLANS. REFER TO CIVIL DRAWINGS FOR COMPLETE SIDEWALK AND GRADING DESIGN. PROVIDE AND ACCESSIBLE ROUTE THROUGH THE SITE THAT CONNECTS ALL REQUIRED ACCESSIBLE FEATURES, ELEMENTS AND SPACES WITH APPROPRIATE WIDTHS, SLOPES, SURFACES, ETC. ACCESSIBLE ROUTE SHALL BE IN COMPLIANCE WITH FAIR HOUSING DESIGN ACT MANUAL - 1998 (FHDAM PAGE 1.6). A MINIMUM OF 2% OF ALL PARKING, BOTH COVERED AND UNCOVERED, SHALL COMPLY WITH FAIR HOUSING DESIGN ACT MANUAL AND THE ADA ACCESSIBILITY GUIDELINES.

FOR LANDSCAPE AND HARDSCAPE INFORMATION AND DETAILING REFER TO LANDSCAPE ARCHITECT'S PLANS.

CIVIL ENGINEER SIMMONS & WHITE, INC JESSE "JAMIE" PARRISH, P.E. 2581 METROCENTRE BLVD, SUITE 3 WEST PALM BEACH, FL 33407 P: 321.212.9698

E: PARRISH@SIMMONSANDWHITE.COM

LANDSCAPE ARCHITECT COTLEUR & HEARING GEORGE MISSIMER 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 P: 561.747.6336 x108 E: GMISSIMER@COTLEUR-HEARING.COM Sheet Title

ARCHITECTURAL SITE PLAN - MARINE EAST

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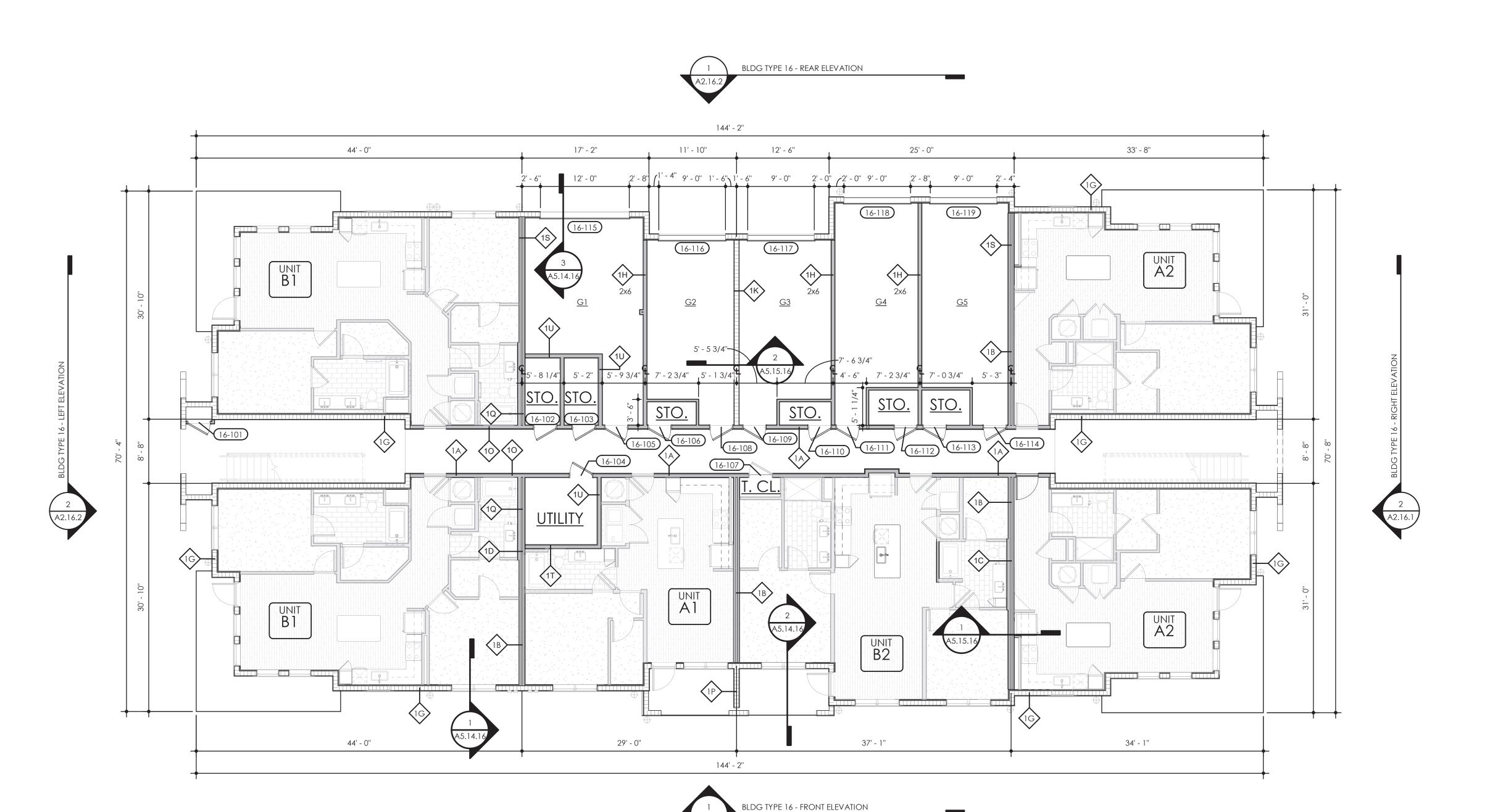
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drawn by: **OL** reviewed by: AP

history: Date

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BUILDING TYPE 16 - MULTIFAMILY - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

TYPICAL BUILDING PLAN NOTES

- 1/8" BUILDING PLAN DIMENSIONS ARE TAKEN FROM CENTERLINE OF TENANT WALLS, FACE OF SHEATHING ON CORRIDOR WALLS, AND FACE OF SHEATHING ON EXTERIOR WALLS. REFER TO 1/4" UNIT PLANS, AND ENLARGED PLANS FOR COMPLETE DIMENSIONS AND NOTES.
- 1/4" UNIT PLANS ARE LOCATED ON SHEETS A4.01 THROUGH A4.13
- COMMON USE TENANT AREAS DESIGNED TO COMPLY WITH FLORIDA ACCESSIBILITY CODE, FHADM-1998 AND ANSI 1171.1-2003 FROM POINT OF
- ACCESS TO UNIT FRONT DOOR. UNITS DESIGNED TO COMPLY WITH FHADM-1998. REFER TO SHEET A4.61 FOR REQUIREMENTS
- ALL TENANT WALLS BETWEEN UNITS TO BE 1-HOUR RATED.
- ALL WALLS BETWEEN UNITS AND COORDINATES TO BE 1-HOUR RATED.
- TYPICAL ELEVATOR AND STAIR SHAFTS TO BE 2-HOUR RATED.
- REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION. TENANT WALL BETWEEN UNITS AND CLUBHOUSE AREAS TO RECEIVE RESILIENT CHANNELS BETWEEN INTERIOR GYP. AND STUD WALLS.
- REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION.
- REFER TO A6 SERIES SHEETS FOR STAIR AND ELEVATOR ENLARGED PLANS, SECTIONS AND DETAILS.
- REFER TO A8 SERIES SHEETS FOR ADDITIONAL INFORMATION ON FIRE RATED ASSEMBLIES.
- BUILDING TO BE FULLY SPRINKLED WITH NFPA 13 FIRE SUPPRESSION SYSTEM. REFER TO MEP FOR FIRE ALARM, PULL. CONTROL PANELS, SIGNALS, HORN LOCATIONS, AND EXIT SIGNS.
- REFER TO MEP FOR ELECTRICAL SERVICES, METER BANK LOCATIONS, AND ACCESS DOOR LOCATIONS. BUILDING IS DESIGNED AND SHALL BE CONSTRUCTED TO MEET WIND LOADS AS NOTED ON SHEET A0.03. ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS FOR HURRICANE RESISTANT CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION ON STUD SPACING AND
- FRAMING CONNECTION INFORMATION. ALL PLUMBING CLEANOUTS LOCATED WITHIN SIDEWALKS AND BREEZEWAYS TO BE FLUSH WITH FINISHED SURFACE (WITHIN 1/8" TOLERANCE)

BLDG TYPE-16 MULTIFAMILY FIRST FLOOR PLAN

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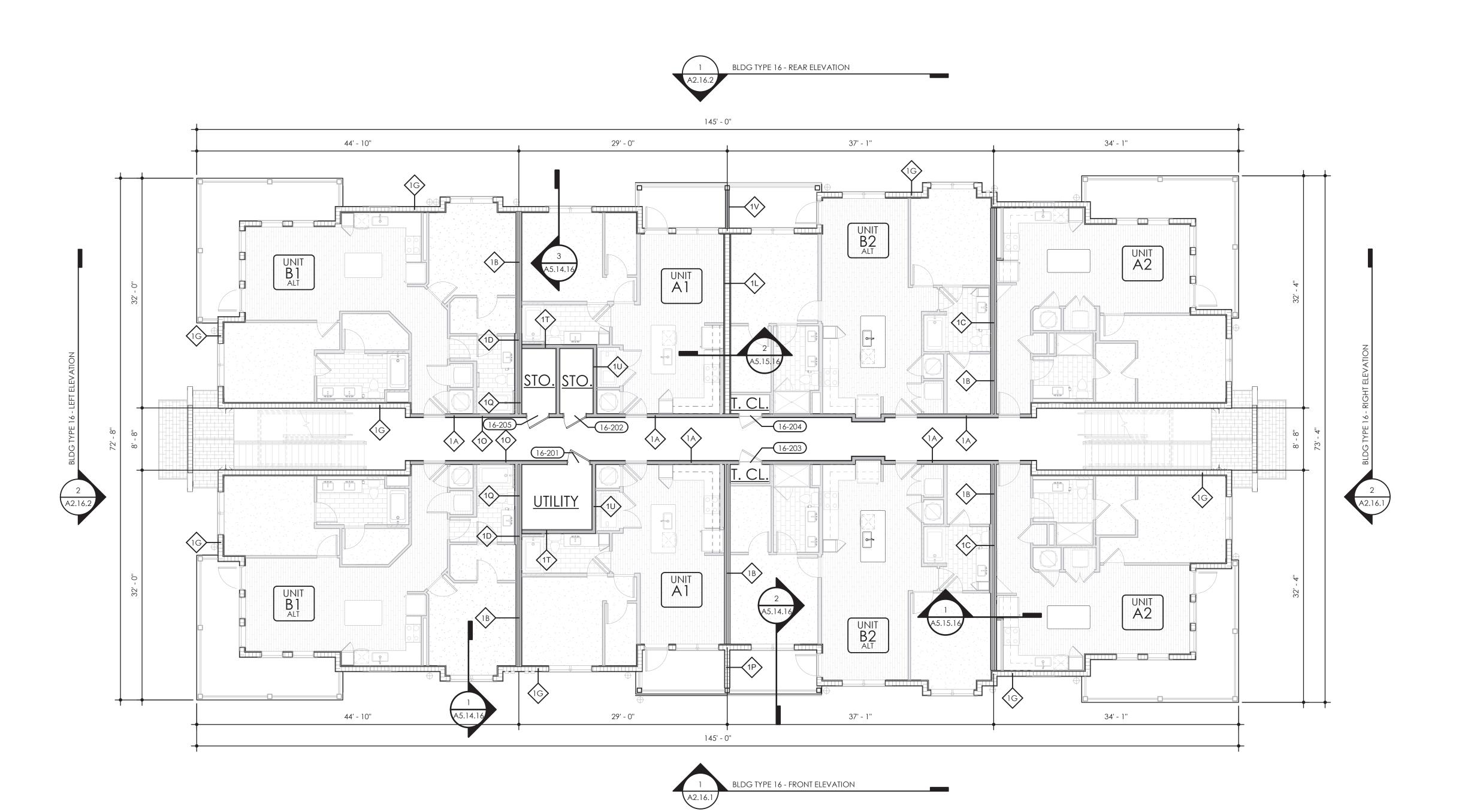
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BUILDING TYPE 16 - MULTIFAMILY - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

TYPICAL BUILDING PLAN NOTES

- 1/8" BUILDING PLAN DIMENSIONS ARE TAKEN FROM CENTERLINE OF TENANT WALLS, FACE OF SHEATHING ON CORRIDOR WALLS, AND FACE OF SHEATHING ON EXTERIOR WALLS. REFER TO 1/4" UNIT PLANS, AND ENLARGED PLANS FOR COMPLETE DIMENSIONS AND NOTES.
- 1/4" UNIT PLANS ARE LOCATED ON SHEETS A4.01 THROUGH A4.13
- COMMON USE TENANT AREAS DESIGNED TO COMPLY WITH FLORIDA ACCESSIBILITY CODE, FHADM-1998 AND ANSI 1171.1-2003 FROM POINT OF
- ACCESS TO UNIT FRONT DOOR. UNITS DESIGNED TO COMPLY WITH FHADM-1998. REFER TO SHEET A4.61 FOR REQUIREMENTS
- ALL TENANT WALLS BETWEEN UNITS TO BE 1-HOUR RATED.
- ALL WALLS BETWEEN UNITS AND COORDINATES TO BE 1-HOUR RATED.
- TYPICAL ELEVATOR AND STAIR SHAFTS TO BE 2-HOUR RATED.
- REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION. TENANT WALL BETWEEN UNITS AND CLUBHOUSE AREAS TO RECEIVE RESILIENT CHANNELS BETWEEN INTERIOR GYP. AND STUD WALLS.
- REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION.
- REFER TO A6 SERIES SHEETS FOR STAIR AND ELEVATOR ENLARGED PLANS, SECTIONS AND DETAILS. REFER TO A8 SERIES SHEETS FOR ADDITIONAL INFORMATION ON FIRE RATED ASSEMBLIES.
- BUILDING TO BE FULLY SPRINKLED WITH NFPA 13 FIRE SUPPRESSION SYSTEM. REFER TO MEP FOR FIRE ALARM, PULL. CONTROL PANELS, SIGNALS, HORN LOCATIONS, AND EXIT SIGNS.
- REFER TO MEP FOR ELECTRICAL SERVICES, METER BANK LOCATIONS, AND ACCESS DOOR LOCATIONS.
- BUILDING IS DESIGNED AND SHALL BE CONSTRUCTED TO MEET WIND LOADS AS NOTED ON SHEET A0.03. ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS FOR HURRICANE RESISTANT CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION ON STUD SPACING AND FRAMING CONNECTION INFORMATION.
- ALL PLUMBING CLEANOUTS LOCATED WITHIN SIDEWALKS AND BREEZEWAYS TO BE FLUSH WITH FINISHED SURFACE (WITHIN 1/8" TOLERANCE)

Sheet Title

BLDG TYPE-16 MULTIFAMILY SECOND FLOOR PLAN

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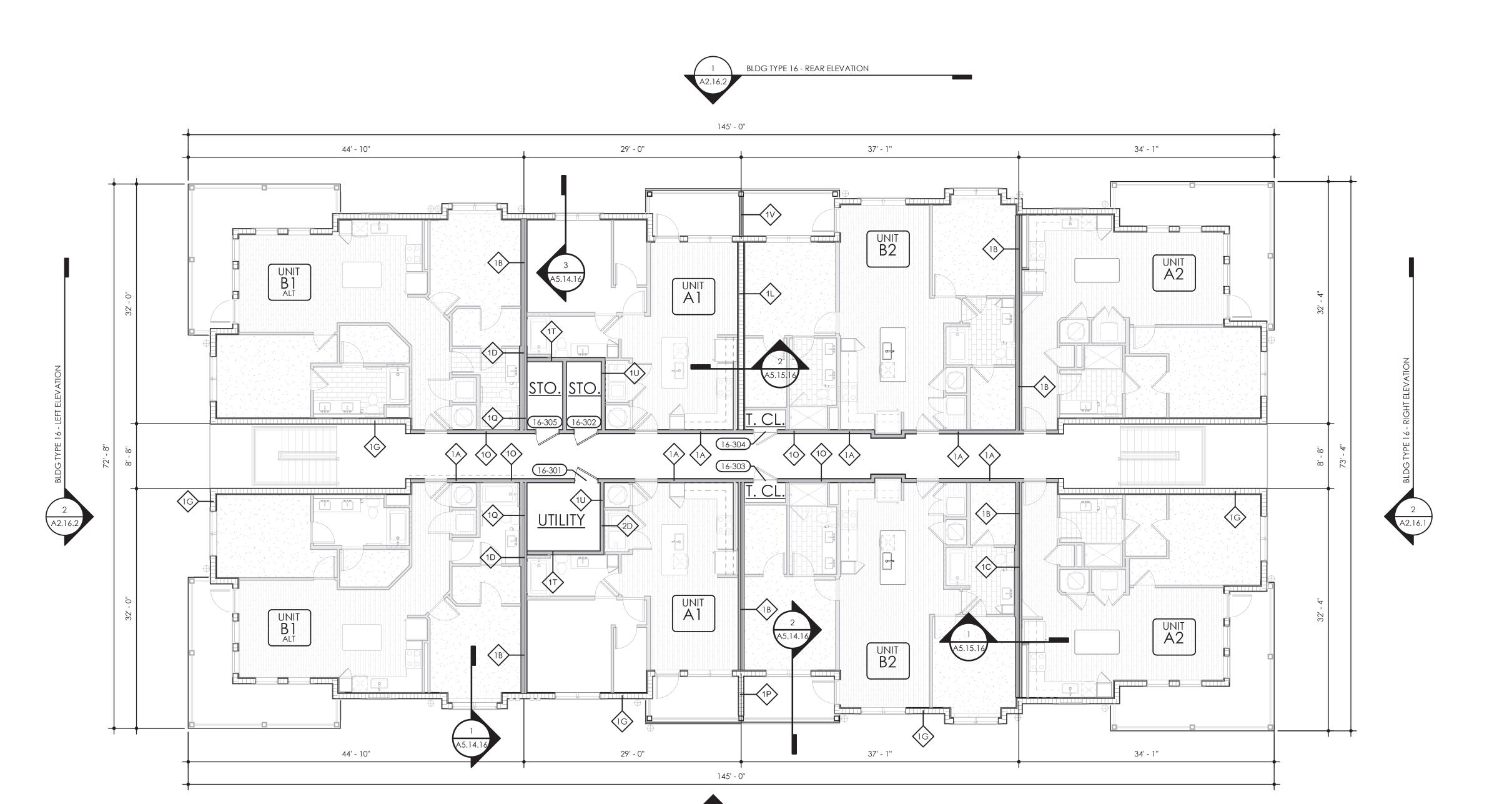
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BUILDING TYPE 16 - MULTIFAMILY - THIRD FLOOR PLAN

BLDG TYPE 16 - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

TYPICAL BUILDING PLAN NOTES

- 1/8" BUILDING PLAN DIMENSIONS ARE TAKEN FROM CENTERLINE OF TENANT WALLS, FACE OF SHEATHING ON CORRIDOR WALLS, AND FACE OF SHEATHING ON EXTERIOR WALLS. REFER TO 1/4" UNIT PLANS, AND ENLARGED PLANS FOR COMPLETE DIMENSIONS AND NOTES.
- 1/4" UNIT PLANS ARE LOCATED ON SHEETS A4.01 THROUGH A4.13
- COMMON USE TENANT AREAS DESIGNED TO COMPLY WITH FLORIDA ACCESSIBILITY CODE, FHADM-1998 AND ANSI 1171.1-2003 FROM POINT OF
- ACCESS TO UNIT FRONT DOOR. UNITS DESIGNED TO COMPLY WITH FHADM-1998. REFER TO SHEET A4.61 FOR REQUIREMENTS
- ALL TENANT WALLS BETWEEN UNITS TO BE 1-HOUR RATED.
- ALL WALLS BETWEEN UNITS AND COORDINATES TO BE 1-HOUR RATED.
- TYPICAL ELEVATOR AND STAIR SHAFTS TO BE 2-HOUR RATED.
- REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION. TENANT WALL BETWEEN UNITS AND CLUBHOUSE AREAS TO RECEIVE RESILIENT CHANNELS BETWEEN INTERIOR GYP. AND STUD WALLS.
- REFER TO A4 SERIES SHEETS AND A5.01 FOR WALL ASSEMBLY INFORMATION.
- REFER TO A6 SERIES SHEETS FOR STAIR AND ELEVATOR ENLARGED PLANS, SECTIONS AND DETAILS.
- REFER TO A8 SERIES SHEETS FOR ADDITIONAL INFORMATION ON FIRE RATED ASSEMBLIES.
- BUILDING TO BE FULLY SPRINKLED WITH NFPA 13 FIRE SUPPRESSION SYSTEM. REFER TO MEP FOR FIRE ALARM, PULL. CONTROL PANELS, SIGNALS, HORN LOCATIONS, AND EXIT SIGNS.
- REFER TO MEP FOR ELECTRICAL SERVICES, METER BANK LOCATIONS, AND ACCESS DOOR LOCATIONS. BUILDING IS DESIGNED AND SHALL BE CONSTRUCTED TO MEET WIND LOADS AS NOTED ON SHEET A0.03. ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS FOR HURRICANE RESISTANT CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION ON STUD SPACING AND
- FRAMING CONNECTION INFORMATION. ALL PLUMBING CLEANOUTS LOCATED WITHIN SIDEWALKS AND BREEZEWAYS TO BE FLUSH WITH FINISHED SURFACE (WITHIN 1/8" TOLERANCE)

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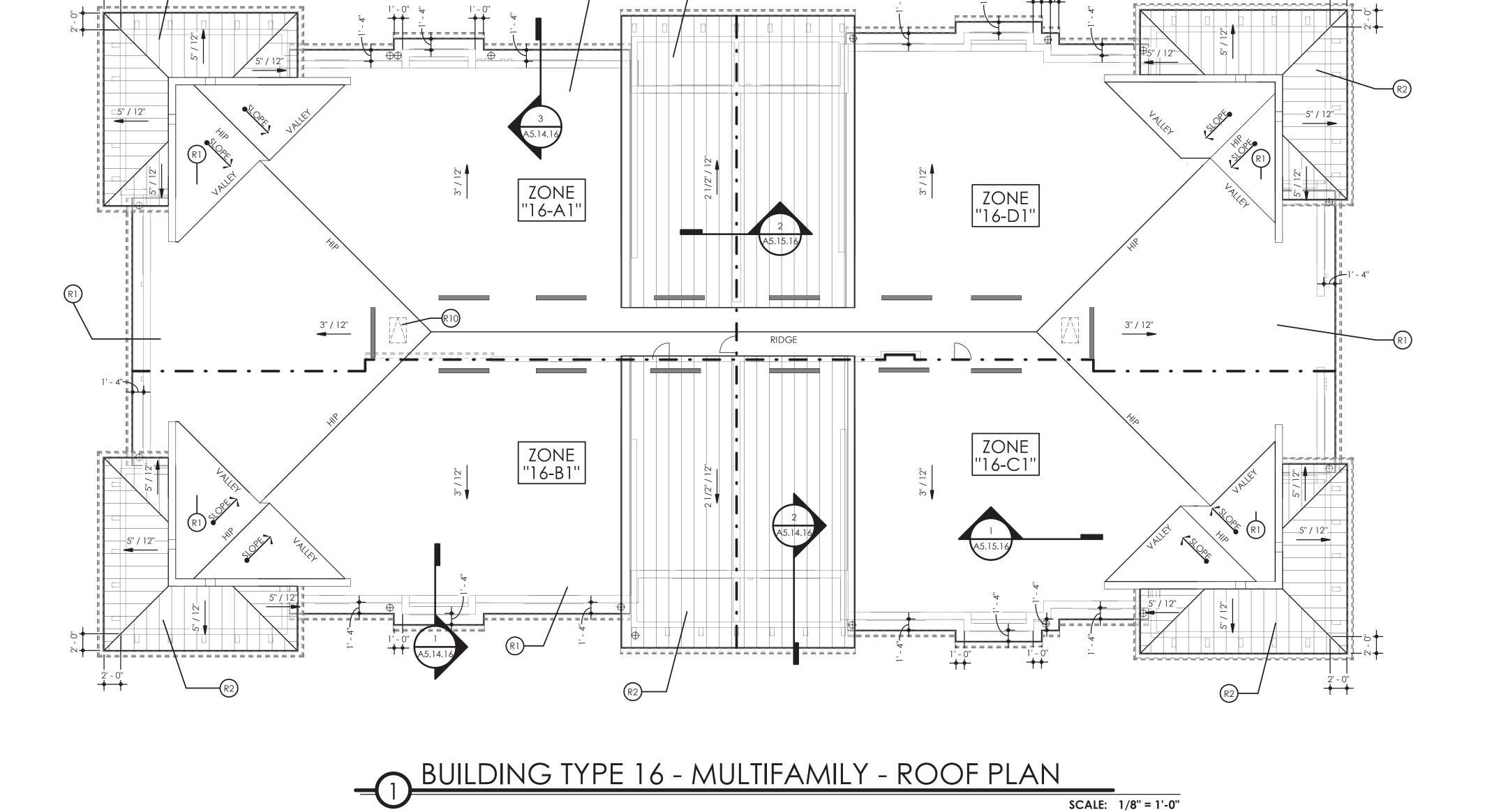
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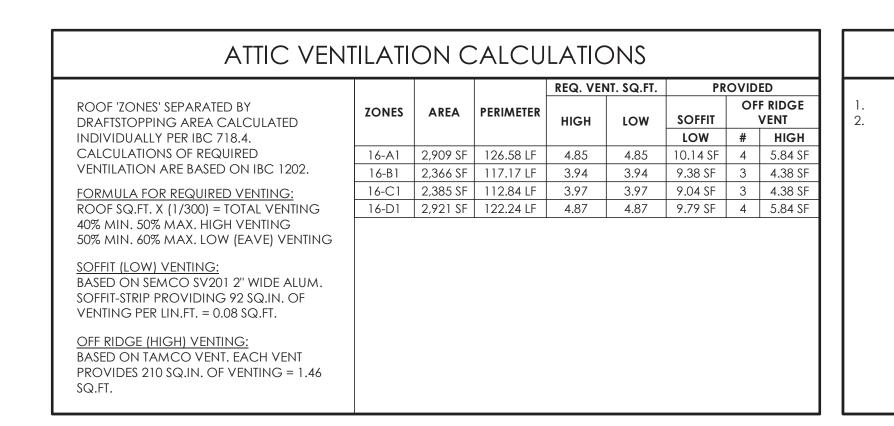
BLDG TYPE-16 MULTIFAMILY THIRD FLOOR PLAN

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F	ROOF PLAN GENERAL NOTES
RC VE CC VE	FER TO ROOF PLAN FOR ROOF SLOPES. POFING CONTRACTOR TO PROVIDE OFF-RIDGE & SOFFIT NTILATION IN ACCORDANCE WITH THE CURRENT BUILDING DDE. OFF-RIDGE VENTS SHALL BE GALV. STEEL OR ALUMINUM NT WITH SCREEN. PAINT VENTS TO MATCH ROOF. REFER TO DOF VENT CALCULATIONS.

ROOF KEYNOTES							
R1 R2 R3 R4 R5 R6	30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES OVER #30 FELT STANDING SEAM METAL ROOF SYSTEM DENOTES SUGGESTED 6" GUTTER LOCATIONS SUGGESTED 3" x 4" DOWNSPOUT LOCATIONS, VERIFY LOCATIONS AND CONNECTIONS TO STORM WATER DRAINAGE WITH CIVIL/LANDSCAPE DRAWINGS. PROVIDE SPLASH BLOCK BELOW WHERE NO BOOT CONNECTION CRICKET WITH 3:12 SLOPE MINIMUM, U.N.O TAPERED INSULATION + TPO ROOFING	R8 R9 R10 R11 R12 R13	SELF-CLOSING DOOR WITH AUTOMATIC LATCH AT DRAFTSTOPPING DENOTES DRAFTSTOPPING IN ATTIC AREA 22" x 36" ATTIC ACCESS DOOR. PROVIDE 1-HR RATED ACCESS DOOR IN APARTMENT BUILDINGS, GARAGES AND MAINTENANCE BUILDINGS. ALL ATTIC ACCESS TO BE LOCKABLE. SEE DETAIL X/A7.XX PRIMARY ROOF DRAIN PROVIDE PLYWOOD WALK WITHIN SPACE FROM ATTICC ACCESS TO ROOF ACCESS DOOR PARAPET KICKERS. REFER TO STRUCTURAL DRAWINGS FOR INFORMATION, SIZE AND DETAILS				
R7	DENOTES ROOF VENTS. REFER TO ROOF CALCULATIONS FOR OVERALL SQUARE FOOTAGE OF VENTING	R14 ORD	SECONDARY OVERFLOW ROOF DRAIN				

BLDG TYPE-16 MULTIFAMILY ROOF PLAN

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BLDG TYPE 16 - RIGHT ELEVATION SCALE: 1/8" = 1'-0"



BLDG TYPE 16 - FRONT ELEVATION SCALE: 1/8" = 1'-0"

TYPICAL ELEVATION NOTES

- TYPICAL EXTERIOR CLADDING STUCCO, PAINTED.
- ALL EXTERIOR TRIM RAISED STUCCO. ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTA CHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT.
- ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR
- APPROVAL ALL UNIT BALCONIES TO HAVE STRUCTURAL FLOOR SYSTEM SLOPED AWAY FROM UNIT FOR DRAINAGE.
- ALL EXTERIOR BALCONY RAILS TO BE ANODIZED ALUMINUM.
- ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.
- PROVIDE URETHANE SEALANT AT ALL INSIDE CORNERS AND WINDOW/DOOR PERIMETERS.
- PROVIDE URETHANE SEALANT WITH BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP AND BOTTOM OF HORIZONTAL BUILDING BANDS. PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BALCONY CEILINGS, BALCONY EXTERIOR EDGES, EXTERIOR WALL TO
- SOFFIT AND CEILING CONDITIONS. PROVIDE METAL FLASHING AT ALL HORIZONTAL TRANSITIONS BETWEEN MATERIALS.
- SLOPE METAL FLASHING TO SHED WATER. LAP AND SEAL OVERLAPS IN FLASHING.
- PROVIDE SEALANT END DAMS AT END OF ALL HORIZONTAL FLASHING TO PREVENT WATER RUNOFF.
- PROVIDE POSITIVE SLOPE 1:2 AT TOP OF TRIM BANDS, TYPICAL.
- EXTERIOR WALLS TO BE PAINTED PRIOR TO INSTALLATION OF DOWNSPOUTS. ALL DOWNSPOUTS TO BE 3"X5" ANODIZED ALUMINUM. COLORS OF ALL EXTERIOR VENTS, DEVICES, ELECTRICAL EQUIPMENT, ETC. TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR.
- ALL DRYER VENTS TO ALIGN HORIZONTALLY AND VERTICALLY.

ELEVATION KEY NOTES

- E1 WINDOW TRIM RAISED STUCCO E13 TIMBER COLUMN - PAINTED FOAM BAND WITH HARD COAT AND FIBER REINFORCED STUCCO FINISH
- E3 STUCCO PAINTED STUCCO CONTROL JOINT - TYPICAL AT OPENINGS
- E5 WALL RECESS ARCHITECTURAL 30-YEAR ROOF SHINGLE E6 SYSTEM
- E7 STANDING SEAM METAL ROOF SYSTEM ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM. SEE CIVIL DRAWINGS FOR STORM DRAIN CONNECTIONS WHERE
- APPLICABLE E9 ALUMINUM BAHAMA SHUTTER E10 FALSE VINYL LOUVER SIZE AS INDICATED

E12 ARCHITECTURAL FOAM BRACKET

- SCHEDULES MOSALC ARTWORK OVER PAINTED STUCCO E24 METAL COPING CAP AT PARAPET WALL
- E14 PREFABRI CATED METAL AWNING E15 CONDUCTOR HEAD SCUPPER BOX E16 THROUGH WALL OVERFLOW SCUPPER E17 ALUMINUM CANOPY INSTALLED PER MANUFACTURER' SPECIFICATIONS PGT LOW E ALUMINUM WINDOWS. SEE FLOOR PLANS AND SCHEDULES STOREFRONT GLAZING SYSTEM. SEE FLOOR PLANS AND SCHEDULES
 - EXTERIOR DOOR. SEE FLOOR PLANS AND DOOR
 - OVERHEAD ROLLING DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES **E22** 42" HIGH ALUMINUM GUARD RAIL SYSTEM E23 BUG SCREEN ENCLOSURE FOR BALCONY
- E30 CONTROL JOINT E31 RAISED STUCCO BAND

E25 WITH MEP DWGS. PAINT TO MATCH ADJECENT EXTERIOR LIGHT FIXTURE BY OWNER. SEE E26 ELECTRICAL DRAWINGS EXTERIOR SIGNAGE WITH LED LIGHTING. BY OTHERS ELECTRICAL METER BOX. SEE ELECTRICAL DRAWINGS E29 PROFILE-STUCCO REVEAL - 2"

DRYER/BATH VENTS. COORDINATE LOCATION

Sheet Title

BLDG TYPE-16 MULTIFAMILY EXTERIOR ELEVATIONS

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BLDG TYPE 16 - REAR ELEVATION SCALE: 1/8" = 1'-0"

TYPICAL ELEVATION NOTES

- TYPICAL EXTERIOR CLADDING STUCCO, PAINTED. ALL EXTERIOR TRIM RAISED STUCCO.
- ALL PENETRATIONS MUST BE PROPERLY FLASHED AND/OR SEALED. ATTA CHMENTS THROUGH EXTERIOR SKIN SHALL BE SET IN BED OF SEALANT.
- ALL BUILDING MOUNTED EQUIPMENT, PANELS, ETC. SHALL BE MOUNTED AFTER EXTERIOR FINISH IS APPLIED AND PAINTED. IF SEQUENCING OF CONSTRUCTION REQUIRES MOUNTING PRIOR TO THIS, CONTRACTOR SHALL SUBMIT METHOD OF MOUNTING AND WATERPROOFING TO ARCHITECT FOR
- APPROVAL ALL UNIT BALCONIES TO HAVE STRUCTURAL FLOOR SYSTEM SLOPED AWAY FROM UNIT FOR DRAINAGE.
- ALL EXTERIOR BALCONY RAILS TO BE ANODIZED ALUMINUM.
- ALL FINISH GRADE SHALL BE MINIMUM 8" BELOW FINISH FLOOR AND SLOPE AWAY FROM BUILDING.
- PROVIDE URETHANE SEALANT AT ALL INSIDE CORNERS AND WINDOW/DOOR PERIMETERS. PROVIDE URETHANE SEALANT WITH BOND BREAKER (TO PREVENT 3-SIDED ADHESION) AT TOP AND BOTTOM OF HORIZONTAL BUILDING BANDS.
- PROVIDE SEALANT JOINTS AT INTERFACE BETWEEN DISSIMILAR SUBSTRATES, SUCH AS BALCONY CEILINGS, BALCONY EXTERIOR EDGES, EXTERIOR WALL TO SOFFIT AND CEILING CONDITIONS.
- PROVIDE METAL FLASHING AT ALL HORIZONTAL TRANSITIONS BETWEEN MATERIALS. SLOPE METAL FLASHING TO SHED WATER. LAP AND SEAL OVERLAPS IN FLASHING.
- PROVIDE SEALANT END DAMS AT END OF ALL HORIZONTAL FLASHING TO PREVENT WATER RUNOFF.
- PROVIDE POSITIVE SLOPE 1:2 AT TOP OF TRIM BANDS, TYPICAL.
- EXTERIOR WALLS TO BE PAINTED PRIOR TO INSTALLATION OF DOWNSPOUTS. ALL DOWNSPOUTS TO BE 3"X5" ANODIZED ALUMINUM.
- COLORS OF ALL EXTERIOR VENTS, DEVICES, ELECTRICAL EQUIPMENT, ETC. TO BE SELECTED TO MATCH SURROUNDING BUILDING PAINT COLOR.

ELEVATION KEY NOTES

E1	WINDOW TRIM - RAISED STUCCO	E13	TIMBER COLUMN - PAINTED
F2	FOAM BAND WITH HARD COAT AND FIBER REINFORCED STUCCO FINISH	E14	PREFABRI CATED METAL AWNING
		E15	CONDUCTOR HEAD SCUPPER BOX
E3	STUCCO PAINTED	E16	THROUGH WALL OVERFLOW SCUPPER

- STUCCO CONTROL JOINT TYPICAL AT E4 OPENINGS E5 WALL RECESS
- E6 ARCHITECTURAL 30-YEAR ROOF SHINGLE SYSTEM E7 STANDING SEAM METAL ROOF SYSTEM

E10 FALSE VINYL LOUVER SIZE AS INDICATED

E12 ARCHITECTURAL FOAM BRACKET

- ARCHITECTURAL GRADE DOWNSPOUT AND GUTTER SYSTEM. SEE CIVIL DRAWINGS FOR STORM DRAIN CONNECTIONS WHERE APPLICABLE E9 ALUMINUM BAHAMA SHUTTER
- MANUFACTURER' SPECIFICATIONS PGT LOW E ALUMINUM WINDOWS. SEE FLOOR PLANS AND SCHEDULES STOREFRONT GLAZING SYSTEM. SEE FLOOR PLANS AND SCHEDULES EXTERIOR DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES OVERHEAD ROLLING DOOR. SEE FLOOR PLANS AND DOOR SCHEDULES **E22** 42" HIGH ALUMINUM GUARD RAIL SYSTEM E23 BUG SCREEN ENCLOSURE FOR BALCONY E11 MOSALC ARTWORK OVER PAINTED STUCCO E24 METAL COPING CAP AT PARAPET WALL

ALUMINUM CANOPY INSTALLED PER

- DRYER/BATH VENTS. COORDINATE LOCATION
 WITH MEP DWGS. PAINT TO MATCH ADJECENT EXTERIOR LIGHT FIXTURE BY OWNER. SEE ELECTRICAL DRAWINGS EXTERIOR SIGNAGE WITH LED LIGHTING. BY OTHERS ELECTRICAL METER BOX. SEE ELECTRICAL
- DRAWINGS
- E30 CONTROL JOINT
- E29 PROFILE-STUCCO REVEAL 2" E31 RAISED STUCCO BAND

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