

RICHARD JONES  
ARCHITECTURE

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40 NORTH CONGRESS AVENUE  
DELRAY BEACH, FLORIDA

TRINISIC RESIDENTIAL GROUP  
4800 N. FEDERAL HIGHWAY, SUITE 207A  
BOCA RATON FL 33431

FLORIDA LICENSURE

AA26001617 | IB26001056

COMMISSION # 19-002  
DESIGNER: RJ  
DRAWN BY: JH/RJ  
PLAN REVIEW: RJ

SUBMITTALS:  
CLASS-5 06.23.20  
SUBMITTAL  
TAC 07.29.20  
COMMENTS  
TAC - 2nd Rnd 09.01.20  
COMMENTS

REVISIONS:

COVER SHEET

CVR

RICHARD JONES ARCHITECTURE

### DRAWING INDEX

CVR	COVER SHEET
S-1	SURVEY
S-2	SURVEY 1:50 SCALE
S-3	SURVEY 1:30 SCALE ENLARGEMENT
S-4	SURVEY 1:30 SCALE ENLARGEMENT
<b>ARCHITECTURAL</b>	
SP-1	SITE PLAN 1:50 SCALE
SP-2	ENLARGED SITE PLAN 1:30 SCALE
SP-3	ENLARGED SITE PLAN 1:30 SCALE
A-1	BUILDING TYPE-1 - GROUND FLOOR PLAN / SECOND FLOOR PLAN
A-2	BUILDING TYPE-1 - THIRD FLOOR PLAN / ROOF PLAN
A-3	BUILDING TYPE-1 - ELEVATIONS
A-4	BUILDING TYPE-2 - GROUND FLOOR PLAN / SECOND FLOOR PLAN
A-5	BUILDING TYPE-2 - THIRD FLOOR PLAN / FOURTH FLOOR PLAN
A-6	BUILDING TYPE-2 - FIFTH FLOOR PLAN / ROOF PLAN
A-7	BUILDING TYPE-2 - ELEVATIONS
A-7.1	BUILDING TYPE-2 - ELEVATIONS AND BUILDING SECTIONS
A-8	UNIT PLANS
A-9	CLUBHOUSE - GROUND FLOOR PLAN / SECOND FLOOR PLAN
A-10	CLUBHOUSE - ROOF PLAN AND SECTION
A-11	CLUBHOUSE - ELEVATIONS
A-12	OUTDOOR LOUNGE - PLANS AND ELEVATIONS
A-13	MAINTENANCE BUILDING - PLANS AND ELEVATIONS
A-14	LINE OF SIGHT STUDY
A-15	DEMOLITION PLAN
<b>CIVIL</b>	
PD-1	PAVING AND DRAINAGE PLANS
PD-2	PAVING AND DRAINAGE PLANS
PD-3	PAVING AND DRAINAGE DETAILS
PD-4	PAVING AND DRAINAGE DETAILS
PD-5	PAVING AND DRAINAGE DETAILS
SPM-1	SIGNAGE AND PAVEMENT MARKING PLAN
WS-1	WATER AND SEWER PLANS
WS-2	WATER AND SEWER PLANS
WS-3	WATER AND SEWER DETAILS
WS-4	WATER AND SEWER DETAILS
CP-1	COMPOSITE PLAN
FT-1	FIRE TRUCK ROUTING PLAN
FT-2	FIRE TRUCK ROUTING PLAN
PH-1	PHOTOMETRIC PLAN
PH-2	PHOTOMETRIC PLAN
PH-3	PHOTOMETRIC NOTES AND DETAILS
<b>LANDSCAPE</b>	
L-1	OVERALL SITE PLAN
LD-1	DETAILS
LP-1	PLANTING PLAN
LP-2	PLANTING PLAN
LP-3	PLANTING DETAILS AND NOTES
TD-1	TREE DISPOSITION PLAN
TD-2	TREE DISPOSITION PLAN

### CODE RESEARCH

PROPOSED PROJECT: 292 UNIT RENTAL APARTMENT COMMUNITY

GOVERNING CODE: FBC 6th EDITION (2017), FFPC 6th EDITION (2017), NFPA 1 UFC FLORIDA 2015 EDITION, NFPA 101 LSC FLORIDA 2018 EDITION

MAX. ROOF HEIGHT: 52'-6" FROM FINISHED FLOOR TO FLAT ROOF

TYPE OF CONSTRUCTION: TYPE V SPRINKLERED

BUILDING DESIGNED: ENCLOSED

WIND SPEED: 170 MPH ULTIMATE WIND SPEED

EXPOSURE: C

ZONING DISTRICT: SAD - PROPOSED

SETBACKS: REQUIRED: SAD-ZONING  
FRONT SETBACK = 15'-0"  
REAR SETBACK = 15'-0"  
SIDE INTERIOR SETBACK = 15'-0"

PROVIDED: FRONT SETBACK = 37'-3"  
REAR SETBACK = 63'-10"  
SIDE INTERIOR NORTH = 27'-10 3/4"  
SIDE INTERIOR SOUTH = 119'-5 1/2"

### DESIGN PARAMETERS

OCCUPANCY (SINGLE FAMILY, DUPLEX, MULTI-FAMILY, COMMERCIAL, INDUSTRIAL - DESCRIBE) MULTI-FAMILY

EXPOSURE CONDITION C  FLORIDA BUILDING CODE 2017

MEAN ROOF HEIGHT 52'-6" ABOVE BASE BUILDING ELEVATION  ASCE 7-10 CHAPTER 26

BUILDING HEIGHT  ≤ 60 FT. (MAY USE LOW RISE PROVISIONS OF THE 6th EDITION (2017) FLORIDA RESIDENTIAL CODE)

BUILDING DESIGNED AS  PARTIALLY ENCLOSED  ENCLOSED  OPEN  TESTED (WIND TUNNEL)

IMPORTANCE FACTOR (DETERMINED BY BUILDING USE/OCCUPANCY, REFER TO 5th EDITION (2017) FLORIDA BUILDING CODE OR ASCE 7-10 CHAPTER 26) 1.0

BASIC WIND VELOCITY PRESSURES - 6th EDITION (2017) FLORIDA BUILDING CODE  
VERIFY APPROPRIATE POSITIVE/NEGATIVE PRESSURE COEFFICIENTS HAVE BEEN APPLIED TO MAIN WIND FORCE RESISTING SYSTEM, OR BUILDING ENVELOPE COMPONENTS AND CLADDING AS APPLICABLE:  
6th EDITION (2017) FLORIDA RESIDENTIAL CODE - ULTIMATE WIND SPEED 170 (3 SECOND GUST) BASIC VELOCITY PRESSURE 40 PSF  
ASCE 7-10 CH 26 - WIND SPEED NA (3 SECOND GUST) BASIC VELOCITY PRESSURE NA PSF

NOTE: ACTUAL DESIGN PRESSURES FOR ALL EXTERIOR WINDOWS, DOORS, GARAGE DOORS, AND SIMILAR ENVELOPE ELEMENTS MUST BE INDICATED ON CONSTRUCTION PLANS.

ROOF DEAD LOAD (ACTUAL DEAD LOAD OF MATERIAL USED FOR DETERMINING UPLIFT REACTIONS) 5 PSF

SOIL BEARING CAPACITY REFER TO SOIL REPORT

REVIEWED FOR SHEAR WALL REQUIREMENTS  YES  NO (IF NO, INDICATE REASON)

### LOCATION MAP



### OWNER

TRINISIC RESIDENTIAL GROUP  
DELRAY BEACH, FLORIDA  
TELEPHONE: 561-315-8477

### ARCHITECT

RICHARD JONES ARCHITECTURE  
10 S.E. FIRST AVENUE, SUITE 102  
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### LAND SURVEYOR

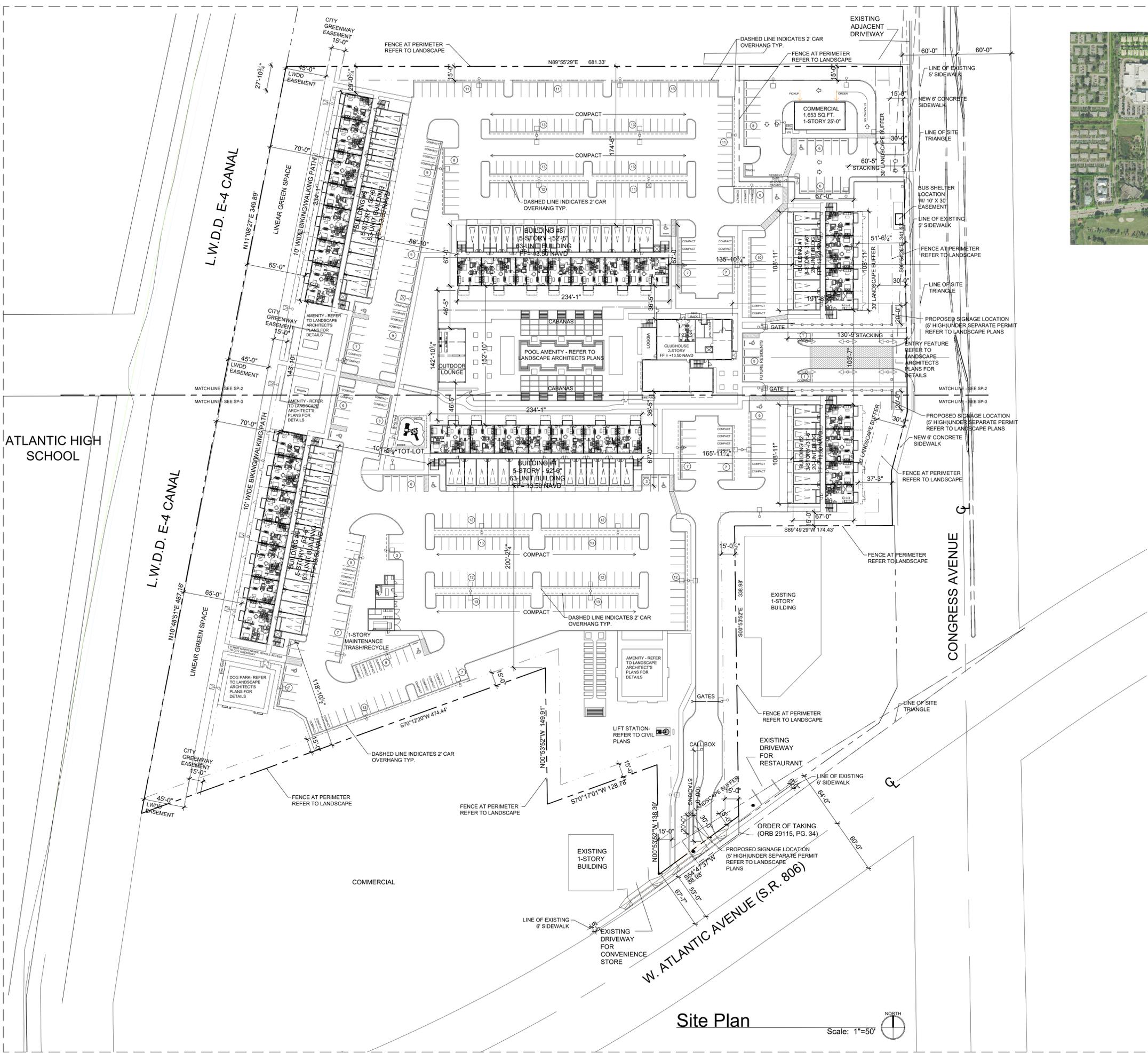
PERIMETER SURVEYING  
947 CLINT MOORE ROAD  
BOCA RATON, FL 33487  
TELEPHONE: 561-241-9988

### CIVIL ENGINEER

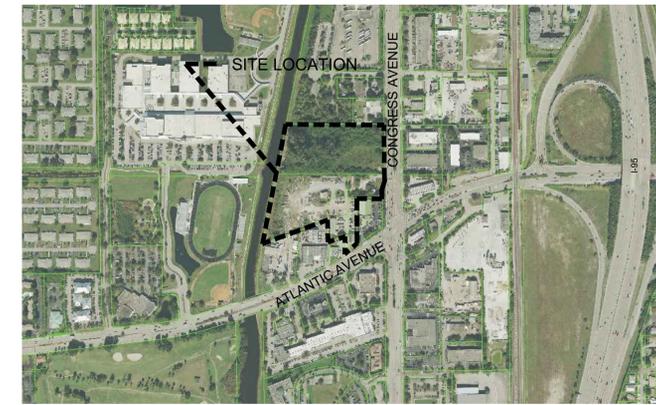
HSQ GROUP INC.  
1001 W. YAMATO ROAD  
BOCA RATON, FL 33431  
TELEPHONE: 561-392-0221

### LANDSCAPE ARCHITECT

LANDSCAPE DESIGN WORKSHOP  
301 YAMATO ROAD  
SUITE 1240  
BOCA RATON, FL 33431  
TELEPHONE: 954-772-0724



Site Plan Scale: 1"=50'



Location Map Scale: N.T.S.

**SIGHT VISIBILITY TRIANGLES**  
 MAINTENANCE OF PLANT SPECIES NOT TO OBSTRUCT SITE VISIBILITY TO BE MAINTAINED IN ACCORDANCE WITH LDR SECTION 4.6.14 (C)

**FEMA FLOOD CRITERIA**  
 THE NORTH PORTION OF THE PROJECT FALLS WITHIN THE FEMA FLOOD ZONE AE9 ALL FINISH FLOORS WILL BE SET AT +13.5' NAVD WHICH IS +4.5' ABOVE FEMA MIN. THE BASE BUILDING ELEVATION FOR MEASURING HEIGHT WILL BE +11.0' NAVD  
 THE SOUTH PORTION OF THE PROJECT FALLS WITHIN THE FEMA ZONE 'X' THE AVERAGE CROWN OF ROAD ALONG ATLANTIC AVENUE IS +12.0' NAVD ALL FINISH FLOORS WILL BE SET AT +13.5' NAVD WHICH IS +1.5' ABOVE CROWN THE BASE BUILDING ELEVATION FOR MEASURING HEIGHT WILL BE +11.0' NAVD FOR CONSISTENCY WITH NORTH PORTION AND WORST CASE SCENARIO

**SETBACKS BETWEEN BUILDINGS**

PER LDR SECTION 4.6.2 (B)	
D = LENGTH BLDG. A + LENGTH BLDG. B + (2 x (HEIGHT A + HEIGHT B)) / 6	
BETWEEN BUILDINGS 3 AND 5	234'-1" + 67'-0" + (2 x (55' + 55')) / 6 = 86.8' REQUIRED - PROVIDED 86'-10"
BETWEEN BUILDINGS 3 AND 4	234'-1" + 234'-1" + (2 x (55' + 55')) / 6 = 114.75' REQUIRED - PROVIDED 152'-10"
BETWEEN BUILDINGS 1 AND 2	67'-0" + 67'-0" + (2 x (34' + 34')) / 6 = 45.5' REQUIRED - PROVIDED 103'-7"
BETWEEN BUILDINGS 1 AND 3	67'-0" + 108'-11" + (2 x (55' + 34')) / 6 = 59.25' REQUIRED - PROVIDED 135'-10"
BETWEEN BUILDINGS 2 AND 4	67'-0" + 108'-11" + (2 x (55' + 34')) / 6 = 59.25' REQUIRED - PROVIDED 166'-0"
BETWEEN BUILDINGS 4 AND 6	234'-1" + 67'-0" + (2 x (55' + 55')) / 6 = 86.8' REQUIRED - PROVIDED 101'-5"
BETWEEN BUILDINGS 5 AND 6	67'-0" + 67'-0" + (2 x (55' + 55')) / 6 = 59.0' REQUIRED - PROVIDED 143'-10"

**SITE CALCULATIONS**

	SQUARE FEET	PERCENT OF SITE
TOTAL SITE AREA	531,486 SQ. FT. (12.2 AC)	100%
LOT COVERAGE (BUILDINGS + ASPHALT)	258,696 SQ. FT.	48.7%
SIDEWALKS / WALKING PATHS	26,484 SQ. FT.	4.9%
POOL DECK	14,223 SQ. FT.	2.7%
OPEN SPACE	232,087 SQ. FT.	43.6%
WATER BODIES	0 SQ. FT.	0%
FAR (COMMERCIAL)	1,700 SQ. FT.	FAR +/- .0032
BUILDING HEIGHT	35'-0"	
GROUND FLOOR BLDG AREA	90,248 SQ. FT.	
TOTAL FLOOR BLDG AREA	386,795 SQ. FT.	
UNIT DATA		
	QUANTITY - SIZE	%
S1- STUDIO	26 - 600 SQ. FT. +/-	8.9%
A1- ONE BEDROOM	62 - 737 SQ. FT. +/-	21.2%
A2- ONE BEDROOM	66 - 775 SQ. FT. +/-	22.6%
B1-TWO BEDROOM	62 - 1055 SQ. FT. +/-	21.2%
B2-TWO BEDROOM	56 - 1110 SQ. FT. +/-	19.2%
C1-THREE BEDROOM	20 - 1300 SQ. FT. +/-	6.8%
TOTAL NUMBER OF UNITS	292 - 900 SQ. FT. AVG +/-	100.0%
DWELLING UNITS PER ACRE	12.2 X 24 PER AC=292	

**PARKING REQUIREMENTS**

COMMERCIAL PARKING REQUIRED  
 12 SPACES PER 1,000 SQ. FT. = 20 SPACES REQUIRED

COMMERCIAL PARKING PROVIDED  
 19 REGULAR + 1 HANDICAPPED SPACE = 20 SPACES TOTAL

RESIDENTIAL PARKING REQUIRED

TYPE	QUANTITY	PARKING CALCS	REQUIRED
S1- STUDIO	26	1.0 SPACES / UNIT	26 SPACES
A1- ONE BEDROOM	62	1.0 SPACES / UNIT	62 SPACES
A2- ONE BEDROOM	66	1.0 SPACES / UNIT	66 SPACES
B1-TWO BEDROOM	62	2.0 SPACES / UNIT	124 SPACES
B2-TWO BEDROOM	56	2.0 SPACES / UNIT	112 SPACES
C1-THREE BEDROOM	20	2.0 SPACES / UNIT	40 SPACES

GUEST SPACES

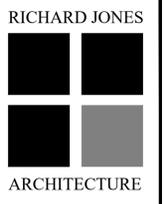
0-20	5 x UNIT	10 SPACES
21-50	3 x UNIT	9 SPACES
51-292	2 x UNIT	49 SPACES
TOTAL GUEST SPACES		68 SPACES
TOTAL	292 UNITS	498 SPACES

RESIDENTIAL PARKING PROVIDED

REGULAR	253 SPACES
GARAGE	86 SPACES
COMPACT	150 SPACES
HANDICAP	10 SPACES
TOTAL PARKING	499 SPACES

**WORKFORCE HOUSING UNIT DISTRIBUTION**

UNIT TYPE	MARKET RATE UNITS	WORKFORCE HOUSING UNITS
	AMOUNT % OF MKT	AMOUNT % OF W/F
S1- STUDIO	19 - 8.6%	7 - 9.5%
A1- ONE BEDROOM	46 - 21.0%	16 - 21.9%
A2- ONE BEDROOM	50 - 22.8%	16 - 21.9%
B1-TWO BEDROOM	47 - 21.5%	15 - 20.3%
B2-TWO BEDROOM	42 - 19.2%	14 - 19.2%
C1-THREE BEDROOM	15 - 6.8%	5 - 6.8%
TOTAL 292 (219+73)	219 75% OF TOTAL	73 25% OF TOTAL



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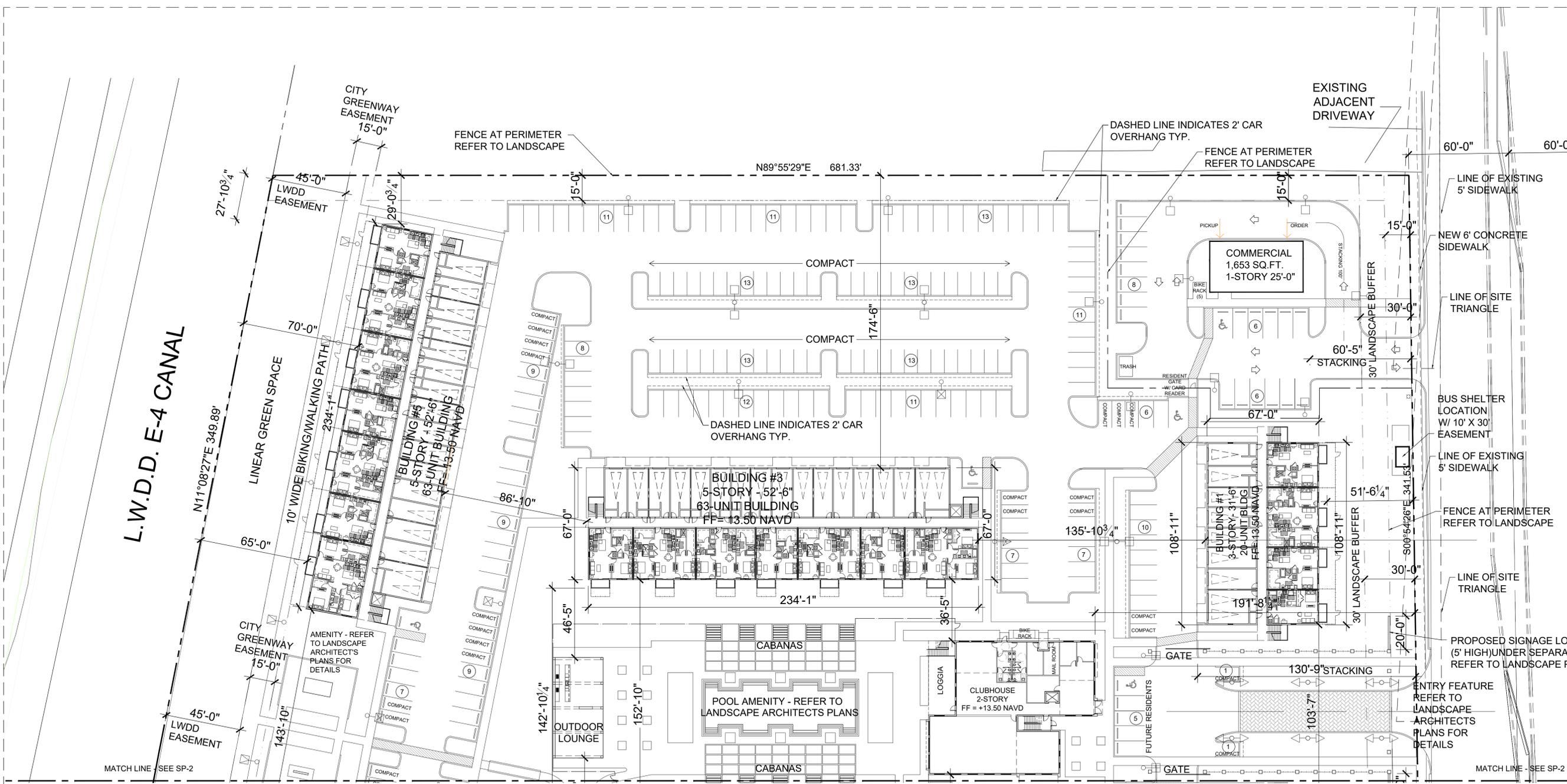
SUBMITTALS:  
 CLASS-5 06.23.20  
 SUBMITTAL TAC 07.29.20  
 TAC - 2nd Rnd COMMENTS 09.01.20

REVISIONS:

SITE PLAN

SP-1

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Site Plan  
 Scale: 1"=30'



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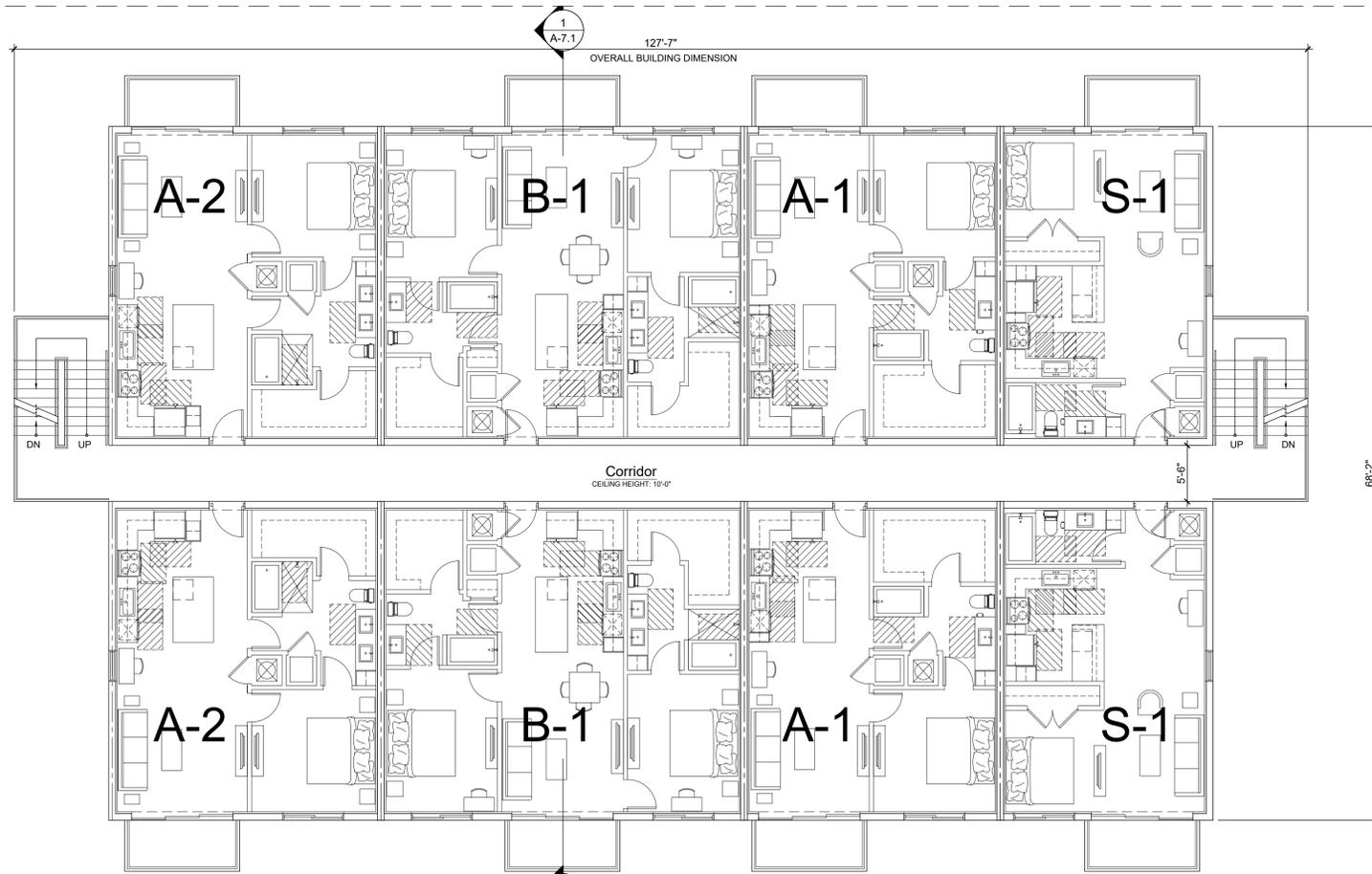
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ENLARGED  
 SITE PLAN

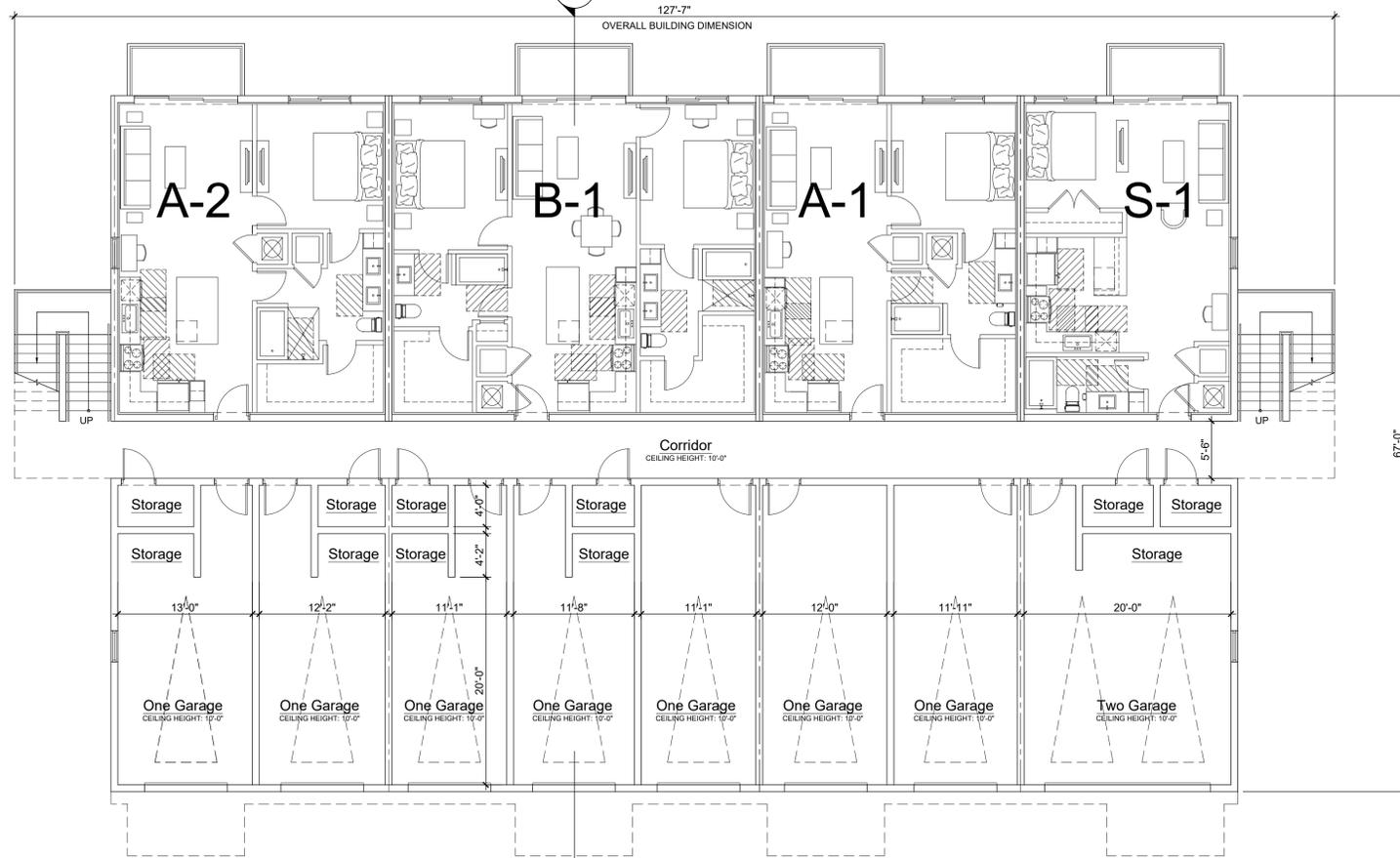
SP-2

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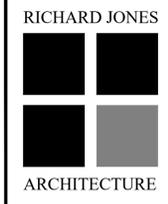




Building Type 1:Second Floor Plan  
Scale: 1/8"=1'-0"



Building Type 1:Ground Floor Plan  
Scale: 1/8"=1'-0"



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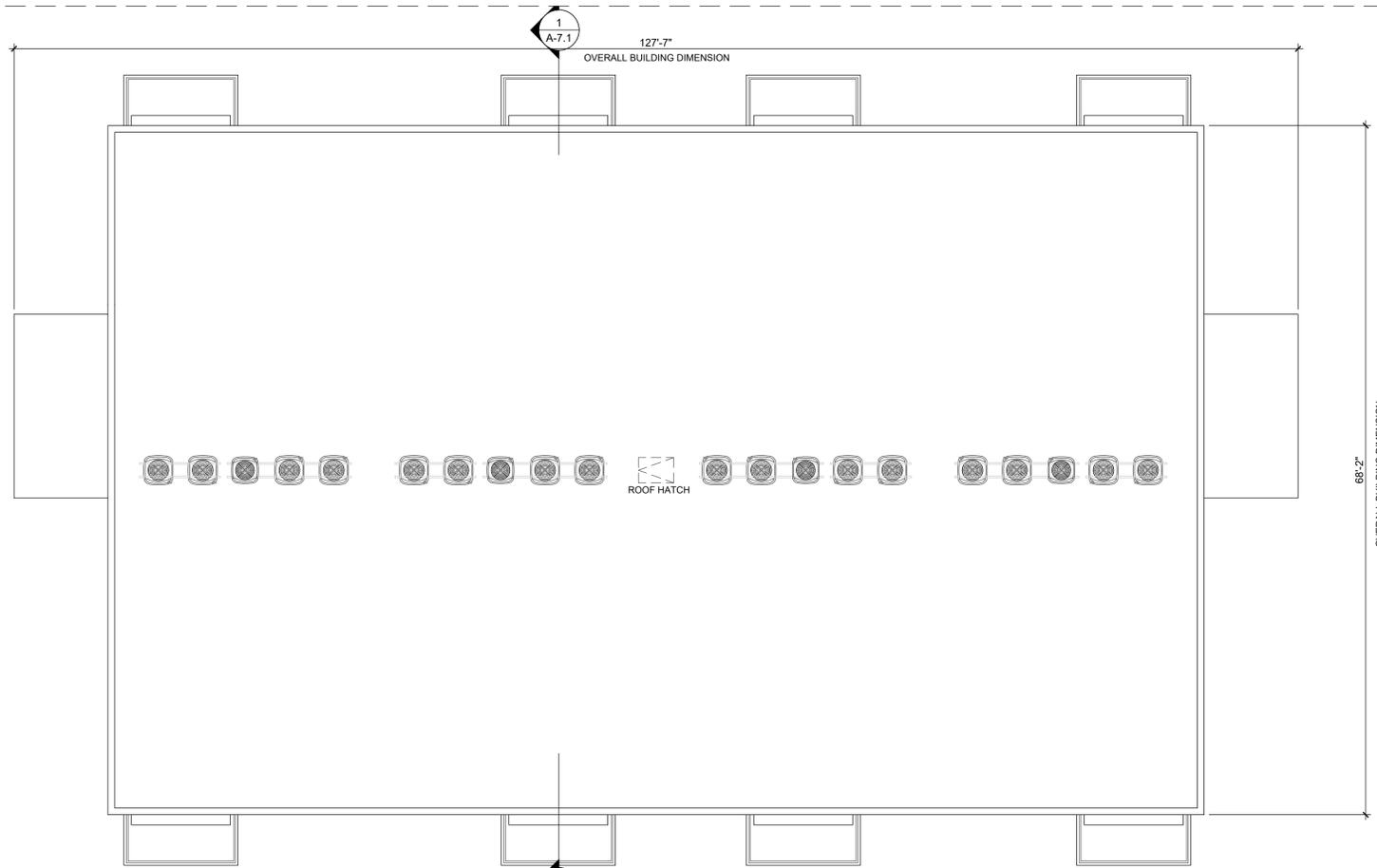
REVISIONS:

BUILDING  
TYPE 1

GROUND AND  
SECOND  
FLOOR PLAN

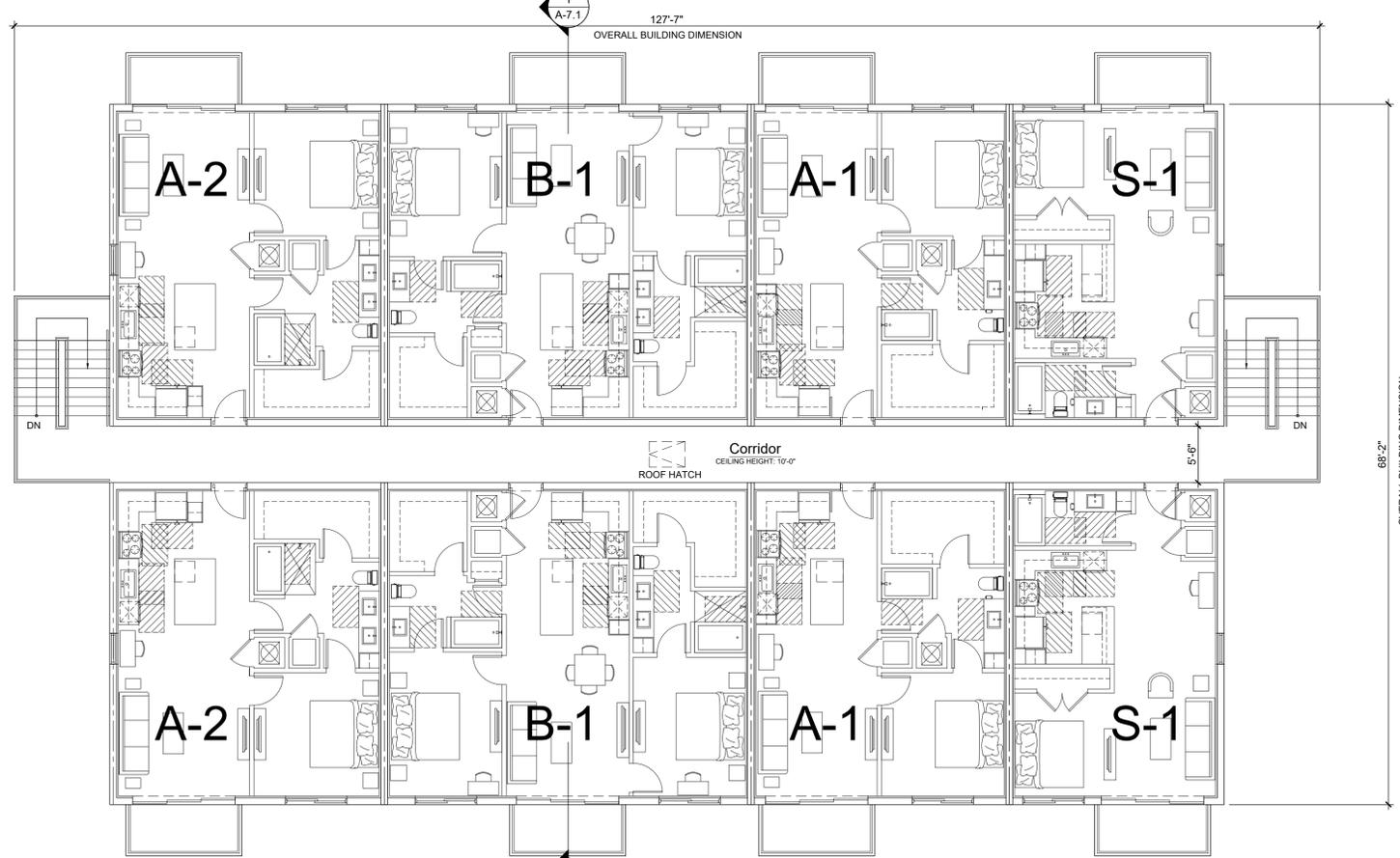
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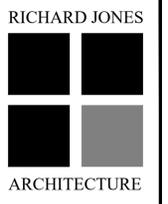
Building Type 1:Roof Plan

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



Building Type 1:Third Floor Plan

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



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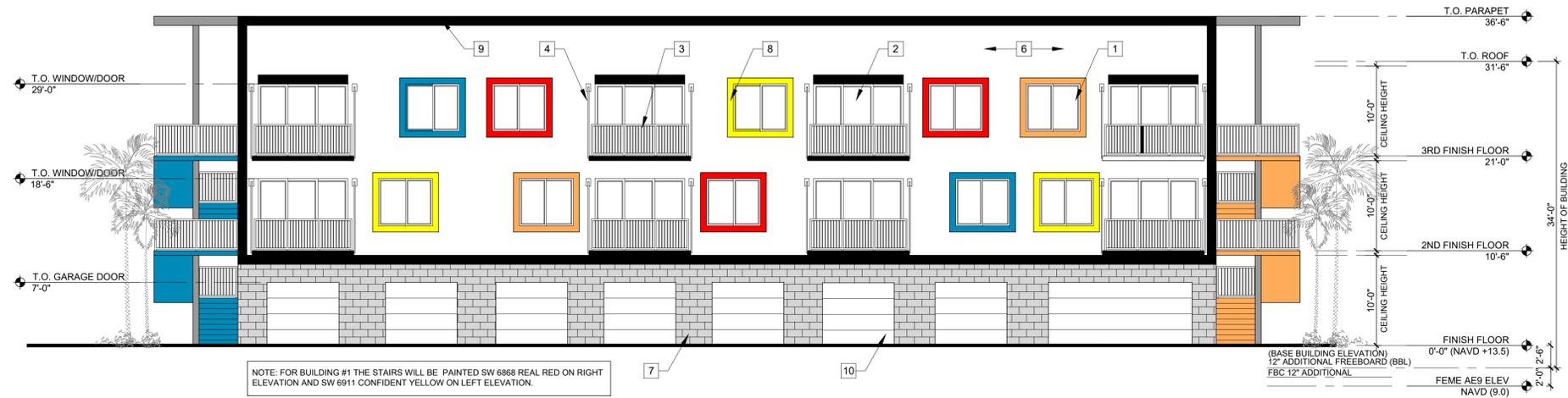
BUILDING  
TYPE 1

THIRD FLOOR  
AND ROOF  
PLAN

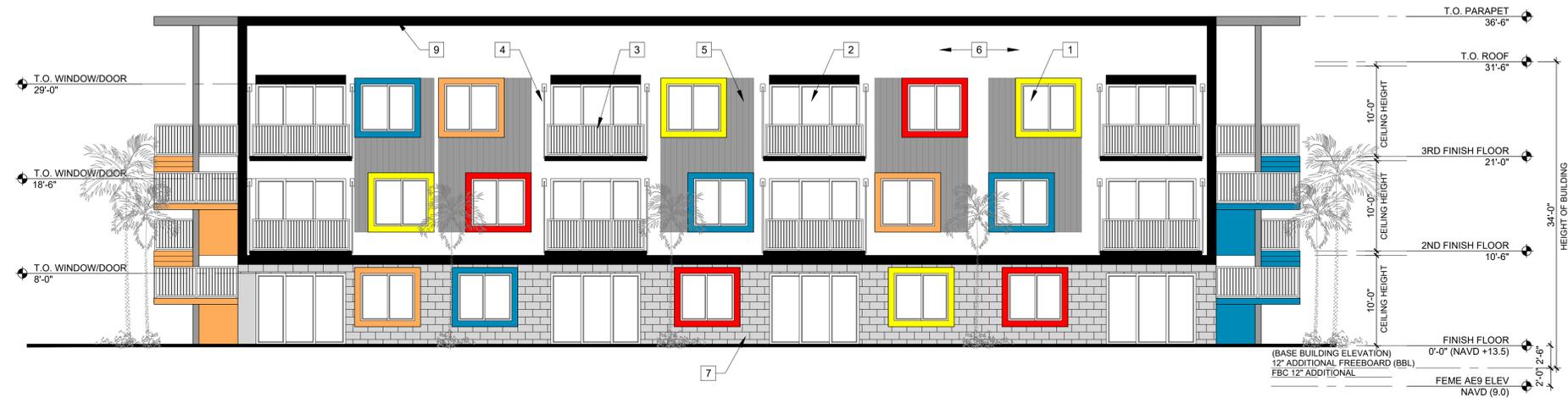
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Building Type 1: Front Elevation (Facing Parking)  
Scale: 1/8"=1'-0"



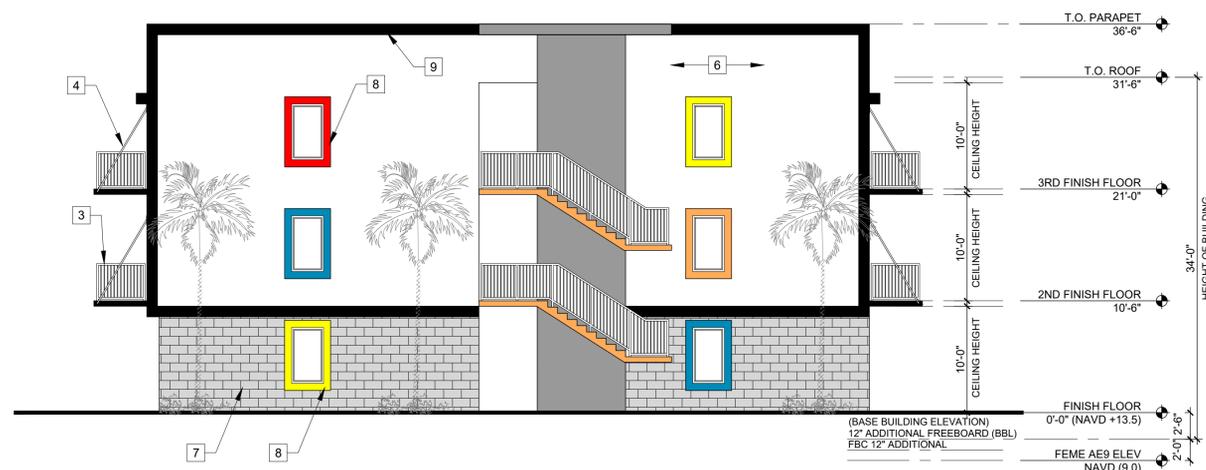
Building Type 1: Rear Elevation (Facing Congress)  
Scale: 1/8"=1'-0"

**COLOR CHART**

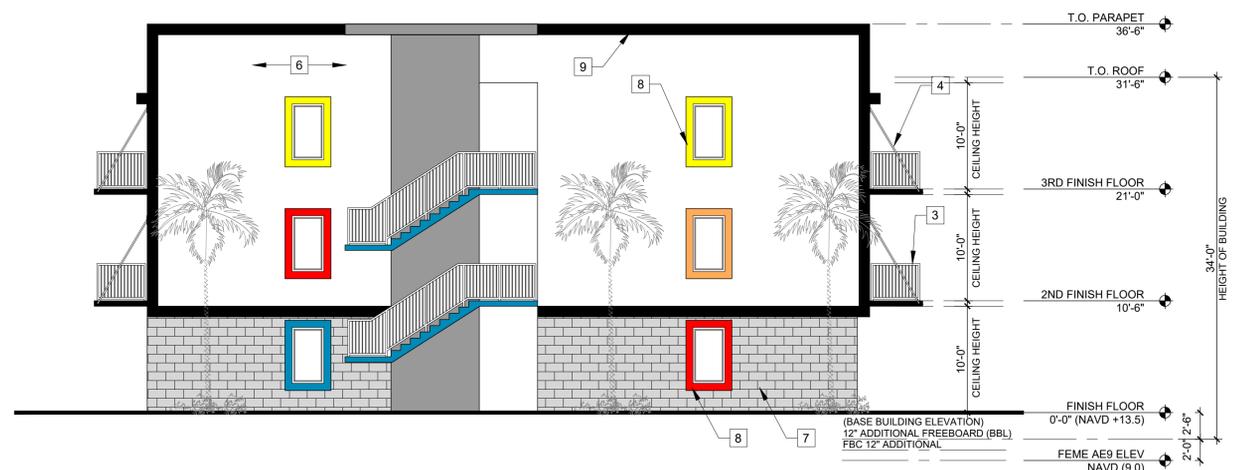
- SW 6884 OBSTINATE ORANGE
- SW 6868 REAL RED
- SW 6911 CONFIDENT YELLOW
- SW 6959 BLUE CHIP
- SW 6258 TRICORN BLACK
- SW 7006 EXTRA WHITE
- SW 7065 ARGOS
- SW 7067 CITYSCAPE

**ELEVATION KEYNOTES**

1	IMPACT RESISTANT WINDOW (BLACK)
2	IMPACT RESISTANT SLIDING GLASS DOOR SYSTEM (BLACK)
3	42" HIGH DECORATIVE ALUMINUM RAILING (BLACK)
4	DECORATIVE BALCONY STRUT (BLACK)
5	SMOOTH SCORED STUCCO VERTICAL 8" REVEAL (SW-7067)
6	SMOOTH STUCCO FINISH (SW-7006)
7	STUCCO FINISH WITH SCORE LINES TO SIMULATE CMU (SW-7065)
8	SMOOTH STUCCO RAISED BAND AT WINDOWS - SEE COLOR CHART
9	SMOOTH STUCCO RAISED BAND (SW-6258)
10	OVERHEAD GARAGE DOOR

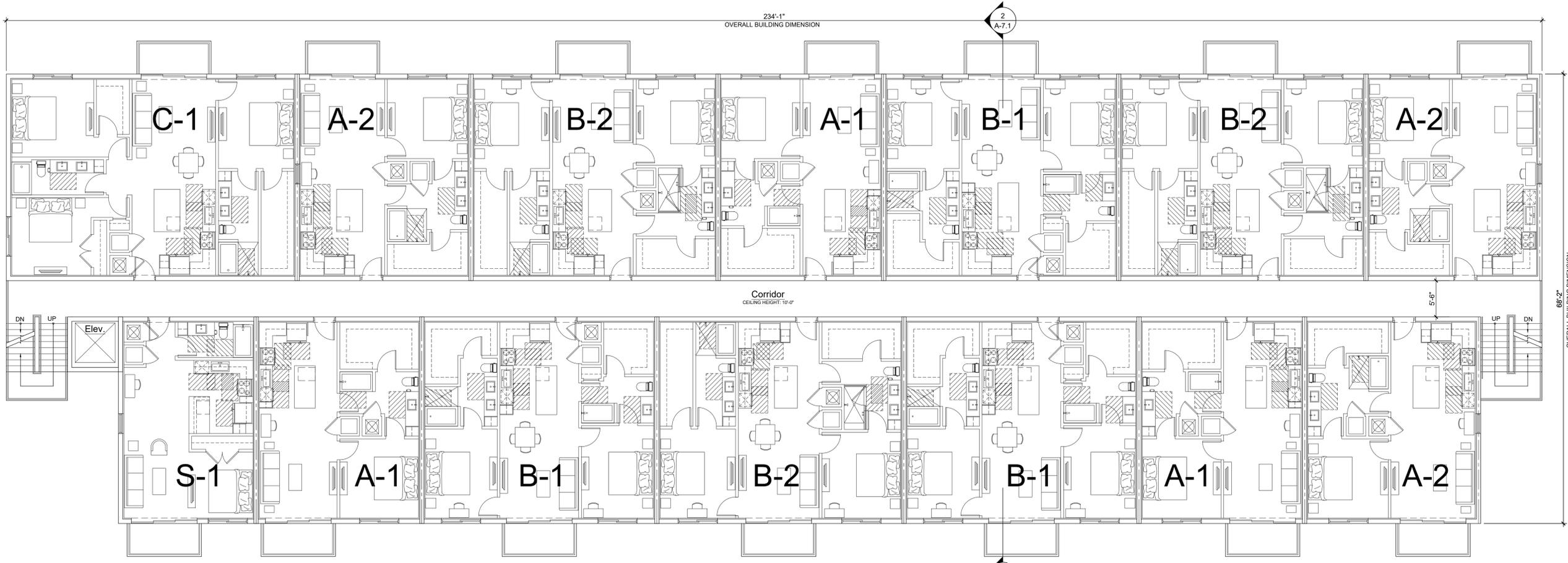


Building Type 1: Right Elevation  
Scale: 1/8"=1'-0"

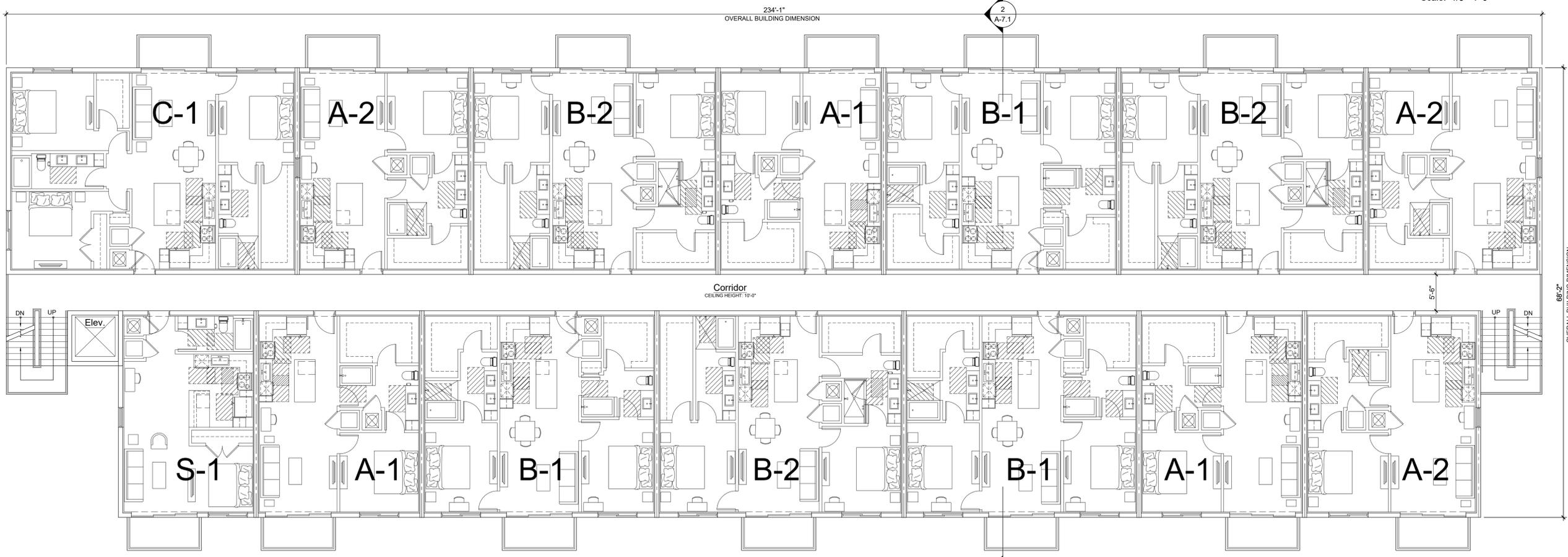


Building Type 1: Left Elevation  
Scale: 1/8"=1'-0"

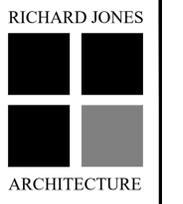




Building Type 2:Fourth Floor Plan  
Scale: 1/8"=1'-0"



Building Type 2:Third Floor Plan  
Scale: 1/8"=1'-0"



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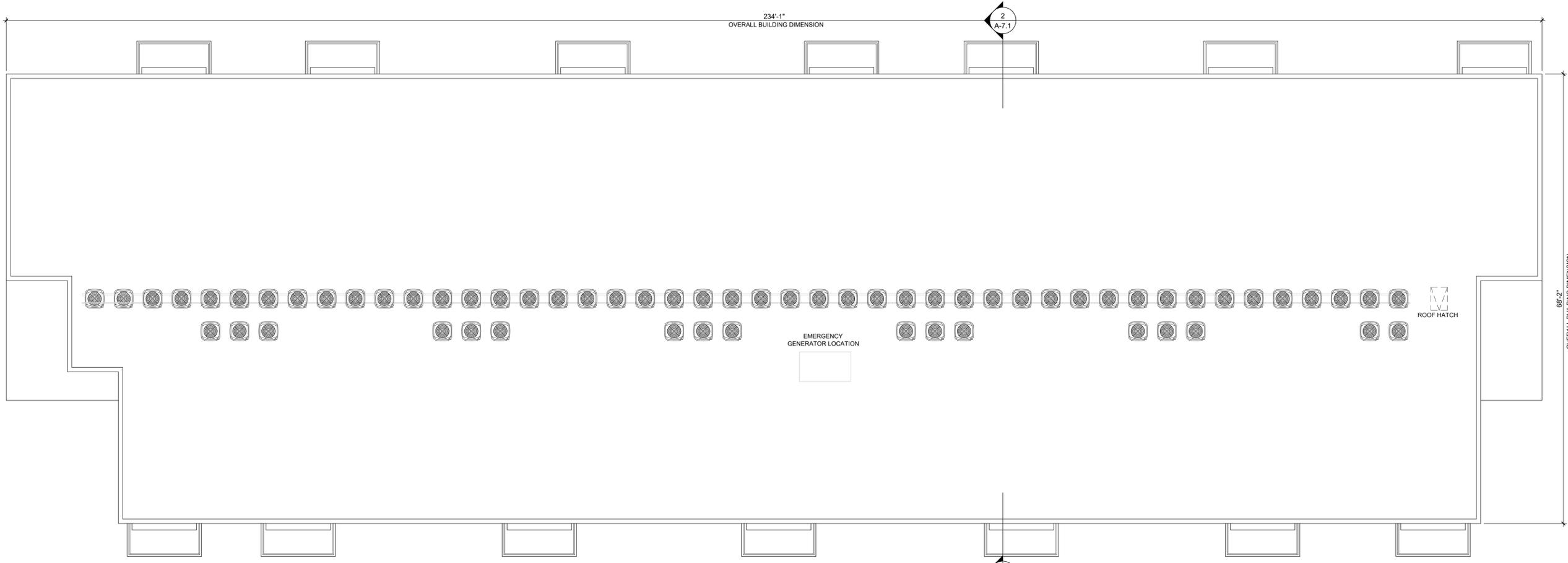
BUILDING TYPE 2

THIRD AND FOURTH FLOOR PLAN

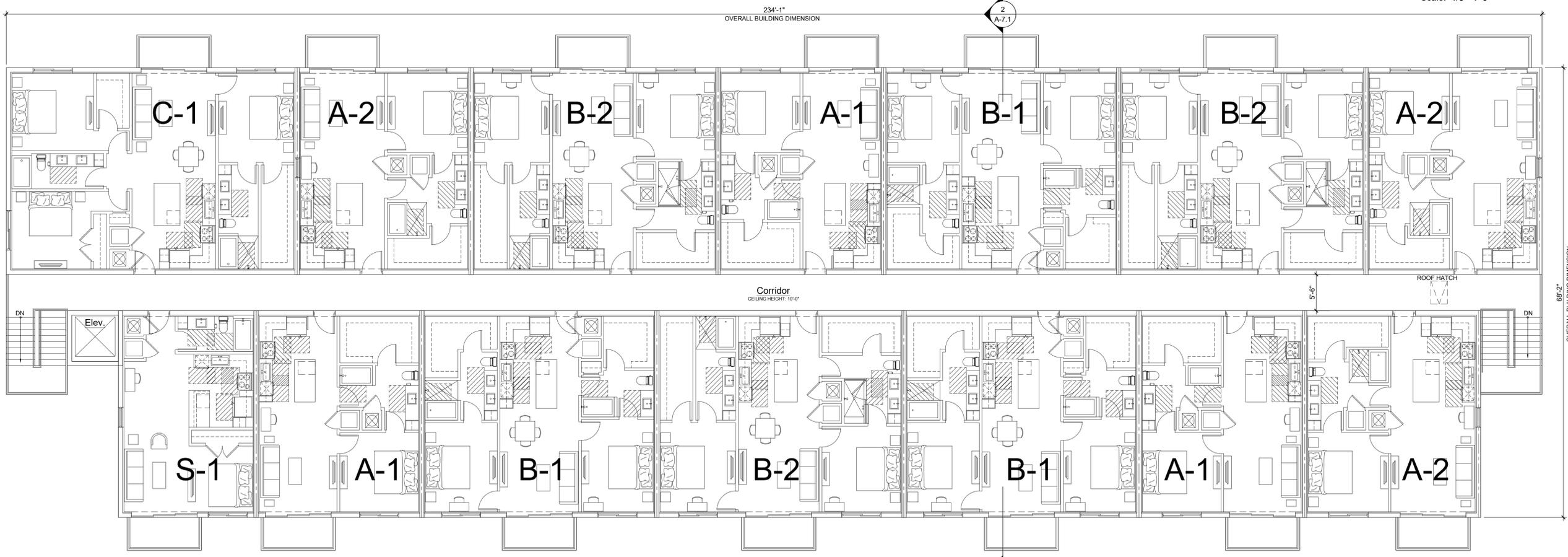
A-5

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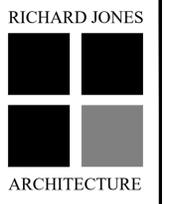
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Building Type 2:Roof Plan  
Scale: 1/8"=1'-0"



Building Type 2:Fifth Floor Plan  
Scale: 1/8"=1'-0"



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COMMISSION # 19-002  
DESIGNER: RJ  
DRAWN BY: JH/RJ  
PLAN REVIEW: RJ

SUBMITTALS:  
CLASS-5 06.23.20  
SUBMITTAL  
TAC 07.29.20  
COMMENTS  
TAC - 2nd Rnd 09.01.20  
COMMENTS

REVISIONS:

BUILDING  
TYPE 2

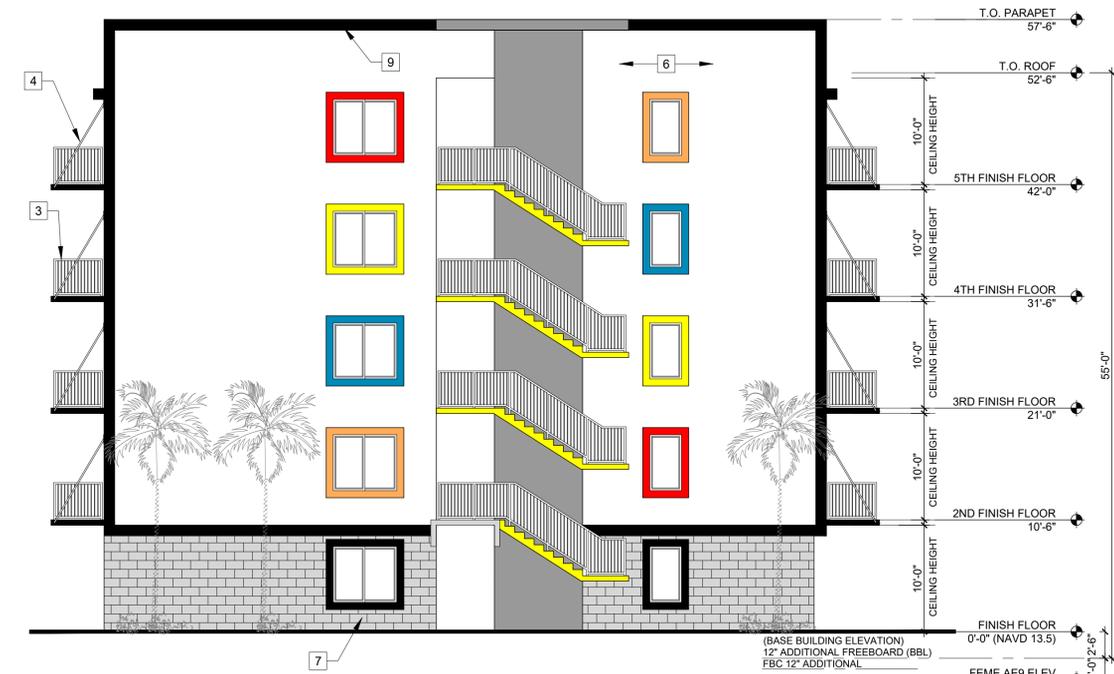
FIFTH FLOOR  
AND ROOF  
PLAN

A-6

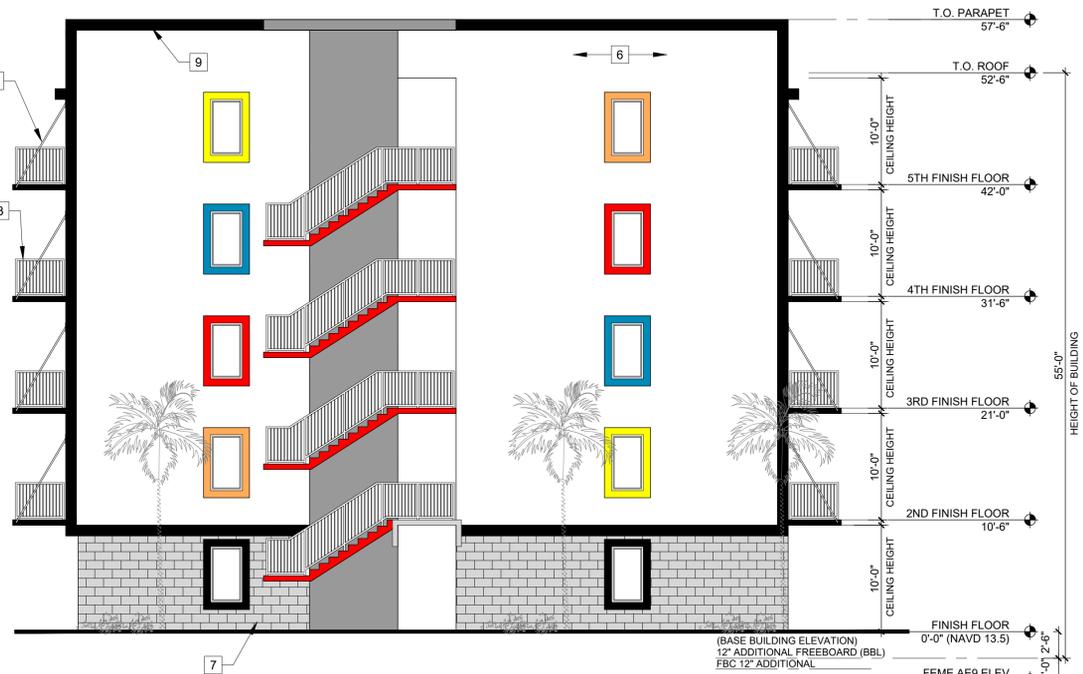
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**Building Type 2: Front Elevation (Facing Parking)**  
Scale: 1/8"=1'-0"



**Building Type 2: Left Elevation**  
Scale: 1/8"=1'-0"



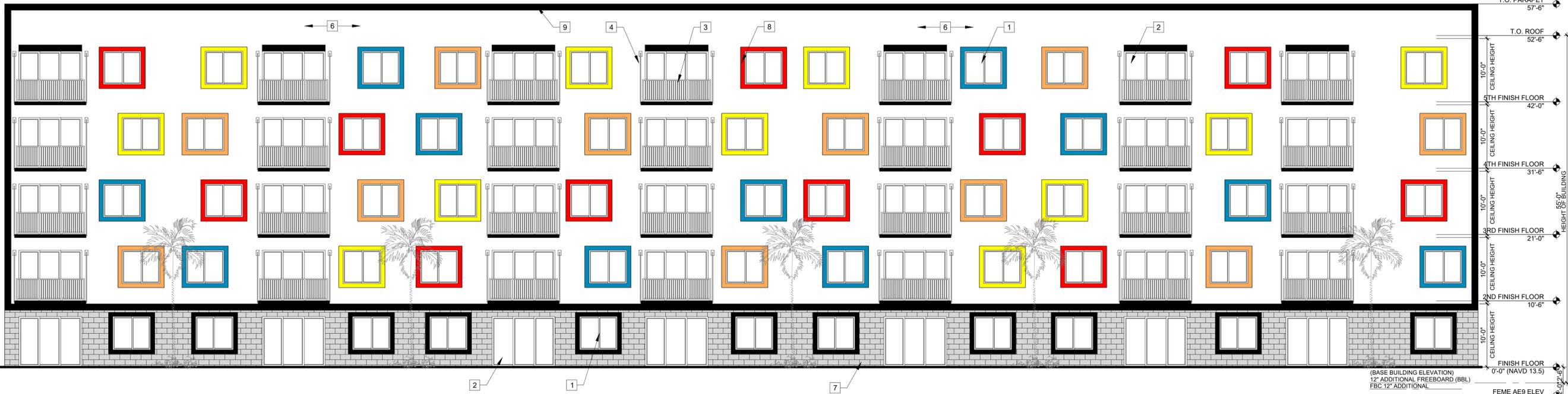
**Building Type 2: Right Elevation**  
Scale: 1/8"=1'-0"

**COLOR CHART**

- SW 6884 OBSTINATE ORANGE
- SW 6868 REAL RED
- SW 6911 CONFIDENT YELLOW
- SW 6959 BLUE CHIP
- SW 6258 TRICORN BLACK
- SW 7006 EXTRA WHITE
- SW 7065 ARGOS
- SW 7067 CITYSCAPE

**ELEVATION KEYNOTES**

- 1 IMPACT RESISTANT WINDOW (BLACK)
- 2 IMPACT RESISTANT SLIDING GLASS DOOR SYSTEM (BLACK)
- 3 42" HIGH DECORATIVE ALUMINUM RAILING (BLACK)
- 4 DECORATIVE BALCONY STRUT (BLACK)
- 5 SMOOTH SCORED STUCCO VERTICAL 8" REVEAL (SW-7067)
- 6 SMOOTH STUCCO FINISH (SW-7006)
- 7 STUCCO FINISH WITH SCORE LINES TO SIMULATE CMU (SW-7065)
- 8 SMOOTH STUCCO RAISED BAND AT WINDOWS - SEE COLOR CHART
- 9 SMOOTH STUCCO RAISED BAND (SW-6258)
- 10 OVERHEAD GARAGE DOOR

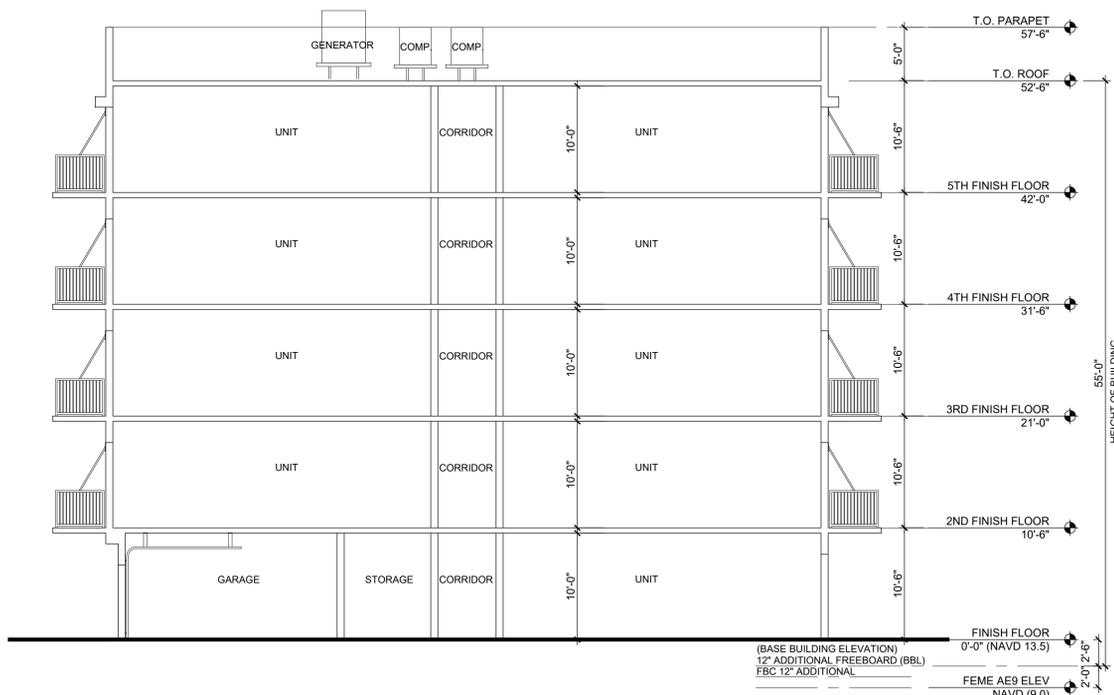


Building Type 2: Rear Elevation (Facing Pool or Canal)  
Scale: 1/8"=1'-0"

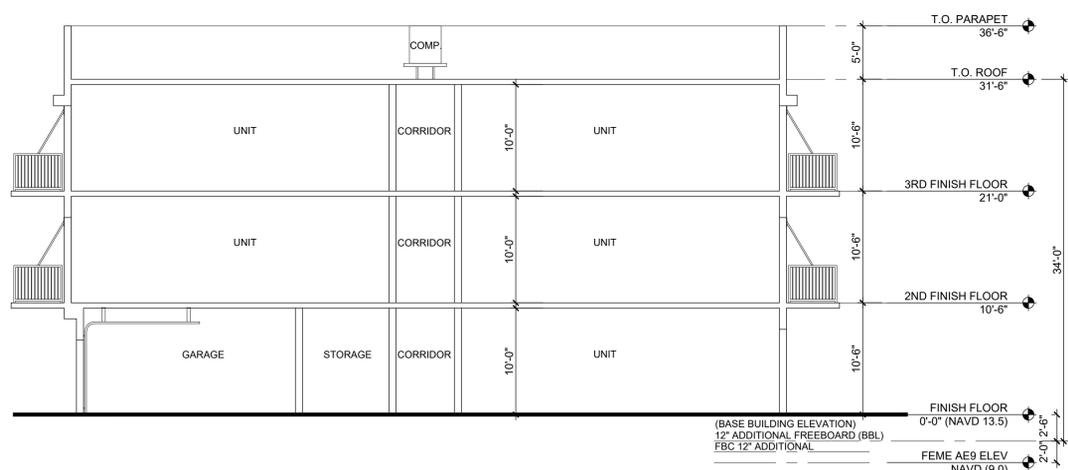
COLOR CHART	
	SW 6884 OBSTINATE ORANGE
	SW 6868 REAL RED
	SW 6911 CONFIDENT YELLOW
	SW 6959 BLUE CHIP
	SW 6258 TRICORN BLACK
	SW 7006 EXTRA WHITE
	SW 7065 ARGOS
	SW 7067 CITYSCAPE

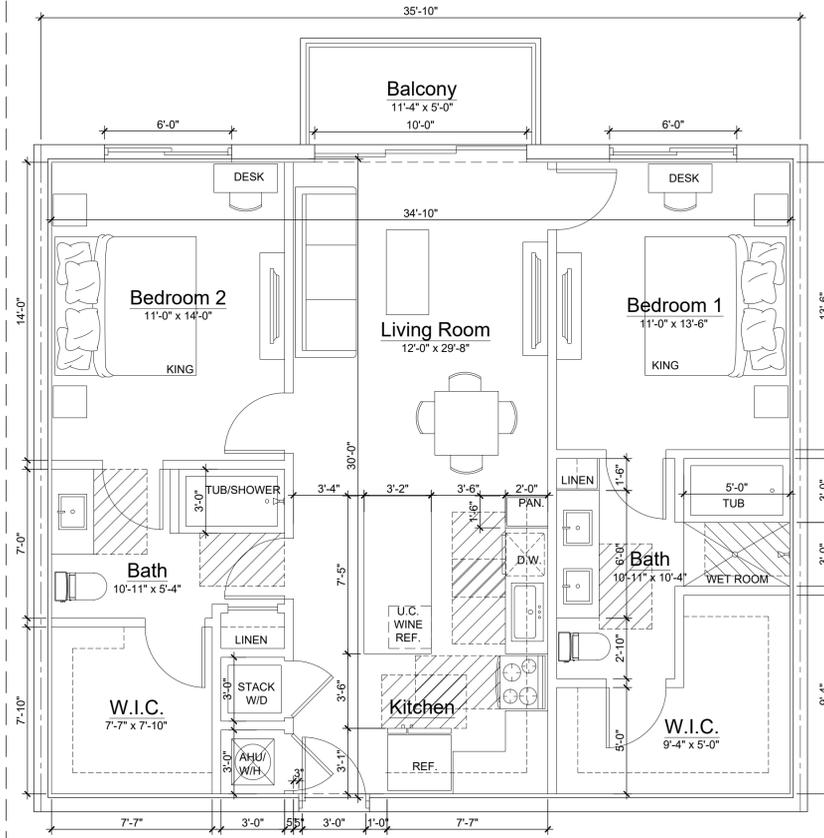
ELEVATION KEYNOTES	
1	IMPACT RESISTANT WINDOW (BLACK)
2	IMPACT RESISTANT SLIDING GLASS DOOR SYSTEM (BLACK)
3	42" HIGH DECORATIVE ALUMINUM RAILING (BLACK)
4	DECORATIVE BALCONY STRUT (BLACK)
5	SMOOTH SCORED STUCCO VERTICAL 8" REVEAL (SW-7067)
6	SMOOTH STUCCO FINISH (SW-7006)
7	STUCCO FINISH WITH SCORE LINES TO SIMULATE CMU (SW-7065)
8	SMOOTH STUCCO RAISED BAND AT WINDOWS - SEE COLOR CHART
9	SMOOTH STUCCO RAISED BAND (SW-6258)
10	OVERHEAD GARAGE DOOR



2 Building Type 2: Section  
Scale: 1/8"=1'-0"



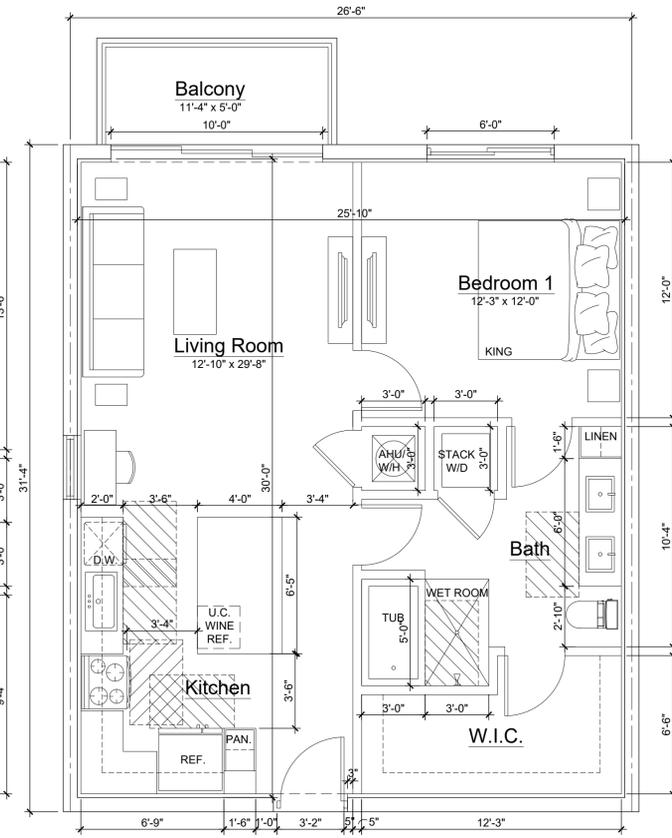
1 Building Type 1: Section  
Scale: 1/8"=1'-0"



**B1- 2 Bedroom/2 Bath**

1,055 SQ.FT.  
57 SQ.FT. BALCONY  
1,112 TOTAL

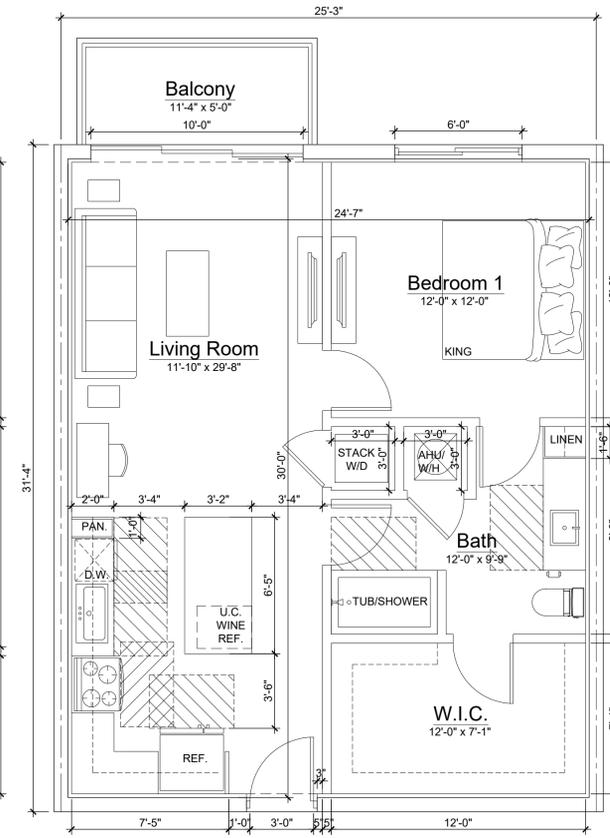
Scale: 1/4"=1'-0"



**A2- 1 Bedroom/1 Bath**

775 SQ.FT.  
57 SQ.FT. BALCONY  
832 TOTAL

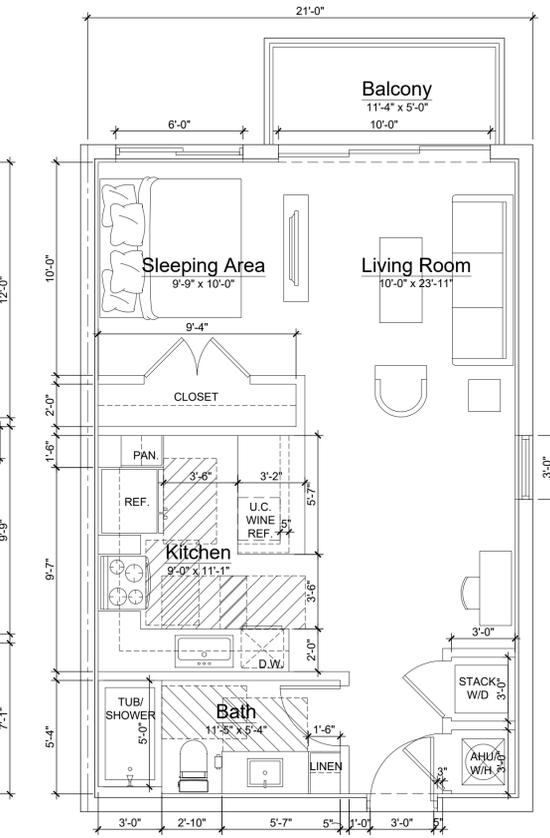
Scale: 1/4"=1'-0"



**A1- 1 Bedroom/1 Bath**

737 SQ.FT.  
57 SQ.FT. BALCONY  
794 TOTAL

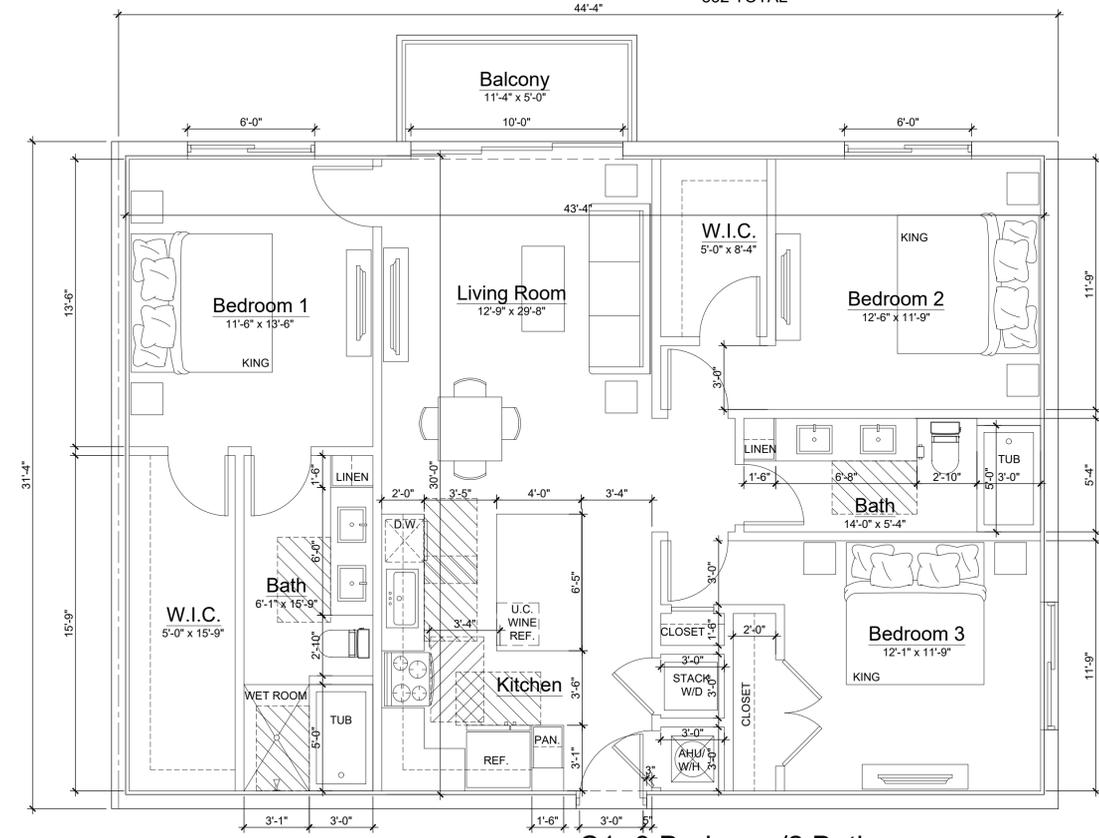
Scale: 1/4"=1'-0"



**S1- Studio**

600 A/C SQ.FT.  
57 SQ.FT. BALCONY  
657 TOTAL

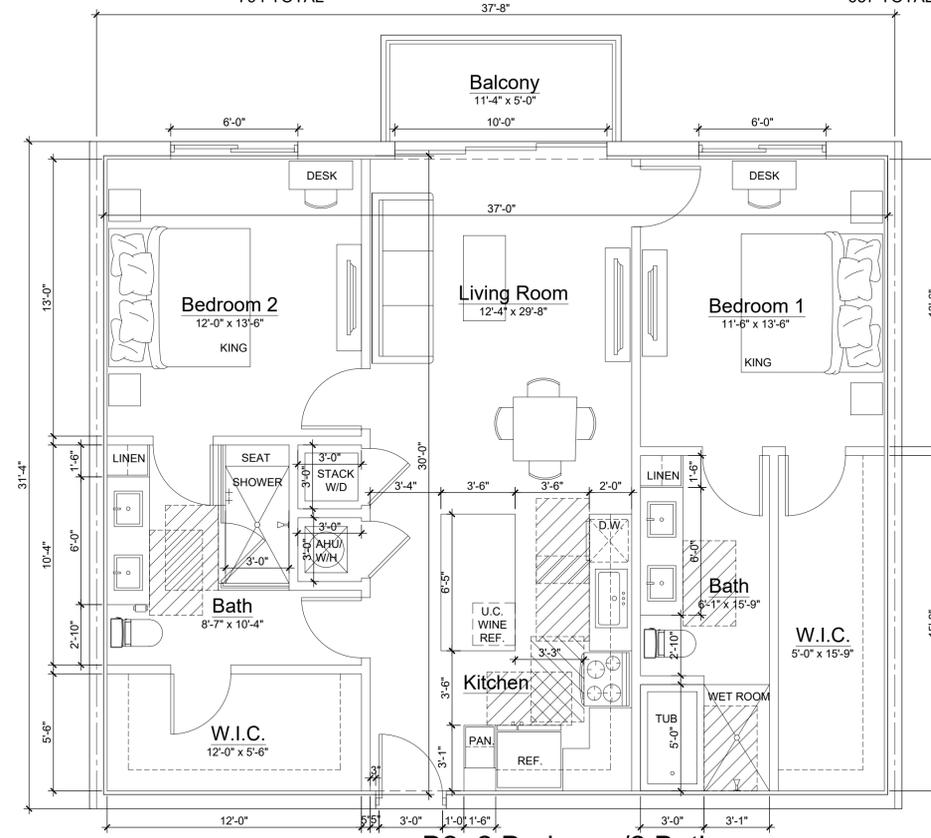
Scale: 1/4"=1'-0"



**C1- 3 Bedroom/2 Bath**

1,300 SQ.FT.  
57 SQ.FT. BALCONY  
1,357 TOTAL

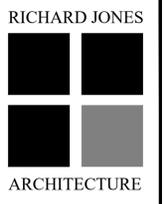
Scale: 1/4"=1'-0"



**B2- 2 Bedroom/2 Bath**

1,110 SQ.FT.  
57 SQ.FT. BALCONY  
1,167 TOTAL

Scale: 1/4"=1'-0"



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DESIGNER: RJ  
DRAWN BY: JH/RJ  
PLAN REVIEW: RJ

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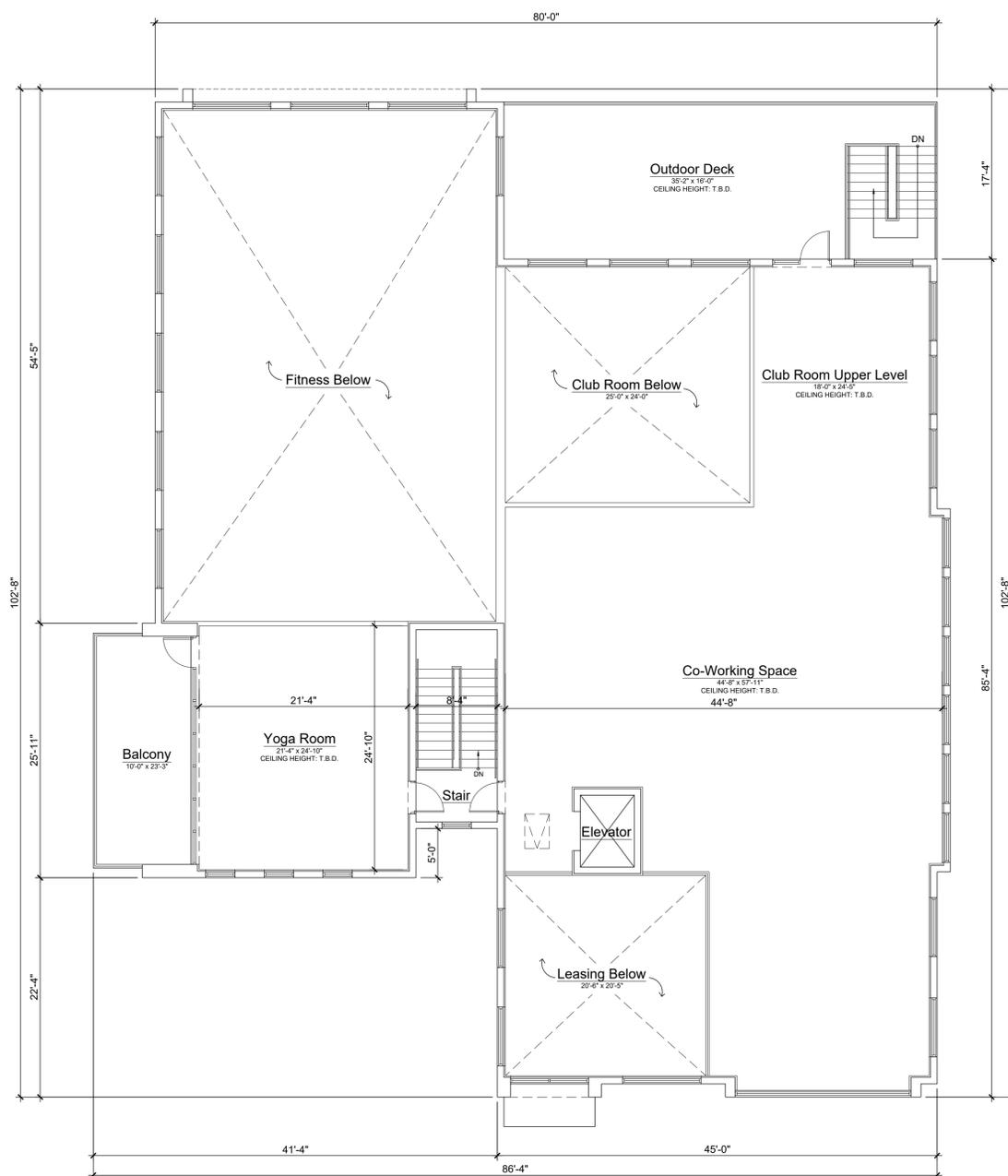
REVISIONS:

UNIT PLANS

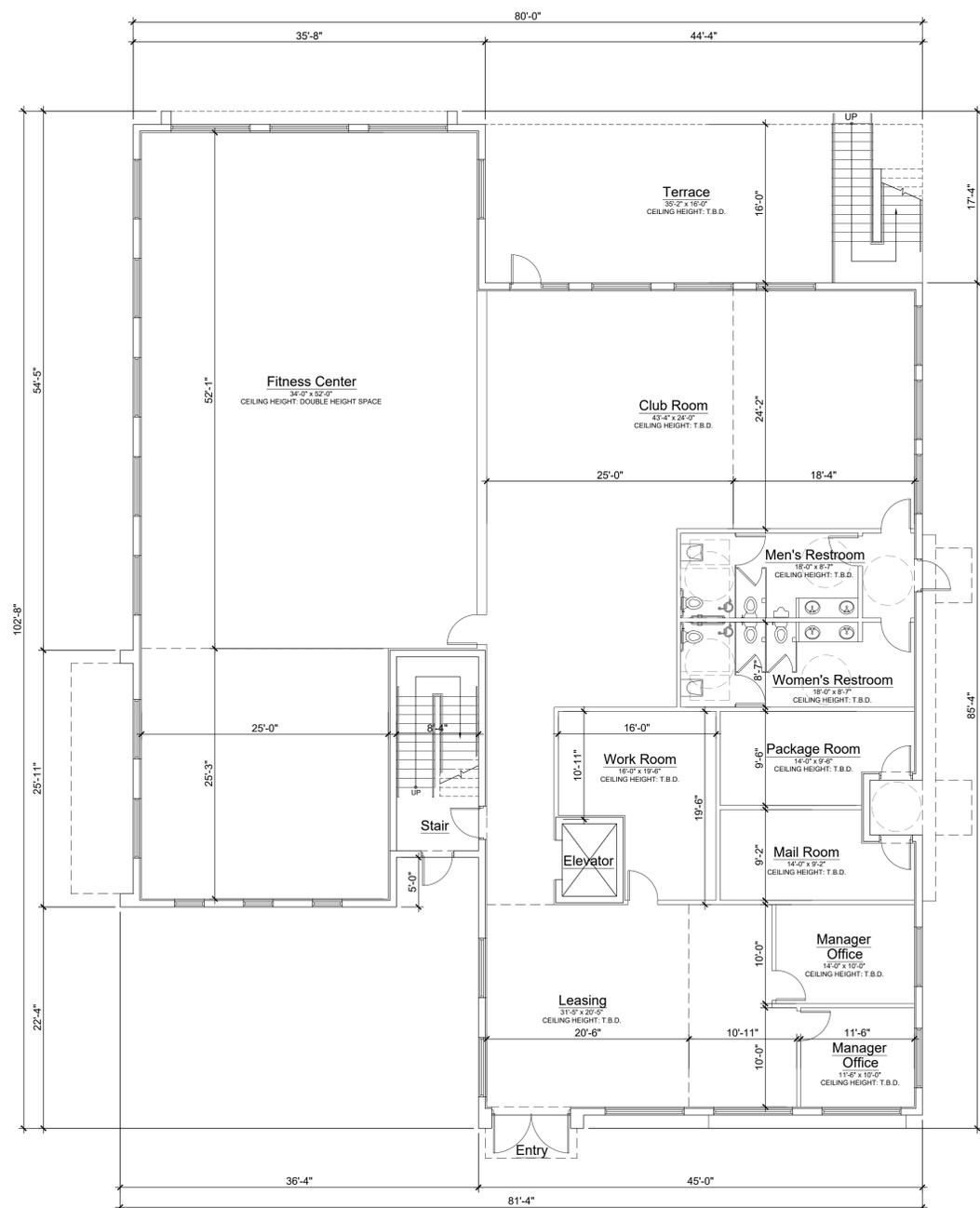
A-8

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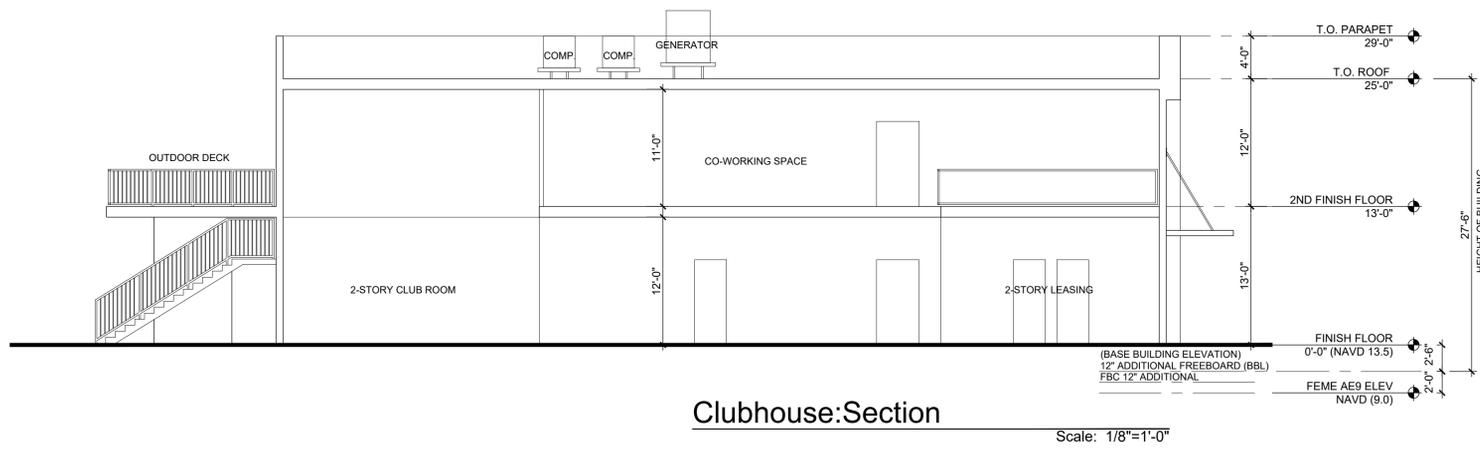


Clubhouse: Second Floor Plan  
Scale: 1/8"=1'-0"



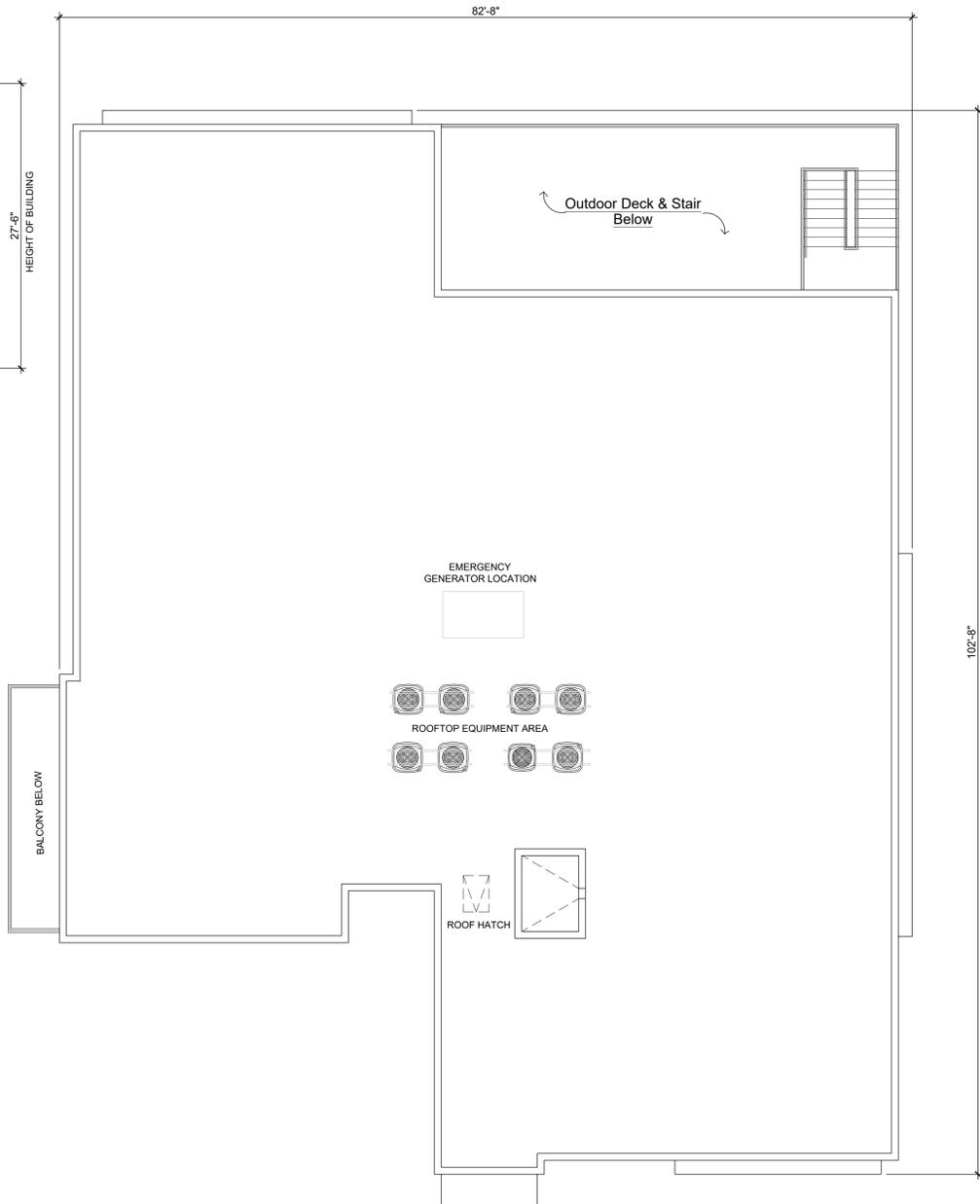
Clubhouse: Ground Floor Plan  
Scale: 1/8"=1'-0"

CLUBHOUSE AREA	
GROUND FLOOR A/C	6,635 SQ. FT.
SECOND FLOOR A/C	3,451 SQ. FT.
TOTAL A/C AREA	10,086 SQ. FT.



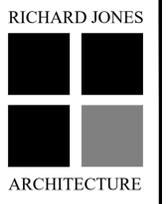
Clubhouse:Section

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



Clubhouse:Roof Plan

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



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COMMISSION # 19-002  
DESIGNER: RJ  
DRAWN BY: JH/RJ  
PLAN REVIEW: RJ

SUBMITTALS:  
CLASS-S 06.23.20  
SUBMITTAL  
TAC 07.29.20  
COMMENTS  
TAC - 2nd Rnd 09.01.20  
COMMENTS

REVISIONS:

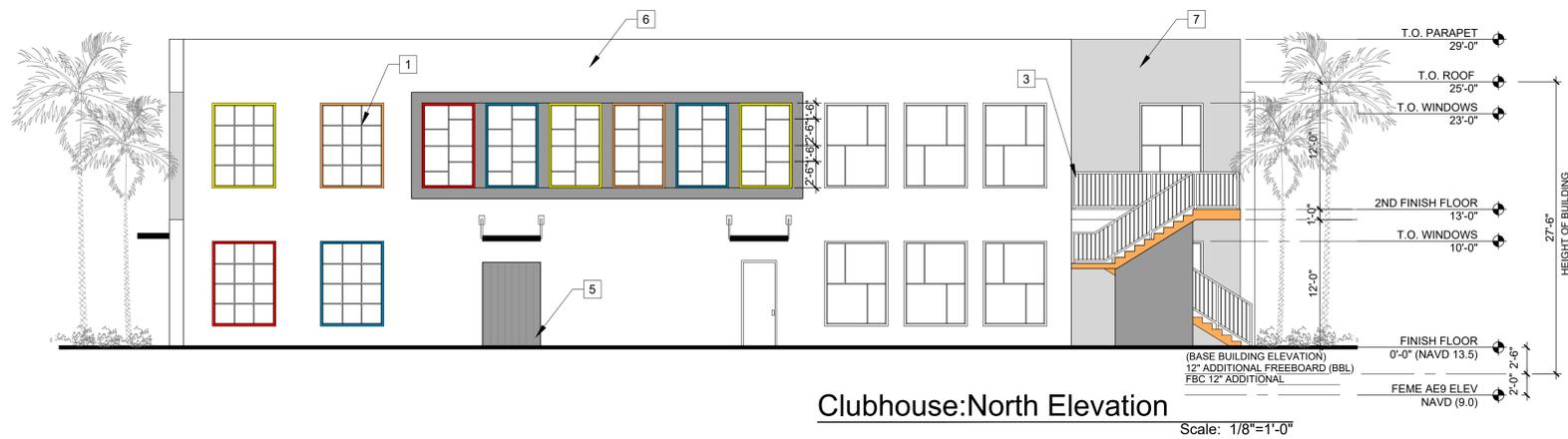
CLUBHOUSE

ROOF PLAN  
AND SECTION

A-10

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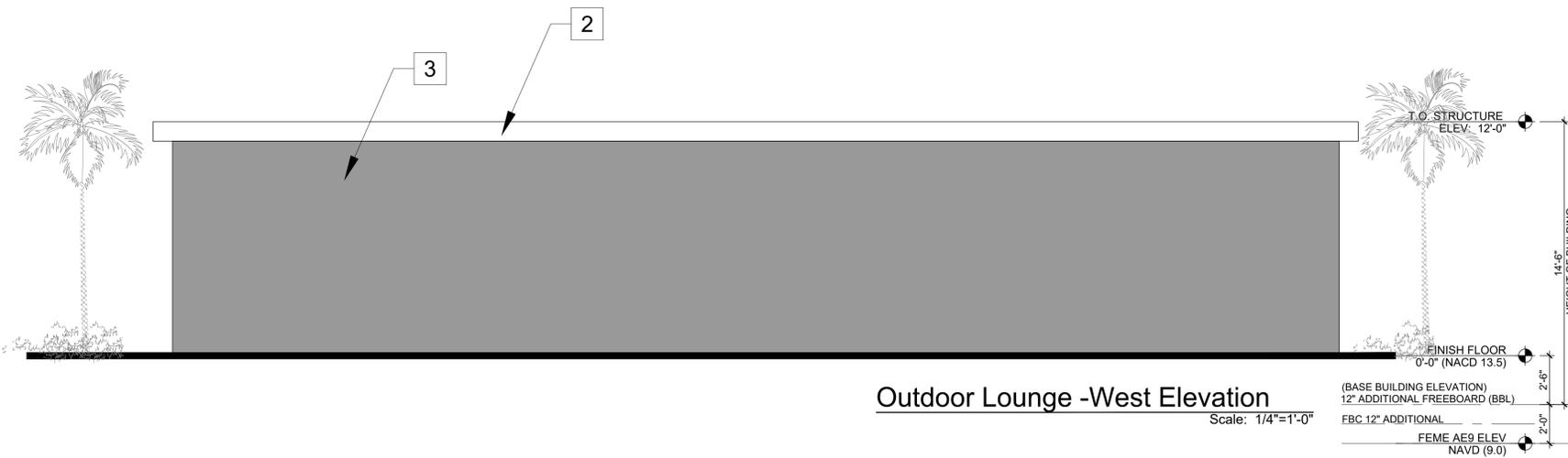
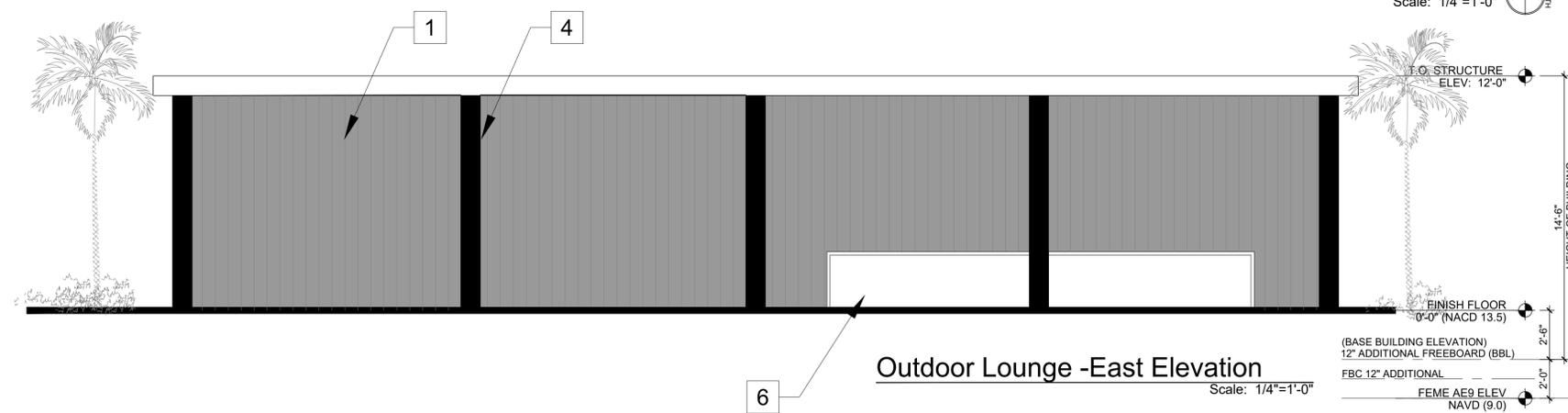
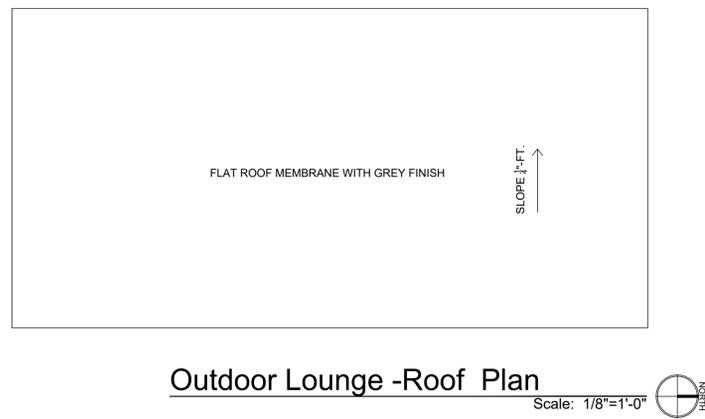
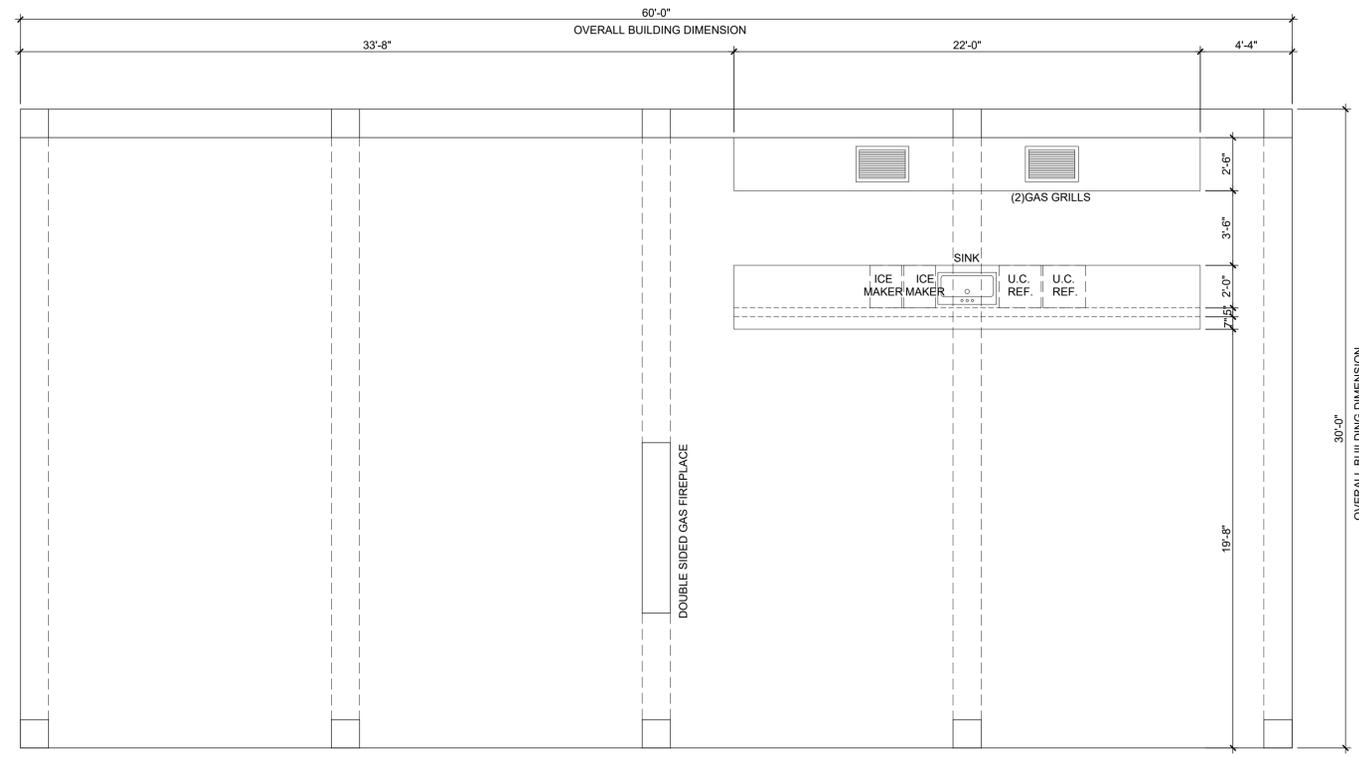
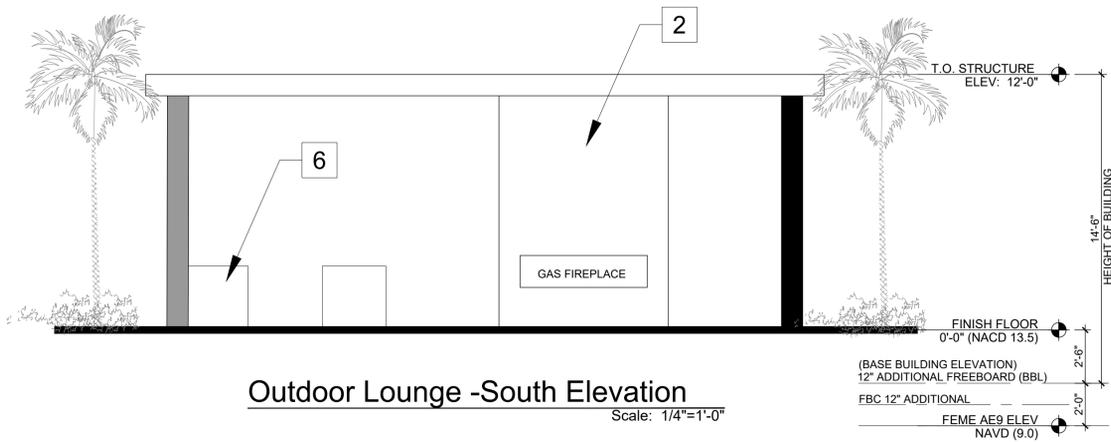
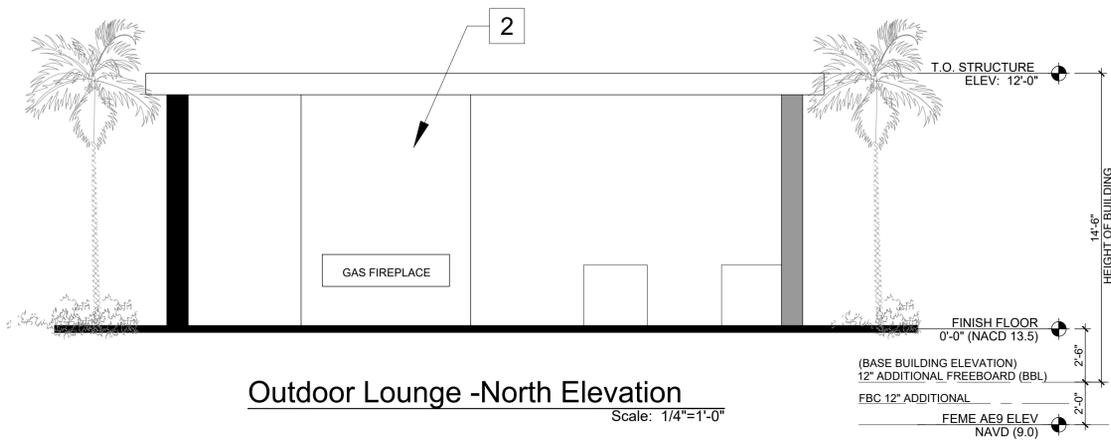
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	SW 6911 CONFIDENT YELLOW
	SW 6959 BLUE CHIP
	SW 6258 TRICORN BLACK
	SW 7006 EXTRA WHITE
	SW 7065 ARGOS
	SW 7067 CITYSCAPE

ELEVATION KEYNOTES	
1	IMPACT RESISTANT WINDOW - FRAME COLOR VARIES - SEE CHART
2	IMPACT RESISTANT SLIDING GLASS DOOR SYSTEM (BLACK)
3	42" HIGH DECORATIVE ALUMINUM RAILING (BLACK)
4	ALUMINUM ENTRY CANOPY (BLACK)
5	CURRUGATED ALUMINUM VERTICAL SIDING ( GREY)
6	SMOOTH STUCCO FINISH (SW-7006)
7	SMOOTH STUCCO FINISH (SW-7065)
8	SMOOTH STUCCO RAISED BAND AT WINDOWS - SEE COLOR CHART

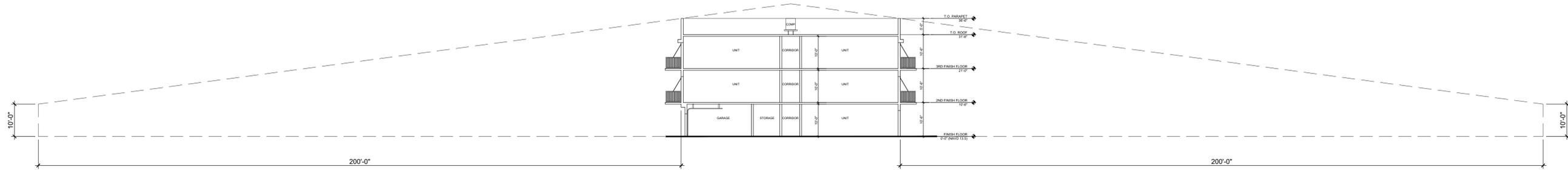


COLOR CHART	
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	SW 7006 EXTRA WHITE
	SW 7067 CITYSCAPE

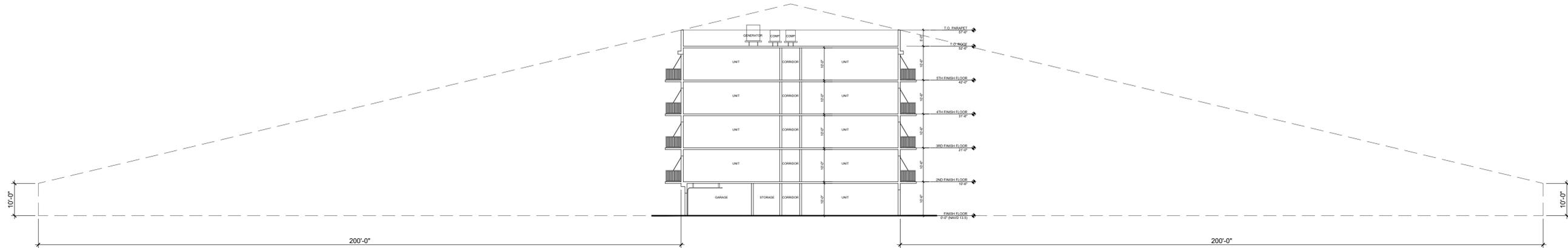
  

ELEVATION KEYNOTES	
1	FINISH BY INTERIOR DESIGNER
2	SMOOTH STUCCO FINISH (SW-7006)
3	SMOOTH STUCCO FINISH (SW-7067)
4	SMOOTH STUCCO FINISH (SW-6258)
5	2-SIDED FIRE PLACE
6	BUILT IN CABINETRY

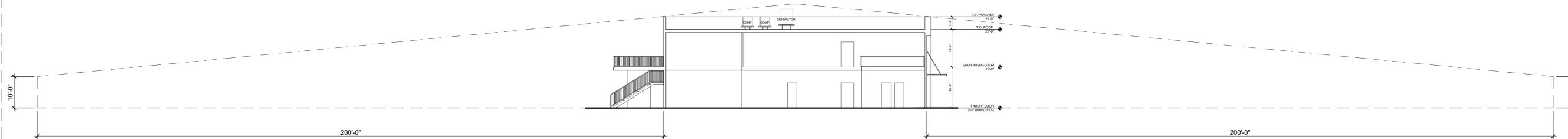




Line of Sight Study- Building Type 1  
Scale: 1/16"=1'-0"



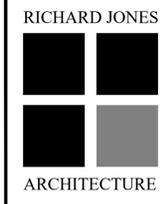
Line of Sight Study- Building Type 2  
Scale: 1/16"=1'-0"



Line of Sight Study- Clubhouse  
Scale: 1/16"=1'-0"



Demolition Plan  
Scale: 1"=50'



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DESIGNER: RJ  
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PLAN REVIEW: RJ

SUBMITTALS:  
CLASS-5 SUBMITTAL 06.23.20  
TAC COMMENTS 07.29.20  
TAC - 2nd Rnd COMMENTS 09.01.20

REVISIONS:

DEMOLITION PLAN

A-15

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