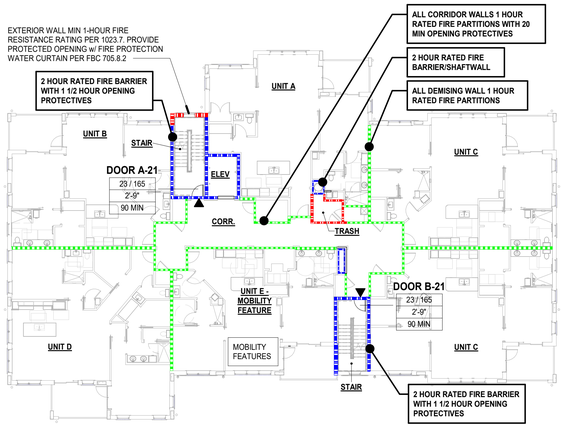
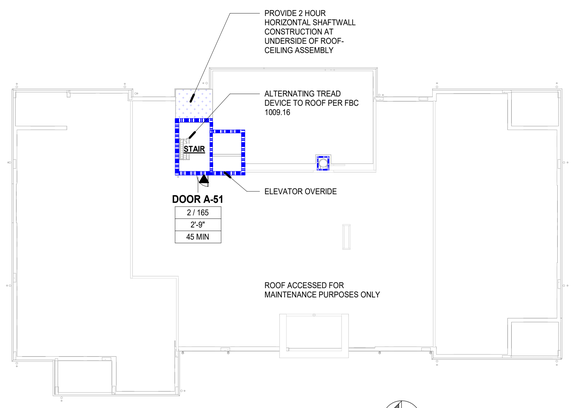
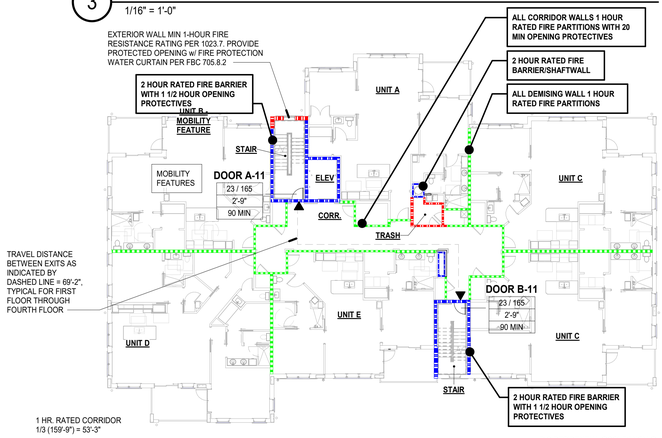


3 SECOND FLOOR – CODE PLAN
1/16" = 1'-0"

R-2 RESIDENTIAL OCCUPANCY @ SECOND FLOOR

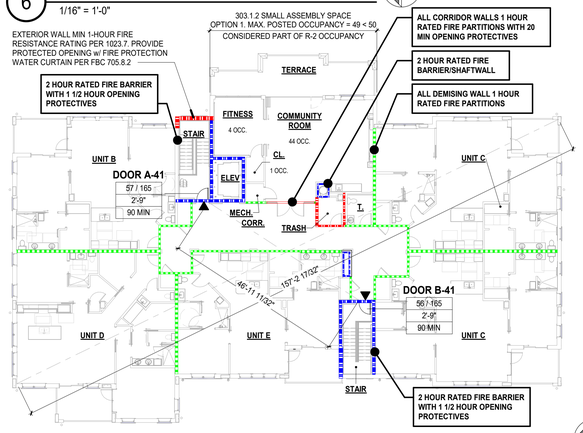


6 PENTHOUSE LEVEL – CODE PLAN
1/16" = 1'-0"



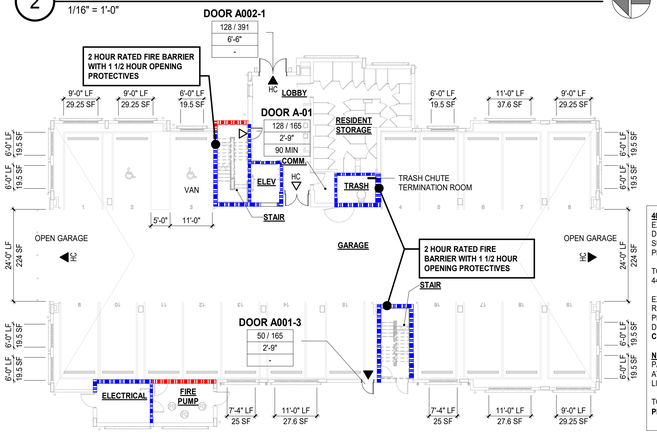
2 FIRST FLOOR – CODE PLAN
1/16" = 1'-0"

R-2 RESIDENTIAL OCCUPANCY @ FIRST FLOOR



5 FOURTH FLOOR – CODE PLAN
1/16" = 1'-0"

R-2 RESIDENTIAL OCCUPANCY @ FOURTH FLOOR



1 GROUND FLOOR – CODE PLAN
1/16" = 1'-0"

S-2 STORAGE OCCUPANCY @ GROUND FLOOR

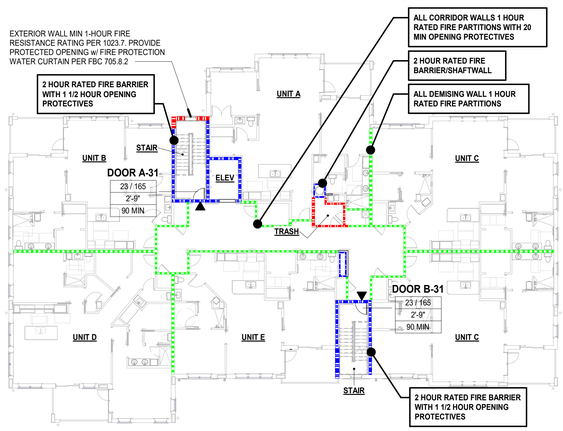
406.5.2 OPEN PARKING GARAGES
EXTERIOR SIDE OF STRUCTURE SHALL HAVE UNIFORMLY DISTRIBUTED OPENINGS ON 2 OR MORE SIDES. THE AREA OF SUCH OPENINGS SHALL NOT BE LESS THAN 20% OF THE PERIMETER WALL AREA OF THE GARAGE.

TOTAL PERIMETER WALL AREA = 490' x 9'-0" = 4410 SF
4410 x 20% = 882 SF REQUIRED < **926 SF PROVIDED, COMPLIES**

EXCEPTION: AGGREGATE LENGTH OF OPENINGS IS NOT REQUIRED TO BE DISTRIBUTED OVER 40% OF THE BUILDING PERIMETER WHERE THE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE GARAGE. **COMPLIES, SEE GROUND FLOOR CODE PLAN FOR DISTRIBUTION.**

NFPA 101:42.8.1.3
PARKING LEVEL SHALL HAVE WALL OPENINGS OPEN TO THE ATMOSPHERE FOR AN AREA OF NOT LESS THAN 1.4 SF FOR EACH LINEAR FOOT OF BUILDING PERIMETER

TOTAL PERIMETER = 490' LF X 1.4 = 686 SF REQUIRED < **926 SF PROVIDED, COMPLIES**



4 THIRD FLOOR – CODE PLAN
1/16" = 1'-0"

R-2 RESIDENTIAL OCCUPANCY @ THIRD FLOOR

* GREATER OF THE FOUR ELEVATIONS

A CODE ELEVATION
1/16" = 1'-0"

OCCUPANCY CALCULATIONS

FBC SPACE TYPE (1004.5)	ICC OCCUPANT LOAD FACTOR OLF	CALCULATED OCCUPANT LOAD	ACTUAL OCCUPANT LOAD
ACCESSORY STORAGE AREAS, MECH., EQUIP.	300 SF	6	7
PARKING AREAS	200 SF	42	42
RESIDENTIAL	200 SF	2	2
GROUND FLOOR		50	51
ACCESSORY STORAGE AREAS, MECH., EQUIP.	300 SF	3	3
RESIDENTIAL	200 SF	43	12
FIRST FLOOR		46	15
ACCESSORY STORAGE AREAS, MECH., EQUIP.	300 SF	3	3
RESIDENTIAL	200 SF	43	12
SECOND FLOOR		46	15
ACCESSORY STORAGE AREAS, MECH., EQUIP.	300 SF	3	3
RESIDENTIAL	200 SF	43	12
THIRD FLOOR		46	15
ACCESSORY STORAGE AREAS, MECH., EQUIP.	300 SF	3	3
ASSEMBLY: UNCONCENTRATED, TABLES & CHAIRS	15 SF	70	44
EXERCISE ROOMS	50 SF	4	4
RESIDENTIAL	200 SF	36	10
FOURTH FLOOR		113	61
		301	157

EXIT DOOR EGRESS CALCULATIONS

DOOR NUMBER	DOOR OCCUPANT LOAD	EGRESS / OCCUPANT (.2")	REQUIRED EGRESS WIDTH	<	ACTUAL WIDTH
GROUND FLOOR					
A-01	128	3/16"	25 1/2"	OK	2'-9"
A002-1	128	3/16"	25 1/2"	OK	6'-6"
A001-3	50	3/16"	9 31/32"	OK	2'-9"
FIRST FLOOR					
B-11	23	5/16"	6 29/32"	OK	2'-9"
A-11	23	5/16"	6 29/32"	OK	2'-9"
SECOND FLOOR					
B-21	23	5/16"	6 29/32"	OK	2'-9"
A-21	23	5/16"	6 29/32"	OK	2'-9"
THIRD FLOOR					
B-31	23	5/16"	6 29/32"	OK	2'-9"
A-31	23	5/16"	6 29/32"	OK	2'-9"
FOURTH FLOOR					
B-41	56	5/16"	16 27/32"	OK	2'-9"
A-41	57	5/16"	17 5/32"	OK	2'-9"
T.O. SLAB					
A-51	2	3/16"	13/32"	OK	2'-9"

UNIT ACCESSIBILITY

NAME	NUMBER	ACCESSIBILITY REQUIREMENTS
UNIT A		
UNIT A	106	FAIR HOUSING SPECIFICATION B
UNIT A	206	FAIR HOUSING SPECIFICATION B
UNIT A	306	FAIR HOUSING SPECIFICATION B
UNIT B		
UNIT B	201	FAIR HOUSING SPECIFICATION B
UNIT B	301	FAIR HOUSING SPECIFICATION B
UNIT B	401	FAIR HOUSING SPECIFICATION B
UNIT B - MOBILITY FEATURE		
UNIT B - MOBILITY FEATURE	101	MOBILITY FEATURES
UNIT C		
UNIT C	104	FAIR HOUSING SPECIFICATION B
UNIT C	105	FAIR HOUSING SPECIFICATION B
UNIT C	204	FAIR HOUSING SPECIFICATION B
UNIT C	205	FAIR HOUSING SPECIFICATION B
UNIT C	304	FAIR HOUSING SPECIFICATION B
UNIT C	305	FAIR HOUSING SPECIFICATION B
UNIT C	404	FAIR HOUSING SPECIFICATION B
UNIT C	405	FAIR HOUSING SPECIFICATION B
UNIT D		
UNIT D	102	FAIR HOUSING SPECIFICATION B
UNIT D	202	FAIR HOUSING SPECIFICATION B
UNIT D	302	FAIR HOUSING SPECIFICATION B
UNIT D	402	FAIR HOUSING SPECIFICATION B
UNIT E		
UNIT E	103	FAIR HOUSING SPECIFICATION B
UNIT E	303	FAIR HOUSING SPECIFICATION B
UNIT E	403	FAIR HOUSING SPECIFICATION B
UNIT E - MOBILITY FEATURE		
UNIT E - MOBILITY FEATURE	203	MOBILITY FEATURES

ACCESSIBILITY REQUIREMENTS PER 233.3.1.1:
TOTAL UNITS PER BUILDING = 23
5% OF 23 RESIDENT UNITS = 1.15

2 MOBILITY FEATURE UNITS REQUIRED

CODE PLAN LEGEND

- EXIT ACCESS
- EXIT
- F.E.C. FIRE EXTINGUISHER (IN CABINET)
- F.E. FIRE EXTINGUISHER WALL CABINET (WALL BRACKET)
- EGRESS TRAVEL PATH
- 1-HOUR RATED FIRE PARTITION
- 1-HOUR RATED FIRE BARRIER / SHAFT WALL
- 2-HOUR RATED FIRE BARRIER / SHAFT WALL

DOOR 101-1 - DOOR NUMBER
100 / 165 - CALCULATED OCCUPANTS / EXIT CAPACITY
2'-0" - COMPONENT CLEAR WIDTH
90 MIN - RATING (IF APPLICABLE)

NOTE:
A FIRE EXTINGUISHER SHALL BE PROVIDED IN THE KITCHEN SINK CABINET OF ALL RESIDENT LIVING APARTMENTS.

EXTERIOR ENVELOPE

2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION, 8TH EDITION CODE
CLIMATE ZONE: 2A
COMMERCIAL ENERGY EFFICIENCY
4 STORY BUILDING ABOVE PARKING (5 STORIES ABOVE GRADE)

MINIMUM PRESCRIPTIVE BUILDING ENVELOPE REQUIREMENTS (TABLE C402.1.3)*
*FINAL COMPLIANCE SHALL BE DEMONSTRATED WITH COMCHECK

INSULATION ENTIRELY ABOVE ROOF DECK:	R-25ci
ATTIC & OTHER:	R-38
WALLS, ABOVE GRADE, MASS:	R-5.7ci / R-7.6ci
WALLS, ABOVE GRADE, METAL FRAMED:	R-13 + R-7.5ci

FIRE PROTECTION

Name	Use Group	CONSTRUCTION TYPE	EXTERIOR BEARING WALLS REQD.	EXTERIOR BEARING WALLS PROVIDED	INTERIOR BEARING WALLS REQD.	INTERIOR BEARING WALLS PROVIDED	FLOORS REQD.	FLOORS PROVIDED	ROOFS REQD.	ROOFS PROVIDED	COLUMNS, BEAMS, & SUPPORT MEMBERS REQD.	COLUMNS, BEAMS, & SUPPORT MEMBERS PROVIDED
NEW I.L.	R-2 RESIDENTIAL	IIA	1 HOUR	N/A	1 HOUR	N/A	1 HOUR	1 HOUR	1 HOUR - SEE COMMENTS	1 HOURS	1 HOUR	1 HOURS
PARKING	S-2 STORAGE	IIA	1 HOUR	2 HOURS*	1 HOUR	2 HOURS*	1 HOUR	2 HOURS	1 HOUR - SEE COMMENTS	2 HOURS*	1 HOUR	2 HOURS*

* SUPPORTING 2 HOUR SHAFTWALL

PROJECT INFORMATION

NEW INDEPENDENT LIVING APARTMENT
S TAMIAMI TRAIL
VENICE, FL 34285
CITY OF VENICE, SARASOTA COUNTY

APPLICABLE CODES

APPLICABLE CODES	JURISDICTIONS HAVING AUTHORITY
2023 FLORIDA BUILDING CODE	CITY OF VENICE, FL
2023 FLORIDA ENERGY CONSERVATION CODE	CITY OF VENICE, FL
2023 FLORIDA GAS CODE	CITY OF VENICE, FL
2023 FLORIDA MECHANICAL CODE	CITY OF VENICE, FL
2023 FLORIDA PLUMBING CODE	CITY OF VENICE, FL
2023 FLORIDA ACCESSIBILITY CODE	CITY OF VENICE, FL
2023 FLORIDA FIRE PREVENTION CODE - NFPA 1 & 101	CITY OF VENICE, FL
2020 NATIONAL ELECTRIC CODE - NFPA 70	CITY OF VENICE, FL
FAIR HOUSING ACT	CITY OF VENICE, FL

BUILDING DATA

FBC BUILDING CLASSIFICATION

Name	ICC CONSTRUCTION TYPE	USE GROUP	NFPA 13 FULLY SPRINKLERED	MIXED USES: MIXED USE	MIXED USES: NON-SEPARATED USES	MIXED USES: SEPARATED USES
NEW I.L.	IIA	R-2 RESIDENTIAL	Yes	Yes		S-2
PARKING	IIA	S-2 STORAGE	Yes	Yes		R-2

S-2 OCCURS ONLY AT FIRST LEVEL ABOVE GRADE AND IS SEPARATED BY 1-HOUR HORIZ ASSEMBLY PER 508.4 (S)

FBC HEIGHT & AREA CONSTRAINTS

Name	ALLOWABLE TABULAR AREA (506.2)	ALLOWABLE HEIGHT: STORIES (504.4)	ALLOWABLE HEIGHT: FEET (504.3)
NEW I.L.	72,000 SF	5	85'-0"
PARKING	117,000 SF	6	85'-0"

BUILDING HEIGHT

BUILDING	STORIES	FEET
NEW I.L.	5	59'-9"
PARKING	1	11'-6"

HEIGHT CALCULATIONS

BUILDING	NFPA 13	ALLOWABLE HEIGHT - STORIES (TABLE 504.4): MAXIMUM HEIGHT	>	ACTUAL HEIGHT - STORIES
NEW I.L.	Yes	5	OK	5
PARKING	Yes	6	OK	1

HEIGHT CALCULATIONS

BUILDING	USE GROUP	NFPA 13	ALLOWABLE HEIGHT - FEET (TABLE 504.3): MAXIMUM HEIGHT	>	ACTUAL HEIGHT - FEET
NEW I.L.	R-2 RESIDENTIAL	Yes	85'-0"	OK	59'-9"
PARKING	S-2 STORAGE	Yes	85'-0"	OK	11'-6"

BUILDING AREA PER FLOOR

BUILDING	LEVEL	AREA
PARKING	GROUND FLOOR	10,460 SF
NEW I.L.	FIRST FLOOR	9,600 SF
NEW I.L.	SECOND FLOOR	9,600 SF
NEW I.L.	THIRD FLOOR	9,600 SF
NEW I.L.	FOURTH FLOOR	9,334 SF
Grand total		48,593 SF

AREA CALCULATIONS

BUILDING	100 x [F/P - 25] x W/30 = If: PERIMETER FRONTING A PUBLIC WAY (F)	TOTAL PERIMETER (P)	MIN. OPEN SPACE (30' MAX) (W)	% FRONTAGE INCREASE (If)
NEW I.L.	490	490	20	50
PARKING	490	490	20	50

BUILDING	If x At = FRONTAGE INCREASE: CONVERSION FACTOR (Cf)	TABULAR AREA NS (Ai)	FRONTAGE INCREASE
NEW I.L.	0.50	24,000 SF	12,000 SF
PARKING	0.50	39,000 SF	19,500 SF

BUILDING	LEVEL	ACTUAL FLOOR AREA	>	ALLOWABLE AREA PER FLOOR (Aa)
PARKING	GROUND FLOOR	10,460 SF	O.K.	136,500 SF
NEW I.L.	FIRST FLOOR	9,600 SF	O.K.	84,000 SF
NEW I.L.	SECOND FLOOR	9,600 SF	O.K.	84,000 SF
NEW I.L.	THIRD FLOOR	9,600 SF	O.K.	84,000 SF
NEW I.L.	FOURTH FLOOR	9,334 SF	O.K.	84,000 SF

ARCHITECT FLORIDA LICENSED AA P0003453

RLPS ARCHITECTS, LLP
250 VALLEYBROOK DRIVE
LANCASTER, PA 17601

PHONE: 717-560-9501
www.rlps.com

50% CD SET NOT FOR CONSTRUCTION

PROJECT NAME:
EMERALD TERRACES (23) FOR VILLAGE ON THE ISLE

PROJECT ADDRESS:
SOUTH TAMIAMI TRAIL, VENICE, FL 34285

REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE:
CODE PLANS BUILDING 'D'

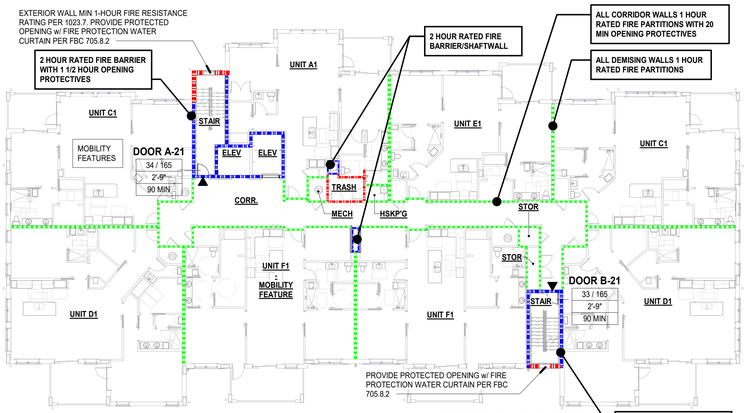
SCALE: AS NOTED

DRAWN BY:	MRH
COORDINATED BY:	MRH
CHECKED BY:	JAM
APPROVED BY:	CLP

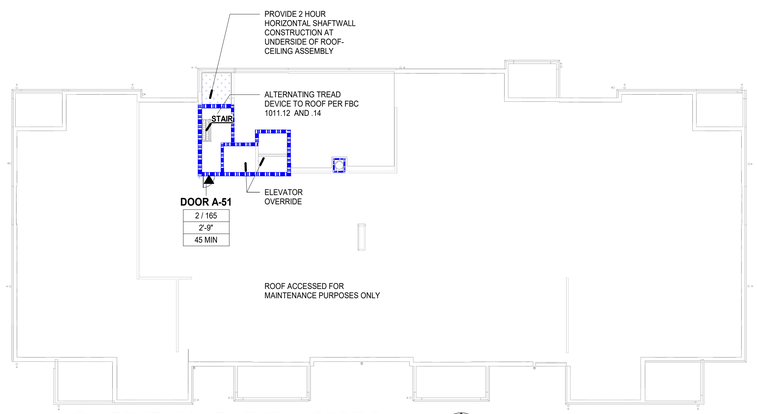
VOLUME II
I.L. BUILDING

DRAWING NO:
A001

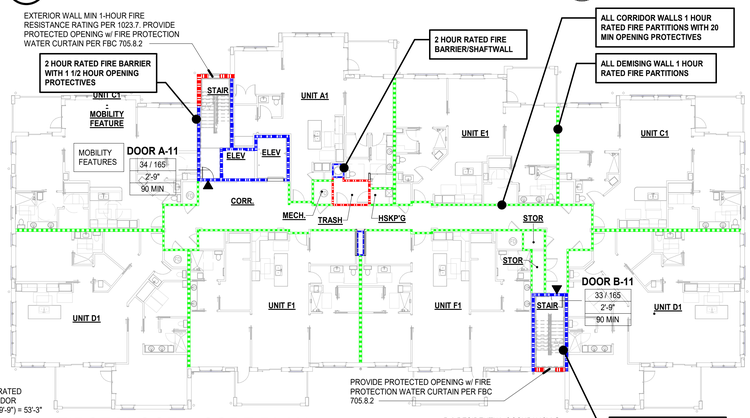
COMMISSION NO:	2023027
DATE:	5 AUGUST 2024



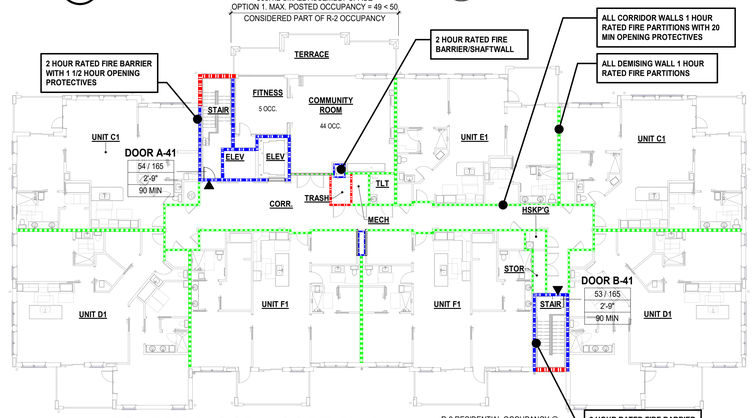
3 SECOND FLOOR – CODE PLAN
1/16" = 1'-0"



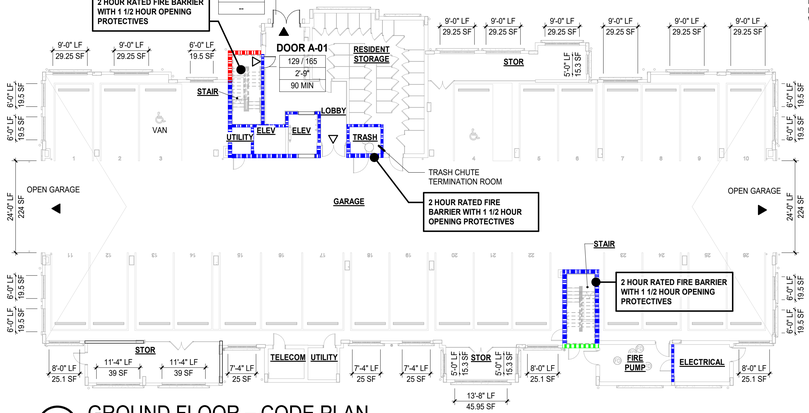
6 PENTHOUSE LEVEL – CODE PLAN
1/16" = 1'-0"



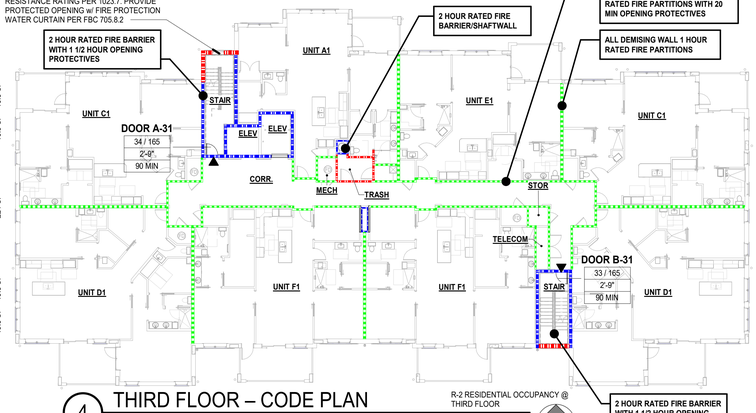
2 FIRST FLOOR – CODE PLAN
1/16" = 1'-0"



5 FOURTH FLOOR – CODE PLAN
1/16" = 1'-0"



1 GROUND FLOOR – CODE PLAN
1/16" = 1'-0"



4 THIRD FLOOR – CODE PLAN
1/16" = 1'-0"

* GREATER OF THE FOUR ELEVATIONS

A CODE ELEVATION
1/16" = 1'-0"

8/5/2024 7:26:01 AM

OCCUPANCY CALCULATIONS

FBC SPACE TYPE (1004.5)	ICC OCCUPANT LOAD FACTOR OLF	CALCULATED OCCUPANT LOAD	ACTUAL OCCUPANT LOAD
ACCESSORY STORAGE AREAS, MECH., EQUIP.	300 SF	15	15
PARKING AREAS	200 SF	59	42
RESIDENTIAL	200 SF	2	2
GROUND FLOOR		76	59
ACCESSORY STORAGE AREAS, MECH., EQUIP.	300 SF	5	5
RESIDENTIAL	200 SF	62	16
FIRST FLOOR		67	21
ACCESSORY STORAGE AREAS, MECH., EQUIP.	300 SF	5	5
RESIDENTIAL	200 SF	62	16
SECOND FLOOR		67	21
ACCESSORY STORAGE AREAS, MECH., EQUIP.	300 SF	5	5
RESIDENTIAL	200 SF	62	16
THIRD FLOOR		67	21
ACCESSORY STORAGE AREAS, MECH., EQUIP.	300 SF	3	3
ASSEMBLY: UNCONCENTRATED, TABLES & CHAIRS	15 SF	44	44
EXERCISE ROOMS	50 SF	5	5
RESIDENTIAL	200 SF	55	14
FOURTH FLOOR		107	66
		384	188

EXIT DOOR EGRESS CALCULATIONS

DOOR NUMBER	DOOR OCCUPANT LOAD	EGRESS / OCCUPANT (.2")	REQUIRED EGRESS WIDTH	<	ACTUAL WIDTH
GROUND FLOOR					
A-01	129	3/16"	25 11/16"	OK	2'-9"
002-1	129	3/16"	25 11/16"	OK	6'-6"
FIRST FLOOR					
B-11	33	5/16"	9 15/16"	OK	2'-9"
A-11	34	5/16"	10 7/32"	OK	2'-9"
SECOND FLOOR					
A-21	34	5/16"	10 7/32"	OK	2'-9"
B-21	33	5/16"	9 15/16"	OK	2'-9"
THIRD FLOOR					
A-31	34	5/16"	10 7/32"	OK	2'-9"
B-31	33	5/16"	9 15/16"	OK	2'-9"
FOURTH FLOOR					
A-41	54	5/16"	16 1/4"	OK	2'-9"
B-41	53	5/16"	15 15/16"	OK	2'-9"
T.O. SLAB					
A-51	2	3/16"	13/32"	OK	2'-9"

UNIT ACCESSIBILITY

NAME	NUMBER	ACCESSIBILITY REQUIREMENTS
UNIT A1	109	FAIR HOUSING SPECIFICATION B
UNIT A1	209	FAIR HOUSING SPECIFICATION B
UNIT A1	309	FAIR HOUSING SPECIFICATION B
UNIT C1	107	FAIR HOUSING SPECIFICATION B
UNIT C1	202	FAIR HOUSING SPECIFICATION B
UNIT C1	207	FAIR HOUSING SPECIFICATION B
UNIT C1	302	FAIR HOUSING SPECIFICATION B
UNIT C1	307	FAIR HOUSING SPECIFICATION B
UNIT C1	402	FAIR HOUSING SPECIFICATION B
UNIT C1	407	FAIR HOUSING SPECIFICATION B
UNIT C1 - MOBILITY FEATURE	102	MOBILITY FEATURES
UNIT D1	103	FAIR HOUSING SPECIFICATION B
UNIT D1	106	FAIR HOUSING SPECIFICATION B
UNIT D1	203	FAIR HOUSING SPECIFICATION B
UNIT D1	206	FAIR HOUSING SPECIFICATION B
UNIT D1	303	FAIR HOUSING SPECIFICATION B
UNIT D1	306	FAIR HOUSING SPECIFICATION B
UNIT D1	403	FAIR HOUSING SPECIFICATION B
UNIT D1	406	FAIR HOUSING SPECIFICATION B
UNIT E1	108	FAIR HOUSING SPECIFICATION B
UNIT E1	208	FAIR HOUSING SPECIFICATION B
UNIT E1	308	FAIR HOUSING SPECIFICATION B
UNIT E1	408	FAIR HOUSING SPECIFICATION B
UNIT F1	105	FAIR HOUSING SPECIFICATION B
UNIT F1	205	FAIR HOUSING SPECIFICATION B
UNIT F1	305	FAIR HOUSING SPECIFICATION B
UNIT F1	405	FAIR HOUSING SPECIFICATION B
UNIT F1	104	FAIR HOUSING SPECIFICATION B
UNIT F1	304	FAIR HOUSING SPECIFICATION B
UNIT F1	404	FAIR HOUSING SPECIFICATION B
UNIT F1 - MOBILITY FEATURE	204	MOBILITY FEATURES

ACCESSIBILITY REQUIREMENTS PER 233.3.1.1:
TOTAL UNITS PER BUILDING = 31
5% OF 31 RESIDENT UNITS = 1.55

2 MOBILITY FEATURE UNITS REQUIRED

PROJECT INFORMATION

NEW INDEPENDENT LIVING APARTMENT
S TAMIAMI TRAIL
VENICE, FL 34285
CITY OF VENICE, SARASOTA COUNTY

APPLICABLE CODES

APPLICABLE CODES	JURISDICTIONS HAVING AUTHORITY
2023 FLORIDA BUILDING CODE	CITY OF VENICE, FL
2023 FLORIDA ENERGY CONSERVATION CODE	CITY OF VENICE, FL
2023 FLORIDA GAS CODE	CITY OF VENICE, FL
2023 FLORIDA MECHANICAL CODE	CITY OF VENICE, FL
2023 FLORIDA PLUMBING CODE	CITY OF VENICE, FL
2023 FLORIDA ACCESSIBILITY CODE	CITY OF VENICE, FL
2023 FLORIDA FIRE PREVENTION CODE - NFPA 1 & 101	CITY OF VENICE, FL
2020 NATIONAL ELECTRIC CODE - NFPA 70	CITY OF VENICE, FL
FAIR HOUSING ACT	CITY OF VENICE, FL

BUILDING DATA

FBC BUILDING CLASSIFICATION

Name	ICC CONSTRUCTION TYPE	USE GROUP	NFPA 13 FULLY SPRINKLERED	MIXED USES: MIXED USE	MIXED USES: NON-SEPARATED USES	MIXED USES: SEPARATED USES
NEW I.L.	IIA	R-2 RESIDENTIAL	Yes	Yes		S-2
PARKING	IIA	S-2 STORAGE	Yes	Yes		R-2

S-2 OCCURS ONLY AT FIRST LEVEL ABOVE GRADE AND IS SEPARATED BY 1-HOUR HORIZ ASSEMBLY PER 508.4 (S)

FBC HEIGHT & AREA CONSTRAINTS

Name	ALLOWABLE TABULAR AREA (506.2)	ALLOWABLE HEIGHT: STORIES (504.4)	ALLOWABLE HEIGHT: FEET (504.3)
NEW I.L.	72,000 SF	5	85'-0"
PARKING	117,000 SF	6	85'-0"

BUILDING HEIGHT

BUILDING	STORIES	FEET
NEW I.L.	5	59'-9"
PARKING	1	11'-8"

HEIGHT CALCULATIONS

BUILDING	NFPA 13	ALLOWABLE HEIGHT - STORIES (TABLE 504.4): MAXIMUM HEIGHT	>	ACTUAL HEIGHT - STORIES
NEW I.L.	Yes	5	OK	5
PARKING	Yes	6	OK	1

HEIGHT CALCULATIONS

BUILDING	USE GROUP	NFPA 13	ALLOWABLE HEIGHT - FEET (TABLE 504.3): MAXIMUM HEIGHT	>	ACTUAL HEIGHT - FEET
NEW I.L.	R-2 RESIDENTIAL	Yes	85'-0"	OK	59'-9"
PARKING	S-2 STORAGE	Yes	85'-0"	OK	11'-6"

BUILDING AREA PER FLOOR

BUILDING	LEVEL	AREA
PARKING	GROUND FLOOR	15,171 SF
NEW I.L.	FIRST FLOOR	13,880 SF
NEW I.L.	SECOND FLOOR	13,880 SF
NEW I.L.	THIRD FLOOR	13,880 SF
NEW I.L.	FOURTH FLOOR	13,616 SF
Grand total		70,427 SF

AREA CALCULATIONS

BUILDING	PERIMETER FRONTING A PUBLIC WAY (F)	TOTAL PERIMETER (P)	MIN. OPEN SPACE (30' MAX) (W)	% FRONTAGE INCREASE (If)
	100 x (F/P - .25) x W/30 = If			
NEW I.L.	627	647	20	48
PARKING	627	647	20	48

BUILDING	CONVERSION FACTOR (Cf)	TABULAR AREA NS (Ai)	FRONTAGE INCREASE
	Cf x Ai = FRONTAGE INCREASE		
NEW I.L.	0.48	24,000 SF	11,520 SF
PARKING	0.48	39,000 SF	18,720 SF

BUILDING	LEVEL	ACTUAL FLOOR AREA	>	ALLOWABLE AREA PER FLOOR (Aa)
PARKING	GROUND FLOOR	15,171 SF	O.K.	135,720 SF
NEW I.L.	FIRST FLOOR	13,880 SF	O.K.	83,520 SF
NEW I.L.	SECOND FLOOR	13,880 SF	O.K.	83,520 SF
NEW I.L.	THIRD FLOOR	13,880 SF	O.K.	83,520 SF
NEW I.L.	FOURTH FLOOR	13,616 SF	O.K.	83,520 SF

406.5.2 OPEN PARKING GARAGES
EXTERIOR SIDE OF STRUCTURE SHALL HAVE UNIFORMLY DISTRIBUTED OPENINGS ON 2 OR MORE SIDES. THE AREA OF SUCH OPENINGS SHALL NOT BE LESS THAN 20% OF THE PERIMETER WALL AREA OF THE GARAGE

TOTAL PERIMETER WALL AREA = 643' x 9'-0" = 5787 SF
5787 x 20% = 1158 SF REQUIRED < **1177 SF PROVIDED, COMPLIES**

EXCEPTION: AGGREGATE LENGTH OF OPENINGS IS NOT REQUIRED TO BE DISTRIBUTED OVER 40% OF THE BUILDING PERIMETER WHERE THE REQUIRED OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE GARAGE. **COMPLIES, SEE GROUND FLOOR CODE PLAN FOR DISTRIBUTION.**

NFPA 101:42.8.1.3
PARKING LEVEL SHALL HAVE WALL OPENINGS OPEN TO THE ATMOSPHERE FOR AN AREA OF NOT LESS THAN 1.4 SF FOR EACH LINEAR FOOT OF BUILDING PERIMETER

TOTAL PERIMETER = 643' LF X 1.4 = 901 SF REQUIRED < **1177 SF PROVIDED, COMPLIES**

CODE PLAN LEGEND

- EXIT ACCESS
- EXIT
- FEC FIRE EXTINGUISHER (IN CABINET)
- FE FIRE EXTINGUISHER WALL CABINET (WALL BRACKET)
- EGRESS TRAVEL PATH
- 1-HOUR RATED FIRE PARTITION
- 1-HOUR RATED FIRE BARRIER / SHAFT WALL
- 2-HOUR RATED FIRE BARRIER / SHAFT WALL

NOTE:
A FIRE EXTINGUISHER SHALL BE PROVIDED IN THE KITCHEN SINK CABINET OF ALL RESIDENT LIVING APARTMENTS.

DOOR 101-1 - DOOR NUMBER
100 / 165 - CALCULATED OCCUPANTS / EXIT CAPACITY
2'-9" - COMPONENT CLEAR WIDTH
90 MIN - RATING (IF APPLICABLE)

EXTERIOR ENVELOPE

2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION, 8TH EDITION CODE
CLIMATE ZONE: 2A
COMMERCIAL ENERGY EFFICIENCY
4 STORY BUILDING ABOVE PARKING (5 STORIES ABOVE GRADE)

MINIMUM PRESCRIPTIVE BUILDING ENVELOPE REQUIREMENTS (TABLE C402.1.3)*
*FINAL COMPLIANCE SHALL BE DEMONSTRATED WITH COMCHECK

INSULATION ENTIRELY ABOVE ROOF DECK:	R-25ci
ATTIC & OTHER:	R-38
WALLS, ABOVE GRADE, MASS:	R-5.7ci / R-7.6ci
WALLS, ABOVE GRADE, METAL FRAMED:	R-13 + R-7.5ci

FIRE PROTECTION

Name	Use Group	CONSTRUCTION TYP	EXTERIOR BEARING WALLS: REQD.	EXTERIOR BEARING WALLS: PROVIDED	INTERIOR BEARING WALLS: REQD.	INTERIOR BEARING WALLS: PROVIDED	FLOORS: REQD.	FLOORS: PROVIDED	ROOFS: REQD.	ROOFS: PROVIDED	COLUMNS, BEAMS, & SUPPORT MEMBERS: REQD.	COLUMNS, BEAMS, & SUPPORT MEMBERS: PROVIDED
NEW I.L.	R-2 RESIDENTIAL	IIA	1 HOUR	N/A	1 HOUR	N/A	1 HOUR	1 HOUR	1 HOUR - SEE COMMENTS	1 HOUR	1 HOUR	1 HOUR
PARKING	S-2 STORAGE	IIA	1 HOUR	2 HOURS*	1 HOUR	2 HOURS*	1 HOUR	2 HOURS	1 HOUR - SEE COMMENTS	2 HOURS*	1 HOUR	2 HOURS*

* SUPPORTING 2 HOUR SHAFTWALL

ARCHITECT FLORIDA REGISTRATION AA P0004634

50% CD SET NOT FOR CONSTRUCTION

RLPS ARCHITECTS, LLP
250 VALLEYBROOK DRIVE
LANCASTER, PA 17601

PHONE: 717-560-9501
www.rlps.com

PROJECT NAME:
EMERALD TERRACES (31) FOR VILLAGE ON THE ISLE

PROJECT ADDRESS:
SOUTH TAMIAMI TRAIL, VENICE, FL 34285

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: AS NOTED

DRAWN BY:	MRH
COORDINATED BY:	MRH
CHECKED BY:	JAM
APPROVED BY:	CLP

VOLUME III
I.L. BUILDING

DRAWING NO:
A001

COMMISSION NO:	2023027
DATE:	5 AUGUST 2024

DRAWING TITLE:
CODE PLANS