



1 GROUND FLOOR PLAN
1/8" = 1'-0"

APPLICABLE CODES					
APPLICABLE CODES			JURISDICTIONS HAVING AUTHORITY		
2014 FLORIDA BUILDING CODE	VENGE, FL				
2014 FLORIDA ENERGY CODE	VENGE, FL				
2014 FLORIDA MECHANICAL CODE	VENGE, FL				
2014 FLORIDA PLUMBING CODE	VENGE, FL				
2014 FLORIDA ACCESSIBILITY CODE	VENGE, FL				
NFPA 101, 13, 70, 72, 99, 110, 120	AHCA				

PROJECT INFORMATION	
NEW HEALTHCARE FACILITY FOR VILLAGE ON THE ISLE	
SOUTH MIAMI TRAIL	
VENGE, FL 34265	
CITY OF VENGE	

BUILDING DATA					
FBC BUILDING CLASSIFICATION					
Name	ICC CONSTRUCTION TYPE	NFPA 13 FULLY SPRINKLERED	MIXED USE	NON-SEPARATED USES	SEPARATED USES
PARKING	IIA	5-2 PARKING	Yes	Yes	2 HOUR
SKILLED NURSING	IIA	1-2 NURSING	Yes	Yes	

VOLUME IIA
SKILLED CARE
DRAWING NO:
A101S

COMMISSION NO:
201 6091

REVISIONS

NO. DATE DESCRIPTION

SKILLED NURSING FACILITY
FOR
VILLAGE ON THE ISLE

DRAWN BY: S.A.B. COORDINATED BY: C.L.P. CHECKED BY: C.P.K. APPROVED BY: C.P.K.

SITE
DEVELOPMENT
COORDINATION
- NOT FOR
CONSTRUCTION

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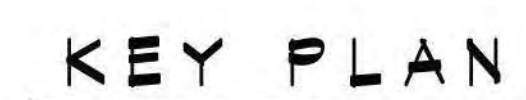
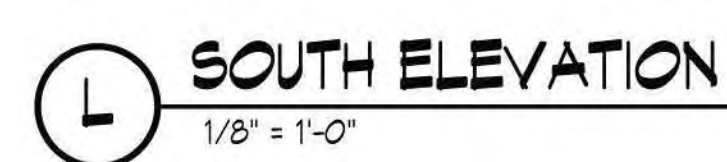
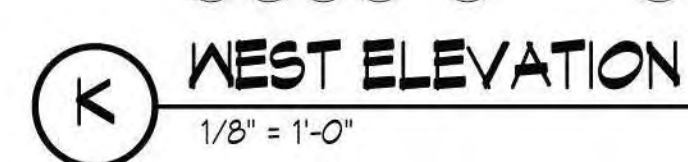
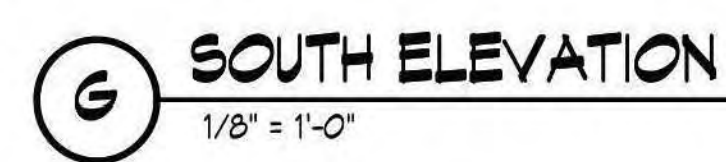
1 FIRST FLOOR PLAN
1/8" = 1'-0"

[illegible]



1 SECOND FLOOR PLAN
1/8" = 1'-0"

VOLUME IIA SKILLED CARE DRAWING NO: A103S COMMISSION NO: 2016091	SECOND FLOOR PLAN		SCALE: AS NOTED	DATE: 2017.06.15
	REVISIONS			
NO.		DATE	DESCRIPTION	
REPLACEMENT SKILLED NURSING FACILITY FOR VILLAGE ON THE ISLE SOUTH TAMiami TRAIL, VENICE, FL 34285				
DRAWN BY: S.A.B.		COORDINATED BY: C.L.P.	CHECKED BY:	APPROVED BY: C.B.K.
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SKILLED NURSING FACILITY
FOR
RETIREES

VILLAGE ON THE ISLE
SOUTH TAMIAMI TRAIL, VENICE, FL 34285

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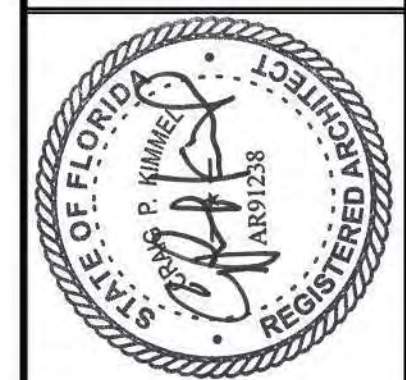
R E V I S I O N S		
NO.	DATE	DESCRIPTION
1	2011.08.10	ADDENDUM #1
2	2011.09.28	ADDENDUM #5

EXTERIOR ELEVATIONS

FILE:	DATE:
AS NOTED	14 JULY 2017

**VOLUME 11A
SKILLED CARE
DRAWING NO:
A202**

COMMISSION NO:
2016091



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REPLACEMENT

SKILLED NURSING FACILITY

FOR

VILLAGE ON THE ISLE

SOUTH TAMAMI TRAIL, VENICE, FL 34285

DRAWN BY:

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S.A.B.

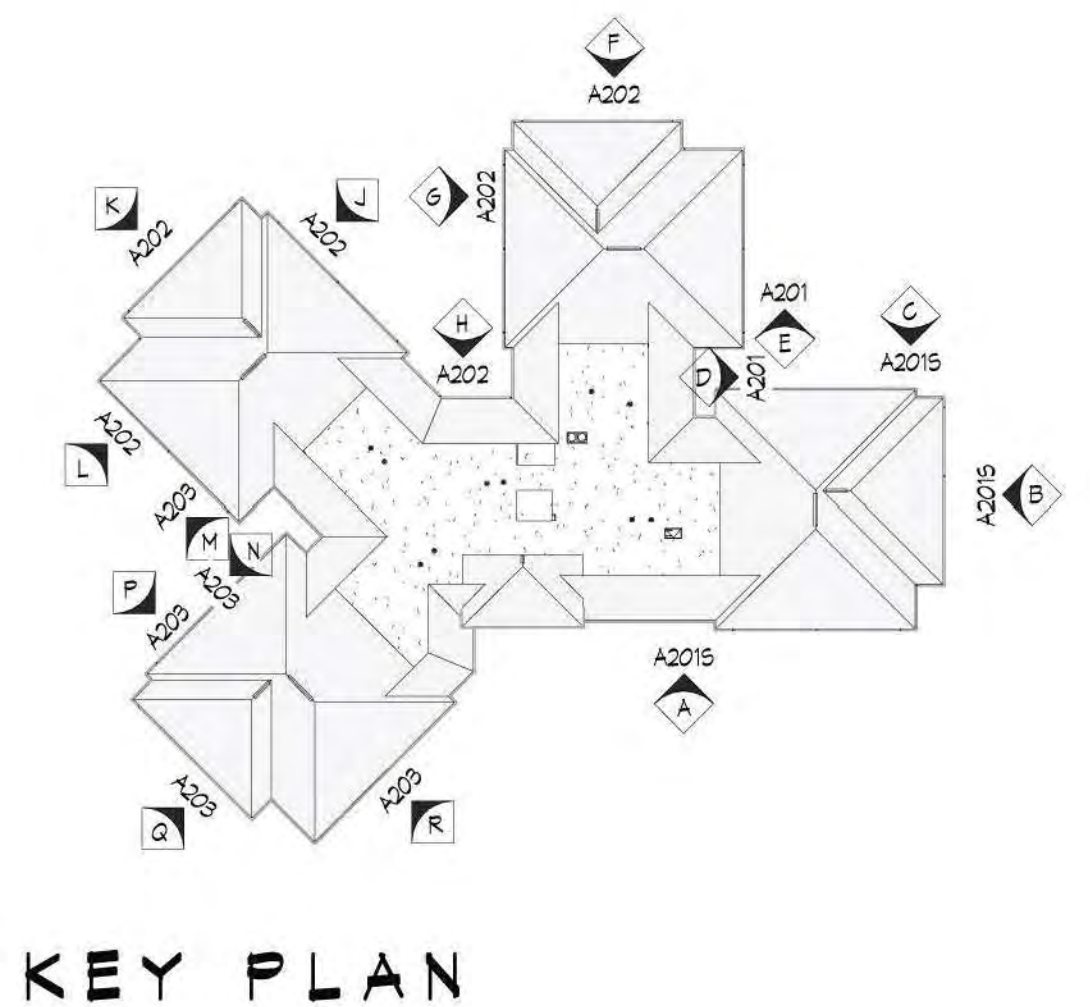
C.L.P.

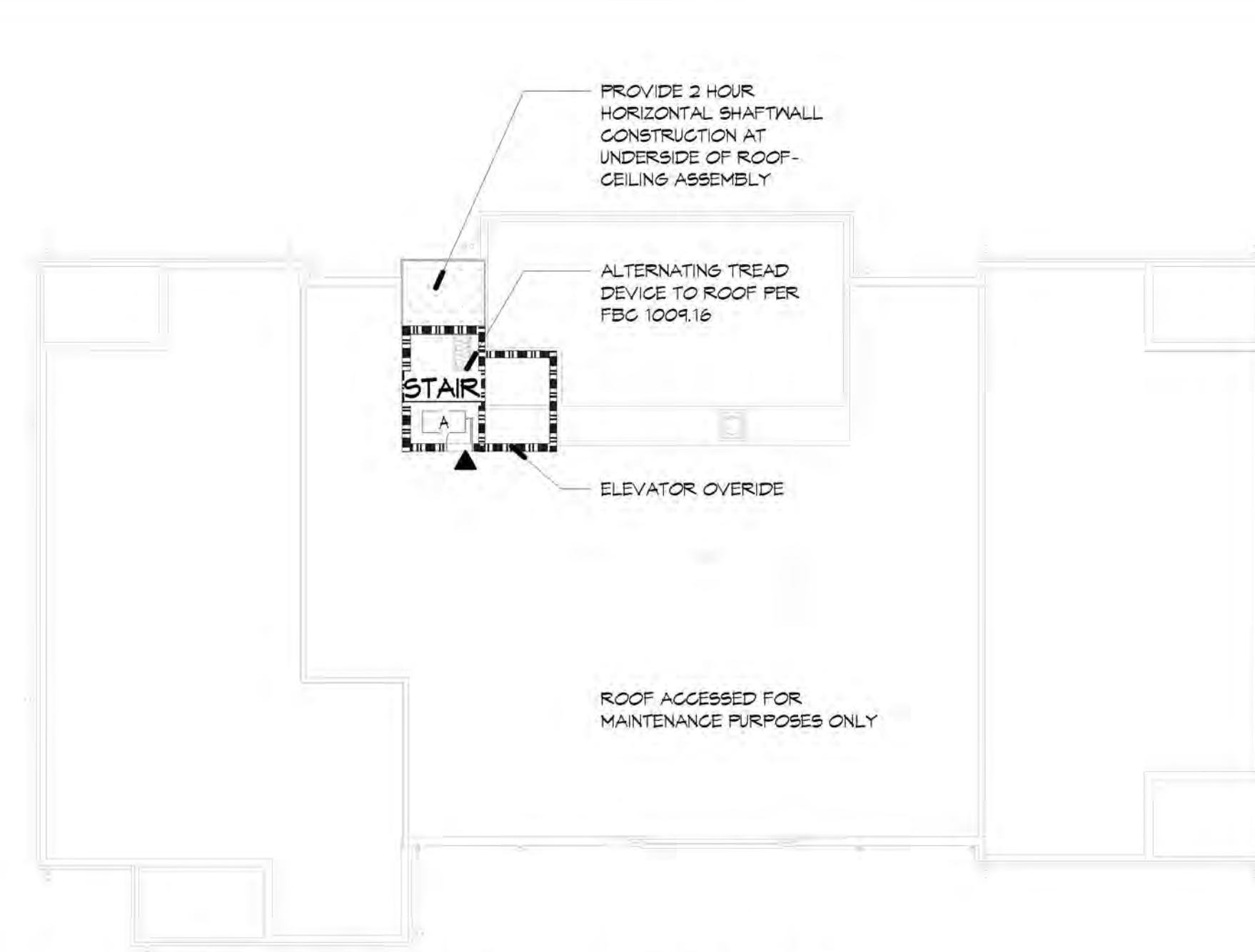
J.A.M. / J.E.H.

C.P.E.

R E V I S I O N S		
NO.	DATE	DESCRIPTION
1	2017.08.10	APPENDUM #1
2	2017.09.28	APPENDUM #5

VOLUME 1A SKILLED CARE DRAWING NO:	<div style="text-align: center;"> <h1>A203</h1> <h2>EXTERIOR ELEVATIONS</h2> </div>	
COMMISSION NO: 2016091	SCALE: AS NOTED	DATE: 14 JULY 2017





BUILDING DATA						
FBC BUILDING CLASSIFICATION						
Name	ICB CONSTRUCTION TYPE	USE GROUP	NPPA 13 FULLY SPRINKLERED	MIXED USES		
				MIXED USE	NON-SEPARATED USES	SEPARATED USES
NEW ILL.	IB	R-2 RESIDENTIAL	Yes	Yes		1 HOUR
PARKING		S-2 STORAGE	Yes	Yes		1 HOUR

FBC HEIGHT & AREA CONSTRAINTS			
(TABLE 503)			
Name	ALLOWABLE TABULAR AREA	ALLOWABLE HEIGHT	
		STORIES	FEET
NEW I/L	16,000 SF	4	55'-0"
PARKING	26,000 SF	3	55'-0"

BUILDING AREA & PERIMETER PER FLOOR			
BUILDING	LEVEL	AREA	PERIMETER
PARKING	GROUND FLOOR	10,480 SF	485'-0 1/2"
NEW I/L	FIRST FLOOR	10,540 SF	486'-5 1/2"
NEW I/L	SECOND FLOOR	10,540 SF	486'-10 3/8"
NEW I/L	THIRD FLOOR	10,540 SF	486'-5 1/2"
NEW I/L	FOURTH FLOOR	10,570 SF	486'-6 7/8"
Grand Total		52,670 SF	

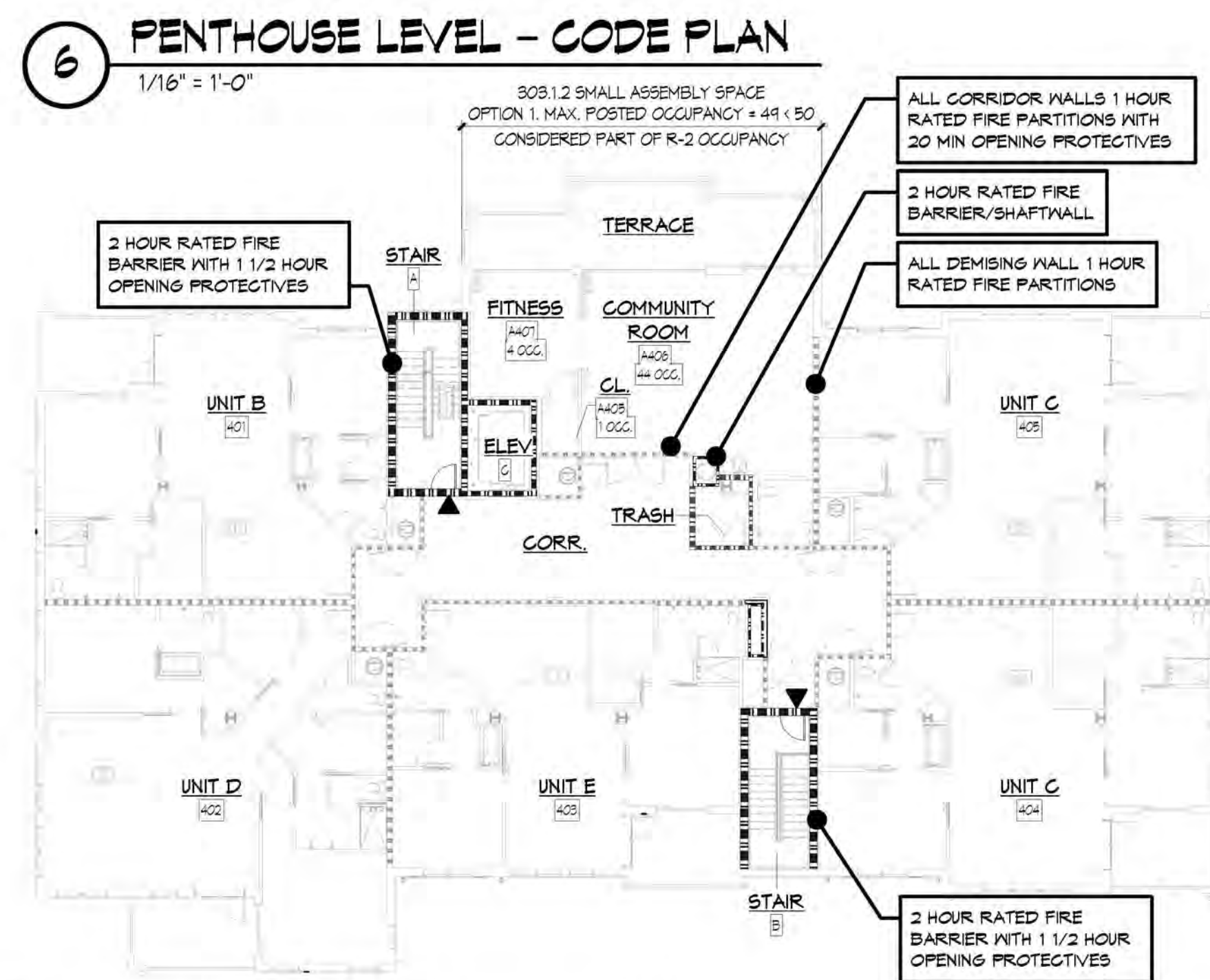
BUILDING HEIGHT		
BUILDING	STORIES	FEET
NEW I.L.	5	54'-9"
PARKING	1	11'-6"

HEIGHT CALCULATIONS				
(STORIES)				
BUILDING	NFPA 13	ALLOWABLE HEIGHT - STORES (TABLE 503)		ACTUAL HEIGHT
		MAXIMUM HEIGHT	w/ SPRINKLER INCREASE	- STORES
NEW IL	Yes	4	5	OK 5
PARKING	Yes	3	4	OK 1

HEIGHT CALCULATIONS						
(FEET)						
BUILDING	USE GROUP	NFPA 13	ALLOWABLE HEIGHT - FEET (TABLE 503)	w/ SPRINKLER INCREASE		ACTUAL HEIGHT - FEET
NEW ILL.	R-2 RESIDENTIAL	Yes	55'-0"	75'-0"	OK	54'-8"
PARKING	S-2 STORAGE	Yes	55'-0"	75'-0"	OK	11'-6"

AREA CALCULATIONS				
100 x (F/F - 28) x V/30 = IF				
BUILDING	PERIMETER FRONTING & PUBLIC WAY (F)	TOTAL PERIMETER (P)	MIN. OPEN SPACE (30' MAX) (V)	% FRONTAGE INCREASE (IF)
NEW I/L	553.67	553.67	20	50
PARKING	553.67	553.67	20	50
(AF + IF + IS) / (COF)				
BUILDING	% OF TABULAR AREA (A)	% INCREASE FOR FRONTAGE	% INCREASE FOR SPRINKLERS (IS)	CONVERSION FACTOR (CF)
NEW I/L	100	50	200	3.5
PARKING	100	50	200	3.5
CF x A2 = AS				
BUILDING	CONVERSION FACTOR (CF)	TABULAR AREA (A2)	ALLOWABLE AREA PER FLOOR (AS)	
NEW I/L	3.5	16,000 SF	56,000 SF	
PARKING	3.5	26,000 SF	91,000 SF	
BUILDING	LEVEL	ACTUAL FLOOR AREA	<	ALLOWABLE AREA PER FLOOR (AS)
PARKING	GROUND FLOOR	10,485 SF	O.K.	91,000 SF
NEW I/L	FIRST FLOOR	10,840 SF	O.K.	56,000 SF
NEW I/L	SECOND FLOOR	10,840 SF	O.K.	56,000 SF
NEW I/L	THIRD FLOOR	10,840 SF	O.K.	56,000 SF
NEW I/L	FOURTH FLOOR	10,570 SF	O.K.	56,000 SF

OCCUPANCY CALCULATIONS				
ICG SPACE TYPE (1004.1)		ICG OCCUPANT LOAD FACTOR O/LF	CALCULATED OCCUPANT LOAD	ACTUAL OCCUPANT LOAD
ACCESSORY STORAGE AREAS, MECH., EQUIP.		300 SF	7	3
PARKING AREAS		200 SF	42	42
RESIDENTIAL		200 SF	2	2
GROUND FLOOR			51	52
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	45	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	66	44
ENERGIZER ROOMS		50 SF	4	4
RESIDENTIAL		200 SF	36	10
FOURTH FLOOR			104	230
				150



FOURTH FLOOR - CODE PLAN

R-2 RESIDENTIAL OCCUPANCY
@ FOURTH FLOOR

1/16" = 1'-0"

PROVIDE PROTECTED OPENINGS w/
FIRE PROTECTION WATER CURTAIN
PER FBC 105.0.2 EXCEPTION

2 HOUR RATED FIRE
BARRIER WITH 1 1/2 HOUR
OPENING PROTECTIVES

UNIT B
(301)

STAIR
A

ELEV
C

UNIT A
(302)

TRASH
A(22)

ALL CORRIDOR WALLS 1 HOUR
RATED FIRE PARTITIONS WITH
20 MIN OPENING PROTECTIVES

2 HOUR RATED FIRE
BARRIER/SHAFTWALL

ALL DEMISING WALL 1 HOUR
RATED FIRE PARTITIONS

UNIT C
(302)

UNIT D
(302)

UNIT E
(302)

UNIT F
(302)

UNIT G
(302)

STAIR
B

2 HOUR RATED FIRE
BARRIER WITH 1 1/2 HOUR
OPENING PROTECTIVES

Architectural drawing of the existing Matthew Hall showing a code elevation. The drawing includes a section line A-A, a north arrow, and various height and setback dimensions. The building is a three-story structure with a flat roof and a small chimney. The elevation is labeled "EXISTING MATTHEW HALL".

EXISTING MATTHEW HALL

CODE ELEVATION

1 $1/16" = 1'-0"$

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4 $1/16" = 1'-0"$

5 $1/16" = 1'-0"$

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138 $1/16" = 1'-0"$

139 $1/16" = 1'-0"$

THIRD FLOOR - CODE PLAN

1/16" = 1'-0"

R-2 RESIDENTIAL OCCUPANCY
@ THIRD FLOOR

HIGHEST PEAK
OO.63'

65'-4" ± 0.33'

AVERAGE NATURAL GRADE UNALTERED

N/A

11'-11"

ZONING HH-62-92, 63-93

19' ± AVERAGE WIDTH OF ADJACENT ROADWAY

16'-00"

FEMA 151 HURSTABLE FLOOR REGULATION

19' ± FEMA 151 HURSTABLE FLOOR

N/A

GROUND FLOOR
11'-30"

▽	EXIT ACCESS
▲	EXIT
FE-6	FIRE EXTINGUISHING
FE	FIRE EXTINGUISHING (WALL)
0-0-0	EGRESS

Name	Us
NEX LL	R-2
PARKING	S-2

CODE PLAN LEGEND

◁	EXT ACCESS	=====	1-HOUR RATED FIRE PARTITION
◁	EXT	=====	1-HOUR RATED FIRE BARRIER / SHAFT WALL
		=====	2-HOUR RATED FIRE BARRIER / SHAFT WALL

E.E.C. FIRE EXTINGUISHER (IN CABINET)

E.E. FIRE EXTINGUISHER WALL CABINET (WALL BRACKET)

E.E. EGRESS TRAVEL PATH

NOTE:

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

FIRE PROTECTION												
Name	Use Group	CONSTRUCTION TYPE	EXTERIOR BEARING WALLS		INTERIOR BEARING WALLS		FLOORS		ROOFS		COLUMNS, BEAMS, & SUPPORT MEMBERS	
			REG. 0 HOURS	PROVIDED 0 HOURS	REG. 0 HOURS	PROVIDED 0 HOURS	REG. 0 HOURS	PROVIDED 0 HOURS	REG. 0 HOURS - SEE COMMENTS	PROVIDED 0 HOURS	REG. 0 HOURS - SEE COMMENTS	PROVIDED 0 HOURS
NDA (L)	R-2	IB	0 HOURS	0 HOURS	0 HOURS	0 HOURS	0 HOURS	0 HOURS	0 HOURS	0 HOURS	0 HOURS	0 HOURS
PARKING	RESIDENTIAL S-2 STORAGE	IB	0 HOURS	2 HOURS*	0 HOURS	2 HOURS*	0 HOURS	2 HOURS	0 HOURS - SEE COMMENTS	2 HOURS*	0 HOURS	2 HOURS*

* SUPPORTING 2 HOUR SHAFTWALL

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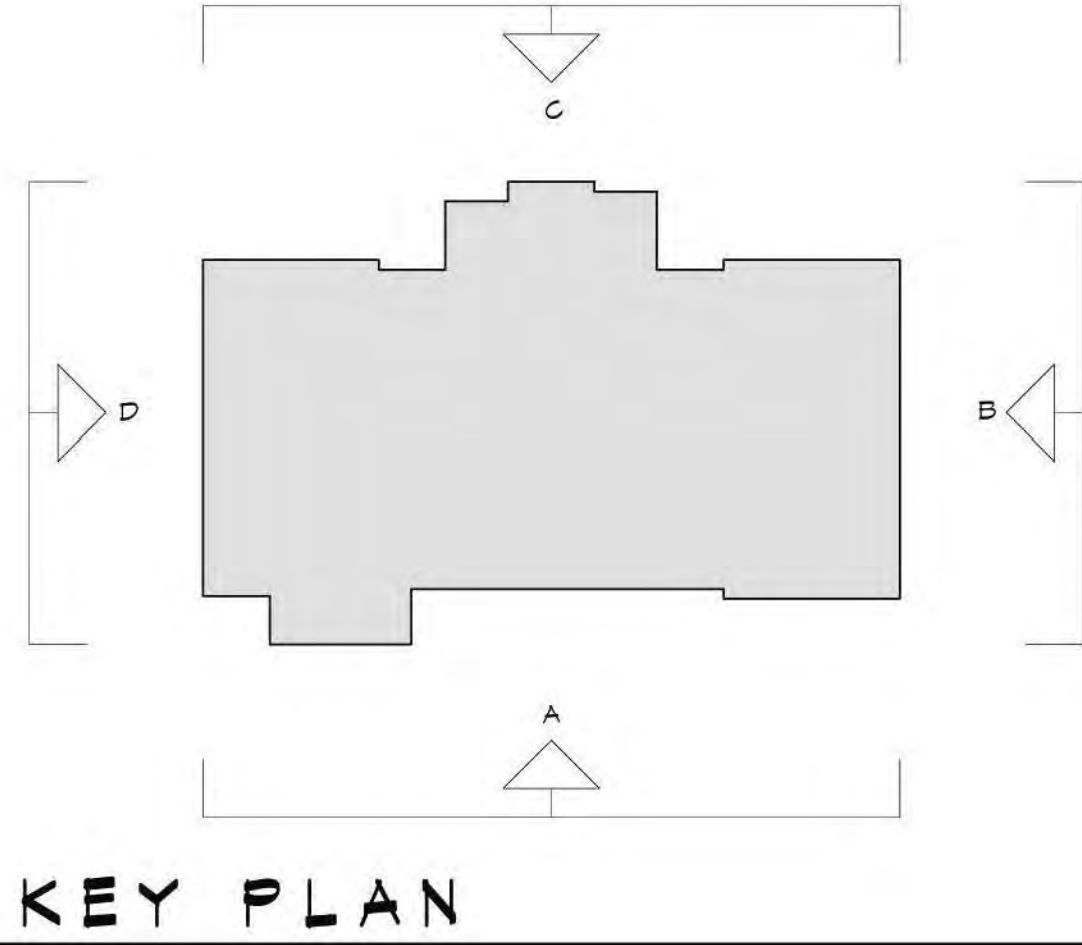
REV I S I O N S	
NO.	DESCRIPTION
2011.04.28	ADDENDUM #5

CODE PLANS	DATE: 14 JULY 2017
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VOLUME III ILL. BUILDING	COMMISSION NO: 2016091	SCALE: AS N
DRAWING NO: A001		



MATERIAL KEY	
	STUCCO - COLOR #1
	STUCCO - COLOR #2
	CLAY TILE ROOF



VOLUME III ILL BUILDING DRAWING NO: A201 COMMISSION NO: 2016091	EXTERIOR ELEVATIONS	NO.	DATE	DESCRIPTION	REVISIONS	DRAWN BY: S.A.B.	COORDINATED BY: C.L.P.	CHECKED BY: J.E.H./J.A.M.	APPROVED BY: C.P.K.	FOR EMERALD TERRACES VILLAGE ON THE ISLE SOUTH MIAMI TRAIL AVENUE, FL 34285	rpls architects® architecture • master planning • interior design 250 VALLEYBROOK DRIVE, LANCASTER, PA 17601 717-560-9501 FAX: 717-560-2373 RLPs, LLP	BID SET			THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF RLPs ARCHITECTS, LLP. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED WITHOUT THE ARCHITECT'S PERMISSION AND UNLESS IT IS REPRODUCED IN FULL, IT SHALL BE THE NAME OF THE ARCHITECT.	CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE BEFORE PROCEEDING WITH THE WORK.

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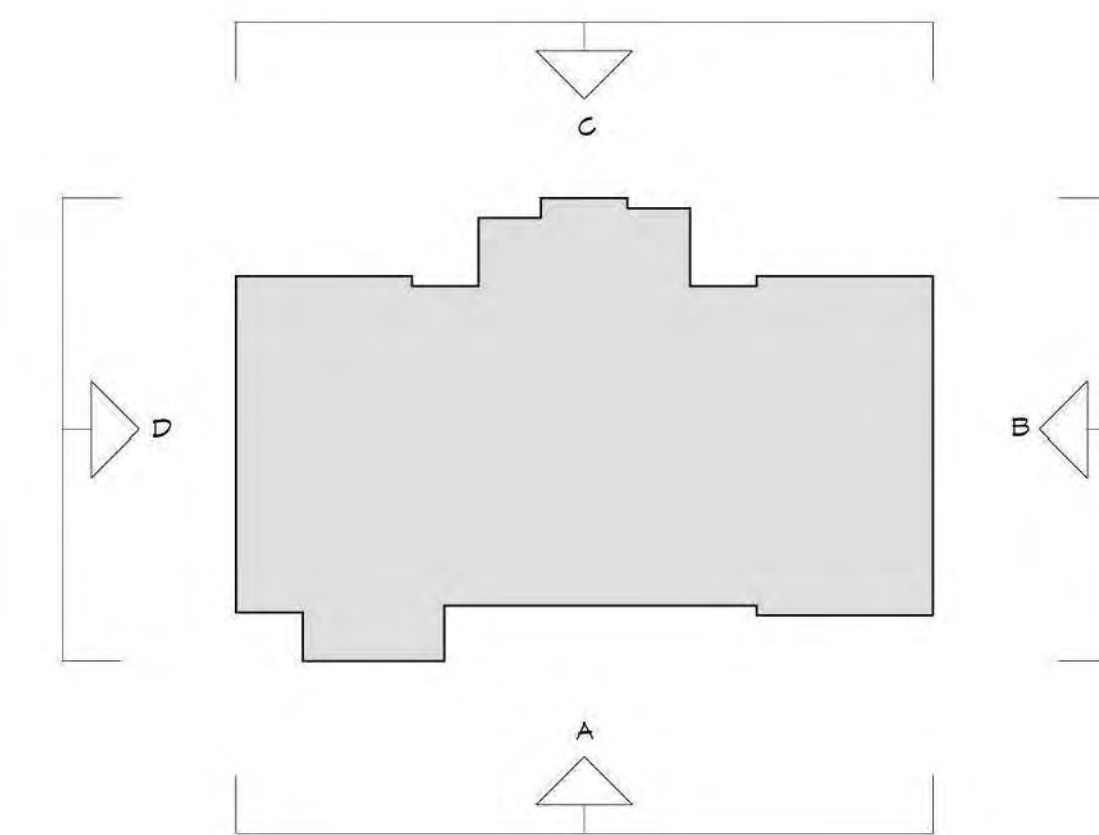
C ELEVATION C
1/8" = 1'-0"



B ELEVATION B
1/8" = 1'-0"

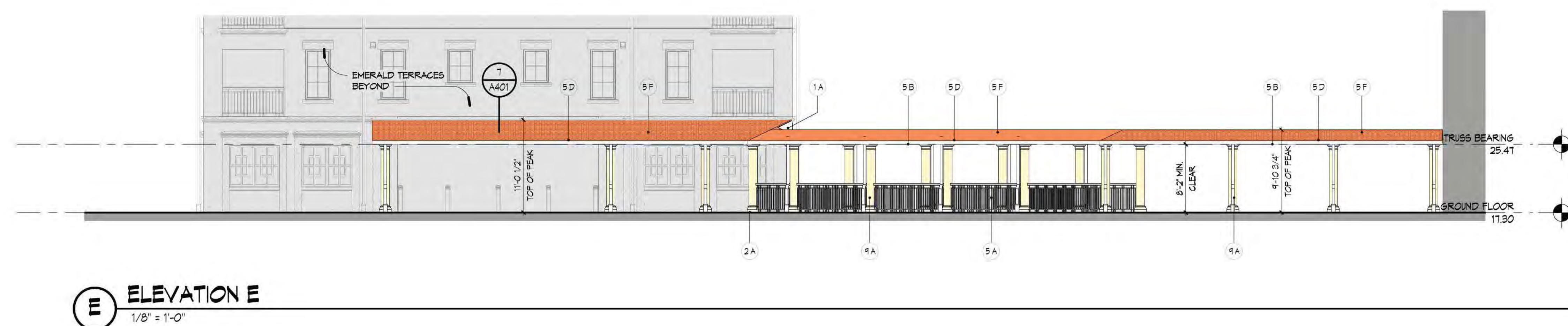
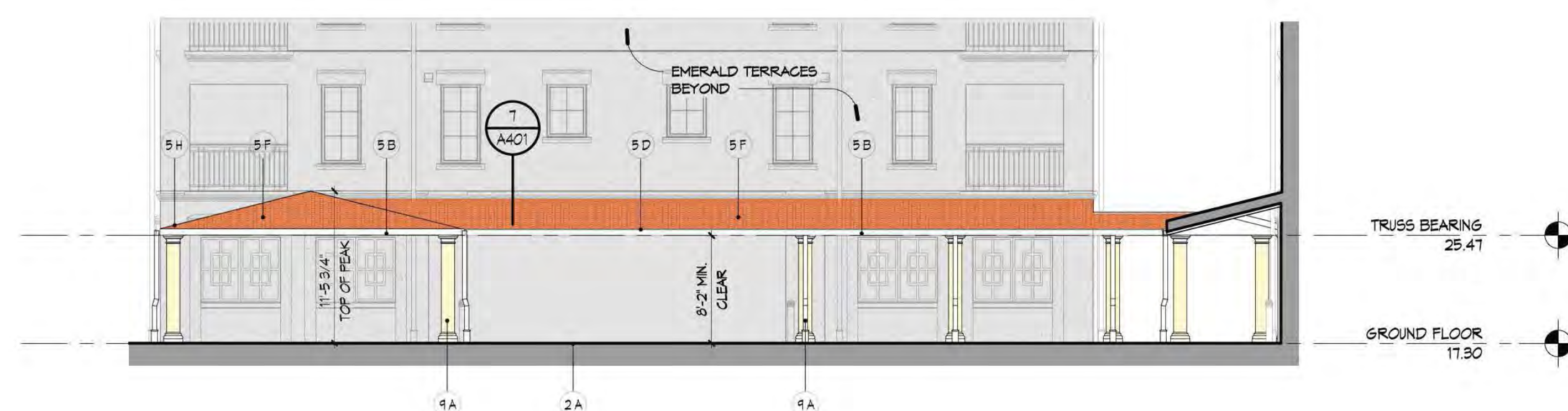
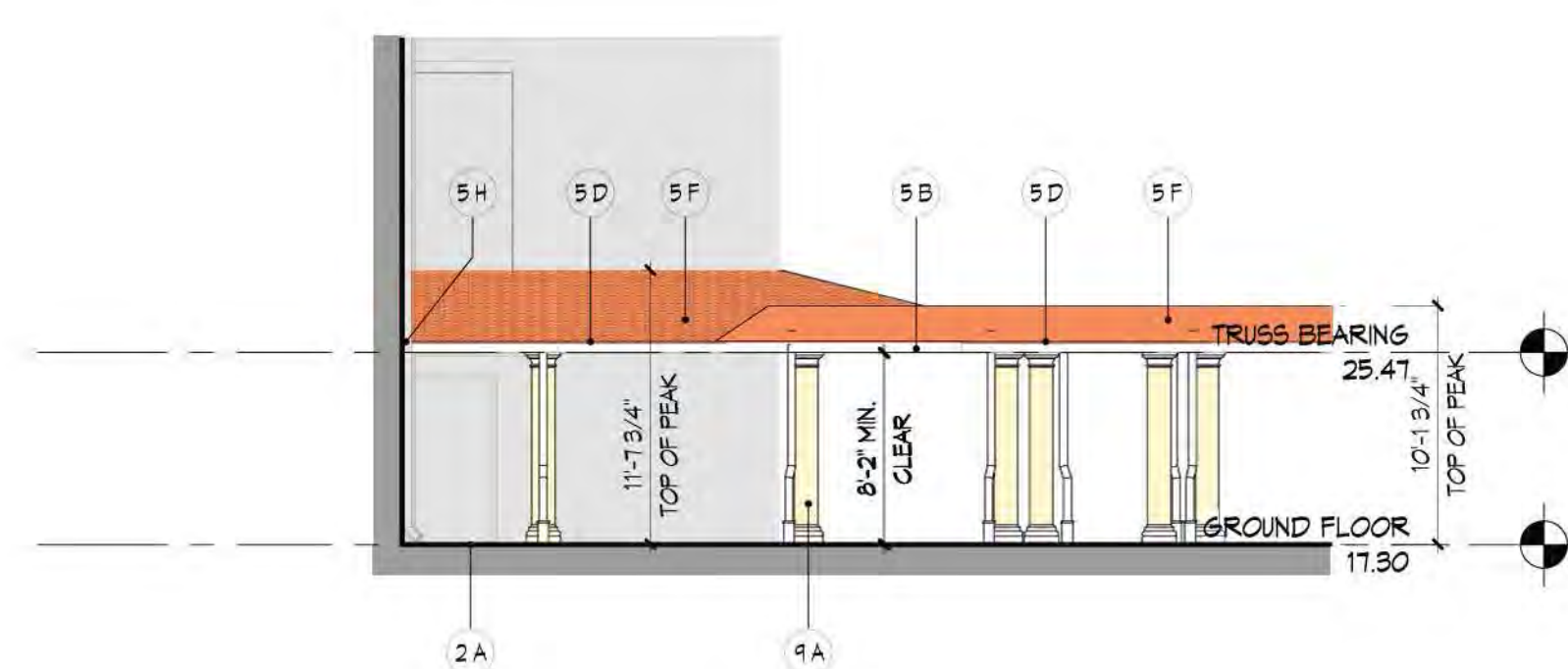
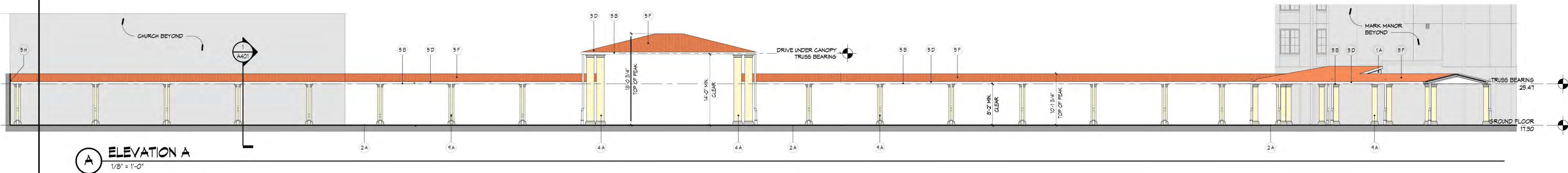


D ELEVATION D
1/8" = 1'-0"



KEY PLAN

VOLUME III LL BUILDING DRAWING NO: A202 COMMISSION NO: 2016091	REVISIONS		NEW EMERALD TERRACES FOR VILLAGE ON THE ISLE SOUTH TAMIAMI TRAIL AVENUE, FL 34285 DRAWN BY: S.A.B. COORDINATED BY: J.E.H. / J.A.M. CHECKED BY: C.P.K. APPROVED BY: C.P.K.		rpls architects® architecture • master planning • interior design 250 VALLEYBROOK DRIVE, LANCASTER, PA 17601 717-560-9501 FAX: 717-560-2373 RPS, LLP	BID SET		THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RPLS ARCHITECTS, LLP. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF RPLS ARCHITECTS, LLP. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE BEFORE PROCEEDING WITH THE WORK.
	NO.	DATE	DESCRIPTION	1				



- ## EXTERIOR KEYED NOTES

- 1 A PROVIDE ALUMINUM INFFL PANEL TO MATCH METAL PANEL ROOF
- 2 A APPROXIMATE FINISHED GRADE, SEE CIVL DINGS
- 3 A CONCRETE SPLASH BLOCK
- 4 A DIRECT APPLIED STUCCO
- 5 A ALUMINUM GUARDRAIL SYSTEM
- 5 B METAL ROOF EDGE
- 5 C SEDNS
- 5 D ALUMINUM GUTTER - SIZING & LOCATIONS ARE PART OF DELEGATED DESIGN
- 5 E ALUMINUM DOWNSPOUT - SIZING & LOCATIONS ARE PART OF DELEGATED DESIGN
- 5 F METAL ROOF SYSTEM
- 5 G DELEGATED DESIGN ALUMINUM COVERED WALKWAY SYSTEM
- 5 H RAN WATER DIVERTER, SEE DETAIL 1 / A201
- 6 A CEMENTOUS COATED FIBER REINFORCED DECORATIVE COLUMN COVER
GAMAMOLDS 12" GFR-003, GCL-002, BBR-003

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NEW
COVERED LINKS

FOR
VILLAGE ON THE ISLE

SOUTH TAMiami TRAIL, VENICE, FL 34285			
DRAWN BY:	COORDINATED BY:	CHECKED BY:	APPROVE
Z.J.O.	C.L.P.	J.F.H.	C.P.

REVIEWS

NO:	DATE:	ADDENDUM 6
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EXTERIOR ELEVATIONS

A201

COMMISSION NO:
2016091

VOLUME V

COVERED LINKS

A201

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