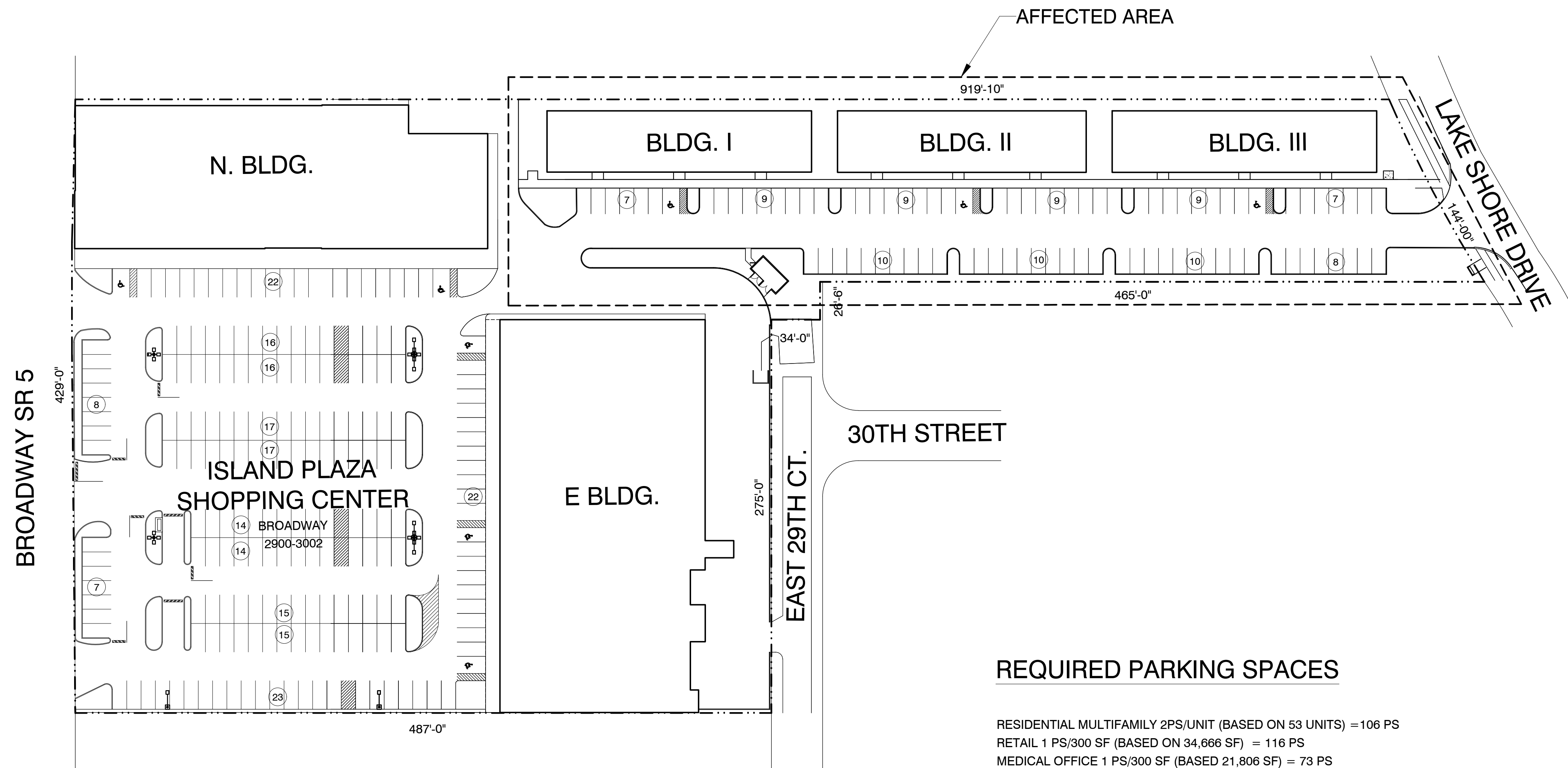


# ISLAND PLAZA SHOPPING CENTER

2900 BROADWAY AVENUE, RIVIERA BEACH, FLORIDA 33404



## REQUIRED PARKING SPACES

RESIDENTIAL MULTIFAMILY 2PS/UNIT (BASED ON 53 UNITS) = 106 PS  
 RETAIL 1 PS/300 SF (BASED ON 34,666 SF) = 116 PS  
 MEDICAL OFFICE 1 PS/300 SF (BASED 21,806 SF) = 73 PS  
 WAREHOUSE 1 PS/1000 SF (BASED 10,240 SF) = 10 PS

TOTAL REQUIRED PARKING SPACES PER SEC. 31-509 (a) = 305 SF  
 TOTAL REQUIRED PARKING SPACES PER 05/2021 PARKING ANALYSIS = 261 PS  
 TOTAL PROVIDED PARKING SPACES = 294 PS

## PARKING STUDY:

\*A SHARED PARKING ANALYSIS WAS CONDUCTED BY MASOUD ATEFI & ASSOC. INC. IN MAY 2021 FOR ISLAND PLAZA, UNDER FUTURE CONDITIONS UPON COMPLETION OF THE PROPOSED RESIDENTIAL PLAN AND FULL OCCUPANCY FOR THE SHOPPING CENTER. RESULTS OF THE ANALYSIS INDICATED THE MAXIMUM PARKING DEMAND WOULD BE 261 PARKING SPACES OCCURRING BETWEEN 2PM TO 3PM. THEREFORE, FUTURE PARKING SUPPLY OF 293 SPACES WOULD BE ADEQUATE TO ACCOMMODATE DEMAND.

## ISLAND COVE APARTMENTS

LOT AREA = 269,103 SF OR 6.18 ACRES  
 # DU = 53 (23 - 1BR, 30 - 2BR)  
 PROPOSED BUILDING FOOTPRINT=23,346 SF/FLOOR  
 GROSS FLOOR AREA (3 COMBINED FLOORS) = 70,038 SF

### UNIT AREAS:

UNIT TYPE 1 BR, 1 BATH : 989 SF  
 2 BR, 1 BATH : 1118 SF  
 2 BR, 2 BATH : 1355 SF

### UNIT MIX:

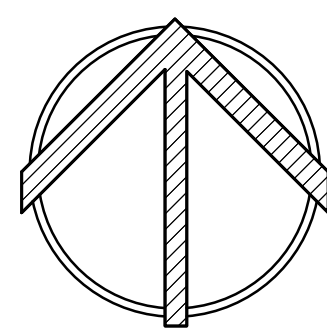
UNIT TYPE 1 BR, 1 BATH : 23 UNITS  
 2 BR, 1 BATH : 15 UNITS  
 2 BR, 2 BATH : 15 UNITS  
 TOTAL : 53 UNITS

## INDEX

SHEET#	TITLE
T1	TITLE SHEET
SP1	EXISTING SITE / DEMO PLAN
SP2	PROPOSED SITE PLAN
A1	PROPOSED FLOOR PLANS BLDGS I & III
A2	PROPOSED FLOOR PLANS BLDG II
A3	COMMUNITY AREA PLANS AND DETAILS
A4	PROPOSED EXT. ELEVATIONS BLDGS I & III
A4C	PROPOSED EXT. COLOR ELEVATIONS BLDGS I & III
A5	PROPOSED EXT. ELEVATIONS BLDG II
A5C	PROPOSED EXT. COLOR ELEVATIONS BLDG II
A6	PROPOSED ROOF PLANS BLDGS I, II & III
A7	INTERIOR ELEVATIONS, DOOR ELEV. SCHEDULES & INT. WALL SECTIONS
A8	WALL SECTIONS & DETAILS
A9	WALL SECTIONS & DETAILS
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M1	PROPOSED MECHANICAL PLAN
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P1	PROPOSED PLUMBING PLANS, RISER DIAGRAMS & NOTES
FS1	SPRINKLER PLAN
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TS 1A	TREE SURVEY & LEGEND
LP 1A	LANDSCAPE PLAN
LP 2A	PLANTING NOTES & DETAILS
C1	COVER SHEET
C2	DEMOLITION PLAN
C3	POLLUTION PREVENTION PLAN
C4	PAVING, GRADING & DRAINAGE PLAN
C5-C7	PAVING, GRADING & DRAINAGE DETAILS
C8	WATER DISTRIBUTION & SANITARY SEWER PLANS
C9-C10	WATER DISTRIBUTION & SANITARY SEWER DETAILS

## APPLICABLE CODES

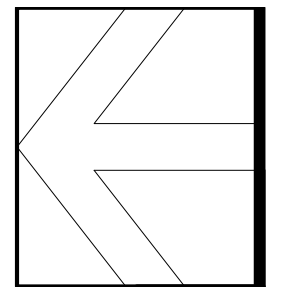
FBC 2021, BUILDING  
 NATIONAL ELECTRICAL CODE (NFPA 70)



NORTH

## SITE PLAN

SCALE: 1" = 50'-0"



3966 ORCHARD LANE  
 LONG GROVE, IL 60047  
 PHONE : (647) 550-9805  
 FAX : (647) 550-9815

**MAEMAR P.C.**  
 A FULL SERVICE ARCHITECTURAL PRACTICE

0229/2021 MAEMAR PC 2021

THE UNDERSIGNED CERTIFIES THAT THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE & BELIEF THEY MEET THE REQUIREMENTS OF ADA AND CITY OF RIVIERA BEACH BUILDING CODE.

LICENSE # AR0123 EXP 12/28/2021

REV. DATE: 07-26-21  
 REV. DATE: 12-08-2021  
 REV. DATE:  
 REV. DATE:

DATE: 06-14-2021  
 ISSUED FOR: REVIEW  
 SCALE: 1" = 50'-0"  
 PROJECT #: 2008

ISLAND PLAZA SHOPPING CENTER  
 2900 BROADWAY AVENUE, RIVIERA BEACH, FLORIDA 33404

SHEET TITLE

SITE PLAN

SHEET #

SP1