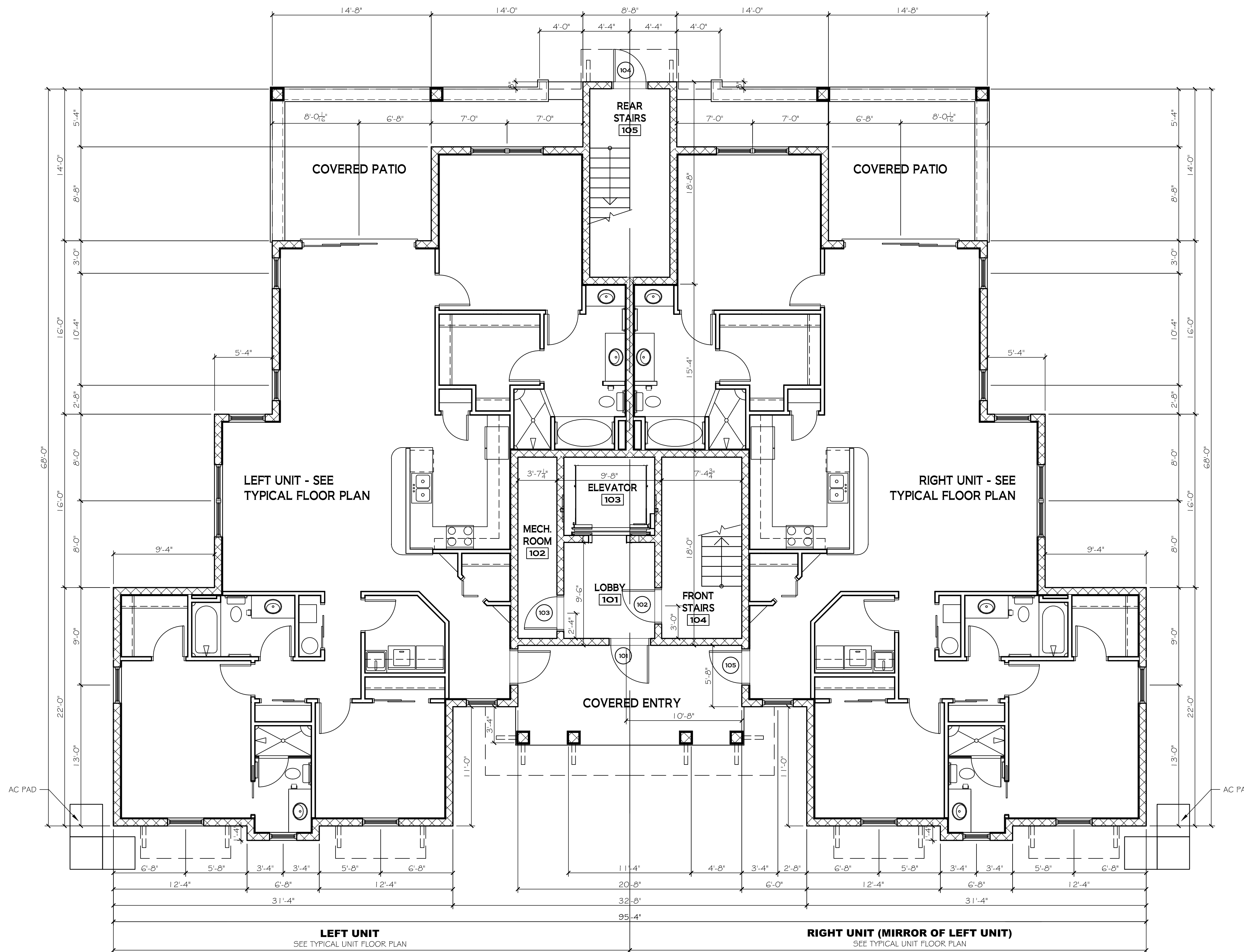


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INDIAN RIVER VILLAS
 12 UNIT CONDOMINIUM PROJECT (TWO IDENTICAL 6 UNIT BUILDINGS)
 LOCATED AT SE CORNER OF CITRUS AVE. & SOUTH INDIAN RIVER DRIVE
 FT. PIERCE, FLORIDA

FIRST FLOOR SQUARE FOOTAGES

LEFT LIVING UNIT:	
AIR CONDITIONED LIVING SPACE:	1,885 SF
EXTERIOR COVERED DECK:	280 SF
RIGHT LIVING UNIT:	
AIR CONDITIONED LIVING SPACE:	1,885 SF
EXTERIOR COVERED DECK:	280 SF
COMMON AREA SPACES:	
AIR CONDITIONED LOBBY:	85 SF
UNCONDITIONED SPACES (STAIRS, EQUIPMENT RM.):	381 SF
UNCONDITIONED ELEVATOR SHAFT:	61 SF
EXTERIOR COVERED FRONT ENTRY:	186 SF
TOTAL BUILDING FOOTPRINT AREA UNDER ROOF:	5,043 SF



1 FIRST FLOOR PLAN - TYPICAL BUILDING
 3/16" = 1'-0"

WALL TYPES

- TYPICAL EXTERIOR 8" CMU LOAD BEARING WALL - SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISH. 1/2" GWB OVER 1 X 2 P.T. FURRING @ 16" O.C. ON INTERIOR OF LIVING UNITS. FILL EMPTY CELLS WITH CORE-FILL 500 FOAM INSULATION.
- 8" CMU LOAD BEARING WALL W/ 3-COAT STUCCO WITH SPANISH TROWEL FINISH ON EXTERIOR AND 1-COAT STUCCO FINISH ON INTERIOR OF HABITABLE SPACE (STAIRWELLS & GARAGES). FILL CELLS WITH CORE-FILL 500 FOAM INSULATION.
- INTERIOR UNIT SEPARATION WALL (SHADED): LOAD BEARING 8" CMU 2-HOUR FIRE SEPARATION WALL (ANSI/UL 263 DESIGN NO. U905) EXTENDING FROM FOUNDATION TO UNDERSIDE OF ROOF DECK W/ 1/2" GWB OVER 1 X 2 P.T. FURRING @ 16" O.C. BOTH SIDES. FILL CELLS WITH CORE-FILL 500 INSULATION.
- 1'0" (A.F.F.) HIGH (U.N.O.) TYPICAL INTERIOR NON-LOAD BEARING WALL - 3 5/8" 25 GA. METAL STUDS @ 24" O.C. W/ 1/2" GWB BOTH SIDES. PROVIDE HORIZONTAL FIREBLOCKING AT EVERY 1'0" MAX. W/ 1/2" GWB FASTENED TO STUD. PROVIDE WOOD BLOCKING AT PERIMETER OF OPENINGS AND WHEREVER NECESSARY FOR CABINETS AND SHELVING.
- SAME AS ABOVE, EXCEPT 6" W 25 GA. METAL STUDS @ 24" O.C. W/ 1/2" GWB BOTH SIDES (WALL BEHIND WASHER AND DRYER). PROVIDE WOOD BLOCKING AS NECESSARY FOR SHELVING.

FIRST FLOOR PLAN

TYPICAL BUILDING

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT NUMBER:	
DRAWN BY:	HL
CHECKED BY:	HL
PERMIT SET DATE:	8.22.18

SHEET

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INDIAN RIVER VILLAS
12 UNIT CONDOMINIUM PROJECT (TWO IDENTICAL 6 UNIT BUILDINGS)
LOCATED AT SE CORNER OF CITRUS AVE. & SOUTH INDIAN RIVER DRIVE
FT. PIERCE, FLORIDA

SECOND FLOOR PLAN
TYPICAL BUILDING

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT NUMBER:

DRAWN BY: H.L.

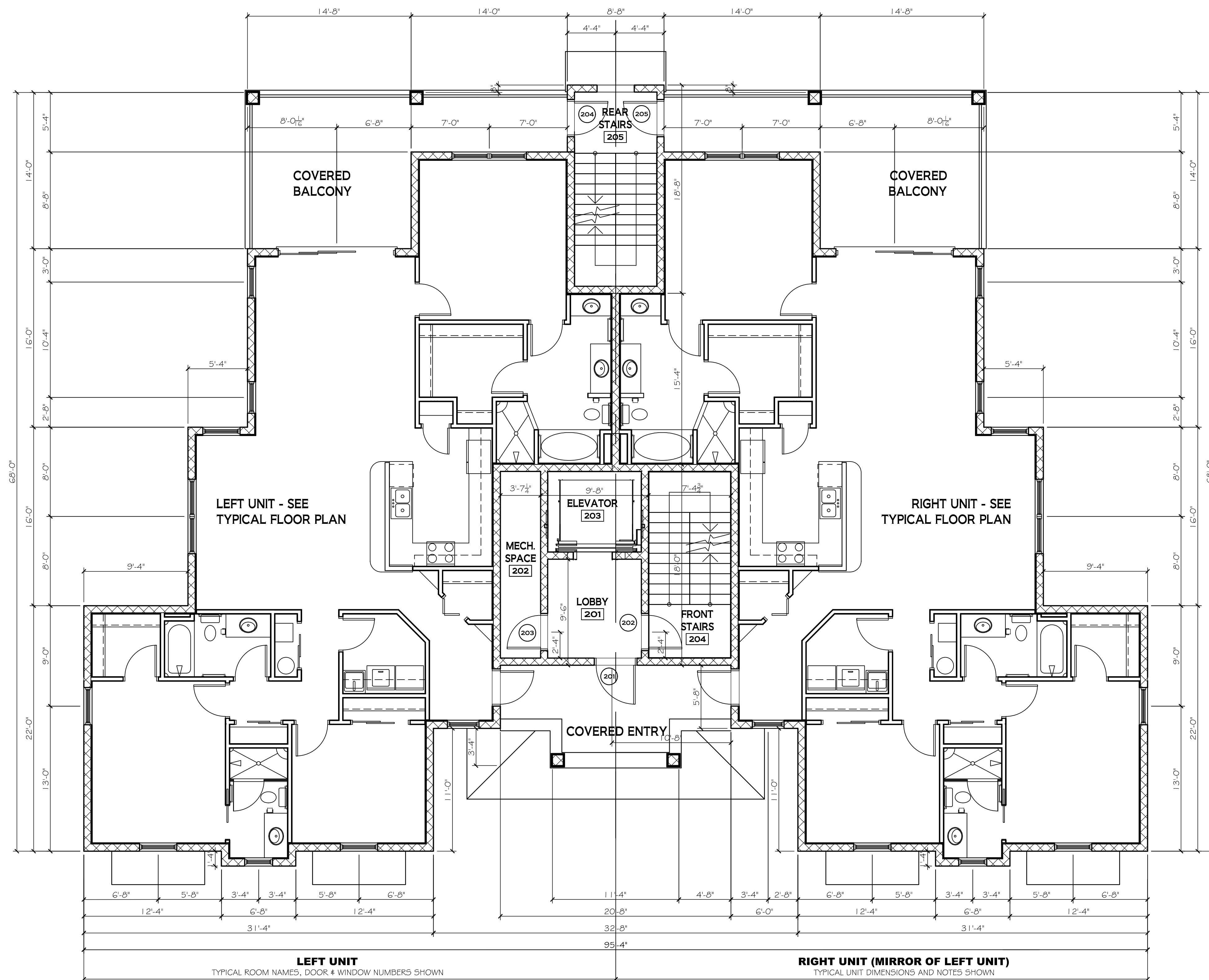
CHECKED BY: H.L.

PERMIT SET DATE: 8.22.18

SHEET

SECOND FLOOR SQUARE FOOTAGES

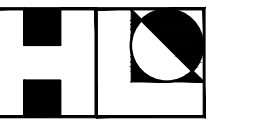
LEFT LIVING UNIT:		
AIR CONDITIONED LIVING SPACE:	1,885 SF	
EXTERIOR COVERED BALCONY:	280 SF	
RIGHT LIVING UNIT:		
AIR CONDITIONED LIVING SPACE:	1,885 SF	
EXTERIOR COVERED BALCONY:	280 SF	
COMMON AREA SPACES:		
AIR CONDITIONED LOBBY:	85 SF	
UNCONDITIONED SPACES (STAIRS, EQUIPMENT RM.):	381 SF	
UNCONDITIONED ELEVATOR SHAFT:	61 SF	
EXTERIOR COVERED FRONT ENTRY:	155 SF	



1 SECOND FLOOR PLAN - TYPICAL BUILDING
3/16" = 1'-0"

WALL TYPES

- TYPICAL EXTERIOR 8" CMU LOAD BEARING WALL - SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISH. 1/2" GWB OVER 1 X 2 P.T. FURRING @ 16" O.C. ON INTERIOR OF LIVING UNITS. FILL EMPTY CELLS WITH CORE-FILL 500 FOAM INSULATION.
- 8" CMU LOAD BEARING WALL W/ 3-COAT STUCCO WITH SPANISH TROWEL FINISH ON EXTERIOR AND 1-COAT STUCCO FINISH ON INTERIOR OF HABITABLE SPACE (STAIRWELLS & GARAGES). FILL CELLS WITH CORE-FILL 500 FOAM INSULATION.
- INTERIOR UNIT SEPARATION WALL (SHADED): LOAD BEARING 8" CMU 2-HOUR FIRE SEPARATION WALL (ANSI/UL 263 DESIGN NO. U905) EXTENDING FROM FOUNDATION TO UNDERSIDE OF ROOF DECK W/ 1/2" GWB OVER 1 X 2 P.T. FURRING @ 16" O.C. BOTH SIDES. FILL CELLS WITH CORE-FILL 500 INSULATION.
- 1'0" (A.F.F.) HIGH (U.N.O.) TYPICAL INTERIOR NON-LOAD BEARING WALL - 3 #25 GA. METAL STUDS @ 24" O.C. W/ 1/2" GWB BOTH SIDES. PROVIDE HORIZONTAL FIRELOCKING AT EVERY 1'0" MAX. W/ 1/2" GWB FASTENED TO STUD. PROVIDE WOOD BLOCKING AT PERIMETER OF OPENINGS AND WHEREVER NECESSARY FOR CABINETS AND SHELVING.
- SAME AS ABOVE, EXCEPT 6" W 25 GA. METAL STUDS @ 24" O.C. W/ 1/2" GWB BOTH SIDES (WALL BEHIND WASHER AND DRYER). PROVIDE WOOD BLOCKING AS NECESSARY FOR SHELVING.

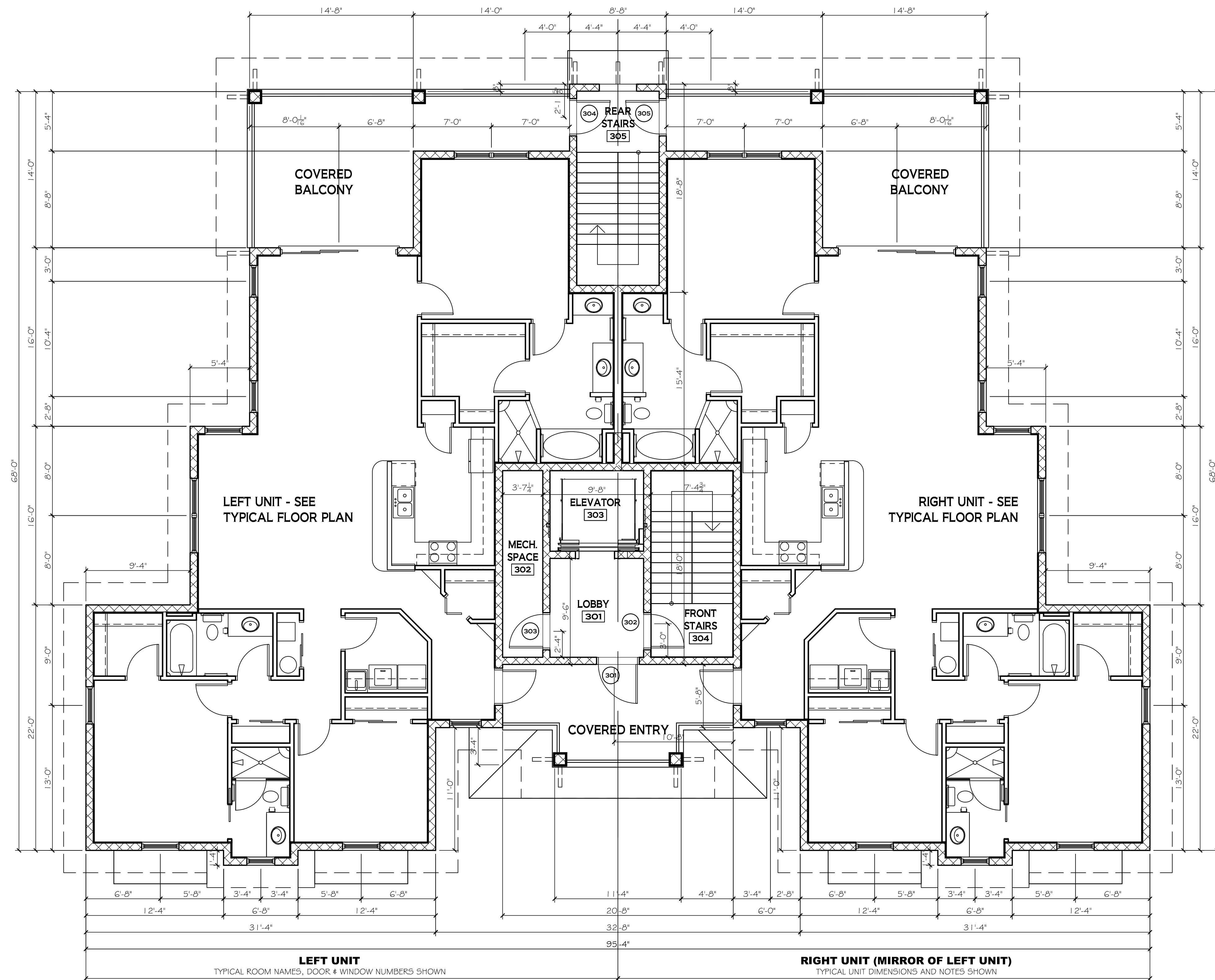


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INDIAN RIVER VILLAS
 12 UNIT CONDOMINIUM PROJECT (TWO IDENTICAL 6 UNIT BUILDINGS)
 LOCATED AT SE CORNER OF CITRUS AVE. & SOUTH INDIAN RIVER DRIVE
 FT. PIERCE, FLORIDA

THIRD FLOOR SQUARE FOOTAGES

LEFT LIVING UNIT:		
AIR CONDITIONED LIVING SPACE:	1,885 SF	
EXTERIOR COVERED BALCONY:	280 SF	
RIGHT LIVING UNIT:		
AIR CONDITIONED LIVING SPACE:	1,885 SF	
EXTERIOR COVERED BALCONY:	280 SF	
COMMON AREA SPACES:		
AIR CONDITIONED LOBBY:	85 SF	
UNCONDITIONED SPACES (STAIRS, EQUIPMENT RM.):	381 SF	
UNCONDITIONED ELEVATOR SHAFT:	61 SF	
EXTERIOR COVERED FRONT ENTRY:	155 SF	



1 THIRD FLOOR PLAN - TYPICAL BUILDING
 3/16" = 1'-0"

WALL TYPES

- TYPICAL EXTERIOR 8" CMU LOAD BEARING WALL - SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISH. 1/2" GWB OVER 1 X 2 P.T. FURRING @ 16" O.C. ON INTERIOR OF LIVING UNITS. FILL EMPTY CELLS WITH CORE-FILL 500 FOAM INSULATION.
- 8" CMU LOAD BEARING WALL W/ 3-COAT STUCCO WITH SPANISH TROWEL FINISH ON EXTERIOR AND 1-COAT STUCCO FINISH ON INTERIOR OF HABITABLE SPACE (STAIRWELLS & GARAGES). FILL CELLS WITH CORE-FILL 500 FOAM INSULATION.
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- 1'0" (A.F.F.) HIGH (U.N.O.) TYPICAL INTERIOR NON-LOAD BEARING WALL - 3 3/8" 25 GA. METAL STUDS @ 24" O.C. W/ 1/2" GWB BOTH SIDES. PROVIDE HORIZONTAL FIREBLOCKING AT EVERY 1'0" MAX. W/ 1/2" GWB FASTENED TO STUD. PROVIDE WOOD BLOCKING AT PERIMETER OF OPENINGS AND WHEREVER NECESSARY FOR CABINETS AND SHELVING.
- SAME AS ABOVE, EXCEPT 6" W 25 GA. METAL STUDS @ 24" O.C. W/ 1/2" GWB BOTH SIDES (WALL BEHIND WASHER AND DRYER). PROVIDE WOOD BLOCKING AS NECESSARY FOR SHELVING.

THIRD FLOOR PLAN

TYPICAL BUILDING

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT NUMBER:	
DRAWN BY:	HL
CHECKED BY:	HL
PERMIT SET DATE:	8.22.18

SHEET