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## PROJECT NOTES:

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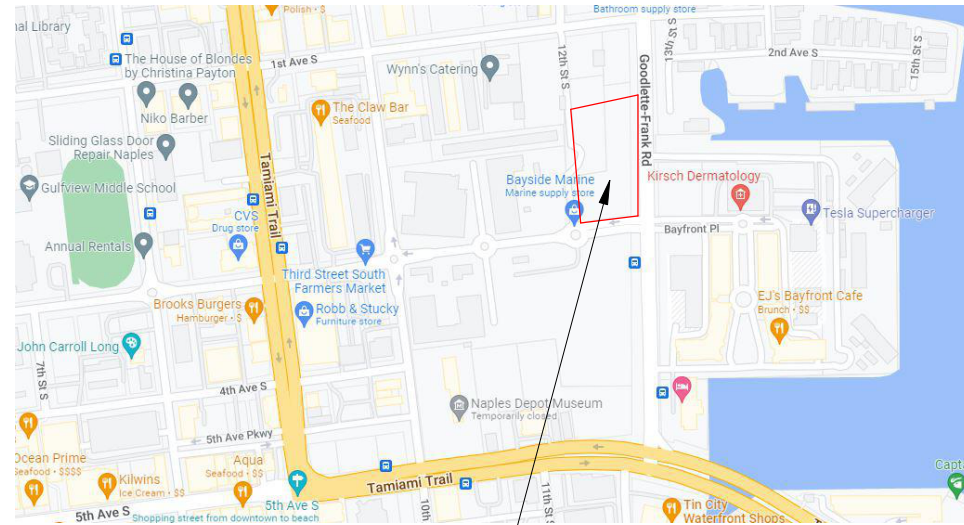
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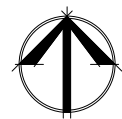
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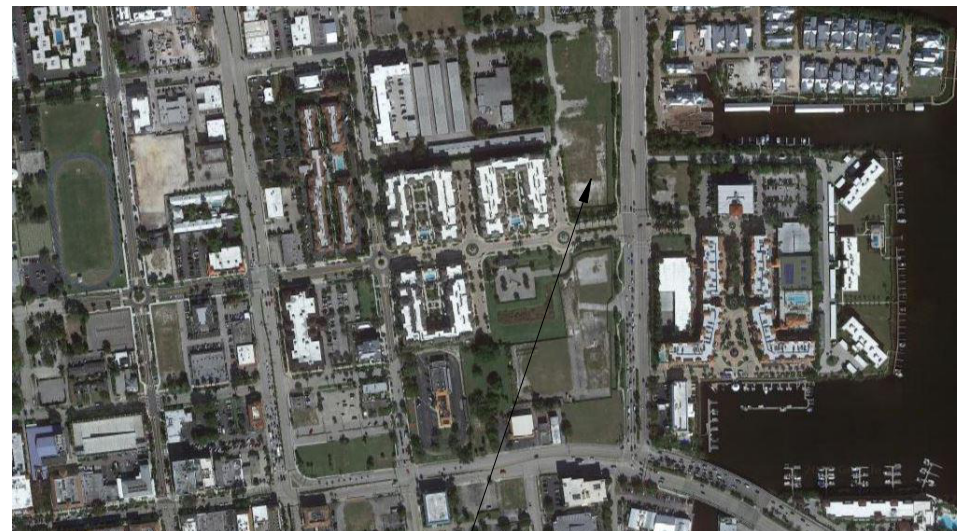
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PROJECT SITE



PROJECT LOCATION MAP



PROJECT SITE



PROJECT AERIAL PHOTO

## PROJECT SUMMARY:

NAPLES SQUARE 5 A.K.A. ENCORE IS A 3-STORY MIXED-USE CONDOMINIUM DEVELOPMENT THAT IS SITUATED ADJACENTLY NORTH OF NAPLES SQUARE SOUTH, AND EAST OF THE 5-STORY RESIDENTIAL CONDOMINIUM KNOWN AS NAPLES SQUARE 3. THE MAIN ENTRANCE WILL BE FROM 12TH STREET SOUTH. THE PROJECT CONSISTS OF A 3-STORY BUILDING, WITH 15 UNITS AND AMENITIES. THE BUILDING WILL HAVE A MAIN ENTRANCE ACCESSIBLE TO RESIDENCES THROUGH THEIR PRIVATE GARAGE AREAS. THE PROJECT IS ORIENTED AND PLACED ALONG GOODLETTE-FRANK ROAD WITH UNIT VIEWS LOOKING WEST TOWARDS THEIR OWN AMENITIES.

EAST SIDE PROPERTY LINE  
20' LINEAR PARK EASEMENT  
SEE CIVIL DRAWINGS

25' BUILDING SETBACK

-2' - 11"  
(7' - 1" NAVD)

SIDE SETBACK  
0' OR 10' / 0' USED

SIDE PROPERTY LINE NORTH

STANDPIPE IS LOCATED IN EACH OF THE EGRESS STAIRS. STANDPIPES ARE BEING EXTENDED TO ROOF PER FIRE DEPARTMENT.

BIKE STORAGE AREA

**PARKING CALCULATIONS:**

**BUILDING 1:**  
72 RESIDENTIAL UNITS @ 2 SPACES / UNIT = 144 SPACES REQUIRED

**BUILDING 2:**  
72 RESIDENTIAL UNITS @ 2 SPACES / UNIT = 144 SPACES REQUIRED

**BUILDING 3:**  
77 RESIDENTIAL UNITS @ 2 SPACES / UNIT = 154 SPACES REQUIRED

**BUILDING 4:**  
64 RESIDENTIAL UNITS @ 2 SPACES / UNIT = 128 SPACES REQUIRED

TOTAL RESIDENTIAL PARKING REQUIRED = 570 SPACES

**COMMERCIAL DEVELOPMENT (NORTH)**

OFFICE: 4,910 S.F. @ 3 SPACES / 1,000 S.F. 14.73 SPACES  
RETAIL: 1,911 S.F. @ 3 SPACES / 1,000 S.F. 5.73 SPACES  
RESIDENTIAL: 15 UNITS @ 2 SPACES / UNIT 30 SPACES

TOTAL COMMERCIAL NORTH PARKING REQUIRED = 50.46 SPACES

**AC MARRIOTT NAPLES PARKING MIXED-USE HOTEL (PER LDC 58-915.B.1)**

TRANSIENT LODGING 150 ROOMS @ 1.25 SPACES / ROOM 187.50 SPACES  
FIRST FLOOR RETAIL 4,000 S.F. @ 3 SPACES / 1,000 S.F. 12.00 SPACES  
HOTEL RESTAURANT 6,315 S.F. @ 3 SPACES / 1,000 S.F. 18.95 SPACES

NOTE: RESTAURANT AREA INCLUDES INTERIOR DINING AREA, OUTDOOR DINING AREAS, KITCHEN, BAR, AND SERVICE STATION.

CONFERENCE CENTER: 2,449 S.F. @ 3 SPACES / 1,000 S.F. 7.35 SPACES

NOTE: CONFERENCE AREA DERIVED FROM THE CUMULATIVE AREA OF ALL CONFERENCE ROOMS ONLY. PRE-EVENT SPACE, STORAGE, CATERING KITCHEN, AND SHARED RESTROOMS ARE NOT INCLUDED.

TOTAL MIXED USE HOTEL REQUIRED: 225.8 SPACES

OUT PARCEL "C" (EST.) 3/1000 SF 4,250 SF 12.75 SPACES

**TOTAL NAPLES SQUARE P.D. REQUIRED = 860 SPACES**

**OVERALL PARKING PROVIDED:**

UNDER BUILDING 1	=117	(INCLUDING 3 HANDICAP)
UNDER BUILDING 2	=117	(INCLUDING 3 HANDICAP)
UNDER BUILDING 3	=116	(INCLUDING 3 HANDICAP)
UNDER BUILDING 4	=130	(INCLUDING 2 HANDICAP)
ACCESS ROAD	=18	
3RD AVE. SOUTH	=24	
11TH ST. SOUTH	=21	
12TH ST. SOUTH	=25**	(INCLUDING 1 HANDICAP)
COMMERCIAL (NORTH)	=70*	(INCLUDING 4 HANDICAP)
COMMERCIAL (SOUTH)	=225	(INCLUDING 8 HANDICAP)

TOTAL PROVIDED = 863 (3 SPACES EXCESS)

\* A TOTAL OF 45 PRIVATE GARAGE SPACES ARE PROPOSED INTERNAL TO THE PARKING GARAGE. FOR THE PURPOSES OF CALCULATING THE PROVIDED SPACES, ONLY 30 OF THE PROPOSED 45 GARAGE SPACES ARE INCLUDED IN THE PROVIDED CALCULATION.

\*\* THE EXISTING PORTION OF THE DEVELOPMENT COMPRISED OF RESIDENTIAL BUILDINGS 1-4, THE HOTEL AND COMMERCIAL SPACE B REQUIRES 796 PARKING SPACES. THE EXISTING PARKING PROVIDED IN THE OVERALL PROJECT'S CURRENT CONFIGURATION PROVIDES FOR 802 PARKING SPACES. THE ENCORE DEVELOPMENT PROPOSES TO REMOVE 6 PARKING SPACES ON THE WEST SIDE OF 12TH STREET ADJACENT TO ENCORE. AS A RESULT OF THIS MODIFICATION THE SITE WILL MAINTAIN 796 PARKING SPACES (802-6) ALLOWING THE EXISTING PORTION OF THE DEVELOPMENT TO REMAIN IN COMPLIANCE WITH THE PARKING REQUIRED THROUGHOUT THE DEVELOPMENT OF ENCORE.

STANDPIPE IS LOCATED IN EACH OF THE EGRESS STAIRS. STANDPIPES ARE BEING EXTENDED TO ROOF PER FIRE DEPARTMENT.

GOODLETTE FRANK ROAD  
100 FT. RIGHT OF WAY

STANDPIPE IS LOCATED IN EACH OF THE EGRESS STAIRS. STANDPIPES ARE BEING EXTENDED TO ROOF PER FIRE DEPARTMENT.

LOCATIONS WHERE BUILDING WILL BE DRY FLOOD PROOFED AREAS FLOOR SLAB AND EXTERIOR WALLS LOCATED BELOW DESIGN FLOOD ELEVATION WILL BE DESIGNED TO RESIST THE HYDROSTATIC FORCES DURING A FLOOD EVENT

DRAINAGE EASEMENT

FOUNTAIN PER PREVIOUS APPROVAL

-2' - 11"  
(7' - 1" NAVD)

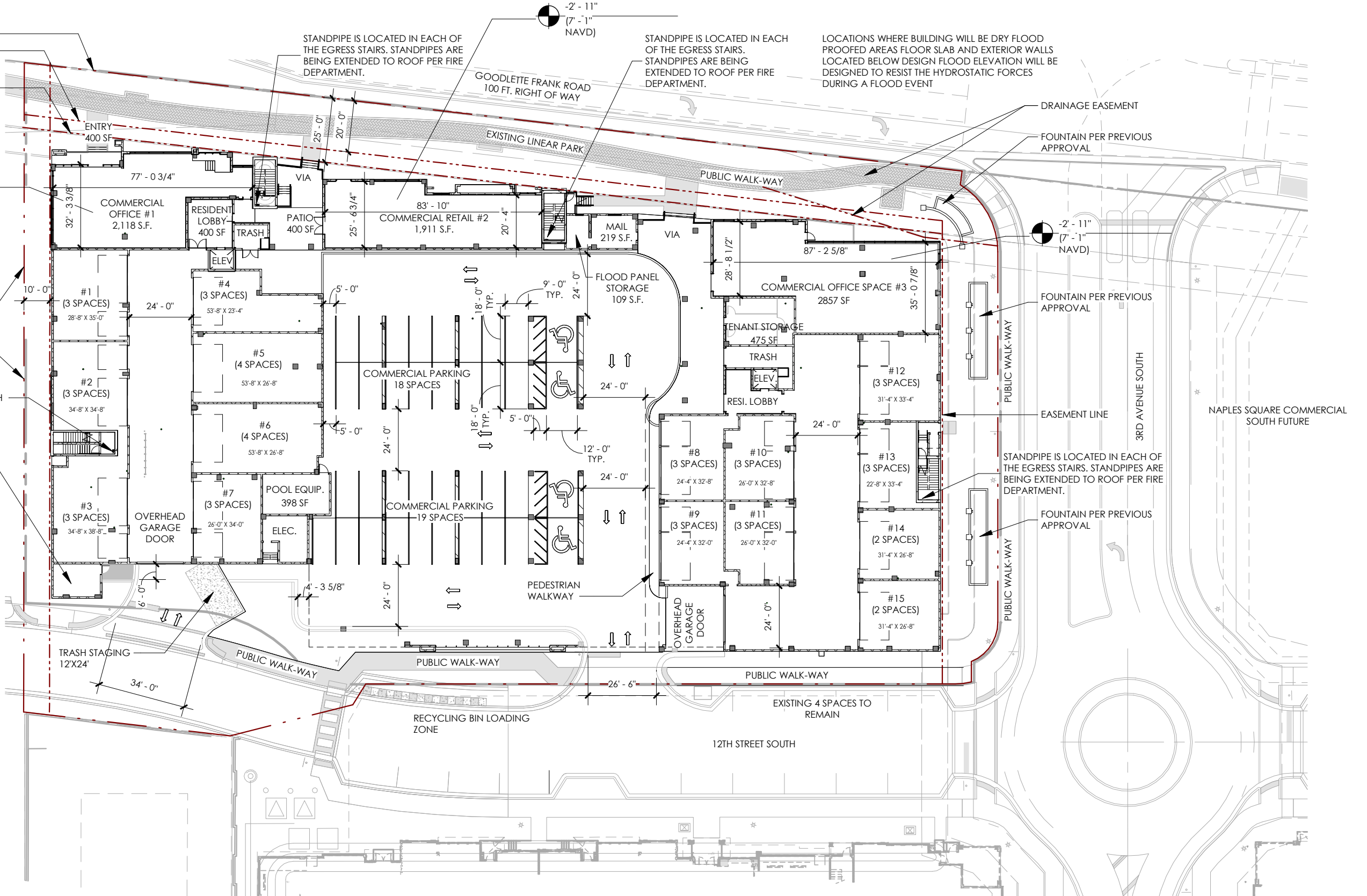
FOUNTAIN PER PREVIOUS APPROVAL

FOUNTAIN PER PREVIOUS APPROVAL

EASEMENT LINE

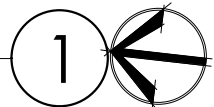
STANDPIPE IS LOCATED IN EACH OF THE EGRESS STAIRS. STANDPIPES ARE BEING EXTENDED TO ROOF PER FIRE DEPARTMENT.

FOUNTAIN PER PREVIOUS APPROVAL



**SITE PLAN DIAGRAM**

SCALE: 1" = 40'-0"



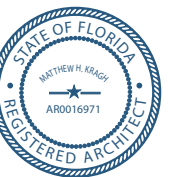
SK-1R

**NAPLES SQUARE NORTH (ENCORE)**

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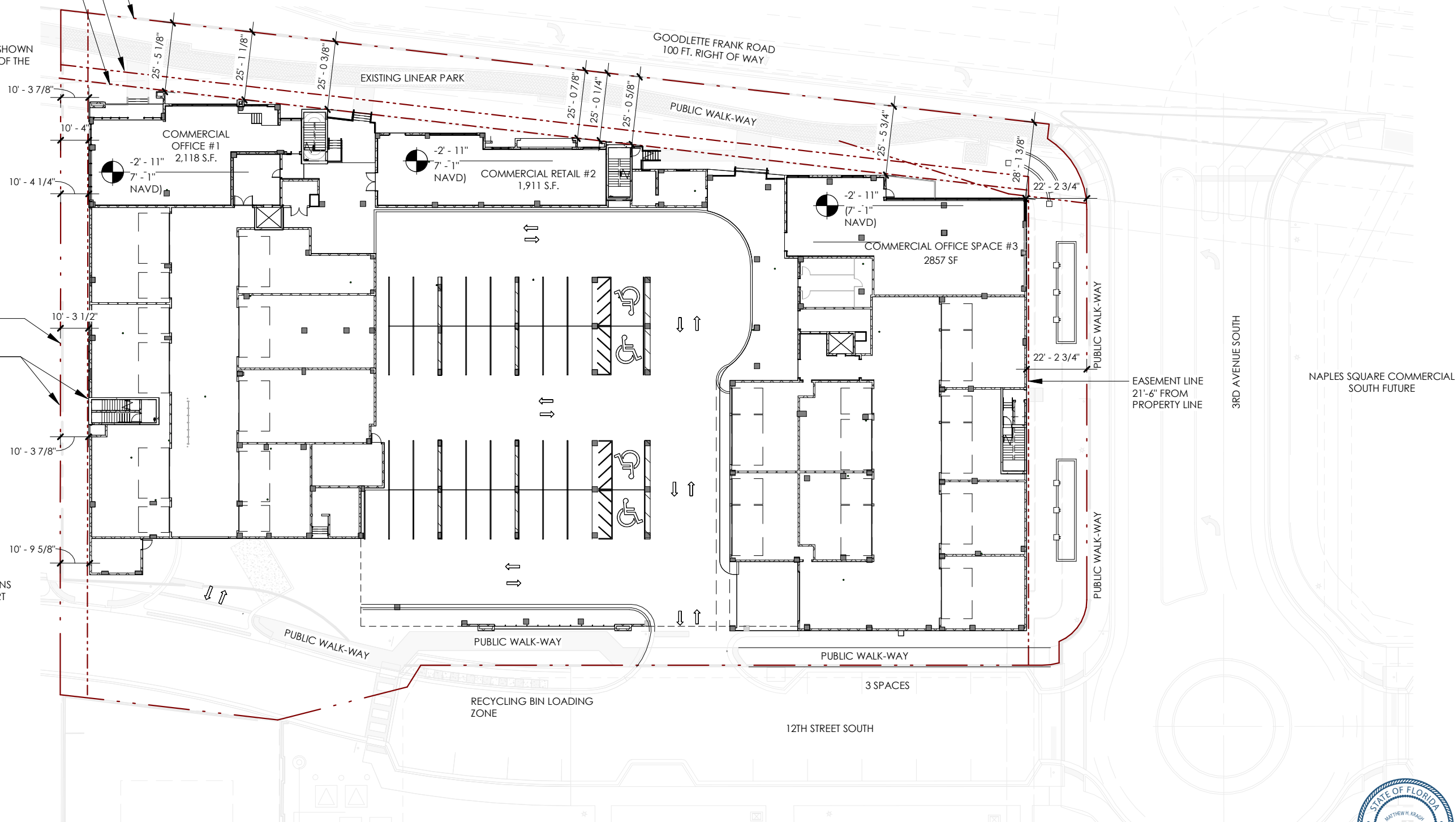


EAST SIDE PROPERTY LINE  
 20' LINEAR PARK EASEMENT  
 SEE CIVIL DRAWINGS  
 25' BUILDING SETBACK

NOTE:  
 DIMENSIONS FROM  
 PROPERTY LINE ARE SHOWN  
 TO CLOSEST POINTS OF THE  
 BUILDING

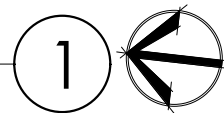
SIDE PROPERTY  
 LINE NORTH  
 SIDE SETBACK  
 0' OR 10' / 0' USED

NOTE: ALL DIMENSIONS  
 ARE TO CLOSEST PART  
 OF THE BUILDING.



SITE PLAN DIAGRAM - SETBACK DIST.

SCALE: 1" = 40'-0"



SK-1R.1

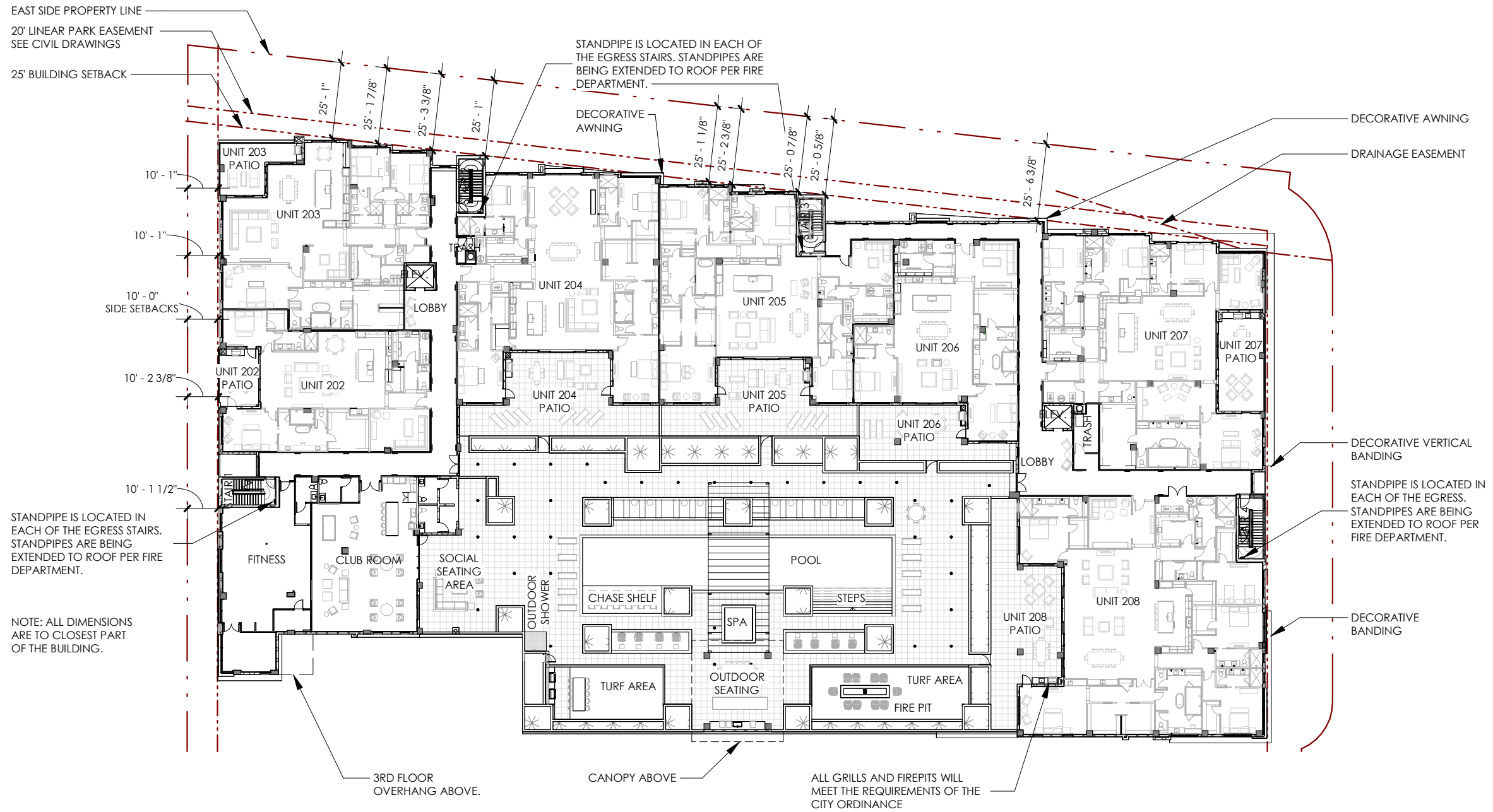
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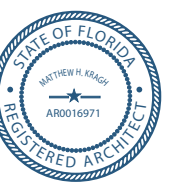
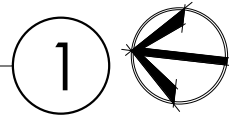
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# SECOND FLOOR PLAN

SCALE: 1" = 40'-0"



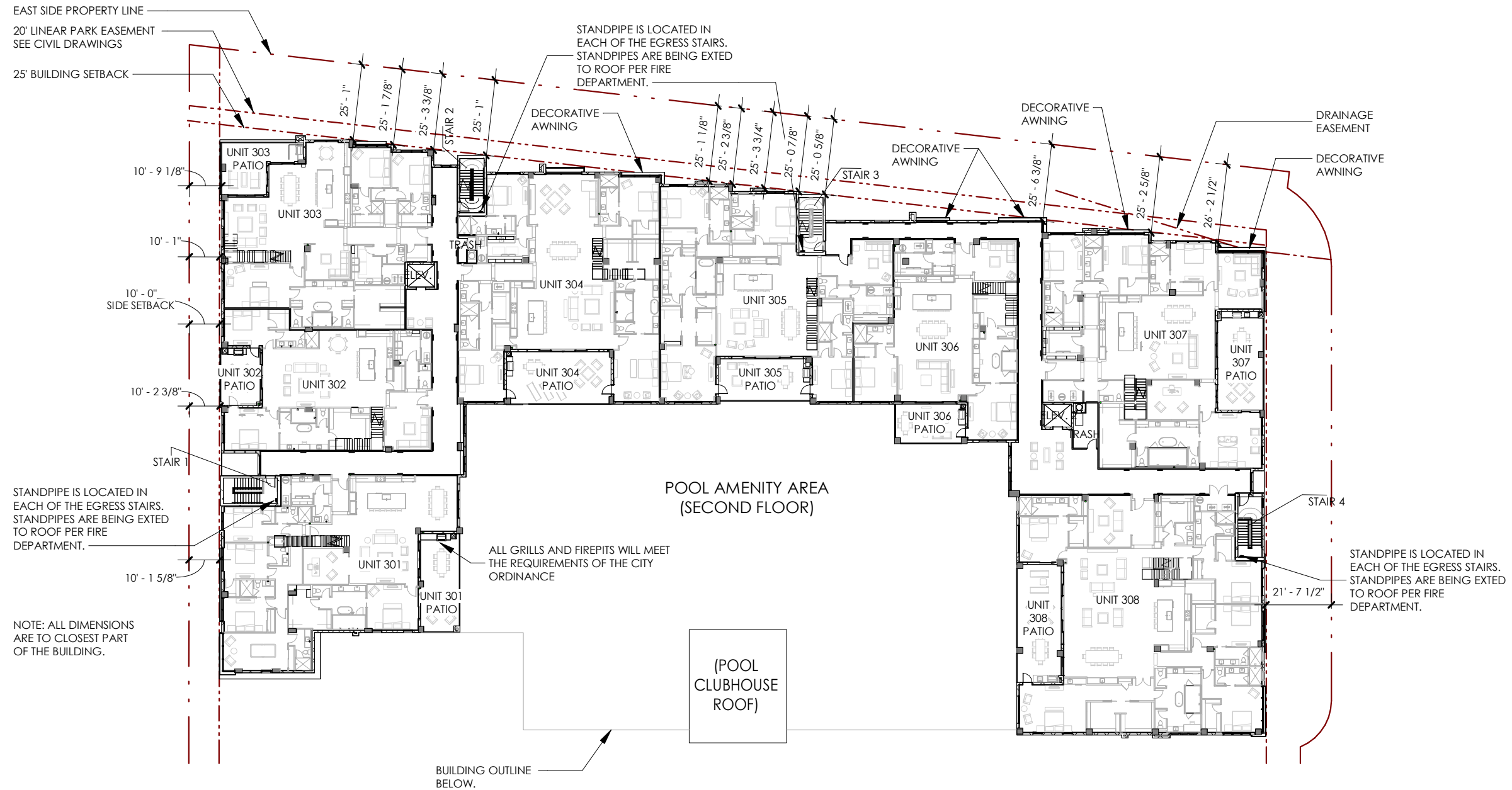
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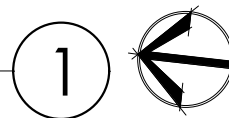
SK-2R

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# THIRD FLOOR PLAN

SCALE: 1" = 40'-0"



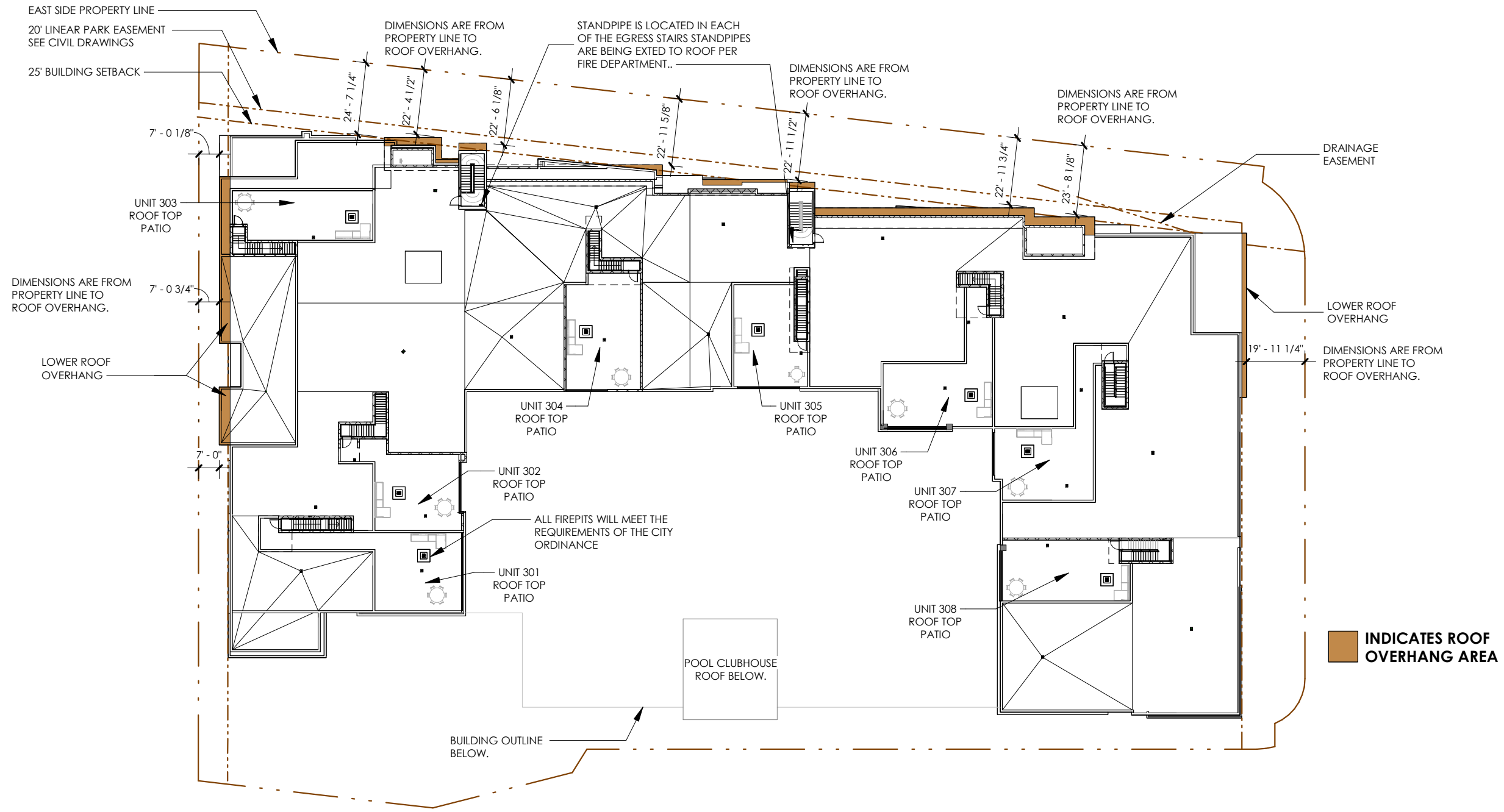
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SK-3

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# ROOF PLAN

SCALE: 1" = 40'-0"

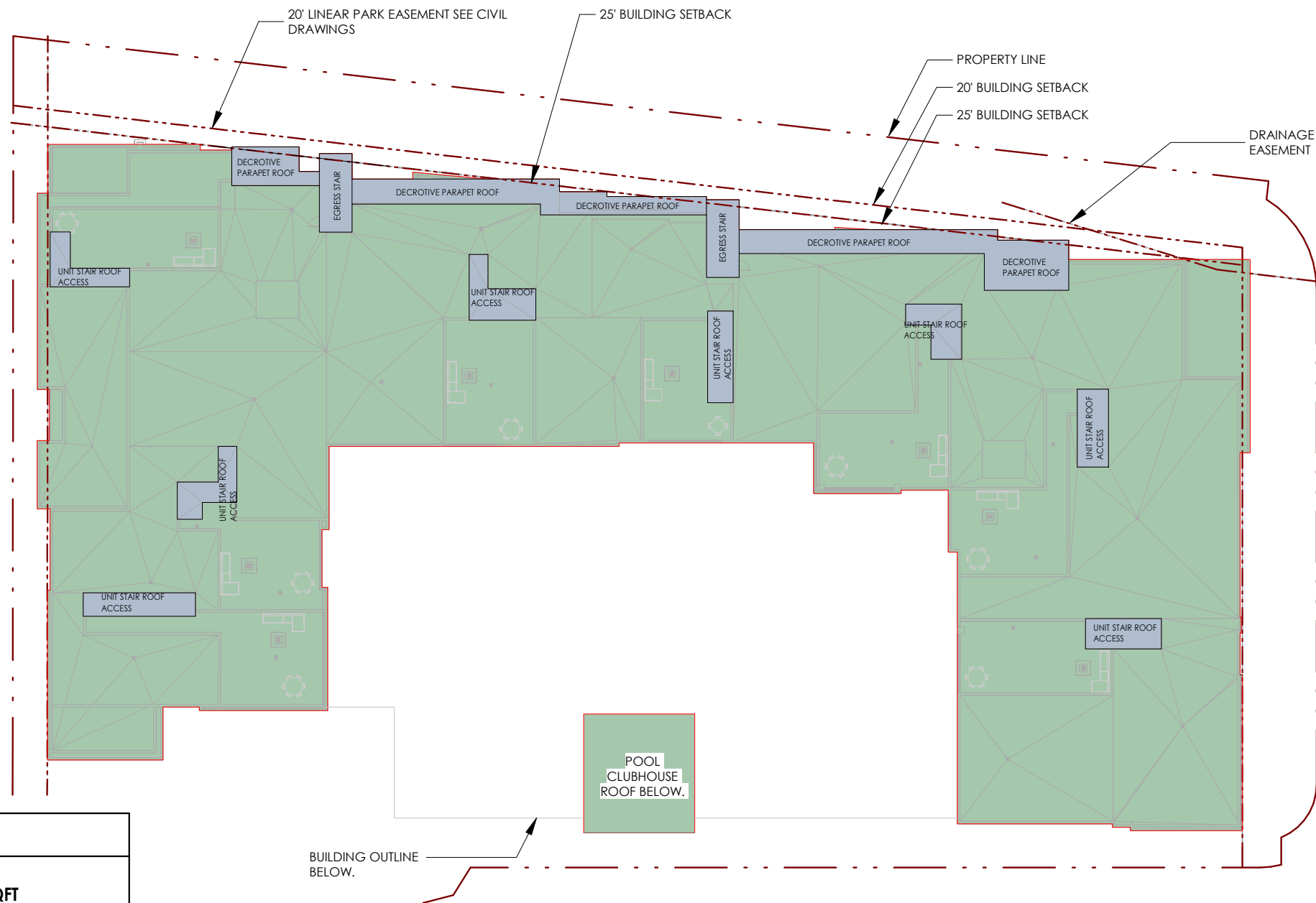
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


NAPLES SQUARE NORTH (ENCORE)

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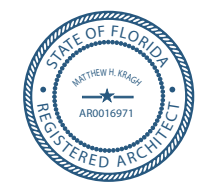


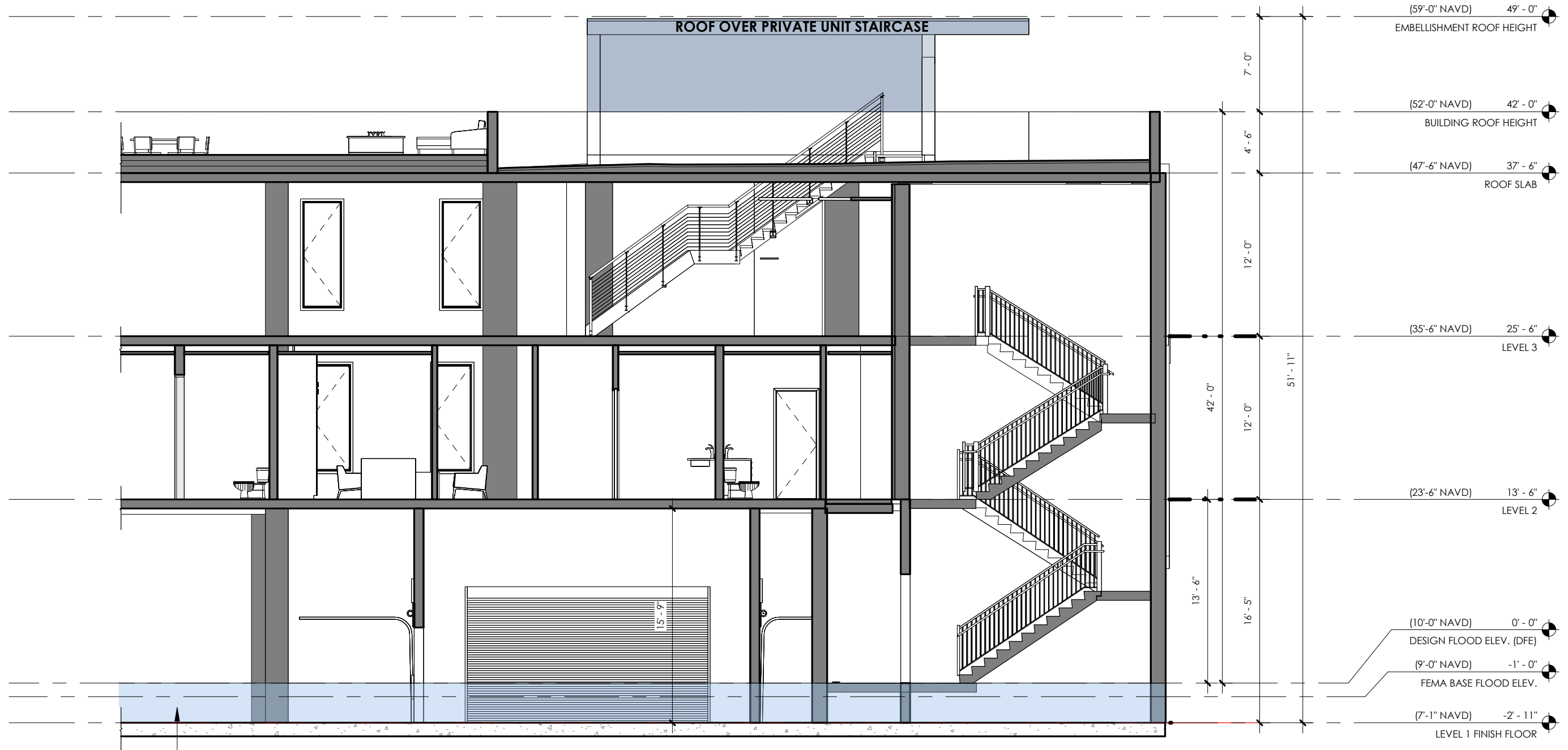
ROOF EMBELLISHMENT LEGEND	
	INDICATES OUTLINE OF ROOF AREA, <b>42,370 SQFT</b>
	INDICATES ROOF UNDER 42', 38,532SQFT
	INDICATES ROOF EMBELLISHMENTS ABOVE 42', 3,838 SQ FT
CALCULATIONS:	
ROOF AREA SQUARE FT: 42,370 SQ FT	
EMBELLISHMENTS OVER 42' HEIGHT: 3,838 SQ FT	
<b>PERCENTAGE OF FOOTPRINT OF EMBELLESMENTS: 9.05%</b>	

# ROOF EMBELLISHMENT DIAGRAM

SCALE: 1" = 40'-0"

1





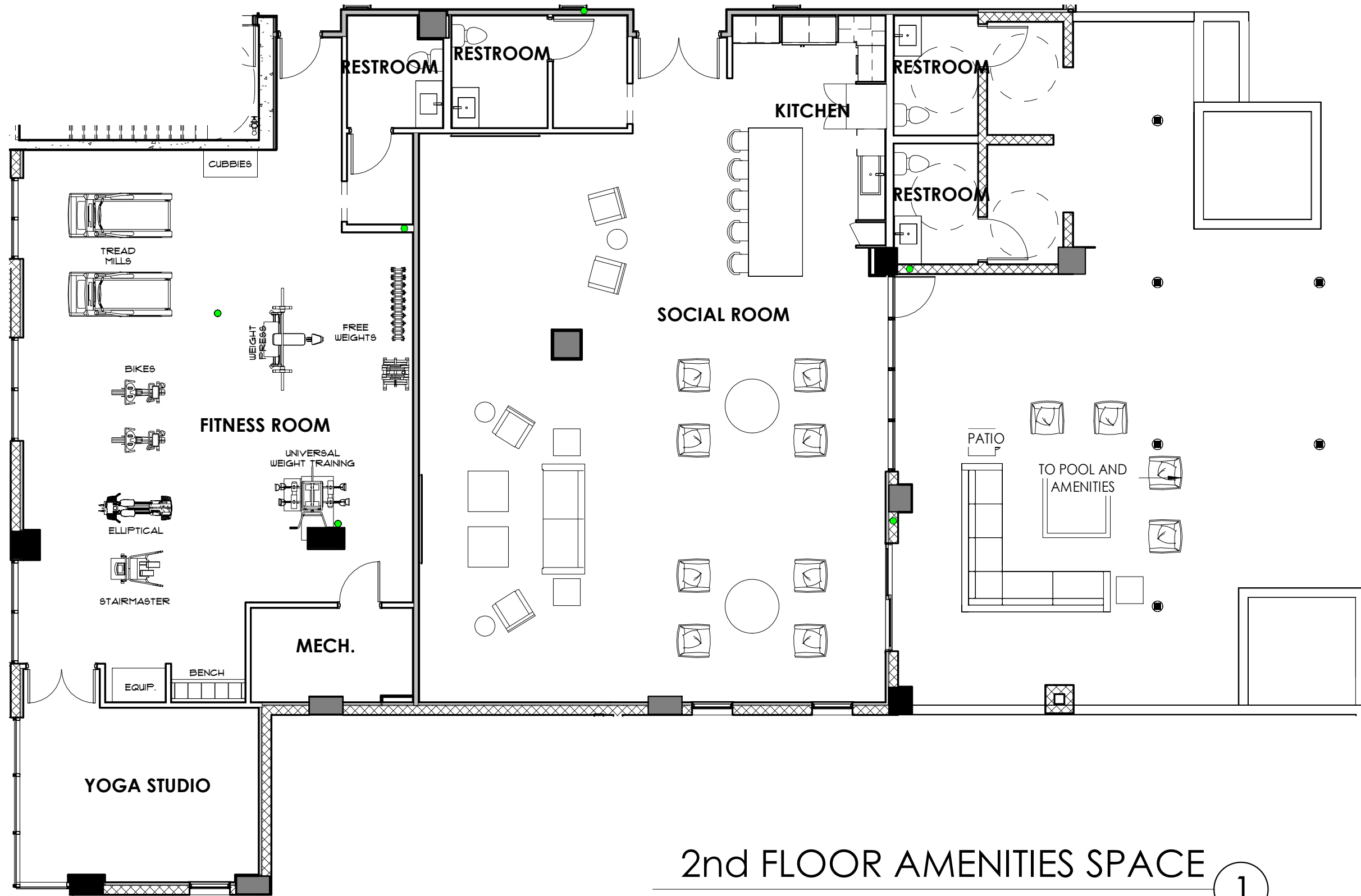
INDICATES LOCATIONS WHERE BUILDING WILL BE DRY FLOOD PROOFED AREAS FLOOR SLAB AND EXTERIOR WALLS LOCATED BELOW DESIGN FLOOD ELEVATION WILL BE DESIGNED TO RESIST THE HYDROSTATIC FORCES DURING A FLOOD EVENT

# GENERIC SECTION 1

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





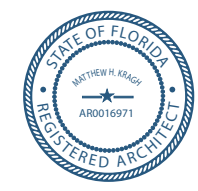


# 2nd FLOOR AMENITIES SPACE

3,290 S.F.

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

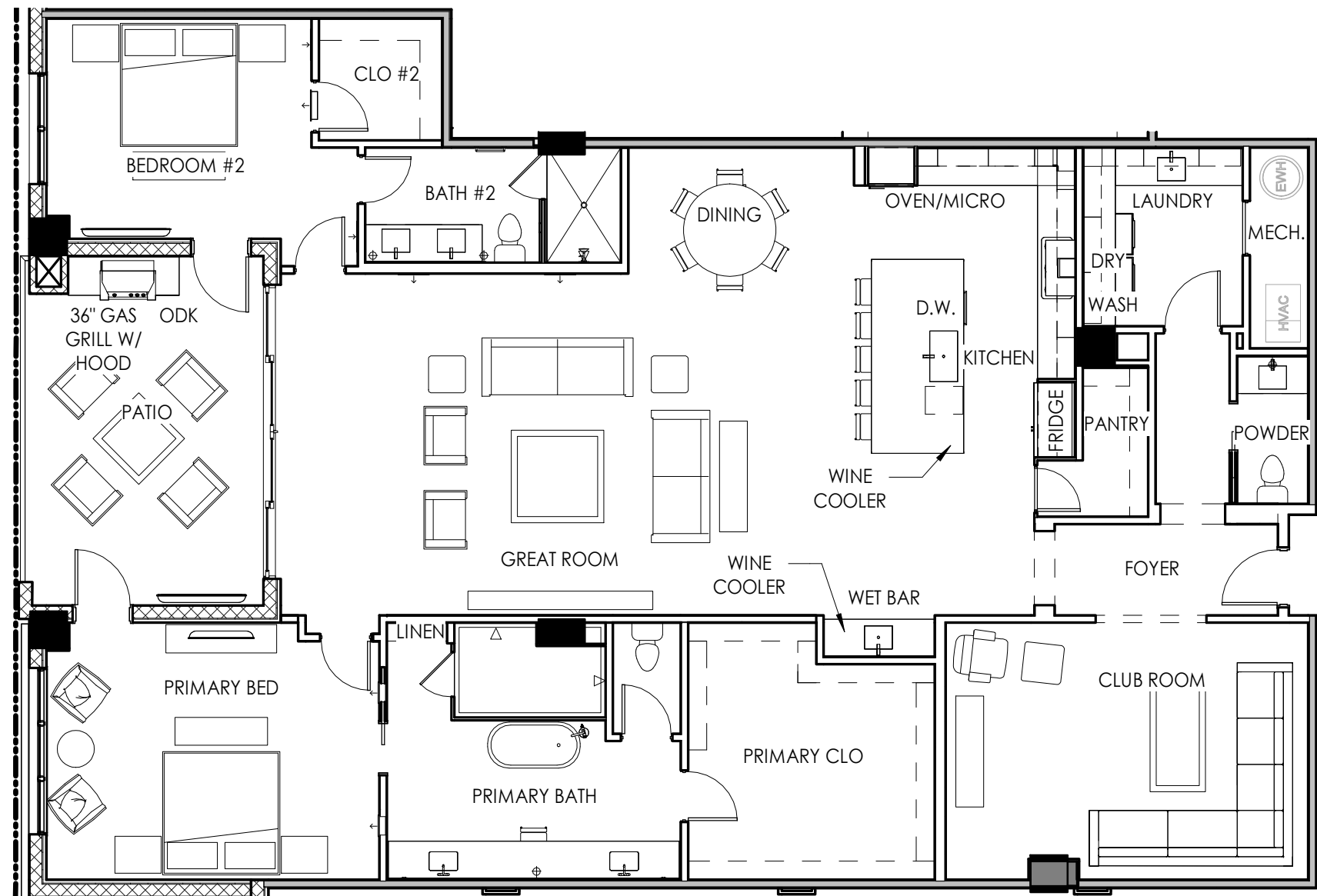
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NAPLES SQUARE NORTH (ENCORE)

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SK-6 MHK ARCHITECTURE

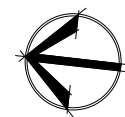


# UNIT 202 FLOOR PLAN

2,689 S.F.

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

1



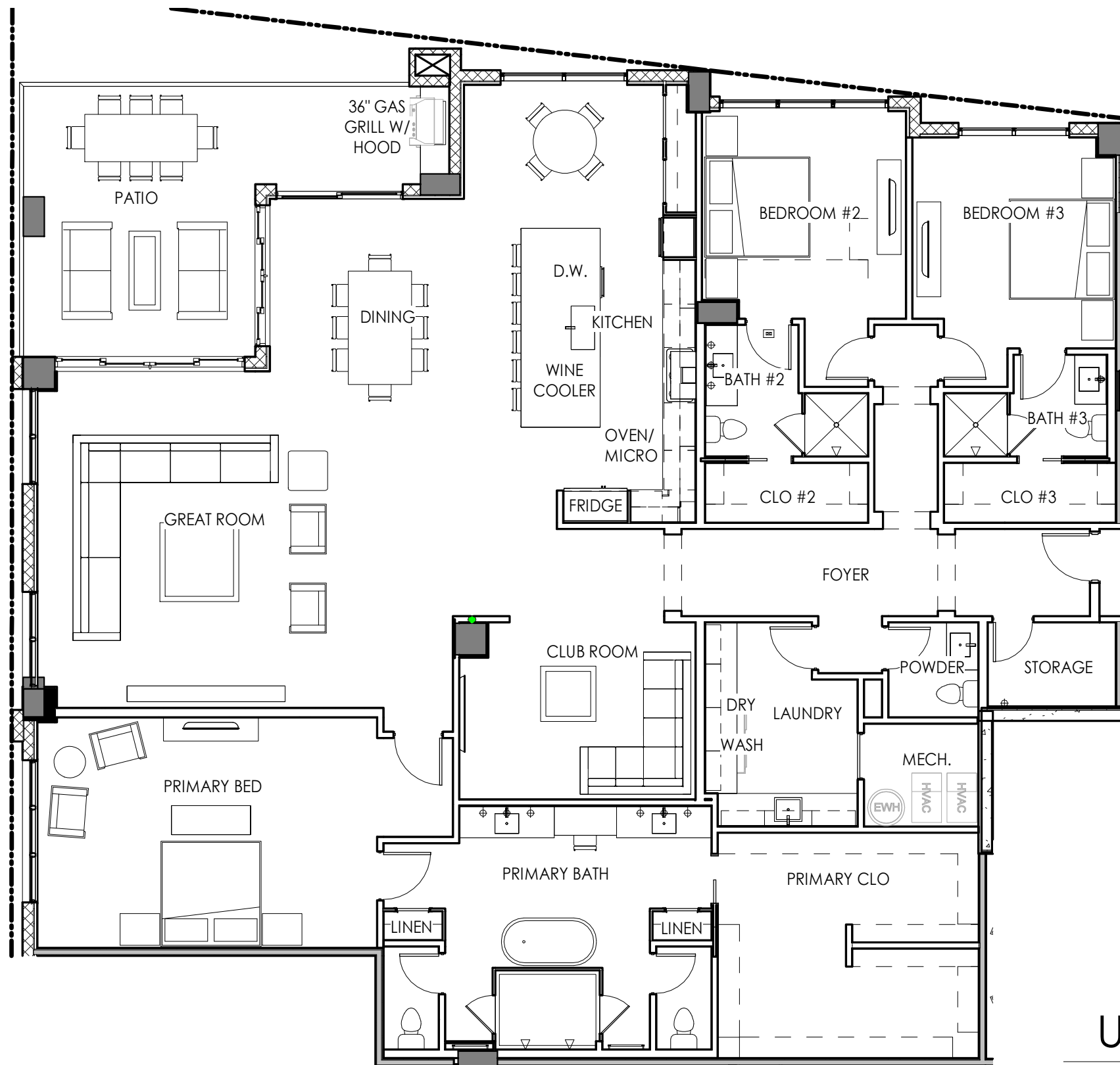
NAPLES SQUARE NORTH (ENCORE)

04/10/2024

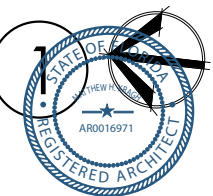
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SK-7

MHK ARCHITECTURE



**UNIT 203 FLOOR PLAN**  
 3,573 S.F. SCALE: 1/8" = 1'-0"



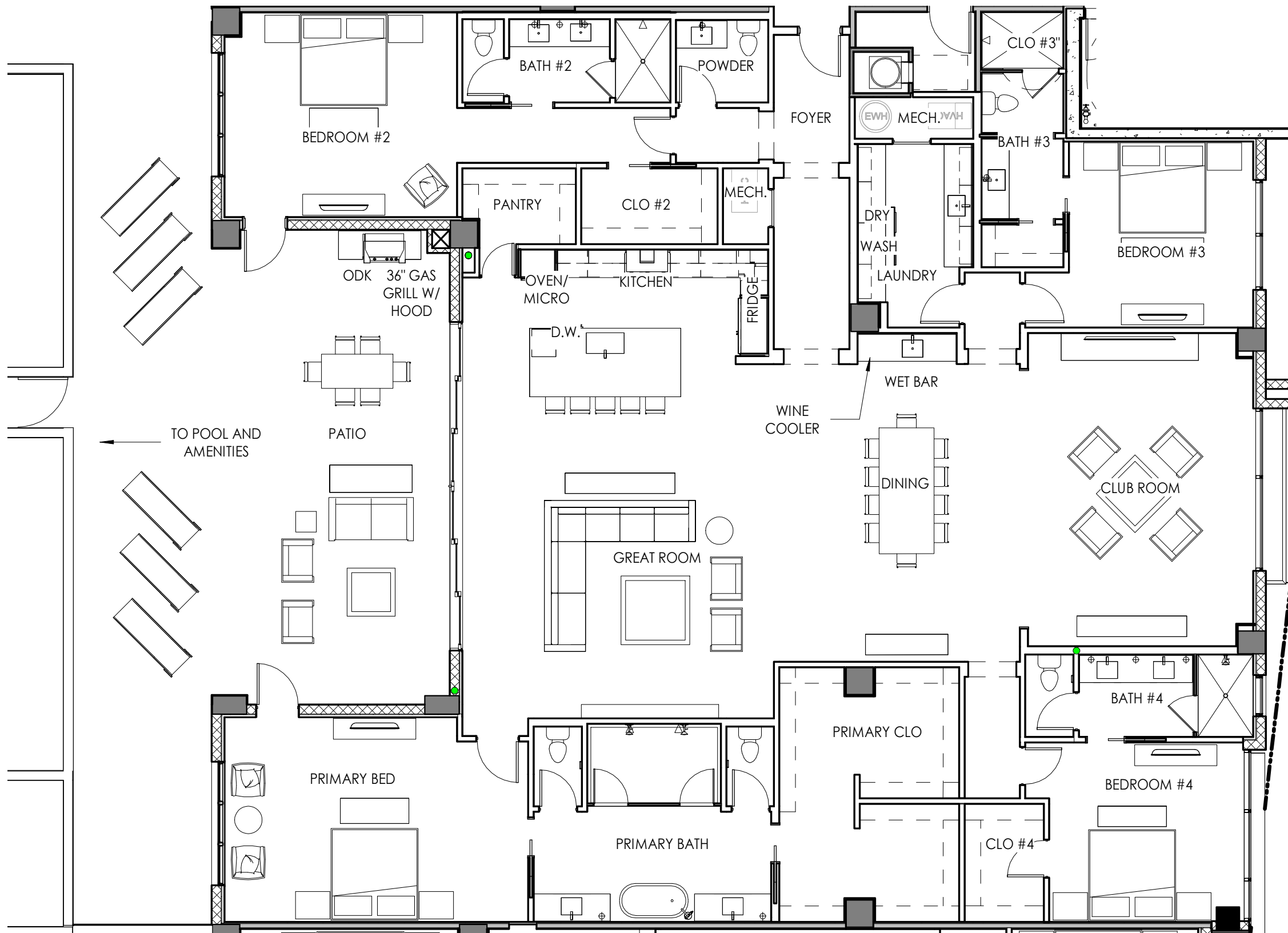
**NAPLES SQUARE NORTH (ENCORE)**

04/10/2024

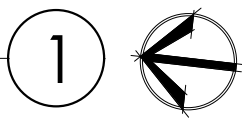
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**SK-8**

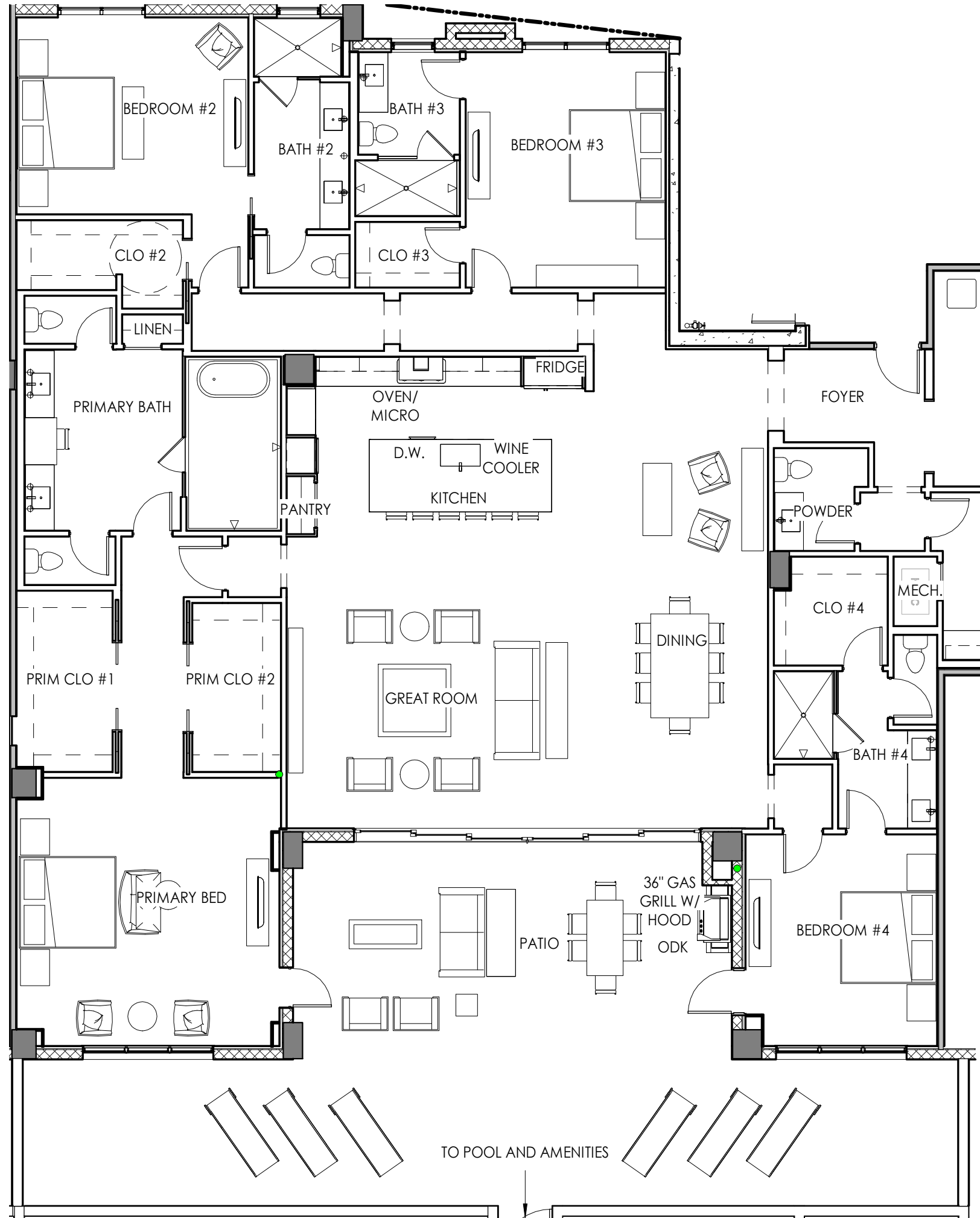
**MHK ARCHITECTURE**



**UNIT 204 FLOOR PLAN**  
 4,293 S.F.      SCALE: 1/8" = 1'-0"

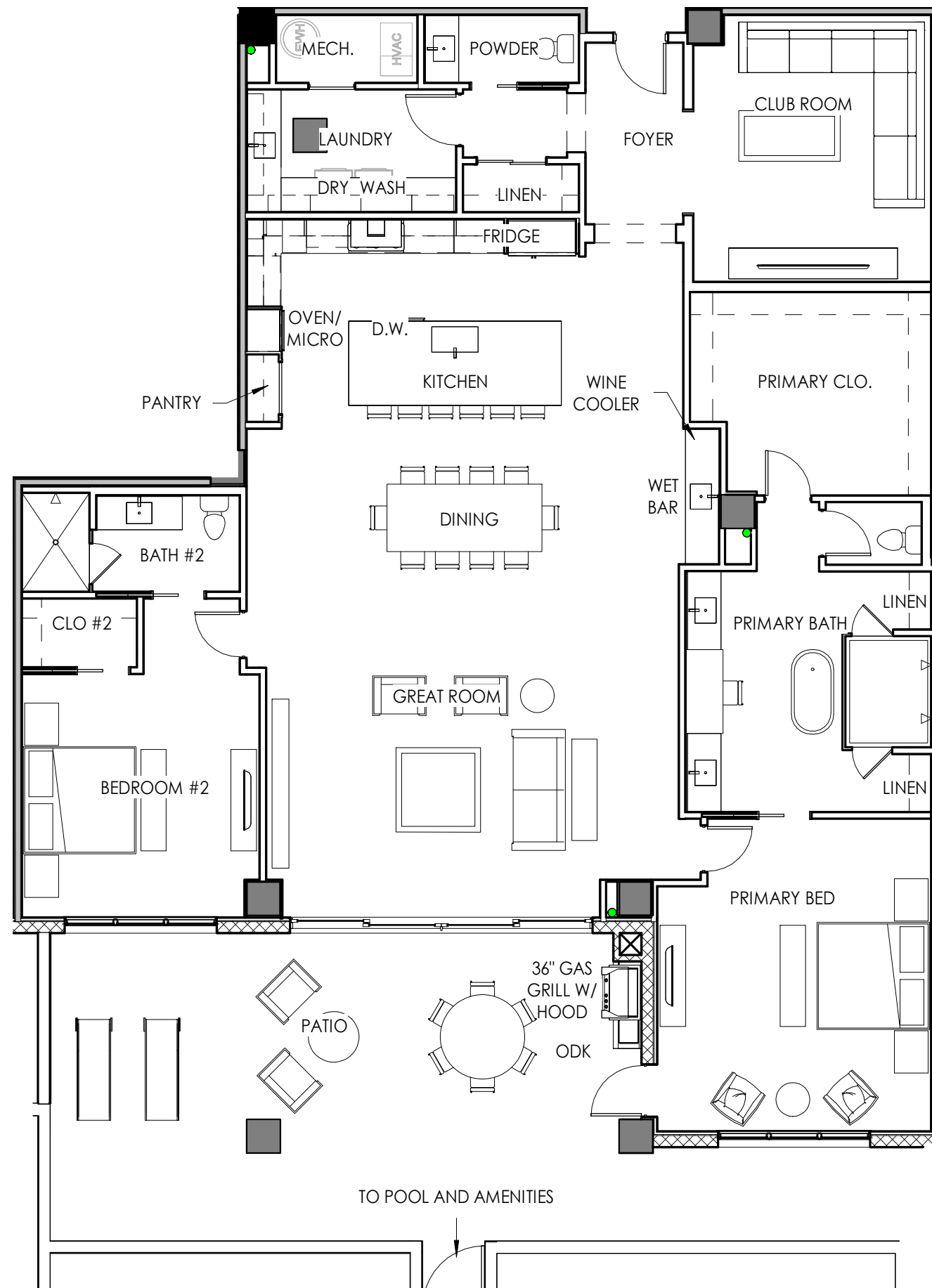






**UNIT 205 FLOOR PLAN**  
 4,088 S.F.      SCALE: 1/8" = 1'-0"

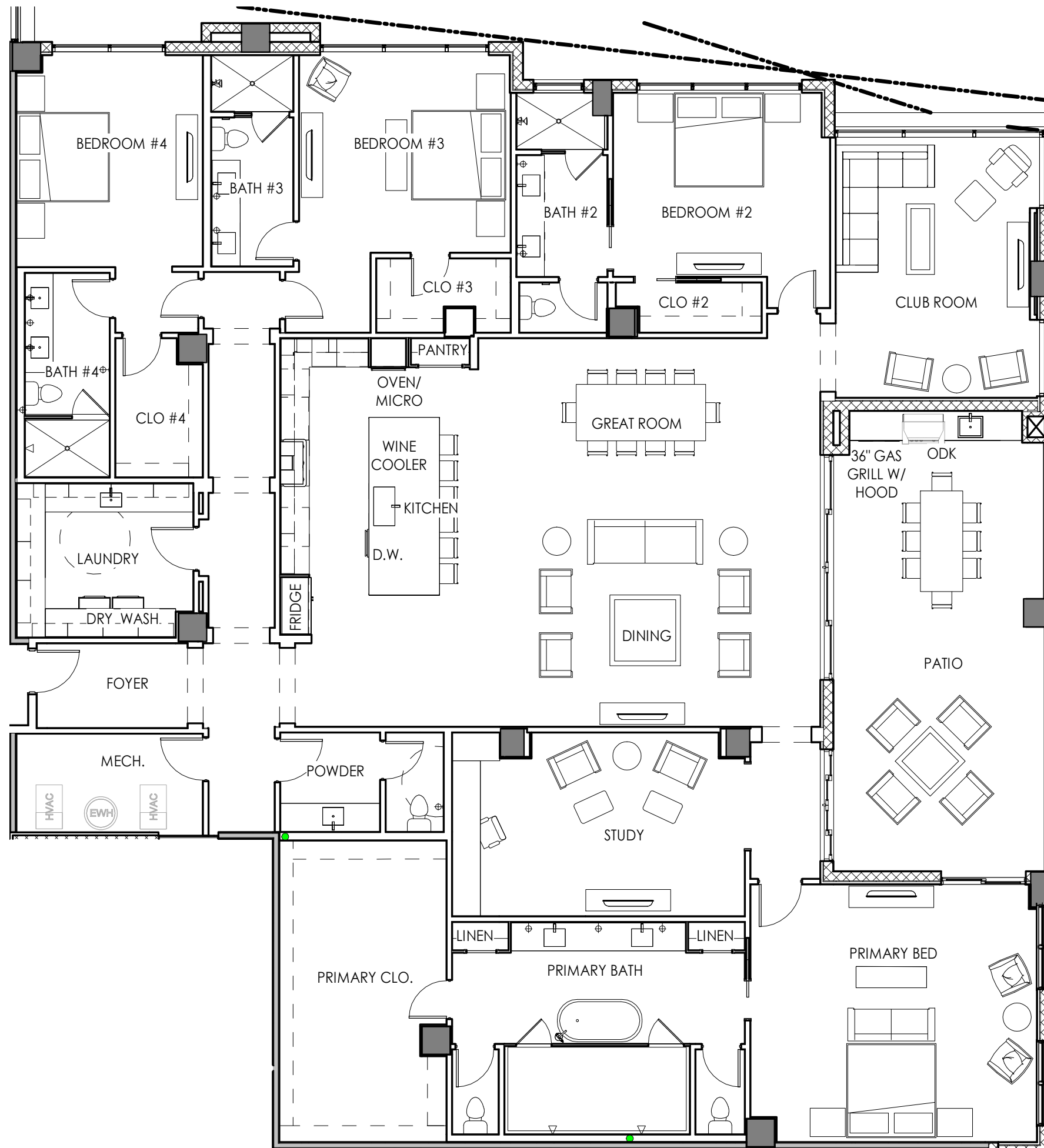




**UNIT 206 FLOOR PLAN**  
 2,800 S.F. SCALE: 1/8" = 1'-0"



**NAPLES SQUARE NORTH (ENCORE)**



**UNIT 207 FLOOR PLAN**  
 4,652 S.F.      SCALE: 1/8" = 1'-0"



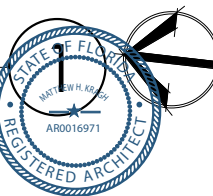
**NAPLES SQUARE NORTH (ENCORE)**



# UNIT 208 FLOOR PLAN

5,703 S.F.

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



**NAPLES SQUARE NORTH (ENCORE)**

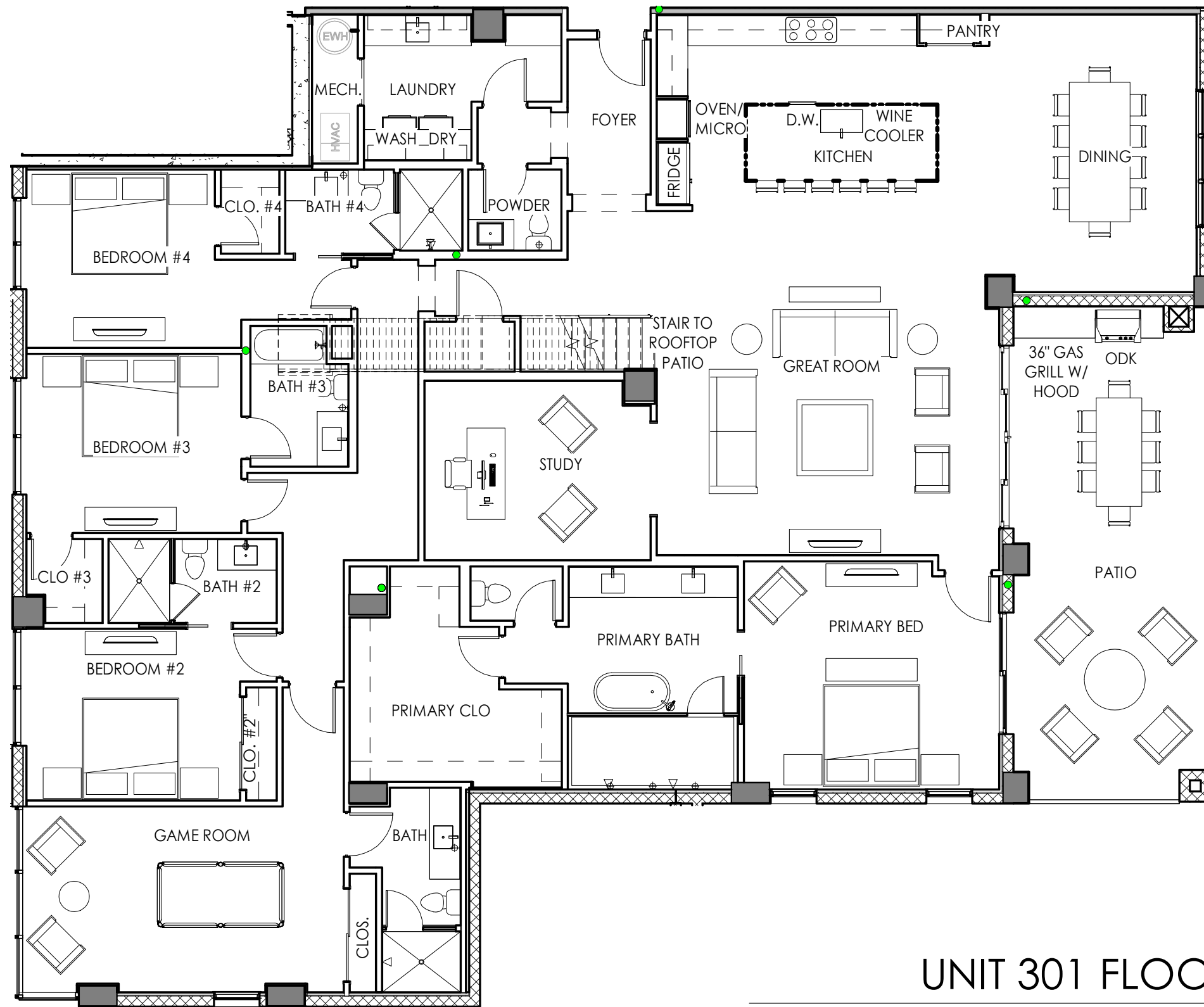
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**MHK ARCHITECTURE**

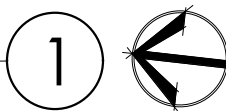




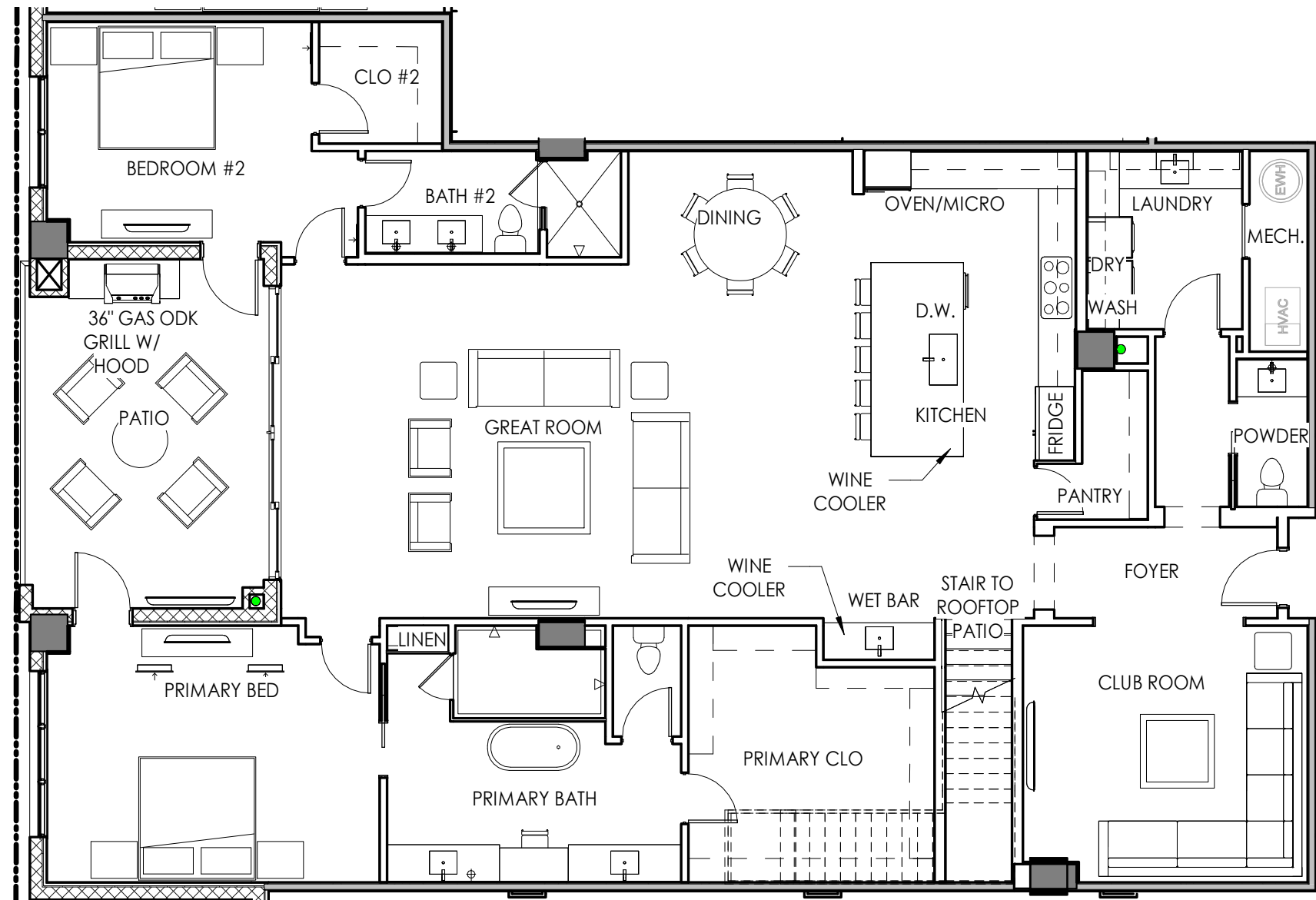
# UNIT 301 FLOOR PLAN

3,875 S.F.

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



NAPLES SQUARE NORTH (ENCORE)

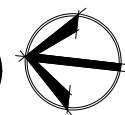


# UNIT 302 FLOOR PLAN

2,689 S.F.

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

1



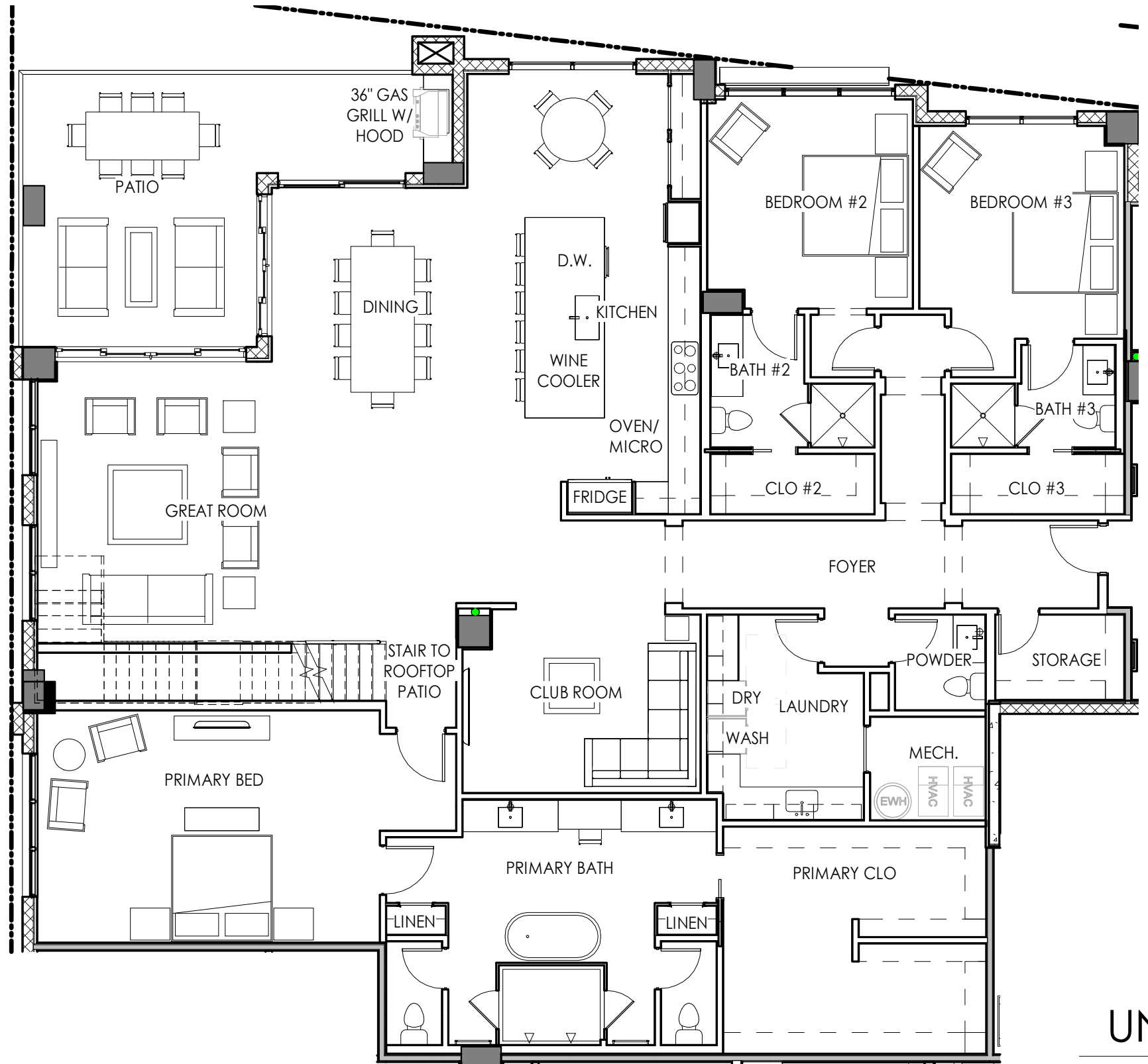
NAPLES SQUARE NORTH (ENCORE)

04/10/2024

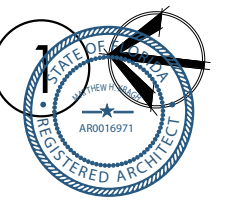
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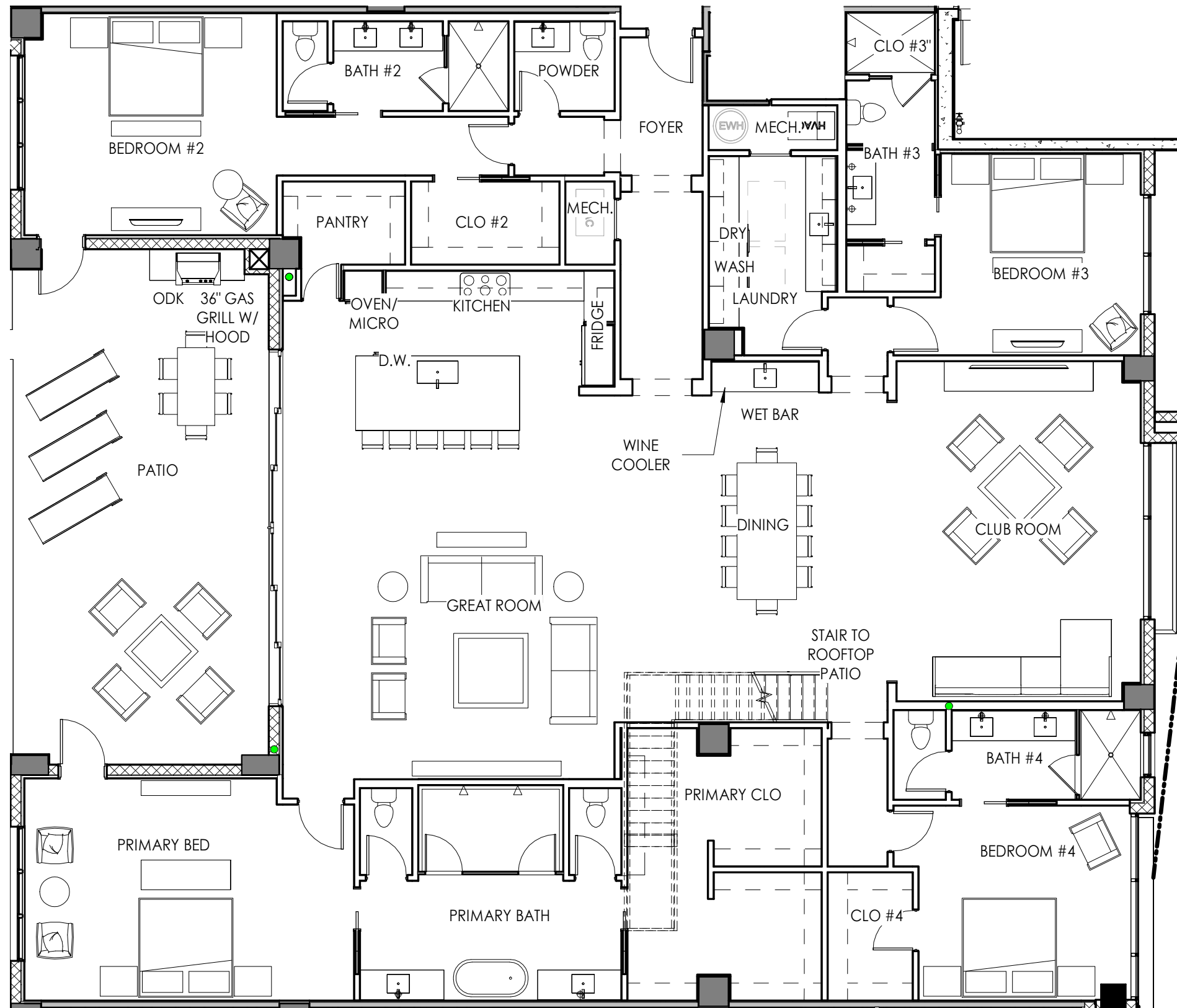
MHK ARCHITECTURE



**UNIT 303 FLOOR PLAN**  
 3,573 S.F. SCALE: 1/8" = 1'-0"



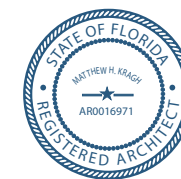
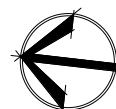
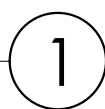
**NAPLES SQUARE NORTH (ENCORE)**



# UNIT 304 FLOOR PLAN

4,293 S.F.

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



NAPLES SQUARE NORTH (ENCORE)

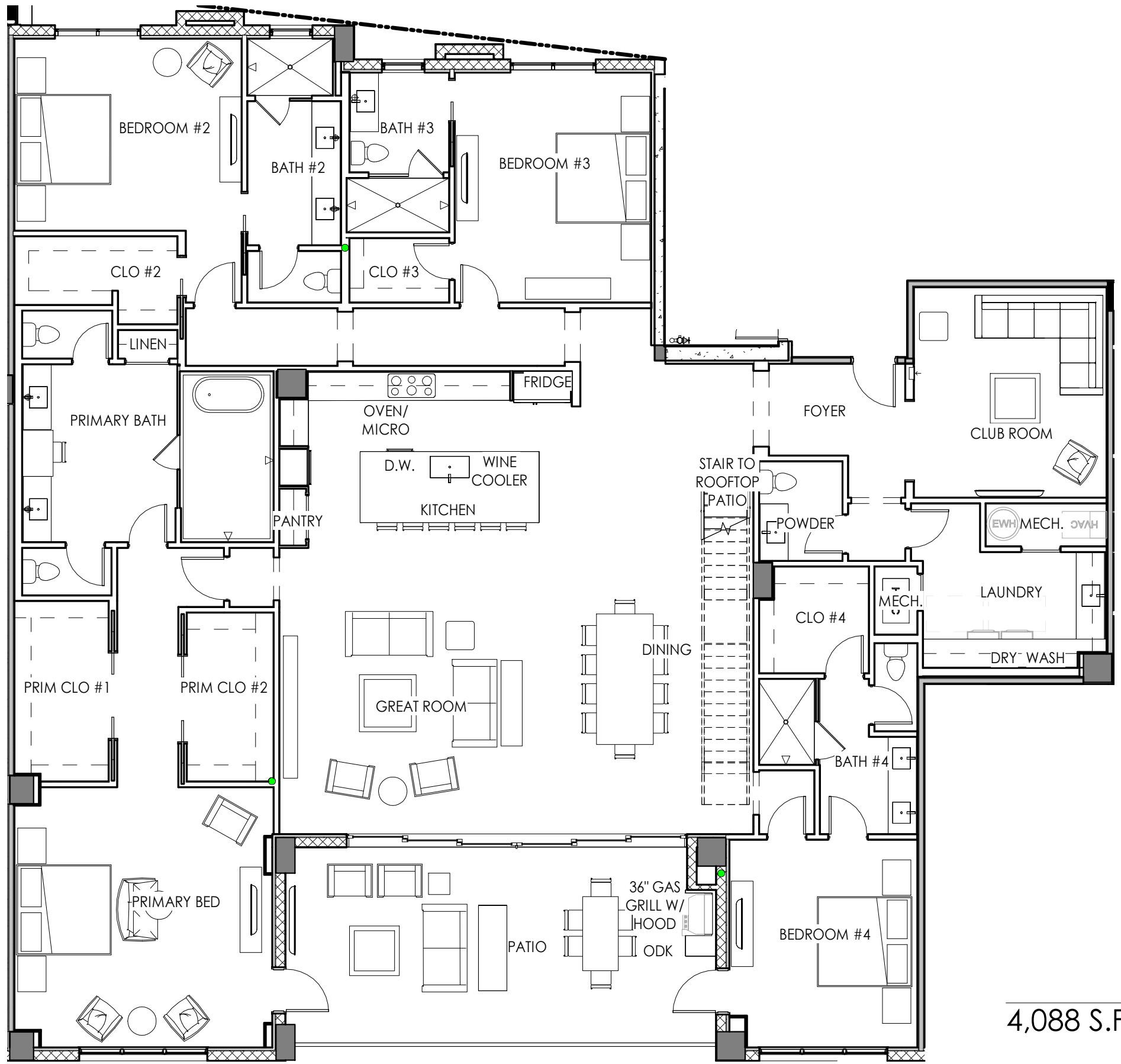
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SK-17

MHK ARCHITECTURE

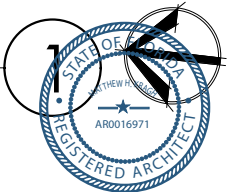


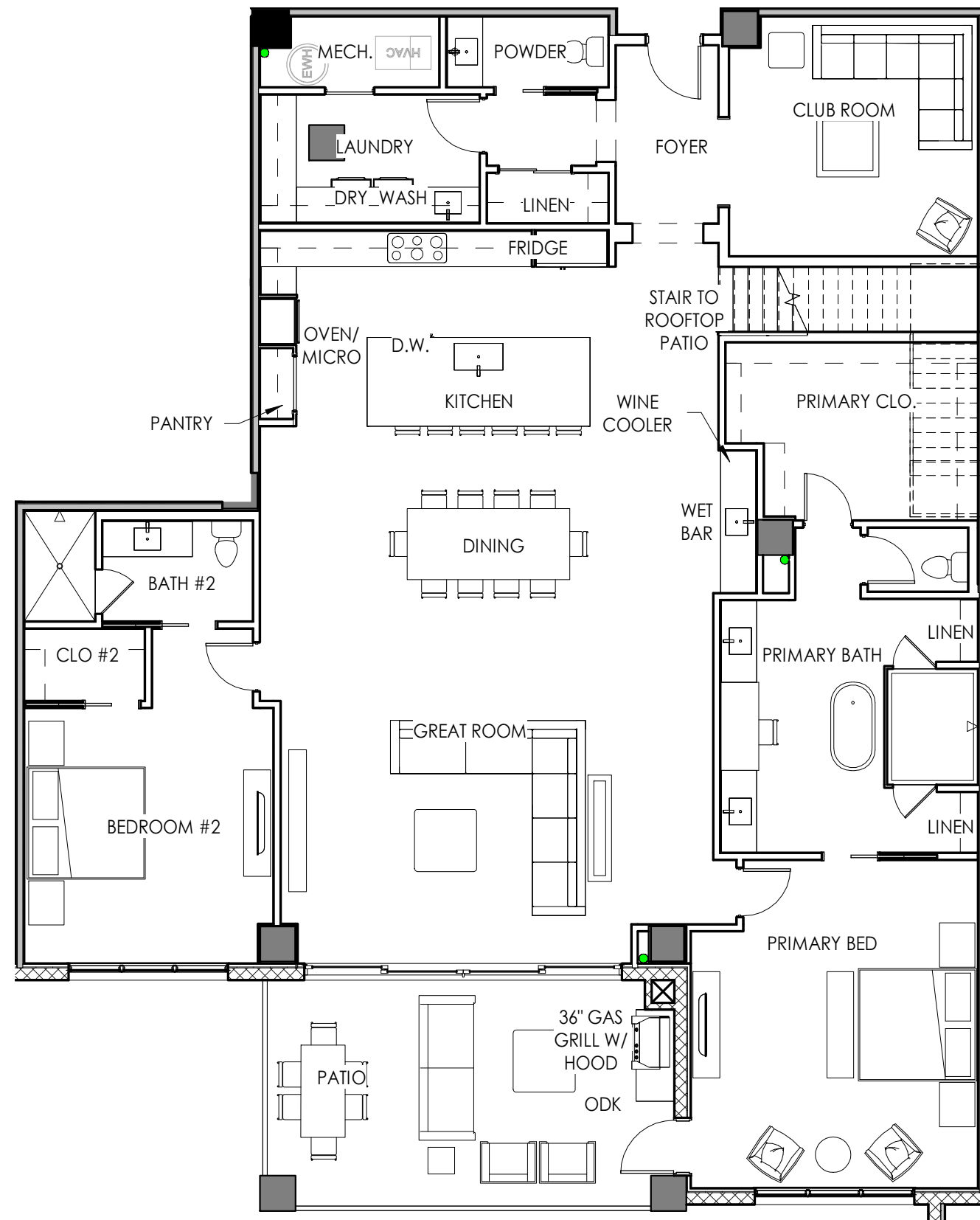


UNIT 305 FLOOR PLAN

4,088 S.F.

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





TO POOL AND AMENITIES



**UNIT 306 FLOOR PLAN**  
 2,800 S.F. SCALE: 1/8" = 1'-0"



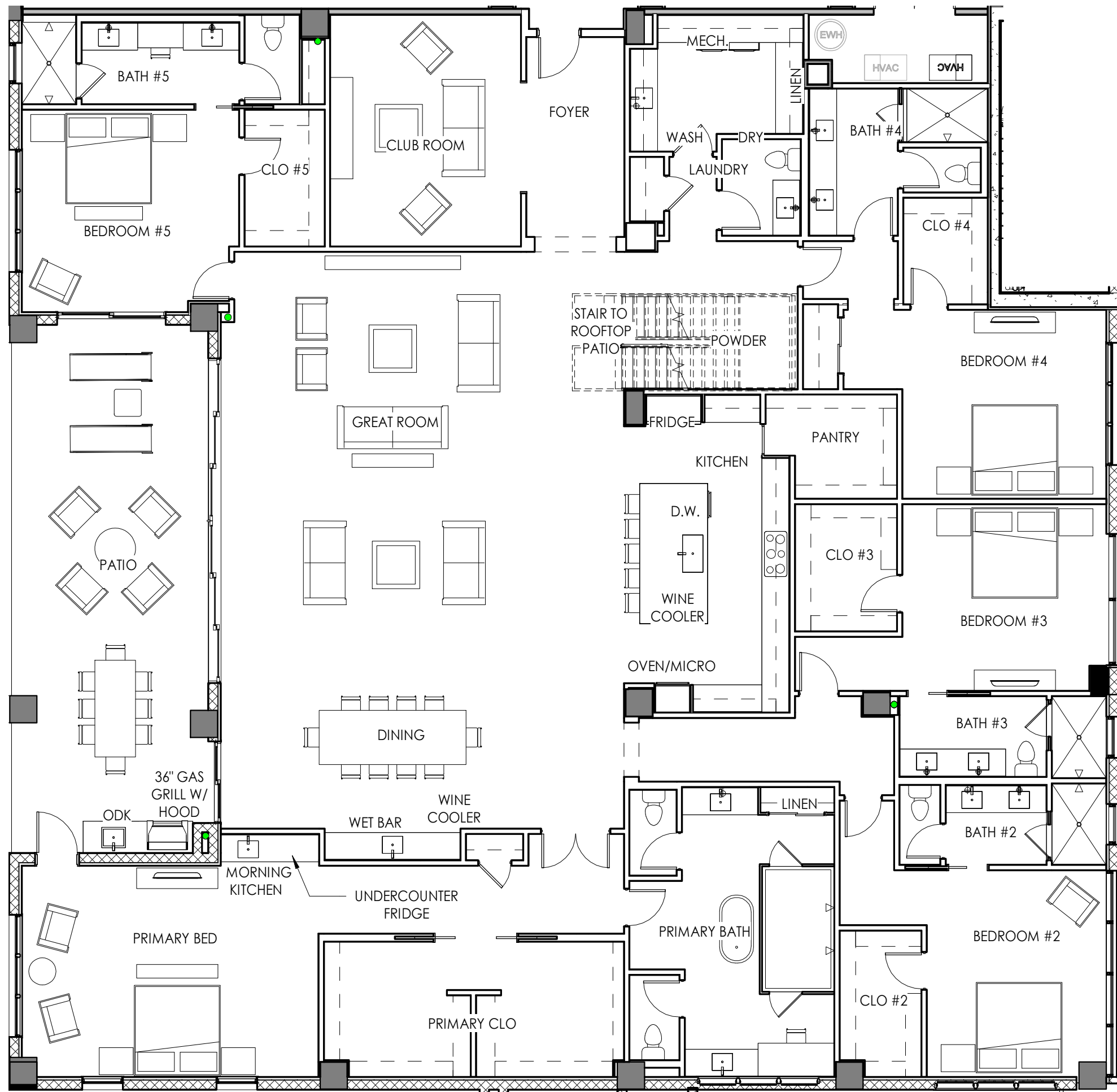
**NAPLES SQUARE NORTH (ENCORE)**



**UNIT 307 FLOOR PLAN**  
 4,652 S.F.      SCALE: 1/8" = 1'-0"



**NAPLES SQUARE NORTH (ENCORE)**



# UNIT 308 FLOOR PLAN

5,703 S.F.

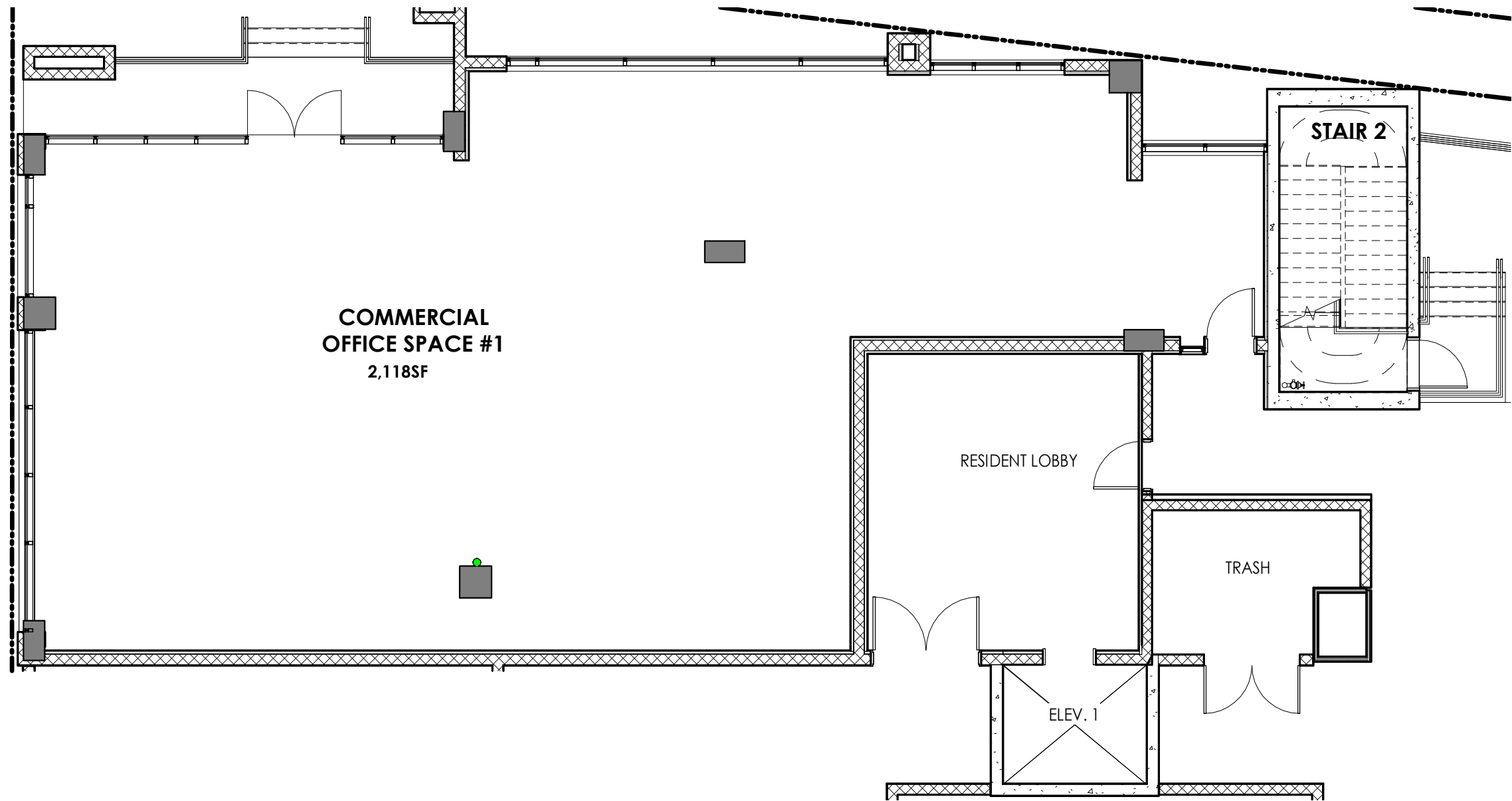
SCALE: 1/8" = 1'-0"



**NAPLES SQUARE NORTH (ENCORE)**

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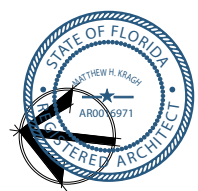
**SK-21 | MHK ARCHITECTURE**



# RETAIL #1 COMMERCIAL

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

1



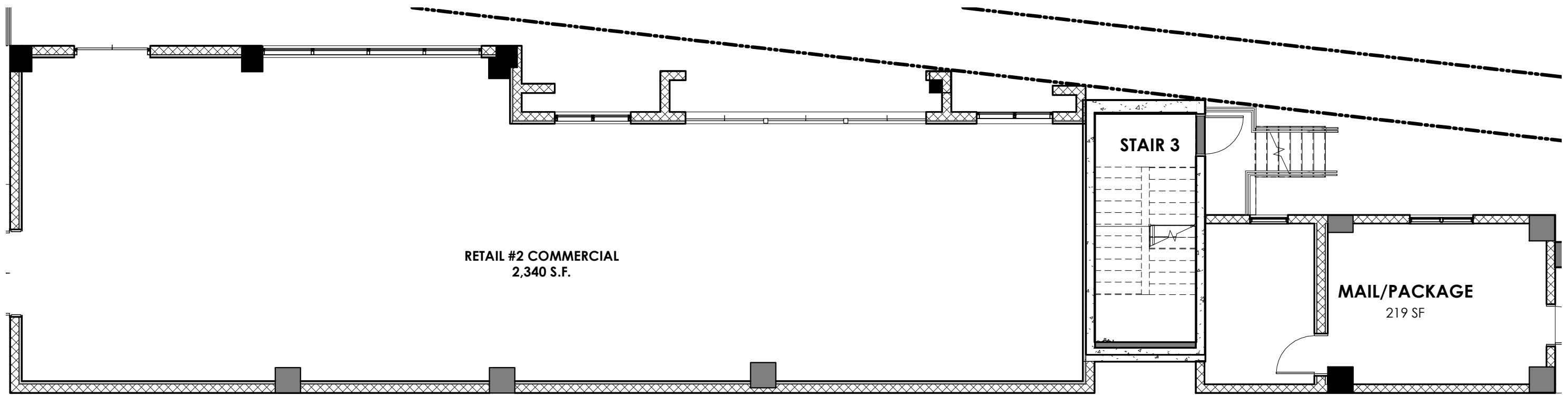
NAPLES SQUARE NORTH (ENCORE)

04/10/2024

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SK-22

MHK ARCHITECTURE



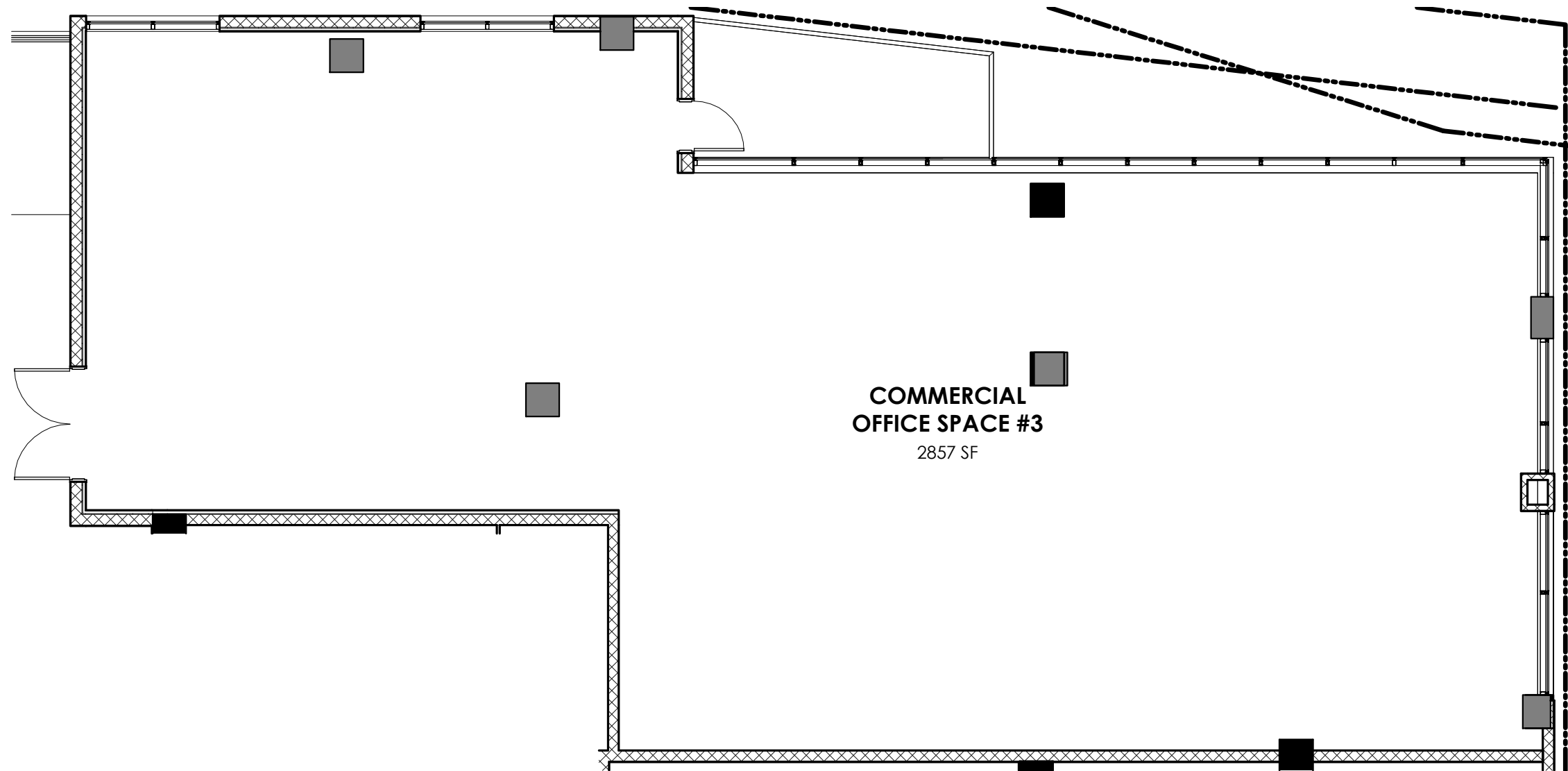
RETAIL #2 COMMERCIAL

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



NAPLES SQUARE NORTH (ENCORE)

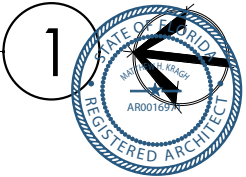




**COMMERCIAL  
OFFICE SPACE #3**  
2857 SF

**FUTURE TENANT**

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



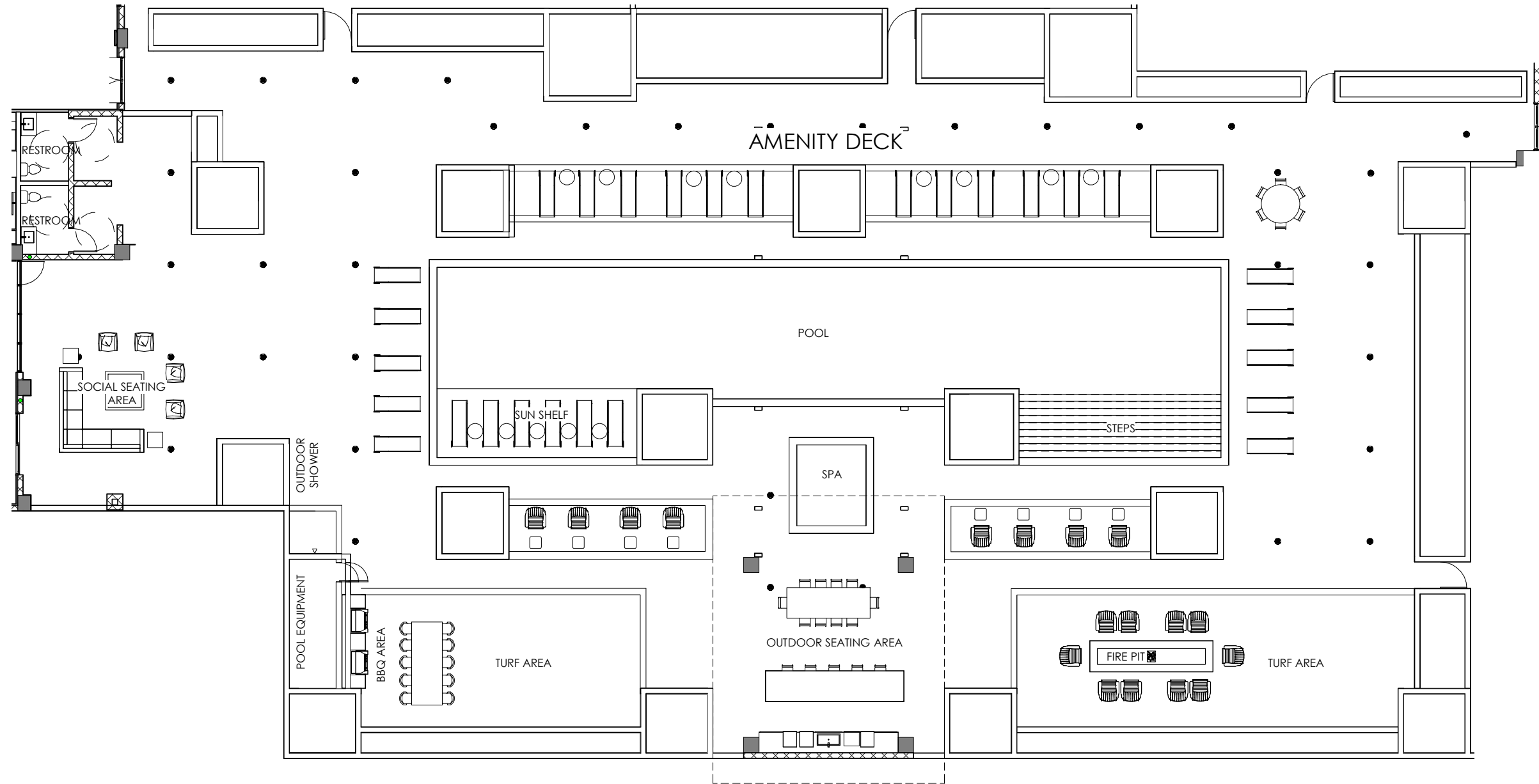
**NAPLES SQUARE NORTH (ENCORE)**

SK-24R

MHK ARCHITECTURE

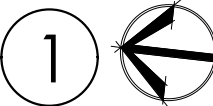
04/10/2024

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# POOL DECK AND AMENITY

SCALE: 1/16" = 1'-0"



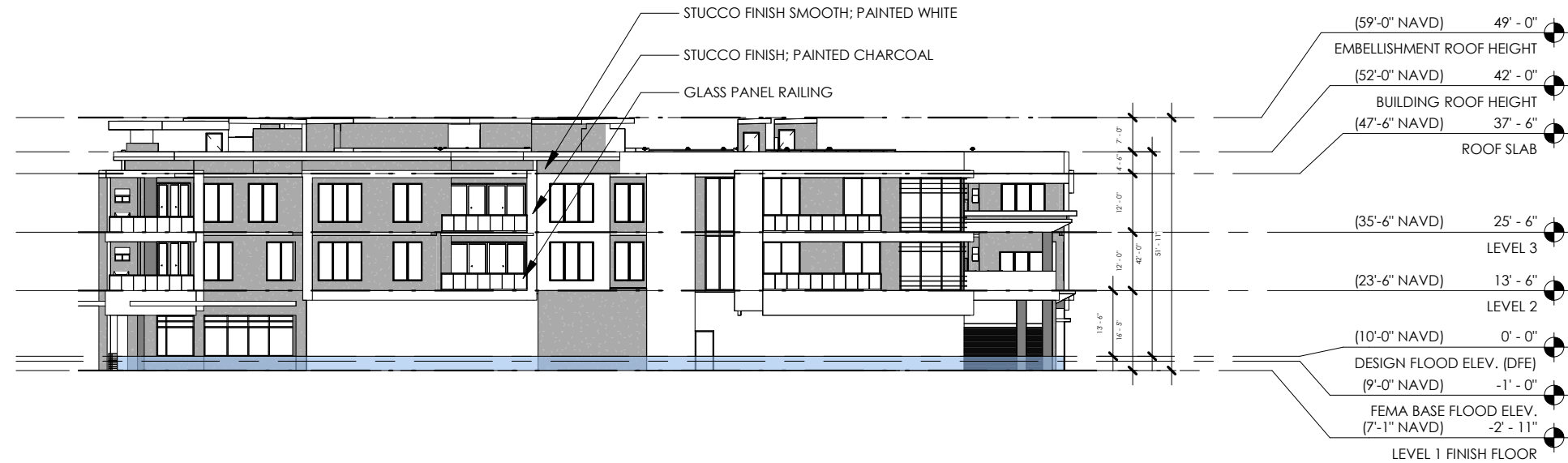
NAPLES SQUARE NORTH (ENCORE)

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SK-25R

MHK ARCHITECTURE



# NORTH ELEVATION

2

SCALE: 1/32" = 1'-0"

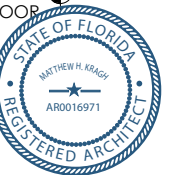


INDICATES LOCATIONS WHERE BUILDING WILL BE DRY FLOOD PROOFED AREAS FLOOR SLAB AND EXTERIOR WALLS LOCATED BELOW DESIGN FLOOD ELEVATION WILL BE DESIGNED TO RESIST THE HYDROSTATIC FORCES DURING A FLOOD EVENT

# EAST ELEVATION

1

SCALE: 1/32" = 1'-0"



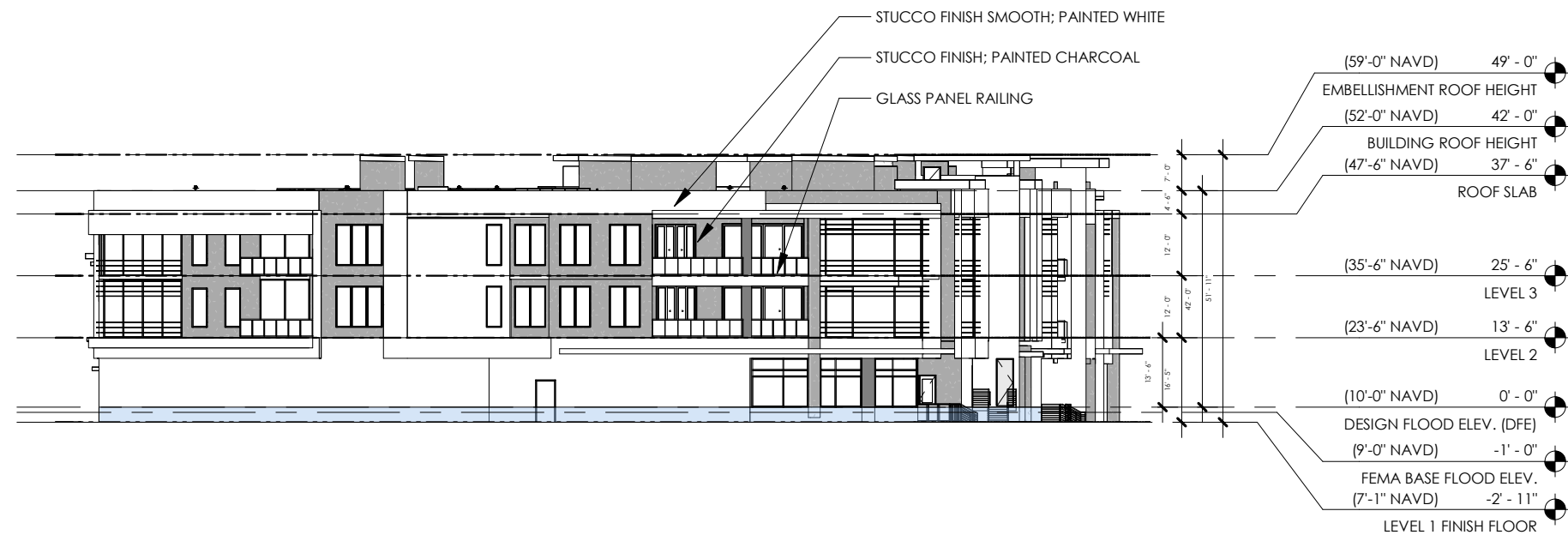
**NAPLES SQUARE NORTH (ENCORE)**

SK-26R

MHK ARCHITECTURE

04/10/2024

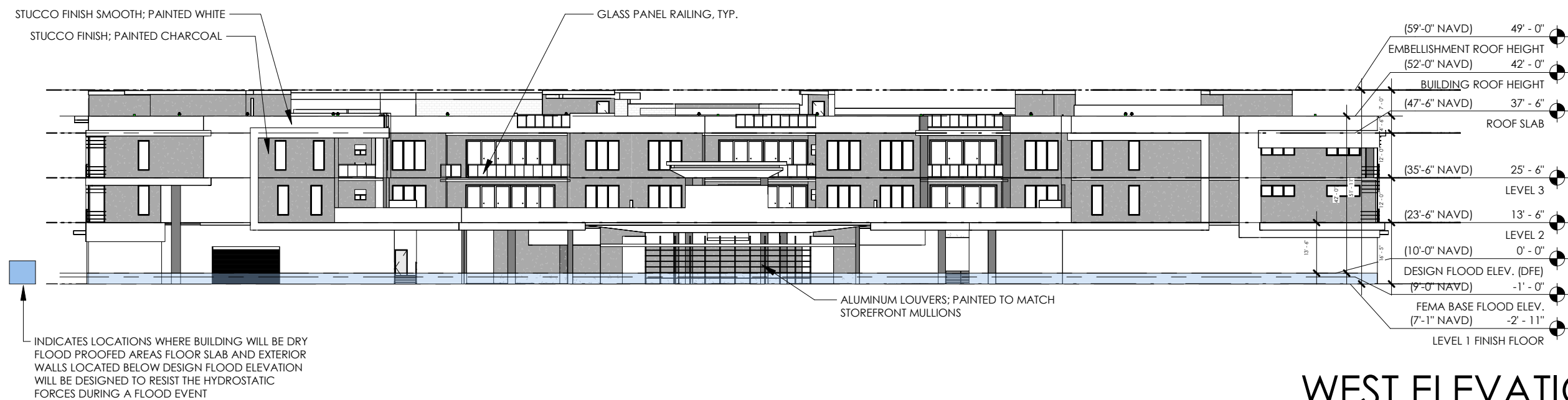
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## SOUTH ELEVATION

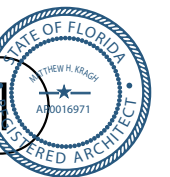
SCALE: 1/32" = 1'-0"

2



## WEST ELEVATION

SCALE: 1/32" = 1'-0"



**NAPLES SQUARE NORTH (ENCORE)**