

FRONT ELEVATION

SCALE 3/32"=1'-0"



REAR ELEVATION

SCALE 3/32"=1'-0"



LEFT SIDE ELEVATION

SCALE 3/32"=1'-0"



RIGHT SIDE ELEVATION

SCALE 3/32"=1'-0"

TYPICAL BUILDING TYPE I



KEY PLAN

MARK	DESCRIPTION	DATE
1	DRC REVIEW COMMENTS	12.15.2017

REVISION BLOCK

THIS SET OF PLANS SHALL BE DISTRIBUTED AS COMPLETE SETS OF DRAWINGS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. WRITTEN FIGURES INDICATING DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

STATE OF FLORIDA ROBERT W. WEBER JR. REGISTERED ARCHITECT AR0011313

Robert Webber

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ARCHITECT

CONSULTANT

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OWNER IDENTIFICATION

SAVANNAH PLACE APARTMENTS

SAVANNAH ROAD
STUART, FLORIDA

BUILDING

JOB NUMBER	17105
SCALE	AS NOTED
ISSUE DATE	02.13.19
PERMIT DATE	
BID DATE	

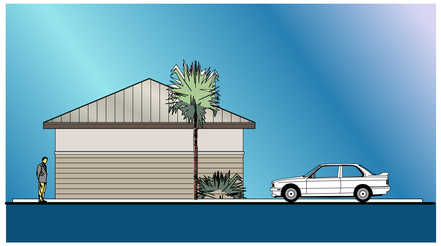
PROJECT

DRAWN BY	
CHECKED BY	MW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	ELEVATIONS
SHEET NUMBER	AC3.01 I

SHEET

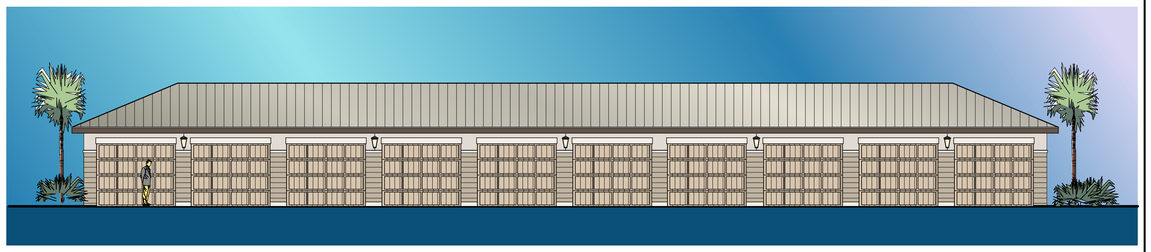
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17105 - AC3.01 I 02 - 19.02.13
PLOT : 19.02.13



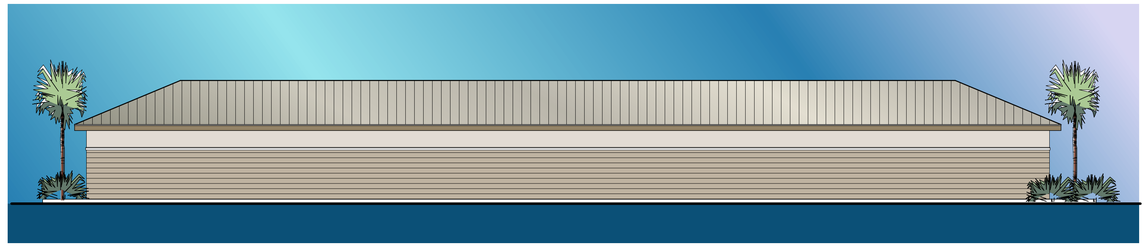
TYPICAL END ELEVATION

SCALE 1/8"=1'-0"



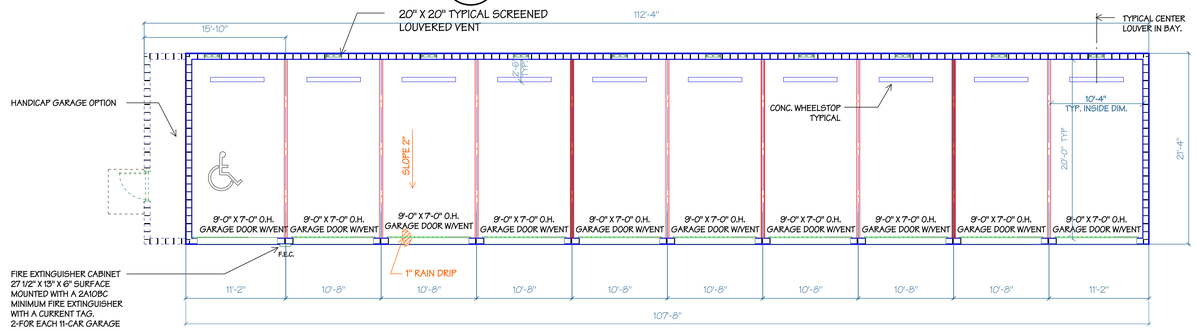
FRONT ELEVATION

SCALE 1/8"=1'-0"

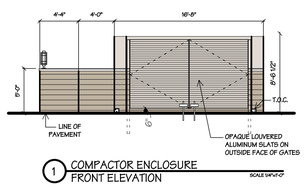


REAR ELEVATION

SCALE 1/8"=1'-0"

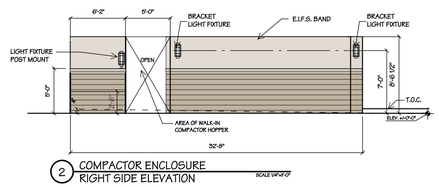


TYPICAL 10 SPACE GARAGE BUILDING



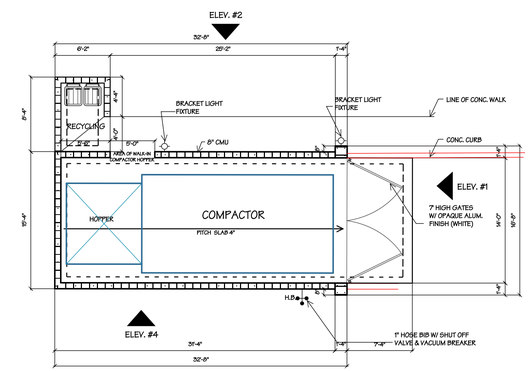
1 COMPACTOR ENCLOSURE FRONT ELEVATION

SCALE 1/4"=1'-0"



2 COMPACTOR ENCLOSURE RIGHT SIDE ELEVATION

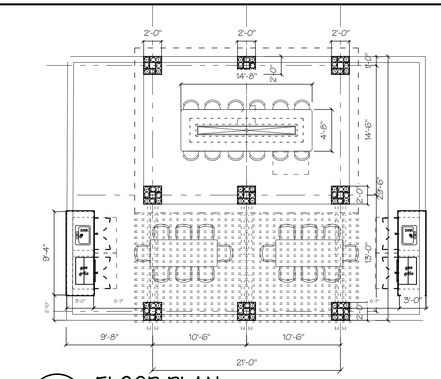
SCALE 1/4"=1'-0"



PLAN

SCALE 1/8"=1'-0"

COMPACTOR



FLOOR PLAN

SCALE 1/8"=1'-0"



SOUTH ELEVATION

SCALE 1/8"=1'-0"



NORTH ELEVATION

SCALE 1/8"=1'-0"



EAST / WEST ELEVATION

SCALE 1/8"=1'-0"

POOL PAVILION



KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

THESE DRAWINGS BY DISCIPLINE WRITTEN FIGURES INDICATING DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

STATE OF FLORIDA MARC WIENER REGISTERED ARCHITECT 10416

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OWNER IDENTIFICATION

SAVANNAH PLACE APARTMENTS

SAVANNAH ROAD
STUART, FLORIDA

BUILDING

JOB NUMBER	17105
SCALE	AS NOTED
ISSUE DATE	18.03.29
PERMIT DATE	
BID DATE	

PROJECT

DRAWN BY	
CHECKED BY	MW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	ELEVATIONS
SHEET NUMBER	AC3.02 R

SHEET

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17105 - AC3.02-R.01 - 18.03.21
PLOT : 18.03.21

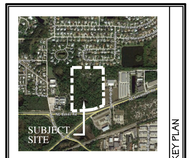


FRONT ELEVATION

SCALE 3/32"=1'-0"

LEASING /REC CENTER

17105 - AC3.01R.02 - 19.02.13
PLOT : 19.02.13



KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

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KENNEDY HOMES-SAVANNAH PLACE APARTMENTS NATURAL SYSTEM RESTORATION AND ENHANCEMENT:

The proposed natural system mitigation for the Savannah Place Apartments project will be a multi-component restoration and enhancement project that will include onsite wetland and upland preservation and enhancement, offsite upland and wetland enhancement and payment into a wetland mitigation bank with a service area that includes this area of Martin County.

ONSITE ENHANCEMENT AND RESTORATION:

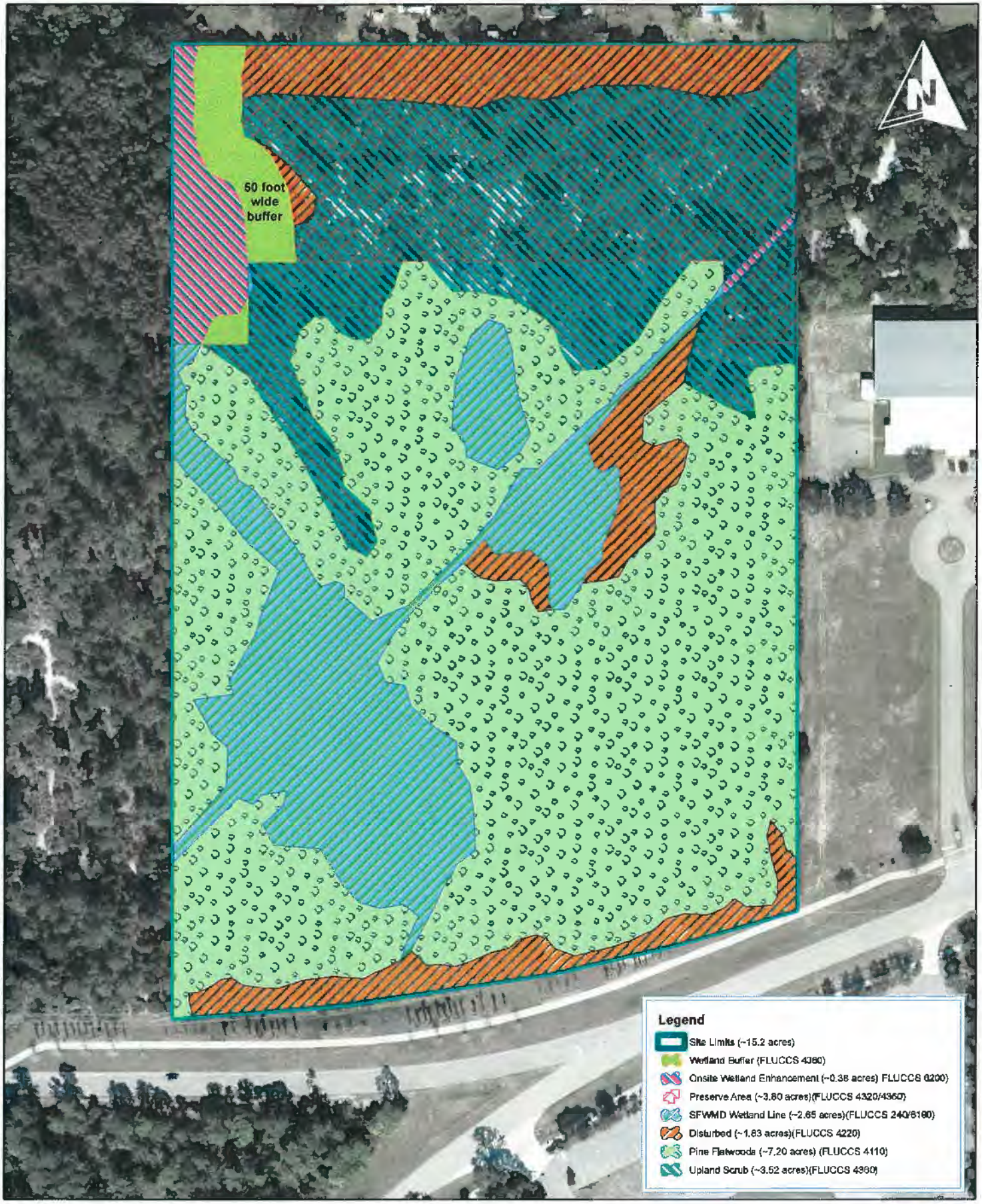
The onsite mitigation plan includes the protection of the existing natural flow of water through the project site and the preservation and enhancement of a forested wetland area in the northwest corner of the site. This wetland area is located within the upland scrub habitat preservation area so that the natural synergism between the two communities will be maintained. The overall improvement plan for the natural system includes the removal of exotic vegetation and otherwise undesirable plants along with replanting with a diverse association of native and desirable plants. To ensure the long term efficacy of the remaining natural system, vegetative maintenance will be conducted as well as maintenance of the natural hydrologic regime. An overlay drawing of the onsite natural system restoration and enhancement plan is attached to this discussion.

OFFSITE ENHANCEMENT AND RESTORATION (HEART OF HANEY CREEK):

The offsite mitigation plan has been developed and coordinated with the City of Stuart and more specifically, the "Heart of Haney Creek Management Plan". The final plan will continue to be developed along with review and input from the City of Stuart so that the natural system enhancement and restoration plan will facilitate needed improvements at the Heart of Haney Creek. Specific details include the removal of non-native and otherwise undesirable vegetation from the southern end of the site at the corner of US-1 and Wright Boulevard. Once the vegetation is removed, the area will be replanted with a diverse association of native wetland and upland vegetation. The plants selected for installation in this area will be developed in coordination with the City of Stuart and meet to goals of the "Heart of Haney Creek Management Plan". The natural system enhancement will also include the installation of native trees in the central area of the East Haney Creek site that has been generally denuded as a result of recent exotic tree and shrub removal efforts. An overlay drawing of the enhancement and restoration plan for the Heart of Haney Creek is attached to this discussion. Both the onsite and offsite natural system enhancement and restoration areas will be the subject of an ongoing adaptive management analysis that will be able to respond to unexpected results of the restoration project. This will allow for implementation of timely revisions to the project plan that may be needed to remedy any unwanted results in the project.

WETLAND MITIGATION BANK CREDIT PURCHASE (BLUEFIELD WMB):

In addition to the onsite and offsite enhancement and restoration projects in the City of Stuart, the project will also purchase the appropriate number of wetland mitigation credits from the Bluefield Wetland Mitigation Bank. The final number of credits will be determined during the wetland permitting process.



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12/29/2017	Revised: 10/05/2018

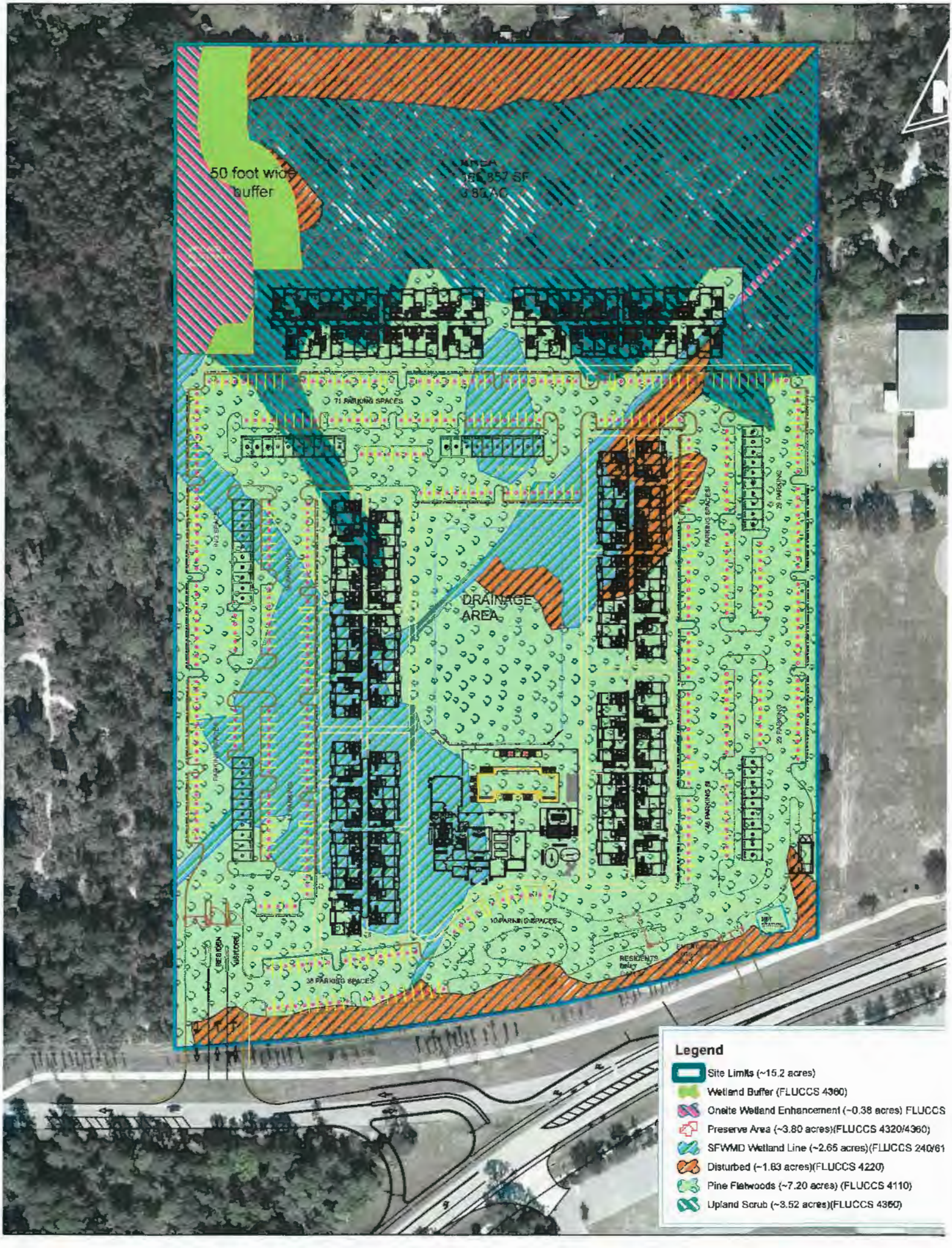
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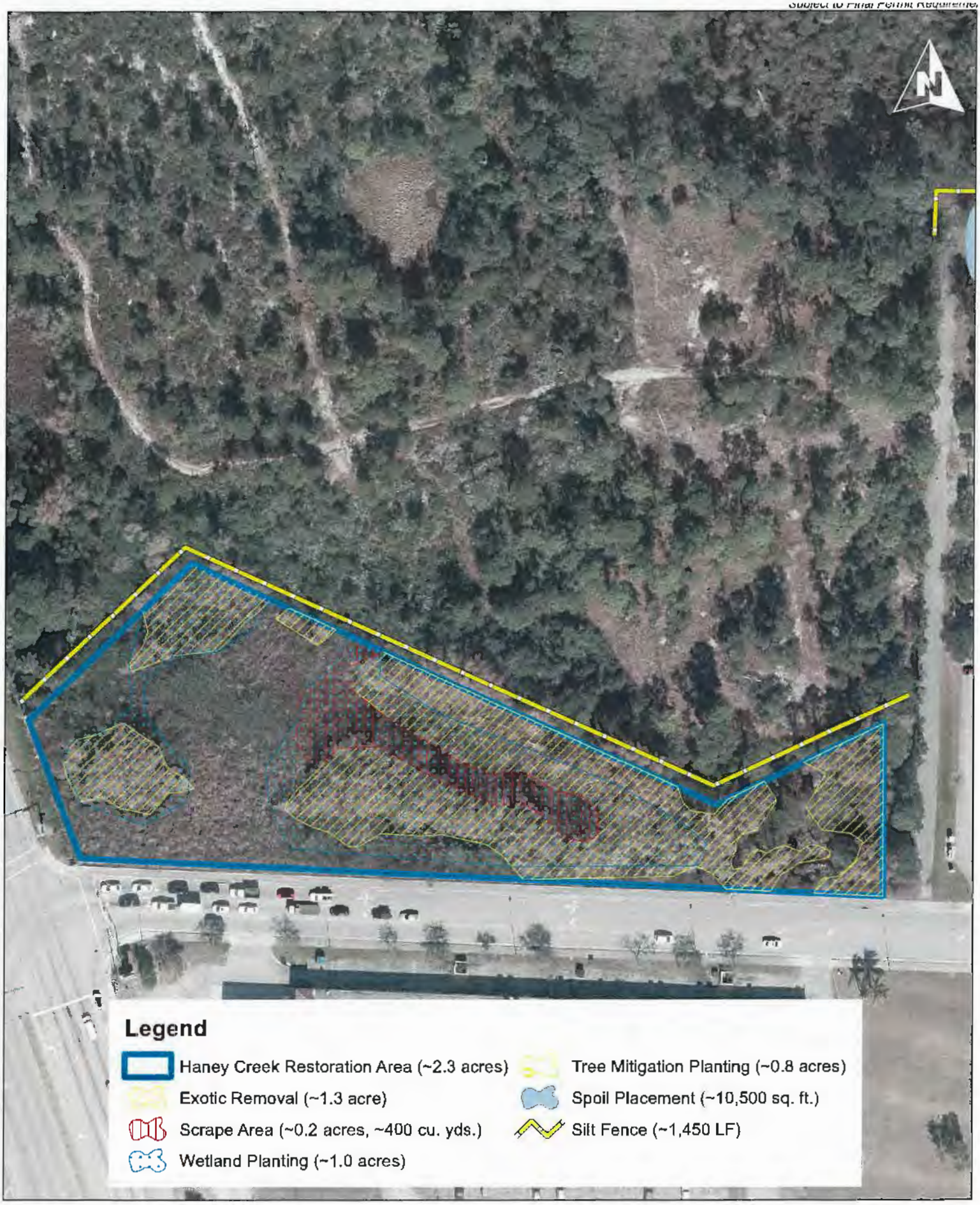
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Ecological Services
Natural System Analysis
(561) 883-9555
jjg@jjgoldasich.com

Kennedy Homes
Savannah Place Apartments
FLUCCS Map with Site Plan
Stuart, Martin County, Florida

FLUCCS Map

Document Path: F:\My Documents\Kennedy Homes\NE Savannah Stuart\Site Aerial_Wetlands_v5_FLUCCS_Preserve_10-05-18_Buffer-Area.mxd


50 foot wide buffer
71 PARKING SPACES
DRAINAGE AREA
10 PARKING SPACES
38 PARKING SPACES
RESIDENTS ONLY
Legend
Site Limits (~15.2 acres)
Wetland Buffer (FLUCCS 4360)
Onsite Wetland Enhancement (~0.38 acres) FLUCCS
Preserve Area (~3.80 acres)(FLUCCS 4320/4360)
SFWMD Wetland Line (~2.65 acres)(FLUCCS 240/61
Disturbed (~1.83 acres)(FLUCCS 4220)
Pine Flatwoods (~7.20 acres) (FLUCCS 4110)
Upland Scrub (~3.52 acres)(FLUCCS 4360)



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12/29/2017	Revised: 05/25/2018

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Feet

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Kennedy Homes

City of Stuart East Hayney Creek
Natural System Restoration Areas
Stuart, Martin County, Florida

ENV 1

Subject to Final Permit Requirements



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12/29/2017	Revised: 05/25/2018

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Kennedy Homes

City of Stuart East Hayney Creek
Natural System Restoration Areas
Stuart, Martin County, Florida

ENV 2