VICINITY MAP

N

PROJECT SITE

SUMMER BAY II APARTMENTS

LAKE COUNTY, FLORIDA

PROJECT NARRATIVE:

The design and documentation of a new market rental apartment development to be located on a parcel that is part of the Summer Bay DRI on Highway 192 in Lake County, Florida. The Owner's residential building program includes approximately 270 dwelling units of 5 basic types distributed among 6 residential buildings of 2 types with associated amenitities.

The dwelling units are distributed among 6 residential buildings of 2 separate building types. The residential buildings are designed to provide 4 floors of dwelling units. The buildings are classified as Type V(b) construction, and all are sprinklered to the requirements of NFPA 13R systems. The residential and amenity buildings are designed as wood frame structures that include engineered truss components for both framed floors and roofs. The buildings are placed on concrete slab on grade foundations with integral thickened edges and grade beams.

The Project program also includes a Clubhouse and pool with amenity buildings which include a Pool Pavilion, Mail Kiosk, Maintenance/Car Wash building & Trash enclosures, which are submitted under a seperate Cover.

The Project scope includes site engineering and landscape improvements that are submitted under separate cover.

SYMBOL KEY:

DOOR SYMBOL	NUMBERED BY TYPE REFER TO SCHEDULE	
WINDOW SYMBOL	NUMBERED BY TYPE REFER TO SCHEDULE	
WALL TAG	WALL TYPE OR UL	
GRID LINE TARGET	A,B,C, ETC. IN ONE DIRECTION 1,2,3, ETC. IN THE OTHER	
ROOM TAG	ROOM NUMBER	
TITLE	DRAWING NUMBER / SCALE	
ELEVATION REFERENCES	DIRECTION OF VIEW / SHEET NUMBER	
SECTION REFERENCES	DIRECTION OF VIEW / SHEET NUMBER	
DETAIL REFERENCES	DETAIL AREA / SHEET NUMBER	
INTERIOR ELEVATIONS	VIEW NUMBER / DIRECTION OF VIEW / SHEET NUMBER	
LEVEL REFERENCE	Name / Elevation	
ROOF SLOPE ARROW	SLOPE / SLOPE DIRECTION	
ROOF SLOPE	SLOPE	
ACCESSORY TAG	LOCATION OF NOTE APPLICATION / NOTE NUMBER	
NOTE TAG	LOCATION OF NOTE APPLICATION / NOTE NUMBER	
LEVEL CHANGE	CHANGE IN LEVEL	
REVISION MARK	REV. LOCATION / REV. No.	

DEFERRED SUBMITTALS:

1. Deferral of any submittal items shall have the prior approval of the Building Official having jurisdiction.
2. Submittal documents for deferred submittal items shall be submitted to the Entity designated below for the project who shall review them. These will then be forwarded by the Contractor to the Building Official having jurisdiction with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general compliance with the design of the project.
3. The deferred submittal items shall not be installed until their design and submittal documents have been approved.

LIST (INCLUDING BUT NOT LIMITED TO):

A. BUILDING RAILINGS & GUARDRAILS - REVIEW BY ARCHITECT
B. FIRE ALARM SYSTEM - REVIEW BY ARCHITECT
C. AUTOMATIC FIRE SUPPRESSION (SPRINKLER) SYSTEM - REVIEW BY ARCHITECT
D. PRE-ENGINEERED (WOOD) FLOOR & ROOF TRUSS SYSTEMS - REVIEW BY ARCHITECT
E. BUILDING IDENTIFICATION AND WAYFINDING SIGNAGE - REVIEW BY OWNER
F. POOL DESIGN, ENGINEERING & EQUIPMENT - REVIEW BY OWNER
G. SITE FENCING - REVIEW BY LANDSCAPE ARCHITECT

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	1/18/2018	ISSUE FOR PERMIT

REVISION HISTORY

No.	Date	Description

© 2017 These documents and their contents are the property of FUGLEBERG KOCH - AA26002103, and are issued only for the specific project noted on these drawings. Any reproduction, reuse or modifications of these documents without the expressed written consent of Fugleberg Koch, is prohibited by law.

OWNER/DEVELOPER	ARCHITECT	CIVIL ENGINEER	STRUCTURAL	MECHANICAL / ELECTRICAL / PLUMBING	LANDSCAPE ARCHITECT	INTERIOR DESIGN	CONTRACTOR
BRYANSTONE PARTNERSHIP	FUGLEBERG KOCH, LLC	BRAVO ENGINEERING, LLC	GUTHERMAN STRUCTURAL INC.	JLC & CO., CONSULTING ENGINEERS	Landscape Dynamics	NAME	NAME
ATTN: JOE H. SCOTT, SR. 1065 EXECUTIVE PARKWAY, SUITE 300 ST. LOUIS, MISSOURI 63141 PHONE (314) 542-0105	ATTN: MICHAEL E. GOVE 2555 TEMPLE TRAIL WINTER PARK, FLORIDA 32789 PHONE (407) 629-0595 FAX (407) 628-1057	ATTN: CHRISTOPHER T. BRAVO 5127 SOUTH ORLANDO AVENUE ORLANDO, FLORIDA 32809 SUITE 200 PHONE (407) 252-1671	ATTN: JACK GUTHERMAN 130 CROWN OAK CENTRE DRIVE LONGWOOD, FLORIDA 32750 PHONE (407) 701-0875	ATTN: ADAM J. BARNEY 1180 HARWOOD AVENUE, SUITE 300 ALTAMONTE SPRINGS, FLORIDA 32714 PHONE (321) 972-4466	ATTN: RANDY BUCHANAN 629 WARRENTON ROAD WINTER PARK, FL 32792 PHONE: (407) 578-1811	ATTN: NAME ADDRESS, CITY, STATE ZIP CODE PHONE	ATTN: NAME ADDRESS, CITY, STATE ZIP CODE PHONE

INDEX OF DRAWINGS - BUILDING TYPE 2

SHT #	SHEET NAME	REV. No.	REV. DATE	ISSUE DATE
00 - GENERAL				
A0.01b	COVER SHEET BUILDING TYPE 2			1/18/2018
A0.02	CODE ANALYSIS			1/18/2018
A0.03	ACCESSIBLE DATA AND DETAILS			1/18/2018
A0.12	LIFE SAFETY PLANS - BUILDING TYPE 2			1/18/2018
A0.13	LIFE SAFETY PLANS - BUILDING TYPE 2			1/18/2018
A0.17	LIFE SAFETY PLANS SECTIONS - BLDG. TYPE 2			1/18/2018
A0.20	PARTITION TYPES			1/18/2018
A0.22	AREA PLANS - BUILDING TYPE 2			1/18/2018
A0.30	UL REFERENCE DIRECTORY - WALL SYSTEMS			1/18/2018
A0.31	UL REFERENCE DIRECTORY - WALL SYSTEMS			1/18/2018
A0.32	UL REFERENCE DIRECTORY - WALL SYSTEMS			1/18/2018
A0.33	UL REFERENCE DIRECTORY - FLOOR SYSTEM			1/18/2018
A0.34	UL REFERENCE DIRECTORY - ROOF SYSTEMS			1/18/2018
A0.35	UL REFERENCE DIRECTORY - FLOOR PENETRATIONS			1/18/2018
A0.36	UL REFERENCE DIRECTORY - FLOOR PENETRATIONS			1/18/2018
A0.37	UL REFERENCE DIRECTORY - WALL PENETRATIONS			1/18/2018
16				
01 - ARCHITECTURAL				
A1.01	ARCHITECTURAL SITE PLAN			1/18/2018
1				
04 - ARCHITECTURAL				
A2.08	BUILDING TYPE 2 - GROUND FLOOR PLAN			1/18/2018
A2.09	BUILDING TYPE 2 - LEVEL 2 PLAN			1/18/2018
A2.10	BUILDING TYPE 2 - LEVEL 3 PLAN			1/18/2018
A2.11	BUILDING TYPE 2 - LEVEL 4 PLAN			1/18/2018
A2.12	BUILDING TYPE 2 - FLAT ROOF PLAN			1/18/2018
A2.13	BUILDING TYPE 2 - TOP ROOF PLAN			1/18/2018
A2.22	CORRIDOR RCP - BUILDING TYPE 2 - LEVELS 1 & 2			1/18/2018
A2.23	CORRIDOR RCP - BUILDING TYPE 2 - LEVELS 3 & 4			1/18/2018
A2.31	ENLARGED GARAGE PLANS - BUILDING TYPE 2			1/18/2018
A2.33	ENLARGED ENTRY PLANS - BUILDING TYPE 2			1/18/2018
A2.43	BUILDING TYPE 2 - STAIR PLANS			1/18/2018
A2.44	BUILDING TYPE 2 - STAIR SECTIONS			1/18/2018
A2.45	STAIR DETAILS			1/18/2018
A2.47	BLDG. TYPE 2 - ELEVATOR PLANS & SECTIONS			1/18/2018
A2.48	ELEVATOR DETAILS			1/18/2018
A3.01	STUDIO UNIT - S1			1/18/2018
A3.02	1 BR UNIT PLANS - A1			1/18/2018
A3.03	1 BR UNIT PLANS - A1S			1/18/2018
A3.04	2 BR UNIT PLANS - B1			1/18/2018
A3.05	2 BR UNIT PLANS - B2			1/18/2018
A3.06	2 BR UNIT PLANS - B2S			1/18/2018
A3.07	3 BR UNIT PLANS - C1			1/18/2018
A3.08	3 BR UNIT PLANS - C1			1/18/2018
A3.10	ENLARGED PLANS - KITCHEN			1/18/2018
A3.11	ENLARGED PLANS - BATHROOM			1/18/2018
A3.12	ENLARGED PLANS - BATHROOM			1/18/2018
A3.13	BATH, AND LAUNDRY REQ.			1/18/2018
A3.14	KITCHEN REQ.			1/18/2018
A3.15	FINISH SCHEDULES			1/18/2018
A4.03	BUILDING TYPE 2 - FRONT & REAR ELEVATIONS			1/18/2018
A4.04	BUILDING TYPE 2 - RIGHT & LEFT ELEVATIONS			1/18/2018
A4.12	BUILDING TYPE 2 - AXONOMETRICS			1/18/2018
A4.20	BALCONY 1 - PLANS AND ELEVATIONS			1/18/2018
A4.26	TRELLIS DETAILS			01/20/18
A4.52	BUILDING TYPE 2 - SECTIONS			1/18/2018
A4.53	BUILDING TYPE 2 - SECTIONS			1/18/2018

INDEX OF DRAWINGS - BUILDING TYPE 2

SHT #	SHEET NAME	REV. No.	REV. DATE	ISSUE DATE
A5.01	WALL SECTION DETAILS			1/18/2018
A5.02	WALL SECTION DETAILS			1/18/2018
A5.03	WALL SECTION DETAILS			1/18/2018
A5.04	PENETRATION AND FLASHING DETAILS			1/18/2018
A5.05	ROOF DETAILS			1/18/2018
A5.14	BALCONY WATERPROOFING DETAILS			1/18/2018
A6.01	PLAN DETAILS			1/18/2018
A6.02	PLAN DETAILS			1/18/2018
A7.01	DOOR SCHEDULE AND DETAILS			1/18/2018
A7.02	WINDOW SCHEDULE AND DETAILS			1/18/2018
A7.03	WINDOW AND DOOR TAPING PROCEDURES			1/18/2018
47				
05 - STRUCTURAL				
S1.06	BUILDING TYPE 2 - FOUNDATION PLAN			1/18/2018
S1.07	BUILDING TYPE 2 - LEVEL 2 FRAMING PLAN			1/18/2018
S1.08	BUILDING TYPE 2 - LEVEL 3 FRAMING PLAN			1/18/2018
S1.09	BUILDING TYPE 2 - LEVEL 4 FRAMING PLAN			1/18/2018
S1.10	BUILDING TYPE 2 - ROOF FRAMING PLAN			1/18/2018
S2.01	STRUCTURAL NOTES & SCHEDULES			1/18/2018
S2.02	SCHEDULES AND TYPICAL DETAILS			1/18/2018
S2.03	TYPICAL CONTINUOUS TIE ROD DETAILS			1/18/2018
S2.04	TYPICAL FRAMING DETAILS			1/18/2018
S3.01	FOUNDATION SECTIONS			1/18/2018
S3.02	STRUCTURAL FRAMING SECTIONS			1/18/2018
S3.03	STRUCTURAL FRAMING SECTIONS			1/18/2018
S3.04	STRUCTURAL FRAMING SECTIONS			1/18/2018
13				
07 - MECHANICAL				
M0.01	SYMBOL LEGEND MECHANICAL			1/18/2018
M3.01	BUILDING TYPE 2 - GROUND FLOOR PLAN - MECHANICAL			1/18/2018
M3.02	BUILDING TYPE 2 - LEVEL 2 PLAN - MECHANICAL			1/18/2018
M3.03	BUILDING TYPE 2 - LEVEL 3 PLAN - MECHANICAL			1/18/2018
M3.04	BUILDING TYPE 2 - LEVEL 4 PLAN - MECHANICAL			1/18/2018
M3.05	BUILDING TYPE 2 - ROOF - MECHANICAL			1/18/2018
M4.01	ENLARGED TYPICAL UNIT PLANS - MECHANICAL			1/18/2018
M4.02	ENLARGED TYPICAL UNIT PLANS - MECHANICAL			1/18/2018
M4.03	ENLARGED TYPICAL UNIT PLANS - MECHANICAL			1/18/2018
M5.01	SCHEDULES - MECHANICAL			1/18/2018
M6.01	DETAILS - MECHANICAL			1/18/2018
M6.02	DETAILS - MECHANICAL			1/18/2018
M6.03	DETAILS - MECHANICAL			1/18/2018
M7.01	RISER DIAGRAMS - MECHANICAL			1/18/2018
M8.01	SPECIFICATIONS - MECHANICAL			1/18/2018
15				

INDEX OF DRAWINGS - BUILDING TYPE 2

SHT #	SHEET NAME	REV. No.	REV. DATE	ISSUE DATE
09 - ELECTRICAL				
E0.01	SYMBOL LEGEND AND GENERAL NOTES - ELECTRICAL			1/18/2018
E1.01	SITE PLAN - ELECTRICAL			1/18/2018
E3.01	BUILDING TYPE 2 - GROUND FLOOR PLAN - POWER AND SYSTEMS			1/18/2018
E3.02	BUILDING TYPE 2 - SECOND FLOOR PLAN - POWER AND SYSTEMS			1/18/2018
E3.03	BUILDING TYPE 2 - THIRD FLOOR PLAN - POWER AND SYSTEMS			1/18/2018
E3.04	BUILDING TYPE 2 - FOURTH FLOOR PLAN - POWER AND SYSTEMS			1/18/2018
E3.05	BUILDING TYPE 2 - ROOF ELECTRICAL			1/18/2018
E3.06	BUILDING TYPE 2 - GROUND FLOOR PLAN - LIGHTING			1/18/2018
E3.07	BUILDING TYPE 2 - SECOND FLOOR PLAN - LIGHTING			1/18/2018
E3.08	BUILDING TYPE 2 - THIRD FLOOR PLAN - LIGHTING			1/18/2018
E3.09	BUILDING TYPE 2 - FOURTH FLOOR PLAN - LIGHTING			1/18/2018
E4.01	ENLARGED TYPICAL UNIT PLANS - ELECTRICAL			1/18/2018
E4.02	ENLARGED TYPICAL UNIT PLANS - ELECTRICAL			1/18/2018
E4.03	ENLARGED TYPICAL UNITS - ELECTRICAL			1/18/2018
E4.04	ENLARGED ELEVATOR PLANS - ELECTRICAL			1/18/2018
E5.03	RISER DIAGRAMS - ELECTRICAL			1/18/2018
E5.04	RISER DIAGRAMS - ELECTRICAL			1/18/2018
E6.01	SCHEDULES ELECTRICAL			1/18/2018
E6.02	SCHEDULES ELECTRICAL			1/18/2018
E6.03	SCHEDULES - ELECTRICAL			1/18/2018
E6.04	DETAILS - ELECTRICAL			1/18/2018
E6.05	DETAILS - ELECTRICAL			1/18/2018
22				
11 - PLUMBING				
P0.01	SYMBOL LEGEND & NOTES - PLUMBING			1/18/2018
P3.01	BUILDING TYPE 2 - GROUND LEVEL PLAN - PLUMBING			1/18/2018
P3.02	BUILDING TYPE 2 - LEVEL 2 PLAN - PLUMBING			1/18/2018
P3.03	BUILDING TYPE 2 - LEVEL 3 PLAN - PLUMBING			1/18/2018
P3.04	BUILDING TYPE 2 - LEVEL 4 PLAN - PLUMBING			1/18/2018
P3.05	BUILDING TYPE 2 - ROOF - PLUMBING			1/18/2018
P4.01	ENLARGED TYPICAL UNITS PLANS - PLUMBING			1/18/2018
P4.02	ENLARGED TYPICAL UNITS PLANS - PLUMBING			1/18/2018
P4.03	ENLARGED TYPICAL UNIT PLANS - PLUMBING			1/18/2018
P5.01	SCHEDULES - PLUMBING			1/18/2018
P6.01	RISER DIAGRAMS - PLUMBING			1/18/2018
P6.02	RISER DIAGRAMS - PLUMBING			1/18/2018
12				
12 - FIRE PROTECTION				
FP0.01	SYMBOL, LEGEND, & GEN NOTES - FIRE PROTECTION			1/18/2018
FP3.01	BUILDING TYPE 2 - GROUND FLOOR PLAN - FIRE PROTECTION			1/18/2018
FP3.02	BUILDING TYPE 2 - LEVEL 2 PLAN - FIRE PROTECTION			1/18/2018
FP3.03	BUILDING TYPE 2 - LEVEL 3 PLAN - FIRE PROTECTION			1/18/2018
FP3.04	BUILDING TYPE 2 - LEVEL 4 PLAN - FIRE PROTECTION			1/18/2018
FP3.05	BUILDING TYPE 2 - ROOF - FIRE PROTECTION			1/18/2018
FP12.02	APARTMENT AND CLUBHOUSE DETAILS - FIRE PROTECTION			1/18/2018
7				

FUGLEBERG KOCH
2555 Temple Trail, Winter Park, FL 32789 (407) 629-0595
www.fuglebergkoch.com AA26002103

CONSULTANT

MICHAEL E. GOVE
FLORIDA LICENSE # AR94111

STATE OF FLORIDA · MICHAEL E. GOVE · AR94111 · REGISTERED ARCHITECT

Digitally signed by Michael Gove
Date: 2018.01.22 13:59:38-05'00'

Drawn:	VP/MK/WK
Checked:	MG
Approval:	MG
Date:	Issue Date
Project #:	5389

SUMMER BAY APTS. II

LAKE COUNTY, FL

COVER SHEET
BUILDING TYPE 2

A0.01b

PLOTTED: 1/22/2018 10:00:42 AM