

BUILDING TYPE #2

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 amenities.

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 separate 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
	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:

- Deferral of any submittal items shall have the prior approval of the Building Official having jurisdiction.
 - 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.
 - The deferred submittal items shall not be installed until their design and submittal documents have been approved.
- LIST (INCLUDING BUT NOT LIMITED TO):**
- BUILDING RAILINGS & GUARDRAILS - REVIEW BY ARCHITECT
 - FIRE ALARM SYSTEM - REVIEW BY ARCHITECT
 - AUTOMATIC FIRE SUPPRESSION (SPRINKLER) SYSTEM - REVIEW BY ARCHITECT
 - PRE-ENGINEERED (WOOD) FLOOR & ROOF TRUSS SYSTEMS - REVIEW BY ARCHITECT
 - BUILDING IDENTIFICATION AND WAYFINDING SIGNAGE - REVIEW BY OWNER
 - POOL DESIGN, ENGINEERING & EQUIPMENT - REVIEW BY OWNER
 - SITE FENCING - REVIEW BY LANDSCAPE ARCHITECT

OWNER/DEVELOPER	ARCHITECT	CIVIL ENGINEER	STRUCTURAL	MECHANICAL / ELECTRICAL / PLUMBING	LANDSCAPE ARCHITECT	INTERIOR DESIGN	CONTRACTOR
BRYANSTONE PARTNERSHIP ATTN: JOE H. SCOTT, SR. 1065 EXECUTIVE PARKWAY, SUITE 300 ST. LOUIS, MISSOURI 63141 PHONE (314) 542-0105	FUGLEBERG KOCH, LLC ATTN: MICHAEL E. GOVE 2555 TEMPLE TRAIL WINTER PARK, FLORIDA 32789 PHONE (407) 629-0595 FAX (407) 628-1057	BRAVO ENGINEERING, LLC ATTN: CHRISTOPHER T. BRAVO 5127 SOUTH ORLANDO AVENUE ORLANDO, FLORIDA 32809 SUITE 200 PHONE (407) 252-1671	GUTHERMAN STRUCTURAL INC. ATTN: JACK GUTHERMAN 130 CROWN OAK CENTRE DRIVE LONGWOOD, FLORIDA 32750 PHONE (407) 701-0875	JLC & CO., CONSULTING ENGINEERS ATTN: ADAM J. BARNEY 1180 HARWOOD AVENUE, SUITE 300 ALAMONTE SPRINGS, FLORIDA 32714 PHONE (321) 972-4466	Landscape Dynamics ATTN: RANDY BUCHANAN 629 WARRENTON ROAD WINTER PARK, FL 32792 PHONE: (407) 579-1811	NAME ATTN: NAME ADDRESS, CITY, STATE ZIP CODE PHONE	NAME ATTN: NAME ADDRESS, CITY, STATE ZIP CODE PHONE

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ISSUE HISTORY

No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
2	11/10/2017	75%-90% REVIEW COORD. SET
3	12/20/2017	100% PERMIT SET

REVISION HISTORY

No.	Date	Description

<

BUILDING CODE ANALYSIS - FLORIDA BUILDING CODE, 2014 EDITION

CODE SUMMARY

APPLICABLE CODES

- BUILDING CODE: FLORIDA BUILDING CODE (5TH EDITION)
- LIFE SAFETY CODE: 2014 NFPA 101
- PLUMBING CODE: FLORIDA PLUMBING CODE (5TH EDITION)
- ENERGY CODE: FLORIDA ENERGY CODE (5TH EDITION)
- FIRE CODE: FLORIDA PREVENTION CODE (5TH EDITION)
- ACCESSIBILITY CODE: FHA - FAIR HOUSING ACCESSIBILITY GUIDELINES
- ELECTRICAL CODE: 2011 NATIONAL ELECTRIC CODE
- MECHANICAL CODE: FLORIDA MECHANICAL CODE (5TH EDITION)
- NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS, 2014 ED.
- NFPA 13R, STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS IN RESIDENTIAL OCCUPANCIES UP TO, AND INCLUDING FOUR STORIES IN HEIGHT, 2014 EDITION.
- NFPA 24, INSTALLATION OF PRIVATE SERVICE MAINS AND THEIR APPURTENANCES, 2014 EDITION
- NFPA 72, NATIONAL FIRE ALARM CODE, 2014 EDITION

BUILDING AREA MODIFICATION APARTMENTS

BUILDING TYPE I & II
(BUILDING AREA MODIFICATIONS PER SECTION 506)

AREA INCREASE: $A_a = [A_t + [A_t \times I_f] + [A_t \times I_s]]$
 $I_f = \left\{ \frac{F/P - 0.25}{W/30} \right\}$
 $= \left\{ \frac{700' - 10' / 700' - 10' - 0.25}{30' / 30'} \right\}$
 $= 0.75$
 $A_a = [12,000 + (12,000 \times 0.75) + (12,000 \times 0)]$
 $= 21,000 \text{ SF PER STORY}$

**** BUILDING HEIGHT MODIFICATION APARTMENTS (R-2)**

FOR GROUP R BUILDINGS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.2 (NFPA 13R), THE VALUE SPECIFIED IN TABLE 503 FOR MAXIMUM HEIGHT IS INCREASED BY 20 FEET (6096 MM) AND THE MAXIMUM NUMBER OF STORIES IS INCREASED BY ONE STORY, BUT SHALL NOT EXCEED FOUR STORIES OR 60 FEET (18 288 MM), RESPECTIVELY.

BALCONIES

1406.3 Balconies and similar projections.
Balconies and similar projections of combustible construction other than fire-retardant-treated wood shall be fire-resistance rated in accordance with Table 601 for floor construction or shall be of Type IV construction in accordance with Section 602.4. The aggregate length shall not exceed 50 percent of the buildings perimeter on each floor.

Exceptions:
3. Balconies and similar projections on buildings of Type III, IV and V construction shall be permitted to be of Type V construction, and shall not be required to have a fire-resistance rating where sprinkler protection is extended to these areas.
4. Where sprinkler protection is extended to the balcony areas, the aggregate length of the balcony on each floor shall not be limited.

FIRE-RESISTANCE RATING REQUIREMENTS (PER TABLE 601)

STRUCTURAL FRAME: INCLUDING COLUMNS, GIRDERS, TRUSSES	N/A		V(A)	
	REQ'D	PROV	REQ'D	PROV
BEARING WALLS: EXTERIOR (PER TABLE 601/602/704.10) INTERIOR	--	--	1	1
NONBEARING WALLS AND PARTITIONS: EXTERIOR (PER TABLE 601/602) INTERIOR (PER SECTION 601)	--	--	0	0
FLOOR CONSTRUCTION not INCLUDING SUPPORTING BEAMS AND JOISTS per EXCEPTION 2 of 7.12.4	--	--	1	1
ROOF CONSTRUCTION	--	--	1	1
SEPARATION DISTANCE (PER TABLE 602) ≥ 30'	--	--	0	0

INTERIOR FINISH CLASSIFICATION

PER FBC 2010 SECTION 903.1.1 & TABLE 903.3, ALL ROOMS AND ENCLOSED SPACES SHALL BE OF A CLASS C FINISH.
PER NFPA 101 SECTION 10.2, TABLE 10.2.2, ALL NEW APARTMENT EXIT ACCESS CORRIDORS ARE FINISH CLASS C AND ALL EXITS ARE FINISH CLASS C. ALL FLOOR FINISH AS SCHEDULED TO BE PER SECTION 804.
ALL INTERIOR FINISHES SHALL ALSO COMPLY WITH FBC 2010 SECTION 1210.1.

MAXIMUM AREA OF EXTERIOR WALL OPENINGS:

FROM TABLE 705.8 - [FBC 2014 - BUILDING]

ASSUMED PROPERTY LINE DISTANCE:	NORTH	30'-0"
	EAST	30'-0"
	SOUTH	30'-0"
	WEST	30'-0"
	ALLOWABLE	ACTUAL (WORST CASE)

UNPROTECTED, NONSPRINKLERED (UP, NS)

0 FT TO 3 FT	NP	NA
OVER 3 FT TO 5 FT	NP	NA
OVER 5 FT TO 10 FT	10%	NA
OVER 10 FT TO 15 FT	15%	NA
OVER 15 FT TO 20 FT	25%	NA
OVER 20 FT TO 25 FT	45%	NA
OVER 25 FT TO 30 FT	70%	NA
OVER 30 FT	NL	NL

UNPROTECTED, SPRINKLERED (UP, S) / PROTECTED (P)

0 FT TO 3 FT	NP	NP
OVER 3 FT TO 5 FT	15%	--
OVER 5 FT TO 10 FT	25%	--
OVER 10 FT TO 15 FT	45%	--
OVER 15 FT TO 20 FT	75%	--
OVER 20 FT TO 25 FT	NL	NL
OVER 25 FT TO 30 FT	NL	NL
OVER 30'	NL	NL

BLOWER DOOR TEST

PERFORM MANDATORY ENVELOPE LEAK TESTING PER THE 2014 FLORIDA ENERGY CONSERVATION CODE PARAGRAPH R402.4.1.2.
SPECIFICALLY, THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 7 AIR CHANGES PER HOUR AT 2" WC.
PROVIDE A WRITTEN REPORT OF THE TEST RESULTS SIGNED BY THE CONDUCTING PARTY TO THE CODE OFFICIAL.
SEE R402.4.1.2 FOR MORE TECHNICAL SPECIFICS.
WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY.
PERFORM TESTING AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING ENVELOPE.
THE GENERAL CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR OBTAINING PASSING RESULTS AT NO ADDITIONAL COST TO THE OWNER.

MEANS OF EGRESS - [FBC TABLE 1016.2]

OCCUPANCY CLASSIFICATION	LOCATION	MAX. EXIT ACCESS TRAVEL DISTANCE (ALLOWABLE)		MAX. TRAVEL DISTANCE (ACTUAL)	REMARKS
		UNSPRINK.	SPRINK.		
R-2	BUILDING I	200'	250'	78'-11"	
R-2	BUILDING II	200'	250'	72'-10"	

OCCUPANT LOAD TABLE 1004.1.2

BUILDING II - OCCUPANTS / TYPICAL FLOOR

SPACE NAME	FUNCTION OF SPACE	FLOOR AREA	AREA PER OCCUPANT	OCCUPANT PER UNIT
UNIT A1	RESIDENTIAL	810 SF	200 GROSS	5(2) = 10
UNIT A1-S	RESIDENTIAL	810 SF	200 GROSS	5(4) = 20
UNIT B1	RESIDENTIAL	1,410 SF	200 GROSS	8(4) = 32
UNIT C1	RESIDENTIAL	1,398 SF	200 GROSS	7(2) = 14
UNIT S1	RESIDENTIAL	614 SF	200 GROSS	4(1) = 4
TOTAL				80

OCCUPANT LOAD TABLE 1004.1.2

BUILDING II - OCCUPANTS / TYPICAL FLOOR

SPACE NAME	FUNCTION OF SPACE	FLOOR AREA	AREA PER OCCUPANT	OCCUPANT PER UNIT
UNIT A1	RESIDENTIAL	810 SF	200 GROSS	5(2) = 10
UNIT A1-S	RESIDENTIAL	810 SF	200 GROSS	5(3) = 15
UNIT B1	RESIDENTIAL	1,410 SF	200 GROSS	8(4) = 32
UNIT B2	RESIDENTIAL	1,095 SF	200 GROSS	6(1) = 6
UNIT B2-S	RESIDENTIAL	1,095 SF	200 GROSS	6(1) = 6
UNIT C1	RESIDENTIAL	1,398 SF	200 GROSS	7(1) = 7
TOTAL				76

ENERGY CONSERVATION REQUIREMENTS

2014 F.B.C. - ENERGY CONSERVATION CHAPTER 402.4
THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.
THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:
1- ALL JOINTS, SEAMS AND PENETRATIONS
2- SITE-BUILT WINDOWS, DOORS AND SKYLIGHTS
3- OPENINGS BETWEEN WINDOWS AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING.
4- UTILITY PENETRATIONS.
5- DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE.
6- KNEE WALLS.
7- WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES.
8- BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS
9- COMMON WALLS BETWEEN DWELLING UNITS.
10- ATTIC ACCESS OPENINGS.
11- RIM JOIST JUNCTIONS.
12- OTHER SOURCES OF INFILTRATION.

FAIR HOUSING ACCESSIBILITY GUIDELINES REQUIREMENT SUMMARY

REQUIREMENT 1	ACCESSIBLE BUILDING ENTRANCE ON A ACCESSIBLE ROUTE
REQUIREMENT 2	ACCESSIBLE AND USABLE PUBLIC AND COMMON USE AREAS
REQUIREMENT 3	USEABLE DOORS
REQUIREMENT 4	ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNIT
REQUIREMENT 5	LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS
REQUIREMENT 6	REINFORCED WALLS FOR GRAB BARS
REQUIREMENT 7	USEABLE KITCHEN & BATHROOMS

FAIR HOUSING ACCESSIBILITY NOTES:

- ALL UNITS ARE TO BE COMPLIANT PER THE FAIR HOUSING ACT (FHA).
- ACCESSIBLE BUILDING ENTRANCES SHALL BE ON AN ACCESSIBLE ROUTE. 36" WIDE MIN. CLEAR PATH.
- ACCESSIBLE AND USABLE PUBLIC AND COMMON USE AREAS SHALL BE PER CHAPTER TWO.
- USABLE DOORS: ALL DOORS DESIGNED TO ALLOW PASSAGE INTO AND WITHIN ALL PREMISES MUST HAVE A 32" MIN. CLEAR WIDTH PER CHAPTER THREE.
- THERE SHALL BE AN ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNIT. 36" WIDE MIN. CLEAR PATH.
- ALL PREMISES WITHIN THE DWELLING UNIT MUST CONTAIN LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS PER CHAPTER FIVE.
- SHALL PROVIDE REINFORCED WALLS FOR FUTURE INSTALLATION OF GRAB BARS PER CHAPTER SIX.
- USABLE KITCHENS AND BATHROOMS SHALL COMPLY WITH CHAPTER SEVEN.
- ALL BATHROOMS SHALL BE ON AN ACCESSIBLE ROUTE.
- ALL BATHROOMS SHALL HAVE A 32 INCH NOMINAL CLEAR WIDTH DOORWAY.
- ALL BATHROOMS SHALL HAVE SWITCHES, OUTLETS, AND CONTROLS IN ACCESSIBLE LOCATIONS.
- ALL BATHROOMS SHALL HAVE REINFORCING AROUND TOILETS, TUBS, AND SHOWERS.

FLORIDA PRODUCT APPROVAL CHECKLIST - [FBC 2014] (APARTMENTS & CLUBHOUSE)

CATEGORY / SUBCATEGORY	MANUFACTURER	PRODUCT DESCRIPTION	DESIGN PRESSURE +/-	WIND BORNE DEBRIS PROTECTION	APPROVAL NUMBER(S)
A. EXTERIOR DOORS					
SWINGING	WINDSOR REPUBLIC DOORS	STEEL EXT. DOOR DL416	+65 / -65	NO	FL 14963
SWINGING FRENCH	MASONITE	BELLEVIEW PATIO DOOR PDB-122-3105-X	+55.5 / -55.5	NO	FL 5507.1
SECTIONAL	OVERHEAD DOOR CO.	GARAGE DOOR SERIES 194	+31.8 / -35.5	NO	FL 11267.5
B. WINDOWS					
SINGLE HUNG	MI WINDOWS & DOORS	SINGLE HUNG SH-3500	N/A	NO	FL 12250.3-R11
FIXED	MI WINDOWS & DOORS	FIXED HP-PW-3500	N/A	NO	FL 11548.1-R6
C. PANEL WALL					
SIDING	JAMES HARDIE	HARDIE PLANK LAP SIDING	N/A	NO	FL 13192.2-R2
SIDING	JAMES HARDIE	HARDIE PANAL SIDING	N/A	NO	FL 1322.2-R1
SOFFITS	JAMES HARDIE	HARDIE SOFFIT	N/A	NO	FL 13265-R1
STOREFRONT	KAWNEER NA	TRIFAB 350 STOREFRONT	+30 / -30	NO	FL 10388.1-R2
D. ROOFING PRODUCTS					
UNDERLAYMENTS	W.R. GRACE	ICE & WATER SHIELD HT	N/A	NO	FL 298.1-R3
ROOFING	OWENS CORNING	TRUE DEF. DURATION	N/A	NO	FL 10674.1-R8
ROOFING	OWENS CORNING	VENT SURE ROOF VENTILATION	N/A	NO	FL 10758.3-R3
ROOFING	THOMPSON ARCH. METALS	OFF RIDGE VENT	N/A	NO	FL 5219.1-R2
TPO ROOF	GAF	80 MIL SINGLE-PLY ROOF	N/A	NO	FL 3443 - R6

MINIMUM FLAME SPREAD INTERIOR FINISHES

SPACE DESCRIPTION	WALLS AND CEILING	NOTE	FLOORS	NOTE
EXIT ENCLOSURES-EXIT PASSAGEWAYS	A	NONE IN PROJECT	CLASS II	NONE IN PROJECT
CORRIDORS	A	NONE IN PROJECT	CLASS II	NONE IN PROJECT
ROOMS AND ENCLOSED SPACES	C		DOCF-1	"PULL TEST"

ARCHITECT'S STATEMENT (FL)

THRESHOLD BUILDING ONLY SECTION 110.8.4.4

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.

GENERAL CODE PARAMETERS APARTMENTS

DESCRIPTION	REQUIRED OR ALLOWABLE	THIS PROJECT	REFERENCE	REMARKS
WIND SPEED	130 MPH	130 MPH	SEC. 1609	ULTIMATE
CONVERSION	101 MPH		TABLE 1609.3.1	
SEISMIC ZONE	N/A	N/A	SEC. 1613	
SNOW LOAD	N/A	N/A	SEC. 1608	
FROST DEPTH	N/A	N/A	SEC 1805.2.1	

COMPONENTS AND CLADDING PRESSURES: (NET, SEE PRESSURE ZONE DETAILS ON STRUCTURAL DRAWINGS)

BUILDING CODE PARAMETERS - [FBC 2014]

DESCRIPTION	REQUIRED (Table 503)	ALLOWABLE (w/ increases)	THIS PROJECT		REFERENCE (FBC)	REMARKS
			APARTMENT BUILDING TYPE I	APARTMENT BUILDING TYPE II		
CONSTRUCTION TYPE	TYPE V(A)		TYPE V(A)	TYPE V(A)	TABLE 503	
USE / OCCUPANCY			R-2	R-2	CH. 3 & 4	
FIRE RATING			1 HR	1 HR	TABLE 601	SEE TABLE
OCCUPANCY SEPARATION	1 HR	--	1 HR	1 HR	TABLE 508.4	SEE NOTE #1, #2, #5
SPRINKLER	YES	--	NFPA 13R	NFPA 13R	SEC 903	
LEVEL 1 (GROUND)	12,000 SF	21,000 SF	15,541 SF	14,728 SF	TABLE 503	SEE MODIFICATIONS
LEVEL 2	12,000 SF	21,000 SF	15,414 SF	14,621 SF	TABLE 503	SEE MODIFICATIONS
LEVEL 3	12,000 SF	21,000 SF	15,414 SF	14,621 SF	TABLE 503	SEE MODIFICATIONS
LEVEL 4	12,000 SF	21,000 SF	15,414 SF	14,621 SF	TABLE 503	SEE MODIFICATIONS
TOTAL GROSS AREA	48,000 SF	84,000 SF	61,783 SF	58,591 SF	TABLE 503	SEE MODIFICATIONS
MEZZ/LOFT INCL.	--	--	N/A	N/A	TABLE 503	
HEIGHT LIMIT (S)	3 STORIES	4 STORIES	4 STORIES	4 STORIES	TABLE 503	SEE MODIFICATIONS
HEIGHT LIMIT (FT)	50'-0"	70'-0"	51'-7"	51'-7"	TABLE 503	SEE MODIFICATIONS
MIN No. OF EXITS	2	--	2	2	TABLE 1021.1	SEE NOTE #3
MIN. HALLWAY WIDTH	44 INCHES	--	70 INCHES	70 INCHES	S. 1005.1 / 1018.2	
MIN. STAIR WIDTH	44 INCHES	--	44 INCHES	44 INCHES	S. 1005.1 / 1009.1	

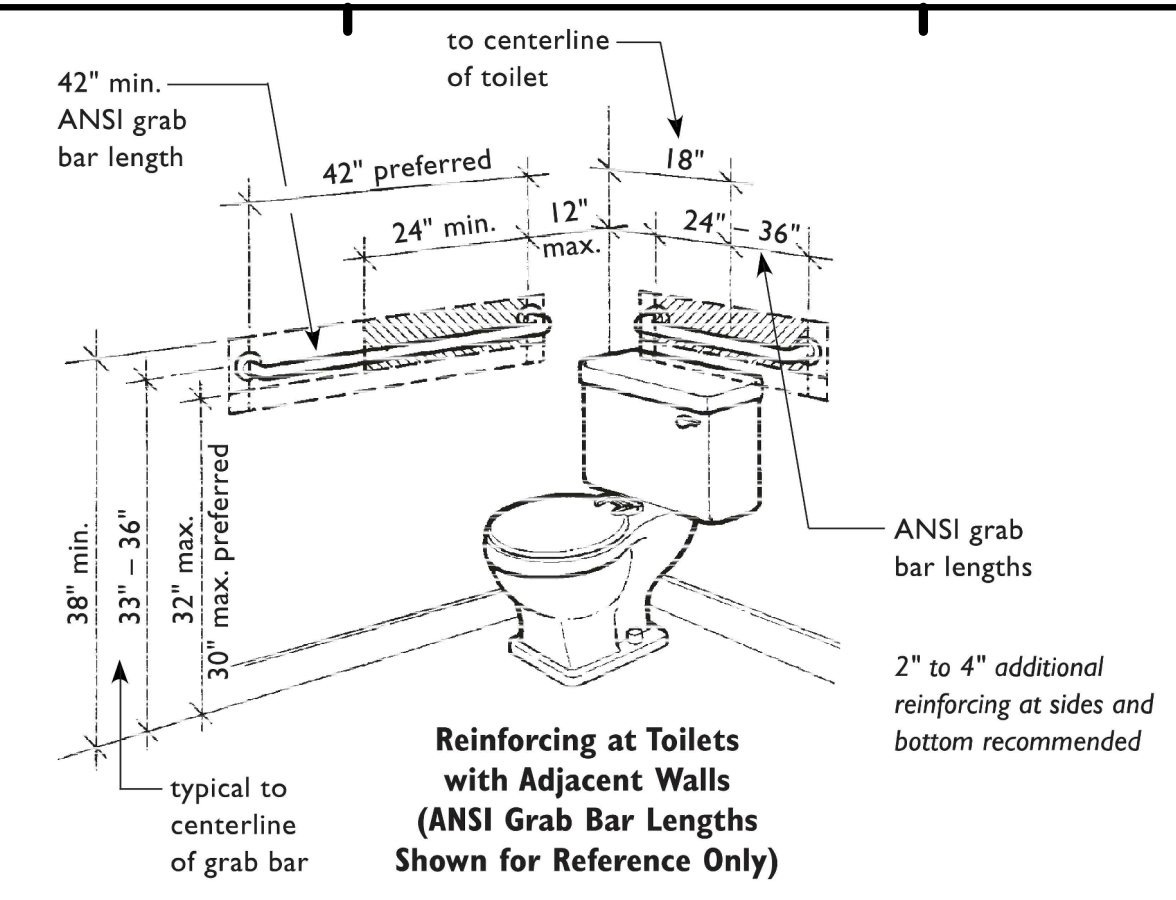
NOTES:

- OCCUPANCY SEPARATION AT DWELLING UNITS PER SECTION 439 -> 709 (VERTICAL-WALLS) & 712 (HORIZONTAL-FLOORS) = 1 HR
- 712.4 CONTINUITY - ASSEMBLIES SHALL BE CONTINUOUS WITHOUT OPENINGS, PENETRATIONS OR JOINTS EXCEPT AS PERMITTED BY THIS SECTION AND SECTIONS 708.2, 713.4, 714 AND 1022.1
- TWO (2) STAIRS ARE PROVIDED IN 2-HR RATED EXIT ENCLOSURE.
- ALL UNITS EXIT INTO A 30 MIN. RATED EXIT ACCESS CORRIDOR PER 1018.1

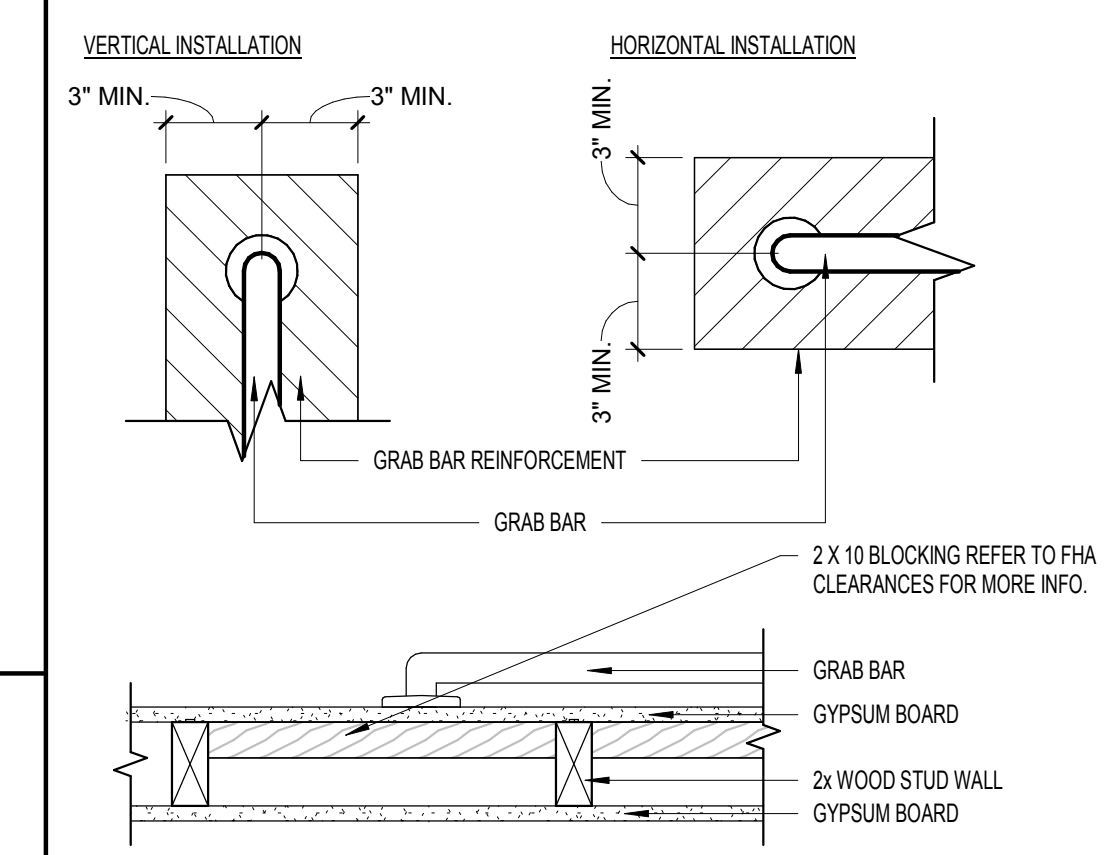
EGRESS WIDTH	OCCUPANCY CLASSIFICATION	LOCATION	TOTAL OCCUPANTS (PER OCCUPANT LOAD CALC.)	EGRESS WIDTH PER PERSON SERVED (REQ'D.)	
				STAIRWAYS (IN PER OCCUPANT)	STAIRWAYS PROVIDED
	TYPE V(A)	BUILDING I	80/2 = 40 (WORST CASE)	0.3 (40 OCCUPANTS) = 12.0"	44.0"

ARCHITECTURAL ABBREVIATIONS

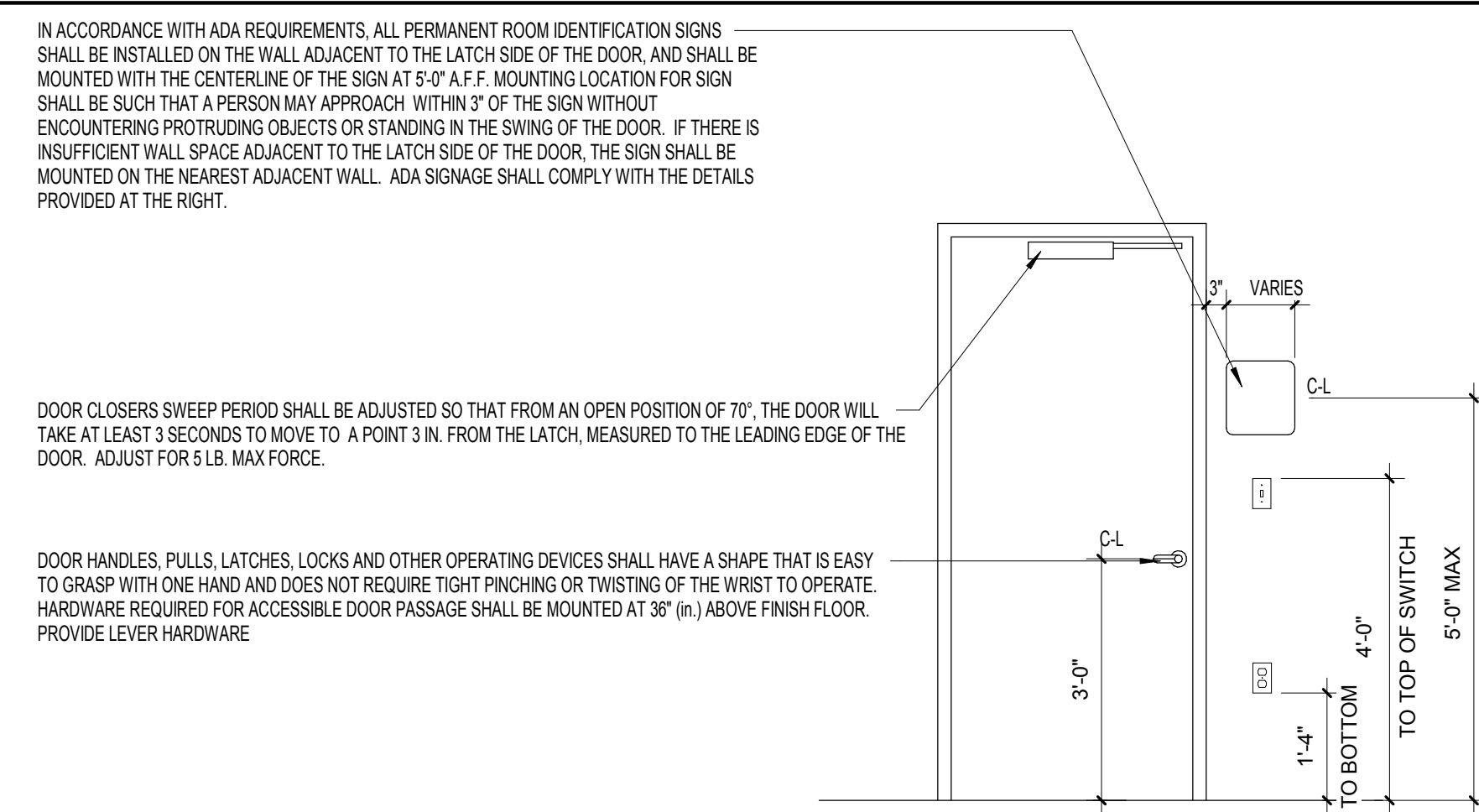
ABV	ABOVE ACCESS FLOOR	BRK	BRICK	CONTR.	CONTRACTOR	E	EAST	F.E.C.	FIRE EXTINGUISHER CABINET	GL	GLASS	J	JAN.	JANITOR	MAX.	MAXIMUM	O	O.C.	ON CENTER	Q	Q.T.	QUARRY TILE QUANTITY	SHLV./SH	SHELVING SHEET	V	VAR.	VARIES
ACC.FL.	ACCOUSTICAL	B.TWN	BETWEEN	CONTR.	CONTINUOUS	E	EACH	FED.	FEDERAL	GYP.	GYPSUM	J.F.	JOINT FILLER	M.C.	MECH. MEMB.	M.C.	MECHANICAL MEMBRANE	O.C.	OVERFLOW DRAIN	Q.T.	QUANTITY	SIM.	SIMILAR SPECIFICATION	VAR.	VARIABLE		
ACT	ACCOUSTICAL CEILING	B.U.	BUILT-UP	CPT.	CARPET	E.A.	EACH FACE	F.F.	FINISH FLOOR	H	HIGH	J.T.	JOINT	M.O.	MASONRY OPENING	M.C.	MASONRY CORE	OD	OVERFLOW DRAIN	QTY.	QUANTITY	SQ.	SQUARE	V.B.	VINYL BASE		
AD	AREA DRAIN	B.W.	BOTH WAYS	CMT.	CASEMENT	E.F.	EXPANSION JOINT	F.H.C.	FIRE HOSE CABINET	H	HOLLOW CORE	J.T.	JOIST	M.FTR	MANUFACTURER	M.C.	MASONRY CORE	OH	OVERHEAD	R	RISER	SR	SEMI RECESSED	VCT	VINYL COMPOSITION TILE		
A.D.	ADJACENT	C	CERAMIC	C.T.	CERAMIC TILE CENTER	E.J.	EXPANSION JOINT	FIN.	FINISH	H.	HIGH	KIT.	KITCHEN	MGR.	MANAGER	M.C.	MASONRY CORE	OPNG.	OPENING	R	RUBBER BASE	SS.	STAINLESS STEEL	VER.	VERIFY		
ADJ.	ADJUSTABLE	C.B.	CORKBOARD	CTR.	CERAMIC TILE CENTER	E.I.F.S.	EXPANSION JOINT AND FINISH SYSTEM	F.L.	FLOOR LINE	H.B.	HOSE BIBB	L	LABORATORY	M.H.	MANHOLE	M.C.	MASONRY CORE	OPNG.	OPENING	R	RUBBER BASE	S.S.	STAINLESS STEEL	VERT.	VERTICAL		
ADJUST.	ADJUSTABLE	CB./TB.	CORKBOARD/TACKBOARD	D	DEPTH	EL./ELEV.	ELEVATION	FLR.	FLOOR	H.C.	HANDICAPPED	L	LABORATORY	M.H.	MANHOLE	M.C.	MASONRY CORE	OPNG.	OPENING	R	RUBBER BASE	S.S.	STAINLESS STEEL	VERT.	VERTICAL		
ALT.	ALTERNATE	C.B.	CATCH BASIN	D	DEPTH	EL./ELEV.	ELEVATION	FLR.	FLOOR	H.C.	HANDICAPPED	L	LABORATORY	M.H.	MANHOLE	M.C.	MASONRY CORE	OPNG.	OPENING	R	RUBBER BASE	S.S.	STAINLESS STEEL	VERT.	VERTICAL		
ALUM./AL.	ALUMINUM	C.B.	CATCH BASIN	D	DEPTH	EL./ELEV.	ELEVATION	FLR.	FLOOR	H.C.	HANDICAPPED	L	LABORATORY	M.H.	MANHOLE	M.C.	MASONRY CORE	OPNG.	OPENING	R	RUBBER BASE	S.S.	STAINLESS STEEL	VERT.	VERTICAL		
ANG.	ANGLE	C.B.	CATCH BASIN	D	DEPTH	EL./ELEV.	ELEVATION	FLR.	FLOOR	H.C.	HANDICAPPED	L	LABORATORY	M.H.	MANHOLE	M.C.	MASONRY CORE	OPNG.	OPENING								



B8 GRAB BAR REINFORCING @ TOILETS1
NTS



G8 BLOCKING FOR GRAB BAR DETAIL1
1 1/2" = 1'-0"



H1 MOUNTING HEIGHTS & IDENTIFICATION SIGN
1/2" = 1'-0"

IN ACCORDANCE WITH ADA REQUIREMENTS, ALL PERMANENT ROOM IDENTIFICATION SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR, AND SHALL BE MOUNTED WITH THE CENTERLINE OF THE SIGN AT 5'-0" A.F.F. MOUNTING LOCATION FOR SIGN SHALL BE SUCH THAT A PERSON MAY APPROACH WITHIN 3" OF THE SIGN WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING IN THE SWING OF THE DOOR. IF THERE IS INSUFFICIENT WALL SPACE ADJACENT TO THE LATCH SIDE OF THE DOOR, THE SIGN SHALL BE MOUNTED ON THE NEAREST ADJACENT WALL. ADA SIGNAGE SHALL COMPLY WITH THE DETAILS PROVIDED AT THE RIGHT.

DOOR CLOSERS SWEEP PERIOD SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70°, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 IN. FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR. ADJUST FOR 5 LB. MAX FORCE.

DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED AT 36" (IN.) ABOVE FINISH FLOOR. PROVIDE LEVER HARDWARE.

ALL PERMANENT ROOM IDENTIFICATION SIGNS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. SIGNS SHALL BE ADHERED TO SUPPORTING SURFACE BY ADHESIVE. SELECTED FOR HIGH STRENGTH AND DURABILITY OF BOND BETWEEN SIGN BACKING AND SUPPORTING SURFACE MATERIAL. SIGN BACKGROUND SHALL BE MINIMUM 1/8" THICK ACRYLIC PLATE. BACKGROUND COLOR SHALL BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF STANDARD AND CUSTOM COLORS, AND SHALL PROVIDE AT LEAST 70% CONTRAST WITH WHITE FOREGROUND LETTERS. BACKGROUND FINISH SHALL BE NON-GLARE.

ACRYLIC LETTERING SHALL BE RAISED AT LEAST 1/32", AND MAY BE ACHIEVED THROUGH SURFACE APPLICATION, ETCHING OR INJECTION MOLDING. ALL LETTERS SHALL BE UPPER CASE. LETTER SIZE SHALL BE AS INDICATED, BUT IN NO CASE LESS THAN 5/8" HIGH OR GREATER THAN 2" HIGH. TYPE STYLE SHALL BE HELVETICA MEDIUM, AND COLOR SHALL BE NON-GLARE WHITE. WHERE MORE THAN ONE ROW OF LETTERING IS REQUIRED, THE LEADING (BLANK SPACE) BETWEEN ROWS SHALL BE APPROXIMATELY 80% OF THE HEIGHT OF THE LETTERING. GRADE 2 BRAILLE REQUIRED. COLOR TO BE SAME AS SIGN BACKGROUND.

INTERNATIONAL PICTOGRAM SYMBOLS, WHERE REQUIRED, SHALL BE RAISED AT LEAST 1/32" (SIMILAR TO LETTERS), AND SHALL HAVE A MINIMUM 6" HIGH VERTICAL FIELD. THE EQUIVALENT VERBAL DESCRIPTION (TEXT) OF THE PICTOGRAM SHALL BE PLACED DIRECTLY BELOW THE PICTOGRAM, AND SHALL BE ACCOMPANIED BY GRADE 2 BRAILLE. PICTOGRAMS SHALL BE REQUIRED FOR THE FOLLOWING ROOM SIGNS: MEN (MALE ACCESSIBLE RESTROOM) WOMEN (FEMALE ACCESSIBLE RESTROOM)

PERMIT REVIEW STAMP

ISSUE HISTORY		
No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
2	11/10/2017	75%-90% REVIEW COORD. SET
3	12/20/2017	100% PERMIT SET

REVISION HISTORY		
No.	Date	Description

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

MICHAEL E. GOVE
FLORIDA LICENSE # ARS4111

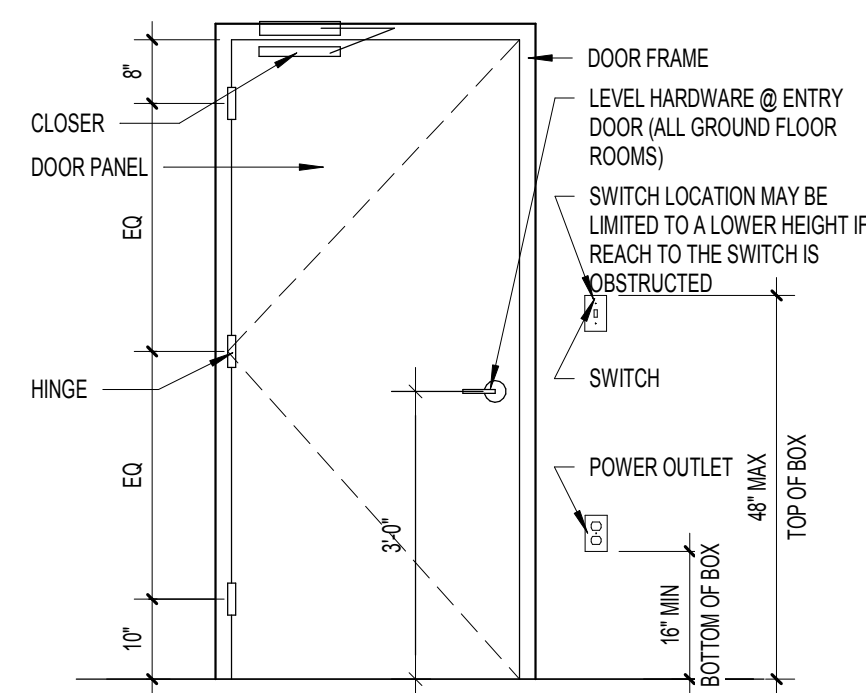
Drawn:	Author
Checked:	Checker
Approved:	Approver
Date:	Issue Date
Project #:	5389

SUMMER BAY APTS. II
LAKE COUNTY, FL

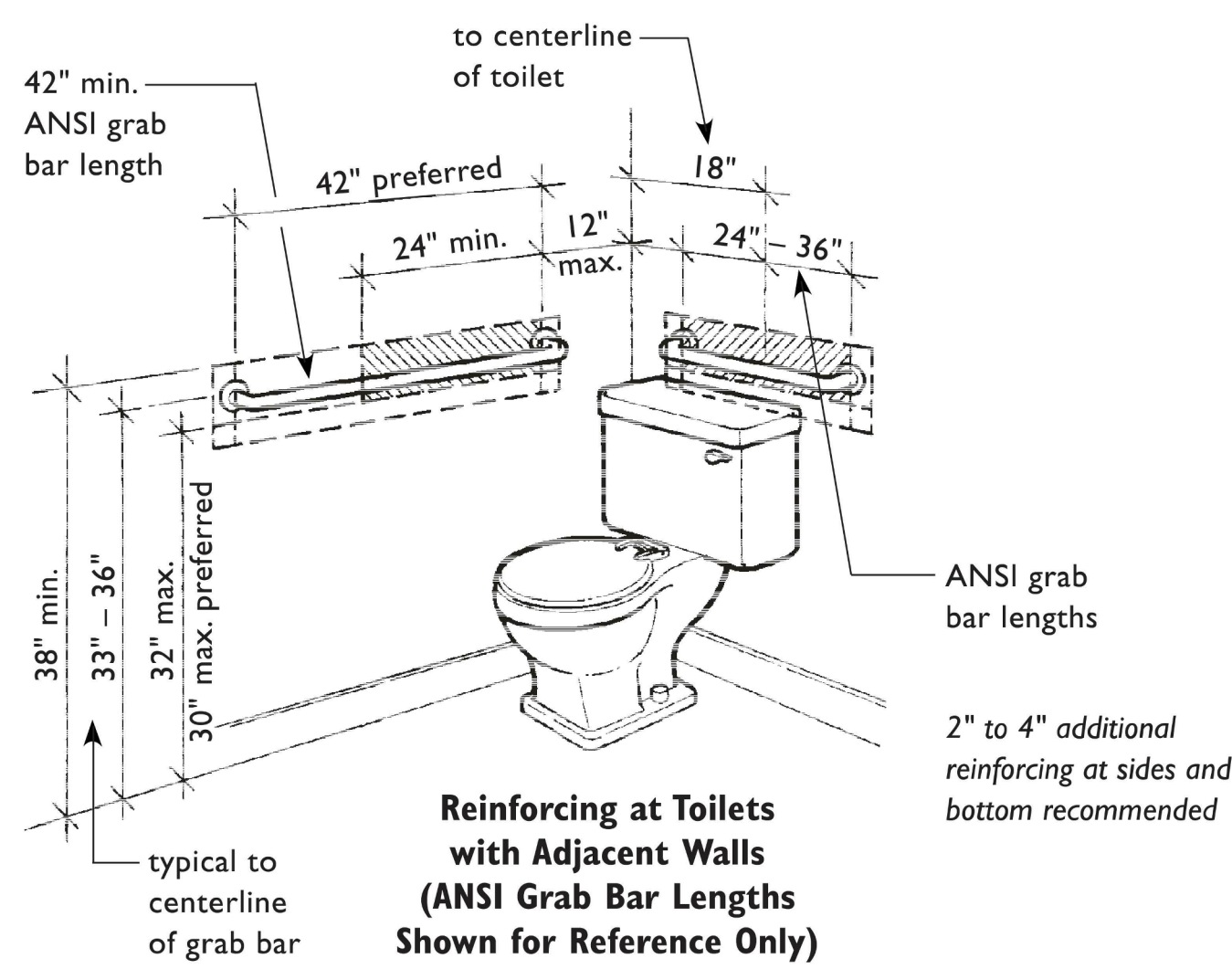
ACCESSIBLE DETAILS

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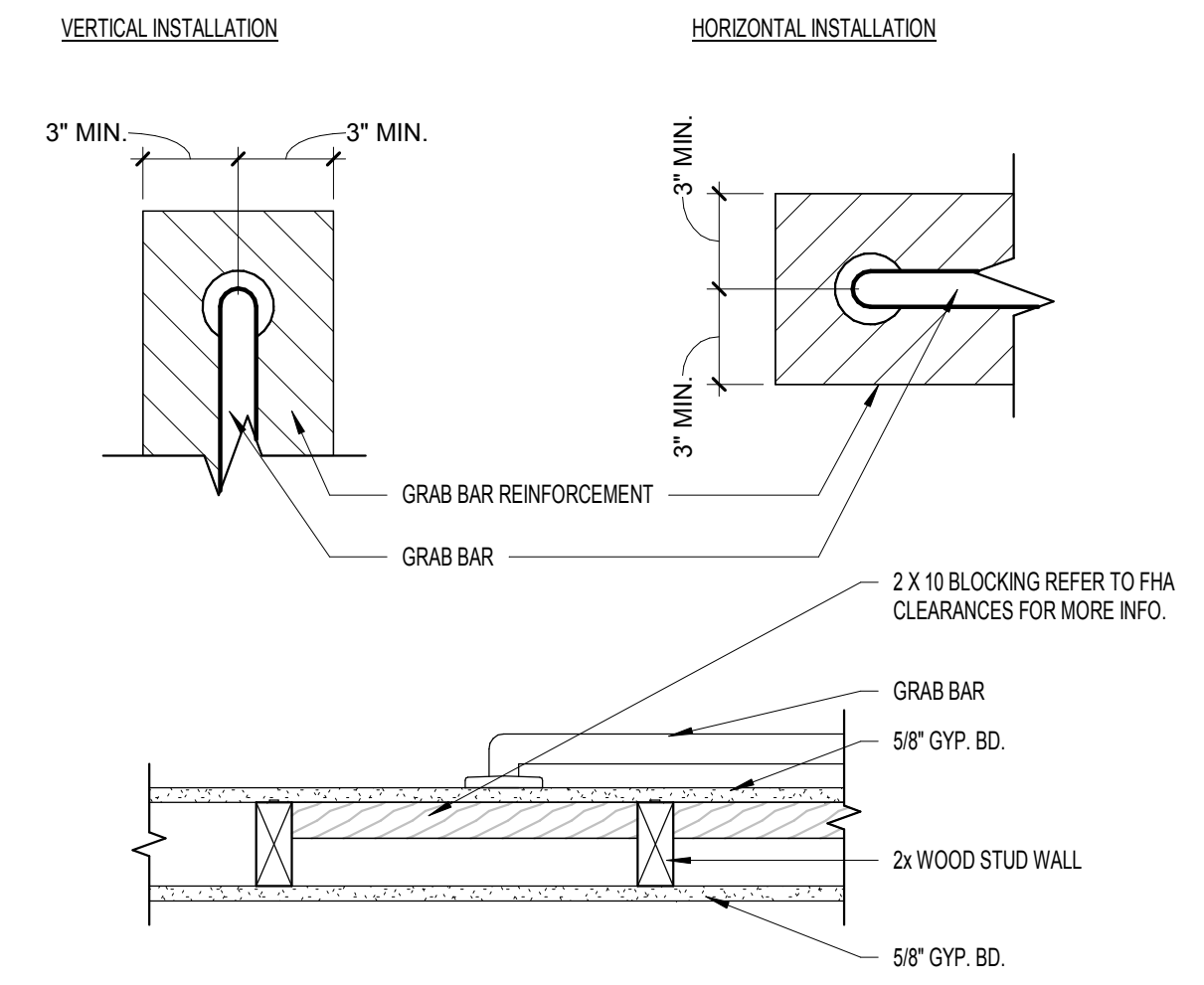
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C1 TYPICAL MOUNTING HEIGHTS
1/2" = 1'-0"



C4 GRAB BAR REINFORCING @ TOILETS
NTS



C7 BLOCKING FOR GRAB BAR DETAIL
1/2" = 1'-0"

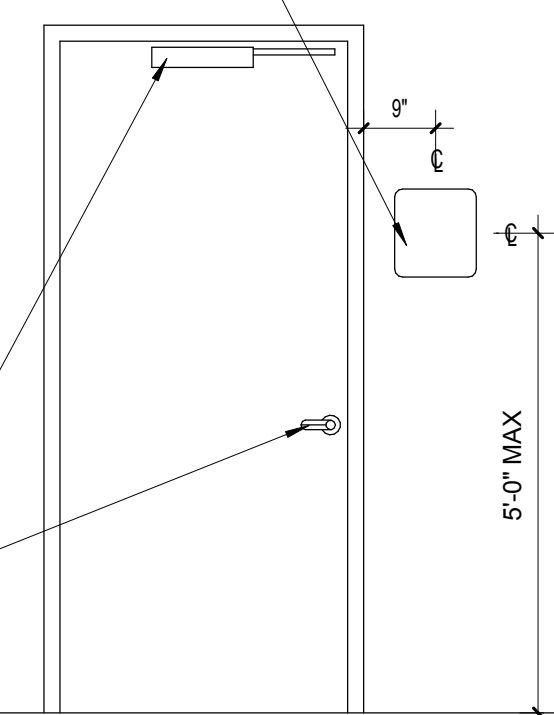
IN ACCORDANCE WITH ADA REQUIREMENTS, ALL PERMANENT ROOM IDENTIFICATION SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR, AND SHALL BE MOUNTED WITH TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48" MIN. ABOVE FINISHED FLOOR, MEASURE FROM THE BASELINE OF THE LOWEST TACTILE CHARACTER, AND 60" MAX. ABOVE FINISHED FLOOR, MEASURED TO THE HIGHEST TACTILE CHARACTER.

MOUNTING LOCATION FOR SIGN SHALL BE SUCH THAT A PERSON MAY APPROACH WITHIN 3' OF THE SIGN WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING IN THE SWING OF THE DOOR. IF THERE IS INSUFFICIENT WALL SPACE ADJACENT TO THE LATCH SIDE OF THE DOOR, THE SIGN SHALL BE MOUNTED ON THE NEAREST ADJACENT WALL. ADA SIGNAGE SHALL COMPLY WITH THE DETAILS PROVIDED AT THE RIGHT.

TACTILE SIGNS AT DOORS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MIN. X 18" MIN. CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN CLOSED POSITION AND 45 DEGREE OPEN POSITION. THEREFORE, THE CENTERLINE OF SIGN SHALL BE 9" MIN. FROM THE DOOR JAMB.

DOOR CLOSERS SWEEP PERIOD SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70°, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 IN. FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR. ADJUST FOR 5 LB. MAX FORCE.

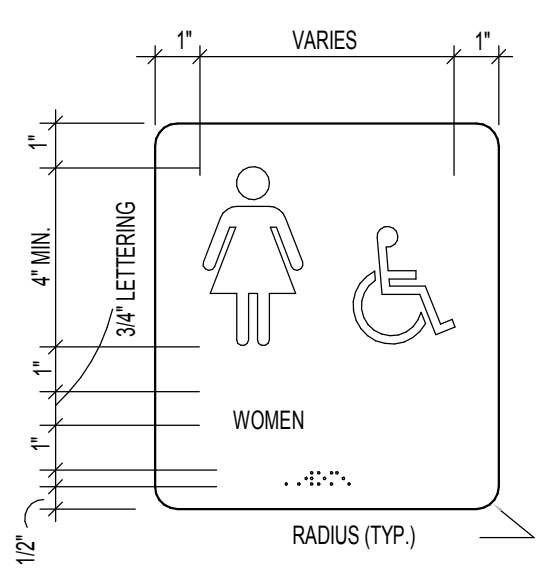
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ALL PERMANENT ROOM IDENTIFICATION SIGNS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. SIGNS SHALL BE ADHERED TO SUPPORTING SURFACE BY ADHESIVE, SELECTED FOR HIGH STRENGTH AND DURABILITY OF BOND BETWEEN SIGN BACKING AND SUPPORTING SURFACE MATERIAL. SIGN BACKGROUND SHALL BE MINIMUM 1/8" THICK ACRYLIC PLATE. BACKGROUND COLOR SHALL BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF STANDARD AND CUSTOM COLORS, AND SHALL PROVIDE AT LEAST 70% CONTRAST WITH WHITE FOREGROUND LETTERS. BACKGROUND FINISH SHALL BE NON-GLARE.

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H1 PERMANENT IDENTIFICATION SIGN
1/2" = 1'-0"

PERMIT REVIEW STAMP

ISSUE HISTORY		
No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
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3	12/20/2017	100% PERMIT SET

REVISION HISTORY		
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CONSULTANT

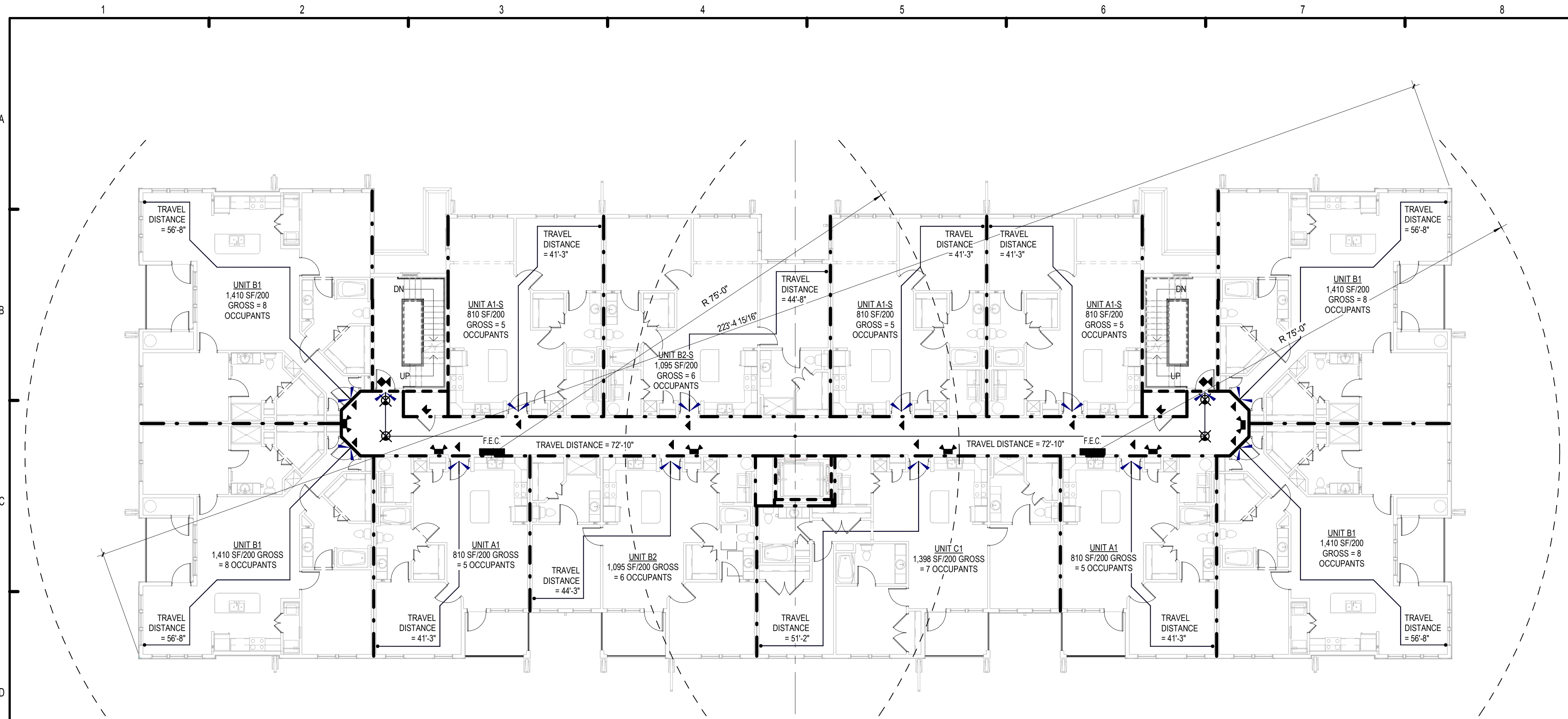
MICHAEL E. GOVE
FLORIDA LICENSE # AR84111

Drawn:	Author
Checked:	Checker
Approved:	Approver
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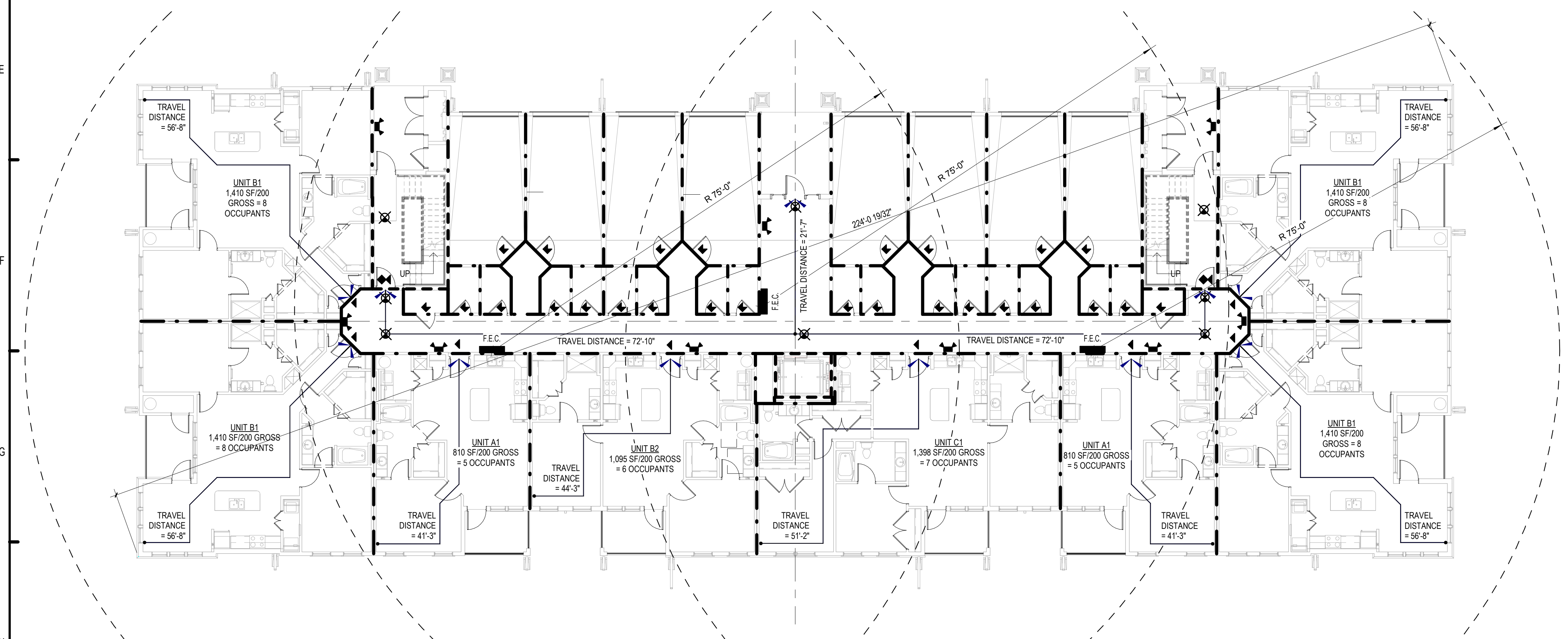
SUMMER BAY APTS. II
LAKE COUNTY, FL

ACCESSIBLE DETAILS

A0.05



D1 BUILDING TYPE 2 - LEVEL 2 LIFE SAFETY PLAN
3/32" = 1'-0"



H1 BUILDING TYPE 2 - GROUND LEVEL LIFE SAFETY PLAN
3/32" = 1'-0"

LIFE SAFETY LEGEND

- (XXX) OCCUPANT LOAD
NOTES:
1. ALL UNIT DOOR CAPACITY - 180 PERSONS
2. ALL EXIT DOOR COMMON AREA CAPACITY - 180 PERSONS
EXCEPTION GROUND FLOOR ENTRY LOBBY DOORS - 360 PERSONS
3. 36" WIDE ACCESSIBLE ROUTE REQUIRED PER FAIR HOUSING
4. ALL DOORS ON ACCESSIBLE ROUTE TO HAVE A MINIMUM CLEARANCE OF 2'-8" (32")
- EMERGENCY LIGHT
 - TRAVEL DISTANCE TO EXIT
 - FIRE EXTINGUISHER
VERIFY EXACT LOCATIONS AND TYPES WITH LOCAL FIRE OFFICIALS
 - 20 MIN DOOR
 - 45 MIN DOOR
 - 60 MIN DOOR
 - 90 MIN DOOR
 - OCCUPANCY SYMBOL
CAPACITY
SQUARE FEET PER PERSON
GROSS AREA (SQUARE FEET)
 - 36" ACCESSIBLE ROUTE
 - REQUIRED 1 HOUR FIRE SEPARATION
 - REQUIRED 2 HOUR FIRE SEPARATION
- PER SECTION FBC 717.
PROVIDE FIREBLOCKING AT 10'-0"
INTERVALS IN UL U341 WALLS

LIFE SAFETY NOTES:

1. SEE SHEET A0.30 THRU A0.36 FOR ALL U.L. ASSEMBLY DESIGN DESCRIPTIONS.
2. SEE SHEET A0.20 FOR ASSEMBLY SOUND RATINGS.
3. PROVIDE RECESSED PORTABLE FIRE EXTINGUISHERS AS REQUIRED BY NFPA 10 STANDARDS FOR PORTABLE FIRE EXTINGUISHERS' 2014 EDITION. VERIFY EXACT LOCATION AND F.E. TYPE WITH FIRE OFFICIAL PER UNIT. COORDINATE ACTUAL TYPE AND LOCATION PER FIRE DEPARTMENT REQUIREMENTS.
5. FIRE EXTINGUISHERS IN PUBLIC SPACES SHALL BE LOCATED WITHIN 75' TRAVEL DISTANCE.
6. COMBUSTIBLE MATERIALS SHALL NOT BE PLACED OR STORED ON BALCONIES PER THE FBC (5TH EDITION) AND NFPA 101 2014 EDITIONS.
7. EXTERIOR WALLS ARE NOT RATED FOR FIRE SEPARATION THEY ARE RATED FOR STRUCTURE ONLY.
8. SEE A0.02 FOR CODE DATA COMPLYING WITH THE FBC BUILDING CODE (5TH EDITION) BUILDING & INTERNATIONAL FIRE PREVENTION CODE (5TH EDITION).
9. ALL STAIRWAYS ARE TO CONFORM BUT NOT BE LIMITED TO NFPA 101 2014 EDITION SECTIONS 7.2.2.5.4 THROUGH 7.2.2.5.5.11.
10. ALL EXTERIOR & INTERIOR CONCRETE AND MASONRY BEARING WALLS SHALL HAVE (2) HR FIRE RATED RESISTANCE.

PERMIT REVIEW STAMP

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No.	Date	Description
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3	12/20/2017	100% PERMIT SET

REVISION HISTORY		
No.	Date	Description

TOTAL OCCUPANT LOAD PER LEVEL

LEVEL 1: 55 OCCUPANTS
LEVEL 2: 76 OCCUPANTS

AREA SCHEDULE - UNIT									
NAM	AREA	BEDROOMS	BATHS	OCCUPANTS	LEVEL 1 - # UNITS	LEVEL 2 - # UNITS	LEVEL 3 - # UNITS	LEVEL 4 - # UNITS	
UNIT A1	732 SF	1	1	5	2	UNI 2S	UNI 3S	UNI 4S	
BALCONY	78 SF								
TOTAL	810 SF	1	1	5				8	

AREA SCHEDULE - UNIT A1-S									
NAM	AREA	BEDROOMS	BATHS	OCCUPANTS	LEVEL 1 - # UNITS	LEVEL 2 - # UNITS	LEVEL 3 - # UNITS	LEVEL 4 - # UNITS	
UNIT A1-S	810 SF	1	1	5		UNI 2S	UNI 3S	UNI 4S	
BALCONY	--								
TOTAL	810 SF	1	1	5				9	

AREA SCHEDULE - UNIT									
NAM	AREA	BEDROOMS	BATHS	OCCUPANTS	LEVEL 1 - # UNITS	LEVEL 2 - # UNITS	LEVEL 3 - # UNITS	LEVEL 4 - # UNITS	
UNIT B1	1,326 SF	2	2	8	4	UNI 2S	UNI 3S	UNI 4S	
BALCONY	84 SF								
TOTAL	1,410 SF	2	2	8				16	

AREA SCHEDULE - UNIT									
NAM	AREA	BEDROOMS	BATHS	OCCUPANTS	LEVEL 1 - # UNITS	LEVEL 2 - # UNITS	LEVEL 3 - # UNITS	LEVEL 4 - # UNITS	
UNIT B2	1,017 SF	2	2	6	1	UNI 2S	UNI 3S	UNI 4S	
BALCONY	78 SF								
TOTAL	1,095 SF	2	2	6				4	

AREA SCHEDULE - UNIT B2-S									
NAM	AREA	BEDROOMS	BATHS	OCCUPANTS	LEVEL 1 - # UNITS	LEVEL 2 - # UNITS	LEVEL 3 - # UNITS	LEVEL 4 - # UNITS	
UNIT B2-S	1,095 SF	2	2	6		UNI 2S	UNI 3S	UNI 4S	
BALCONY	--								
TOTAL	1,095 SF	2	2	6				3	

AREA SCHEDULE - UNIT									
NAM	AREA	BEDROOMS	BATHS	OCCUPANTS	LEVEL 1 - # UNITS	LEVEL 2 - # UNITS	LEVEL 3 - # UNITS	LEVEL 4 - # UNITS	
UNIT C1	1,320 SF	3	3	7	1	UNI 2S	UNI 3S	UNI 4S	
BALCONY	78 SF								
TOTAL	1,398 SF	3	3	7				4	

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CONSULTANT

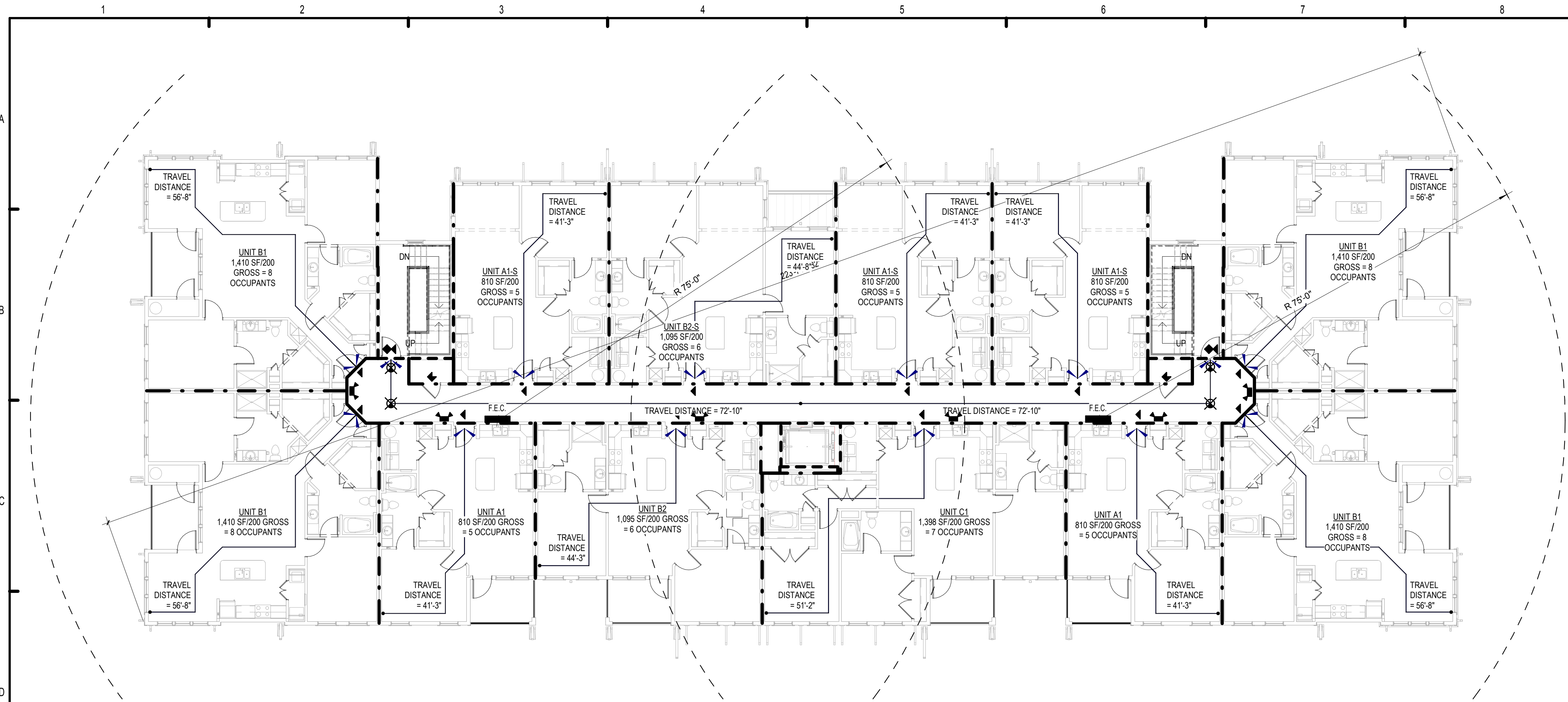
MICHAEL E. GOVE
FLORIDA LICENSE # AR84111

SUMMER BAY APTS. II
LAKE COUNTY, FL

LIFE SAFETY PLANS - BUILDING TYPE 2

A0.12

Drawn: Author
Checked: Checker
Approval: Approver
Date: Issue Date
Project #: 5389



LIFE SAFETY LEGEND

(XXX) OCCUPANT LOAD

NOTES:

- ALL UNIT DOOR CAPACITY - 180 PERSONS
- ALL EXIT DOOR COMMON AREA CAPACITY - 180 PERSONS
EXCEPTION: GROUND FLOOR ENTRY LOBBY DOORS - 360 PERSONS
- 36" WIDE ACCESSIBLE ROUTE REQUIRED PER FAIR HOUSING
- ALL DOORS ON ACCESSIBLE ROUTE TO HAVE A MINIMUM CLEARANCE OF 2'-8" (32").

- EMERGENCY LIGHT
- TRAVEL DISTANCE TO EXIT
- F.E.C. FIRE EXTINGUISHER VERIFY EXACT LOCATIONS AND TYPES WITH LOCAL FIRE OFFICIALS
- 20 MIN DOOR
- 45 MIN DOOR
- 60 MIN DOOR
- 90 MIN DOOR
- OCCUPANCY SYMBOL CAPACITY
- SQUARE FEET PER PERSON
- GROSS AREA (SQUARE FEET)
- 36" ACCESSIBLE ROUTE
- REQUIRED 1 HOUR FIRE SEPARATION
- REQUIRED 2 HOUR FIRE SEPARATION

PER SECTION FBC 717. PROVIDE FIREBLOCKING AT 10'-0" INTERVALS IN UL U341 WALLS

LIFE SAFETY NOTES:

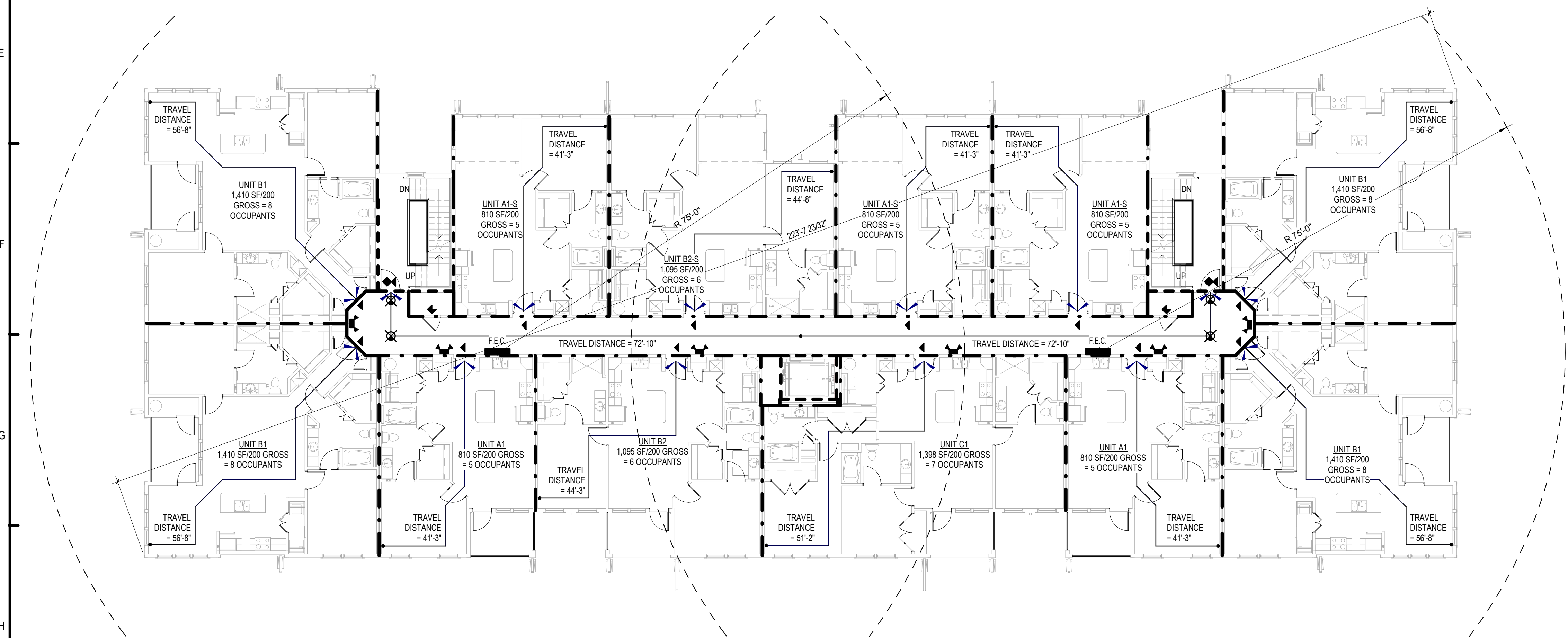
- SEE SHEET A0.30 THRU A0.36 FOR ALL U.L. ASSEMBLY DESIGN DESCRIPTIONS.
- SEE SHEET A0.20 FOR ASSEMBLY SOUND RATINGS
- PROVIDE RECESSED PORTABLE FIRE EXTINGUISHERS AS REQUIRED BY NFPA 10 STANDARDS FOR PORTABLE FIRE EXTINGUISHERS' 2014 EDITION. VERIFY EXACT LOCATION AND F.E. TYPE WITH FIRE OFFICIAL PER UNIT. COORDINATE ACTUAL TYPE AND LOCATION PER FIRE DEPARTMENT REQUIREMENTS.
- FIRE EXTINGUISHERS IN PUBLIC SPACES SHALL BE LOCATED WITHIN 75' TRAVEL DISTANCE.
- COMBUSTIBLE MATERIALS SHALL NOT BE PLACED OR STORED ON BALCONIES PER THE FBC (5TH EDITION) AND NFPA 101 2014 EDITIONS.
- EXTERIOR WALLS ARE NOT RATED FOR FIRE SEPARATION THEY ARE RATED FOR STRUCTURE ONLY.
- SEE A0.02 FOR CODE DATA COMPLYING WITH THE FBC BUILDING CODE (5TH EDITION) BUILDING & INTERNATIONAL FIRE PREVENTION CODE (5TH EDITION)
- ALL STAIRWAYS ARE TO CONFORM BUT NOT BE LIMITED TO NFPA 101 2014 EDITION SECTIONS 7.2.2.5.4 THROUGH 7.2.2.5.11.
- ALL EXTERIOR & INTERIOR CONCRETE AND MASONRY BEARING WALLS SHALL HAVE (2) HR FIRE RATED RESISTANCE.

D1 BUILDING TYPE 2 - LEVEL 4 LIFE SAFETY PLAN
3/32" = 1'-0"

PERMIT REVIEW STAMP

ISSUE HISTORY		
No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
2	11/10/2017	75%-90% REVIEW COORD. SET
3	12/20/2017	100% PERMIT SET

REVISION HISTORY		
No.	Date	Description



H1 BUILDING TYPE 2 - LEVEL 3 LIFE SAFETY PLAN
3/32" = 1'-0"

TOTAL OCCUPANT LOAD PER LEVEL

LEVEL 3: 76 OCCUPANTS
LEVEL 4: 76 OCCUPANTS

AREA SCHEDULE - UNIT									
NAM	AREA	BEDROOMS	BATHS	OCCUPANTS	LEVEL 1 - # UNITS	LEVEL 2 - # UNITS	LEVEL 3 - # UNITS	LEVEL 4 - # UNITS	
UNIT A1	732 SF	1	1		2				
BALCONY	78 SF								
TOTAL	810 SF			5				8	

AREA SCHEDULE - UNIT A1-S									
NAM	AREA	BEDROOMS	BATHS	OCCUPANTS	LEVEL 1 - # UNITS	LEVEL 2 - # UNITS	LEVEL 3 - # UNITS	LEVEL 4 - # UNITS	
UNIT A1-S	810 SF	1	1						
BALCONY	--								
TOTAL	810 SF	1	1	5				9	

AREA SCHEDULE - UNIT B1									
NAM	AREA	BEDROOMS	BATHS	OCCUPANTS	LEVEL 1 - # UNITS	LEVEL 2 - # UNITS	LEVEL 3 - # UNITS	LEVEL 4 - # UNITS	
UNIT B1	1,326 SF	2	2		4				
BALCONY	84 SF								
TOTAL	1,410 SF	2	2	8				16	

AREA SCHEDULE - UNIT B2									
NAM	AREA	BEDROOMS	BATHS	OCCUPANTS	LEVEL 1 - # UNITS	LEVEL 2 - # UNITS	LEVEL 3 - # UNITS	LEVEL 4 - # UNITS	
UNIT B2	1,017 SF	2	2		1				
BALCONY	78 SF								
TOTAL	1,095 SF	2	2	6				4	

AREA SCHEDULE - UNIT B2-S									
NAM	AREA	BEDROOMS	BATHS	OCCUPANTS	LEVEL 1 - # UNITS	LEVEL 2 - # UNITS	LEVEL 3 - # UNITS	LEVEL 4 - # UNITS	
UNIT B2-S	1,095 SF	2	2						
BALCONY	--								
TOTAL	1,095 SF	2	2	6				3	

AREA SCHEDULE - UNIT C1									
NAM	AREA	BEDROOMS	BATHS	OCCUPANTS	LEVEL 1 - # UNITS	LEVEL 2 - # UNITS	LEVEL 3 - # UNITS	LEVEL 4 - # UNITS	
UNIT C1	1,320 SF	3	3		1				
BALCONY	78 SF								
TOTAL	1,398 SF	3	3	7				4	

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CONSULTANT

MICHAEL E. GOVE
FLORIDA LICENSE # AR84111

SUMMER BAY APTS. II
LAKE COUNTY, FL

LIFE SAFETY PLANS - BUILDING TYPE 2

A0.13

Drawn: Author
Checked: Checker
Approved: Approver
Date: Issue Date
Project #: 5389

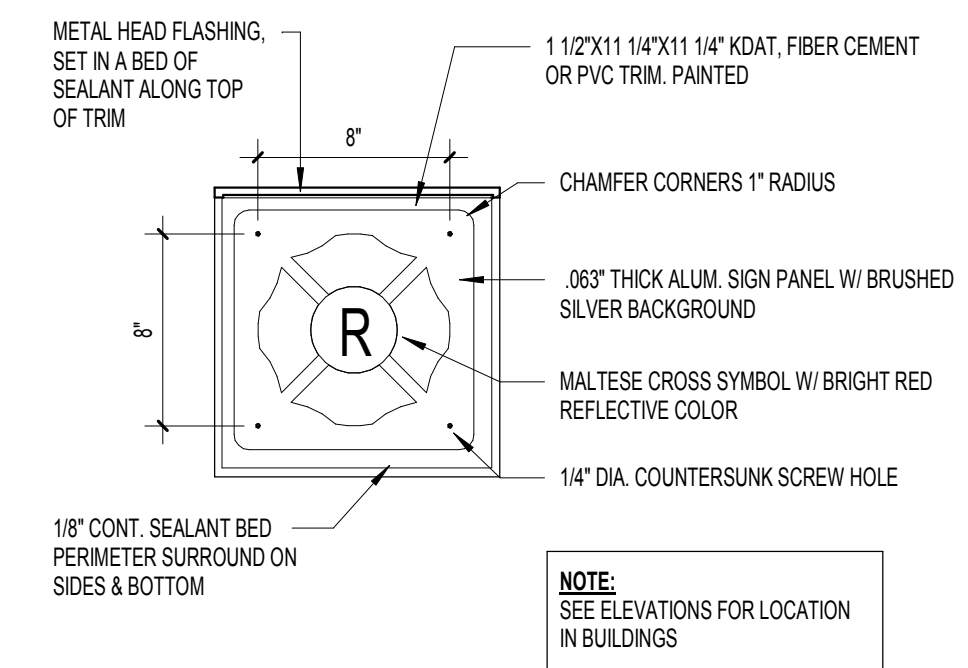
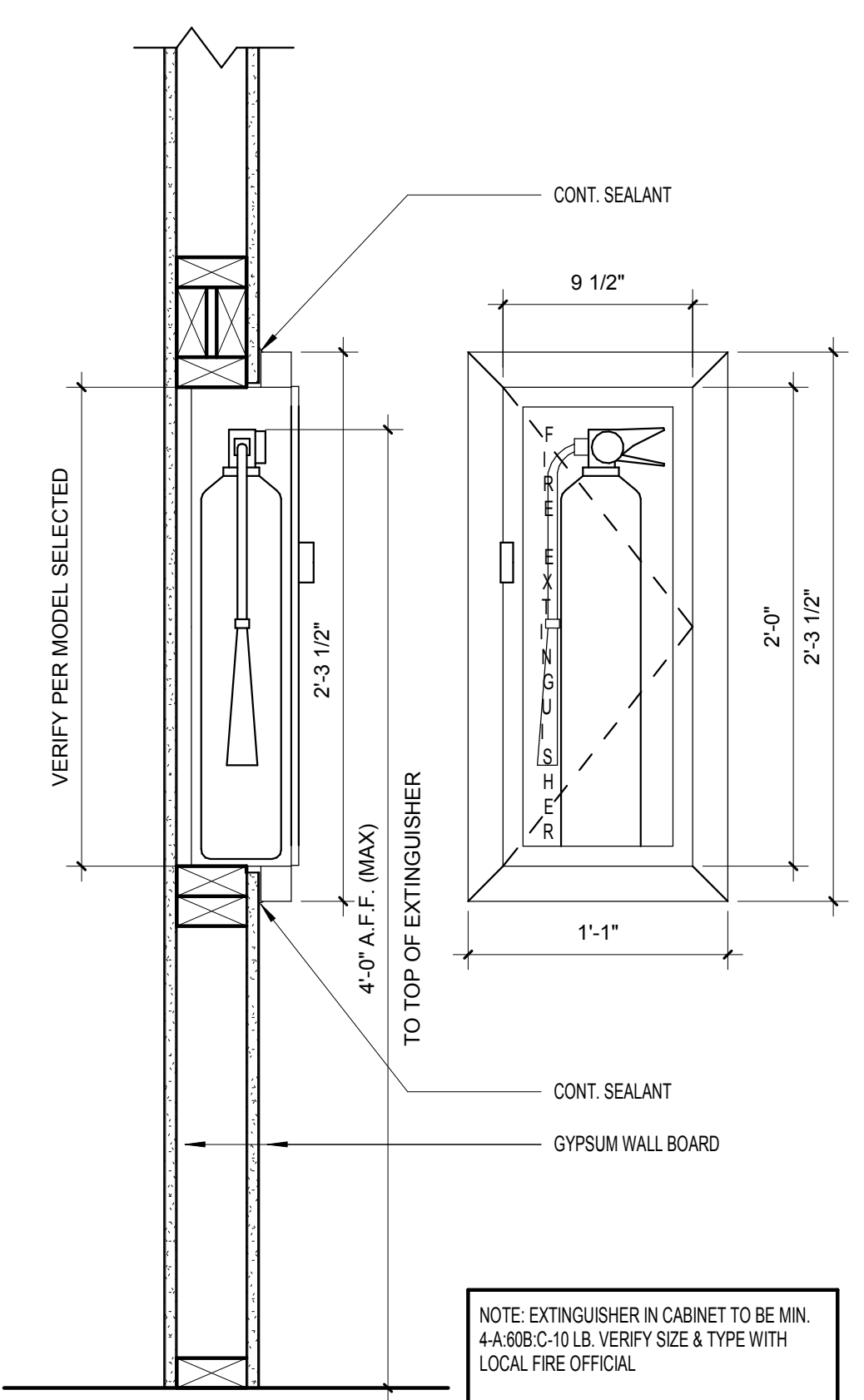
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LIFE SAFETY LEGEND

- (XXX) OCCUPANT LOAD
- NOTES:
1. ALL UNIT DOOR CAPACITY - 180 PERSONS
 2. ALL EXIT DOOR COMMON AREA CAPACITY - 180 PERSONS
EXCEPTION: GROUND FLOOR ENTRY LOBBY DOORS - 360 PERSONS
 3. 36" WIDE ACCESSIBLE ROUTE REQUIRED PER FAIR HOUSING **MODIFY**
 4. ALL DOORS ON ACCESSIBLE ROUTE TO HAVE A MINIMUM CLEARANCE OF 2'-8" (32").
- EMERGENCY LIGHT
 - TRAVEL DISTANCE TO EXIT
 - F.E.C. FIRE EXTINGUISHER
VERIFY EXACT LOCATIONS AND TYPES WITH LOCAL FIRE OFFICIALS
 - 20 MIN DOOR
 - 45 MIN DOOR
 - 60 MIN DOOR
 - 90 MIN DOOR
 - XXX/XXX = XXX
OCCUPANCY SYMBOL
CAPACITY
SQUARE FEET PER PERSON
GROSS AREA (SQUARE FEET)
 - 36" ACCESSIBLE ROUTE
 - REQUIRED 1 HOUR FIRE SEPARATION
 - REQUIRED 2 HOUR FIRE SEPARATION
- PER SECTION FBC 717.
PROVIDE FIREBLOCKING AT 10'-0" INTERVALS IN UL U341 WALLS

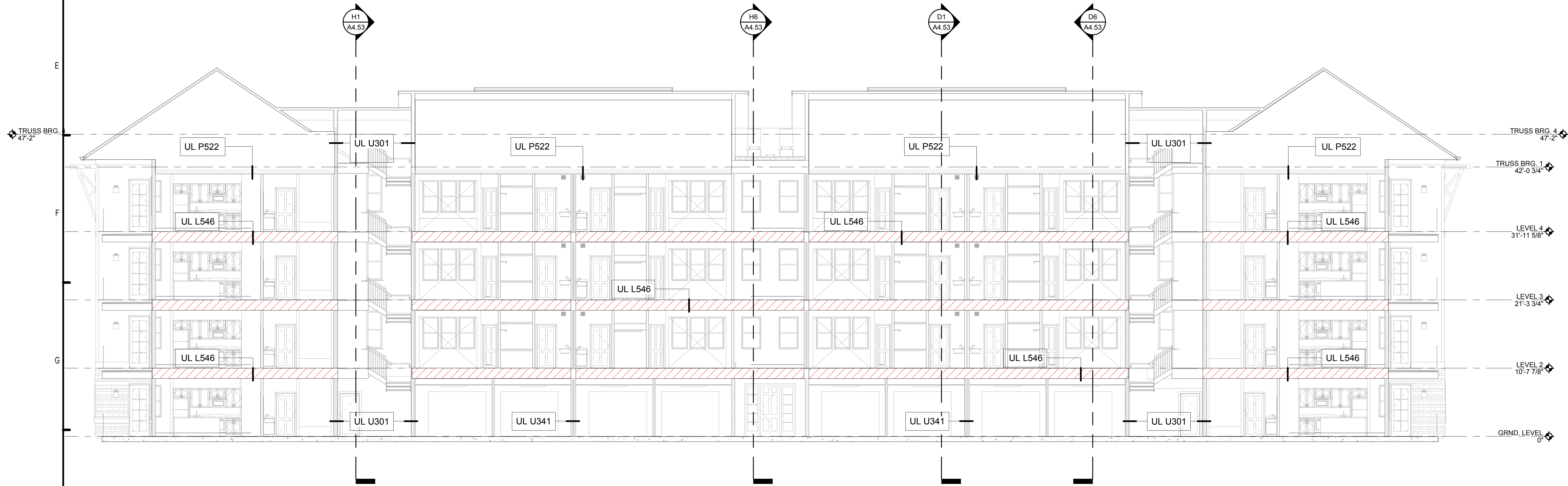
LIFE SAFETY NOTES:

1. SEE SHEET A0.30 THRU A0.36 FOR ALL U.L. ASSEMBLY DESIGN DESCRIPTIONS.
2. SEE SHEET A0.20 FOR ASSEMBLY SOUND RATINGS
3. PROVIDE RECESSED PORTABLE FIRE EXTINGUISHERS AS REQUIRED BY NFPA 10 STANDARDS FOR PORTABLE FIRE EXTINGUISHERS' 2014 EDITION. VERIFY EXACT LOCATION AND F.E. TYPE WITH FIRE OFFICIAL. PROVIDE ONE 2-A-10-B-C-B FIRE EXTINGUISHER PER UNIT. COORDINATE ACTUAL TYPE AND LOCATION PER FIRE DEPARTMENT REQUIREMENTS.
4. FIRE EXTINGUISHERS IN PUBLIC SPACES SHALL BE LOCATED WITHIN 75' TRAVEL DISTANCE. COMBUSTIBLE MATERIALS SHALL NOT BE PLACED OR STORED ON BALCONIES PER THE FBC (5TH EDITION) AND NFPA 101 2014 EDITIONS.
5. EXTERIOR WALLS ARE NOT RATED FOR FIRE SEPARATION THEY ARE RATED FOR STRUCTURE ONLY.
6. SEE A0.02 FOR CODE DATA COMPLYING WITH THE FBC BUILDING CODE (5TH EDITION) BUILDING & INTERNATIONAL FIRE PREVENTION CODE (5TH EDITION)
7. ALL STAIRWAYS ARE TO CONFORM BUT NOT BE LIMITED TO NFPA 101 2014 EDITION SECTIONS 7.2.2.5.4 THROUGH 7.2.2.5.5.11.
8. ALL EXTERIOR & INTERIOR CONCRETE AND MASONRY BEARING WALLS SHALL HAVE (2) HR FIRE RATED RESISTANCE.



D1 SEMI RECESSED FIRE EXTINGUISHER CABINET
1 1/2" = 1'-0"

D3 FIRE SIGN DETAIL
1 1/2" = 1'-0"



H1 BUILDING TYPE 2 - LS SECTION 1
1/8" = 1'-0"

PERMIT REVIEW STAMP

ISSUE HISTORY		
No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
2	11/10/2017	75%-90% REVIEW COORD. SET
3	12/20/2017	100% PERMIT SET

REVISION HISTORY		
No.	Date	Description

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

MICHAEL E. GOVE
FLORIDA LICENSE # AR84111

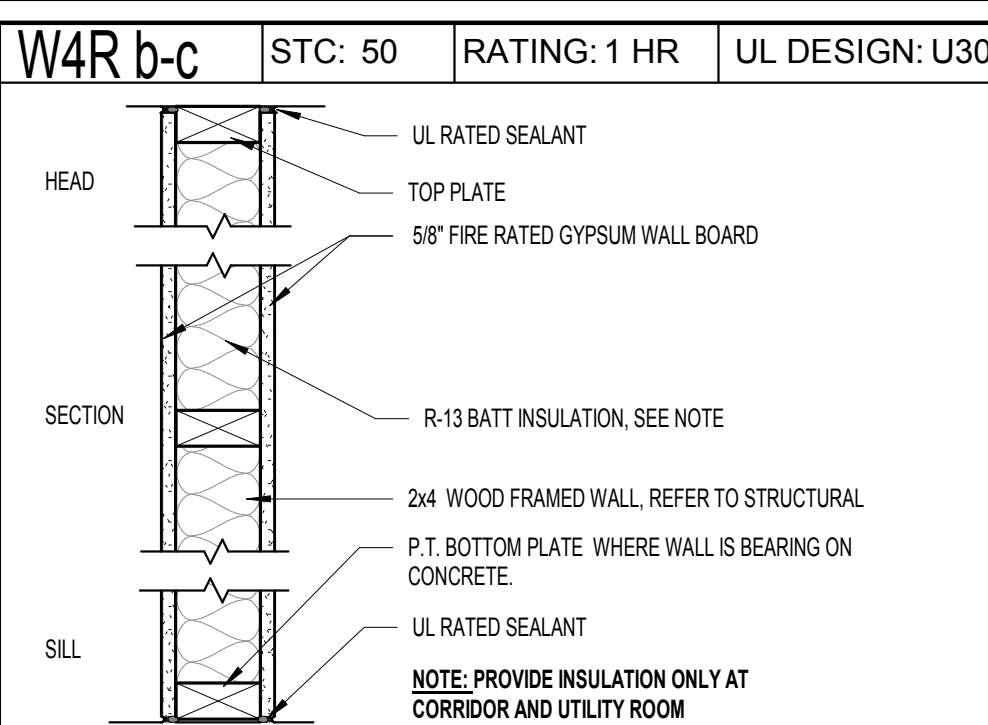
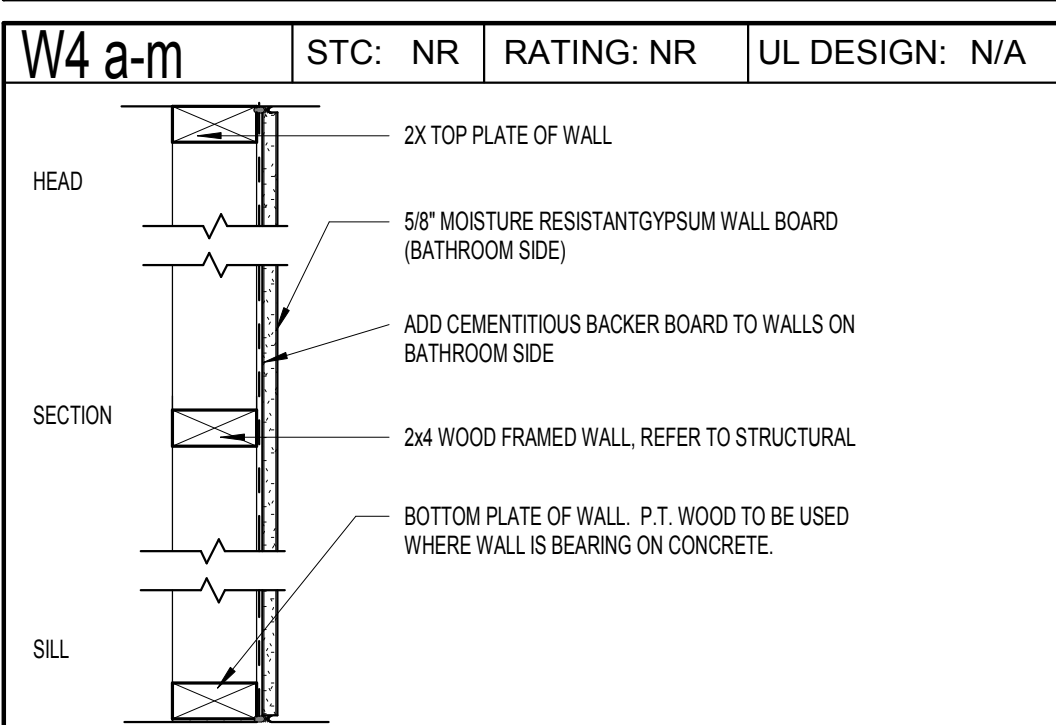
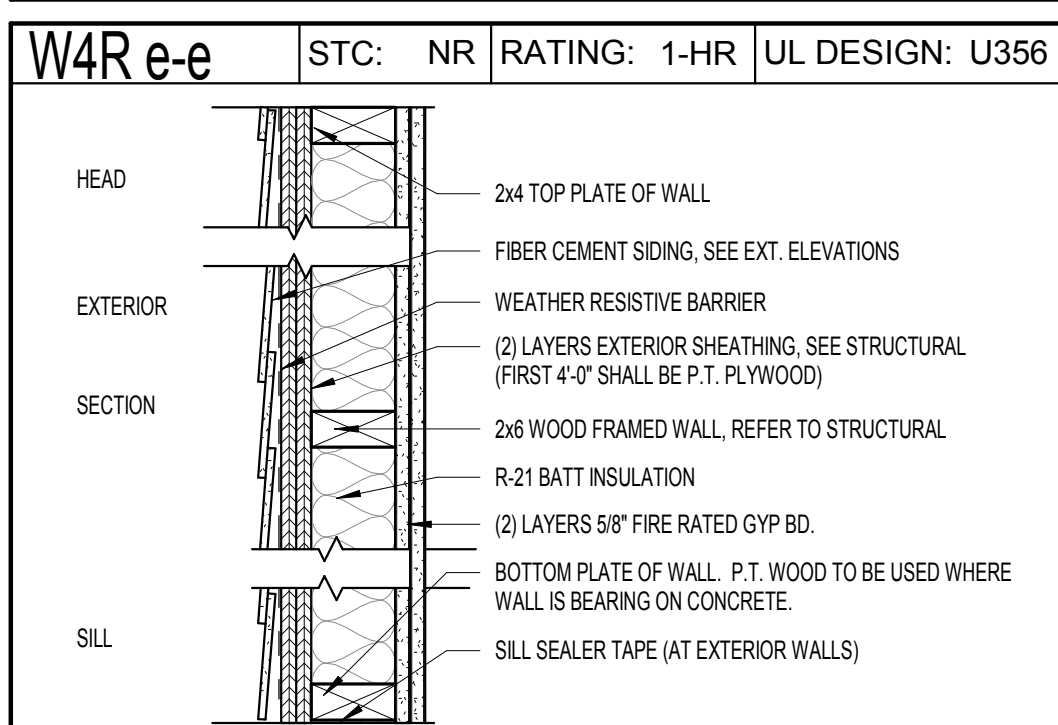
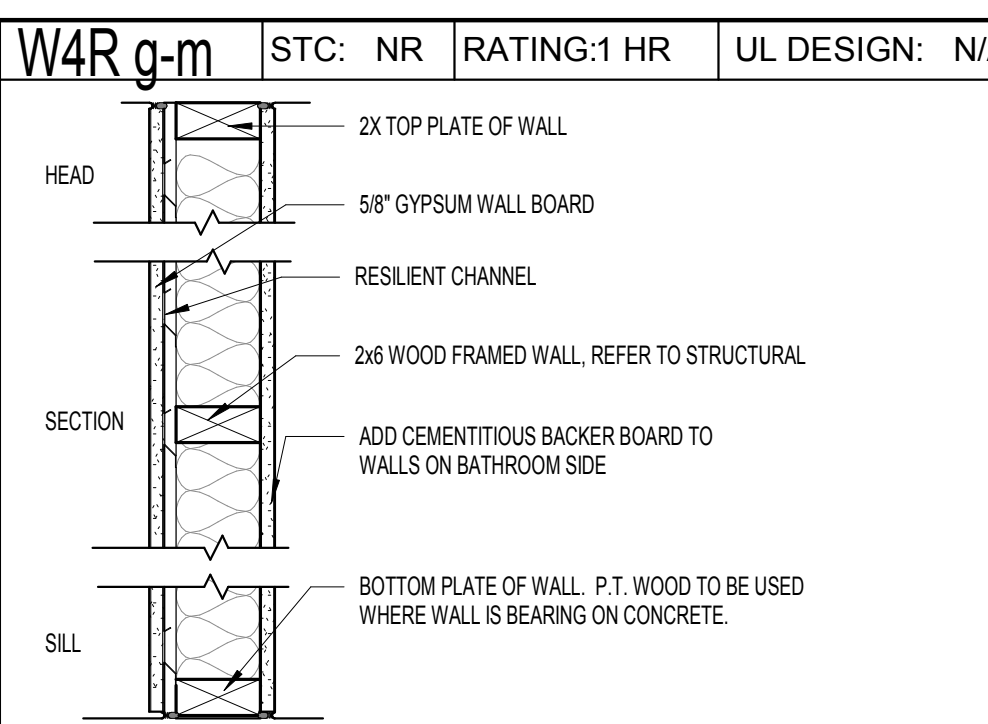
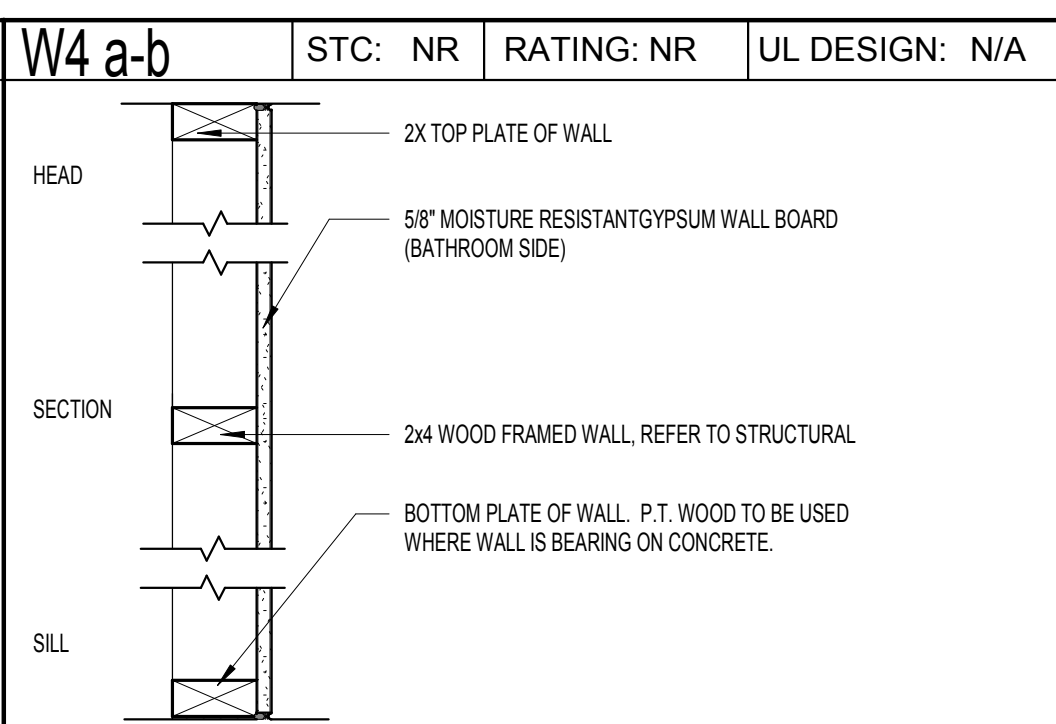
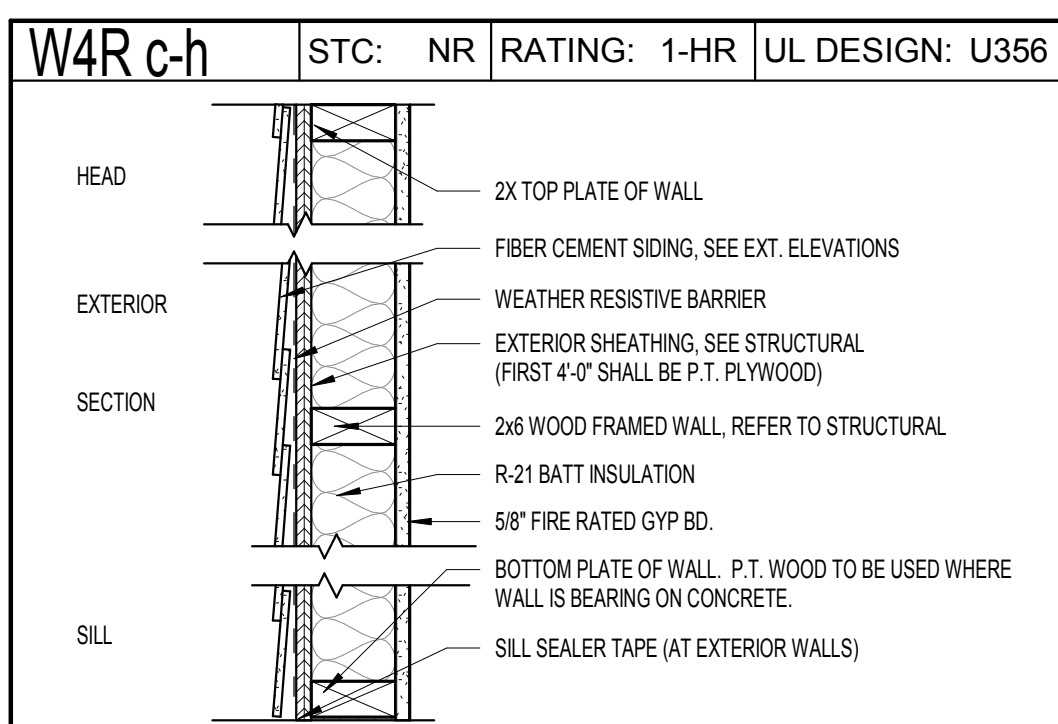
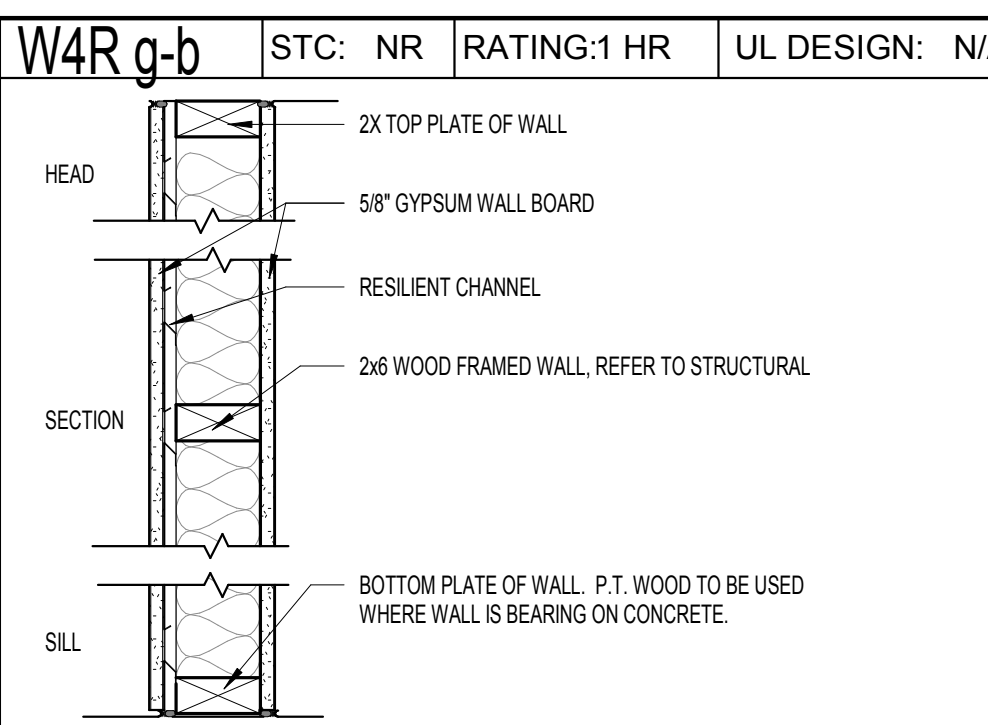
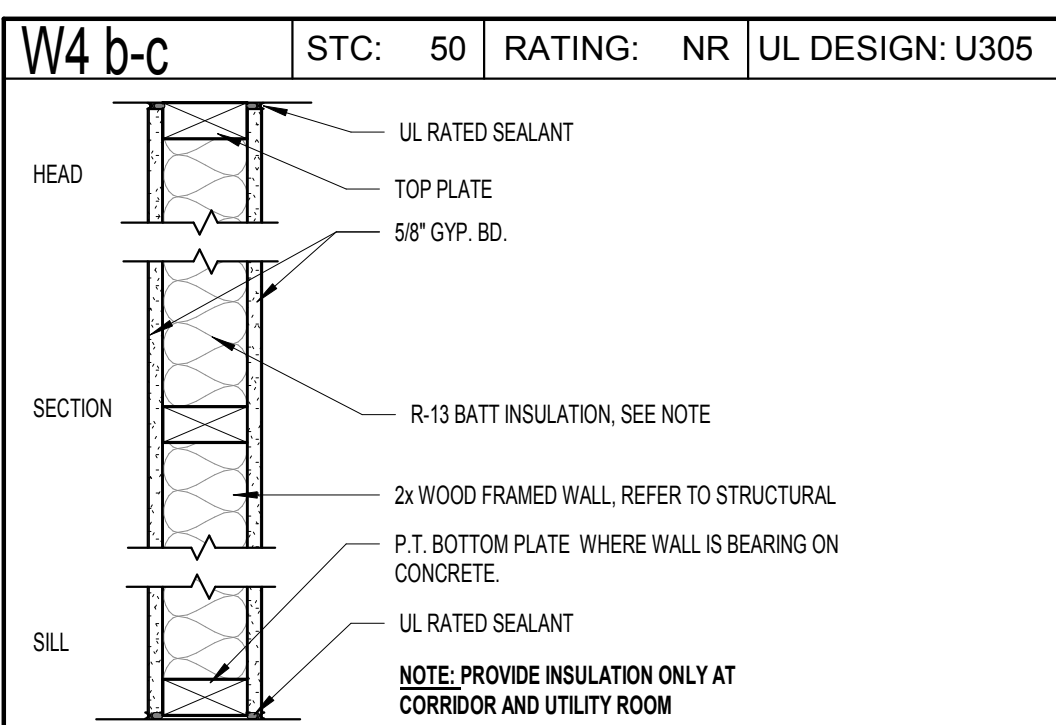
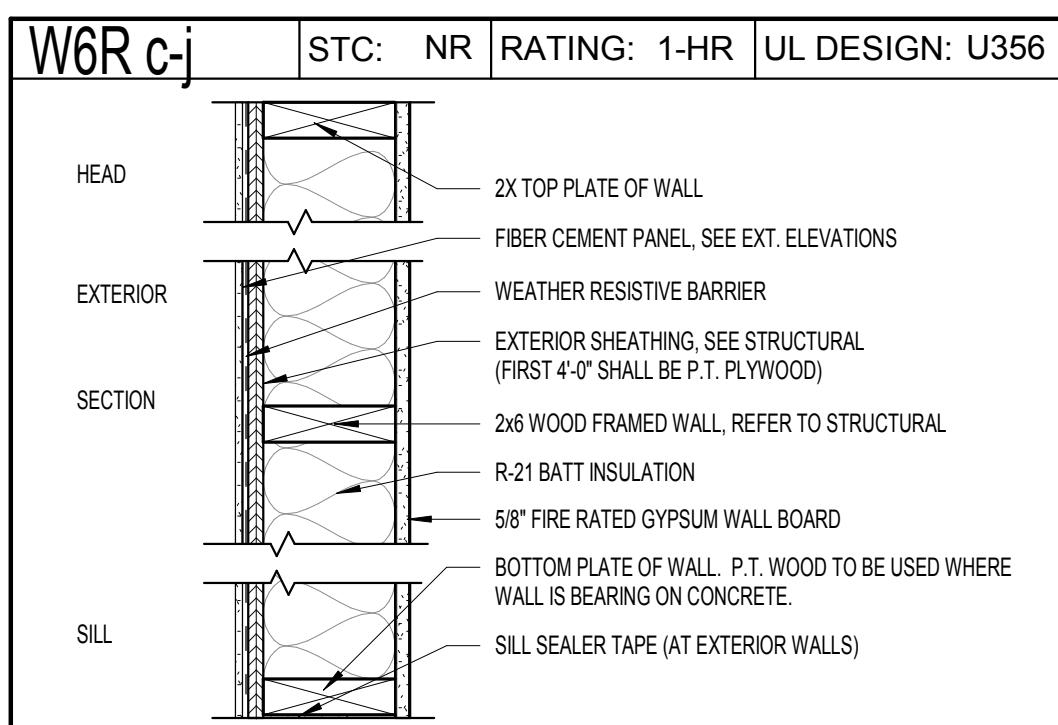
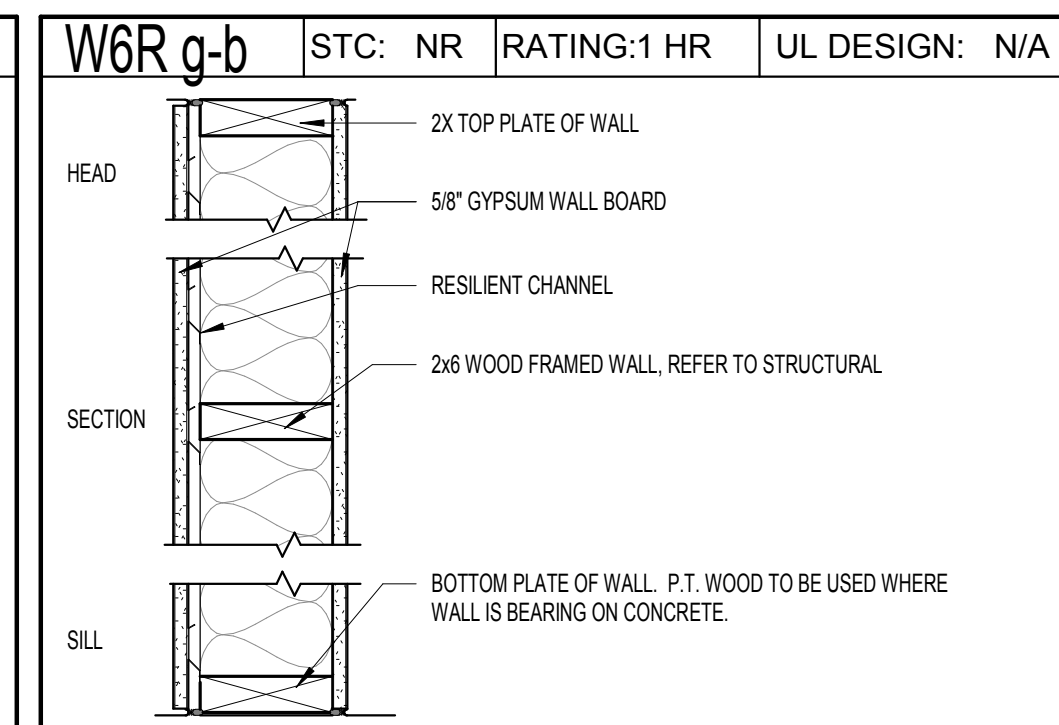
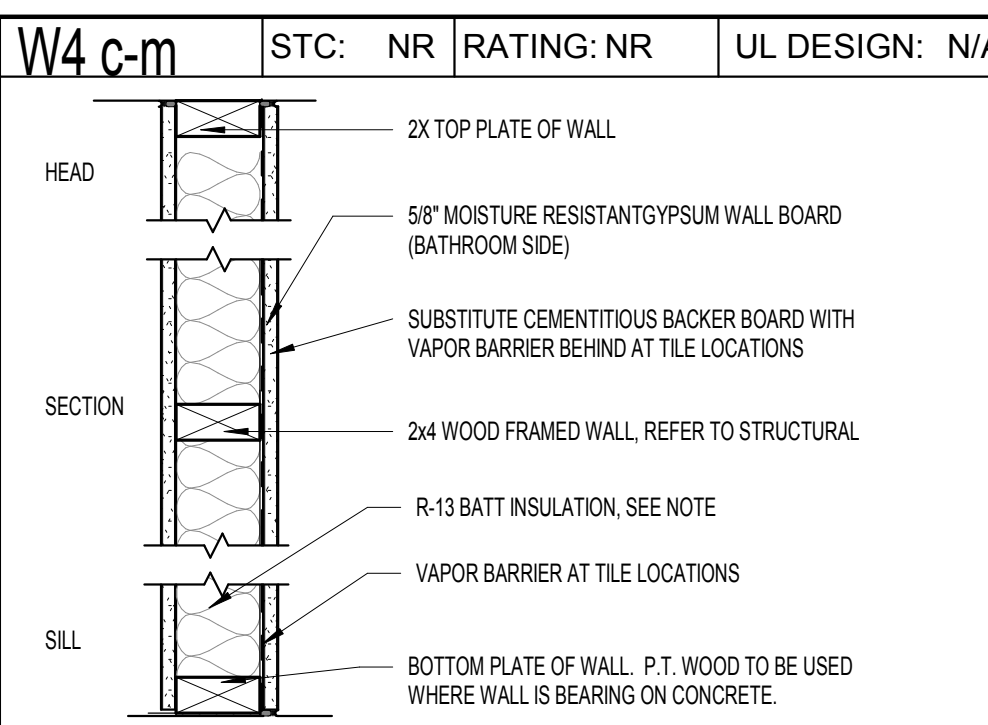
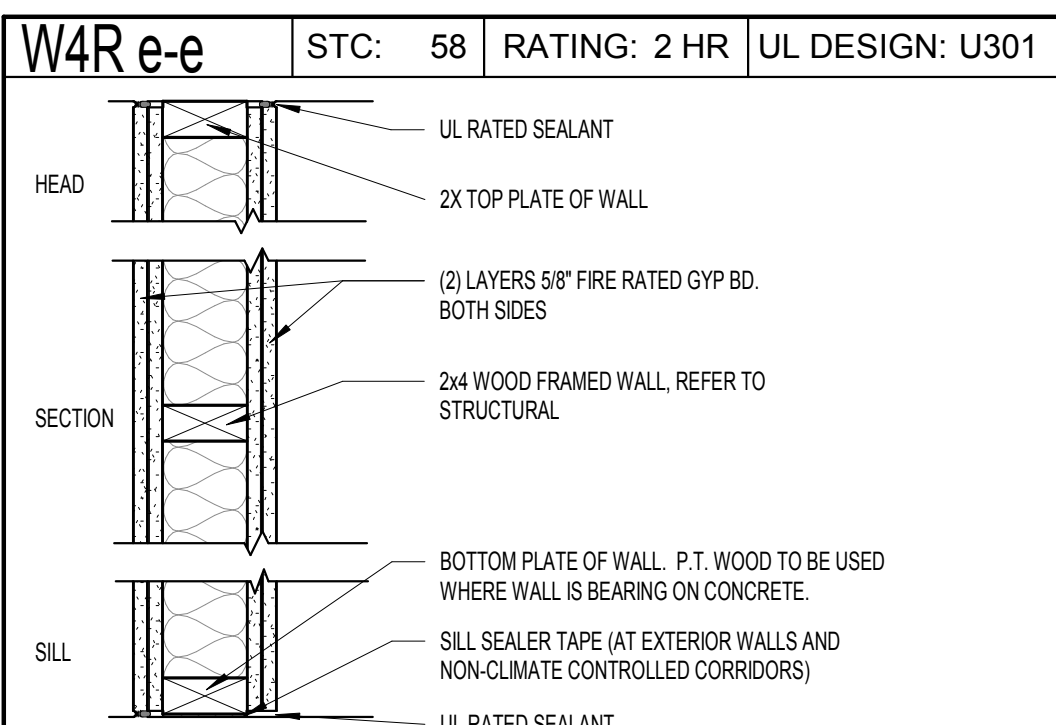
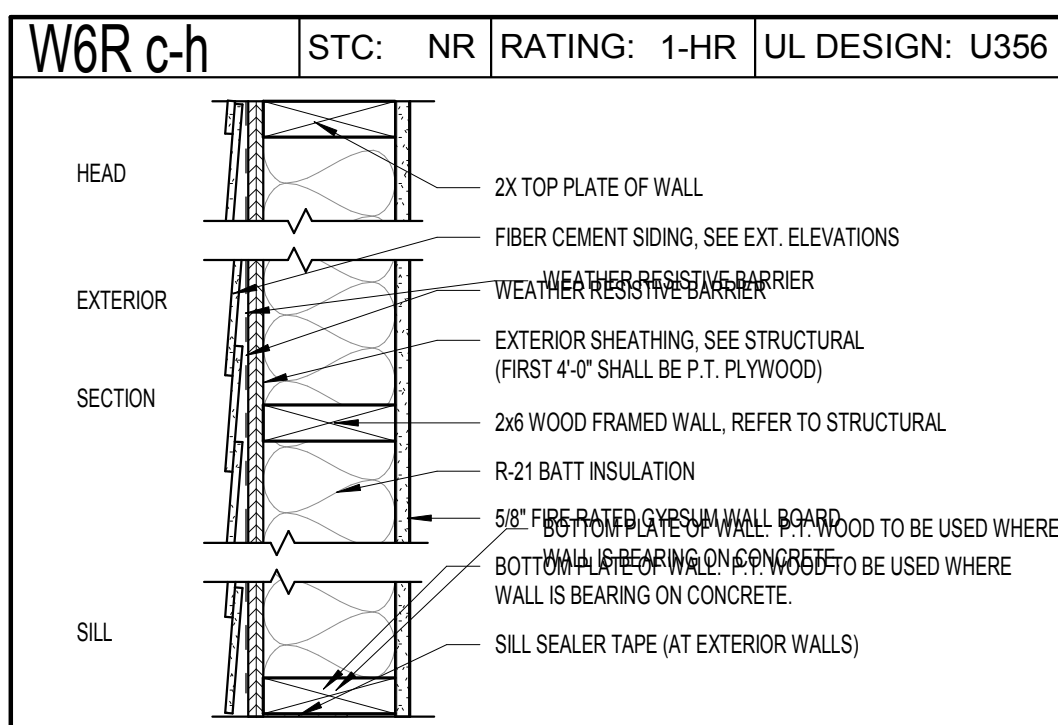
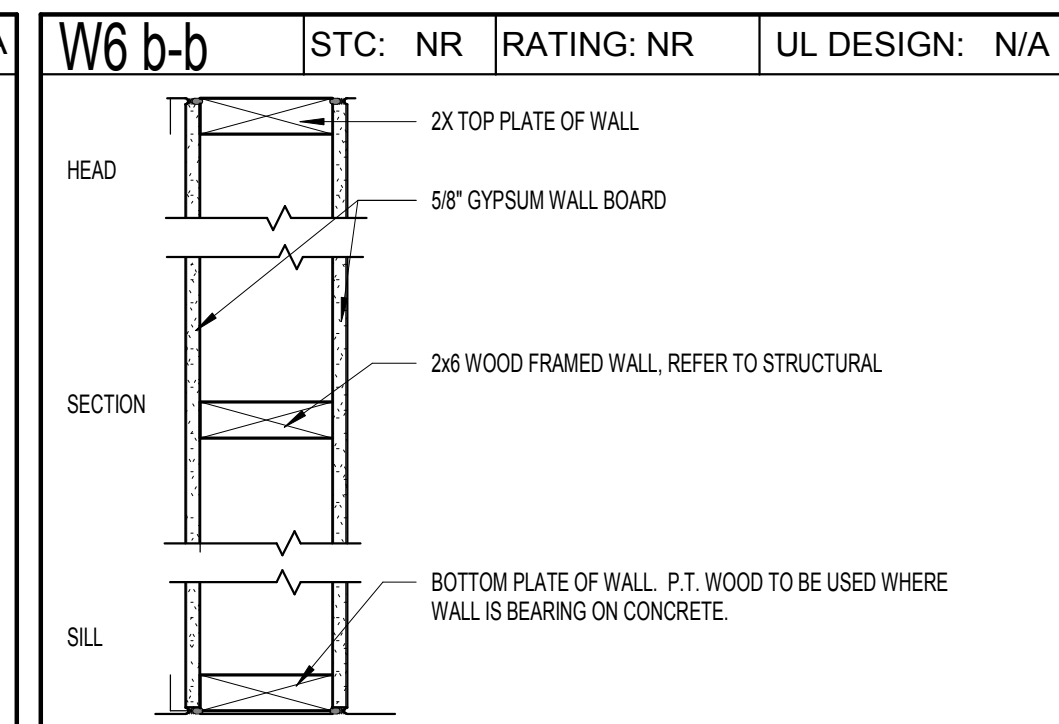
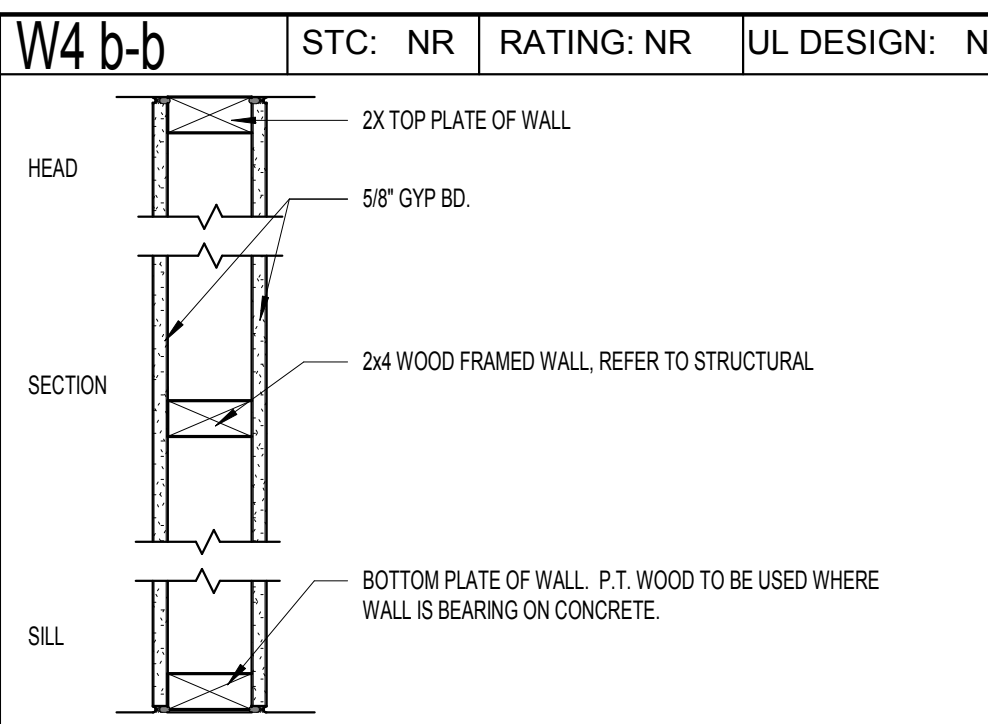
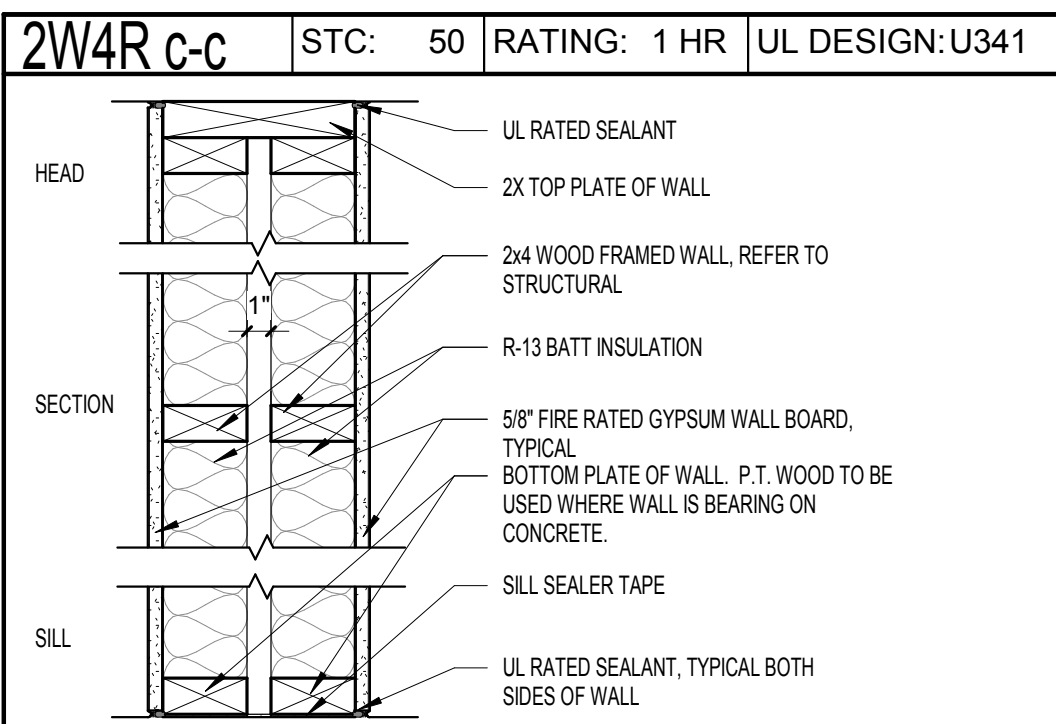
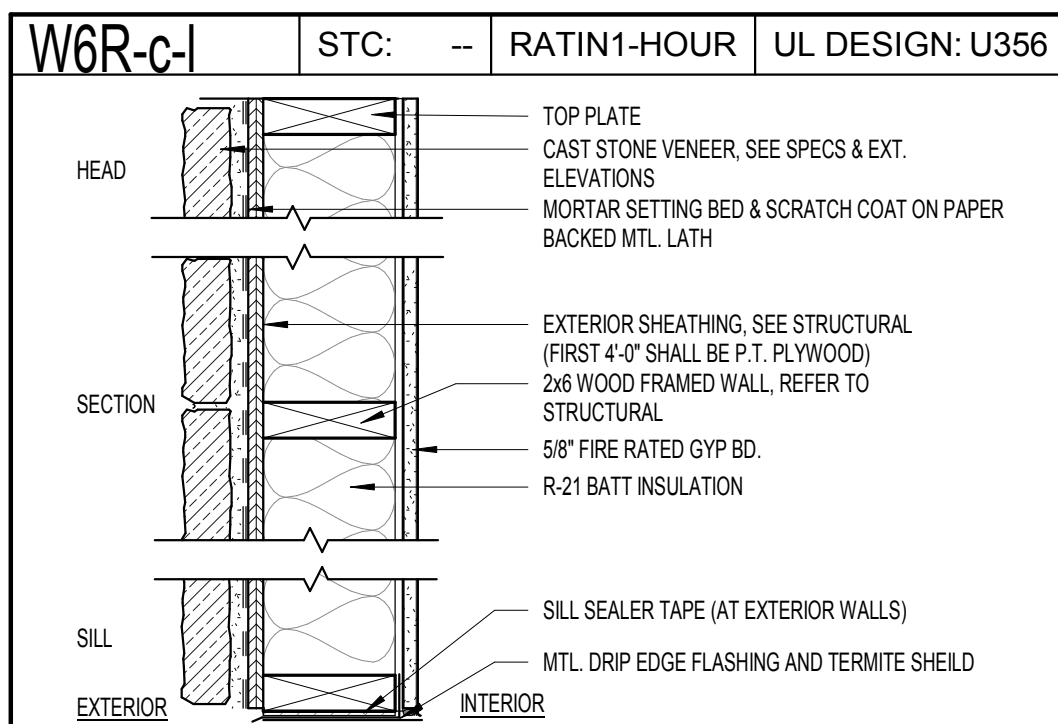
SUMMER BAY APTS. II
LAKE COUNTY, FL

Drawn:	Author
Checked:	Checker
Approved:	Approver
Date:	Issue Date
Project #:	5389

LIFE SAFETY PLANS
SECTIONS - BLDG. TYPE 2

A0.17

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PARTITION LEGEND:

CONCRETE
 C8 = 6" CONCRETE
 C6 = 6" CONCRETE
 C5 = 5" CONCRETE
 C4 = 4" CONCRETE

EXISTING PARTITION
 E = EXISTING PARTITION.
 USE MODIFIER FOR FURRING OVER EXISTING WALL

FURRING
 F2 = 1-1/2" FURRING
 F4 = 3-1/2" FURRING
 F6 = 5-1/2" FURRING

MASONRY
 M12 = 12" CMU
 M10 = 10" CMU
 M8 = 8" CMU
 M4 = 4" CMU

PATCHING OR INFILL
 P = PATCHING OF WALL (OR INFILL) TO MATCH ADJACENT CONSTRUCTION IN EXISTING WALL

SHAFT WALL
 H4 = 4" C-H STUDS
 H2 = 2-1/2" C-H STUDS

STEEL STUD
 S3 = 6" METAL STUDS
 S4 = 3-5/8" METAL STUDS
 S2 = 2-1/2" METAL STUDS
 S1 = 1-5/8" METAL STUDS

WOOD STUD
 W8 = 1-1/2" X 7-1/4" WOOD STUDS
 W6 = 1-1/2" X 5-1/2" WOOD STUDS
 W4 = 1-1/2" X 3-1/2" WOOD STUDS

OTHER
 R = INDICATES RATED ASSEMBLY

MODIFIERS

a. UNFINISHED
 b. (1) LAYER SHEATHING
 c. (1) LAYER SHEATHING & INSULATION
 d. (2) LAYERS SHEATHING
 e. (2) LAYERS SHEATHING & INSULATION
 f. (1) LAYER SHEATHING WITH FURRING
 g. (1) LAYER SHEATHING WITH FURRING & INSULATION
 h. FIBER CEMENT LAP SIDING, BUILDING WRAP, SHEATHING
 i. NOT USED
 j. FIBER CEMENT PANEL SIDING, PLASTIC SHIMS, BUILDING WRAP, SHEATHING
 k. STONE VENEER
 l. STONE VENEER, LATH, BUILDING PAPER, BUILDING WRAP, SHEATHING
 m. (1) LAYER M.R. / CEMENTITIOUS SHEATHING
 n. (1) LAYER M.R. / CEMENTITIOUS SHEATHING & INSULATION
 o. (2) LAYERS M.R. / CEMENTITIOUS SHEATHING
 p. (2) LAYERS M.R. / CEMENTITIOUS SHEATHING & INSULATION
 q. (1) LAYER M.R. / CEMENTITIOUS SHEATHING WITH FURRING
 r. (1) LAYER M.R. / CEMENTITIOUS SHEATHING WITH FURRING & INSULATION
 s. SKIM COAT FINISH
 t. BRICK VENEER, AIRSPACE, BUILDING PAPER, BUILDING WRAP, SHEATHING
 u. MASONRY
 v. (1) LAYER M.R. SHEATHING

PERMIT REVIEW STAMP

ISSUE HISTORY		
No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
2	11/10/2017	75%-90% REVIEW COORD. SET
3	12/20/2017	100% PERMIT SET

REVISION HISTORY		
No.	Date	Description

FUGLEBERG KOCH

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

CONSULTANT

MICHAEL E. GOVE
 FLORIDA LICENSE # AR84111

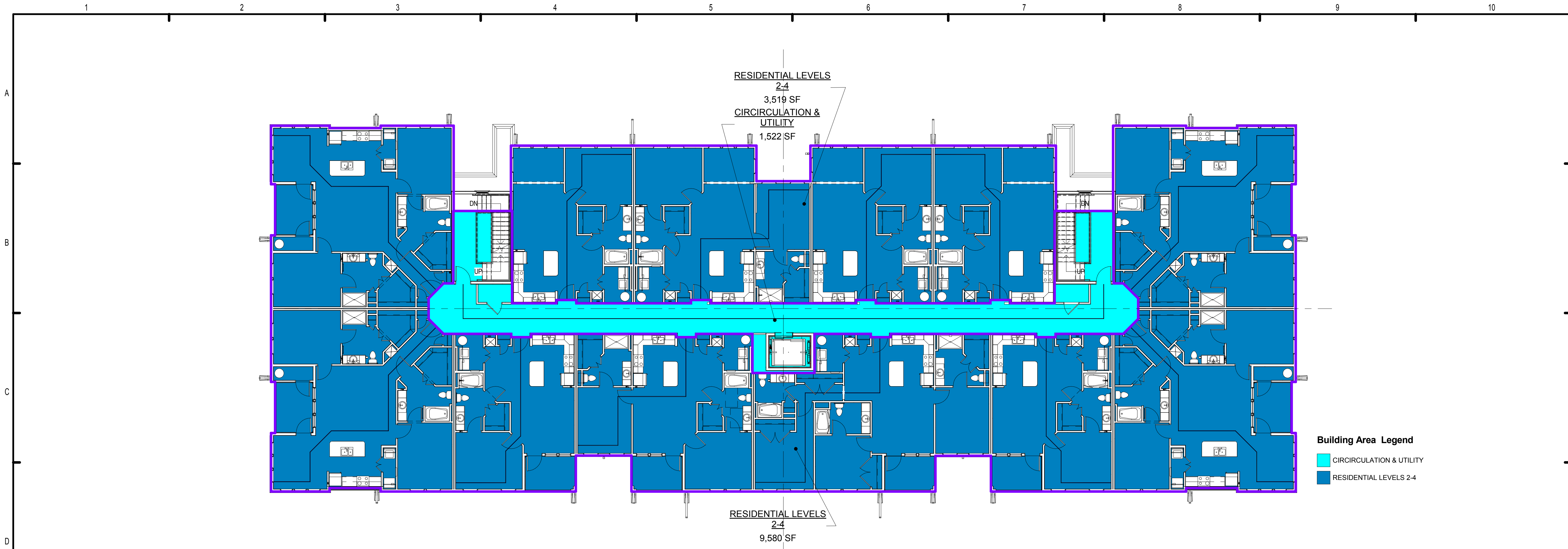
SUMMER BAY APTS. II
 LAKE COUNTY, FL

PARTITION TYPES

A0.20

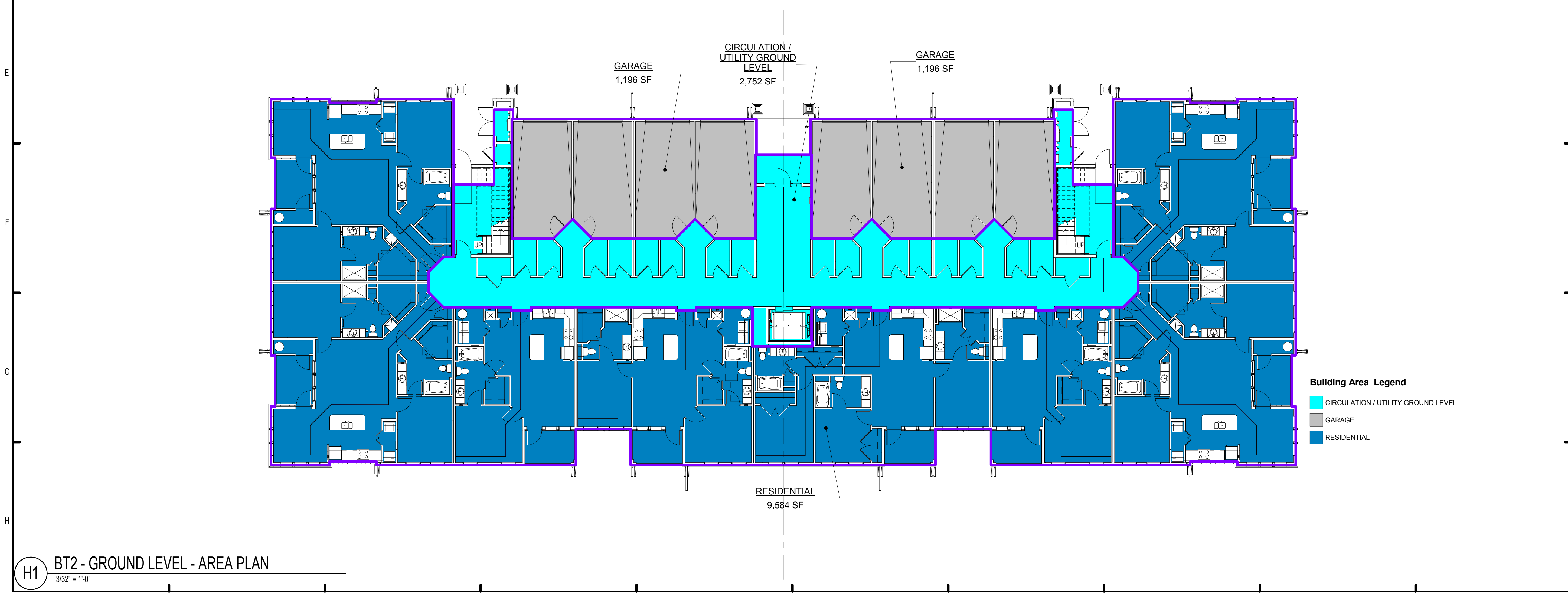
Drawn:	Author
Checked:	Checker
Approval:	Approver
Date:	Issue Date
Project #:	5389

PLOTTED: 11/20/2017 6:18:42 PM



1 BUILDING TYPE 2 - LEVEL 2 - 4
3/32" = 1'-0"

Building Area Legend
 ■ CIRCULATION & UTILITY
 ■ RESIDENTIAL LEVELS 2-4



H1 BT2 - GROUND LEVEL - AREA PLAN
3/32" = 1'-0"

Building Area Legend
 ■ CIRCULATION / UTILITY GROUND LEVEL
 ■ GARAGE
 ■ RESIDENTIAL

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
2	11/10/2017	75%-90% REVIEW COORD. SET
3	12/20/2017	100% PERMIT SET

REVISION HISTORY

No.	Date	Description

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

MICHAEL E. GOVE
 FLORIDA LICENSE # AR84111

Drawn:	Author
Checked:	Checker
Approved:	Approver
Date:	Issue Date
Project #:	5389

SUMMER BAY
 APTS. II
 LAKE COUNTY, FL

AREA PLANS - BUILDING
 TYPE 2

A0.22

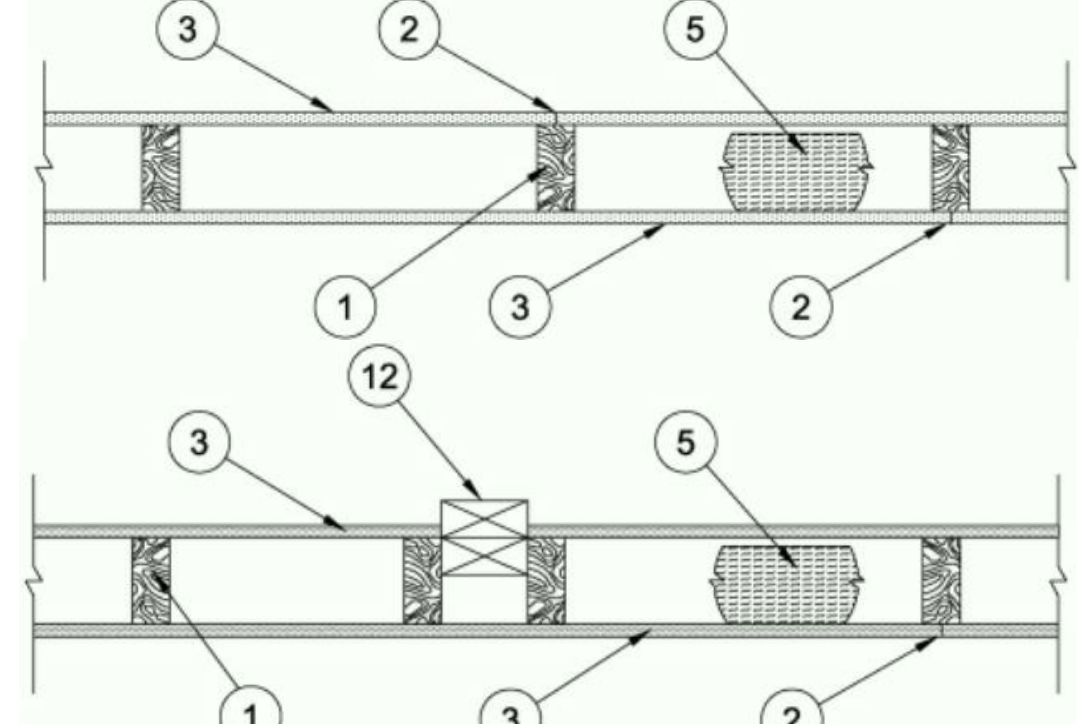
Design No. U305

Bearing Wall Rating — 1 Hr

Finish Rating — See Items 3, 3A, 3D, 3E, 3F, 3G, 3H, 3J and 3L. STC Rating - 56 (See Item 9)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXXV or BXXVU.

*Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



- 1. Wood Studs — Nom 2 by 4 in. spaced 16 in. OC, max, effectively freestopped.
2. Joints and Nail-Heads — Joints covered with joint compound and paper tape...

- 3. Gypsum Board* — 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges...
4. Furring Channels — Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs...

- 5. Steel Framing Members* — Used to attach furring channels (Item 4) to studs (Item 1)...
6. Steel Framing Members* — Used to attach furring channels (Item 4) to studs (Item 1)...

- 7. Wall and Partition Facings and Accessories* — (Optional, Not Shown) — Nominal 1/2 in. thick, 4 ft wide panels...
8. Non-Bearing Wall Partition Intersection — (Optional) — Two nominal 2 by 4 in. studs or nominal 2 by 6 in. studs...

UL U305 NTS

- 9. Glass Fiber Insulation — (Required for use with Wall and Partition Facings and Accessories, Item 3D) — Class F fiber insulation, nom 3-1/2 in. thick, min. density of 0.80 pcf...
10. Mineral and Fiber Board* — (Optional, Not shown) — For optional use as an additional layer on one side of wall...

- 11. Wood Studs — Nom 2 by 4 in. spaced 16 in. OC, max, effectively freestopped.
12. Joints and Nail-Heads — Joints covered with joint compound and paper tape...

- 13. Gypsum Board* — (As an alternate to Item 2, not shown) - 5/8 in. thick gypsum panels applied horizontally or vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws...
14. Mineral and Fiber Board* — (Optional, Not shown) — For optional use as an additional layer on one side of wall...

- 15. Wood Studs — Nom 2 by 4 in. spaced 16 in. OC, max, effectively freestopped.
16. Joints and Nail-Heads — Joints covered with joint compound and paper tape...

- 17. Gypsum Board* — (As an alternate to Item 2, not shown) - 5/8 in. thick gypsum panels applied horizontally or vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws...
18. Mineral and Fiber Board* — (Optional, Not shown) — For optional use as an additional layer on one side of wall...

UL U341 NTS

SUMMER BAY APTS. II LAKE COUNTY, FL
UL REFERENCE DIRECTORY - WALL SYSTEMS
A0.30

PERMIT REVIEW STAMP
ISSUE HISTORY
REVISION HISTORY

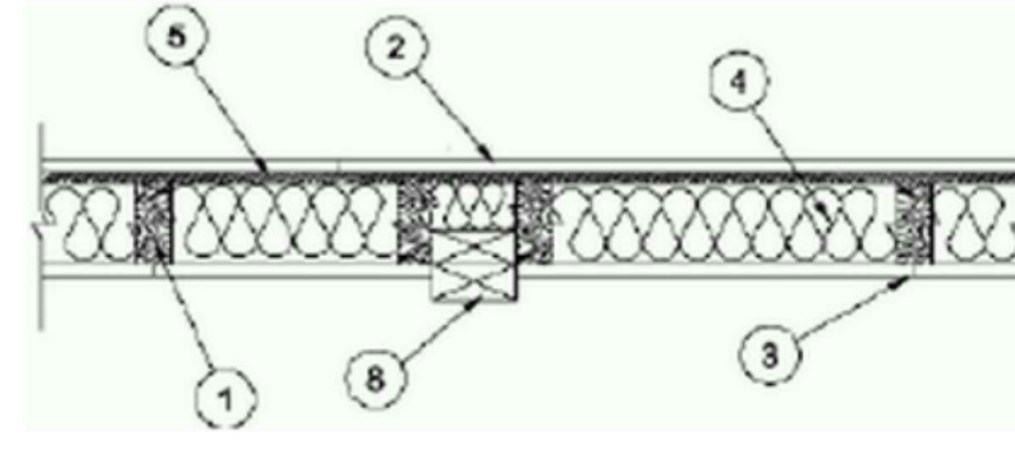
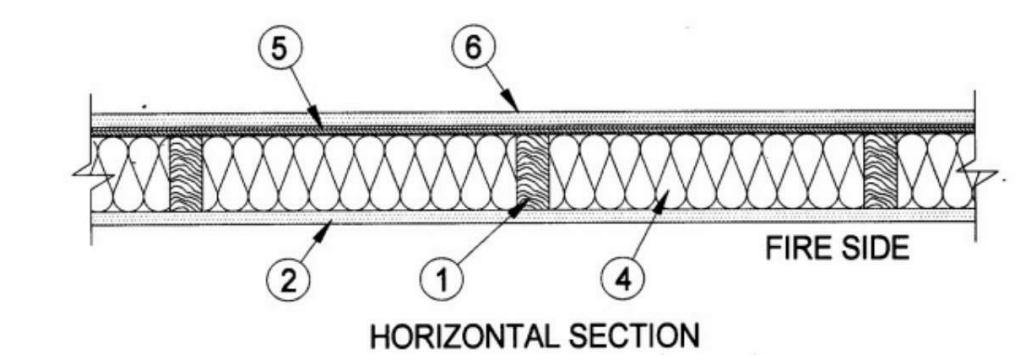
Drawn: Author
Checked: Checker
Approved: Approver
Date: Issue Date
Project #: 5389

Design No. U356

June 27, 2014

(Exposed to Fire on Interior Face Only) Bearing Wall Rating — 1 Hr Finish Rating — 23 Min or 25 Min (See Item 2C)

When used in Canada it is required that all materials included within the UL design are also UL certified.



1. Wood Studs — Nom 2 by 4 in. spaced 16 in. OC with two 2 by 4 in. top and one 2 by 4 in. bottom plates. Studs laterally-braced with wood structural panel sheathing (Item 5)...

2. Gypsum Board — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305. Nom 5/8 in. thick, 4 ft wide, applied vertically and nailed to studs and bearing plates 7 in. OC...

3. Furring Channels — Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs...

4. Steel Framing Members (Optional, Not Shown) — Furring Channels and Steel Framing Members as described below.

5. Furring Channels — Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b.

6. Steel Framing Members (Optional, Not Shown) — Used to attach furring channels (Item 7A) to interior side of studs. Clips spaced 48 in. OC...

7. Steel Framing Members (Optional, Not Shown) — Furring channels and Steel Framing Members as described below.

8. Furring Channels — Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs...

9. Steel Framing Members (Optional, Not Shown) — Used to attach furring channels (Item 8) to interior side of studs. Clips spaced 48 in. OC...

10. Steel Framing Members (Optional, Not Shown) — Furring channels and Steel Framing Members as described below.

11. Furring Channels — Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs...

12. Steel Framing Members (Optional, Not Shown) — Used to attach furring channels (Item 11) to interior side of studs. Clips spaced 48 in. OC...

13. Steel Framing Members (Optional, Not Shown) — Furring channels and Steel Framing Members as described below.

14. Furring Channels — Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs...

15. Steel Framing Members (Optional, Not Shown) — Used to attach furring channels (Item 14) to interior side of studs. Clips spaced 48 in. OC...

16. Steel Framing Members (Optional, Not Shown) — Furring channels and Steel Framing Members as described below.

17. Furring Channels — Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs...

18. Steel Framing Members (Optional, Not Shown) — Used to attach furring channels (Item 17) to interior side of studs. Clips spaced 48 in. OC...

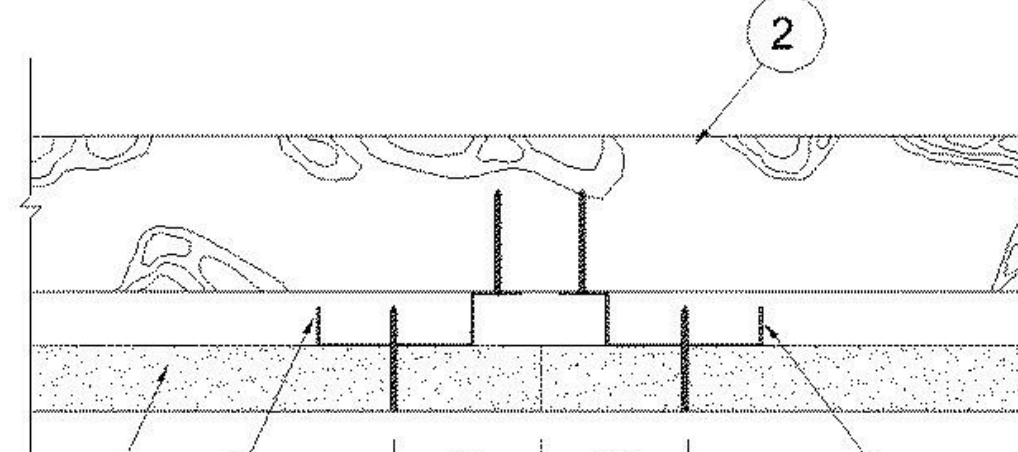
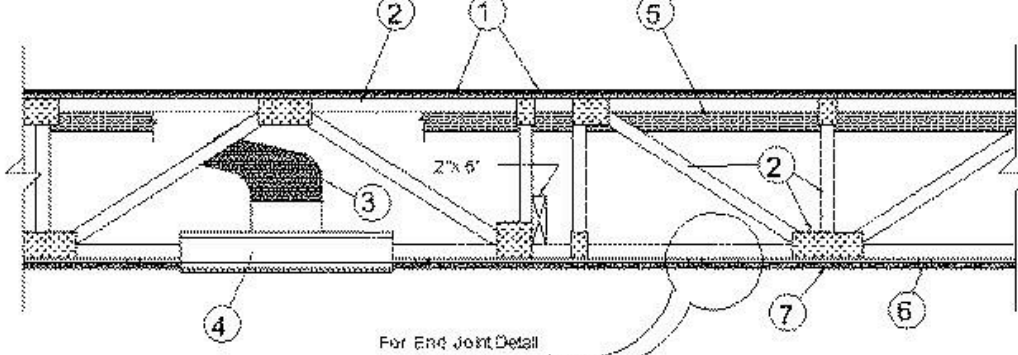
Design No. L574

December 10, 2012

Unrestrained Assembly Rating — 1 Hr.

Finish Rating — 24 or 25 Min (See Items 5, 5A and 5B)

Load Restricted for Canadian Applications — See Guide BUW7



1. Flooring System — The flooring system shall consist of one of the following:

System No. 1 Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-Floor T & G panels per APA specifications PRP 108...

System No. 2 Subflooring — Min 23/32 in. thick T & G wood structural panels installed perpendicular to trusses with joints staggered 4 ft. Plywood or nonveneer APA Sturd-Floor T & G panels per APA specifications PRP-108...

System No. 3 Subflooring — Min 23/32 in. thick T & G wood structural panels installed perpendicular to trusses with joints staggered 4 ft. Plywood or nonveneer APA Sturd-Floor T & G panels per APA specifications PRP-108...

System No. 4 Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-Floor T & G panels per APA specifications PRP 108...

System No. 5 Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-Floor T & G panels per APA specifications PRP 108...

System No. 6 Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-Floor T & G panels per APA specifications PRP 108...

System No. 7 Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-Floor T & G panels per APA specifications PRP 108...

System No. 8 Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-Floor T & G panels per APA specifications PRP 108...

System No. 9 Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-Floor T & G panels per APA specifications PRP 108...

System No. 10 Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-Floor T & G panels per APA specifications PRP 108...

System No. 11 Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-Floor T & G panels per APA specifications PRP 108...

System No. 12 Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-Floor T & G panels per APA specifications PRP 108...

System No. 13 Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-Floor T & G panels per APA specifications PRP 108...

System No. 14 Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-Floor T & G panels per APA specifications PRP 108...

System No. 15 Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-Floor T & G panels per APA specifications PRP 108...

System No. 16 Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-Floor T & G panels per APA specifications PRP 108...

System No. 17 Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-Floor T & G panels per APA specifications PRP 108...

System No. 4

Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-Floor T & G panels per APA specifications PRP 108...

Floor Mat Materials* (Optional) — Nom 1/4 in. thick floor mat material loose laid over the subfloor. Maxxon Floor Primer to be applied to the surface of the mat prior to the floor topping placement...

System No. 5 Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-Floor T & G panels per APA specifications PRP 108...

Floor Mat Materials* (Optional) — Nom 1/4 in. thick floor mat material loose laid over the subfloor. Maxxon Floor Primer to be applied to the surface of the mat prior to the floor topping placement...

System No. 6 Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-Floor T & G panels per APA specifications PRP 108...

Floor Mat Materials* (Optional) — Nom 1/4 in. thick floor mat material loose laid over the subfloor. Maxxon Floor Primer to be applied to the surface of the mat prior to the floor topping placement...

System No. 7 Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-Floor T & G panels per APA specifications PRP 108...

Floor Mat Materials* (Optional) — Nom 1/4 in. thick floor mat material loose laid over the subfloor. Maxxon Floor Primer to be applied to the surface of the mat prior to the floor topping placement...

System No. 8 Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-Floor T & G panels per APA specifications PRP 108...

Floor Mat Materials* (Optional) — Nom 1/4 in. thick floor mat material loose laid over the subfloor. Maxxon Floor Primer to be applied to the surface of the mat prior to the floor topping placement...

System No. 9 Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-Floor T & G panels per APA specifications PRP 108...

Floor Mat Materials* (Optional) — Nom 1/4 in. thick floor mat material loose laid over the subfloor. Maxxon Floor Primer to be applied to the surface of the mat prior to the floor topping placement...

System No. 10 Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-Floor T & G panels per APA specifications PRP 108...

Floor Mat Materials* (Optional) — Nom 1/4 in. thick floor mat material loose laid over the subfloor. Maxxon Floor Primer to be applied to the surface of the mat prior to the floor topping placement...

System No. 11 Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-Floor T & G panels per APA specifications PRP 108...

Floor Mat Materials* (Optional) — Nom 1/4 in. thick floor mat material loose laid over the subfloor. Maxxon Floor Primer to be applied to the surface of the mat prior to the floor topping placement...

System No. 12 Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-Floor T & G panels per APA specifications PRP 108...

Floor Mat Materials* (Optional) — Nom 1/4 in. thick floor mat material loose laid over the subfloor. Maxxon Floor Primer to be applied to the surface of the mat prior to the floor topping placement...

System No. 13 Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or nonveneer APA Sturd-Floor T & G panels per APA specifications PRP 108...

4. Ceiling Damper* — Nom 20 in. long by 18 in. wide by 2-1/8 in. high, fabricated from galvanized steel. Plenum box max size nom 21 in. long by 18 in. wide by 16 in. high fabricated from either galvanized steel or Classified Air Duct Materials bearing the UL Classification Marking for Class 0 or Class 1 rigid air duct material...

5. Batts and Blankets* — (Optional) — When truss depth is 18 in. or greater, insulation is optional. Insulation may alternately be secured to plywood subfloor with staples spaced 12 in. OC...

6. Resilient Channels* — Resilient channels formed of 25 MSG galv steel, spaced 16 in. OC perpendicular to trusses. When batt insulation (Item 5) is draped over the resilient channel/gypsum board ceiling membrane...

7. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide gypsum board installed with long dimension perpendicular to resilient channels. Gypsum board secured with 1 in. long Type S bugle head steel screws spaced 12 in. OC...

8. Steel Framing Members* — (Optional, Not Shown) — Used as an alternate to Item 6, furring channels and Steel Framing Members* as described below.

9. Furring Channels* — Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to trusses. Channels secured to studs as described in Item b.

10. Steel Framing Members* (Optional, Not Shown) — Used to attach furring channels (Item a) to interior side of studs. Clips spaced 48 in. OC, and secured to studs with No. 10 x 2-1/2 in. coarse drywall screw through the center grommet.

11. Furring Channels* — Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to trusses. Channels secured to studs as described in Item b.

12. Steel Framing Members* (Optional, Not Shown) — Used to attach furring channels (Item 11) to interior side of studs. Clips spaced 48 in. OC, and secured to studs with No. 10 x 2-1/2 in. coarse drywall screw through the center grommet.

13. Furring Channels* — Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to trusses. Channels secured to studs as described in Item b.

14. Steel Framing Members* (Optional, Not Shown) — Used to attach furring channels (Item 13) to interior side of studs. Clips spaced 48 in. OC, and secured to studs with No. 10 x 2-1/2 in. coarse drywall screw through the center grommet.

15. Furring Channels* — Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to trusses. Channels secured to studs as described in Item b.

16. Steel Framing Members* (Optional, Not Shown) — Used to attach furring channels (Item 15) to interior side of studs. Clips spaced 48 in. OC, and secured to studs with No. 10 x 2-1/2 in. coarse drywall screw through the center grommet.

17. Furring Channels* — Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to trusses. Channels secured to studs as described in Item b.

18. Steel Framing Members* (Optional, Not Shown) — Used to attach furring channels (Item 17) to interior side of studs. Clips spaced 48 in. OC, and secured to studs with No. 10 x 2-1/2 in. coarse drywall screw through the center grommet.

19. Furring Channels* — Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to trusses. Channels secured to studs as described in Item b.

20. Steel Framing Members* (Optional, Not Shown) — Used to attach furring channels (Item 19) to interior side of studs. Clips spaced 48 in. OC, and secured to studs with No. 10 x 2-1/2 in. coarse drywall screw through the center grommet.

21. Furring Channels* — Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to trusses. Channels secured to studs as described in Item b.

22. Steel Framing Members* (Optional, Not Shown) — Used to attach furring channels (Item 21) to interior side of studs. Clips spaced 48 in. OC, and secured to studs with No. 10 x 2-1/2 in. coarse drywall screw through the center grommet.

23. Furring Channels* — Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to trusses. Channels secured to studs as described in Item b.

Table with 3 columns: No., Date, Description. Contains permit review stamp and issue history entries.

Table with 3 columns: No., Date, Description. Contains revision history entries.

Table with 3 columns: No., Date, Description. Contains issue history entries.

FUGLEBERG KOCH logo and contact information: 2555 Temple Trail, Winter Park, FL 32789 (407) 629-0595 www.fuglebergkoch.com

Table with 2 columns: Date, Author. Contains approval and issue date information.

SUMMER BAY APTS. II LAKE COUNTY, FL UL REFERENCE DIRECTORY - WALL / FLOOR SYSTEMS A0.32

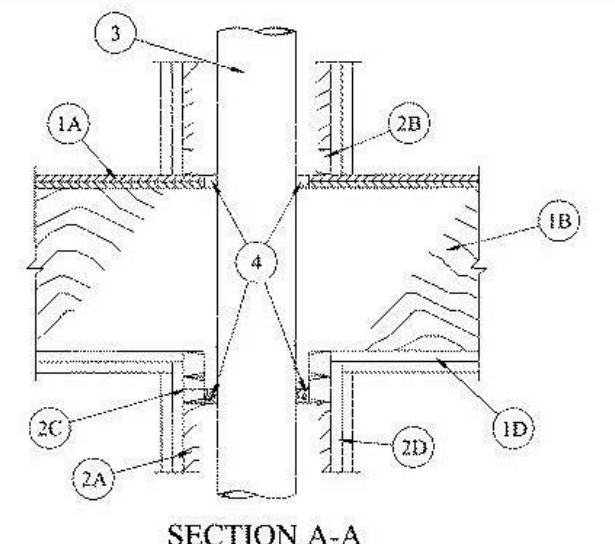
UL U356 NTS logo

UL L574 NTS logo

Design No. F-C-1009

January 15, 2015

Table with 2 columns: ANSI/UL1479 (ASTM E814) and CAN/ULC S115. Rows include F Rating, T Rating, L Rating At Ambient, and L Rating At 400 F.



1. Floor-Ceiling Assembly — The 1 or 2 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The F Rating of the firestop system is equal to the rating of the floor-ceiling assembly.

2. Chaise Wall — (Optional) - The through penetrant (Item 3) may be routed through a 1 or 2 hr fire-rated single, double or staggered wood stud/gypsum board chaise wall having a fire rating consistent with that of the floor-ceiling assembly.

A. Studs — Nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm) or double nom 2 by 4 in. (51 by 102 mm) lumber studs. Nom 2 by 4 in. (51 by 102 mm) studs are allowed for through-penetrants (Item 3) not exceeding nom 2 in. (51 mm) diam.

B. Sole Plate — Nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm) or parallel 2 by 4 in. (51 by 102 mm) lumber plates, lightly butted. Diam of opening is to be max 1 in. (25 mm) larger than diam of pipe.

3. Through Penetrants — One metallic pipe, conduit or tubing to be installed within the firestop system. Pipe, conduit or tubing to be rigidly supported on both sides of floor assembly.

4. Fill, Void or Cavity Material — Sealant — Min 3/4 in. (19 mm) thickness of fill material applied within the annulus, flush with top surface of the floor or the sole plate.

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP601S, CFS-S SIL GG, CP606, FS-One Sealant or FS-ONE MAX Intumescent Sealant (Note: L Ratings apply only when FS-ONE Sealant is used.)

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2015-01-15

H1 UL F-C-1009 NTS

Design No. F-C-2008

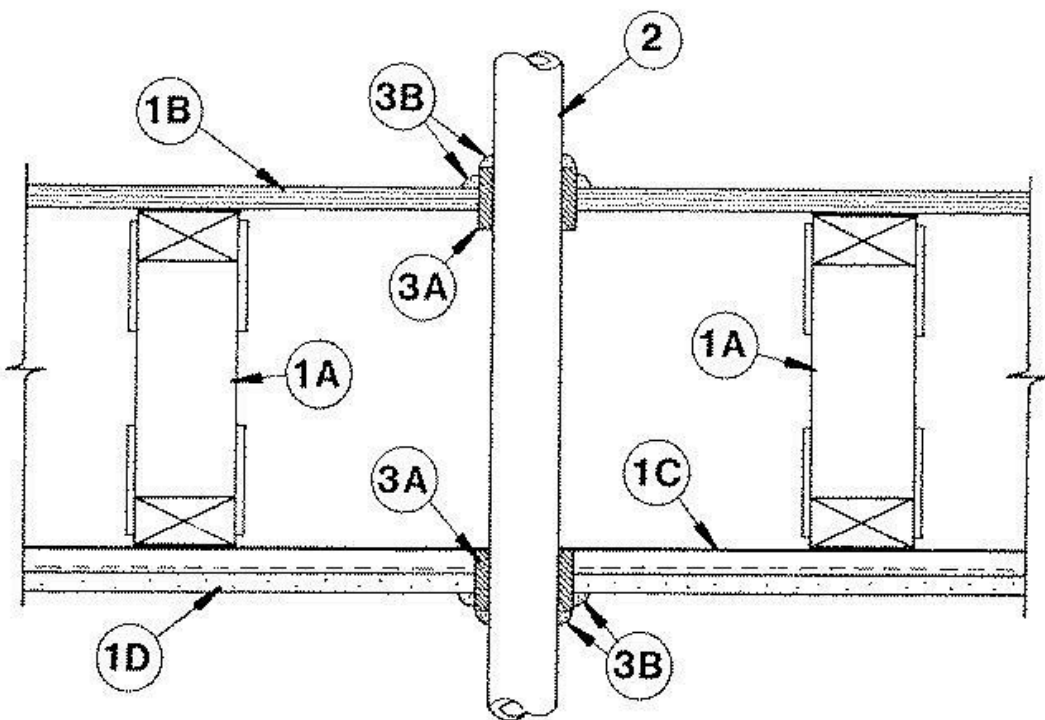
May 20, 2005

F Rating — 1 Hr

T Rating — 1 Hr

L Rating At Ambient — 7 CFM/sq ft (See Item 3B)

L Rating At 400 F — Less Than 1 CFM/sq ft (See Item 3B)



1. Floor Assembly — The fire rated wood truss or combination wood and steel truss Floor-Ceiling assembly shall be constructed of the materials and in the manner described in the individual L500 Series Design in the UL Fire Resistance Directory and shall include the following construction features:

A. Trusses — Min 12 in. (305 mm) deep parallel chord trusses fabricated from 2 by 4 in. (51 by 102 mm) lumber in conjunction with galv steel truss plates or Structural Wood Members* with bridging as required.

2. Through Penetrants — One nonmetallic pipe, conduit or tubing to be installed approx midway between wood joists. Diam of openings hole-sawed through flooring system and through two layers gypsum wallboard ceiling to be 1 to 1 1/4 in. (0 to 6 mm) larger than the outside diam of through-penetrant.

3. Firestop System — The details of the firestop system shall be as follows: A. Fill, Void or Cavity Materials* — Wrap Strip — Nom 1/4 in. (6 mm) thick intumescent elastomeric material faced on one side with aluminum foil, supplied to 2 in. (51 mm) wide strips.

B. Steel Plate — When lumber plates are discontinuous, nom 1-1/2 in. (38 mm) wide No. 20 gauge (or heavier) galv steel plates shall be installed to connect each discontinuous lumber plate and to provide a form for the fill material.

4. Fill, Void or Cavity Material* — Sealant — Min 3/4 in. (19 mm) thickness of fill material applied within the annulus, flush with top surface of the floor or the sole plate.

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP601S, CFS-S SIL GG, CP606, FS-One Sealant or FS-ONE MAX Intumescent Sealant (Note: L Ratings apply only when FS-ONE Sealant is used.)

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2005-05-20

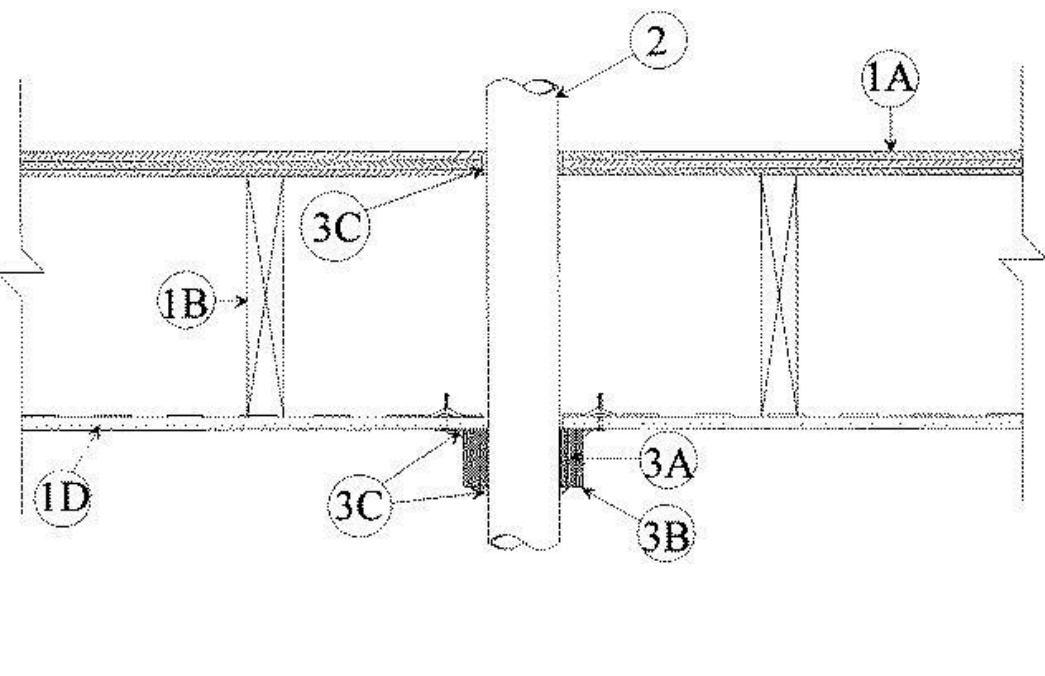
H3 UL F-C-2008 NTS

Design No. F-C-2024

November 20, 2009

F Ratings — 1 and 2 Hr (See Item 1)

T Ratings — 0, 1, 1-1/2 and 2 Hr (See Item 3)



1. Floor-Ceiling Assembly — The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The 2 hr fire-rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in Design Nos. L505, L511 or L536 in the UL Fire Resistance Directory.

A. Flooring System — Lumber or plywood subfloor with finish floor of lumber plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design.

2. Through Penetrants — One nonmetallic pipe, conduit or tubing to be installed approx midway between wood joists. Diam of openings hole-sawed through flooring system and through two layers gypsum wallboard ceiling to be 1 to 1 1/4 in. (0 to 6 mm) larger than the outside diam of through-penetrant.

3. Firestop System — The details of the firestop system shall be as follows: A. Fill, Void or Cavity Materials* — Wrap Strip — Nom 1/4 in. (6 mm) thick intumescent elastomeric material faced on one side with aluminum foil, supplied in 1 and 2 in. (25 and 51 mm) wide strips.

B. Steel Collar — Nom 2 in. (51 mm) deep collar with 1-1/4 in. (32 mm) wide by 2 in. (51 mm) long anchor tabs and min 3/4 in. (19 mm) long tabs to retain wrap strip layers.

C. Furring Channels — Rigid or resilient galv steel furring channels installed perpendicular to bottom chord of trusses.

Table with columns: Pipe Type, Nom Pipe Diam. In., F Rating Hr, T Rating Hr, Wrap Strip Width In., Min Wrap Strip Layers. Lists various pipe materials and their corresponding ratings and layer requirements.

H5 UL F-C-2024 NTS

(a) — Requires use of aluminum tape detailed in Item 3D

3M COMPANY — Type FS-195+

B. Steel Collar — Nom 2 in. (51 mm) deep collar with 1-1/4 in. (32 mm) wide by 2 in. (51 mm) long anchor tabs and min 3/4 in. (19 mm) long tabs to retain wrap strip layers.

C. Fill, Void or Cavity Materials* — Caulk or Sealant — Generous application of caulk to be applied around the perimeter of the steel collar at its interface with the gypsum wallboard ceiling and around the perimeter of the pipe at its interface with the wrap strip layers.

D. Foil Tape (not shown) — Nom 4 in. (102 mm) wide, 3 mil thick aluminum tape wrapped around pipe prior to the installation of the wrap strip (Item 3A).

E. Firestop Device* — (Not Shown) — As an alternate to Item A and B when nom 1-1/2 in. (32 mm), 2 in. (51 mm), 3 in. (76 mm), or 4 in. (102 mm) diam nonmetallic pipes are used, a firestop device consisting of a sheet-steel split collar lined with intumescent material and provided with steel clips for attachment may be used in accordance with the table below.

Table with columns: Pipe Type, Nom Pipe Diam. In. (mm), F Rating Hr, T Rating Hr, Firestop Device. Lists various pipe materials and their corresponding ratings and firestop device requirements.

(a) — Requires use of aluminum tape detailed in Item 3D

*Bearing the UL Classification Mark

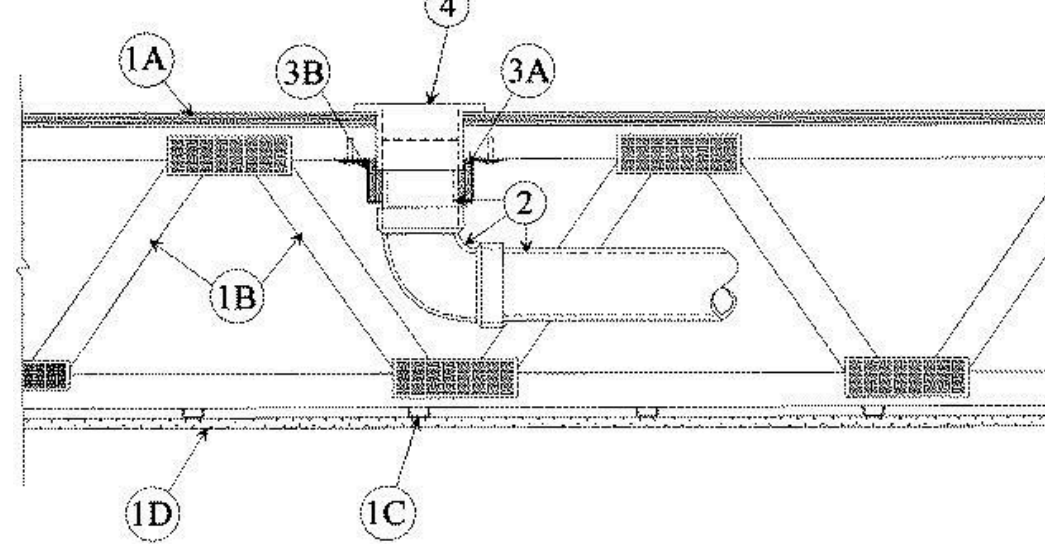
Last Updated on 2009-11-20

Design No. F-C-2037

November 26, 1997

F Rating — 1 Hr

T Rating — 1 Hr



1. Floor-Ceiling Assembly — The fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory.

A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Max diam of opening is 5 in.

2. Drain Piping — Nom 4 in. diam (or smaller) Schedule 40 polyvinyl chloride (PVC) or acrylonitrile butadiene styrene (ABS) drain piping and fittings. Diam of circular opening hole through flooring (Item 1A) to be max 1 1/2 in. larger than outside diam of pipe.

3. Firestop System — The firestop system shall consist of the following: A. Fill, Void or Cavity Materials* — Wrap Strip — Nom 1/4 in. thick intumescent material faced on both sides with a plastic film, supplied in 1-1/2 in. wide strips.

B. Steel Collar — Collar fabricated from coils of precut 0.016 in. thick (30 MSG) galv steel available from wrap strip manufacturer. Collar shall be nom 1-1/2 in. deep with min four 1 in. wide by 2 in. long anchor tabs for securement to top surface of flooring.

4. Closet Flange — PVC or ABS closet stub sized to accommodate drain pipe. Closet flange installed in hole-sawed opening in flooring system with flange secured to top of flooring with steel screws.

*Bearing the UL Classification Mark

Last Updated on 1997-11-26



FUGLEBERG KOCH

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

CONSULTANT

MICHAEL E. GOVE

FLORIDA LICENSE # AR44111

SUMMER BAY APTS. II

LAKE COUNTY, FL

UL REFERENCE DIRECTORY - FLOOR PENETRATIONS

A0.35

Table with columns: Drawn, Checked, Approval, Date, Project #. Author: Fugleberg Koch, Checker: Michael E. Gove, Approver: Fugleberg Koch, Issue Date: 5/3/99, Project #: 5389.

Design No. F-C-2355

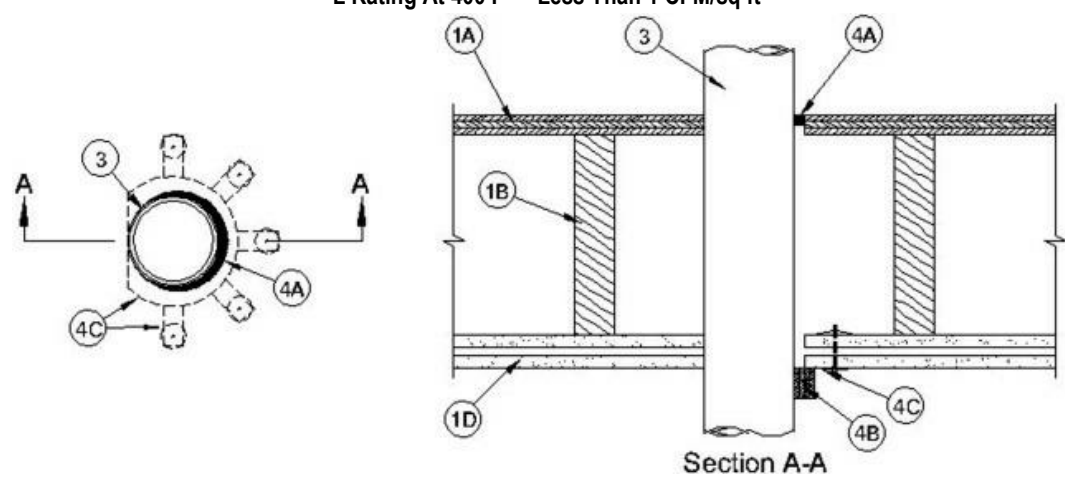
December 08, 2008

F Ratings — 1 and 2 Hr (See Item 1)

T Ratings — 1 and 2 Hr (See Item 1)

L Rating At Ambient — Less Than 1 CFM/sq ft

L Rating At 400 F — Less Than 1 CFM/sq ft



1. Floor-Ceiling Assembly — The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory...

2. Chase Wall — (Optional, Not Shown) — The through-penetrant (Item 3) may be routed through a 1 or 2 hr fire-rated single, double or staggered wood stud/gypsum board chase wall constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory...

3. Through Penetrants — One nonmetallic pipe or conduit to be installed either concentrically or eccentrically within the firestop system. The annular space between the pipe or conduit and the periphery of the opening shall be 0 in. (0 mm, point contact) to a max 1/2 in. (13 mm)...

4. Firestop System — The firestop system shall consist of the following: A. Fill, Void or Cavity Material* — Sealant — Min 3/8 in. (10 mm) thickness of fill material applied within the annulus...

*Bearing the UL Classification Mark
*Bearing the UL Listing Mark

Last Updated on 2008-12-08

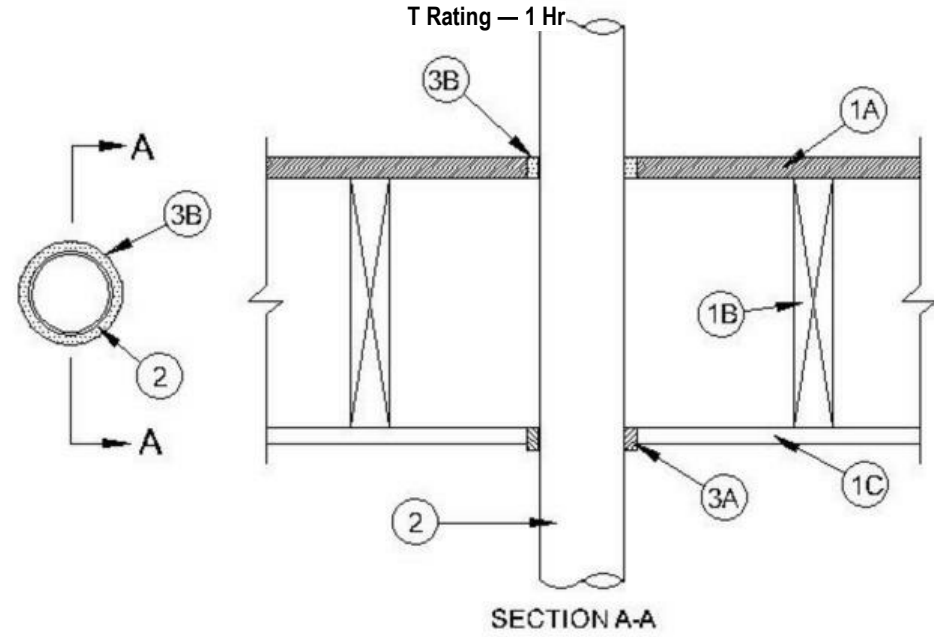
H1 UL F-C-2355 NTS

Design No. F-C-2368

December 27, 2007

F Rating — 1 Hr

T Rating — 1 Hr



1. Floor-Ceiling Assembly — The 1 hr fire-rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Designs in the UL Fire Resistance Directory, as summarized below:

A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Max diam of floor opening is 4 in. (102 mm). B. Wood Joists — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.

2. Chase Wall — (Optional, Not Shown) — The through-penetrant (Item 3) shall be routed through a fire-rated single, double or staggered wood stud/gypsum board chase wall having a fire rating consistent with that of the floor-ceiling assembly...

*Bearing the UL Classification Mark

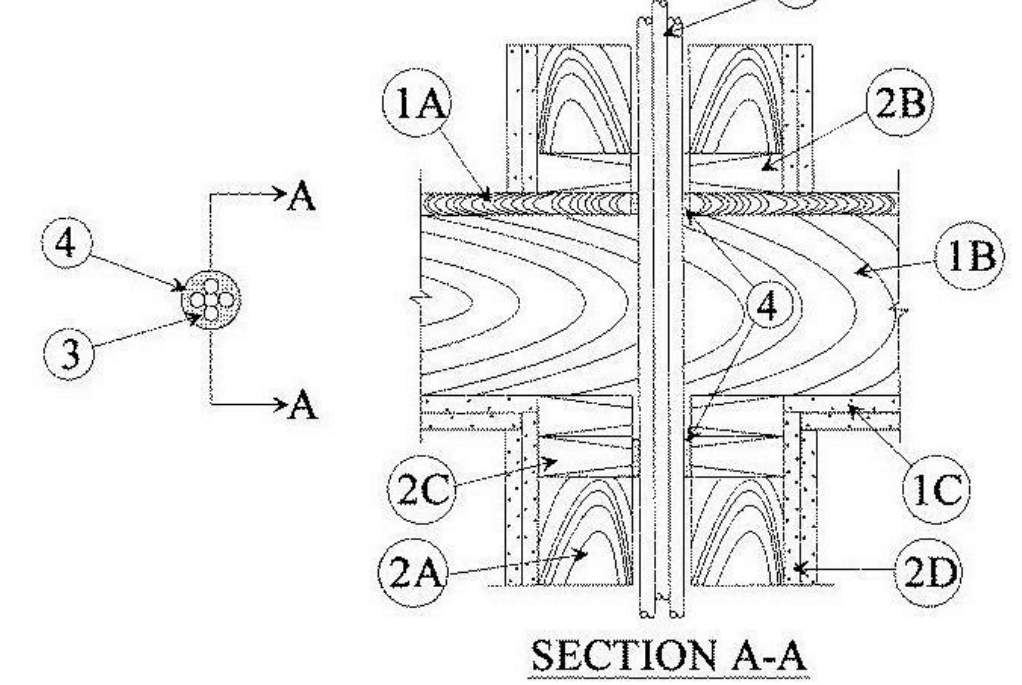
Last Updated on 2007-12-27

H3 UL F-C-2368 NTS

Design No. F-C-3012

January 20, 2015

Table with 2 columns: ANS/UL1479 (ASTM E814) and CAN/ULC S115. Rows include F Ratings, T Ratings, and FT/FTH Ratings for 1 and 2 hr assemblies.



1. Floor-Ceiling Assembly — The 1 or 2 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory...

A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Max diam of floor opening is 4 in. (102 mm). B. Wood Joists — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.

2. Chase Wall — (Optional, Not Shown) — The through-penetrant (Item 3) shall be routed through a fire-rated single, double or staggered wood stud/gypsum board chase wall having a fire rating consistent with that of the floor-ceiling assembly...

3. Cables — In 1 hr fire-rated assemblies, aggregate cross-sectional area of cables in opening to be max 45 percent of the cross-sectional area of the opening (max 2 in. (51 mm) diam)...

A. RG 59 coaxial cable with single copper conductor, cellular polyethylene cellular foam insulation and polyvinyl chloride (PVC) jacket. B. Max 8/C No. 22 AWG telephone cable with polyvinyl chloride (PVC) jacketing.

4. Fill, Void or Cavity Material* — Sealant — Min 3/4 in. (19 mm) thickness of fill material applied within the annulus, flush with top surface of floor or sole plate. Min 5/8 in. (16 mm) thickness of fill material also applied within the annulus, flush with bottom surface of ceiling or lower top plate.

Last Updated on 2015-01-20

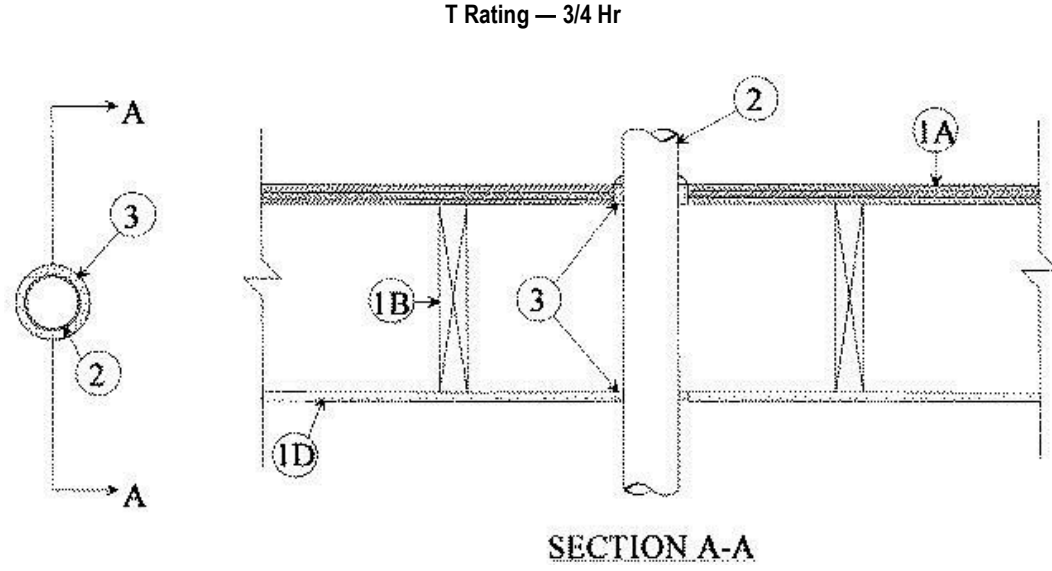
H5 UL F-C-3012 NTS

Design No. F-C-7002

December 08, 2008

F Rating — 1 Hr

T Rating — 3/4 Hr



1. Floor-Ceiling Assembly — The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory, as summarized below:

A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Max diam of floor opening is 5 in. B. Wood Joists — Nom 2 by 10 in. lumber joists spaced 16 in. OC with nom 1 by 3 in. lumber bridging and with ends firestopped.

1.1 Chase Wall — (Not Shown, optional) The through penetrant (Item 2) may be routed through a 1 hr fire-rated single, double or staggered wood stud/gypsum wallboard chase wall constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory...

A. Studs — Nom 2 by 6 in. or double nom 2 by 4 in. lumber studs. B. Sole Plate — Nom 2 by 6 in. or parallel 2 by 4 in. lumber plates, lightly butted. C. Top Plate — The double top plate shall consist of two nom 2 by 6 in. or two sets of parallel 2 by 4 in. lumber plates, lightly butted. Max diam of opening is 5 in.

2. Steel Duct — Nom 4 in. diam (or smaller) No. 30 gauge (or heavier) steel duct. One duct to be centered within the firestop system. Diam of openings hole-sawed through flooring system and through gypsum wallboard ceiling to the nom 1/2 in. larger than the outside diam of through-penetrant.

3. Fill, Void or Cavity Material* — Sealant — Min 3/4 in. thickness of fill material applied within annulus on top surface of floor. Min 5/8 in. thickness of fill material applied within annulus on bottom surface of ceiling or lower top plate of chase wall assembly.

*Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

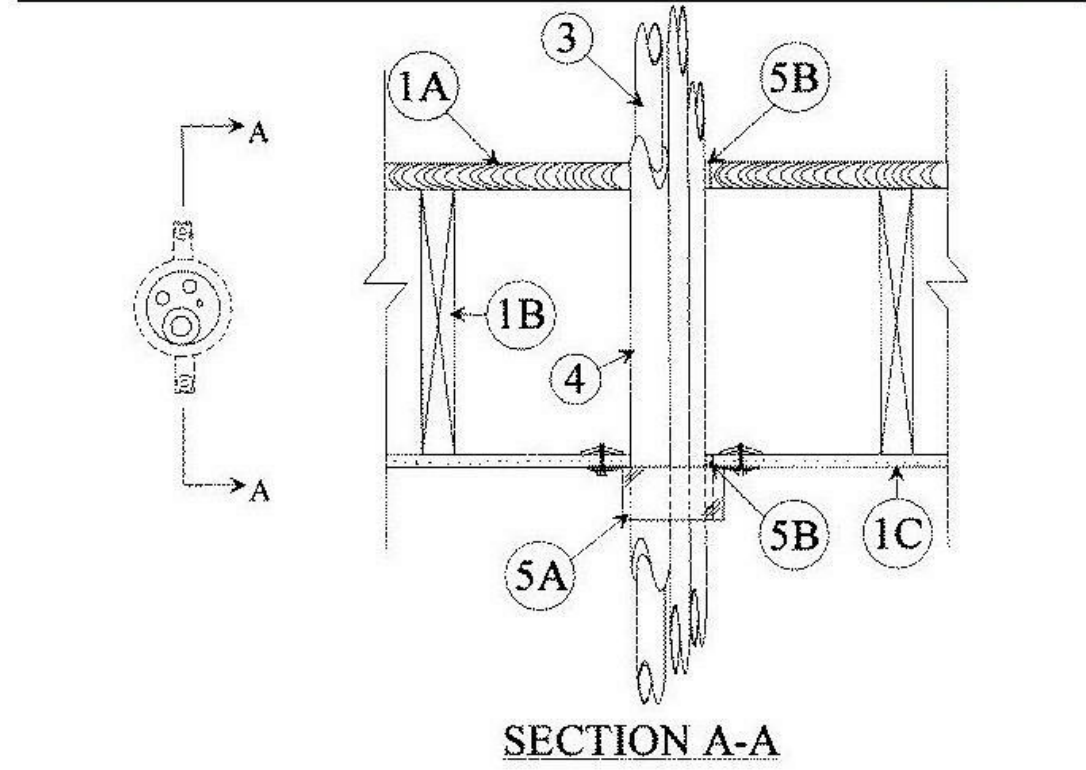
Last Updated on 2008-12-08

H7 UL F-C-7002 NTS

Design No. F-C-8009

January 21, 2015

Table with 2 columns: ANS/UL1479 (ASTM E814) and CAN/ULC S115. Rows include F Rating, T Rating, FT Rating, and FTH Rating for 1 hr assembly.



System tested with a pressure differential of 2.5 Pa between the exposed and the unexposed surfaces with the higher pressure on the exposed side.

1. Floor-Ceiling Assembly — The 1 hr fire-rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory, as summarized below:

A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Max diam of opening is 3 in. (76 mm). B. Wood Joists — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.

2. Chase Wall — (Optional, Not Shown) — The through penetrant (Item 3) may be routed through a 1 hr fire-rated single, double or staggered wood stud/gypsum wallboard chase wall constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory...

A. Studs — Nom 2 by 6 in. (51 by 152 mm) lumber or double nom 2 by 4 in. (51 by 102 mm) lumber studs. B. Sole Plate — Nom 2 by 6 in. (51 by 152 mm) lumber or parallel 2 by 4 in. (51 by 102 mm) lumber plates, lightly butted. Max diam of opening shall be 3 in. (76 mm).

3. Through Penetrants — Pipe, cable and tubing to be bundled and rigidly supported on both sides of floor assembly. A nom annular space of min 0 in. (point contact) to max 1/2 in. (13 mm) is required within the firestop system. The following types and sizes of pipe, cable and tubing are to be used in the firestop system in sufficient quantities to fill the firestop device:

A. Cable — Type P/T thermoseal cable, 5/C No. 18 AWG copper conductor, plastic insulation and jacket. B. Polyvinyl Chloride (PVC) Pipe — Nom 1-1/2 in. (38 mm) diam (or smaller) Schedule 40 solid core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.

4. Copper Tubing — Nom 1/2 in. (13 mm) diam (or smaller) Type L (or heavier) copper tubing. D. Copper Tubing — Nom 1/2 in. (13 mm) diam (or smaller) Type L (or heavier) copper tubing.

5. Firestop System — The firestop system shall consist of the following: A. Firestop Device* — Firestop Collar — Firestop collar shall be installed in accordance with the accompanying installation instructions.

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 64-3 90/3N, CP 64-3 63/2N, CP 64-3 50/1-1/2N

B. Fill, Void or Cavity Material* — Sealant — Min 3/4 in. (19 mm) thickness of fill material applied within the annulus, flush with top surface of floor or sole plate. Min 5/8 in. (16 mm) thickness of fill material applied within the annulus, flush with bottom surface of ceiling or lower top plate.

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS611A, FS-ONE Sealant or FS-ONE MAX Intumescent Sealant

*Bearing the UL Recognized Component Mark
*Bearing the UL Classification Marking

Last Updated on 2015-01-21

H9 UL F-C-8009 NTS

PERMIT REVIEW STAMP

ISSUE HISTORY

Table with 3 columns: No., Date, Description. Contains 3 entries regarding design development set, review coord. set, and permit set.

REVISION HISTORY

Table with 3 columns: No., Date, Description. Contains 3 empty rows for revisions.



FUGLEBERG KOCH

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

CONSULTANT

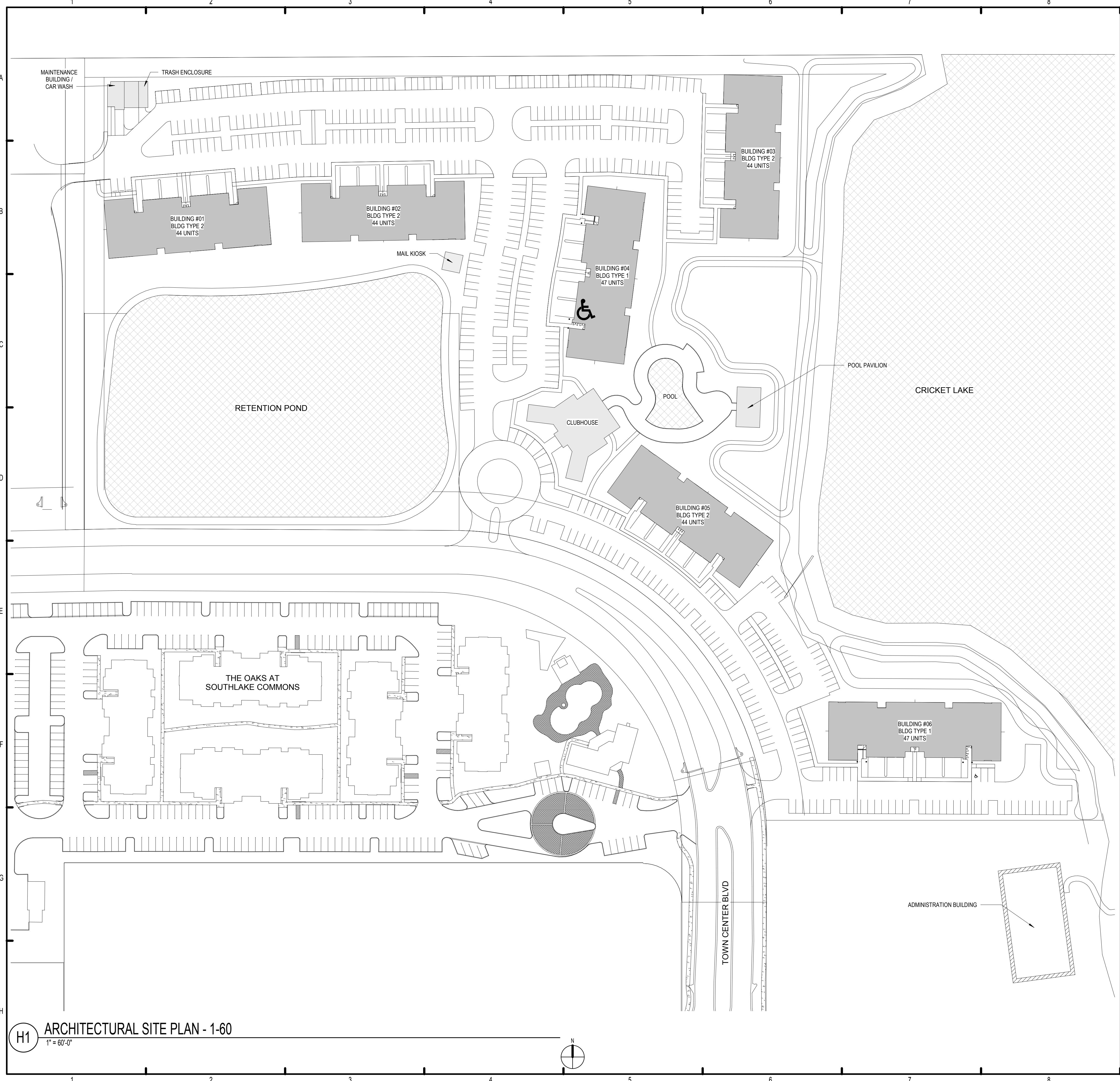
MICHAEL E. GOVE FLORIDA LICENSE # AR4111

SUMMER BAY APTS. II LAKE COUNTY, FL

Table with 2 columns: Field, Value. Fields include Drawn, Author, Checked, Checker, Approval, Approver, Date, Issue Date, Project #, 5389.

UL REFERENCE DIRECTORY - FLOOR PENETRATIONS

A0.36



GENERAL NOTES:

- SEE CIVIL PLAN FOR PARKING SUMMARY.
- THIS SITE PLAN IS FOR ARCHITECTURAL INFORMATION ONLY. SEE CIVIL & LANDSCAPE DOCUMENTS FOR SPECIFIC BUILDING LOCATION & OTHER SITE REQUIREMENTS. SEE LANDSCAPE DRAWINGS UNDER SEPARATE COVER FOR SITE CONFIGURATION, LAYOUT, GRADING AND RELATED INFORMATION.
- THE SWIMMING POOL(S) SHOWN ON THE DRAWINGS ARE PROVIDED FOR GENERAL LOCATION AND SHAPE SUGGESTION PURPOSES ONLY. FUGLEBERG KOCH LLC IS NOT QUALIFIED TO PROVIDE SERVICES FOR POOLS AND MAKES NO ATTEMPT TO DO SO. POOL DESIGN DOCUMENTS FOR CONSTRUCTION, CODE COMPLIANCE, AGENCY APPROVALS, CONSTRUCTION CERTIFICATION AND OTHER SERVICES REQUIRED FOR THE POOL(S) SHALL BE PERFORMED BY OTHERS UNDER THE SEPARATE CONTRACT WITH THE OWNER.

LEGEND:

- M.C METER CENTER. APROX 2000 AMP LOAD PER NEC
- DESIGNATED ACCESSIBLE GARAGE

SITE PLAN - AREAS FOR PERMITTING

Building Type / Level	Building Number	Area
BUILDING TYPE 1		
GRND. LEVEL	1	4382.3 SF
		4382.3 SF
GRND. LEVEL	8	4382.3 SF
		4382.3 SF
		8764.5 SF
BUILDING TYPE 2		
GRND. LEVEL	2	4945.6 SF
		4945.6 SF
		4945.6 SF
BUILDING TYPE 3		
GRND. LEVEL	3	4874.8 SF
		4874.8 SF
		4874.8 SF
CLUBHOUSE		
GRND. LEVEL	20	2780.7 SF
		2780.7 SF
		2780.7 SF
MAIL KIOSK		
GRND. LEVEL	22	64.4 SF
		64.4 SF
		64.4 SF
MAINTENANCE		
GRND. LEVEL	23	836.0 SF
		836.0 SF
		836.0 SF
POOL PAVILION		
GRND. LEVEL	21	561.0 SF
		561.0 SF
		561.0 SF
TRASH COMPACTOR		
GRND. LEVEL	24	682.7 SF
		682.7 SF
		23509.9 SF

PERMIT REVIEW STAMP

No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
2	11/10/2017	75%-90% REVIEW COORD. SET
3	12/20/2017	100% PERMIT SET

ISSUE HISTORY

No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
2	11/10/2017	75%-90% REVIEW COORD. SET
3	12/20/2017	100% PERMIT SET

REVISION HISTORY

No.	Date	Description

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

MICHAEL E. GOVE
FLORIDA LICENSE # AR84111

Drawn: Author	Author
Checked: Checker	Checker
Approved: Approver	Approver
Date: Issue Date	Issue Date
Project #: 5389	Project #

ARCHITECTURAL SITE PLAN

SUMMER BAY APTS. II
 LAKE COUNTY, FL
A1.01

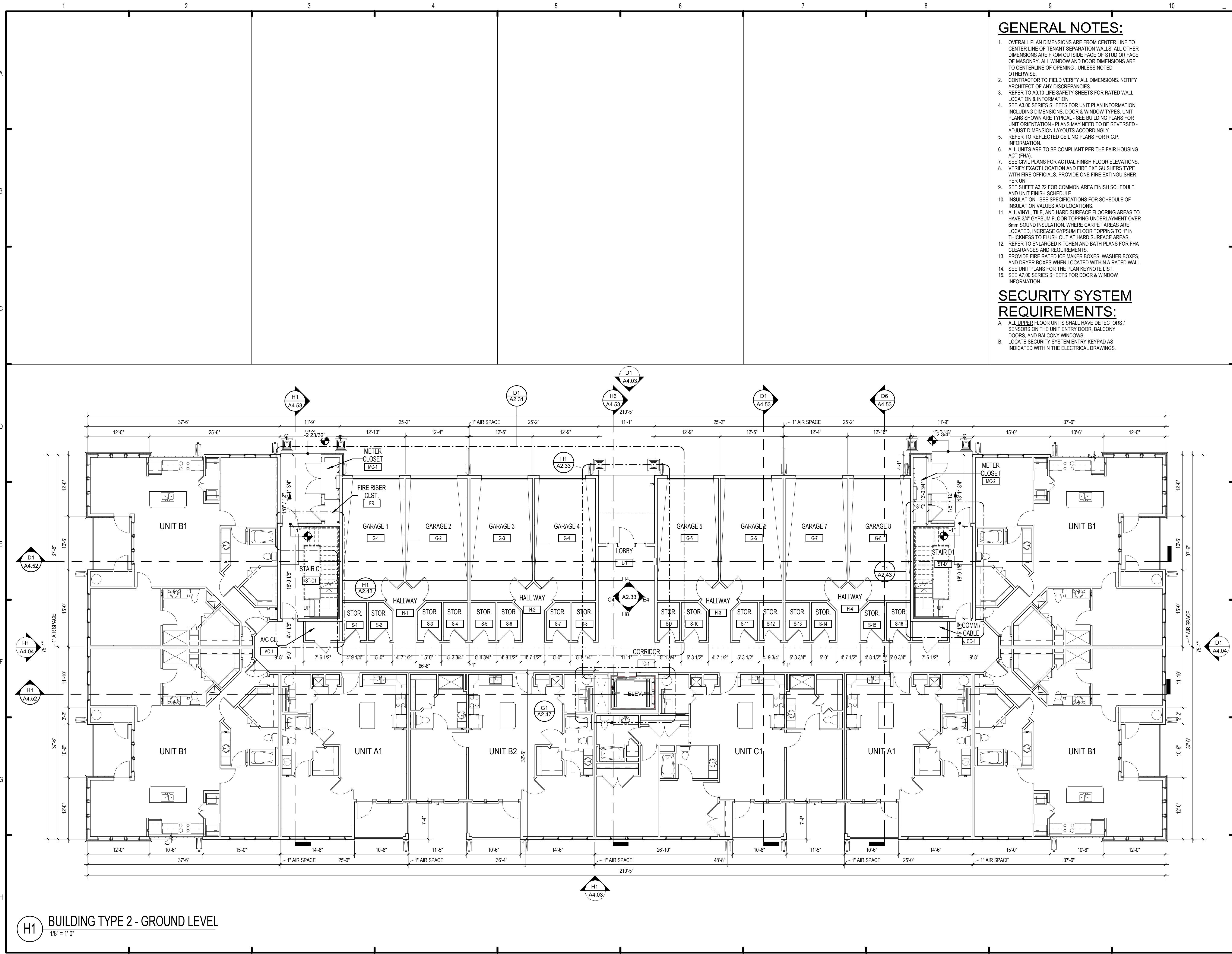
H1 ARCHITECTURAL SITE PLAN - 1-60
1" = 60'-0"

GENERAL NOTES:

- OVERALL PLAN DIMENSIONS ARE FROM CENTER LINE TO CENTER LINE OF TENANT SEPARATION WALLS. ALL OTHER DIMENSIONS ARE FROM OUTSIDE FACE OF STUD OR FACE OF MASONRY. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTERLINE OF OPENING - UNLESS NOTED OTHERWISE.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- REFER TO A0.10 LIFE SAFETY SHEETS FOR RATED WALL LOCATION & INFORMATION.
- SEE A3.00 SERIES SHEETS FOR UNIT PLAN INFORMATION, INCLUDING DIMENSIONS, DOOR & WINDOW TYPES. UNIT PLANS SHOWN ARE TYPICAL - SEE BUILDING PLANS FOR UNIT ORIENTATION - PLANS MAY NEED TO BE REVERSED - ADJUST DIMENSION LAYOUTS ACCORDINGLY.
- REFER TO REFLECTED CEILING PLANS FOR R.C.P. INFORMATION.
- ALL UNITS ARE TO BE COMPLIANT PER THE FAIR HOUSING ACT (FHA).
- SEE CIVIL PLANS FOR ACTUAL FINISH FLOOR ELEVATIONS.
- VERIFY EXACT LOCATION AND FIRE EXTINGUISHERS TYPE WITH FIRE OFFICIALS. PROVIDE ONE FIRE EXTINGUISHER PER UNIT.
- SEE SHEET A3.22 FOR COMMON AREA FINISH SCHEDULE AND UNIT FINISH SCHEDULE.
- INSULATION - SEE SPECIFICATIONS FOR SCHEDULE OF INSULATION VALUES AND LOCATIONS.
- ALL VINYL, TILE, AND HARD SURFACE FLOORING AREAS TO HAVE 3/4" GYPSUM FLOOR TOPPING UNDERLAYMENT OVER 6mm SOUND INSULATION. WHERE CARPET AREAS ARE LOCATED, INCREASE GYPSUM FLOOR TOPPING TO 1" IN THICKNESS TO FLUSH OUT AT HARD SURFACE AREAS.
- REFER TO ENLARGED KITCHEN AND BATH PLANS FOR FHA CLEARANCES AND REQUIREMENTS.
- PROVIDE FIRE RATED ICE MAKER BOXES, WASHER BOXES, AND DRYER BOXES WHEN LOCATED WITHIN A RATED WALL.
- SEE UNIT PLANS FOR THE PLAN KEYNOTE LIST.
- SEE A7.00 SERIES SHEETS FOR DOOR & WINDOW INFORMATION.

SECURITY SYSTEM REQUIREMENTS:

- ALL UPPER FLOOR UNITS SHALL HAVE DETECTORS / SENSORS ON THE UNIT ENTRY DOOR, BALCONY DOORS, AND BALCONY WINDOWS.
- LOCATE SECURITY SYSTEM ENTRY KEYPAD AS INDICATED WITHIN THE ELECTRICAL DRAWINGS.



ISSUE HISTORY

No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
2	11/10/2017	75%-90% REVIEW COORD. SET
3	12/20/2017	100% PERMIT SET

REVISION HISTORY

No.	Date	Description

FUGLEBERG KOCH

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

CONSULTANT

MICHAEL E. GOVE
FLORIDA LICENSE # ARS4111

**SUMMER BAY
APTS. II**

LAKE COUNTY, FL

Drawn:	Author
Checked:	Checker
Approved:	Approver
Date:	Issue Date
Project #:	5389

**BUILDING TYPE 2 - GROUND
FLOOR PLAN**

A2.08

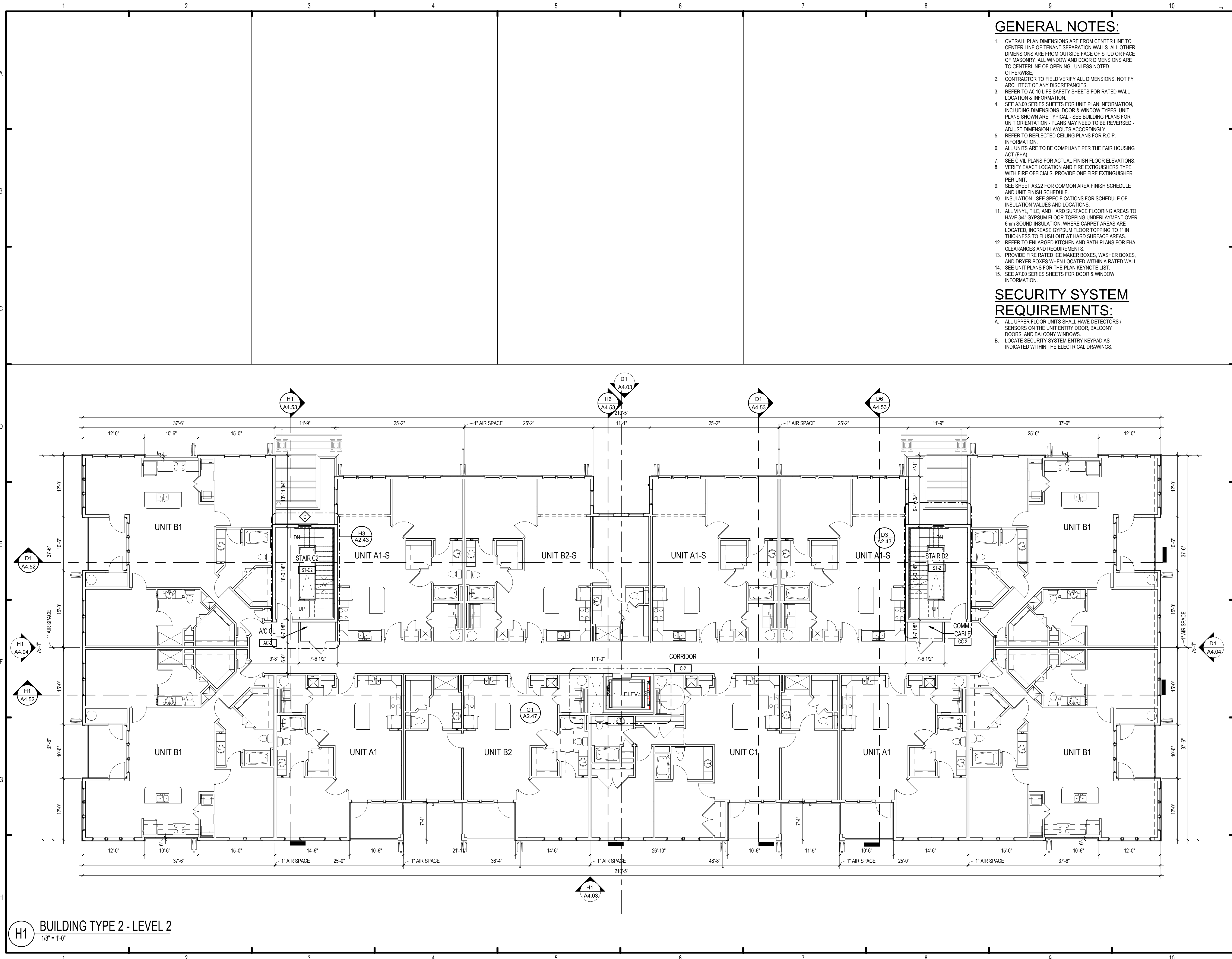
H1 BUILDING TYPE 2 - GROUND LEVEL
1/8" = 1'-0"

GENERAL NOTES:

- OVERALL PLAN DIMENSIONS ARE FROM CENTER LINE TO CENTER LINE OF TENANT SEPARATION WALLS. ALL OTHER DIMENSIONS ARE FROM OUTSIDE FACE OF STUD OR FACE OF MASONRY. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTERLINE OF OPENING. UNLESS NOTED OTHERWISE.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- REFER TO A0.10 LIFE SAFETY SHEETS FOR RATED WALL LOCATION & INFORMATION.
- SEE A3.00 SERIES SHEETS FOR UNIT PLAN INFORMATION, INCLUDING DIMENSIONS, DOOR & WINDOW TYPES. UNIT PLANS SHOWN ARE TYPICAL - SEE BUILDING PLANS FOR UNIT ORIENTATION - PLANS MAY NEED TO BE REVERSED - ADJUST DIMENSION LAYOUTS ACCORDINGLY. REFER TO REFLECTED CEILING PLANS FOR R.C.P. INFORMATION.
- ALL UNITS ARE TO BE COMPLIANT PER THE FAIR HOUSING ACT (FHA).
- SEE CIVIL PLANS FOR ACTUAL FINISH FLOOR ELEVATIONS.
- VERIFY EXACT LOCATION AND FIRE EXTINGUISHERS TYPE WITH FIRE OFFICIALS. PROVIDE ONE FIRE EXTINGUISHER PER UNIT.
- SEE SHEET A3.22 FOR COMMON AREA FINISH SCHEDULE AND UNIT FINISH SCHEDULE.
- INSULATION - SEE SPECIFICATIONS FOR SCHEDULE OF INSULATION VALUES AND LOCATIONS.
- ALL VINYL, TILE, AND HARD SURFACE FLOORING AREAS TO HAVE 3/4" GYPSUM FLOOR TOPPING UNDERLAYMENT OVER 6mm SOUND INSULATION. WHERE CARPET AREAS ARE LOCATED, INCREASE GYPSUM FLOOR TOPPING TO 1" IN THICKNESS TO FLUSH OUT AT HARD SURFACE AREAS.
- REFER TO ENLARGED KITCHEN AND BATH PLANS FOR FHA CLEARANCES AND REQUIREMENTS.
- PROVIDE FIRE RATED ICE MAKER BOXES, WASHER BOXES, AND DRYER BOXES WHEN LOCATED WITHIN A RATED WALL.
- SEE UNIT PLANS FOR THE PLAN KEYNOTE LIST.
- SEE A7.00 SERIES SHEETS FOR DOOR & WINDOW INFORMATION.

SECURITY SYSTEM REQUIREMENTS:

- ALL UPPER FLOOR UNITS SHALL HAVE DETECTORS / SENSORS ON THE UNIT ENTRY DOOR, BALCONY DOORS, AND BALCONY WINDOWS.
- LOCATE SECURITY SYSTEM ENTRY KEYPAD AS INDICATED WITHIN THE ELECTRICAL DRAWINGS.



PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
2	11/10/2017	75%-90% REVIEW COORD. SET
3	12/20/2017	100% PERMIT SET

REVISION HISTORY

No.	Date	Description

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

MICHAEL E. GOVE
 FLORIDA LICENSE # AR84111

SUMMER BAY APTS. II
 LAKE COUNTY, FL

Drawn:	Author
Checked:	Checker
Approved:	Approver
Date:	Issue Date
Project #:	5389

BUILDING TYPE 2 - LEVEL 2 PLAN

A2.09

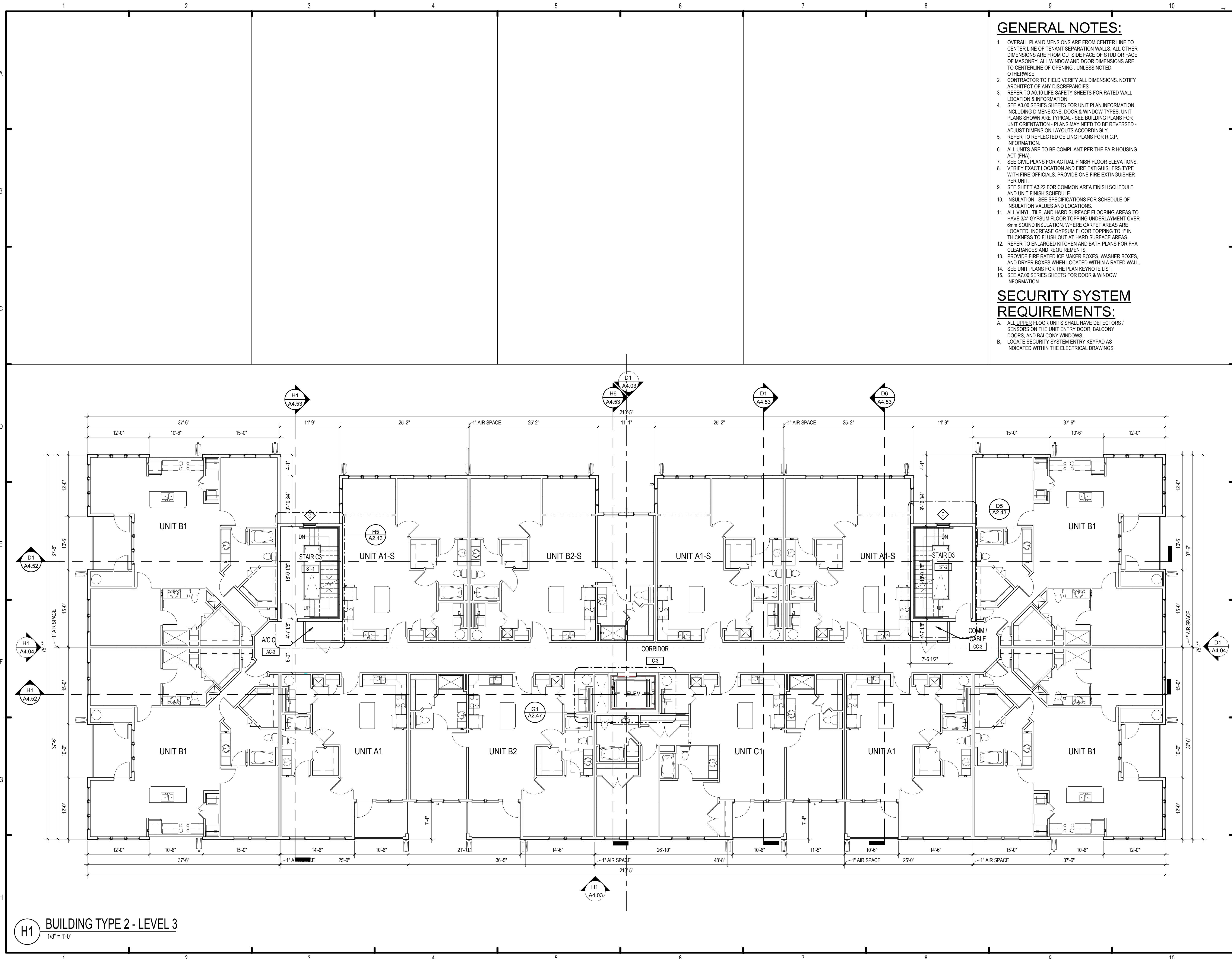
H1 BUILDING TYPE 2 - LEVEL 2
 1/8" = 1'-0"

GENERAL NOTES:

- OVERALL PLAN DIMENSIONS ARE FROM CENTER LINE TO CENTER LINE OF TENANT SEPARATION WALLS. ALL OTHER DIMENSIONS ARE FROM OUTSIDE FACE OF STUD OR FACE OF MASONRY. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTERLINE OF OPENING - UNLESS NOTED OTHERWISE.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- REFER TO A0.10 LIFE SAFETY SHEETS FOR RATED WALL LOCATION & INFORMATION.
- SEE A3.00 SERIES SHEETS FOR UNIT PLAN INFORMATION, INCLUDING DIMENSIONS, DOOR & WINDOW TYPES. UNIT PLANS SHOWN ARE TYPICAL - SEE BUILDING PLANS FOR UNIT ORIENTATION - PLANS MAY NEED TO BE REVERSED - ADJUST DIMENSION LAYOUTS ACCORDINGLY.
- REFER TO REFLECTED CEILING PLANS FOR R.C.P. INFORMATION.
- ALL UNITS ARE TO BE COMPLIANT PER THE FAIR HOUSING ACT (FHA).
- SEE CIVIL PLANS FOR ACTUAL FINISH FLOOR ELEVATIONS.
- VERIFY EXACT LOCATION AND FIRE EXTINGUISHERS TYPE WITH FIRE OFFICIALS. PROVIDE ONE FIRE EXTINGUISHER PER UNIT.
- SEE SHEET A3.22 FOR COMMON AREA FINISH SCHEDULE AND UNIT FINISH SCHEDULE.
- INSULATION - SEE SPECIFICATIONS FOR SCHEDULE OF INSULATION VALUES AND LOCATIONS.
- ALL VINYL TILE AND HARD SURFACE FLOORING AREAS TO HAVE 3/4" GYPSUM FLOOR TOPPING UNDERLAYMENT OVER 6mm SOUND INSULATION. WHERE CARPET AREAS ARE LOCATED, INCREASE GYPSUM FLOOR TOPPING TO 1" IN THICKNESS TO FLUSH OUT AT HARD SURFACE AREAS. REFER TO ENLARGED KITCHEN AND BATH PLANS FOR FHA CLEARANCES AND REQUIREMENTS.
- PROVIDE FIRE RATED ICE MAKER BOXES, WASHER BOXES, AND DRYER BOXES WHEN LOCATED WITHIN A RATED WALL.
- SEE UNIT PLANS FOR THE PLAN KEYNOTE LIST.
- SEE A3.00 SERIES SHEETS FOR DOOR & WINDOW INFORMATION.

SECURITY SYSTEM REQUIREMENTS:

- ALL UPPER FLOOR UNITS SHALL HAVE DETECTORS / SENSORS ON THE UNIT ENTRY DOOR, BALCONY DOORS, AND BALCONY WINDOWS.
- LOCATE SECURITY SYSTEM ENTRY KEYPAD AS INDICATED WITHIN THE ELECTRICAL DRAWINGS.



PERMIT REVIEW STAMP

ISSUE HISTORY		
No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
2	11/10/2017	75%-90% REVIEW COORD. SET
3	12/20/2017	100% PERMIT SET

REVISION HISTORY		
No.	Date	Description


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

MICHAEL E. GOVE
FLORIDA LICENSE # AR84111

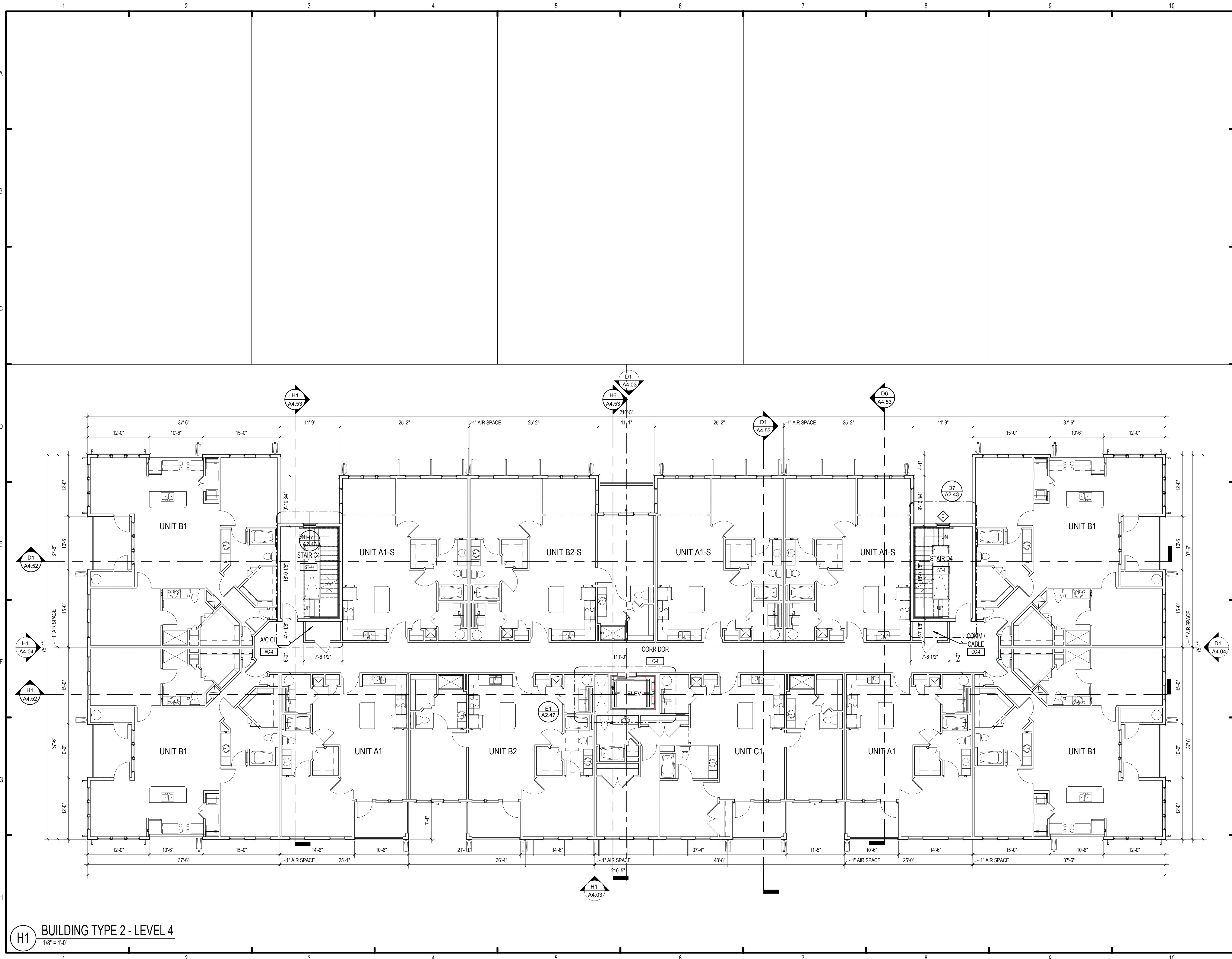
Drawn:	Author
Checked:	Checker
Approved:	Approver
Date:	Issue Date
Project #:	5389

SUMMER BAY APTS. II
LAKE COUNTY, FL

BUILDING TYPE 2 - LEVEL 3 PLAN

A2.10

H1 BUILDING TYPE 2 - LEVEL 3
1/8" = 1'-0"



PERMIT REVIEW STAMP

ISSUE HISTORY		
No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
2	11/10/2017	75%-90% REVIEW COORD. SET
3	12/20/2017	100% PERMIT SET

REVISION HISTORY		
No.	Date	Description


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

MICHAEL E. GOVE
 FLORIDA LICENSE # ARS4111

SUMMER BAY APTS. II		Drawn: _____ Author
LAKE COUNTY, FL		Checked: _____ Checker
BUILDING TYPE 2 - LEVEL 4 PLAN		Approved: _____ Approver
A2.11		Date: _____ Issue Date
		Project #: 5389

H1 BUILDING TYPE 2 - LEVEL 4
1/8" = 1'-0"

ATTIC VENT CALCULATION		AREA "2A"	
	REQUIRED	PROVIDED	
-TOTAL ROOF AREA	1,832 SF		
-PER FBC 2014 (1/300)	X 0.0033		
-VENTILATED AREA	6.05 SF		
-TOTAL SOFFIT LINEAR FOOT	3.03 SF	X 94.33 LF	
-OPENING NET VENTILATION	(50%)	X 0.0625 SF	
-NET FREE AREA		5.90 SF	
-NET RIDGE VENT AREA		X 0.125 SF	
-LINEAR FEET OF VENT		X 10.00 LF	
-NET FREE AREA		1.25 SF	
-NET OFF RIDGE VENT AREA	3.03 SF	X 0.96 SF/LIN FT	
-NUMBER OF VENTS (4)	(50%)	X 2	
		1.92 SF	
-TOTAL NET FREE AREA		3.17 SF	
TOTAL VENTILATED AREA	6.05 SF	9.07 SF	

ATTIC VENT CALCULATION		AREA "2B"	
	REQUIRED	PROVIDED	
-TOTAL ROOF AREA	1,740 SF		
-PER FBC 2014 (1/300)	X 0.0033		
-VENTILATED AREA	5.74 SF		
-TOTAL SOFFIT LINEAR FOOT	2.89 SF	X 72.25 LF	
-OPENING NET VENTILATION	(50%)	X 0.0625 SF	
-NET FREE AREA		4.52 SF	
-NET RIDGE VENT AREA	2.87 SF	X 0.125 SF	
-LINEAR FEET OF VENT	(50%)	X 32.00 LF	
-NET FREE AREA		4.00 SF	
TOTAL VENTILATED AREA	5.74 SF	8.52 SF	

ATTIC VENT CALCULATION		AREA "2C"	
	REQUIRED	PROVIDED	
-TOTAL ROOF AREA	1,748 SF		
-PER FBC 2014 (1/300)	X 0.0033		
-VENTILATED AREA	5.77 SF		
-TOTAL SOFFIT LINEAR FOOT	2.89 SF	X 72.25 LF	
-OPENING NET VENTILATION	(50%)	X 0.0625 SF	
-NET FREE AREA		4.52 SF	
-NET RIDGE VENT AREA	2.89 SF	X 0.125 SF	
-LINEAR FEET OF VENT	(50%)	X 32.00 LF	
-NET FREE AREA		4.00 SF	
TOTAL VENTILATED AREA	5.96 SF	8.52 SF	

ATTIC VENT CALCULATION		AREA "2D"	
	REQUIRED	PROVIDED	
-TOTAL ROOF AREA	1,832 SF		
-PER FBC 2014 (1/300)	X 0.0033		
-VENTILATED AREA	6.05 SF		
-TOTAL SOFFIT LINEAR FOOT	3.03 SF	X 94.33 LF	
-OPENING NET VENTILATION	(50%)	X 0.0625 SF	
-NET FREE AREA		5.90 SF	
-NET RIDGE VENT AREA		X 0.125 SF	
-LINEAR FEET OF VENT		X 10.00 LF	
-NET FREE AREA		1.25 SF	
-NET OFF RIDGE VENT AREA	3.03 SF	X 0.96 SF/LIN FT	
-NUMBER OF VENTS (4)	(50%)	X 2	
		1.92 SF	
-TOTAL NET FREE AREA		3.17 SF	
TOTAL VENTILATED AREA	6.05 SF	9.07 SF	

VENTILATION SCHEDULE		
ROOF VENT	MFG & MODEL #	FREE AREA
RIDGE VENT	CRV100 ALUMINUM CONTINUOUS UNFILTERED RIDGE VENT OR SIMILAR	18 NET SQ. IN / LIN. FT. = 0.125 SQ. FT. / LIN. FT.
SOFFIT VENT AT EAVE	HARDIE VENTED SOFFIT	5 NET SQ. IN / LIN. FT. = 0.0347 SQ. FT. / LIN. FT.
SOFFIT VENT AT EAVE	TAMLYN VENTED SOFFIT 2' EZ VENT	9 NET SQ. IN / LIN. FT. = 0.0625 SQ. FT. / LIN. FT.

ROOF NOTES:

- PAINT ALL ROOF VENTS & PENETRATIONS TO MATCH ROOF COLOR.
- COORDINATE DOWN SPOUT DISCHARGE WITH CIVIL DRAWINGS. WHERE NOT TAKEN TO STORM, PROVIDE SPLASH BLOCK.
- LEAVE OPENING IN MAIN ROOF SHEATHING FOR VENTILATION UNDERNEATH OVER BUILT AREAS.
- DOWNSPOUTS AND GUTTERS SHOWN ARE MIN. REQUIREMENTS SUBJECT TO OWNER'S CONSIDERATIONS.

LEGEND:

- ATTIC PARTITION. NOTE: DRAFTSTOPPING IS REQUIRED (SEE A0.02 CODE REVIEW). PARTITIONS PROVIDED FOR ACOUSTIC SEPARATION BETWEEN UNITS.
- REMOVABLE ACCESS PANEL. MIN. 36" X 36". SEE DETAIL F1/A5.05
- 3'-0" ONE ADDITIONAL SINGLE PLY TO PROVIDE A WALK PATH SURFACE AND SERVICE AREA AROUND ROOF MOUNTED EQUIPMENT, TYP.
- AREA OF TAPERED INSULATION
- AREA OF OVERBUILD 45 DEGREE KICKERS AT PARAPET
- RIDGE VENT
- D.S. DOWNSPOUT
- OFF-RIDGE VENT

ATTIC VENT CALCULATION		AREA "2E"	
	REQUIRED	PROVIDED	
-TOTAL ROOF AREA	2,493 SF		
-PER FBC 2014 (1/300)	X 0.0033		
-VENTILATED AREA	8.23 SF		
-TOTAL SOFFIT LINEAR FOOT	4.12 SF	X 116.67 LF	
-OPENING NET VENTILATION	(50%)	X 0.0625 SF	
-NET FREE AREA		7.29 SF	
-NET RIDGE VENT AREA	4.12 SF	X 0.125 SF	
-LINEAR FEET OF VENT	(50%)	X 36.00 LF	
-NET FREE AREA		4.50 SF	
TOTAL VENTILATED AREA	8.23 SF	11.79 SF	

ATTIC VENT CALCULATION		AREA "2F"	
	REQUIRED	PROVIDED	
-TOTAL ROOF AREA	2,415 SF		
-PER FBC 2014 (1/300)	X 0.0033		
-VENTILATED AREA	7.97 SF		
-TOTAL SOFFIT LINEAR FOOT	3.99 SF	X 83.58 LF	
-OPENING NET VENTILATION	(50%)	X 0.0625 SF	
-NET FREE AREA		5.22 SF	
-NET RIDGE VENT AREA	3.99 SF	X 0.125 SF	
-LINEAR FEET OF VENT	(50%)	X 32.00 LF	
-NET FREE AREA		4.50 SF	
TOTAL VENTILATED AREA	7.97 SF	9.72 SF	

ATTIC VENT CALCULATION		AREA "2G"	
	REQUIRED	PROVIDED	
-TOTAL ROOF AREA	2,493 SF		
-PER FBC 2014 (1/300)	X 0.0033		
-VENTILATED AREA	8.23 SF		
-TOTAL SOFFIT LINEAR FOOT	4.12 SF	X 116.67 LF	
-OPENING NET VENTILATION	(50%)	X 0.0625 SF	
-NET FREE AREA		7.29 SF	
-NET RIDGE VENT AREA	4.12 SF	X 0.125 SF	
-LINEAR FEET OF VENT	(50%)	X 36.00 LF	
-NET FREE AREA		4.50 SF	
TOTAL VENTILATED AREA	8.23 SF	11.79 SF	

ISSUE HISTORY		
No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
2	11/10/2017	75%-90% REVIEW COORD. SET
3	12/20/2017	100% PERMIT SET

REVISION HISTORY		
No.	Date	Description

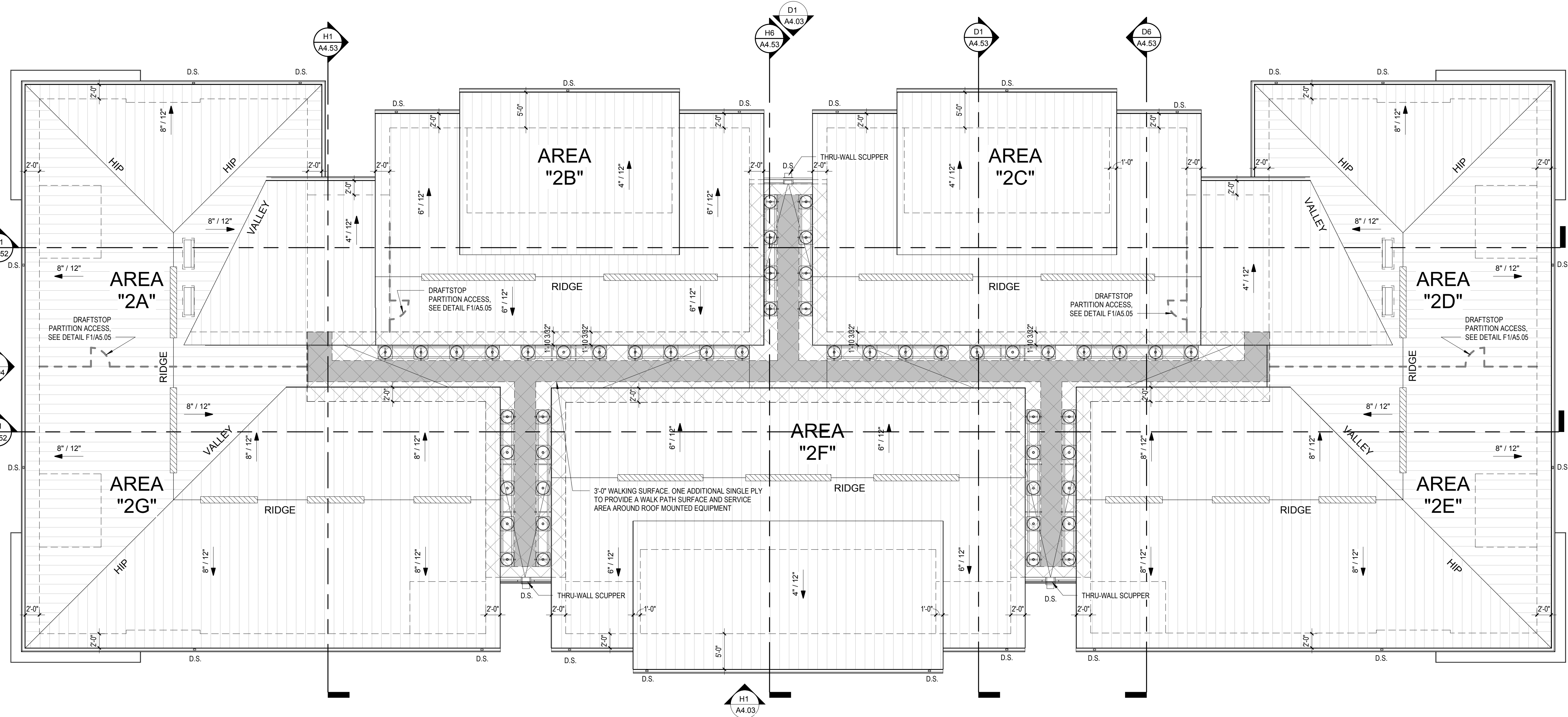

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 CONSULTANT

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FLORIDA LICENSE # AR84111

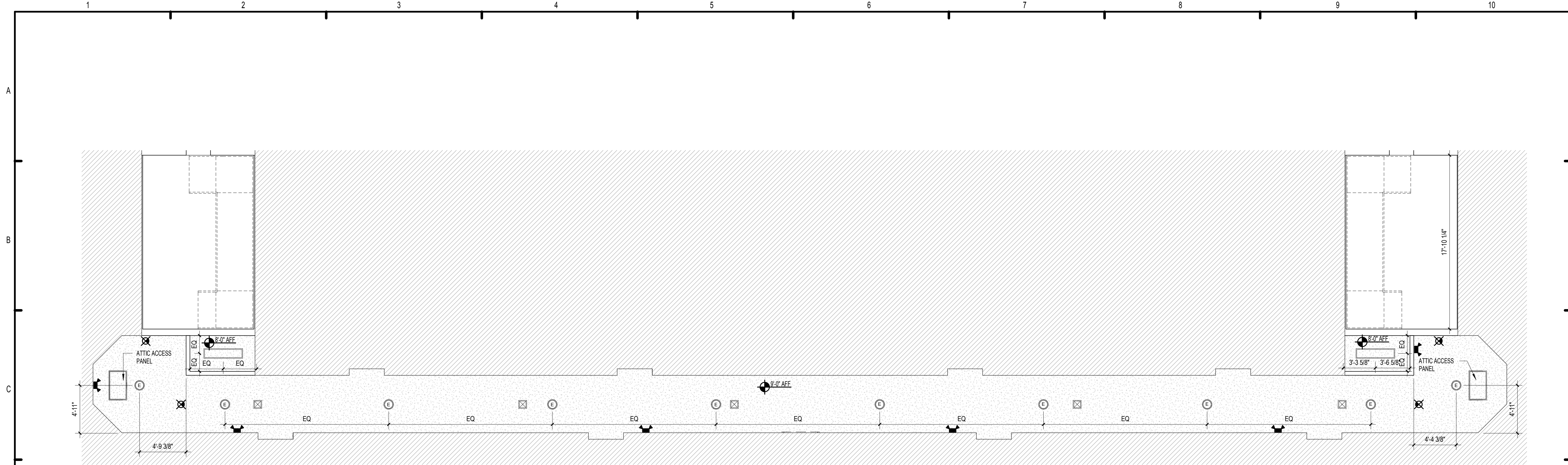
Author	Author
Checked	Checker
Approval	Approver
Date	Issue Date
Project #	5389

SUMMER BAY APTS. II
 LAKE COUNTY, FL
BUILDING TYPE 2 - TOP ROOF PLAN

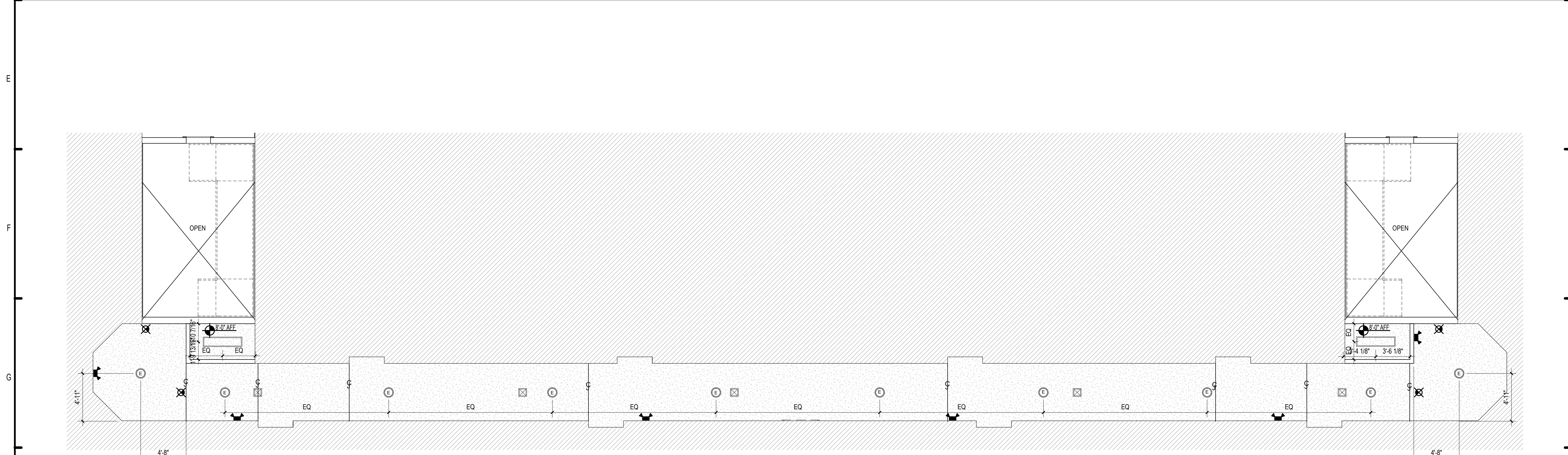
A2.13



H1 BUILDING TYPE 2 - TOP ROOF
1/8" = 1'-0"



D1 BLDG TYPE 2 - LEVEL 4 - CORRIDOR
3/16" = 1'-0"



H1 BLDG TYPE 2 - LEVEL 3 - CORRIDOR
3/16" = 1'-0"

PERMIT REVIEW STAMP

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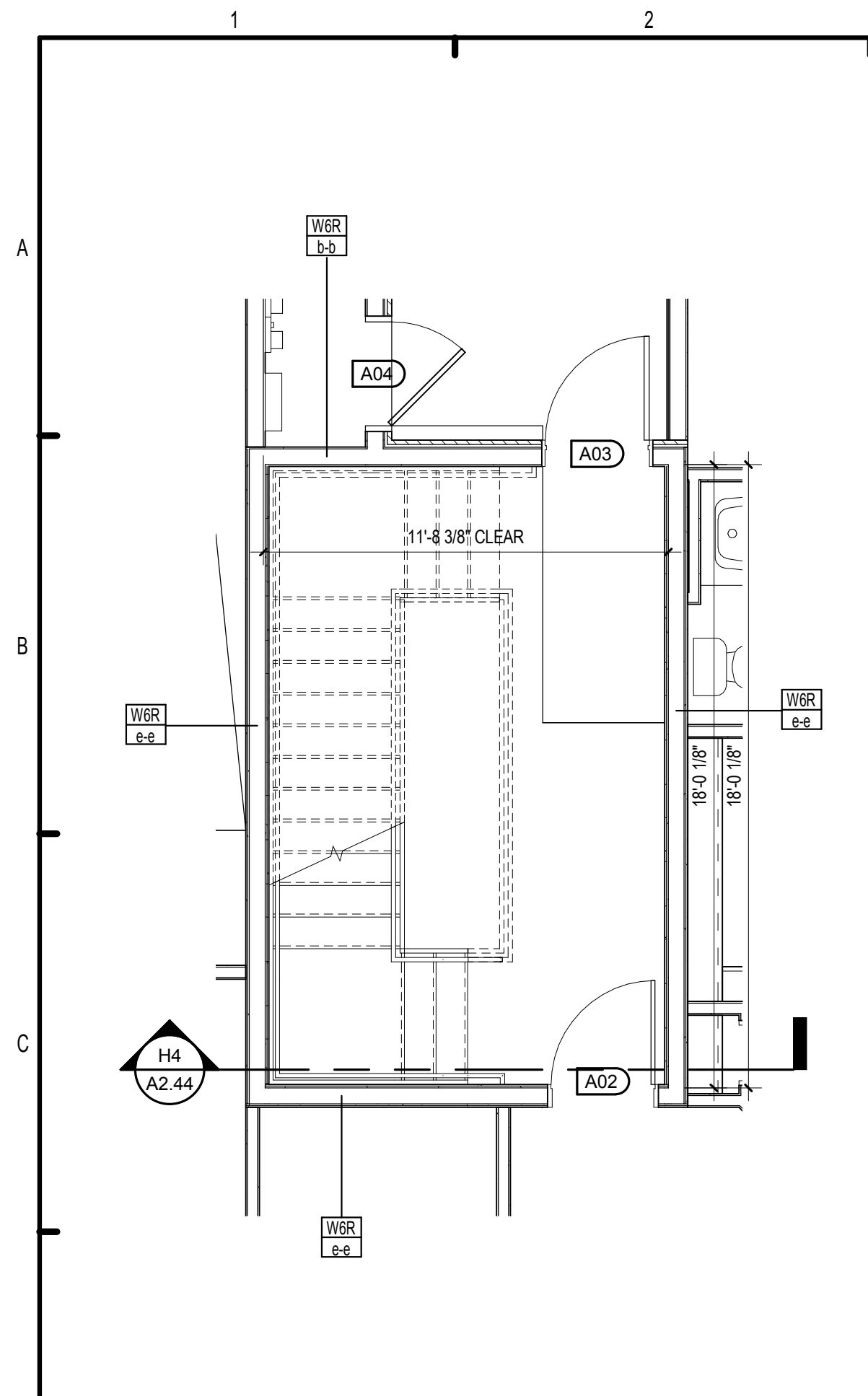

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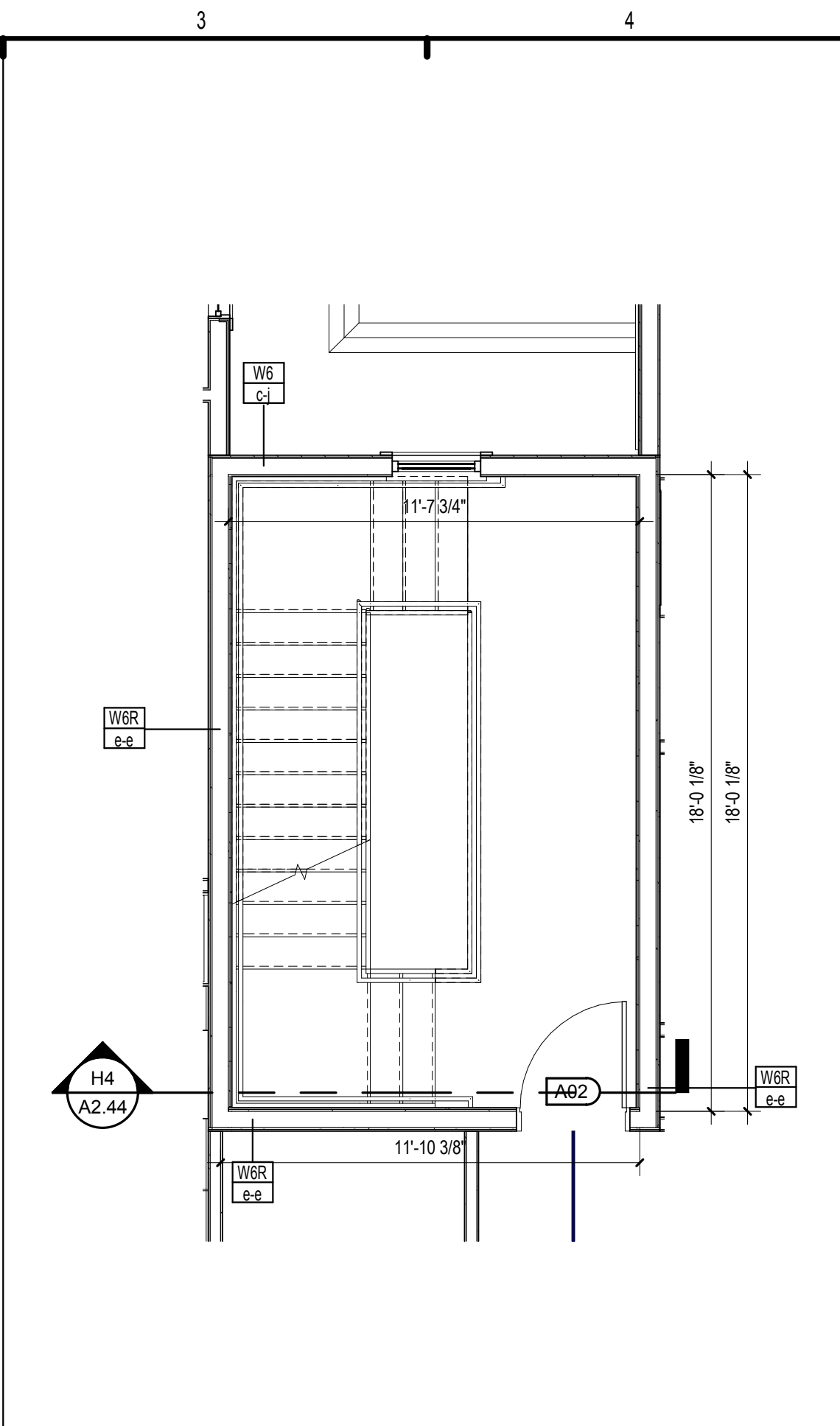
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**SUMMER BAY
APTS. II**
LAKE COUNTY, FL
**CORRIDOR RCP - BUILDING
TYPE 2 - LEVELS 3 & 4**

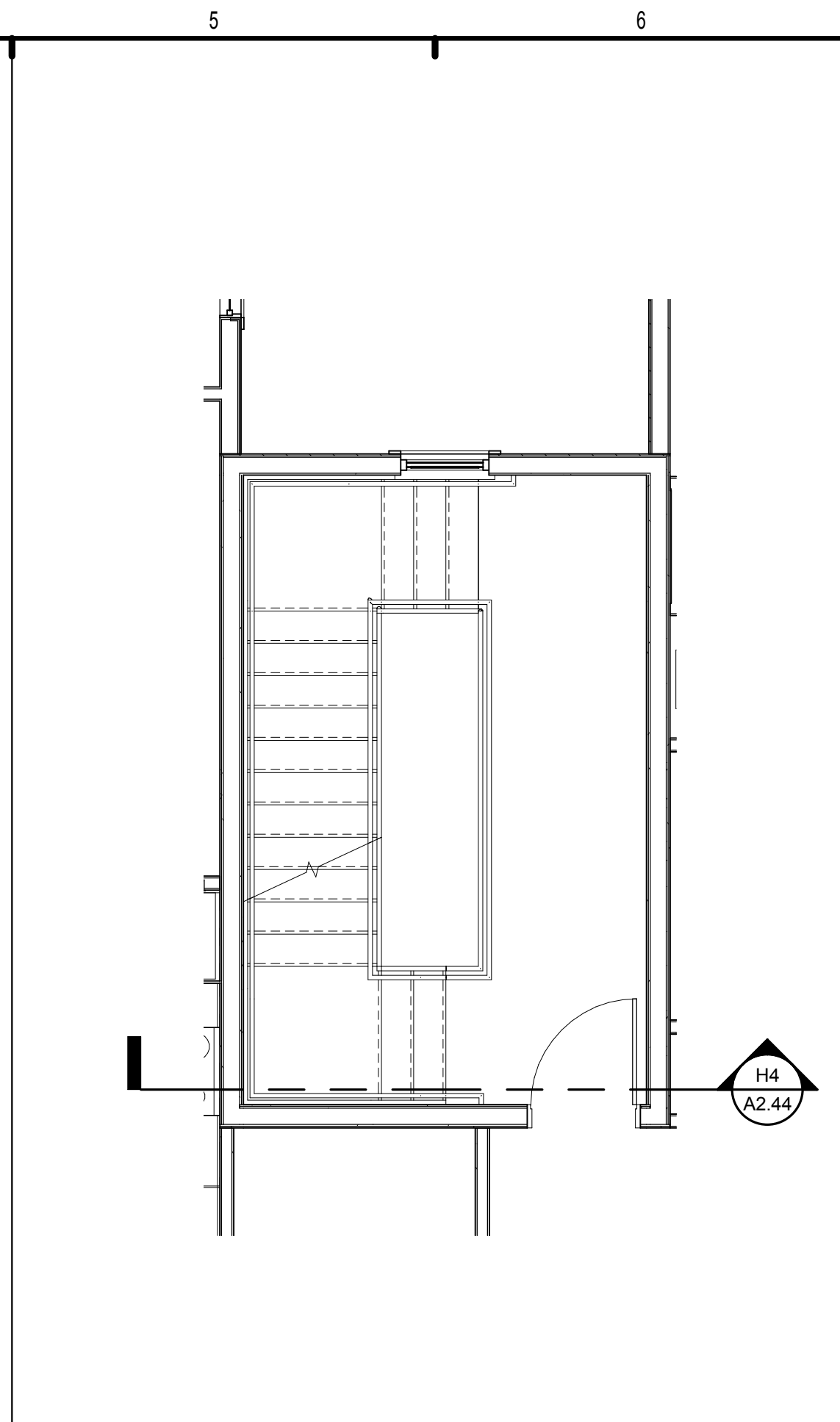
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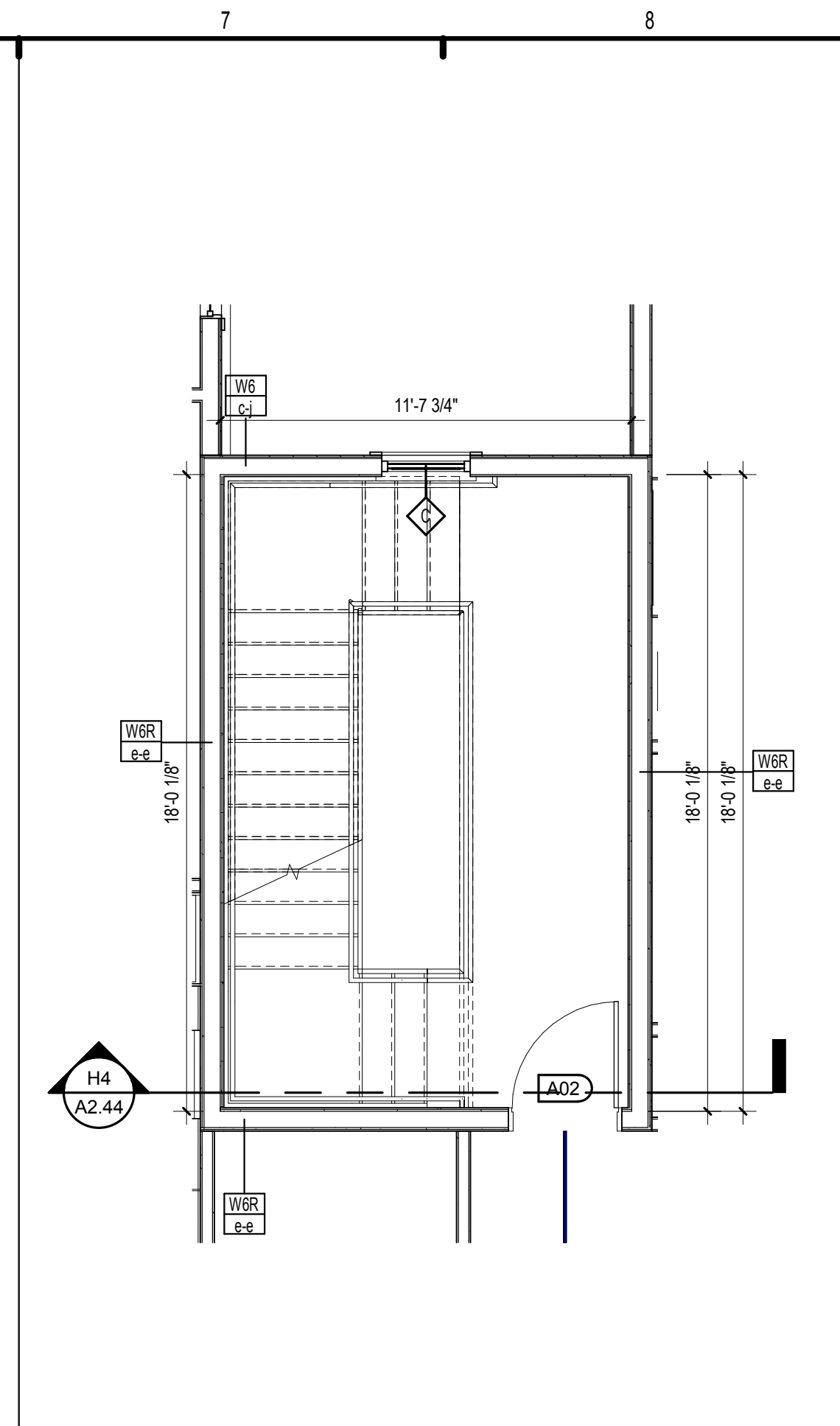
D1 LEVEL 1 ENLARGED PLAN - STAIR D
1/4" = 1'-0"



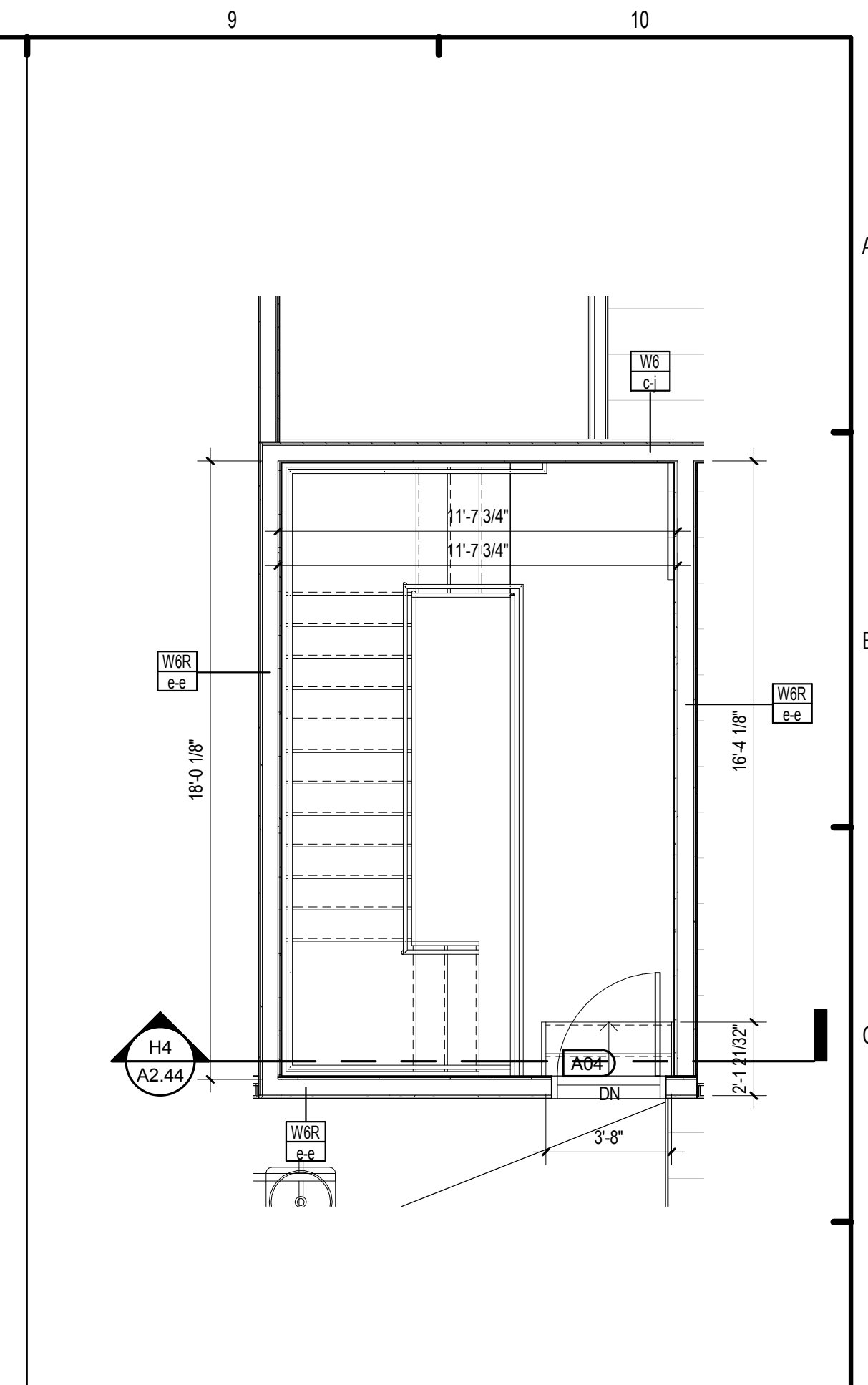
D3 LEVEL 2 ENLARGED PLAN - STAIR D
1/4" = 1'-0"



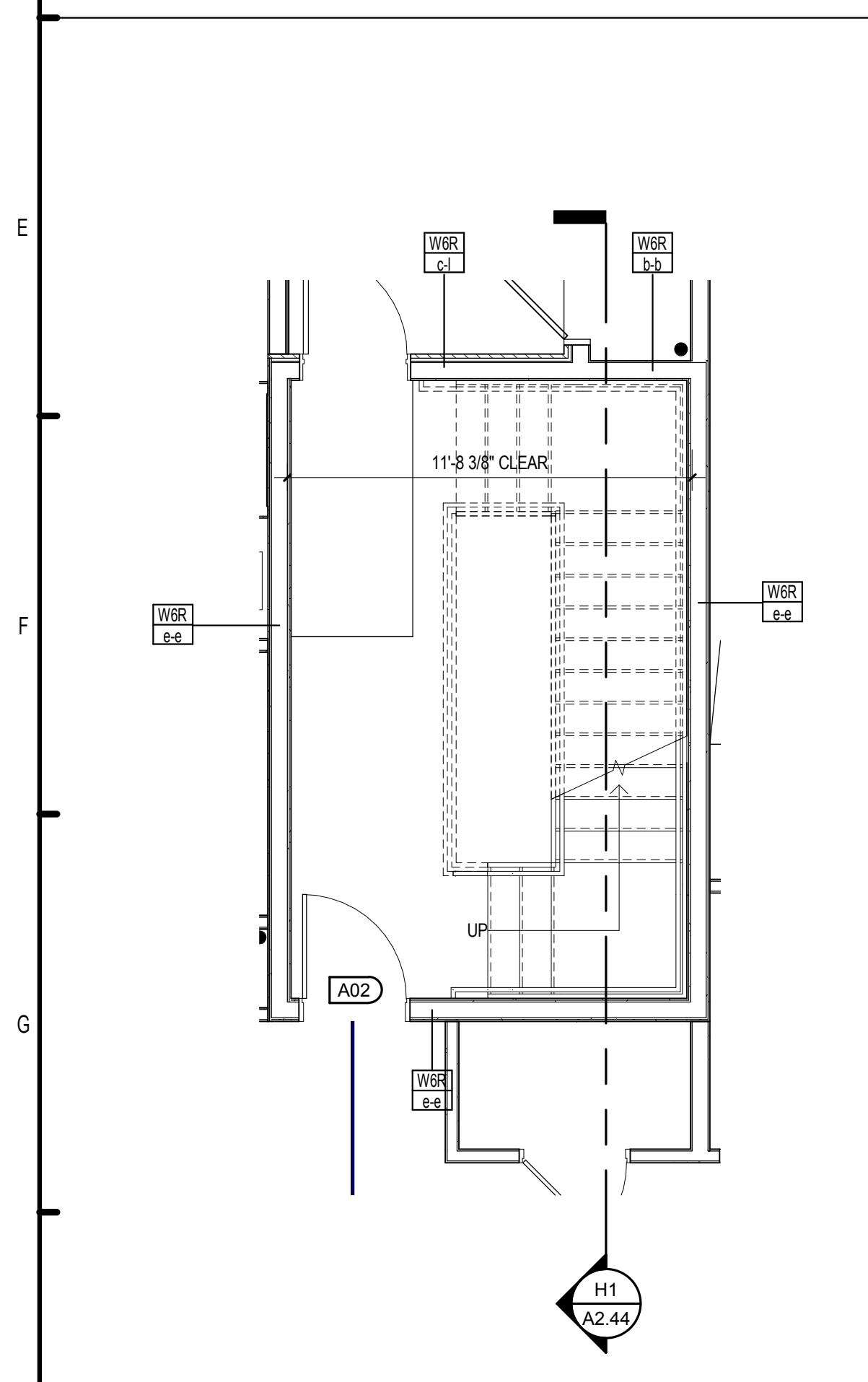
D5 LEVEL 3 ENLARGED PLAN - STAIR D
1/4" = 1'-0"



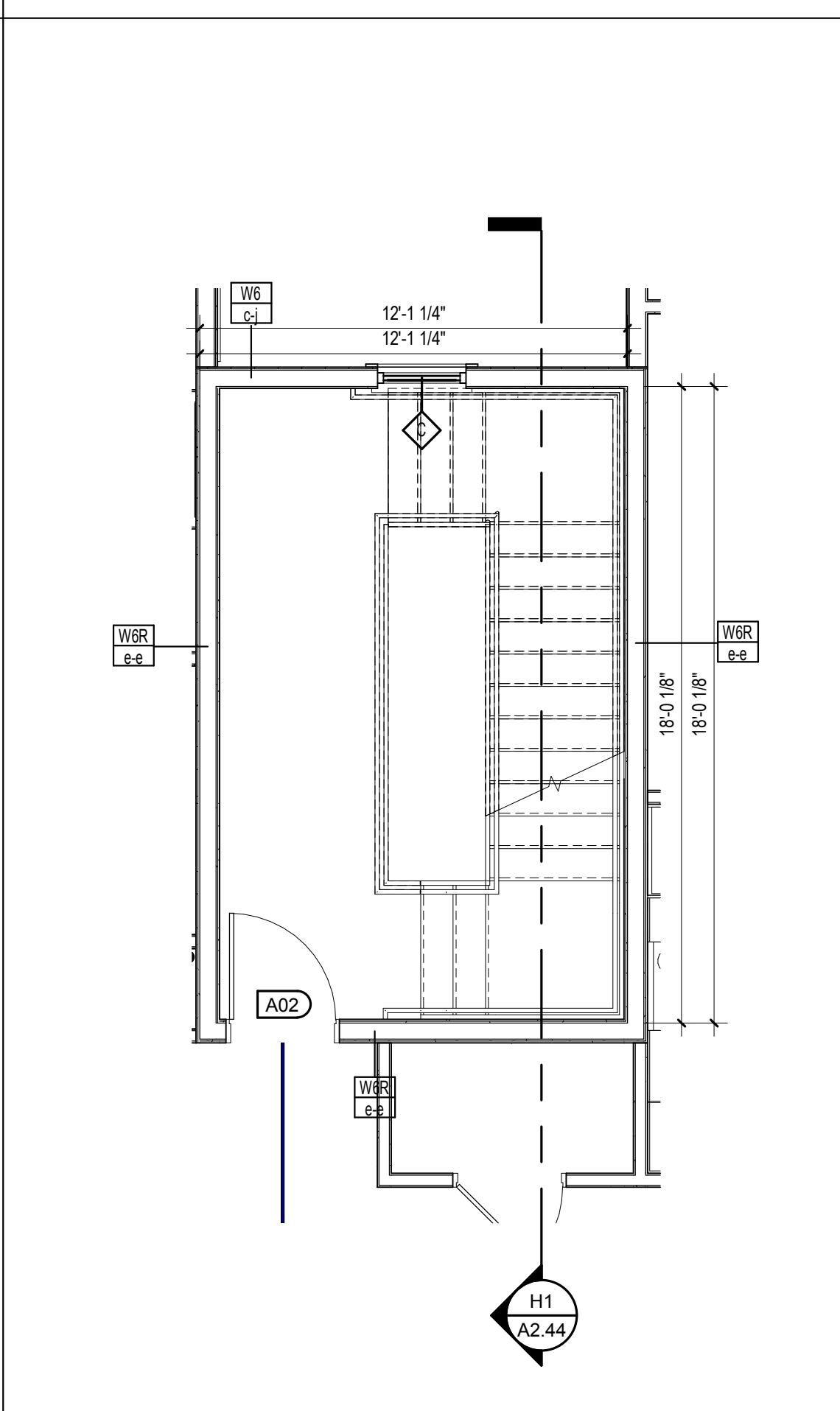
D7 LEVEL 4 ENLARGED PLAN - STAIR D
1/4" = 1'-0"



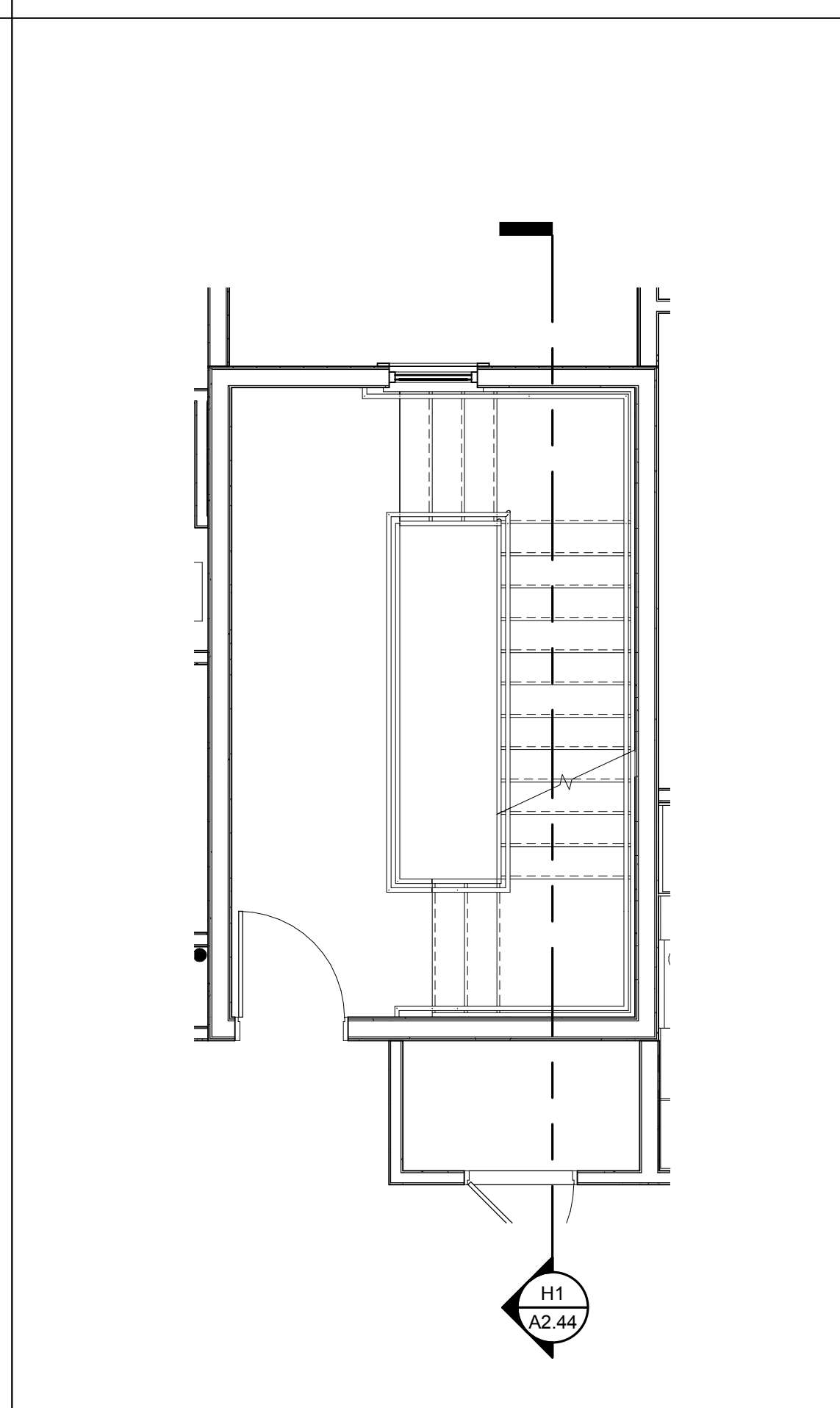
D9 ROOF LEVEL ENLARGED PLAN - STAIR D
1/4" = 1'-0"



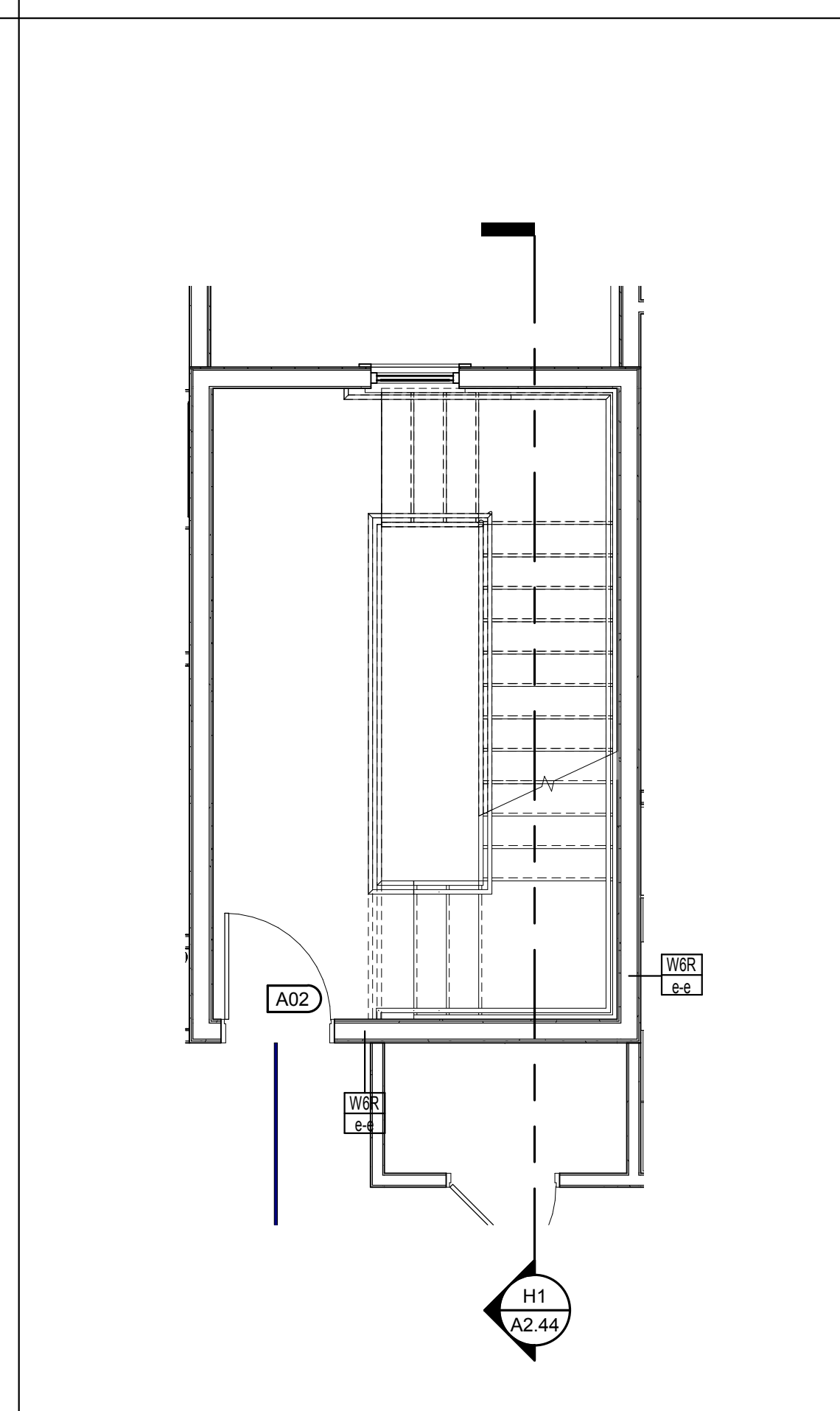
H1 LEVEL 1 ENLARGED PLAN - STAIR C
1/4" = 1'-0"
BUILDING TYPE 2



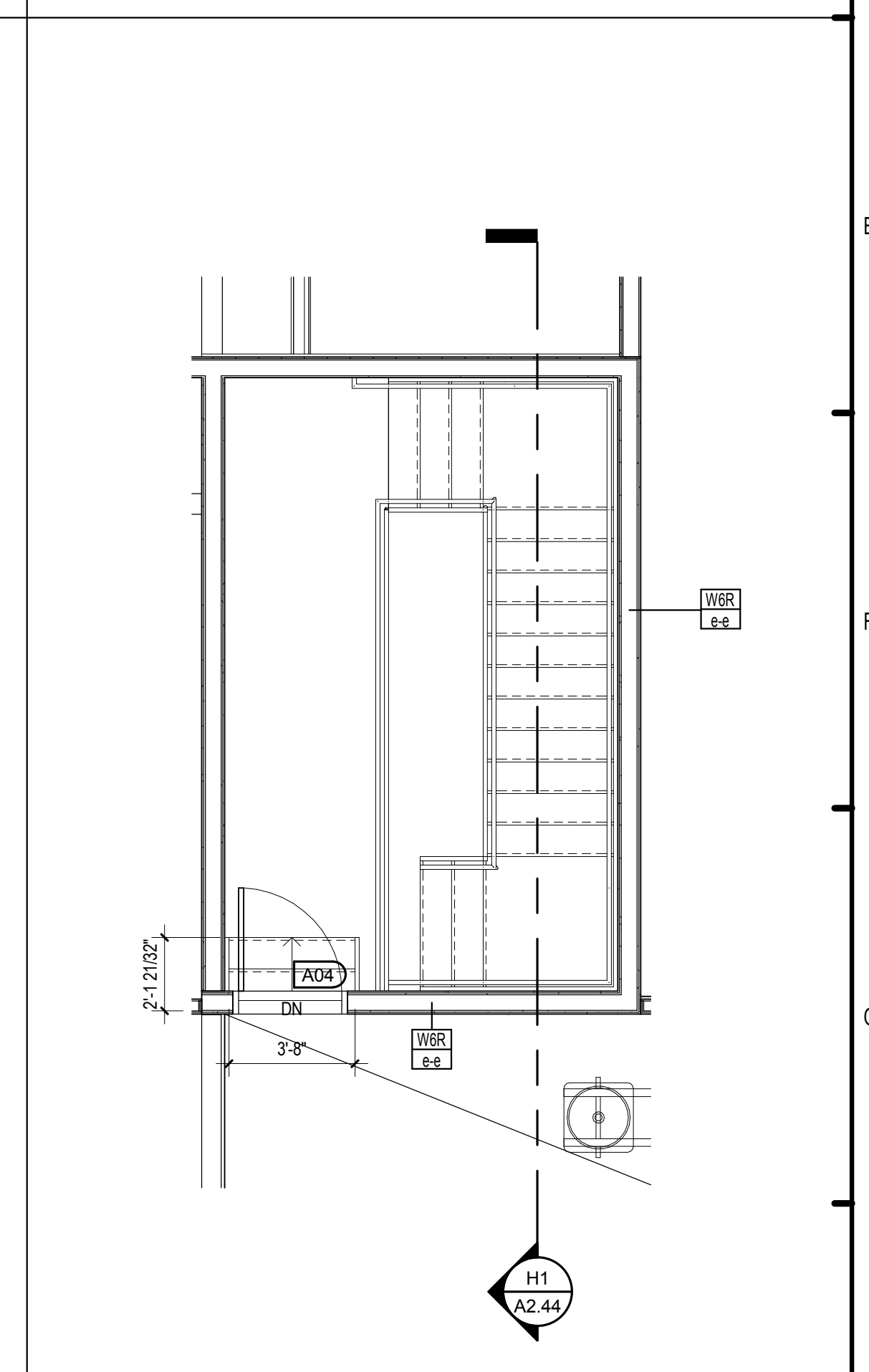
H3 LEVELS 2 ENLARGED PLANS - STAIR C
1/4" = 1'-0"



H5 LEVEL 3 ENLARGED PLAN - STAIR C
1/4" = 1'-0"



H7 LEVEL 4 ENLARGED PLAN - STAIR C
1/4" = 1'-0"



H9 ROOF LEVEL ENLARGED PLAN - STAIR C
1/4" = 1'-0"

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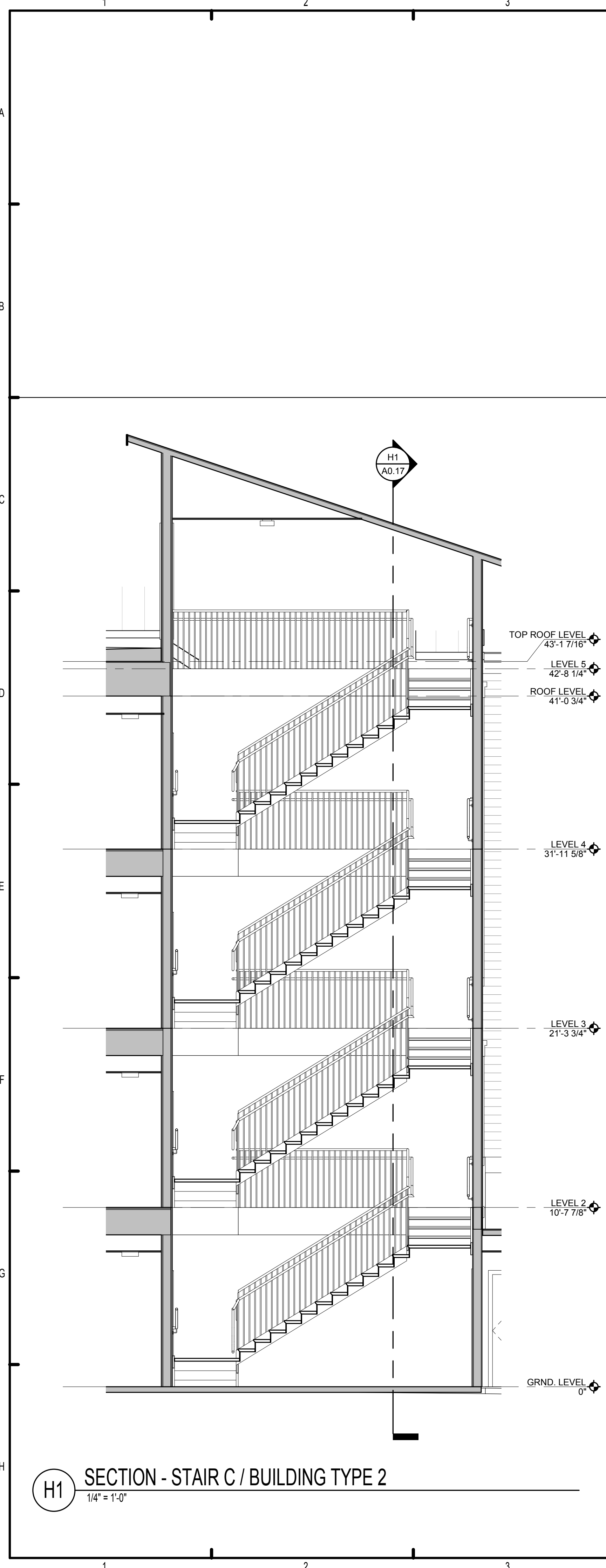
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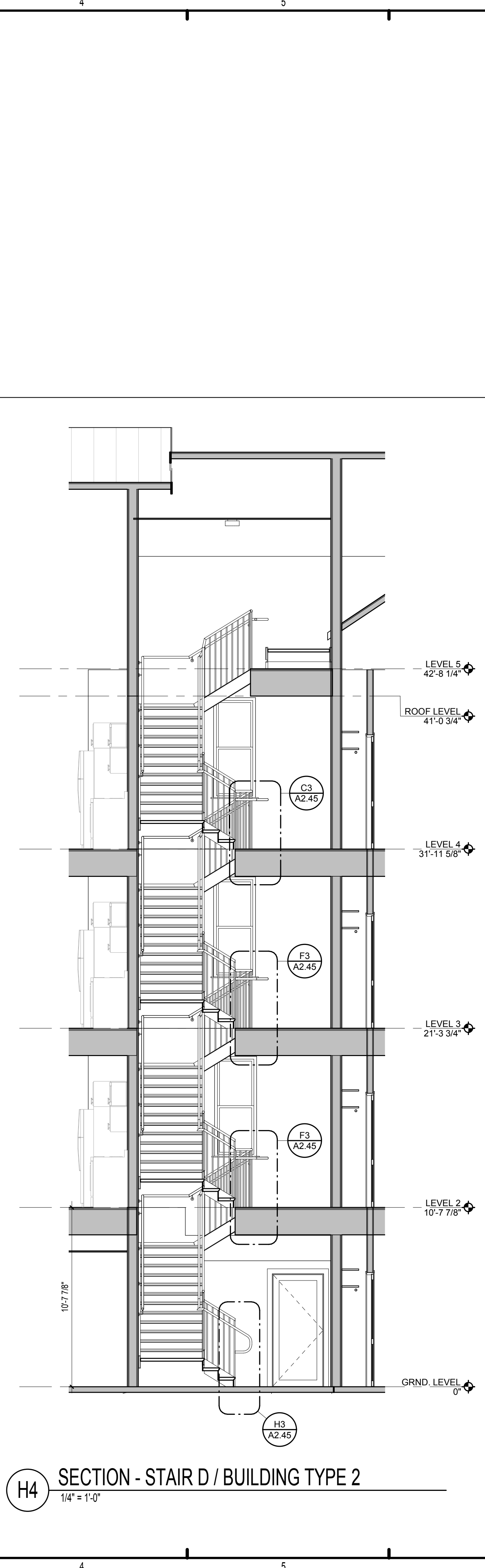
CONSULTANT

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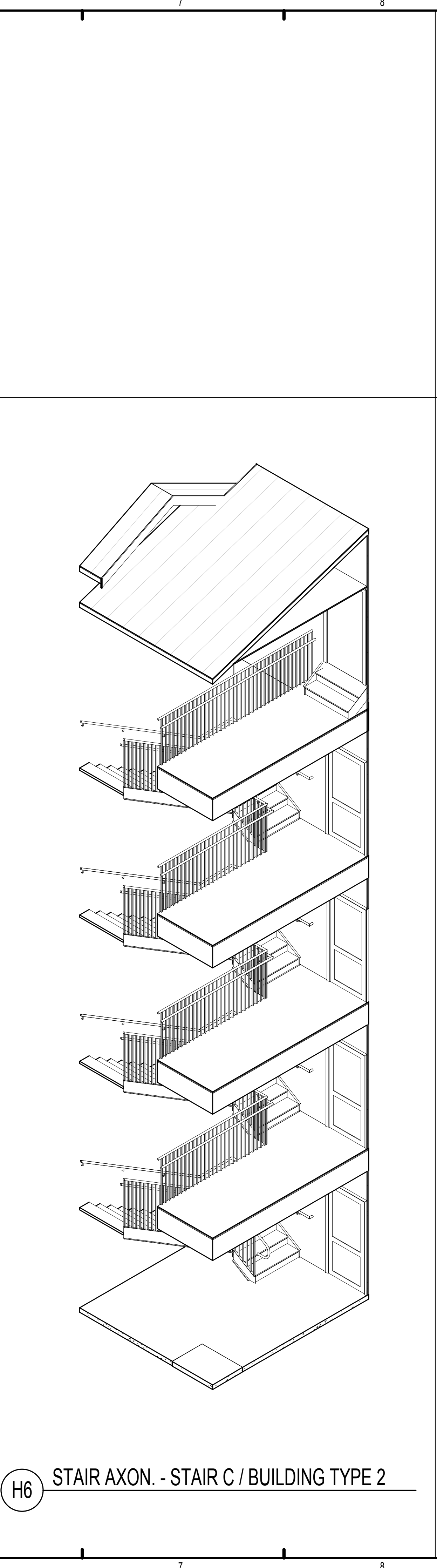
SUMMER BAY APTS. II	Drawn: Author Checked: Checker Approved: Approver Date: Issue Date Project #: 5389
LAKE COUNTY, FL	
BUILDING TYPE 2 - STAIR PLANS	
A2.43	



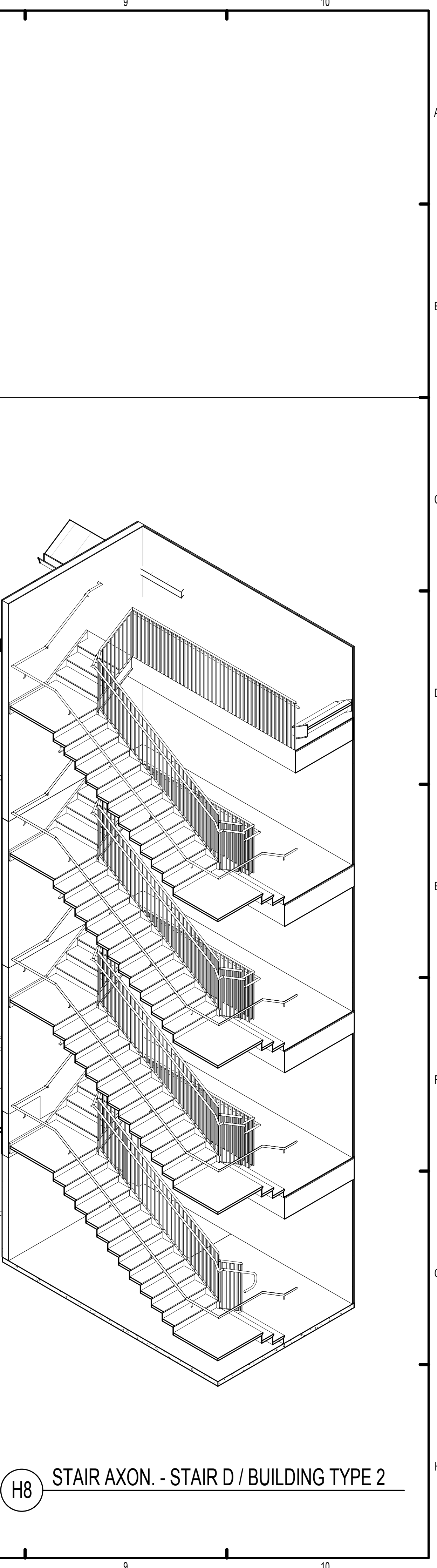
H1 SECTION - STAIR C / BUILDING TYPE 2
1/4" = 1'-0"



H4 SECTION - STAIR D / BUILDING TYPE 2
1/4" = 1'-0"



H6 STAIR AXON. - STAIR C / BUILDING TYPE 2



H8 STAIR AXON. - STAIR D / BUILDING TYPE 2

PERMIT REVIEW STAMP

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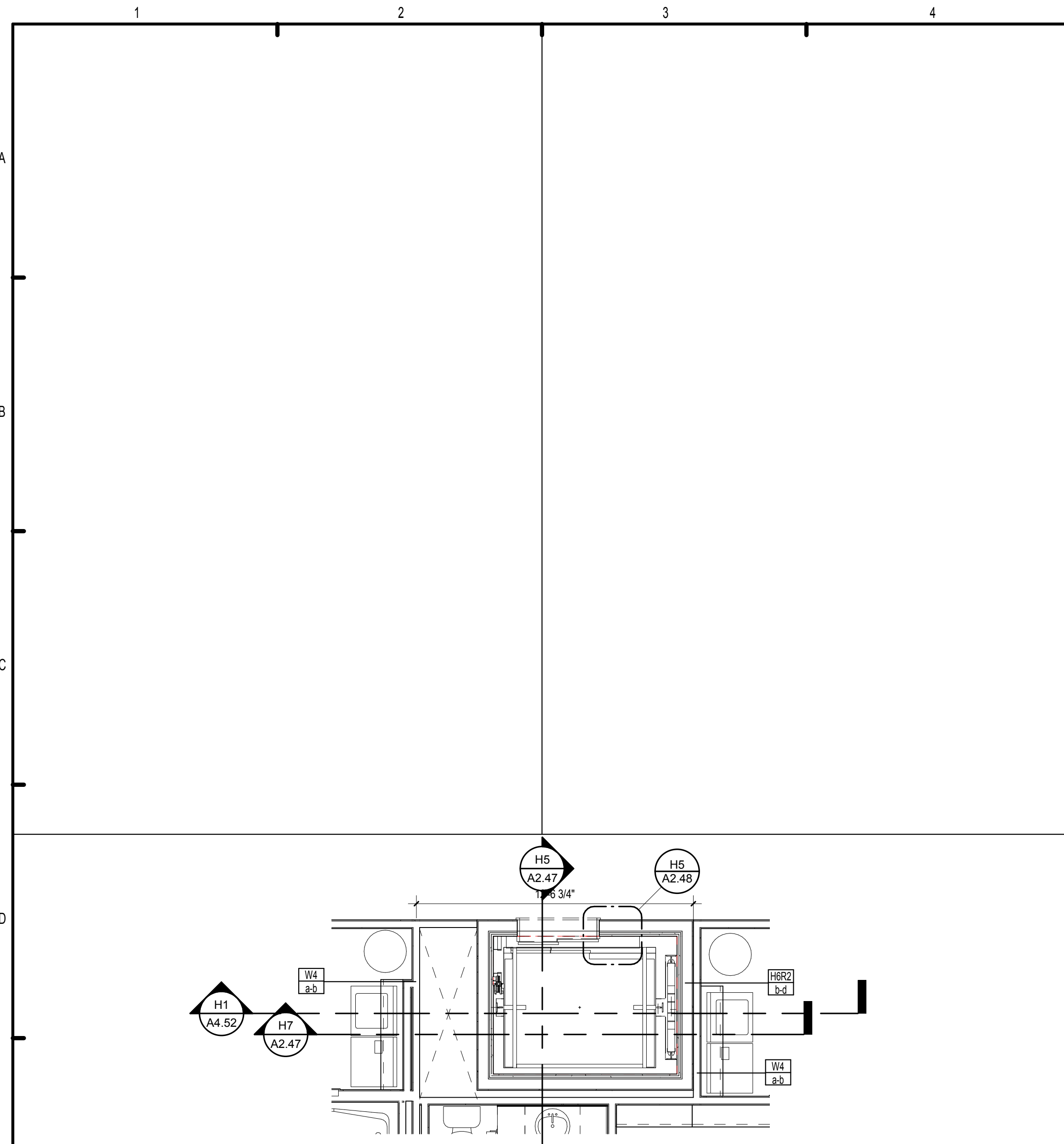
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SUMMER BAY APTS. II
LAKE COUNTY, FL

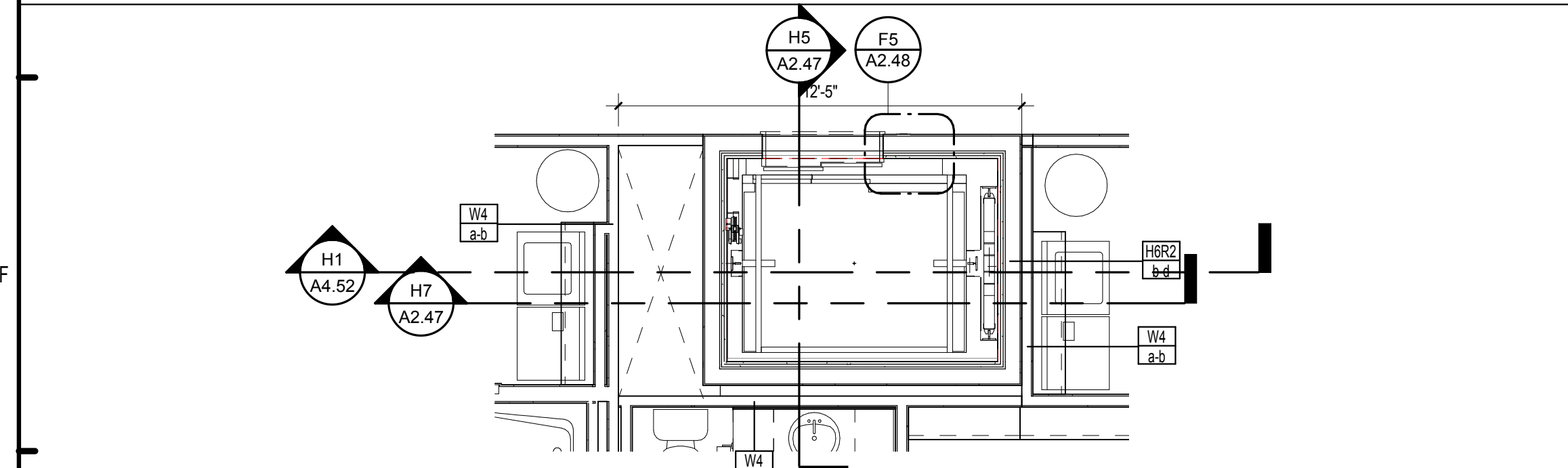
BUILDING TYPE 2 - STAIR SECTIONS

A2.44

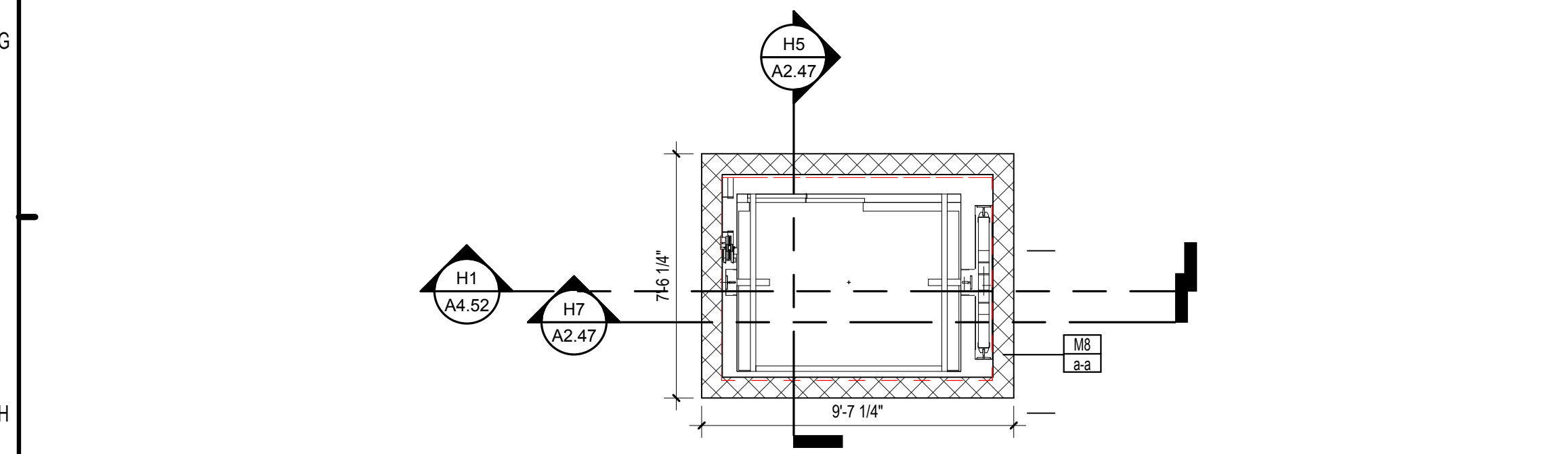
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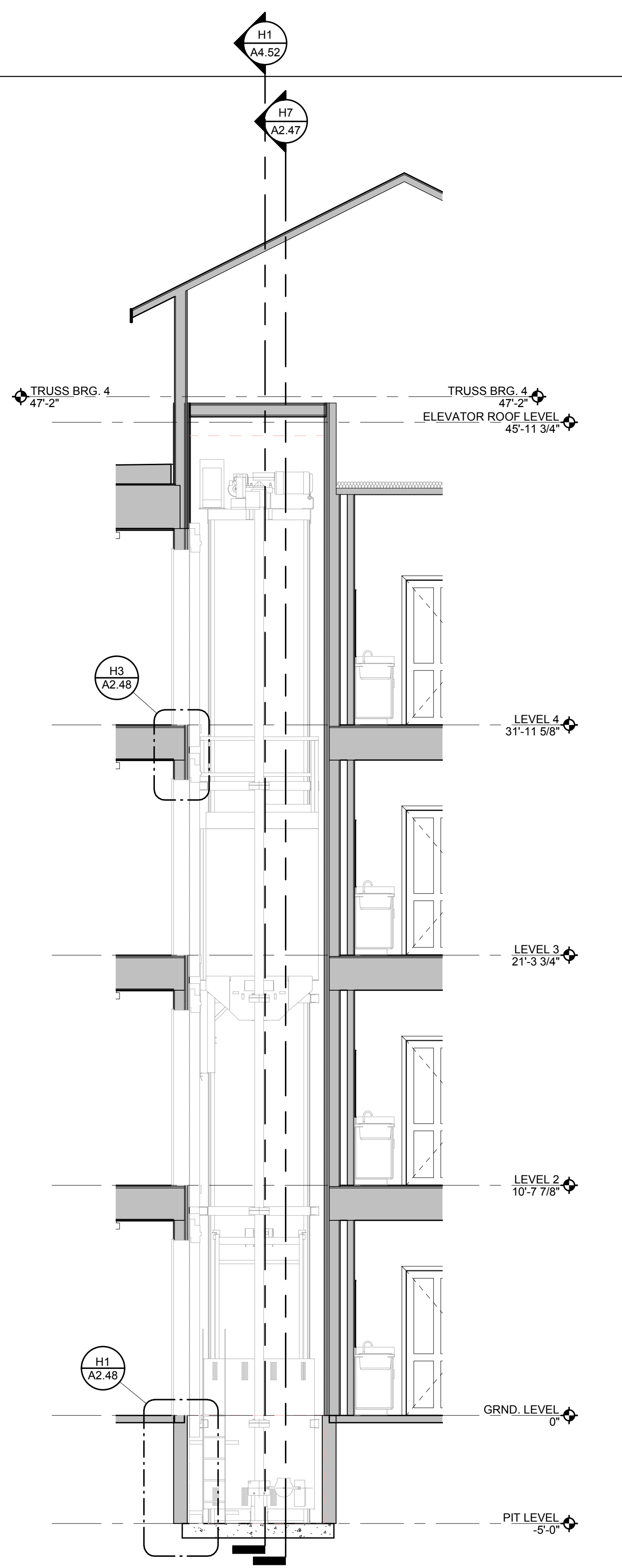
E1 ENLARGED ELEVATOR PLAN - LEVEL 4 / BUILDING TYPE 2
1/4" = 1'-0"



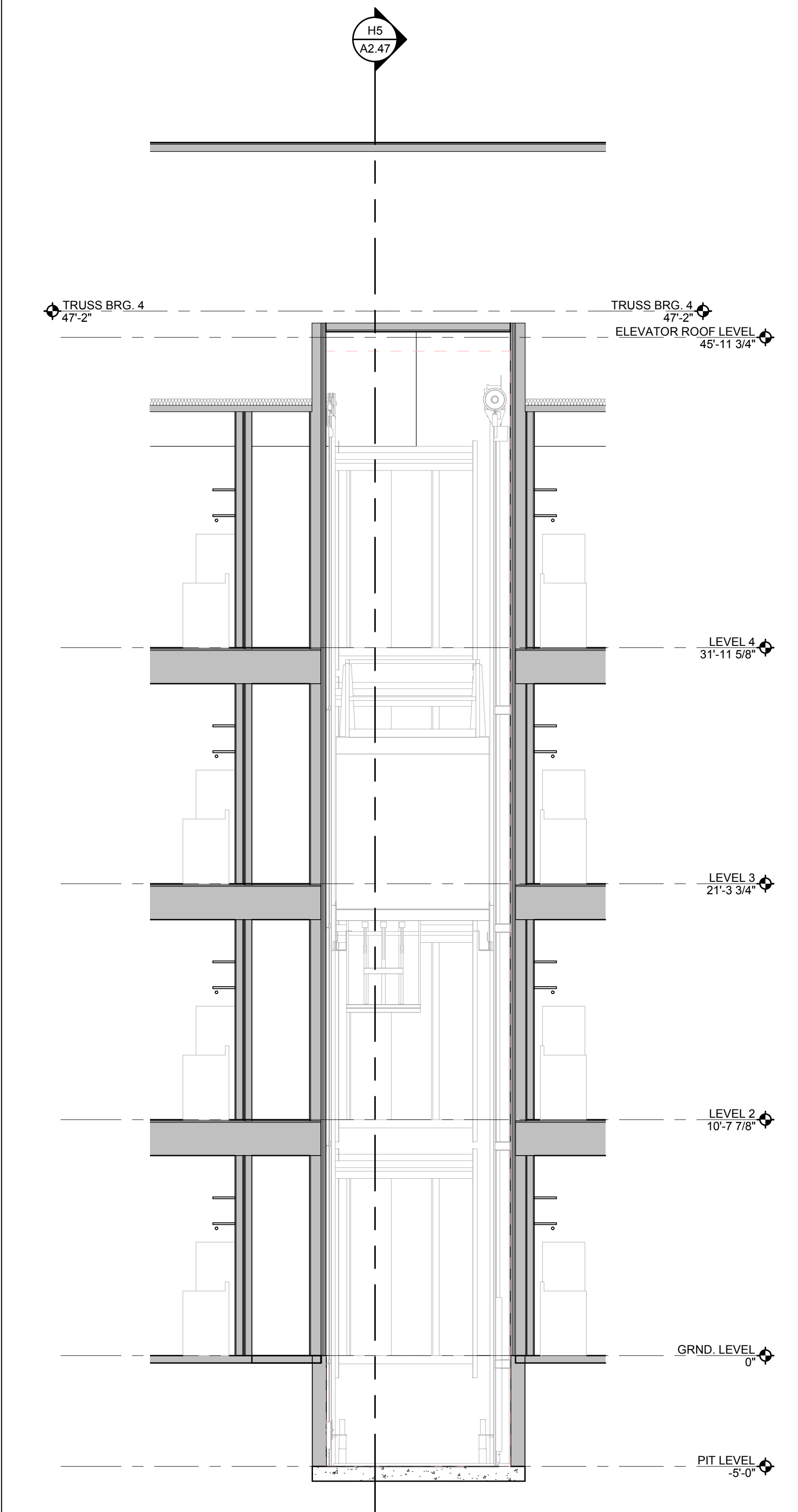
G1 ENLARGED ELEVATOR PLAN - LEVELS 1,2,3 / BUILDING TYPE 2
1/4" = 1'-0"



H1 ENLARGED ELEVATOR PLAN - PIT LEVEL / BUILDING TYPE 2
1/4" = 1'-0"



H5 ELEVATOR SHAFT - SECTION 1 / BLDG. 2
1/4" = 1'-0"



H7 ELEVATOR SHAFT - SECTION 2 / BLDG. 2
1/4" = 1'-0"

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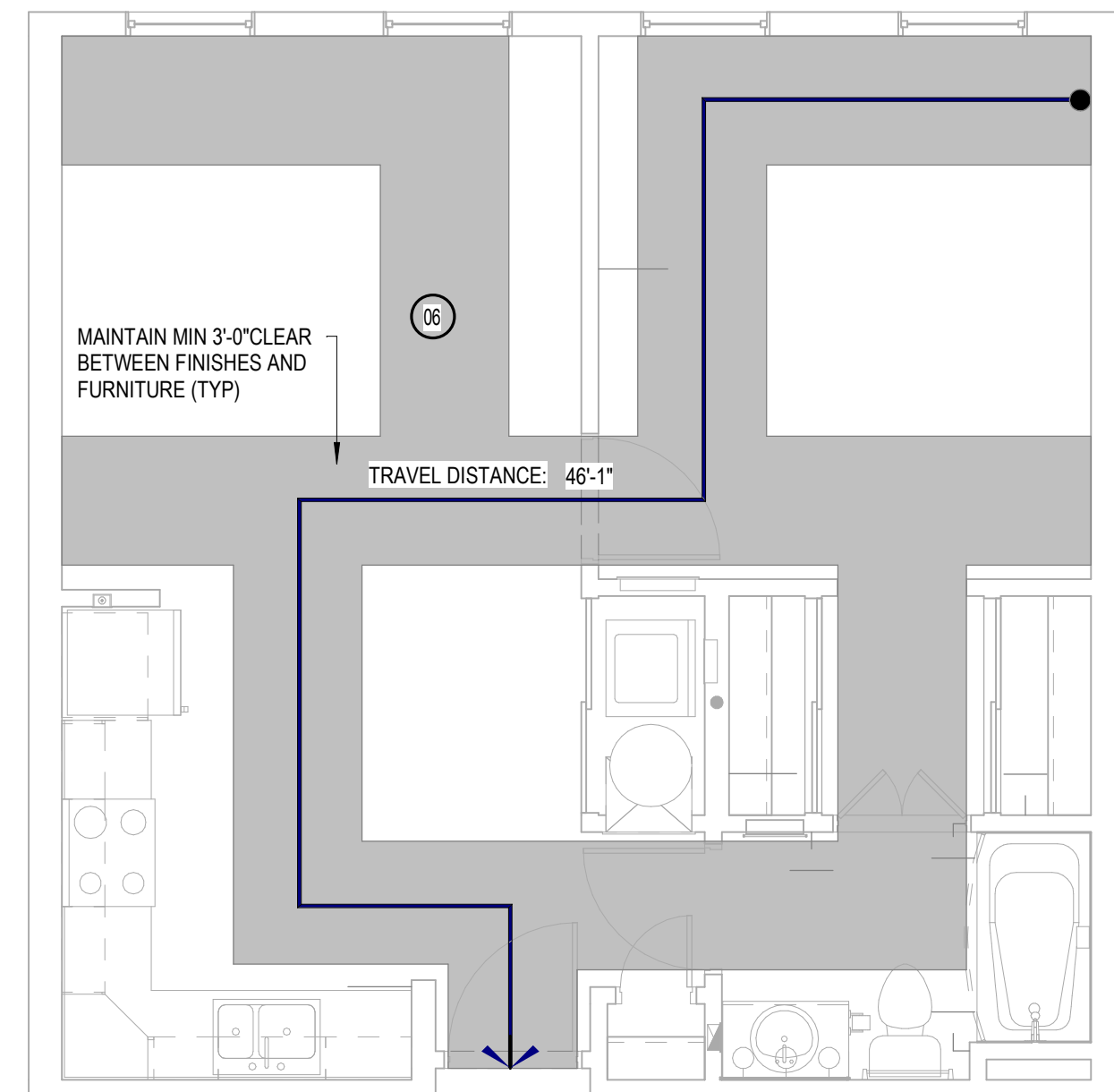

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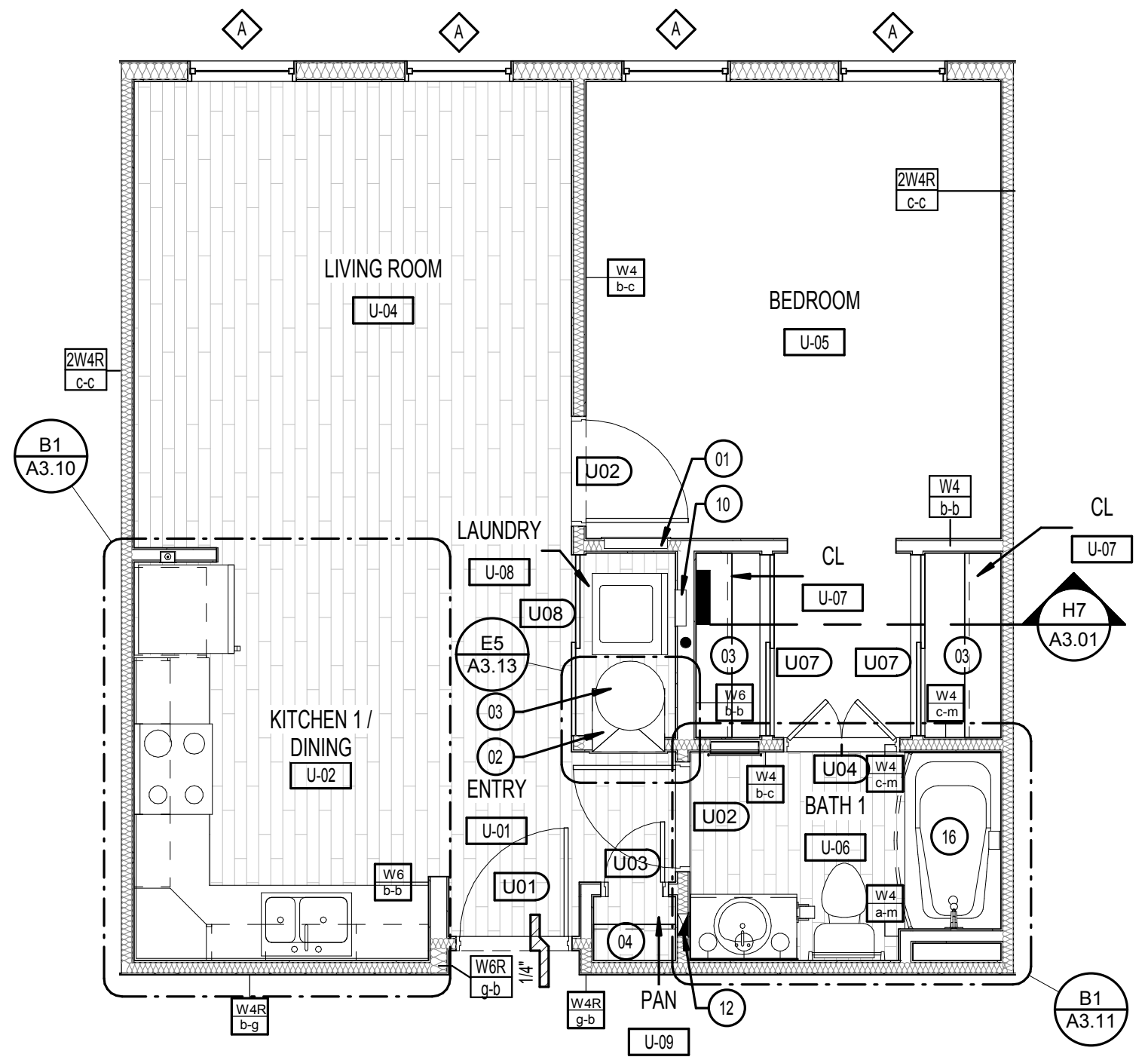
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Checked:	Checker
Approved:	Approver
Date:	Issue Date
Project #:	5389

SUMMER BAY APTS. II
 LAKE COUNTY, FL
BLDG. TYPE 2 - ELEVATOR PLANS & SECTIONS

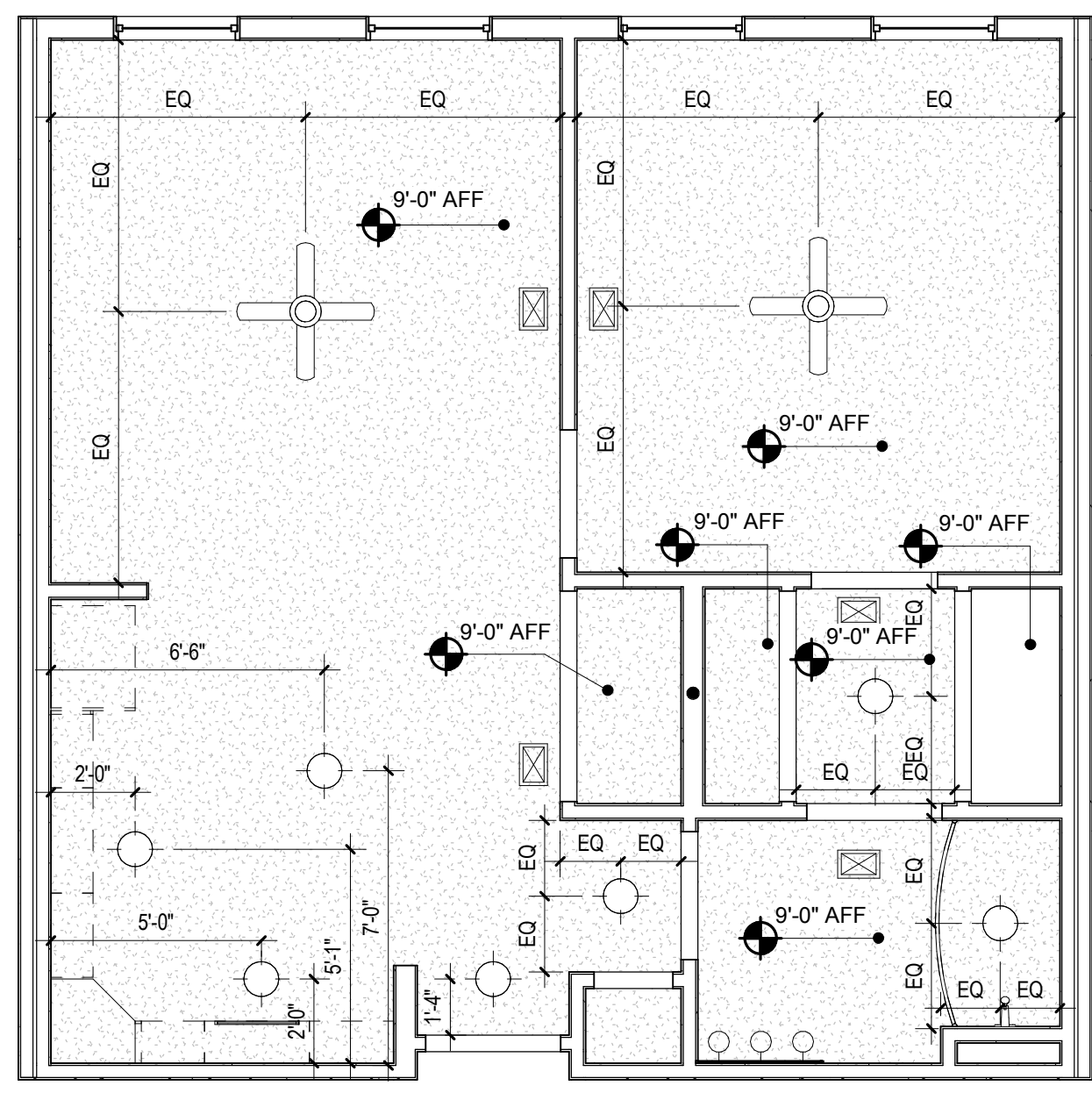
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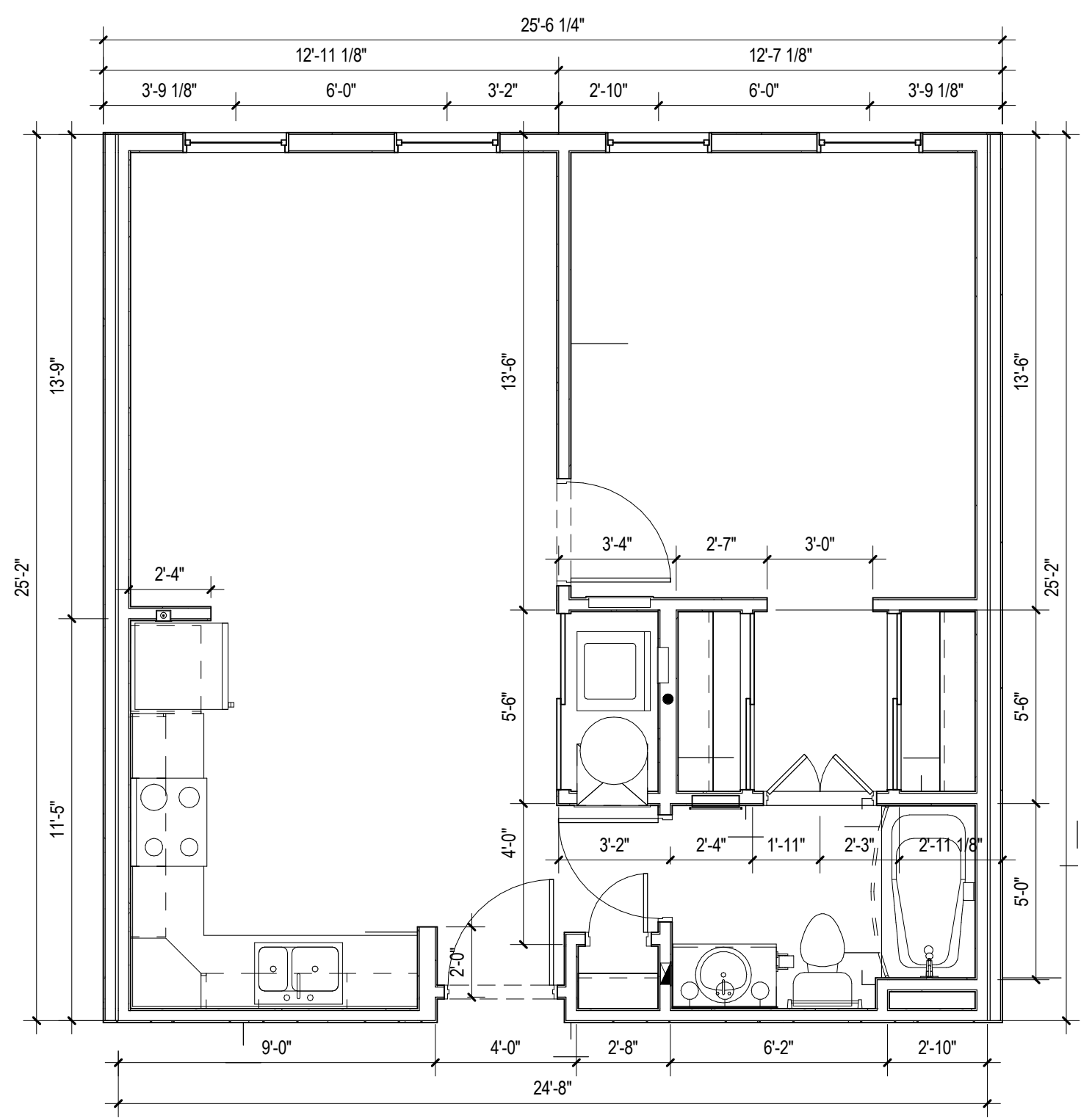
D1 UNIT S1 - ACCESSIBLE ROUTE PLAN
1/4" = 1'-0"



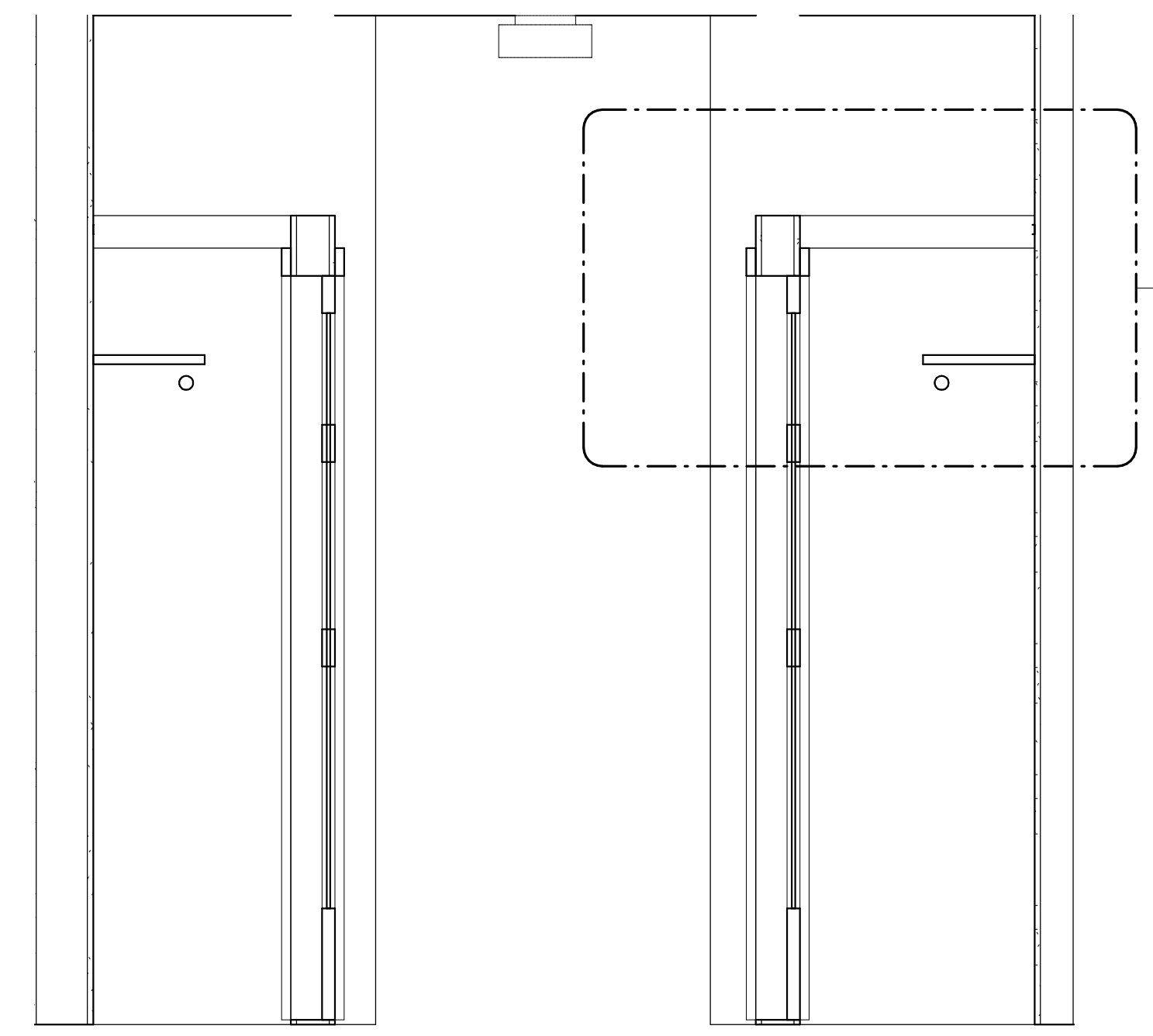
D4 UNIT S1 - REFERENCE PLAN
1/4" = 1'-0"



H1 UNIT S1 - RCP
1/4" = 1'-0"



H4 UNIT S1 - DIMENSION PLAN
1/4" = 1'-0"



H7 CLOSET SECTION
3/4" = 1'-0"

Area Schedule- UNIT S1				
Name	Area	Bedrooms	Baths	Den
UNIT S1	614 SF	1	1	
	614 SF			

- KEY NOTES:**
- ELECTRICAL PANEL. REFER TO ELECTRICAL DRAWINGS.
 - HVAC UNIT. SEE MECHANICAL DRAWINGS.
 - WIRE SHELF & POLE @ 5'-0"
 - WIRE SHELF @ 3'-0", 5'-0", & 6'-0" AFF.
 - SHELF ABOVE WASHER @ 5'-6" AFF.
 - MAINTAIN MIN. 3'-0" CLEAR BETWEEN FINISHES AND FURNITURE TYP.
 - CENTER LIGHTING FIXTURE ABOVE LAVATORY.
 - WASHER BOX.
 - DRYER VENT.
 - COMBO WASHER / DRYER BOX.
 - MOVABLE KITCHEN ISLAND.
 - PROVIDE FAN RATED REINFORCED J-BOX.
 - ATTIC ACCESS, TOP FLOOR UNITS ONLY.
 - WATER HEATER. SEE PLUMBING DRAWINGS.
 - ACCESS PANEL FOR MECH. UNIT.
 - FIBERGLASS TUB W/ TILE SURROUND.
 - GLASS SHOWER ENCLOSURE W/ TILE WALLS AND ACRYLIC PRE-FABRICATED PAN.
 - FRAMELESS MIRROR.

- RCP LEGEND**
- NOTE: RCP DIMS ARE FROM FINISH FACE OF WALL
- EXIT LIGHT
 - LED LIGHT W/ ROUND BOX
 - CEILING MOUNTED LIGHT
 - EXTERIOR CEILING MOUNTED LIGHT
 - PENDANT LIGHT
 - SPRINKLER HEAD - CEILING MOUNTED
 - SPRINKLER HEAD - SIDEWALL
 - EMERGENCY LIGHT - SIDEWALL
 - FLORESCENT STRIP LIGHT
 - CEILING FAN
 - FIXTURE VANITY LIGHT - WALL MOUNTED
 - EXTERIOR LIGHT - WALL MOUNTED
 - EXHAUST FAN - CEILING MOUNTED
 - SQUARE SUPPLY DIFFUSER - CEILING MOUNTED
 - SQUARE RETURN DIFFUSER - CEILING MOUNTED
 - SUPPLY DIFFUSER - WALL MOUNTED
 - EXHAUST FAN - WALL MOUNTED
 - THRU-WALL GRILL
 - ATTIC ACCESS PANEL
 - 5/8" FR GYP BD CEILING ON RESILIENT CHANNEL - 9'-0" AFF U.N.O.

GENERAL NOTES:

- ALL DIMENSIONS ARE FROM OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- EXTERIOR WALL SHOWN FOR REFERENCE ONLY. REFER TO BUILDING PLANS FOR EXTERIOR WALL TYPES, WINDOWS AND LOCATIONS.
- ALL PLUMBING WALLS NEED TO BE COORDINATED WITH PLUMBER TO DETERMINE 2X4 OR 2X6 CONSTRUCTION.
- PROVIDE ONE 2-A-10-B-C 5 lb FIRE EXTINGUISHER PER UNIT. LOCATE PER FIRE DEPARTMENT REQUIREMENTS.
- PROVIDE ACOUSTICAL UNDERLAYMENT UNDERNEATH GYPSUM TOPPING AT ALL TILE / VINYL FLOOR LOCATIONS ON ELEVATED FLOORS. REFER TO SPECIFICATIONS FOR APPROVED PRODUCT.
- COORDINATE FINISHES WITH INTERIOR DESIGN DOCUMENTS.
- UNIT PLANS SHOWN ARE TYPICAL - SEE BUILDING PLANS FOR UNIT ORIENTATION - PLANS MAY NEED TO BE REVERSED - ADJUST DIMENSION LAYOUTS ACCORDINGLY.
- SEE LIFE SAFETY PLAN SHEETS FOR RATED WALL LOCATIONS.
- REFER TO ENLARGED KITCHEN AND BATH PLANS FOR FHA CLEARANCES.
- BALCONY GUARDRAILS 36" @ 1st FLOOR BALCONIES, 42" @ ALL LEVELS ABOVE 1st FLOOR. RETURN AND ANCHOR ALL RAILS TO WALL.
- PROVIDE FIRE RATED ICE MAKER BOXES, WASHER BOXES AND DRYER BOXES WHEN LOCATED WITHIN A RATED WALL.

PERMIT REVIEW STAMP

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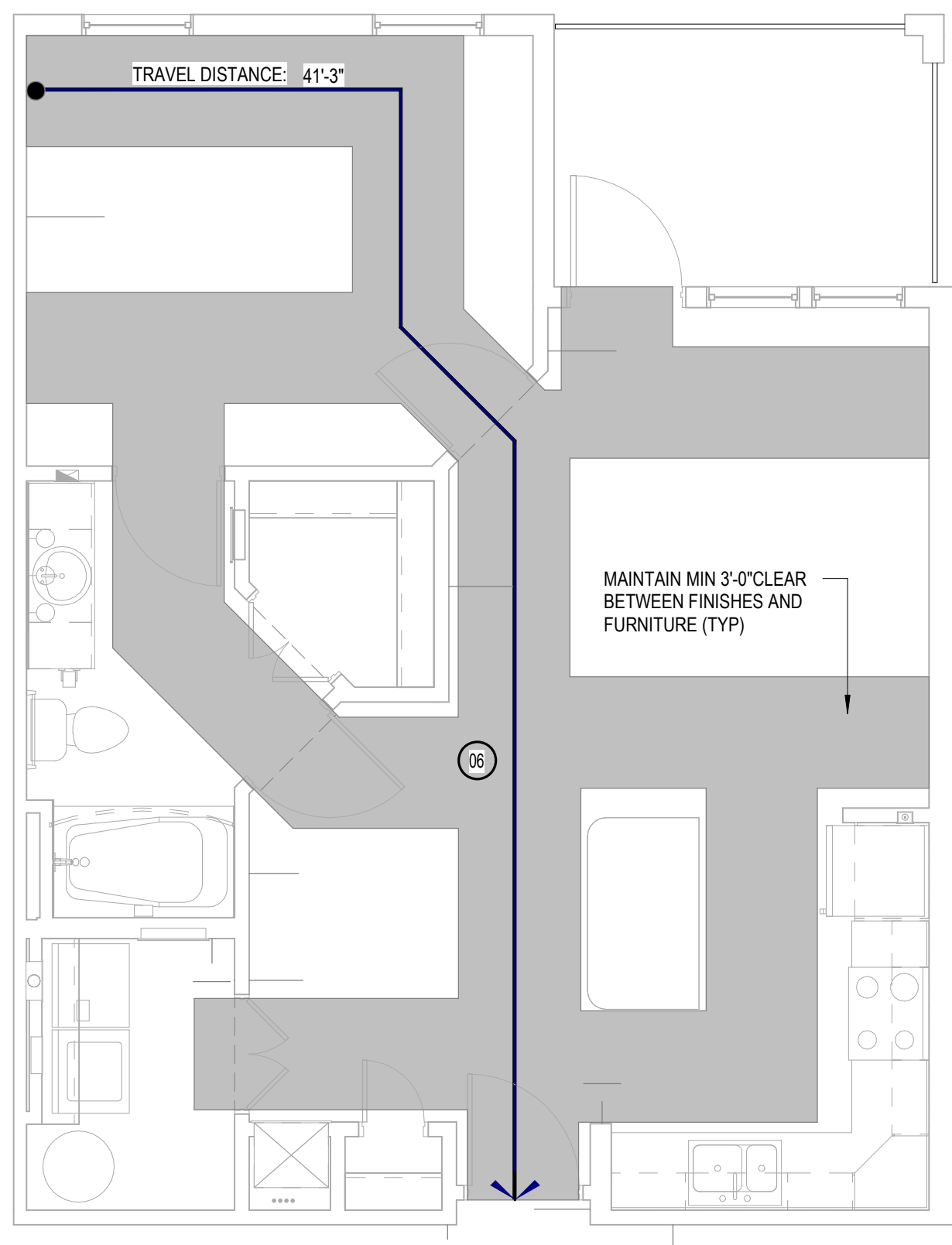
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SUMMER BAY APTS. II
LAKE COUNTY, FL

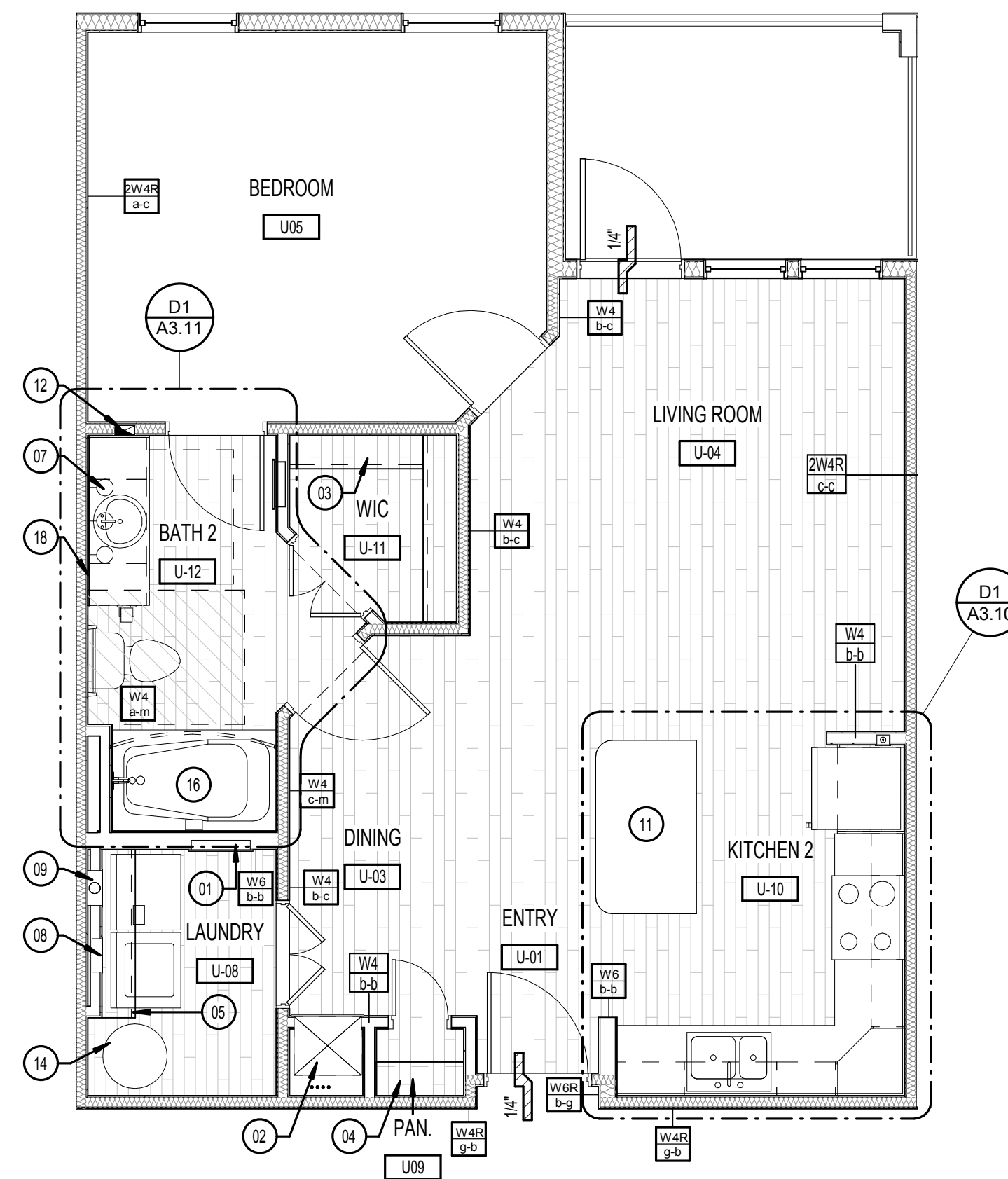
Drawn:	Author
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STUDIO UNIT - S1

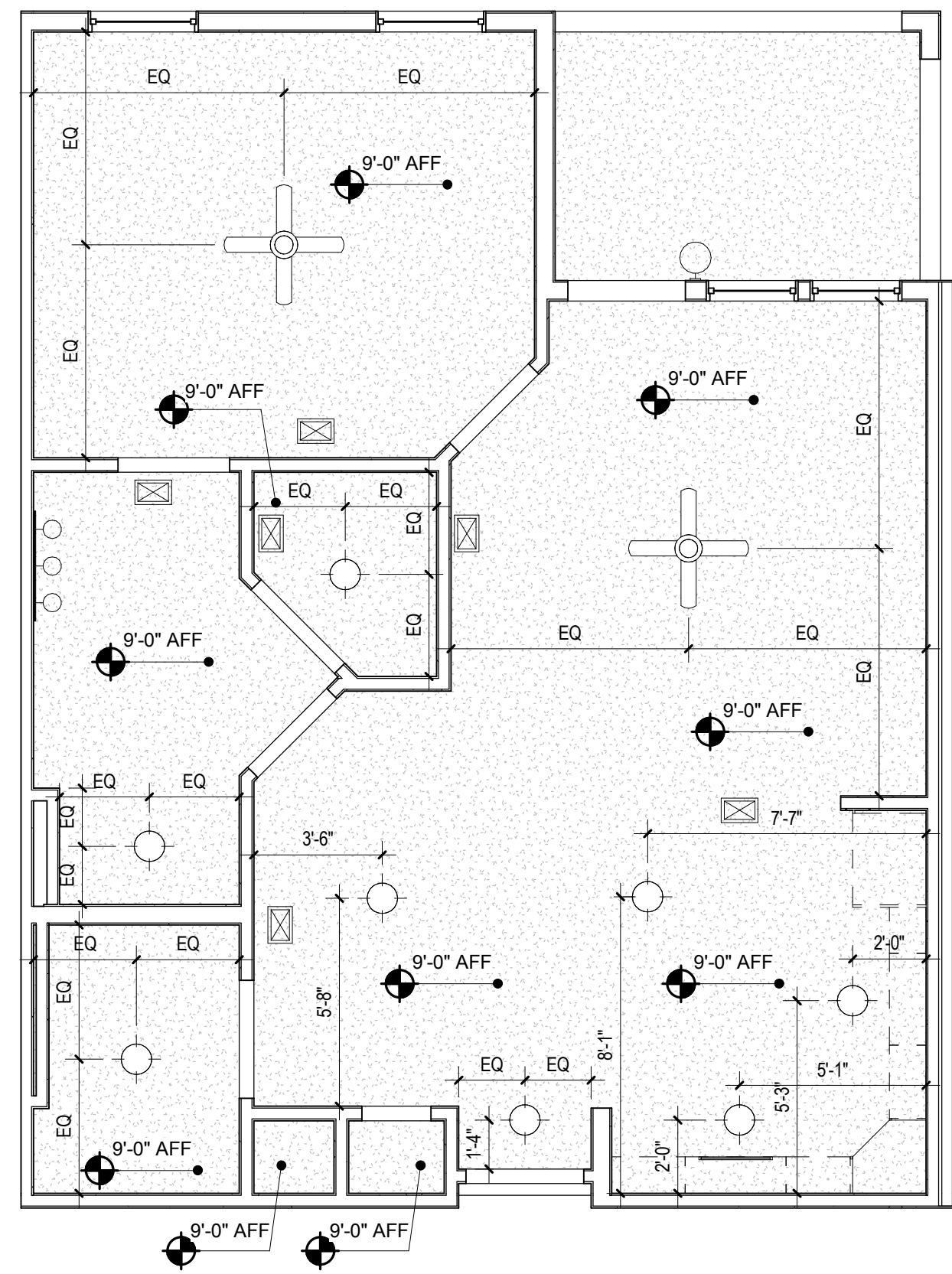
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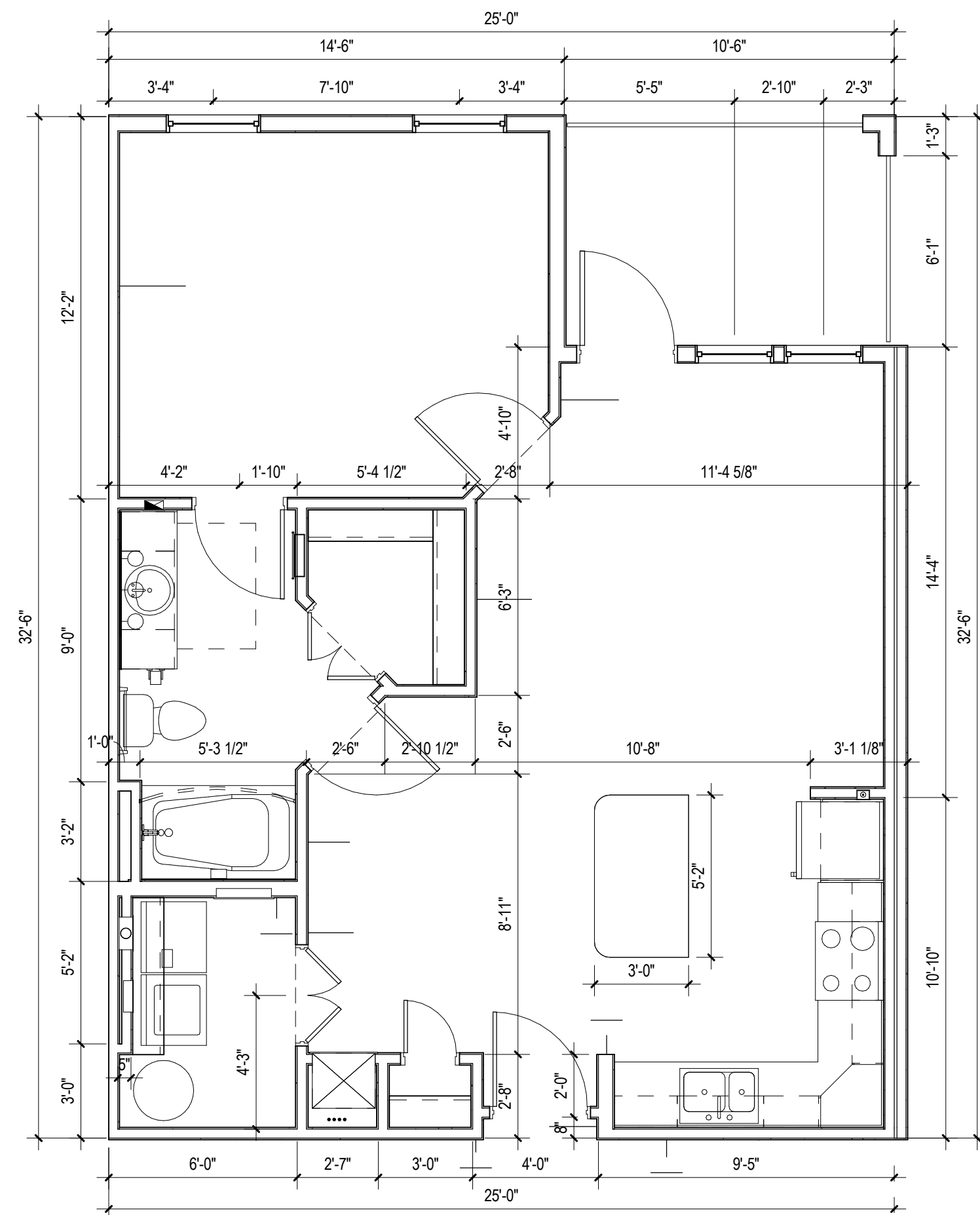
D1 UNIT A1 - ACCESSIBLE ROUTE PLAN
1/4" = 1'-0"



D5 UNIT A1 - REFERENCE PLAN
1/4" = 1'-0"



H1 UNIT A1 - RCP
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- ACCESS PANEL FOR MECH. UNIT.
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- FRAMELESS MIRROR.

RCP LEGEND

NOTE: RCP DIMS ARE FROM FINISH FACE OF WALL

- EXT LIGHT
- LED LIGHT W/ ROUND BOX
- CEILING MOUNTED LIGHT
- EXTERIOR CEILING MOUNTED LIGHT
- PENDANT LIGHT
- SPRINKLER HEAD - CEILING MOUNTED
- SPRINKLER HEAD - SIDEWALL
- EMERGENCY LIGHT - SIDEWALL
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- COORDINATE FINISHES WITH INTERIOR DESIGN DOCUMENTS.
- UNIT PLANS SHOWN ARE TYPICAL - SEE BUILDING PLANS FOR UNIT ORIENTATION - PLANS MAY NEED TO BE REVERSED - ADJUST DIMENSION LAYOUTS ACCORDINGLY.
- SEE LIFE SAFETY PLAN SHEETS FOR RATED WALL LOCATIONS.
- REFER TO ENLARGED KITCHEN AND BATH PLANS FOR FHA CLEARANCES.
- BALCONY GUARDRAILS 36" @ 1" FLOOR BALCONIES, 42" @ ALL LEVELS ABOVE 1" FLOOR. RETURN AND ANCHOR ALL RAILS TO WALL.
- PROVIDE FIRE RATED ICE MAKER BOXES, WASHER BOXES AND DRYER BOXES WHEN LOCATED WITHIN A RATED WALL.

ISSUE HISTORY

No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
2	11/10/2017	75%-90% REVIEW COORD. SET
3	12/20/2017	100% PERMIT SET

REVISION HISTORY

No.	Date	Description



FUGLEBERG KOCH

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

CONSULTANT

MICHAEL E. GOVE
FLORIDA LICENSE # ARS4111

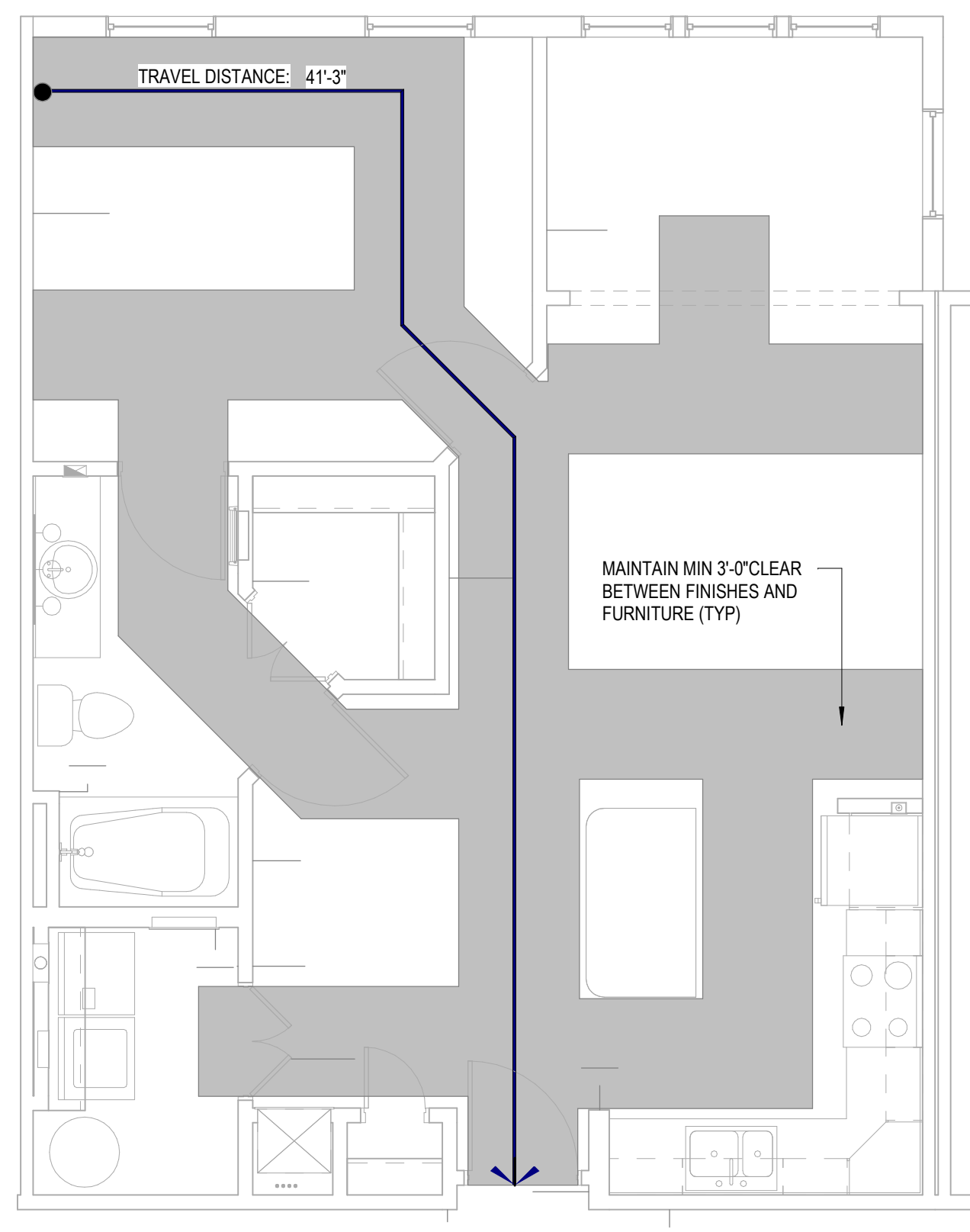
**SUMMER BAY
APTS. II**

LAKE COUNTY, FL

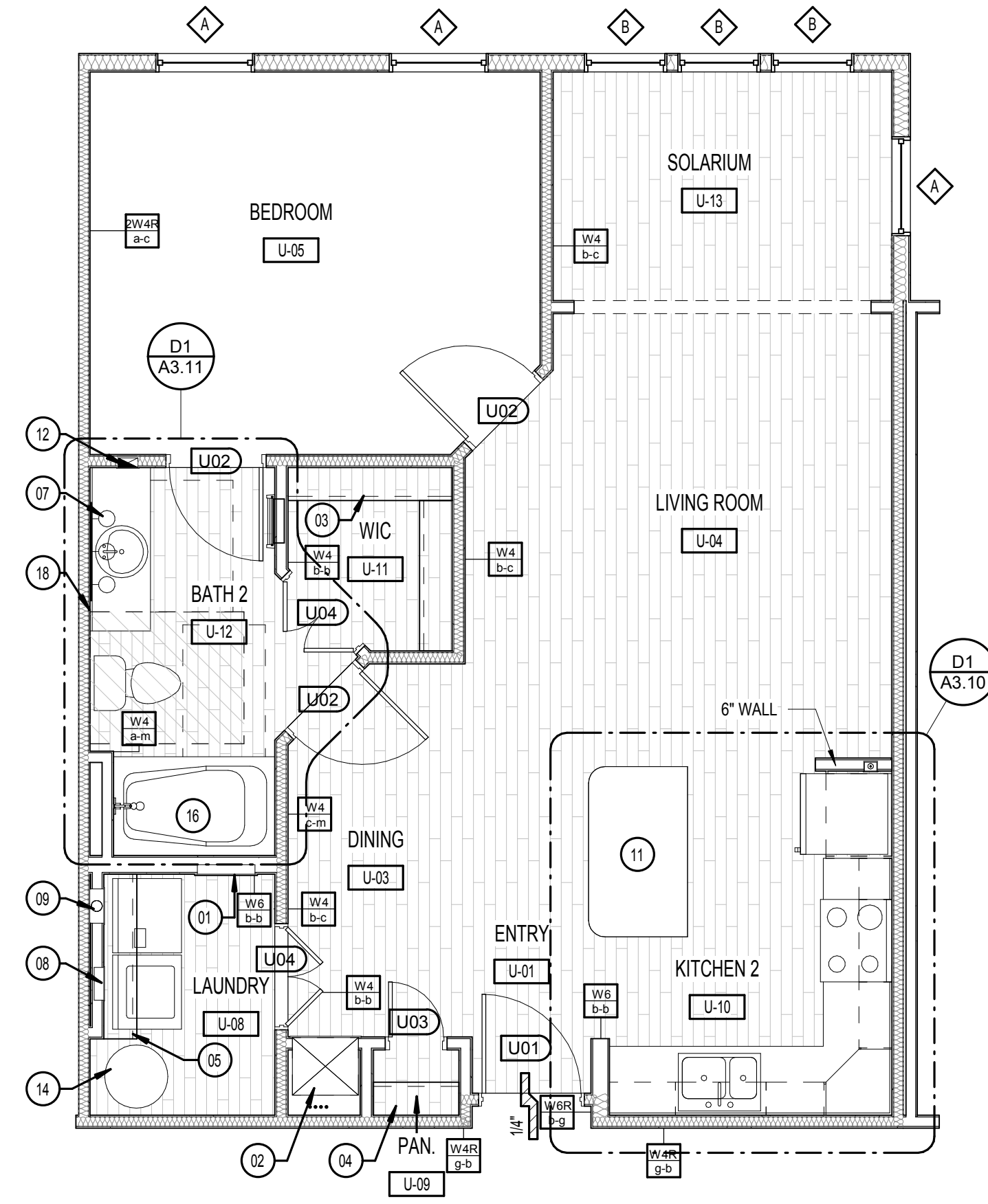
1 BR UNIT PLANS - A1

A3.02

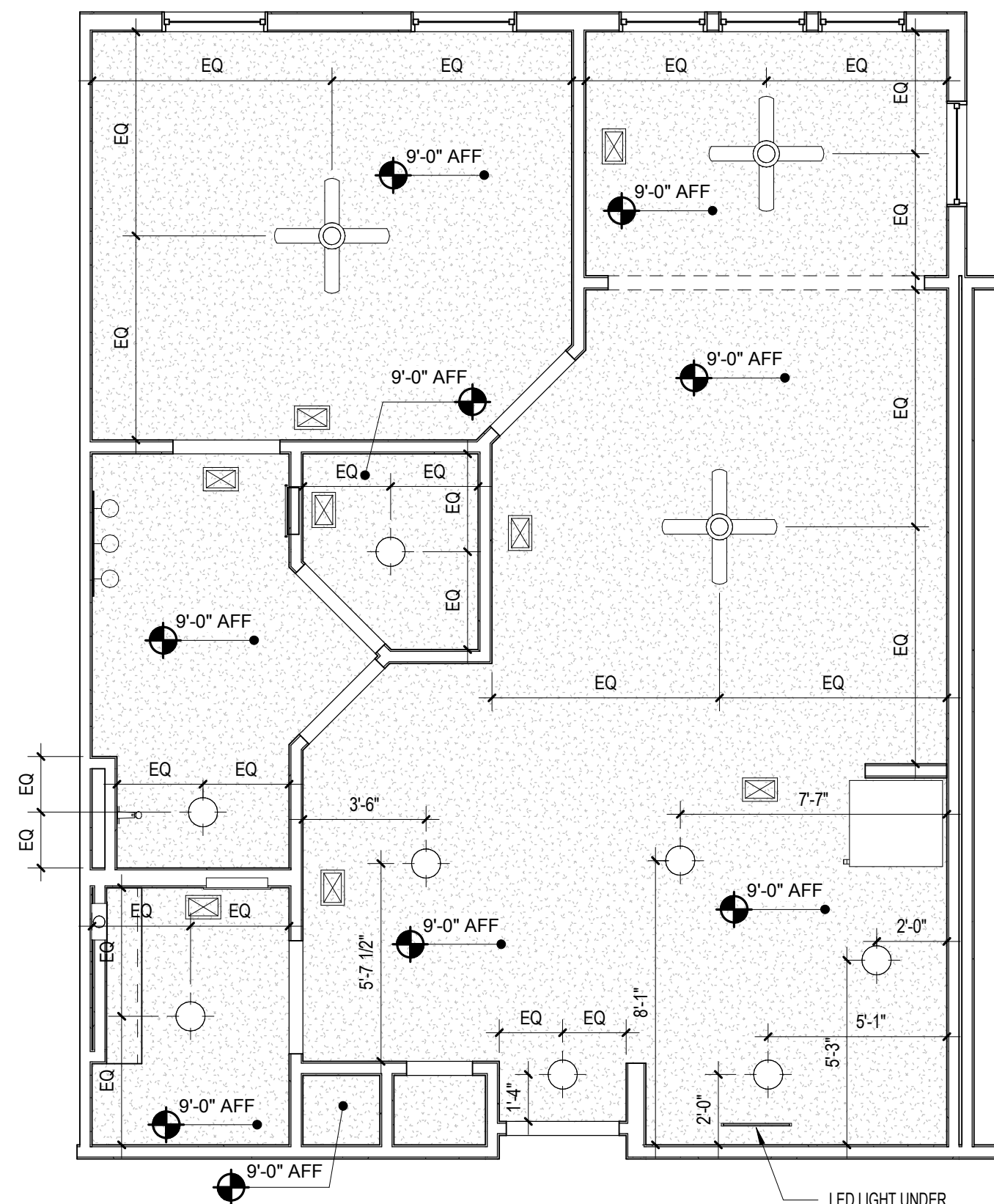
Area Schedule- UNIT A1				
Name	Area	Bedrooms	Baths	Den
BALCONY	78 SF	0	0	
UNIT A1	732 SF	1	1	
	810 SF			



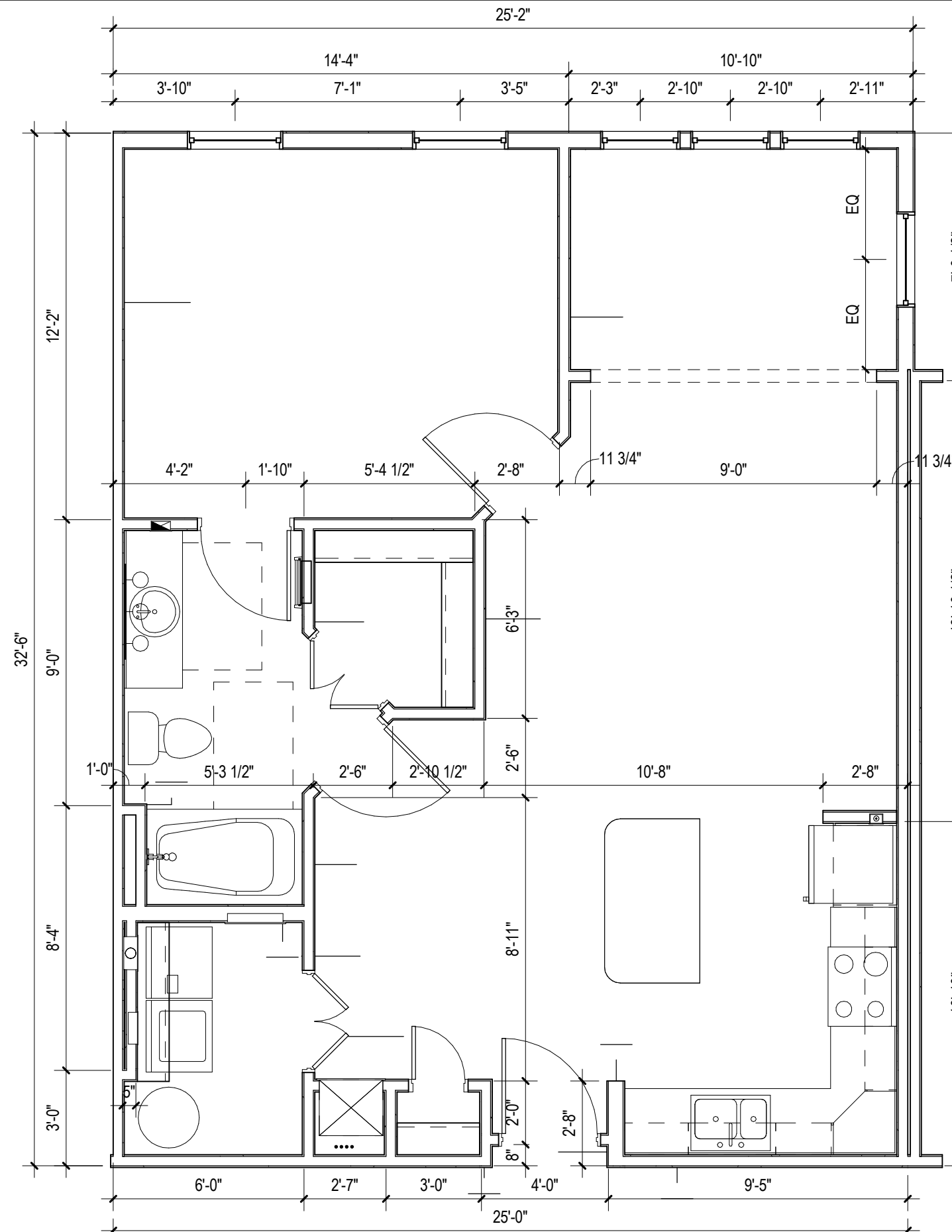
D1 UNIT A1S - ACCESSIBLE ROUTE PLAN
1/4" = 1'-0"



D5 UNIT A1S - REFERENCE PLAN
1/4" = 1'-0"



H1 UNIT A1S - RCP
1/4" = 1'-0"



H5 UNIT A1S - DIMENSION PLAN
1/4" = 1'-0"

KEY NOTES:

- ELECTRICAL PANEL. REFER TO ELECTRICAL DRAWINGS.
- HVAC UNIT. SEE MECHANICAL DRAWINGS.
- WIRE SHELF & POLE @ 6'-0".
- WIRE SHELF @ 3'-0", 5'-0", & 6'-0" AFF.
- SHELF ABOVE WASHER @ 5'-6" AFF.
- MAINTAIN MIN. 3'-0" CLEAR BETWEEN FINISHES AND FURNITURE TYP.
- CENTER LIGHTING FIXTURE ABOVE LAVATORY.
- WASHER BOX.
- DRYER VENT.
- COMBO WASHER / DRYER BOX.
- MOVABLE KITCHEN ISLAND.
- PROVIDE FAN RATED REINFORCED J-BOX.
- ATTIC ACCESS. TOP FLOOR UNITS ONLY.
- WATER HEATER. SEE PLUMBING DRAWINGS.
- ACCESS PANEL FOR MECH. UNIT.
- FIBERGLASS TUB W/ TILE SURROUND.
- GLASS SHOWER ENCLOSURE W/ TILE WALLS AND ACRYLIC PRE-FABRICATED PAN.
- FRAMELESS MIRROR.

RCP LEGEND

- NOTE: RCP DIMS ARE FROM FINISH FACE OF WALL
- EXIT LIGHT
 - LED LIGHT W/ ROUND BOX
 - CEILING MOUNTED LIGHT
 - EXTERIOR CEILING MOUNTED LIGHT
 - PENDANT LIGHT
 - SPRINKLER HEAD - CEILING MOUNTED
 - SPRINKLER HEAD - SIDEWALL
 - EMERGENCY LIGHT - SIDEWALL
 - FLORESCENT STRIP LIGHT
 - CEILING FAN
 - FIXTURE VANITY LIGHT - WALL MOUNTED
 - EXTERIOR LIGHT - WALL MOUNTED
 - EXHAUST FAN - CEILING MOUNTED
 - SQUARE SUPPLY DIFFUSER - CEILING MOUNTED
 - SQUARE RETURN DIFFUSER - CEILING MOUNTED
 - SUPPLY DIFFUSER - WALL MOUNTED
 - EXHAUST FAN - WALL MOUNTED
 - THRU-WALL GRILL
 - ATTIC ACCESS PANEL
 - 5/8" FR GYP BD CEILING ON RESILIENT CHANNEL - 9'-0" AFF U.N.O.

GENERAL NOTES:

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REVISION HISTORY

No.	Date	Description



FUGLEBERG KOCH
2555 Temple Trail, Winter Park, FL 32789 (407) 629-0595
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CONSULTANT

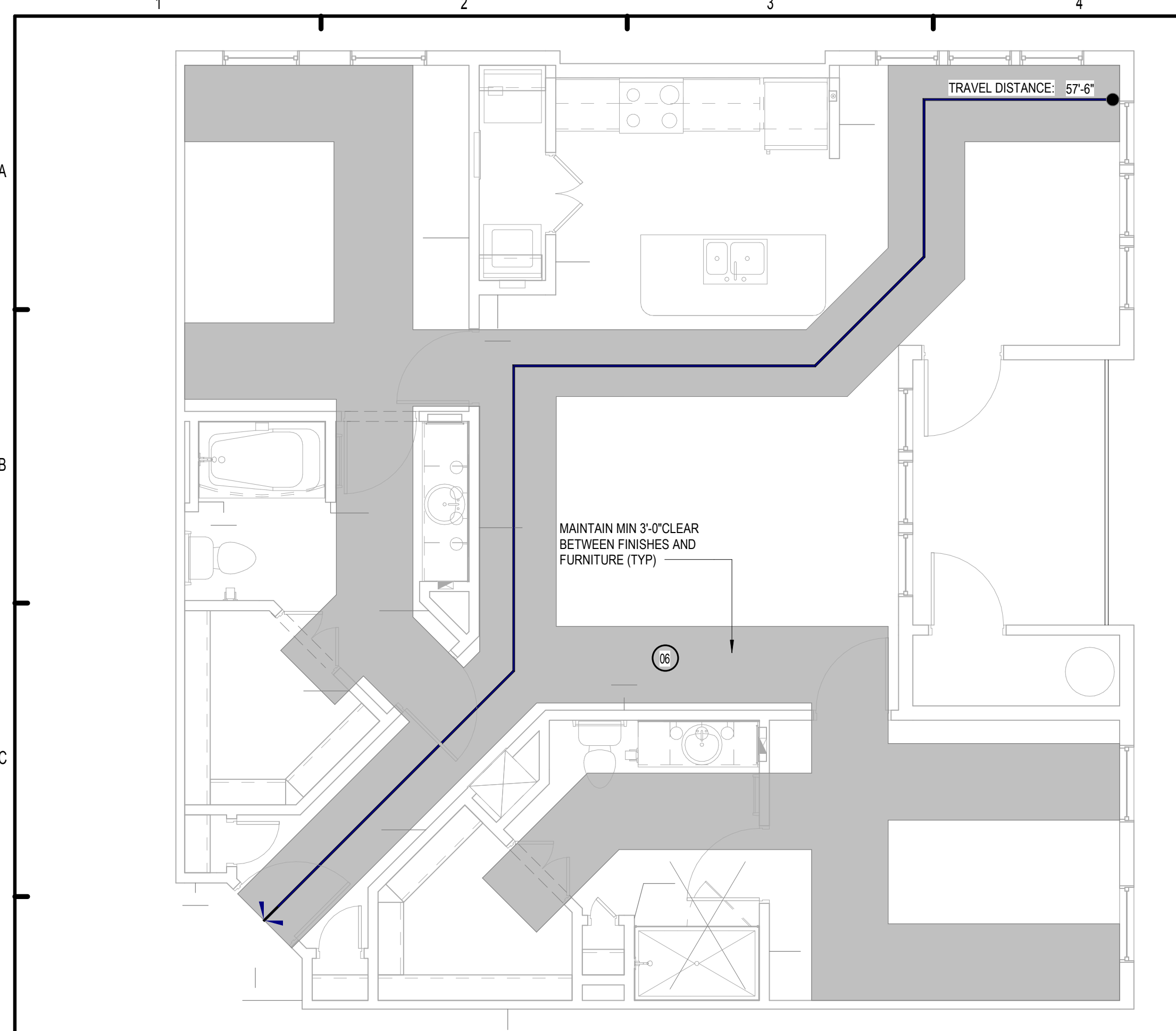
MICHAEL E. GOVE
FLORIDA LICENSE # AR84111

SUMMER BAY APTS. II
LAKE COUNTY, FL

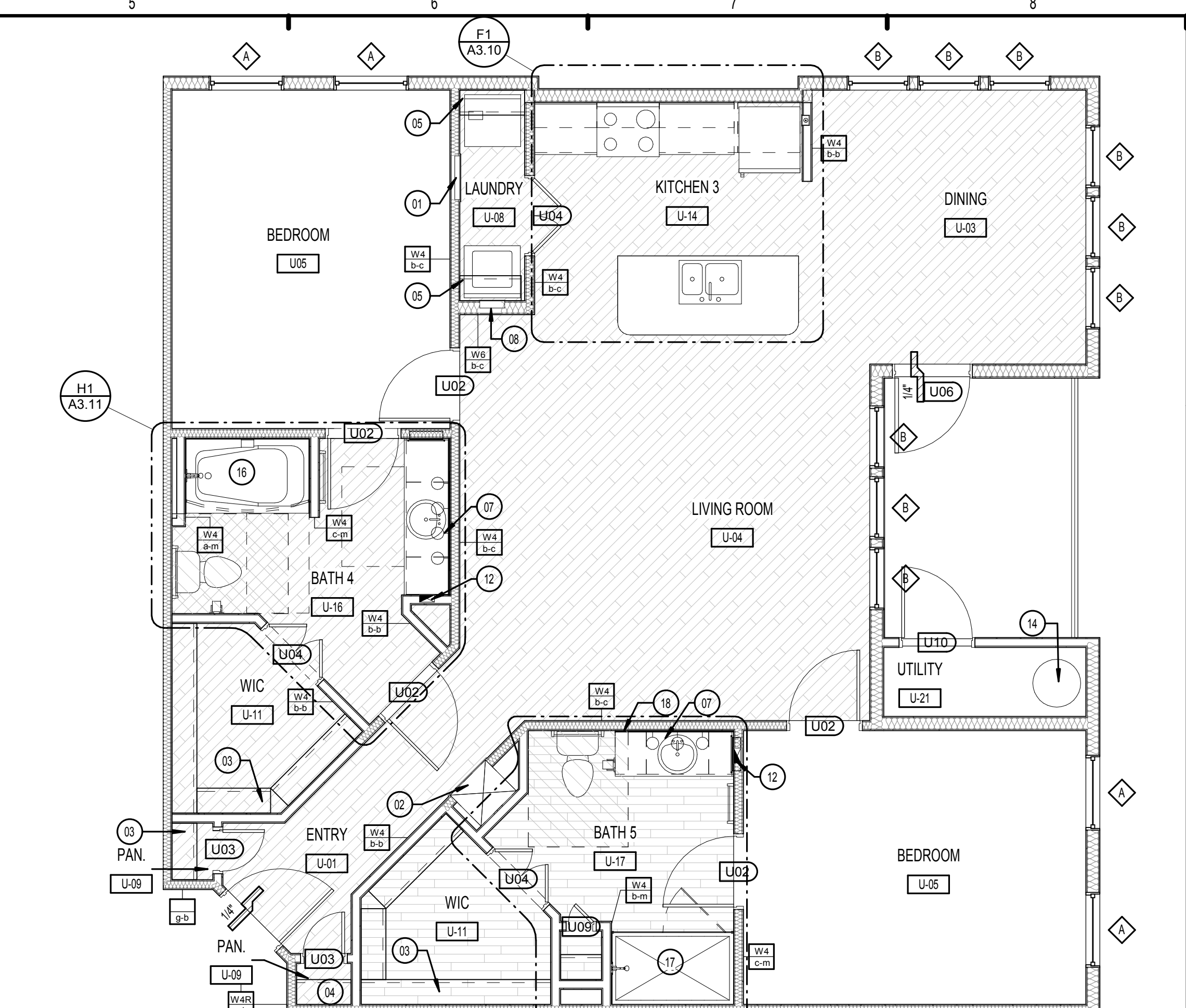
1 BR UNIT PLANS - A1S

A3.03

Area Schedule- UNIT A1S				
Name	Area	Bedrooms	Baths	Den
UNIT A2	810 SF	1	1	
	810 SF			



D1 UNIT B1 - ACCESSIBLE ROUTE PLAN
1/4" = 1'-0"



H5 UNIT B1 - REFERENCE PLAN
1/4" = 1'-0"

KEY NOTES:

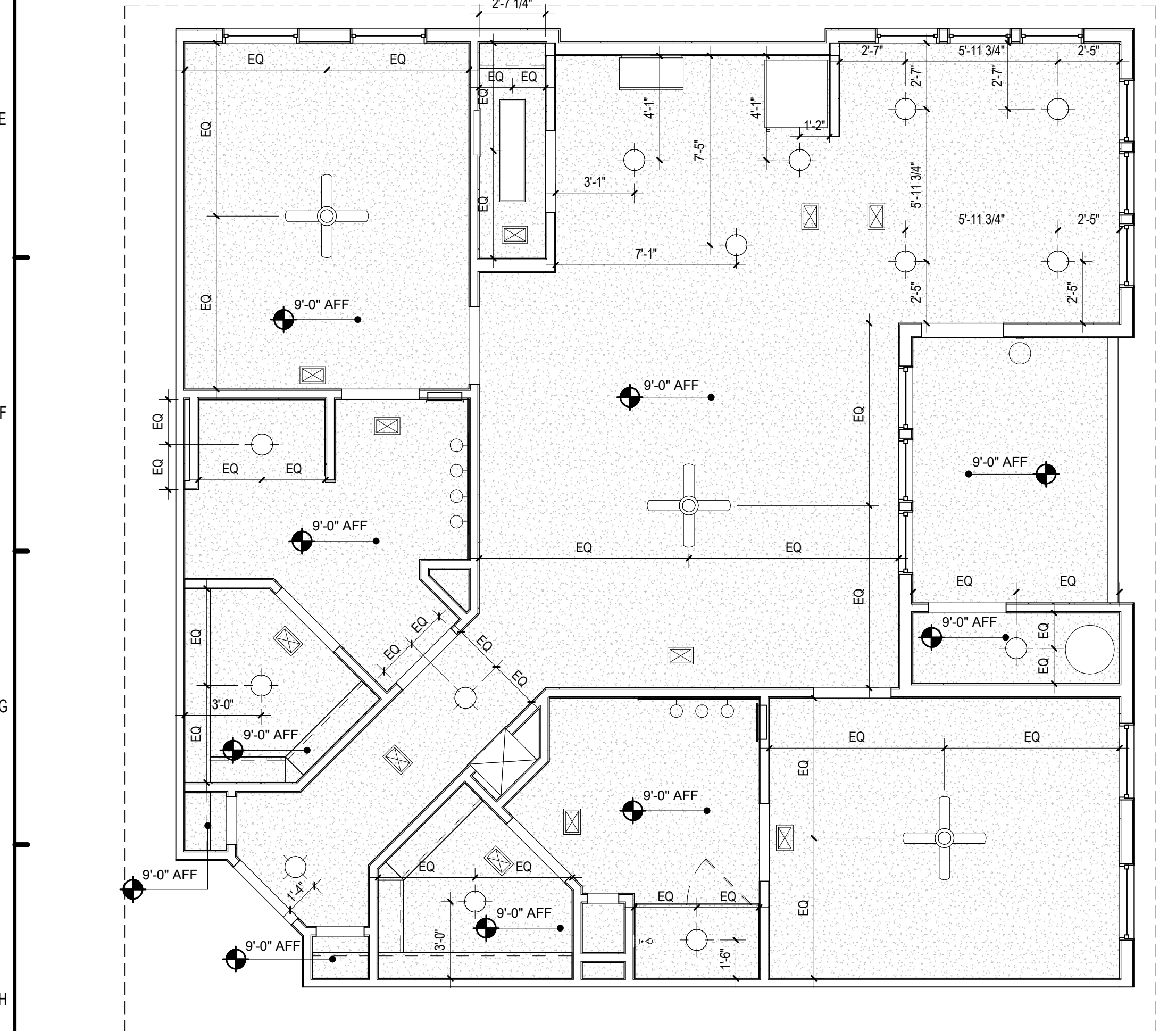
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- FRAMELESS MIRROR.

RCP LEGEND

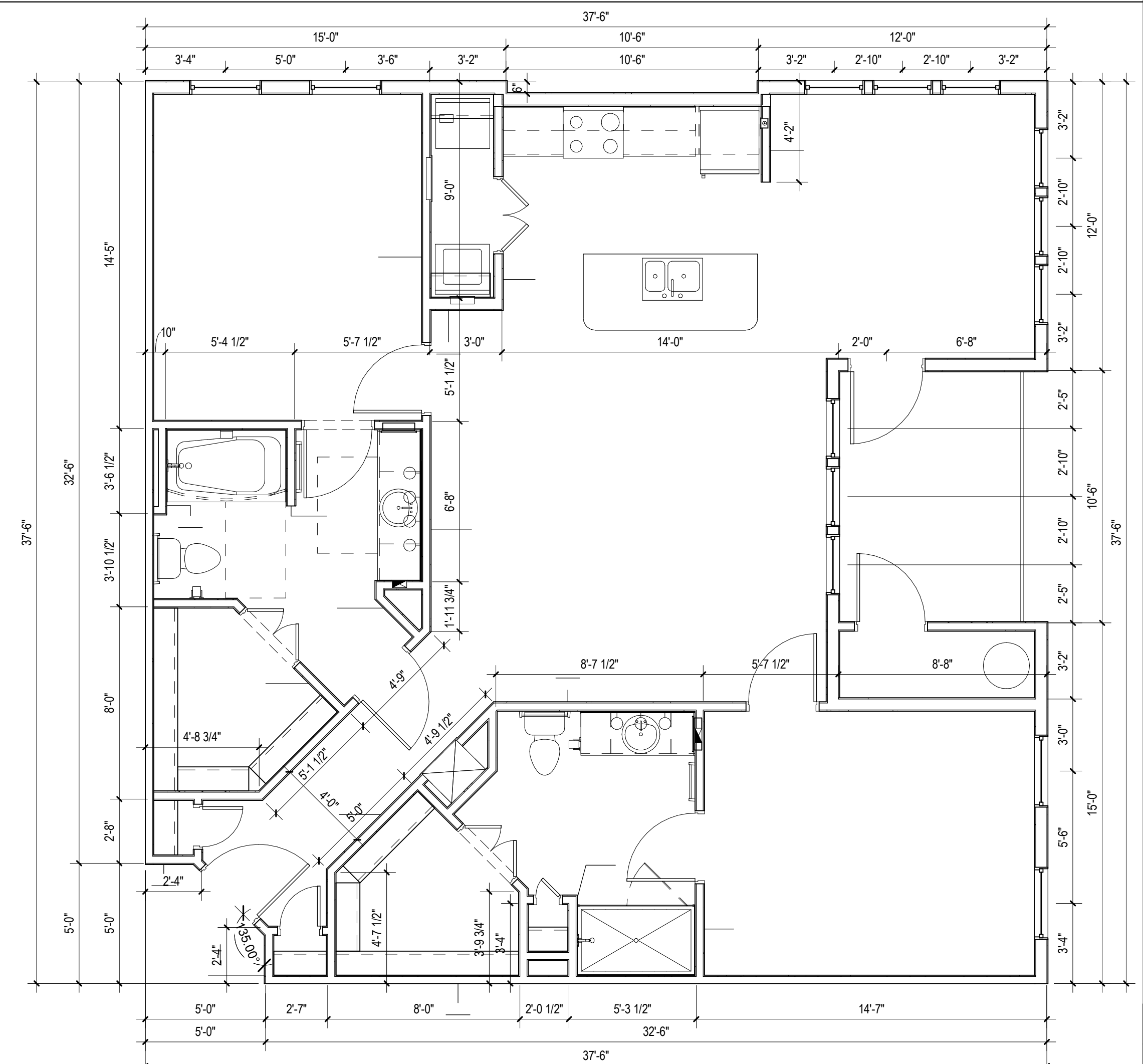
- NOTE: RCP DIMS ARE FROM FINISH FACE OF WALL
- EXIT LIGHT
 - LED LIGHT W/ ROUND BOX
 - CEILING MOUNTED LIGHT
 - EXTERIOR CEILING MOUNTED LIGHT
 - PENDANT LIGHT
 - SPRINKLER HEAD - CEILING MOUNTED
 - SPRINKLER HEAD - SIDEWALL
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D5 UNIT B1 - RCP
1/4" = 1'-0"



H1 UNIT B1 - DIMENSION PLAN
1/4" = 1'-0"

Area Schedule- UNIT B1

Name	Area	Bedrooms	Baths	Den
BALCONY	84 SF	0	0	
UNIT B1	1326 SF	2	2	
	1410 SF			

ISSUE HISTORY

No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
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3	12/20/2017	100% PERMIT SET

REVISION HISTORY

No.	Date	Description

FUGLEBERG KOCH

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

CONSULTANT

MICHAEL E. GOVE
FLORIDA LICENSE # AR84111

**SUMMER BAY
APTS. II**

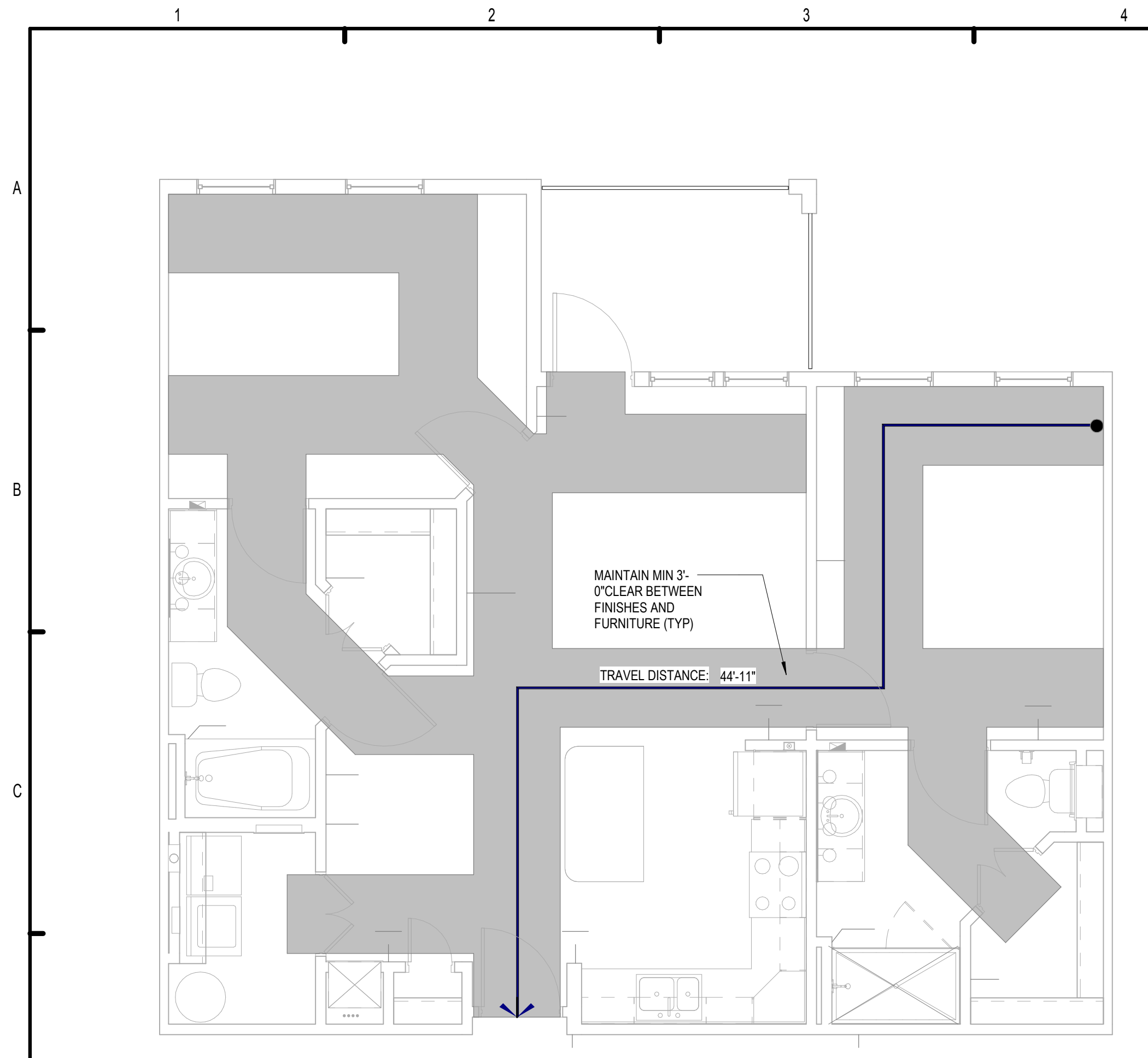
LAKE COUNTY, FL

Drawn: _____	Author: _____
Checked: _____	Checker: _____
Approved: _____	Approver: _____
Date: _____	Issue Date: _____
Project #: _____	Project #: 5389

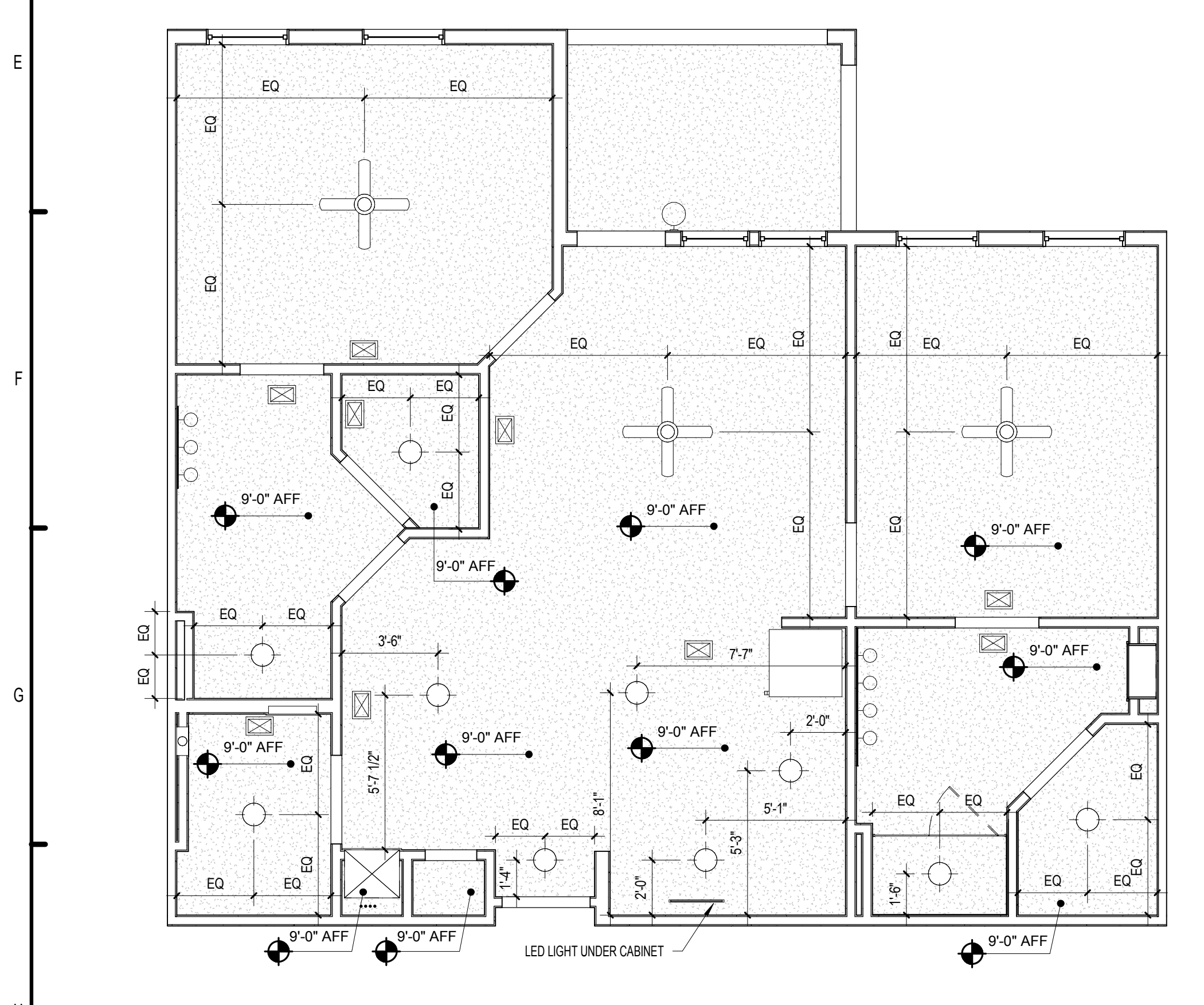
2 BR UNIT PLANS - B1

A3.04

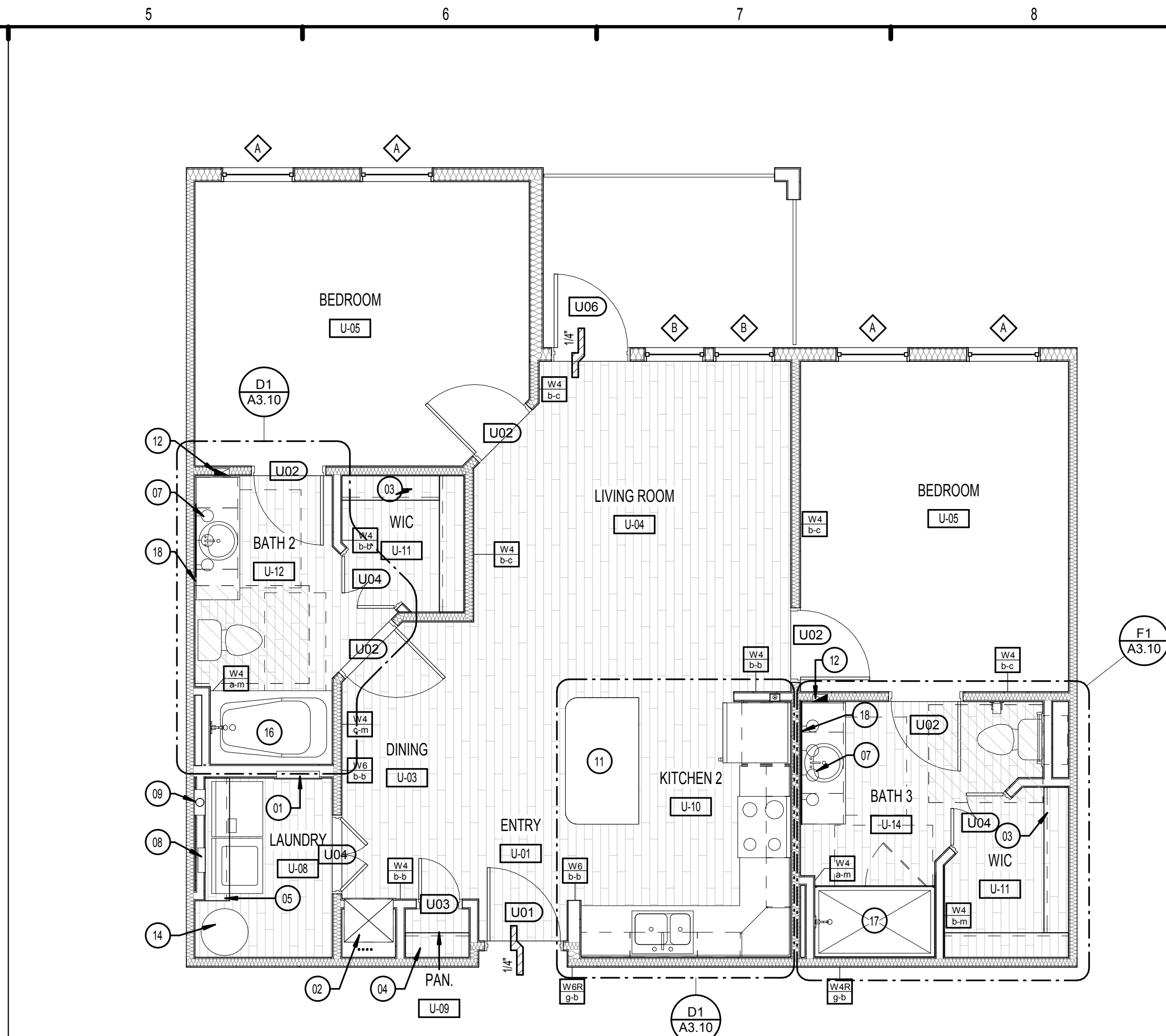
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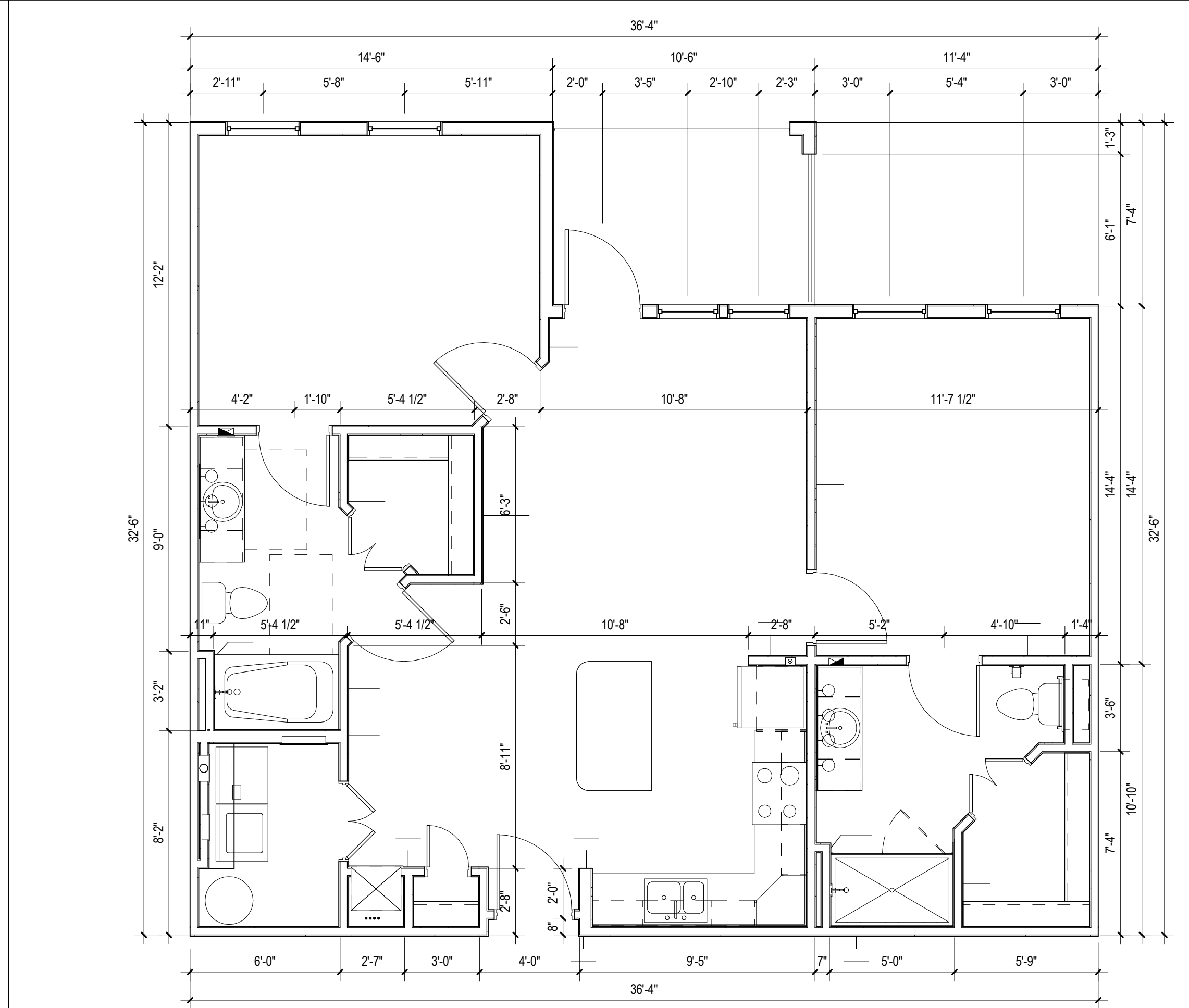
D1 UNIT B2 - ACCESSIBLE ROUTE PLAN
1/4" = 1'-0"



D5 UNIT B2 - RCP
1/4" = 1'-0"



H5 UNIT B2 - REFERENCE PLAN
1/4" = 1'-0"



H1 UNIT B2 - DIMENSION PLAN
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9. DRYER VENT.
10. COMBO WASHER / DRYER BOX.
11. MOVABLE KITCHEN ISLAND.
12. PROVIDE FAN RATED REINFORCED J-BOX.
13. ATTIC ACCESS, TOP FLOOR UNITS ONLY.
14. WATER HEATER, SEE PLUMBING DRAWINGS.
15. ACCESS PANEL FOR MECH. UNIT.
16. FIBERGLASS TUB W/ TILE SURROUND.
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18. FRAMELESS MIRROR.

RCP LEGEND

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PERMIT REVIEW STAMP

No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
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REVISION HISTORY

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FUGLEBERG KOCH

2555 Temple Trail, Winter Park, FL 32789 (407) 629-0595
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CONSULTANT

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FLORIDA LICENSE # ARS4111

**SUMMER BAY
APTS. II**

LAKE COUNTY, FL

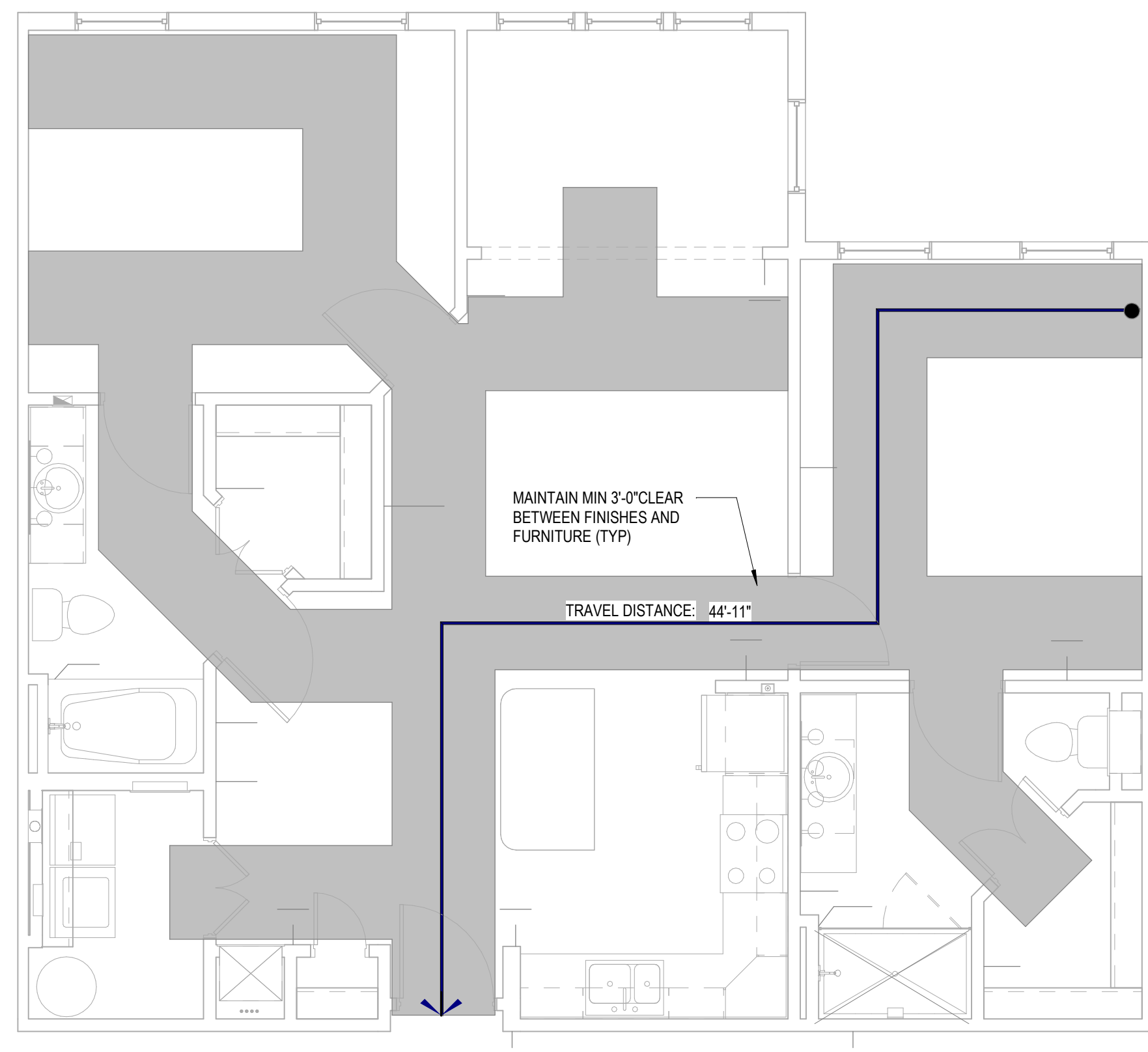
2 BR UNIT PLANS - B2

Drawn:	Author
Checked:	Checker
Approved:	Approver
Date:	Issue Date
Project #:	5389

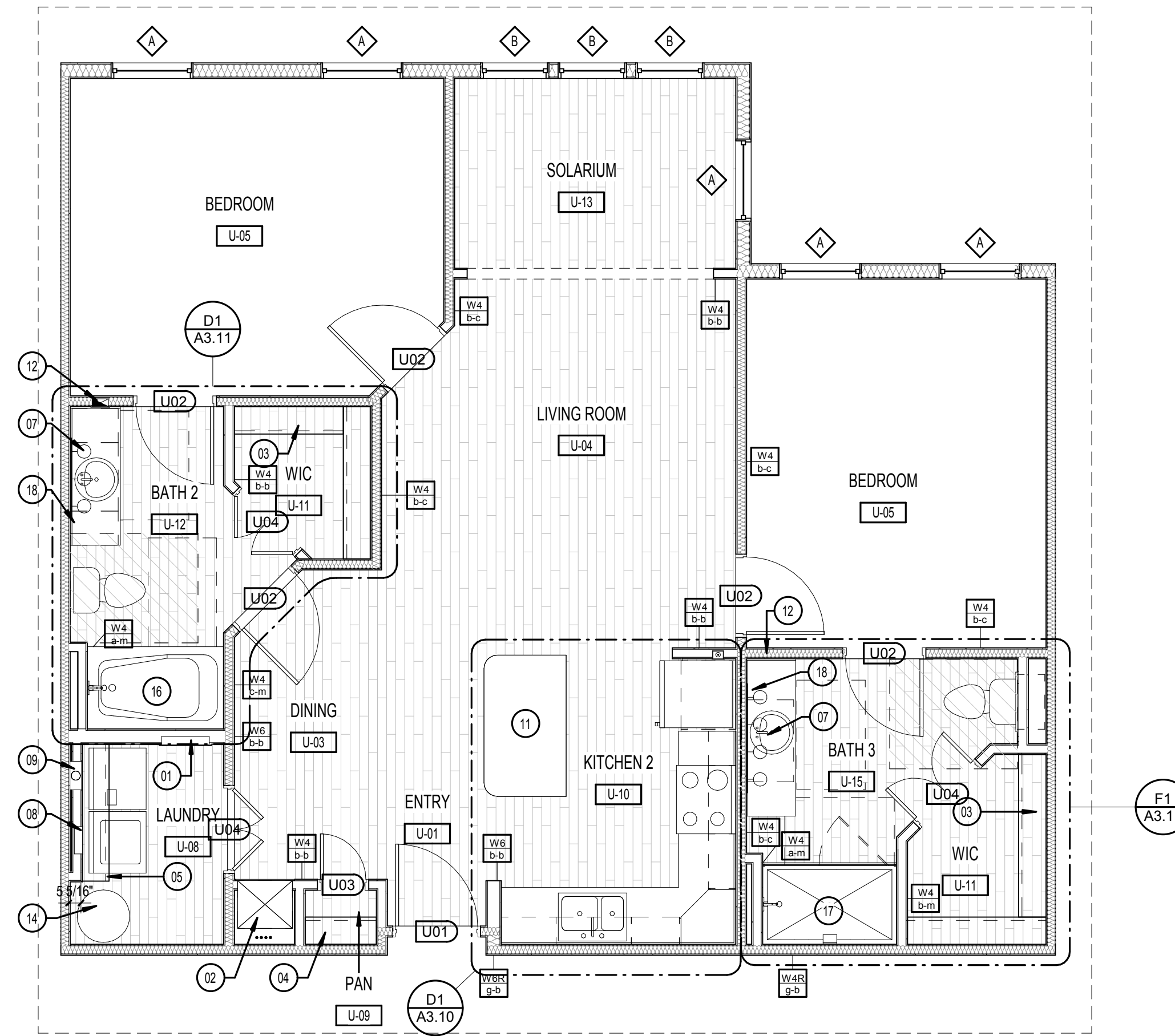
Area Schedule- UNIT B2

Name	Area	Bedrooms	Baths	Den
BALCONY	78 SF	0	0	
UNIT B2	1017 SF	2	2	
	1095 SF			

A3.05



D1 UNIT B2S - ACCESSIBLE ROUTE PLAN
1/4" = 1'-0"



D5 UNIT B2S - REFERENCE PLAN
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KEY NOTES:

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RCP LEGEND

NOTE: RCP DIMS ARE FROM FINISH FACE OF WALL

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- LED LIGHT W/ ROUND BOX
- CEILING MOUNTED LIGHT
- ⊙ EXTERIOR CEILING MOUNTED LIGHT
- ⊗ PENDANT LIGHT
- ⊙ SPRINKLER HEAD - CEILING MOUNTED
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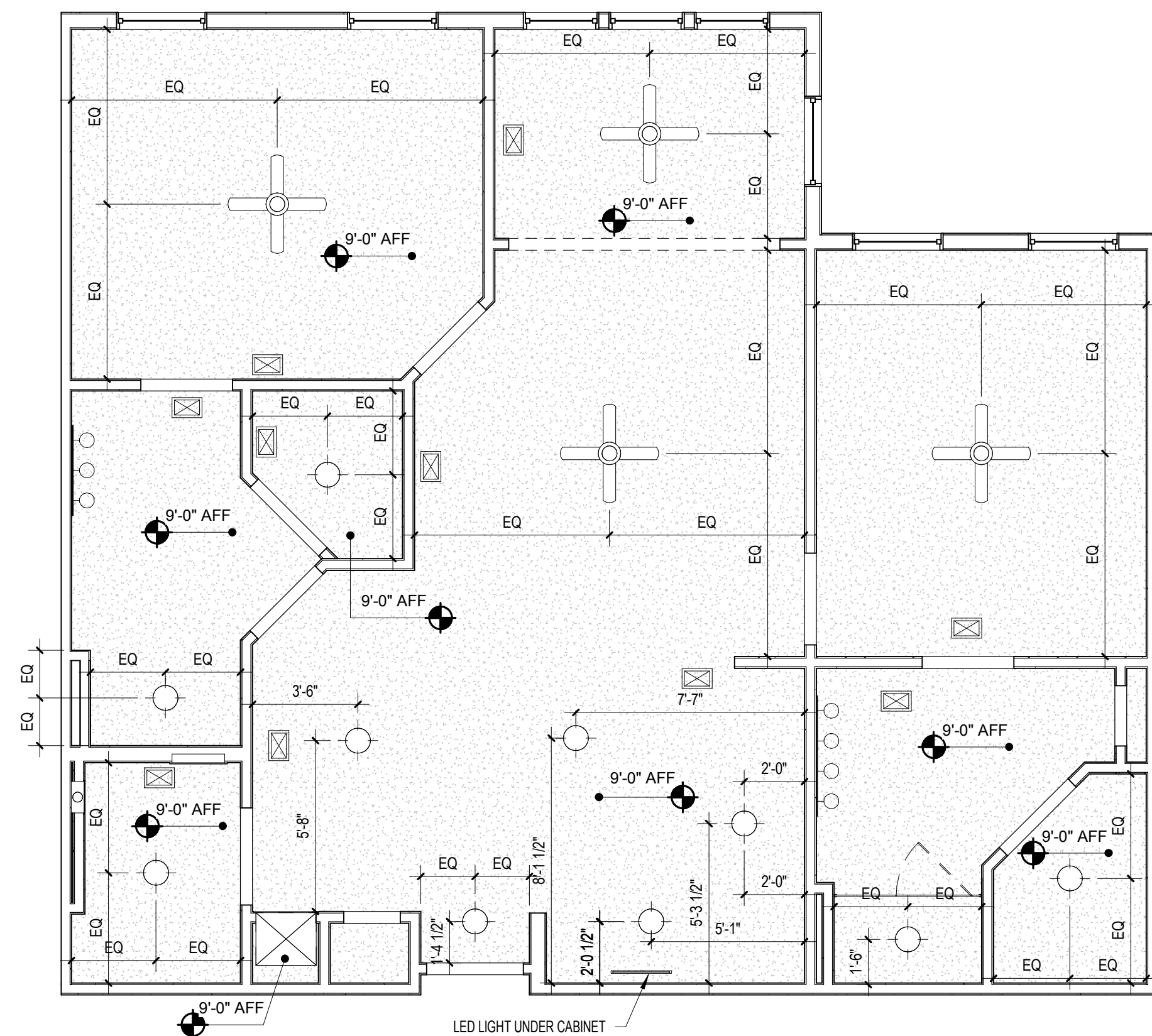
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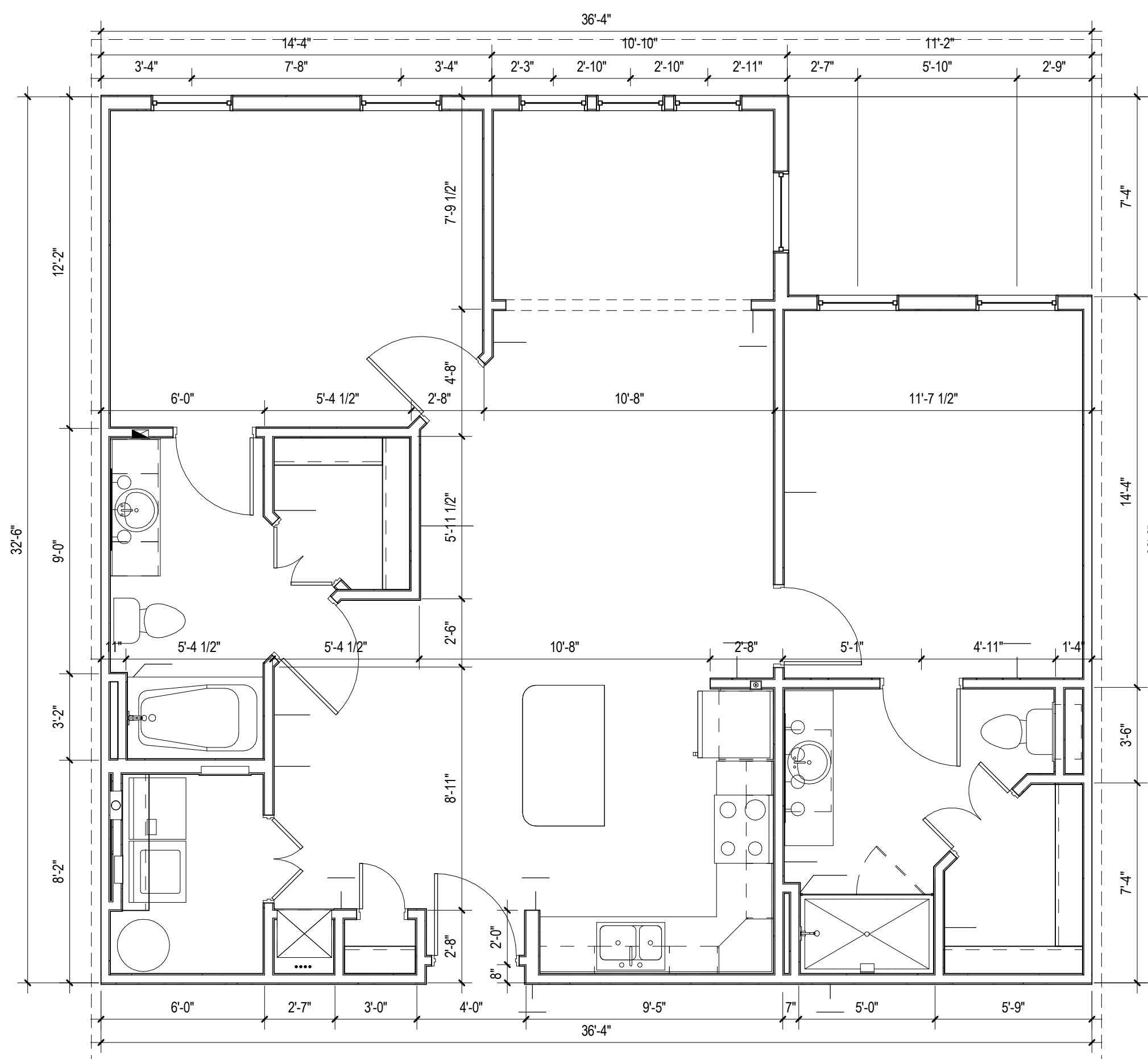
No.	Date	Description
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REVISION HISTORY

No.	Date	Description



H1 UNIT B2S - RCP
1/4" = 1'-0"



H5 UNIT B2S - DIMENSION PLAN
1/4" = 1'-0"

Area Schedule- UNIT B3

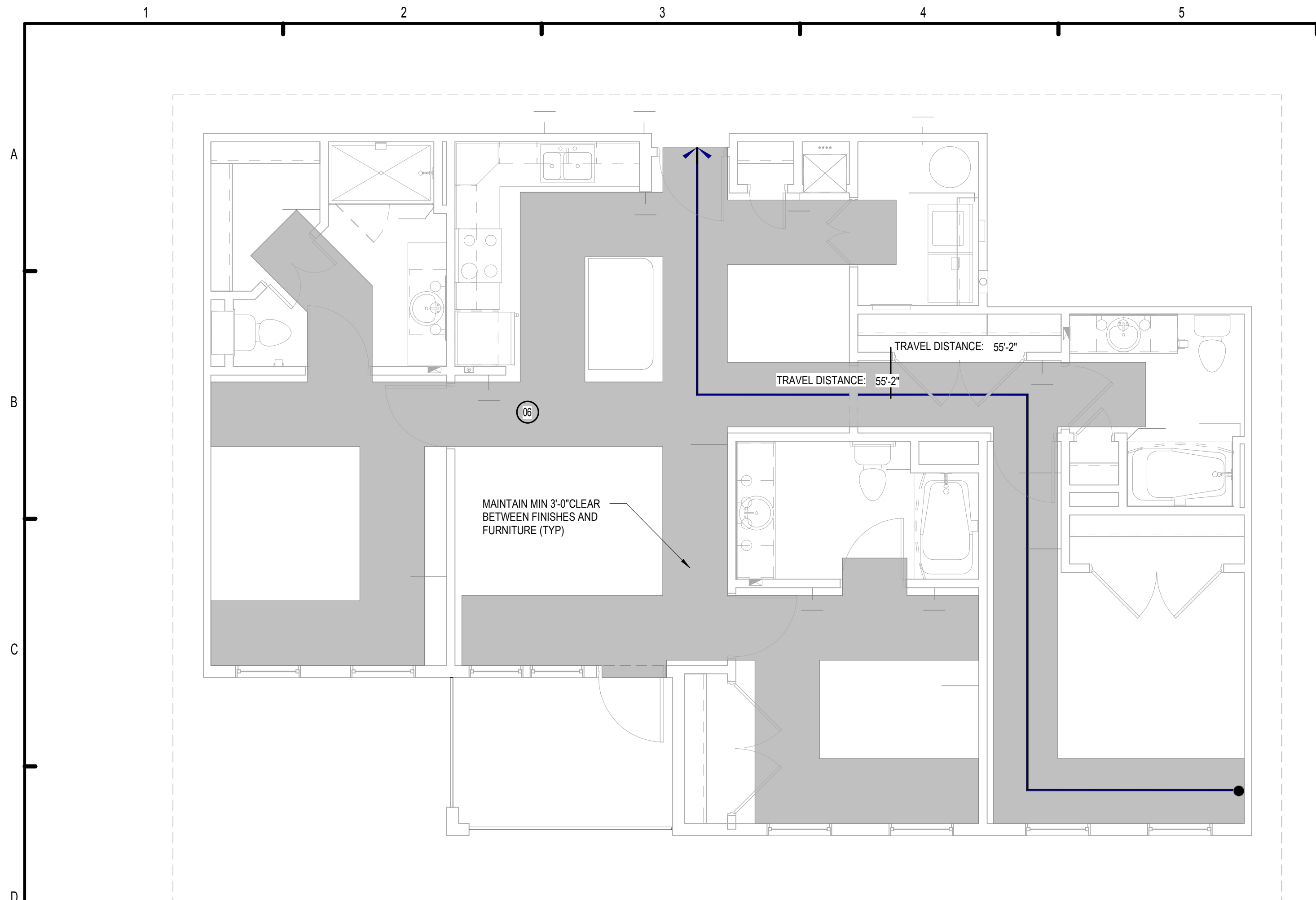
Name	Area	Bedrooms	Baths	Den
BALCONY	Not Placed	0	0	
UNIT B3	1095 SF	2	2	
	1095 SF			

**SUMMER BAY
APTS. II**
LAKE COUNTY, FL

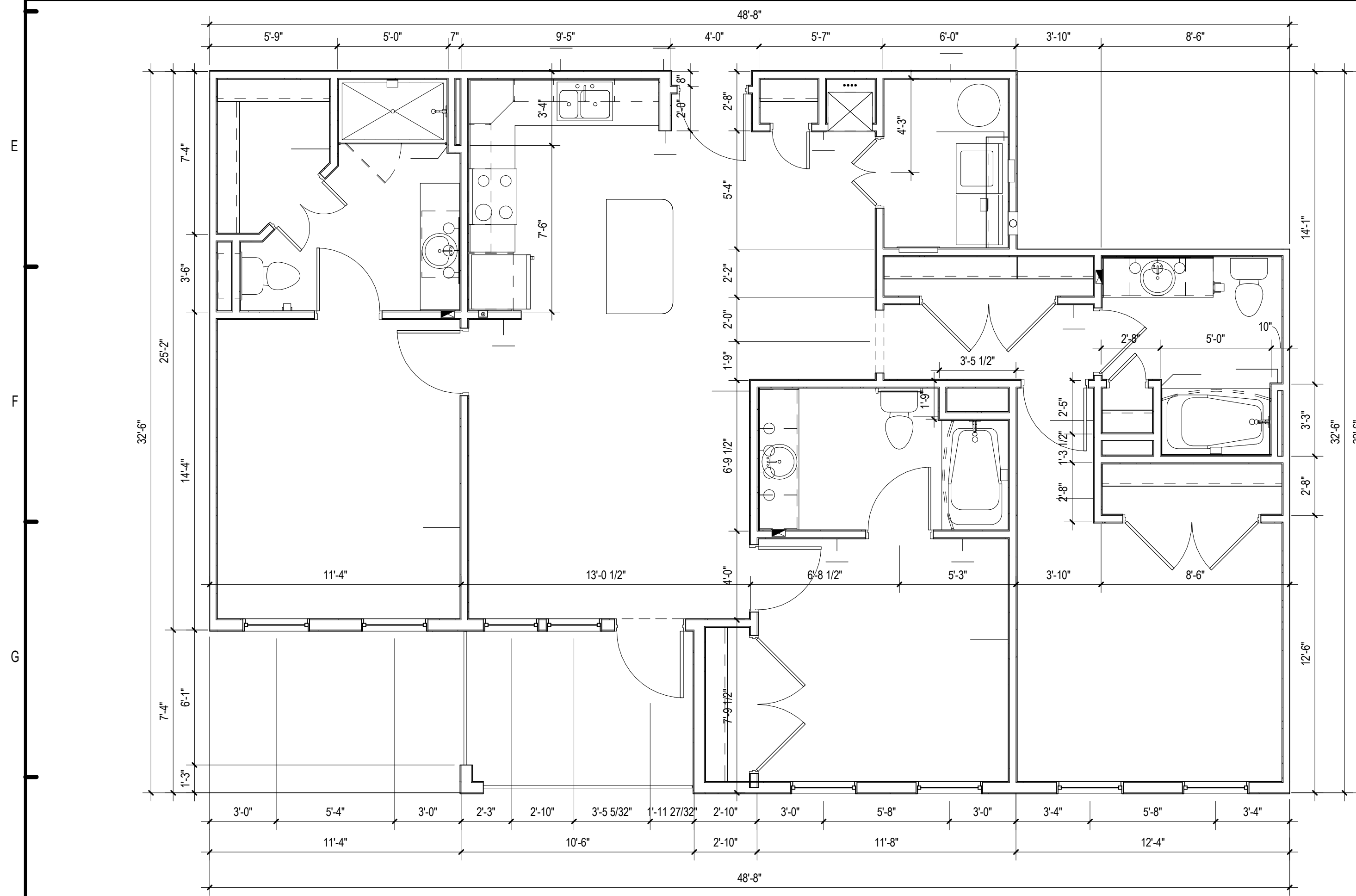
Drawn	Author
Checked	Checker
Approval	Approver
Date	Issue Date
Project #	5389

2 BR UNIT PLANS - B2S

A3.06



D1 UNIT C1 - ACCESSIBLE ROUTE PLAN
1/4" = 1'-0"



H1 UNIT C1 - DIMENSION PLAN
1/4" = 1'-0"

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12. PROVIDE FAN RATED REINFORCED J-BOX.
13. ATTIC ACCESS. TOP FLOOR UNITS ONLY.
14. WATER HEATER. SEE PLUMBING DRAWINGS.
15. ACCESS PANEL FOR MECH. UNIT.
16. FIBERGLASS TUB W/ TILE SURROUND.
17. GLASS SHOWER ENCLOSURE W/ TILE WALLS AND ACYRLIC PRE-FABRICATED PAN.
18. FRAMELESS MIRROR.

RCP LEGEND

- NOTE: RCP DIMS ARE FROM FINISH FACE OF WALL
- EXIT LIGHT
 - LED LIGHT W/ ROUND BOX
 - CEILING MOUNTED LIGHT
 - EXTERIOR CEILING MOUNTED LIGHT
 - PENDANT LIGHT
 - SPRINKLER HEAD - CEILING MOUNTED
 - SPRINKLER HEAD - SIDEWALL
 - EMERGENCY LIGHT - SIDEWALL
 - FLORESCENT STRIP LIGHT
 - CEILING FAN
 - FIXTURE VANITY LIGHT - WALL MOUNTED
 - EXTERIOR LIGHT - WALL MOUNTED
 - EXHAUST FAN - CEILING MOUNTED
 - SQUARE SUPPLY DIFFUSER - CEILING MOUNTED
 - SQUARE RETURN DIFFUSER - CEILING MOUNTED
 - SUPPLY DIFFUSER - WALL MOUNTED
 - EXHAUST FAN - WALL MOUNTED
 - THRU-WALL GRILL
 - ATTIC ACCESS PANEL
 - 5/8" FR GYP BD CEILING ON RESILIENT CHANNEL - 9'-0" AFF U.N.O.

GENERAL NOTES:

- ALL DIMENSIONS ARE FROM OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- EXTERIOR WALL SHOWN FOR REFERENCE ONLY. REFER TO BUILDING PLANS FOR EXTERIOR WALL TYPES, WINDOWS AND LOCATIONS.
- ALL PLUMBING WALLS NEED TO BE COORDINATED WITH PLUMBER TO DETERMINE 2X4 OR 2X6 CONSTRUCTION.
- PROVIDE ONE 2-A-10-B-C 5 lb FIRE EXTINGUISHER PER UNIT. LOCATE PER FIRE DEPARTMENT REQUIREMENTS.
- PROVIDE ACOUSTICAL UNDERLAYMENT UNDERNEATH GYPSUM TOPPING AT ALL TILE / VYNIL FLOOR LOCATIONS ON ELEVATED FLOORS. REFER TO SPECIFICATIONS FOR APPROVED PRODUCT.
- COORDINATE FINISHES WITH INTERIOR DESIGN DOCUMENTS.
- UNIT PLANS SHOWN ARE TYPICAL - SEE BUILDING PLANS FOR UNIT ORIENTATION - PLANS MAY NEED TO BE REVERSED - ADJUST DIMENSION LAYOUTS ACCORDINGLY.
- SEE LIFE SAFETY PLAN SHEETS FOR RATED WALL LOCATIONS.
- REFER TO ENLARGED KITCHEN AND BATH PLANS FOR FHA CLEARANCES.
- BALCONY GUARDRAILS 36" @ 1ST FLOOR BALCONIES, 42" @ ALL LEVELS ABOVE 1ST FLOOR. RETURN AND ANCHOR ALL RAILS TO WALL.
- PROVIDE FIRE RATED ICE MAKER BOXES, WASHER BOXES AND DRYER BOXES WHEN LOCATED WITHIN A RATED WALL.

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
2	11/10/2017	75%-90% REVIEW COORD. SET
3	12/20/2017	100% PERMIT SET

REVISION HISTORY

No.	Date	Description

FUGLEBERG KOCH

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

CONSULTANT

MICHAEL E. GOVE
FLORIDA LICENSE # AR84111

Drawn:	Author
Checked:	Checker
Approved:	Approver
Date:	Issue Date
Project #:	5389

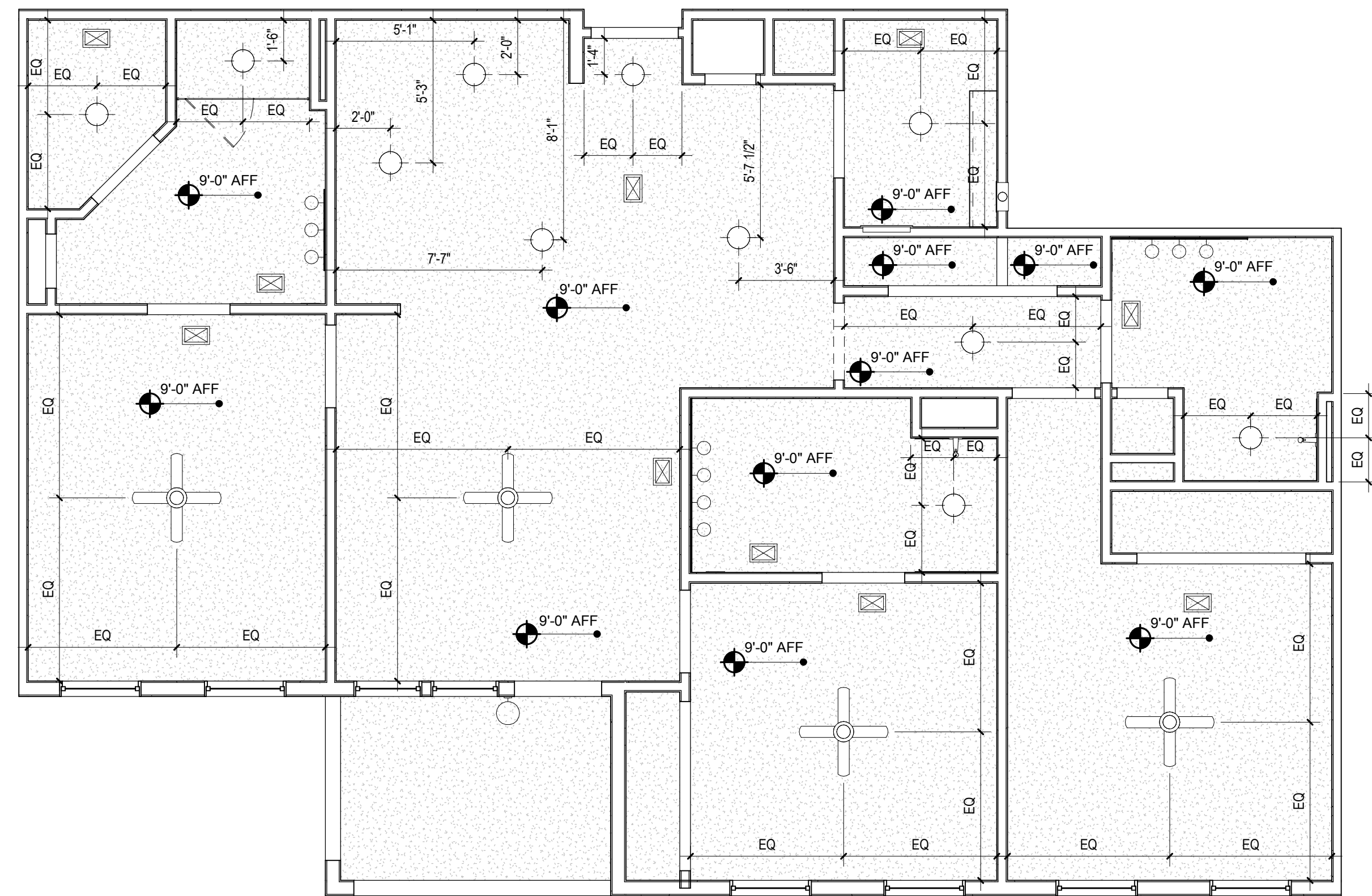
SUMMER BAY APTS. II
LAKE COUNTY, FL

3 BR UNIT PLANS - C1

A3.07

Area Schedule- UNIT C2

Name	Area	Bedrooms	Baths	Den	Occupants



H1 UNIT C1 - RCP
1/4" = 1'-0"

KEY NOTES:

- ELECTRICAL PANEL - REFER TO ELECTRICAL DRAWINGS.
- HVAC UNIT - SEE MECHANICAL DRAWINGS.
- WIRE SHELF & POLE @ 6'-0"
- WIRE SHELF @ 3'-0", 5'-0", & 6'-0" AFF.
- SHELF ABOVE WASHER @ 5'-8" AFF.
- MAINTAIN MIN. 3'-0" CLEAR BETWEEN FINISHES AND FURNITURE TYP.
- CENTER LIGHTING FIXTURE ABOVE LAVATORY.
- WASHER BOX.
- DRYER VENT.
- COMBO WASHER / DRYER BOX.
- MOVABLE KITCHEN ISLAND.
- PROVIDE FAN RATED REINFORCED J-BOX.
- ATTIC ACCESS, TOP FLOOR UNITS ONLY.
- WATER HEATER, SEE PLUMBING DRAWINGS.
- ACCESS PANEL FOR MECH. UNIT.
- FIBERGLASS TUB W/ TILE SURROUND.
- GLASS SHOWER ENCLOSURE W/ TILE WALLS AND ACRYLIC PRE-FABRICATED PAN.
- FRAMELESS MIRROR.

RCP LEGEND

NOTE: RCP DIMS ARE FROM FINISH FACE OF WALL

- EXIT LIGHT
- LED LIGHT W/ ROUND BOX
- CEILING MOUNTED LIGHT
- EXTERIOR CEILING MOUNTED LIGHT
- PENDANT LIGHT
- SPRINKLER HEAD - CEILING MOUNTED
- SPRINKLER HEAD - SIDEWALL
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- FLUORESCENT STRIP LIGHT
- CEILING FAN
- FIXTURE VANITY LIGHT - WALL MOUNTED
- EXTERIOR LIGHT - WALL MOUNTED
- EXHAUST FAN - CEILING MOUNTED
- SQUARE SUPPLY DIFFUSER - CEILING MOUNTED
- SQUARE RETURN DIFFUSER - CEILING MOUNTED
- SUPPLY DIFFUSER - WALL MOUNTED
- EXHAUST FAN - WALL MOUNTED
- THRU-WALL GRILL
- ATTIC ACCESS PANEL
-

GENERAL NOTES:

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PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
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3	12/20/2017	100% PERMIT SET

REVISION HISTORY

No.	Date	Description



FUGLEBERG KOCH

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

CONSULTANT

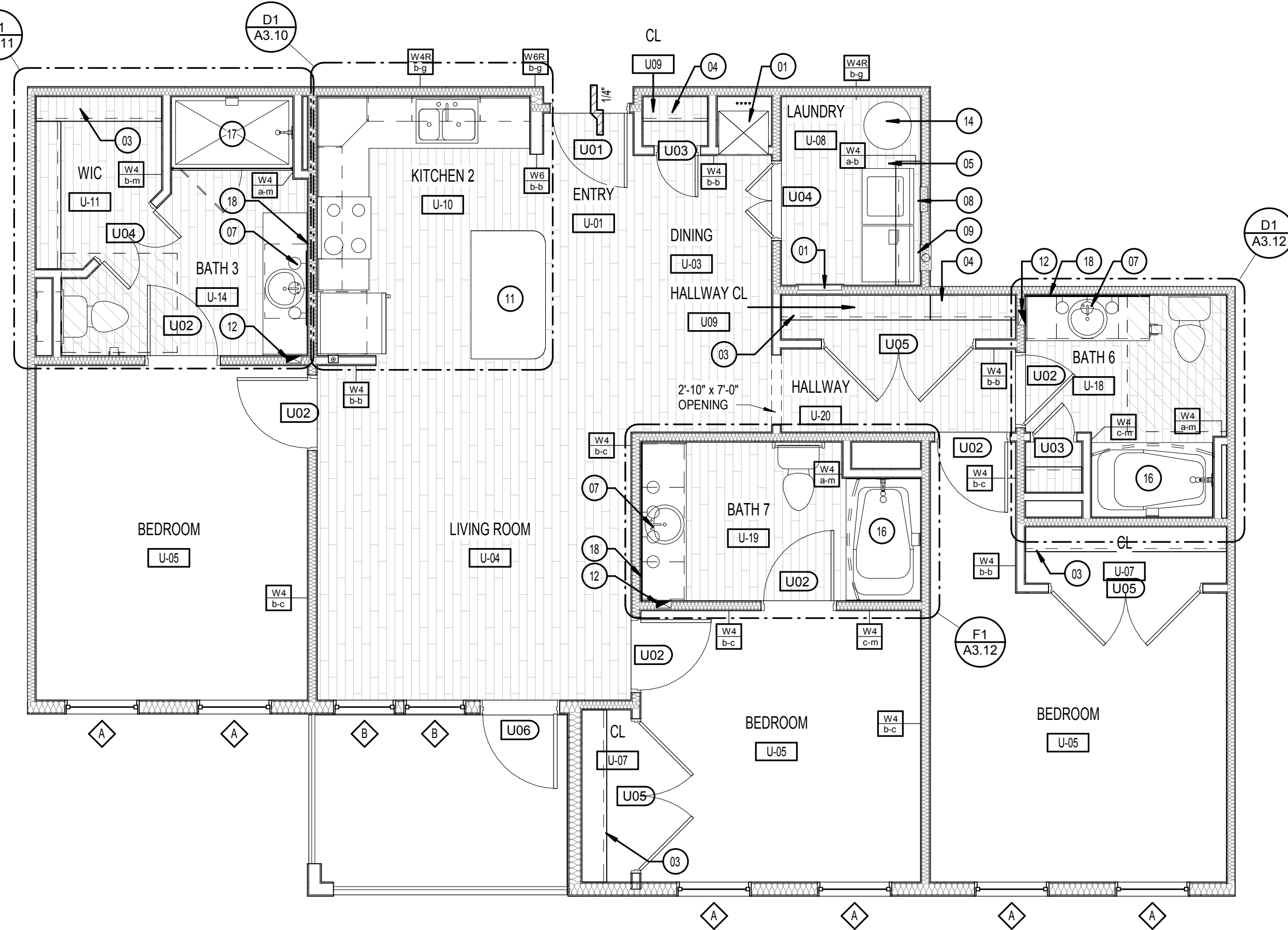
MICHAEL E. GOVE
FLORIDA LICENSE # AR84111

**SUMMER BAY
APTS. II**

LAKE COUNTY, FL

3 BR UNIT PLANS - C1

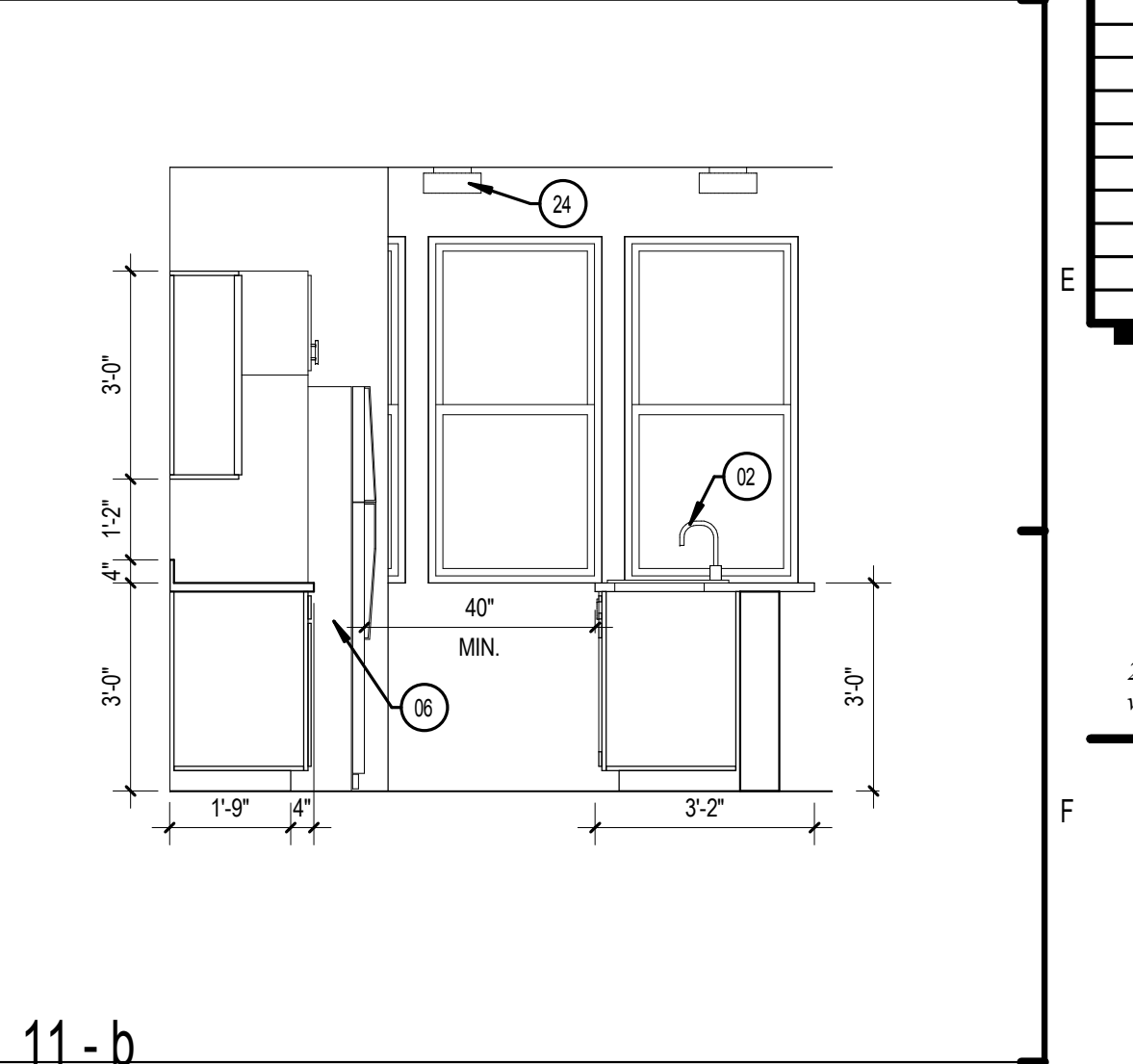
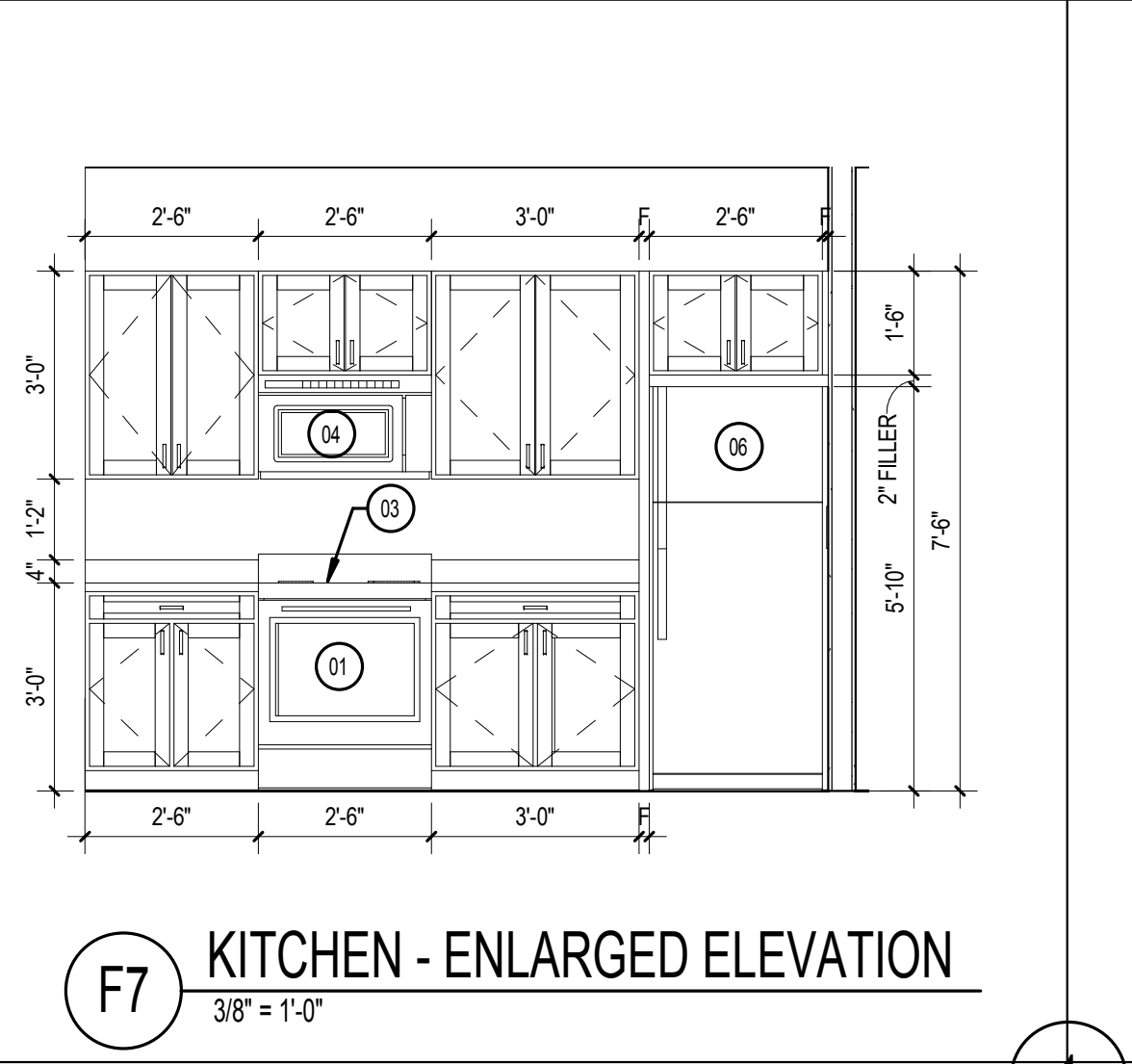
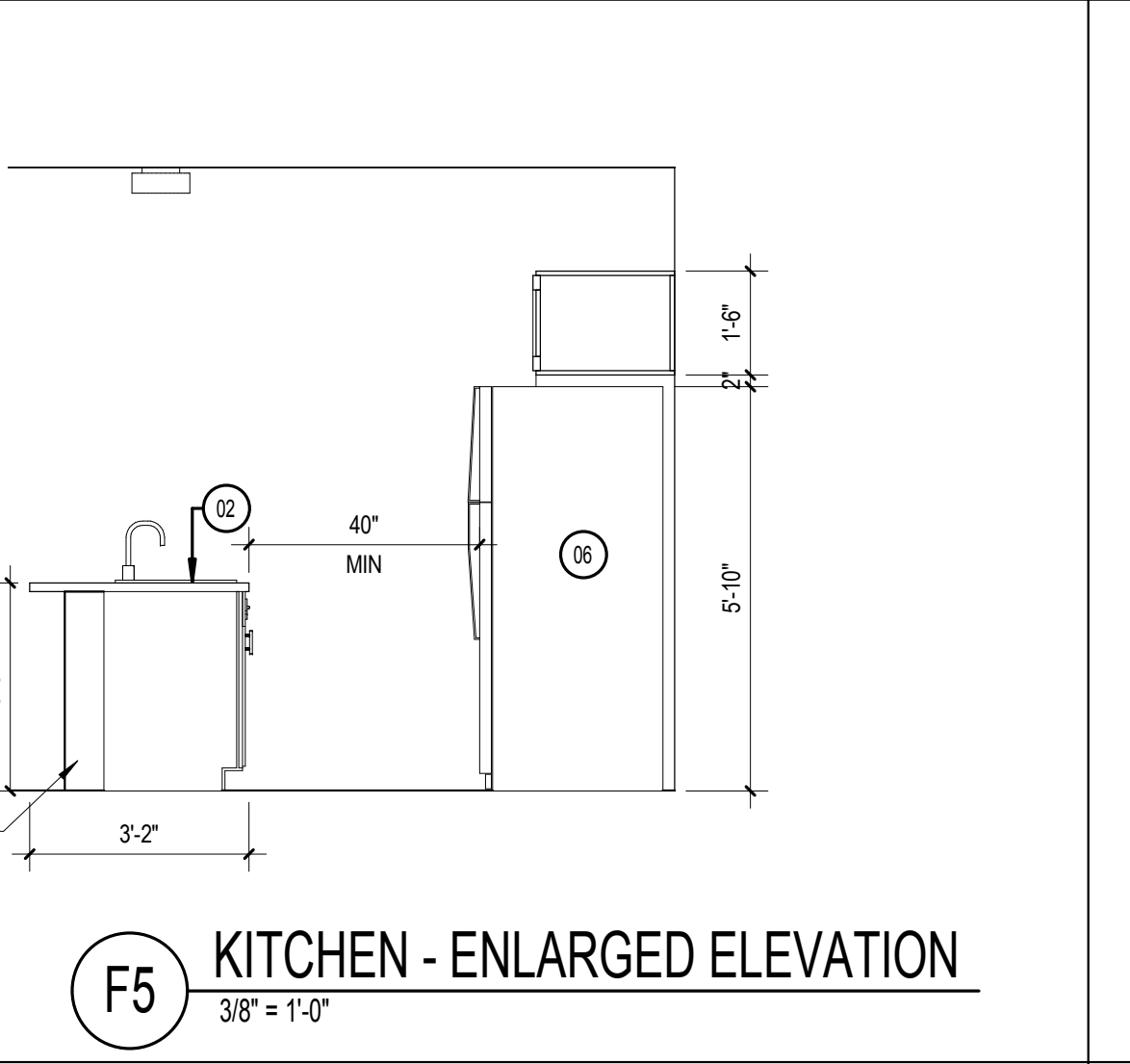
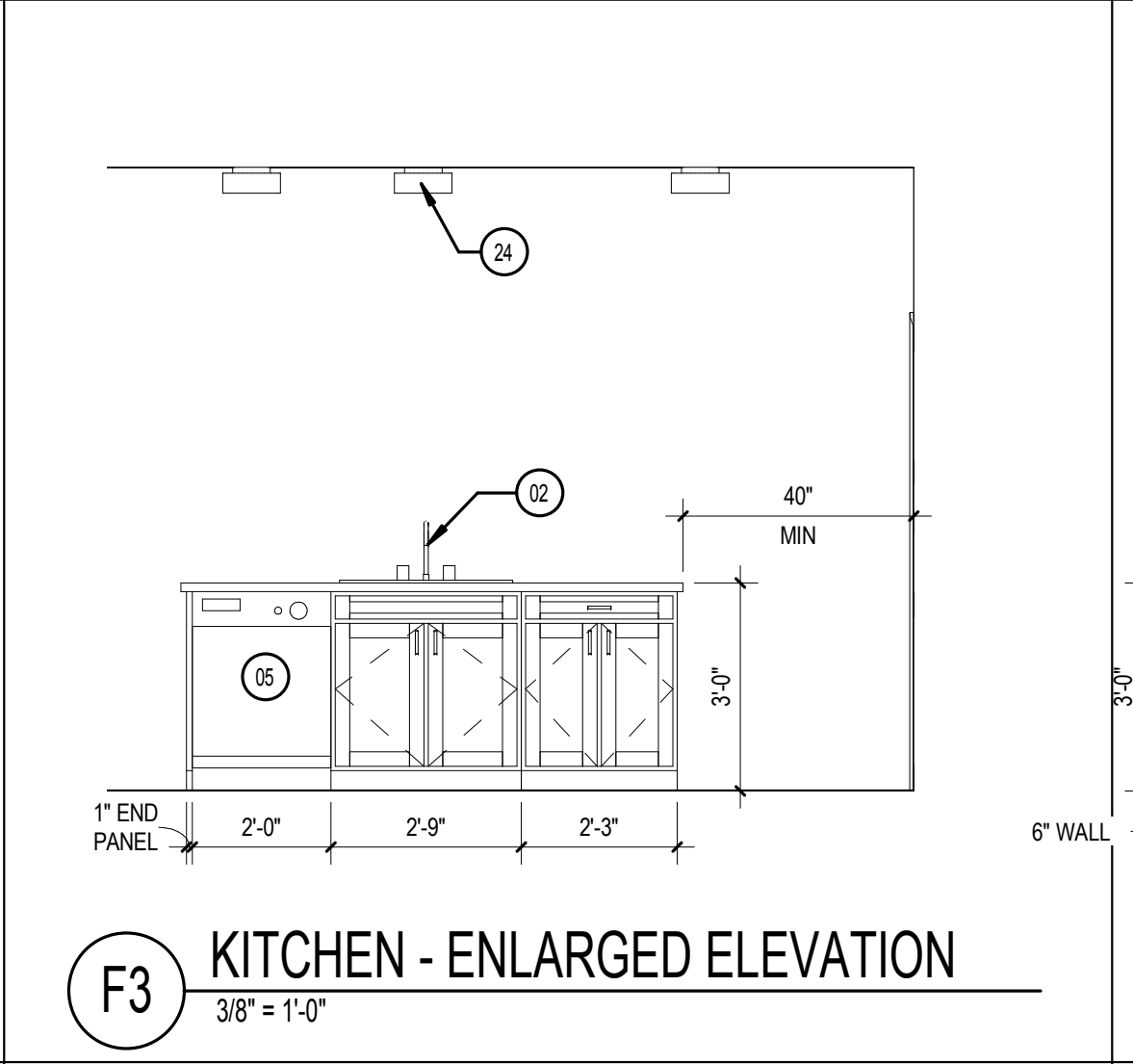
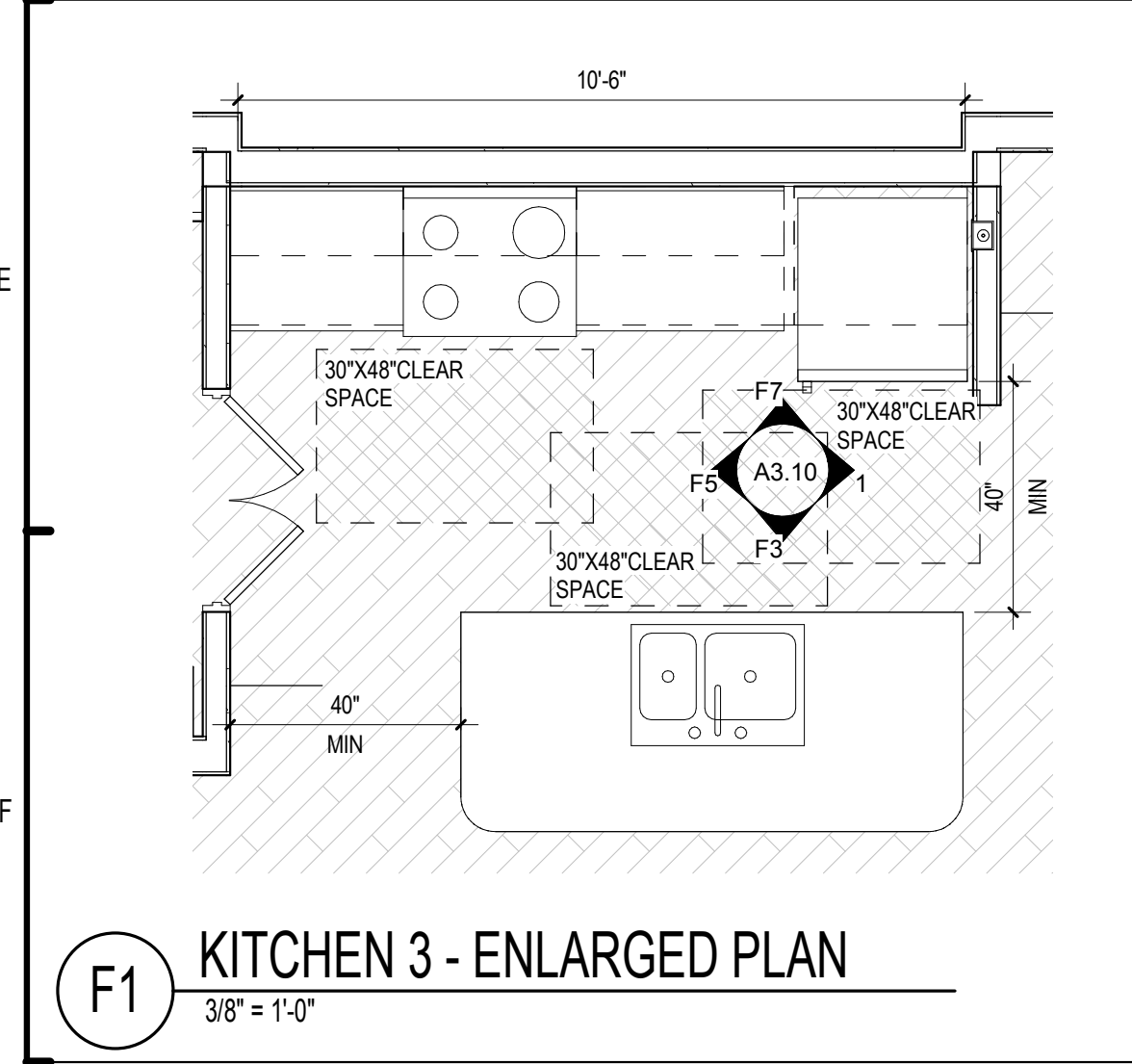
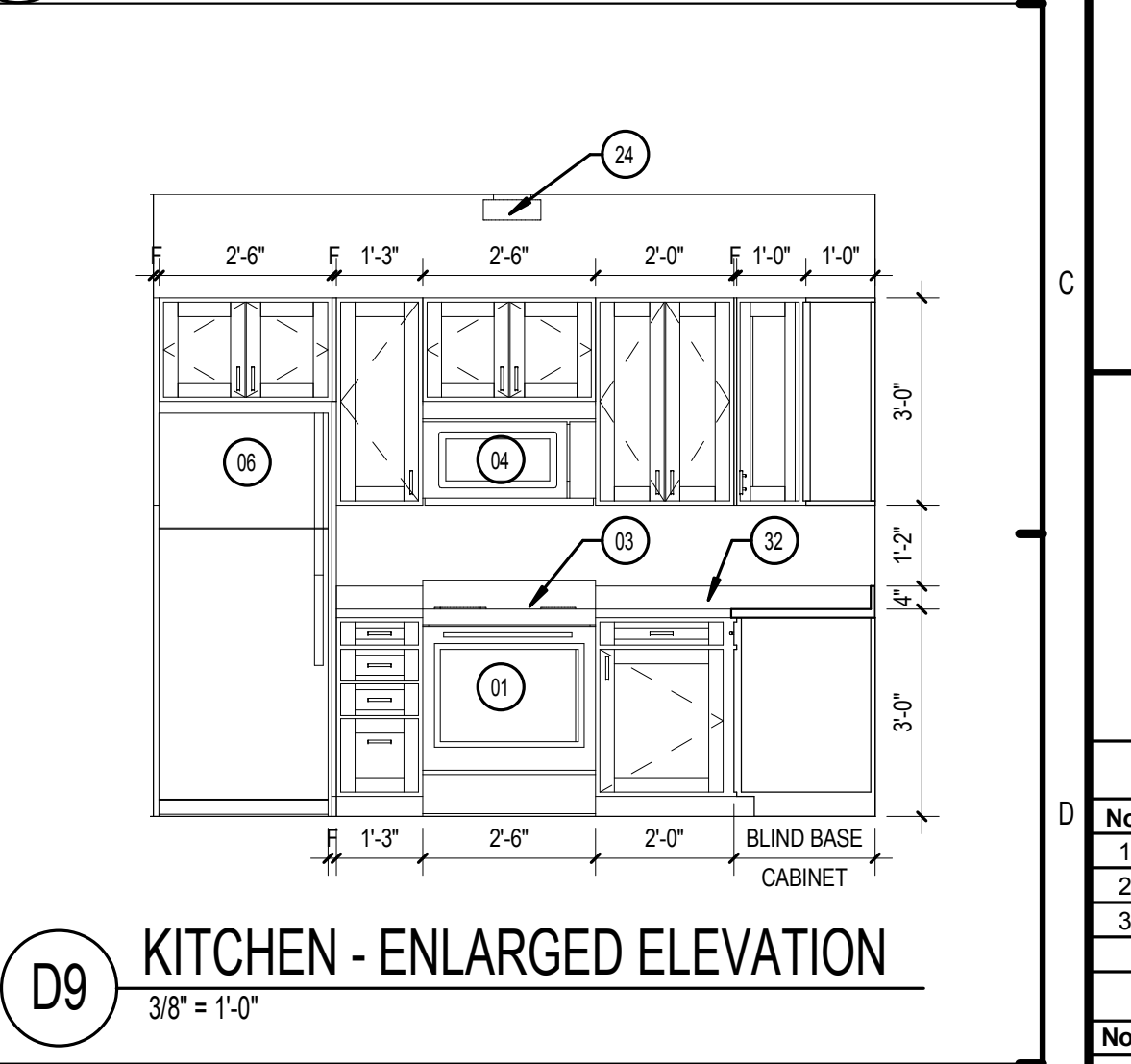
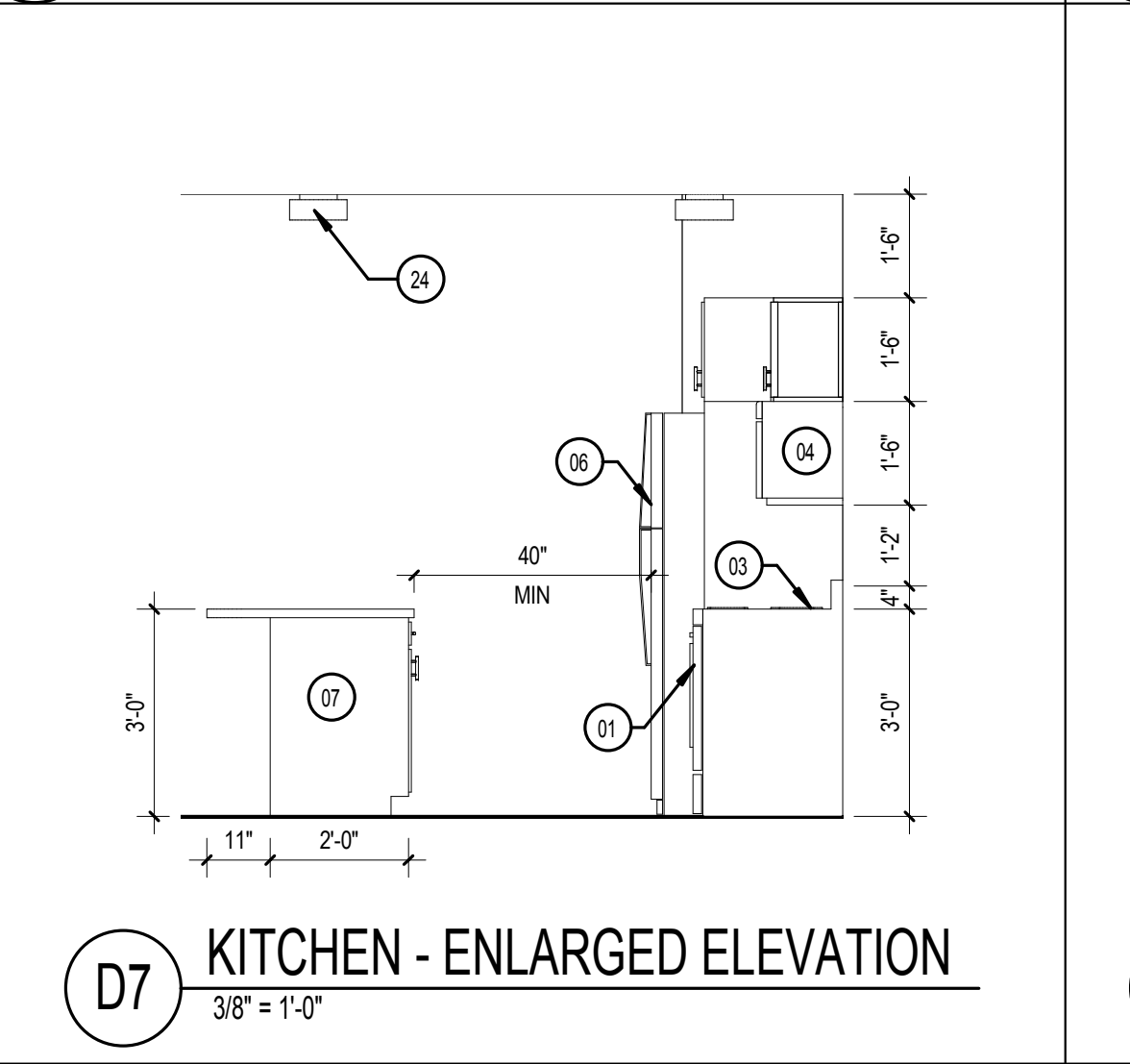
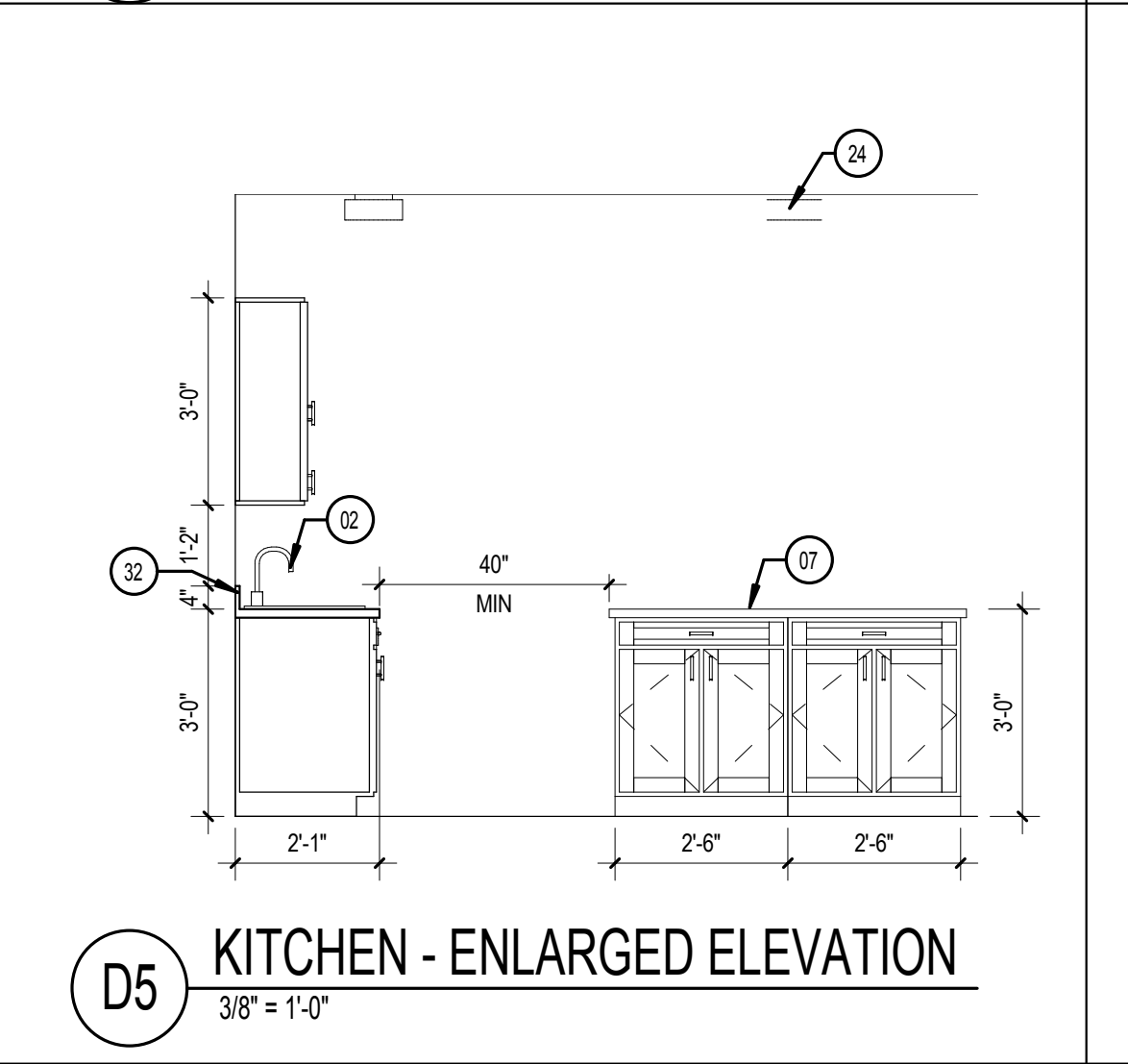
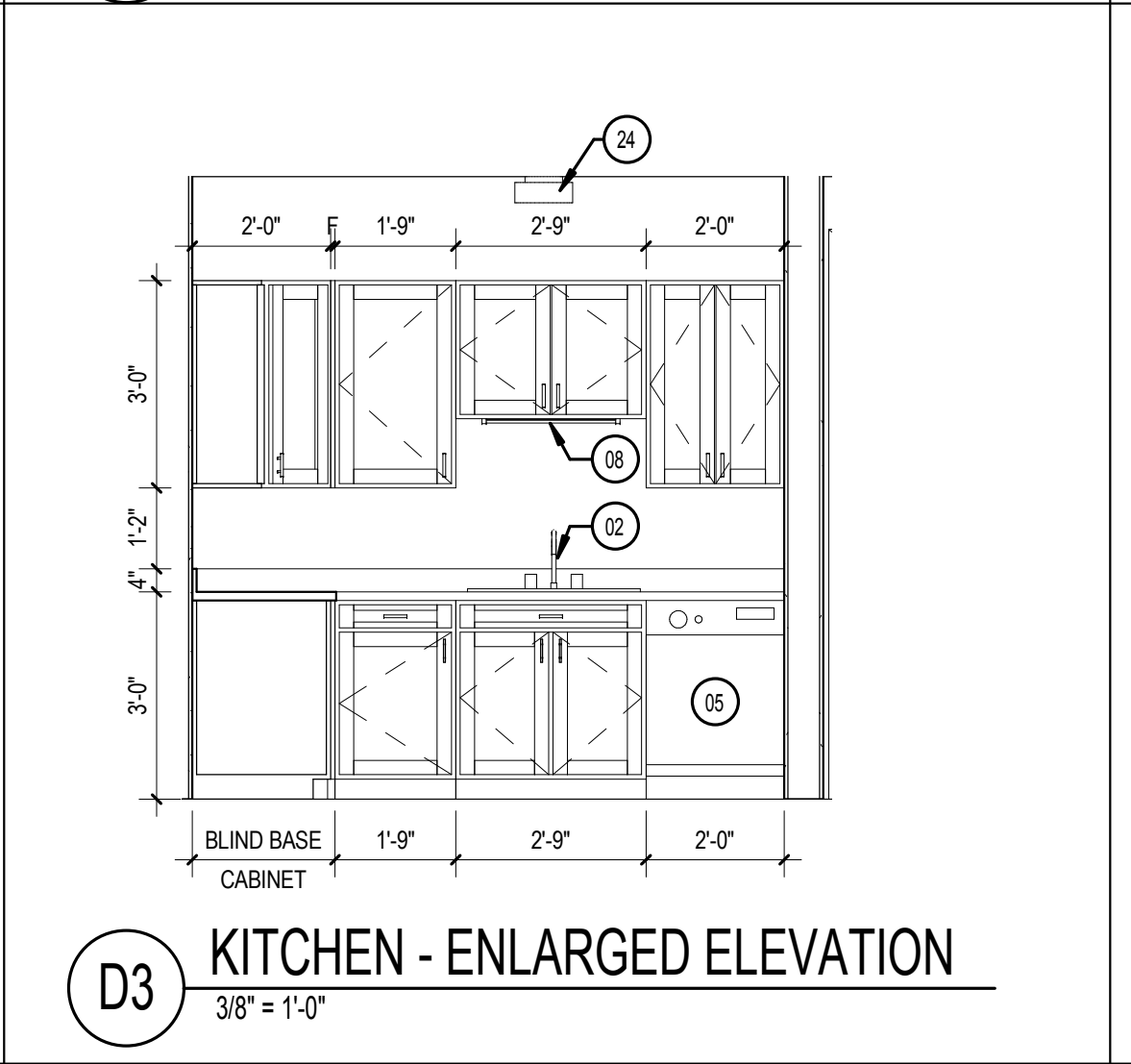
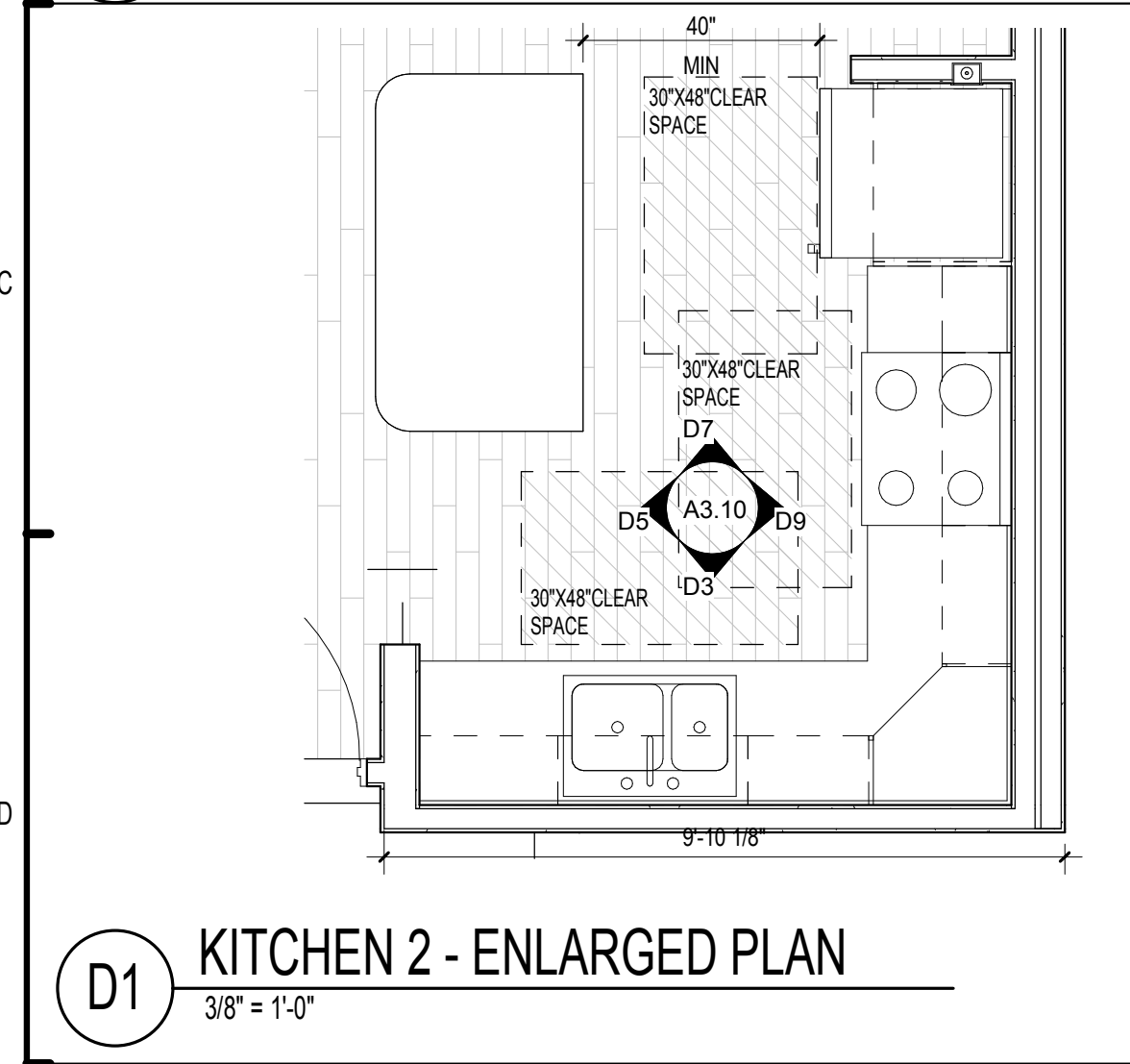
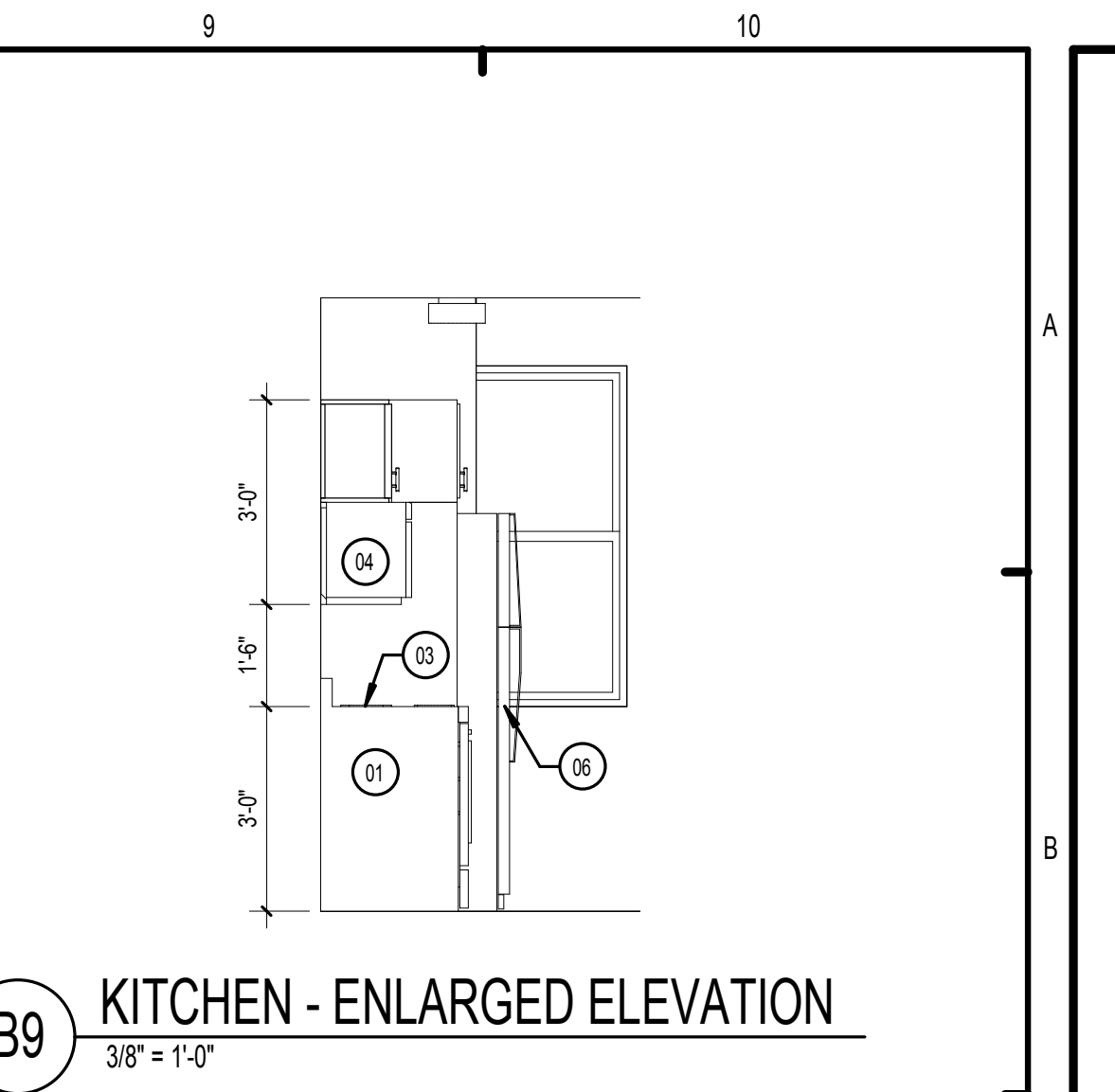
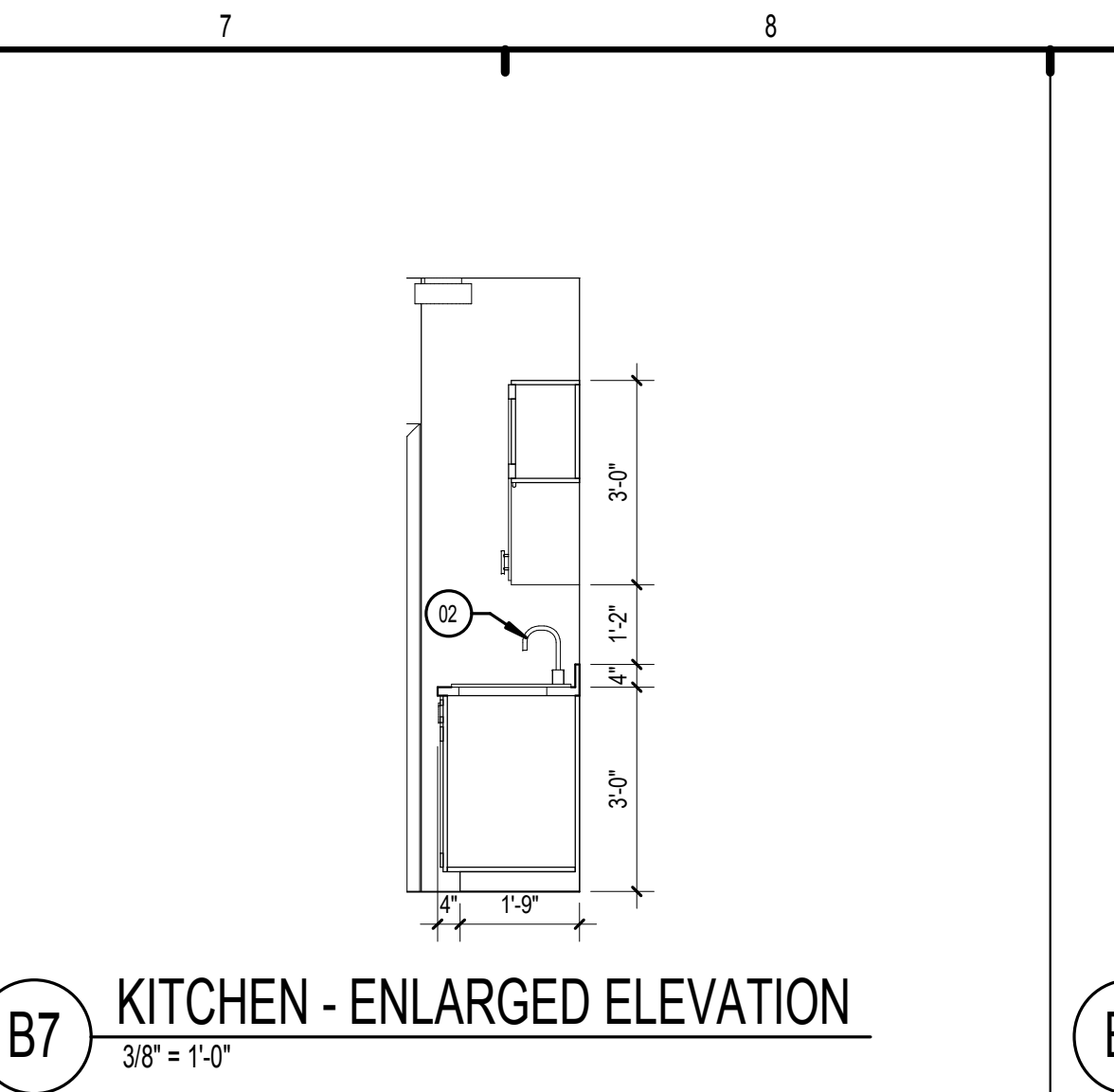
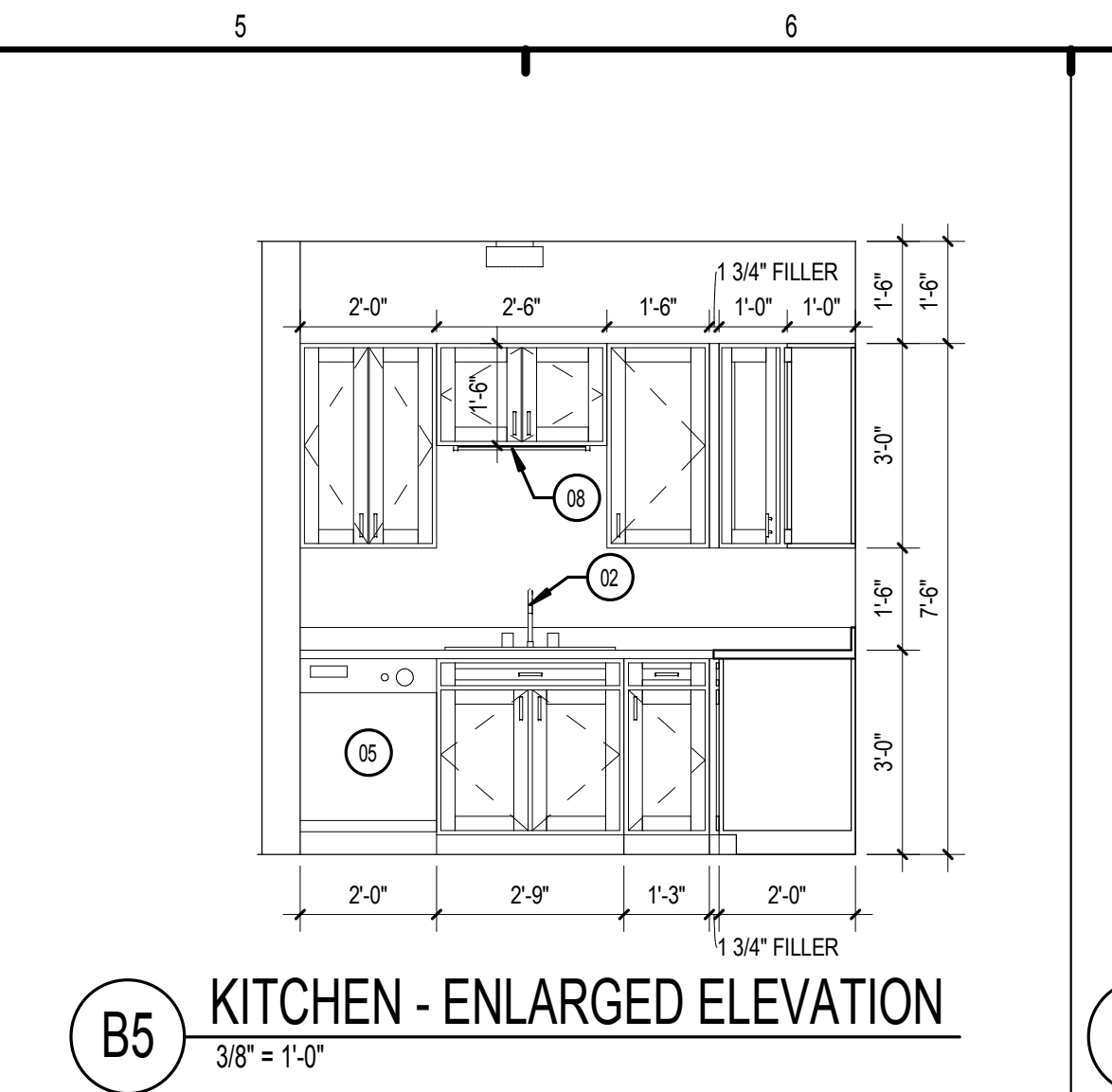
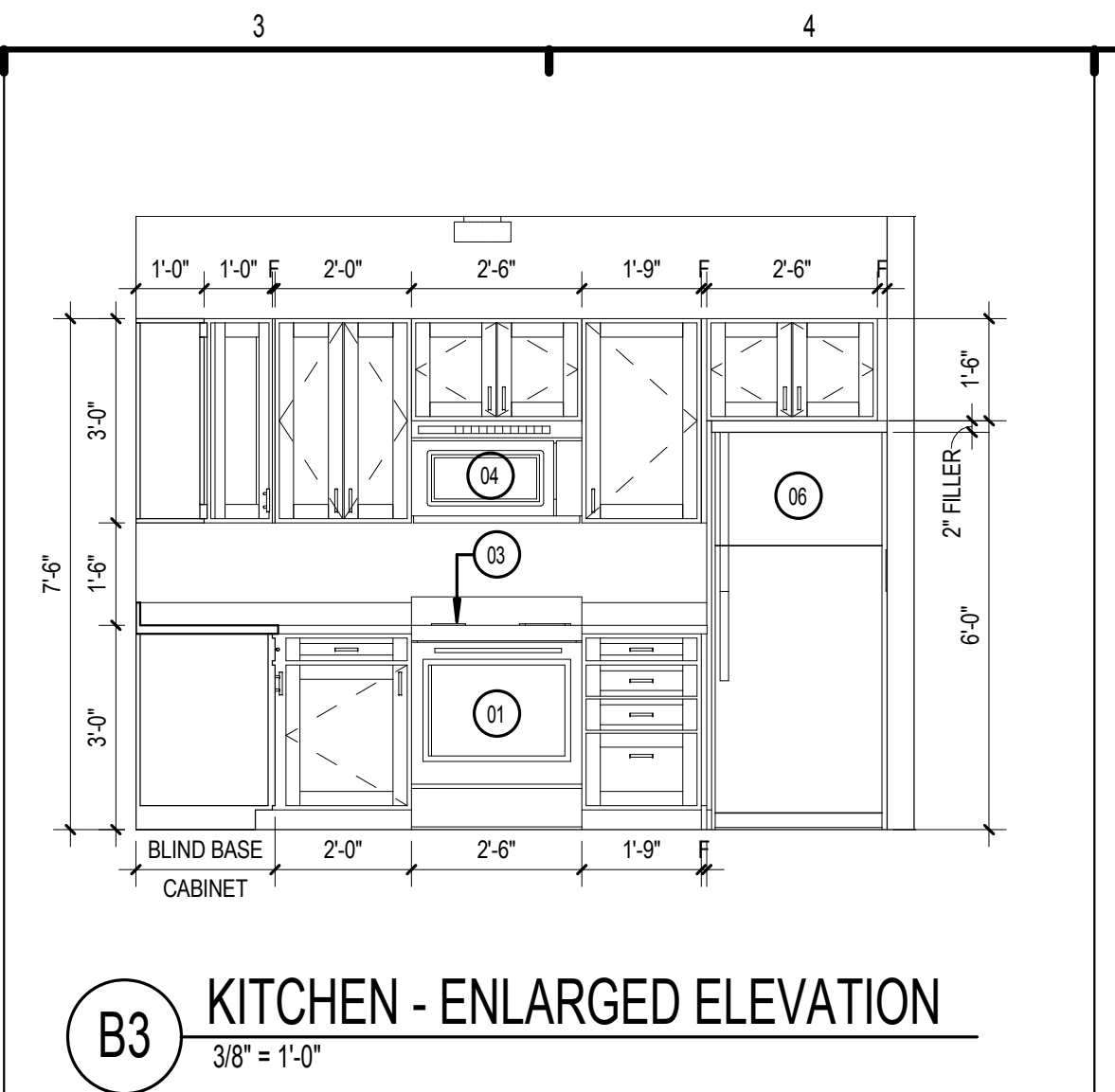
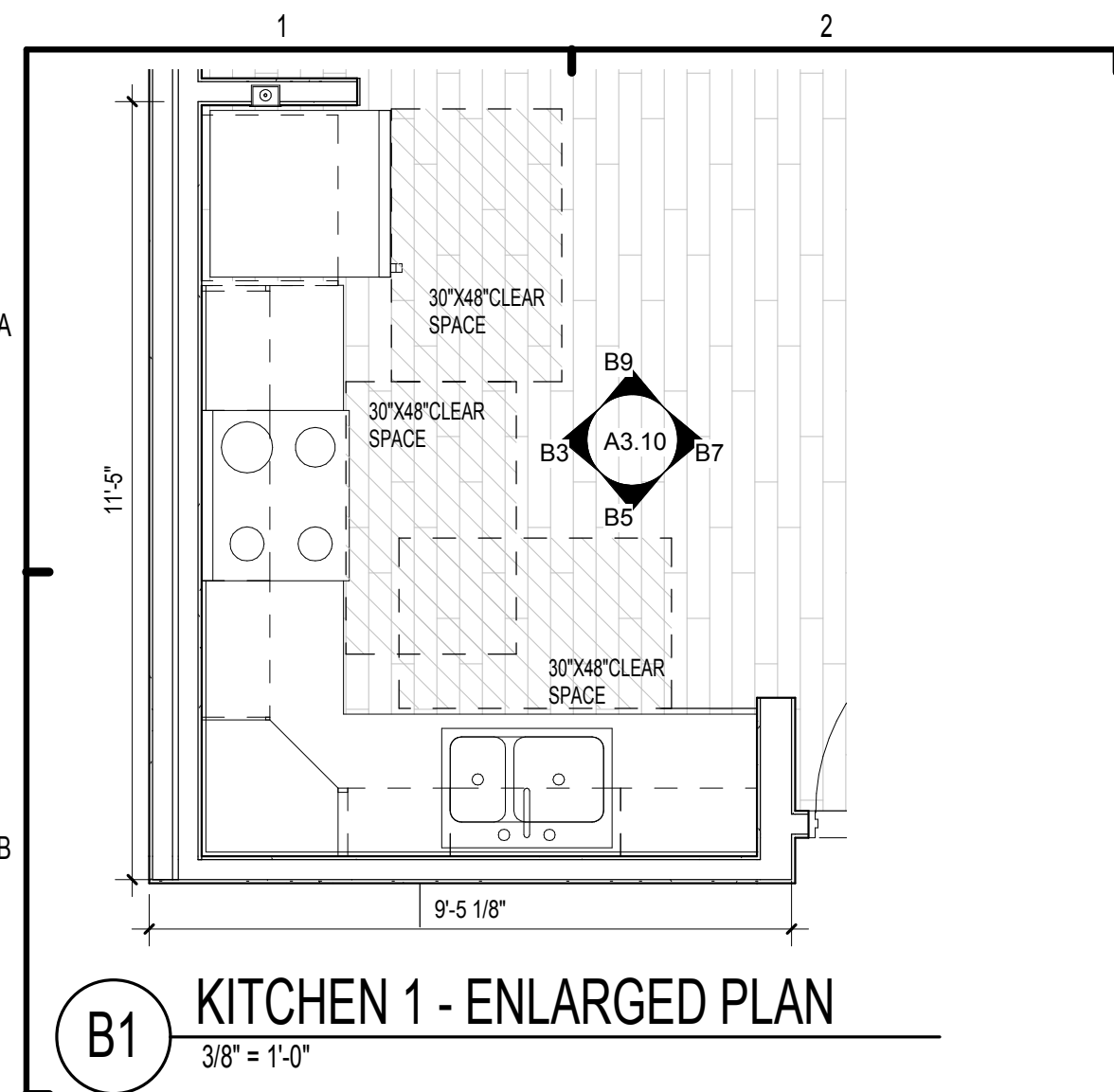
A3.08



H5 UNIT C1 - REFERENCE PLAN
1/4" = 1'-0"

Area Schedule- UNIT C1

Name	Area	Bedrooms	Baths	Den	Occupants



LEGEND:

- OVEN
- SINK W/ GARBAGE DISPOSAL
- RANGE
- MICROWAVE W/ BUILT-IN HOOD
- DISHWASHER
- REFRIGERATOR
- MOVEABLE ISLAND
- UNDER CABINET LIGHT FIXTURE
- FRAMELESS MIRROR
- VANITY CABINET W/SINK
- BATH TUB
- 12" TOWEL BAR @ 48" A.F.F.
- 18" TOWEL BAR @ 48" A.F.F.
- 24" TOWEL BAR @ 48" A.F.F.
- WATER CLOSET, STD. HT.
- TOILET PAPER HOLDER
- CURVED SHOWER CURTAIN ROD @ 6'-4" A.F.F.
- SHOWER HEAD @ 7'-2" A.F.F.
- GRAB BAR REINFORCEMENT, BTWN. 2'-6" MAX. A.F.F. & 3'-2" MIN. A.F.F.
- 12" WIRE SHELF AND ROD AT 5'-0" & 6'-0" AFF
- HAND HELD/FIXED SHOWER SPRAY UNIT W/ HOSE 60" MIN. LONG & ADJUSTABLE BAR
- OFFSET TUB CONTROL TO 8" HORIZONTAL FROM TUB SKIRT AT ALL GROUND FLOOR BATHROOMS IN ANSI UNITS ONLY.
- REMOVABLE IN TUB SEAT
- LIGHT FIXTURE (SEE ELECTRICAL)
- 27" CABINET 24" x 30"
- STRAIGHT ROD
- PAPER TOWEL DISPENSER
- 4" x 4" TILE
- CABINET 15" x 24"
- SOAP DISH
- 4" BACKSPASH
- GLASS SHOWER DOOR

BLOCKING - - - - -

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
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REVISION HISTORY

No.	Date	Description

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

MICHAEL E. GOVE
FLORIDA LICENSE # AR84111

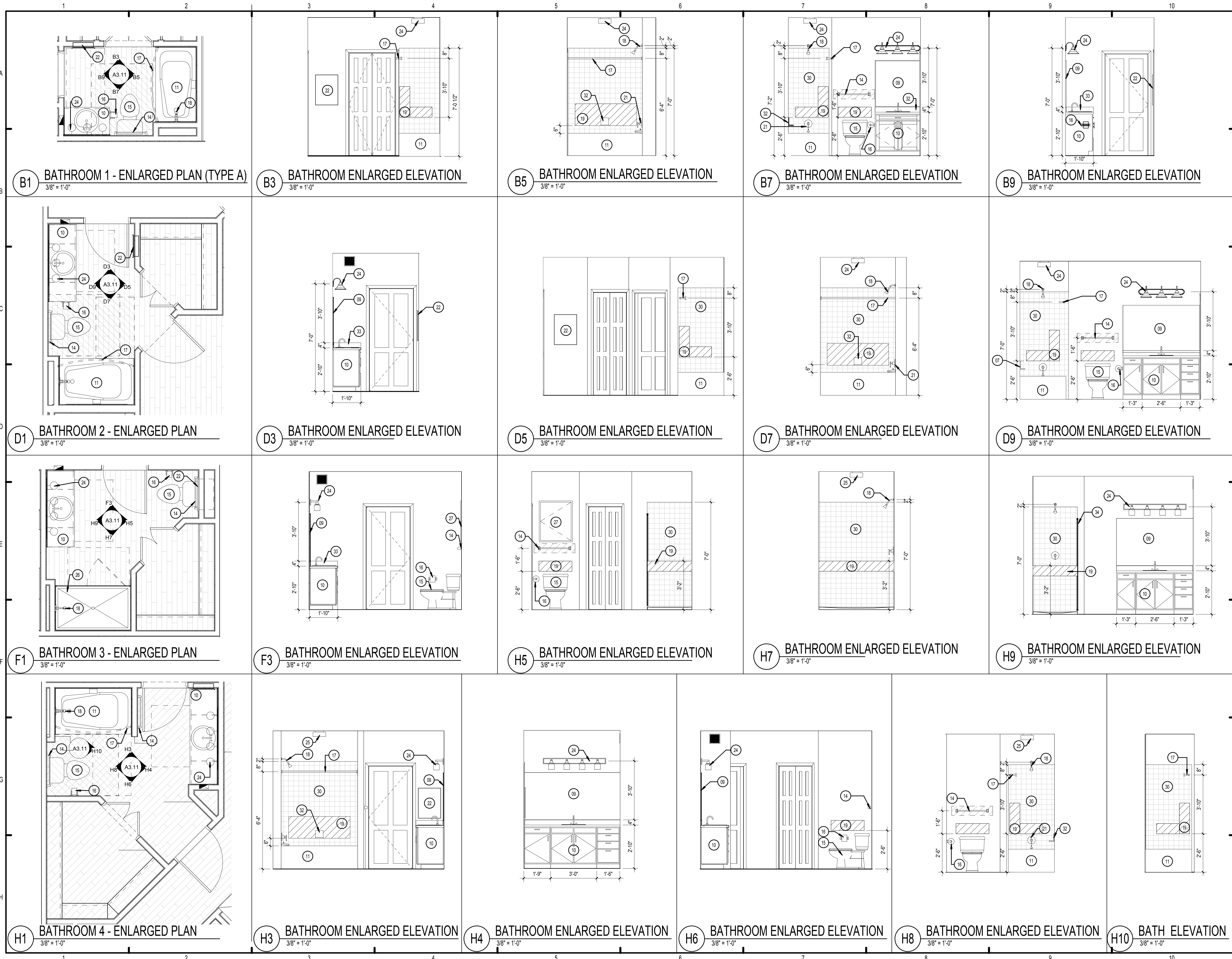
SUMMER BAY APTS. II
LAKE COUNTY, FL

Drawn:	Author
Checked:	Checker
Approved:	Approver
Date:	Issue Date
Project #:	5389

ENLARGED PLANS - KITCHEN

A3.10

PLOTTED: 11/20/2017 6:21:51 PM



LEGEND:

01. OVEN
02. SINK W/ GARBAGE DISPOSAL
03. RANGE
04. MICROWAVE W/ BUILT-IN HOOD
05. DISHWASHER
06. REFRIGERATOR
07. MOVEABLE ISLAND
08. UNDER CABINET LIGHT FIXTURE
09. FRAMELESS MIRROR
10. VANITY CABINET W/SINK
11. BATH TUB
12. 12" TOWEL BAR @ 48" A.F.F.
13. 18" TOWEL BAR @ 48" A.F.F.
14. 24" TOWEL BAR @ 48" A.F.F.
15. WATER CLOSET, STD. HT.
16. TOILET PAPER HOLDER
17. CURVED SHOWER CURTAIN ROD @ 6'-4" A.F.F.
18. SHOWER HEAD @ 7'-2" A.F.F.
19. GRAB BAR REINFORCEMENT, BTWN. 2'-6" MAX. AFF. & 3'-2" MIN. A.F.F.
20. HAND HELD FIXED SHOWER SPRAY UNIT W/ HOSE 60" MIN. LONG & ADJUSTABLE BAR
21. OFFSET TUB CONTROL TO 8" HORIZONTAL FROM TUB SKIRT AT ALL GROUND FLOOR BATHROOMS IN ANSI UNITS ONLY.
22. MEDICINE CABINET
23. REMOVABLE IN TUB SEAT
24. LIGHT FIXTURE (SEE ELECTRICAL)
25. 12" WIRE SHELF AND ROD AT 5'-0" & 6'-0" AFF
26. SHOWER
27. CABINET 24" x 30"
28. STRAIGHT ROD
29. PAPER TOWEL DISPENSER
30. 4" x 4" TILE
31. CABINET 15" x 24"
32. SOAP DISH
33. 4" BACKSPLASH
34. GLASS SHOWER DOOR

BLOCKING - - - - -

PERMIT REVIEW STAMP

ISSUE HISTORY

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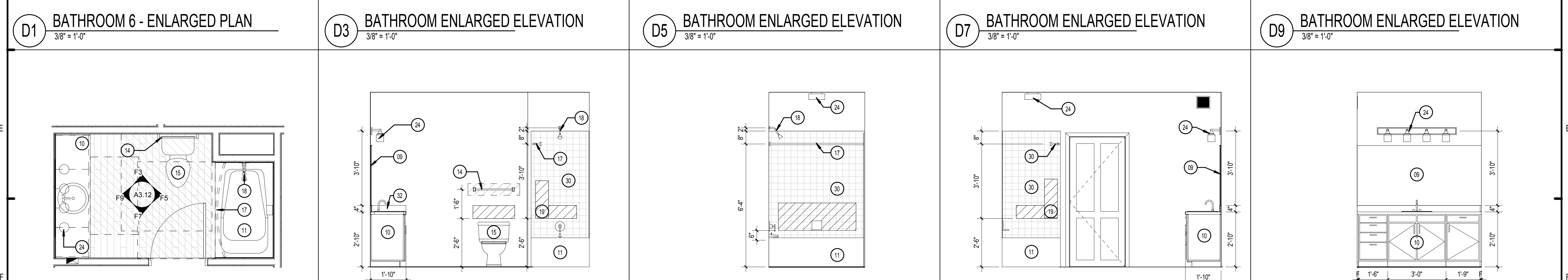
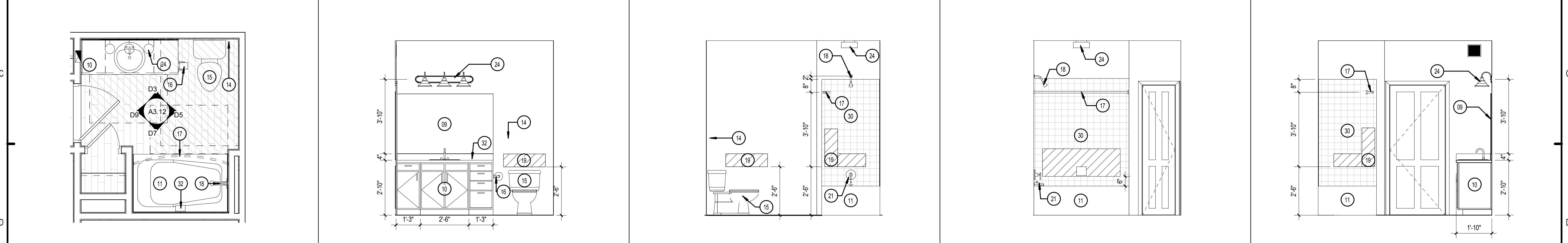
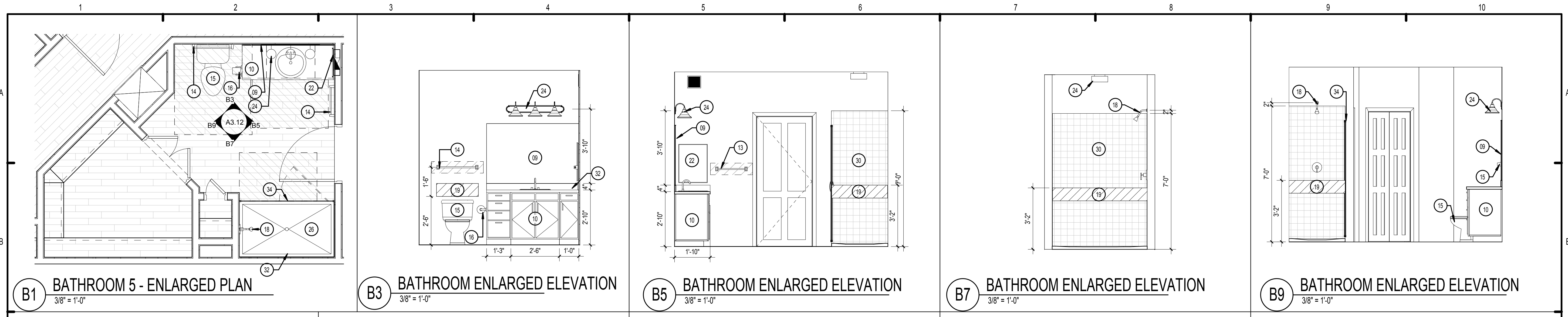
**SUMMER BAY
APTS. II**

LAKE COUNTY, FL

**ENLARGED PLANS -
BATHROOM**

A3.11

Drawn: _____	Author: _____
Checked: _____	Checker: _____
Approved: _____	Approver: _____
Date: _____	Issue Date: _____
Project #: _____	5389



LEGEND:

- 01. OVEN
- 02. SINK W/ GARBAGE DISPOSAL
- 03. RANGE
- 04. MICROWAVE W/ BUILT-IN HOOD
- 05. DISHWASHER
- 06. REFRIGERATOR
- 07. MOVEABLE ISLAND
- 08. UNDER CABINET LIGHT FIXTURE
- 09. FRAMELESS MIRROR
- 10. VANITY CABINET W/SINK
- 11. BATH TUB
- 12. 12" TOWEL BAR @ 48" A.F.F.
- 13. 18" TOWEL BAR @ 48" A.F.F.
- 14. 24" TOWEL BAR @ 48" A.F.F.
- 15. WATER CLOSET, STD. HT.
- 16. TOILET PAPER HOLDER
- 17. CURVED SHOWER CURTAIN ROD @ 6'-4" A.F.F.
- 18. SHOWER HEAD @ 7'-2" A.F.F.
- 19. GRAB BAR REINFORCEMENT, BTWN. 2'-6" MAX. A.F.F. & 3'-2" MIN. A.F.F.
- 20. HAND HELD FIXED SHOWER SPRAY UNIT W/ HOSE 60" MIN. LONG & ADJUSTABLE BAR
- 21. OFFSET TUB CONTROL TO 8" HORIZONTAL FROM TUB SKIRT AT ALL GROUND FLOOR BATHROOMS IN ANSI UNITS ONLY.
- 22. MEDICINE CABINET
- 23. REMOVABLE IN TUB SEAT
- 24. LIGHT FIXTURE (SEE ELECTRICAL)
- 25. 12" WIRE SHELF AND ROD AT 5'-0" & 6'-0" AFF
- 26. SHOWER
- 27. CABINET 24" x 30"
- 28. STRAIGHT ROD
- 29. PAPER TOWEL DISPENSER
- 30. 4" x 4" TILE
- 31. CABINET 15" x 24"
- 32. SOAP DISH
- 33. 4" BACKSPASH
- 34. GLASS SHOWER DOOR

BLOCKING - - - - -

PERMIT REVIEW STAMP

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No.	Date	Description

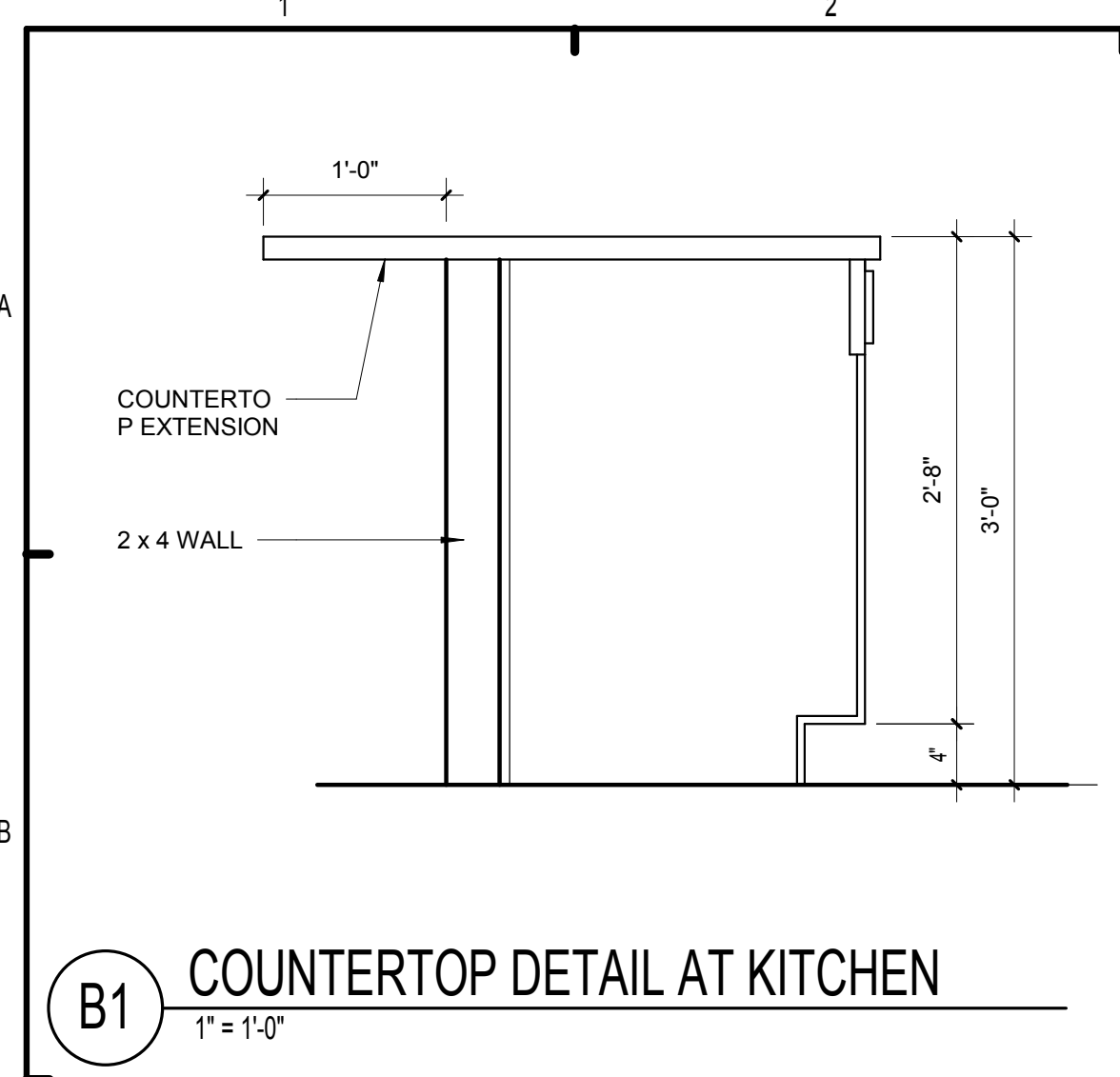
FUGLEBERG KOCH

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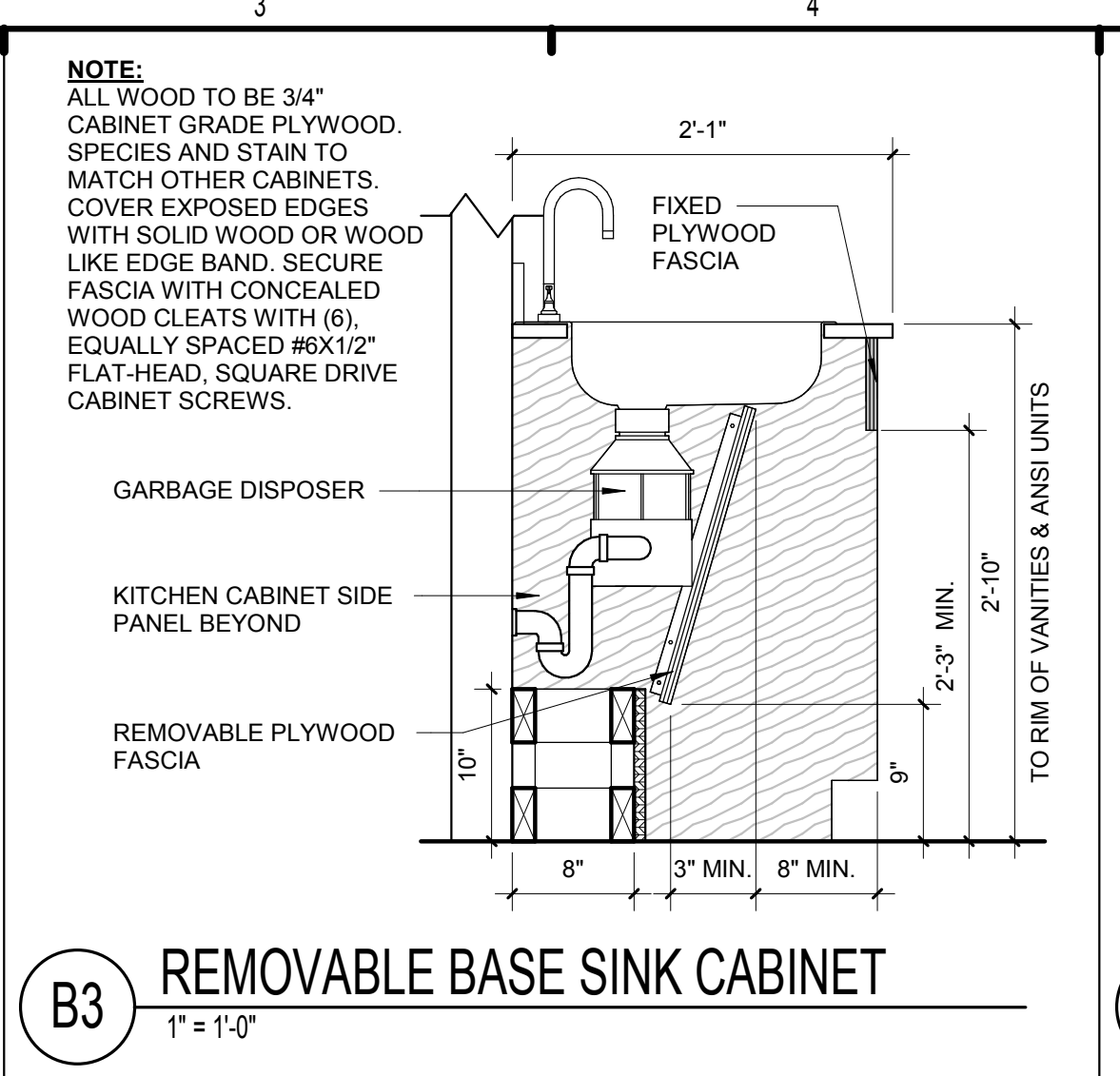
CONSULTANT

MICHAEL E. GOVE
FLORIDA LICENSE # AR84111

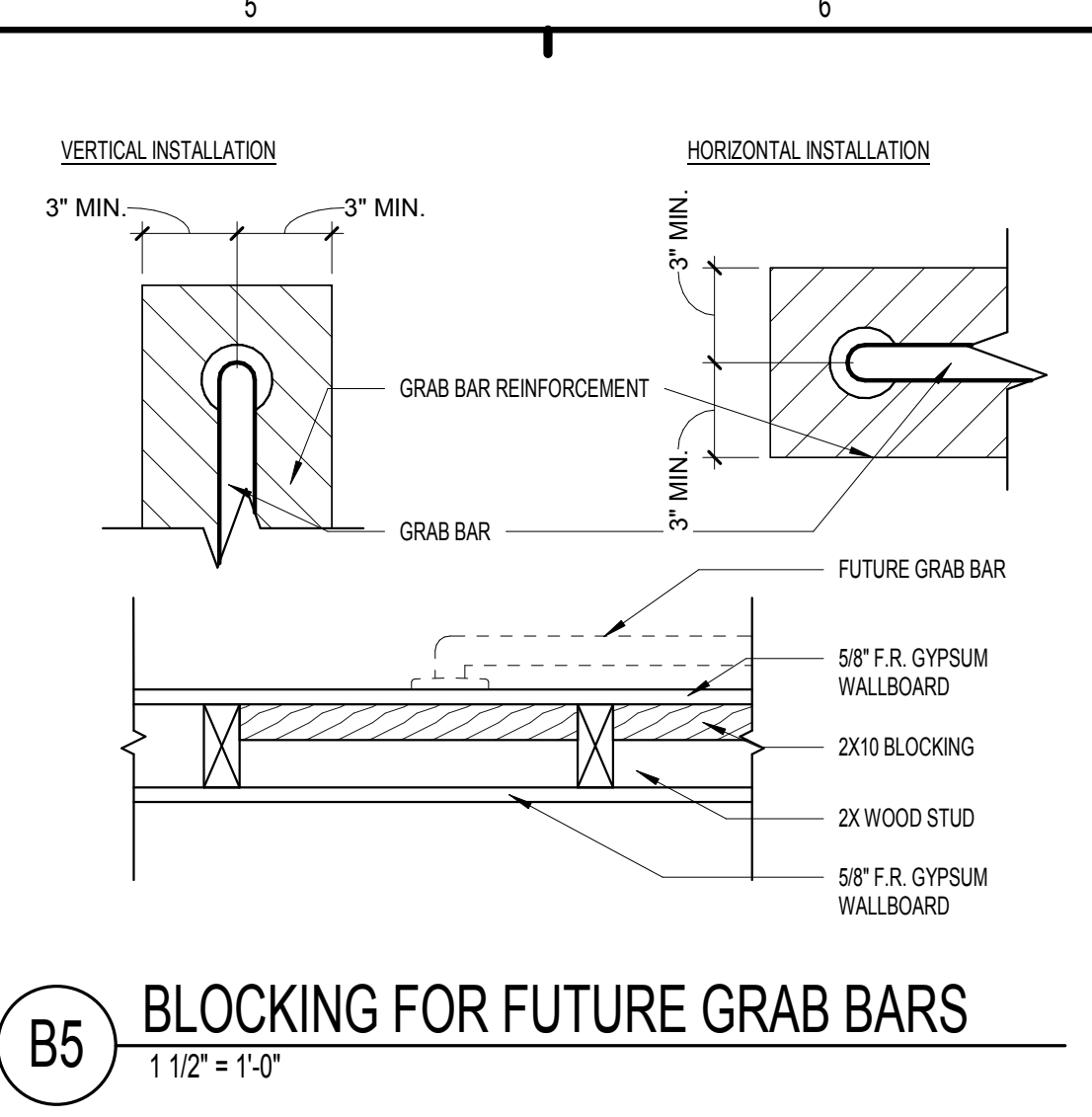
SUMMER BAY APTS. II	Drawn: Author
LAKE COUNTY, FL	Checked: Checker
ENLARGED PLANS - BATHROOM	Approval: Approver
A3.12	Date: Issue Date
	Project #: 5389



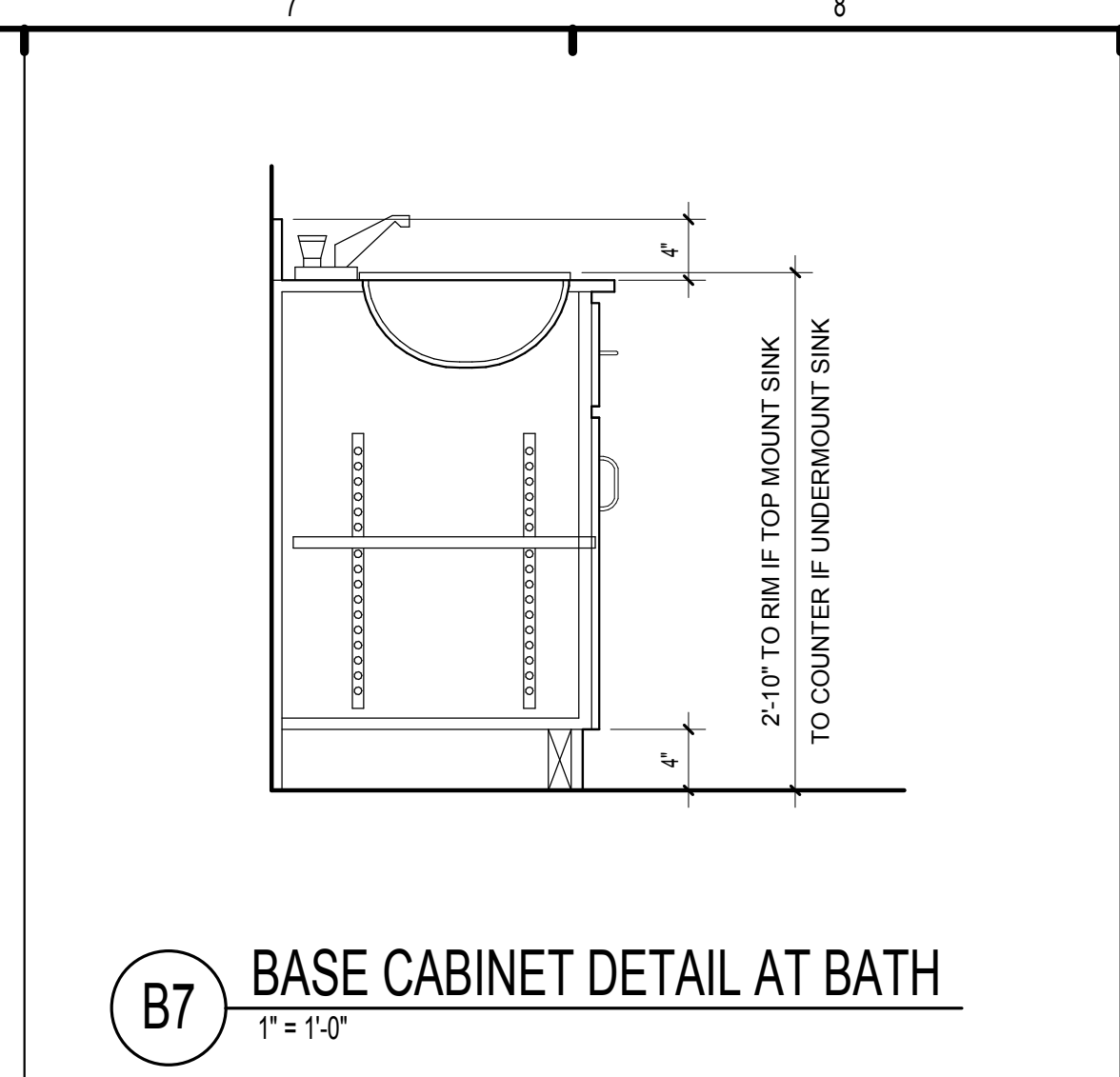
B1 COUNTERTOP DETAIL AT KITCHEN
1' = 1'-0"



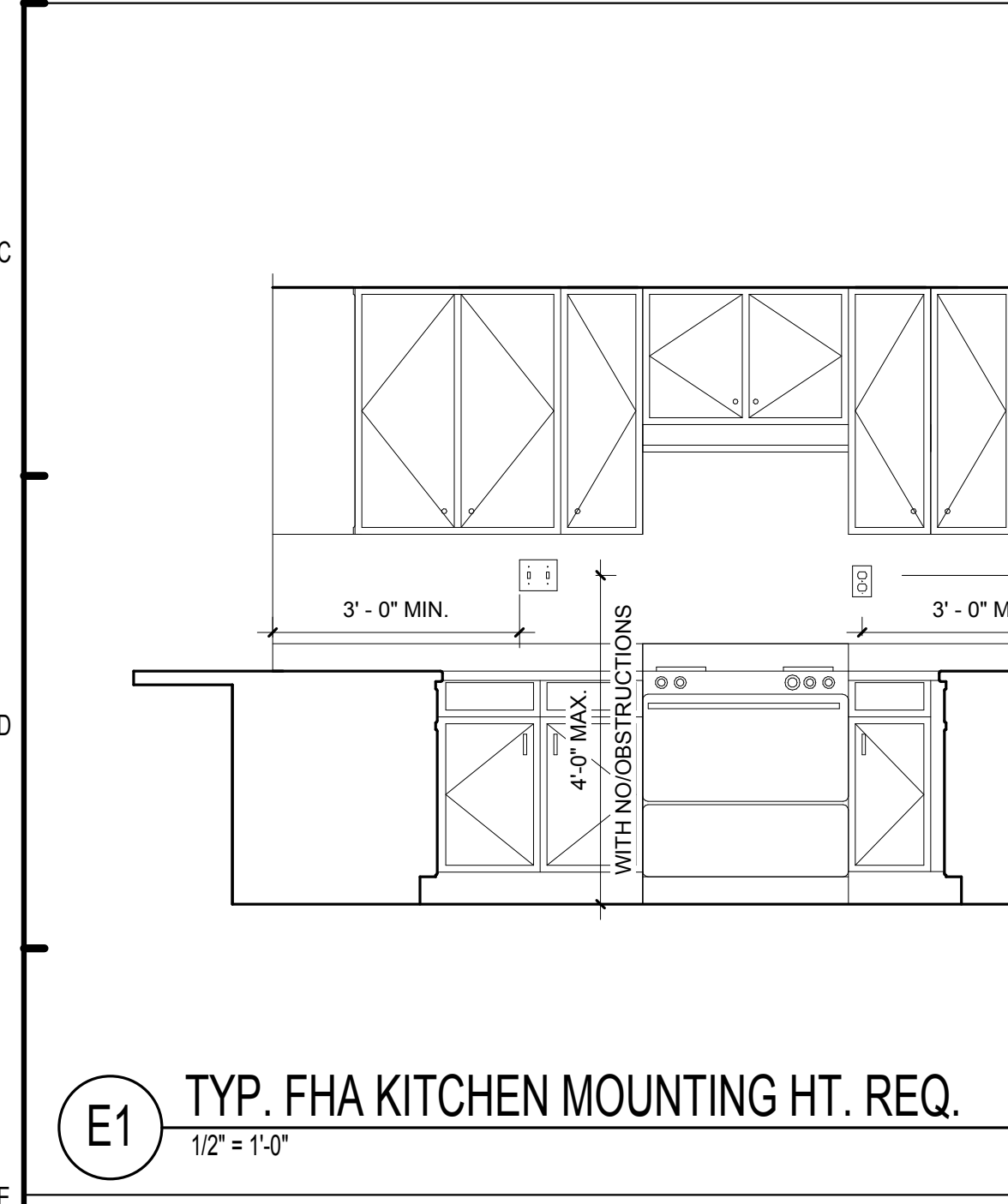
B3 REMOVABLE BASE SINK CABINET
1' = 1'-0"



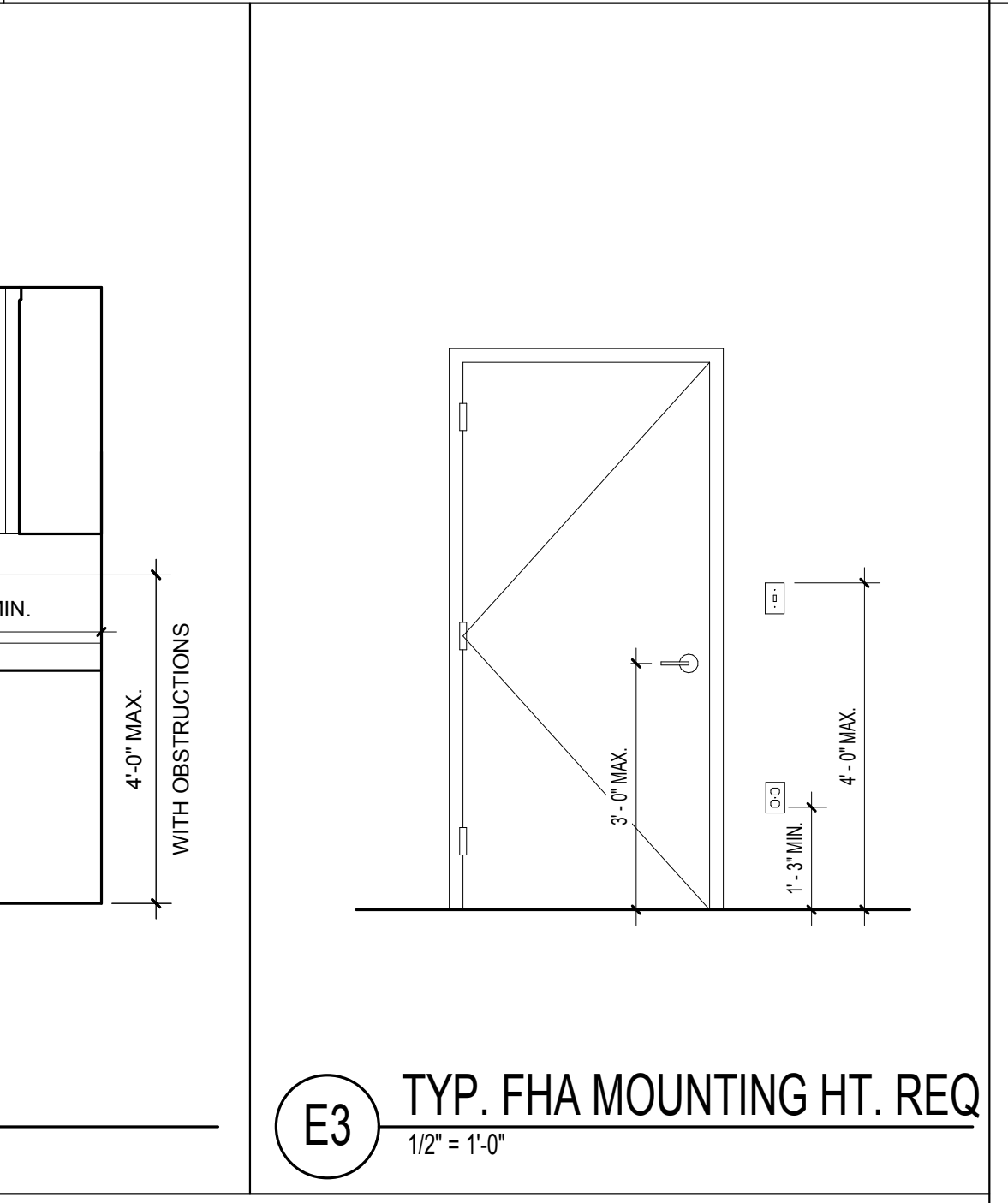
B5 BLOCKING FOR FUTURE GRAB BARS
1 1/2" = 1'-0"



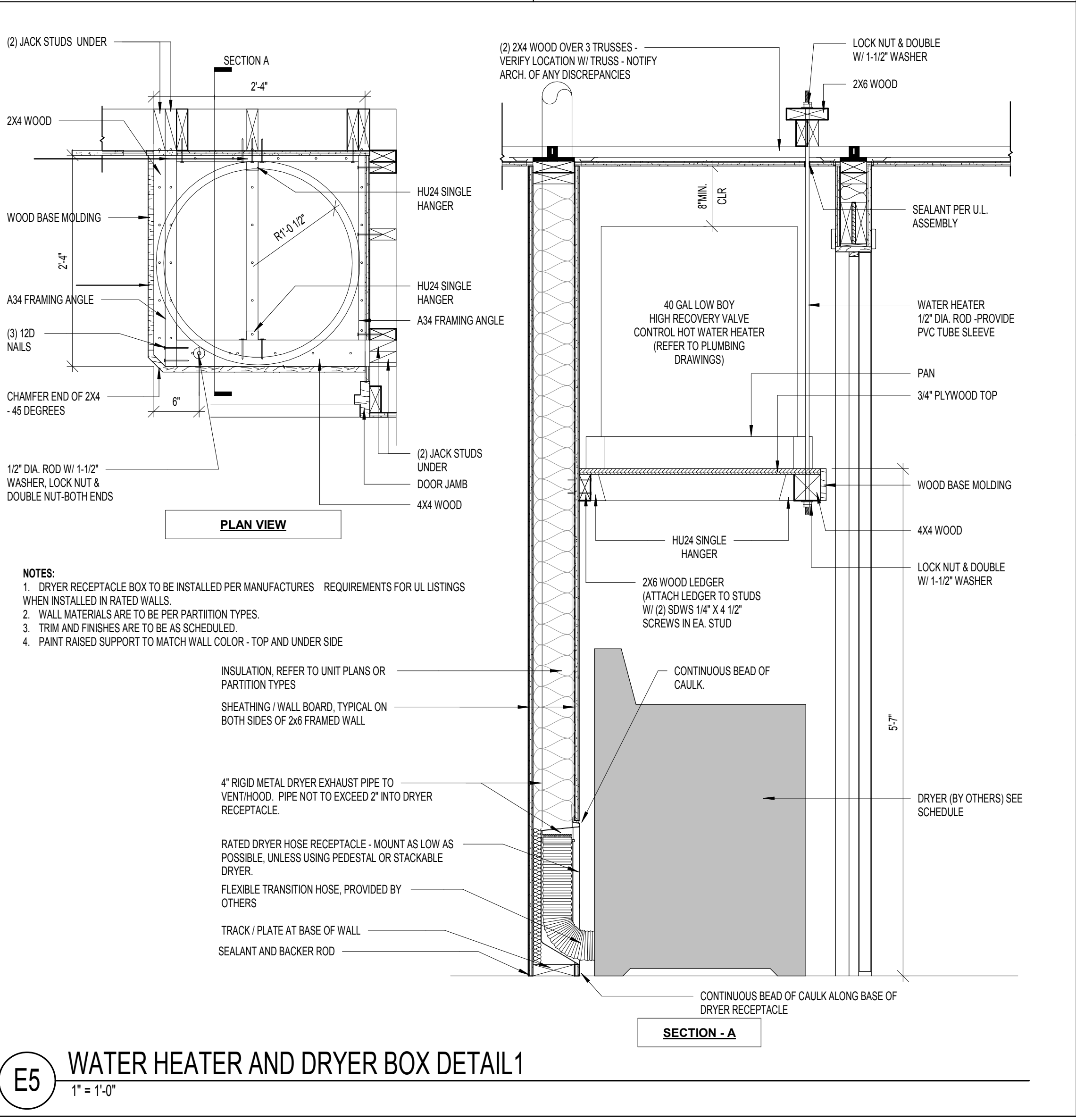
B7 BASE CABINET DETAIL AT BATH
1' = 1'-0"



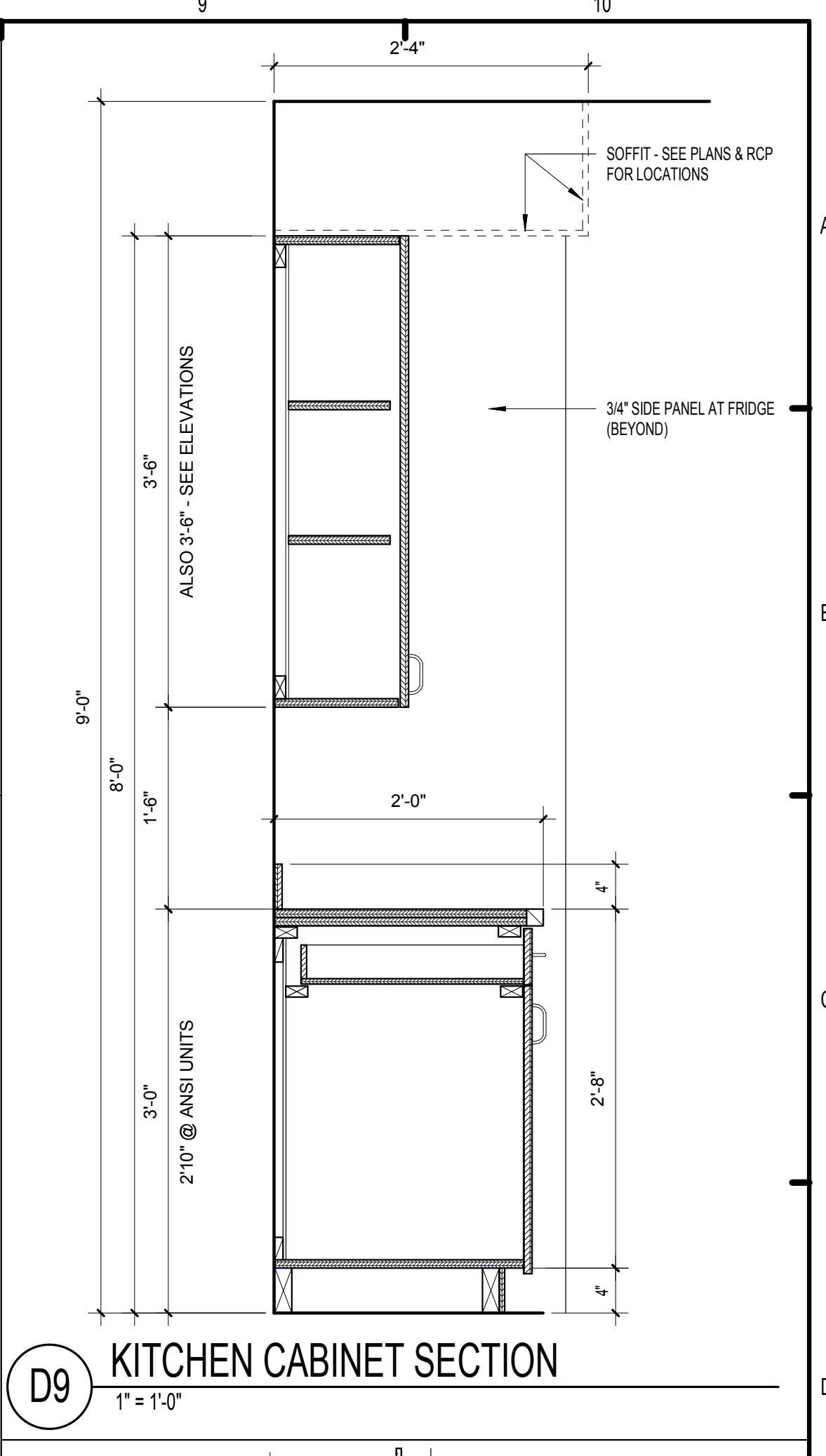
E1 TYP. FHA KITCHEN MOUNTING HT. REQ.
1/2" = 1'-0"



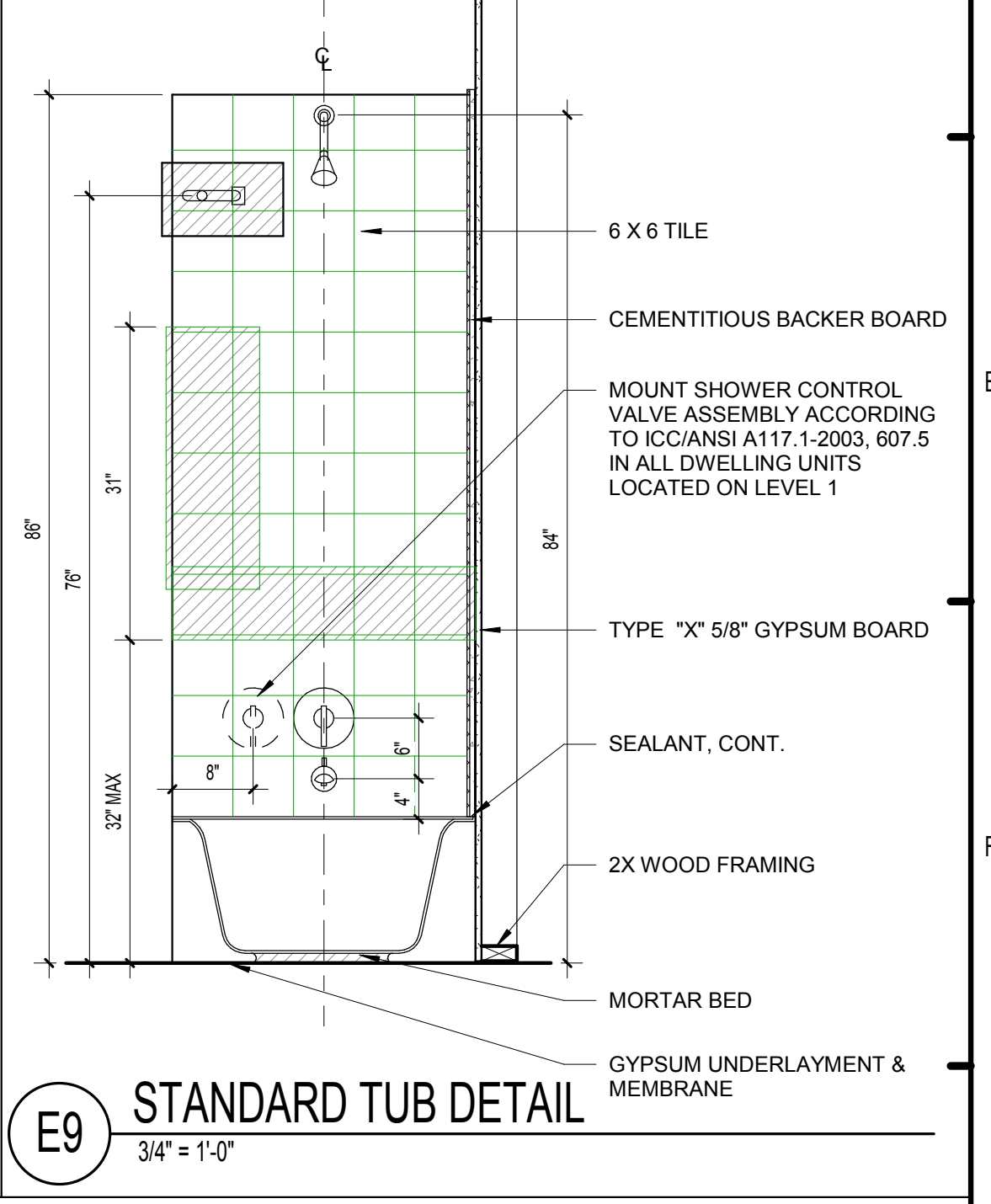
E3 TYP. FHA MOUNTING HT. REQ.
1/2" = 1'-0"



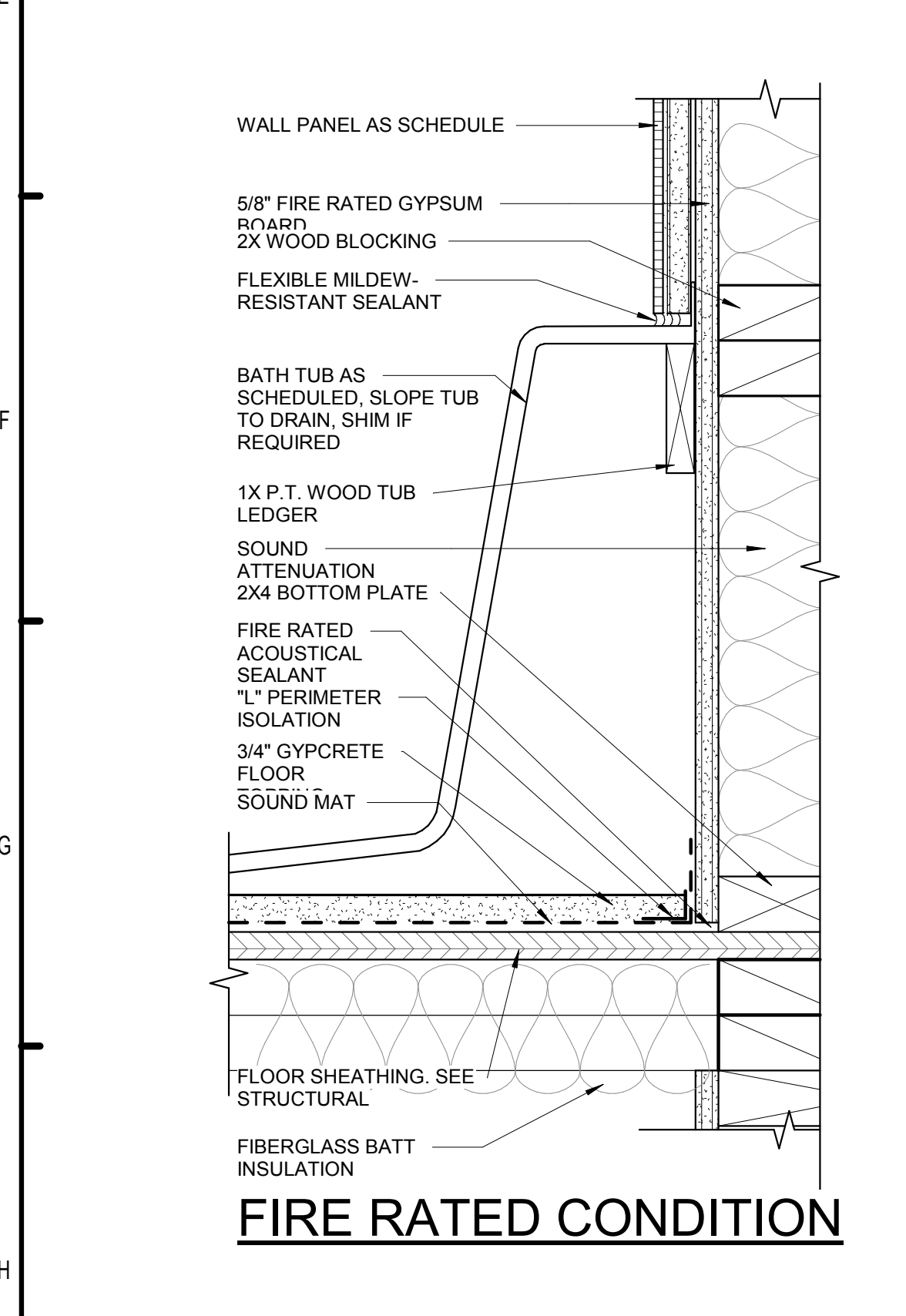
E5 WATER HEATER AND DRYER BOX DETAIL 1
1' = 1'-0"



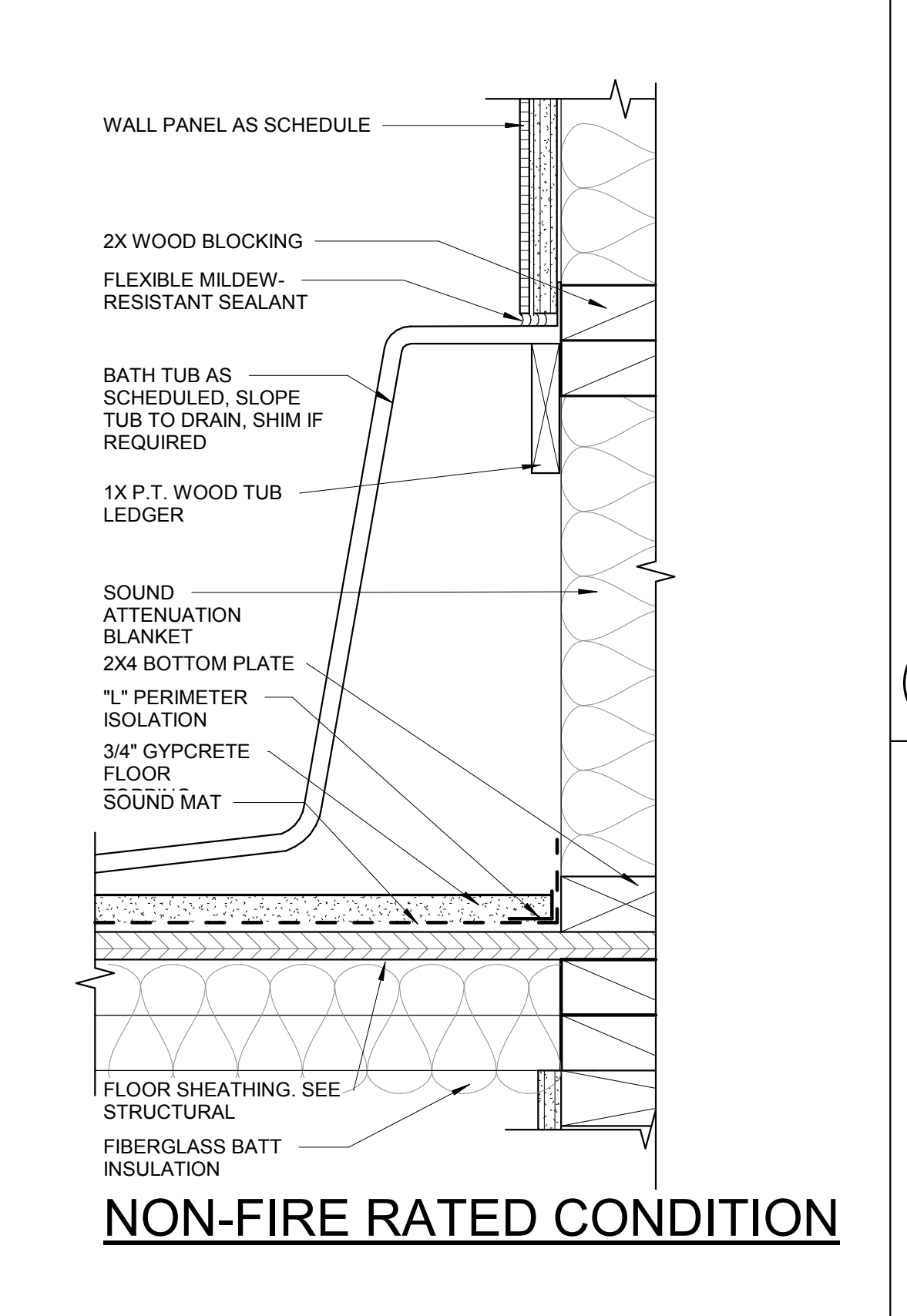
D9 KITCHEN CABINET SECTION
1' = 1'-0"



E9 STANDARD TUB DETAIL
3/4" = 1'-0"



H1 BATHTUB AT FRAMED WALL
3/8" = 1'-0"



H5 BATH FIXTURE CLEAR HEIGHTS
3/8" = 1'-0"

ISSUE HISTORY		
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REVISION HISTORY		
No.	Date	Description
1	Date 1	Revision 1

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CONSULTANT

MICHAEL E. GOVE
FLORIDA LICENSE # AR84111

SUMMER BAY APTS. II

LAKE COUNTY, FL

KITCHEN, BATH, AND LAUNDRY REQ.

A3.13

FINISH SCHEDULE - UNITS															
MARK	SPACE DESIGNATION	FLOOR MATERIAL	BASE MATERIAL	CROWN MOLDING	WALLS								CEILING		REMARKS
					NORTH		EAST		SOUTH		WEST		MATERIAL	FINISH	
					MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH			
U-01	ENTRY	LVT	WD		GWB		PNT	PNT	GWB	PNT	GWB	PNT	GWB		
U-02	KITCHEN 1 / DINING	LVT	WD		GWB		PNT	PNT	GWB	PNT	GWB	PNT	GWB		
U-03	DINING	LVT	WD		GWB		PNT	PNT	GWB	PNT	GWB	PNT	GWB		
U-04	LIVING ROOM	LVT	WD		GWB		PNT	PNT	GWB	PNT	GWB	PNT	GWB		
U-05	BEDROOM	CPT	WD		GWB		PNT	PNT	GWB	PNT	GWB	PNT	GWB		
U-06	BATH 1	LVT	WD		GWB		PNT	PNT	GWB	PNT	GWB	PNT	GWB		
U-07	CL	LVT	WD		GWB		PNT	PNT	GWB	PNT	GWB	PNT	GWB		
U-08	LAUNDRY	LVT	WD		GWB		PNT	PNT	GWB	PNT	GWB	PNT	GWB		
U-09	PAN	LVT	WD		GWB		PNT	PNT	GWB	PNT	GWB	PNT	GWB		
U-09	PAN.	LVT	WD		GWB		PNT	PNT	GWB	PNT	GWB	PNT	GWB		
U-10	KITCHEN 2	LVT	WD		GWB		PNT	PNT	GWB	PNT	GWB	PNT	GWB		
U-11	WIC	CPT	WD		GWB		PNT	PNT	GWB	PNT	GWB	PNT	GWB		
U-12	BATH 2	LVT	WD		GWB		PNT	PNT	GWB	PNT	GWB	PNT	GWB		
U-13	SOLARIUM	LVT	WD		GWB		PNT	PNT	GWB	PNT	GWB	PNT	GWB		
U-14	BATH 3	LVT	WD		GWB		PNT	PNT	GWB	PNT	GWB	PNT	GWB		
U-14	KITCHEN 3	LVT	WD		GWB		PNT	PNT	GWB	PNT	GWB	PNT	GWB		
U-15	BATH 3	LVT	WD		GWB		PNT	PNT	GWB	PNT	GWB	PNT	GWB		
U-16	BATH 4	LVT	WD		GWB		PNT	PNT	GWB	PNT	GWB	PNT	GWB		
U-17	BATH 5	LVT	WD		GWB		PNT	PNT	GWB	PNT	GWB	PNT	GWB		
U-18	BATH 6	LVT	WD		GWB		PNT	PNT	GWB	PNT	GWB	PNT	GWB		
U-19	BATH 7	LVT	WD		GWB		PNT	PNT	GWB	PNT	GWB	PNT	GWB		
U-20	HALLWAY	LVT	WD		GWB		PNT	PNT	GWB	PNT	GWB	PNT	GWB		
U-21	UTILITY	CONC	WD		GWB		PNT	PNT	GWB	PNT	GWB	PNT	GWB		

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
2	11/10/2017	75%-90% REVIEW COORD. SET
3	12/20/2017	100% PERMIT SET

REVISION HISTORY

No.	Date	Description
1	Date 1	Revision 1



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

CONSULTANT

MICHAEL E. GOVE
FLORIDA LICENSE # AR44111

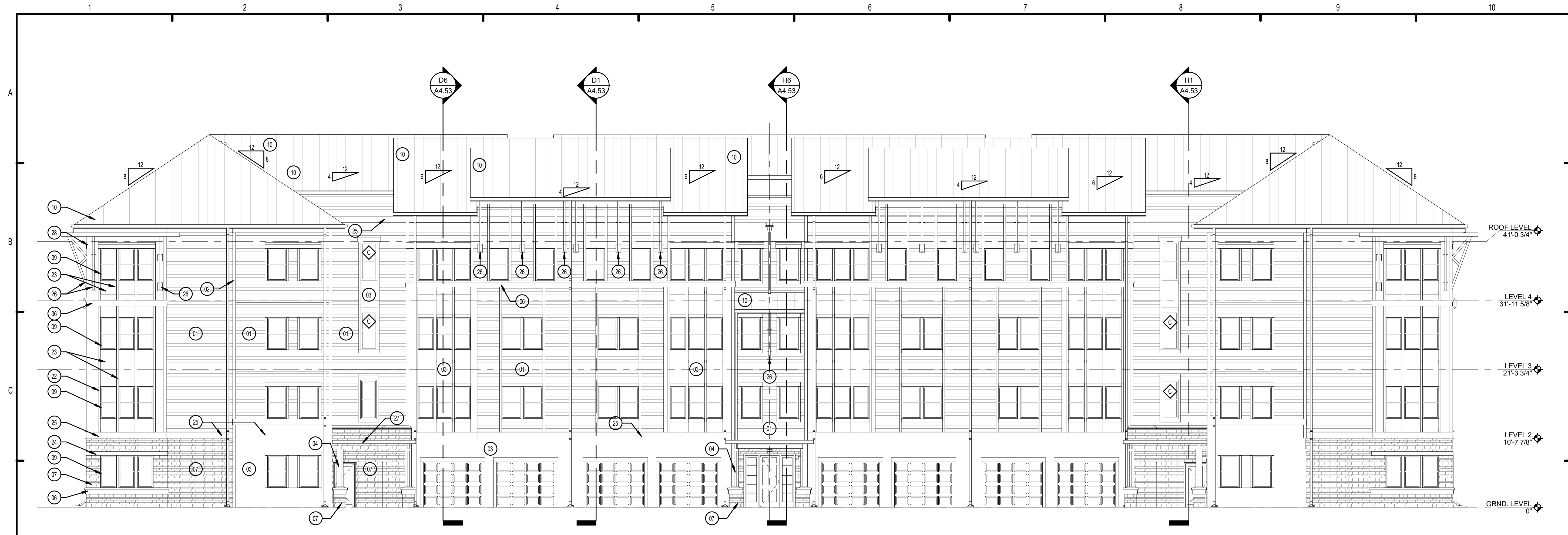
SUMMER BAY
APTS. II

LAKE COUNTY, FL

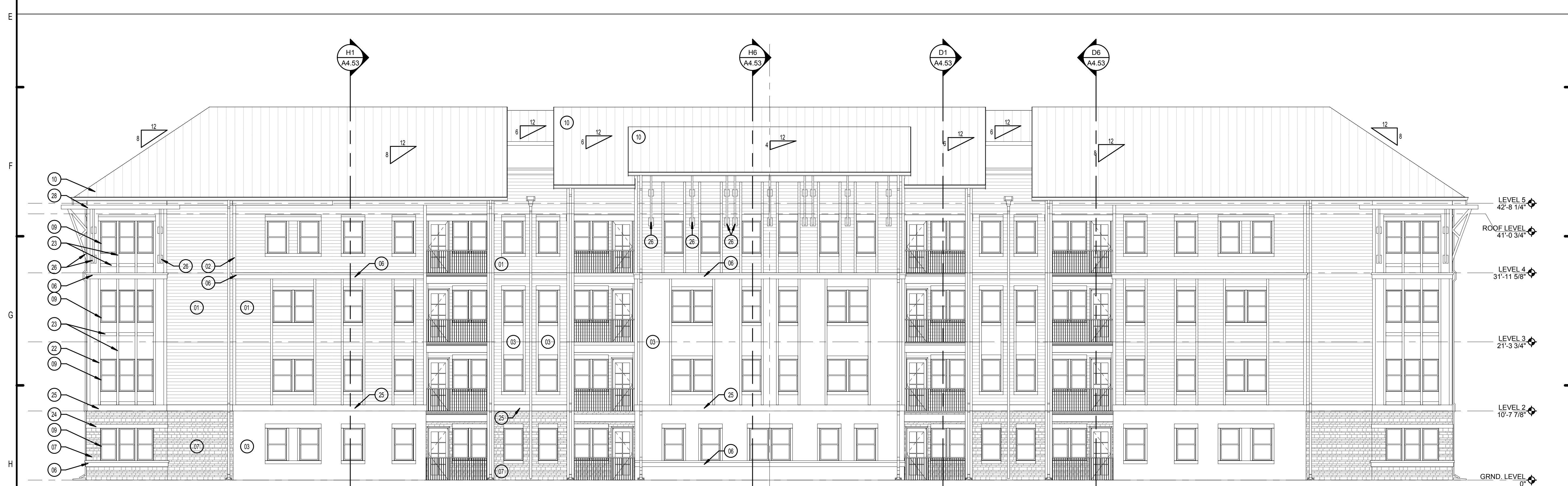
Drawn:	DM, AW, EB
Checked:	DM
Approved:	PF
Date:	Issue Date
Project #:	5389

FINISH SCHEDULES

A3.14



D1 BUILDING TYPE 2 - NORTH ELEVATION
 1/8" = 1'-0"



H1 BUILDING TYPE 2 - SOUTH ELEVATION
 1/8" = 1'-0"

- ### ELEVATION KEY NOTES:
- FIBER CEMENT SIDING - 6" EXPOSURE
 - FIBER CEMENT CORNER TRIM
 - FIBER CEMENT PANEL
 - FIBER CEMENT COLUMN
 - FIBER CEMENT TRIM WINDOW SILL
 - FIBER CEMENT WATER TABLE
 - STONE VENER
 - PRECAST STONE CAP
 - VINYL WINDOW SYSTEM - SEE SCHEDULE
 - STANDING SEAM METAL ROOF W/ FLOURPOLYMER COLOR FINISH
 - METAL FASCIA OVER WOOD SUB-FASCIA
 - ALUMINUM GUTTER
 - DOWNSPOUT
 - METAL GUARD RAIL
 - SIGNAGE/AREA - SIGNAGE DESIGN BY OTHERS - TO BE SUBMITTED LATER
 - BUILDING FIRE SIGN - SEE A0.10. SIGN TO BE LOCATED ON FRONT OF BUILDING ONLY - SEE SITE PLAN FOR BUILDING ORIENTATION
 - LAUNDRY / BATHROOM EXHAUST VENTS
 - ELECTRICAL METER CENTER - SEE ELECTRICAL
 - LIGHT FIXTURE - SEE ELECTRICAL
 - FIRE EXTINGUISHER CABINET
 - FIRE DEPARTMENT CONNECTION
 - 5/4 x 3 1/2 FIBER CEMENT TRIM
 - 5/4 x 5 1/2 FIBER CEMENT TRIM
 - 5/4 x 7 1/2 FIBER CEMENT TRIM
 - 5/4 x 11 1/2 FIBER CEMENT TRIM
 - DECORATIVE BRACKET
 - WOOD TRELLIS
 - FLAT ROOF

PERMIT REVIEW STAMP

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ISSUE HISTORY

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 CONSULTANT

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BUILDING TYPE 2 - NORTH & SOUTH ELEVATIONS

A4.03

PLOTTED: 11/20/2017 6:22:33 PM

ELEVATION KEY NOTES:

1. FIBER CEMENT SIDING - 6" EXPOSURE
2. FIBER CEMENT CORNER TRIM
3. FIBER CEMENT PANEL
4. FIBER CEMENT COLUMN
5. FIBER CEMENT TRIM WINDOW SILL
6. FIBER CEMENT WATER TABLE
7. STONE VENEER
8. PRECAST STONE CAP
9. VINYL WINDOW SYSTEM - SEE SCHEDULE
10. STANDING SEAM METAL ROOF W/ FLOUROPOLYMER COLOR FINISH
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18. ELECTRICAL METER CENTER - SEE ELECTRICAL
19. LIGHT FIXTURE - SEE ELECTRICAL
20. FIRE EXTINGUISHER CABINET
21. FIRE DEPARTMENT CONNECTION
22. 5/4 x 3 1/2 FIBER CEMENT TRIM
23. 5/4 x 5 1/2 FIBER CEMENT TRIM
24. 5/4 x 7 1/2 FIBER CEMENT TRIM
25. 5/4 x 11 1/2 FIBER CEMENT TRIM
26. DECORATIVE BRACKET
27. WOOD TRELLIS
28. FLAT ROOF

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
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3	12/20/2017	100% PERMIT SET

REVISION HISTORY

No.	Date	Description



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CONSULTANT

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LAKE COUNTY, FL

**BUILDING TYPE 2 - EAST &
WEST ELEVATIONS**

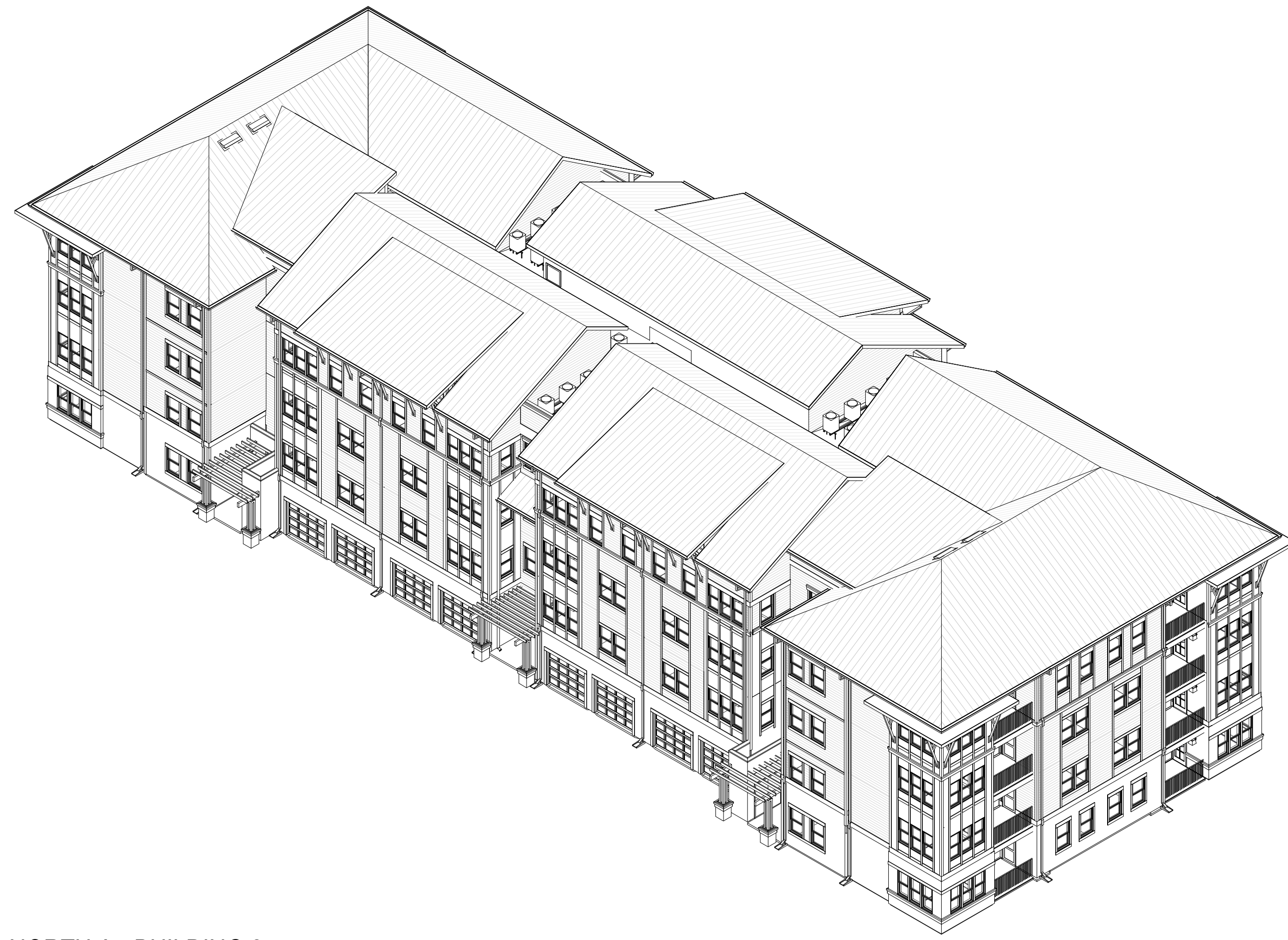
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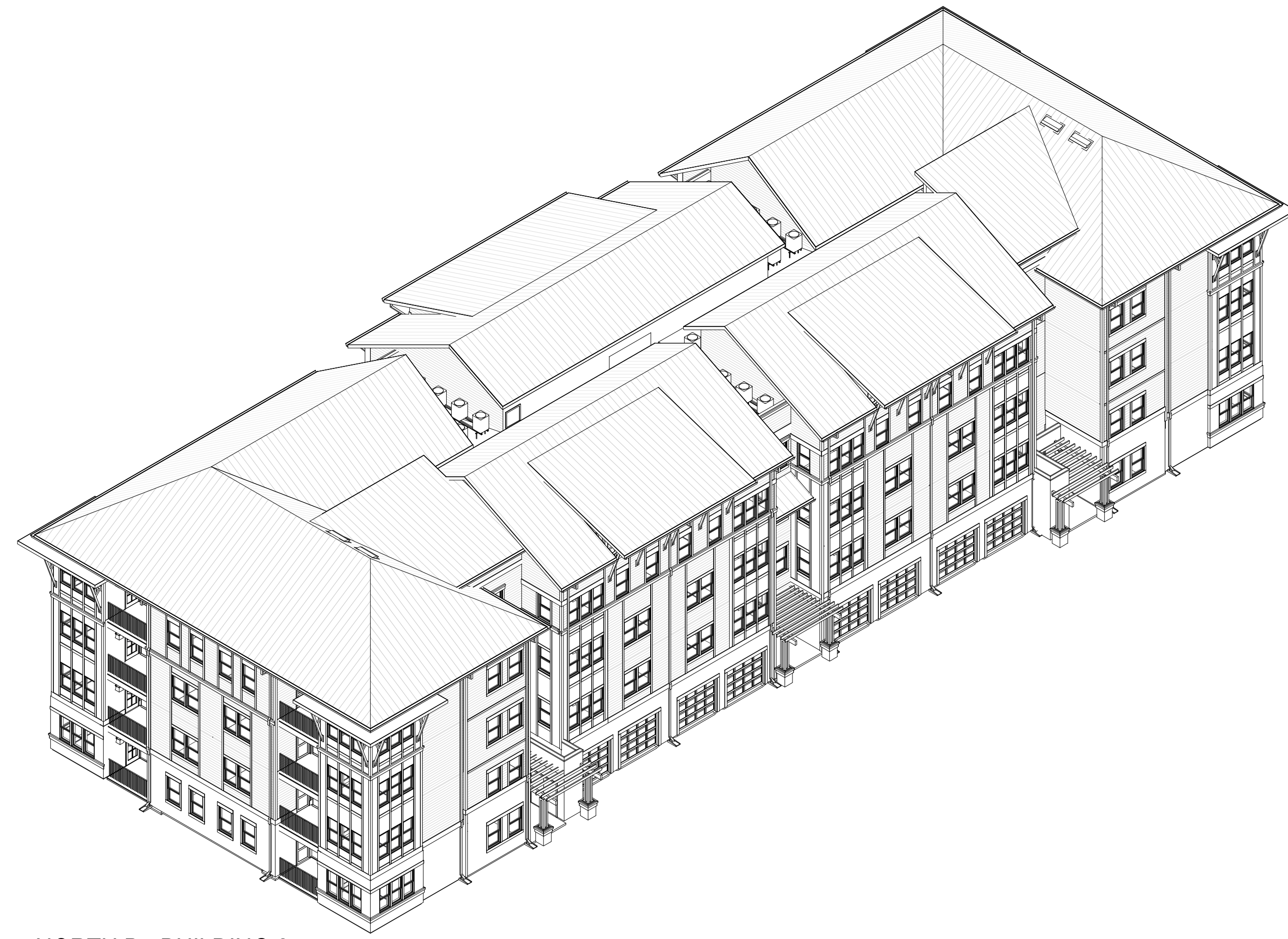
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1/8" = 1'-0"



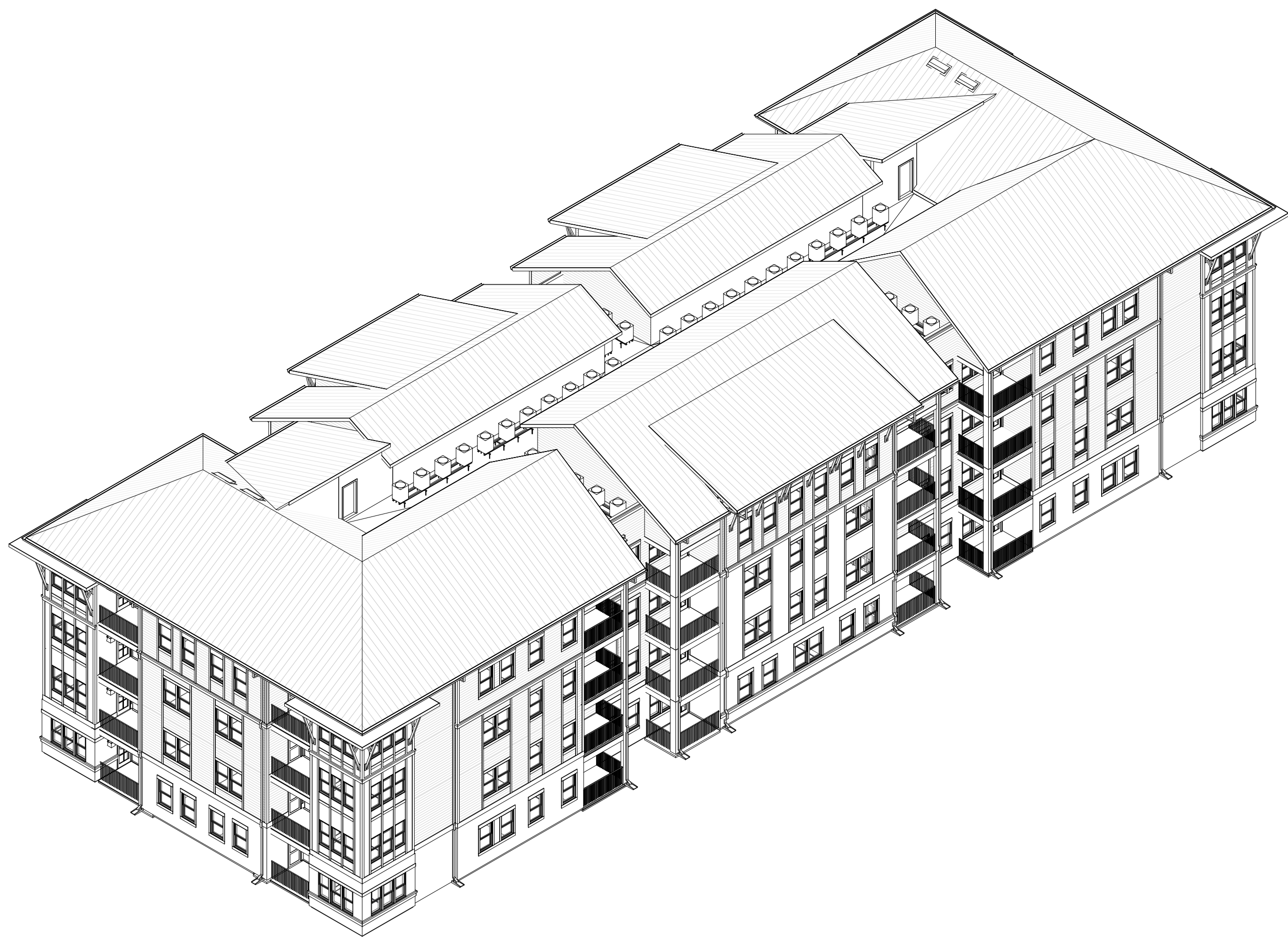
H1 BUILDING TYPE 2 - WEST ELEVATION
1/8" = 1'-0"



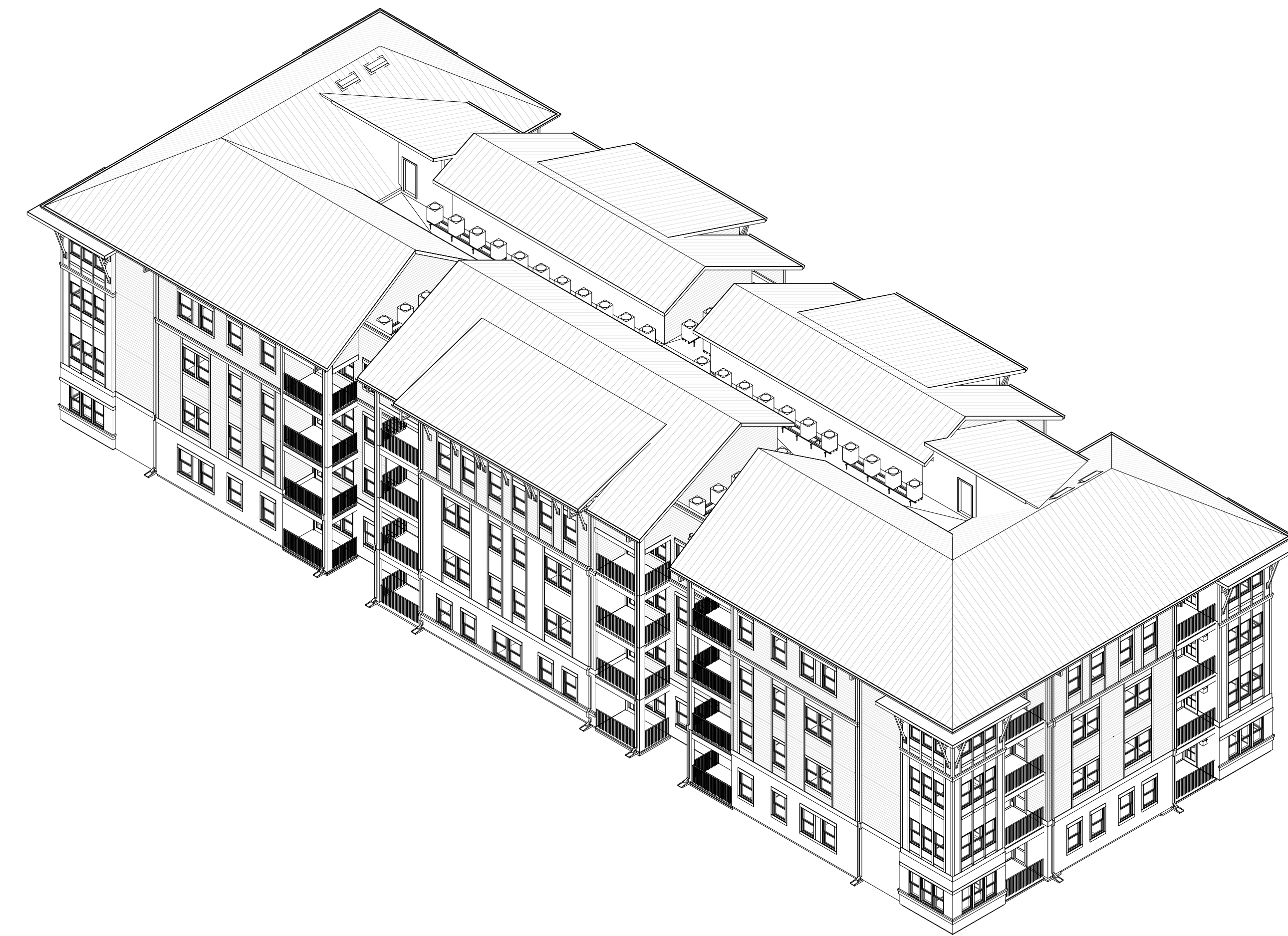
D1 NORTH A - BUILDING 2



D6 NORTH B - BUILDING 2



H1 SOUTH A - BUILDING 2



H6 SOUTH B - BUILDING 2

PERMIT REVIEW STAMP

ISSUE HISTORY

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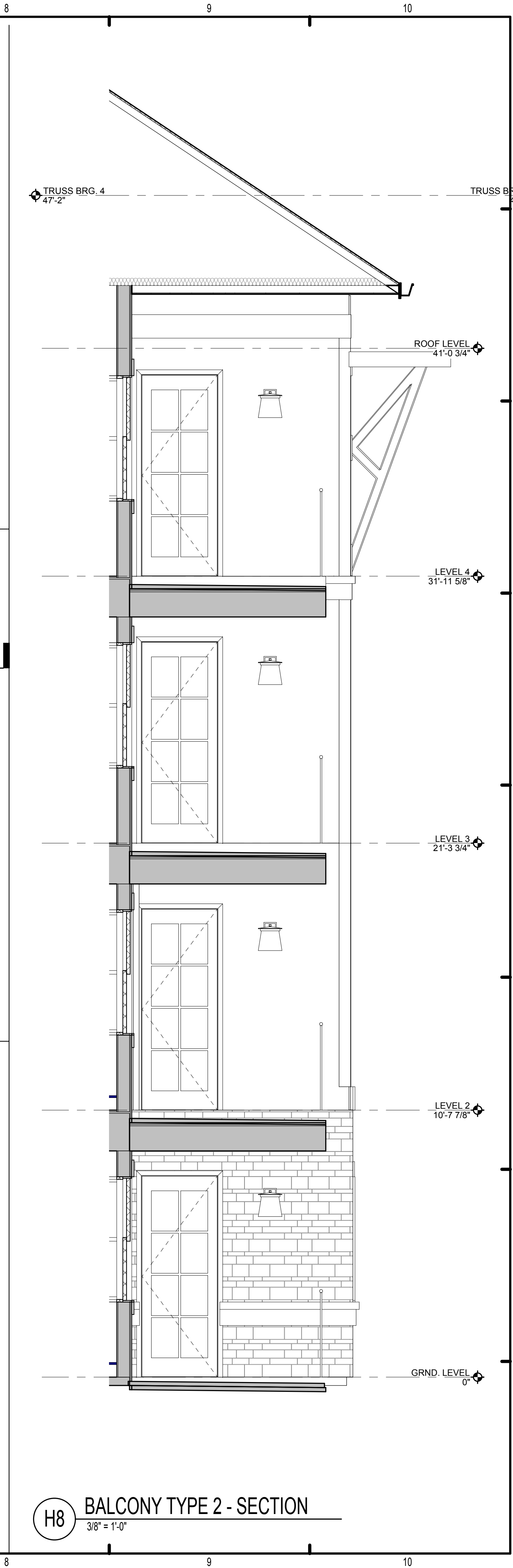
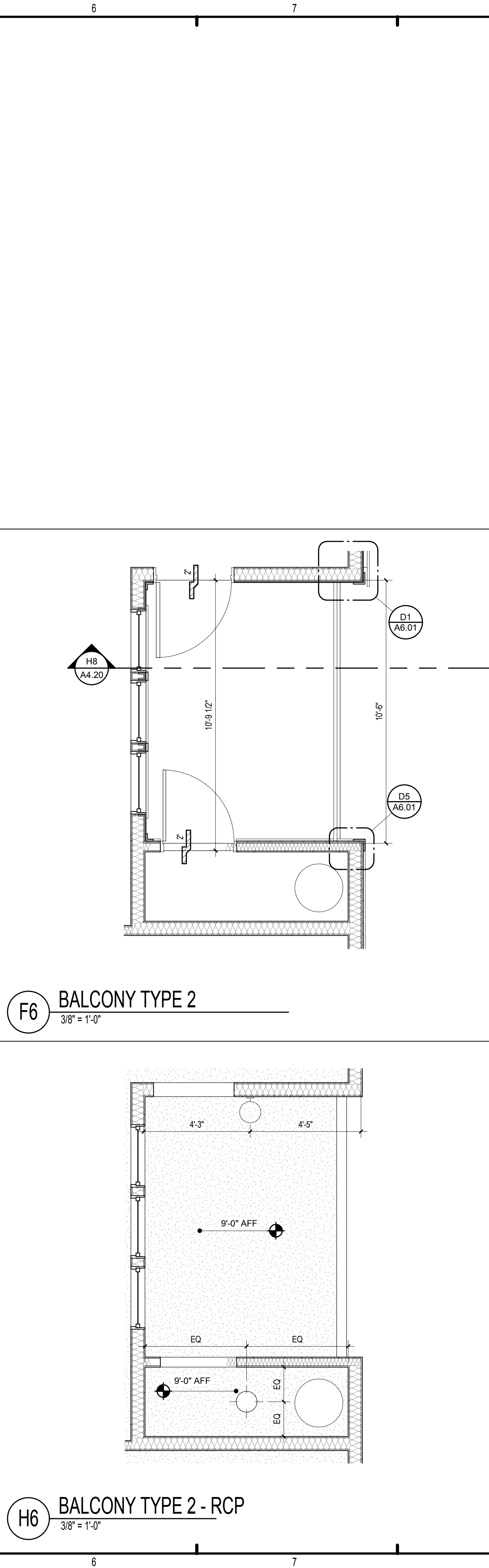
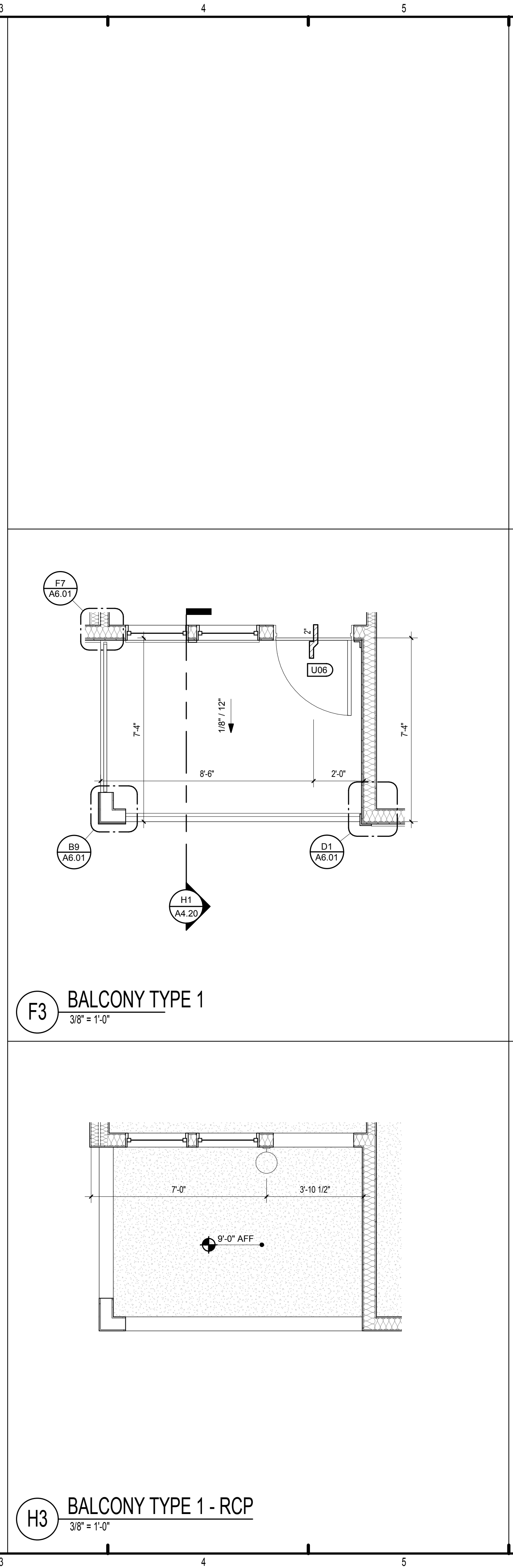
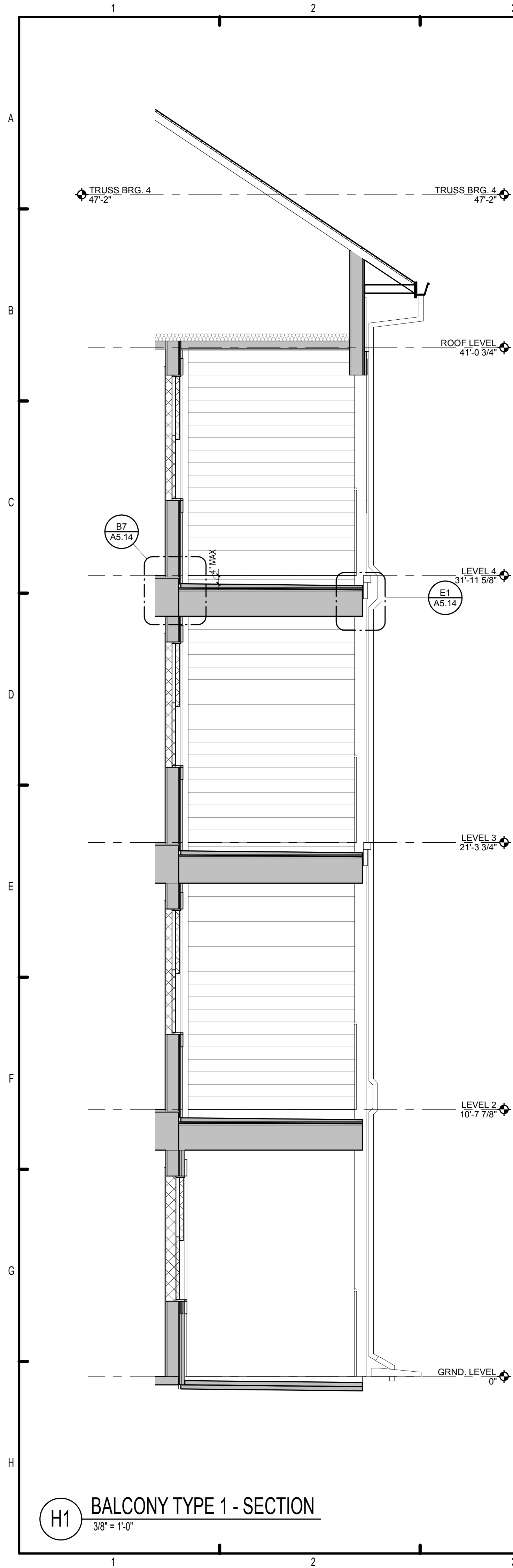
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**SUMMER BAY
 APTS. II**

LAKE COUNTY, FL

**BUILDING TYPE 2 -
 AXONOMETRICS**

A4.12



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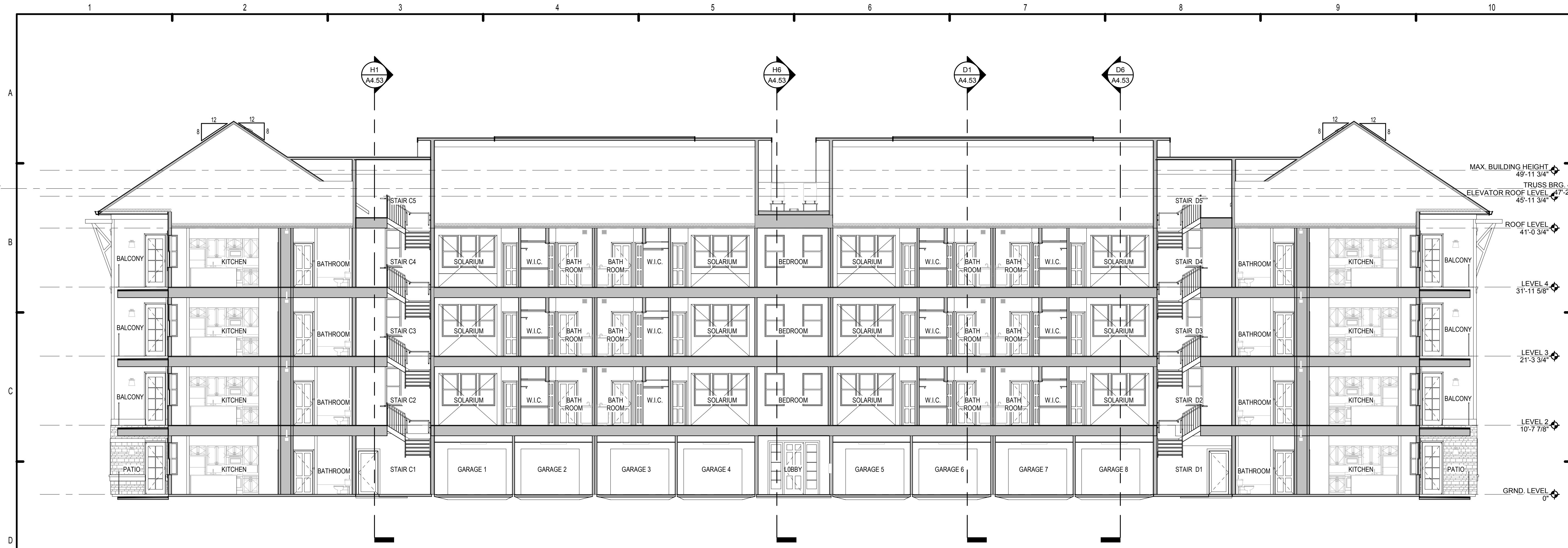
SUMMER BAY APTS. II
LAKE COUNTY, FL

Drawn:	Author
Checked:	Checker
Approved:	Approver
Date:	Issue Date
Project #:	5389

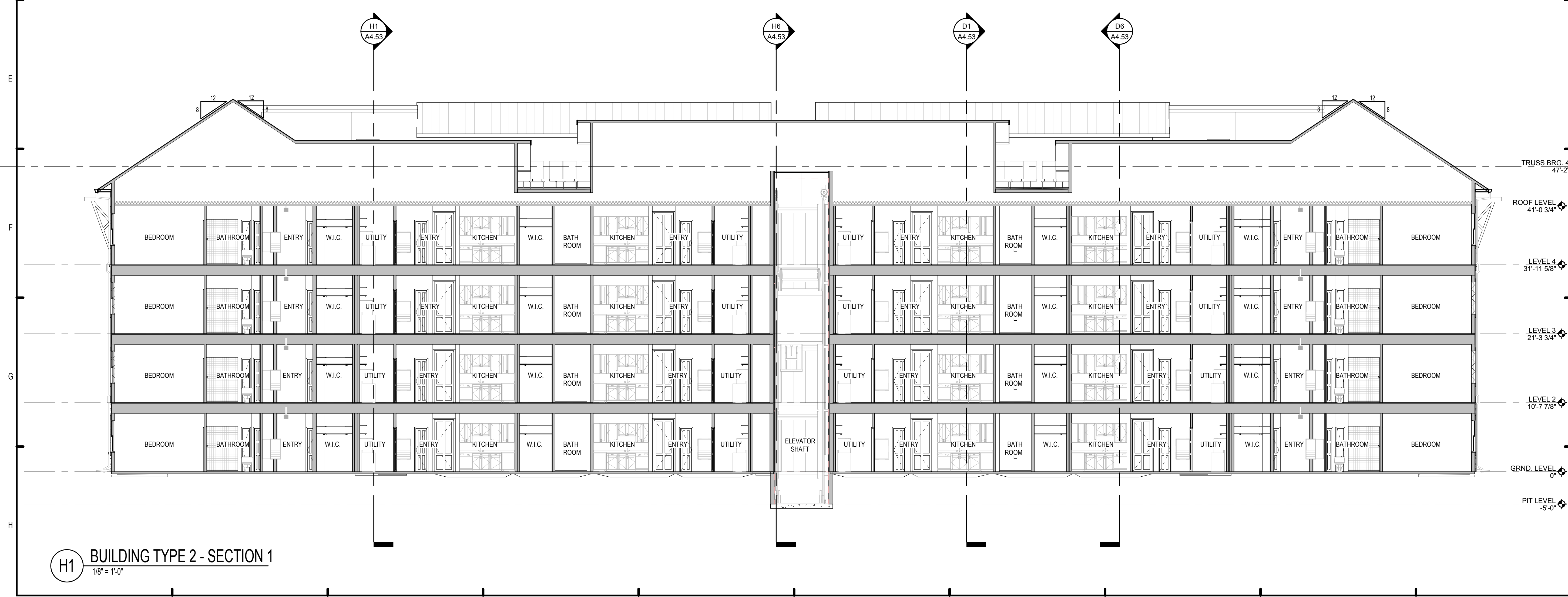
BALCONY 1 - PLANS AND ELEVATIONS

A4.20

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D1 BUILDING TYPE 2 - SECTION 2
1/8" = 1'-0"



H1 BUILDING TYPE 2 - SECTION 1
1/8" = 1'-0"

ELEVATION KEY NOTES:

1. FIBER CEMENT SIDING - 6" EXPOSURE
2. FIBER CEMENT CORNER TRIM
3. FIBER CEMENT PANEL
4. FIBER CEMENT COLUMN
5. FIBER CEMENT TRIM WINDOW SILL
6. FIBER CEMENT WATER TABLE
7. STONE VENEER
8. PRECAST STONE CAP
9. VINYL WINDOW SYSTEM - SEE SCHEDULE
10. STANDING SEAM METAL ROOF W/ POLYMER COLOR FINISH
11. METAL FASCIA OVER WOOD SUB-FASCIA
12. ALUMINUM GUTTER
13. DOWNSPOUT
14. METAL GUARD RAIL
15. SIGNAGE/AREA - SIGNAGE DESIGN BY OTHERS - TO BE SUBMITTED LATER.
16. BUILDING FIRE SIGN - SEE A0.10. SIGN TO BE LOCATED ON FRONT OF BUILDING ONLY - SEE SITE PLAN FOR BUILDING ORIENTATION
17. LAUNDRY / BATHROOM EXHAUST VENTS
18. ELECTRICAL METER CENTER - SEE ELECTRICAL
19. LIGHT FIXTURE - SEE ELECTRICAL
20. FIRE EXTINGUISHER CABINET
21. FIRE DEPARTMENT CONNECTION
22. 5/4 x 3 1/2 FIBER CEMENT TRIM
23. 5/4 x 5 1/2 FIBER CEMENT TRIM
24. 5/4 x 7 1/2 FIBER CEMENT TRIM
25. 5/4 x 1 1/2 FIBER CEMENT TRIM
26. DECORATIVE BRACKET
27. WOOD TRELLIS
28. FLAT ROOF

ISSUE HISTORY

No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
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3	12/20/2017	100% PERMIT SET

REVISION HISTORY

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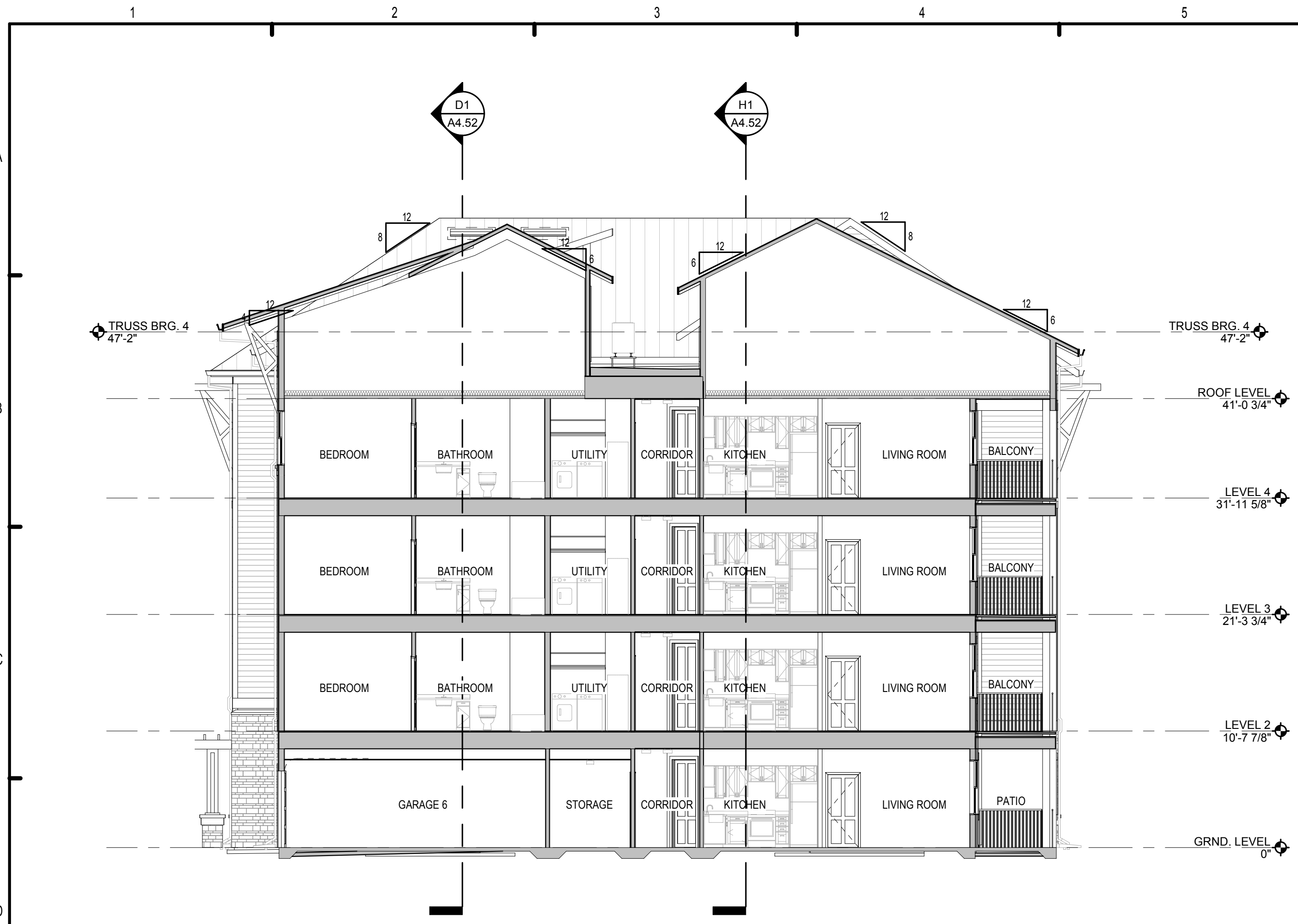
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SUMMER BAY APTS. II
LAKE COUNTY, FL

BUILDING TYPE 2 - SECTIONS

A4.52

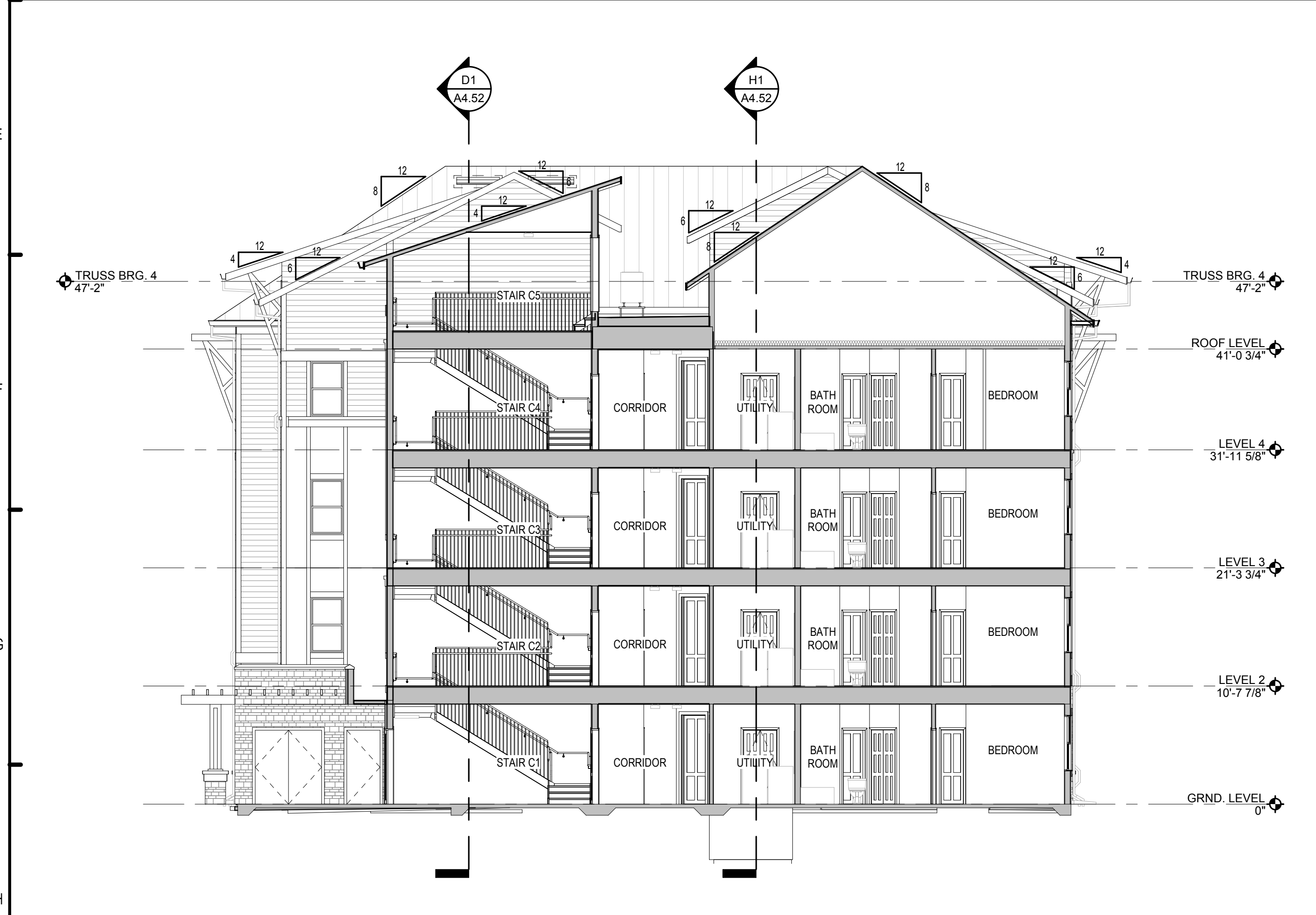
Drawn	Author
Checked	Checker
Approved	Approver
Date	Issue Date
Project #	5389



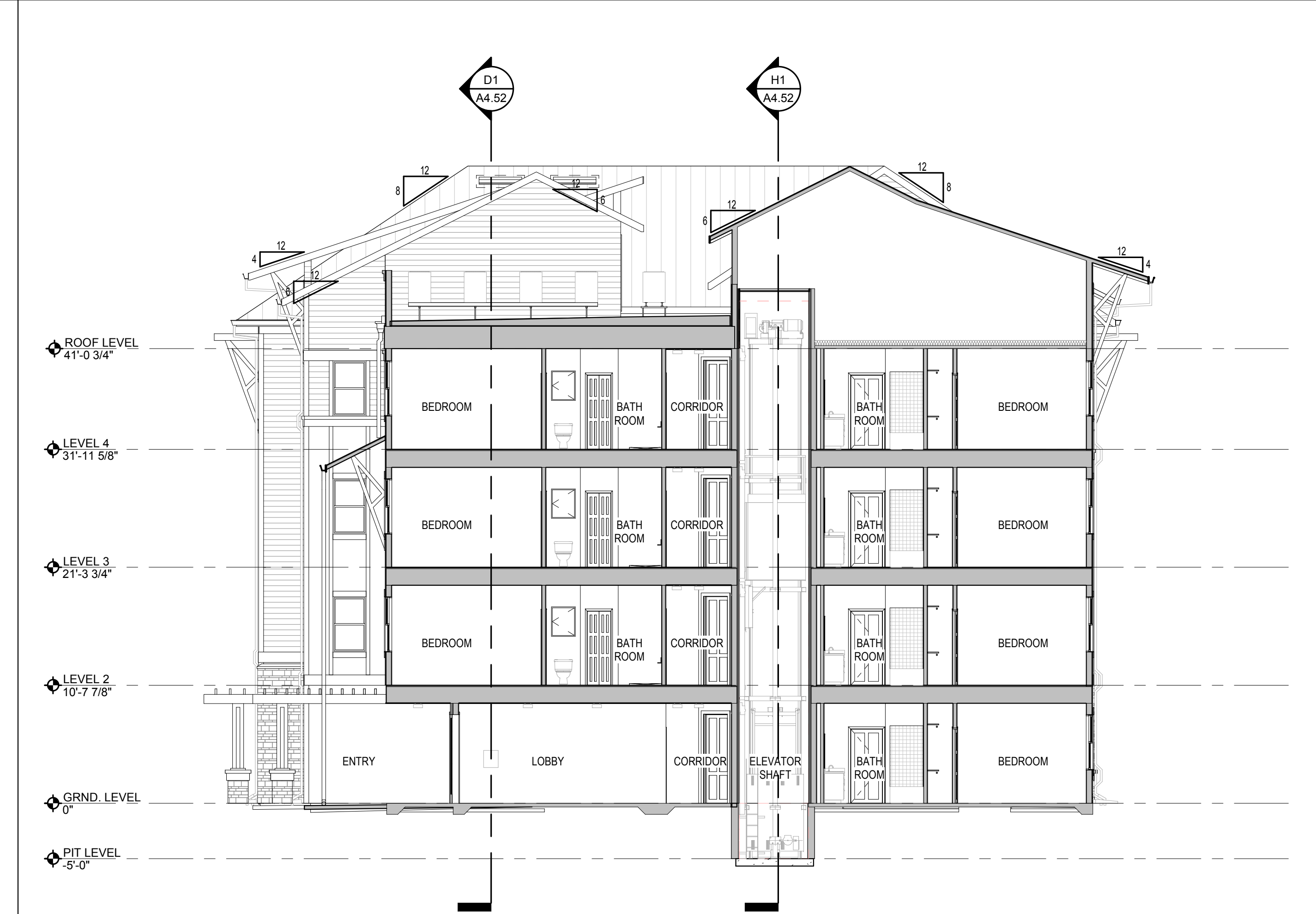
D1 BUILDING TYPE 2 - SECTION 5
1/8" = 1'-0"



D6 BUILDING TYPE 2 - SECTION 6
1/8" = 1'-0"



H1 BUILDING TYPE 2 - SECTION 3
1/8" = 1'-0"



H6 ENLARGE ENTRY ELEV. 4 - BUILDING TYPE 2
1/8" = 1'-0"

ISSUE HISTORY		
No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
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REVISION HISTORY		
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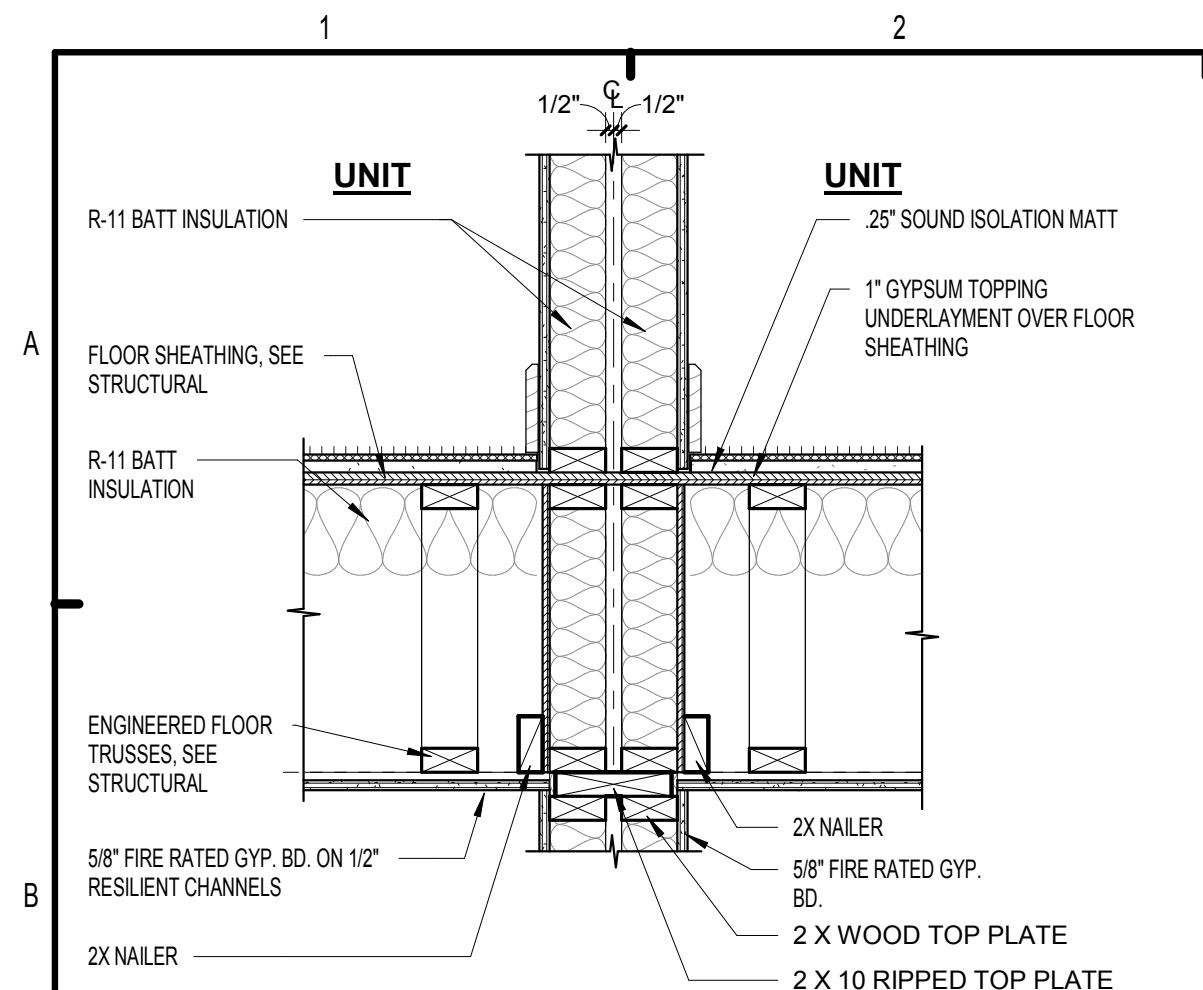
**SUMMER BAY
APTS. II**
LAKE COUNTY, FL

**BUILDING TYPE 2 -
SECTIONS**

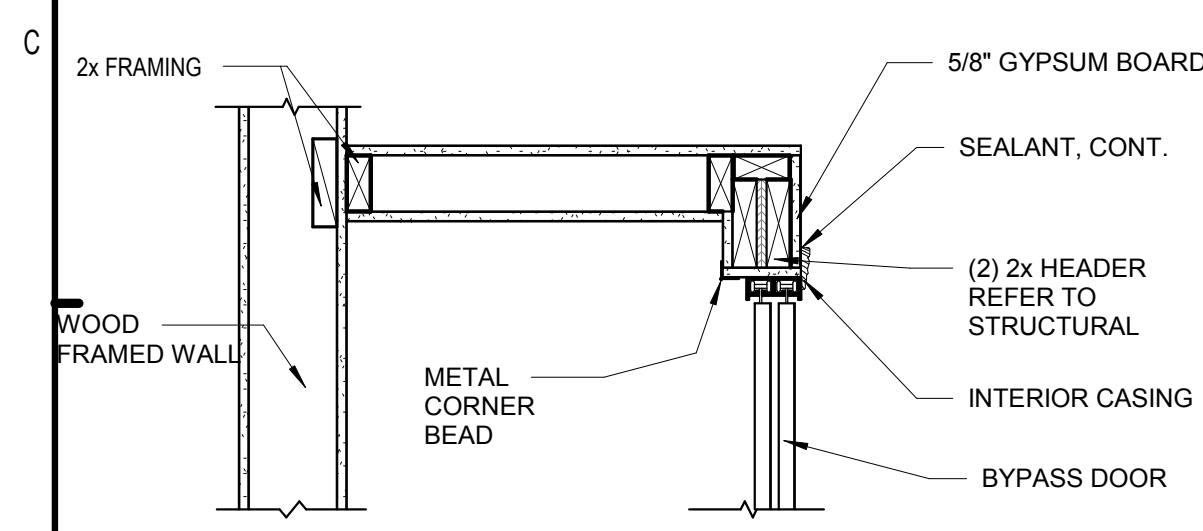
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Project #:	5389

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B1 TENANT SEPERATION
1" = 1'-0"



1 CLOSET SHELF SECTION DETAIL
1" = 1'-0"

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ISSUE HISTORY		
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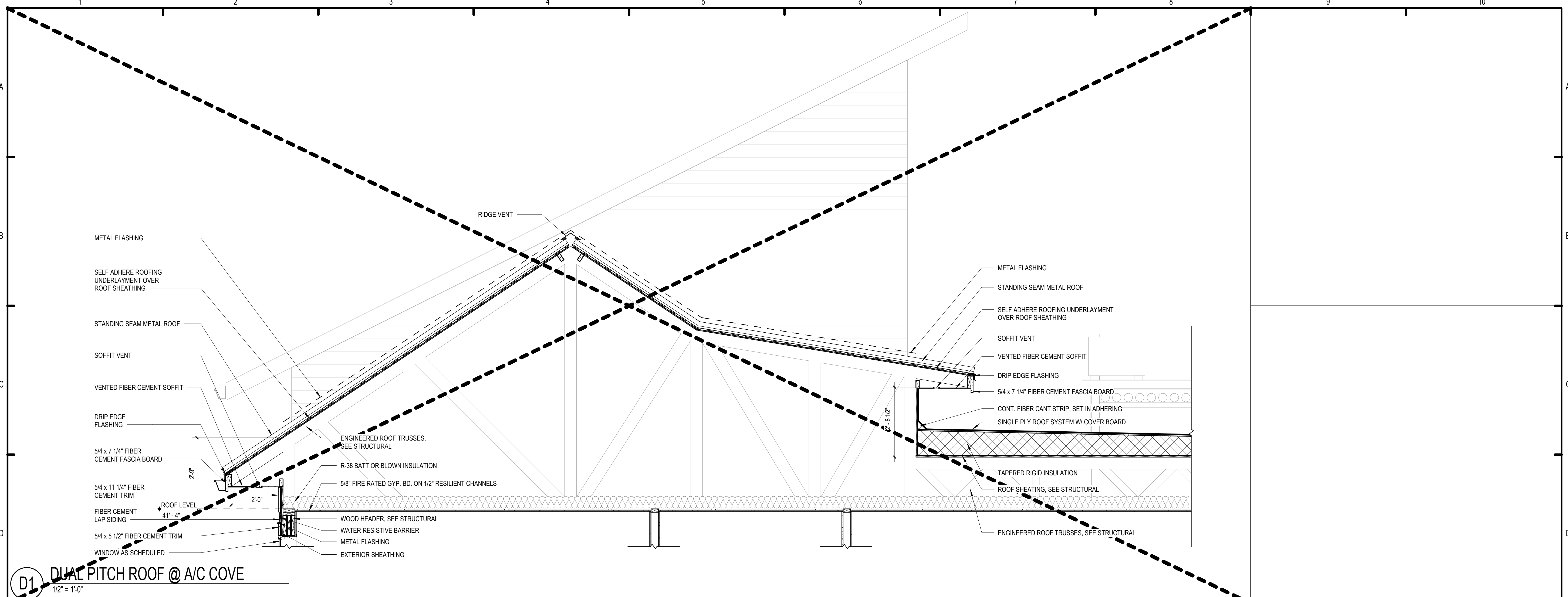
SUMMER BAY APTS. II
LAKE COUNTY, FL

WALL SECTION DETAILS

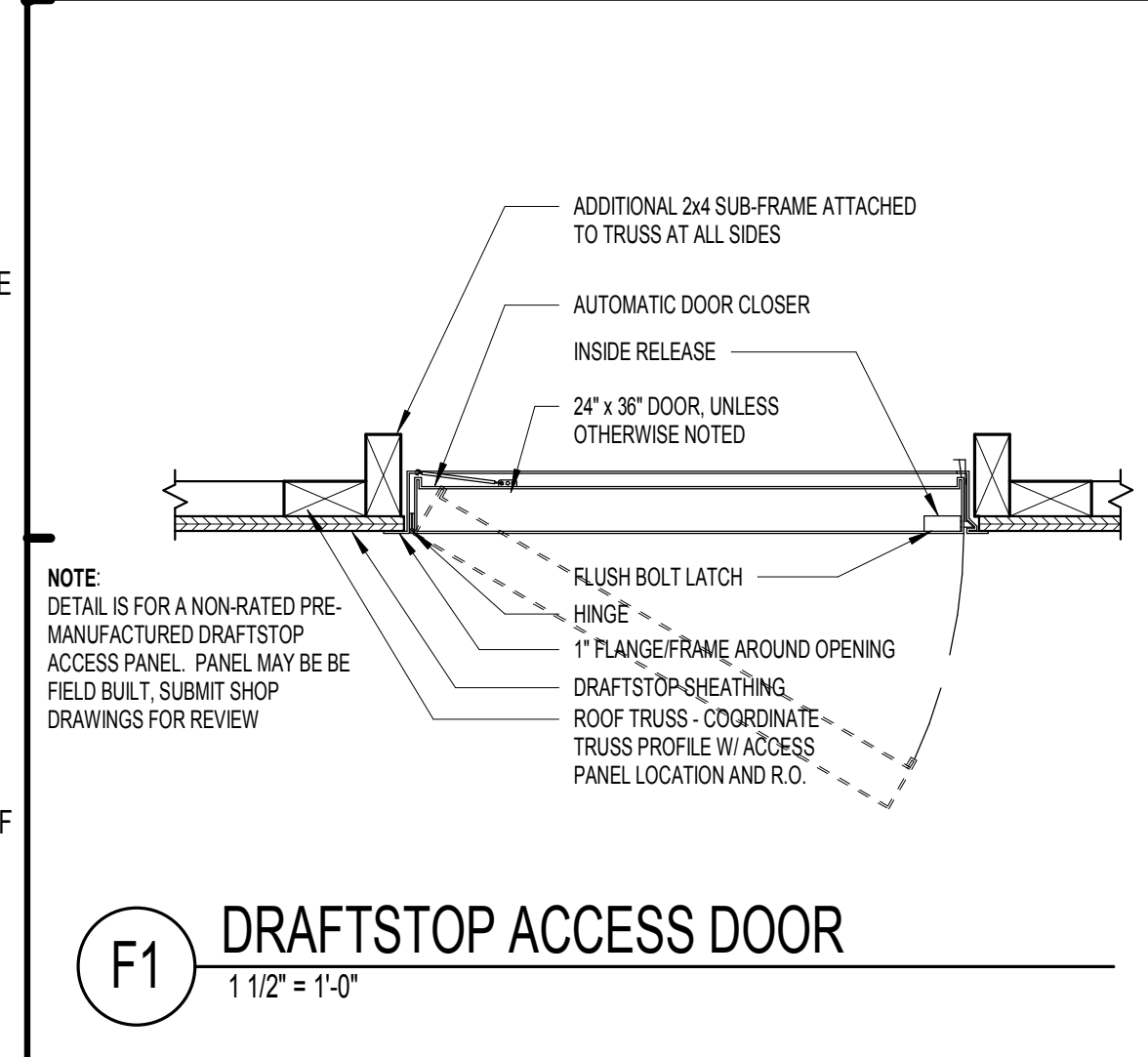
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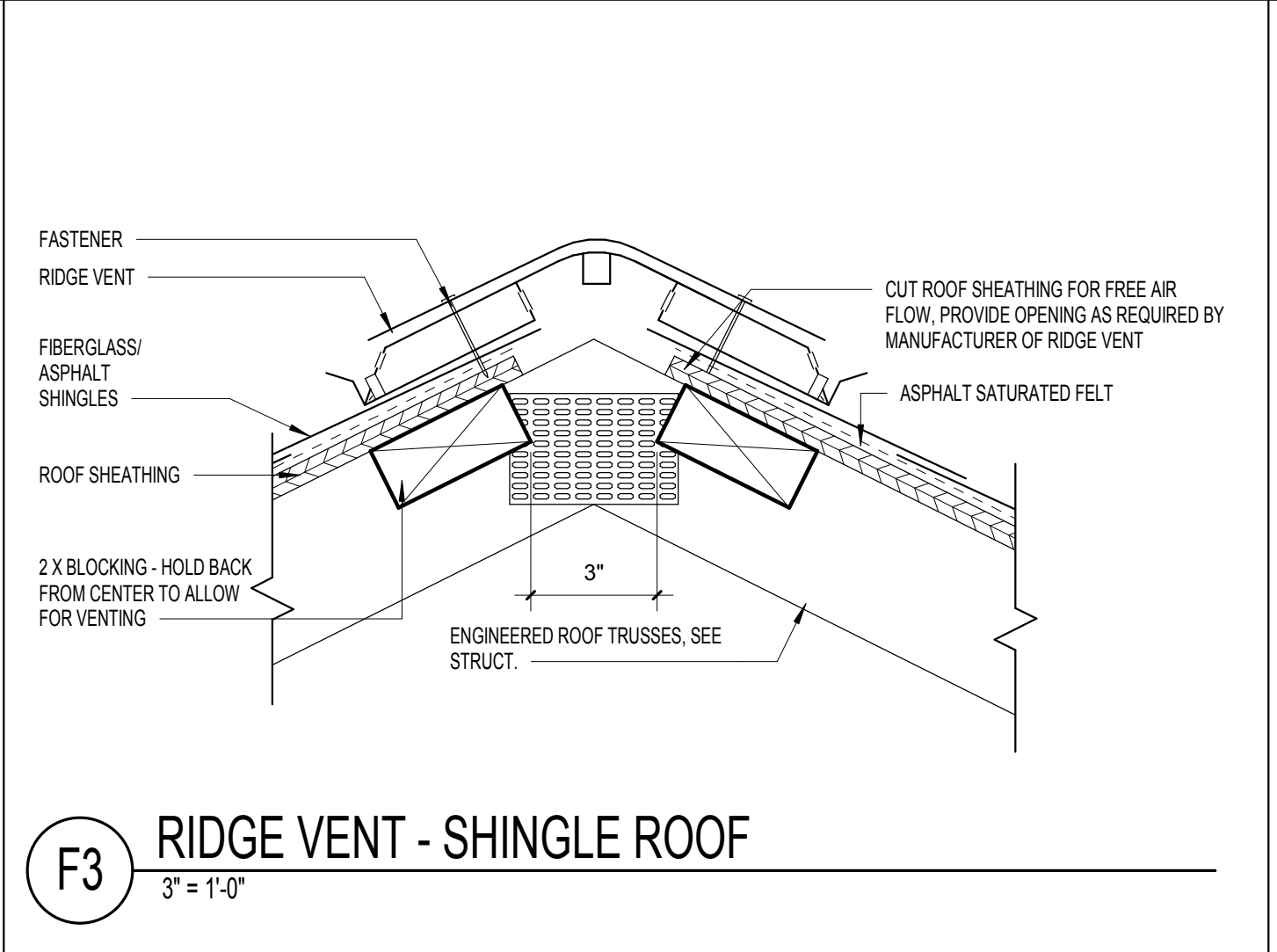
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D1 DUAL PITCH ROOF @ A/C COVE
1/2" = 1'-0"



F1 DRAFTSTOP ACCESS DOOR
1 1/2" = 1'-0"



F3 RIDGE VENT - SHINGLE ROOF
3" = 1'-0"

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REVISION HISTORY		
No.	Date	Description

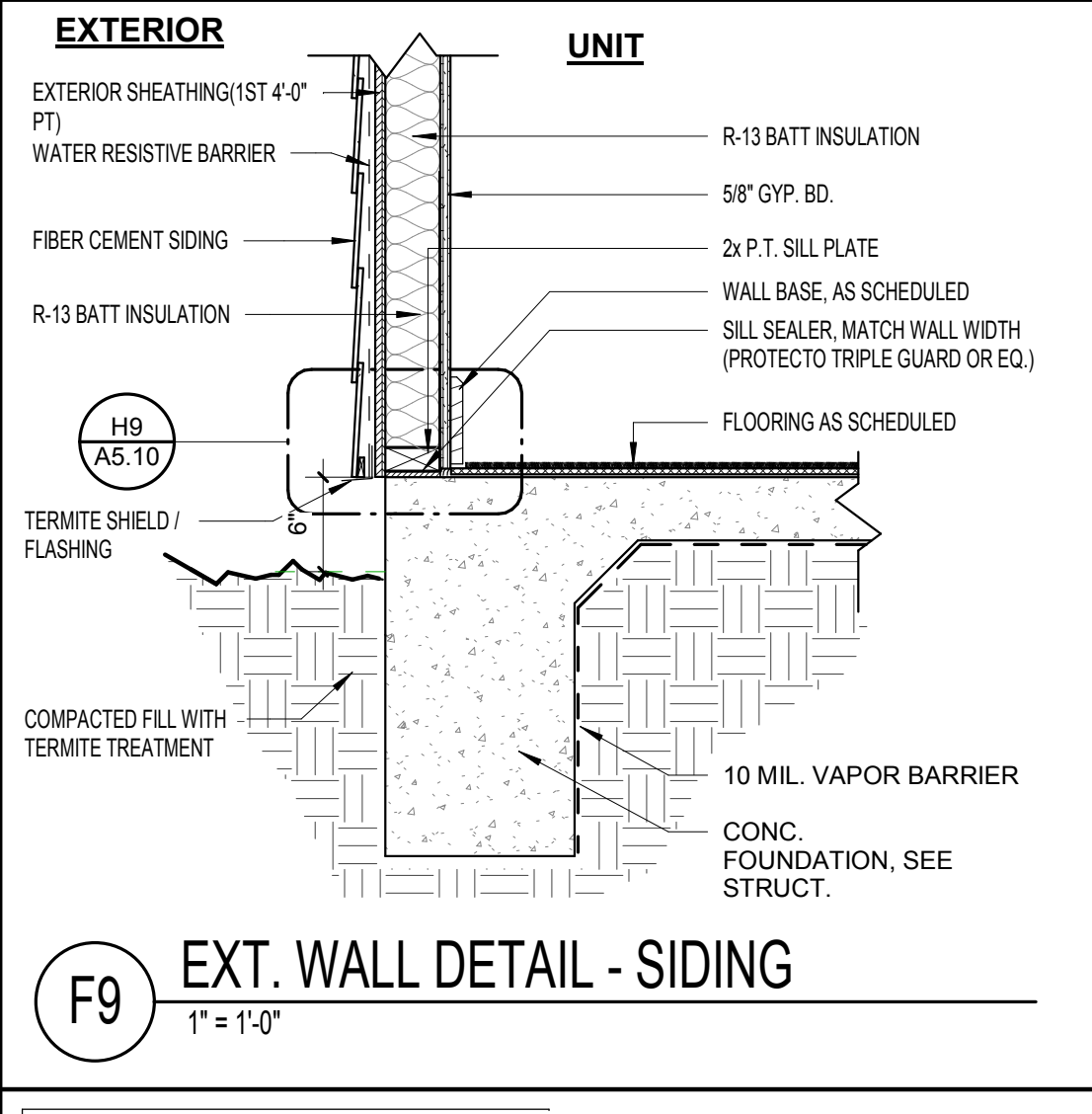
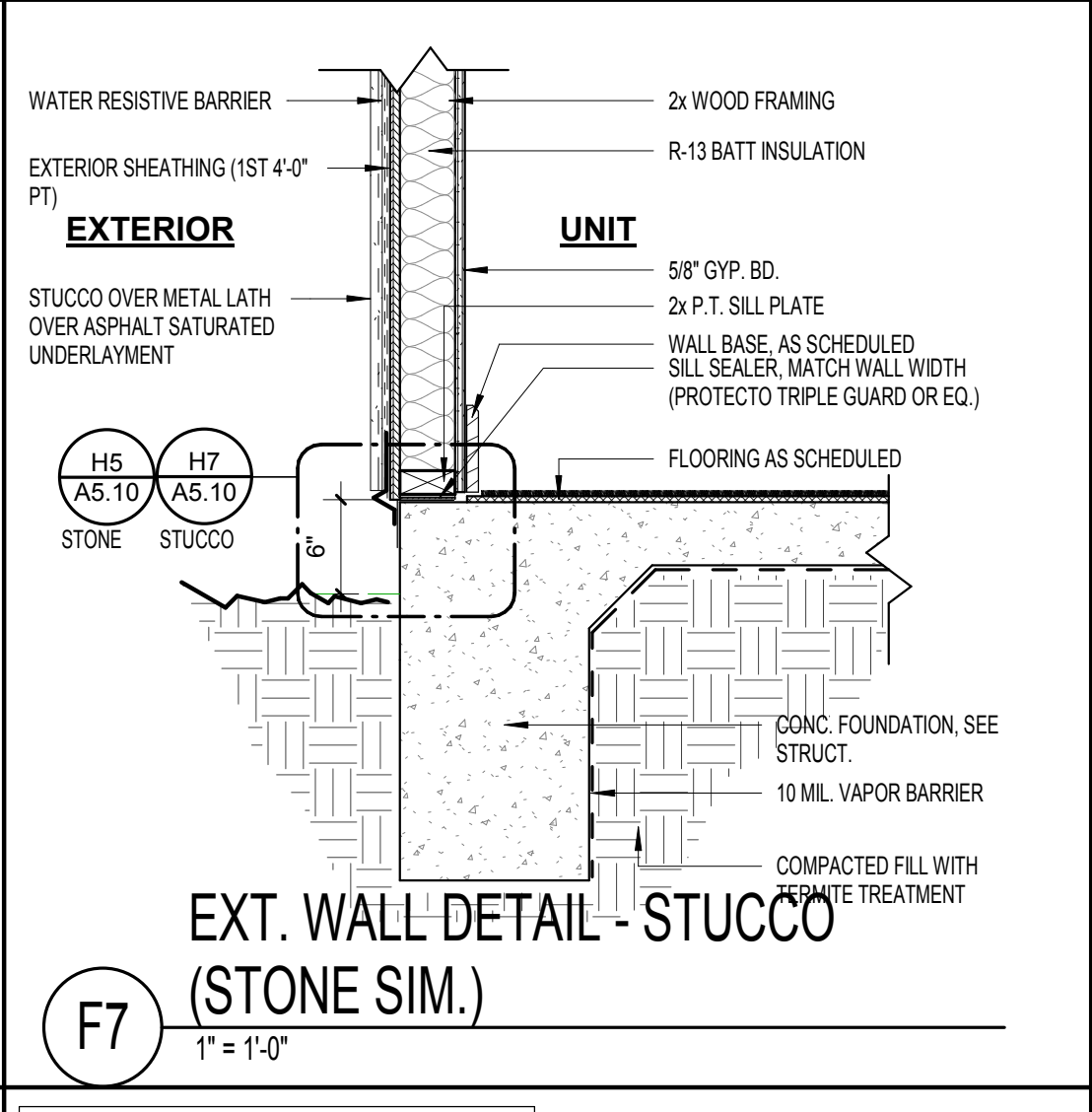
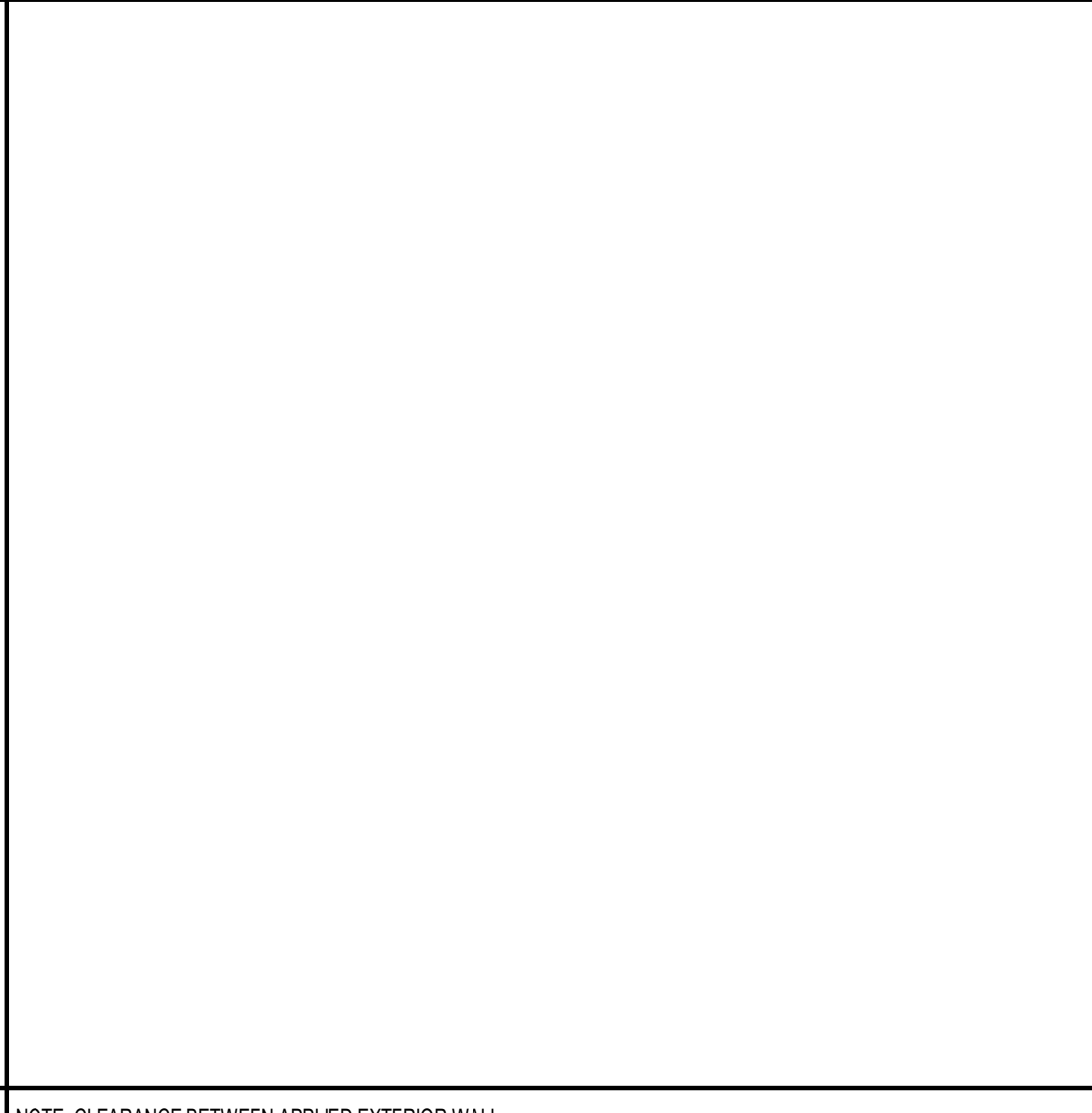
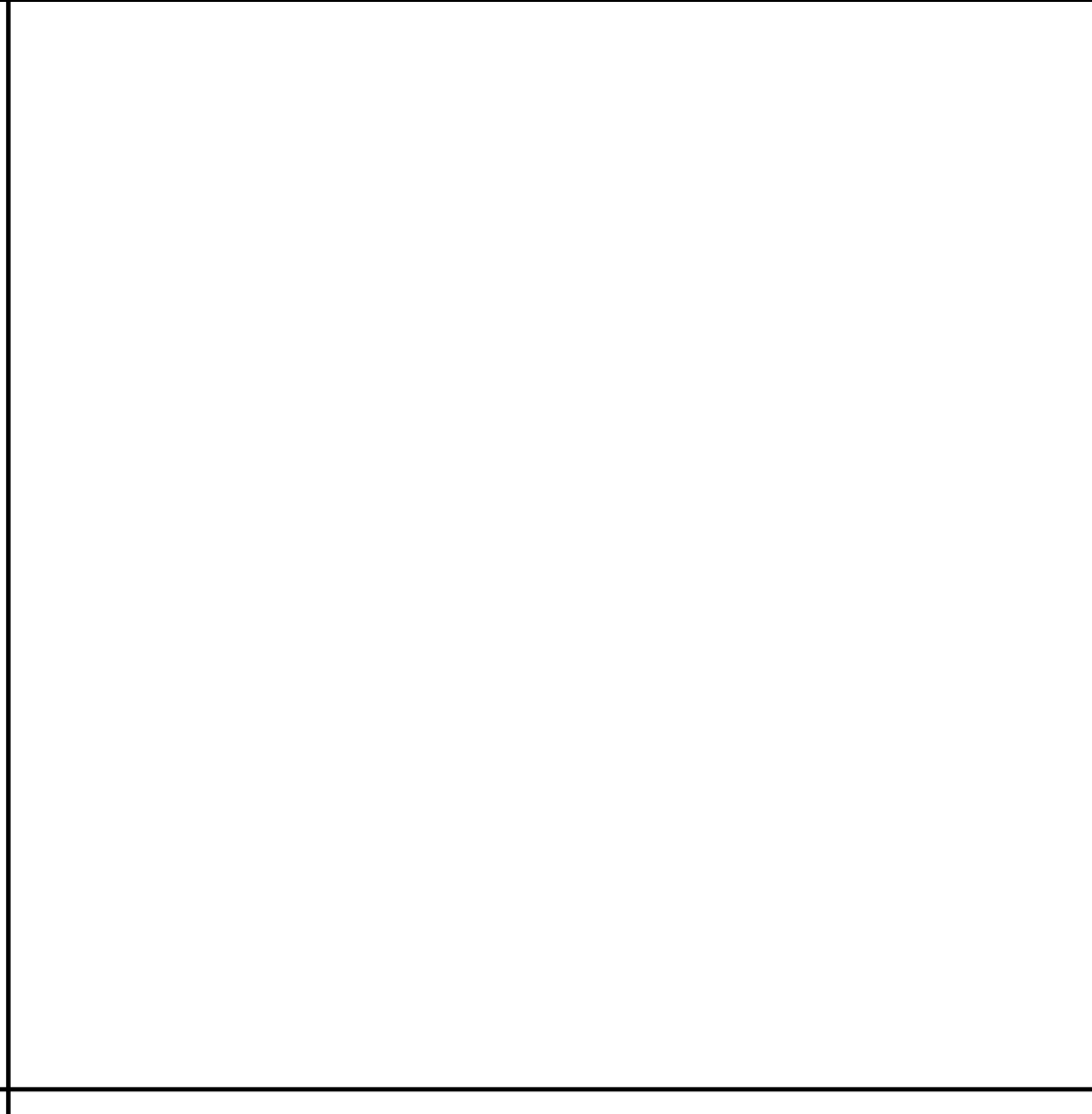
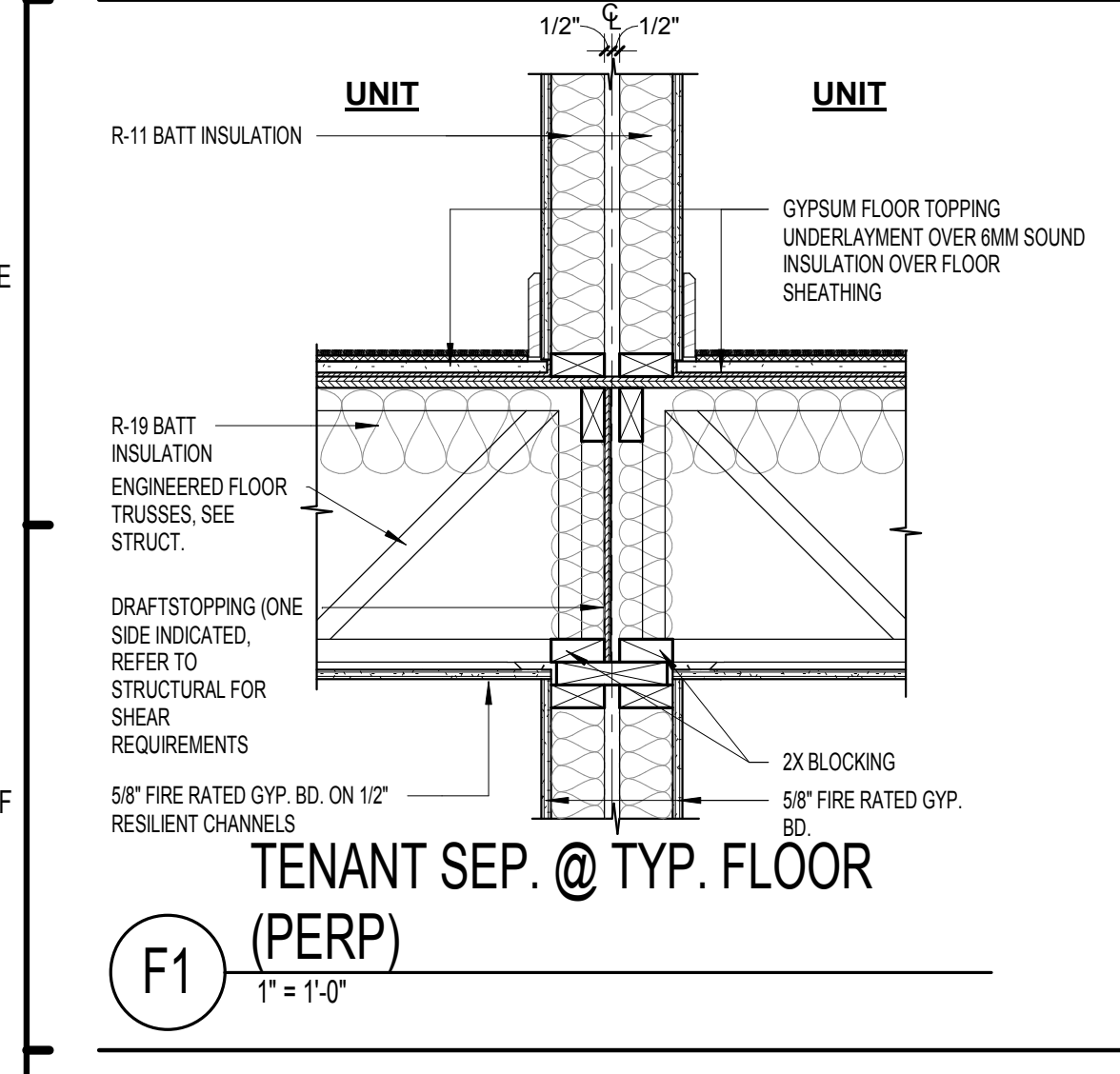
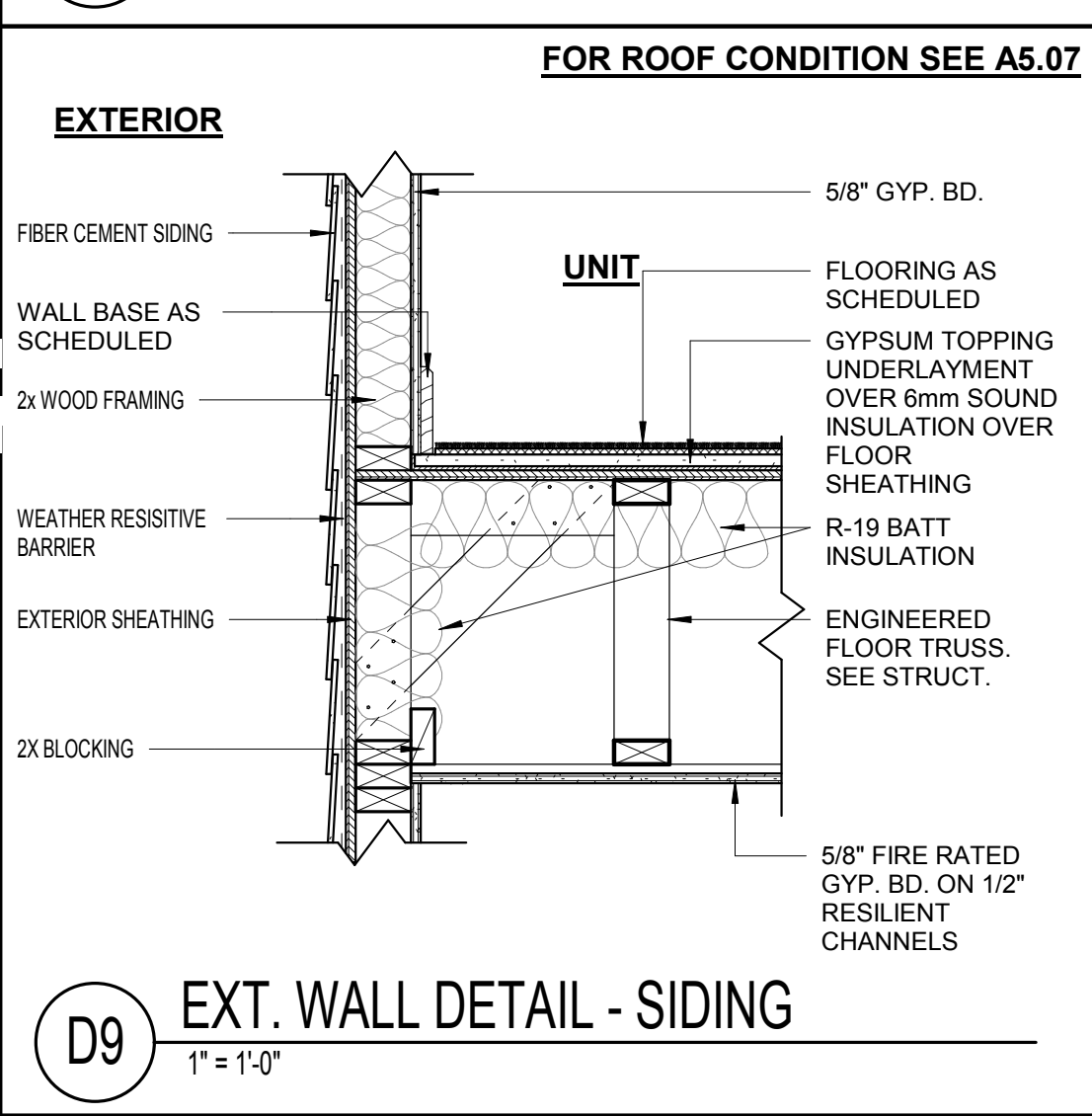
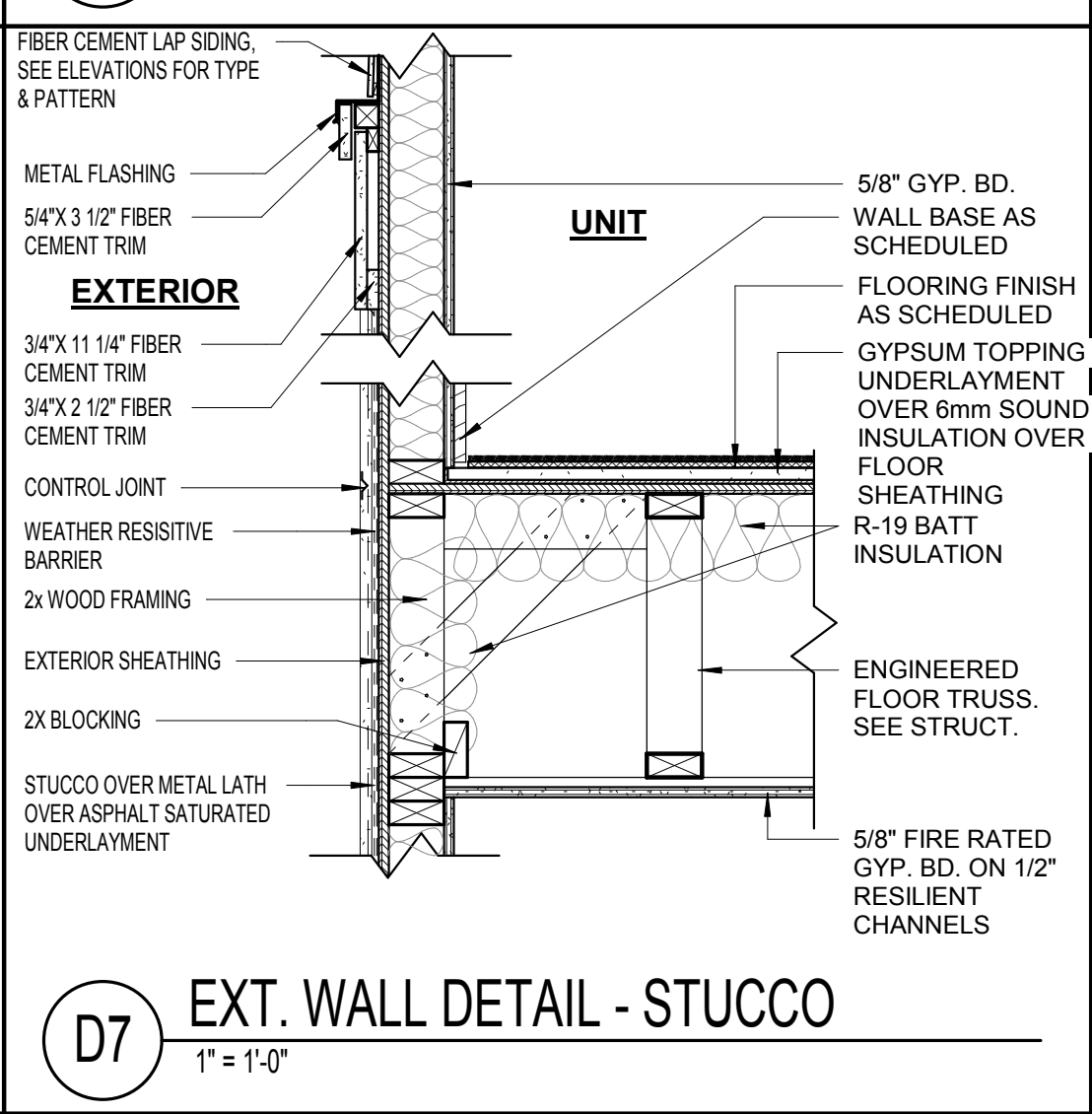
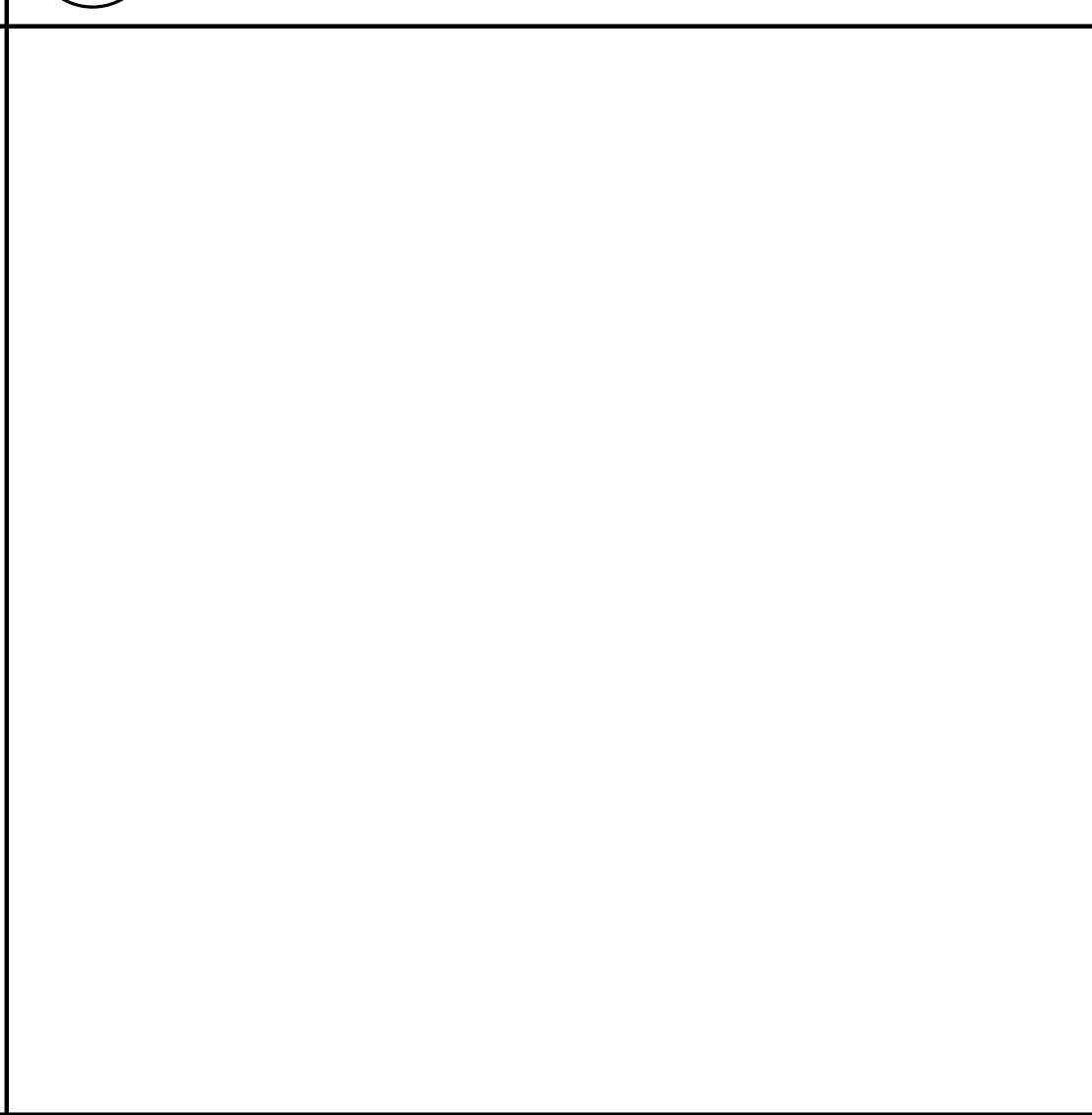
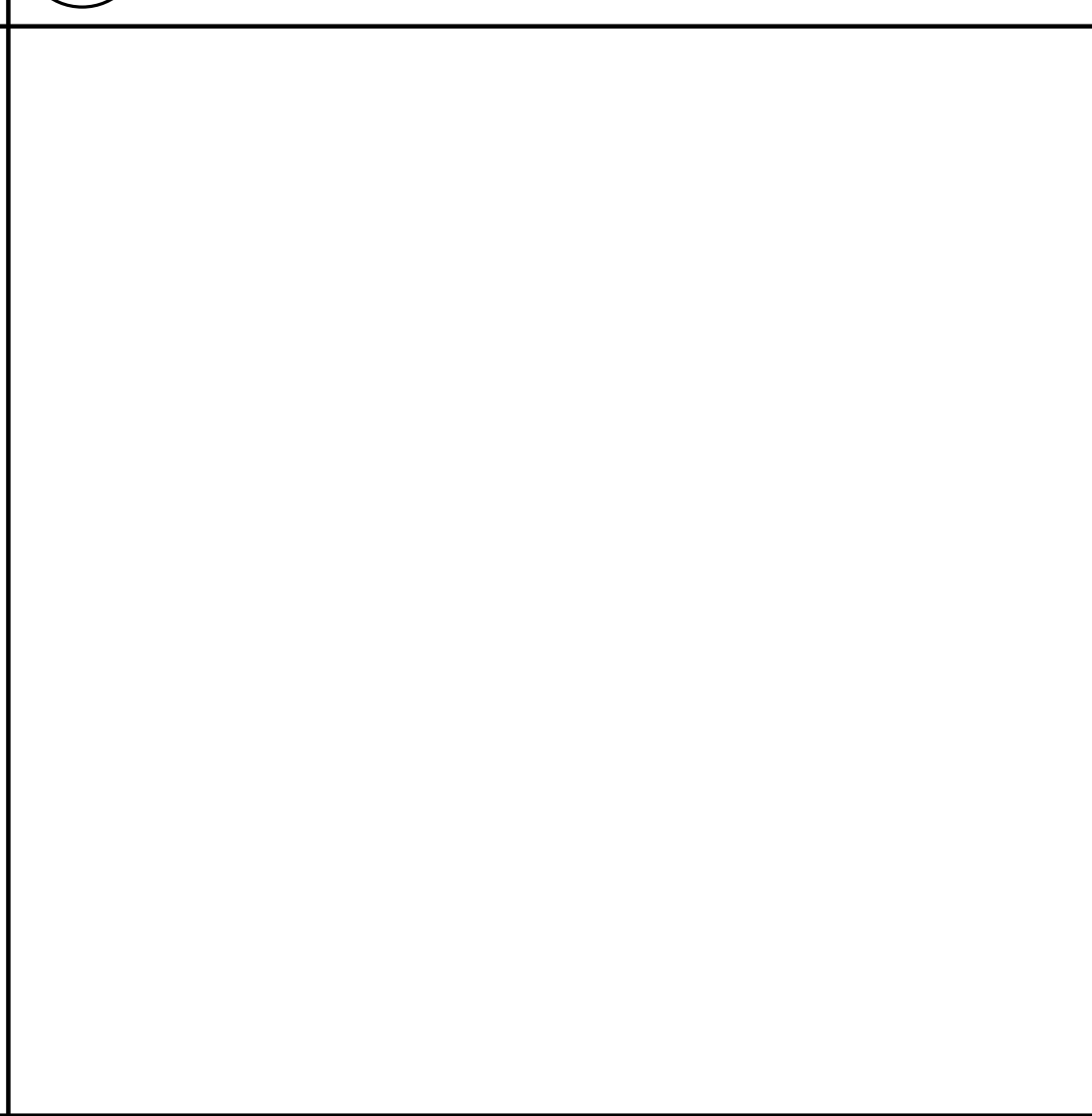
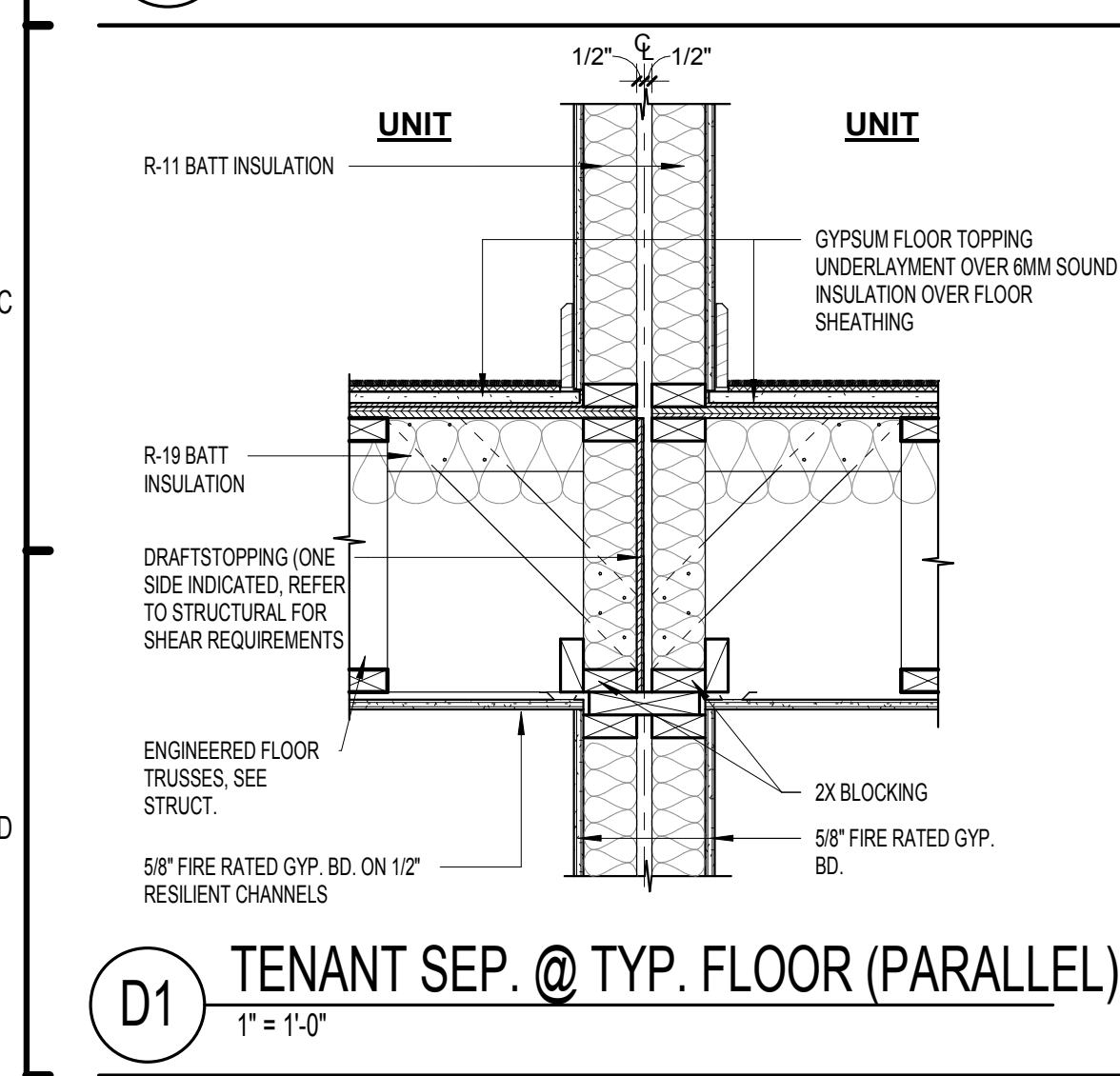
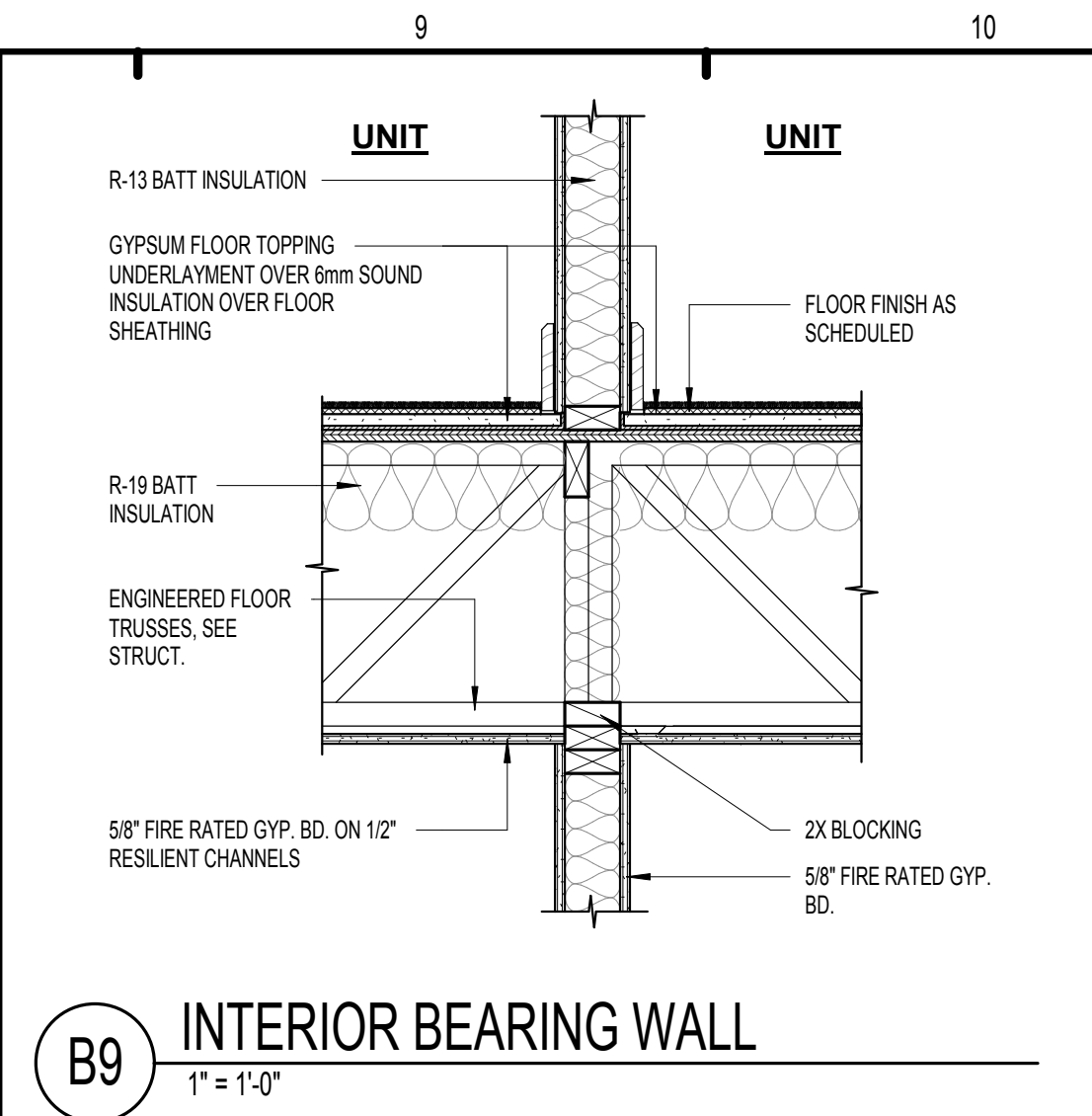
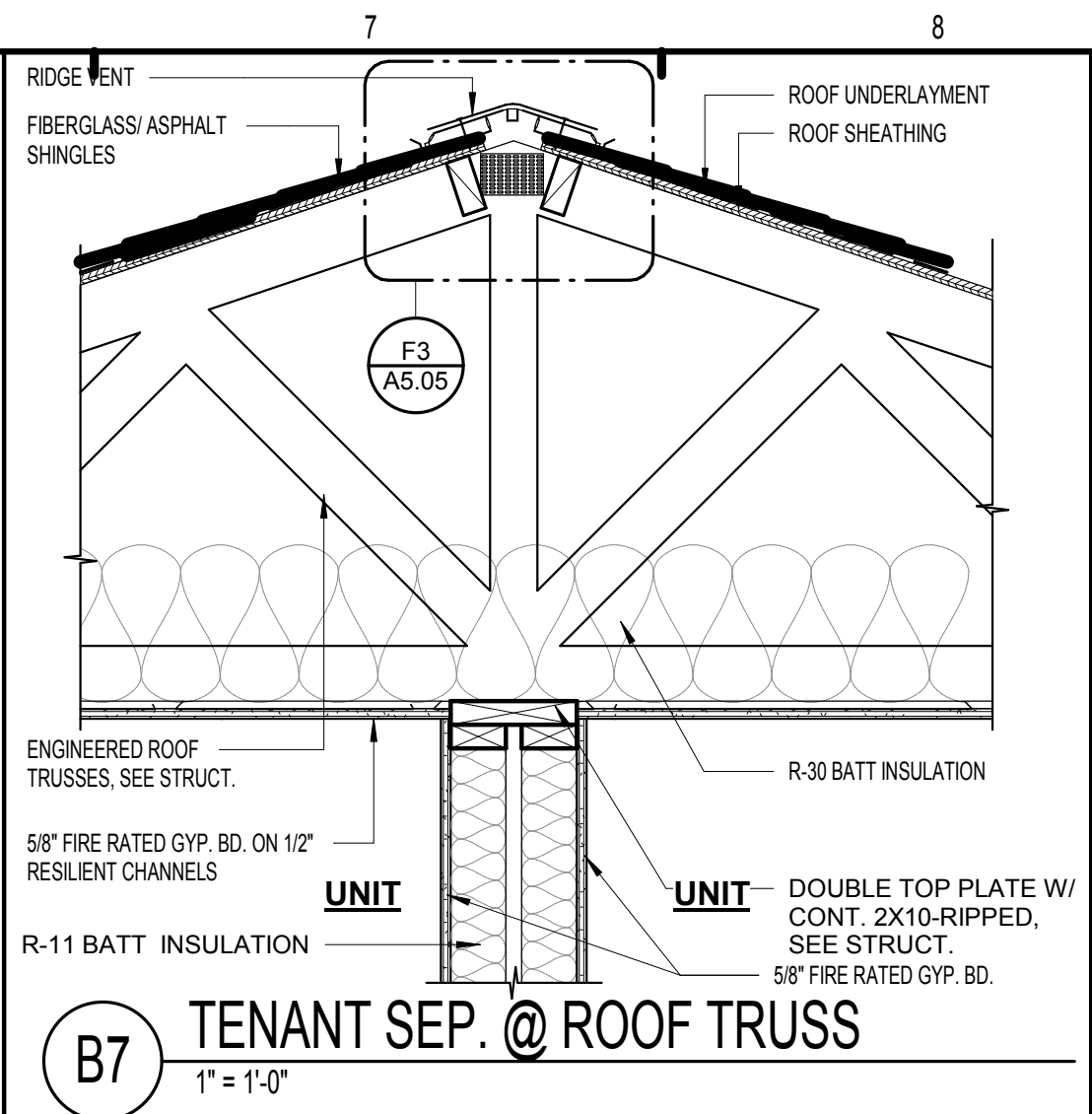
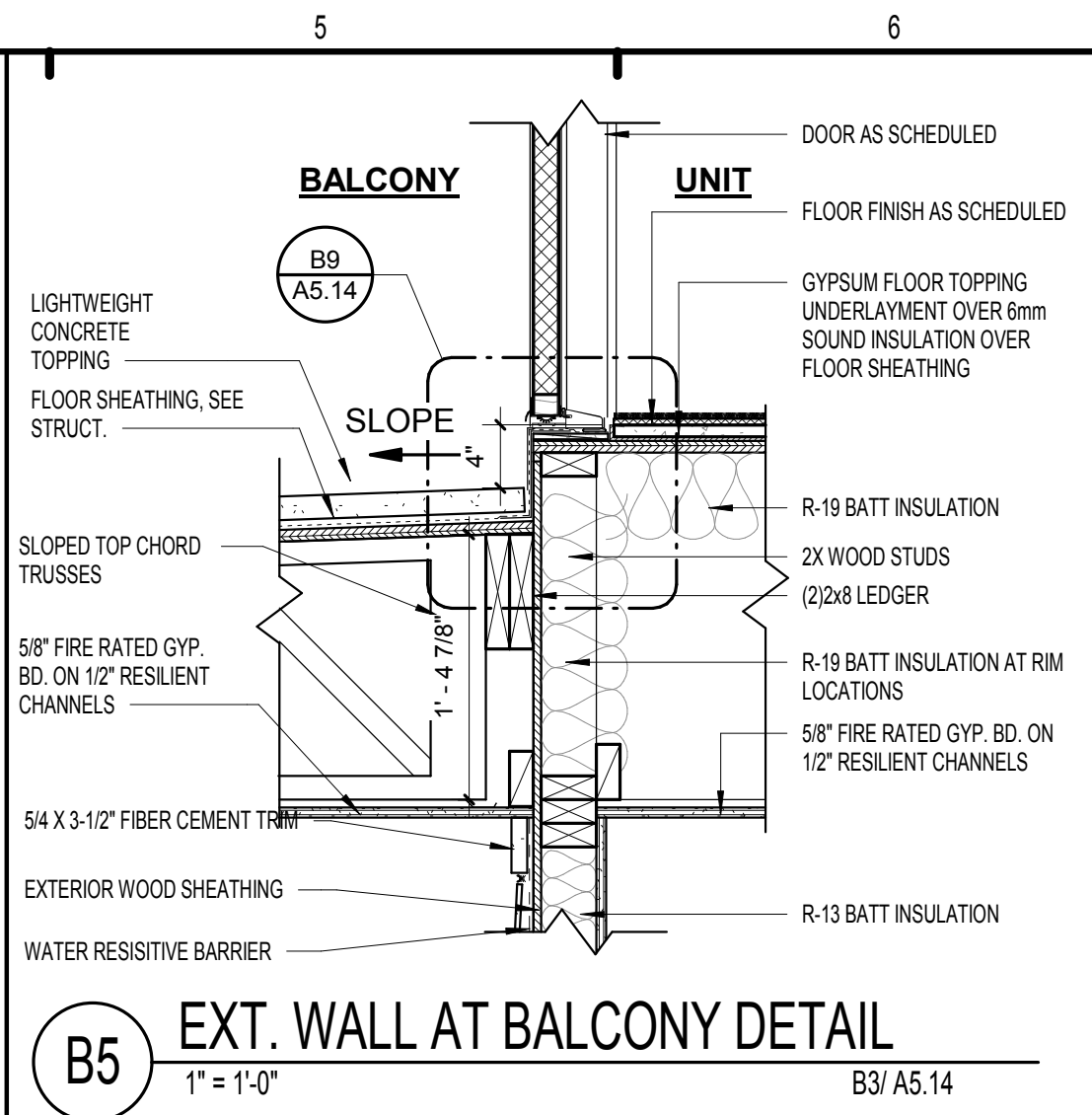
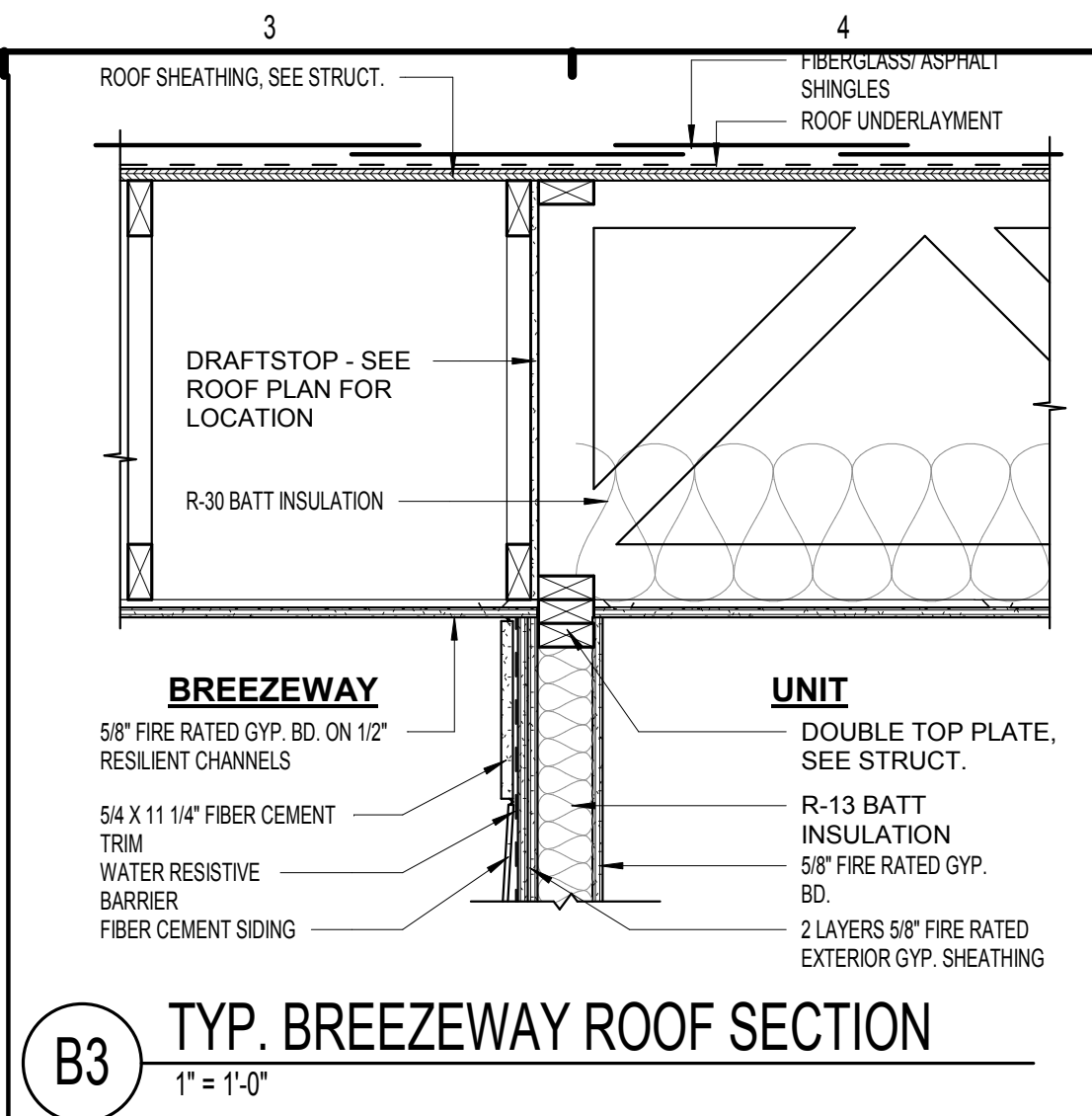
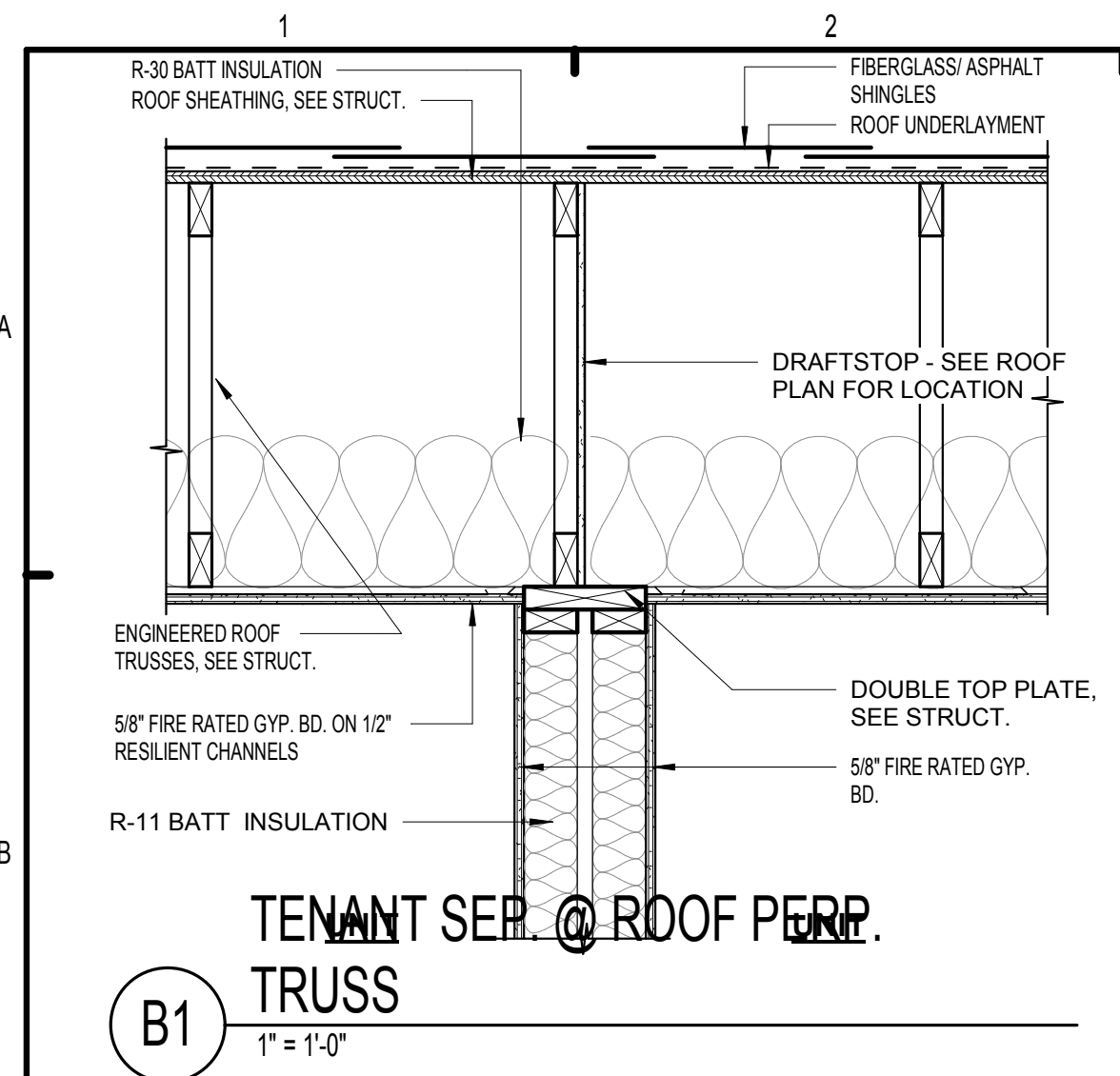

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 www.fuglebergkoch.com AA26002103
 CONSULTANT

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FLORIDA LICENSE # ARS4111

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	Checked: _____ Checker
	Approved: _____ Approver
	Date: _____ Issue Date
Project #: 5389	

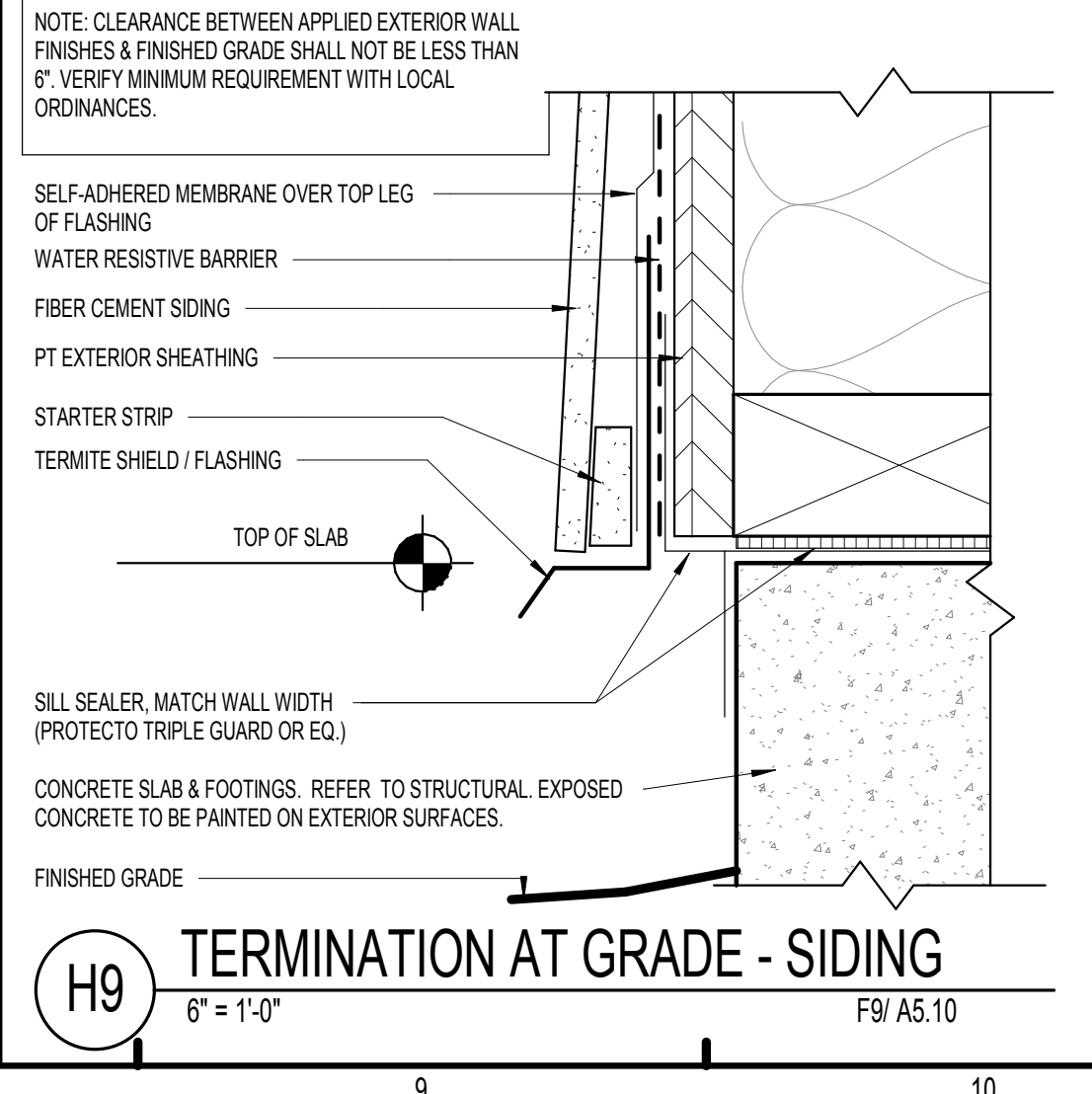
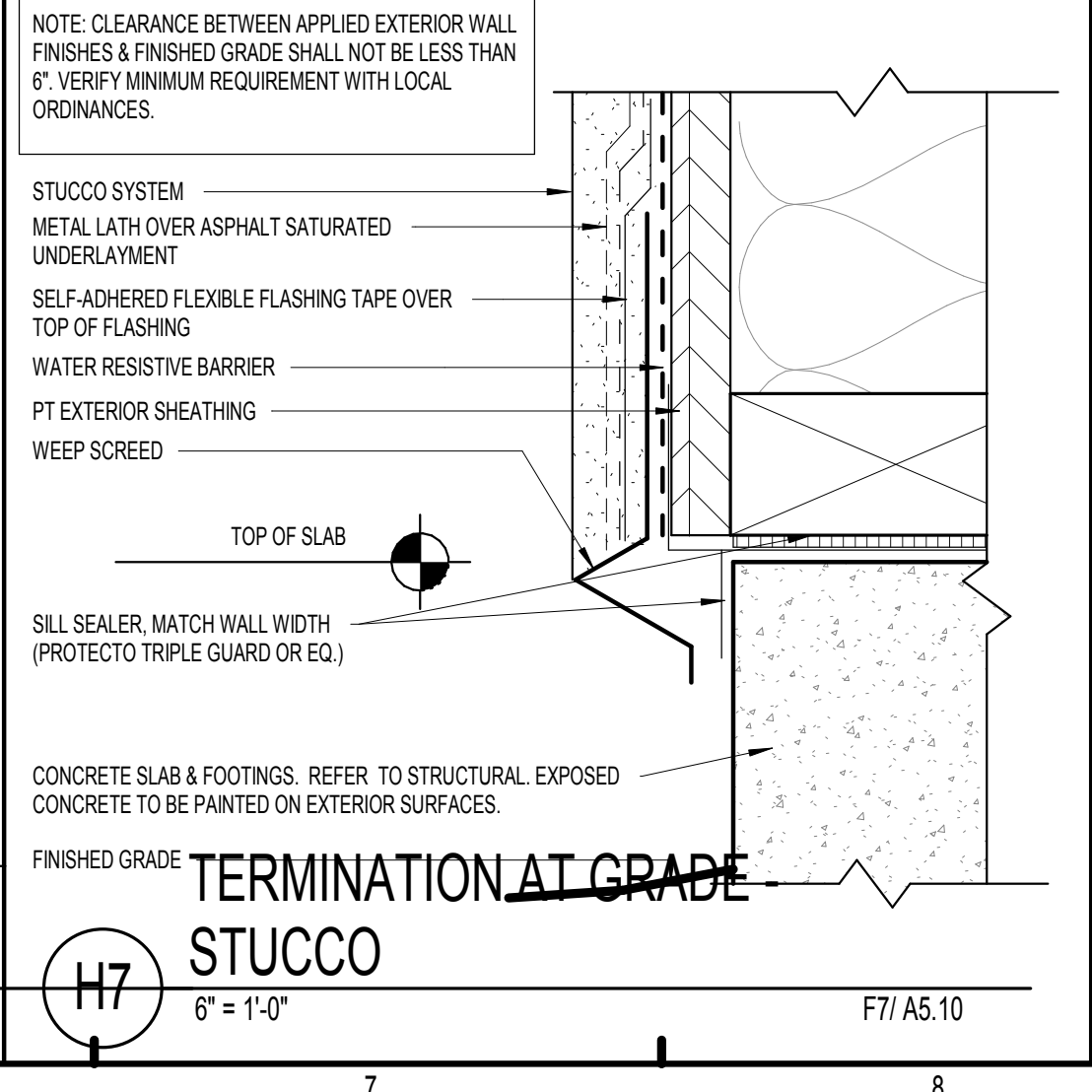
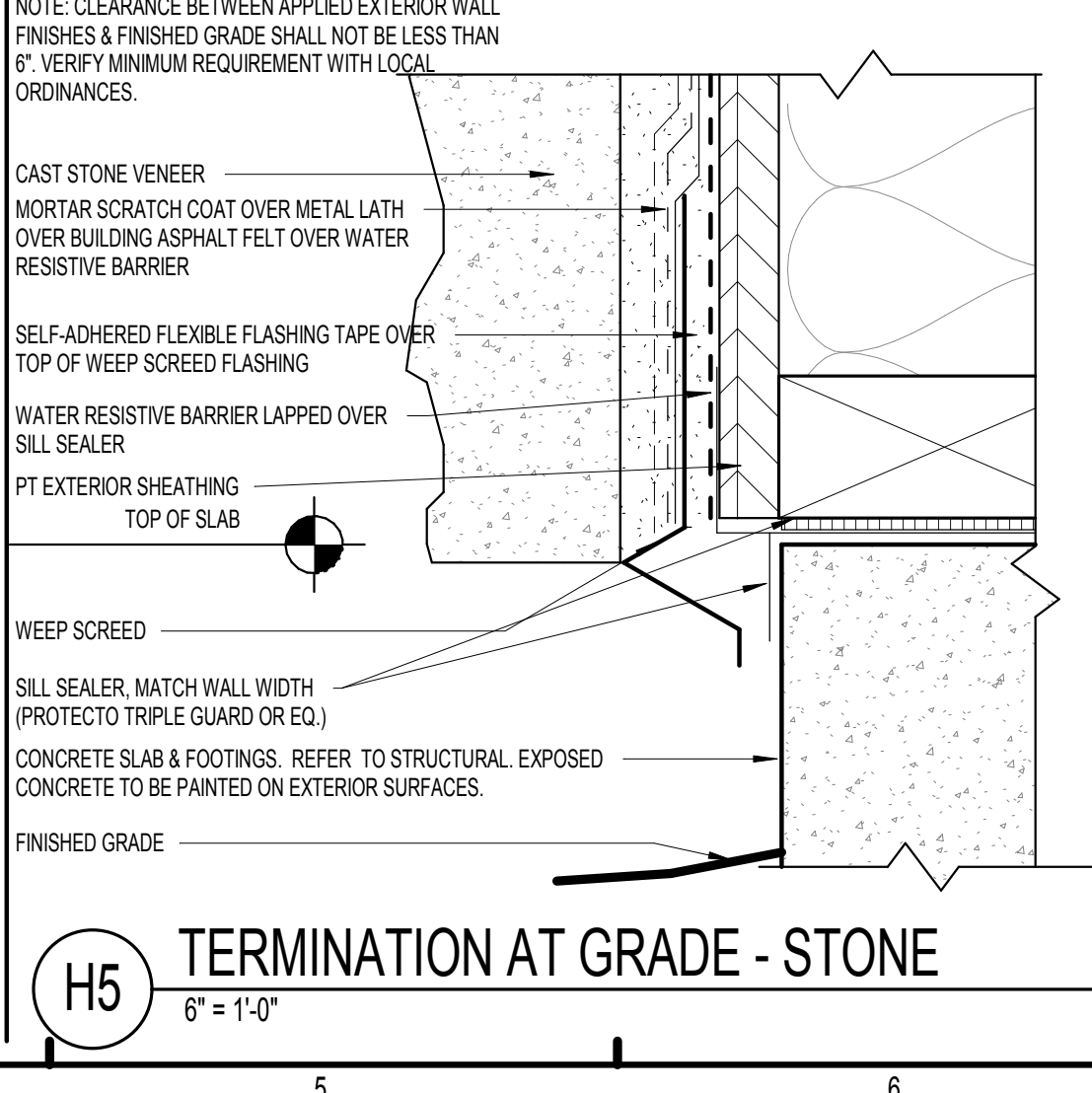
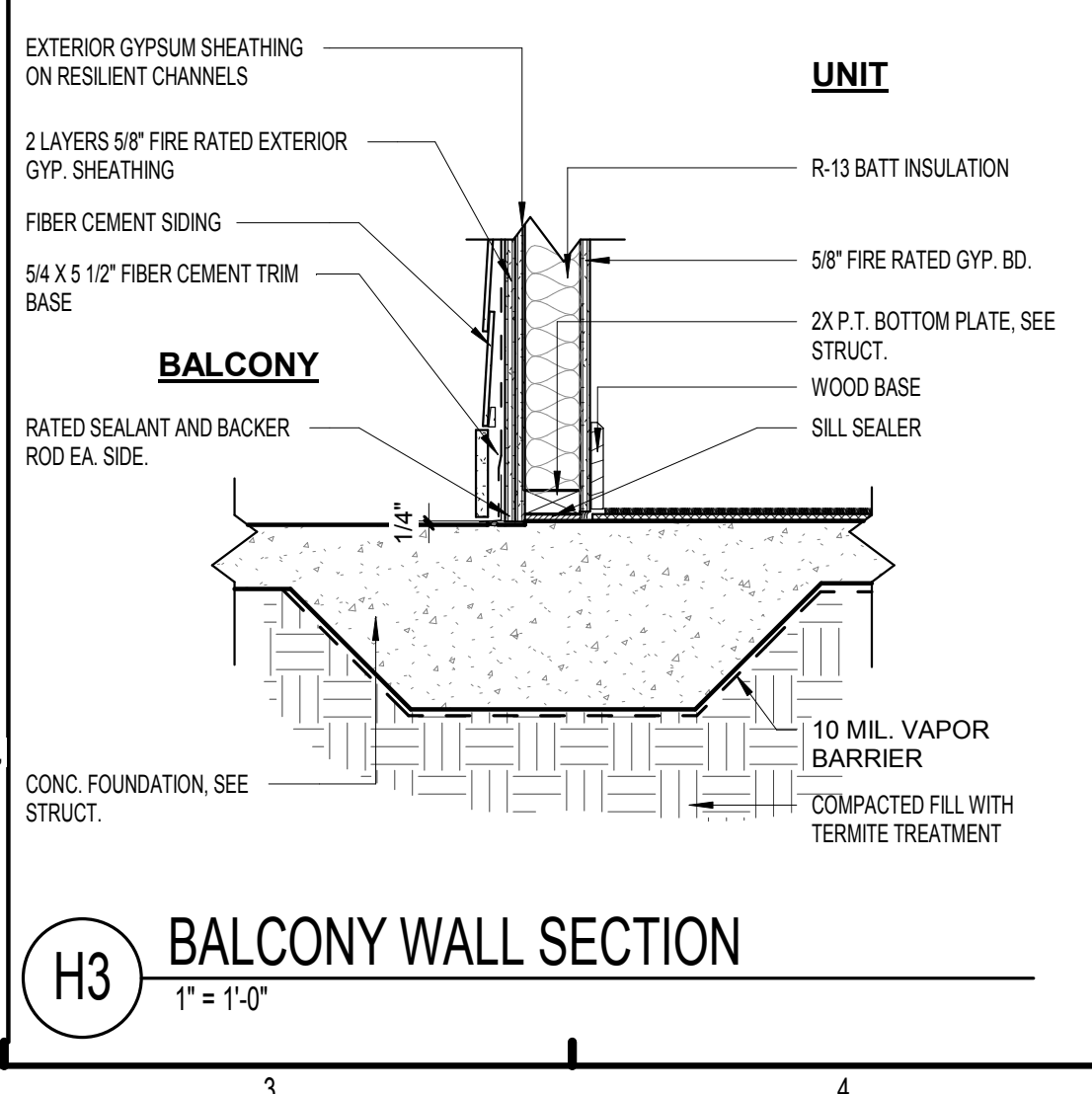
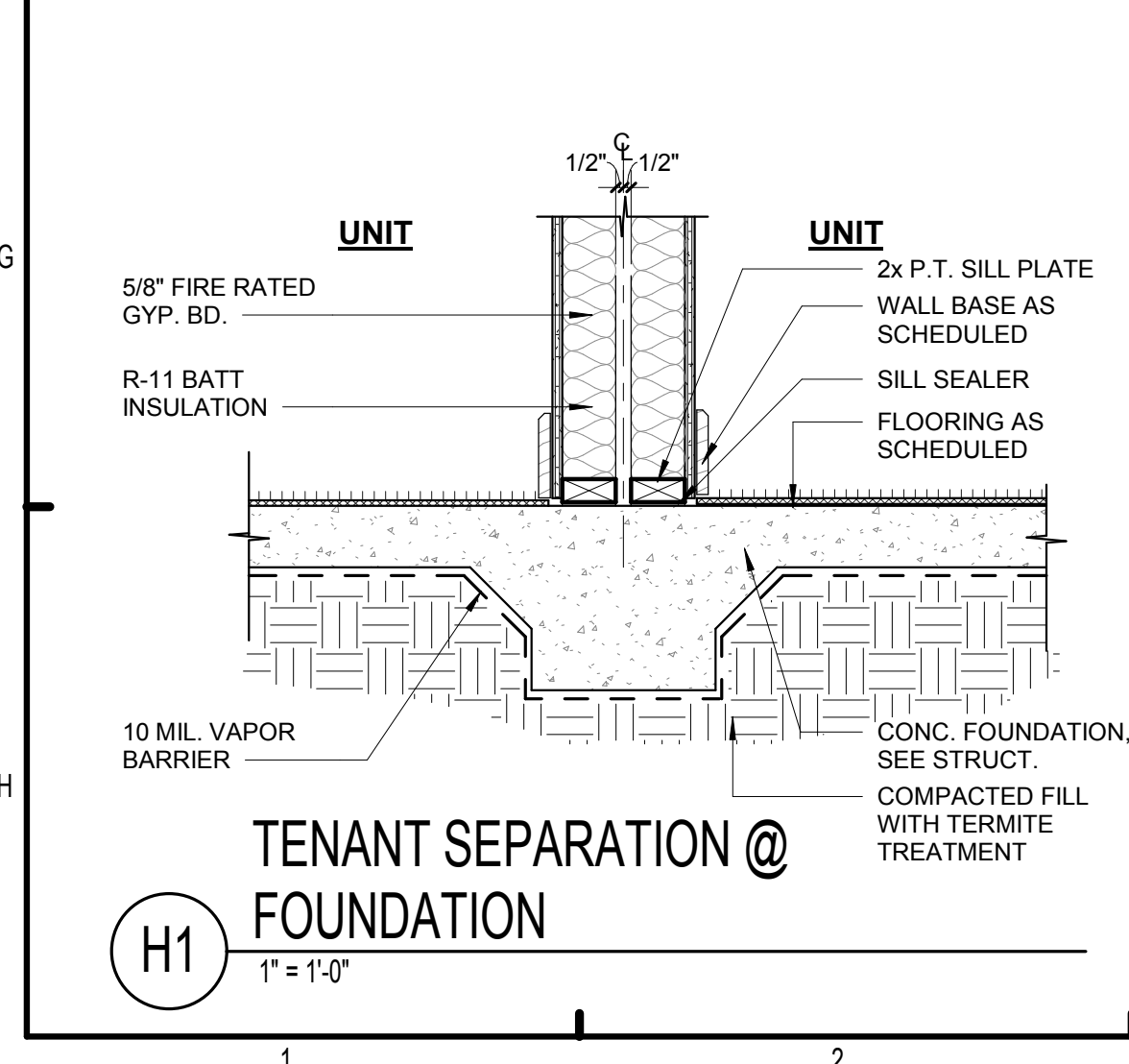
ROOF DETAILS

A5.05



ISSUE HISTORY		
No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
2	11/10/2017	75%-90% REVIEW COORD. SET
3	12/20/2017	100% PERMIT SET

REVISION HISTORY		
No.	Date	Description



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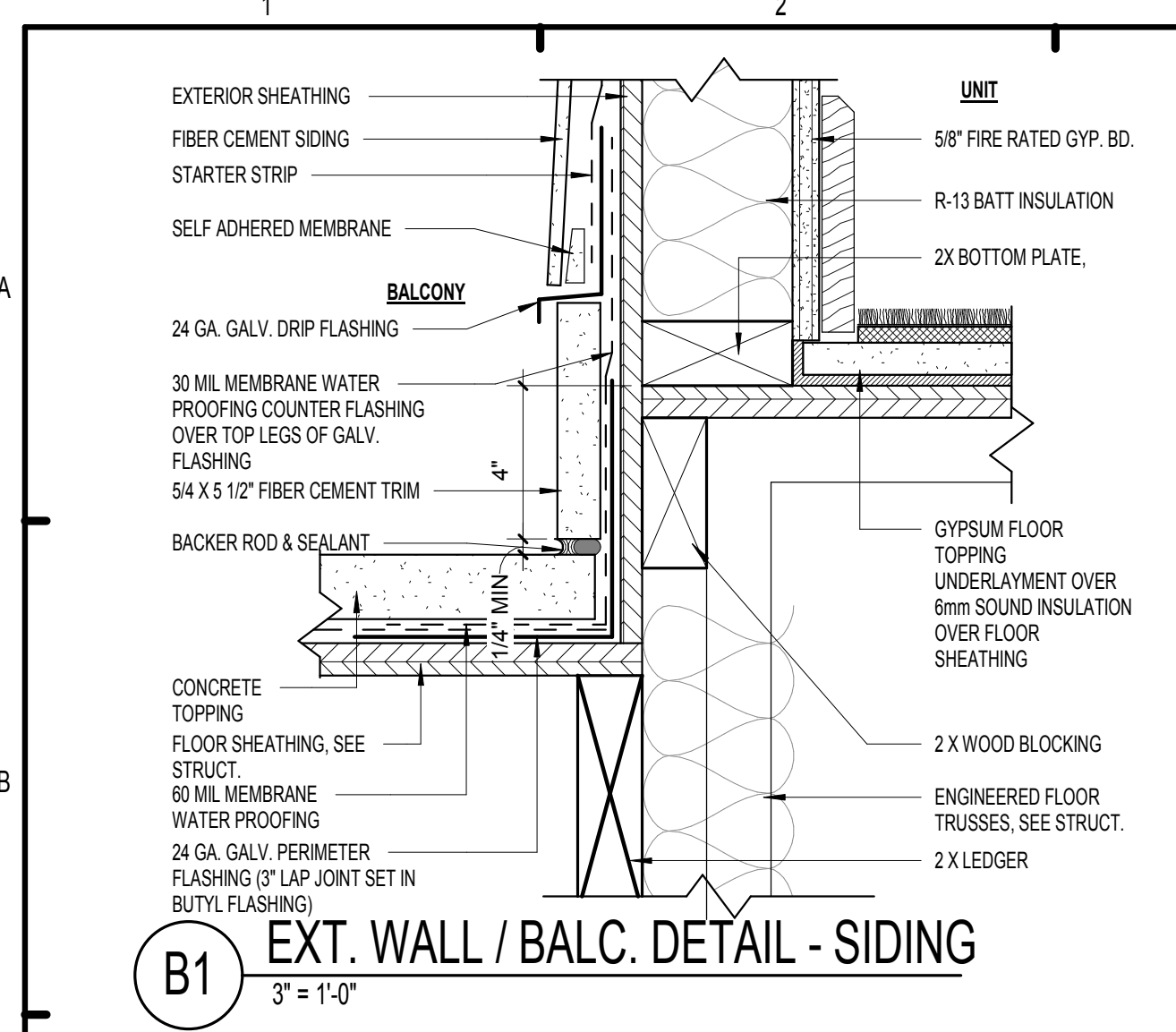
Drawn:	KP
Checked:	KL
Approval:	KL
Date:	Issue Date
Project #:	5389

SUMMER BAY APTS. II
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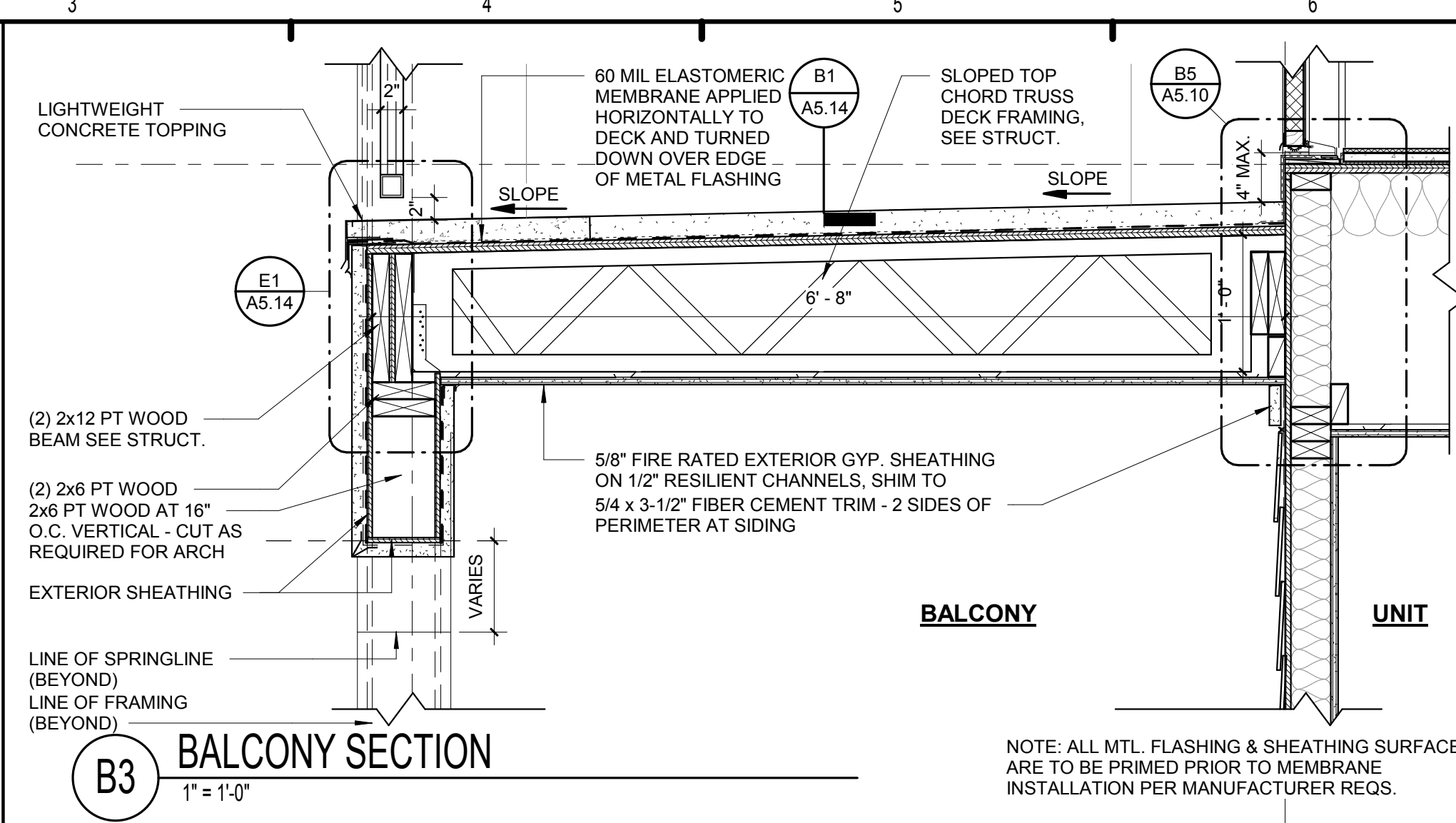
SECTION DETAILS

A5.10

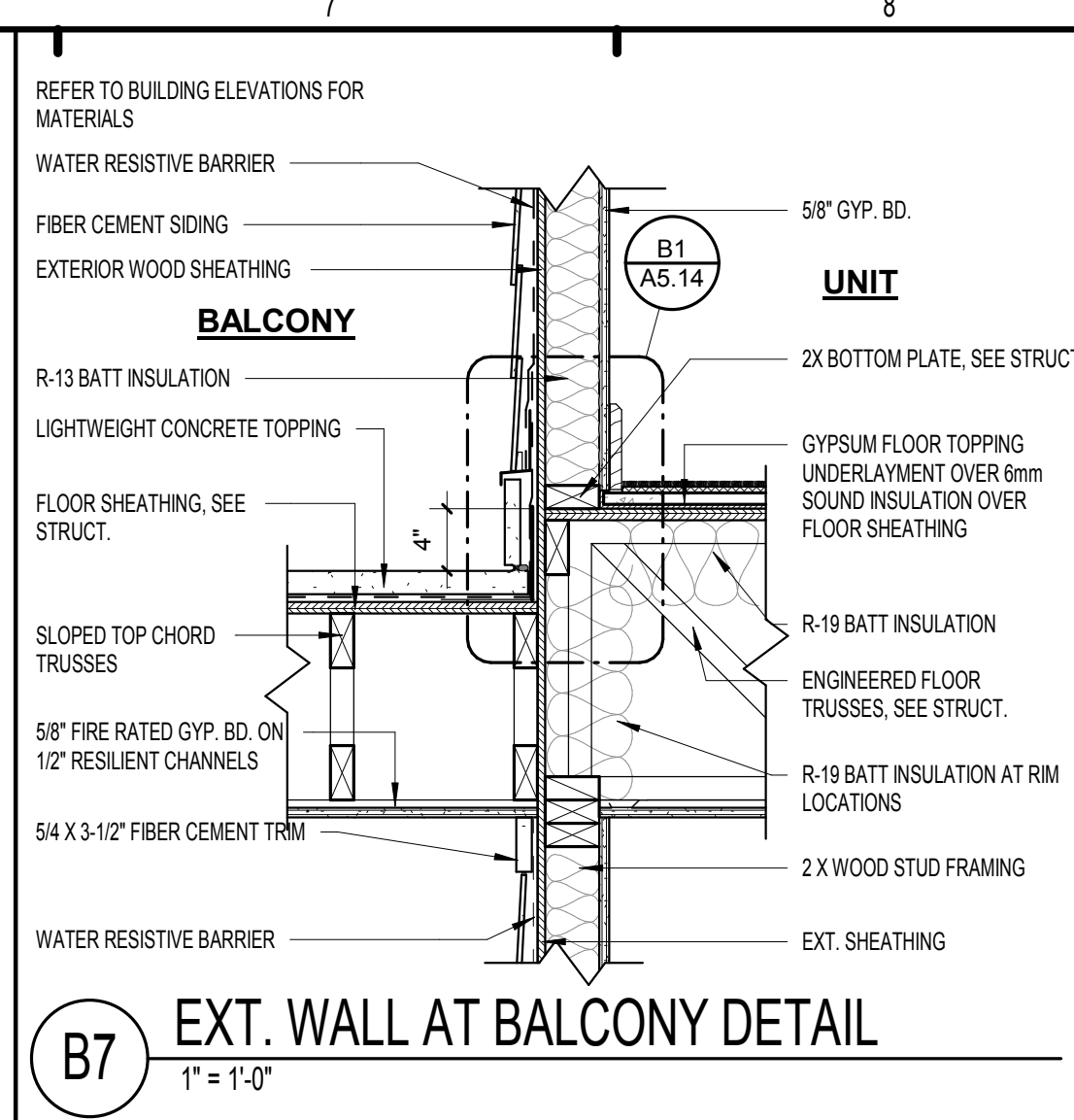
PLOTTED: 11/29/2017 6:24:17 PM



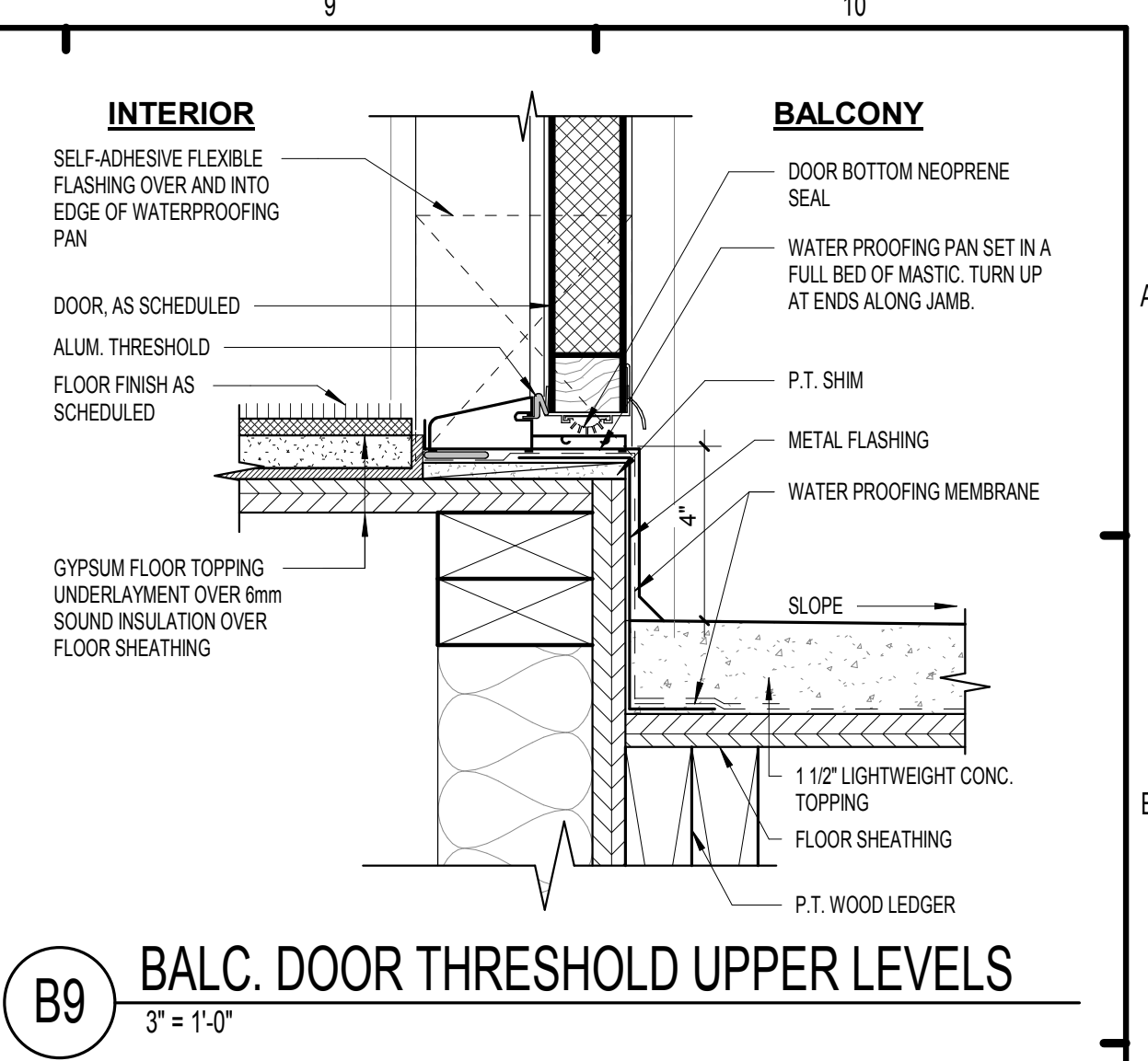
B1 EXT. WALL / BALC. DETAIL - SIDING
3" = 1'-0"



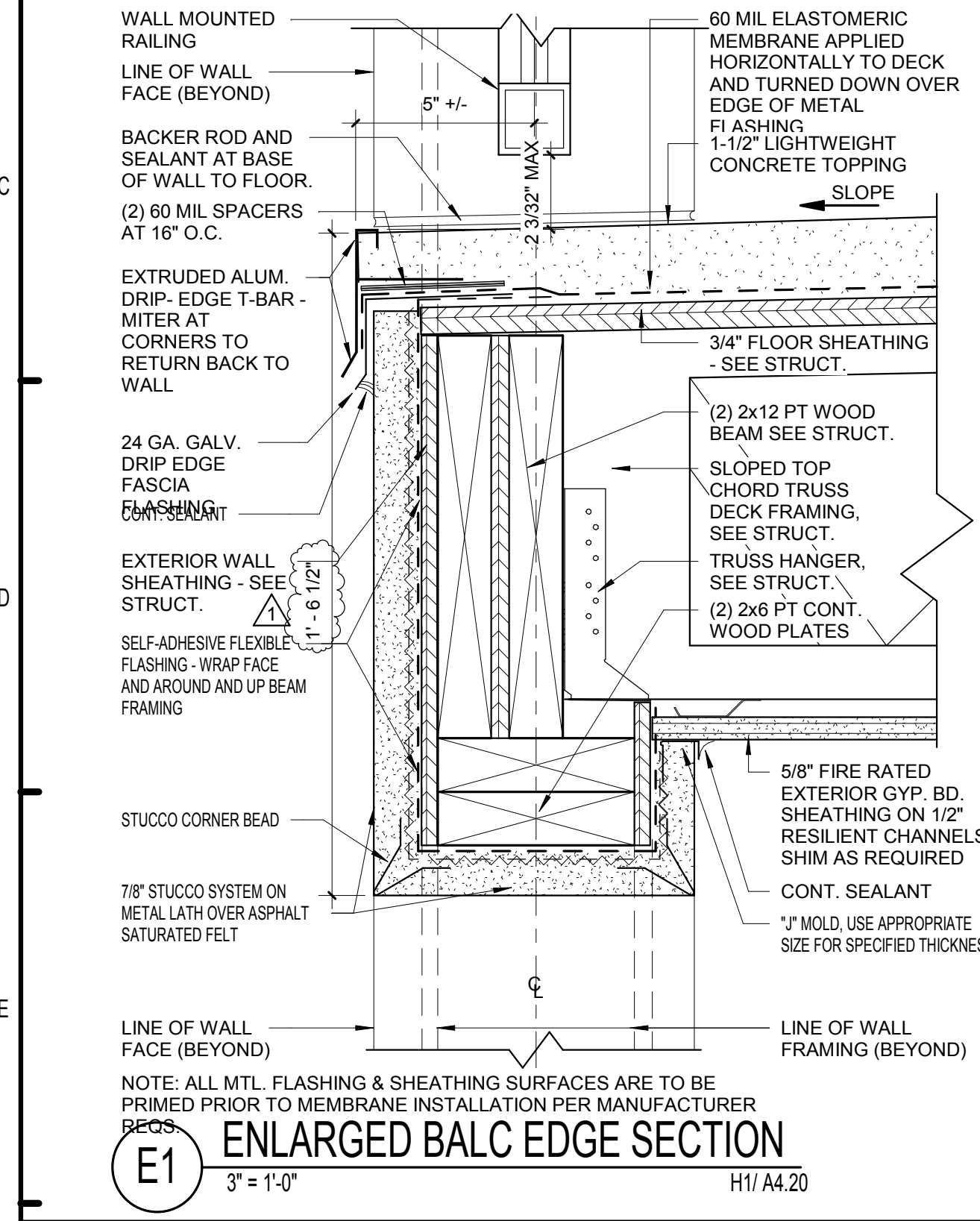
B3 BALCONY SECTION
1" = 1'-0"



B7 EXT. WALL AT BALCONY DETAIL
1" = 1'-0"



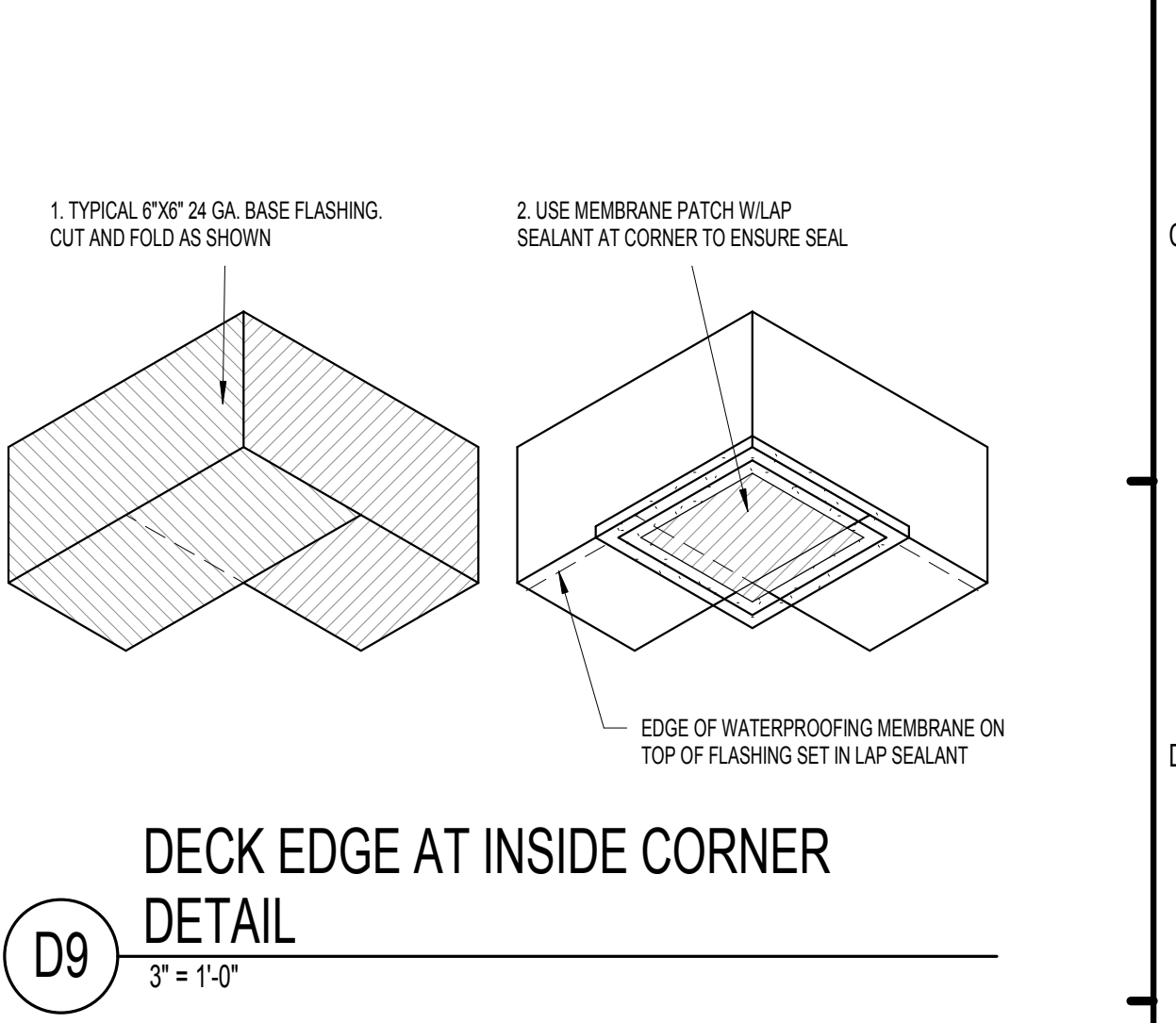
B9 BALC. DOOR THRESHOLD UPPER LEVELS
3" = 1'-0"



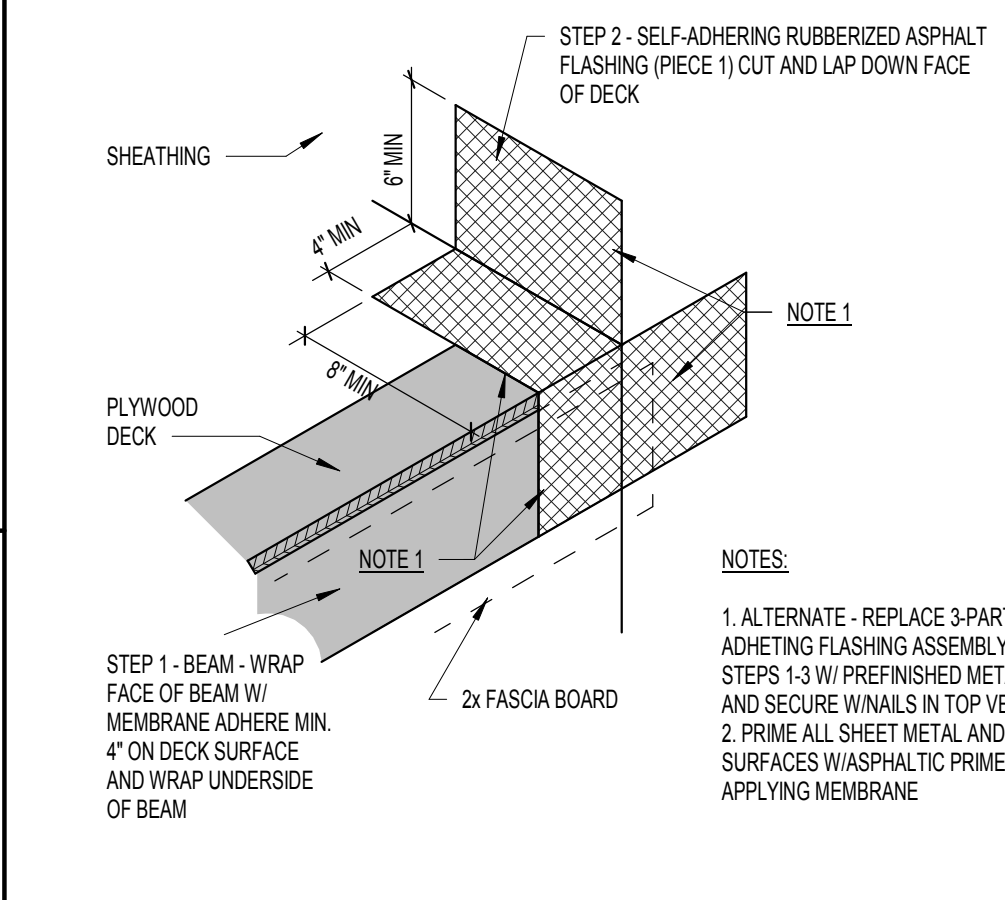
E1 ENLARGED BALC EDGE SECTION
3" = 1'-0"



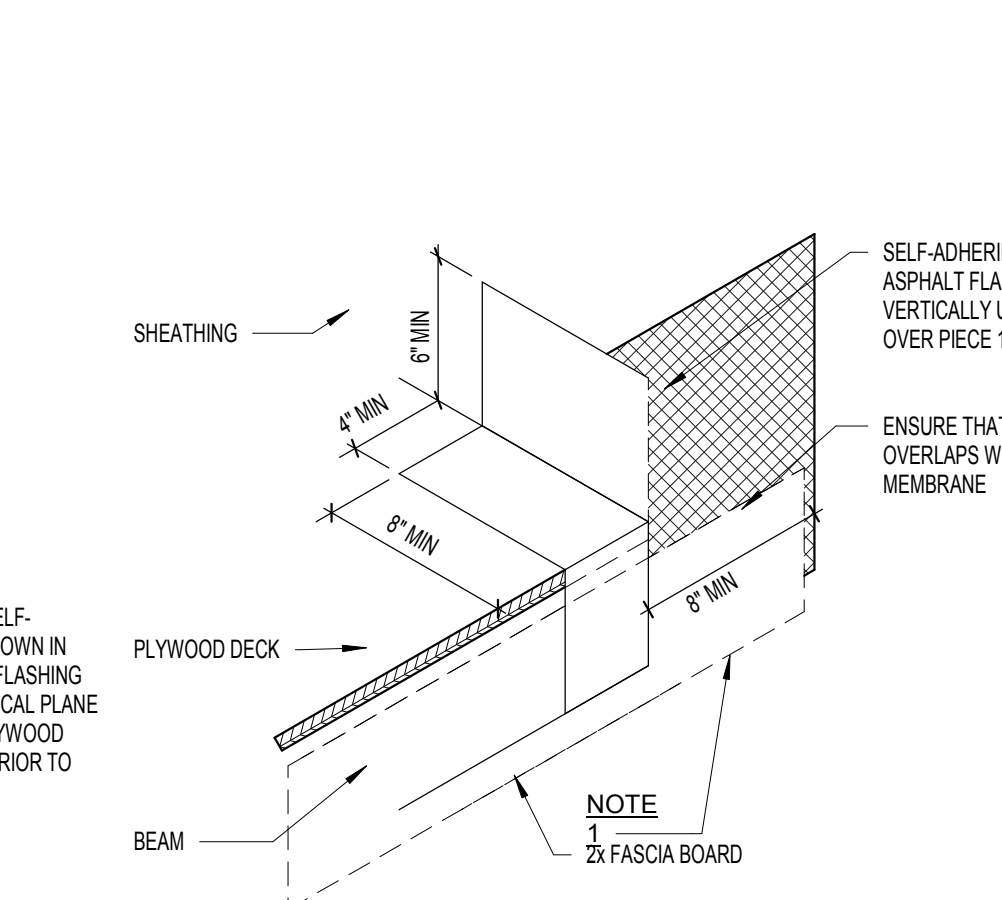
D7 ISO. EXTERIOR WALL TO SLAB/BALCONY
3" = 1'-0"



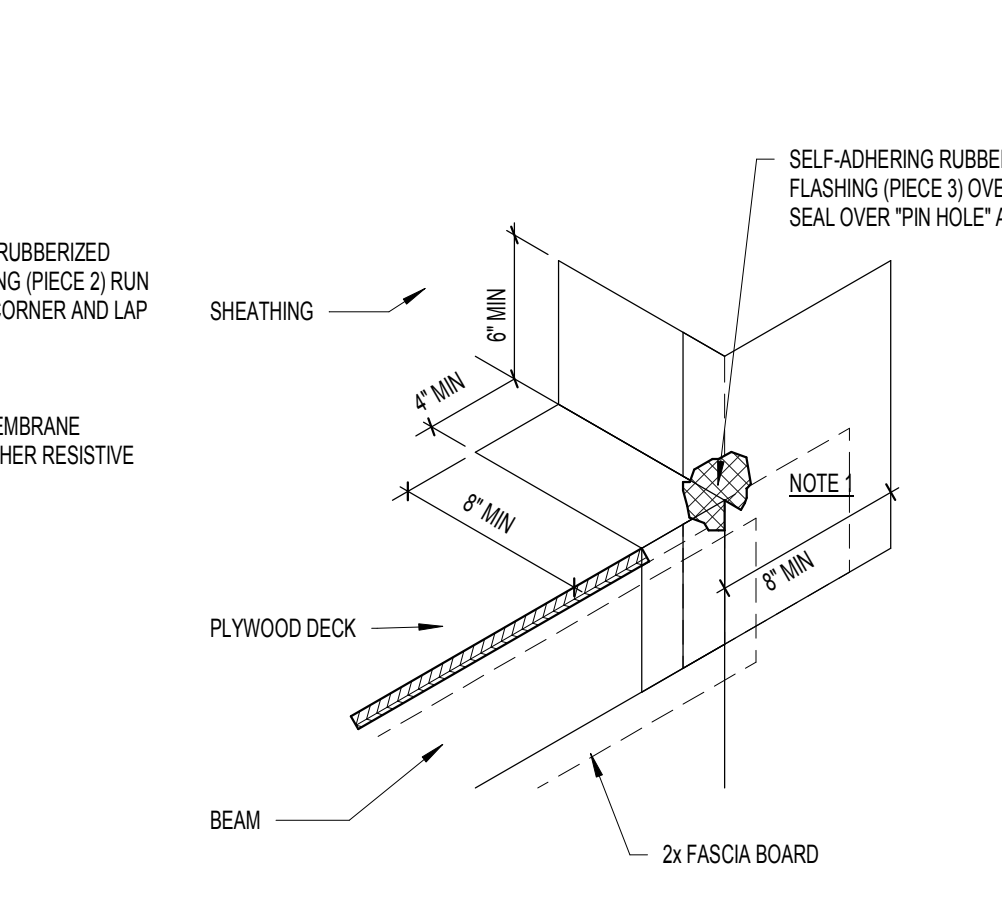
D9 DECK EDGE AT INSIDE CORNER DETAIL
3" = 1'-0"



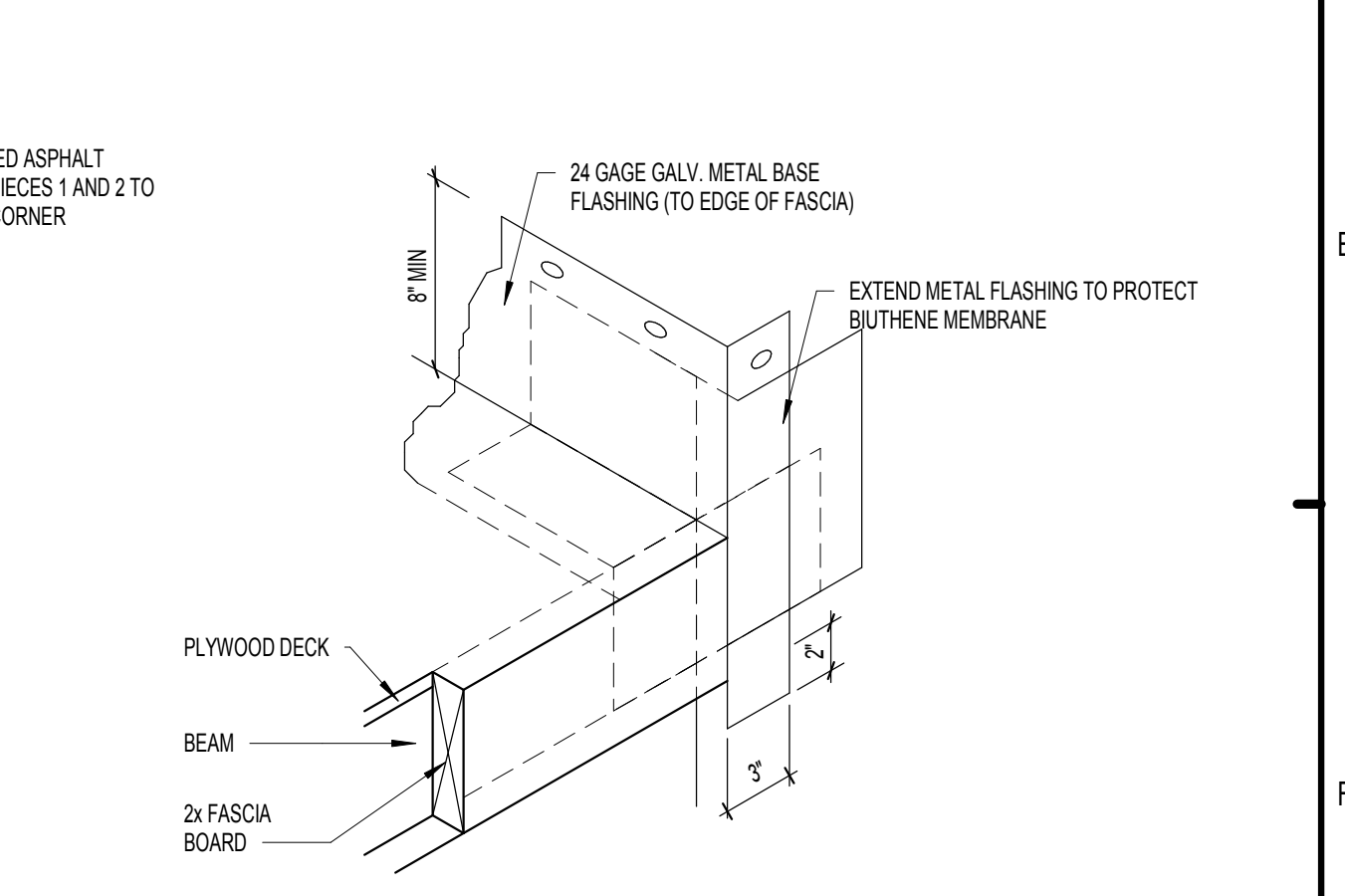
F3 WATERPROOFING STEP 1
1 1/2" = 1'-0"



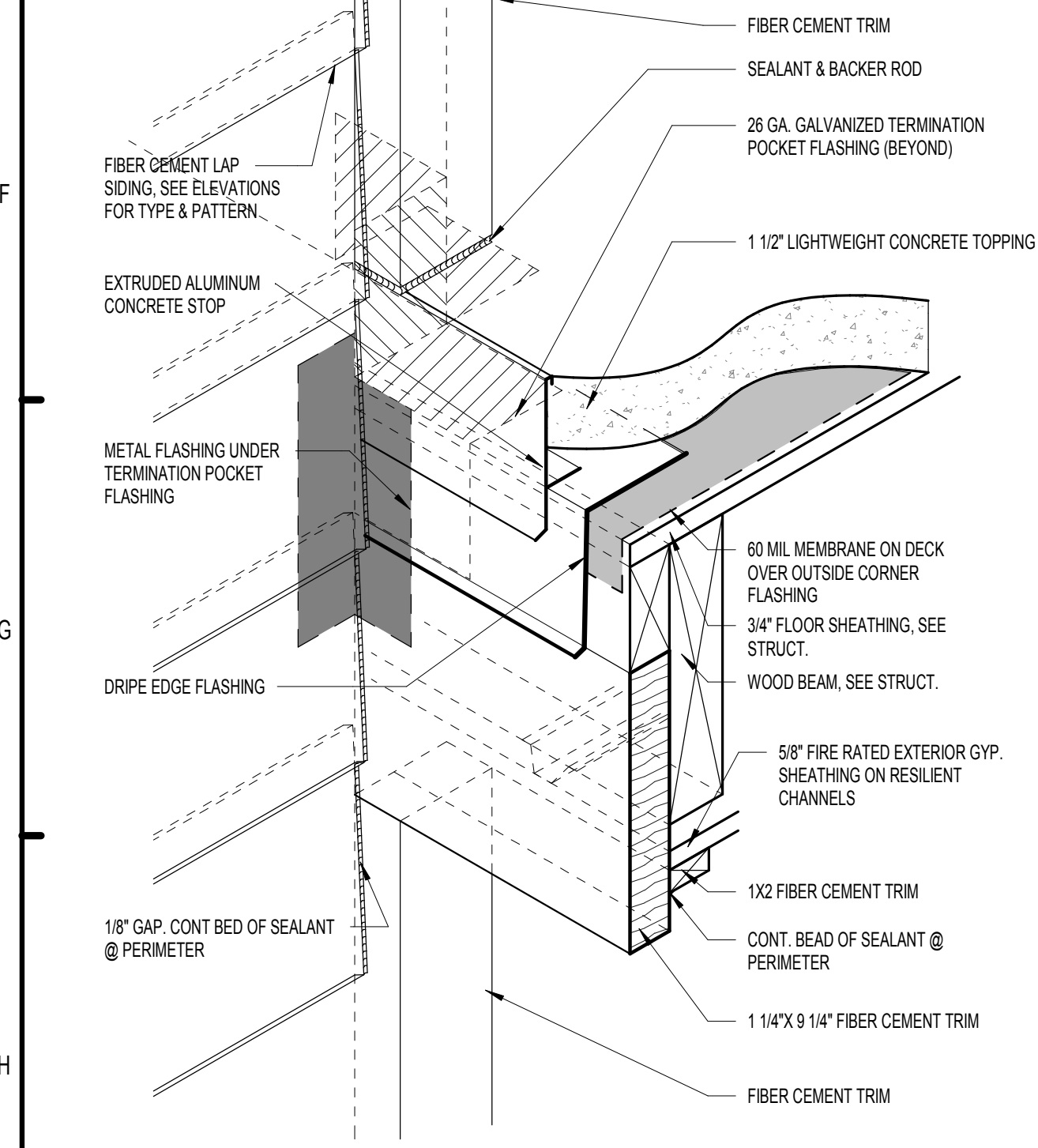
F5 WATERPROOFING STEP 2
1 1/2" = 1'-0"



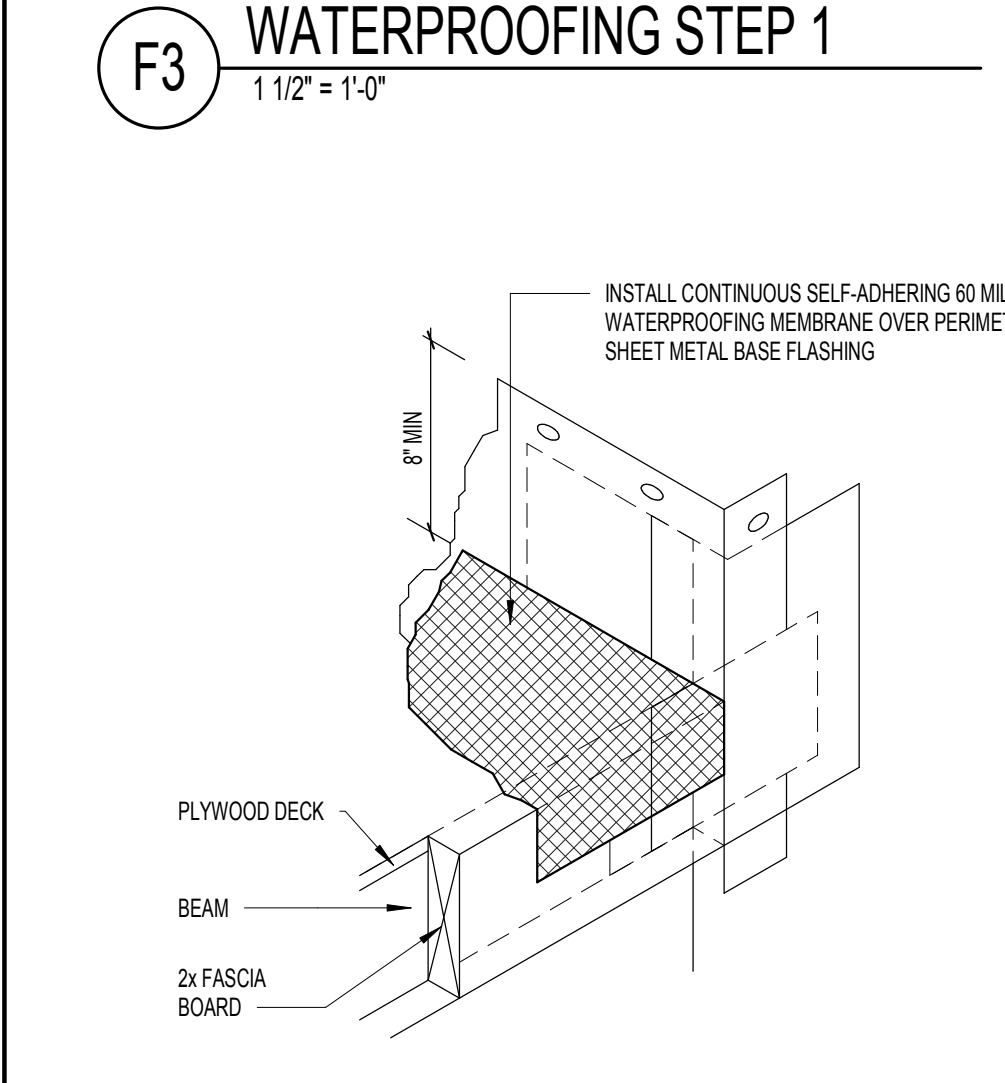
F7 WATERPROOFING STEP 3
1 1/2" = 1'-0"



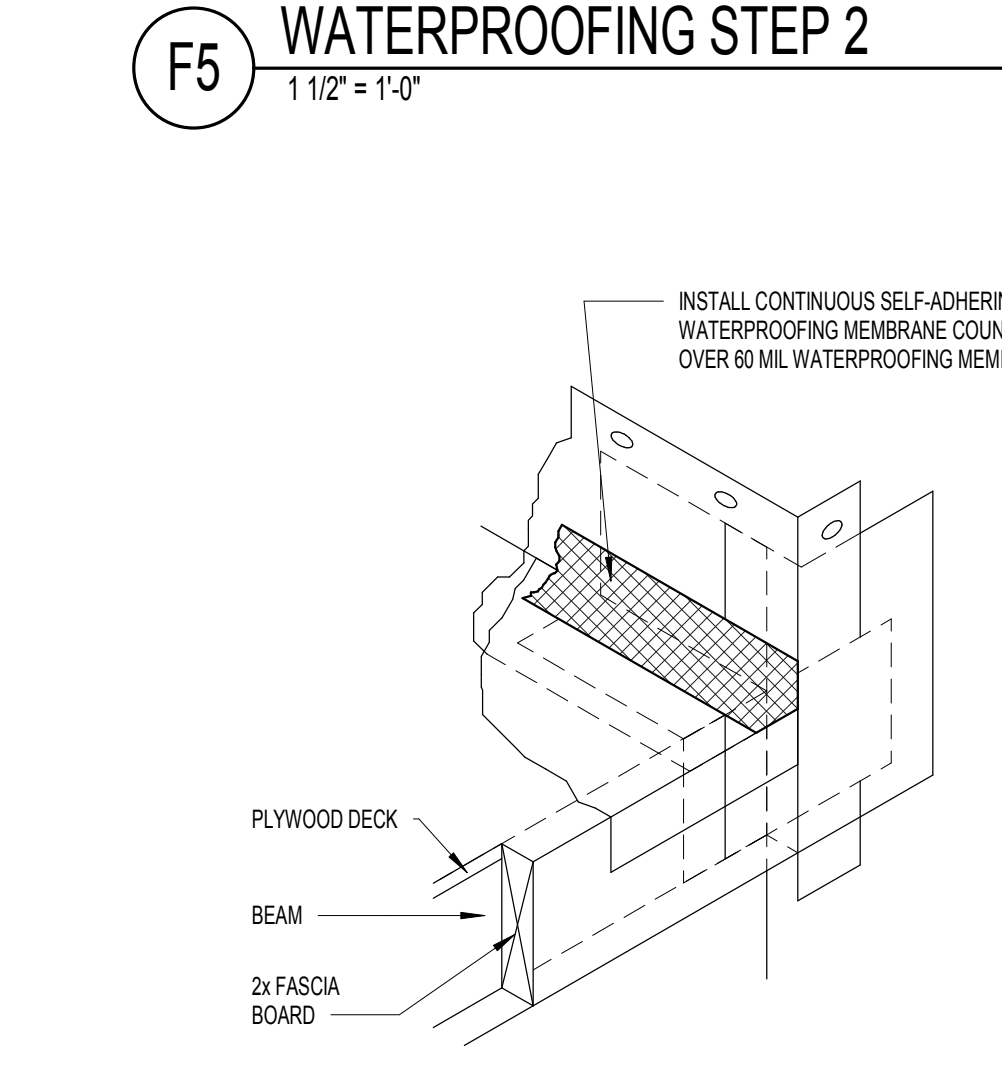
F9 WATERPROOFING STEP 4
1 1/2" = 1'-0"



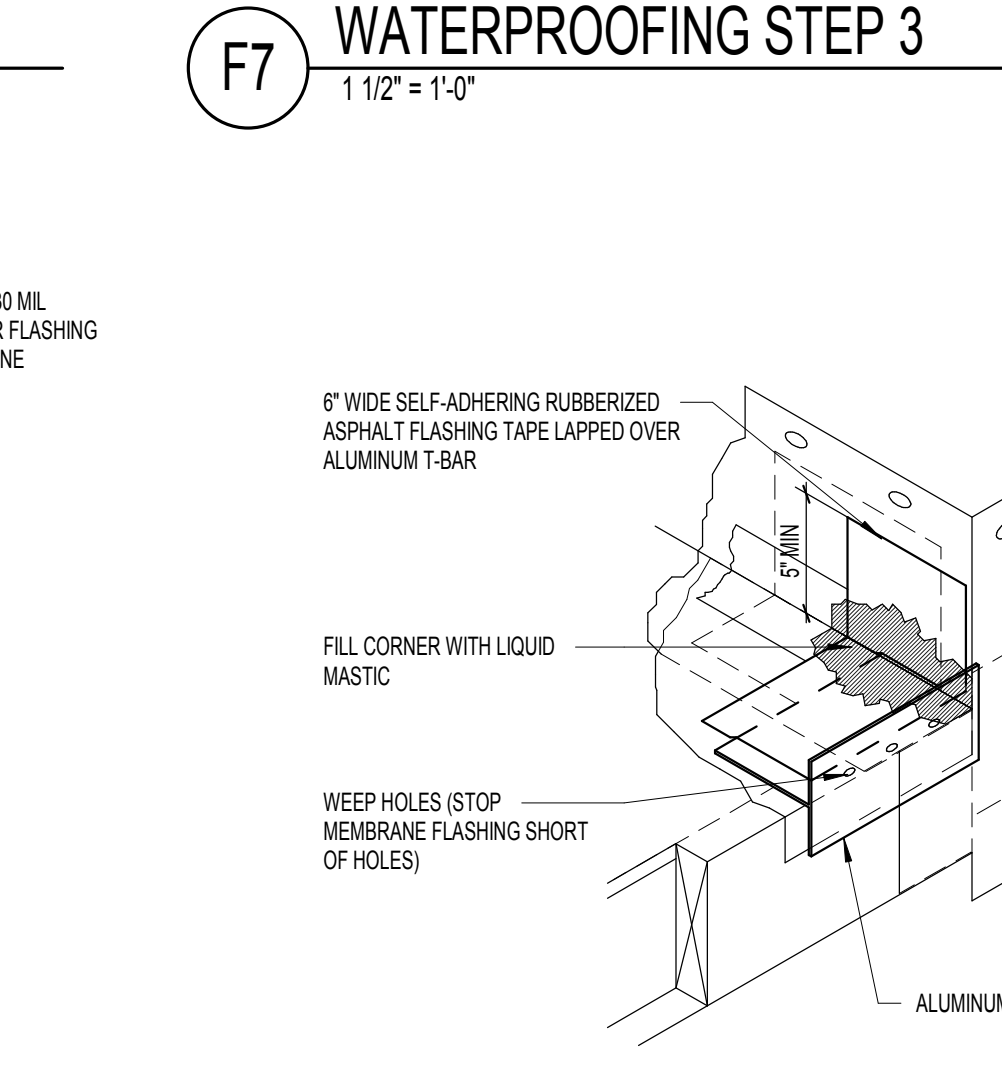
H1 BALCONY FLASHING ISOMETRIC
1:5



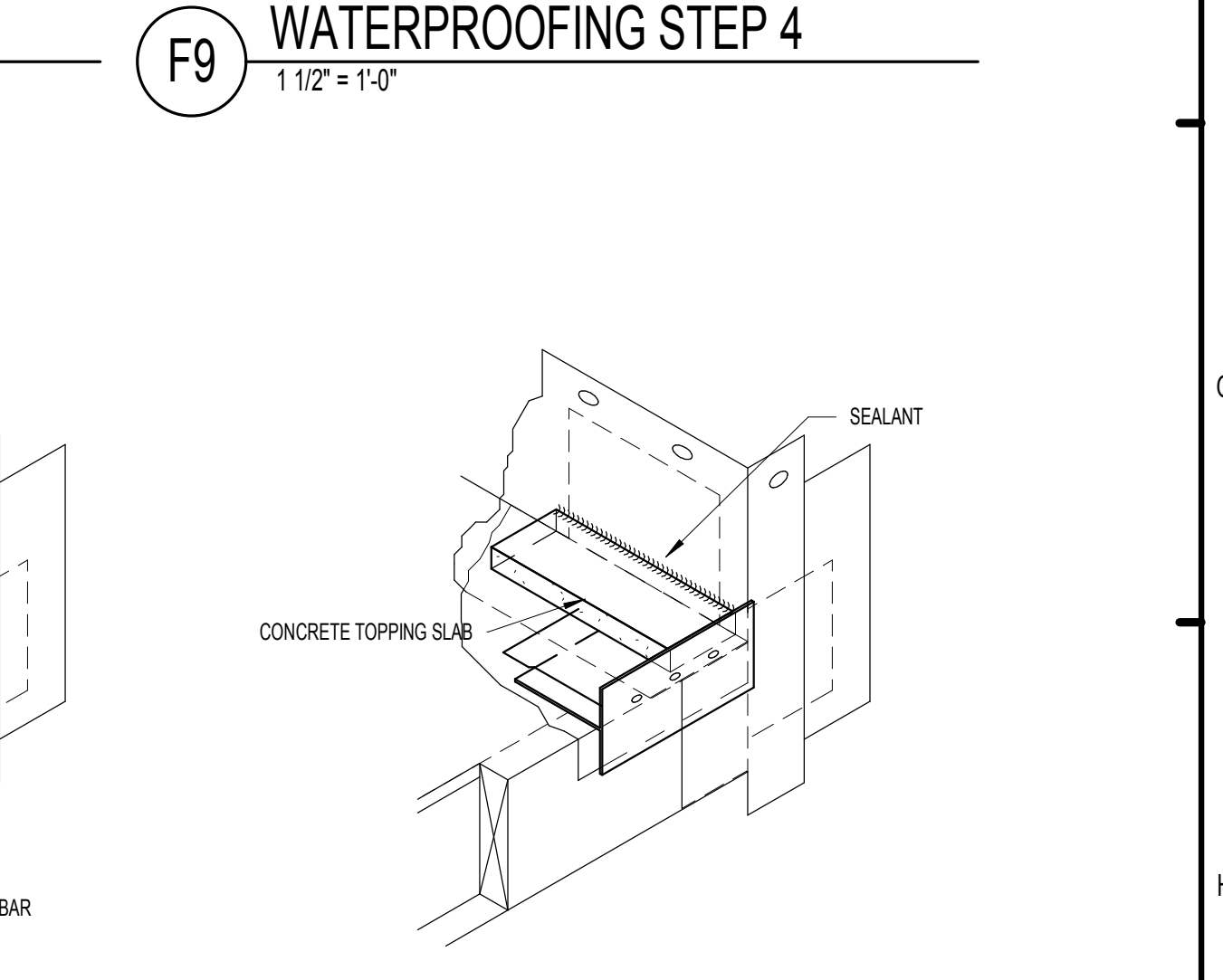
H3 WATERPROOFING STEP 5
1 1/2" = 1'-0"



H5 WATERPROOFING STEP 6
1 1/2" = 1'-0"



H7 WATERPROOFING STEP 7
1 1/2" = 1'-0"



H9 WATERPROOFING STEP 8
1 1/2" = 1'-0"

PERMIT REVIEW STAMP

ISSUE HISTORY		
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1	7/21/2017	50% DESIGN DEVELOPMENT SET
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REVISION HISTORY		
No.	Date	Description
1	Date 1	Revision 1

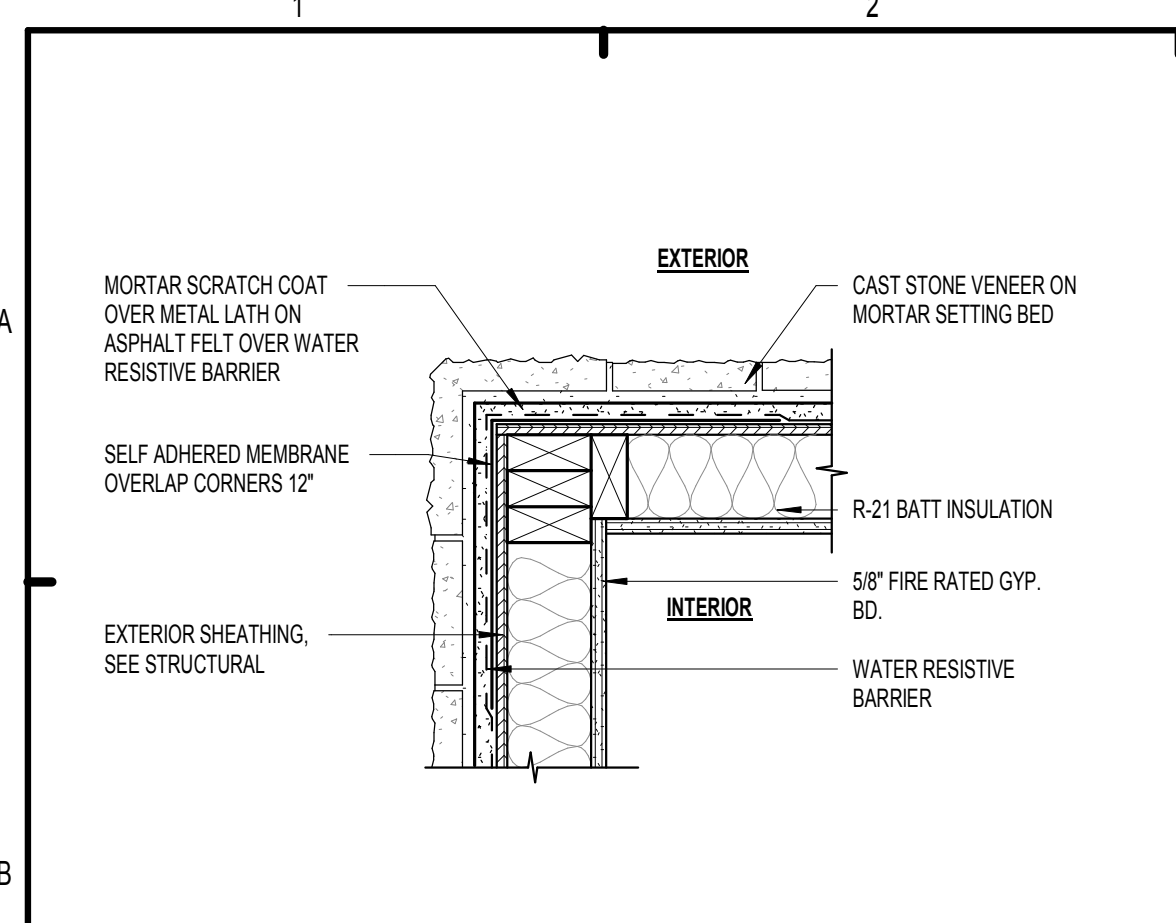
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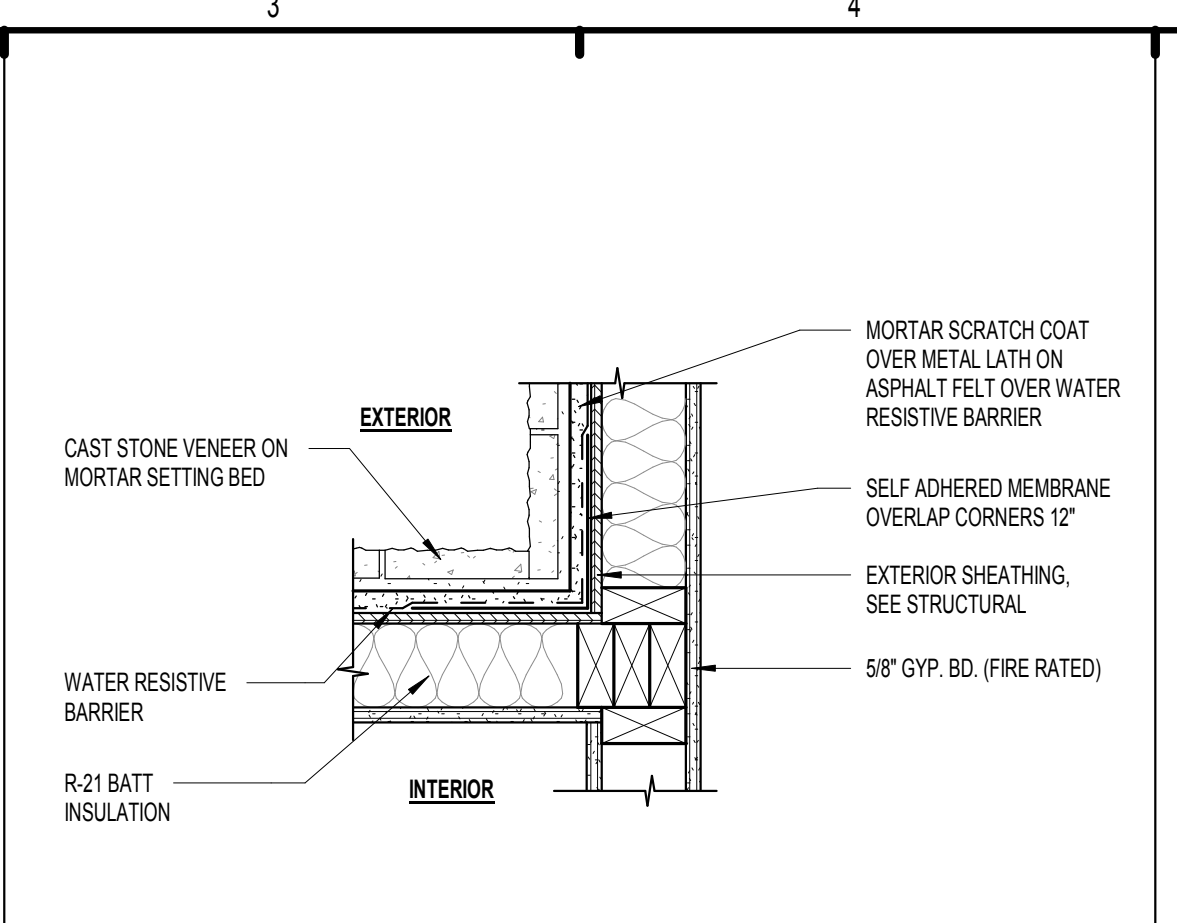
BALCONY WATERPROOFING DETAILS

A5.14

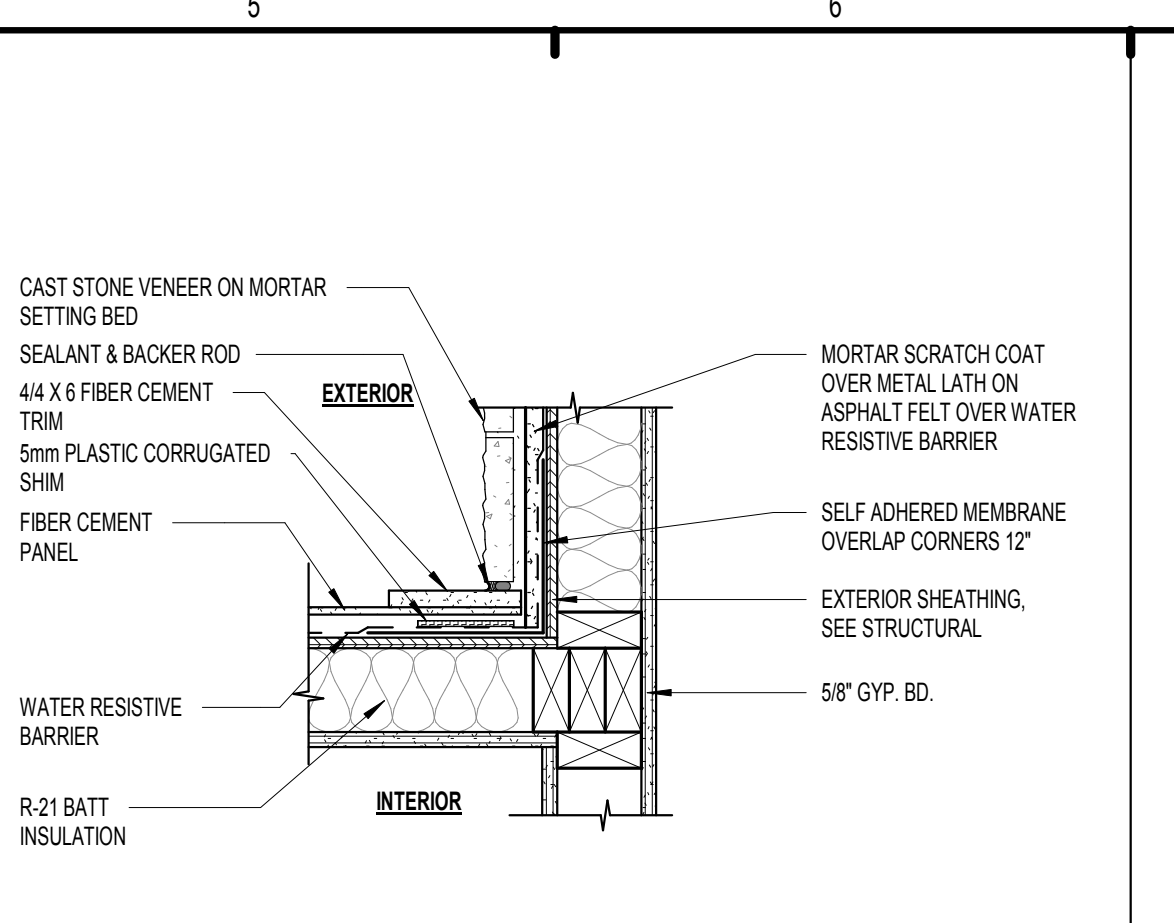
Drawn: KP
 Checked: KL
 Approval: KL
 Date: Issue Date
 Project #: 5389



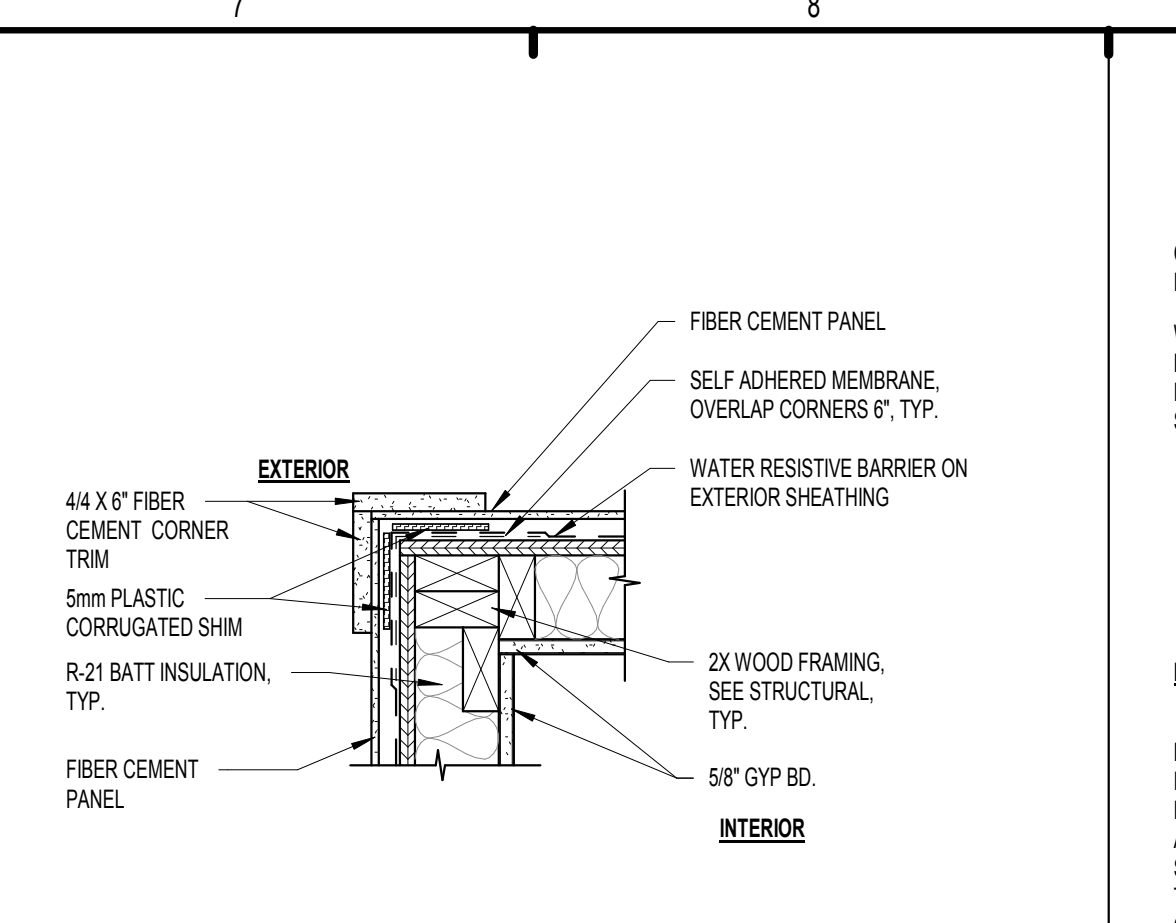
B1 OUTSIDE CORNER PLAN DETAIL
1 1/2" = 1'-0" (STONE)



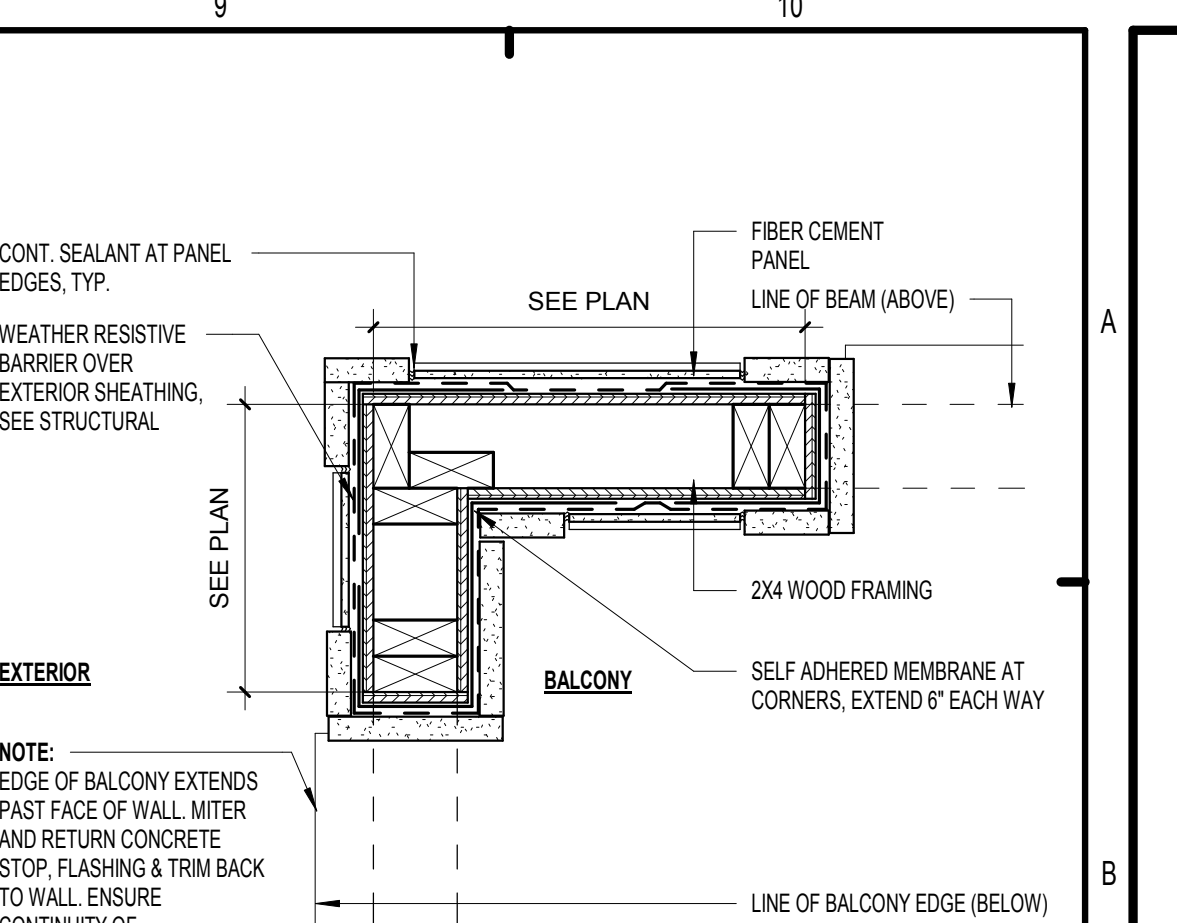
B3 INSIDE CORNER DETAIL
1 1/2" = 1'-0" (STONE)



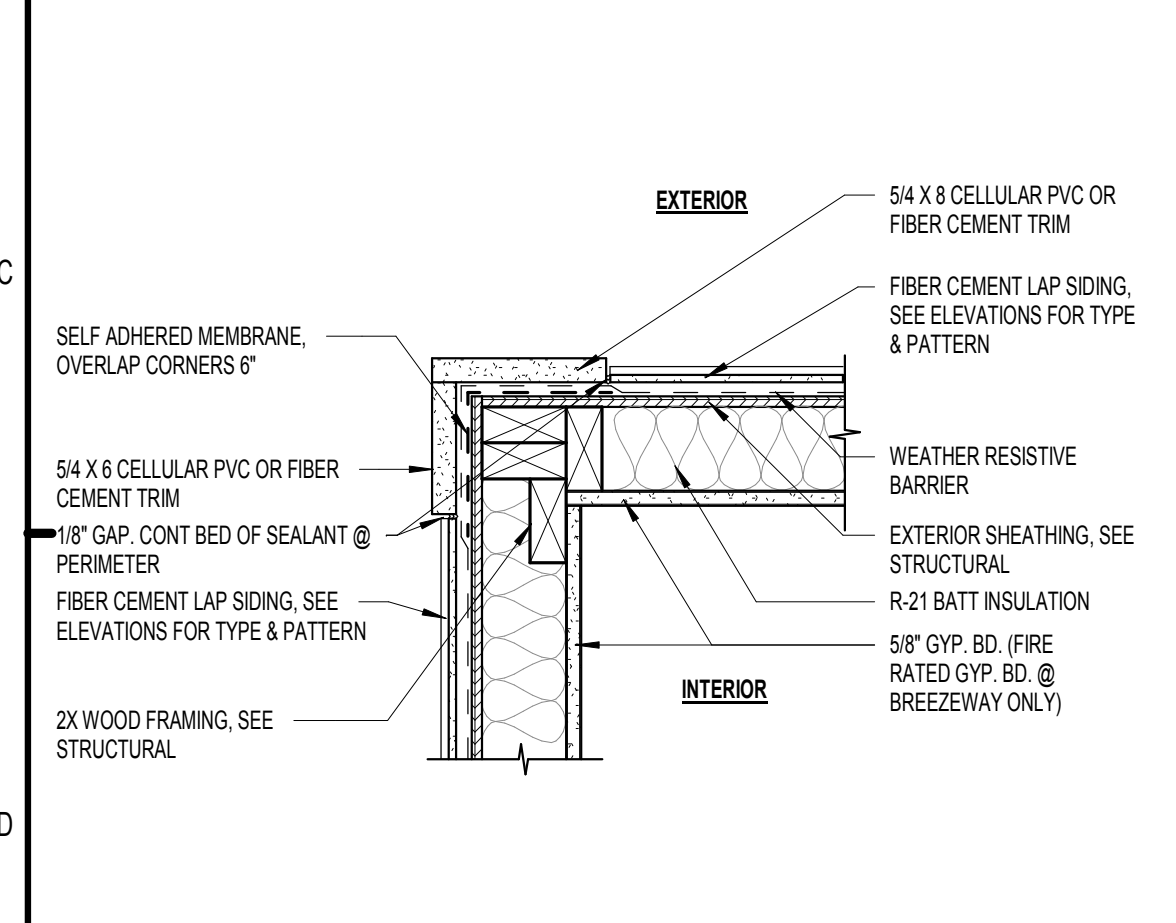
B5 INSIDE CORNER TRANS PLAN DETAIL
1 1/2" = 1'-0" (STONE/PANEL)



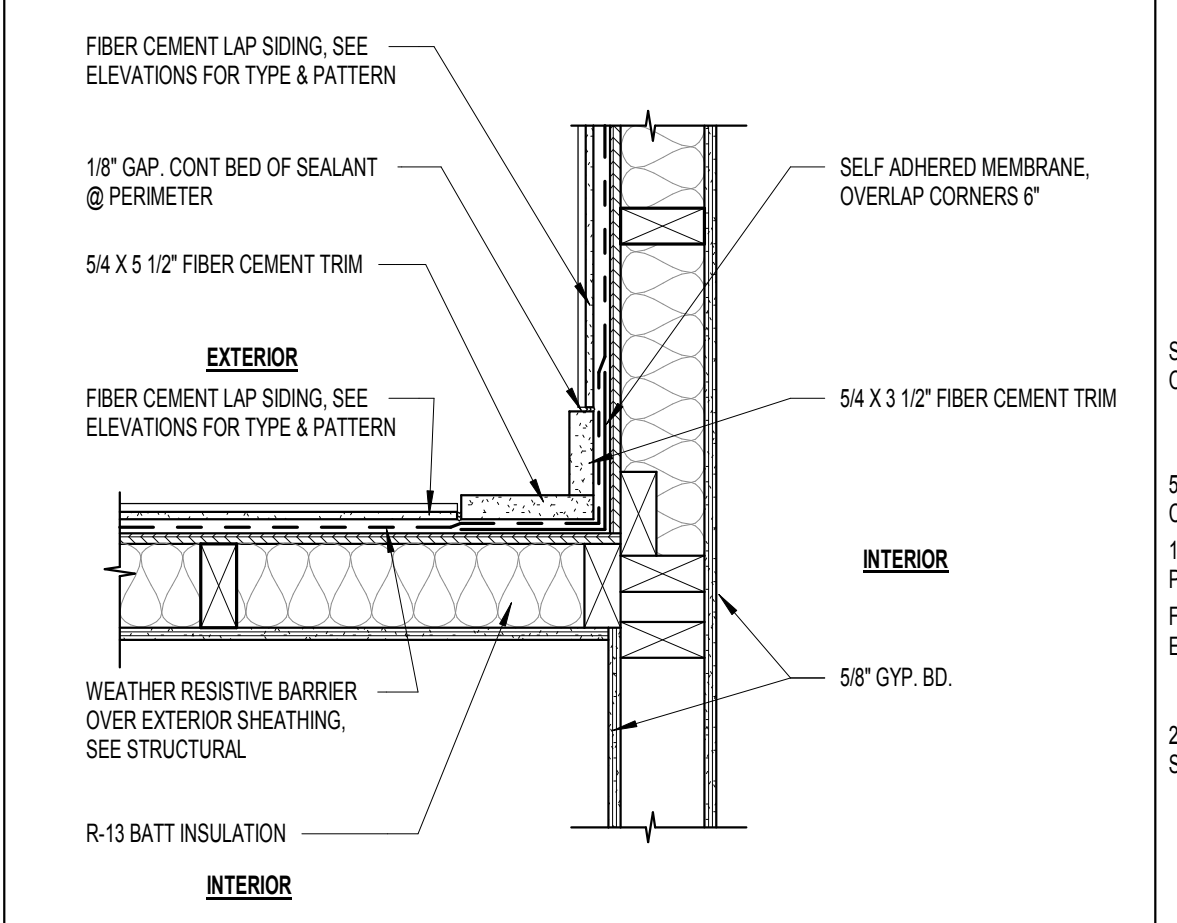
B7 OUTSIDE CORNER PLAN DETAIL
1 1/2" = 1'-0" (PANEL)



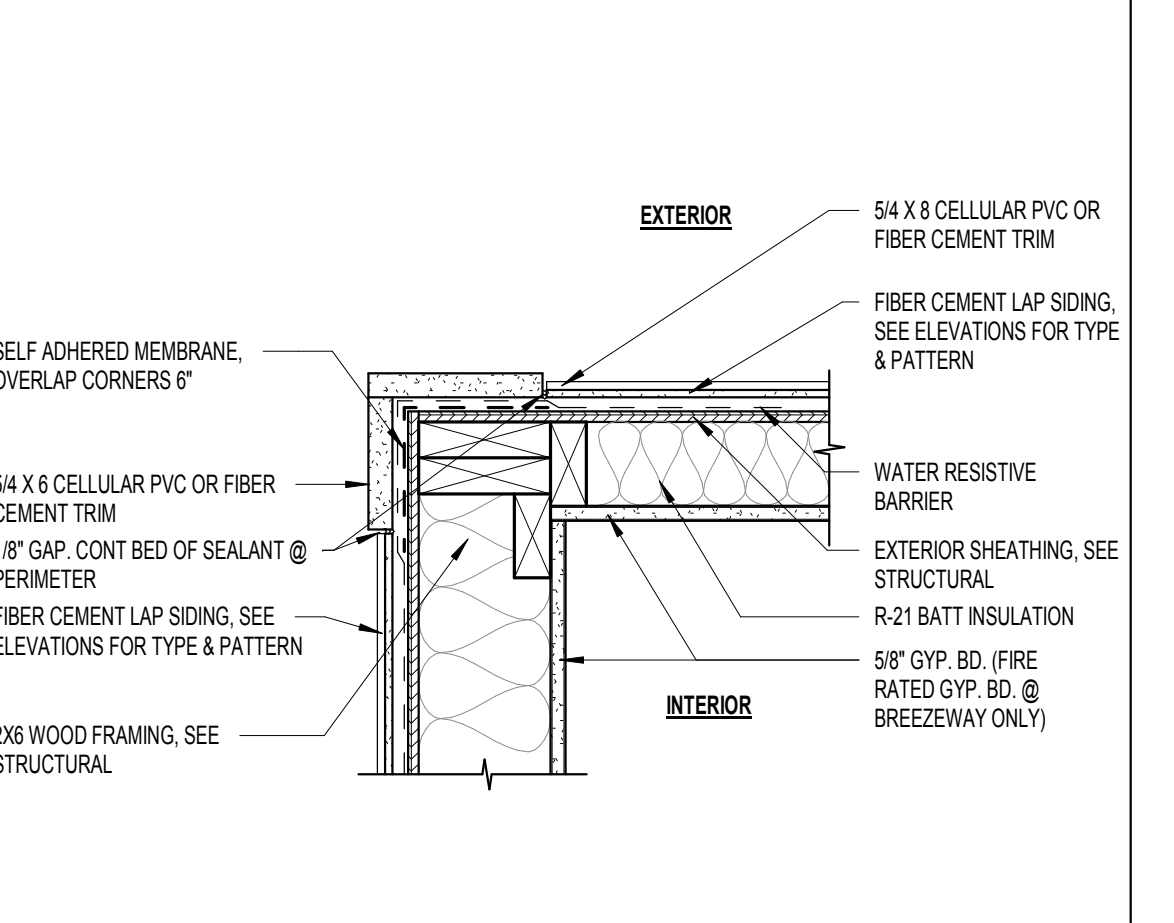
B9 PLAN DETAIL @ BALCONY COLUMN
1 1/2" = 1'-0" (PANEL)



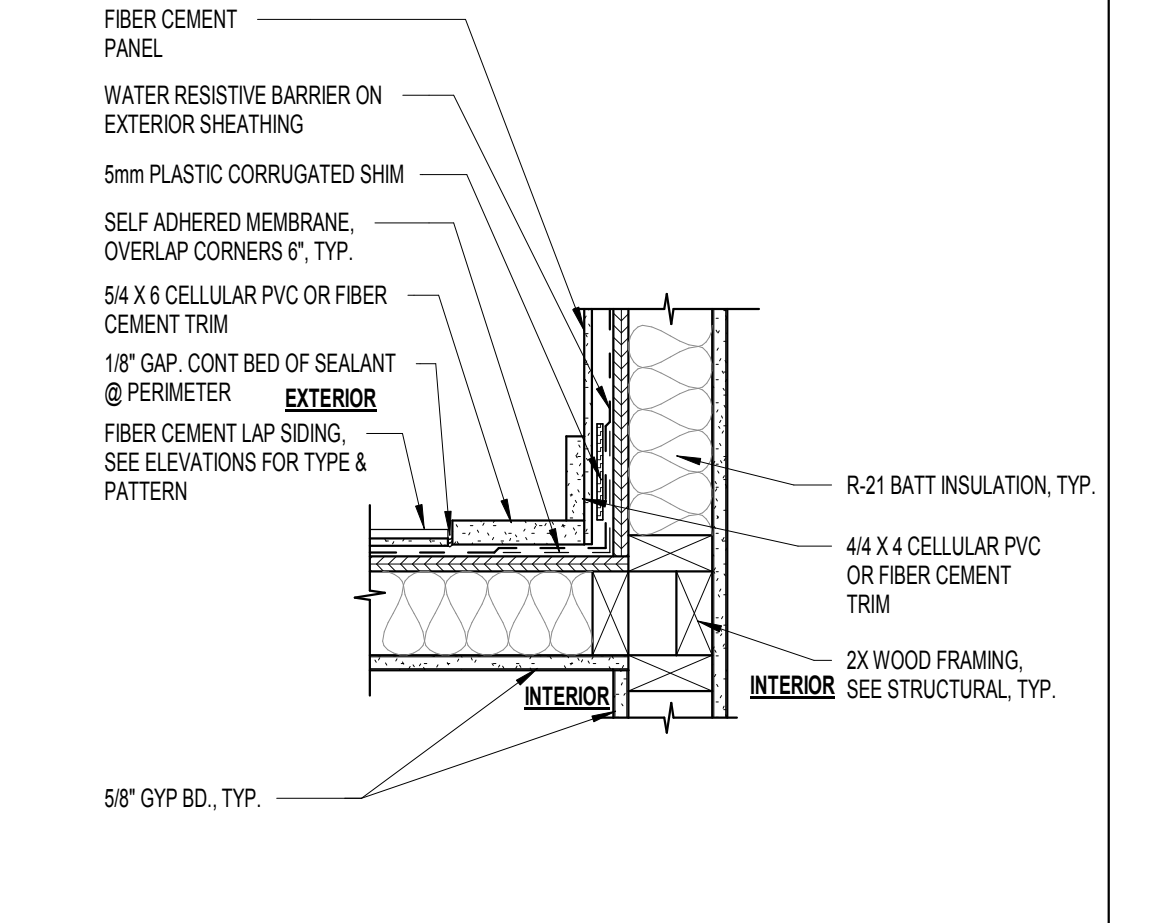
D1 OUTSIDE CORNER PLAN DETAIL
1 1/2" = 1'-0" (SIDING)



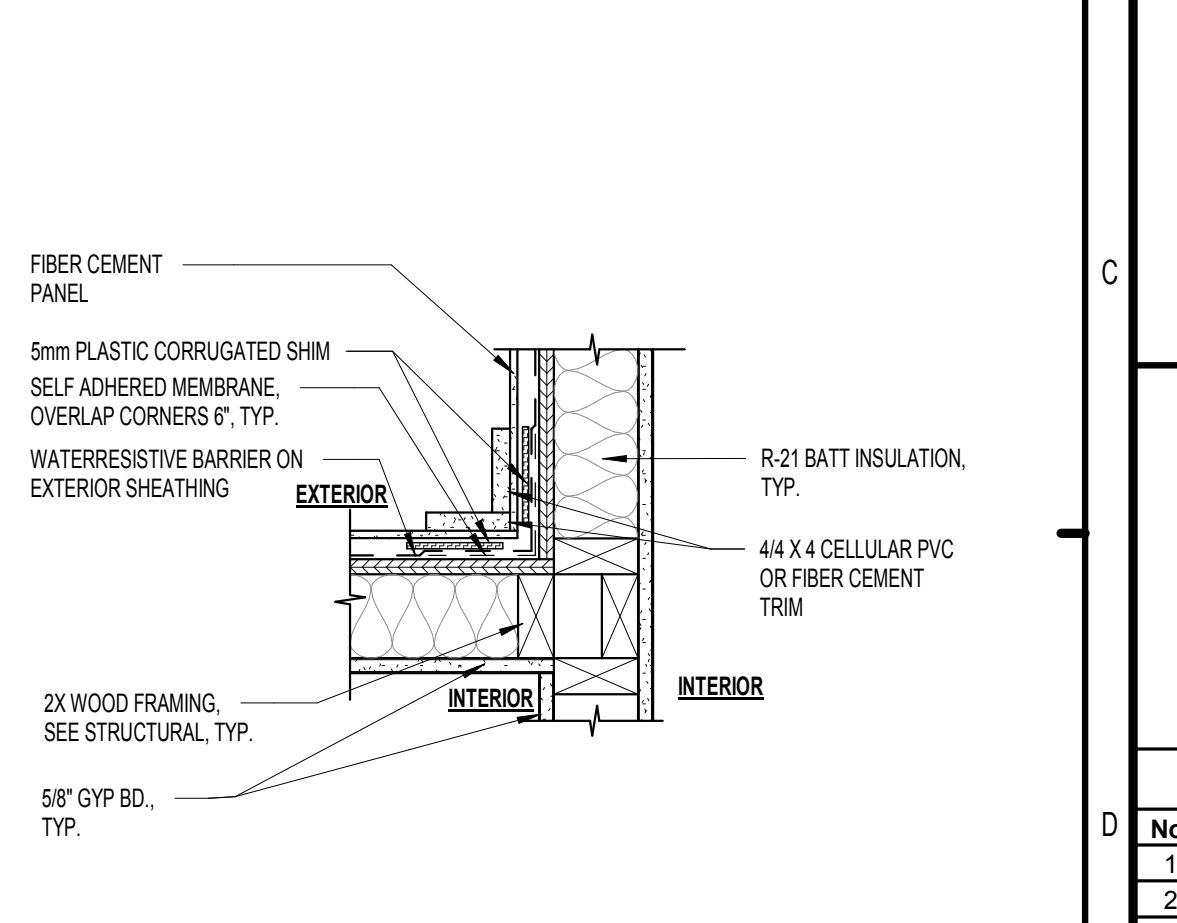
D3 TYPICAL INSIDE CORNER
1 1/2" = 1'-0" (SIDING)



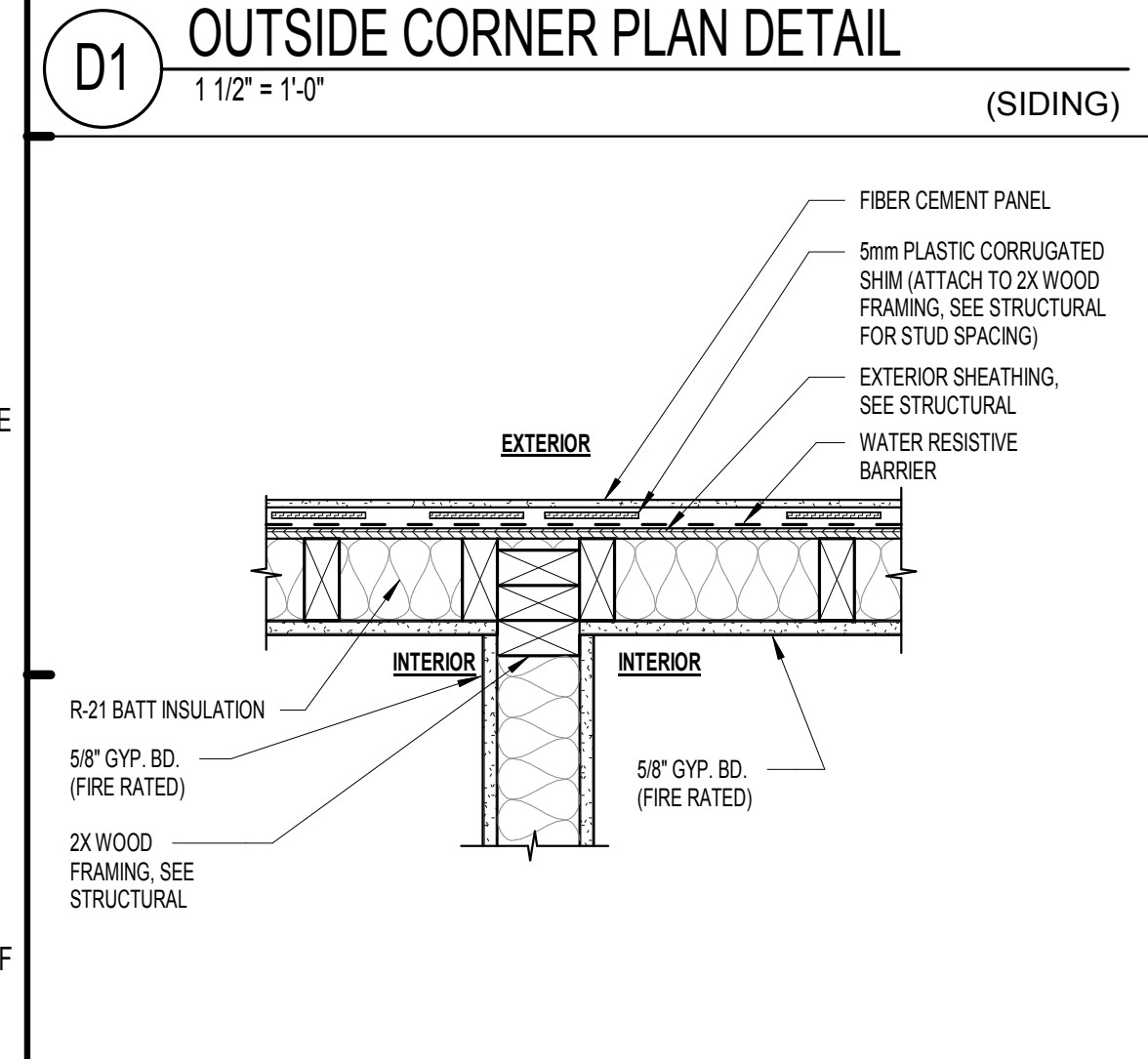
D5 OUTSIDE CORNER PLAN DETAIL
1 1/2" = 1'-0" (SIDING)



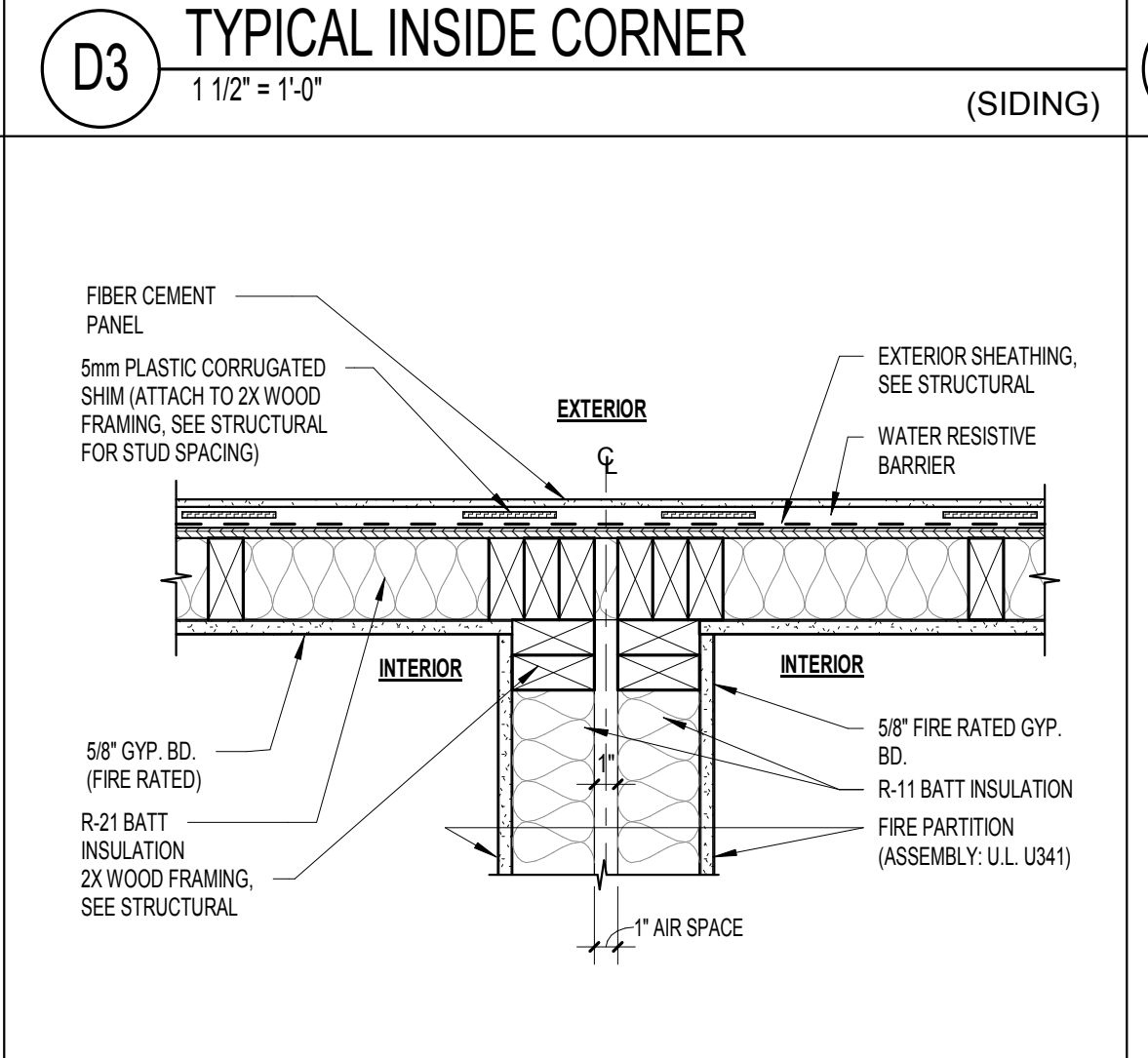
D7 INSIDE CORNER TRANS. PLAN DETAIL
1 1/2" = 1'-0" (SIDING/PANEL)



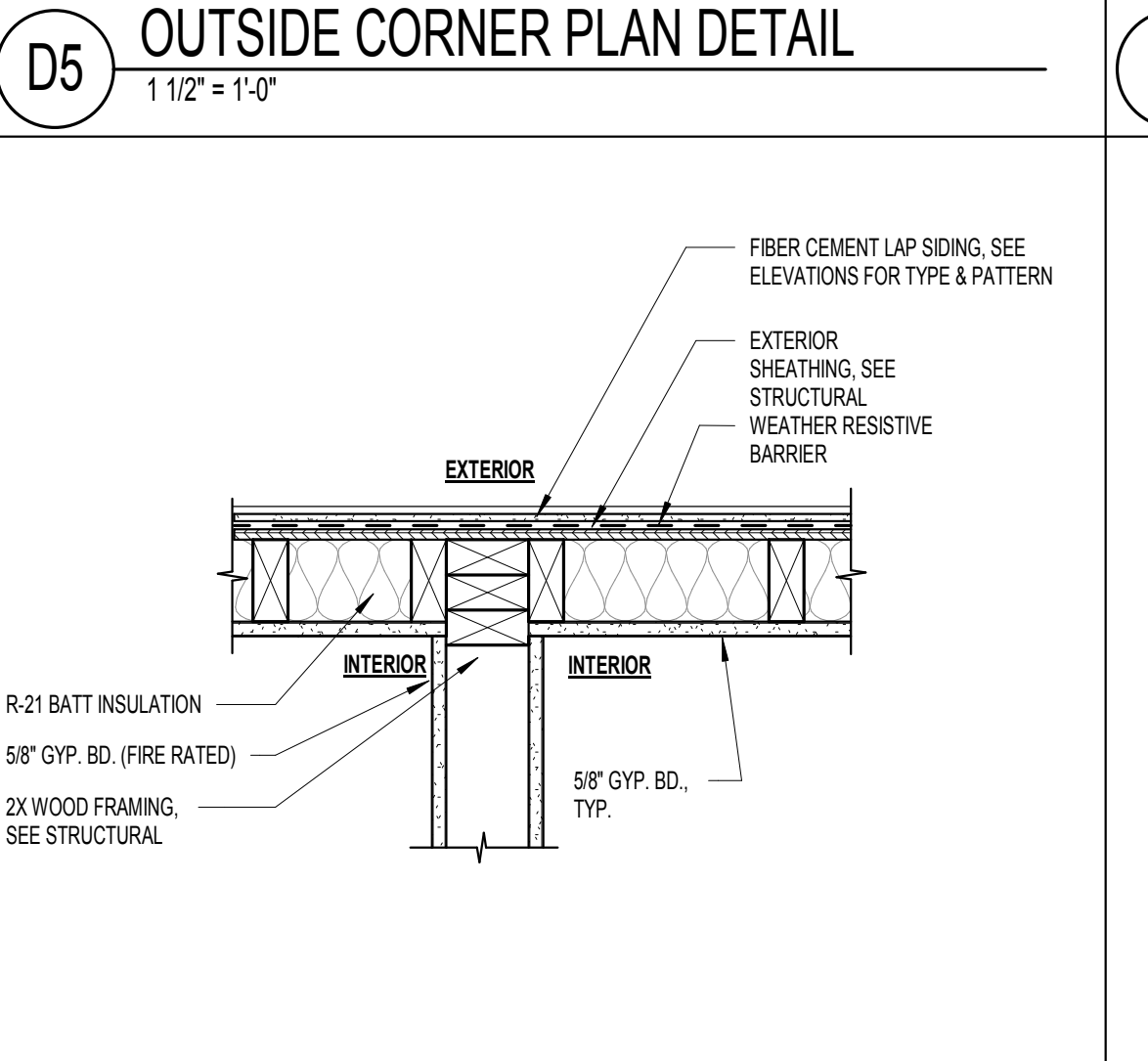
9 INSIDE CORNER PLAN DETAIL
1 1/2" = 1'-0" (SIDING)



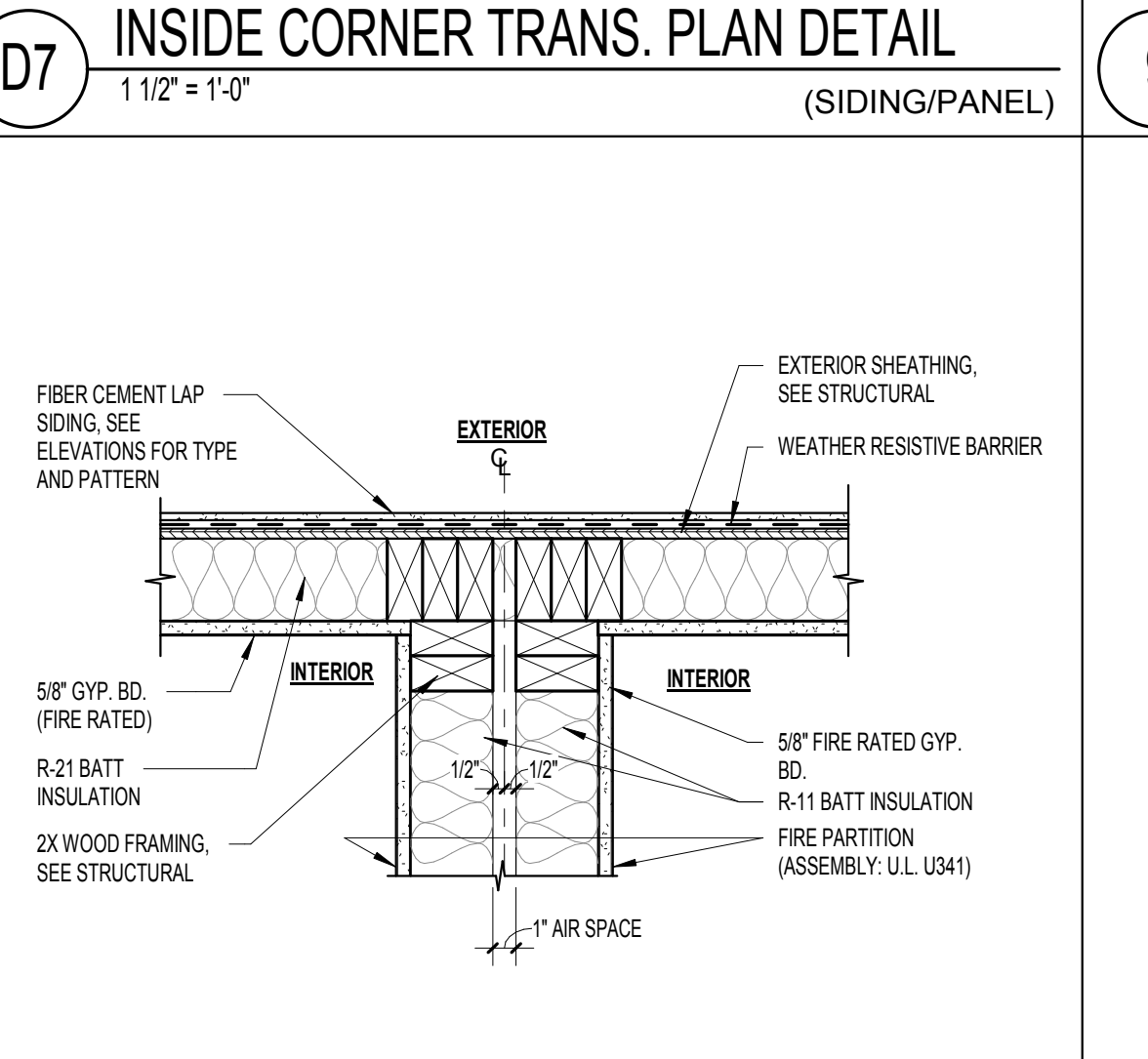
F1 END WALL INTERSECTION PLAN DETAIL
1 1/2" = 1'-0" (PANEL)



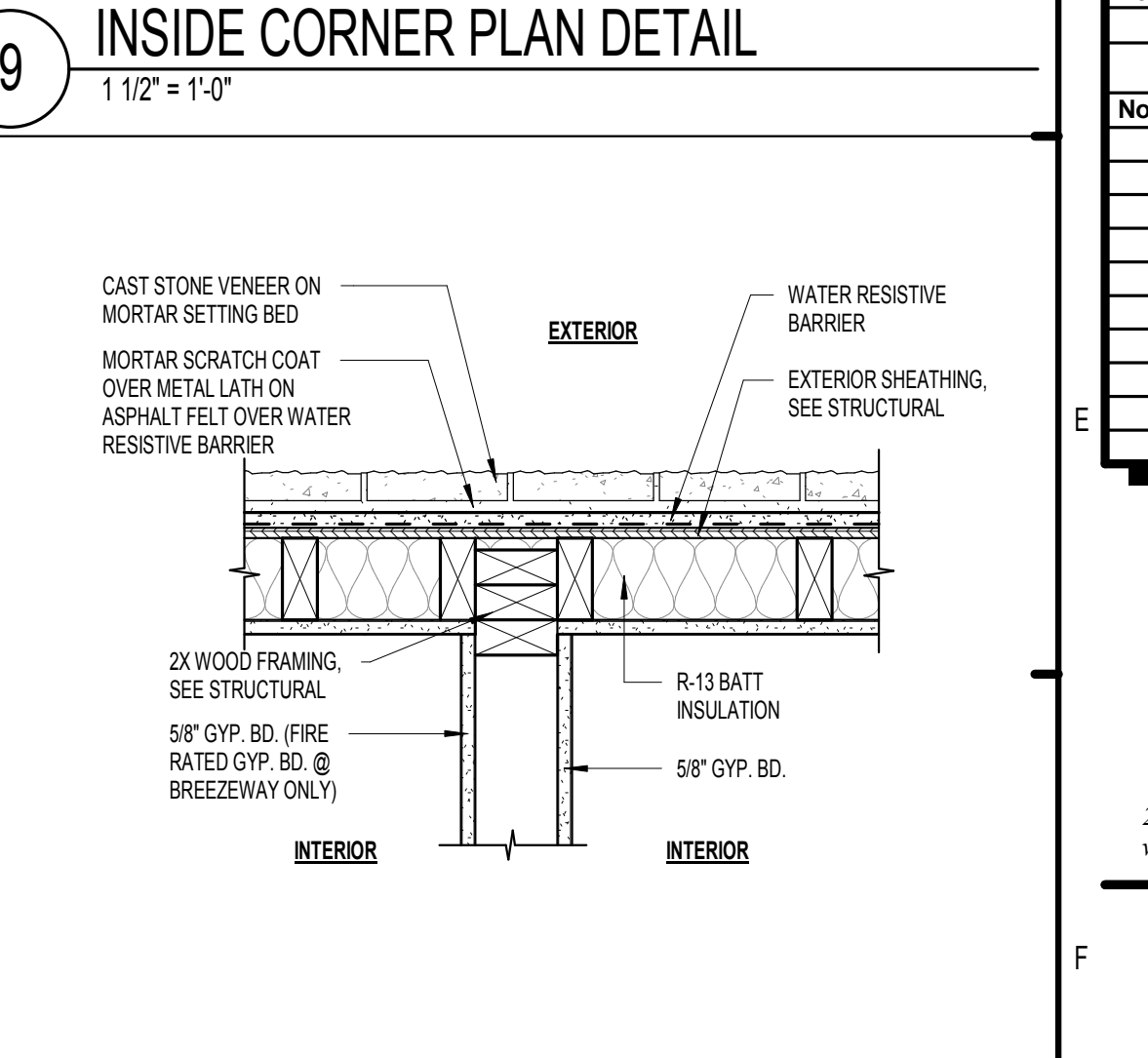
F3 PARTY END WALL INTER. PLAN DETAIL
1 1/2" = 1'-0" (PANEL)



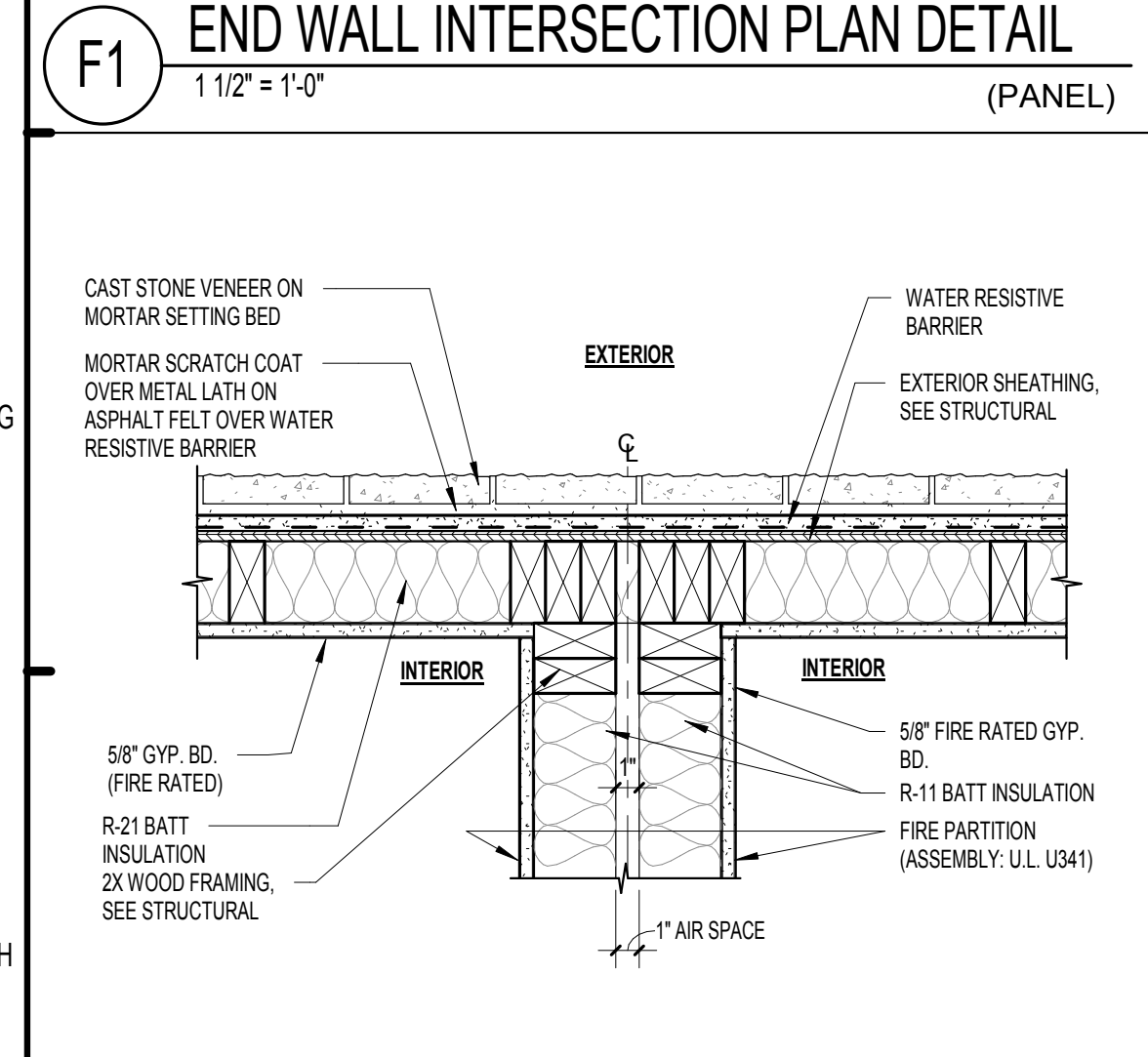
F5 END WALL INTERSECTION PLAN DETAIL
1 1/2" = 1'-0" (SIDING)



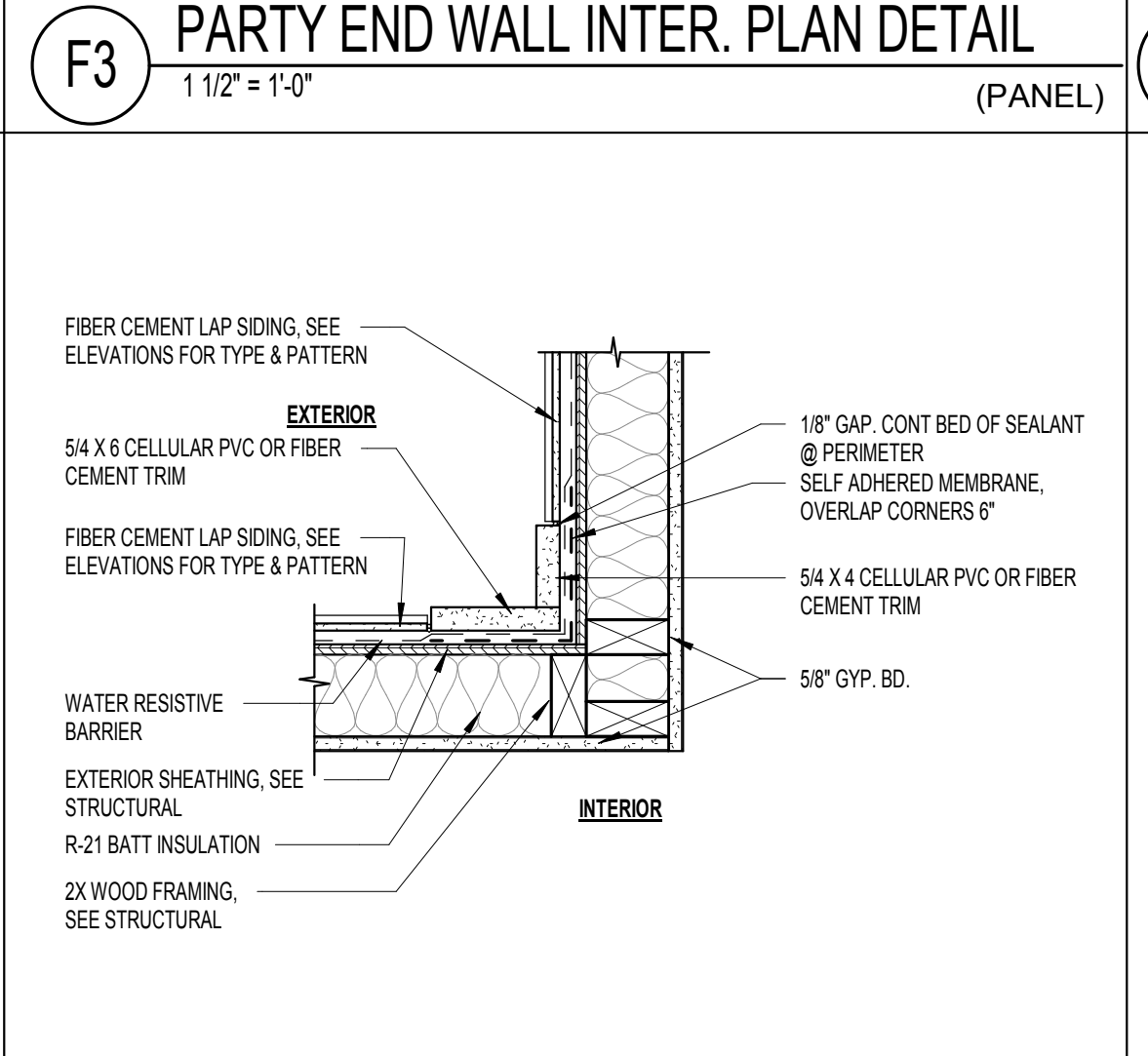
F7 PARTY END WALL INTER. PLAN DETAIL
1 1/2" = 1'-0" (SIDING)



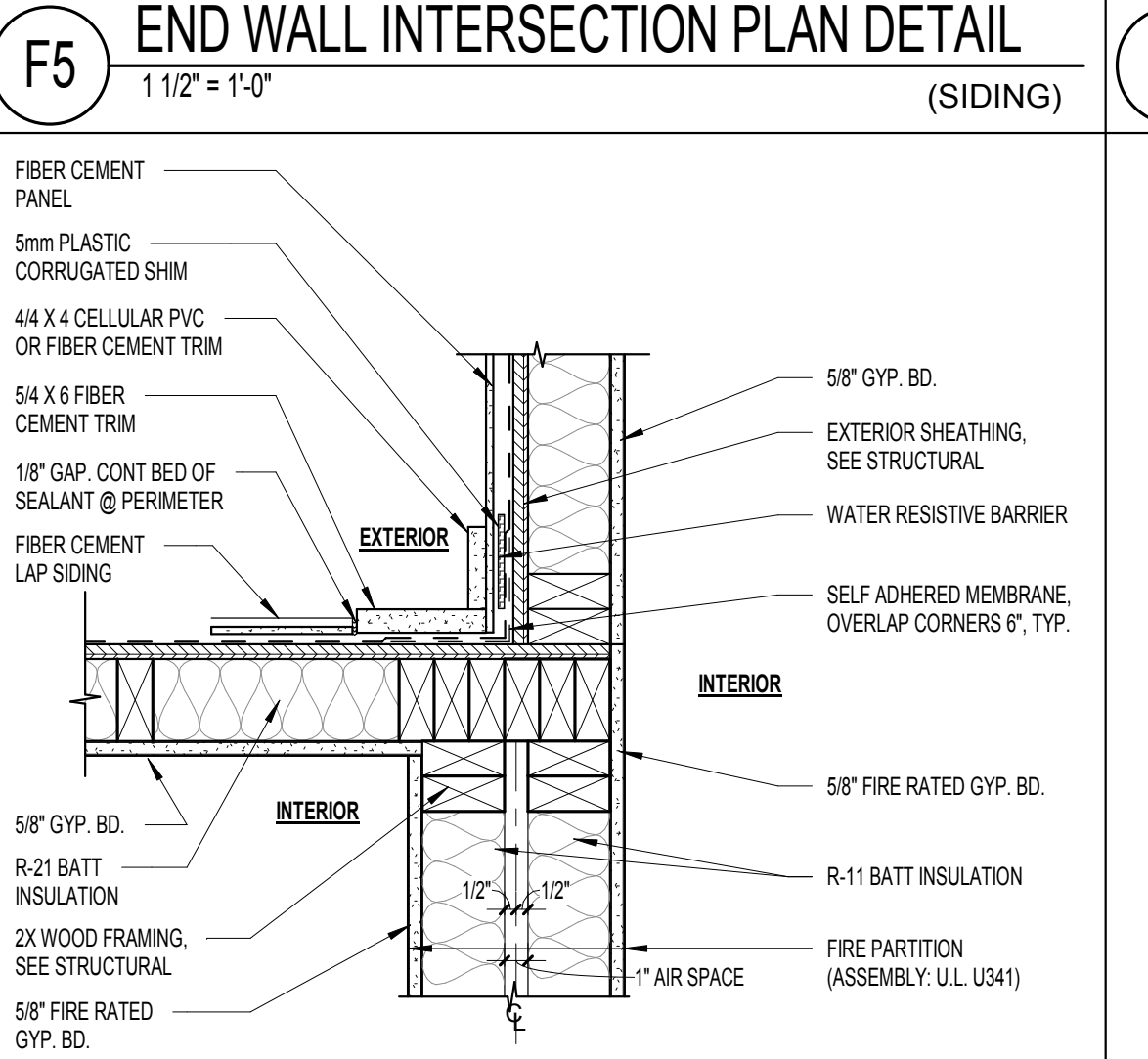
F9 EXTERIOR WALL INT. DETAIL
1 1/2" = 1'-0" (STONE)



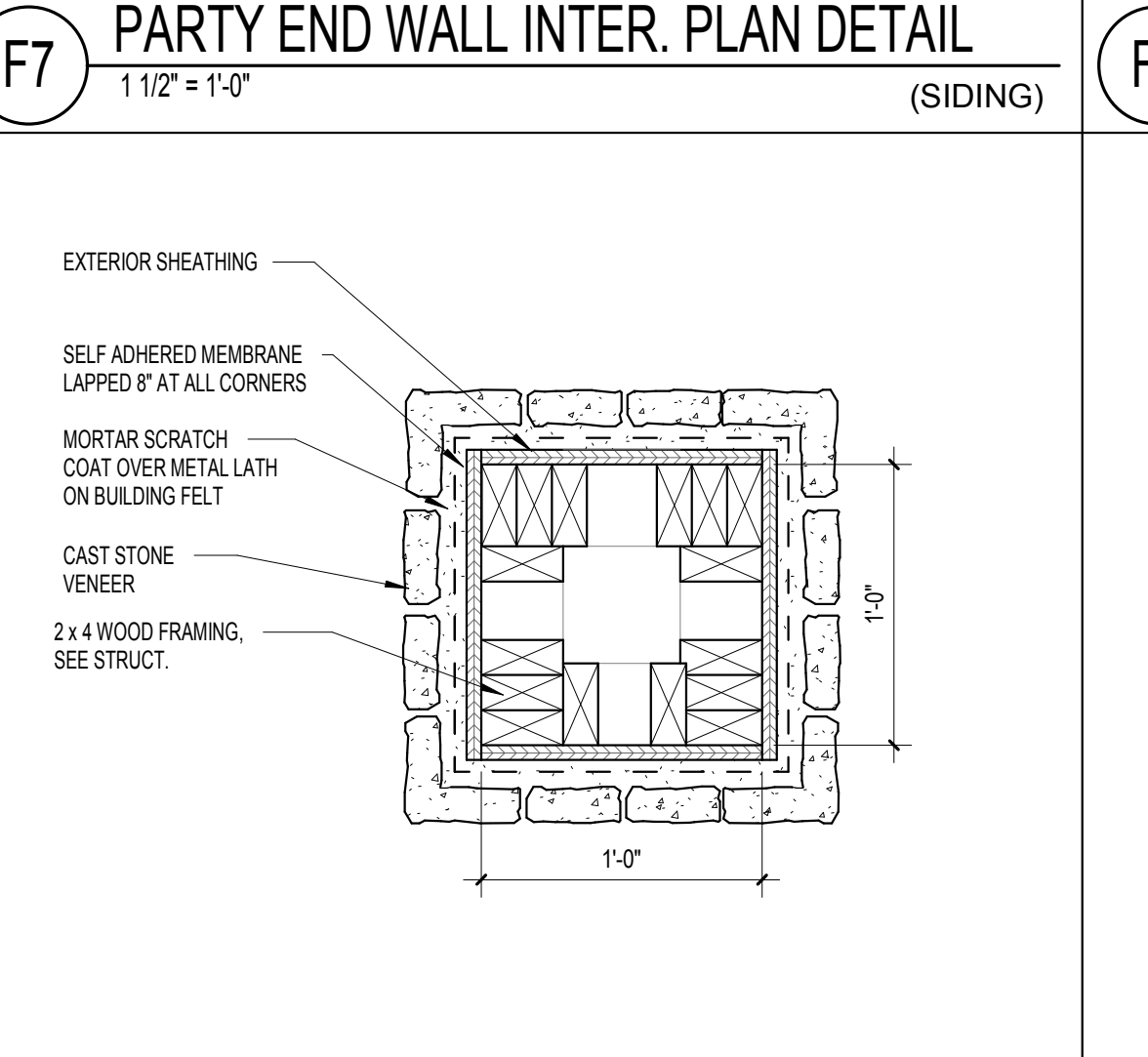
H1 EXTERIOR WALL INT. DETAIL
1 1/2" = 1'-0" (STONE)



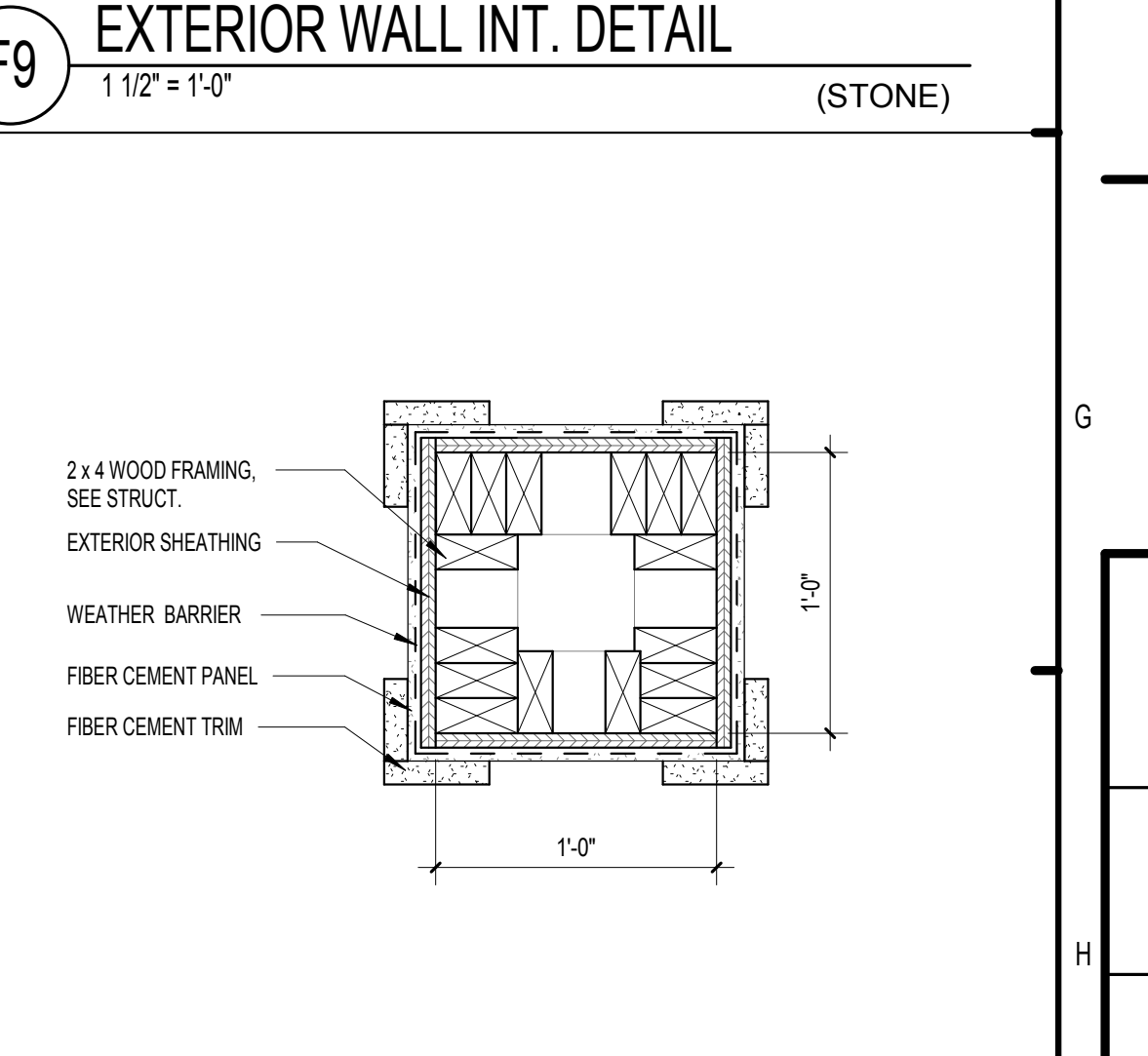
H3 INSIDE CORNER PLAN DETAIL
1 1/2" = 1'-0" (SIDING)



H5 PARTY END WALL INTER PLAN DTL
1 1/2" = 1'-0" (PANEL-SIDING)



H7 COLUMN DETAIL
1 1/2" = 1'-0" (PANEL-SIDING)



H9 COLUMN DETAIL
1 1/2" = 1'-0" (STONE)

PERMIT REVIEW STAMP

ISSUE HISTORY		
No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
2	11/10/2017	75%-90% REVIEW COORD. SET
3	12/20/2017	100% PERMIT SET

REVISION HISTORY		
No.	Date	Description

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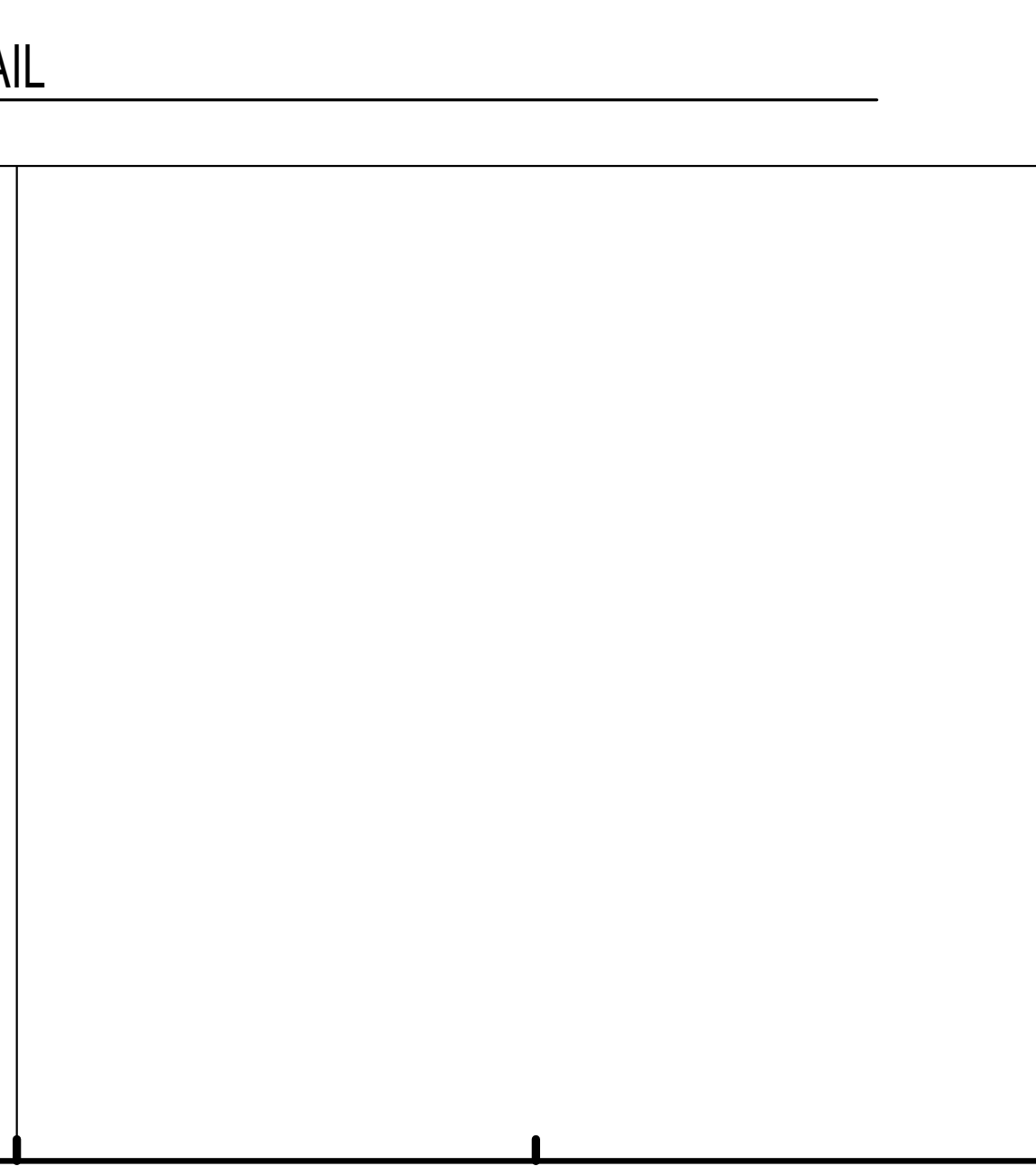
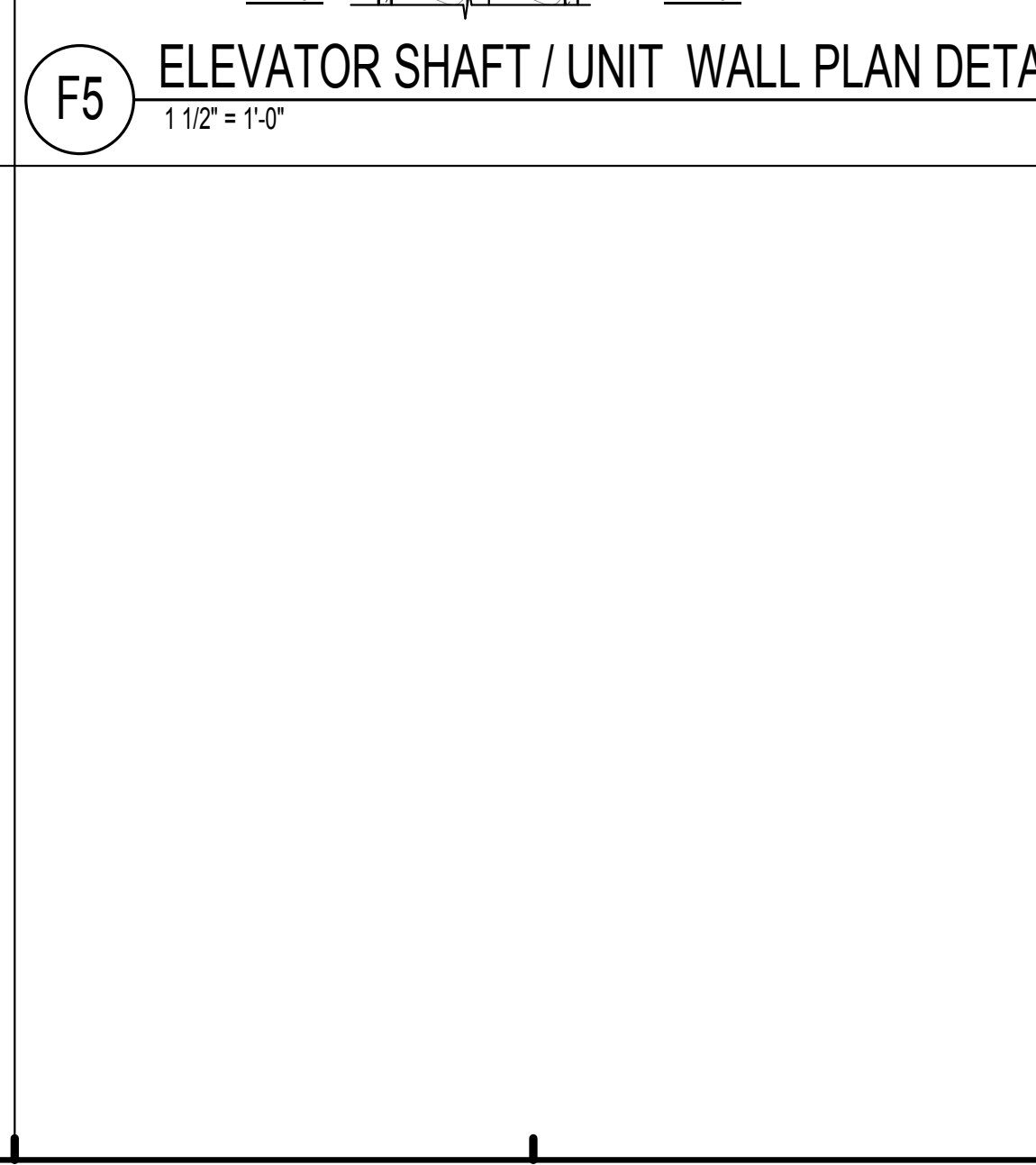
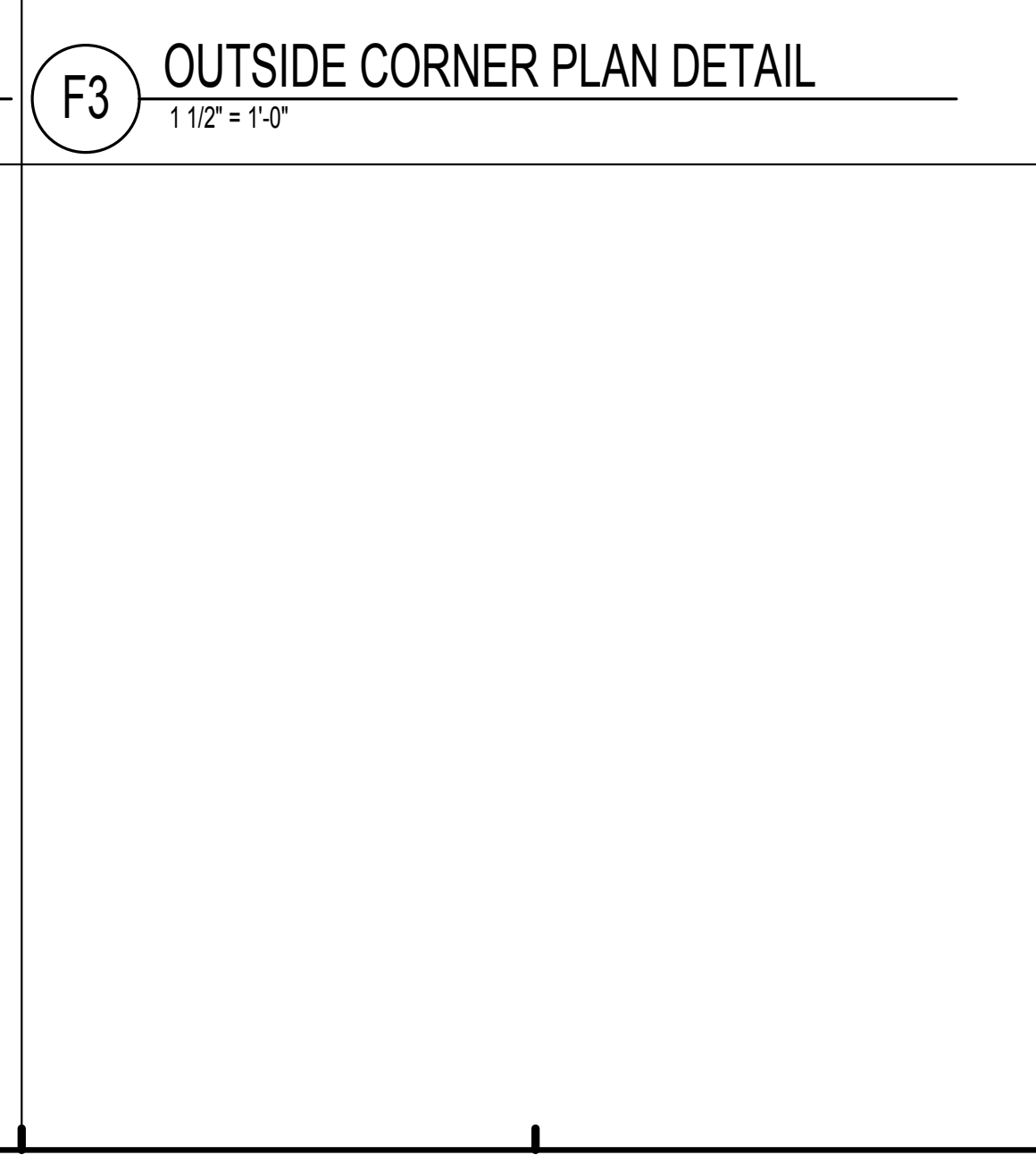
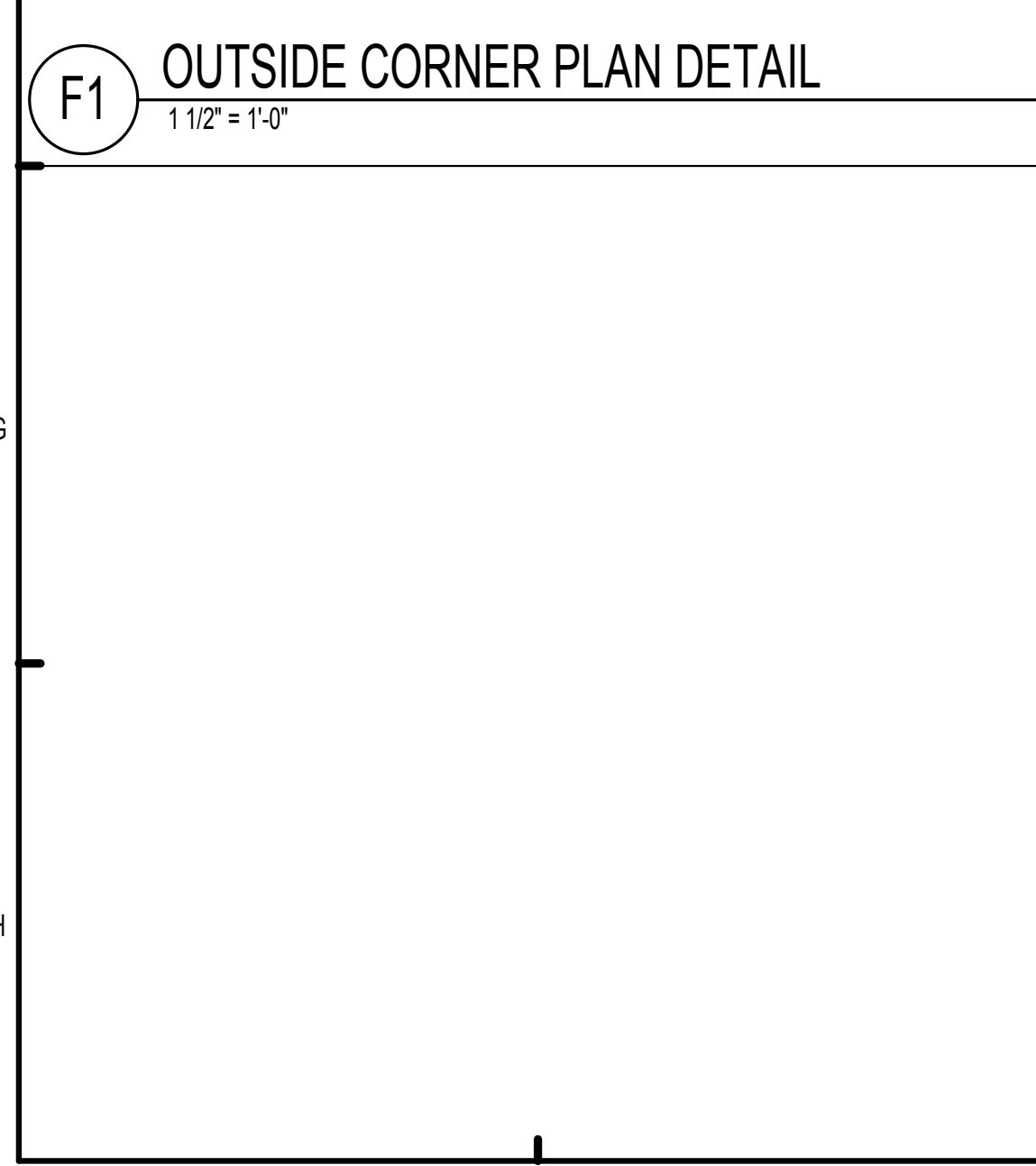
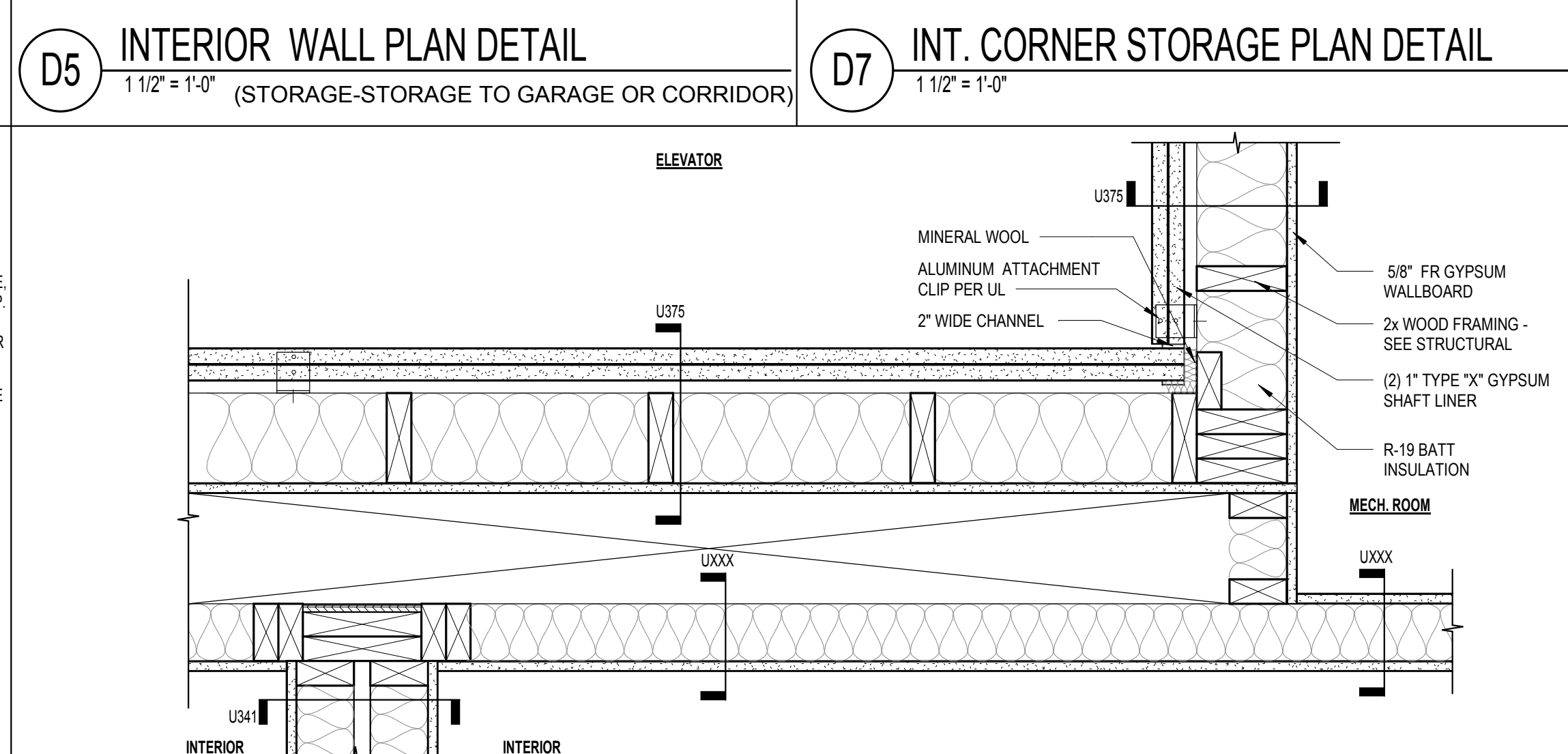
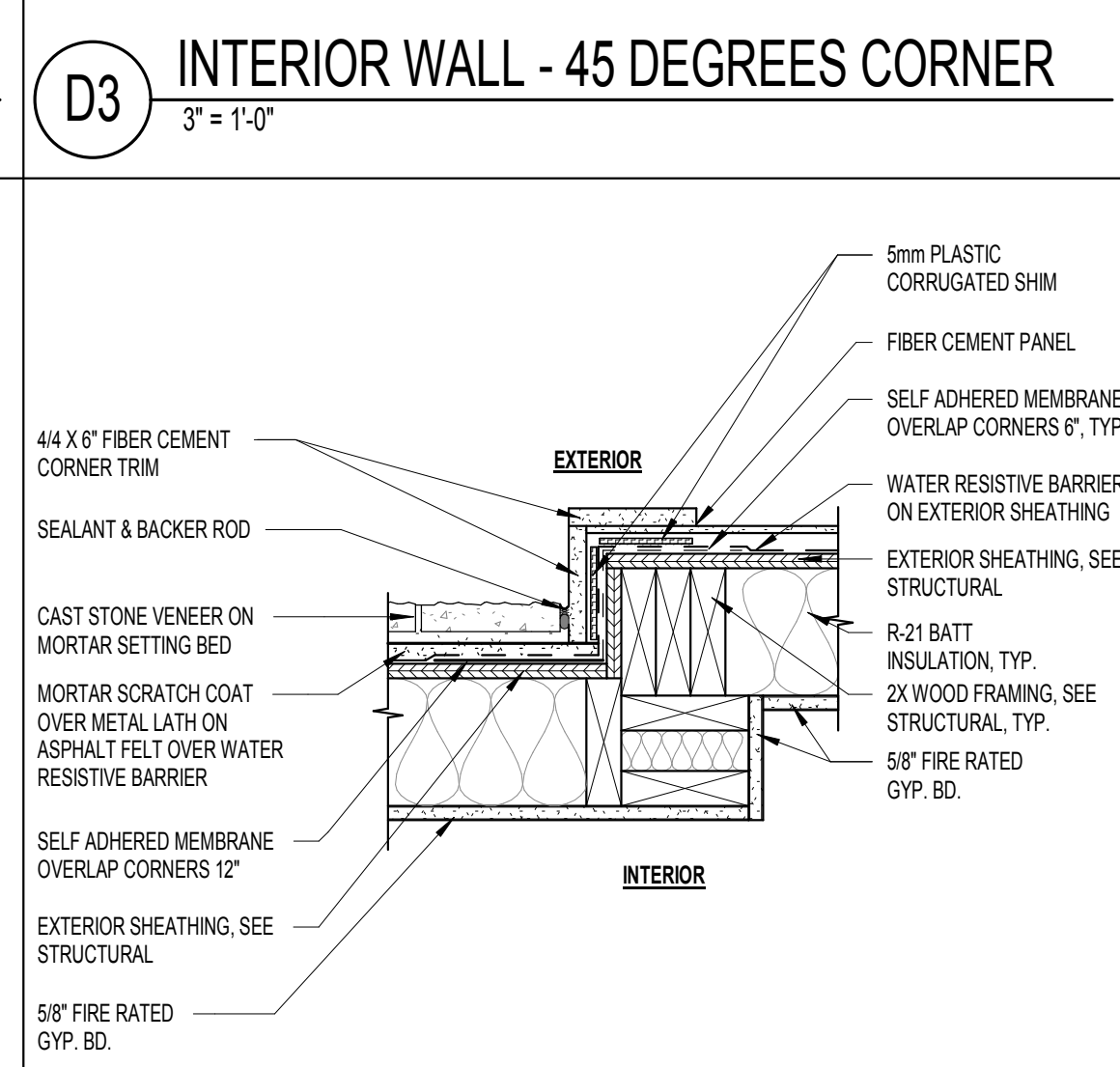
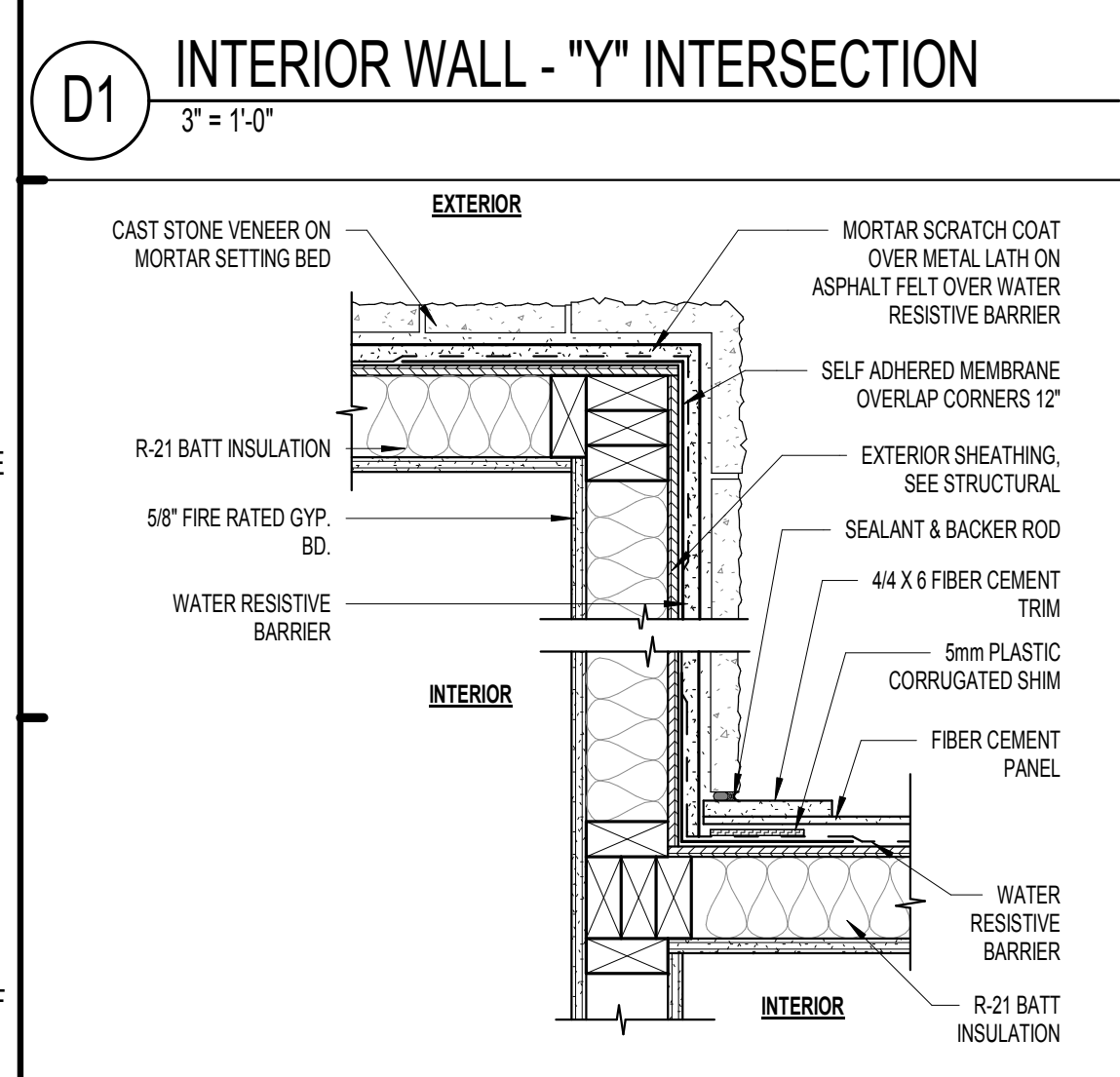
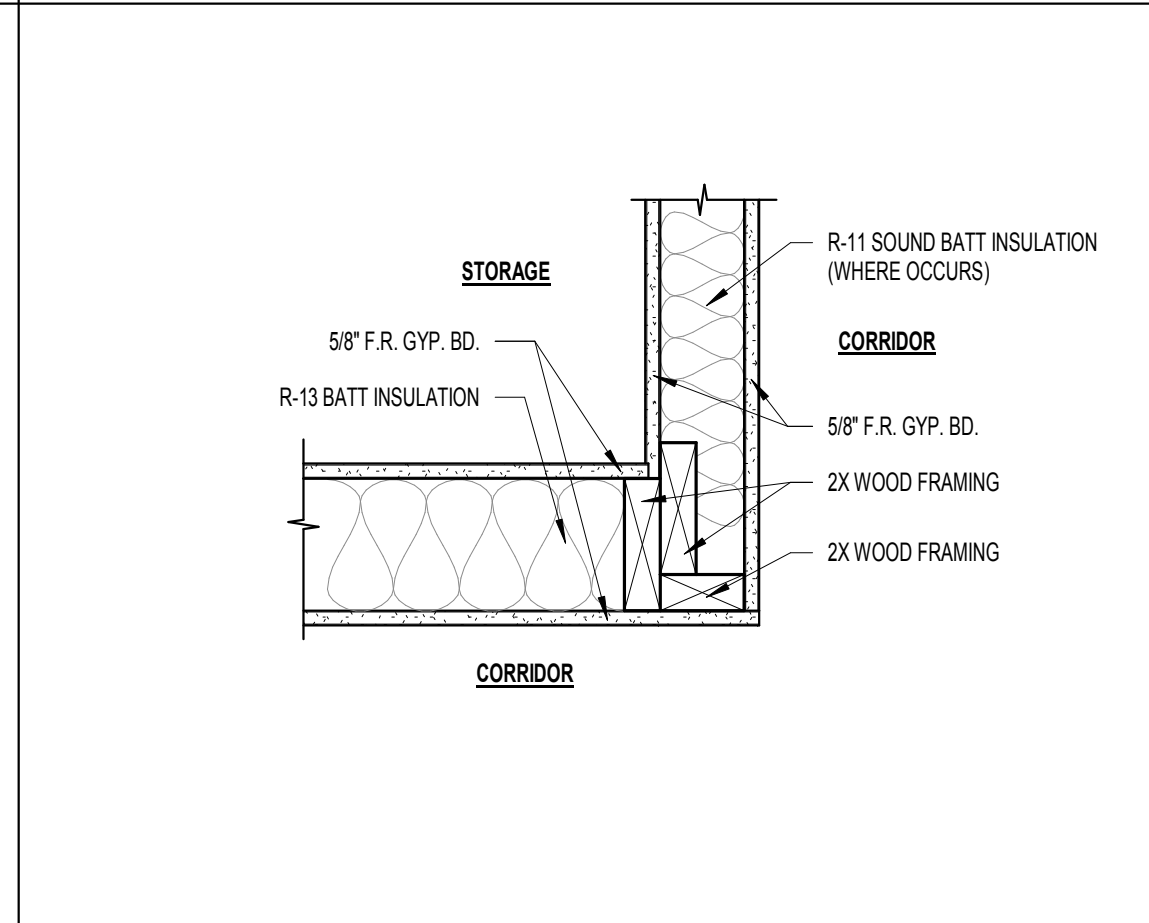
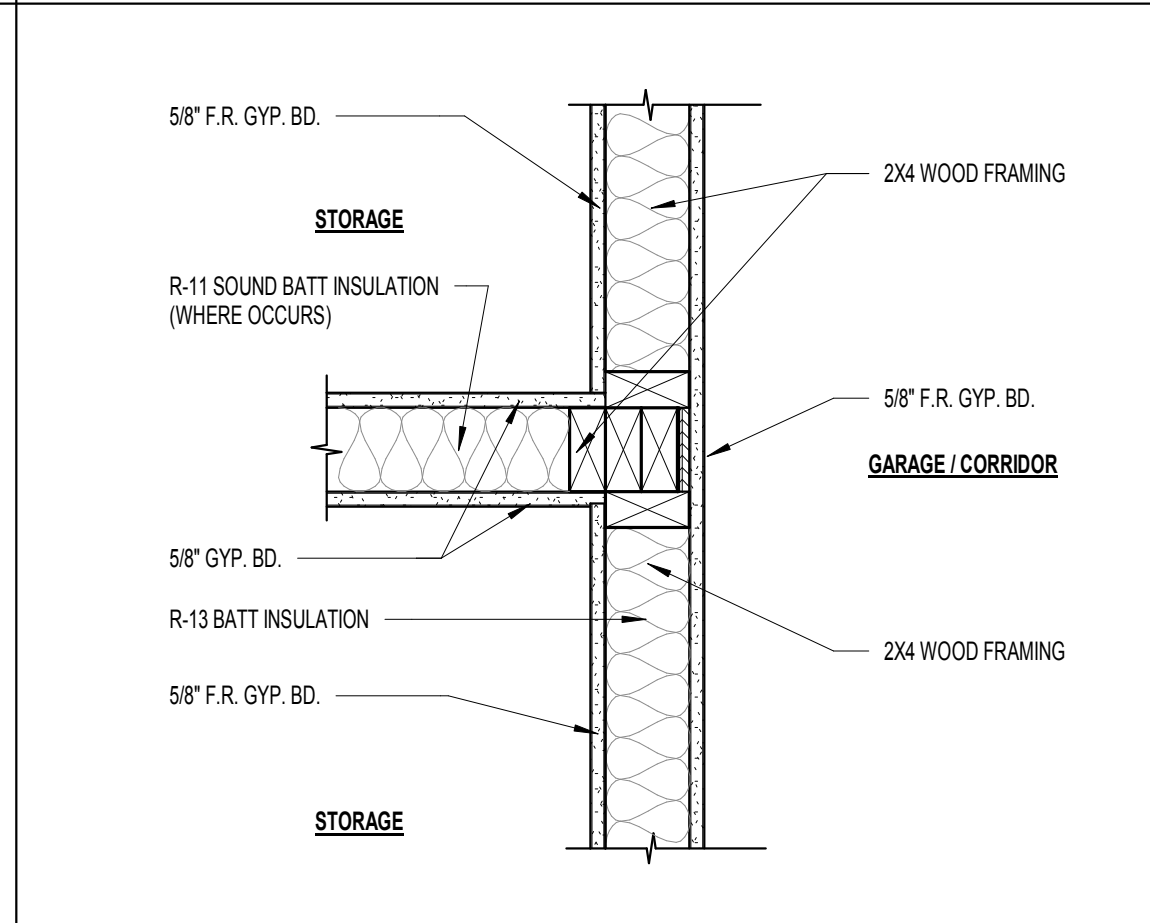
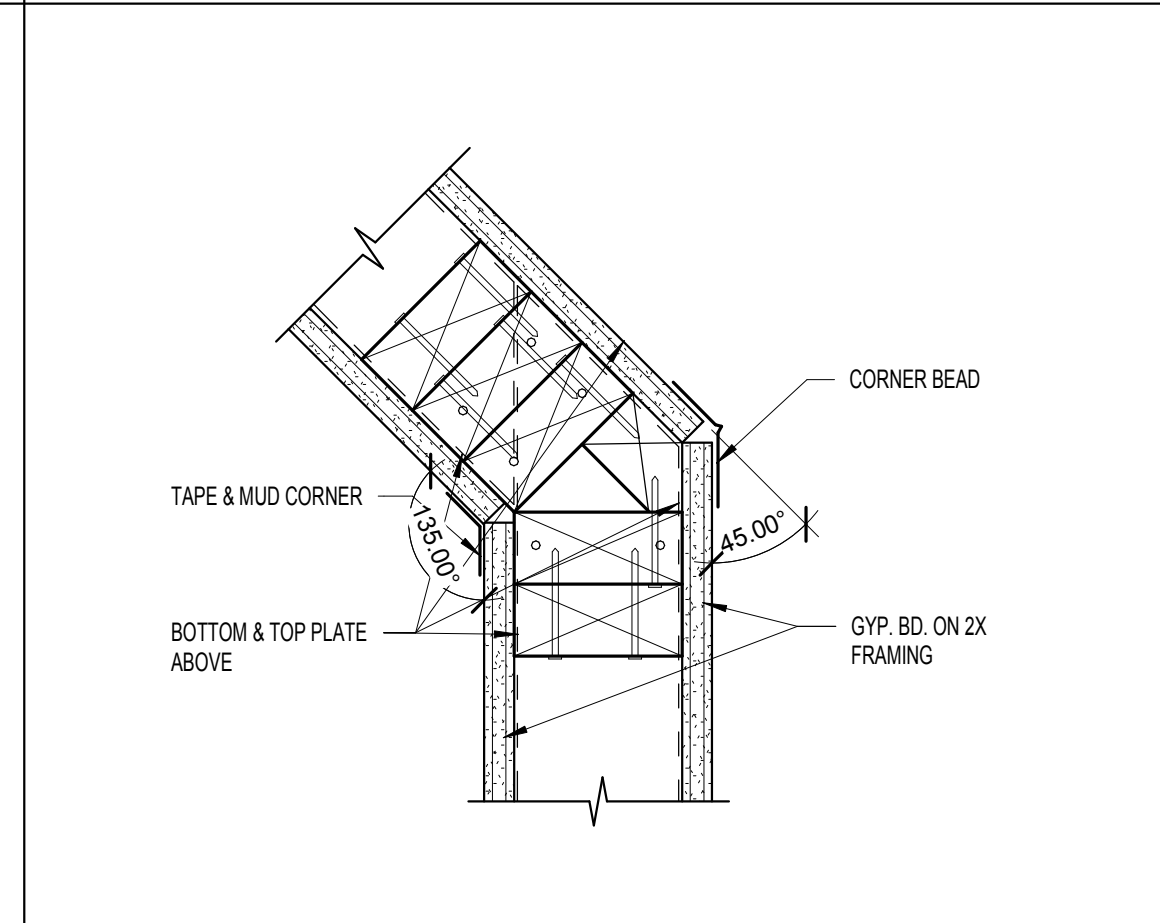
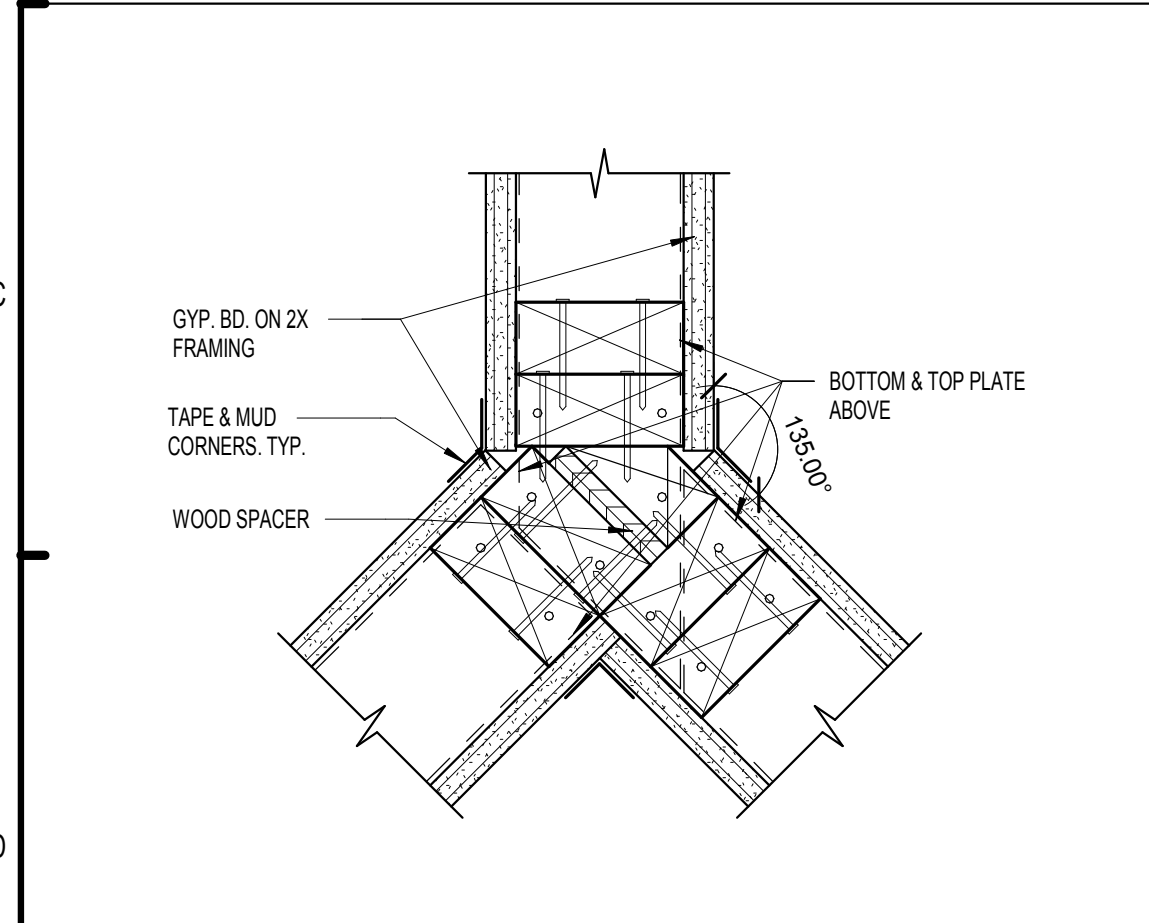
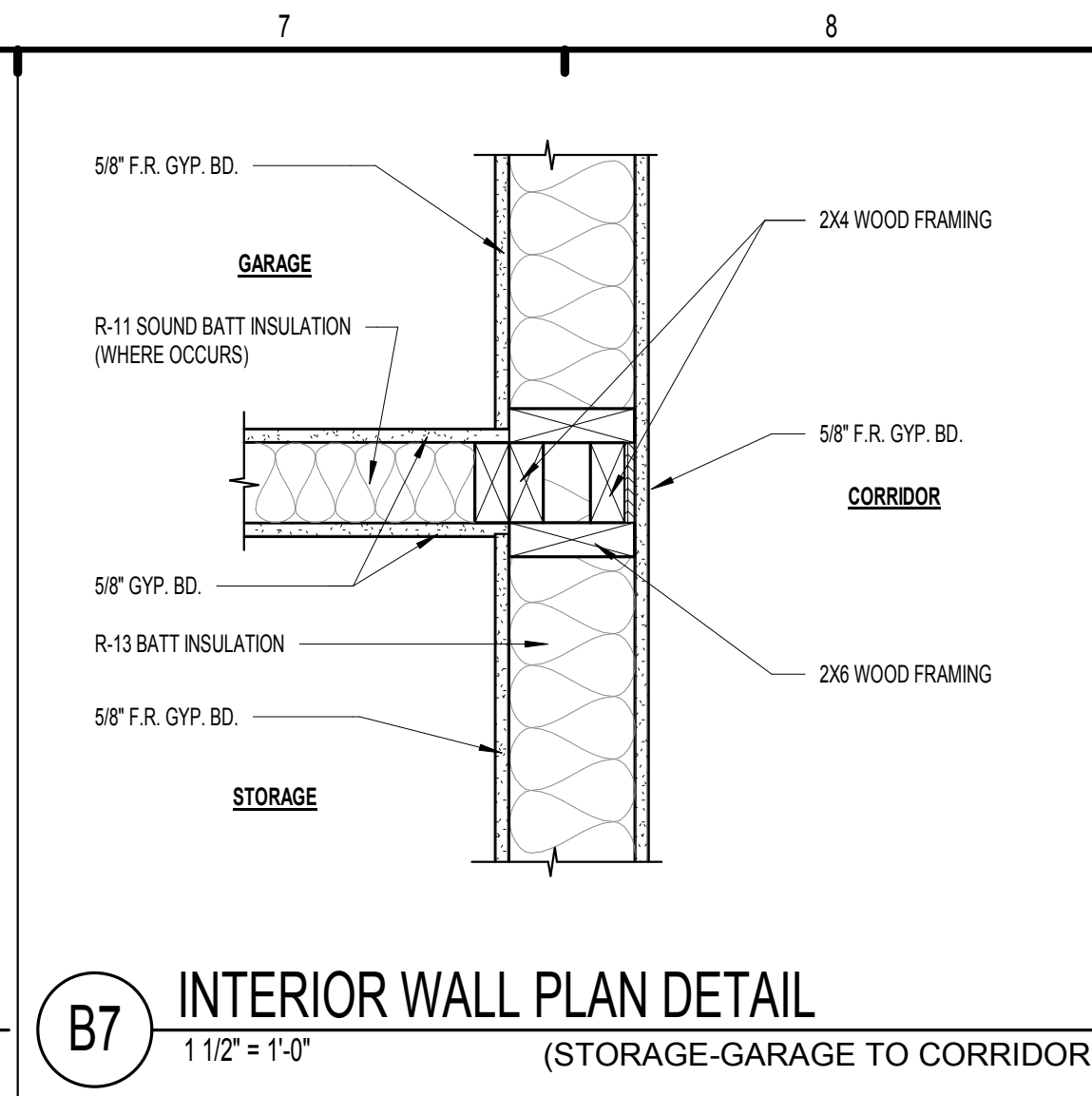
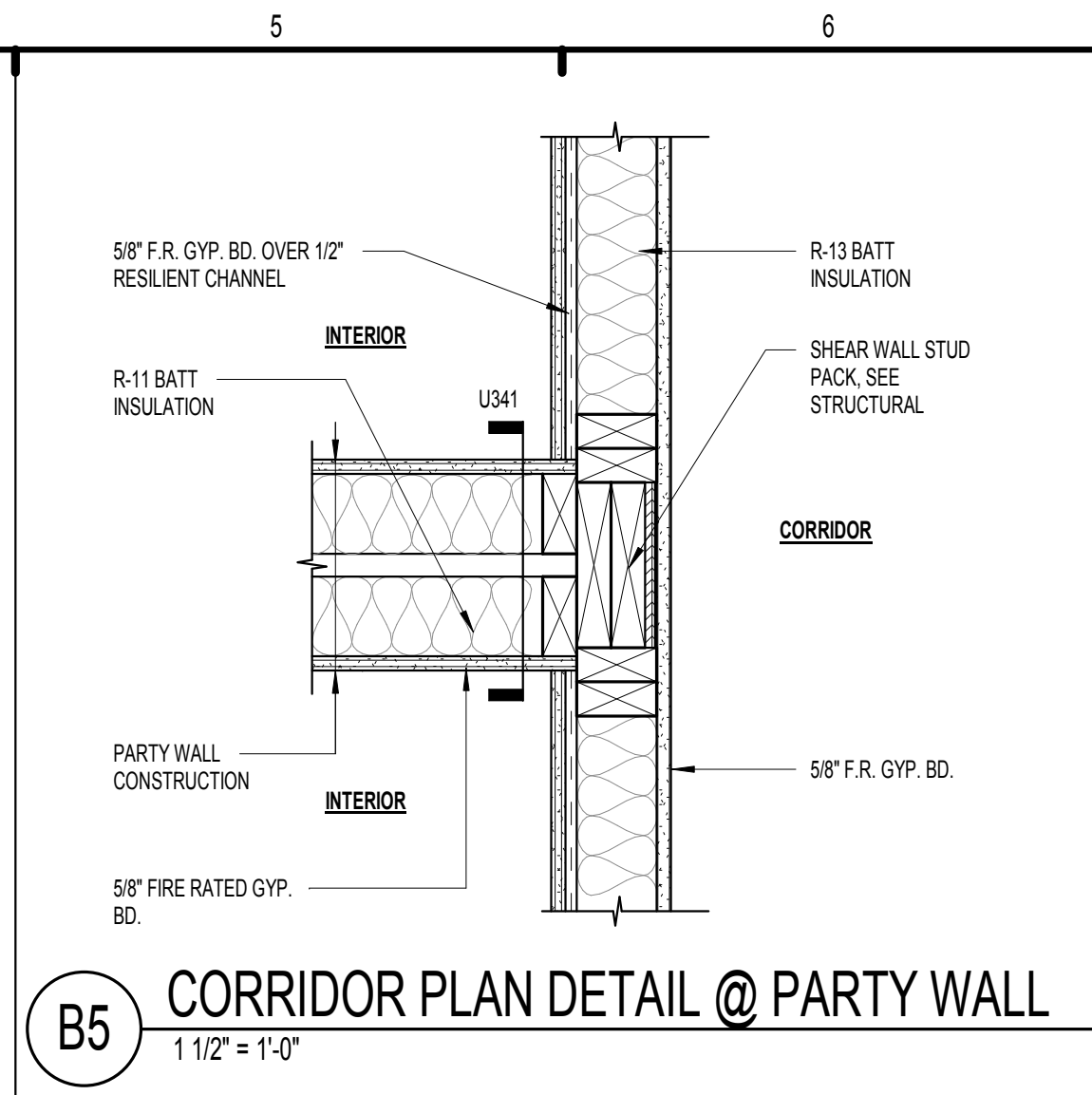
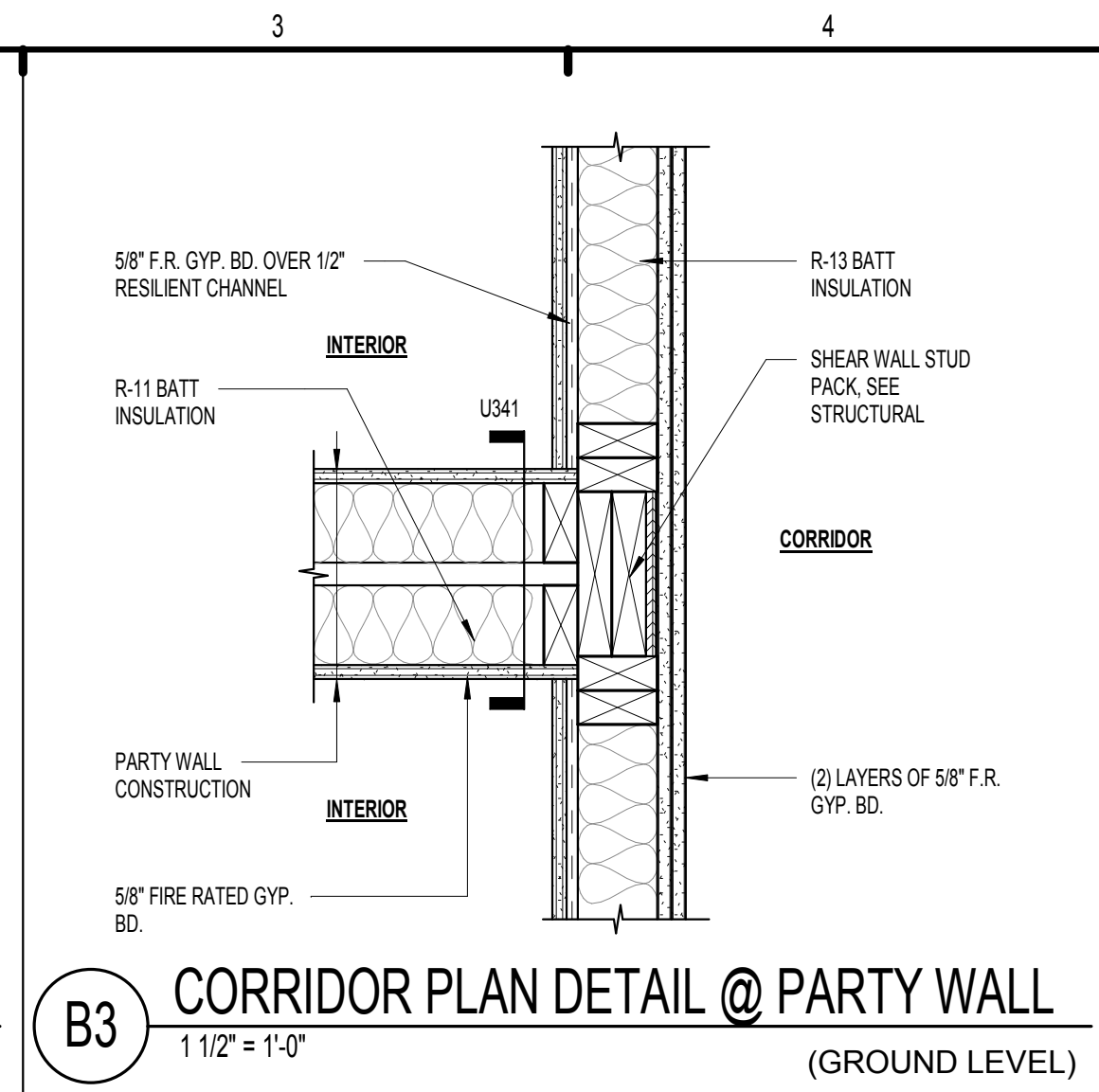
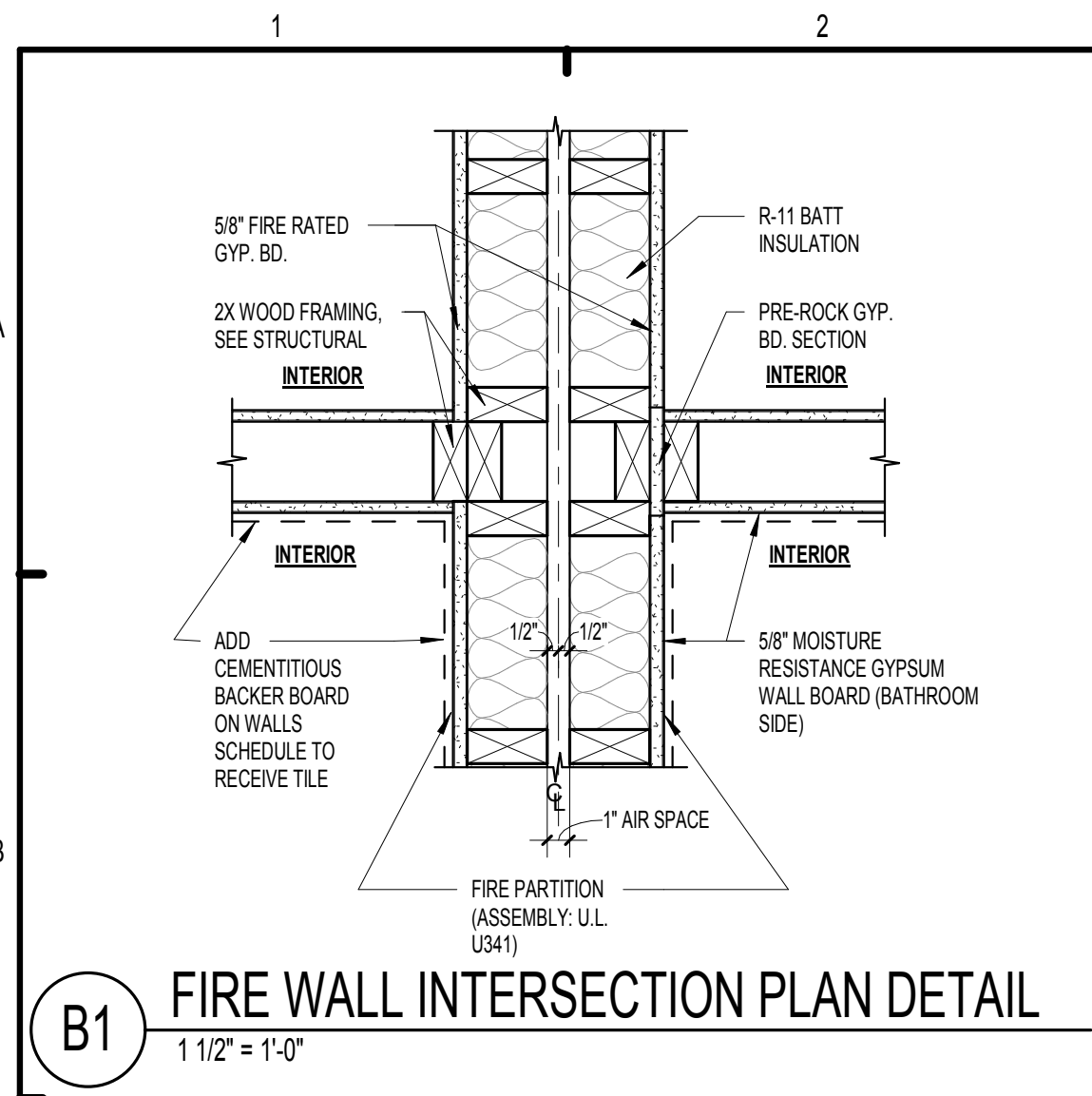
MICHAEL E. GOVE
FLORIDA LICENSE # AR84111

Drawn:	Author
Checked:	Checker
Approved:	Approver
Date:	Issue Date
Project #:	5389

SUMMER BAY APTS. II
LAKE COUNTY, FL

PLAN DETAILS

A6.01



PERMIT REVIEW STAMP

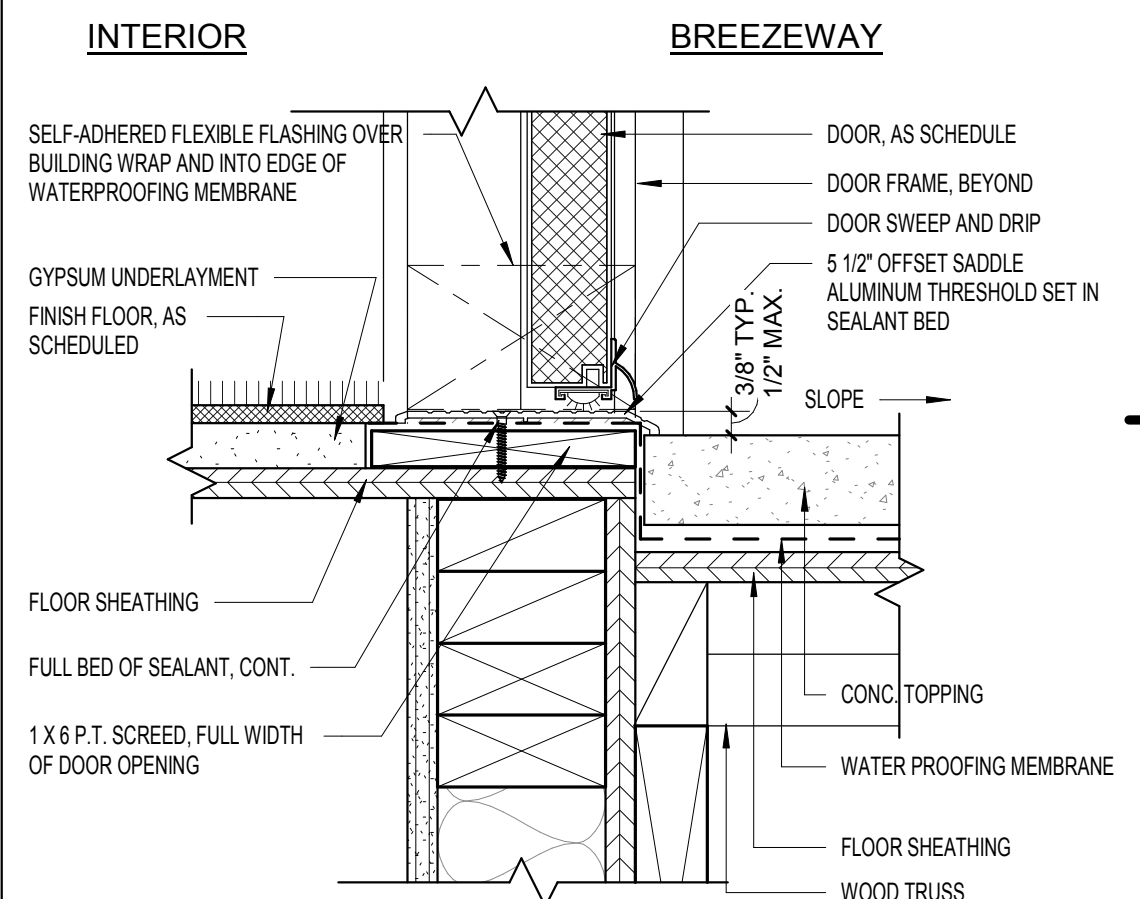
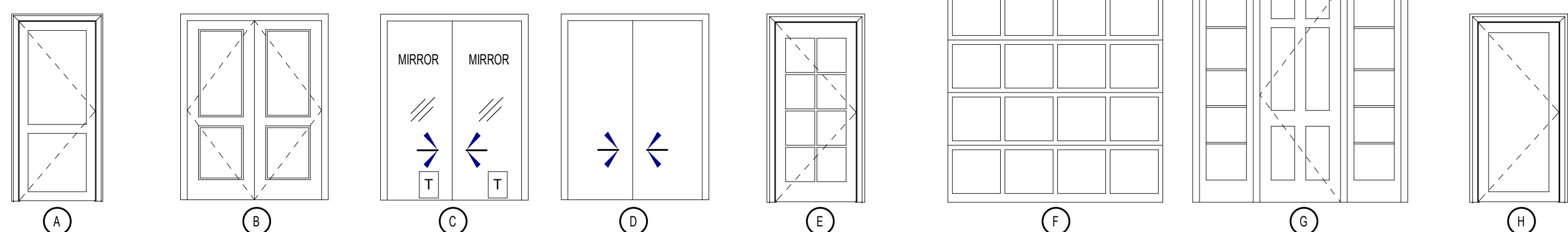
ISSUE HISTORY		
No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
2	11/10/2017	75%-90% REVIEW COORD. SET
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REVISION HISTORY		
No.	Date	Description

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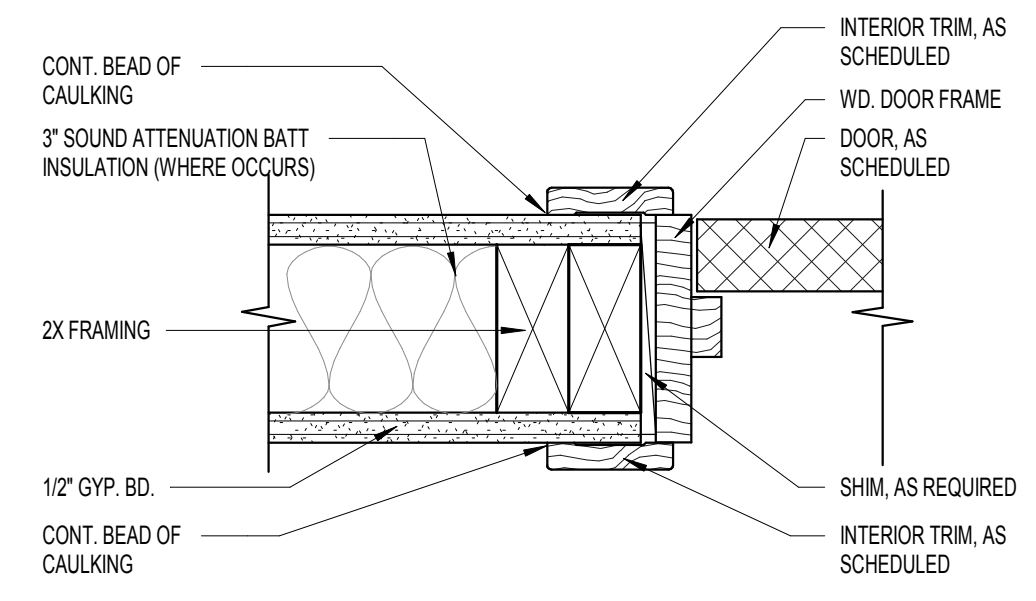
MICHAEL E. GOVE
 FLORIDA LICENSE # AR84111

SUMMER BAY APTS. II		Drawn: Author
LAKE COUNTY, FL		Checked: Checker
PLAN DETAILS		Approval: Approver
A6.02		Date: Issue Date
		Project #: 5389

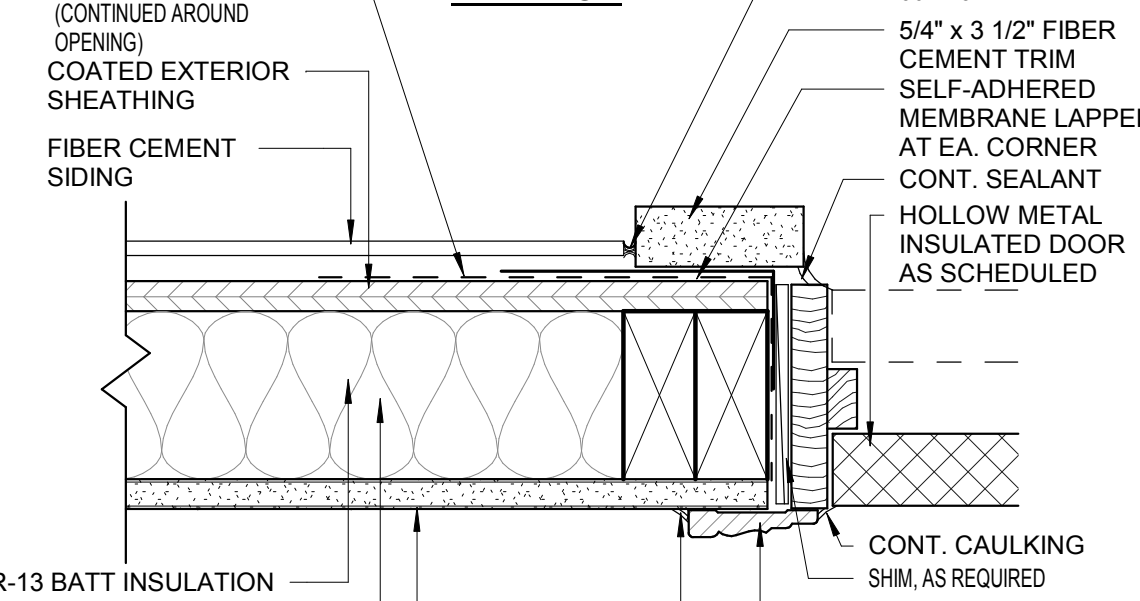
DOOR SCHEDULE																
DOOR				Rough		DOOR		GLAZING	FRAME			DOOR	HARDWARE SET	REMARKS		
TYPE	QTY	WIDTH	HEIGHT	Width	Height	THICKNESS	MATERIAL	TYPE	TYPE	MATERIAL	HEAD	JAMB	THRESHOLD	RATING		
A01		3'-0"	8'-0"	3'-2 1/2"	6'-9 1/2"	2"	INS. HM		G	INS. HM						LOBBY ENTRY DOOR
A02		3'-0"	6'-8"	3'-2 1/2"	6'-9 1/2"	1 3/8"	INS. HM		A	INS. HM						
A03		3'-0"	6'-8"	3'-2 1/2"	6'-9 1/2"	1 3/4"	INS. HM		H	FBG						
A04		3'-0"	6'-8"	3'-2 1/2"	6'-9 1/2"	1 3/4"	HM		A	HM						UTILITY CLOSET
A05		3'-0"	3'-0"	3'-0"	3'-0"	1 3/4"	HM		A	HM						UTILITY CLOSET
G01		9'-0"	7'-0"			1 1/2"	MTL		F	MTL						OVERHEAD GARAGE DOOR
G03		3'-0"	6'-8"	3'-2 1/2"	6'-9 1/2"	1 3/8"	INS. HM		A	INS. HM						UNIT ENTRY DOOR
U01		3'-0"	8'-0"	3'-2 1/2"	8'-1 1/2"	1 3/8"	INS. HM		A	INS. HM	F5/A7.01	D5/A7.01	G5,HS/A7.01			UNIT ENTRY DOOR
U02		2'-10"	6'-8"	3'-0 1/2"	6'-9 1/2"	1 3/8"	WD		A	WD	F5/A7.01	D5/A7.01	G1/A7.01			BATHROOM & BEDROOM
U03		1'-8"	6'-8"	1'-10 1/2"	6'-9 1/2"	1 3/8"	WD		A	WD	F5/A7.01	D5/A7.01	G1/A7.01			CLOSET
U04		3'-0"	6'-8"	3'-2 5/8"	6'-9 1/2"	1 3/8"	WD		B	WD	F5/A7.01	D5/A7.01	G1/A7.01			WALK-IN CLOSET
U05	2 (3'-0")	6'-0"	6'-8"	6'-2 5/8"	6'-9 1/2"	1 3/8"	WD		B	WD	F5/A7.01	D5/A7.01	HS/A7.01			CLOSET
U06		3'-0"	8'-0"	3'-2 1/2"	8'-1 1/2"	1 3/4"	FBG		E	FBG	F7/A7.01	D7/A7.01	G7,HT/A7.01			BALCONY
U07		5'-0"	6'-8"			1 3/8"	WD		C	WD	F3/A7.01	G3/A7.01	H3/A7.02			SLIDING BYPASS CLOSET
U08		5'-0"	6'-8"			1 3/8"	WD		D	WD	F3/A7.01	G3/A7.01	H3/A7.02			SLIDING BYPASS LAUNDRY
U09		1'-0"	6'-8"	1'-2 1/2"	6'-9 1/2"	1 3/8"	WD		A	WD	F5/A7.01	D5/A7.01	G5,HS/A7.01			CLOSET
U10		2'-10"	6'-8"	3'-0 1/2"	6'-9 1/2"	1 3/8"	HM		A	WD	F7/A7.01	D7/A7.01	G7,HT/A7.01			UTILITY RM. DOOR



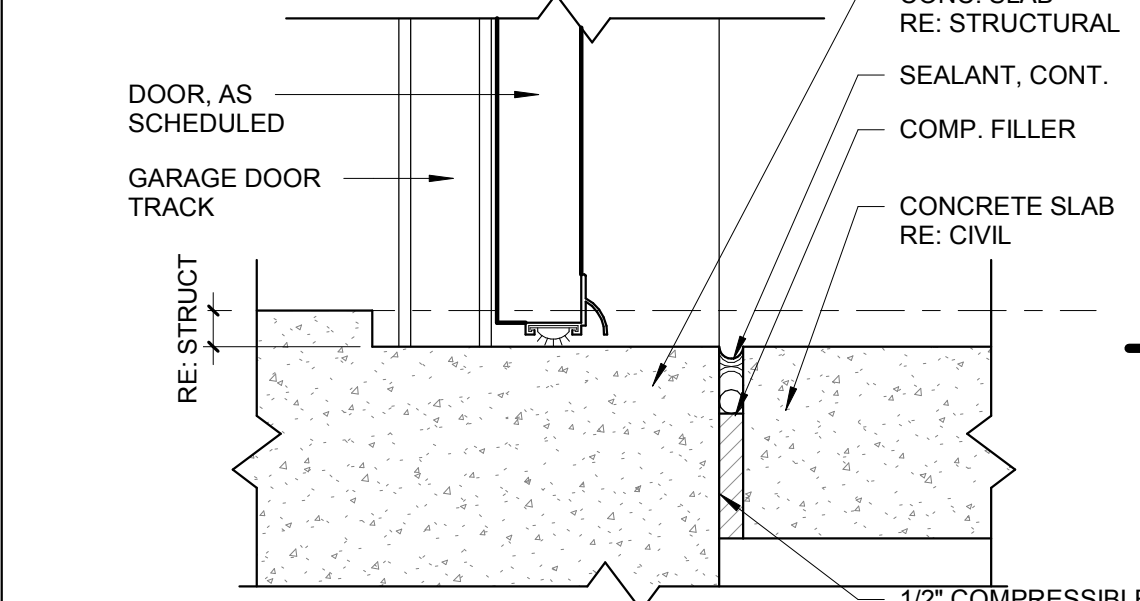
C9 DOOR HEAD DETAIL
3" = 1'-0"



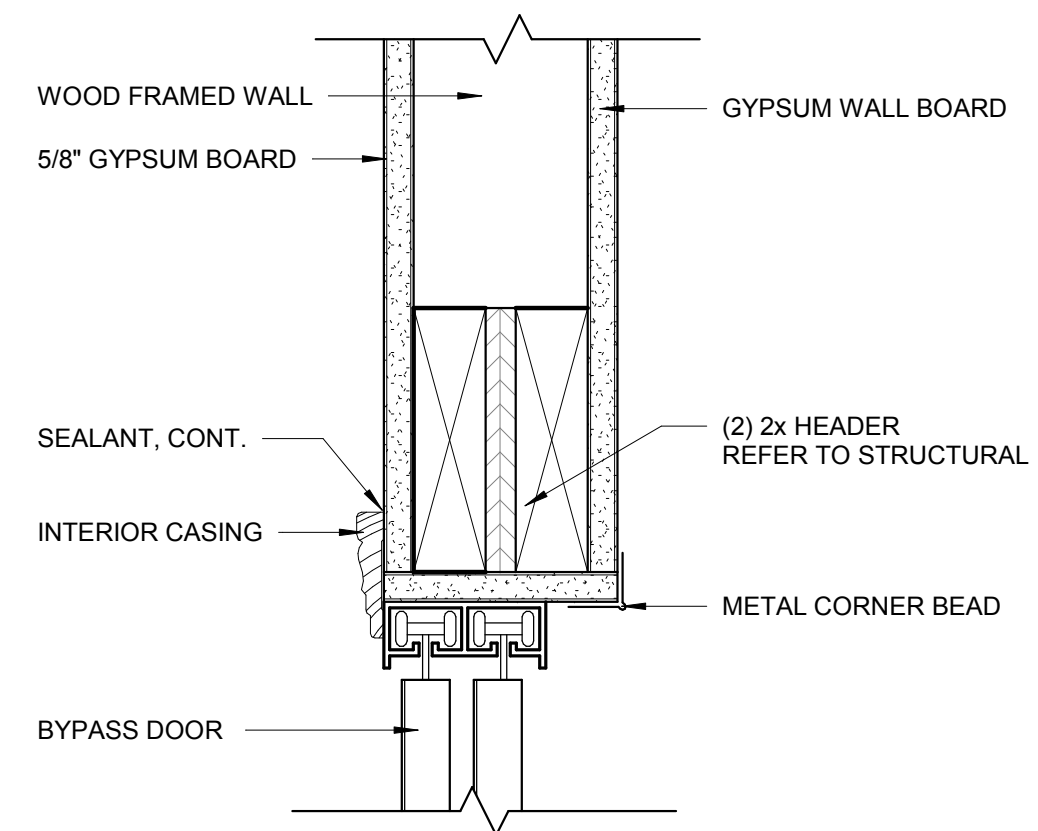
D5 TYPICAL INTERIOR DOOR JAMB DETAIL
3" = 1'-0"



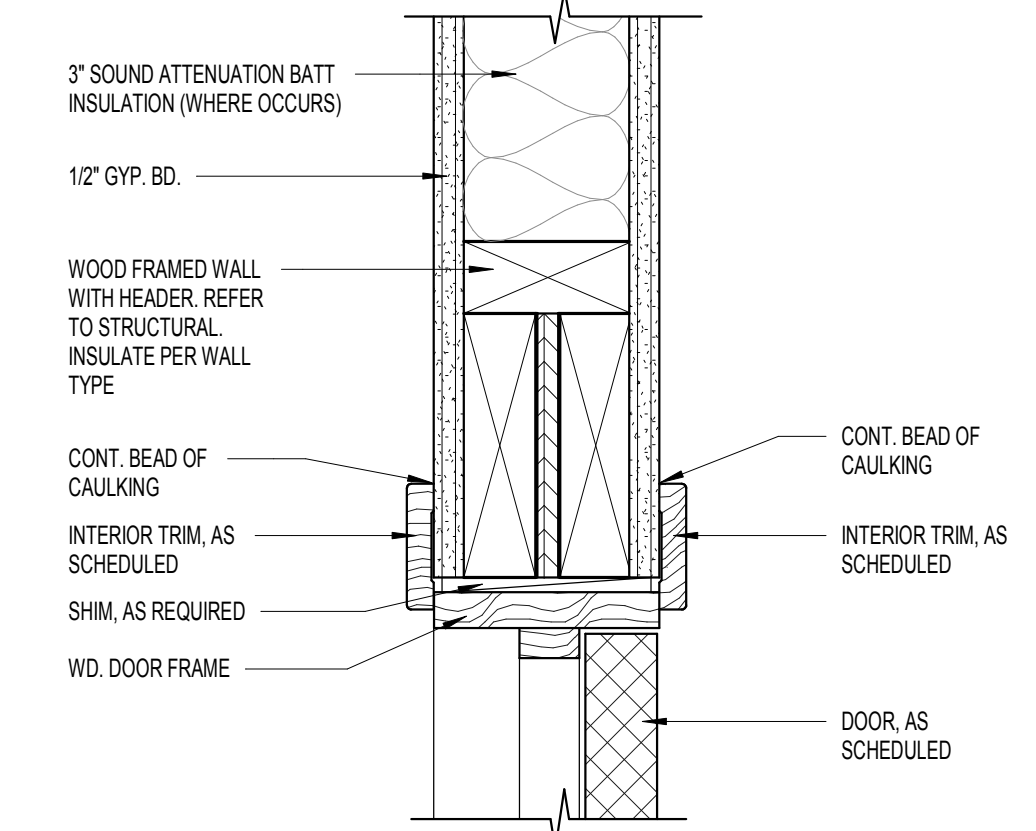
D7 EXTERIOR DOOR JAMB DETAIL (SIDING)
3" = 1'-0"



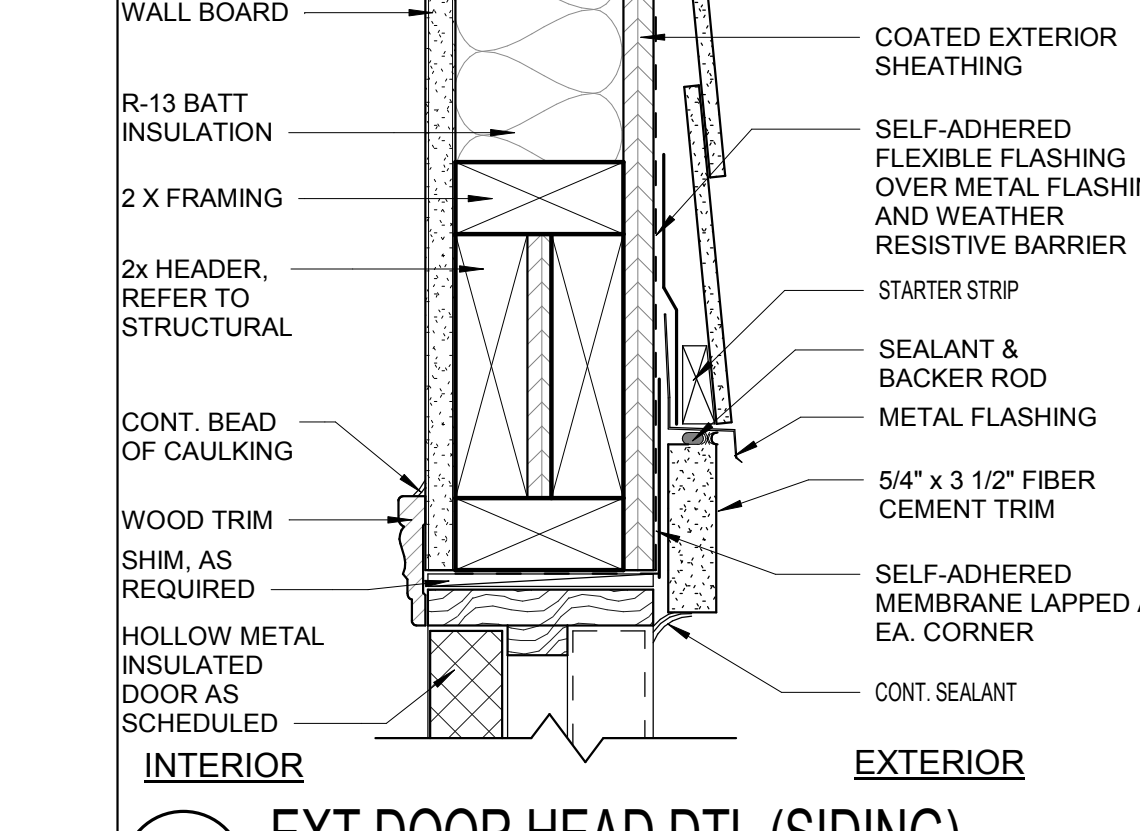
D9 GARAGE DOOR THRESHOLD DETAIL
3" = 1'-0"



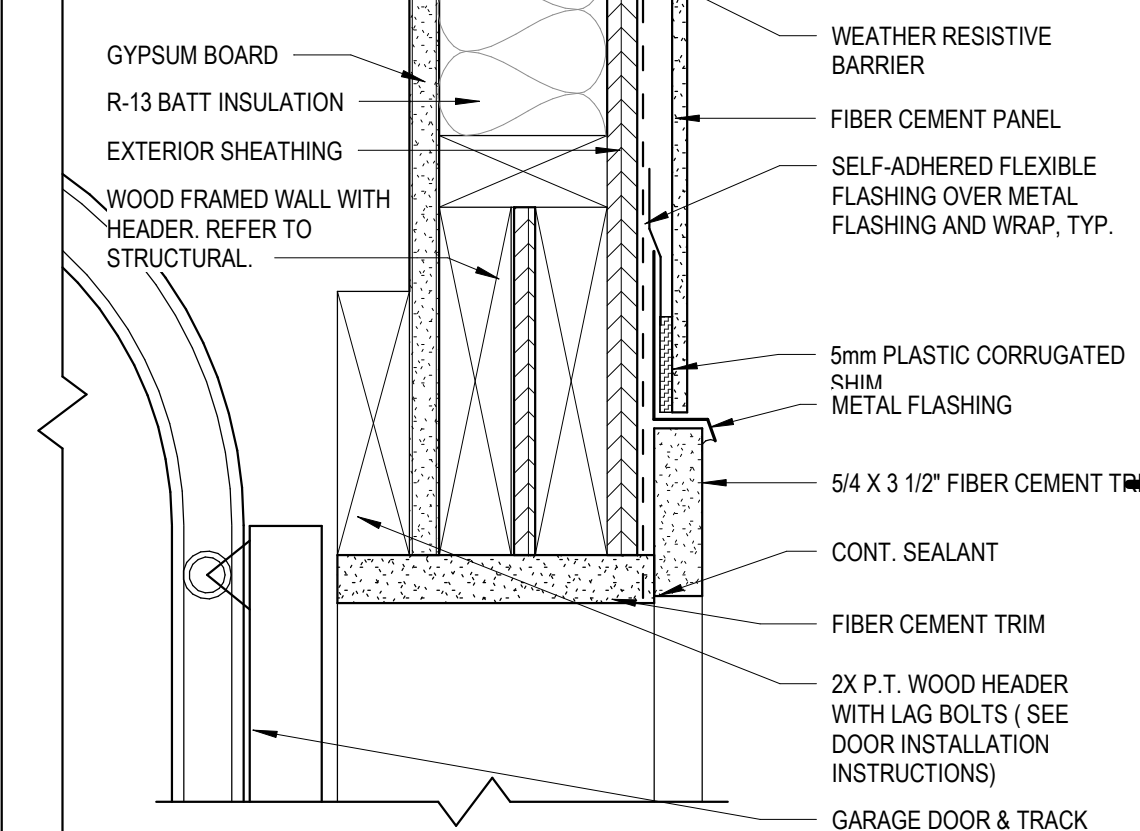
F3 BYPASS DOOR- HEAD DETAIL
3" = 1'-0"



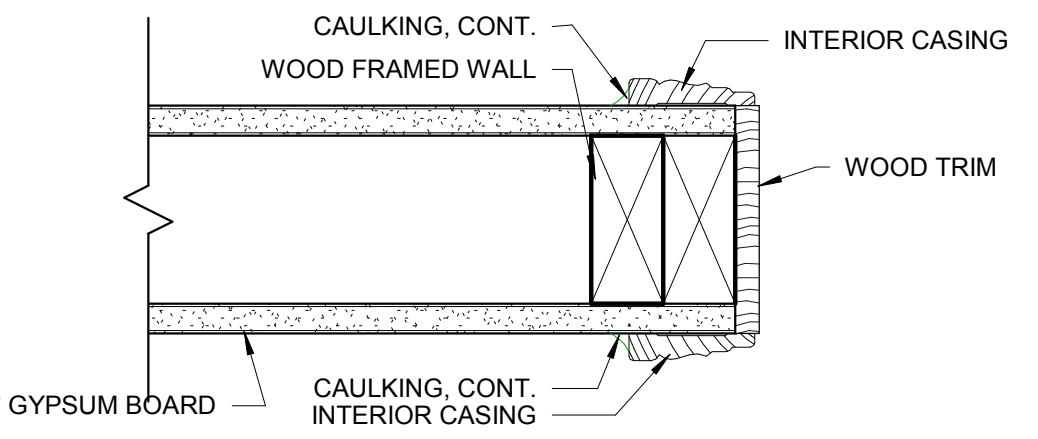
F5 TYPICAL INTERIOR DOOR HEAD DETAIL
3" = 1'-0"



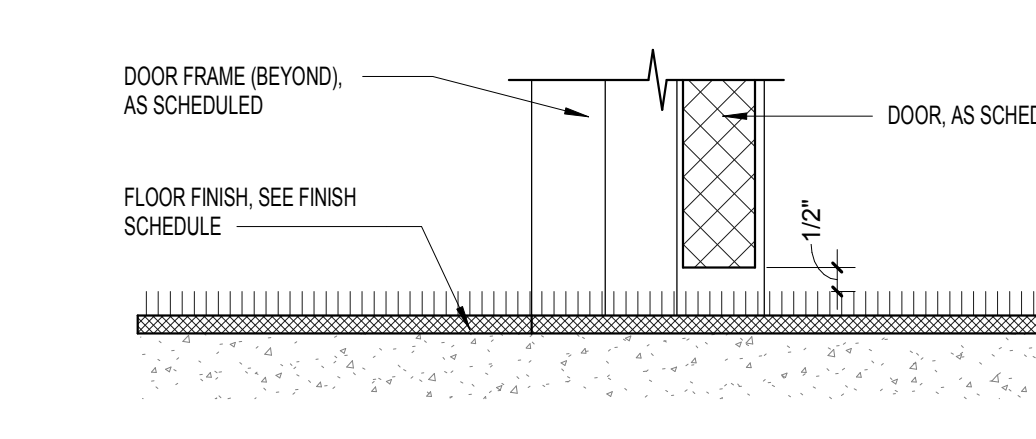
F7 EXT DOOR HEAD DTL (SIDING)
3" = 1'-0"



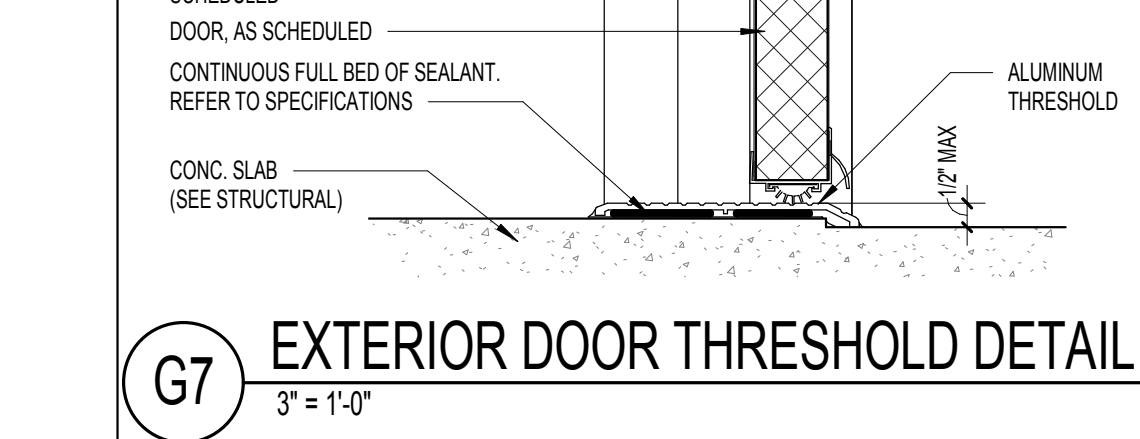
F9 GARAGE DOOR HEAD DETAIL
3" = 1'-0"



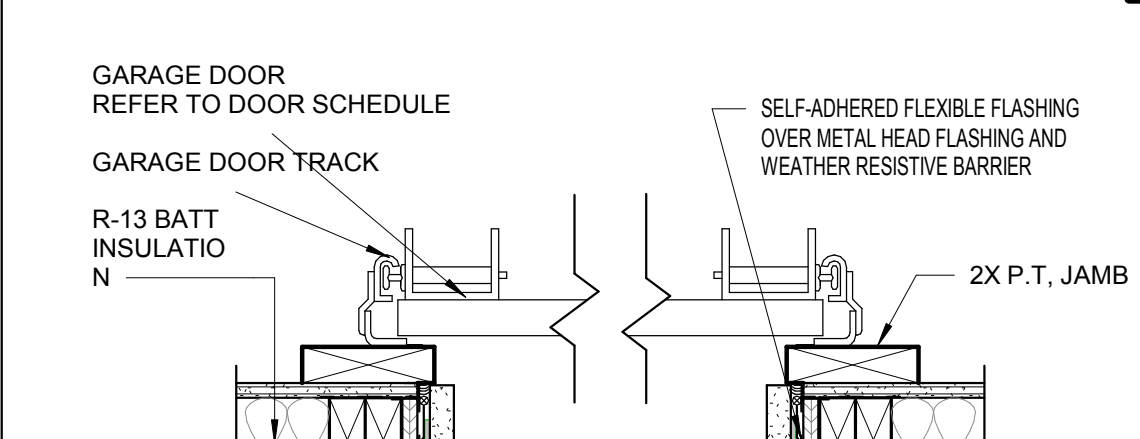
G3 BYPASS DOOR- JAMB DETAIL
3" = 1'-0"



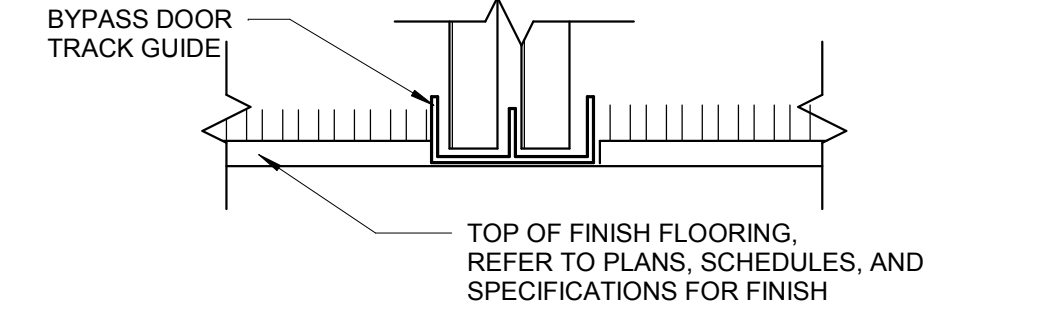
G5 TYPICAL INTERIOR DOOR THRESHOLD DETAIL
3" = 1'-0"



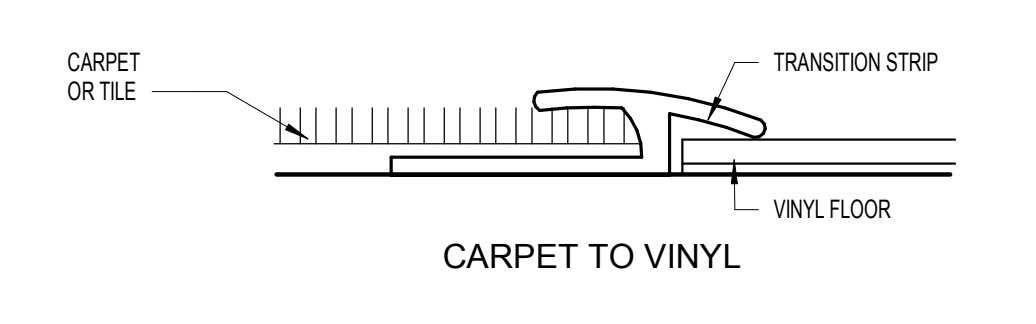
G7 EXTERIOR DOOR THRESHOLD DETAIL
3" = 1'-0"



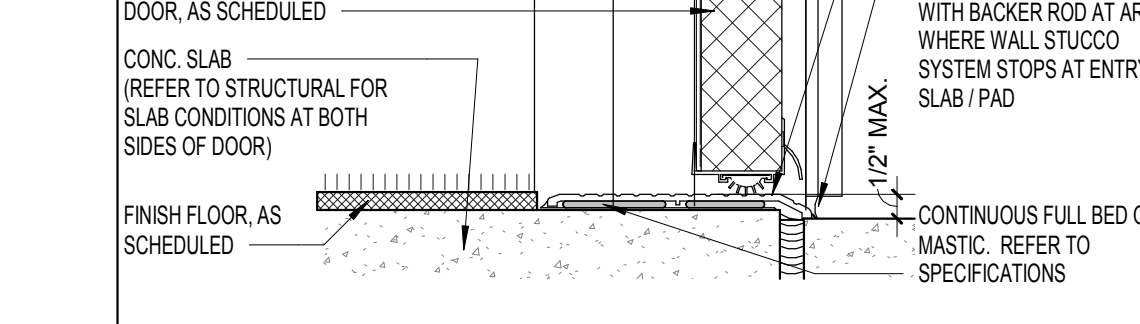
G9 GARAGE DOOR JAMB DETAIL
1 1/2" = 1'-0"



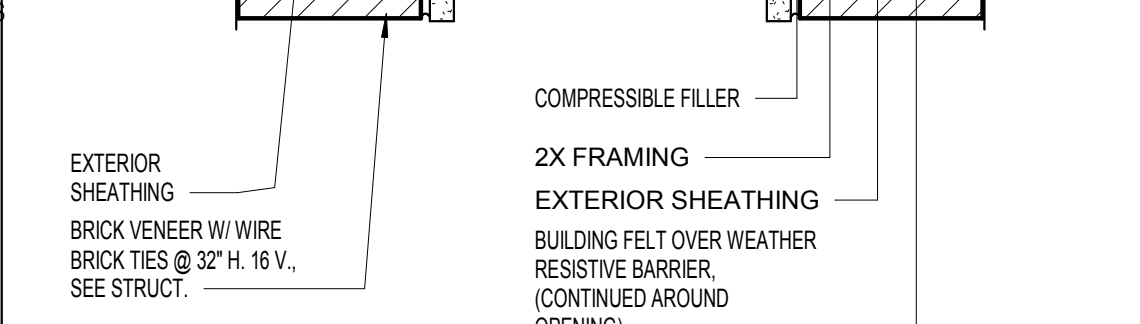
H3 BYPASS DOOR- THRESHOLD DETAIL
3" = 1'-0"



H5 TYPICAL INTERIOR DOOR THRESHOLD DETAIL
3" = 1'-0"



H7 EXTERIOR DOOR THRESHOLD DETAIL
3" = 1'-0"



H9 GARAGE DOOR JAMB DETAIL
1 1/2" = 1'-0"

DOOR NOTES:

- ALL FIRE DOORS AND FRAMES TO HAVE APPROVED CLOSERS AND LATCHING MECHANISMS.
- THRESHOLDS AT EXTERIOR DOORS ARE NO HIGHER THAN 1/2" MAX.
- VERIFY ROUGH OPENING REQUIRED WITH DOOR FRAME MANUFACTURER.
- PROVIDE WEATHERSTRIPING AT ALL EXTERIOR DOORS.
- DOOR MANUFACTURER SHALL PROVIDE CERTIFICATION, SIGNED AND SEAL BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER THAT:
 - DOORS WILL BE ABLE TO WITHSTAND REQUIRED WIND LOADS AND PRESSURE
 - TO SUPPLY TYPE AND NUMBER OF FASTENERS REQUIRED TO SECURE FRAME TO HEAD, JAMBS OF ALL DOOR OPENINGS.
- THE AVERAGE TEMPERATURE RISE DEVELOPED ON THE UNEXPOSED SIDE SHALL NOT EXCEED 450° F (232° C) AT THE END OF 30 MINUTES OF STANDARD FIRE TEST EXPOSURE

HARDWARE NOTES:

- REFER TO SPECIFICATIONS FOR HARDWARE GROUPS. ALL HARDWARE TO MEET FLORIDA BUILDING CODE REQUIREMENTS AND MEET FAIR HOUSING GUIDELINES FOR ACCESSIBLE AND USABLE DOORS.
- PRIMARY ENTRY DOORS OF DWELLING UNIT EXTERIOR SIDE, PUBLIC AND COMMON USED DOORS MUST PROVIDE 32" CLEAR WIDTH AND HAVE 1/2" THRESHOLDS.
- BALCONY DOOR THRESHOLD TO NOT EXCEED 1/2" FOR IMPERVIOUS CONSTRUCTION OF THE WET SIDE.
- ALL UNITS SHALL HAVE LEVER TYPE HARDWARE ON ALL DOORS. IF CLOSER IS PROVIDED, SHALL NOT BE REQUIRED TO HAVE MORE THAN 5 LBF. TO OPERATE AND CLOSE UNLESS REQUIRED BY LOCAL FIRE AUTHORITY.

ISSUE HISTORY		
No.	Date	Description
1	7/21/2017	50% DESIGN DEVELOPMENT SET
2	11/10/2017	75%-90% REVIEW COORD. SET
3	12/20/2017	100% PERMIT SET

REVISION HISTORY		
No.	Date	Description

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2555 Temple Trail, Winter Park, FL 32789 (407) 629-0595
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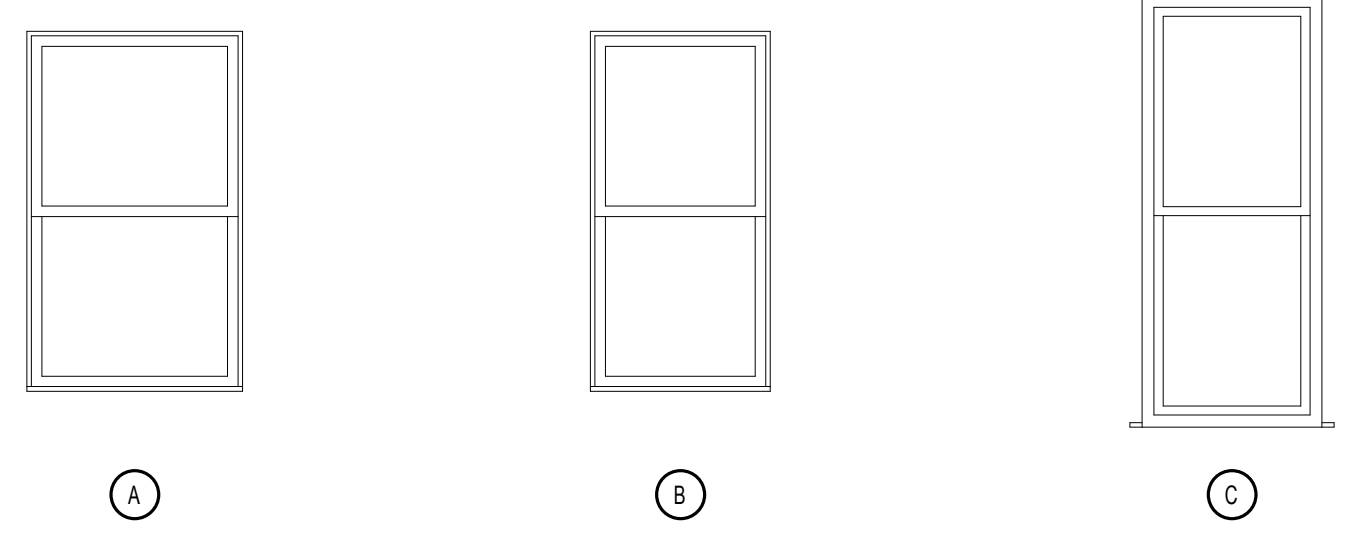
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LAKE COUNTY, FL

DOOR SCHEDULE AND DETAILS

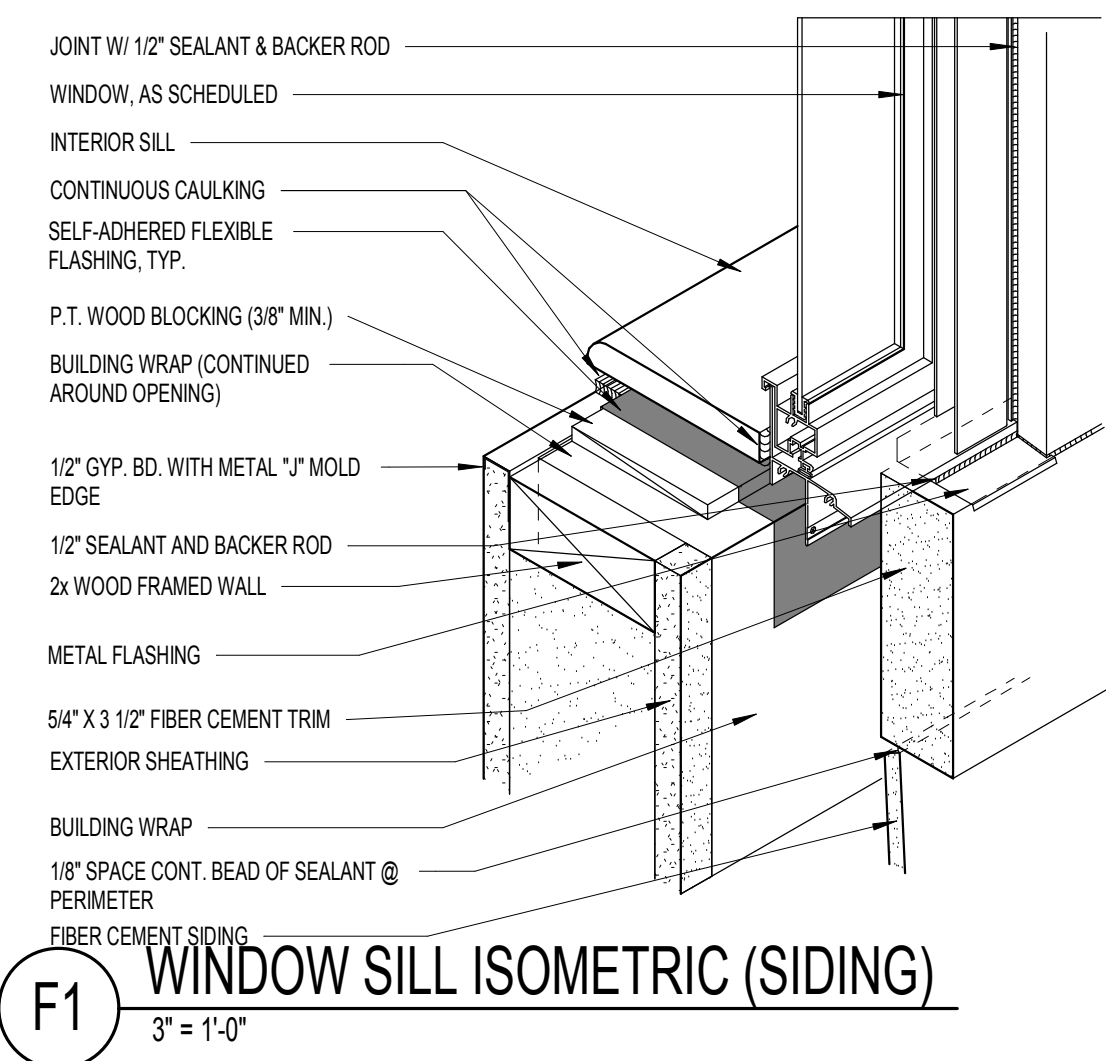
A7.01

WINDOW SCHEDULE												
TYPE	WINDOW UNIT			GLAZING			FRAME			REMARKS		
	WIDTH	HEIGHT	HEAD HEIGHT	TYPE	THICKNESS	U VALUE	SHGC	MATERIAL	HEAD		JAMB	SILL
A	3'-0"	5'-0"	8'-0"	LOW-E	3/4"	0.34	0.27	VINYL	D9/A7.02	F7,D9/A7.02	H9/A7.02	
B	2'-6"	5'-0"	8'-0"	LOW-E	3/4"	0.34	0.27	VINYL	D9/A7.02	F7,D9/A7.02	H9/A7.02	
C	2'-6"	6'-0"		LOW-E	3/4"	0.34	0.27	VINYL				BLDG TYPE 1 & 2

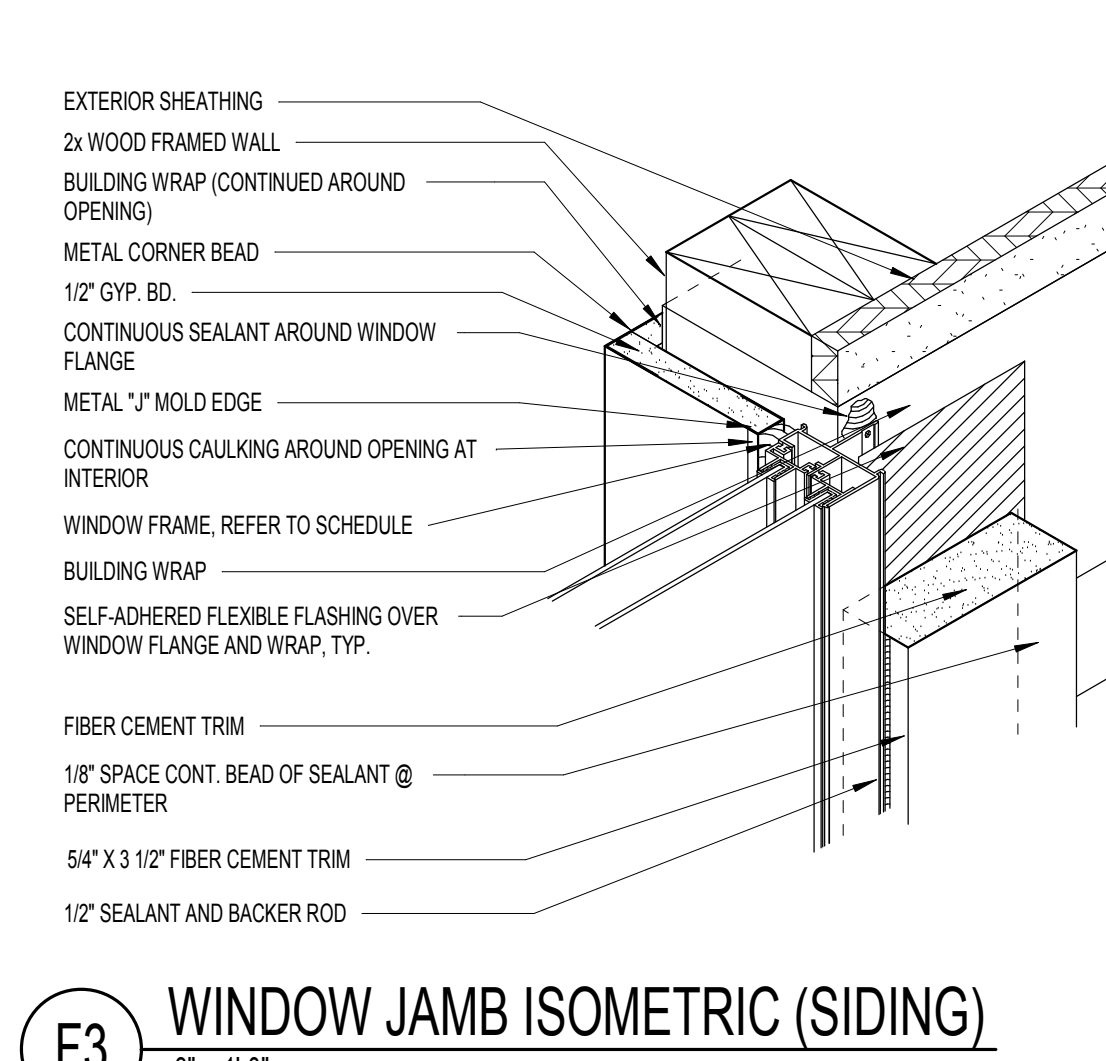


WINDOW NOTES:

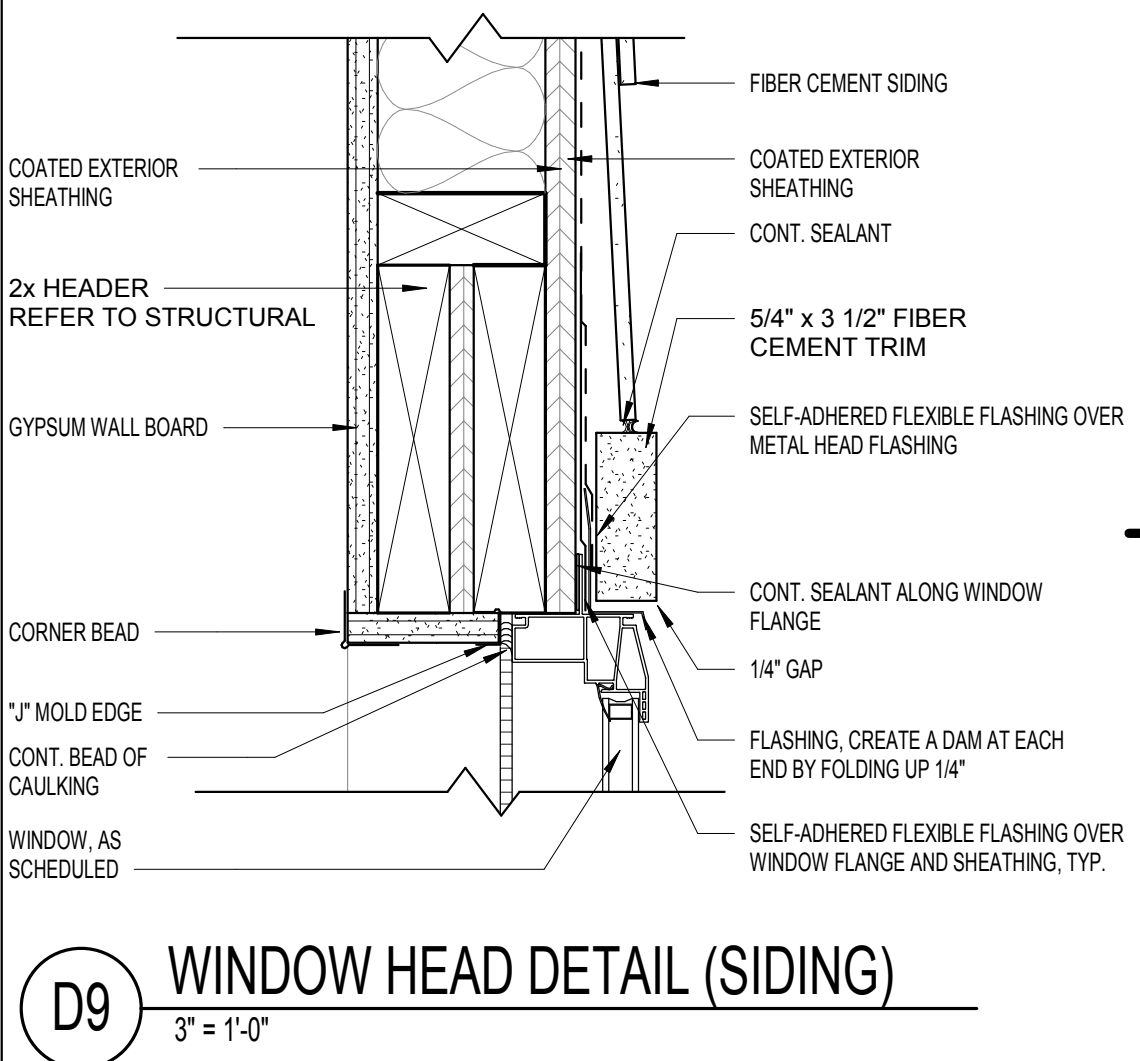
- VERIFY ROUGH OPENING REQUIRED WITH WINDOW MANUFACTURER.
- WINDOW MANUFACTURER SHALL PROVIDE CERTIFICATION, SIGNED AND SEAL BY A REGISTERED FLORIDA PROFESSIONAL THAT:
 - WINDOWS WILL BE ABLE TO WITHSTAND REQUIRED WIND LOADS AND PRESSURE.
 - TO SUPPLY TYPE AND NUMBER OF FASTENERS REQUIRED TO SECURE FRAME TO HEAD, JAMBS & SILL OF ALL WINDOW OPENINGS.
 - PROVIDE SEALANT AT ALL SCREW-HOLES PROVIDED FOR FASTENING PRIOR TO FASTENER INSTALLATION.
 - WINDOWS UNITS SHALL BE ANCHOR THROUGH THE JAMB, ANCHORS SHALL BE SECURELY FASTENED IN TO THE STRUCTURAL MATERIAL.
 - PROVIDE TEMPERED GLASS AT ALL WINDOWS LOWER SASH IF SILL HEIGHT IS BELOW 2 FEET, WITHIN 3'-0" OF PATIO DOORS, OR AS OTHERWISE NOTED.
 - PROVIDE FLORIDA TESTED AND APPROVE IMPACT RESISTANT INSULATING GLASS IN COMPLIANCE WITH SPECIFICATION 085313 AND FBC 2014 SECTION 2411.



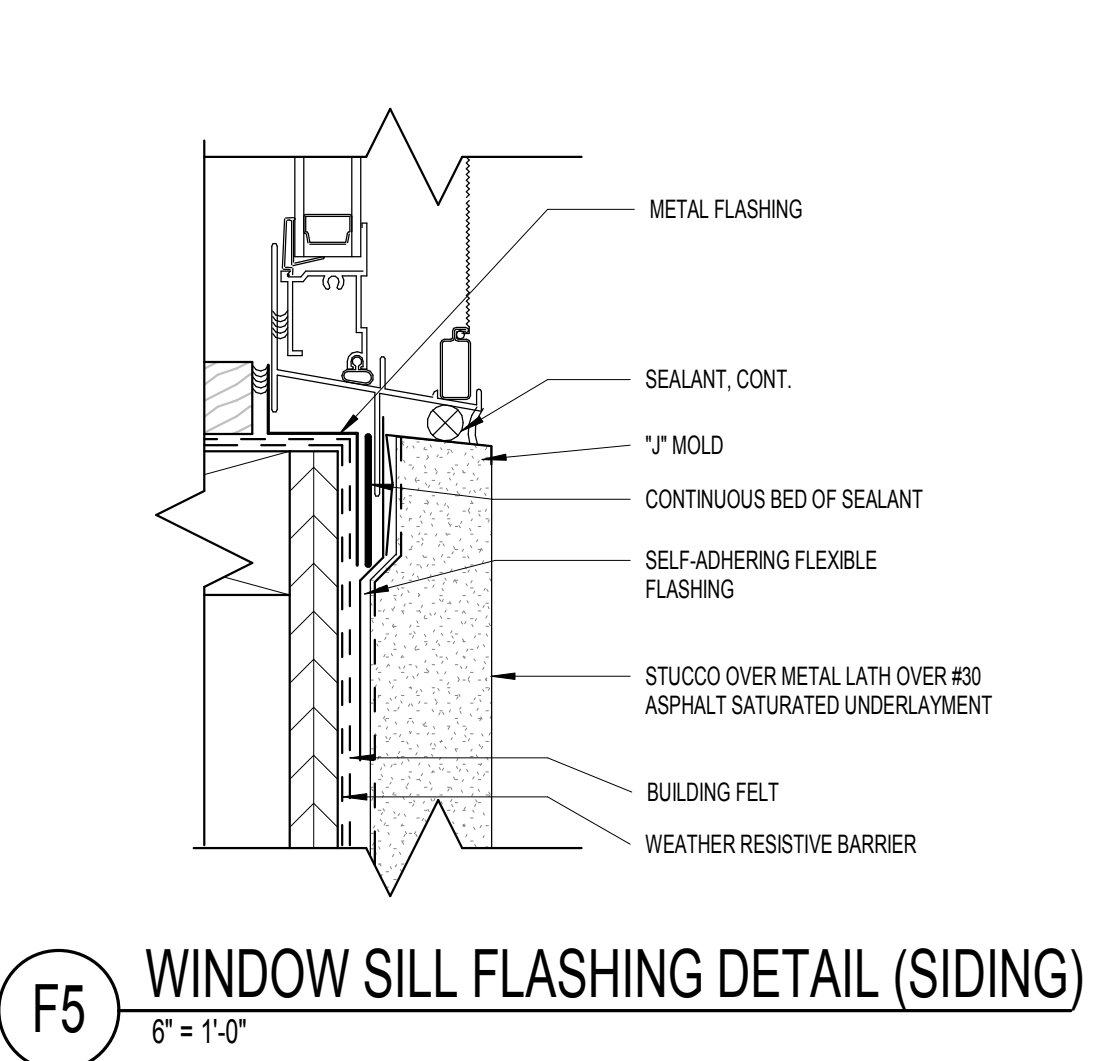
F1 WINDOW SILL ISOMETRIC (SIDING)
3" = 1'-0"



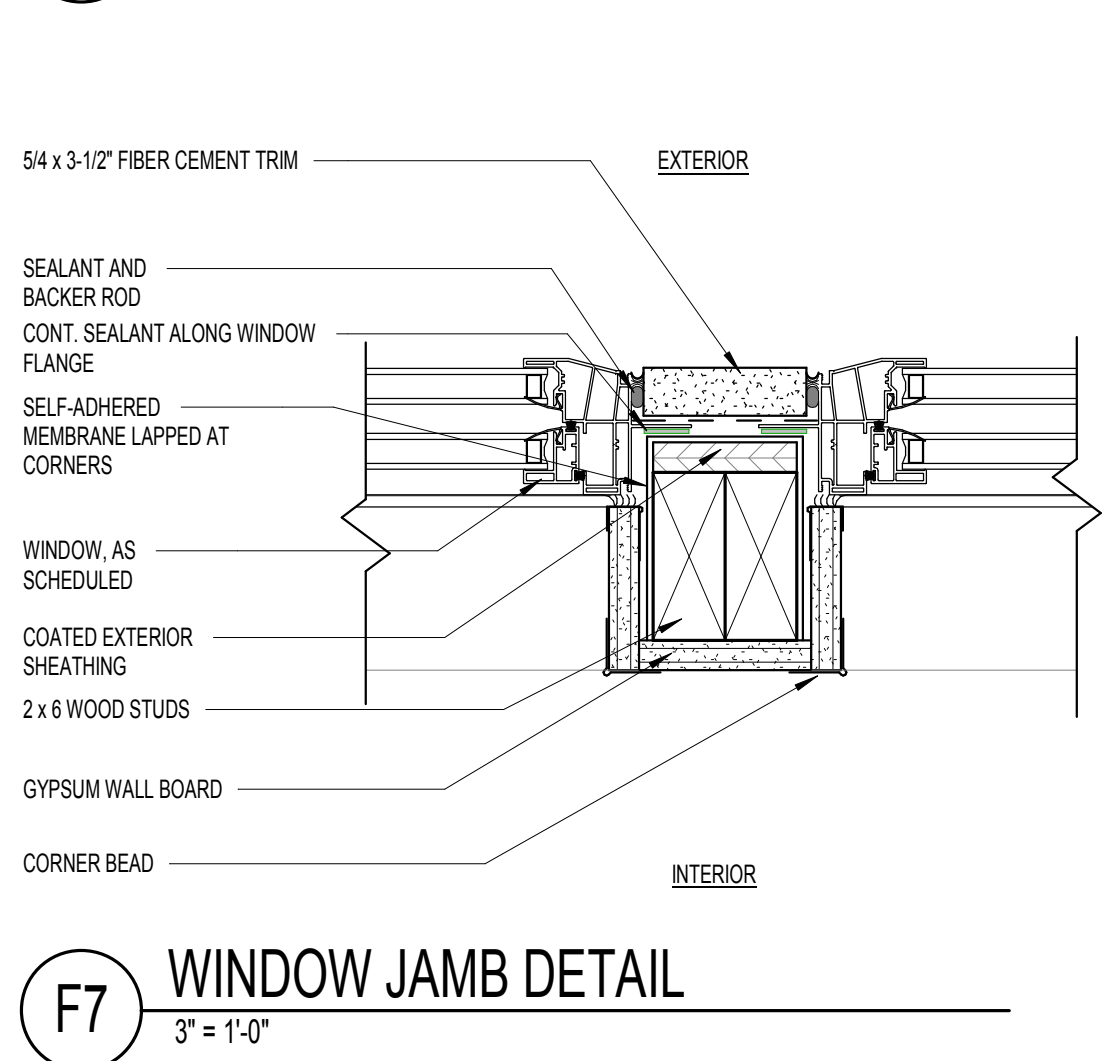
F3 WINDOW JAMB ISOMETRIC (SIDING)
3" = 1'-0"



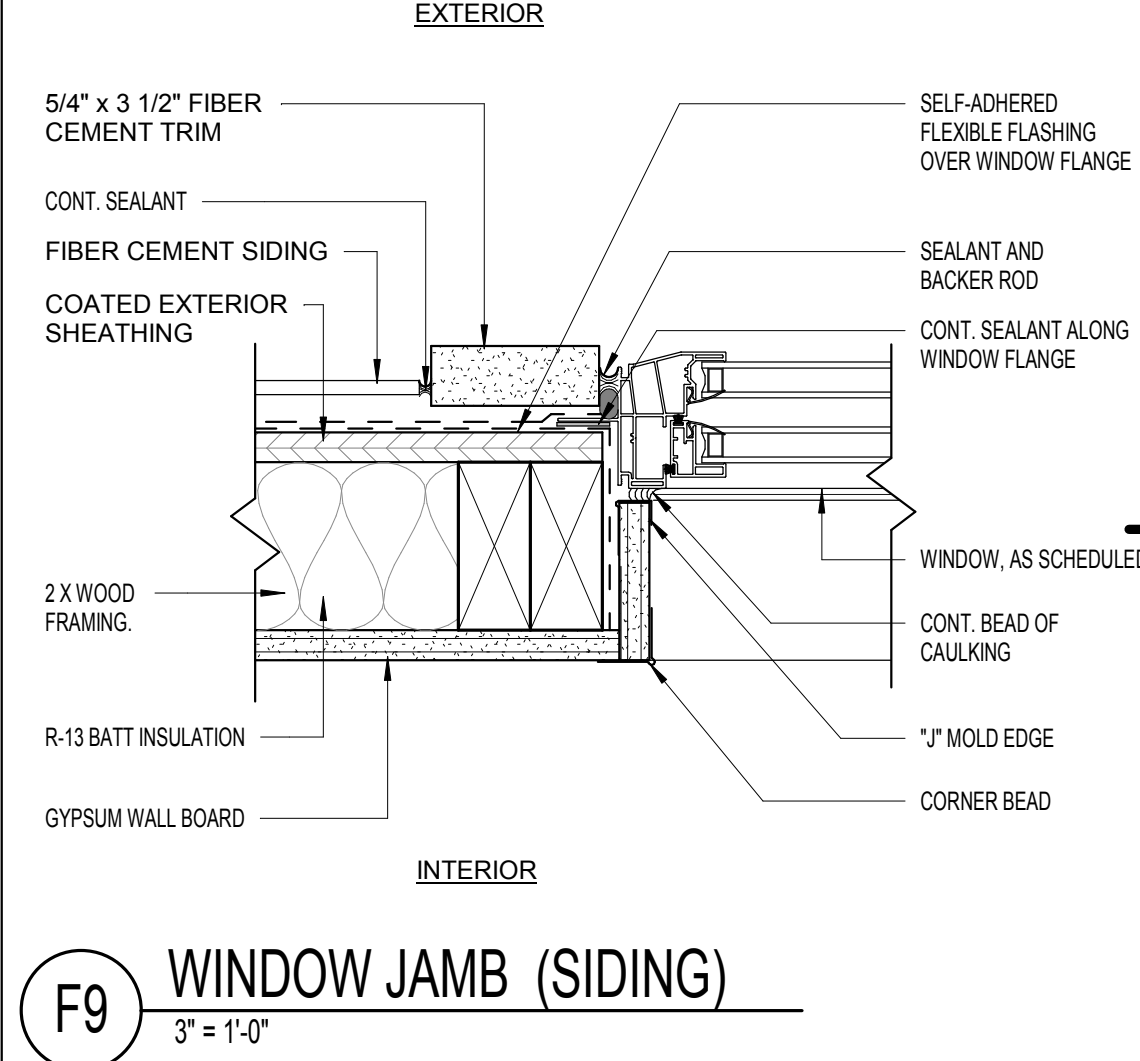
D9 WINDOW HEAD DETAIL (SIDING)
3" = 1'-0"



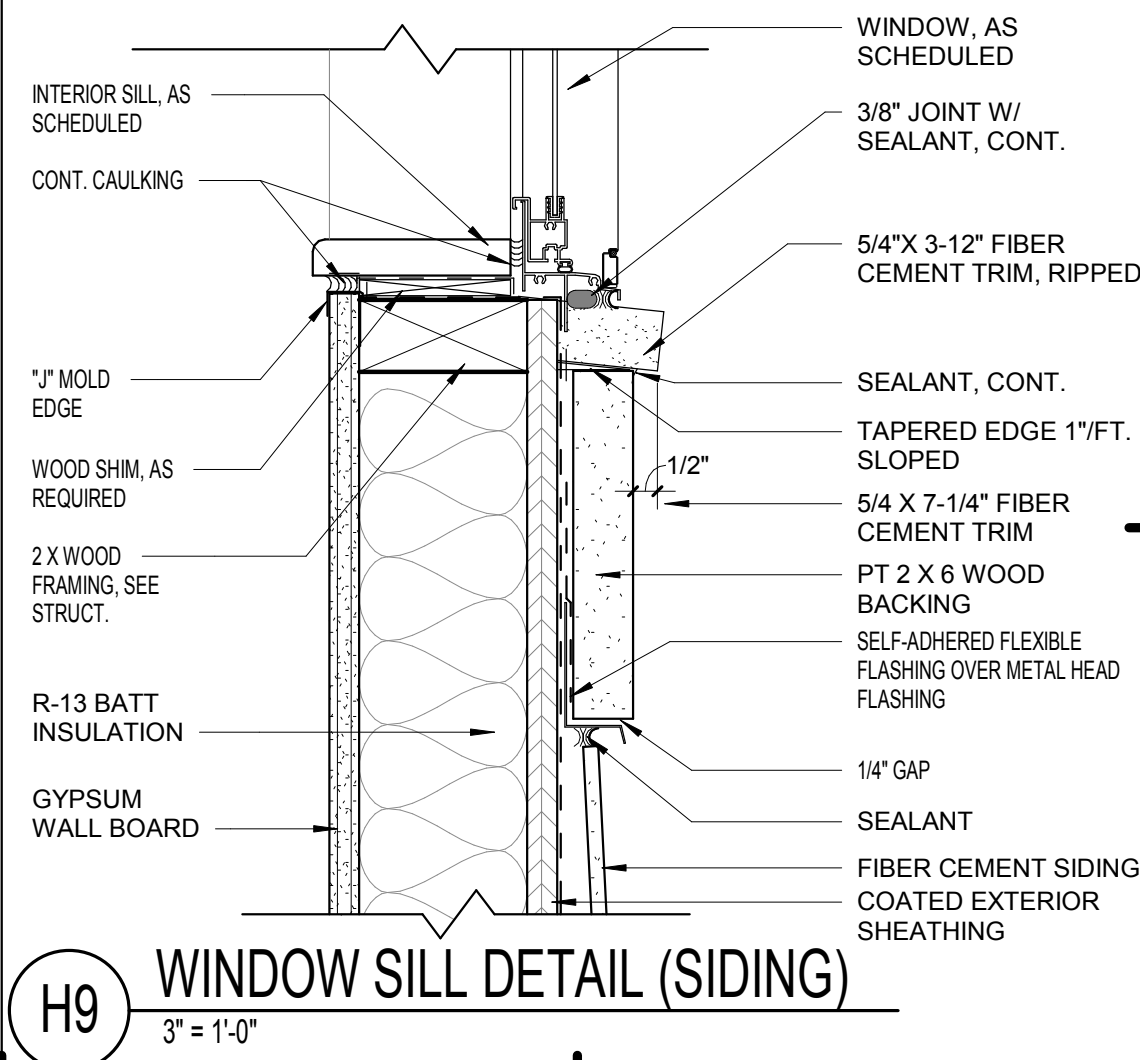
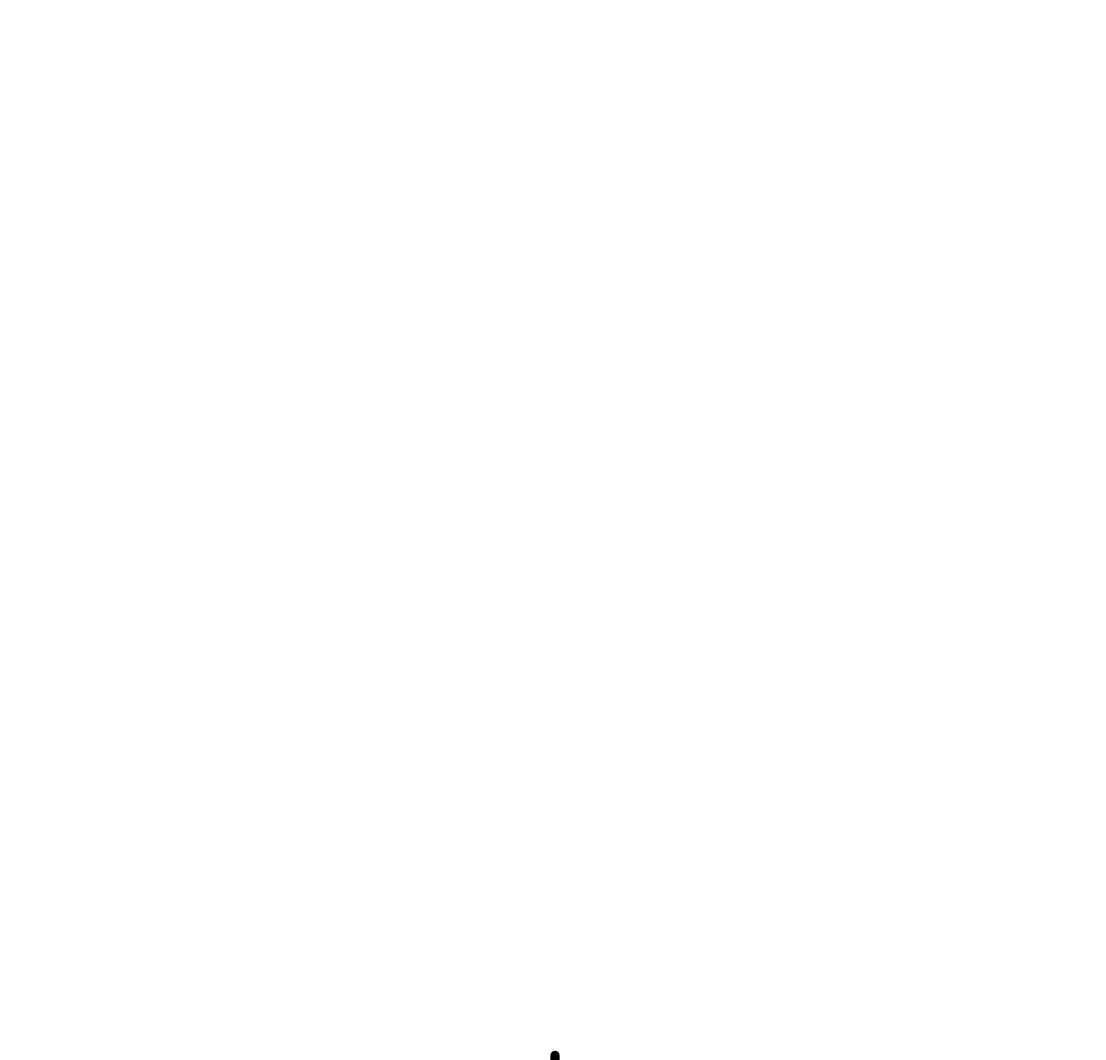
F5 WINDOW SILL FLASHING DETAIL (SIDING)
6" = 1'-0"



F7 WINDOW JAMB DETAIL
3" = 1'-0"



F9 WINDOW JAMB (SIDING)
3" = 1'-0"



H9 WINDOW SILL DETAIL (SIDING)
3" = 1'-0"

PERMIT REVIEW STAMP

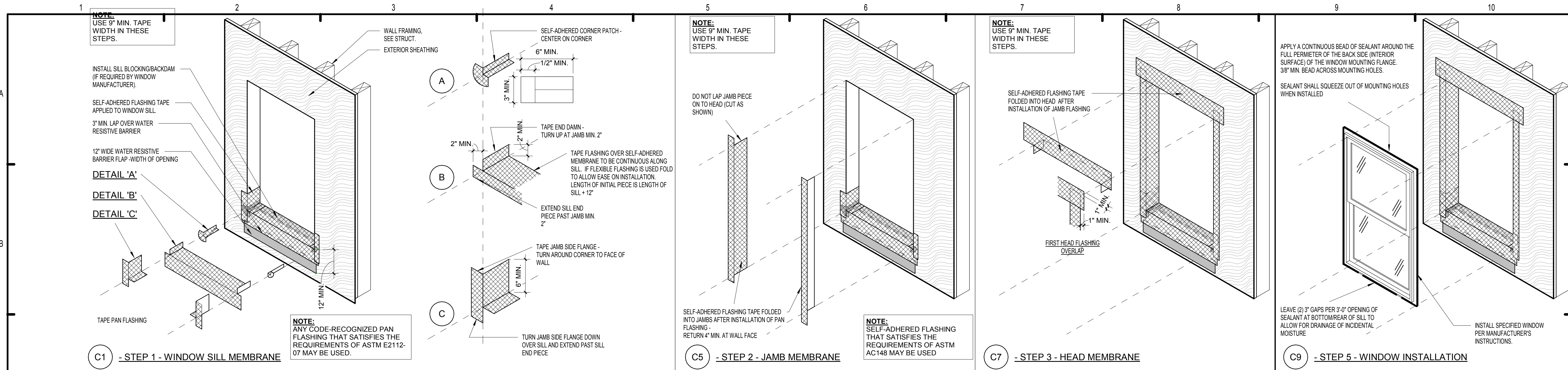
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REVISION HISTORY		
No.	Date	Description

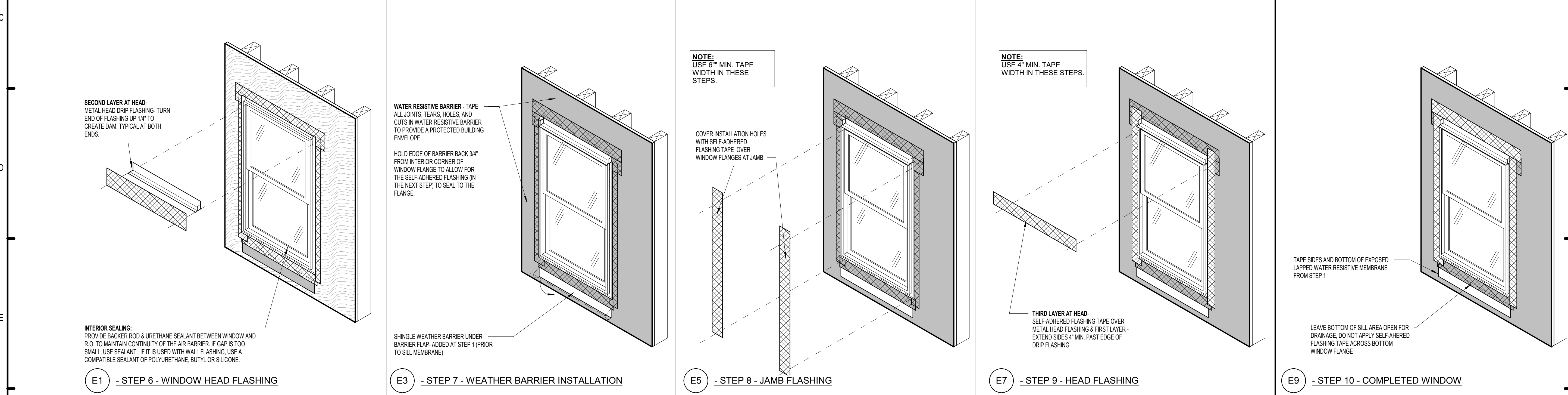

FUGLEBERG KOCH
 2555 Temple Trail, Winter Park, FL 32789 (407) 629-0595
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 CONSULTANT

MICHAEL E. GOVE
 FLORIDA LICENSE # AR84111

SUMMER BAY APTS. II LAKE COUNTY, FL	Drawn: Author Check: Checker Approval: Approver Date: Issue Date Project #: 5389
WINDOW SCHEDULE AND DETAILS	
A7.02	



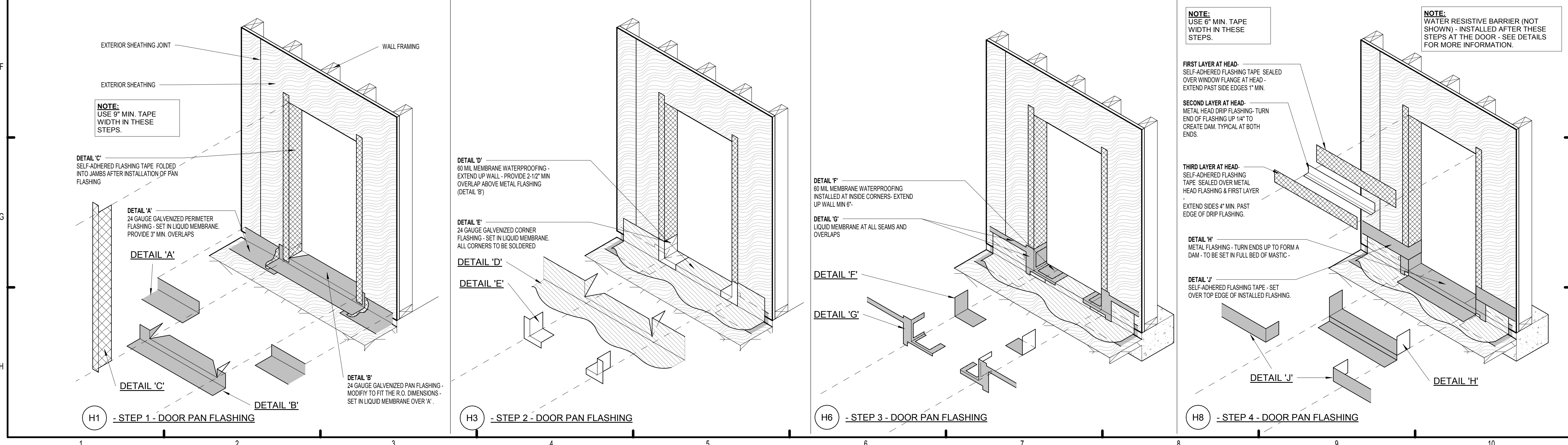
NOTE: ROLL ALL SELF-ADHERED MEMBRANES FLAT WITH HARD FACED ROLLER TO SUBSTRATE OR UNDERLAYMENTS AT EACH STEP OF THE INSTALLATION



PERMIT REVIEW STAMP

ISSUE HISTORY		
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REVISION HISTORY		
No.	Date	Description
1	Date 1	Revision 1



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www.fuglebergkoch.com AA26002103

CONSULTANT

MICHAEL E. GOVE
FLORIDA LICENSE # AR84111

Drawn:	DM, AV, EB
Checked:	DM
Approved:	PF
Date:	Issue Date
Project #:	5389

SUMMER BAY APTS. II

LAKE COUNTY, FL

WINDOW AND DOOR TAPING PROCEDURES

A7.03

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