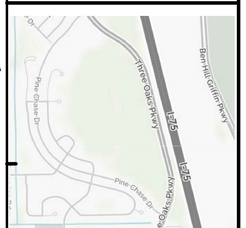
VICINITY MAP



PROJECT SITE



THE ROBERT

FT. MYERS, FL

PROJECT NARRATIVE:

EDIT AS REQUIRED:

This project narrative is provided as a brief outline of the proposed scope of building improvements for this Project.

The Project consists of the construction of a new multi-unit residential rental apartment building in Fort Myers, FL accessed off of Veronica S. Shoemaker Boulevard. The program includes a total of 324 dwelling units of 6 unit types (1, 2, and 3 bedroom) with solarium, balconies, and patios.

The dwelling units are distributed among 12 residential buildings of 3 separate building types. The residential buildings are designed to provide 3 floors of dwelling units. The buildings are classified as Type V (A) 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, Mail Kiosk and Trash enclosures, which are submitted under a seperate Cover.

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

SYMBOL KEY:

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

DEFERRED SUBMITTALS:

1) Deferral of any submittal items shall have the prior approval of the Building Official having jurisdiction.

2) Submittal documents for deferred submittal items shall be submitted to the Entity designated for the project who shall review them. These will then be forwarded by the Owner to the Building Official having jurisdiction with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general compliance with the design of the project.

3) The deferred submittal items shall not be installed until their design and submittal documents have been approved.

LIST (INCLUDING BUT NOT LIMITED TO):

A) BUILDING RAILINGS & GUARDRAILS
REVIEW BY ARCHITECT

B) FIRE ALARM SYSTEM
REVIEW BY ARCHITECT

C) AUTOMATIC FIRE SUPPRESSION (SPRINKLER) SYSTEM REVIEW BY ARCHITECT

D) PRE-ENGINEERED (WOOD) FLOOR & ROOF TRUSS SYSTEMS
REVIEW BY ARCHITECT

E) BUILDING IDENTIFICATION AND WAYFINDING SIGNAGE REVIEW BY OWNER

F) SITE FENCING
REVIEW BY LANDSCAPE ARCHITECT

PERMIT REVIEW STAMP

OWNER/DEVELOPER	ARCHITECT	CIVIL ENGINEER	STRUCTURAL	MECHANICAL / ELECTRICAL / PLUMBING	LANDSCAPE ARCHITECT	INTERIOR DESIGN	CONTRACTOR
ROHDIE GROUP	FUGLEBERG KOCH	BANKS ENGINEERING	ASE ENGINEERING SERVICES, INC.	SIMS WILKERSON CARTIER ENGINEERING	TBD	INTERIOR DESIGN	TBD
ATTN: RON LEICHTNER 52 VANDERBILT NEW YORK, NEW YORK 10017 PHONE (212) 682-5784	ATTN: PATRICK D. FITCH 2555 TEMPLE TRAIL WINTER PARK, FLORIDA 32789 PHONE (407) 629-0595 FAX (407) 628-1057	10511 SIX MILE CYPRESS PARKWAY FORT MYERS, FLORIDA 33966 (239) 939-5490	10244 EAST COLONIAL DRIVE, SUITE 202 ORLANDO, FLORIDA 32817 PHONE (407) 677-5565 FAX (407) 730-2999	12124 HIGH TECH AVENUE, SUITE 200 ORLANDO, FLORIDA 32817 PHONE (407) 380-0400 FAX (407) 380-5900	ATTN: NAME ADDRESS CITY, FL 3xxxx (407) 123-4567	CHRISTINA STILES INTERIORS 1104 CHARMING STREET MAITLAND, FL 32751 PHONE (407) 865-5682	ATTN: NAME ADDRESS CITY, FL 3xxxx (407) 123-4567

FT. MYERS, Florida - UNIT TABLE 8/2/2019

BUILDING TYPE 1	UNIT 'S-1' 1 BR STUDIO	UNIT 'A-1' 1 BR STD	UNIT 'A-2S' 1 BR SOLARIUM	UNIT 'B-1' 2 BR STD	UNIT 'B-2S' 2 BR SOLARIUM	UNIT 'C-1' 3 BR STD	GARAGE	UNIT TOTALS
1ST FLOOR	0	0	0	6	0	0	6	6
2ND FLOOR	0	0	0	6	2	0	0	8
3RD FLOOR	0	4	0	2	2	0	0	8
UNITS PER BUILDING	0	4	0	14	4	0	6	22
UNITS PER (4) BUILDINGS	0	16	0	56	16	0	24	88
BUILDING TYPE 2								
1ST FLOOR	1	2	0	0	0	4	6	7
2ND FLOOR	2	2	2	0	0	4	0	10
3RD FLOOR	2	6	2	0	0	0	0	10
UNITS PER BUILDING	5	10	4	0	0	8	6	27
UNITS PER (4) BUILDINGS	20	40	16	0	0	32	24	108
BUILDING TYPE 3								
1ST FLOOR	0	2	0	2	0	4	10	8
2ND FLOOR	0	2	2	2	2	4	0	12
3RD FLOOR	0	6	2	2	2	0	0	12
UNITS PER BUILDING	0	10	4	6	4	8	10	32
UNITS PER (4) BUILDINGS	0	40	16	24	16	32	40	128
12 TOTAL BUILDINGS	20	96	32	80	32	64	88	324
PERCENT OF TOTAL UNITS	6.17%	29.62%	9.88%	24.70%	9.88%	19.75%	100	100.00%

	UNIT 'S-1' 1 BR STUDIO	UNIT 'A-1' 1 BR STD	UNIT 'A-2S' 1 BR END	UNIT 'B-1' 2 BR STD	UNIT 'B-2S' 2 BR END	UNIT 'C-1' 3 BR STD	GARAGE	
NSF AREA	566	774	866	1,024	1,115	1,197		
GSF AREA	594	901	901	1,158	1,158	1,335		
Definitions	NSF Area is the conditioned space within exterior and common walls - to face of Gypsum Board (Balcony Excluded)							
	GSF Area is the conditioned space including exterior and common walls - to exterior face of exterior wall or common wall centerline - Balcony Included							

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN

REVISION HISTORY

No.	Date	Description

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www.fuglebergkoch.com BR569
CONSULTANT

MICHAEL E. GOVE
FLORIDA LICENSE #

THE ROBERT FT. MYERS, FL	Drawn: DM Checked: DM Approval: MG Date: 09/10/2019 Project #: 5592
COVER SHEET	
A0.01	

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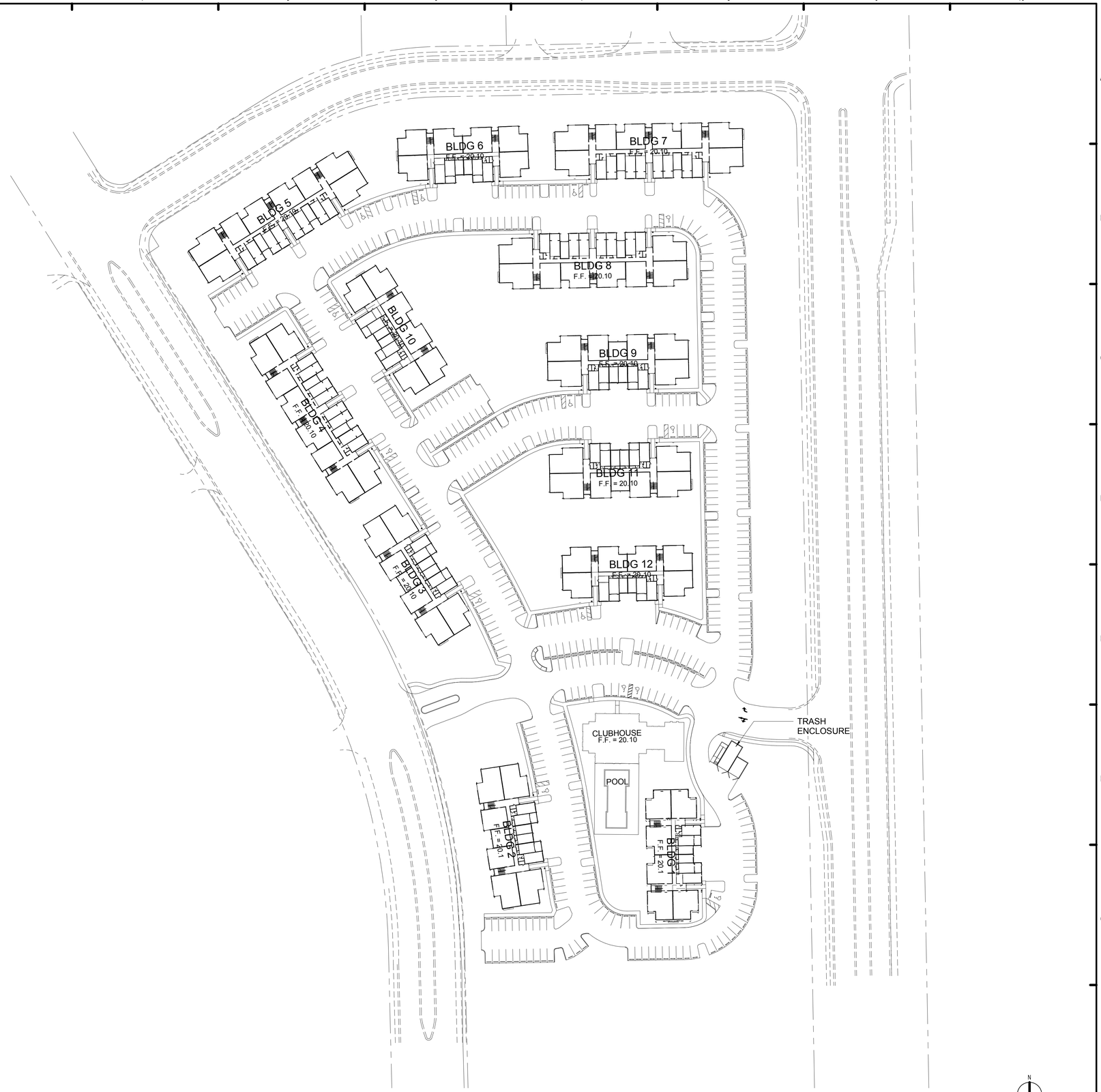

BLDG	TYPE	ADDRESS	PERMIT #
01	1		
02	2		
03	2		
04	3		
05	3		
06	1		
07	3		
08	3		
09	2		
10	1		
11	2		
12	1		
CLUBHOUSE			
TRASH ENCLOSURE			

H1 ARCHITECTURAL SITE PLAN
3/16" = 1'-0"

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN

REVISION HISTORY

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MICHAEL E. GOVE
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THE ROBERT
FT. MYERS, FL

Drawn:	DM
Checked:	DM
Approval:	MG
Date:	09/10/2019
Project #:	5592

ARCHITECTURAL SITE PLAN

A1.01

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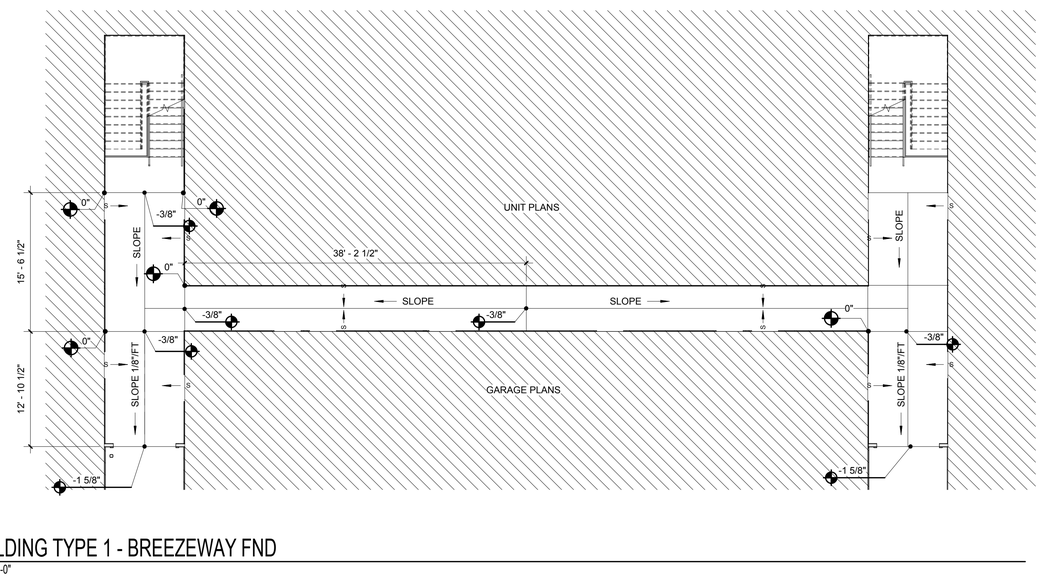
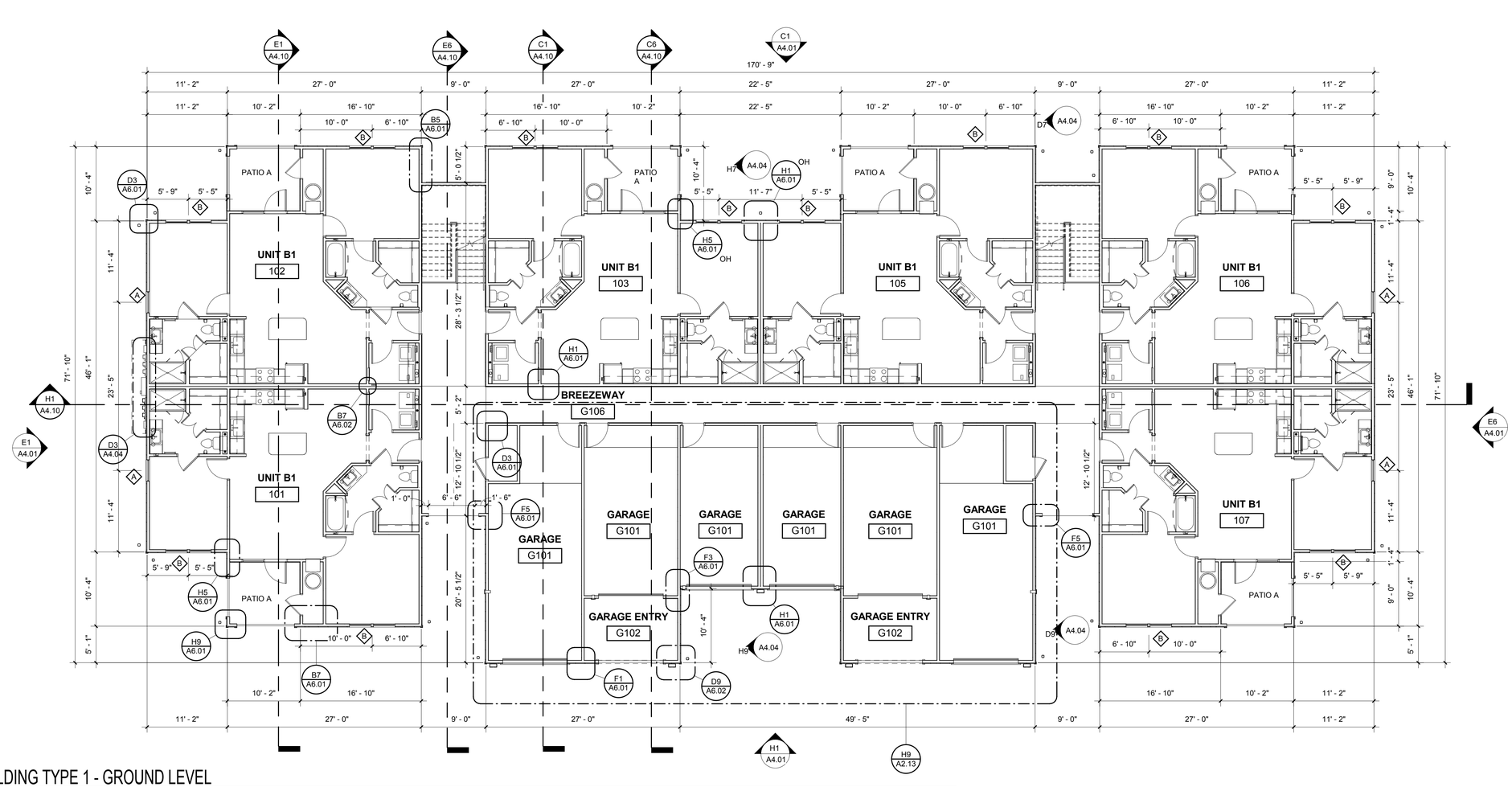


C1 BUILDING TYPE 1 - BREEZEWAY FND
1/8" = 1'-0"



H9 BUILDING TYPE 1 - GROUND LEVEL
1/8" = 1'-0"

GENERAL NOTES:

01. EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF STUD TO EXTERIOR FACE OF STUD. WHEN A TENANT WALL OCCURRS, DIMENSIONS ARE TAKEN TO THE CENTERLINE. ALL OTHER DIMENSIONS ARE FROM OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE. SEE UNIT PLANS FOR FURTHER DIMENSIONS.

02. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

03. SEE A300 SERIES SHEETS FOR UNIT PLAN INFORMATION.

04. CONTRACTOR TO COORDINATE FLOOR & CEILING CONTROL JOINT PLACEMENT COMMON AREA AT 8'-0" MAX ON CENTER WHERE POSSIBLE.

05. SEE CIVIL PLANS FOR ACTUAL FINISH FLOOR ELEVATIONS.

06. REFER TO CIVIL DWGS. FOR SIDEWALK CONDITIONS.

LEGEND:

A. REFER TO ARCHITECTURAL PLANS FOR LOCATION OF FIRE RISER ROOM AND THE WATER RISER ROOM REQUIRED FOR EACH BUILDING LOCATION.

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN

REVISION HISTORY

No.	Date	Description

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MICHAEL E. GOVE
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FT. MYERS, FL	Checked: DM
	Approval: MG
	Date: 09/10/2019
	Project #: 5592

BUILDING TYPE 1 - GROUND LEVEL

A2.01

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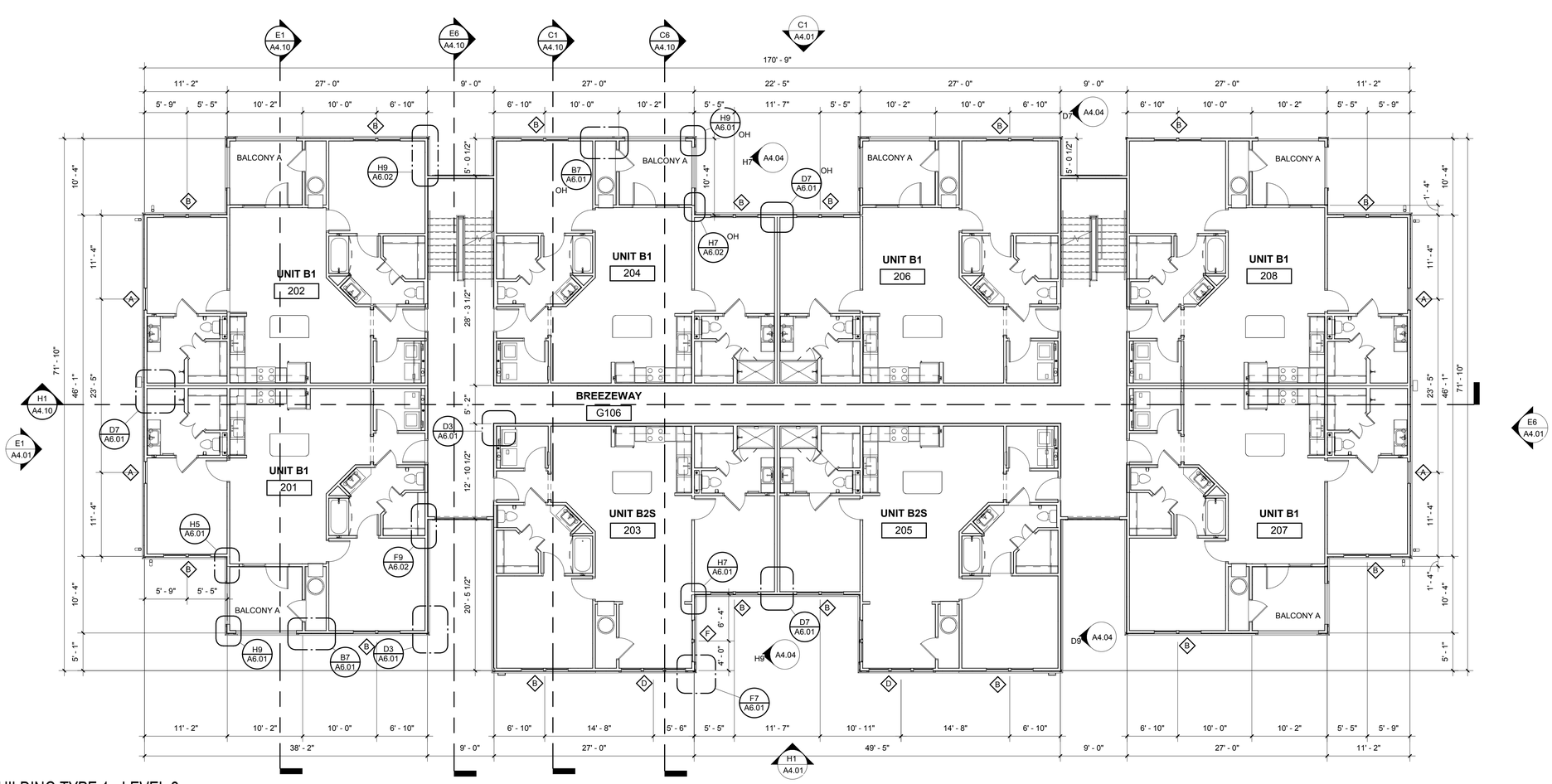

H1 BUILDING TYPE 1 - LEVEL 2

1/8" = 1'-0"

GENERAL NOTES:

01. EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF STUD TO EXTERIOR FACE OF STUD. WHEN A TENANT WALL OCCURRS, DIMENSIONS ARE TAKEN TO THE CENTERLINE. ALL OTHER DIMENSIONS ARE FROM OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE. SEE UNIT PLANS FOR FURTHER DIMENSIONS.

02. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

03. SEE A300 SERIES SHEETS FOR UNIT PLAN INFORMATION.

04. CONTRACTOR TO COORDINATE FLOOR & CEILING CONTROL JOINT PLACEMENT COMMON AREA AT 8'-0" MAX ON CENTER WHERE POSSIBLE.

05. SEE CIVIL PLANS FOR ACTUAL FINISH FLOOR ELEVATIONS.

06. REFER TO CIVIL DWGS. FOR SIDEWALK CONDITIONS.

LEGEND:

A. REFER TO ARCHITECTURAL PLANS FOR LOCATION OF FIRE RISER ROOM AND THE WATER RISER ROOM REQUIRED FOR EACH BUILDING LOCATION.

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ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN

REVISION HISTORY

No.	Date	Description

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Date:	09/10/2019
Project #:	5592

BUILDING TYPE 1 - 2ND LEVEL

A2.02

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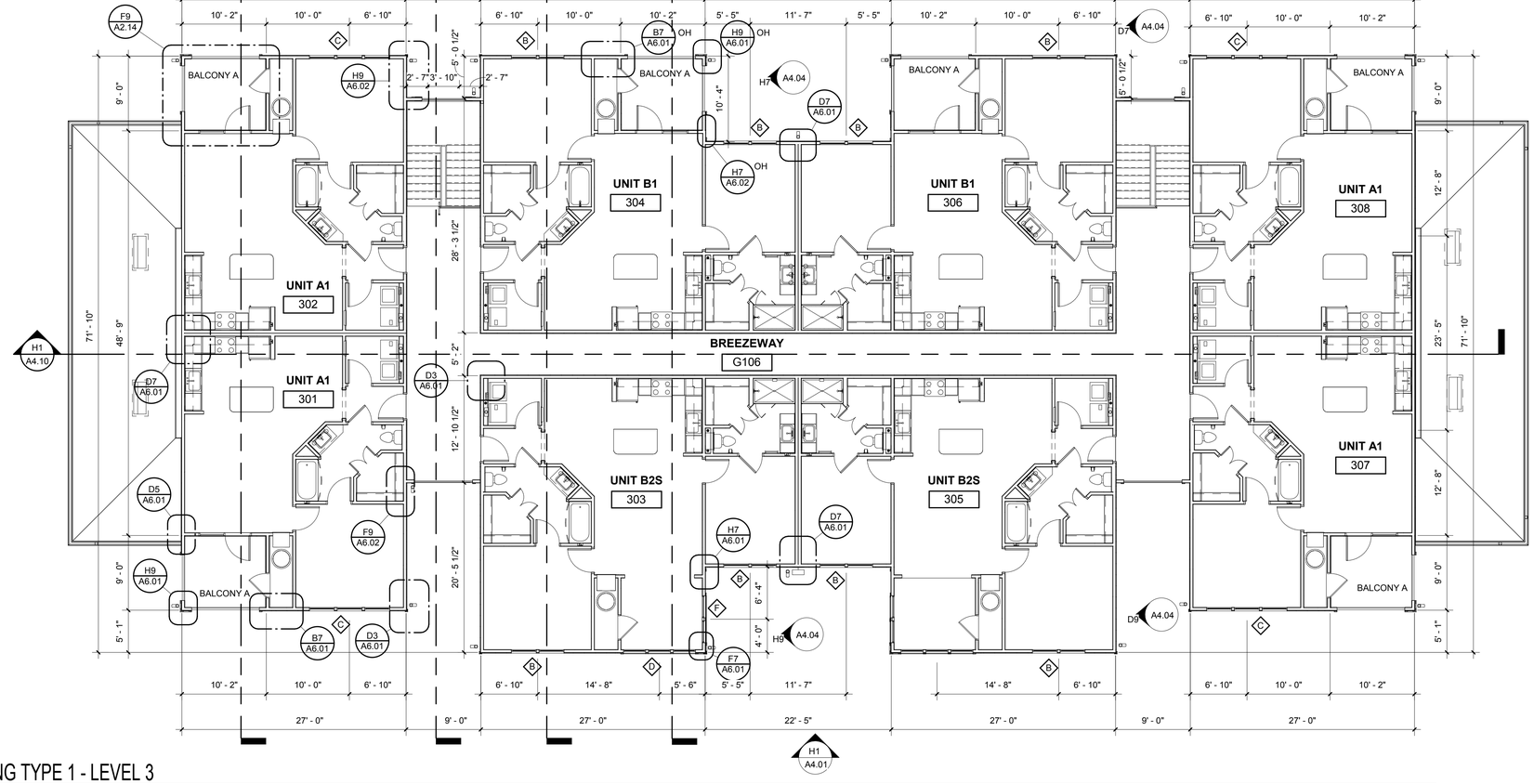

H1 BUILDING TYPE 1 - LEVEL 3

1/8" = 1'-0"

GENERAL NOTES:

01. EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF STUD TO EXTERIOR FACE OF STUD. WHEN A TENANT WALL OCCURRS, DIMENSIONS ARE TAKEN TO THE CENTERLINE. ALL OTHER DIMENSIONS ARE FROM OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE. SEE UNIT PLANS FOR FURTHER DIMENSIONS.

02. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

03. SEE A300 SERIES SHEETS FOR UNIT PLAN INFORMATION.

04. CONTRACTOR TO COORDINATE FLOOR & CEILING CONTROL JOINT PLACEMENT COMMON AREA AT 8'-0" MAX ON CENTER WHERE POSSIBLE.

05. SEE CIVIL PLANS FOR ACTUAL FINISH FLOOR ELEVATIONS.

06. REFER TO CIVIL DWGS. FOR SIDEWALK CONDITIONS.

LEGEND:

A. REFER TO ARCHITECTURAL PLANS FOR LOCATION OF FIRE RISER ROOM AND THE WATER RISER ROOM REQUIRED FOR EACH BUILDING LOCATION.

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN

REVISION HISTORY

No.	Date	Description

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	Date: 09/10/2019
	Project #: 5592

BUILDING TYPE 1 - 3RD LEVEL

A2.03

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ATTIC VENT CALCULATIONS - AREA 1A

	REQUIRED	PROVIDED
TOTAL ROOF AREA	= 900 Sq.Ft.	
PER FBC 2017 (1/300)	x 0.0033	
REQ. VENTILATED AREA	2.97 Sq.Ft.	
TOTAL SOFFIT LIN. FT.		78 Lin.Ft.
OPENING NET VENTILATION ☐		x 0.03 Sq.Ft.
NET FREE AREA	1.49 Sq.Ft.	2.34 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		12 Lin.Ft.
OPENING NET VENTILATION ☐		x 0.125 Sq.Ft.
NET FREE AREA	1.49 Sq.Ft.	1.50 Sq.Ft.
TOTAL VENTILATED AREA	2.97 Sq.Ft.	3.84 Sq.Ft.

ATTIC VENT CALCULATIONS - AREA 1C

	REQUIRED	PROVIDED
TOTAL ROOF AREA	= 1514 Sq.Ft.	
PER FBC 2017 (1/300)	x 0.0033	
REQ. VENTILATED AREA	5.00 Sq.Ft.	
TOTAL SOFFIT LIN. FT.		80 Lin.Ft.
OPENING NET VENTILATION + 10'-0" TAMYLN		x 0.03 Sq.Ft.
NET FREE AREA	2.50 Sq.Ft.	2.4 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		20 Lin.Ft.
OPENING NET VENTILATION ☐		x 0.125 Sq.Ft.
NET FREE AREA	2.50 Sq.Ft.	2.50 Sq.Ft.
TOTAL VENTILATED AREA	5.00 Sq.Ft.	4.90 Sq.Ft.

ATTIC VENT CALCULATIONS - AREA 1B

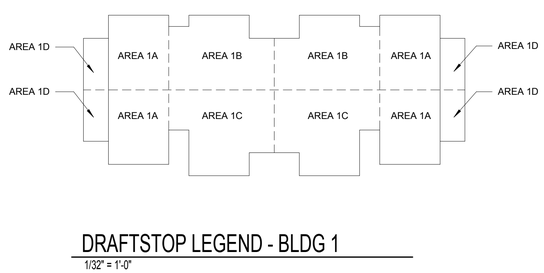
	REQUIRED	PROVIDED
TOTAL ROOF AREA	= 1417 Sq.Ft.	
PER FBC 2017 (1/300)	x 0.0033	
REQ. VENTILATED AREA	4.68 Sq.Ft.	
TOTAL SOFFIT LIN. FT.		75 Lin.Ft.
OPENING NET VENTILATION + 10'-0" TAMYLN		x 0.03 Sq.Ft.
NET FREE AREA	2.34 Sq.Ft.	2.25 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		20 Lin.Ft.
OPENING NET VENTILATION ☐		x 0.125 Sq.Ft.
NET FREE AREA	2.34 Sq.Ft.	2.50 Sq.Ft.
TOTAL VENTILATED AREA	4.68 Sq.Ft.	4.75 Sq.Ft.

ATTIC VENT CALCULATIONS - AREA 1D

	REQUIRED	PROVIDED
TOTAL ROOF AREA	= 257 Sq.Ft.	
PER FBC 2017 (1/300)	x 0.0033	
REQ. VENTILATED AREA	0.85 Sq.Ft.	
TOTAL SOFFIT LIN. FT.		68 Lin.Ft.
OPENING NET VENTILATION ☐		x 0.03 Sq.Ft.
NET FREE AREA	0.42 Sq.Ft.	2.04 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		1 Lin.Ft.
OPENING NET VENTILATION 4'-0" OFF RIDGE VENT		x 0.96 Sq.Ft.
NET FREE AREA	0.42 Sq.Ft.	0.96 Sq.Ft.
TOTAL VENTILATED AREA	0.85 Sq.Ft.	3.00 Sq.Ft.

VENTILATION SCHEDULE

ROOF VENT	MFGR. & MODEL No.	FREE AREA / L.F.
SOFFIT VENT AT EAVE	HARDIE SOFFIT PANEL (FPA: 13265-R1)	0.03 SQ. FT.
SOFFIT VENT AT EAVE	TAMLYN VENTED SOFFIT	0.062 SQ. FT.
RIDGE VENT	TAMKO COOLRIDGE(SECTIONAL VENT)	0.125 SQ. FT.
OFF RIDGE VENT	4'-0" OFF RIDGE SHINGLE FLAT BY "FLAMCO"	0.96 SQ. FT.
	6'-0" OFF RIDGE SHINGLE FLAT BY "FLAMCO"	1.46 SQ. FT.



DRAFTSTOP LEGEND - BLDG 1
1/32" = 1'-0"

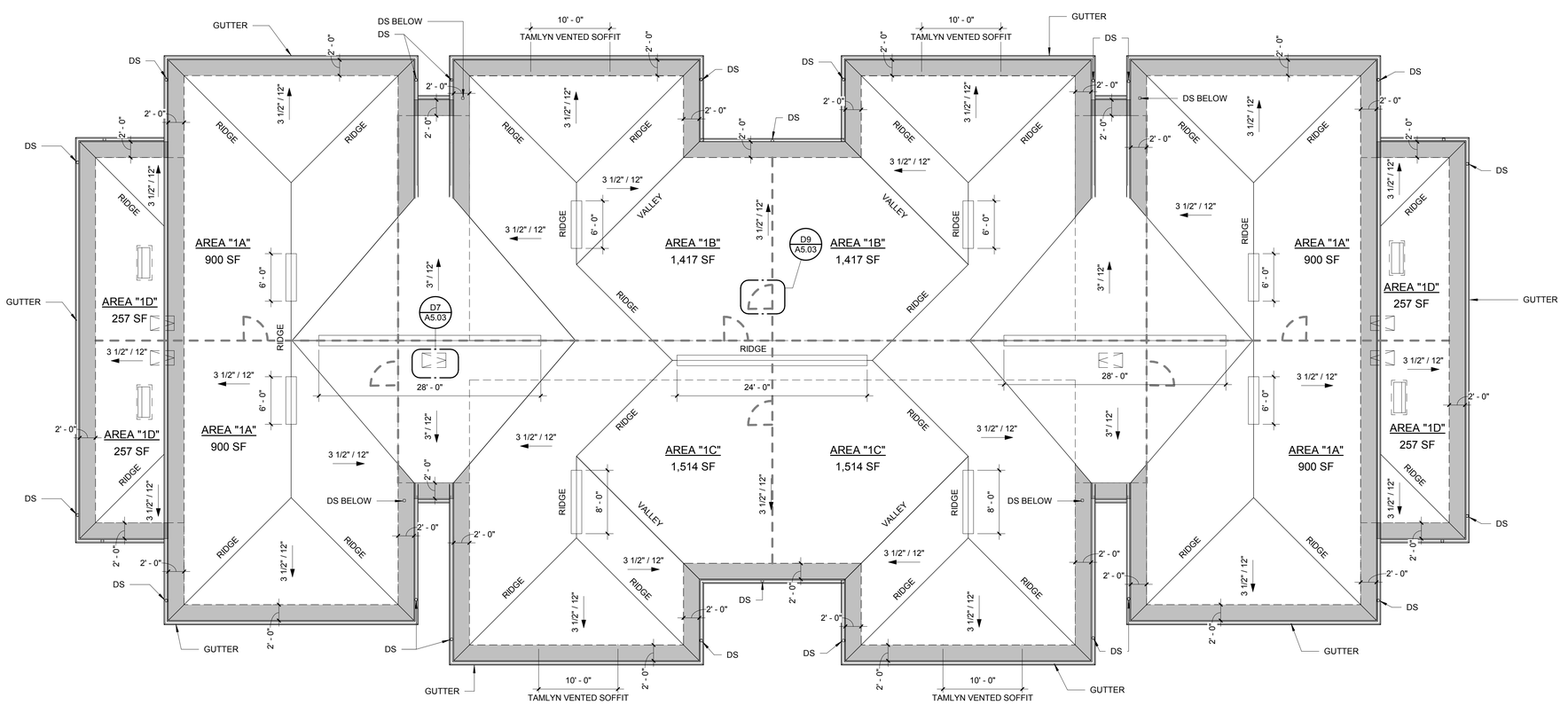
GENERAL NOTES:

1. PAINT ALL ROOF VENTS & PENETRATIONS TO MATCH ROOF SHINGLE COLOR
2. COORDINATE DOWN SPOUT DISCHARGE WITH CIVIL DRAWINGS. WHERE NOT TAKEN TO STORM, PROVIDE SPLASH BLOCK.
4. DOWNSPOUTS AND GUTTERS SHOWN ARE MIN.

LEGEND:

- OSB DRAFTSTOPPING - TO UNDERSIDE OF ROOF DECK
- OPERABLE OSB ACCESS PANEL W/SURFACE MOUNTED SPRING HINGES & PASSAGE LATCHSET. MIN. 2'-0" X 3'-0" CLEAR OPENING
- 1HR. FIRE RATED ATTIC ACCESS PANEL, MIN. 22"X36". COORDINATE WITH ROOF TRUSSES
- RIDGE VENT. SEE VENT SCHEDULE
- SOFFIT LOCATIONS

ROOF PLAN NOTES & LEGEND
1/8" = 1'-0"



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

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN

REVISION HISTORY

No.	Date	Description

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CONSULTANT

MICHAEL E. GOVE
FLORIDA LICENSE #

THE ROBERT	Drawn: DM
FT. MYERS, FL	Checked: DM
	Approval: MG
	Date: 09/10/2019
	Project #: 5592

BUILDING TYPE 1 - ROOF PLAN

A2.04

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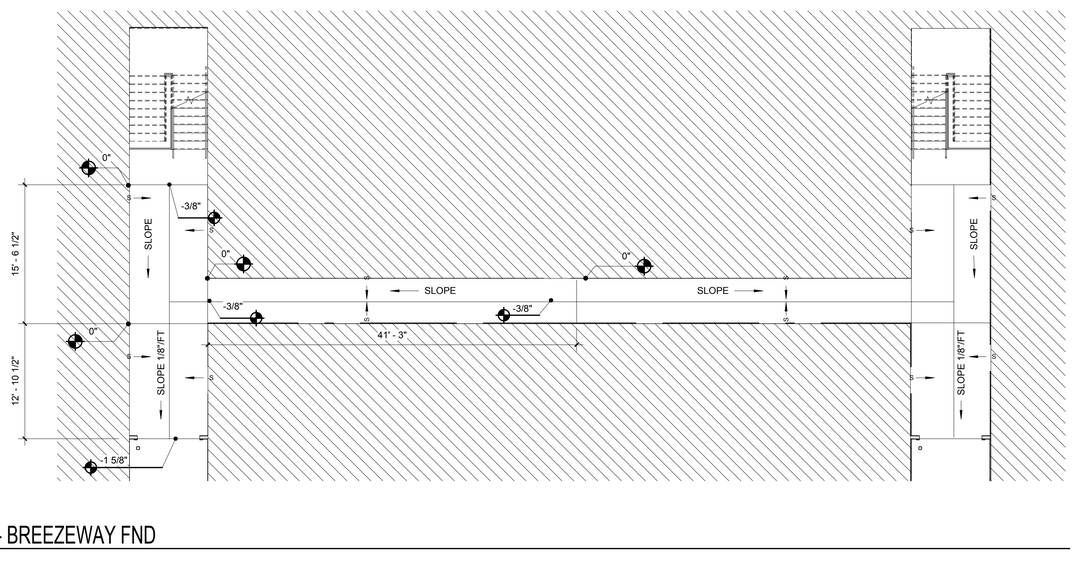
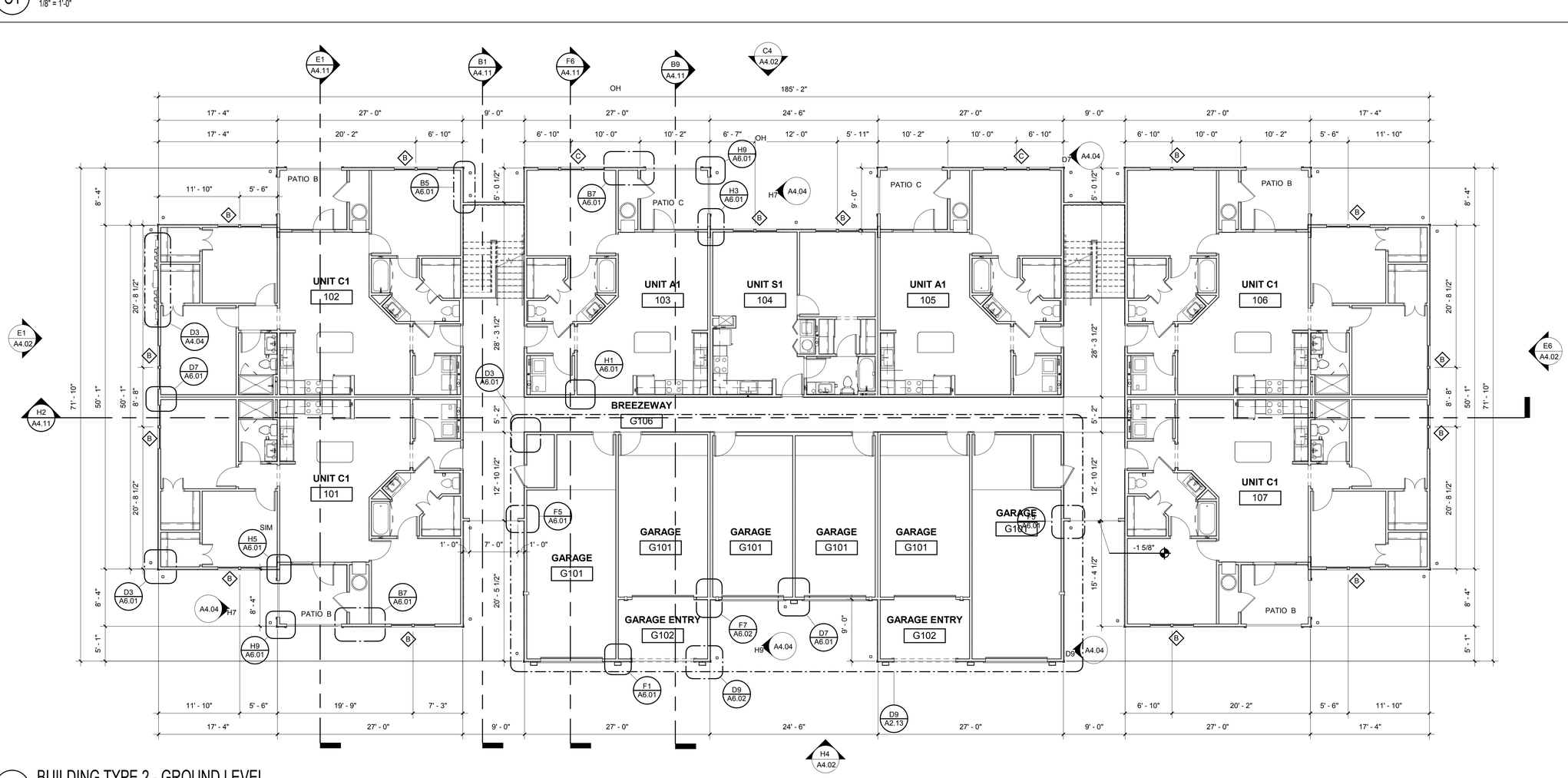


C1 BUILDING TYPE 2 - BREEZEWAY FND
1/8" = 1'-0"



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

GENERAL NOTES:

01. EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF STUD TO EXTERIOR FACE OF STUD. WHEN A TENANT WALL OCCURRS, DIMENSIONS ARE TAKEN TO THE CENTERLINE. ALL OTHER DIMENSIONS ARE FROM OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE. SEE UNIT PLANS FOR FURTHER DIMENSIONS.

02. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

03. SEE A300 SERIES SHEETS FOR UNIT PLAN INFORMATION.

04. CONTRACTOR TO COORDINATE FLOOR & CEILING CONTROL JOINT PLACEMENT COMMON AREA AT 8'-0" MAX ON CENTER WHERE POSSIBLE.

05. SEE CIVIL PLANS FOR ACTUAL FINISH FLOOR ELEVATIONS.

06. REFER TO CIVIL DWGS. FOR SIDEWALK CONDITIONS.

LEGEND:

A. REFER TO ARCHITECTURAL PLANS FOR LOCATION OF FIRE RISER ROOM AND THE WATER RISER ROOM REQUIRED FOR EACH BUILDING LOCATION.

PERMIT REVIEW STAMP

ISSUE HISTORY

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REVISION HISTORY

No.	Date	Description

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CONSULTANT

MICHAEL E. GOVE
FLORIDA LICENSE #

THE ROBERT
FT. MYERS, FL

Drawn:	DM
Checked:	DM
Approval:	MG
Date:	09/10/2019
Project #:	5592

BUILDING TYPE 2 - GROUND LEVEL

A2.05

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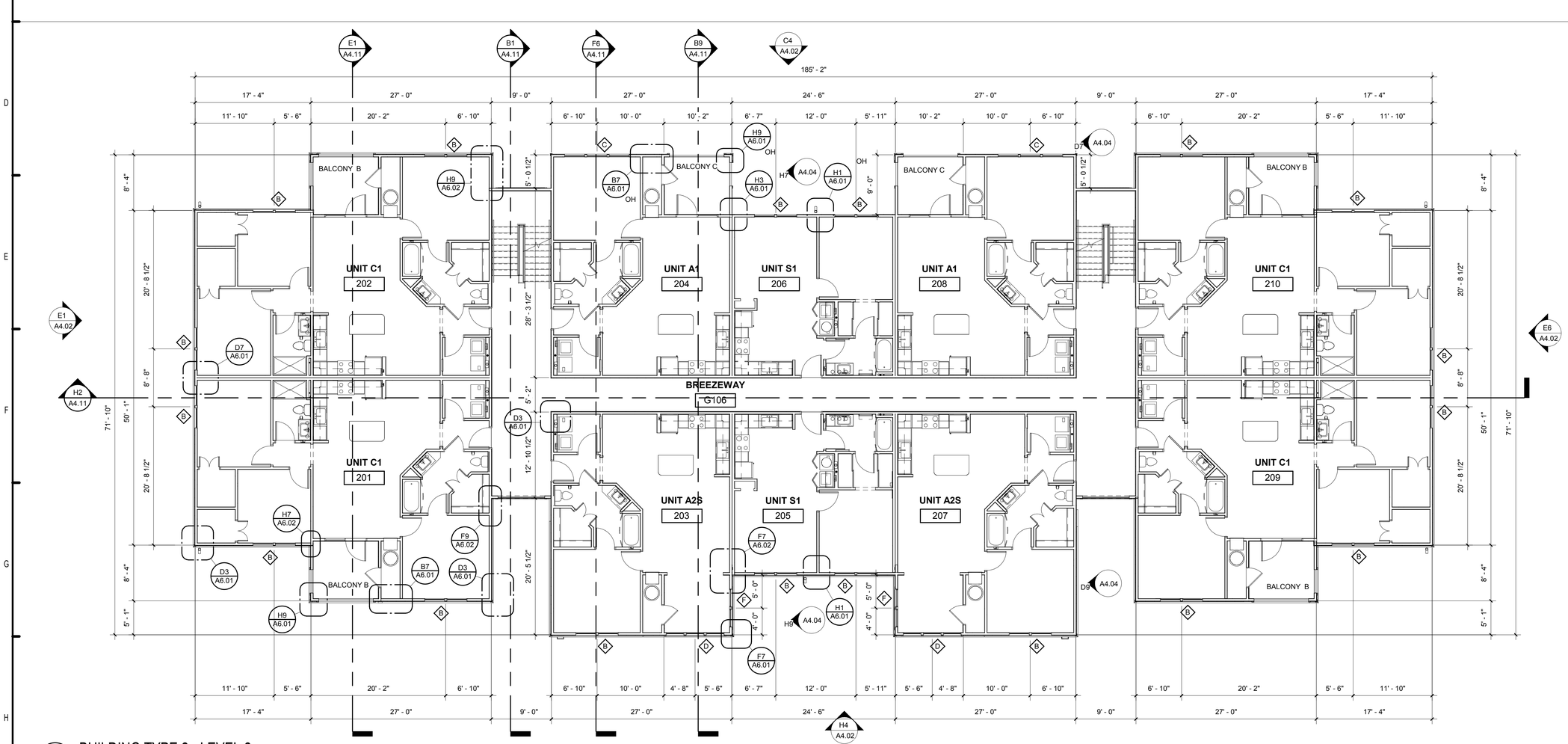

H1 BUILDING TYPE 2 - LEVEL 2
1/8" = 1'-0"

GENERAL NOTES:

01. EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF STUD TO EXTERIOR FACE OF STUD. WHEN A TENANT WALL OCCURRS, DIMENSIONS ARE TAKEN TO THE CENTERLINE. ALL OTHER DIMENSIONS ARE FROM OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE. SEE UNIT PLANS FOR FURTHER DIMENSIONS.

02. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

03. SEE A300 SERIES SHEETS FOR UNIT PLAN INFORMATION.

04. CONTRACTOR TO COORDINATE FLOOR & CEILING CONTROL JOINT PLACEMENT COMMON AREA AT 8'-0" MAX ON CENTER WHERE POSSIBLE.

05. SEE CIVIL PLANS FOR ACTUAL FINISH FLOOR ELEVATIONS.

06. REFER TO CIVIL DWGS. FOR SIDEWALK CONDITIONS.

LEGEND:

A. REFER TO ARCHITECTURAL PLANS FOR LOCATION OF FIRE RISER ROOM AND THE WATER RISER ROOM REQUIRED FOR EACH BUILDING LOCATION.

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN

REVISION HISTORY

No.	Date	Description

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MICHAEL E. GOVE
FLORIDA LICENSE #

THE ROBERT
FT. MYERS, FL

Drawn:	DM
Checked:	DM
Approval:	MG
Date:	09/10/2019
Project #:	5592

BUILDING TYPE 2 - 2ND LEVEL

A2.06

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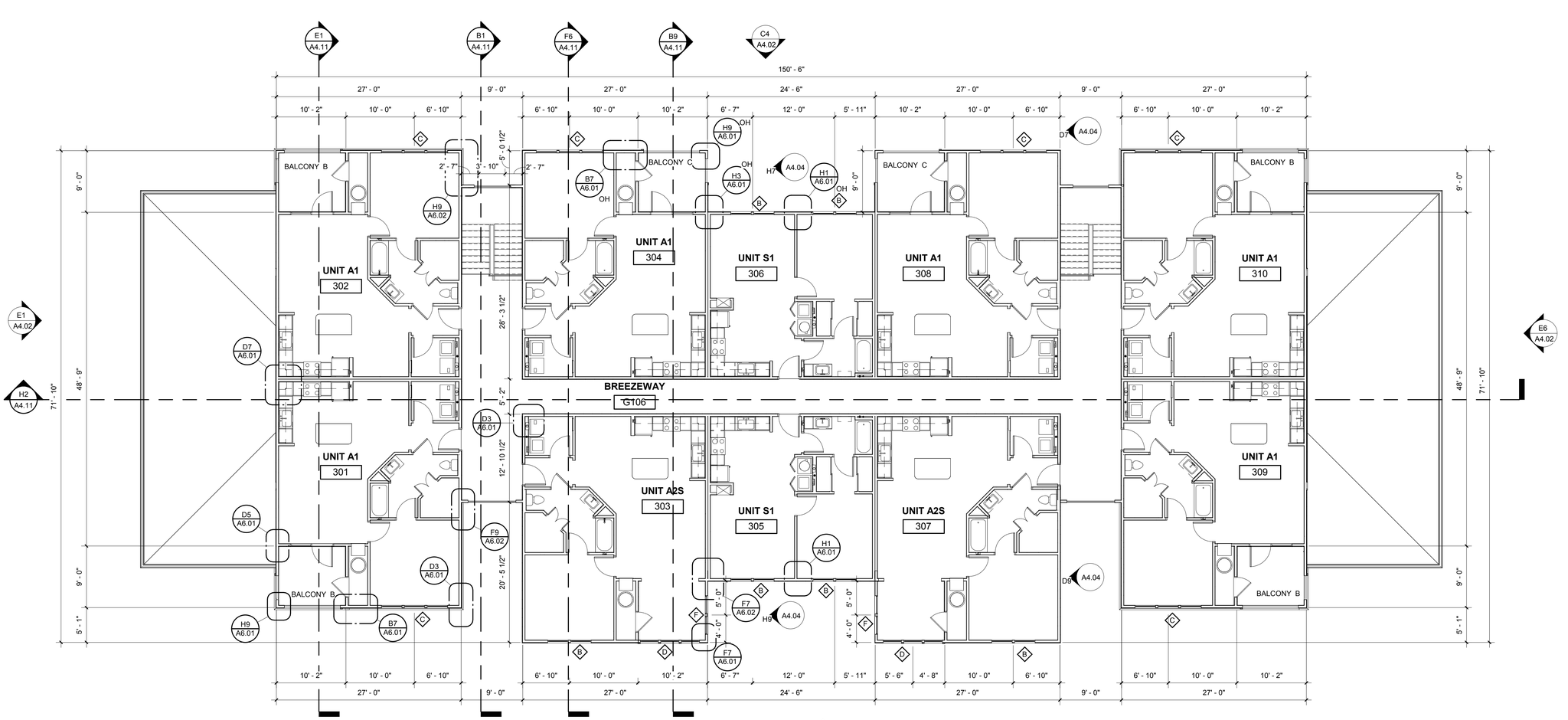

H1 BUILDING TYPE 2 - LEVEL 3
1/8" = 1'-0"

GENERAL NOTES:

01. EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF STUD TO EXTERIOR FACE OF STUD. WHEN A TENANT WALL OCCURRS, DIMENSIONS ARE TAKEN TO THE CENTERLINE. ALL OTHER DIMENSIONS ARE FROM OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE. SEE UNIT PLANS FOR FURTHER DIMENSIONS.

02. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

03. SEE A300 SERIES SHEETS FOR UNIT PLAN INFORMATION.

04. CONTRACTOR TO COORDINATE FLOOR & CEILING CONTROL JOINT PLACEMENT COMMON AREA AT 8'-0" MAX ON CENTER WHERE POSSIBLE.

05. SEE CIVIL PLANS FOR ACTUAL FINISH FLOOR ELEVATIONS.

06. REFER TO CIVIL DWGS. FOR SIDEWALK CONDITIONS.

LEGEND:

A. REFER TO ARCHITECTURAL PLANS FOR LOCATION OF FIRE RISER ROOM AND THE WATER RISER ROOM REQUIRED FOR EACH BUILDING LOCATION.

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ISSUE HISTORY

No.	Date	Description
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THE ROBERT	Drawn: DM
	Checked: DM
FT. MYERS, FL	Approval: MG
	Date: 09/10/2019
	Project #: 5592

BUILDING TYPE 2 - 3RD LEVEL

A2.07

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ATTIC VENT CALCULATIONS - AREA 2A

	REQUIRED	PROVIDED
TOTAL ROOF AREA	= 900 Sq.Ft.	
PER FBC 2017 (1/300)	x 0.0033	
REQ. VENTILATED AREA	2.97 Sq.Ft.	
TOTAL SOFFIT LIN. FT.		78 Lin.Ft.
OPENING NET VENTILATION [ ]		x 0.03 Sq.Ft.
NET FREE AREA	1.49 Sq.Ft.	2.34 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		12 Lin.Ft.
OPENING NET VENTILATION [ ]		x 0.125 Sq.Ft.
NET FREE AREA	1.49 Sq.Ft.	1.50 Sq.Ft.
TOTAL VENTILATED AREA	2.97 Sq.Ft.	3.84 Sq.Ft.

ATTIC VENT CALCULATIONS - AREA 2B

	REQUIRED	PROVIDED
TOTAL ROOF AREA	= 1154 Sq.Ft.	
PER FBC 2017 (1/300)	x 0.0033	
REQ. VENTILATED AREA	3.81 Sq.Ft.	
TOTAL SOFFIT LIN. FT.		64 Lin.Ft.
OPENING NET VENTILATION [ ]		x 0.03 Sq.Ft.
NET FREE AREA	1.90 Sq.Ft.	1.92 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		17 Lin.Ft.
OPENING NET VENTILATION [ ]		x 0.125 Sq.Ft.
NET FREE AREA	1.90 Sq.Ft.	2.13 Sq.Ft.
TOTAL VENTILATED AREA	3.81 Sq.Ft.	4.05 Sq.Ft.

ATTIC VENT CALCULATIONS - AREA 2C

	REQUIRED	PROVIDED
TOTAL ROOF AREA	= 1203 Sq.Ft.	
PER FBC 2017 (1/300)	x 0.0033	
REQ. VENTILATED AREA	3.97 Sq.Ft.	
TOTAL SOFFIT LIN. FT.		68 Lin.Ft.
OPENING NET VENTILATION [ ]		x 0.03 Sq.Ft.
NET FREE AREA	1.98 Sq.Ft.	2.04 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		17 Lin.Ft.
OPENING NET VENTILATION [ ]		x 0.125 Sq.Ft.
NET FREE AREA	1.98 Sq.Ft.	2.13 Sq.Ft.
TOTAL VENTILATED AREA	3.97 Sq.Ft.	4.17 Sq.Ft.

ATTIC VENT CALCULATIONS - AREA 2D

	REQUIRED	PROVIDED
TOTAL ROOF AREA	= 434 Sq.Ft.	
PER FBC 2017 (1/300)	x 0.0033	
REQ. VENTILATED AREA	1.43 Sq.Ft.	
TOTAL SOFFIT LIN. FT.		42 Lin.Ft.
OPENING NET VENTILATION [ ]		x 0.03 Sq.Ft.
NET FREE AREA	0.72 Sq.Ft.	1.26 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		1 Lin.Ft.
OPENING NET VENTILATION 4'-0" OFF RIDGE VENT		x 0.96 Sq.Ft.
NET FREE AREA	0.72 Sq.Ft.	0.96 Sq.Ft.
TOTAL VENTILATED AREA	1.43 Sq.Ft.	2.22 Sq.Ft.

ATTIC VENT CALCULATIONS - AREA 2E

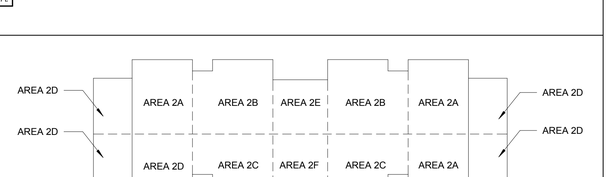
	REQUIRED	PROVIDED
TOTAL ROOF AREA	= 596 Sq.Ft.	
PER FBC 2017 (1/300)	x 0.0033	
REQ. VENTILATED AREA	1.97 Sq.Ft.	
TOTAL SOFFIT LIN. FT.		24.5 Lin.Ft.
OPENING NET VENTILATION + 8'-0" TAMYLN		x 0.03 Sq.Ft.
NET FREE AREA	0.98 Sq.Ft.	0.735 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		1 Lin.Ft.
OPENING NET VENTILATION 8'-0" OFF RIDGE VENT		x 1.46 Sq.Ft.
NET FREE AREA	0.98 Sq.Ft.	1.46 Sq.Ft.
TOTAL VENTILATED AREA	1.97 Sq.Ft.	2.20 Sq.Ft.

ATTIC VENT CALCULATIONS - AREA 2F

	REQUIRED	PROVIDED
TOTAL ROOF AREA	= 723 Sq.Ft.	
PER FBC 2017 (1/300)	x 0.0033	
REQ. VENTILATED AREA	2.39 Sq.Ft.	
TOTAL SOFFIT LIN. FT.		24.5 Lin.Ft.
OPENING NET VENTILATION + 10'-0" TAMYLN		x 0.03 Sq.Ft.
NET FREE AREA	1.19 Sq.Ft.	0.735 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		10 Lin.Ft.
OPENING NET VENTILATION 8'-0" OFF RIDGE VENT		x 0.125 Sq.Ft.
NET FREE AREA	1.19 Sq.Ft.	1.25 Sq.Ft.
TOTAL VENTILATED AREA	2.39 Sq.Ft.	1.99 Sq.Ft.

VENTILATION SCHEDULE

ROOF VENT	MFGR. & MODEL No.	FREE AREA / L.F.
SOFFIT VENT AT EAVE	HARDIE SOFFIT PANEL (FPA: 13265-R1)	0.03 SQ. FT.
SOFFIT VENT AT EAVE	TAMLYN VENTED SOFFIT	0.062 SQ. FT.
RIDGE VENT	TAMKO COOLRIDGE(SECTIONAL VENT)	0.125 SQ. FT.
OFF RIDGE VENT	4'-0" OFF RIDGE SHINGLE FLAT BY "FLAMCO"	0.96 SQ. FT.
	6'-0" OFF RIDGE SHINGLE FLAT BY "FLAMCO"	1.46 SQ. FT.



DRAFTSTOP LEGEND - BLDG 2

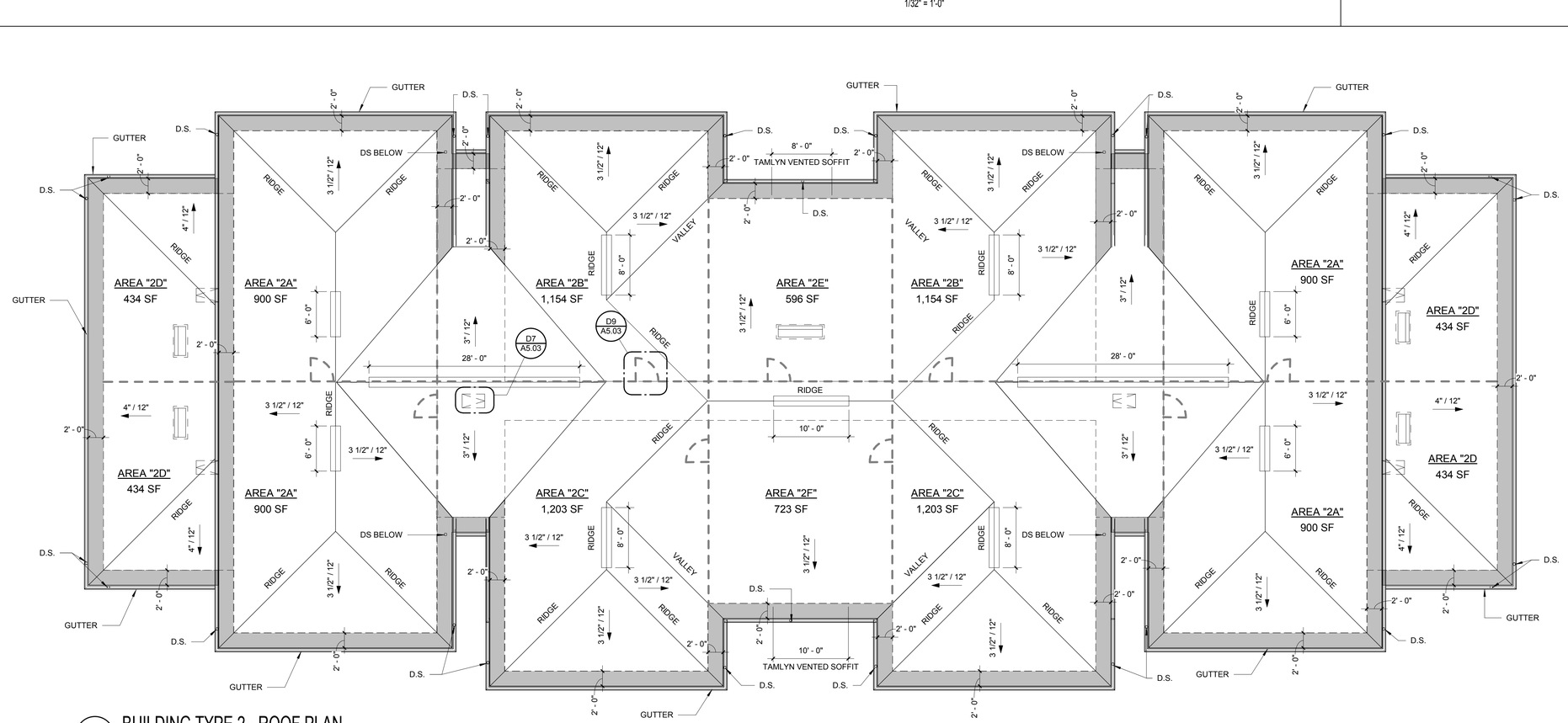
1/32" = 1'-0"

GENERAL NOTES:

1. PAINT ALL ROOF VENTS & PENETRATIONS TO MATCH ROOF SHINGLE COLOR
2. COORDINATE DOWN SPOUT DISCHARGE WITH CIVIL DRAWINGS. WHERE NOT TAKEN TO STORM, PROVIDE SPLASH BLOCK.
4. DOWNSPOUTS AND GUTTERS SHOWN ARE MIN.

LEGEND:

- OSB DRAFTSTOPPING - TO UNDERSIDE OF ROOF DECK
- OPERABLE OSB ACCESS PANEL W/SURFACE MOUNTED SPRING HINGES & PASSAGE LATCHSET. MIN. 2'-0" X 3'-0" CLEAR OPENING
- 1HR. FIRE RATED ATTIC ACCESS PANEL, MIN. 22"X36". COORDINATE WITH ROOF TRUSSES
- RIDGE VENT. SEE VENT SCHEDULE
- SOFFIT LOCATIONS



H1 BUILDING TYPE 2 - ROOF PLAN

1/8" = 1'-0"

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ISSUE HISTORY

No.	Date	Description
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FLORIDA LICENSE #

Drawn:	DM
Checked:	DM
Approval:	MG
Date:	09/10/2019
Project #:	5592

THE ROBERT
FT. MYERS, FL

BUILDING TYPE 2 - ROOF PLAN

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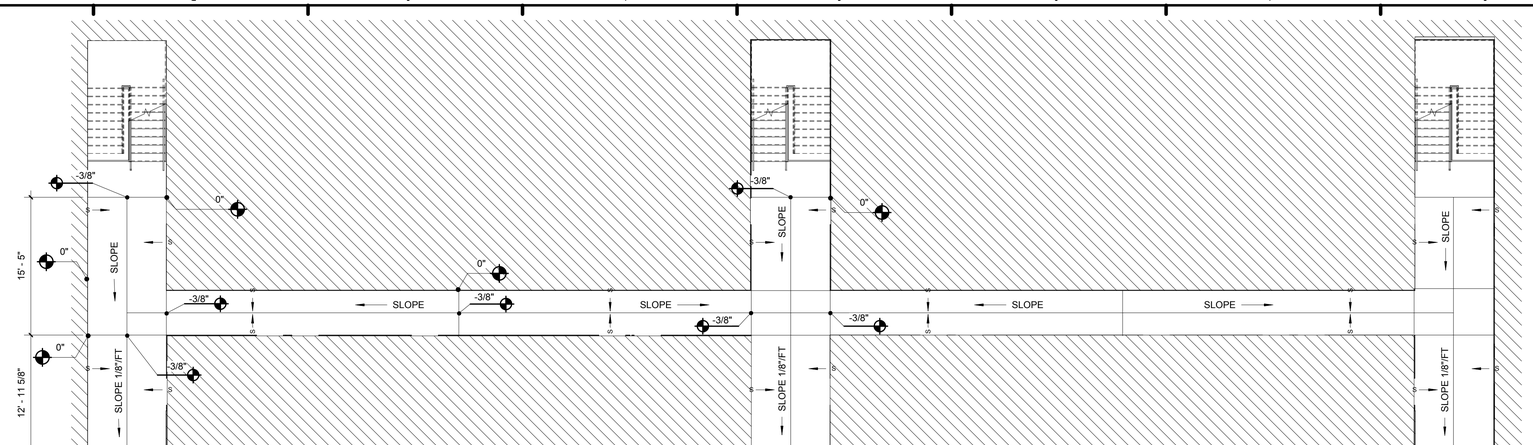
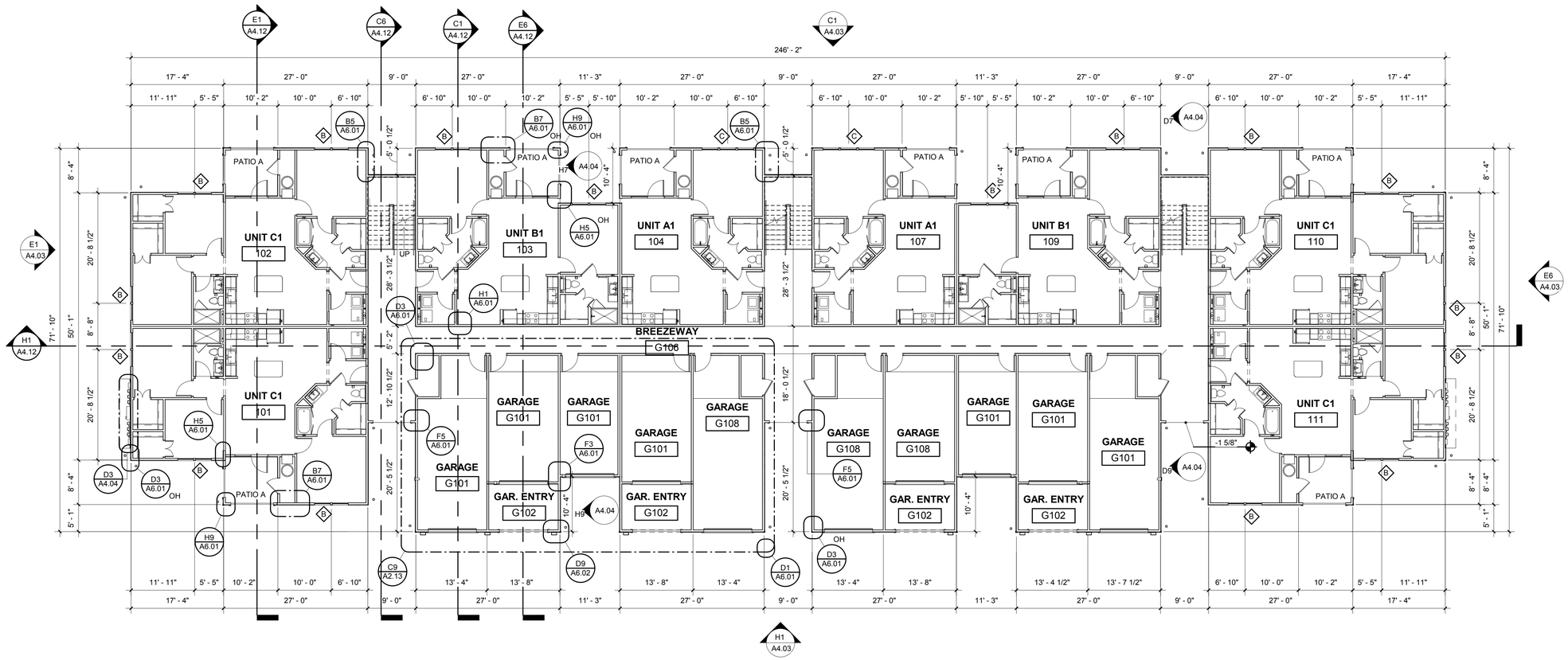


C1 BUILDING TYPE 3 - BREEZEWAY FND
1/8" = 1'-0"



H1 BUILDING TYPE 3 - GROUND LEVEL
3/32" = 1'-0"

GENERAL NOTES:

01. EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF STUD TO EXTERIOR FACE OF STUD. WHEN A TENANT WALL OCCURRS, DIMENSIONS ARE TAKEN TO THE CENTERLINE. ALL OTHER DIMENSIONS ARE FROM OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE. SEE UNIT PLANS FOR FURTHER DIMENSIONS.

02. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

03. SEE A300 SERIES SHEETS FOR UNIT PLAN INFORMATION.

04. CONTRACTOR TO COORDINATE FLOOR & CEILING CONTROL JOINT PLACEMENT COMMON AREA AT 8'-0" MAX ON CENTER WHERE POSSIBLE.

05. SEE CIVIL PLANS FOR ACTUAL FINISH FLOOR ELEVATIONS.

06. REFER TO CIVIL DWGS. FOR SIDEWALK CONDITIONS.

LEGEND:

A. REFER TO ARCHITECTURAL PLANS FOR LOCATION OF FIRE RISER ROOM AND THE WATER RISER ROOM REQUIRED FOR EACH BUILDING LOCATION.

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
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Approval:	MG
Date:	09/10/2019
Project #:	5592

THE ROBERT
FT. MYERS, FL

BUILDING TYPE 3 - GROUND LEVEL

A2.09

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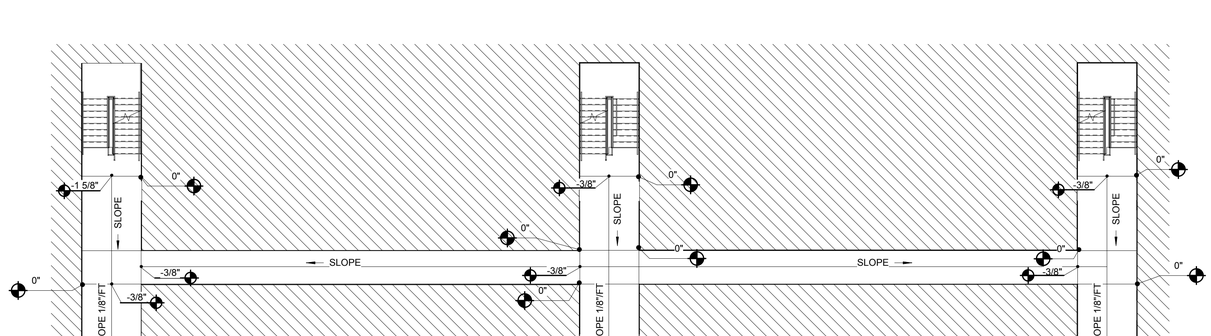
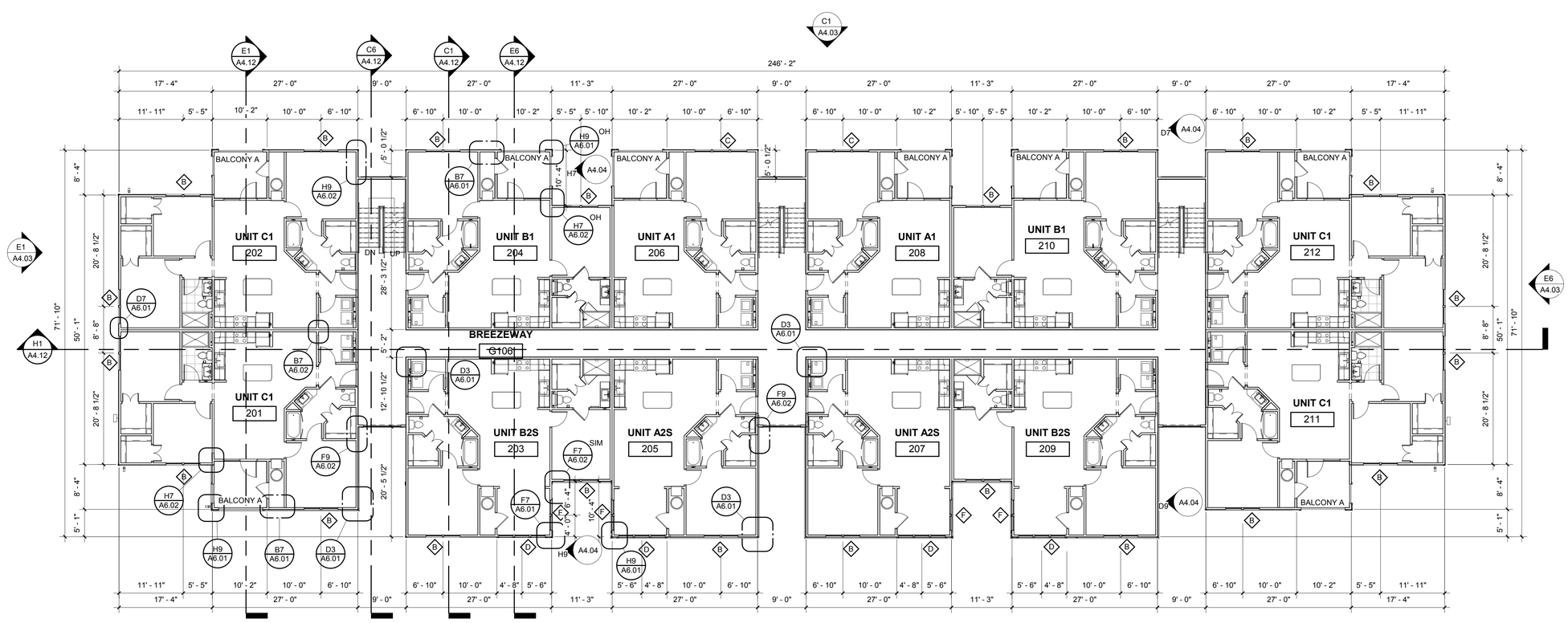


C1 BUILDING TYPE 3 - LEVEL 2 BREEZEWAY FND
3/32" = 1'-0"



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

GENERAL NOTES:

01. EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF STUD TO EXTERIOR FACE OF STUD. WHEN A TENANT WALL OCCURRS, DIMENSIONS ARE TAKEN TO THE CENTERLINE. ALL OTHER DIMENSIONS ARE FROM OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE. SEE UNIT PLANS FOR FURTHER DIMENSIONS.

02. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

03. SEE A300 SERIES SHEETS FOR UNIT PLAN INFORMATION.

04. CONTRACTOR TO COORDINATE FLOOR & CEILING CONTROL JOINT PLACEMENT COMMON AREA AT 8'-0" MAX ON CENTER WHERE POSSIBLE.

05. SEE CIVIL PLANS FOR ACTUAL FINISH FLOOR ELEVATIONS.

06. REFER TO CIVIL DWGS. FOR SIDEWALK CONDITIONS.

LEGEND:

A. REFER TO ARCHITECTURAL PLANS FOR LOCATION OF FIRE RISER ROOM AND THE WATER RISER ROOM REQUIRED FOR EACH BUILDING LOCATION.

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ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN

REVISION HISTORY

No.	Date	Description

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Date:	09/10/2019
Project #:	5592

THE ROBERT
FT. MYERS, FL

BUILDING TYPE 3 - 2ND LEVEL

A2.10

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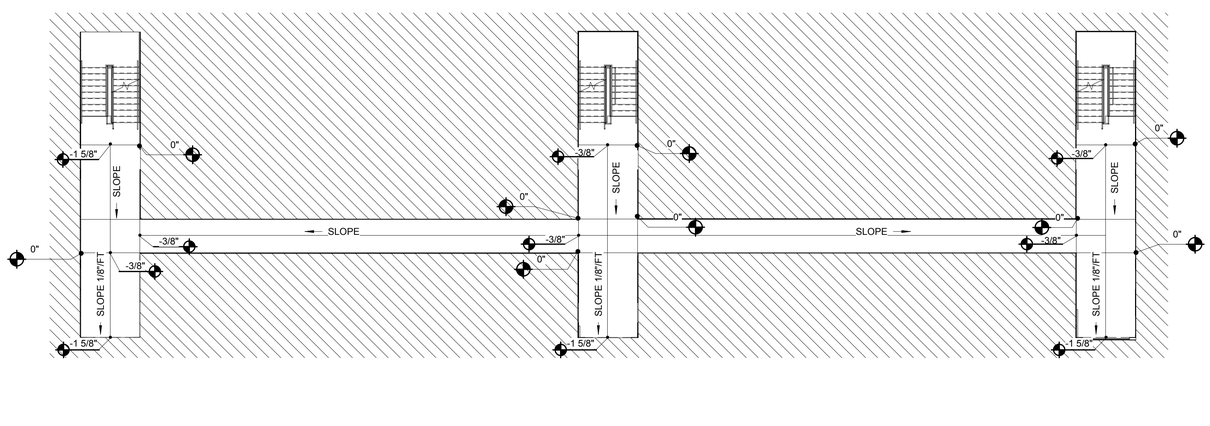
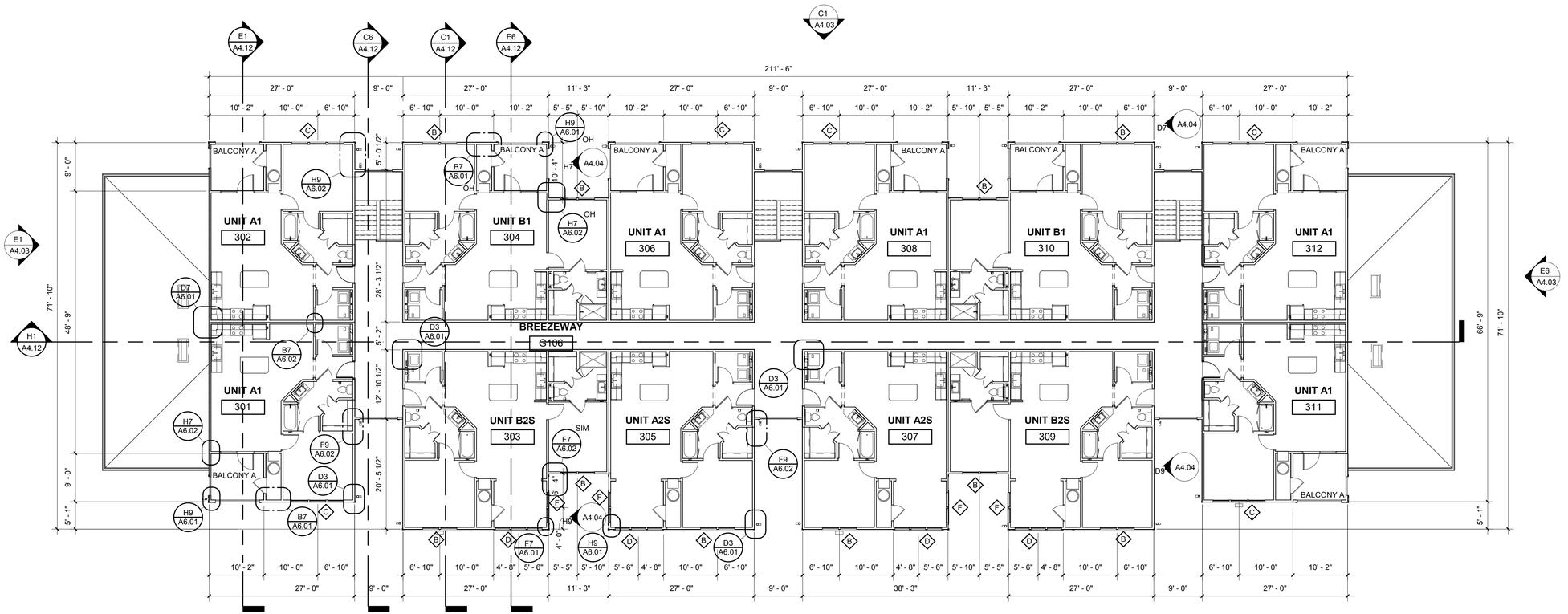


C1 BUILDING TYPE 3 - LEVEL 2 BREEZEWAY FND
3/32" = 1'-0"



H1 BUILDING TYPE 3 - LEVEL 3
3/32" = 1'-0"

GENERAL NOTES:

01. EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF STUD TO EXTERIOR FACE OF STUD. WHEN A TENANT WALL OCCURRS, DIMENSIONS ARE TAKEN TO THE CENTERLINE. ALL OTHER DIMENSIONS ARE FROM OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE. SEE UNIT PLANS FOR FURTHER DIMENSIONS.

02. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

03. SEE A300 SERIES SHEETS FOR UNIT PLAN INFORMATION.

04. CONTRACTOR TO COORDINATE FLOOR & CEILING CONTROL JOINT PLACEMENT COMMON AREA AT 8'-0" MAX ON CENTER WHERE POSSIBLE.

05. SEE CIVIL PLANS FOR ACTUAL FINISH FLOOR ELEVATIONS.

06. REFER TO CIVIL DWGS. FOR SIDEWALK CONDITIONS.

LEGEND:

A. REFER TO ARCHITECTURAL PLANS FOR LOCATION OF FIRE RISER ROOM AND THE WATER RISER ROOM REQUIRED FOR EACH BUILDING LOCATION.

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ISSUE HISTORY

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Drawn:	DM
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Approval:	MG
Date:	09/10/2019
Project #:	5592

THE ROBERT
FT. MYERS, FL

BUILDING TYPE 3 - 3RD LEVEL

A2.11

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ATTIC VENT CALCULATIONS - AREA 3A

	REQUIRED	PROVIDED
TOTAL ROOF AREA	= 900 Sq.Ft.	
PER FBC 2017 (1/300)	x 0.0033	
REQ. VENTILATED AREA	2.97 Sq.Ft.	
TOTAL SOFFIT LIN. FT.		78 Lin.Ft.
OPENING NET VENTILATION		x 0.03 Sq.Ft.
NET FREE AREA	1.49 Sq.Ft.	2.34 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		12 Lin.Ft.
OPENING NET VENTILATION		x 0.125 Sq.Ft.
NET FREE AREA	1.49 Sq.Ft.	1.50 Sq.Ft.
TOTAL VENTILATED AREA	2.97 Sq.Ft.	3.84 Sq.Ft.

ATTIC VENT CALCULATIONS - AREA 3B

	REQUIRED	PROVIDED
TOTAL ROOF AREA	= 1414 Sq.Ft.	
PER FBC 2017 (1/300)	x 0.0033	
REQ. VENTILATED AREA	4.67 Sq.Ft.	
TOTAL SOFFIT LIN. FT.		75 Lin.Ft.
OPENING NET VENTILATION + 10'-0" TAMYLN		x 0.03 Sq.Ft.
NET FREE AREA	2.33 Sq.Ft.	2.25 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		20 Lin.Ft.
OPENING NET VENTILATION		x 0.125 Sq.Ft.
NET FREE AREA	2.33 Sq.Ft.	2.50 Sq.Ft.
TOTAL VENTILATED AREA	4.67 Sq.Ft.	4.75 Sq.Ft.

ATTIC VENT CALCULATIONS - AREA 3C

	REQUIRED	PROVIDED
TOTAL ROOF AREA	= 1519 Sq.Ft.	
PER FBC 2017 (1/300)	x 0.0033	
REQ. VENTILATED AREA	5.01 Sq.Ft.	
TOTAL SOFFIT LIN. FT.		80 Lin.Ft.
OPENING NET VENTILATION + 10'-0" TAMYLN		x 0.03 Sq.Ft.
NET FREE AREA	2.51 Sq.Ft.	2.4 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		22 Lin.Ft.
OPENING NET VENTILATION		x 0.125 Sq.Ft.
NET FREE AREA	2.51 Sq.Ft.	2.75 Sq.Ft.
TOTAL VENTILATED AREA	5.01 Sq.Ft.	5.15 Sq.Ft.

ATTIC VENT CALCULATIONS - AREA 3D

	REQUIRED	PROVIDED
TOTAL ROOF AREA	= 1154 Sq.Ft.	
PER FBC 2017 (1/300)	x 0.0033	
REQ. VENTILATED AREA	3.81 Sq.Ft.	
TOTAL SOFFIT LIN. FT.		64 Lin.Ft.
OPENING NET VENTILATION		x 0.03 Sq.Ft.
NET FREE AREA	1.90 Sq.Ft.	1.92 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		16 Lin.Ft.
OPENING NET VENTILATION		x 0.125 Sq.Ft.
NET FREE AREA	1.90 Sq.Ft.	2.00 Sq.Ft.
TOTAL VENTILATED AREA	3.81 Sq.Ft.	3.92 Sq.Ft.

ATTIC VENT CALCULATIONS - AREA 3E

	REQUIRED	PROVIDED
TOTAL ROOF AREA	= 1201 Sq.Ft.	
PER FBC 2017 (1/300)	x 0.0033	
REQ. VENTILATED AREA	3.96 Sq.Ft.	
TOTAL SOFFIT LIN. FT.		69 Lin.Ft.
OPENING NET VENTILATION		x 0.03 Sq.Ft.
NET FREE AREA	1.98 Sq.Ft.	2.07 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		16 Lin.Ft.
OPENING NET VENTILATION		x 0.125 Sq.Ft.
NET FREE AREA	1.98 Sq.Ft.	2.00 Sq.Ft.
TOTAL VENTILATED AREA	3.96 Sq.Ft.	4.07 Sq.Ft.

ATTIC VENT CALCULATIONS - AREA 3F

	REQUIRED	PROVIDED
TOTAL ROOF AREA	= 900 Sq.Ft.	
PER FBC 2017 (1/300)	x 0.0033	
REQ. VENTILATED AREA	2.97 Sq.Ft.	
TOTAL SOFFIT LIN. FT.		55 Lin.Ft.
OPENING NET VENTILATION		x 0.03 Sq.Ft.
NET FREE AREA	1.49 Sq.Ft.	1.65 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		13 Lin.Ft.
OPENING NET VENTILATION		x 0.125 Sq.Ft.
NET FREE AREA	1.49 Sq.Ft.	1.63 Sq.Ft.
TOTAL VENTILATED AREA	2.97 Sq.Ft.	3.28 Sq.Ft.

ATTIC VENT CALCULATIONS - AREA 3G

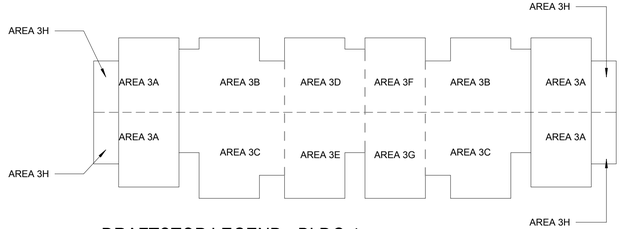
	REQUIRED	PROVIDED
TOTAL ROOF AREA	= 1040 Sq.Ft.	
PER FBC 2017 (1/300)	x 0.0033	
REQ. VENTILATED AREA	3.43 Sq.Ft.	
TOTAL SOFFIT LIN. FT.		60 Lin.Ft.
OPENING NET VENTILATION		x 0.03 Sq.Ft.
NET FREE AREA	1.72 Sq.Ft.	1.8 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		14 Lin.Ft.
OPENING NET VENTILATION		x 0.125 Sq.Ft.
NET FREE AREA	1.72 Sq.Ft.	1.75 Sq.Ft.
TOTAL VENTILATED AREA	3.43 Sq.Ft.	3.55 Sq.Ft.

ATTIC VENT CALCULATIONS - AREA 3H

	REQUIRED	PROVIDED
TOTAL ROOF AREA	= 433 Sq.Ft.	
PER FBC 2017 (1/300)	x 0.0033	
REQ. VENTILATED AREA	1.43 Sq.Ft.	
TOTAL SOFFIT LIN. FT.		42 Lin.Ft.
OPENING NET VENTILATION		x 0.03 Sq.Ft.
NET FREE AREA	0.71 Sq.Ft.	1.26 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		1 Lin.Ft.
OPENING NET VENTILATION 4'-0" OFF RIDGE VENT		x 0.96 Sq.Ft.
NET FREE AREA	0.71 Sq.Ft.	0.96 Sq.Ft.
TOTAL VENTILATED AREA	1.43 Sq.Ft.	2.22 Sq.Ft.

VENTILATION SCHEDULE

ROOF VENT	MFGR. & MODEL No.	FREE AREA / L.F.
SOFFIT VENT AT EAVE	HARDIE SOFFIT PANEL (FPA-13265-R1)	0.03 SQ. FT.
SOFFIT VENT AT EAVE	TAMLYN VENTED SOFFIT	0.062 SQ. FT.
RIDGE VENT	TAMKO COOLRIDGE(SECTIONAL VENT)	0.125 SQ. FT.
OFF RIDGE VENT	4'-0" OFF RIDGE SHINGLE FLAT BY "FLAMCO"	0.96 SQ. FT.
	6'-0" OFF RIDGE SHINGLE FLAT BY "FLAMCO"	1.46 SQ. FT.



DRAFTSTOP LEGEND - BLDG 4

1/32" = 1'-0"

GENERAL NOTES:

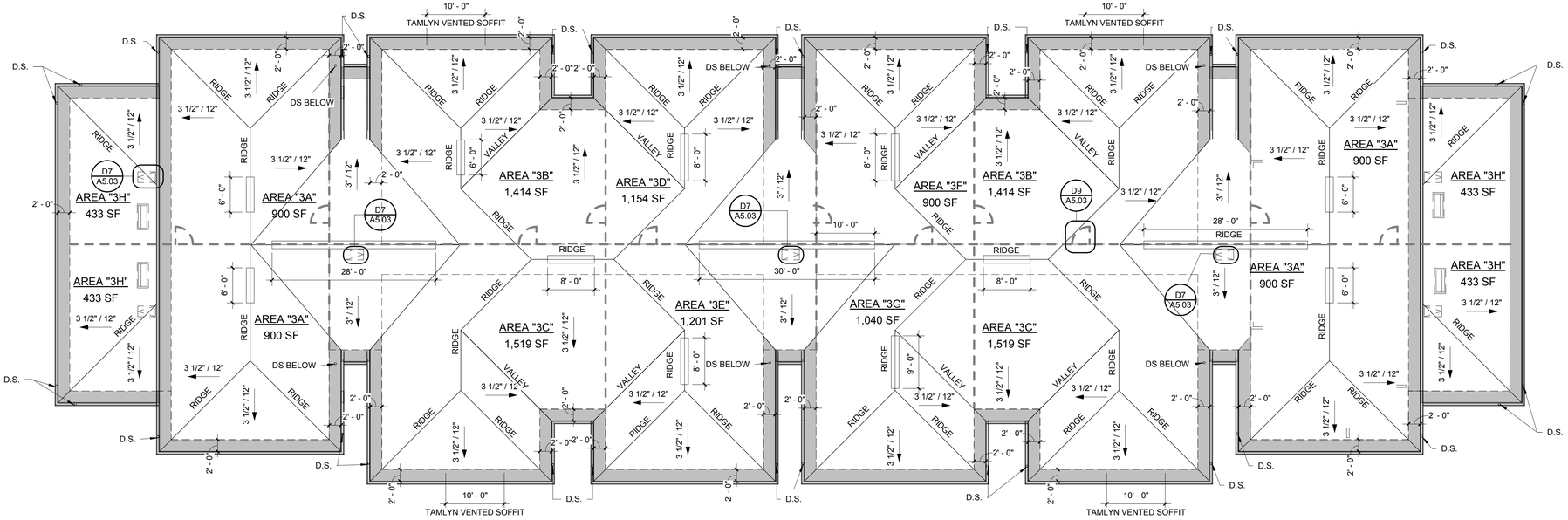
1. PAINT ALL ROOF VENTS & PENETRATIONS TO MATCH ROOF SHINGLE COLOR
2. COORDINATE DOWN SPOUT DISCHARGE WITH CIVIL DRAWINGS. WHERE NOT TAKEN TO STORM, PROVIDE SPLASH BLOCK.
4. DOWNSPOUTS AND GUTTERS SHOWN ARE MIN.

LEGEND:

- OSB DRAFTSTOPPING - TO UNDERSIDE OF ROOF DECK
- OPERABLE OSB ACCESS PANEL W/SURFACE MOUNTED SPRING HINGES & PASSAGE LATCHSET. MIN. 2'-0" X 3'-0" CLEAR OPENING
- 1HR. FIRE RATED ATTIC ACCESS PANEL, MIN. 22"X36". COORDINATE WITH ROOF TRUSSES
- RIDGE VENT. SEE VENT SCHEDULE
- SOFFIT LOCATIONS

ROOF PLAN NOTES & LEGEND

1/8" = 1'-0"



H1 BUILDING TYPE 3 - ROOF PLAN

3/32" = 1'-0"

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ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN

REVISION HISTORY

No.	Date	Description

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CONSULTANT

MICHAEL E. GOVE
FLORIDA LICENSE #

Drawn:	DM
Checked:	DM
Approval:	MG
Date:	09/10/2019
Project #:	5592

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BUILDING TYPE 3 - ROOF PLAN

A2.12

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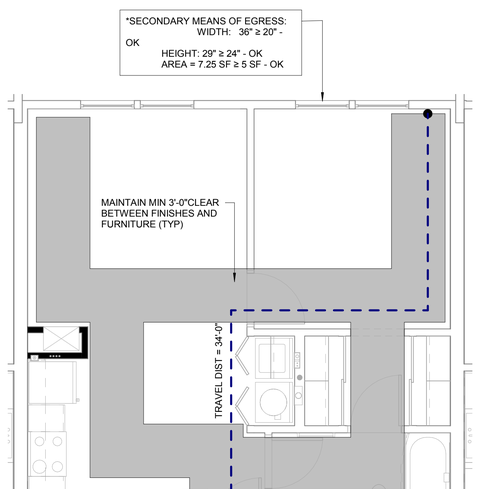
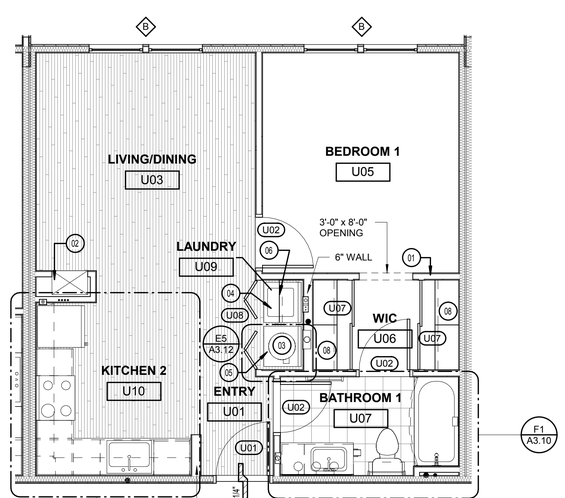


D1 UNIT S1 - LIFE SAFETY PLAN

1/4" = 1'-0" H1/ A2.14



D9 UNIT S1 - REFERENCE PLAN

1/4" = 1'-0"

GENERAL NOTES:

A. ALL DIMENSIONS ARE FROM OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE. SEE UNIT PLANS FOR FURTHER DIMENSIONS.

B. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

C. SEE A300 SERIES SHEETS FOR UNIT PLAN INFORMATION.

D. ALL INTERIOR WALLS ARE 2X4 UNLESS OTHERWISE NOTED. SEE STRUCTURAL FOR SPACING. REFER TO LIFE SAFETY FOR ASSEMBLY TYPES

LEGEND:

1. ELECTRICAL PANEL. REFER TO ELECTRICAL DRAWINGS.
2. HVAC UNIT. SEE MECHANICAL DRAWINGS
3. WATER HEATER
4. WASHER
5. DRYER
6. 12" DEEP SHELF ABOVE W/D AT 5'-6" AFF
7. 12" WIRE SHELF AND ROD AT 5'-0" & 6'-0" AFF
8. WIRE SHELF AND ROD AT 6'-0" AFF
9. WIRE SHELF AT 3'-0" AFF & 6'-0" AFF
10. WASHER/DRYER COMBO
11. HVAC UNIT
12. CONDENSOR UNIT

CEILING MOUNTED LIGHT

RECESSED LIGHT

PENDANT LIGHT

WALL MOUNTED LIGHT FIXTURE

NOT USED

WALL MOUNTED VANITY LIGHT

SUPPLY DIFFUSSER. SEE MECHANICAL DRAWINGS

CEILING FAN

SUPPLY DIFFUSER - WALL MOUNTED

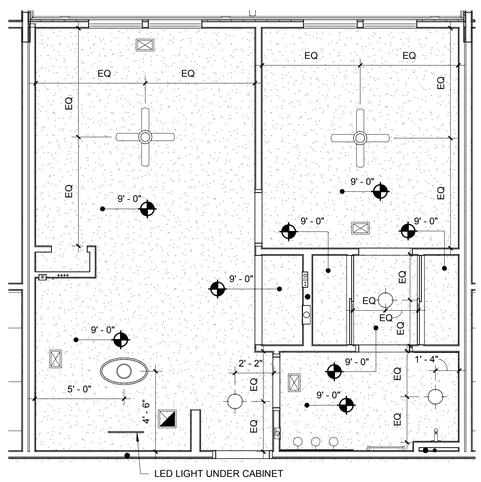
EXHAUST FAN - CEILING MOUNTED

FLUORESCENT LIGHT

LED LIGHT UNDER CABINET

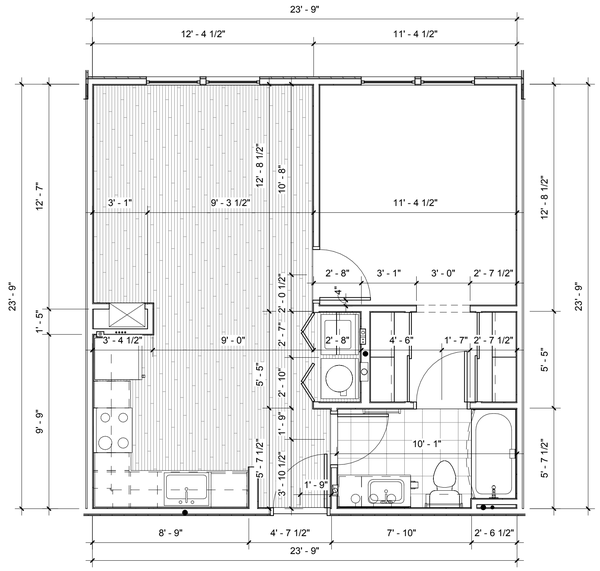
UNIT LEGEND

1/4" = 1'-0"



H1 UNIT S1 - RCP

1/4" = 1'-0"



H5 UNIT S1 - DIMENSIONAL PLAN

1/4" = 1'-0"

Area Schedule- UNIT S1

Name	Area	Bedrooms	Baths	Den	Occupants
UNIT S1	594 SF	1	1		3
	594 SF				

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN

REVISION HISTORY

No.	Date	Description

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CONSULTANT

MICHAEL E. GOVE
FLORIDA LICENSE #

THE ROBERT
FT. MYERS, FL

Drawn:	DM
Checked:	DM
Approval:	MG
Date:	09/10/2019
Project #:	5592

1 BR UNIT PLANS - S1

A3.01

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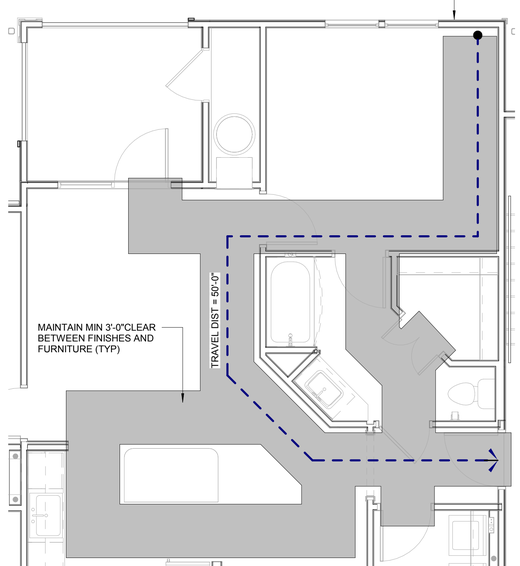
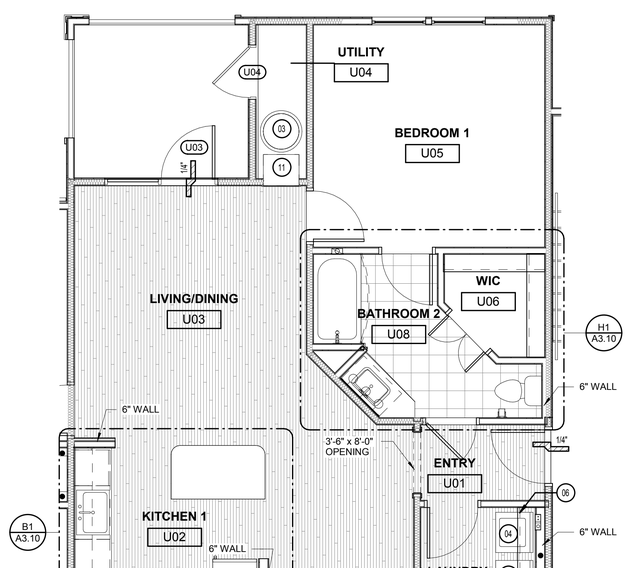


D1 UNIT A1- LIFE SAFETY PLAN
1/4" = 1'-0"



D9 UNIT A1 - REFERENCE PLAN
1/4" = 1'-0"

GENERAL NOTES:

A. ALL DIMENSIONS ARE FROM OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE. SEE UNIT PLANS FOR FURTHER DIMENSIONS.

B. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

C. SEE A300 SERIES SHEETS FOR UNIT PLAN INFORMATION.

D. ALL INTERIOR WALLS ARE 2X4 UNLESS OTHERWISE NOTED. SEE STRUCTURAL FOR SPACING. REFER TO LIFE SAFETY FOR ASSEMBLY TYPES

LEGEND:

1. ELECTRICAL PANEL. REFER TO ELECTRICAL DRAWINGS.
2. HVAC UNIT. SEE MECHANICAL DRAWINGS
3. WATER HEATER
4. WASHER
5. DRYER
6. 12" DEEP SHELF ABOVE W/D AT 5'-6" AFF
7. 12" WIRE SHELF AND ROD AT 5'-0" & 6'-0" AFF
8. WIRE SHELF AND ROD AT 6'-0" AFF
9. WIRE SHELF AT 3'-0" AFF & 6'-0" AFF
10. WASHER/DRYER COMBO
11. HVAC UNIT
12. CONDENSOR UNIT

CEILING MOUNTED LIGHT

RECESSED LIGHT

PENDANT LIGHT

WALL MOUNTED LIGHT FIXTURE

NOT USED

WALL MOUNTED VANITY LIGHT

SUPPLY DIFUSSER. SEE MECHANICAL DRAWINGS

CEILING FAN

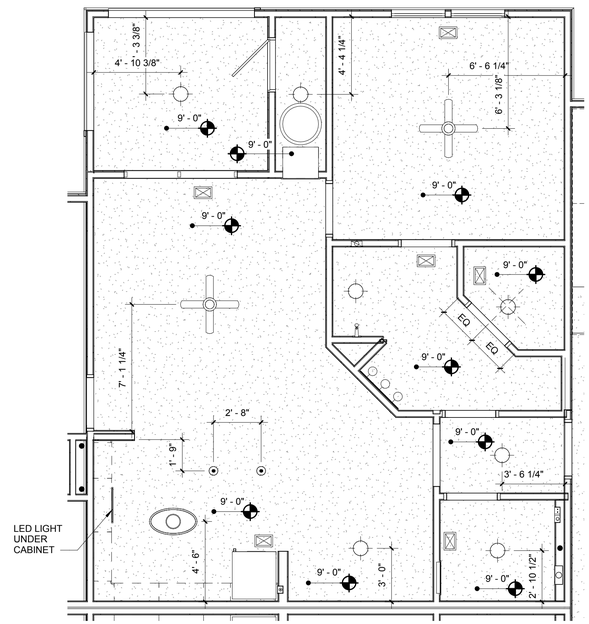
SUPPLY DIFFUSER - WALL MOUNTED

EXHAUST FAN - CEILING MOUNTED

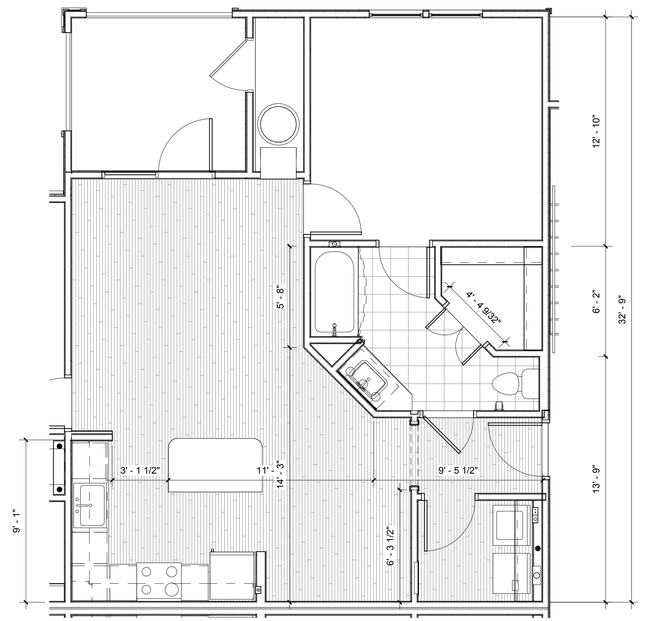
FLUORESCENT LIGHT

LED LIGHT UNDER CABINET

UNIT LEGEND
1/4" = 1'-0"



H1 UNIT A1 - RCP
1/4" = 1'-0"



H9 UNIT A1 - DIMENSIONAL PLAN
1/4" = 1'-0"

Area Schedule- UNIT A1

Name	Area	Bedrooms	Baths	Den	Occupants
UNIT A1	810 SF	1	1		4
BALCONY	91 SF				
	901 SF				

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ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN

REVISION HISTORY

No.	Date	Description

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FLORIDA LICENSE #

THE ROBERT
FT. MYERS, FL

Drawn:	DM
Checked:	DM
Approval:	MG
Date:	09/10/2019
Project #:	5592

1 BR UNIT PLANS - A1

A3.02

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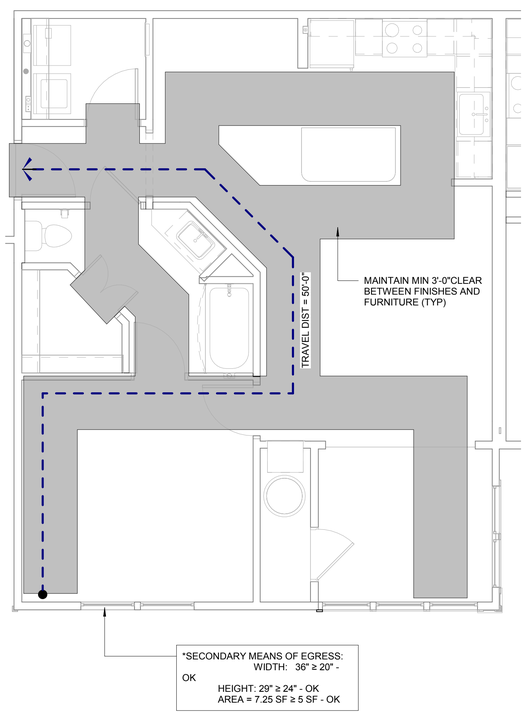
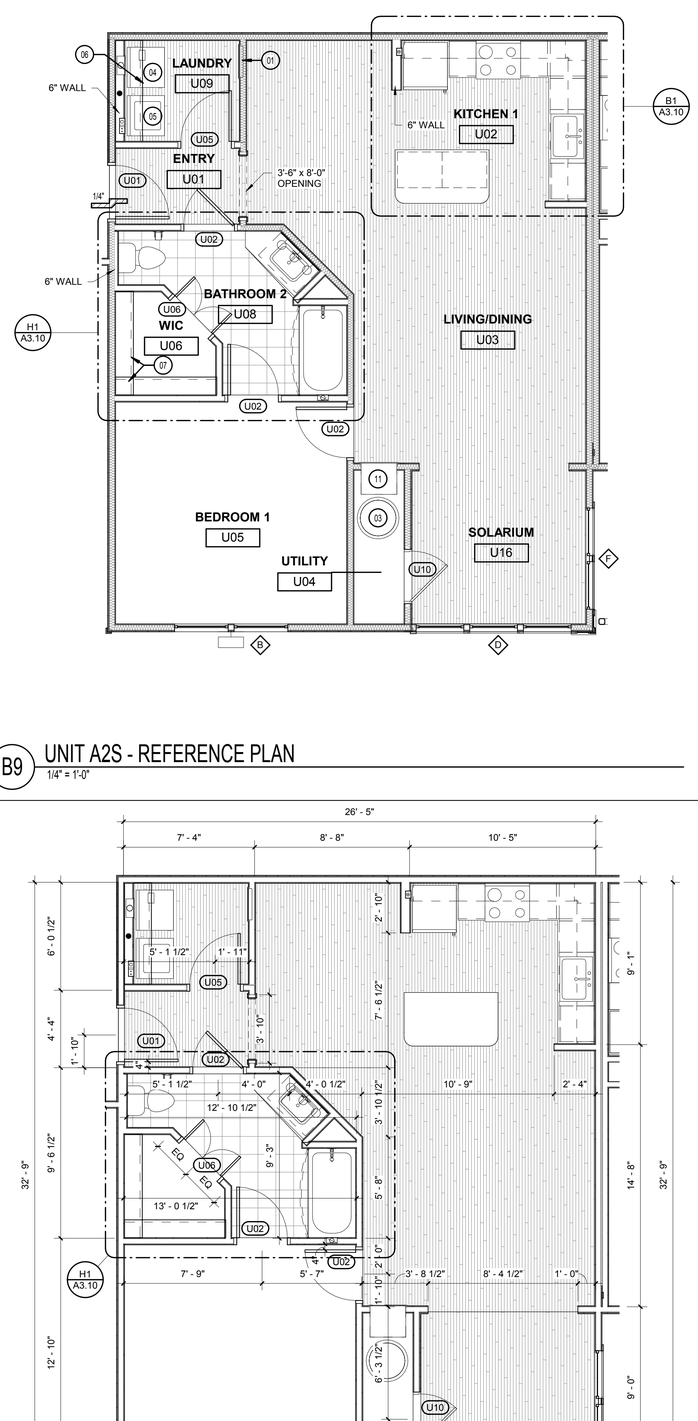


B1 UNIT A2S- LIFE SAFETY PLAN
1/4" = 1'-0"



B9 UNIT A2S - REFERENCE PLAN
1/4" = 1'-0"

GENERAL NOTES:

A. ALL DIMENSIONS ARE FROM OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE. SEE UNIT PLANS FOR FURTHER DIMENSIONS.

B. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

C. SEE A300 SERIES SHEETS FOR UNIT PLAN INFORMATION.

D. ALL INTERIOR WALLS ARE 2X4 UNLESS OTHERWISE NOTED. SEE STRUCTURAL FOR SPACING. REFER TO LIFE SAFETY EGRESS ASSEMBLY TYPES

LEGEND:

1. ELECTRICAL PANEL. REFER TO ELECTRICAL DRAWINGS.
2. HVAC UNIT. SEE MECHANICAL DRAWINGS
3. WATER HEATER
4. WASHER
5. DRYER
6. 12" DEEP SHELF ABOVE W/D AT 5'-6" AFF
7. 12" WIRE SHELF AND ROD AT 5'-0" & 6'-0" AFF
8. WIRE SHELF AND ROD AT 6'-0" AFF
9. WIRE SHELF AT 3'-0" AFF & 6'-0" AFF
10. WASHER/DRYER COMBO
11. HVAC UNIT
12. CONDENSOR UNIT

CEILING MOUNTED LIGHT

RECESSED LIGHT

PENDANT LIGHT

WALL MOUNTED LIGHT FIXTURE

NOT USED

WALL MOUNTED VANITY LIGHT

SUPPLY DIFUSSER.
SEE MECHANICAL DRAWINGS

CEILING FAN

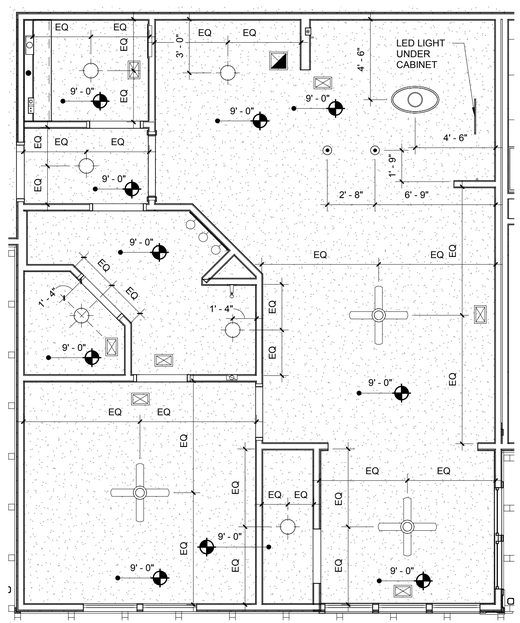
SUPPLY DIFFUSER - WALL MOUNTED

EXHAUST FAN - CEILING MOUNTED

FLUORESCENT LIGHT

LED LIGHT UNDER CABINET

UNIT LEGEND
1/4" = 1'-0"



H1 UNIT A2S - RCP
1/4" = 1'-0"

H9 UNIT A2S -DIMENSIONAL PLAN
1/4" = 1'-0"

Area Schedule- UNIT A2S

Name	Area	Bedrooms	Baths	Den	Occupants
UNIT A2S	901 SF	1	1	0	5
	901 SF				

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FLORIDA LICENSE #

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Date:	09/10/2019
Project #:	5592

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1 BR UNIT PLANS - A2S

A3.03

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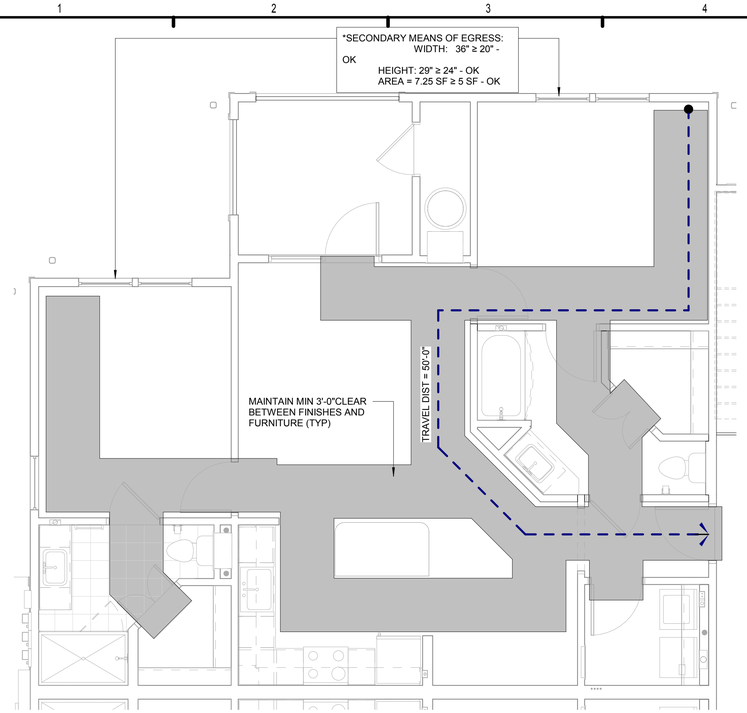
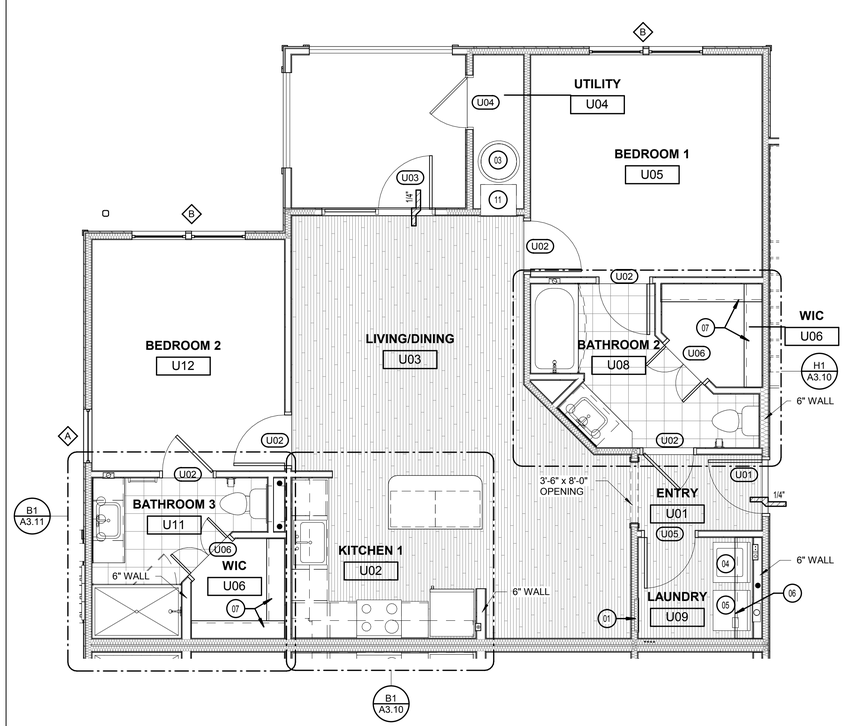


D1 UNIT B1 - LIFE SAFETY PLAN
1/4" = 1'-0"



D7 UNIT B1 - REFERENCE PLAN
1/4" = 1'-0"

GENERAL NOTES:

A. ALL DIMENSIONS ARE FROM OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE. SEE UNIT PLANS FOR FURTHER DIMENSIONS.

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C. SEE A300 SERIES SHEETS FOR UNIT PLAN INFORMATION.

D. ALL INTERIOR WALLS ARE 2X4 UNLESS OTHERWISE NOTED. SEE STRUCTURAL FOR SPACING. REFER TO LIFE SAFETY FOR ASSEMBLY TYPES

LEGEND:

1. ELECTRICAL PANEL. REFER TO ELECTRICAL DRAWINGS.
2. HVAC UNIT. SEE MECHANICAL DRAWINGS
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4. WASHER
5. DRYER
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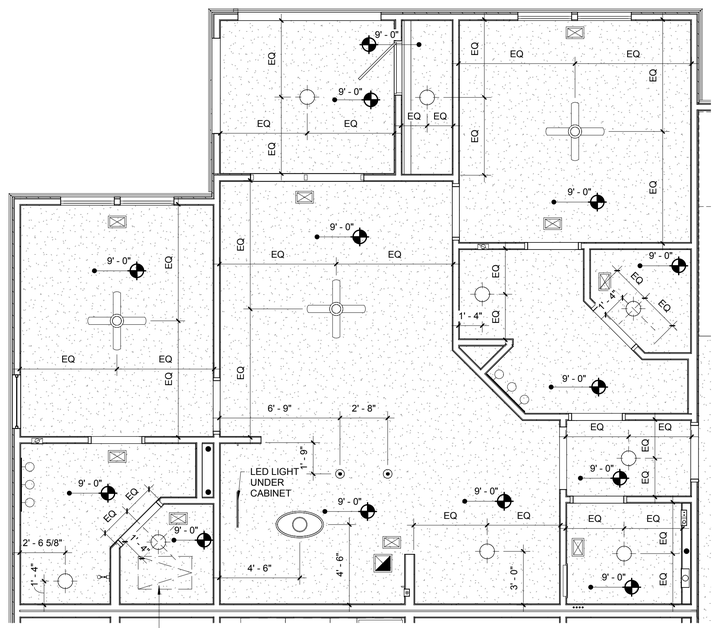
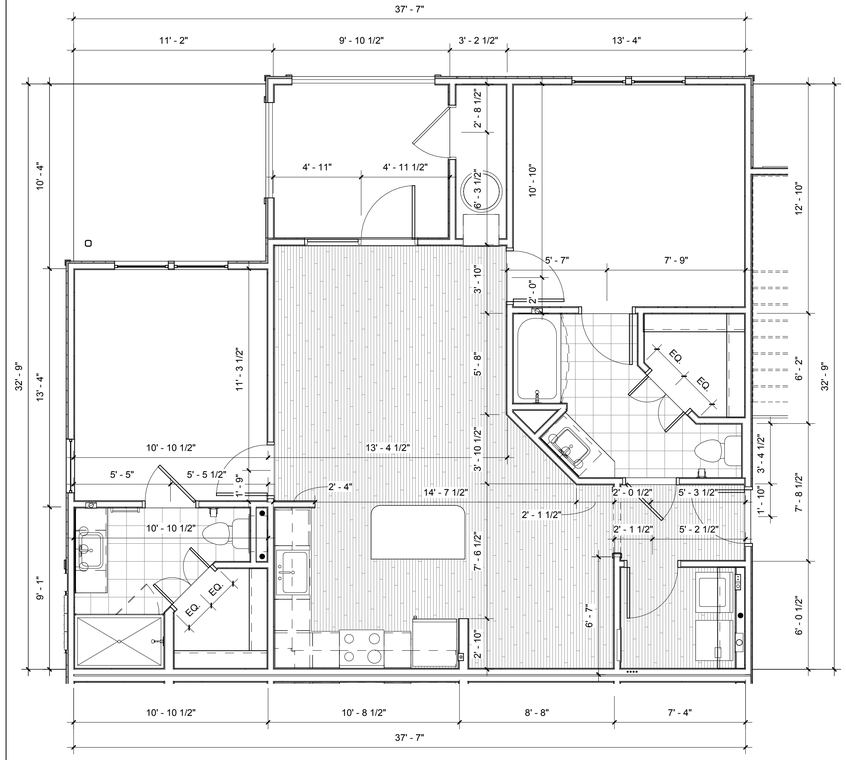
9. WIRE SHELF AT 3'-0" AFF & 6'-0" AFF
10. WASHER/DRYER COMBO
11. HVAC UNIT
12. CONDENSOR UNIT

CEILING MOUNTED LIGHT
RECESSED LIGHT
PENDANT LIGHT
WALL MOUNTED LIGHT FIXTURE
NOT USED
WALL MOUNTED VANITY LIGHT
SUPPLY DIFFUSSER. SEE MECHANICAL DRAWINGS
CEILING FAN
SUPPLY DIFFUSER - WALL MOUNTED
EXHAUST FAN - CEILING MOUNTED
FLUORESCENT LIGHT
LED LIGHT UNDER CABINET

UNIT LEGEND
1/4" = 1'-0"



H1 UNIT B1 - RCP
1/4" = 1'-0"



H7 UNIT B1 - DIMENSIONAL PLAN
1/4" = 1'-0"

Area Schedule- UNIT B1

Name	Area	Bedrooms	Baths	Den	Occupants
UNIT B1	1067 SF	2	2	0	5
BALCONY	91 SF				
	1158 SF				

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ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN

REVISION HISTORY

No.	Date	Description

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CONSULTANT
MICHAEL E. GOVE
FLORIDA LICENSE #

THE ROBERT
FT. MYERS, FL

Drawn:	DM
Checked:	DM
Approval:	MG
Date:	09/10/2019
Project #:	5592

2 BR UNIT PLANS - B1

A3.04

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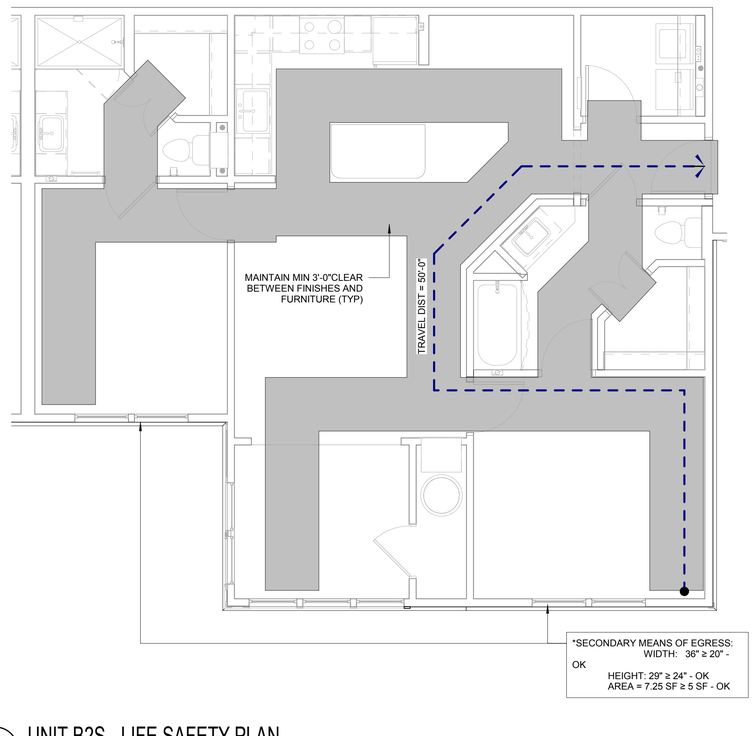
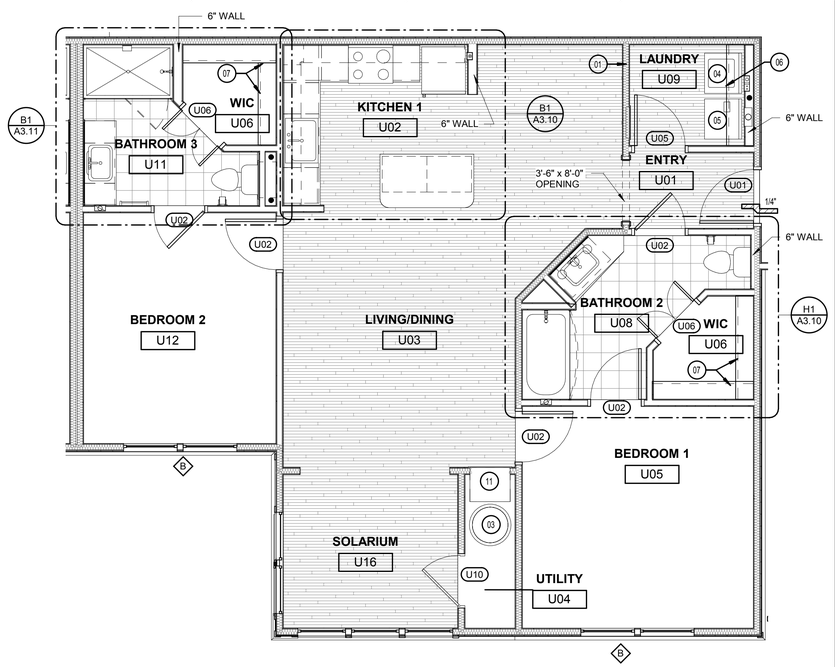


D1 UNIT B2S - LIFE SAFETY PLAN

1/4" = 1'-0"



D9 UNIT B2S - REFERENCE PLAN

1/4" = 1'-0"

GENERAL NOTES:

A. ALL DIMENSIONS ARE FROM OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE. SEE UNIT PLANS FOR FURTHER DIMENSIONS.

B. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

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LEGEND:

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2. HVAC UNIT. SEE MECHANICAL DRAWINGS
3. WATER HEATER
4. WASHER
5. DRYER
6. 12" DEEP SHELF ABOVE W/D AT 5'-6" AFF
7. 12" WIRE SHELF AND ROD AT 5'-0" & 6'-0" AFF
8. WIRE SHELF AND ROD AT 6'-0" AFF
9. WIRE SHELF AT 3'-0" AFF & 6'-0" AFF
10. WASHER/DRYER COMBO
11. HVAC UNIT
12. CONDENSOR UNIT

CEILING MOUNTED LIGHT

RECESSED LIGHT

PENDANT LIGHT

WALL MOUNTED LIGHT FIXTURE

NOT USED

WALL MOUNTED VANITY LIGHT

SUPPLY DIFUSSER. SEE MECHANICAL DRAWINGS

CEILING FAN

SUPPLY DIFFUSER - WALL MOUNTED

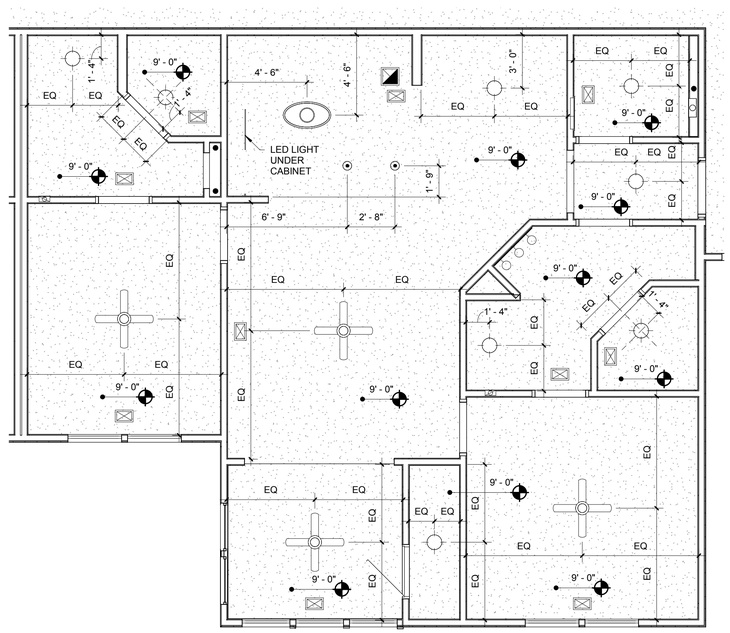
EXHAUST FAN - CEILING MOUNTED

FLUORESCENT LIGHT

LED LIGHT UNDER CABINET

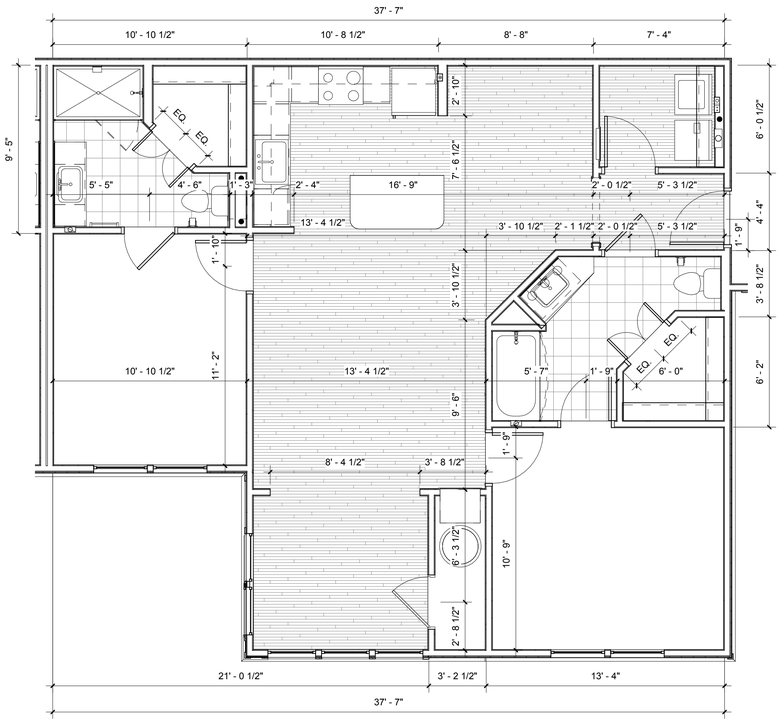
UNIT LEGEND

1/4" = 1'-0"



H1 UNIT B2S - RCP

1/4" = 1'-0"



H9 UNIT B2S - DIMENSIONAL PLAN

1/4" = 1'-0"

Area Schedule- UNIT B2S

Name	Area	Bedrooms	Baths	Den	Occupants
UNIT B2S	1158 SF	2	2	0	6
	1158 SF				

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Project #:	5592

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FT. MYERS, FL

2 BR UNIT PLANS - B2S

A3.05

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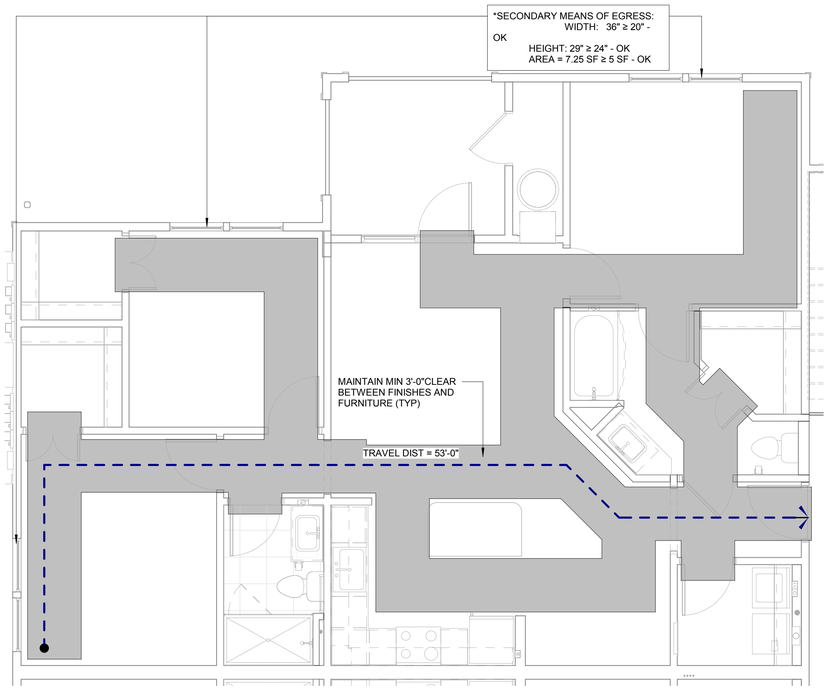
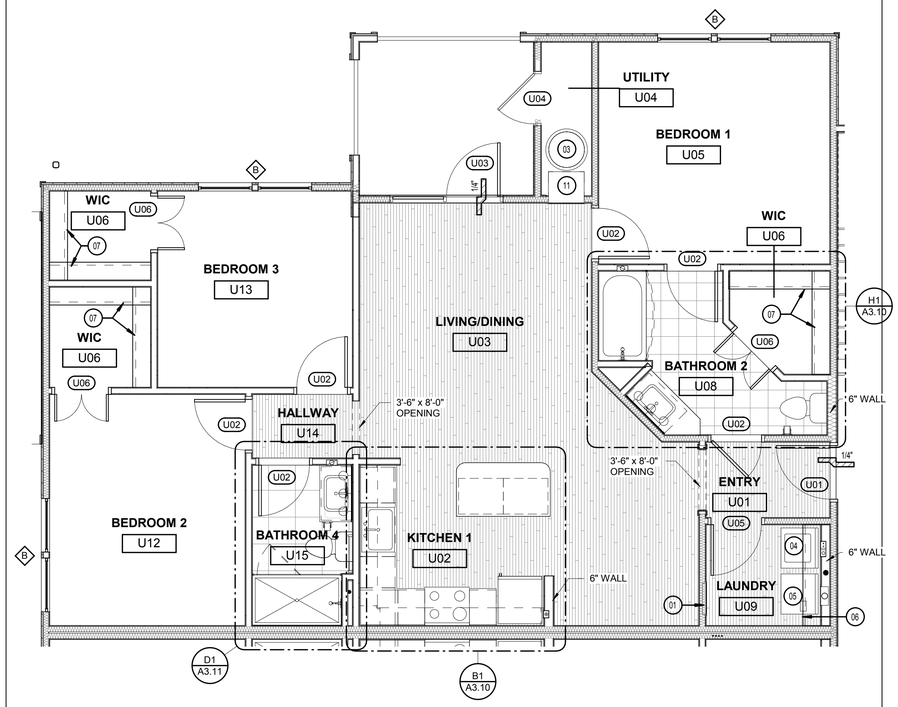


B1 UNIT C1 - LIFE SAFETY PLAN
1/4" = 1'-0"



H9 UNIT C1 - REFERENCE PLAN
1/4" = 1'-0"

GENERAL NOTES:

A. ALL DIMENSIONS ARE FROM OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE. SEE UNIT PLANS FOR FURTHER DIMENSIONS.

B. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

C. SEE A300 SERIES SHEETS FOR UNIT PLAN INFORMATION.

D. ALL INTERIOR WALLS ARE 2X4 UNLESS OTHERWISE NOTED. SEE STRUCTURAL FOR SPACING. REFER TO LIFE SAFETY FOR ASSEMBLY TYPES

LEGEND:

1. ELECTRICAL PANEL. REFER TO ELECTRICAL DRAWINGS.
2. HVAC UNIT. SEE MECHANICAL DRAWINGS
3. WATER HEATER
4. WASHER
5. DRYER
6. 12" DEEP SHELF ABOVE W/D AT 5'-6" AFF
7. 12" WIRE SHELF AND ROD AT 5'-0" & 6'-0" AFF
8. WIRE SHELF AND ROD AT 6'-0" AFF
9. WIRE SHELF AT 3'-0" AFF & 6'-0" AFF
10. WASHER/DRYER COMBO
11. HVAC UNIT
12. CONDENSOR UNIT

CEILING MOUNTED LIGHT

RECESSED LIGHT

PENDANT LIGHT

WALL MOUNTED LIGHT FIXTURE

NOT USED

WALL MOUNTED VANITY LIGHT

SUPPLY DIFUSSER. SEE MECHANICAL DRAWINGS

CEILING FAN

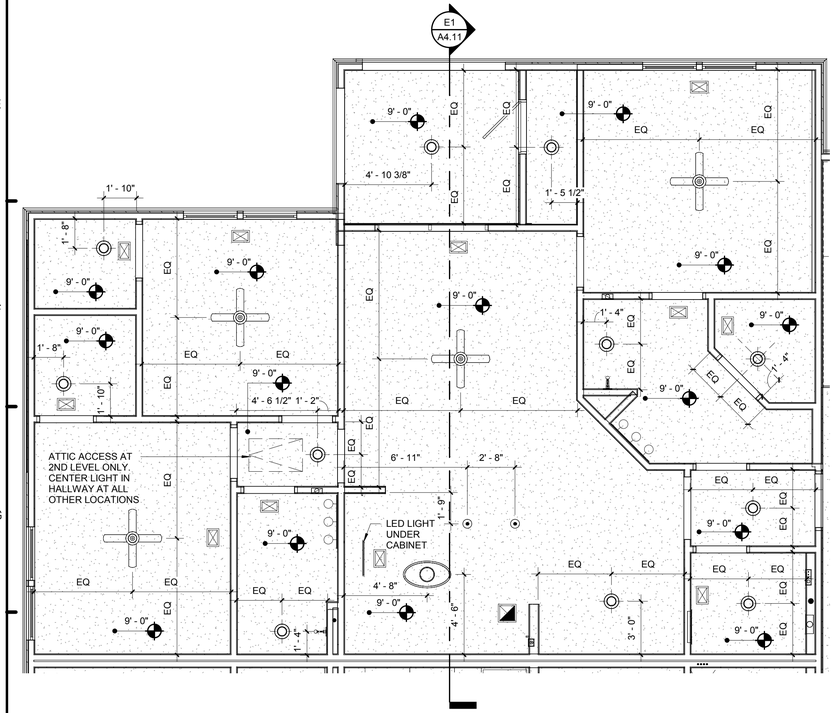
SUPPLY DIFFUSER - WALL MOUNTED

EXHAUST FAN - CEILING MOUNTED

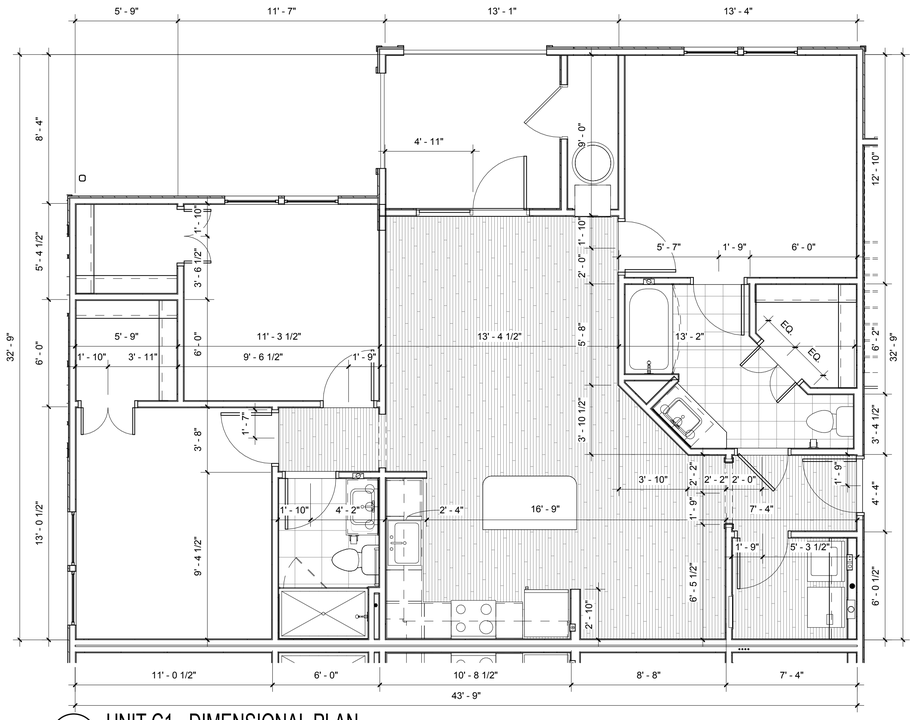
FLUORESCENT LIGHT

LED LIGHT UNDER CABINET

UNIT LEGEND
1/4" = 1'-0"



B9 UNIT C1 - RCP
1/4" = 1'-0"



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

Area Schedule- UNIT C1

Name	Area	Bedrooms	Baths	Den	Occupants
UNIT C1	1244 SF	3	2	0	6
BALCONY	91 SF				
	1335 SF				

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3 BR UNIT PLANS - C1

A3.06

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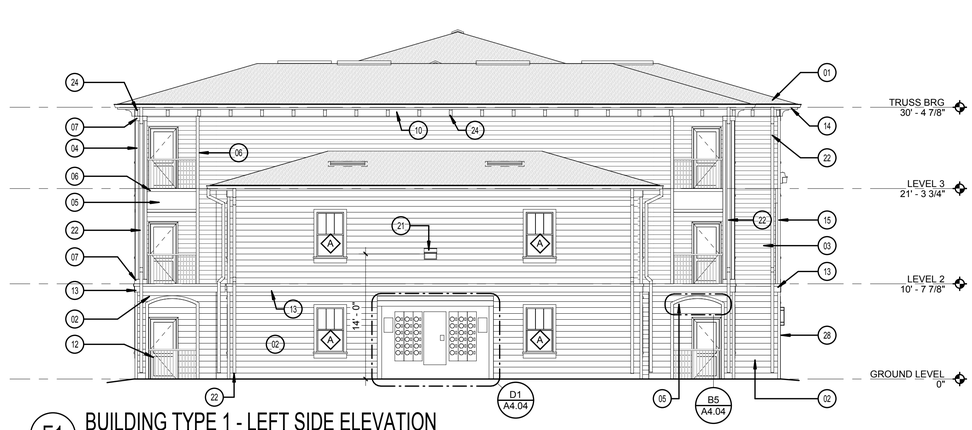
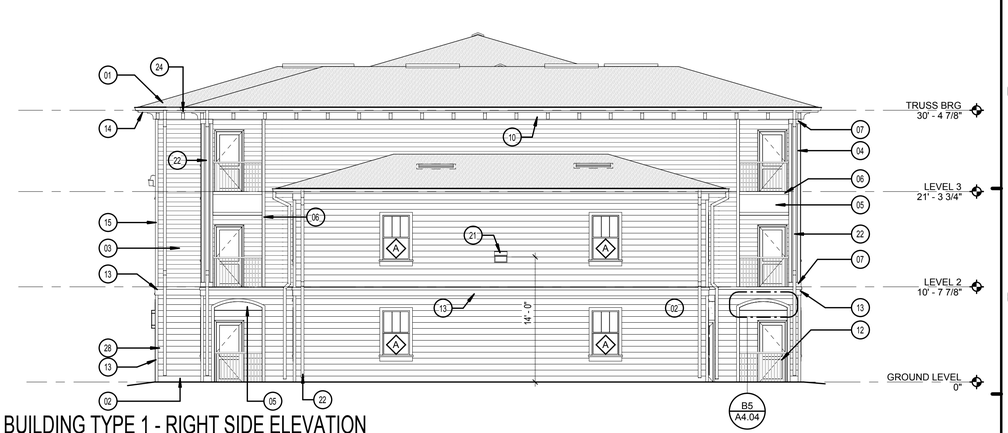
C1 BUILDING TYPE 1 - REAR ELEVATION
1/8" = 1'-0"



E1 BUILDING TYPE 1 - LEFT SIDE ELEVATION
1/8" = 1'-0"



E6 BUILDING TYPE 1 - RIGHT SIDE ELEVATION
1/8" = 1'-0"



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

LEGEND:

01. ASPHALT SHINGLES (FPA: FL 10674.1)
02. FIBER CEMENT SIDING 8" EXPOSURE (FPA: FL 13192.2-R2)
03. FIBER CEMENT SIDING 6" EXPOSURE (FPA: FL 13192.2-R2)
04. PILASTER - FIBER CEMENT 4" TRIM AND PANEL BD
05. FIBER CEMENT PANEL BOARD (FL: 13223.2)
06. 5/4x3-1/2 FIBER CEMENT TRIM
07. 5/4x5-1/2 FIBER CEMENT TRIM
08. 5/4x7-1/4 FIBER CEMENT TRIM
09. 5/4x9-1/4 FIBER CEMENT TRIM
10. 5/4x11-1/4 FIBER CEMENT TRIM
11. FIBER CEMENT TRIM WINDOW SILL
12. GUARD RAIL
13. FIBER CEMENT WATER TABLE
14. 7-1/4 FIBER CEMENT FASCIA
15. FIBER CEMENT CORNER TRIM
16. PRE-FINISHED METAL RAIN GUTTER
17. BUILDING NUMBER SIGN
18. APARTMENT NUMBER SIGN
19. METER CENTER - SEE MECHANICAL FOR LOCATION
20. LIGHTED BUILDING NUMBER SIGN
21. EXTERIOR WALL LIGHT. SEE ELECTRICAL
22. DOWNSPOUT
23. EXHAUST VENTS
24. DECORATIVE BRACKET
25. NOT USED
26. DECORATIVE FEATURE
27. CONDENSING UNIT - SEE MECHANICAL
28. COLUMN
29. WOODEN PERGOLA

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THE ROBERT
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BUILDING TYPE 1 - ELEVATIONS

A4.01

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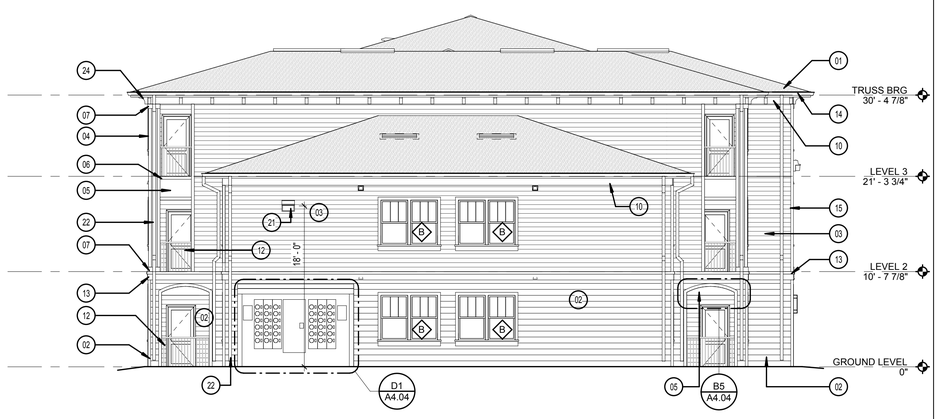
C4 BUILDING TYPE 2 - REAR ELEVATION
1/8" = 1'-0"



E1 BUILDING TYPE 2 - LEFT SIDE ELEVATION
1/8" = 1'-0"



E6 BUILDING TYPE 2 - RIGHT SIDE ELEVATION
1/8" = 1'-0"



H4 BUILDING TYPE 2 - FRONT ELEVATION
1/8" = 1'-0"

LEGEND:

01. ASPHALT SHINGLES (FPA: FL 10674.1)
02. FIBER CEMENT SIDING 8" EXPOSURE (FPA: FL 13192.2-R2)
03. FIBER CEMENT SIDING 6" EXPOSURE (FPA: FL 13192.2-R2)
04. PILASTER - FIBER CEMENT 4" TRIM AND PANEL BD
05. FIBER CEMENT PANEL BOARD (FL: 13223.2)
06. 5/4x3-1/2 FIBER CEMENT TRIM
07. 5/4x5-1/2 FIBER CEMENT TRIM
08. 5/4x7-1/4 FIBER CEMENT TRIM
09. 5/4x9-1/4 FIBER CEMENT TRIM
10. 5/4x11-1/4 FIBER CEMENT TRIM
11. FIBER CEMENT TRIM WINDOW SILL
12. GUARD RAIL
13. FIBER CEMENT WATER TABLE
14. 7-1/4 FIBER CEMENT FASCIA
15. FIBER CEMENT CORNER TRIM
16. PRE-FINISHED METAL RAIN GUTTER
17. BUILDING NUMBER SIGN
18. APARTMENT NUMBER SIGN
19. METER CENTER - SEE MECHANICAL FOR LOCATION
20. LIGHTED BUILDING NUMBER SIGN
21. EXTERIOR WALL LIGHT. SEE ELECTRICAL
22. DOWNSPOUT
23. EXHAUST VENTS
24. DECORATIVE BRACKET
25. NOT USED
26. DECORATIVE FEATURE
27. CONDENSING UNIT - SEE MECHANICAL
28. COLUMN
29. WOODEN PERGOLA

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Project #:	5592

THE ROBERT
FT. MYERS, FL

BUILDING TYPE 2 - ELEVATIONS

A4.02

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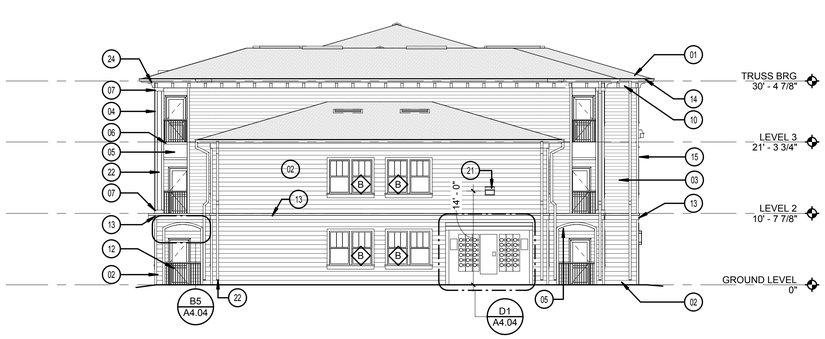
C1 BUILDING TYPE 3 - FRONT ELEVATION

3/32" = 1'-0"



E1 BUILDING TYPE 3 - LEFT SIDE ELEVATION

3/32" = 1'-0"



E6 BUILDING TYPE 3 - RIGHT SIDE ELEVATION

3/32" = 1'-0"



H1 BUILDING TYPE 3 - REAR ELEVATION

3/32" = 1'-0"

LEGEND:

01. ASPHALT SHINGLES (FPA: FL 10674.1)
02. FIBER CEMENT SIDING 8" EXPOSURE (FPA: FL 13192.2-R2)
03. FIBER CEMENT SIDING 6" EXPOSURE (FPA: FL 13192.2-R2)
04. PILASTER - FIBER CEMENT 4" TRIM AND PANEL BD
05. FIBER CEMENT PANEL BOARD (FL: 13223.2)
06. 5/4x3-1/2 FIBER CEMENT TRIM
07. 5/4x5-1/2 FIBER CEMENT TRIM
08. 5/4x7-1/4 FIBER CEMENT TRIM
09. 5/4x9-1/4 FIBER CEMENT TRIM
10. 5/4x11-1/4 FIBER CEMENT TRIM
11. FIBER CEMENT TRIM WINDOW SILL
12. GUARD RAIL
13. FIBER CEMENT WATER TABLE
14. 7-1/4 FIBER CEMENT FASCIA
15. FIBER CEMENT CORNER TRIM
16. PRE-FINISHED METAL RAIN GUTTER
17. BUILDING NUMBER SIGN
18. APARTMENT NUMBER SIGN
19. METER CENTER - SEE MECHANICAL FOR LOCATION
20. LIGHTED BUILDING NUMBER SIGN
21. EXTERIOR WALL LIGHT. SEE ELECTRICAL
22. DOWNSPOUT
23. EXHAUST VENTS
24. DECORATIVE BRACKET
25. NOT USED
26. DECORATIVE FEATURE
27. CONDENSING UNIT - SEE MECHANICAL
28. COLUMN
29. WOODEN PERGOLA

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FT. MYERS, FL

BUILDING TYPE 3 - ELEVATIONS

A4.03

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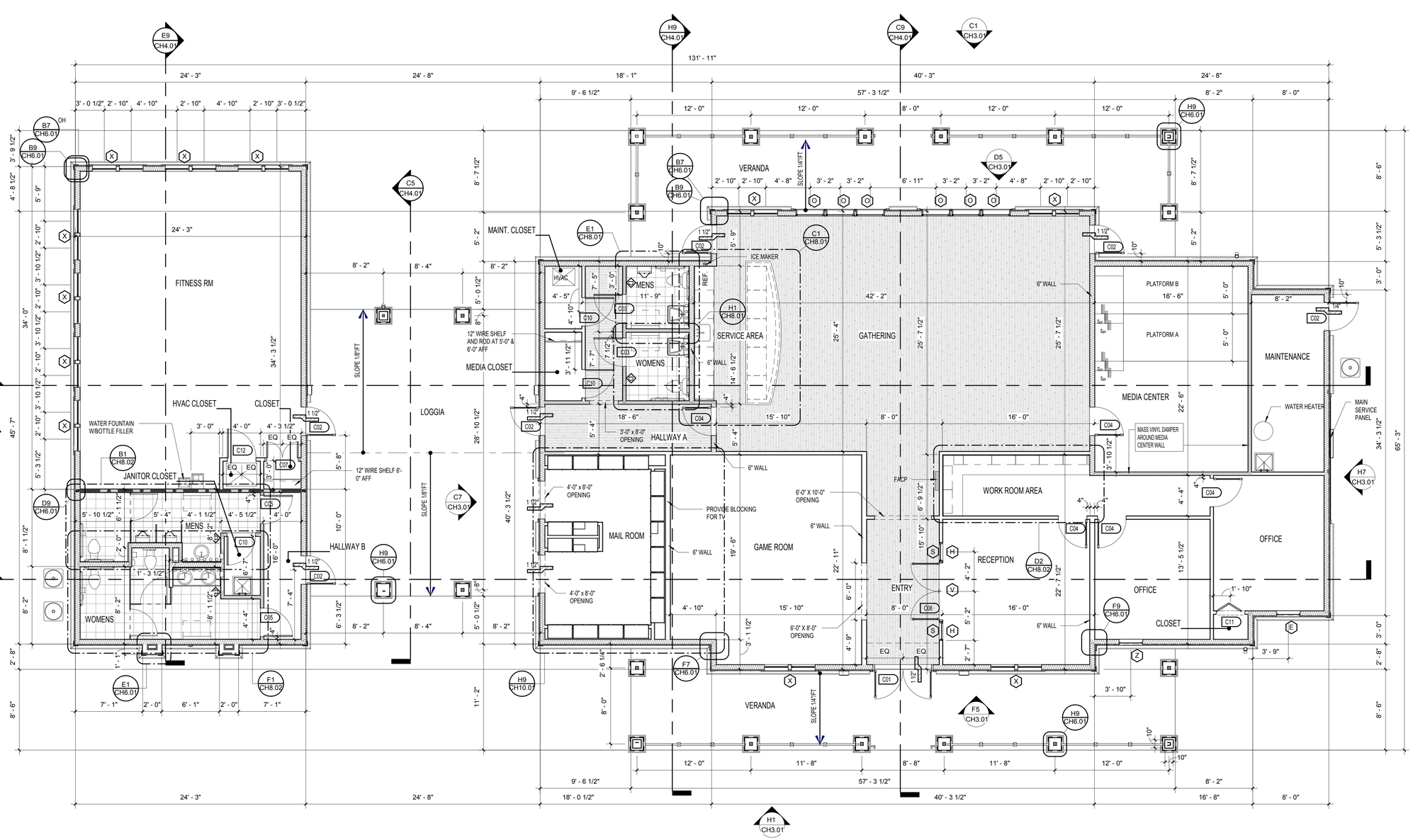

H1 CH - GROUND LEVEL
3/16" = 1'-0"

GENERAL NOTES:

01. EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF STUD TO EXTERIOR FACE OF STUD.

02. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

03. CONTRACTOR TO COORDINATE FLOOR & CEILING CONTROL JOINT PLACEMENT COMMON AREA AT 8'-0" MAX ON CENTER WHERE POSSIBLE.

04. SEE CIVIL PLANS FOR ACTUAL FINISH FLOOR ELEVATIONS.

05. REFER TO CIVIL DWGS. FOR SIDEWALK CONDITIONS.

06. ALL EXTERIOR WALLS ARE 2X6.

07. ALL INTERIOR WALLS ARE 2X4 UNLESS OTHERWISE NOTED. SEE STRUCTURAL FOR SPACING.

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Approval:	MG
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CLUBHOUSE FLOOR PLAN

CH2.01

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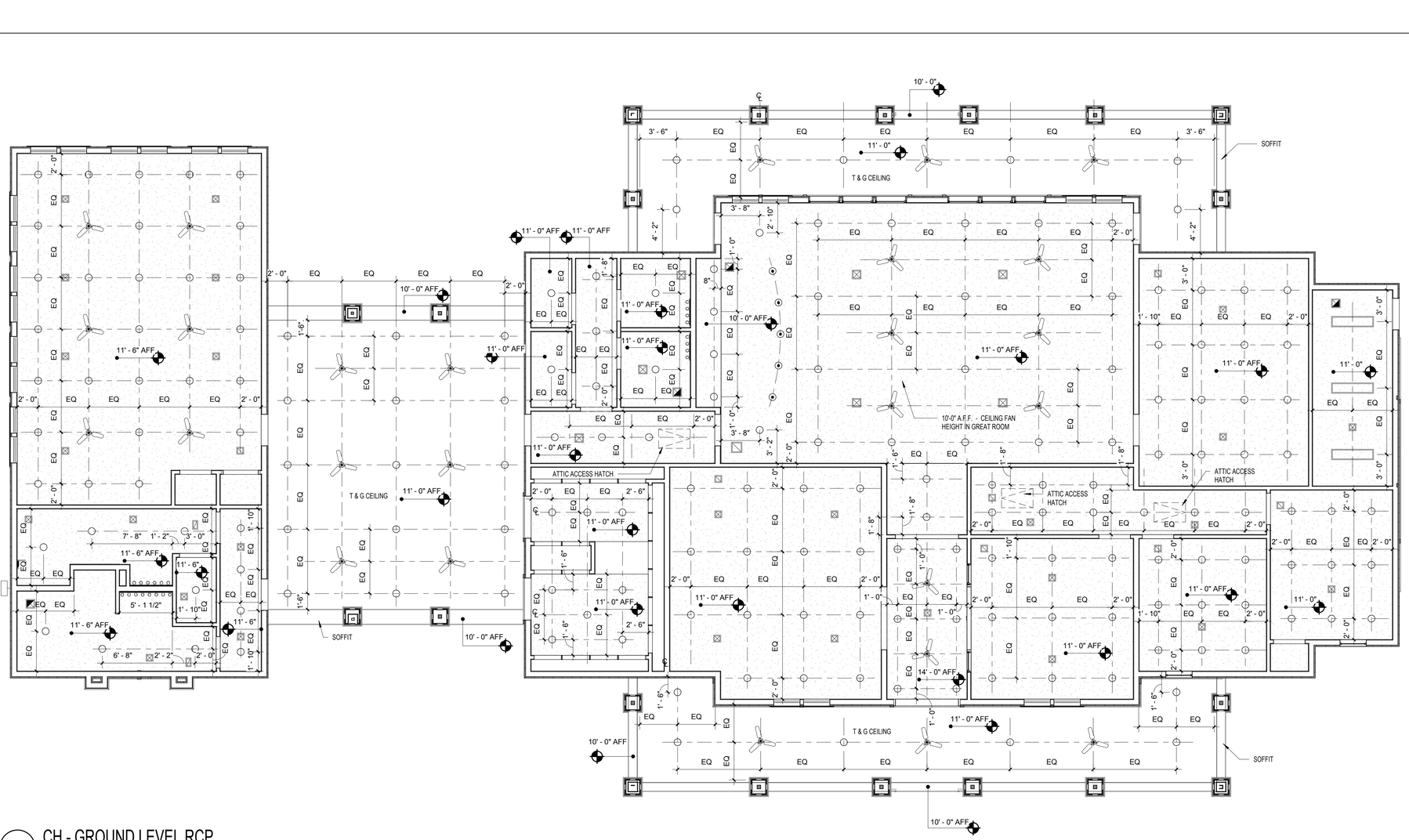

H1 CH - GROUND LEVEL RCP
3/16" = 1'-0"

LEGEND:

- CEILING MOUNTED LIGHT
- RECESSED LIGHT
- PENDANT LIGHT
- WALL MOUNTED LIGHT FIXTURE
- WALL MOUNTED VANITY LIGHT
- TRANSFER GRILLE
- SUPPLY DIFUSSER. SEE MECHANICAL DRAWINGS
- CEILING FAN
- SUPPLY DIFFUSER - WALL MOUNTED
- EXHAUST FAN - CEILING MOUNTED
- 1 x 4 - FLUORESCENT LIGHT FIXTURE

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FLORIDA LICENSE #

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FT. MYERS, FL

Drawn:	Author
Checked:	Checker
Approval:	Approver
Date:	09/10/2019
Project #:	5592

CLUBHOUSE RCP PLAN

CH2.02

PLOTTED: 11/21/2019
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ATTIC VENT CALCULATIONS - AREA A

	REQUIRED	PROVIDED
TOTAL ROOF AREA	= 1220 Sq.Ft.	
PER FBC 2017 (1/300)	x 0.0033	
REQ. VENTILATED AREA	4.03 Sq.Ft.	
TOTAL SOFFIT LIN. FT.		48 Lin.Ft.
OPENING NET VENTILATION ☐		x 0.07 Sq.Ft.
NET FREE AREA	2.01 Sq.Ft.	3.36 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		18 Lin.Ft.
OPENING NET VENTILATION ☐		x 0.125 Sq.Ft.
NET FREE AREA	2.01 Sq.Ft.	2.25 Sq.Ft.
TOTAL VENTILATED AREA	4.03 Sq.Ft.	5.61 Sq.Ft.

ATTIC VENT CALCULATIONS - AREA B

	REQUIRED	PROVIDED
TOTAL ROOF AREA	= 744 Sq.Ft.	
PER FBC 2017 (1/300)	x 0.0033	
REQ. VENTILATED AREA	2.46 Sq.Ft.	
TOTAL SOFFIT LIN. FT.		49 Lin.Ft.
OPENING NET VENTILATION ☐		x 0.07 Sq.Ft.
NET FREE AREA	1.23 Sq.Ft.	3.43 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		10 Lin.Ft.
OPENING NET VENTILATION ☐		x 0.125 Sq.Ft.
NET FREE AREA	1.23 Sq.Ft.	1.25 Sq.Ft.
TOTAL VENTILATED AREA	2.46 Sq.Ft.	4.68 Sq.Ft.

ATTIC VENT CALCULATIONS - AREA C

	REQUIRED	PROVIDED
TOTAL ROOF AREA	= 728 Sq.Ft.	
PER FBC 2017 (1/300)	x 0.0033	
REQ. VENTILATED AREA	2.40 Sq.Ft.	
TOTAL SOFFIT LIN. FT.		19 Lin.Ft.
OPENING NET VENTILATION ☐		x 0.07 Sq.Ft.
NET FREE AREA	1.20 Sq.Ft.	1.33 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		10 Lin.Ft.
OPENING NET VENTILATION ☐		x 0.125 Sq.Ft.
NET FREE AREA	1.20 Sq.Ft.	1.25 Sq.Ft.
TOTAL VENTILATED AREA	2.40 Sq.Ft.	2.58 Sq.Ft.

VENTILATION SCHEDULE

ROOF VENT	MF'GR & MODEL #	FREE AREA
RIDGE VENT	TAMKO COOLRIDGE(SECTIONAL RIDGE VENT)	18 NET SQ.IN / LIN. FT.=
		0.125 SQ. FT. / LIN. FT.
SOFFIT VENT AT EAVE	CERTAINTEED TRIPLE 3-1/3" (INVISIVENT)	10 NET SQ.IN. / LIN. FT.=
		0.07 SQ. FT. / LIN. FT.

ATTIC VENT CALCULATIONS - AREA D

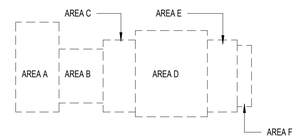
	REQUIRED	PROVIDED
TOTAL ROOF AREA	= 1943 Sq.Ft.	
PER FBC 2017 (1/300)	x 0.0033	
REQ. VENTILATED AREA	6.41 Sq.Ft.	
TOTAL SOFFIT LIN. FT.		80 Lin.Ft.
OPENING NET VENTILATION ☐		x 0.07 Sq.Ft.
NET FREE AREA	3.21 Sq.Ft.	5.6 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		28 Lin.Ft.
OPENING NET VENTILATION ☐		x 0.125 Sq.Ft.
NET FREE AREA	3.21 Sq.Ft.	3.50 Sq.Ft.
TOTAL VENTILATED AREA	6.41 Sq.Ft.	9.10 Sq.Ft.

ATTIC VENT CALCULATIONS - AREA D

	REQUIRED	PROVIDED
TOTAL ROOF AREA	= 672 Sq.Ft.	
PER FBC 2017 (1/300)	x 0.0033	
REQ. VENTILATED AREA	2.22 Sq.Ft.	
TOTAL SOFFIT LIN. FT.		33 Lin.Ft.
OPENING NET VENTILATION ☐		x 0.07 Sq.Ft.
NET FREE AREA	1.11 Sq.Ft.	2.31 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		12 Lin.Ft.
OPENING NET VENTILATION ☐		x 0.125 Sq.Ft.
NET FREE AREA	1.11 Sq.Ft.	1.50 Sq.Ft.
TOTAL VENTILATED AREA	2.22 Sq.Ft.	3.81 Sq.Ft.

ATTIC VENT CALCULATIONS - AREA E

	REQUIRED	PROVIDED
TOTAL ROOF AREA	= 274 Sq.Ft.	
PER FBC 2017 (1/300)	x 0.0033	
REQ. VENTILATED AREA	0.90 Sq.Ft.	
TOTAL SOFFIT LIN. FT.		16 Lin.Ft.
OPENING NET VENTILATION ☐		x 0.07 Sq.Ft.
NET FREE AREA	0.45 Sq.Ft.	1.12 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		5 Lin.Ft.
OPENING NET VENTILATION ☐		x 0.125 Sq.Ft.
NET FREE AREA	0.45 Sq.Ft.	0.63 Sq.Ft.
TOTAL VENTILATED AREA	0.90 Sq.Ft.	1.75 Sq.Ft.



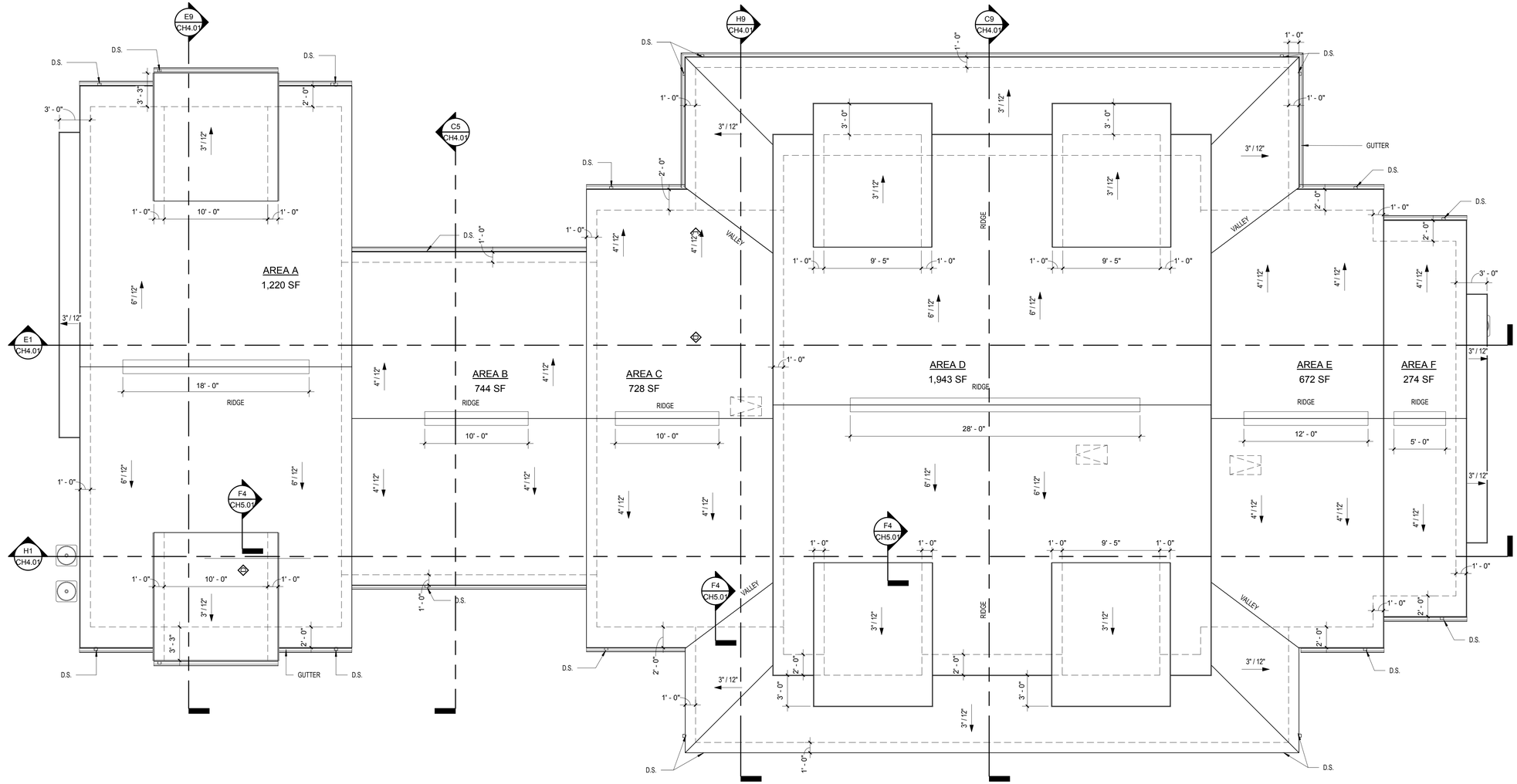
CLUBHOUSE DRAFTSTOP
1" = 40'-0"

GENERAL NOTES:

1. PAINT ALL ROOF VENTS & PENETRATIONS TO MATCH ROOF COLOR
2. COORDINATE DOWN SPOUT DISCHARGE WITH CIVIL DRAWINGS. WHERE NOT TAKEN TO STORM, PROVIDE SPLASH BLOCK.
3. DOWNSPOUTS AND GUTTERS SHOWN ARE MIN.

LEGEND:

- FIRE PARTITION TO UNDERSIDE OF ROOF DECK.
- 1HR. FIRE RATED ATTIC ACCESS PANEL, MIN. 22"X36". COORDINATE WITH ROOF TRUSSES
- RIDGE VENT. SEE VENT SCHEDULE
- STANDING SEAM METAL ROOF



H1 CLUBHOUSE - ROOF PLAN
3/16" = 1'-0"

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN

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Date:	09/10/2019
Project #:	5592

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CLUBHOUSE - ROOF PLAN

CH2.03

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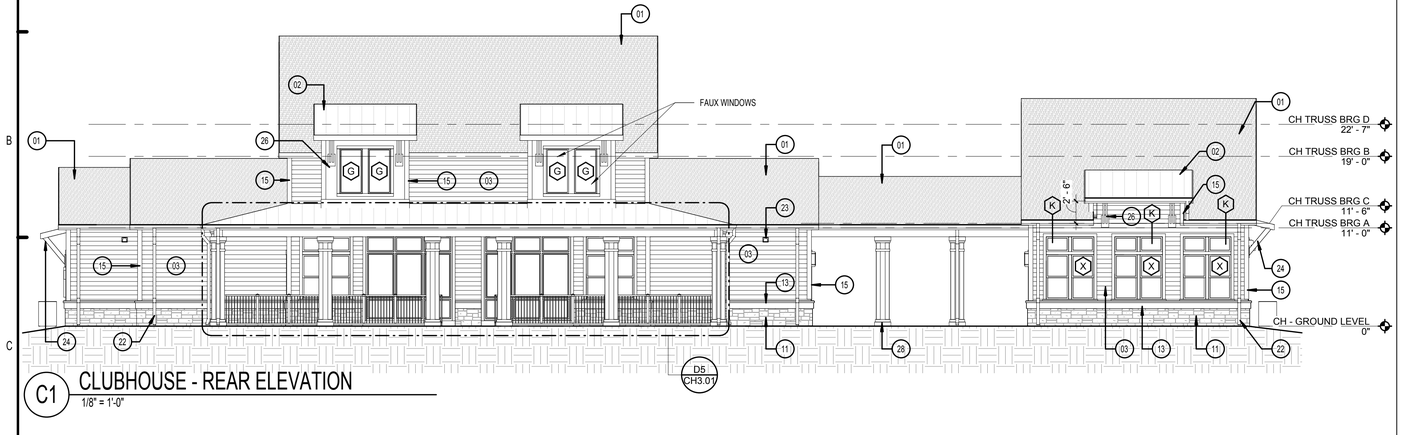
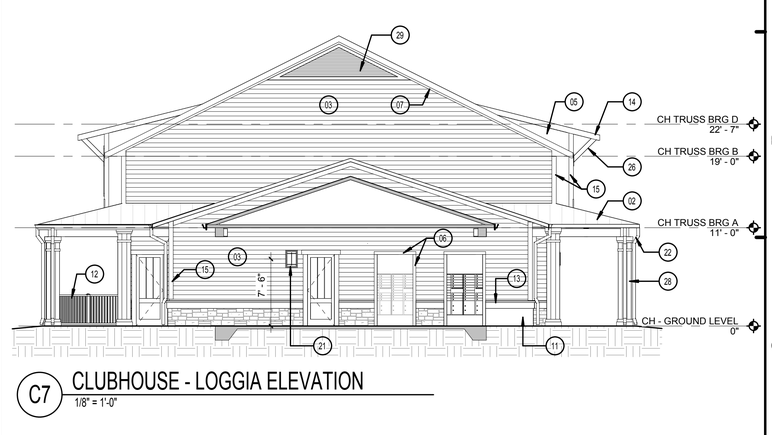
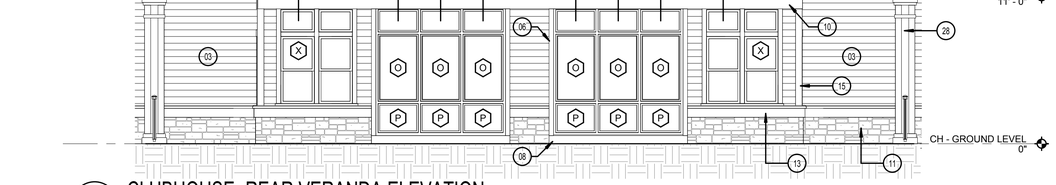


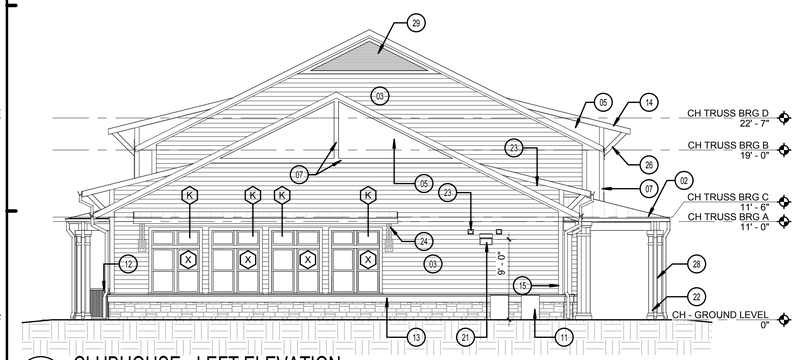
C1 CLUBHOUSE - REAR ELEVATION
1/8" = 1'-0"



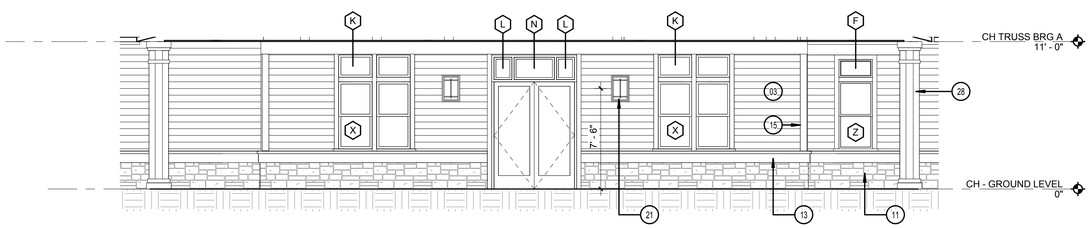
C7 CLUBHOUSE - LOGGIA ELEVATION
1/8" = 1'-0"



D5 CLUBHOUSE- REAR VERANDA ELEVATION
3/16" = 1'-0"



F1 CLUBHOUSE - LEFT ELEVATION
1/8" = 1'-0"



F5 CLUBHOUSE - FRONT VERANDA ELEVATION
3/16" = 1'-0"

H1 CLUBHOUSE - FRONT ELEVATION
1/8" = 1'-0"

H7 CLUBHOUSE - RIGHT ELEVATION
1/8" = 1'-0"

LEGEND:

01. ASPHALT ROOF SHINGLES
02. STANDING SEAM METAL ROOF
03. FIBER CEMENT SIDING 6" EXPOSURE
04. PILASTER - FIBER CEMENT TRIM AND PANEL BD
05. FIBER CEMENT PANEL BOARD
06. 5/4x3-1/2 FIBER CEMENT TRIM
07. 5/4x5-1/2 FIBER CEMENT TRIM
08. 5/4x7-1/4 FIBER CEMENT TRIM
09. 5/4x9-1/4 FIBER CEMENT TRIM
10. 5/4x11-1/4 FIBER CEMENT TRIM
11. STONE VENEER
12. GUARD RAIL
13. FIBER CEMENT WATER TABLE
14. 7-1/4 FIBER CEMENT FASCIA
15. 6" - FIBER CEMENT CORNER TRIM
16. PRE-FINISHED METAL RAIN GUTTER
17. BUILDING NUMBER SIGN
18. APARTMENT NUMBER SIGN
19. METER CENTER - SEE MECHANICAL FOR LOCATION
20. LIGHTED BUILDING NUMBER SIGN
21. EXTERIOR WALL LIGHT. SEE ELECTRICAL
22. DOWNSPOUT
23. EXHAUST VENTS - 9'-3" TO CENTERLINE
24. DECORATIVE BRACKET - A
25. NOT USED
26. DECORATIVE BRACKET - C
27. DECORATIVE BRACKET - D
28. COLUMN
29. TRIANGLE LOUVER - 16'-0" X 4'-0"
30. LOUVER
31. 4" - FIBER CEMENT CORNER TRIM
32. CONDENSING UNIT - SEE MECHANICAL
33. TRIANGLE LOUVER - 19'-2" X 4'-0"

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ISSUE HISTORY

No.	Date	Description
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Date:	09/10/2019
Project #:	5592

CLUBHOUSE ELEVATIONS

CH3.01

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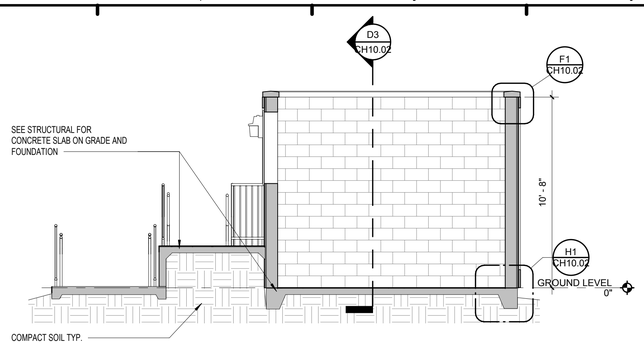
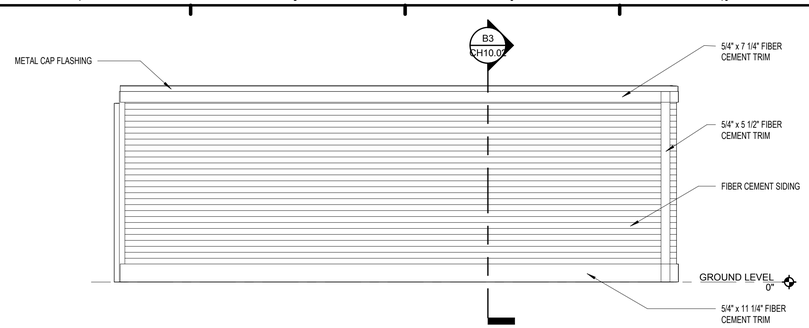
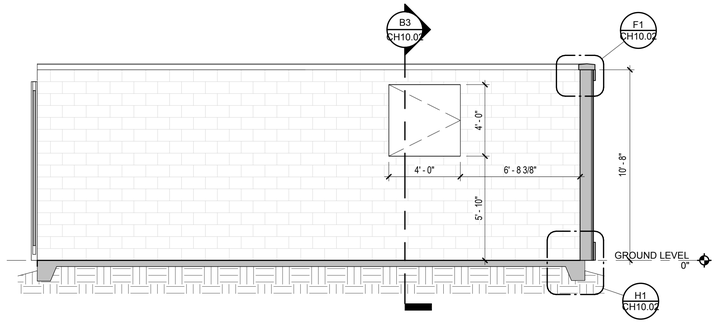


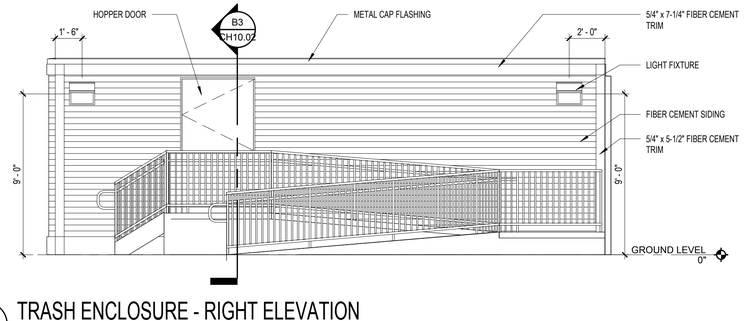
B3 TRASH ENCLOSURE - CROSS SECTION
1/4" = 1'-0"



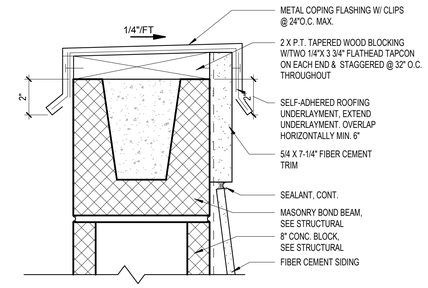
B9 TRASH ENCLOSURE - LEFT ELEVATION
1/4" = 1'-0"



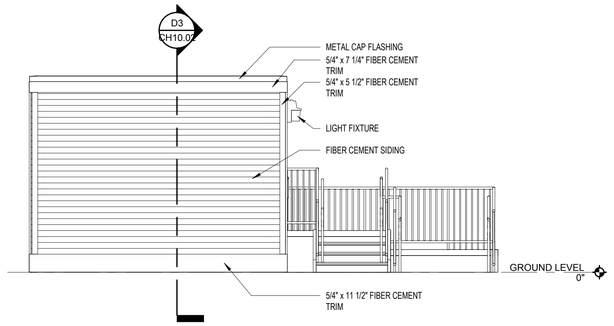
D3 TRASH ENCLOSURE - LONG SECTION
1/4" = 1'-0"



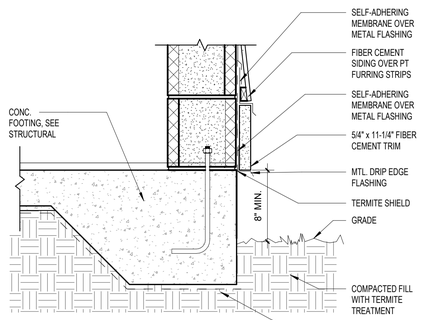
D9 TRASH ENCLOSURE - RIGHT ELEVATION
1/4" = 1'-0"



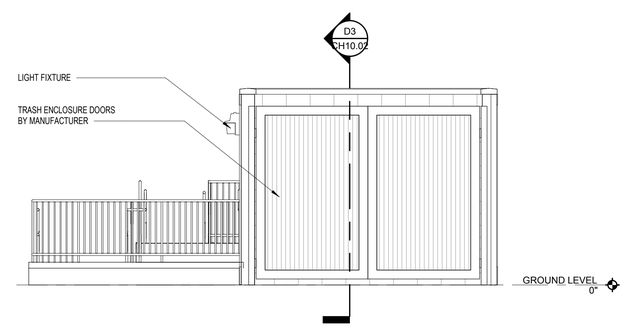
F1 WALL CAP
3" = 1'-0"



F3 TRASH ENCLOSURE - REAR ELEVATION
1/4" = 1'-0"



H1 WALL BASE
1 1/2" = 1'-0"



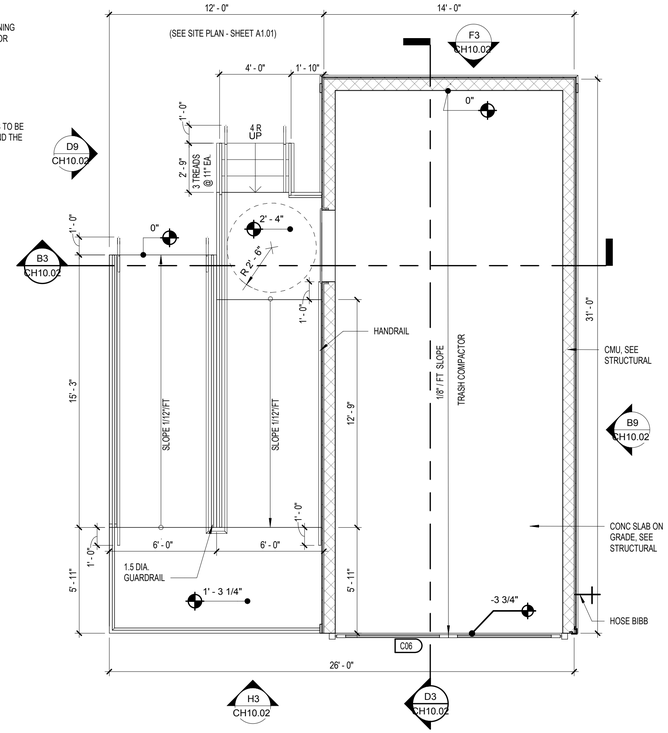
H3 TRASH ENCLOSURE - FRONT ELEVATION
1/4" = 1'-0"

NOTE: COORDINATE HOPPER DOOR OPENING SIZE AND LOCATION W/ TRASH COMPACTOR PROVIDER PRIOR TO INSTALLATION OF MASONRY.

ANSI REGULATIONS REQUIRE 2'-6" MIN. CLEARANCE ON ALL SIDES OF TRASH ENCLOSURE.

ANSI REGULATIONS REQUIRE CONC. SLAB TO BE 10' MIN. WIDE AND EXTEND 5' MIN. BEYOND THE FRONT & REAR OF COMPACTOR.

COORDINATE POWER AND CONTROL REQUIREMENTS AND LOCATION WITH COMPACTOR EQUIPMENT PROVIDER.



H9 TRASH ENCLOSURE - GROUND LEVEL
1/4" = 1'-0"

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TRASH ENCLOSURE

CH10.02

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