VICINITY MAP



PROJECT SITE



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
1	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
XX	TITLE	DRAWING NUMBER ? ? SCALE
	ELEVATION REFERENCES	DIRECTION OF VIEW SHEET NUMBER
	SECTION REFERENCES	DIRECTION OF VIEW SHEET NUMBER
	DETAIL REFERENCES	DETAIL AREA SHEET NUMBER
X X X X	INTERIOR ELEVATIONS	X VIEW NUMBER X X DIRECTION OF VIEW X SHEET NUMBER
	LEVEL REFERENCE	Name Elevation
6:12	ROOF SLOPE ARROW	6:12 SLOPE SLOPE DIRECTION
12 6	ROOF SLOPE	12 6 SLOPE
XX	ACCESSORY TAG	XX LOCATION OF NOTE APPLICATION NOTE NUMBER
XX	NOTE TAG	XX LOCATION OF NOTE APPLICATION NOTE NUMBER
XX	LEVEL CHANGE	XX CHANGE IN LEVEL
1	REVISIO N MARK	1 REV. LOCATION REV. No.

THE ROBERT

FT. MYERS, FL

OWNER/DEVELOPER	ARCHITECT	CIVIL ENGINEER	STRUCTURAL	MECHANICAL / ELECTRICAL / PLUMBING	LANDSCAPE ARCHITECT	INTERIOR DESIGN	CONTRACTOR
ROHDIE SCHOOLHOUSE, LLC	FUGLEBERG KOCH	BANKS ENGINEERING	ASE ENGINEERING SERVICES, INC.	SALAS O'BRIEN	TBD	TBD	TBD
ATTN: RON LEICHTNER 52 VANDERBILT NEW YORK, NEW YORK 10017 PHONE (212) 682-5784	FUGLEBERG KOCH AA26002103 ATTN: MICHAEL GOVE 2555 TEMPLE TRAIL WINTER PARK, FLORIDA 32789 PHONE (407) 629-0595 FAX (407) 628-1057	BANKS ENGINEERING 10511 SIX MILE CYPRESS PARKWAY FORT MYERS, FLORIDA 33966 (239) 939-5490	ASE ENGINEERINGSERVICES, INC 10244 EAST COLONIAL DRIVE, SUITE 202 ORLANDO, FLORIDA 32817 PHONE (407) 677-5565 FAX (407) 730-2999	SALAS O'BRIEN 3501 QUADRANGLE BOULEVARD, SUITE 100 ORLANDO, FLORIDA 32817 PHONE (407) 380-0400 FAX (407) 380-5900	ATTN: NAME ADDRESS CITY, FL 3xxxx (407) 123-4567	ATTN: NAME ADDRESS CITY, FL 3xxxx (407) 123-4567	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%

	'S-1' 1 BR STUDIO	'A-1' 1 BR STD	'A-2S' 1 BR END	'B-1' 2 BR STD	'B-2S' 2 BR END	'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							

DEFERRED SUBMITTALS:

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

2) Submittal documents for deferred submittal items shall be submitted to the Entity designated below for the project who shall review them. These will then be forwarded by the 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

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

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
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
1" = 60'-0"

PERMIT REVIEW STAMP

ISSUE HISTORY

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

ARCHITECTURAL SITE PLAN

A1.01

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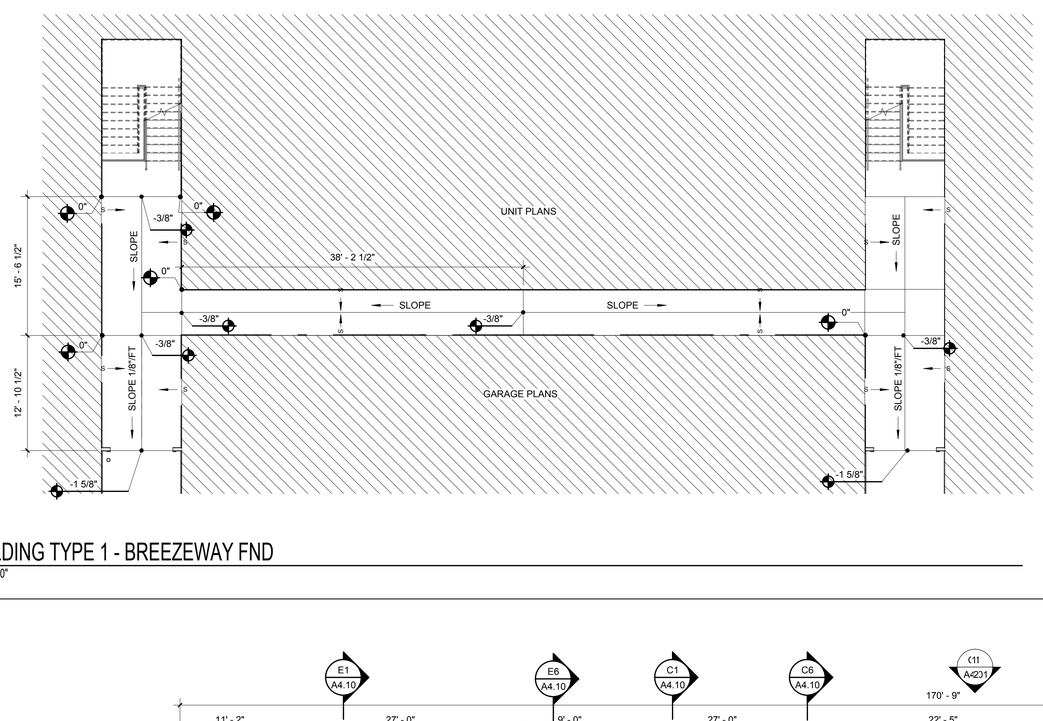
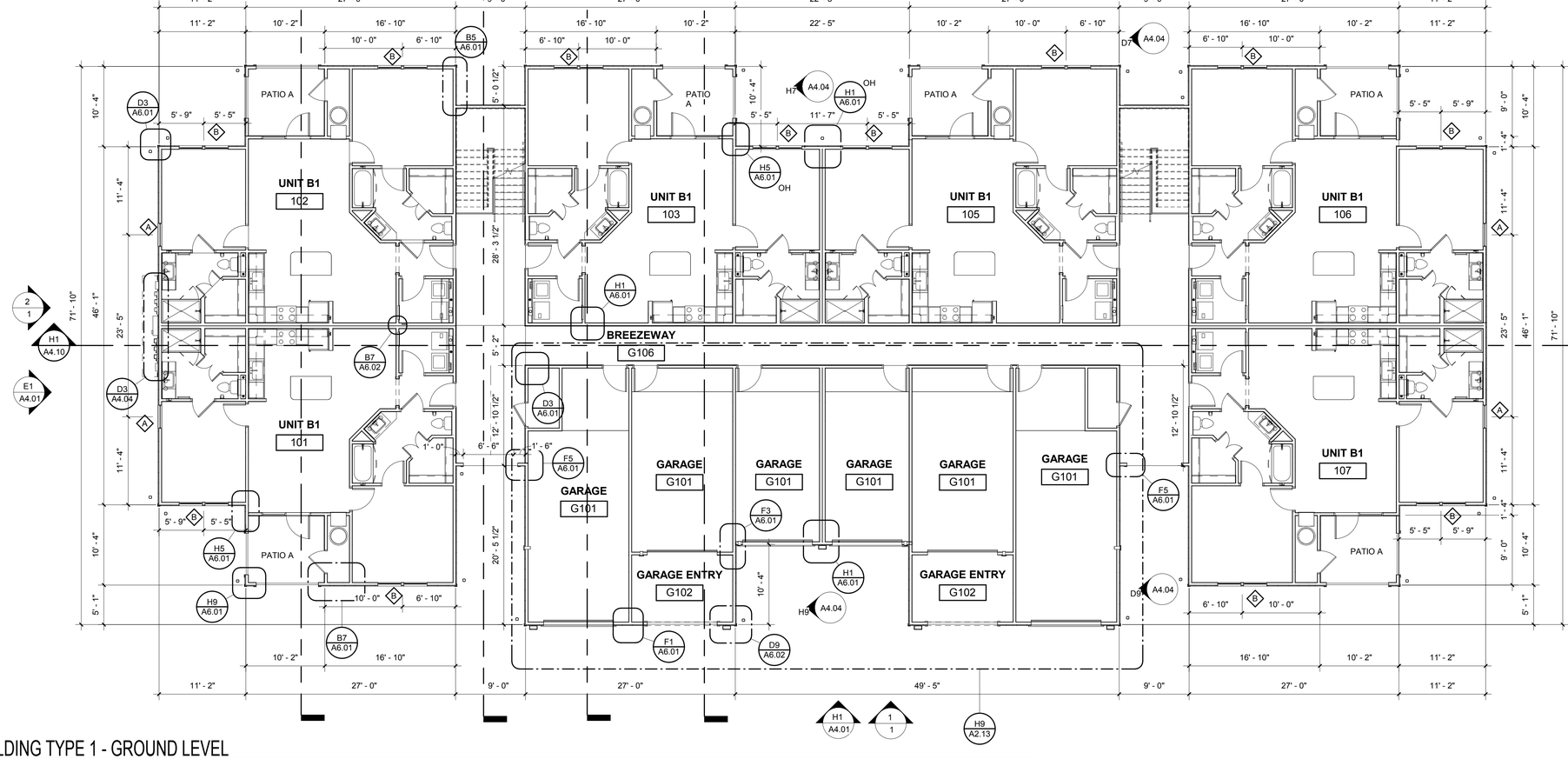


C1 BUILDING TYPE 1 - BREEZEWAY FND
1/8" = 1'-0"



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
2	12/06/19	DESIGN DEVELOPMENT

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 - GROUND LEVEL

A2.01

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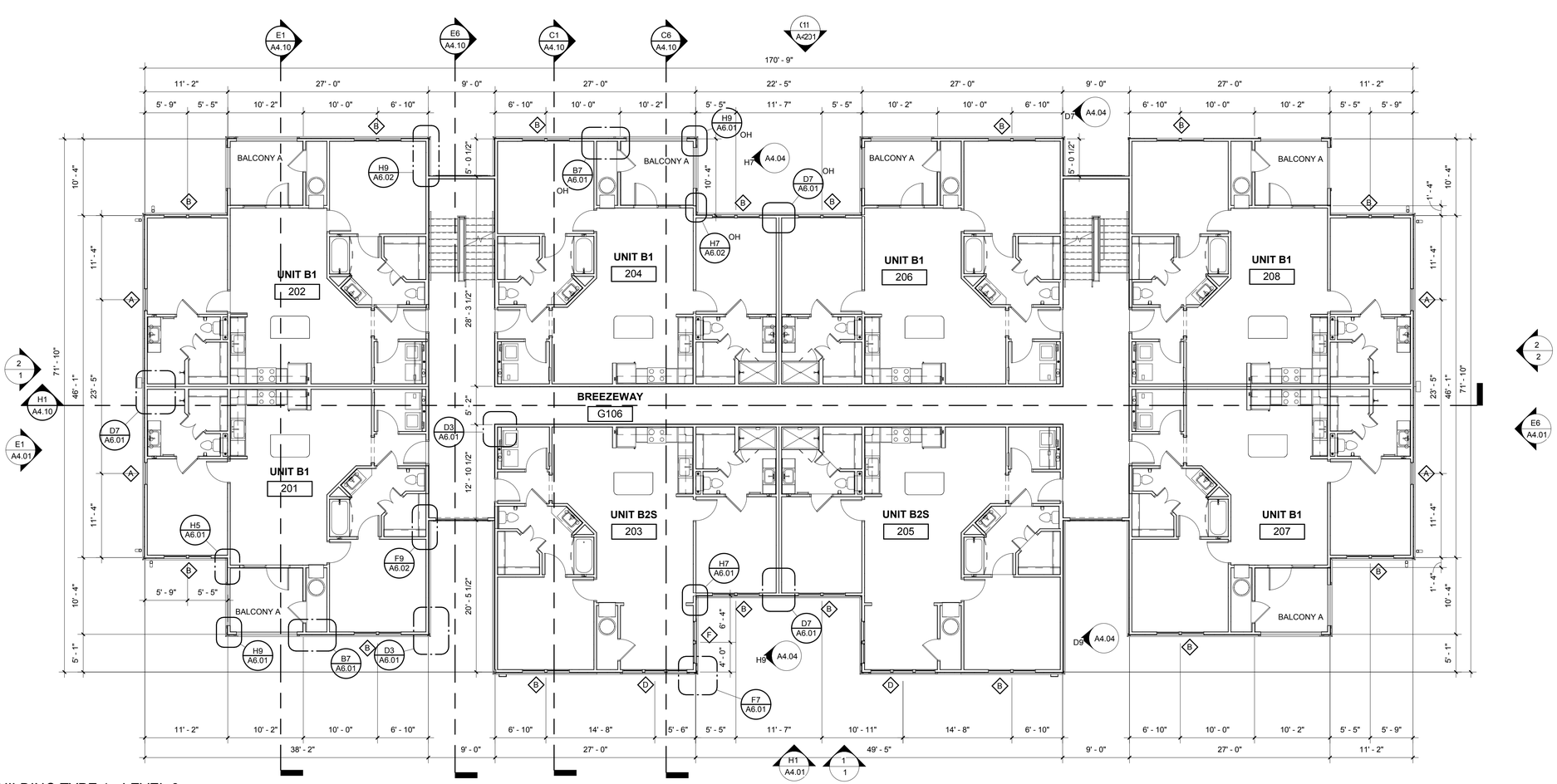

H1 BUILDING TYPE 1 - LEVEL 2

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.

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
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2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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Project #:	5592

THE ROBERT

FT. MYERS, FL

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
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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FLORIDA LICENSE #

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	Approval: MG
	Date: 09/10/2019
FT. MYERS, FL	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 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 1C

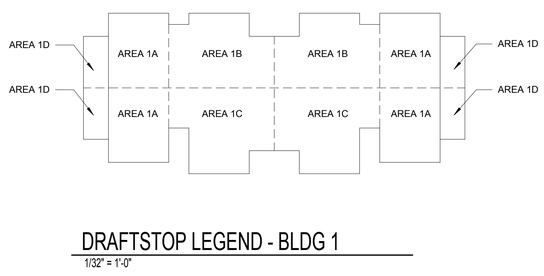
	REQUIRED	PROVIDED
TOTAL ROOF AREA = 1514 Sq.Ft. PER FBC 2017 (1/300) x 0.0033 REQ. VENTILATED AREA 5.00 Sq.Ft.		
TOTAL SOFFIT LIN. FT.		80 Lin.Ft.
OPENING NET VENTILATION [+ 10'-0" TAMYLN]		x 0.03 Sq.Ft.
NET FREE AREA	2.50 Sq.Ft.	2.4 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		20 Lin.Ft.
OPENING NET VENTILATION [ ]		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 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	CERTAINTEED	0.125 SQ. FT.
OFF RIDGE VENT	4'-0" OFF RIDGE SHINGLE "TAMCO"	0.96 SQ. FT.
	6'-0" OFF RIDGE SHINGLE "TAMCO"	1.46 SQ. FT.



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

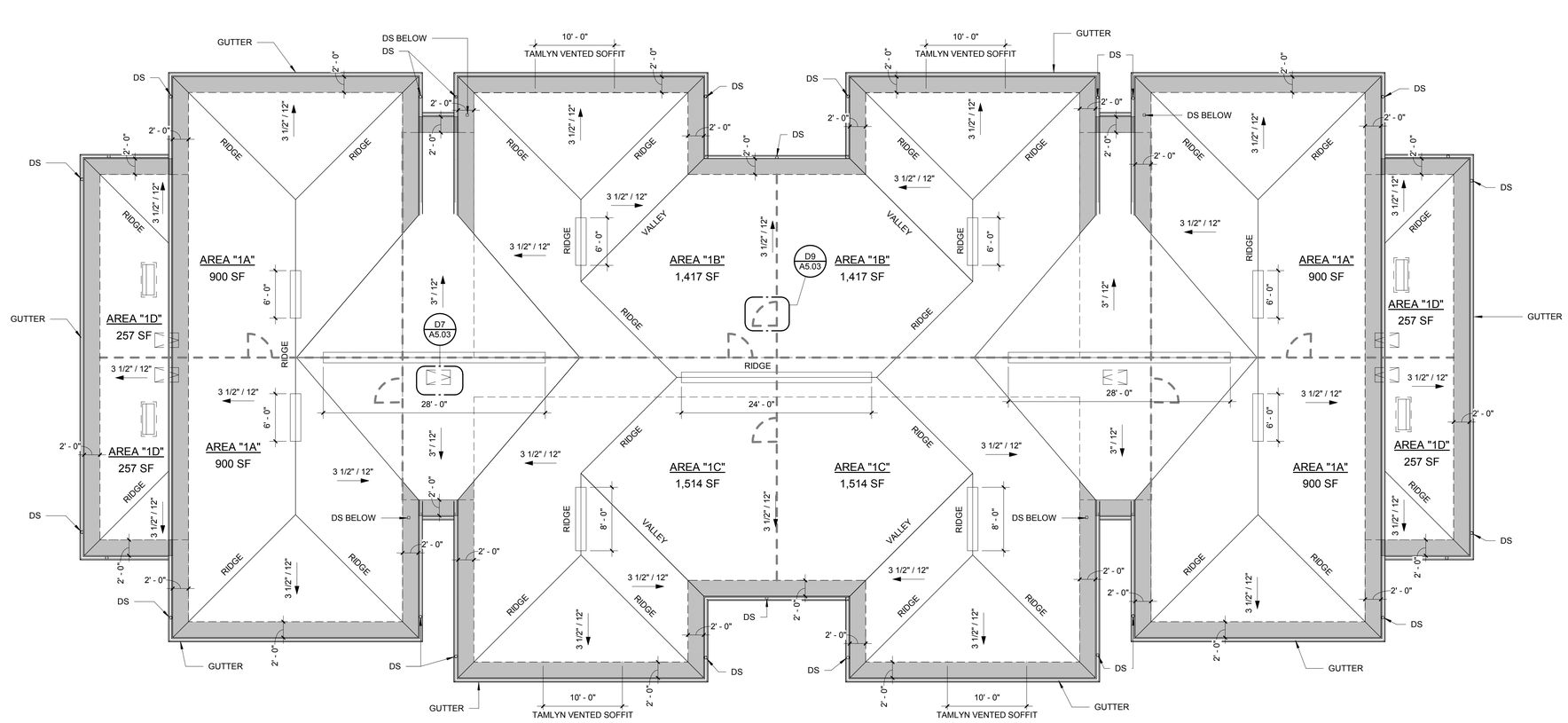
GENERAL NOTES:

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"

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

PERMIT REVIEW STAMP

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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 1 - ROOF PLAN

A2.04

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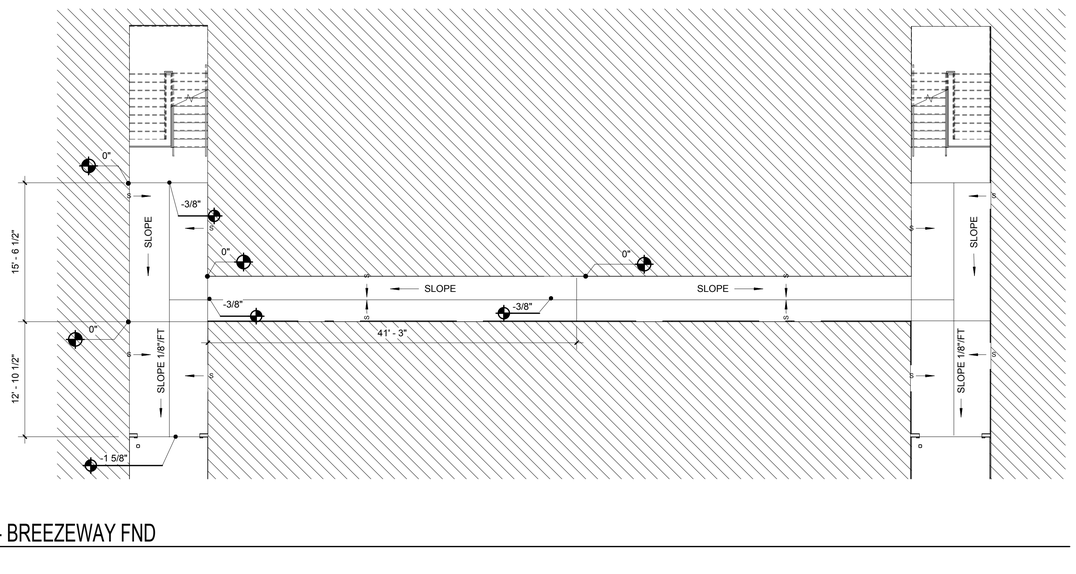
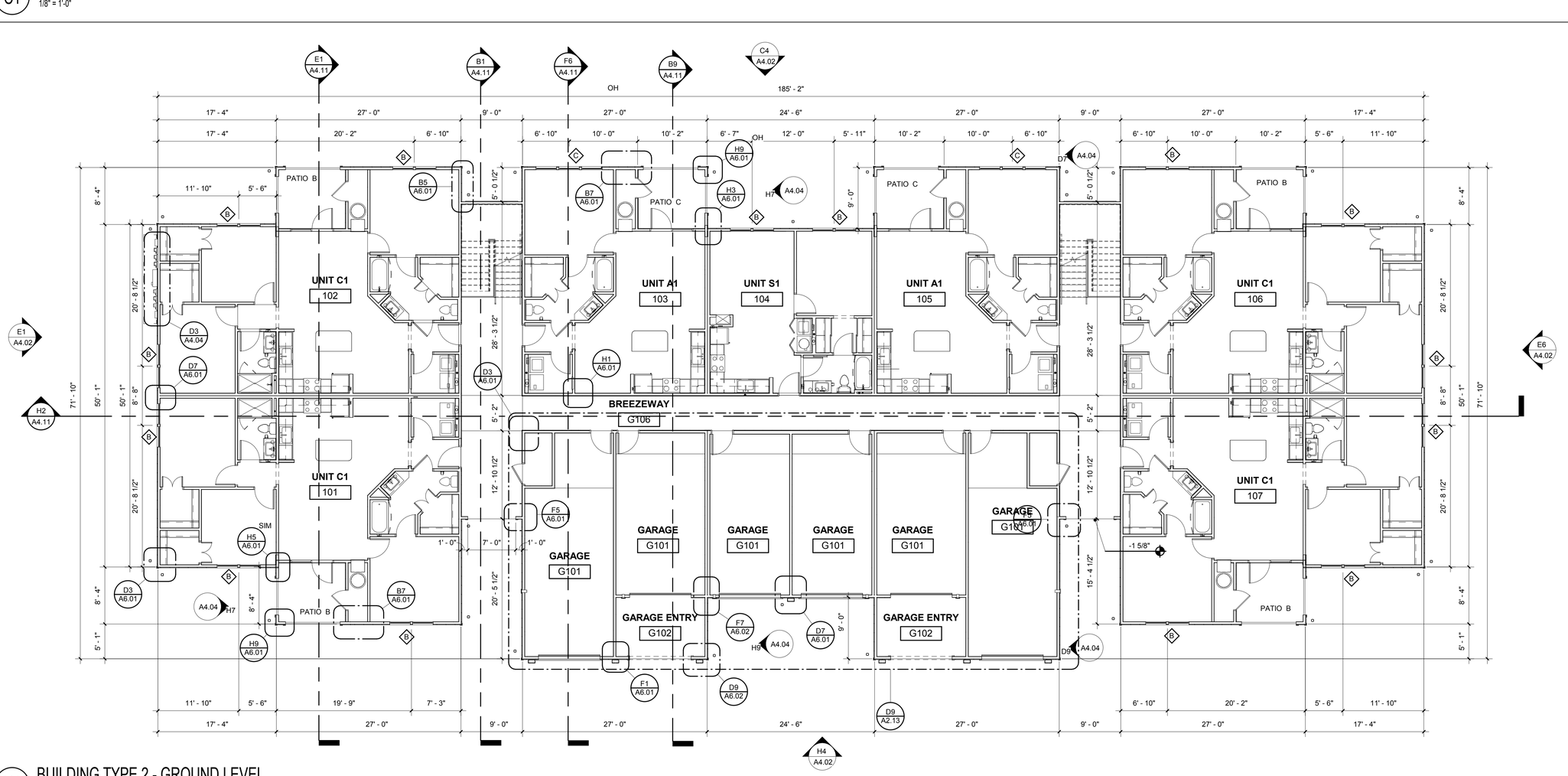


C1 BUILDING TYPE 2 - BREEZEWAY FND
1/8" = 1'-0"



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

No.	Date	Description
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2	12/06/19	DESIGN DEVELOPMENT

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 2 - GROUND LEVEL

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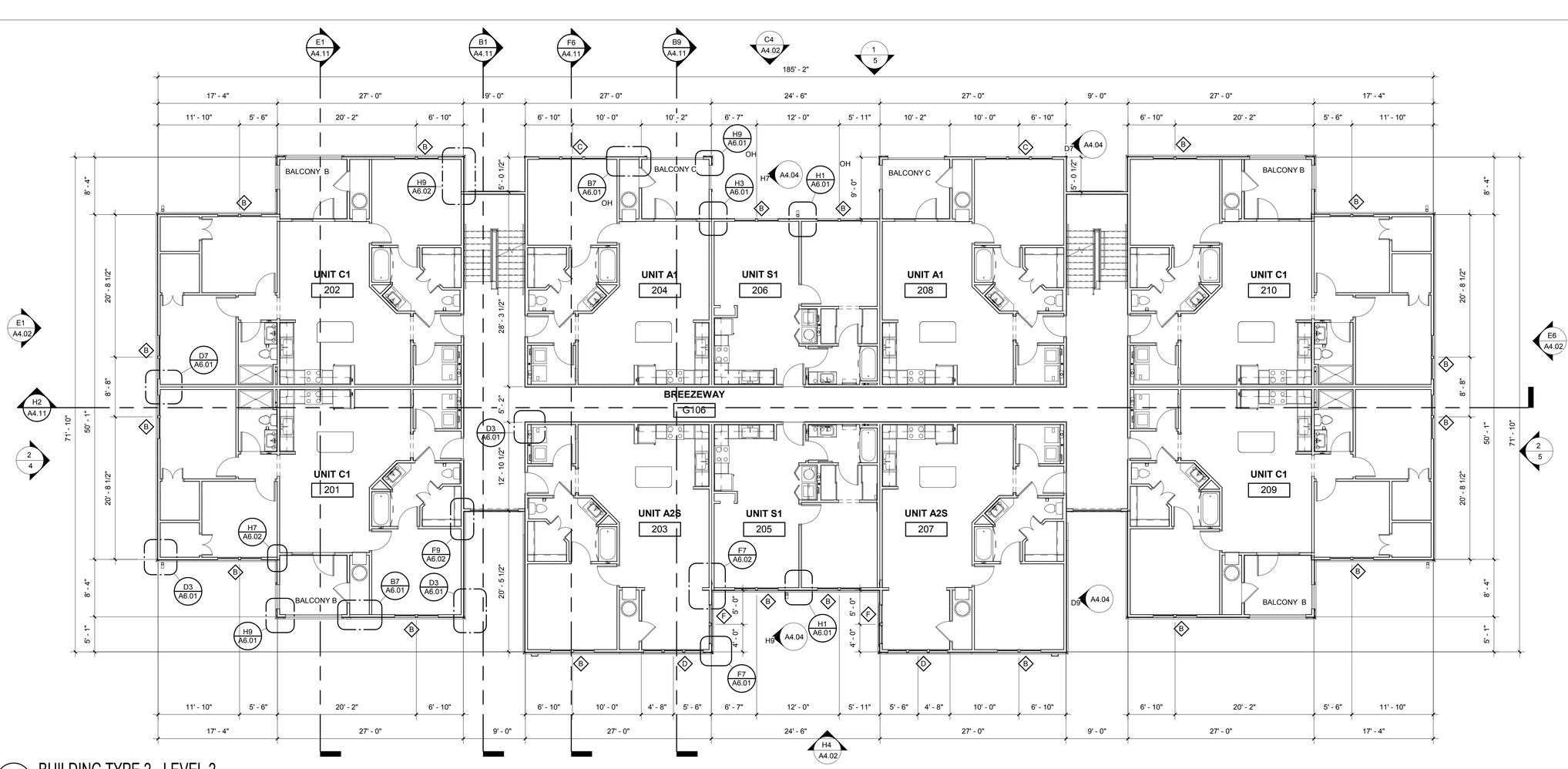

H1 BUILDING TYPE 2 - LEVEL 2

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
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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

THE ROBERT
FT. MYERS, FL

BUILDING TYPE 2 - 2ND LEVEL

A2.06

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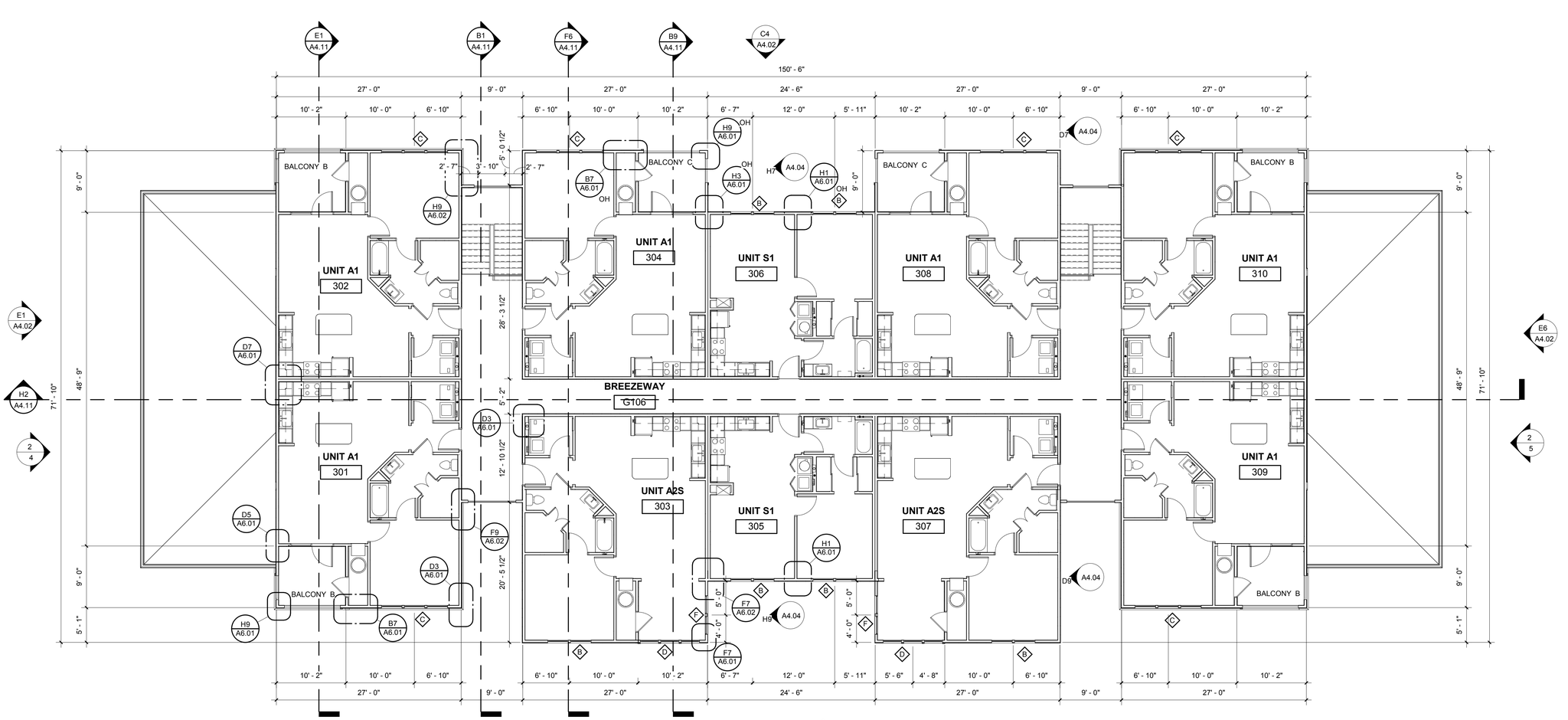

H1 BUILDING TYPE 2 - LEVEL 3

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.

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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THE ROBERT

FT. MYERS, FL

Drawn:	DM
Checked:	DM
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

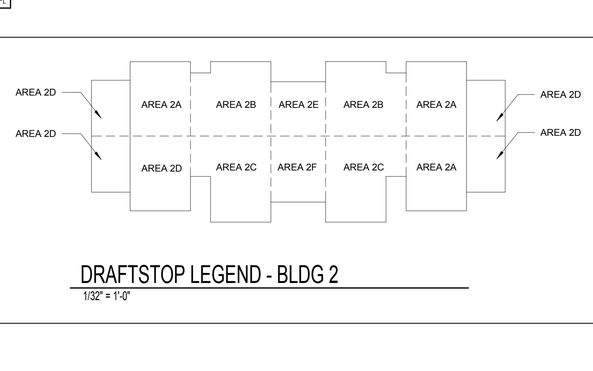
	REQUIRED	PROVIDED
TOTAL ROOF AREA	= 596 Sq.Ft.	
PER FBC 2017 (1/300)	x 0.0033	
REQ. VENTILATED AREA	1.97 Sq.Ft.	
TOTAL SOFFIT LIN. FT.		24.5 Lin.Ft.
OPENING NET VENTILATION + 8'-0" TAMYLN		x 0.03 Sq.Ft.
NET FREE AREA	0.98 Sq.Ft.	0.735 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		1 Lin.Ft.
OPENING NET VENTILATION 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	CERTAINTEED	0.125 SQ. FT.
OFF RIDGE VENT	4'-0" OFF RIDGE SHINGLE "TAMCO"	0.96 SQ. FT.
	6'-0" OFF RIDGE SHINGLE "TAMCO"	1.46 SQ. FT.



DRAFTSTOP LEGEND - BLDG 2

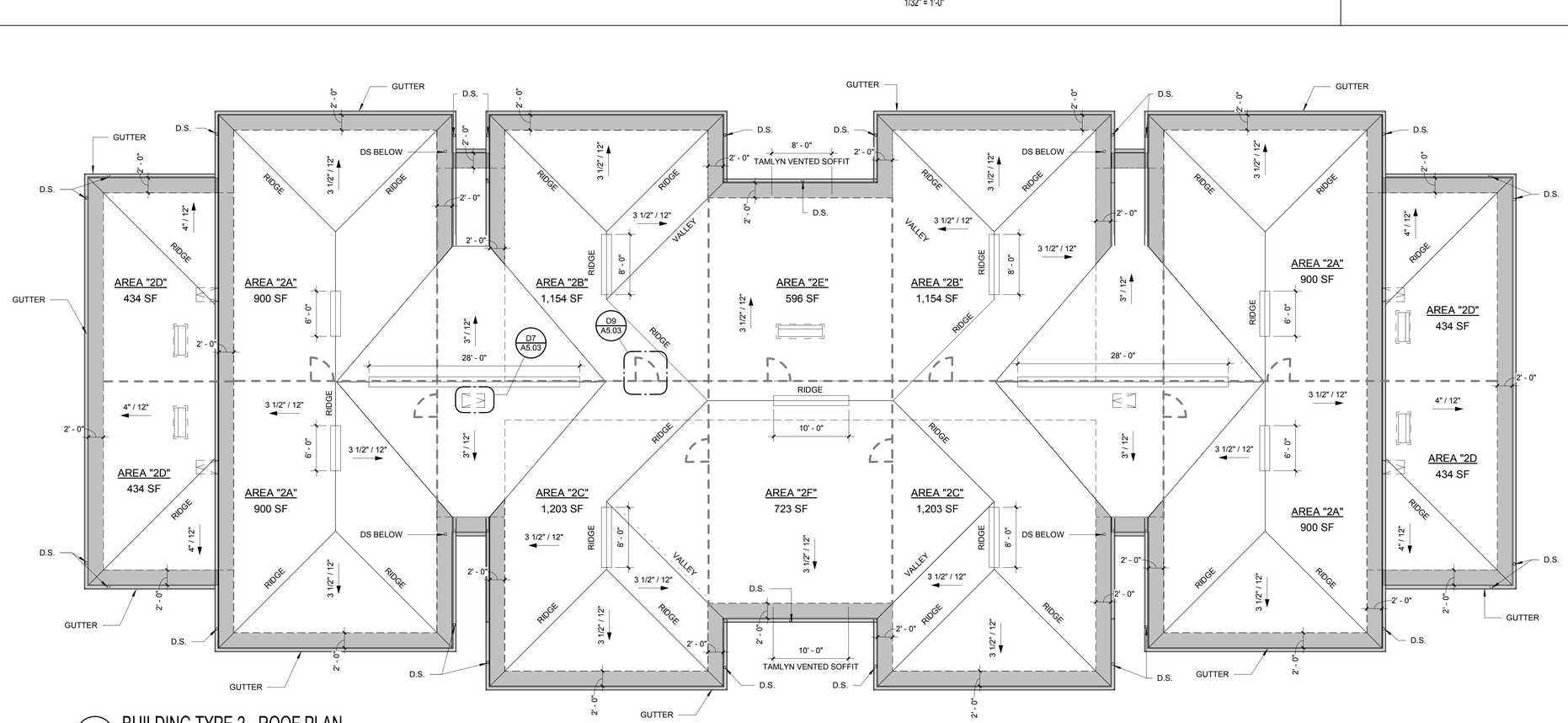
1/32" = 1'-0"

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"

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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

BUILDING TYPE 2 - ROOF PLAN

A2.08

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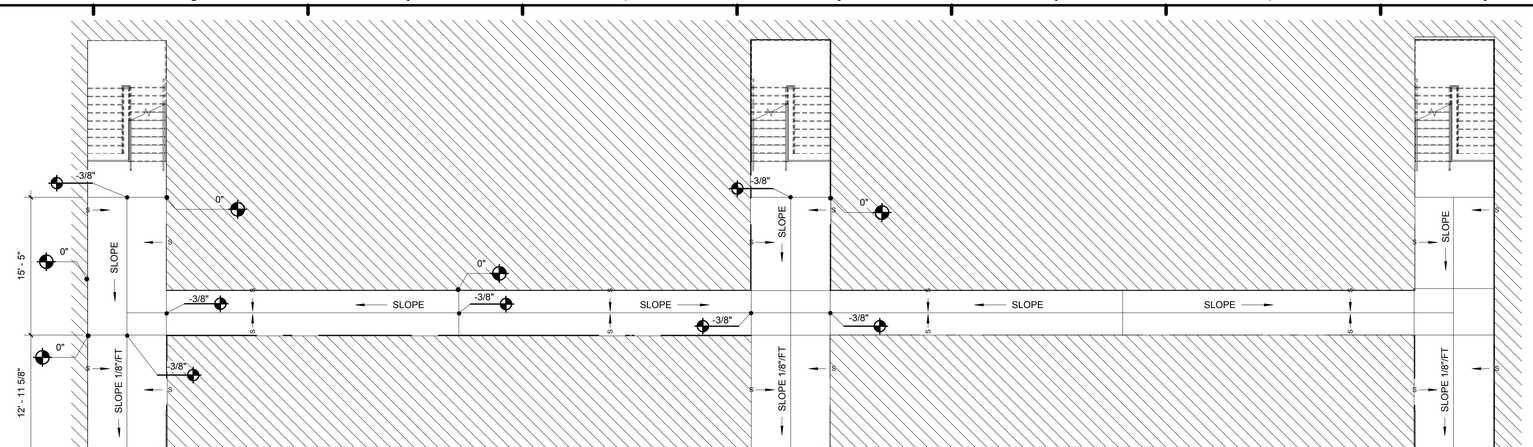
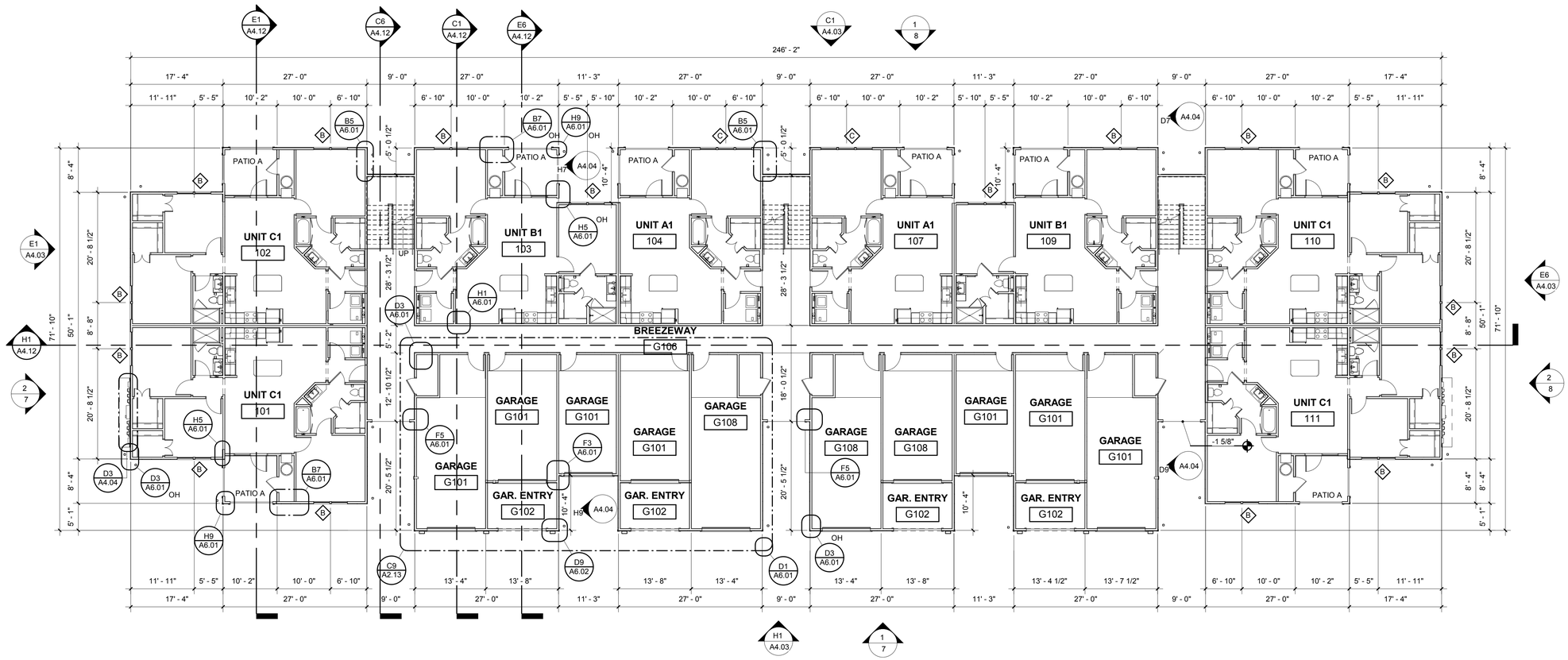


C1 BUILDING TYPE 3 - BREEZEWAY FND
1/8" = 1'-0"



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
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

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Date:	09/10/2019
Project #:	5592

BUILDING TYPE 3 - GROUND LEVEL

A2.09

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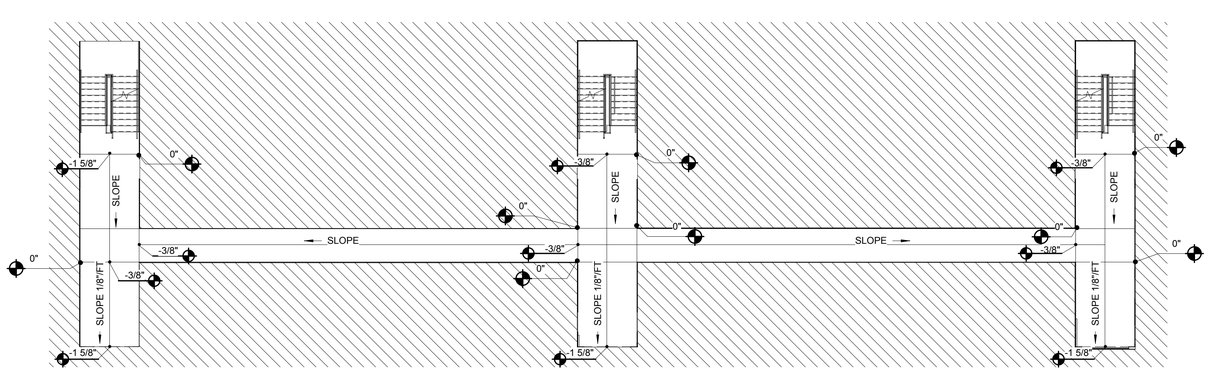
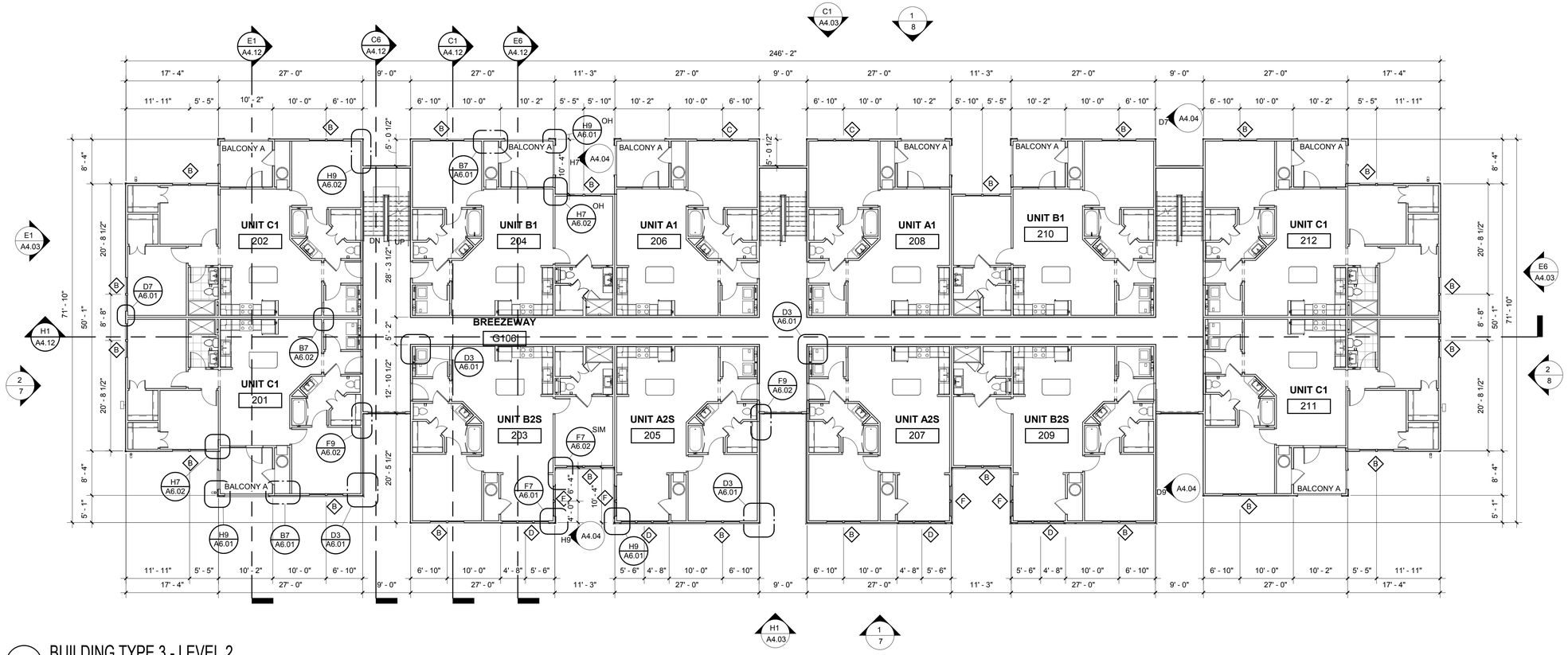


C1 BUILDING TYPE 3 - LEVEL 2 BREEZEWAY FND
3/32" = 1'-0"



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.

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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
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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Project #:	5592

BUILDING TYPE 3 - 2ND LEVEL

A2.10

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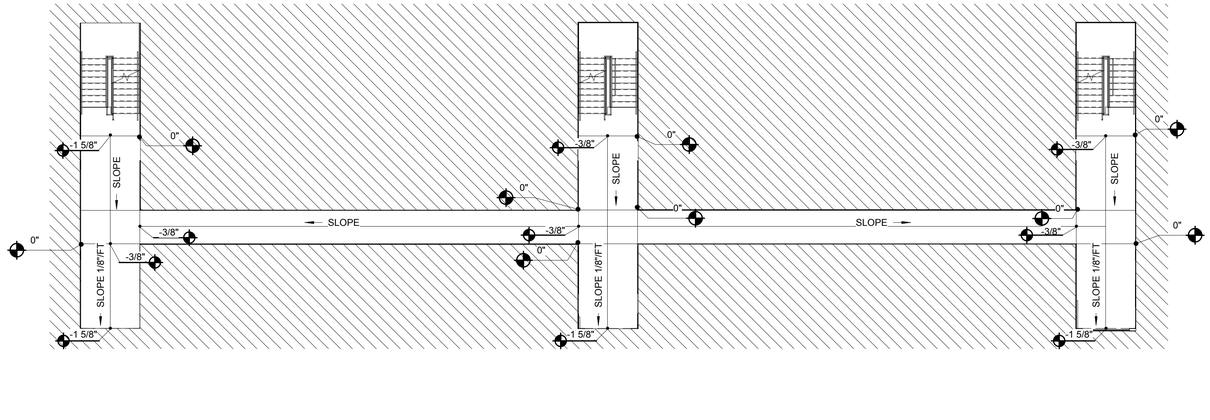
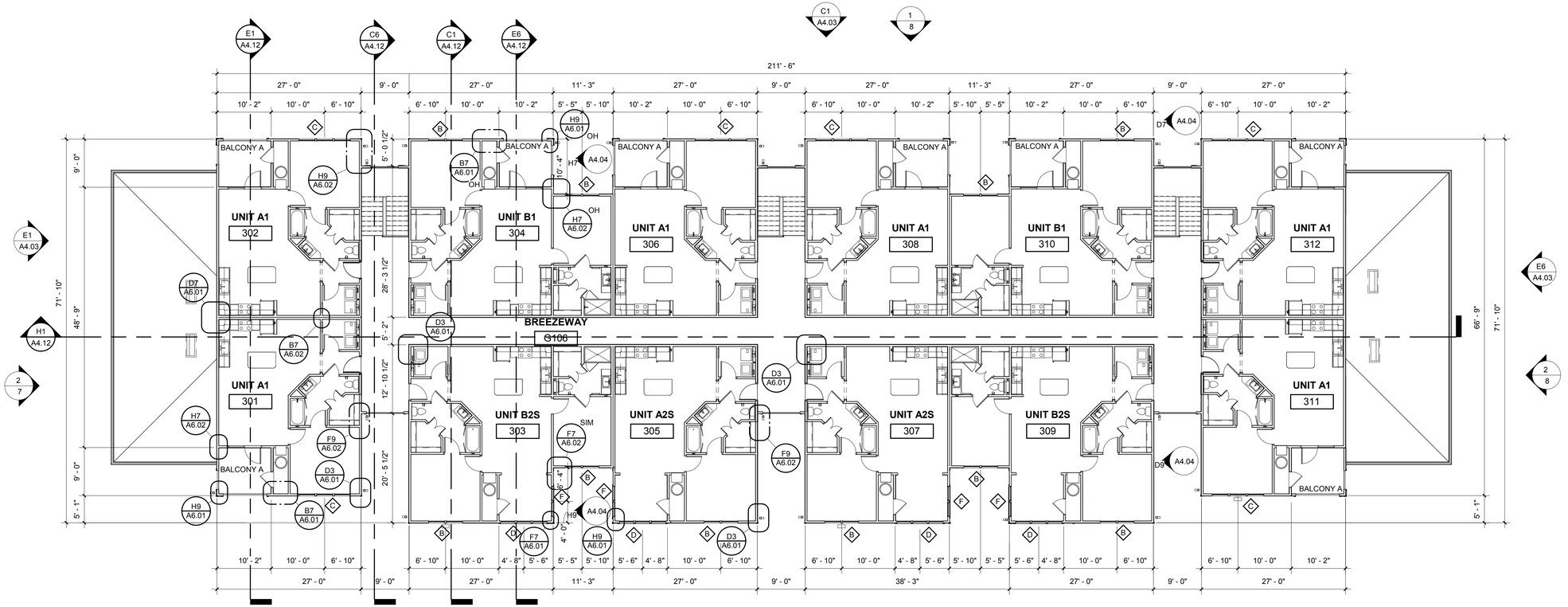


C1 BUILDING TYPE 3 - LEVEL 2 BREEZEWAY FND
3/32" = 1'-0"



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.

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

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FT. MYERS, FL

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

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

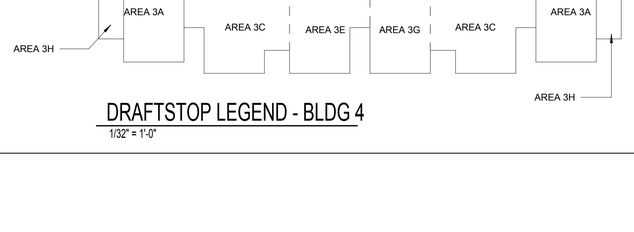
	REQUIRED	PROVIDED
TOTAL ROOF AREA	= 1040 Sq.Ft.	
PER FBC 2017 (1/300)	x 0.0033	
REQ. VENTILATED AREA	3.43 Sq.Ft.	
TOTAL SOFFIT LIN. FT.		60 Lin.Ft.
OPENING NET VENTILATION ☐		x 0.03 Sq.Ft.
NET FREE AREA	1.72 Sq.Ft.	1.8 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		14 Lin.Ft.
OPENING NET VENTILATION ☐		x 0.125 Sq.Ft.
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	CERTAINTEED	0.125 SQ. FT.
OFF RIDGE VENT	4'-0" OFF RIDGE SHINGLE "TAMCO"	0.96 SQ. FT.
	6'-0" OFF RIDGE SHINGLE "TAMCO"	1.46 SQ. FT.



DRAFTSTOP LEGEND - BLDG 4
1/32" = 1'-0"

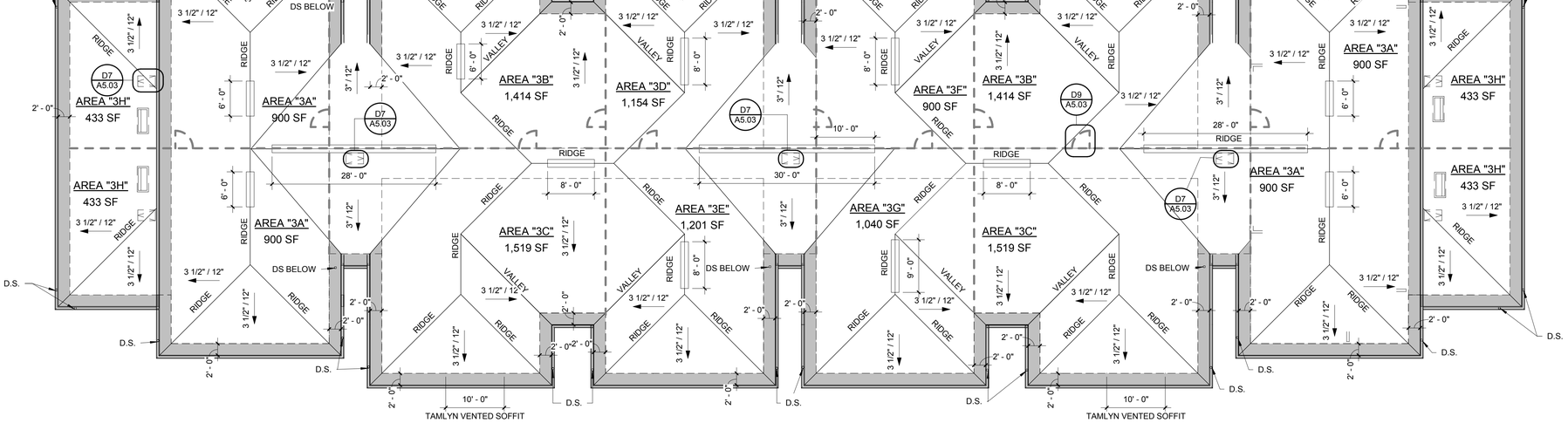
GENERAL NOTES:

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"



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

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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MICHAEL E. GOVE
FLORIDA LICENSE #

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

THE ROBERT
FT. MYERS, FL

BUILDING TYPE 3 - ROOF PLAN

A2.12

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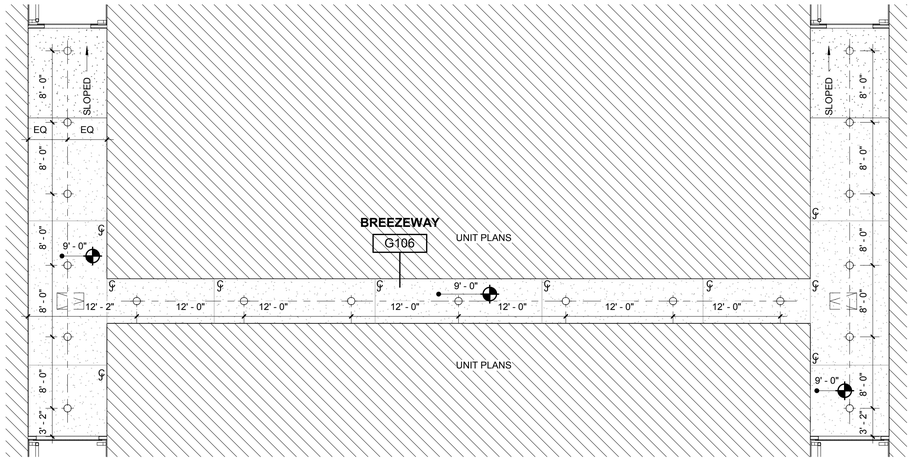
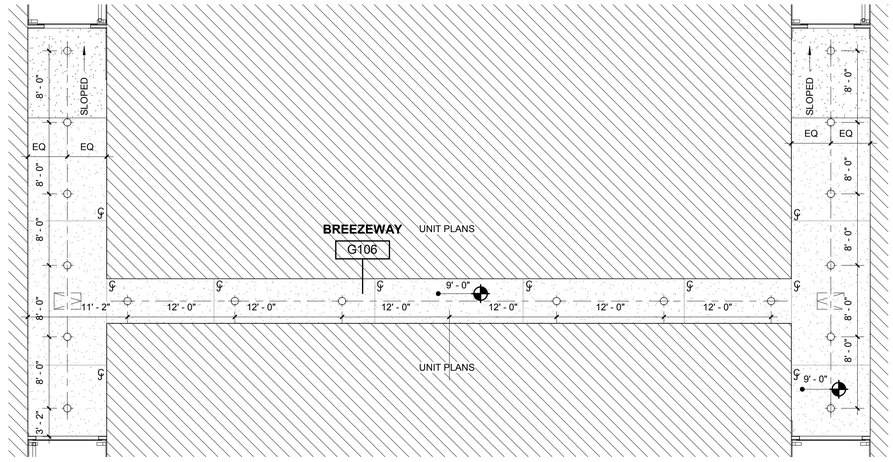
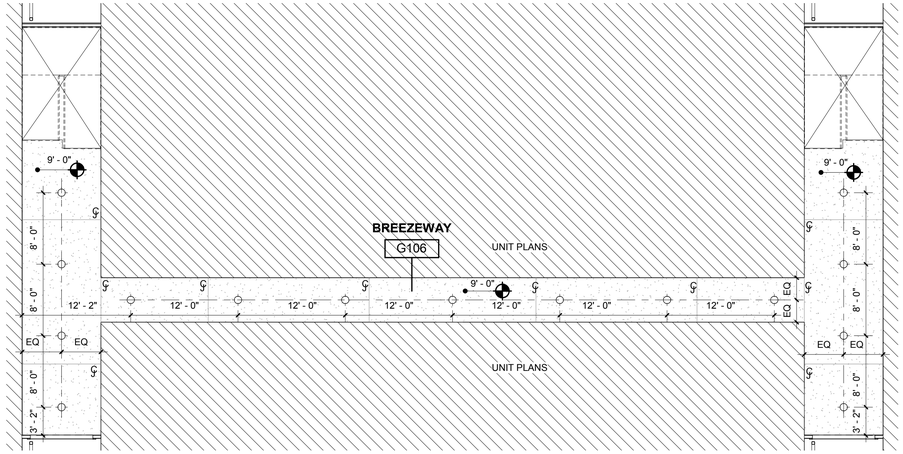


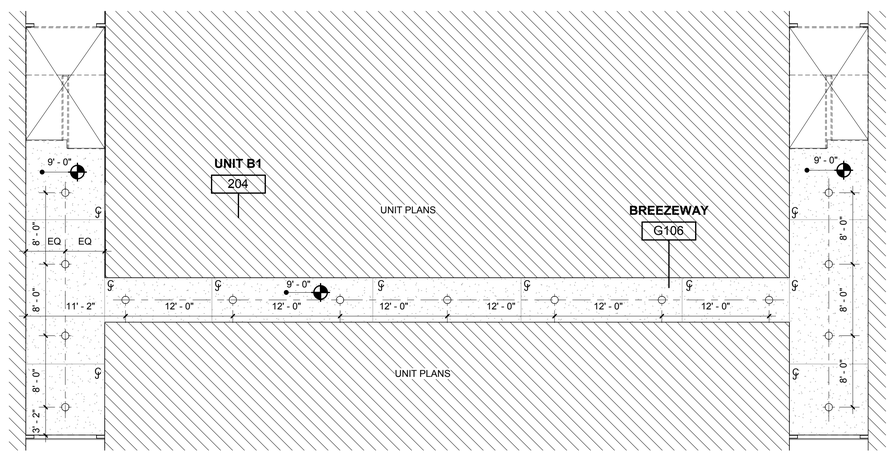
C1 BUILDING TYPE 2 - LEVEL 3 RCP
1/8" = 1'-0"



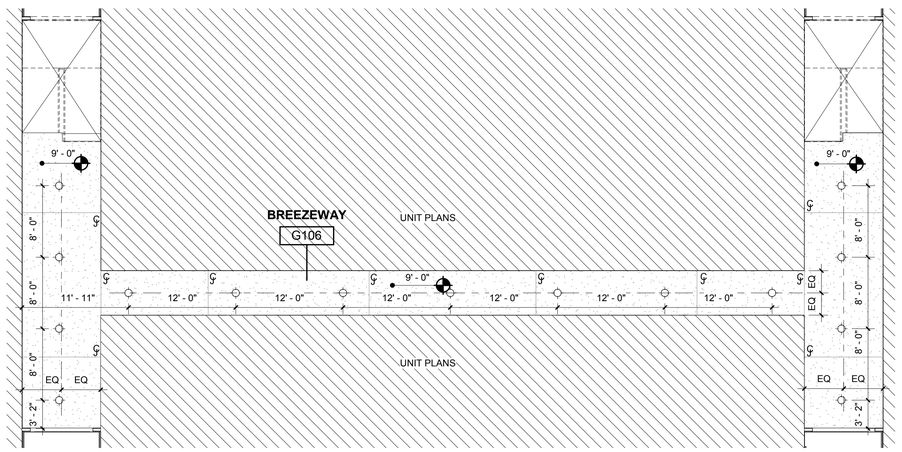
C9 BUILDING TYPE 1 - LEVEL 3 RCP
1/8" = 1'-0"



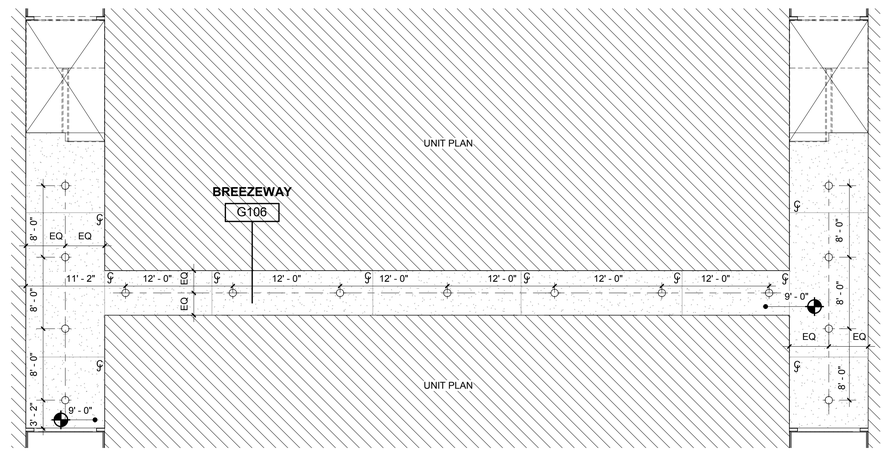
E1 BUILDING TYPE 2 - LEVEL 2 RCP
1/8" = 1'-0"



E9 BUILDING TYPE 1 - LEVEL 2 RCP
1/8" = 1'-0"



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



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

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ISSUE HISTORY

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

No.	Date	Description

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THE ROBERT
FT. MYERS, FL

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Date:	09/10/2019
Project #:	5592

BREEZEWAY RCP - BLDG 1 AND 2

A2.15

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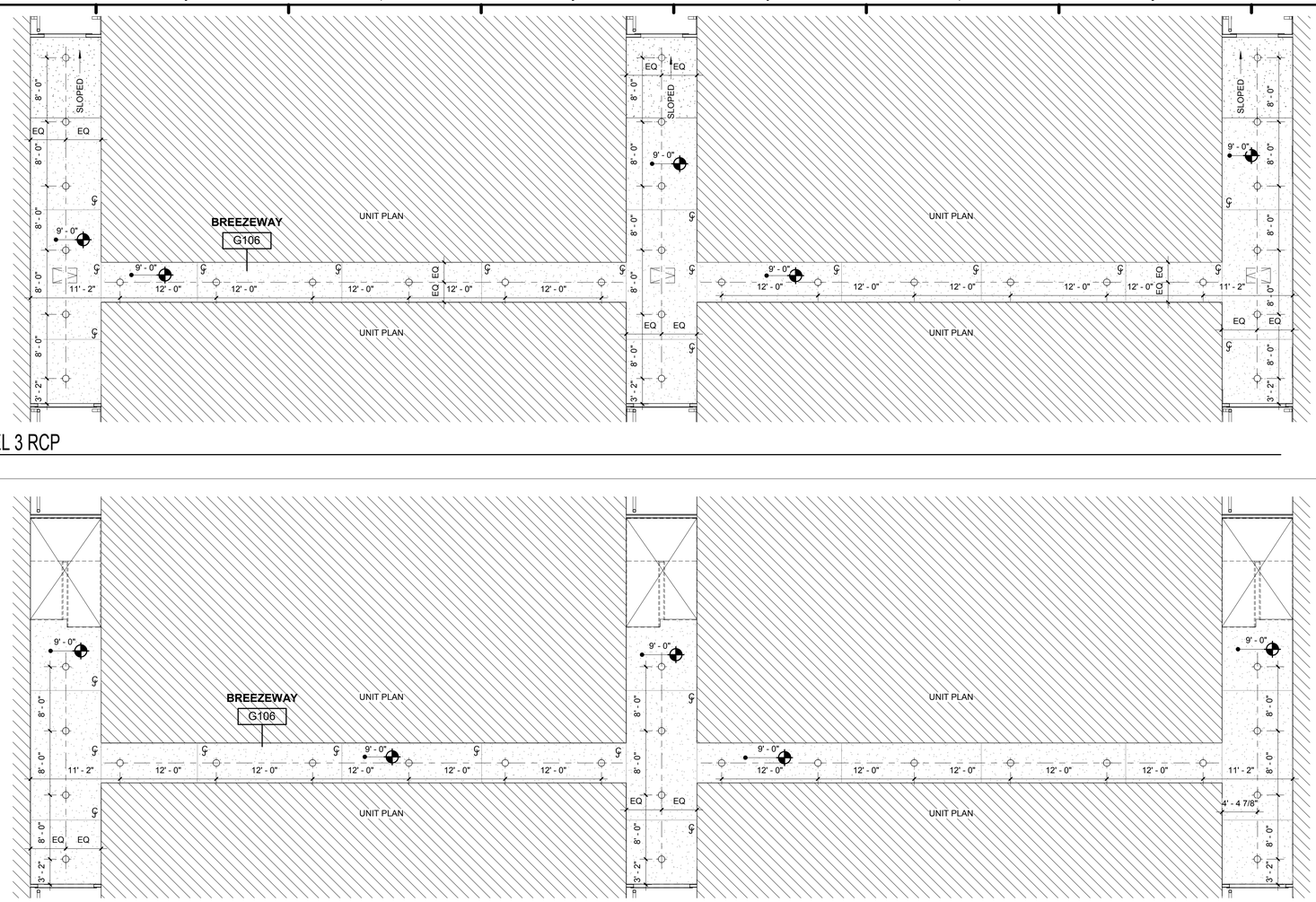
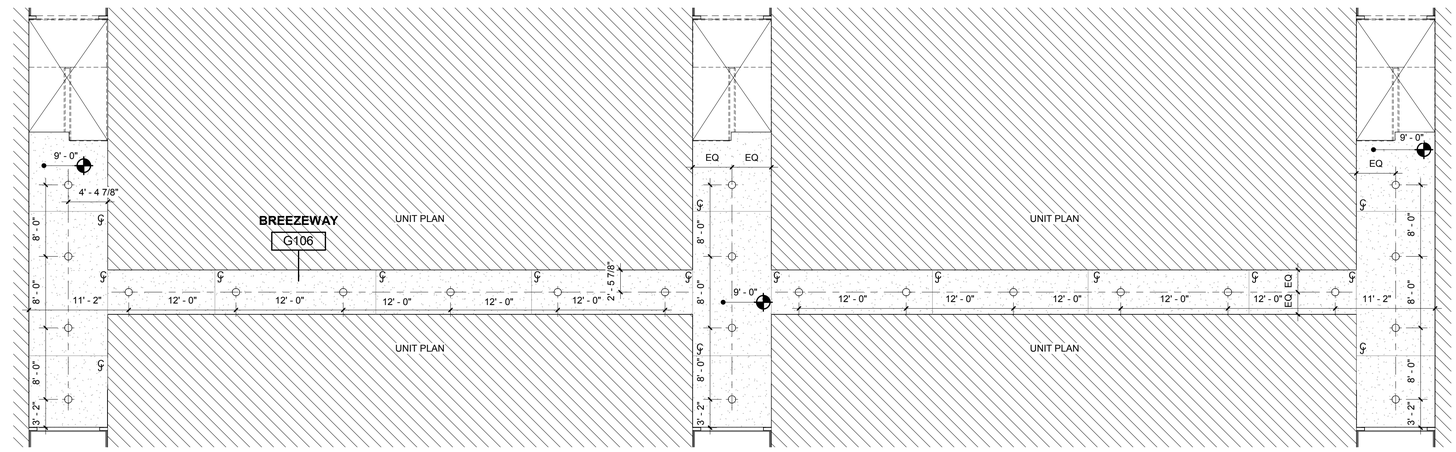


C1 BUILDING TYPE 3 - LEVEL 3 RCP
1/8" = 1'-0"

E1 BUILDING TYPE 3 - LEVEL 2 RCP
1/8" = 1'-0"



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

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ISSUE HISTORY

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

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Date:	09/10/2019
Project #:	5592

BREEZEWAY RCP - BLDG 3

A2.16

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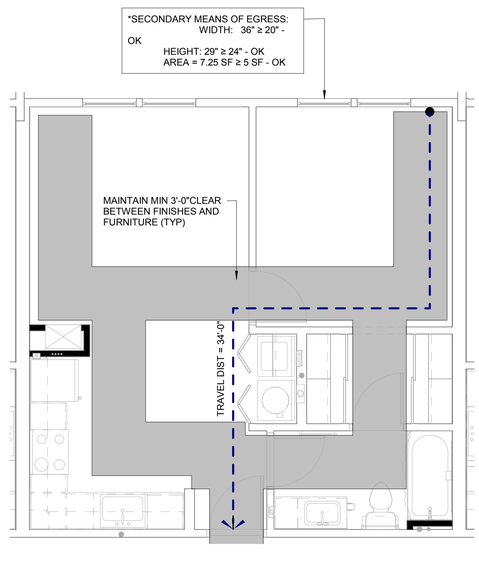
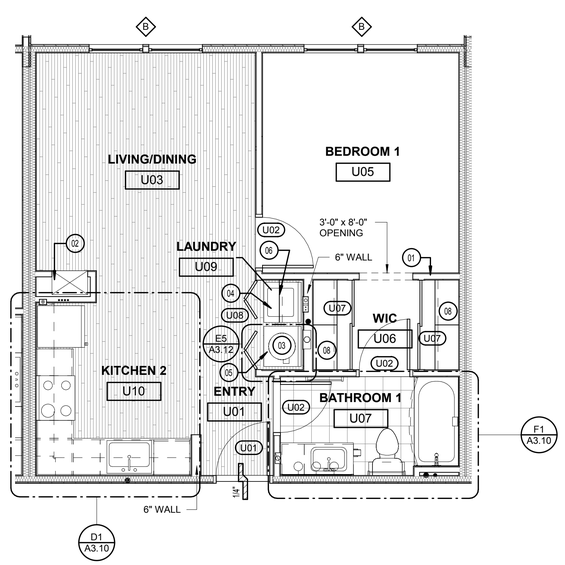


D1 UNIT S1 - LIFE SAFETY PLAN

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 DIFUSSER. SEE MECHANICAL DRAWINGS

CEILING FAN

SUPPLY DIFFUSER - WALL MOUNTED

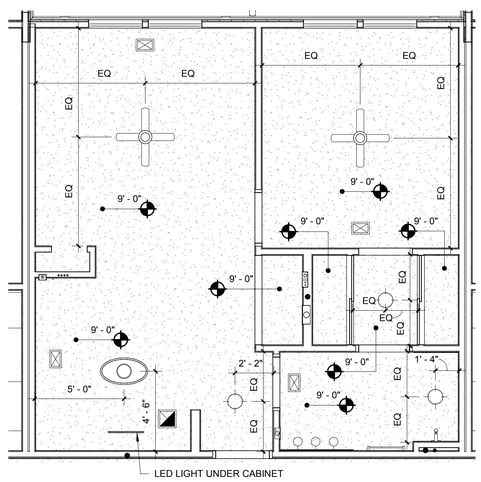
EXHAUST FAN - CEILING MOUNTED

FLUORESCENT LIGHT

LED LIGHT UNDER CABINET

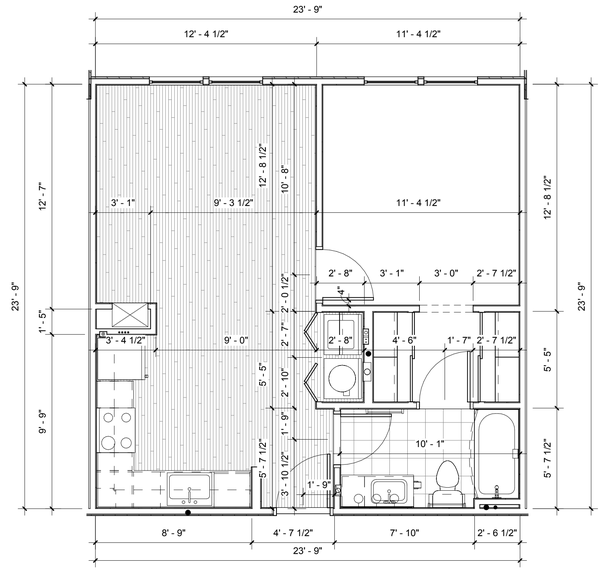
UNIT LEGEND

1/4" = 1'-0"



H1 UNIT 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
2	12/06/19	DESIGN DEVELOPMENT

REVISION 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

1 BR UNIT PLANS - S1

A3.01

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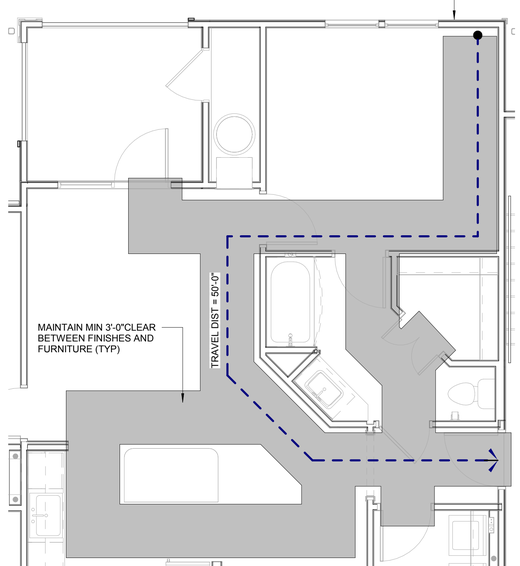
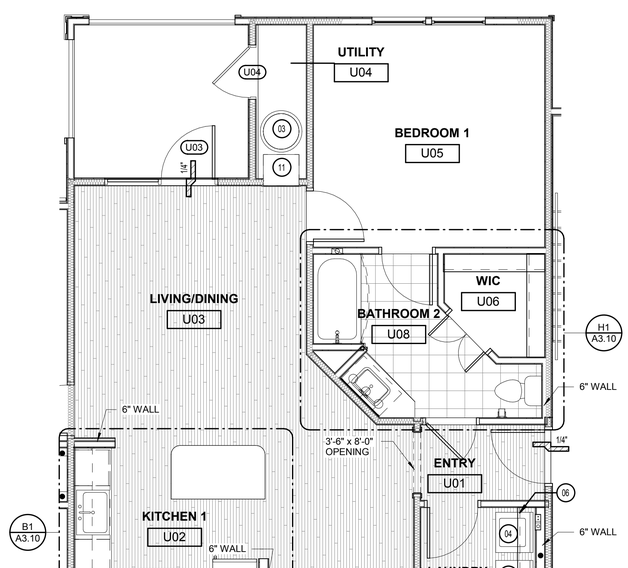


D1 UNIT A1- LIFE SAFETY PLAN
1/4" = 1'-0"



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

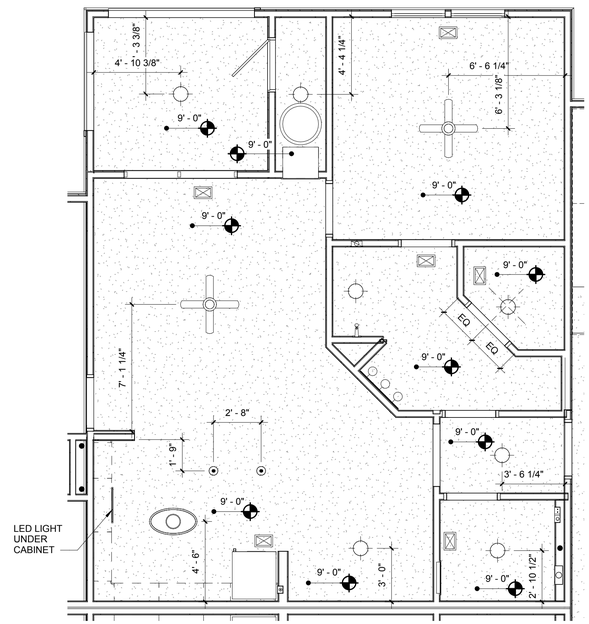
SUPPLY DIFFUSER - WALL MOUNTED

EXHAUST FAN - CEILING MOUNTED

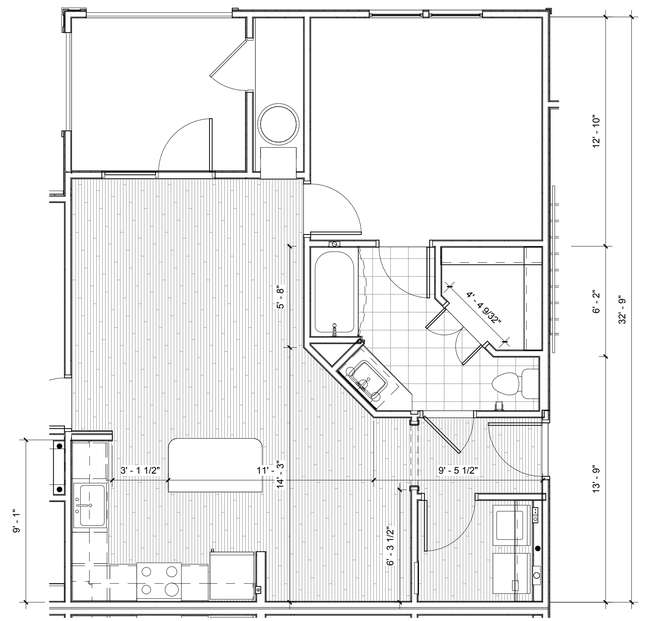
FLUORESCENT LIGHT

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
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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FLORIDA LICENSE #

THE ROBERT
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Date:	09/10/2019
Project #:	5592

1 BR UNIT PLANS - A1

A3.02

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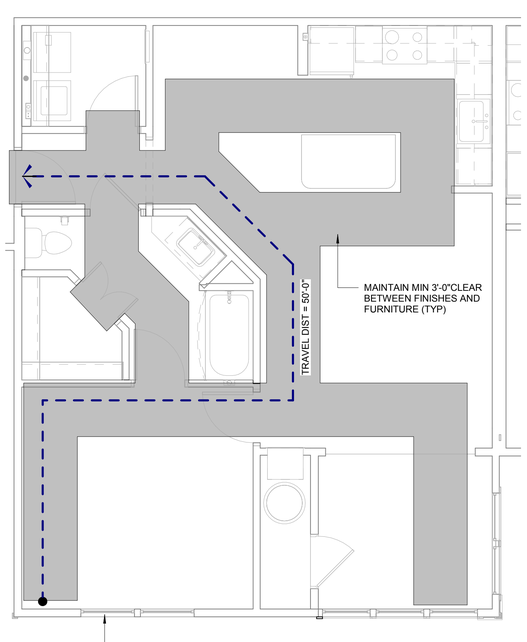
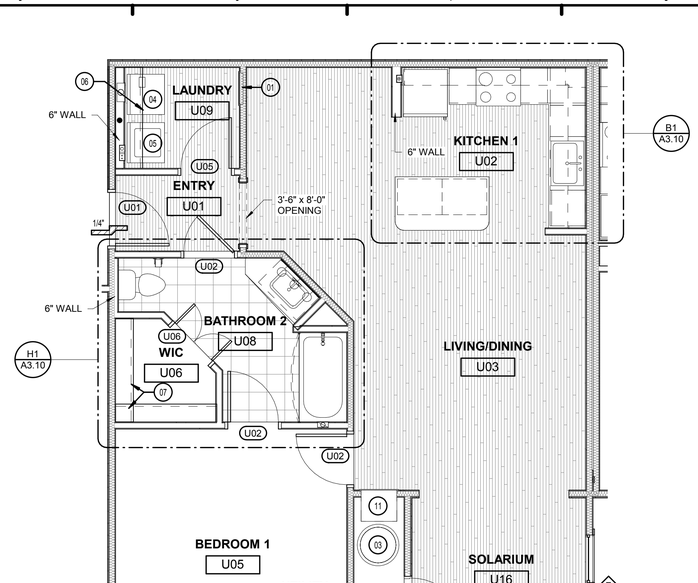


B1 UNIT A2S- LIFE SAFETY PLAN
1/4" = 1'-0"



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 FOR ASSEMBLY TYPES

LEGEND:

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2. HVAC UNIT. SEE MECHANICAL DRAWINGS
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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

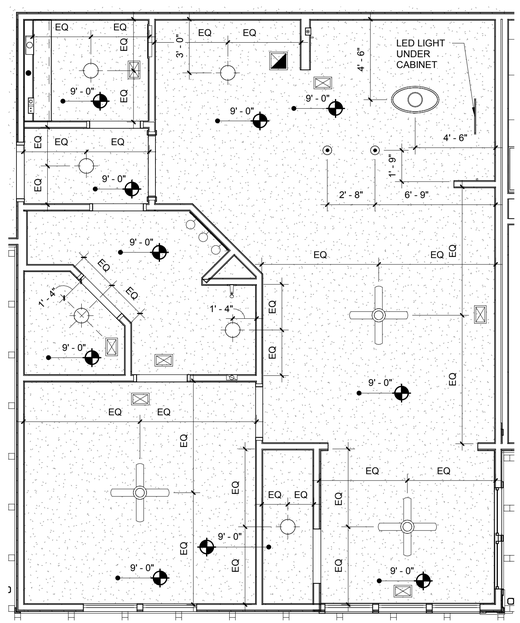
SUPPLY DIFFUSER - WALL MOUNTED

EXHAUST FAN - CEILING MOUNTED

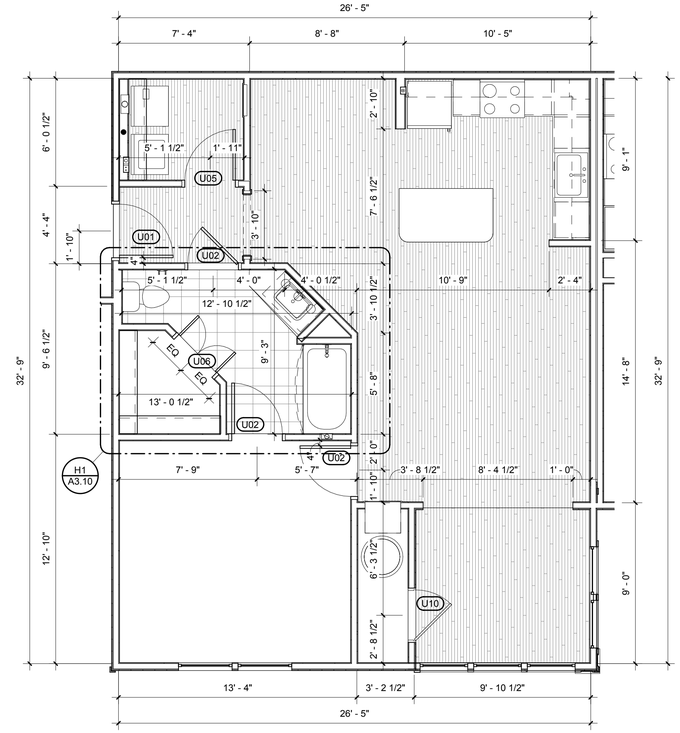
FLUORESCENT LIGHT

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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ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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Date:	09/10/2019
Project #:	5592

1 BR UNIT PLANS - A2S

A3.03

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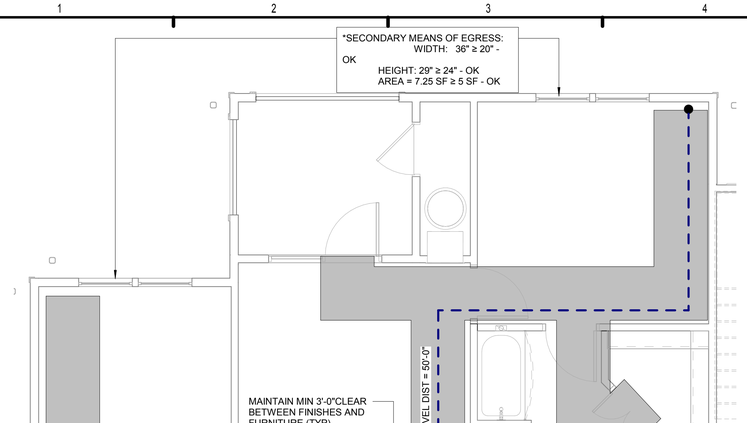
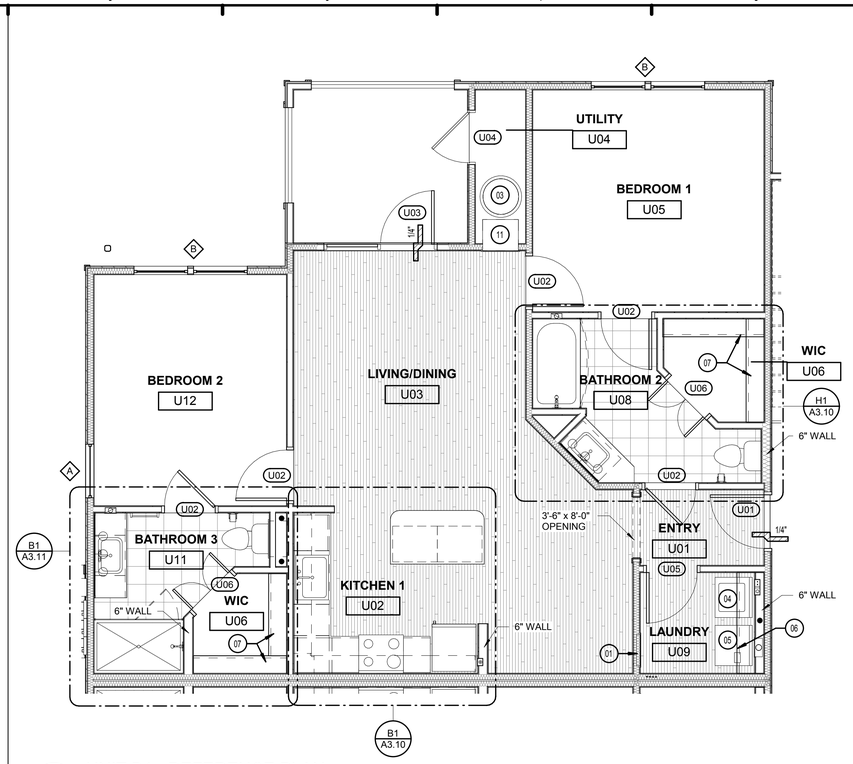


D1 UNIT B1 - LIFE SAFETY PLAN
1/4" = 1'-0"



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.

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

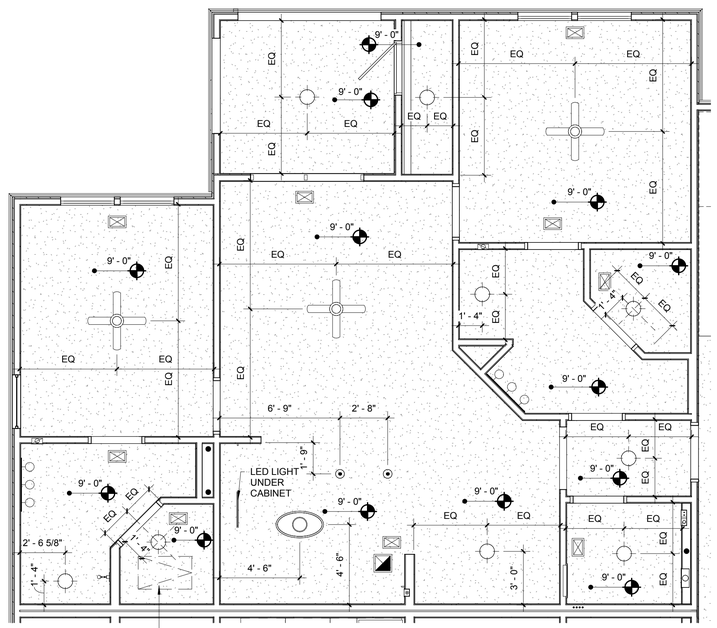
SUPPLY DIFFUSER - WALL MOUNTED

EXHAUST FAN - CEILING MOUNTED

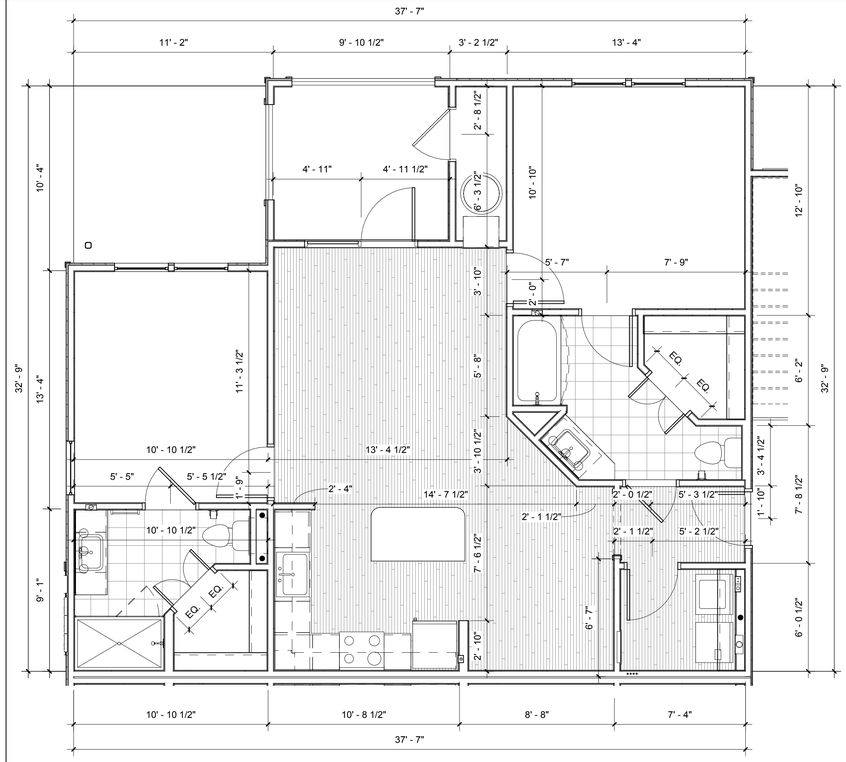
FLUORESCENT LIGHT

LED LIGHT UNDER CABINET

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



H1 UNIT 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				

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

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

THE ROBERT
FT. MYERS, FL

2 BR UNIT PLANS - B1

A3.04

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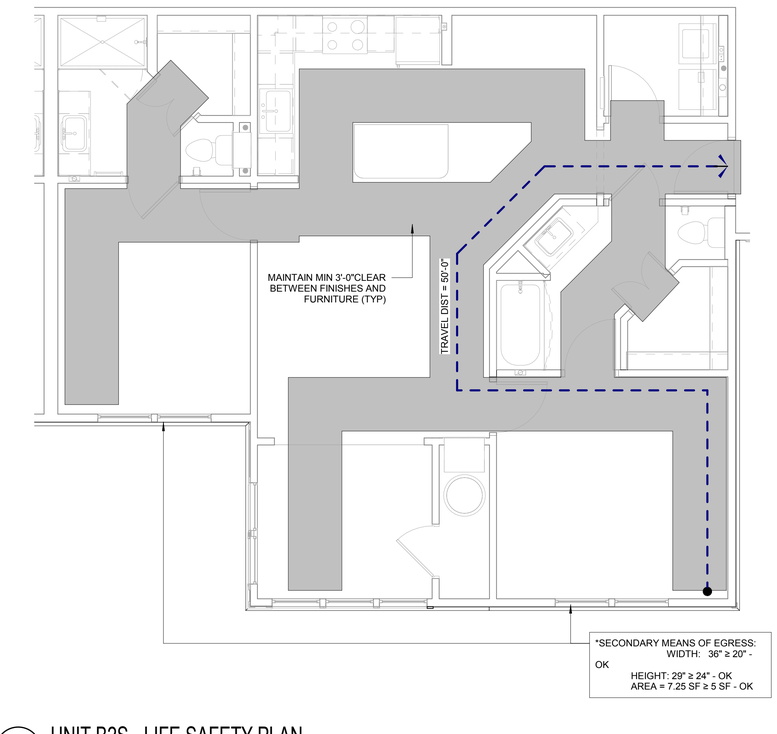
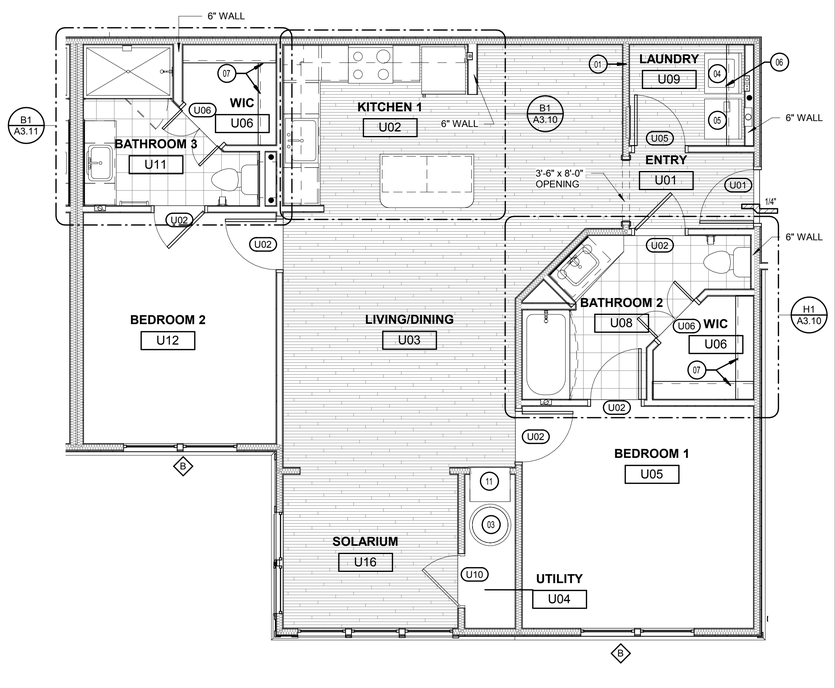


D1 UNIT B2S - LIFE SAFETY PLAN

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.

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

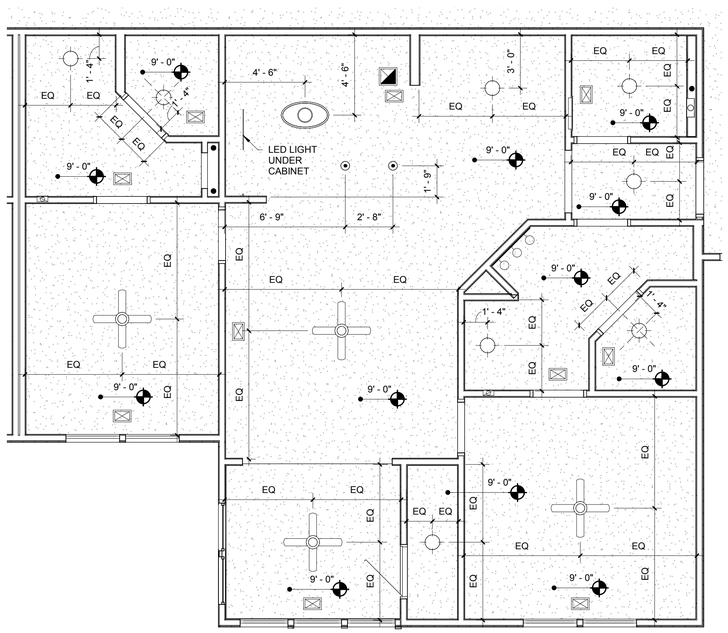
EXHAUST FAN - CEILING MOUNTED

FLUORESCENT LIGHT

LED LIGHT UNDER CABINET

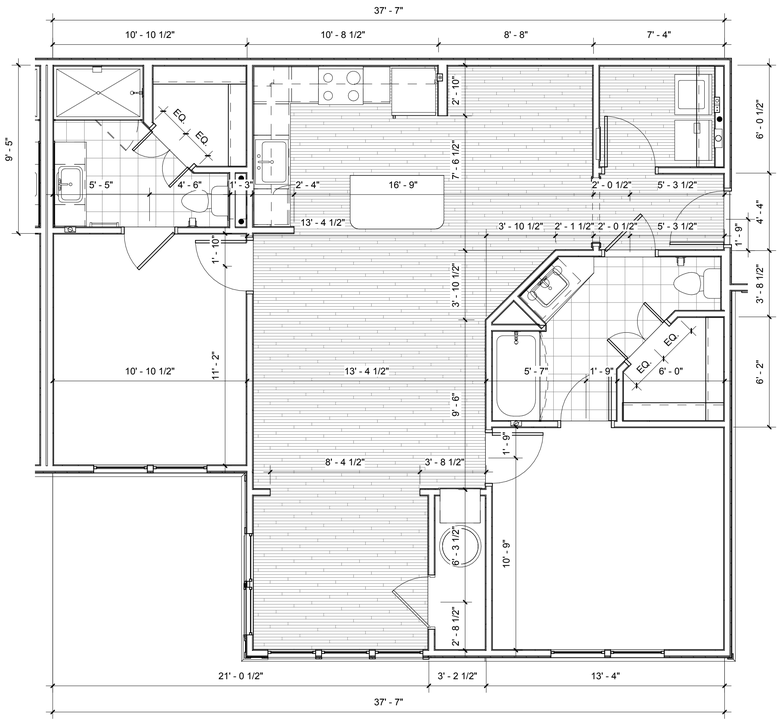
UNIT LEGEND

1/4" = 1'-0"



H1 UNIT 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				

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

PERMIT REVIEW STAMP

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CONSULTANT

MICHAEL E. GOVE
FLORIDA LICENSE #

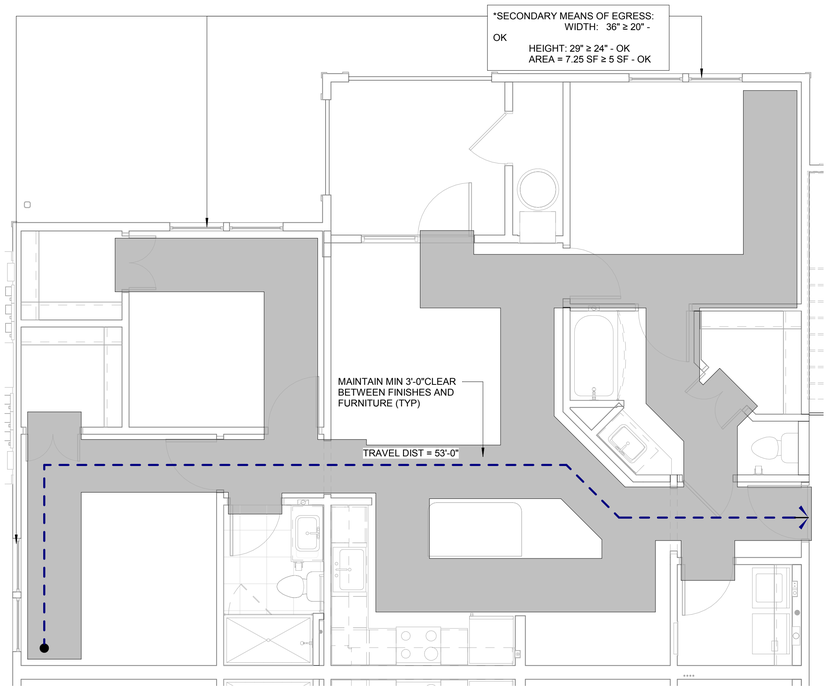
Drawn:	DM
Checked:	DM
Approval:	MG
Date:	09/10/2019
Project #:	5592

THE ROBERT
FT. MYERS, FL

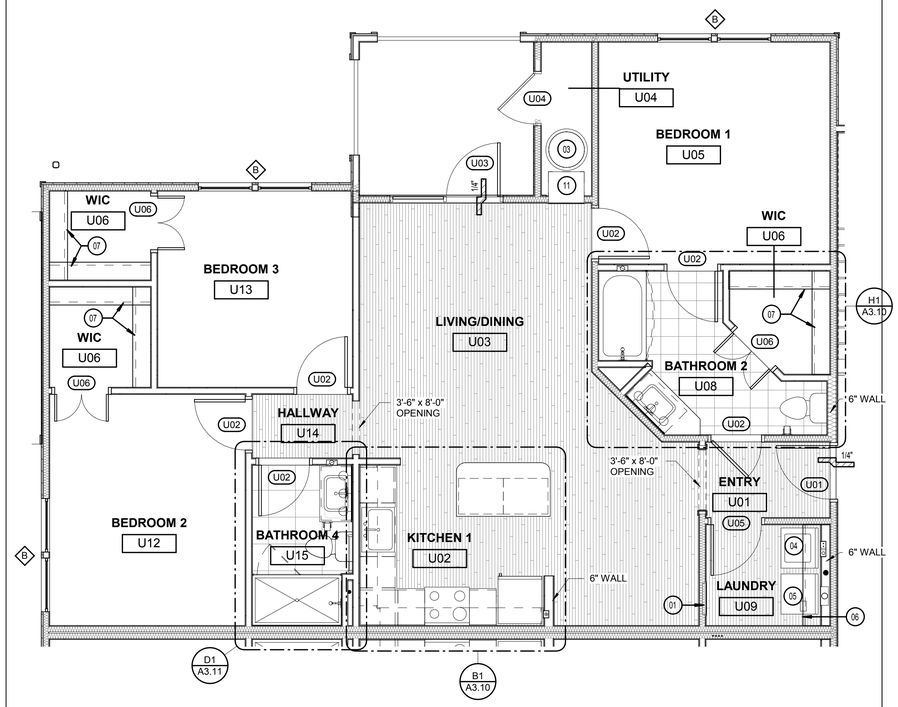
2 BR UNIT PLANS - B2S

A3.05

PLOTTED: 12/5/2019 12:41:13 PM



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



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

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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

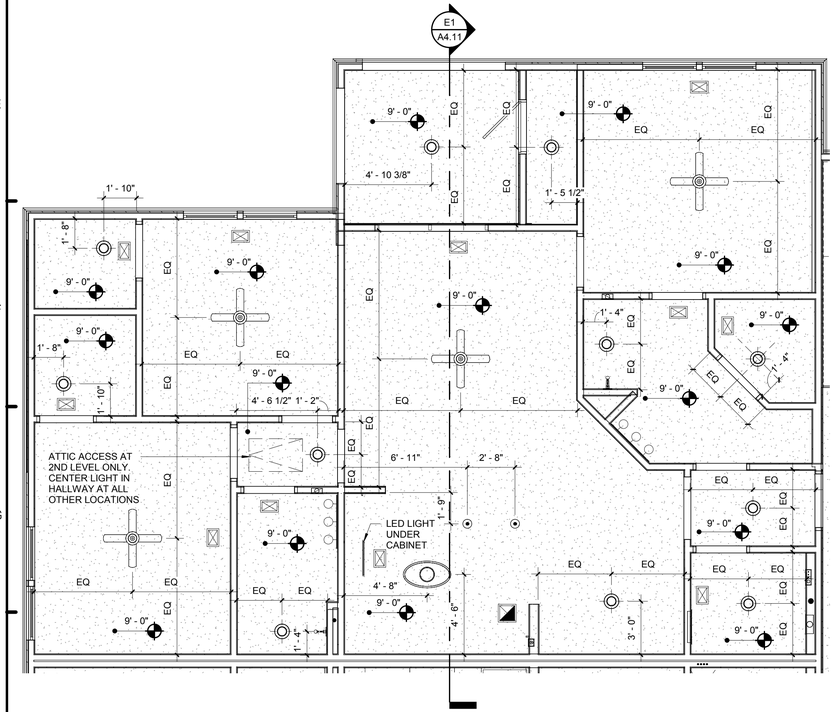
SUPPLY DIFFUSER - WALL MOUNTED

EXHAUST FAN - CEILING MOUNTED

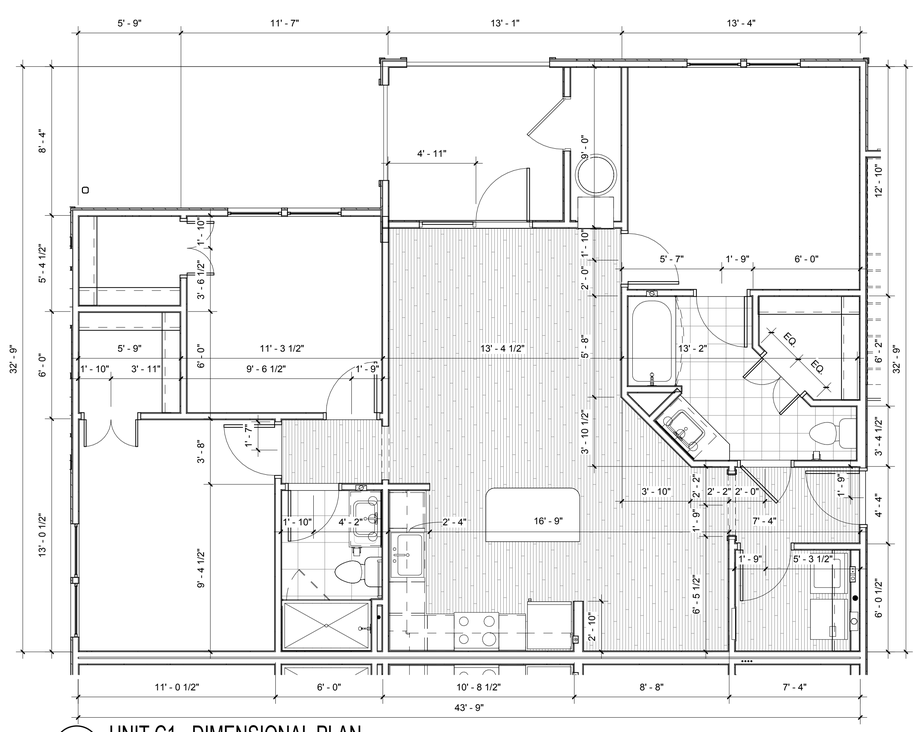
FLUORESCENT LIGHT

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				

PERMIT REVIEW STAMP

ISSUE HISTORY

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

No.	Date	Description

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CONSULTANT

MICHAEL E. GOVE
FLORIDA LICENSE #

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

3 BR UNIT PLANS - C1

A3.06

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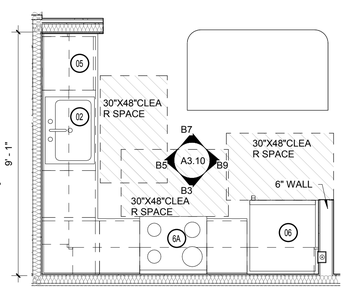
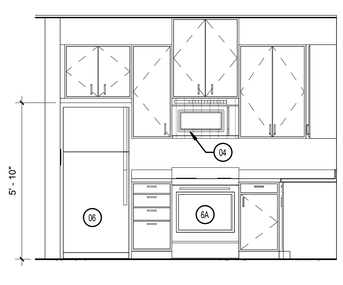
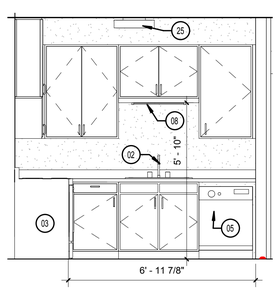


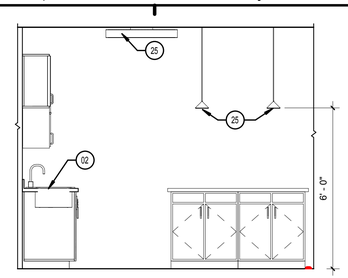
B1 KITCHEN 1 ENLARGED PLAN
3/8" = 1'-0"



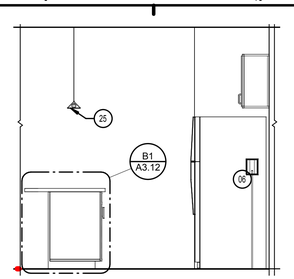
B3 KITCHEN 1 ELEVATION
3/8" = 1'-0"



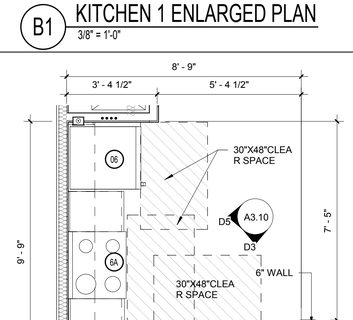
B5 KITCHEN 1 ELEVATION
3/8" = 1'-0"



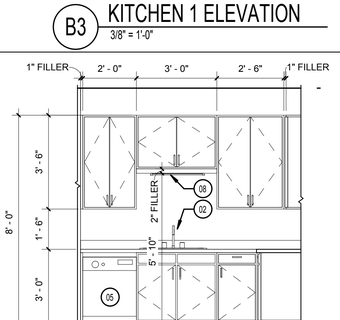
B7 KITCHEN 1 ELEVATION
3/8" = 1'-0"



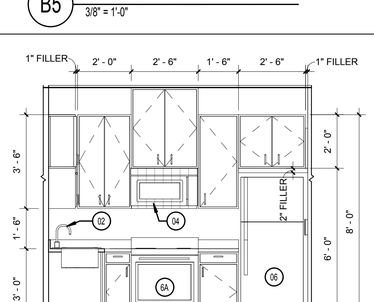
B9 KITCHEN 1 ELEVATION
3/8" = 1'-0"



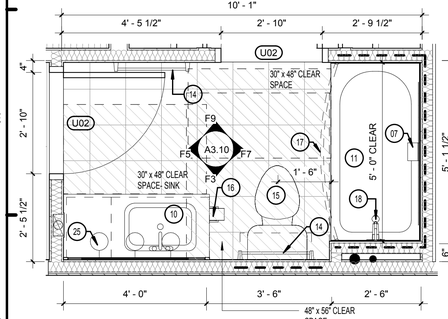
D1 KITCHEN 2 ENLARGED PLAN
3/8" = 1'-0"



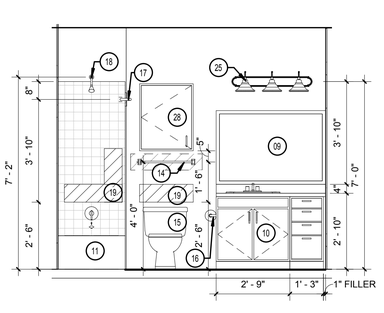
D3 KTICHEN 2 ELEVATION
3/8" = 1'-0"



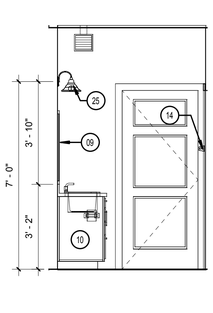
D5 KITCHEN 2 ELEVATION
3/8" = 1'-0"



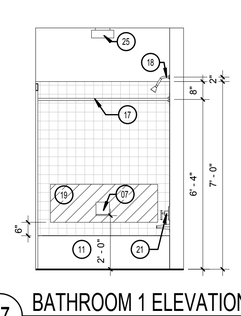
F1 BATHROOM 1 ENLARGED PLAN
1/2" = 1'-0"



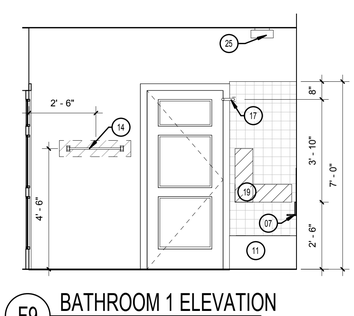
F3 BATHROOM 1 ELEVATION
3/8" = 1'-0"



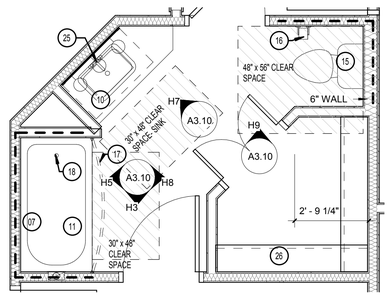
F5 BATHROOM 1 ELEVATION
3/8" = 1'-0"



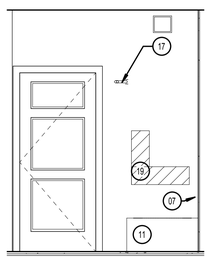
F7 BATHROOM 1 ELEVATION
3/8" = 1'-0"



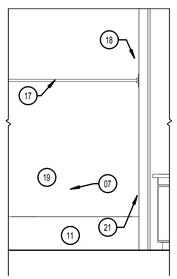
F9 BATHROOM 1 ELEVATION
3/8" = 1'-0"



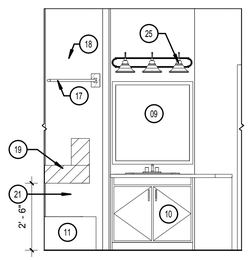
H1 BATHROOM 2 ENLARGED PLAN
3/8" = 1'-0"



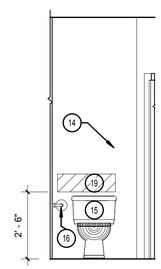
H3 BATHROOM 2 ELEVATION
3/8" = 1'-0"



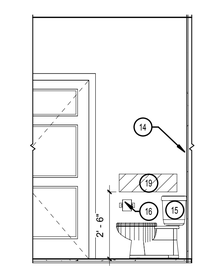
H5 BATHROOM 2 ELEVATION
3/8" = 1'-0"



H7 BATHROOM 2 ELEVATION
3/8" = 1'-0"



H8 BATHROOM 2 ELEVATION
3/8" = 1'-0"



H9 BATHROOM 2 ELEVATION
3/8" = 1'-0"

GENERAL NOTES:

A. ALL INTERIOR DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE AND FROM SUBFLOOR OR CONC. SLAB TO FINISH CEILING.
B. GRAB BAR REINFORCEMENT, BTWN. 2'-6" MAX. AF.F. & 3'-2" MIN. A.F.F. (GRAB BAR BLOCKING RQD. ON GROUND FLOOR UNITS ONLY)
C. FLOOR FINISH TO EXTEND UNDER VANITY & KITCHEN BASE CABINETS
D. PROVIDE FULL DEPTH ADJUSTABLE SHELF IN EACH KITCHEN BASE CABINET EXCEPT SINK BASE

LEGEND:

KITCHEN
01. PANTRY CABINET
02. SINK W/ GARBAGE DISPOSAL
03. RANGE
04. MICROWAVE W/ BUILT-IN HOOD
05. DISHWASHER
06. REFRIGERATOR
06A. OVEN

BATHROOM
07. SOAP DISH
08. UNDER CABINET LIGHT FIXTURE
09. VANITY 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'-0" A.F.F.
19. GRAB BAR REINFORCEMENT, BTWN. 2'-6" MAX. AF.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
24. REMOVABLE IN TUB SEAT
25. LIGHT FIXTURE (SEE ELECTRICAL)
26. 12" WIRE SHELF AND ROD AT 5'-0" & 6'-0" AFF
27. SHOWER
29. STRAIGHT ROD
30. PAPER TOWEL DISPENSER

NOTE: PROVIDE SOLID WOOD BLOCKING IN WALL OR INTEGRAL BLOCKING AT TUB. SEE F1/A8.10

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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MICHAEL E. GOVE
FLORIDA LICENSE #

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

THE ROBERT
FT. MYERS, FL

ENLARGED PLANS - KITCHEN/BATHROOM

A3.10

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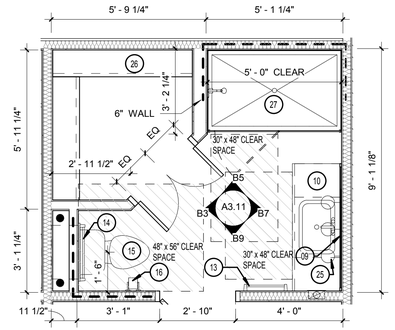
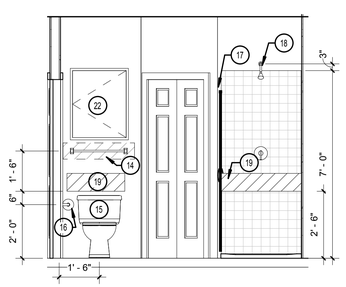
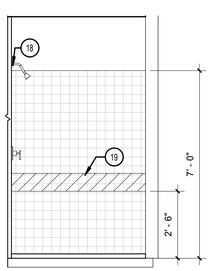


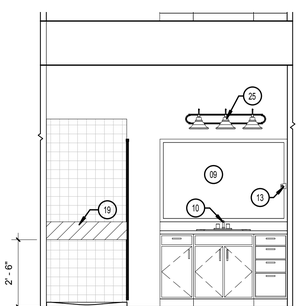
B1 BATHROOM 3 ENLARGED PLAN
3/8" = 1'-0"



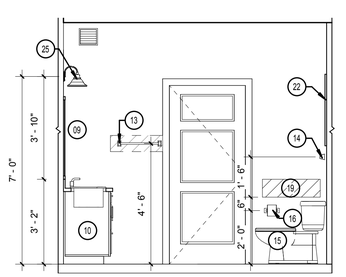
B3 BATHROOM 3 ELEVATION
3/8" = 1'-0"



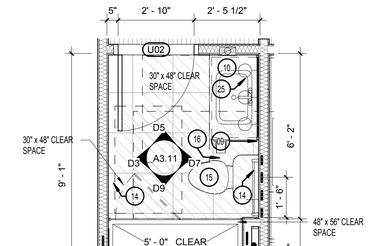
B5 BATHROOM 3 ELEVATION
3/8" = 1'-0"



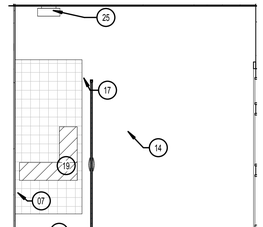
B7 BATHROOM 3 ELEVATION
3/8" = 1'-0"



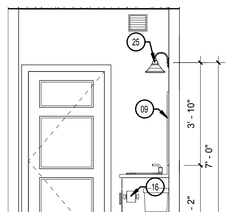
B9 BATHROOM 3 ELEVATION
3/8" = 1'-0"



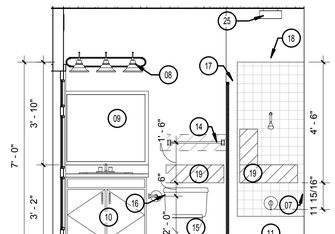
D1 BATHROOM 4 ENLARGED PLAN
3/8" = 1'-0"



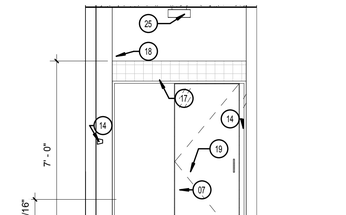
D3 BATHROOM 4 ELEVATION
3/8" = 1'-0"



D5 BATHROOM 4 ELEVATION
3/8" = 1'-0"



D7 BATHROOM 4 ELEVATION
3/8" = 1'-0"



D9 BATHROOM 4 ELEVATION
3/8" = 1'-0"

GENERAL NOTES:

A. ALL INTERIOR DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE AND FROM SUBFLOOR OR CONC. SLAB TO FINISH CEILING.
B. GRAB BAR REINFORCEMENT, BTWN. 2'-6" MAX. AF.F. & 3'-2" MIN. A.F.F. (GRAB BAR BLOCKING RQD. ON GROUND FLOOR UNITS ONLY)
C. FLOOR FINISH TO EXTEND UNDER VANITY & KITCHEN BASE CABINETS
D. PROVIDE FULL DEPTH ADJUSTABLE SHELF IN EACH KITCHEN BASE CABINET EXCEPT SINK BASE

LEGEND:

KITCHEN
01. PANTRY CABINET
02. SINK W/ GARBAGE DISPOSAL
03. RANGE
04. MICROWAVE W/ BUILT-IN HOOD
05. DISHWASHER
06. REFRIGERATOR
06A. OVEN

BATHROOM
07. SOAP DISH
08. UNDER CABINET LIGHT FIXTURE
09. VANITY 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'-0" A.F.F.
19. GRAB BAR REINFORCEMENT, BTWN. 2'-6" MAX. AF.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
24. REMOVABLE IN TUB SEAT
25. LIGHT FIXTURE (SEE ELECTRICAL)
26. 12" WIRE SHELF AND ROD AT 5'-0" & 6'-0" AFF
27. SHOWER
29. STRAIGHT ROD
30. PAPER TOWEL DISPENSER

INDICATES SOLID WOOD BLOCKING IN WALL OR INTEGRAL BLOCKING AT TUB, SEE F1/A8.10

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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

ENLARGED PLANS - BATHROOM

A3.11

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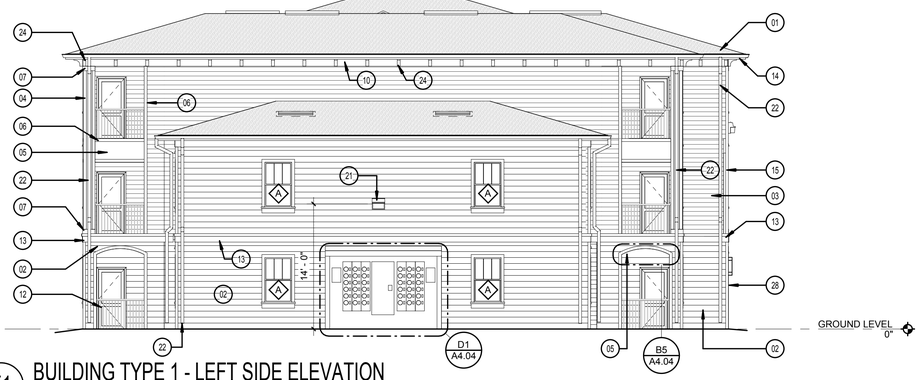
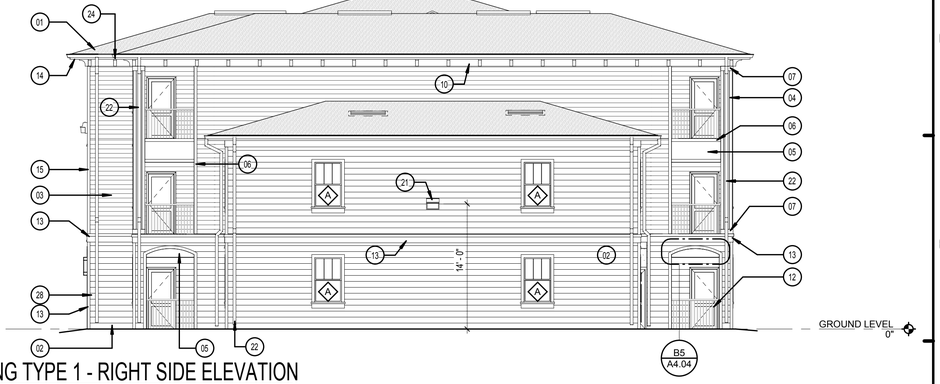
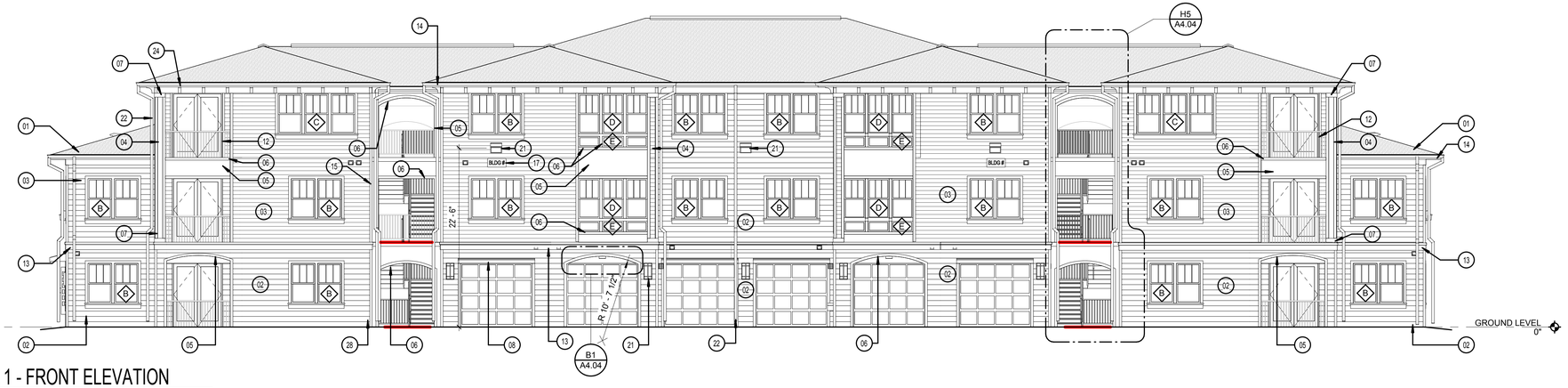
C1 BUILDING TYPE 1 - REAR ELEVATION
1/8" = 1'-0"



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

PERMIT REVIEW STAMP

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1	11/22/19	SCHEMATIC DESIGN
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REVISION HISTORY

No.	Date	Description

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THE ROBERT
FT. MYERS, FL

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

BUILDING TYPE 1 - ELEVATIONS

A4.01

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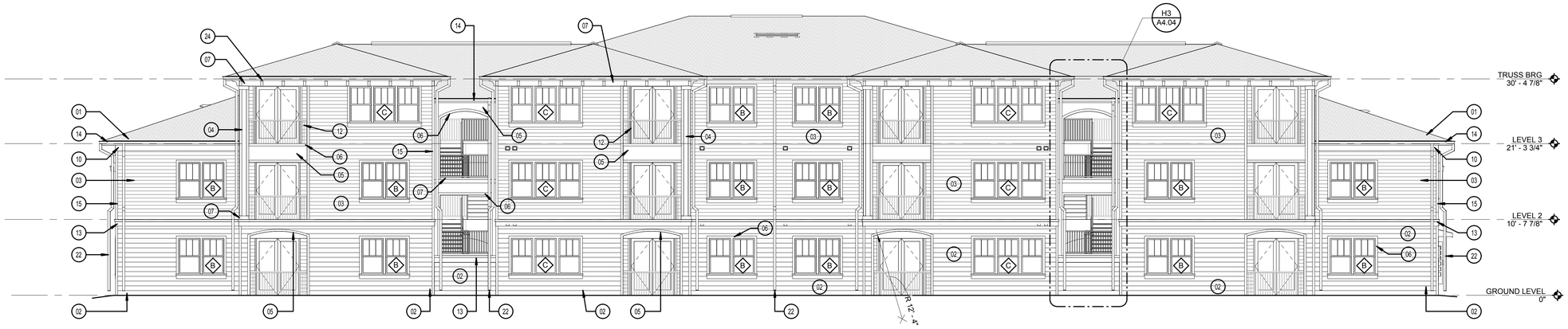
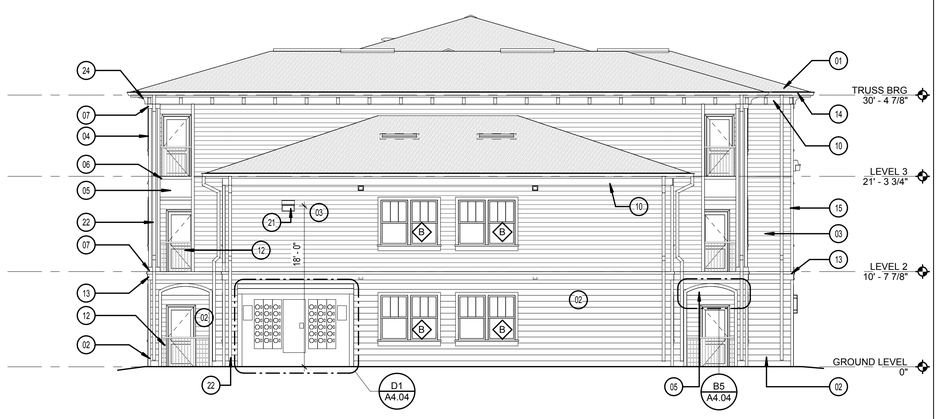


C4 BUILDING TYPE 2 - REAR ELEVATION
1/8" = 1'-0"



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

PERMIT REVIEW STAMP

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1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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

BUILDING TYPE 2 - ELEVATIONS

A4.02

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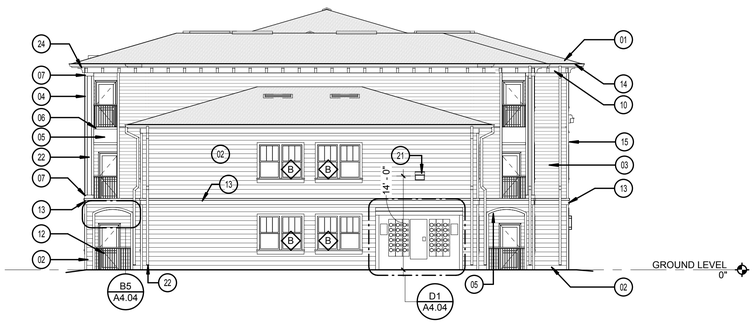
C1 BUILDING TYPE 3 - FRONT ELEVATION
3/32" = 1'-0"



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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REVISION HISTORY

No.	Date	Description

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THE ROBERT
FT. MYERS, FL

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

BUILDING TYPE 3 - ELEVATIONS

A4.03

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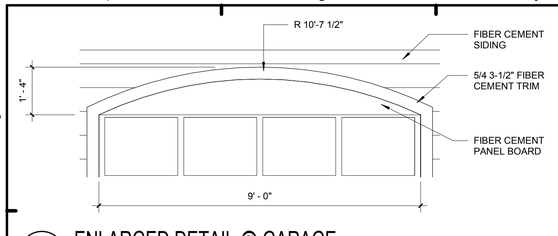
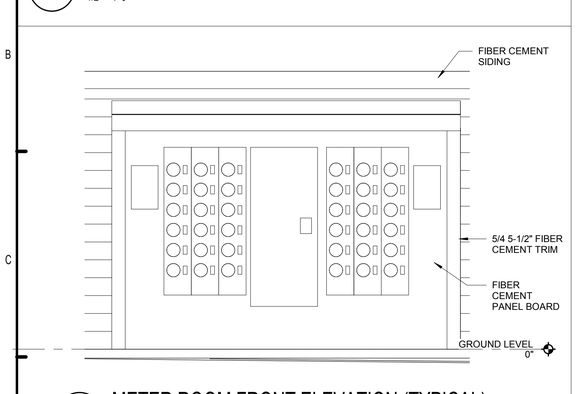
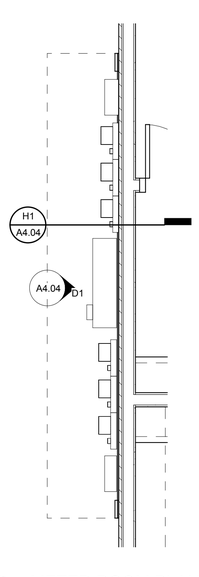


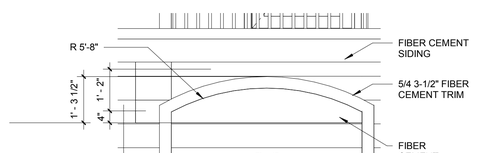
B1 ENLARGED DETAIL @ GARAGE
1/2" = 1'-0"



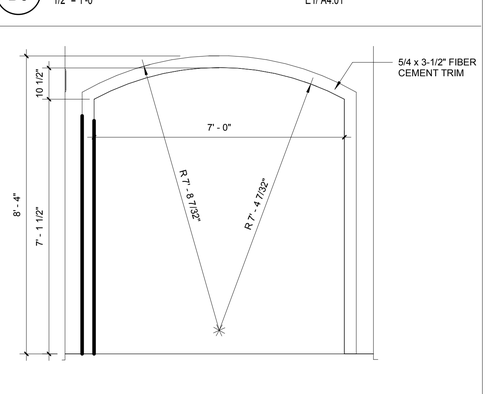
D1 METER ROOM FRONT ELEVATION (TYPICAL)
3/8" = 1'-0"



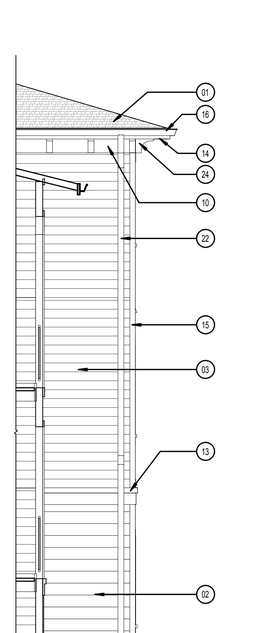
D3 METER ROOM PLAN (TYP.)
1/2" = 1'-0"



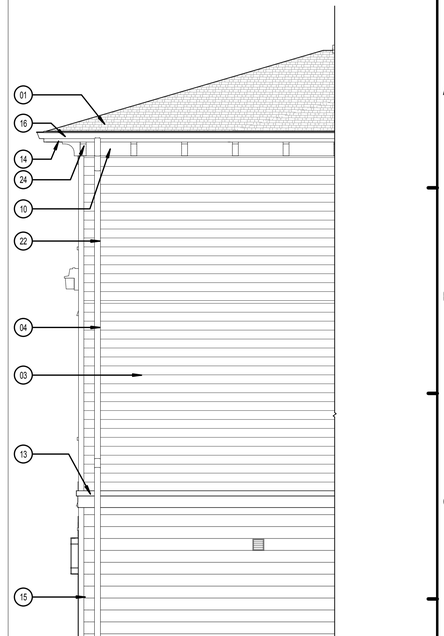
B5 ENLARGED ARC DETAIL @ BALCONY
1/2" = 1'-0" E1/ A4.01



D5 ENLARGED ARC DETAIL @ ENTRY
1/2" = 1'-0" H5/ A4.04



D7 PARTIAL ENTRY ELEVATION
1/4" = 1'-0"

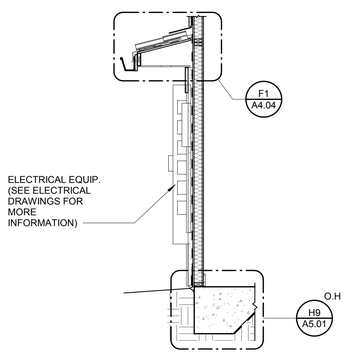


D9 PARTIAL ENTRY ELEVATION AT REAR
1/4" = 1'-0"

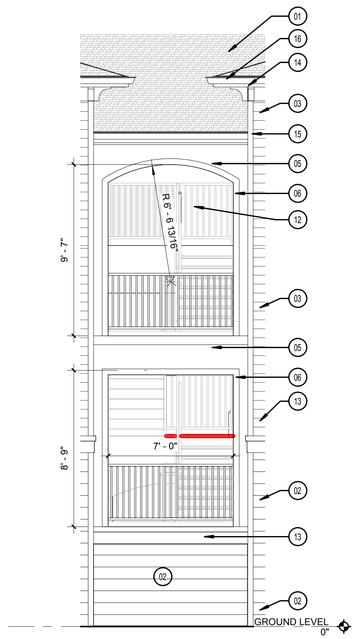
F1 METER ROOM SECTION AT ROOF
1" = 1'-0"

OPENNESS CALCULATION: FBC 2014 1019.3
AREA OF BREEZEWAY FACADE: 232 SF
OPEN AREA IN FACADE: 123 SF

123/232 = .53 (53% OPENNESS)



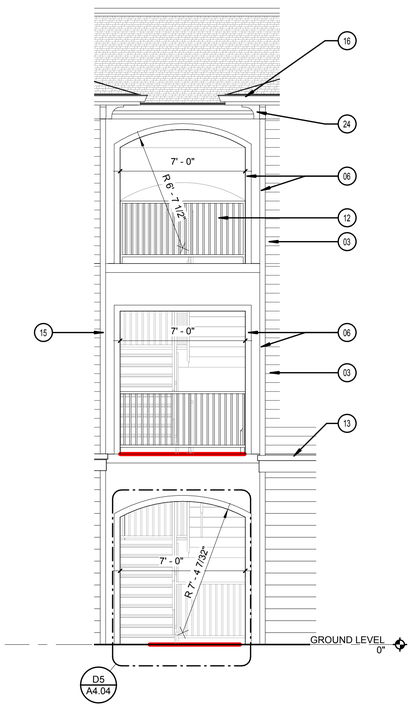
H1 METER RM SECTION
3/8" = 1'-0"



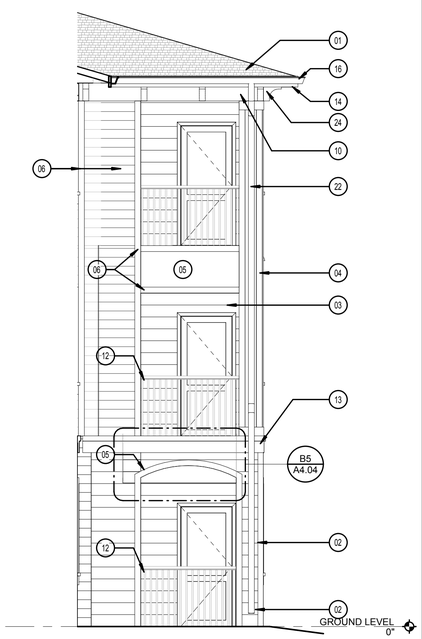
H3 PARTIAL ENTRY ELEVATION AT REAR
1/4" = 1'-0"

OPENNESS CALCULATION: FBC 2014 1019.3
AREA OF BREEZEWAY FACADE: 255 SF
OPEN AREA IN FACADE: 160 SF

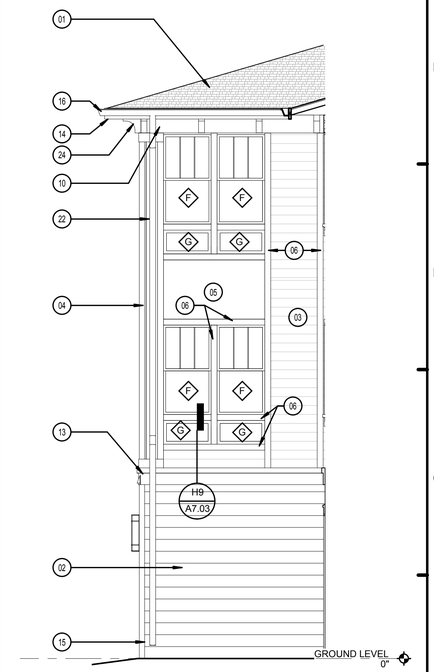
160/232 = .63 (63% OPENNESS)



H5 PARTIAL ENTRY ELEVATION
1/4" = 1'-0"



H7 BLDG SIDE ELEVATION - BALCONY
1/4" = 1'-0"



H9 BLDG SIDE ELEVATION - SOLARIUM
1/4" = 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

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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THE ROBERT	Drawn: DM
	Checked: DM
	Approval: MG
FT. MYERS, FL	Date: 09/10/2019
	Project #: 5592
ENLARGED PARTIAL ELEVS. & METER CENTER	
A4.04	

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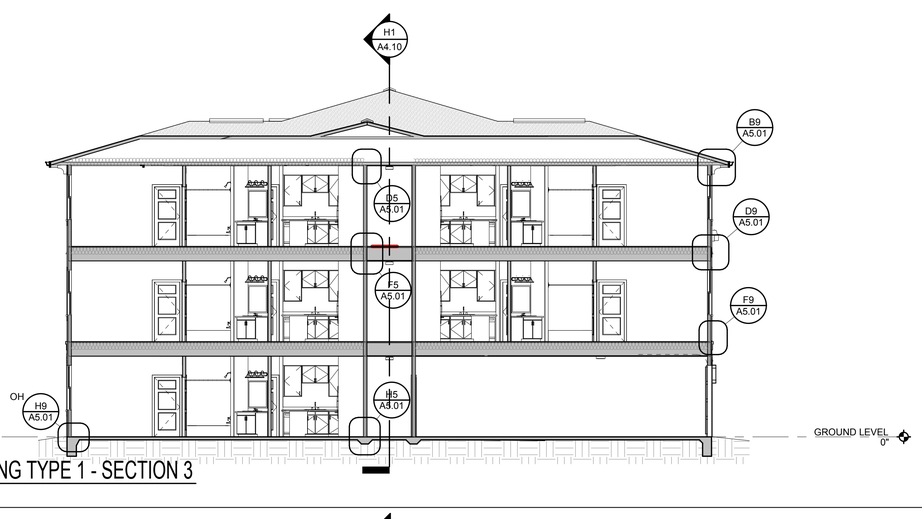
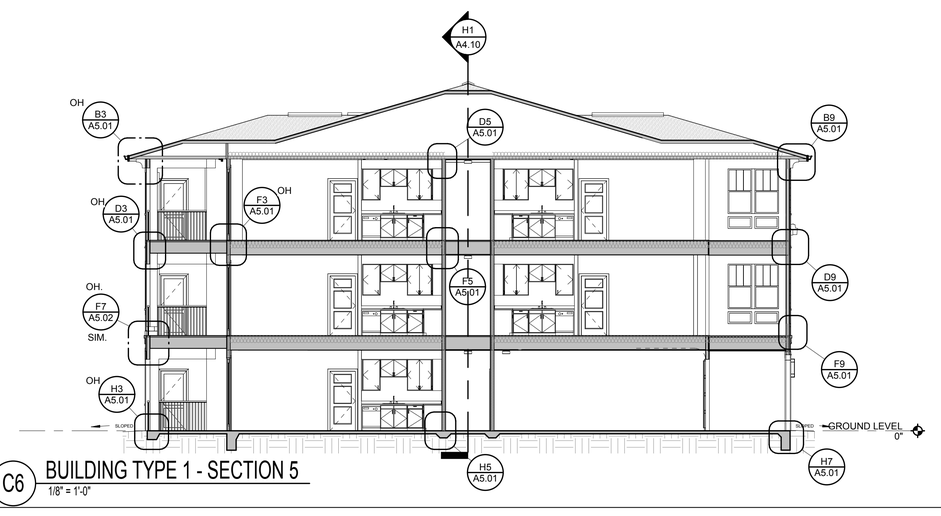
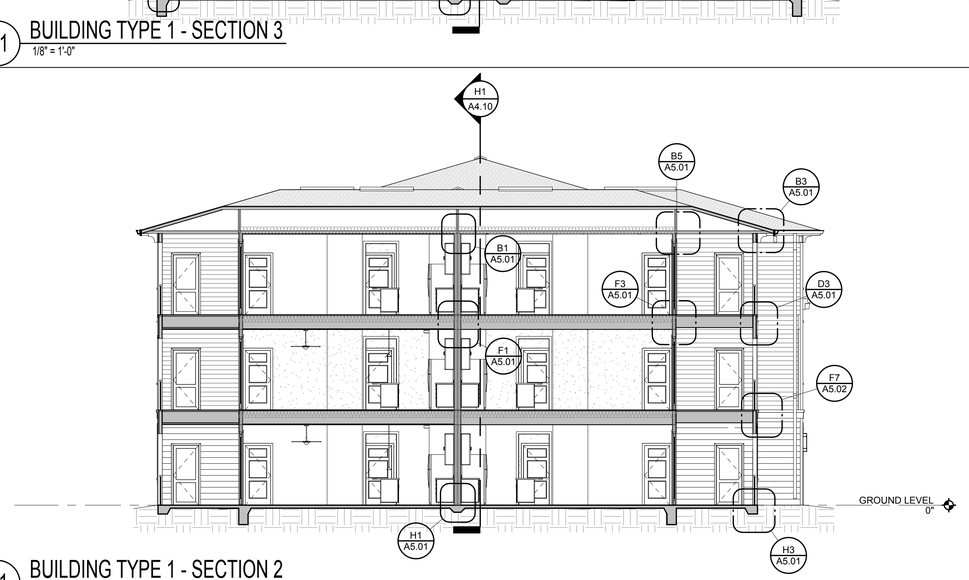


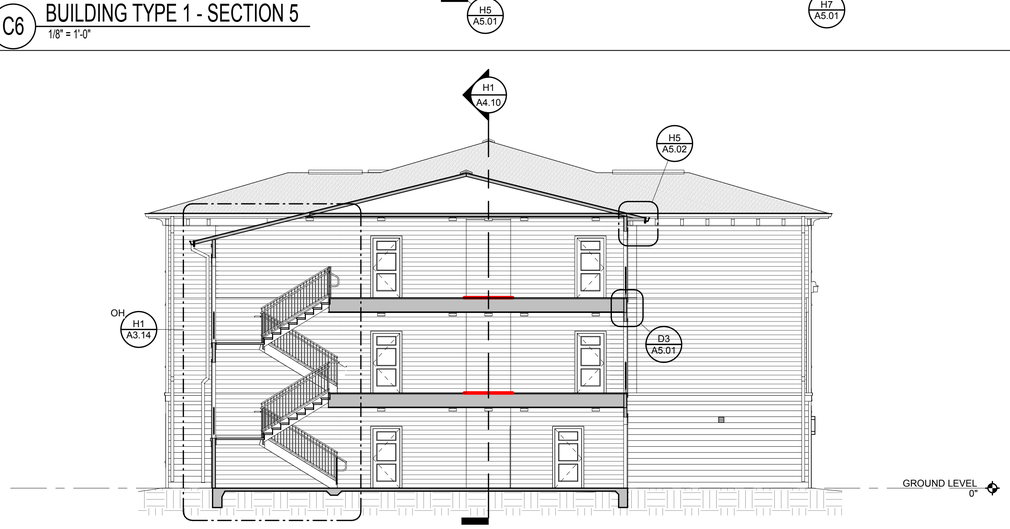
C1 BUILDING TYPE 1 - SECTION 3
1/8" = 1'-0"



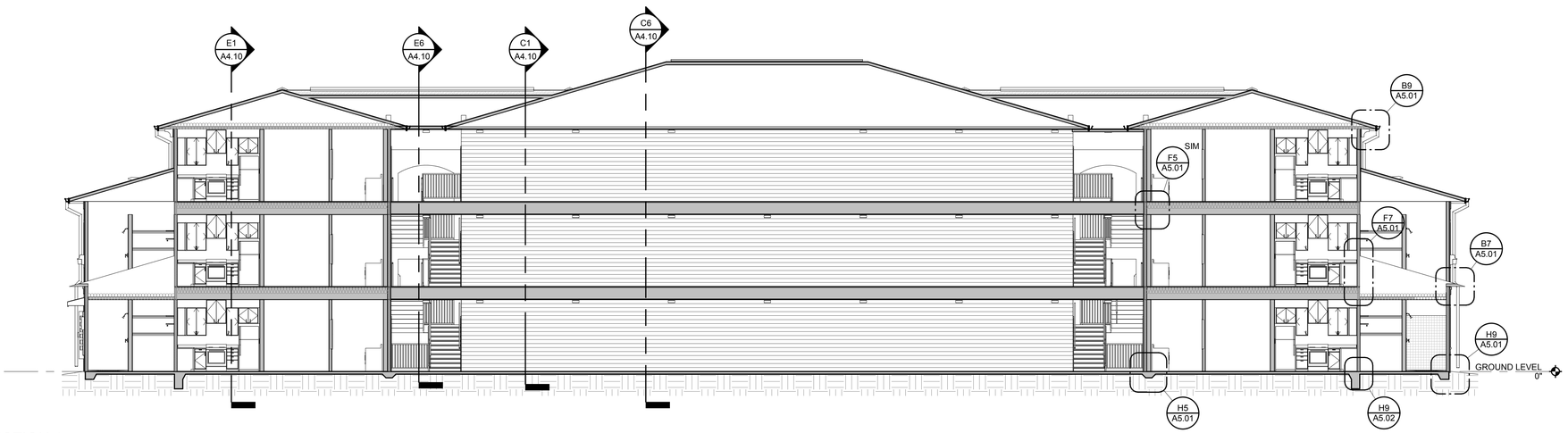
C6 BUILDING TYPE 1 - SECTION 5
1/8" = 1'-0"



E1 BUILDING TYPE 1 - SECTION 2
1/8" = 1'-0"



E6 BUILDING TYPE 1 - SECTION 4
1/8" = 1'-0"



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

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

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	Date: 09/10/2019
FT. MYERS, FL	Project #: 5592

BUILDING TYPE 1 - SECTIONS

A4.10

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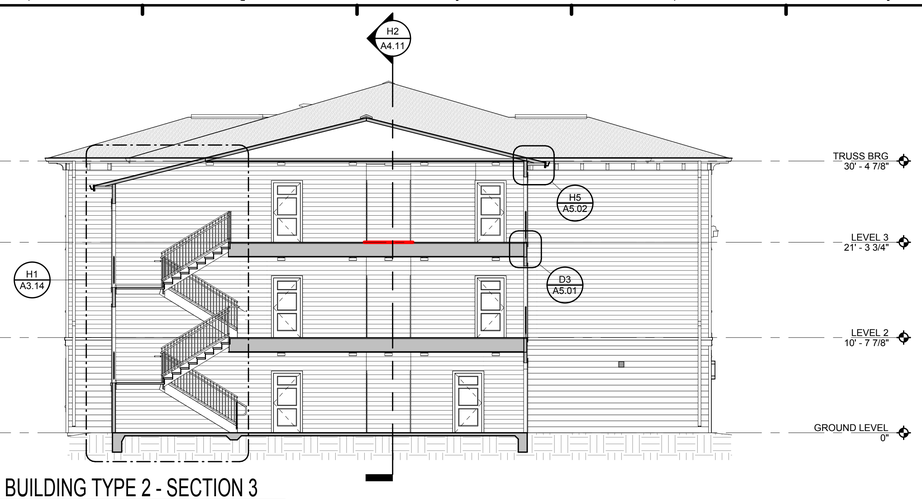
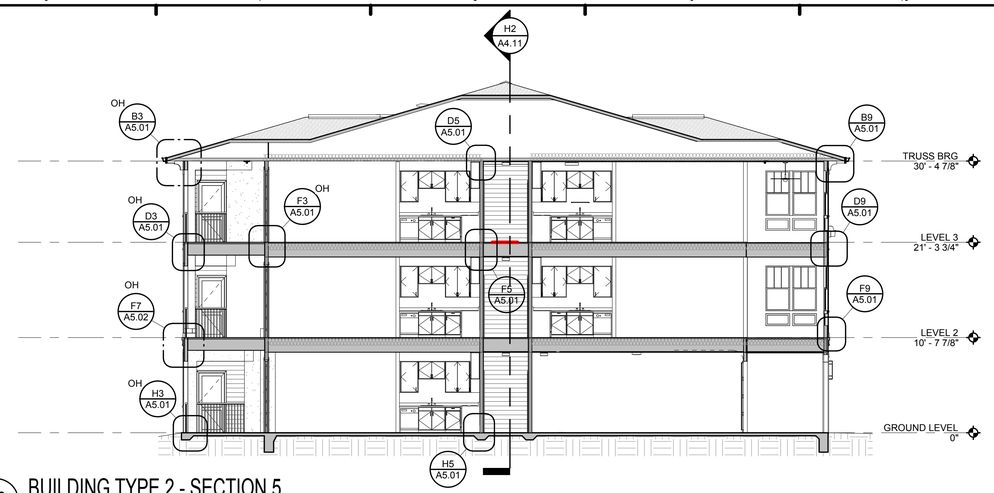
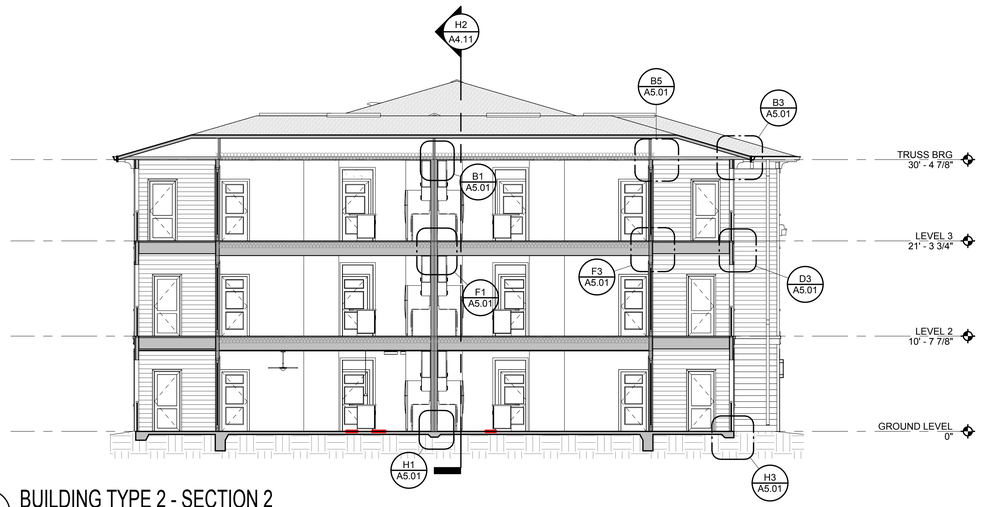


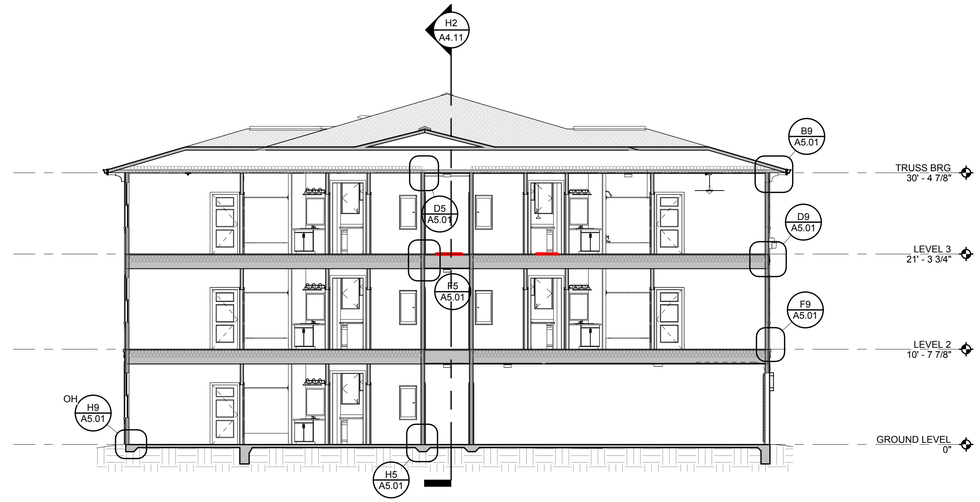
B1 BUILDING TYPE 2 - SECTION 3
1/8" = 1'-0"



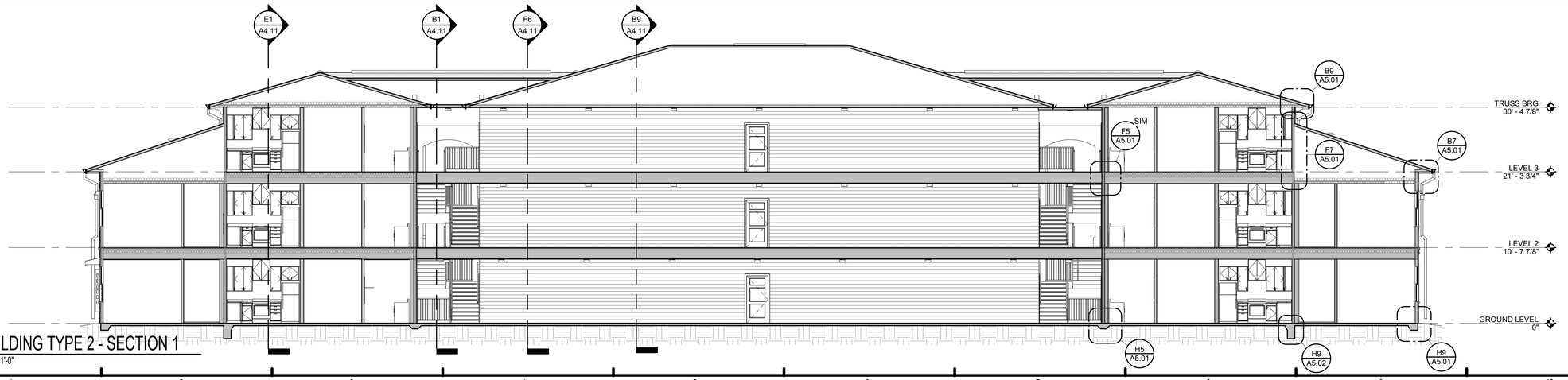
B9 BUILDING TYPE 2 - SECTION 5
1/8" = 1'-0"



E1 BUILDING TYPE 2 - SECTION 2
1/8" = 1'-0"



F6 BUILDING TYPE 2 - SECTION 4
1/8" = 1'-0"



H2 BUILDING TYPE 2 - SECTION 1
1/8" = 1'-0"

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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

BUILDING TYPE 2 - SECTIONS

A4.11

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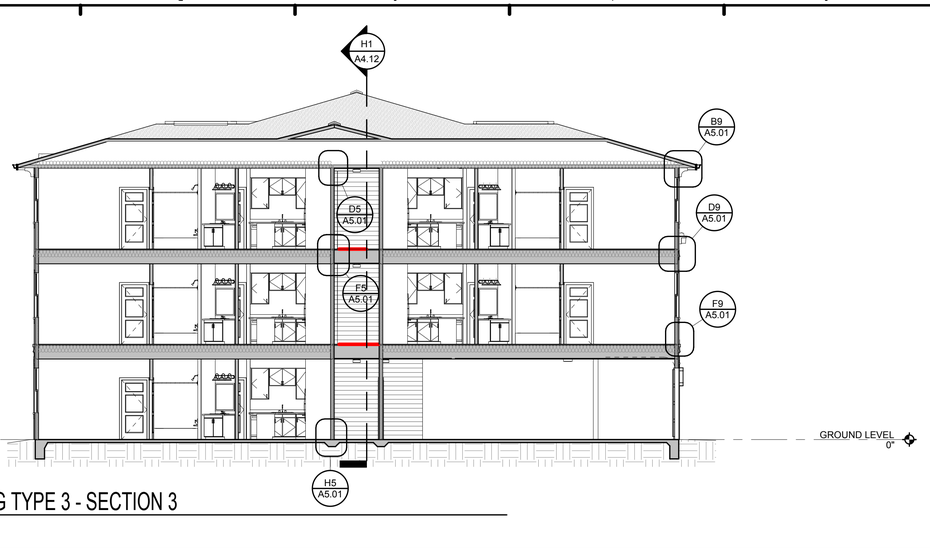
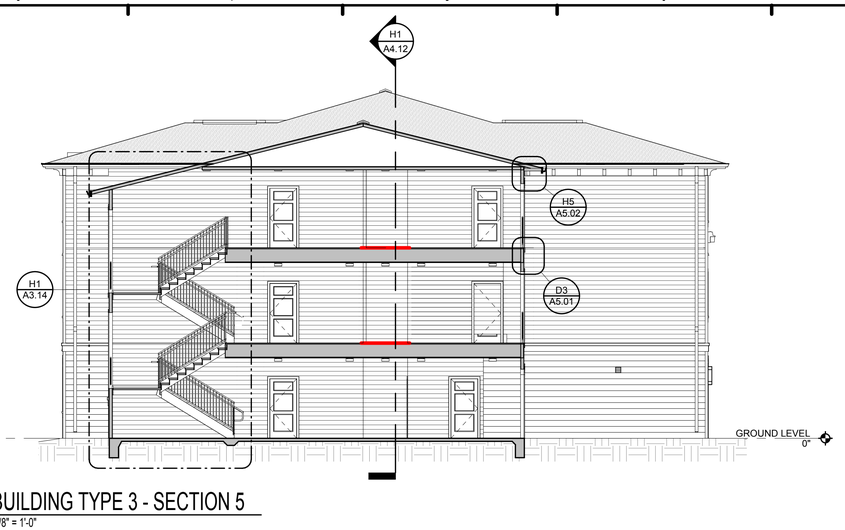
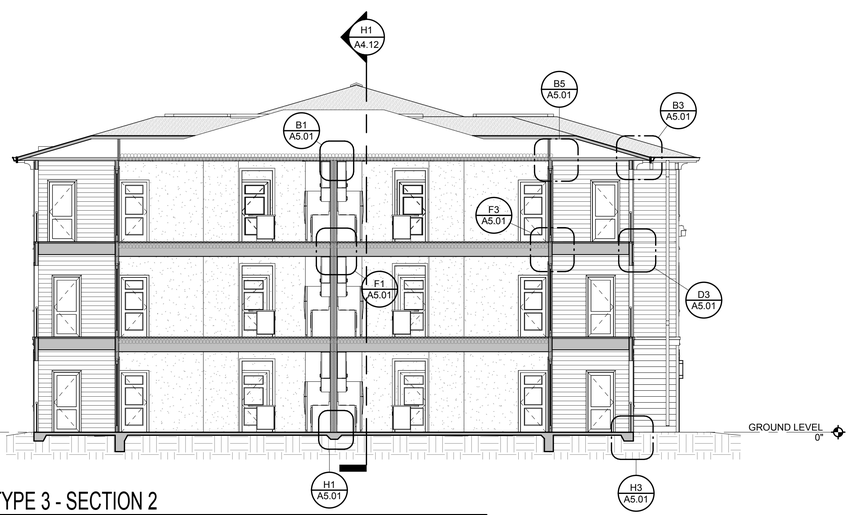


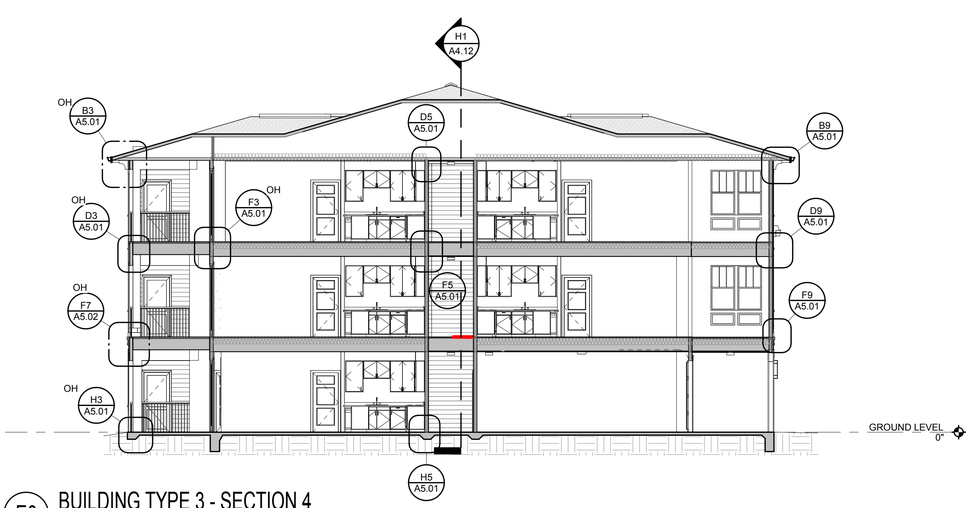
C1 BUILDING TYPE 3 - SECTION 3
1/8" = 1'-0"



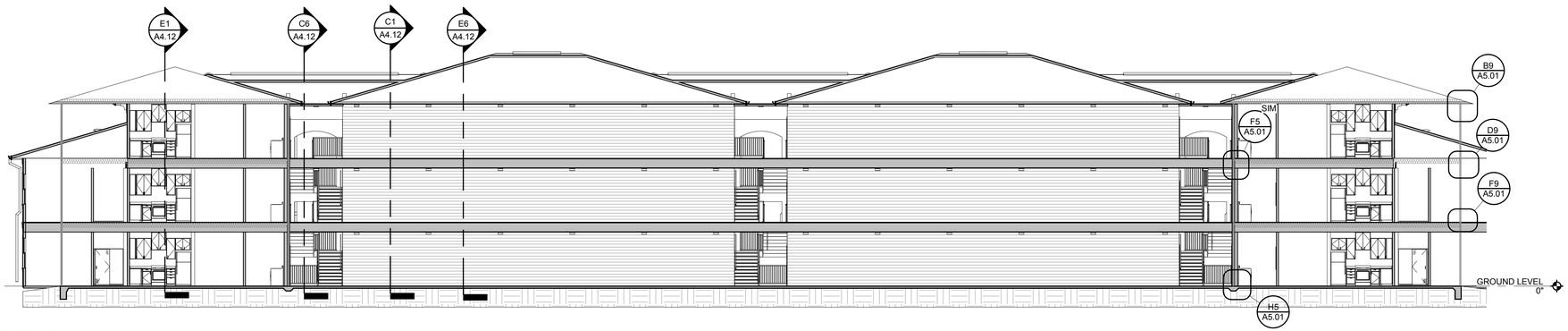
C6 BUILDING TYPE 3 - SECTION 5
1/8" = 1'-0"



E1 BUILDING TYPE 3 - SECTION 2
1/8" = 1'-0"



E6 BUILDING TYPE 3 - SECTION 4
1/8" = 1'-0"



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

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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

THE ROBERT
FT. MYERS, FL

BUILDING TYPE 3 - SECTIONS

A4.12

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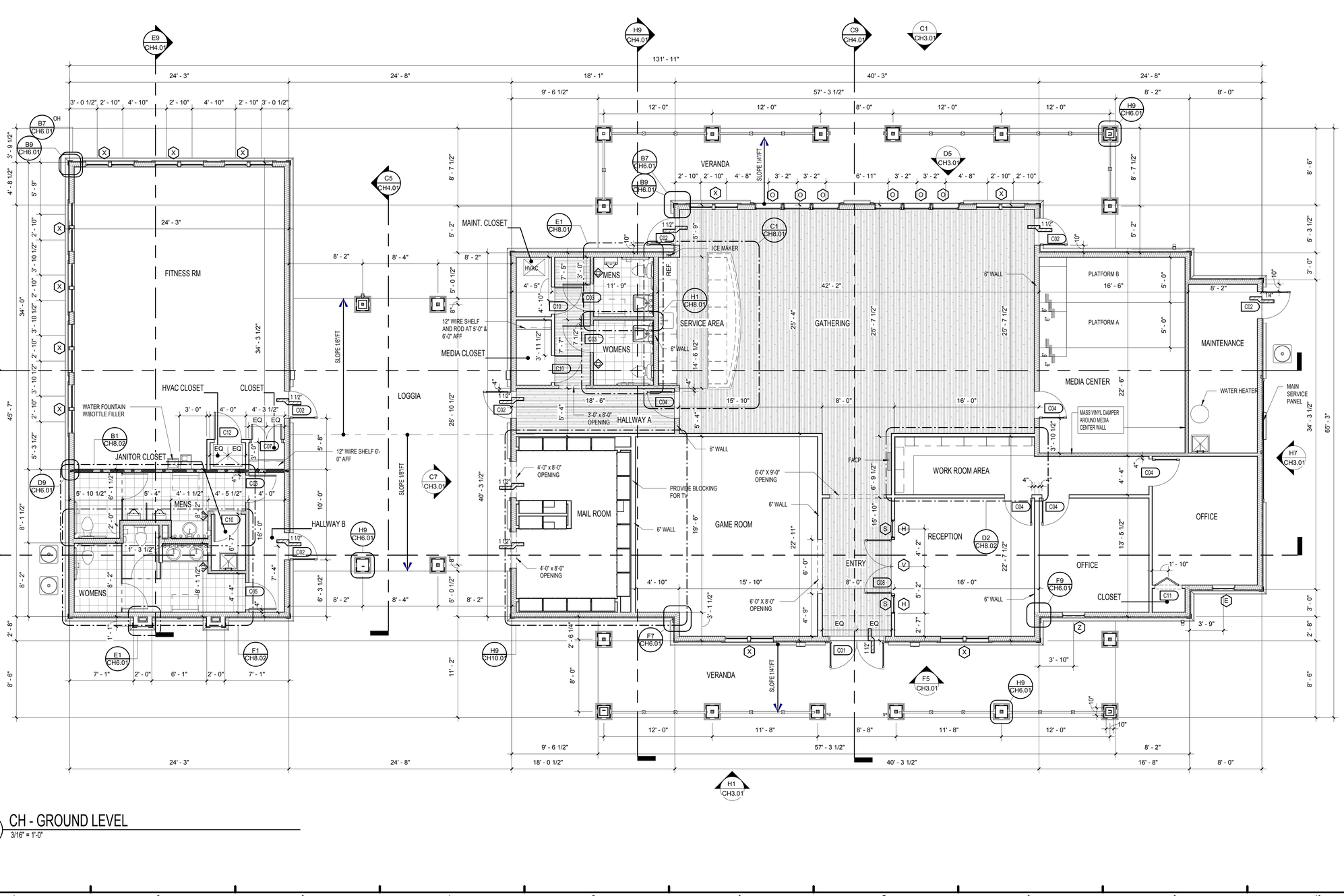

GENERAL NOTES:

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.

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

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Date:	09/10/2019
Project #:	5592

THE ROBERT
FT. MYERS, FL

CLUBHOUSE FLOOR PLAN

CH2.01

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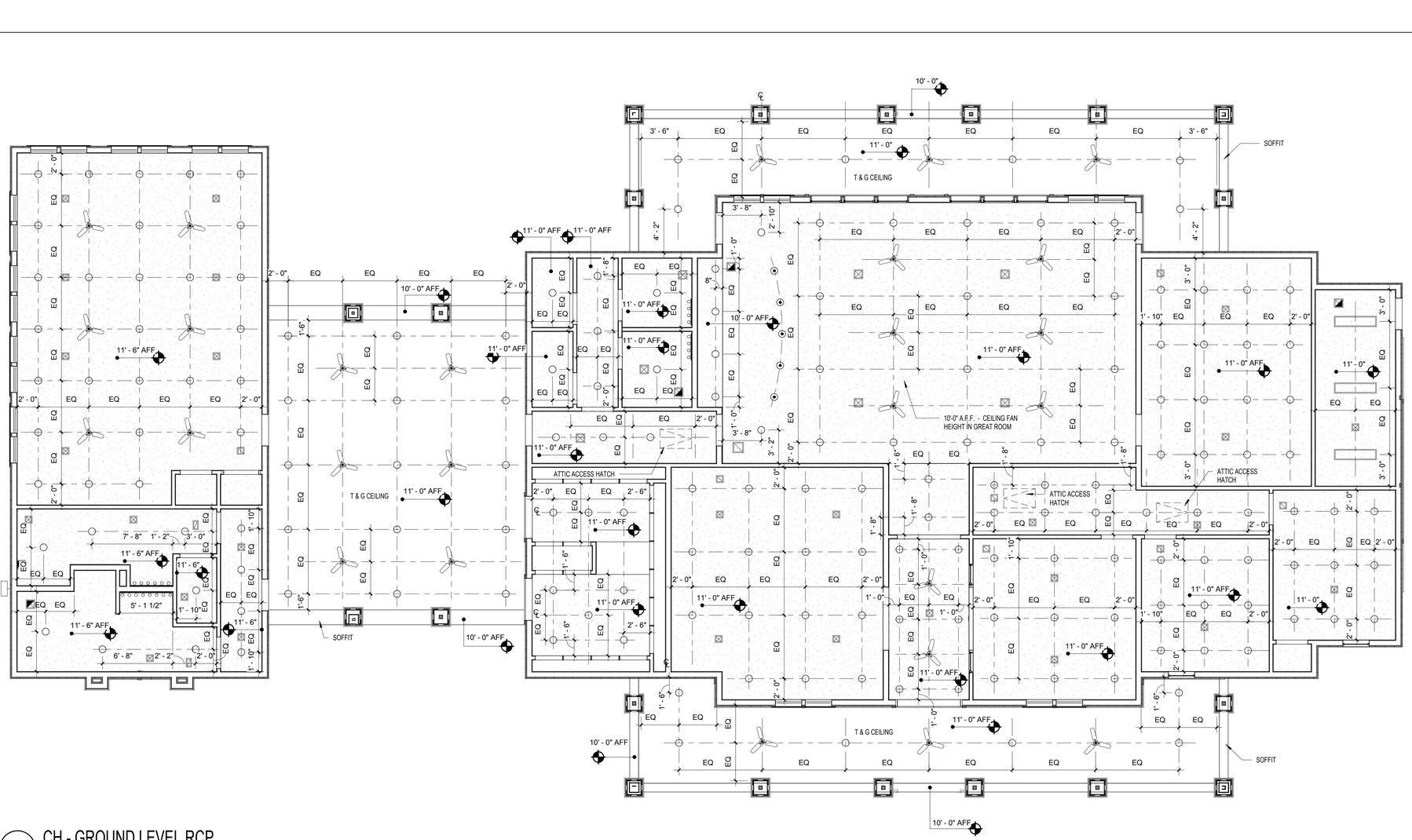

H1 CH - GROUND LEVEL RCP
3/16" = 1'-0"

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

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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THE ROBERT
FT. MYERS, FL

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

CLUBHOUSE RCP PLAN

CH2.02

PLOTTED: 12/5/2019
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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

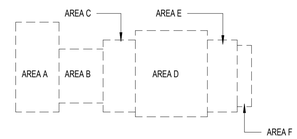
	REQUIRED	PROVIDED
TOTAL ROOF AREA	= 1943 Sq.Ft.	
PER FBC 2017 (1/300)	x 0.0033	
REQ. VENTILATED AREA	6.41 Sq.Ft.	
TOTAL SOFFIT LIN. FT.		80 Lin.Ft.
OPENING NET VENTILATION ☐		x 0.07 Sq.Ft.
NET FREE AREA	3.21 Sq.Ft.	5.6 Sq.Ft.
TOTAL RIDGE VENT LIN. FT.		28 Lin.Ft.
OPENING NET VENTILATION ☐		x 0.125 Sq.Ft.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



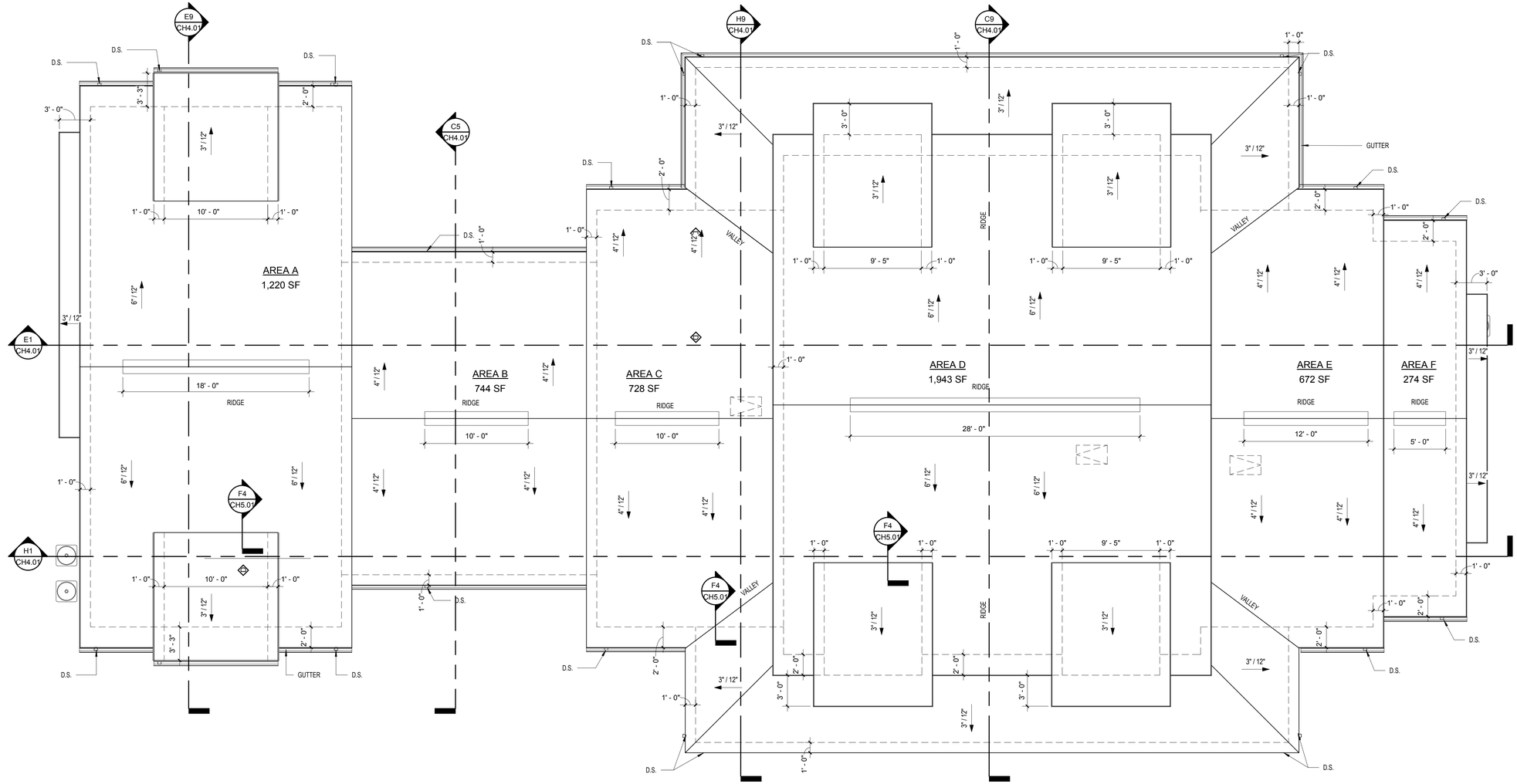
CLUBHOUSE DRAFTSTOP
1" = 40'-0"

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
2	12/06/19	DESIGN DEVELOPMENT

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No.	Date	Description

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MICHAEL E. GOVE
FLORIDA LICENSE #

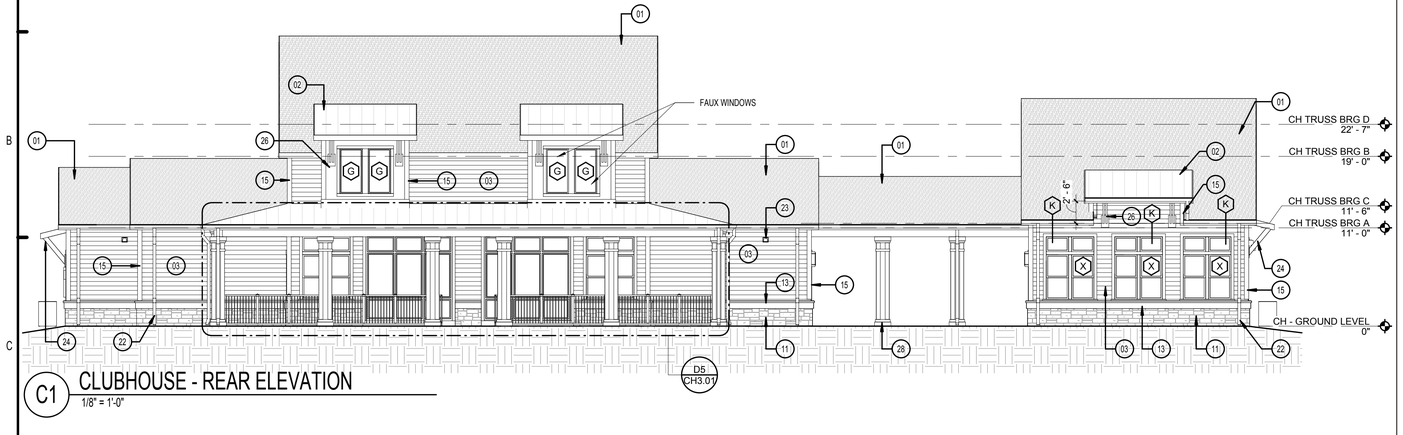
Drawn:	Author
Checked:	Checker
Approval:	Approver
Date:	09/10/2019
Project #:	5592

THE ROBERT
FT. MYERS, FL

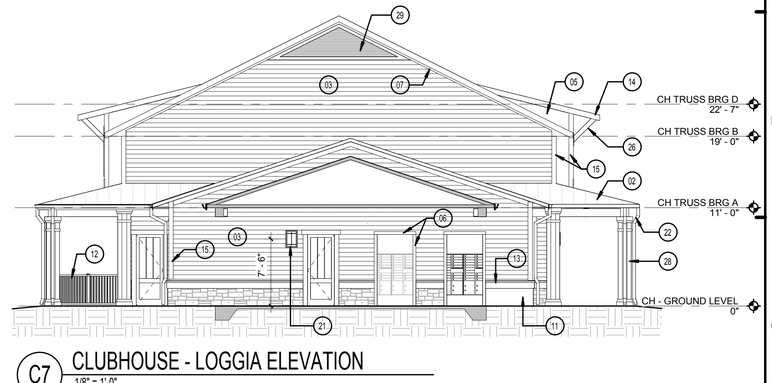
CLUBHOUSE - ROOF PLAN

CH2.03

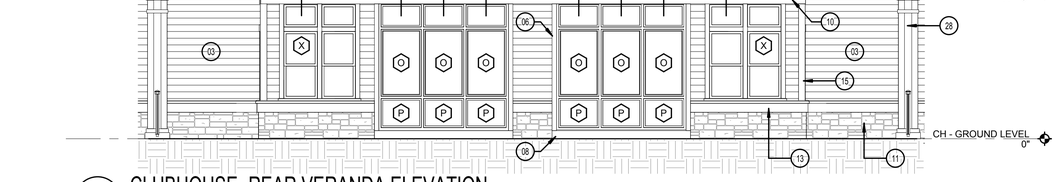
PLOTTED: 12/5/2019
2:52:01 PM



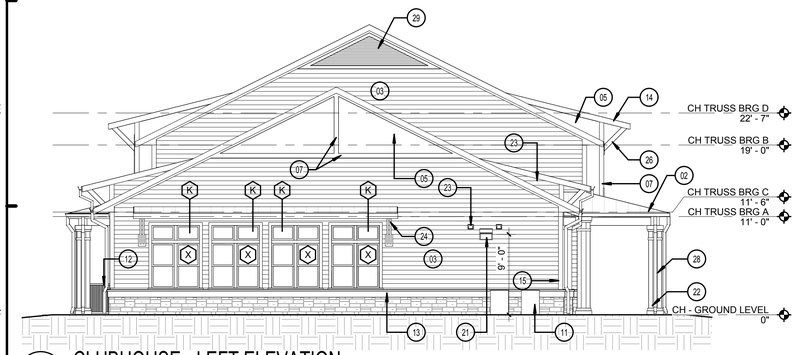
C1 CLUBHOUSE - REAR ELEVATION
1/8" = 1'-0"



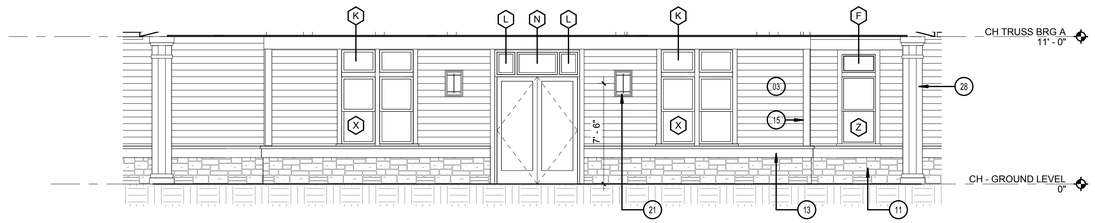
C7 CLUBHOUSE - LOGGIA ELEVATION
1/8" = 1'-0"



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

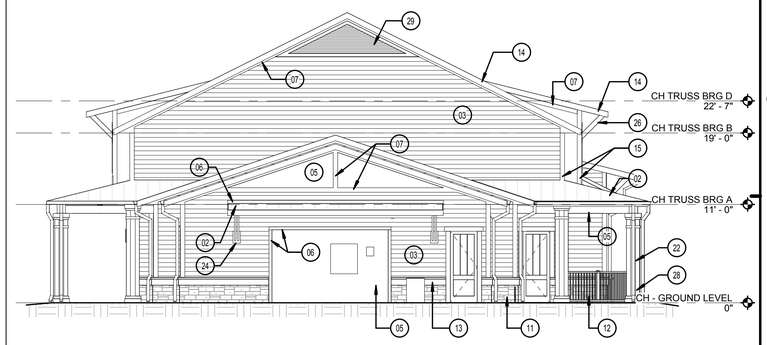


F1 CLUBHOUSE - LEFT ELEVATION
1/8" = 1'-0"



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"

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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

CLUBHOUSE ELEVATIONS

CH3.01

PLOTTED: 12/5/2019
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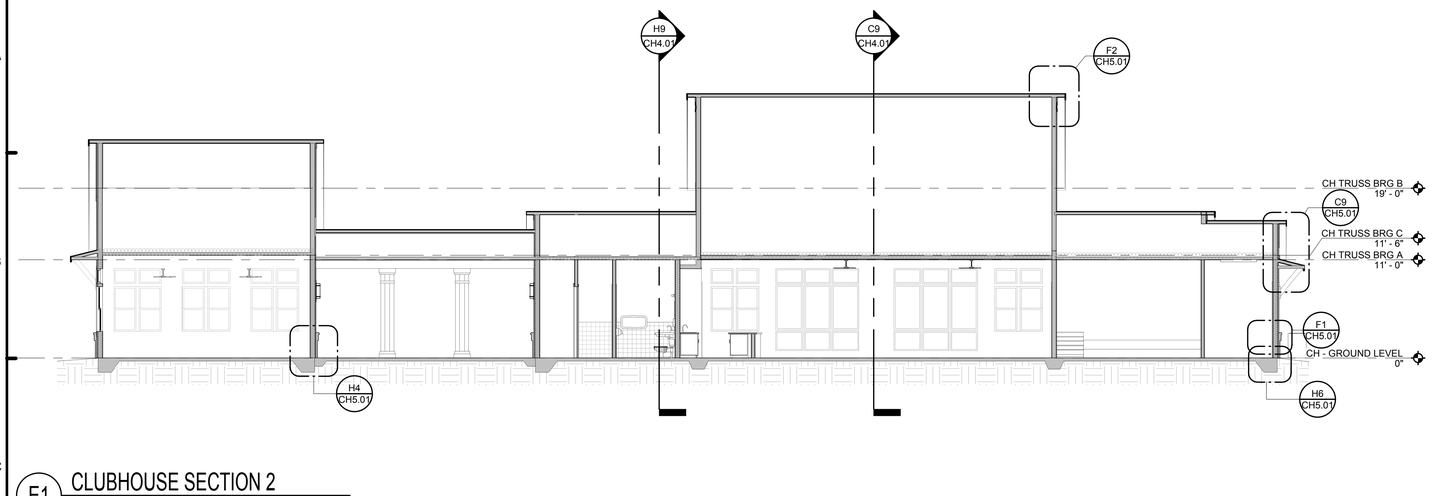
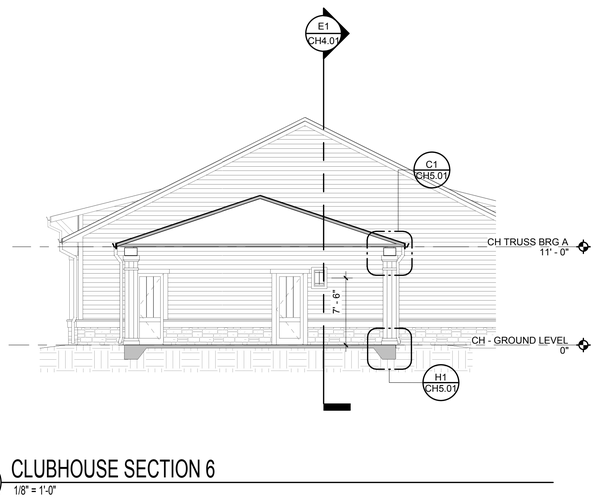
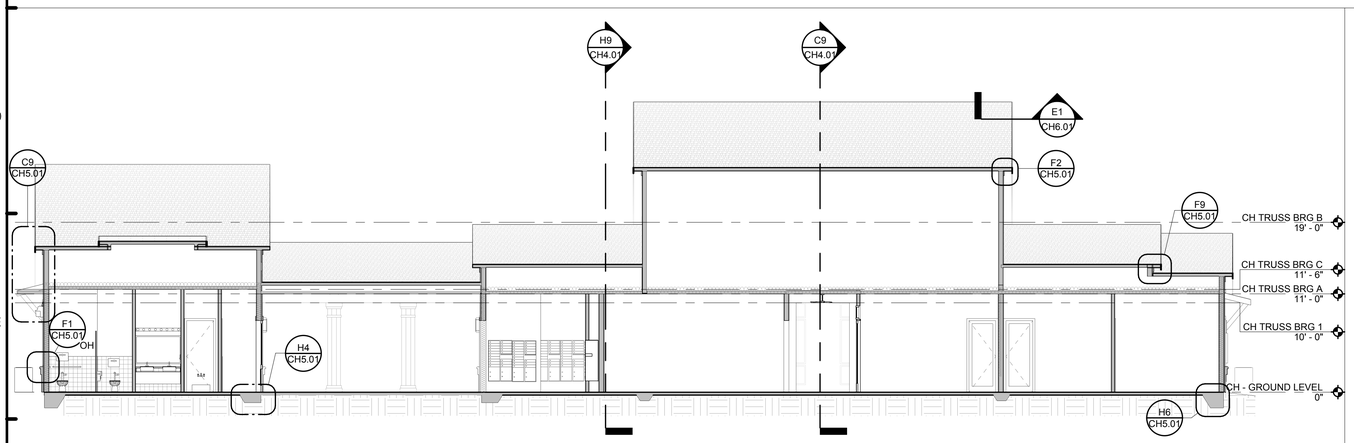


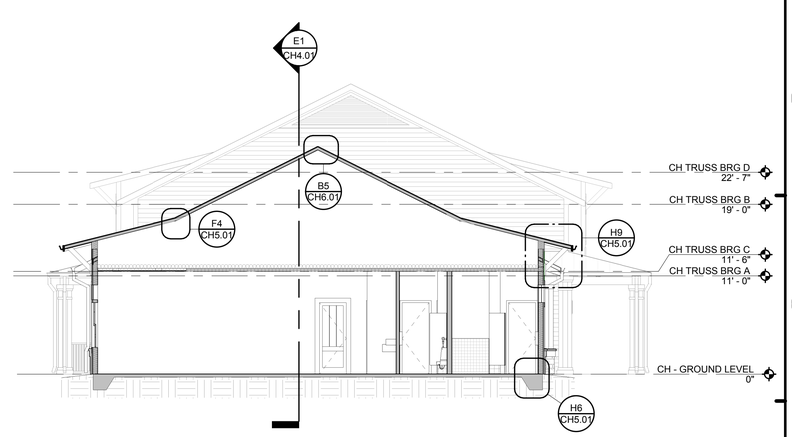
E1 CLUBHOUSE SECTION 2
1/8" = 1'-0"



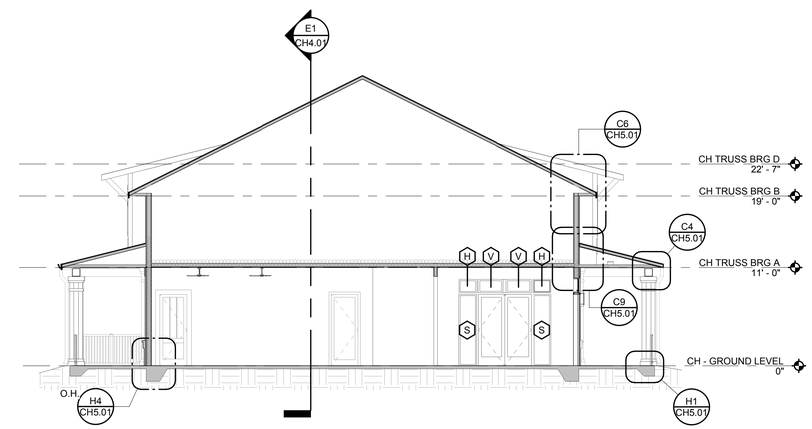
C5 CLUBHOUSE SECTION 6
1/8" = 1'-0"



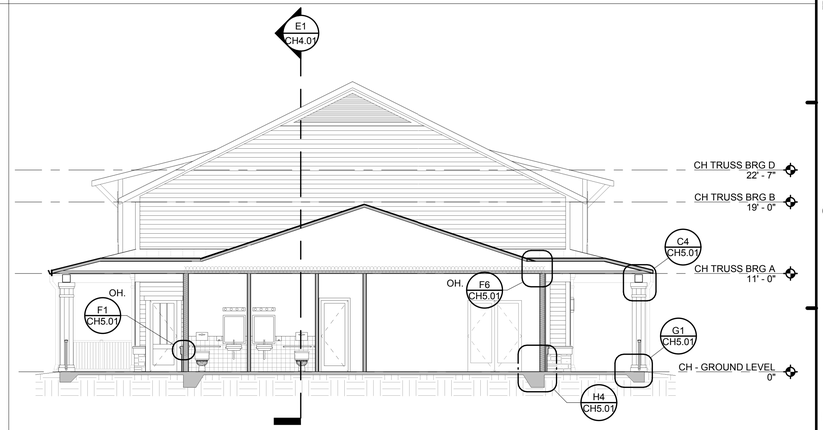
H1 CLUBHOUSE SECTION 5
1/8" = 1'-0"



E9 CLUBHOUSE SECTION 4
1/8" = 1'-0"



C9 CLUBHOUSE SECTION 3
1/8" = 1'-0"



H9 CLUBHOUSE SECTION 1
1/8" = 1'-0"

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ISSUE HISTORY

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

No.	Date	Description

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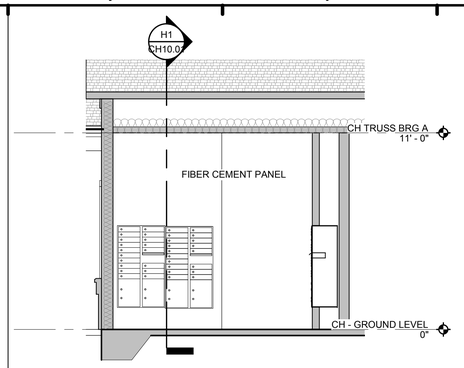
Drawn:	Author
Checked:	Checker
Approval:	Approver
Date:	09/10/2019
Project #:	5592

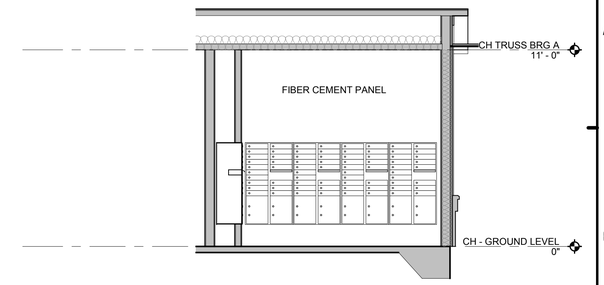
CLUBHOUSE SECTIONS

CH4.01

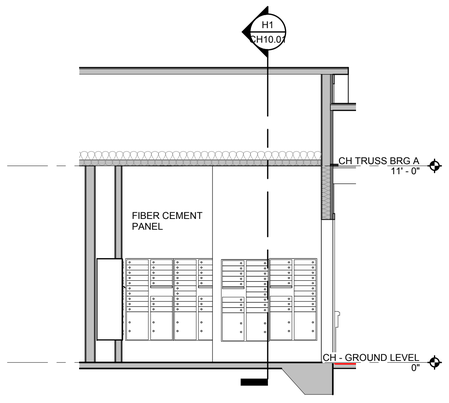
PLOTTED: 12/5/2019 4:07:41 PM



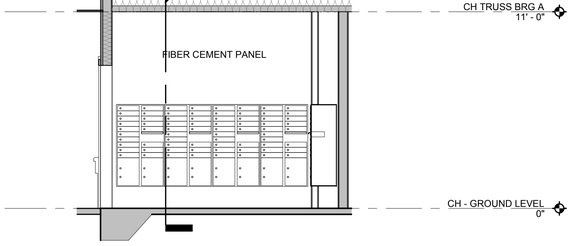
B5 CLUBHOUSE ELEVATION
1/4" = 1'-0"



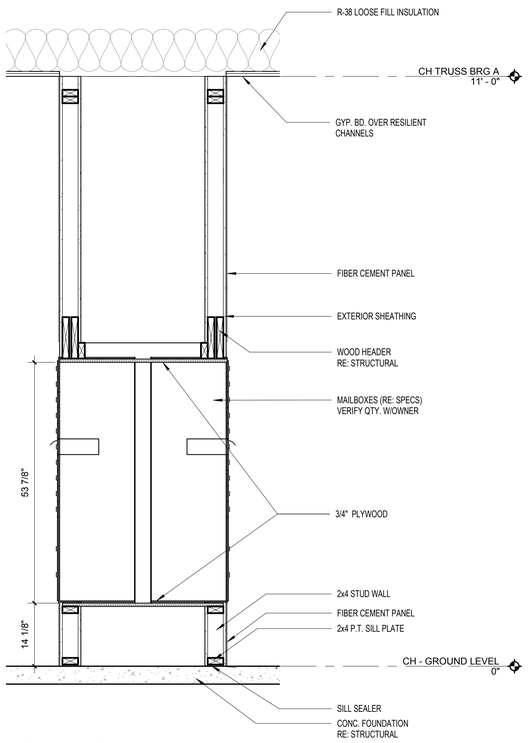
B9 CLUBHOUSE ELEVATION
1/4" = 1'-0"



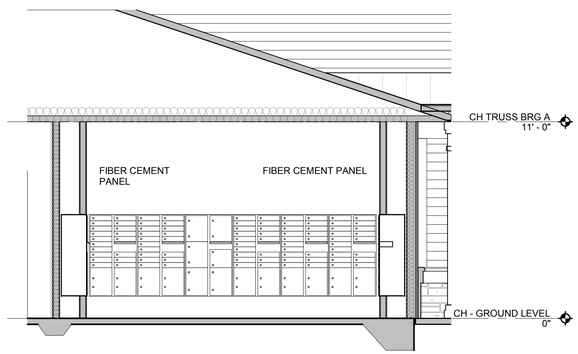
E5 CLUBHOUSE ELEVATION
1/4" = 1'-0"



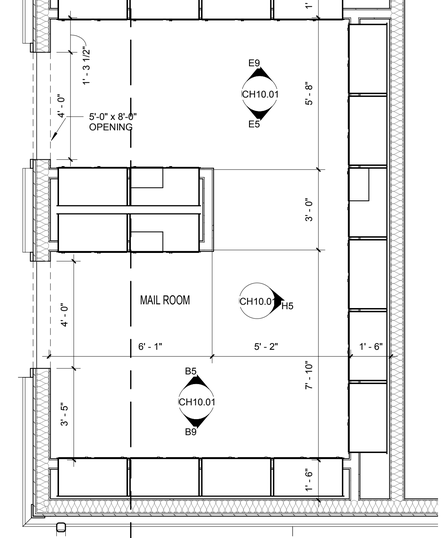
E9 CLUBHOUSE ELEVATION
1/4" = 1'-0"



H1 SECTION @ MAILBOXES
3/4" = 1'-0"



H5 CLUBHOUSE ELEVATION
1/4" = 1'-0"



H9 MAIL KIOSK - GROUND LEVEL
3/8" = 1'-0"

TOTAL UNITS = 301

306 MAIL BOXES PROVIDED

LEGEND:

XX

01.	ASPHALT ROOF SHINGLES
02.	FIBER CEMENT SIDING 6" EXPOSURE
03.	FIBER CEMENT SIDING 4" EXPOSURE
04.	COLUMN - FIBER CEMENT 4" 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.	FIBER CEMENT 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 MECH FOR LOCATION
20.	LIGHTED BUILDING NUMBER SIGN
21.	EXTERIOR WALL LIGHT. SEE ELECTRICAL
22.	DOWNSPOUT
23.	EXHAUST VENTS
24.	DECORATIVE BRACKET
25.	STUCCO
26.	DECORATIVE FEATURE
27.	CONDENSING UNIT - SEE MECHANICAL
28.	COLUMN
29.	WOODEN PERGOLA
30.	PAINTED WOOD RAIL, PICKETS AND POST
31.	WINDOW SHUTTERS
32.	RAILING
33.	FIBER CEMENT PANEL
34.	DECORATIVE FRP LOUVER

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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THE ROBERT
FT. MYERS, FL

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

MAIL KIOSK FLOOR PLAN AND ELEVATIONS

CH10.01

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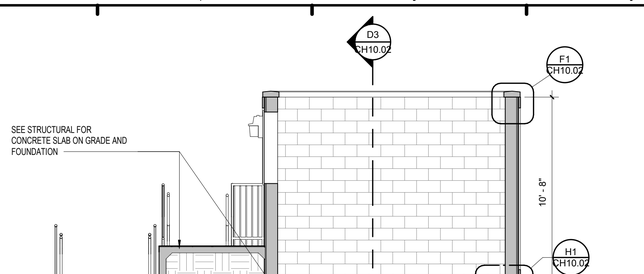
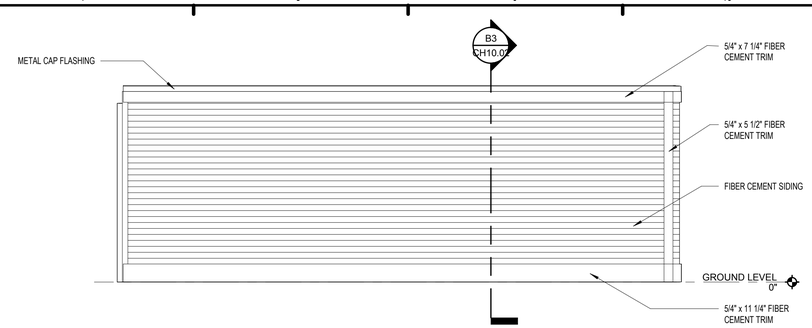
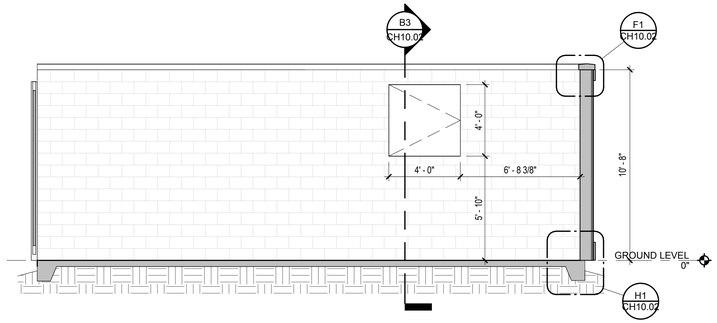


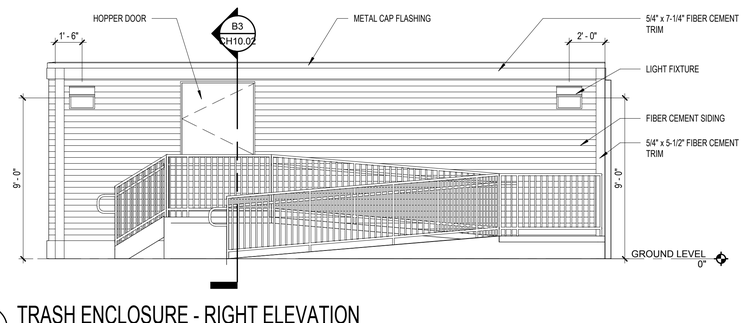
B3 TRASH ENCLOSURE - CROSS SECTION
1/4" = 1'-0"



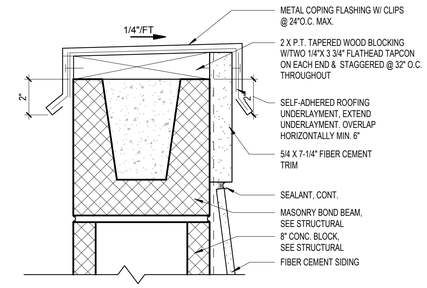
B9 TRASH ENCLOSURE - LEFT ELEVATION
1/4" = 1'-0"



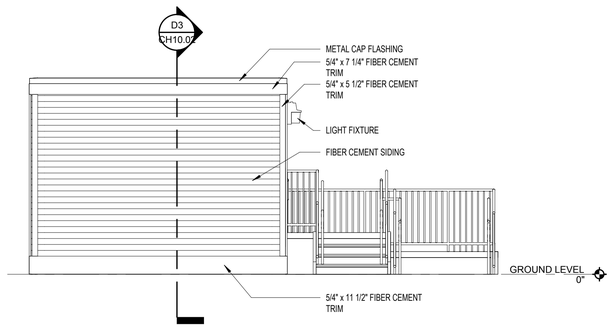
D3 TRASH ENCLOSURE - LONG SECTION
1/4" = 1'-0"



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



F1 WALL CAP
3" = 1'-0"



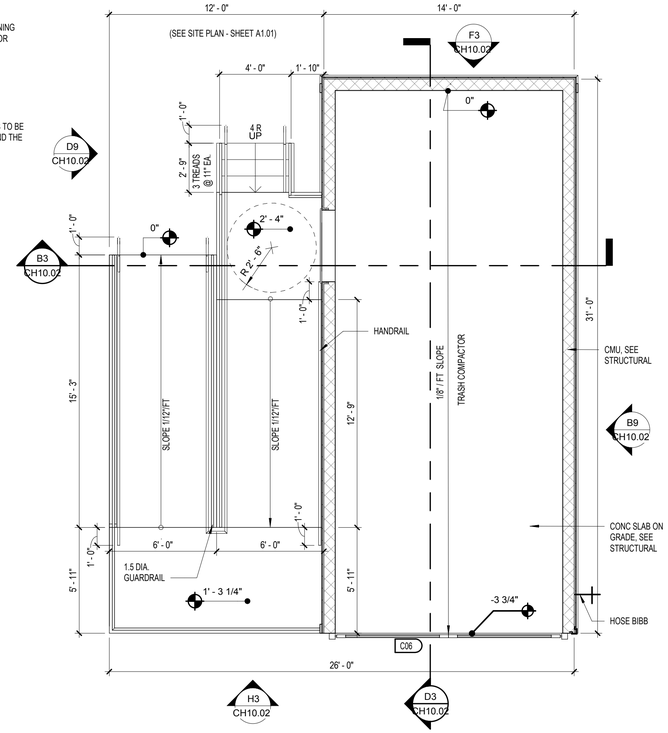
F3 TRASH ENCLOSURE - REAR ELEVATION
1/4" = 1'-0"

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

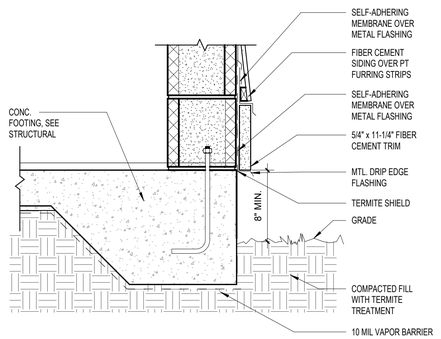
ANSI REGULATIONS REQUIRE 2'-6" MIN. CLEARANCE ON ALL SIDES OF TRASH ENCLOSURE.

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

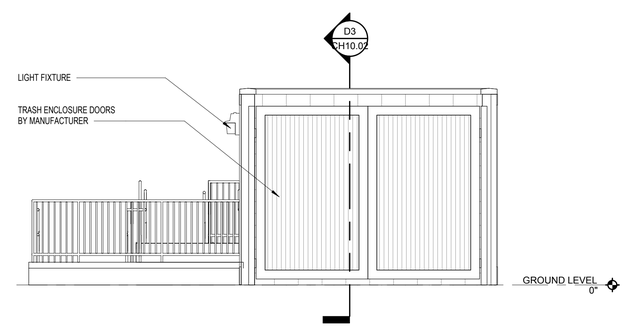
COORDINATE POWER AND CONTROL REQUIREMENTS AND LOCATION WITH COMPACTOR EQUIPMENT PROVIDER.



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



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



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

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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

THE ROBERT
FT. MYERS, FL

TRASH ENCLOSURE

CH10.02

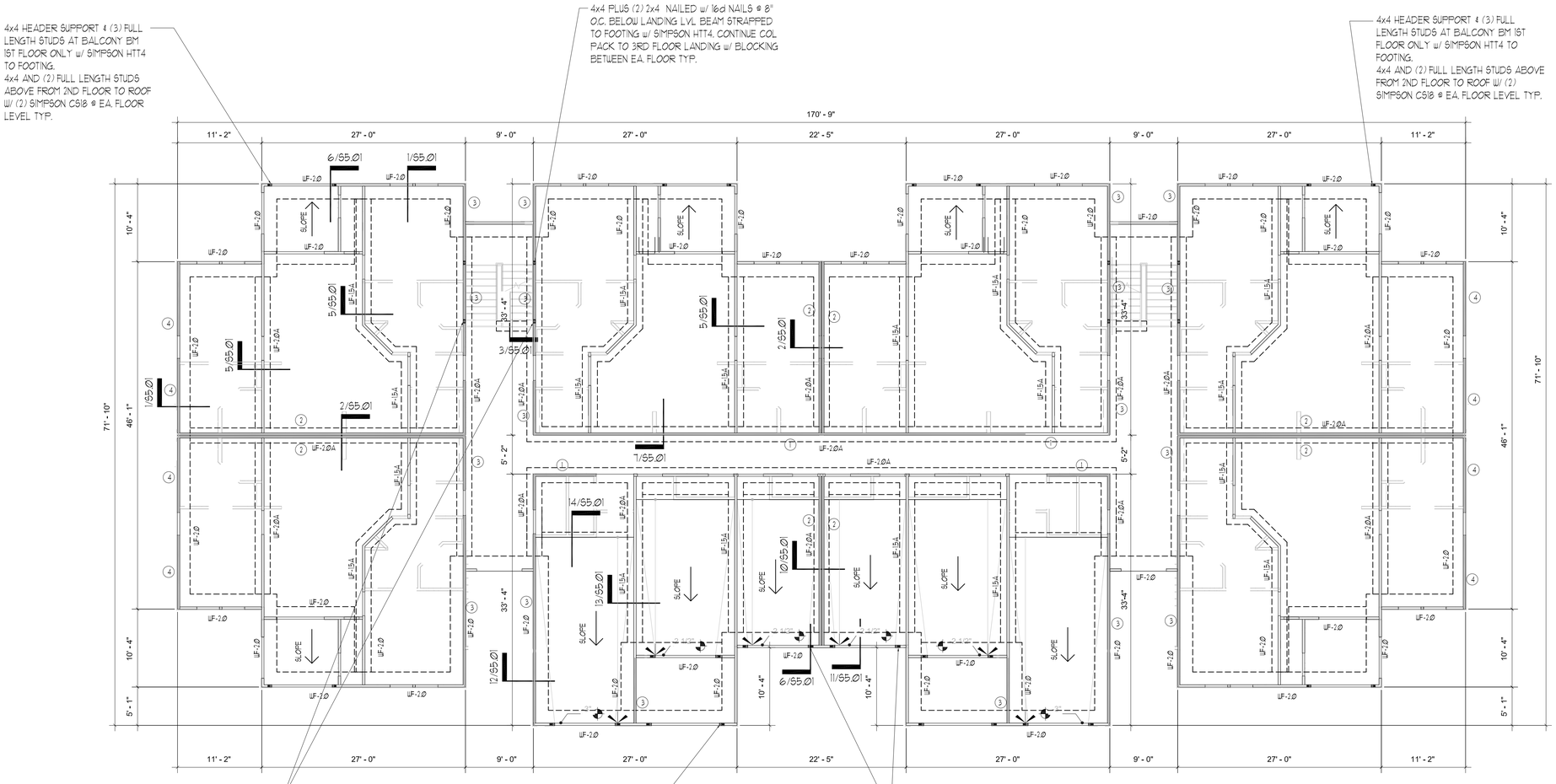
PLOTTED: 12/5/2019
2:52:29 PM

PLAN NOTES:

1. SEE GENERAL NOTES ON SHEETS S0.01 & S0.02.
2. DO NOT SCALE DRAWINGS. SEE ARCH'L. DRAWINGS FOR ADDITIONAL DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS WITH ARCH'L. DRAWINGS PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES SHOULD OCCUR - CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
3. 4" (TOTAL) CONCRETE SLAB REINFORCED WITH 6x6-W1.4xW1.4 WWF. OVER 10 MIL VAPOR BARRIER ON COMPACTED SUBGRADE. COORDINATE ALL SLAB SLOPES, DEPRESSIONS AND LIMITS THERE OF WITH ARCH'L. DRAWINGS (FOR ACTUAL TOP OF SLAB ELEVATIONS, SEE ARCH'L. AND / OR CIVIL DRAWINGS)
4. PRIOR TO CONCRETE PLACEMENT PROVIDE TERMITE SOIL TREATMENT WITH TEN YEAR WARRANTY AND FOUR ANNUAL INSPECTIONS AND RENEWALS. SEE ARCHITECTURAL FOR REQUIREMENT.
5. ◯ INDICATES WOOD STUD SHEAR WALL TYPE, AND SHADING INDICATES EXTENT OF SHEAR WALL. SEE THE SHEAR WALL SCHEDULE ON SHEET S0.02 FOR SHEAR WALL INFORMATION.
6. THE MAX. SPACING OF CONTROL JOINT FOR ENCLOSURE SPACE SHALL BE 20'-0" O.C., AND FOR OPEN SPACE SHALL BE 8'-0" O.C. COORD. W/ FLOOR COVERING PLACEMENT. SEND SUBMITTAL TO ARCHITECT FOR REVIEW.
7. SEE ARCH'L. DRAWINGS FOR LOCATIONS / LIMITS AND CONSTRUCTION INFORMATION OF INTERIOR NON-BEARING PARTITION WALLS NOT SHOWN ON PLAN. SEE GENERAL NOTES.
8. COORDINATE ALL SLAB (TOPPING) SLOPES AND DEPRESSIONS WITH ARCH'L. DRAWINGS. (FOR ACTUAL TOP OF SLAB ELEVATIONS, SEE ARCH'L. DRAWINGS)
9. SEE MECHANICAL DRAWINGS FOR LOCATION (ON PLANK) OF MECHANICAL UNITS. H.C. MANUFACTURER / SUPPLIER TO DESIGN FOR UNIT WEIGHT. AS REQUIRED VERIFY WEIGHTS WITH MECHANICAL DRAWINGS.

FOOTING SCHEDULE

MARK	SIZE	REINFORCEMENT
	WIDTH x LENGTH x DEPTH	BOTTOM
WF-15A	1'-6"xCONT.x1'-0"	(2)-#5's CONT. #4's @ 48" O.C. TRANSVERSE
WF-2.0	2'-0"xCONT.x2'-2"	(2)-#5's CONT. #4's @ 48" O.C. TRANSVERSE
WF-2.0A	2'-0"xCONT.x1'-0"	(3)-#5's CONT. #4's @ 48" O.C. TRANSVERSE
F-2.5A	2'-6"x2'-6"x1'-0"	(3)-#5's EA WAY
F-2.5	2'-6"x2'-6"x1'-0"	(3)-#5's EA WAY



1 FOUNDATION PLAN

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

12-09-19

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ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

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-	-	-

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CONSULTANT

ASE ENGINEERING SERVICES, INC.
STRUCTURAL DESIGN GROUP

TO THE BEST OF MY KNOWLEDGE, THE BUILDING DESIGN PLANS AND SPECIFICATIONS COMPLY WITH BUILDING STRUCTURAL CODE. I HAVE PERFORMED THE DESIGN OF THE PLANS AND SPECIFICATIONS AND ONLY FOR THE BUILDING'S STRUCTURAL COMPONENTS AFFECTED BY WIND, LIVE AND GRAVITY LOADS.

1044 East Colonial Drive, Suite 202
Orlando, Florida 32817 – 407-677-5565 Fax 407-730-2999
Certificate of Authorization No. 25873
Minsheng Xie P.E.
Florida No. 51161

Drawn:	CW
Checked:	CW
Approval:	MX
Date:	09/10/2019
Project #:	5592

THE ROBERT
FT. MYERS, FL

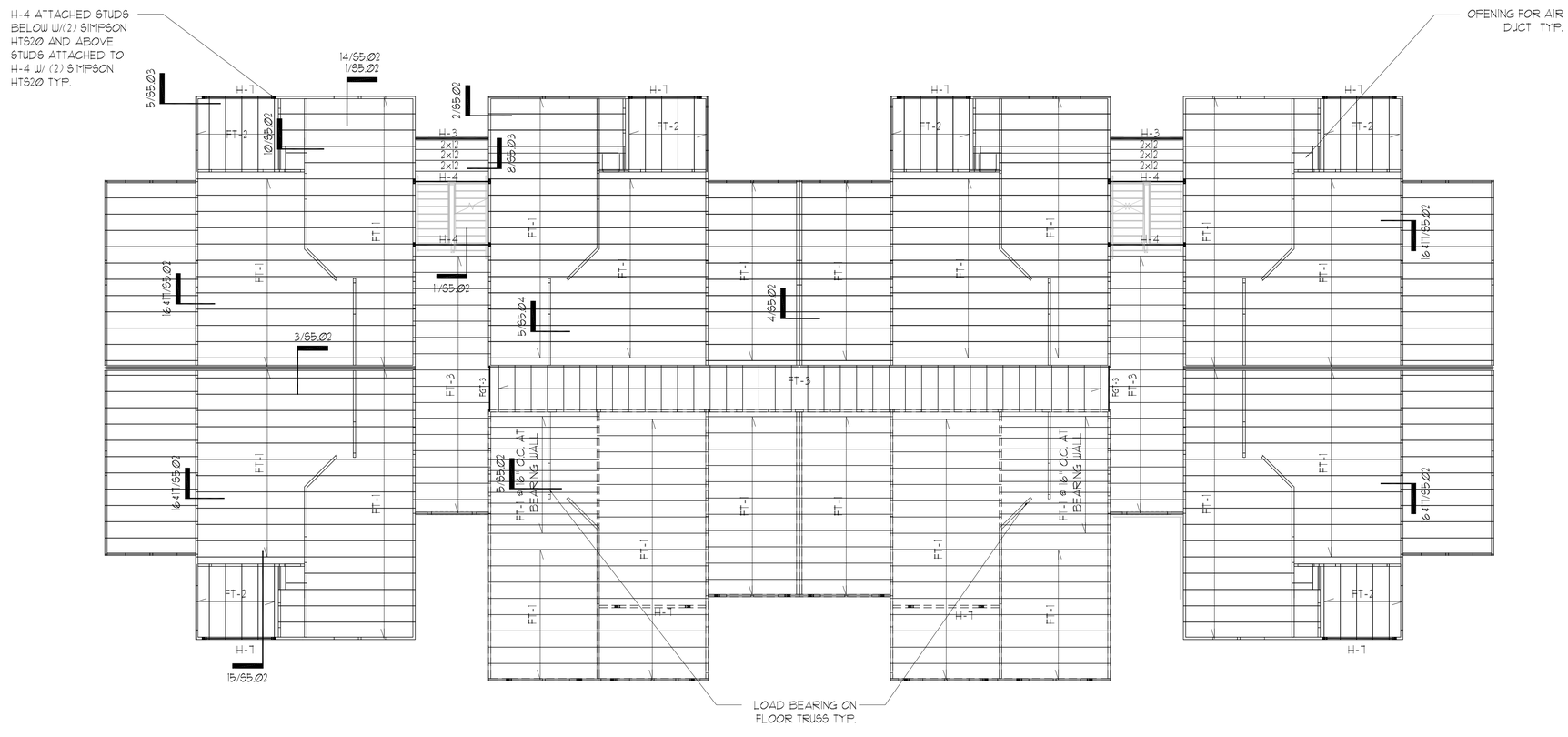
BUILDING TYPE 1
FOUNDATION PLAN

S1.01

PLOTTED:

PLAN NOTES:

1. SEE GENERAL NOTES ON SHEET S0.01 & S0.02.
2. DO NOT SCALE DRAWINGS. SEE ARCH'L. DRAWINGS FOR ADDITIONAL DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS WITH ARCH'L. DRAWINGS PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES SHOULD OCCUR - CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
3. ◯ INDICATES WOOD STUD SHEAR WALL TYPE, AND SHADING INDICATES EXTENT OF SHEAR WALL. SEE THE SHEAR WALL SCHEDULE ON SHEET S0.02 FOR SHEAR WALL INFORMATION.
4. SEE ARCH'L. DRAWINGS FOR LOCATIONS/LIMITS AND CONSTRUCTION INFORMATION OF INTERIOR NON-BEARING PARTITION WALLS NOT SHOWN ON PLAN. SEE GENERAL NOTES (SHEET S0.01) FOR ADDITIONAL WALL FRAMING INFORMATION.
5. PROVIDE WOOD HEADER OVER ALL OPENINGS IN WOOD WALLS (COORD. EXACT SIZE, LOCATION AND ELEVATIONS WITH ARCH'L. DRAWINGS) IF NO HEADER TYPE HAS BEEN CALL-OUT ON PLAN. PROVIDE WOOD HEADER BASED ON HEADER SCHEDULE SHOWN ON S0.01 SHEET.
6. PRE-ENGINEERED 18" DEEP WOOD TRUSSES AT 24" O.C. (MAX) U.N.O., 15" DEEP WOOD TRUSSES AT 24" O.C. (MAX) U.N.O AT BALCONY/BREEZEWAY WITH 3/4" P.T. C-D PLYWOOD SHEATHING.
7. COORDINATE LOCATION OF FLOOR TRUSSES W/ MECH. DWGS FOR LOCATION OF EXHAUST FAN, AIR HANDLING, AND DUCTS.
8. F.G.T. INDICATES FLOOR GIRDER TRUSS.
9. THE REQUIRED NUMBER OF FASTENERS FOR CONNECTORS SUCH AS NAILS TO WOOD MEMBERS, SEE SIMPSON CATALOG.
10. SEE THE GENERAL NOTES FOR FLOOR SHEATHING INFORMATION, AND FOR WOOD TRUSS TYPES.
11. PROVIDE DOUBLE WOOD STUDS UNDER WOOD HEADER, WOOD BEAM, F.G.T., G.T. CONTINUOUS TO THE FTG. U.N.O. (PROVIDE (2) 2X4 WOOD BLOCKING BETWEEN TRUSS TOP AND BOTTOM CORDS BELOW)
12. AT DOORWAYS FOR INTERIOR BEARING WALLS, ADD A (2) 2x BLOCKING BETWEEN FLOOR LEVELS.
13. SEE ARCH DRAWINGS FOR SPECS ON LIGHTWEIGHT CONCRETE OVER WOOD JOIST TYP.



1 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

12-09-19

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description
-	-	-

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Certificate of Authorization No. 25873
Minsheng Xie P.E.
Florida No. 51161

THE ROBERT
FT. MYERS, FL

Drawn:	CW
Checked:	CW
Approval:	MX
Date:	09/10/2019
Project #:	5592

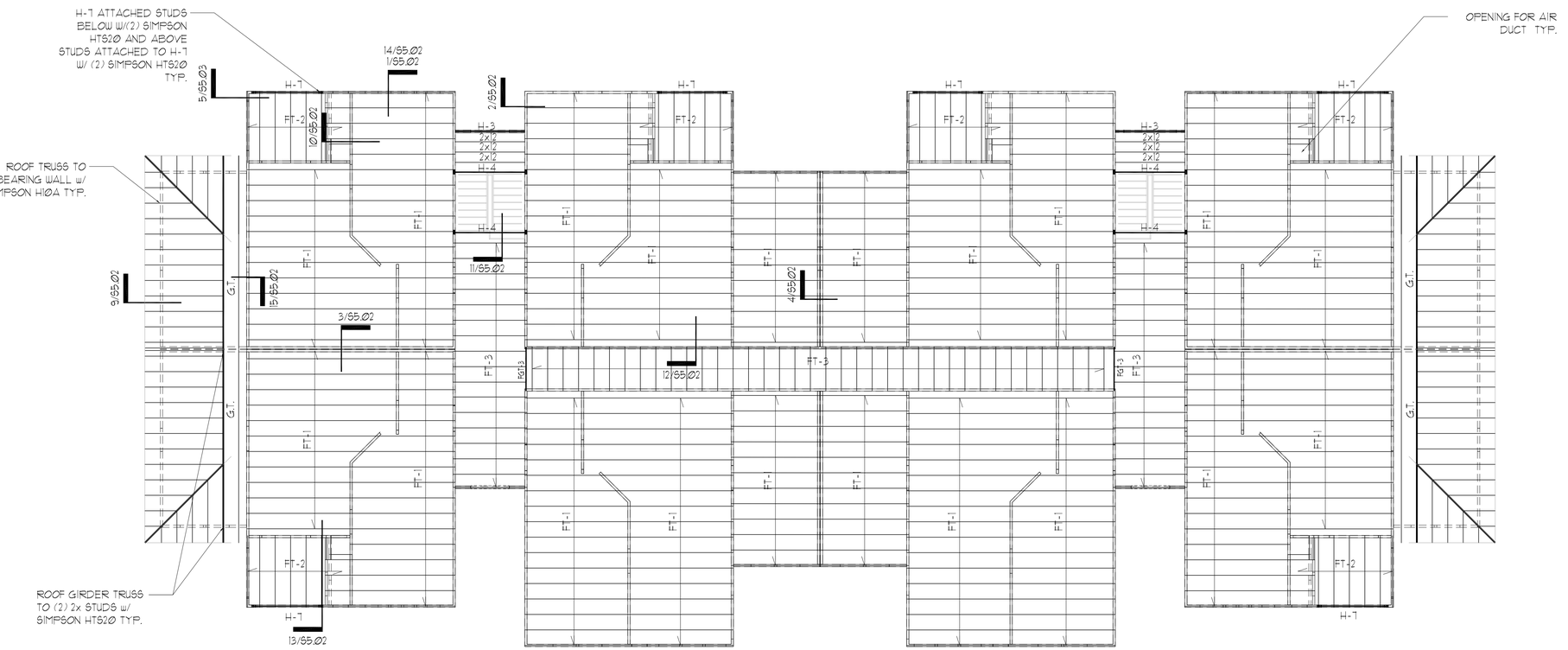
BUILDING TYPE 1
2ND FLOOR FRAMING PLAN

S1.02

PLOTTED:

PLAN NOTES:

1. SEE GENERAL NOTES ON SHEET S0.01 & S0.02.
2. DO NOT SCALE DRAWINGS. SEE ARCH'L. DRAWINGS FOR ADDITIONAL DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS WITH ARCH'L. DRAWINGS PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES SHOULD OCCUR - CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
3. ◯ INDICATES WOOD STUD SHEAR WALL TYPE, AND SHADING INDICATES EXTENT OF SHEAR WALL. SEE THE SHEAR WALL SCHEDULE ON SHEET S0.02 FOR SHEAR WALL INFORMATION.
4. SEE ARCH'L. DRAWINGS FOR LOCATIONS/LIMITS AND CONSTRUCTION INFORMATION OF INTERIOR NON-BEARING PARTITION WALLS NOT SHOWN ON PLAN. SEE GENERAL NOTES (SHEET S0.01) FOR ADDITIONAL WALL FRAMING INFORMATION.
5. PROVIDE WOOD HEADER OVER ALL OPENINGS IN WOOD WALLS (COORD. EXACT SIZE, LOCATION AND ELEVATIONS WITH ARCH'L. DRAWINGS) IF NO HEADER TYPE HAS BEEN CALL-OUT ON PLAN, PROVIDE WOOD HEADER BASED ON HEADER SCHEDULE SHOWN ON S0.01 SHEET.
6. PRE-ENGINEERED 18" DEEP WOOD TRUSSES AT 24" O.C. (MAX) U.N.O., 15" DEEP WOOD TRUSSES AT 24" O.C. (MAX) U.N.O AT BALCONY/BREEZEWAY WITH 3/4" P.T. C-D PLYWOOD SHEATHING.
7. COORDINATE LOCATION OF FLOOR TRUSSES W/ MECH. DWGS FOR LOCATION OF EXHAUST FAN, AIR HANDLING, AND DUCTS.
8. F.G.T. INDICATES FLOOR GIRDER TRUSS.
9. THE REQUIRED NUMBER OF FASTENERS FOR CONNECTORS SUCH AS NAILS TO WOOD MEMBERS, SEE SIMPSON CATALOG.
10. SEE THE GENERAL NOTES FOR FLOOR SHEATHING INFORMATION, AND FOR WOOD TRUSS TYPES.
11. PROVIDE DOUBLE WOOD STUDS UNDER WOOD HEADER, WOOD BEAM, F.G.T., G.T. CONTINUOUS TO THE FTG. U.N.O. (PROVIDE (2) 2X4 WOOD BLOCKING BETWEEN TRUSS TOP AND BOTTOM CORDS BELOW)
12. AT DOORWAYS FOR INTERIOR BEARING WALLS, ADD A (2) 2x BLOCKING BETWEEN FLOOR LEVELS.
13. SEE ARCH DRAWINGS FOR SPECS ON LIGHTWEIGHT CONCRETE OVER WOOD JOIST TYP.



1 3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"

12-09-19

PERMIT REVIEW STAMP

ISSUE HISTORY

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

No.	Date	Description
-	-	-

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Minsheng Xie P.E.
Florida No. 51161

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

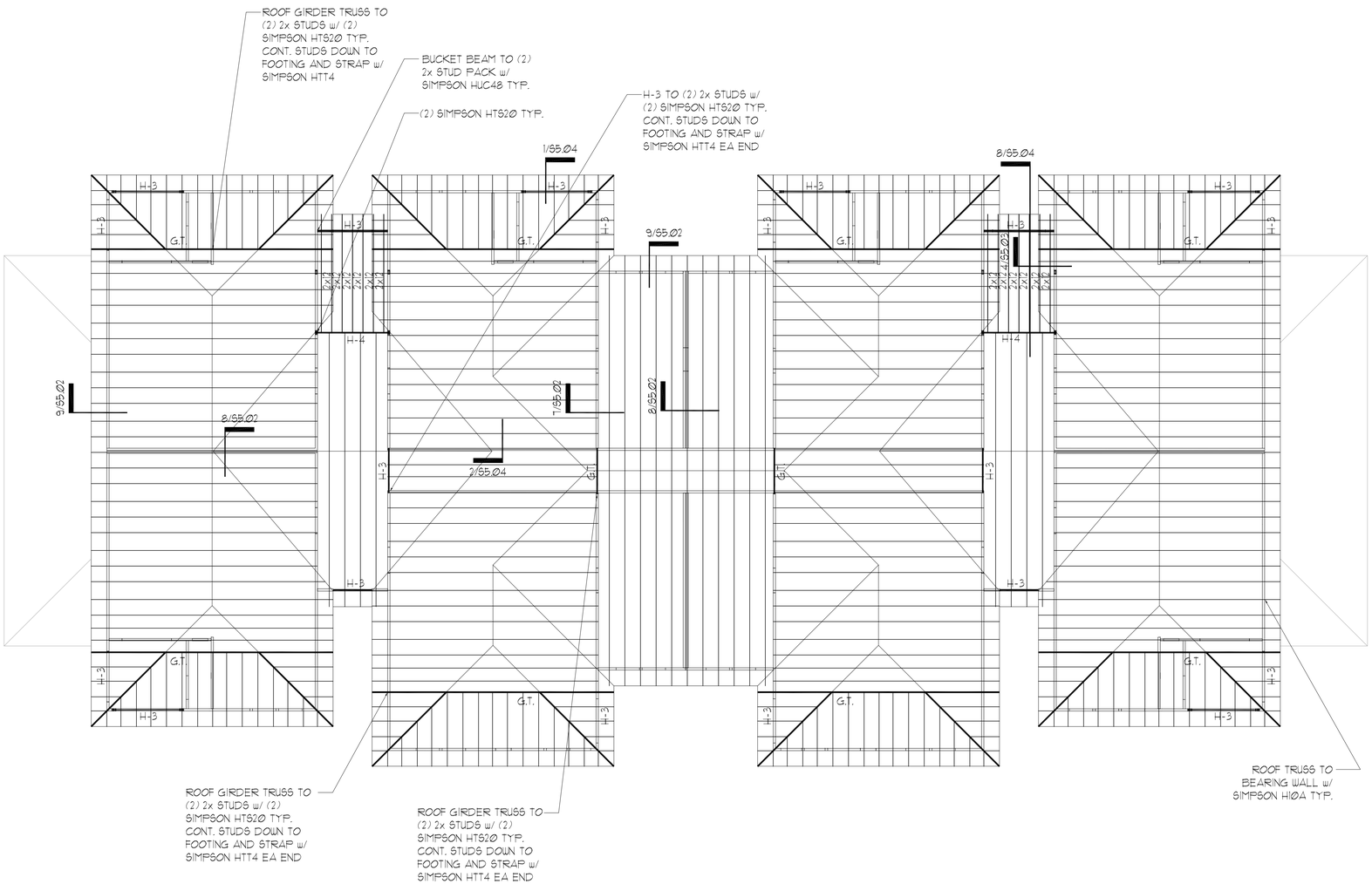
BUILDING TYPE 1
3RD FLOOR FRAMING PLAN

S1.03

PLOTTED:

PLAN NOTES:

1. SEE GENERAL NOTES ON SHEET S0.01 & S0.02.
2. DO NOT SCALE DRAWINGS. SEE ARCH'L. DRAWINGS FOR ADDITIONAL DIMENSIONS NOT SHOWN, VERIFY ALL DIMENSIONS WITH ARCH'L. DRAWINGS PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES SHOULD OCCUR - CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
3. SEE ARCH'L. DRAWINGS FOR LOCATIONS/LIMITS AND CONSTRUCTION INFORMATION OF INTERIOR NON-BEARING PARTITION WALLS NOT SHOWN ON PLAN. SEE GENERAL NOTES (SHEET S0.01) FOR ADDITIONAL WALL FRAMING INFORMATION.
4. PROVIDE WOOD HEADER OVER ALL OPENINGS IN WOOD WALLS (COORD. EXACT SIZE, LOCATION AND ELEVATIONS WITH ARCH'L. DRAWINGS) IF NO HEADER TYPE HAS BEEN CALL-OUT ON PLAN, PROVIDE WOOD HEADER BASED ON HEADER SCHEDULE SHOWN ON S0.01 SHEET.
5. PRE-ENGINEERED WOOD TRUSSES & MISCELLANEOUS WOOD FRAMING SPACED AT 24"O.C.(MAX).
6. O.B. INDICATES OVER-BUILT PRE-ENG. TRUSS.
7. G.T. INDICATES GIRDER TRUSS.
8. THE REQUIRED NUMBER OF FASTENERS FOR CONNECTORS SUCH AS NAILS TO WOOD MEMBERS, SEE SIMPSON CATALOG.
9. SEE THE GENERAL NOTES FOR ROOF SHEATHING INFORMATION, AND FOR WOOD TRUSS TYPES.
10. TRUSS ENGINEER TO DESIGN TRUSS TO INCORPORATE LOADS FROM MECHANICAL UNITS.
11. PROVIDE DOUBLE WOOD STUDS UNDER WOOD HEADER, WOOD BEAM, F.G.T., G.T. TO THE FTG. U.N.O.



1 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

12-09-19

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description
-	-	-

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Certificate of Authorization No. 25873
Minsheng Xie P.E.
Florida No. 51161

THE ROBERT
FT. MYERS, FL

Drawn:	CW
Checked:	CW
Approval:	MX
Date:	09/10/2019
Project #:	5592

BUILDING TYPE 1
ROOF FRAMING PLAN

S1.04

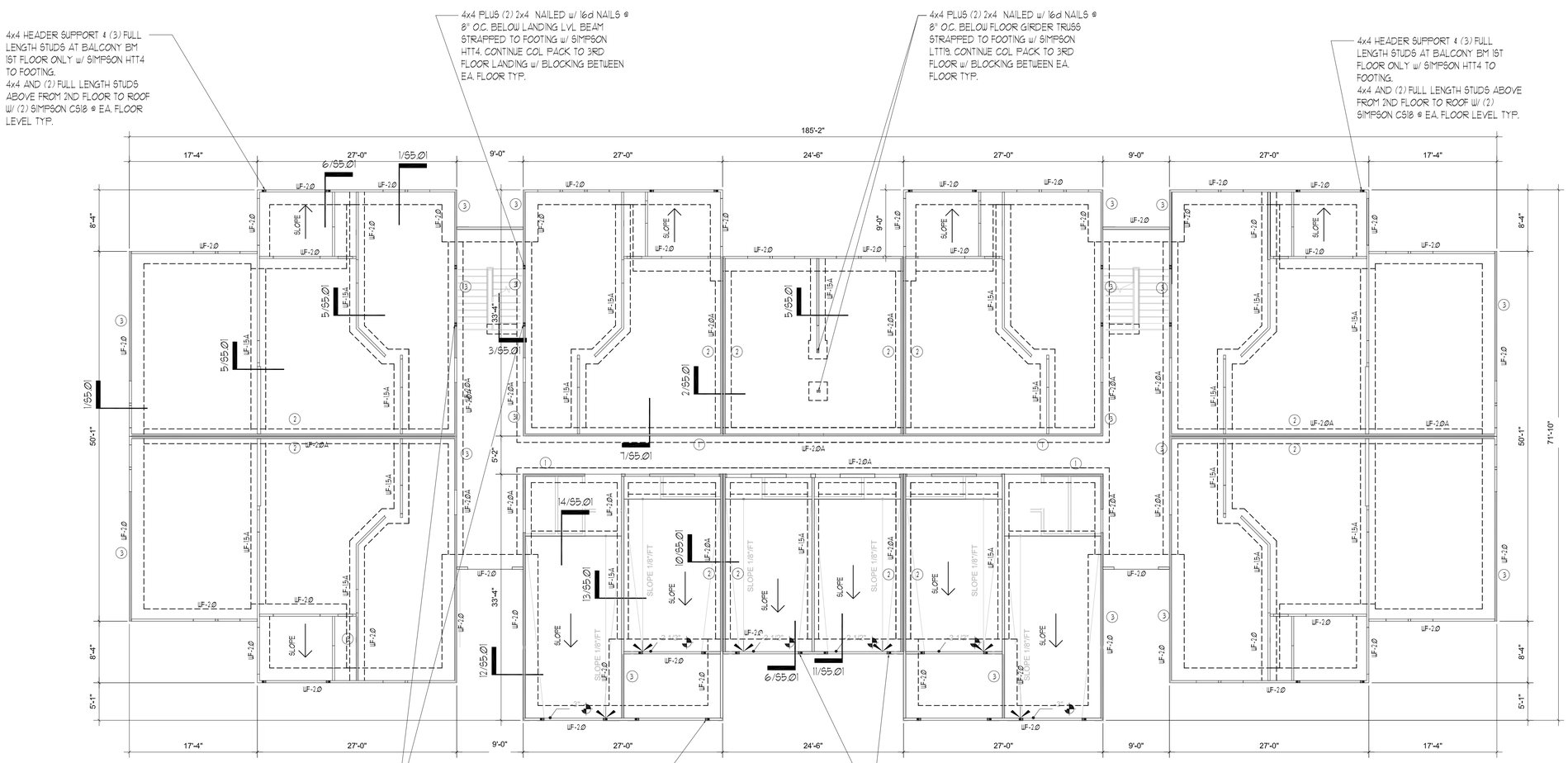
PLOTTED:

PLAN NOTES:

1. SEE GENERAL NOTES ON SHEETS S0.01 & S0.02.
2. DO NOT SCALE DRAWINGS. SEE ARCH'L. DRAWINGS FOR ADDITIONAL DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS WITH ARCH'L. DRAWINGS PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES SHOULD OCCUR - CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
3. 4" (TOTAL) CONCRETE SLAB REINFORCED WITH 6x6-W1.4xW1.4 WWF. OVER 10 MIL VAPOR BARRIER ON COMPACTED SUBGRADE. COORDINATE ALL SLAB SLOPES, DEPRESSIONS AND LIMITS THERE OF WITH ARCH'L. DRAWINGS (FOR ACTUAL TOP OF SLAB ELEVATIONS, SEE ARCH'L. AND / OR CIVIL DRAWINGS)
4. PRIOR TO CONCRETE PLACEMENT PROVIDE TERMITE SOIL TREATMENT WITH TEN YEAR WARRANTY AND FOUR ANNUAL INSPECTIONS AND RENEWALS. SEE ARCHITECTURAL FOR REQUIREMENT.
5. ◯ INDICATES WOOD STUD SHEAR WALL TYPE, AND SHADING INDICATES EXTENT OF SHEAR WALL. SEE THE SHEAR WALL SCHEDULE ON SHEET S0.02 FOR SHEAR WALL INFORMATION.
6. THE MAX. SPACING OF CONTROL JOINT FOR ENCLOSURE SPACE SHALL BE 20'-0" O.C., AND FOR OPEN SPACE SHALL BE 8'-0" O.C. COORD. W/ FLOOR COVERING PLACEMENT. SEND SUBMITTAL TO ARCHITECT FOR REVIEW.
7. SEE ARCH'L. DRAWINGS FOR LOCATIONS / LIMITS AND CONSTRUCTION INFORMATION OF INTERIOR NON-BEARING PARTITION WALLS NOT SHOWN ON PLAN. SEE GENERAL NOTES.
8. COORDINATE ALL SLAB (TOPPING) SLOPES AND DEPRESSIONS WITH ARCH'L. DRAWINGS. (FOR ACTUAL TOP OF SLAB ELEVATIONS, SEE ARCH'L. DRAWINGS)
9. SEE MECHANICAL DRAWINGS FOR LOCATION (ON PLANK) OF MECHANICAL UNITS. H.C. MANUFACTURER / SUPPLIER TO DESIGN FOR UNIT WEIGHT. AS REQUIRED VERIFY WEIGHTS WITH MECHANICAL DRAWINGS.

FOOTING SCHEDULE

MARK	SIZE	REINFORCEMENT
	WIDTH x LENGTH x DEPTH	BOTTOM
WF-15A	1'-6"xCONT.x1'-0"	(2)-#5's CONT. #4's @ 48" O.C. TRANSVERSE
WF-2.0	2'-0"xCONT.x2'-2"	(2)-#5's CONT. #4's @ 48" O.C. TRANSVERSE
WF-2.0A	2'-0"xCONT.x1'-0"	(3)-#5's CONT. #4's @ 48" O.C. TRANSVERSE
F-2.5A	2'-6"x2'-6"x1'-0"	(3)-#5's EA WAY
F-2.5	2'-6"x2'-6"x1'-0"	(3)-#5's EA WAY



1 FOUNDATION PLAN

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

12-09-19

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

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Certificate of Authorization No. 25873
Minsheng Xie P.E.
Florida No. 51161

Drawn:	CW
Checked:	CW
Approval:	MX
Date:	09/10/2019
Project #:	5592

THE ROBERT
FT. MYERS, FL

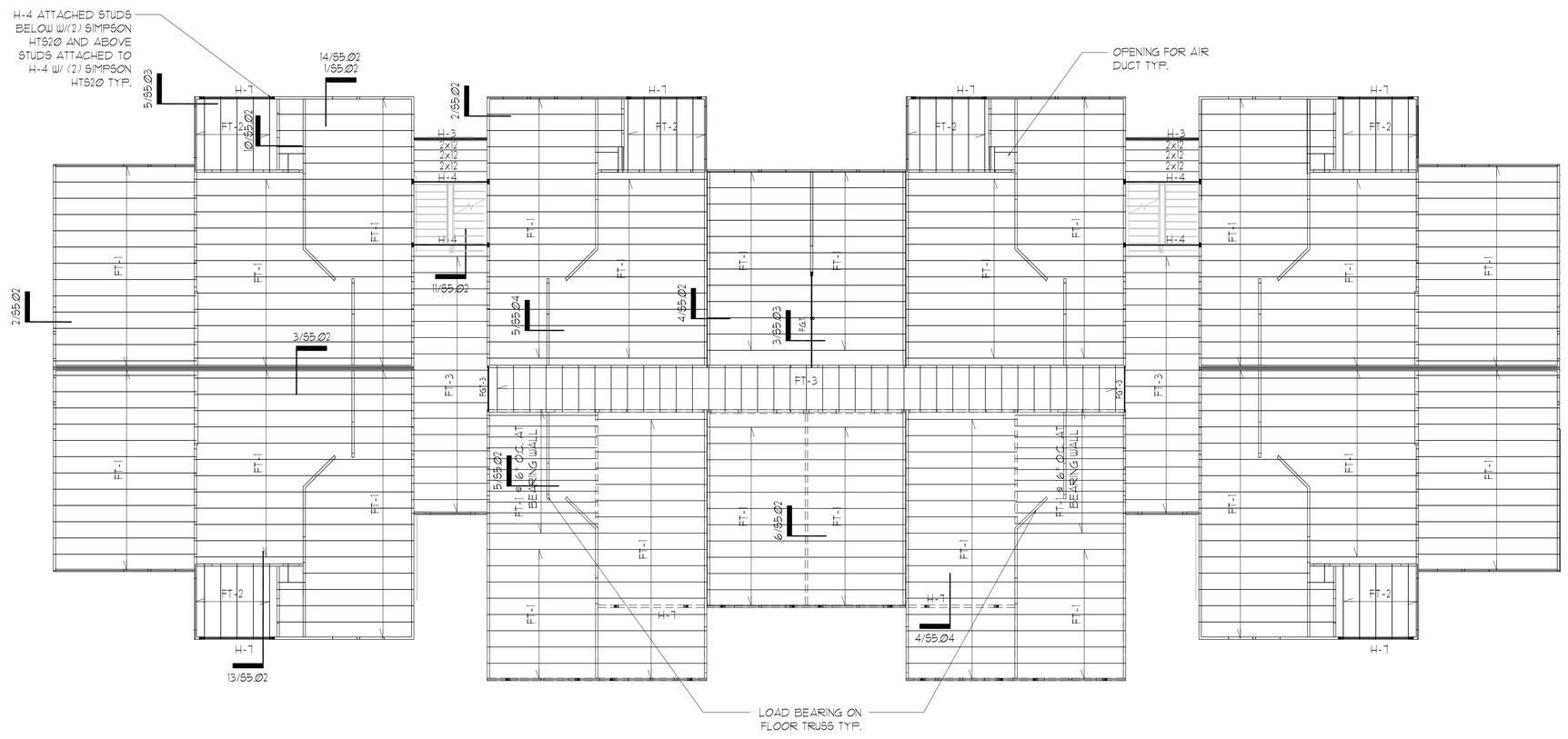
BUILDING TYPE 2
FOUNDATION PLAN

S2.01

PLOTTED:

PLAN NOTES:

1. SEE GENERAL NOTES ON SHEET S0.01 & S0.02.
2. DO NOT SCALE DRAWINGS. SEE ARCH'L. DRAWINGS FOR ADDITIONAL DIMENSIONS NOT SHOWN, VERIFY ALL DIMENSIONS WITH ARCH'L. DRAWINGS PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES SHOULD OCCUR - CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
3. ◯ INDICATES WOOD STUD SHEAR WALL TYPE, AND SHADING INDICATES EXTENT OF SHEAR WALL. SEE THE SHEAR WALL SCHEDULE ON SHEET S0.02 FOR SHEAR WALL INFORMATION.
4. SEE ARCH'L. DRAWINGS FOR LOCATIONS/LIMITS AND CONSTRUCTION INFORMATION OF INTERIOR NON-BEARING PARTITION WALLS NOT SHOWN ON PLAN. SEE GENERAL NOTES (SHEET S0.01) FOR ADDITIONAL WALL FRAMING INFORMATION.
5. PROVIDE WOOD HEADER OVER ALL OPENINGS IN WOOD WALLS (COORD. EXACT SIZE, LOCATION AND ELEVATIONS WITH ARCH'L. DRAWINGS) IF NO HEADER TYPE HAS BEEN CALL-OUT ON PLAN, PROVIDE WOOD HEADER BASED ON HEADER SCHEDULE SHOWN ON S0.01 SHEET.
6. PRE-ENGINEERED 18" DEEP WOOD TRUSSES AT 24" O.C. (MAX) U.N.O., 15" DEEP WOOD TRUSSES AT 24" O.C. (MAX) U.N.O AT BALCONY/BREEZEWAY WITH 3/4" P.T. C-D PLYWOOD SHEATHING.
7. COORDINATE LOCATION OF FLOOR TRUSSES W/ MECH. DWGS FOR LOCATION OF EXHAUST FAN, AIR HANDLING, AND DUCTS.
8. F.G.T. INDICATES FLOOR GIRDER TRUSS.
9. THE REQUIRED NUMBER OF FASTENERS FOR CONNECTORS SUCH AS NAILS TO WOOD MEMBERS, SEE SIMPSON CATALOG.
10. SEE THE GENERAL NOTES FOR FLOOR SHEATHING INFORMATION, AND FOR WOOD TRUSS TYPES.
11. PROVIDE DOUBLE WOOD STUDS UNDER WOOD HEADER, WOOD BEAM, F.G.T., G.T. CONTINUOUS TO THE FTG. U.N.O. (PROVIDE (2) 2X4 WOOD BLOCKING BETWEEN TRUSS TOP AND BOTTOM CORDS BELOW)
12. AT DOORWAYS FOR INTERIOR BEARING WALLS, ADD A (2) 2x BLOCKING BETWEEN FLOOR LEVELS.
13. SEE ARCH DRAWINGS FOR SPECS ON LIGHTWEIGHT CONCRETE OVER WOOD JOIST TYP.



1 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

12-09-19

PERMIT REVIEW STAMP

ISSUE HISTORY

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THE ROBERT

FT. MYERS, FL

Drawn:	CW
Checked:	CW
Approval:	MX
Date:	09/10/2019
Project #:	5592

BUILDING TYPE 2
2ND FLOOR FRAMING PLAN

S2.02

PLOTTED:

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PLAN NOTES:

1. SEE GENERAL NOTES ON SHEET S0.01 & S0.02.
2. DO NOT SCALE DRAWINGS. SEE ARCH'L. DRAWINGS FOR ADDITIONAL DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS WITH ARCH'L. DRAWINGS PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES SHOULD OCCUR - CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
3. ◯ INDICATES WOOD STUD SHEAR WALL TYPE, AND SHADING INDICATES EXTENT OF SHEAR WALL. SEE THE SHEAR WALL SCHEDULE ON SHEET S0.02 FOR SHEAR WALL INFORMATION.
4. SEE ARCH'L. DRAWINGS FOR LOCATIONS/LIMITS AND CONSTRUCTION INFORMATION OF INTERIOR NON-BEARING PARTITION WALLS NOT SHOWN ON PLAN. SEE GENERAL NOTES (SHEET S0.01) FOR ADDITIONAL WALL FRAMING INFORMATION.
5. PROVIDE WOOD HEADER OVER ALL OPENINGS IN WOOD WALLS (COORD. EXACT SIZE, LOCATION AND ELEVATIONS WITH ARCH'L. DRAWINGS) IF NO HEADER TYPE HAS BEEN CALL-OUT ON PLAN, PROVIDE WOOD HEADER BASED ON HEADER SCHEDULE SHOWN ON S0.01 SHEET.
6. PRE-ENGINEERED 18" DEEP WOOD TRUSSES AT 24" O.C. (MAX) U.N.O, 15" DEEP WOOD TRUSSES AT 24" O.C. (MAX) U.N.O AT BALCONY/BREEZEWAY WITH 3/4" P.T. C-D PLYWOOD SHEATHING.
7. COORDINATE LOCATION OF FLOOR TRUSSES W/ MECH. DWGS FOR LOCATION OF EXHAUST FAN, AIR HANDLING, AND DUCTS.
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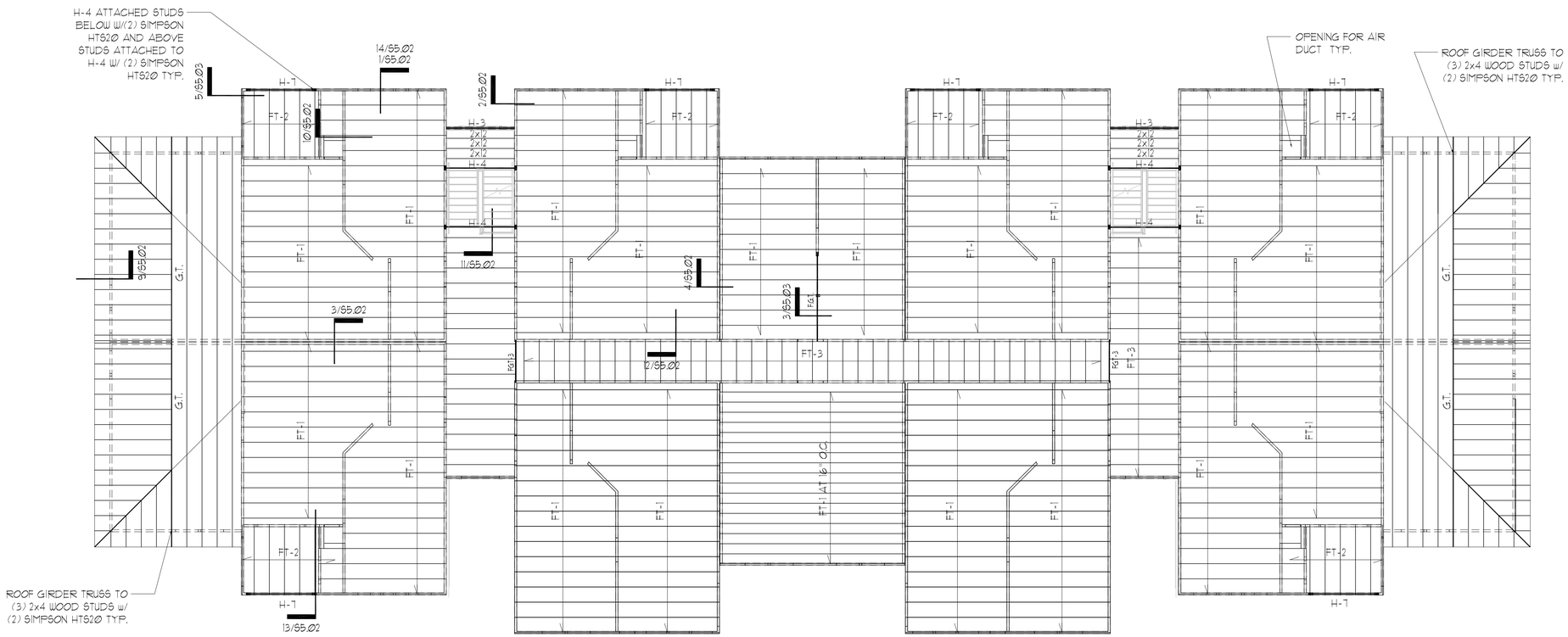
9. THE REQUIRED NUMBER OF FASTENERS FOR CONNECTORS SUCH AS NAILS TO WOOD MEMBERS, SEE SIMPSON CATALOG.
10. SEE THE GENERAL NOTES FOR FLOOR SHEATHING INFORMATION, AND FOR WOOD TRUSS TYPES.
11. PROVIDE DOUBLE WOOD STUDS UNDER WOOD HEADER, WOOD BEAM, F.G.T., G.T. CONTINUOUS TO THE FTG. U.N.O. (PROVIDE (2) 2X4 WOOD BLOCKING BETWEEN TRUSS TOP AND BOTTOM CORDS BELOW)
12. AT DOORWAYS FOR INTERIOR BEARING WALLS, ADD A (2) 2x BLOCKING BETWEEN FLOOR LEVELS.
13. SEE ARCH DRAWINGS FOR SPECS ON LIGHTWEIGHT CONCRETE OVER WOOD JOIST TYP.



1 3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"

12-09-19

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Florida No. 51161

Drawn:	CW
Checked:	CW
Approval:	MX
Date:	09/10/2019
Project #:	5592

THE ROBERT
FT. MYERS, FL

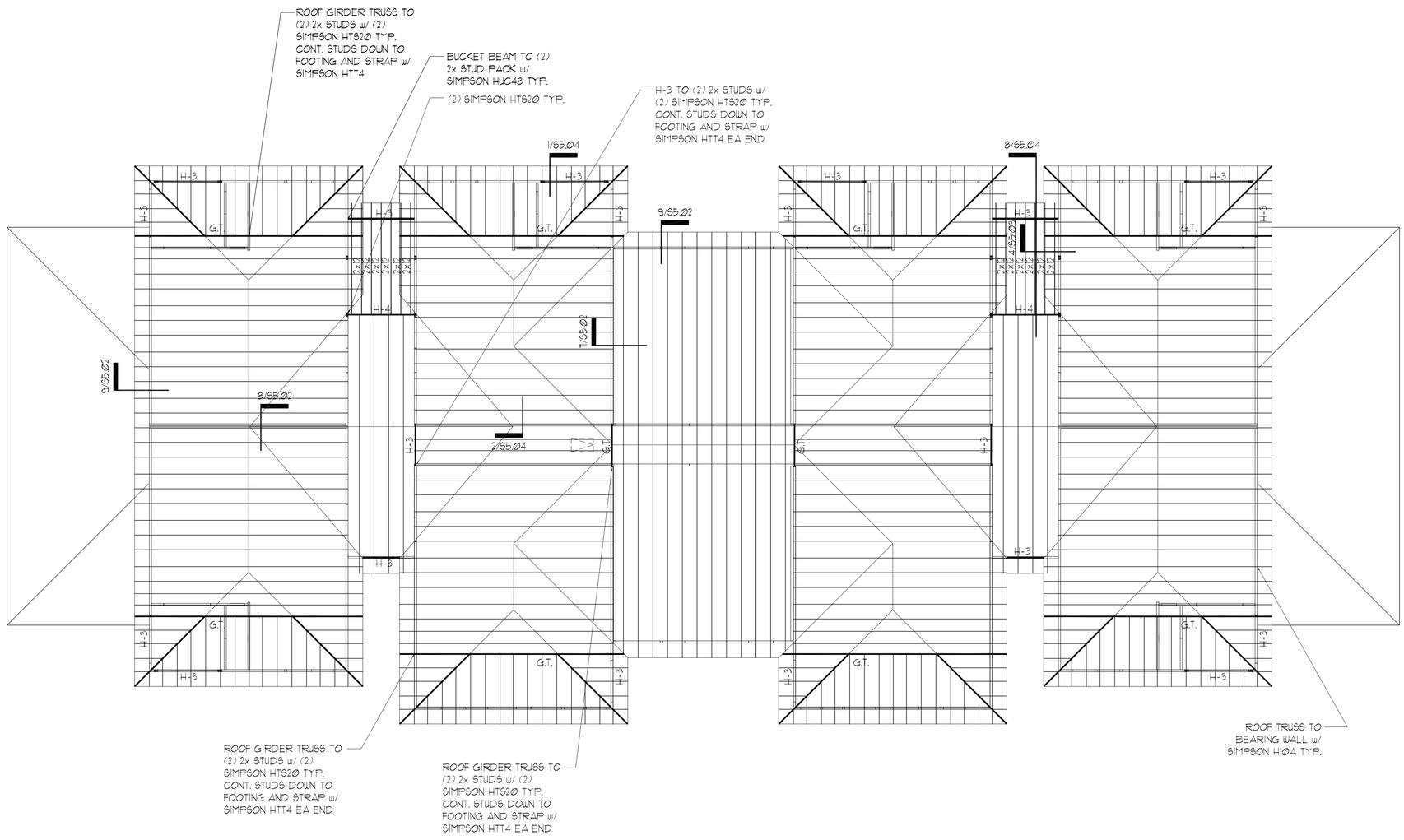
BUILDING TYPE 2
3RD FLOOR FRAMING PLAN

S2.03

PLOTTED:

PLAN NOTES:

1. SEE GENERAL NOTES ON SHEET S0.01 & S0.02.
2. DO NOT SCALE DRAWINGS. SEE ARCH'L. DRAWINGS FOR ADDITIONAL DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS WITH ARCH'L. DRAWINGS PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES SHOULD OCCUR - CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
3. SEE ARCH'L. DRAWINGS FOR LOCATIONS/LIMITS AND CONSTRUCTION INFORMATION OF INTERIOR NON-BEARING PARTITION WALLS NOT SHOWN ON PLAN. SEE GENERAL NOTES (SHEET S0.01) FOR ADDITIONAL WALL FRAMING INFORMATION.
4. PROVIDE WOOD HEADER OVER ALL OPENINGS IN WOOD WALLS (COORD. EXACT SIZE, LOCATION AND ELEVATIONS WITH ARCH'L. DRAWINGS) IF NO HEADER TYPE HAS BEEN CALL-OUT ON PLAN. PROVIDE WOOD HEADER BASED ON HEADER SCHEDULE SHOWN ON S0.01 SHEET.
5. PRE-ENGINEERED WOOD TRUSSES & MISCELLANEOUS WOOD FRAMING SPACED AT 24"O.C.(MAX).
6. O.B. INDICATES OVER-BUILT PRE-ENG. TRUSS.
7. G.T. INDICATES GIRDER TRUSS.
8. THE REQUIRED NUMBER OF FASTENERS FOR CONNECTORS SUCH AS NAILS TO WOOD MEMBERS, SEE SIMPSON CATALOG.
9. SEE THE GENERAL NOTES FOR ROOF SHEATHING INFORMATION, AND FOR WOOD TRUSS TYPES.
10. TRUSS ENGINEER TO DESIGN TRUSS TO INCORPORATE LOADS FROM MECHANICAL UNITS.
11. PROVIDE DOUBLE WOOD STUDS UNDER WOOD HEADER, WOOD BEAM, F.G.T., G.T. TO THE FTG. U.N.O.



1 ROOF FRAMING PLAN

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

12-09-19

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description
-	-	-

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Certificate of Authorization No. 25873
Minsheng Xie P.E.
Florida No. 51161

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

BUILDING TYPE 2
ROOF FRAMING PLAN

S2.04

PLOTTED:

PLAN NOTES:

1. SEE GENERAL NOTES ON SHEETS S0.01 & S0.02.
2. DO NOT SCALE DRAWINGS. SEE ARCH'L. DRAWINGS FOR ADDITIONAL DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS WITH ARCH'L. DRAWINGS PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES SHOULD OCCUR - CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
3. 4" (TOTAL) CONCRETE SLAB REINFORCED WITH 6x6-W1.4xW1.4 WWF. OVER 10 MIL VAPOR BARRIER ON COMPACTED SUBGRADE. COORDINATE ALL SLAB SLOPES, DEPRESSIONS AND LIMITS THERE OF WITH ARCH'L. DRAWINGS (FOR ACTUAL TOP OF SLAB ELEVATIONS, SEE ARCH'L. AND / OR CIVIL DRAWINGS)
4. PRIOR TO CONCRETE PLACEMENT PROVIDE TERMITE SOIL TREATMENT WITH TEN YEAR WARRANTY AND FOUR ANNUAL INSPECTIONS AND RENEWALS. SEE ARCHITECTURAL FOR REQUIREMENT.
5. ◯ INDICATES WOOD STUD SHEAR WALL TYPE, AND SHADING INDICATES EXTENT OF SHEAR WALL. SEE THE SHEAR WALL SCHEDULE ON SHEET S0.02 FOR SHEAR WALL INFORMATION.
6. THE MAX. SPACING OF CONTROL JOINT FOR ENCLOSURE SPACE SHALL BE 20'-0" O.C. AND FOR OPEN SPACE SHALL BE 8'-0" O.C. COORD. W/ FLOOR COVERING PLACEMENT. SEND SUBMITTAL TO ARCHITECT FOR REVIEW.
7. SEE ARCH'L. DRAWINGS FOR LOCATIONS / LIMITS AND CONSTRUCTION INFORMATION OF INTERIOR NON-BEARING PARTITION WALLS NOT SHOWN ON PLAN. SEE GENERAL NOTES.
8. COORDINATE ALL SLAB (TOPPING) SLOPES AND DEPRESSIONS WITH ARCH'L. DRAWINGS. (FOR ACTUAL TOP OF SLAB ELEVATIONS, SEE ARCH'L. DRAWINGS)
9. SEE MECHANICAL DRAWINGS FOR LOCATION (ON PLANS) OF MECHANICAL UNITS. H.C. MANUFACTURER / SUPPLIER TO DESIGN FOR UNIT WEIGHT. AS REQUIRED VERIFY WEIGHTS WITH MECHANICAL DRAWINGS.

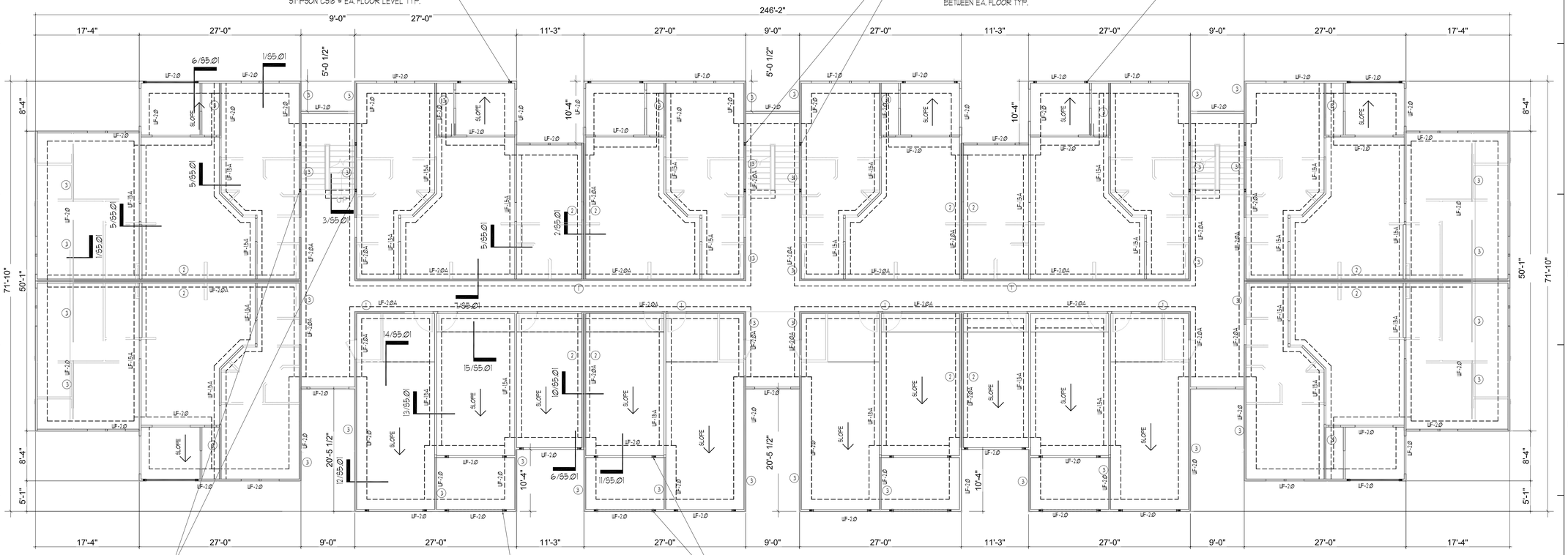
FOOTING SCHEDULE

MARK	SIZE WIDTH x LENGTH x DEPTH	REINFORCEMENT BOTTOM
WF-15A	1'-6"xCONT.x1'-0"	(2)-#5's CONT. #4's @ 48" O.C. TRANSVERSE
WF-20	2'-0"xCONT.x2'-2"	(2)-#5's CONT. #4's @ 48" O.C. TRANSVERSE
WF-20A	2'-0"xCONT.x1'-0"	(3)-#5's CONT. #4's @ 48" O.C. TRANSVERSE
F-25A	2'-6"x2'-6"x1'-0"	(3)-#5's EA WAY
F-25	2'-6"x2'-6"x1'-0"	(3)-#5's EA WAY

4x4 HEADER SUPPORT & (3) FULL LENGTH STUDS AT BALCONY BM 1ST FLOOR ONLY w/ SIMPSON HTT4 TO FOOTING.
4x4 AND (2) FULL LENGTH STUDS ABOVE FROM 2ND FLOOR TO ROOF W/ (2) SIMPSON CS18 @ EA. FLOOR LEVEL TYP.

4x4 PLUS (2) 2x4 NAILED w/ 16d NAILS @ 8" O.C. BELOW LANDING LVL BEAM STRAPPED TO FOOTING w/ SIMPSON HTT4. CONTINUE COL PACK TO 3RD FLOOR LANDING w/ BLOCKING BETWEEN EA. FLOOR TYP.

4x4 HEADER SUPPORT & (3) FULL LENGTH STUDS AT BALCONY BM 1ST FLOOR ONLY w/ SIMPSON HTT4 TO FOOTING.
4x4 AND (2) FULL LENGTH STUDS ABOVE FROM 2ND FLOOR TO ROOF W/ (2) SIMPSON CS18 @ EA. FLOOR LEVEL TYP.



4x4 PLUS (2) 2x4 NAILED w/ 16d NAILS @ 8" O.C. BELOW LANDING LVL BEAM STRAPPED TO FOOTING w/ SIMPSON HTT4. CONTINUE COL PACK TO 3RD FLOOR LANDING w/ BLOCKING BETWEEN EA. FLOOR TYP.

4x4 HEADER SUPPORT & (3) FULL LENGTH STUDS EACH SIDE OF OPENING w/ SIMPSON HTT4 TO FOOTING TYP.

4x4 HEADER SUPPORT & (3) FULL LENGTH STUDS AT E.A. END OF GARAGE DOOR HEADER. STRAP TO FOOTING w. SIMPSON HTT4 TYP.

1 FOUNDATION PLAN

SCALE: N.T.S.

12-09-19

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description
-	-	-

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Minsheng Xie P.E.
Florida No. 51161

Drawn:	CW
Checked:	CW
Approval:	MX
Date:	09/10/2019
Project #:	5592

THE ROBERT

FT. MYERS, FL

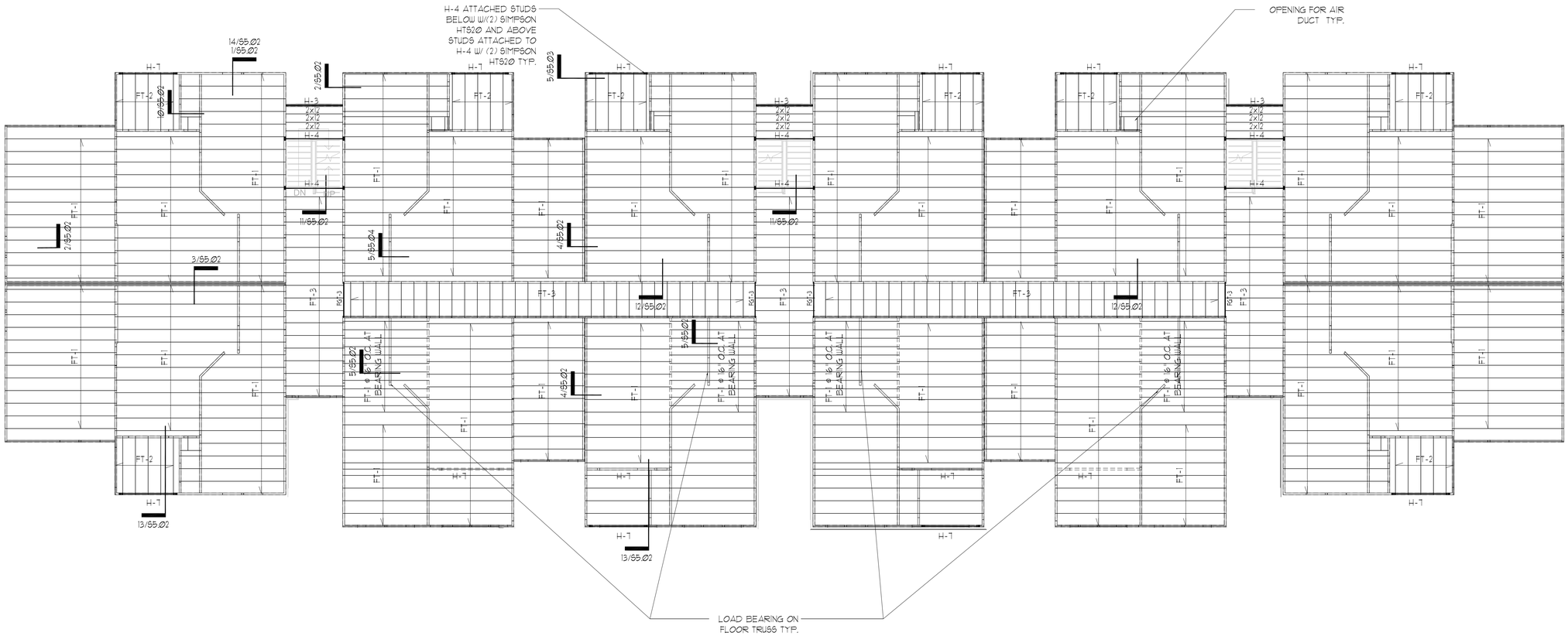
BUILDING TYPE 3 FOUNDATION PLAN

S3.01

PLOTTED:

PLAN NOTES:

1. SEE GENERAL NOTES ON SHEET S0.01 & S0.02.
2. DO NOT SCALE DRAWINGS. SEE ARCH'L. DRAWINGS FOR ADDITIONAL DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS WITH ARCH'L. DRAWINGS PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES SHOULD OCCUR - CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
3. ◯ INDICATES WOOD STUD SHEAR WALL TYPE, AND SHADING INDICATES EXTENT OF SHEAR WALL. SEE THE SHEAR WALL SCHEDULE ON SHEET S0.02 FOR SHEAR WALL INFORMATION.
4. SEE ARCH'L. DRAWINGS FOR LOCATIONS/LIMITS AND CONSTRUCTION INFORMATION OF INTERIOR NON-BEARING PARTITION WALLS NOT SHOWN ON PLAN. SEE GENERAL NOTES (SHEET S0.01) FOR ADDITIONAL WALL FRAMING INFORMATION.
5. PROVIDE WOOD HEADER OVER ALL OPENINGS IN WOOD WALLS (COORD. EXACT SIZE, LOCATION AND ELEVATIONS WITH ARCH'L. DRAWINGS) IF NO HEADER TYPE HAS BEEN CALL-OUT ON PLAN, PROVIDE WOOD HEADER BASED ON HEADER SCHEDULE SHOWN ON S0.01 SHEET.
6. PRE-ENGINEERED 18" DEEP WOOD TRUSSES AT 24" O.C. (MAX) U.N.O., 15" DEEP WOOD TRUSSES AT 24" O.C. (MAX) U.N.O AT BALCONY/BREEZEWAY WITH 3/4" P.T. C-D PLYWOOD SHEATHING.
7. COORDINATE LOCATION OF FLOOR TRUSSES W/ MECH. DWGS FOR LOCATION OF EXHAUST FAN, AIR HANDLING, AND DUCTS.
8. F.G.T. INDICATES FLOOR GIRDER TRUSS.
9. THE REQUIRED NUMBER OF FASTENERS FOR CONNECTORS SUCH AS NAILS TO WOOD MEMBERS, SEE SIMPSON CATALOG.
10. SEE THE GENERAL NOTES FOR FLOOR SHEATHING INFORMATION, AND FOR WOOD TRUSS TYPES.
11. PROVIDE DOUBLE WOOD STUDS UNDER WOOD HEADER, WOOD BEAM, F.G.T., G.T. CONTINUOUS TO THE FTG. U.N.O. (PROVIDE (2) 2X4 WOOD BLOCKING BETWEEN TRUSS TOP AND BOTTOM CORDS BELOW)
12. AT DOORWAYS FOR INTERIOR BEARING WALLS, ADD A (2) 2x BLOCKING BETWEEN FLOOR LEVELS.
13. SEE ARCH DRAWINGS FOR SPECS ON LIGHTWEIGHT CONCRETE OVER WOOD JOIST TYP.



1 2ND FLOOR PLAN
SCALE: N.T.S.

OLA
TYP.

12-09-19

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description
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Minsheng Xie P.E.
Florida No. 51161

Drawn:	CW
Checked:	CW
Approval:	MX
Date:	09/10/2019
Project #:	5592

THE ROBERT
FT. MYERS, FL

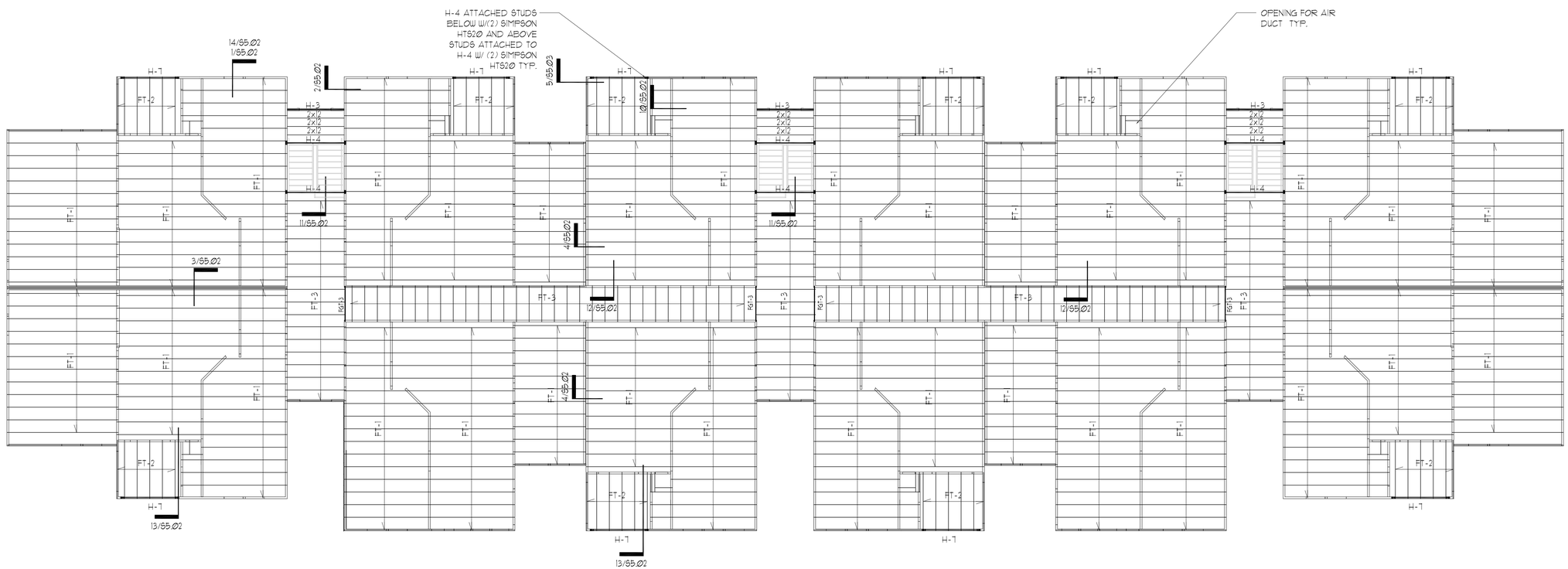
BUILDING TYPE 3
2ND FLOOR FRAMING PLAN

S3.02

PLOTTED:

PLAN NOTES:

1. SEE GENERAL NOTES ON SHEET S0.01 & S0.02.
2. DO NOT SCALE DRAWINGS. SEE ARCH'L. DRAWINGS FOR ADDITIONAL DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS WITH ARCH'L. DRAWINGS PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES SHOULD OCCUR - CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
3. ◯ INDICATES WOOD STUD SHEAR WALL TYPE, AND SHADING INDICATES EXTENT OF SHEAR WALL. SEE THE SHEAR WALL SCHEDULE ON SHEET S0.02 FOR SHEAR WALL INFORMATION.
4. SEE ARCH'L. DRAWINGS FOR LOCATIONS/LIMITS AND CONSTRUCTION INFORMATION OF INTERIOR NON-BEARING PARTITION WALLS NOT SHOWN ON PLAN. SEE GENERAL NOTES (SHEET S0.01) FOR ADDITIONAL WALL FRAMING INFORMATION.
5. PROVIDE WOOD HEADER OVER ALL OPENINGS IN WOOD WALLS (COORD. EXACT SIZE, LOCATION AND ELEVATIONS WITH ARCH'L. DRAWINGS) IF NO HEADER TYPE HAS BEEN CALL-OUT ON PLAN, PROVIDE WOOD HEADER BASED ON HEADER SCHEDULE SHOWN ON S0.01 SHEET.
6. PRE-ENGINEERED 18" DEEP WOOD TRUSSES AT 24" O.C. (MAX) U.N.O., 15" DEEP WOOD TRUSSES AT 24" O.C. (MAX) U.N.O AT BALCONY/BREEZEWAY WITH 3/4" P.T. C-D PLYWOOD SHEATHING.
7. COORDINATE LOCATION OF FLOOR TRUSSES W/ MECH. DWGS FOR LOCATION OF EXHAUST FAN, AIR HANDLING, AND DUCTS.
8. F.G.T. INDICATES FLOOR GIRDER TRUSS.
9. THE REQUIRED NUMBER OF FASTENERS FOR CONNECTORS SUCH AS NAILS TO WOOD MEMBERS, SEE SIMPSON CATALOG.
10. SEE THE GENERAL NOTES FOR FLOOR SHEATHING INFORMATION, AND FOR WOOD TRUSS TYPES.
11. PROVIDE DOUBLE WOOD STUDS UNDER WOOD HEADER, WOOD BEAM, F.G.T., G.T. CONTINUOUS TO THE FTG. U.N.O. (PROVIDE (2) 2X4 WOOD BLOCKING BETWEEN TRUSS TOP AND BOTTOM CORDS BELOW)
12. AT DOORWAYS FOR INTERIOR BEARING WALLS, ADD A (2) 2x BLOCKING BETWEEN FLOOR LEVELS.
13. SEE ARCH DRAWINGS FOR SPECS ON LIGHTWEIGHT CONCRETE OVER WOOD JOIST TYP.



1 3RD FLOOR PLAN

SCALE: N.T.S.

12-09-19

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description
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Drawn:	CW
Checked:	CW
Approval:	MX
Date:	09/10/2019
Project #:	5592

THE ROBERT

FT. MYERS, FL

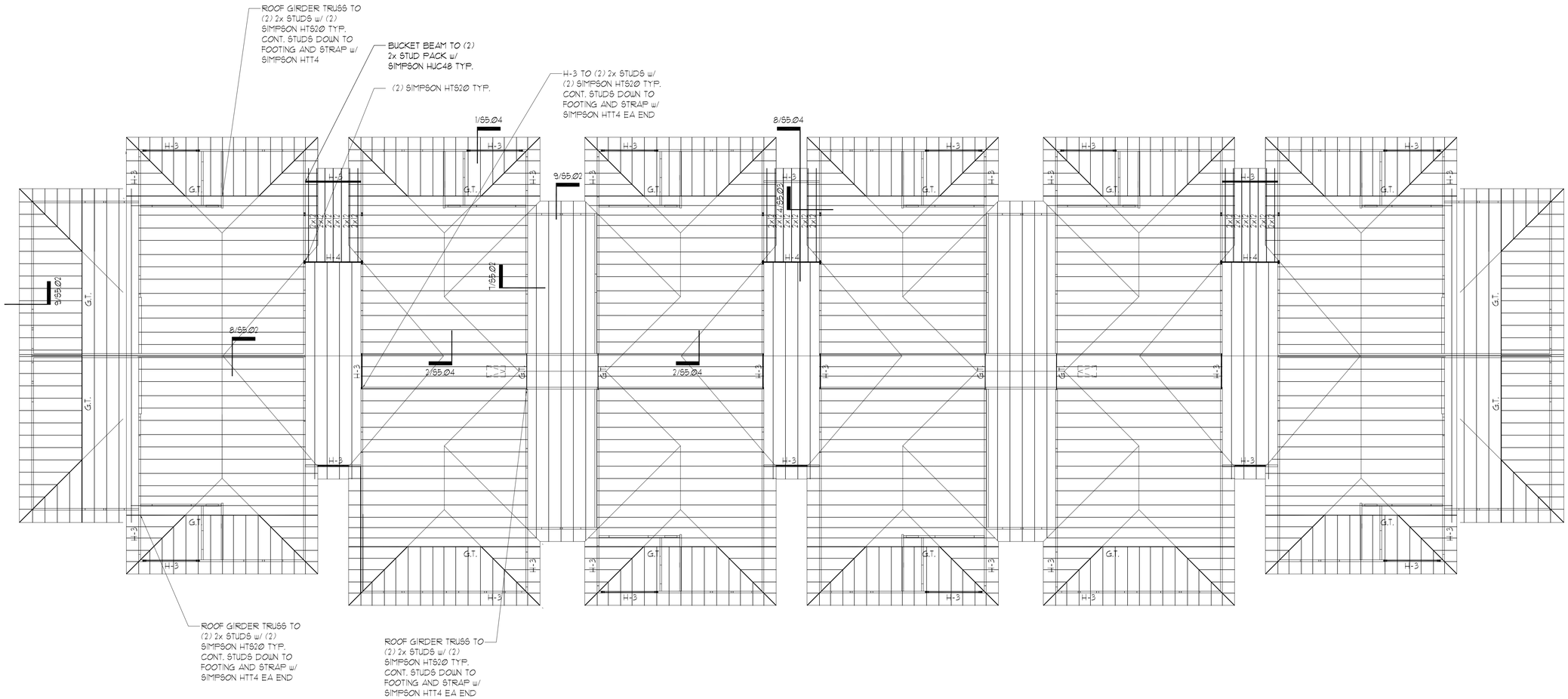
BUILDING TYPE 3
3RD FLOOR FRAMING PLAN

S3.03

PLOTTED:

PLAN NOTES:

1. SEE GENERAL NOTES ON SHEET S0.01 & S0.02.
2. DO NOT SCALE DRAWINGS. SEE ARCH'L. DRAWINGS FOR ADDITIONAL DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS WITH ARCH'L. DRAWINGS PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES SHOULD OCCUR - CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
3. SEE ARCH'L. DRAWINGS FOR LOCATIONS/LIMITS AND CONSTRUCTION INFORMATION OF INTERIOR NON-BEARING PARTITION WALLS NOT SHOWN ON PLAN. SEE GENERAL NOTES (SHEET S0.01) FOR ADDITIONAL WALL FRAMING INFORMATION.
4. PROVIDE WOOD HEADER OVER ALL OPENINGS IN WOOD WALLS (COORD. EXACT SIZE, LOCATION AND ELEVATIONS WITH ARCH'L. DRAWINGS) IF NO HEADER TYPE HAS BEEN CALL-OUT ON PLAN. PROVIDE WOOD HEADER BASED ON HEADER SCHEDULE SHOWN ON S0.01 SHEET.
5. PRE-ENGINEERED WOOD TRUSSES & MISCELLANEOUS WOOD FRAMING SPACED AT 24"O.C.(MAX.).
6. O.B. INDICATES OVER-BUILT PRE-ENG. TRUSS.
7. G.T. INDICATES GIRDER TRUSS.
8. THE REQUIRED NUMBER OF FASTENERS FOR CONNECTORS SUCH AS NAILS TO WOOD MEMBERS, SEE SIMPSON CATALOG.
9. SEE THE GENERAL NOTES FOR ROOF SHEATHING INFORMATION, AND FOR WOOD TRUSS TYPES.
10. TRUSS ENGINEER TO DESIGN TRUSS TO INCORPORATE LOADS FROM MECHANICAL UNITS.
11. PROVIDE DOUBLE WOOD STUDS UNDER WOOD HEADER, WOOD BEAM, F.G.T., G.T. TO THE FTG. U.N.O.



1 ROOF FRAMING PLAN
SCALE: N.T.S.

12-09-19

PERMIT REVIEW STAMP

ISSUE HISTORY

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

No.	Date	Description
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Florida No. 51161

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

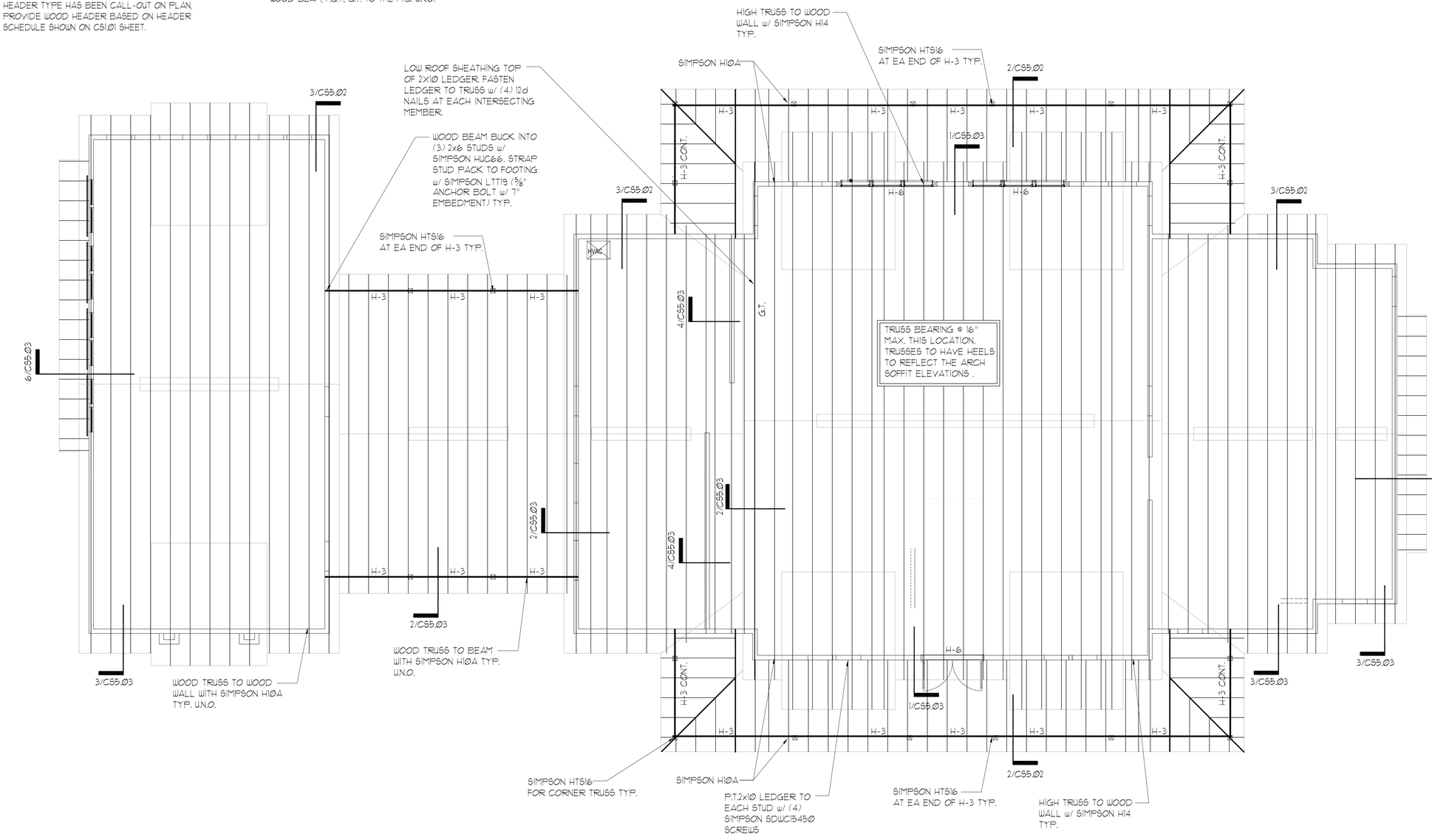
BUILDING TYPE 3
ROOF FRAMING PLAN

S3.04

PLOTTED:

PLAN NOTES:

1. SEE GENERAL NOTES ON SHEET CS1.01 & CS1.02.
2. DO NOT SCALE DRAWINGS. SEE ARCH'L. DRAWINGS FOR ADDITIONAL DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS WITH ARCH'L. DRAWINGS PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES SHOULD OCCUR - CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
3. SEE ARCH'L. DRAWINGS FOR LOCATIONS/LIMITS AND CONSTRUCTION INFORMATION OF INTERIOR NON-BEARING PARTITION WALLS NOT SHOWN ON PLAN. SEE GENERAL NOTES (SHEET CS1.01) FOR ADDITIONAL WALL FRAMING INFORMATION.
4. PROVIDE WOOD HEADER OVER ALL OPENINGS IN WOOD WALLS (COORD. EXACT SIZE, LOCATION AND ELEVATIONS WITH ARCH'L. DRAWINGS) IF NO HEADER TYPE HAS BEEN CALL-OUT ON PLAN, PROVIDE WOOD HEADER BASED ON HEADER SCHEDULE SHOWN ON CS1.01 SHEET.
5. PRE-ENGINEERED WOOD TRUSSES & MISCELLANEOUS WOOD FRAMING SPACED AT 24"O.C.(MAX.).
6. O.B. INDICATES OVER-BUILT PRE-ENG. TRUSS.
7. G.T. INDICATES GIRDER TRUSS.
8. THE REQUIRED NUMBER OF FASTENERS FOR CONNECTORS SUCH AS NAILS TO WOOD MEMBERS, SEE SIMPSON CATALOG.
9. SEE THE GENERAL NOTES FOR ROOF SHEATHING INFORMATION, AND FOR WOOD TRUSS TYPES.
10. TRUSS ENGINEER TO DESIGN TRUSS TO INCORPORATE LOADS FROM MECHANICAL UNITS.
11. PROVIDE MIN. DOUBLE WOOD STUDS UNDRE WOOD HEADER, WOOD BEAM, F.G.T., G.T. TO THE FTG. U.N.O.



1 ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"

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ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description
-	-	-

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CONSULTANT

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STRUCTURAL DESIGN GROUP

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12-06-19

Drawn:	CW
Checked:	CW
Approval:	MX
Date:	09/10/19
Project #:	5592

THE ROBERT

FT. MYERS, FL

ROOF FRAMING PLAN

CS3.01

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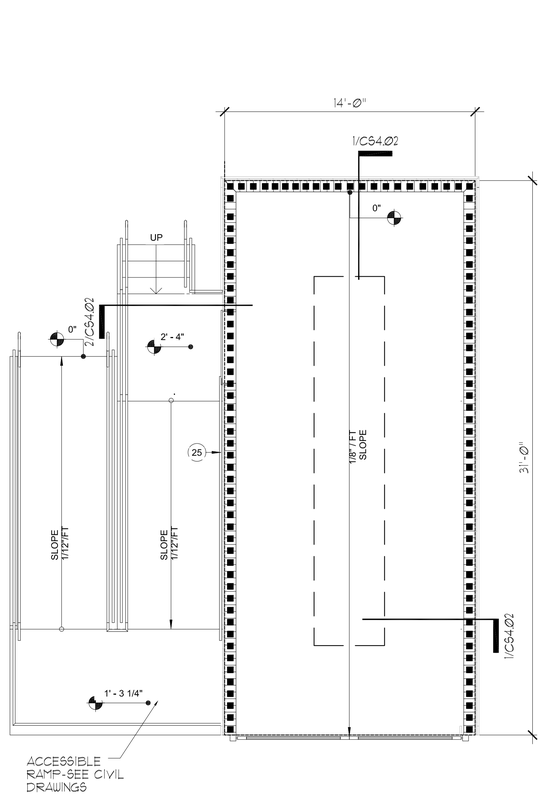
7/5/2018
9:55:20 AM

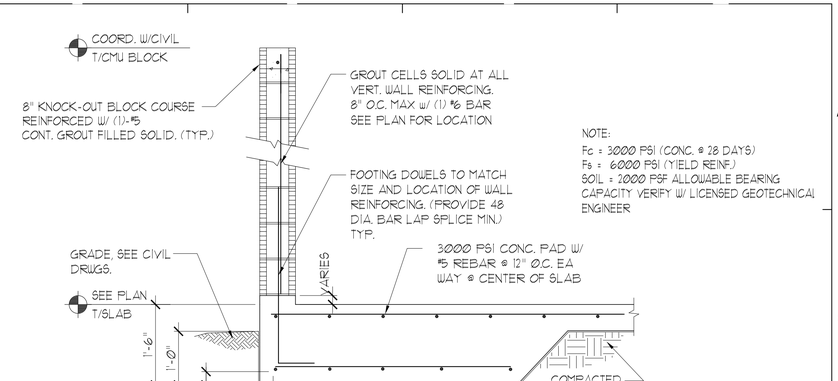
PLAN NOTES

1. SEE GENERAL NOTES ON SHEET CS1.01.
2. DO NOT SCALE DRAWINGS. SEE CIVIL DRAWINGS FOR ADDITIONAL DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS WITH CIVIL DRAWINGS PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES SHOULD OCCUR - CONTACT THE CIVIL ENGINEER IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
3. 6" (TOTAL) CONCRETE SLAB (REINFORCED AS PER DETAIL 2/CS4.02) ON COMPACTED SUBGRADE. COORDINATE ALL SLAB SLOPES, DEPRESSIONS AND LIMITS THERE OF WITH CIVIL DRAWINGS (FOR ACTUAL TOP OF SLAB ELEVATIONS, SEE CIVIL DRAWINGS)
4. ▭■▭ INDICATES 8" MASONRY BEARING WALLS REINFORCED WITH (1)-#6 VERTICAL IN CONCRETE SOLID FILLED CELLS AT ALL CORNERS, ADJACENT MASONRY OPENINGS AND 8' O.C. (MAX) .
5. THE MAX. SPACING OF CONTROL JOINT FOR ENCLOSURE SPACE SHALL BE 20'-0" O.C., AND FOR OPEN SPACE SHALL BE 8'-0" O.C.
6. SEE CIVIL DRAWINGS FOR LOCATIONS/ LIMITS AND CONSTRUCTION INFORMATION OF INTERIOR NON-BEARING PARTITION WALLS NOT SHOWN ON PLAN. SEE GENERAL NOTES FOR ADDITIONAL WALL FRAMING INFORMATION.
7. COORDINATE ALL SLAB (TOPPING) SLOPES AND DEPRESSIONS WITH CIVIL DRAWINGS. (FOR ACTUAL TOP OF SLAB ELEVATIONS, SEE CIVIL DRAWINGS)
8. COORDINATE ALL ELECTRICAL, ELECTRICAL KEY SWITCH AND PLUMBING REQUIREMENTS WITH CIVIL PLANS.
9. COORDINATE PLANS AND ELEVATIONS WITH OWNER SELECTED EQUIPMENT.
10. COMPLY WITH APPLICABLE ACCESSIBILITY CODES, INCLUDING H.C. RAMPS AND HANDRAILS.
11. COLORS SELECTED BY OWNER.
12. SEE CIVIL DRAWINGS FOR BALANCE OF DESIGN ELEMENTS AND FINISHES TO BE CONSTRUCTED.
13. COMPACTOR BASIS OF DESIGN- VERIFY CAPACITY AND SPECIFIC MODEL WITH OWNER, FOR ENCLOSURE COORDINATION.
14. COORDINATE OPENING SILL HEIGHT AND PLACEMENT WITH OWNER SELECTED EQUIPMENT. COMPLY WITH APPLICABLE ACCESS AND USER SAFETY REQUIREMENTS AND COORDINATE LAYOUT AND PLACEMENT OF OWNER SELECTED EQUIPMENT WITH MANUFACTURERS DIMENSIONAL AND LOADING CRITERIA.
15. PROVIDE STEEL PLATES FOR COMPACTOR WHEELS EMBEDED IN CONCRETE PER COMPACTOR SPECS.
16. GUARDRAIL AND HANDRAIL MUST PASS LOAD TEST
17. PROVIDE A 8" WIDE x 8" DEEP CAST-CRETE LINTEL OVER ALL OPENINGS IN THE CMU WALL W/ #5 REBAR CONT.



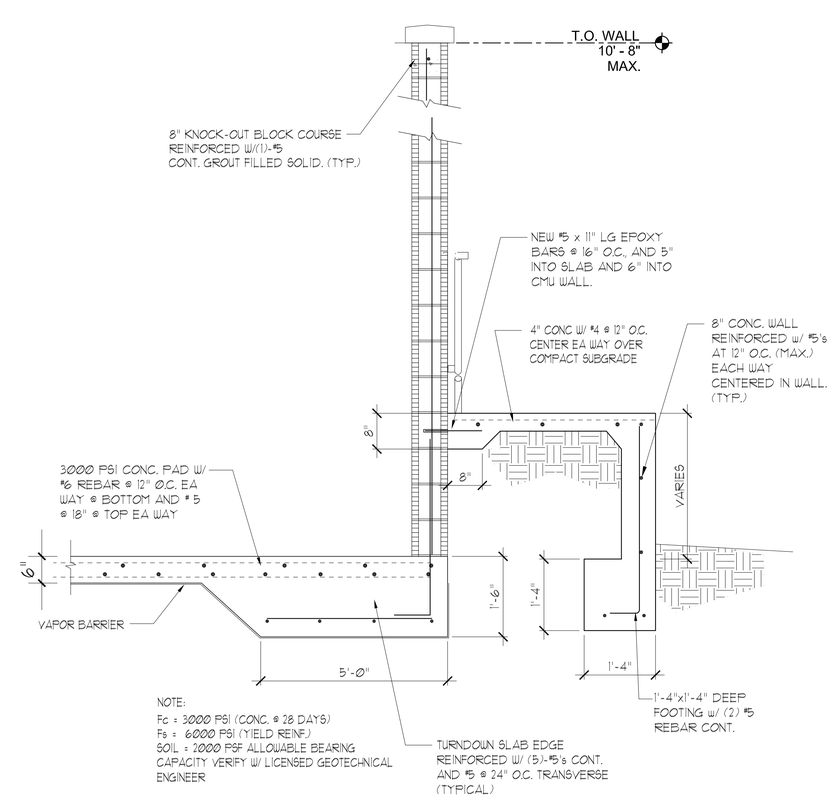
COMPACTOR ENCLOSURE FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



1 THICKENED SLAB/FOOTING

SCALE: 3/4" = 1'-0"



2 SCREEN WALL @ COMPACTOR

SCALE: 3/4" = 1'-0"

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ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description
-	-	-

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STRUCTURAL DESIGN GROUP
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10244 East Colonial Drive, Suite 202
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Certificate of Authorization No. 25873
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12/06/19

Drawn:	CW
Checked:	CW
Approved:	MX
Date:	09/10/19
Project #:	5592

THE ROBERT

FT. MYERS, FL

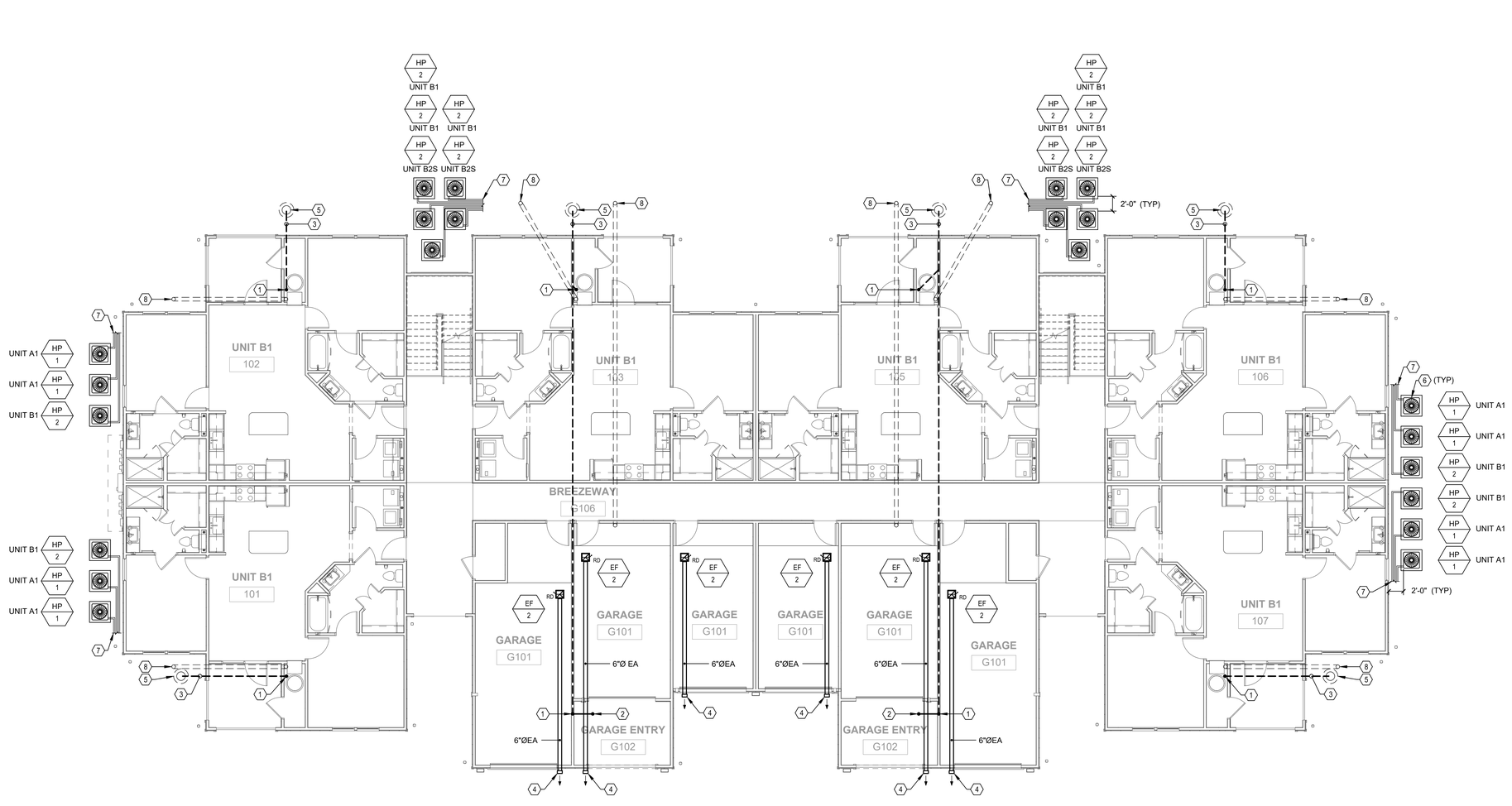
TRASH ENCLOSURE FOUNDATION PLAN

CS4.02

7/5/2019
9:05:20 AM

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE UNDERGROUND CONDENSATE DRAIN LINES WITH THE BUILDING'S FOOTERS.



1 M2.01 BUILDING TYPE 1 - GROUND LEVEL - MECHANICAL
1/8" = 1'-0"

REFERENCE NOTES

1. 1-1/2" SCHEDULE 40 PVC CONDENSATE DRAIN DOWN. TRANSITION TO 2" SCHEDULE 40 PVC CONDENSATE RISER AND INSTALL A WALL CLEANOUT BEFORE PENETRATING FLOOR SLAB. PENETRATION SHALL BE WATER-TIGHT. USE "Y" TYPE FITTINGS FOR CONNECTIONS. INSULATE ALL ABOVE GROUND PIPE WITH CLOSED CELL INSULATION.
2. 1-1/2" INSULATED CONDENSATE DRAIN RISER. CONTINUE THE DRAIN CONCEALED ABOVE THE CEILING AND SLOPED TO THE DRAIN RISER.
3. ROUTE CONDENSATE TO EXTERIOR DRY WELL. REFER TO DETAIL ON M6.01 FOR MORE INFORMATION. ALL UNDERGROUND CONDENSATE PIPING SHALL BE 2" SCHEDULE 40 PVC SLOPED TO DRY WELL.
4. RIGID METAL EXHAUST DUCT TERMINATED WITH GALVANIZED STEEL HOODED WALL CAP WITH BACKDRAFT DAMPER AND BIRD SCREEN.
5. DRYWELL - REFER TO DETAILS FOR MORE INFORMATION.
6. MOUNT HEAT PUMPS ON REINFORCED CONCRETE PADS. COORDINATE LOCATION WITH ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL DRAWINGS. MAINTAIN 3'-0" CLEAR IN FRONT OF HEAT PUMP ELECTRICAL ACCESS SECTION. PROVIDE EQUIPMENT TAGS ON HEAT PUMPS INDICATING THE APARTMENT SERVED.
7. REFRIGERANT PIPING AND CONTROLS ROUTED BETWEEN INDOOR AND OUTDOOR UNITS.
8. 6" DIAMETER SCH 40 PVC CONDUIT FOR THE REFRIGERANT PIPES AND CONTROL WIRES. ALL CONDUIT JOINTS SHALL BE GLUED TOGETHER WATER-TIGHT. THE CONDUIT SHALL BE BURIED TO PASS BENEATH BUILDING FOOTERS AND PENETRATE THE CONCRETE SLAB IN THE UTILITY ROOM AND GRADE

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ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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Date:	09/10/2019
Project #:	5592

BUILDING TYPE 1 - GROUND LEVEL - MECHANCAL

M2.01 1

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1 M2.02 BUILDING TYPE 1 - 2ND LEVEL - MECHANICAL
1/8" = 1'-0"

REFERENCE NOTES

1 1-1/2" SCHEDULE 40 PVC CONDENSATE DRAIN RISER. INSULATE ALL ABOVE GROUND PIPE WITH CLOSED CELL INSULATION.

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ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

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BUILDING TYPE 1 - 2ND LEVEL - MECHANCAL

M2.02

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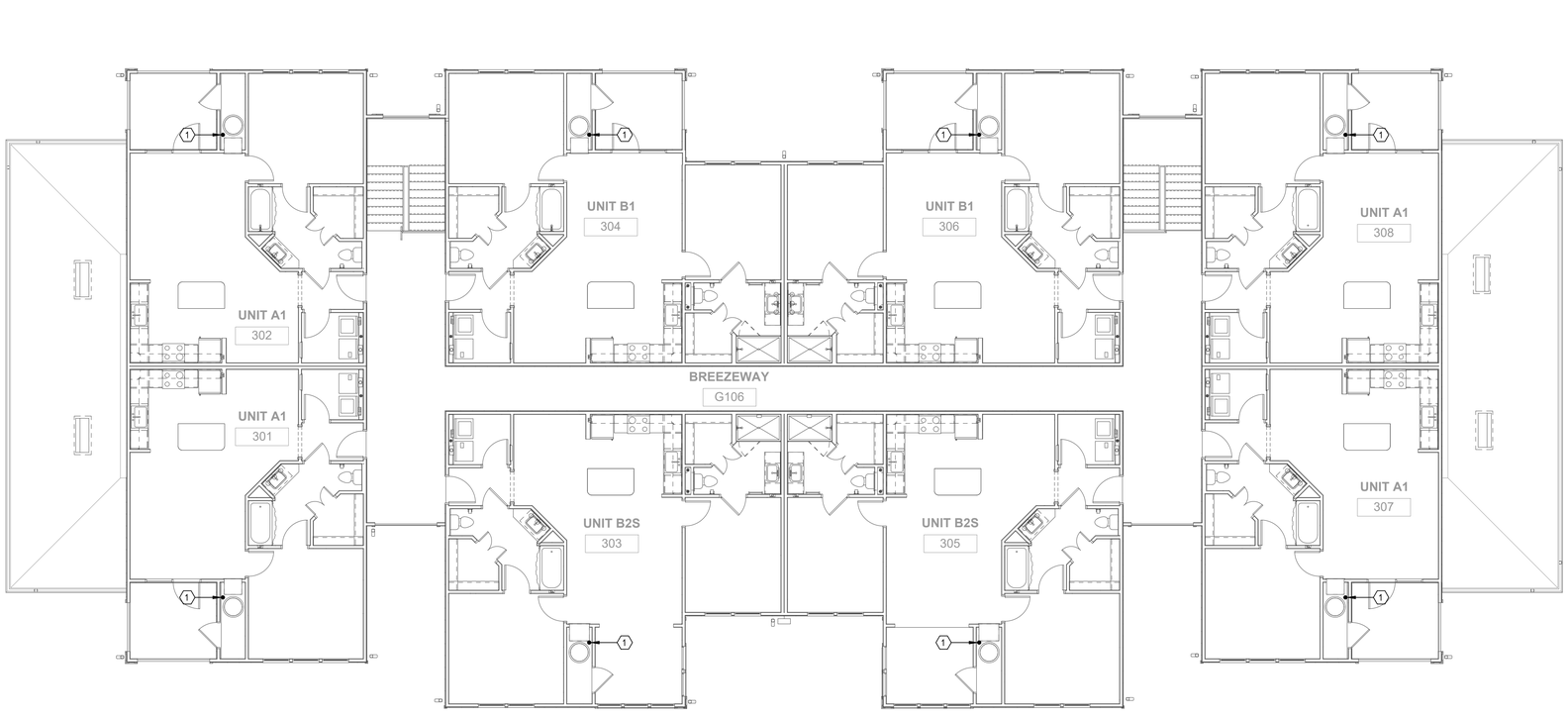

1 M2.03 BUILDING TYPE 1 - 3RD LEVEL - MECHANICAL
1/8" = 1'-0"

REFERENCE NOTES

1. 1-1/2" SCHEDULE 40 PVC CONDENSATE DRAIN RISER. INSULATE ALL ABOVE GROUND PIPE WITH CLOSED CELL INSULATION.

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ISSUE HISTORY

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2	12/06/19	DESIGN DEVELOPMENT

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BUILDING TYPE 1 - 3RD LEVEL - MECHANCAL

M2.03

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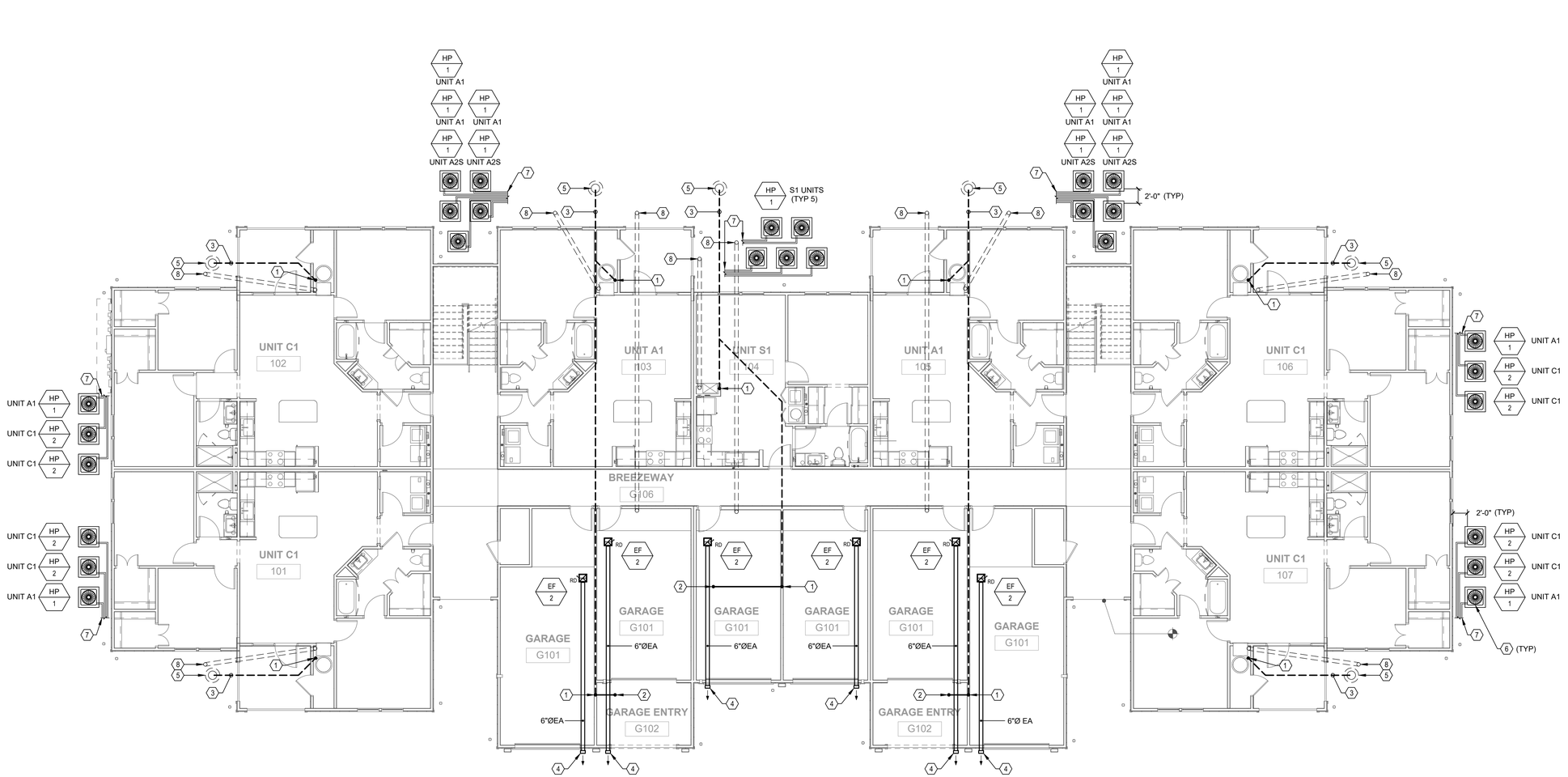
GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE UNDERGROUND CONDENSATE DRAIN LINES WITH THE BUILDING'S FOOTERS.



1 M2.05 BUILDING TYPE 2 - GROUND LEVEL - MECHANICAL
1/8" = 1'-0"

REFERENCE NOTES

1. 1-1/2" SCHEDULE 40 PVC CONDENSATE DRAIN DOWN. TRANSITION TO 2" SCHEDULE 40 PVC CONDENSATE RISER AND INSTALL A WALL CLEANOUT BEFORE PENETRATING FLOOR SLAB. PENETRATION SHALL BE WATER-TIGHT. USE "Y" TYPE FITTINGS FOR CONNECTIONS. INSULATE ALL ABOVE GROUND PIPE WITH CLOSED CELL INSULATION.
2. 1-1/2" INSULATED CONDENSATE DRAIN RISER. CONTINUE THE DRAIN CONCEALED ABOVE THE CEILING AND SLOPED TO THE DRAIN RISER.
3. ROUTE CONDENSATE TO EXTERIOR DRY WELL. REFER TO DETAIL ON M6.01 FOR MORE INFORMATION. ALL UNDERGROUND CONDENSATE PIPING SHALL BE 2" SCHEDULE 40 PVC SLOPED TO DRY WELL.
4. RIGID METAL EXHAUST DUCT TERMINATED WITH GALVANIZED STEEL HOODED WALL CAP WITH BACKDRAFT DAMPER AND BIRD SCREEN.
5. DRYWELL - REFER TO DETAILS FOR MORE INFORMATION.
6. MOUNT HEAT PUMPS ON REINFORCED CONCRETE PADS. COORDINATE LOCATION WITH ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL DRAWINGS. MAINTAIN 3'-0" CLEAR IN FRONT OF HEAT PUMP ELECTRICAL ACCESS SECTION. PROVIDE EQUIPMENT TAGS ON HEAT PUMPS INDICATING THE APARTMENT SERVED.
7. REFRIGERANT PIPING AND CONTROLS ROUTED BETWEEN INDOOR AND OUTDOOR UNITS.
8. 6" DIAMETER SCH 40 PVC CONDUIT FOR THE REFRIGERANT PIPES AND CONTROL WIRES. ALL CONDUIT JOINTS SHALL BE GLUED TOGETHER WATER-TIGHT. THE CONDUIT SHALL BE BURIED TO PASS BENEATH BUILDING FOOTERS AND PENETRATE THE CONCRETE SLAB IN THE UTILITY ROOM AND GRADE.

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2	12/06/19	DESIGN DEVELOPMENT

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No.	Date	Description

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BUILDING TYPE 2 - GROUND LEVEL - MECHANCAL

M2.05

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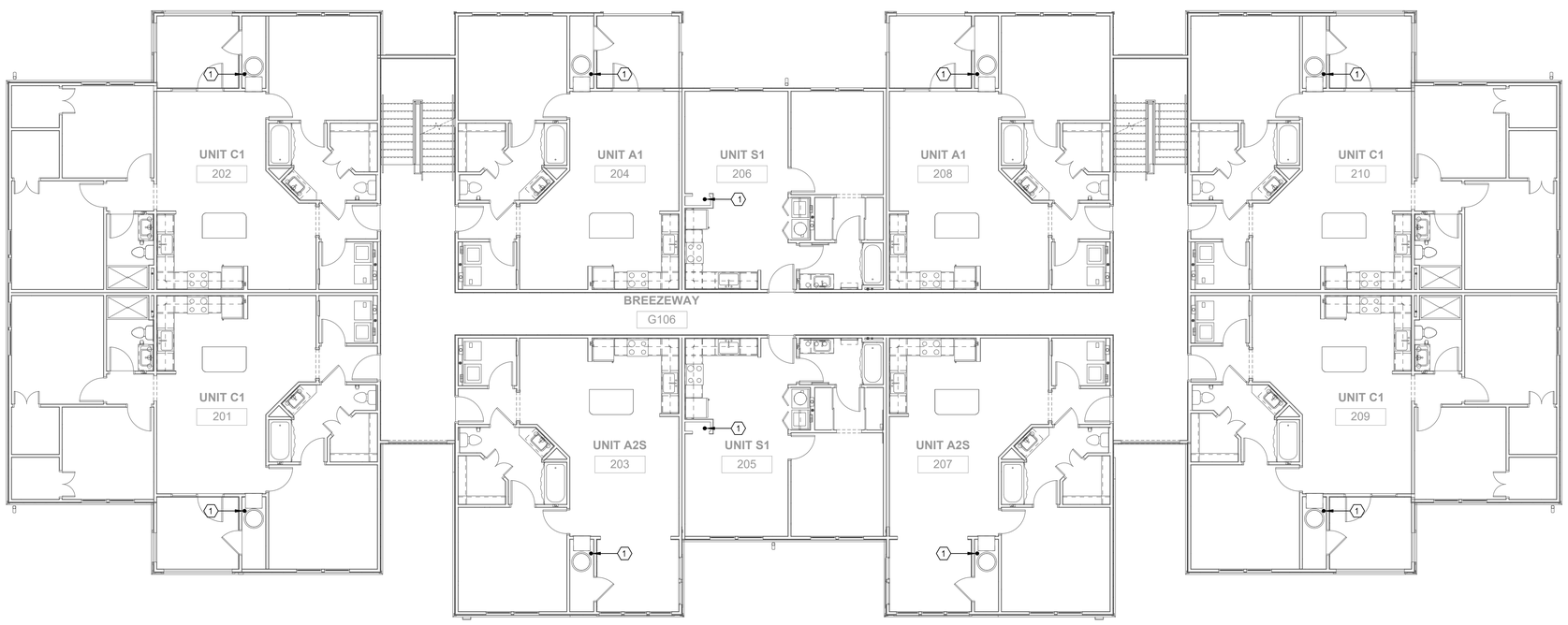

1 M2.06 BUILDING TYPE 2 - 2ND LEVEL - MECHANICAL
1/8" = 1'-0"

REFERENCE NOTES

1. 1-1/2" SCHEDULE 40 PVC CONDENSATE DRAIN RISER. INSULATE ALL ABOVE GROUND PIPE WITH CLOSED CELL INSULATION.

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ISSUE HISTORY

No.	Date	Description
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BUILDING TYPE 2 - 2ND LEVEL - MECHANCAL

M2.06

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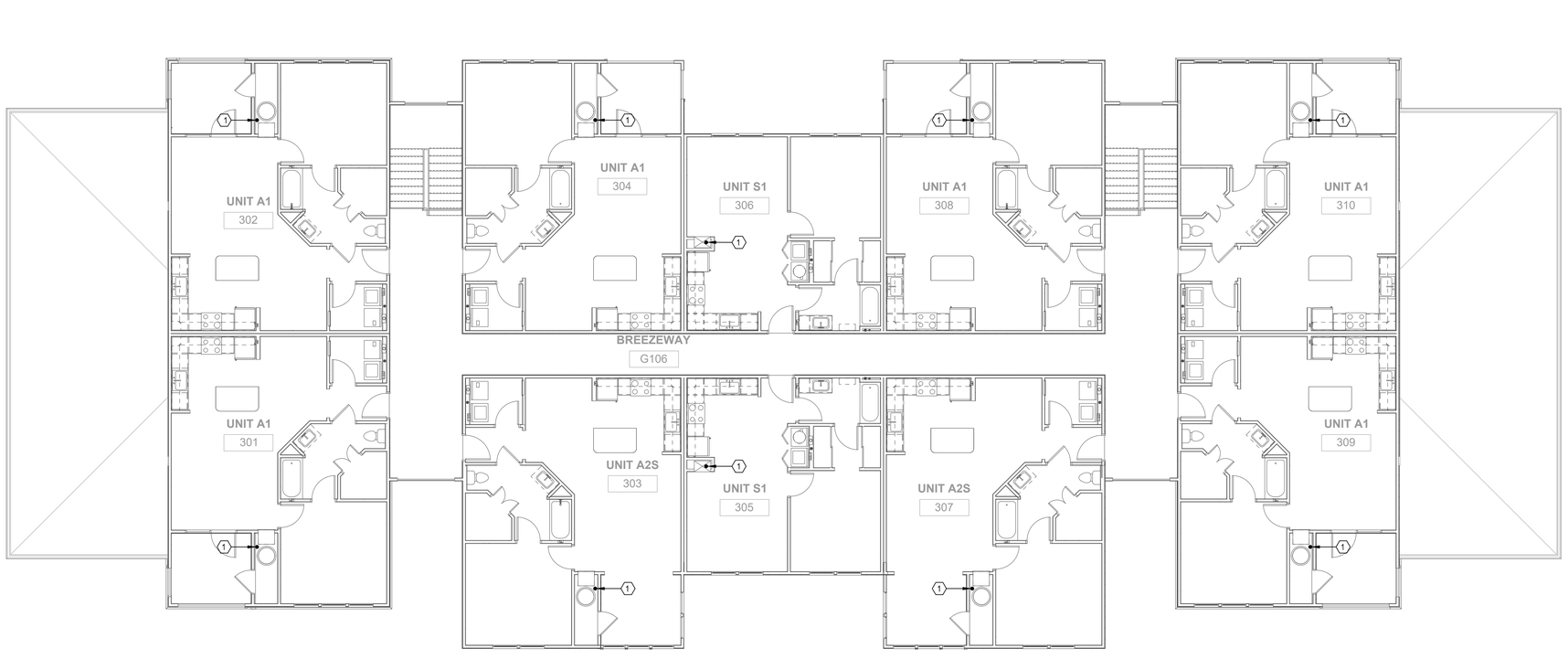

1 M2.07 BUILDING TYPE 2 - 3RD LEVEL - MECHANICAL
1/8" = 1'-0"

REFERENCE NOTES

1. 1-1/2" SCHEDULE 40 PVC CONDENSATE DRAIN RISER. INSULATE ALL ABOVE GROUND PIPE WITH CLOSED CELL INSULATION.

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Project #:	5592

BUILDING TYPE 2 - 3RD LEVEL - MECHANCAL

M2.07

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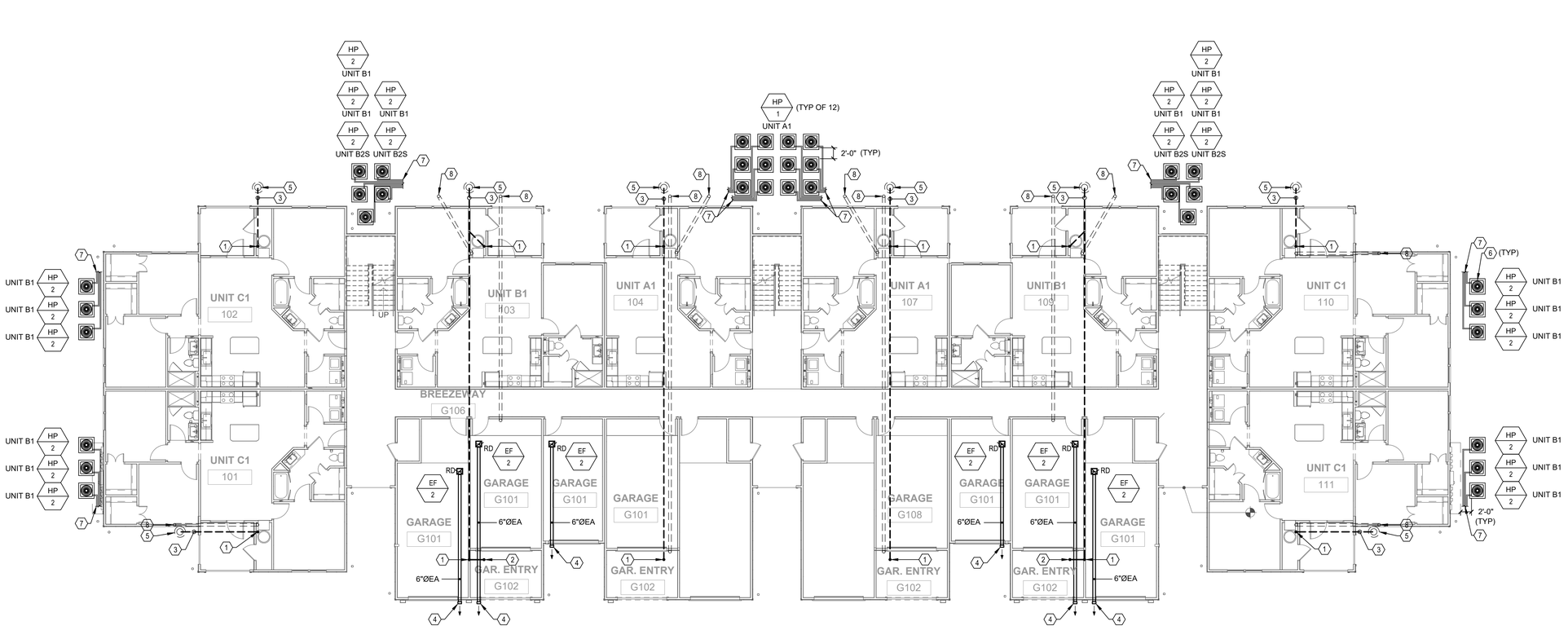

1 M2.09 BUILDING TYPE 3 - GROUND LEVEL - MECHANICAL
3/32" = 1'-0"

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE UNDERGROUND CONDENSATE DRAIN LINES WITH THE BUILDING'S FOOTERS.

REFERENCE NOTES

1. 1-1/2" SCHEDULE 40 PVC CONDENSATE DRAIN DOWN. TRANSITION TO 2" SCHEDULE 40 PVC CONDENSATE RISER AND INSTALL A WALL CLEANOUT BEFORE PENETRATING FLOOR SLAB. PENETRATION SHALL BE WATER-TIGHT. USE "Y" TYPE FITTINGS FOR CONNECTIONS. INSULATE ALL ABOVE GROUND PIPE WITH CLOSED CELL INSULATION.
2. 1-1/2" INSULATED CONDENSATE DRAIN RISER. CONTINUE THE DRAIN CONCEALED ABOVE THE CEILING AND SLOPED TO THE DRAIN RISER.
3. ROUTE CONDENSATE TO EXTERIOR DRY WELL. REFER TO DETAIL ON M6.01 FOR MORE INFORMATION. ALL UNDERGROUND CONDENSATE PIPING SHALL BE 2" SCHEDULE 40 PVC SLOPED TO DRY WELL.
4. RIGID METAL EXHAUST DUCT TERMINATED WITH GALVANIZED STEEL HOODED WALL CAP WITH BACKDRAFT DAMPER AND BIRD SCREEN.
5. DRYWELL - REFER TO DETAILS FOR MORE INFORMATION.
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8. 6" DIAMETER SCH 40 PVC CONDUIT FOR THE REFRIGERANT PIPES AND CONTROL WIRES. ALL CONDUIT JOINTS SHALL BE GLUED TOGETHER WATER-TIGHT. THE CONDUIT SHALL BE BURIED TO PASS BENEATH BUILDING FOOTERS AND PENETRATE THE CONCRETE SLAB IN THE UTILITY ROOM AND GRADE.

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Date:	09/10/2019
Project #:	5592

BUILDING TYPE 3 - GROUND LEVEL - MECHANCAL

M2.09

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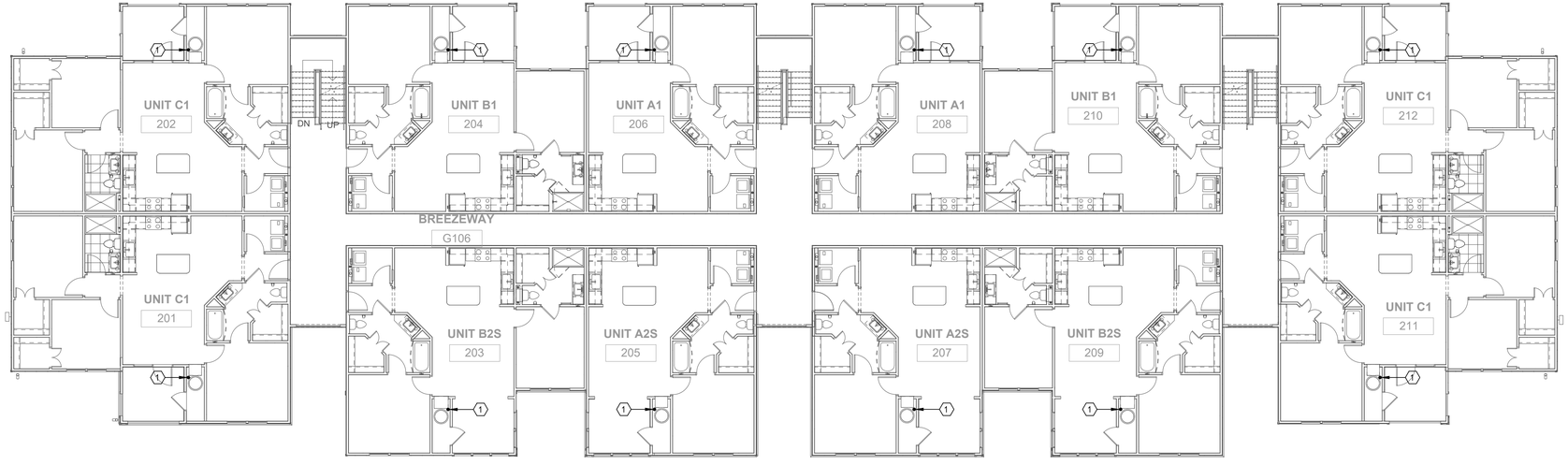

1 M2.10 BUILDING TYPE 3 - 2ND LEVEL - MECHANICAL
3/32" = 1'-0"

REFERENCE NOTES

1. 1-1/2" SCHEDULE 40 PVC CONDENSATE DRAIN RISER. INSULATE ALL ABOVE GROUND PIPE WITH CLOSED CELL INSULATION.

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THE ROBERT
FT. MYERS, FL

Drawn:	SWC
Checked:	RDP
Approval:	JAK
Date:	09/10/2019
Project #:	5592

BUILDING TYPE 3 - 2ND LEVEL - MECHANCAL

M2.10

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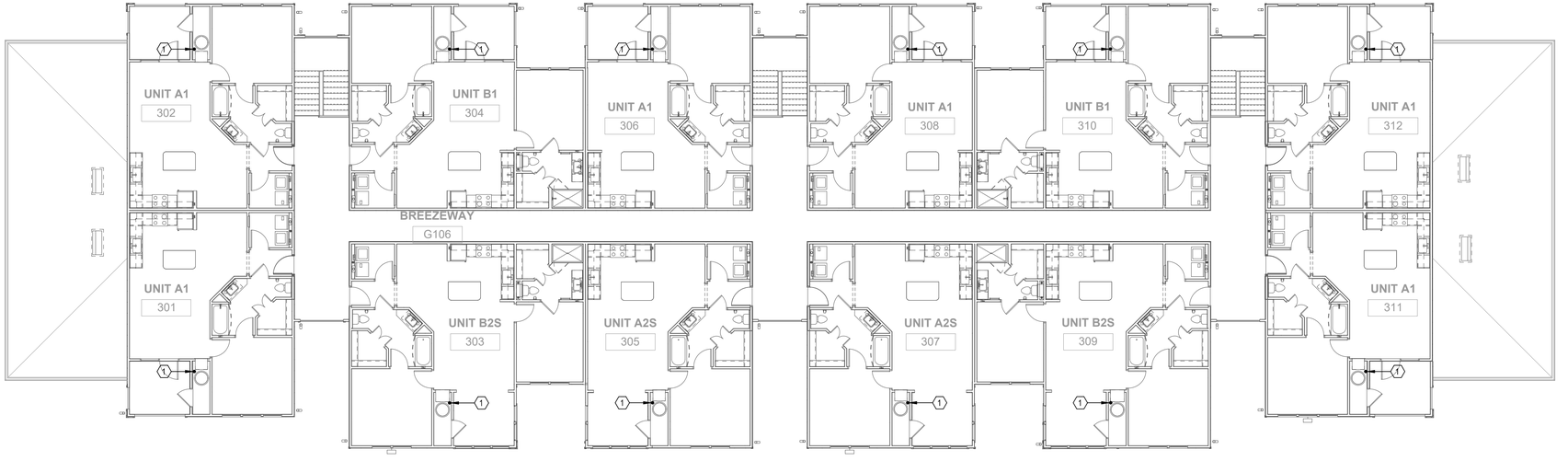

1 M2.11 BUILDING TYPE 3 - 3RD LEVEL - MECHANICAL
3/32" = 1'-0"

REFERENCE NOTES

1. 1-1/2" SCHEDULE 40 PVC CONDENSATE DRAIN RISER. INSULATE ALL ABOVE GROUND PIPE WITH CLOSED CELL INSULATION.

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description

REVISION HISTORY

No.	Date	Description

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BUILDING TYPE 3 - 3RD LEVEL - MECHANCAL

M2.11

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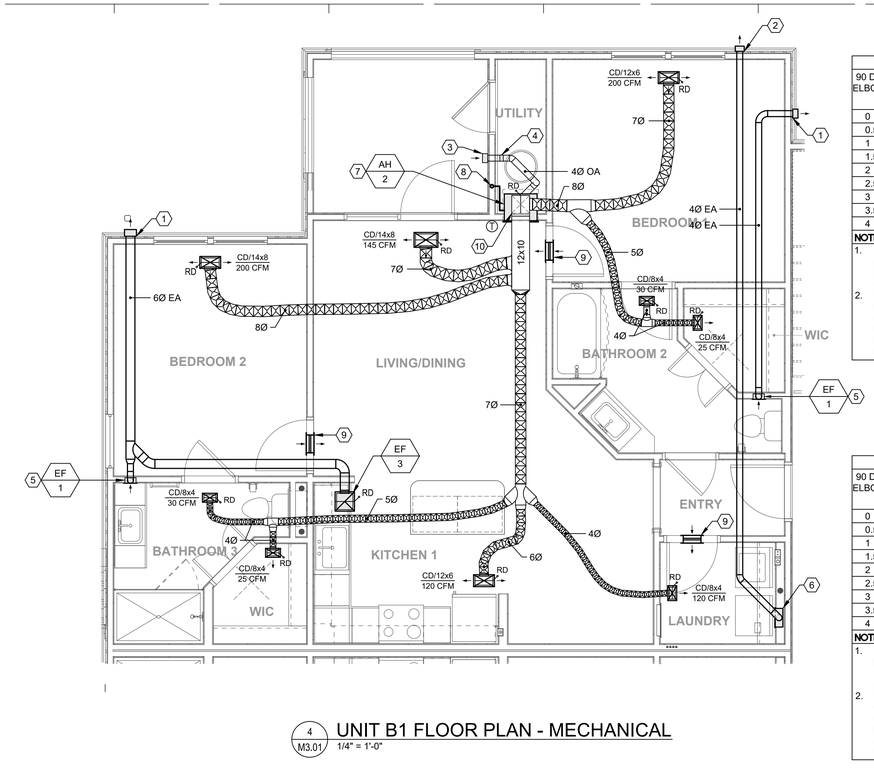

4 M3.01 UNIT B1 FLOOR PLAN - MECHANICAL
1/4" = 1'-0"

DRYER VENT SCHEDULE			
90 DEG ELBOWS	ALLOWABLE LENGTH (SEE NOTE 1)	UNIT A1	
0	64'	DUCT DIAMETER	4"
0.5	59'	RIGID METAL DUCT	YES
1	54'	VERTICAL DUCT LENGTH	8'
1.5	49'	HORIZONTAL DUCT LENGTH	33'
2	44'	90 DEG ELBOWS	1
2.5	39'	45 DEG ELBOWS	1
3	35'	TOTAL ELBOWS	1.5
3.5	31'	TOTAL DUCT LENGTH	41'
4	27'	ALLOWED DUCT LENGTH	49'

NOTES
1. THE MAXIMUM DUCT LENGTHS LISTED ARE TAKEN FROM THE BASIS OF DESIGN DRYER'S (KENMORE 26-6012) PRODUCT DATA WHEN USING RIGID METAL DUCT AND A HOODED WALL CAP WITH A 4" OUTLET.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE DUCT LENGTH AND ELBOW QUANTITY TO VERIFY THE AS-INSTALLED CONDITIONS DO NOT EXCEED THE INSTALLED DRYER MANUFACTURER'S RECOMMENDED MAXIMUM DUCT LENGTH.

DRYER VENT SCHEDULE			
90 DEG ELBOWS	ALLOWABLE LENGTH (SEE NOTE 1)	UNIT B1	
0	64'	DUCT DIAMETER	4"
0.5	59'	RIGID METAL DUCT	YES
1	54'	VERTICAL DUCT LENGTH	8'
1.5	49'	HORIZONTAL DUCT LENGTH	33'
2	44'	90 DEG ELBOWS	1
2.5	39'	45 DEG ELBOWS	1
3	35'	TOTAL ELBOWS	1.5
3.5	31'	TOTAL DUCT LENGTH	41'
4	27'	ALLOWED DUCT LENGTH	49'

NOTES
1. THE MAXIMUM DUCT LENGTHS LISTED ARE TAKEN FROM THE BASIS OF DESIGN DRYER'S (KENMORE 26-6012) PRODUCT DATA WHEN USING RIGID METAL DUCT AND A HOODED WALL CAP WITH A 4" OUTLET.
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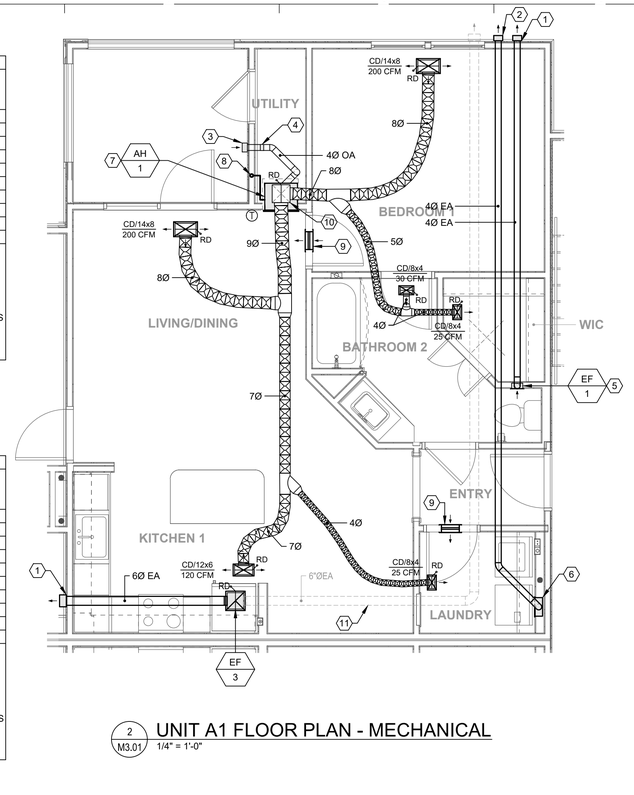

2 M3.01 UNIT A1 FLOOR PLAN - MECHANICAL
1/4" = 1'-0"

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE CONSTRUCTION OF THE STRUCTURAL ELEMENTS TO ALLOW THE DUCT ROUTING SHOWN.
2. NO EXHAUST VENTS SHALL DISCHARGE IN CORRIDORS OR ABOVE PUBLIC WALKWAYS.

DRYER VENT NOTES

1. DURING CONSTRUCTION THE MECHANICAL CONTRACTOR SHALL DOCUMENT THE ACTUAL FIELD-INSTALLED DRYER VENT LENGTH AND FITTINGS PER THE DOMESTIC CLOTHES DRYER NOTES LOCATED ON M0.1.
2. THE DRYER INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE AT THE SITE AND BE PRESENTED TO THE INSPECTOR UPON REQUEST.

REFERENCE NOTES

1. TERMINATE DUCT WITH A HOODED WALL CAP WITH BACKDRAFT DAMPER AND BIRD SCREEN FOR ALL FLOORS EXCEPT THE TOP FLOOR. TOP FLOOR - TERMINATE WITH A HOODED ROOF CAP WITH BACKDRAFT DAMPER AND BIRD SCREEN.
2. TERMINATE DRYER VENT WITH A HOODED WALL CAP WITH A BACKDRAFT DAMPER AND NO SCREEN FOR ALL FLOORS EXCEPT THE TOP FLOOR. TOP FLOOR - TERMINATE WITH A HOODED ROOF CAP WITH BACKDRAFT DAMPER AND NO SCREEN.
3. TERMINATE DUCT WITH A HOODED WALL CAP WITH BACKDRAFT DAMPER ORIENTED TO ONLY LET AIR IN AND BIRD SCREEN FOR ALL FLOORS EXCEPT THE TOP FLOOR. TOP FLOOR - TERMINATE WITH A HOODED ROOF CAP WITH BACKDRAFT DAMPER AND BIRD SCREEN.

REFERENCE NOTES CONT...

4. CONSTANT AIRFLOW REGULATOR.
5. EXHAUST FAN LOCATED IN WALL WITH TOP OF INTAKE GRILLE LOCATED 6" BELOW CEILING.
6. WALL-MOUNTED DRYER VENT BOX BEHIND DRYER.
7. 12x12 SUPPLY DUCT UP WITH A RADIATION DAMPER AT THE RATED ASSEMBLY PENETRATION. ROUTE THE CONDENSATE DRAIN LINE WITH P-TRAP TO THE DRAIN RISER. THE REFRIGERANT PIPING AND CONTROL WIRING SHALL BE FIELD-ROUTED BY THE INSTALLING CONTRACTOR.
8. INSULATED CONDENSATE RISER WITH WALL CLEANOUT LOCATED IN FIRST FLOOR UNIT.
9. UNDERCUT DOOR 1" AND INSTALL TWO 12x6 TYPE RG TRANSFER GRILLES ABOVE DOOR. REFER TO SHEET M6.01 FOR TRANSFER GRILLE DETAIL.
10. THE CONTRACTOR IS REQUIRED TO COORDINATE WITH THE STRUCTURAL DESIGN TO ACCOMMODATE THE INSTALLATION OF THE DUCT ROUTING SHOWN.
11. ALTERNATE DUCT ROUTING SHOWN FOR UNITS WHERE THE PRIMARY ROUTE SHOWN DOES NOT EXHAUST TO THE EXTERIOR BASED ON UNIT PLACEMENT.
12. ACCESS PANEL LOCATED HIGH ON WALL AND ALIGNED WITH DUCT ACCESS PANEL TO ALLOW FOR RADIATION DAMPER SERVICE AND INSPECTION. ACCESS PANEL SHALL BE FRAMED WITH CONCEALED HARDWARE AND BE PAINTED TO MATCH WALL.
13. WALL AND ALIGNED WITH DUCT ACCESS PANEL TO ALLOW FOR RADIATION DAMPER SERVICE AND INSPECTION. CONSTANT AIR VOLUME VALVE SHALL ALSO BE ACCESSIBLE FROM THIS LOCATION. ACCESS PANEL SHALL BE FRAMED WITH CONCEALED HARDWARE AND BE PAINTED TO MATCH WALL.

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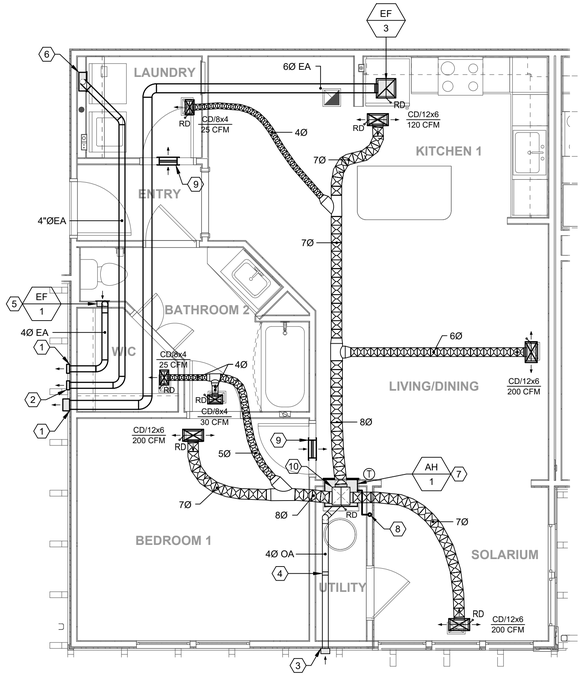
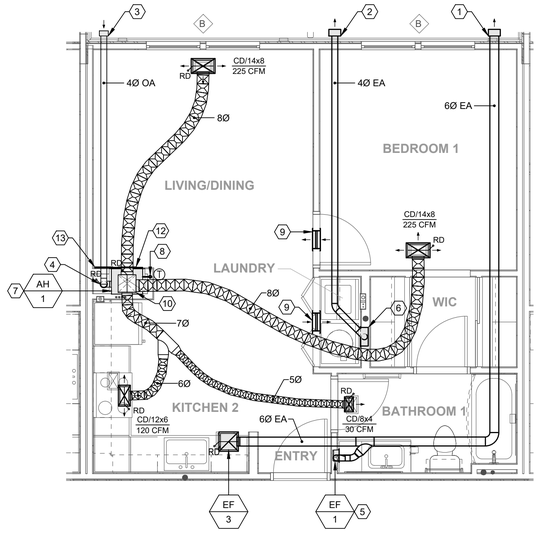


3 M3.01 UNIT A2S FLOOR PLAN - MECHANICAL
1/4" = 1'-0"

DRYER VENT SCHEDULE			
90 DEG ELBOWS	ALLOWABLE LENGTH (SEE NOTE 1)	UNIT A2S	
0	64'	DUCT DIAMETER	4"
0.5	59'	RIGID METAL DUCT	YES
1	54'	VERTICAL DUCT LENGTH	8'
1.5	49'	HORIZONTAL DUCT LENGTH	21'
2	44'	90 DEG ELBOWS	2
2.5	39'	45 DEG ELBOWS	1
3	35'	TOTAL ELBOWS	2.5
3.5	31'	TOTAL DUCT LENGTH	29'
4	27'	ALLOWED DUCT LENGTH	39'

NOTES
1. THE MAXIMUM DUCT LENGTHS LISTED ARE TAKEN FROM THE BASIS OF DESIGN DRYER'S (KENMORE 26-6012) PRODUCT DATA WHEN USING RIGID METAL DUCT AND A HOODED WALL CAP WITH A 4" OUTLET.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE DUCT LENGTH AND ELBOW QUANTITY TO VERIFY THE AS-INSTALLED CONDITIONS DO NOT EXCEED THE INSTALLED DRYER MANUFACTURER'S RECOMMENDED MAXIMUM DUCT LENGTH.



1 M3.01 UNIT S1 FLOOR PLAN - MECHANICAL
1/4" = 1'-0"

DRYER VENT SCHEDULE			
90 DEG ELBOWS	ALLOWABLE LENGTH (SEE NOTE 1)	UNIT S1	
0	64'	DUCT DIAMETER	4"
0.5	59'	RIGID METAL DUCT	YES
1	54'	VERTICAL DUCT LENGTH	8'
1.5	49'	HORIZONTAL DUCT LENGTH	18'
2	44'	90 DEG ELBOWS	1
2.5	39'	45 DEG ELBOWS	1
3	35'	TOTAL ELBOWS	1.5
3.5	31'	TOTAL DUCT LENGTH	26'
4	27'	ALLOWED DUCT LENGTH	49'

NOTES
1. THE MAXIMUM DUCT LENGTHS LISTED ARE TAKEN FROM THE BASIS OF DESIGN DRYER'S (KENMORE 26-6012) PRODUCT DATA WHEN USING RIGID METAL DUCT AND A HOODED WALL CAP WITH A 4" OUTLET.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE DUCT LENGTH AND ELBOW QUANTITY TO VERIFY THE AS-INSTALLED CONDITIONS DO NOT EXCEED THE INSTALLED DRYER MANUFACTURER'S RECOMMENDED MAXIMUM DUCT LENGTH.

NOTE
1. CONDENSING UNITS LOCATED ON GRADE FOR THE S1 UNITS - REFER TO BUILDING PLANS FOR LOCATIONS.

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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Approval:	JAK
Date:	09/10/2019
Project #:	5592

THE ROBERT
FT. MYERS, FL

UNIT PLANS - MECHANICAL

M3.01

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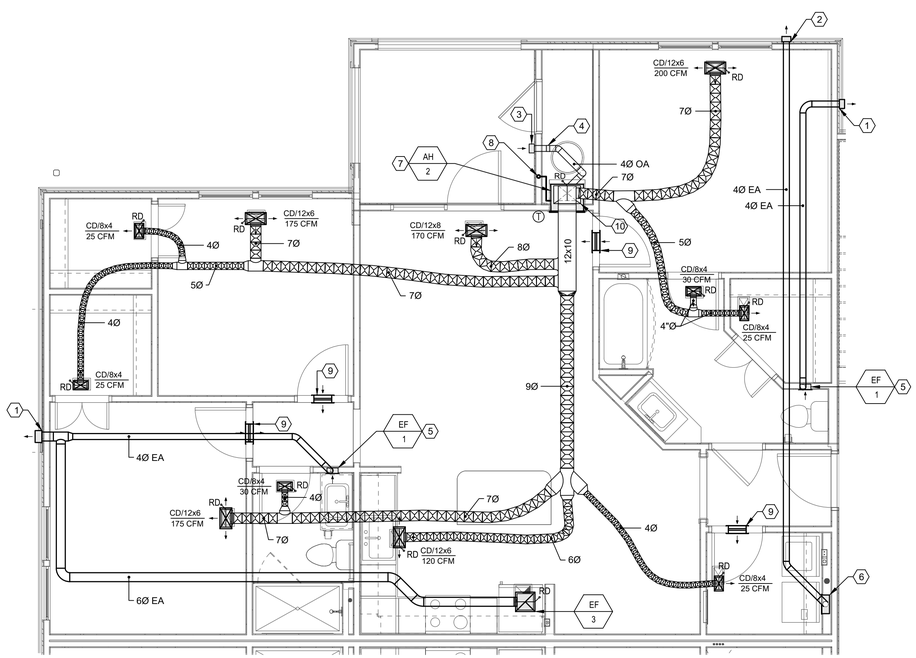
DRYER VENT SCHEDULE			
90 DEG ELBOWS	ALLOWABLE LENGTH (SEE NOTE 1)	UNIT C1	
0	64'	DUCT DIAMETER	4"
0.5	59'	RIGID METAL DUCT	YES
1	54'	VERTICAL DUCT LENGTH	8'
1.5	49'	HORIZONTAL DUCT LENGTH	33'
2	44'	90 DEG ELBOWS	1
2.5	39'	45 DEG ELBOWS	1
3	35'	TOTAL ELBOWS	1.5
3.5	31'	TOTAL DUCT LENGTH	41'
4	27'	ALLOWED DUCT LENGTH	49'

NOTES

1. THE MAXIMUM DUCT LENGTHS LISTED ARE TAKEN FROM THE BASIS OF DESIGN DRYER'S (KENMORE 26-6012) PRODUCT DATA WHEN USING RIGID METAL DUCT AND A HOODED WALL CAP WITH A 4" OUTLET.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE DUCT LENGTH AND ELBOW QUANTITY TO VERIFY THE AS-INSTALLED CONDITIONS DO NOT EXCEED THE INSTALLED DRYER MANUFACTURER'S RECOMMENDED MAXIMUM DUCT LENGTH.

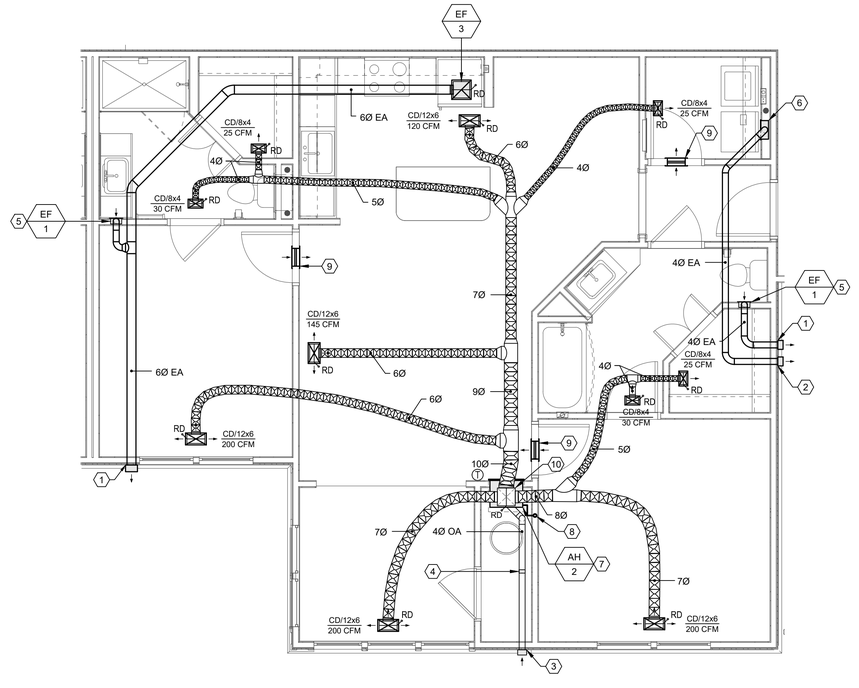


2 M3.02 UNIT C1 FLOOR PLAN - MECHANICAL
1/4" = 1'-0"

DRYER VENT SCHEDULE			
90 DEG ELBOWS	ALLOWABLE LENGTH (SEE NOTE 1)	UNIT B2S	
0	64'	DUCT DIAMETER	4"
0.5	59'	RIGID METAL DUCT	YES
1	54'	VERTICAL DUCT LENGTH	8'
1.5	49'	HORIZONTAL DUCT LENGTH	17'
2	44'	90 DEG ELBOWS	2
2.5	39'	45 DEG ELBOWS	1
3	35'	TOTAL ELBOWS	2.5
3.5	31'	TOTAL DUCT LENGTH	25'
4	27'	ALLOWED DUCT LENGTH	39'

NOTES

1. THE MAXIMUM DUCT LENGTHS LISTED ARE TAKEN FROM THE BASIS OF DESIGN DRYER'S (KENMORE 26-6012) PRODUCT DATA WHEN USING RIGID METAL DUCT AND A HOODED WALL CAP WITH A 4" OUTLET.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE DUCT LENGTH AND ELBOW QUANTITY TO VERIFY THE AS-INSTALLED CONDITIONS DO NOT EXCEED THE INSTALLED DRYER MANUFACTURER'S RECOMMENDED MAXIMUM DUCT LENGTH.



1 M3.02 UNIT B2S FLOOR PLAN - MECHANICAL
1/4" = 1'-0"

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE CONSTRUCTION OF THE STRUCTURAL ELEMENTS TO ALLOW THE DUCT ROUTING SHOWN.
2. NO EXHAUST VENTS SHALL DISCHARGE IN CORRIDORS OR ABOVE PUBLIC WALKWAYS.

DRYER VENT NOTES

1. DURING CONSTRUCTION THE MECHANICAL CONTRACTOR SHALL DOCUMENT THE ACTUAL FIELD-INSTALLED DRYER VENT LENGTH AND FITTINGS PER THE DOMESTIC CLOTHES DRYER NOTES LOCATED ON M0.1.
2. THE DRYER INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE AT THE SITE AND BE PRESENTED TO THE INSPECTOR UPON REQUEST.

REFERENCE NOTES

1. TERMINATE DUCT WITH A HOODED WALL CAP WITH BACKDRAFT DAMPER AND BIRD SCREEN FOR ALL FLOORS EXCEPT THE TOP FLOOR. TOP FLOOR - TERMINATE WITH A HOODED ROOF CAP WITH BACKDRAFT DAMPER AND BIRD SCREEN.
2. TERMINATE DRYER VENT WITH A HOODED WALL CAP WITH A BACKDRAFT DAMPER AND NO SCREEN FOR ALL FLOORS EXCEPT THE TOP FLOOR. TOP FLOOR - TERMINATE WITH A HOODED ROOF CAP WITH BACKDRAFT DAMPER AND NO SCREEN.
3. TERMINATE DUCT WITH A HOODED WALL CAP WITH BACKDRAFT DAMPER ORIENTED TO ONLY LET AIR IN AND BIRD SCREEN FOR ALL FLOORS EXCEPT THE TOP FLOOR. TOP FLOOR - TERMINATE WITH A HOODED ROOF CAP WITH BACKDRAFT DAMPER AND BIRD SCREEN.
4. CONSTANT AIRFLOW REGULATOR.
5. EXHAUST FAN LOCATED IN WALL WITH TOP OF INTAKE GRILLE LOCATED 6" BELOW CEILING.
6. WALL-MOUNTED DRYER VENT BOX BEHIND DRYER.
7. 12x12 SUPPLY DUCT UP WITH A RADIATION DAMPER AT THE RATED ASSEMBLY PENETRATION. ROUTE THE CONDENSATE DRAIN LINE WITH P-TRAP TO THE DRAIN RISER. THE REFRIGERANT PIPING AND CONTROL WIRING SHALL BE FIELD-ROUTED BY THE INSTALLING CONTRACTOR.
8. INSULATED CONDENSATE RISER WITH WALL CLEANOUT LOCATED IN FIRST FLOOR UNIT.
9. UNDERCUT DOOR 1" AND INSTALL TWO 12x6 TYPE RG TRANSFER GRILLES ABOVE DOOR. REFER TO SHEET M6.01 FOR TRANSFER GRILLE DETAIL.
10. THE CONTRACTOR IS REQUIRED TO COORDINATE WITH THE STRUCTURAL DESIGN TO ACCOMMODATE THE INSTALLATION OF THE DUCT ROUTING SHOWN.

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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Approval:	JAK
Date:	09/10/2019
Project #:	5592

UNIT PLANS - MECHANICAL

M3.02

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CLUBHOUSE AIR DEVICE SCHEDULE

MARK	CS-A	CS-B	CS/XxX	CR/XxX
MANUFACTURER	HART & COOLEY			
MODEL	ARSD	ARSD	681/682/683	650
TYPE	SUPPLY	SUPPLY	SUPPLY	RETURN
AIR DEVICE SIZE (INxIN)	18x18	12x12	SEE DWG	SEE DWG
FINISH	WHITE	WHITE	WHITE	WHITE
MATERIAL	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM
ACCESSORIES	1	1	1	-
NOTES	1,2	1,2	1-3	1,2
PERFORMANCE				
MAX NC LEVEL	25	25	25	25
MAX PRESS DROP	0.04 IN.W.G.	0.04 IN.W.G.	0.04 IN.W.G.	0.04 IN.W.G.

ACCESSORIES (PROVIDE THE FOLLOWING)

1. OPPOSED BLADE DAMPER ADJUSTABLE FROM FACE OF AIR DEVICE

NOTES

1. PAINT DUCTWORK THAT IS VISIBLE THROUGH FRONT OF AIR DEVICE MATTE BLACK.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE AIR DEVICE FRAME WITH THE CEILING OR WALL TYPE.
3. REFER TO DRAWINGS FOR REQUIRED SUPPLY AIR DEVICE AIR FLOW PATTERN.

REFRIGERANT PIPING NOTES

REFRIGERANT PIPE SIZING AND ROUTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE INTO ACCOUNT LENGTH OF RUN, ELEVATION CHANGES, AND FIELD CONDITIONS. ALL ACCESSORIES FOR LONG LINE APPLICATIONS (HARD-START KIT, THERMOSTATIC EXPANSION VALVE (TXV), LIQUID LINE SOLENOID AT THE OUTDOOR UNIT, AN INVERTED REFRIGERANT TRAP AT THE INDOOR UNIT, ETC.) SHALL BE PROVIDED AND INSTALLED WHEN THE DEVELOPED LENGTH FALLS IN THE CATEGORY OF A LONG LINE APPLICATION. THE CONTRACTOR SHALL SUBMIT CALCULATIONS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER. ALL REFRIGERANT ROUTING SHALL BE INSTALLED CONCEALED.

DUCTLESS SPLIT SYSTEM

SYSTEM	
MANUFACTURER	AIR-CON
SYSTEM TYPE/REFRIGERANT	HEAT PUMP/R410A
TOTAL COOLING CAPACITY (BTU/HR)	9,000 (1,200 - 10,000)
TOTAL HEATING CAPACITY (BTU/HR)	9,500 (1,200 - 10,000)
SEER	19.3
HSPF	10.5
VOLTS/PHASE/HZ	115/1/60
MCA/MOCP	7.8/15
INDOOR UNIT	
MARK	AH-4C
MODEL	ATUEM4H1S09
TOTAL AIR FLOW (CFM)	325
WEIGHT (LBS)	25
OUTDOOR UNIT	
MARK	HP-4C
MODEL	ATUCI4H1S09
WEIGHT (LBS)	60
GENERAL	
ACCESSORIES	1,2
NOTES	1,2

ACCESSORIES (PROVIDE THE FOLLOWING)

1. WIRED WALL-MOUNTED THERMOSTAT
2. INSULATED LINE SETS

NOTES

1. INDOOR UNITS RECEIVES POWER FROM OUTDOOR UNIT THROUGH FIELD-SUPPLIED INTERCONNECT WIRING.
2. AUTOMATIC RESTART IN THE EVENT OF POWER FAILURE.

FAN SCHEDULE

MARK	EF-1C	EF-2C	EF-3C	EF-4C	EF-5C	EF-6C
MANUFACTURER	GREENHECK	GREENHECK	GREENHECK	GREENHECK	GREENHECK	GREENHECK
MODEL	SP-B150	SP-A110	SP-A50	SP-A110	SP-A50	SP-A50
APPLICATION	EXHAUST	EXHAUST	EXHAUST	EXHAUST	EXHAUST	EXHAUST
FAN						
LOCATION	CEILING	CEILING	CEILING	CEILING	CEILING	CEILING
AIR FLOW (CFM)	150	100	50	100	50	50
ESP (IN.W.G.)	0.15	0.15	0.15	0.15	0.15	0.15
DRIVE/TYPE	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT	DIRECT
WATTS	128 W	18 W	18 W	18 W	18 W	18 W
VOLTAGE/PHASE/HZ	115/1/60	115/1/60	115/1/60	115/1/60	115/1/60	115/1/60
UNIT REQUIREMENTS						
MAXIMUM SONES	3.0	1.0	1.0	1.0	1.0	1.0
WEIGHT (LBS)	20	20	15	15	15	15
ACCESSORIES	1,2	1,2	1-3	1,2	1,2	1-3
NOTES	1	1	2	1	1	2

ACCESSORIES (PROVIDE THE FOLLOWING)

1. WHITE GRILLE
2. GALVANIZED STEEL WALL CAP WITH BACKDRAFT DAMPER AND BIRDSCREEN PRIMED AND PAINTED TO MATCH BUILDING EXTERIOR
3. WALL-MOUNTED (SINGLE-GANG BOX) 24 HOUR PROGRAMMABLE TIMER IN LIEU OF A WALL SWITCH - DESIGN BASIS: BROAN MODEL T24H

NOTES

1. FAN SHALL BE POWERED BY THE BATHROOM LIGHT SWITCH.
2. FAN SHALL BE POWERED FROM A PROGRAMMABLE TIMER AND OPERATE CONTINUOUSLY BETWEEN THE HOURS OF 6 AM AND 6 PM (TIMES ARE USER ADJUSTABLE).

CLUBHOUSE TEST AND BALANCE

A. THE CLUBHOUSE HVAC SYSTEM SHALL BE TESTED AND BALANCED BY THE MECHANICAL CONTRACTOR, SUBJECT TO THE PRIOR APPROVAL OF THE ENGINEER. ALL INSTRUMENTS USED SHALL BE ACCURATELY CALIBRATED AND MAINTAINED IN GOOD WORKING ORDER.

B. CONDUCT TESTING AND BALANCING IN ACCORDANCE WITH AABC NATIONAL STANDARDS FOR FIELD MEASUREMENT AND INSTRUMENTATION, TOTAL SYSTEM BALANCE, ASHRAE 1984 SYSTEMS HANDBOOK, OR NEBB PROCEDURAL STANDARDS FOR TESTING, BALANCING AND ADJUSTING OF ENVIRONMENTAL SYSTEMS.

C. SHOULD THE BASIC SYSTEM OR ANY OF ITS COMPONENTS FAIL TO MEET CONTRACT REQUIREMENTS, AND THEREBY MAKE THE TESTING AND BALANCING WORK INVALID, NOTIFY THE ENGINEER AND STOP THE TESTS UNTIL SUCH TIME THAT THE FAILURE IS CORRECTED.

D. SPECIFIC TESTING AND BALANCING PROCEDURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
   1. TEST AND ADJUST SPEED OF AIR HANDLER FAN AND RECORD.
   2. TEST AND RECORD AIR HANDLER MOTOR VOLTAGE AND AMPERAGE.
   3. BALANCE TOTAL AIRFLOW AND OUTDOOR AIRFLOW TO WITHIN 10% OF DESIGN. RECORD COIL ENTERING AND LEAVING AIR TEMPERATURES (DRY BULB AND WET BULB).
   4. BALANCE AIR DEVICES TO WITHIN 10% OF DESIGN AIR QUANTITIES.

E. SUBMIT REPORTS ON AABC NATIONAL STANDARDS FOR TOTAL SYSTEM BALANCE OR NEBB FORMS.

AIR HANDLER SCHEDULE

MARK	AH-1C	AH-2C	AH-3C
LOCATION	HVAC CLOSET	MAINT CLOSET	MAINTENANCE
MANUFACTURER	GOODMAN	GOODMAN	GOODMAN
MODEL	ASPT39C14B	ASPT49C14A	ASPT33C14B
FAN			
TOTAL AIR FLOW (CFM)	1,200	1,400	1,000
OUTDOOR AIR FLOW (CFM)	190	185	115
EXTERNAL STATIC PRESSURE (IN.W.G.)	0.5	0.5	0.5
DRIVE/SPEED	DIRECT/HIGH	DIRECT/HIGH	DIRECT/HIGH
MOTOR HP	3/4	3/4	3/4
EVAPORATOR COIL			
SENSIBLE CAPACITY (MBH)	25.4	29.0	22.8
TOTAL CAPACITY (MBH)	32.6	38.5	28.6
ENTERING AIR TEMP (DB/WB)	78.2/65.0	77.6/64.5	77.3/64.3
LEAVING AIR TEMP (DB/WB)	58.6/56.1	58.5/55.4	56.2/54.8
HEAT PUMP HEATING CAPACITY			
CAPACITY (MBH)	34.2	39.5	29.0
AUXILIARY ELECTRIC HEATING COIL			
INPUT (KW @ 240V)	5.0	8.0	5.0
CONTROL STEPS	1	1	1
FILTERS			
TYPE	DISPOSABLE	DISPOSABLE	DISPOSABLE
EFFICIENCY	MERV 7	MERV 7	MERV 7
ELECTRICAL			
VOLTAGE/PHASE/HZ	240/1/60	240/1/60	240/1/60
MINIMUM CIRCUIT AMPACITY	29.9	49	29.9
MAXIMUM FUSE SIZE	30	50	30
UNIT REQUIREMENTS			
OPERATING WEIGHT (LBS)	150	150	150
ACCESSORIES	1-7	1-7	1-7
NOTES	1,2	1,2	1,2

ACCESSORIES (PROVIDE THE FOLLOWING)

1. SINGLE POINT POWER CONNECTION
2. BUILT-IN FILTER RACK WITH TOOL-LESS ACCESS
3. MULTI-SPEED ECM MOTOR
4. HEATER KIT WITH UNIT-MOUNTED BREAKER
5. 120V OPEN/CLOSE DAMPER AND MANUAL BALANCING DAMPER IN OUTDOOR AIR DUCT.
6. SECONDARY CONDENSATE OVERFLOW SAFETY SWITCH WHICH WILL SHUT DOWN THE AIR HANDLER IF THE PRIMARY CONDENSATE DRAIN LINE CLOGS.
7. EQUIPMENT STAND TO ALLOW FOR BOTTOM RETURN DUCT CONNECTION.

NOTES

1. INSTALL INSULATED 3/4" CONDENSATE TRAP AND PIPE TO CONDENSATE RISER. REFER TO DETAILS FOR CONDENSATE TRAP REQUIREMENTS. RUNNING TRAPS WILL NOT BE PERMITTED.
2. UNIT SHALL BE AHRI CERTIFIED; ETL LISTED.

HEAT PUMP SCHEDULE

MARK	HP-1C	HP-2C	HP-2C
LOCATION	GRADE	GRADE	GRADE
MANUFACTURER	GOODMAN	GOODMAN	GOODMAN
MODEL NUMBER	GSZ160361B	GSZ160421B	GSZ160301B
NOMINAL TONS	3.0	3.5	2.5
REFRIGERANT CIRCUITS (QTY)	1	1	1
REFRIGERANT	R-410A	R-410A	R-410A
COMPRESSER			
OUTDOOR DESIGN TEMP (DEG F)	95	95	95
NUMBER OF STAGES	1	1	1
NUMBER OF COMPRESSERS	1	1	1
CONDENSER FAN			
NUMBER OF FANS	1	1	1
MOTOR HP	1/4	1/4	1/6
ELECTRICAL			
VOLTAGE/PHASE/HZ	230/1/60	230/1/60	230/1/60
COMPRESSOR RLA	14.1	16.7	13.4
CONDENSER FAN MOTOR FLA	1.3	1.2	1.1
MCA	18.9	22.1	18.0
MOCP	30	35	30
UNIT REQUIREMENTS			
SEER	15.0	14.5	15.0
HSPF	8.2	8.2	8.5
UNIT WEIGHT (LBS)	200	350	200
ACCESSORIES	1-9	1-9	1-9
NOTES	1-3	1-3	1-3

ACCESSORIES (PROVIDE THE FOLLOWING)

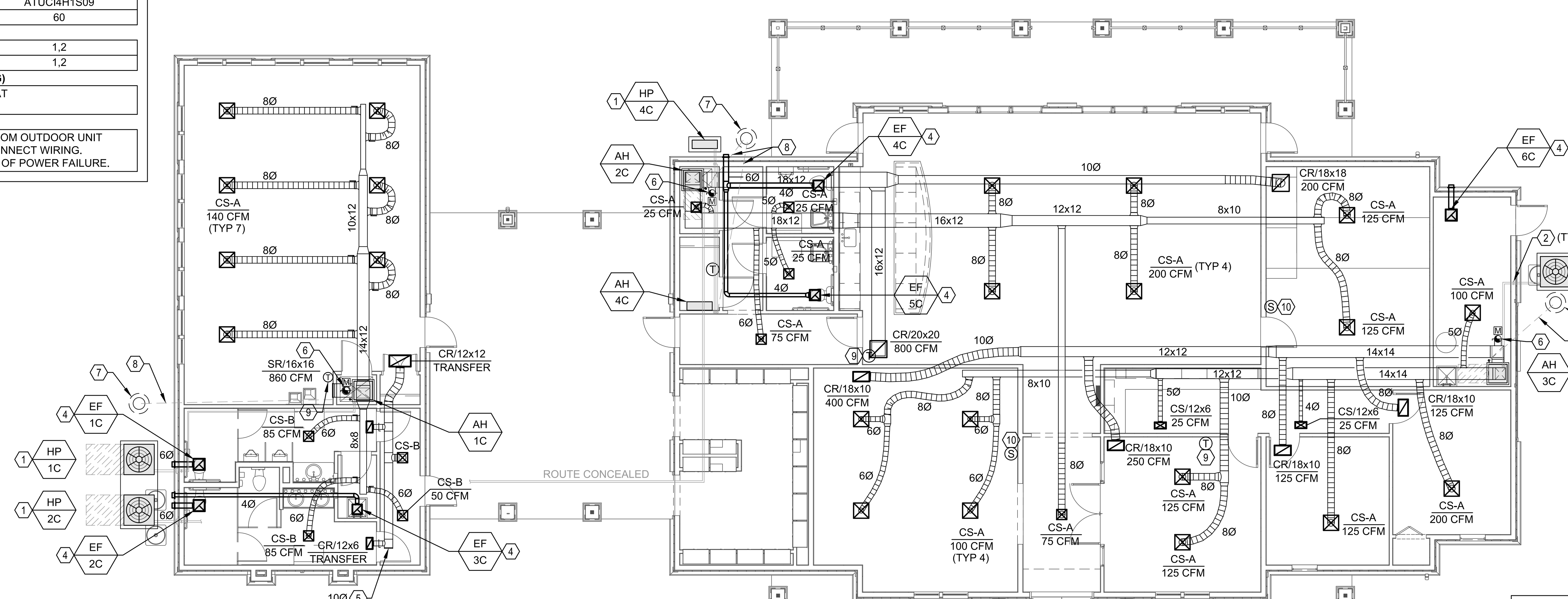
1. LOUVERED COIL GUARD
2. MANUFACTURER'S ANCHOR BRACKET KIT
3. ANTI-SHORT CYCLE KIT
4. FREEZE PROTECTION KIT
5. HIGH AND LOW PRESSURE SWITCHES
6. REFRIGERANT CHARGING VALVES
7. MANUFACTURER'S RECOMMENDED LONG LINE SET ACCESSORIES WHEN THE DEVELOPED LENGTH OF THE REFRIGERANT LINES FALL INTO THIS CATEGORY - SEE REFRIGERANT PIPING NOTES ON THIS SHEET
8. PROGRAMMABLE THERMOSTAT - SEE THERMOSTAT SCHEDULE ON THIS SHEET
9. THIS PROJECT IS LOCATED IN A COASTAL ENVIRONMENT - PROVIDE A FIELD-APPLIED SPRAY-ON PROTECTIVE COATING FOR THE CASING, COILS, FINS, TUBES, FANS, AND EXPOSED REFRIGERATION COMPONENTS. ADSIL MICROGUARD AD35 OR EQUAL.

NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE EQUIPMENT MANUFACTURER FOR THE PROPER REFRIGERANT PIPE SIZING FOR THE APPLICATION.
2. ADJUST REFRIGERANT CHARGE FOR LONG LINE APPLICATIONS.
3. UNIT SHALL BE AHRI CERTIFIED; ETL LISTED.

THERMOSTAT SCHEDULE

THERMOSTATS FOR HEAT PUMP SYSTEMS WITH AUXILIARY ELECTRIC HEAT SHALL BE AS FOLLOWS:
1. 5-2-DAY PROGRAMMABLE THERMOSTAT ALLOWING SEPARATE SCHEDULES FOR WEEKDAYS AND WEEKENDS. THE THERMOSTAT SHALL ALLOW FOR 4 PROGRAMMED PERIODS (HOME OR AWAY) PER DAY.
2. TEMPERATURE CONTROL OF +/-1 DEG F.
3. AUTO-CHANGEOVER BETWEEN HEATING AND COOLING MODES.
4. LCD DISPLAY INDICATING CURRENT TEMPERATURE (DEG F) AND 12 HOUR CLOCK.
5. AH-2C AND AH-3C SHALL INCLUDE REMOTE-MOUNTED TEMPERATURE SENSORS TO ALLOW FOR AVERAGING THE SPACE TEMPERATURES.



1 CM2.01 **CLUBHOUSE FLOOR PLAN - MECHANICAL**
1/8"=1'-0"

HVAC DESIGN DATA

LOCATION	DAYTONA BEACH, FLORIDA				
OUTDOOR AIR DESIGN CONDITIONS	SUMMER		WINTER	CLIMATE ZONE 2A	
	DB (DEG F)	WB (DEG F)	DB (DEG F)	BUILDING CONSTRUCTION	
				FLOOR R-VALUE	13
	95	78	29	WALL R-VALUE	20
INDOOR AIR DESIGN CONDITIONS	SUMMER		WINTER	ROOF R-VALUE	38
	DB (DEG F)	RH	DB (DEG F)	WINDOW GLAZING	DOUBLE
				WINDOW U-FACTOR	0.40
	75	50%	72	WINDOW SHGC	0.25

VENTILATION CALCULATIONS

OUTSIDE AIRFLOW CALCULATIONS - SINGLE ZONE SYSTEMS

THE REQUIRED OUTSIDE AIR FOR EACH SYSTEM WAS CALCULATED USING THE FORMULAS FROM THE 2017 FBC-M, CHAPTER 4.

Voz = THE CODE REQUIRED MINIMUM VENTILATION RATE.
SINGLE ZONE SYSTEMS: Vot = Voz
Vot = Vbz/Ez
Vbz = A x Ra + P x Rp, Ez = 1.0,

THE APPROPRIATE PEOPLE OUTDOOR AIR RATE (Rp) AND THE AREA OUTDOOR AIR RATES (Ra) WERE SELECTED FROM TABLE 403.3 BASED ON THE OCCUPANCY CATEGORY FOR EACH SPACE.

REQUIRED CLUBHOUSE VENTILATION AIRFLOWS 1

AH/HP-1C CODE REQUIRED MINIMUM VENTILATION RATE = 187 CFM (190 CFM SCHEDULED)
AH/HP-2C CODE REQUIRED MINIMUM VENTILATION RATE = 182 CFM (185 CFM SCHEDULED)
AH/HP-3C CODE REQUIRED MINIMUM VENTILATION RATE = 112 CFM (115 CFM SCHEDULED)

REFERENCE NOTES

1. MOUNT UNIT ON REINFORCED CONCRETE PAD AND SECURE THE UNIT TO THE PAD. REFER TO DETAIL ON CM6.01 FOR MORE INFORMATION.
2. REFRIGERANT LINES AND CONTROL WIRING ROUTED BY THE CONTRACTOR BETWEEN THE INDOOR AND OUTDOOR UNITS. THE EXTERIOR WALL PENETRATION SHALL BE 12"-18" ABOVE GRADE WITH A FLASHED SHEET METAL WALL CAP SEALED WEATHER-TIGHT. PRIME AND PAINT CAP TO MATCH SURROUNDING WALL.
3. MAINTAIN 3'-0" CLEAR IN FRONT OF OUTDOOR UNIT ELECTRICAL ACCESS SECTION.
4. TERMINATE EXHAUST DUCT WITH A HOODED WALL CAP WITH BACKDRAFT DAMPER AND BIRD SCREEN.
5. GALVANIZED STEEL TRANSFER AIR DUCT.
6. 8" DIA GALVANIZED STEEL OUTDOOR AIR DUCT UP TO ROOF CAP WITH BIRDSCREEN AND BACKDRAFT DAMPER ARRANGED TO ONLY LET AIR IN. INSTALL A BALANCING DAMPER AND A 120V MOTORIZED DAMPER AT THE CONNECTION TO THE RETURN AIR DUCT. DAMPER SHALL BE INTERLOCKED TO ONLY OPEN WHEN THE HEAT PUMP IS OPERATING.
7. CONDENSATE DRYWELL - REFER TO DETAIL ON CM6.01 FOR MORE INFORMATION.
8. 2" DIA SCH 40 PVC CONDENSATE DRAIN PIPE SLOPED DOWNWARDS TO THE DRY WELL. REFER TO DETAIL ON CM6.01 FOR MORE INFO.
9. PROGRAMMABLE THERMOSTAT WITH CLEAR, VENTED, AND LOCKING COVER.
10. REMOTE TEMPERATURE SENSOR FOR AVERAGING WITH CLEAR, VENTED, AND LOCKING COVER. KEY THE LOCKS TO USE THE SAME KEY AS THE THERMOSTATS AND PROVIDE A MINIMUM OF 4 KEYS TO THE OWNER.

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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THE ROBERT	Drawn: SWC
	Checked: RDP
	Approval: JAK
	Date: 09/10/2019
FT. MYERS, FL	Project #: 5592

CLUBHOUSE FLOOR PLAN - MECHANICAL

CM2.01

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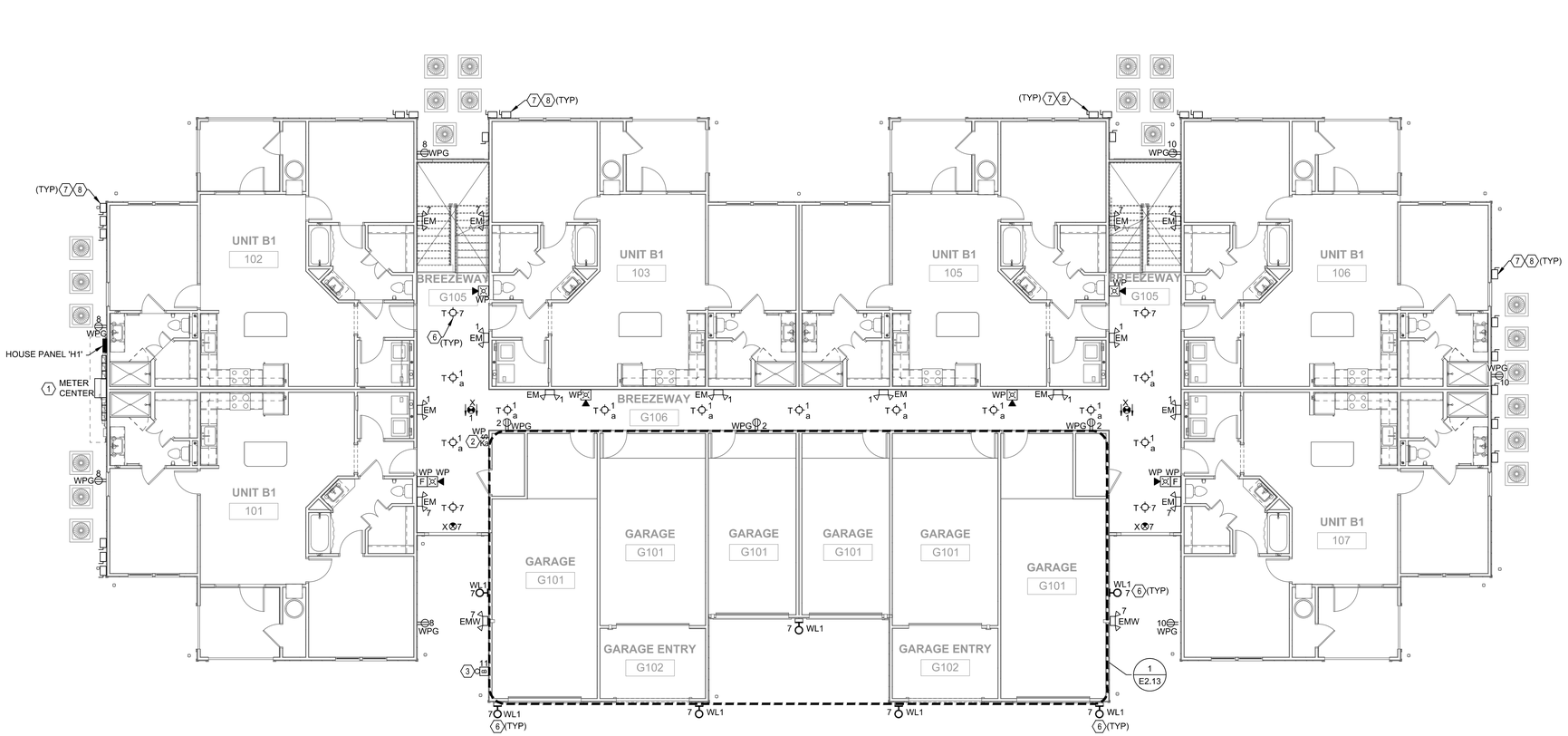

1 E2.01 **BUILDING TYPE 1 - GROUND LEVEL - ELECTRICAL**
1/8" = 1'-0"

REFERENCE NOTES

1. EXACT METER CENTER LOCATION DETERMINED BY CIVIL ENGINEER AND POWER COMPANY BASED ON THE UTILITY TRANSFORMER LOCATION FOR EACH BUILDING. CONTRACTOR TO COORDINATE WITHIN 10 DAYS OF AWARD OF CONTRACT.
2. PROVIDE SINGLE POLE KEY SWITCH FOR CONTROL OF CORRIDOR LIGHTS. COORDINATE LOCATION WITH OWNER PRIOR TO ROUGH-IN.
3. REFER TO FIRE PROTECTION SHEETS AND CONTRACTOR FOR EXACT LOCATION OF ELECTRICAL BELL PRIOR TO ROUGH-IN.
4. NOT USED.
5. NOT USED.
6. CONNECT CIRCUIT #7 VIA PHOTOCELL (OR LIGHTING CONTACTOR IF PROVIDED).
7. DISCONNECT SWITCH FOR HEAT PUMP SERVING ASSOCIATED UNIT. REFER TO MECHANICAL FLOOR PLANS FOR HEAT PUMP DESIGNATIONS AND ROUTE CIRCUIT TO THAT CORRESPONDING UNIT PANEL. REFER TO UNIT PANEL SCHEDULE FOR CIRCUIT NUMBER FOR EACH UNIT. DISCONNECTING MEANS SHALL BE WITHIN 10'-0" OF EQUIPMENT BEING SERVED. LOCATE DISCONNECT SWITCH IN ORDER TO MAINTAIN REQUIRED CLEARANCES PER NEC.
8. COORDINATE FINAL LOCATIONS OF MECHANICAL EQUIPMENT WITH DIV. 23 CONTRACTOR IN ORDER TO MAINTAIN REQUIRED CLEARANCES PER NEC 110.

GENERAL NOTES

1. REFER TO SYMBOL LEGEND ON DRAWING E0.01
2. REFER TO GENERAL NOTES ON DRAWING E0.02.
3. REFER TO SPECIFICATIONS.
4. VERIFY EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITH RESPECTIVE MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
5. ALL 120/240V CIRCUITS SHALL BE CONNECTED TO HOUSE PANEL 'H1' (UNLESS NOTED OTHERWISE).
6. REFER TO EQUIPMENT FEEDER SCHEDULE ON SHEET E4.03 FOR ALL MECHANICAL EQUIPMENT CONNECTION REQUIREMENTS.
7. CONNECT ALL EXIT SIGNS AND BATTERY LIGHTS TO LOCAL LIGHTING CIRCUIT AHEAD OF ALL SWITCHES AND CONTROLS.
8. REFER TO TYPICAL UNIT PLANS FOR ALL ELECTRICAL REQUIREMENTS IN UNITS.
9. ALL WIRING SHALL BE #10 THWN CU, MINIMUM.
10. FURNISH AND INSTALL COMPLETE LIGHTNING PROTECTION SYSTEM PER NFPA 780 AND U.L. REFER TO SPECIFICATIONS.
11. ELECTRICAL CONTRACTOR TO COORDINATE REQUIRED SPACE ON BUILDING EXTERIOR WALL FOR INSTALLATION OF APPROVED METER CENTER/HOUSE PANEL(S) WITH GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.

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ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

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FT. MYERS, FL

Drawn:	SWC
Checked:	GPM
Approval:	ASL
Date:	09/10/2019
Project #:	5592

BUILDING TYPE 1 - GROUND LEVEL - ELECTRICAL

E2.01

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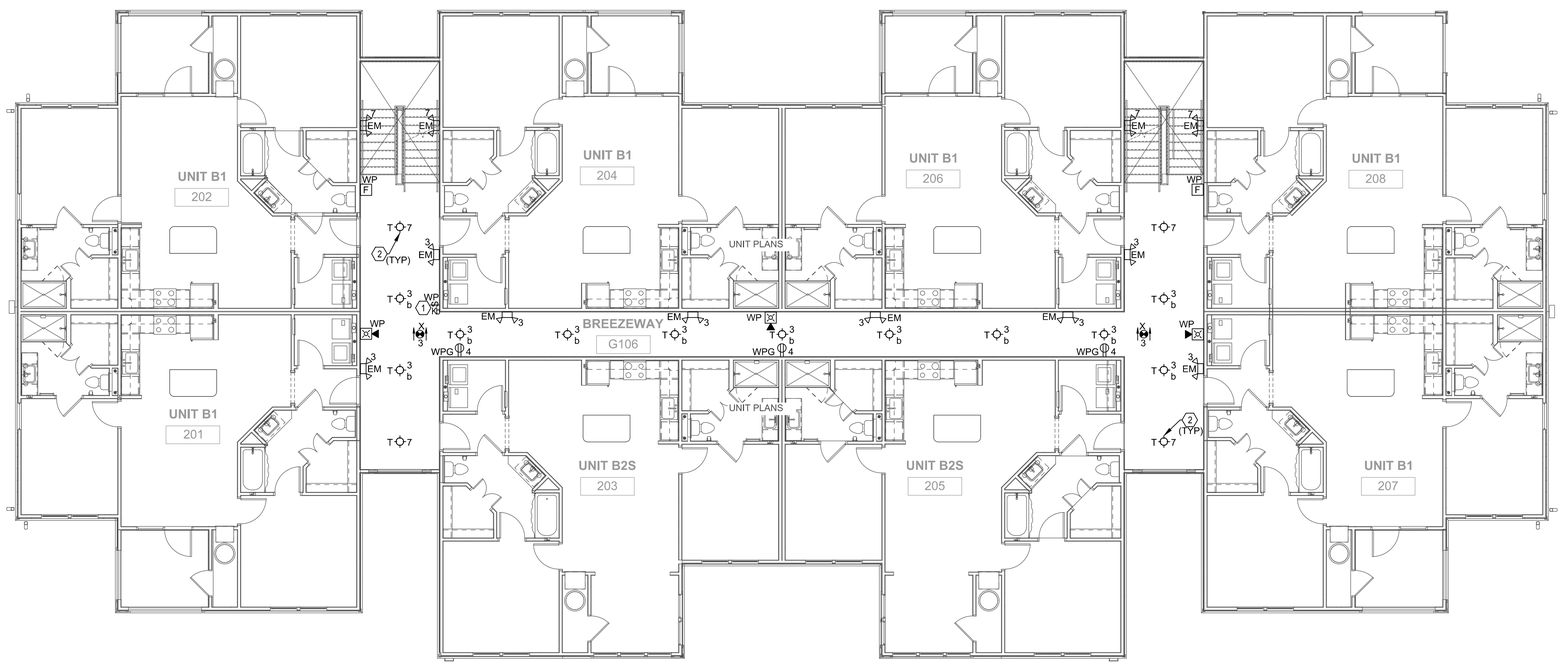
REFERENCE NOTES

1. PROVIDE SINGLE POLE KEY SWITCH FOR CONTROL OF CORRIDOR LIGHTS. COORDINATE LOCATION WITH OWNER PRIOR TO ROUGH-IN.
2. CONNECT CIRCUIT #7 VIA PHOTOCELL (OR LIGHTING CONTACTOR IF PROVIDED).



1 E2.02 **BUILDING TYPE 1 - 2ND LEVEL - ELECTRICAL**
1/8" = 1'-0"

GENERAL NOTES

1. REFER TO SYMBOL LEGEND ON DRAWING E0.01
2. REFER TO GENERAL NOTES ON DRAWING E0.02.
3. REFER TO SPECIFICATIONS.
4. VERIFY EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITH RESPECTIVE MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
5. ALL 120/240V CIRCUITS SHALL BE CONNECTED TO HOUSE PANEL 'H1' (UNLESS NOTED OTHERWISE).
6. REFER TO EQUIPMENT FEEDER SCHEDULE ON SHEET E4.03 FOR ALL MECHANICAL EQUIPMENT CONNECTION REQUIREMENTS.
7. CONNECT ALL EXIT SIGNS AND BATTERY LIGHTS TO LOCAL LIGHTING CIRCUIT AHEAD OF ALL SWITCHES AND CONTROLS.
8. REFER TO TYPICAL UNIT PLANS FOR ALL ELECTRICAL REQUIREMENTS IN UNITS.
9. ALL WIRING SHALL BE #10 THWN CU. MINIMUM.

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

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FT. MYERS, FL

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Date:	09/10/2019
Project #:	5592

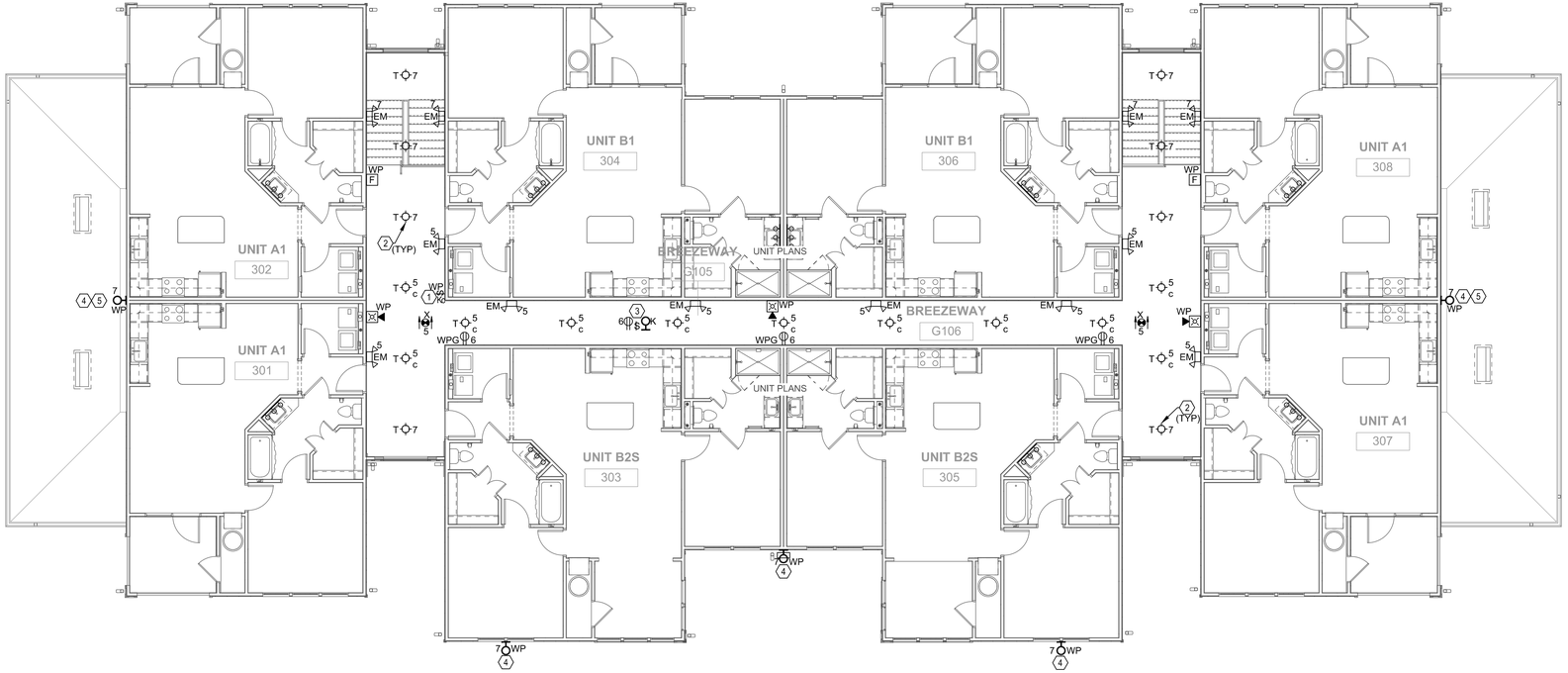
BUILDING TYPE 1 - 2ND LEVEL - ELECTRICAL

E2.02

PLOTTED: 12/5/2019 10:55:46 AM

REFERENCE NOTES

1. PROVIDE SINGLE POLE KEY SWITCH FOR CONTROL OF CORRIDOR LIGHTS. COORDINATE LOCATION WITH OWNER PRIOR TO ROUGH-IN.
2. CONNECT CIRCUIT #7 VIA PHOTOCELL (OR LIGHTING CONTACTOR IF PROVIDED).
3. LIGHT FIXTURE SWITCH AND RECEPTACLE ACCESS. COORDINATE LOCATION PRIOR TO ROUGH-IN.
4. MOUNT AT 22'-0" A.F.G. COORDINATE EXACT LOCATION WITH BUILDING ELEVATIONS ON ARCHITECTURAL PLANS.
5. ALL FIXTURES MAY NOT BE REQUIRED AT ALL BUILDING TYPES ON ENDS OF BUILDING. VERIFY REQUIRED LOCATION WITH DRAWING E1.01 - SITE ELECTRICAL PLAN.



1 E2.03 **BUILDING TYPE 1 - 3RD LEVEL - ELECTRICAL**
1/8" = 1'-0"

GENERAL NOTES

1. REFER TO SYMBOL LEGEND ON DRAWING E0.01
2. REFER TO GENERAL NOTES ON DRAWING E0.02.
3. REFER TO SPECIFICATIONS.
4. VERIFY EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITH RESPECTIVE MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
5. ALL 120/240V CIRCUITS SHALL BE CONNECTED TO HOUSE PANEL 'H1' (UNLESS NOTED OTHERWISE).
6. REFER TO EQUIPMENT FEEDER SCHEDULE ON SHEET E4.03 FOR ALL MECHANICAL EQUIPMENT CONNECTION REQUIREMENTS.
7. CONNECT ALL EXIT SIGNS AND BATTERY LIGHTS TO LOCAL LIGHTING CIRCUIT AHEAD OF ALL SWITCHES AND CONTROLS.
8. REFER TO TYPICAL UNIT PLANS FOR ALL ELECTRICAL REQUIREMENTS IN UNITS.
9. ALL WIRING SHALL BE #10 THWN CU. MINIMUM.

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

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Date:	09/10/2019
Project #:	5592

BUILDING TYPE 1 - 3RD LEVEL - ELECTRICAL

E2.03

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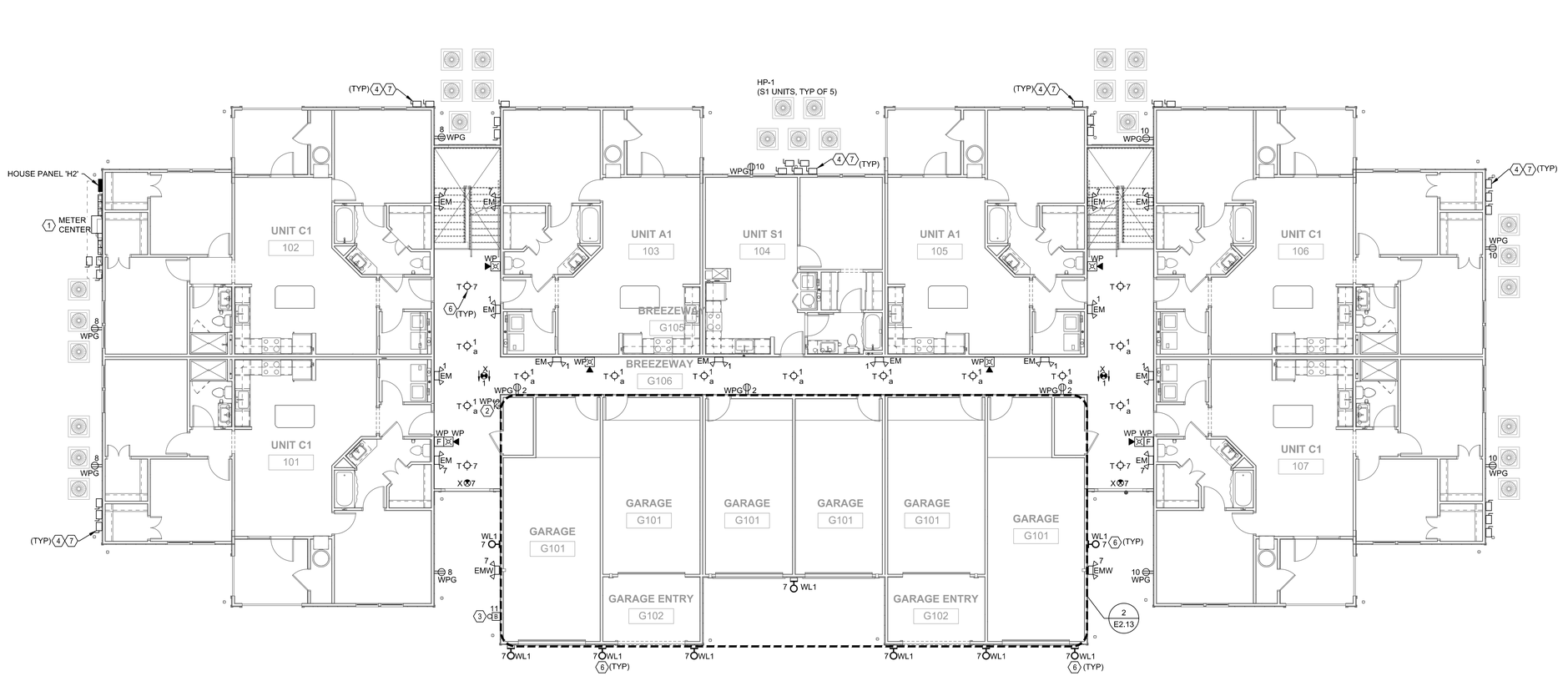

1 E2.05 **BUILDING TYPE 2 - GROUND LEVEL - ELECTRICAL**
1/8" = 1'-0"

REFERENCE NOTES

1. EXACT METER CENTER LOCATION DETERMINED BY CIVIL ENGINEER AND POWER COMPANY BASED ON THE UTILITY TRANSFORMER LOCATION FOR EACH BUILDING. CONTRACTOR TO COORDINATE WITHIN 10 DAYS OF AWARD OF CONTRACT.
2. PROVIDE SINGLE POLE KEY SWITCH FOR CONTROL OF CORRIDOR LIGHTS. COORDINATE LOCATION WITH OWNER PRIOR TO ROUGH-IN.
3. REFER TO FIRE PROTECTION SHEETS AND CONTRACTOR FOR EXACT LOCATION OF ELECTRICAL BELL PRIOR TO ROUGH-IN.
4. DISCONNECT SWITCH FOR HEAT PUMP SERVING ASSOCIATED UNIT. REFER TO MECHANICAL FLOOR PLANS FOR HEAT PUMP DESIGNATIONS AND ROUTE CIRCUIT TO THAT CORRESPONDING UNIT PANEL. REFER TO UNIT PANEL SCHEDULE FOR CIRCUIT NUMBER FOR EACH UNIT. DISCONNECTING MEANS SHALL BE WITHIN 10'-0" OF EQUIPMENT BEING SERVED. LOCATE DISCONNECT SWITCH IN ORDER TO MAINTAIN REQUIRED CLEARANCES PER NEC.
5. NOT USED.
6. CONNECT CIRCUIT #7 VIA PHOTOCELL (OR LIGHTING CONTACTOR IF PROVIDED).
7. COORDINATE FINAL LOCATIONS OF MECHANICAL EQUIPMENT WITH DIV. 23 CONTRACTOR IN ORDER TO MAINTAIN REQUIRED CLEARANCES PER NEC 110.

GENERAL NOTES

1. REFER TO SYMBOL LEGEND ON DRAWING E0.01
2. REFER TO GENERAL NOTES ON DRAWING E0.02.
3. REFER TO SPECIFICATIONS.
4. VERIFY EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITH RESPECTIVE MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
5. ALL 120/240V CIRCUITS SHALL BE CONNECTED TO HOUSE PANEL 'H2' (UNLESS NOTED OTHERWISE).
6. REFER TO EQUIPMENT FEEDER SCHEDULE ON SHEET E4.03 FOR ALL MECHANICAL EQUIPMENT CONNECTION REQUIREMENTS.
7. CONNECT ALL EXIT SIGNS AND BATTERY LIGHTS TO LOCAL LIGHTING CIRCUIT AHEAD OF ALL SWITCHES AND CONTROLS.
8. REFER TO TYPICAL UNIT PLANS FOR ALL ELECTRICAL REQUIREMENTS IN UNITS.
9. ALL WIRING SHALL BE #10 THWN CU. MINIMUM.
10. FURNISH AND INSTALL COMPLETE LIGHTNING PROTECTION SYSTEM PER NFPA 780 AND U.L. REFER TO SPECIFICATIONS.
11. ELECTRICAL CONTRACTOR TO COORDINATE REQUIRED SPACE ON BUILDING EXTERIOR WALL FOR INSTALLATION OF APPROVED METER CENTER/HOUSE PANEL(S) WITH GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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Date:	09/10/2019
Project #:	5592

BUILDING TYPE 2 - GROUND LEVEL - ELECTRICAL

E2.05

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REFERENCE NOTES

1. PROVIDE SINGLE POLE KEY SWITCH FOR CONTROL OF CORRIDOR LIGHTS. COORDINATE LOCATION WITH OWNER PRIOR TO ROUGH-IN.
2. CONNECT CIRCUIT #7 VIA PHOTOCELL (OR LIGHTING CONTACTOR IF PROVIDED).
3. MOUNT AT 22'-0" A.F.G. COORDINATE EXACT LOCATION WITH BUILDING ELEVATIONS ON ARCHITECTURAL PLANS.
4. ALL FIXTURES MAY NOT BE REQUIRED AT ALL BUILDING TYPES ON ENDS OF BUILDING. VERIFY REQUIRED LOCATION WITH DRAWING E1.01 - SITE ELECTRICAL PLAN.

GENERAL NOTES

1. REFER TO SYMBOL LEGEND ON DRAWING E0.01
2. REFER TO GENERAL NOTES ON DRAWING E0.02.
3. REFER TO SPECIFICATIONS.
4. VERIFY EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITH RESPECTIVE MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
5. ALL 120/240V CIRCUITS SHALL BE CONNECTED TO HOUSE PANEL 'H2' (UNLESS NOTED OTHERWISE).
6. REFER TO EQUIPMENT FEEDER SCHEDULE ON SHEET E4.03 FOR ALL MECHANICAL EQUIPMENT CONNECTION REQUIREMENTS.
7. CONNECT ALL EXIT SIGNS AND BATTERY LIGHTS TO LOCAL LIGHTING CIRCUIT AHEAD OF ALL SWITCHES AND CONTROLS.
8. REFER TO TYPICAL UNIT PLANS FOR ALL ELECTRICAL REQUIREMENTS IN UNITS.
9. ALL WIRING SHALL BE #10 THWN CU. MINIMUM.

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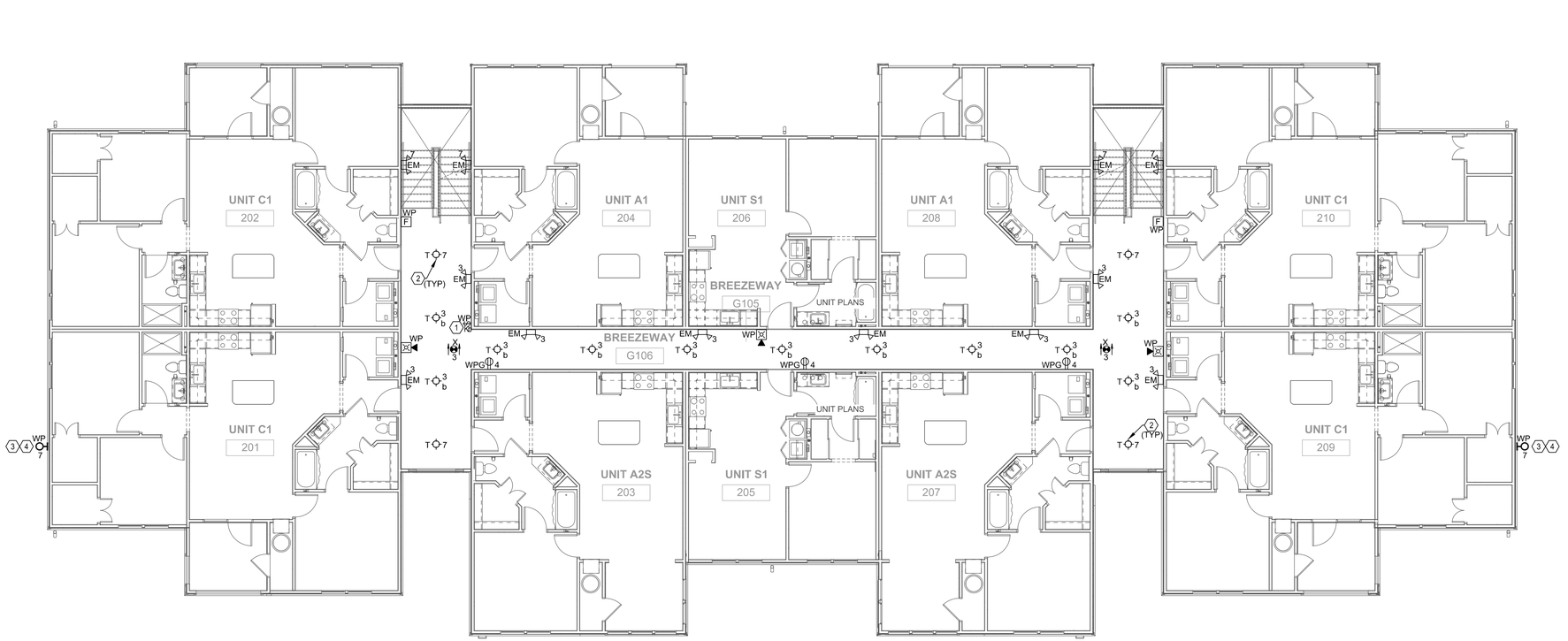

1 E2.06 **BUILDING TYPE 2 - 2ND LEVEL - ELECTRICAL**
1/8" = 1'-0"

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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BUILDING TYPE 2 - 2ND LEVEL - ELECTRICAL

E2.06

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REFERENCE NOTES

1. PROVIDE SINGLE POLE KEY SWITCH FOR CONTROL OF CORRIDOR LIGHTS. COORDINATE LOCATION WITH OWNER PRIOR TO ROUGH-IN.
2. CONNECT CIRCUIT #7 VIA PHOTOCELL (OR LIGHTING CONTACTOR IF PROVIDED).
3. LIGHT FIXTURE SWITCH AND RECEPTACLE ACCESS. COORDINATE LOCATION PRIOR TO ROUGH-IN.
4. MOUNT AT 22'-0" A.F.G. COORDINATE EXACT LOCATION WITH BUILDING ELEVATIONS ON ARCHITECTURAL PLANS.

GENERAL NOTES

1. REFER TO SYMBOL LEGEND ON DRAWING E0.01
2. REFER TO GENERAL NOTES ON DRAWING E0.02.
3. REFER TO SPECIFICATIONS.
4. VERIFY EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITH RESPECTIVE MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
5. ALL 120/240V CIRCUITS SHALL BE CONNECTED TO HOUSE PANEL 'H2' (UNLESS NOTED OTHERWISE).
6. REFER TO EQUIPMENT FEEDER SCHEDULE ON SHEET E4.03 FOR ALL MECHANICAL EQUIPMENT CONNECTION REQUIREMENTS.
7. CONNECT ALL EXIT SIGNS AND BATTERY LIGHTS TO LOCAL LIGHTING CIRCUIT AHEAD OF ALL SWITCHES AND CONTROLS.
8. REFER TO TYPICAL UNIT PLANS FOR ALL ELECTRICAL REQUIREMENTS IN UNITS.
9. ALL WIRING SHALL BE #10 THWN CU. MINIMUM.

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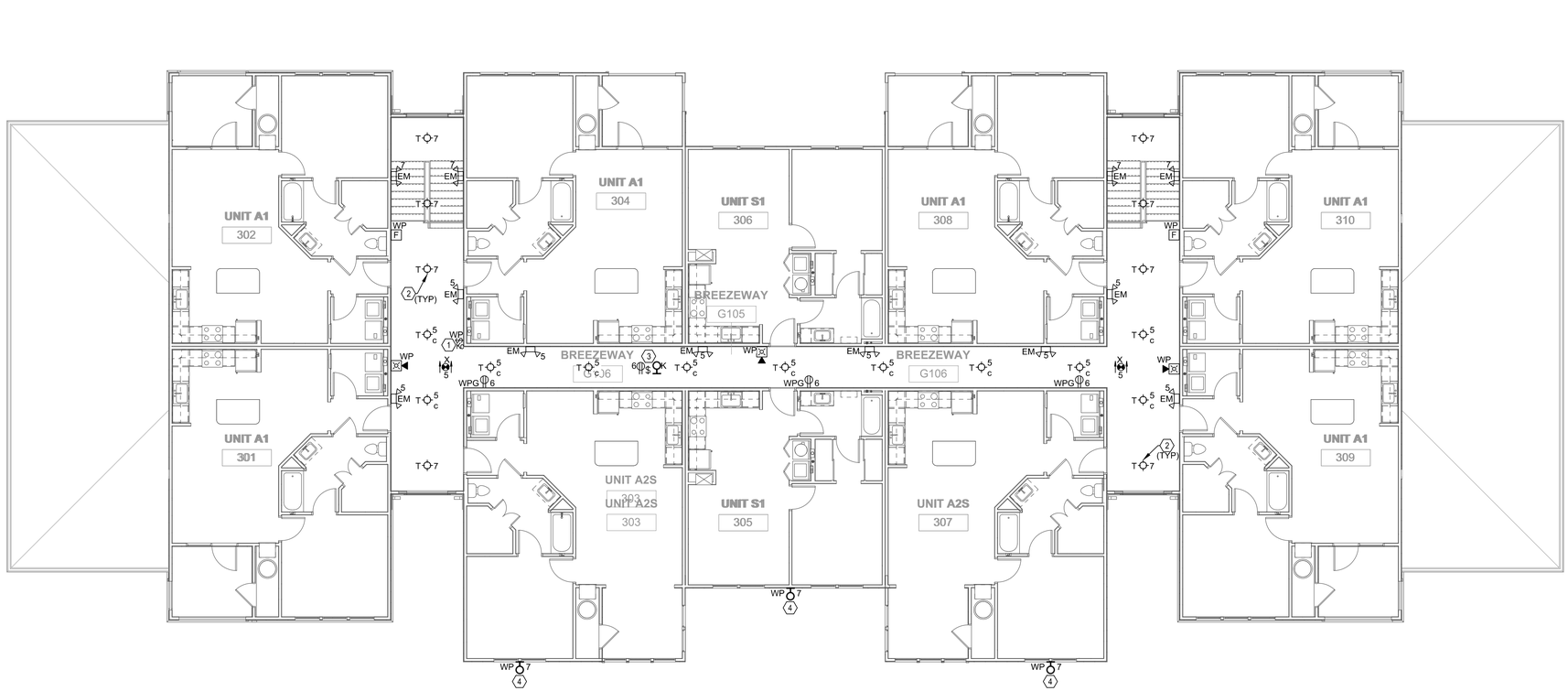

1 E2.07 **BUILDING TYPE 2 - 3RD LEVEL - ELECTRICAL**
1/8" = 1'-0"

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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BUILDING TYPE 2 - 3RD LEVEL - ELECTRICAL

E2.07

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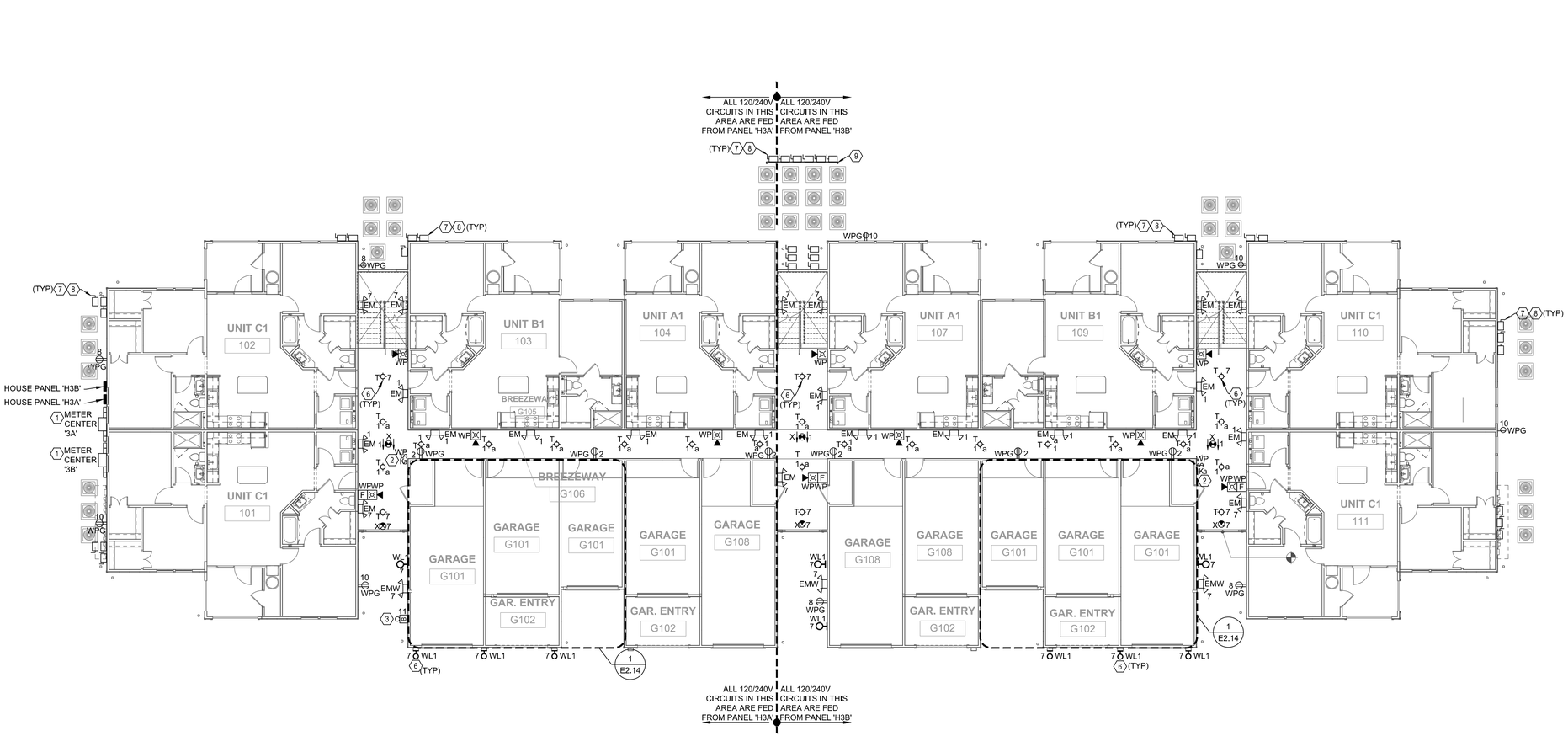
REFERENCE NOTES

1. EXACT METER CENTER LOCATION DETERMINED BY CIVIL ENGINEER AND POWER COMPANY BASED ON THE UTILITY TRANSFORMER LOCATION FOR EACH BUILDING. CONTRACTOR TO COORDINATE WITHIN 10 DAYS OF AWARD OF CONTRACT.
2. PROVIDE SINGLE POLE KEY SWITCH FOR CONTROL OF CORRIDOR LIGHTS. COORDINATE LOCATION WITH OWNER PRIOR TO ROUGH-IN.
3. REFER TO FIRE PROTECTION SHEETS AND CONTRACTOR FOR EXACT LOCATION OF ELECTRICAL BELL PRIOR TO ROUGH-IN.
4. NOT USED.
5. NOT USED.
6. CONNECT CIRCUIT #7 VIA PHOTOCELL (OR LIGHTING CONTACTOR IF PROVIDED).
7. DISCONNECT SWITCH FOR HEAT PUMP SERVING ASSOCIATED UNIT. REFER TO MECHANICAL FLOOR PLANS FOR HEAT PUMP DESIGNATIONS AND ROUTE CIRCUIT TO THAT CORRESPONDING UNIT PANEL. REFER TO UNIT PANEL SCHEDULE FOR CIRCUIT NUMBER FOR EACH UNIT. DISCONNECTING MEANS SHALL BE WITHIN 10'-0" OF EQUIPMENT BEING SERVED. LOCATE DISCONNECT SWITCH IN ORDER TO MAINTAIN REQUIRED CLEARANCES PER NEC.
8. COORDINATE FINAL LOCATIONS OF MECHANICAL EQUIPMENT WITH DIV. 23 CONTRACTOR IN ORDER TO MAINTAIN REQUIRED CLEARANCES PER NEC 110.
9. MOUNT DISCONNECTS 6" A.F.G. TO BOTTOM ON 1-1/2"x1-1/2" NON-METALLIC CHANNEL.

GENERAL NOTES

1. REFER TO SYMBOL LEGEND ON DRAWING E0.01
2. REFER TO GENERAL NOTES ON DRAWING E0.02.
3. REFER TO SPECIFICATIONS.
4. VERIFY EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITH RESPECTIVE MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
5. ALL 120/240V CIRCUITS SHALL BE CONNECTED TO RESPECTIVE HOUSE PANEL AS NOTED ON PLANS (UNLESS NOTED OTHERWISE).
6. REFER TO EQUIPMENT FEEDER SCHEDULE ON SHEET E4.03 FOR ALL MECHANICAL EQUIPMENT CONNECTION REQUIREMENTS.
7. CONNECT ALL EXIT SIGNS AND BATTERY LIGHTS TO LOCAL LIGHTING CIRCUIT AHEAD OF ALL SWITCHES AND CONTROLS.
8. REFER TO TYPICAL UNIT PLANS FOR ALL ELECTRICAL REQUIREMENTS IN UNITS.
9. ALL WIRING SHALL BE #10 THWN CU. MINIMUM.
10. FURNISH AND INSTALL COMPLETE LIGHTNING PROTECTION SYSTEM PER NFPA 780 AND U.L. REFER TO SPECIFICATIONS.
11. ELECTRICAL CONTRACTOR TO COORDINATE REQUIRED SPACE ON BUILDING EXTERIOR WALL FOR INSTALLATION OF APPROVED METER CENTER/HOUSE PANEL(S) WITH GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.



1 / E2.09 **BUILDING TYPE 3 - GROUND LEVEL - ELECTRICAL**
3/32" = 1'-0"

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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THE ROBERT
FT. MYERS, FL

Drawn:	SWC
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Approval:	ASL
Date:	09/10/2019
Project #:	5592

BUILDING TYPE 3 - GROUND LEVEL - ELECTRICAL

E2.09

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REFERENCE NOTES

1. PROVIDE SINGLE POLE KEY SWITCH FOR CONTROL OF CORRIDOR LIGHTS. COORDINATE LOCATION WITH OWNER PRIOR TO ROUGH-IN.
2. CONNECT CIRCUIT #7 VIA PHOTOCELL (OR LIGHTING CONTACTOR IF PROVIDED).

GENERAL NOTES

1. REFER TO SYMBOL LEGEND ON DRAWING E0.01
2. REFER TO GENERAL NOTES ON DRAWING E0.02.
3. REFER TO SPECIFICATIONS.
4. VERIFY EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITH RESPECTIVE MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
5. ALL 120/240V CIRCUITS SHALL BE CONNECTED TO RESPECTIVE HOUSE PANEL AS NOTED ON PLANS (UNLESS NOTED OTHERWISE).
6. REFER TO EQUIPMENT FEEDER SCHEDULE ON SHEET E4.03 FOR ALL MECHANICAL EQUIPMENT CONNECTION REQUIREMENTS.
7. CONNECT ALL EXIT SIGNS AND BATTERY LIGHTS TO LOCAL LIGHTING CIRCUIT AHEAD OF ALL SWITCHES AND CONTROLS.
8. REFER TO TYPICAL UNIT PLANS FOR ALL ELECTRICAL REQUIREMENTS IN UNITS.
9. ALL WIRING SHALL BE #10 THWN CU. MINIMUM.

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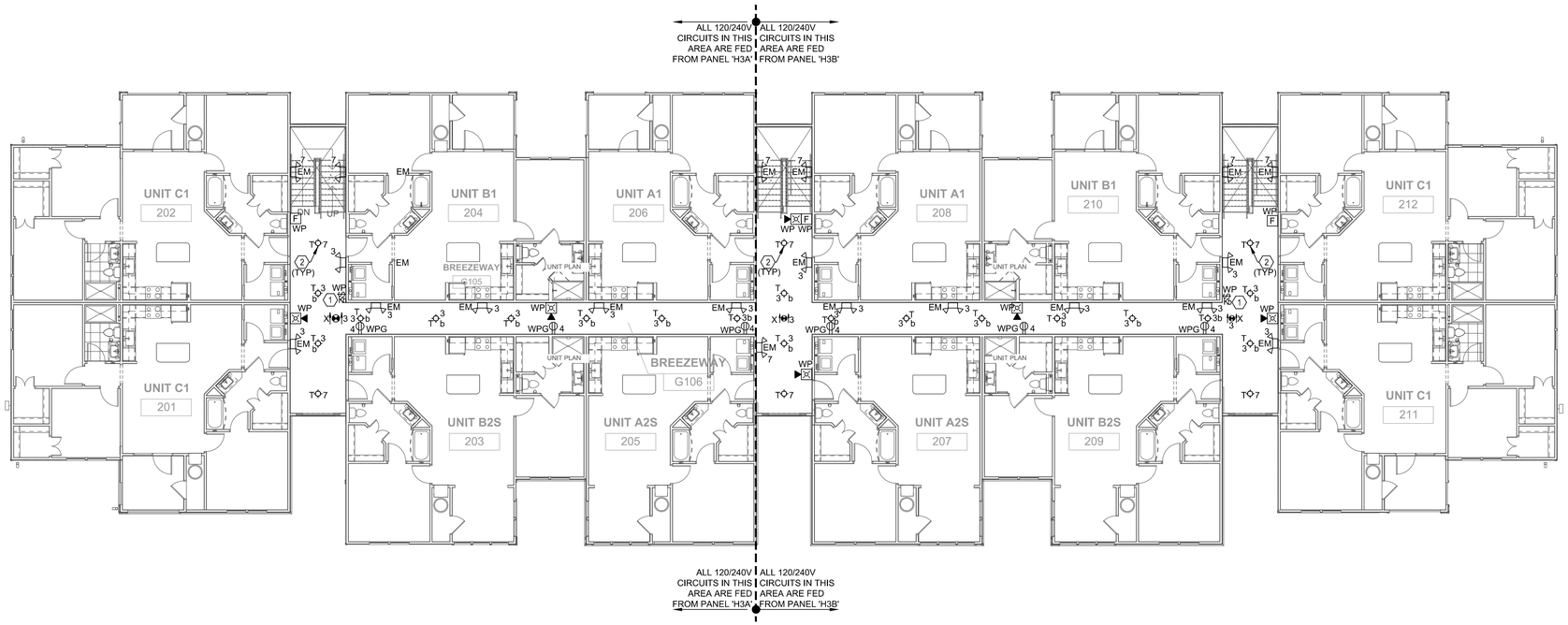

1 E2.10 **BUILDING TYPE 3 - 2ND LEVEL - ELECTRICAL**
3/32" = 1'-0"

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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BUILDING TYPE 3 - 2ND LEVEL - ELECTRICAL

E2.10

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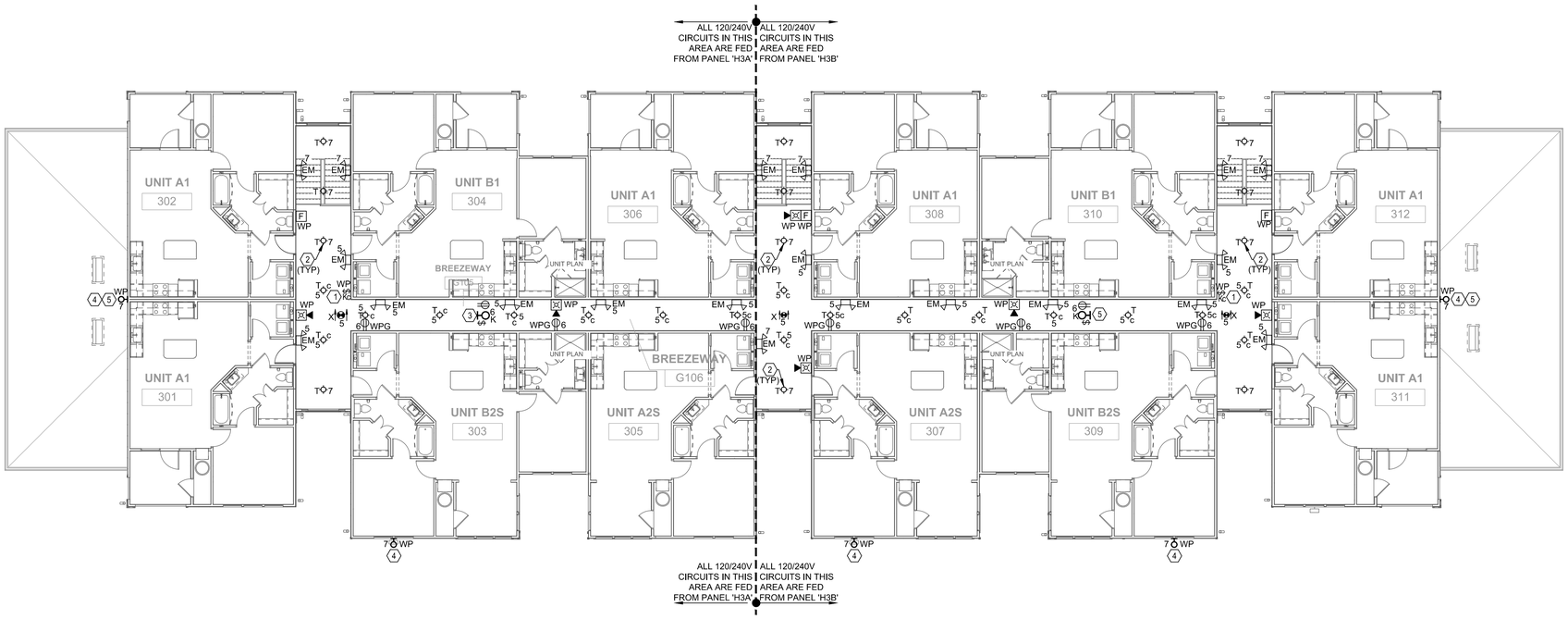

1 E2.11 **BUILDING TYPE 3 - 3RD LEVEL - ELECTRICAL**
3/32" = 1'-0"

REFERENCE NOTES

1. PROVIDE SINGLE POLE KEY SWITCH FOR CONTROL OF CORRIDOR LIGHTS. COORDINATE LOCATION WITH OWNER PRIOR TO ROUGH-IN.
2. CONNECT CIRCUIT #7 VIA PHOTOCELL (OR LIGHTING CONTACTOR IF PROVIDED).
3. LIGHT FIXTURE SWITCH AND RECEPTACLE ACCESS. COORDINATE LOCATION PRIOR TO ROUGH-IN.
4. MOUNT AT 22'-0" A.F.G. COORDINATE EXACT LOCATION WITH BUILDING ELEVATIONS ON ARCHITECTURAL PLANS.
5. ALL FIXTURES MAY NOT BE REQUIRED AT ALL BUILDING TYPES ON ENDS OF BUILDING. VERIFY REQUIRED LOCATION WITH DRAWING E1.01 - SITE ELECTRICAL PLAN.

GENERAL NOTES

1. REFER TO SYMBOL LEGEND ON DRAWING E0.01
2. REFER TO GENERAL NOTES ON DRAWING E0.02.
3. REFER TO SPECIFICATIONS.
4. VERIFY EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITH RESPECTIVE MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
5. ALL 120/240V CIRCUITS SHALL BE CONNECTED TO RESPECTIVE HOUSE PANEL AS NOTED ON PLANS (UNLESS NOTED OTHERWISE).
6. REFER TO EQUIPMENT FEEDER SCHEDULE ON SHEET E4.03 FOR ALL MECHANICAL EQUIPMENT CONNECTION REQUIREMENTS.
7. CONNECT ALL EXIT SIGNS AND BATTERY LIGHTS TO LOCAL LIGHTING CIRCUIT AHEAD OF ALL SWITCHES AND CONTROLS.
8. REFER TO TYPICAL UNIT PLANS FOR ALL ELECTRICAL REQUIREMENTS IN UNITS.
9. ALL WIRING SHALL BE #10 THWN CU. MINIMUM.

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ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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BUILDING TYPE 3 - 3RD LEVEL - ELECTRICAL

E2.11

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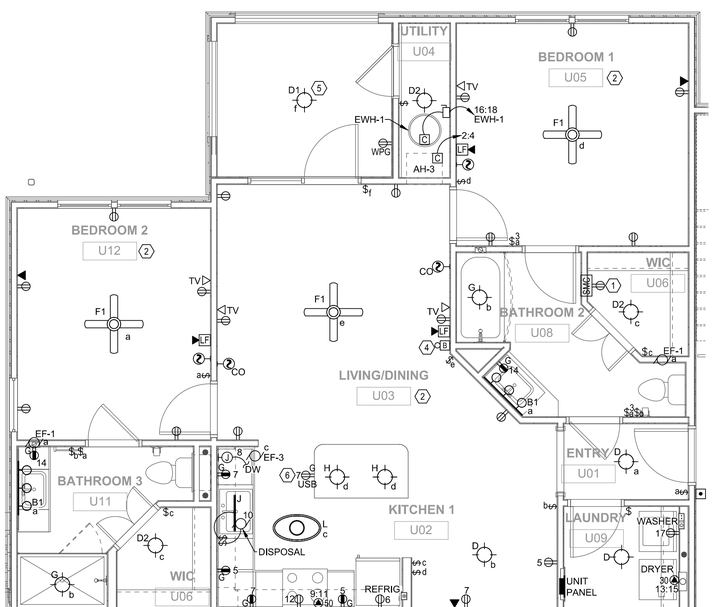
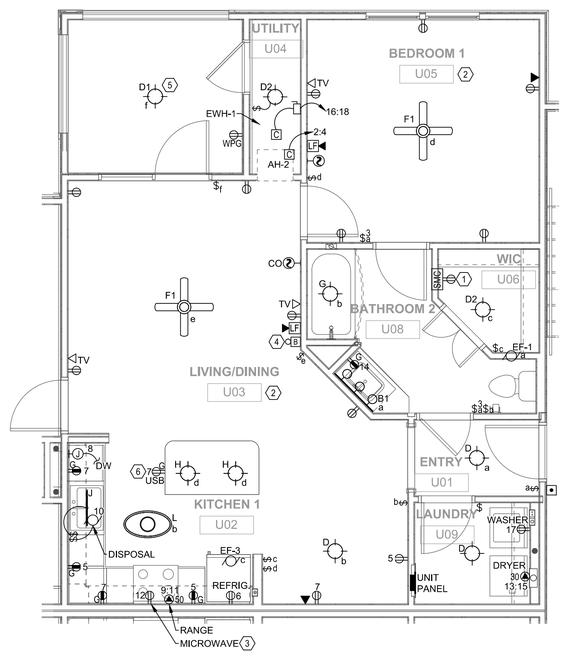
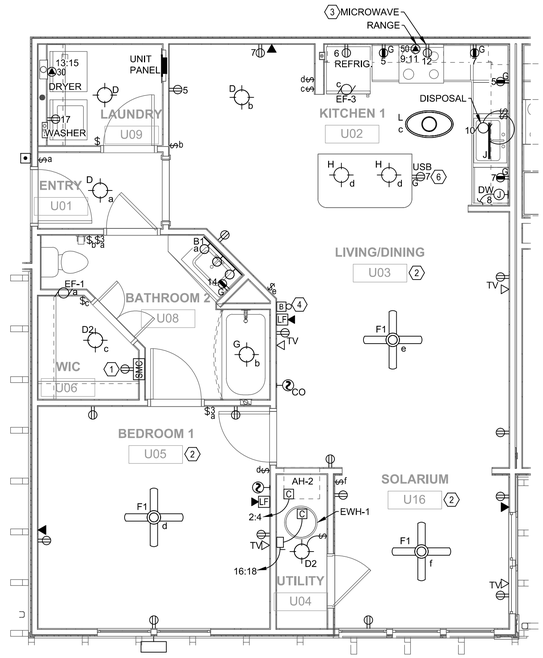


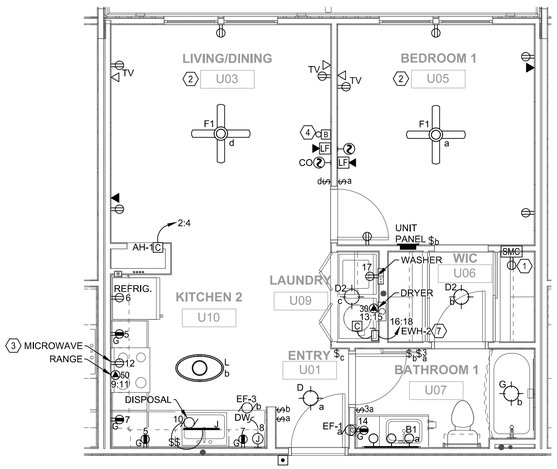
4 E3.01 UNIT B1 FLOOR PLAN - ELECTRICAL
1/4" = 1'-0"



2 E3.01 UNIT A1 FLOOR PLAN - ELECTRICAL
1/4" = 1'-0"



3 E3.01 UNIT A2S FLOOR PLAN - ELECTRICAL
1/4" = 1'-0"



1 E3.01 UNIT S1 FLOOR PLAN - ELECTRICAL
1/4" = 1'-0"

REFERENCE NOTES

1. RECEPTACLE INSTALLED INSIDE SYSTEM PANEL.
2. PROVIDE ARC FAULT CURRENT PROTECTION FOR ALL BRANCH CIRCUITS SUPPLYING FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS, IN ACCORDANCE WITH NEC 210.12(A). NOTE THAT ARC FAULT CIRCUIT PROTECTION REQUIRES A DEDICATED NEUTRAL FROM THE CIRCUIT BREAKER. MULTI-WIRE BRANCH CIRCUITS ARE THEREFORE NOT PERMITTED FOR ARC FAULT CIRCUITS.
3. LOCATE OUTLET IN MILLWORK FOR MICROWAVE/EXHAUST FAN. REFER TO ARCHITECTURAL DRAWING FOR ADDITIONAL INFORMATION.
4. PROVIDE STEP DOWN TRANSFORMER/CHIME/ DOORBELL AND CONNECT COMPLETE.
5. FLUSH MOUNTED JUNCTION BOX USED FOR LIGHT SHALL BE U.L. LISTED FOR OWNER'S FUTURE USE AS A SOLE SUPPORT OF A CEILING SUSPENDED (PADDLE) FAN. PROVIDE JUNCTION BOX IN ACCORDANCE WITH NEC 314.27 RATED FOR 35lbs AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE HOT WIRE CAPPED IN JUNCTION BOX FOR PULL CHAIN CONTROL IN FAN.
6. LOCATE TOP OF OUTLET/SWITCH 1" BELOW BOTTOM OF MILLWORK DRAWERS.
7. MOUNTED ABOVE DRYER.

GENERAL NOTES

1. REFER TO SYMBOL LEGEND ON DRAWING E0.01
2. REFER TO GENERAL NOTES ON DRAWING E0.02.
3. REFER TO SPECIFICATIONS.
4. VERIFY EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITH RESPECTIVE MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
5. ALL CIRCUITS ORIGINATE FROM THEIR RESPECTIVE UNIT PANEL LOCATED WITHIN THE UNIT, UNLESS NOTED OTHERWISE.
6. REFER TO EQUIPMENT FEEDER SCHEDULE ON SHEET E4.03 FOR ALL MECHANICAL EQUIPMENT CONNECTION REQUIREMENTS.
7. ALL OUTLETS SHALL BE SPACED IN ACCORDANCE WITH NEC ARTICLE 210.52.
8. ALL OUTLETS SHALL BE TAMPER RESISTANT IN ACCORDANCE WITH NEC ARTICLE 406.12.
9. ADJUST ELECTRICAL INSTALLATION AS NECESSARY FOR "MIRRORED" UNITS.
10. REFER TO DRAWING E4.02 FOR UNIT PANEL SCHEDULES.
11. REFER TO BUILDING PLANS FOR CONDENSING UNIT LOCATIONS. REFER TO UNIT PANEL SCHEDULE AND EQUIPMENT FEEDER SCHEDULE FOR FEEDER, CIRCUIT BREAKER AMPERAGE AND DISCONNECT SWITCH REQUIREMENTS. TYPICAL FOR EACH UNIT.

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ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

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	Approval: ASL
	Date: 09/10/2019
	Project #: 5592

UNIT PLANS - ELECTRICAL

E3.01

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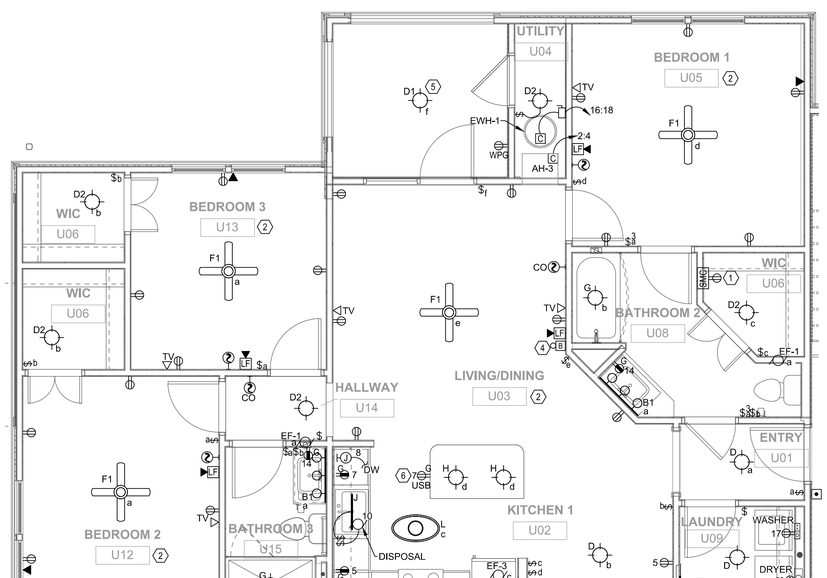
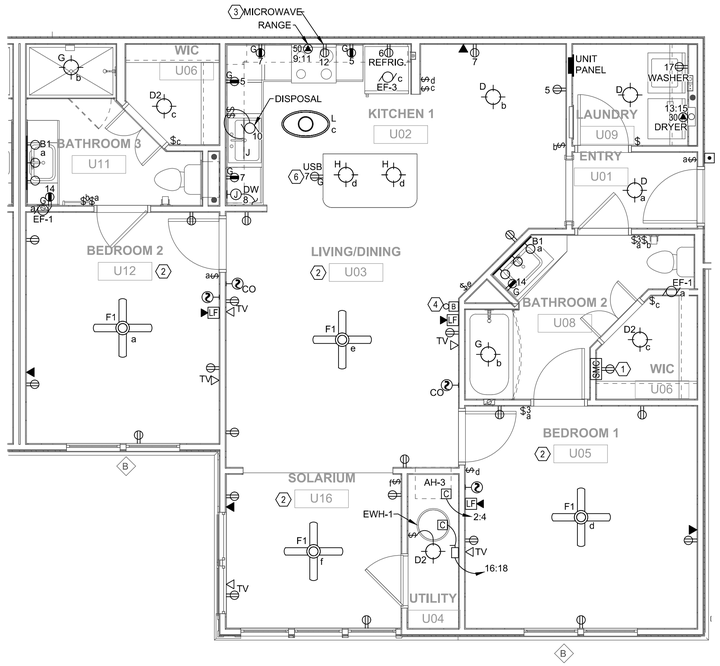


2 E3.02 UNIT C1 FLOOR PLAN - ELECTRICAL
1/4" = 1'-0"



1 E3.02 UNIT B2S FLOOR PLAN - ELECTRICAL
1/4" = 1'-0"

REFERENCE NOTES

1. RECEPTACLE INSTALLED INSIDE SYSTEM PANEL.
2. PROVIDE ARC FAULT CURRENT PROTECTION FOR ALL BRANCH CIRCUITS SUPPLYING FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS, IN ACCORDANCE WITH NEC 210.12(A). NOTE THAT ARC FAULT CIRCUIT PROTECTION REQUIRES A DEDICATED NEUTRAL FROM THE CIRCUIT BREAKER. MULTI-WIRE BRANCH CIRCUITS ARE THEREFORE NOT PERMITTED FOR ARC FAULT CIRCUITS.
3. LOCATE OUTLET IN MILLWORK FOR MICROWAVE/EXHAUST FAN. REFER TO ARCHITECTURAL DRAWING FOR ADDITIONAL INFORMATION.
4. PROVIDE STEP DOWN TRANSFORMER/CHIME/ DOORBELL AND CONNECT COMPLETE.
5. FLUSH MOUNTED JUNCTION BOX USED FOR LIGHT SHALL BE U.L. LISTED FOR OWNER'S FUTURE USE AS A SOLE SUPPORT OF A CEILING SUSPENDED (PADDLE) FAN. PROVIDE JUNCTION BOX IN ACCORDANCE WITH NEC 314.27. RATED FOR 35lbs AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE HOT WIRE CAPPED IN JUNCTION BOX FOR PULL CHAIN CONTROL IN FAN.
6. LOCATE TOP OF OUTLET/SWITCH 1" BELOW BOTTOM OF MILLWORK DRAWERS.

GENERAL NOTES

1. REFER TO SYMBOL LEGEND ON DRAWING E0.01
2. REFER TO GENERAL NOTES ON DRAWING E0.02.
3. REFER TO SPECIFICATIONS.
4. VERIFY EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITH RESPECTIVE MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
5. ALL CIRCUITS ORIGINATE FROM THEIR RESPECTIVE UNIT PANEL LOCATED WITHIN THE UNIT, UNLESS NOTED OTHERWISE.
6. REFER TO EQUIPMENT FEEDER SCHEDULE ON SHEET E4.03 FOR ALL MECHANICAL EQUIPMENT CONNECTION REQUIREMENTS.
7. ALL OUTLETS SHALL BE SPACED IN ACCORDANCE WITH NEC ARTICLE 210.52.
8. ALL OUTLETS SHALL BE TAMPER RESISTANT IN ACCORDANCE WITH NEC ARTICLE 406.12.
9. ADJUST ELECTRICAL INSTALLATION AS NECESSARY FOR "MIRRORED" UNITS.
10. REFER TO DRAWING E4.02 FOR UNIT PANEL SCHEDULES.
11. REFER TO BUILDING PLANS FOR CONDENSING UNIT LOCATIONS. REFER TO UNIT PANEL SCHEDULE AND EQUIPMENT FEEDER SCHEDULE FOR FEEDER, CIRCUIT BREAKER AMPERAGE AND DISCONNECT SWITCH REQUIREMENTS. TYPICAL FOR EACH UNIT.

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Date:	09/10/2019
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THE ROBERT

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UNIT PLANS - ELECTRICAL

E3.02

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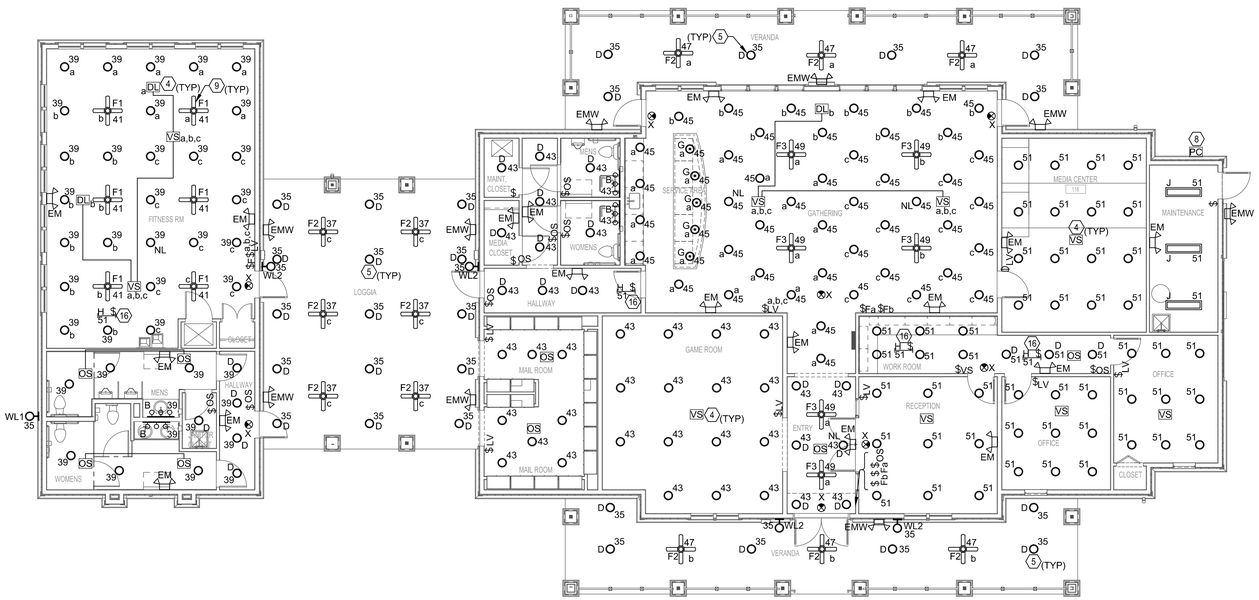
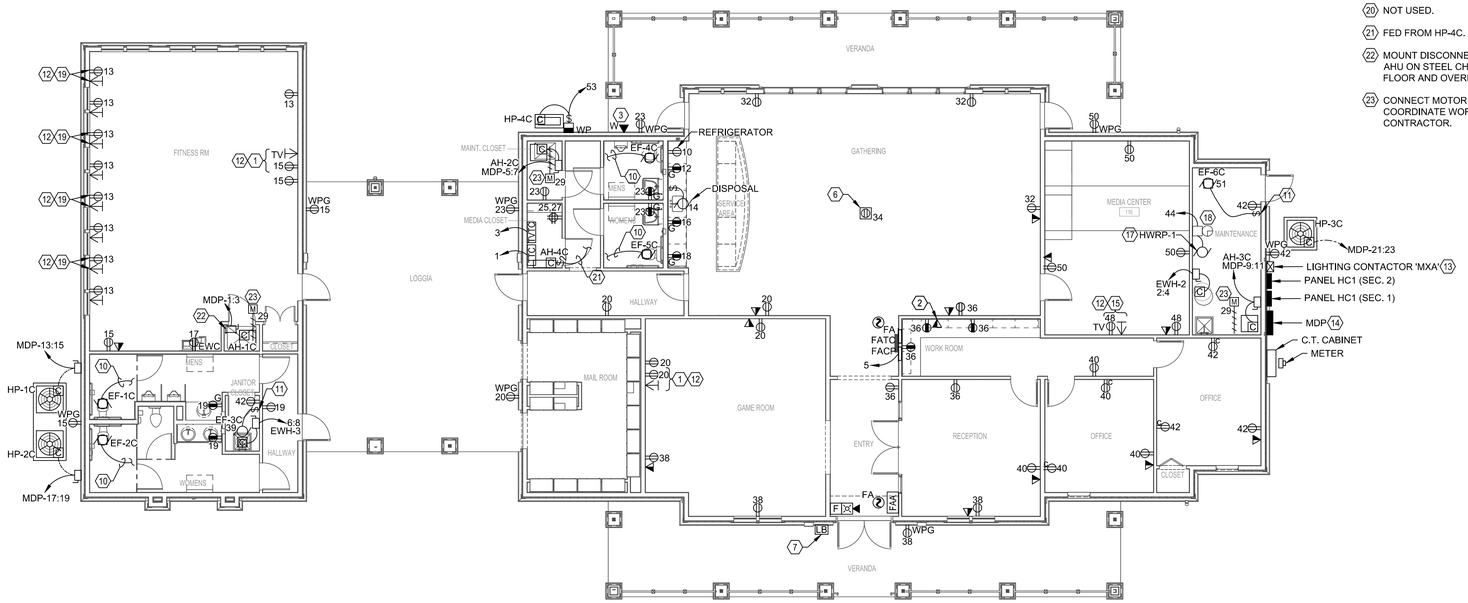


2 CE2.01 **CLUBHOUSE FLOOR PLAN - LIGHTING**
1/8"=1'-0"



1 CE2.01 **CLUBHOUSE FLOOR PLAN - POWER AND SYSTEMS**
1/8"=1'-0"

REFERENCE NOTES

1. VERIFY EXACT LOCATION WITH OWNER/ARCHITECT PRIOR TO ROUGH-IN. IF UP HIGH, MOUNT AT 90" AFF; IF AT MID HEIGHT, MOUNT AT 48" AFF; IF LOW HEIGHT, MOUNT AT 18" AFF.
2. LOCATE ABOVE COUNTERTOP ADJACENT TO RECEPTACLE.
3. VERIFY LOCATION OF 911 PHONE WITH OWNER.
4. REFER TO LIGHTING CONTROL WIRING DETAILS ON DRAWING E6.01.
5. ROUTE EXTERIOR LIGHT VIA LIGHTING CONTACTOR "MXA". PROVIDE #10 AWG CONDUCTOR MINIMUM FOR VOLTAGE DROP.
6. COORDINATE LOCATION OF ALL FLOOR OUTLETS WITH OWNER.
7. PROVIDE 3200 SERIES "KNOX BOX" WITH HINGED COVER AND CONNECTION AS REQUIRED FOR FIRE ALARM SYSTEM. VERIFY EXACT LOCATION WITH AHJ AND FIRE DEPARTMENT. MOUNT MAX 6'-0" A.F.G.
8. PHOTOCELL MOUNTED ON FACE OF BUILDING. AIM NORTH.
9. CONNECT FAN LIGHT KIT TO LOCAL LIGHTING SWITCHLEG.
10. CONNECT EXHAUST FAN TO LOAD SIDE OF LOCAL OCCUPANCY SENSOR FOR OPERATION WITH LIGHTING.
11. CONNECT EXHAUST FAN VIA 24 HOUR PROGRAMMABLE TIME SWITCH (SWITCH FURNISHED BY MECHANICAL CONTRACTOR AND INSTALLED BY ELECTRICAL CONTRACTOR).
12. PROVIDE RECESSED TV BOX WITH DUPLEX RECEPTACLE MANUFACTURED BY PASS & SEYMOUR CAT. #TV2MW OR APPROVED SUBSTITUTION.
13. LIGHTING CONTACTOR "MXA", REFER TO DETAIL SHEET E6.01FOR ADDITIONAL INFORMATION.
14. COORDINATE ALL POOL EQUIPMENT CONNECTION REQUIREMENTS WITH POOL INSTALLER PRIOR TO ROUGH-IN.
15. PROVIDE ROUGH-IN FOR 70" TV. COORDINATE LOCATION WITH OWNER.
16. PROVIDE LIGHT AND SWITCH ABOVE ATTIC ACCESS AND/OR ADJACENT TO MECHANICAL EQUIPMENT IN ATTIC SPACE.
17. CONNECT VIA AQUASTAT CONTROLLER IN SERIES WITH TIME CLOCK NORMALLY OPEN CONTACT (AQUASTAT FURNISHED BY PLUMBING CONTRACTOR; INSTALL BY ELECTRICAL CONTRACTOR). COORDINATE ALL WORK WITH PLUMBING CONTRACTOR.
18. FURNISH AND INSTALL NEW 7 DAY TIME CLOCK WITH NORMALLY OPEN/NORMALLY CLOSED CONTACTS AND 120V CLOCK MOTOR FOR CONTROL OF WATER HEATING EQUIPMENT (INTERMATIC "T7801B" SERIES OR APPROVED SUBSTITUTION).
19. MOUNT 6'-0" A.F.F.
20. NOT USED.
21. FED FROM HP-4C.
22. MOUNT DISCONNECT ADJACENT TO FRONT OF AHU ON STEEL CHANNEL RACK SUPPORTED AT FLOOR AND OVERHEAD STRUCTURE.
23. CONNECT MOTORIZED DAMPER, 120V. COORDINATE WORK WITH MECHANICAL CONTRACTOR.

GENERAL NOTES

1. ALL LIGHT FIXTURES ON THIS PLAN ARE TYPE "A" (UNLESS NOTED OTHERWISE).
2. CONNECT ALL EXIT SIGNS AND EMERGENCY LIGHTS TO LOCAL LIGHTING CIRCUIT AHEAD OF SWITCH/CONTROL DEVICE.
3. ALL 120/240V CIRCUITS ON THIS PLAN ARE FED FROM PANEL "HC1" (UNLESS NOTED OTHERWISE).
4. VERIFY EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITH RESPECTIVE MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
5. ROUTE TO EQUIPMENT FEEDER SCHEDULE ON SHEET E4.04 FOR ALL MECHANICAL EQUIPMENT CONNECTION REQUIREMENTS.
6. ALL FIXTURES DESIGNATED WITH "NL" ARE NIGHT LIGHT FIXTURES AND SHALL BE CONNECTED AHEAD OF ALL SWITCHES AND CONTROLS FOR 24 HOUR OPERATION.
7. FURNISH AND INSTALL COMPLETE LIGHTNING PROTECTION SYSTEM PER NFPA 780 AND U.L. REFER TO SPECIFICATIONS.
8. THE CONTRACTOR SHALL PERFORM THE FUNCTIONAL TESTING OF THE CONTROLS FOR ALL AUTOMATIC LIGHTING SYSTEMS PER REQUIREMENTS OF THE FLORIDA ENERGY CONSERVATION CODE C408.3.1 AND PROVIDE FINAL DOCUMENTATION TO THE REGISTERED DESIGN PROFESSIONAL THAT THE LIGHTING CONTROL SYSTEMS HAVE BEEN TESTED TO ENSURE THAT CONTROL HARDWARE AND SOFTWARE ARE CALIBRATED, ADJUSTED, PROGRAMMED, AND IN PROPER WORKING CONDITION IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS CERTIFYING THAT THE INSTALLED LIGHTING CONTROLS MEET DOCUMENTED PERFORMANCE CRITERIA OF FLORIDA ENERGY CONSERVATION CODE SECTION C405 ARE TO BE PROVIDED TO THE BUILDING OWNER WITHIN 90 DAYS FROM THE DATE OF RECEIPT OF THE CERTIFICATED OF OCCUPANCY.

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1	11/22/19	SCHEMATIC DESIGN
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Date:	09/10/2019
Project #:	5592

CLUBHOUSE FLOOR PLANS - ELECTRICAL

CE2.01

1

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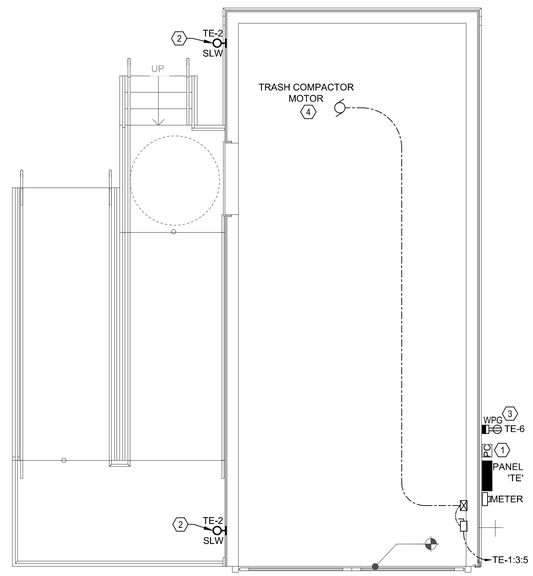
REFERENCE NOTES

1. PHOTOCELL MOUNTED ON FACE OF BUILDING. AIM NORTH.
2. CONNECT EXTERIOR LIGHTS VIA PHOTOCELL. MOUNT 6'-7" A.F.G TO CENTER.
3. PROVIDE "IN-USE" WEATHERPROOF COVER.
4. COORDINATE ALL WORK WITH OWNERS VENDOR, INCLUDING DISCONNECT SWITCH LOCATION, ELECTRICAL REQUIREMENTS, ETC.



1 CE10.01 **TRASH ENCLOSURE - ELECTRICAL**
1/4"=1'-0"

GENERAL NOTES

1. REFER TO EQUIPMENT FEEDER SCHEDULE ON DRAWING E4.04.

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ANCILLARY BUILDINGS - ELECTRICAL

CE10.01

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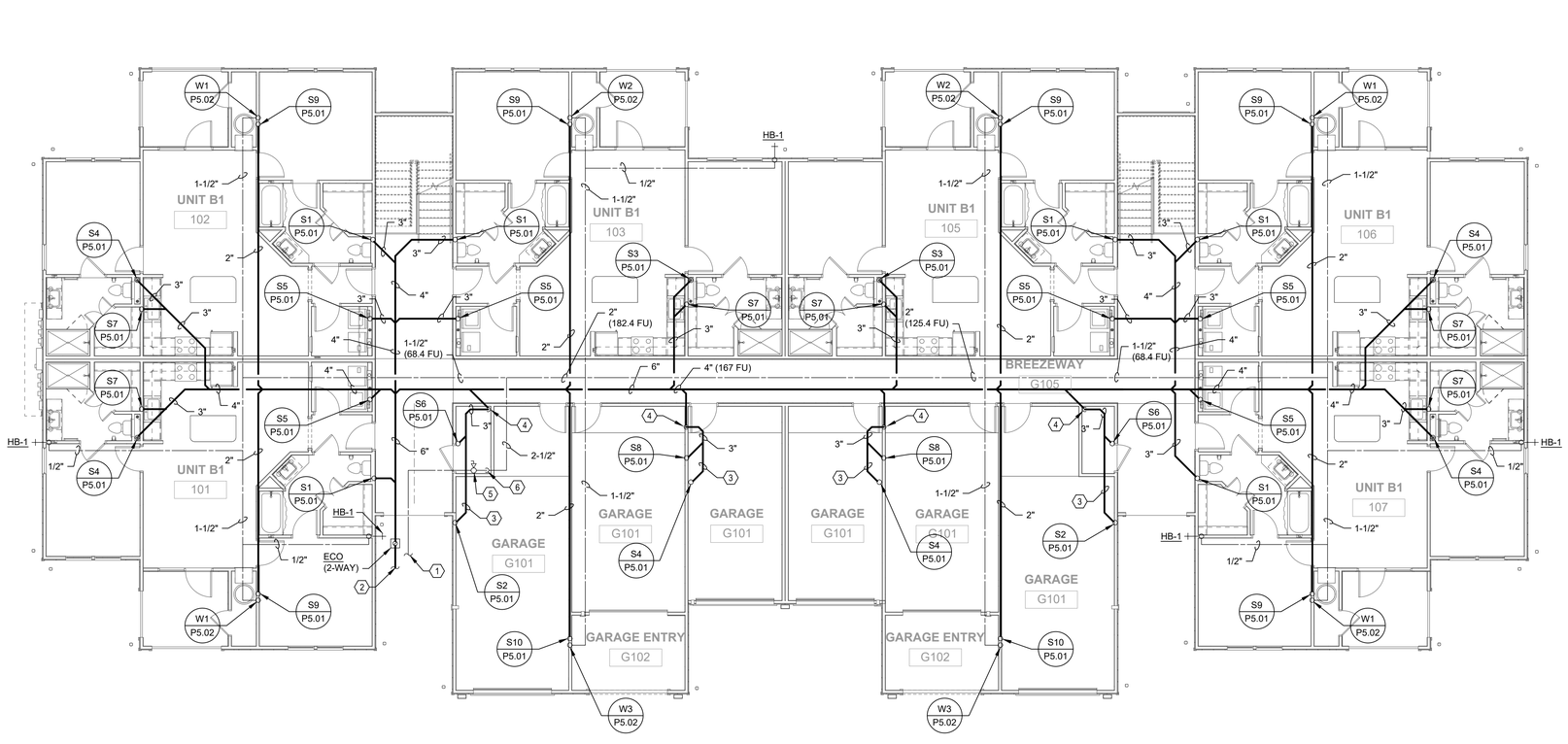

1 P2.01 **BUILDING TYPE 1 - GROUND LEVEL - PLUMBING**
1/8" = 1'-0"

REFERENCE NOTES

1. 2 -1/2" DOMESTIC WATER SERVICE. PROVIDE BALL VALVE IN VALVE BOX. FOR CONTINUATION REFER TO CIVIL DRAWINGS. (250.8 F.U. = 75 GPM.)
2. 6" SANITARY WASTE PIPING BELOW GRADE AT 5'-0" FROM BUILDING WALL. FOR CONTINUATION REFER TO CIVIL DRAWINGS (327 F.U. INVERT AT - 3'-0" B.F.F.)
3. SANITARY LINE ABOVE GARAGE CEILING.
4. SANITARY LINE DOWN TO BELOW SLAB.
5. COLD WATER UP FROM BELOW GRADE. PROVIDE BALL VALVE IN RISER.
6. COLD WATER PIPING DOWN TO BELOW GRADE.

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BUILDING TYPE 1 - GROUND LEVEL - PLUMBING

P2.01

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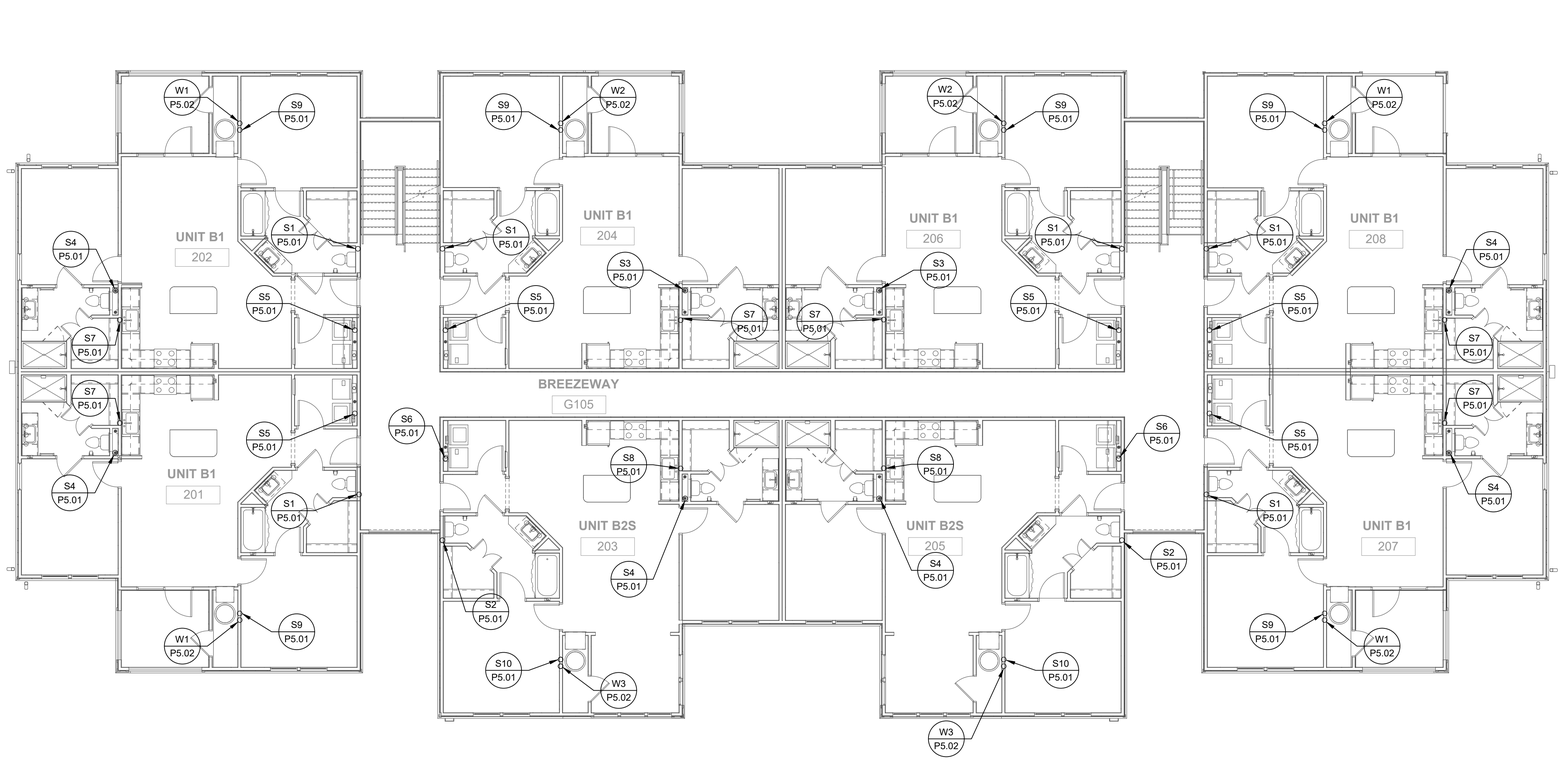

1 P2.02 **BUILDING TYPE 1 - 2ND LEVEL - PLUMBING**
1/8" = 1'-0"

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BUILDING TYPE 1 - 2ND LEVEL - PLUMBING

P2.02

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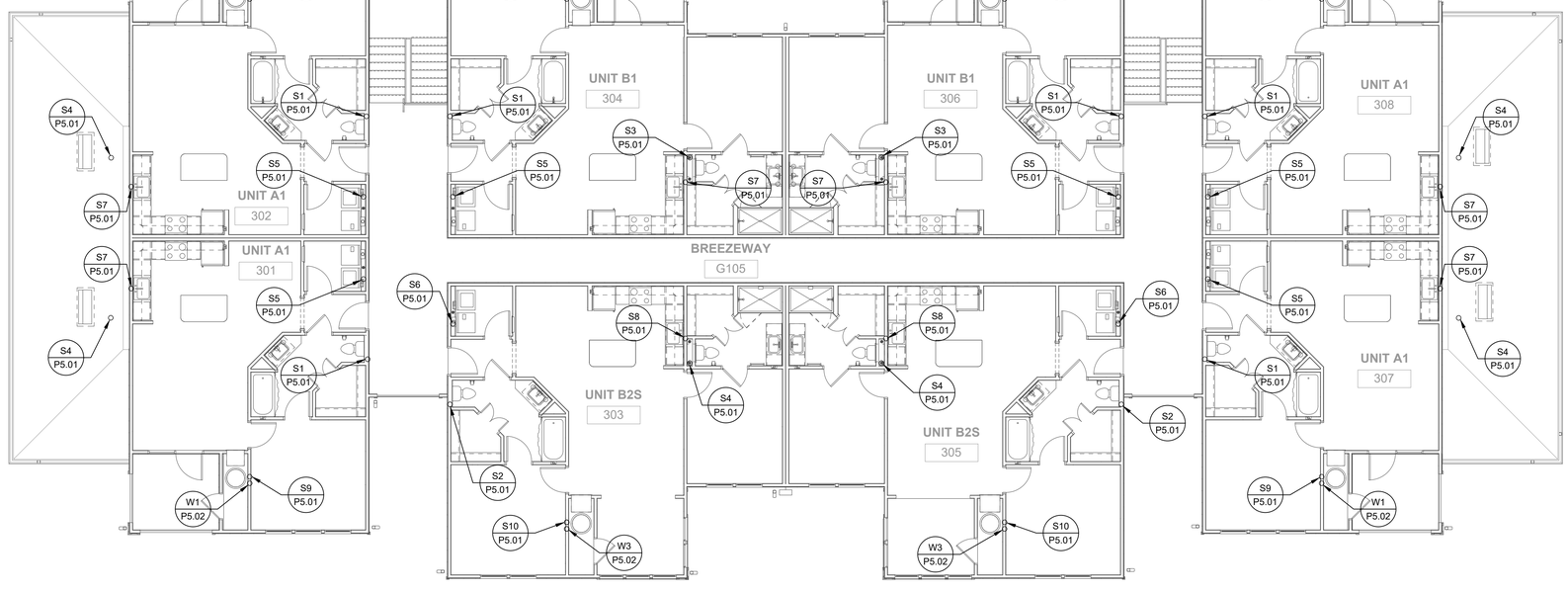

1 P2.03 BUILDING TYPE 1 - 3RD LEVEL - PLUMBING

1/8" = 1'-0"

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BUILDING TYPE 1 - 3RD LEVEL - PLUMBING

P2.03

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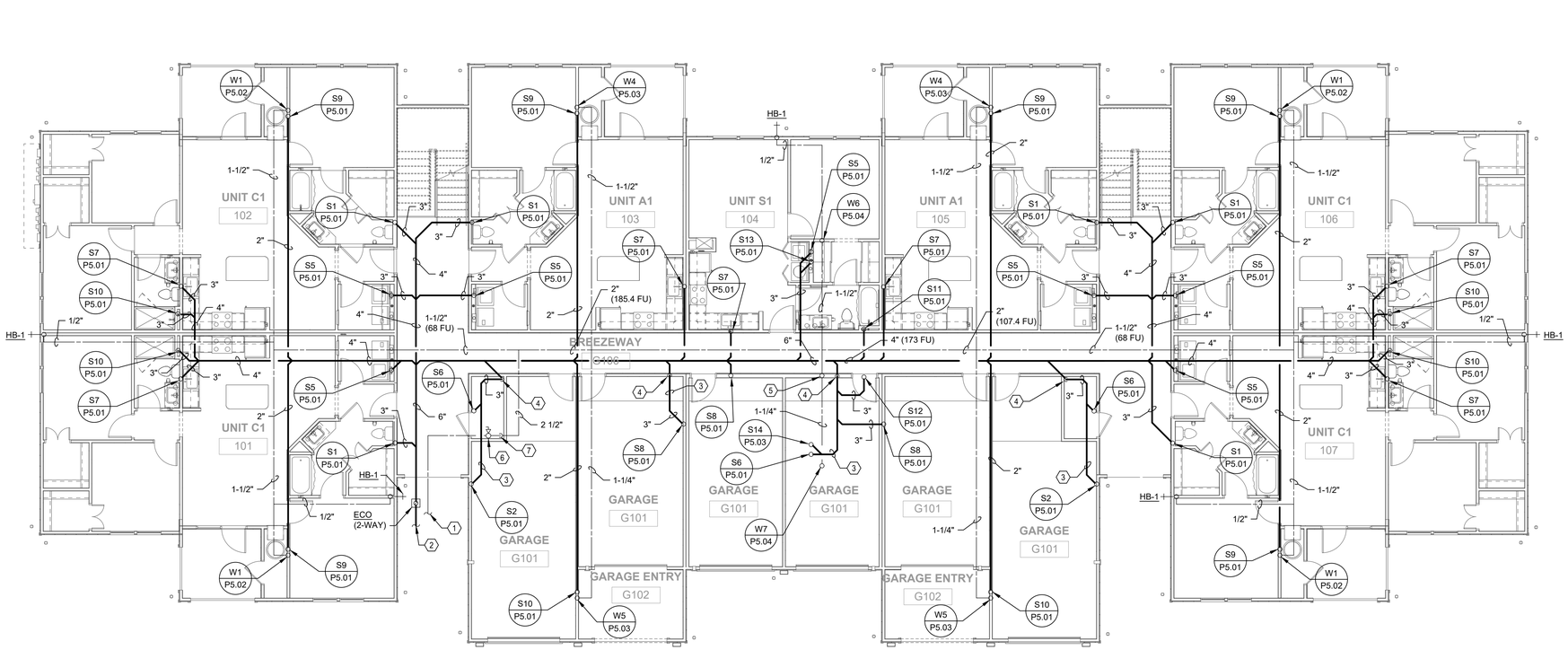

1 P2.05 **BUILDING TYPE 2 - GROUND LEVEL - PLUMBING**
1/8" = 1'-0"

REFERENCE NOTES

1. 2 -1/2" DOMESTIC WATER SERVICE. PROVIDE BALL VALVE IN VALVE BOX. FOR CONTINUATION REFER TO CIVIL DRAWINGS. (239.4 F.U. = 72 GPM.)
2. 6" SANITARY WASTE PIPING BELOW GRADE AT 5'-0" FROM BUILDING WALL. FOR CONTINUATION REFER TO CIVIL DRAWINGS (303 F.U. INVERT AT - 3'-0" B.F.F.)
3. SANITARY LINE ABOVE GARAGE CEILING.
4. SANITARY LINE DOWN TO BELOW SLAB.
5. COLD WATER UP FROM BELOW GRADE. PROVIDE BALL VALVE IN RISER.
6. COLD WATER PIPING DOWN TO BELOW GRADE.

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BUILDING TYPE 2 - GROUND LEVEL - PLUMBING

P2.05

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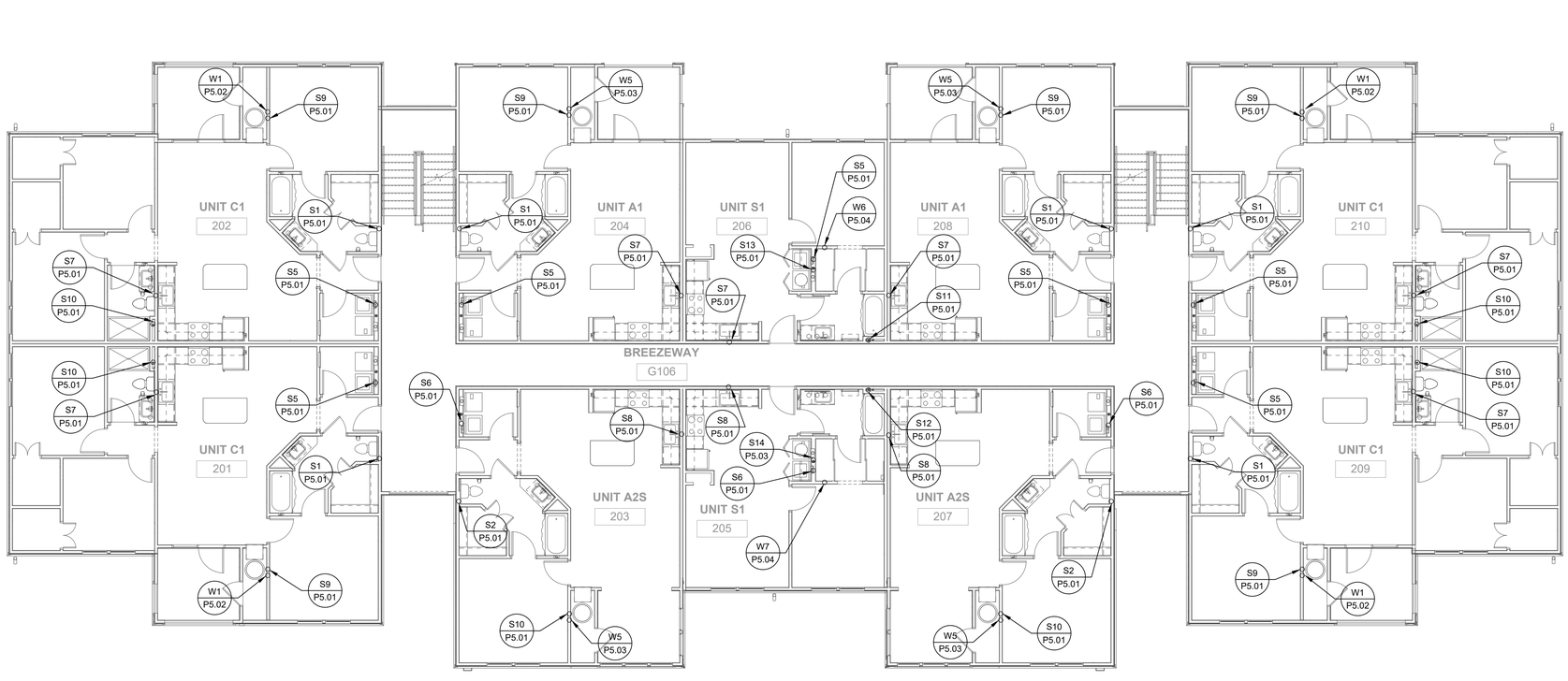

1 P2.06 **BUILDING TYPE 2 - 2ND LEVEL - PLUMBING**
1/8" = 1'-0"

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BUILDING TYPE 2 - 2ND LEVEL - PLUMBING

P2.06

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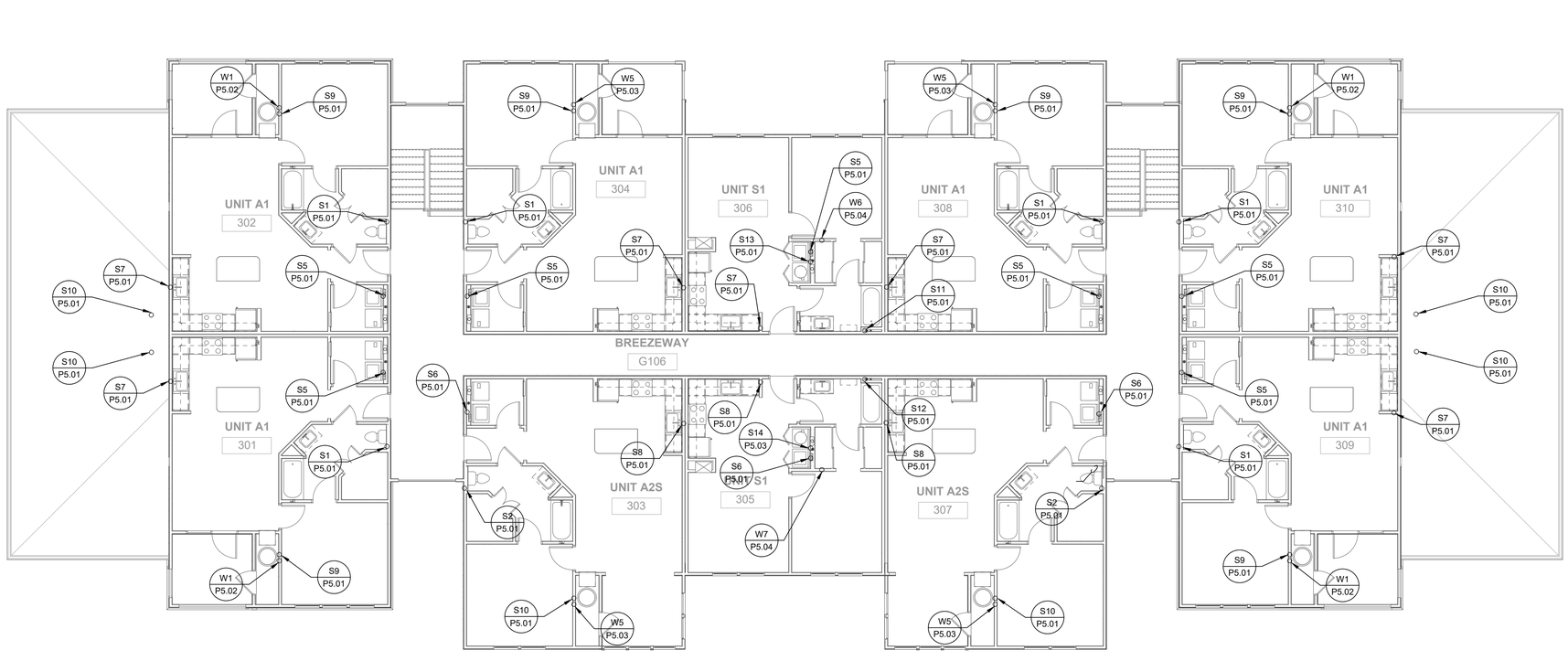

1 P2.07 **BUILDING TYPE 2 - 3RD LEVEL - PLUMBING**
1/8" = 1'-0"

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BUILDING TYPE 2 - 3RD LEVEL - PLUMBING

P2.07

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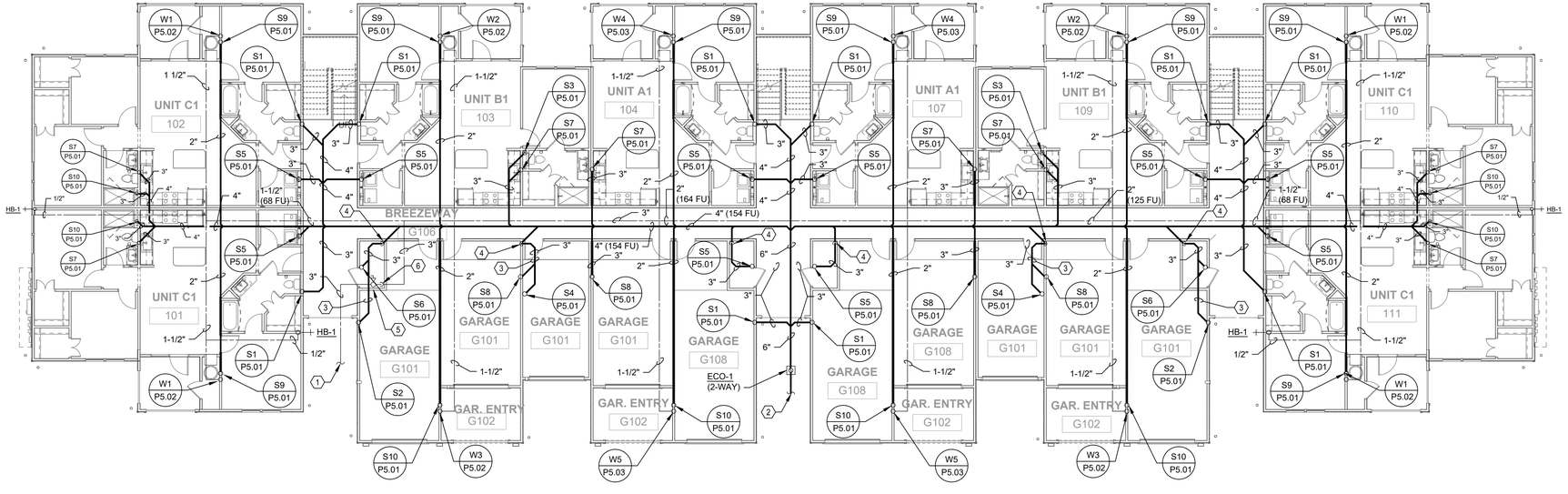

1 P2.09 **BUILDING TYPE 3 - GROUND LEVEL - PLUMBING**
3/32" = 1'-0"

REFERENCE NOTES

1. 3" DOMESTIC WATER SERVICE. PROVIDE BALL VALVE IN VALVE BOX. FOR CONTINUATION REFER TO CIVIL DRAWINGS. (329.2 F.U. = 90 GPM.)
2. 6" SANITARY WASTE PIPING BELOW GRADE AT 5'-0" FROM BUILDING WALL. FOR CONTINUATION REFER TO CIVIL DRAWINGS (398 F.U. INVERT AT - 3'-0" B.F.F.)
3. SANITARY LINE ABOVE GARAGE CEILING.
4. SANITARY LINE DOWN TO BELOW SLAB.
5. COLD WATER UP FROM BELOW GRADE. PROVIDE BALL VALVE IN RISER.
6. COLD WATER PIPING DOWN TO BELOW GRADE.

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BUILDING TYPE 3 - GROUND LEVEL - PLUMBING

P2.09

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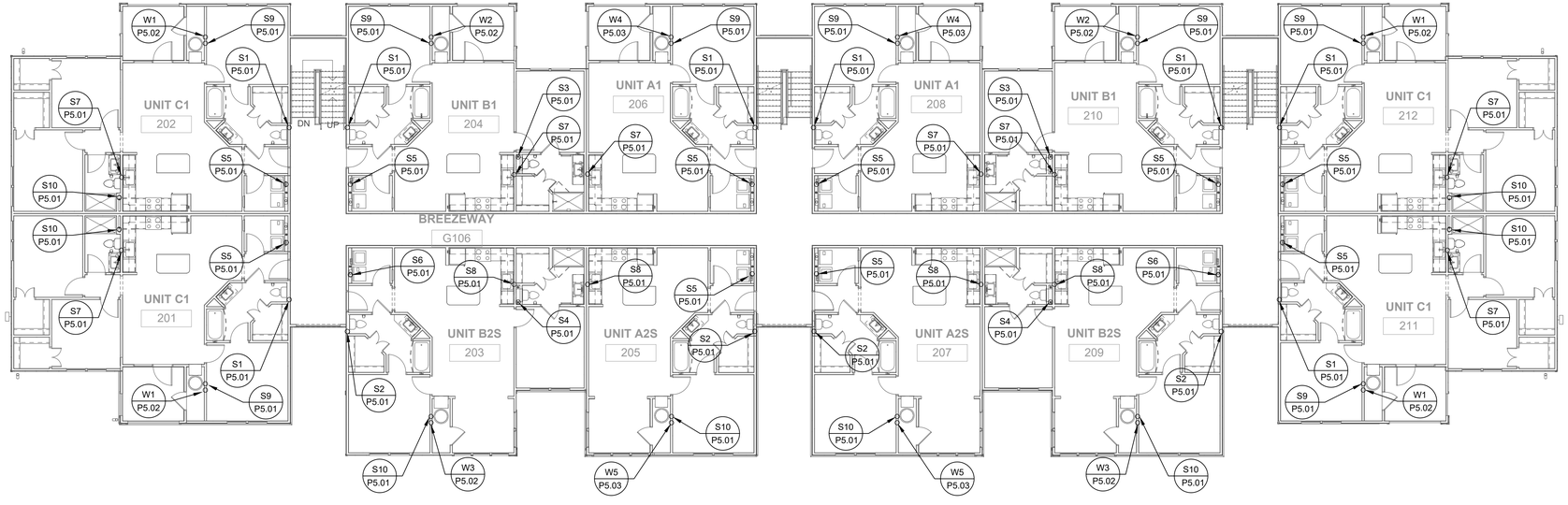

1 P2.10 **BUILDING TYPE 3 - 2ND LEVEL - PLUMBING**
3/32" = 1'-0"

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BUILDING TYPE 3 - 2ND LEVEL - PLUMBING

P2.10

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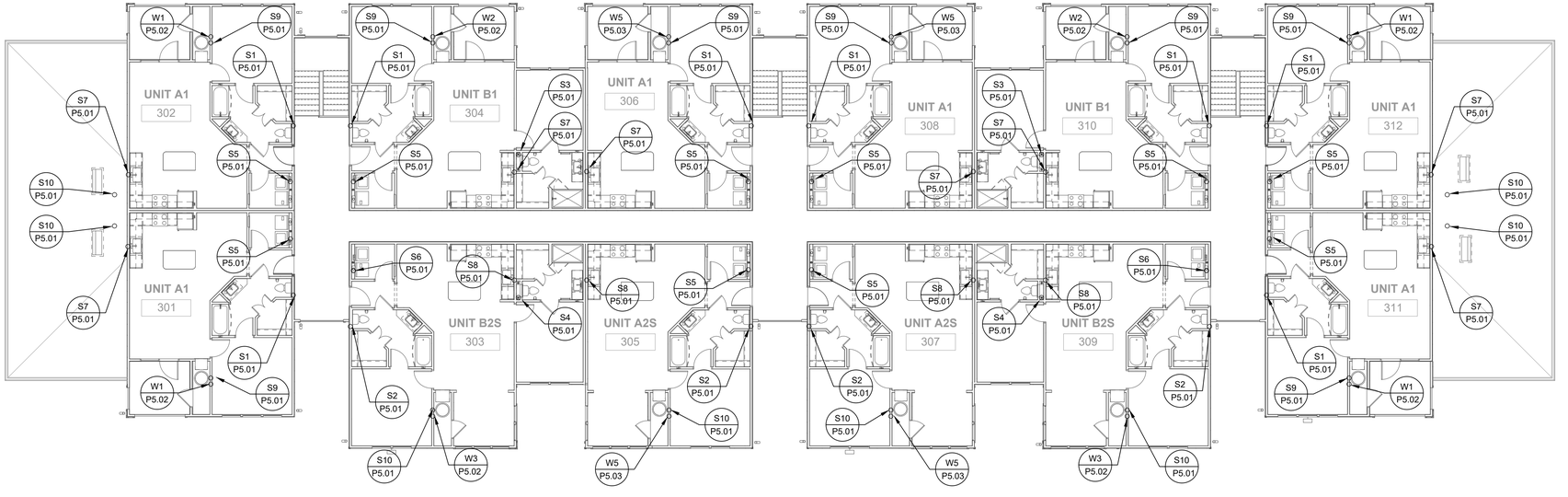

1 P2.11 **BUILDING TYPE 3 - 3RD LEVEL - PLUMBING**
3/32" = 1'-0"

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BUILDING TYPE 3 - 3RD LEVEL - PLUMBING

P2.11

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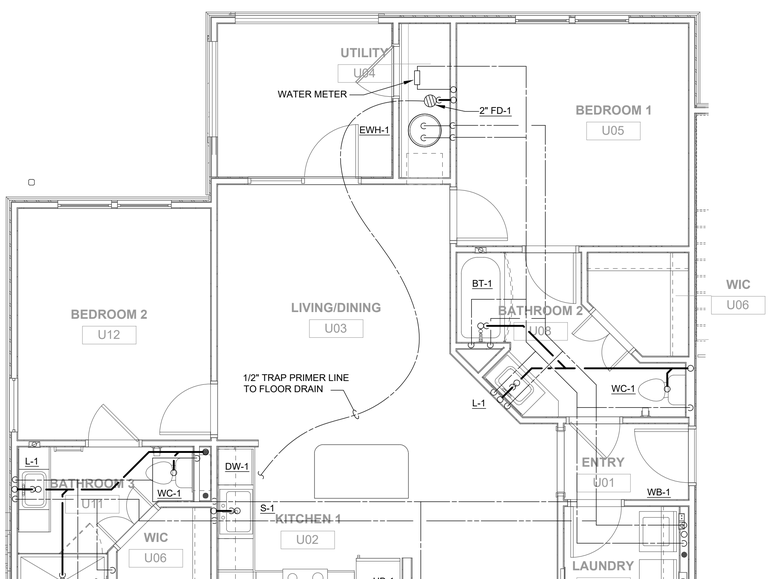
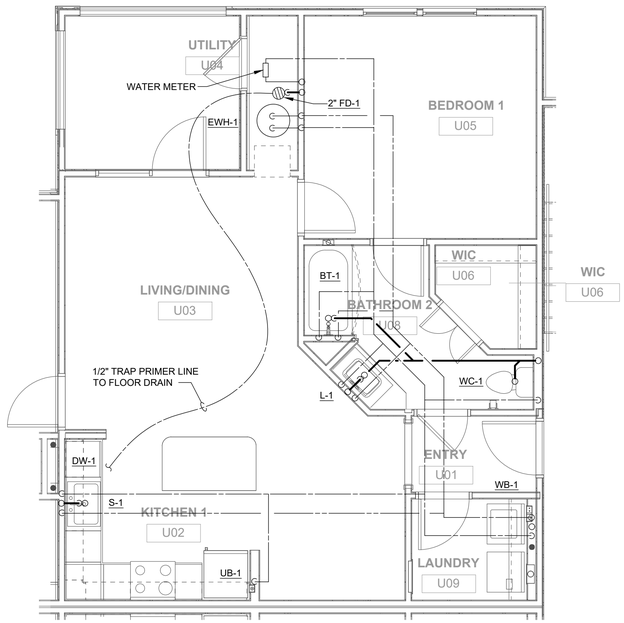


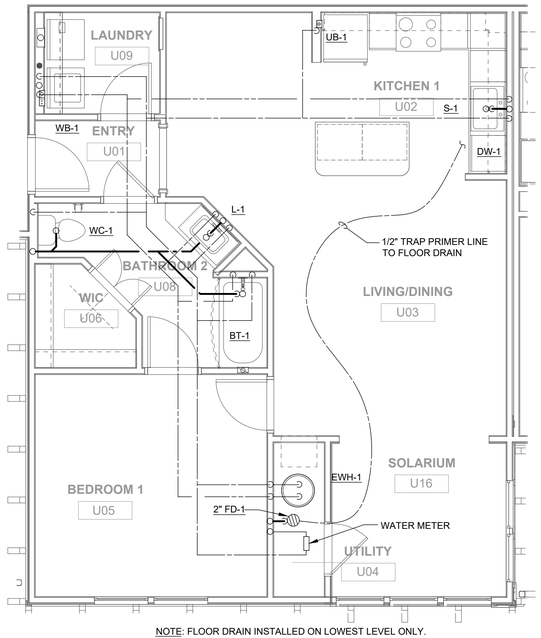
NOTE: FLOOR DRAIN INSTALLED ON LOWEST LEVEL ONLY.

4 P3.01 **UNIT B1 FLOOR PLAN - PLUMBING**
1/4" = 1'-0"



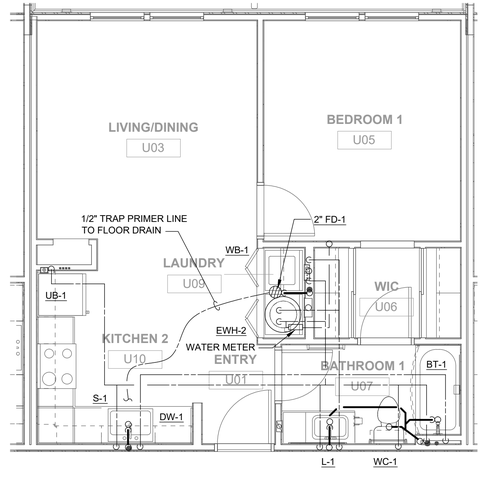
NOTE: FLOOR DRAIN INSTALLED ON LOWEST LEVEL ONLY.

2 P3.01 **UNIT A1 FLOOR PLAN - PLUMBING**
1/4" = 1'-0"



NOTE: FLOOR DRAIN INSTALLED ON LOWEST LEVEL ONLY.

3 P3.01 **UNIT A2S FLOOR PLAN - PLUMBING**
1/4" = 1'-0"



NOTE: FLOOR DRAIN INSTALLED ON LOWEST LEVEL ONLY.

1 P3.01 **UNIT S1 FLOOR PLAN - PLUMBING**
1/4" = 1'-0"

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UNIT PLANS - PLUMBING

P3.01

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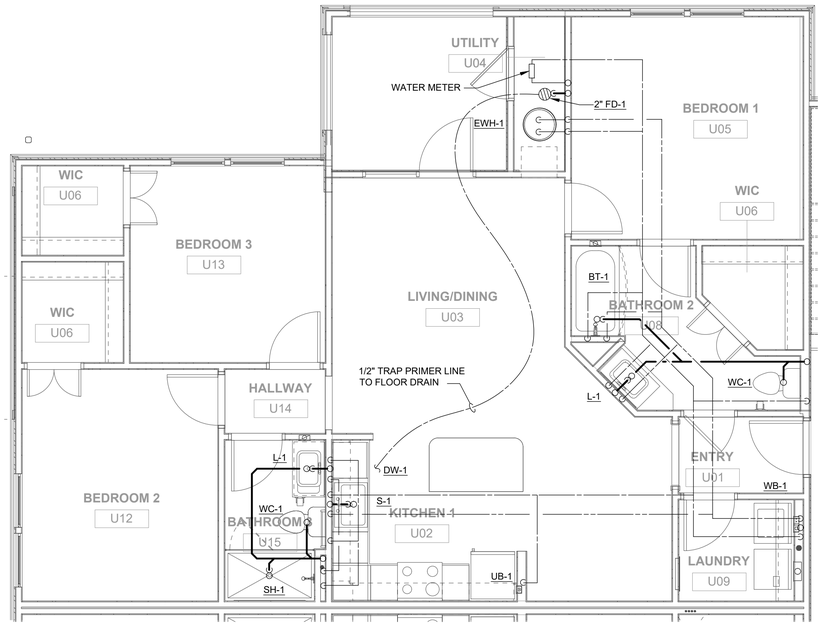
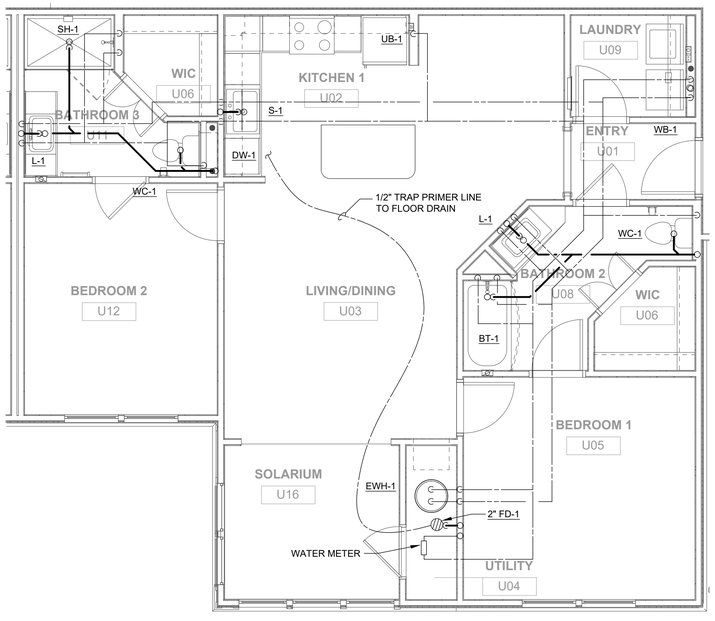


NOTE: FLOOR DRAIN INSTALLED ON LOWEST LEVEL ONLY.

2 P3.02 **UNIT C1 FLOOR PLAN - PLUMBING**
1/4" = 1'-0"



NOTE: FLOOR DRAIN INSTALLED ON LOWEST LEVEL ONLY.

1 P3.02 **UNIT B2S FLOOR PLAN - PLUMBING**
1/4" = 1'-0"

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UNIT PLANS - PLUMBING

P3.02

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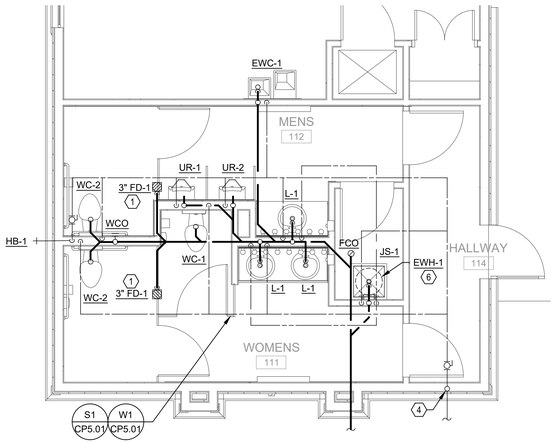
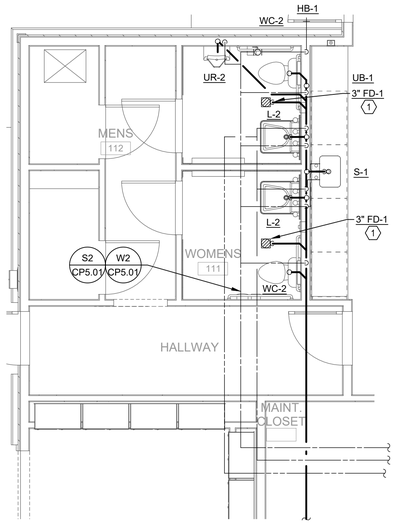
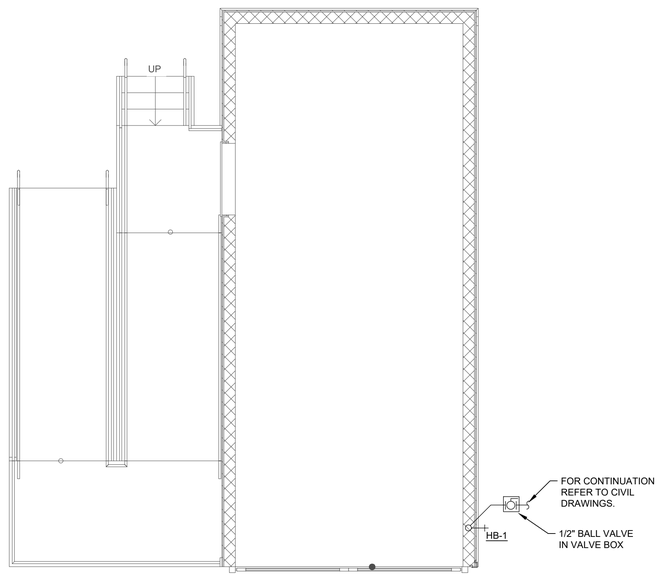


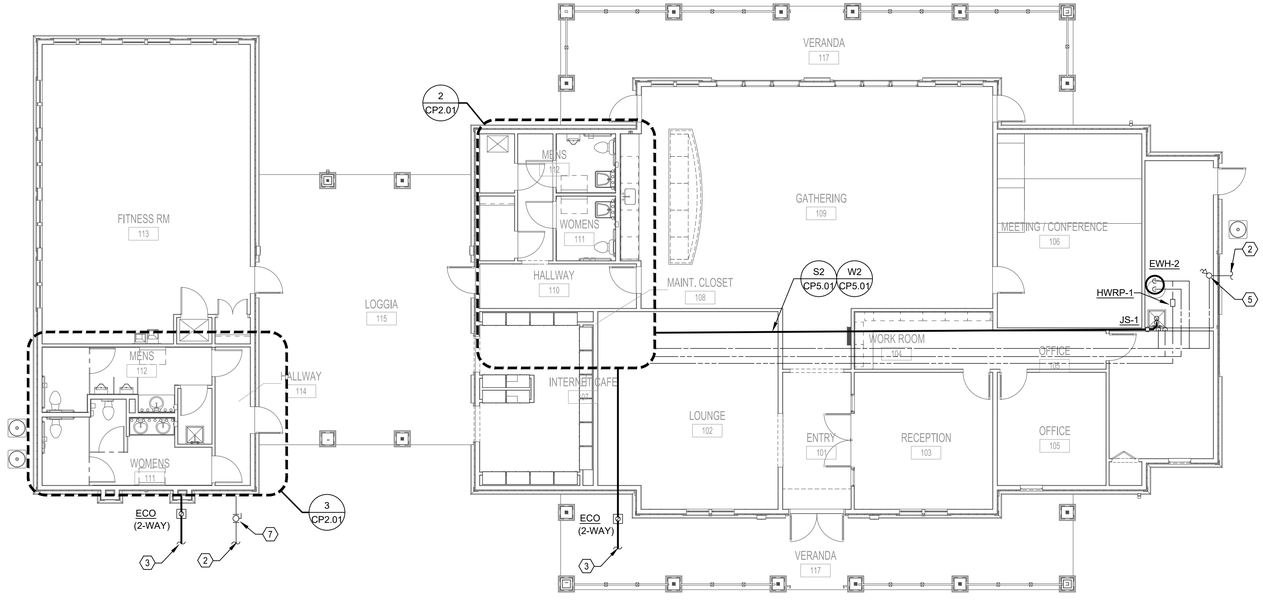
3 CP2.01 **ENLARGED FITNESS RESTROOMS - PLUMBING**
1/4"=1'-0"



2 CP2.01 **ENLARGED RESTROOMS/INTERNET CAFE - PLUMBING**
1/4"=1'-0"



4 CP2.01 **TRASH ENCLOSURE - PLUMBING**
1/4"=1'-0"



1 CP2.01 **CLUBHOUSE FLOOR PLAN - PLUMBING**
1/8"=1'-0"

REFERENCE NOTES

1. PROVIDE FLOOR DRAIN WITH WATERLESS IN-LINE DRAIN TRAP SEAL CONFORMING TO ASSE 1072.
2. 2" DOMESTIC WATER SERVICE. FOR CONTINUATION REFER TO CIVIL DRAWINGS.
3. 4" SANITARY WASTE PIPING BELOW GRADE AT 5'-0" FROM BUILDING WALL. FOR CONTINUATION REFER TO CIVIL DRAWINGS. INVERT AT -2'-0" BFF.
4. 2" DOMESTIC WATER UP FROM BELOW GRADE TO ABOVE CEILING.
5. 2" DOMESTIC WATER UP FROM BELOW GRADE TO ABOVE CEILING. PROVIDE BALL VALVE IN RISER AT 4'-0" AFF.
6. MOUNT THE WATER HEATER ON A SHELF ABOVE THE JANITOR SINK.
7. BALL VALVE IN VALVE BOX.

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ANCILLARY BUILDINGS - PLUMBING

CP2.01

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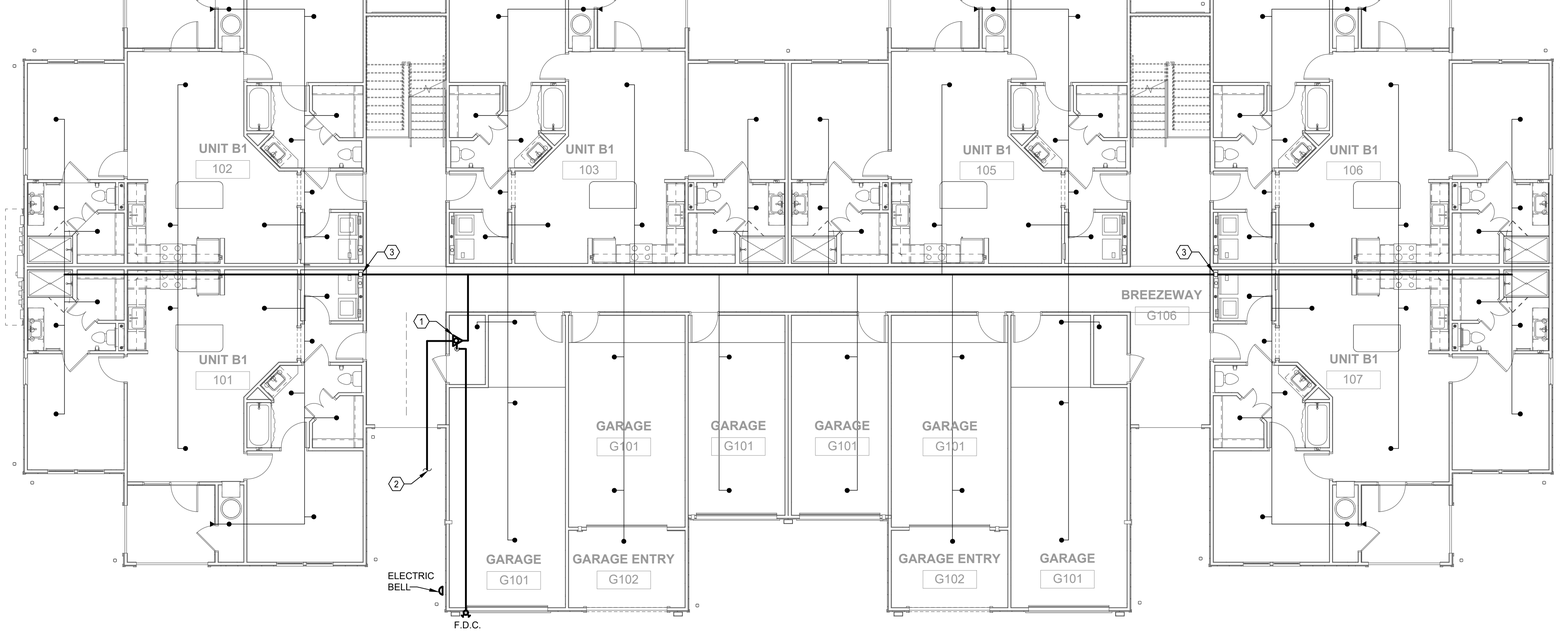

1 FP2.01 **BUILDING TYPE 1 - GROUND LEVEL - FIRE PROTECTION**
1/8" = 1'-0"

REFERENCE NOTES

1. 3" FIRE RISER. SEE DETAIL.
2. FOR CONTINUATION, REFER TO CIVIL DRAWINGS.
3. FIRE LINE UP TO FLOOR ABOVE.

GENERAL NOTES

1. SPRINKLER HEADS SHALL NOT BE REQUIRED IN CORRIDORS, AND STAIRS THAT ARE OPEN AND ATTACHED.

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BUILDING TYPE 1 - GROUND LEVEL - FIRE PROTECTION

FP2.01

PLOTTED: 12/5/2019
8:33:23 AM

1 FP2.02 **BUILDING TYPE 1 - 2ND LEVEL - FIRE PROTECTION**
1/8" = 1'-0"

REFERENCE NOTES

(1) FIRE LINE UP FROM BELOW.

GENERAL NOTES

1. SPRINKLER HEADS SHALL NOT BE REQUIRED IN CORRIDORS, AND STAIRS THAT ARE OPEN AND ATTACHED.

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BUILDING TYPE 1 - 2ND LEVEL - FIRE PROTECTION

FP2.02

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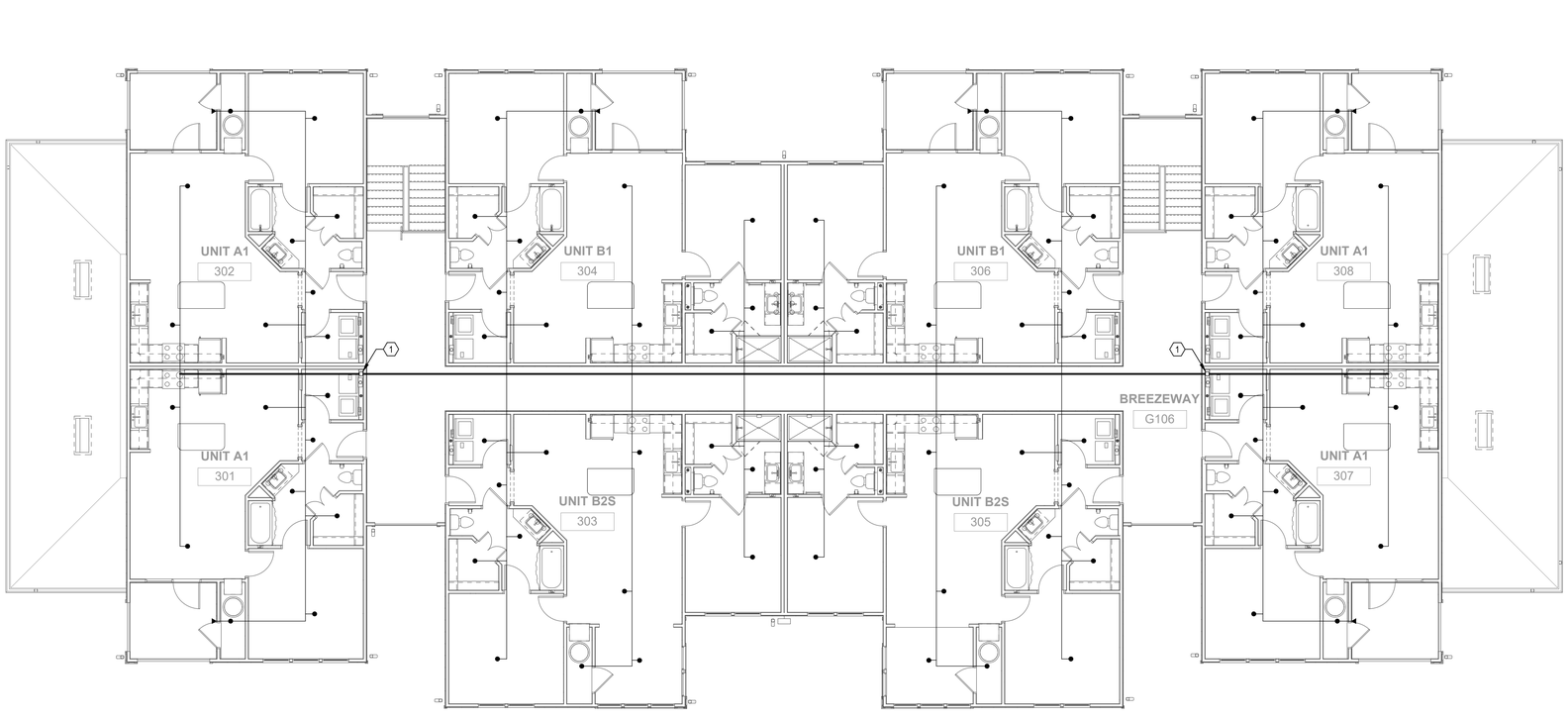

1 FP2.03 **BUILDING TYPE 1 - 3RD LEVEL - FIRE PROTECTION**
1/8" = 1'-0"

REFERENCE NOTES

1. FIRE LINE UP FROM BELOW.

GENERAL NOTES

1. SPRINKLER HEADS SHALL NOT BE REQUIRED IN CORRIDORS, AND STAIRS THAT ARE OPEN AND ATTACHED.

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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BUILDING TYPE 1 - 3RD LEVEL - FIRE PROTECTION

FP2.03

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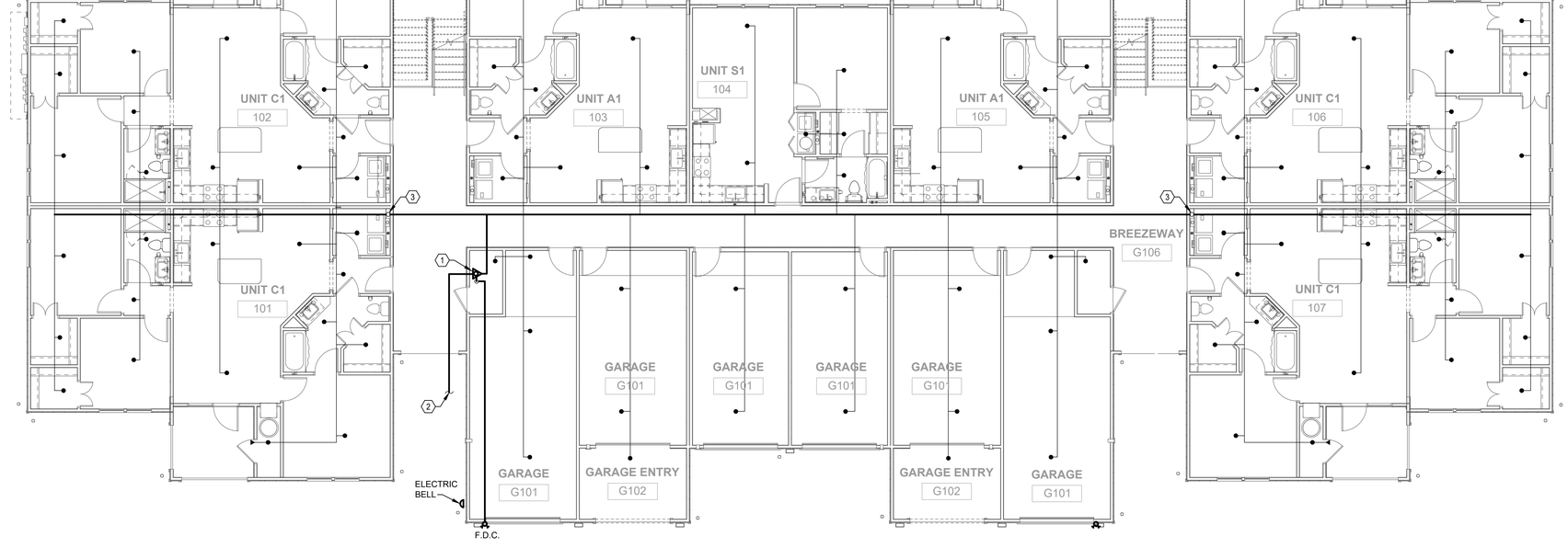

1 FP2.05 **BUILDING TYPE 2 - GROUND LEVEL - FIRE PROTECTION**
1/8" = 1'-0"

REFERENCE NOTES

1. 3" FIRE RISER. SEE DETAIL.
2. FOR CONTINUATION, REFER TO CIVIL DRAWINGS.
3. FIRE LINE UP TO FLOOR ABOVE.

GENERAL NOTES

1. SPRINKLER HEADS SHALL NOT BE REQUIRED IN CORRIDORS, AND STAIRS THAT ARE OPEN AND ATTACHED.

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

No.	Date	Description

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BUILDING TYPE 2 - GROUND LEVEL - FIRE PROTECTION

FP2.05

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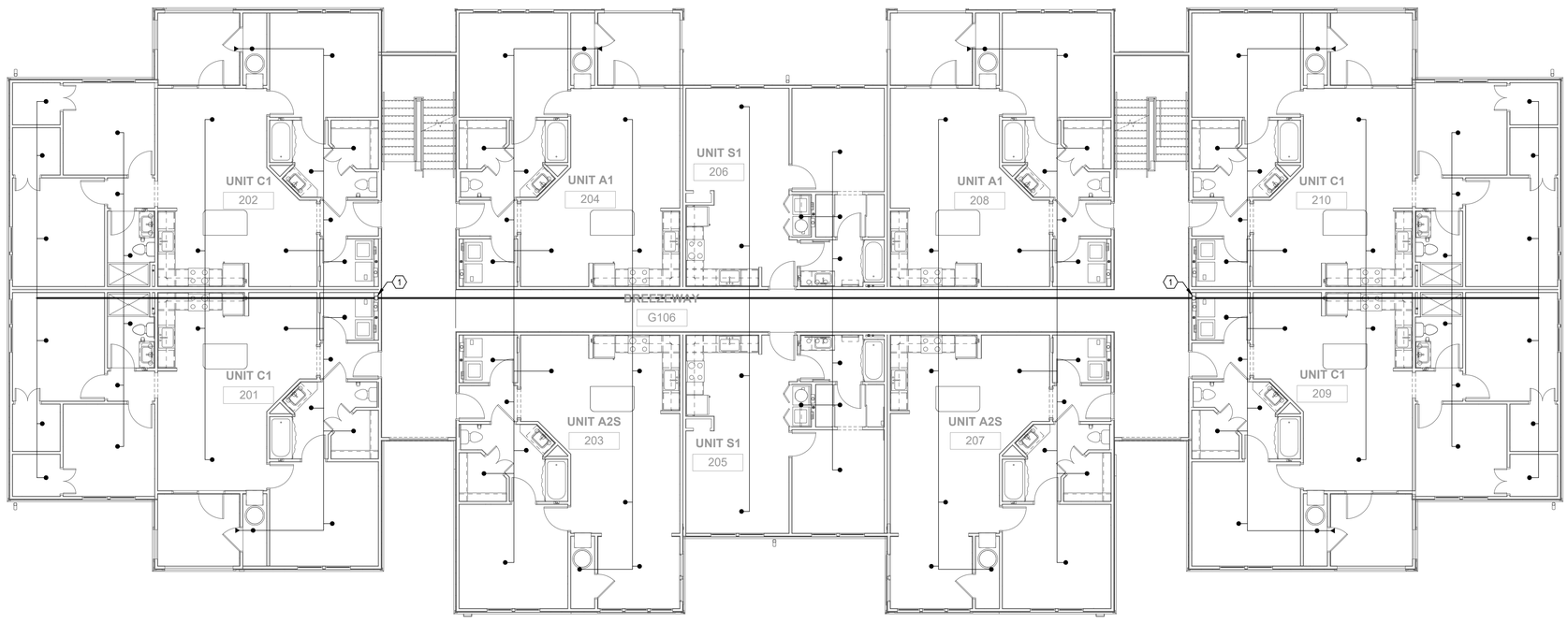

1 FP2.06 **BUILDING TYPE 2 - 2ND LEVEL - FIRE PROTECTION**
1/8" = 1'-0"

REFERENCE NOTES

1. FIRE LINE UP FROM BELOW.

GENERAL NOTES

1. SPRINKLER HEADS SHALL NOT BE REQUIRED IN CORRIDORS, AND STAIRS THAT ARE OPEN AND ATTACHED.

PERMIT REVIEW STAMP

ISSUE HISTORY

No.	Date	Description
1	11/22/19	SCHEMATIC DESIGN
2	12/06/19	DESIGN DEVELOPMENT

REVISION HISTORY

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BUILDING TYPE 2 - 2ND LEVEL - FIRE PROTECTION

FP2.06

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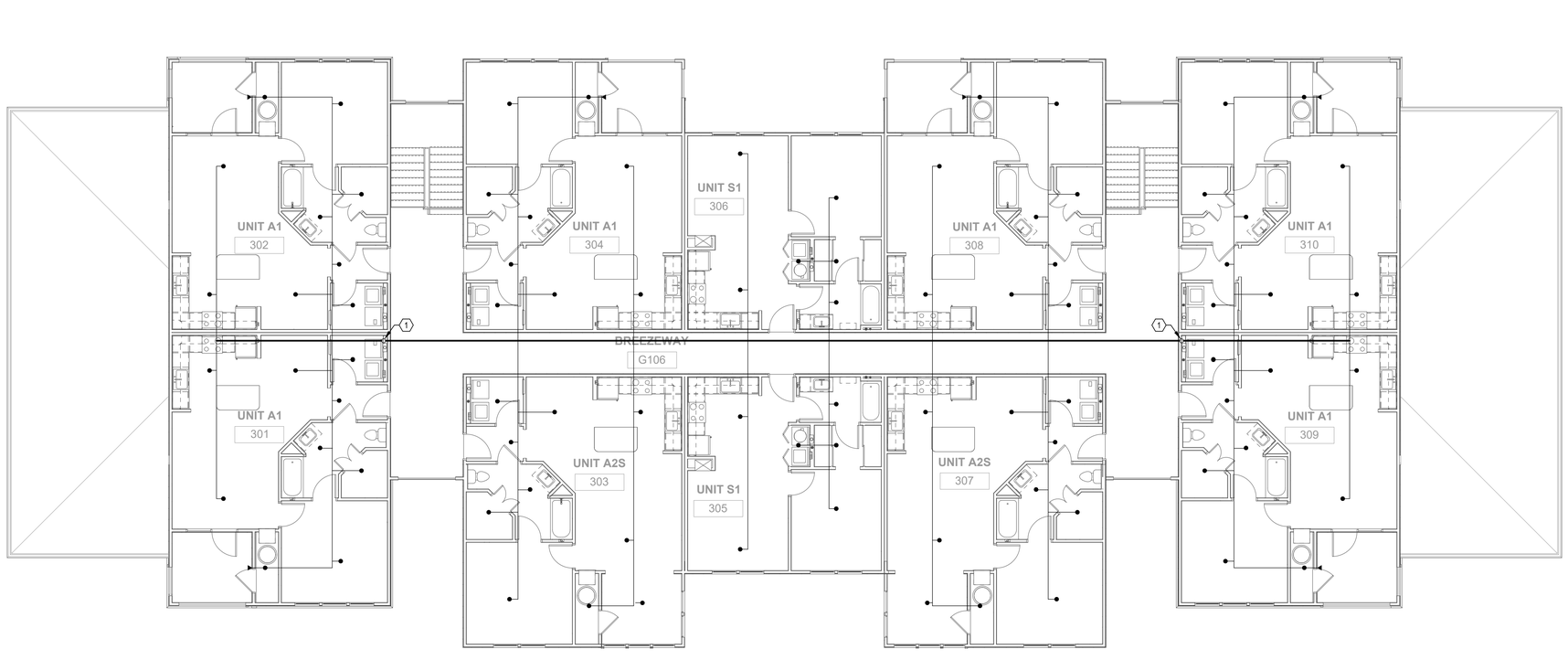

1 FP2.07 **BUILDING TYPE 2 - 3RD LEVEL - FIRE PROTECTION**
1/8" = 1'-0"

REFERENCE NOTES

1. FIRE LINE UP FROM BELOW.

GENERAL NOTES

1. SPRINKLER HEADS SHALL NOT BE REQUIRED IN CORRIDORS, AND STAIRS THAT ARE OPEN AND ATTACHED.

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ISSUE HISTORY

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BUILDING TYPE 2 - 3RD LEVEL - FIRE PROTECTION

FP2.07

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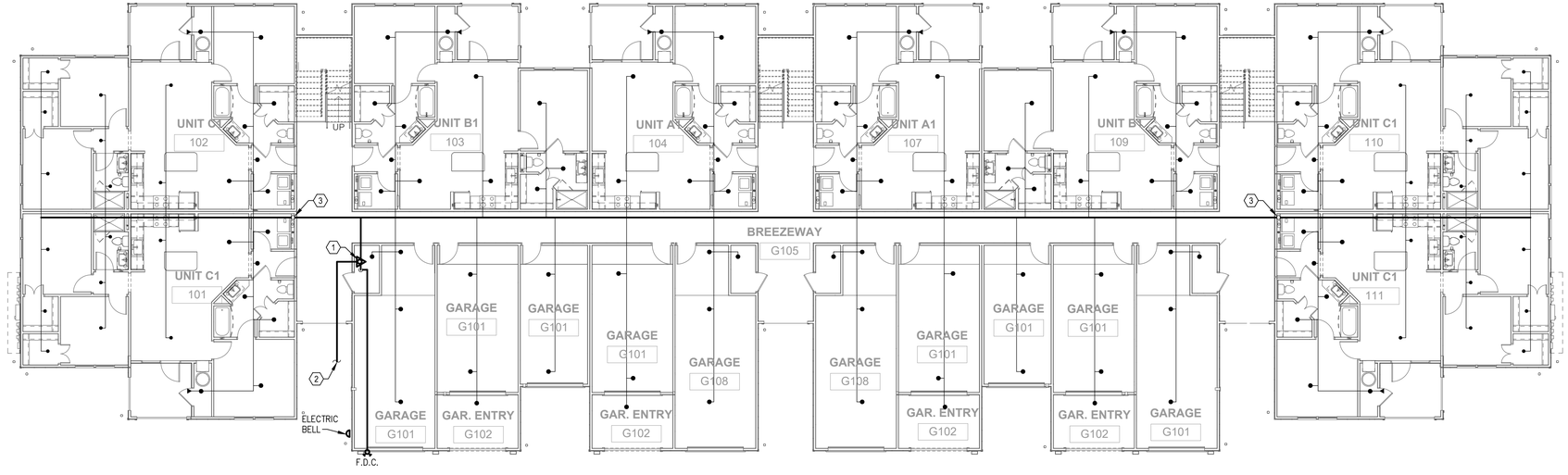

1 FP2.09 **BUILDING TYPE 3 - GROUND LEVEL - FIRE PROTECTION**
3/32" = 1'-0"

REFERENCE NOTES

1. 3" FIRE RISER. SEE DETAIL.
2. FOR CONTINUATION, REFER TO CIVIL DRAWINGS.
3. FIRE LINE UP TO FLOOR ABOVE.

GENERAL NOTES

1. SPRINKLER HEADS SHALL NOT BE REQUIRED IN CORRIDORS, AND STAIRS THAT ARE OPEN AND ATTACHED.

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ISSUE HISTORY

No.	Date	Description
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2	12/06/19	DESIGN DEVELOPMENT

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BUILDING TYPE 3 - GROUND LEVEL - FIRE PROTECTION

FP2.09

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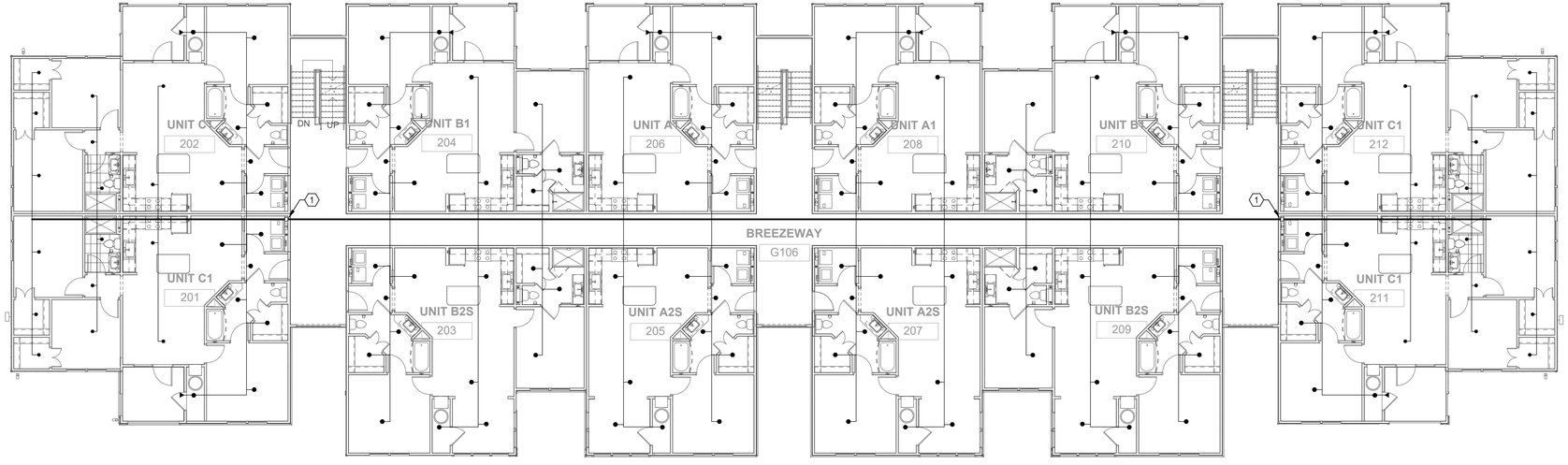

1 FP2.10 **BUILDING TYPE 3 - 2ND LEVEL - FIRE PROTECTION**
3/32" = 1'-0"

REFERENCE NOTES

1. FIRE LINE UP FROM BELOW.

GENERAL NOTES

1. SPRINKLER HEADS SHALL NOT BE REQUIRED IN CORRIDORS, AND STAIRS THAT ARE OPEN AND ATTACHED.

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ISSUE HISTORY

No.	Date	Description
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Project #:	5592

BUILDING TYPE 3 - 2ND LEVEL - FIRE PROTECTION

FP2.10

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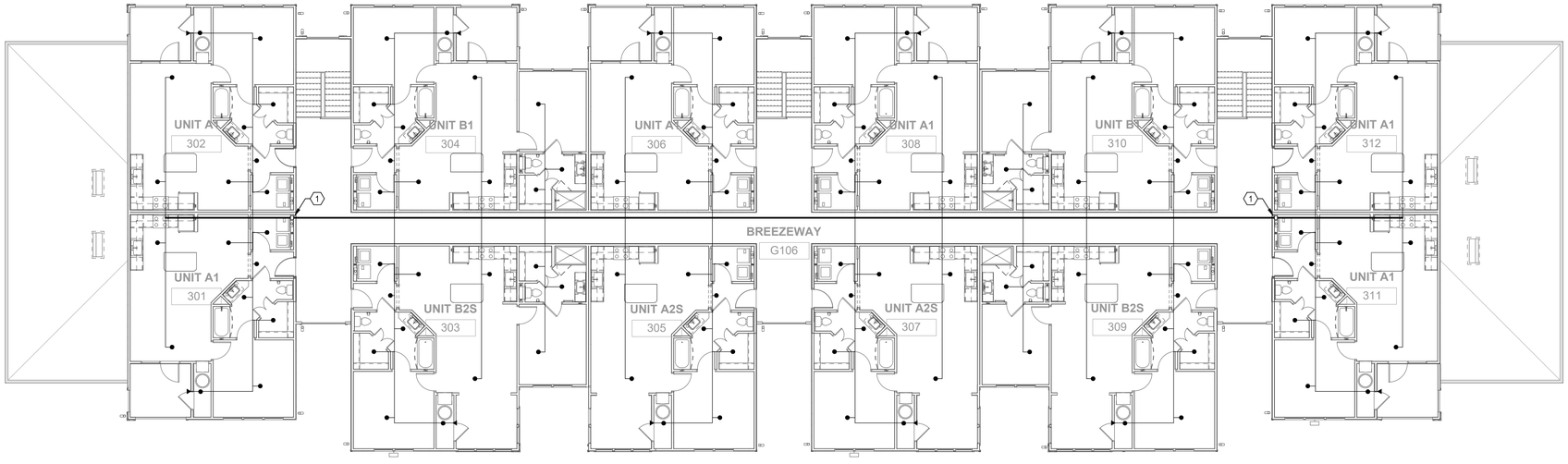

1 FP2.11 **BUILDING TYPE 3 - 3RD LEVEL - FIRE PROTECTION**
3/32" = 1'-0"

REFERENCE NOTES

1. FIRE LINE UP FROM BELOW.

GENERAL NOTES

1. SPRINKLER HEADS SHALL NOT BE REQUIRED IN CORRIDORS, AND STAIRS THAT ARE OPEN AND ATTACHED.

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ISSUE HISTORY

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BUILDING TYPE 3 - 3RD LEVEL - FIRE PROTECTION

FP2.11

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