



1 BUILDING TYPE I (AAAA) - 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING TYPE I (AAAA)	
LIVING AREA PER FLOOR (GROSS)	
FIRST FLOOR	6,656 SF.
SECOND FLOOR	6,656 SF.
TOTAL BUILDING	13,312 SF.
TOTAL GROSS AREA PER FLOOR (LIVING, BREEZEWAY, CLUB AREA)	
FIRST FLOOR	7,654 SF.
SECOND FLOOR	7,654 SF.
TOTAL BUILDING	15,308 SF.

GENERAL NOTES

- 1 CONFIRM ALL FINISH GRADE, FINISH FLOOR PORCH, STEP AND SIDEWALK REQUIREMENTS WITH APPROVED SITE ENGINEERING.
- 2 PROVIDE CONTINUOUS VENTED SOFFIT AT ALL OVERHANGS.
- 3 VERIFY SIZE AND SPACING OF INTERIOR AND EXTERIOR LOAD BEARING PARTITIONS WITH STRUCTURAL DRAWINGS.
- 4 REFER TO SITE WORK DRAWINGS FOR SIDEWALK LOCATIONS.
- 5 VERIFY LOCATION OF FIRE RISER AND FACP CLOSETS WITH FIRE PROTECTION, PLUMBING AND FIRE ALARM DRAWINGS.
- 6 PROVIDE INSPECTOR TEST VALVE ACCESS PANEL AS REQUIRED FOR SPRINKLER SYSTEM.
- 7 SEE STRUCTURAL DRAWINGS FOR SLOPED FLOOR SLAB ELEVATIONS, TYPICAL ALL 1ST FLOOR BREEZEWAYS.
- 8 PROVIDE 22"x36" ONE HOUR ATTIC ACCESS AT TOP FLOOR UNITS ONLY.
- 9 DISTANCE BETWEEN EXIT STAIRS ARE EXEMPT FROM 1/2 OF THE LENGTH OF THE MAXIMUM OVERALL DIMENSION OF THE AREA TO BE SERVED ACCORDING TO FBC 2007 1015.2.1 EXEMPTION #3.
- 10 ALL INTERIOR AND EXTERIOR WALL INSULATION TO BE NON-FACED.
- 11 PROVIDE 2x6 FURRED OUT WALL ON GROUND FLOOR AT METER PANEL LOCATIONS FOR INSTALLATION OF CONDUIT. COORDINATE LOCATION OF METER PANELS WITH SITE ELECTRICAL.
- 12 INTERIOR AND EXTERIOR LOAD BEARING PARTITIONS AND STRUCTURAL MEMBERS THAT SUPPORT ONE OR MORE FLOORS AND ROOF, OR SUPPORT A RATED ASSEMBLY, SHALL BE FIRE BLOCKED AT OPENINGS AND HAVE A FIRE RESISTANCE RATING NOT LESS THAN THE ASSEMBLY BEING SUPPORTED, AND NOT LESS THAN ONE HOUR.
- 13 CONDENSING UNIT, TYP. COORDINATE LOCATION WITH MECHANICAL DRAWINGS. MAINTAIN 3'-0" CLEAR AT DISCONNECTS PER NEC. COORDINATE CLEARANCE REQUIREMENTS AT GAS METERS WITH PLUMBING DRAWINGS AND UTILITY PROVIDERS REQUIREMENTS.
- 14 LEAVE A 22"x36" OPENING IN MAIN ROOF SHEATHING FOR VENTILATION IN OVERBUILD AREAS.
- 15 PROPER NAILING SCHEDULE MUST BE USED TO EACH FIRE ASSEMBLY. SEE SHEET A101, A102, AND A103.
- 16 INSTALL SHEARWALL PLYWOOD SHEATHING PRIOR TO GYPSUM BOARD SHEATHING REQUIRED FOR THE FIRE RATED ASSEMBLIES.
- 17 PAINT ALL ROOF VENT AND STACK PENETRATIONS TO MATCH ROOF SHINGLES.
- 18 NO STORAGE IN ATTIC AREAS PERMITTED.
- 19 ALL ROOF COVERINGS TO MEET REQUIREMENTS OF FBC 2007 SEC. 1507.2 FOR ASPHALT SHINGLES.
- 20 PROVIDE 5" DEEP, K-STYLE GUTTERS WITH 3"x4" DOWNSPOUTS, TYPICAL AT AREAS DEPICTED ON ROOF PLANS AND BUILDING ELEVATIONS. CONTRACTOR TO PROVIDE SHOP DRAWINGS, SHOWING DOWNSPOUT SPACING PER CODE FOR ARCHITECT'S AND OWNER'S APPROVAL. COORDINATE WITH CIVIL AND LANDSCAPE DRAWINGS FOR LOCATIONS THAT DOWNSPOUTS TIE INTO UNDERGROUND STORM COLLECTION SYSTEM. ALL OTHER DOWNSPOUTS SHALL BE PROVIDED WITH A SPLASH BLOCK AT BASE.
- 21 PROVIDE DAMPERED VENTILATION LOUVERS IN 3RD FLOOR BREEZEWAY CEILINGS, AT BOTH ENDS OF BREEZEWAY TO PROVIDE LOW ATTIC VENTILATION AT BREEZEWAY LOCATIONS. LOUVERS TO HAVE 1 SF. FREE AREA, MINIMUM.
- 22 COMBUSTION AIR VENT FOR GAS WATER HEATER, TYP. OFFSET IN ATTIC SPACE TO MAINTAIN A MINIMUM OF 1'-0" FROM ALL RIDGES, HIP AND VALLEYS.
- 23 100% OF ALL GROUND FLOOR UNITS TO BE H.C. ADAPTABLE, AND ALL OPENINGS IN THESE UNITS SHALL BE 32" CLEAR PER THE REQUIREMENTS OF THE FAIR HOUSING ACT.
- 24 CONTRACTOR SHALL ENSURE THAT ALL PENETRATIONS TO THE ROOF DECK, INCLUDING VENTS, AND STACK PENETRATIONS MAINTAIN A MINIMUM DISTANCE OF 1'-6" FROM ALL VALLEYS, HIP, AND RIDGE LOCATIONS. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN.
- 25 KEEP OFF RIDGE MINIMUM 1'-6" AWAY FROM HIP AND VALLEYS, INCLUDING ALL MEP ROOF PENETRATIONS.

REVISIONS
MASTER CONCEPT PLAN 04-01-15

SLOCUM PLATTS ARCHITECTS, P.A.

RANDALL J. SLOCUM AR 13360 WILLIAM F. PLATTS AR 13262
670 NORTH ORLANDO AVENUE, SUITE 1001 WINTERLAND, FL 32791
TEL: (407) 945-3071 FAX: (407) 945-2771
WWW.SLOCUMPLATTS.COM

WILLIAM F. PLATTS AR0362

BUILDING TYPE I (AAAA) - 1ST FLOOR PLAN

ARBOR GLEN

FLORIDA

FORT MYERS

DRAWN	CAD
CHECKED	UFP
DATE	04-01-15
SCALE	AS NOTED
JOB NO.	14-023
SHEET	

A2.1a