SR-82

BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

APARTMENT BUILDINGS
BUILDINGS # 1, 2, 3, 4, 5

PROJECT TEAM INFORMATION:

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MILHAUS

MILHAUS

SR-82
BLDG 1 - 7691 NATIVE LANE
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BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

COVER SHEET

SHEET NUMBER:
RG000

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RG012	PROJECT GENERAL NOTES		
RG013	LEGENDS (ALL TYPES)		
RG015	ADA ACCESSIBILITY GUIDELINES		
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MILHAUS

SR-82
BLDG 1 - 7691 NATIVE LANE
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BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

SHEET INDEX

SHEET NUMBER:
RG001

BUILDING CODE SUMMARY - RESIDENTIAL BUILDINGS

1. PROJECT INFORMATION

PROJECT NAME:	**MILHAUS SR-82**
LOCATION:	**FT. MYERS, FLORIDA**
AHJ:	**CITY OF FT. MYERS**
OWNER:	**MILHAUS**

2. APPLICABLE CODES

THE SCOPE OF WORK OUTLINED IN THIS DRAWING PACKAGE WAS DESIGNED IN COMPLIANCE WITH THE FOLLOWING CODES:

ACCESSIBILITY	**2010 ADA Standards for Accessible Design**	
BUILDING	**2020 FLORIDA BUILDING CODE**	**WITH LOCAL AMENDMENTS**
ELECTRICAL	**2020 NATIONAL ELECTRICAL CODE**	**WITH LOCAL AMENDMENTS**
ENERGY	**2020 FLORIDA ENERGY CODE**	**WITH LOCAL AMENDMENTS**
FIRE	**2020 FLORIDA FIRE CODE**	**WITH LOCAL AMENDMENTS**
	NFPA 101	**---**
FUEL GAS	**2020 FLORIDA FUEL GAS CODE**	**WITH LOCAL AMENDMENTS**
MECHANICAL	**2020 FLORIDA MECHANICAL CODE**	**WITH LOCAL AMENDMENTS**
PLUMBING	**2020 FLORIDA PLUMBING CODE**	**WITH LOCAL AMENDMENTS**

CODE CHECK BY:	PROJECT MANAGER:	DOCUMENT PHASE:	DATE:
	J. PREST	**SCHEMATIC DESIGN**	**22.05.31**
	D. CALUGAREANU	**DESIGN DEVELOPMENT**	**22.09.08**
	---	**---**	**---**

3. USE AND OCCUPANCY CLASSIFICATION (CHAPTER 3)

A.	**CLASSIFICATION OF OCCUPANCIES**			**SECTION 302.1**
	PRIMARY USE:	**GROUP R-2**	**RESIDENTIAL**	**SECTION 310.4**
	ADDITIONAL:	**GROUP S-2**	**LOW-HAZARD STORAGE**	**SECTION 311.3**
	ADDITIONAL:			
B.	**INCIDENTAL USE AREAS**			**SECTION 508.2.5**
	AREA	**REQUIRED**	**PROVIDED**	
	---	**---**	**---**	
	---	**---**	**---**	
	---	**---**	**---**	

**PROVIDE AN AUTOMATIC FIRE-EXTINGUISHING SYSTEM. WHERE NO FIRE BARRIER IS REQUIRED, THE INCIDENTAL USE AREA SHALL BE SEPARATED BY CONSTRUCTION CAPABLE OF RESISTING THE PASSAGE OF SMOKE. DOORS SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING UPON DETECTION OF SMOKE. DOORS SHALL NOT HAVE AIR TRANSFER OPENINGS AND SHALL NOT BE UNDERCUT IN EXCESS OF THE CLEARANCE PERMITTED IN ACCORDANCE WITH NFPA 80.*

C.	**ACCESSORY USE AREAS**	**SECTION 508.2**
	BUSINESS & STORAGE	**---**
D.	**MIXED OCCUPANCY**	**SECTION 508.3.3**
	NON-SEPARATED	**---**

4. BUILDING DATA | AREA LIMITATIONS & CONSTRUCTION TYPES (CHAPTER 5)

A.	**PROPOSED CONSTRUCTION TYPE**			**CHAPTER 5**
	TYPE V-A (GROUP R-2)			
	SPRINKLERED BUILDING	**YES**		**NFPA 13R (903.3.1.2)**
B.	**ALLOWABLE HEIGHT AND BUILDING AREAS**			**TABLE 503**
	1.	**ALLOWABLE HEIGHT**	**60' / 4 STORY**	TABLE 503/ 903.3.1.2
	2.	**ALLOWABLE AREA**	**12,000 SF / FLOOR**	**TABLE 506.2**
	3.	**PROPOSED HEIGHT**	**55' 4" / 4 STORY**	
	4.	**PROPOSED AREA**	**18,881 SF / FLOOR**	
C.	**AREA MODIFICATIONS**			**TABLE 506**
	A. INCREASE DUE TO SPRINKLER PER STORY		**N/A**	
	B. INCREASE DUE TO FRONTAGE		**6,881 SF (Area factor increase .58 per 506.3.3)**	
	TOTAL ALLOWED AREA PER FLOOR AFTER MODIFICATION		**18,960 SF**	
D.	**AREA & HEIGHT SUMMARY**			
	HEIGHT (TO TOP OF ROOF)		**55' 4"**	
	STORY		**4 STORY**	

AREA OF PROPOSED BUILDING:		
---	**AREA (SF)**	**OCCUPANCY**
FIRST FLOOR	**18,881 SF**	**RESIDENTIAL, R-2**
SECOND FLOOR	**18,036 SF**	**RESIDENTIAL, R-2**
THIRD FLOOR	**18,036 SF**	**RESIDENTIAL, R-2**
FOURTH FLOOR	**18,036 SF**	**RESIDENTIAL, R-2**
TOTAL	**72,989 SF**	

5. FIRE RATED CONSTRUCTION REQUIREMENTS (CHAPTERS 6, 7 & 8)

A.	**STRUCTURAL MEMBER OR ELEMENT PROVIDED**		**TABLE 601**
			FIRE RESISTIVE TIME PERIOD
	1.	**STRUCTURAL FRAME:**	**1 HR**
	2.	**EXTERIOR BEARING WALL:**	**1 HR**
	3.	**INTERIOR BEARING WALL:**	**1 HR**
	4.	**EXTERIOR NON-BEARING WALL:**	
		(0' < 5' FIRE SEPARATION DISTANCE)	**1 HR**
		(5' < 10' FIRE SEPARATION DISTANCE)	**1 HR**
		(10' < 30' FIRE SEPARATION DISTANCE)	**1 HR**
		(OVER 30' FIRE SEPARATION DISTANCE)	**0 HR**
	5.	**FLOOR CONSTRUCTION:**	**1 HR**
	6.	**ROOF CONSTRUCTION:**	**1 HR**
	7.	**SHAFT ENCLOSURES:**	**2 HR**
	8.	**MECHANICAL ROOMS:**	**---**
	9.	**ELEVATOR EQUIPMENT ROOMS:**	**2 HR IF CONNECTED TO HOISTWAY, NR IF SEPARATED**
	10.	**DWELLING SEPARATION:**	**1 HR**

B.	**WALL OPENINGS**				**TABLE 705.8**
			OPENING PERMITTED % OF WALL		
	1.	**DISTANCE**	**UP, NS**	**UP, S**	**P**
		0' < 3'	**NP**	**NP**	**NP**
		>3'-5'	**NP**	**15%**	**15%**
		>5'-10'	**10%**	**25%**	**25%**
		>10'-15'	**15%**	**45%**	**45%**
		>15'-20'	**25%**	**75%**	**75%**
		>20'-25'	**45%**	**NL**	**NL**
		>25'-30'	**70%**	**NL**	**NL**
		>30'	**NL**	**NOT REQUIRED**	**NOT REQUIRED**
	UP = unprotected, S = sprinklered, NS = non-sprinklered P = protected				
	2.	**REQUIRED FIRE RATING**			**TABLE 716.5**
		TYPE OF ASSEMBLY		**ASSEMBLY RATING**	**OPENING RATING**
		SHAFT, EXIT ENCLOSURE & EXIT PASSAGE		**2 HR**	**90 MIN.**
		SHAFT, EXIT ENCLOSURE & EXIT PASSAGE		**1 HR**	**60 MIN.**
		OTHER FIRE BARRIERS		**1 HR**	**45 MIN.**
		FIRE PARTITIONS		**1 HR**	**45 MIN.**
		CORRIDOR WALLS		**1 HR**	**20 MIN.**
		OTHER PARTITIONS		**1 HR**	**45 MIN.**
		SMOKE BARRIERS		**1 HR**	**20 MIN.**

C.	**INTERIOR FINISH REQUIREMENTS**		**TABLE 803.11**
	1.	**SPACE**	**REQUIRED**
		EXIT ENCLOSURES & EXIT PASSAGEWAYS	**CLASS C**
		CORRIDORS	**CLASS C**
		ROOMS & ENCLOSED SPACES	**CLASS C**
		INTERIOR FLOOR FINISH	**CLASS II**
	2.	**FIRE WALL RESISTANT RATING**	**TABLE 706.4**
		2 HR	

6. FIRE PROTECTION SYSTEM REQUIREMENTS

PER NFPA 13R (903.3.1.2)

A.	**AUTOMATIC SPRINKLER SYSTEM**	**PROVIDED**	
B.	**FIRE EXTINGUISHERS**		**SECTION 906.1**
	1.	**HAZARD**	**LIGHT/ LOW**
	2.	**AREA PER EXTINGUISHER**	**3,000 SF**
	3.	**TRAVEL DISTANCE**	**75 FT**
C.	**STANDPIPE REQUIRED**	**YES, CLASS I**	**905.3**
D.	**FIRE ALARM AND DETECTION SYSTEMS**	**PROVIDED**	

7. OCCUPANT LOAD FACTORS

A.	**USE**	**OLF**	**SECTION 1004**
	RESIDENTIAL	**200 GROSS**	
	ASSEMBLY (UNCONCENTRATED)	**15 NET**	
	ASSEMBLY (CONCENTRATED)	**7 NET**	
	ACCESSORY (MECH., ELEC, STOR.)	**300 GROSS**	
	BUSINESS	**150 GROSS**	
	KITCHEN, COMMERCIAL	**200 GROSS**	
	EXERCISE ROOMS	**50 GROSS**	
	POOL	**50 GROSS**	
	POOL DECK	**15 GROSS**	

8. MEANS OF EGRESS (CHAPTER 10)

A.	**COMMON PATH OF TRAVEL**	**125' MAX**	**SECTION 1016.1**
B.	**EXIT ACCESS TRAVEL DISTANCE**	**200' MAX**	
	EXIT ACCESS TRAVEL DISTANCE W/SPRINKLER	**250' MAX**	
C.	**DEAD END CORRIDOR**	**20' MAX**	

9. ENVIRONMENTAL DATA

A.	**WIND LOAD & RISK CATEGORY INFO**
	160 MPH ULTIMATE DESIGN WIND SPEED, RISK CATEGORY II
B.	**SEISMIC LOAD DESIGN DATA**

	---

10. ACCESSIBLE UNIT DATA SUMMARY

NOTE: THIS PROJECT HAS NOT RECEIVED ANY FEDERAL, STATE OR LOCAL GOVERNMENT FINANCIAL ASSISTANCE. PER THE 2010 ADA STANDARDS THE FOLLOWING APPLIES:

A.	**MOBILITY ADAPTABLE UNITS ARE DESIGNED AND EQUIPPED WITH THE FOLLOWING FEATURES:**
	5% (MIN.) OF TOTAL UNITS HAVE BEEN EQUIPPED WITH MOBILITY ADAPTABLE FEATURES
	PROVIDED WITH ACCESSIBLE ROUTES PER FBC ACCESSIBILITY, 5TH EDITION 809.2
	PROVIDED WITH ADAPTABLE KITCHEN TO EASILY CONVERT IN ORDER TO MEET FBC ACCESSIBILITY, 5TH EDITION 809.3 & 804
	PROVIDED WITH ADAPTABLE BATHROOMS TO EASILY CONVERT IN ORDER TO MEET FBC ACCESSIBILITY, 5TH EDITION 809.4 & 603-610
B.	**NOTE:**
	BLOCKING WILL BE PROVIDED IN EACH ACCESSIBLE BATHROOM FOR GRAB BAR INSTALLATION.
	FLOOR FINISHES WILL EXTEND BENEATH ALL CASEWORK SUBJECT TO REMOVAL TO ACHIEVE PROPER FLOOR CLEARANCES OR COUNTER HEIGHT (BATHROOM & KITCHEN).
	WALL FINISHES WILL EXTEND BEYOND ALL CASEWORK SUBJECT TO REMOVAL TO ACHIEVE PROPER FLOOR CLEARANCES OR COUNTER HEIGHT (BATHROOM & KITCHEN).
	EACH ACCESSIBLE UNIT WILL BE EQUIPPED WITH ROLL IN SHOWER. COORDINATE THE LOCATION OF THE ROLL-IN SHOWERS WITH THE LEVEL ONE STRUCTURAL SLAB PLAN. COORDINATE ALL SLOPES TO SHOWER PANS AND TRENCH DRAINS PRIOR TO INSTALLATION, TYP.
	EACH ACCESSIBLE UNIT WILL HAVE LIGHT SWITCHES AND DUPLEXES INSTALLED AT ADA COMPLIANT HEIGHTS

11. PARKING

A.	**REQUIRED PARKING**		
	RESIDENTIAL		
	STUDIO/1 BEDROOM	**1.5 PER UNIT**	**---**
	BICYCLE	**44**	**---**
	TOTAL	**660 / 44**	**---**
B.	**PROVIDED PARKING**		
	STANDARD	**687**	**---**
	ADA	**REF: CIVIL**	**---**
	BICYCLE	**52**	**---**
	TOTAL	**687 / 52**	**---**

12. UNIT COUNT

A.	UNIT NAME	UNIT TYPE	MARKET NET AREA (3)	UNIT COUNT/ BUILDING	NET RENTABLE SF	PERCENTAGE	TOTAL PERCENTAGE
	S1	**STUDIO/1BA**	**676**	**4**	**2704**	**6%**	
	A1	**1BR/1BA**	**769**	**25**	**19225**	**37%**	
	A1B	**1BR/1BA**	**769**	**3**	**2307**	**4%**	
	B1	**2BR/2BA**	**1114**	**6**	**6684**	**9%**	
	B1B	**2BR/2BA**	**1114**	**2**	**2228**	**3%**	
	B2	**2BR/2BA**	**1147**	**17**	**19499**	**25%**	**100%**
	B2B	**2BR/2BA**	**1147**	**3**	**3441**	**4%**	
	C1	**3BR/2BA**	**1402**	**6**	**8412**	**9%**	
	C1B	**3BR/2BA**	**1402**	**2**	**2804**	**3%**	
	TOTAL			**68**		**100%**	**100%**

(1) NET AREA: MEASURED TO THE INSIDE FACE OF PERIMETER DRYWALL. DOES NOT INCLUDE BALCONIES.
(2) HUD NET AREA: DEFINED AS "PAINT-TO-PAINT" - THE LIVING AREA OF A UNIT MEASURED TO THE INSIDE FACE OF PERIMETER DRYWALL.
(3) HUD GROSS AREA/ MARKET NET AREA: DEFINED BY ADDING THICKNESS (WIDTH) OF UNIT PERIMETER STUD WALLS, INCLUDES THICKNESS OF CORRIDOR WALLS AND INCLUDES THE AREA MEASURED TO THE CENTERLINE OF ANY PARTY WALL. HUD GROSS ALSO INCLUDES THE AREA OF A DIRECT ACCESS GARAGE IF PROVIDED FOR THE UNIT. DOES NOT INCLUDE BALCONIES/PATIOS.
(4) MARKET GROSS AREA: ADD AREA OF ATTACHED BALCONIES AND EXTERIOR STORAGE CLOSETS TO MARKET AREA NET CALCULATIONS.

13. EFFICIENCY

A.	UNIT TYPE	RENTABLE AREA SF (UNITS)*	GROSS AREA SF	TOTAL EFFICIENCY FOR BUILDING
	FIRST FLOOR	**16,826**	**18,881**	**89%**
	SECOND FLOOR	**16,826**	**18,036**	**93%**
	THIRD FLOOR	**16,826**	**18,036**	**93%**
	FOURTH FLOOR	**16,826**	**18,036**	**93%**
	TOTAL	**67,304**	**72,989**	**92%**

**RENTABLE UNIT AREA INCLUDES UNIT WALLS. RENTABLE UNIT AREA DOES NOT INCLUDE BALCONIES OR COMMON AREA SPACES.*

14. FLORIDA PRODUCT APPROVAL

ALL MANUFACTURERS LISTED AND THE PRODUCT IDENTIFIED ARE FLORIDA APPROVED. HOWEVER THESE ARE TO BE USED AS A BASIS FOR DESIGN AND CAN BE CHANGED VIA SUBMITTALTO ARCHITECT AS LONG AS THE CHANGE IS ALSO COMPLIANT WITH THE FLORIDA BUILDING CODE FOR APPROVED PRODUCTS PER 2020 FLORIDA BUILDING CODE, SECTION 107.3.5 AND SECTION 1703 WITH REFERENCE TO FLORIDA STATUTE 553.842 AND FLORIDA ADMINISTRATIVE CODE RULE 61G20-3.007

ASPHALT SHINGLES	
TAMKO, HERITAGE	**FL18355**
GAF, ROYAL SOVEREIGN	**FL31588**
OWENS CORNING, DURATION	**FL10674**
METAL ROOF	
APEX	**FL32189**
ROOF UNDERLAYMENT	
CERTAINTEED	**FL30046**
ROOF VENTS	
GAF, MASTERFLOW SLANT BACK 65	**FL18449**
GAF, MASTERFLOW HIGH CAPACITY DOME 144	**FL18449**
OWENS CORNING, VENTSURE 4' STRIP RIDGE VENT	**FL10758**
ACTIVE VENTILATION PRODUCTS, POP VENT	**FL4763**
VINYL WINDOWS	
ANDERSEN, 100 SERIES	**FL15906**
LINDSAY WINDOWS, SINGLE HUNG	**FL29222**
EXTERIOR DOORS	
MASONITE INTERNATIONAL	**FL22521, FL22513, FL4904**
C.H.I OVERHEAD DOORS	**FL10408**
EXTERIOR DOOR HARDWARE	
SCHLAGE	**FL16198, FL14482**
MANUFACTURED STONE	
ELDORADO STONE	**FL21143**
QUALITY STONE VENEER	**FL18673**
STONE CRAFT INDUSTRIES	**FL24525**
FIBER CEMENT SIDING	
JAMES HARDIE BUILDING PRODUCTS, HARDIEPLANK LAP SIDING	**FL13192**
JAMES HARDIE BUILDING PRODUCTS, HARDIEPANEL SIDING	**FL13223, FL19901**
SOFFIT	
JAMES HARDIE BUILDING PRODUCTS, HARDIESOFFIT PANELS	**FL13265**

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JED PREST
AR92532

2023.01.06
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△	DATE	SUBMISSION

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TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

MILHAUS

SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

CODE SUMMARY - RESIDENTIAL BUILDINGS

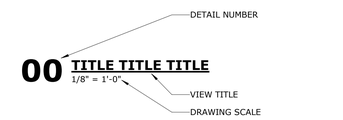
SHEET NUMBER:
RG009

ABBREVIATIONS

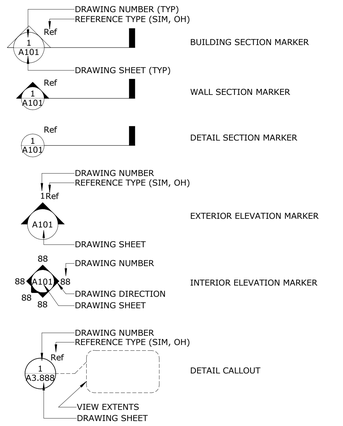
"	INCHES
#	POUND OR NUMBER
&	AND
'	FOOT (FEET)
(E)	EXISTING
356	
360	
<	ANGLE
@	AT
CL	CENTERLINE
A/C	AIR CONDITIONING
A/E	ARCHITECT / ENGINEER
AAD	ATTIC ACCESS DOOR
AAP	ATTIC ACCESS PANEL
AB	ANCHOR BOLT
ABV	ABOVE
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN, ACOUSTIC DIMENSIONS
ADA	AMERICANS WITH DISABILITIES ACT
ADD	ADDENDUM, ADDITION
ADJ	ADJUSTABLE, ADJUSTMENT
AFF	ABOVE FINISHED FLOOR
AGGR	AGGREGATE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
AMSMV	ADHERED MANUFACTURED STONE MASONRY VENEER
AOR	AREA OF REFUGE
AP	ACCESS PANEL
APPROX	APPROXIMATE
APT	APARTMENT
ARCH	ARCHITECT, ARCHITECTURE, ARCHITECTURAL
ASB	ASBESTOS
ASPH	ASPHALT
BATH	BATHROOM
BD	BOARD
BEL	BELOW
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BM	BENCHMARK
BOF	BOTTOM OF FOOTING
BOH	BACK OF HOUSE
BOP	BOTTOM OF PLATE
BOT	BOTTOM
BOW	BOTTOM OF WALL
BPL	BEARING PLATE
BR	BEDROOM
BRG	BEARING
BRK	BRICK
BSMT	BASEMENT
BUR	BUILT-UP ROOFING
CAB	CABINET
CB	CATCH BASIN
CC, C/C	CENTER TO CENTER
CEM	CEMENT
CER	CERAMIC
CF	CUBIC FOOT
CFM	CUBIC FEET PER MINUTE
CG	CORNER GUARD
CH	COAT HOOK
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONSTRUCTION JOINT
CJT	CONTROL JOINT
CL	CENTERLINE, CLEARANCE
CLG	CEILING
CLKG	CAULKING
CLOS	CLOSET
CLR	CLEAR(ANCE)
CMT	CERAMIC MOSAIC TILE
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CASED OPENING, CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR, CORRUGATED
CPT	CARPET
CR	CHAIR RAIL
CRS	COLD ROLLED STEEL
CSMT	CASEMENT
CT	CERAMIC TILE
CTR	CENTER, COUNTER
CTSK	COUNTERSUNK
CW	CURTAIN WALL
CY	CUBIC YARD
D	DRYER, DISPOSAL
DB	DECIBEL
DBL	DOUBLE
DEMO	DEMOLISH
DEPT	DEPARTMENT
DET, DTL	DETAIL
DF	DRINKING FOUNTAIN
DH	DOUBLE HUNG
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DL	DEAD LOAD
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EF	EXHAUST FAN
EHW	ENGINEERED HARDWOOD
EIFS	EXTERIOR INSULATED FINISHING SYSTEM
EJ, EXP JT	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENG	ENGINEER
ENT	ENTRANCE
EOC	EDGE OF CARPET
EOS	EDGE OF SLAB
EP	ELECTRICAL PANELBOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION, EXPOSED
EXT	EXTERIOR
F	FARENHEIT
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FAS	FASTEN
FB	FLAT BAR
FCB	FIBER-CEMENT BOARD
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FDV	FIRE DEPARTMENT VALVE
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FF&E	FURNITURE, FIXTURES & EQUIPMENT
FFS	FACE OF FINISHED SURFACE
FGL	FIBERGLASS
FHC	FIRE HOSE CABINET
FIN	FINISH, FINISHED
FIXT	FIXTURE
FJ	FLOOR JOIST
FLASH	FLASHING
FLR	FLOOR
FLUOR	FLUORESCENT
FOB	FACE OF BRICK
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOH	FRONT OF HOUSE
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FP	FIREPLACE
FPRF	FIREPROOF, FIREPROOFING
FR	FIRE RATED
FRIG	REFRIGERATOR
FRMG	FRAMING
FRT	FIRE RETARDANT TREATED
FS	FULL SIZE
FT	FOOT, FEET
FTG	FOOTING
FURN	FURNISH, FURNISHING, FURNITURE
FURR	FURRING
FUT	FUTURE
FWC	FABRIC WALL COVERING
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GDR	GUARD RAIL
GFCI	GROUND FAULT CIRCUIT INTERRUPT
GFI	GROUND FAULT INTERRUPT
GFRC	GLASS FIBER REINFORCED CONCRETE
GI	GALVANIZED IRON
GL	GLASS, GLAZED, GLAZING
GND	GROUND
GOVT	GOVERNMENT
GR	GRADE
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
GYP BD	GYPSUM BOARD
GYP PLAS	GYPSUM PLASTER
H	HIGH
HB	HOSE BIB
HC	HANDICAP, HOLLOW CORE
HCW	HOLLOW WOOD CORE
HD	HEAVY DUTY
HDR	HEADER
HDW	HARDWARE
HM	HOLLOW METAL
HMD	HOLLOW METAL DOOR
HMF	HOLLOW METAL FRAME
HO	HOLD OPEN
HORIZ	HORIZONTAL
HR	HOUR, HANDRAIL
HT, HGT	HEIGHT
HTG	HEATING
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
HW	HOT WATER
HWD	HARDWOOD
HWH	HOT WATER HEATER
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IN	INCH
INCL	INCLUDE, INCLUDING
IND	INDUSTRIAL
INFO	INFORMATION
INSUL	INSULATION, INSULATE
INT	INTERIOR, INTERNAL
INV	INVERT
J	JOIST
JAN	JANITOR
JCT	JUNCTION
JST	JOIST
JT	JOINT
KDN	KNOCKDOWN
KIT	KITCHEN
KO	KNOCKOUT
KP	KICK PLATE
L	LENGTH, LONG
LA	LANDSCAPE ARCHITECT
LAB	LABORATORY
LAD	LADDER
LAM	LAMINATE(D)
LAV	LAVATORY
LBL	LABEL
LBR	LUMBER
LD	LINEAR DIFFUSER
LF	LINEAR FOOT
LH	LEFT HAND
LIN	LINEAR, LINEN
LKR	LOCKER
LL	LIVE LOAD
LNDG	LANDING
LNT	LINTEL
LOC	LOCATION
LR	LIVING ROOM
LT	LIGHT
LTWT	LIGHTWEIGHT
LUM	LUMINOUS
LV	LOW VOLTAGE
LVR	LOUVER
LVT	LUXURY VINYL TILE
M	METER
MACH	MACHINE
MAINT	MAINTENANCE
MAN	MANUAL
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MB	MARKER BOARD
MC	MEDICINE CABINET
MDF	MEDIUM DENISTY FIBER BOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFD	MANUFACTURED
MFG	MANUFACTURING
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLD	MOLDING
MM	MILLIMETER
MO	MASONRY OPENING
MOD	MODULAR
MOV	MOVABLE
MR	MOISTURE RESISTANT
MRT	MOISTURE RESISTANCE TREATED
MTD	MOUNTED
MTL	METAL
MULL	MULLION
MULT	MULTIPLE
MWK	MILLWORK
N	NORTH
N/A	NOT APPLICABLE
NAT	NATURAL
NEC	NATIONAL ELECTRIC CODE
NEO	NEOPRENE
NIC	NOT IN CONTRACT
NO, #	NUMBER
NOM	NOMINAL
NR	NOISE REDUCTION
NRC	NOISE REDUCTION COEFFICIENT
NS	NON-SLIP
NTS	NOT TO SCALE
O/A	OVERALL
O/H, OVHD	OVERHEAD
O/O	OUT TO OUT
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF/CI	OWNER FURNISHED/ CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED/ OWNER INSTALLED
OFF	OFFICE
OH, OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
ORIG	ORIGINAL
OSB	ORIENTED STRAND BOARD
PAN	PANTRY
PAR	PARALLEL
PAV	PAVEMENT
PB	PARTICLE BOARD
PCF	POUNDS PER CUBIC FOOT
PED	PEDESTAL, PEDESTRIAN
PERF	PERFORATE(D)
PERIM	PERIMETER
PERP	PERPENDICULAR
PKG	PARKING
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLF	POUNDS PER LINEAR FOOT
PLYWD	PLYWOOD
PNL	PANEL
PR	PAIR
PRCST	PRE-CAST
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PRELIM	PRELIMINARY
PREP	PREPARE, PREPARED, PREPARATION
PROD	PRODUCTION
PROJ	PROJECT, PROJECTOR, PROJECTION
PS	PROJECTION SCREEN
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED, PRESERVATIVE TREATED
PTD	PAINTED, PAPER TOWEL DISPENSER
PTD/R	COMBO. PAPER TOWEL DISPENSER & RECEPTACLE
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
PVC	POLYVINYL CHLORIDE
PWR	POWER
QT	QUARRY TILE
QTR	QUARTER
QTY	QUANTITY
QUAD	QUADRANT
R	RISE, RISE
RA	RETURN AIR
RAD	RADIUS
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REBAR	REINFORCING BAR
REC	RECESSED
RECPT	RECEPTION, RECEPTACLE
REF.	REFRIGERATOR
REF:	REFER TO, REFERENCE
REINF	REINFORCED, REINFORCING, REINFORCEMENT
REPRO	REPRODUCE, REPRODUCTION
REQD	REQUIRED
RESIL	RESILIENT
RET	RETURN
REV	REVISE, REVISION
RGTR	REGISTER
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RS	ROD & SHELF
RT	RIGHT
RWD	REDWOOD
RWL	RAIN WATER LEADER
S	SOUTH
S/S	STAINLESS STEEL
SAFB	SOUND ATTENUATING FIRE BLANKET
SAM	SELF-ADHERED MEMBRANE
SAN	SANITARY
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE, SCHEDULED
SD	SMOKE DETECTOR
SECT	SECTION, SECTOR
SEP	SEPARATE, SEPARATION
SF	SQUARE FOOT (FEET), STOREFRONT
SGD	SLIDING GLASS DOOR
SGL	SINGLE
SH	SHELF, SINGLE HUNG
SHLVG	SHELVING
SHT	SHEET
SHWR	SHOWER
SIM	SIMILAR
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SPEC	SPECIFICATION
SQ	SQUARE
SR	SHOWER ROD
SSK	SERVICE SINK
SST	STAINLESS STEEL
ST	STUCCO
STA	STATION
STC	SOUND TRANSMISSION COEFFICIENT (CLASS)
STD	STANDARD
STK	OPEN STACKED SHELVING
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SURF	SURFACE
SUSP	SUSPEND, SUSPENDED
SV	SHEET VINYL
SVC	SERVICE
SW	SHEAR WALL
SYM	SYMETRICAL
SYMB	SYMBOL
SYS	SYSTEM
T	TREAD(S)
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
TB	TOWEL BAR, TACK BOARD, THROUGH BOLT
TC	TOP OF CURB
TEL	TELEPHONE
TEMP	TEMPERED, TEMPERATURE
TER	TERRACE, TERRAZZO
TF	TOP OF FOOTING
TFF	TOP OF FINISH FLOOR
THK	THICK
TJ	TOP OF JOINT
TLT	TOILET
TOC	TOP OF CONCRETE
TOP	TOP OF PLATE
TP	TOP OF PAVEMENT
TPH	TOILET PAPER HOLDER
TRTD	TREATED
TS	TUBE STEEL
TST	TOP OF STEEL
TV	TELEVISION
TW, TOW	TOP OF WALL
TYP	TYPICAL
UC	UNDER COUNTER
UL	UNDERWRITERS LABORATORIES, INC.
UNF, UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
UR	URINAL
UTIL	UTILITY
VAR	VARIES, VARIABLE, VARIOUS
VCT	VINYL COMPOSITION TILE, VITRIFIED CLAY TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VOL	VOLUME
VP	VINYL PLANK
VWC	VINYL WALL COVERING
W	WEST, WIDE, WIDTH, WASHER
W/	WITH
W/D	WASHER/ DRYER
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD, WIDTH
WDW	WINDOW
WF	WIDE FLANGE
WGL	WIRED GLASS
WH	WATER HEATER
WI	WROUGHT IRON
WIC	WALK IN CLOSET
WP	WATERPROOF, WATERPROOFING
WR	WATER RESISTANT, WASTE RECEPTACLE
WRB	WEATHER-RESISTANT BARRIER
WS	WEAHTERSTRIPPING
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD

THESE ABBREVIATIONS ARE BASED ON STANDARD ABBREVIATIONS THAT ARE USED IN CONSTRUCTION. HOWEVER, ALL ABBREVIATIONS MUST BE REVIEWED IN CONTEXT AND FINAL INTERPRETATION IS BY THE ARCHITECT. NOT ALL ABBREVIATIONS THAT ARE LISTED ARE USED IN THE ATTACHED DOCUMENTS.

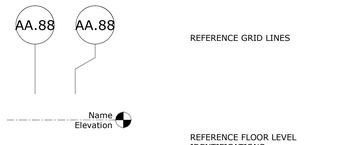
DRAWING TITLES



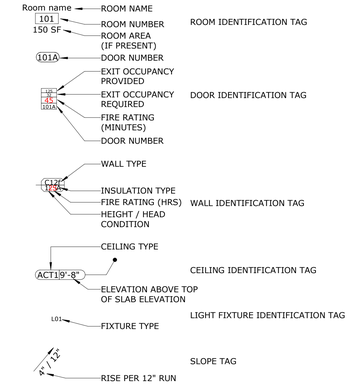
VIEW MARKERS



DRAWING SYMBOLS

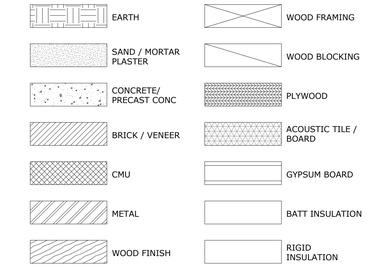


ITEM TAGS



MATERIALS

(NOTE:NOT ALL MATERIALS SHOWN ARE USED)



GENERAL NOTES

1. THESE DOCUMENTS HAVE BEEN PREPARED TO THE BEST OF OUR ABILITY TO BE IN COMPLIANCE AND CONFORMANCE WITH THE FEDERAL ACCESSIBILITY LAW CONTAINED WITHIN THE AMERICANS WITH DISABILITIES ACT GUIDELINES (ADAAG) FOR DESIGN.

2. THE DESIGN AND DRAWINGS OF THIS PROJECT HAVE BEEN SPECIFICALLY PREPARED FOR THE USE AND CONSTRUCTION AT THE LOCATION SHOWN. REPRODUCTION FOR USE IN ANY OTHER SITE OR MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS AND IS PROHIBITED.

   SITE SURVEY DISCLAIMER:
   ANY SURVEY (IF PROVIDED HEREIN) WAS PERFORMED BY A PROPERLY REGISTERED/LICENSED SURVEYOR, AND IS INCLUDED AS PART OF THESE DOCUMENTS FOR GENERAL INFORMATION TO CONCERNED AND INVOLVED PARTIES. THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY OR LIABILITIES FOR ERRORS, OMISSIONS, AND OVERSIGHTS CONTAINED WITHIN SUCH SURVEY-REF.TO SITE/CIVIL PLANS FOR MORE INFORMATION.

3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BELOW GRADE AND RELATED SERVICE CONNECTION WITH THE RESPECTIVE UTILITY COMPANIES.

4. CONTRACTOR SHALL COORDINATE THE REMOVAL, ABANDONMENT, OR RELOCATION OF EXISTING UTILITIES SHOWN ON CONSULTANTS WORK WITH THE RESPECTIVE UTILITY COMPANIES.

5. CONTRACTOR SHALL PERFORM ALL WORK WITHIN PUBLIC RIGHT OF WAYS ACCORDING TO THE PLANS AND SPECIFICATIONS AND REQUIREMENTS BY THE CITY OR GOVERNING AUTHORITY, AND SHALL OBTAIN PERMITS FROM THE APPROPRIATE AGENCIES.

6. WHEN IT IS NECESSARY TO INTERRUPT ANY EXISTING UTILITY SERVICE TO MAKE IMPROVEMENTS AND/OR A CONNECTION, A MINIMUM OF 48 HOURS ADVANCED NOTICE SHALL BE GIVEN TO THE OWNER(S). INTERRUPTIONS IN UTILITY SERVICES SHALL BE OF THE SHORTEST POSSIBLE DURATION FOR THE WORK REQUIRED AND SHALL BE APPROVED IN ADVANCED BY THE OWNER AND UTILITY COMPANY.

   DAMAGES REQUIREMENT:
   IN THE EVENT A UTILITY IS INTERRUPTED WITHOUT THE MINIMUM REQUIRED 48 HOURS NOTICE, THEN THE CONTRACTOR SHALL BE FINANCIALLY LIABLE FOR ALL DAMAGES SUFFERED BY THE OWNER DUE TO THE UNAUTHORIZED INTERRUPTION. RECONNECTION SHALL BE MADE IMMEDIATELY.

7. CONSTRUCTION ACCESS PARKING, OFFICES AND EXTENT/SIZE OF STAGING AREA(S) SHALL BE COORDINATED WITH THE OWNER'S SITE PERSONNEL.

8. CONTRACTOR SHALL VERIFY ALL COLUMN COORDINATES AND CHECK THEM AGAINST THE DIMENSIONS SHOWN ON THE PLANS AND DETAILS. NOTIFY ARCHITECT OF ANY DISCREPANCIES DISCOVERED DURING STAKING THE BUILDING LAYOUT PRIOR TO COMMENTING ANY WORK.

9. THE CONTRACTOR SHALL PROVIDE A WEATHER-RESISTANT JOB-SITE POSTING BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

10. THE GENERAL CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD FOR APPROVAL STEEL FRAMING ENGINEERING SHOP DRAWINGS (IF APPLICABLE). SUBMITTAL SHALL BE SIGNED AND SEALED BY A LICENSED PROFESSIONAL STRUCTURAL ENGINEER IN THE STATE WHERE THE PROJECT IS LOCATED.

11. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT DATA SHEETS VERIFYING THAT ALL FOAM PLASTIC INSULATION, EXTERIOR COATINGS, AND FACING HAVE A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE-DEVELOPED INDEX OF 450 OR LESS AS DETERMINED IN ACCORDANCE WITH ASTM E 84.

12. REFER TO THE PROJECT MANUAL (SPECIFICATIONS) FOR DETAILED MATERIAL DESCRIPTIONS AND WORKMANSHIP STANDARDS. AS THE SPECIFICATION MANUAL SUPERCEDES THE PLANS.

13. CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE FOR COMPARISON WITH THE DRAWINGS AND SPECIFICATIONS PRIOR TO BIDDING, START OF, AND DURING CONSTRUCTION. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS FOUND DURING BIDDING, OR UPON DISCOVERY FOR CLARIFICATION BEFORE COMMENCEMENT OR RESUMPTION OF WORK.

14. THE SPECIFICATIONS AND ALL CONSULTANT DRAWINGS SHALL BE CONSIDERED COMPLIMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE CONSULTANT PROVIDED INFORMATION WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF ANY CONSULTANTS' WORK, AND TO BRING ANY DISCREPANCIES OR CONFLICTS TO THE ATTENTION OF THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE COMMENCEMENT OR RESUMPTION OF WORK.

15. PIPE SLEEVES, FRAMED OPENINGS AND ANY MISCELLANEOUS OPENINGS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS, WHICH ARE REQUIRED BY THE CONSULTANT WORK SHALL BE SIZED AND INSTALLED AS DETAILED ON THE APPLICABLE STRUCTURAL, MECHANICAL, FIRE PROTECTION AND ELECTRICAL DRAWINGS. CONTRACTOR SHALL COORDINATE THE FINAL PLACEMENT LOCATIONS OF SUCH OPENINGS WITH THE ARCHITECT PRIOR TO THEIR INSTALLATION.

16. CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS AS GIVEN AND SHALL FIELD VERIFY ALL DIMENSIONS PROVIDED IN THE COMPLETE DRAWING SET AND COORDINATE WITH ALL THE WORK BY ALL TRADES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING FOR CLARIFICATIONS OF CONFLICTS DISCOVERED WITHIN THE ARCHITECTURAL DRAWINGS OR BETWEEN THE ARCHITECTURAL DRAWINGS AND ANY OTHER CONSULTANT'S DRAWINGS BEFORE COMMENCEMENT OR RESUMPTION OF WORK.

17. THE CURTAINWALL SYSTEM IF INDICATED IN THIS DRAWING SET PROVIDES THE GENERAL DESIGN INTENT OF THE CURTAINWALL SYSTEM. IT'S DEFINITION AS A "SYSTEM" WITHIN THE CONTEXT OF THIS DRAWING SET SHALL INCLUDE ALL PARTS AND ASSEMBLIES TO FULLY INSTALL THE SYSTEM INCLUDING, BUT NOT LIMITED TO, CONNECTIONS, BRACING AND INTERMEDIATE OR SECONDARY SUPPORT STEEL OR STRUCTURE NECESSARY. THE SYSTEM SHALL BE ENGINEERED AND PROVIDED IN ITS ENTIRETY BY THE CURTAINWALL MANUFACTURER. CALCULATIONS AND SHOP DRAWINGS BEARING THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER MEETING ALL STATE AND LOCAL CODE REQUIREMENTS SHALL BE PROVIDED BY THE CURTAINWALL MANUFACTURER.

18. ATTACHMENTS FOR ALL EXTERIOR MATERIALS AND MATERIAL ASSEMBLIES SHALL BE MADE WITH STAINLESS STEEL FASTENERS AND SHALL BE APPROPRIATELY SIZED AND DESIGNED TO MEET REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE FOR THE WIND AREAS SPECIFIED (REFERENCE STRUCTURAL).

19. WHERE STUDS ARE INSTALLED DIRECTLY AGAINST AN EXTERIOR MASONRY/ CONCRETE WALL OR DISSIMILAR METALS AT EXTERIOR WALLS, INSTALL ISOLATION STRIPS BETWEEN STUDS AND THE EXTERIOR WALL.

20. ALL FLOOR PENETRATIONS SHALL BE LOCATED WITHIN THE CAVITY OF A WALL TO MEET THE EXCEPTION FOR NO T-RATING. ALL PIPES AND CHUTES SHALL BE ADJUSTED AS NECESSARY TO MEET THIS REQUIREMENT OF MAINTAINING THE FLOOR PENETRATION WITHIN THE WALL OR CHASE CAVITY SPACE.

21. REFER TO STRUCTURAL DRAWINGS NOTES & DETAILS FOR ALL REINFORCEMENT.

22. THE CONTRACTOR SHALL COORDINATE THE PRECISE SIZES AND LOCATIONS OF ANY EQUIPMENT PADS REQUIRED BASED ON THE ACTUAL EQUIPMENT PROVIDED.

23. ROUGH OPENING (RO) AND MASONRY OPENING (MO) DIMENSIONS ARE NOMINAL AND / OR MODULAR. DIMENSIONS MAY VARY DEPENDING ON THE TYPE OF BUILDING ELEMENT AND THE DETAILS PROVIDED.

24. THE GENERAL CONTRACTOR IS RESPONSIBLE TO HIRE A THIRD PARTY CONSULTANT TO PREPARE THE BUILDING CONSTRUCTION LAYOUT PLAN.

GENERAL NOTES

25. DELEGATED ENGINEERING WORK

   A. THE STRUCTURAL DESIGN OF CERTAIN COMPONENTS OF THE PROJECT IS DELEGATED TO ONE OR MORE DELEGATED ENGINEERS AS INDICATED ELSEWHERE IN THESE NOTES AND DRAWINGS. THE DELEGATED ENGINEER IS A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE WITHIN WHICH THE PROJECT IS PERMITTED. THE DELEGATED ENGINEER IS RETAINED BY THE GENERAL CONTRACTOR OR THE GENERAL CONSTRACTOR'S SUBCONTRACTOR.
   B. THE TERMS "TRUSS ENGINEER", "STUD ENGINEER", AND ANY OTHER SIMILAR TERMS, SHALL REFER TO THE SPECIALTY ENGINEER(S) TO WHOM THE DESIGN RESPONSIBILITY OF THE APPLICABLE COMPONENT(S) HAS BEEN DELEGATED. THESE TERMS SHALL BE CONSIDERED AS SYNONYMOUS WITH THE TERM "DELEGATED ENGINEER".
   C. IT IS THE DELEGATED ENGINEER'S RESPONSIBILITY TO REVIEW SCOPE OF WORK AND REQUIREMENTS SET FORTH IN THESE DRAWINGS AND IN THE PROJECT SPECIFICATIONS. THE DELEGATED ENGINEER SHALL TIMELY CONTACT THE ENGINEER OF RECORD FOR RESOLUTION OF CONFLICTS, OR IF ANY REQUIRED INFORMATION IS MISSING OR UNCLEAR.
   D. THE DELEGATED ENGINEER SHALL FORWARD DELEGATED ENGINEERING TO THE ENGINEER OF RECORD FOR REVIEW, AND THESE DOCUMENTS SHALL INCLUDE, BUT ARE NOT LIMITED TO: ENGINEERING SHOP DRAWINGS AND DESIGN CALCULATIONS (MANUAL AND/OR COMPUTER PRINTOUT). ALL FINAL DELEGATED ENGINEERING DOCUMENTS REQUIRE THE IMPRESSED SEAL AND SIGNATURE OF THE DELEGATED ENGINEER. THE FAILURE TO SUBMIT SUCH DOCUMENTS IN NO WAY WAIVE THE REQUIREMENT TO DO OR IN ANY WAY IMPLY THAT THE ENGINEER OF RECORD HAS ACCEPTED THE DESIGN RESPONSIBILITY FOR THE APPLICABLE COMPONENT(S).
   E. DELEGATED ENGINEERING DOCUMENTS SHALL BE SUBMITTED FOR THE FOLLOWING: (BUT NOT LIMITED TO)
      1. STEEL STAIRS
      2. CONCRETE FORMWORK
      3. POST-TENSIONING
      4. PRECAST CONCRETE (STRUCTURAL AND ARCHITECTURAL)
      5. COLD-FORMED STEEL FRAMING
      6. PRE-ENGINEERED COLD-FORMED METAL BUILDING SYSTEMS
      7. ELEVATOR SUPPORT RAILS AND BEAMS
      8. EXTERIOR FINISH SYSTEMS (EG. GEDLAM, NICHIHA, ETC.)
      9. METAL CANOPIES, ALUMINUM,ETC.

DIMENSIONING CONVENTIONS

1. DIMENSIONS ARE INDICATED ON THE DRAWINGS; DO NOT SCALE DRAWINGS FOR DIMENSIONS.

2. DIMENSIONS SHOWN ARE TO FACE OF STUDS, MASONRY, OR CONCRETE, AND ARE INDICATED WITH A 45º SLASH MARK, UNLESS NOTED OTHERWISE AS BEING EITHER A "CLEAR", CENTERLINE, OR FINISH DIMENSION.

3. CLEAR DIMENSIONS OR DIMENSIONS TO FINISH SURFACES ARE SHOWN USING ARROW HEADS. CLEAR DIMENSIONS BETWEEN TWO FINISHED SURFACES ARE ALSO MARKED BY THE WORDS "CLEAR" BENEATH THE DIMENSION STRING LINE. WHERE "CLEAR" IS INDICATED; CONTRACTOR SHALL ADD FOR THICKNESS OF FINISHES GIVEN IN WALL TYPES TO LOCATE THE STUD OR FACE OF MASONRY.

GENERAL PROJECT

A: GENERAL - CONSTRUCTION DOCUMENTS:

1. THESE DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF BAKER BARRIOS ARCHITECTS AND ARE INTENDED ONLY FOR USE IN THE CONSTRUCTION OF THE INTENDED PROJECT PERMITTED UNDER THE SIGNED AND SEALED AUTHORIZATION OF BAKER BARRIOS ARCHITECTS . ANY OTHER USE OF THE PLANS SHALL BE PERMITTED ONLY WITH THE SPECIFIC WRITTEN CONSENT OF BAKER BARRIOS ARCHITECTS. REVISIONS OR MODIFICATIONS MAY NOT BE MADE TO THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECT. ANY REVISIONS AND/OR MODIFICATIONS MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT WILL SERVE TO HOLD BAKER BARRIOS ARCHITECTS HARMLESS FROM ANY COSTS, CLAIMS OR LIABILITY SPECIFICALLY RELATING TO THE CHANGE.
2. THE CONSTRUCTION DOCUMENT PACKAGE REPRESENTS THE BASIC PROJECT SCOPE AND CONSTRUCTION REQUIREMENTS. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR, THEIR SUBCONTRACTORS AND SUPPLIERS FOR THIS PROJECT SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. ALL PARTIES ARE EXPECTED TO VISIT THE SITE AND REVIEW THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON A THOROUGH KNOWLEDGE OF THE WORK AND THE MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL, PRODUCT OR QUANTITIES IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ARCHITECT PRIOR TO SUBMITTING FINAL COST.
3. ANY REQUESTS FOR CLARIFICATION, INTERPRETATION OR ADDITIONAL INFORMATION FOR THIS PROJECT SHALL BE IN WRITING AND BE PROCESSED IN STRICT CONFORMANCE WITH THE RFI PROCEDURE. ALL RFI'S MUST COME THROUGH THE GENERAL CONTRACTOR TO THE ARCHITECT. ALL RFI'S MUST BE IN WRITING. NO VERBAL RFI'S. DIRECT REQUESTS FROM SUBCONTRACTORS TO THE ARCHITECT, ENGINEER, OWNER, OR REQUESTS DIRECTED OUTSIDE THE ARCHITECT TO THE OWNER OR ENGINEERING SUB-CONSULTANT WILL NOT BE PERMITTED OR ACKNOWLEDGED.
4. THE CONSTRUCTION DOCUMENT PACKAGE DOES NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS AND INFORMATION REQUIRED FOR THE INSTALLATION OF ALL INTERIOR FINISHES OF THIS PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER AND/OR THE OWNER'S INTERIOR DESIGN CONSULTANT.
5. ANY ERRORS, OMISSIONS OR INCONSISTENCIES DISCOVERED IN THE DOCUMENTS, OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IF A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & ARCHITECT SHALL IMMEDIATELY BE NOTIFIED IN WRITING.
6. SHOP DRAWINGS SHALL BE SUBMITTED AS INDICATED IN THE SPECIFICATIONS. SUBMIT DRAWINGS TO THE ARCHITECT (THROUGH THE GENERAL CONTRACTOR) FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION OF ANY EQUIPMENT. (REFER TO SPECIFICATION SECTIONS FOR SHOP DRAWING SUBMITTAL REQUIREMENTS). CONTRACTORS AND/OR SUPPLIERS SHALL PREPARE SUBMITTAL PACKAGES IN SUFFICIENT NUMBERS TO ALLOW COPIES TO BE RETAINED BY THE A/E. PROVIDE REPRODUCIBLE COPIES FOR ALL PLANS AND LAYOUTS LARGER THAN 11 X 17.
7. THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS AND/OR THE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF THE OWNER, ARCHITECT AND/OR ENGINEER. PLEASE REFER TO THE APPROVED RFI PROCESSING REQUIREMENTS.
8. ALL MATERIALS USED FOR THIS PROJECT SHALL BE NEW AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTION AND/OR RECOMMENDATIONS UNLESS INDICATED OTHERWISE IN THE DRAWINGS OR SPECS.
9. SPECIFIED PRODUCTS HAVE BEEN USED IN PREPARING THE CONTRACT DOCUMENTS TO ESTABLISH THE MINIMUM LEVEL OF ACCEPTABLE QUALITY. RESPONSIBILITY TO PROVIDE EVIDENCE OF EQUALITY BY ANY MATERIAL/PRODUCT PROPOSED AS A SUBSTITUTION IS BORNE BY THE CONTRACTOR. APPROPRIATE DOCUMENTATION SUPPORTING CLAIMS OF EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO THE ARCHITECT/OWNER WITHIN 30 DAYS OF CONTRACT AWARD TO RECEIVE CONSIDERATION.
10. SHOP DRAWING SUBMITTAL PACKAGES FOR "DEFERRED SUBMITTAL ITEMS" SUCH AS FIRE SPRINKLERS, FIRE ALARM, FLOOR AND ROOF TRUSSES, ELEVATORS, ETC. AND OTHERS WHICH MAY REQUIRE ADDITIONAL REVIEW BY THE JURISDICTION BUILDING OFFICIAL, MUST BE SUBMITTED FIRST TO THE ARCHITECT/ENGINEER FOR A GENERAL CONFORMANCE REVIEW. UPON COMPLETION OF THE REVIEW, THE GENERAL CONTRACTOR SHALL THEN SUBMIT THE PACKAGE TO THE JURISDICTION BUILDING DEPARTMENT FOR REVIEW AND INCLUSION IN THE APPROVED PERMIT SET OF DOCUMENTS. THE PACKAGE MUST BEAR SIGNATURES, SEALS AND/OR RAISED SEALS AS REQUIRED. ITEMS/SYSTEMS MAY NOT BE INSTALLED UNTIL THE ENGINEERED DESIGN/SHOP DRAWING DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. (REFERENCE IBC 106.3.2)
11. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ORGANIZE AND MAINTAIN THE "MASTER CONSTRUCTION DOCUMENT" SET OF DOCUMENTS.
12. THE GENERAL CONTRACTOR SHALL MAINTAIN SOLE RESPONSIBILITY FOR THE DISTRIBUTION OF ALL REVISED CONSTRUCTION DOCUMENTS TO ALL AFFECTED SUBCONTRACTORS AND SUPPLIERS AND NOTIFICATION OF ALL SUBCONTRACTORS AND SUPPLIERS THAT REVISED DRAWINGS HAVE BEEN ISSUED. THE GENERAL CONTRACTOR MUST MAINTAIN A COMPLETE, CURRENT SET OF CONSTRUCTION DOCUMENTS IN THE CONSTRUCTION TRAILER FOR REFERENCE. THIS SET IS TO REMAIN IN THE CONSTRUCTION TRAILER AT ALL TIMES AND CLEARLY MARKED AS THE MASTER REFERENCE SET.
13. IN THE CASE OF DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS, OR BETWEEN DISCIPLINES WITHIN THE CONSTRUCTION DOCUMENT SET, THE ARCHITECT WILL UPON BEING PRESENTED THE DISCREPANCY IN WRITING, PROVIDE AN INTERPRETATION INDICATING THE INTENT OF THE DOCUMENT SET.

B: GENERAL CONTRACTOR/COORDINATION:

1. THE GENERAL CONTRACTOR, SUBCONTRACTORS AND SUPPLIERS (AS REQUIRED) SHALL COMPLY WITH ALL APPLICABLE LAWS, BUILDING CODES, LIFE SAFETY CODES, ZONING ORDINANCES AND/OR ANY OTHER NATIONAL, STATE OR LOCAL REQUIREMENTS INCLUDING ANY LOCAL REVISIONS TO THE CODES, AND THE AHJ (AUTHORITY HAVING JURISDICTION) GOVERNING THE WORK INDICATED WITHIN THESE CONTRACT DOCUMENTS.
2. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE BUILDING CODE AND ESPECIALLY ANY LOCAL AMENDMENTS TO THE CODE. SHOULD ANY DISCREPANCIES IN THE DIRECTIONS, LAYOUTS OR DETAILS PROVIDED IN THE PLANS OR SPECIFICATIONS BE IDENTIFIED, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING.
3. THE GENERAL CONTRACTOR AS VERIFIED IN THE BIDDING INSTRUCTIONS, SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS AND OBTAIN ALL PERMITS AND CERTIFICATES OF APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THESE CONTRACTS. THE GENERAL BUILDING PERMIT(S) SHALL BE APPLIED FOR OBTAINED BY THE GENERAL CONTRACTOR AND PAID BY THE GENERAL CONTRACTOR. PAYMENT FOR OTHER IMPACT FEES, UTILITY SERVICE FEES AND OTHER SITE RELATED FEES, WILL BE COORDINATED DIRECTLY BETWEEN THE OWNER AND THE CONTRACTOR.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
5. THE GENERAL CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE WORK OF ALL OTHER TRADES. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GENERAL PROJECT

B: GENERAL CONTRACTOR/COORDINATION: CONT.

6. PRECONSTRUCTION COORDINATION MEETING CHAIRED BY THE GENERAL CONTRACTOR AT THE BEGINNING OF CONSTRUCTION. PURPOSE OF THE MEETING IS TO IDENTIFY SYSTEM ROUTING REQUIREMENTS, VERIFY ACCEPTABILITY OF DESIGNED FURDOWN SPACE REQUIREMENTS AND TO IDENTIFY ANY CONFLICTS BETWEEN SYSTEMS. FOLLOWING ROUGH FRAMING, ANOTHER MANDATORY "ON SITE" MEETING SHALL BE HELD TO DISCUSS MEP SYSTEM ROUGH IN REQUIREMENTS FOR EACH OF THE VARIOUS UNIT TYPES. ONE MOCK UP FOR EACH UNIT TYPE AND A TYPICAL CORRIDOR SHALL BE COMPLETED, REVIEWED AND APPROVED BY ALL PARTIES (INCLUDING OWNER, ARCHITECT AND ENGINEER) PRIOR TO COMPLETION OF THE REMAINDER OF THE WORK.
7. THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED INDEPENDENT LABORATORY TO MAKE ALL TESTS FOR FIRE SAFING,CONCRETE, SOIL COMPACTION, AND WELDING TO INSURE COMPLIANCE WITH PLANS, STANDARDS, AND CODES. REFER TO SPECS. FOR FREQUENCY OF TESTING REQUIRED. COSTS SHALL BE INCLUDED IN THE CONTRACT. THE CONTRACTOR SHALL PAY FOR RE-TESTS FOR DEFICIENT WORK

C: DIMENSIONS AND FIELD VERIFICATION:

1. UPON RECEIPT OF THE CONSTRUCTION DOCUMENTS AND PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR SHALL REVIEW DIMENSIONS AND COORDINATE WITH ALL AFFECTED SUBCONTRACTORS AND SUPPLIERS TO ASSURE THAT THEIR WORK CAN BE INSTALLED IN COMPLIANCE WITH THE DOCUMENTS. FOLLOWING COMMENCEMENT OF CONSTRUCTION, THE GENERAL CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION AND COORDINATION OF ALL DIMENSIONS AND MEASUREMENTS AT THE SITE AND ASSURE THE ACCURACY AND CORRECTNESS OF SAME. ANY DISCREPANCY SHALL BE NOTED TO THE ARCHITECT IN WRITING.
2. EACH CONTRACTOR, SUBCONTRACTOR OR SUPPLIER, SHALL VERIFY ALL DIMENSIONS IN THE FIELD PERTAINING TO THEIR PORTION OF THE WORK, AND SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES PRIOR TO INSTALLATION. EACH CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR THE GENERAL CONTRACTOR OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL PROVIDE CLARIFICATIONS IN WRITING.
3. EACH CONTRACTOR SHALL VERIFY ALL ROUGH OPENING REQUIREMENTS OR OTHER CRITICAL BUILDING MEASUREMENTS WHICH AFFECT THEIR PORTION OF THE WORK.
4. THE CONTRACTOR SHALL COORDINATE ALL MECHANICAL, PLUMBING AND ELECTRICAL CHASE AND CEILING REQUIREMENTS WITH THE MEP SUBCONTRACTORS AND SUPPLIERS TO VERIFY THE SIZE AND LOCATION OF ALL CHASES AND CEILING HEIGHTS WITH THE ARCHITECT/OWNER. SHOP DRAWINGS INDICATING THE CHASE, SLEEVE, AND /OR OPENING REQUIREMENTS FOR WALLS, FLOOR/CEILING ASSEMBLY, ROOF, AND OUR FOUNDATION SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO ORDERING OF EQUIPMENT OR COMMENCING CONSTRUCTION OF THE OPENING. (OWNER PROVIDED EQUIPMENT OR MATERIALS TO BE COORDINATED FOR INSTALLATION). THE CONTRACTOR SHALL VERIFY THE SIZE LOCATION, OPENINGS AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THEMSELVES OR OTHERS BY THE MANUFACTURER OR SUPPLIER BEFORE STARTING ANY CONSTRUCTION RELATED TO SAID WORK AND/OR EQUIPMENT.

D: FIRE RESISTANT RATED CONSTRUCTION/PENETRATIONS:

1. EACH CONTRACTOR SHALL PROVIDE UL RATED PENETRATION PROTECTION ASSEMBLIES FOR ANY PENETRATIONS OF THEIR SYSTEMS THROUGH ANY DESIGNATED FIRE RESISTANT RATED WALLS, FLOOR/CEILINGS AND/OR ROOF CONSTRUCTION. RATED PROTECTION ASSEMBLIES MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND SUBMITTAL TO THE BUILDING DEPARTMENT PRIOR TO INSTALLATION AT THE PROJECT SITE. PROVIDE BOUND COPIES OF PROPOSED PROTECTION ASSEMBLIES. CLEARLY INDICATING THE ASSEMBLY, THE PENETRATE AND THE ASSEMBLY TYPE BEING PENETRATED.

E: SITE RELATED COORDINATION:

1. THE CONTRACTOR SHALL REFERENCE AND COORDINATE WITH CIVIL ENGINEERING DRAWINGS FOR BUILDING LAYOUT EXCAVATION AND SITE WORK; LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPE AND HARDSCAPE DESIGN; AND ANY OTHER SITE RELATED CONSTRUCTION DRAWINGS PREPARED BY OTHERS UNDER DIRECT CONTRACT WITH THE OWNER.
2. ALL SITE WORK AND LANDSCAPING HAS BEEN DEVELOPED AND DESIGNED BY THE CIVIL ENGINEER AND THE LANDSCAPE ARCHITECT UNDER DIRECT CONTRACT WITH THE OWNER. THE ARCHITECT/ENGINEER HAS ATTEMPTED, WITHIN THE REALMS OF THEIR AUTHORITY, TO COORDINATE THEIR CONSTRUCTION DOCUMENT PACKAGE WITH THE SITE/CIVIL ENGINEER AND LANDSCAPE ARCHITECT. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE DISCIPLINES; THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT, THE OWNER AND THE CIVIL ENGINEER IN WRITING FOR RESOLUTION.
3. REFER TO CIVIL ENGINEERING DRAWINGS FOR THE BUILDING LAYOUT DIMENSIONAL CONTROL PLAN AND GRADING INFORMATION.
4. REFER TO MEP AND LANDSCAPE DRAWINGS FOR EXTERIOR SITE AND BUILDING LIGHTING.
5. REFER TO CIVIL ENGINEERING AND LANDSCAPE DRAWINGS FOR LOCATION OF SIDEWALKS, ROADS, CURBS AND SITE RELATED DETAILS.
6. REFER TO CIVIL ENGINEERING AND LANDSCAPE DRAWINGS FOR LOCATION OF RETAINING WALLS AND DETAILS.
7. REFER TO CIVIL ENGINEERING DRAWINGS FOR FIRE HYDRANT LOCATIONS.
8. REFER TO MEP, CIVIL AND LANDSCAPE DRAWINGS FOR TRANSFORMER LOCATIONS. (TO BE VERIFIED WITH LOCAL UTILITY SERVICE AND THE AHJ.)
9. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR TO EXISTING CONDITION ANY DAMAGE TO EXISTING CONSTRUCTION, EQUIPMENT OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATION TO RECEIVE ALTERATIONS, ADDITIONS, OR REMOVAL.
10. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR TO EXISTING CONDITION, ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING CONDUIT OR EQUIPMENT.
11. NO CONSTRUCTION TRAFFIC IS ALLOWED IN OR AROUND COMPLETED UNITS' AND BUILDINGS

F: OTHER:

1. STATIC COEFFICIENT OF FRICTION (SCOF) SHALL BE A MINIMUM OF 9.8 FOR ALL RAMPS AND 0.6 FOR ALL WALKS LOCATED ON ACCESSIBLE ROUTES TO PROVIDE FOR PROPER TRACTION.
2. AT THE OWNER AND/OR THE ARCHITECTS DIRECTION, THE CONTRACTOR SHALL PROVIDE A MOCK UP PANEL WITH ALL EXTERIOR MATERIALS, WINDOWS, TRIM, ROOFING MATERIALS, AND EXTERIOR COLORS INDICATED.
3. STORE MATERIALS ONLY IN SPACES DESIGNATED BY OWNER AND ASSIGNED BY THE GENERAL CONTRACTOR. REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED BY THE CONTRACTOR
4. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE ARCHITECT/OWNER BEFORE TURNOVER TO THE OWNER.
5. ALL UNITS IN BUILDINGS WITH ATTACHED GARAGES SHALL BE EQUIPPED WITH A CARBON MONOXIDE (CO) SENSOR ON AN UNSWITCHED CIRCUIT AND A BATTERY BACKUP. ANSI TYPE "A" UNITS SHALL BE EQUIPPED WITH A STROBE AS WELL AS AN AUDIBLE ALARM.

GENERAL CONSTRUCTION

A: BUILDING ENVELOPE: AIR AND WATER PROTECTION

1. THE GENERAL CONTRACTOR SHALL REVIEW THE FLASHING AND INSTALLATION SEQUENCE ILLUSTRATED IN THE DOCUMENTS FOR ALL EXTERIOR WINDOWS, DOOR OR OTHER TYPES OF OPENINGS. ALL COMMENTS OR IMPROVEMENTS TO THE SEQUENCE MUST BE PRESENTED AND APPROVED BY THE ARCHITECT/OWNER PRIOR TO THE INSTALLATION OF THE FIRST WINDOW OR DOOR ON SITE. FOLLOWING CONSENSUS APPROVAL OF THE INSTALLATION/FLASHING SEQUENCE THE GENERAL CONTRACTOR SHALL ERECT ONE WINDOW AND ONE DOOR OF EACH TYPE ACCORDING TO THE APPROVED SEQUENCE FOR ON SITE REVIEW BY ALL PARTIES PRIOR TO INSTALLATION OF THE REMAINING WINDOWS OR DOORS.
2. SEAL ALL EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL CAVITIES AND WINDOW OR DOOR FRAMES, BETWEEN WALL AND FOUNDATION, BETWEEN WALL AND ROOF, BETWEEN WALL PANELS, AND ALL PENETRATIONS OR UTILITIES THROUGH WALLS AND ROOFS. PROVIDE SEALANT AT ALL JOINTS OF DISSIMILAR MATERIALS.
3. PROVIDE CLOSED CELL BACKER RODS FOR ALL GAPS LARGER THAN 3/16" IN WIDTH OR DEPTH.
4. THE GENERAL CONTRACTOR SHALL VERIFY THAT EACH SUBCONTRACTOR UNDERSTANDS THEIR RESPONSIBILITY FOR SEALING ANY PENETRATION THROUGH THE EXTERIOR BUILDING ENVELOPE. EACH CONTRACTOR SHALL SUBMIT THE PROPOSED METHOD AND MATERIAL FOR SEALING OPENINGS FOR VENTS, DRYER VENTS, EXHAUST DUCTS/HOOD/FAN, ANTENNAS, PLUMBING, LIGHTING FIXTURES, SWITCHES AND/OR RECEPTACLES, CONDENSATE LINES OR ANY OTHER SYSTEM PENETRATION OF THE EXTERIOR BUILDING ENVELOPE.
5. CORROSION RESISTANT FLASHING SHALL BE INSTALLED AROUND ALL DOOR AND WINDOW OPENINGS, AROUND ALL ROOF OPENINGS AND AT SMALL PROVIDE TRANSITIONS BETWEEN ALL ROOF PLANE ASSEMBLIES (VALLEYS, RIDGES AND HIPS) WITH FRAME WALLS AND AT THE HEAD, BASE AND OPENINGS IN ALL MASONRY AND CONCRETE WALLS. SEAL ALL UPPER LEG FLASHING MATERIAL TO THE BUILDING SUBSTRATE WITH SELF ADHERING MEMBRANE FLASHING MATERIAL (PRIME ALL SURFACES TO ACCEPT SELF ADHERING MEMBRANE FLASHING PER MFR'S RECOMMENDATIONS). SEAL & MAKE WEATHERTIGHT. REFER TO SPECIFICATIONS FOR PROPER FLASHING AND SEALANT/CAULK TYPES. INSTALL ALL FLASHING PER SMACNA STANDARDS.
6. PROVIDE FLUID APPLIED WEATHER BARRIER SYSTEM PER MANUFACTURER'S GUIDELINES FOR EXTERIOR FINISH MATERIAL. PROVIDE ALL RELATED ACCESSORIES INCLUDING SEALANTS, FLASHING, SEAM FILLERS, AND BACKER ROD THAT ARE COMPATIBLE WITH THE EXTERIOR SYSTEM.

B: INTERIOR FINISH: DRYWALL & INSULATION:

1. GYPSUM DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICES FOR THICKNESS, ATTACHMENT, TAPING, FINISHING, AND FASTENER SPACING. WHEN GYPSUM DRYWALL IS USED IN CONJUNCTION WITH A FIRE-RESISTANT RATED ASSEMBLY, THE INSTALLATION MATERIALS AND CONSTRUCTION SHALL CONFORM EXACTLY TO THE REQUIREMENTS OF THE ASSEMBLY LISTED.
2. MOISTURE RESISTANT GYPSUM DRYWALL SHALL BE PROVIDED IN ALL BATHROOM, BATHTUB, AND SHOWER LOCATIONS AND IN ALL PLUMBING "WET WALLS" (EXCEPT EXTERIOR WALL LOCATIONS.) PROVIDE 5/8" TYPE X FIRE RESISTANT/MOISTURE RESISTANT DRYWALL IN THOSE "WET WALLS" REQUIRING A FIRE RESISTANCE RATING.
3. INSULATE ALL EXTERIOR WALLS WITH UNFACED BATTS OF FIBERGLASS INSULATION STAPLED IN PLACE (UNLESS NOTED OTHERWISE). FRICTION FIT INSULATION IS NOT ACCEPTABLE. R VALUE AS INDICATED IN DRAWINGS AND SPECIFICATIONS. PROVIDE POLYETHYLENE VAPOR BARRIER AS INDICATED. IF A VAPOR BARRIER IS NOT INDICATED ON THE DRAWINGS, REQUEST SPECIFIC GUIDANCE FROM ARCHITECT FOR PROJECT BASED UPON LOCATION AND CLIMATE ZONE.
4. PROVIDE INSULATION IN ALL LAUNDRY ROOM WALLS AND EXTERIOR OR COMMON WALLS AT BATHTUB/SHOWER LOCATIONS.

C: FIRE RESISTANCE- GENERAL:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING STRICT COMPLIANCE WITH THE PUBLISHED MATERIAL AND CONSTRUCTION REQUIREMENTS FOR ALL IDENTIFIED FIRE RESISTANCE RATED WALL, FLOOR/ CEILING AND ROOF/CEILING ASSEMBLIES.
2. THE GENERAL CONTRACTOR SHALL VERIFY THAT EACH SUB CONTRACTOR AND SUPPLIER IS AWARE OF THE LOCATION OF ALL FIRE RESISTANT RATE SEPARATION AND ASSEMBLIES AND HAS A FULL UNDERSTANDING OF THEIR RESPONSIBILITIES TO PROVIDE A UL RATED PENETRATION PROTECTION ASSEMBLY FOR ANY PENETRATION OF THEIR WORK OR SYSTEMS THROUGH ANY RATED WALL AND FLOOR/CEILING, ROOF/CEILING ASSEMBLIES. PROPOSED PENETRATION ASSEMBLIES SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW.
3. DRAFTSTOPPING AND FIREBLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS. DRAFTSTOPPING SHALL BE INSTALLED IN ALL FLOOR/CEILING ASSEMBLIES AND IN ATTIC SPACES IN LINE WITH TENANT SEPARATION ASSEMBLIES IN ADDITION TO THOSE LOCATIONS INDICATED ON THE ROOF PLAN.
4. GENERALLY, DRAFTSTOPS SHALL BE PROVIDED IN LINE WITH ALL TENANT SEPARATION WALLS AT FLOOR/CEILINGS AND ATTICS. ATTICS. ATTIC DRAFTSTOPS TO BE PROVIDED AT EACH UNIT SEPARATION, OR AS INDICATED ON THE ROOF PLAN. ACCESS BETWEEN DRAFTSTOP AREAS SHALL BE PROVIDED BY A SELF CLOSING ACCESS DOOR IN LOCATIONS INDICATED ON THE ROOF PLAN.
5. ALL CAVITY OR CONCEALED SPACES SHALL BE DRAFTSTOPPED PER CODE REQUIREMENTS. REFER TO INTERNATIONAL BUILDING CODE SECTION 716.

D: GENERAL

1. STC DESIGN VALUES FOR UNIT SEPARATION WALL ASSEMBLIES ARE INDICATED ON WALL TYPES DRAWING SHEET. THE MINIMUM ACCEPTABLE DESIGN STC RATINGS ARE 60, WITH A MINIMUM FIELD TEST STC RATING OF 54 OR AS INDICATED FOR THE ASSEMBLY. IN CONSTRUCTING TENANT SEPARATION WALL AND FLOOR/CEILING ASSEMBLIES, THE CONTRACTOR SHALL FOLLOW RECOMMENDED GYPSUM ASSOCIATION PRACTICES FOR SOUND SEPARATION ASSEMBLIES AND MINIMUM GUIDELINES AS INDICATED IN THE "TENANT SEPARATION ASSEMBLIES ACOUSTICAL NOTES" INDICATED ON THE WALL TYPES DRAWING SHEET.
2. ATTIC ACCESS SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE APPLICABLE BUILDING CODE AND SHALL NOT BE LESS THAN 22" X36" (OR AS INDICATED FOR MECHANICAL ACCESS) AS LOCATED ON THE UNIT AND/OR ROOF PLANS. PROVIDE ACCESS POINTS AS INDICATED ON THE DRAWINGS OR MINIMUM OF ONE PER DESIGNATED FIRE AREA.
3. CABINET SUPPLIER TO FIELD MEASURE AREA OF WORK AFTER ROUGH FRAMING, TO ASSURE AN EXACT FIT. SHOP DRAWINGS INDICATING PLANS AND ELEVATIONS OF ALL CABINETS SHALL BE PROVIDED FOR REVIEW PRIOR TO FABRICATION. (NOTIFY ARCHITECT OF ANY DISCREPANCIES.)
4. MAXIMUM FLAME SPREAD RATING ON ALL INTERIOR FINISH MATERIALS SHALL NOT EXCEED 200.

SOUND CONTROL

SOUND CONTROL NOTES FOR MULTI-FAMILY HOUSING

THESE NOTES AND DETAILS DESCRIBE THE ACOUSTICAL ELEMENTS OF ASSEMBLIES THAT MUST COMPLY WITH THE STC/ICC REQUIREMENTS OF THE BUILDING CODE. THEY MAY NOT BE REQUIRED AT EVERY ASSEMBLY IN THE PROJECT. NON-RATED ASSEMBLIES AND ASSEMBLIES THAT DO NOT SEPARATE OCCUPANCIES, DWELLING UNITS, AND/OR COMMON AREAS FROM EACH OTHER WOULD BE EXEMPT, UNLESS OTHERWISE NOTED. THESE REQUIREMENTS SHALL BE FOLLOWED IN CONJUNCTION WITH THE RATED ASSEMBLY SHEETS, ALL DETAILS, AND SPECIFICATIONS TO MAINTAIN BOTH SOUND CONTROL AND REQUIRED FIRE RATINGS. ADVISE THE ARCHITECT IMMEDIATELY, IN WRITING, IF ANY INCONSISTENCIES OR DISCREPANCIES EXIST PRIOR TO THE START OF CONSTRUCTION.

DEFINITIONS: SOUND TRANSMISSION CLASS (STC): A SINGLE NUMBER RATING USED FOR EVALUATING EFFICIENCY OF CONSTRUCTIONS IN ISOLATING AIRBORNE SOUND TRANSMISSION. THE HIGHER THE STC RATING THE MORE EFFICIENT THE CONSTRUCTION. STC MEASURES THE ABILITY OF A WALL OR FLOOR ASSEMBLY TO ISOLATE AIRBORNEBE SOUND AND PREVENT IT FROM PASSING FROM ONE SIDE TO THE OTHER. THE MINIMUM INTERNATIONAL BUILDING CODE REQUIREMENT IS 50 STC, PER ASTM E90.

IMPACT INSULATION CLASS (IIC): A SINGLE NUMBER RATING DEVELOPED BY THE FEDERAL HOUSING ADMINISTRATION TO ESTIMATE THE IMPACT SOUND ISOLATION PERFORMANCE OF FLOOR/CEILING SYSTEMS. IIC MEASURES THE ABILITY OF A FLOOR/CEILING ASSEMBLY TO ISOLATE SOUND TRANSMITTED FROM FOOTFALL AND OTHER IMPACT SOURCES THROUGH THE BUILDING STRUCTURE. THE MINIMUM INTERNATIONAL BUILDING CODE REQUIREMENT IS 50 IIC, PER ASTM E492.

AIRBORNE SOUND: SOUND, PRODUCED BY VIBRATING SOURCES THAT RADIATE SOUND DIRECTLY INTO THE AIR, WHICH IS TRANSMITTED THROUGH AIR AS A MEDIUM RATHER THAN THROUGH SOLIDS OR THE STRUCTURE OF THE BUILDING.

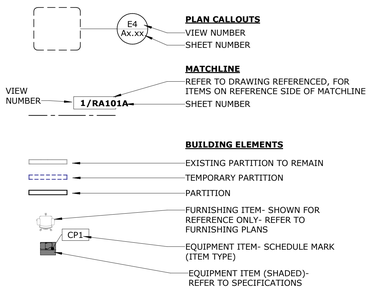
FLANKING PATHS: A WALL OR FLOOR/CEILING CONSTRUCTION THAT PERMITS SOUND TO BE TRANSMITTED ALONG ITS SURFACE; OR ANY OPENING WHICH PERMITS DIRECT TRANSMISSION OF SOUND THROUGH THE AIR. THIS TYPICALLY OCCURS AT SMALL GAPS AND OPENINGS AROUND DOORS, TOP AND BOTTOM PLATES, ELECTRICAL BOXES, AND CONDUIT AND HVAC DUCTING WHICH ALLOW SOUND TO PASS THROUGH IF ACOUSTICAL SEALANT IS NOT USED. ALSO REFERRED TO AS "LEAKING PATHS".

A. MECHANICAL, ELECTRICAL, PLUMBING

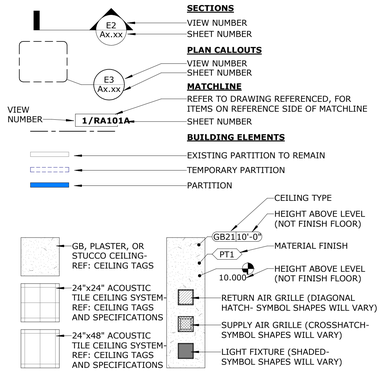
1. METAL VENTILATING AND CONDITIONING AIR DUCTS LOCATED IN DEMISING ASSEMBLIES ARE TO BE LINED
2. WIRE EACH APARTMENT AS A UNIT; AVOID PENETRATION OF WALLS OR FLOORS BETWEEN APARTMENTS
3. CAULK HOLES (MADE BY WIRING) THAT PENETRATE DEMISING ASSEMBLIES; USE ATTACHMENT, TAPING, AND CAULKING OR DRY PACKING
4. CONNECT VIBRATING EQUIPMENT WITH FLEXIBLE WIRING THAT SITS ON OR IS CONNECTED TO DEMISING ASSEMBLIES
5. CUT HOLES IN DEMISING ASSEMBLIES AS SMALL AS POSSIBLE TO REDUCE LEAKS
6. MAKE SURE ELECTRICAL OUTLETS ARE AIRTIGHT BY USING ELASTIC NON-HARDENING CAULK IN DEMISING ASSEMBLIES
7. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF DEMISING WALLS SHALL BE SEPARATED HORIZONTALLY BY 24" MINIMUM. BACK AND SIDES OF BOXES SHALL BE SEALED WITH 1/8" RESILIENT SEALANT. IF IT IS IMPOSSIBLE TO OFFSET ELECTRICAL OUTLETS, THEN INCREASE THE MASS OF THE WALL. INSTALL TV, TELEPHONE, AND INTERCOM OUTLETS MUST BE INSTALLED ACCORDINGLY. INSTALL PHONES, DOORBELLS, INTERCOMS, AND OTHER NOISE MAKING EQUIPMENT ON INSULATED INTERIOR WALLS ONLY - NEVER ON DEMISING WALLS
8. FIT INSULATION BEHIND THE ELECTRICAL BOXES LOCATED IN DEMISING ASSEMBLIES
9. ENSURE THAT OPENINGS AROUND BOXES LOCATED IN DEMISING ASSEMBLIES ARE SEALED AIR TIGHT
10. INSTALL RECESSED LIGHT FIXTURES IN FURR DOWN LOCATIONS ONLY
11. ISOLATE PIPING FROM STRUCTURE WITH RESILIENT PADS AND SLEEVES, THEN SEAL FOR AIR TIGHTNESS.
12. IF WATER HAMMER IS EVIDENT AT OR BEFORE THE TIME OF SUBSTANTIAL COMPLETION, PROVIDE AIR CHAMBERS TO ELIMINATE WATER HAMMER DUE TO ABRUPT STOPPING OF FLOWING WATER.
13. CAULK ALL OPENINGS MADE IN D

THE LINE SHOWN ABOVE IS 3 INCHES LONG ON ARCH D SHEETS ORIGINAL PAPER SIZE

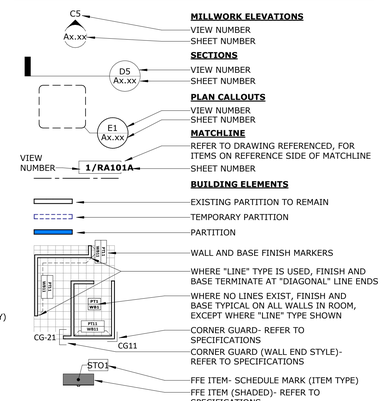
LEGEND- EQUIPMENT PLANS



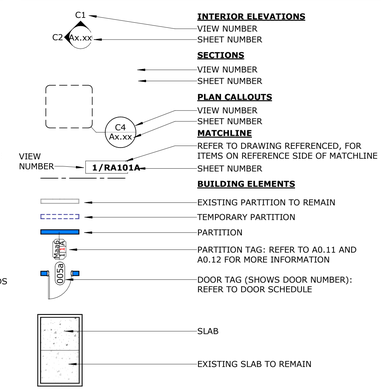
LEGEND- RCP'S



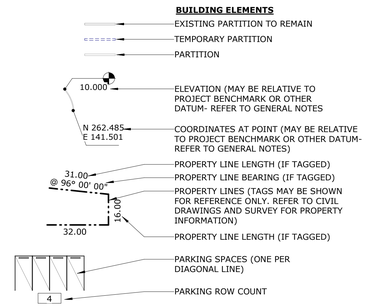
LEGEND- FINISH PLANS



LEGEND- PARTIAL FLOOR PLANS



LEGEND- SITE PLANS



GENERAL NOTES- EQUIP. PLANS

1. DIMENSIONS TO FACE OF PARTITIONS ARE TO FACE OF SUBSTRATE LAYER AS SHOWN IN PARTITION TYPES ON G032. FINISHES DEPICTED IN FINISH PLANS AND ELEVATIONS ARE NOT SHOWN ON PARTIAL FLOOR PLANS. REFER TO ENLARGED PLANS, ELEVATIONS, AND DETAILS.

GENERAL NOTES- PARTIAL RCP'S

1. DIMENSIONS TO FACE OF PARTITIONS ARE TO FACE OF SUBSTRATE LAYER AS SHOWN IN PARTITION TYPES ON G032. FINISHES DEPICTED IN FINISH PLANS AND ELEVATIONS ARE NOT SHOWN ON PARTIAL FLOOR PLANS. REFER TO ENLARGED PLANS, ELEVATIONS, AND DETAILS.

GENERAL NOTES- FINISH PLANS

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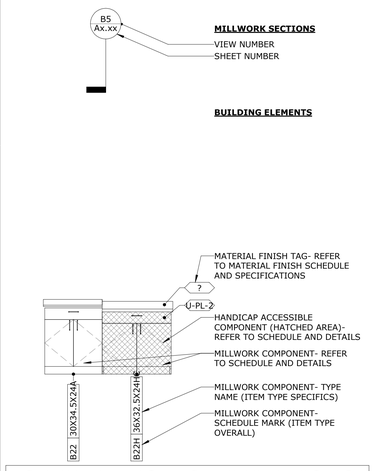
GENERAL NOTES- FLOOR PLANS

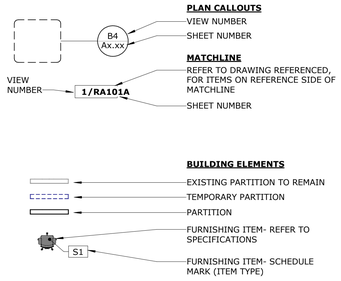
1. DIMENSIONS TO FACE OF PARTITIONS ARE TO FACE OF SUBSTRATE LAYER AS SHOWN IN PARTITION TYPES ON G032. FINISHES DEPICTED IN FINISH PLANS AND ELEVATIONS ARE NOT SHOWN ON PARTIAL FLOOR PLANS. REFER TO ENLARGED PLANS, ELEVATIONS, AND DETAILS.

GENERAL NOTES- SITE PLANS

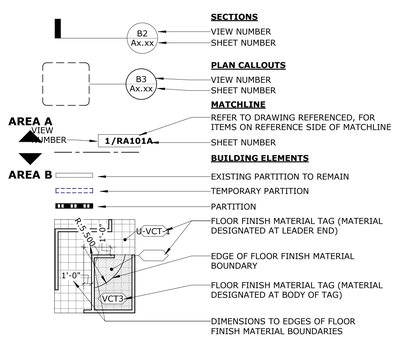
LEGEND- ELEVATIONS



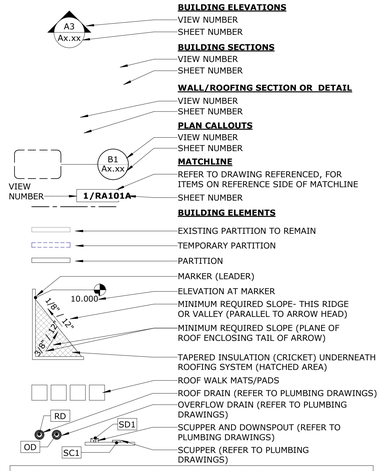
LEGEND- FURNITURE PLANS



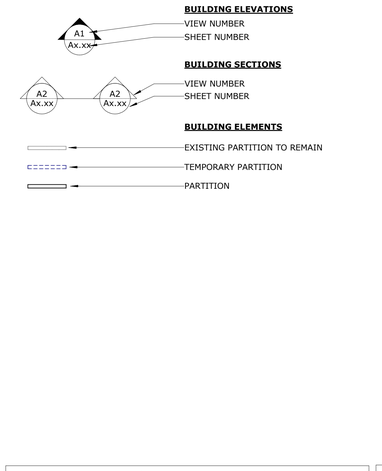
LEGEND- FLOOR PATTERN PLANS



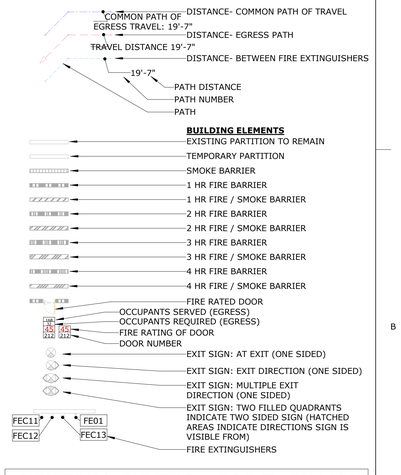
LEGEND- ROOF PLANS



LEGEND- OVERALL FLOOR PLANS



LEGEND- CODE COMP PLANS



GENERAL NOTES- ELEVATIONS

1. LIGHT FIXTURES, AIR TERMINALS, GRILLES, ELECTRICAL FIXTURES, OUTLETS, DATA RECEPTACLES, AUDIO/VIDEO CONNECTIONS AND MEDICAL GAS FIXTURES SHOWN ARE FOR ARCHITECTURAL COORDINATION AND DIMENSIONAL CONTROL ONLY. REF: MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS AND SPECIFICATIONS.
2. NOT ALL FIXTURES MAY BE SHOWN ON ARCHTECTURAL ELEVATIONS.

GENERAL NOTES- FURN PLANS

1. DIMENSIONS TO FACE OF PARTITIONS ARE TO FACE OF SUBSTRATE LAYER AS SHOWN IN PARTITION TYPES ON G032. FINISHES DEPICTED IN FINISH PLANS AND ELEVATIONS ARE NOT SHOWN ON PARTIAL FLOOR PLANS. REFER TO ENLARGED PLANS, ELEVATIONS, AND DETAILS.

GENERAL NOTES- FLOOR PATTERN PLANS

1. DIMENSIONS TO FACE OF PARTITIONS ARE TO FACE OF SUBSTRATE LAYER AS SHOWN IN PARTITION TYPES ON G032. FINISHES DEPICTED IN FINISH PLANS AND ELEVATIONS ARE NOT SHOWN ON PARTIAL FLOOR PLANS. REFER TO ENLARGED PLANS, ELEVATIONS, AND DETAILS.
2. FLOOR FINISH TRANSITIONS EXIST AT ALL INTERSECTIONS OF DISSIMILAR FINISHES. REFER TO TRANSITION DETAILS FOR APPLICABLE TRANSITIONS BASED ON FINISHES PRESENT ON EACH SIDE OF INTERSECTION.

GENERAL NOTES- ROOF PLANS

1. ITEMS FROM MECHANICAL, PLUMBING, AND ELECTRICAL SCOPES MAY BE SHOWN FOR REFERENCE AND COORDINATION ONLY. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR LOCATIONS OF PIPING, CURBS, VENTS, DUCTS, FANS, AND OTHER ITEMS ON THE ROOF SURFACE
2. ALL ROOF FLASHING TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS

GENERAL NOTES- FLOOR PLANS

1. DIMENSIONS TO FACE OF PARTITIONS ARE TO FACE OF SUBSTRATE LAYER AS SHOWN IN PARTITION TYPES ON A032. FINISHES DEPICTED IN FINISH PLANS AND ELEVATIONS ARE NOT SHOWN ON OVERALL FLOOR PLANS. REFER TO ENLARGED PLANS, ELEVATIONS, AND DETAILS.
2. REFER TO PARTIAL PLANS FOR MORE INFORMATION. OVERALL PLANS ARE INTENDED TO PROVIDE CONTEXT FOR PARTIAL PLANS.

GENERAL NOTES- CODE PLANS

1. FIRE RESISTANCE RATINGS SHOWN ARE MINIMUM RATINGS REQUIRED. REFER TO PARTITION TYPES ON A032, AND SPECIFICATIONS, FOR MORE INFORMATION
2. FIRE RESISTANCE RATINGS IN PARTITIONS ARE SHOWN WHERE PARTITIONS ARE NOT CUT BY DOORS, WINDOWS, STOREFRONTS, OR OTHER OBJECTS. RATED PARTITION MAY EXIST ABOVE OBJECTS.

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This item has been electronically signed and sealed by Jed Prest using a digital signature. Printed copies of this document are not considered signed and the signature must be verified on any electronic copies.
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JED PREST
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△	DATE	SUBMISSION

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TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

MILHAUS

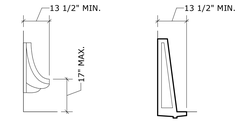
SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

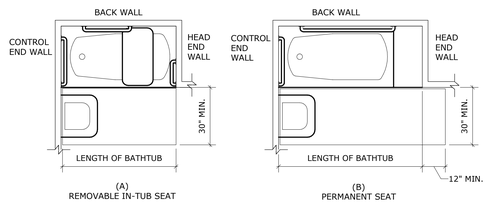
LEGENDS (ALL TYPES)

SHEET NUMBER:
RG013

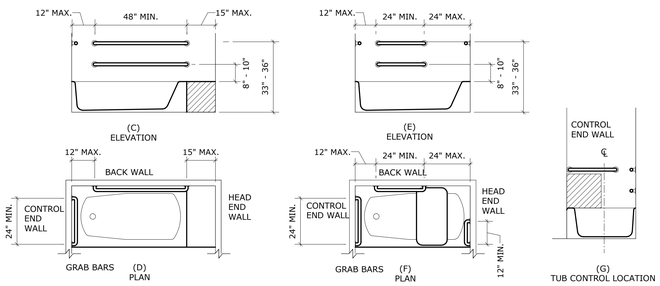
THE LINE SHOWN ABOVE IS 3 INCHES LONG ON ORIGINAL DRAWINGS. SHEETS OF ORIGINAL IMAGE SIZES

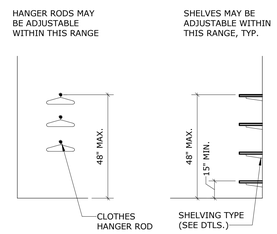


E2 URINALS
3/8" = 1'-0"

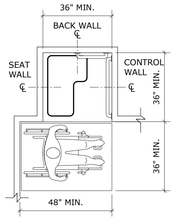


E3 BATHTUB GRAB BAR AND CONTROL LOCATIONS
3/8" = 1'-0"

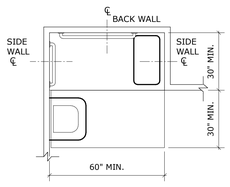




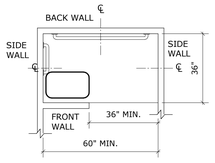
E6 CLOSET ACCESS
3/8" = 1'-0"



NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES.

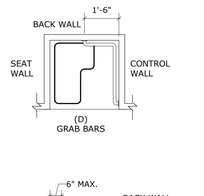


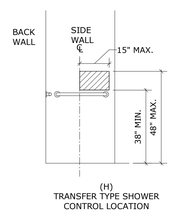
NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES.



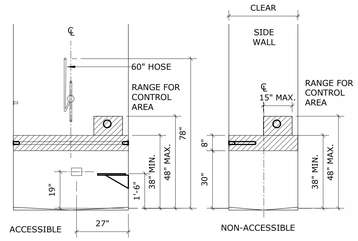
NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES.

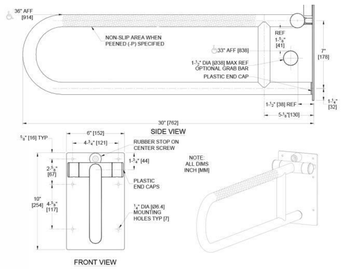
D1 SHOWER SIZE AND CLEARANCE
3/8" = 1'-0"



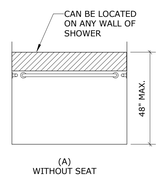


D5 ROLL IN SHOWER CONTROL
3/8" = 1'-0"

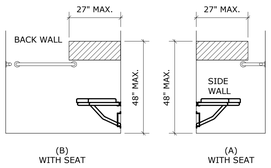




D6 SWING UP GRAB BAR
3" = 1'-0"

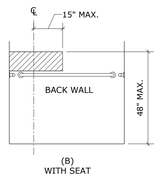


STANDARD ROLL-IN SHOWER CONTROL LOCATION

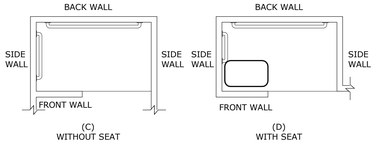


STANDARD ROLL-IN SHOWER CONTROL LOCATION

ALTERNATE ROLL-IN SHOWER CONTROL LOCATION



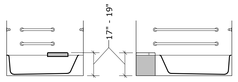
ALTERNATE ROLL-IN SHOWER CONTROL LOCATION

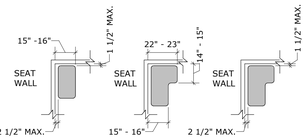


ALTERNATE ROLL-IN SHOWER CONTROL LOCATION

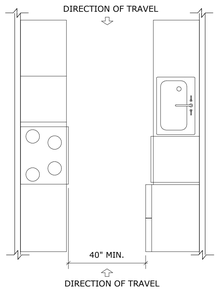
ALTERNATE ROLL-IN SHOWER CONTROL LOCATION

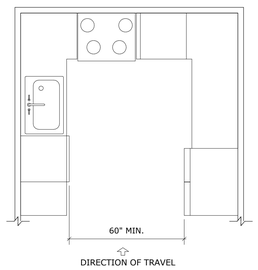
C1 SHOWER CONTROL LOCATIONS
3/8" = 1'-0"

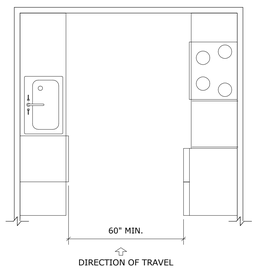




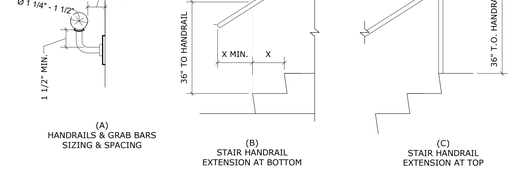
B1 TUB/ SHOWER SEAT LOCATIONS
1/4" = 1'-0"







A1 KITCHENS
3/8" = 1'-0"

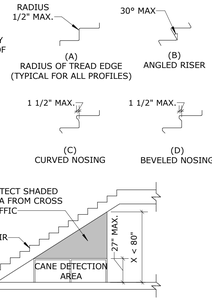


NOTE: Y= MIN. HANDRAIL EXTENSION OF THE WIDTH OF ONE TREAD THAT IS REQUIRED AT THE BOTTOM RISER.

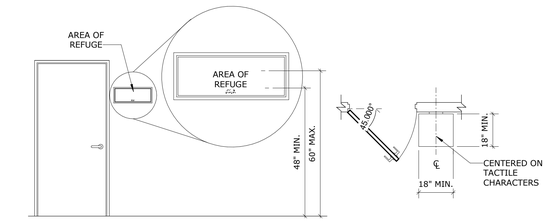
NOTE: FBC 505.10.3. AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE AT LEAST EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING.

B3 HANDRAILS
3/8" = 1'-0"

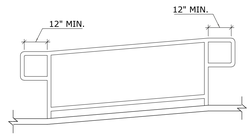
PER FBC 1009.4.2., STAIR RISER HEIGHTS SHALL BE 7" MAXIMUM AND 4" MINIMUM. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF ADJACENT TREADS. RECTANGULAR TREAD DEPTHS SHALL BE 11" MIN. (12" BBA STANDARD) MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.

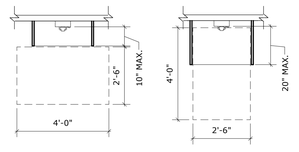


A4 STAIR DETAIL
1/4" = 1'-0"

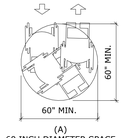


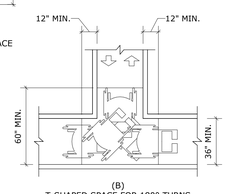
C4 HEIGHT OF TACTILE CHARACTERS
3/8" = 1'-0"





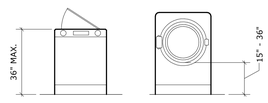
B5 PHONE APPROACH
3/8" = 1'-0"



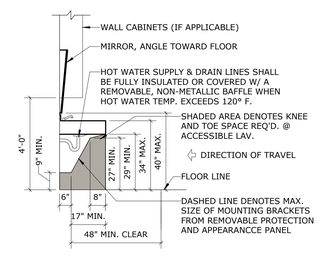


A5 WHEELCHAIR TURNING SPACE
1/4" = 1'-0"

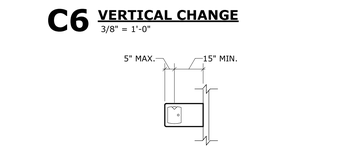
B6a DRINKING FOUNTAIN
3/8" = 1'-0"



B6 WASHER/DRYER
3/8" = 1'-0"



A6 ACCESSIBLE SINK
3/8" = 1'-0"



C6a GRAB BAR
3/8" = 1'-0"

GRAB BAR CROSS SECTION

C6 VERTICAL CHANGE
3/8" = 1'-0"

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

INFO@BAKERBARRIOS.COM
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JED PREST
AR92532

2023.01.06
PERMIT SET

△	DATE	SUBMISSION

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TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, INFORMATION, AND BELIEF, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

MILHAUS

SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

ADA ACCESSIBILITY GUIDELINES

SHEET NUMBER:
RG015

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE

WALL MOUNTED ACCESSORY SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS	QUANTITY	WALL BLOCKING REQUIRED	WALL BLOCKING TYPE	CURRENT REV
	CABINET- UPPER- INFILL PANEL				151	Yes		
PL-11	MIRROR	BY GC	1/4" PLATE GLASS W/ FLAT POLISHED EDGE 42"HEIGHT WITH 3" ALLOWANCE ON EACH SIDE OF WIDTH	CONCEALED HARDWARE (METAL CLIPS)	91	Yes		
PL-12	SHOWER PAN	STERLING	72181110-0 - WHITE		30	Yes		
U00	CABINET- UPPER- INFILL PANEL				45	Yes		
U11	CABINET- UPPER- 1 DOOR				15	Yes		
U11	CABINET- UPPER- 1 DOOR				5	Yes		
U12	CABINET- UPPER- 2 DOOR				17	Yes		
U12	CABINET- UPPER- 2 DOOR				5	Yes		
U12	CABINET- UPPER- 2 DOOR				29	Yes		
U12	CABINET- UPPER- 2 DOOR				10	Yes		
U12	CABINET- UPPER- 2 DOOR				126	Yes		
U12	CABINET- UPPER- 2 DOOR				20	Yes		
U12B	CABINET- UPPER- 2 DOOR				5	Yes		

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

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Adobe Acrobat Reader is required by the placement of my signature on this document.
2023.01.06 14:48:03-05'00'

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△	DATE	SUBMISSION

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MILHAUS

MILHAUS

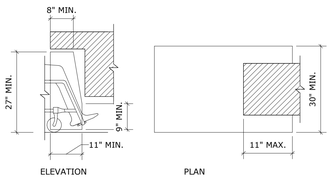
SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

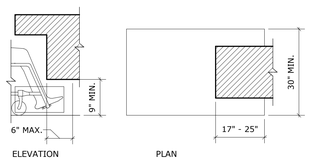
ACCESSORY ITEM TYPES & MOUNTING HEIGHTS

SHEET NUMBER:
RG017

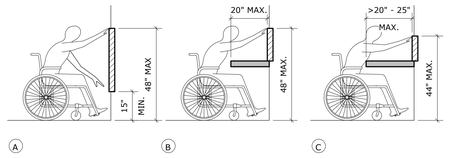
THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL ARCH D SHEETS ORIGINAL PAGE SIZE



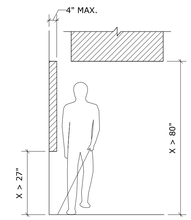
E1 KNEE CLEARANCE
3/8" = 1'-0"



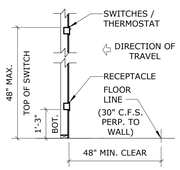
E2 TOE CLEARANCE
3/8" = 1'-0"

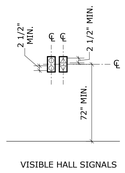


E3 REACH RANGES
3/8" = 1'-0"

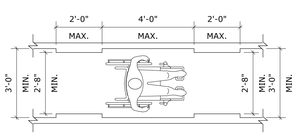


E6 PROTRUDING OBJECT
3/8" = 1'-0"

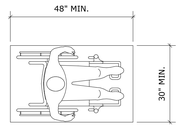




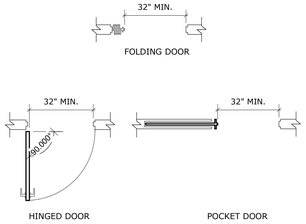
D1 TYP. MOUNTING HEIGHT
3/8" = 1'-0"



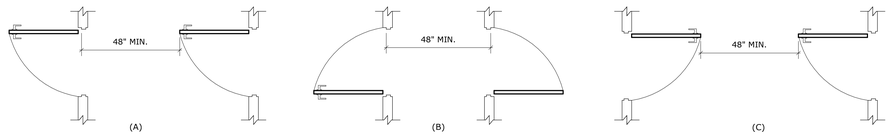
D2 ACCESSIBLE ROUTE
3/8" = 1'-0"



D3A ADA CLEAR FLOOR SPACE
1/2" = 1'-0"

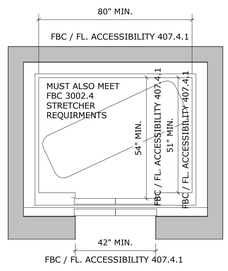


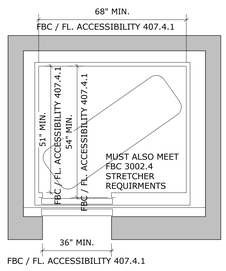
D3 DOOR OPENINGS
3/8" = 1'-0"

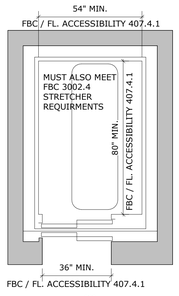


D4 DOORS IN A SERIES
3/8" = 1'-0"

C1 HOISTWAY ENTRANCE AND CAR CONTROL HEIGHTS
1/2" = 1'-0"







B1 ELEVATOR CAR DIMENSIONS
3/8" = 1'-0"

NOTE: PER F.B.C. 3002.4 - IF BULDING IS OVER THREE STORIES, THE ELEVATOR CAR SHALL BE OF SUCH AS SIZE AND ARRANGEMENT TO ACCOMOODATE AN AMBULANCE STRETCHER 24" X 76".

B3 MANEUVERING CLEARANCE AT DOORS AND GATES
3/8" = 1'-0"

A1 ACCESSIBLE TOILET STALL DETAILS
3/8" = 1'-0"

A5 CLEARANCE AT WATER CLOSET
3/8" = 1'-0"

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

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BAKERBARRIOS.COM
AA0002981 | LC26000427

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JED PREST
AR92532

2023.01.06
PERMIT SET

△	DATE	SUBMISSION

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MILHAUS

MILHAUS

SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

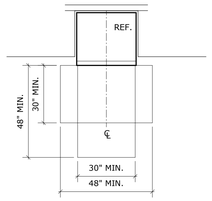
PROJECT NO:
220035.00

ADA ACCESSIBILITY GUIDELINES

SHEET NUMBER:
RG018

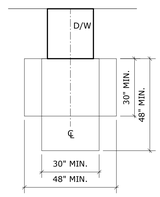
THE LINE SHOWN ABOVE IS 1/2" WHEN PRINTED AT 24"x36" SHEETS ORIGINAL PAGE SIZE

PARALLEL / FORWARD APPROACHES TO REFRIGERATOR



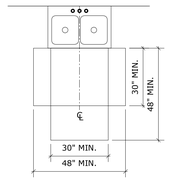
E1 CLEAR FLOOR SPACE
3/8" = 1'-0"

PARALLEL / FORWARD APPROACHES TO DISHWASHER



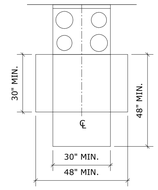
E2 CLEAR FLOOR SPACE
3/8" = 1'-0"

PARALLEL / FORWARD APPROACHES TO SINK



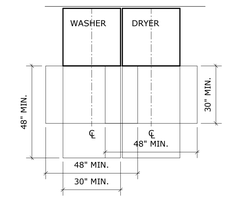
E3 CLEAR FLOOR SPACE
3/8" = 1'-0"

PARALLEL / FORWARD APPROACHES TO STOVE

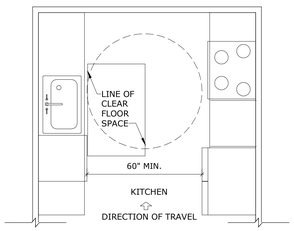


E4 CLEAR FLOOR SPACE
3/8" = 1'-0"

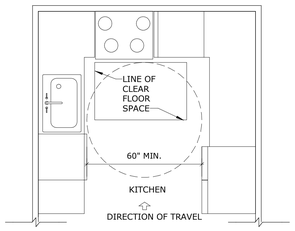
PARALLEL / FORWARD APPROACHES TO WASHER / DRYER



E5 CLEAR FLOOR SPACE
3/8" = 1'-0"



D1 CLEAR FLOOR SPACE
3/8" = 1'-0"



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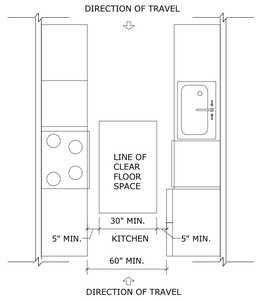
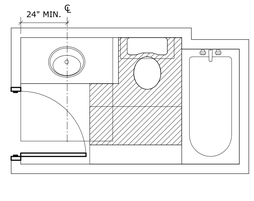
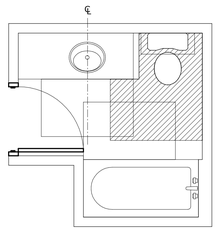
3/8" = 1'-0"



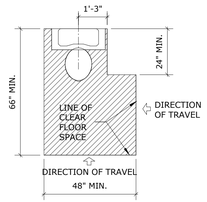
D3 CLEAR FLOOR SPACE
3/8" = 1'-0"



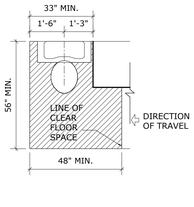
D4 TYPE "A" BATHROOM
3/8" = 1'-0"



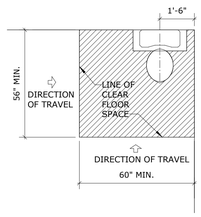
D5 TYPE "B" BATHROOM
3/8" = 1'-0"



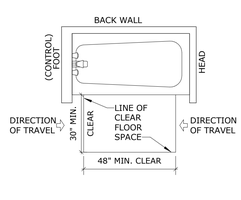
C1 CLEAR FLOOR SPACE
3/8" = 1'-0"



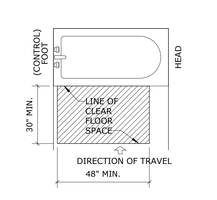
C2 CLEAR FLOOR SPACE
3/8" = 1'-0"



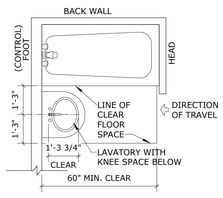
C3 CLEAR FLOOR SPACE
3/8" = 1'-0"



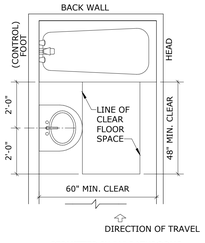
C4 CLEAR FLOOR SPACE
3/8" = 1'-0"



C5 CLEAR FLOOR SPACE
3/8" = 1'-0"

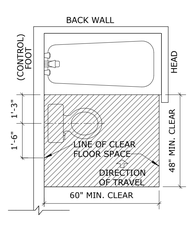


B1 CLEAR FLOOR SPACE
3/8" = 1'-0"

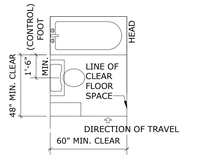


PERMITTED IN "A" BATHROOMS

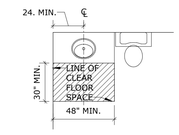
B2 CLEAR FLOOR SPACE
3/8" = 1'-0"



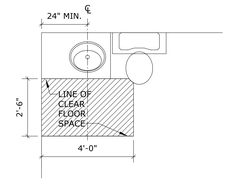
B3 CLEAR FLOOR SPACE
3/8" = 1'-0"



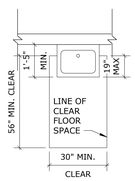
B4 CLEAR FLOOR SPACE
1/4" = 1'-0"



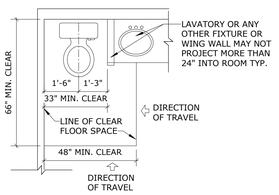
B5 CLEAR FLOOR SPACE
1/4" = 1'-0"



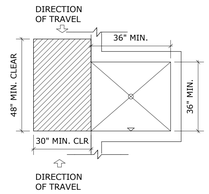
A1 CLEAR FLOOR SPACE
3/8" = 1'-0"



A2 CLEAR FLOOR SPACE
3/8" = 1'-0"

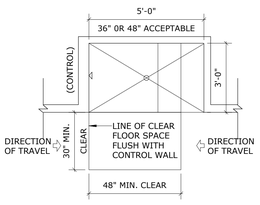


A3 CLEAR FLOOR SPACE
3/8" = 1'-0"



A4 CLEAR FLOOR SPACE
3/8" = 1'-0"

ROLL-IN SHOWER



A5 CLEAR FLOOR SPACE
3/8" = 1'-0"

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

INFO@BAKERBARRIOS.COM
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AA0002981 | LC26000427

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MILHAUS

MILHAUS

SR-82
BLDG 1 - 7691 NATIVE LANE
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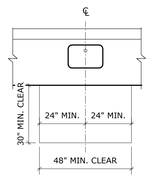
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

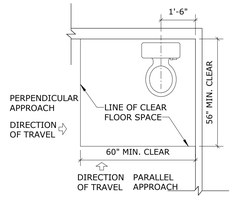
FAIR HOUSING GUIDELINES

SHEET NUMBER:
RG019

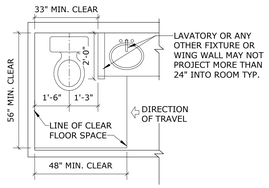
THE LINE SHOWN ABOVE IS 3/8" LONG ON ORIGINAL ANSI D SHEETS ORIGINAL PAPER SIZE



E1 CLEAR SPACE
3/8" = 1'-0"



E2 CLEAR FLOOR SPACE
3/8" = 1'-0"



E3 CLEAR FLOOR SPACE
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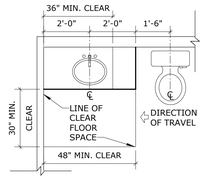
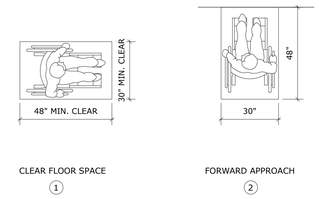
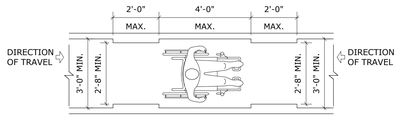


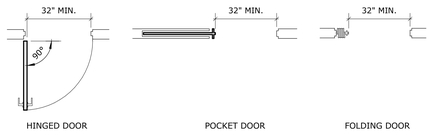
E4 CLEAR FLOOR SPACE
3/8" = 1'-0"



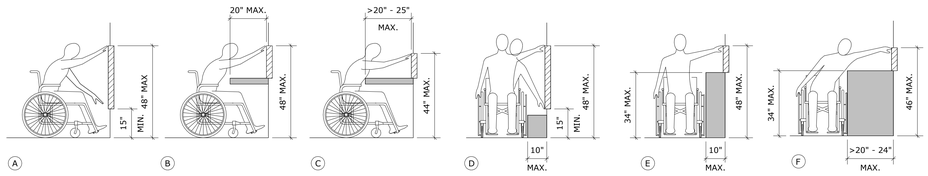
E5 CLEAR FLOOR SPACE
3/8" = 1'-0"



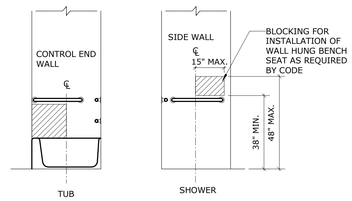
D1 ACCESSIBLE ROUTE
3/8" = 1'-0"



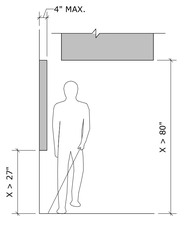
D2 CLEAR WIDTH OF DOORS
3/8" = 1'-0"



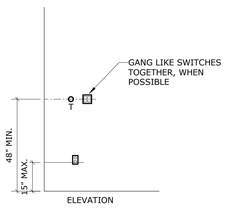
D4 CLEAR FLOOR REACH RANGES
3/8" = 1'-0"



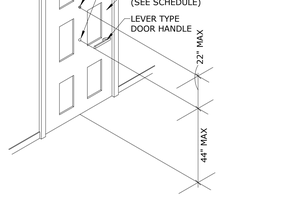
C1 SHOWER CONTROL LOCATIONS
3/8" = 1'-0"



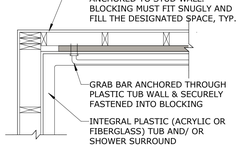
C2 PROTRUDING OBJECTS
3/8" = 1'-0"



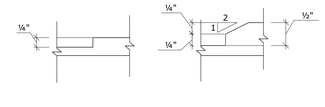
C3 ELEC. CONTROL LOCATIONS
3/8" = 1'-0"



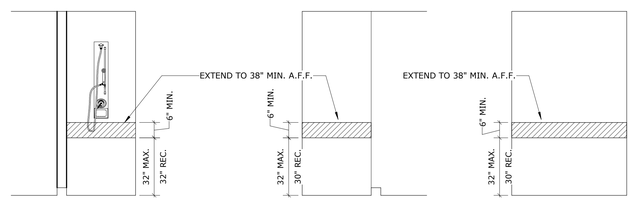
C4 DOOR DETAIL
3/8" = 1'-0"



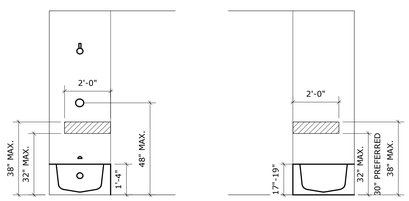
C5 BLOCKING DETAIL
3/8" = 1'-0"



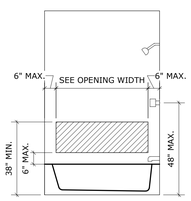
C6 CHANGE IN LEVEL
3/8" = 1'-0"



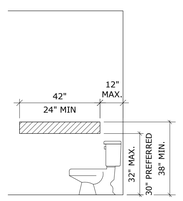
B1 SHOWER GRAB BAR BLOCKING LOCATION
3/8" = 1'-0"



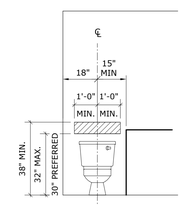
B3 TUB GRAB BAR BLOCKING LOCATIONS
3/8" = 1'-0"



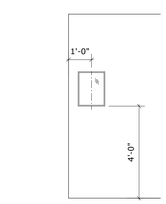
B5 TOILET GRAB BAR BL. LOC.
3/8" = 1'-0"



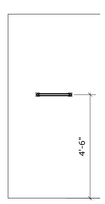
B6 TOILET GRAB BAR BL. LOC.
3/8" = 1'-0"



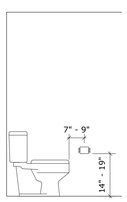
B7 TOILET SWING UP GRAB BAR BL. LOC.
3/8" = 1'-0"



A1 CABINET ELEVATION
3/8" = 1'-0"



A2 TOWEL BAR
3/8" = 1'-0"



A3 T.P. DISPENSER
3/8" = 1'-0"

Baker Barrios

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100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

INFO@BAKERBARRIOS.COM
BAKERBARRIOS.COM
AA0002981 | LC26000427

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On the date adjacent to the seal/stamp
2023.01.06 01:48:09-05'00'

JED PREST
AR92532

2023.01.06
PERMIT SET

△	DATE	SUBMISSION

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TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

MILHAUS

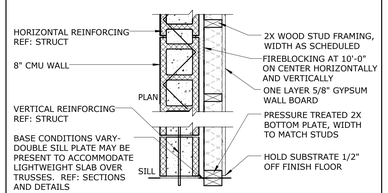
SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

FAIR HOUSING GUIDELINES

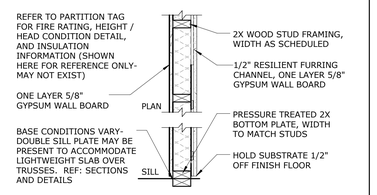
SHEET NUMBER:
RG020

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL ANSI D SHEETS OR ORIGINAL ARCH E SIZE



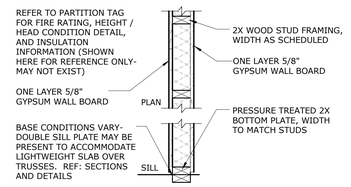
PARTITION TYPE - WGa

TAG	STUD SIZE	OVERALL THICKNESS	UL ASSEMB (IF RATED)
WGa6	5-1/2"	1"	U905
WGa6	5-1/2"	14 3/4"	U905



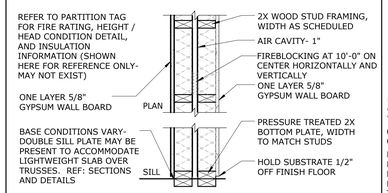
PARTITION TYPE - War

TAG	STUD SIZE	OVERALL THICKNESS	UL ASSEMB (IF RATED)	FIRE RATING	ASSEMBLY STC (ASSIGNED)
War6	5-1/2"	7 1/4"	U305	1	51



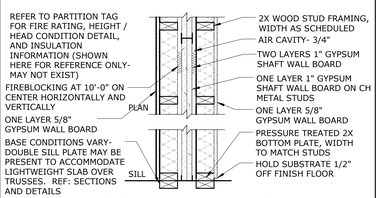
PARTITION TYPE - Waa

TAG	STUD SIZE	OVERALL THICKNESS	UL ASSEMB (IF RATED)	FIRE RATING	ASSEMBLY STC (ASSIGNED)
Waa4	3-1/2"	4 3/4"	U305	1	
Waa6	5-1/2"	6 3/4"	U305	1	



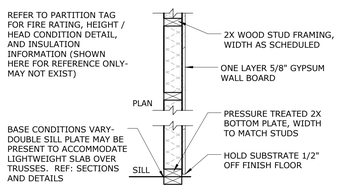
PARTITION TYPE - WWaa

TAG	STUD SIZE	AIR SPACE	OVERALL THICKNESS	UL ASSEMB (IF RATED)	FIRE RATING	ASSEMBLY STC (ASSIGNED)
WWaa4	3-1/2"	1"	1"	U341	1	54
WWaa4/6	5-1/2"	1"	1"	U341	1	54
WWaa6	5-1/2"	1"	1"	U341	1	54



PARTITION TYPE - WWtaa

TAG	STUD SIZE	OVERALL THICKNESS	UL ASSEMB (IF RATED)	FIRE RATING	ASSEMBLY STC (ASSIGNED)
WWtaa4	3-1/2"	11 3/4"	U347	2	59

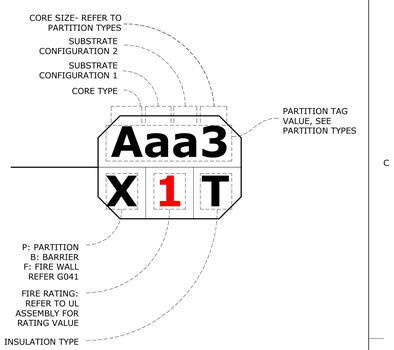


PARTITION TYPE - Wa

TAG	STUD SIZE	OVERALL THICKNESS	UL ASSEMB (IF RATED)	ASSEMBLY STC TEST (ASSIGNED)
Wa4	3-1/2"	4 1/8"		
Wa6	5-1/2"	6 1/8"		

INSULATION

Climate Zone 1A	Clubhouse	Apartments
Roofs -Attic	R-38	R-38
Walls - Wood Frame	R-21	R-21
Slab on Grade Floors - Unheated Slabs	No Requirement	No Requirement
R value -Continuous Insulation	No Requirement	No Requirement



CORE TYPES

C. CAST IN PLACE CONCRETE

G. CONCRETE MASONRY UNIT (GROUTED SOLID)
H. CONCRETE MASONRY UNIT (HOLLOW)

M. METAL STUD FRAMING / METAL FURRING
MM. METAL STUD FRAMING (2 ROWS, PARALLEL WITH PRESCRIBED AIR GAP)N)

S. METAL SHAFT WALL CH STUD

T. TILT-UP CONCRETE PANEL

W. WOOD STUD FRAMING / WOOD FURRING
WW. WOOD STUD FRAMING (2 ROWS, PARALLEL WITH PRESCRIBED AIR GAP)

SUBSTRATE CONFIGURATIONS

a. 5/8" GWB (1 LAYER)
b. 5/8" GWB (2 LAYER)
c. 5/8" GWB (3 LAYER)
d. 5/8" GWB (4 LAYER)
e. 1/2" GWB (1 LAYER)
f. 1/2" GWB (2 LAYER)

g. 3/4" PLWD (1 LAYER)
h. 1/2" PLWD (1 LAYER)

i. 5/8" GWB (1 LAYER), 3/4" PLYWD (1 LAYER)
j. 5/8" GWB (1 LAYER), 1/2" PLYWD (1 LAYER)
k. 1/2" GWB (1 LAYER), 3/4" PLYWD (1 LAYER)
l. 1/2" GWB (1 LAYER), 1/2" PLYWD (1 LAYER)

n. 5/8" CMT (1 LAYER)
o. 5/8" CMT (1 LAYER), 5/8" GWB (1 LAYER)
p. 1/2" CMT (1 LAYER)
q. 1/2" CMT (1 LAYER), 1/2" GWB (1 LAYER)

r. 1/2" RESILIENT CHANNEL, 5/8" GWB (1 LAYER)

s. 1" SHAFT LINER (1 LAYER)
t. 1" SHAFT LINER (2 LAYER)

u. 5/8" GWB (1 LAYER), 1-1/8" ISOLATION CLIP
v. 5/8" GWB (1 LAYER), 1-1/8" ISOLATION CLIP, 5/8" GWB (1 LAYER)
w. 5/8" GWB (1 LAYER), 1-1/8" ISOLATION CLIP, 3/4" PLYWD (1 LAYER)
x. 5/8" GWB (2 LAYER), 1-1/8" ISOLATION CLIP
y. 5/8" GWB (2 LAYER), 1-1/8" ISOLATION CLIP, 5/8" GWB (1 LAYER)
z. 5/8" GWB (2 LAYER), 1-1/8" ISOLATION CLIP, 3/4" PLYWD. (1 LAYER)

(None) CORE ONLY

INSULATION TYPES

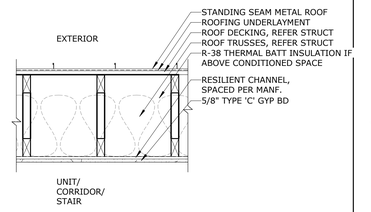
A. ACOUSTIC- 2.5" GLASS FIBER

B. ACOUSTIC- 3.5" GLASS FIBER

C. ACOUSTIC- 3.5" GLASS FIBER (2 LAYER)

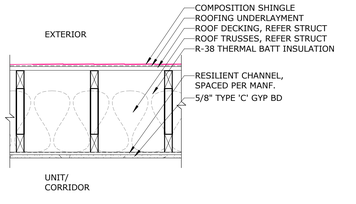
T. THERMAL INSULATION

PARTITION TYPE LEGEND



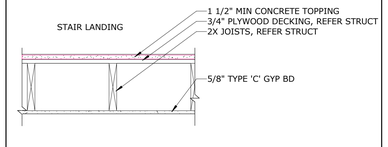
ROOF/CEILING TYPE - RC-2

TAG	OVERALL THICKNESS	UL ASSEMB (IF RATED)	FIRE RATING	STC/IIC RATING	TEST
RC-2	VARIES	UL P522	N/R	-- STC	N/A
				-- IIC	N/A



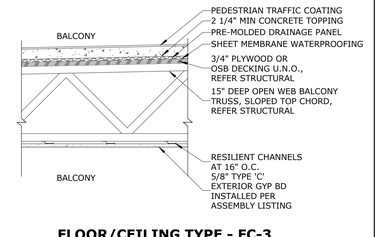
ROOF/CEILING TYPE - RC-1

TAG	OVERALL THICKNESS	UL ASSEMB (IF RATED)	FIRE RATING	STC/IIC RATING	TEST
RC-1	VARIES	UL P522	N/R	-- STC	N/A
				-- IIC	N/A



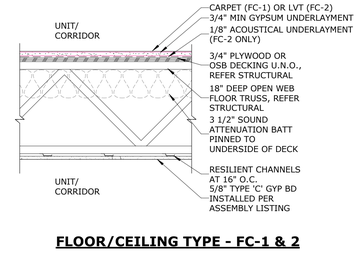
FLOOR/CEILING TYPE - FC-4

TAG	OVERALL THICKNESS	UL ASSEMB (IF RATED)	FIRE RATING	STC/IIC RATING	TEST
RC-4	REF STRUCT	N/A	N/R	-- STC	N/A
				-- IIC	N/A



FLOOR/CEILING TYPE - FC-3

TAG	OVERALL THICKNESS	UL ASSEMB (IF RATED)	FIRE RATING	STC/IIC RATING	TEST
FC-3	VARIES	UL L550	N/R	-- STC	N/A
				-- IIC	N/A



FLOOR/CEILING TYPE - FC-1 & 2

TAG	OVERALL THICKNESS	UL ASSEMB (IF RATED)	FIRE RATING	STC/IIC RATING	TEST
FC-1	1'-8 7/8"	UL L563	1 HR	-- STC	N/A
				EST. 71 IIC	MAXXON I0101.02
FC-2	1'-8 7/8"	UL L546	1 HR	EST. 58 STC	MAXXON I0101.07
				EST. 50 IIC	MAXXON I0101.07

Baker Barrios

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△	DATE	SUBMISSION

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MILHAUS

SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

PARTITION TYPES

SHEET NUMBER:
RG032

THE LINE SHOWN ABOVE IS
1" LONG ON ORIGINAL DRAWINGS
SHEETS OF ORIGINAL PAPER SIZE

PARTITION GENERAL NOTES

1. PROVIDE TILE BACKER AT TILE AND STONE LOCATIONS.

2. PROVIDE WATER RESISTANT GYP BD BEHIND ALL SINK LOCATIONS.

3. SEE PLANS FOR RATED PARTITION LOCATIONS.

4. ALL PARTITION ARE NON-RATED, UNLESS OTHERWISE NOTED.

5. RATED PARTITION SHALL BE STENCILED ABOVE ACCESSIBLE CEILINGS AT 12' SPACING WITH NOTE INDICATING WALL RATING. (ONE ON EACH WALL).

6. PROVIDE BLOCKING FOR FLAT PANEL TV'S, GRAB BARS, AND OTHER WALL-MOUNTED ELEMENTS.

7. WHERE DISCREPANCIES EXIST BETWEEN THE DETAILS AND THE STC RATINGS INDICATED OR REQUIRED. THE REQUIREMENTS FOR ACHIEVING THE DESIRED STC RATING FOR THE TYPE OF SPACE INDICATED SHALL GOVERN.

8. ACOUSTIC INSULATION SHALL BE PLACED IN ALL WALLS SURROUNDING ROOMS WITH NOISE GENERATION EQUIPMENT AND DEVICES INCLUDED IN THE PROJECT SUCH AS; MECHANICAL EQUIPMENT AND PUMP ROOMS, ELEVATOR EQUIPMENT-MACHINE OR CONTROLLER ROOMS, ELECTRICAL TRANSFORMER AND SWITCHGEAR ROOMS, GENERATOR OR EMERGENCY GENERATOR ROOMS, TOILET ROOMS, CONFERENCE ROOMS, AND OFFICES LOCATED ADJACENT TO PUBLIC ASSEMBLY ROOMS OR TRAFFIC SPACES, AND ROOMS ELSEWHERE INDICATED ON THE PLANS, SECTIONS AND DETAILS.

9. THE MINIMUM STC RATING FOR ANY SPACE SHALL BE 36. THE FOLLOWING MINIMUM STC RATINGS SHALL BE PROVIDED FOR THE ENCLOSURE OF THE FOLLOWING TYPES OF SPACES LISTED, UNLESS NOTED OTHERWISE IN THE DOCUMENTS TO BE HIGHER.

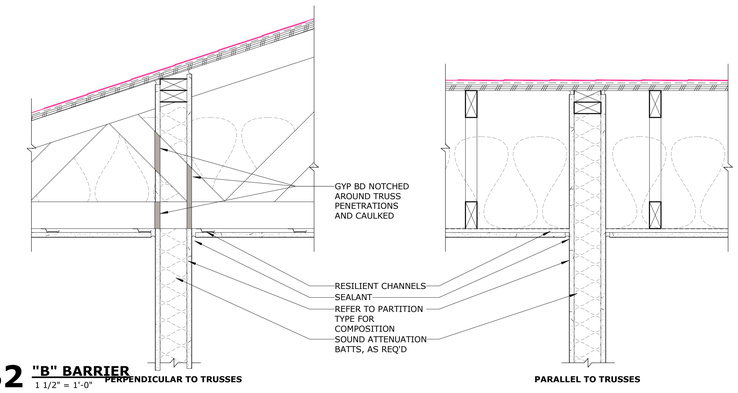
A. MECHANICAL ROOM	STC 55
B. TOILET/RESTROOMS	STC 55
C. CONFERENCE ROOMS	STC 50
D. OFFICES	STC 45

10. PROVIDE A BEAD OF ACOUSTICAL SEALANT AT THE TOP AND BOTTOM OF ALL GYPSUM BOARD WALLS IN ACCORDANCE WITH ASTM C919. WHERE GYPSUM BOARD WALLS TERMINATE AT CURTAINWALL OR OTHER WINDOW AND DOOR FRAMES OF DISSIMILAR MATERIALS PROVIDE A VERTICAL SEAL OF ACOUSTICAL FOAM TAPE.

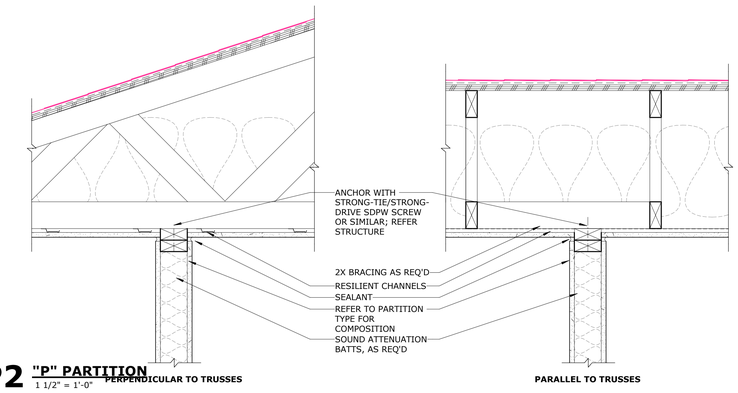
11. ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES, AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS, OR 1/4" MINIMUM THICK RESILIENT MATERIALS.

12. ELECTRICAL OUTLET BOXES LOCATED IN OPPOSITE FACES OF SOUND RATED WALLS SHALL BE SEPARATED HORIZONTALLY BY A MINIMUM OF 24". BACKS AND SIDES OF BOXES SHALL BE SEALED WITH 1/8" MINIMUM RESILIENT SEALANT AND BACKED WITH 2" OF MINERAL FIBER INSULATION.

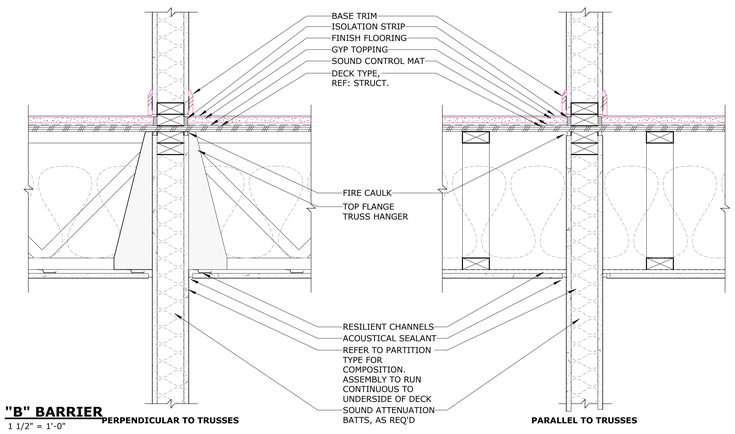
13. FOR PARTITIONS INDICATION AN STC RATING, USE ACOUSTICAL GYPSUM BOARD AS SHOWN ON REFERENCED STC REPORT.



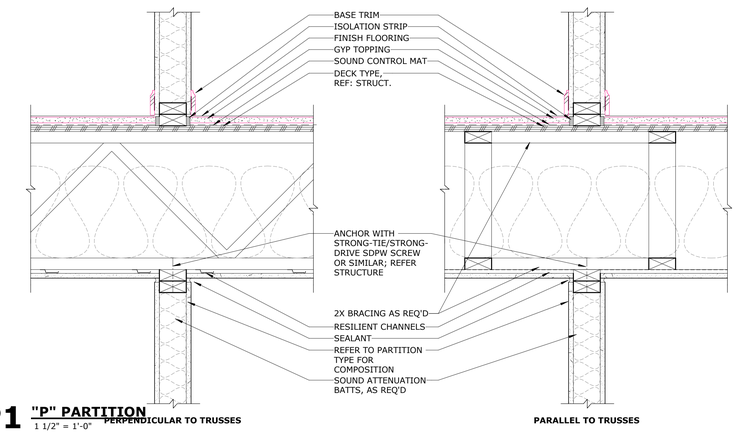
B2 **"B" BARRIER** 1 1/2" = 1'-0"
PERPENDICULAR TO TRUSSES — PARALLEL TO TRUSSES



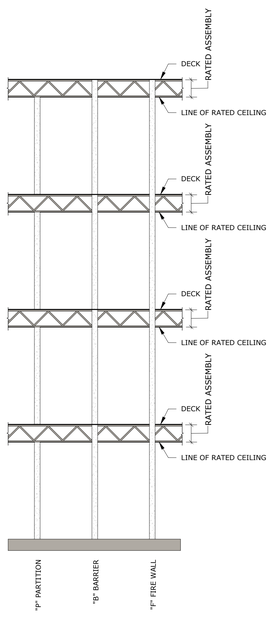
P2 **"P" PARTITION** 1 1/2" = 1'-0"
PERPENDICULAR TO TRUSSES — PARALLEL TO TRUSSES

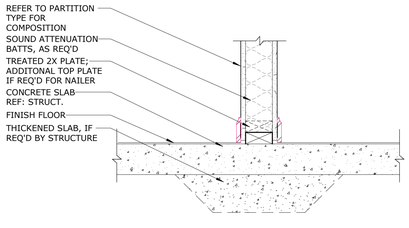


B1 **"B" BARRIER** 1 1/2" = 1'-0"
PERPENDICULAR TO TRUSSES — PARALLEL TO TRUSSES

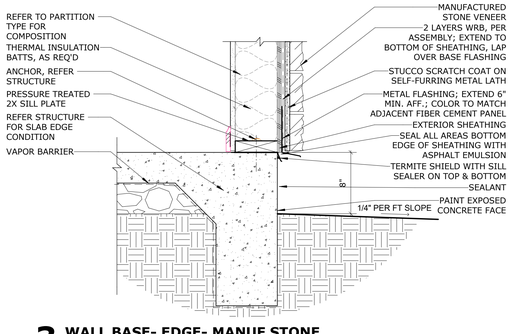


P1 **"P" PARTITION** 1 1/2" = 1'-0"
PERPENDICULAR TO TRUSSES — PARALLEL TO TRUSSES

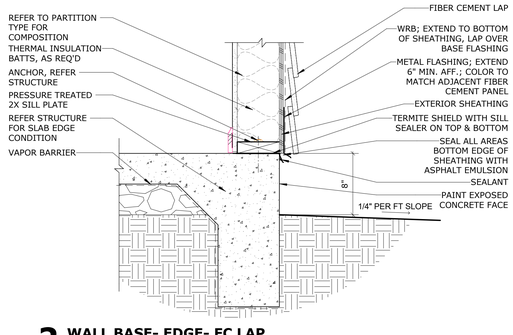




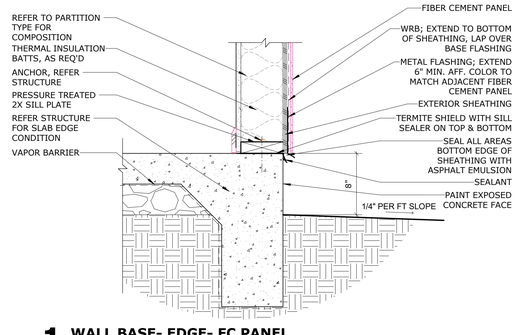
4 **WALL BASE- FLAT SLAB** 1 1/2" = 1'-0"



3 **WALL BASE- EDGE- MANUF STONE** 1 1/2" = 1'-0"



2 **WALL BASE- EDGE- FC LAP** 1 1/2" = 1'-0"



1 **WALL BASE- EDGE- FC PANEL** 1 1/2" = 1'-0"

Baker Barrios

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TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

MILHAUS

SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

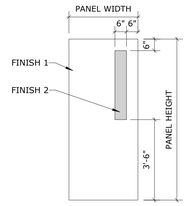
PARTITION & WALL DETAILS

SHEET NUMBER:
RG041

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL PRINTS SHEETS ORIGINAL PAGE SIZE

ARCH- DOOR SCHEDULE- COMMON AREA DOORS

DOOR		DOOR PANELS							DOOR FRAME						
										FACE DIMENSIONS					
NUMBER	FIRE RATING	TYPE	WIDTH	HEIGHT	THICKNESS	UNDERCUT	FINISH 1	FINISH 2	TYPE	JAMB WIDTH	HEAD HEIGHT	DEPTH	FINISH 1	HW SET	COMMENTS
FLOOR 1 T.O.S.															
101	NR	PNL.FG.HM	3'-0"	8'-0"	1 3/4"	0"	<By Category>	<By Category>	FRM.201.HM1	2"	2"	7"	<By Category>	SEE SPECIFICATIONS	
102	NR	PNL.FG.HM	3'-0"	8'-0"	1 3/4"	0"	<By Category>	<By Category>	FRM.201.HM1	2"	2"	7"	<By Category>	SEE SPECIFICATIONS	
103	90	PNL.N.HM	3'-0"	7'-0"	1 3/4"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	1'-0 5/8"	<By Category>	SEE SPECIFICATIONS	
104	90	PNL.N.HM	3'-0"	7'-0"	1 3/4"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	1'-0 5/8"	<By Category>	SEE SPECIFICATIONS	
105	20	PNL.F.HM	3'-0"	7'-0"	1 3/8"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	5 5/8"	<By Category>	SEE SPECIFICATIONS	
106	20	PNL.F.HM	3'-0"	7'-0"	1 3/8"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	5 5/8"	<By Category>	SEE SPECIFICATIONS	
107	NR	PNL.F.HM	4'-2"	7'-0"	1"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	1'-3 5/8"	<By Category>	SEE SPECIFICATIONS	SMOKE DOOR, ON HOLD OPEN
108	20	PNL.F.HM	3'-0"	7'-0"	1 3/8"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	5 5/8"	<By Category>	SEE SPECIFICATIONS	
109	NR	PNL.F.HM	3'-0"	7'-0"	1 3/4"	0"	09-FINISHES-WALLS-EXTERIOR-FC BOARD-SMOOTH-GRAY	<By Category>	FRM.001.HM1	2"	2"	7"	09-FINISHES-WALLS-EXTERIOR-FC BOARD-SMOOTH-GRAY		PAINTED TO MATCH ADJACENT SIDING
347	NR	PNL.FG.HM	3'-0"	8'-0"	1 3/4"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	7"	<By Category>	SEE SPECIFICATIONS	
364	NR	PNL.FG.HM	3'-0"	8'-0"	1 3/4"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	7"	<By Category>	SEE SPECIFICATIONS	
370	20	PNL.F.HM	3'-0"	6'-8"	1 3/4"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	8 1/8"	<By Category>	SEE SPECIFICATIONS	
376	NR	PNL.FG.HM	3'-0"	8'-0"	1 3/4"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	7"	<By Category>	SEE SPECIFICATIONS	
FLOOR 2 T.O.D.															
203	90	PNL.N.HM	3'-0"	7'-0"	1 3/4"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	1'-0 5/8"	<By Category>	SEE SPECIFICATIONS	
204	90	PNL.N.HM	3'-0"	7'-0"	1 3/4"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	1'-0 5/8"	<By Category>	SEE SPECIFICATIONS	
205	20	PNL.F.HM	3'-0"	7'-0"	1 3/8"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	5 5/8"	<By Category>	SEE SPECIFICATIONS	
206	20	PNL.F.HM	3'-0"	7'-0"	1 3/8"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	5 5/8"	<By Category>	SEE SPECIFICATIONS	
207	NR	PNL.F.HM	4'-2"	7'-0"	1"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	1'-3 5/8"	<By Category>	SEE SPECIFICATIONS	SMOKE DOOR, ON HOLD OPEN
208	20	PNL.F.HM	3'-0"	7'-0"	1 3/8"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	5 5/8"	<By Category>	SEE SPECIFICATIONS	
FLOOR 3 T.O.D.															
303	90	PNL.N.HM	3'-0"	7'-0"	1 3/4"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	1'-0 5/8"	<By Category>	SEE SPECIFICATIONS	
304	90	PNL.N.HM	3'-0"	7'-0"	1 3/4"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	1'-0 5/8"	<By Category>	SEE SPECIFICATIONS	
305	20	PNL.F.HM	3'-0"	7'-0"	1 3/8"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	5 5/8"	<By Category>	SEE SPECIFICATIONS	
306	20	PNL.F.HM	3'-0"	7'-0"	1 3/8"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	5 5/8"	<By Category>	SEE SPECIFICATIONS	
307	NR	PNL.F.HM	4'-2"	7'-0"	1"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	1'-3 5/8"	<By Category>	SEE SPECIFICATIONS	SMOKE DOOR, ON HOLD OPEN
308	20	PNL.F.HM	3'-0"	7'-0"	1 3/8"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	5 5/8"	<By Category>	SEE SPECIFICATIONS	
FLOOR 4 T.O.D.															
403	90	PNL.N.HM	3'-0"	7'-0"	1 3/4"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	1'-0 5/8"	<By Category>	SEE SPECIFICATIONS	
404	90	PNL.N.HM	3'-0"	7'-0"	1 3/4"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	1'-0 5/8"	<By Category>	SEE SPECIFICATIONS	
405	20	PNL.F.HM	3'-0"	7'-0"	1 3/8"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	5 5/8"	<By Category>	SEE SPECIFICATIONS	
406	20	PNL.F.HM	3'-0"	7'-0"	1 3/8"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	5 5/8"	<By Category>	SEE SPECIFICATIONS	
407	NR	PNL.F.HM	4'-2"	7'-0"	1"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	1'-3 5/8"	<By Category>	SEE SPECIFICATIONS	SMOKE DOOR, ON HOLD OPEN
408	20	PNL.F.HM	3'-0"	7'-0"	1 3/8"	0"	<By Category>	<By Category>	FRM.001.HM1	2"	2"	5 5/8"	<By Category>	SEE SPECIFICATIONS	



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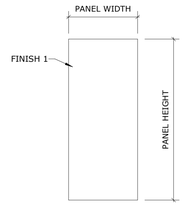

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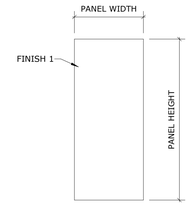

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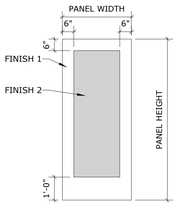

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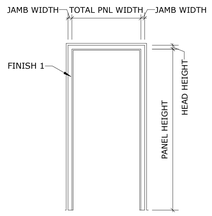

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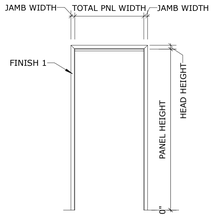

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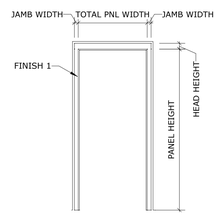

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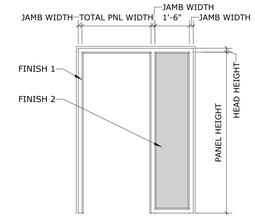
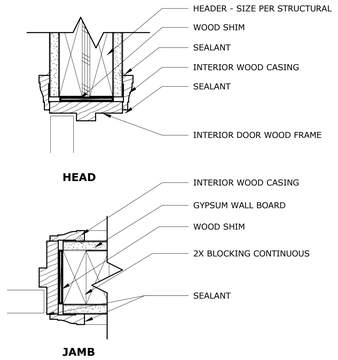


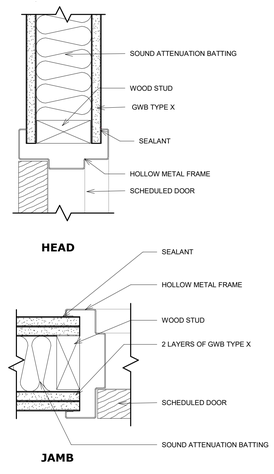
FRM.201.HM1

ARCH- UNIT DOOR SCHEDULE

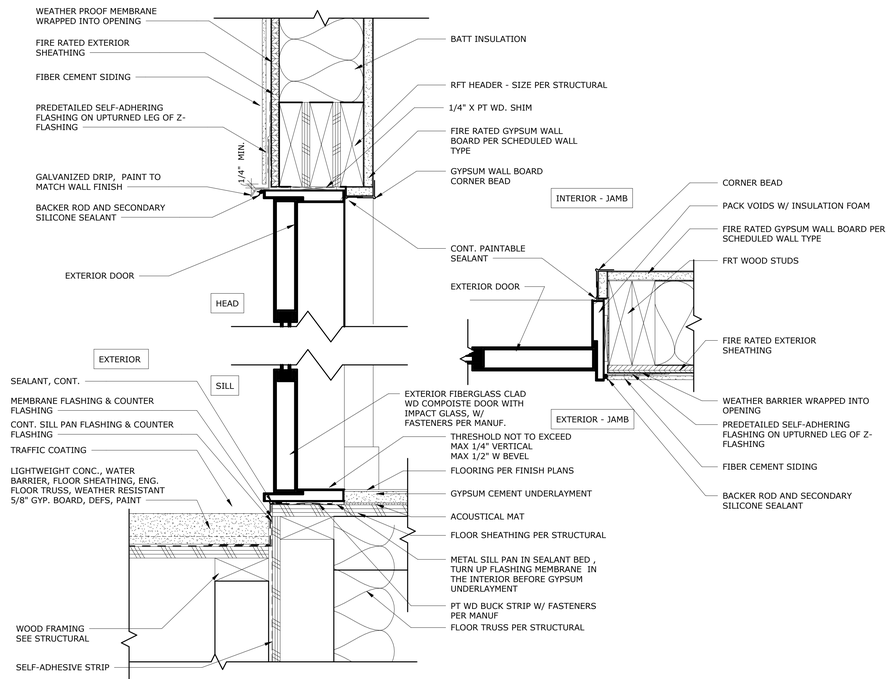
DOOR			DOOR PANELS		DOOR PANELS	DOOR PANELS									DOOR FRAME										
				PANEL TYPE	PANEL TYPE	PANEL DIMENSIONS			TOTAL OF PANELS							FACE DIMENSIONS									
						WIDTH																			
TAG	DESCRIPTION	FIRE RATING (MIN)	NUM OF PNLS	PANEL 1	PANEL 2	PANEL 1	PANEL 2	HEIGHT	WIDTH	HEIGHT	THICKNESS	UNDERCUT	FINISH 1	FINISH 2	FINISH 3	TYPE	JAMB WIDTH	HEAD HEIGHT	DEPTH	JAMB	HEAD	FINISH 1	FINISH 2	HW SET	COMMENTS
01	UNIT ENTRY DOOR	20	1	PNL.F.HM		3'-0"		6'-8"	3'-0"	6'-8"	1 3/4"	0"	<By Category>	<By Category>	<By Category>	FRM.001.HM1	2"	2"	8 1/8"			<By Category>	<By Category>	SEE SPECIFICATIONS	
02A	UNIT INTERIOR DOOR	NR	1	PNL.E21.WD		2'-10"		6'-8"	2'-10"	6'-8"	1 3/8"	0"	<By Category>	<By Category>	<By Category>	FRM.001.WD1	2"	2"				<By Category>	<By Category>	SEE SPECIFICATIONS	
02B	UNIT INTERIOR DOOR	NR	1	PNL.E21.WD		2'-10"		6'-8"	2'-10"	6'-8"	1 3/8"	0"	<By Category>	<By Category>	<By Category>	FRM.001.WD1	2"	2"				<By Category>	<By Category>	SEE SPECIFICATIONS	
02C	UNIT INTERIOR DOOR	NR	1	PNL.E21.WD		2'-10"		6'-8"	2'-10"	6'-8"	1 3/8"	0"	<By Category>	<By Category>	<By Category>	FRM.001.WD1	2"	2"	5 5/8"			<By Category>	<By Category>	SEE SPECIFICATIONS	
03B	UNIT INTERIOR DOOR	NR	1	PNL.E21.WD		2'-6"		6'-8"	2'-6"	6'-8"	1 3/8"	0"	<By Category>	<By Category>	<By Category>	FRM.001.WD1	2"	2"	5 5/8"			<By Category>	<By Category>	SEE SPECIFICATIONS	
04B	UNIT INTERIOR DOOR	NR	1	PNL.E21.WD		2'-0"		6'-8"	2'-0"	6'-8"	1 3/8"	0"	<By Category>	<By Category>	<By Category>	FRM.001.WD1	2"	2"	5 5/8"			<By Category>	<By Category>	SEE SPECIFICATIONS	
08D	UNIT INTERIOR DOOR - BYPASS	NR	2	PNL.E21.WD	PNL.E21.WD	3'-0"	3'-0"	6'-8"	6'-0"	6'-8"	1 3/8"	0"	<By Category>	<By Category>	<By Category>	FRM.501.WD4	2"	2"	4 3/4"			<By Category>	<By Category>	SEE SPECIFICATIONS	
09	BALCONY DOOR	NR	1	PNL.FG.HM		3'-0"		8'-0"	3'-0"	8'-0"	1 3/4"	0"	<By Category>	<By Category>	<By Category>	FRM.001.HM1	2"	2"				<By Category>	<By Category>	SEE SPECIFICATIONS	



7 DOORS - WOOD DETAILS
3" = 1'-0"



8 DOORS - HOLLOW METAL DETAILS
3" = 1'-0"



9 BALCONY - DOOR DETAILS
3" = 1'-0"

Baker Barrios

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MILHAUS

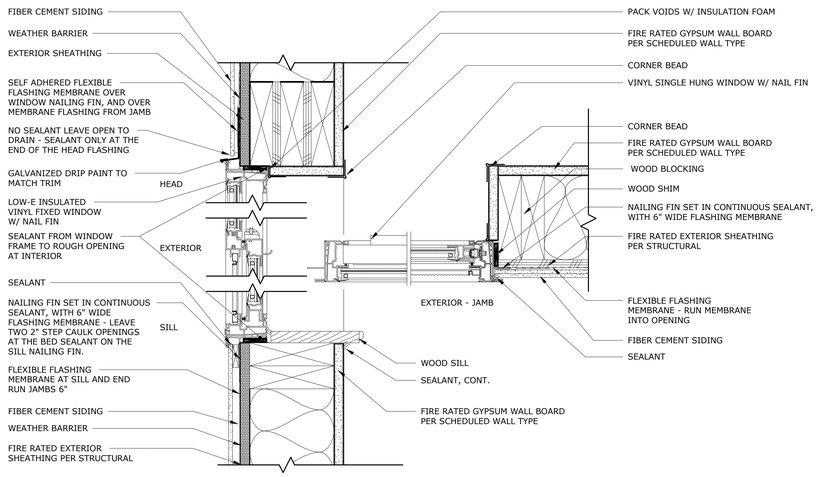
SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

RESIDENTIAL BUILDING DOOR SCHEDULES

SHEET NUMBER:
RG060

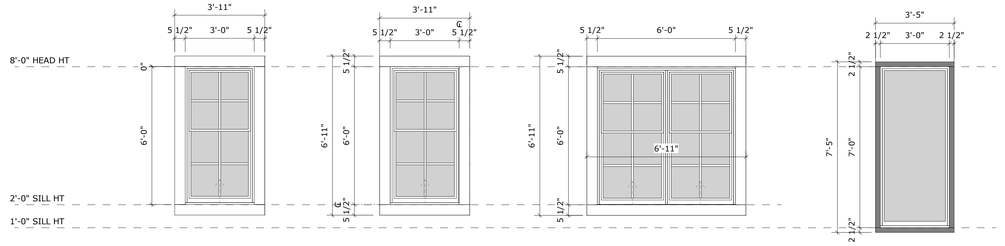
THE LINE SHOWN ABOVE IS 3" LONG ON ORIGINAL ANSI D SHEETS ORIGINAL PAGE SIZE



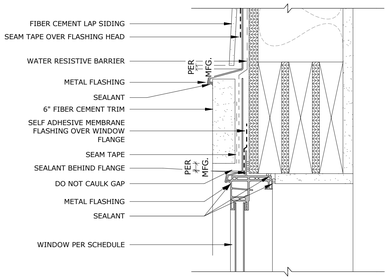
1 WINDOW DETAILS
3" = 1'-0"

WINDOW SCHEDULE

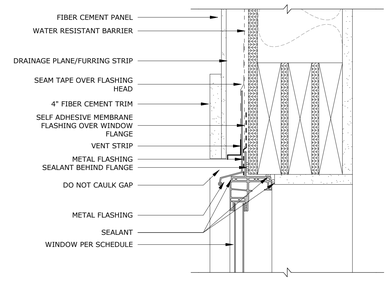
TYPE	OVERALL DIMENSIONS HEIGHT	OVERALL DIMENSIONS WIDTH	PLACEMENT HEAD HEIGHT	PLACEMENT SILL HEIGHT	U FACTOR	SHGC	DESCRIPTION
01	6'-0"	3'-0"	8'-0"	2'-0"	.62	.21	GRAY VINYL SINGLE HUNG
02		3'-0"	8'-0"		.62	.21	WHITE VINYL SINGLE HUNG
03	6'-0"	6'-0"	8'-0"	2'-0"	.62	.21	WHITE VINYL SINGLE HUNG
04	7'-0"	3'-0"	8'-0"	1'-0"	.5	.23	GRAY VINYL FIXED



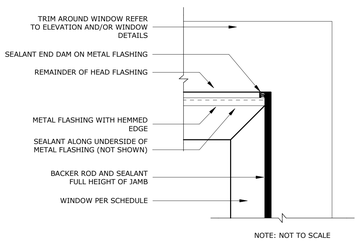
Type 01 **Type 02** **Type 03** **Type 04**



11 FLANGED WINDOW AT F.C. SIDING 3
3" = 1'-0"

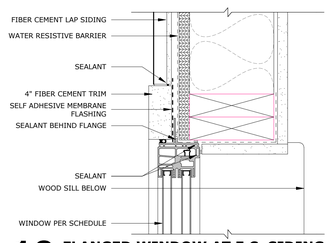


8 FLANGED WINDOW AT F.C. PANEL 3
3" = 1'-0"

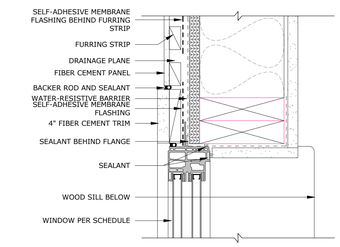


NOTE: NOT TO SCALE

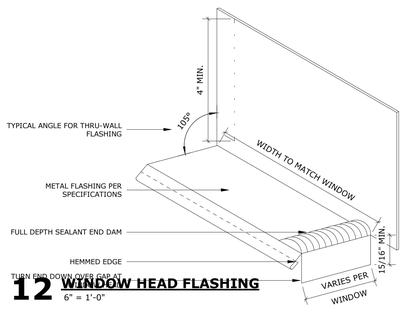
13 WINDOW HEAD SEALANT DIAGRAM
3" = 1'-0"



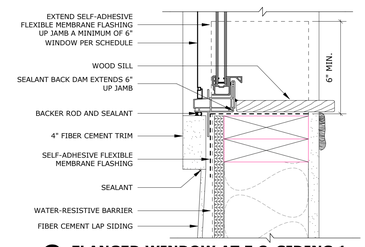
10 FLANGED WINDOW AT F.C. SIDING 2
3" = 1'-0"



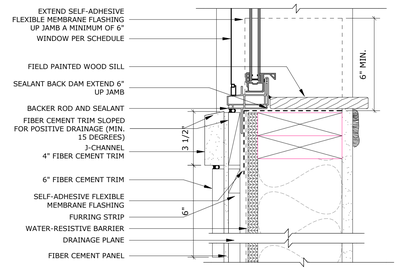
7 FLANGED WINDOW AT F.C. PANEL 2
3" = 1'-0"



12 WINDOW HEAD FLASHING
6" = 1'-0"



9 FLANGED WINDOW AT F.C. SIDING 1
3" = 1'-0"



6 FLANGED WINDOW AT F.C. PANEL 1
3" = 1'-0"

Baker Barrios

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TAMPA, FLORIDA 33602
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MILHAUS

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FORT MYERS, FL 33905

PROJECT NO:
220035.00

RESIDENTIAL BUILDING WINDOW SCHEDULE

SHEET NUMBER:
RG061

ARCH- MATERIAL FINISHES

TAG	MANUFACTURER	CONTACT	PRODUCT SIZE	PRODUCT COLOR	PRODUCT FINISH	PRODUCT PRIMER	INSTALLATION	ADDITIONAL NOTES
CEILING								
U-CG-1	GYPSUM CEILING PAINTED	-	-	U-PT-6	REFER TO PAINT MANUFACTURER AND SCHEDULE FOR TYPE	REFER TO PAINT MANUFACTURER AND SCHEDULE FOR TYPE	-	UNITS & CORRIDORS CEILINGS
U-CG-2	GYPSUM CEILING PAINTED	-	-	U-PT-7	REFER TO PAINT MANUFACTURER AND SCHEDULE FOR TYPE	REFER TO PAINT MANUFACTURER AND SCHEDULE FOR TYPE	-	UNIT BATHROOM CEILINGS
FLOORING - LUXURY VINYL TILE								
U-LVT-1	SHAW CONTRACT	JASON HAYES; JASON.HAYES@SHAWCONTRACT.COM	6" X 47" 8 MIL	MILHAUS STANDARD LVP - 4196V DWELLING 94250			STAGGERED	UNIT FIELD LVT - SCHEME A
U-LVT-2	SHAW CONTRACT	JASON HAYES; JASON.HAYES@SHAWCONTRACT.COM	6" X 47" 8 MIL	MILHAUS STANDARD LVP - 4196V REST 94121			STAGGERED	UNIT FIELD LVT - SCHEME B
FLOORING- CARPET								
U-CPT-1	SHAW CONTRACT	JASON HAYES; JASON.HAYES@SHAWCONTRACT.COM	12' WIDE	MILHAUS CLASSIC- 803B3 - VERSATILE 00530	-		3/8" 6lb PAD	UNIT BEDROOMS SCHEME A & B
U-CPT-3	SHAW CONTRACT	JASON HAYES; JASON.HAYES@SHAWCONTRACT.COM	9" X 36"	SUSPEND 5T391- MOONLIGHT 88501	-	-	3/8" 6lb PAD	UNIT CORRIDOR
U-CPT-4	SHAW CONTRACT	JASON HAYES; JASON.HAYES@SHAWCONTRACT.COM	9" X 36"	COLOR FORM 81505 MAGIC	-		3/8" 6lb PAD	UNIT CORRIDOR ACCENT
FLOORING- RESILIENT								
U-RB-1	THE MAT KING		12" X 12"	FLEXCO - HAMMERED SURFACE BLACK - STAINLESS STEAL STUDS	-			
U-VCT-1	TARKETT	KELLIRUSSELL; KELLI.RUSSELL@TARKETT.COM	12" X 12"	69 SOLID BLACK B	-			BOH
MILLWORK - QUARTZ								
U-QZ-1	BNWC INC.	SCOTT TAYLOR; SCOTT@PRIMEROUSE.COM	2 CM	BIANCO SWAN	POLISHED	-	BULLNOSE EDGE	UNIT SCHEME A & B
MILLWORK- HARDWARE								
U-HWD-1	RICHELIEU OR APPROVED EQUAL	DARLENE JOHNSON; DJOHNSON@RICHELIEU.COM	BP305108195	BRUSHED NICKEL		-		UNIT BATHROOMS & KITCHEN HARDWARE
MILLWORK- PLASTIC LAMINATE								
U-PL-1	SMART CABINETRY	BARNEY MILLER; BARNEYMILLER@SMARTCABINETRY.COM	-	CHELSEA DOOR STYLE - BUTTERCREAM	-		RUN GRAIN VERTICALLY, FRAMELESS	SCHEME A
U-PL-2	SMART CABINETRY	BARNEY MILLER; BARNEYMILLER@SMARTCABINETRY.COM	-	CHELSEA DOOR STYLE - STONE	-		RUN GRAIN VERTICALLY, FRAMELESS	SCHEME B
PAINT								
U-PT-1	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	SW 7035 AESTHETIC WHITE	(2) COATS INTERIOR FLAT LATEX ACRYLIC FINISH	(1) COAT OF LATEX HIGH-BUILD PRIMER/SEALER		UNIT LIVING, BEDROOM, & KITCHEN WALLS & CEILING SCHEME A
U-PT-2	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	SW 7035 AESTHETIC WHITE	(2) COATS INTERIOR LOW-LUSTER EGGSHELL LATEX ACRYLIC ENAMEL FINISH	(1) COAT OF LATEX HIGH-BUILD PRIMER/SEALER		UNIT BATHROOM WALLS & CEILING SCHEME A
U-PT-3	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	SW 2851 SAGE GREEN LIGHT	(2) COATS EXTERIOR LOW-LUSTER SATIN LATEX ACRYLIC-ENAMEL FINISH	(1) COAT OF ALKYD RUST-INHIBITIVE METAL PRIMER IF NOT PREPRIMED BY MANUFACTURER		UNIT ENTRY DOOR, FRAMES & CASING SCHEME A
U-PT-4	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	SW 7004 SNOWBOUND	(2) COATS INTERIOR LOW-LUSTER EGGSHELL LATEX ACRYLIC ENAMEL FINISH	(1) COAT OF LATEX HIGH-BUILD PRIMER/SEALER		UNIT BATHROOM WALLS & CEILING SCHEME B
U-PT-5	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	SW 7035 AESTHETIC WHITE	(2) COATS INTERIOR SEMI-GLOSS LATEX ACRYLIC ENAMEL FINISH	(1) COAT OF 100% ACRYLIC ENAMEL PRIMER IF NOT PREPRIMED BY MANUFACTURER		UNIT WALL BASE SCHEME A
U-PT-6	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	SW 7004 SNOWBOUND	(2) COATS INTERIOR FLAT LATEX ACRYLIC FINISH	(1) COAT OF LATEX HIGH-BUILD PRIMER/SEALER		UNIT LIVING, BEDROOM, & KITCHEN WALLS & CEILING SCHEME B
U-PT-7	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	SW 7004 SNOWBOUND	(2) COATS INTERIOR SEMI-GLOSS LATEX ACRYLIC ENAMEL FINISH	(1) COAT OF 100% ACRYLIC ENAMEL PRIMER IF NOT PREPRIMED BY MANUFACTURER		UNIT WALL BASE SCHEME B
U-PT-8	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	SW 7029 AGREEABLE GRAY	(2) COATS INTERIOR SEMI-GLOSS LATEX ACRYLIC ENAMEL FINISH	(1) COAT OF 100% ACRYLIC ENAMEL PRIMER IF NOT PREPRIMED BY MANUFACTURER		UNIT INTERIOR DOORS SCHEME A
U-PT-9	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	SW 7015 REPOSE GRAY	(2) COATS INTERIOR SEMI-GLOSS LATEX ACRYLIC ENAMEL FINISH	(1) COAT OF 100% ACRYLIC ENAMEL PRIMER IF NOT PREPRIMED BY MANUFACTURER		UNIT INTERIOR DOORS SCHEME B
U-PT-10	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	SW 9510 IRONCLAD	(2) COATS INTERIOR SEMI-GLOSS LATEX ACRYLIC ENAMEL FINISH	(1) COAT OF 100% ACRYLIC ENAMEL PRIMER IF NOT PREPRIMED BY MANUFACTURER		UNIT CORRIDOR WALL BASE
U-PT-11	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	SW 7604 SMOKY BLUE	(2) COATS EXTERIOR LOW-LUSTER SATIN LATEX ACRYLIC-ENAMEL FINISH	(1) COAT OF ALKYD RUST-INHIBITIVE METAL PRIMER IF NOT PREPRIMED BY MANUFACTURER		UNIT ENTRY DOOR, FRAMES, & CASING SCHEME B
U-PT-12	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	SW 1015 SKYLINE STEEL	(2) COATS INTERIOR FLAT LATEX ACRYLIC FINISH	(1) COAT OF LATEX HIGH-BUILD PRIMER/SEALER		UNIT CORRIDOR WALLS
TRANSITIONS								
U-ACC-1	SCHLUTER SYSTEMS	MATT LONG; MLONG@SCHLUTER.COM	VINPRO S - CARPET TO LVT OR VCT	ANODIZED ALUMINUM -BRUSHED NICKEL				
U-ACC-2	SCHLUTER SYSTEMS	MATT LONG; MLONG@SCHLUTER.COM	VINPRO U - CARPET TO CONCRETE	ANODIZED ALUMINUM -BRUSHED NICKEL				
U-ACC-3	SCHLUTER SYSTEMS	MATT LONG; MLONG@SCHLUTER.COM	JOLLY - WALL APPLICATION	TEXTURED ALUMINUM - MATTE WHITE				
WALL BASE - F3P								
U-WB-1	BY GC	-	4" HEIGHT	U-PT-5	(2) COATS INTERIOR SEMI-GLOSS LATEX ACRYLIC ENAMEL FINISH	(1) COAT OF 100% ACRYLIC ENAMEL PRIMER IF NOT PREPRIMED BY MANUFACTURER	-	UNIT SCHEME A
U-WB-2	BY GC	-	4" HEIGHT	U-PT-7	(2) COATS INTERIOR SEMI-GLOSS LATEX ACRYLIC ENAMEL FINISH	(1) COAT OF 100% ACRYLIC ENAMEL PRIMER IF NOT PREPRIMED BY MANUFACTURER		UNIT SCHEME B
U-WB-3	BY GC	-	6" HEIGHT	U-PT-10	(2) COATS INTERIOR SEMI-GLOSS LATEX ACRYLIC ENAMEL FINISH	(1) COAT OF 100% ACRYLIC ENAMEL PRIMER IF NOT PREPRIMED BY MANUFACTURER		UNIT CORRIDOR
WALLCOVERING								
U-WC-1	KOROSEAL	COURTNEY BARROW; CBARROW@KOROSEAL.COM		REATEC - BC5489		(1) COAT OF ALKYD RUST-INHIBITIVE METAL PRIMER IF NOT PREPRIMED BY MANUFACTURER		CORRIDOR UNIT ENTRIES
WALLS- METAL PANEL								
U-WP-1	KONE			BRUSHED STAINLESS STEAL (4SS; GRADE 304)				UNIT CORRIDOR ELEVATOR SIDE, REAR, AND FRONT WALLS & DOOR
WALLS- TILE								
U-WT-1	LOUISVILLE TILE	JOSH FESMIRE; JFESMIRE@LOUISVILLE-TILE.COM	3" x 12"	FARMHOUSE WALL - CLOUD MATTE	GLOSS	-	1/2 STACKED HORIZONTALLY	GROUT COLOR TO MATCH MAPEI 93 WARM GREY
WINDOW TREATMENT								
U-WT-1	SWF CONTRACT		2" W - GC TO VERIFY ON SITE	FAUX WOOD - WHITE 7035				ATTACHED AT BOTTOM OF DOORS AND INSET TO WINDOW FRAME

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL DRAWINGS SHEET'S ORIGINAL PAGE SIZE

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

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MILHAUS

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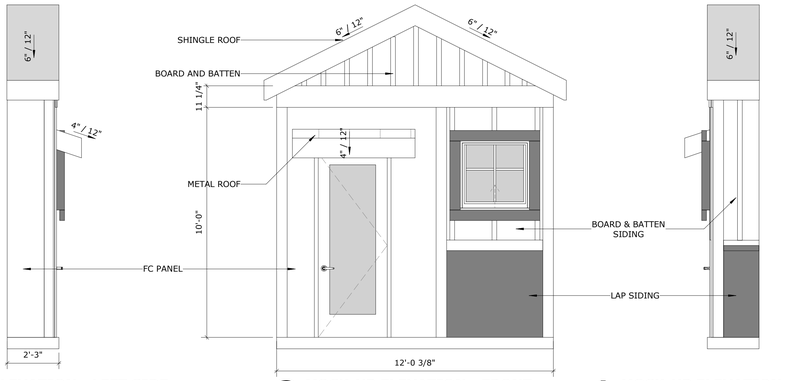
FORT MYERS, FL 33905

PROJECT NO:
220035.00

MATERIAL FINISHES

SHEET NUMBER:
RG080



3 MOCK-UP ELEVATION - LEFT SIDE
3/8" = 1'-0"

2 MOCK-UP ELEVATION - FRONT
3/8" = 1'-0"

1 MOCK-UP ELEVATION - RIGHT SIDE
3/8" = 1'-0"

Baker Barrios

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FORT MYERS, FL 33905

PROJECT NO:
220035.00

MOCK-UP WALL

SHEET NUMBER:
RG081

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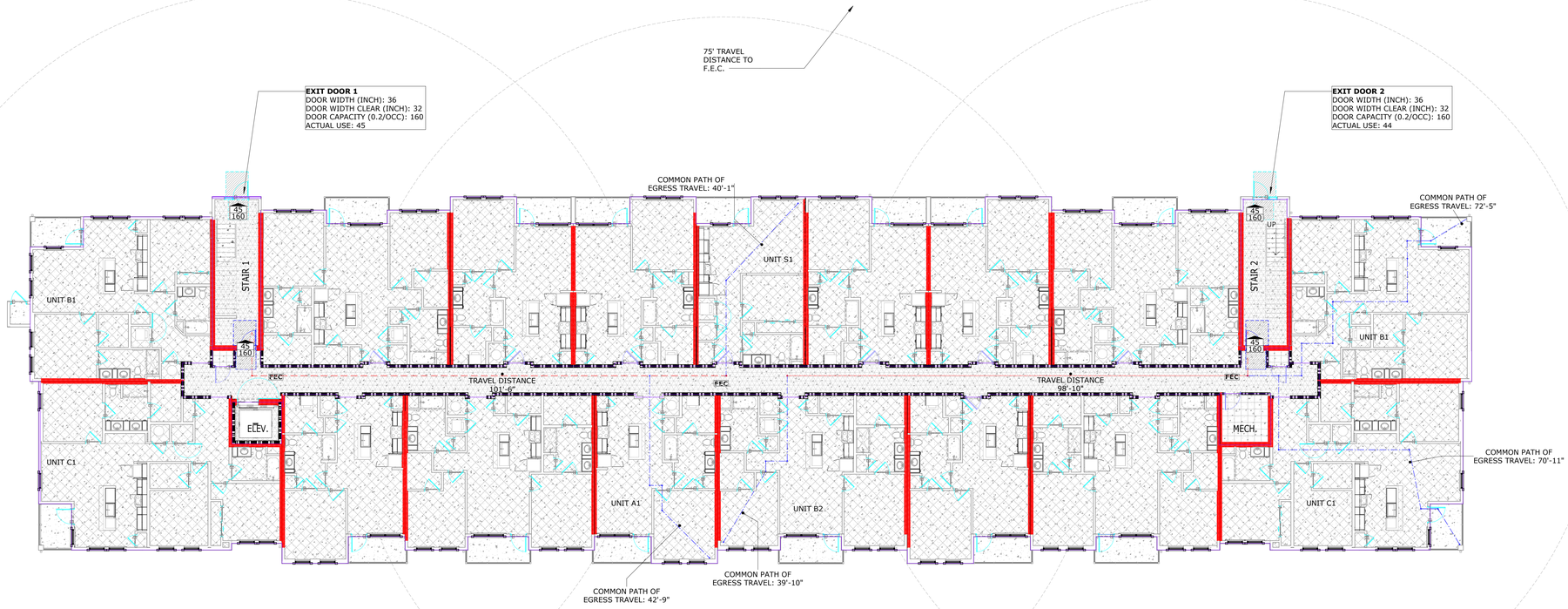
LIFE SAFETY- OCCUPANCY- LEVEL 1

NAME	AREA	AREA FUNCTION (OLF)	AREA PER OCCUPANT	OCCUPANTS	CURRENT REV
CIRCULATION	1386.76 SF	(none)			
CIRCULATION	289.77 SF	(none)			
CIRCULATION	283.21 SF	(none)			
CIRCULATION	82.26 SF	(none)			
STORAGE / MECHANICAL / ELECTRICAL	16.18 SF	(IBC2015) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300.00 SF	1	
STORAGE / MECHANICAL / ELECTRICAL	106.02 SF	(IBC2015) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300.00 SF	1	
STORAGE / MECHANICAL / ELECTRICAL	16.18 SF	(IBC2015) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300.00 SF	1	
RESIDENTIAL	10742.11 SF	(IBC2015) RESIDENTIAL	200.00 SF	54	
RESIDENTIAL	6018.17 SF	(IBC2015) RESIDENTIAL	200.00 SF	31	
	18940.66 SF			88	



OCCUPANCY TYPES

- (IBC2015) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM
- (IBC2015) RESIDENTIAL
- (none)

A1 **LIFE SAFETY PLAN- LEVEL 1**
3/32" = 1'-0"

PROJECT NORTH

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

INFO@BAKERBARRIOS.COM
BAKERBARRIOS.COM
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MILHAUS

SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

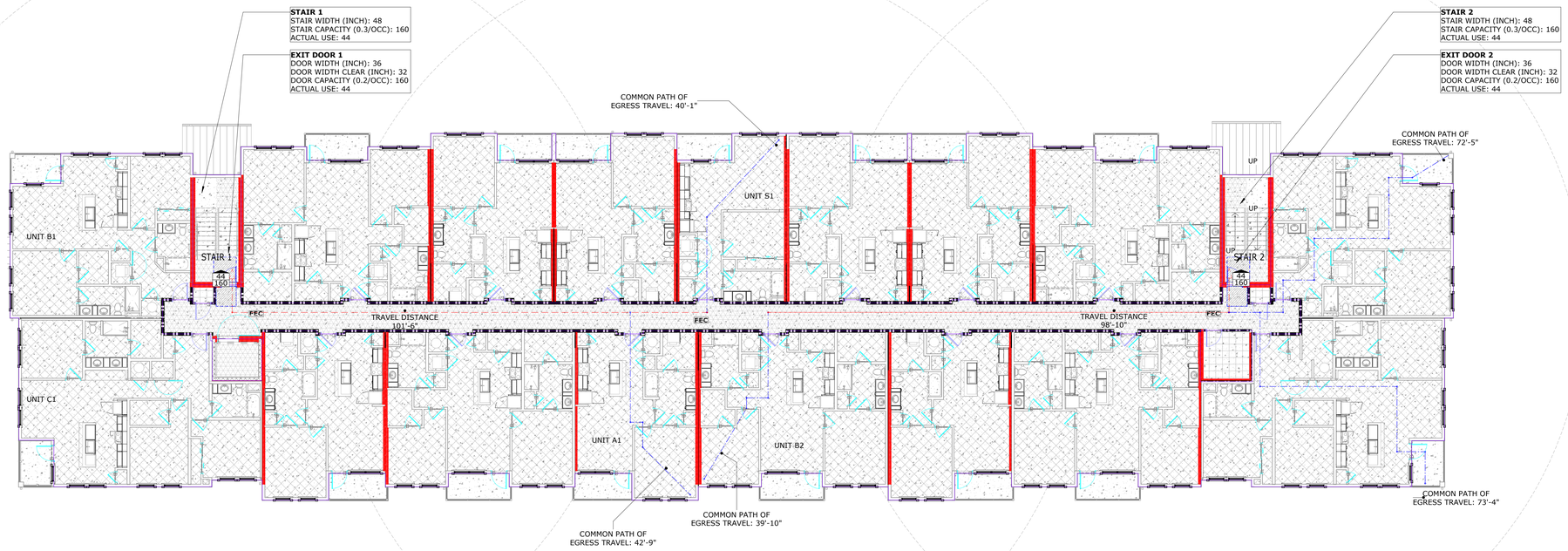
LIFE SAFETY PLAN- LEVEL 1

SHEET NUMBER:
RG101

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL PLOT. IF NOT SCALE TO ORIGINAL PAGE SIZE

LIFE SAFETY- OCCUPANCY- LEVEL 2

NAME	AREA	AREA FUNCTION (OLF)	AREA PER OCCUPANT	OCCUPANTS	CURRENT REV
RESIDENTIAL	6026.92 SF	(IBC2015) RESIDENTIAL	200.00 SF	31	
RESIDENTIAL	10744.52 SF	(IBC2015) RESIDENTIAL	200.00 SF	54	
CIRCULATION	1387.07 SF	(none)			
STORAGE / MECHANICAL / ELECTRICAL	106.01 SF	(IBC2015) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300.00 SF	1	
STORAGE / MECHANICAL / ELECTRICAL	16.18 SF	(IBC2015) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300.00 SF	1	
CIRCULATION	212.32 SF	(none)			
CIRCULATION	212.32 SF	(none)			
STORAGE / MECHANICAL / ELECTRICAL	16.18 SF	(IBC2015) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300.00 SF	1	
CIRCULATION	82.26 SF	(none)			
	18803.77 SF			88	



OCCUPANCY TYPES

- (IBC2015) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM
- (IBC2015) RESIDENTIAL
- (none)

A1 **LIFE SAFETY PLAN- LEVELS 2-4**
3/32" = 1'-0"

PROJECT NORTH

Baker Barrios

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BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

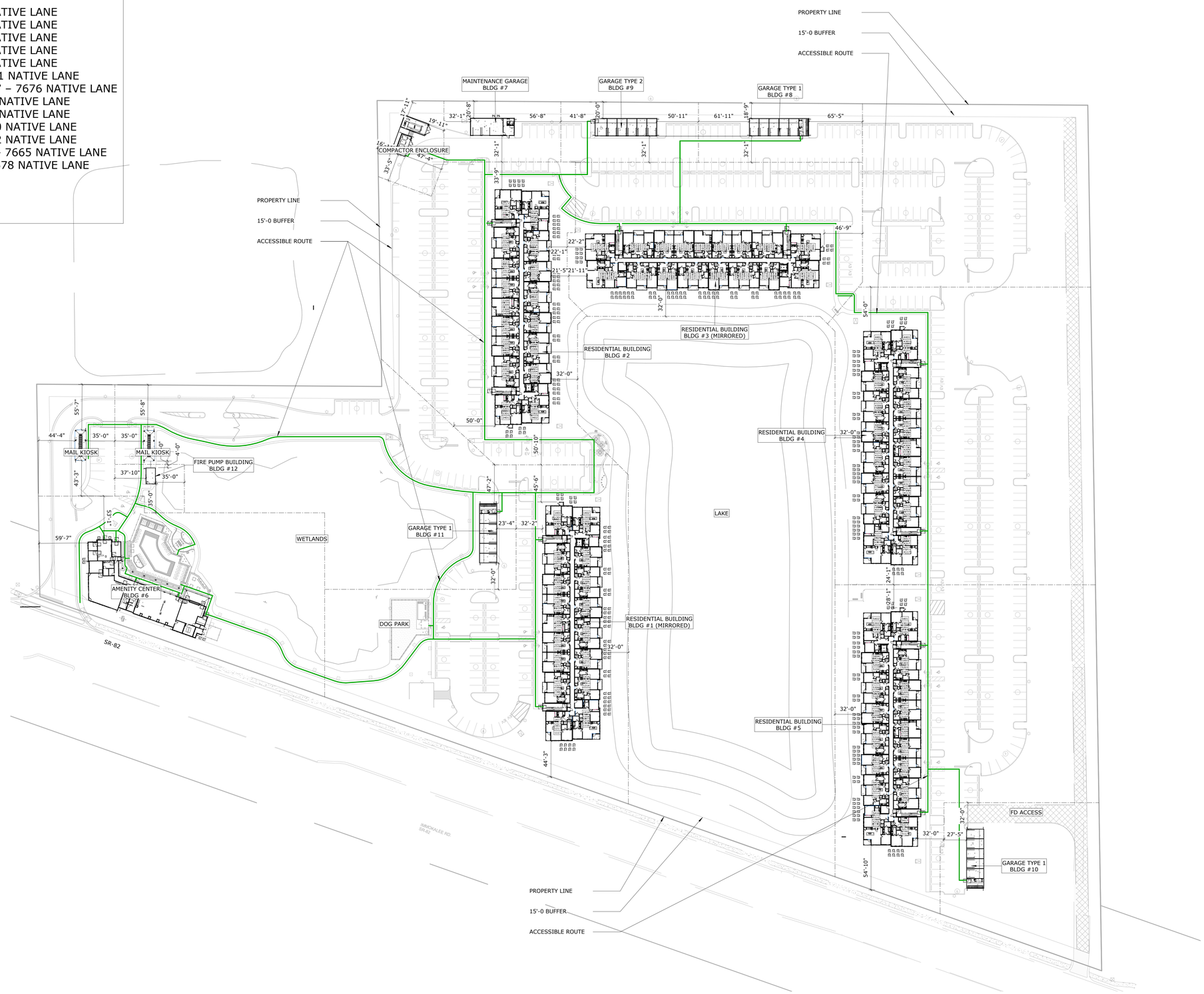
PROJECT NO:
220035.00

LIFE SAFETY PLAN- LEVELS 2-4

SHEET NUMBER:
RG102

RESIDENTIAL - BLDG 1 – 7691 NATIVE LANE
RESIDENTIAL - BLDG 2 – 7681 NATIVE LANE
RESIDENTIAL - BLDG 3 – 7671 NATIVE LANE
RESIDENTIAL - BLDG 4 – 7661 NATIVE LANE
RESIDENTIAL - BLDG 5 – 7651 NATIVE LANE
AMENITY CENTER - BLDG 6 – 7701 NATIVE LANE
MAINTENANCE BUILDING- BLDG 7 – 7676 NATIVE LANE
GARAGE TYPE 1 - BLDG 8 – 7674 NATIVE LANE
GARAGE TYPE 2 - BLDG 9 – 7668 NATIVE LANE
GARAGE TYPE 1 - BLDG 10 – 7650 NATIVE LANE
GARAGE TYPE 1 - BLDG 11 – 7692 NATIVE LANE
FIRE PUMP BUILDING - BLDG 12 – 7665 NATIVE LANE
(1) COMPACTOR ENCLOSURE – 7678 NATIVE LANE
(2) MAIL KIOSKS - NO ADDRESS

FORT MYERS, FL 33905



1 ARCHITECTURAL SITE PLAN- OVERALL
1" = 50'-0"

TRUE NORTH

Baker Barrios
ORLANDO
189 S. ORANGE AVE., SUITE 1700
ORLANDO, FLORIDA 32801
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MILHAUS

MILHAUS

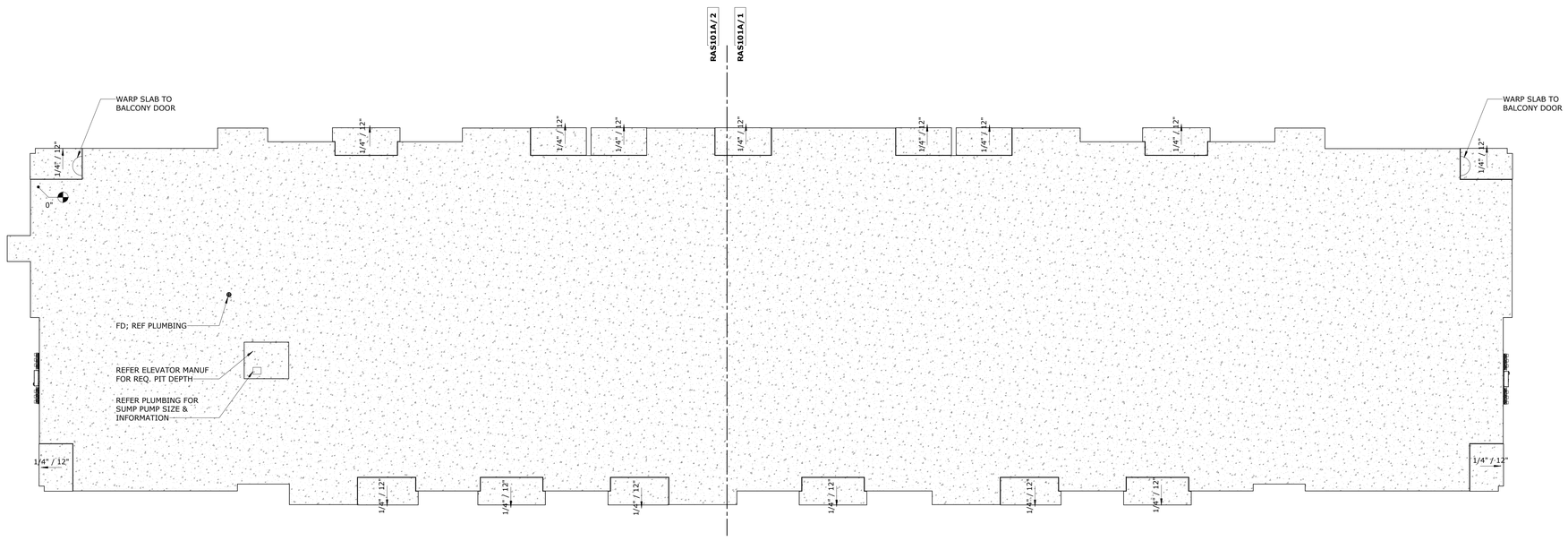
SR-82

7780 LIGHTARD KNOTT LN
FORT MYERS, FL 33905

PROJECT NO:
220035.00

OVERALL SITE PLAN/ ADDRESSING

SHEET NUMBER:
RA091



A1 **SLAB EDGE PLAN- LEVEL 1**
3/32" = 1'-0"

PROJECT NORTH

Baker Barrios

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SR-82
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BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
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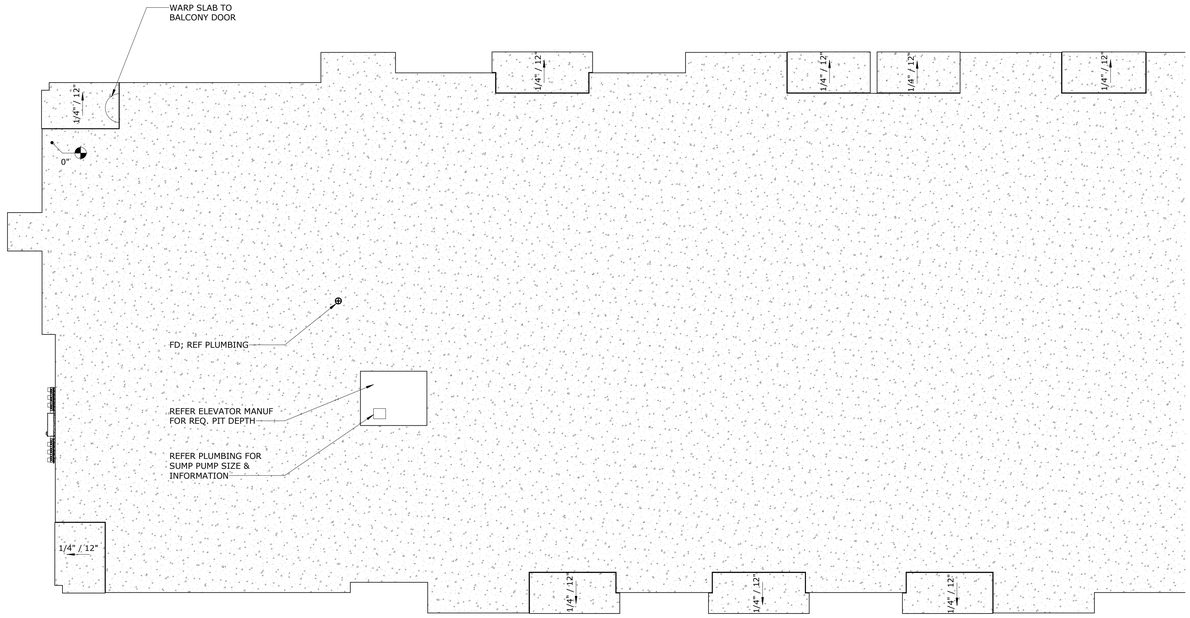
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

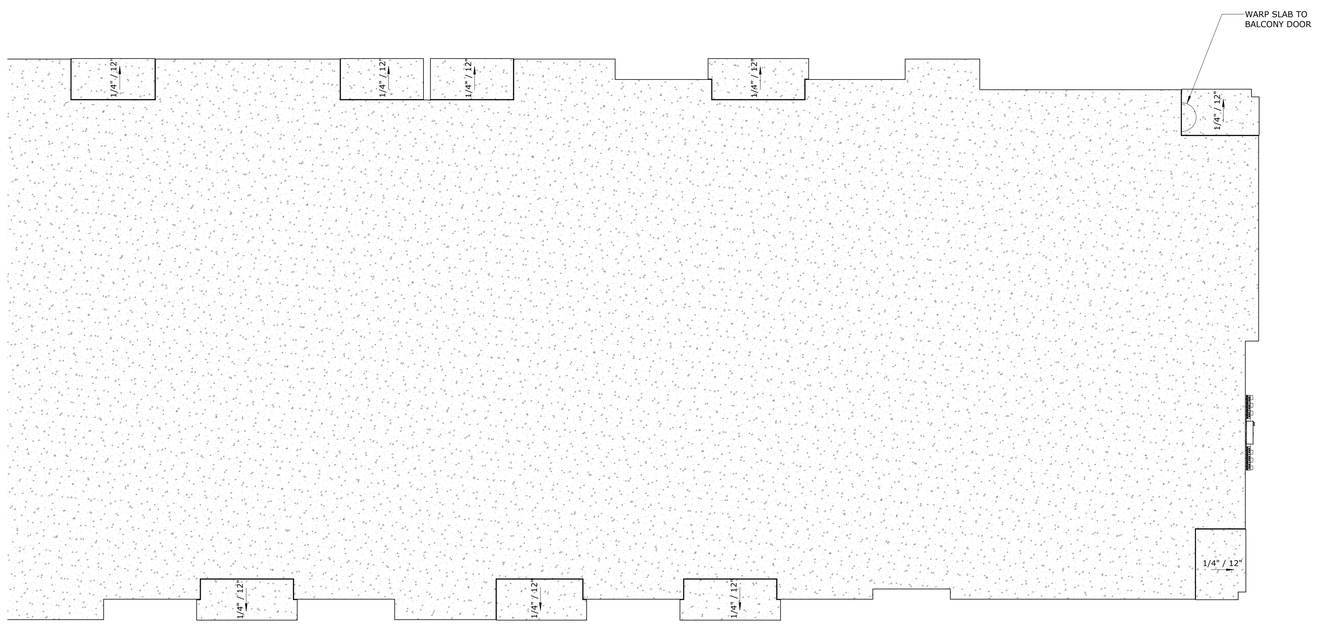
PROJECT NO:
220035.00

SLAB EDGE PLAN- LEVEL 1

SHEET NUMBER:
RAS101



2 SLAB EDGE PLAN- LEVEL 1- AREA A
1/8" = 1'-0"



1 SLAB EDGE PLAN- LEVEL 1- AREA B
1/8" = 1'-0"

PROJECT NORTH

Baker Barrios

TAMPA
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BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

SLAB EDGE PLAN- LEVEL 1- ENLARGED

SHEET NUMBER:
RAS101A

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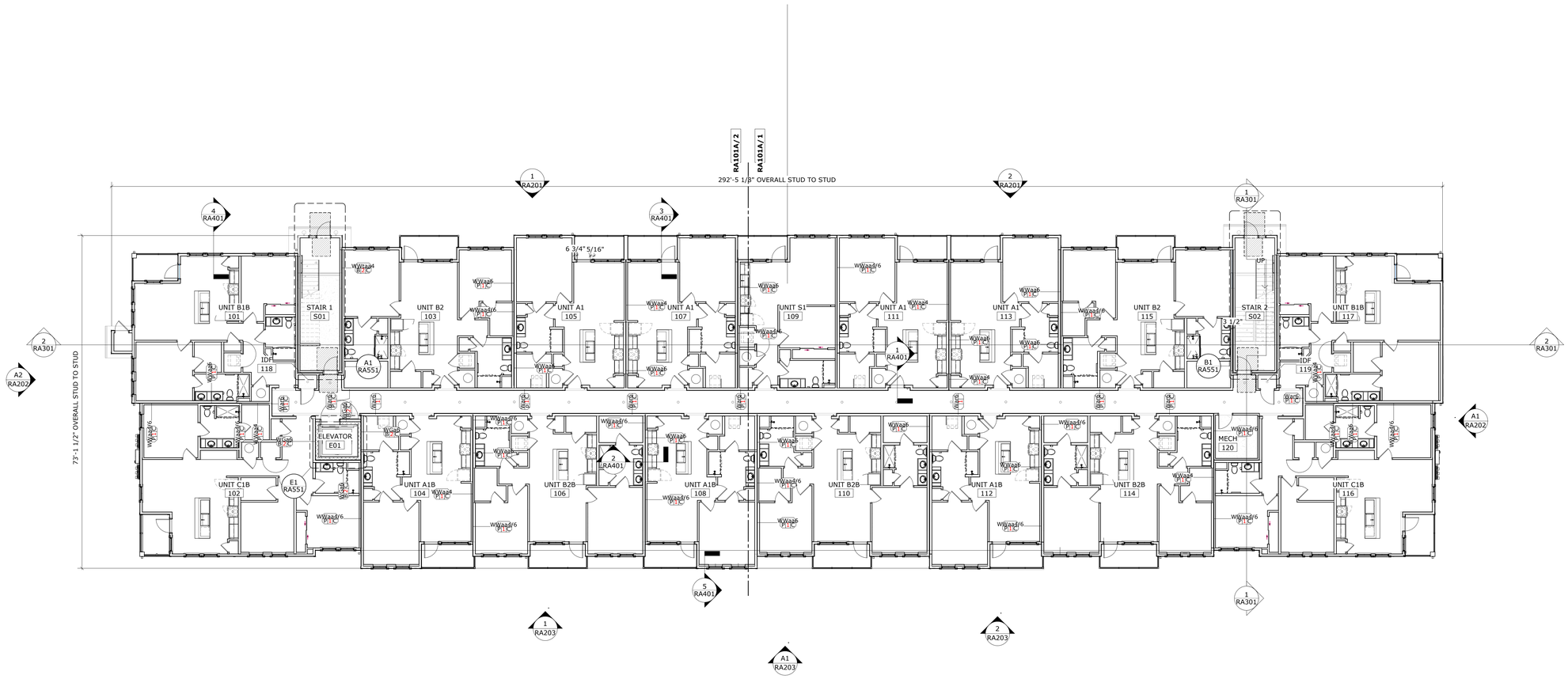

A1 FLOOR PLAN- LEVEL 1
3/32" = 1'-0"

PROJECT NORTH

Baker Barrios

TAMPA
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TAMPA, FLORIDA 33602
813 549 1900

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BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

FLOOR PLAN-
LEVEL 1

SHEET NUMBER:
RA101

FLOOR PLAN NOTES BY NUMBER

NUMBER	NOTE

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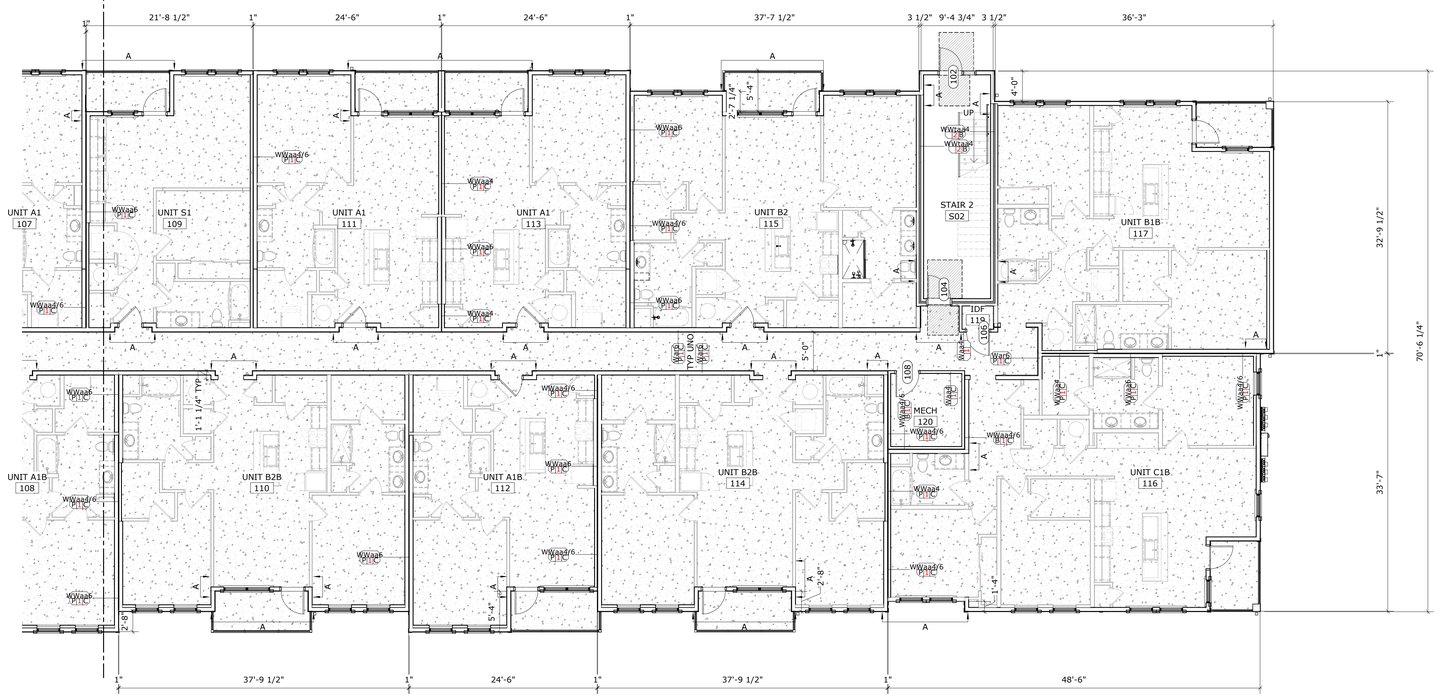
2 FLOOR PLAN- LEVEL 1- AREA A

1/8" = 1'-0"



1 FLOOR PLAN- LEVEL 1- AREA B

1/8" = 1'-0"

PROJECT NORTH

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BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

FLOOR PLAN- LEVEL 1- ENLARGED

SHEET NUMBER:
RA101A

A1 **FLOOR PLAN- LEVEL 2**
3/32" = 1'-0"

PROJECT NORTH

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
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BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

FLOOR PLAN- LEVEL 2

SHEET NUMBER:
RA102

FLOOR PLAN NOTES BY NUMBER	
NUMBER	NOTE

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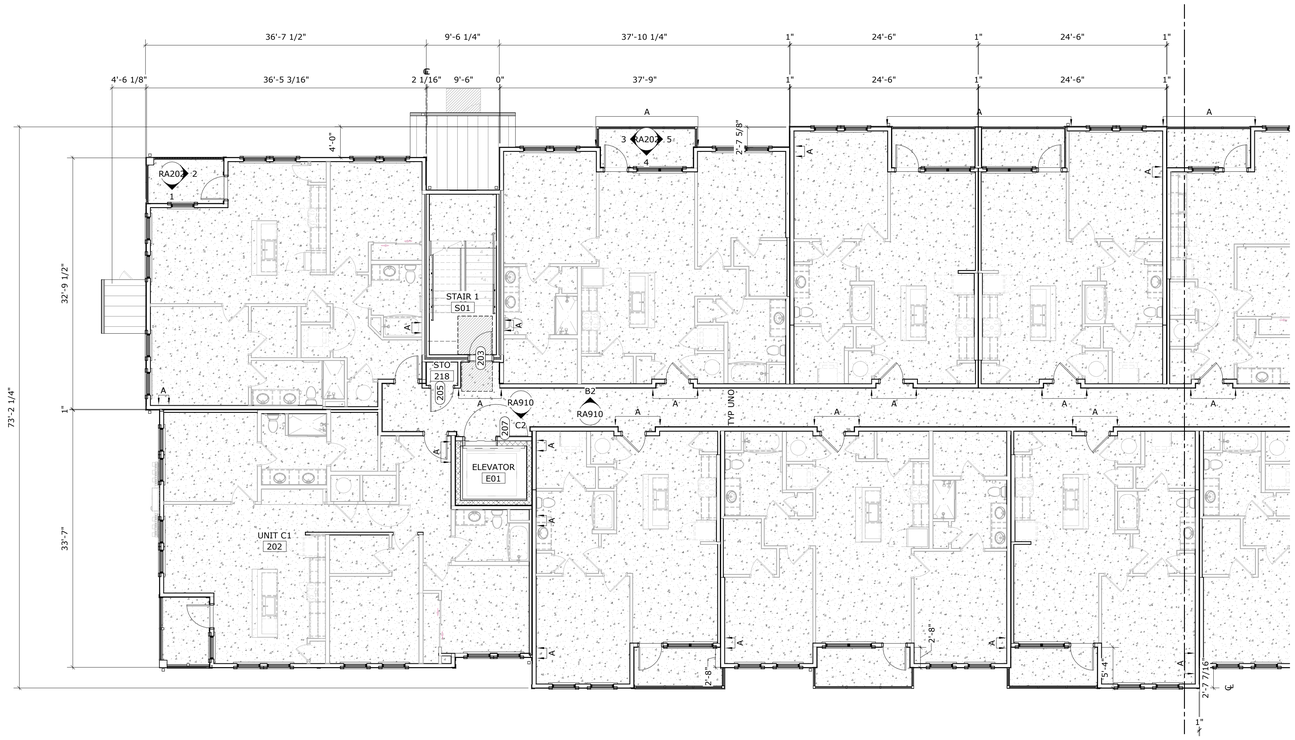
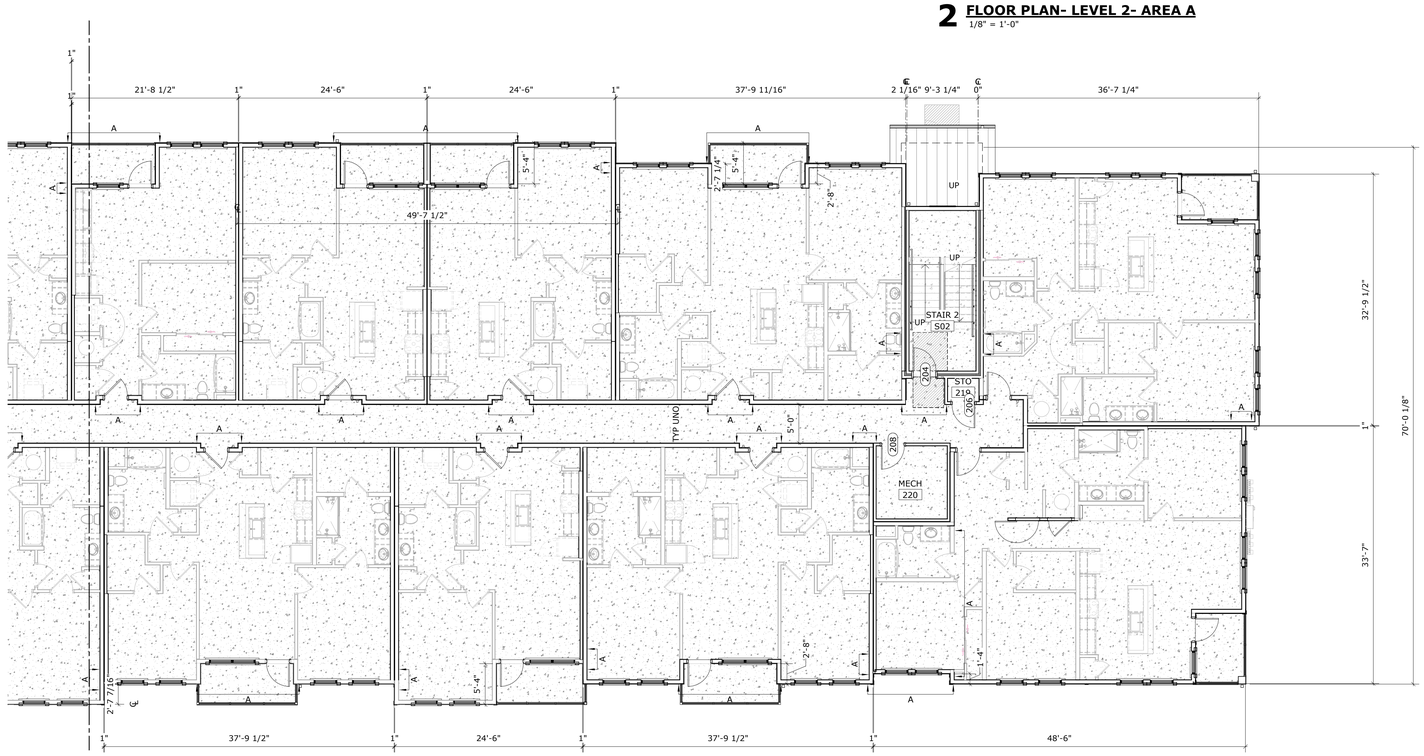


2 FLOOR PLAN- LEVEL 2- AREA A
1/8" = 1'-0"



1 FLOOR PLAN- LEVEL 2- AREA B
1/8" = 1'-0"

PROJECT NORTH

Baker Barrios

TAMPA
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MILHAUS

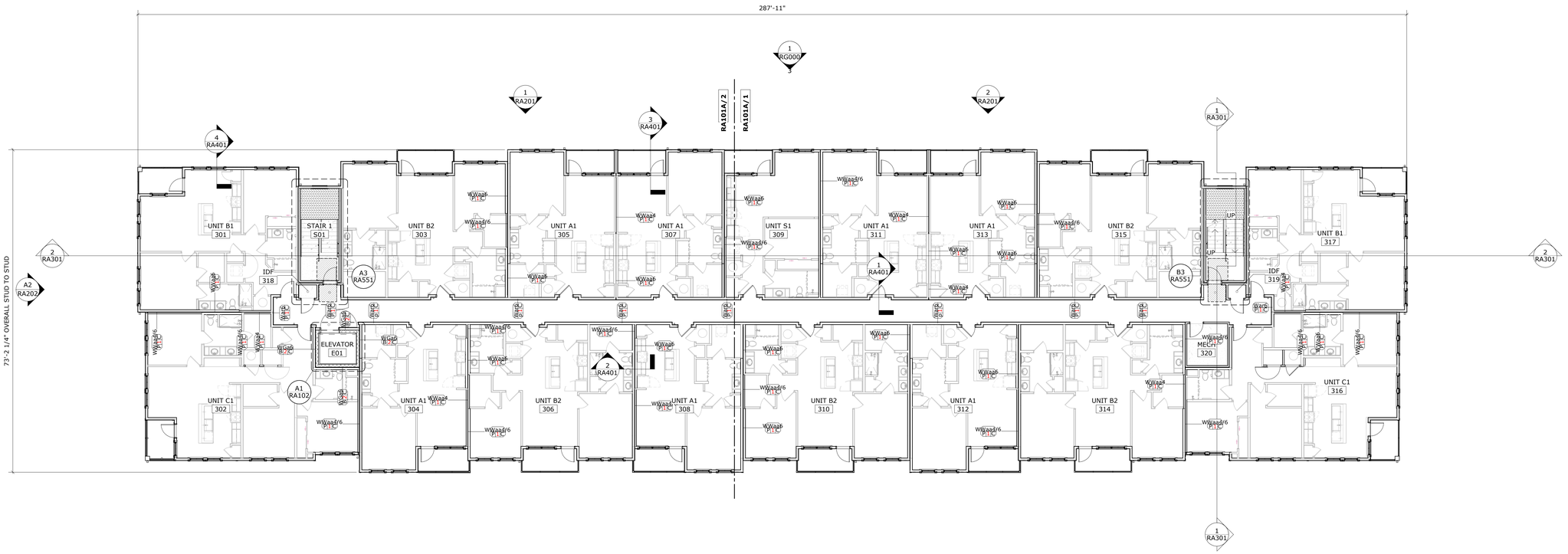
MILHAUS

SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

FLOOR PLAN- LEVEL 2- ENLARGED

SHEET NUMBER:
RA102A



A1 **FLOOR PLAN- LEVEL 3**
3/32" = 1'-0"

PROJECT NORTH

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

INFO@BAKERBARRIOS.COM
BAKERBARRIOS.COM
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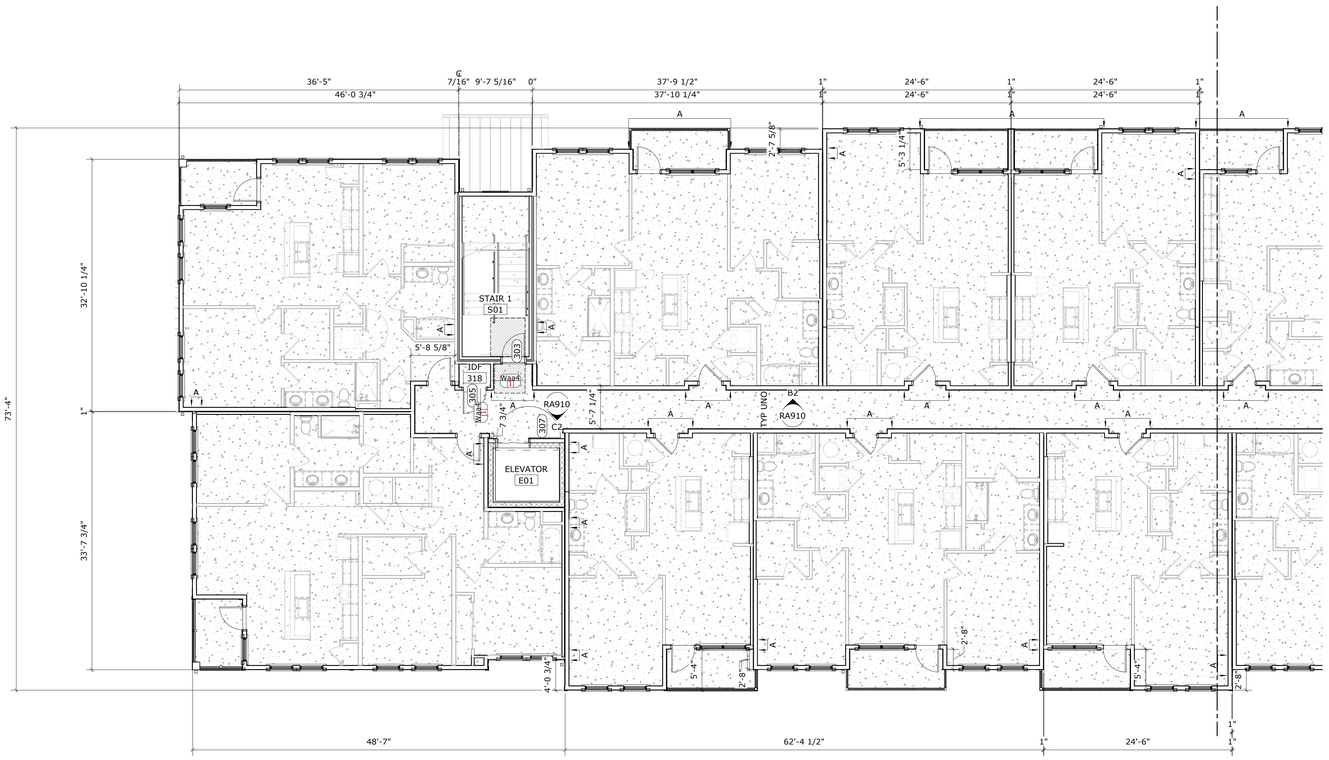
FORT MYERS, FL 33905

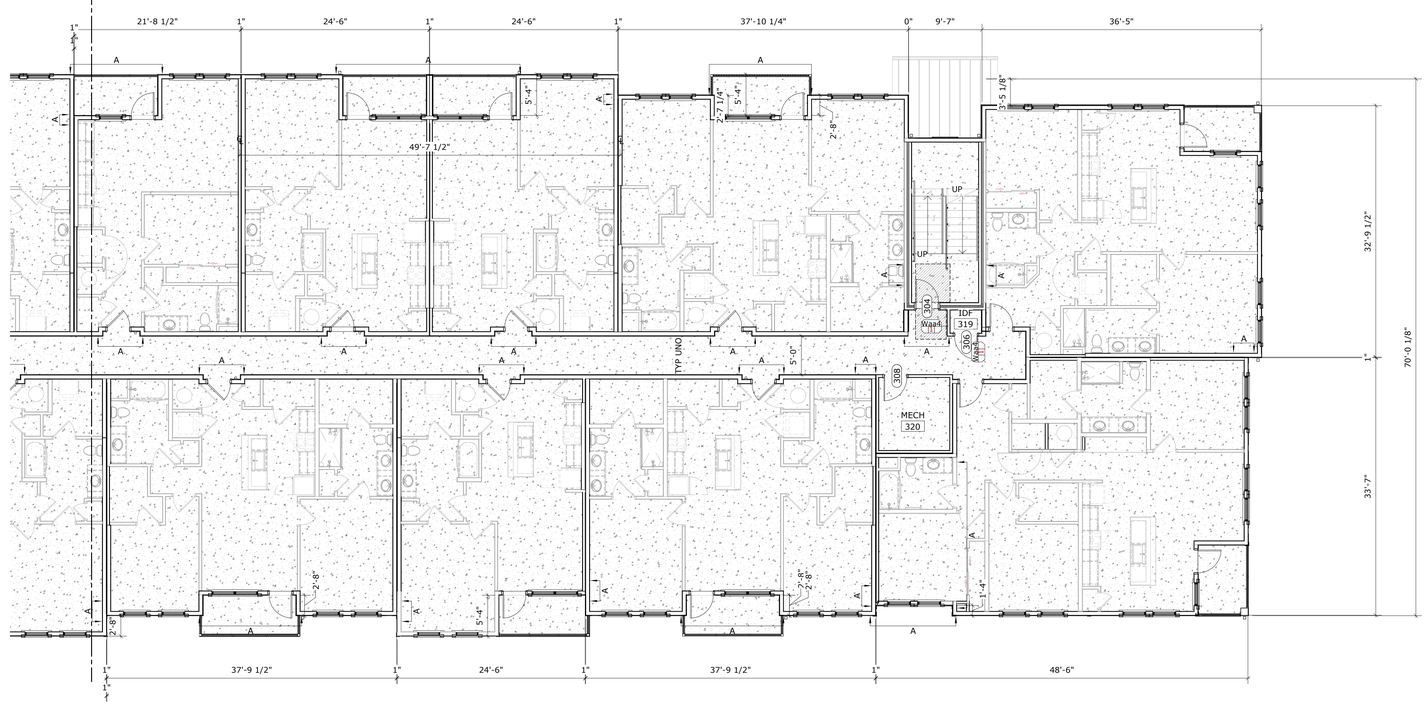
PROJECT NO:
220035.00

FLOOR PLAN-
LEVEL 3

SHEET NUMBER:
RA103



2 FLOOR PLAN- LEVEL 3- AREA A
1/8" = 1'-0"



1 FLOOR PLAN- LEVEL 3- AREA B
1/8" = 1'-0"

PROJECT NORTH

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
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813 549 1900

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BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

FLOOR PLAN- LEVEL 3- ENLARGED

SHEET NUMBER:
RA103A

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL DRAWINGS SHEETS ORIGINAL PAGE SIZE

A1 **FLOOR PLAN- LEVEL 4**
3/32" = 1'-0"

PROJECT NORTH

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE

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BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

FLOOR PLAN- LEVEL 4

SHEET NUMBER:
RA104

2 FLOOR PLAN- LEVEL 4- AREA A
1/8" = 1'-0"

1 FLOOR PLAN- LEVEL 4- AREA B
1/8" = 1'-0"

PROJECT NORTH

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BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

FLOOR PLAN- LEVEL 4- ENLARGED

SHEET NUMBER:
RA104A

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL PLOT. IF NOT SCALE ACCORDINGLY.

AREA 1
2925 SF UNDER ROOF
1404 SQ IN VENTING REQUIRED (1/300)
702 SQ IN UPPER VENTING REQUIRED
39 LF RIDGE VENTS = 702 SQ IN UPPER VENTING PROVIDED (18 SQ IN/LF)
78 LF SOFFIT VENTS = 702 SQ IN LOWER VENTING PROVIDED (9 SQ IN/LF)
1404 SQ IN TOTAL VENTING PROVIDED

AREA 2
2253 SF UNDER ROOF
1081 SQ IN VENTING REQUIRED (1/300)
541 SQ IN UPPER VENTING REQUIRED
31 LF RIDGE VENTS = 558 SQ IN UPPER VENTING PROVIDED (18 SQ IN/LF)
62 LF SOFFIT VENTS = 558 SQ IN LOWER VENTING PROVIDED (9 SQ IN/LF)
1116 SQ IN TOTAL VENTING PROVIDED

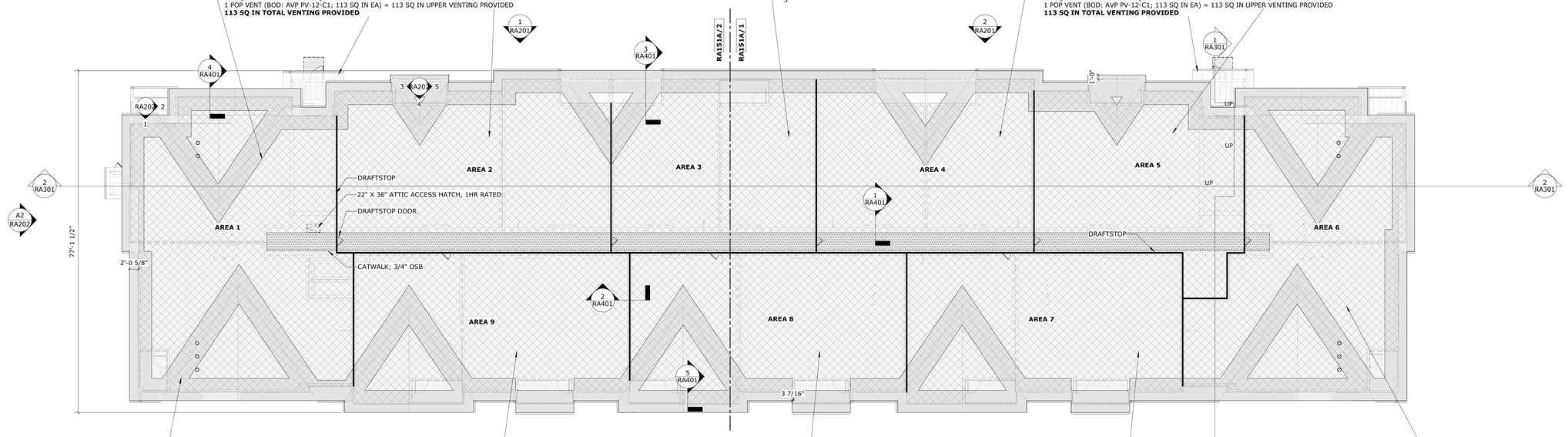
AREA 10 (STAIR 1)
100 SF UNDER ROOF
96 SQ IN VENTING REQUIRED (1/150)
96 SQ IN UPPER VENTING REQUIRED
1 POP VENT (BOD: AVP PV-12-C1; 113 SQ IN EA) = 113 SQ IN UPPER VENTING PROVIDED
113 SQ IN TOTAL VENTING PROVIDED

AREA 3
1698 SF UNDER ROOF
815 SQ IN VENTING REQUIRED (1/300)
407 SQ IN UPPER VENTING REQUIRED
23 LF RIDGE VENTS = 414 SQ IN UPPER VENTING PROVIDED (18 SQ IN/LF)
46 LF SOFFIT VENTS = 414 SQ IN LOWER VENTING PROVIDED (9 SQ IN/LF)
828 SQ IN TOTAL VENTING PROVIDED

AREA 4
1803 SF UNDER ROOF
866 SQ IN VENTING REQUIRED (1/300)
433 SQ IN UPPER VENTING REQUIRED
25 LF RIDGE VENTS = 450 SQ IN UPPER VENTING PROVIDED (18 SQ IN/LF)
50 LF SOFFIT VENTS = 450 SQ IN LOWER VENTING PROVIDED (9 SQ IN/LF)
900 SQ IN TOTAL VENTING PROVIDED

AREA 5
1753 SF UNDER ROOF
841 SQ IN VENTING REQUIRED (1/300)
421 SQ IN UPPER VENTING REQUIRED
24 LF RIDGE VENTS = 432 SQ IN UPPER VENTING PROVIDED (18 SQ IN/LF)
48 LF SOFFIT VENTS = 432 SQ IN LOWER VENTING PROVIDED (9 SQ IN/LF)
864 SQ IN TOTAL VENTING PROVIDED

AREA 11 (STAIR 2)
100 SF UNDER ROOF
96 SQ IN VENTING REQUIRED (1/150)
96 SQ IN UPPER VENTING REQUIRED
1 POP VENT (BOD: AVP PV-12-C1; 113 SQ IN EA) = 113 SQ IN UPPER VENTING PROVIDED
113 SQ IN TOTAL VENTING PROVIDED



AREA 9
1909 SF UNDER ROOF
916 SQ IN VENTING REQUIRED (1/300)
458 SQ IN UPPER VENTING REQUIRED
26 LF RIDGE VENTS = 468 SQ IN UPPER VENTING PROVIDED (18 SQ IN/LF)
52 LF SOFFIT VENTS = 468 SQ IN LOWER VENTING PROVIDED (9 SQ IN/LF)
936 SQ IN TOTAL VENTING PROVIDED

AREA 8
1930 SF UNDER ROOF
926 SQ IN VENTING REQUIRED (1/300)
463 SQ IN UPPER VENTING REQUIRED
26 LF RIDGE VENTS = 468 SQ IN UPPER VENTING PROVIDED (18 SQ IN/LF)
52 LF SOFFIT VENTS = 468 SQ IN LOWER VENTING PROVIDED (9 SQ IN/LF)
936 SQ IN TOTAL VENTING PROVIDED

AREA 7
1928 SF UNDER ROOF
925 SQ IN VENTING REQUIRED (1/300)
463 SQ IN UPPER VENTING REQUIRED
26 LF RIDGE VENTS = 468 SQ IN UPPER VENTING PROVIDED (18 SQ IN/LF)
52 LF SOFFIT VENTS = 468 SQ IN LOWER VENTING PROVIDED (9 SQ IN/LF)
936 SQ IN TOTAL VENTING PROVIDED

AREA 6
2623 SF UNDER ROOF
1259 SQ IN VENTING REQUIRED (1/300)
630 SQ IN UPPER VENTING REQUIRED
35 LF RIDGE VENTS = 630 SQ IN UPPER VENTING PROVIDED (18 SQ IN/LF)
70 LF SOFFIT VENTS = 630 SQ IN LOWER VENTING PROVIDED (9 SQ IN/LF)
1260 SQ IN TOTAL VENTING PROVIDED

A1 ROOF PLAN- OVERALL
3/32" = 1'-0"

PROJECT NORTH

Baker Barrios

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MILHAUS

SR-82
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BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

ROOF PLAN

SHEET NUMBER:
RA151

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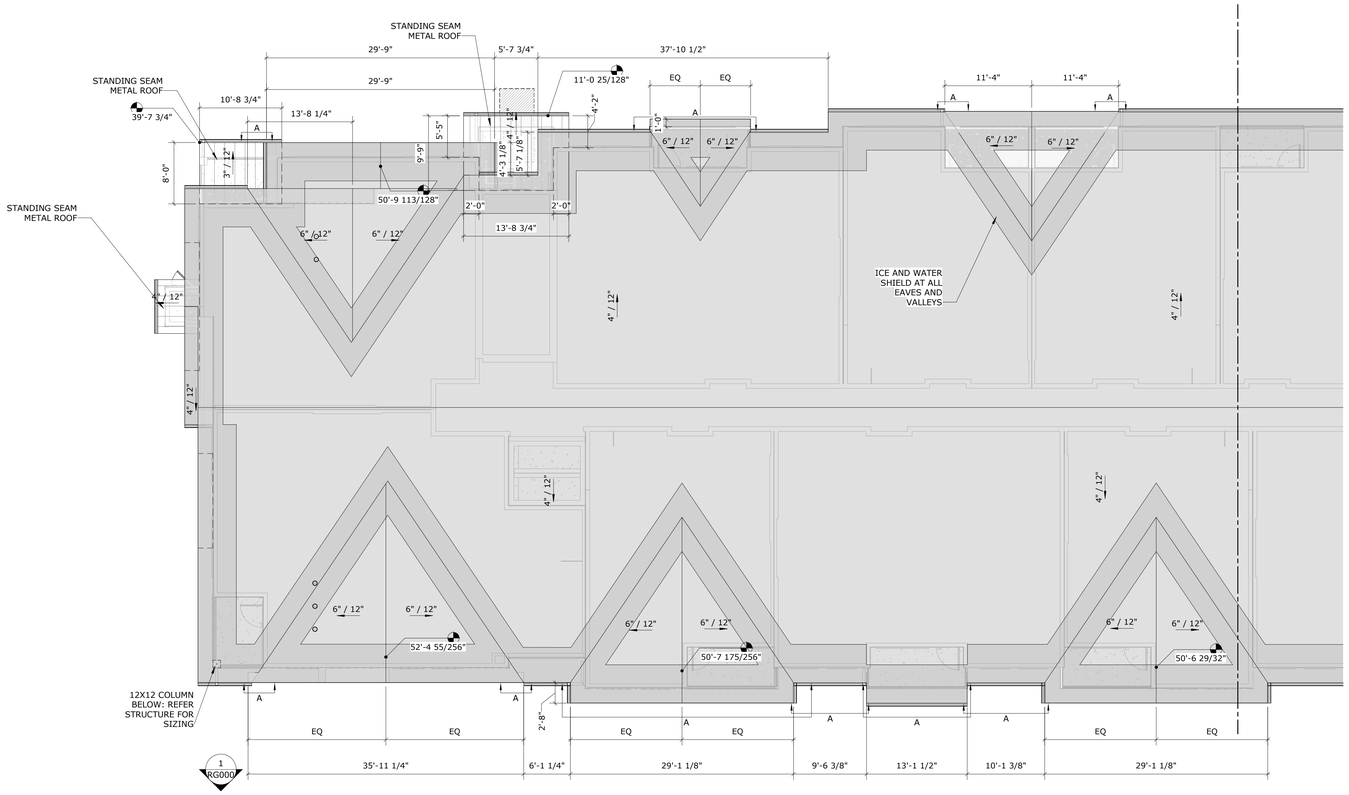
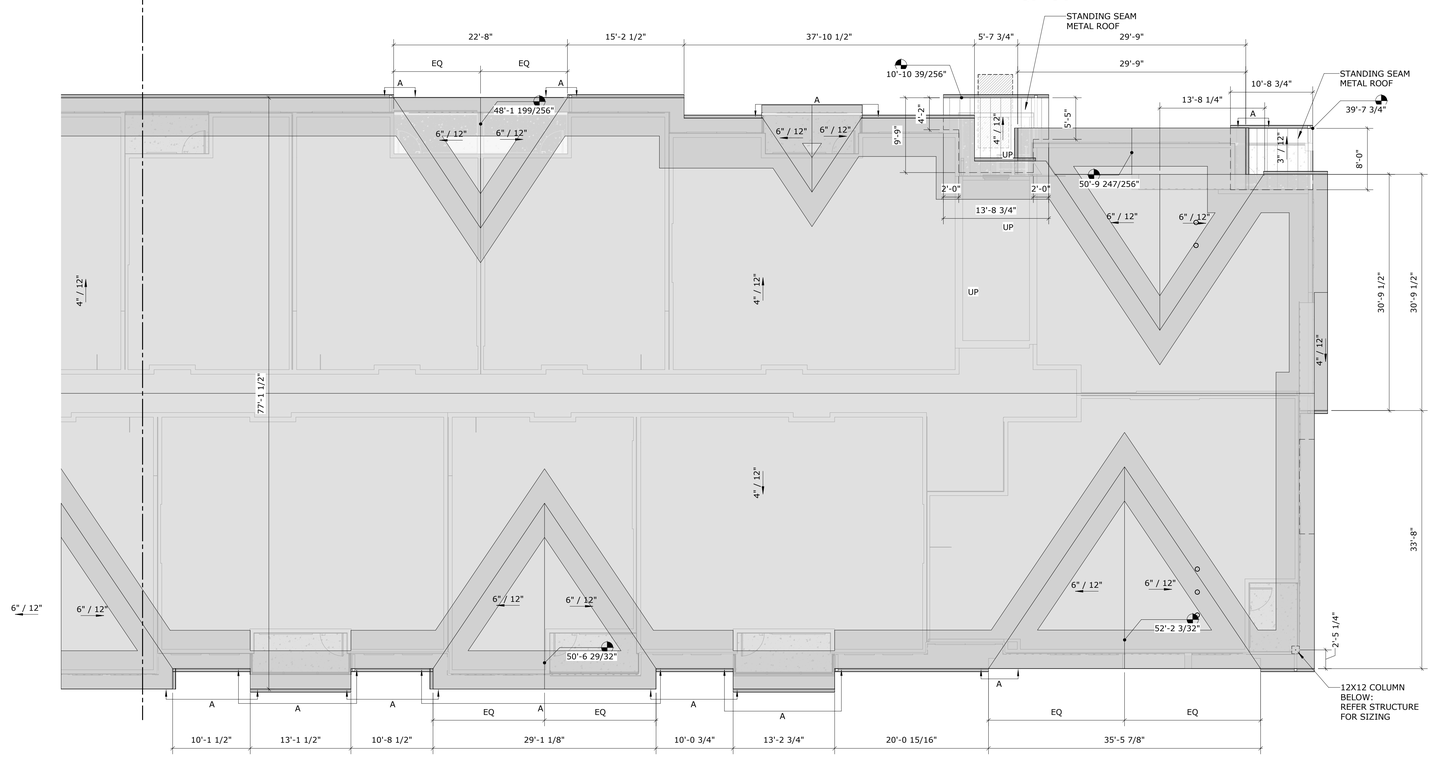


2 ROOF PLAN- AREA A
1/8" = 1'-0"



1 ROOF PLAN- AREA B
1/8" = 1'-0"

PROJECT NORTH

Baker Barrios

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TAMPA, FLORIDA 33602
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MILHAUS

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FORT MYERS, FL 33905

PROJECT NO:
220035.00

ROOF PLAN- ENLARGED

SHEET NUMBER:
RA151A

THE LINE SHOWN ABOVE IS
1/2" LONG ON ANSI D (22" X 34")
SHEETS ORIGINAL PAGE SIZE

2 ELEVATION- EXTERIOR- NORTH WEST
1/8" = 1'-0"

1 ELEVATION- EXTERIOR- NORTH EAST
1/8" = 1'-0"

A1 ELEVATION- EXTERIOR- NORTH
1/16" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

GENERAL REQUIREMENTS

1. DRYER VENTS TO MATCH ADJACENT WALL COLOR.
2. ALL SOFFITS AND VENTS TO MATCH ADJACENT WALL COLOR.
3. INSTALL RAIN DEFLECTORS (WEATHER FINS) AT ALL EXTERIOR DOORS.
4. DOOR FRAMES TO MATCH ADJACENT WALL COLOR.
5. INSTALL SEALANT JOINT BETWEEN FIBER CEMENT PANEL JOINTS PER MANUFACTURER'S RECOMMENDATIONS.
6. COORDINATE ALL ELEVATION INFORMATION WITH FLOOR PLANS AND RCPS; BRING ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION.

EXTERIOR FINISH SCHEDULE

TAG	MANUFACTURER	PRODUCT	DESCRIPTION	FINISH
01	JAMES HARDIE	HARDIE PANEL	FINE SAND	SHERWIN WILLIAMS - PURE WHITE
02	JAMES HARDIE	HARDIE PANEL	FINE SAND	SHERWIN WILLIAMS - SUMMIT GRAY
03	JAMES HARDIE	HARDIE PLANK	SELECT CEDARMILL	GRAY SLATE
04	JAMES HARDIE	HARDIE PLANK	SELECT CEDARMILL	ARCTIC WHITE
05	JAMES HARDIE	HARDIE TRIM	5/4 RUSTIC 5.5"	SHERWIN WILLIAMS - PURE WHITE
06	JAMES HARDIE	HARDIE TRIM	5/4 RUSTIC 5.5"	SHERWIN WILLIAMS - SUMMIT GRAY
07	JAMES HARDIE	HARDIE TRIM	RUSTIC BATTEN 2.5"	SHERWIN WILLIAMS - PURE WHITE
08	JAMES HARDIE	HARDIE TRIM	RUSTIC BATTEN 2.5"	SHERWIN WILLIAMS - SUMMIT GRAY
09	JAMES HARDIE	HARDIE TRIM	5/4 RUSTIC 11.25"	SHERWIN WILLIAMS - PURE WHITE
10	OWENS CORNING	SUPREME	3 TAB SHINGLES	ASPEN GRAY
11	TBD		STANDING SEAM METAL ROOF	DARK GRAY

WINDOW SCHEDULE

TYPE	OVERALL DIMENSIONS HEIGHT	WIDTH	PLACEMENT HEAD HEIGHT	SILL HEIGHT	U FACTOR	SHGC	DESCRIPTION
01	6'-0"	3'-0"	8'-0"	2'-0"	.62	.21	GRAY VINYL SINGLE HUNG
02		3'-0"	8'-0"		.62	.21	WHITE VINYL SINGLE HUNG
03	6'-0"	6'-0"	8'-0"	2'-0"	.62	.21	WHITE VINYL SINGLE HUNG
04	7'-0"	3'-0"	8'-0"	1'-0"	.5	.23	GRAY VINYL FIXED

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MILHAUS

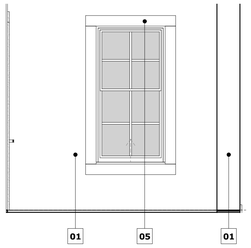
SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

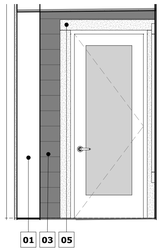
ELEVATIONS- EXTERIOR- BUILDING

SHEET NUMBER:
RA201

THE LINE SHOWN ABOVE IS
1/2" LONG ON ORIGINAL
SHEETS ORIGINAL PAGE SIZE



1 ELEVATION - TYPICAL CORNER BALCONY 1
3/8" = 1'-0"



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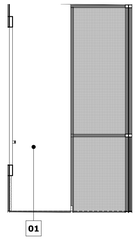
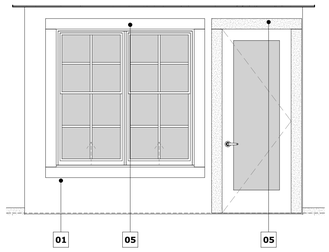
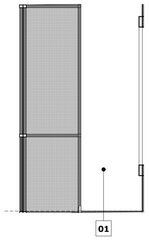
3/8" = 1'-0"



3 ELEVATION - TYPICAL BALCONY 1
3/8" = 1'-0"



4 ELEVATION - TYPICAL BALCONY 2
3/8" = 1'-0"



5 ELEVATION - TYPICAL BALCONY 3
3/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

GENERAL REQUIREMENTS

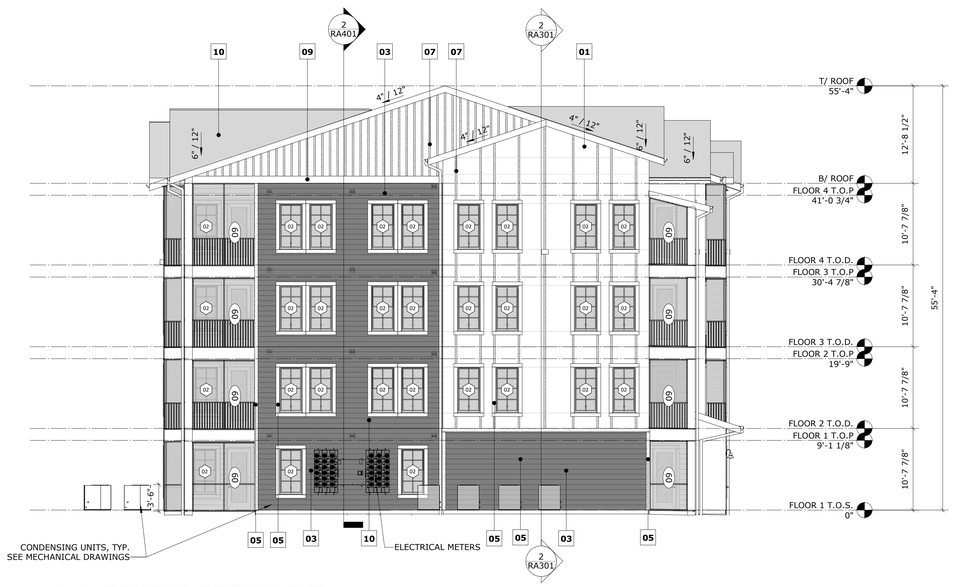
1. DRYER VENTS TO MATCH ADJACENT WALL COLOR.
2. ALL SOFFITS AND VENTS TO MATCH ADJACENT WALL COLOR.
3. INSTALL RAIN DEFLECTORS (WEATHER FINS) AT ALL EXTERIOR DOORS.
4. DOOR FRAMES TO MATCH ADJACENT WALL COLOR.
5. INSTALL SEALANT JOINT BETWEEN FIBER CEMENT PANEL JOINTS PER MANUFACTURER'S RECOMMENDATIONS.
6. COORDINATE ALL ELEVATION INFORMATION WITH FLOOR PLANS AND RCPS; BRING ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION.

EXTERIOR FINISH SCHEDULE

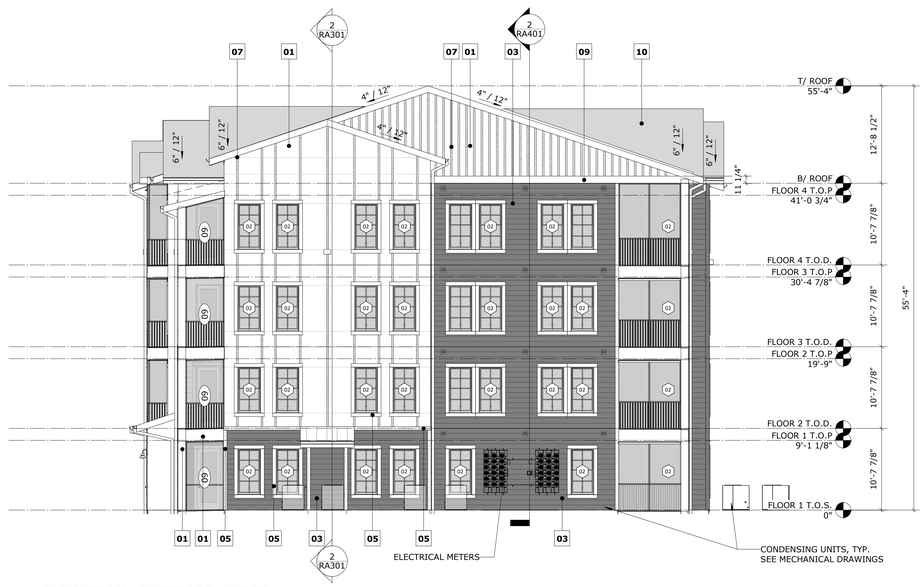
TAG	MANUFACTURER	PRODUCT	DESCRIPTION	FINISH
01	JAMES HARDIE	HARDIE PANEL	FINE SAND	SHERWIN WILLIAMS - PURE WHITE
02	JAMES HARDIE	HARDIE PANEL	FINE SAND	SHERWIN WILLIAMS - SUMMIT GRAY
03	JAMES HARDIE	HARDIE PLANK	SELECT CEDARMILL	GRAY SLATE
04	JAMES HARDIE	HARDIE PLANK	SELECT CEDARMILL	ARCTIC WHITE
05	JAMES HARDIE	HARDIE TRIM	5/4 RUSTIC 5.5"	SHERWIN WILLIAMS - PURE WHITE
06	JAMES HARDIE	HARDIE TRIM	5/4 RUSTIC 5.5"	SHERWIN WILLIAMS - SUMMIT GRAY
07	JAMES HARDIE	HARDIE TRIM	RUSTIC BATTEN 2.5"	SHERWIN WILLIAMS - PURE WHITE
08	JAMES HARDIE	HARDIE TRIM	RUSTIC BATTEN 2.5"	SHERWIN WILLIAMS - SUMMIT GRAY
09	JAMES HARDIE	HARDIE TRIM	5/4 RUSTIC 11.25"	SHERWIN WILLIAMS - PURE WHITE
10	OWENS CORNING	SUPREME	3 TAB SHINGLES	ASPEN GRAY
11	TBD		STANDING SEAM METAL ROOF	DARK GRAY

WINDOW SCHEDULE

TYPE	OVERALL DIMENSIONS HEIGHT	OVERALL DIMENSIONS WIDTH	PLACEMENT HEAD HEIGHT	PLACEMENT SILL HEIGHT	U FACTOR	SHGC	DESCRIPTION
01	6'-0"	3'-0"	8'-0"	2'-0"	.62	.21	GRAY VINYL SINGLE HUNG
02		3'-0"	8'-0"		.62	.21	WHITE VINYL SINGLE HUNG
03	6'-0"	6'-0"	8'-0"	2'-0"	.62	.21	WHITE VINYL SINGLE HUNG
04	7'-0"	3'-0"	8'-0"	1'-0"	.5	.23	GRAY VINYL FIXED



A1 ELEVATION- EXTERIOR- EAST
1/8" = 1'-0"



A2 ELEVATION- EXTERIOR- WEST
1/8" = 1'-0"

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

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AR92532

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PERMIT SET

△	DATE	SUBMISSION

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MILHAUS

SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

ELEVATIONS- EXTERIOR- BUILDING

SHEET NUMBER:
RA202

2 ELEVATION- EXTERIOR- SOUTH EAST
1/8" = 1'-0"

1 ELEVATION- EXTERIOR- SOUTH WEST
1/8" = 1'-0"

A1 ELEVATION- EXTERIOR- SOUTH
1" = 10'-0"

EXTERIOR ELEVATION GENERAL NOTES

GENERAL REQUIREMENTS

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2. ALL SOFFITS AND VENTS TO MATCH ADJACENT WALL COLOR.
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EXTERIOR FINISH SCHEDULE

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03	JAMES HARDIE	HARDIE PLANK	SELECT CEDARMILL	GRAY SLATE
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11	TBD		STANDING SEAM METAL ROOF	DARK GRAY

WINDOW SCHEDULE

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03	6'-0"	6'-0"	8'-0"	2'-0"	.62	.21	WHITE VINYL SINGLE HUNG
04	7'-0"	3'-0"	8'-0"	1'-0"	.5	.23	GRAY VINYL FIXED

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

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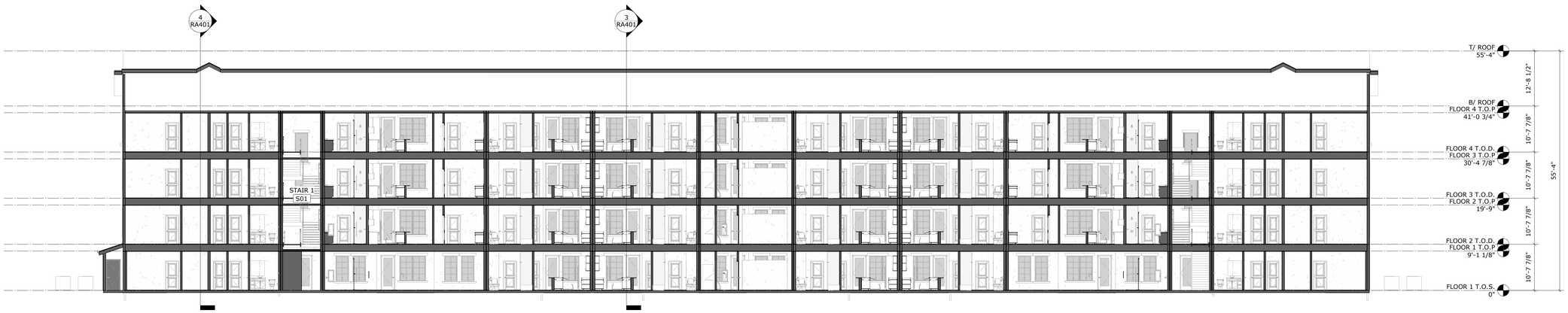
MILHAUS

SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

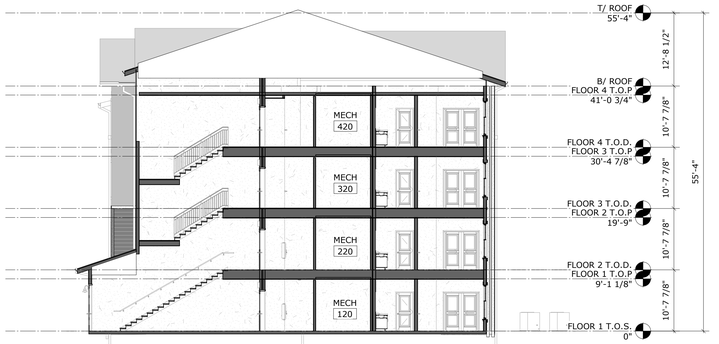
PROJECT NO.
220035.00

ELEVATIONS- EXTERIOR- BUILDING

SHEET NUMBER:
RA203



2 LONGITUDINAL SECTION
3/32" = 1'-0"



1 LATITUDINAL SECTION
3/32" = 1'-0"

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TAMPA, FLORIDA 33602
813 549 1900

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2023.01.06
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MILHAUS

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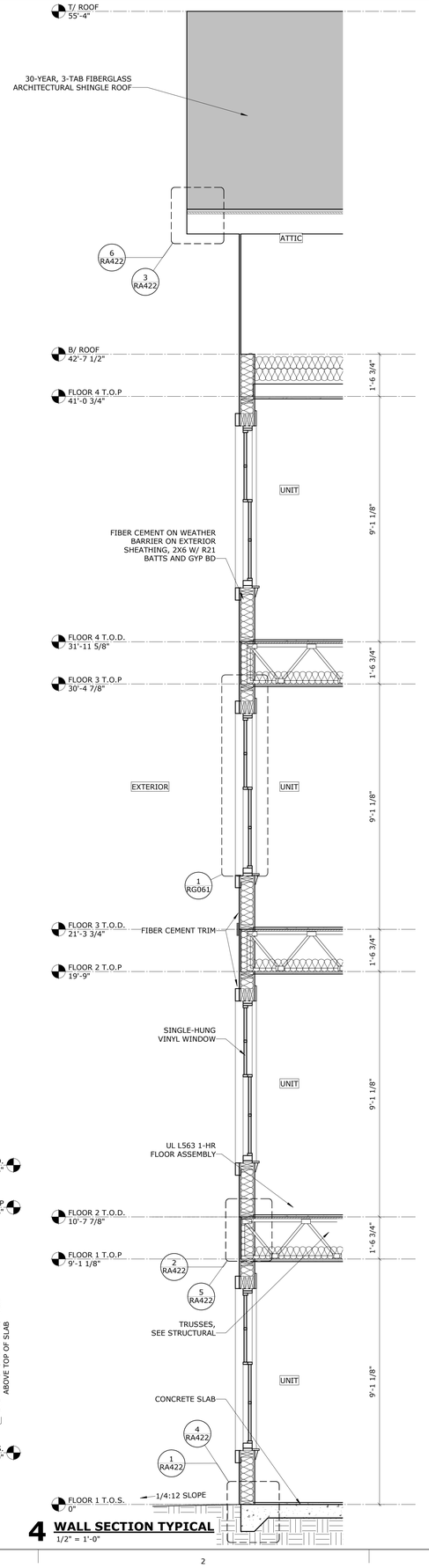
SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

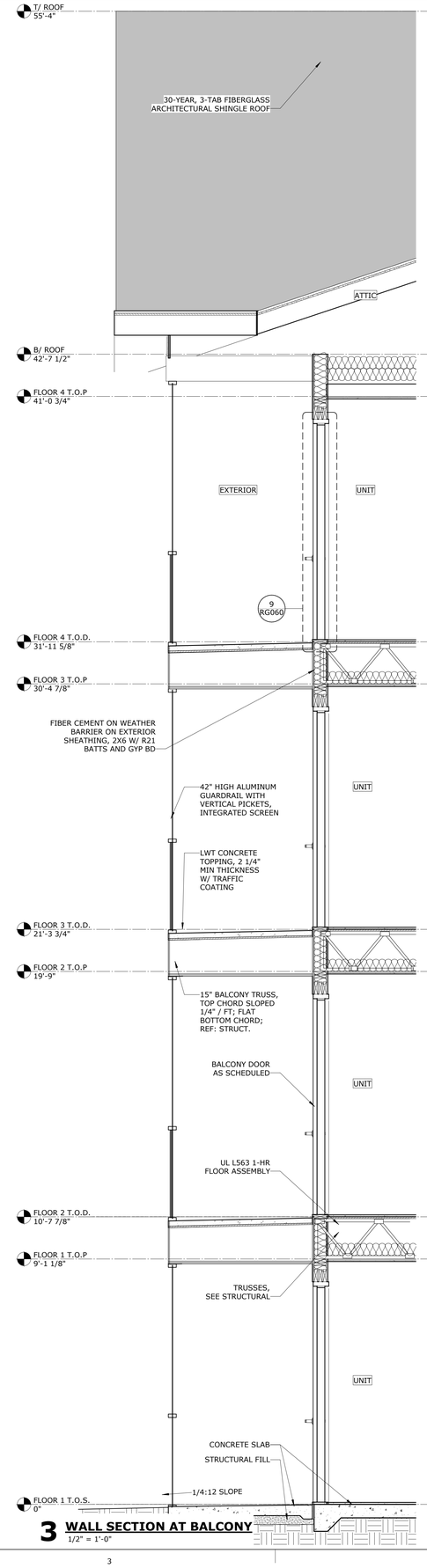
BUILDING SECTIONS

SHEET NUMBER:
RA301

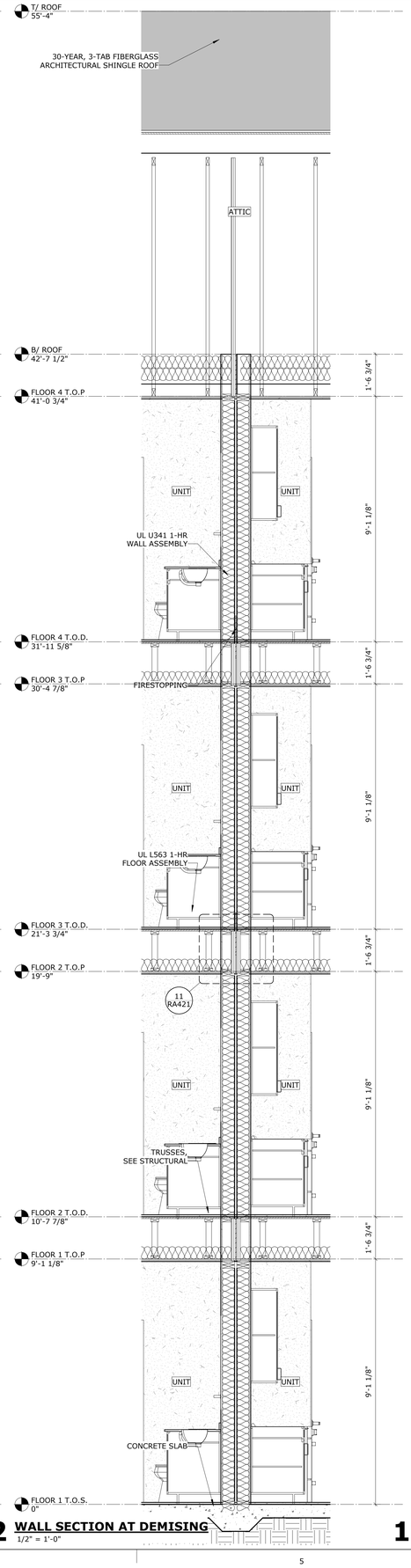
THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL DRAWINGS SHEETS ORIGINAL PAPER SIZE



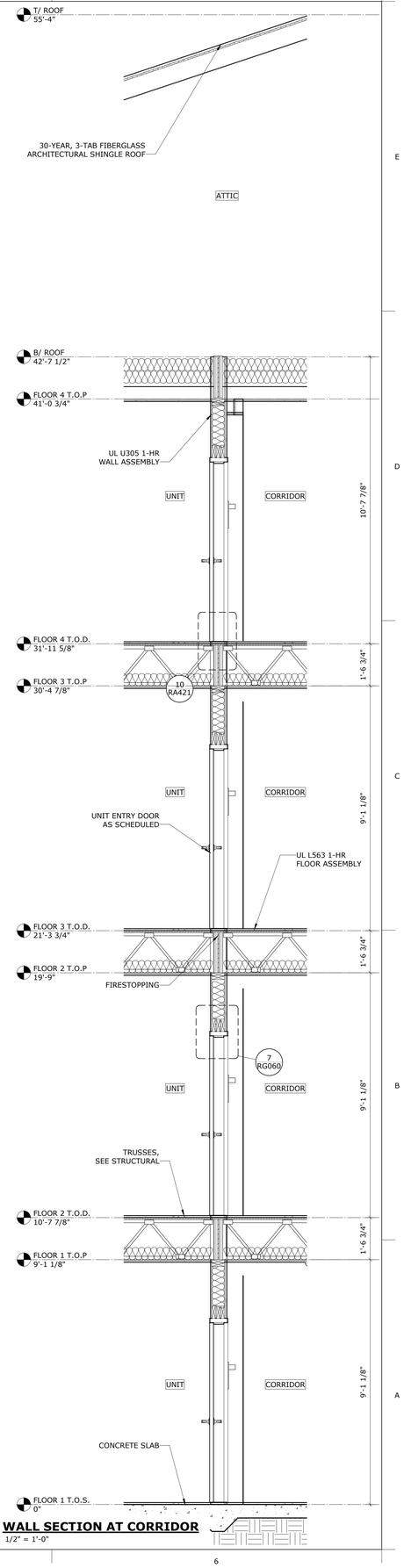
4 WALL SECTION TYPICAL
1/2" = 1'-0"



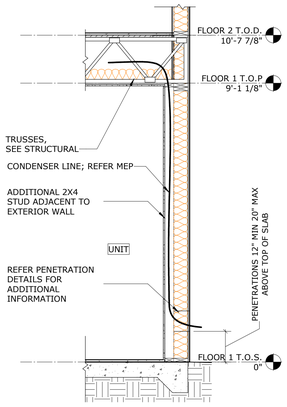
3 WALL SECTION AT BALCONY
1/2" = 1'-0"



2 WALL SECTION AT DEMISING
1/2" = 1'-0"



1 WALL SECTION AT CORRIDOR
1/2" = 1'-0"



5 LEVEL 1 DOUBLE WALL SECTION
1/2" = 1'-0"

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

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MILHAUS

MILHAUS

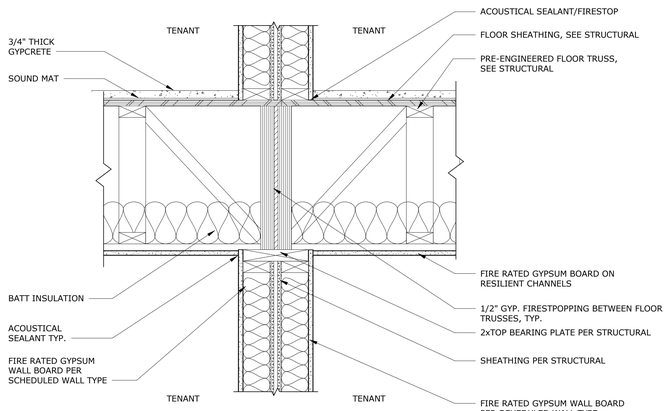
SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

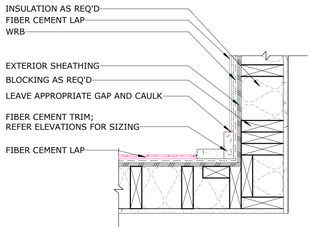
WALL SECTIONS

SHEET NUMBER:
RA401

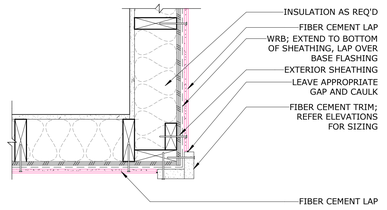
THE LINE SHOWN ABOVE IS
1" LONG ON ORIGINAL PLOT
SHEETS ORIGINAL PAGE SIZE



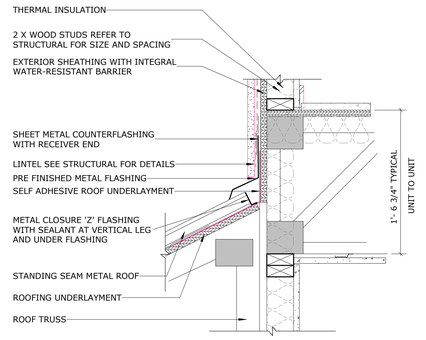
11 FLOOR/CEILING DETAIL AT DEMISING
1 1/2" = 1'-0"



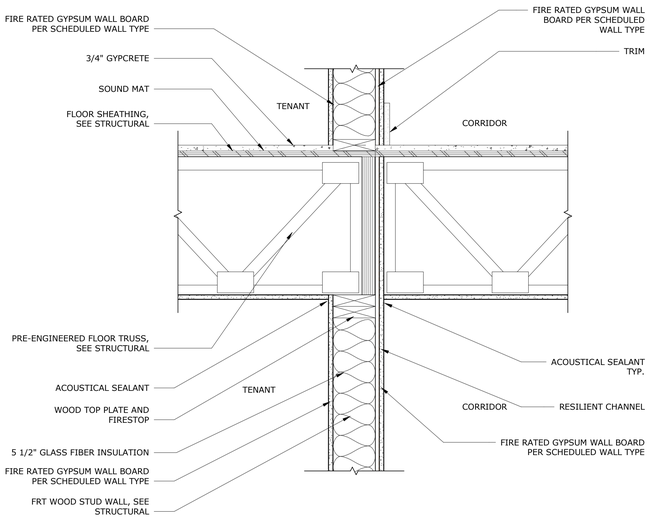
9 CORNER DETAIL- INSIDE- FC LAP TO FC LAP
1 1/2" = 1'-0"



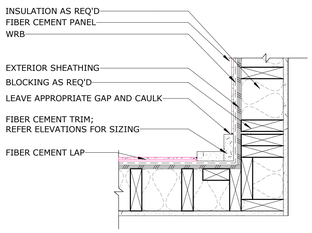
6 CORNER DETAIL- OUTSIDE- FC LAP TO FC LAP
1 1/2" = 1'-0"



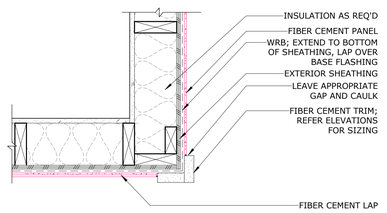
3 HORIZONTAL TRANSITIION - FC PANEL TO LAP
1 1/2" = 1'-0"



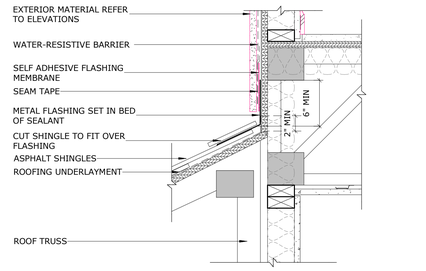
10 FLOOR/CEILING DETAIL AT CORRIDOR
1 1/2" = 1'-0"



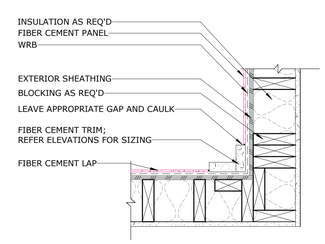
8 CORNER DETAIL- INSIDE- FC LAP TO FC PANEL
1 1/2" = 1'-0"



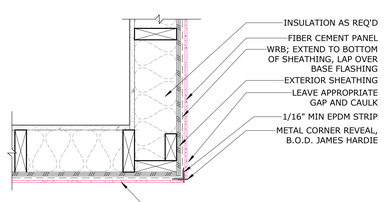
5 CORNER DETAIL- OUTSIDE- FC LAP TO FC PANEL
1 1/2" = 1'-0"



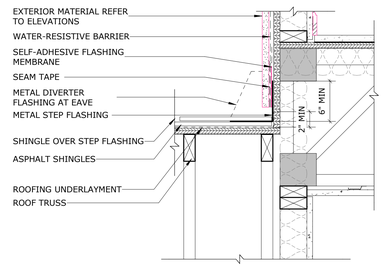
2 HORIZONTAL TRANSITIION - FC PANEL TO LAP
1 1/2" = 1'-0"



7 CORNER DETAIL- INSIDE- FC PANEL TO FC PANEL
1 1/2" = 1'-0"



4 CORNER DETAIL- OUTSIDE- FC PANEL TO FC PANEL
1 1/2" = 1'-0"



1 ASPHALT SHINGLE ROOF TO WALL STEP FLASHING
1 1/2" = 1'-0"

Baker Barrios

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TAMPA, FLORIDA 33602
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MILHAUS

SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

DETAILS

SHEET NUMBER:
RA421

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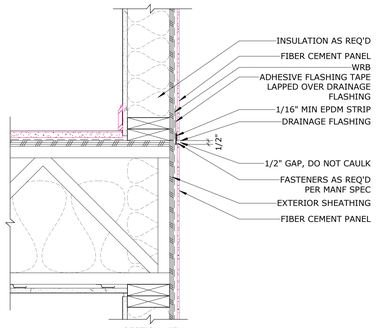
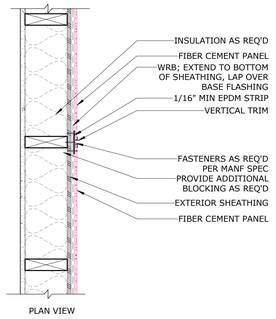
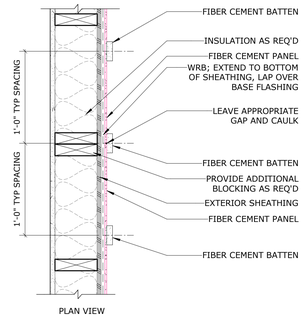


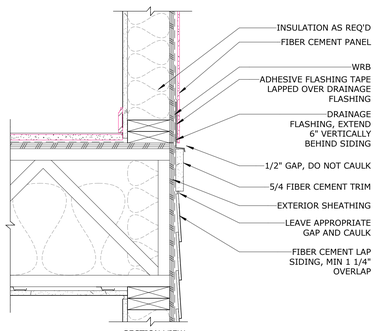
12 DETAIL- FIBER CEMENT BOARD & BATTEN
1 1/2" = 1'-0"



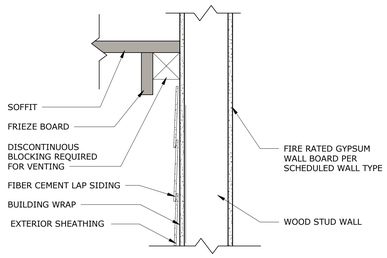
8 DETAIL- FIBER CEMENT BOARD & BATTEN
1 1/2" = 1'-0"



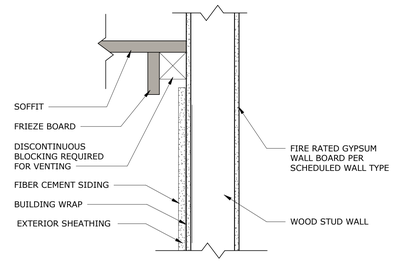
7 DETAIL- FIBER CEMENT BOARD & BATTEN
1 1/2" = 1'-0"



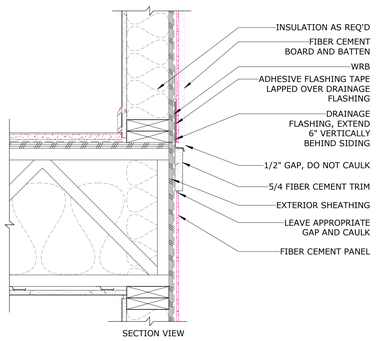
11 HORIZONTAL TRANSITIION - FC PANEL TO LAP
1 1/2" = 1'-0"



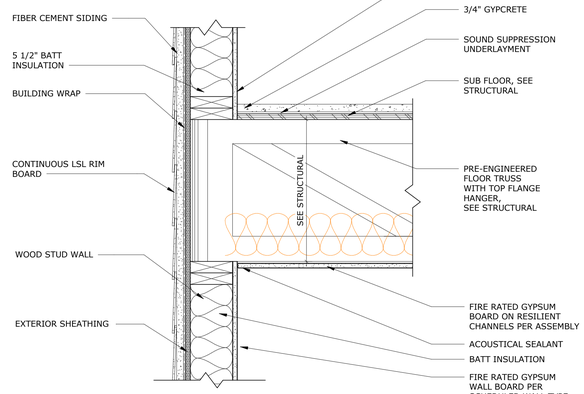
6 FIBER CEMENT LAP SIDING AT SOFFIT
1 1/2" = 1'-0"



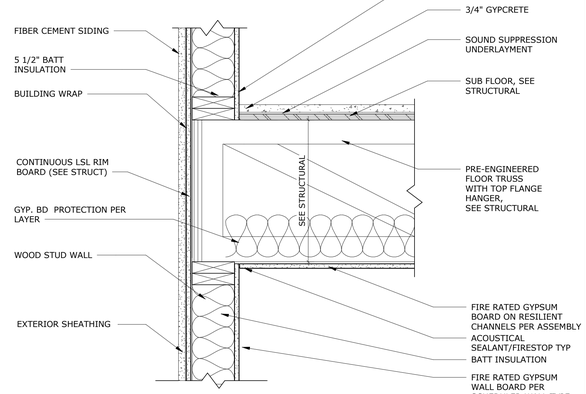
3 FIBER CEMENT PANEL AT SOFFIT
1 1/2" = 1'-0"



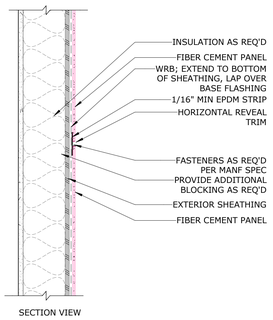
10 HORIZONTAL TRANSITIION - FC PANEL TO LAP
1 1/2" = 1'-0"



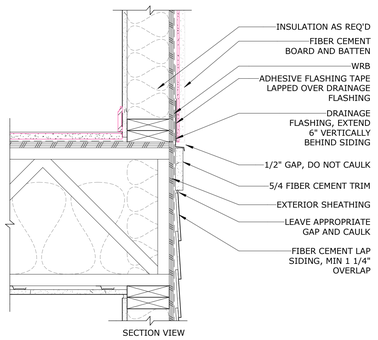
5 FIBER CEMENT LAP SIDING AT WOOD FLOOR TRUSS
1 1/2" = 1'-0"



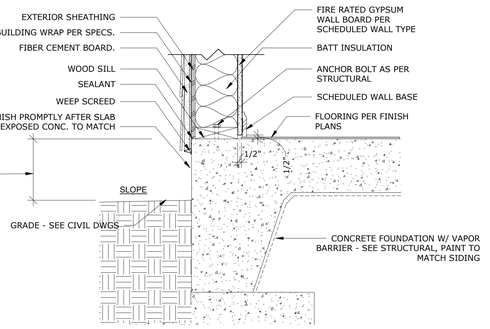
2 FIBER CEMENT PANEL AT WOOD FLOOR TRUSS
1 1/2" = 1'-0"



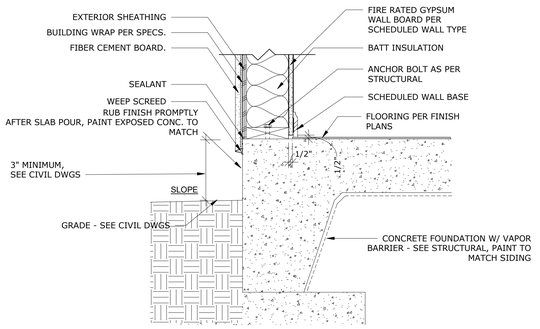
13 HORIZONTAL TRANSITION - FC PANEL TO FC PANEL
1 1/2" = 1'-0"



9 HORIZONTAL TRANSITIION - FC PANEL TO LAP
1 1/2" = 1'-0"



4 FIBER CEMENT LAP SIDING AT FOUNDATION
1 1/2" = 1'-0"



1 FIBER CEMENT PANEL AT FOUNDATION
1 1/2" = 1'-0"

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MILHAUS

MILHAUS

SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

DETAILS

SHEET NUMBER:
RA422

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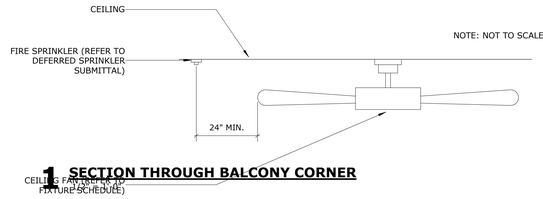
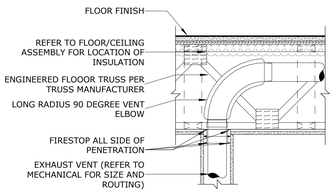
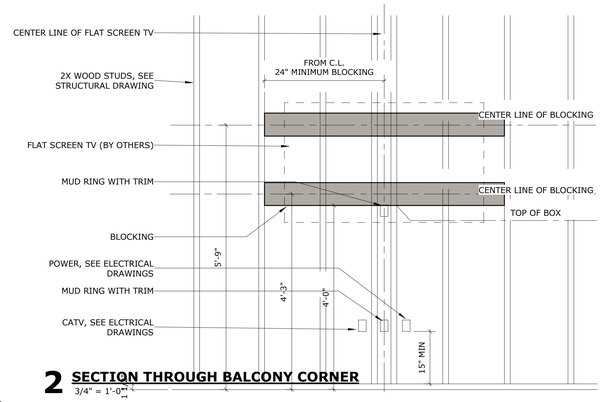


1 SECTION THROUGH BALCONY CORNER



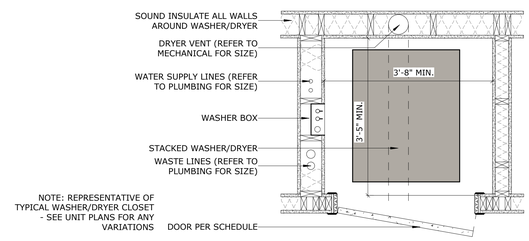
9 MECHANICAL VENT INT. WALL PENETRATION

1 1/2" = 1'-0"



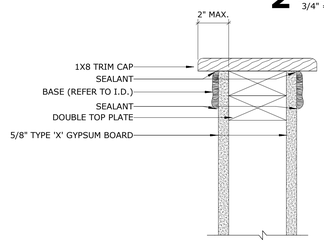
2 SECTION THROUGH BALCONY CORNER

3/4" = 1'-0"



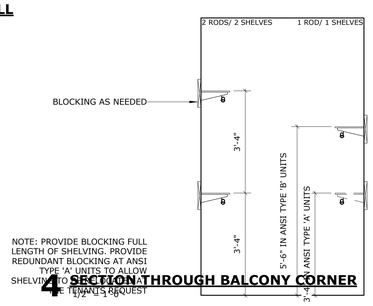
8 DRYER BOX AT RATED WALL PLAN

3/4" = 1'-0" STACKED WASHER/DRYER



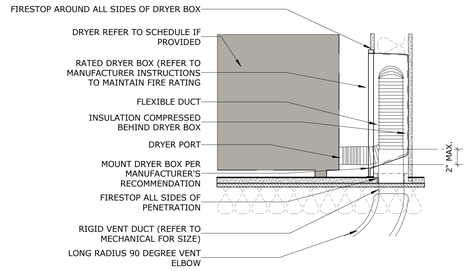
3 INTERIOR LOW WALL

3" = 1'-0"



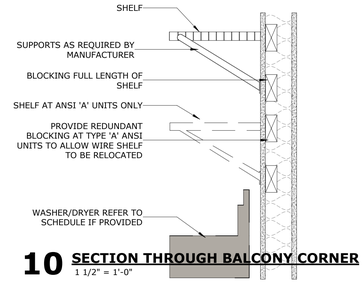
4 SECTION THROUGH BALCONY CORNER

1 1/2" = 1'-0"



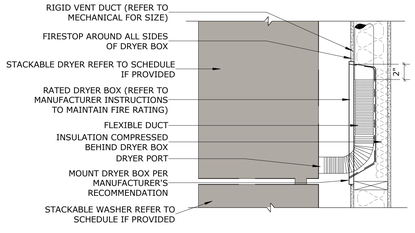
7 DRYER BOX AT RATED WALL 3

1 1/2" = 1'-0" DOWN THROUGH TRUSS SPACE



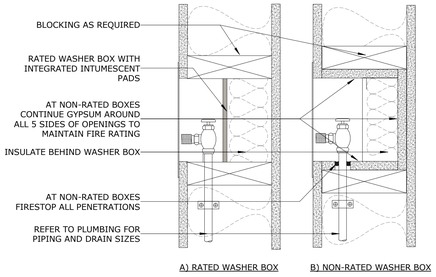
10 SECTION THROUGH BALCONY CORNER

1 1/2" = 1'-0"



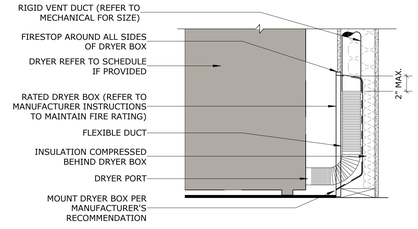
6 DRYER BOX AT RATED WALL 2

1 1/2" = 1'-0" STACKED WASHER/DRYER



11 SECTION THROUGH BALCONY CORNER

3" = 1'-0"



5 DRYER BOX AT RATED WALL 1

1 1/2" = 1'-0" STANDARD DRYER

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

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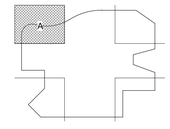
KEY PLAN:



MILHAUS

MILHAUS

SR-82
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FORT MYERS, FL 33905

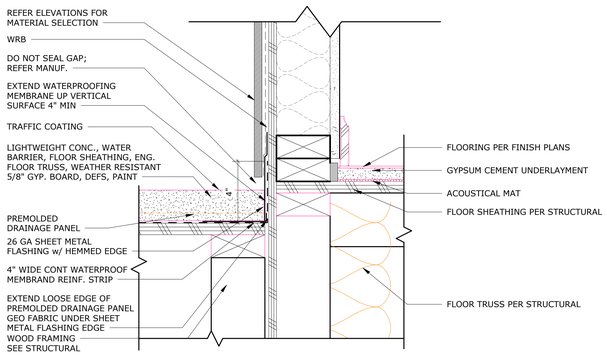
PROJECT NO:
220035.00

DETAILS

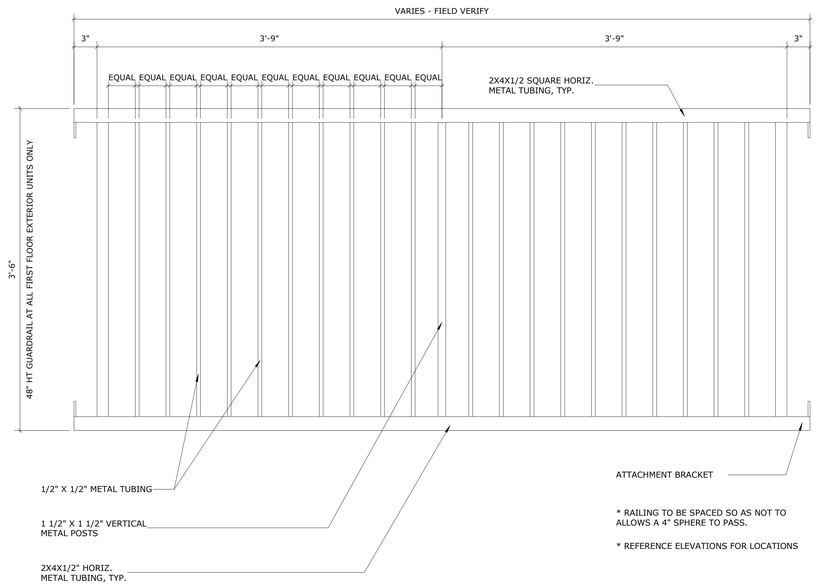
SHEET NUMBER:
RA423

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL DRAWINGS SHEETS ORIGINAL PAPER SIZE

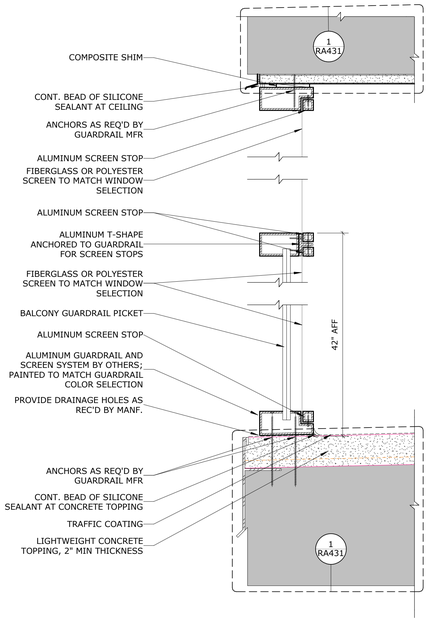
CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR RAILINGS WITH ENGINEER'S SEAL. GUARDRAILS SHALL BE DESIGNED TO RESIST A LOAD OF 50 POUNDS PER LINEAR FOOT AND A CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT THE TOP AND TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE. INTERMEDIATE RAILS SHALL BE DESIGNED TO WITHSTAND A HORIZONTAL LOAD OF 50 POUNDS OVER A 1 SQUARE FOOT AREA. NO PART OF THE GUARDRAIL SHALL ALLOW A SPHERE 4" IN DIAMETER TO PASS THROUGH AN OPENING.



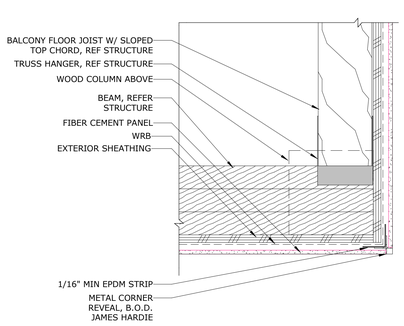
7 BALCONY - WALL EDGE DETAIL
3" = 1'-0"



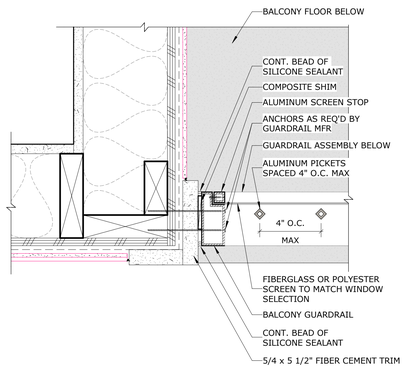
3 BALCONY - GUARDRAIL ELEV
1 1/2" = 1'-0"



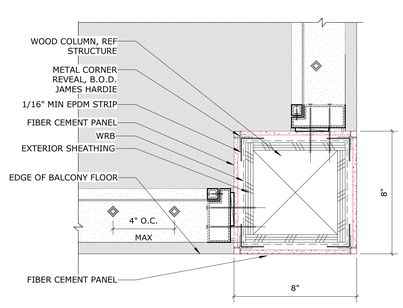
2 SECTION DETAIL OF GUARDRAIL/SCREEN ENCLOSURE
3" = 1'-0"



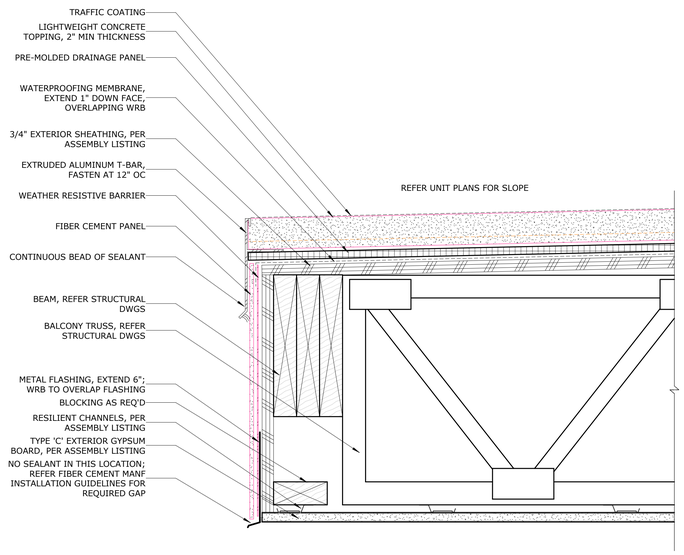
6 HORIZ. SECTION THROUGH BALCONY CORNER
3" = 1'-0"



5 PLAN OF GUARDRAIL/SCREEN ENCLOSURE
3" = 1'-0"



4 PLAN OF COLUMN AT GUARDRAIL/SCREEN ENCLOSURE
3" = 1'-0"



1 DETAIL AT BALCONY EDGE
3" = 1'-0"

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

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MILHAUS

MILHAUS

SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

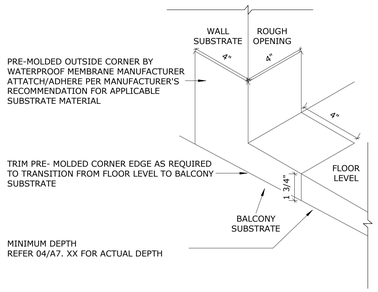
PROJECT NO:
220035.00

BALCONY DETAILS

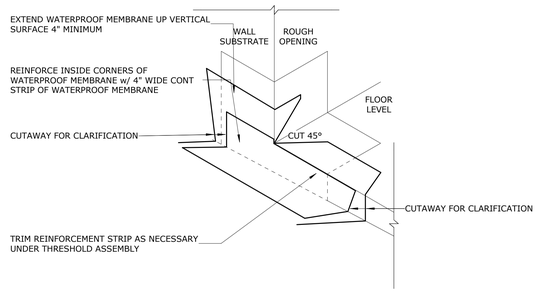
SHEET NUMBER:
RA431

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL DRAWINGS SHEETS ORIGINAL PAPER SIZE

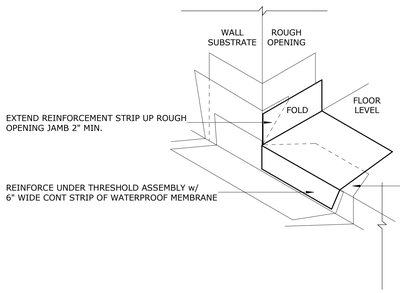
BALCONY JAMB/SILL WATERPROOFING TRANSITION



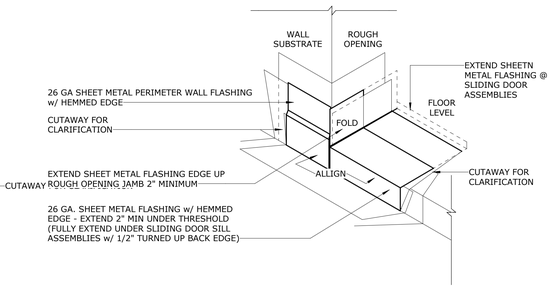
9 **STEP 1**
3" = 1'-0"



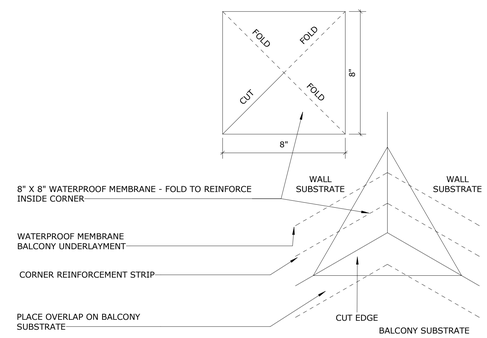
10 **STEP 2**
3" = 1'-0"



11 **STEP 3**
3" = 1'-0"

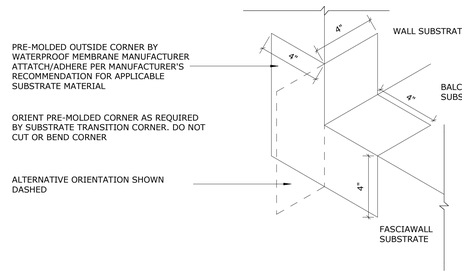


12 **STEP 4**
3" = 1'-0"

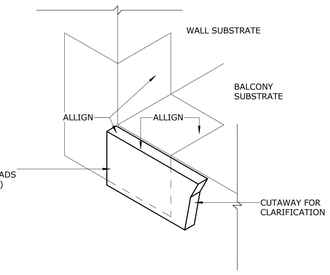


13 **INSIDE CORNER REINFORCEMENT**
3" = 1'-0"

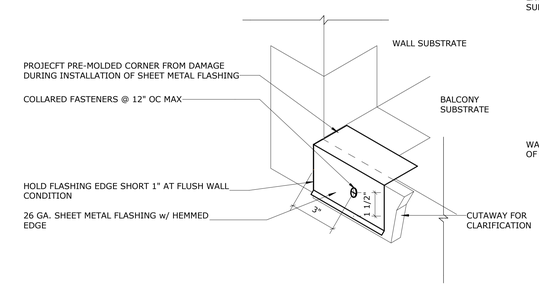
BALCONY CONTAINMENT ASSEMBLY STEPS



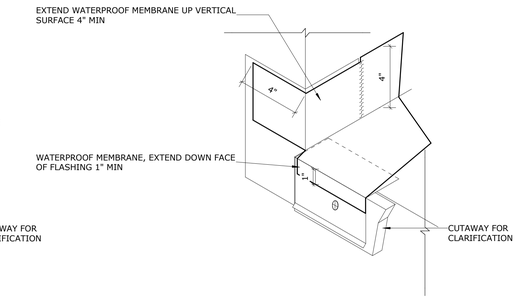
1 **STEP 1**
3" = 1'-0"



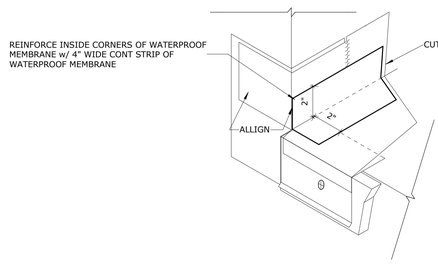
2 **STEP 2**
3" = 1'-0"



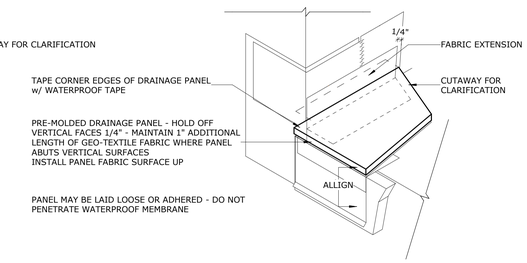
3 **STEP 3**
3" = 1'-0"



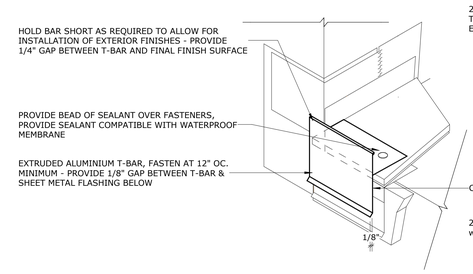
4 **STEP 4**
3" = 1'-0"



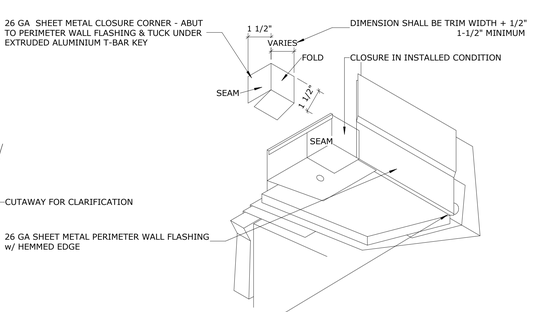
5 **STEP 5**
3" = 1'-0"



6 **STEP 6**
3" = 1'-0"



7 **STEP 7**
3" = 1'-0"



8 **STEP 8**
3" = 1'-0"

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TAMPA, FLORIDA 33602
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MILHAUS

SR-82
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BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
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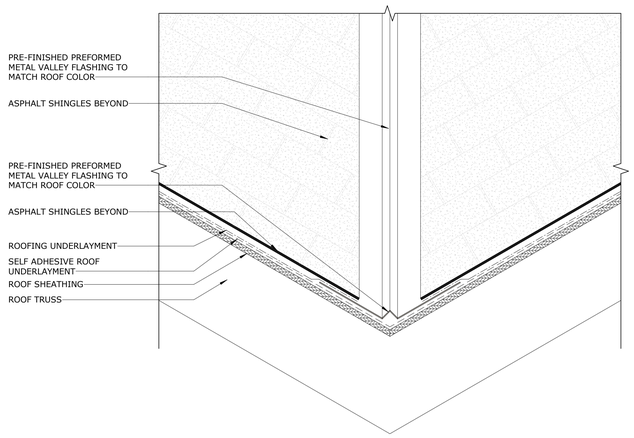
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

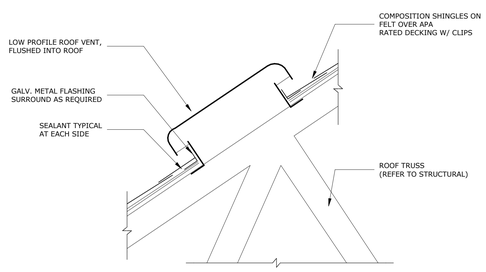
BALCONY DETAILS

SHEET NUMBER:
RA432

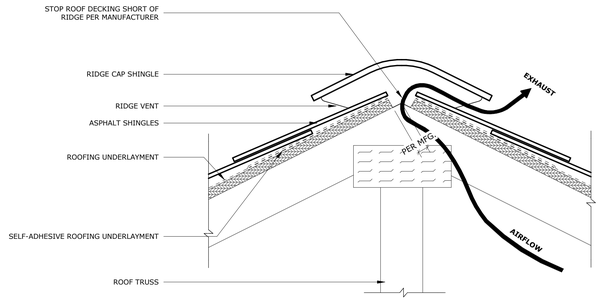
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE



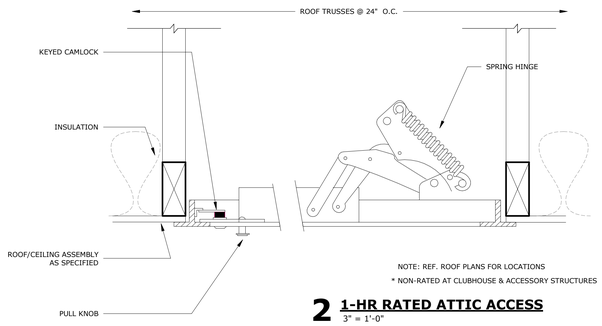
5 ASPHALT SHINGLE VALLEY FLASHING
1 1/2" = 1'-0"



4 DETAIL AT ROOF VENT
1 1/2" = 1'-0"

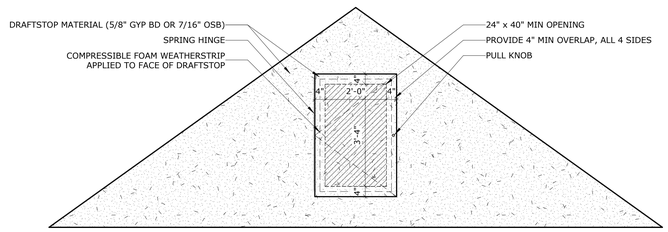


3 ASPHALT SHINGLE RIDGE VENT
1 1/2" = 1'-0"



NOTE: REF. ROOF PLANS FOR LOCATIONS
* NON-RATED AT CLUBHOUSE & ACCESSORY STRUCTURES

2 1-HR RATED ATTIC ACCESS
3" = 1'-0"



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

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BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
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BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

ROOF & ATTIC DETAILS

SHEET NUMBER:
RA451

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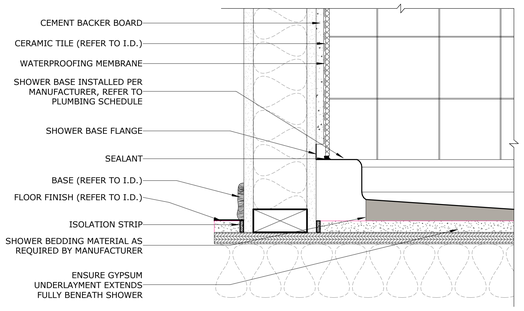
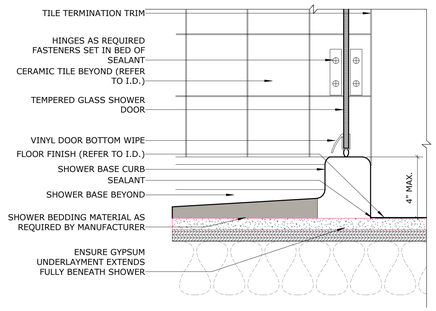
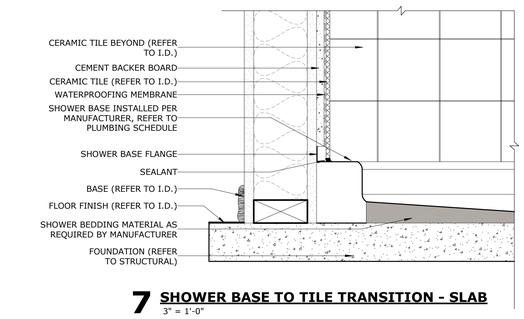


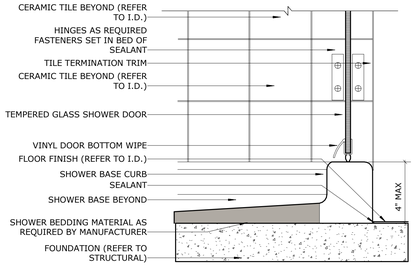
8 **SHOWER BASE TO TILE TRANSITION - WOOD**
3" = 1'-0"



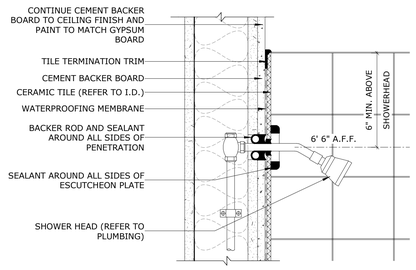
4 **SHOWER BASE THRESHOLD (ANSI TYPE 'B') - WOOD**
3" = 1'-0"



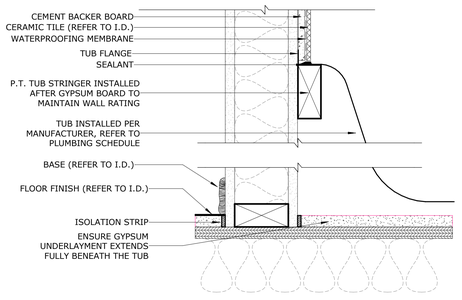
7 **SHOWER BASE TO TILE TRANSITION - SLAB**
3" = 1'-0"



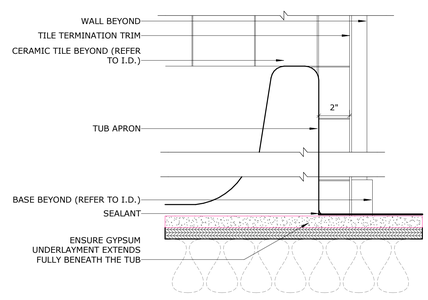
3 **SHOWER BASE THRESHOLD (ANSI TYPE 'B') - SLAB**
3" = 1'-0"



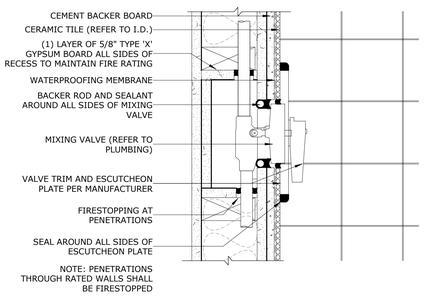
10 **SHOWER HEAD**
3" = 1'-0"



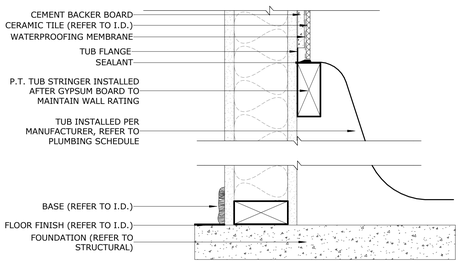
6 **TUB TO TILE TRANSITION - WOOD DECK**
3" = 1'-0"



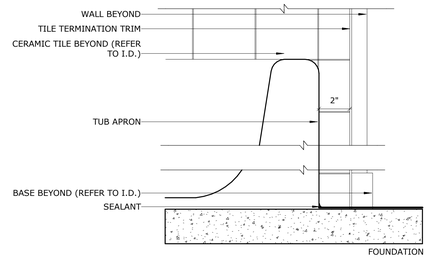
2 **TUB APRON - WOOD DECK**
3" = 1'-0"



9 **MIXING VALVE PENETRATION**
3" = 1'-0"



5 **TUB TO TILE TRANSITION - SLAB**
3" = 1'-0"



1 **TUB APRON - SLAB**
3" = 1'-0"

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

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△	DATE	SUBMISSION

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MILHAUS

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SR-82
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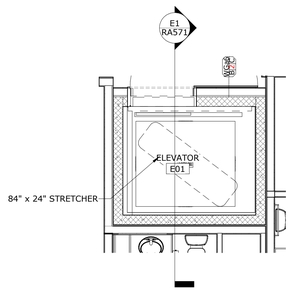
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

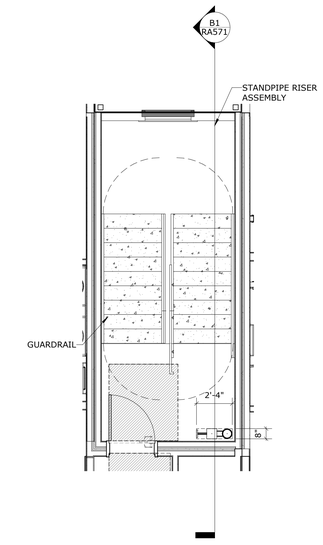
BATHROOM DETAILS

SHEET NUMBER:
RA471

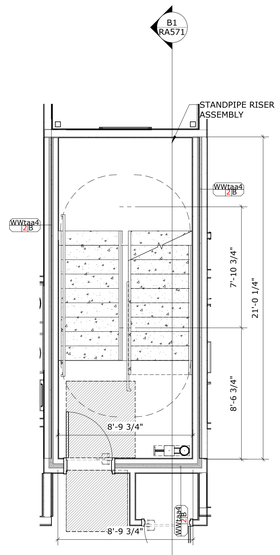
THE LINE SHOWN ABOVE IS
1/2" LONG ON ORIGINAL ARCH D
SHEETS ORIGINAL PAGE SIZE



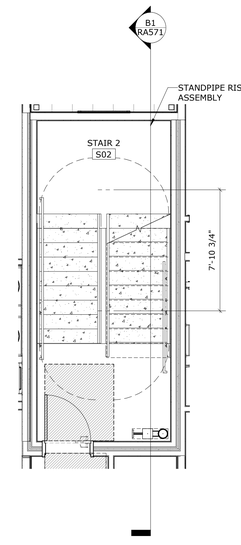
E1 **FLOOR PLAN- ELEVATOR 1- TYPICAL**
1/4" = 1'-0"



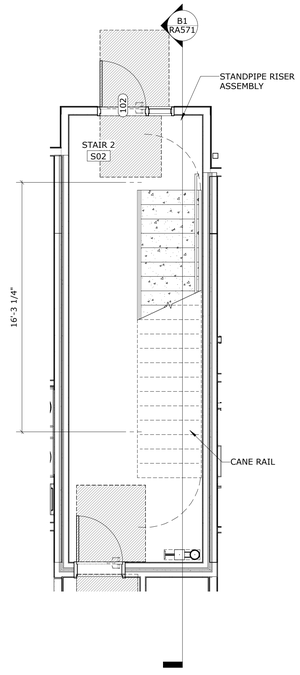
B4 **FLOOR PLAN- STAIR 2- LEVEL 4**
1/4" = 1'-0"



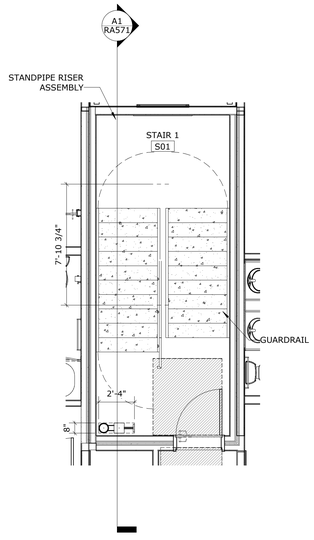
B3 **FLOOR PLAN- STAIR 2- LEVEL 3**
1/4" = 1'-0"



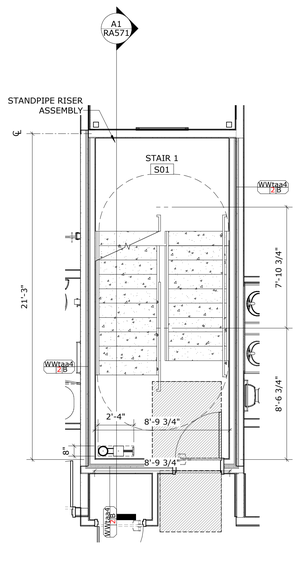
B2 **FLOOR PLAN- STAIR 2- LEVEL 2**
1/4" = 1'-0"



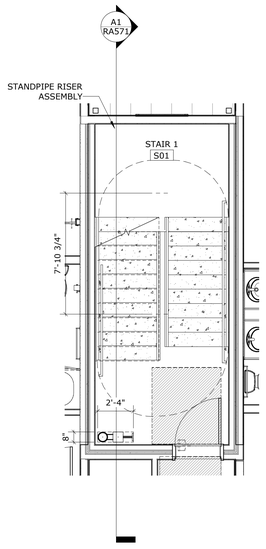
B1 **FLOOR PLAN- STAIR 2- LEVEL 1**
1/4" = 1'-0"



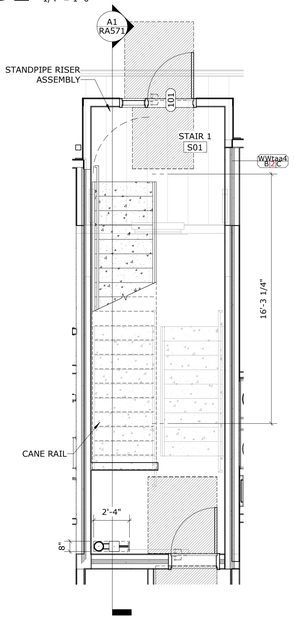
A4 **FLOOR PLAN- STAIR 1- LEVEL 4**
1/4" = 1'-0"



A3 **FLOOR PLAN- STAIR 1- LEVEL 3**
1/4" = 1'-0"



A2 **FLOOR PLAN- STAIR 1- LEVEL 2**
1/4" = 1'-0"



A1 **FLOOR PLAN- STAIR 1- LEVEL 1**
1/4" = 1'-0"

Baker Barrios

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MILHAUS

MILHAUS

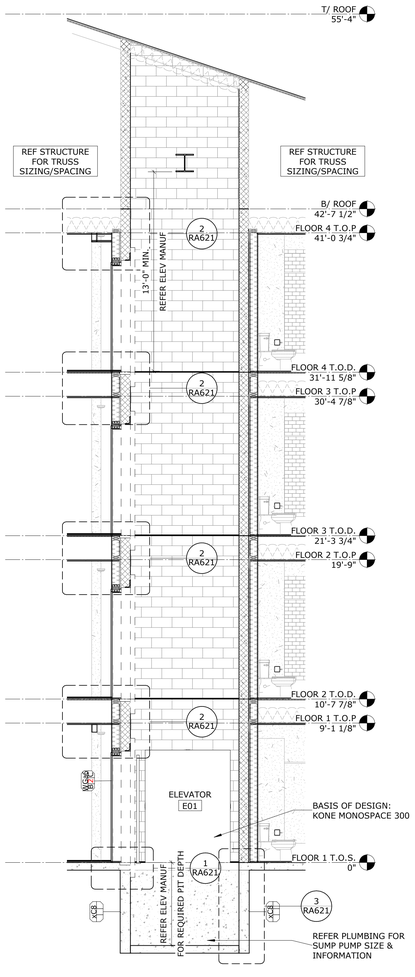
SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

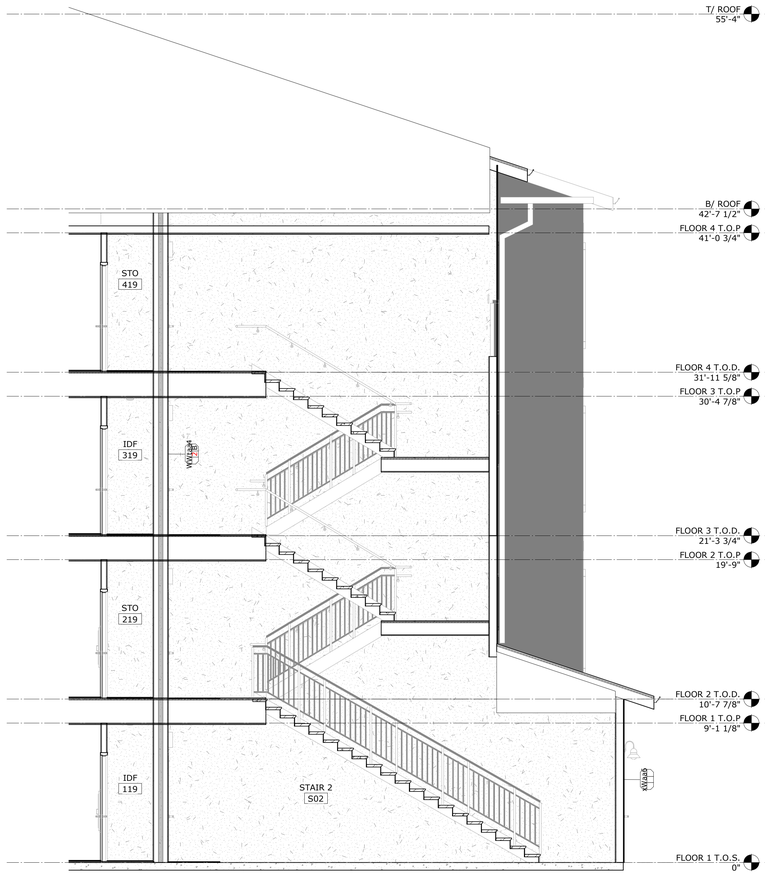
VERTICAL CIRCULATION PLANS

SHEET NUMBER:
RA551

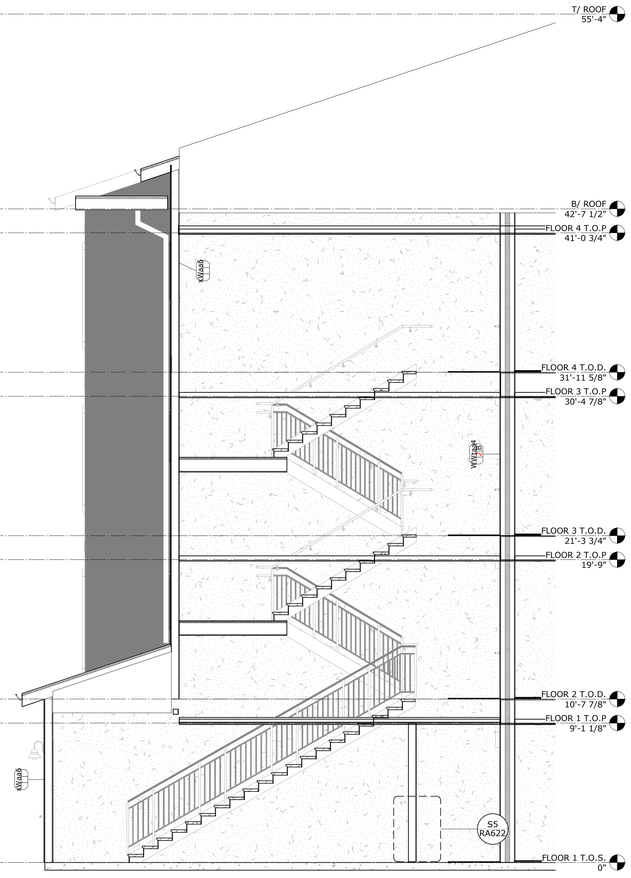
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE



E1 **ELEVATOR SECTION**
1/4" = 1'-0"



B1 **STAIR 2 SECTION**
1/4" = 1'-0"



A1 **STAIR 1 SECTION**
1/4" = 1'-0"

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BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

VERTICAL CIRCULATION SECTIONS

SHEET NUMBER:
RA571

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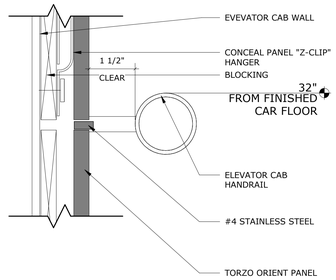
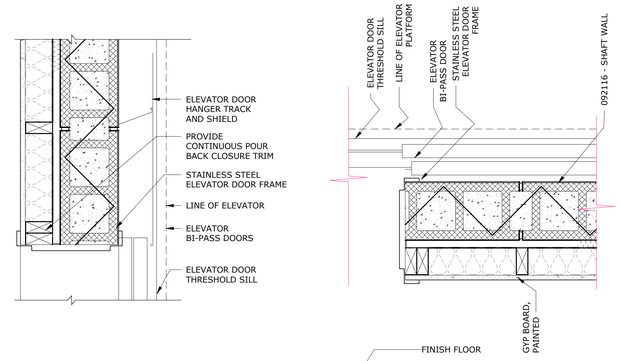
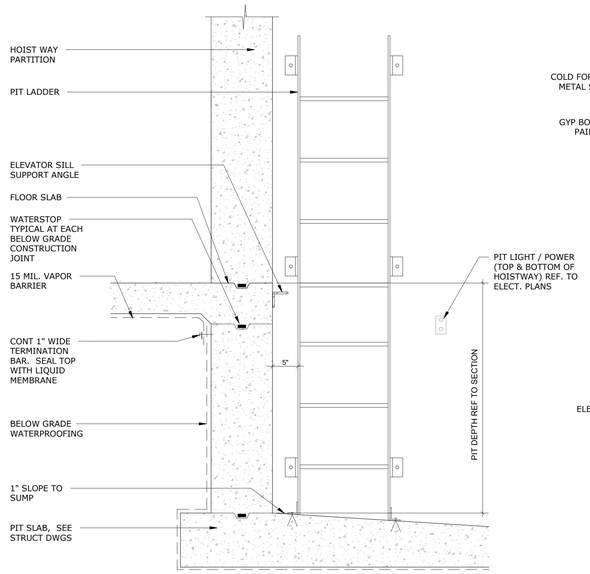
1" WHEN PLOTTED ON ARCH D
SHEET'S ORIGINAL PAPER SIZE



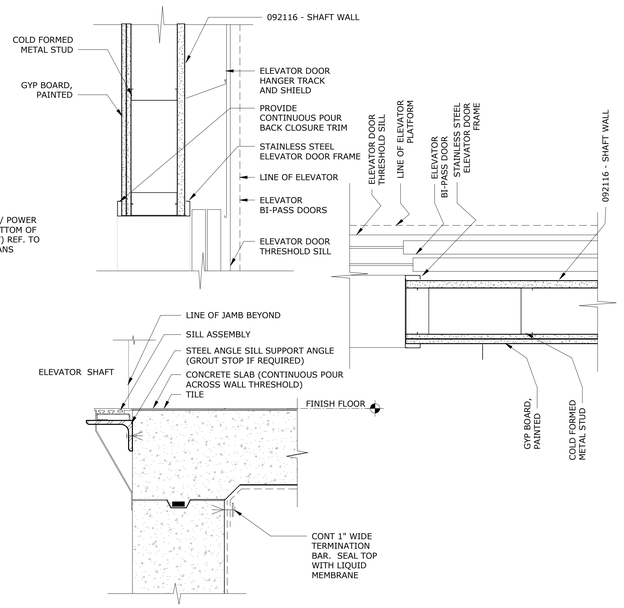
4 ELEVATOR - DETAIL
6" = 1'-0"



2 ELEVATOR - UPPER LEVEL THRESHOLD DOOR DETAILS
1 1/2" = 1'-0"



3 ELEVATOR - PIT SECTION
1" = 1'-0"



1 ELEVATOR - DOOR DETAILS
1 1/2" = 1'-0"

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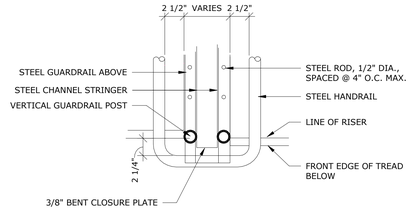
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

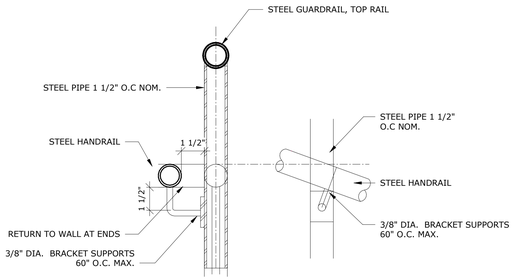
PROJECT NO:
220035.00

ELEVATOR DETAILS

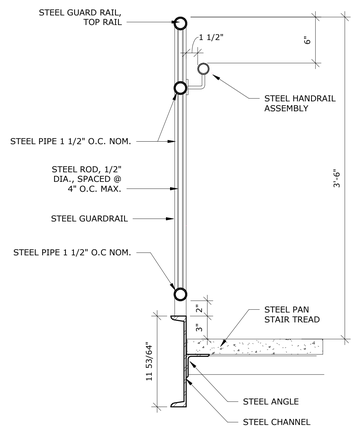
SHEET NUMBER:
RA621



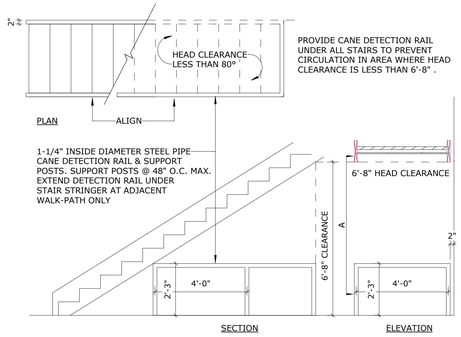
S8 STAIR - RAILING AT LANDING
1 1/2" = 1'-0"



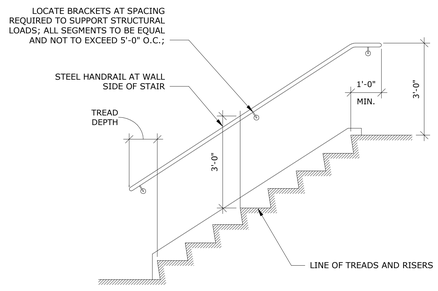
S7 STAIR - GUARDRAIL-MOUNTED HANDRAIL DETAIL
3" = 1'-0"



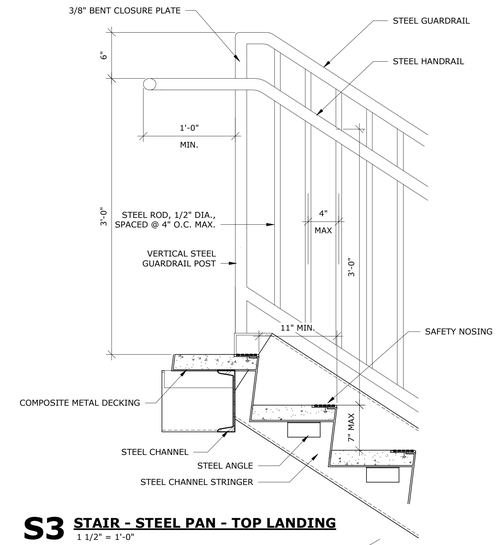
S6 STAIR - GUARDRAIL WITH HANDRAIL
1 1/2" = 1'-0"



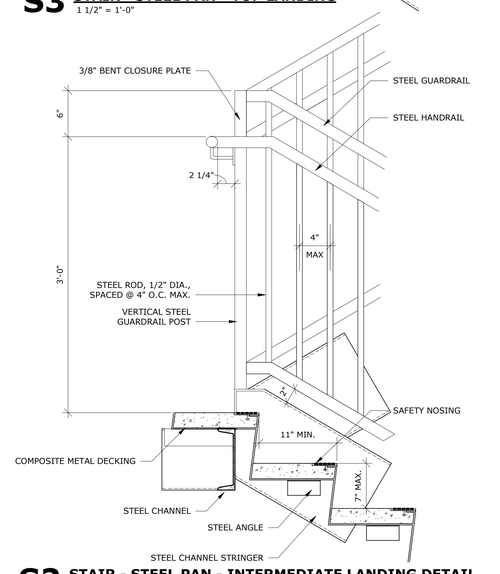
S5 STAIR - CANE DETECTION RAIL DIAGRAM
3/8" = 1'-0"



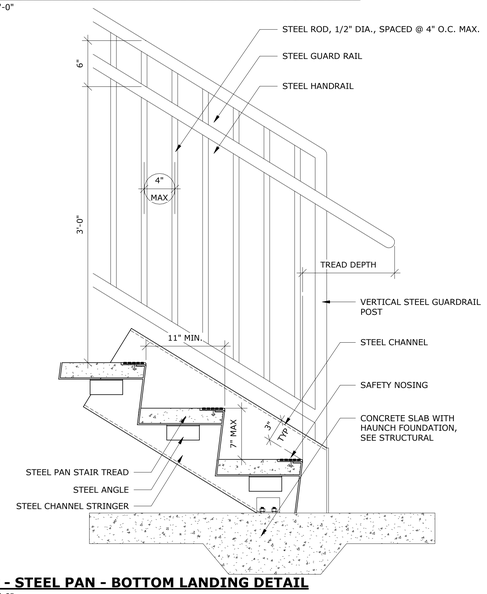
S4 STAIR - RAILING AT WALL
1/2" = 1'-0"



S3 STAIR - STEEL PAN - TOP LANDING
1 1/2" = 1'-0"



S2 STAIR - STEEL PAN - INTERMEDIATE LANDING DETAIL
1 1/2" = 1'-0"



S1 STAIR - STEEL PAN - BOTTOM LANDING DETAIL
1 1/2" = 1'-0"

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MILHAUS

MILHAUS

SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

STAIR DETAILS

SHEET NUMBER:
RA622

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL SHEETS IF NOT, ADJUST SCALES ACCORDINGLY

ARCH- MATERIAL FINISHES

TAG	MANUFACTURER	CONTACT	PRODUCT SIZE	PRODUCT COLOR	PRODUCT FINISH	PRODUCT PRIMER	INSTALLATION	ADDITIONAL NOTES
CEILING								
U-CG-1	GYPSUM CEILING PAINTED	-	-	U-PT-6	REFER TO PAINT MANUFACTURER AND SCHEDULE FOR TYPE	REFER TO PAINT MANUFACTURER AND SCHEDULE FOR TYPE	-	UNITS & CORRIDORS CEILINGS
U-CG-2	GYPSUM CEILING PAINTED	-	-	U-PT-7	REFER TO PAINT MANUFACTURER AND SCHEDULE FOR TYPE	REFER TO PAINT MANUFACTURER AND SCHEDULE FOR TYPE	-	UNIT BATHROOM CEILINGS
FLOORING - LUXURY VINYL TILE								
U-LVT-1	SHAW CONTRACT	JASON HAYES; JASON.HAYES@SHAWCONTRACT.COM	6" X 47" 8 MIL	MILHAUS STANDARD LVP - 4196V DWELLING 94250			STAGGERED	UNIT FIELD LVT - SCHEME A
U-LVT-2	SHAW CONTRACT	JASON HAYES; JASON.HAYES@SHAWCONTRACT.COM	6" X 47" 8 MIL	MILHAUS STANDARD LVP - 4196V REST 94121			STAGGERED	UNIT FIELD LVT - SCHEME B
FLOORING- CARPET								
U-CPT-1	SHAW CONTRACT	JASON HAYES; JASON.HAYES@SHAWCONTRACT.COM	12' WIDE	MILHAUS CLASSIC- 803B3 - VERSATILE 00530	-		3/8" 6lb PAD	UNIT BEDROOMS SCHEME A & B
U-CPT-3	SHAW CONTRACT	JASON HAYES; JASON.HAYES@SHAWCONTRACT.COM	9" X 36"	SUSPEND 5T391- MOONLIGHT 88501	-	-	3/8" 6lb PAD	UNIT CORRIDOR
U-CPT-4	SHAW CONTRACT	JASON HAYES; JASON.HAYES@SHAWCONTRACT.COM	9" X 36"	COLOR FORM 81505 MAGIC	-		3/8" 6lb PAD	UNIT CORRIDOR ACCENT
FLOORING- RESILIENT								
U-RB-1	THE MAT KING		12" X 12"	FLEXCO - HAMMERED SURFACE BLACK - STAINLESS STEAL STUDS	-			
U-VCT-1	TARKETT	KELLIRUSSELL; KELLI.RUSSELL@TARKETT.COM	12" X 12"	69 SOLID BLACK B	-			BOH
MILLWORK - QUARTZ								
U-QZ-1	BNWC INC.	SCOTT TAYLOR; SCOTT@PRIMEROUSE.COM	2 CM	BIANCO SWAN	POLISHED	-	BULLNOSE EDGE	UNIT SCHEME A & B
MILLWORK- HARDWARE								
U-HWD-1	RICHELIEU OR APPROVED EQUAL	DARLENE JOHNSON; DJOHNSON@RICHELIEU.COM	BP30510B195	BRUSHED NICKEL		-		UNIT BATHROOMS & KITCHEN HARDWARE
MILLWORK- PLASTIC LAMINATE								
U-PL-1	SMART CABINETRY	BARNEY MILLER; BARNEYMILLER@SMARTCABINETRY.COM	-	CHELSEA DOOR STYLE - BUTTERCREAM	-		RUN GRAIN VERTICALLY, FRAMELESS	SCHEME A
U-PL-2	SMART CABINETRY	BARNEY MILLER; BARNEYMILLER@SMARTCABINETRY.COM	-	CHELSEA DOOR STYLE - STONE	-		RUN GRAIN VERTICALLY, FRAMELESS	SCHEME B
PAINT								
U-PT-1	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	SW 7035 AESTHETIC WHITE	(2) COATS INTERIOR FLAT LATEX ACRYLIC FINISH	(1) COAT OF LATEX HIGH-BUILD PRIMER/SEALER		UNIT LIVING, BEDROOM, & KITCHEN WALLS & CEILING SCHEME A
U-PT-2	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	SW 7035 AESTHETIC WHITE	(2) COATS INTERIOR LOW-LUSTER EGGSHELL LATEX ACRYLIC ENAMEL FINISH	(1) COAT OF LATEX HIGH-BUILD PRIMER/SEALER		UNIT BATHROOM WALLS & CEILING SCHEME A
U-PT-3	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	SW 2851 SAGE GREEN LIGHT	(2) COATS EXTERIOR LOW-LUSTER SATIN LATEX ACRYLIC-ENAMEL FINISH	(1) COAT OF ALKYD RUST-INHIBITIVE METAL PRIMER IF NOT PREPRIMED BY MANUFACTURER		UNIT ENTRY DOOR, FRAMES & CASING SCHEME A
U-PT-4	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	SW 7004 SNOWBOUND	(2) COATS INTERIOR LOW-LUSTER EGGSHELL LATEX ACRYLIC ENAMEL FINISH	(1) COAT OF LATEX HIGH-BUILD PRIMER/SEALER		UNIT BATHROOM WALLS & CEILING SCHEME B
U-PT-5	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	SW 7035 AESTHETIC WHITE	(2) COATS INTERIOR SEMI-GLOSS LATEX ACRYLIC ENAMEL FINISH	(1) COAT OF 100% ACRYLIC ENAMEL PRIMER IF NOT PREPRIMED BY MANUFACTURER		UNIT WALL BASE SCHEME A
U-PT-6	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	SW 7004 SNOWBOUND	(2) COATS INTERIOR FLAT LATEX ACRYLIC FINISH	(1) COAT OF LATEX HIGH-BUILD PRIMER/SEALER		UNIT LIVING, BEDROOM, & KITCHEN WALLS & CEILING SCHEME B
U-PT-7	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	SW 7004 SNOWBOUND	(2) COATS INTERIOR SEMI-GLOSS LATEX ACRYLIC ENAMEL FINISH	(1) COAT OF 100% ACRYLIC ENAMEL PRIMER IF NOT PREPRIMED BY MANUFACTURER		UNIT WALL BASE SCHEME B
U-PT-8	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	SW 7029 AGREEABLE GRAY	(2) COATS INTERIOR SEMI-GLOSS LATEX ACRYLIC ENAMEL FINISH	(1) COAT OF 100% ACRYLIC ENAMEL PRIMER IF NOT PREPRIMED BY MANUFACTURER		UNIT INTERIOR DOORS SCHEME A
U-PT-9	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	SW 7015 REPOSE GRAY	(2) COATS INTERIOR SEMI-GLOSS LATEX ACRYLIC ENAMEL FINISH	(1) COAT OF 100% ACRYLIC ENAMEL PRIMER IF NOT PREPRIMED BY MANUFACTURER		UNIT INTERIOR DOORS SCHEME B
U-PT-10	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	SW 9510 IRONCLAD	(2) COATS INTERIOR SEMI-GLOSS LATEX ACRYLIC ENAMEL FINISH	(1) COAT OF 100% ACRYLIC ENAMEL PRIMER IF NOT PREPRIMED BY MANUFACTURER		UNIT CORRIDOR WALL BASE
U-PT-11	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	SW 7604 SMOKY BLUE	(2) COATS EXTERIOR LOW-LUSTER SATIN LATEX ACRYLIC-ENAMEL FINISH	(1) COAT OF ALKYD RUST-INHIBITIVE METAL PRIMER IF NOT PREPRIMED BY MANUFACTURER		UNIT ENTRY DOOR, FRAMES, & CASING SCHEME B
U-PT-12	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	SW 1015 SKYLINE STEEL	(2) COATS INTERIOR FLAT LATEX ACRYLIC FINISH	(1) COAT OF LATEX HIGH-BUILD PRIMER/SEALER		UNIT CORRIDOR WALLS
TRANSITIONS								
U-ACC-1	SCHLUTER SYSTEMS	MATT LONG; MLONG@SCHLUTER.COM	VINPRO S - CARPET TO LVT OR VCT	ANODIZED ALUMINUM -BRUSHED NICKEL				
U-ACC-2	SCHLUTER SYSTEMS	MATT LONG; MLONG@SCHLUTER.COM	VINPRO U - CARPET TO CONCRETE	ANODIZED ALUMINUM -BRUSHED NICKEL				
U-ACC-3	SCHLUTER SYSTEMS	MATT LONG; MLONG@SCHLUTER.COM	JOLLY - WALL APPLICATION	TEXTURED ALUMINUM - MATTE WHITE				
WALL BASE - FJP								
U-WB-1	BY GC	-	4" HEIGHT	U-PT-5	(2) COATS INTERIOR SEMI-GLOSS LATEX ACRYLIC ENAMEL FINISH	(1) COAT OF 100% ACRYLIC ENAMEL PRIMER IF NOT PREPRIMED BY MANUFACTURER	-	UNIT SCHEME A
U-WB-2	BY GC	-	4" HEIGHT	U-PT-7	(2) COATS INTERIOR SEMI-GLOSS LATEX ACRYLIC ENAMEL FINISH	(1) COAT OF 100% ACRYLIC ENAMEL PRIMER IF NOT PREPRIMED BY MANUFACTURER		UNIT SCHEME B
U-WB-3	BY GC	-	6" HEIGHT	U-PT-10	(2) COATS INTERIOR SEMI-GLOSS LATEX ACRYLIC ENAMEL FINISH	(1) COAT OF 100% ACRYLIC ENAMEL PRIMER IF NOT PREPRIMED BY MANUFACTURER		UNIT CORRIDOR
WALLCOVERING								
U-WC-1	KOROSEAL	COURTNEY BARROW; CBARROW@KOROSEAL.COM		REATEC - BC5489		(1) COAT OF ALKYD RUST-INHIBITIVE METAL PRIMER IF NOT PREPRIMED BY MANUFACTURER		CORRIDOR UNIT ENTRIES
WALLS- METAL PANEL								
U-WP-1	KONE			BRUSHED STAINLESS STEAL (4SS; GRADE 304)				UNIT CORRIDOR ELEVATOR SIDE, REAR, AND FRONT WALLS & DOOR
WALLS- TILE								
U-WT-1	LOUISVILLE TILE	JOSH FESMIRE; JFESMIRE@LOUISVILLE-TILE.COM	3" x 12"	FARMHOUSE WALL - CLOUD MATTE	GLOSS	-	1/2 STACKED HORIZONTALLY	GROUT COLOR TO MATCH MAPEI 93 WARM GREY
WINDOW TREATMENT								
U-WT-1	SWF CONTRACT		2" W - GC TO VERIFY ON SITE	FAUX WOOD - WHITE 7035				ATTACHED AT BOTTOM OF DOORS AND INSET TO WINDOW FRAME

RESTROOM ACCESSORIES & PLUMBING FIXTURES

TAG	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
PL-01	KITCHEN SINK w/ GARBAGE DISPOSAL	ELKAY	ELUH2816 - STAINLESS STEEL	SINGLE COMPONENT WITH GARBAGE DISPOSAL TO BE SPEC'D AS INSINKERATOR - BADGER 1
PL-02	BATHROOM SINK	AMERICAN STANDARD	0614.000 - WHITE	ADA UNDER COUNTER SINK
PL-03	BATHTUB AND SHOWER COMBO	STERLING	71121122 60 X 32 - WHITE	WHITE ALCOVE BATH
PL-04	TUB/SHOWER COMBO TRIM & VALVE	PEERLESS	PTT188792-BN - BRUSHED NICKEL	ROUGH VALVE TO BE SPEC'D AS DELTA-R10000-UNWS
PL-05	WATER CLOSET	MANSFIELD	135-3173 -WHITE	TWO-PIECE, FLOOR MOUNTED ELONGATED WHITE TOILET WITH SEAT
PL-06	BATHROOM FAUCET	PEERLESS	P191102LF - BRUSHED NICKEL	SINGLE HANDLE CENTERSET
PL-07	KITCHEN FAUCET	PEERLESS	P7946LF-SS - STAINLESS STEEL	SINGLE HANDLE PULL OUT
PL-08	CURTAIN ROD	MOEN	DN2145BN - BRUSHED NICKEL	
PL-09	TOILET PAPER HOLDER	PEERLESS	PA119-BN - BRUSHED NICKEL	
PL-10	TOWEL BAR	PEERLESS	PA619-24 - BRUSKED NICKEL	
PL-11	MIRROR	BY GC	1/4" PLATE GLASS W/ FLAT POLISHED EDGE 42"HEIGHT WITH 3" ALLOWANCE ON EACH SIDE OF WIDTH	CONCEALED HARDWARE (METAL CLIPS)
PL-12	SHOWER PAN	STERLING	72181110-0 - WHITE	
PL-13	SHOWER DOOR	SOUTHERN ALUMINUM PRODUCTS INC.	SIGNATURE SERIES FRAMELESS	C-PULLS
PL-14	SHOWER COMBO TRIM & VALVE	PEERLESS	PTT188782 - BRUSHED NICKEL	ROUGH VALVE TO BE SPEC'D AS DELTA-R10000-UNWS

APPLIANCE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
EQ-01	REFRIGERATOR	GE	GIE18GSNRSS	ENERGY STAR 17.5 CU. FT. TOP-FREEZER REFRIGERATOR WITH FACTORY INSTALLED ICEMAKER
EQ-02	ELECTRIC RANGE	GE	JB625RKSS	30" FREE-STANDING ELECTRIC RANGE WITH CERAMIC GLASS COOKTOP
EQ-03	OTR MICROWAVE	GE	JNM3163RJSS	1.6 CU. FT. OVER-THE-RANGE MICROWAVE OVEN WITH RECIRCULATING VENTING
EQ-04	DISHWASHER	GE	GDF510PSMSS	DISHWASHER WITH FRONT CONTROLS
EQ-07	FRONT LOAD WASHER, FRONT LOAD DRYER, STACK KIT	GE	GFW510SCNWW, GFD40ESCMWW, GEFLSTACK	4.5 CU. FT. CAPACITY SMART FRONT LOAD ENERGY STAR WASHER WITH ULTRAFRESH VENT SYSTEM WITH ODORBLOCK AND SANITIZE W/OXI, 7.8 CU. FT. CAPACITY SMART FRONT LOAD ELECTRIC DRYER WITH SANITIZE CYCLE, WASHER/DRYER STACK BRACKET KIT

LIGHT FIXTURE SCHEDULE UNITS

TAG	DESCRIPTION	MANUFACTURER	MODEL	SIZE	COMMENTS
L300	ROUND SURFACE MOUNT	SPITZER	BL-RP5-6IN-30K	6 INCH	
L301	CEILING FAN	OXYGEN	3-102-24 3-9-101 - SATIN NICKEL		WITH LIGHT KIT
L302	UNIT ENTRY SCONCE	NUMERA	NL1022.01 - DARK OXIDE & MEDIUM BRONZE	5.25"W x 12"H x 3.75"D	
L303	KITCHEN PENDANT	KUZCO	41411-BN - BRUSHED NICKEL	2.8"W x 12.625"H	SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
L304	LED BATH BAR	KUZCO	VL18236-BN- BRUSHED NICKEL	36"W x 3"H	SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
L305	LED BATH BAR	KUZCO	VL18224-BN - BRUSHED NICKEL		SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
L307	BALCONY SCONCE	KUZCO	EW19414	4.25"W x 5"H x 5.25"D	
L310	DIRECT/INDIRECT LED STRIP - STAIR EM	STARTEK	SLIMDI-4-1000-1000-SD-CL-35K-PW-WM-U-1EMB15	48"W	SEE STAIR PLANS FOR MOUNTING HEIGHT
L311	LINEAR LED STRIP - BOH	COOPER METALUX	4SNLED-LD5-58SL-LW-UNV-L840-CD1-U	48"W x 3"H	

NOTE: SCHEME A TO BE USED IN BUILDINGS 1, 3, AND 5
SCHEME B TO BE USED IN BUILDINGS 2 AND 4

UNIT PLAN GENERAL NOTES

GENERAL REQUIREMENTS

1. REFER TO OVERALL FLOOR PLANS FOR UNIT LOCATIONS
2. ALL DOORS SHALL BE A MINIMUM OF 4" FROM NEAREST PERPENDICULAR PARTITION WALL UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL REVIEW PARTITION LAYOUTS, FIXTURE LOCATIONS, AND CABINET LOCATIONS IN FIELD PRIOR TO CONSTRUCTION TO ENSURE CLEAR FLOOR REQUIREMENTS ARE MAINTAINED BASED ON THE UNIT PLAN NOTES AND DIMENSIONS, AS WELL AS THE FAIR HOUSING AND ADA (WHEN APPLICABLE) DIAGRAMS SHOWN IN THE GENERAL INFORMATION (G-SERIES) DRAWINGS.
4. ALL PARTITIONS AND FURRED WALLS EXTENDING THROUGH THE CEILING MUST BE FULLY CAPPED WITH GYPSUM WALL BOARD WHEN THE GYPSUM WALL BOARD DOES NOT EXTEND TO THE DECK ABOVE TO ENSURE CONCEALED AREAS WITHIN WALLS ARE NOT OPEN TO PLENUM AREAS.
5. WHERE INTERIOR PARTITIONS ABUT EXTERIOR WALLS, CONTRACTOR SHALL ENSURE INTERIOR FINISHES ALIGN.
6. CONTRACTOR SHALL PROVIDE FIRE RETARDANT BLOCKING IN WALLS FOR THE FOLLOWING CONDITIONS:
   A. BASE CABINETS
   B. UPPER CABINETS
   C. BUILT-IN SHELVING
   D. GRAB BARS (REFER TO FHA NOTES AND GENERAL SERIES DRAWINGS)

REFLECTED CEILING CONDITIONS

1. MEP AND RCP DRAWINGS ARE SCHEMATIC IN NATURE. THE CONTRACTOR SHALL COORDINATE LOCATION OF LIGHTING FIXTURES, JUNCTION BOXES, SUPPLY AND RETURN GRILLS AGAINST IN FIELD STRUCTURAL AND MEP CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN THE EVENT OF DISCREPANCIES WITH THESE DRAWINGS AND THE IN-FIELD CONDITION PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL ALIGN THE CENTERLINE (VERTICAL AND HORIZONTAL) OF MEP AND FIRE DEVICES ON SAME WALLS IN SAME LOCATIONS.
3. CONTRACTOR SHALL COORDINATE HORIZONTAL SHAFT ENCLOSURES WITH MEP DRAWINGS PRIOR TO ERECTION.
4. CONTRACTOR SHALL COORDINATE NOTED CEILING HEIGHTS WITH ALL TRADES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEQUENCE ALL SUB-CONTRACTORS TO ENSURE THE MOST EFFICIENT INSTALLATION IS PROVIDED TO MAXIMIZE CEILING HEIGHTS. CONTRACTOR TO NOTIFY THE ARCHITECT OF DISCREPANCIES IN CEILING HEIGHTS PRIOR TO CEILING FRAMING.

WET WALL CONDITIONS

5. CONTRACTOR SHALL PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT WET WALL LOCATIONS 6" (MIN.) ABOVE WATER SUPPLY CONNECTIONS

FAIR HOUSING ACT

6. REFER TO FHA DRAWINGS LOCATED IN THE GENERAL SERIES REQUIRED FHA CLEARANCES

USABLE DOORS

7. PROVIDE A 32" NOMINAL (MIN.) CLEAR WIDTH AT EACH DOOR

ACCESSIBLE ROUTE

8. AN ACCESSIBLE ROUTE TO EACH UNIT ENTRY DOOR IS REQUIRED. A MINIMUM OF 18 INCH CLEARANCE BETWEEN THE HANDLE AND AN ADJACENT WALL SHALL BE MAINTAINED AT THE HALLWAY SIDE.
9. A 36 INCH CLEAR (MIN.) ACCESSIBLE ROUTE SHALL BE PROVIDED THROUGHOUT THE UNIT
10. THE MAXIMUM FLOOR ELEVATION CHANGE SHALL NOT EXCEED ¼". SEE DOOR THRESHOLD EXCEPTION
11. A TAPERED THRESHOLD WITH A MAXIMUM ELEVATION CHANGE OF ½" IS ALLOWED

KITCHENS

12. COUNTER HEIGHTS SHALL BE 36"
13. PROVIDE A 30" X 48" CLEAR FLOOR SPACE AT EACH FIXTURE AND APPLIANCE. CLEAR FLOOR SPACES SHALL HAVE ITS CENTERLINE ALIGNED WITH THE CENTERLINE OF THE FIXTURE OR APPLIANCE. THE RANGE AND SINK SHALL HAVE A PARALLEL APPROACH
14. DISHWASHERS AND REFRIGERATORS ARE ALLOWED TO HAVE A PARALLEL OR PERPENDICULAR APPROACH

PANTRIES

15. WALK-IN PANTRIES SHALL BE PROVIDED WITH A 32 INCH (MIN.) NOMINAL CLEAR OPENING
16. SHALLOW PANTRIES LESS THAN 18" DEEP) SHALL NOT BE REQUIRED TO PROVIDE THE 32 INCH NOMINAL CLEAR OPENING

UNIT ACCESSORY MOUNTING HEIGHTS

CURVED SHOWER ROD	=	80" A.F.F.
TOWEL BAR ABOVE TOILET	=	60" A.F.F.
ROBE HOOK	=	66" A.F.F.
TOILET PAPER	=	22" A.F.F.
TOWEL RING	=	14" ABOVE VANITY TO BOTTOM OF RING

BATHROOM MIRRORS TO HAVE FLAT POLISHED EDGES.
SIZE: OVERALL HEIGHT 3'-6", WIDTH TO BE 6" SHORTER THAN THE VANITY

Baker Barrios

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MILHAUS

SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

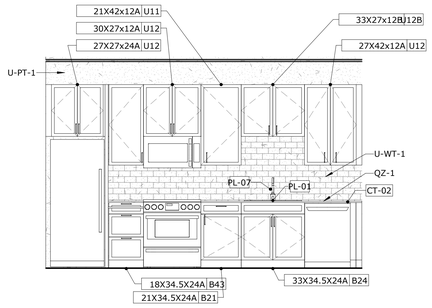
PROJECT NO:
220035.00

UNIT PLAN GENERAL NOTES AND SCHEDULES

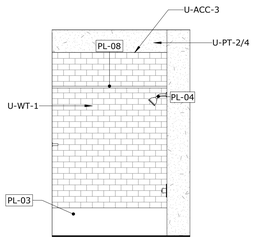
SHEET NUMBER:
RA650

UNIT FINISHES GENERAL NOTE:

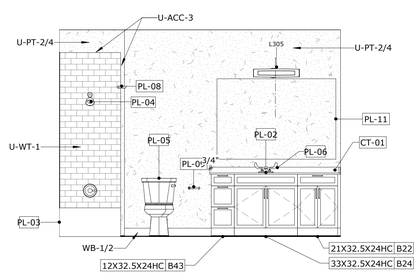
1. SCHEME A TO BE SPEC'D FOR UNITS IN BUILDINGS 1,3 & 5
2. SCHEME B TO BE SPEC'D FOR UNITS IN BUILDINGS 2 & 4
3. PLEASE REFER TO MATERIAL FINISH SCHEDULE FOR SPECIFICATIONS AND ADDITIONAL UNIT FINISH DETAILS
4. IF ELEVATION TAGGED AS U-PT-()/(), PLEASE SEE MATERIAL FINISH SCHEDULE FOR SCHEME A & B SPECIFICATIONS AND DETAILS.



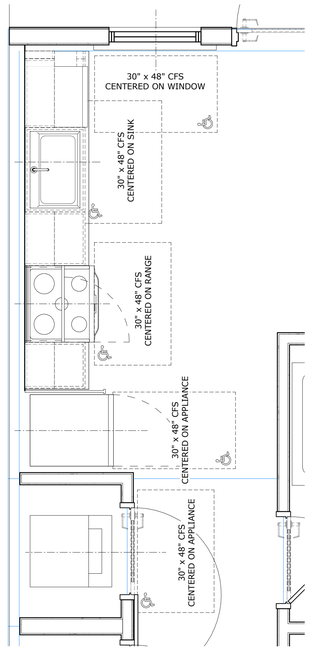
1 INTERIOR ELEVATION- KITCHEN
3/8" = 1'-0"



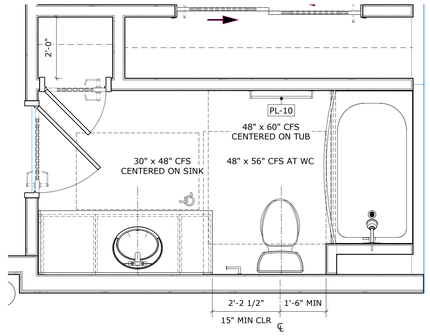
2 INTERIOR ELEVATION- BATHROOM
3/8" = 1'-0"



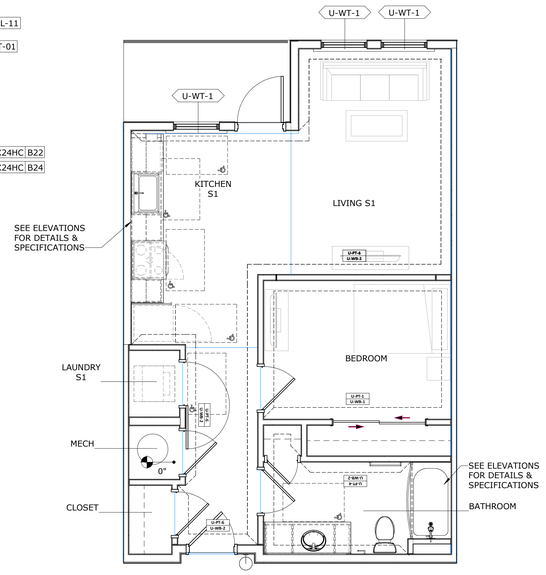
3 INTERIOR ELEVATION- BATHROOM
3/8" = 1'-0"



C1 ENLARGED FLOOR PLAN- KITCHEN
1/2" = 1'-0"

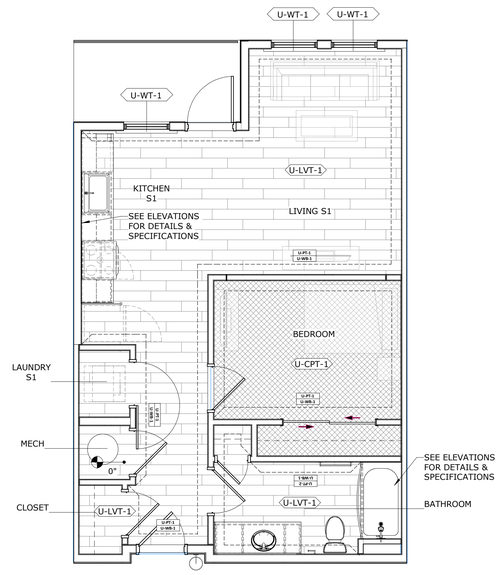


B1 ENLARGED FLOOR PLAN- BATHROOM- SPECIFICATION "A"
1/2" = 1'-0"



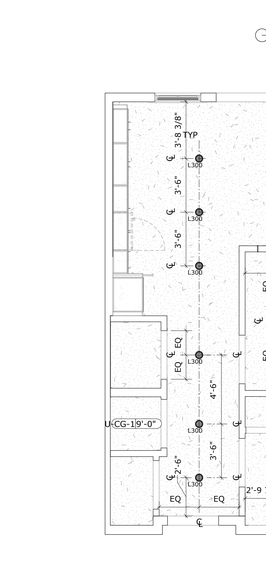
A4B FINISH PLAN-UNITS- UNIT S1 - SCHEME B
1/4" = 1'-0"

SCHEME B TO BE USED IN BUILDINGS 2 AND 4

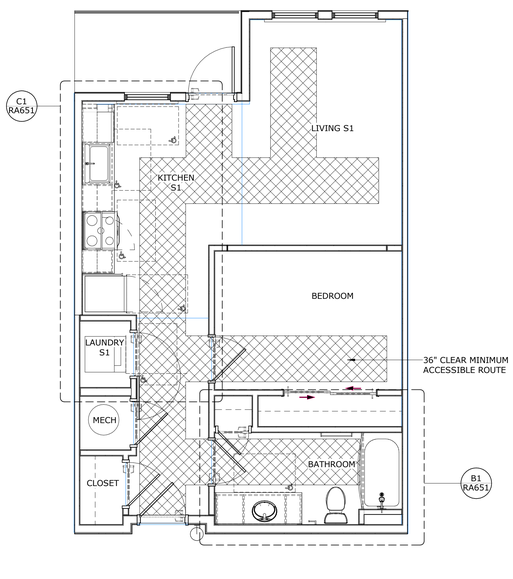


A4A FINISH PLAN-UNITS- UNIT S1 - SCHEME A
1/4" = 1'-0"

SCHEME A TO BE USED IN BUILDINGS 1,3,&5

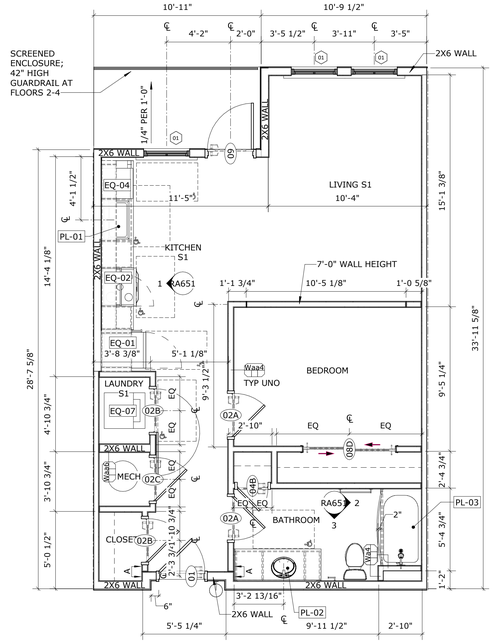


A3 RCP-UNITS- UNIT S1
1/4" = 1'-0"



NOTE: SCHEME A TO BE USED IN BUILDINGS 1, 3 AND 5

A2 FLOOR PLAN-UNITS (FHA)- UNIT S1
1/4" = 1'-0"



A1 FLOOR PLAN-UNITS- UNIT S1
1/4" = 1'-0"

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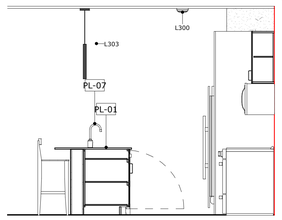
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

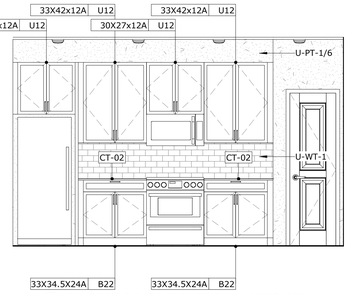
PROJECT NO:
220035.00

UNIT S1 - FLOOR PLANS AND ELEVATIONS

SHEET NUMBER:
RA651

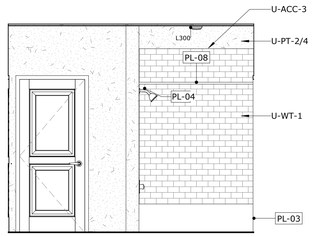
THE LINE SHOWN ABOVE IS 3" LONG ON ORIGINAL ANSI D SHEETS ORIGINAL | ANSI D SIZE



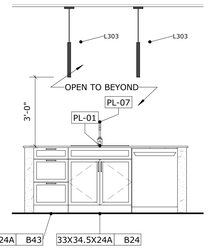


5 INTERIOR ELEVATION- KITCHEN
3/8" = 1'-0"

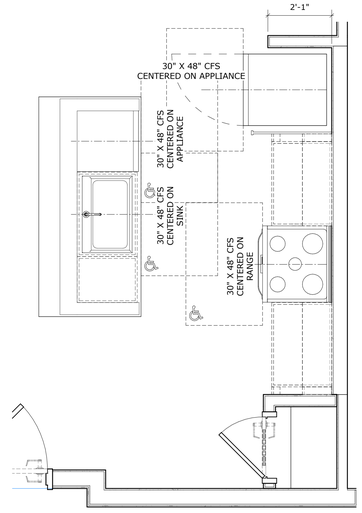
6 INTERIOR ELEVATION- KITCHEN
3/8" = 1'-0"



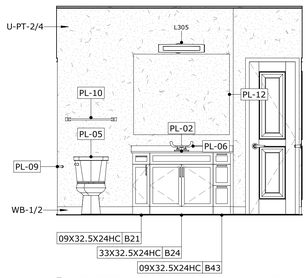
3 INTERIOR ELEVATION- BATHROOM
3/8" = 1'-0"



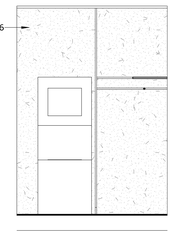
4 INTERIOR ELEVATION- KITCHEN
3/8" = 1'-0"



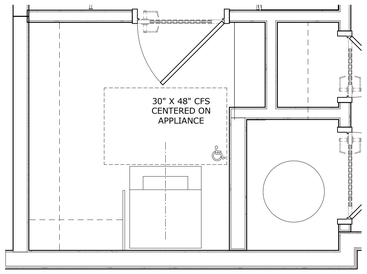
D1 ENLARGED FLOOR PLAN- KITCHEN
1/2" = 1'-0"



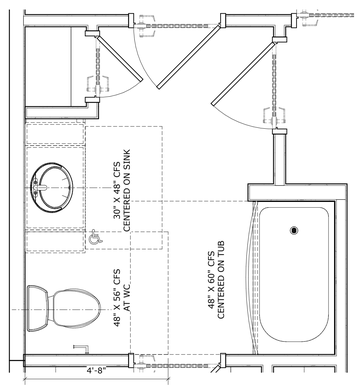
1 INTERIOR ELEVATION- BATHROOM
3/8" = 1'-0"



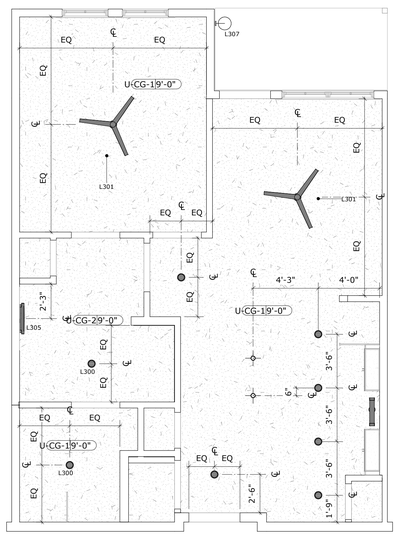
2 INTERIOR ELEVATION- CLOSET
3/8" = 1'-0"



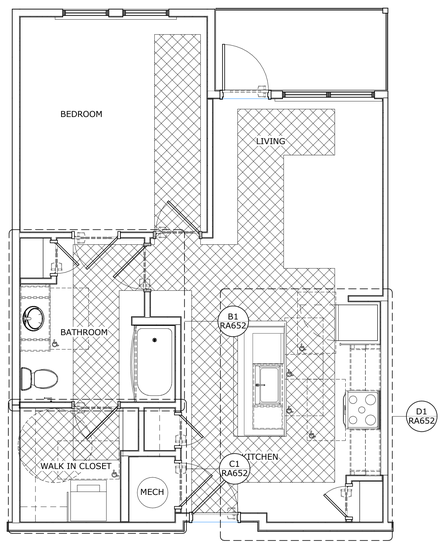
C1 ENLARGED FLOOR PLAN- WALK IN CLOSET
1/2" = 1'-0"



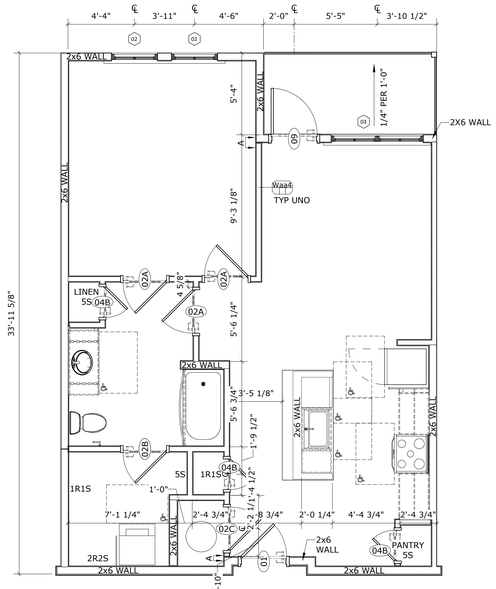
B1 ENLARGED FLOOR PLAN- BATHROOM- SPECIFICATION "A"
1/2" = 1'-0"



A3 RCP-UNITS- UNIT A1
1/4" = 1'-0"



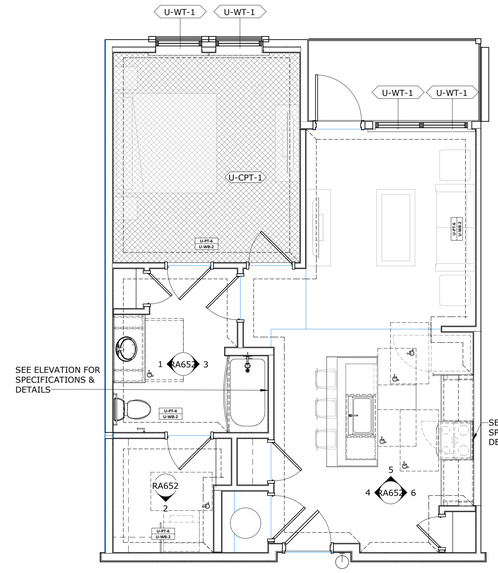
A2 FLOOR PLAN-UNIT (FHA)- UNIT A1
1/4" = 1'-0"



A1 FLOOR PLAN-UNITS- UNIT A1
1/4" = 1'-0"

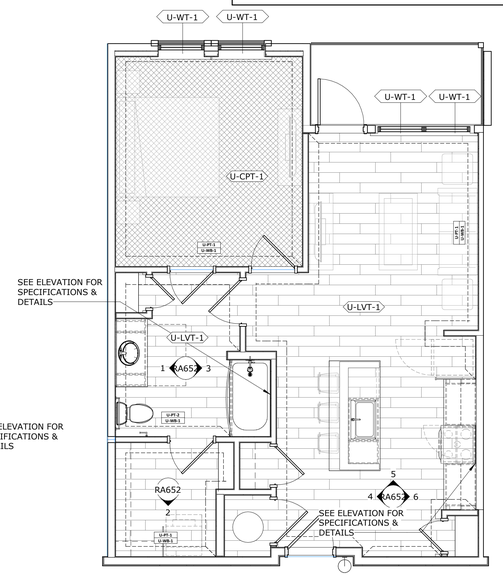
UNIT FINISHES GENERAL NOTE:

1. SCHEME A TO BE SPEC'D FOR UNITS IN BUILDINGS 1,3 & 5
2. SCHEME B TO BE SPEC'D FOR UNITS IN BUILDINGS 2 & 4
3. PLEASE REFER TO MATERIAL FINISH SCHEDULE FOR SPECIFICATIONS AND ADDITIONAL UNIT FINISH DETAILS
4. IF ELEVATION TAGGED AS U-PT-1(V.I), PLEASE SEE MATERIAL FINISH SCHEDULE FOR SCHEME A & B SPECIFICATIONS AND DETAILS.



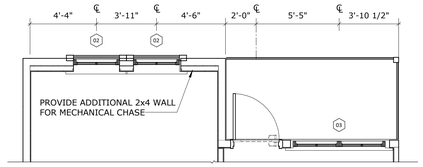
A4B FINISH PLAN-UNITS- UNIT A1 SCHEME B
1/4" = 1'-0"

SHOWN WITH UNIT A1B BACKGROUND
SCHEME B TO BE USED IN BUILDINGS 2 & 4



A4A FINISH PLAN-UNITS- UNIT A1 SCHEME A
1/4" = 1'-0"

SHOWN WITH UNIT A1B BACKGROUND
SCHEME A TO BE USED IN BUILDINGS 1,3,&5



A1B FLOOR PLAN-UNITS- UNIT A1B
1/4" = 1'-0"

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

INFO@BAKERBARRIOS.COM
BAKERBARRIOS.COM
AA0002981 | LC26000427

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On printed copies, verification may be performed by my signature w/ this document.
2023.01.06 15:49:24-05'00'

JED PREST
AR92532

2023.01.06
PERMIT SET

△	DATE	SUBMISSION

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF BAKER BARRIOS ARCHITECTS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BAKER BARRIOS ARCHITECTS, INC. WARNING: REPRODUCTION HEREOF IS A CRIMINAL MISAPPROPRIATION IN VIOLATION OF UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF I.C.24-2-3I-1 ET. SEQ. AND OTHER LAWS. THE IDEAS, ARRANGEMENTS AND DESSIGNS DISCLOSED HEREIN MAY BE PATENTED OR BE THE SUBJECT OF PENDING PATENT APPLICATION.

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MILHAUS

MILHAUS

SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

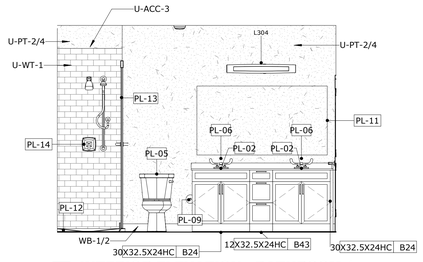
PROJECT NO:
220035.00

UNIT A1 - FLOOR PLANS AND ELEVATIONS

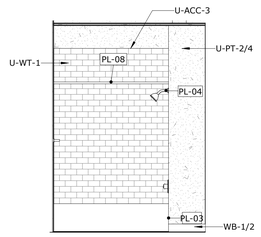
SHEET NUMBER:
RA652

UNIT FINISHES GENERAL NOTE:

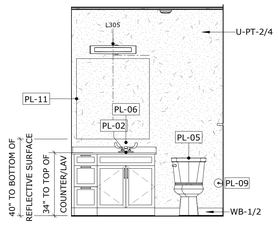
1. SCHEME A TO BE SPEC'D FOR UNITS IN BUILDINGS 1,3 & 5
2. SCHEME B TO BE SPEC'D FOR UNITS IN BUILDINGS 2 & 4
3. PLEASE REFER TO MATERIAL FINISH SCHEDULE FOR SPECIFICATIONS AND ADDITIONAL UNIT FINISH DETAILS
4. IF ELEVATION TAGGED AS U-PT-()/(), PLEASE SEE MATERIAL FINISH SCHEDULE FOR SCHEME A & B SPECIFICATIONS AND DETAILS.



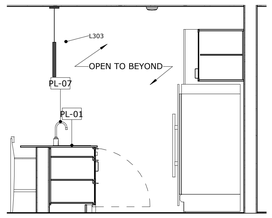
7 INTERIOR ELEVATION - BATHROOM 1
3/8" = 1'-0"



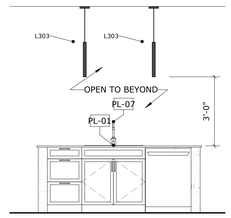
2 INTERIOR ELEVATION - BATHROOM 2
3/8" = 1'-0"



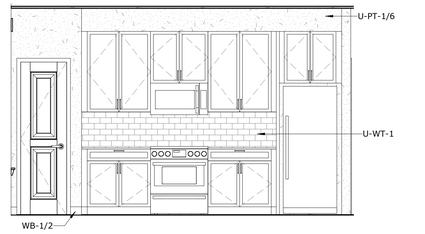
3 INTERIOR ELEVATION - BATHROOM 2
3/8" = 1'-0"



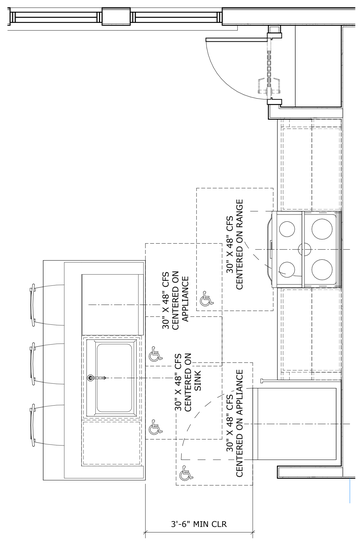
4 INTERIOR ELEVATION- KITCHEN
3/8" = 1'-0"



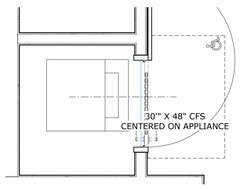
5 INTERIOR ELEVATION- KITCHEN
3/8" = 1'-0"

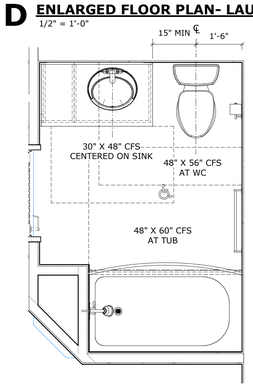


6 INTERIOR ELEVATION- KITCHEN
3/8" = 1'-0"



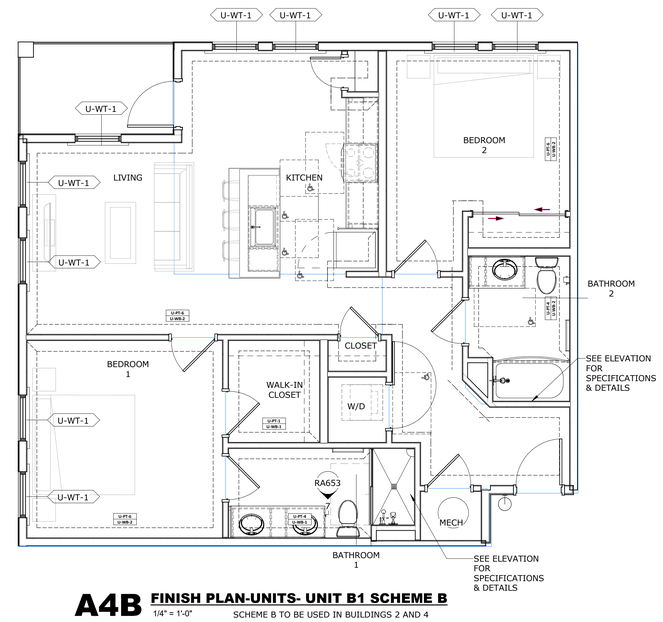
C ENLARGED FLOOR PLAN- KITCHEN
1/2" = 1'-0"



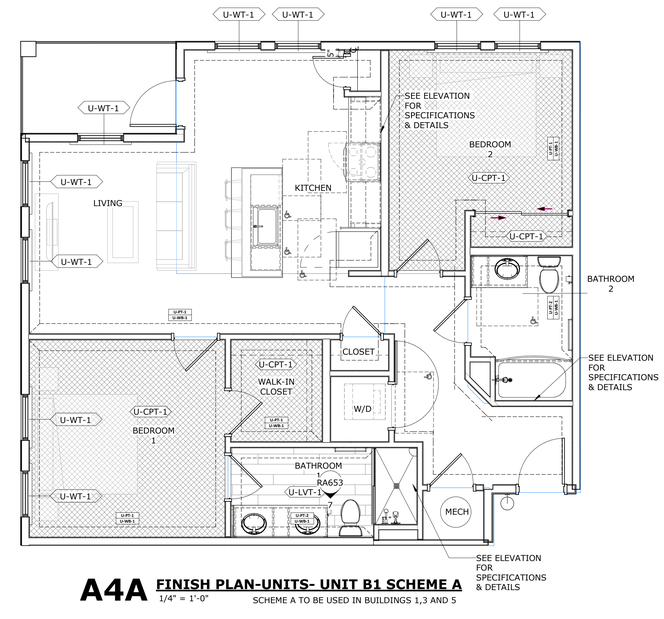


B ENLARGED FLOOR PLAN- BATHROOM- SPECIFICATION "B"
1/2" = 1'-0"

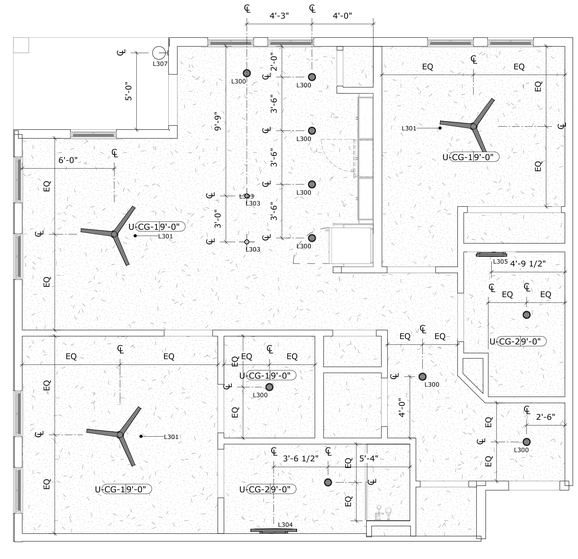
D ENLARGED FLOOR PLAN- LAUNDRY
1/2" = 1'-0"



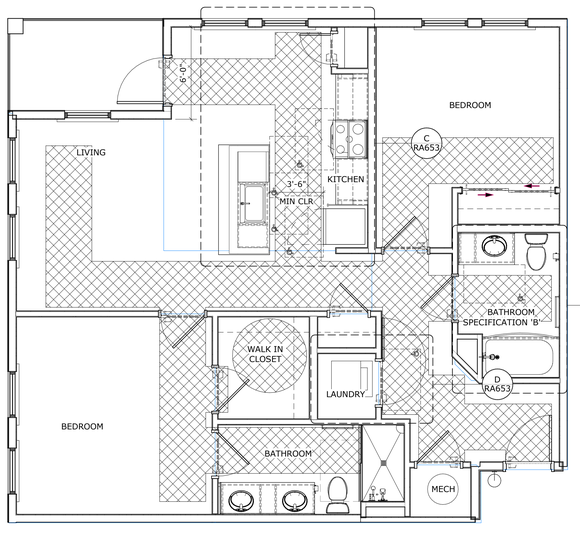
A4B FINISH PLAN-UNITS- UNIT B1 SCHEME B
1/4" = 1'-0"
SCHEME B TO BE USED IN BUILDINGS 2 AND 4



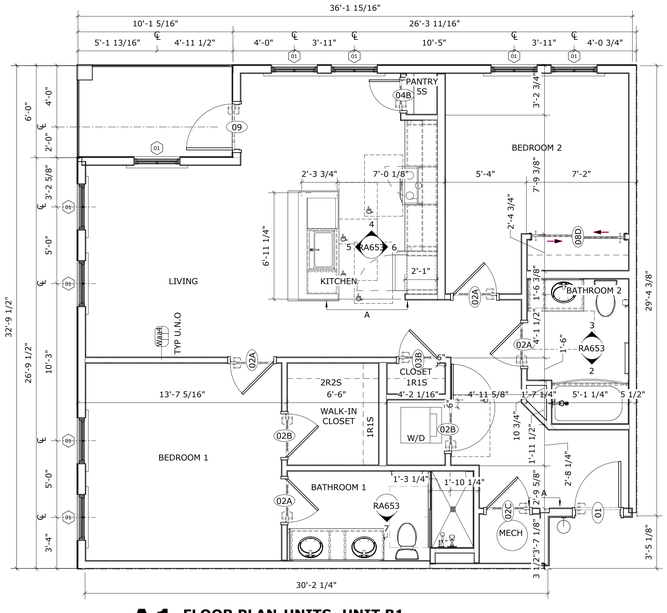
A4A FINISH PLAN-UNITS- UNIT B1 SCHEME A
1/4" = 1'-0"
SCHEME A TO BE USED IN BUILDINGS 1,3 AND 5



A3 RCP-UNITS- UNIT B1
1/4" = 1'-0"



A2 FLOOR PLAN-UNITS (FHA)- UNIT B1
1/4" = 1'-0"



A1 FLOOR PLAN-UNITS- UNIT B1
1/4" = 1'-0"

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

INFO@BAKERBARRIOS.COM
BAKERBARRIOS.COM
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△	DATE	SUBMISSION

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MILHAUS

SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

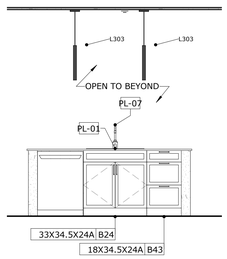
UNIT B1 - FLOOR PLANS AND ELEVATIONS

SHEET NUMBER:
RA653

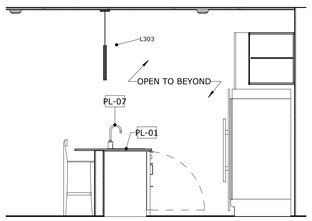
THE LINE SHOWN ABOVE IS 3" LONG ON ORIGINAL PAGE SIZE. SHEETS ORIGINAL PAGE SIZE

UNIT FINISHES GENERAL NOTE:

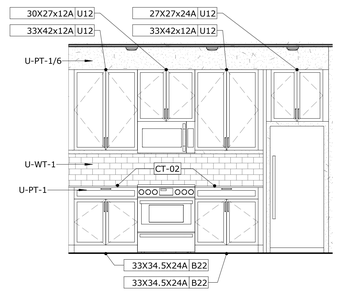
1. SCHEME A TO BE SPEC'D FOR UNITS IN BUILDINGS 1,3 & 5
2. SCHEME B TO BE SPEC'D FOR UNITS IN BUILDINGS 2 & 4
3. PLEASE REFER TO MATERIAL FINISH SCHEDULE FOR SPECIFICATIONS AND ADDITIONAL UNIT FINISH DETAILS
4. IF ELEVATION TAGGED AS U-PT-{}/{}, PLEASE SEE MATERIAL FINISH SCHEDULE FOR SCHEME A & B SPECIFICATIONS AND DETAILS.



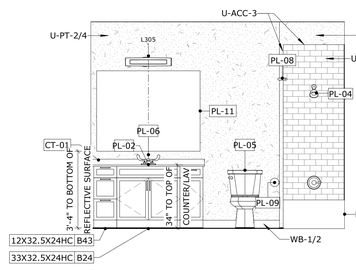
1 ELEVATION- KITCHEN
3/8" = 1'-0"



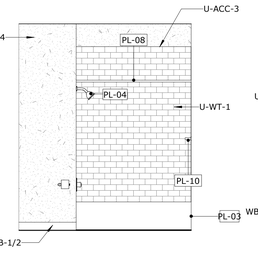
2 ELEVATION- KITCHEN
3/8" = 1'-0"



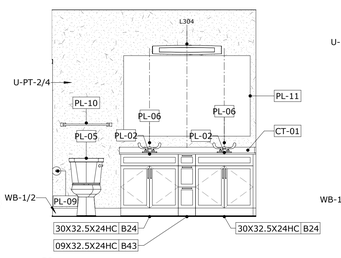
3 ELEVATION- KITCHEN
3/8" = 1'-0"



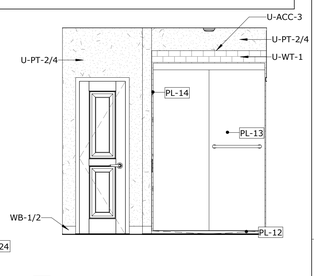
4 ELEVATION - BATHROOM 2
3/8" = 1'-0"



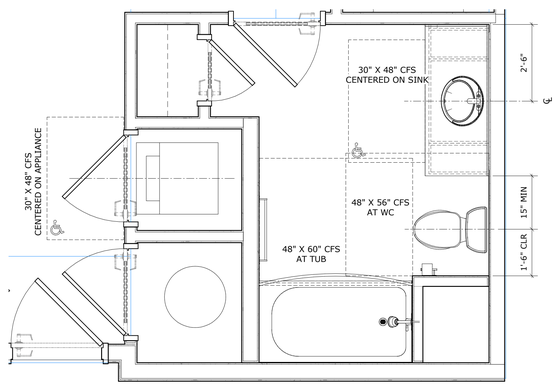
5 ELEVATION - BATHROOM 2
3/8" = 1'-0"



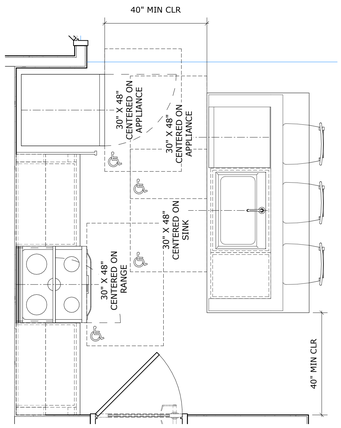
6 ELEVATION - BATHROOM 1
3/8" = 1'-0"



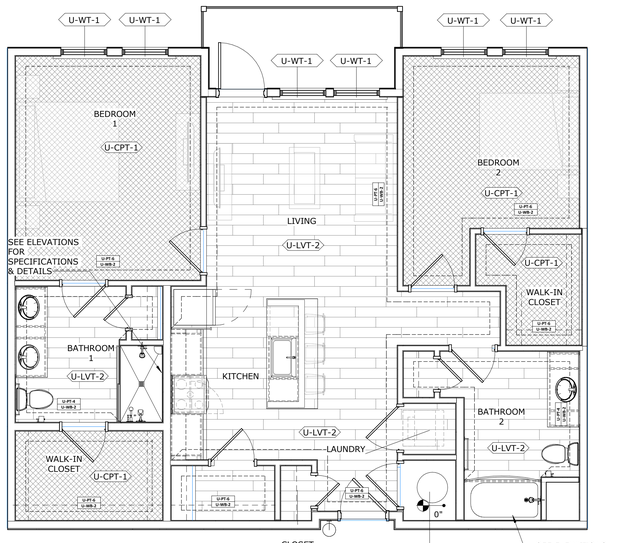
7 ELEVATION - BATHROOM 1
3/8" = 1'-0"



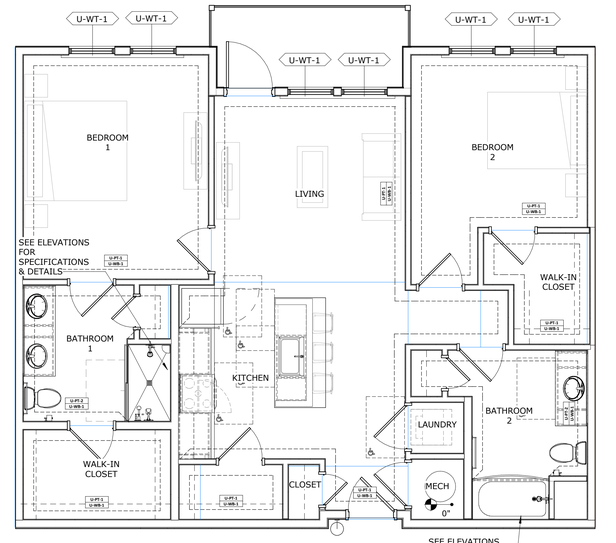
C ENLARGED FLOOR PLAN- BATHROOM- SPECIFICATION "B"
1/2" = 1'-0"



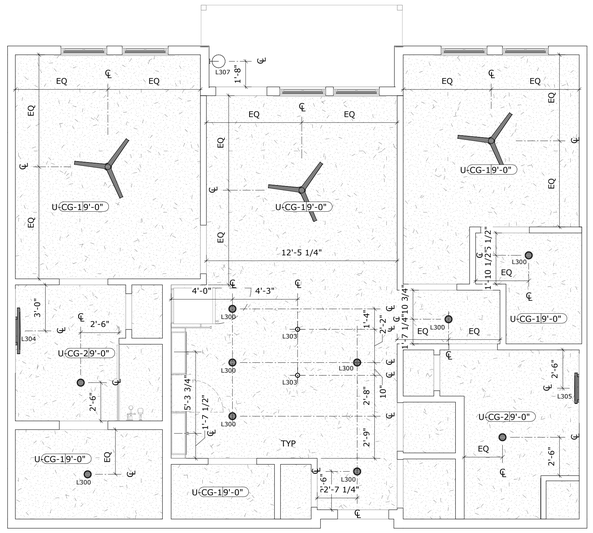
B ENLARGED FLOOR PLAN- KITCHEN
1/2" = 1'-0"



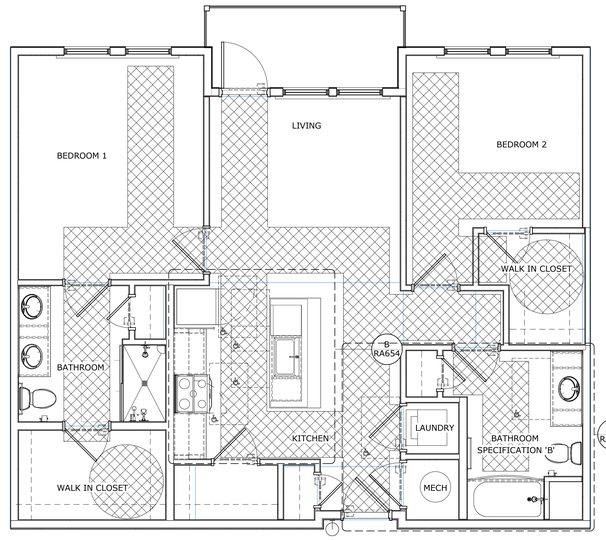
A4B FINISH PLAN-UNITS- UNIT B2 SCHEME B
1/4" = 1'-0"
SCHEME B TO BE USED IN BUILDINGS 2 AND 4



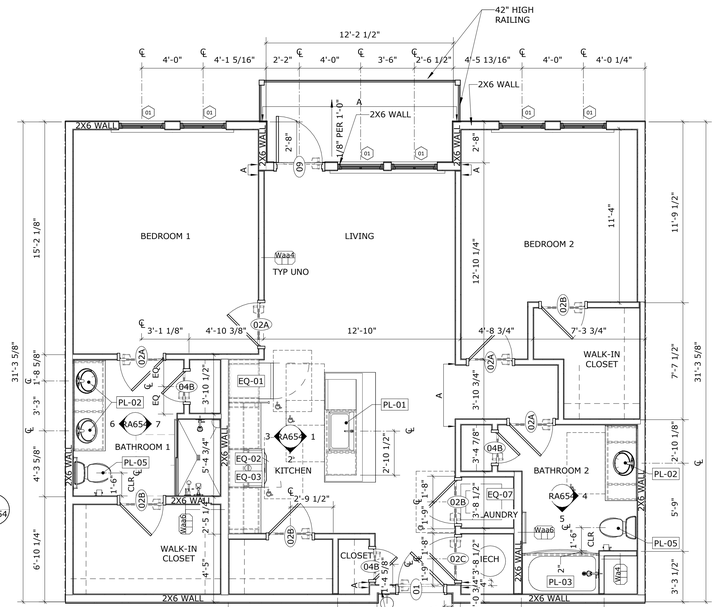
A4A FINISH PLAN-UNITS- UNIT B2 SCHEME A
1/4" = 1'-0"
SCHEME A TO BE USED IN BUILDINGS 1, 3 AND 5



A3 RCP-UNITS- UNIT B2
1/4" = 1'-0"



A2 FLOOR PLAN-UNIT FHA- UNIT 3
1/4" = 1'-0"



A1 FLOOR PLAN-UNITS- UNIT B2
1/4" = 1'-0"

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MILHAUS

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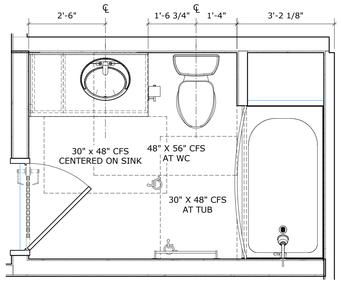
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

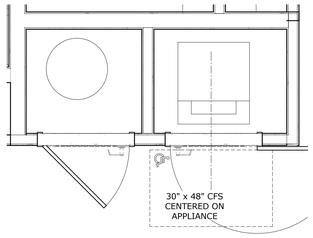
UNIT B2 - FLOOR PLANS AND ELEVATIONS

SHEET NUMBER:
RA654

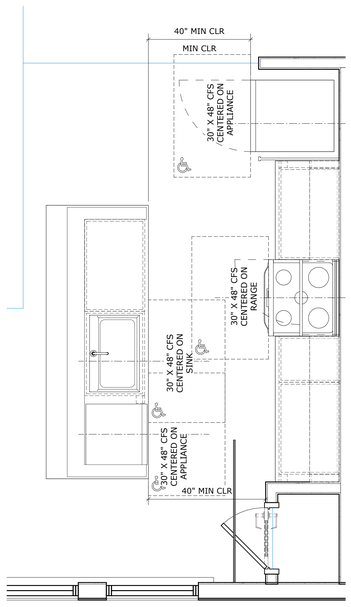
THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL DRAWINGS SHEET IS ORIGINAL PAGE SIZE



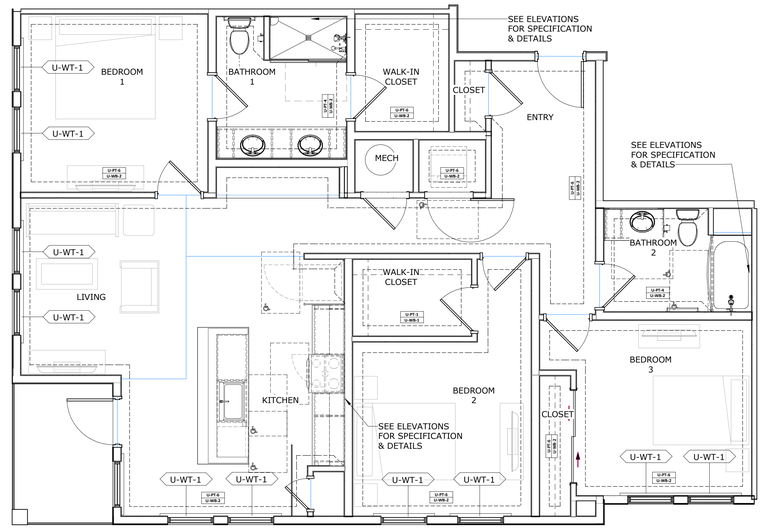
D ENLARGED FLOOR PLAN- BATHROOM- SPECIFICATION "B"
1/2" = 1'-0"



C ENLARGED FLOOR PLAN- LAUNDRY
1/2" = 1'-0"

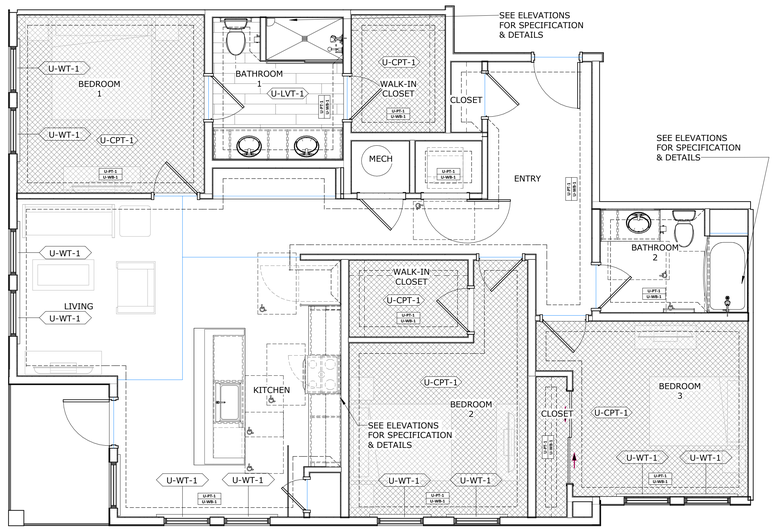


B ENLARGED FLOOR PLAN- KITCHEN
1/2" = 1'-0"



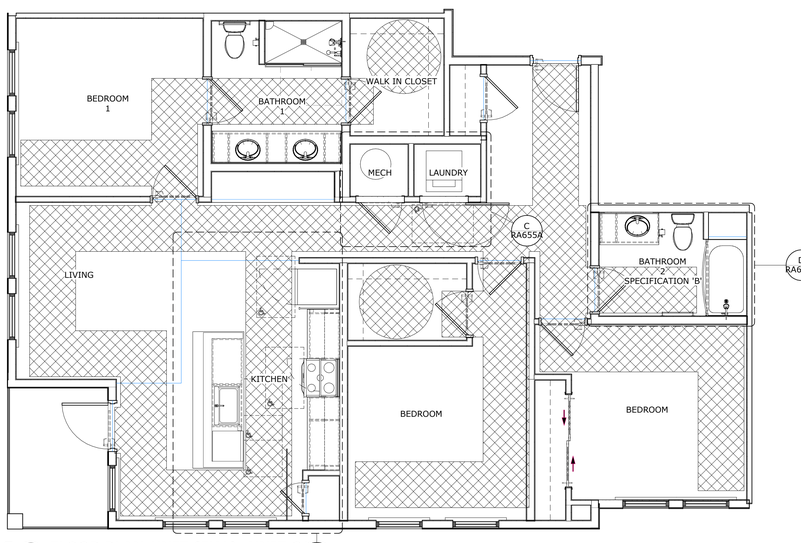
A4B FINISH PLAN-UNITS- UNIT C1 - SCHEME B
1/4" = 1'-0"

SCHEME B TO BE USED IN BUILDINGS 2 AND 4

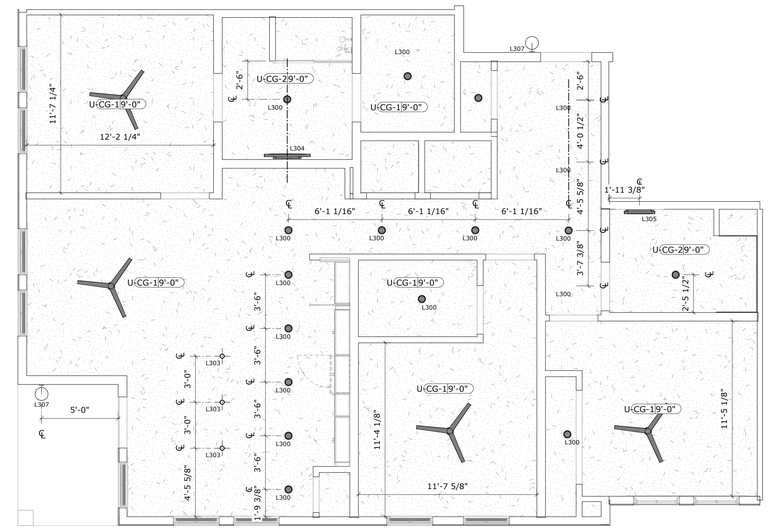


A4A FINISH PLAN-UNITS- UNIT C1 - SCHEME A
1/4" = 1'-0"

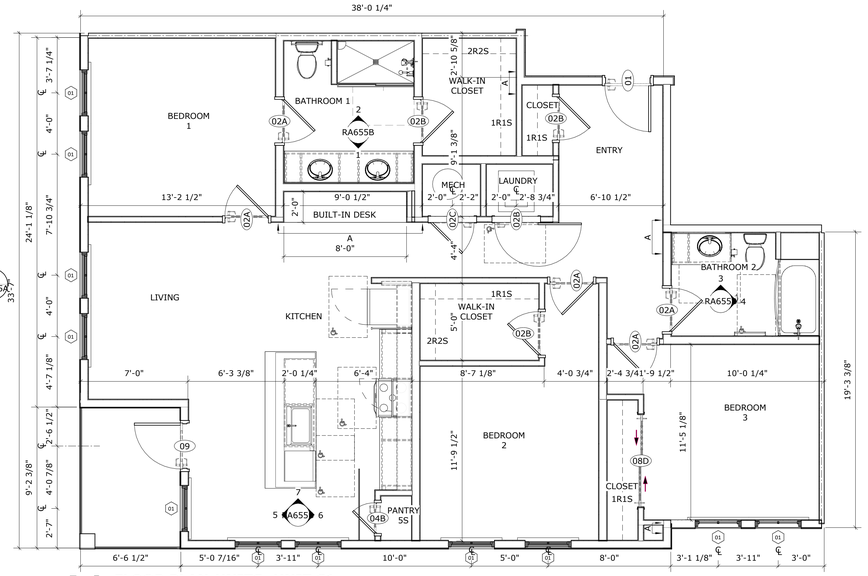
SCHEME A TO BE USED IN BUILDINGS 1, 3 AND 5



A2 FLOOR PLAN-UNIT (FHA)- UNIT C1
1/4" = 1'-0"



A3 RCP-UNITS- UNIT C1
1/4" = 1'-0"



A1 FLOOR PLAN-UNITS- UNIT C1
1/4" = 1'-0"

UNIT FINISHES GENERAL NOTE:

1. SCHEME A TO BE SPEC'D FOR UNITS IN BUILDINGS 1,3 & 5
2. SCHEME B TO BE SPEC'D FOR UNITS IN BUILDINGS 2 & 4
3. PLEASE REFER TO MATERIAL FINISH SCHEDULE FOR SPECIFICATIONS AND ADDITIONAL UNIT FINISH DETAILS
4. IF ELEVATION TAGGED AS U-PT-(}/(), PLEASE SEE MATERIAL FINISH SCHEDULE FOR SCHEME A & B SPECIFICATIONS AND DETAILS.

Baker Barrios

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MILHAUS

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BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

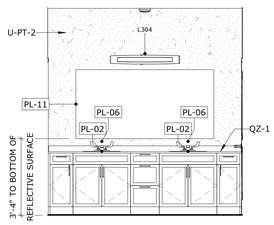
UNIT C1 - FLOOR PLANS AND ELEVATIONS

SHEET NUMBER:
RA655A

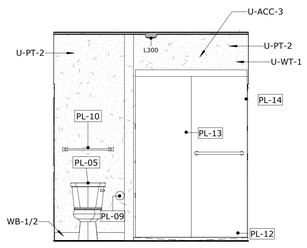
THE LINE SHOWN ABOVE IS 1/2" LONG ON ORIGINAL PLOT IF THIS SHEET IS ORIGINAL PAPER SIZE

UNIT FINISHES GENERAL NOTE:

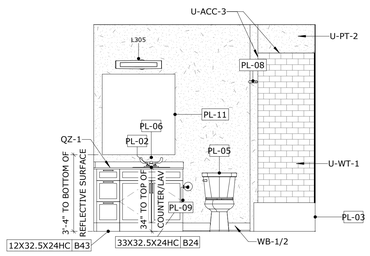
1. SCHEME A TO BE SPEC'D FOR UNITS IN BUILDINGS 1,3 & 5
2. SCHEME B TO BE SPEC'D FOR UNITS IN BUILDINGS 2 & 4
3. PLEASE REFER TO MATERIAL FINISH SCHEDULE FOR SPECIFICATIONS AND ADDITIONAL UNIT FINISH DETAILS
4. IF ELEVATION TAGGED AS U-PT-()/(), PLEASE SEE MATERIAL FINISH SCHEDULE FOR SCHEME A & B SPECIFICATIONS AND DETAILS.



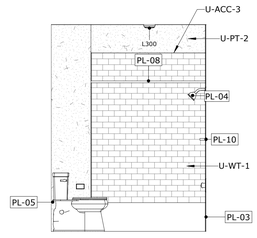
1 INTERIOR ELEVATION - BATHROOM 1
3/8" = 1'-0"



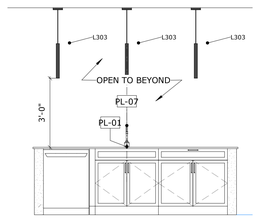
2 INTERIOR ELEVATION - BATHROOM 1
3/8" = 1'-0"



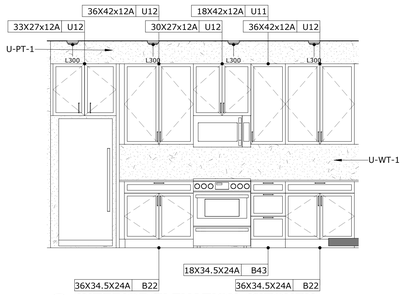
3 INTERIOR ELEVATION - BATHROOM
3/8" = 1'-0"



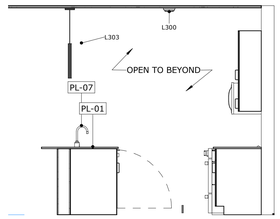
4 INTERIOR ELEVATION - BATHROOM
3/8" = 1'-0"



5 INTERIOR ELEVATION- KITCHEN
3/8" = 1'-0"



6 INTERIOR ELEVATION- KITCHEN
3/8" = 1'-0"



7 INTERIOR ELEVATION- KITCHEN
3/8" = 1'-0"

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MILHAUS

SR-82

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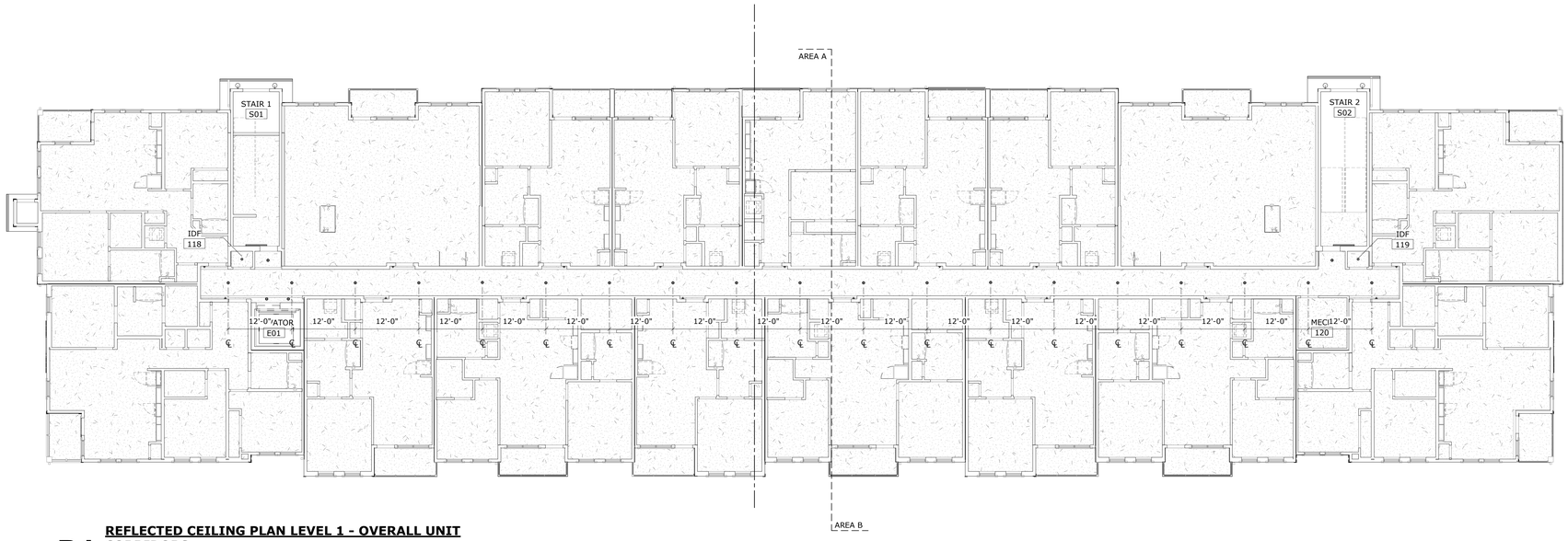
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

UNIT C1 - FLOOR PLANS AND ELEVATIONS

SHEET NUMBER:
RA655B



B1 **REFLECTED CEILING PLAN LEVEL 1 - OVERALL UNIT CORRIDORS**
3/32" = 1'-0"

PROJECT NORTH

Baker Barrios

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BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

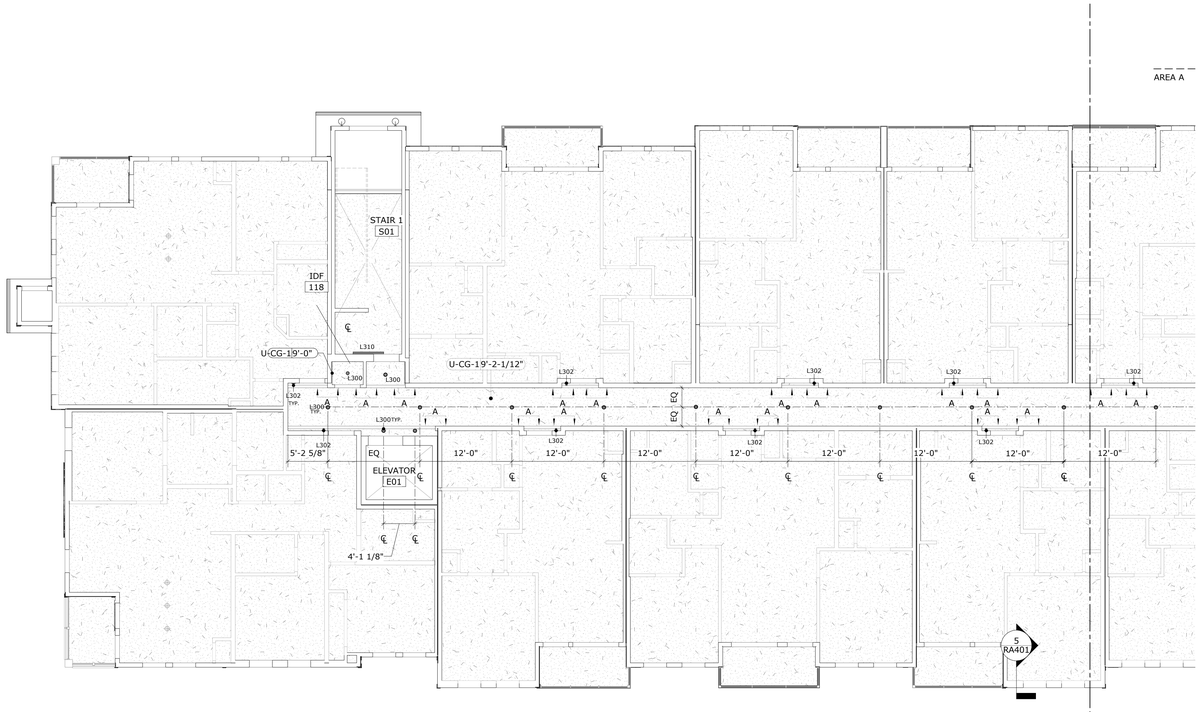
REFLECTED CEILING PLAN-LEVEL 1

SHEET NUMBER:
RA801

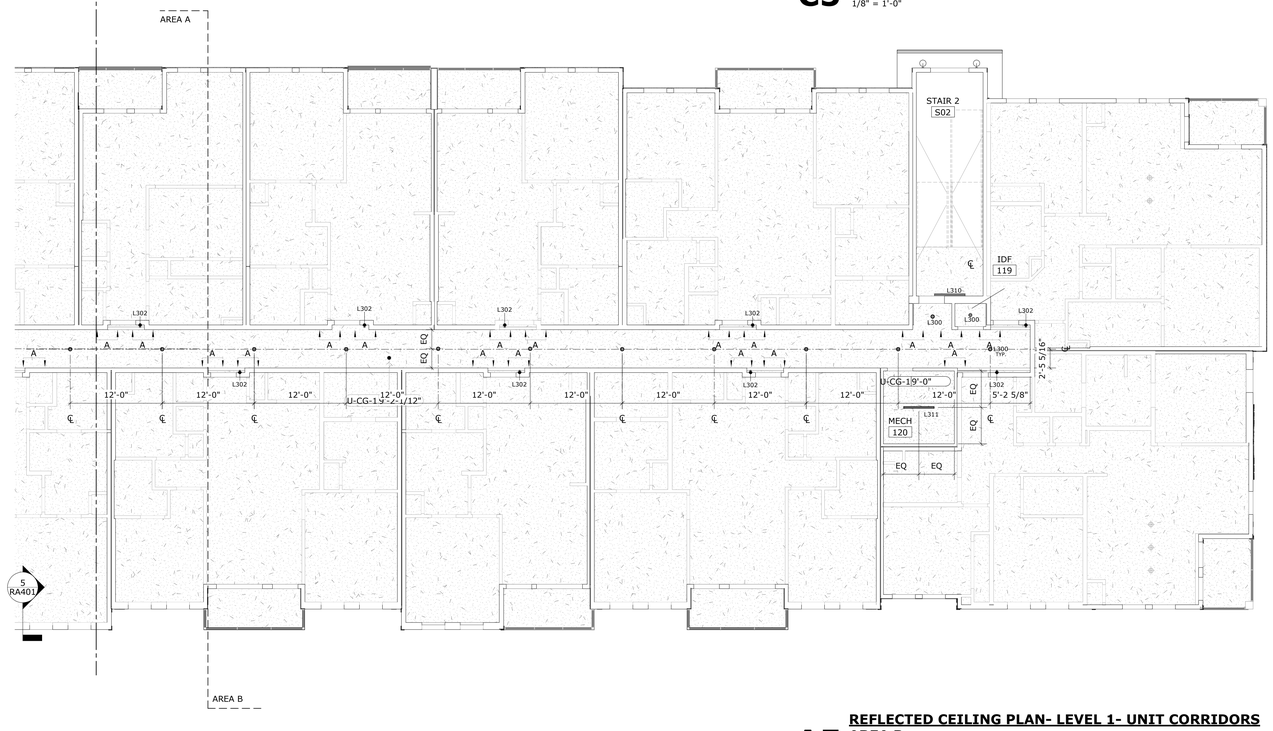
RCP NOTES BY NUMBER	
NUMBER	NOTE

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEETS ORIGINAL PAGE SIZE

UNIT CORRIDOR LIGHTING LEGEND			
NOTE: SEE ELECTRICAL FOR ALL LIGHTING SPECS			
SYMBOL	TAG	DESCRIPTION	
	L300	NAME: 6" SURFACE MOUNT COLOR: WHITE MOUNTING HEIGHT: SEE RCP FOR DETAILS COLOR TEMP: 3000K	
	L302	NAME: UNIT ENTRY WALL MOUNT SCONCE COLOR: DARK OXIDE AND MEDIUM BRONZE MOUNTING HEIGHT: 5'-0" COLOR TEMP:3000K	
	L310	NAME: STAIRWELL SLIM BEAM LIGHT COLOR: POWDER COAT BLACK MOUNTING HEIGHT: 8'-6" COLOR TEMP: 3000K	
	L311	NAME: LENSED LED STRIP COLOR: STANDARD WHITE MOUNTING HEIGHT: SEE RCP COLOR TEMP: 3000K	



C5 **REFLECTED CEILING PLAN- LEVEL 1- UNIT CORRIDORS AREA A**
1/8" = 1'-0"



A5 **REFLECTED CEILING PLAN- LEVEL 1- UNIT CORRIDORS AREA B**
1/8" = 1'-0"

PROJECT NORTH

Baker Barrios

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813 549 1900

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BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

REFLECTED CEILING PLAN- LEVEL 1- ENLARGED

SHEET NUMBER:
RA801A

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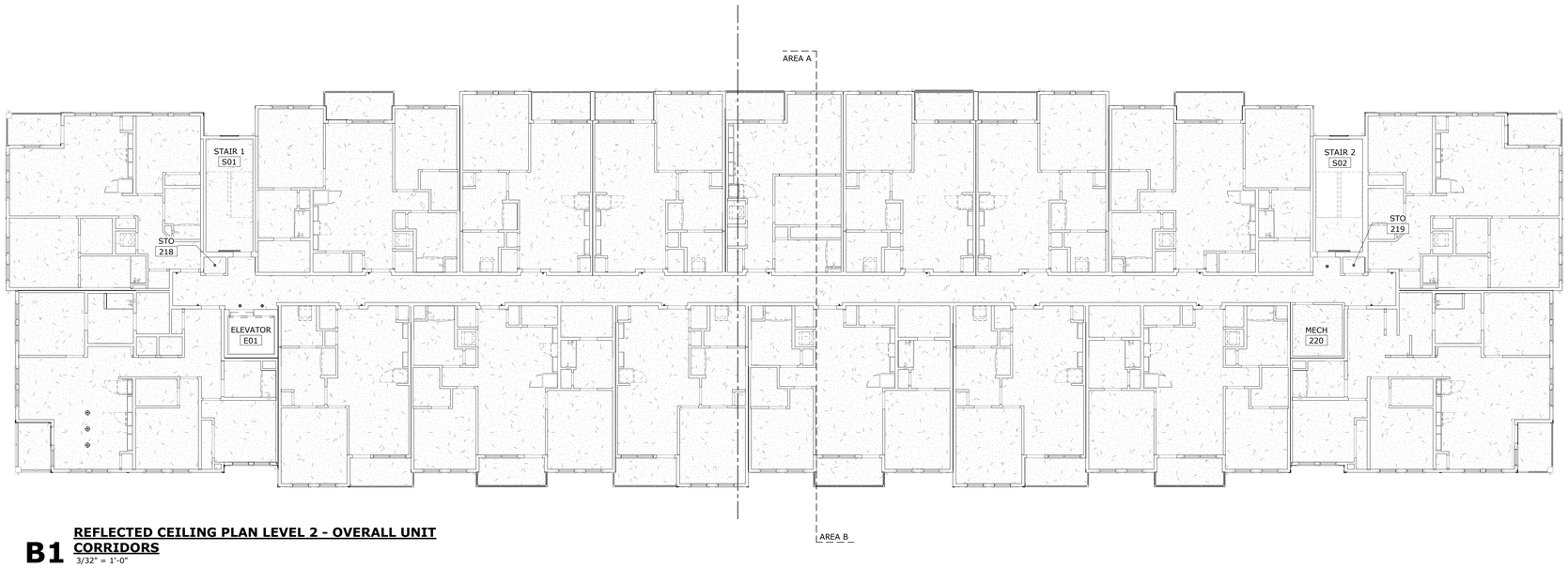

B1 **REFLECTED CEILING PLAN LEVEL 2 - OVERALL UNIT CORRIDORS**
3/32" = 1'-0"

PROJECT NORTH

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

INFO@BAKERBARRIOS.COM
BAKERBARRIOS.COM
AA0002981 | LC26000427

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MILHAUS

MILHAUS

SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

REFLECTED CEILING PLAN-LEVEL 2

SHEET NUMBER:
RA802

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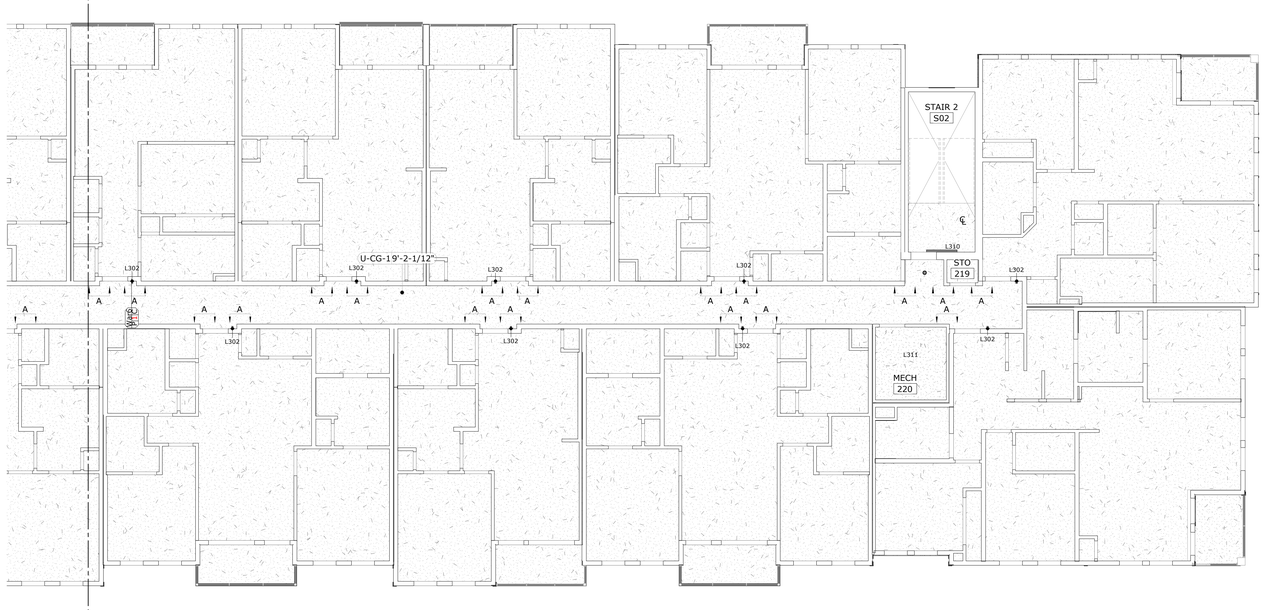
UNIT CORRIDOR LIGHTING LEGEND			
NOTE: SEE ELECTRICAL FOR ALL LIGHTING SPECS			
SYMBOL	TAG	DESCRIPTION	
	L300	NAME: 6" SURFACE MOUNT COLOR: WHITE MOUNTING HEIGHT: SEE RCP FOR DETAILS	
	L302	NAME: UNIT ENTRY WALL MOUNT SCONCE COLOR: DARK OXIDE AND MEDIUM BRONZE MOUNTING HEIGHT: 5'-0"	
	L310	NAME: STAIRWELL SLIM BEAM LIGHT COLOR: POWDER COAT BLACK MOUNTING HEIGHT: 8'-6"	
	L311	NAME: LENSED LED STRIP COLOR: STANDARD WHITE MOUNTING HEIGHT: SEE RCP	

C5 **REFLECTED CEILING PLAN- LEVEL 2- UNIT CORRIDORS AREA A**
1/8" = 1'-0"



A5 **REFLECTED CEILING PLAN- LEVEL 2- UNIT CORRIDORS AREA B**
1/8" = 1'-0"

PROJECT NORTH

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

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SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

REFLECTED CEILING PLAN- LEVEL 2- ENLARGED

SHEET NUMBER:
RA802A

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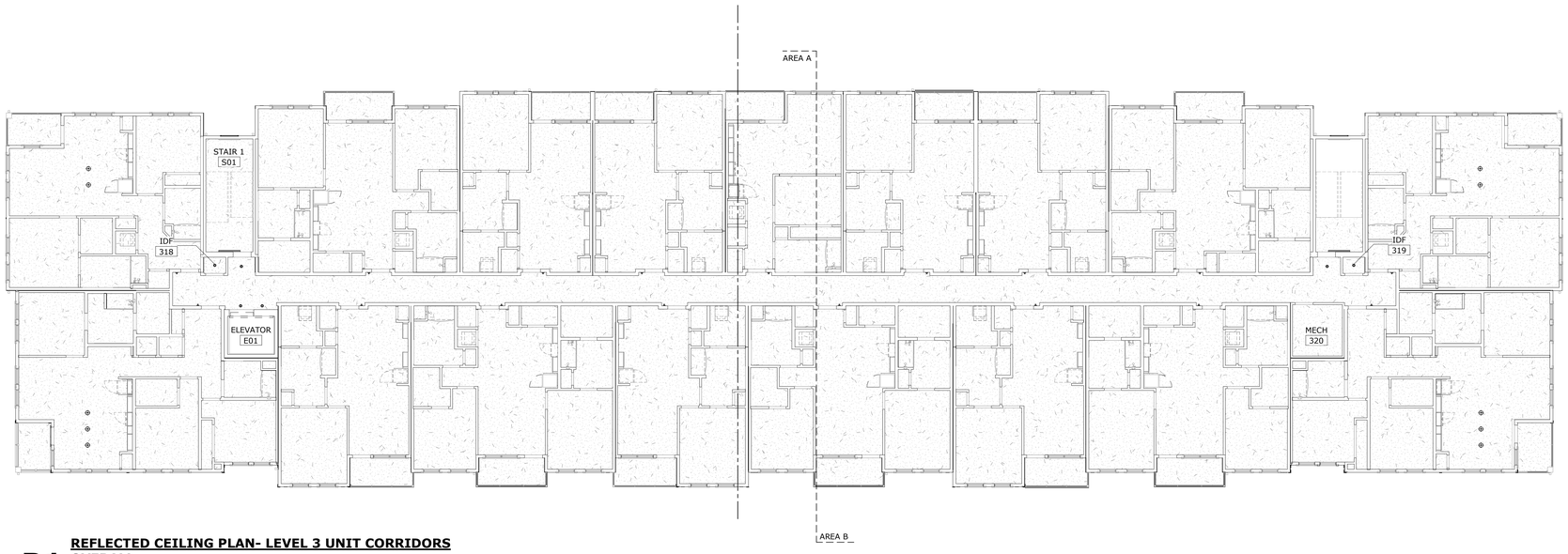
SHEETS ORIGINAL PAGE SIZE



B1 **REFLECTED CEILING PLAN- LEVEL 3 UNIT CORRIDORS OVERALL**
3/32" = 1'-0"

PROJECT NORTH

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

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BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

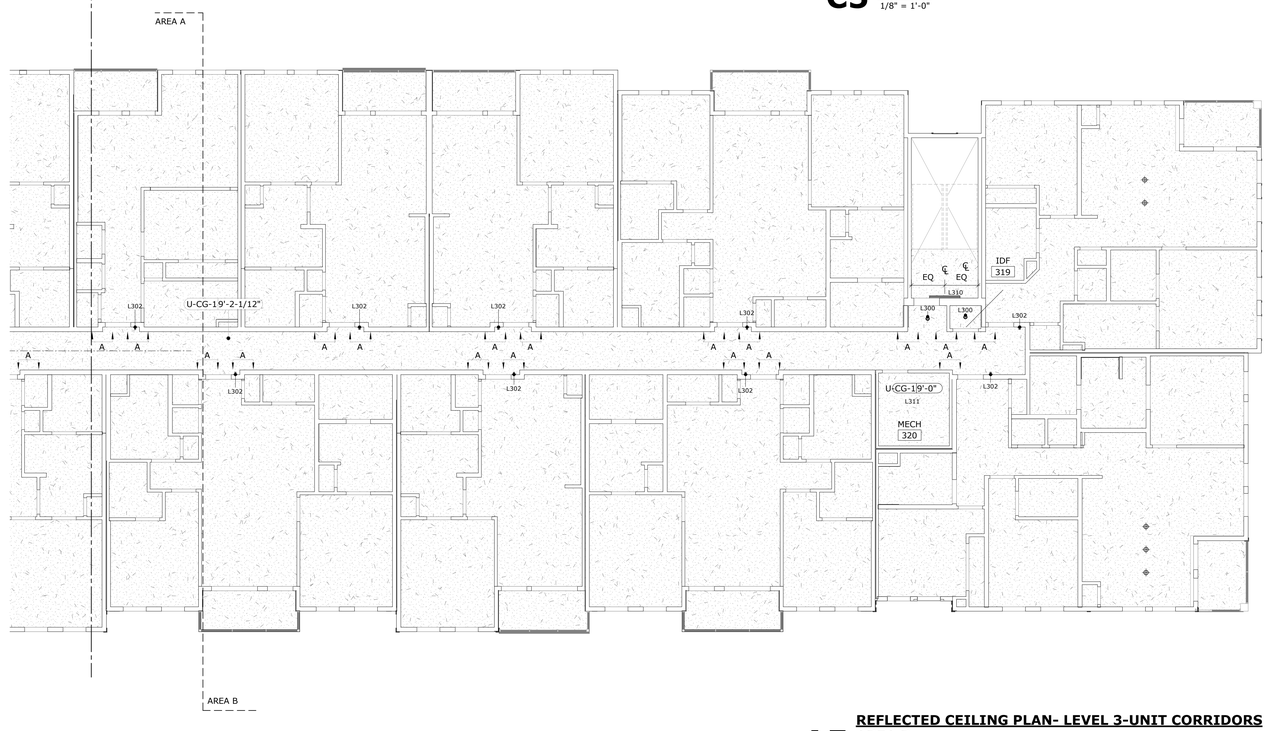
PROJECT NO:
220035.00

REFLECTED CEILING PLAN- LEVEL 3

SHEET NUMBER:
RA803

UNIT CORRIDOR LIGHTING LEGEND			
NOTE: SEE ELECTRICAL FOR ALL LIGHTING SPECS			
SYMBOL	TAG	DESCRIPTION	
	L300	NAME: 6" SURFACE MOUNT COLOR: WHITE MOUNTING HEIGHT: SEE RCP FOR DETAILS	
	L302	NAME: UNIT ENTRY WALL MOUNT SCONCE COLOR: DARK OXIDE AND MEDIUM BRONZE MOUNTING HEIGHT: 5'-0"	
	L310	NAME: STAIRWELL SLIM BEAM LIGHT COLOR: POWDER COAT BLACK MOUNTING HEIGHT: 8'-6"	
	L311	NAME: LENSED LED STRIP COLOR: STANDARD WHITE MOUNTING HEIGHT: SEE RCP	

C5 **REFLECTED CEILING PLAN- LEVEL 3- UNIT CORRIDORS AREA A**
1/8" = 1'-0"



A5 **REFLECTED CEILING PLAN- LEVEL 3-UNIT CORRIDORS AREA B**
1/8" = 1'-0"

PROJECT NORTH

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

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SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO.
220035.00

REFLECTED CEILING PLAN- LEVEL 3- ENLARGED

SHEET NUMBER:
RA803A

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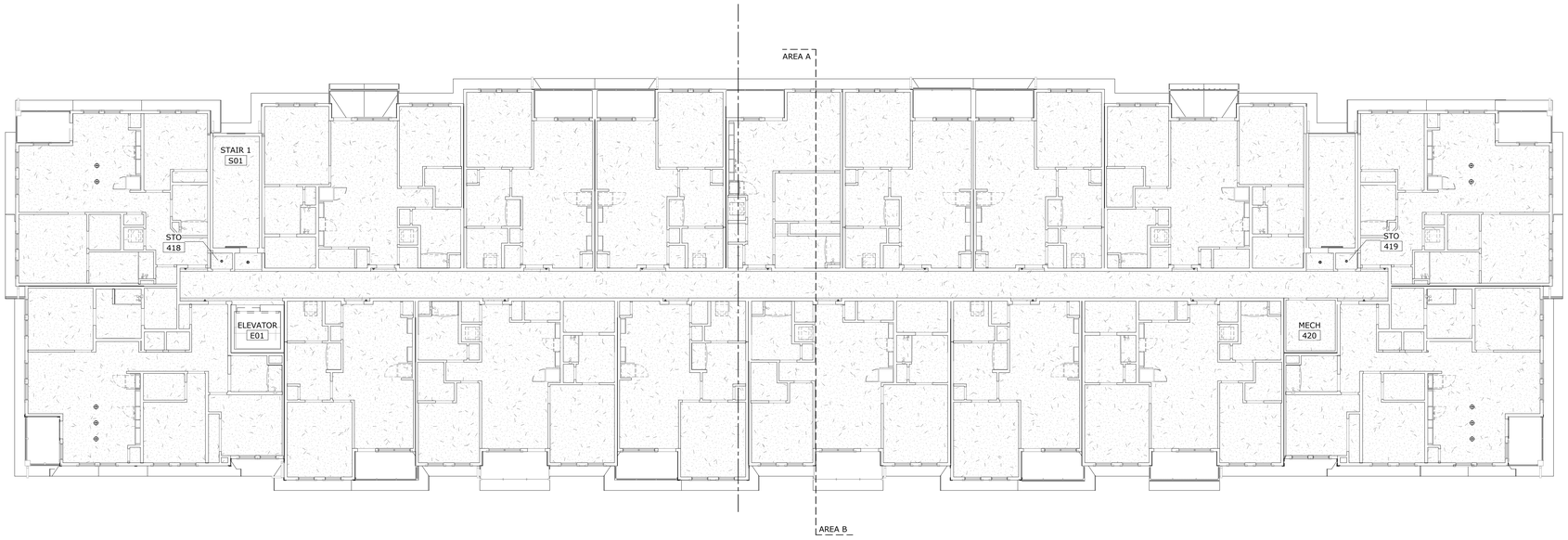

B1 **REFLECTED CEILING PLAN- LEVEL 4 UNIT CORRIDORS OVERALL**
3/32" = 1'-0"

PROJECT NORTH

Baker Barrios

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SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

REFLECTED CEILING PLAN- LEVEL 4

SHEET NUMBER:
RA804

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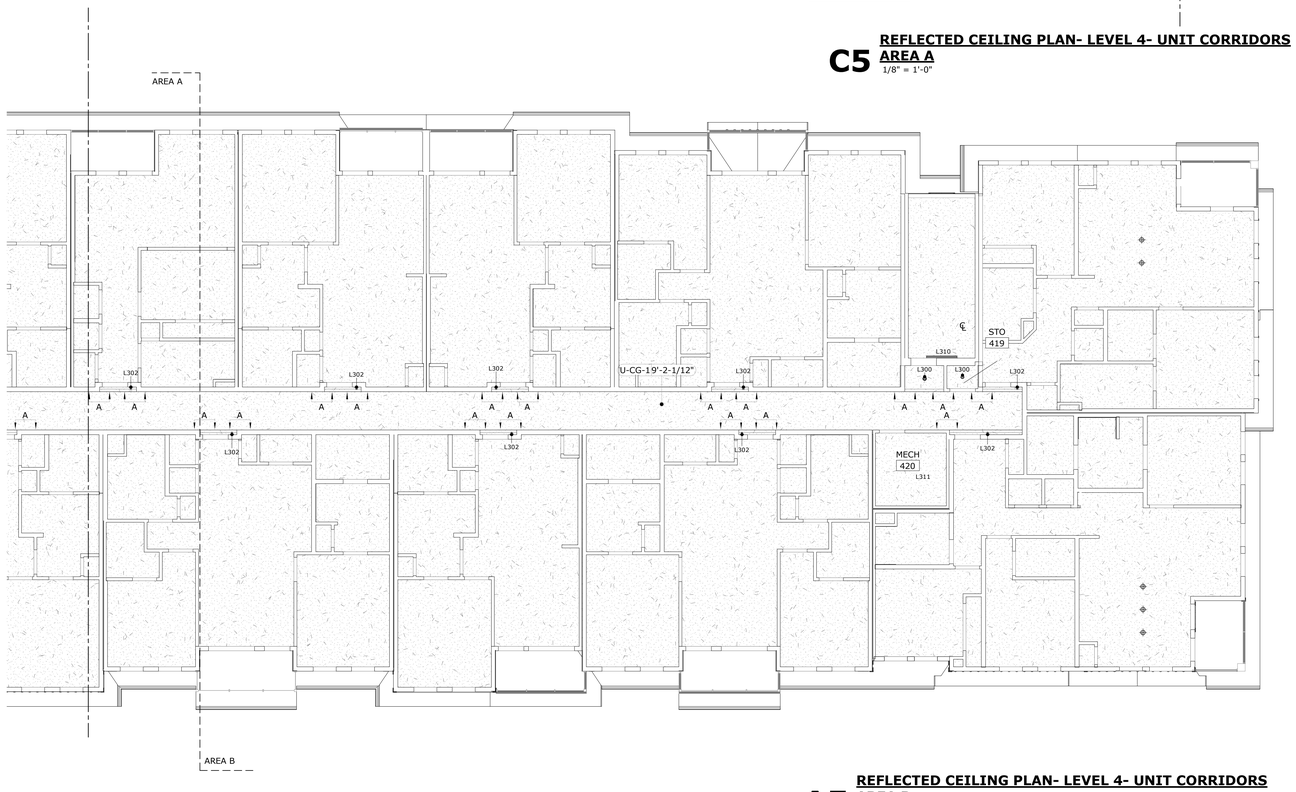
UNIT CORRIDOR LIGHTING LEGEND			
NOTE: SEE ELECTRICAL FOR ALL LIGHTING SPECS			
SYMBOL	TAG	DESCRIPTION	
	L300	NAME: 6" SURFACE MOUNT COLOR: WHITE MOUNTING HEIGHT: SEE RCP FOR DETAILS	
	L302	NAME: UNIT ENTRY WALL MOUNT SCONCE COLOR: DARK OXIDE AND MEDIUM BRONZE MOUNTING HEIGHT: 5'-0"	
	L310	NAME: STAIRWELL SLIM BEAM LIGHT COLOR: POWDER COAT BLACK MOUNTING HEIGHT: 8'-6"	
	L311	NAME: LENSED LED STRIP COLOR: STANDARD WHITE MOUNTING HEIGHT: SEE RCP	

C5 **REFLECTED CEILING PLAN- LEVEL 4- UNIT CORRIDORS AREA A**
1/8" = 1'-0"



A5 **REFLECTED CEILING PLAN- LEVEL 4- UNIT CORRIDORS AREA B**
1/8" = 1'-0"

PROJECT NORTH

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

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BAKERBARRIOS.COM
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MILHAUS

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SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

REFLECTED CEILING PLAN- LEVEL 4- ENLARGED

SHEET NUMBER:
RA804A

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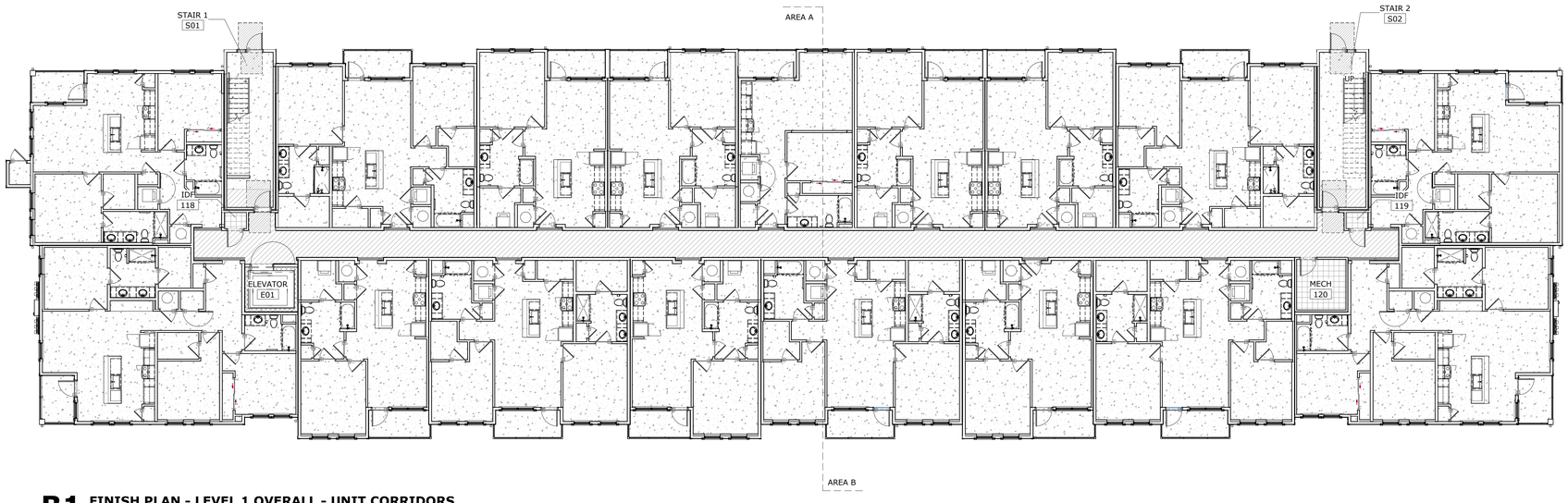

B1 **FINISH PLAN - LEVEL 1 OVERALL - UNIT CORRIDORS**
3/32" = 1'-0"

U-CPT-3

U-CPT-4

U-VCT-1

PROJECT NORTH

Baker Barrios

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FORT MYERS, FL 33905

PROJECT NO:
220035.00

FINISH PLAN-
LEVEL 1

SHEET NUMBER:
RA901

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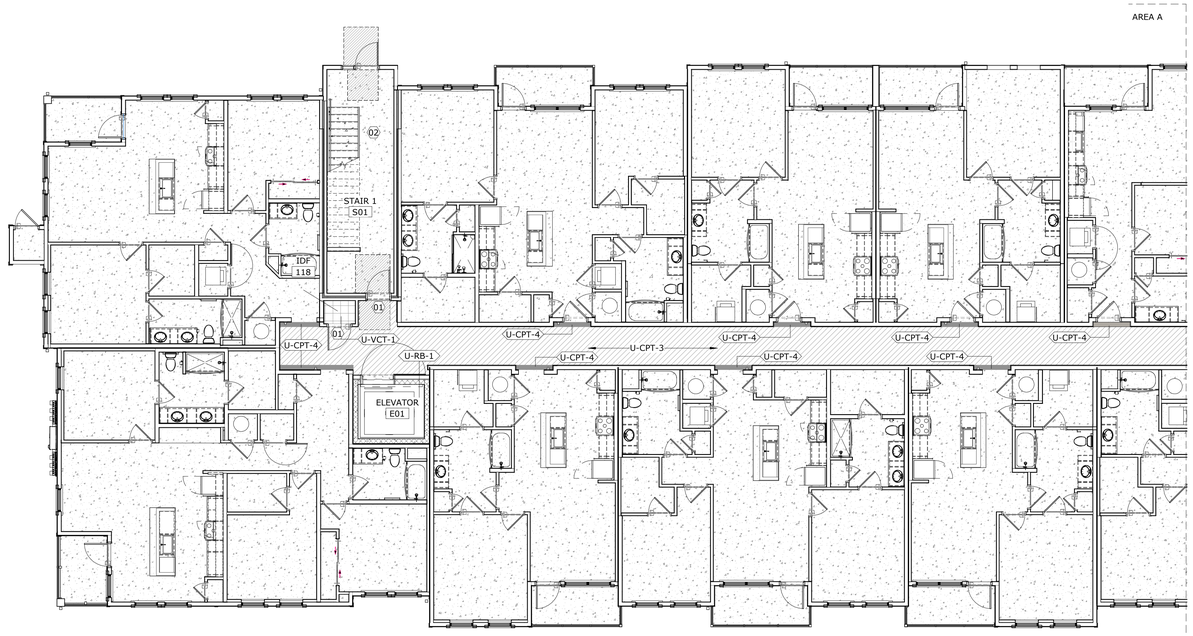
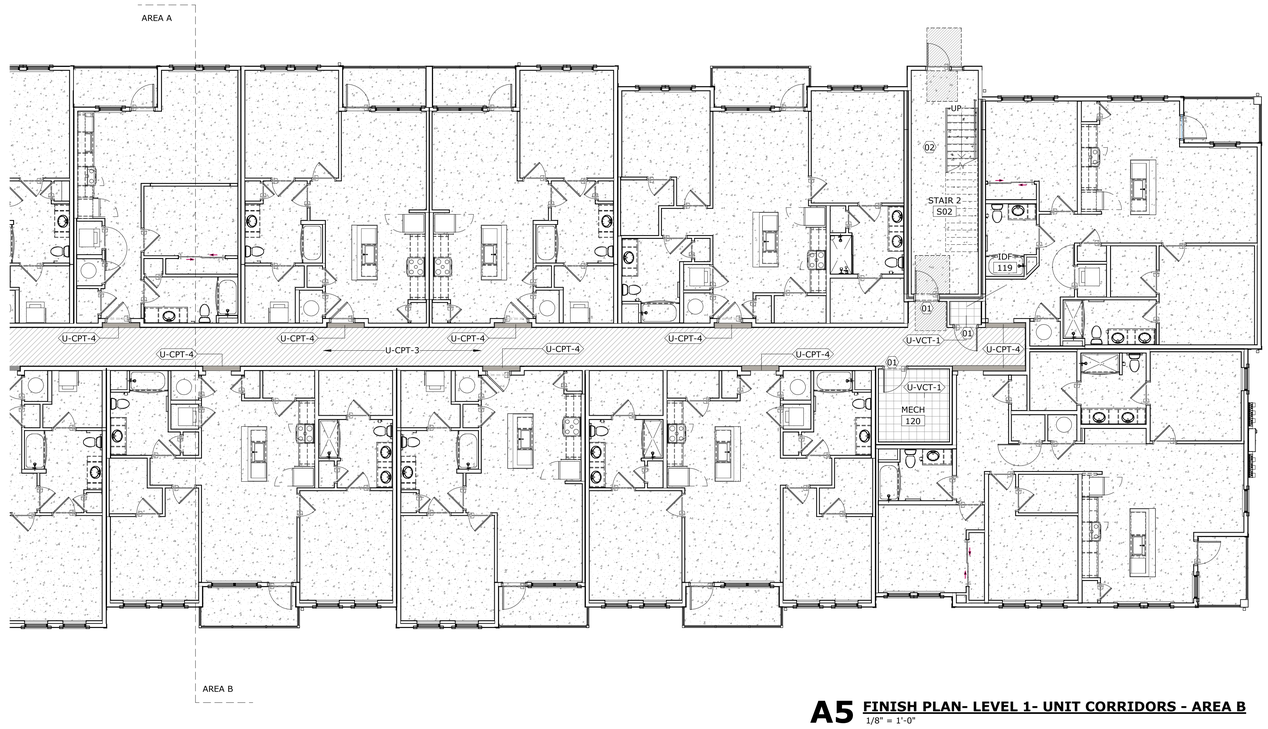
FINISH PLAN NOTES BY NUMBER

NUMBER	NOTE
01	TRANSITION STRIP, SEE SHEET (RA650) FOR SPECIFICATIONS
02	TYP. ALL UNIT BLDGS AND FLOORS TO BE CONCRETE SLAB. REFER TO ARCHITECTURAL DRAWINGS FOR DESIGN DIRECTIVE.



C5 **FINISH PLAN- LEVEL 1- UNIT CORRIDORS - AREA A**
1/8" = 1'-0"



A5 **FINISH PLAN- LEVEL 1- UNIT CORRIDORS - AREA B**
1/8" = 1'-0"

U-CPT-3

U-CPT-4

U-VCT-1

PROJECT NORTH

Baker Barrios

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FORT MYERS, FL 33905

PROJECT NO:
220035.00

FINISH PLAN- LEVEL 1- ENLARGED

SHEET NUMBER:
RA901A

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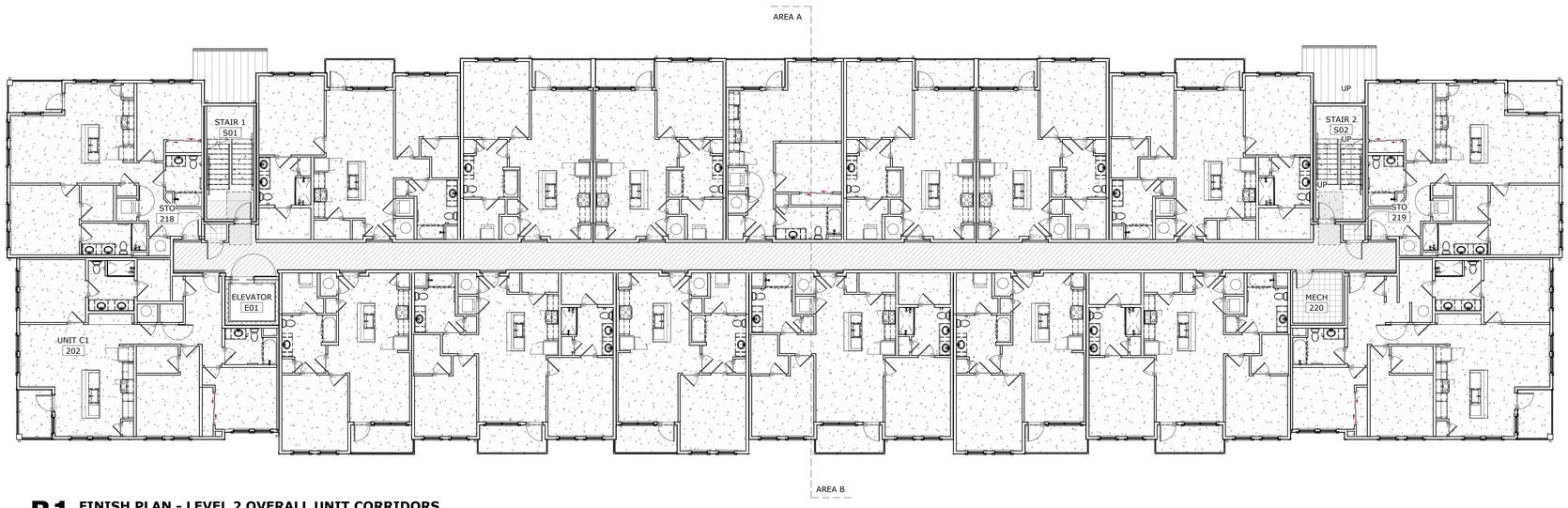

B1 **FINISH PLAN - LEVEL 2 OVERALL UNIT CORRIDORS**
3/32" = 1'-0"

U-CPT-3

U-CPT-4

U-VCT-1

PROJECT NORTH

Baker Barrios

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MILHAUS

MILHAUS

SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

FINISH PLAN-LEVEL 2

SHEET NUMBER:
RA902

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE

FINISH PLAN NOTES BY NUMBER

NUMBER	NOTE
01	TRANSITION STRIP, SEE SHEET (RA650) FOR SPECIFICATIONS
02	TYP. ALL UNIT BLDGS AND FLOORS TO BE CONCRETE SLAB. REFER TO ARCHITECTURAL DRAWINGS FOR DESIGN DIRECTIVE.

C5 **FINISH PLAN- LEVEL 2- UNIT CORRIDORS - AREA A**
1/8" = 1'-0"

U-CPT-3

U-CPT-4

U-VCT-1

A5 **FINISH PLAN- LEVEL 2- UNIT CORRIDORS - AREA B**
1/8" = 1'-0"

PROJECT NORTH

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

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MILHAUS

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SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

FINISH PLAN- LEVEL 2- ENLARGED

SHEET NUMBER:
RA902A

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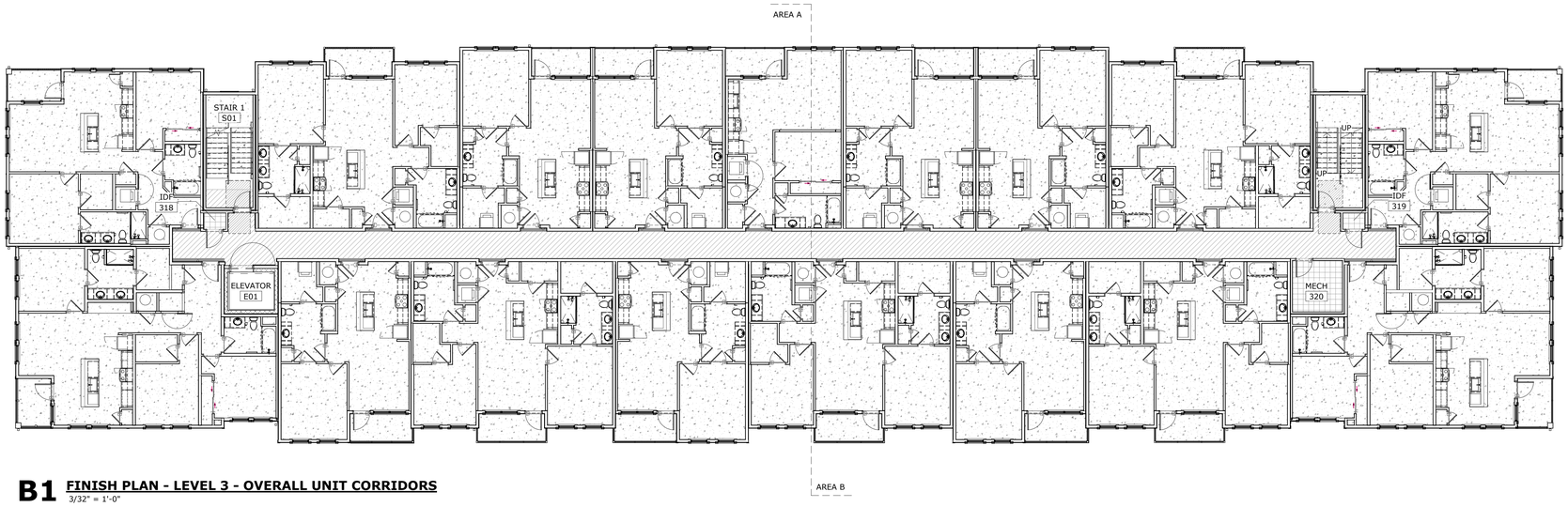

B1 **FINISH PLAN - LEVEL 3 - OVERALL UNIT CORRIDORS**
3/32" = 1'-0"

U-CPT-3

U-CPT-4

U-VCT-1

PROJECT NORTH

Baker Barrios

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TAMPA, FLORIDA 33602
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MILHAUS

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BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

FINISH PLAN-
LEVEL 3

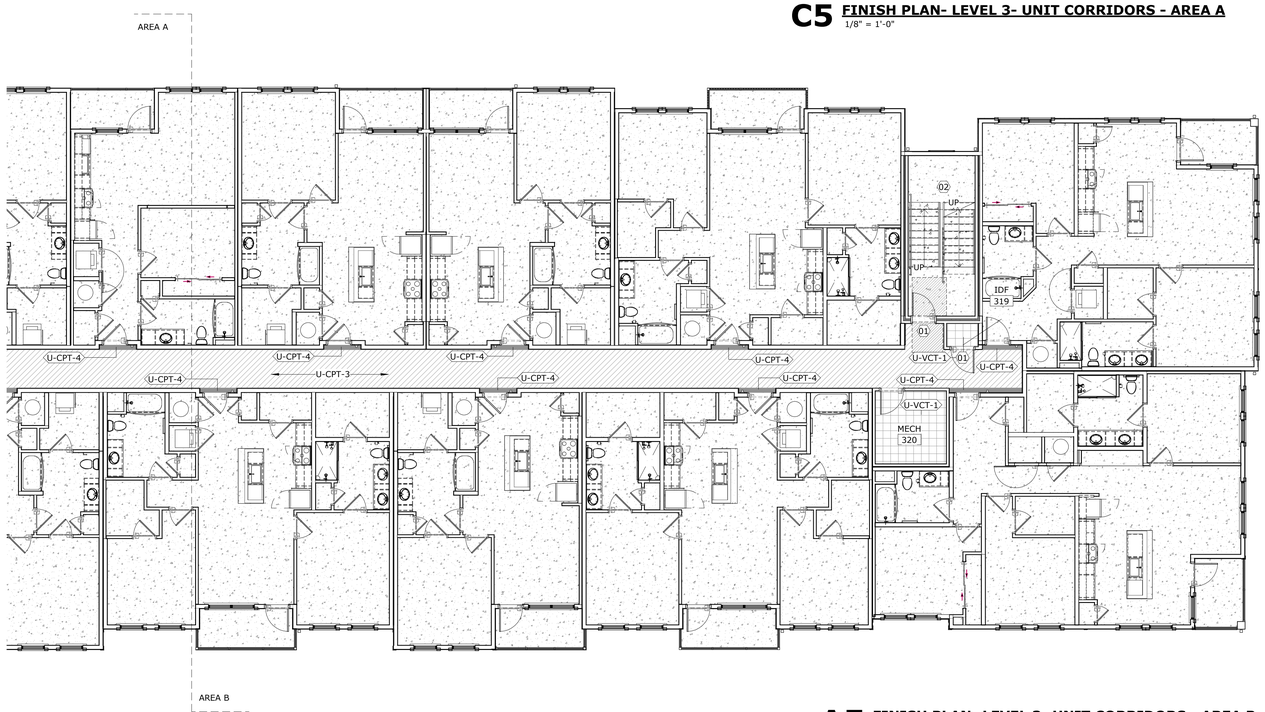
SHEET NUMBER:
RA903

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE

FINISH PLAN NOTES BY NUMBER

NUMBER	NOTE
01	TRANSITION STRIP, SEE SHEET (RA650) FOR SPECIFICATIONS
02	TYP. ALL UNIT BLDGS AND FLOORS TO BE CONCRETE SLAB. REFER TO ARCHITECTURAL DRAWINGS FOR DESIGN DIRECTIVE.

C5 **FINISH PLAN- LEVEL 3- UNIT CORRIDORS - AREA A**
1/8" = 1'-0"



A5 **FINISH PLAN- LEVEL 3- UNIT CORRIDORS - AREA B**
1/8" = 1'-0"

U-CPT-3

U-CPT-4

U-VCT-1

PROJECT NORTH

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

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MILHAUS

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SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

FINISH PLAN- LEVEL 3- ENLARGED

SHEET NUMBER:
RA903A

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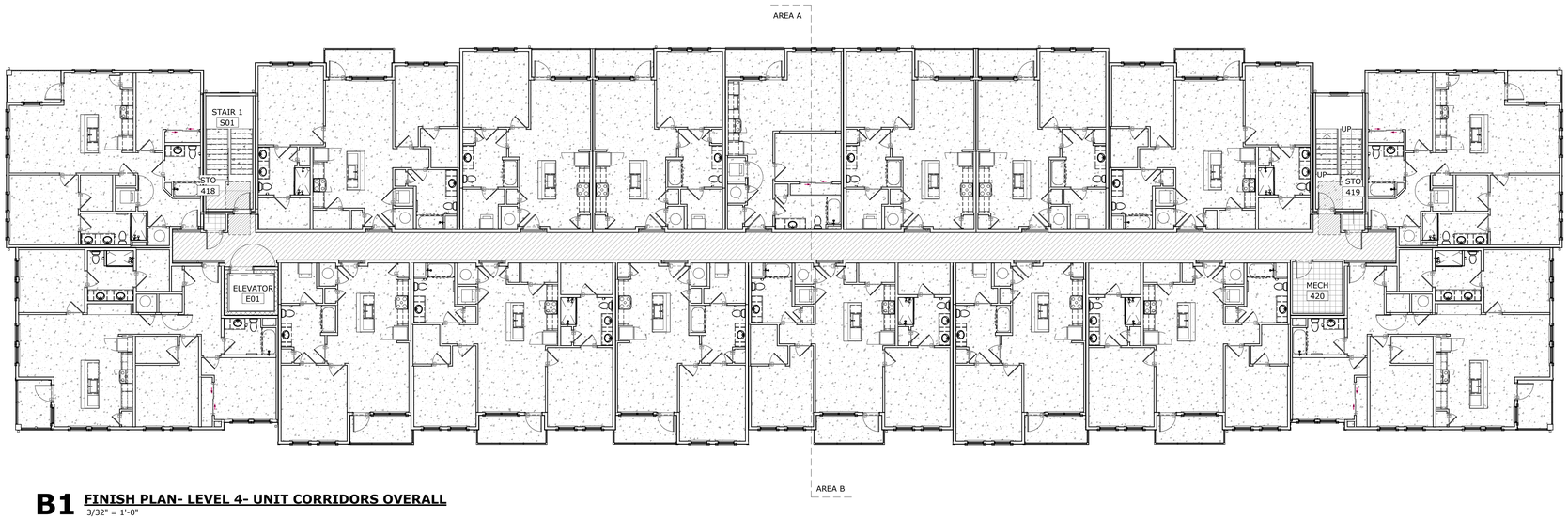

B1 **FINISH PLAN- LEVEL 4- UNIT CORRIDORS OVERALL**
3/32" = 1'-0"

U-CPT-3

U-CPT-4

U-VCT-1

PROJECT NORTH

Baker Barrios

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SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

FINISH PLAN-
LEVEL 4

SHEET NUMBER:
RA904

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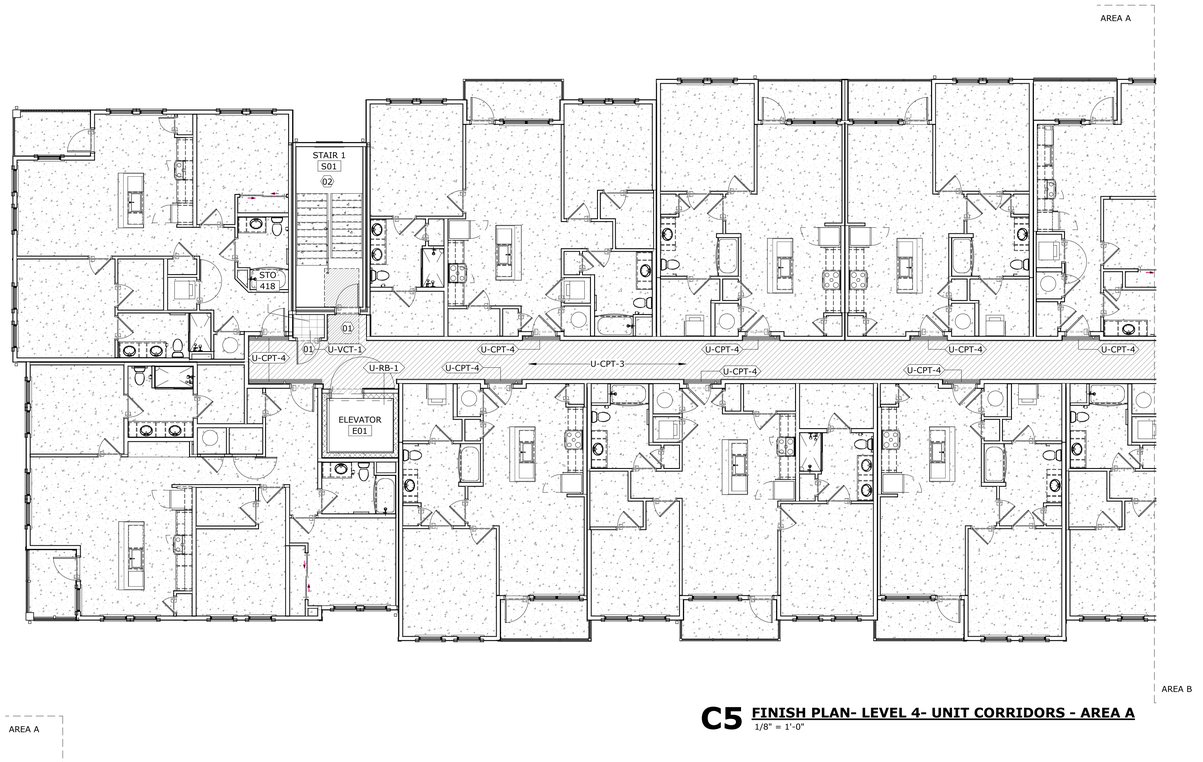
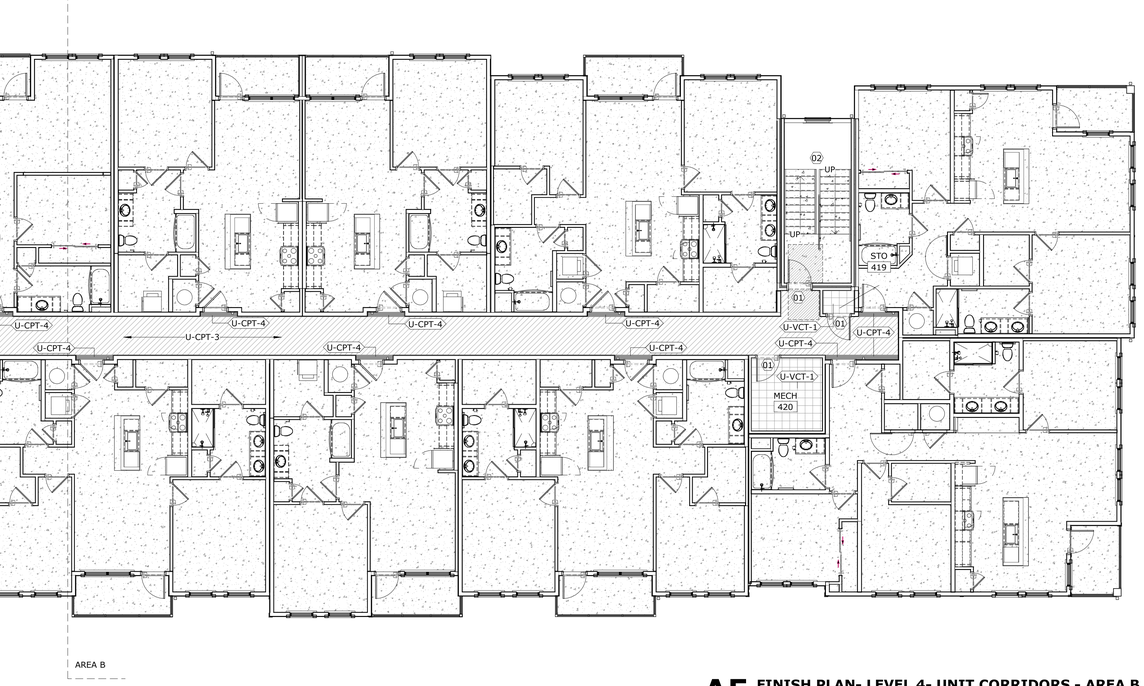
FINISH PLAN NOTES BY NUMBER

NUMBER	NOTE
01	TRANSITION STRIP, SEE SHEET (RA650) FOR SPECIFICATIONS
02	TYP. ALL UNIT BLDGS AND FLOORS TO BE CONCRETE SLAB. REFER TO ARCHITECTURAL DRAWINGS FOR DESIGN DIRECTIVE.



C5 FINISH PLAN- LEVEL 4- UNIT CORRIDORS - AREA A
1/8" = 1'-0"



A5 FINISH PLAN- LEVEL 4- UNIT CORRIDORS - AREA B
1/8" = 1'-0"

U-CPT-3

U-CPT-4

U-VCT-1

PROJECT NORTH

Baker Barrios

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813 549 1900

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SR-82
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BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

FINISH PLAN- LEVEL 4- ENLARGED

SHEET NUMBER:
RA904A

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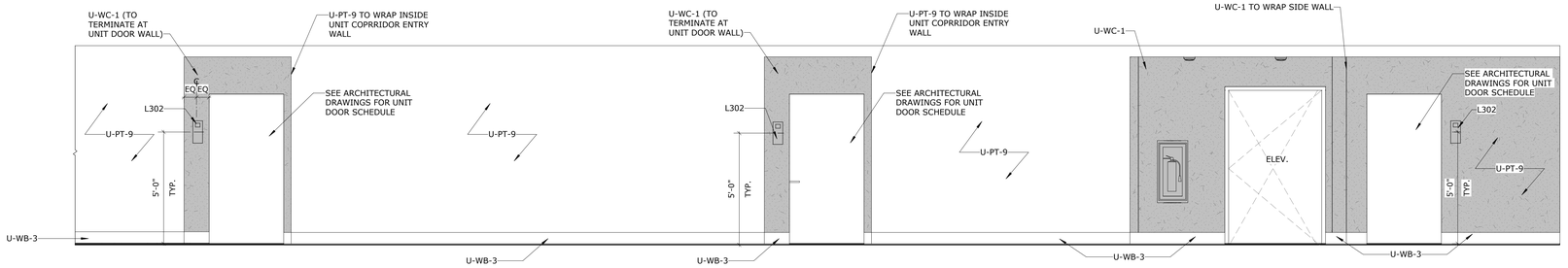
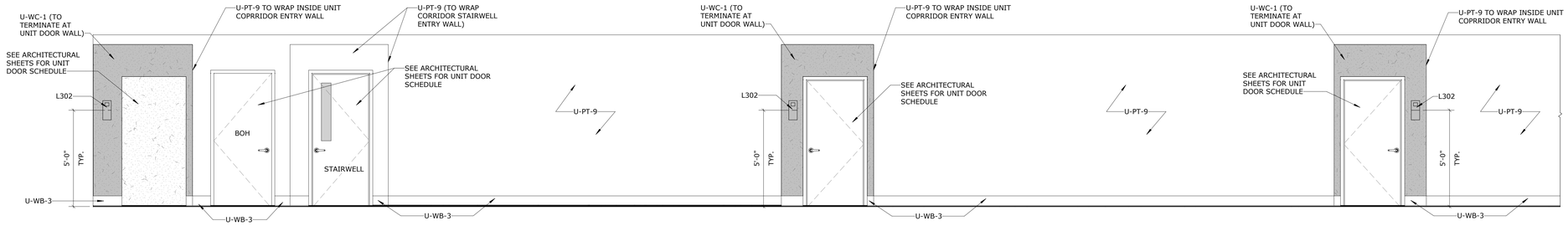
1/2" WHEN PLOTTED AT 100%
SHEETS ORIGINAL PAPER SIZE



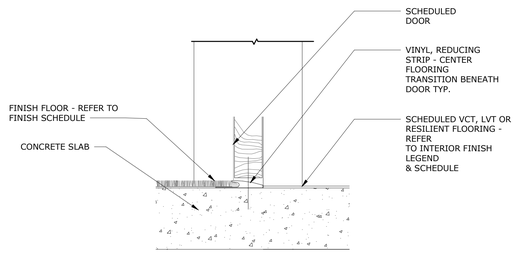
C2 TYPICAL UNIT CORRIDOR ELEVATION - ELEVATOR SIDE

3/8" = 1'-0"



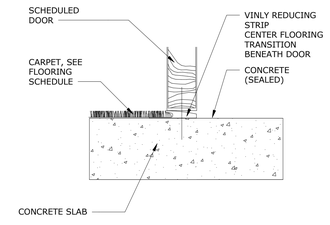
B2 TYPICAL UNIT CORRIDOR ELEVATION - STAIRWELL SIDE

3/8" = 1'-0"



A4 TRANSITION - CARPET TO VCT

3" = 1'-0"



A5 TRANSITION - CARPET TO CONCRETE (SEALED)

3" = 1'-0"

TRUE NORTH PROJECT NORTH

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

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MILHAUS

SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

UNIT CORRIDOR ELEVATIONS

SHEET NUMBER:
RA910

ARCH- MILLWORK- BASE AND FULL HEIGHT

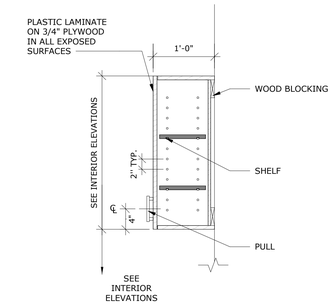
TAG	TYPE	DESCRIPTION	CABINET CARCASS WIDTH	CABINET CARCASS HEIGHT	CABINET CARCASS DEPTH	NOMINAL FEATURE HEIGHT A	B	C	D	E	F	G	FACE STYLE GAP DIMS HEIGHT	FACE STYLE GAP DIMS WIDTH	TOE KICK HEIGHT	TOE KICK DEPTH	COMMENTS	CURRENT REV
B21	09X32.5X24HC	CABINET- BASE- 1 DRAWER, 1 DOOR	9"	32 1/2"	24"	6"	22"						0"	0"	4 1/2"	4 1/2"		
B21	12X32.5X24HC	CABINET- BASE- 1 DRAWER, 1 DOOR	12"	32 1/2"	24"	6"	22"						0"	0"	4 1/2"	4 1/2"		
B21	18X34.5X24A	CABINET- BASE- 1 DRAWER, 1 DOOR	18"	34 1/2"	24"	6"	24"						0"	0"	4 1/2"	4 1/2"		
B21	21X34.5X24A	CABINET- BASE- 1 DRAWER, 1 DOOR	21"	34 1/2"	24"	6"	24"						0"	0"	4 1/2"	4 1/2"		
B22	21X32.5X24HC	CABINET- BASE- 1 DRAWER, 2 DOOR	21"	32 1/2"	24"	6"	22"						0"	0"	4 1/2"	4 1/2"		
B22	33X34.5X24A	CABINET- BASE- 1 DRAWER, 2 DOOR	33"	34 1/2"	24"	6"	24"						0"	0"	4 1/2"	4 1/2"		
B22	36X34.5X24A	CABINET- BASE- 1 DRAWER, 2 DOOR	36"	34 1/2"	24"	6"	24"						0"	0"	4 1/2"	4 1/2"		
B24	30X32.5X24HC	CABINET- BASE- FIXED PANEL, 2 DOOR	30"	32 1/2"	24"	6"	22"						0"	0"	4 1/2"	4 1/2"		
B24	33X32.5X24HC	CABINET- BASE- FIXED PANEL, 2 DOOR	33"	32 1/2"	24"	6"	22"						0"	0"	4 1/2"	4 1/2"		
B24	33X34.5X24A	CABINET- BASE- FIXED PANEL, 2 DOOR	33"	34 1/2"	24"	6"	24"						0"	0"	4 1/2"	4 1/2"		
B43	09X32.5X24HC	CABINET- BASE- 3 DRAWER	9"	32 1/2"	24"	6"	11"	11"					0"	0"	4 1/2"	4 1/2"		
B43	12X32.5X24HC	CABINET- BASE- 3 DRAWER	12"	32 1/2"	24"	6"	11"	11"					0"	0"	4 1/2"	4 1/2"		
B43	15X32.5X24HC	CABINET- BASE- 3 DRAWER	15"	32 1/2"	24"	6"	11"	11"					0"	0"	4 1/2"	4 1/2"		
B43	18X34.5X24A	CABINET- BASE- 3 DRAWER	18"	34 1/2"	24"	6"	12"	12"					0"	0"	4 1/2"	4 1/2"		

ARCH- MILLWORK- UPPER CABINETS

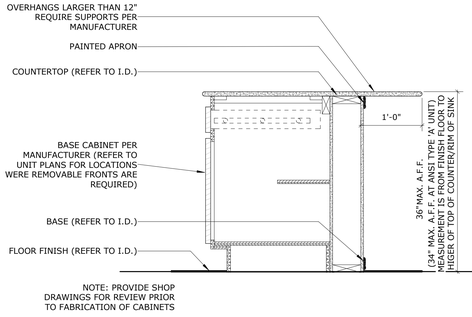
TAG	TYPE	DESCRIPTION	CABINET CARCASS WIDTH	CABINET CARCASS HEIGHT	CABINET CARCASS DEPTH	NOMINAL FEATURE HEIGHT A	B	C	FACE STYLE GAP DIMS HEIGHT	FACE STYLE GAP DIMS WIDTH	UNDERLIGHT	COMMENTS	CURRENT REV
U11	18X42x12A	CABINET- UPPER- 1 DOOR	18"	42"	12"	42"			0"	0"			
U11	21X42x12A	CABINET- UPPER- 1 DOOR	21"	42"	12"	42"			0"	0"			
U12	27X27x24A	CABINET- UPPER- 2 DOOR	27"	27"	24"	27"			0"	0"			
U12	27X42x12A	CABINET- UPPER- 2 DOOR	27"	42"	12"	42"			0"	0"			
U12	30X27x12A	CABINET- UPPER- 2 DOOR	30"	27"	12"	27"			0"	0"			
U12	33X27x12A	CABINET- UPPER- 2 DOOR	33"	27"	12"	27"			0"	0"			
U12B	33X27x12B	CABINET- UPPER- 2 DOOR	33"	27"	12"	27"			0"	0"			
U12	33X42x12A	CABINET- UPPER- 2 DOOR	33"	42"	12"	42"			0"	0"			
U12	36X42x12A	CABINET- UPPER- 2 DOOR	36"	42"	12"	42"			0"	0"			

ARCH- MILLWORK- COUNTERTOPS

TYPE	COUNTERTOP DEPTH LEG 1	LEG 2	LEG 3	COUNTERTOP LENGTH LEG 1	LEG 2	LEG 3	WORKSURFACE HEIGHT	MATERIAL	THICKNESS	ANGLED ENDS END ANGLE 1	END ANGLE 2	BACK AND SIDE SPLASHES SPLASH MATERIAL	BACKSPLASH 1 PRESENT	BACKSPLASH 1 HEIGHT IF PRESENT	BACKSPLASH 2 PRESENT	BACKSPLASH 2 HEIGHT IF PRESENT	BACKSPLASH 3 PRESENT	BACKSPLASH 3 HEIGHT IF PRESENT	SIDE SPLASH 1 PRESENT	SIDE SPLASH 1 HEIGHT IF PRESENT	SIDE SPLASH 2 PRESENT	SIDE SPLASH 2 HEIGHT IF PRESENT	SIDESPLASH LEG 3 PRESENT	SIDESPLASH LEG 3 HEIGHT IF PRESENT	CURRENT REV
CT-01	2'-1"						3'-0"	<By Category>	3/4"	0.000°	0.000°	<By Category>	Yes	3"					Yes	3"					
CT-01	2'-0"			8'-0"			2'-6"	<By Category>	3/4"	0.000°	0.000°	<By Category>	No	3"					No	3"	No	3"			
CT-02	2'-1"						3'-0"	<By Category>	3/4"	0.000°	0.000°	<By Category>	No	3"					No	3"	No	3"			
CT-03	3'-4"						3'-0"	<By Category>	3/4"	0.000°	0.000°	<By Category>	No	3"					No	3"	No	3"			

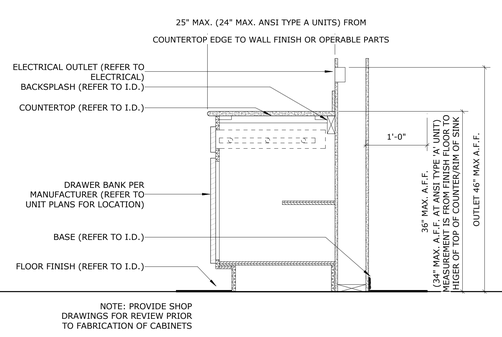


7 CABINET - UPPER
1" = 1'-0"



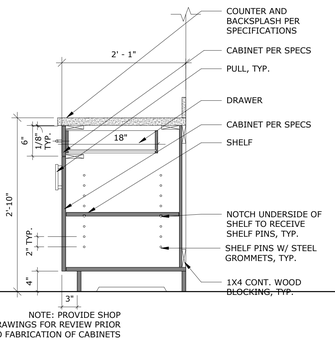
NOTE: PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION OF CABINETS

6 TYP SECTION THROUGH KITCHEN ISLAND
1" = 1'-0"



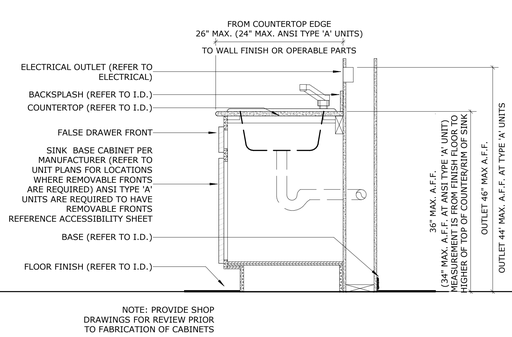
NOTE: PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION OF CABINETS

5 TYP DRAWER BANK
1" = 1'-0"



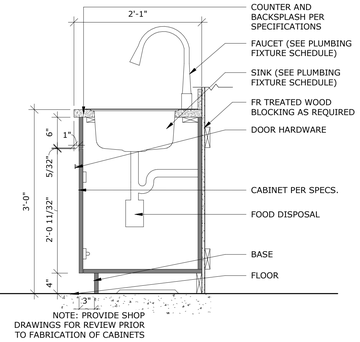
NOTE: PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION OF CABINETS

4 TYP BASE CABINET
1" = 1'-0"



NOTE: PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION OF CABINETS

3 TYP BATHROOM BASE W/ SINK
1" = 1'-0"



NOTE: PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION OF CABINETS

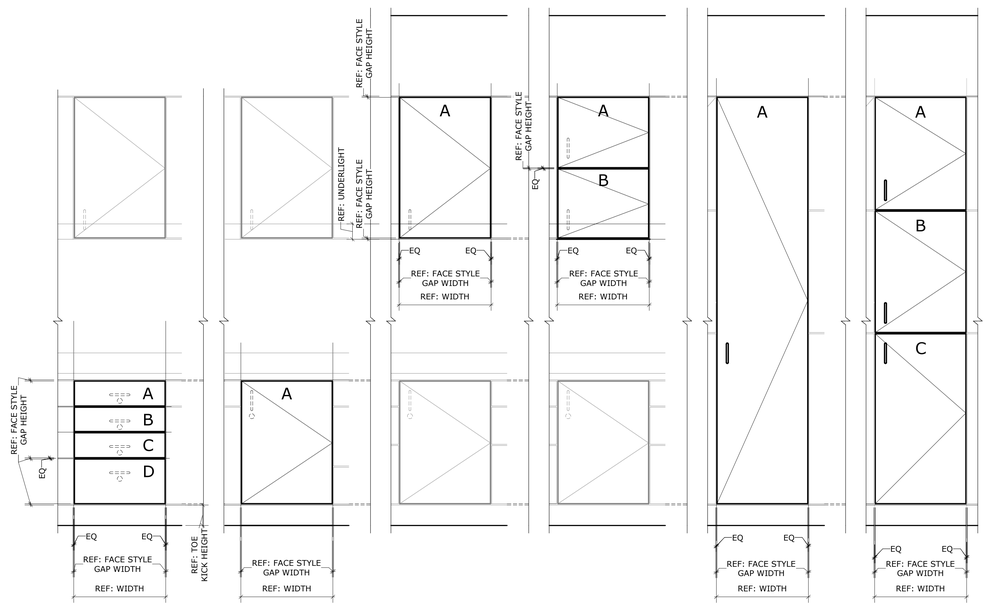
2 TYP KITCHEN BASE W/ SINK
1" = 1'-0"

1. WHEN MULTIPLE FEATURES (LETTERS) ARE PRESENT, "A" IS TOP MOST FEATURE. FEATURES ARE LETTERED ALPHANUMERICALLY TOP TO BOTTOM, PER CABINET.

2. FACE STYLE GAP AND WIDTH DIMENSIONS SHOWN IN SCHEDULE AND ELEVATIONS ARE NOMINAL. GAP WIDTHS OF 0" DENOTE FLUSH OVERLAY INTERFACE STYLE (WITH AN ACTUAL APPROXIMATE 1/8" GAP). REFER TO SPECIFICATIONS REGARDING TYPE A/TYPE B CONSTRUCTION, AND/OR FLUSH INSET STYLE.

3. MODELED CABINETS AND MILLWORK DETAILS ARE PRESENTED TO CONVEY FEATURE TYPE, SIZE AND SPACING, CABINET SIZE AND SPACING, HARDWARE TYPES, SIZES, AND SPACING. TYPE B CONSTRUCTION WITH FLUSH/REVEAL OVERLAY INTERFACE IS SHOWN FOR REPRESENTATION OF SCHEDULED DIMENSIONS ONLY. REFER TO SPECIFICATIONS FOR MILLWORK CONSTUCTION TYPES.

4. REFER TO INTERIOR ELEVATIONS FOR MATERIAL TAGS INDICATING EXTERIOR FINISHES. REFER TO SPECIFICATIONS FOR INTERIOR FINISHES.



1 MILLWORK- CABINET FEATURE KEY
1" = 1'-0"

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MILHAUS

SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

MILLWORK TYPE SCHEDULE, NOTES, AND DETAILS

SHEET NUMBER:
RA991

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL ARCH D SHEETS OR ORIGINAL PAGE SIZE

APPLIANCE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
EQ-01	REFRIGERATOR	GE	GIE18GSNRSS	ENERGY STAR 17.5 CU. FT. TOP-FREEZER REFRIGERATOR WITH FACTORY INSTALLED ICEMAKER
EQ-02	ELECTRIC RANGE	GE	JB625RKSS	30" FREE-STANDING ELECTRIC RANGE WITH CERAMIC GLASS COOKTOP
EQ-03	OTR MICROWAVE	GE	JNM3163RJSS	1.6 CU. FT. OVER-THE-RANGE MICROWAVE OVEN WITH RECIRCULATING VENTING
EQ-04	DISHWASHER	GE	GDF510PSMSS	DISHWASHER WITH FRONT CONTROLS
EQ-07	FRONT LOAD WASHER, FRONT LOAD DRYER, STACK KIT	GE	GFW510SCNWW, GFD40ESCMWW, GEFLSTACK	4.5 CU. FT. CAPACITY SMART FRONT LOAD ENERGY STAR WASHER WITH ULTRAFRESH VENT SYSTEM WITH ODORBLOCK AND SANITIZE W/OXI, 7.8 CU. FT. CAPACITY SMART FRONT LOAD ELECTRIC DRYER WITH SANITIZE CYCLE, WASHER/DRYER STACK BRACKET KIT

RESTROOM ACCESSORIES & PLUMBING FIXTURES

TAG	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
PL-01	KITCHEN SINK w/ GARBAGE DISPOSAL	ELKAY	ELUH2816 - STAINLESS STEEL	SINGLE COMPONENT WITH GARBAGE DISPOSAL TO BE SPEC'D AS INSINKERATOR - BADGER 1
PL-02	BATHROOM SINK	AMERICAN STANDARD	0614.000 - WHITE	ADA UNDER COUNTER SINK
PL-03	BATHTUB AND SHOWER COMBO	STERLING	71121122 60 X 32 - WHITE	WHITE ALCOVE BATH
PL-04	TUB/SHOWER COMBO TRIM & VALVE	PEERLESS	PTT188792-BN - BRUSHED NICKEL	ROUGH VALVE TO BE SPEC'D AS DELTA-R10000-UNWS
PL-05	WATER CLOSET	MANSFIELD	135-3173 -WHITE	TWO-PIECE, FLOOR MOUNTED ELONGATED WHITE TOILET WITH SEAT
PL-06	BATHROOM FAUCET	PEERLESS	P191102LF - BRUSHED NICKEL	SINGLE HANDLE CENTERSET
PL-07	KITCHEN FAUCET	PEERLESS	P7946LF-SS - STAINLESS STEEL	SINGLE HANDLE PULL OUT
PL-08	CURTAIN ROD	MOEN	DN2145BN - BRUSHED NICKEL	
PL-09	TOILET PAPER HOLDER	PEERLESS	PA119-BN - BRUSHED NICKEL	
PL-10	TOWEL BAR	PEERLESS	PA619-24 - BRUSKED NICKEL	
PL-11	MIRROR	BY GC	1/4" PLATE GLASS W/ FLAT POLISHED EDGE 42"HEIGHT WITH 3" ALLOWANCE ON EACH SIDE OF WIDTH	CONCEALED HARDWARE (METAL CLIPS)
PL-12	SHOWER PAN	STERLING	72181110-0 - WHITE	
PL-13	SHOWER DOOR	SOUTHERN ALUMINUM PRODUCTS INC.	SIGNATURE SERIES FRAMELESS	C-PULLS
PL-14	SHOWER COMBO TRIM & VALVE	PEERLESS	PTT188782 - BRUSHED NICKEL	ROUGH VALVE TO BE SPEC'D AS DELTA-R10000-UNWS

LIGHT FIXTURE SCHEDULE UNITS

TAG	DESCRIPTION	MANUFACTURER	MODEL	SIZE	COMMENTS
L300	ROUND SURFACE MOUNT	SPITZER	BL-RP5-6IN-30K	6 INCH	
L301	CEILING FAN	OXYGEN	3-102-24 3-9-101 - SATIN NICKEL		WITH LIGHT KIT
L302	UNIT ENTRY SCONCE	NUMERA	NL1022.01 - DARK OXIDE & MEDIUM BRONZE	5.25"W x 12"H x 3.75"D	
L303	KITCHEN PENDANT	KUZCO	41411-BN - BRUSHED NICKEL	2.8"W x 12.625"H	SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
L304	LED BATH BAR	KUZCO	VL18236-BN- BRUSHED NICKEL	36"W x 3"H	SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
L305	LED BATH BAR	KUZCO	VL18224-BN - BRUSHED NICKEL		SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
L307	BALCONY SCONCE	KUZCO	EW19414	4.25"W x 5"H x 5.25"D	
L310	DIRECT/INDIRECT LED STRIP - STAIR EM	STARTEK	SLIMD1-4-1000-1000-SD-CL-35K-PW-WM-U-1EMB15	48"W	SEE STAIR PLANS FOR MOUNTING HEIGHT
L311	LINEAR LED STRIP - BOH	COOPER METALUX	4SNLED-LD5-58SL-LW-UNV-L840-CD1-U	48"W x 3"H	

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MILHAUS

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SR-82
BLDG 1 - 7691 NATIVE LANE
BLDG 2 - 7681 NATIVE LANE
BLDG 3 - 7671 NATIVE LANE
BLDG 4 - 7661 NATIVE LANE
BLDG 5 - 7651 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

APPLIANCE, LIGHTING, AND PLUMBING SCHEDULES

SHEET NUMBER:
RAQ110

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SR-82

ACCESORY BUILDINGS

BLDG 7 - 7676 NATIVE LANE
BLDG 8 - 7674 NATIVE LANE
BLDG 9 - 7668 NATIVE LANE
BLDG 10 - 7650 NATIVE LANE
BLDG 11- 7692 NATIVE LANE
BLDG 12- 7665 NATIVE LANE
COMPACTOR ENCLOSURE - 7678 NATIVE LANE
MAIL KIOSK

FORT MYERS, FL 33905

PROJECT TEAM INFORMATION:

STRUCTURAL ENGINEERING

SNELL ENGINEERING
1517 STATE ST
STE 202
SARASOTA, FL

MEPFP ENGINEERING

QUEST DESIGN GROUP
1100 JORIE BLVD
STE 224
OAK BROOK, IL 60523
630 581 5100

CIVIL ENGINEERING

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201 N FRANKLIN ST
STE 1400
TAMPA, FL 33602
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COMPACTOR ENCLOSURE - 7678 NATIVE LANE
MAIL KIOSK

FORT MYERS, FL 33905

PROJECT NO:
220035.00

COVER SHEET

SHEET NUMBER:
AG000

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SHEET INDEX

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AG001	SHEET INDEX	10/06/22		
AG009	CODE SUMMARY	10/06/22		
AG010	PROJECT GENERAL INFORMATION	10/06/22		
AG012	PROJECT GENERAL NOTES	10/06/22		
AG013	LEGENDS (ALL TYPES)	10/06/22		
AG017	ACCESSORY ITEM TYPES & MOUNTING HEIGHTS	10/06/22		
AG018	ADA ACCESSIBILITY GUIDELINES	10/06/22		
AG022A	UL ASSEMBLY U305	10/06/22		
AG022D	UL ASSEMBLY U356	10/06/22		
AG022E	UL ASSEMBLY U905	10/06/22		
AG022I	UL ASSEMBLY P522	10/06/22		
AG032	PARTITION TYPES	10/06/22		
AG041	PARTITION & WALL DETAILS	10/06/22		
AG051	DETAILS	10/06/22		
AG060	ACCESSORY DOOR SCHEDULES	10/06/22		
ARCHITECTURAL SITE				
AA091	OVERALL SITE PLAN (BUILDINGS)	10/06/22		
ARCHITECTURAL - MAINTENANCE BUILDING (#7)				
AA103	PLANS AND ELEVATIONS MAINTENANCE BLDG	10/06/22		
STRUCTURAL - MAINTENANCE BUILDING				
S-1	STRUCTURAL NOTES, TYPICAL DETAILS	10/06/22		
S-2	GROUND FLOOR AND ROOF FRAMING PLANS, SECTIONS	10/06/22		
ARCHITECTURAL - GARAGE TYPE 1 (#8, 10, 11)				
AA101	PLANS AND ELEVATIONS GARAGE TYPE 1	10/06/22		
AA301	SECTIONS, DETAILS AND PLANS- GARAGE TYPE 1	10/06/22		
AA303	SECTIONS- MAINTENANCE BLDG	10/06/22		
ARCHITECTURAL - GARAGE TYPE 2 (#9)				
AA102	PLANS AND ELEVATIONS GARAGE TYPE 2	10/06/22		
AA302	SECTIONS, PLANS, DETAILS- GARAGE TYPE 2	10/06/22		
12 ARCHITECTURAL - FIRE PUMP BUILDING (#12)				
AA106	PLANS AND ELEVATIONS FIRE PUMP BUILDING	11/22/22		
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A104	PLANS AND ELEVATIONS MAIL KIOSK	10/06/22		
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AA105	PLANS AND ELEVATIONS TRASH ENCLOSURE	10/06/22		
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AE1.02	SITE PLAN DETAILS	01/06/23		
AE1.03	SITE LIGHTING CUT-SHEETS PLAN	01/06/23		
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AE2.01	MAINTENANCE BLDG ENLARGE AND DETAILS	01/06/23		
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AE2.03	GARAGE BLDG. #8 AND #10	01/06/23		
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AE2.05	ELECTRICAL RISER DIAGRAM OF LIFT STATION AND DETAILS	01/06/23		
AE3.01	ELECTRICAL DETAILS ACCESSORIES	01/06/23		
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AM3.00	MECHANICAL DETAILS	01/06/23		
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AP1.00	MAINTENANCE BUILDING - PLUMBING PLAN	01/06/23		
AP2.00	ACCESSORY BUILDINGS - PLUMBING PLAN	01/06/23		
AP3.00	PLUMBING RISERS	01/06/23		
AP4.00	PLUMBING SCHEDULES	01/06/23		
AP5.00	PLUMBING DETAILS	01/06/23		
AP6.00	PLUMBING NOTES	01/06/23		
STRUCTURAL				
AS-1	MAINTENANCE - STRUCTURAL NOTES, TYPICAL DETAILS	01/06/23		
AS-2	MAINTENANCE - GROUND FLOOR & ROOF FRAMING PLANS, SECTIONS	01/06/23		
AS-3	MAIL KIOSK - STRUCTURAL NOTES	01/06/23		
AS-4	MAIL KIOSK - FLOOR AND ROOF FRAMING PLANS, SECTIONS	01/06/23		
AS-5	GARAGES - STRUCTURAL NOTES, TYPICAL DETAILS	01/06/23		
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AS-7	DUMPSTER ENCLOSURE - STRUCT. NOTES, TYPICAL DETAILS	01/06/23		
AS-8	DUMPSTER ENCLOSURE - PLAN, SCHEDULES, SECTIONS	01/06/23		

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MILHAUS

MILHAUS

SR-82
BLDG 7 - 7676 NATIVE LANE
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BLDG 9 - 7668 NATIVE LANE
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BLDG 12- 7665 NATIVE LANE
COMPACTOR ENCLOSURE - 7678 NATIVE LANE
MAIL KIOSK

FORT MYERS, FL 33905

PROJECT NO:
220035.00

SHEET INDEX

SHEET NUMBER:
AG001

BUILDING CODE SUMMARY - ACCESSORY BUILDINGS

1. PROJECT INFORMATION

PROJECT NAME:	**MILHAUS SR-82**
LOCATION:	**FT. MYERS, FLORIDA**
AHJ:	**CITY OF FT. MYERS**
OWNER:	**MILHAUS**

2. APPLICABLE CODES

THE SCOPE OF WORK OUTLINED IN THIS DRAWING PACKAGE WAS DESIGNED IN COMPLIANCE WITH THE FOLLOWING CODES:

ACCESSIBILITY	**2010 ADA Standards for Accessible Design**	
BUILDING	**2020 FLORIDA BUILDING CODE**	**WITH LOCAL AMENDMENTS**
ELECTRICAL	**2020 NATIONAL ELECTRICAL CODE**	**WITH LOCAL AMENDMENTS**
ENERGY	**2020 FLORIDA ENERGY CODE**	**WITH LOCAL AMENDMENTS**
FIRE	**2020 FLORIDA FIRE CODE**	**WITH LOCAL AMENDMENTS**
	NFPA 101	**---**
FUEL GAS	**2020 FLORIDA FUEL GAS CODE**	**WITH LOCAL AMENDMENTS**
MECHANICAL	**2020 FLORIDA MECHANICAL CODE**	**WITH LOCAL AMENDMENTS**
PLUMBING	**2020 FLORIDA PLUMBING CODE**	**WITH LOCAL AMENDMENTS**

CODE CHECK BY:	**PROJECT MANAGER:**	**DOCUMENT PHASE:**	**DATE:**
	J. PREST	**SCHEMATIC DESIGN**	**22.05.31**
	D. CALUGAREANU	**DESIGN DEVELOPMENT**	**22.09.08**
	---	**---**	**---**

3. USE AND OCCUPANCY CLASSIFICATION (CHAPTER 3)

A.	**CLASSIFICATION OF OCCUPANCIES**			**SECTION 302.1**
	BUILDING:	**PRIMARY USE:**		**SECTION 311.3**
	GARAGE TYPE I	**GROUP S-2**	**LOW-HAZARD STORAGE**	
	GARAGE TYPE II	**GROUP S-2**	**LOW-HAZARD STORAGE**	
	MAINTENANCE BUILDING	**GROUP S-2**	**LOW-HAZARD STORAGE**	
	MAIL KIOSK	**GROUP S-2**	**LOW-HAZARD STORAGE**	
	COMPACTOR ENCLOSURE	**GROUP S-2**	**LOW-HAZARD STORAGE**	
	FIRE PUMP BUILDING	**GROUP S-2**	**LOW-HAZARD STORAGE**	

B.	**INCIDENTAL USE AREAS**		**SECTION 508.2.5**
	AREA	**REQUIRED**	**PROVIDED**
	---	**---**	**---**
	---	**---**	**---**
	---	**---**	**---**

**PROVIDE AN AUTOMATIC FIRE-EXTINGUISHING SYSTEM. WHERE NO FIRE BARRIER IS REQUIRED, THE INCIDENTAL USE AREA SHALL BE SEPARATED BY CONSTRUCTION CAPABLE OF RESISTING THE PASSAGE OF SMOKE. DOORS SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING UPON DETECTION OF SMOKE. DOORS SHALL NOT HAVE AIR TRANSFER OPENINGS AND SHALL NOT BE UNDERCUT IN EXCESS OF THE CLEARANCE PERMITTED IN ACCORDANCE WITH NFPA 80.*

C.	**ACCESSORY USE AREAS**	**SECTION 508.2**
	BUSINESS & STORAGE	**---**

D.	**MIXED OCCUPANCY**	**SECTION 508.3.3**
	NON-SEPARATED	**---**

4. BUILDING DATA | AREA LIMITATIONS & CONSTRUCTION TYPES (CHAPTER 5)

A.	**PROPOSED CONSTRUCTION TYPE**			**CHAPTER 5**
	TYPE V-B (GROUP S-2)			
	SPRINKLERED BUILDING	**NO**		
B.	**ALLOWABLE HEIGHT AND BUILDING AREAS**			**TABLE 503**
	1.	**ALLOWABLE HEIGHT**	**40' / 1 STORY**	TABLE 503/ 504.4
	2.	**ALLOWABLE AREA**	**13,500 SF / FLOOR**	**TABLE 506.2**
	3.	**PROPOSED HEIGHT**		
		GARAGE TYPE I	**13' 8 1/2" / 1 STORY**	
		GARAGE TYPE II	**13' 8 1/2" / 1 STORY**	
		MAINTENANCE BUILDING	**14' 1 1/2" / 1 STORY**	
		MAIL KIOSK	**12' 9" / 1 STORY**	
		COMPACTOR ENCLOSURE	**9' 0"/ 1 STORY**	
		FIRE PUMP BUILDING	**13' 8 1/2" / 1 STORY**	
	4.	**PROPOSED AREA**		
		GARAGE TYPE I	**1,570 SF**	
		GARAGE TYPE II	**1,570 SF**	
		MAINTENANCE BUILDING	**1,160 SF**	
		MAIL KIOSK	**500 SF**	
		COMPACTOR ENCLOSURE	**1,070 SF**	
		FIRE PUMP BUILDING	**240 SF**	
C.	**AREA MODIFICATIONS**			**TABLE 506**
	A. INCREASE DUE TO SPRINKLER PER STORY		**NR**	
	B. INCREASE DUE TO FRONTAGE		**NR**	
	TOTAL ALLOWED AREA PER FLOOR AFTER MODIFICATION		**13,500 SF**	

5. FIRE RATED CONSTRUCTION REQUIREMENTS (CHAPTERS 6, 7 & 8)

A.	**STRUCTURAL MEMBER OR ELEMENT PROVIDED**		**TABLE 601**
			FIRE RESISTIVE TIME PERIOD
1.	**STRUCTURAL FRAME:**		**0 HR**
2.	**EXTERIOR BEARING WALL:**		**0 HR**
3.	**INTERIOR BEARING WALL:**		**0 HR**
4.	**EXTERIOR NON-BEARING WALL:**		
	(0' < 5' FIRE SEPARATION DISTANCE)		**1 HR**
	(5' < 10' FIRE SEPARATION DISTANCE)		**1 HR**
	(10' < 30' FIRE SEPARATION DISTANCE)		**0 HR**
	(OVER 30' FIRE SEPARATION DISTANCE)		**0 HR**
5.	**FLOOR CONSTRUCTION:**		**0 HR**
6.	**ROOF CONSTRUCTION:**		**0 HR**
7.	**SHAFT ENCLOSURES:**		**1 HR**
8.	**MECHANICAL ROOMS:**		**---**
9.	**ELEVATOR EQUIPMENT ROOMS:**		1 HR IF CONNECTED TO HOISTWAY, NR IF SEPARATED
10.	**DWELLING SEPARATION:**		**1 HR**

B.	**WALL OPENINGS**			**TABLE 705.8**
			OPENING PERMITTED % OF WALL	
1.	**DISTANCE**	**UP, NS**	**UP, S**	**P**
	0' < 3'	**NP**	**NP**	**NP**
	>3'-5'	**NP**	**15%**	**15%**
	>5'-10'	**10%**	**25%**	**25%**
	>10'-15'	**15%**	**45%**	**45%**
	>15'-20'	**25%**	**75%**	**75%**
	>20'-25'	**45%**	**NL**	**NL**
	>25'-30'	**70%**	**NL**	**NL**
	>30'	**NL**	**NOT REQUIRED**	**NOT REQUIRED**

UP = unprotected, S = sprinklered, NS = non-sprinklered P = protected

2.	**REQUIRED FIRE RATING**			**TABLE 716.5**
	TYPE OF ASSEMBLY		**ASSEMBLY RATING**	**OPENING RATING**
	SHAFT, EXIT ENCLOSURE & EXIT PASSAGE		**2 HR**	**90 MIN.**
	SHAFT, EXIT ENCLOSURE & EXIT PASSAGE		**1 HR**	**60 MIN.**
	OTHER FIRE BARRIERS		**1 HR**	**45 MIN.**
	FIRE PARTITIONS		**1 HR**	**45 MIN.**
	CORRIDOR WALLS		**1 HR**	**20 MIN.**
	OTHER PARTITIONS		**1 HR**	**45 MIN.**
	SMOKE BARRIERS		**1 HR**	**20 MIN.**

C.	**INTERIOR FINISH REQUIREMENTS**			**TABLE 803.11**
1.	**SPACE**		**REQUIRED**	
	EXIT ENCLOSURES & EXIT PASSAGEWAYS		**CLASS C**	
	CORRIDORS		**CLASS C**	
	ROOMS & ENCLOSED SPACES		**CLASS C**	
	INTERIOR FLOOR FINISH		**CLASS II**	**TABLE 804.4.2**
2.	**FIRE WALL RESISTANT RATING**			**TABLE 706.4**
	2 HR			

6. FIRE PROTECTION SYSTEM REQUIREMENTS

			PER NFPA 13R (903.3.1.2)
A.	**AUTOMATIC SPRINKLER SYSTEM**	**PROVIDED**	
B.	**FIRE EXTINGUISHERS**		**SECTION 906.1**
1.	**HAZARD**	**LIGHT/ LOW**	
2.	**AREA PER EXTINGUISHER**	**3,000 SF**	**SECTION 906.3 (1)**
3.	**TRAVEL DISTANCE**	**75 FT**	
C.	**STANDPIPE REQUIRED**	**NO**	**905.3**
D.	**FIRE ALARM AND DETECTION SYSTEMS**	**PROVIDED**	

7. OCCUPANT LOAD FACTORS

A.	**USE**	**OLF**	**SECTION 1004**
	RESIDENTIAL	**200 GROSS**	
	ASSEMBLY (UNCONCENTRATED)	**15 NET**	
	ASSEMBLY (CONCENTRATED)	**7 NET**	
	ACCESSORY (MECH., ELEC, STOR.)	**300 GROSS**	**ALL ACCESSORY STRUCTURES**
	BUSINESS	**150 GROSS**	
	KITCHEN, COMMERCIAL	**200 GROSS**	
	EXERCISE ROOMS	**50 GROSS**	
	POOL	**50 GROSS**	
	POOL DECK	**15 GROSS**	

8. MEANS OF EGRESS (CHAPTER 10)

A.	**COMMON PATH OF TRAVEL**	**125' MAX**	**SECTION 1016.1**
B.	**EXIT ACCESS TRAVEL DISTANCE**	**200' MAX**	
	EXIT ACCESS TRAVEL DISTANCE W/SPRINKLER	**250' MAX**	
C.	**DEAD END CORRIDOR**	**20' MAX**	

9. ENVIRONMENTAL DATA

A.	**WIND LOAD & RISK CATEGORY INFO**
	160 MPH ULTIMATE DESIGN WIND SPEED, RISK CATEGORY II
B.	**SEISMIC LOAD DESIGN DATA**

	---

10. ACCESSIBLE UNIT DATA SUMMARY

NOTE: THIS PROJECT HAS NOT RECEIVED ANY FEDERAL, STATE OR LOCAL GOVERNMENT FINANCIAL ASSISTANCE. PER THE 2010 ADA STANDARDS THE FOLLOWING APPLIES:

A.	**MOBILITY ADAPTABLE UNITS ARE DESIGNED AND EQUIPPED WITH THE FOLLOWING FEATURES:**
	5% (MIN.) OF TOTAL UNITS HAVE BEEN EQUIPPED WITH MOBILITY ADAPTABLE FEATURES
	PROVIDED WITH ACCESSIBLE ROUTES PER FBC ACCESSIBILITY, 5TH EDITION 809.2
	PROVIDED WITH ADAPTABLE KITCHEN TO EASILY CONVERT IN ORDER TO MEET FBC ACCESSIBILITY, 5TH EDITION 809.3 & 804
	PROVIDED WITH ADAPTABLE BATHROOMS TO EASILY CONVERT IN ORDER TO MEET FBC ACCESSIBILITY, 5TH EDITION 809.4 & 603-610
B.	**NOTE:**
	BLOCKING WILL BE PROVIDED IN EACH ACCESSIBLE BATHROOM FOR GRAB BAR INSTALLATION.
	FLOOR FINISHES WILL EXTEND BENEATH ALL CASEWORK SUBJECT TO REMOVAL TO ACHIEVE PROPER FLOOR CLEARANCES OR COUNTER HEIGHT (BATHROOM & KITCHEN).
	WALL FINISHES WILL EXTEND BEYOND ALL CASEWORK SUBJECT TO REMOVAL TO ACHIEVE PROPER FLOOR CLEARANCES OR COUNTER HEIGHT (BATHROOM & KITCHEN).
	EACH ACCESSIBLE UNIT WILL BE EQUIPPED WITH ROLL IN SHOWER. COORDINATE THE LOCATION OF THE ROLL-IN SHOWERS WITH THE LEVEL ONE STRUCTURAL SLAB PLAN. COORDINATE ALL SLOPES TO SHOWER PANS AND TRENCH DRAINS PRIOR TO INSTALLATION, TYP.
	EACH ACCESSIBLE UNIT WILL HAVE LIGHT SWITCHES AND DUPLEXES INSTALLED AT ADA COMPLIANT HEIGHTS

11. PARKING

A.	**REQUIRED PARKING**		
	RESIDENTIAL		
	STANDARD VEHICLE	**660**	**---**
	BICYCLE	**44**	**---**
	TOTAL	**660 / 44**	**---**
B.	**PROVIDED PARKING**		
	STANDARD	**687**	**---**
	ADA	**REF: CIVIL**	**---**
	BICYCLE	**52**	**---**
	TOTAL	**687 / 52**	**---**

12. FLORIDA PRODUCT APPROVAL

ALL MANUFACTURERS LISTED AND THE PRODUCT IDENTIFIED ARE FLORIDA APPROVED. HOWEVER THESE ARE TO BE USED AS A BASIS FOR DESIGN AND CAN BE CHANGED VIA SUBMITTALTO ARCHITECT AS LONG AS THE CHANGE IS ALSO COMPLIANT WITH THE FLORIDA BUILDING CODE FOR APPROVED PRODUCTS PER 2020 FLORIDA BUILDING CODE, SECTION 107.3.5 AND SECTION 1703 WITH REFERENCE TO FLORIDA STATUTE 553.842 AND FLORIDA ADMINISTRATIVE CODE RULE 61G20-3.007

ASPHALT SHINGLES	
TAMKO, HERITAGE	**FL18355**
GAF, ROYAL SOVEREIGN	**FL31588**
OWENS CORNING, DURATION/SUPREME/OAKRIDGE	**FL10674**
METAL ROOF	
APEX	**FL32189**
ROOF UNDERLAYMENT	
CERTAINTEED	**FL30046**
ROOF VENTS	
GAF, MASTERFLOW SLANT BACK 65	**FL18449**
GAF, MASTERFLOW HIGH CAPACITY DOME 144	**FL18449**
OWENS CORNING, VENTSURE 4' STRIP RIDGE VENT	**FL10758**
ACTIVE VENTILATION PRODUCTS, POP VENT	**FL4763**
VINYL WINDOWS	
ANDERSEN, 100 SERIES	**FL15906**
LINDSAY WINDOWS, SINGLE HUNG	**FL29222**
EXTERIOR DOORS	
MASONITE INTERNATIONAL	**FL22521, FL22513, FL4904**
C.H.I OVERHEAD DOORS	**FL10408**
EXTERIOR DOOR HARDWARE	
SCHLAGE	**FL16198, FL14482**
MANUFACTURED STONE	
ELDORADO STONE	**FL21143**
QUALITY STONE VENEER	**FL18673**
STONE CRAFT INDUSTRIES	**FL24525**
FIBER CEMENT SIDING	
JAMES HARDIE BUILDING PRODUCTS, HARDIEPLANK LAP SIDING	**FL13192**
JAMES HARDIE BUILDING PRODUCTS, HARDIEPANEL SIDING	**FL13223, FL19901**
SOFFIT	
JAMES HARDIE BUILDING PRODUCTS, HARDIESOFFIT PANELS	**FL13265**

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Agent to the terms defined by the placement of my signature on this document.
2022.05.31 17:53:54-05'00'

JED PREST
AR92532

01.06.2023
PERMIT SET

△	DATE	SUBMISSION

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MILHAUS

MILHAUS
SR-82
BLDG 7 - 7676 NATIVE LANE
BLDG 8 - 7674 NATIVE LANE
BLDG 9 - 7668 NATIVE LANE
BLDG 10 - 7650 NATIVE LANE
BLDG 11- 7692 NATIVE LANE
BLDG 12- 7665 NATIVE LANE
COMPACTOR ENCLOSURE - 7678 NATIVE LANE
MAIL KIOSK

FORT MYERS, FL 33905

PROJECT NO:
220035.00

CODE SUMMARY

SHEET NUMBER:
AG009

ABBREVIATIONS

"	INCHES
#	POUND OR NUMBER
&	AND
'	FOOT (FEET)
(E)	EXISTING
356	
360	
<	ANGLE
@	AT
CL	CENTERLINE
A/C	AIR CONDITIONING
A/E	ARCHITECT / ENGINEER
AAD	ATTIC ACCESS DOOR
AAP	ATTIC ACCESS PANEL
AB	ANCHOR BOLT
ABV	ABOVE
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN, ACOUSTIC DIMENSIONS
ADA	AMERICANS WITH DISABILITIES ACT
ADD	ADDENDUM, ADDITION
ADJ	ADJUSTABLE, ADJUSTMENT
AFF	ABOVE FINISHED FLOOR
AGGR	AGGREGATE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
AMSMV	ADHERED MANUFACTURED STONE MASONRY VENEER
AOR	AREA OF REFUGE
AP	ACCESS PANEL
APPROX	APPROXIMATE
APT	APARTMENT
ARCH	ARCHITECT, ARCHITECTURE, ARCHITECTURAL
ASB	ASBESTOS
ASPH	ASPHALT
BATH	BATHROOM
BD	BOARD
BEL	BELOW
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BM	BENCHMARK
BOF	BOTTOM OF FOOTING
BOH	BACK OF HOUSE
BOP	BOTTOM OF PLATE
BOT	BOTTOM
BOW	BOTTOM OF WALL
BPL	BEARING PLATE
BR	BEDROOM
BRG	BEARING
BRK	BRICK
BSMT	BASEMENT
BUR	BUILT-UP ROOFING
CAB	CABINET
CB	CATCH BASIN
CC, C/C	CENTER TO CENTER
CEM	CEMENT
CER	CERAMIC
CF	CUBIC FOOT
CFM	CUBIC FEET PER MINUTE
CG	CORNER GUARD
CH	COAT HOOK
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONSTRUCTION JOINT
CJT	CONTROL JOINT
CL	CENTERLINE, CLEARANCE
CLG	CEILING
CLKG	CAULKING
CLOS	CLOSET
CLR	CLEAR(ANCE)
CMT	CERAMIC MOSAIC TILE
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CASED OPENING, CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR, CORRUGATED
CPT	CARPET
CR	CHAIR RAIL
CRS	COLD ROLLED STEEL
CSMT	CASEMENT
CT	CERAMIC TILE
CTR	CENTER, COUNTER
CTSK	COUNTERSUNK
CW	CURTAIN WALL
CY	CUBIC YARD
D	DRYER, DISPOSAL
DB	DECIBEL
DBL	DOUBLE
DEMO	DEMOLISH
DEPT	DEPARTMENT
DET, DTL	DETAIL
DF	DRINKING FOUNTAIN
DH	DOUBLE HUNG
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DL	DEAD LOAD
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EF	EXHAUST FAN
EHW	ENGINEERED HARDWOOD
EIFS	EXTERIOR INSULATED FINISHING SYSTEM
EJ, EXP JT	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL

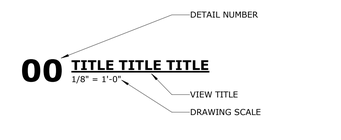
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENG	ENGINEER
ENT	ENTRANCE
EOC	EDGE OF CARPET
EOS	EDGE OF SLAB
EP	ELECTRICAL PANELBOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION, EXPOSED
EXT	EXTERIOR
F	FARENHEIT
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FAS	FASTEN
FB	FLAT BAR
FCB	FIBER-CEMENT BOARD
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FDV	FIRE DEPARTMENT VALVE
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FF&E	FURNITURE, FIXTURES & EQUIPMENT
FFS	FACE OF FINISHED SURFACE
FGL	FIBERGLASS
FHC	FIRE HOSE CABINET
FIN	FINISH, FINISHED
FIXT	FIXTURE
FJ	FLOOR JOIST
FLASH	FLASHING
FLR	FLOOR
FLUOR	FLUORESCENT
FOB	FACE OF BRICK
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOH	FRONT OF HOUSE
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FP	FIREPLACE
FPRF	FIREPROOF, FIREPROOFING
FR	FIRE RATED
FRIG	REFRIGERATOR
FRMG	FRAMING
FRT	FIRE RETARDANT TREATED
FS	FULL SIZE
FT	FOOT, FEET
FTG	FOOTING
FURN	FURNISH, FURNISHING, FURNITURE
FURR	FURRING
FUT	FUTURE
FWC	FABRIC WALL COVERING
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GDR	GUARD RAIL
GFCI	GROUND FAULT CIRCUIT INTERRUPT
GFI	GROUND FAULT INTERRUPT
GFRC	GLASS FIBER REINFORCED CONCRETE
GI	GALVANIZED IRON
GL	GLASS, GLAZED, GLAZING
GND	GROUND
GOVT	GOVERNMENT
GR	GRADE
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
GYP BD	GYPSUM BOARD
GYP PLAS	GYPSUM PLASTER
H	HIGH
HB	HOSE BIB
HC	HANDICAP, HOLLOW CORE
HCW	HOLLOW WOOD CORE
HD	HEAVY DUTY
HDR	HEADER
HDW	HARDWARE
HM	HOLLOW METAL
HMD	HOLLOW METAL DOOR
HMF	HOLLOW METAL FRAME
HO	HOLD OPEN
HORIZ	HORIZONTAL
HR	HOUR, HANDRAIL
HT, HGT	HEIGHT
HTG	HEATING
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
HW	HOT WATER
HWD	HARDWOOD
HWH	HOT WATER HEATER
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IN	INCH
INCL	INCLUDE, INCLUDING
IND	INDUSTRIAL
INFO	INFORMATION
INSUL	INSULATION, INSULATE
INT	INTERIOR, INTERNAL
INV	INVERT
J	JOIST
JAN	JANITOR
JCT	JUNCTION
JST	JOIST
JT	JOINT
KDN	KNOCKDOWN
KIT	KITCHEN
KO	KNOCKOUT
KP	KICK PLATE
L	LENGTH, LONG
LA	LANDSCAPE ARCHITECT
LAB	LABORATORY
LAD	LADDER
LAM	LAMINATE(D)
LAV	LAVATORY
LBL	LABEL
LBR	LUMBER
LD	LINEAR DIFFUSER
LF	LINEAR FOOT
LH	LEFT HAND

LIN	LINEAR, LINEN
LKR	LOCKER
LL	LIVE LOAD
LNDG	LANDING
LNT	LINTEL
LOC	LOCATION
LR	LIVING ROOM
LT	LIGHT
LTWT	LIGHTWEIGHT
LUM	LUMINOUS
LV	LOW VOLTAGE
LVR	LOUVER
LVT	LUXURY VINYL TILE
M	METER
MACH	MACHINE
MAINT	MAINTENANCE
MAN	MANUAL
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MB	MARKER BOARD
MC	MEDICINE CABINET
MDF	MEDIUM DENISTY FIBER BOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFD	MANUFACTURED
MFG	MANUFACTURING
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLD	MOLDING
MM	MILLIMETER
MO	MASONRY OPENING
MOD	MODULAR
MOV	MOVABLE
MR	MOISTURE RESISTANT
MRT	MOISTURE RESISTANCE TREATED
MTD	MOUNTED
MTL	METAL
MULL	MULLION
MULT	MULTIPLE
MWK	MILLWORK
N	NORTH
N/A	NOT APPLICABLE
NAT	NATURAL
NEC	NATIONAL ELECTRIC CODE
NEO	NEOPRENE
NIC	NOT IN CONTRACT
NO, #	NUMBER
NOM	NOMINAL
NR	NOISE REDUCTION
NRC	NOISE REDUCTION COEFFICIENT
NS	NON-SLIP
NTS	NOT TO SCALE
O/A	OVERALL
O/H, OVHD	OVERHEAD
O/O	OUT TO OUT
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF/CI	OWNER FURNISHED/ CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED/ OWNER INSTALLED
OFF	OFFICE
OH, OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
ORIG	ORIGINAL
OSB	ORIENTED STRAND BOARD
PAN	PANTRY
PAR	PARALLEL
PAV	PAVEMENT
PB	PARTICLE BOARD
PCF	POUNDS PER CUBIC FOOT
PED	PEDESTAL, PEDESTRIAN
PERF	PERFORATE(D)
PERIM	PERIMETER
PERP	PERPENDICULAR
PKG	PARKING
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLF	POUNDS PER LINEAR FOOT
PLYWD	PLYWOOD
PNL	PANEL
PR	PAIR
PRCST	PRE-CAST
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PRELIM	PRELIMINARY
PREP	PREPARE, PREPARED, PREPARATION
PROD	PRODUCTION
PROJ	PROJECT, PROJECTOR, PROJECTION
PS	PROJECTION SCREEN
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED, PRESERVATIVE TREATED
PTD	PAINTED, PAPER TOWEL DISPENSER
PTD/R	COMBO. PAPER TOWEL DISPENSER & RECEPTACLE
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
PVC	POLYVINYL CHLORIDE
PWR	POWER
QT	QUARRY TILE
QTR	QUARTER
QTY	QUANTITY
QUAD	QUADRANT
R	RISE, RISE
RA	RETURN AIR
RAD	RADIUS
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REBAR	REINFORCING BAR
REC	RECESSED
RECPT	RECEPTION, RECEPTACLE
REF.	REFRIGERATOR
REF:	REFER TO, REFERENCE

REINF	REINFORCED, REINFORCING, REINFORCEMENT
REPRO	REPRODUCE, REPRODUCTION
REQD	REQUIRED
RESIL	RESILIENT
RET	RETURN
REV	REVISE, REVISION
RGTR	REGISTER
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RS	ROD & SHELF
RT	RIGHT
RWD	REDWOOD
RWL	RAIN WATER LEADER
S	SOUTH
S/S	STAINLESS STEEL
SAFB	SOUND ATTENUATING FIRE BLANKET
SAM	SELF-ADHERED MEMBRANE
SAN	SANITARY
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE, SCHEDULED
SD	SMOKE DETECTOR
SECT	SECTION, SECTOR
SEP	SEPARATE, SEPARATION
SF	SQUARE FOOT (FEET), STOREFRONT
SGD	SLIDING GLASS DOOR
SGL	SINGLE
SH	SHELF, SINGLE HUNG
SHLVG	SHELVING
SHT	SHEET
SHWR	SHOWER
SIM	SIMILAR
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SPEC	SPECIFICATION
SQ	SQUARE
SR	SHOWER ROD
SSK	SERVICE SINK
SST	STAINLESS STEEL
ST	STUCCO
STA	STATION
STC	SOUND TRANSMISSION COEFFICIENT (CLASS)
STD	STANDARD
STK	OPEN STACKED SHELVING
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SURF	SURFACE
SUSP	SUSPEND, SUSPENDED
SV	SHEET VINYL
SVC	SERVICE
SW	SHEAR WALL
SYM	SYMETRICAL
SYMB	SYMBOL
SYS	SYSTEM
T	TREAD(S)
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
TB	TOWEL BAR, TACK BOARD, THROUGH BOLT
TC	TOP OF CURB
TEL	TELEPHONE
TEMP	TEMPERED, TEMPERATURE
TER	TERRACE, TERRAZZO
TF	TOP OF FOOTING
TFF	TOP OF FINISH FLOOR
THK	THICK
TJ	TOP OF JOINT
TLT	TOILET
TOC	TOP OF CONCRETE
TOP	TOP OF PLATE
TP	TOP OF PAVEMENT
TPH	TOILET PAPER HOLDER
TRTD	TREATED
TS	TUBE STEEL
TST	TOP OF STEEL
TV	TELEVISION
TW, TOW	TOP OF WALL
TYP	TYPICAL
UC	UNDER COUNTER
UL	UNDERWRITERS LABORATORIES, INC.
UNF, UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
UR	URINAL
UTIL	UTILITY
VAR	VARIES, VARIABLE, VARIOUS
VCT	VINYL COMPOSITION TILE, VITRIFIED CLAY TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VOL	VOLUME
VP	VINYL PLANK
VWC	VINYL WALL COVERING
W	WEST, WIDE, WIDTH, WASHER
W/	WITH
W/D	WASHER/ DRYER
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD, WIDTH
WDW	WINDOW
WF	WIDE FLANGE
WGL	WIRED GLASS
WH	WATER HEATER
WI	WROUGHT IRON
WIC	WALK IN CLOSET
WP	WATERPROOF, WATERPROOFING
WR	WATER RESISTANT, WASTE RECEPTACLE
WRB	WEATHER-RESISTANT BARRIER
WS	WEAHTERSTRIPPING
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD

THESE ABBREVIATIONS ARE BASED ON STANDARD ABBREVIATIONS THAT ARE USED IN CONSTRUCTION. HOWEVER, ALL ABBREVIATIONS MUST BE REVIEWED IN CONTEXT AND FINAL INTERPRETATION IS BY THE ARCHITECT. NOT ALL ABBREVIATIONS THAT ARE LISTED ARE USED IN THE ATTACHED DOCUMENTS.

DRAWING TITLES



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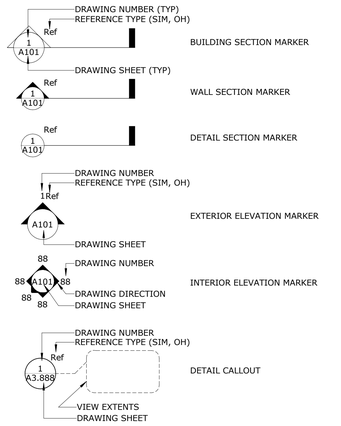

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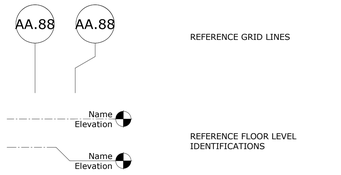
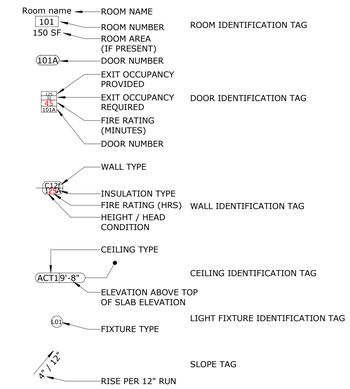
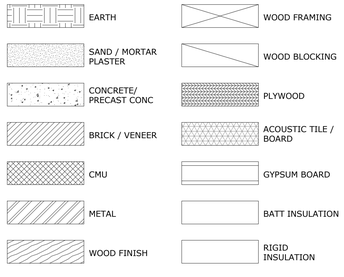


ITEM TAGS



MATERIALS

(NOTE:NOT ALL MATERIALS SHOWN ARE USED)



GENERAL NOTES

1. THESE DOCUMENTS HAVE BEEN PREPARED TO THE BEST OF OUR ABILITY TO BE IN COMPLIANCE AND CONFORMANCE WITH THE FEDERAL ACCESSIBILITY LAW CONTAINED WITHIN THE AMERICANS WITH DISABILITIES ACT GUIDELINES (ADAAG) FOR DESIGN.

2. THE DESIGN AND DRAWINGS OF THIS PROJECT HAVE BEEN SPECIFICALLY PREPARED FOR THE USE AND CONSTRUCTION AT THE LOCATION SHOWN. REPRODUCTION FOR USE IN ANY OTHER SITE OR MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS AND IS PROHIBITED.

   SITE SURVEY DISCLAIMER:
   ANY SURVEY (IF PROVIDED HEREIN) WAS PERFORMED BY A PROPERLY REGISTERED/LICENSED SURVEYOR, AND IS INCLUDED AS PART OF THESE DOCUMENTS FOR GENERAL INFORMATION TO CONCERNED AND INVOLVED PARTIES. THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY OR LIABILITIES FOR ERRORS, OMISSIONS, AND OVERSIGHTS CONTAINED WITHIN SUCH SURVEY-REF.TO SITE/CIVIL PLANS FOR MORE INFORMATION.

3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BELOW GRADE AND RELATED SERVICE CONNECTION WITH THE RESPECTIVE UTILITY COMPANIES.

4. CONTRACTOR SHALL COORDINATE THE REMOVAL, ABANDONMENT, OR RELOCATION OF EXISTING UTILITIES SHOWN ON CONSULTANTS WORK WITH THE RESPECTIVE UTILITY COMPANIES.

5. CONTRACTOR SHALL PERFORM ALL WORK WITHIN PUBLIC RIGHT OF WAYS ACCORDING TO THE PLANS AND SPECIFICATIONS AND REQUIREMENTS BY THE CITY OR GOVERNING AUTHORITY, AND SHALL OBTAIN PERMITS FROM THE APPROPRIATE AGENCIES.

6. WHEN IT IS NECESSARY TO INTERRUPT ANY EXISTING UTILITY SERVICE TO MAKE IMPROVEMENTS AND/OR A CONNECTION, A MINIMUM OF 48 HOURS ADVANCED NOTICE SHALL BE GIVEN TO THE OWNER(S). INTERRUPTIONS IN UTILITY SERVICES SHALL BE OF THE SHORTEST POSSIBLE DURATION FOR THE WORK REQUIRED AND SHALL BE APPROVED IN ADVANCED BY THE OWNER AND UTILITY COMPANY.

   DAMAGES REQUIREMENT:
   IN THE EVENT A UTILITY IS INTERRUPTED WITHOUT THE MINIMUM REQUIRED 48 HOURS NOTICE, THEN THE CONTRACTOR SHALL BE FINANCIALLY LIABLE FOR ALL DAMAGES SUFFERED BY THE OWNER DUE TO THE UNAUTHORIZED INTERRUPTION. RECONNECTION SHALL BE MADE IMMEDIATELY.

7. CONSTRUCTION ACCESS PARKING, OFFICES AND EXTENT/SIZE OF STAGING AREA(S) SHALL BE COORDINATED WITH THE OWNER'S SITE PERSONNEL.

8. CONTRACTOR SHALL VERIFY ALL COLUMN COORDINATES AND CHECK THEM AGAINST THE DIMENSIONS SHOWN ON THE PLANS AND DETAILS. NOTIFY ARCHITECT OF ANY DISCREPANCIES DISCOVERED DURING STAKING THE BUILDING LAYOUT PRIOR TO COMMENTING ANY WORK.

9. THE CONTRACTOR SHALL PROVIDE A WEATHER-RESISTANT JOB-SITE POSTING BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

10. THE GENERAL CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD FOR APPROVAL STEEL FRAMING ENGINEERING SHOP DRAWINGS (IF APPLICABLE). SUBMITTAL SHALL BE SIGNED AND SEALED BY A LICENSED PROFESSIONAL STRUCTURAL ENGINEER IN THE STATE WHERE THE PROJECT IS LOCATED.

11. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT DATA SHEETS VERIFYING THAT ALL FOAM PLASTIC INSULATION, EXTERIOR COATINGS, AND FACING HAVE A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE-DEVELOPED INDEX OF 450 OR LESS AS DETERMINED IN ACCORDANCE WITH ASTM E 84.

12. REFER TO THE PROJECT MANUAL (SPECIFICATIONS) FOR DETAILED MATERIAL DESCRIPTIONS AND WORKMANSHIP STANDARDS. AS THE SPECIFICATION MANUAL SUPERCEDES THE PLANS.

13. CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE FOR COMPARISON WITH THE DRAWINGS AND SPECIFICATIONS PRIOR TO BIDDING, START OF, AND DURING CONSTRUCTION. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS FOUND DURING BIDDING, OR UPON DISCOVERY FOR CLARIFICATION BEFORE COMMENCEMENT OR RESUMPTION OF WORK.

14. THE SPECIFICATIONS AND ALL CONSULTANT DRAWINGS SHALL BE CONSIDERED COMPLIMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE CONSULTANT PROVIDED INFORMATION WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF ANY CONSULTANTS' WORK, AND TO BRING ANY DISCREPANCIES OR CONFLICTS TO THE ATTENTION OF THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE COMMENCEMENT OR RESUMPTION OF WORK.

15. PIPE SLEEVES, FRAMED OPENINGS AND ANY MISCELLANEOUS OPENINGS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS, WHICH ARE REQUIRED BY THE CONSULTANT WORK SHALL BE SIZED AND INSTALLED AS DETAILED ON THE APPLICABLE STRUCTURAL, MECHANICAL, FIRE PROTECTION AND ELECTRICAL DRAWINGS. CONTRACTOR SHALL COORDINATE THE FINAL PLACEMENT LOCATIONS OF SUCH OPENINGS WITH THE ARCHITECT PRIOR TO THEIR INSTALLATION.

16. CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS AS GIVEN AND SHALL FIELD VERIFY ALL DIMENSIONS PROVIDED IN THE COMPLETE DRAWING SET AND COORDINATE WITH ALL THE WORK BY ALL TRADES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING FOR CLARIFICATIONS OF CONFLICTS DISCOVERED WITHIN THE ARCHITECTURAL DRAWINGS OR BETWEEN THE ARCHITECTURAL DRAWINGS AND ANY OTHER CONSULTANT'S DRAWINGS BEFORE COMMENCEMENT OR RESUMPTION OF WORK.

17. THE CURTAINWALL SYSTEM IF INDICATED IN THIS DRAWING SET PROVIDES THE GENERAL DESIGN INTENT OF THE CURTAINWALL SYSTEM. IT'S DEFINITION AS A "SYSTEM" WITHIN THE CONTEXT OF THIS DRAWING SET SHALL INCLUDE ALL PARTS AND ASSEMBLIES TO FULLY INSTALL THE SYSTEM INCLUDING, BUT NOT LIMITED TO, CONNECTIONS, BRACING AND INTERMEDIATE OR SECONDARY SUPPORT STEEL OR STRUCTURE NECESSARY. THE SYSTEM SHALL BE ENGINEERED AND PROVIDED IN ITS ENTIRETY BY THE CURTAINWALL MANUFACTURER. CALCULATIONS AND SHOP DRAWINGS BEARING THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER MEETING ALL STATE AND LOCAL CODE REQUIREMENTS SHALL BE PROVIDED BY THE CURTAINWALL MANUFACTURER.

18. ATTACHMENTS FOR ALL EXTERIOR MATERIALS AND MATERIAL ASSEMBLIES SHALL BE MADE WITH STAINLESS STEEL FASTENERS AND SHALL BE APPROPRIATELY SIZED AND DESIGNED TO MEET REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE FOR THE WIND AREAS SPECIFIED (REFERENCE STRUCTURAL).

19. WHERE STUDS ARE INSTALLED DIRECTLY AGAINST AN EXTERIOR MASONRY/ CONCRETE WALL OR DISSIMILAR METALS AT EXTERIOR WALLS, INSTALL ISOLATION STRIPS BETWEEN STUDS AND THE EXTERIOR WALL.

20. ALL FLOOR PENETRATIONS SHALL BE LOCATED WITHIN THE CAVITY OF A WALL TO MEET THE EXCEPTION FOR NO T-RATING. ALL PIPES AND CHUTES SHALL BE ADJUSTED AS NECESSARY TO MEET THIS REQUIREMENT OF MAINTAINING THE FLOOR PENETRATION WITHIN THE WALL OR CHASE CAVITY SPACE.

21. REFER TO STRUCTURAL DRAWINGS NOTES & DETAILS FOR ALL REINFORCEMENT.

22. THE CONTRACTOR SHALL COORDINATE THE PRECISE SIZES AND LOCATIONS OF ANY EQUIPMENT PADS REQUIRED BASED ON THE ACTUAL EQUIPMENT PROVIDED.

23. ROUGH OPENING (RO) AND MASONRY OPENING (MO) DIMENSIONS ARE NOMINAL AND / OR MODULAR. DIMENSIONS MAY VARY DEPENDING ON THE TYPE OF BUILDING ELEMENT AND THE DETAILS PROVIDED.

24. THE GENERAL CONTRACTOR IS RESPONSIBLE TO HIRE A THIRD PARTY CONSULTANT TO PREPARE THE BUILDING CONSTRUCTION LAYOUT PLAN.

GENERAL NOTES

25. DELEGATED ENGINEERING WORK

   A. THE STRUCTURAL DESIGN OF CERTAIN COMPONENTS OF THE PROJECT IS DELEGATED TO ONE OR MORE DELEGATED ENGINEERS AS INDICATED ELSEWHERE IN THESE NOTES AND DRAWINGS. THE DELEGATED ENGINEER IS A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE WITHIN WHICH THE PROJECT IS PERMITTED. THE DELEGATED ENGINEER IS RETAINED BY THE GENERAL CONTRACTOR OR THE GENERAL CONSTRACTOR'S SUBCONTRACTOR.
   B. THE TERMS "TRUSS ENGINEER", "STUD ENGINEER", AND ANY OTHER SIMILAR TERMS, SHALL REFER TO THE SPECIALTY ENGINEER(S) TO WHOM THE DESIGN RESPONSIBILITY OF THE APPLICABLE COMPONENT(S) HAS BEEN DELEGATED. THESE TERMS SHALL BE CONSIDERED AS SYNONYMOUS WITH THE TERM "DELEGATED ENGINEER".
   C. IT IS THE DELEGATED ENGINEER'S RESPONSIBILITY TO REVIEW SCOPE OF WORK AND REQUIREMENTS SET FORTH IN THESE DRAWINGS AND IN THE PROJECT SPECIFICATIONS. THE DELEGATED ENGINEER SHALL TIMELY CONTACT THE ENGINEER OF RECORD FOR RESOLUTION OF CONFLICTS, OR IF ANY REQUIRED INFORMATION IS MISSING OR UNCLEAR.
   D. THE DELEGATED ENGINEER SHALL FORWARD DELEGATED ENGINEERING TO THE ENGINEER OF RECORD FOR REVIEW, AND THESE DOCUMENTS SHALL INCLUDE, BUT ARE NOT LIMITED TO: ENGINEERING SHOP DRAWINGS AND DESIGN CALCULATIONS (MANUAL AND/OR COMPUTER PRINTOUT). ALL FINAL DELEGATED ENGINEERING DOCUMENTS REQUIRE THE IMPRESSED SEAL AND SIGNATURE OF THE DELEGATED ENGINEER. THE FAILURE TO SUBMIT SUCH DOCUMENTS IN NO WAY WAIVE THE REQUIREMENT TO DO OR IN ANY WAY IMPLY THAT THE ENGINEER OF RECORD HAS ACCEPTED THE DESIGN RESPONSIBILITY FOR THE APPLICABLE COMPONENT(S).
   E. DELEGATED ENGINEERING DOCUMENTS SHALL BE SUBMITTED FOR THE FOLLOWING: (BUT NOT LIMITED TO)
      1. STEEL STAIRS
      2. CONCRETE FORMWORK
      3. POST-TENSIONING
      4. PRECAST CONCRETE (STRUCTURAL AND ARCHITECTURAL)
      5. COLD-FORMED STEEL FRAMING
      6. PRE-ENGINEERED COLD-FORMED METAL BUILDING SYSTEMS
      7. ELEVATOR SUPPORT RAILS AND BEAMS
      8. EXTERIOR FINISH SYSTEMS (EG. GEDLAM, NICHIHA, ETC.)
      9. METAL CANOPIES, ALUMINUM,ETC.

DIMENSIONING CONVENTIONS

1. DIMENSIONS ARE INDICATED ON THE DRAWINGS; DO NOT SCALE DRAWINGS FOR DIMENSIONS.

2. DIMENSIONS SHOWN ARE TO FACE OF STUDS, MASONRY, OR CONCRETE, AND ARE INDICATED WITH A 45º SLASH MARK, UNLESS NOTED OTHERWISE AS BEING EITHER A "CLEAR", CENTERLINE, OR FINISH DIMENSION.

3. CLEAR DIMENSIONS OR DIMENSIONS TO FINISH SURFACES ARE SHOWN USING ARROW HEADS. CLEAR DIMENSIONS BETWEEN TWO FINISHED SURFACES ARE ALSO MARKED BY THE WORDS "CLEAR" BENEATH THE DIMENSION STRING LINE. WHERE "CLEAR" IS INDICATED; CONTRACTOR SHALL ADD FOR THICKNESS OF FINISHES GIVEN IN WALL TYPES TO LOCATE THE STUD OR FACE OF MASONRY.

GENERAL PROJECT

A: GENERAL - CONSTRUCTION DOCUMENTS:

1. THESE DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF BAKER BARRIOS ARCHITECTS AND ARE INTENDED ONLY FOR USE IN THE CONSTRUCTION OF THE INTENDED PROJECT PERMITTED UNDER THE SIGNED AND SEALED AUTHORIZATION OF BAKER BARRIOS ARCHITECTS . ANY OTHER USE OF THE PLANS SHALL BE PERMITTED ONLY WITH THE SPECIFIC WRITTEN CONSENT OF BAKER BARRIOS ARCHITECTS. REVISIONS OR MODIFICATIONS MAY NOT BE MADE TO THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECT. ANY REVISIONS AND/OR MODIFICATIONS MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT WILL SERVE TO HOLD BAKER BARRIOS ARCHITECTS HARMLESS FROM ANY COSTS, CLAIMS OR LIABILITY SPECIFICALLY RELATING TO THE CHANGE.
2. THE CONSTRUCTION DOCUMENT PACKAGE REPRESENTS THE BASIC PROJECT SCOPE AND CONSTRUCTION REQUIREMENTS. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR, THEIR SUBCONTRACTORS AND SUPPLIERS FOR THIS PROJECT SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. ALL PARTIES ARE EXPECTED TO VISIT THE SITE AND REVIEW THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON A THOROUGH KNOWLEDGE OF THE WORK AND THE MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL, PRODUCT OR QUANTITIES IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ARCHITECT PRIOR TO SUBMITTING FINAL COST.
3. ANY REQUESTS FOR CLARIFICATION, INTERPRETATION OR ADDITIONAL INFORMATION FOR THIS PROJECT SHALL BE IN WRITING AND PROCESSED IN STRICT CONFORMANCE WITH THE RFI PROCEDURE. ALL RFI'S MUST COME THROUGH THE GENERAL CONTRACTOR TO THE ARCHITECT. ALL RFI'S MUST BE IN WRITING. NO VERBAL RFI'S. DIRECT REQUESTS FROM SUBCONTRACTORS TO THE ARCHITECT, ENGINEER, OWNER, OR REQUESTS DIRECTED OUTSIDE THE ARCHITECT TO THE OWNER OR ENGINEERING SUB-CONSULTANT WILL NOT BE PERMITTED OR ACKNOWLEDGED.
4. THE CONSTRUCTION DOCUMENT PACKAGE DOES NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS AND INFORMATION REQUIRED FOR THE INSTALLATION OF ALL INTERIOR FINISHES OF THIS PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER AND/OR THE OWNER'S INTERIOR DESIGN CONSULTANT.
5. ANY ERRORS, OMISSIONS OR INCONSISTENCIES DISCOVERED IN THE DOCUMENTS, OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IF A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & ARCHITECT SHALL IMMEDIATELY BE NOTIFIED IN WRITING.
6. SHOP DRAWINGS SHALL BE SUBMITTED AS INDICATED IN THE SPECIFICATIONS. SUBMIT DRAWINGS TO THE ARCHITECT (THROUGH THE GENERAL CONTRACTOR) FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION OF ANY EQUIPMENT. (REFER TO SPECIFICATION SECTIONS FOR SHOP DRAWING SUBMITTAL REQUIREMENTS). CONTRACTORS AND/OR SUPPLIERS SHALL PREPARE SUBMITTAL PACKAGES IN SUFFICIENT NUMBERS TO ALLOW COPIES TO BE RETAINED BY THE A/E. PROVIDE REPRODUCIBLE COPIES FOR ALL PLANS AND LAYOUTS LARGER THAN 11 X 17.
7. THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS AND/OR THE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF THE OWNER, ARCHITECT AND/OR ENGINEER. PLEASE REFER TO THE APPROVED RFI PROCESSING REQUIREMENTS.
8. ALL MATERIALS USED FOR THIS PROJECT SHALL BE NEW AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTION AND/OR RECOMMENDATIONS UNLESS INDICATED OTHERWISE IN THE DRAWINGS OR SPECS.
9. SPECIFIED PRODUCTS HAVE BEEN USED IN PREPARING THE CONTRACT DOCUMENTS TO ESTABLISH THE MINIMUM LEVEL OF ACCEPTABLE QUALITY. RESPONSIBILITY TO PROVIDE EVIDENCE OF EQUALITY BY ANY MATERIAL/PRODUCT PROPOSED AS A SUBSTITUTION IS BORNE BY THE CONTRACTOR. APPROPRIATE DOCUMENTATION SUPPORTING CLAIMS OF EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO THE ARCHITECT/OWNER WITHIN 30 DAYS OF CONTRACT AWARD TO RECEIVE CONSIDERATION.
10. SHOP DRAWING SUBMITTAL PACKAGES FOR "DEFERRED SUBMITTAL ITEMS" SUCH AS FIRE SPRINKLERS, FIRE ALARM, FLOOR AND ROOF TRUSSES, ELEVATORS, ETC. AND OTHERS WHICH MAY REQUIRE ADDITIONAL REVIEW BY THE JURISDICTION BUILDING OFFICIAL, MUST BE SUBMITTED FIRST TO THE ARCHITECT/ENGINEER FOR A GENERAL CONFORMANCE REVIEW. UPON COMPLETION OF THE REVIEW, THE GENERAL CONTRACTOR SHALL THEN SUBMIT THE PACKAGE TO THE JURISDICTION BUILDING DEPARTMENT FOR REVIEW AND INCLUSION IN THE APPROVED PERMIT SET OF DOCUMENTS. THE PACKAGE MUST BEAR SIGNATURES, SEALS AND/OR RAISED SEALS AS REQUIRED. ITEMS/SYSTEMS MAY NOT BE INSTALLED UNTIL THE ENGINEERED DESIGN/SHOP DRAWING DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. (REFERENCE IBC 106.3.2)
11. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ORGANIZE AND MAINTAIN THE "MASTER CONSTRUCTION DOCUMENT" SET OF DOCUMENTS.
12. THE GENERAL CONTRACTOR SHALL MAINTAIN SOLE RESPONSIBILITY FOR THE DISTRIBUTION OF ALL REVISED CONSTRUCTION DOCUMENTS TO ALL AFFECTED SUBCONTRACTORS AND SUPPLIERS AND NOTIFICATION OF ALL SUBCONTRACTORS AND SUPPLIERS THAT REVISED DRAWINGS HAVE BEEN ISSUED. THE GENERAL CONTRACTOR MUST MAINTAIN A COMPLETE, CURRENT SET OF CONSTRUCTION DOCUMENTS IN THE CONSTRUCTION TRAILER FOR REFERENCE. THIS SET IS TO REMAIN IN THE CONSTRUCTION TRAILER AT ALL TIMES AND CLEARLY MARKED AS THE MASTER REFERENCE SET.
13. IN THE CASE OF DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS, OR BETWEEN DISCIPLINES WITHIN THE CONSTRUCTION DOCUMENT SET, THE ARCHITECT WILL, UPON BEING PRESENTED THE DISCREPANCY IN WRITING, PROVIDE AN INTERPRETATION INDICATING THE INTENT OF THE DOCUMENT SET.

B: GENERAL CONTRACTOR/COORDINATION:

1. THE GENERAL CONTRACTOR, SUBCONTRACTORS AND SUPPLIERS (AS REQUIRED) SHALL COMPLY WITH ALL APPLICABLE LAWS, BUILDING CODES, LIFE SAFETY CODES, ZONING ORDINANCES AND/OR ANY OTHER NATIONAL, STATE OR LOCAL REQUIREMENTS INCLUDING ANY LOCAL REVISIONS TO THE CODES, AND THE AHJ (AUTHORITY HAVING JURISDICTION) GOVERNING THE WORK INDICATED WITHIN THESE CONTRACT DOCUMENTS.
2. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE BUILDING CODE AND ESPECIALLY ANY LOCAL AMENDMENTS TO THE CODE. SHOULD ANY DISCREPANCIES IN THE DIRECTIONS, LAYOUTS OR DETAILS PROVIDED IN THE PLANS OR SPECIFICATIONS BE IDENTIFIED, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING.
3. THE GENERAL CONTRACTOR AS VERIFIED IN THE BIDDING INSTRUCTIONS, SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS AND OBTAIN ALL PERMITS AND CERTIFICATES OF APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THESE CONTRACTS. THE GENERAL BUILDING PERMIT(S) SHALL BE APPLIED FOR OBTAINED BY THE GENERAL CONTRACTOR AND PAID BY THE GENERAL CONTRACTOR. PAYMENT FOR OTHER IMPACT FEES, UTILITY SERVICE FEES AND OTHER SITE RELATED FEES, WILL BE COORDINATED DIRECTLY BETWEEN THE OWNER AND THE CONTRACTOR.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
5. THE GENERAL CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE WORK OF ALL OTHER TRADES. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GENERAL PROJECT

B: GENERAL CONTRACTOR/COORDINATION: CONT.

6. PRECONSTRUCTION COORDINATION MEETING CHAIRED BY THE GENERAL CONTRACTOR AT THE BEGINNING OF CONSTRUCTION. PURPOSE OF THE MEETING IS TO IDENTIFY SYSTEM ROUTING REQUIREMENTS, VERIFY ACCEPTABILITY OF DESIGNED FURDOWN SPACE REQUIREMENTS AND TO IDENTIFY ANY CONFLICTS BETWEEN SYSTEMS. FOLLOWING ROUGH FRAMING, ANOTHER MANDATORY "ON SITE" MEETING SHALL BE HELD TO DISCUSS MEP SYSTEM ROUGH IN REQUIREMENTS FOR EACH OF THE VARIOUS UNIT TYPES. ONE MOCK UP FOR EACH UNIT TYPE AND A TYPICAL CORRIDOR SHALL BE COMPLETED, REVIEWED AND APPROVED BY ALL PARTIES (INCLUDING OWNER, ARCHITECT AND ENGINEER) PRIOR TO COMPLETION OF THE REMAINDER OF THE WORK.
7. THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED INDEPENDENT LABORATORY TO MAKE ALL TESTS FOR FIRE SAFING,CONCRETE, SOIL COMPACTION, AND WELDING TO INSURE COMPLIANCE WITH PLANS, STANDARDS, AND CODES. REFER TO SPECS. FOR FREQUENCY OF TESTING REQUIRED. COSTS SHALL BE INCLUDED IN THE CONTRACT. THE CONTRACTOR SHALL PAY FOR RE-TESTS FOR DEFICIENT WORK

C: DIMENSIONS AND FIELD VERIFICATION:

1. UPON RECEIPT OF THE CONSTRUCTION DOCUMENTS AND PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR SHALL REVIEW DIMENSIONS AND COORDINATE WITH ALL AFFECTED SUBCONTRACTORS AND SUPPLIERS TO ASSURE THAT THEIR WORK CAN BE INSTALLED IN COMPLIANCE WITH THE DOCUMENTS. FOLLOWING COMMENCEMENT OF CONSTRUCTION, THE GENERAL CONTRACTOR SHALL PROVIDE WRITTEN CONFIRMATION AND COORDINATION OF ALL DIMENSIONS AND MEASUREMENTS AT THE SITE AND ASSURE THE ACCURACY AND CORRECTNESS OF SAME. ANY DISCREPANCY SHALL BE NOTED TO THE ARCHITECT IN WRITING.
2. EACH CONTRACTOR, SUBCONTRACTOR OR SUPPLIER, SHALL VERIFY ALL DIMENSIONS IN THE FIELD PERTAINING TO THEIR PORTION OF THE WORK, AND SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES PRIOR TO INSTALLATION. EACH CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR THE GENERAL CONTRACTOR OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL PROVIDE CLARIFICATION IN WRITING.
3. EACH CONTRACTOR SHALL VERITY ALL ROUGH OPENING REQUIREMENTS OR OTHER CRITICAL BUILDING MEASUREMENTS WHICH AFFECT THEIR PORTION OF THE WORK.
4. THE CONTRACTOR SHALL COORDINATE ALL MECHANICAL, PLUMBING AND ELECTRICAL CHASE AND CEILING REQUIREMENTS WITH THE MEP SUBCONTRACTORS AND SUPPLIERS AND VERIFY THE SIZE AND LOCATION OF ALL CHASES AND CEILING HEIGHTS WITH THE ARCHITECT/OWNER. SHOP DRAWINGS INDICATING THE CHASE, SLEEVE, AND /OR OPENING REQUIREMENTS FOR WALLS, FLOOR/CEILING ASSEMBLY, ROOF, AND OUR FOUNDATION SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO ORDERING OF EQUIPMENT OR COMMENCING CONSTRUCTION OF THE OPENING. (OWNER PROVIDED EQUIPMENT OR MATERIALS BY CONTRACTOR INSTALLATION). THE CONTRACTOR SHALL VERIFY THE SIZE LOCATION, OPENINGS AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THEM AND NOTIFY THE MANUFACTURER, AIR OR SUPPLIER BEFORE STARTING ANY CONSTRUCTION RELATED TO SAID WORK AND/OR EQUIPMENT.

D: FIRE RESISTANT RATED CONSTRUCTION/PENETRATIONS:

1. EACH CONTRACTOR SHALL PROVIDE UL RATED PENETRATION PROTECTION ASSEMBLIES FOR ANY PENETRATIONS OF THEIR SYSTEMS THROUGH ANY DESIGNATED FIRE RESISTANT RATED WALLS, FLOOR/CEILINGS AND/OR ROOF CONSTRUCTION. RATED PROTECTION ASSEMBLIES MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND SUBMITTAL TO THE BUILDING DEPARTMENT PRIOR TO INSTALLATION AT THE PROJECT SITE. PROVIDE BOUND COPIES OF PROPOSED PROTECTION ASSEMBLIES, CLEARLY INDICATING THE ASSEMBLY, THE PENETRATE AND THE ASSEMBLY TYPE BEING PENETRATED.

E: SITE RELATED COORDINATION:

1. THE CONTRACTOR SHALL REFERENCE AND COORDINATE WITH CIVIL ENGINEERING DRAWINGS FOR BUILDING LAYOUT EXCAVATION AND SITE WORK; LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPE AND HARDSCAPE DESIGN; AND ANY OTHER SITE RELATED CONSTRUCTION DRAWINGS PREPARED BY OTHERS UNDER DIRECT CONTRACT WITH THE OWNER.
2. ALL SITE WORK AND LANDSCAPING HAS BEEN DEVELOPED AND DESIGNED BY THE CIVIL ENGINEER AND THE LANDSCAPE ARCHITECT UNDER DIRECT CONTRACT WITH THE OWNER. THE ARCHITECT/ENGINEER HAS ATTEMPTED, WITHIN THE REALMS OF THEIR AUTHORITY, TO COORDINATE THEIR CONSTRUCTION DOCUMENT PACKAGE WITH THE SITE/CIVIL ENGINEER AND LANDSCAPE ARCHITECT. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE DISCIPLINES; THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT, THE OWNER AND THE CIVIL ENGINEER IN WRITING FOR RESOLUTION.
3. REFER TO CIVIL ENGINEERING DRAWINGS FOR THE BUILDING LAYOUT DIMENSIONAL CONTROL PLAN AND GRADING INFORMATION.
4. REFER TO MEP AND LANDSCAPE DRAWINGS FOR EXTERIOR SITE AND BUILDING LIGHTING.
5. REFER TO CIVIL ENGINEERING AND LANDSCAPE DRAWINGS FOR LOCATION OF SIDEWALKS, ROADS, CURBS AND SITE RELATED DETAILS.
6. REFER TO CIVIL ENGINEERING AND LANDSCAPE DRAWINGS FOR LOCATION OF RETAINING WALLS AND DETAILS.
7. REFER TO CIVIL ENGINEERING DRAWINGS FOR FIRE HYDRANT LOCATIONS.
8. REFER TO MEP, CIVIL AND LANDSCAPE DRAWINGS FOR TRANSFORMER LOCATIONS. (TO BE VERIFIED WITH LOCAL UTILITY SERVICE AND THE AHJ.)
9. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR TO EXISTING CONDITION ANY DAMAGE TO EXISTING CONSTRUCTION, EQUIPMENT OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATION TO RECEIVE ALTERATIONS, ADDITIONS, OR REMOVAL.
10. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR TO EXISTING CONDITION, ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING CONDUIT OR EQUIPMENT.
11. NO CONSTRUCTION TRAFFIC IS ALLOWED IN OR AROUND COMPLETED UNITS' AND BUILDINGS

F: OTHER:

1. STATIC COEFFICIENT OF FRICTION (SCOF) SHALL BE A MINIMUM OF 9.8 FOR ALL RAMPS AND 0.6 FOR ALL WALKS LOCATED ON ACCESSIBLE ROUTES TO PROVIDE FOR PROPER TRACTION.
2. AT THE OWNER AND/OR THE ARCHITECTS DIRECTION, THE CONTRACTOR SHALL PROVIDE A MOCK UP PANEL WITH ALL EXTERIOR MATERIALS, WINDOWS, TRIM, ROOFING MATERIALS, AND EXTERIOR COLORS INDICATED.
3. STORE MATERIALS ONLY IN SPACES DESIGNATED BY OWNER AND ASSIGNED BY THE GENERAL CONTRACTOR. REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED BY THE CONTRACTOR
4. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE ARCHITECT/OWNER BEFORE TURNOVER TO THE OWNER.
5. ALL UNITS IN BUILDINGS WITH ATTACHED GARAGES SHALL BE EQUIPPED WITH A CARBON MONOXIDE (CO) SENSOR ON AN UNSWITCHED CIRCUIT AND A BATTERY BACKUP. ANSI TYPE "A" UNITS SHALL BE EQUIPPED WITH A STROBE AS WELL AS AN AUDIBLE ALARM.

GENERAL CONSTRUCTION

A: BUILDING ENVELOPE: AIR AND WATER PROTECTION

1. THE GENERAL CONTRACTOR SHALL REVIEW THE FLASHING AND INSTALLATION SEQUENCE ILLUSTRATED IN THE DOCUMENTS FOR ALL EXTERIOR WINDOWS, DOOR OR OTHER TYPES OF OPENINGS. ALL COMMENTS OR IMPROVEMENTS TO THE SEQUENCE MUST BE PRESENTED AND APPROVED BY THE ARCHITECT/OWNER PRIOR TO THE INSTALLATION OF THE FIRST WINDOW OR DOOR ON SITE. FOLLOWING CONSENSUS APPROVAL OF THE INSTALLATION/FLASHING SEQUENCE THE GENERAL CONTRACTOR SHALL ERECT ONE WINDOW AND ONE DOOR OF EACH TYPE ACCORDING TO THE APPROVED SEQUENCE FOR ON SITE REVIEW BY ALL PARTIES PRIOR TO INSTALLATION OF THE REMAINING WINDOWS OR DOORS.
2. SEAL ALL EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL CAVITIES AND WINDOW OR DOOR FRAMES, BETWEEN WALL AND FOUNDATION, BETWEEN WALL AND ROOF, BETWEEN WALL PANELS, AND ALL PENETRATIONS OR UTILITIES THROUGH WALLS AND ROOFS. PROVIDE SEALANT AT ALL JOINTS OF DISSIMILAR MATERIALS.
3. PROVIDE CLOSED CELL BACKER RODS FOR ALL GAPS LARGER THAN 3/16" IN WIDTH OR DEPTH.
4. THE GENERAL CONTRACTOR SHALL VERIFY THAT EACH SUBCONTRACTOR UNDERSTANDS THEIR RESPONSIBILITY FOR SEALING ANY PENETRATION THROUGH THE EXTERIOR BUILDING ENVELOPE. EACH CONTRACTOR SHALL SUBMIT THE PROPOSED METHOD AND MATERIAL FOR SEALING OPENINGS FOR VENTS, DRYER VENTS, EXHAUST DUCTS/HOOD, PLUMBING, MECHANICAL AND LIGHTING FIXTURES, SWITCHES AND/OR RECEPTACLES, CONDENSATE LINES OR ANY OTHER SYSTEM PENETRATION OF THE EXTERIOR BUILDING ENVELOPE.
5. CORROSION RESISTANT FLASHING SHALL BE INSTALLED AROUND ALL DOOR AND WINDOW OPENINGS, AROUND ALL ROOF OPENINGS AND AT SMALL PROVIDE TRANSITIONS AT ALL CHANGES IN PLANE AND ALONG VALLEYS (VALLEYS, RIDGES AND HIPS) WITH FRAME WALLS AND AT THE HEAD, BASE AND OPENINGS IN ALL MASONRY AND CONCRETE WALLS. SEAL ALL UPPER LEG FLASHING MATERIAL TO THE BUILDING SUBSTRATE WITH SELF ADHERING MEMBRANE FLASHING MATERIAL (PRIME ALL SURFACES TO ACCEPT SELF ADHERING MEMBRANE FLASHING PER MFR'S RECOMMENDATIONS). SEAL & MAKE WEATHERTIGHT. REFER TO SPECIFICATIONS FOR PROPER FLASHING AND SEALANT/CAULK TYPES. INSTALL ALL FLASHING PER SMACNA STANDARDS.
6. PROVIDE FLUID APPLIED WEATHER BARRIER SYSTEM PER MANUFACTURER'S GUIDELINES FOR EXTERIOR FINISH MATERIAL. PROVIDE ALL RELATED ACCESSORIES INCLUDING SEALANTS, FLASHING, SEAM FILLERS, AND BACKER ROD THAT ARE COMPATIBLE WITH THE EXTERIOR SYSTEM.

B: INTERIOR FINISH: DRYWALL & INSULATION:

1. GYPSUM DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICES FOR THICKNESS, ATTACHMENT, TAPING, AND ALL RELATED SPACING. WHEN GYPSUM DRYWALL IS USED IN CONJUNCTION WITH A FIRE-RESISTANT RATED ASSEMBLY, THE INSTALLATION MATERIALS AND CONSTRUCTION SHALL CONFORM EXACTLY TO THE REQUIREMENTS OF THE ASSEMBLY LISTED.
2. MOISTURE RESISTANT GYPSUM DRYWALL SHALL BE PROVIDED IN ALL BATHROOM, BATHTUB, AND SHOWER LOCATIONS AND IN ALL PLUMBING "WET WALLS" (EXCEPT EXTERIOR WALL LOCATIONS.) PROVIDE 5/8" TYPE X FIRE RESISTANT/MOISTURE RESISTANT DRYWALL IN THOSE "WET WALLS" REQUIRING A FIRE RESISTANCE RATING.
3. INSULATE ALL EXTERIOR WALLS WITH UNFACED BATTS OF FIBERGLASS INSULATION STAPLED IN PLACE (UNLESS NOTED OTHERWISE). FRICTION FIT INSULATION IS NOT ACCEPTABLE. R VALUE AS INDICATED IN DRAWINGS AND SPECIFICATIONS. PROVIDE POLYETHYLENE VAPOR BARRIER AS INDICATED. IF A VAPOR BARRIER IS NOT INDICATED ON THE DRAWINGS, REQUEST SPECIFIC GUIDANCE FROM ARCHITECT FOR PROJECT BASED UPON LOCATION AND CLIMATE ZONE.
4. PROVIDE INSULATION IN ALL LAUNDRY ROOM WALLS AND EXTERIOR OR COMMON WALLS AT BATHTUB/SHOWER LOCATIONS.

C: FIRE RESISTANCE- GENERAL:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING STRICT COMPLIANCE WITH THE PUBLISHED MATERIAL AND CONSTRUCTION REQUIREMENTS FOR ALL IDENTIFIED FIRE RESISTANCE RATED WALL, FLOOR/ CEILING AND ROOF/CEILING ASSEMBLIES.
2. THE GENERAL CONTRACTOR SHALL VERIFY THAT EACH SUB CONTRACTOR AND SUPPLIER IS AWARE OF THE LOCATION OF ALL FIRE RESISTANT RATE SEPARATION WALLS AND FLOORS. THEIR UNDERSTANDING OF THEIR RESPONSIBILITIES TO PROVIDE A UL RATED PENETRATION PROTECTION ASSEMBLY FOR ANY PENETRATION OF THEIR WORK OR SYSTEMS THROUGH ANY RATED WALL AND FLOOR/CEILING, ROOF/CEILING ASSEMBLIES. PROPOSED PENETRATION ASSEMBLIES SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW.
3. DRAFTSTOPPING AND FIREBLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS. DRAFTSTOPPING SHALL BE INSTALLED IN ALL FLOOR/CEILING ASSEMBLIES AND IN ATTIC SPACES IN LINE WITH TENANT SEPARATION ASSEMBLIES IN ADDITION TO THOSE LOCATIONS INDICATED ON THE ROOF PLAN.
4. GENERALLY, DRAFTSTOPS SHALL BE PROVIDED IN LINE WITH ALL TENANT SEPARATION WALLS AT FLOOR/CEILINGS AND ATTICS. ATTICS. ATTIC DRAFTSTOPS TO BE PROVIDED AT EACH UNIT SEPARATION, OR AS INDICATED ON THE ROOF PLAN. ACCESS BETWEEN DRAFTSTOP AREAS SHALL BE PROVIDED BY A SELF CLOSING ACCESS DOOR IN LOCATIONS INDICATED ON THE ROOF PLAN.
5. ALL CAVITY OR CONCEALED SPACES SHALL BE DRAFTSTOPPED PER CODE REQUIREMENTS. REFER TO INTERNATIONAL BUILDING CODE SECTION 716.

D: GENERAL

1. STC DESIGN VALUES FOR UNIT SEPARATION WALL ASSEMBLIES ARE INDICATED ON WALL TYPES DRAWING SHEET. THE MINIMUM ACCEPTABLE DESIGN STC RATINGS ARE 60, WITH A MINIMUM FIELD TEST STC RATING OF 54 OR AS INDICATED FOR THE ASSEMBLY. IN CONSTRUCTING TENANT SEPARATION WALL AND FLOOR/CEILING ASSEMBLIES, THE CONTRACTOR SHALL FOLLOW RECOMMENDED GYPSUM ASSOCIATION PRACTICES FOR SOUND SEPARATION ASSEMBLIES AND MINIMUM GUIDELINES AS INDICATED IN THE "TENANT SEPARATION ASSEMBLIES ACOUSTICAL NOTES" INDICATED ON THE WALL TYPES DRAWING SHEET.
2. ATTIC ACCESS SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE APPLICABLE BUILDING CODE AND SHALL NOT BE LESS THAN 22" X36" (OR AS INDICATED FOR MECHANICAL ACCESS) AS LOCATED ON THE UNIT AND/OR ROOF PLANS. PROVIDE ACCESS POINTS AS INDICATED ON THE DRAWINGS OR MINIMUM OF ONE PER DESIGNATED FIRE AREA.
3. CABINET SUPPLIER TO FIELD MEASURE AREA OF WORK AFTER ROUGH FRAMING, TO ASSURE AN EXACT FIT. SHOP DRAWINGS INDICATING PLANS AND ELEVATIONS OF ALL CABINETS SHALL BE PROVIDED FOR REVIEW PRIOR TO FABRICATION. (NOTIFY ARCHITECT OF ANY DISCREPANCIES.)
4. MAXIMUM FLAME SPREAD RATING ON ALL INTERIOR FINISH MATERIALS SHALL NOT EXCEED 200.

SOUND CONTROL

SOUND CONTROL NOTES FOR MULTI-FAMILY HOUSING

THESE NOTES AND DETAILS DESCRIBE THE ACOUSTICAL ELEMENTS OF ASSEMBLIES THAT MUST COMPLY WITH THE STC/ICC REQUIREMENTS OF THE BUILDING CODE. THEY MAY NOT BE REQUIRED AT EVERY ASSEMBLY IN THE PROJECT. NON-RATED ASSEMBLIES AND ASSEMBLIES THAT DO NOT SEPARATE OCCUPANCIES, DWELLING UNITS, AND/OR COMMON AREAS FROM EACH OTHER WOULD BE EXEMPT, UNLESS OTHERWISE NOTED. THESE REQUIREMENTS SHALL BE FOLLOWED IN CONJUNCTION WITH THE RATED ASSEMBLY SHEETS, ALL DETAILS, AND SPECIFICATIONS TO MAINTAIN BOTH SOUND CONTROL AND REQUIRED FIRE RATINGS. ADVISE THE ARCHITECT IMMEDIATELY, IN WRITING, IF ANY INCONSISTENCIES OR DISCREPANCIES EXIST PRIOR TO THE START OF CONSTRUCTION.

DEFINITIONS: SOUND TRANSMISSION CLASS (STC): A SINGLE NUMBER RATING USED FOR EVALUATING EFFICIENCY OF CONSTRUCTIONS IN ISOLATING AIRBORNE SOUND TRANSMISSION. THE HIGHER THE STC RATING THE MORE EFFICIENT THE CONSTRUCTION. STC MEASURES THE ABILITY OF A WALL OR FLOOR ASSEMBLY TO ISOLATE AIRBORNEBE SOUND AND PREVENT IT FROM PASSING FROM ONE SIDE TO THE OTHER. THE MINIMUM INTERNATIONAL BUILDING CODE REQUIREMENT IS 50 STC, PER ASTM E90.

IMPACT INSULATION CLASS (IIC): A SINGLE NUMBER RATING DEVELOPED BY THE FEDERAL HOUSING ADMINISTRATION TO ESTIMATE THE IMPACT SOUND ISOLATION PERFORMANCE OF FLOOR/CEILING SYSTEMS. IIC MEASURES THE ABILITY OF A FLOOR/CEILING ASSEMBLY TO ISOLATE SOUND TRANSMITTED FROM FOOTFALL AND OTHER IMPACT SOURCES THROUGH THE BUILDING STRUCTURE. THE MINIMUM INTERNATIONAL BUILDING CODE REQUIREMENT IS 50 IIC, PER ASTM E492.

AIRBORNE SOUND: SOUND, PRODUCED BY VIBRATING SOURCES THAT RADIATE SOUND DIRECTLY INTO THE AIR, WHICH IS TRANSMITTED THROUGH AIR AS A MEDIUM RATHER THAN THROUGH SOLIDS OR THE STRUCTURE OF THE BUILDING.

FLANKING PATHS: A WALL OR FLOOR/CEILING CONSTRUCTION THAT PERMITS SOUND TO BE TRANSMITTED ALONG ITS SURFACE; OR ANY OPENING WHICH PERMITS DIRECT TRANSMISSION OF SOUND THROUGH THE AIR. THIS TYPICALLY OCCURS AT SMALL GAPS AND OPENINGS AROUND DOORS, TOP AND BOTTOM PLATES, ELECTRICAL BOXES, AND CONDUIT AND HVAC DUCTING WHICH ALLOW SOUND TO PASS THROUGH IF ACOUSTICAL SEALANT IS NOT USED. ALSO REFERRED TO AS "LEAKING PATHS".

A. MECHANICAL, ELECTRICAL, PLUMBING

1. METAL VENTILATING AND CONDITIONING AIR DUCTS LOCATED IN DEMISING ASSEMBLIES ARE TO BE LINED
2. WIRE EACH APARTMENT AS A UNIT; AVOID PENETRATION OF WALLS OR FLOORS BETWEEN APARTMENTS
3. CAULK HOLES (MADE BY WIRING) THAT PENETRATE DEMISING ASSEMBLIES; USE ATTACHMENT, TAPING, AND CAULKING OR DRY PACKING
4. CONNECT VIBRATING EQUIPMENT WITH FLEXIBLE WIRING THAT SITS ON OR IS CONNECTED TO DEMISING ASSEMBLIES
5. CUT HOLES IN DEMISING ASSEMBLIES NEATLY TO REDUCE LEAKS
6. MAKE SURE ELECTRICAL OUTLETS ARE AIRTIGHT BY USING ELASTIC NON-HARDENING CAULK IN DEMISING ASSEMBLIES
7. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF DEMISING WALLS SHALL BE SEPARATED HORIZONTALLY BY 24" MINIMUM. BACK AND SIDES OF BOXES SHALL BE SEALED WITH 1/8" RESILIENT SEALANT. IF IT IS IMPOSSIBLE TO OFFSET ELECTRICAL OUTLETS, THEN INCREASE THE MASS OF THE WALL BY USING A SUITABLE PACK OF TV, TELEPHONE, AND INTERCOM OUTLETS MUST BE INSTALLED ACCORDINGLY. INSTALL PHONES, DOORBELLS, INTERCOMS, AND OTHER NOISE MAKING EQUIPMENT ON INSULATED INTERIOR WALLS ONLY - NEVER ON DEMISING WALLS
8. FIT INSULATION BEHIND THE ELECTRICAL BOXES LOCATED IN DEMISING ASSEMBLIES
9. ENSURE THAT OPENINGS AROUND BOXES LOCATED IN DEMISING ASSEMBLIES ARE SEALED AIR TIGHT
10. INSTALL RECESSED LIGHT FIXTURES IN FURR DOWN LOCATIONS ONLY
11. ISOLATE PIPING FROM STRUCTURE WITH RESILIENT PADS AND SLEEVES, THEN SEAL FOR AIR TIGHTNESS.
12. IF WATER HAMMER IS EVIDENT AT OR BEFORE THE TIME OF SUBSTANTIAL COMPLETION, PROVIDE AIR CHAMBERS TO ELIMINATE WATER HAMMER DUE TO ABRUPT STOPPING OF FLOWING WATER.
13. CAULK ALL OPENINGS MADE IN DEMISING WALLS, FLOORS AND F

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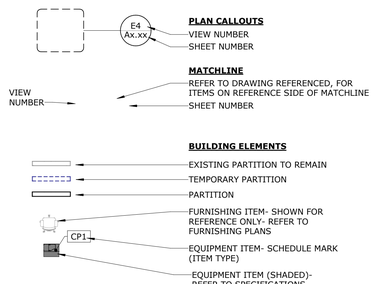
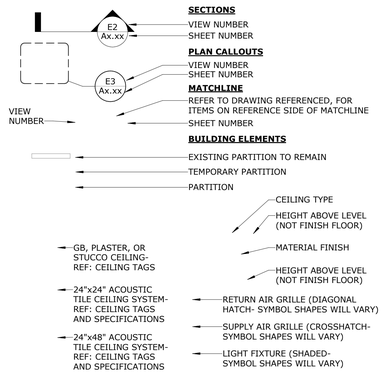
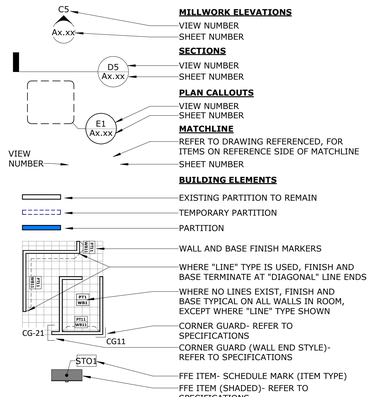
LEGEND- EQUIPMENT PLANS



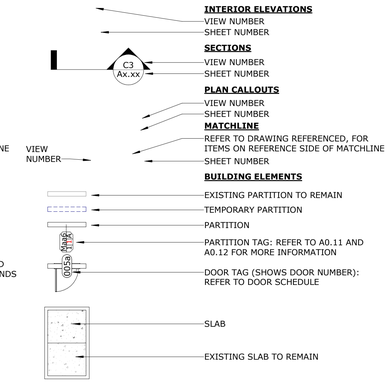
LEGEND- RCP'S



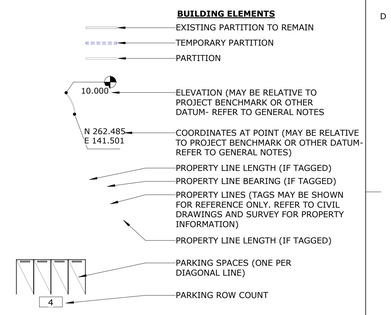
LEGEND- FINISH PLANS



LEGEND- PARTIAL FLOOR PLANS



LEGEND- SITE PLANS



GENERAL NOTES- EQUIP. PLANS

1. DIMENSIONS TO FACE OF PARTITIONS ARE TO FACE OF SUBSTRATE LAYER AS SHOWN IN PARTITION TYPES ON A0.11. FINISHES DEPICTED IN FINISH PLANS AND ELEVATIONS ARE NOT SHOWN ON PARTIAL FLOOR PLANS. REFER TO ENLARGED PLANS, ELEVATIONS, AND DETAILS.
2.

GENERAL NOTES- PARTIAL RCP'S

1. DIMENSIONS TO FACE OF PARTITIONS ARE TO FACE OF SUBSTRATE LAYER AS SHOWN IN PARTITION TYPES ON A0.11. FINISHES DEPICTED IN FINISH PLANS AND ELEVATIONS ARE NOT SHOWN ON PARTIAL FLOOR PLANS. REFER TO ENLARGED PLANS, ELEVATIONS, AND DETAILS.
2.

GENERAL NOTES- FINISH PLANS

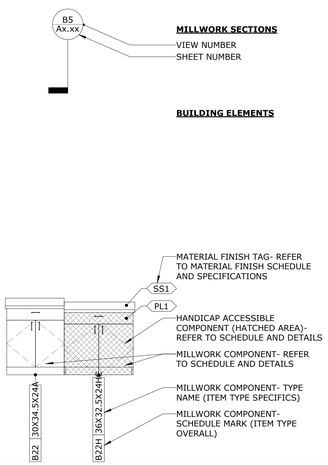
1. DIMENSIONS TO FACE OF PARTITIONS ARE TO FACE OF SUBSTRATE LAYER AS SHOWN IN PARTITION TYPES ON A0.11. FINISHES DEPICTED IN FINISH PLANS AND ELEVATIONS ARE NOT SHOWN ON PARTIAL FLOOR PLANS. REFER TO ENLARGED PLANS, ELEVATIONS, AND DETAILS.
2.

GENERAL NOTES- FLOOR PLANS

1. DIMENSIONS TO FACE OF PARTITIONS ARE TO FACE OF SUBSTRATE LAYER AS SHOWN IN PARTITION TYPES ON A0.11. FINISHES DEPICTED IN FINISH PLANS AND ELEVATIONS ARE NOT SHOWN ON PARTIAL FLOOR PLANS. REFER TO ENLARGED PLANS, ELEVATIONS, AND DETAILS.
2.

GENERAL NOTES- SITE PLANS

LEGEND- ELEVATIONS



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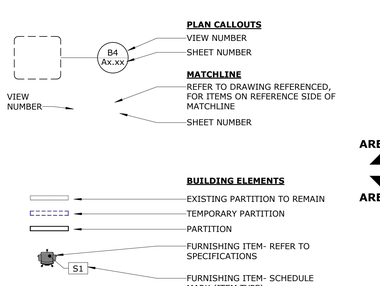
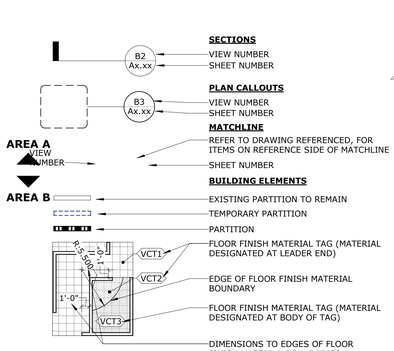
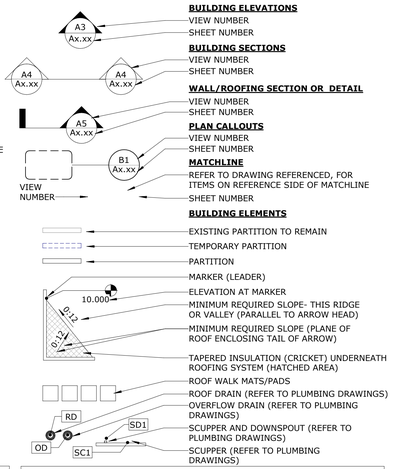


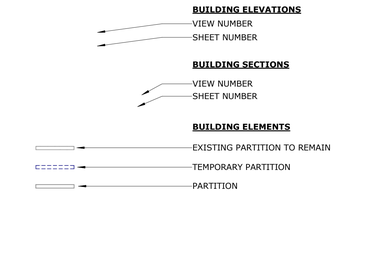
LEGEND- FLOOR PATTERN PLANS



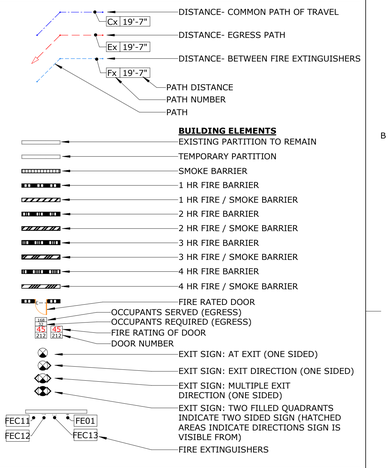
LEGEND- ROOF PLANS



LEGEND- OVERALL FLOOR PLANS



LEGEND- CODE COMP PLANS



GENERAL NOTES- ELEVATIONS

1. LIGHT FIXTURES, AIR TERMINALS, GRILLES, ELECTRICAL FIXTURES, OUTLETS, DATA RECEPTACLES, AUDIO/VIDEO CONNECTIONS AND MEDICAL GAS FIXTURES SHOWN ARE FOR ARCHITECTURAL COORDINATION AND DIMENSIONAL CONTROL ONLY. REF: MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS AND SPECIFICATIONS.
2. NOT ALL FIXTURES MAY BE SHOWN ON ARCHTECTURAL ELEVATIONS
3.

GENERAL NOTES- FURN PLANS

1. DIMENSIONS TO FACE OF PARTITIONS ARE TO FACE OF SUBSTRATE LAYER AS SHOWN IN PARTITION TYPES ON A0.11. FINISHES DEPICTED IN FINISH PLANS AND ELEVATIONS ARE NOT SHOWN ON PARTIAL FLOOR PLANS. REFER TO ENLARGED PLANS, ELEVATIONS, AND DETAILS.
2.

GENERAL NOTES- FLOOR PATTERN PLANS

1. DIMENSIONS TO FACE OF PARTITIONS ARE TO FACE OF SUBSTRATE LAYER AS SHOWN IN PARTITION TYPES ON A0.11. FINISHES DEPICTED IN FINISH PLANS AND ELEVATIONS ARE NOT SHOWN ON PARTIAL FLOOR PLANS. REFER TO ENLARGED PLANS, ELEVATIONS, AND DETAILS.
2. FLOOR FINISH TRANSITIONS EXIST AT ALL INTERSECTIONS OF DISSIMILAR FINISHES. REFER TO TRANSITION DETAILS FOR APPLICABLE TRANSITIONS BASED ON FINISHES PRESENT ON EACH SIDE OF INTERSECTION.

GENERAL NOTES- ROOF PLANS

1. ITEMS FROM MECHANICAL, PLUMBING, AND ELECTRICAL SCOPES MAY BE SHOWN FOR REFERENCE AND COORDINATION ONLY. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR LOCATIONS OF PIPING, CURBS, VENTS, DUCTS, FANS, AND OTHER ITEMS ON THE ROOF SURFACE
2. ALL ROOF FLASHING TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS

GENERAL NOTES- FLOOR PLANS

1. DIMENSIONS TO FACE OF PARTITIONS ARE TO FACE OF SUBSTRATE LAYER AS SHOWN IN PARTITION TYPES ON A0.11. FINISHES DEPICTED IN FINISH PLANS AND ELEVATIONS ARE NOT SHOWN ON OVERALL FLOOR PLANS. REFER TO ENLARGED PLANS, ELEVATIONS, AND DETAILS.
2. REFER TO PARTIAL PLANS FOR MORE INFORMATION. OVERALL PLANS ARE INTENDED TO PROVIDE CONTEXT FOR PARTIAL PLANS.

GENERAL NOTES- CODE PLANS

1. FIRE RESISTANCE RATINGS SHOWN ARE MINIMUM RATINGS REQUIRED. REFER TO PARTITION TYPES ON A0.11, AND SPECIFICATIONS, FOR MORE INFORMATION
2. FIRE RESISTANCE RATINGS IN PARTITIONS ARE SHOWN WHERE PARTITIONS ARE NOT CUT BY DOORS, WINDOWS, STOREFRONTS, OR OTHER OBJECTS. RATED PARTITION MAY EXIST ABOVE OBJECTS.

Baker Barrios

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JED PREST
AR92532

01.06.2023
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MILHAUS

SR-82
BLDG 7 - 7676 NATIVE LANE
BLDG 8 - 7674 NATIVE LANE
BLDG 9 - 7668 NATIVE LANE
BLDG 10 - 7650 NATIVE LANE
BLDG 11- 7692 NATIVE LANE
BLDG 12- 7665 NATIVE LANE
COMPACTOR ENCLOSURE - 7678 NATIVE LANE
MAIL KIOSK

FORT MYERS, FL 33905

PROJECT NO:
220035.00

LEGENDS (ALL TYPES)

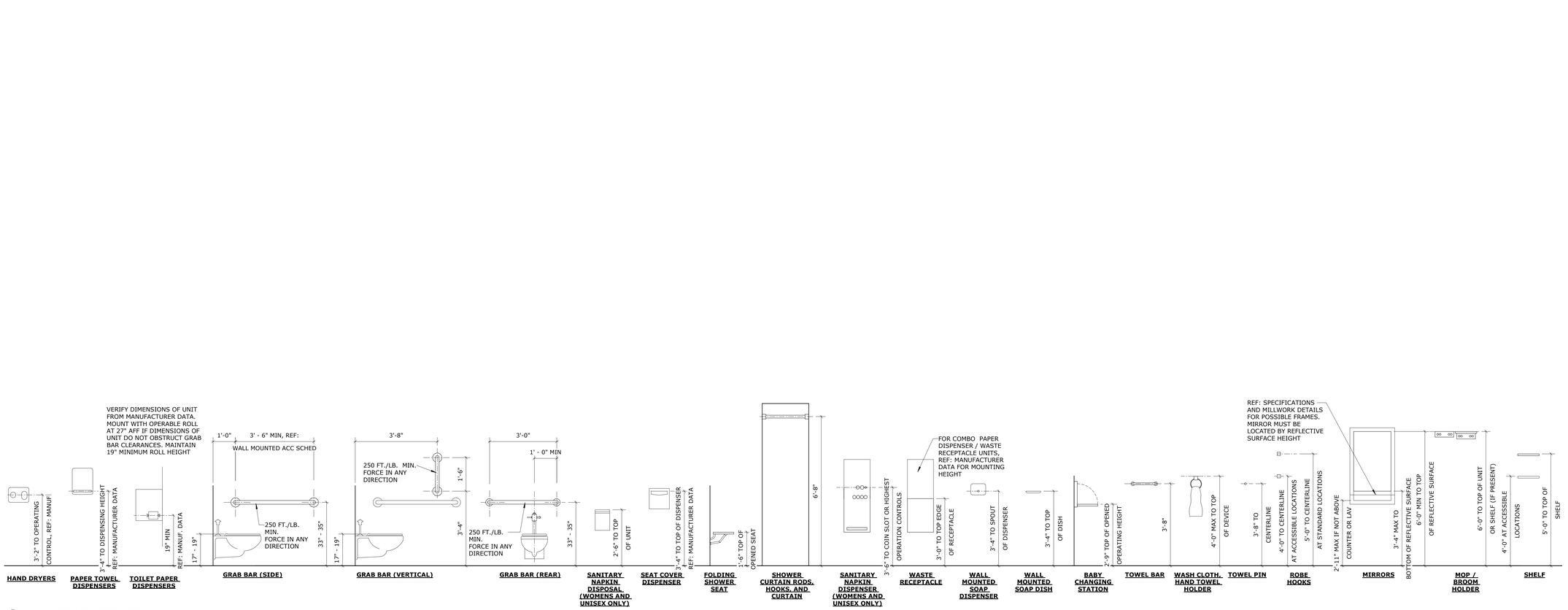
SHEET NUMBER:
AG013

WALL MOUNTED ACCESSORY SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS	QUANTITY	WALL BLOCKING		CURRENT REV
						REQUIRED	TYPE	

RESTROOM ACCESSORIES

TAG	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS	QUANTITY	CURRENT REV



A1 **MOUNTING HEIGHTS**
1/2" = 1'-0"

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BLDG 12- 7665 NATIVE LANE
COMPACTOR ENCLOSURE - 7678 NATIVE LANE
MAIL KIOSK

FORT MYERS, FL 33905

PROJECT NO:
220035.00

ACCESSORY ITEM TYPES & MOUNTING HEIGHTS

SHEET NUMBER:
AG017

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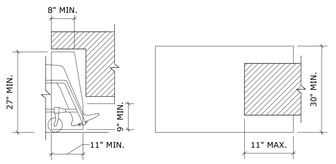
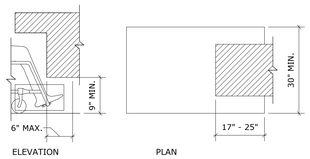
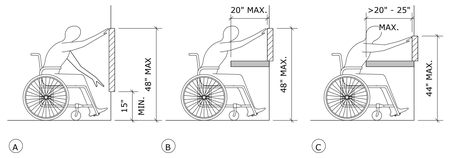


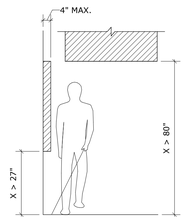
E1 KNEE CLEARANCE
3/8" = 1'-0"



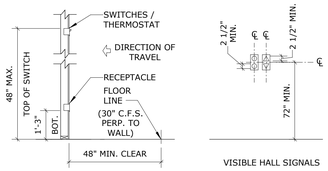
E2 TOE CLEARANCE
3/8" = 1'-0"



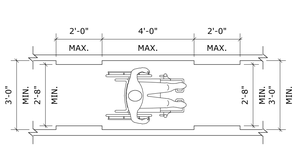
E3 REACH RANGES
3/8" = 1'-0"



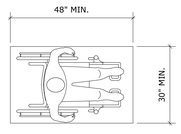
E6 PROTRUDING OBJECT
3/8" = 1'-0"



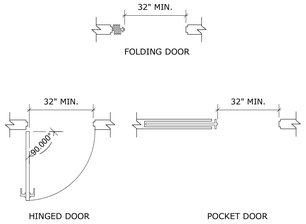
D1 TYP. MOUNTING HEIGHT
3/8" = 1'-0"



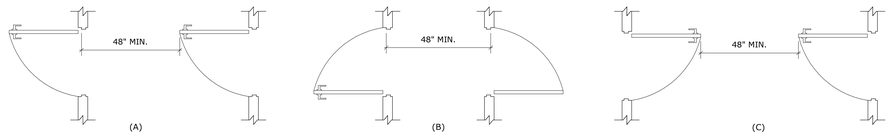
D2 ACCESSIBLE ROUTE
3/8" = 1'-0"



D3A ADA CLEAR FLOOR SPACE
1/2" = 1'-0"



D3 DOOR OPENINGS
3/8" = 1'-0"



D4 DOORS IN A SERIES
3/8" = 1'-0"

C1 HOISTWAY ENTRANCE AND CAR CONTROL HEIGHTS
1/2" = 1'-0"

(A)
FRONT APPROACH, PULL SIDE

(B)
HINGE APPROACH, PULL SIDE

(C)
HINGE APPROACH, PULL SIDE

(D)
LATCH APPROACH, PULL SIDE

(E)
LATCH APPROACH, PULL SIDE
DOOR PROVIDED WITH CLOSER

(A)
CENTERED DOOR

(B)
SIDE (OFF-CENTERED) DOOR

(C)
ANY DOOR LOCATION

B1 ELEVATOR CAR DIMENSIONS
3/8" = 1'-0"

NOTE: PER F.B.C. 3002.4 - IF BULDING IS OVER THREE STORIES, THE ELEVATOR CAR SHALL BE OF SUCH AS SIZE AND ARRANGEMENT TO ACCOMOODATE AN AMBULANCE STRETCHER 24" X 76".

(F)
HINGE APPROACH, PUSH SIDE

(G)
HINGE APPROACH, PUSH SIDE
DOOR PROVIDED WITH BOTH CLOSER AND LATCH

(H)
FRONT APPROACH, PUSH SIDE

(I)
FRONT APPROACH, PUSH SIDE
DOOR PROVIDED WITH BOTH CLOSER AND LATCH

(J)
LATCH APPROACH, PUSH SIDE

B3 MANEUVERING CLEARANCE AT DOORS AND GATES
3/8" = 1'-0"

(A)

(B)

(C)

(D)

(E)

(F)

(G)

A1 ACCESSIBLE TOILET STALL DETAILS
3/8" = 1'-0"

(A) (B) (C)

A5 CLEARANCE AT WATER CLOSET
3/8" = 1'-0"

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COMPACTOR ENCLOSURE - 7678 NATIVE LANE
MAIL KIOSK

FORT MYERS, FL 33905

PROJECT NO:
220035.00

ADA ACCESSIBILITY GUIDELINES

SHEET NUMBER:
AG018

UL Product iQ®

BXUVU305 - Fire-resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

Fire-resistance Ratings - ANSI/UL 263

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. U305

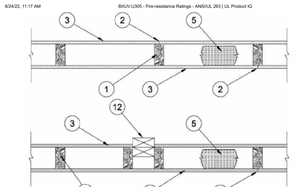
May 27, 2022

Bearing Wall Rating — 1 Hr
Finish Rating — See Items 3, 3A, 3D, 3E, 3F, 3G, 3H, 3J and 3L
STC Rating - 54 (See Item 9)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7.

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

8/24/22, 11:17 AM BXUV.U305 - Fire-resistance Ratings - ANSI/UL 263 | UL Product iQ



1. **Wood Studs** — Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.

2. **Joints and Nail-Heads** — Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of fassified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.

3. **Gypsum Board*** — 5/8 in. thick paper or vinyl surfaced; with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally. For an alternate method of attachment of gypsum panels, refer to Items 6 through 8F. **Steel Framing Members***.
When Items 6, 6B, 6C, 6D, 6E, or 6F **Steel Framing Members*** are used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head screws spaced 12 in. OC.

When Item 6A, **Steel Framing Members***, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers. One layer of gypsum board attached to opposite side of wood stud without furring channels as described in Item 3.

When Item 7, resilient channels are used, 5/8 in. thick, 4 ft wide gypsum panels applied vertically. Screw attached furring channels with 1 in. long, self-drilling, self-tapping Type S or S-12 steel screws spaced 8 in. OC, vertical joints located midway between studs.

AMERICAN GYPSUM CO — Types AGX-1/Item 3 (finish rating 23 min.), M-Glass (finish rating 23 min.), Type AGX-1/1 (finish rating 26 min), Type AGX-12 (finish rating 22 min), Type LightRoc (finish rating 23 min.) or Type AG-C

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1 (finish rating 24 min)

CABOT MANUFACTURING ULC — Type X (finish rating 22 min), 5/8 Type X, Moisture Resistant Type X, Gypsum Sheathing Type X, Mold & Mildew Resistant Type X and Mold & Mildew Resistant AR Type X, Type Bluegles Exterior Sheathing

CERTAINTEED GYPSUM INC — Type C, Type X-1 (finish rating 26 min), Type FDRG or GlasRoc

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min)

NATIONAL GYPSUM CO — Type FSW (finish rating 24 min)

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type FRX-G (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min)

USG BORAL DRYWALL SFZ LLC — Types C, SCX, SGX (finish rating 24 min).

USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSW-S, Type FSW-B (finish rating 20 min), Type FSL (finish rating 24 min), Type FSW-R, Type FSLX (finish rating 21 min), Type RSX (finish rating 26 min).

NATIONAL GYPSUM CO — Riyadh, Saudi Arabia — Type FR, or WR.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-2 (finish rating 20 min), PG-3 (finish rating 20 min), Types PG-3W, PG-5W (finish rating 20 min), Type PG-4 (finish rating 20 min), Type PG-6 (finish rating 23 min), Types PG-3WS, PG-5WS, PGS-WRS (finish rating 20 min), Types PG-5, PG-8 (finish rating 26 min), PG-11 PG-13 (bulls increased to 2 in.), Type PG-C or PG-Shield (rating 26 min)

PANEL REY S A — Type ARX, GREX, GRIX, PRX, PRC, PRC2; Types RHX, Guard Rex, MDX, ETX (finish rating 22 min), PRX2 (finish rating 21 min)

SIAM GYPSUM INDUSTRY (LARABURI) CO LTD — Type EX-1 (finish rating 26 min)

THAI GYPSUM PRODUCTS PCL — Type C, Type X (finish rating 26 min)

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type FRX-G (finish rating 29 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type ULIX (finish rating 20 min)

USG BORAL DRYWALL SFZ LLC — Type SGX (finish rating 24 min).

USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), SCX (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type ULX (finish rating 22 min)

3A. **Gypsum Board* —** (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.

AMERICAN GYPSUM CO — Types AGX-1 (finish rating 25 min.), M-Glass (finish rating 25 min.), AG-C (finish rating 25 min.), LightRoc (finish rating 25 min.)

CERTAINTEED GYPSUM INC — Type C, Type X-1 (finish rating 26 min), Type FDRG or GlasRoc (finish rating 23 min), GlasRoc-2, Type Habito (finish rating 26 min), Type DEFX (finish rating 18 min), Type USFGSA (finish rating 34 min), Type USFCA, Type USFC-CA, Type USFC-WD, Type USLLX (finish rating 21 min), Type CLX (finish rating 24 min)

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min), Type WRX (finish rating 24 min), Type ULIX (finish rating 20 min)

GEORGIA-PACIFIC GYPSUM L L C — Type S (finish rating 26 min), Type X (finish rating 23 min), Type 9 (finish rating 26 min), Type C (finish rating 26 min), Type DGG (finish rating 20 min), Type GPF5T (finish rating 20 min), Type GPF5Z (finish rating 20 min), Type GPF5X (finish rating 26 min), Type DS, Type DAP, Type DD (finish rating 20 min), Type DA, Type DAFC, Type LS (finish rating 23 min), Type LX, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, Type LWX (finish rating 22 min), Veneer Plaster Base-Type LWX (finish rating 22 min), Water Rated-Type LWX (finish rating 22 min), Sheathing-Type LWX (finish rating 22 min), Soffit-Type LWX (finish rating 22 min), Type DGLWX (finish rating 22 min), Water Rated-Type DGLWX (finish rating 22 min), Sheathing-Type DGLWX (finish rating 22 min), Soffit-Type DGLWX (finish rating 22 min), Type FSW-D (finish rating 20 min), Type FSW-S (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSW-S, Type FSW-B (finish rating 20 min), Type FSL (finish rating 24 min), Type FSW-R, Type FSLX (finish rating 21 min), Type RSX (finish rating 26 min).

NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSW-S, Type FSW-B (finish rating 20 min), Type FSL (finish rating 24 min), Type FSW-R, Type FSLX (finish rating 21 min), Type RSX (finish rating 26 min).

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-2 (finish rating 20 min), PG-3 (finish rating 20 min), Types PG-3W, PG-5W (finish rating 20 min), Type PG-4 (finish rating 20 min), Type PG-6 (finish rating 23 min), Types PG-3WS, PG-5WS, PGS-WRS (finish rating 20 min), Types PG-5, PG-8 (finish rating 26 min), PG-11 PG-13 (bulls increased to 2 in.), Type PG-C or PG-Shield (rating 26 min)

PANEL REY S A — Type ARX, GREX, GRIX, PRX, PRC, PRC2; Types RHX, Guard Rex, MDX, ETX (finish rating 22 min), PRX2 (finish rating 21 min)

SIAM GYPSUM INDUSTRY (LARABURI) CO LTD — Type EX-1 (finish rating 26 min)

THAI GYPSUM PRODUCTS PCL — Type C, Type X (finish rating 26 min)

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type FRX-G (finish rating 29 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type ULIX (finish rating 20 min)

USG BORAL DRYWALL SFZ LLC — Type SGX (finish rating 24 min).

USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), SCX (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type ULX (finish rating 22 min)

3A. **Gypsum Board* —** (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.

AMERICAN GYPSUM CO — Types AGX-1 (finish rating 25 min.), M-Glass (finish rating 25 min.), AG-C (finish rating 25 min.), LightRoc (finish rating 25 min.)

CERTAINTEED GYPSUM INC — Type C, Type X-1 (finish rating 26 min), Type FDRG or GlasRoc

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min)

NATIONAL GYPSUM CO — Type FSW (finish rating 24 min)

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type FRX-G (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min)

USG BORAL DRYWALL SFZ LLC — Types C, SCX, SGX (finish rating 24 min).

USG MEXICO S A DE C V — Types AR, IP-AR

USG MEXICO S A DE C V — Types AR, IP-AR

3B. **Gypsum Board* —** (As an alternate to Item 3) — Nom 3/4 in. thick, installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-3/8 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A.
CGC INC — Types AR, IP-AR.

UNITED STATES GYPSUM CO — Types AR, IP-AR

USG MEXICO S A DE C V — Types AR, IP-AR

3C. **Gypsum Board* —** (As an alternate to Items 3, 3A and 3B) — 5/8 in. thick, 2 ft wide, tongue and groove edge, applied horizontally to one side of the assembly. Installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-1/4 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A. Joint covering (Item 2) not required.
CGC INC — Type SHX

UNITED STATES GYPSUM CO — Type SHX

USG MEXICO S A DE C V — Type SHX

3D. **Gypsum Board* —** (As an alternate to Items 3, 3A, 3B, or 3C — Not Shown) — For Direct Application to Studs Only- Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of stud. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs or tabs may be used in lieu of or in addition to the lead batten strips or optional at other locations. Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards underneath screw locations prior to the installation of the screws. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.
RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

3N. **Gypsum Board* —** (As an alternate to Item 3) — 5/8 in. thick, 4 ft. wide, applied horizontally or vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Secured as described in Item 3 or 3A.
CERTAINTEED GYPSUM INC — Easi-Lite Type X (finish rating 24 min), Eas-Lite Type X-2 (finish rating 24 min)

3O. **Wall and Partition Facings and Accessories* —** (As an alternate to Item 3, Not Shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type Quietrock 527 (finish rating 24 min).

3P. **Gypsum Board* —** (As an alternate to Item 3, Not Shown) — Two layers nom. 5/16 in. thick gypsum panels applied vertically or horizontally. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered or backed by wood studs. Horizontal joints on the same side between face and base layers need not be staggered. Base layer gypsum panels fastened to studs with 1-1/4 in. long drywall nails spaced 8 in. OC. Face layer gypsum panels fastened to studs with 1-7/8 in. long drywall nails spaced 8 in. OC starting with a 4" stagger.
NATIONAL GYPSUM CO — Type FSW (finish rating 25 min)

3Q. **Gypsum Board* —** (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type LGFCXA (finish rating 21 min), Type LGFCXA, Type LGFC-CA, Type LGFC-WD, Type LGLLX

3R. **Gypsum Board* —** (As an alternate to Item 3. For use with Item 5H) — Any 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Item 3 above. Applied either horizontally or vertically, and screwed to panels with 1-5/8 in. long Type W coarse thread steel screws at 8 in. OC at perimeter and in the field with the last two screws 4 and 3/4 in. from the edges of the board when applied as the base layer. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

3S. **Gypsum Board* —** 3/4 in. thick paper or vinyl surfaced; with beveled, square, or tapered edges; applied either horizontally or vertically. Gypsum panels secured as described in Item 3 with nail length increased to 2 in.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-13

3T. **Wall and Partition Facings and Accessories* —** (As an alternate to 5/8 in. thick board as outlined in Item 3) — Nominal 1-3/8 in. thick, 4 ft wide panels, applied vertically or horizontally. Fastened with #6 x 2 in. long drywall screws spaced 8 in. OC along the perimeter and 12 in. OC in the field.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type Quietrock 545

3U. **Gypsum Board* —** (As an alternate to Item 3 - For use with Foamed Plastic products, Item 5J) — 5/8 in. thick, 4 ft. wide, applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
AMERICAN GYPSUM CO — Types AGX-1

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1

CABOT MANUFACTURING ULC — Type X

CERTAINTEED GYPSUM INC — Type X
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face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.
RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

3N. **Gypsum Board* —** (As an alternate to Item 3) — 5/8 in. thick, 4 ft. wide, applied horizontally or vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Secured as described in Item 3 or 3A.
CERTAINTEED GYPSUM INC — Easi-Lite Type X (finish rating 24 min), Eas-Lite Type X-2 (finish rating 24 min)

3O. **Wall and Partition Facings and Accessories* —** (As an alternate to Item 3, Not Shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type Quietrock 527 (finish rating 24 min).

3P. **Gypsum Board* —** (As an alternate to Item 3, Not Shown) — Two layers nom. 5/16 in. thick gypsum panels applied vertically or horizontally. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered or backed by wood studs. Horizontal joints on the same side between face and base layers need not be staggered. Base layer gypsum panels fastened to studs with 1-1/4 in. long drywall nails spaced 8 in. OC. Face layer gypsum panels fastened to studs with 1-7/8 in. long drywall nails spaced 8 in. OC starting with a 4" stagger.
NATIONAL GYPSUM CO — Type FSW (finish rating 25 min)

3Q. **Gypsum Board* —** (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type LGFCXA (finish rating 21 min), Type LGFCXA, Type LGFC-CA, Type LGFC-WD, Type LGLLX

3R. **Gypsum Board* —** (As an alternate to Item 3. For use with Item 5H) — Any 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Item 3 above. Applied either horizontally or vertically, and screwed to panels with 1-5/8 in. long Type W coarse thread steel screws at 8 in. OC at perimeter and in the field with the last two screws 4 and 3/4 in. from the edges of the board when applied as the base layer. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

3S. **Gypsum Board* —** 3/4 in. thick paper or vinyl surfaced; with beveled, square, or tapered edges; applied either horizontally or vertically. Gypsum panels secured as described in Item 3 with nail length increased to 2 in.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-13

3T. **Wall and Partition Facings and Accessories* —** (As an alternate to 5/8 in. thick board as outlined in Item 3) — Nominal 1-3/8 in. thick, 4 ft wide panels, applied vertically or horizontally. Fastened with #6 x 2 in. long drywall screws spaced 8 in. OC along the perimeter and 12 in. OC in the field.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type Quietrock 545

3U. **Gypsum Board* —** (As an alternate to Item 3 - For use with Foamed Plastic products, Item 5J) — 5/8 in. thick, 4 ft. wide, applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
AMERICAN GYPSUM CO — Types AGX-1

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1

CABOT MANUFACTURING ULC — Type X

CERTAINTEED GYPSUM INC — Type X
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CGC INC — Type SCX

PANEL REY S A — Type ARX, PRX

SIAM GYPSUM INDUSTRY (LARABURI) CO LTD — Type EX-1

THAI GYPSUM PRODUCTS PCL — Type X

UNITED STATES GYPSUM CO — Types SCX and SGX

USG BORAL DRYWALL SFZ LLC — Types SCX and SGX

USG MEXICO S A DE C V — Type SCX

3V. **Gypsum Board* —** (As an alternate to Item 3. For use with Item 5K) — Any 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Item 3 above. Applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Gypsum panels secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field.

4. **Steel Corner Fasteners —** (Optional) — For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the gypsum board, no greater than 2 in. from corner of gypsum board, max spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.

5. **Batts and Blankets* —** (Optional — Required when Item 6A is used (RC-1)) — Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavities. When Item 6A is used, glass fiber or mineral wool insulation shall be friction-fitted to completely fill the stud cavities.
CERTAINTEED CORP
JOHNS MANVILLE
KNAUF INSULATION LLC
MANSON INSULATION INC
ROCKWOOL — Types Acoustical Fire Batts and Type AFB, min. density 1.69 pcf / 27.0 kg/m^3

ROCKWOOL MALAYSIA SDN BHD — Type Acoustical Fire Batts

ROCK WOOL MANUFACTURING CO — Delta Board

THERMAFIBER INC — Type SAFB, SAFB FF

5A. **Fiber, Sprayed* —** (Not Shown — Not for use with Item 6) — As an alternate to Batts and Blankets (Item 5) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal density of 3.5 lb/ft^3, in accordance with the application instructions supplied with the product. When Item 6B is used, Fiber, Sprayed shall be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
U S GREENFIBER L L C — INOT35, INOT45, INOT55LD and SANCTUARY for use with wet or dry application. INOT55LD, INOT45LD, INOT35, INOT65LD, and INOT73LD are to be used for dry application only

5B. **Fiber, Sprayed* —** (Not Shown - Not for use with Item 6) — As an alternate to Batts and Blankets (Item 5) - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.
NU-WOOL CO INC — Cellulose Insulation

5C. **Batts and Blankets* —** Required for use with resilient channels, Item 7. 3 in. thick mineral wool batts, friction-fitted to fill interior of wall.
THERMAFIBER INC — Type SAFB, SAFB FF

5D. **Glass Fiber Insulation —** (As an alternate to Item 5C) — 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the interior of the wall. See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

5E. **Batts and Blankets* —** (Required for use with Wall and Partition Facings and Accessories, Item 3O) — Glass fiber insulation, nom 3-1/2 in. thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities. See Batts and Blankets Category (BKNV) for names of manufacturers.

5F. **Fiber, Sprayed* —** (Optional, Not Shown — Not for use with Items 6, 6A, 6B, 6C, or 6D) — As an alternate to Batts and Blankets (Item 5) and Item 5A - Spray applied cellulose material. The fiber is applied with adhesive, at a minimum density of 4.0 pcf, to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See **Fiber, Sprayed** (CCAZ).
AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

5G. **Fiber, Sprayed* —** (Optional, Not Shown — Not for use with Items 6, 6A, 6B, 6C, or 6D) — As an alternate to Batts and Blankets (Item 5) and Item 5A - Brown Colored Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed stud cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.20 lbs/ft.^{3}.
INTERNATIONAL CELLULOSE CORP — Cellur-Ri.

5H. **Foamed Plastic* —** (Optional - For use with Item 3R) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.
SES FOAM INC — Nevoseal* 2.0 or Nevoseal* 2.0 LE Spray Foam and Sucroseal Spray Foam.

5I. **Fiber, Sprayed* —** (Not Shown — Not for use with Item 6) — As an alternate to Batts and Blankets (Item 5) - Spray-applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. To facilitate the installation of the material, any thin, woven or non-woven netting may be attached by any means possible to the outer face the studs. The material shall reach equilibrium moisture content before the installation of materials on either face of the studs. The minimum dry density shall be 5.79 lbs/ft.^{3}
APPLEGATE HOLDINGS L L C — Applegate Advanced Stabilized Cellulose Insulation

5J. **Foamed Plastic* —** (Optional, Not Shown - For use with Item 3U) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.
GACO WESTERN L L C — Types GacoZSpray 14500, GacoProFill FR5500R, Gaco 052N, GacoOnePass F105D, GacoOnePass Low GWP F108D, and Gaco WallFoam 183M

5K. **Foamed Plastic* —** (Optional, Not Shown - For use with Item 3V) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.
CARLISLE SPRAY FOAM INSULATION — Types SealTite Pro Closed Cell (CC), SealTite Pro Open Cell (OC), SealTite Pro OCX, SealTite Pro No Trim 21, SealTite Pro One Zero, Foamulate Closed Cell, Foamulate OCX, Foamulate 70, and Foamulate HFO

b. **Steel Framing Members* —** Used to attach furring channels (Item 6A) to studs. Clips spaced 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75)

6A. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members on one side of studs as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6Aa) to one side of

UL Product iQ®

BXUVU356 - Fire-resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies or products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the designs. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

Fire-resistance Ratings - ANSI/UL 263

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

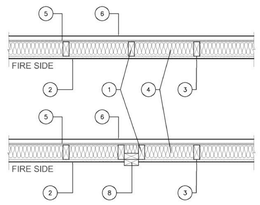
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. U356

May 25, 2022

Bearing Wall Rating - 1 Hr Rating Exposed to Fire on Interior Face Only
Bearing Wall Rating — 1 Hr Rating Exposed to Fire on Exterior Face (See Item 6E)
Finish Rating — 23 Min or 25 Min (See Item 2C)
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

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



1. **Wood Studs —** Nom 2 by 4 in. spaced 16 in. OC with two 2 by 4 in. top and one 2 by 4 in. bottom plates. Studs laterally braced by wood structural panel sheathing (Item 5). When **Mineral and Fiber Boards*** (Item 5A) are considered as bracing for the studs, the load is restricted to 76% of allowable axial load. Walls effectively fire stopped at top and bottom of wall.

2. **Gypsum Board* — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. U501, U512 or U305.** Nom 5/8 in. thick, 4 ft wide, applied vertically and nailed to studs and bearing plates 7 in. OC with bit cement-coated nails, 1 7/8 in. long with 1/4 in. diam head.

When Item **Steel Framing Members*** (Item 7 or any alternate clips), is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 7A **Steel Framing Members***, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers.

AMERICAN GYPSUM CO (View Classification) — CKNX.R14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNX.R19374

CABOT MANUFACTURING ULC (View Classification) — CKNX.R21370

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3660

CGC INC (View Classification) — CKNX.R19751

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R18482

GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717

LOADMASTER SYSTEMS INC (View Classification) — CKNX.R11809

NATIONAL GYPSUM CO (View Classification) — CKNX.R3501

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R7094

PANEL REY S A (View Classification) — CKNX.R21796

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.R19262

THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27517

UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319

USG BORAL DRYWALL SFZ LLC (View Classification) — CKNX.R38438

USG MEXICO S A DE C V (View Classification) — CKNX.R16089

2A. **Gypsum Board* —** (As an alternate to Item 2, Not Shown) — Any 5/8 in. thick 4 ft wide gypsum panels that are eligible for use in Design Nos. U501, U512 or U305, supplied by the Classified Companies listed below shown in the **Gypsum Board*** (CKNX) category. Applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.
CGC INC

UNITED STATES GYPSUM CO

USG BORAL DRYWALL SFZ LLC

USG MEXICO S A DE C V

2B. **Gypsum Board* —** (As an alternate to Item 2, Not Shown) — 5/8 in. thick 4 ft wide gypsum panels applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.
AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, Lightfoc

CABOT MANUFACTURING ULC — Type X, Sch Type X, Type Bluegles Exterior Sheathing

CERTAINTEED GYPSUM INC — Type C, Type X-1, Easi-Lite Type X-2

GEORGIA-PACIFIC GYPSUM L L C — Types X, Veneer Plaster Base Type X, Water Rated-Type X, Sheathing Type X, Soffit-Type X, Type X CornerGuard Sound Deadening Gypsum Board.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-WRS, PGI.

THAI GYPSUM PRODUCTS PCL — Type C or Type X

2C. **Gypsum Board* —** (As an alternate to Item 2, Not Shown) — For Use with Item 5A only - 5/8 in. thick 4 ft wide gypsum panels applied horizontally and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screws 1 in.and 4 in. from edges of board. Finish Rating is 25 min.
CABOT MANUFACTURING ULC — 5/8 Type X, Type Bluegles Exterior Sheathing

GEORGIA-PACIFIC GYPSUM L L C — Type X, Veneer Plaster Base Type X, Water Rated-Type X, Sheathing Type X, Soffit-Type X

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-WRS, PGI

2D. **Gypsum Board* —** (As an alternate to Item 2) — Not to be used with Item 7. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically only and fastened to the studs and plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads, 7 in. OC.
NATIONAL GYPSUM CO — Type SBWB

2E **Gypsum Board* —** (As an alternate to Items 2 through 2D) — Nominal 5/8 in. thick, 4 ft wide panels, secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type Quietrock ES.

2F. **Gypsum Board* —** (As an alternate to Item 2) — Not to be used with Item 7. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically or horizontally and fastened to the studs and plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.
CERTAINTEED GYPSUM INC — Type SilentFx

2G. **Wall and Partition Facings and Accessories* —** (As an alternate to Items 2 through 2F) — Nominal 5/8 in. thick, 4 ft wide panels, secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type Quietrock 527.

2H. **Gypsum Board* —** (As an alternate to Item 2) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type LGFCSA (finish rating 21 min), Type LGFC2A, Type LGFC-G/A, Type LGFC-WD, Type LGLLX

2I. **Gypsum Board* —** (As an alternate to Item 2) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.

AMERICAN GYPSUM CO — Types AGX-1 (finish rating 25 min), M-Glass (finish rating 25 min.), AG-C (finish rating 25 min.), Lightfoc (finish rating 25 min.)

NATIONAL GYPSUM CO — Type FSK, Type FSK-G, Type FSX, Type FSW-3, Type FSW-5, Type FSW-G, Type FSK-C, Type FSW-C, Type FSW-K, Type FSL

2J. **Gypsum Board* —** (As an alternate to Item 2) - 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread steel screws spaced a max 8 in. OC with the last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum boards are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type C, Type X (finish rating 26 min), Easi-Lite Type X (finish rating 24 min), Easi-Lite Type X-2, Type EGRG or GlasRoc or GlasRoc Sheathing (finish rating 22 min)

3. **Joints and Fastener Heads —** (Not Shown) — Gypsum board joints covered with tape and joint compound. Fastener heads covered with joint compound.

4. **Batts and Blankets* —** Mineral fiber or glass fiber insulation, 3-1/2 in. thick, pressure fit to fill wall cavities between studs and plates. Mineral fiber insulation to be unfaced and to have a min density of 3 pcf. Glass fiber insulation to be faced with aluminum foil or kraft paper and to have a min density of 0.9 pcf (min R-13 thermal insulation rating).
See **Batts and Blankets*** (BKNV) Category in the Building Materials Directory and **Batts and Blankets*** (BZJZ) Category in the Fire Resistance Directory for names of Classified Companies.

4A. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft³. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft³, in accordance with the application instructions supplied with the product.
U S GREENFIBER L L C — IN3715 and IN3745 for use with wet or dry application. IN3515LD, IN3541LD, IN3735, IN3745, IN3761LD, and IN3771LD are to be used for dry application only.

4B. **Fiber, Sprayed* —** As an alternate to Item 4 and 4A — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 4.58 lb/ft ³.
NU-WOOL CO INC — Cellulose Insulation

4C. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lb/ft³.
INTERNATIONAL CELLULOSE CORP — Cellur-RL

4D. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) — Spray applied, granulated mineral fiber material. The fiber is applied with adhesive, at a minimum density of 4.0 pcf, to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See Fiber, Sprayed (CCAZ).
AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

5. **Wood Structural Panel Sheathing —** Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing". Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 6d cement coated box nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs.

5A. **Mineral and Fiber Boards* —** As an alternate to Item 5 - Min 1/2 in. thick, 4 ft wide sheathing, installed vertically to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 1-1/2 in. long galvanized roofing nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs. As an option a weather resistive barrier may be applied over the Mineral and Fiber Boards.

6. **Exterior Facings —** Installed in accordance with the manufacturer's installation instructions. One of the following exterior facings is to be applied over the sheathing:

A. **Vinyl Siding — Molded Plastic* —** Contoured rigid vinyl siding having a flame spread value of 20 or less.
See **Molded Plastic** (BTAT) category in the Building Materials Directory for names of manufacturers.

B. **Particle Board Siding —** Hardboard exterior sidings including patterned panel or lap siding.

C. **Wood Structural Panel or Lap Siding —** APA Rated Siding, Exterior, plywood, OSB or composite panels with veneer faces and structural wood core, per PS 1 or APA Standard PRP-108, including textured, rough sawn, medium density overlay, brushed, grooved and lap siding.

D. **Cementitious Stucco —** Portland cement or synthetic stucco systems with self-furring metal lath or adhesive base coat. Thickness from 3/8 to 3/4 in., depending on system.

E. **Brick Veneer —** Any type on nom 4 in. wide brick veneer. When brick veneer is used, the rating is applicable with exposure on either face. Brick veneer fastened with corrugated metal wall ties attached over sheathing to wood studs with 8d nail per tie; ties spaced not more than each sixth course of brick and max 32 in. OC horizontally. One in. air space provided between brick veneer and sheathing.

F. **Exterior Insulation and Finish System (EIFS) —** Nom 1 in. **Foamed Plastic*** insulation bearing the UL Classification Marking, attached over sheathing and finished with coating system, or Portland cement or synthetic stucco systems, in accordance with manufacturer's instructions. See **Foamed Plastic** (BRYX and CCVW) categories for names of Classified companies.

G. **Siding —** Aluminum or steel siding attached over sheathing to studs.

H. **Fiber-Cement Siding —** Fiber-cement exterior sidings including smooth and patterned panel or lap siding.

I. **Wall and Partition Facings and Accessories* —** Stone veneer is mortar bonded to a lath, scratch coat and water resistant barrier applied to sheathing, installed in accordance with the manufacturers installation instructions, and meeting the requirements of local code agencies.
ELDORADO STONE OPERATIONS L L C — Type Eldorado Stone

J. **Cementitious Backer Units —** 1/2 in. or 5/8 in., min. 32 in. wide : Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with cement board screws of adequate length to penetrate stud by a minimum 3/4 in., spaced a max of 8 in. OC. Horizontal joints need not be backed by framing. When Cementitious Backer Units are used, the rating is applicable with exposure on either face. Cementitious Backer Units for use as substrate for exterior finishes such as ceramic tile, slate, marble, natural stone, manufactured stone, thin brick, or Portland cement or synthetic stucco.
NATIONAL GYPSUM CO — Type Permabase

6A. **Building Units* — As an alternate to Exterior Facing Item 6 —** Insulated steel panels, 12 through 42 in. wide. Attached over sheathing through retainer clips to studs or support steel with No. 14 hex head self-tapping screws located at each joint in the concealed lip of the units and spaced in accordance with the structural design requirements. KINGSPAN INSULATED PANELS INC — Types 200, 300, 400, 900, or KS series, 2 through 6 in. thickness; CWP-V, H, Z through 3 in. nominal thickness or Designwall 2000 or Designwall 4000, Z and 3 in. nominal thickness.

7. **Steel Framing Members* —** (Optional, Not Shown) — Furring Channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-21/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7A) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
FLITCO INC — Type Genie Clip

7A. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. The layers of gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Aa) to interior side of studs. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.
KINETICS NOISE CONTROL INC — Type Isomax.

7B. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
FLITCO INC — Type Genie Clip

7C. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Ca) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

7D. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 7Db. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Da) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
RESILPOL AMERICA — Type SonicClip

7E. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 7) — Resilient channels and Steel Framing Members as described below:
a. **Resilient Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 TS x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach resilient channels (Item 7Ea) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC-1 Assurance Clip

7F **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b **Steel Framing Members* —** Used to attach furring channels (Item 7Fa) to studs. Clips spaced maximum 48 in. OC. Clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.

CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

8. **Non-Bearing Wall Partition Intersection —** (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC, vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC, vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC, vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

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

Last Updated on 2022-05-25

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BLDG 11- 7692 NATIVE LANE
BLDG 12- 7665 NATIVE LANE
COMPACTOR ENCLOSURE - 7678 NATIVE LANE
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BXUV.U905 - Fire-resistance Ratings - ANSI/UL 263

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- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
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- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
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Fire-resistance Ratings - ANSI/UL 263

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. U905

June 6, 2022

Bearing Wall Rating — 2 HR.
Nonbearing Wall Rating — 2 HR
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

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

1. **Concrete Blocks* —** Various designs. Classification D-2 (2 hr).
See **Concrete Blocks** category for list of eligible manufacturers.

2. **Mortar —** Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

3. **Portland Cement Stucco or Gypsum Plaster —** Add 1/2 hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).

4. **Loose Masonry Fill —** If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellant vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.

5. **Foamed Plastic* —** (Optional-Not Shown) — 1-1/2 in. thick max. 4 ft wide sheathing attached to concrete blocks (Item 1).
ATLAS ROOFING CORP — "EnergyShield Pro Wall Insulation", "EnergyShield Pro 2 Wall Insulation", EnergyShield CGF Pro and EnergyShield Ply Pro

DUPONT DE NEMOURS, INC. — Types Thermax Sheathing, Thermax Light Duty Insulation, Thermax Heavy Duty Insulation, Thermax Metal Building Board, Thermax White Finish Insulation, Thermax ci Exterior Insulation, Thermax XARMOR ci Exterior Insulation, Thermax IH Insulation, Thermax Plus Liner Panel, Thermax Heavy Duty Plus (HDP), TUFF-R™ ci Insulation, Thermax Butler Stylwall Insulation Board and Thermax Morton Heavy Duty Insulation Board

FIRESTONE BUILDING PRODUCTS CO L L C — "Enverge™ CI Foil Exterior Wall Insulation" and "Enverge™ CI Glass Exterior Wall Insulation"

HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — Types "Xci-Class A", "Xci Foil (Class A)", "Xci 286"

RMAX, A BUSINESS UNIT OF SIKA CORPORATION — Types "TSX-8500", "ECOMAXci FR", "TSX-8510", "ECOMAX xi FR White", "ECOMAXci", "ECOMAXci FR Air Barrier", "Thermasheath-XP", "Thermasheath", "Durasheath", "Thermasheath-3", "Durasheath-3".

JOHNS MANVILLE — Type "AP Foil-Faced Foam Sheathing"

5A. **Building Units* —** As an alternate to Items 5, min. 1-in thick polyisocyanurate composite foamed plastic insulation boards, nom. 48 by 48 or 96 in.
HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — "Xci NB", "Xci Ply"

RMAX, A BUSINESS UNIT OF SIKA CORPORATION — "Thermasheath-SI", "ECOBASEci", "ThermaBase-CI", "ECOMAXci FR Ply", "ECOMAXci Ply".

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

Last Updated on 2022-06-06

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Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

INFO@BAKERBARRIOS.COM
BAKERBARRIOS.COM
AA0002981 | LC26000427

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2023.01.06 11:04:24-05'00'

JED PREST
AR92532

01.06.2023
PERMIT SET

△	DATE	SUBMISSION

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TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

MILHAUS

SR-82
BLDG 7 - 7676 NATIVE LANE
BLDG 8 - 7674 NATIVE LANE
BLDG 9 - 7668 NATIVE LANE
BLDG 10 - 7650 NATIVE LANE
BLDG 11- 7692 NATIVE LANE
BLDG 12- 7665 NATIVE LANE
COMPACTOR ENCLOSURE - 7678 NATIVE LANE
MAIL KIOSK

FORT MYERS, FL 33905

PROJECT NO:
220035.00

UL ASSEMBLY U905

SHEET NUMBER:
AG022E

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL DRAWINGS SHEET'S ORIGINAL PAPER SIZE

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL PAPER SIZE. IF NOT, SCALE DRAWINGS ACCORDINGLY.

UL Product iQ™

BXUV.VP522 - Fire-resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, assemblies, designs, systems or constructions.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the product. The product manufacturer should consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

Fire-resistance Ratings - ANSI/UL 263

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Deploy Criteria and Allowable Services

See General Information for Fire-resistance Ratings - CAN/ULC-S101 Certified for Canada
Deploy Criteria and Allowable Services

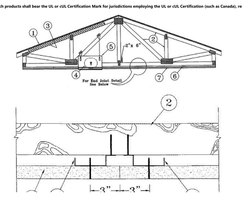
Design No. P522

June 9, 2022

Unrestrained Assembly Rating — 1 hr
Finish Rating — 25 Min (See Items 7 or 7A)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7.

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



1. **Roofing System*** — Any UL Class A, B or C Roofing System (TGFU) or Prepared Roof Covering (TRFC) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with No. 6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Construction adhesive may be used with either the nails or staples.

2. **Trusses** — Pitched or parallel chord wood trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically on the flat. Truss chords and webs fabricated from nom 2 by 4 lumber. Webs shall be joined to chords with 18 gauge, 3 in. long steel truss plates (Alpine Engineered Products, Inc. Model No. 20) on each face (one plate for each truss) in pairs facing each other (each shade by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Minimum parallel chord truss depth shall be 7-1/4 in. Where parallel chord truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min. average depth of 18 in. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 7-1/4 in. with a min roof slope of 1/12. Trusses shall be as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. **Batts and Blankets*** — (Optional) — Required when item 6B is used — Glass fiber insulation, secured to the wood structural panels with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics may be used. Batts and Blankets* (Item 3) may be omitted when Loose Fill Insulation* (Item 3A) is used. Batts and Blankets* (Item 3) may be used when the roof/ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. When **Steel Framing Members** (Item 6B) are used, max 7-1/2 in. thick insulation shall be draped over the furring channels (Item 6Ba) and gypsum board ceiling membrane, and friction fitted between trusses and Steel Framing Members (Item 6Bb). The finished ceiling may be left exposed when the insulation is secured to the bottom chords of the trusses.

3A. **Fiber, Sprayed*** — As an alternate to Item 3 (not evaluated for use with Item 6B) — Any thickness of spray-applied cellulose insulation material, having a min density of 3.5 lb/ft³, applied with water, over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. When Steel Framing Members (Item 6B) are used, max thickness of insulation shall not exceed 7-1/2 in. Cellulose Fiber Sprayed is used has not been determined. Alternate application method: The fiber is applied without water or adhesive to a nominal density of 3.5 lb/ft³ behind netting (Item 9) stapled to the rafters. The netting is stapled at both lower edges of the rafters creating a cavity to accept the cellulose fiber.
BASF CORP — Walltite® 100, 200, 300, 350, 400, 450, 500, 600, 700, 800, 900, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400,

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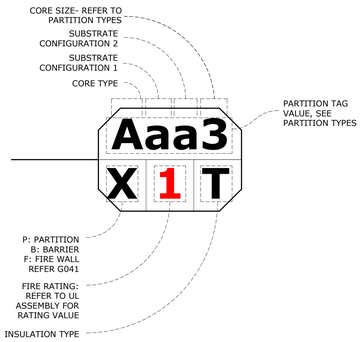
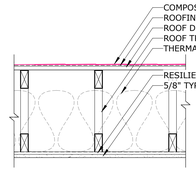
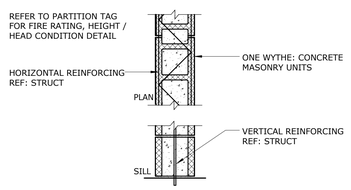
1" WHEN PLOTTED AT FULL
SHEET ORIGINAL PAGE SIZE





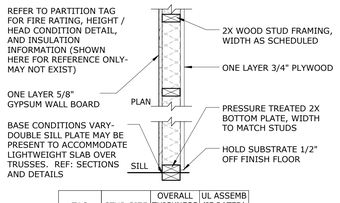
TAG		RATING	UL ASSEMB (IF RATED)
RCWgra		1 HR	P522

PARTITION TYPE - RCWgra



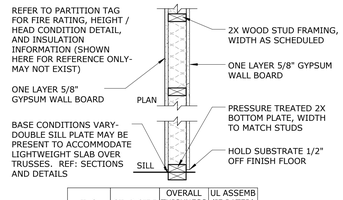
TAG	CMU SIZE	OVERALL THICKNESS	UL ASSEMB (IF RATED)
G8	8"	7-5/8"	U905

PARTITION TYPE - G



TAG	STUD SIZE	OVERALL THICKNESS	UL ASSEMB (IF RATED)
Wag4	2x4	4-7/8"	U356
Wag6	2X6	6-7/8"	U356

PARTITION TYPE - Wag



TAG	STUD SIZE	OVERALL THICKNESS	UL ASSEMB (IF RATED)
Waa4	2x4	4-3/4"	U305
Waa6	2x6	6-3/4"	U305
Waa8	2x8	8-1/2"	U305

PARTITION TYPE - Waa

CORE TYPES

C. CAST IN PLACE CONCRETE

G. CONCRETE MASONRY UNIT (GROUTED SOLID)
H. CONCRETE MASONRY UNIT (HOLLOW)

M. METAL STUD FRAMING / METAL FURRING
MM. METAL STUD FRAMING (2 ROWS, PARALLEL WITH PRESCRIBED AIR GAP)N)

S. METAL SHAFT WALL CH STUD

T. TILT-UP CONCRETE PANEL

W. WOOD STUD FRAMING / WOOD FURRING
WW. WOOD STUD FRAMING (2 ROWS, PARALLEL WITH PRESCRIBED AIR GAP)

SUBSTRATE CONFIGURATIONS

a. 5/8" GWB (1 LAYER)
b. 5/8" GWB (2 LAYER)
c. 5/8" GWB (3 LAYER)
d. 5/8" GWB (4 LAYER)
e. 1/2" GWB (1 LAYER)
f. 1/2" GWB (2 LAYER)

g. 3/4" PLWD (1 LAYER)
h. 1/2" PLWD (1 LAYER)

i. 5/8" GWB (1 LAYER), 3/4" PLYWD (1 LAYER)
j. 5/8" GWB (1 LAYER), 1/2" PLYWD (1 LAYER)
k. 1/2" GWB (1 LAYER), 3/4" PLYWD (1 LAYER)
l. 1/2" GWB (1 LAYER), 1/2" PLYWD (1 LAYER)

n. 5/8" CMT (1 LAYER)
o. 5/8" CMT (1 LAYER), 5/8" GWB (1 LAYER)
p. 1/2" CMT (1 LAYER)
q. 1/2" CMT (1 LAYER), 1/2" GWB (1 LAYER)

r. 1/2" RESILIENT CHANNEL, 5/8" GWB (1 LAYER)

s. 1" SHAFT LINER (1 LAYER)

u. 5/8" GWB (1 LAYER), 1-1/8" ISOLATION CLIP
v. 5/8" GWB (1 LAYER), 1-1/8" ISOLATION CLIP, 5/8" GWB (1 LAYER)
w. 5/8" GWB (1 LAYER), 1-1/8" ISOLATION CLIP, 3/4" PLYWD (1 LAYER)
x. 5/8" GWB (2 LAYER), 1-1/8" ISOLATION CLIP
y. 5/8" GWB (2 LAYER), 1-1/8" ISOLATION CLIP, 5/8" GWB (1 LAYER)
z. 5/8" GWB (2 LAYER), 1-1/8" ISOLATION CLIP, 3/4" PLYWD. (1 LAYER)

(None) CORE ONLY

INSULATION TYPES

A. ACOUSTIC- 2.5" GLASS FIBER

B. ACOUSTIC- 3.5" GLASS FIBER

C. ACOUSTIC- TYPE 3

T. THERMAL INSULATION

PARTITION TYPE LEGEND

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

INFO@BAKERBARRIOS.COM
BAKERBARRIOS.COM
AA0002981 | LC26000427

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JED PREST
AR92532

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△	DATE	SUBMISSION

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MILHAUS

SR-82
BLDG 7 - 7676 NATIVE LANE
BLDG 8 - 7674 NATIVE LANE
BLDG 9 - 7668 NATIVE LANE
BLDG 10 - 7650 NATIVE LANE
BLDG 11- 7692 NATIVE LANE
BLDG 12- 7665 NATIVE LANE
COMPACTOR ENCLOSURE - 7678 NATIVE LANE
MAIL KIOSK

FORT MYERS, FL 33905

PROJECT NO:
220035.00

PARTITION TYPES

SHEET NUMBER:
AG032

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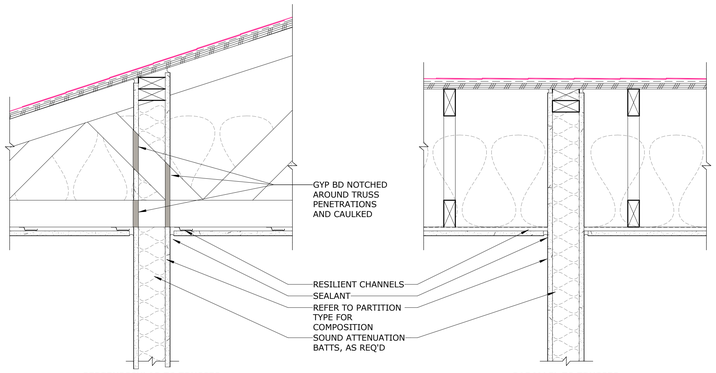
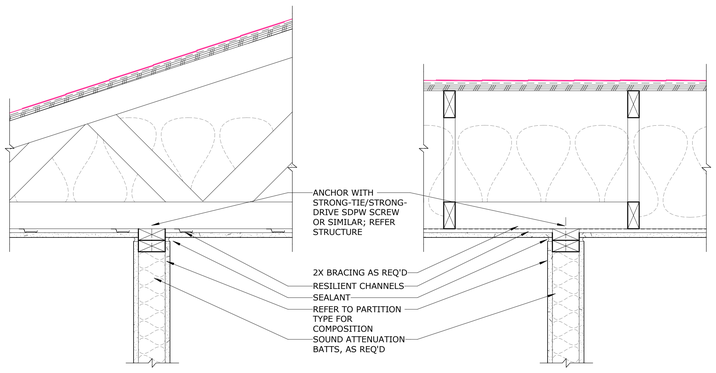
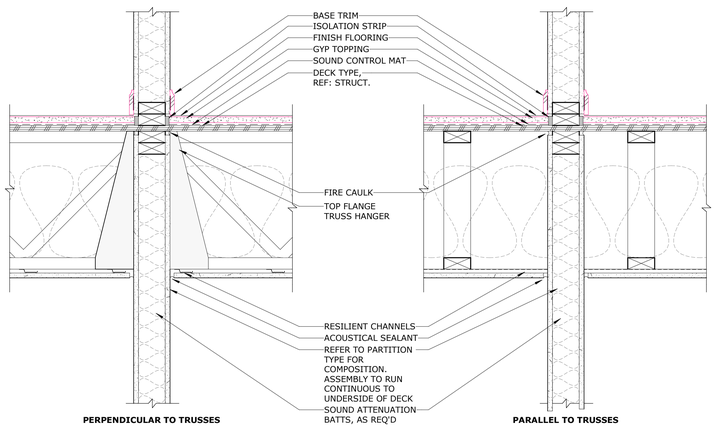
1" LONG ON ORIGINAL PLOT.
SHEETS ORIGINAL PAPER SIZE



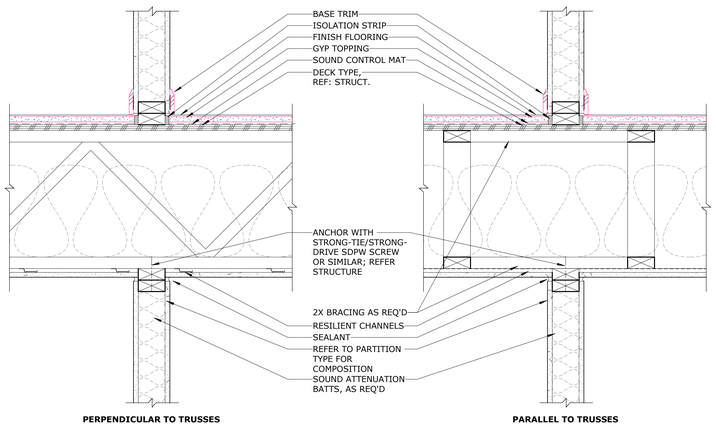
B2 "B" BARRIER
1 1/2" = 1'-0"



P2 "P" PARTITION
1 1/2" = 1'-0"



B1 "B" BARRIER
1 1/2" = 1'-0"



P1 "P" PARTITION
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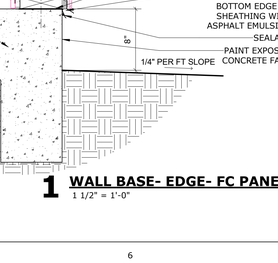
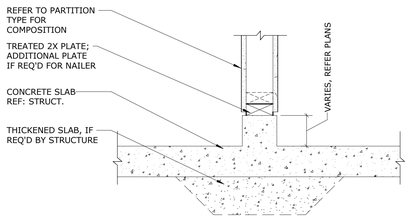
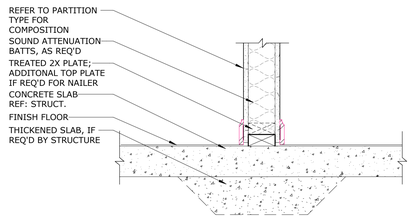


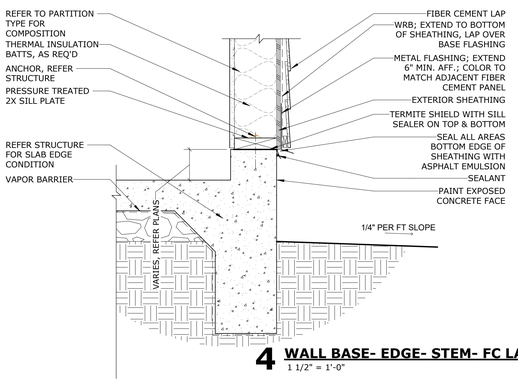
PARTITION DIAGRAM



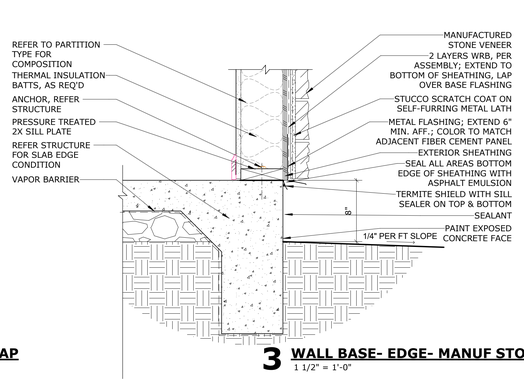
6 WALL BASE- STEM
1 1/2" = 1'-0"



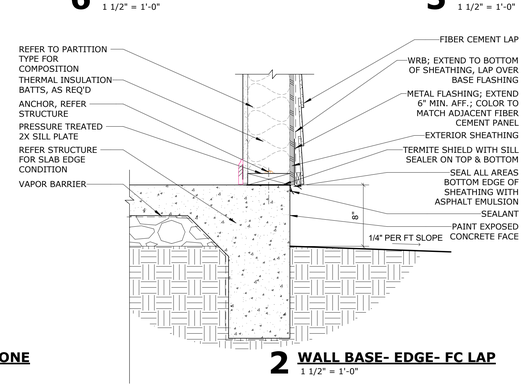
5 WALL BASE- FLAT SLAB
1 1/2" = 1'-0"



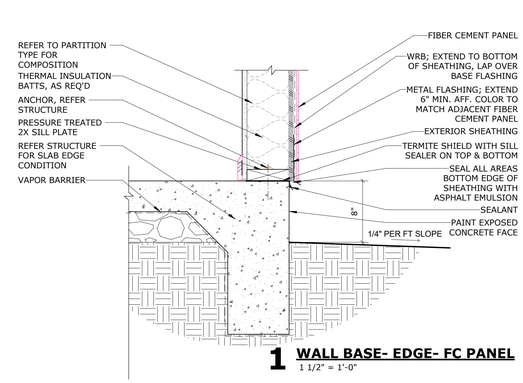
4 WALL BASE- EDGE- STEM- FC LAP
1 1/2" = 1'-0"



3 WALL BASE- EDGE- MANUF STONE
1 1/2" = 1'-0"



2 WALL BASE- EDGE- FC LAP
1 1/2" = 1'-0"



1 WALL BASE- EDGE- FC PANEL
1 1/2" = 1'-0"

PARTITION GENERAL NOTES

1. PROVIDE TILE BACKER AT TILE AND STONE LOCATIONS.
2. PROVIDE WATER RESISTANT GYP BD BEHIND ALL SINK LOCATIONS.
3. SEE PLANS FOR RATED PARTITION LOCATIONS.
4. ALL PARTITION ARE NON-RATED, UNLESS OTHERWISE NOTED.
5. RATED PARTITION SHALL BE STENCILED ABOVE ACCESSIBLE CEILINGS AT 12' SPACING WITH NOTE INDICATING WALL RATING. (ONE ON EACH WALL).
6. PROVIDE BLOCKING FOR FLAT PANEL TV'S, GRAB BARS, AND OTHER WALL-MOUNTED ELEMENTS.
7. WHERE DISCREPANCIES EXIST BETWEEN THE DETAILS AND THE STC RATINGS INDICATED OR REQUIRED. THE REQUIREMENTS FOR ACHIEVING THE DESIRED STC RATING FOR THE TYPE OF SPACE INDICATED SHALL GOVERN.
8. ACOUSTIC INSULATION SHALL BE PLACED IN ALL WALLS SURROUNDING ROOMS WITH NOISE GENERATION EQUIPMENT AND DEVICES INCLUDED IN THE PROJECT SUCH AS; MECHANICAL EQUIPMENT AND PUMP ROOMS, ELEVATOR EQUIPMENT-MACHINE OR CONTROLLER ROOMS, ELECTRICAL TRANSFORMER AND SWITCHGEAR ROOMS, GENERATOR OR EMERGENCY GENERATOR ROOMS, TOILET ROOMS, CONFERENCE ROOMS, AND OFFICES LOCATED ADJACENT TO PUBLIC ASSEMBLY ROOMS OR TRAFFIC SPACES, AND ROOMS ELSEWHERE INDICATED ON THE PLANS, SECTIONS AND DETAILS.
9. THE MINIMUM STC RATING FOR ANY SPACE SHALL BE 36. THE FOLLOWING MINIMUM STC RATINGS SHALL BE PROVIDED FOR THE ENCLOSURE OF THE FOLLOWING TYPES OF SPACES LISTED, UNLESS NOTED OTHERWISE IN THE DOCUMENTS TO BE HIGHER.

A. MECHANICAL ROOM	STC 55
B. TOILET/RESTROOMS	STC 55
C. CONFERENCE ROOMS	STC 50
D. OFFICES	STC 45

10. PROVIDE A BEAD OF ACOUSTICAL SEALANT AT THE TOP AND BOTTOM OF ALL GYPSUM BOARD WALLS IN ACCORDANCE WITH ASTM C919. WHERE GYPSUM BOARD WALLS TERMINATE AT CURTAINWALL OR OTHER WINDOW AND DOOR FRAMES OF DISSIMILAR MATERIALS PROVIDE A VERTICAL SEAL OF ACOUSTICAL FOAM TAPE.
11. ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES, AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS, OR 1/4" MINIMUM THICK RESILIENT MATERIALS.
12. ELECTRICAL OUTLET BOXES LOCATED IN OPPOSITE FACES OF SOUND RATED WALLS SHALL BE SEPARATED HORIZONTALLY BY A MINIMUM OF 24". BACKS AND SIDES OF BOXES SHALL BE SEALED WITH 1/8" MINIMUM RESILIENT SEALANT AND BACKED WITH 2" OF MINERAL FIBER INSULATION.
13. FOR PARTITIONS INDICATION AN STC RATING, USE ACOUSTICAL GYPSUM BOARD AS SHOWN ON REFERENCED STC REPORT.

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

INFO@BAKERBARRIOS.COM
BAKERBARRIOS.COM
AA0002981 | LC26000427

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2023.01.04 17:04:29-05'00'

JED PREST
AR92532

01.06.2023
PERMIT SET

△	DATE	SUBMISSION

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TO THE BEST OF THE ARCHITECTS OR ENGINEER'S KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

MILHAUS

SR-82
BLDG 7 - 7676 NATIVE LANE
BLDG 8 - 7674 NATIVE LANE
BLDG 9 - 7668 NATIVE LANE
BLDG 10 - 7650 NATIVE LANE
BLDG 11- 7692 NATIVE LANE
BLDG 12- 7665 NATIVE LANE
COMPACTOR ENCLOSURE - 7678 NATIVE LANE
MAIL KIOSK

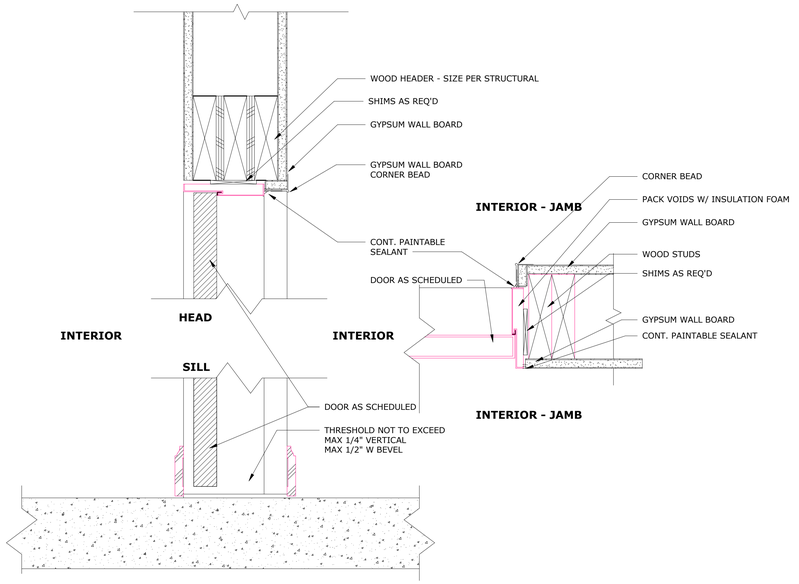
FORT MYERS, FL 33905

PROJECT NO:
220035.00

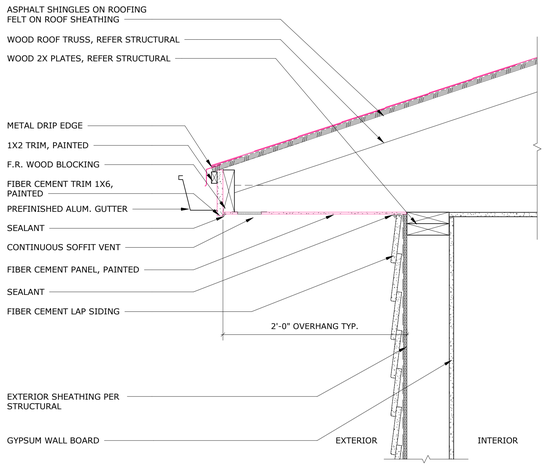
PARTITION & WALL DETAILS

SHEET NUMBER:
AG041

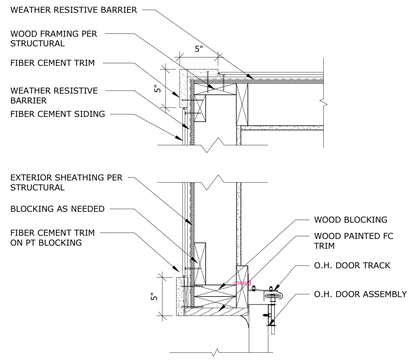
THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL ARCH D SHEETS ORIGINAL PAGE SIZE



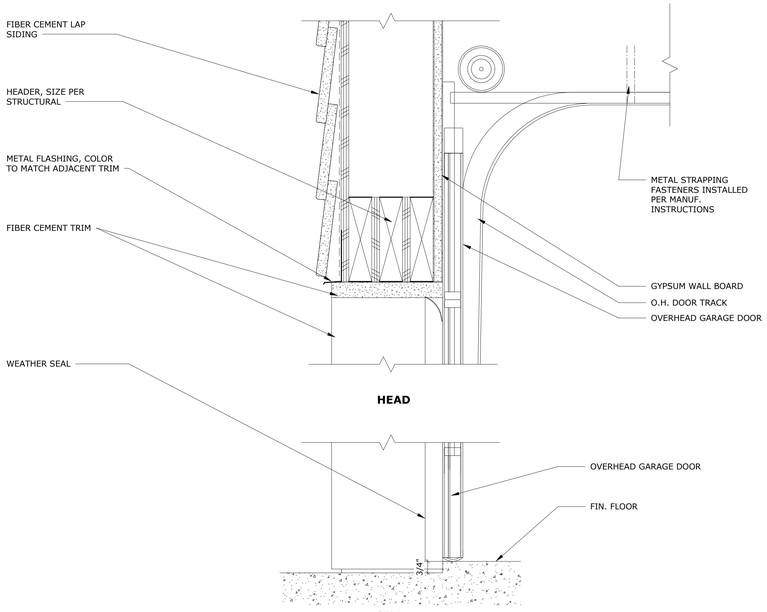
5 DOOR DETAILS -INTERIOR
3" = 1'-0"



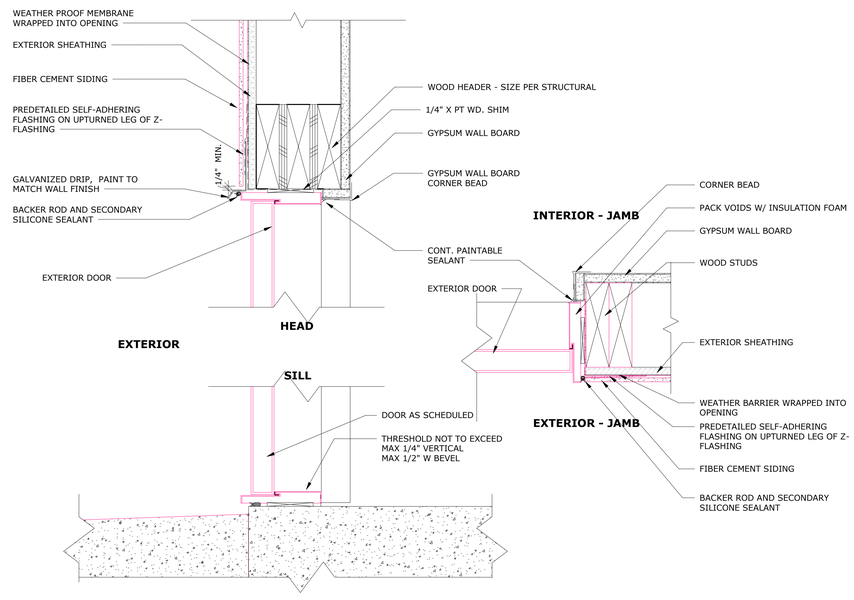
3 EAVE DETAIL
1 1/2" = 1'-0"



1 CORNER AND GARAGE JAMB DETAIL
1 1/2" = 1'-0"



4 GARAGE DOOR HEAD AND SILL
3" = 1'-0"



2 DOOR DETAILS - FIBER CEMENT
3" = 1'-0"

Baker Barrios

TAMPA
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TAMPA, FLORIDA 33602
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△	DATE	SUBMISSION

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MILHAUS

MILHAUS

SR-82
BLDG 7 - 7676 NATIVE LANE
BLDG 8 - 7674 NATIVE LANE
BLDG 9 - 7668 NATIVE LANE
BLDG 10 - 7650 NATIVE LANE
BLDG 11- 7692 NATIVE LANE
BLDG 12- 7665 NATIVE LANE
COMPACTOR ENCLOSURE - 7678 NATIVE LANE
MAIL KIOSK

FORT MYERS, FL 33905

PROJECT NO:
220035.00

DETAILS

SHEET NUMBER:
AG051

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL PAPER SIZE. IF NOT, ADJUST SCALES ACCORDINGLY.

ACCESSORY STRUCTURE DOOR SCHEDULE

DOOR TAG	LOCATION	ROOM	INT/EXT	MATERIAL	PANEL TYPE	PANEL WIDTH	PANEL HEIGHT	THICKNESS	FIRE RATING	INSULATED	NOTES
101	GARAGE TYPE 1	ENTRY	EXT	HM	PNL.F.HM	3'-0"	7'-0"	1 3/4"	NR	NR	ACCESS CONTROL
102	GARAGE TYPE 1	OVERHEAD	EXT	METAL	OHD1	9'-0"	7'-0"	N/A	NR	NR	
103	GARAGE TYPE 1	OVERHEAD	EXT	METAL	OHD1	9'-0"	7'-0"	N/A	NR	NR	
104	GARAGE TYPE 1	OVERHEAD	EXT	METAL	OHD1	9'-0"	7'-0"	N/A	NR	NR	
105	GARAGE TYPE 1	OVERHEAD	EXT	METAL	OHD1	9'-0"	7'-0"	N/A	NR	NR	
106	GARAGE TYPE 1	OVERHEAD	EXT	METAL	OHD1	9'-0"	7'-0"	N/A	NR	NR	
201	GARAGE TYPE 2	OVERHEAD	EXT	METAL	OHD1	9'-0"	7'-0"	N/A	NR	NR	
202	GARAGE TYPE 2	OVERHEAD	EXT	METAL	OHD1	9'-0"	7'-0"	N/A	NR	NR	
203	GARAGE TYPE 2	OVERHEAD	EXT	METAL	OHD1	9'-0"	7'-0"	N/A	NR	NR	
204	GARAGE TYPE 2	OVERHEAD	EXT	METAL	OHD1	9'-0"	7'-0"	N/A	NR	NR	
205	GARAGE TYPE 2	OVERHEAD	EXT	METAL	OHD1	9'-0"	7'-0"	N/A	NR	NR	
206	GARAGE TYPE 2	OVERHEAD	EXT	METAL	OHD1	10'-0"	7'-0"	N/A	NR	NR	ACCESSIBLE GARAGE BAY
207	GARAGE TYPE 2	ENTRY	EXT	HM	PNL.F.HM	3'-0"	7'-0"	1 3/4"	NR	NR	ACCESSIBLE GARAGE BAY
301	MAINTENANCE BUILDING	ENTRY	EXT	HM	PNL.F.HM	3'-0"	7'-0"	1 3/4"	NR	YES, R-6.5 MIN	
302	MAINTENANCE BUILDING	OVERHEAD	EXT	METAL	OHD1	9'-0"	7'-0"	N/A	NR	YES, R-6.5 MIN	
303	MAINTENANCE BUILDING	OVERHEAD	EXT	METAL	OHD1	9'-0"	7'-0"	N/A	NR	YES, R-6.5 MIN	
304	MAINTENANCE BUILDING	OFFICE	INT	HM	PNL.F.HM	3'-0"	7'-0"	1 3/8"	NR	NR	ACCESS CONTROL
305	MAINTENANCE BUILDING	RESTROOM	INT	HM	PNL.F.HM	3'-0"	7'-0"	1 3/8"	NR	NR	
501	TRASH ENCLOSURE	RECYCLING	EXT	METAL	GATE1	(2) 6'-0"	8'-0"	N/A	NR	NA	GATE, REFER ELEVATIONS
502	TRASH ENCLOSURE	TRASH	EXT	METAL	GATE1	(2) 6'-0"	8'-0"	N/A	NR	NA	GATE, REFER ELEVATIONS
503	TRASH ENCLOSURE	RECYCLING	EXT	METAL	BY MANUF.	BY MANUF.	BY MANUF.	BY MANUF.	NR	NA	OPERABLE HANDLE TO BE 48" MAX AFF, ADA COMPLIANT, 5 LB FORCE TO OPERATE
504	TRASH ENCLOSURE	TRASH	EXT	METAL	BY MANUF.	BY MANUF.	BY MANUF.	BY MANUF.	NR	NA	OPERABLE HANDLE TO BE 48" MAX AFF, ADA COMPLIANT, 5 LB FORCE TO OPERATE
601	FIRE PUMP BUILDING	ENTRY	EXT	HM	PNL.F.HM	3'-0"	7'-0"	1 3/4"	NR	NR	

ARCH- DOOR SCHEDULE- CORE AND SHELL (GATES- EXCLUDED)

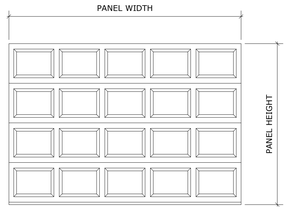
DOOR		DOOR PANELS													DOOR FRAME											
			PANEL TYPE		PANEL DIMENSIONS			TOTAL OF PANELS								FACE DIMENSIONS										
					WIDTH																					
NUMBER	FIRE RATING (MIN)	NUM OF PNLS	PANEL 1	PANEL 2	PANEL 1	PANEL 2	HEIGHT	WIDTH	HEIGHT	THICKNESS	UNDERCUT	FINISH 1	FINISH 2	FINISH 3	TYPE	JAMB WIDTH	HEAD HEIGHT	DEPTH	FINISH 1	FINISH 2	HEAD	JAMB	HW SET	COMMENTS	NUMBER	CURRENT REV
LEVEL 1																										
101		1	PNL.F.HM		3'-0"		7'-0"	3'-0"	7'-0"	1 3/4"	0"	<By Category>	<By Category>	<By Category>	FRM.001.HM1	2"	2"	5 3/4"	<By Category>	<By Category>					101	

ARCH- DOOR SCHEDULE- CORE AND SHELL (GATES- INCLUDED)

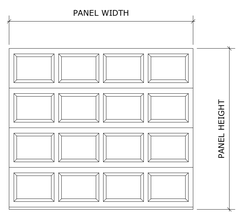
DOOR		DOOR PANELS													DOOR FRAME												
			PANEL TYPE		PANEL DIMENSIONS			TOTAL OF PANELS								FACE DIMENSIONS											
					WIDTH																						
NUMBER	FIRE RATING (MIN)	NUM OF PNLS	PANEL 1	PANEL 2	PANEL 1	PANEL 2	HEIGHT	WIDTH	HEIGHT	THICKNESS	UNDERCUT	FINISH 1	FINISH 2	FINISH 3	TYPE	JAMB WIDTH	HEAD HEIGHT	DEPTH	FINISH 1	FINISH 2	HEAD	JAMB	HW SET	COMMENTS	NUMBER	CURRENT REV	GATE FRAME HEIGHT ACT
LEVEL 1																											
101		1	PNL.F.HM		3'-0"		7'-0"	3'-0"	7'-0"	1 3/4"	0"	<By Category>	<By Category>	<By Category>	FRM.001.HM1	2"	2"	5 3/4"	<By Category>	<By Category>					101		

ARCH- DOOR SCHEDULE- GATES ONLY

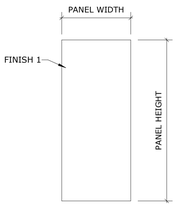
DOOR		DOOR PANELS													DOOR FRAME											
			PANEL TYPE		PANEL DIMENSIONS			TOTAL OF PANELS								FACE DIMENSIONS										
					WIDTH																					
NUMBER	FIRE RATING (MIN)	NUM OF PNLS	PANEL 1	PANEL 2	PANEL 1	PANEL 2	HEIGHT	WIDTH	HEIGHT	THICKNESS	UNDERCUT	FINISH 1	FINISH 2	FINISH 3	TYPE	JAMB WIDTH	HEAD HEIGHT	DEPTH	FINISH 1	FINISH 2	HEAD	JAMB	HW SET	COMMENTS	NUMBER	CURRENT REV	GATE FRAME HEIGHT ACT



OHD2



OHD1



PNL.F.HM

Baker Barrios

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100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

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JED PREST
AR92532

01.06.2023
PERMIT SET

△	DATE	SUBMISSION

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MILHAUS

MILHAUS

SR-82
BLDG 7 - 7676 NATIVE LANE
BLDG 8 - 7674 NATIVE LANE
BLDG 9 - 7668 NATIVE LANE
BLDG 10 - 7650 NATIVE LANE
BLDG 11- 7692 NATIVE LANE
BLDG 12- 7665 NATIVE LANE
COMPACTOR ENCLOSURE - 7678 NATIVE LANE
MAIL KIOSK

FORT MYERS, FL 33905

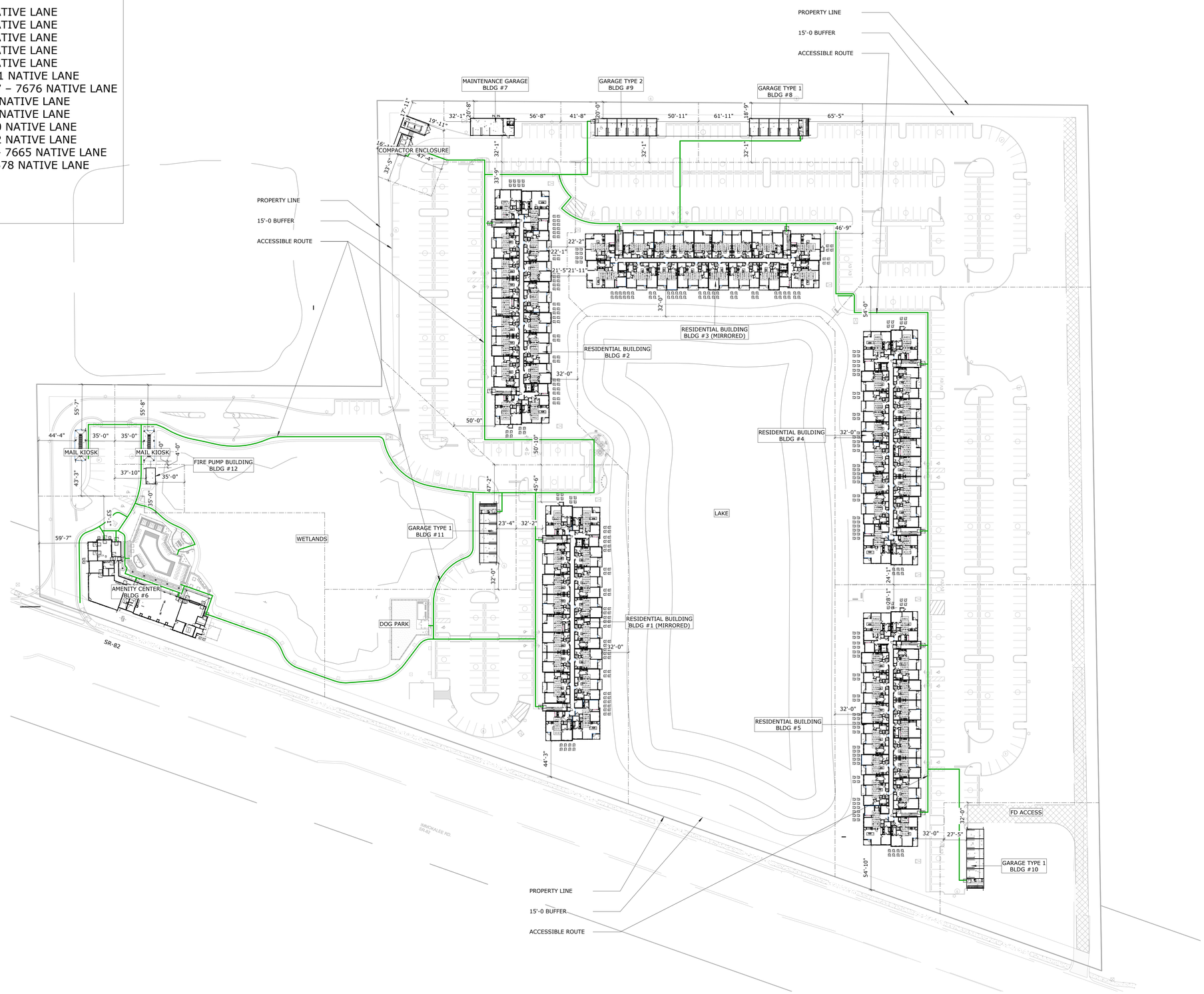
PROJECT NO:
220035.00

ACCESSORY DOOR SCHEDULES

SHEET NUMBER:
AG060

RESIDENTIAL - BLDG 1 – 7691 NATIVE LANE
RESIDENTIAL - BLDG 2 – 7681 NATIVE LANE
RESIDENTIAL - BLDG 3 – 7671 NATIVE LANE
RESIDENTIAL - BLDG 4 – 7661 NATIVE LANE
RESIDENTIAL - BLDG 5 – 7651 NATIVE LANE
AMENITY CENTER - BLDG 6 – 7701 NATIVE LANE
MAINTENANCE BUILDING- BLDG 7 – 7676 NATIVE LANE
GARAGE TYPE 1 - BLDG 8 – 7674 NATIVE LANE
GARAGE TYPE 2 - BLDG 9 – 7668 NATIVE LANE
GARAGE TYPE 1 - BLDG 10 – 7650 NATIVE LANE
GARAGE TYPE 1 - BLDG 11 – 7692 NATIVE LANE
FIRE PUMP BUILDING - BLDG 12 – 7665 NATIVE LANE
(1) COMPACTOR ENCLOSURE – 7678 NATIVE LANE
(2) MAIL KIOSKS - NO ADDRESS

FORT MYERS, FL 33905



1 ARCHITECTURAL SITE PLAN- OVERALL
1" = 50'-0"

TRUE NORTH

Baker Barrios

ORLANDO
189 S. ORANGE AVE., SUITE 1700
ORLANDO, FLORIDA 32801
407 926 3000

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BAKERBARRIOS.COM
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JED PREST
AR92532

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MILHAUS

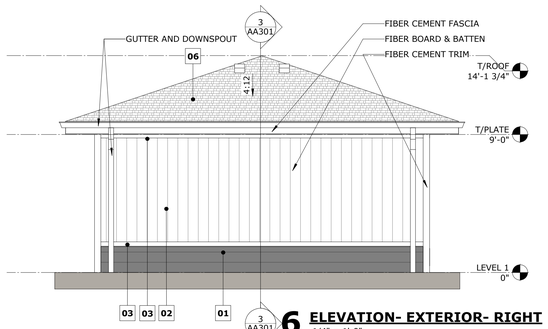
SR-82

7780 LIGHTARD KNOTT LN
FORT MYERS, FL 33905

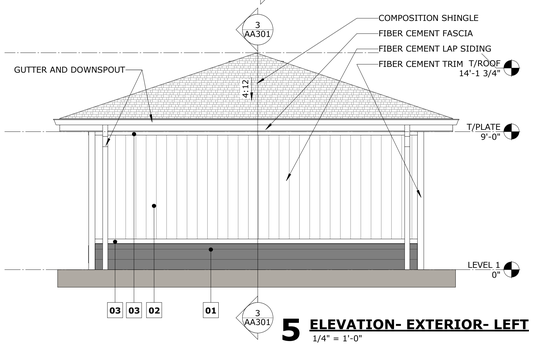
PROJECT NO:
220035.00

OVERALL SITE PLAN/ ADDRESSING

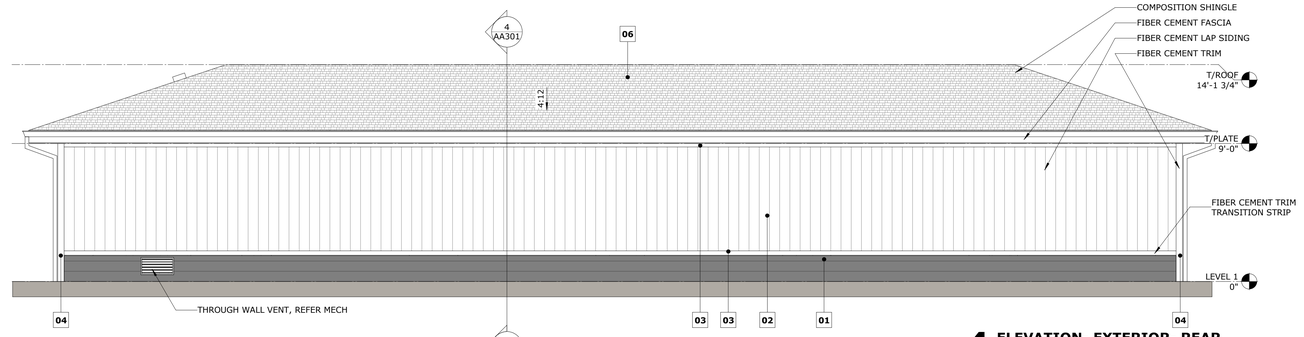
SHEET NUMBER:
AA091



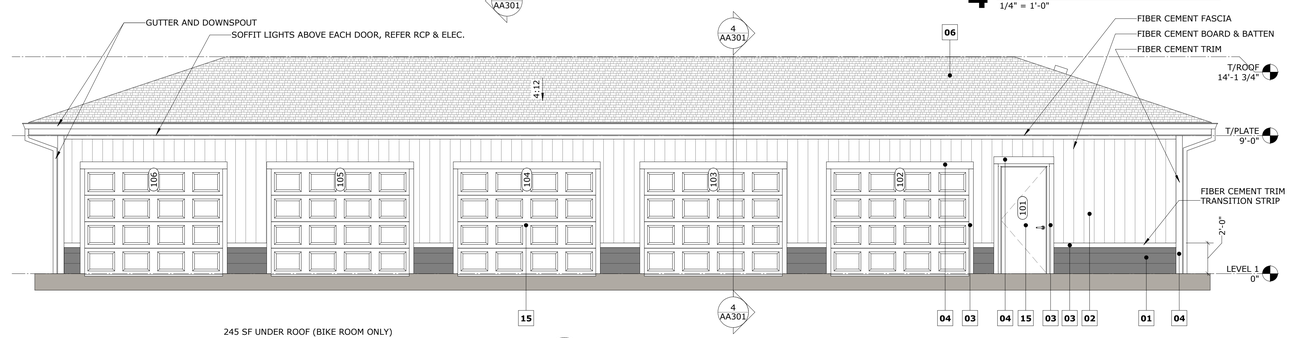
6 ELEVATION- EXTERIOR- RIGHT
1/4" = 1'-0"



5 ELEVATION- EXTERIOR- LEFT
1/4" = 1'-0"



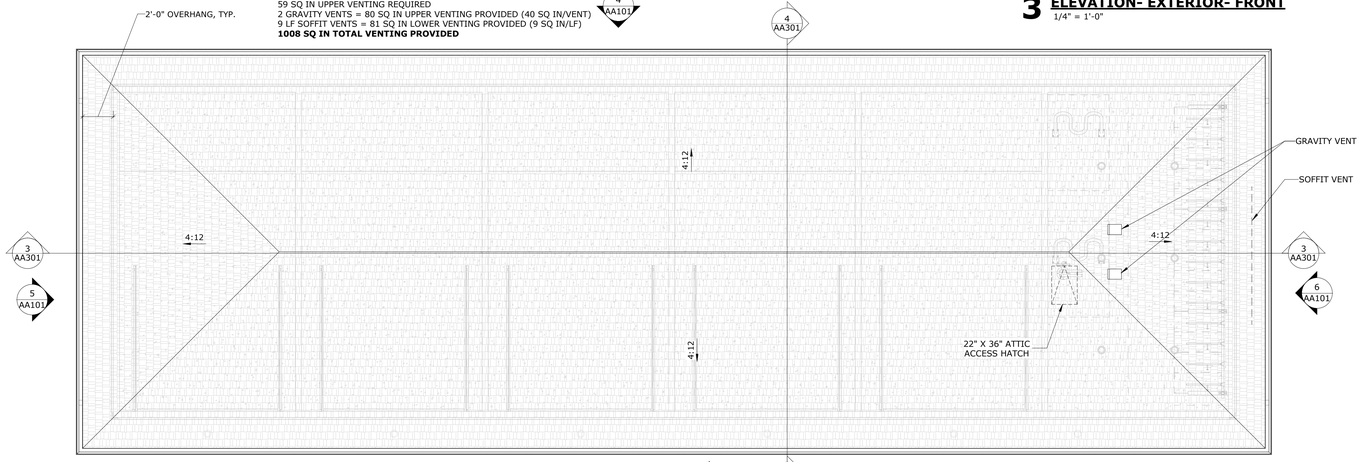
4 ELEVATION- EXTERIOR- REAR
1/4" = 1'-0"



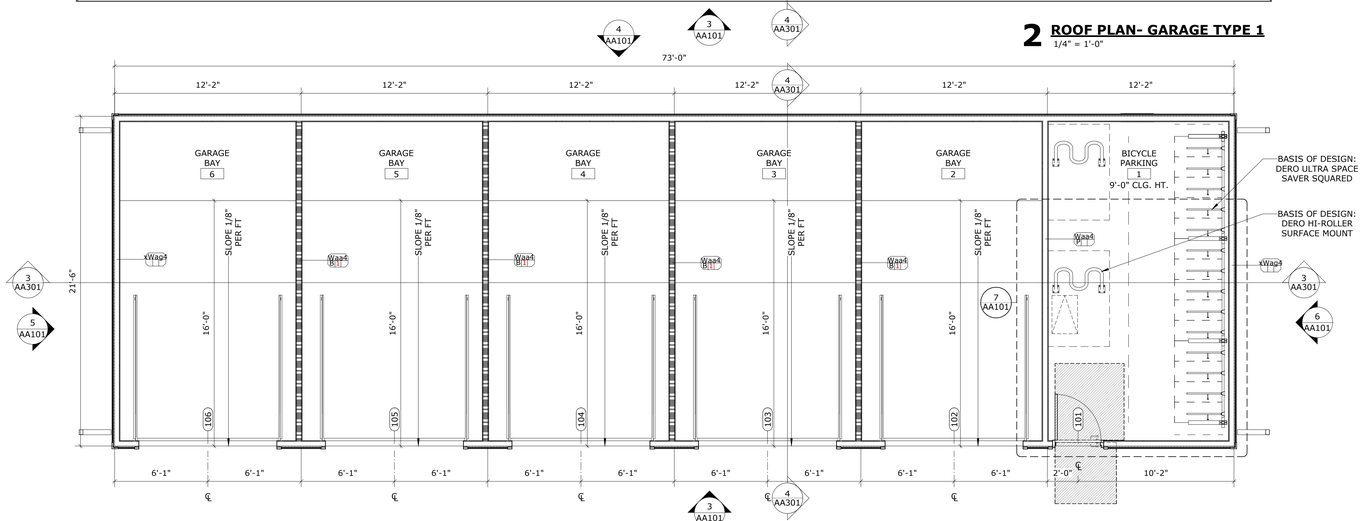
3 ELEVATION- EXTERIOR- FRONT
1/4" = 1'-0"

245 SF UNDER ROOF (BIKE ROOM ONLY)
118 SQ IN VENTING REQUIRED (1/300)
59 SQ IN UPPER VENTING REQUIRED
2 GRAVITY VENTS = 80 SQ IN UPPER VENTING PROVIDED (40 SQ IN/VENT)
9 LF SOFFIT VENTS = 81 SQ IN LOWER VENTING PROVIDED (9 SQ IN/LF)
1008 SQ IN TOTAL VENTING PROVIDED

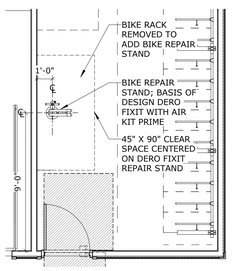
4 AA101



2 ROOF PLAN- GARAGE TYPE 1
1/4" = 1'-0"



1 FLOOR PLAN - GARAGE TYPE 1
1/4" = 1'-0"



7 FLOOR PLAN - BUILDING
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

TAG	MANUFACTURER	PRODUCT	DESCRIPTION	COLOR
01	JAMES HARDIE	HARDIE PLANK	SELECT CEDARMILL	GRAY SLATE
02	JAMES HARDIE	HARDIE PANEL/TRIM	SELECT CEDARMILL PANEL/2.5" RUSTIC GRAIN BATTEN BOARDS	ARCTIC WHITE
03	JAMES HARDIE	HARDIE TRIM	5/4 RUSTIC 3.5"	ARCTIC WHITE
04	JAMES HARDIE	HARDIE TRIM	5/4 RUSTIC 5.5"	ARCTIC WHITE
06	OWENS CORNING	SUPREME	3 TAB SHINGLES	ASPEN GRAY
15	SHERWIN WILLIAMS	SATIN ACRYLIC-ENAMEL	(2) COATS PAINT OVER (1) COAT ALKYD RUST-INHIBITIVE PRIMER	ARCTIC WHITE (MATCH)

DETACHED GARAGE: TYPE V-B CONSTRUCTION
OCCUPANCY GROUP: S-2

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL DRAWINGS SHEET'S ORIGINAL PAPER SIZE

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100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

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AR92532

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△	DATE	SUBMISSION

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MILHAUS

MILHAUS

SR-82
BLDG 7 - 7676 NATIVE LANE
BLDG 8 - 7674 NATIVE LANE
BLDG 9 - 7668 NATIVE LANE
BLDG 10 - 7650 NATIVE LANE
BLDG 11- 7692 NATIVE LANE
BLDG 12- 7665 NATIVE LANE
COMPACTOR ENCLOSURE - 7678 NATIVE LANE
MAIL KIOSK

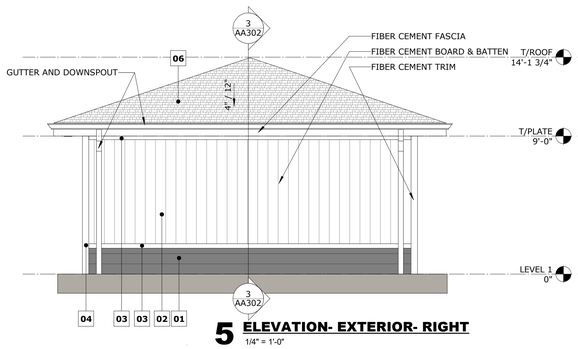
FORT MYERS, FL 33905

PROJECT NO:
220035.00

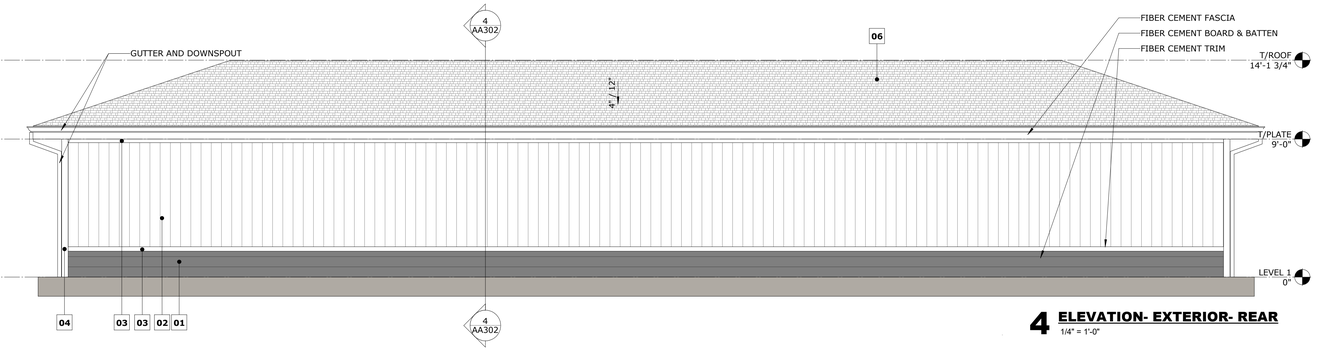
PLANS AND ELEVATIONS GARAGE TYPE 1

SHEET NUMBER:
AA101

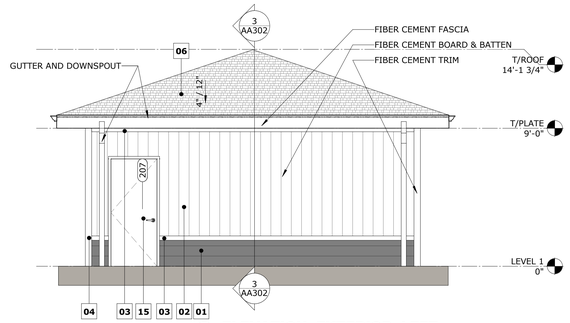
THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL ARCH D SHEETS ORIGINAL PAGE SIZE



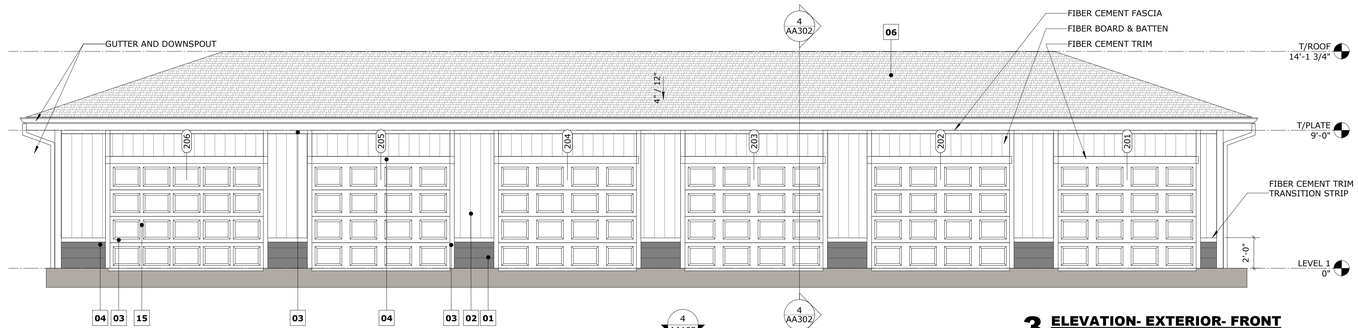
5 ELEVATION- EXTERIOR- RIGHT
1/4" = 1'-0"



4 ELEVATION- EXTERIOR- REAR
1/4" = 1'-0"

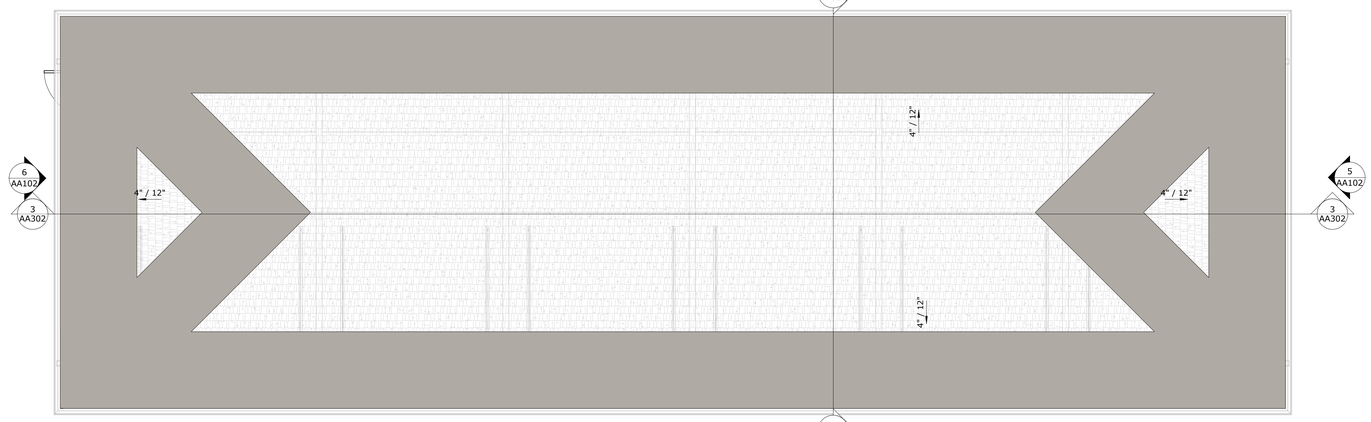


6 ELEVATION- EXTERIOR- LEFT
1/4" = 1'-0"

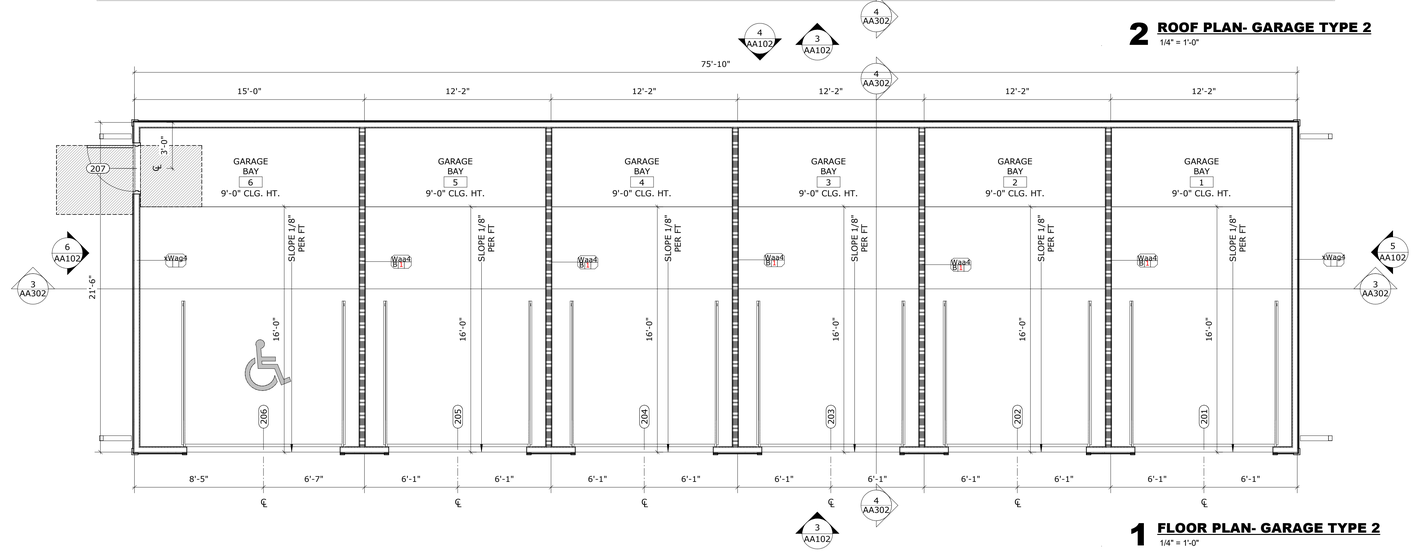


3 ELEVATION- EXTERIOR- FRONT
1/4" = 1'-0"

TAG	MANUFACTURER	PRODUCT	DESCRIPTION	COLOR
01	JAMES HARDIE	HARDIE PLANK	SELECT CEDARMILL	GRAY SLATE
02	JAMES HARDIE	HARDIE PANEL/TRIM	SELECT CEDARMILL PANEL/2.5" RUSTIC GRAIN BATTEN BOARDS	ARCTIC WHITE
03	JAMES HARDIE	HARDIE TRIM	5/4 RUSTIC 3.5"	ARCTIC WHITE
04	JAMES HARDIE	HARDIE TRIM	5/4 RUSTIC 5.5"	ARCTIC WHITE
06	OWENS CORNING	SUPREME	3 TAB SHINGLES	ASPEN GRAY
15	SHERWIN WILLIAMS	SATIN ACRYLIC-ENAMEL	(2) COATS PAINT OVER (1) COAT ALKYD RUST-INHIBITIVE PRIMER	ARCTIC WHITE (MATCH)



2 ROOF PLAN- GARAGE TYPE 2
1/4" = 1'-0"



1 FLOOR PLAN- GARAGE TYPE 2
1/4" = 1'-0"

DETACHED GARAGE: TYPE V-B CONSTRUCTION
OCCUPANCY GROUP: S-2

Baker Barrios

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189 S. ORANGE AVE., SUITE 1700
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MILHAUS

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BLDG 8 - 7674 Native Lane
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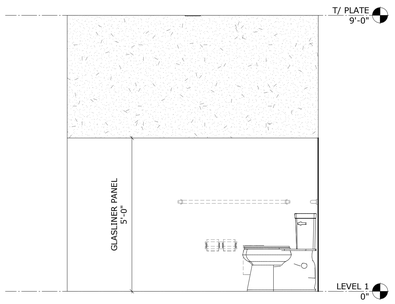
BLDG 10 - 7650 Native Lane
BLDG 11 - 7692 Native Lane
BLDG 12- 7665 Native Lane
COMPACTOR ENCLOSURE - 7678 Native Lane
MAIL KIOSK

FORT MYERS, FL 33905

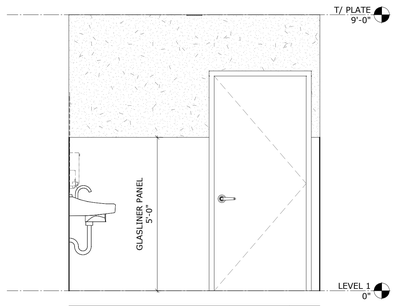
PROJECT NO:
220035.00

PLANS AND ELEVATIONS GARAGE TYPE 2

SHEET NUMBER:
AA102

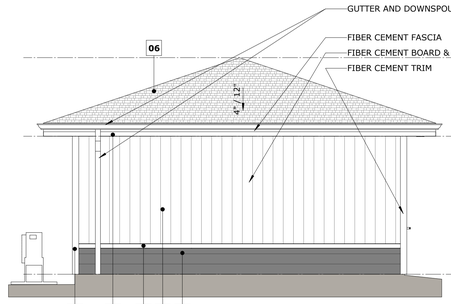


11 ELEVATION- RESTROOM 3
1/2" = 1'-0"

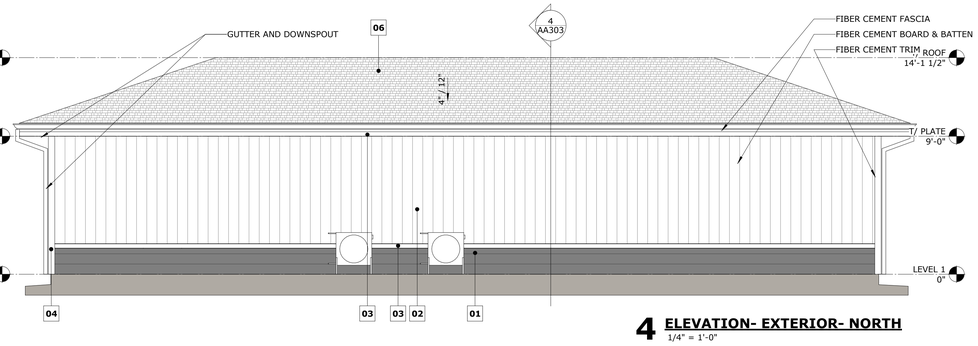


10 ELEVATION- RESTROOM 2
1/2" = 1'-0"

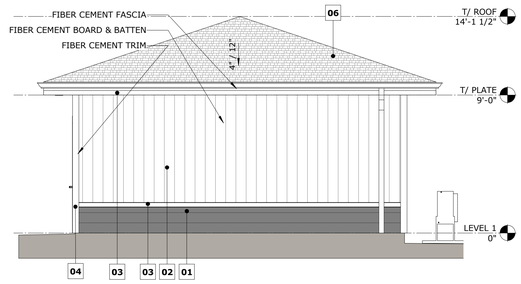
9 ELEVATION- RESTROOM 1
1/2" = 1'-0"



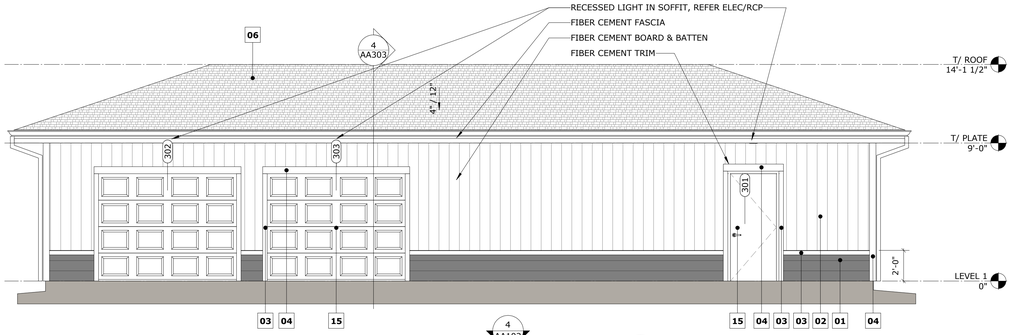
6 ELEVATION- EXTERIOR- WEST
1/4" = 1'-0"



4 ELEVATION- EXTERIOR- NORTH
1/4" = 1'-0"

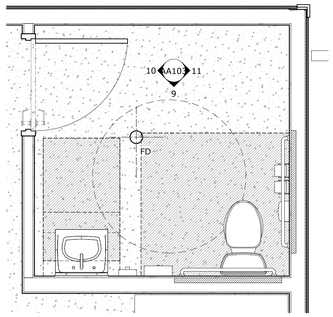


5 ELEVATION- EXTERIOR- EAST
1/4" = 1'-0"

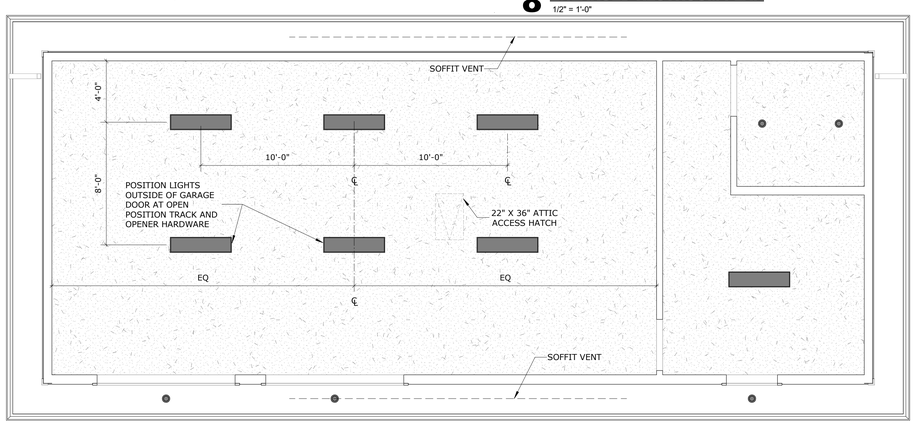


3 ELEVATION- EXTERIOR- SOUTH
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE				
TAG	**MANUFACTURER**	**PRODUCT**	**DESCRIPTION**	**COLOR**
01	JAMES HARDIE	HARDIE PLANK	SELECT CEDARMILL	GRAY SLATE
02	JAMES HARDIE	HARDIE PANEL/TRIM	SELECT CEDARMILL PANEL/2.5" RUSTIC GRAIN BATTEN BOARDS	ARCTIC WHITE
03	JAMES HARDIE	HARDIE TRIM	5/4 RUSTIC 3.5"	ARCTIC WHITE
04	JAMES HARDIE	HARDIE TRIM	5/4 RUSTIC 5.5"	ARCTIC WHITE
06	OWENS CORNING	SUPREME	3 TAB SHINGLES	ASPEN GRAY
15	SHERWIN WILLIAMS	SATIN ACRYLIC-ENAMEL	(2) COATS PAINT OVER (1) COAT ALKYD RUST-INHIBITIVE PRIMER	ARCTIC WHITE (MATCH)

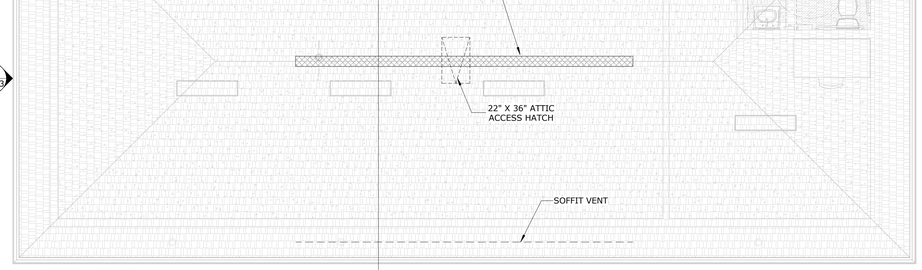


8 ENLARGED RESTROOM PLAN
1/2" = 1'-0"



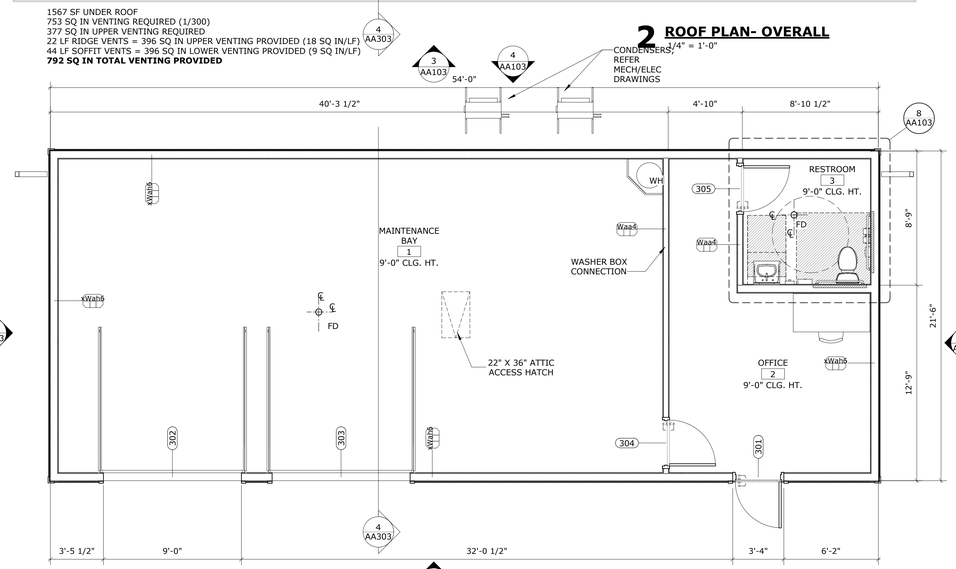
7 REFLECTED CEILING PLAN
1/4" = 1'-0"

MAINTENANCE BUILDING: TYPE V-B CONSTRUCTION
OCCUPANCY GROUP: S-2



1567 SF UNDER ROOF
753 SQ IN VENTING REQUIRED (1/300)
377 SQ IN UPPER VENTING REQUIRED
22 LF RIDGE VENTS = 396 SQ IN UPPER VENTING PROVIDED (18 SQ IN/LF)
44 LF SOFFIT VENTS = 396 SQ IN LOWER VENTING PROVIDED (9 SQ IN/LF)
792 SQ IN TOTAL VENTING PROVIDED

2 ROOF PLAN- OVERALL
1/4" = 1'-0"



1 FLOOR PLAN- MAINTENANCE
1/4" = 1'-0"

Baker Barrios

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BLDG 12- 7665 Native Lane
COMPACTOR ENCLOSURE - 7678 Native Lane
MAIL KIOSK

FORT MYERS, FL 33905

PROJECT NO:
220035.00

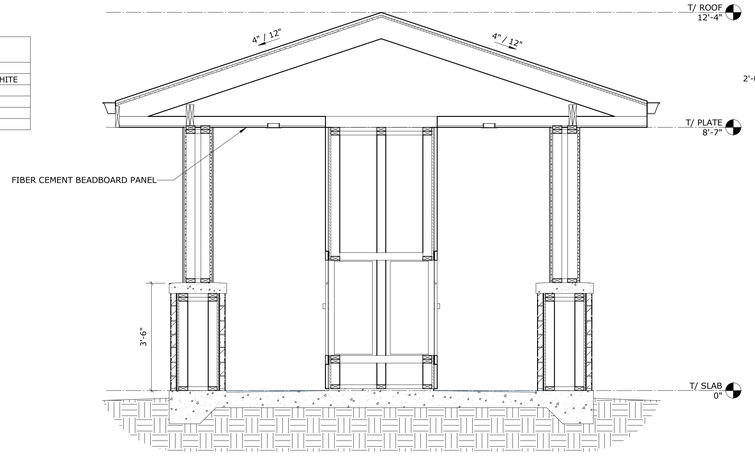
PLANS AND ELEVATIONS- MAINTENANCE

SHEET NUMBER:
AA103

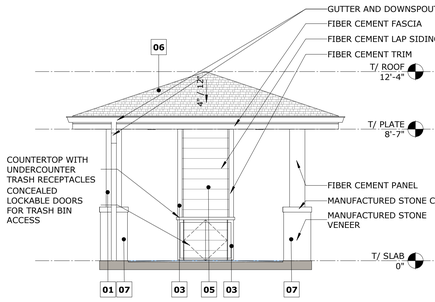
THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL ARCH D SHEETS. ORIGINAL PAGE SIZE

EXTERIOR FINISH SCHEDULE

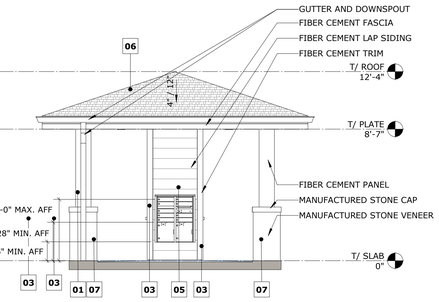
TAG	Manufacturer	Product	DESCRIPTION	Color
01	JAMES HARDIE	HARDIE PANEL	FINE SAND	SHERWIN WILLIAMS - PURE WHITE
03	JAMES HARDIE	HARDIE TRIM	5/4 RUSTIC 3.5"	ARCTIC WHITE
05	JAMES HARDIE	HARDIE PLANK	SELECT CEDARMILL	ARCTIC WHITE
06	OWENS CORNING	SUPREME	3 TAB SHINGLES	ASPEN GRAY
07	EL DORADO STONE	MANUFACTURED THIN STONE VENEER	RUSTIC LEDGE	CLEARWATER



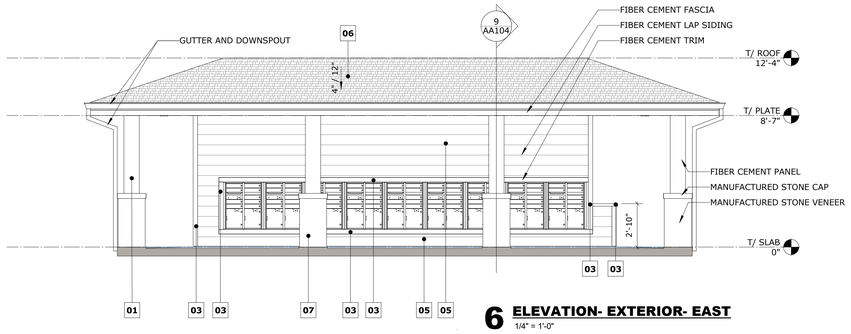
9 SECTION
1/2" = 1'-0"



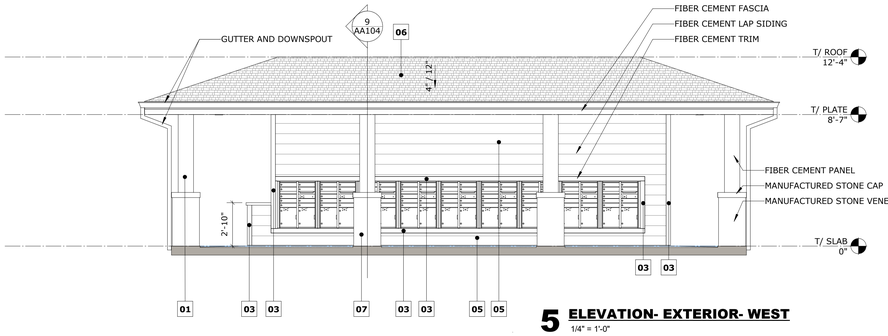
8 ELEVATION- EXTERIOR- NORTH
1/4" = 1'-0"



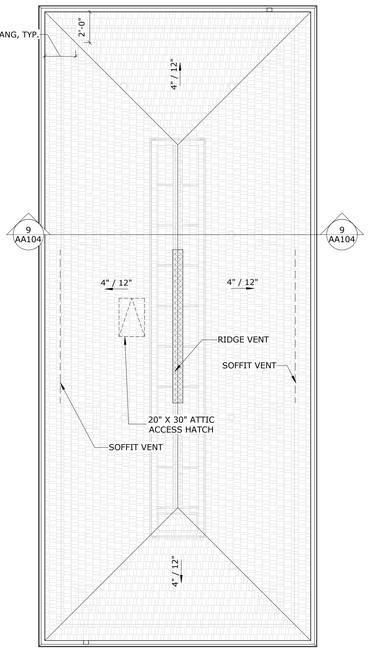
7 ELEVATION- EXTERIOR- SOUTH
1/4" = 1'-0"



6 ELEVATION- EXTERIOR- EAST
1/4" = 1'-0"

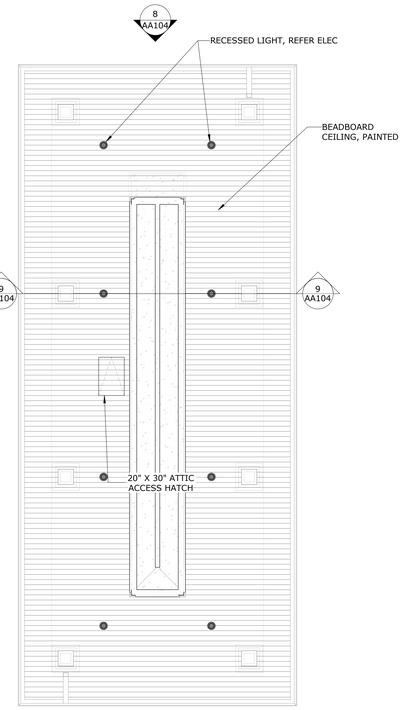


5 ELEVATION- EXTERIOR- WEST
1/4" = 1'-0"

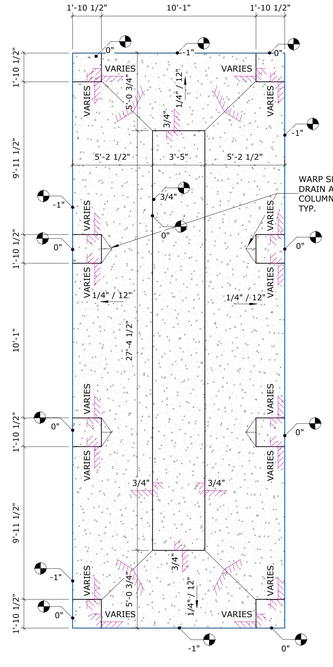


750 SF UNDER ROOF
360 SQ IN VENTING REQUIRED (1/300)
180 SQ IN UPPER VENTING REQUIRED
10 LF RIDGE VENTS = 180 SQ IN UPPER VENTING PROVIDED (18 SQ IN/LF)
20 LF SOFFIT VENTS = 180 SQ IN LOWER VENTING PROVIDED (9 SQ IN/LF)
360 SQ IN TOTAL VENTING PROVIDED

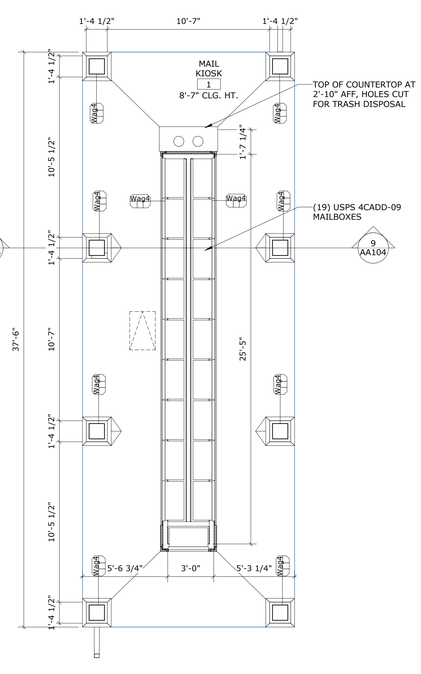
4 ROOF PLAN
1/4" = 1'-0"



3 REFLECTED CEILING PLAN
1/4" = 1'-0"



2 SLAB EDGE PLAN
1/4" = 1'-0"



1 FLOOR PLAN
1/4" = 1'-0"

MAIL KIOSK: TYPE V-B CONSTRUCTION
OCCUPANCY GROUP: S-2

Baker Barrios

ORLANDO
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MAIL KIOSK

FORT MYERS, FL 33905

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220035.00

PLANS AND ELEVATIONS- MAIL KIOSK

SHEET NUMBER:
AA104

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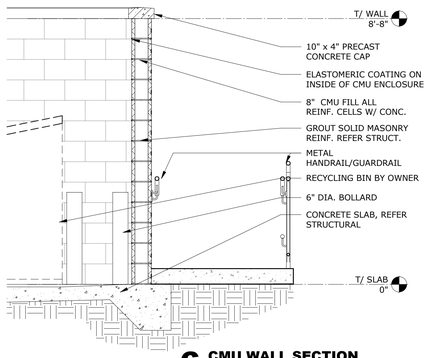
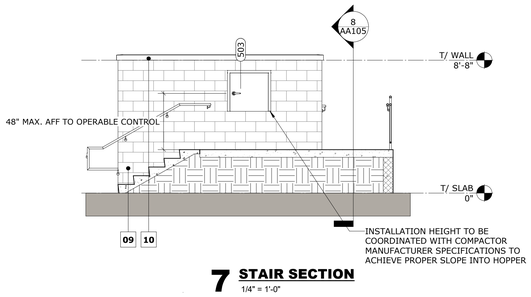
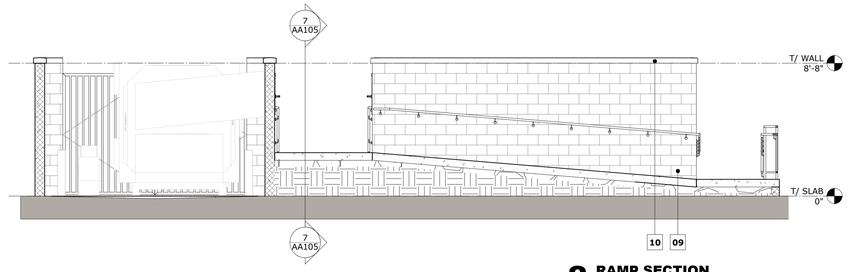


6 CMU WALL SECTION
1/2" = 1'-0"

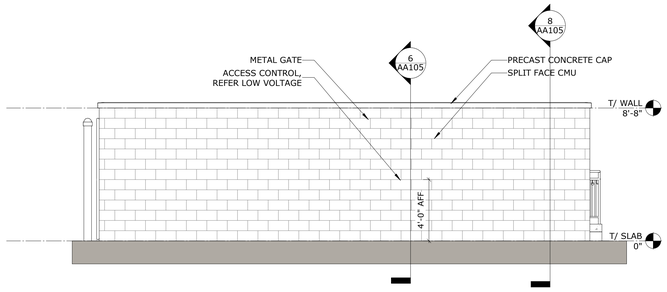
EXTERIOR FINISH SCHEDULE				
TAG	MANUFACTURER	PRODUCT	DESCRIPTION	COLOR
09	VARIES	CMU BLOCK	SPLIT FACE CMU BLOCK	IVORY
10	VARIES	PRECAST CONCRETE	PRECAST CONCRETE CAP	IVORY



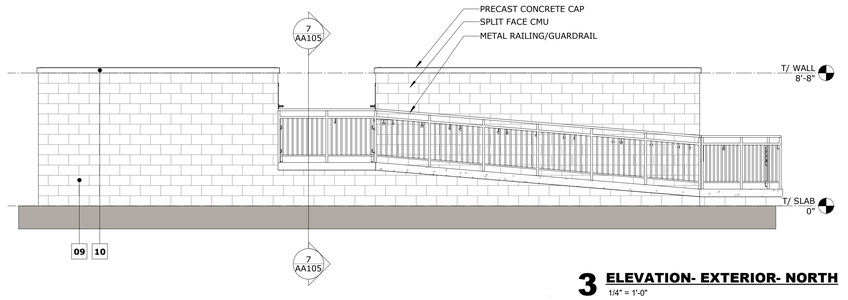
7 STAIR SECTION
1/4" = 1'-0"



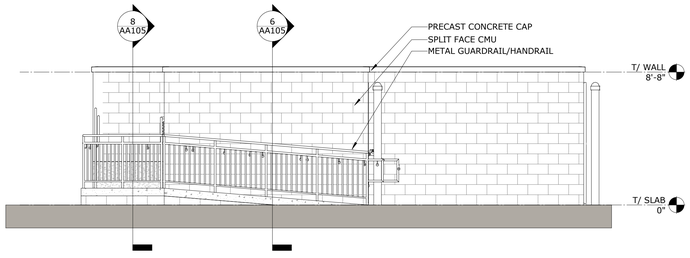
8 RAMP SECTION
1/4" = 1'-0"



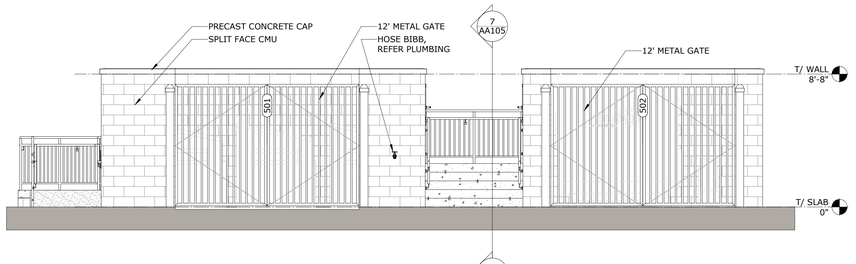
5 ELEVATION- EXTERIOR- EAST
1/4" = 1'-0"

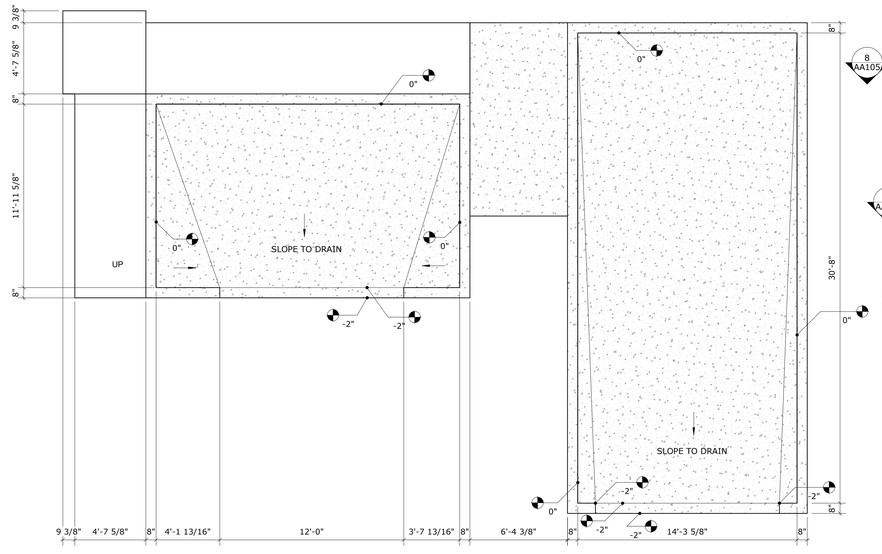


3 ELEVATION- EXTERIOR- NORTH
1/4" = 1'-0"

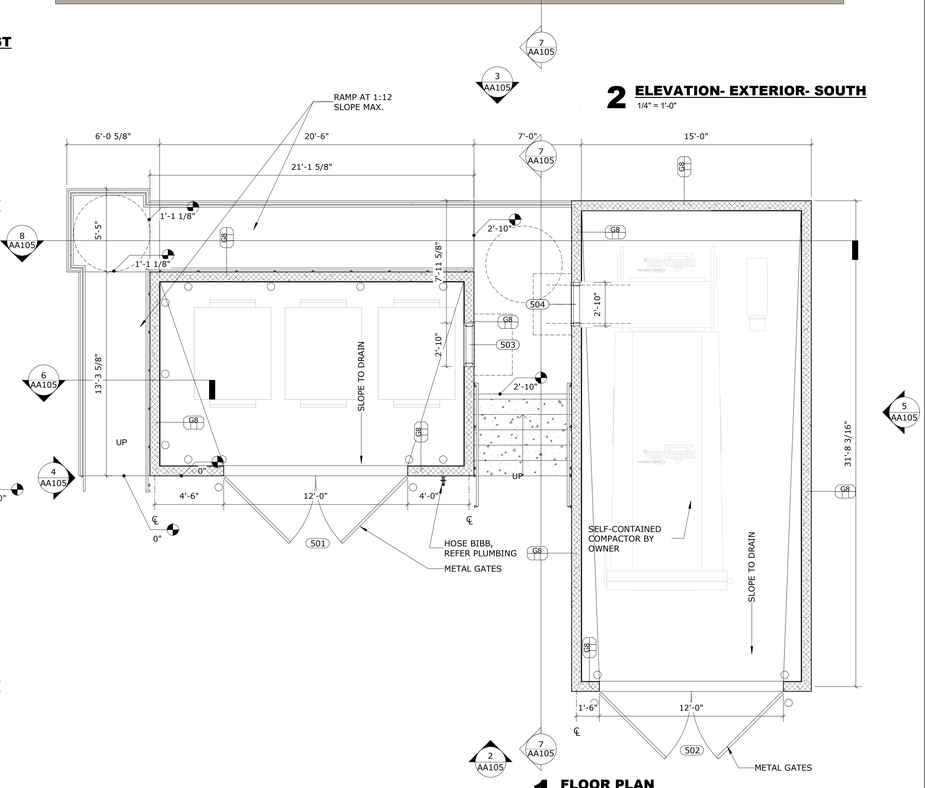


4 ELEVATION- EXTERIOR- WEST
1/4" = 1'-0"





9 SLAB EDGE PLAN- LEVEL 1
1/4" = 1'-0"



1 FLOOR PLAN
1/4" = 1'-0"

Baker Barrios

ORLANDO
189 S. ORANGE AVE., SUITE 1700
ORLANDO, FLORIDA 32801
407 926 3000

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MILHAUS

BLDG 7 - 7676 Native Lane
BLDG 8 - 7674 Native Lane
BLDG 9 - 7668 Native Lane
BLDG 10 - 7650 Native Lane
BLDG 11 - 7692 Native Lane
BLDG 12 - 7665 Native Lane
COMPACTOR ENCLOSURE - 7678 Native Lane
MAIL KIOSK

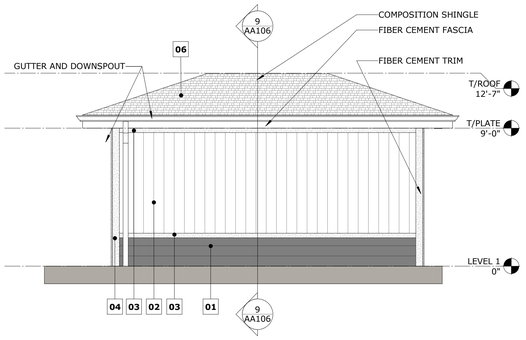
FORT MYERS, FL 33905

PROJECT NO:
220035.00

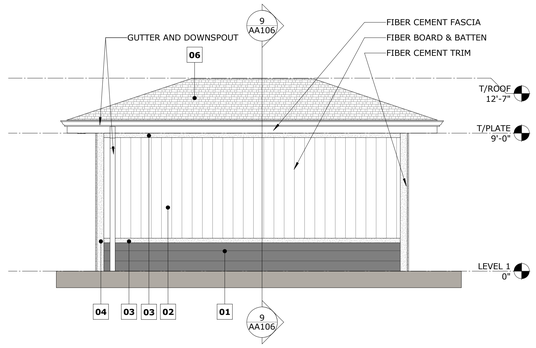
PLANS AND ELEVATIONS- COMPACTOR ENCLOSURE

SHEET NUMBER:
AA105

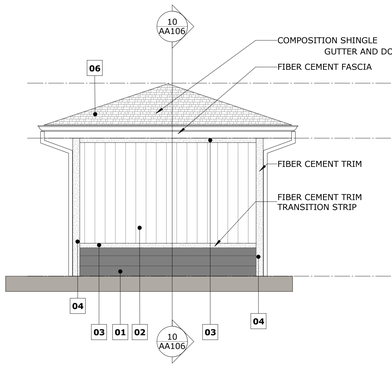
THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL ARCH D SHEETS OR ORIGINAL PAGE SIZE



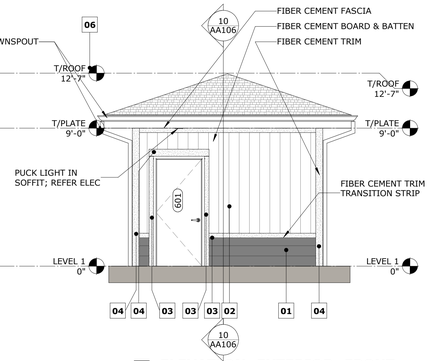
8 ELEVATION- EXTERIOR- LEFT
1/4" = 1'-0"



7 ELEVATION- EXTERIOR- RIGHT
1/4" = 1'-0"

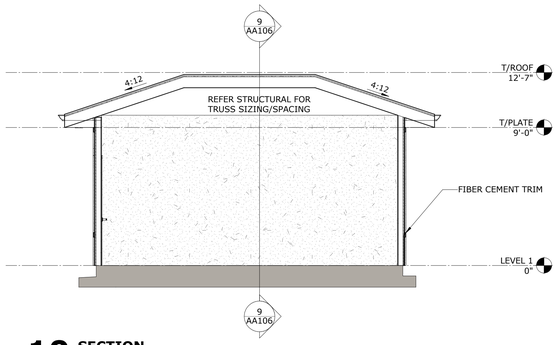


6 ELEVATION- EXTERIOR- REAR
1/4" = 1'-0"

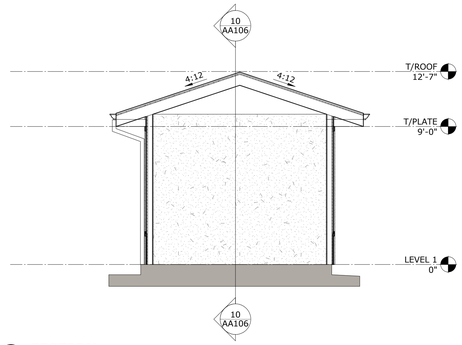


5 ELEVATION- EXTERIOR- FRONT
1/4" = 1'-0"

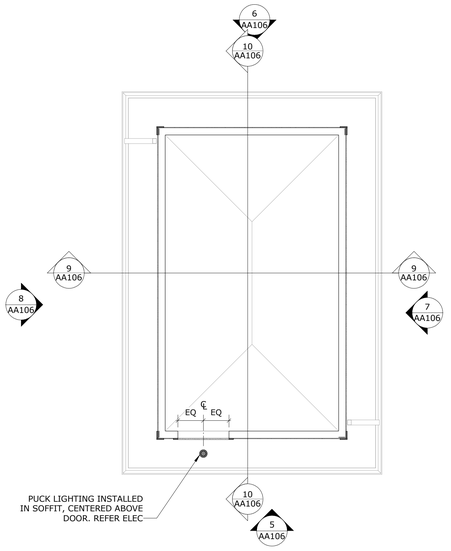
EXTERIOR FINISH SCHEDULE				
TAG	**MANUFACTURER**	**PRODUCT**	**DESCRIPTION**	**COLOR**
01	JAMES HARDIE	HARDIE PLANK	SELECT CEDARMILL	GRAY SLATE
02	JAMES HARDIE	HARDIE PANEL/TRIM	SELECT CEDARMILL PANEL/2.5" RUSTIC GRAIN BATTEN BOARDS	ARCTIC WHITE
03	JAMES HARDIE			ARCTIC WHITE
04	JAMES HARDIE	HARDIE TRIM		ARCTIC WHITE
06	OWENS CORNING	SUPREME	3 TAB SHINGLES	ASPEN GRAY



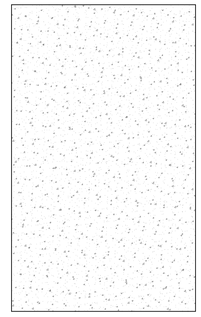
10 SECTION
1/4" = 1'-0"

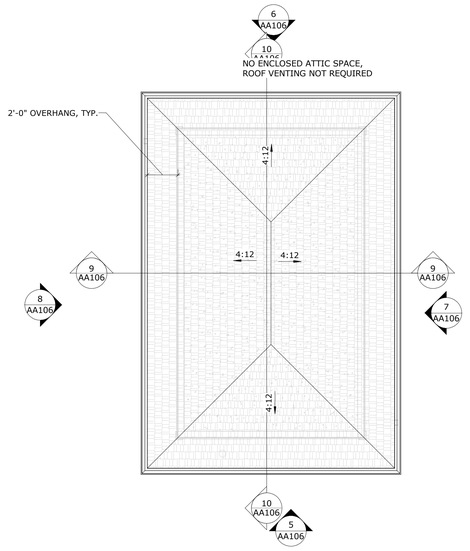


9 SECTION
1/4" = 1'-0"

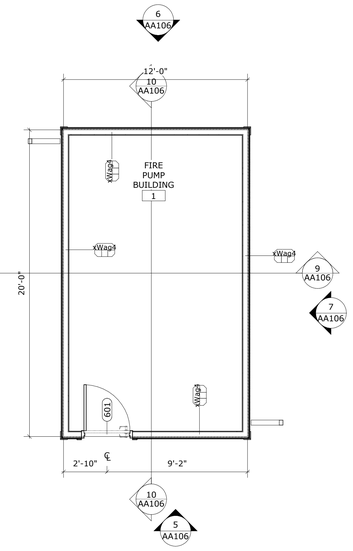


4 REFLECTED CEILING PLAN
1/4" = 1'-0"





2 ROOF PLAN
1/4" = 1'-0"



1 FLOOR PLAN - FIRE PUMP BLDG
1/4" = 1'-0"

FIRE PUMP BUILDING: TYPE V-B CONSTRUCTION
OCCUPANCY GROUP: S-2

Baker Barrios

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189 S. ORANGE AVE., SUITE 1700
ORLANDO, FLORIDA 32801
407 926 3000

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MILHAUS

BLDG 7 - 7676 Native Lane
BLDG 8 - 7674 Native Lane
BLDG 9 - 7668 Native Lane
BLDG 10 - 7650 Native Lane
BLDG 11 - 7692 Native Lane
BLDG 12- 7665 Native Lane
COMPACTOR ENCLOSURE - 7678 Native Lane
MAIL KIOSK

FORT MYERS, FL 33905

PROJECT NO:
220035.00

PLANS AND ELEVATIONS- FIRE PUMP BLDG

SHEET NUMBER:
AA106

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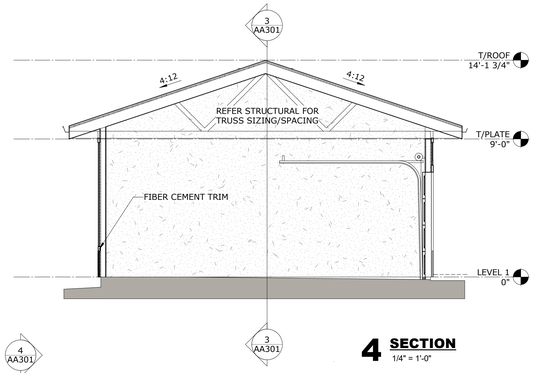
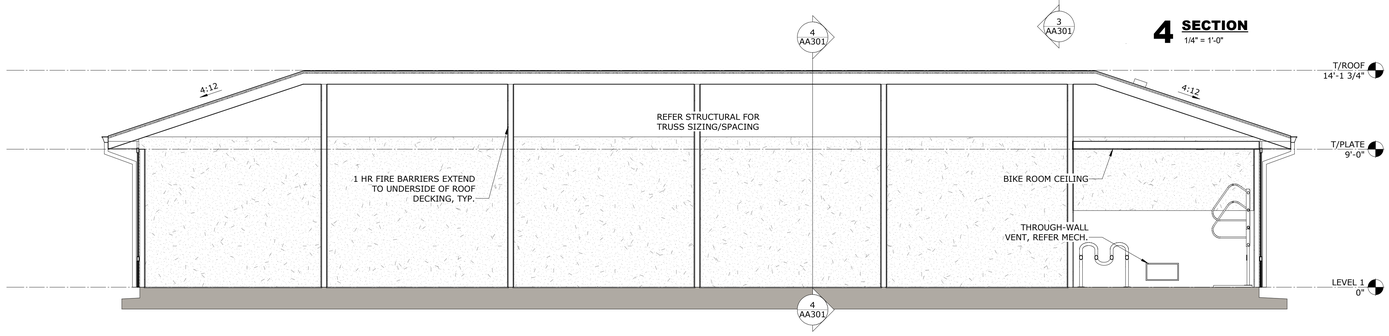
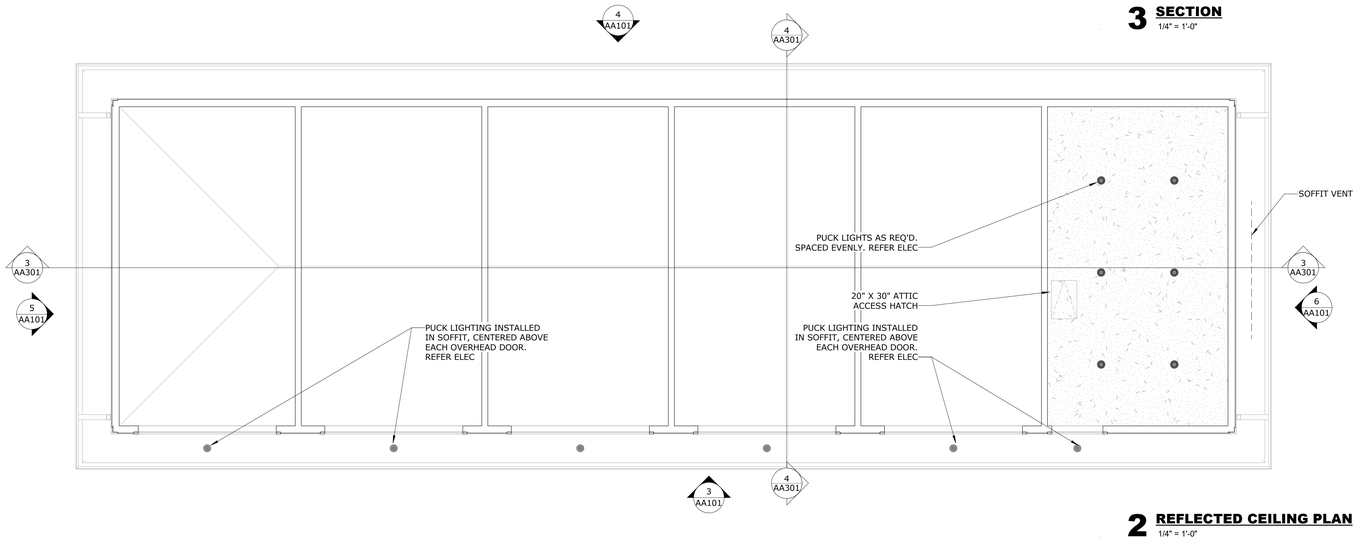


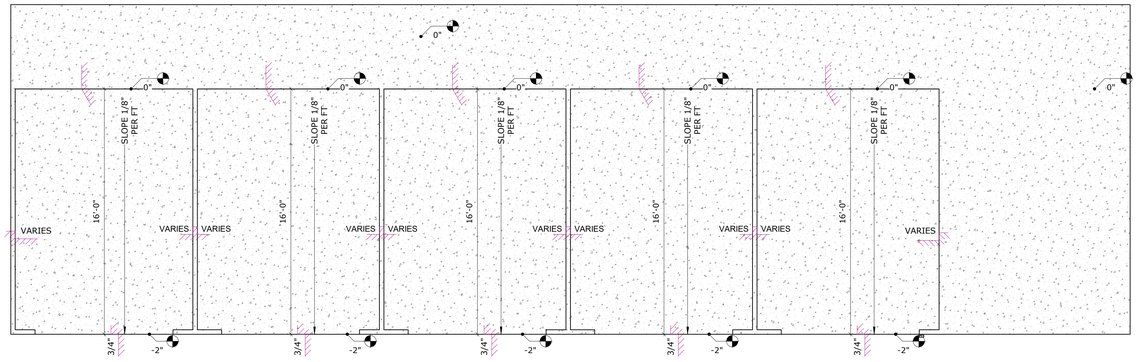
4 SECTION
1/4" = 1'-0"



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



2 REFLECTED CEILING PLAN
1/4" = 1'-0"



1 SLAB EDGE PLAN
1/4" = 1'-0"

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

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MILHAUS

MILHAUS

SR-82
BLDG 7 - 7676 NATIVE LANE
BLDG 8 - 7674 NATIVE LANE
BLDG 9 - 7668 NATIVE LANE
BLDG 10 - 7650 NATIVE LANE
BLDG 11- 7692 NATIVE LANE
BLDG 12- 7665 NATIVE LANE
COMPACTOR ENCLOSURE -
7678 NATIVE LANE
MAIL KIOSK

FORT MYERS, FL 33905

PROJECT NO:
220035.00

SECTIONS, DETAILS AND PLANS- GARAGE TYPE 1

SHEET NUMBER:
AA301

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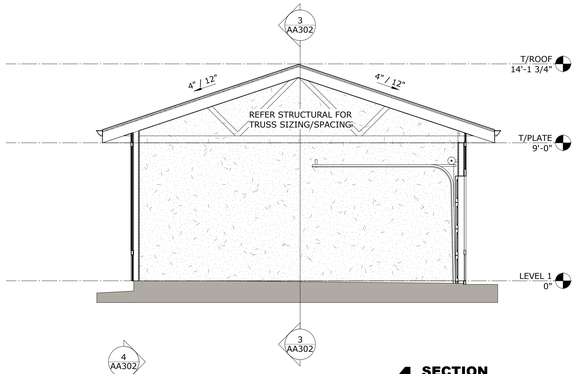
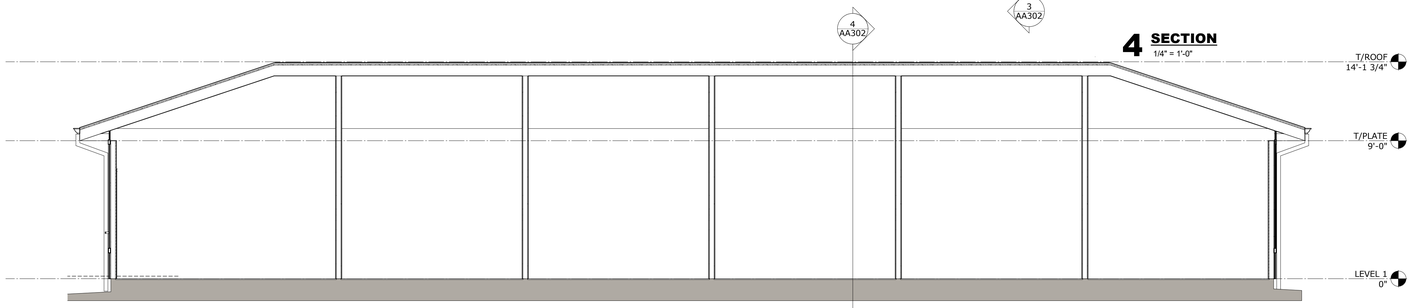
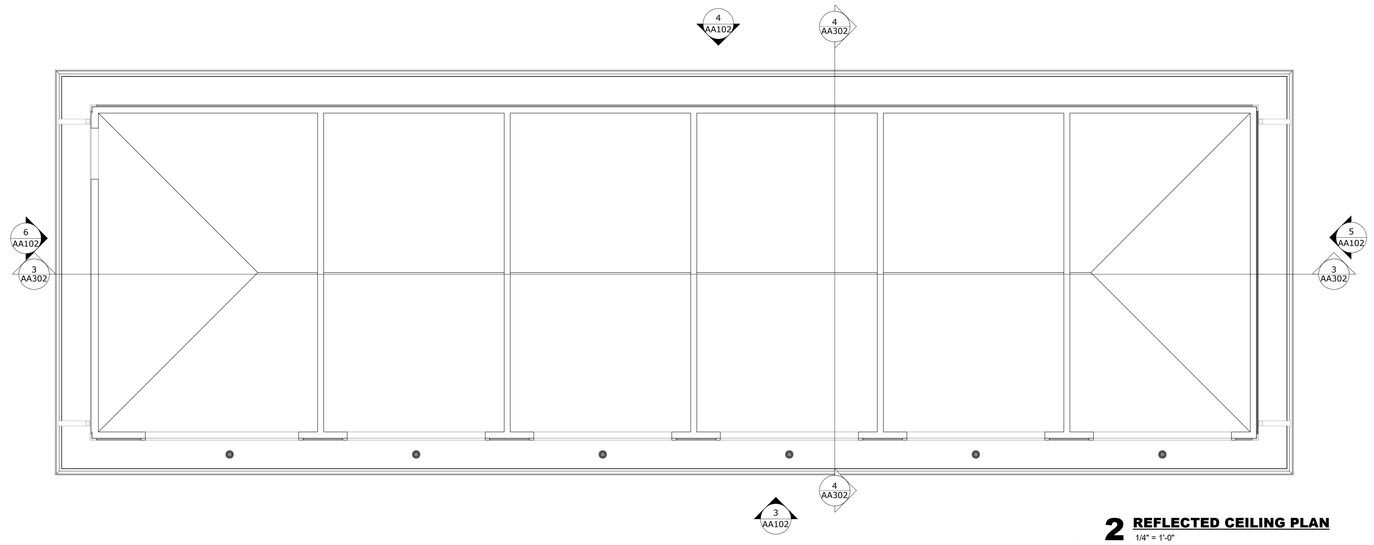


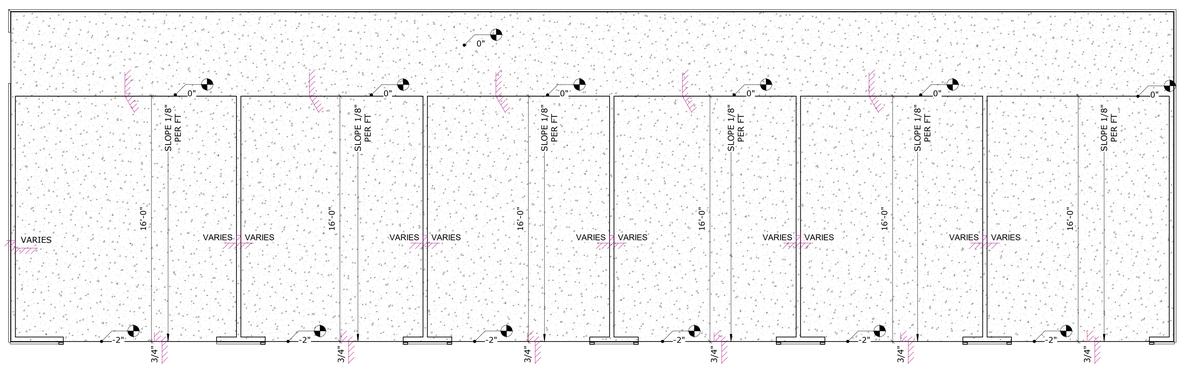


4 SECTION
1/4" = 1'-0"

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



2 REFLECTED CEILING PLAN
1/4" = 1'-0"



1 SLAB EDGE PLAN
1/4" = 1'-0"

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MILHAUS

MILHAUS

BLDG 7 - 7676 Native Lane
BLDG 8 - 7674 Native Lane
BLDG 9 - 7668 Native Lane
BLDG 10 - 7650 Native Lane
BLDG 11 - 7692 Native Lane
BLDG 12- 7665 Native Lane
COMPACTOR ENCLOSURE - 7678 Native Lane
MAIL KIOSK

FORT MYERS, FL 33905

PROJECT NO:
220035.00

SECTIONS & PLANS- GARAGE TYPE 2

SHEET NUMBER:
AA302

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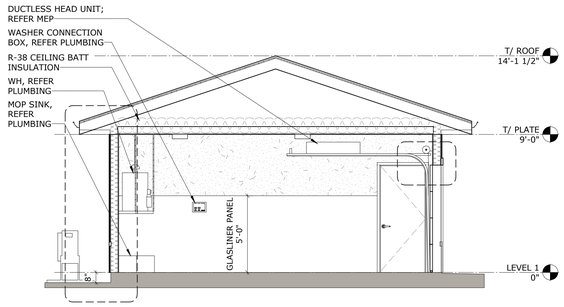
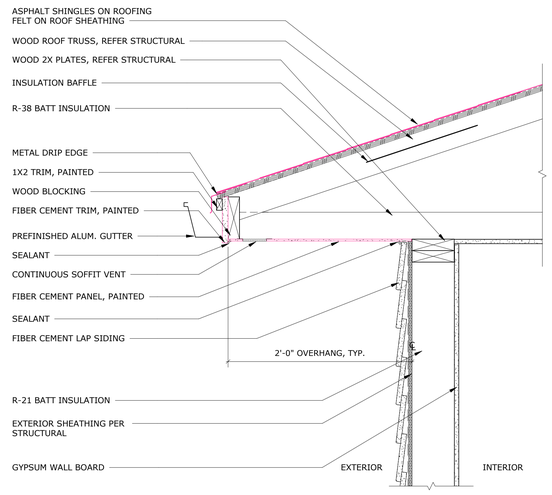
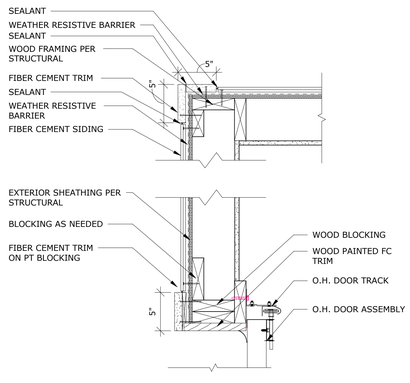
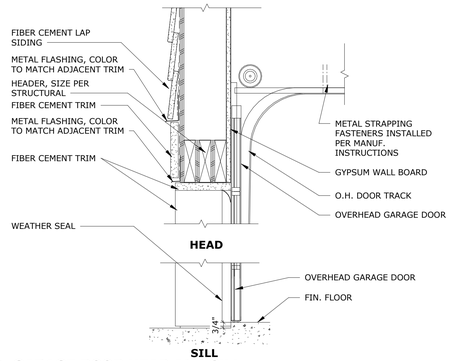


4 SECTION
1/4" = 1'-0"

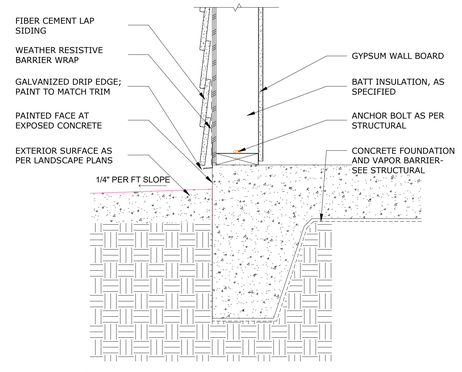




3 CORNER AND GARAGE JAMB DETAIL
1 1/2" = 1'-0"



2 GARAGE DOOR HEAD AND SILL
1 1/2" = 1'-0"



1 WALL SECTION DETAIL
1 1/2" = 1'-0"

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TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

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MILHAUS

MILHAUS

BLDG 7 - 7676 Native Lane
BLDG 8 - 7674 Native Lane
BLDG 9 - 7668 Native Lane
BLDG 10 - 7650 Native Lane
BLDG 11 - 7692 Native Lane
BLDG 12 - 7665 Native Lane
COMPACTOR ENCLOSURE -
7678 Native Lane
MAIL KIOSK

FORT MYERS, FL 33905

PROJECT NO:
220035.00

BUILDING SECTIONS

SHEET NUMBER:
AA303

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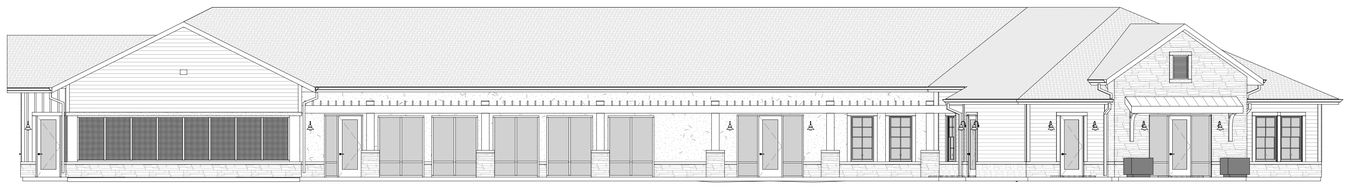
SR-82

7701 NATIVE LANE
FORT MYERS, FL 33905

AMENITY BUILDING
BUILDING # 6



PROJECT TEAM INFORMATION:

STRUCTURAL ENGINEERING

SNELL ENGINEERING
1517 STATE ST
STE 202
SARASOTA, FL 34236
941 954 0681

MEPFP ENGINEERING

QUEST DESIGN GROUP
1100 JORIE BLVD
STE 224
OAK BROOK, IL 60523
630 581 5100

CIVIL ENGINEERING

KIMLEY-HORN
201 N FRANKLIN ST
STE 1400
TAMPA, FL 33602
813 620 1460

Baker Barrios

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MILHAUS

MILHAUS

SR-82

7701 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

COVER SHEET

SHEET NUMBER:
CG000

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SHEET INDEX

NUMBER	NAME	ORIG ISSUE

SHEET INDEX

NUMBER	NAME	ORIG ISSUE

SHEET INDEX

NUMBER	NAME	ORIG ISSUE
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CORE, TOILET, AND VERTICAL CIRCULATION PLANS		
CA521	TOILET PLANS & ELEVATIONS	10/06/2022
ARCHITECTURAL REFLECTED CEILING PLANS		
CA801	REFLECTED CEILING PLAN	10/06/2022
CA802	ENLARGED REFLECTED CEILING PLANS	XXXX.XX.XX
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CA971	INTERIOR ELEVATIONS	10/06/2022
CA972	INTERIOR ELEVATIONS	10/06/2022
CA991	MILLWORK TYPE SCHEDULE AND NOTES	10/06/2022
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CAF101	FURNITURE PLAN- LEVEL 1	10/06/2022
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CE0.01	ELECTRICAL LEGENDS	01/06/23
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CP4.00	PLUMBING SCHEDULES	01/06/23
CP5.00	PLUMBING DETAILS	01/06/23
CP6.00	PLUMBING NOTES	01/06/23

Baker Barrios

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MILHAUS

MILHAUS

SR-82

7701 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

SHEET INDEX

SHEET NUMBER:
CG001

BUILDING CODE SUMMARY - AMENITY BUILDING

1. PROJECT INFORMATION

PROJECT NAME:	**MILHAUS SR-82**
LOCATION:	**FT. MYERS, FLORIDA**
AHJ:	**CITY OF FT. MYERS**
OWNER:	**MILHAUS**

2. APPLICABLE CODES

THE SCOPE OF WORK OUTLINED IN THIS DRAWING PACKAGE WAS DESIGNED IN COMPLIANCE WITH THE FOLLOWING CODES:

ACCESSIBILITY	**2010 ADA Standards for Accessible Design**	
BUILDING	**2020 FLORIDA BUILDING CODE**	**WITH LOCAL AMENDMENTS**
ELECTRICAL	**2020 NATIONAL ELECTRICAL CODE**	**WITH LOCAL AMENDMENTS**
ENERGY	**2020 FLORIDA ENERGY CODE**	**WITH LOCAL AMENDMENTS**
FIRE	**2020 FLORIDA FIRE CODE**	**WITH LOCAL AMENDMENTS**
	NFPA 101	**---**
FUEL GAS	**2020 FLORIDA FUEL GAS CODE**	**WITH LOCAL AMENDMENTS**
MECHANICAL	**2020 FLORIDA MECHANICAL CODE**	**WITH LOCAL AMENDMENTS**
PLUMBING	**2020 FLORIDA PLUMBING CODE**	**WITH LOCAL AMENDMENTS**

CODE CHECK BY:	**PROJECT MANAGER:**	**DOCUMENT PHASE:**	**DATE:**
	J. PREST	**SCHEMATIC DESIGN**	**22.05.31**
	D. CALUGAREANU	**DESIGN DEVELOPMENT**	**22.09.08**
	---	**---**	**---**

3. USE AND OCCUPANCY CLASSIFICATION (CHAPTER 3)

A.	**CLASSIFICATION OF OCCUPANCIES**			**SECTION 302.1**
	PRIMARY USE:	**GROUP A-3**	**ASSEMBLY**	**SECTION 303.3**
	ADDITIONAL:	**GROUP S-2**	**LOW-HAZARD STORAGE**	**SECTION 311.3**

B.	**INCIDENTAL USE AREAS**		**SECTION 508.2.5**
	AREA	**REQUIRED**	**PROVIDED**
	---	**---**	**---**
	---	**---**	**---**
	---	**---**	**---**

**PROVIDE AN AUTOMATIC FIRE-EXTINGUISHING SYSTEM. WHERE NO FIRE BARRIER IS REQUIRED, THE INCIDENTAL USE AREA SHALL BE SEPARATED BY CONSTRUCTION CAPABLE OF RESISTING THE PASSAGE OF SMOKE. DOORS SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING UPON DETECTION OF SMOKE. DOORS SHALL NOT HAVE AIR TRANSFER OPENINGS AND SHALL NOT BE UNDERCUT IN EXCESS OF THE CLEARANCE PERMITTED IN ACCORDANCE WITH NFPA 80.*

C.	**ACCESSORY USE AREAS**	**SECTION 508.2**
	BUSINESS & STORAGE	**---**

D.	**MIXED OCCUPANCY**	**SECTION 508.3.3**
	NON-SEPARATED	**---**

4. BUILDING DATA | AREA LIMITATIONS & CONSTRUCTION TYPES (CHAPTER 5)

A.	**PROPOSED CONSTRUCTION TYPE**		**CHAPTER 5**
	TYPE V-B (GROUP A-3)		
	SPRINKLERED BUILDING	**NO**	
B.	**ALLOWABLE HEIGHT AND BUILDING AREAS**		**TABLE 503**
	1. ALLOWABLE HEIGHT	**40' / 1 STORY**	TABLE 503/ 504.4
	2. ALLOWABLE AREA	**6,000 SF / FLOOR**	**TABLE 506.2**
	3. PROPOSED HEIGHT	**22' 0 5/8" / 1 STORY**	
	4. PROPOSED AREA	**7,633 SF / FLOOR**	
C.	**AREA MODIFICATIONS**		**TABLE 506**
	A. INCREASE DUE TO SPRINKLER PER STORY	**N/A**	
	B. INCREASE DUE TO FRONTAGE	**1,633 SF (Area factor increase .28 per 506.3.3)**	
	TOTAL ALLOWED AREA PER FLOOR AFTER MODIFICATION	**7,633 SF**	
D.	**AREA & HEIGHT SUMMARY**		
	HEIGHT (TO TOP OF ROOF)	**22' 0 5/8"**	
	STORY	**1 STORY**	

AREA OF PROPOSED BUILDING:			
---		**AREA (SF)**	**OCCUPANCY**
	FIRST FLOOR	**7,633 SF**	**ASSEMBLY A-3**
	TOTAL	**7,633 SF**	

PLUMBING FIXTURE REQUIREMENTS PER FBC 2020- TABLE 2902.1				
AMENITY BUILDING				
ASSEMBLY GROUP: A-3/B				
OCCUPANCY LOAD: 213 (BUILDING) 213/2 (1/2 M&F); 107				
FIXTURE COUNT TABLE 50% MALE, 50% FEMALE	**O.L. FAC.**	**OCC. LOAD**	**FIXTURES REQUIRED**	**FIXTURES PROVIDED**
MALE WC	1/125 occ.	107	.856	
MALE URINAL		107	0	
FEMALE WC	1/65 occ.	107	1.646	
MALE LAVATORY	1/200 occ.	107	.535	
FEMALE LAVATORY	1/200 occ.	107	.535	
SERVICE SINK	1	213	1	
DRINKING FOUNTAIN	1/500 occ.	213	1	
POOL & DECK				
ASSEMBLY GROUP: A-3				
OCCUPANCY LOAD: 250 (POOL & DECK); 250/2 (1/2 M&F); 125				
FIXTURE COUNT TABLE 50% MALE, 50% FEMALE	**O.L. FAC.**	**OCC. LOAD**	**FIXTURES REQUIRED**	**FIXTURES PROVIDED**
MALE WC	1/75 occ.	125	1.667	
MALE URINAL		125	0	
FEMALE WC	1/40 occ.	125	3.125	
MALE LAVATORY	1/200 occ.	125	.625	
FEMALE LAVATORY	1/150 occ.	125	.833	
SERVICE SINK	1	250	1	
DRINKING FOUNTAIN	1/1000 occ.	250	1	
COMBINED AMENITY BUILDING, POOL & DECK AREAS				
ASSEMBLY GROUP: A-3/B				
OCCUPANCY LOAD: 213 (BUILDING) + 250 (POOL & DECK)				
FIXTURE COUNT TABLE 50% MALE, 50% FEMALE			**FIXTURES REQUIRED**	**FIXTURES PROVIDED**
MALE WC			2.523	2
MALE URINAL			0	2
FEMALE WC			4.771	5
MALE LAVATORY			1.16	2
FEMALE LAVATORY			1.368	2
SERVICE SINK			1	1
DRINKING FOUNTAIN			1	2

5. FIRE RATED CONSTRUCTION REQUIREMENTS (CHAPTERS 6, 7 & 8)

A.	**STRUCTURAL MEMBER OR ELEMENT PROVIDED**		**TABLE 601**
			FIRE RESISTIVE TIME PERIOD
	1.	**STRUCTURAL FRAME:**	**0 HR**
	2.	**EXTERIOR BEARING WALL:**	**0 HR**
	3.	**INTERIOR BEARING WALL:**	**0 HR**
	4.	**EXTERIOR NON-BEARING WALL:**	
		(0' < 5' FIRE SEPARATION DISTANCE)	**1 HR**
		(5' < 10' FIRE SEPARATION DISTANCE)	**1 HR**
		(10' < 30' FIRE SEPARATION DISTANCE)	**0 HR**
		(OVER 30' FIRE SEPARATION DISTANCE)	**0 HR**
	5.	**FLOOR CONSTRUCTION:**	**0 HR**
	6.	**ROOF CONSTRUCTION:**	**0 HR**
	7.	**SHAFT ENCLOSURES:**	**1 HR**
	8.	**MECHANICAL ROOMS:**	**---**
	9.	**ELEVATOR EQUIPMENT ROOMS:**	1 HR IF CONNECTED TO HOISTWAY, NR IF SEPARATED
	10.	**DWELLING SEPARATION:**	**1 HR**

B.	**WALL OPENINGS**				**TABLE 705.8**
			OPENING PERMITTED % OF WALL		
	1.	**DISTANCE**	**UP, NS**	**UP, S**	**P**
		0' < 3'	**NP**	**NP**	**NP**
		>3'-5'	**NP**	**15%**	**15%**
		>5'-10'	**10%**	**25%**	**25%**
		>10'-15'	**15%**	**45%**	**45%**
		>15'-20'	**25%**	**75%**	**75%**
		>20'-25'	**45%**	**NL**	**NL**
		>25'-30'	**70%**	**NL**	**NL**
		>30'	**NL**	**NOT REQUIRED**	**NOT REQUIRED**

UP = unprotected, S = sprinklered, NS = non-sprinklered P = protected

	2.	**REQUIRED FIRE RATING**		**TABLE 716.5**
		TYPE OF ASSEMBLY	**ASSEMBLY RATING**	**OPENING RATING**
		SHAFT, EXIT ENCLOSURE & EXIT PASSAGE	**2 HR**	**90 MIN.**
		SHAFT, EXIT ENCLOSURE & EXIT PASSAGE	**1 HR**	**60 MIN.**
		OTHER FIRE BARRIERS	**1 HR**	**45 MIN.**
		FIRE PARTITIONS	**1 HR**	**45 MIN.**
		CORRIDOR WALLS	**1 HR**	**20 MIN.**
		OTHER PARTITIONS	**1 HR**	**45 MIN.**
		SMOKE BARRIERS	**1 HR**	**20 MIN.**

C.	**INTERIOR FINISH REQUIREMENTS**			**TABLE 803.11**
	1.	**SPACE**	**REQUIRED**	
		EXIT ENCLOSURES & EXIT PASSAGEWAYS	**CLASS B**	
		CORRIDORS	**CLASS B**	
		ROOMS & ENCLOSED SPACES	**CLASS C**	
		INTERIOR FLOOR FINISH	**CLASS II**	**TABLE 804.4.2**
	2.	**FIRE WALL RESISTANT RATING**		**TABLE 706.4**
		2 HR		

6. FIRE PROTECTION SYSTEM REQUIREMENTS

			PER NFPA 13R (903.3.1.2)
A.	**AUTOMATIC SPRINKLER SYSTEM**	**PROVIDED**	
B.	**FIRE EXTINGUISHERS**		**SECTION 906.1**
	1. HAZARD	**LIGHT/ LOW**	
	2. AREA PER EXTINGUISHER	**3,000 SF**	**SECTION 906.3 (1)**
	3. TRAVEL DISTANCE	**75 FT**	
C.	**STANDPIPE REQUIRED**	**NO**	**905.3**
D.	**FIRE ALARM AND DETECTION SYSTEMS**	**PROVIDED**	

7. OCCUPANT LOAD FACTORS

A.	**USE**	**OLF**	**SECTION 1004**
	RESIDENTIAL	**200 GROSS**	
	ASSEMBLY (UNCONCENTRATED)	**15 NET**	
	ASSEMBLY (CONCENTRATED)	**7 NET**	
	ACCESSORY (MECH., ELEC, STOR.)	**300 GROSS**	
	BUSINESS	**150 GROSS**	
	KITCHEN, COMMERCIAL	**200 GROSS**	
	EXERCISE ROOMS	**50 GROSS**	
	POOL	**50 GROSS**	
	POOL DECK	**15 GROSS**	

8. MEANS OF EGRESS (CHAPTER 10)

A.	**COMMON PATH OF TRAVEL**	**125' MAX**	**SECTION 1016.1**
B.	**EXIT ACCESS TRAVEL DISTANCE**	**200' MAX**	
	EXIT ACCESS TRAVEL DISTANCE W/SPRINKLER	**250' MAX**	
C.	**DEAD END CORRIDOR**	**20' MAX**	

9. ENVIRONMENTAL DATA

A.	**WIND LOAD & RISK CATEGORY INFO**
	160 MPH ULTIMATE DESIGN WIND SPEED, RISK CATEGORY II
B.	**SEISMIC LOAD DESIGN DATA**

	---

10. ACCESSIBLE UNIT DATA SUMMARY

NOTE: THIS PROJECT HAS NOT RECEIVED ANY FEDERAL, STATE OR LOCAL GOVERNMENT FINANCIAL ASSISTANCE. PER THE 2010 ADA STANDARDS THE FOLLOWING APPLIES:

A.	**MOBILITY ADAPTABLE UNITS ARE DESIGNED AND EQUIPPED WITH THE FOLLOWING FEATURES:**
	5% (MIN.) OF TOTAL UNITS HAVE BEEN EQUIPPED WITH MOBILITY ADAPTABLE FEATURES
	PROVIDED WITH ACCESSIBLE ROUTES PER FBC ACCESSIBILITY, 5TH EDITION 809.2
	PROVIDED WITH ADAPTABLE KITCHEN TO EASILY CONVERT IN ORDER TO MEET FBC ACCESSIBILITY, 5TH EDITION 809.3 & 804
	PROVIDED WITH ADAPTABLE BATHROOMS TO EASILY CONVERT IN ORDER TO MEET FBC ACCESSIBILITY, 5TH EDITION 809.4 & 603-610
B.	**NOTE:**
	BLOCKING WILL BE PROVIDED IN EACH ACCESSIBLE BATHROOM FOR GRAB BAR INSTALLATION.
	FLOOR FINISHES WILL EXTEND BENEATH ALL CASEWORK SUBJECT TO REMOVAL TO ACHIEVE PROPER FLOOR CLEARANCES OR COUNTER HEIGHT (BATHROOM & KITCHEN).
	WALL FINISHES WILL EXTEND BEYOND ALL CASEWORK SUBJECT TO REMOVAL TO ACHIEVE PROPER FLOOR CLEARANCES OR COUNTER HEIGHT (BATHROOM & KITCHEN).
	EACH ACCESSIBLE UNIT WILL BE EQUIPPED WITH ROLL IN SHOWER. COORDINATE THE LOCATION OF THE ROLL-IN SHOWERS WITH THE LEVEL ONE STRUCTURAL SLAB PLAN. COORDINATE ALL SLOPES TO SHOWER PANS AND TRENCH DRAINS PRIOR TO INSTALLATION, TYP.
	EACH ACCESSIBLE UNIT WILL HAVE LIGHT SWITCHES AND DUPLEXES INSTALLED AT ADA COMPLIANT HEIGHTS

11. PARKING

A.	**REQUIRED PARKING**		
	RESIDENTIAL		
	STANDARD VEHICLE	**660**	**---**
	BICYCLE	**44**	**---**
	TOTAL	**660 / 44**	**---**
B.	**PROVIDED PARKING**		
	STANDARD	**687**	**---**
	ADA	**REF: CIVIL**	**---**
	BICYCLE	**52**	**---**
	TOTAL	**687 / 52**	**---**

12. FLORIDA PRODUCT APPROVAL

ALL MANUFACTURERS LISTED AND THE PRODUCT IDENTIFIED ARE FLORIDA APPROVED. HOWEVER THESE ARE TO BE USED AS A BASIS FOR DESIGN AND CAN BE CHANGED VIA SUBMITTALTO ARCHITECT AS LONG AS THE CHANGE IS ALSO COMPLIANT WITH THE FLORIDA BUILDING CODE FOR APPROVED PRODUCTS PER 2020 FLORIDA BUILDING CODE, SECTION 107.3.5 AND SECTION 1703 WITH REFERENCE TO FLORIDA STATUTE 553.842 AND FLORIDA ADMINISTRATIVE CODE RULE 61G20-3.007

ASPHALT SHINGLES	
TAMKO, HERITAGE	**FL18355**
GAF, ROYAL SOVEREIGN	**FL31588**
OWENS CORNING, DURATION	**FL10674**
METAL ROOF	
APEX	**FL32189**
ROOF UNDERLAYMENT	
CERTAINTEED	**FL30046**
ROOF VENTS	
GAF, MASTERFLOW SLANT BACK 65	**FL18449**
GAF, MASTERFLOW HIGH CAPACITY DOME 144	**FL18449**
OWENS CORNING, VENTSURE 4' STRIP RIDGE VENT	**FL10758**
ACTIVE VENTILATION PRODUCTS, POP VENT	**FL4763**
VINYL WINDOWS	
ANDERSEN, 100 SERIES	**FL15906**
LINDSAY WINDOWS, SINGLE HUNG	**FL29222**
EXTERIOR DOORS	
MASONITE INTERNATIONAL	**FL22521, FL22513, FL4904**
C.H.I OVERHEAD DOORS	**FL10408**
EXTERIOR DOOR HARDWARE	
SCHLAGE	**FL16198, FL14482**
MANUFACTURED STONE	
ELDORADO STONE	**FL21143**
QUALITY STONE VENEER	**FL18673**
STONE CRAFT INDUSTRIES	**FL24525**
FIBER CEMENT SIDING	
JAMES HARDIE BUILDING PRODUCTS, HARDIEPLANK LAP SIDING	**FL13192**
JAMES HARDIE BUILDING PRODUCTS, HARDIEPANEL SIDING	**FL13223, FL19901**
SOFFIT	
JAMES HARDIE BUILDING PRODUCTS, HARDIESOFFIT PANELS	**FL13265**

Baker Barrios

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JED PREST
AR92532

2023.01.06
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△	DATE	SUBMISSION

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TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE AND ABILITY, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

MILHAUS

SR-82

7701 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

CODE SUMMARY

SHEET NUMBER:
CG009

ABBREVIATIONS

"	INCHES
#	POUND OR NUMBER
&	AND
'	FOOT (FEET)
(E)	EXISTING
356	
360	
<	ANGLE
@	AT
CL	CENTERLINE
A/C	AIR CONDITIONING
A/E	ARCHITECT / ENGINEER
AAD	ATTIC ACCESS DOOR
AAP	ATTIC ACCESS PANEL
AB	ANCHOR BOLT
ABV	ABOVE
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN, ACOUSTIC DIMENSIONS
ADA	AMERICANS WITH DISABILITIES ACT
ADD	ADDENDUM, ADDITION
ADJ	ADJUSTABLE, ADJUSTMENT
AFF	ABOVE FINISHED FLOOR
AGGR	AGGREGATE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
AMSMV	ADHERED MANUFACTURED STONE MASONRY VENEER
AOR	AREA OF REFUGE
AP	ACCESS PANEL
APPROX	APPROXIMATE
APT	APARTMENT
ARCH	ARCHITECT, ARCHITECTURE, ARCHITECTURAL
ASB	ASBESTOS
ASPH	ASPHALT
BATH	BATHROOM
BD	BOARD
BEL	BELOW
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BM	BENCHMARK
BOF	BOTTOM OF FOOTING
BOH	BACK OF HOUSE
BOP	BOTTOM OF PLATE
BOT	BOTTOM
BOW	BOTTOM OF WALL
BPL	BEARING PLATE
BR	BEDROOM
BRG	BEARING
BRK	BRICK
BSMT	BASEMENT
BUR	BUILT-UP ROOFING
CAB	CABINET
CB	CATCH BASIN
CC, C/C	CENTER TO CENTER
CEM	CEMENT
CER	CERAMIC
CF	CUBIC FOOT
CFM	CUBIC FEET PER MINUTE
CG	CORNER GUARD
CH	COAT HOOK
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONSTRUCTION JOINT
CJT	CONTROL JOINT
CL	CENTERLINE, CLEARANCE
CLG	CEILING
CLKG	CAULKING
CLOS	CLOSET
CLR	CLEAR(ANCE)
CMT	CERAMIC MOSAIC TILE
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CASED OPENING, CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR, CORRUGATED
CPT	CARPET
CR	CHAIR RAIL
CRS	COLD ROLLED STEEL
CSMT	CASEMENT
CT	CERAMIC TILE
CTR	CENTER, COUNTER
CTSK	COUNTERSUNK
CW	CURTAIN WALL
CY	CUBIC YARD
D	DRYER, DISPOSAL
DB	DECIBEL
DBL	DOUBLE
DEMO	DEMOLISH
DEPT	DEPARTMENT
DET, DTL	DETAIL
DF	DRINKING FOUNTAIN
DH	DOUBLE HUNG
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DL	DEAD LOAD
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EF	EXHAUST FAN
EHW	ENGINEERED HARDWOOD
EIFS	EXTERIOR INSULATED FINISHING SYSTEM
EJ, EXP JT	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL

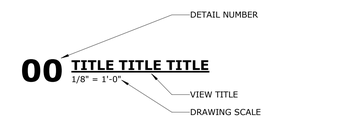
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENG	ENGINEER
ENT	ENTRANCE
EOC	EDGE OF CARPET
EOS	EDGE OF SLAB
EP	ELECTRICAL PANELBOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION, EXPOSED
EXT	EXTERIOR
F	FARENHEIT
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FAS	FASTEN
FB	FLAT BAR
FCB	FIBER-CEMENT BOARD
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FDV	FIRE DEPARTMENT VALVE
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FF&E	FURNITURE, FIXTURES & EQUIPMENT
FFS	FACE OF FINISHED SURFACE
FGL	FIBERGLASS
FHC	FIRE HOSE CABINET
FIN	FINISH, FINISHED
FIXT	FIXTURE
FJ	FLOOR JOIST
FLASH	FLASHING
FLR	FLOOR
FLUOR	FLUORESCENT
FOB	FACE OF BRICK
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOH	FRONT OF HOUSE
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FP	FIREPLACE
FPRF	FIREPROOF, FIREPROOFING
FR	FIRE RATED
FRIG	REFRIGERATOR
FRMG	FRAMING
FRT	FIRE RETARDANT TREATED
FS	FULL SIZE
FT	FOOT, FEET
FTG	FOOTING
FURN	FURNISH, FURNISHING, FURNITURE
FURR	FURRING
FUT	FUTURE
FWC	FABRIC WALL COVERING
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GDR	GUARD RAIL
GFCI	GROUND FAULT CIRCUIT INTERRUPT
GFI	GROUND FAULT INTERRUPT
GFRC	GLASS FIBER REINFORCED CONCRETE
GI	GALVANIZED IRON
GL	GLASS, GLAZED, GLAZING
GND	GROUND
GOVT	GOVERNMENT
GR	GRADE
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
GYP BD	GYPSUM BOARD
GYP PLAS	GYPSUM PLASTER
H	HIGH
HB	HOSE BIB
HC	HANDICAP, HOLLOW CORE
HCW	HOLLOW WOOD CORE
HD	HEAVY DUTY
HDR	HEADER
HDW	HARDWARE
HM	HOLLOW METAL
HMD	HOLLOW METAL DOOR
HMF	HOLLOW METAL FRAME
HO	HOLD OPEN
HORIZ	HORIZONTAL
HR	HOUR, HANDRAIL
HT, HGT	HEIGHT
HTG	HEATING
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
HW	HOT WATER
HWD	HARDWOOD
HWH	HOT WATER HEATER
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IN	INCH
INCL	INCLUDE, INCLUDING
IND	INDUSTRIAL
INFO	INFORMATION
INSUL	INSULATION, INSULATE
INT	INTERIOR, INTERNAL
INV	INVERT
J	JOIST
JAN	JANITOR
JCT	JUNCTION
JST	JOIST
JT	JOINT
KDN	KNOCKDOWN
KIT	KITCHEN
KO	KNOCKOUT
KP	KICK PLATE
L	LENGTH, LONG
LA	LANDSCAPE ARCHITECT
LAB	LABORATORY
LAD	LADDER
LAM	LAMINATE(D)
LAV	LAVATORY
LBL	LABEL
LBR	LUMBER
LD	LINEAR DIFFUSER
LF	LINEAR FOOT
LH	LEFT HAND

LIN	LINEAR, LINEN
LKR	LOCKER
LL	LIVE LOAD
LNDG	LANDING
LNT	LINTEL
LOC	LOCATION
LR	LIVING ROOM
LT	LIGHT
LTWT	LIGHTWEIGHT
LUM	LUMINOUS
LV	LOW VOLTAGE
LVR	LOUVER
LVT	LUXURY VINYL TILE
M	METER
MACH	MACHINE
MAINT	MAINTENANCE
MAN	MANUAL
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MB	MARKER BOARD
MC	MEDICINE CABINET
MDF	MEDIUM DENISTY FIBER BOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFD	MANUFACTURED
MFG	MANUFACTURING
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLD	MOLDING
MM	MILLIMETER
MO	MASONRY OPENING
MOD	MODULAR
MOV	MOVABLE
MR	MOISTURE RESISTANT
MRT	MOISTURE RESISTANCE TREATED
MTD	MOUNTED
MTL	METAL
MULL	MULLION
MULT	MULTIPLE
MWK	MILLWORK
N	NORTH
N/A	NOT APPLICABLE
NAT	NATURAL
NEC	NATIONAL ELECTRIC CODE
NEO	NEOPRENE
NIC	NOT IN CONTRACT
NO, #	NUMBER
NOM	NOMINAL
NR	NOISE REDUCTION
NRC	NOISE REDUCTION COEFFICIENT
NS	NON-SLIP
NTS	NOT TO SCALE
O/A	OVERALL
O/H, OVHD	OVERHEAD
O/O	OUT TO OUT
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF/CI	OWNER FURNISHED/ CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED/ OWNER INSTALLED
OFF	OFFICE
OH, OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
ORIG	ORIGINAL
OSB	ORIENTED STRAND BOARD
PAN	PANTRY
PAR	PARALLEL
PAV	PAVEMENT
PB	PARTICLE BOARD
PCF	POUNDS PER CUBIC FOOT
PED	PEDESTAL, PEDESTRIAN
PERF	PERFORATE(D)
PERIM	PERIMETER
PERP	PERPENDICULAR
PKG	PARKING
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLF	POUNDS PER LINEAR FOOT
PLYWD	PLYWOOD
PNL	PANEL
PR	PAIR
PRCST	PRE-CAST
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PRELIM	PRELIMINARY
PREP	PREPARE, PREPARED, PREPARATION
PROD	PRODUCTION
PROJ	PROJECT, PROJECTOR, PROJECTION
PS	PROJECTION SCREEN
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED, PRESERVATIVE TREATED
PTD	PAINTED, PAPER TOWEL DISPENSER
PTD/R	COMBO. PAPER TOWEL DISPENSER & RECEPTACLE
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
PVC	POLYVINYL CHLORIDE
PWR	POWER
QT	QUARRY TILE
QTR	QUARTER
QTY	QUANTITY
QUAD	QUADRANT
R	RISE, RISE
RA	RETURN AIR
RAD	RADIUS
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REBAR	REINFORCING BAR
REC	RECESSED
RECPT	RECEPTION, RECEPTACLE
REF.	REFRIGERATOR
REF:	REFER TO, REFERENCE

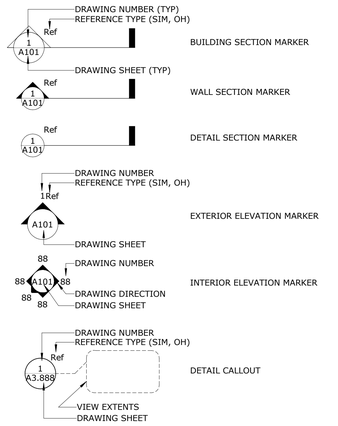
REINF	REINFORCED, REINFORCING, REINFORCEMENT
REPRO	REPRODUCE, REPRODUCTION
REQD	REQUIRED
RESIL	RESILIENT
RET	RETURN
REV	REVISE, REVISION
RGTR	REGISTER
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RS	ROD & SHELF
RT	RIGHT
RWD	REDWOOD
RWL	RAIN WATER LEADER
S	SOUTH
S/S	STAINLESS STEEL
SAFB	SOUND ATTENUATING FIRE BLANKET
SAM	SELF-ADHERED MEMBRANE
SAN	SANITARY
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE, SCHEDULED
SD	SMOKE DETECTOR
SECT	SECTION, SECTOR
SEP	SEPARATE, SEPARATION
SF	SQUARE FOOT (FEET), STOREFRONT
SGD	SLIDING GLASS DOOR
SGL	SINGLE
SH	SHELF, SINGLE HUNG
SHLVG	SHELVING
SHT	SHEET
SHWR	SHOWER
SIM	SIMILAR
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SPEC	SPECIFICATION
SQ	SQUARE
SR	SHOWER ROD
SSK	SERVICE SINK
SST	STAINLESS STEEL
ST	STUCCO
STA	STATION
STC	SOUND TRANSMISSION COEFFICIENT (CLASS)
STD	STANDARD
STK	OPEN STACKED SHELVING
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SURF	SURFACE
SUSP	SUSPEND, SUSPENDED
SV	SHEET VINYL
SVC	SERVICE
SW	SHEAR WALL
SYM	SYMETRICAL
SYMB	SYMBOL
SYS	SYSTEM
T	TREAD(S)
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
TB	TOWEL BAR, TACK BOARD, THROUGH BOLT
TC	TOP OF CURB
TEL	TELEPHONE
TEMP	TEMPERED, TEMPERATURE
TER	TERRACE, TERRAZZO
TF	TOP OF FOOTING
TFF	TOP OF FINISH FLOOR
THK	THICK
TJ	TOP OF JOINT
TLT	TOILET
TOC	TOP OF CONCRETE
TOP	TOP OF PLATE
TP	TOP OF PAVEMENT
TPH	TOILET PAPER HOLDER
TRTD	TREATED
TS	TUBE STEEL
TST	TOP OF STEEL
TV	TELEVISION
TW, TOW	TOP OF WALL
TYP	TYPICAL
UC	UNDER COUNTER
UL	UNDERWRITERS LABORATORIES, INC.
UNF, UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
UR	URINAL
UTIL	UTILITY
VAR	VARIES, VARIABLE, VARIOUS
VCT	VINYL COMPOSITION TILE, VITRIFIED CLAY TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VOL	VOLUME
VP	VINYL PLANK
VWC	VINYL WALL COVERING
W	WEST, WIDE, WIDTH, WASHER
W/	WITH
W/D	WASHER/ DRYER
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD, WIDTH
WDW	WINDOW
WF	WIDE FLANGE
WGL	WIRED GLASS
WH	WATER HEATER
WI	WROUGHT IRON
WIC	WALK IN CLOSET
WP	WATERPROOF, WATERPROOFING
WR	WATER RESISTANT, WASTE RECEPTACLE
WRB	WEATHER-RESISTANT BARRIER
WS	WEAHTERSTRIPPING
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD

THESE ABBREVIATIONS ARE BASED ON STANDARD ABBREVIATIONS THAT ARE USED IN CONSTRUCTION. HOWEVER, ALL ABBREVIATIONS MUST BE REVIEWED IN CONTEXT AND FINAL INTERPRETATION IS BY THE ARCHITECT. NOT ALL ABBREVIATIONS THAT ARE LISTED ARE USED IN THE ATTACHED DOCUMENTS.

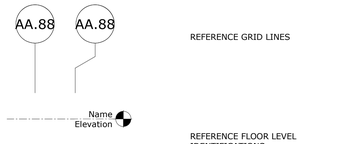
DRAWING TITLES



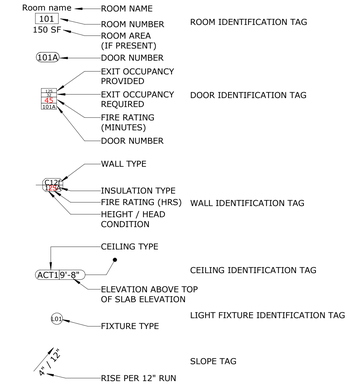
VIEW MARKERS



DRAWING SYMBOLS

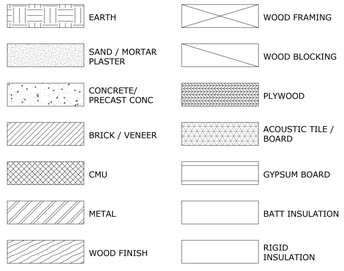


ITEM TAGS



MATERIALS

(NOTE:NOT ALL MATERIALS SHOWN ARE USED)



GENERAL NOTES

1. THESE DOCUMENTS HAVE BEEN PREPARED TO THE BEST OF OUR ABILITY TO BE IN COMPLIANCE AND CONFORMANCE WITH THE FEDERAL ACCESSIBILITY LAW CONTAINED WITHIN THE AMERICANS WITH DISABILITIES ACT GUIDELINES (ADAAG) FOR DESIGN.

2. THE DESIGN AND DRAWINGS OF THIS PROJECT HAVE BEEN SPECIFICALLY PREPARED FOR THE USE AND CONSTRUCTION AT THE LOCATION SHOWN. REPRODUCTION FOR USE IN ANY OTHER SITE OR MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS AND IS PROHIBITED.

   SITE SURVEY DISCLAIMER:
   ANY SURVEY (IF PROVIDED HEREIN) WAS PERFORMED BY A PROPERLY REGISTERED/LICENSED SURVEYOR, AND IS INCLUDED AS PART OF THESE DOCUMENTS FOR GENERAL INFORMATION TO CONCERNED AND INVOLVED PARTIES. THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY OR LIABILITIES FOR ERRORS, OMISSIONS, AND OVERSIGHTS CONTAINED WITHIN SUCH SURVEY-REF.TO SITE/CIVIL PLANS FOR MORE INFORMATION.

3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BELOW GRADE AND RELATED SERVICE CONNECTION WITH THE RESPECTIVE UTILITY COMPANIES.

4. CONTRACTOR SHALL COORDINATE THE REMOVAL, ABANDONMENT, OR RELOCATION OF EXISTING UTILITIES SHOWN ON CONSULTANTS WORK WITH THE RESPECTIVE UTILITY COMPANIES.

5. CONTRACTOR SHALL PERFORM ALL WORK WITHIN PUBLIC RIGHT OF WAYS ACCORDING TO THE PLANS AND SPECIFICATIONS AND REQUIREMENTS BY THE CITY OR GOVERNING AUTHORITY, AND SHALL OBTAIN PERMITS FROM THE APPROPRIATE AGENCIES.

6. WHEN IT IS NECESSARY TO INTERRUPT ANY EXISTING UTILITY SERVICE TO MAKE IMPROVEMENTS AND/OR A CONNECTION, A MINIMUM OF 48 HOURS ADVANCED NOTICE SHALL BE GIVEN TO THE OWNER(S). INTERRUPTIONS IN UTILITY SERVICES SHALL BE OF THE SHORTEST POSSIBLE DURATION FOR THE WORK REQUIRED AND SHALL BE APPROVED IN ADVANCED BY THE OWNER AND UTILITY COMPANY.

   DAMAGES REQUIREMENT:
   IN THE EVENT A UTILITY IS INTERRUPTED WITHOUT THE MINIMUM REQUIRED 48 HOURS NOTICE, THEN THE CONTRACTOR SHALL BE FINANCIALLY LIABLE FOR ALL DAMAGES SUFFERED BY THE OWNER DUE TO THE UNAUTHORIZED INTERRUPTION. RECONNECTION SHALL BE MADE IMMEDIATELY.

7. CONSTRUCTION ACCESS PARKING, OFFICES AND EXTENT/SIZE OF STAGING AREA(S) SHALL BE COORDINATED WITH THE OWNER'S SITE PERSONNEL.

8. CONTRACTOR SHALL VERIFY ALL COLUMN COORDINATES AND CHECK THEM AGAINST THE DIMENSIONS SHOWN ON THE PLANS AND DETAILS. NOTIFY ARCHITECT OF ANY DISCREPANCIES DISCOVERED DURING STAKING THE BUILDING LAYOUT PRIOR TO COMMENTING ANY WORK.

9. THE CONTRACTOR SHALL PROVIDE A WEATHER-RESISTANT JOB-SITE POSTING BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.

10. THE GENERAL CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD FOR APPROVAL STEEL FRAMING ENGINEERING SHOP DRAWINGS (IF APPLICABLE). SUBMITTAL SHALL BE SIGNED AND SEALED BY A LICENSED PROFESSIONAL STRUCTURAL ENGINEER IN THE STATE WHERE THE PROJECT IS LOCATED.

11. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT DATA SHEETS VERIFYING THAT ALL FOAM PLASTIC INSULATION, EXTERIOR COATINGS, AND FACING HAVE A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE-DEVELOPED INDEX OF 450 OR LESS AS DETERMINED IN ACCORDANCE WITH ASTM E 84.

12. REFER TO THE PROJECT MANUAL (SPECIFICATIONS) FOR DETAILED MATERIAL DESCRIPTIONS AND WORKMANSHIP STANDARDS. AS THE SPECIFICATION MANUAL SUPERCEDES THE PLANS.

13. CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE FOR COMPARISON WITH THE DRAWINGS AND SPECIFICATIONS PRIOR TO BIDDING, START OF, AND DURING CONSTRUCTION. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS FOUND DURING BIDDING, OR UPON DISCOVERY FOR CLARIFICATION BEFORE COMMENCEMENT OR RESUMPTION OF WORK.

14. THE SPECIFICATIONS AND ALL CONSULTANT DRAWINGS SHALL BE CONSIDERED COMPLIMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE CONSULTANT PROVIDED INFORMATION WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF ANY CONSULTANTS' WORK, AND TO BRING ANY DISCREPANCIES OR CONFLICTS TO THE ATTENTION OF THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE COMMENCEMENT OR RESUMPTION OF WORK.

15. PIPE SLEEVES, FRAMED OPENINGS AND ANY MISCELLANEOUS OPENINGS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS, WHICH ARE REQUIRED BY THE CONSULTANT WORK SHALL BE SIZED AND INSTALLED AS DETAILED ON THE APPLICABLE STRUCTURAL, MECHANICAL, FIRE PROTECTION AND ELECTRICAL DRAWINGS. CONTRACTOR SHALL COORDINATE THE FINAL PLACEMENT LOCATIONS OF SUCH OPENINGS WITH THE ARCHITECT PRIOR TO THEIR INSTALLATION.

16. CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS AS GIVEN AND SHALL FIELD VERIFY ALL DIMENSIONS PROVIDED IN THE COMPLETE DRAWING SET AND COORDINATE WITH ALL THE WORK BY ALL TRADES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING FOR CLARIFICATIONS OF CONFLICTS DISCOVERED WITHIN THE ARCHITECTURAL DRAWINGS OR BETWEEN THE ARCHITECTURAL DRAWINGS AND ANY OTHER CONSULTANT'S DRAWINGS BEFORE COMMENCEMENT OR RESUMPTION OF WORK.

17. THE CURTAINWALL SYSTEM IF INDICATED IN THIS DRAWING SET PROVIDES THE GENERAL DESIGN INTENT OF THE CURTAINWALL SYSTEM. IT'S DEFINITION AS A "SYSTEM" WITHIN THE CONTEXT OF THIS DRAWING SET SHALL INCLUDE ALL PARTS AND ASSEMBLIES TO FULLY INSTALL THE SYSTEM INCLUDING, BUT NOT LIMITED TO, CONNECTIONS, BRACING AND INTERMEDIATE OR SECONDARY SUPPORT STEEL OR STRUCTURE NECESSARY. THE SYSTEM SHALL BE ENGINEERED AND PROVIDED IN ITS ENTIRETY BY THE CURTAINWALL MANUFACTURER. CALCULATIONS AND SHOP DRAWINGS BEARING THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER MEETING ALL STATE AND LOCAL CODE REQUIREMENTS SHALL BE PROVIDED BY THE CURTAINWALL MANUFACTURER.

18. ATTACHMENTS FOR ALL EXTERIOR MATERIALS AND MATERIAL ASSEMBLIES SHALL BE MADE WITH STAINLESS STEEL FASTENERS AND SHALL BE APPROPRIATELY SIZED AND DESIGNED TO MEET REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE FOR THE WIND AREAS SPECIFIED (REFERENCE STRUCTURAL).

19. WHERE STUDS ARE INSTALLED DIRECTLY AGAINST AN EXTERIOR MASONRY/ CONCRETE WALL OR DISSIMILAR METALS AT EXTERIOR WALLS, INSTALL ISOLATION STRIPS BETWEEN STUDS AND THE EXTERIOR WALL.

20. ALL FLOOR PENETRATIONS SHALL BE LOCATED WITHIN THE CAVITY OF A WALL TO MEET THE EXCEPTION FOR NO T-RATING. ALL PIPES AND CHUTES SHALL BE ADJUSTED AS NECESSARY TO MEET THIS REQUIREMENT OF MAINTAINING THE FLOOR PENETRATION WITHIN THE WALL OR CHASE CAVITY SPACE.

21. REFER TO STRUCTURAL DRAWINGS NOTES & DETAILS FOR ALL REINFORCEMENT.

22. THE CONTRACTOR SHALL COORDINATE THE PRECISE SIZES AND LOCATIONS OF ANY EQUIPMENT PADS REQUIRED BASED ON THE ACTUAL EQUIPMENT PROVIDED.

23. ROUGH OPENING (RO) AND MASONRY OPENING (MO) DIMENSIONS ARE NOMINAL AND / OR MODULAR. DIMENSIONS MAY VARY DEPENDING ON THE TYPE OF BUILDING ELEMENT AND THE DETAILS PROVIDED.

24. THE GENERAL CONTRACTOR IS RESPONSIBLE TO HIRE A THIRD PARTY CONSULTANT TO PREPARE THE BUILDING CONSTRUCTION LAYOUT PLAN.

GENERAL NOTES

25. DELEGATED ENGINEERING WORK

   A. THE STRUCTURAL DESIGN OF CERTAIN COMPONENTS OF THE PROJECT IS DELEGATED TO ONE OR MORE DELEGATED ENGINEERS AS INDICATED ELSEWHERE IN THESE NOTES AND DRAWINGS. THE DELEGATED ENGINEER IS A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE WITHIN WHICH THE PROJECT IS PERMITTED. THE DELEGATED ENGINEER IS RETAINED BY THE GENERAL CONTRACTOR OR THE GENERAL CONSTRACTOR'S SUBCONTRACTOR.
   B. THE TERMS "TRUSS ENGINEER", "STUD ENGINEER", AND ANY OTHER SIMILAR TERMS, SHALL REFER TO THE SPECIALTY ENGINEER(S) TO WHOM THE DESIGN RESPONSIBILITY OF THE APPLICABLE COMPONENT(S) HAS BEEN DELEGATED. THESE TERMS SHALL BE CONSIDERED AS SYNONYMOUS WITH THE TERM "DELEGATED ENGINEER".
   C. IT IS THE DELEGATED ENGINEER'S RESPONSIBILITY TO REVIEW SCOPE OF WORK AND REQUIREMENTS SET FORTH IN THESE DRAWINGS AND IN THE PROJECT SPECIFICATIONS. THE DELEGATED ENGINEER SHALL TIMELY CONTACT THE ENGINEER OF RECORD FOR RESOLUTION OF CONFLICTS, OR IF ANY REQUIRED INFORMATION IS MISSING OR UNCLEAR.
   D. THE DELEGATED ENGINEER SHALL FORWARD DELEGATED ENGINEERING TO THE ENGINEER OF RECORD FOR REVIEW, AND THESE DOCUMENTS SHALL INCLUDE, BUT ARE NOT LIMITED TO: ENGINEERING SHOP DRAWINGS AND DESIGN CALCULATIONS (MANUAL AND/OR COMPUTER PRINTOUT). ALL FINAL DELEGATED ENGINEERING DOCUMENTS REQUIRE THE IMPRESSED SEAL AND SIGNATURE OF THE DELEGATED ENGINEER. THE FAILURE TO SUBMIT SUCH DOCUMENTS IN NO WAY WAIVE THE REQUIREMENT TO DO OR IN ANY WAY IMPLY THAT THE ENGINEER OF RECORD HAS ACCEPTED THE DESIGN RESPONSIBILITY FOR THE APPLICABLE COMPONENT(S).
   E. DELEGATED ENGINEERING DOCUMENTS SHALL BE SUBMITTED FOR THE FOLLOWING: (BUT NOT LIMITED TO)
      1. STEEL STAIRS
      2. CONCRETE FORMWORK
      3. POST-TENSIONING
      4. PRECAST CONCRETE (STRUCTURAL AND ARCHITECTURAL)
      5. COLD-FORMED STEEL FRAMING
      6. PRE-ENGINEERED COLD-FORMED METAL BUILDING SYSTEMS
      7. ELEVATOR SUPPORT RAILS AND BEAMS
      8. EXTERIOR FINISH SYSTEMS (EG. GEDLAM, NICHIHA, ETC.)
      9. METAL CANOPIES, ALUMINUM,ETC.

DIMENSIONING CONVENTIONS

1. DIMENSIONS ARE INDICATED ON THE DRAWINGS; DO NOT SCALE DRAWINGS FOR DIMENSIONS.

2. DIMENSIONS SHOWN ARE TO FACE OF STUDS, MASONRY, OR CONCRETE, AND ARE INDICATED WITH A 45º SLASH MARK, UNLESS NOTED OTHERWISE AS BEING EITHER A "CLEAR", CENTERLINE, OR FINISH DIMENSION.

3. CLEAR DIMENSIONS OR DIMENSIONS TO FINISH SURFACES ARE SHOWN USING ARROW HEADS. CLEAR DIMENSIONS BETWEEN TWO FINISHED SURFACES ARE ALSO MARKED BY THE WORDS "CLEAR" BENEATH THE DIMENSION STRING LINE. WHERE "CLEAR" IS INDICATED; CONTRACTOR SHALL ADD FOR THICKNESS OF FINISHES GIVEN IN WALL TYPES TO LOCATE THE STUD OR FACE OF MASONRY.

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL PAGE SIZE. SCALE IF SHEET IS SMALLER.

GENERAL PROJECT

A: GENERAL - CONSTRUCTION DOCUMENTS:

1. THESE DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF BAKER BARRIOS ARCHITECTS AND ARE INTENDED ONLY FOR USE IN THE CONSTRUCTION OF THE INTENDED PROJECT PERMITTED UNDER THE SIGNED AND SEALED AUTHORIZATION OF BAKER BARRIOS ARCHITECTS . ANY OTHER USE OF THE PLANS SHALL BE PERMITTED ONLY WITH THE SPECIFIC WRITTEN CONSENT OF BAKER BARRIOS ARCHITECTS. REVISIONS OR MODIFICATIONS MAY NOT BE MADE TO THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECT. ANY REVISIONS AND/OR MODIFICATIONS MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT WILL SERVE TO HOLD BAKER BARRIOS ARCHITECTS HARMLESS FROM ANY COSTS, CLAIMS OR LIABILITY SPECIFICALLY RELATING TO THE CHANGE.
2. THE CONSTRUCTION DOCUMENT PACKAGE REPRESENTS THE BASIC PROJECT SCOPE AND CONSTRUCTION REQUIREMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR, THEIR SUBCONTRACTORS AND SUPPLIERS FOR THIS PROJECT SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. ALL PARTIES ARE EXPECTED TO VISIT THE SITE AND REVIEW THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON A THOROUGH KNOWLEDGE OF THE WORK AND THE MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL, PRODUCT OR QUANTITIES IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ARCHITECT PRIOR TO SUBMITTING FINAL COST.
3. ANY REQUESTS FOR CLARIFICATION, INTERPRETATION OR ADDITIONAL INFORMATION FOR THIS PROJECT SHALL BE IN WRITING AND PROCESSED IN STRICT CONFORMANCE WITH THE RFI PROCEDURE. ALL RFI'S MUST COME THROUGH THE GENERAL CONTRACTOR TO THE ARCHITECT. ALL RFI'S MUST BE IN WRITING. NO VERBAL RFI'S. DIRECT REQUESTS FROM SUBCONTRACTORS TO THE ARCHITECT, ENGINEER, OWNER, OR REQUESTS DIRECTED OUTSIDE THE ARCHITECT TO THE OWNER OR ENGINEERING SUB-CONSULTANT WILL NOT BE PERMITTED OR ACKNOWLEDGED.
4. THE CONSTRUCTION DOCUMENT PACKAGE DOES NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS AND INFORMATION REQUIRED FOR THE INSTALLATION OF ALL INTERIOR FINISHES OF THIS PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER AND/OR THE OWNER'S INTERIOR DESIGN CONSULTANT.
5. ANY ERRORS, OMISSIONS OR INCONSISTENCIES DISCOVERED IN THE DOCUMENTS, OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IF A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & ARCHITECT SHALL IMMEDIATELY BE NOTIFIED IN WRITING.
6. SHOP DRAWINGS SHALL BE SUBMITTED AS INDICATED IN THE SPECIFICATIONS. SUBMIT DRAWINGS TO THE ARCHITECT (THROUGH THE GENERAL CONTRACTOR) FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION OF ANY EQUIPMENT. (REFER TO SPECIFICATION SECTIONS FOR SHOP DRAWING SUBMITTAL REQUIREMENTS). CONTRACTORS AND/OR SUPPLIERS SHALL PREPARE SUBMITTAL PACKAGES IN SUFFICIENT NUMBERS TO ALLOW COPIES TO BE RETAINED BY THE A/E. PROVIDE REPRODUCIBLE COPIES FOR ALL PLANS AND LAYOUTS LARGER THAN 11 X 17.
7. THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS AND/OR THE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF THE OWNER, ARCHITECT AND/OR ENGINEER. PLEASE REFER TO THE APPROVED RFI PROCESSING REQUIREMENTS.
8. ALL MATERIALS USED FOR THIS PROJECT SHALL BE NEW AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTION AND/OR RECOMMENDATIONS UNLESS INDICATED OTHERWISE IN THE DRAWINGS OR SPECS.
9. SPECIFIED PRODUCTS HAVE BEEN USED IN PREPARING THE CONTRACT DOCUMENTS TO ESTABLISH THE MINIMUM LEVEL OF ACCEPTABLE QUALITY. RESPONSIBILITY TO PROVIDED EVIDENCE OF EQUALITY BY ANY MATERIAL/PRODUCT PROPOSED AS A SUBSTITUTION IS BORNE BY THE CONTRACTOR. APPROPRIATE DOCUMENTATION SUPPORTING CLAIMS OF EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO THE ARCHITECT/OWNER WITHIN 30 DAYS OF CONTRACT AWARD TO RECEIVE CONSIDERATION.
10. SHOP DRAWING SUBMITTAL PACKAGES FOR "DEFERRED SUBMITTAL ITEMS" SUCH AS FIRE SPRINKLERS, FIRE ALARM, FLOOR AND ROOF TRUSSES, ELEVATORS, ETC. AND OTHERS WHICH MAY REQUIRE ADDITIONAL REVIEW BY THE JURISDICTION BUILDING OFFICIAL, MUST BE SUBMITTED FIRST TO THE ARCHITECT/ENGINEER FOR A GENERAL CONFORMANCE REVIEW. UPON COMPLETION OF THE REVIEW, THE GENERAL CONTRACTOR SHALL THEN SUBMIT THE PACKAGE TO THE JURISDICTION BUILDING DEPARTMENT FOR REVIEW AND INCLUSION IN THE APPROVED PERMIT SET OF DOCUMENTS. THE PACKAGE MUST BEAR SIGNATURES, SEALS AND/OR RAISED SEALS AS REQUIRED. ITEMS/SYSTEMS MAY NOT BE INSTALLED UNTIL THE ENGINEERED DESIGN/SHOP DRAWING DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. (REFERENCE IBC 106.3.2)
11. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ORGANIZE AND MAINTAIN THE "MASTER CONSTRUCTION DOCUMENT" SET OF DOCUMENTS.
12. THE GENERAL CONTRACTOR SHALL MAINTAIN SOLE RESPONSIBILITY FOR THE DISTRIBUTION OF ALL REVISED CONSTRUCTION DOCUMENTS TO ALL AFFECTED SUBCONTRACTORS AND SUPPLIERS AND NOTIFICATION OF ALL SUBCONTRACTORS AND SUPPLIERS THAT REVISED DRAWINGS HAVE BEEN ISSUED. THE GENERAL CONTRACTOR MUST MAINTAIN A COMPLETE, CURRENT SET OF CONSTRUCTION DOCUMENTS IN THE CONSTRUCTION TRAILER FOR REFERENCE. THIS SET IS TO REMAIN IN THE CONSTRUCTION TRAILER AT ALL TIMES AND CLEARLY MARKED AS THE MASTER REFERENCE SET.
13. IN THE CASE OF DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS, OR BETWEEN DISCIPLINES WITHIN THE CONSTRUCTION DOCUMENT SET, THE ARCHITECT WILL, UPON BEING PRESENTED THE DISCREPANCY IN WRITING, PROVIDE AN INTERPRETATION INDICATING THE INTENT OF THE DOCUMENT SET.

B: GENERAL CONTRACTOR/COORDINATION:

1. THE GENERAL CONTRACTOR, SUBCONTRACTORS AND SUPPLIERS (AS REQUIRED) SHALL COMPLY WITH ALL APPLICABLE LAWS, BUILDING CODES, LIFE SAFETY CODES, ZONING ORDINANCES AND/OR ANY OTHER NATIONAL, STATE OR LOCAL REQUIREMENTS INCLUDING ANY LOCAL REVISIONS TO THE CODES, AND THE AHJ (AUTHORITY HAVING JURISDICTION) GOVERNING THE WORK INDICATED WITHIN THESE CONTRACT DOCUMENTS.
2. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE BUILDING CODE AND ESPECIALLY ANY LOCAL AMENDMENTS TO THE CODE. SHOULD ANY DISCREPANCIES IN THE DIRECTIONS, LAYOUTS OR DETAILS PROVIDED IN THE PLANS OR SPECIFICATIONS BE IDENTIFIED, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING.
3. THE GENERAL CONTRACTOR AS VERIFIED IN THE BIDDING INSTRUCTIONS, SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS AND OBTAIN ALL PERMITS AND CERTIFICATES OF APPROVAL REQUIRED IN CONNECTION WITH ALL WORK UNDER THESE CONTRACTS. THE GENERAL BUILDING PERMIT(S) SHALL BE APPLIED FOR OBTAINED BY THE GENERAL CONTRACTOR AND PAID BY THE GENERAL CONTRACTOR. PAYMENT FOR OTHER IMPACT FEES, UTILITY SERVICE FEES AND OTHER SITE RELATED FEES, WILL BE COORDINATED DIRECTLY BETWEEN THE OWNER AND THE CONTRACTOR.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
5. THE GENERAL CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE WORK OF ALL OTHER TRADES. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GENERAL PROJECT

B: GENERAL CONTRACTOR/COORDINATION: CONT.

6. PRECONSTRUCTION COORDINATION MEETING CHAIRED BY THE GENERAL CONTRACTOR AT THE BEGINNING OF CONSTRUCTION. PURPOSE OF THE MEETING IS TO IDENTIFY SYSTEM ROUTING REQUIREMENTS, VERIFY ACCEPTABILITY OF DESIGNED FURDOWN SPACE REQUIREMENTS AND TO IDENTIFY ANY CONFLICTS BETWEEN SYSTEMS. FOLLOWING ROUGH FRAMING, ANOTHER MANDATORY "ON SITE" MEETING SHALL BE HELD TO DISCUSS MEP SYSTEM ROUGH IN REQUIREMENTS FOR EACH OF THE VARIOUS UNIT TYPES. ONE MOCK UP FOR EACH UNIT TYPE AND A TYPICAL CORRIDOR SHALL BE COMPLETED, REVIEWED AND APPROVED BY ALL PARTIES (INCLUDING OWNER, ARCHITECT AND ENGINEER) PRIOR TO COMPLETION OF THE REMAINDER OF THE WORK.
7. THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FOR FIRE SAFING,CONCRETE, SOIL COMPACTION, AND WELDING TO INSURE COMPLIANCE WITH PLANS, STANDARDS, AND CODES. REFER TO SPECS, FOR FREQUENCY OF TESTING REQUIRED. COSTS SHALL BE INCLUDED IN THE CONTRACT. THE CONTRACTOR SHALL PAY FOR RE-TESTS FOR DEFICIENT WORK

C: DIMENSIONS AND FIELD VERIFICATION:

1. UPON RECEIPT OF THE CONSTRUCTION DOCUMENTS AND PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR SHALL REVIEW DIMENSIONS AND COORDINATE WITH ALL AFFECTED SUBCONTRACTORS AND SUPPLIERS TO ASSURE THAT THEIR WORK CAN BE INSTALLED IN COMPLIANCE WITH THE DOCUMENTS. FOLLOWING COMMENCEMENT OF CONSTRUCTION, THE GENERAL CONTRACTOR SHALL PROVIDE WRITTEN VERIFICATION AND COORDINATION OF ALL DIMENSIONS AND MEASUREMENTS AT THE SITE AND ASSURE THE ACCURACY AND CORRECTNESS OF SAME. ANY DISCREPANCY SHALL BE NOTED TO THE ARCHITECT IN WRITING.
2. EACH CONTRACTOR, SUBCONTRACTOR OR SUPPLIER, SHALL VERIFY ALL DIMENSIONS IN THE FIELD PERTAINING TO THEIR PORTION OF THE WORK, AND SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES PRIOR TO INSTALLATION. EACH CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR THE GENERAL CONTRACTOR OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL PROVIDE CLARIFICATION IN WRITING.
3. EACH CONTRACTOR SHALL VERIFY ALL ROUGH OPENING REQUIREMENTS OR OTHER CRITICAL BUILDING MEASUREMENTS WHICH AFFECT THEIR PORTION OF THE WORK.
4. THE CONTRACTOR SHALL COORDINATE ALL MECHANICAL, PLUMBING AND ELECTRICAL CHASE AND CEILING REQUIREMENTS WITH THE MEP SUBCONTRACTORS AND SUPPLIERS FOR THE SIZE AND LOCATION OF ALL CHASES AND CEILING HEIGHTS WITH THE ARCHITECT/OWNER. SHOP DRAWINGS INDICATING THE CHASE, SLEEVE, AND /OR OPENING REQUIREMENTS FOR WALLS, FLOOR/CEILING ASSEMBLY, ROOF, AND OUR FOUNDATION SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO ORDERING OF EQUIPMENT OR COMMENCING CONSTRUCTION OF THE OPENING. (OWNER PROVIDED EQUIPMENT OR MATERIALS FOR CONTRACTOR INSTALLATION). THE CONTRACTOR SHALL VERIFY THE SIZE LOCATION, OPENINGS AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THEMSELVES OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE STARTING ANY CONSTRUCTION RELATED TO SAID WORK AND/OR EQUIPMENT.

D: FIRE RESISTANT RATED CONSTRUCTION/PENETRATIONS:

1. EACH CONTRACTOR SHALL PROVIDE UL RATED PENETRATION PROTECTION ASSEMBLIES FOR ANY PENETRATIONS OF THEIR SYSTEMS THROUGH ANY DESIGNATED FIRE RESISTANT RATED WALLS, FLOOR/CEILINGS AND/OR ROOF CONSTRUCTION. RATED PROTECTION ASSEMBLIES MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND SUBMITTAL TO THE BUILDING DEPARTMENT PRIOR TO INSTALLATION AT THE PROJECT SITE. PROVIDE BOUND COPIES OF PROPOSED PROTECTION ASSEMBLIES, CLEARLY INDICATING THE ASSEMBLY, THE PENETRATE AND THE ASSEMBLY TYPE BEING PENETRATED.

E: SITE RELATED COORDINATION:

1. THE CONTRACTOR SHALL REFERENCE AND COORDINATE WITH CIVIL ENGINEERING DRAWINGS FOR BUILDING LAYOUT EXCAVATION AND SITE WORK; LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPE AND HARDSCAPE DESIGN; AND ANY OTHER SITE RELATED CONSTRUCTION DRAWINGS PREPARED BY OTHERS UNDER DIRECT CONTRACT WITH THE OWNER.
2. ALL SITE WORK AND LANDSCAPING HAS BEEN DEVELOPED AND DESIGNED BY THE CIVIL ENGINEER AND THE LANDSCAPE ARCHITECT UNDER DIRECT CONTRACT WITH THE OWNER. THE ARCHITECT/ENGINEER HAS ATTEMPTED, WITHIN THE REALMS OF THEIR AUTHORITY, TO COORDINATE THEIR CONSTRUCTION DOCUMENT PACKAGE WITH THE SITE/CIVIL ENGINEER AND LANDSCAPE ARCHITECT. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE DISCIPLINES; THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT, THE OWNER AND THE CIVIL ENGINEER IN WRITING FOR RESOLUTION.
3. REFER TO CIVIL ENGINEERING DRAWINGS FOR THE BUILDING LAYOUT DIMENSIONAL CONTROL PLAN AND GRADING INFORMATION.
4. REFER TO MEP AND LANDSCAPE DRAWINGS FOR EXTERIOR SITE AND BUILDING LIGHTING.
5. REFER TO CIVIL ENGINEERING AND LANDSCAPE DRAWINGS FOR LOCATION OF SIDEWALKS, ROADS, CURBS AND SITE RELATED DETAILS.
6. REFER TO CIVIL ENGINEERING AND LANDSCAPE DRAWINGS FOR LOCATION OF RETAINING WALLS AND DETAILS.
7. REFER TO CIVIL ENGINEERING DRAWINGS FOR FIRE HYDRANT LOCATIONS.
8. REFER TO MEP, CIVIL AND LANDSCAPE DRAWINGS FOR TRANSFORMER LOCATIONS. (TO BE VERIFIED WITH LOCAL UTILITY SERVICE AND THE AHJ.)
9. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR TO EXISTING CONDITION ANY DAMAGE TO EXISTING CONSTRUCTION, EQUIPMENT OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATION TO RECEIVE ALTERATIONS, ADDITIONS, OR REMOVAL.
10. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR TO EXISTING CONDITION, ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING CONDUIT OR EQUIPMENT.
11. NO CONSTRUCTION TRAFFIC IS ALLOWED IN OR AROUND COMPLETED UNITS' AND BUILDINGS

F: OTHER:

1. STATIC COEFFICIENT OF FRICTION (SCOF) SHALL BE A MINIMUM OF 9.8 FOR ALL RAMPS AND 0.6 FOR ALL WALKS LOCATED ON ACCESSIBLE ROUTES TO PROVIDE FOR PROPER TRACTION.
2. AT THE OWNER AND/OR THE ARCHITECTS DIRECTION, THE CONTRACTOR SHALL PROVIDE A MOCK UP PANEL WITH ALL EXTERIOR MATERIALS, WINDOWS, TRIM, ROOFING MATERIALS, AND EXTERIOR COLORS INDICATED.
3. STORE MATERIALS ONLY IN SPACES DESIGNATED BY OWNER AND ASSIGNED BY THE GENERAL CONTRACTOR. REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED BY THE CONTRACTOR
4. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE ARCHITECT/OWNER BEFORE TURNOVER TO THE OWNER.
5. ALL UNITS IN BUILDINGS WITH ATTACHED GARAGES SHALL BE EQUIPPED WITH A CARBON MONOXIDE (CO) SENSOR ON AN UNSWITCHED CIRCUIT AND A BATTERY BACKUP. ANSI TYPE "A" UNITS SHALL BE EQUIPPED WITH A STROBE AS WELL AS AN AUDIBLE ALARM.

GENERAL CONSTRUCTION

A: BUILDING ENVELOPE: AIR AND WATER PROTECTION

1. THE GENERAL CONTRACTOR SHALL REVIEW THE FLASHING AND INSTALLATION SEQUENCE ILLUSTRATED IN THE DOCUMENTS FOR ALL EXTERIOR WINDOWS, DOOR OR OTHER TYPES OF OPENINGS. ALL COMMENTS OR IMPROVEMENTS TO THE SEQUENCE MUST BE PRESENTED AND APPROVED BY THE ARCHITECT/OWNER PRIOR TO THE INSTALLATION OF THE FIRST WINDOW OR DOOR ON SITE. FOLLOWING CONSENSUS APPROVAL OF THE INSTALLATION/FLASHING SEQUENCE THE GENERAL CONTRACTOR SHALL ERECT ONE WINDOW AND ONE DOOR OF EACH TYPE ACCORDING TO THE APPROVED SEQUENCE FOR ON SITE REVIEW BY ALL PARTIES PRIOR TO INSTALLATION OF THE REMAINING WINDOWS OR DOORS.
2. SEAL ALL EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL CAVITIES AND WINDOW OR DOOR FRAMES, BETWEEN WALL AND FOUNDATION, BETWEEN WALL AND ROOF, BETWEEN WALL PANELS, AND ALL PENETRATIONS OR UTILITIES THROUGH WALLS AND ROOFS. PROVIDE SEALANT AT ALL JOINTS OF DISSIMILAR MATERIALS.
3. PROVIDE CLOSED CELL BACKER RODS FOR ALL GAPS LARGER THAN 3/16" IN WIDTH OR DEPTH.
4. THE GENERAL CONTRACTOR SHALL VERIFY THAT EACH SUBCONTRACTOR UNDERSTANDS THEIR RESPONSIBILITY FOR SEALING ANY PENETRATION THROUGH THE EXTERIOR BUILDING ENVELOPE. EACH CONTRACTOR SHALL SUBMIT THE PROPOSED METHOD AND MATERIAL FOR SEALING OPENINGS FOR VENTS, DRYER VENTS, EXHAUST DUCTS/HOOD, PLUMBING, MECHANICAL, LIGHTING FIXTURES, SWITCHES AND/OR RECEPTACLES, CONDENSATE LINES OR ANY OTHER SYSTEM PENETRATION OF THE EXTERIOR BUILDING ENVELOPE.
5. CORROSION RESISTANT FLASHING SHALL BE INSTALLED AROUND ALL DOOR AND WINDOW OPENINGS, AROUND ALL ROOF OPENINGS AND AT SMALL PROVIDE WEEP HOLES THROUGH ALL WALL SYSTEMS AT LOCATIONS (VALLEYS, RIDGES AND HIPS) WITH FRAME WALLS AND AT THE HEAD, BASE AND OPENINGS IN ALL MASONRY AND CONCRETE WALLS. SEAL ALL UPPER LEG FLASHING MATERIAL TO THE BUILDING SUBSTRATE WITH SELF ADHERING MEMBRANE FLASHING MATERIAL (PRIME ALL SURFACES TO ACCEPT SELF ADHERING MEMBRANE FLASHING PER MFR'S RECOMMENDATIONS). SEAL & MAKE WEATHERTIGHT. REFER TO SPECIFICATIONS FOR PROPER FLASHING AND SEALANT/CAULK TYPES. INSTALL ALL FLASHING PER SMACNA STANDARDS.
6. PROVIDE FLUID APPLIED WEATHER BARRIER SYSTEM PER MANUFACTURER'S GUIDELINES FOR EXTERIOR FINISH MATERIAL. PROVIDE ALL RELATED ACCESSORIES INCLUDING SEALANTS, FLASHING, SEAM FILLERS, AND BACKER ROD THAT ARE COMPATIBLE WITH THE EXTERIOR SYSTEM.

B: INTERIOR FINISH: DRYWALL & INSULATION:

1. GYPSUM DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICES FOR THICKNESS, ATTACHMENT, TAPING, FINISHING, AND FASTENER SPACING. WHEN GYPSUM DRYWALL IS USED IN CONJUNCTION WITH A FIRE-RESISTANT RATED ASSEMBLY, THE INSTALLATION MATERIALS AND CONSTRUCTION SHALL CONFORM EXACTLY TO THE REQUIREMENTS OF THE ASSEMBLY LISTED.
2. MOISTURE RESISTANT GYPSUM DRYWALL SHALL BE PROVIDED IN ALL BATHROOM, BATHTUB, AND SHOWER LOCATIONS AND IN ALL PLUMBING "WET WALLS" (EXCEPT EXTERIOR WALL LOCATIONS.) PROVIDE 5/8" TYPE X FIRE RESISTANT/MOISTURE RESISTANT DRYWALL IN THOSE "WET WALLS" REQUIRING A FIRE RESISTANCE RATING.
3. INSULATE ALL EXTERIOR WALLS WITH UNFACED BATTS OF FIBERGLASS INSULATION STAPLED IN PLACE (UNLESS NOTED OTHERWISE). FRICTION FIT INSULATION IS NOT ACCEPTABLE. R VALUE AS INDICATED IN DRAWINGS AND SPECIFICATIONS. PROVIDE POLYETHYLENE VAPOR BARRIER AS INDICATED. IF A VAPOR BARRIER IS NOT INDICATED ON THE DRAWINGS, REQUEST SPECIFIC GUIDANCE FROM ARCHITECT FOR PROJECT BASED UPON LOCATION AND CLIMATE ZONE.
4. PROVIDE INSULATION IN ALL LAUNDRY ROOM WALLS AND EXTERIOR OR COMMON WALLS AT BATHTUB/SHOWER LOCATIONS.

C: FIRE RESISTANCE- GENERAL:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING STRICT COMPLIANCE WITH THE PUBLISHED MATERIAL AND CONSTRUCTION REQUIREMENTS FOR ALL IDENTIFIED FIRE RESISTANCE RATED WALL, FLOOR/ CEILING AND ROOF/CEILING ASSEMBLIES.
2. THE GENERAL CONTRACTOR SHALL VERIFY THAT EACH SUB CONTRACTOR AND SUPPLIER IS AWARE OF THE LOCATION OF ALL FIRE RESISTANT RATE SEPARATION AND THEIR RESPECTIVE UNDERSTANDING OF THEIR RESPONSIBILITIES TO PROVIDE A UL RATED PENETRATION PROTECTION ASSEMBLY FOR ANY PENETRATION OF THEIR WORK OR SYSTEMS THROUGH ANY RATED WALL AND FLOOR/CEILING, ROOF/CEILING ASSEMBLIES. PROPOSED PENETRATION ASSEMBLIES SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW.
3. DRAFTSTOPPING AND FIREBLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS. DRAFTSTOPPING SHALL BE INSTALLED IN ALL FLOOR/CEILING ASSEMBLIES AND IN ATTIC SPACES IN LINE WITH TENANT SEPARATION ASSEMBLIES IN ADDITION TO THOSE LOCATIONS INDICATED ON THE ROOF PLAN.
4. GENERALLY, DRAFTSTOPS SHALL BE PROVIDED IN LINE WITH ALL TENANT SEPARATION WALLS AT FLOOR/CEILINGS AND ATTICS. ATTICS. ATTIC DRAFTSTOPS TO BE PROVIDED AT EACH UNIT SEPARATION, OR AS INDICATED ON THE ROOF PLAN. ACCESS BETWEEN DRAFTSTOP AREAS SHALL BE PROVIDED BY A SELF CLOSING ACCESS DOOR IN LOCATIONS INDICATED ON THE ROOF PLAN.
5. ALL CAVITY OR CONCEALED SPACES SHALL BE DRAFTSTOPPED PER CODE REQUIREMENTS. REFER TO INTERNATIONAL BUILDING CODE SECTION 716.

D: GENERAL

1. STC DESIGN VALUES FOR UNIT SEPARATION WALL ASSEMBLIES ARE INDICATED ON WALL TYPES DRAWING SHEET. THE MINIMUM ACCEPTABLE DESIGN STC RATINGS ARE 60, WITH A MINIMUM FIELD TEST STC RATING OF 54 OR AS INDICATED FOR THE ASSEMBLY. IN CONSTRUCTING TENANT SEPARATION WALL AND FLOOR/CEILING ASSEMBLIES, THE CONTRACTOR SHALL FOLLOW RECOMMENDED GYPSUM ASSOCIATION PRACTICES FOR SOUND SEPARATION ASSEMBLIES AND MINIMUM GUIDELINES AS INDICATED IN THE "TENANT SEPARATION ASSEMBLIES ACOUSTICAL NOTES" INDICATED ON THE WALL TYPES DRAWING SHEET.
2. ATTIC ACCESS SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE APPLICABLE BUILDING CODE AND SHALL NOT BE LESS THAN 22" X36" (OR AS INDICATED FOR MECHANICAL ACCESS) AS LOCATED ON THE UNIT AND/OR ROOF PLANS. PROVIDE ACCESS POINTS AS INDICATED ON THE DRAWINGS OR MINIMUM OF ONE PER DESIGNATED FIRE AREA.
3. CABINET SUPPLIER TO FIELD MEASURE AREA OF WORK AFTER ROUGH FRAMING, TO ASSURE AN EXACT FIT. SHOP DRAWINGS INDICATING PLANS AND ELEVATIONS OF ALL CABINETS SHALL BE PROVIDED FOR REVIEW PRIOR TO FABRICATION. (NOTIFY ARCHITECT OF ANY DISCREPANCIES.)
4. MAXIMUM FLAME SPREAD RATING ON ALL INTERIOR FINISH MATERIALS SHALL NOT EXCEED 200.

SOUND CONTROL

SOUND CONTROL NOTES FOR MULTI-FAMILY HOUSING

THESE NOTES AND DETAILS DESCRIBE THE ACOUSTICAL ELEMENTS OF ASSEMBLIES THAT MUST COMPLY WITH THE STC/ICC REQUIREMENTS OF THE BUILDING CODE. THEY MAY NOT BE REQUIRED AT EVERY ASSEMBLY IN THE PROJECT. NON-RATED ASSEMBLIES AND ASSEMBLIES THAT DO NOT SEPARATE OCCUPANCIES, DWELLING UNITS, AND/OR COMMON AREAS FROM EACH OTHER WOULD BE EXEMPT, UNLESS OTHERWISE NOTED. THESE REQUIREMENTS SHALL BE FOLLOWED IN CONJUNCTION WITH THE RATED ASSEMBLY SHEETS, ALL DETAILS, AND SPECIFICATIONS TO MAINTAIN BOTH SOUND CONTROL AND REQUIRED FIRE RATINGS. ADVISE THE ARCHITECT IMMEDIATELY, IN WRITING, IF ANY INCONSISTENCIES OR DISCREPANCIES EXIST PRIOR TO THE START OF CONSTRUCTION.

DEFINITIONS: SOUND TRANSMISSION CLASS (STC): A SINGLE NUMBER RATING USED FOR EVALUATING EFFICIENCY OF CONSTRUCTIONS IN ISOLATING AIRBORNE SOUND TRANSMISSION. THE HIGHER THE STC RATING THE MORE EFFICIENT THE CONSTRUCTION. STC MEASURES THE ABILITY OF A WALL OR FLOOR ASSEMBLY TO ISOLATE AIRBORNEBE SOUND AND PREVENT IT FROM PASSING FROM ONE SIDE TO THE OTHER. THE MINIMUM INTERNATIONAL BUILDING CODE REQUIREMENT IS 50 STC, PER ASTM E90.

IMPACT INSULATION CLASS (IIC): A SINGLE NUMBER RATING DEVELOPED BY THE FEDERAL HOUSING ADMINISTRATION TO ESTIMATE THE IMPACT SOUND ISOLATION PERFORMANCE OF FLOOR/CEILING SYSTEMS. IIC MEASURES THE ABILITY OF A FLOOR/CEILING ASSEMBLY TO ISOLATE IMPACT SOUND TRANSMITTED FROM FOOTFALL AND OTHER IMPACT SOURCES THROUGH THE BUILDING STRUCTURE. THE MINIMUM INTERNATIONAL BUILDING CODE REQUIREMENT IS 50 IIC, PER ASTM E492.

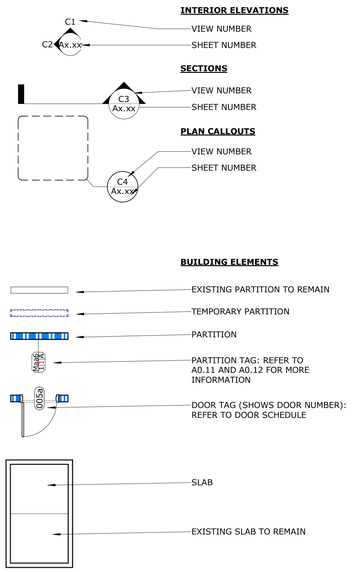
AIRBORNE SOUND: SOUND, PRODUCED BY VIBRATING SOURCES THAT RADIATE SOUND DIRECTLY INTO THE AIR, WHICH IS TRANSMITTED THROUGH AIR AS A MEDIUM RATHER THAN THROUGH SOLIDS OR THE STRUCTURE OF THE BUILDING.

FLANKING PATHS: A WALL OR FLOOR/CEILING CONSTRUCTION THAT PERMITS SOUND TO BE TRANSMITTED ALONG ITS SURFACE; OR ANY OPENING WHICH PERMITS DIRECT TRANSMISSION OF SOUND THROUGH THE AIR. THIS TYPICALLY OCCURS AT SMALL GAPS AND OPENINGS AROUND DOORS, TOP AND BOTTOM PLATES, ELECTRICAL BOXES, AND CONDUIT AND HVAC DUCTING WHICH ALLOW SOUND TO PASS THROUGH IF ACOUSTICAL SEALANT IS NOT USED. ALSO REFERRED TO AS "LEAKING PATHS".

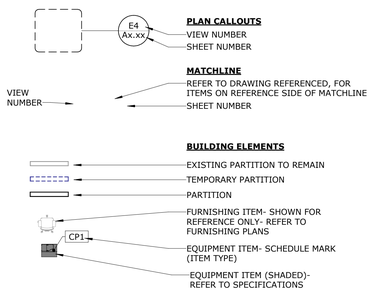
A. MECHANICAL, ELECTRICAL, PLUMBING

1. METAL VENTILATING AND CONDITIONING AIR DUCTS LOCATED IN DEMISING ASSEMBLIES ARE TO BE LINED
2. WIRE EACH APARTMENT AS A UNIT; AVOID PENETRATION OF WALLS OR FLOORS BETWEEN APARTMENTS
3. CAULK HOLES (MADE BY WIRING) THAT PENETRATE DEMISING ASSEMBLIES; USE ELASTIC, NON-HARDENING CAULK OR DRY PACKING
4. CONNECT VIBRATING EQUIPMENT WITH FLEXIBLE WIRING THAT SITS ON OR IS CONNECTED TO DEMISING ASSEMBLIES
5. CUT HOLES IN DEMISING ASSEMBLIES NEATLY TO REDUCE LEAKS
6. MAKE SURE ELECTRICAL OUTLETS ARE AIRTIGHT BY USING ELASTIC NON-HARDENING CAULK IN DEMISING ASSEMBLIES
7. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF DEMISING WALLS SHALL BE SEPARATED HORIZONTALLY BY 24" MINIMUM. BACK AND SIDES OF BOXES SHALL BE SEALED WITH 1/8" RESILIENT SEALANT. IF IT IS IMPOSSIBLE TO OFFSET ELECTRICAL OUTLETS, THEN INCREASE THE MASS OF THE WALL. EXCEPTION: BUTT BACK TO TV, TELEPHONE, AND INTERCOM OUTLETS MUST BE INSTALLED ACCORDINGLY. INSTALL PHONES, DOORBELLS, INTERCOMS, AND OTHER NOISE MAKING EQUIPMENT ON INSULATED INTERIOR WALLS ONLY - NEVER ON DEMISING WALLS
8. FIT INSULATION BEHIND THE ELECTRICAL BOXES LOCATED IN DEMISING ASSEMBLIES
9. ENSURE THAT OPENINGS AROUND BOXES LOCATED IN DEMISING ASSEMBLIES ARE SEALED AIR TIGHT
10. INSTALL RECESSED LIGHT FIXTURES IN FURR DOWN LOCATIONS ONLY
11. ISOLATE PIPING FROM STRUCTURE BY INSTALLING RESILIENT PADS AND SLEEVES, THEN SEAL FOR AIR TIGHTNESS.
12. IF WATER HAMMER IS EVIDENT AT OR BEFORE THE TIME OF SUBSTANTIAL COMPLETION, PROVIDE AIR CHAMBERS TO ELIMINATE WATER HAMMER DU

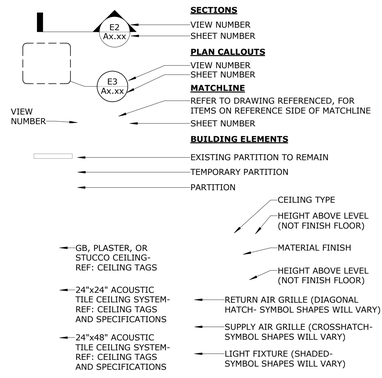
LEGEND- PARTIAL FLOOR PLANS



LEGEND- EQUIPMENT PLANS



LEGEND- RCP'S



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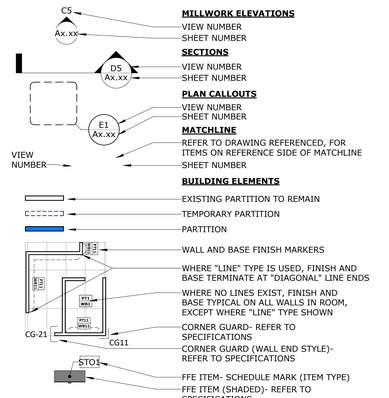

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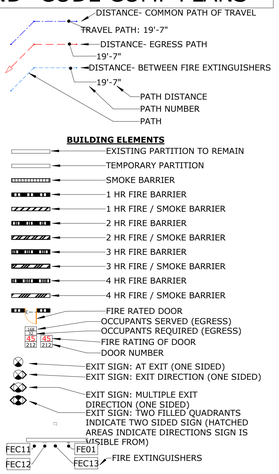
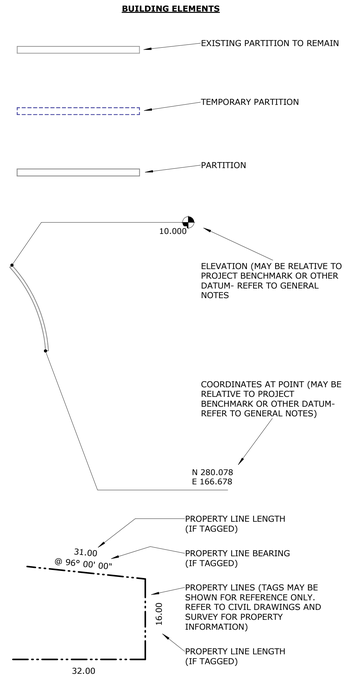


LEGEND- SITE PLANS



GENERAL NOTES- FLOOR PLANS

1. DIMENSIONS TO FACE OF PARTITIONS ARE TO FACE OF SUBSTRATE LAYER AS SHOWN IN PARTITION TYPES ON A0.11. FINISHES DEPICTED IN FINISH PLANS AND ELEVATIONS ARE NOT SHOWN ON PARTIAL FLOOR PLANS. REFER TO ENLARGED PLANS, ELEVATIONS, AND DETAILS.
2.

GENERAL NOTES- EQUIP. PLANS

1. DIMENSIONS TO FACE OF PARTITIONS ARE TO FACE OF SUBSTRATE LAYER AS SHOWN IN PARTITION TYPES ON A0.11. FINISHES DEPICTED IN FINISH PLANS AND ELEVATIONS ARE NOT SHOWN ON PARTIAL FLOOR PLANS. REFER TO ENLARGED PLANS, ELEVATIONS, AND DETAILS.
2.

GENERAL NOTES- PARTIAL RCP'S

1. DIMENSIONS TO FACE OF PARTITIONS ARE TO FACE OF SUBSTRATE LAYER AS SHOWN IN PARTITION TYPES ON A0.11. FINISHES DEPICTED IN FINISH PLANS AND ELEVATIONS ARE NOT SHOWN ON PARTIAL FLOOR PLANS. REFER TO ENLARGED PLANS, ELEVATIONS, AND DETAILS.
2.

GENERAL NOTES- FINISH PLANS

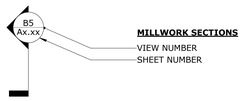
1. DIMENSIONS TO FACE OF PARTITIONS ARE TO FACE OF SUBSTRATE LAYER AS SHOWN IN PARTITION TYPES ON A0.11. FINISHES DEPICTED IN FINISH PLANS AND ELEVATIONS ARE NOT SHOWN ON PARTIAL FLOOR PLANS. REFER TO ENLARGED PLANS, ELEVATIONS, AND DETAILS.
2.

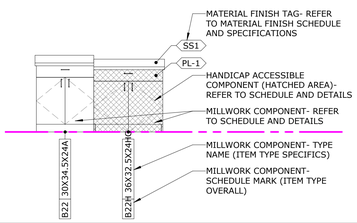
GENERAL NOTES- CODE PLANS

1. FIRE RESISTANCE RATINGS SHOWN ARE MINIMUM RATINGS REQUIRED. REFER TO PARTITION TYPES ON A0.11, AND SPECIFICATIONS, FOR MORE INFORMATION
2. FIRE RESISTANCE RATINGS IN PARTITIONS ARE SHOWN WHERE PARTITIONS ARE NOT CUT BY DOORS, WINDOWS, STOREFRONTS, OR OTHER OBJECTS. RATED PARTITION MAY EXIST ABOVE OBJECTS.

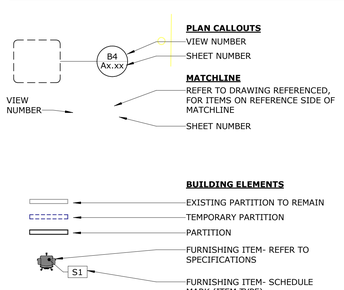
GENERAL NOTES- SITE PLANS

LEGEND- ELEVATIONS

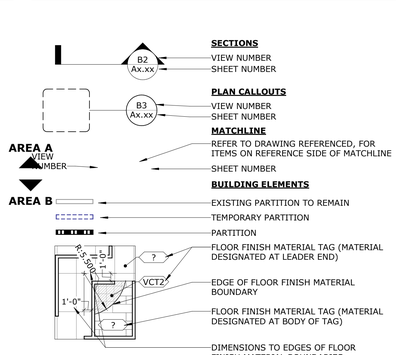




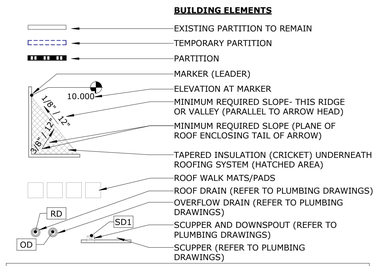
LEGEND- FURNITURE PLANS



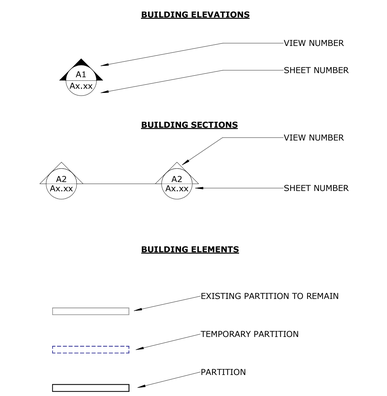
LEGEND- FLOOR PATTERN PLANS



LEGEND- ROOF PLANS



LEGEND- OVERALL FLOOR PLANS



GENERAL NOTES- ELEVATIONS

1. LIGHT FIXTURES, AIR TERMINALS, GRILLES, ELECTRICAL FIXTURES, OUTLETS, DATA RECEPTACLES, AUDIO/VIDEO CONNECTIONS AND MEDICAL GAS FIXTURES SHOWN ARE FOR ARCHITECTURAL COORDINATION AND DIMENSIONAL CONTROL ONLY. REF: MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS AND SPECIFICATIONS.
2. NOT ALL FIXTURES MAY BE SHOWN ON ARCHTECTURAL ELEVATIONS
3.

GENERAL NOTES- FURN PLANS

1. DIMENSIONS TO FACE OF PARTITIONS ARE TO FACE OF SUBSTRATE LAYER AS SHOWN IN PARTITION TYPES ON A0.11. FINISHES DEPICTED IN FINISH PLANS AND ELEVATIONS ARE NOT SHOWN ON PARTIAL FLOOR PLANS. REFER TO ENLARGED PLANS, ELEVATIONS, AND DETAILS.
2.

GENERAL NOTES- FLOOR PATTERN PLANS

1. DIMENSIONS TO FACE OF PARTITIONS ARE TO FACE OF SUBSTRATE LAYER AS SHOWN IN PARTITION TYPES ON A0.11. FINISHES DEPICTED IN FINISH PLANS AND ELEVATIONS ARE NOT SHOWN ON PARTIAL FLOOR PLANS. REFER TO ENLARGED PLANS, ELEVATIONS, AND DETAILS.
2. FLOOR FINISH TRANSITIONS EXIST AT ALL INTERSECTIONS OF DISSIMILAR FINISHES. REFER TO TRANSITION DETAILS FOR APPLICABLE TRANSITIONS BASED ON FINISHES PRESENT ON EACH SIDE OF INTERSECTION.

GENERAL NOTES- ROOF PLANS

1. ITEMS FROM MECHANICAL, PLUMBING, AND ELECTRICAL SCOPES MAY BE SHOWN FOR REFERENCE AND COORDINATION ONLY. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR LOCATIONS OF PIPING, CURBS, VENTS, DUCTS, FANS, AND OTHER ITEMS ON THE ROOF SURFACE
2. ALL ROOF FLASHING TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS

GENERAL NOTES- FLOOR PLANS

1. DIMENSIONS TO FACE OF PARTITIONS ARE TO FACE OF SUBSTRATE LAYER AS SHOWN IN PARTITION TYPES ON A0.11. FINISHES DEPICTED IN FINISH PLANS AND ELEVATIONS ARE NOT SHOWN ON OVERALL FLOOR PLANS. REFER TO ENLARGED PLANS, ELEVATIONS, AND DETAILS.
2. REFER TO PARTIAL PLANS FOR MORE INFORMATION. OVERALL PLANS ARE INTENDED TO PROVIDE CONTEXT FOR PARTIAL PLANS.

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MILHAUS

SR-82

7701 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

LEGENDS (ALL TYPES)

SHEET NUMBER:
CG013

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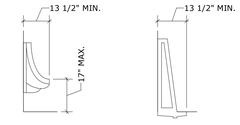
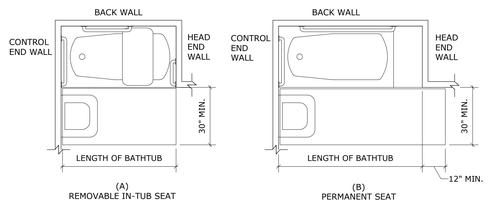
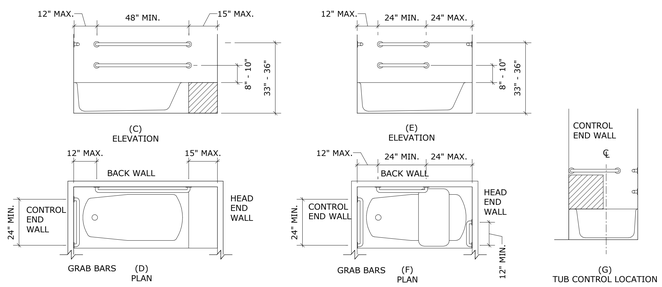
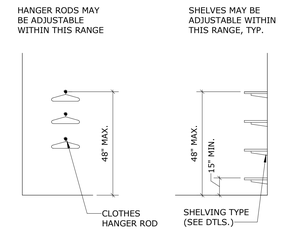


E2 URINALS
3/8" = 1'-0"

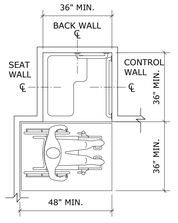


E3 BATHTUB GRAB BAR AND CONTROL LOCATIONS
3/8" = 1'-0"

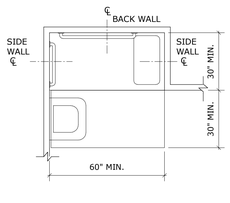




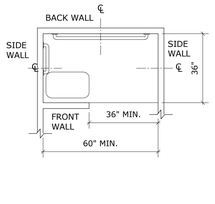
E6 CLOSET ACCESS
3/8" = 1'-0"



NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES.

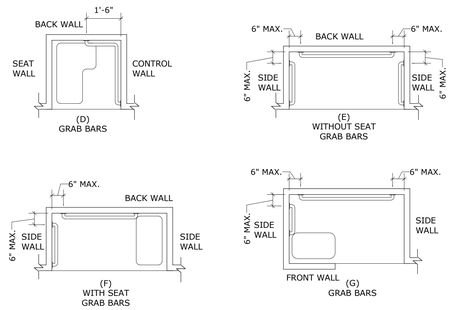


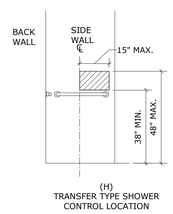
NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES.



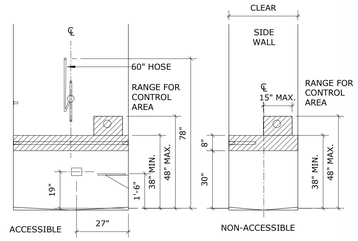
NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES.

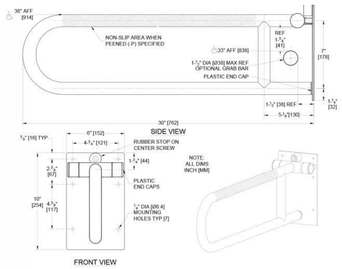
D1 SHOWER SIZE AND CLEARANCE
3/8" = 1'-0"



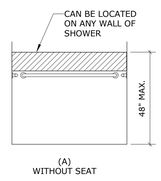


D5 ROLL IN SHOWER CONTROL
3/8" = 1'-0"

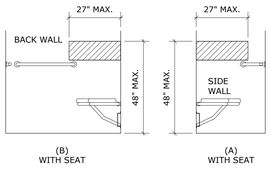




D6 SWING UP GRAB BAR
3" = 1'-0"

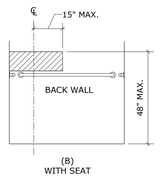


STANDARD ROLL-IN SHOWER CONTROL LOCATION

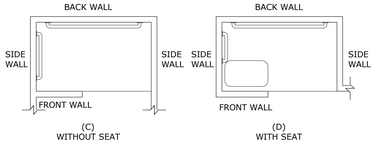


STANDARD ROLL-IN SHOWER CONTROL LOCATION

ALTERNATE ROLL-IN SHOWER CONTROL LOCATION



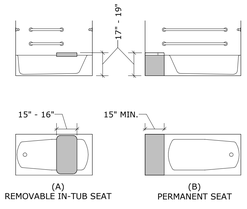
ALTERNATE ROLL-IN SHOWER CONTROL LOCATION

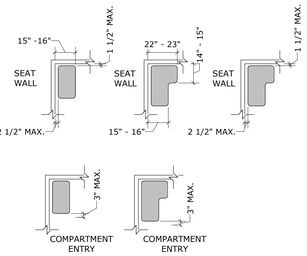


ALTERNATE ROLL-IN SHOWER CONTROL LOCATION

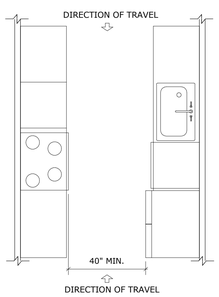
ALTERNATE ROLL-IN SHOWER CONTROL LOCATION

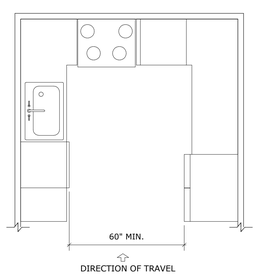
C1 SHOWER CONTROL LOCATIONS
3/8" = 1'-0"

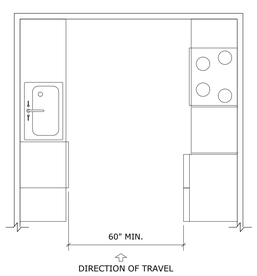




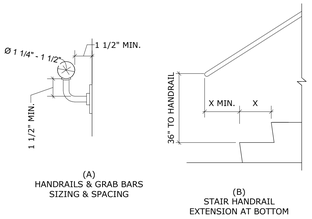
B1 TUB/ SHOWER SEAT LOCATIONS
1/4" = 1'-0"

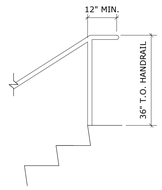






A1 KITCHENS
3/8" = 1'-0"



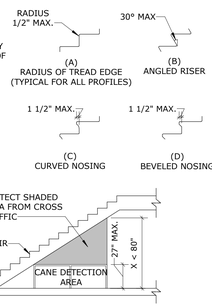


NOTE: Y= MIN. HANDRAIL EXTENSION OF THE WIDTH OF ONE TREAD THAT IS REQUIRED AT THE BOTTOM RISER.

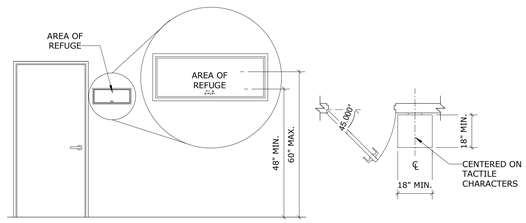
NOTE: FBC 505.10.3. AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE AT LEAST EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING.

B3 HANDRAILS
3/8" = 1'-0"

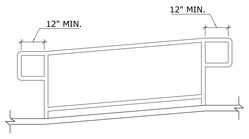
PER FBC 1009.4.2., STAIR RISER HEIGHTS SHALL BE 7" MAXIMUM AND 4" MINIMUM. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF ADJACENT TREADS. RECTANGULAR TREAD DEPTHS SHALL BE 11" MIN. (12" BBA STANDARD) MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.

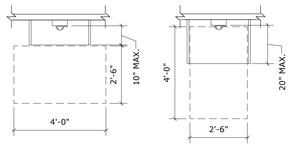


A4 STAIR DETAIL
1/4" = 1'-0"

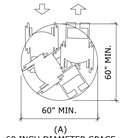


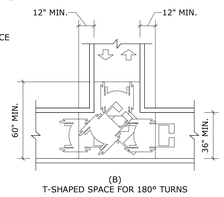
C4 HEIGHT OF TACTILE CHARACTERS
3/8" = 1'-0"





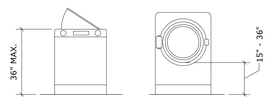
B5 PHONE APPROACH
3/8" = 1'-0"



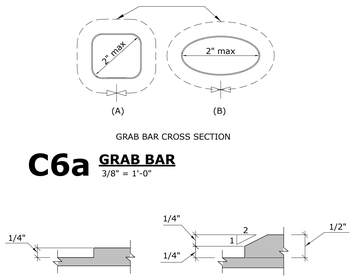


B5 WHEELCHAIR TURNING SPACE
1/4" = 1'-0"

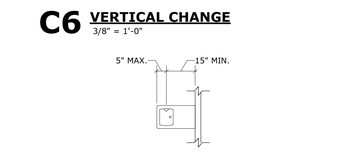
B6a DRINKING FOUNTAIN
3/8" = 1'-0"



B6 WASHER/DRYER
3/8" = 1'-0"



C6a GRAB BAR
3/8" = 1'-0"



C6 VERTICAL CHANGE
3/8" = 1'-0"

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MILHAUS

SR-82

7701 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

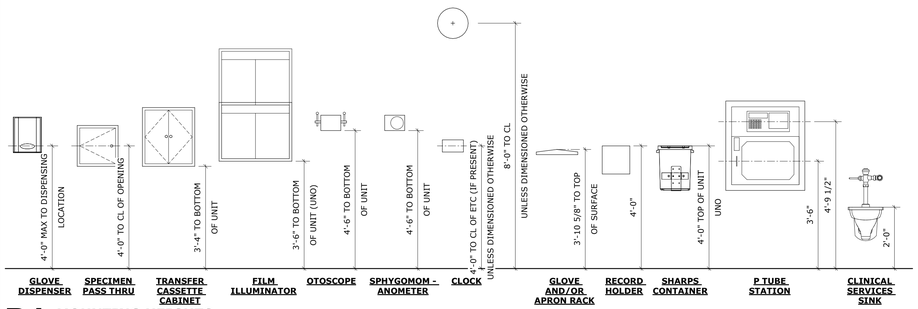
ADA ACCESSIBILITY GUIDELINES

SHEET NUMBER:
CG015

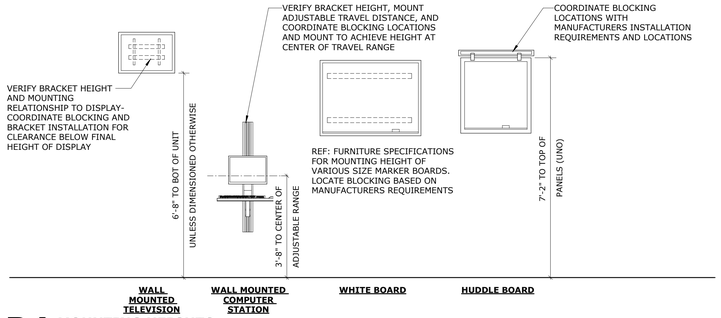
THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL PAGE SIZE. SHEET IS ORIGINAL PAGE SIZE

RESTROOM ACCESSORIES

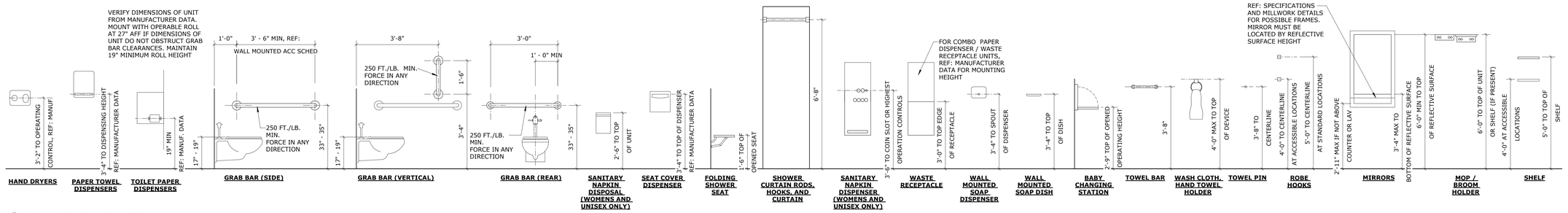
TAG	MANUFACTURER	DESCRIPTION	MODEL	COMMENTS
1	MANSFIELD	TOILET - ALTO 1.28 ELONGATED FRONT SMART HEIGHT, TWO PIECE - TOILET	137-3173 - WHITE	
2	DELTA OR APPROVED EQUAL	FAUCET- SINGLE HANDLE	567LF-BLGPM-PP- MATTE BLACK	
3				
3	AMERICAN STANDARD	UNDERMOUNTED SINK - OVALYN	0496.221 - UNGLAZED RIM	
4	BEMIS COMMERCIAL	PLASTIC TOILET SEAT - HOSPITALITY HEAVY DUTY	7600T	
5	AMERICAN STANDARD	URINAL - WASHBROOK FLOWISE UNIVERSAL URINAL WITH EVERCLEAN	6590.001EC - WHITE	0.125 GPF Washout Urinal With Top Spud.
6	ELKAY SPECIFICATIONS	WATER BOTTLE FILLER/FOUNTAIN - ENHANCED EXH20 NOTTLE FILLING STATION	LZS8WSSP	
7	ZURN	FLUSH VALVE- METROFLUSH PISTON OPERATED	EXPOSED Z6203 - 3/4" URINAL VALVES	
8	BOBRICK	GRAB BAR - 36"	B-980 - STAINLESS STEAL	
9	BOBRICK	GRAB BAR- 42"	B-980 - STAINLESS STEAL	
10	SCRANTON PRODUCTS	PARTITIONS- HINY HIDERS	CONCRETE- ORANGE PEEL	
11	KOALA KARE	BABY CHANGING STATION - RECESSED WALL MOUNT	KB311-SSRE VERTICAL STAINLESS STEAL	
12	BOBRICK	SANITARY NAPKIN DISPOSAL- SURFACE MOUNTED	B-270 STAINLESS STEAL	
13	TOTO	ADA SINK - COMMERCIAL WALL HUNG LAVATORY	LT307 (A)	
14	BOBRICK	SOAP DISPENSER- AUTOMATIC WALL MOUNTED	B-2012- STAINLESS STEAL	
15	BOBRICK	TOILET TISSUE DISPENSER - SURFACE MOUNTED	B-2888 - STAINLESS STEAL	
16	BOBRICK	SANITARY NAPKIN DISPOSAL- SURFACE MOUNTED	B-270 - STAINLESS STEAL	
17	BOBRICK	TOILET SEAT COVER- DISPENSER	B-3013 - STAINLESS STEAL	
18	KOHLER	20 X 40 CAPSULE DECORATIVE MIRROR	L-26051- MATTE BLACK	
19	BOBRICK	RECESSED AUTOMATIC PAPER TOWEL DISPENSER AND WASTE RECEPTACLE	B-3942 -SATIN STAINLESS STEAL	



B1 MOUNTING HEIGHTS
1/2" = 1'-0"



B4 MOUNTING HEIGHTS
1/2" = 1'-0"



A1 MOUNTING HEIGHTS
1/2" = 1'-0"

Baker Barrios

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MILHAUS

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SR-82

7701 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

ACCESSORY ITEM TYPES & MOUNTING HEIGHTS

SHEET NUMBER:
CG017

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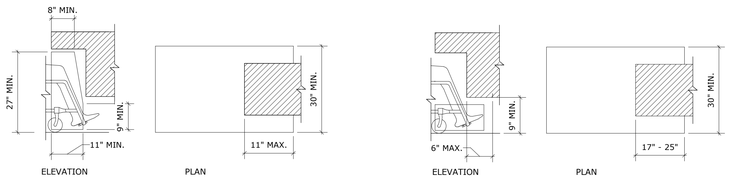
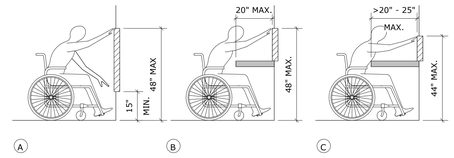
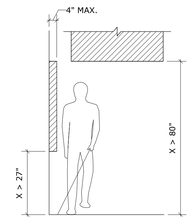


E1 KNEE CLEARANCE
3/8" = 1'-0"

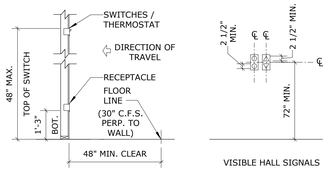
E2 TOE CLEARANCE
3/8" = 1'-0"



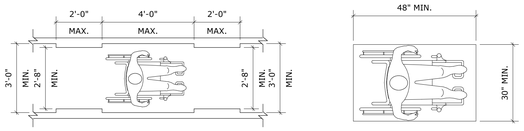
E3 REACH RANGES
3/8" = 1'-0"



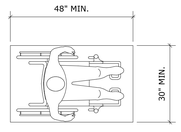
E6 PROTRUDING OBJECT
3/8" = 1'-0"



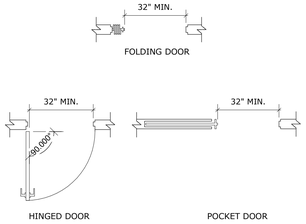
D1 TYP. MOUNTING HEIGHT
3/8" = 1'-0"



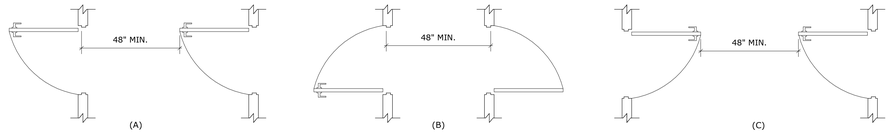
D2 ACCESSIBLE ROUTE
3/8" = 1'-0"



D3A ADA CLEAR FLOOR SPACE
1/2" = 1'-0"



D3 DOOR OPENINGS
3/8" = 1'-0"



D4 DOORS IN A SERIES
3/8" = 1'-0"

(A)
FRONT APPROACH, PULL SIDE

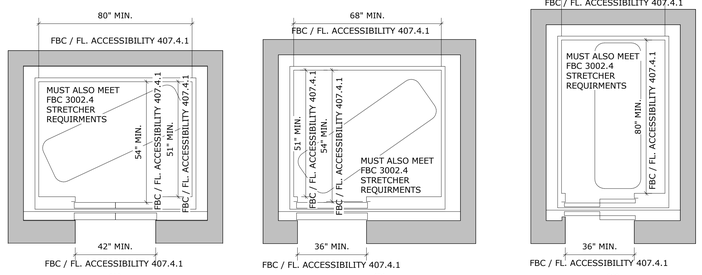
(B)
HINGE APPROACH, PULL SIDE

(C)
HINGE APPROACH, PULL SIDE

(D)
LATCH APPROACH, PULL SIDE

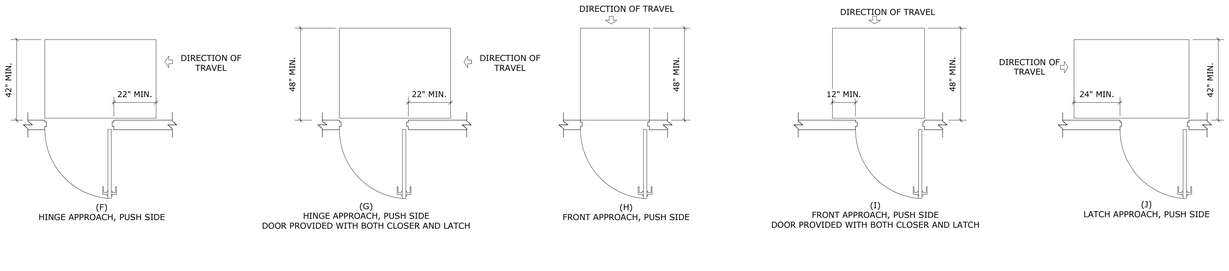
(E)
LATCH APPROACH, PULL SIDE
DOOR PROVIDED WITH CLOSER

C1 HOISTWAY ENTRANCE AND CAR CONTROL HEIGHTS
1/2" = 1'-0"



B1 ELEVATOR CAR DIMENSIONS
3/8" = 1'-0"

NOTE: PER F.B.C. 3002.4 - IF BULDING IS OVER THREE STORIES, THE ELEVATOR CAR SHALL BE OF SUCH AS SIZE AND ARRANGEMENT TO ACCOMOODATE AN AMBULANCE STRETCHER 24" X 76".



B3 MANEUVERING CLEARANCE AT DOORS AND GATES
3/8" = 1'-0"

A1 ACCESSIBLE TOILET STALL DETAILS
3/8" = 1'-0"

A5 CLEARANCE AT WATER CLOSET
3/8" = 1'-0"

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220035.00

ADA ACCESSIBILITY GUIDELINES

SHEET NUMBER:
CG018

UL Product iQ®

BXUVU305 - Fire-resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, systems, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

Fire-resistance Ratings - ANSI/UL 263

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

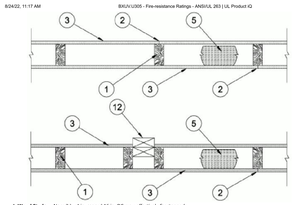
Design No. U305

May 27, 2022

Bearing Wall Rating — 1 Hr
Finish Rating — See Items 3, 3A, 3D, 3E, 3F, 3G, 3H, 3J and 3L
STC Rating - 54 (See Item 9)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7.

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



1. **Wood Studs** — Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.

2. **Joints and Nail-Heads** — Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of fassified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.

3. **Gypsum Board*** — 5/8 in. thick paper or vinyl surfaced; with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally. For an alternate method of attachment of gypsum panels, refer to Items 6 through 8F. **Steel Framing Members***.
When Items 6, 6B, 6C, 6D, 6E, or 6F **Steel Framing Members*** are used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 6A, **Steel Framing Members***, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers. One layer of gypsum board attached to opposite side of wood stud without furring channels as described in Item 3.

When Item 7, resilient channels are used, 5/8 in. thick, 4 ft wide gypsum panels applied vertically. Screw attached furring channels with 1 in. long, self-drilling, self-tapping Type S or S-12 steel screws spaced 8 in. OC, vertical joints located midway between studs.

AMERICAN GYPSUM CO — Types AGX-1/Shieldrock (finish rating 23 min.), M-Glass (finish rating 23 min.), Type AGX-1T (finish rating 26 min), Type AGX-12 (finish rating 22 min), Type LightRoc (finish rating 23 min.) or Type AG-C

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1 (finish rating 24 min)

CABOT MANUFACTURING ULC — Type X (finish rating 22 min), 5/8 Type X, Moisture Resistant Type X, Gypsum Sheathing Type X, Mold & Mildew Resistant Type X and Mold & Mildew Resistant AR Type X, Type Blueglass Exterior Sheathing

CERTAINTEED GYPSUM INC — Type C, Type X-1 (finish rating 26 min), Type FGRG or GlasRoc (finish rating 23 min), GlasRoc-2, Type Habito (finish rating 26 min), Type ONYX (finish rating 18 min), Type USFGSA (finish rating 34 min), Type USFCA, Type USFC-CA, Type USFC-WO, Type USLLX (finish rating 21 min), Type CLLX (finish rating 24 min)

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRX (finish rating 24 min), Type WRX-R (finish rating 24 min), Type WRX-S (finish rating 24 min), Type WRX-SR (finish rating 24 min), Type WRX-X (finish rating 24 min), Type WRX-XR (finish rating 24 min), Type WRX-XS (finish rating 24 min), Type WRX-XSR (finish rating 24 min), Type WRX-XT (finish rating 24 min), Type WRX-XTR (finish rating 24 min), Type WRX-XTS (finish rating 24 min), Type WRX-XTSR (finish rating 24 min), Type WRX-XTX (finish rating 24 min), Type WRX-XTXR (finish rating 24 min), Type WRX-XTXS (finish rating 24 min), Type WRX-XTXSR (finish rating 24 min), Type WRX-XTXX (finish rating 24 min), Type WRX-XTXXR (finish rating 24 min), Type WRX-XTXXS (finish 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UL Product iQ®

BXUVU356 - Fire-resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies or products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the designs. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

Fire-resistance Ratings - ANSI/UL 263

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

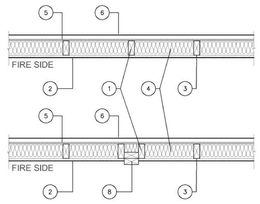
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. U356

May 25, 2022

Bearing Wall Rating - 1 Hr Rating Exposed to Fire on Interior Face Only
Bearing Wall Rating — 1 Hr Rating Exposed to Fire on Exterior Face (See Item 6E)
Finish Rating — 23 Min or 25 Min (See Item 2C)
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

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



1. **Wood Studs —** Nom 2 by 4 in. spaced 16 in. OC with two 2 by 4 in. top and one 2 by 4 in. bottom plates. Studs laterally braced by wood structural panel sheathing (Item 5). When **Mineral and Fiber Boards*** (Item 5A) are considered as bracing for the studs, the load is restricted to 76% of allowable axial load. Walls effectively fire stopped at top and bottom of wall.

2. **Gypsum Board* — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. U501, U512 or U305.** Nom 5/8 in. thick, 4 ft wide, applied vertically and nailed to studs and bearing plates 7 in. OC with bit cement-coated nails, 1 7/8 in. long with 1/4 in. diam head.

When Item **Steel Framing Members*** (Item 7 or any alternate clips), is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 7A **Steel Framing Members***, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers.

AMERICAN GYPSUM CO (View Classification) — CKNX.R14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNX.R19374

CABOT MANUFACTURING ULC (View Classification) — CKNX.R21370

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3660

CGC INC (View Classification) — CKNX.R19751

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R18482

GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717

LOADMASTER SYSTEMS INC (View Classification) — CKNX.R11809

NATIONAL GYPSUM CO (View Classification) — CKNX.R3501

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R7094

PANEL REY S A (View Classification) — CKNX.R21796

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.R19262

THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27517

UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319

USG BORAL DRYWALL SFZ LLC (View Classification) — CKNX.R38438

USG MEXICO S A DE C V (View Classification) — CKNX.R16089

2A. **Gypsum Board* —** (As an alternate to Item 2, Not Shown) — Any 5/8 in. thick 4 ft wide gypsum panels that are eligible for use in Design Nos. U501, G512 or U305, supplied by the Classified Companies listed below shown in the **Gypsum Board*** (CKNX) category. Applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.
CGC INC

UNITED STATES GYPSUM CO

USG BORAL DRYWALL SFZ LLC

USG MEXICO S A DE C V

2B. **Gypsum Board* —** (As an alternate to Item 2, Not Shown) — 5/8 in. thick 4 ft wide gypsum panels applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.
AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, Lightfoc

CABOT MANUFACTURING ULC — Type X, Sch Type X, Type Bluegles Exterior Sheathing

CERTAINTEED GYPSUM INC — Type C, Type X-1, Easi-Lite Type X-2

GEORGIA-PACIFIC GYPSUM L L C — Types X, Veneer Plaster Base Type X, Water Rated-Type X, Sheathing Type X, Soffit-Type X, Type X CornerGuard Sound Deadening Gypsum Board.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-WRS, PGI.

THAI GYPSUM PRODUCTS PCL — Type C or Type X

2C. **Gypsum Board* —** (As an alternate to Item 2, Not Shown) — For Use with Item 5A only - 5/8 in. thick 4 ft wide gypsum panels applied horizontally and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screws 1 in.and 4 in. from edges of board. Finish Rating is 25 min.
CABOT MANUFACTURING ULC — 5/8 Type X, Type Bluegles Exterior Sheathing

GEORGIA-PACIFIC GYPSUM L L C — Type X, Veneer Plaster Base Type X, Water Rated-Type X, Sheathing Type X, Soffit-Type X

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-WRS, PGI

2D. **Gypsum Board* —** (As an alternate to Item 2) — Not to be used with Item 7. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically only and fastened to the studs and plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads, 7 in. OC.
NATIONAL GYPSUM CO — Type SBWB

2E **Gypsum Board* —** (As an alternate to Items 2 through 2D) — Nominal 5/8 in. thick, 4 ft wide panels, secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type Quietrock ES.

2F. **Gypsum Board* —** (As an alternate to Item 2) — Not to be used with Item 7. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically or horizontally and fastened to the studs and plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.
CERTAINTEED GYPSUM INC — Type SilentFx

2G. **Wall and Partition Facings and Accessories* —** (As an alternate to Items 2 through 2F) — Nominal 5/8 in. thick, 4 ft wide panels, secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type Quietrock 527.

2H. **Gypsum Board* —** (As an alternate to Item 2) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type LGFCSA (finish rating 21 min), Type LGFC2A, Type LGFC-G/A, Type LGFC-WD, Type LGLLX

2I. **Gypsum Board* —** (As an alternate to Item 2) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.

AMERICAN GYPSUM CO — Types AGX-1 (finish rating 25 min.), M-Glass (finish rating 25 min.), AG-C (finish rating 25 min.), Lightfoc (finish rating 25 min.)

NATIONAL GYPSUM CO — Type FSK, Type FSK-G, Type FSK/ Type FSW-3, Type FSW-5, Type FSW-G, Type FSK-C, Type FSW-C, Type FSW-K, Type FSL

2J. **Gypsum Board* —** (As an alternate to Item 2) - 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread steel screws spaced a max 8 in. OC with the last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum boards are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type C, Type X (finish rating 26 min), Easi-Lite Type X (finish rating 24 min), Easi-Lite Type X-2, Type EGRG or GlasRoc or GlasRoc Sheathing (finish rating 22 min)

3. **Joints and Fastener Heads —** (Not Shown) — Gypsum board joints covered with tape and joint compound. Fastener heads covered with joint compound.

4. **Batts and Blankets* —** Mineral fiber or glass fiber insulation, 3-1/2 in. thick, pressure fit to fill wall cavities between studs and plates. Mineral fiber insulation to be unfaced and to have a min density of 3 pcf. Glass fiber insulation to be faced with aluminum foil or kraft paper and to have a min density of 0.9 pcf (min R-13 thermal insulation rating).
See **Batts and Blankets*** (BKNV) Category in the Building Materials Directory and **Batts and Blankets*** (BZJZ) Category in the Fire Resistance Directory for names of Classified Companies.

4A. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft³. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft³, in accordance with the application instructions supplied with the product.
U S GREENFIBER L L C — IN3715 and IN3745 for use with wet or dry application. IN3515LD, IN3541LD, IN3735, IN3745, IN3761LD, and IN3771LD are to be used for dry application only.

4B. **Fiber, Sprayed* —** As an alternate to Item 4 and 4A — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 4.58 lb/ft ³.
NU-WOOL CO INC — Cellulose Insulation

4C. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lb/ft³.
INTERNATIONAL CELLULOSE CORP — Cellur-RL

4D. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) — Spray applied, granulated mineral fiber material. The fiber is applied with adhesive, at a minimum density of 4.0 pcf, to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See Fiber, Sprayed* (CCAZ).
AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

5. **Wood Structural Panel Sheathing —** Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing". Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 6d cement coated box nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs.

5A. **Mineral and Fiber Boards* —** As an alternate to Item 5 - Min 1/2 in. thick, 4 ft wide sheathing, installed vertically to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 1-1/2 in. long galvanized roofing nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs. As an option a weather resistive barrier may be applied over the Mineral and Fiber Boards.

6. **Exterior Facings —** Installed in accordance with the manufacturer's installation instructions. One of the following exterior facings is to be applied over the sheathing:

A. **Vinyl Siding — Molded Plastic* —** Contoured rigid vinyl siding having a flame spread value of 20 or less.
See **Molded Plastic** (BTAT) category in the Building Materials Directory for names of manufacturers.

B. **Particle Board Siding —** Hardboard exterior sidings including patterned panel or lap siding.

C. **Wood Structural Panel or Lap Siding —** APA Rated Siding, Exterior, plywood, OSB or composite panels with veneer faces and structural wood core, per PS 1 or APA Standard PRP-108, including textured, rough sawn, medium density overlay, brushed, grooved and lap siding.

D. **Cementitious Stucco —** Portland cement or synthetic stucco systems with self-furring metal lath or adhesive base coat. Thickness from 3/8 to 3/4 in., depending on system.

E. **Brick Veneer —** Any type on nom 4 in. wide brick veneer. When brick veneer is used, the rating is applicable with exposure on either face. Brick veneer fastened with corrugated metal wall ties attached over sheathing to wood studs with 8d nail per tie. ties spaced not more than each sixth course of brick and max 32 in. OC horizontally. One in. air space provided between brick veneer and sheathing.

F. **Exterior Insulation and Finish System (EIFS) —** Nom 1 in. **Foamed Plastic*** insulation bearing the UL Classification Marking, attached over sheathing and finished with coating system, or Portland cement or synthetic stucco systems, in accordance with manufacturer's instructions. See **Foamed Plastic** (BRYX and CCVW) categories for names of Classified companies.

G. **Siding —** Aluminum or steel siding attached over sheathing to studs.

H. **Fiber-Cement Siding —** Fiber-cement exterior sidings including smooth and patterned panel or lap siding.

I. **Wall and Partition Facings and Accessories* —** Stone veneer is mortar bonded to a lath, scratch coat and water resistant barrier applied to sheathing, installed in accordance with the manufacturers installation instructions, and meeting the requirements of local code agencies.
ELDORADO STONE OPERATIONS L L C — Type Eldorado Stone

J. **Cementitious Backer Units —** 1/2 in. or 5/8 in., min. 32 in. wide : Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with cement board screws of adequate length to penetrate stud by a minimum 3/4 in., spaced a max of 8 in. OC. Horizontal joints need not be backed by framing. When Cementitious Backer Units are used, the rating is applicable with exposure on either face. Cementitious Backer Units for use as substrate for exterior finishes such as ceramic tile, slate, marble, natural stone, manufactured stone, thin brick, or Portland cement or synthetic stucco.
NATIONAL GYPSUM CO — Type Permabase

6A. **Building Units* — As an alternate to Exterior Facing Item 6 —** Insulated steel panels, 12 through 42 in. wide. Attached over sheathing through retainer clips to studs or support steel with No. 14 hex head self-tapping screws located at each joint in the concealed lip of the units and spaced in accordance with the structural design requirements. KINGSPAN INSULATED PANELS INC — Types 200, 300, 400, 900, or KS series, 2 through 6 in. thickness; CWP-V, H, Z through 3 in. nominal thickness or Designwall 2000 or Designwall 4000, Z and 3 in. nominal thickness.

7. **Steel Framing Members* —** (Optional, Not Shown) — Furring Channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-21/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7A) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
RSIC-1 INC — Type RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.

7A. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7A) to interior side of studs. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.
KINETICS NOISE CONTROL INC — Type Isomax.

7B. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
FLITCO INC — Type Genie Clip

7C. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Ca) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A2STR.

7D. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 7Db. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Da) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
RESILPOL AMERICA — Type SonicClip

7E. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 7) — Resilient channels and Steel Framing Members as described below:
a. **Resilient Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 TS x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach resilient channels (Item 7Ea) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC-1 Assurance Clip

7F **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b **Steel Framing Members* —** Used to attach furring channels (Item 7Fa) to studs. Clips spaced maximum 48 in. OC. Clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.

CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

8. **Non-Bearing Wall Partition Intersection —** (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC, vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC, vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC, vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

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

Last Updated on 2022-05-25

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SR-82

7701 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

UL ASSEMBLY U356

SHEET NUMBER:
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UL Product iQ™

BXUVP522 - Fire-resistance Ratings - ANSI/UL 263

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- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, assemblies, designs, systems and constructions.
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Fire-resistance Ratings - ANSI/UL 263

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire-resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

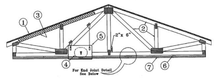
Design No. P522

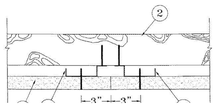
June 9, 2022

Unrestricted Assembly Rating — 1 Hr
Finish Rating — 25 Min (See Items 3 or 3A)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7.

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





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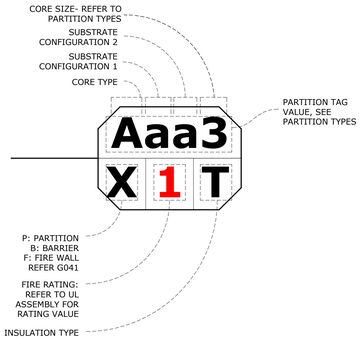
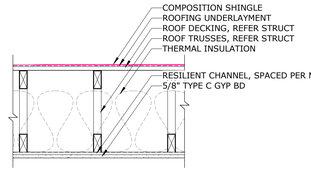
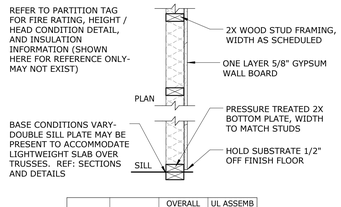




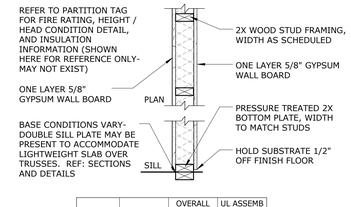
TAG		RATING	UL ASSEMB (IF RATED)
RC-1		1 HR	P522

PARTIITION TYPE - RCWgra



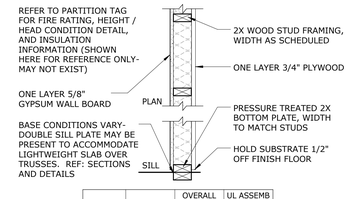
TAG	STUD SIZE	OVERALL THICKNESS	UL ASSEMB (IF RATED)
Wa4	3-1/2"	4 1/8"	
Wa6	5-1/2"	6 1/8"	

PARTITION TYPE - Wa



TAG	STUD SIZE	OVERALL THICKNESS	UL ASSEMB (IF RATED)
Waa4	3-1/2"	4 3/4"	U305
Waa6	5-1/2"	6 3/4"	U305

PARTITION TYPE - Waa



TAG	STUD SIZE	OVERALL THICKNESS	UL ASSEMB (IF RATED)
Wa4	3 1/2"	4 7/8"	U356
Wa6	5 1/2"	6 7/8"	U356

PARTITION TYPE - Wag

CORE TYPES

C. CAST IN PLACE CONCRETE

G. CONCRETE MASONRY UNIT (GROUTED SOLID)
H. CONCRETE MASONRY UNIT (HOLLOW)

M. METAL STUD FRAMING / METAL FURRING
MM. METAL STUD FRAMING (2 ROWS, PARALLEL WITH PRESCRIBED AIR GAP)N)

S. METAL SHAFT WALL CH STUD

T. TILT-UP CONCRETE PANEL

W. WOOD STUD FRAMING / WOOD FURRING
WW. WOOD STUD FRAMING (2 ROWS, PARALLEL WITH PRESCRIBED AIR GAP)

SUBSTRATE CONFIGURATIONS

a. 5/8" GWB (1 LAYER)
b. 5/8" GWB (2 LAYER)
c. 5/8" GWB (3 LAYER)
d. 5/8" GWB (4 LAYER)
e. 1/2" GWB (1 LAYER)
f. 1/2" GWB (2 LAYER)

g. 3/4" PLWD (1 LAYER)
h. 1/2" PLWD (1 LAYER)

i. 5/8" GWB (1 LAYER), 3/4" PLYWD (1 LAYER)
j. 5/8" GWB (1 LAYER), 1/2" PLYWD (1 LAYER)
k. 1/2" GWB (1 LAYER), 3/4" PLYWD (1 LAYER)
l. 1/2" GWB (1 LAYER), 1/2" PLYWD (1 LAYER)

n. 5/8" CMT (1 LAYER)
o. 5/8" CMT (1 LAYER), 5/8" GWB (1 LAYER)
p. 1/2" CMT (1 LAYER)
q. 1/2" CMT (1 LAYER), 1/2" GWB (1 LAYER)

r. 1/2" RESILIENT CHANNEL, 5/8" GWB (1 LAYER)

s. 1" SHAFT LINER (1 LAYER)

u. 5/8" GWB (1 LAYER), 1-1/8" ISOLATION CLIP
v. 5/8" GWB (1 LAYER), 1-1/8" ISOLATION CLIP, 5/8" GWB (1 LAYER)
w. 5/8" GWB (1 LAYER), 1-1/8" ISOLATION CLIP, 3/4" PLYWD (1 LAYER)
x. 5/8" GWB (2 LAYER), 1-1/8" ISOLATION CLIP
y. 5/8" GWB (2 LAYER), 1-1/8" ISOLATION CLIP, 5/8" GWB (1 LAYER)
z. 5/8" GWB (2 LAYER), 1-1/8" ISOLATION CLIP, 3/4" PLYWD. (1 LAYER)

(None) CORE ONLY

INSULATION TYPES

A. ACOUSTIC- 2.5" GLASS FIBER

B. ACOUSTIC- 3.5" GLASS FIBER

C. ACOUSTIC- TYPE 3

T. THERMAL INSULATION

PARTITION TYPE LEGEND

Baker Barrios

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MILHAUS

SR-82

7701 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

PARTITION TYPES - WOOD STUD

SHEET NUMBER:
CG032

THE LINE SHOWN ABOVE IS
1" LONG ON ORIGINAL PLOT
SHEETS ORIGINAL PAGE SIZE

PARTITION GENERAL NOTES

1. PROVIDE TILE BACKER AT TILE AND STONE LOCATIONS.

2. PROVIDE WATER RESISTANT GYP BD BEHIND ALL SINK LOCATIONS.

3. SEE PLANS FOR RATED PARTITION LOCATIONS.

4. ALL PARTITION ARE NON-RATED, UNLESS OTHERWISE NOTED.

5. RATED PARTITION SHALL BE STENCILED ABOVE ACCESSIBLE CEILINGS AT 12' SPACING WITH NOTE INDICATING WALL RATING. (ONE ON EACH WALL).

6. PROVIDE BLOCKING FOR FLAT PANEL TV'S, GRAB BARS, AND OTHER WALL-MOUNTED ELEMENTS.

7. WHERE DISCREPANCIES EXIST BETWEEN THE DETAILS AND THE STC RATINGS INDICATED OR REQUIRED. THE REQUIREMENTS FOR ACHIEVING THE DESIRED STC RATING FOR THE TYPE OF SPACE INDICATED SHALL GOVERN.

8. ACOUSTIC INSULATION SHALL BE PLACED IN ALL WALLS SURROUNDING ROOMS WITH NOISE GENERATION EQUIPMENT AND DEVICES INCLUDED IN THE PROJECT SUCH AS; MECHANICAL EQUIPMENT AND PUMP ROOMS, ELEVATOR EQUIPMENT-MACHINE OR CONTROLLER ROOMS, ELECTRICAL TRANSFORMER AND SWITCHGEAR ROOMS, GENERATOR OR EMERGENCY GENERATOR ROOMS, TOILET ROOMS, CONFERENCE ROOMS, AND OFFICES LOCATED ADJACENT TO PUBLIC ASSEMBLY ROOMS OR TRAFFIC SPACES, AND ROOMS ELSEWHERE INDICATED ON THE PLANS, SECTIONS AND DETAILS.

9. THE MINIMUM STC RATING FOR ANY SPACE SHALL BE 36. THE FOLLOWING MINIMUM STC RATINGS SHALL BE PROVIDED FOR THE ENCLOSURE OF THE FOLLOWING TYPES OF SPACES LISTED, UNLESS NOTED OTHERWISE IN THE DOCUMENTS TO BE HIGHER.

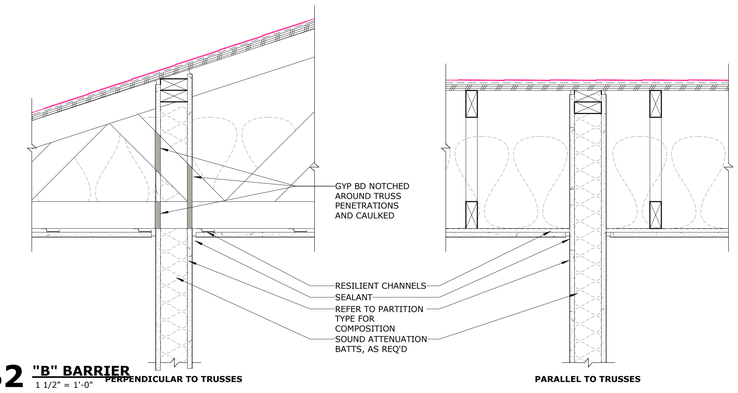
A. MECHANICAL ROOM	STC 55
B. TOILET/RESTROOMS	STC 55
C. CONFERENCE ROOMS	STC 50
D. OFFICES	STC 45

10. PROVIDE A BEAD OF ACOUSTICAL SEALANT AT THE TOP AND BOTTOM OF ALL GYPSUM BOARD WALLS IN ACCORDANCE WITH ASTM C919. WHERE GYPSUM BOARD WALLS TERMINATE AT CURTAINWALL OR OTHER WINDOW AND DOOR FRAMES OF DISSIMILAR MATERIALS PROVIDE A VERTICAL SEAL OF ACOUSTICAL FOAM TAPE.

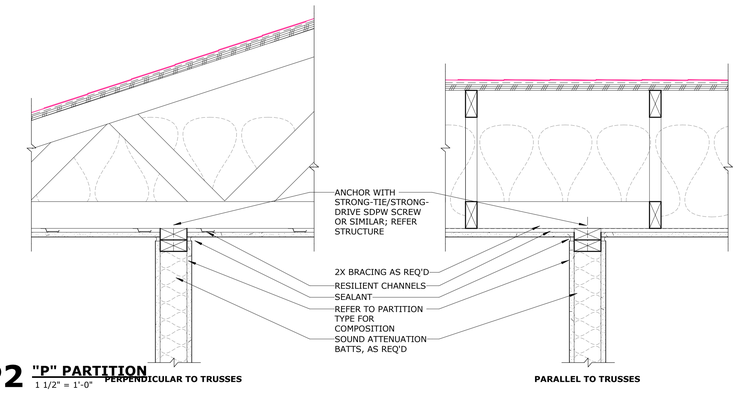
11. ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES, AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS, OR 1/4" MINIMUM THICK RESILIENT MATERIALS.

12. ELECTRICAL OUTLET BOXES LOCATED IN OPPOSITE FACES OF SOUND RATED WALLS SHALL BE SEPARATED HORIZONTALLY BY A MINIMUM OF 24". BACKS AND SIDES OF BOXES SHALL BE SEALED WITH 1/8" MINIMUM RESILIENT SEALANT AND BACKED WITH 2" OF MINERAL FIBER INSULATION.

13. FOR PARTITIONS INDICATION AN STC RATING, USE ACOUSTICAL GYPSUM BOARD AS SHOWN ON REFERENCED STC REPORT.



B2 **"B" BARRIER** 1 1/2" = 1'-0"
PERPENDICULAR TO TRUSSES — PARALLEL TO TRUSSES



P2 **"P" PARTITION** 1 1/2" = 1'-0"
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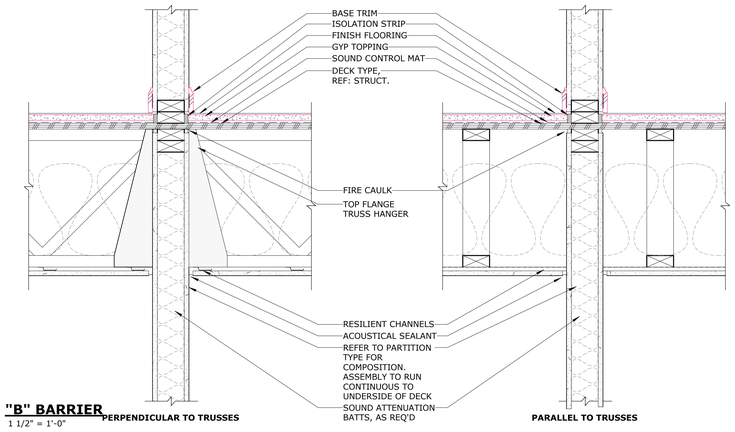
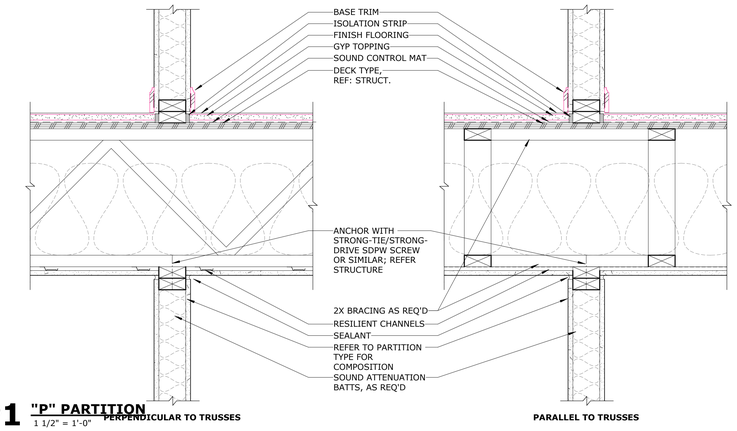
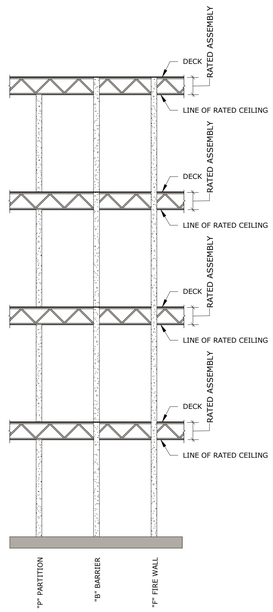
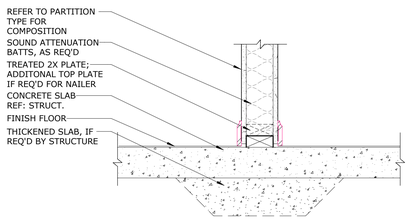


B1 **"B" BARRIER** 1 1/2" = 1'-0"
PERPENDICULAR TO TRUSSES — PARALLEL TO TRUSSES

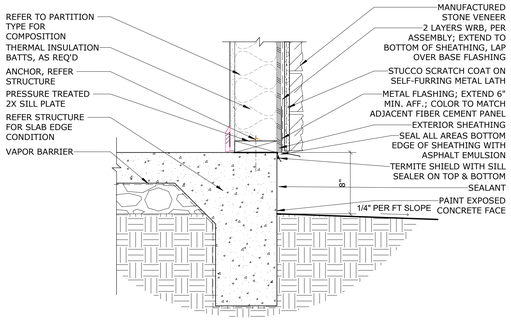


P1 **"P" PARTITION** 1 1/2" = 1'-0"
PERPENDICULAR TO TRUSSES — PARALLEL TO TRUSSES

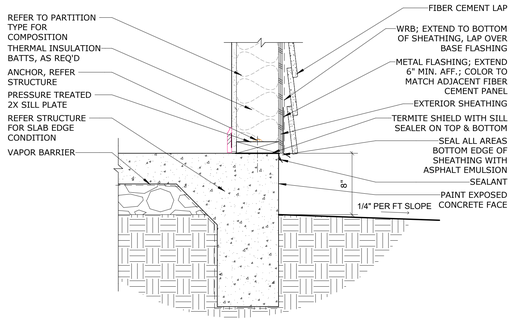




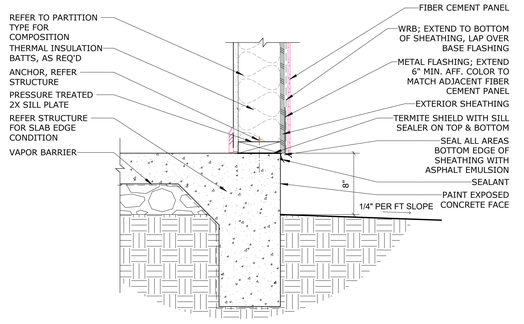
4 **WALL BASE- FLAT SLAB** 1 1/2" = 1'-0"



3 **WALL BASE- EDGE- MANUF STONE** 1 1/2" = 1'-0"



2 **WALL BASE- EDGE- FC LAP** 1 1/2" = 1'-0"



1 **WALL BASE- EDGE- FC PANEL** 1 1/2" = 1'-0"

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MILHAUS

MILHAUS
SR-82
7701 NATIVE LANE
FORT MYERS, FL 33905
PROJECT NO:
220035.00

PARTITIONS & WALL DETAILS
SHEET NUMBER:
CG041

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL PLOT IF NOT SHEET IS ORIGINAL PAGE SIZE

ARCH- DOOR SCHEDULE- CORE AND SHELL (GATES- EXCLUDED)

DOOR		DOOR PANELS								DOOR FRAME							
			PANEL TYPE	PANEL DIMENSIONS		TOTAL OF PANELS					FACE DIMENSIONS						
				WIDTH													
NUMBER	FIRE RATING (MIN)	NUM OF PNLS	PANEL 1	PANEL 1	HEIGHT	WIDTH	HEIGHT	THICKNESS	UNDERCUT	TYPE	JAMB WIDTH	HEAD HEIGHT	DEPTH	HEAD	JAMB	HW SET	COMMENTS	CURRENT REV
LEVEL 1																		
101	NR	1	PNL.FG.AL	3'-0"	8'-0"	3'-0"	8'-0"	1 3/4"	0"	FRM.202.HM1	2"	2"	4 3/4"					
102	NR	1	PNL.FG.AL	3'-0"	8'-0"	3'-0"	8'-0"	1 3/4"	0"	FRM.001.HM1	2"	2"	7 3/4"					
103	NR	1	PNL.FG.AL	3'-0"	8'-0"	3'-0"	8'-0"	1 3/4"	0"	FRM.001.HM1	2"	2"	7 3/4"					
104	NR	1	PNL.FG.AL	3'-0"	8'-0"	3'-0"	8'-0"	1 3/4"	0"	FRM.202.HM1	2"	2"	4 3/4"					
105	NR	1	PNL.FG.AL	3'-0"	8'-0"	3'-0"	8'-0"	1 3/4"	0"	FRM.201.HM1	2"	2"	7 3/4"					
106	NR	1	PNL.FG.AL	3'-0"	8'-0"	3'-0"	8'-0"	1 3/4"	0"	FRM.201.HM1	2"	2"	4 3/4"					
107	NR	1	PNL.FG.AL	3'-0"	8'-0"	3'-0"	8'-0"	1 3/4"	0"	FRM.201.HM1	2"	2"	4 3/4"					
108		1	PNL.FG.AL	3'-0"	8'-0"	3'-0"	8'-0"	1 3/4"	0"	FRM.001.HM1	2"	2"	7 3/4"					
109		1	PNL.F.HM	3'-0"	8'-0"	3'-0"	8'-0"	1 3/4"	0"	FRM.001.HM1	2"	2"	7 3/4"					
110		1	PNL.F.HM	3'-0"	8'-0"	3'-0"	8'-0"	1 3/4"	0"	FRM.001.HM1	2"	2"	7 3/4"					
201		1	PNL.F.HM	3'-0"	8'-0"	3'-0"	8'-0"	1 3/8"	0"	FRM.001.HM1	2"	2"	5 5/8"					
202	NR	1	PNL.FG.AL	3'-0"	8'-0"	3'-0"	8'-0"	1 3/4"	0"	FRM.201.HM1	2"	2"	4 3/4"					
203	NR	1	PNL.FG.AL	3'-0"	8'-0"	3'-0"	8'-0"	1 3/4"	0"	FRM.201.HM1	2"	2"	4 3/4"					
204		1	PNL.FG.HM	3'-0"	8'-0"	3'-0"	8'-0"	1 3/8"	0"	FRM.001.HM1	2"	2"	5 5/8"					
205		1	PNL.FG.HM	3'-0"	8'-0"	3'-0"	8'-0"	1 3/8"	0"	FRM.001.HM1	2"	2"	5 5/8"					
206		1	PNL.F.HM	3'-0"	7'-0"	3'-0"	7'-0"	1 3/8"	0"	FRM.001.HM1	2"	2"	5 5/8"					
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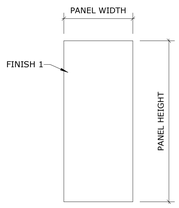
214		1	PNL.FG.HM	3'-0"	8'-0"	3'-0"	8'-0"	1 3/8"	0"	FRM.001.HM1	2"	2"	5 5/8"					
215		1	PNL.FG.HM	3'-0"	8'-0"	3'-0"	8'-0"	1 3/8"	0"	FRM.201.HM1	2"	2"	5 5/8"					

DECORATIVE SHUTTER SCHEDULE

TYPE	WIDTH	HEIGHT	HEAD HEIGHT	DESCRIPTION
3	2'-0"	3'-0"	15'-10"	FAUX SHUTTER, PAINTED SW PURE WHITE

WINDOW SCHEDULE

	OVERALL DIMENSIONS		PLACEMENT		
TYPE	HEIGHT	WIDTH	HEAD HEIGHT	SILL HEIGHT	DESCRIPTION
1	6'-0"	3'-0"	8'-0"	2'-0"	WHITE VINYL SINGLE HUNG
2	3'-0"	3'-0"	8'-0"	5'-0"	



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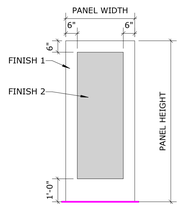

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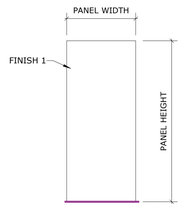
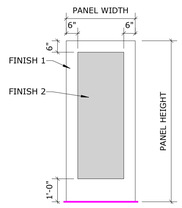


PNL.F.HM



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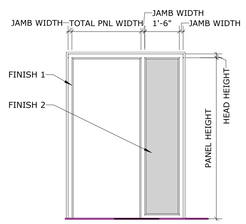

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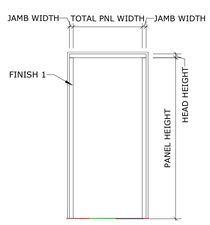

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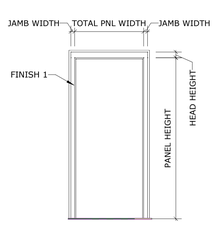

FRM.001.HM1

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MILHAUS

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SR-82

7701 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

AMENITY CENTER DOOR SCHEDULE

SHEET NUMBER:
CG060

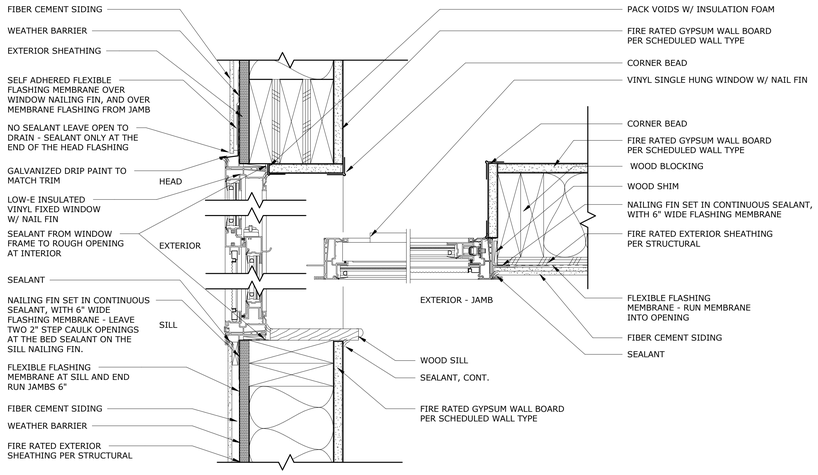
THE LINE SHOWN ABOVE IS 3" LONG ON ORIGINAL ARCH D SHEETS ORIGINAL PAGE SIZE

WINDOW SCHEDULE

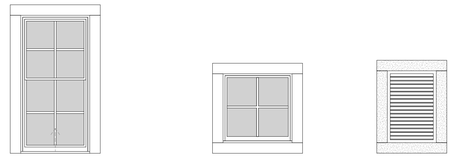
TYPE	OVERALL DIMENSIONS HEIGHT	OVERALL DIMENSIONS WIDTH	PLACEMENT HEAD HEIGHT	PLACEMENT SILL HEIGHT	DESCRIPTION
1	6'-0"	3'-0"	8'-0"	2'-0"	WHITE VINYL SINGLE HUNG
2	3'-0"	3'-0"	8'-0"	5'-0"	

DECORATIVE SHUTTER SCHEDULE

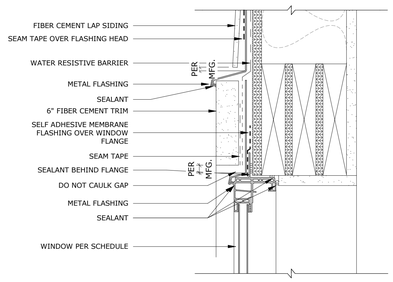
TYPE	WIDTH	HEIGHT	HEAD HEIGHT	DESCRIPTION
3	2'-0"	3'-0"	15'-10"	FAUX SHUTTER, PAINTED SW PURE WHITE



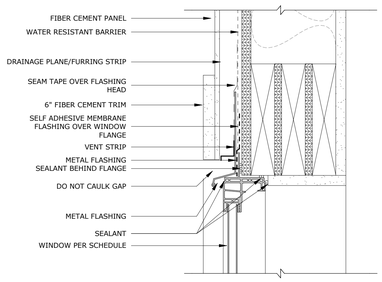
9 WINDOW DETAILS
3" = 1'-0"



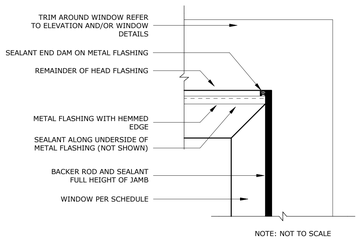
TYPE 1 **TYPE 2** **TYPE 3**



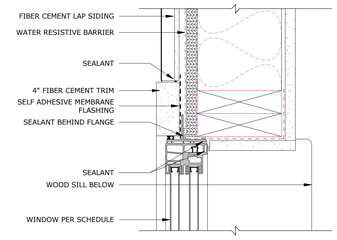
6 FLANGED WINDOW AT F.C. SIDING 3
3" = 1'-0"



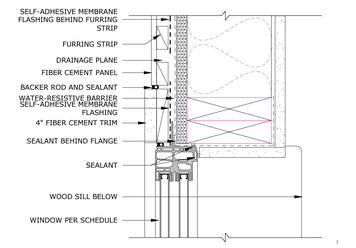
3 FLANGED WINDOW AT F.C. PANEL 3
3" = 1'-0"



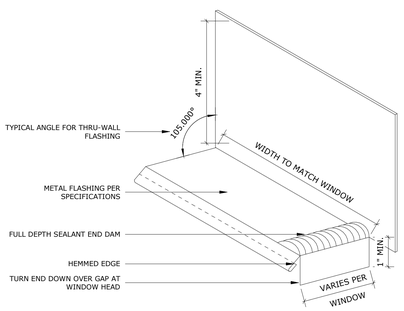
8 WINDOW HEAD SEALANT DIAGRAM
3" = 1'-0"



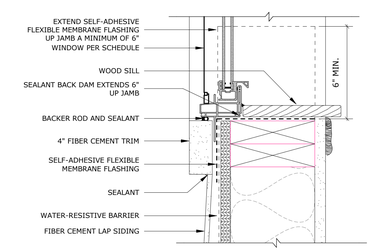
5 FLANGED WINDOW AT F.C. SIDING 2
3" = 1'-0"



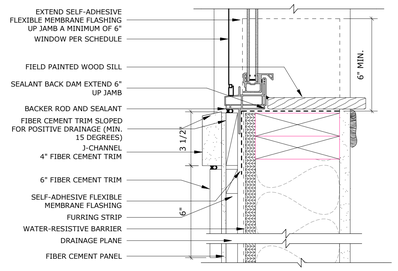
2 FLANGED WINDOW AT F.C. PANEL 2
3" = 1'-0"



7 WINDOW HEAD FLASHING
6" = 1'-0"



4 FLANGED WINDOW AT F.C. SIDING 1
3" = 1'-0"



1 FLANGED WINDOW AT F.C. PANEL 1
3" = 1'-0"

Baker Barrios

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7701 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

AMENITY CENTER WINDOW SCHEDULES

SHEET NUMBER:
CG061

ARCH- MATERIAL FINISHES

TAG	MANUFACTURER	CONTACT	PRODUCT SIZE	Material: Model	PRODUCT COLOR	PRODUCT FINISH	PRODUCT PRIMER	INSTALLATION	ADDITIONAL NOTES
CABINET HARDWARE									
HWD-1	RICHELIEU	DJOHNSON@RICHELIEU.COM	6"	CONTEMPORARY PULL - 3287	BRUSHED STAINLESS STEEL			SEE ELEVATIONS FOR DIRECTION	
CEILING									
CG-1	BY GC	-	-	GYPSUM	PT-7	(2) COATS INTERIOR FLAT LATEX ACRYLIC FINISH	(1) COAT OF LATEX HIGH-BUILD PRIMER/SEALER		FIELD CEILING
CG-2	BY GC	-	-	GYPSUM	PT-8	(2) COATS INTERIOR FLAT LATEX ACRYLIC FINISH	(1) COAT OF LATEX HIGH-BUILD PRIMER/SEALER		RESTROOM CEILING
CEILING - SPECIALTY FINISH									
SPF-1	KOROSEAL	COURTNEY BARROW; CBARROW@KOROSEAL.COM		REATEC ARCHITECTURAL FILM	BC5489				FITNESS, CLUB ROOM, COWORKING
SPF-2	9WOOD	DARIN CRACKNELL; DCRACKNELL@9WOOD.COM		3100 ACOUSTIC PLANK	WHITE OAK- RIFT SLICED VENEER				COMMUNAL KITCHEN
SPF-3	AZ FAUX	SAMANTHA BLANTON; SAMANTHA@AZFAUX.COM	FAUX WOOD TRUSS		ESPRESSO BROWN (3355)				LEASING LOBBY, CLUB ROOM
FLOORING - CONCRETE									
CT-1	BY GC			EXPOSED CONCRETE SLAB					
FLOORING- CARPET									
CPT-1	SHAW CONTRACT	JASON HAYES; JASON.HAYES@SHAWCONTRACT.COM	BROADLOOM	EMBRACE ULTRALOC 5A259	HIGH ATLAS -1100	-		BROADLOOM CARPET	AMENITY INSET ACCENT CARPET. REFER TO FINISH PLAN FOR DETAILS
CPT-2	SHAW CONTRACT	JASON HAYES; JASON.HAYES@SHAWCONTRACT.COM	18 x 36	KNOTTED TILE 5T301	ARGAN 01100	-	-	ASHLAR INSTALLATION	AMENITY PRIVATE OFFICE/COWORKING ROOMS
FLOORING- RESILIENT									
RB-1	ECOSURFACES	BILL TRIMBLE; BILL@TRIMBLECONTRACTSURFACES.COM	6' WIDE	COSMOS Rx	9938 DARK MATTER				FITNESS
RB-2	ECOSURFACES	BILL TRIMBLE; BILL@TRIMBLECONTRACTSURFACES.COM	6' WIDE	FOREST Rx	3393 ROASTED LIME ASH				YOGA STUDIO
VCT-1	TARKETT	KELLI RUSSELL; KELLI.RUSSELL@TARKETT.COM	12" X 12"	VCT II	601 STONE TAUPE CB			STRAIGHT LAY	BACK OF HOUSE
FLOORING-TILE									
FT-1	CERAMIC TECHNICS	ELAINE SAURMAN; ESAURMAN@CERAMICTECHNICS.COM	30" X 60"	PAVIMENTI OXYDE STONE	OXY LIGHT	NATURAL		STAGGERED, GROUT TO MATCH MAPEI 19 PEARL GRAY	AMENITY FIELD TILE
FT-2	TILE BAR	DIANE ARNN;DARNN@TILEBAR.COM	12" X 12"	NATURE TUMBLED PRAM	GRAY PEBBLE MOSAIC	MATTE		-	AMENITY ACCENT TILE
FT-3	CERAMIC TECHNICS	ELAINE SAURMAN; ESAURMAN@CERAMICTECHNICS.COM	6" x 36"	CANTERINO NATURAL WOOD	NOCE SCURO	GRIP R11		STAGGERED	AMENITY RESTROOMS
FT-4	CERAMIC TECHNICS	ELAINE SAURMAN; ESAURMAN@CERAMICTECHNICS.COM	24" x 24"	SARDINIA OXYDE	CORTEN	MATTE			COWORKING PATIO
FT-5	TRINITY SURFACES	SARAH WORRELL; SWARRELL@TRINITYSURFACES.COM	12" X 24"	VINTAGE CEMENT	MAPLE GLAZE	MATTE			DOG WASH
MILLWORK - QUARTZ									
QZ-1	CAMBRIA	LISA PERFETTO; LISA.PERFETTO@CAMBRIAUSA.COM	2 CM	QUARTZ	SOUTHPORT	MATTE			AMENITY FIELD QUARTZ
MILLWORK - UPHOLSTERY									
F-1	DESIGNTEX	HOLLI BLASCO; HBLASCO@DESIGNTEX.COM		SPANDAU	NUTMEG 3410-701				CLUB ROOM, COWORKING
MILLWORK - WOOD									
WD-1	BY GC				STAINED TO MATCH PL-1				
PAINT									
PT-1	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	-	SW 1015 SKYLINE STEEL	(2) COATS INTERIOR FLAT LATEX ACRYLIC FINISH			FIELD PAINT
PT-2	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	-	SW 9541 WHITE SNOW	(2) COATS INTERIOR SEMI-GLOSS LATEX ACRYLIC ENAMEL FINISH	(1) COAT OF 100% ACRYLIC ENAMEL PRIMER IF NOT PREPRIMED BY MANUFACTURER		WALL BASE/TRIM
PT-4	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	-	SW 2851 SAGE GREEN LIGHT	(2) COATS INTERIOR FLAT LATEX ACRYLIC FINISH	(1) COAT OF LATEX HIGH-BUILD PRIMER/SEALER		ACCENT PAINT
PT-5	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	-	SW 6990 CAVIAR	(2) COATS EXTERIOR LOW-LUSTER SATIN LATEX ACRYLIC-ENAMEL FINISH	(1) COAT OF ALKYD RUST-INHIBITIVE METAL PRIMER IF NOT PREPRIMED BY MANUFACTURER		AMENITY DOORS & CASING
PT-6	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	-	SW 1015 SKYLINE STEEL	(2) COATS INTERIOR LOW-LUSTER EGGSHELL LATEX ACRYLIC ENAMEL FINISH	(1) COAT OF LATEX HIGH-BUILD PRIMER/SEALER		RESTROOM, PET SPA
PT-7	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	-	SW 7757 HIGH REFLECTIVE WHITE	(2) COATS INTERIOR FLAT LATEX ACRYLIC FINISH	(1) COAT OF LATEX HIGH-BUILD PRIMER/SEALER		FIELD CEILING PAINT
PT-8	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	-	SW 7757 HIGH REFLECTIVE WHITE	(2) COATS INTERIOR LOW-LUSTER EGGSHELL LATEX ACRYLIC ENAMEL FINISH	(1) COAT OF LATEX HIGH-BUILD PRIMER/SEALER		RESTROOM CEILING PAINT
PT-9	SHERWIN WILLIAMS	JOY BABUR; JOY.L.BABUR@SHERWINWILLIAMS.COM	-	-	SW 7604 SMOKY BLUE	(2) COATS INTERIOR FLAT LATEX ACRYLIC FINISH	(1) COAT OF LATEX HIGH-BUILD PRIMER/SEALER		DOORS & FRAMES, WINDOW FRAMES
PLASTIC LAMINATE									
PL-1	WILSONART	MEGHAN RAWLINGS; RAWLINM@WILSONART.COM	-	HIGH PRESSURE LAMINATE	LOFT OAK 7968K-12	SOFT GRAIN FINISH		RUN GRAIN VERTICALLY	LEASING LOBBY, COMMUNITY KITCHEN, COWORKING KITCHENETTE
PL-2	WILSONART	MEGHAN RAWLINGS; RAWLINM@WILSONART.COM	-	HIGH PRESSURE LAMINATE	PINNACLE WALNUT 7992-38	SOFT GRAIN FINISH		RUN GRAIN VERTICALLY	AMENITY BREAKROOM
PL-3	WILSONART	MEGHAN RAWLINGS; RAWLINM@WILSONART.COM	-	HIGH PRESSURE LAMIANTE	STICKLEY OAK 17003K-57	AEON SCRATCH RESISTANCE		RUN GRAIN VERTICALLY	CLUB ROOM
PL-4	WILSONART	MEGHAN RAWLINGS; RAWLINM@WILSONART.COM		HIGH PRESSURE LAMINATE	TWILIGHT ZEPHYR 4845-60	MATTE FINISH			AMENITY BREAKROOM
TRANSITIONS									
ACC-1	SCHLUTER SYSTEMS	MATT LONG; MLONG@SHLUTER.COM	BY GC	SCHIENE - CARPET TO TILE	SATIN ANODIZED ALUMINUM				
ACC-2	SCHLUTER SYSTEMS	MATT LONG; MLONG@SHLUTER.COM	BY GC	SCHIENE - RUBBER/LVT TO TILE	SATIN ANODIZED ALUMINUM				
ACC-3	SCHLUTER SYSTEMS	MATT LONG; MLONG@SHLUTER.COM	BY GC	JOLLY - WALL APPLICATION	GREIGE - TEXTURED COLOR COATED ALUMINUM				
ACC-4	SCHLUTER SYSTEMS	MATT LONG; MLONG@SHLUTER.COM	BY GC	DILEX-AHK - WALL TO FLOOR	GREIGE - TEXTURED COLOR COATED ALUMINUM				
ACC-5	SCHLUTER SYSTEMS	MATT LONG; MLONG@SHLUTER.COM	BY GC	DECO - TILE TO TILE	SATIN ANODIZED ALUMINUM				
WALL BASE									
WB-1	BY G.C.	-	6" H	STOCK FJP	TO MATCH PT-2	MATTE		-	AMENITY FIELD WALL BASE
WB-2	TRINITY SURFACES	-	4X16	REVEAL	WISP	MATTE			RESTROOM & DOG SPA WALL BASE
WB-3	JOHNSONITE	-	4" H	TS	283 TAUPE				BOH WALL BASE
WB-4	JOHNSONITE	-	4" H	TS	32 PEBBLE				FITNESS & YOGA WALL BASE
WALL- SPECIALTY FINISH									
SPF-4	GARRETT LEATHER	AKELMAN@GARRETTLEATHER.COM	23.62" x 23.62"	CAST X PANEL					CLUB ROOM
WALLS - WALLCOVERING									
WC-2	KOROSEAL	COURTNEY BARROW; CBARROW@KOROSEAL.COM	54" W	PARALLELO	FOUNDATION PRL1-05	-		-	LEASING LOBBY
WC-3	MDC SOLUTIONS	ANN RANK; ARANK@MDCWALL.COM	54" W	PLANKS	TIMBER MRE 1551	-		-	CLUB ROOM
WC-4	KOROSEAL	COURTNEY BARROW; CBARROW@KOROSEAL.COM	54"W	REATEC ARCHITECTURAL FILM	TU-4531	-		-	FITNESS ROOM
WC-5	MDC SOLUTIONS	ANN RANK; ARANK@MDCWALL.COM	54"W	ASSEMBLY	SUN DECK MRE 1613				CLUB ROOM
WC-7	WOLF GORDON	LES COLE; LES.COLE@WOLFGORDON.COM	54" W	KASHA	TAUPE GOH 32874023				COWORKING
WC-8	MDC SOLUTIONS	ANN RANK; ARANK@MDCWALL.COM	54" W	FIRENZE TRAVERSTINE	2950FR/4146				LEASING LOBBY CEILING
WALLS- TILE									
WT-1	TILE BAR	DIANE ARNN;DARNN@TILEBAR.COM	8"	AVA HEXAGON	BIANCO	MATTE			COWORKING KITCHENETTE
WT-2	TILE BAR	DIANE ARNN;DARNN@TILEBAR.COM	4" X 12"	LOS LUNAS	WHITE	POLISHED		STRAIGHT, GROUT TO MATCH MAPEI 14 BISCUIT	COMMUNAL KITCHEN
WT-3	TILE BAR	DIANE ARNN;DARNN@TILEBAR.COM	24" X 8"	STACKSTONE 3D EBBOR MARBLE LEDGER PANEL	SNOW WHITE	HONED, NATURAL, POLISHED, & MATTE		STRAIGHT	COWORKING, CLUB ROOM
WT-4	TILE BAR	DIANE ARNN;DARNN@TILEBAR.COM	12.5"	PERGOLA BEAMS	TAUPE	MATTE		STRAIGHT, GROUT TO MATCH MAPEI 111 HICKORY	AMENITY RESTROOMS ACCENT
WT-5	TILE BAR	DIANE ARNN;DARNN@TILEBAR.COM	8" HEX	HEXART	GRIS DECO	MATTE		GROUT TO MATCH MAPEI 02 PEWTER	COMMUNAL KITCHEN ISLAND
WT-6	TRINITY SURFACES	SARAH WORRELL; SWARRELL@TRINITYSURFACES.COM	4" x 16"	REVEAL	WISP	MATTE			AMENITY RESTROOMS WALL TILE
WINDOW TREATMENT									
WT-1	MECHO/5		126"W GC TO VERIFY ON SITE	SOHO - 1603	LIGHT GREY				GC TO VERIFY MOUNTING TYPE ONCE WINDOW SUBMITTALS RECIEVED

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING	CASEWORK	COMMENTS
				NORTH	EAST	SOUTH	WEST			
LEVEL 1										
2	FITNESS	RB-1	WB-4	WC-4	PT-1	PT-1	PT-1	CG-1, SPF-1		SEE ELEVATIONS FOR FULL SPECIFICATIONS
3	WOMENS RESTROOM	FT-3	WB-2	PT-6	PT-6	PT-6	PT-6, WT-4, WT-6	CG-2		
4	MENS RESTROOM	FT-3	WB-2	PT-6	PT-6, WT-4, WT-6	PT-6	PT-6	CG-2		
5	CLUB LOUNGE	CPT-1, FT-1	WB-1	PT-1	WT-3, WC-3	PT-1, PT-4, WC-5	PT-1, WT-2	CG-1		SEE ELEVATIONS FOR FULL SPECIFICATIONS
6	GAME LOUNGE	CPT-1,FT-1	WB-1	PT-1	PT-1, PT-2	PT-1, PT-4, WC-5	WT-3, WC-3	CG-1		SEE ELEVATIONS FOR FULL SPECIFICATIONS
8	COWORKING	FT-1, CPT-1	WB-1	PT-1,WT-3	WT-1, PT-1	PT-1	PT-1,WC-7	CG-1, SPF-1		SEE ELEVATIONS FOR FULL SPECIFICATIONS
9	CONFERENCE ROOM	CPT-2	WB-1	PT-1	PT-9	PT-1	PT-1	CG-1		
10	CONFERENCE ROOM	CPT-2	WB-1	PT-1	PT-9	PT-1	PT-1	CG-1		
11	PET SPA	FT-5	WB-2	PT-6	PT-6	PT-6, WT-6	PT-6, WT-6	CG-2		SEE ELEVATIONS FOR FULL SPECIFICATIONS
12	POOL STORAGE	CT-1	WB-3	PT-1	PT-1	PT-1	PT-1	CG-1		
13	JANITOR	VCT-1	WB-3	PT-1	PT-1	PT-1	PT-1	CG-1		
14	MECH	CT-1	WB-3	PT-1	PT-1	PT-1	PT-1	CG-1		
15	PRIVATE OFFICE	CPT-2	WB-1	PT-1	PT-1	PT-9	PT-1	CG-1		
16	PRIVATE OFFICE	CPT-2	WB-1	PT-1	PT-1	PT-9	PT-1	CG-1		
17	PACKAGE ROOM	FT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CG-1		
18	BREAK ROOM	FT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CG-1		
19	MDF	VCT-1	WB-3	PT-1	PT-1	PT-1	PT-1	CG-1		
20	MECH	VCT-1	WB-3	PT-1	PT-1	PT-1	PT-1	CG-1		
21	YOGA STUDIO	RB-2	WB-4	PT-1	PT-4	PT-1	PT-1	CG-1		
22	LEASING LOUNGE	FT-1, FT-2	WB-1	PT-1	PT-1, WC-2	PT-1	PT-1	CG-1, WC-8		SEE ELEVATIONS FOR FULL SPECIFICATIONS
23	CORRIDOR	FT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CG-1		
24	COMMUNAL KITCHEN	FT-1	WB-1	-	-	-	WT-2, PT-1	CG-1, SPF-2		SEE ELEVATIONS FOR FULL SPECIFICATIONS

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL DRAWINGS SHEET ORIGINAL PAGE SIZE

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MILHAUS

SR-82

7701 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

MATERIAL FINISHES

SHEET NUMBER:
CG080

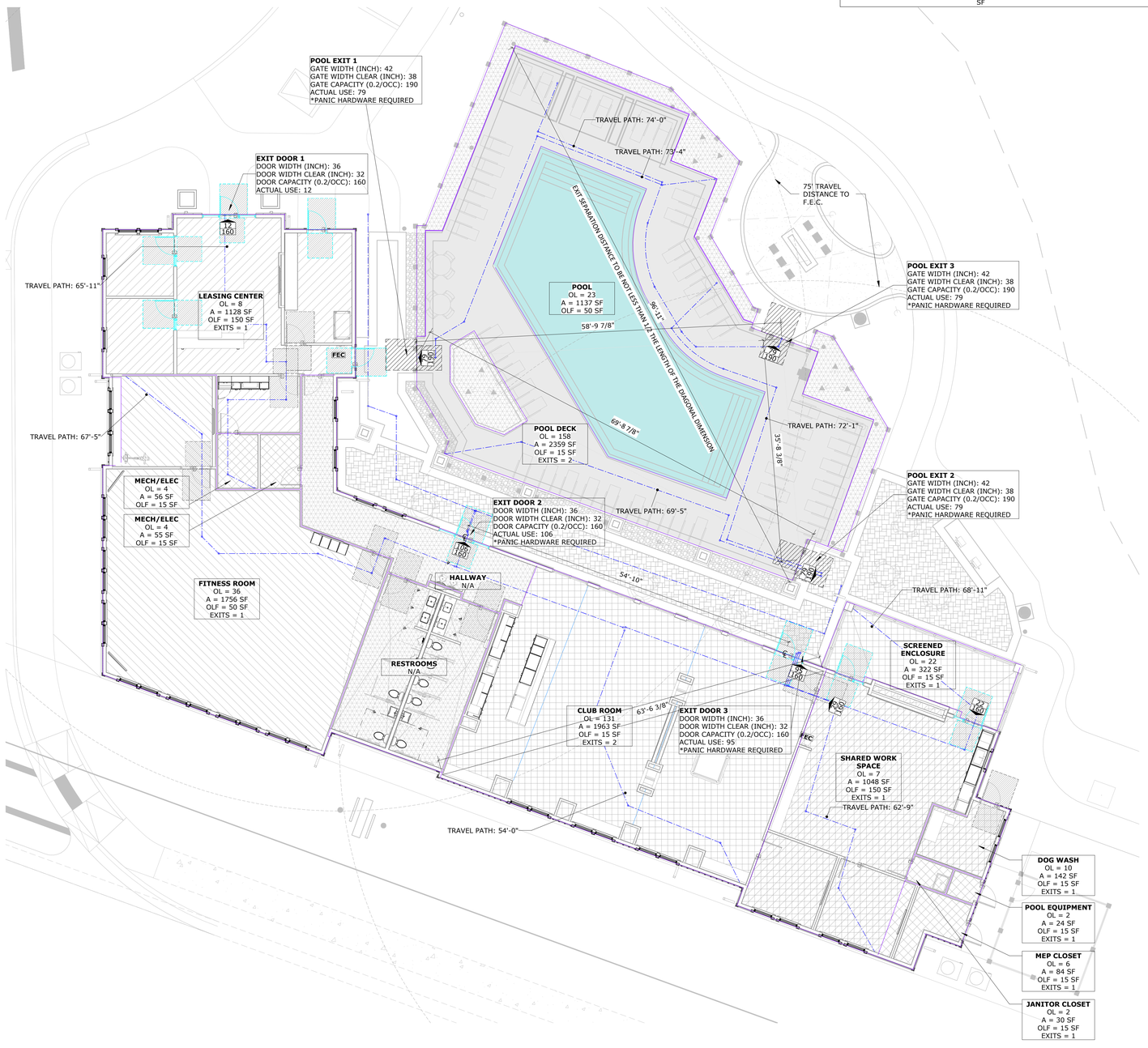
THE LINE SHOWN ABOVE IS 3" LONG ON ORIGINAL PAGE SIZED SHEETS OF ORIGINAL PAGE SIZE

OCCUPANCY TYPES

- (IBC2015) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM
- (IBC2015) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED
- (IBC2015) BUSINESS AREAS
- (IBC2015) EXERCISE ROOMS
- (IBC2015) SKATING AND SWIMMING- DECK AREA
- (IBC2015) SKATING AND SWIMMING- RINK AND POOL AREA
- (none)

LIFE SAFETY- OCCUPANCY- LEVEL 1

NAME	AREA	AREA FUNCTION (OLF)	AREA PER OCCUPANT	OCCUPANTS	CURRENT REV
BUSINESS	1127.04 SF	(IBC2015) BUSINESS AREAS	100.00 SF	12	
STORAGE / MECHANICAL / ELECTRICAL	122.25 SF	(IBC2015) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300.00 SF	1	
ASSEMBLY - UNCONGESTED	1959.42 SF	(IBC2015) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED	15.00 SF	131	
ASSEMBLY - UNCONGESTED	323.90 SF	(IBC2015) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED	15.00 SF	22	
BUSINESS	1188.64 SF	(IBC2015) BUSINESS AREAS	100.00 SF	12	
ASSEMBLY - UNCONGESTED	Redundant Area	(IBC2015) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED	15.00 SF		
STORAGE / MECHANICAL / ELECTRICAL	30.18 SF	(IBC2015) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300.00 SF	1	
STORAGE / MECHANICAL / ELECTRICAL	23.00 SF	(IBC2015) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300.00 SF	1	
STORAGE / MECHANICAL / ELECTRICAL	121.31 SF	(IBC2015) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300.00 SF	1	
CIRCULATION	424.18 SF	(none)			
OTHER	532.48 SF	(none)			
POOL SURFACE	1137.55 SF	(IBC2015) SKATING AND SWIMMING- RINK AND POOL AREA	50.00 SF	23	
POOL DECK	2358.98 SF	(IBC2015) SKATING AND SWIMMING- DECK AREA	15.00 SF	158	
Area	112.72 SF	(none)			
Area	324.36 SF	(none)			
Area	141.09 SF	(none)			
ASSEMBLY - UNCONGESTED	1753.16 SF	(IBC2015) EXERCISE ROOMS	50.00 SF	36	
	11680.25 SF			398	



1 LIFE SAFETY PLAN- AMENITY BUILDING
1/8" = 1'-0"

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

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AR92532

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MILHAUS

MILHAUS

SR-82

7701 NATIVE LANE
FORT MYERS, FL 33905

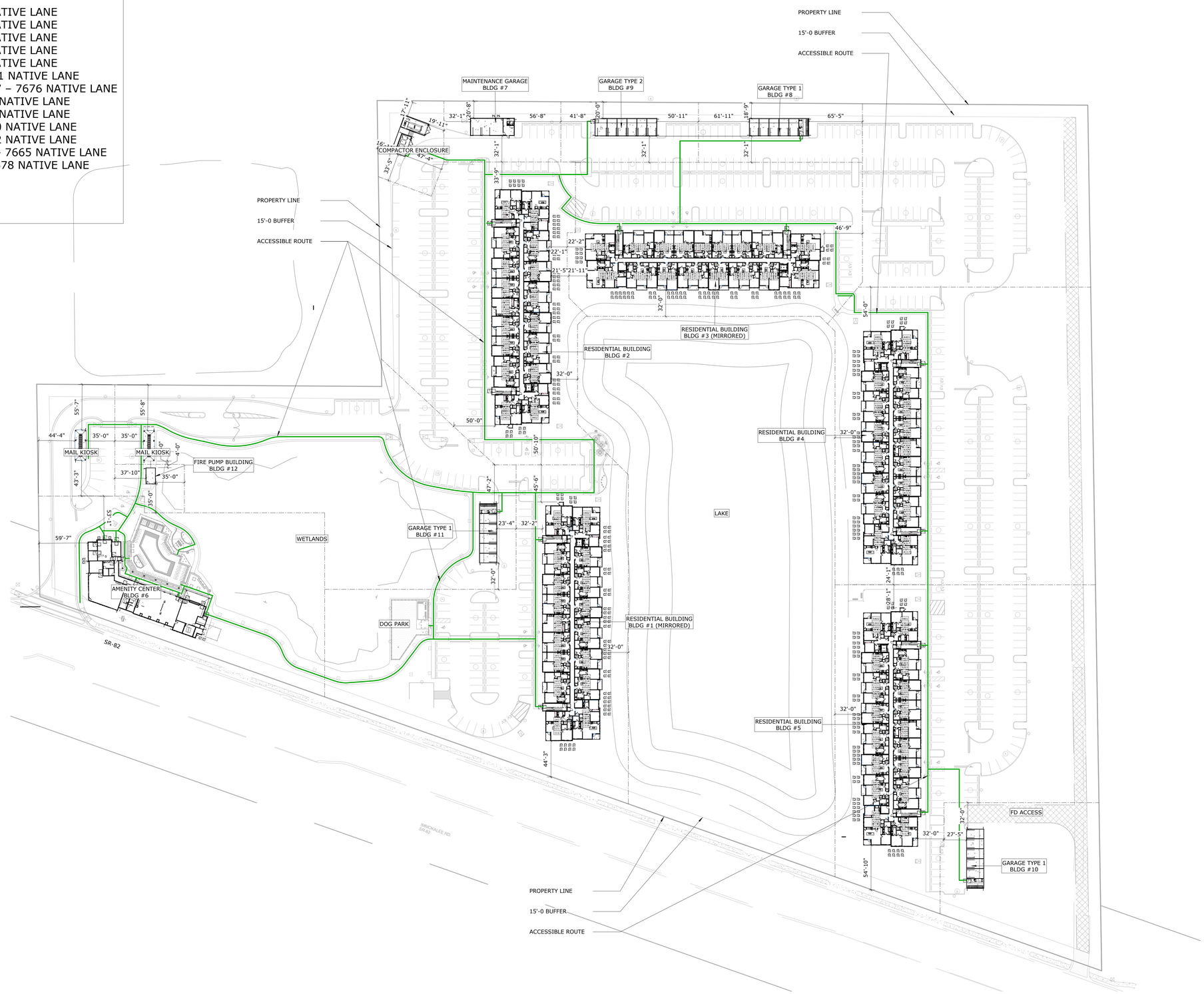
PROJECT NO:
220035.00

LIFE SAFETY PLAN- AMENITY BUILDING

SHEET NUMBER:
CG101

RESIDENTIAL - BLDG 1 – 7691 NATIVE LANE
RESIDENTIAL - BLDG 2 – 7681 NATIVE LANE
RESIDENTIAL - BLDG 3 – 7671 NATIVE LANE
RESIDENTIAL - BLDG 4 – 7661 NATIVE LANE
RESIDENTIAL - BLDG 5 – 7651 NATIVE LANE
AMENITY CENTER - BLDG 6 – 7701 NATIVE LANE
MAINTENANCE BUILDING- BLDG 7 – 7676 NATIVE LANE
GARAGE TYPE 1 - BLDG 8 – 7674 NATIVE LANE
GARAGE TYPE 2 - BLDG 9 – 7668 NATIVE LANE
GARAGE TYPE 1 - BLDG 10 – 7650 NATIVE LANE
GARAGE TYPE 1 - BLDG 11 – 7692 NATIVE LANE
FIRE PUMP BUILDING - BLDG 12 – 7665 NATIVE LANE
(1) COMPACTOR ENCLOSURE – 7678 NATIVE LANE
(2) MAIL KIOSKS - NO ADDRESS

FORT MYERS, FL 33905



1 ARCHITECTURAL SITE PLAN- OVERALL
1" = 50'-0"

TRUE NORTH

Baker Barrios
ORLANDO
189 S. ORANGE AVE., SUITE 1700
ORLANDO, FLORIDA 32801
407 926 3000
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SR-82

7701 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

OVERALL SITE PLAN/ ADDRESSING

SHEET NUMBER:
CA091

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A1 **SLAB EDGE PLAN- LEVEL 1**
3/16" = 1'-0"

Baker Barrios

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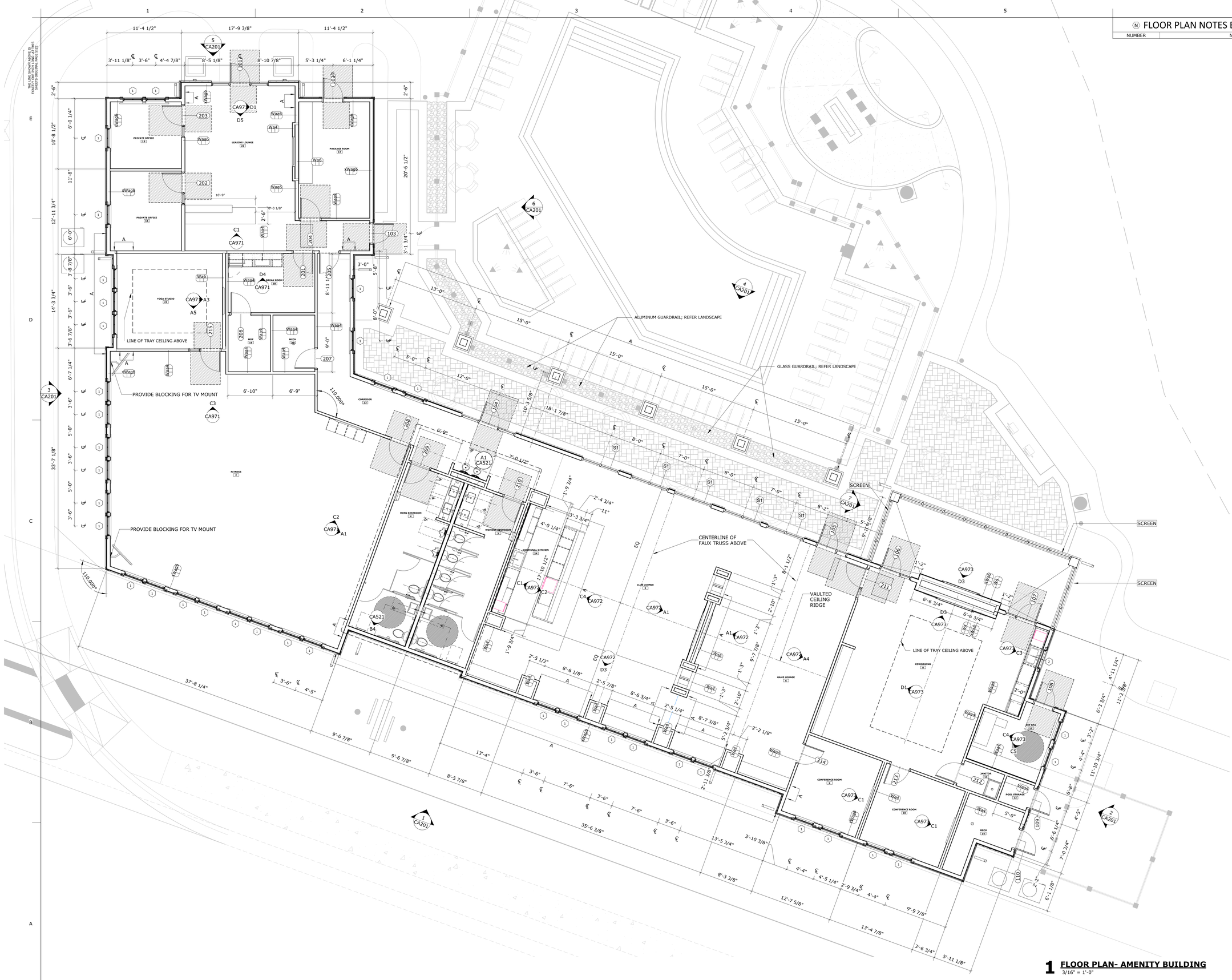
7701 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

SLAB EDGE PLAN

SHEET NUMBER:
CAS101



1 FLOOR PLAN- AMENITY BUILDING
3/16" = 1'-0"

N FLOOR PLAN NOTES BY NUMBER

NUMBER	NOTE

Baker Barrios

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7701 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

FLOOR PLAN

SHEET NUMBER:
CA101

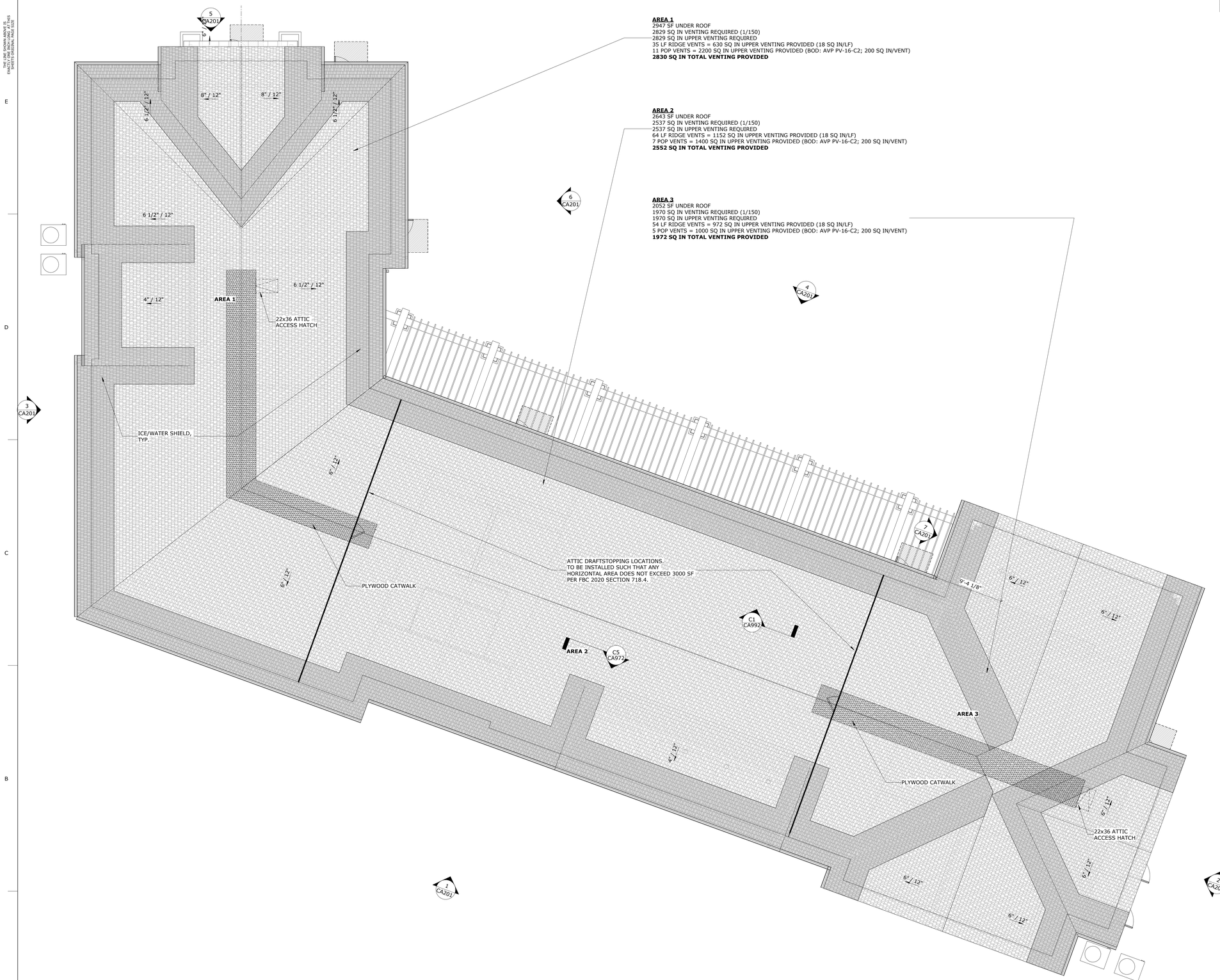
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THIS SHEET'S ORIGINAL PAGE SIZE

N	ROOF PLAN NOTES BY NUMBER
NUMBER	NOTE

AREA 1
2947 SF UNDER ROOF
2829 SQ IN VENTING REQUIRED (1/150)
2829 SQ IN UPPER VENTING REQUIRED
35 LF RIDGE VENTS = 630 SQ IN UPPER VENTING PROVIDED (18 SQ IN/LF)
11 POP VENTS = 2200 SQ IN UPPER VENTING PROVIDED (BOD: AVP PV-16-C2; 200 SQ IN/VENT)
2830 SQ IN TOTAL VENTING PROVIDED

AREA 2
2643 SF UNDER ROOF
2537 SQ IN VENTING REQUIRED (1/150)
2537 SQ IN UPPER VENTING REQUIRED
64 LF RIDGE VENTS = 1152 SQ IN UPPER VENTING PROVIDED (18 SQ IN/LF)
7 POP VENTS = 1400 SQ IN UPPER VENTING PROVIDED (BOD: AVP PV-16-C2; 200 SQ IN/VENT)
2552 SQ IN TOTAL VENTING PROVIDED

AREA 3
2052 SF UNDER ROOF
1970 SQ IN VENTING REQUIRED (1/150)
1970 SQ IN UPPER VENTING REQUIRED
54 LF RIDGE VENTS = 972 SQ IN UPPER VENTING PROVIDED (18 SQ IN/LF)
5 POP VENTS = 1000 SQ IN UPPER VENTING PROVIDED (BOD: AVP PV-16-C2; 200 SQ IN/VENT)
1972 SQ IN TOTAL VENTING PROVIDED



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

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7701 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

ROOF PLAN

SHEET NUMBER:
CA151

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EXTERIOR FINISH SCHEDULE

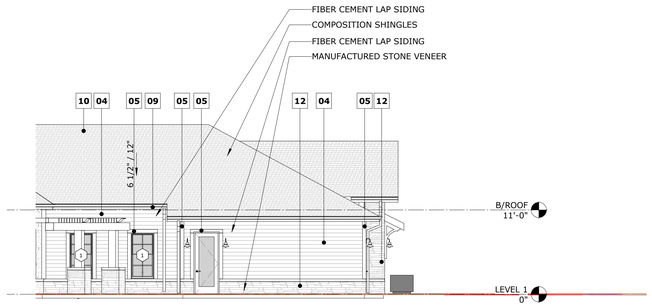
TAG	MANUFACTURER	PRODUCT	DESCRIPTION	FINISH
01	JAMES HARDIE	HARDIE PANEL	FINE SAND	SHERWIN WILLIAMS - PURE WHITE
03	JAMES HARDIE	HARDIE PLANK	SELECT CEDARMILL	GRAY SLATE
04	JAMES HARDIE	HARDIE PLANK	SELECT CEDARMILL	ARCTIC WHITE
05			5/4 RUSTIC 5.5"	
07	JAMES HARDIE	HARDIE TRIM	RUSTIC BATTEN 2.5"	SHERWIN WILLIAMS - PURE WHITE
08	JAMES HARDIE	HARDIE TRIM	RUSTIC BATTEN 2.5"	SHERWIN WILLIAMS - SUMMIT GRAY
09	JAMES HARDIE	HARDIE TRIM	5/4 RUSTIC 11.25"	SHERWIN WILLIAMS - PURE WHITE
10	OWENS CORNING	SUPREME	3 TAB SHINGLES	ASPEN GRAY
11	TBD		STANDING SEAM METAL ROOF	DARK GRAY
12	CENTURION STONE	RUBBLE	1.5 - 2" THICK, 3/4"JOINT	PLAIN

WINDOW SCHEDULE

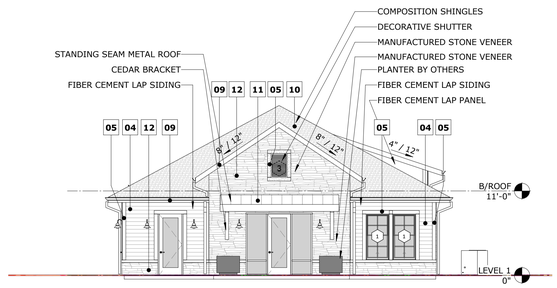
TYPE	OVERALL DIMENSIONS HEIGHT	OVERALL DIMENSIONS WIDTH	PLACEMENT HEAD HEIGHT	PLACEMENT SILL HEIGHT	DESCRIPTION
1	6'-0"	3'-0"	8'-0"	2'-0"	WHITE VINYL SINGLE HUNG
2	3'-0"	3'-0"	8'-0"	5'-0"	

DECORATIVE SHUTTER SCHEDULE

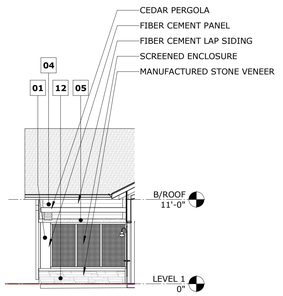
TYPE	WIDTH	HEIGHT	HEAD HEIGHT	DESCRIPTION
3	2'-0"	3'-0"	15'-10"	FAUX SHUTTER, PAINTED SW PURE WHITE



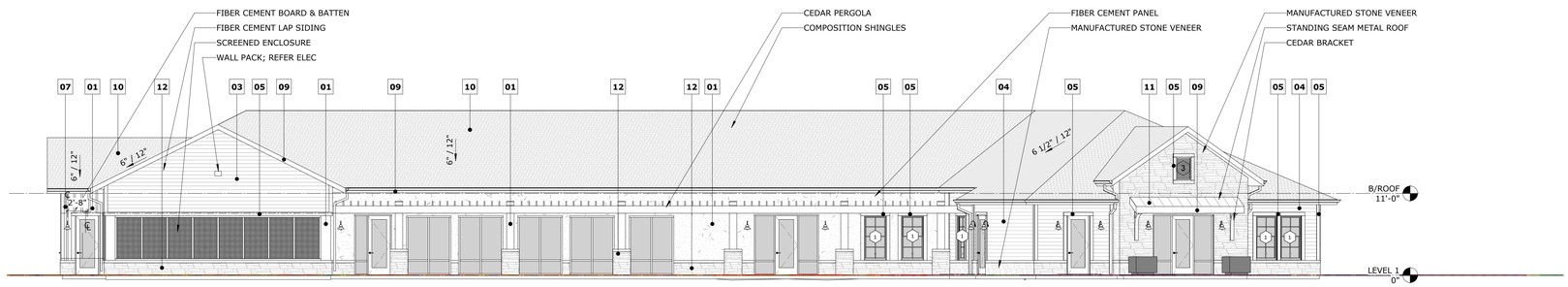
6 ELEVATION- EXTERIOR- EAST
1/8" = 1'-0"



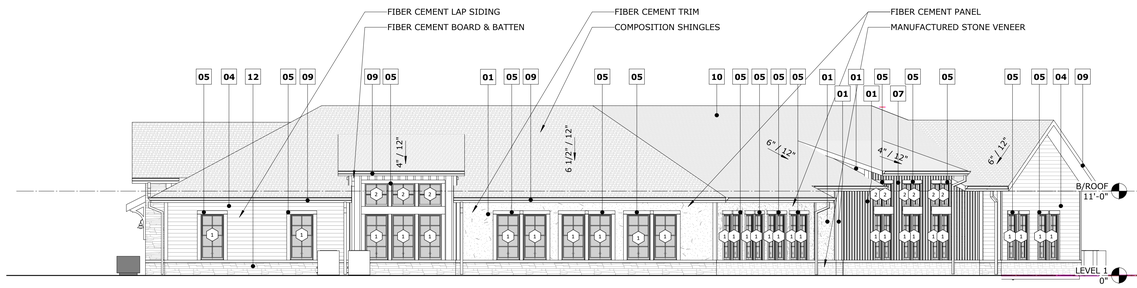
5 ELEVATION- EXTERIOR- NORTH
1/8" = 1'-0"



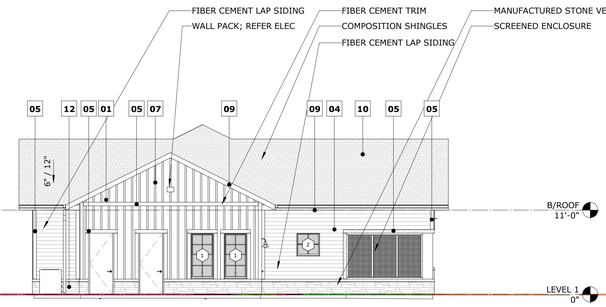
7 ELEVATION- EXTERIOR NW SCREENED ENCLOSURE
1/8" = 1'-0"



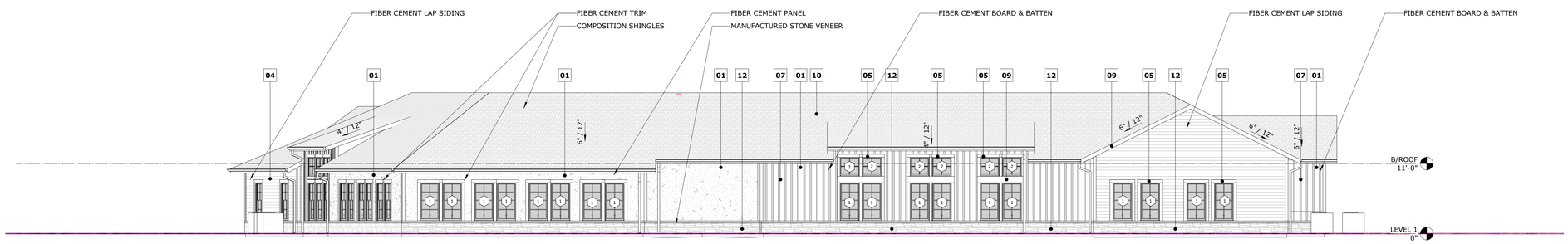
4 ELEVATION- EXTERIOR- NORTHEAST
1/8" = 1'-0"



3 ELEVATION- EXTERIOR- WEST
1/8" = 1'-0"



2 ELEVATION- EXTERIOR- SOUTHEAST
1/8" = 1'-0"



1 ELEVATION- EXTERIOR- SOUTHWEST
1/8" = 1'-0"

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SR-82

7701 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

ELEVATIONS- EXTERIOR- BUILDING

SHEET NUMBER:
CA201

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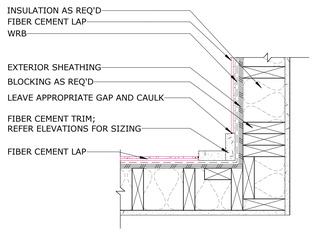
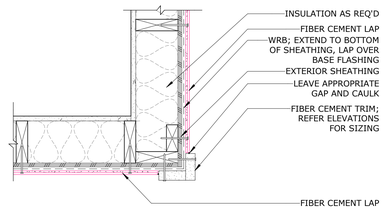
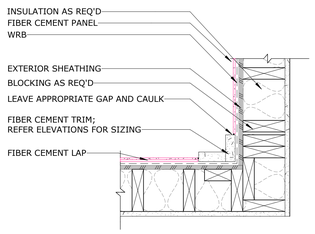


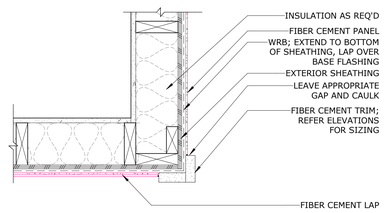
9 CORNER DETAIL- INSIDE- FC LAP TO FC LAP
1 1/2" = 1'-0"



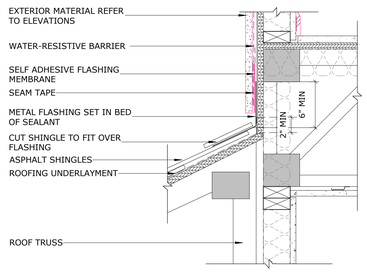
6 CORNER DETAIL- OUTSIDE- FC LAP TO FC LAP
1 1/2" = 1'-0"



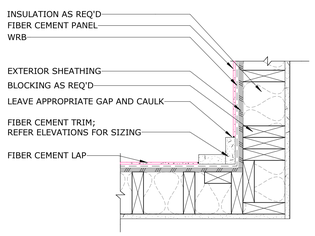
8 CORNER DETAIL- INSIDE- FC LAP TO FC PANEL
1 1/2" = 1'-0"



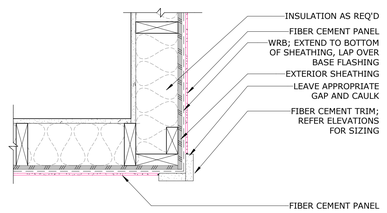
5 CORNER DETAIL- OUTSIDE- FC LAP TO FC PANEL
1 1/2" = 1'-0"



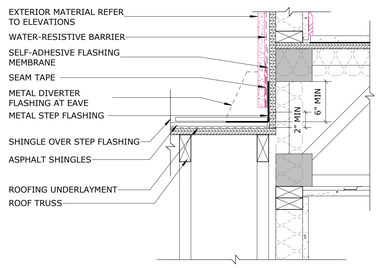
2 HORIZONTAL TRANSITIION - FC PANEL TO LAP
1 1/2" = 1'-0"



7 CORNER DETAIL- INSIDE- FC PANEL TO FC PANEL
1 1/2" = 1'-0"



4 CORNER DETAIL- OUTSIDE- FC PANEL TO FC PANEL
1 1/2" = 1'-0"



1 ASPHALT SHINGLE ROOF TO WALL STEP FLASHING
1 1/2" = 1'-0"

Baker Barrios

TAMPA
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TAMPA, FLORIDA 33602
813 549 1900

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MILHAUS

MILHAUS

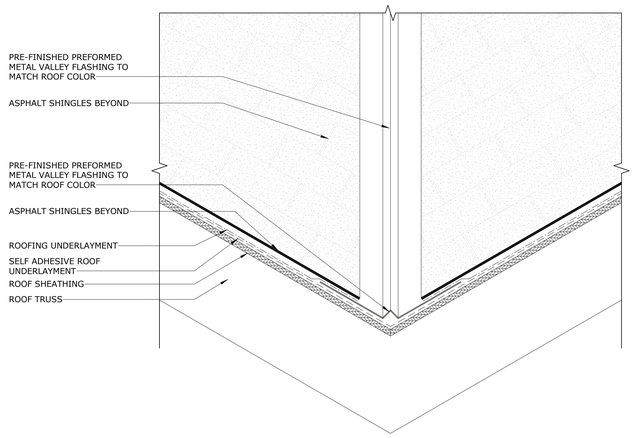
SR-82

7701 NATIVE LANE
FORT MYERS, FL 33905

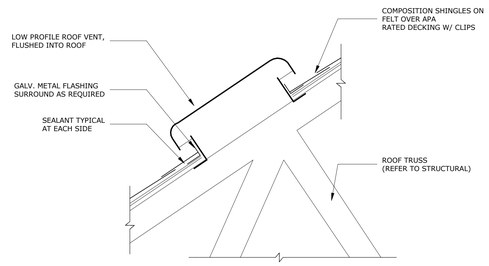
PROJECT NO:
220035.00

DETAILS

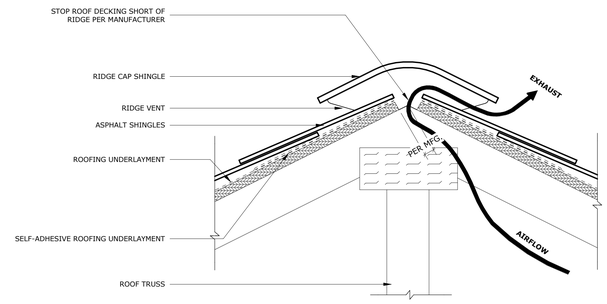
SHEET NUMBER:
CA421



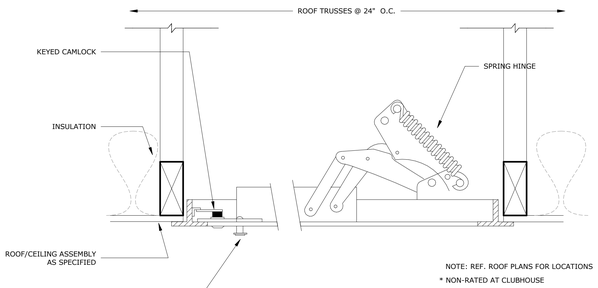
5 ASPHALT SHINGLE VALLEY FLASHING
1 1/2" = 1'-0"



4 DETAIL AT ROOF VENT
1 1/2" = 1'-0"

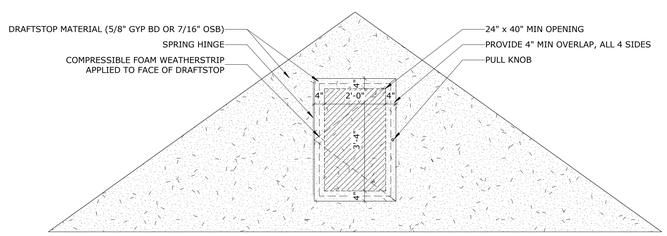


3 ASPHALT SHINGLE RIDGE VENT
1 1/2" = 1'-0"



NOTE: REF. ROOF PLANS FOR LOCATIONS
* NON-RATED AT CLUBHOUSE

2 1-HR RATED ATTIC ACCESS
3" = 1'-0"



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

Baker Barrios

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MILHAUS

MILHAUS

SR-82

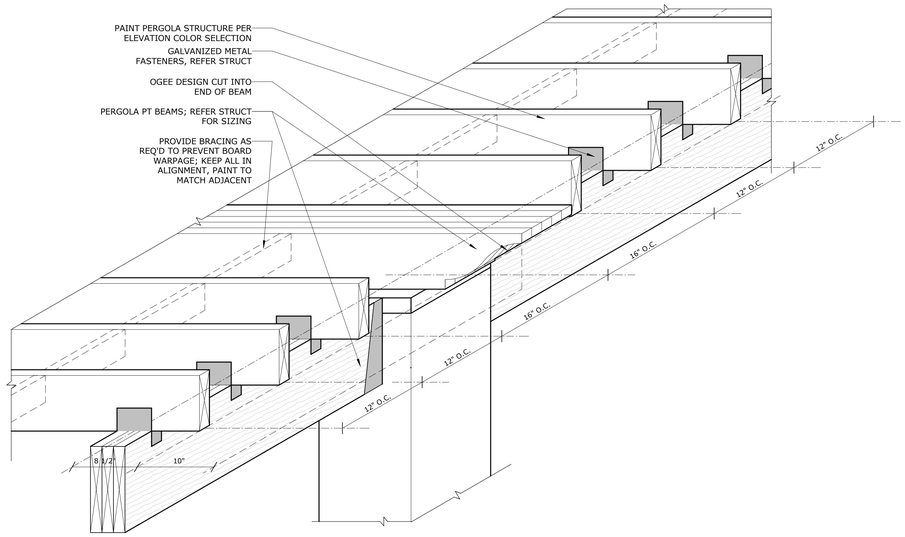
7701 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

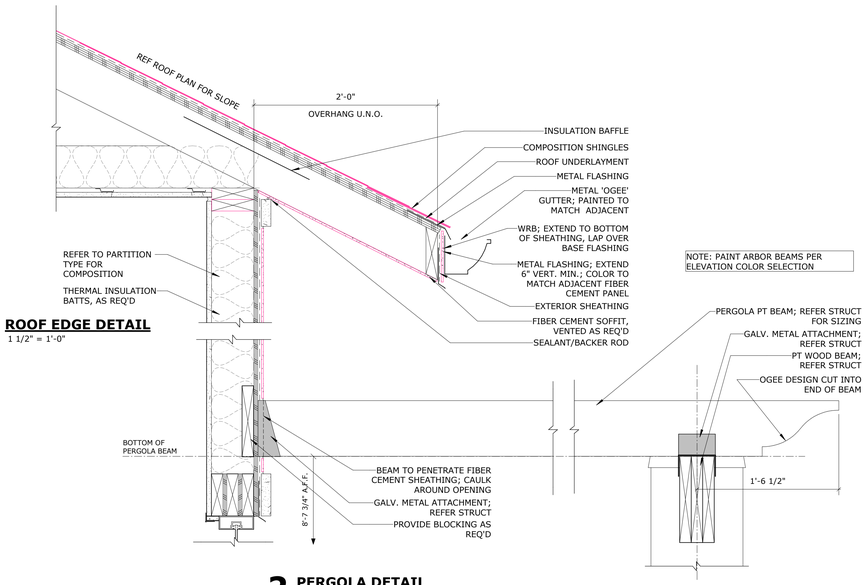
ROOF & ATTIC DETAILS

SHEET NUMBER:
CA451

IF THIS LINE SHOWN ABOVE IS SHORTER THAN 1" THEN THIS SHEET IS ORIGINAL PAPER SIZE

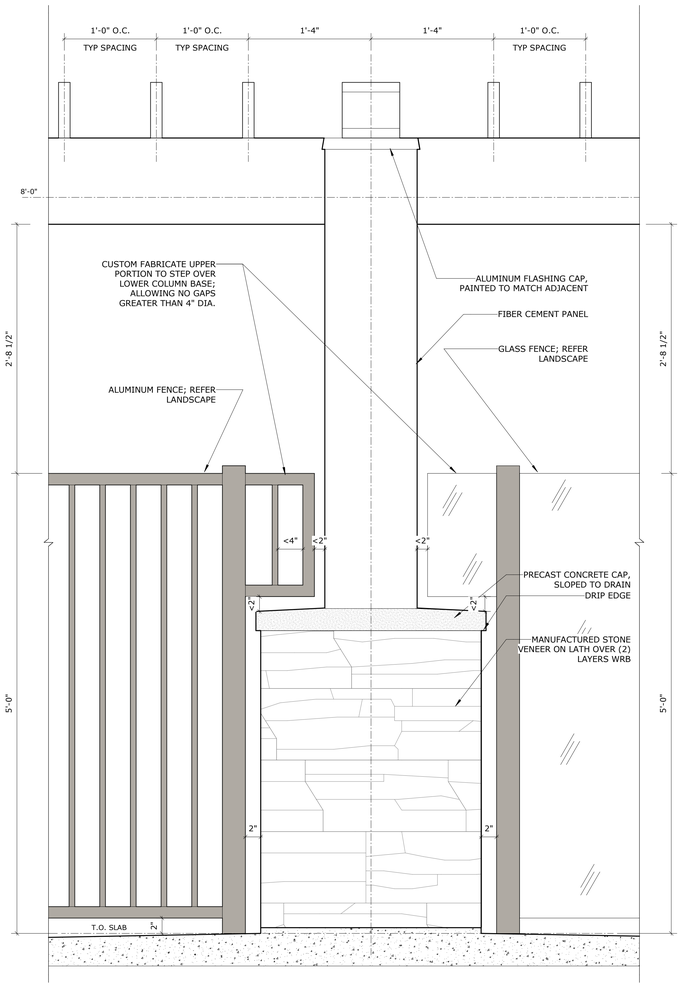


8 PERGOLA ISOMETRIC
1 1/2" = 1'-0"

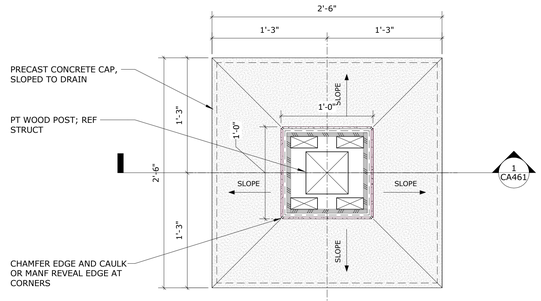


3 ROOF EDGE DETAIL
1 1/2" = 1'-0"

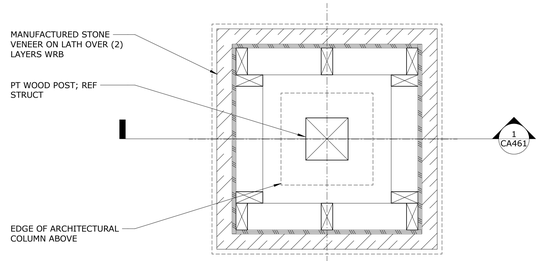
2 PERGOLA DETAIL
1 1/2" = 1'-0"



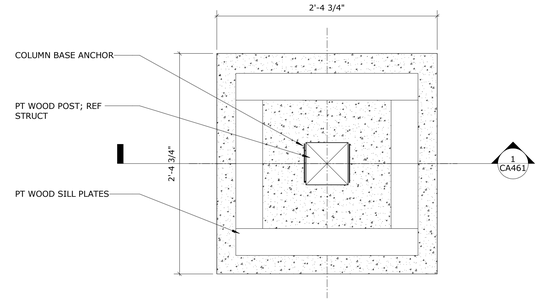
7 PERGOLA COLUMN AT FENCE
1 1/2" = 1'-0"



6 COLUMN THROUGH UPPER PORTION
1 1/2" = 1'-0"



5 COLUMN THROUGH LOWER PORTION
1 1/2" = 1'-0"



4 COLUMN AT SLAB
1 1/2" = 1'-0"

1 PERGOLA COLUMN SECTION
1 1/2" = 1'-0"

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MILHAUS

SR-82

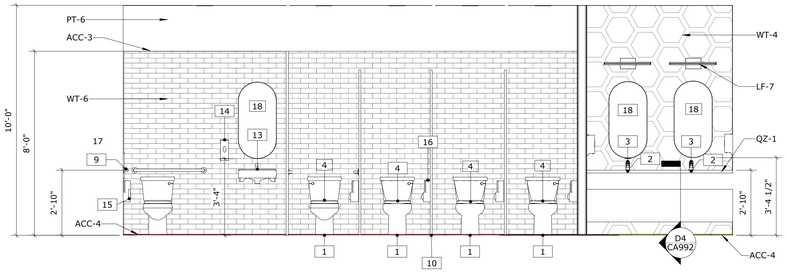
7701 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

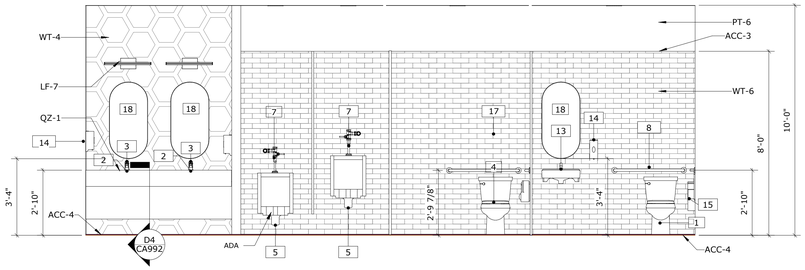
PERGOLA DETAILS

SHEET NUMBER:
CA461

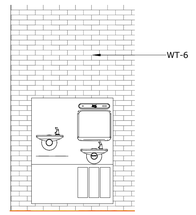
NOTE: SEE SHEET G017 FOR RESTROOM ACCESSORY & FIXTURE SCHEDULE



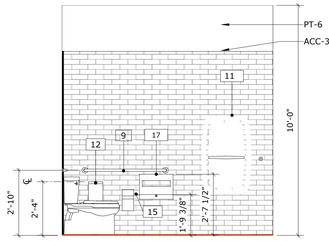
D4 WOMEN'S RESTROOM ELEVATION
3/8" = 1'-0"



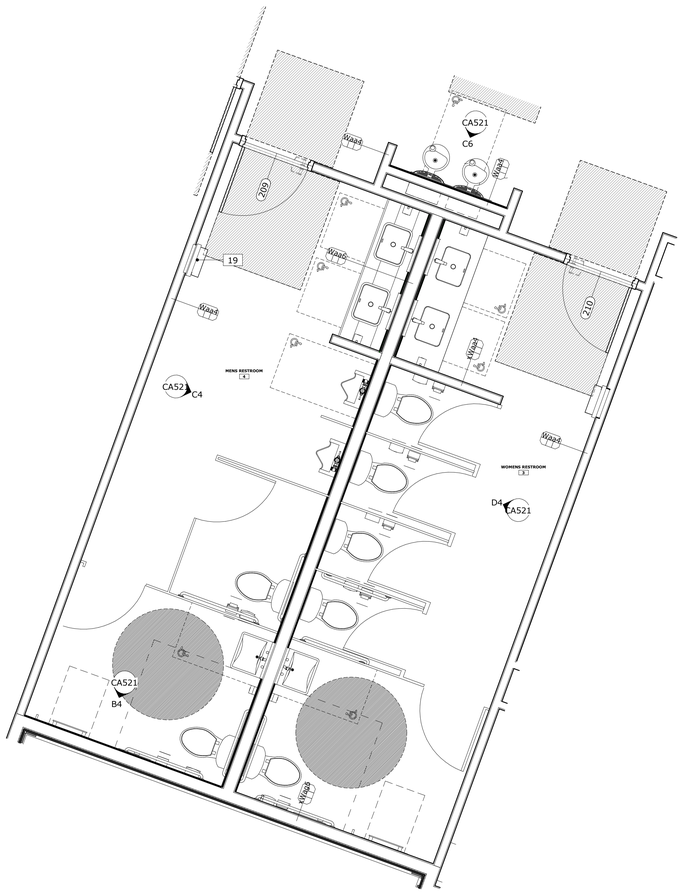
C4 MEN'S RESTROOM ELEVATION
3/8" = 1'-0"



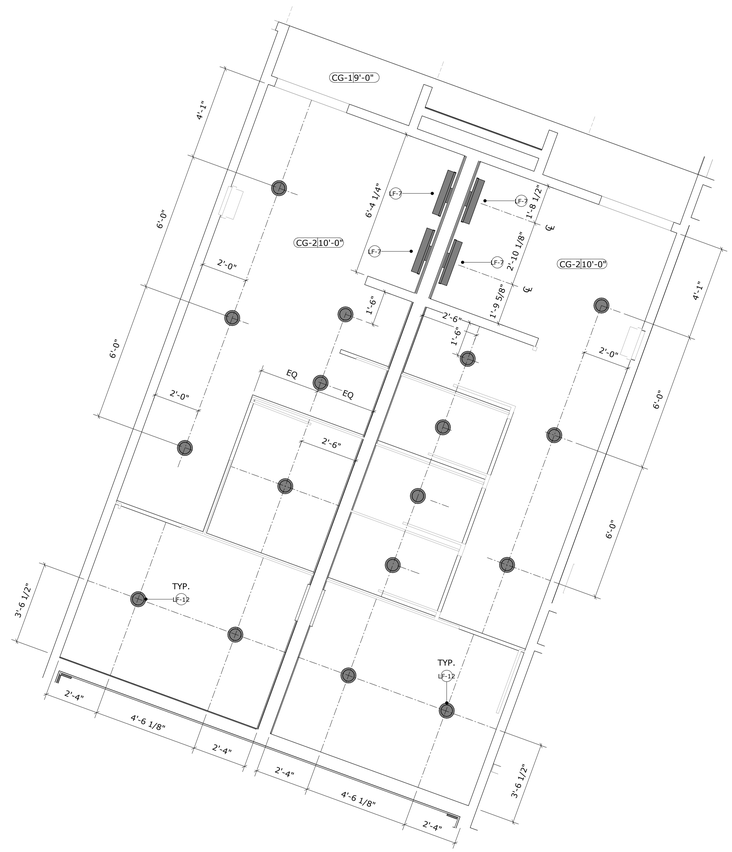
C6 DRINKING FOUNTAIN
3/8" = 1'-0"



B4 ADA RESTROOM ELEVATION
3/8" = 1'-0"



A1 ENLARGED FLOOR PLAN - RESTROOMS
3/8" = 1'-0"



A3 ENLARGED REFLECTED CEILING PLAN - RESTROOMS
3/8" = 1'-0"

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MILHAUS

MILHAUS

SR-82

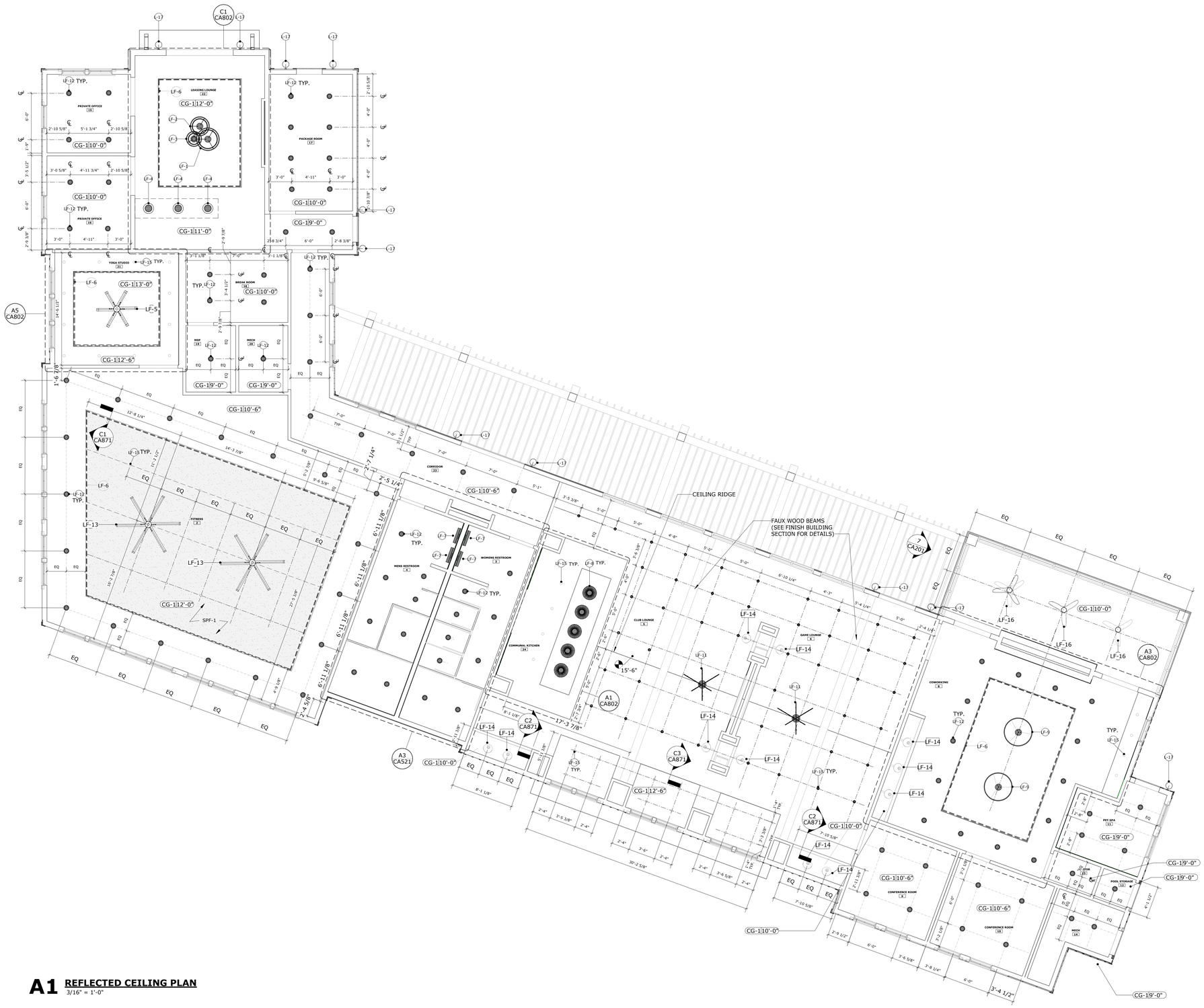
7701 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

TOILET PLANS & ELEVATIONS

SHEET NUMBER:
CA521

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL ARCH D SHEETS ORIGINAL PAGE SIZE



A1 REFLECTED CEILING PLAN

3/16" = 1'-0"

GENERAL NOTES - RCP

1. THE CONTRACTOR SHALL COMPARE THIS REFLECTED CEILING PLAN WITH ELECTRICAL LIGHTING PLANS, MECHANICAL SUPPLY, RETURN, AND EXHAUST PLANS. THE CONTRACTOR SHALL REPORT ANY OMISSIONS OR INCONSISTENCIES TO THE INTERIOR DESIGNER AND/OR ARCHITECT.
2. SEE ELECTRICAL DRAWINGS FOR THE LOCATIONS OF CEILING MOUNTED SMOKE DETECTORS, SPEAKERS, EXIT SIGNAGE, AND FIRE ALARM DEVICES, ETC. ALSO SEE ELECTRICAL FOR LOCATIONS OF WALL MOUNTED EXIT LIGHTS.
3. FOR ADDITIONAL DIMENSIONS SEE LARGE SCALE PLANS, SECTIONS, ELEVATIONS AND DETAILS.
4. SPRINKLER HEADS ARE NOT SHOWN ON INTERIORS CEILING PLANS. CONTRACTOR TO INSTALL SUFFICIENT HEADS IN ALL SPACES TO PROVIDE 100% COVERAGE AS REQUIRED UNDER NFPA 13 AND OWNERS INSURANCE COMPANIES REQUIREMENTS. CENTER ALL SPRINKLER HEADS IN GYPSUM BOARD CEILINGS.
5. THE CONTRACTOR SHALL VERIFY THAT ACCESS PANELS ARE INSTALLED IN NON-ACCESSBLE TYPE CEILINGS WHERE SERVICE OR ADJUSTMENT TO MECHANICAL, PLUMBING OR ELECTRICAL ITEMS MAY BE REQUIRED. ACCESS PANELS SHALL BE EQUAL TO THE RATING OF THE WALL OR CEILING (IF APPLICABLE) IN WHICH THEY OCCUR.
6. 18" MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN THE BOTTOM OF EXTENDED SPRINKLER HEADS AND THE TOP OF ANY FILES, SHELVING, LOCKERS, ETC.
7. ALL CEILING ELEMENTS TO BE PLACED IN THE CENTER OF THE CEILING TILE OR CENTER OF GYPSUM BOARD CEILING U.N.O.

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MILHAUS

MILHAUS

SR-82

7701 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO.
220035.00

REFLECTED CEILING PLAN

SHEET NUMBER:
CA801

LIGHT FIXTURE LEGEND

NOTE: OWNER TO PURCHASE AND GC TO CARRY PRICING FOR ALL LIGHT FIXTURES

SYMBOL	CODE	DESCRIPTION	PRODUCT IMAGE
	LF-1	NAME: GRACE 36 CHANDELIER MANUF: TECH LIGHTING COLOR: BW LED930 MOUNTING HEIGHT: SEE RCP FOR DETAILS COLOR TEMP: 3000K	
	LF-2	NAME: GRACE 30 CHANDELIER MANUF: TECH LIGHTING COLOR: BW LED930 MOUNTING HEIGHT: SEE RCP FOR DETAILS COLOR TEMP: 3000K	
	LF-3	NAME: GRACE 24 CHANDELIER MANUF: TECH LIGHTING COLOR: BW LED 930 MOUNTING HEIGHT: SEE RCP FOR DETAILS COLOR TEMP:3000K	
	LF-4	NAME: ALLEA PENDANT MANUF: TECH LIGHTING COLOR: BLACK/GOLD MOUNTING HEIGHT: SEE RCP FOR DETAILS COLOR TEMP: 3000K	
	LF-5	NAME: es6 Ceiling Fan - 60" MAUF: BIG ASS FANS COLOR: BLACK FINISH WITH LED LIGHT KIT MOUNTING HEIGHT: SEE RCP FOR DETAILS COLOR TEMP: 3000K	
	LF-6	NAME: SCOUT 4049 MANUF: EUREKA COLOR: BLKE 4049-10 MOUNTING HEIGHT: SEE RCP FOR DETAILS COLOR TEMP: 3000K	
	LF-7	NAME: STIX BATH BAR LED 18" MAUF: SONNEMAN COLOR: SATIN BLACK MOUNTING HEIGHT: SEE ELEVATIONS FOR DETAILS COLOR TEMP: 3000K	
	LF-8	NAME: SYRMA PENDANT MANUF: TECH LIGHTING COLOR: TD B LED930 MOUNTING HEIGHT: SEE RCP FOR DETAILS COLOR TEMP: 3000K	
	LF-9	NAME: ALBANY ROUND CHANDELIER MANUF: LIGHTOLOGY COLOR: DEEP BLACK/BRASS MOUNTING HEIGHT: SEE RCP FOR DETAILS COLOR TEMP: 3000K	
	LF-11	NAME: SUSPENDERS 4-TIER TRI - BAR MANUF: SONNEMAN LIGHTING COLOR: BLACK MOUNTING HEIGHT: SEE RCP FOR DETAILS COLOR TEMP: 3000K	
	LF-12	NAME: SURFACE MOUNTED ROUND 6" BL-RP5-6IN MAUF: SPITZER COLOR: WHITE MOUNTING HEIGHT: SEE RCP FOR DETAILS COLOR TEMP: 3000K	
	LF-13	NAME: i6 Ceiling Fan - 84" MAUF: BIG ASS FANS COLOR: BLACK FINISH WITH LED LIGHT KIT MOUNTING HEIGHT: SEE RCP FOR DETAILS COLOR TEMP: 3000K	
	LF-14	NAME: Q-A812-E6-51 MAUF: ANP LIGHTING COLOR: ARCHITECTURAL BRONZE MOUNTING HEIGHT: SEE RCP FOR DETAILS COLOR TEMP: 3000K	
	LF-15	NAME: SURFACE MOUNTED ROUND 4" BL-RP5-4IN MAUF: SPITZER COLOR: WHITE MOUNTING HEIGHT: SEE RCP FOR DETAILS COLOR TEMP: 3000K LUMENS: 800	
	LF-16	NAME: EXTERIOR CEILING FAN- HAIKU MANUF: BIG ASS FANS COLOR: CARAMEL WOOD GRAIN W/ BLACK HARDWARE MOUNTING HEIGHT:SEE RCP FOR DETAILS COLOR TEMP: 3000K	
	LF-17	NAME: EXTERIOR SCONCE MANUF: LIGHTOLOGY COLOR: MATTE BLACK MOUNTING HEIGHT:SEE RCP FOR DETAILS COLOR TEMP: 3000K	

THE LINE SHOWN ABOVE IS 1" LONG ON ORIGINAL ARCH D SHEETS ORIGINAL PAGE SIZE

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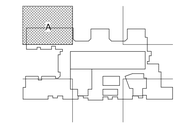
KEY PLAN:



MILHAUS

SR-82

7701 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

LIGHTING LEGEND

SHEET NUMBER:
CA831

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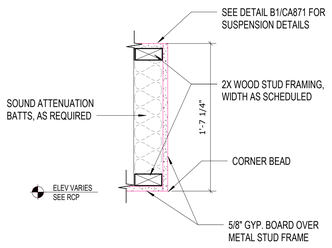
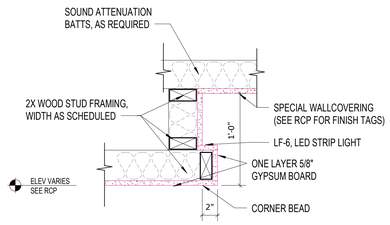
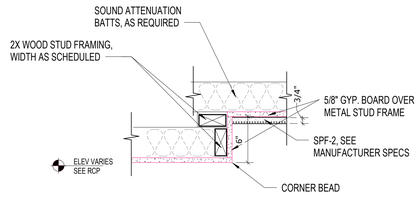
1" WHEN PLOTTED ON 22" X 34"
SHEETS ORIGINAL PAGE SIZE



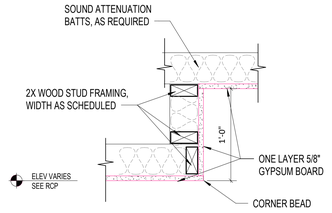
D1 CANTILEVERED GYP. CEILING
1 1/2" = 1'-0"



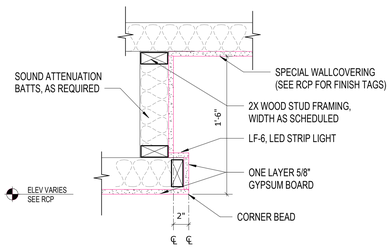
D2 GYP. CEILING W/ COVE LIGHTING & COVERING A
1 1/2" = 1'-0"



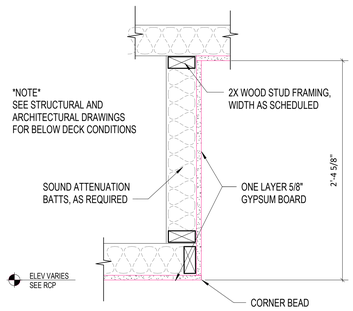
D3 ACOUSTIC PLANK CEILING DETAIL
1 1/2" = 1'-0"



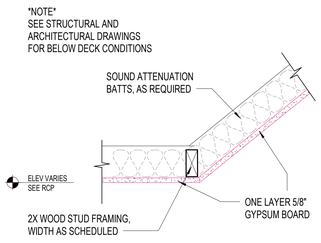
D5 GYP CEILING TO GYP CEILING A
1 1/2" = 1'-0"



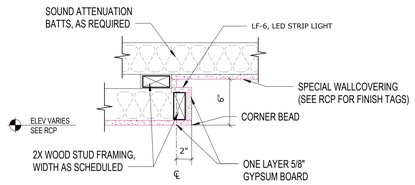
C1 GYP CEILING W/ COVE LIGHTING & COVERING B
1 1/2" = 1'-0"



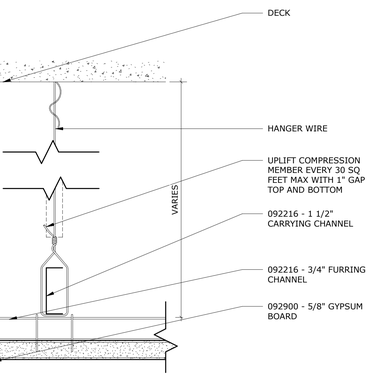
C2 GYP CEILING TO GYP CEILING B
1 1/2" = 1'-0"



C3 GYP CEILING TO VAULTED CEILING SLOPE
1 1/2" = 1'-0"



C5 GYP CEILING W/ COVE LIGHTING & COVERING C
1 1/2" = 1'-0"



B1 SUSPENDED CEILING
6" = 1'-0"

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MILHAUS

SR-82

7701 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

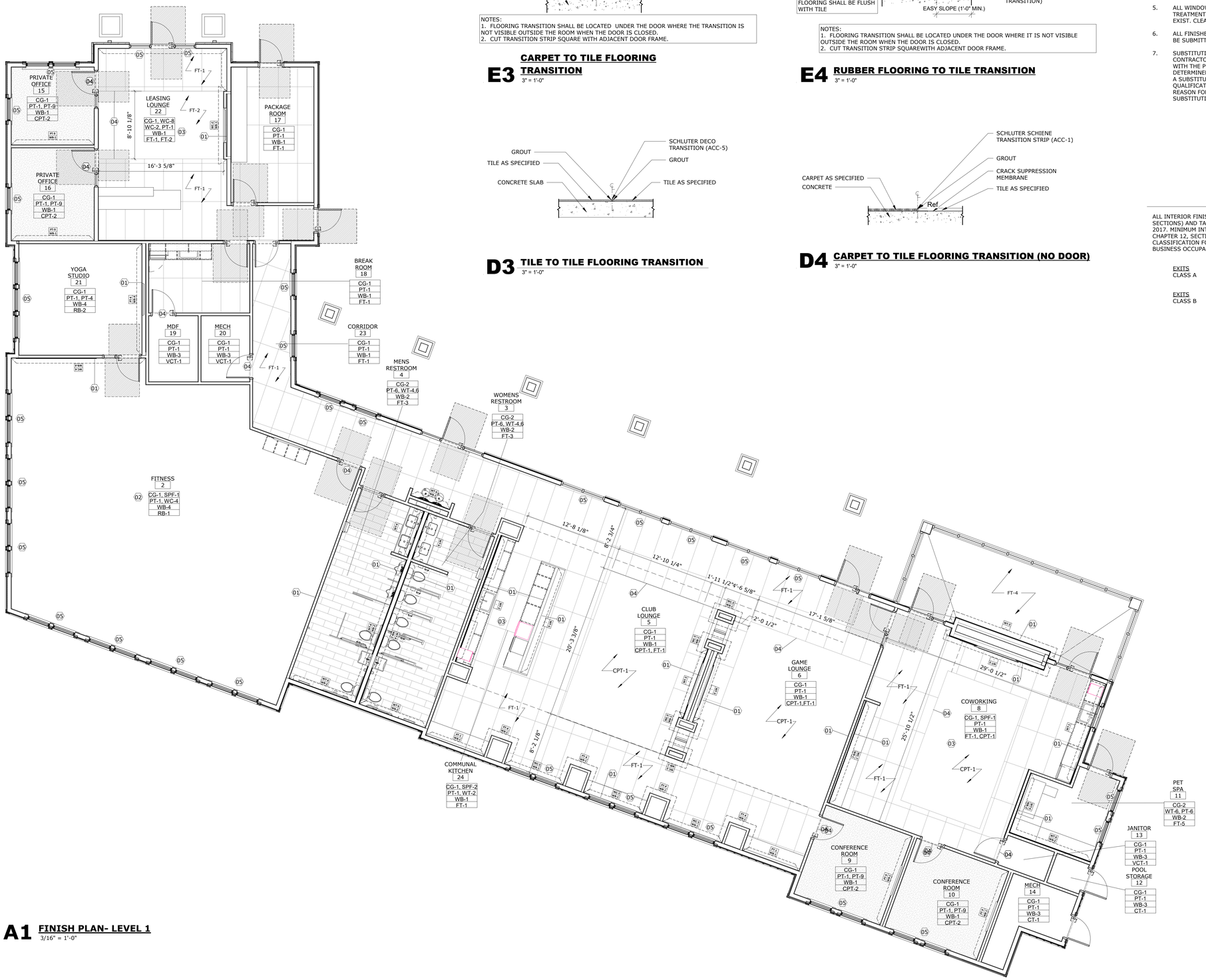
REFLECTED CEILING PLAN DETAILS

SHEET NUMBER:
CA871

FINISH PLAN NOTES BY NUMBER

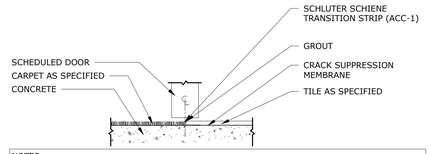
NUMBER	NOTE
01	REFER TO ELEVATIONS FOR SPECIFICATIONS
02	REFER TO OVERALL RCP FOR CEILING SPECIFICATIONS AND DETAILS
03	REFER TO ENLARGED RCP FOR CEILING SPECIFICATIONS AND DETAILS
04	TRANSITION STRIP, REFER TO MATERIAL FINISH SCHEDULE FOR SPECIFICATIONS
05	WINDOW TREATMENT SOLAR SHADES TO BE PLACED ON WINDOW. GC TO FIELD VERIFY SIZING. REFER TO MATERIAL FINISH SCHEDULE FOR SPECIFICATIONS

IF THIS LINE SHOWN ABOVE IS SHORTER THAN 2" THEN THIS SHEET IS ORIGINAL PAGE SIZE



A1 **FINISH PLAN- LEVEL 1**
3/16" = 1'-0"

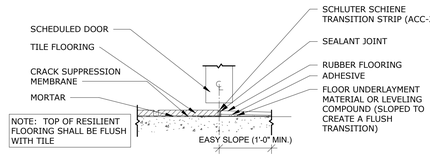
NOTE: THE GENERAL CONTRACTOR AND/OR SUB-CONTRACTORS SHALL COORDINATE THE APPROPRIATE THIN OR THICK SET USED FOR TILE INSTALLATION PER THE TILE MANUFACTURER'S RECOMMENDATION



NOTES:
1. FLOORING TRANSITION SHALL BE LOCATED UNDER THE DOOR WHERE THE TRANSITION IS NOT VISIBLE OUTSIDE THE ROOM WHEN THE DOOR IS CLOSED.
2. CUT TRANSITION STRIP SQUARE WITH ADJACENT DOOR FRAME.

E3 **CARPET TO TILE FLOORING TRANSITION**
3" = 1'-0"

D3 **TILE TO TILE FLOORING TRANSITION**
3" = 1'-0"



NOTES:
1. FLOORING TRANSITION SHALL BE LOCATED UNDER THE DOOR WHERE IT IS NOT VISIBLE OUTSIDE THE ROOM WHEN THE DOOR IS CLOSED.
2. CUT TRANSITION STRIP SQUAREWITH ADJACENT DOOR FRAME.

E4 **RUBBER FLOORING TO TILE TRANSITION**
3" = 1'-0"

D4 **CARPET TO TILE FLOORING TRANSITION (NO DOOR)**
3" = 1'-0"

GENERAL NOTES - INTERIOR FINISHES

1. ALL DOOR FINISHES ARE TO RECEIVE P-? FINISH.
2. ALL DOORS ARE TO RECEIVE (2) COATS CLEAR VARNISH OVER BASE COAT OWNER STANDARD STAIN, U.O.N.
3. RUBBER THRESHOLDS SHALL BE INSTALLED BETWEEN ROOMS WHICH HAVE DIFFERENT FLOOR FINISHES, UNLESS NOTED OTHERWISE.
4. ALL FINISHES SPECIFIED IN THE FINISH SCHEDULE ARE TO BE THE OWNER STANDARD OR APPROVED EQUAL AND MUST MEET THE MINIMUM INTERIOR FINISH FLAME SPREAD, AND NFPA 101 10.2.
5. ALL WINDOWS ARE TO RECEIVE OWNER STANDARD WINDOW TREATMENT. CONTRACTOR TO INSTALL NEW WHERE NONE EXIST. CLEAN & REPAIR EXISTING AS REQUIRED.
6. ALL FINISHES SPECIFIED IN THE FINISH SCHEDULE ARE TO BE SUBMITTED TO ARCHITECT/DESIGNER FOR APPROVAL.
7. SUBSTITUTIONS WILL NOT BE CONSIDERED UNTIL THE CONTRACTOR HAS REVIEWED THE ORIGINAL SELECTION WITH THE PROVIDED MANUFACTURER'S CONTACT, DETERMINED THE MATERIALS ARE NOT AVAILABLE AND THAT A SUBSTITUTE IS OF EQUAL DESIGN AND QUALITY. QUALIFICATIONS OF EQUAL DESIGN AND QUALITY WITH REASON FOR SUBSTITUTION MUST BE SUBMITTED WITH ANY SUBSTITUTION.

ALL INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8 (ALL SECTIONS) AND TABLE 803.11 OF THE FLORIDA BUILDING CODE 2017. MINIMUM INTERIOR FINISH FLAME SPREAD, AND NFPA CHAPTER 12, SECTIONS 12.5 AND 12.6, & NFPA 101. CLASSIFICATION FOR MATERIALS OTHER THAN FLOORING FOR BUSINESS OCCUPANCY SHALL COMPLY WITH THE FOLLOWING:

	UNSPRINKLERED	
EXITS	EXIT ACCESS	OTHER
CLASS A	CLASS B	CLASS C

	SPRINKLERED	
EXITS	EXIT ACCESS	OTHER
CLASS B	CLASS B	CLASS C

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MILHAUS

MILHAUS

SR-82

7701 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO.:
220035.00

FINISH PLAN

SHEET NUMBER:
CA901

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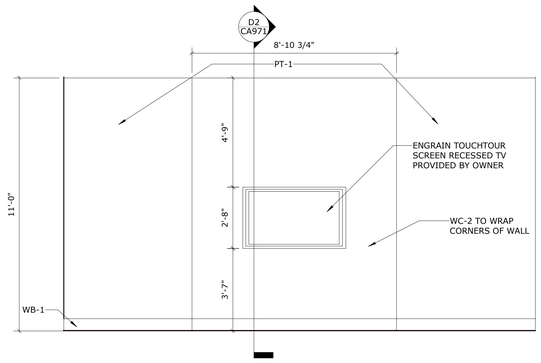
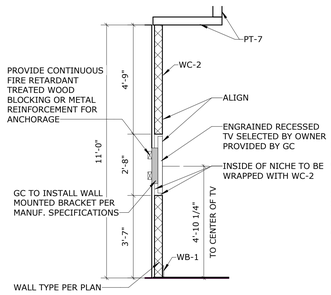
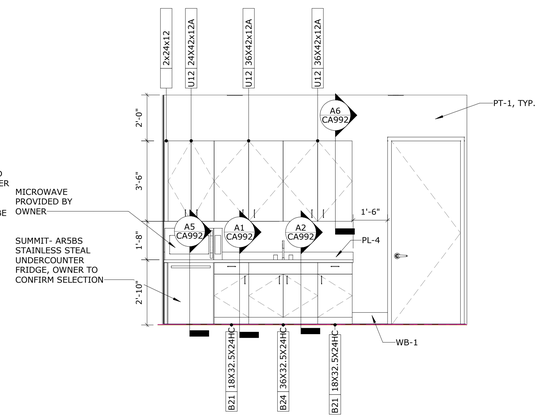


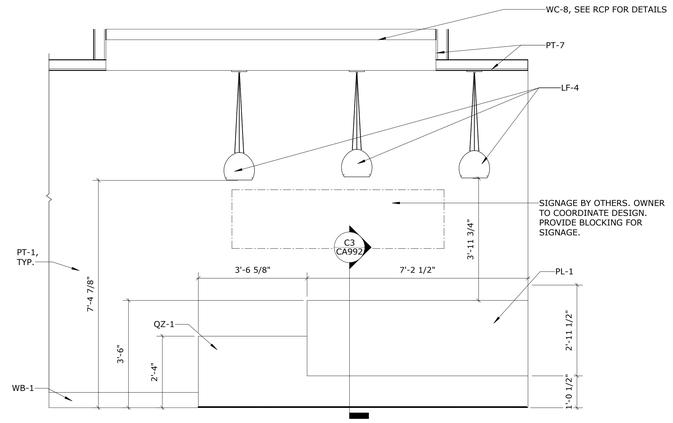
D1 LEASING LOBBY TV WALL ELEVATION
3/8" = 1'-0"



D2 LEASING ENGRAINED TV WALL
3/8" = 1'-0"



D4 BREAK ROOM ELEVATION
3/8" = 1'-0"

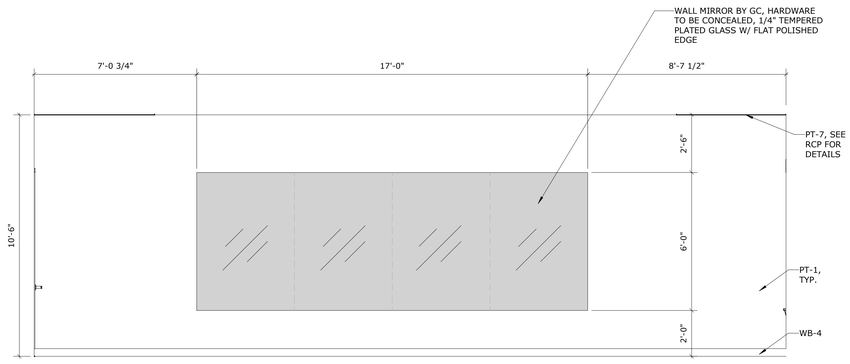


D5 RECEPTION DESK - FRONT ELEVATION
1/2" = 1'-0"

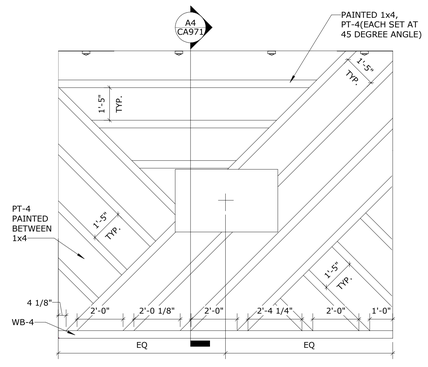
C1 RECEPTION DESK - BACK ELEVATION
3/8" = 1'-0"

C2 ENTRANCE TV WALL
3/8" = 1'-0"

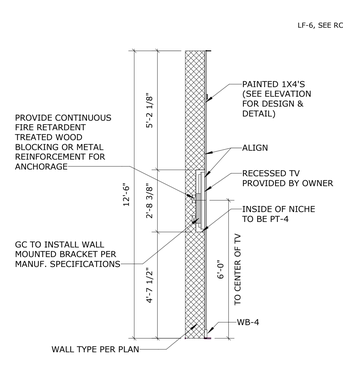
C3 FITNESS MIRROR WALL A ELEVATION
3/8" = 1'-0"



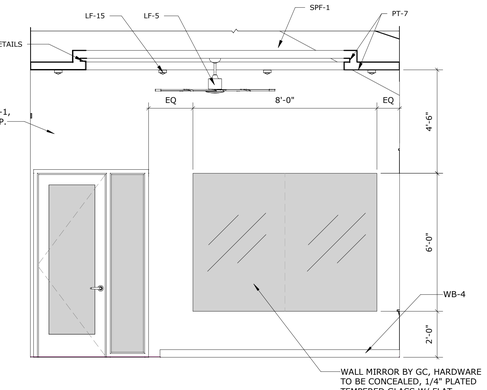
A1 FITNESS MIRROR WALL B ELEVATION
3/8" = 1'-0"



A3 YOGA STUDIO TV WALL ELEVATION
3/8" = 1'-0"



A4 YOGA STUDIO RECESSED TV
3/8" = 1'-0"



A5 YOGA STUDIO MIRROR WALL
3/8" = 1'-0"

Baker Barrios

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MILHAUS

SR-82

7701 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

INTERIOR ELEVATIONS

SHEET NUMBER:
CA971

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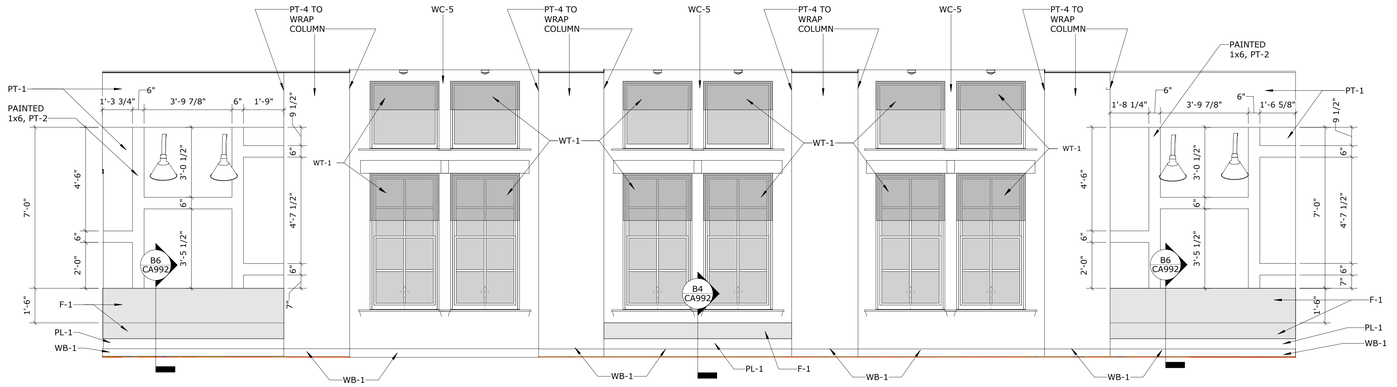
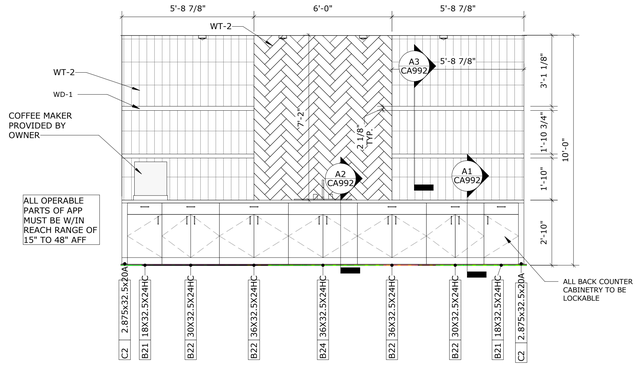
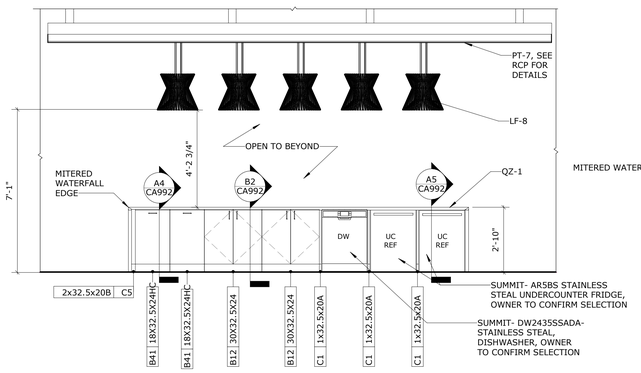


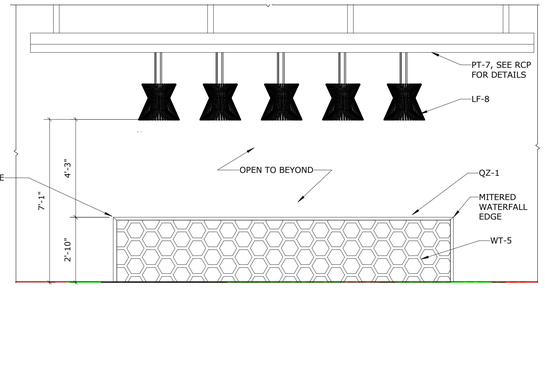
D3 LOUNGE ELEVATION
3/8" = 1'-0"



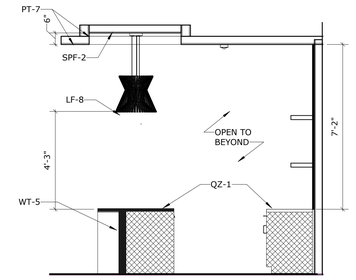
C1 COMMUNAL KITCHEN ELEVATION
3/8" = 1'-0"



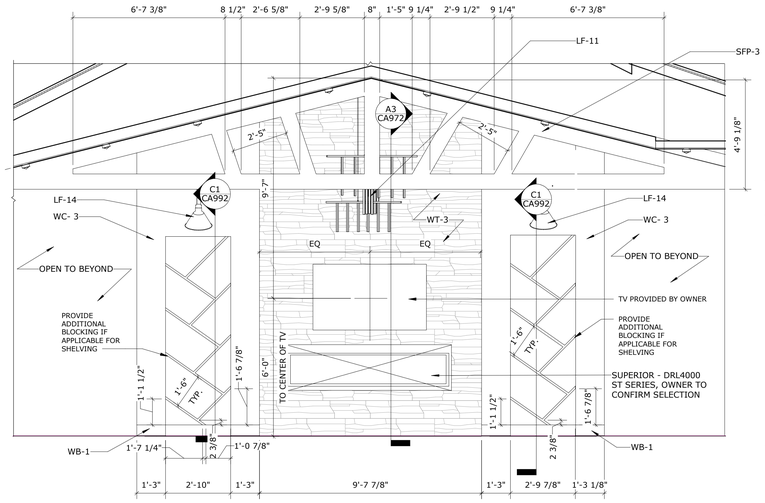
C2 COMMUNAL KITCHEN ISLAND BACK ELEVATION
3/8" = 1'-0"



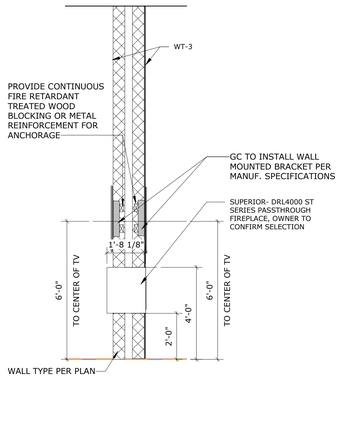
C4 COMMUNAL KITCHEN ISLAND FRONT ELEVATION
3/8" = 1'-0"



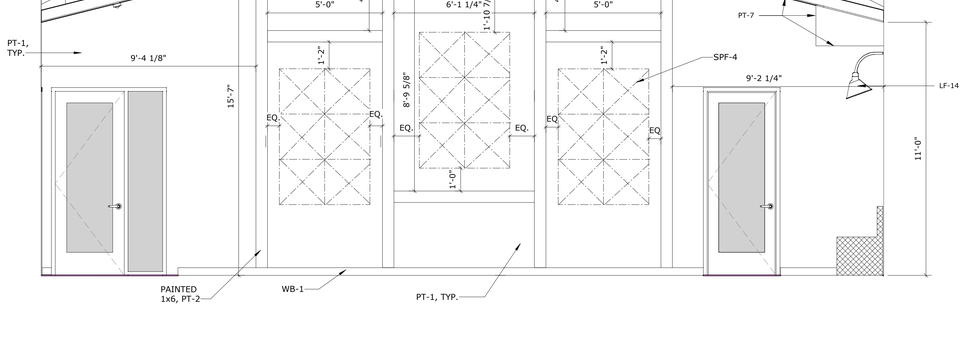
C5 COMMUNAL KITCHEN ISLAND
3/8" = 1'-0"



A1 CLUB ROOM FIREPLACE WALL TYPICAL ELEVATION
3/8" = 1'-0"



A3 CLUB ROOM FIREPLACE
3/8" = 1'-0"



A4 GAME ROOM WALL ELEVATION
3/8" = 1'-0"

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MILHAUS

MILHAUS

SR-82

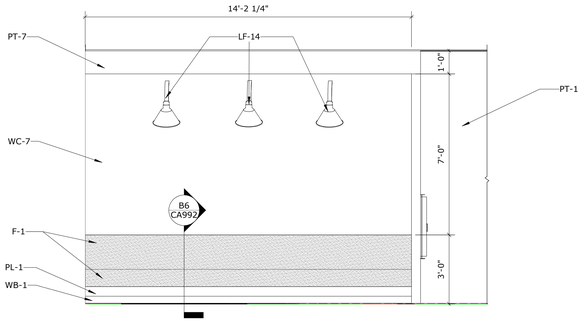
7701 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

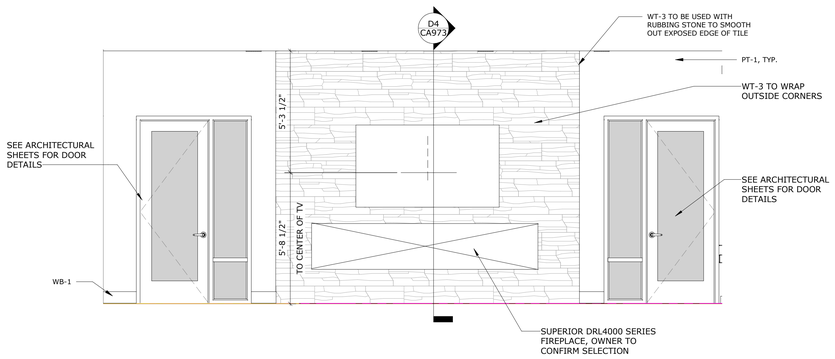
INTERIOR ELEVATIONS

SHEET NUMBER:
CA972

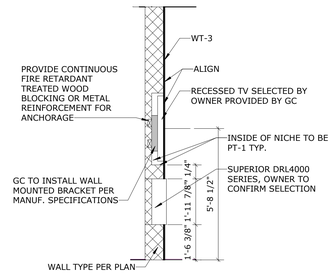
THE LINE SHOWN ABOVE IS 3/4" LONG ON ORIGINAL ARCH D SHEETS ORIGINAL PAPER SIZE



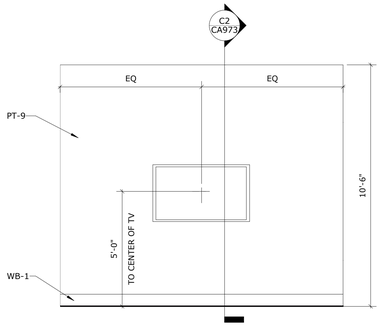
D1 COWORKING BANQUETTE ELEVATION
3/8" = 1'-0"



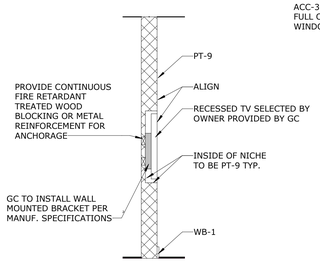
D3 COWORKING FIREPLACE ELEVATION
3/8" = 1'-0"



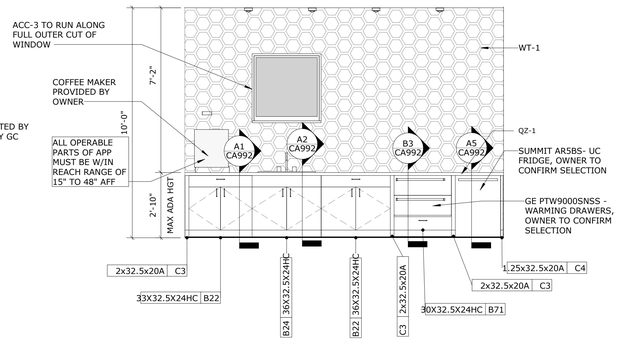
D4 COWORKING FIREPLACE WALL
3/8" = 1'-0"



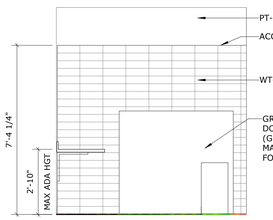
C1 CONFERENCE ROOM ELEVATION
3/8" = 1'-0"



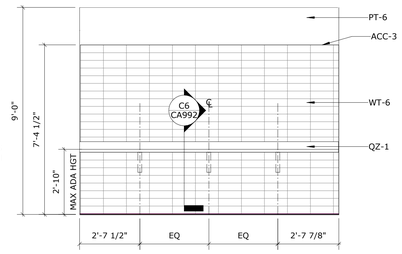
C2 CONFERENCE ROOM TV
3/8" = 1'-0"



C3 COWORKING KITCHENETTE ELEVATION
3/8" = 1'-0"



C4 DOG WASH ELEVATION A
3/8" = 1'-0"



C5 DOG WASH ELEVATION B
3/8" = 1'-0"

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△	DATE	SUBMISSION

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MILHAUS

SR-82

7701 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

INTERIOR ELEVATIONS

SHEET NUMBER:
CA973

ARCH- MILLWORK- BASE AND FULL HEIGHT

TAG	TYPE	DESCRIPTION	CABINET CARCASS			NOMINAL FEATURE HEIGHT							FACE STYLE GAP DIMS		TOE KICK		COMMENTS
			WIDTH	HEIGHT	DEPTH	A	B	C	D	E	F	G	HEIGHT	WIDTH	HEIGHT	DEPTH	
B12	30X32.5X24	CABINET- BASE- 2 DOOR	30"	32 1/2"	24"	28 1/2"							0"	0"	4"	3"	
B21	18X32.5X24HC	CABINET- BASE- 1 DRAWER, 1 DOOR	18"	32 1/2"	24"	6"	22 1/2"						0"	0"	4"	3"	
B22	30X32.5X24HC	CABINET- BASE- 1 DRAWER, 2 DOOR	30"	32 1/2"	24"	6"	22 1/2"						0"	0"	4"	3"	
B22	33X32.5X24HC	CABINET- BASE- 1 DRAWER, 2 DOOR	33"	32 1/2"	24"	6"	22 1/2"						0"	0"	4"	3"	
B22	36X32.5X24HC	CABINET- BASE- 1 DRAWER, 2 DOOR	36"	32 1/2"	24"	6"	22 1/2"						0"	0"	4"	3"	
B24	36X32.5X24HC	CABINET- BASE- FIXED PANEL, 2 DOOR	36"	32 1/2"	24"	6"	22 1/2"						0"	0"	4"	3"	
B41	18X32.5X24HC	CABINET- BASE- 1 DRAWER	18"	32 1/2"	24"	28 1/2"							0"	0"	4"	3"	
B44	18X26X24HC	CABINET- BASE- 4 DRAWER	18"	26"	24"	6"	2"	2"	12"				0"	0"	4"	3"	
B62	18X34.5X22V	CABINET- BASE- OPEN- 2 SHELF	18"	34 1/2"	22"	6"	12 1/2"	12"							4"	3"	
B71	30X32.5X24HC	CABINET- BASE- 1 DRAWER- NO BOTTOM	30"	32 1/2"	24"	7"							0"	0"	25 1/2"	24"	
C1	1x32.5x20A	CABINET- BASE- INFILL PANEL	1"	32 1/2"	24"										3 1/4"	3"	
C2	2.875x32.5x20A	CABINET- BASE- INFILL PANEL	2 7/8"	32 1/2"	24"										3 1/4"	3"	
C3	2x32.5x20A	CABINET- BASE- INFILL PANEL	2"	32 1/2"	24"										3 1/4"	3"	
C4	1.25x32.5x20A	CABINET- BASE- INFILL PANEL	1 1/4"	32 1/2"	24"										4"	3"	
C5	2x32.5x20B	CABINET- BASE- INFILL PANEL	2"	32 1/2"	24"										4"	3"	

ARCH- MILLWORK- UPPER CABINETS

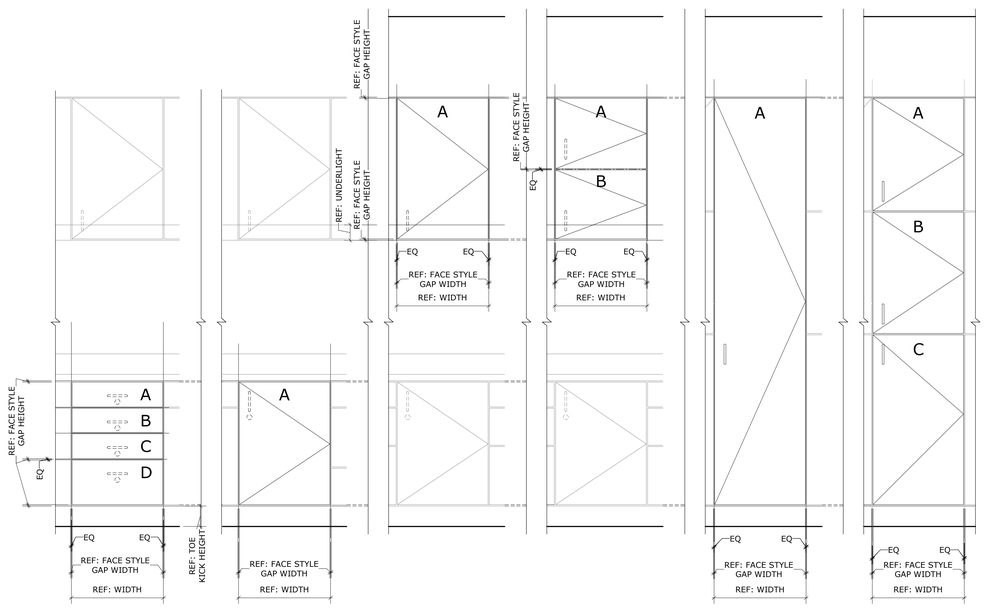
TAG	TYPE	DESCRIPTION	CABINET CARCASS			NOMINAL FEATURE HEIGHT			FACE STYLE GAP DIMS		UNDERLIGHT	COMMENTS
			WIDTH	HEIGHT	DEPTH	A	B	C	HEIGHT	WIDTH		
U12	24X42x12A	CABINET- UPPER- 2 DOOR	24"	42"	12"	42"			0"	0"		
U12	36X42x12A	CABINET- UPPER- 2 DOOR	36"	42"	12"	42"			0"	0"		

1. WHEN MULTIPLE FEATURES (LETTERS) ARE PRESENT, "A" IS TOP MOST FEATURE. FEATURES ARE LETTERED ALPHANUMERICALLY TOP TO BOTTOM, PER CABINET.

2. FACE STYLE GAP AND WIDTH DIMENSIONS SHOWN IN SCHEDULE AND ELEVATIONS ARE NOMINAL. GAP WIDTHS OF 0" DENOTE FLUSH OVERLAY INTERFACE STYLE (WITH AN ACTUAL APPROXIMATE 1/8" GAP). REFER TO SPECIFICATIONS REGARDING TYPE A/TYPE B CONSTRUCTION, AND/OR FLUSH INSET STYLE.

3. MODELED CABINETS AND MILLWORK DETAILS ARE PRESENTED TO CONVEY FEATURE TYPE, SIZE AND SPACING, CABINET SIZE AND SPACING, HARDWARE TYPES, SIZES, AND SPACING. TYPE B CONSTRUCTION WITH FLUSH/REVEAL OVERLAY INTERFACE IS SHOWN FOR REPRESENTATION OF SCHEDULED DIMENSIONS ONLY. REFER TO SPECIFICATIONS FOR MILLWORK CONSTUCTION TYPES.

4. REFER TO INTERIOR ELEVATIONS FOR MATERIAL TAGS INDICATING EXTERIOR FINISHES. REFER TO SPECIFICATIONS FOR INTERIOR FINISHES.



1 MILLWORK- CABINET FEATURE KEY
1" = 1'-0"

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MILHAUS

MILHAUS

SR-82

7701 NATIVE LANE
FORT MYERS, FL 33905

PROJECT NO:
220035.00

MILLWORK TYPE SCHEDULE AND NOTES

SHEET NUMBER:
CA991

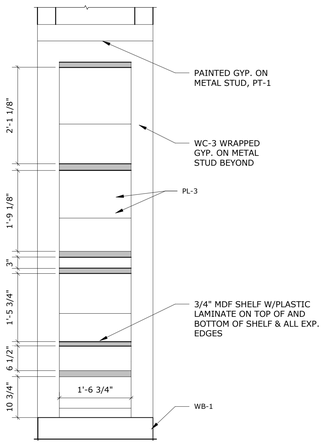
THE LINE SHOWN ABOVE IS 1" WHEN PLOTTED ON 24X36 SHEETS ORIGINAL PAGE SIZE

THE LINE SHOWN ABOVE IS 1" WHEN PRINTED ON ARCH D SHEETS ORIGINAL PAGE SIZE

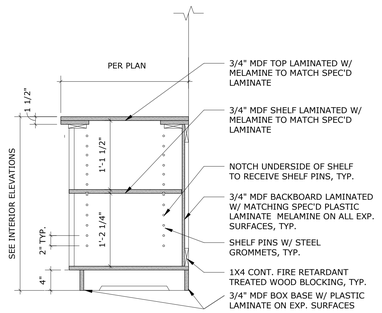
GENERAL MILLWORK NOTES

1. REFER TO ELEVATIONS FOR FINISH SPECIFICATIONS.
2. MILLWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CUSTOM GRADE STANDARDS" DESCRIBED IN SECTIONS 10 & 11 OF THE ARCHITECTURAL WOODWORK INSTITUTE STANDARDS.
4. DRAWER SLIDES SHALL BE K&V 8505 U.O.N. FINISH TBD
5. PULLS TO BE RICHELIEU - CONTEMPORARY (SEE FINISH SCHEDULE FOR SPECIFICATIONS)
6. VERIFY WALL TYPES PER RESPECTIVE PLAN
7. ALL BLOCKING SHALL BE CONTINUOUS FIRE RETARDANT TREATED WOOD BLOCKING OR METAL REINFORCEMENT FOR ANCHORAGE.
8. QUARTZ COUNTERTOPS TO BE MITERED AT EDGES U.O.N.
10. REFER TO ELECTRICAL PLAN FOR LIGHTING STRIP SPECIFICATIONS.
11. REFER TO SCHEDULE FOR FINISH SPECIFICATIONS
12. WHEREVER URETHANE FOAM CUSHIONING IS UTLIZIED IN SEATING, IT MUST BE COMBUSTION MODIFIED HIGH RESILIENCY (ICMR FOAM IN THE US AND CMHR IN EUROPE).

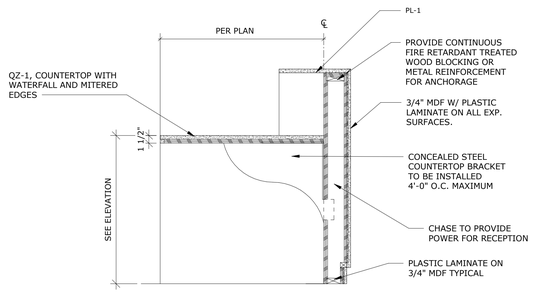
MILLWORK DETAILS ARE TO BE USED AS A BASIS OF DESIGN. SHOP DRAWINGS FROM FABRICATOR TO BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL.



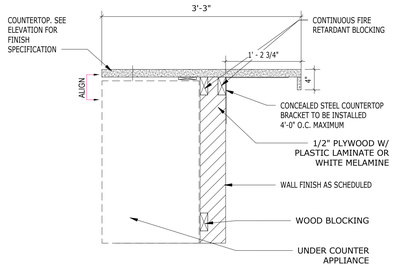
C1 CUSTOM DIAGONAL SHELVING
3/4" = 1'-0"



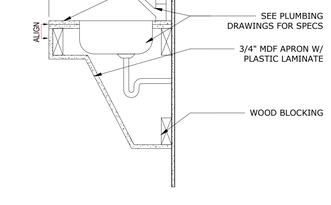
C2 MILLWORK OPEN BASE SHELVES
1" = 1'-0"



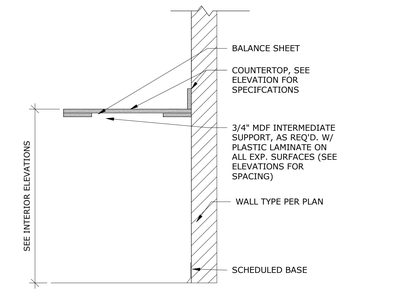
C3 BASE - RECEPTION DESK
1" = 1'-0"



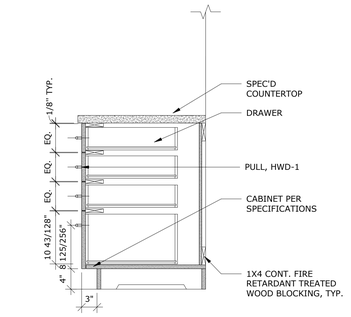
C4 UNDER COUNTER FRIDGE
1" = 1'-0"



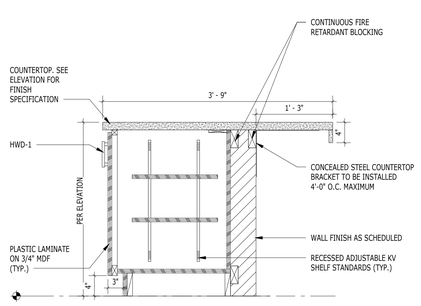
D4 BASE- APRON SINK
1" = 1'-0"



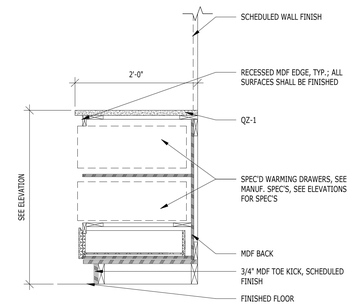
C6 MILLWORK DETAILS
1" = 1'-0"



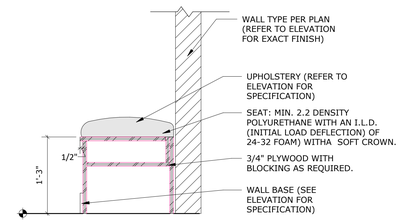
B1 BASE CABINET MILLWORK DETAIL
1" = 1'-0"



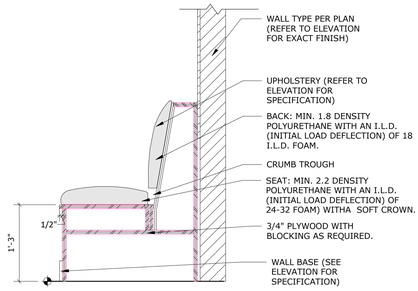
B2 ISLAND - BASE CAB
1" = 1'-0"



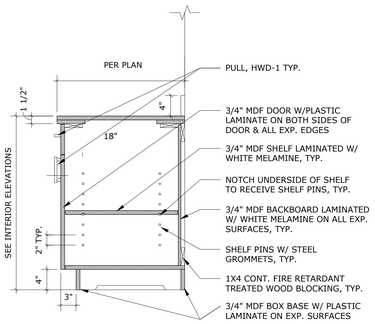
B3 BASE 1 DRAWER W/ WARMING DRAWERS
1" = 1'-0"



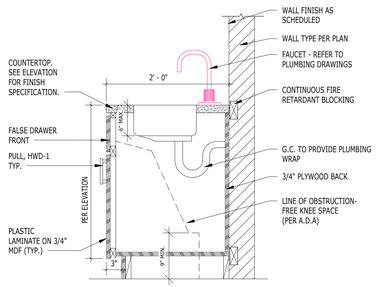
B4 BANQUETTE A
1" = 1'-0"



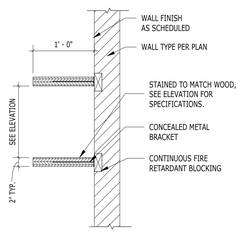
B6 BANQUETTE B
1" = 1'-0"



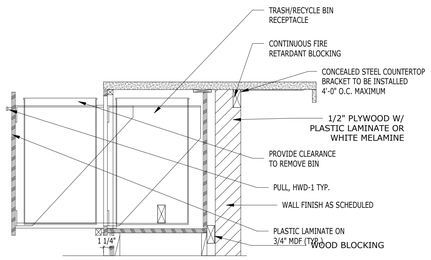
A1 MILLWORK DETAILS
1" = 1'-0"



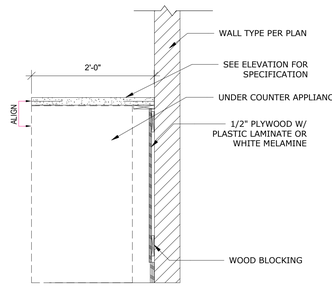
A2 BASE - ADA SINK
1" = 1'-0"



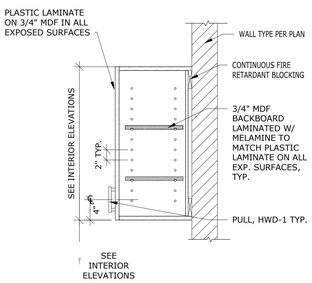
A3 FLOATING SHELVES
1" = 1'-0"



A4 BASE CABINET TRASH RECEPTACLE WITH DOOR
1" = 1'-0"



A5 UNDER COUNTER APPLIANCE
1" = 1'-0"



A6 UPPER CABINET1
1" = 1'-0"

Baker Barrios

TAMPA
100 E MADISON STREET, SUITE 100
TAMPA, FLORIDA 33602
813 549 1900

INFO@BAKERBARRIOS.COM
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MILLWORK DETAILS

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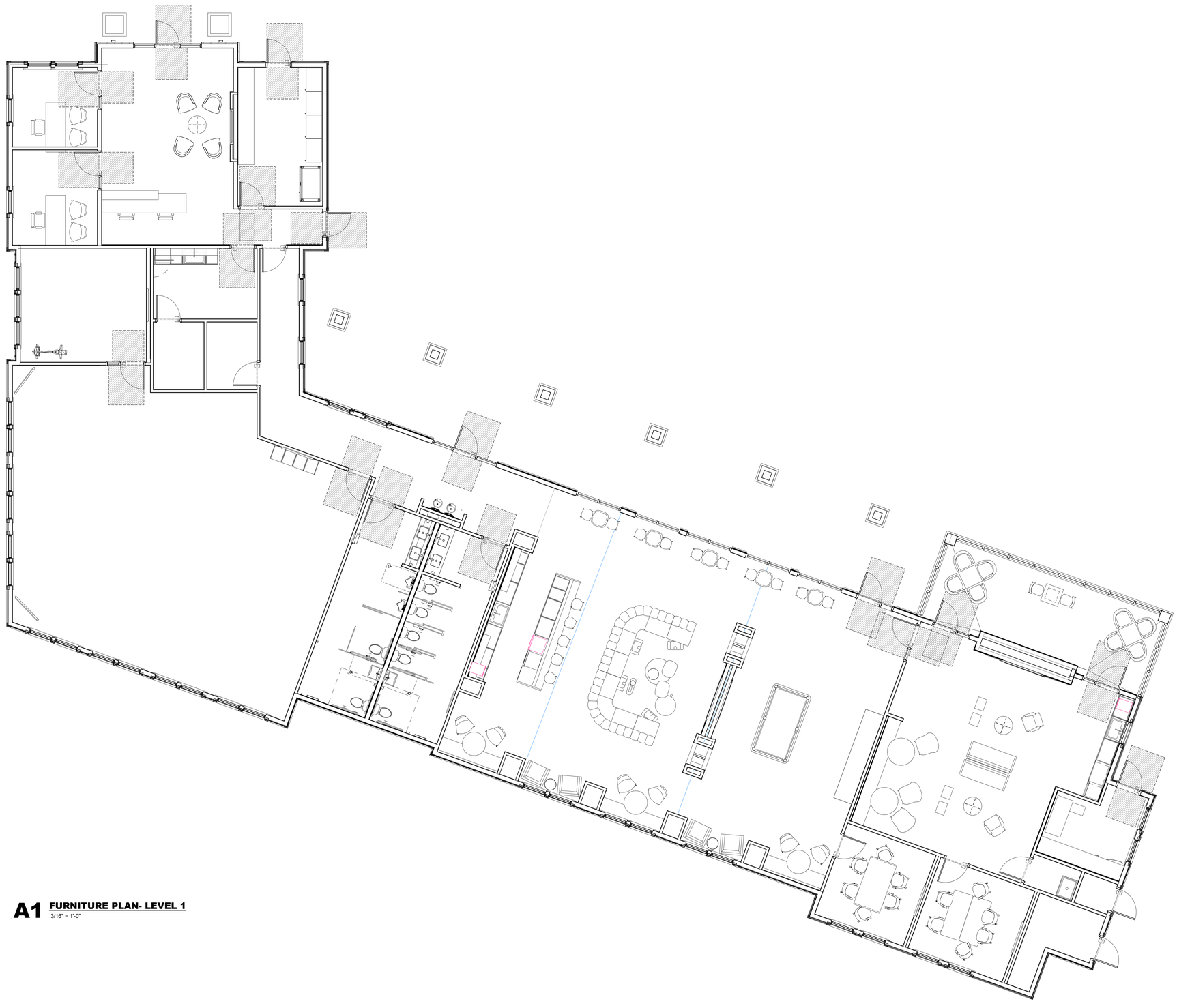

A1 **FURNITURE PLAN- LEVEL 1**
3/16" = 1'-0"

PROJECT NORTH

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FURNITURE PLAN- LEVEL 1

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NUMBER	NOTE

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POWER PLAN

SHEET NUMBER:
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