

BID / PERMIT SET

CONTINENTAL 422 FUND LLC

TRASH ENCLOSURE

SPRINGS AT HAMMOCK COVE

THOMASSON DR. & CARDINAL WAY

NAPLES, FL 34112

KAHLER SLATER PROJECT: 216026.04

JANUARY 31, 2018

SHEET INDEX

|                    |   |
|--------------------|---|
| GENERAL            |   |
| G0.T.00            | TITLE SHEET - TRASH ENCLOSURE                       |
| G0.20              | PROJECT STANDARDS & NOTES                           |
| G1.00              | LIFE SAFETY SUMMARY                                 |
| ARCHITECTURAL SITE |   |
| AS1.0              | SITE AND UPGRADE INFORMATION                        |
| AS1.1              | ARCHITECTURAL SITE PLAN                             |
| AS1.2              | ARCHITECTURAL SITE DETAILS                          |
| STRUCTURAL         |   |
| S.0                | STRUCTURAL NOTES                                    |
| S.T.11             | PLAN  |
| S.T.80             | FOUNDATION DETAILS                                  |
| S.T.90             | STRUCTURAL DETAILS                                  |
| ARCHITECTURAL      |   |
| A1.T.11            | TRASH ENCLOSURE PLANS, ELEVATIONS AND DETAILS       |
| A5.01              | EXTERIOR DETAILS - TYPICAL AND TRIM & JOINT DETAILS |
| A6.03              | DOOR TYPES AND SCHEDULES - ACCESSORY BUILDINGS      |
| ELECTRICAL         |   |
| E1.T.01            | SYMBOLS, INDEX AND ABBREVIATIONS LIST               |
| E1.T.02            | ELECTRICAL SPECIFICATIONS                           |
| E1.T.11            | TRASH COMPACTOR                                     |
| ES1.1              | OVERALL SITE LIGHTING PLAN                          |

Kahler Slater  
experience design

CONTINENTAL  
PROPERTIES  
CONTINENTAL 422 FUND LLC  
W134 N8675 EXECUTIVE PARKWAY  
MENOMONEE FALLS, WI 53051  
262.502.5500 \* FAX 262.502.5522



Revisions

BID / PERMIT SET

Drawing Date  
JANUARY 31, 2018

TRASH ENCLOSURE

SPRINGS AT HAMMOCK COVE  
THOMASSON DR. & CARDINAL WAY  
NAPLES, FL 34112

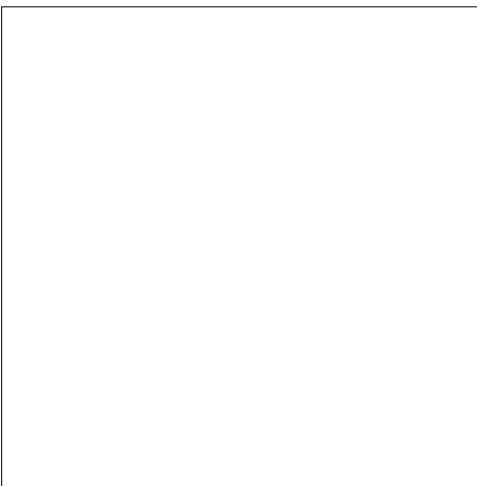
Project No.  
216026.04

Sheet Title  
TITLE SHEET - TRASH  
ENCLOSURE

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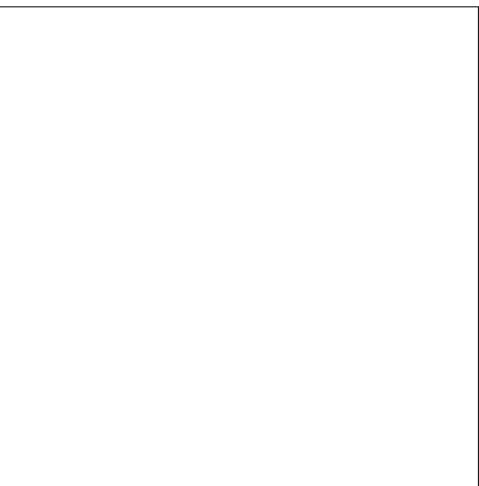
STRUCTURAL ENGINEER  
R.A. SMITH NATIONAL, INC.  
16745 W. BLUEMOUND RD #200  
BROOKFIELD, WI 53005  
262-781-1000



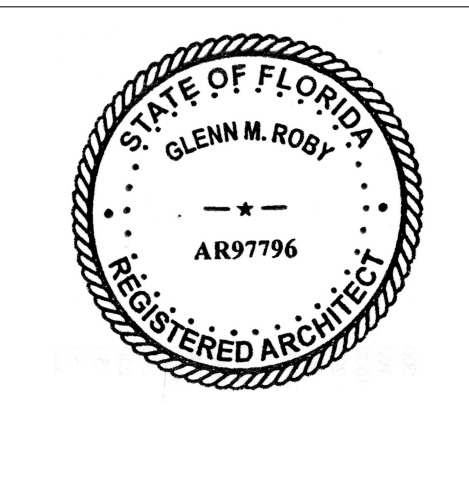
PLUMBING ENGINEER  
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| ABBREVIATIONS |   | THROUGHOUT THE DOCUMENTS THESE ABBREVIATIONS ARE USED TO DESCRIBE PARTIES, MATERIALS, WEIGHTS, OR DIRECTIONS RELATED TO THE CONTRACT DOCUMENTS. |   |                   |                                      |         |                                |
|---------------|---|---|---|-------------------|--------------------------------------|---------|--------------------------------|
| A/C           | AIR CONDITIONING                          | EA  | EACH                                    | L                 | LENGTH, LONG                         | SAB     | SOUND ATTENUATION BATTS        |
| ACS PNL       | ACCESS PANEL                              | EIFS  | EXTERIOR INSULATION FINISH SYSTEM       | LAV               | LAVATORY                             | SAG     | SUPPLY AIR GRILLE              |
| ACT           | ACOUSTICAL CEILING TILE                   | EJ  | EXPANSION JOINT                         | LS                | LOUVER(S)                            | SC      | SOLID CORE                     |
| ADDM          | ADDENDUM                                  | EL  | ELEVATION                               | LKR               | LOCKER                               | SCHED   | SCHEDULE                       |
| ADJ           | ADJUSTABLE                                | ELEC  | ELECTRIC / ELECTRICAL                   | LT WT             | LIGHTWEIGHT                          | SD      | SOAP DISPENSER                 |
| ADO           | AUTOMATIC DOOR OPERATOR                   | ELEV  | ELEVATOR                                | LGB               | LEAD LINED GYPSUM BOARD              | SECTION | SECTION                        |
| AFF           | ABOVE FINISHED FLOOR                      | EMER  | EMERGENCY                               | MAS               | MASONRY                              | SHR     | SHOWER                         |
| ALT           | ALTERNATE                                 | EP  | ELECTRICAL PANEL                        | MATL              | MATERIAL                             | SHT     | SHEET                          |
| ALUM          | ALUMINUM                                  | EQ  | EQUAL                                   | MAX               | MAXIMUM                              | SHT MTL | SHEET METAL                    |
| ANOD          | ANODIZED                                  | EQUIP   | EQUIPMENT                               | MECH              | MECHANICAL                           | SHV     | SHELF, SHELVING                |
| APPROX        | APPROXIMATE                               | ES  | ELECTRIC STRIKE                         | MED               | MEDIUM                               | SIM     | SIMILAR                        |
| ARCH          | ARCHITECT                                 | ETR   | EXISTING TO REMAIN                      | MFR               | MANUFACTURER                         | SND     | SANITARY NAPKIN DISPENSER      |
| AUX           | AUXILIARY                                 | EWC   | ELECTRIC WATER COOLER                   | MH                | MANHOLE                              | SNDU    | SANITARY NAPKIN DISPOSAL UNIT  |
| AVG           | AVERAGE                                   | EXH   | EXHAUST FAN                             | MID               | MIDDLE                               | S&P     | SHELF & POLE                   |
|               |   | EXIST   | EXISTING                                | MIN               | MINIMUM                              | SPEC    | SPECIFICATION                  |
| BD            | BOARD                                     | EXP   | EXPANSION                               | MIR               | MIRROR                               | SPKR    | SPEAKER                        |
| BITUM         | BITUMINOUS                                | EXPO  | EXPOSED                                 | MISC              | MISCELLANEOUS                        | SQ      | SQUARE                         |
| BLDG          | BUILDING                                  | EXT   | EXTERIOR                                | MO                | MASONRY OPENING                      | SS      | SOLID SURFACING                |
| BLKG          | BLOCKING                                  | FA  | FIRE ALARM                              | MS                | METAL STUD                           | SSK     | SERVICE SINK                   |
| BLKHD         | BULKHEAD                                  | FD  | FLOOR DRAIN                             | MSB               | MOP SERVICE BASIN                    | SST     | STAINLESS STEEL                |
| BM            | BEAM                                      | FE  | FIRE EXTINGUISHER                       | MTD               | MOUNTED                              | STC     | SOUND TRANSMISSION COEFFICIENT |
| BO            | BENCHMARK                                 | FEC   | FIRE EXTINGUISHER & CABINET             | MTL               | METAL                                | STD     | STANDARD                       |
| BO            | BOTTOM OF (ITEM)                          | FF  | FINISH FACE                             | MW                | MINERAL WOOL                         | STL     | STEEL                          |
| BO            | BY OTHERS                                 | FGL   | FIBERGLASS                              | NIC               | NOT IN CONTRACT                      | STOR    | STORAGE                        |
| BRG           | BEARING                                   | FHC   | FIRE HOSE CABINET                       | NO                | NUMBER                               | STRUCT  | STRUCTURAL                     |
| BS            | BOTH SIDES                                | FIN   | FINISH                                  | NOM               | NOMINAL                              | SUSP    | SUSPENDED                      |
| BT JNT        | BUTT JOINT                                | FIXT  | FIXTURE                                 | NTS               | NOT TO SCALE                         | SW      | SHAFT WALL SYSTEM              |
| BTWN          | BETWEEN                                   | FL  | FLOOR LINE                              |                   |                                      |         |                                |
|               |   | FLR   | FLOOR                                   | O/                | OVER                                 | T       | TREAD                          |
| CAS           | CARD ACCESS SYSTEM                        | FLUOR   | FLUORESCENT                             | OA                | OVERALL                              | TEMP    | TEMPORARY                      |
| CB            | CATCH BASIN                               | FO  | FACE OF (ITEM)                          | OC                | ON CENTER                            | T&G     | TONGUE & GROOVE                |
| CB            | CONSTRUCTION BULLETIN                     | FOF   | FACE OF FINISH                          | OD                | OUTSIDE DIAMETER                     | THK     | THICKNESS                      |
| CF/CI         | CONTRACTOR FURNISHED CONTRACTOR INSTALLED | FOM   | FACE OF MASONRY                         | OF/CI             | OWNER FURNISHED/CONTRACTOR INSTALLED | TLT     | TOILET                         |
| CG            | CORNER GUARD                              | FP  | FIREPROOF, FIRE PROTECTION              | OFD               | OVERFLOW DRAIN                       | TO      | TOP OF (ITEM)                  |
| CH            | COAT HOOK                                 | FT  | FOOT OR FEET                            | OH                | OVERHEAD                             | TOC     | TOP OF CONCRETE                |
| CJ            | CONTROL JOINT                             | FTG   | FOOTING                                 | OPNG              | OPENING                              | TOP     | TOP OF FOOTING                 |
| CL            | CENTER LINE                               | FURG  | FURNISHING                              | OPP               | OPPOSITE                             | TOP     | TOP OF PAVEMENT                |
| CLG           | CEILING                                   | FV  | FIELD VERIFY                            |                   |                                      | TOS     | TOP OF STEEL                   |
| CLO           | CLOSET                                    |   |   | PED               | PEDESTAL                             | TOW     | TOP OF WALL                    |
| CLR           | CLEAR                                     | GA  | GAGE                                    | PERIM             | PERIMETER                            | TPD     | TOILET PAPER DISPENSER         |
| CMU           | CONCRETE MASONRY UNIT                     | GAL   | GALLON                                  | PL                | PLATE                                | TYP     | TYPICAL                        |
| CO            | CASED OPENING                             | GALV  | GALVANIZED                              | PL                | PROPERTY LINE                        | UCR     | UNDERCOUNTER REFRIG.           |
| COF           | COEFFICIENT OF FRICTION                   | GB  | GRAB BAR                                | PLAM              | PLASTIC LAMINATE                     | UL      | UNDERWRITERS LABORATORY        |
| COL           | COLUMN                                    | GFRG  | GLASS FIBER REINFORCED CONCRETE         | PLBG              | PLUMBING                             | UNO     | UNLESS NOTED OTHERWISE         |
| CONC          | CONCRETE                                  | GFRG  | GLASS FIBER REINFORCED GYPSUM           | PLYWD             | PLYWOOD                              | UR      | UNRINAL                        |
| CONT          | CONTINUE, CONTINUOUS                      | GL  | GLASS                                   | POC               | POINT OF CONNECTION                  | VAV     | VARIABLE AIR VOLUME            |
| CORR          | CORRIDOR                                  | GM  | GLASS MAT WATER RESISTANT BOARD         | PR                | PAIR                                 | VB      | VAPOR BARRIER                  |
| CPT           | CARPET                                    | GYP BD  | GYPSUM BOARD                            | PREFAB            | PREFABRICATED                        | VCT     | VINYL COMPOSITION TILE         |
| CRS           | COURSE, COURSES                           |   |   | PRELIMPRELIMINARY |                                      | VERT    | VERTICAL                       |
| CT            | CERAMIC TILE                              | HB  | HOSEBIBB                                | PSF               | POUNDS PER SQUARE FOOT               | VEST    | VESTIBULE                      |
| CTR           | CENTER                                    | HDW   | HARDWARE                                | PT                | PAINT                                | VIF     | VERIFY IN FIELD                |
| CUH           | CABINET UNIT HEATER                       | HMDW  | HARDWOOD                                | PTD               | PAPER TOWEL DISPENSER                | VR      | VAPOR RETARDER                 |
|               |   | HM  | HOLLOW METAL                            | PTDR              | PAPER TOWEL DISPENSER WITH RECEPACLE | WVC     | VINYL WALL COVERING            |
| DBL           | DOUBLE                                    | HORIZ   | HORIZONTAL                              | PTM               | PATCH TO MATCH                       |         |                                |
| DEFS          | DIRECT-APPLIED EXTERIOR FINISH SYSTEM     | HP  | HORSE POWER                             | QT                | QUARRY TILE                          | W/      | WITH                           |
| DEMO          | DEMOLITION                                | HR  | HOUR                                    |                   |                                      | WC      | WATERCLOSET                    |
| DEP           | DEPRESSED                                 | HTR   | HEATER                                  |                   |                                      | WD      | WOOD                           |
| DF            | DRINKING FOUNTAIN                         | HVAC  | HEATING, VENTILATION & AIR CONDITIONING |                   |                                      | WF      | WIDE FLANGE                    |
| DIA           | DIAMETER                                  | ID  | INSIDE DIAMETER                         | R                 | RADIUS                               | WH      | WATER HEATER                   |
| DIAG          | DIAGONAL                                  | IN  | INCH                                    | R                 | RISER                                | WIO     | WITHOUT                        |
| DIM           | DIMENSION                                 | INCL  | INCLUDE, INCLUDING                      | RA                | RETURN AIR                           | WS      | WORK STATION                   |
| DISP          | DISPENSER                                 | INT   | INTERIOR                                | RC                | RESILIENT CHANNEL                    | WWF     | WELDED WIRE FABRIC             |
| DIV           | DIVISION                                  | JAN   | JANITOR                                 | RD                | ROOF DRAIN                           | WWM     | WELDED WIRE MESH               |
| DN            | DOWN                                      | JNT   | JOINT                                   | REF               | REFERENCE                            |         |                                |
| DS            | DOWNSPOUT                                 |   |   | REF               | REFRIGERATOR                         | YD      | YARD(S)                        |
| DT            | DRAIN TILE                                |   |   | REFL              | REFLECTED                            |         |                                |
| DW            | DISHWASHER                                |   |   | REINF             | REINFORCED                           | Z       | "Z" FURRING CHANNEL            |
| DWG           | DRAWING                                   |   |   | REQD              | REQUIRED                             |         |                                |
| DWR           | DRAWER                                    | KO  | KNOCK OUT                               | REV               | REVISION                             |         |                                |
|               |   | KS  | KNEE SPACE                              | RFI               | REQUEST FOR INFORMATION              |         |                                |
|               |   |   |   | RM                | ROOM                                 |         |                                |
|               |   |   |   | RO                | ROUGH OPENING                        |         |                                |
|               |   |   |   | ROW               | RIGHT OF WAY                         |         |                                |
|               |   |   |   | RTU               | ROOF TOP UNIT                        |         |                                |

SYMBOL IDENTIFICATION

| SYMBOL NAME                               | SYMBOL MARK | NOTES                                  | SYMBOL NAME                            | SYMBOL MARK | NOTES  |
|---|-------------|--|--|-------------|--|
| DETAIL REFERENCE                          |             | DRAWING NUMBER<br>SHEET NUMBER         | CEILING HEIGHT REFERENCE               |             | CEILING HEIGHT                                     |
| DETAIL MANUAL REFERENCE                   | 21-101      | DETAIL MANUAL SHEET NUMBER             | NEW STRUCURAL GRID-LINE REFERENCE      |             | GRID-LINE NUMBER OR LETTER                         |
| SECTION REFERENCE                         |             | DRAWING NUMBER<br>SHEET NUMBER         | EXISTING STRUCURAL GRID LINE REFERENCE |             | EXISTING GRID-LINE NUMBER OR LETTER                |
| FLOOR PLAN KEY NOTE REFERENCE             |             | FLOOR PLAN KEY NOTE NUMBER             | ELEVATION REFERENCE                    |             | SHEET NUMBER<br>DRAWING NUMBER                     |
| WINDOW REFERENCE                          |             | WINDOW TYPE NUMBER                     | REVISION REFERENCE                     |             | REVISION NUMBER<br>REVISION PACKAGE                |
| ROOM REFERENCE                            |             | ROOM NAME<br>CEILING HEIGHT            | REVISION CLOUD                         |             | REVISION CLOUD                                     |
| DOOR REFERENCE                            |             | DOOR NUMBER                            | FLOOR PLAN ELEVATION TARGET            |             | FLOOR ELEVATION                                    |
| PARTITION TYPE REFERENCE                  |             | PARTITION NUMBER                       | BUILDING SECTION ELEVATION TARGET      |             | REMARK LINE 1<br>REMARK LINE 2<br>TARGET ELEVATION |
| REFLECTED CEILING PLAN KEY NOTE REFERENCE |             | REFLECTED CEILING PLAN KEY NOTE NUMBER | FLOOR FINISH MATERIAL REFERENCE        |             | MATERIAL CODE<br>REMARK                            |

MATERIAL IDENTIFICATION

|  |                    |  |                          |  |                       |  |                             |
|--|--------------------|--|--------------------------|--|-----------------------|--|-----------------------------|
|  | ACOUSTIC TILE      |  | CONCRETE (CAST-IN-PLACE) |  | PLYWOOD               |  | TILE                        |
|  | ALUMINUM           |  | CONCRETE (PRE-CAST)      |  | RIGID INSULATION      |  | WOOD                        |
|  | BRICK              |  | EARTH                    |  | SEMI-RIGID INSULATION |  | WOOD BLOCKING/ STUD FRAMING |
|  | CMU                |  | GRAVEL, BACKFILL         |  | GYPSUM WALL BOARD     |  | STEEL                       |
|  | CMU (SOLID-FILLED) |  | MORTAR, MUDSET           |  |                       |  |                             |

| AIR BARRIER & AIR LEAKAGE REQUIREMENTS  |  | PROJECT NOTES:  | PERMITTING REQUIREMENTS   |
|---|--|---|---|
| <b>COMMERCIAL BUILDINGS:</b><br><br>1. A CONTINUOUS AIR BARRIER FOR THE OPAQUE BUILDING ENVELOPE SHALL COMPLY WITH 2017 FLORIDA ENERGY CONSERVATION CODE COMMERCIAL SECTIONS.<br><br>2. THE COMPLETED BUILDING SHALL BE TESTED AND THE AIR LEAKAGE RATE OF THE BUILDING ENVELOPE SHALL NOT EXCEED 0.40 cfm/ft <sup>2</sup> AT A PRESSURE DIFFERENTIAL OF 0.3 INCHES WATER GAUGE IN ACCORDANCE WITH ASTM E779 OR AN EQUIVALENT METHOD APPROVED BY AHJ.<br><br>3. PENETRATIONS OF THE AIR BARRIER AND PATHS OF AIR LEAKAGE SHALL BE CAULKED, GASKETED OR OTHERWISE SEALED IN A MANNER COMPATIBLE WITH THE CONSTRUCTION MATERIALS AND LOCATION. JOINTS AND SEALS SHALL BE SEALED IN THE SAME MANNER OR TAPED OR COVERED WITH A MOISTURE VAPOR-PERMEABLE WRAPPING MATERIAL. SEALING MATERIALS SHALL BE APPROPRIATE TO THE CONSTRUCTION MATERIALS BEING SEALED. THE JOINTS AND SEALS SHALL BE SECURELY INSTALLED IN OR ON THE JOINT FOR ITS ENTIRE LENGTH SO AS NOT TO DISLODGE. LOOSEN OR OTHERWISE IMPAIR ITS ABILITY TO RESIST POSITIVE AND NEGATIVE PRESSURE FROM WIND, STACK EFFECT AND MECHANICAL VENTILATION.<br><br>4. THE AIR LEAKAGE OF FENESTRATION ASSEMBLIES SHALL MEET THE PROVISIONS OF THE 2017 FLORIDA ENERGY CONSERVATION CODE FOR COMMERCIAL BUILDINGS. TESTING SHALL BE IN ACCORDANCE WITH THE APPLICABLE REFERENCE TEST STANDARDS IDENTIFIED IN THE CODES BY AN ACCREDITED, INDEPENDENT TESTING LABORATORY AND LABELED BY THE MANUFACTURER<br><br><b>RESIDENTIAL BUILDINGS:</b><br><br>1. THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH 2017 FLORIDA ENERGY CONSERVATION CODE RESIDENTIAL SECTIONS.<br><br>2. THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH 2017 FLORIDA ENERGY CONSERVATION CODE RESIDENTIAL SECTIONS. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.<br><br>3. THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE AS LISTED IN THE 2017 FLORIDA ENERGY CONSERVATION CODE RESIDENTIAL SECTION AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE CRITERIA LISTED IN THE CODE AS APPLICABLE TO THE METHOD OF CONSTRUCTION. WHERE REQUIRED BY THE AHJ, AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE.<br><br>4. THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 7 AIR CHANGES PER HOUR IN CLIMATE ZONE 1. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 in. w.g. (50 PASCALS). WHERE REQUIRED BY THE AHJ, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.<br><br><b>DURING TESTING:</b><br><br>1. EXTERIOR WINDOWS AND DOOR, FIREPLACES AND STOVE DOORS SHALL BE CLOSED, BUT NOT SEALED, BEYOND THE INTENDED WEATHERSTRIPPING OR OTHER INFILTRATION CONTROL MEASURES<br><br>2. DAMPERS INCLUDING EXHAUST, INTAKE, MAKEUP AIR, BACKDRAFT AND FLUE DAMPERS SHALL BE CLOSED, BUT NOT SEALED BEYOND INTENDED INFILTRATION CONTROL MEASURES<br><br>3. INTERIOR DOORS, IF INSTALLED AT THE TIME OF THE TEST SHALL BE OPEN<br><br>4. EXTERIOR DOORS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED<br><br>5. HEATING AND COOLING SYSTEMS, IF INSTALLED AT THE TIME OF THE TEST SHALL BE TURNED OFF<br><br>6. SUPPLY AND RETURN REGISTERS, IF INSTALLED AT THE TIME OF THE TEST SHALL BE FULLY OPEN<br><br><b>AIR BARRIER &amp; INSULATION INSTALLATION</b><br><br>AIR BARRIER AND THERMAL BARRIER<br><ul style="list-style-type: none"><li>A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE</li><li>EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER</li><li>BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED</li><li>AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL</li></ul><br>CEILING / ATTIC<br><ul style="list-style-type: none"><li>THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED</li><li>ACCESS OPENINGS, DROP DOWN STAIR OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED</li></ul><br>WALLS<br><ul style="list-style-type: none"><li>CORNERS AND HEADERS SHALL BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED</li><li>THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED</li><li>EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER</li><li>KNEE WALLS SHALL BE SEALED</li></ul><br>WINDOWS, SKYLIGHTS AND DOORS<br><ul style="list-style-type: none"><li>THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED</li></ul><br>RIM JOISTS<br><ul style="list-style-type: none"><li>RIM JOISTS SHALL BE INSULATED AND INCLUDE THE AIR BARRIER</li></ul><br>FLOORS (INCLUDING ABOVE-GARAGE AND CANTILEVERED FLOORS)<br><ul style="list-style-type: none"><li>INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING</li><li>THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION</li></ul><br>SHAFTS, PENETRATIONS<br><ul style="list-style-type: none"><li>DUCT SHAFTS, UTILITY PENETRATIONS AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED</li></ul><br>NARROW CAVITIES<br><ul style="list-style-type: none"><li>BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE</li></ul><br>GARAGE SEPARATION<br><ul style="list-style-type: none"><li>AIR SEALING SHALL BE PROVIDED BETWEEN GARAGE AND CONDITIONED SPACES</li></ul><br>RECESSED LIGHTING<br><ul style="list-style-type: none"><li>RECESSED LIGHTING FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED AND SEALED TO THE DRYWALL</li></ul><br>PLUMBING AND WIRING<br><ul style="list-style-type: none"><li>BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING</li></ul><br>SHOWER/TUB ON EXTERIOR WALL<br><ul style="list-style-type: none"><li>EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND AIR BARRIER INSTALLED SEPARATING THEM FROM THE SHOWERS AND TUBS</li></ul><br>ELECTRICAL/PHONE BOX ON EXTERIOR WALL<br><ul style="list-style-type: none"><li>THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED</li></ul><br>HVAC REGISTER BOOTHS<br><ul style="list-style-type: none"><li>HVAC REGISTER BOOTHS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL</li></ul> |  | 1.1 CONTRACTORS SHALL ADHERE TO RULES GOVERNING CONSTRUCTION, SAFETY, BUILDING ACCESS AND THE USE OF THE FACILITIES AS SET BY THE BUILDING OWNER, FIRE DEPARTMENT, CITY, COUNTY AND STATE AUTHORITIES.<br><br>1.2 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FEES AND PERMITS PERTAINING TO THE GENERAL CONSTRUCTION, PLUMBING, FIRE PROTECTION, HVAC AND ELECTRICAL WORK.<br><br>1.3 CONTRACTORS SHALL FIELD INSPECT THE JOB SITE PRIOR TO BIDDING AND COMMENCEMENT OF WORK TO ASCERTAIN EXISTING CONDITIONS WHICH MIGHT AFFECT THE COST OF THE WORK.<br><br>1.4 CONTRACTOR SHALL NOTIFY ARCHITECT OF CONFLICTS, DISCREPANCIES, ERRORS OR OMISSIONS ENCOUNTERED ON THE DRAWINGS PRIOR TO PROCEEDING WITH CONSTRUCTION OR ORDERING OF MATERIALS. IF THERE ARE QUESTIONS REGARDING THESE DRAWINGS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK. IN THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ERRORS OR MISINTERPRETATIONS. ONLY ARCHITECT SHALL INTERPRET THE DRAWINGS AND SPECIFICATIONS.<br><br>1.5 AREA AND DIMENSIONS: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY AREA TAKEOFFS AND DIMENSIONS BY MAKING THEIR OWN FIELD MEASUREMENTS BEFORE BIDDING, STARTING WORK OR ORDERING MATERIALS. NOTIFY ARCHITECT AND WAIT FOR DIRECTION IF DISCREPANCIES OR CONFLICTS ARISE PRIOR TO COMMENCING WORK.<br><br>1.6 FLOORS, CEILINGS, AND WALLS SHALL BE SEALED AROUND PIPE AND DUCT AND OTHER PENETRATIONS TO PREVENT PASSAGE OF SMOKE AND FLAMES. FIRE-RATED ASSEMBLIES SHALL BE SEALED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE FIRE-RATED ASSEMBLIES AND IN ACCORDANCE WITH GOVERNING CODES AND REGULATIONS AND U.L. TESTED ASSEMBLIES. PROVIDE U.L. APPROVED PENETRATION RATED DEVICES. DUCTS PENETRATING CEILINGS, WALLS AND ROOFS SHALL BE AN APPROVED ASSEMBLY FOR THE RATED ASSEMBLIES.<br><br>1.7 CONTRACTOR SHALL COORDINATE, PROVIDE, LOCATE, AND BUILD INTO THE WORK INSERTS, ANCHORS, ANGLES, PLATES, BLOCKING, DRAFT STOPS, BACKING PLATES, SUPPORTING BRACKETS, OPENINGS, SLEEVES, HANGERS, CLEATS, UNISTRUT ASSEMBLY, EQUIPMENT SUPPORTS, DRAIN PANS, SLAB DEPRESSIONS, AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.<br><br>1.8 GENERAL CONTRACTOR TO PROVIDE AND VERIFY SIZE AND LOCATION OF CLEAN OUTS AND ACCESS PANELS REQUIRED FOR MEP EQUIPMENT IN WALLS, CEILINGS AND SITE WITH ALL MEP CONTRACTORS AND ARCHITECT.<br><br>1.9 CONTRACTORS, SUBCONTRACTORS AND OTHER VENDORS SHALL FAMILIARIZE THEMSELVES WITH THE ENTIRE DRAWING PACKAGE AS SPECIFIC CONTRACTOR REQUIREMENTS MAY APPEAR ON MULTIPLE SHEETS OTHER THAN THEIR TRADE SHEETS.<br><br>1.10 FURNITURE SHOWN IN PLANS IS FOR REFERENCE ONLY, AND IS NOT IN CONTRACT (UNLESS NOTED OTHERWISE), CONTRACTOR TO COORDINATE WORK WITH OWNERS VENDORS.<br><br>1.11 CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PROPERTY OR CONSTRUCTION RESULTING FROM WORK OF CONTRACTOR AND/OR SUBCONTRACTORS, AND SHALL REPAIR SUCH DAMAGE TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO OWNER.<br><br>1.12 FINISH DRYWALL COMPLETELY FROM FLOOR TO HEAD OF WALL TO INSURE THAT IMPERFECTIONS WILL NOT SHOW ABOVE BASE. SEAL PERIMETER OF NEW PARTITIONS AT WINDOW MULLIONS, FLOOR, CEILINGS, AND EXTERIOR WALLS.<br><br>1.13 REFER TO OWNER'S FINISH/FIXTURE SCHEDULE FOR FINISH, MATERIALS AND FIXTURE SELECTIONS.<br><br>1.14 PROVIDE CONTROL JOINTS IN MASONRY WALLS TO MEET INDUSTRY STANDARDS. SEALANT COLOR TO MATCH MORTAR COLOR AS SELECTED BY OWNER AND ARCHITECT.<br><br>1.15 WALL, FLOOR, CEILING ASSEMBLIES REFERRED TO AS RATED AND/OR FIRE RATED SHALL BE A MINIMUM OF ONE-HOUR FIRE RATED UNLESS SPECIFICALLY NOTED OTHERWISE.<br><br>1.16 CONTRACTOR SHALL PROVIDE CUSTOM AND MULTI-COLOR SELECTIONS OF PAINT FOR OWNERS SELECTION AND APPROVAL.<br><br>1.17 ITEMS NOT SPECIFICALLY CALLED OUT ON DRAWINGS/SPECIFICATIONS SHALL BE SELECTED BY OWNER.<br><br>1.18 DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY AS SIMILAR TO SIMILAR SITUATIONS ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.<br><br>1.19 SHOULD JOB CONDITIONS, MANUFACTURERS' INSTRUCTIONS, SPECIFIED REFERENCES, OR SPECIFICATIONS PROVIDED IN DRAWINGS BE IN CONFLICT, CONTRACTOR SHALL CONSULT WITH ARCHITECT. DO NOT PROCEED WITHOUT CLEAR INSTRUCTIONS.<br><br>1.20 SLOPE PATIOS/STOOPS AWAY FROM BUILDINGS @ 1/4" / 1'-0" MIN<br><br>1.21 THE PENETRATIONS IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED AND CONSTRUCTED TO LIMIT AIR LEAKAGE AND WATER PENETRATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE AND LOCAL CODES AND ORDINANCES AND FBC IECC 2014.<br><br>1.22 DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE EVENT OF A CONFLICT NOTIFY ARCHITECT BEFORE PROCEEDING.<br><br>1.23 SLOPE FINISH GRADE AWAY FROM BUILDINGS.<br><br>1.24 GENERAL CONTRACTOR TO PROVIDE FLORIDA PRODUCT APPROVAL NUMBERS AND SHOP DRAWINGS FOR ALL MATERIALS REQUIRED BY FBC AND SUBMIT FOR APPROVAL BY ARCHITECT.<br><br>1.25 GENERAL CONTRACTOR TO CONTACT GREATER NAPLES FIRE DISTRICT AT (239) 474-2800 OR (239) 474-2800 TO COORDINATE THE REQUIREMENTS OF NFPA 1 CHAPTER 16 SAFEGARDS DURING BUILDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS. | 2. THE FOLLOWING ITEMS WILL NEED TO BE SUBMITTED UNDER A SEPARATE PERMIT:<br>A. FIRE ALARM SYSTEM<br>B. UNDERGROUND PROPANE TANK<br>C. FIRE UNDERGROUND<br>D. FIRE SPRINKLER SYSTEM<br>E. ELECTRONIC ACCESS CONTROL GATE<br><br>SPRINKLER REQUIREMENTS<br><br>1. ALL FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED WITH LOCKING CAPS IN ACCORDANCE WITH FFPC AND LOCAL FIRE MARSHALL OFFICIALS.<br><br>SIGNAGE REQUIREMENTS<br><br>1. DOORS INTO ELECTRICAL CONTROL PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING ELECTRICAL ROOM OR SIMILAR APPROVED WORDING.<br><br>2. THE DISCONNECTING MEANS FOR EACH SERVICE, FEEDER OR BRANCH CIRCUIT ORIGINATING ON A SWITCHBOARD OR PANEL BOARD SHALL BE LEGIBLY AND DURABLY MARKED TO INDICATE ITS PURPOSE.<br><br>3. INDIVIDUAL ELECTRIC METERS, SWITCH GEAR, AND GAS METERS SHOULD BE CLEARLY LABELED TO INDICATE THE SPACE/AREA SERVED.<br><br>4. PROVIDE STRIPING ON THE FLOOR AROUND ELECTRICAL PANELS TO CLEARLY IDENTIFY/INDICATE NOT LESS THAN 36" CLEARANCE AREA NO STORAGE AREA<br><br>5. DEDICATED MECHANICAL/ELECTRIC ROOMS SHALL BE POSTED WITH SIGNS READING "NO STORAGE" AND PLACED ON A CONTRASTING BACKGROUND WITHIN THE ROOM.<br><br>6. ANY ROOMS PROVIDING ROOF/ATTIC ACCESS SHALL BE IDENTIFIED WITH A LABEL READING "ROOF ACCESS" OR "ATTIC ACCESS" ON THE EXTERIOR OF THE ROOM OR UNIT.<br><br>7. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD POSTED. POSTING OF OCCUPANT LOAD MUST MEET CODE/AHJ REQUIREMENTS.<br><br>8.A. INSTALL PLACARDS OUTSIDE OF THE ENTRY POINT TO A HAZARDOUS STORAGE AREAS OR ROOMS WITHIN A BUILDING. HAZARD SEVERITY NUMBERS FOR INTERIOR SIGNS SHALL BE NOT LESS THAN: 2 INCH TALL, 1.4 INCH WIDE, WITH A 5/16 INCH STROKE. THE EXTERIOR EDGE OF THE SIGN SHALL MEASURE 5 INCH ALONG EACH OF THE FOUR FACES. THE INTERIOR PERIMETER OF EACH INDIVIDUAL DIAMOND SHALL MEASURE 2.5 INCH ACROSS EACH SIDE.<br><br>8.B. INSTALL PLACARDS UPON TWO EXTERIOR WALLS OF THE BUILDING, FACING THE MOST PROBABLE APPROACH DIRECTIONS. EXTERIOR SIGNS SHALL UTILIZE NUMBERS THAT ARE NOT LESS THAN: 6 INCH TALL, 4.2 INCH WIDE, WITH A 1/8 INCH STROKE. THE EXTERIOR EDGE OF THE SIGN SHALL MEASURE 15 INCH ALONG EACH OF THE FOUR FACES. THE INTERIOR PERIMETER OF EACH INDIVIDUAL DIAMOND SHALL MEASURE 7 1/2 INCHES ACROSS EACH SIDE. EXTERIOR SIGNS SHALL BE PLACED NOT LESS THAN 12 FEET OR MORE THAN 24 FEET ABOVE GRADE.<br><br>ACCESSIBILITY NOTES:<br><br>2.1 FOLLOW ALL FBC 2017 ACCESSIBILITY CODE GUIDELINES WHERE REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS.<br><br>2.2 ACCESSIBLE ROUTES SHALL NOT CHANGE IN LEVEL OF MORE THAN 1/2" ALONG ROUTE INCLUDING AT BUILDING ENTRANCES. PROVIDE TRESHOLDS OF NO MORE THAN 1/2" AT ALL ENTRANCES.<br><br>2.3 ALL DOORS SHALL PROVIDE A MIN. CLEAR OPENING OF 32" CLEAR WHEN DOOR IS OPEN 90 DEGREES.<br><br>2.4 LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, FAN CONTROLS, EXHAUST CONTROLS, AND OTHER ENVIRONMENTAL CONTROLS ARE TO BE LOCATED WITH OPERABLE PARTS NO HIGHER THAN 48" AND NO LOWER THAN 15" ABOVE THE FLOOR. IF REACH IS OVER AN OBSTRUCTION THE MAX HEIGHT FOR A FORWARD APPROACH SHALL BE 44" AND OBSTRUCTIONS MAY NOT EXTEND MORE THAN 28" FROM WALL (REFER TO FBC ACCESSIBILITY 308.2.2 AND FIGURE 308.2.2 FOR ADDITIONAL INFORMATION). MAX HEIGHT FOR A PARALLEL APPROACH SHALL BE 48" AND OBSTRUCTIONS MAY NOT EXTEND MORE THAN 24" (REFER TO FBC ACCESSIBILITY 308.3.2 AND FIGURE 308.3.2 FOR ADDITIONAL INFORMATION).<br><br>2.5 SOLID WOOD BLOCKING AND GRAB BARS SHALL BE INSTALLED AROUND TOILETS AND TUBS. SUCH REINFORCEMENT SHALL BE INSTALLED ACCORDING TO ADA/ANSI REQUIREMENTS.<br><br>2.6 VANITIES, LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE CENTER LINE OF THE FIXTURE A MINIMUM OF 15" FROM ADJACENT WALL AND THE TOP OF THE FIXTURE RIM NO HIGHER THAN 2'-10" AFF.<br><br>2.7 ALL FLOOR FINISHES IN ACCESSIBLE ROUTES, INTO AND THROUGHOUT UNIT, AND IN PUBLIC AREAS SHALL BE SLIP RESISTANT WITH A MIN OF .60 COF<br><br>2.8 PROVIDE WOOD BLOCKING IN WALLS FOR TOILET ACCESSORIES, GRAB BARS, ETC. TO MEET ADA REQUIREMENTS.<br><br>2.9 PROVIDE LEVER HANDLES ON ALL DOORS IN THE CLUBHOUSE.<br><br>2.10 TOILET FLUSH VALVES SHALL BE ON APPROACH SIDE OF TOILETS.<br><br>FIRE BLOCKING AND DRAFTSTOPPING NOTES<br><br>FIREBLOCKING:<br>FIREBLOCKING IN COMBUSTIBLE CONSTRUCTION SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE.<br><br>FIREBLOCKING MATERIALS:<br>SHALL CONSIST OF 2" NOM. LUMBER OR TWO THICKNESSES OF 1" NOM. LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.719" WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.719" WOOD STRUCTURAL PANEL OR ONE THICKNESS OF 0.75" PARTICLE BOARD WITH JOINTS BACKED BY 0.75" PARTICLE BOARD. GYPSUM BOARD, CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK.<br><br>CONCEALED WALL SPACES:<br>FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: (A) VERTICALLY AT THE CEILING AND FLOOR LEVELS AND (B) HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.<br><br>CONNECTION BETWEEN HORIZONTAL AND VERTICAL SPACES:<br>FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.<br><br>CEILING AND FLOOR OPENINGS:<br>FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS.<br><br>DRAFTSTOPPING MATERIALS:<br>DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 0.5" GYPSUM BOARD, 0.375" WOOD STRUCTURAL PANEL, 0.375" PARTICLE BOARD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. |

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Reviewed for Code  
Compliance  
PRBD20180209369

Revisions

4/13/2018 PLAN REVIEW REVISION 01

BID / PERMIT SET

Drawing Date

JANUARY 31, 2018

ALL BUILDINGS

SPRINGS AT HAMMOCK COVE  
THOMASSON DR. & CARDINAL WAY  
NAPLES, FL 34112

Project No.

216026.04

Sheet Title

PROJECT STANDARDS & NOTES

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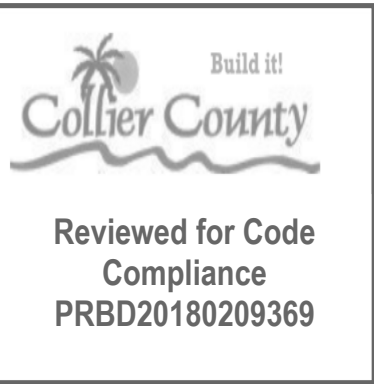
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G0.20



# SPRINGS AT HAMMOCK COVE BAY

## LIFE SAFTEY



| MECHANICAL CODE ANALYSIS  |                               |                               |                               | CODE FOOTPRINT SUMMARY   |  |   |  | MAINTENANCE BUILDING DATA   |  | APARTMENT BUILDING-B20 DATA  |  | BUILDING CODES  |  |
|---|-------------------------------|-------------------------------|-------------------------------|--|--|---|--|---|--|--|--|---|--|
|   | B20 BUILDING<br>(2) BUILDINGS | G24 BUILDING<br>(9) BUILDINGS | G28 BUILDING<br>(3) BUILDINGS | SCOPE OF WORK:<br>NEW CONSTRUCTION FOR A MULTI-FAMILY APARTMENT BUILDING COMPLEX THAT WILL HAVE A CLUBHOUSE, GARAGES, MAINTENANCE BUILDING, TRASH ENCLOSURE, AND MAIL BUILDING. THE APARTMENT BUILDINGS WILL CONSIST OF 2 TYPE B20 BUILDINGS, 9 TYPE G24 BUILDINGS AND 3 TYPE G28 BUILDINGS.<br><br>BUILDING AREA IS AS DETERMINED BY DEFINITION OF BUILDING AREA IN 2017 FLORIDA BUILDING CODE.<br><br>REFER TO BUILDINGS AND PLANS FOR LOCATIONS OF 1-HOUR RATED TENANT AND OR OCCUPANCY SEPARATION WALLS.<br><br>1-HOUR RATED CONSTRUCTION ASSEMBLIES AT OCCUPANCY SEPARATIONS BETWEEN GARAGES AND TENANT UNITS, OCCUPANCY SEPARATIONS BETWEEN TENANT APARTMENT UNITS AND APARTMENT BUILDING EXTERIOR WALLS. OPENING PROTECTIONS: 3/4 HOUR OR G RATING.<br><br>IN GENERAL ALL FIRST AND SECOND FLOOR PARTITIONS FOR THE APARTMENT BUILDINGS EXTEND FROM THE FLOOR TO UNDERSIDE OF THE FLOOR AND OR ROOF ASSEMBLY AT 9'-1 1/8".<br><br>PERCENTAGE OF OPENINGS IN EXTERIOR BEARING AND NON-BEARING WALLS DOES NOT EXCEED THE PERCENTAGE OF ALLOWABLE PROTECTED AND UNPROTECTED OPENINGS.<br><br>FIRE RATED BUILDING ELEMENTS PER TABLE 601:<br>NOTE: SEE BUILDING ASSEMBLY NOTES FOR SPECIFIC U.L. DESIGN SYSTEMS USED OR REFERENCED.<br><br>APARTMENT BUILDING/CLUBHOUSE/GARAGES/MAINTENANCE BUILDING/MAIL KIOSK/TRASH ENCLOSURE CONSTRUCTION:<br><br>BUILDING ELEMENT TYPE V-A TYPE V-B PROVIDED TYPE V-B PROVIDED<br>STRUCTURAL FRAME 1 1-HOUR 0 0<br><br>BEARING WALLS - EXTERIOR 1 1-HOUR 0 0<br><br>BEARING WALLS - INTERIOR 1 1-HOUR<br><br>NONBEARING WALLS AND PARTITIONS EXTERIOR SEE TABLE 602 SEE TABLE 602<br><br>NONBEARING WALLS AND PARTITIONS INTERIOR 0 0 0 0<br><br>FLOOR CONSTRUCTION INCLUDING BEAMS AND JOISTS 1 1-HOUR 0 0<br><br>ROOF CONSTRUCTION INCLUDING BEAMS AND JOISTS 1 1-HOUR 0 0<br><br>FIRE SEPARATION DISTANCE PER TABLE 602:<br>(SEE SECTION 602 FOR ADDITIONAL INFORMATION)<br><br>SEPARATION DISTANCE CONSTRUCTION TYPE FIRE RATING OCCUPANCY GROUP<br>X<5' ALL 1-HOUR A, B, E, F-2, I, R, S-2, U<br><br>5'-X<10' 1A 1-HOUR A, B, E, F-2, I, R, S-2, U<br>OTHERS 1-HOUR A, B, E, F-2, I, R, S-2, U<br><br>10'-X<30' 1A, 1B, 1B, 1B, 1-HOUR A, B, E, F-2, I, R, S-2, U<br>OTHERS 1-HOUR A, B, E, F-2, I, R, S-2, U<br><br>X>30' ALL 0-HOUR A, B, E, F-2, I, R, S-2, U<br><br>OCCUPANT LOADS:<br>OCCUPANT LOAD<br>RESIDENTIAL APARTMENTS 200 GSF/PERSON<br>GARAGE 200 GSF/PERSON<br>CLUBHOUSE<br>ASSEMBLY A-3 CONCENTRATED 7 NET SF/PERSON<br>ASSEMBLY A-3 UNCONSECATED 15 NET SF/PERSON<br>BUSINESS AREAS 100 GSF/PERSON<br>EXERCISE ROOM 50 GSF/PERSON<br>ACCESSORY STORAGE 300 GSF/PERSON<br><br>MEANS OF EGRESS:<br>EGRESS WIDTH<br>03" / PERSON - STAIRWAYS<br>0.2" / PERSON - OTHER EGRESS COMPONENTS<br><br>DWELLING UNITS:<br>STAIRWAY WIDTH 44" MIN.<br>36" IF SERVING 50 OR LESS OCCUPANTS<br><br>COMMON PATH OF TRAVEL:<br>GROUP B: 75'-0"<br>GROUP R2: 125'-0"<br>GROUP U: 75'-0"<br>ALL OTHERS: 75'-0"<br><br>EXIT DISTANCE:<br>GROUP A (SPRINKLERED PER NFPA 13): 250'-0"<br>GROUP R (SPRINKLERED PER NFPA 13): 250'-0"<br>GROUP B (SPRINKLERED PER NFPA 13): 300'-0"<br>GROUPS S-2, U (NON SPRINKLERED): 300'-0"<br><br>EXIT ACCESS CORRIDOR RATING<br>GROUPS A, B (SPRINKLERED PER NFPA 13): 0 HR<br><br>CORRIDOR WIDTH: 44" MIN.<br>36" WITHIN DWELLING UNIT OR OCCUPANCY LESS THAN 50<br>24" FOR ACCESS UTILIZATION OF MEP SYSTEMS |  |   |  | • OCCUPANCY TYPE: U (MAINTENANCE AND CARPORT)<br>• CONSTRUCTION TYPE: TYPE VB<br>• SPRINKLER SYSTEM: NON SPRINKLERED<br><br>• AREAS:<br>ALLOWABLE AREA PER FLOOR: 5,500 SF<br><br>PROPOSED FIRST FLOOR AREAS:<br>MAINTENANCE AREA: 495 SF<br>CAR PORT AREA: 351 SF<br>PET PATIO: 287 SF<br>PVA PARKING STALL: 365 SF<br>TOTAL: 1,499 SF<br><br>• HEIGHTS:<br>BUILDING HEIGHT LIMITATION: 40'-0"<br><br>PROPOSED HEIGHT: 16'-8"<br><br>• MAXIMUM NO. OF FLOORS: 1<br><br>PROPOSED NO. OF FLOORS: 1   |  | • OCCUPANCY TYPE: RESIDENTIAL GROUP R-2 (APARTMENTS)<br>• CONSTRUCTION TYPE: TYPE VA<br>• SPRINKLER SYSTEM: SPRINKLERED PER NFPA 13R<br><br>• AREAS:<br>ALLOWABLE AREA PER FLOOR: 12,000 SF<br><br>FRONTAGE INCREASE: 25%<br>P(BUILDING PERIMETER) 697'<br>F(MIN. BLDG. PERIMETER) 269'<br>FRONTING PUBLIC WAY) 30'<br>TOTAL ALLOWABLE AREA PER FLOOR: 15,000 SF<br><br>PROPOSED FLOOR AREAS:<br>FIRST FLOOR: 13,730 SF<br>SECOND FLOOR: 13,699 SF<br>TOTAL: 27,429 SF<br><br>• HEIGHTS:<br>BUILDING HEIGHT LIMITATION: 50'-0"<br>(PER FBC TABLE 503)<br>SPRINKLER INCREASE: 20'-0"<br>TOTAL ALLOWABLE BUILDING HEIGHT: 60'-0"<br><br>PROPOSED BUILDING HEIGHT: 31'-0"<br><br>• MAXIMUM NO. OF FLOORS: 3<br><br>SPRINKLER INCREASE: 1<br>TOTAL MAXIMUM NO. OF FLOORS: 4<br><br>PROPOSED NO. OF FLOORS: 2 |  | APPLICABLE CODES<br>• FLORIDA BUILDING CODE 6TH EDITION (2017) ACCESSIBILITY<br>• FLORIDA BUILDING CODE 6TH EDITION (2017) BUILDING<br>• FLORIDA BUILDING CODE 6TH EDITION (2017) ENERGY CONSERVATION<br>• FLORIDA BUILDING CODE 6TH EDITION (2017) FUEL GAS<br>• FLORIDA BUILDING CODE 6TH EDITION (2017) MECHANICAL<br>• FLORIDA BUILDING CODE 6TH EDITION (2017) PLUMBING<br>• FLORIDA BUILDING CODE 6TH EDITION (2017) RESIDENTIAL<br>• FLORIDA BUILDING CODE 6TH EDITION (2017) TEST PROTOCOLS<br>• 2010 ADA<br>• SWIMMING POOL CODE<br>• ELECTRICAL CODE NFPA 70 NEC - 2014<br>• FLORIDA FIRE PREVENTION CODE 6TH EDITION (2017)<br>• NFPA 72 2013 EDITION<br>• NFPA 13R 2013 EDITION<br>• NFPA 24 2013 EDITION<br>• NFPA 70 2014 EDITION<br><br>ENGINEERING DATA<br>ULTIMATE WIND SPEED: 162 MPH<br>NOMINAL WIND SPEED: 125 MPH<br>WIND EXPOSURE: C<br>SEISMIC DESIGN CATEGORY: A<br>SITE CLASS: E<br>CLIMATE ZONE: 1A<br><br>/02<br>PRR |  |
| PLUMBING CODE ANALYSIS  |                               |                               |                               | DETACHED GARAGE BUILDINGS DATA   |  | APARTMENT BUILDING-G24 DATA   |  | ENGINEERED DEFERRED SUBMITTALS  |  |  |  |   |  |
| PLUMBING FIXTURE DATA:  | B20 BUILDING<br>(2) BUILDINGS | G24 BUILDING<br>(9) BUILDINGS | G28 BUILDING<br>(9) BUILDINGS | • OCCUPANCY TYPE: U (PRIVATE GARAGE)<br>S-1 (STORAGE) @ 6GS GARAGE BUILDING ONLY<br>TYPE VB<br>NON SPRINKLERED<br><br>• CONSTRUCTION TYPE: TYPE VB<br>• SPRINKLER SYSTEM: NON SPRINKLERED<br><br>• AREAS:<br>ALLOWABLE AREA PER FLOOR: 5,500 SF (GROUP U)<br>9,000 SF (GROUP S-1)<br><br>6GS PROPOSED FIRST FLOOR AREA: 1,846 SF<br><br>• HEIGHTS:<br>BUILDING HEIGHT LIMITATION: 40'-0"<br><br>PROPOSED MAXIMUM HEIGHT: 16'-0"<br><br>8G PROPOSED FIRST FLOOR AREA: 1,973 SF<br><br>• HEIGHTS:<br>BUILDING HEIGHT LIMITATION: 40'-0"<br><br>PROPOSED MAXIMUM HEIGHT: 14'-3"<br><br>• MAXIMUM NO. OF FLOORS: 1<br><br>PROPOSED NO. OF FLOORS: 1  |  | • OCCUPANCY TYPE: RESIDENTIAL GROUP R-2 (APARTMENTS)<br>• CONSTRUCTION TYPE: TYPE VA<br>• SPRINKLER SYSTEM: SPRINKLERED PER NFPA 13R<br><br>• AREAS:<br>ALLOWABLE AREA PER FLOOR: 12,000 SF<br><br>FRONTAGE INCREASE: 25%<br>P(BUILDING PERIMETER) 562'<br>F(MIN. BLDG. PERIMETER) 281'<br>FRONTING PUBLIC WAY) 30'<br>TOTAL ALLOWABLE AREA PER FLOOR: 15,000 SF<br><br>PROPOSED FLOOR AREAS:<br>FIRST FLOOR: 13,730 SF<br>SECOND FLOOR: 13,699 SF<br>TOTAL: 27,429 SF<br><br>• HEIGHTS:<br>BUILDING HEIGHT LIMITATION: 50'-0"<br><br>SPRINKLER INCREASE: 20'-0"<br>TOTAL ALLOWABLE BUILDING HEIGHT: 60'-0"<br><br>PROPOSED BUILDING HEIGHT: 30'-8"<br><br>• MAXIMUM NO. OF FLOORS: 3<br><br>SPRINKLER INCREASE: 1<br>TOTAL MAXIMUM NO. OF FLOORS: 4<br><br>PROPOSED NO. OF FLOORS: 2 |  | THE FOLLOW ITEMS ARE BY OTHERS AND ARE NOT INCLUDED IN THE SCOPE OF THIS PACKAGE:<br>• FIRE PROTECTION / FIRE ALARM / SPRINKLER DESIGN<br>• CIVIL ENGINEERING<br>• LANDSCAPE ARCHITECTURE<br>• SWIMMING POOL & POOL DECK<br>• FLOOR/ROOF TRUSSES<br>• POST TENSION SLAB   |  |  |  |   |  |
| ELECTRICAL CODE ANALYSIS  |                               |                               |                               | TRASH ENCLOSURE DATA   |  | APARTMENT BUILDING-G28 DATA   |  | BUILDING TOTALS   |  |  |  |   |  |
| ELECTRICAL SYSTEMS - EACH APARTMENT BUILDING WILL BE SERVED BY A MULTI-METER CENTER. EACH UNIT WITHIN THE BUILDING WILL HAVE ITS OWN ELECTRIC METER. THERE WILL ALSO BE A 'HOUSE' OR GENERAL METER FOR OTHER LOADS. WIRE AND CONDUIT SIZE TO EACH METER CENTER IS SHOWN ON THE DRAWINGS. TYPICALLY, EACH UNIT WILL BE SERVED BY A 125A PANEL. EACH UNIT PANEL SCHEDULE, WHICH IS ON THE DRAWINGS, INDICATED ALL BRANCH CIRCUITS WITHIN THE UNIT AND HAS ITS LOAD CALCULATED IN ACCORDANCE WITH NEC ARTICLE 220.<br><br>THE 'HOUSE' OR GENERAL METERS AND PANELBOARD SCHEDULES ARE ALSO SHOWN.<br>EACH BUILDING WILL BE PROTECTED BY A NFPA 13R SPRINKLER SYSTEM. THIS SUPPRESSION SYSTEM WILL BE MONITORED BY AN ADDRESSABLE FIRE ALARM SYSTEM. IN ADDITION, EACH TENANT UNIT WILL BE EQUIPPED BY AN NFPA 72 COMPLIANT RESIDENTIAL UNIT SMOKE DETECTOR/SONDER BASE IN AND ADJACENT TO EACH SLEEPING UNIT. ADA COMPLIANT ACCESSIBLE UNITS WILL BE PROVIDED WITH AUDIBLE AND VISUAL ANNUNCIATION IN ACCORDANCE WITH NFPA 72 AND ANSI A117.1 GUIDELINES. EACH BUILDING FIRE ALARM SYSTEM WILL REPORT TO A CENTRALIZED FIRE ALARM PANEL PROVIDED WITH OFF-SITE MONITORING AND EQUIPPED WITH AN NFPA 72 DIALER UNIT. |                               |                               |                               | • OCCUPANCY TYPE: U (TRASH ENCLOSURE)<br>• CONSTRUCTION TYPE: TYPE VB<br>• SPRINKLER SYSTEM: NON SPRINKLERED<br><br>• AREAS:<br>ALLOWABLE AREA PER FLOOR: 5,500 SF<br><br>PROPOSED FIRST FLOOR AREA: 936 SF<br><br>• HEIGHTS:<br>BUILDING HEIGHT LIMITATION: 40'-0"<br><br>PROPOSED HEIGHT: 9'-0"<br><br>• MAXIMUM NO. OF FLOORS: 1<br><br>PROPOSED NO. OF FLOORS: 1   |  | • OCCUPANCY TYPE: RESIDENTIAL GROUP R-2 (APARTMENTS)<br>• CONSTRUCTION TYPE: TYPE VA<br>• SPRINKLER SYSTEM: SPRINKLERED PER NFPA 13R<br><br>• AREAS:<br>ALLOWABLE AREA PER FLOOR: 12,000 SF<br><br>FRONTAGE INCREASE: 56%<br>P(BUILDING PERIMETER) 799'<br>F(MIN. BLDG. PERIMETER) 644'<br>FRONTING PUBLIC WAY) 30'<br>TOTAL ALLOWABLE AREA PER FLOOR: 18,672 SF<br><br>PROPOSED FLOOR AREAS:<br>FIRST FLOOR: 16,001 SF<br>SECOND FLOOR: 15,754 SF<br>TOTAL: 33,193 SF<br><br>• HEIGHTS:<br>BUILDING HEIGHT LIMITATION: 50'-0"<br><br>SPRINKLER INCREASE: 20'-0"<br>TOTAL ALLOWABLE BUILDING HEIGHT: 60'-0"<br><br>PROPOSED BUILDING HEIGHT: 30'-8"<br><br>• MAXIMUM NO. OF FLOORS: 3<br><br>SPRINKLER INCREASE: 1<br>TOTAL MAXIMUM NO. OF FLOORS: 4<br><br>PROPOSED NO. OF FLOORS: 2 |  | BUILDING TYPE TOTAL #<br>CLUBHOUSE 1<br>APARTMENT BUILDING - B20 2<br>APARTMENT BUILDING - G24 9<br>APARTMENT BUILDING - G28 3<br>6GS GARAGE BUILDING (6 CAR) 1<br>8G GARAGE BUILDING (3 CAR) 3<br>MAINTENANCE BUILDING (w/ ADA STALL) 1<br>MAIL KIOSK 1<br>TRASH COMPACTOR ENCLOSURE 1<br>TOTAL NUMBER OF BUILDINGS 22<br><br>R-VALUE/U-VALUE CHART<br><br>APARTMENT BUILDINGS<br>• WALLS R-13<br>• FOUNDATIONS N/A<br>• ROOF (WITH ATTIC) R-38<br>• WINDOWS U-0.65 SHGC-0.25<br>• GLAZED ENTRY DOORS- U-0.77 SHGC-0.25<br>• SOLID ENTRY DOORS U-0.37<br><br>*ALL R-VALUES ARE MINIMUM VALUES, ALL U-VALUES ARE MAXIMUM VALUES |  |  |  |   |  |