Reviewed for Code Compliance
With The Florida Building Code
ECS, Florida LLC
41-3055-REV 22-26 8/12/2024

Building Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Electrical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Mechanical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Plumbing Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Fire Review - Roger Sanders PX651 - NA to Private Provider - 7/31/2024

A	ARCHITECTURE	**SB Architects** 2333 Ponce De Leon Blvd Suite 1000 Coral Gables, FL 33134 305.856.2021 www.sb-architects.com
C	CIVIL	**Kimley-Horn** 1777 Main Street, Suite 200 Sarasota, FL 34236 941.379.7613 www.kimley-horn.com
S	STRUCTURE	**Desimone Consulting Engineers** 800 Brickell Avenue, 6th Floor Miami, FL 33131 305.441.0755 http://www.de-simone.com/
M	MECHANICAL	**Vanderweil Engineers** 8350 NW 52nd Terrace,Suite 300 Miami, FL 33166 305-501-5740 www.vanderweil.com
E	ELECTRICAL	**POWER DESIGN ENGINEERING** 11600 9th St N, St. Petersburg, FL 33716 (727) 210-0492 www.powerdesigninc.us
P	PLUMBING	**Vanderweil Engineers** 8350 NW 52nd Terrace,Suite 300 Miami, FL 33166 305-501-5740 www.vanderweil.com
FP	FIRE PROTECTION	**Vanderweil Engineers** 8350 NW 52nd Terrace,Suite 300 Miami, FL 33166 305-501-5740 www.vanderweil.com
I	INTERIOR (HOTEL)	**Hirsch Bedner Associates (HBA)** 1 SE 3rd Ave. Suite # 1640 Miami, FL 33131 USA 305.857.5758 www.hba.com
I	INTERIOR (RESIDENCES)	**Marc-Michaels Interior Design, Inc.** 720 West Morse Boulevard Winter Park, FL 32789 407.629.2124 www.marc-michaels.com **LUJO COLLECTIVE** 12727 SW 136th ST. SUITE 6206 Miami, FL 33186 407.629.2124 www.lujocollective.com
FS	FOOD SERVICE	**Inman Foodservice Group, LLC** 1330 Coral Way, Suite 310 Miami, FL 33145 305-859-2025 www.inman-inc.com
AV	AUDIO VISUAL	**NOT USED**
AC	ACOUSTIC CONSULTANT	**BROOKS ACOUSTICS CORPORATION** 49 N. Federal Highway #121 Pompano Beach, FL 33062 752-229-1450 www.jensenhughes.com
SE	SECURITY	**POWER DESIGN ENGINEERING** 11600 9th St N, St. Petersburg, FL 33716 (727) 210-0492 www.powerdesigninc.us
L	LANDSCAPE	**Enea Garden Design** 2332 Galiano Street 2nd Floor Coral Gables, FL 33134 www.jensenhughes.com
LS	LIFE SAFETY CONSULTANT	**Jensen Hughes** 725 Primera Boulevard, Suite 215 Lake Mary, FL 32746 407-537-9481 www.jensenhughes.com
LV	LOW VOLTAGE	**POWER DESIGN ENGINEERING** 11600 9th St N, St. Petersburg, FL 33716 (727) 210-0492 www.powerdesigninc.us
WP	BUILDING ENVELOPE	**IBA** 8019 34th Avenue East Brandenton, FL 34211 www.ibaconsultnats.com

Autodesk Docs://21816 St. Regis Resort Longboat Key/St.Regis LBK_R24.rvt
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06/03/24

LONGBOAT KEY HOTEL & RESIDENCES

1620 GULF OF MEXICO DRIVE

Owner

UNICORP ACQUISITIONS LLC
7940 Via Dellagio, Suite 200
Orlando, FL 32819

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES
BATEAU - 1581 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA · SCOTT A. LEE · REGISTERED ARCHITECT · AR95712
Scott Lee
Digitally signed by Scott Lee
DN: E=slee@sbarchitects.com, CN=Scott Lee, O=Scott A. Lee, L=Mill Valley, S=California, C=US
Contact Info: THIS ITEM HAS BEEN DIGITALLY SEALED. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
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RESI Bldg 2 - Issued

No.	Description	Date
11	PERMIT REVISION 11	09/09/2022
12	PERMIT REVISION 12	11/04/2022
13	PERMIT REVISION 13	12/16/2022
14	PERMIT REVISION 14	02/10/2023
15	PERMIT REVISION 15	2/17/2023
16	PERMIT REVISION 16	3/10/2023
17	PERMIT REVISION 17	4/21/2023
18	PERMIT REVISION 18	5/26/2023
19	PERMIT REVISION 19	6/30/2023
20	PERMIT REVISION 20	8/04/2023
23	PERMIT REVISION 23	11/03/2023
24	PERMIT REVISION 24	01/19/2024
25	PERMIT REVISION 25	02/15/2024
26	PERMIT REVISION 26	06/27/2024

Sheet Title
COVER SHEET - RESIDENTIAL BUILDING 2

Project No. **21816**

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Sheet No.
A0-00-R2

PERMIT SET SUBMITTAL
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INDEX OF DRAWINGS - R2

ARCHITECTURAL

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A0-00-R2	COVER SHEET - RESIDENTIAL BUILDING 2	●	●	●	●	●	●	●	●	
A0-01-R2	SHEET INDEX R2	●	●	●	●	●		●	●	
A0-01-R2.1	SHEET INDEX R2	●	●	●	●	●	●	●	●	
A0-20	LIFE SAFETY CODE ANALYSIS & REFERENCES, FIRE SAFETY LEGEND									
A0-30	ABBREVIATIONS, SYMBOLS & GENERAL NOTES									
A0-31	LEGENDS, SYMBOLS AND NOTES									
A0-40	ACCESSIBILITY DETAILS & STANDARDS									
A0-41	ACCESSIBILITY DETAILS & STANDARDS									
A0-42	ACCESSIBILITY DETAILS & STANDARDS									
A0-50	FAIR HOUSING ACT STANDARDS AND DETAILS									
A0-51	PARKING CALCULATION									
A1-00	OVERALL - SITE PLAN & ZONING DATA		●							
A1-01	RESIDENTIAL UNIT MATRIX	●								
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A1-R2-10	RESI BUILDING 2 - GROSS AREA PLAN									
A1-R2-11	RESI BUILDING 2 - NET AREA PLANS & UNIT MATRIX									
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A2-01	OVERALL - LEVEL P1 KEY PLAN	●				●				
A2-02	OVERALL - LEVEL 1 KEY PLAN									
A2-03	OVERALL - LEVEL 2 KEY PLAN									
A2-04	OVERALL - LEVEL 3 KEY PLAN									
A2-05	OVERALL - LEVEL 4 KEY PLAN									
A2-06	OVERALL - LEVEL 5 KEY PLAN									
A2-07	OVERALL - ROOF KEY PLAN									
A2-R0-00	RESI BUILDINGS - LEVEL P1 FLOOR PLAN									
A2-R0-01	RESI BUILDINGS - LEVEL 1 FLOOR PLAN									
A2-R2-00	RESI BUILDING 2 - LEVEL P1 FLOOR PLAN		●	●	●	●				
A2-R2-01	RESI BUILDING 2 - LEVEL 1 FLOOR PLAN		●			●			●	
A2-R2-02	RESI BUILDING 2 - LEVEL 2 FLOOR PLAN		●			●				
A2-R2-03	RESI BUILDING 2 - LEVEL 3 FLOOR PLAN		●			●				
A2-R2-04	RESI BUILDING 2 - LEVEL 4 FLOOR PLAN		●			●				
A2-R2-05	RESI BUILDING 2 - LEVEL 5 FLOOR PLAN	●	●		●	●				
A2-R2-06	RESI BUILDING 2 - ROOF PLAN		●							
A2-R2-50	RESI BUILDING 2 - LEVEL P1 REFLECTED CEILING PLAN		●	●	●					
A2-R2-51	RESI BUILDING 2 - LEVEL 1 REFLECTED CEILING PLAN									
A2-R2-52	RESI BUILDING 2 - LEVEL 2 REFLECTED CEILING PLAN									
A2-R2-53	RESI BUILDING 2 - LEVEL 3 REFLECTED CEILING PLAN									
A2-R2-54	RESI BUILDING 2 - LEVEL 4 REFLECTED CEILING PLAN									
A2-R2-55	RESI BUILDING 2 - LEVEL 5 REFLECTED CEILING PLAN									
A3-00	OVERALL - SITE ELEVATIONS									
A3-01	OVERALL - SITE ELEVATIONS									
A3-R2-00	RESI BUILDING 2 - NW & SW ELEVATIONS									
A3-R2-01	RESI BUILDING 2 - NE & SE ELEVATIONS									
A3-R2-20	RESI BUILDING 2 - SE/NW & SW/NE SECTIONS				●					
A3-R2-30	RESI BUILDING 2 - WALL SECTIONS									
A3-R-00	RESIDENTIAL PODIUM ELEVATIONS									
A3-R-01	RESIDENTIAL PODIUM ELEVATIONS									
A3-R-02	RESIDENTIAL PODIUM ELEVATIONS									
A3-R-20	RESIDENTIAL WALL SECTIONS									
A3-R-21	TYPICAL RESIDENTIAL UNIT WALL SECTION									
A3-R-22	TYPICAL PENTHOUSE & LEVEL 4 RESIDENTIAL UNIT WALL SECTION				●					
A3-R-23	RESIDENTIAL FACADE DETAILS									
A3-R-24	RESIDENTIAL BUILDING 3 FOLDING DOOR SECTION AT CURVED WALL				●					
A3-R-25	RESIDENTIAL BUILDING WALL SECTION UNDER POOL TRANSFER BEAM				●				●	
A4-R1-17	RESI BUILDING 1 - CHAMPAGNE 412 WATSON UNIT ENLARGED PLAN AND RCP		●						●	
A4-R2-00	RESI BUILDING 2 - BATEAU 5 (UNIT E) ENLARGED FLOOR PLAN				●	●		●	●	
A4-R2-01	RESI BUILDING 2 - BATEAU 5 (UNIT E) ENLARGED RCP LEVELS 1-3					●		●	●	
A4-R2-01A	RESI BUILDING 2 - BATEAU 5 (UNIT E) ENLARGED RCP LEVELS 4-5								●	
A4-R2-02	RESI BUILDING 2 - BATEAU 8 (UNIT E r) ENLARGED FLOOR PLAN				●	●		●	●	
A4-R2-03	RESI BUILDING 2 - BATEAU 8 (UNIT E r) ENLARGED RCP LEVELS 1-3					●		●	●	
A4-R2-03A	RESI BUILDING 2 - BATEAU 8 (UNIT E r) ENLARGED RCP LEVEL 4-5								●	
A4-R2-04	RESI BUILDING 2 - BATEAU 6 (UNIT B) ENLARGED FLOOR PLAN	●				●			●	
A4-R2-04A	RESI BUILDING 2 - BATEAU 6 (UNIT B) ENLARGED RCPs					●			●	
A4-R2-06	RESI BUILDING 2 - BATEAU 7 (UNIT F) ENLARGED FLOOR PLAN					●			●	
A4-R2-06A	RESI BUILDING 2 - BATEAU 7 (UNIT F) ENLARGED RCPs					●			●	
A4-R2-07	RESI BUILDING 2 - BATEAU 406 WEISZ ENLARGED PLAN		●					●	●	
A4-R2-07A	RESI BUILDING 2 - BATEAU 406 WEISZ ENLARGED RCP		x						●	
A4-R2-08	RESI BUILDING 2 - BATEAU 407 BURKENTINE ENLARGED PLAN		●						●	
A4-R2-08A	RESI BUILDING 2 - BATEAU 407 BURKENTINE ENLARGED RCP		x						●	
A4-R2-09	RESI BUILDING 2 - BATEAU 505 BAKALAR ENLARGED PLAN		●						●	
A4-R2-09A	RESI BUILDING 2 - BATEAU 505 BAKALAR ENLARGED RCP		x			●		●	●	
A4-R2-10	RESI BUILDING 2 - BATEAU 608 QUATTRONE ENLARGED PLAN		●						●	
A4-R2-10A	RESI BUILDING 2 - BATEAU 608 QUATTRONE ENLARGED RCP					●		●	●	
A4-R2-11A	RESI BUILDING 2 - BATEAU 607 BRETTI ENLARGED RCP					●				
A5-R2-01	ENLARGED BATHROOMS									
A5-R2-02	ENLARGED BATHROOMS									
A5-R-07	ENLARGED RESIDENTIAL COMMON SPACES PLAN & RCP									
A5-R-08	ENLARGED RESIDENTIAL COMMON SPACES PLAN & RCP									
A5-R-13	ENLARGED ELEVATOR CONTROL ROOMS									
A6-R2-01	RESIDENTIAL BUILDING 2 DOOR SCHEDULE - PUBLIC SPACES	●		●	●		●			
A6-R2-02	RESIDENTIAL BUILDING 2 FINISH SCHEDULES									
A6-R-20	RESIDENTIAL BUILDINGS - SLIDING DOOR & STOREFRONT SCHEDULE									
A6-R-21	RESIDENTIAL STOREFRONT SCHEDULE									
A7-00	VERTICAL CIRCULATION DETAILS		●							
A7-R2-01	R2-ST1 & R2-PE3 FLOOR PLANS		●							
A7-R2-02	R2-ST1 & R2-PE3 SECTIONS		●		●					
A7-R2-03	R2-ST2 & R2-SE1 FLOOR PLANS & SECTION		●							
A7-R2-04	R2-PE1 ELEVATOR PLANS & SECTION									
A7-R2-05	R2-PE2 ELEVATOR PLANS & SECTION									
A7-R2-06	R2-PE4 ELEVATOR PLANS & SECTION									
A7-R2-07	R2-ST3 & R2-ST4 EXTERIOR STAIR PLANS & SECTION									
A8-00	EXTERIOR DETAILS									
A8-01	EXTERIOR DETAILS									
A8-02	EXTERIOR DETAILS					●				
A8-03	EXTERIOR DETAILS				●	●				
A8-04	EXTERIOR DETAILS							●		
A8-04A	ENLARGED RESIDENTIAL PLUNGE POOL PLANS									
A8-04B	ENLARGED RESIDENTIAL PLUNGE POOL PLANS									
A8-04C	ENLARGED RESIDENTIAL PLUNGE POOL PLANS									
A8-05	EXTERIOR DETAILS					●				
A8-06	EXTERIOR DETAILS									
A8-07	EXTERIOR DETAILS									
A8-08	EXTERIOR DETAILS	●		●	●				●	
A8-09	EXTERIOR DETAILS									
A9-00	PARTITION TYPES	●	●							
A9-01	INTERIOR DETAILS									
A9-02	INTERIOR DETAILS									
A9-03	INTERIOR DETAILS									
A9-04	INTERIOR DETAILS	●		●						
A9-05	INTERIOR DETAILS									
A9-07	INTERIOR DETAILS									
A9-08	INTERIOR DETAILS									
EOS-00	POINT OF REFERENCE SITE PLAN									
EOS-00A	OVERALL -VAULT LEVEL- EOS PLAN									
EOS-01	OVERALL - P1 LEVEL - EOS PLAN									
EOS-R2-00	RESI BUILDING 2 - LEVEL P1 EOS				●					
EOS-R2-01	RESI BUILDING 2 - LEVEL 1 EOS									
EOS-R2-02	RESI BUILDING 2 - LEVEL 2 EOS									
EOS-R2-03	RESI BUILDING 2 - LEVEL 3 EOS									
EOS-R2-04	RESI BUILDING 2 - LEVEL 4 EOS			●	●					
EOS-R2-05	RESI BUILDING 2 - LEVEL 5 EOS			●	●					
EOS-R2-06	RESI BUILDING 2 - ROOF EOS									
FL2-01	OVERALL - LEVEL P1 FLOOD PLAN			●						
FL6-01	FLOODPROOFING NOTES, SCHEDULES AND DETAILS		●	●						
FL-R2-00	RESI BUILDING 2 - LEVEL P1 FLOODPROOFING									
LS1-00	OVER ALL SITE PLAN - LIFE SAFETY								●	
LS1-01	OVERALL SITE PLAN LEVEL 1 - LIFE SAFETY									
LS-R0-00	RESI BUILDINGS - LEVEL P1 FLOOR PLAN		●							
LS-R2-01	RESI BUILDING 2 - LEVEL 1 LIFE SAFETY									
LS-R2-02	RESI BUILDING 2- LEVEL 2 LIFE SAFETY									
LS-R2-03	RESI BUILDING 2- LEVEL 3 LIFE SAFETY									
LS-R2-04	RESI BUILDING 2- LEVEL 4 LIFE SAFETY									
LS-R2-05	RESI BUILDING 2 - LEVEL 5 LIFE SAFETY									
LS-R2-06	RESI BUILDING 2 - ROOF LEVEL LIFE SAFETY									
A0-00-R2.	COVER SHEET - RESIDENTIAL UNIT BUILDING 2	●	●	●	●	●	●			

LANDSCAPE

SHEET NUMBER	SHEET NAME	PERMIT REVISION 10	PERMIT REVISION 11	PERMIT REVISION 12	PERMIT REVISION 13	PERMIT REVISION 14	PERMIT REVISION 15	PERMIT REVISION 16	PERMIT REVISION 17	PERMIT REVISION 18
L-610	IRRIGATION SHEET KEY		●							
L-612	IRRIGATION PLAN		●							
L-623	IRRIGATION NOTES AND SCHEDULES		●							
L-624	IRRIGATION DETAILS									
L-625	IRRIGATION SPECIFICATIONS									
LL-002	COVER & SHEET INDEX	●								
LL-003	LANDSCAPE NOTES	●								
LL-200	OVERALL LANAI TERRACE SITE PLAN									
LL-203	BUILDING 2 - METAL PLANTER HEIGHT DIAGRAM	●								
LL-204	BUILDING 2 - HARDSCAPE PLAN	●		●					●	
LL-403	BUILDING 2 - HARDSCAPE DETAILS	●								
LL-404	HARDSCAPE DETAILS - PERGOLAS	●								
LL-405	HARDSCAPE DETAILS - PERGOLAS	●								
LL-406	HARDSCAPE DETAILS - PERGOLAS	●								
LL-502	BUILDING 2 - CANOPY PLANTING PLAN	●								
LL-503	BUILDING 2 - UNDERSTORY PLANTING PLAN	●								
LL-504	PLANTING DETAILS (BUILDING 2)	●								

STRUCTURAL

SHEET NUMBER	SHEET NAME	PERMIT REVISION 10	PERMIT REVISION 11	PERMIT REVISION 12	PERMIT REVISION 13	PERMIT REVISION 14	PERMIT REVISION 15	PERMIT REVISION 16	PERMIT REVISION 17	PERMIT REVISION 18
S.000	GENERAL NOTES & INDEX	●	●	●	●	●		●	●	
S.000A	GENERAL NOTES & INDEX	●	●	●	●	●		●	●	
S.001	GENERAL NOTES									
S.002	GENERAL NOTES		●							
S.010	GRAVITY LOADING DIAGRAMS - PARKING									
S.016	GRAVITY LOADING DIAGRAMS - BUILDING 2									
S.017	GRAVITY LOADING DIAGRAMS - BUILDING 2									
S.110	FOUNDATION DETAILS									
S.110.A	FOUNDATION DETAILS					●				
S.117	FOUNDATION DETAILS - BUILDING 2									
S.118	FOUNDATION DETAILS - BUILDING 2									
S.123	TYPICAL FOUNDATION DETAILS									
S.124	TYPICAL FOUNDATION DETAILS									
S.125	TYPICAL FOUNDATION DETAILS									
S.126	TYPICAL FOUNDATION DETAILS		●			●				
S.127	TYPICAL FOUNDATION DETAILS			●						
S.128	TYPICAL FOUNDATION DETAILS			●	●				●	
S.200	TYPICAL CONCRETE COLUMN DETAILS									
S.201	TYPICAL CONCRETE COLUMN DETAILS									
S.202	PARKING COLUMN SCHEDULE									
S.203	PARKING COLUMN SCHEDULE									
S.206	RESIDENTIAL COLUMN SCHEDULE	●			●					
S.207	RESIDENTIAL COLUMN SCHEDULE									
S.210	CONCRETE BEAM SCHEDULE AND DETAILS	●	●	●		●				
S.211	WALL SECTIONS AND DETAILS									
S.212	CONCRETE BEAM SCHEDULE AND DETAILS				●					
S.240	B2 TYPICAL SHEAR WALL DETAILS									
S.241	B2 TYPICAL SHEAR WALL DETAILS									
S.242	B2 TYPICAL SHEAR WALL DETAILS									
S.243	B2 TYPICAL SHEAR WALL DETAILS									
S.244	B2 TYPICAL SHEAR WALL DETAILS									
S.245	B2 TYPICAL SHEAR WALL DETAILS									
S.246	B2 TYPICAL SHEAR WALL DETAILS									
S.270.B2.1	BUILDING 2 SHEAR WALL ELEVATIONS									
S.270.B2.2	BUILDING 2 SHEAR WALL ELEVATIONS									
S.401	TYPICAL CONCRETE SECTIONS AND DETAILS									
S.402	TYPICAL CONCRETE SECTIONS AND DETAILS									
S.403	TYPICAL CONCRETE SECTIONS AND DETAILS		●							
S.404	TYPICAL CONCRETE SECTIONS AND DETAILS		●		●					
S.405	TYPICAL CONCRETE SECTIONS AND DETAILS	●	●	●						
S.406	TYPICAL CONCRETE SECTIONS AND DETAILS									
S.407	POOL SECTIONS AND DETAILS									
S.408	POOL SECTIONS AND DETAILS									
S.409	EXTERIOR PLANTER SECTIONS									
S.410	TYPICAL CONCRETE SECTIONS AND DETAILS									
S.411	TYPICAL CONCRETE SECRIONS AND DETAILS	●	●	●						
S.412	TYPICAL CONCRETE SECTIONS AND DETAILS		●						●	
S.420	STUD RAIL DETAILS AND SCHEDULE	●	●							
S.430	TYPICAL MASONRY DETAILS REVIT									
S.431	TYPICAL CMU DETAILS			●				●		
S.432	TYPICAL MASONRY DETAILS									
S.501	TYPICAL POST -TENSIONING DETAILS									
S.502	TYPICAL POST TENSIONING DETAILS									
S.503	TYPICAL POST TENSIONING DETAILS	●								
S.504	TYPICAL POST TENSIONING DETAILS									
S.505	TYPICAL POST TENSIONING DETAILS									
S.600	TYPICAL STEEL DETAILS									
S.601	TYPICAL STEEL DETAILS									
S.602	TYPICAL STEEL DETAILS									
S.603	TYPICAL STEEL DETAILS			●		●				
S.604	TYPICAL STEEL DETAILS	●	●		●					
S.605	TYPICAL STEEL DETAILS				●	●		●	●	
S.606	TYPICAL STEEL DETAILS							●		
S.B2.301	BUILDING 2 FRAMING PLAN - LEVEL 1		●	●						
S.B2.301A	BUILDING 2 FRAMING PLAN - LEVEL 1 TERRACE	●				●				
S.B2.302	BUILDING 2 FRAMING PLAN - LEVEL 2				●					
S.B2.302PT	BUILDING 2 POST-TENSION PLAN - LEVEL 2									
S.B2.303	BUILDING 2 FRAMING PLAN - LEVEL 3				●					
S.B2.303PT	BUILDING 2 POST-TENSION PLAN - LEVEL 3									
S.B2.304	BUILDING 2 FRAMING PLAN - LEVEL 4				●					
S.B2.304PT	BUILDING 2 POST-TENSION PLAN - LEVEL 4									
S.B2.305	BUILDING 2 FRAMING PLAN - LEVEL 5		●	●	●	●				
S.B2.305PT	BUILDING 2 POST-TENSION PLAN - LEVEL 5		●							
S.B2.306	BUILDING 2 FRAMING PLAN - ROOF LEVEL	●	●	●	●					
S.B2.306PT	BUILDING 2 POST-TENSION PLAN - ROOF LEVEL	●	●	●	●					
S.H.100	HOTEL FOUNDATION PLAN - OVERALL	●								
S.P.H.301	HOTEL PARKING PLAN LEVEL P1 - OVERALL	●		●						
S.P.R.301	RESIDENTIAL PARKING PLAN LEVEL P1 - OVERALL	●	●							
S.P.R.301.B	RESIDENTIAL PARKING PLAN LEVEL P1 - B2			●						
S.PO.301	PODIUM FRAMING PLAN - LEVEL I RESIDENTIAL - OVERALL	●								
S.R.100	RESIDENTIAL FOUNDATION PLAN - OVERALL	●								
S.R.100.B	RESIDENTIAL FOUNDATION PLAN - B2									

MECHANICAL

SHEET NUMBER	SHEET NAME	PERMIT REVISION 10	PERMIT REVISION 11	PERMIT REVISION 12	PERMIT REVISION 13	PERMIT REVISION 14	PERMIT REVISION 15	PERMIT REVISION 16	PERMIT REVISION 17	PERMIT REVISION 18
M0-00	HVAC LEGENDS AND SYMBOLS									
M0-01	HVAC GENERAL NOTES AND ABBREVIATIONS									
M2-R2-00	HVAC DUCTWORK - RESI BUILDING 2 - LEVEL P1									
M2-R2-02	HVAC DUCTWORK - RESI BUILDING 2 - LEVELS 1 THRU 5		●							
M2-R2-05	HVAC DUCTWORK - RESI BUILDING 2 - LEVEL 5				●					
M2-R2-06	HVAC DUCTWORK - RESI BUILDING 2 - ROOF PLAN									
M3-R2-00	HVAC PIPING - RESI BUILDING 2 - LEVEL P1									
M3-R2-02	HVAC PIPING - RESI BUILDING 2 - LEVELS 1 THRU 5									
M3-R2-05	Unnamed									
M3-R2-06	HVAC PIPING - RESI BUILDING 2 - ROOF PLAN									
M4-R2-00	HVAC - RESI BUILDING 2 - UNIT E - ENLARGED PLAN									
M4-R2-01	HVAC - RESI BUILDING 2 - ENLARGED PLAN									
M4-R2-02	HVAC - RESI BUILDING 2 - ENLARGED PLAN		●							
M4-R2-03	HVAC - RESI BUILDING 2 - ENLARGED PLAN				●					
M4-R2-04	HVAC - RESI BUILDING 2 - ENLARGED PLAN				●					
M5-01	HVAC DETAILS									
M5-02	HVAC DETAILS				●					
M5-03	HVAC DETAILS		●		●					
M5-04	HVAC DETAILS									
M6-01	HVAC SCHEDULES			●						
M6-02	HVAC SCHEDULES		●							
M6-03	HVAC SCHEDULES							●		
M6-04	HVAC SCHEDULES									
M6-05	HVAC SCHEDULES			●						
M6-06	HVAC SCHEDULES	●		●						
M6-07	HVAC SCHEDULES					●				
M6-08	HVAC SCHEDULES		●	●	●	●		●		
M6-09	HVAC SCHEDULES									
M6-10	HVAC SCHEDULES									
M6-11	HVAC SCHEDULES									
M6-12	HVAC SCHEDULES									
M6-13	Unnamed									
M7-R2-01	HVAC - RESIDENTIAL EXHAUST AIR FLOW RISER DIAGRAM		●		●					
M7-R2-02	HVAC - RESIDENTIAL OUTSIDE AIR FLOW RISER DIAGRAM									
M7-R2-03	HVAC - RESIDENTIAL CONDENSER WATER RISER DIAGRAM									
M8-01	HVAC CONTROLS									
M8-02	HVAC CONTROLS									
M8-03	HVAC CONTROLS	●								
M8-04	HVAC CONTROLS									
M8-05	HVAC CONTROLS									
M8-06	HVAC CONTROLS									
M8-07	HVAC CONTROLS									
M8-08	HVAC CONTROLS									
M8-09	HVAC CONTROLS									
M8-10	HVAC CONTROLS									
M8-11	HVAC CONTROLS									
M8-12	HVAC CONTROLS									
M8-13	HVAC CONTROLS									
M8-14	HVAC CONTROLS									
M8-15	HVAC CONTROLS			●						
M8-16	HVAC CONTROLS									
M8-17	HVAC CONTROLS									
M8-18	HVAC CONTROLS									
M8-19	HVAC CONTROLS									
M8-20	HVAC CONTROLS									
M8-21	HVAC CONTROLS				●					
M8-22	HVAC CONTROLS									
M8-23	HVAC CONTROLS									
M8-24	HVAC CONTROLS									
M8-25	HVAC CONTROLS									
M8-26	Unnamed	●								

FIRE PROTECTION

SHEET NUMBER	SHEET NAME	PERMIT REVISION 10	PERMIT REVISION 11	PERMIT REVISION 12	PERMIT REVISION 13	PERMIT REVISION 14	PERMIT REVISION 15	PERMIT REVISION 16	PERMIT REVISION 17	PERMIT REVISION 18
FP0-00	FIRE PROTECTION - SYMBOLS & ABBREVIATIONS									
FP0-01	FIRE PROTECTION - NOTES & DESIGN CRITERIA									
FP2-R0-00	FIRE PROTECTION - RESI BUILDINGS - LEVEL P1									
FP2-R2-00	FIRE PROTECTION - RESI BUILDING 2- LEVEL P1									
FP2-R2-01	FIRE PROTECTION - RESI BUILDING 2 - LEVEL 1									
FP2-R2-02	FIRE PROTECTION - RESI BUILDING 2 - TYPICAL LEVELS 2 THRU 4									
FP2-R2-05	FIRE PROTECTION - RESI BUILDING 2 - LEVEL 5									
FP2-R2-06	FIRE PROTECTION - RESI BUILDING 2 - ROOF PLAN									
FP4-01	FIRE PROTECTION - DETAILS									
FP4-03	FIRE PROTECTION -RESIDENTIAL FIRE PUMP DETAILS									
FP5-02	FIRE PROTECTION -RESIDENTIAL RISER DIAGRAM									
FP6-02	FIRE PROTECTION -RESIDENTIALTOWERS SCHEDULE									
FP7-04	R2 STAIRWELL SECTION VIEWS									

PLUMBING

SHEET NUMBER	SHEET NAME	PERMIT REVISION 10	PERMIT REVISION 11	PERMIT REVISION 12	PERMIT REVISION 13	PERMIT REVISION 14	PERMIT REVISION 15	PERMIT REVISION 16	PERMIT REVISION 17	PERMIT REVISION 18
P0-00	LEGEND & GENERAL NOTES									
P2-R0-00	PLUMBING - RESI BUILDINGS - LEVEL P1									
P2-R0-00U	PLUMBING - RESI BUILDINGS - UG PIPING PLAN									
P2-R2-00	PLUMBING - RESI BUILDING 2 - LEVEL P1		●	●	●					
P2-R2-00U	PLUMBING - RESI BUILDING 2 - UG PIPING PLAN		●	●						
P2-R2-01	PLUMBING - RESI BUILDING 2 - LEVEL 1		●	●						
P2-R2-02	PLUMBING - RESIDENTIAL BLDG 2 - TYPICAL LEVELS 2 THRU 4	●	●							
P2-R2-03	PLUMBING - RESI BUILDING 2 - LEVEL 3		●							
P2-R2-04	PLUMBING - RESI BUILDING 2 - LEVEL 4		●		●					
P2-R2-05	PLUMBING - RESI BUILDING 2 - LEVEL 5	●	●		●					
P2-R2-06	PLUMBING - RESI BUILDING 2 - ROOF PLAN				●					
P3-R2-00	PLUMBING - RESI BUILDING 2 - UNIT B ENLARGED FLOOR PLAN		●			●				
P3-R2-01	PLUMBING - RESI BUILDING 2 - UNIT E ENLARGED FLOOR PLAN		●		●	●				
P3-R2-02	PLUMBING - RESI BUILDING 2 - UNIT F ENLARGED FLOOR PLAN		●			●				
P3-R2-03	PLUMBING - RESI BUILDING 2 - UNIT WEISZ 406 FLOOR PLAN		●							
P3-R2-04	PLUMBING - RESI BUILDING 2 - UNIT BURKENTINE 407 FLOOR PLAN		●							
P3-R2-05	PLUMBING - RESI BUILDING 2 - UNIT BAKALAR 505 ENLARGED PLAN				●					
P3-R2-06	PLUMBING - RESI BUILDING 2 - UNIT QUATTRONE 608 ENLARGED PLAN				●					
P4-01	PLUMBING - DETAILS	●								
P4-02	PLUMBING - DETAILS	●								
P4-03	PLUMBING - DETAILS									
P4-04	PLUMBING - DETAILS									
P5-R-01	PLUMBING - RESIDENTIAL WATER RISER DIAGRAMS									
P5-R-02	PLUMBING - RESIDENTIAL GAS RISER DIAGRAMS	●								
P5-R-03	PLUMBING - RESIDENTIAL SANITARY RISER DIAGRAMS									
P5-R-04	PLUMBING - RESIDENTIAL SANITARY RISER DIAGRAMS				●					
P5-R-05	PLUMBING - RESIDENTIAL SANITARY RISER DIAGRAMS	●	●							
P5-R-06	PLUMBING - RESIDENTIAL SANITARY RISER DIAGRAMS	●								
P5-R-07	PLUMBING - RESIDENTIAL SANITARY RISER DIAGRAMS	●								
P5-R-08	PLUMBING - RESIDENTIAL SANITARY RISER DIAGRAMS	●								
P6-01	PLUMBING - SCHEDULE	●								
P6-02	PLUMBING - SCHEDULE	●	●	●						

ELECTRICAL

SHEET NUMBER	SHEET NAME	PERMIT REVISION 10	PERMIT REVISION 11	PERMIT REVISION 12	PERMIT REVISION 13	PERMIT REVISION 14	PERMIT REVISION 15	PERMIT REVISION 16	PERMIT REVISION 17	PERMIT REVISION 18
E0-03a	SITE LIGHTING FIXTURE SCHEDULE									
E0-R2-01a	ELECTRICAL SYMBOLS									
E0-R2-01b	ELECTRICAL LEGEND									
E0-R2-02	LIGHTING CONTROL SCHEDULE									
E0-R2-03	RESI LIGHTING FIXURE SCHEDULE									
E0-R2-04	ENERGY CODE COMPLIANCE									
E2-R2-00-L	RESI BUILDING 2 - LEVEL P1 FLOOR PLAN - LIGHTING			●				●	●	
E2-R2-00-P	RESI BUILDING 2 - LEVEL P1 FLOOR PLAN - POWER					●				
E2-R2-00-S	RESI BUILDING 2 - LEVEL P1 FLOOR PLAN - SYSTEMS									
E2-R2-01-L	RESI BUILDING 2 - LEVEL 1 FLOOR PLAN - LIGHTING									
E2-R2-01-P	RESI BUILDING 2 - LEVEL 1 FLOOR PLAN - POWER									
E2-R2-01-S	RESI BUILDING 2 - LEVEL 1 FLOOR PLAN - SYSTEMS									
E2-R2-02-L	RESI BUILDING 2 - LEVEL 2 FLOOR PLAN - LIGHTING									
E2-R2-02-P	RESI BUILDING 2 - LEVEL 2 FLOOR PLAN - POWER									
E2-R2-02-S	RESI BUILDING 2 - LEVEL 2 FLOOR PLAN - SYSTEMS									
E2-R2-03-L	RESI BUILDING 2 - LEVEL 3 FLOOR PLAN - LIGHTING									
E2-R2-03-P	RESI BUILDING 2 - LEVEL 3 FLOOR PLAN - POWER									
E2-R2-03-S	RESI BUILDING 2 - LEVEL 3 FLOOR PLAN - SYSTEMS									
E2-R2-04-L	RESI BUILDING 2 - LEVEL 4 FLOOR PLAN - LIGHTING									
E2-R2-04-P	RESI BUILDING 2 - LEVEL 4 FLOOR PLAN - POWER									
E2-R2-04-S	RESI BUILDING 2 - LEVEL 4 FLOOR PLAN - SYSTEMS									
E2-R2-05-L	RESI BUILDING 2 - LEVEL 5 FLOOR PLAN - LIGHTING					●				
E2-R2-05-P	RESI BUILDING 2 - LEVEL 5 FLOOR PLAN - POWER									
E2-R2-05-S	RESI BUILDING 2 - LEVEL 5 FLOOR PLAN - SYSTEMS									
E2-R2-06-L	RESI BUILDING 2 - ROOF PLAN - LIGHTING					●				
E2-R2-06-P	RESI BUILDING 2 - ROOF PLAN - POWER									
E2-R2-06-S	RESI BUILDING 2 - ROOF PLAN - SYSTEMS									
E3-R2-00a	UNIT LOAD CALCULATIONS									
E3-R2-00b	UNIT FHA/ADA AND CLEARANCE DETAILS									
E3-R2-00c	R2 UNIT & BLDG MATRIX									
E3-R2-01	ENLARGED TYPICAL UNITS		●	●	●	●		●		
E3-R2-02	ENLARGED TYPICAL UNITS		●	●	●	●		●		
E3-R2-03	ENLARGED TYPICAL UNITS		●	●	●	●		●	●	
E3-R2-04	ENLARGED TYPICAL UNITS		●	●		●		●		
E3-R2-05	ENLARGED TYPICAL UNITS					●		●		
E3-R2-06	ENLARGED TYPICAL UNITS					●		●		
E3-R2-07	ENLARGED TYPICAL UNITS					●		●		
E3-R2-BAKA	ENLARGED BAKALAR 505 UNIT					●		●		
E3-R2-BURK	ENLARGED BURKENTINE 407 UNIT					●			●	
E3-R2-QUATT	ENLARGED QUATTRONE 608 UNIT					●		●		
E3-R2-WEISZ	ENLARGED WEISZ 406 UNIT							●		
E4-R2-00	ENLARGED ELECTRICAL ROOMS									
E4-R2-01	ENLARGED ELECTRICAL ROOMS			●	●					
E5-R2-00	ELECTRICAL RISER LEGENDS AND DETAILS									
E5-R2-01	R2 RESI RISER	●						●		
E5-R2-02	RESIDENTIAL UNIT DESIGNATION									
E5-R2-03	SKM									
E5-R2-04	R2 RESI VOLTAGE DROP									
E6-R1-18	RESI EMERGENCY PANEL SCHEDULES				●					
E6-R2-12	R2 HOUSE PANEL SCHEDULES				●					
E7-00	FIRE ALARM DETAILS AND MATRIX									
E7-01	FIRE ALARM RISER DIAGRAM (TOWER R1)									
E7-02	FIRE ALARM RISER DIAGRAM (TOWER R2)									
E7-03	FIRE ALARM RISER DIAGRAM (TOWER R3)									
E7-04	FIRE ALARM RISER DIAGRAM (TOWER R4)									
E7-H-01	FIRE ALARM RISER DIAGRAM (HOTEL)									
E7-R2-02	FIRE ALARM RISER DIAGRAM (TOWER R2)									

LOW VOLTAGE

SHEET NUMBER	SHEET NAME	PERMIT REVISION 10	PERMIT REVISION 11	PERMIT REVISION 12	PERMIT REVISION 13	PERMIT REVISION 14	PERMIT REVISION 15	PERMIT REVISION 16	PERMIT REVISION 17	PERMIT REVISION 18
TN0.00	COVER SHEET			●	●					
TN0.01	LEGEND AND SYMBOLS				●					
TN0.02	TELECOMM SCHEDULES			●	●	●				
TN0.03	TELECOMM SCHEDULES			●		●				
TN0.04	TELECOMM SCHEDULES			●		●				
TN1.01	LOW VOLTAGE DETAILS				●					
TY0.00	LEGEND AND SYMBOLS	●		●	●					
TY0.01	LEGENDS AND SYMBOLS	●								
TY0.02	CAMERA & MESSENGER HUB SCHEDULES	●		●						
TY0.03	DOOR SCHEDULES	●		●	●	●		●		
TY0.04	DOOR SCHEDULES	●		●					●	
TY1.03	DOOR AND CAMERA DETAILS	●								
TY1.04	FIRESTOP DETAILS 1	●								
TY2-R2-00	RESI BUILDING 2 - LEVEL P1 - SECURITY FLOOR PLAN	●		●		●				
TY2-R2-01	RESI BUILDING 2 - LEVEL 1 - SECURITY FLOOR PLAN									
TY2-R2-02	RESI BUILDING 2 - LEVEL 2 - SECURITY FLOOR PLAN									
TY2-R2-03	RESI BUILDING 2 - LEVEL 3 - SECURITY FLOOR PLAN									
TY2-S-01A	SITE - SECURITY FLOOR PLAN - SECTOR A	●		●						
TY2-S-01B	SITE - SECURITY FLOOR PLAN - SECTOR B	●		●						
TY2-S-01C	SITE - SECURITY FLOOR PLAN - SECTOR C	●								
TY2-S-01D	SITE - SECURITY FLOOR PLAN - SECTOR D	●								
TY2-S-01E	SITE - SECURITY FLOOR PLAN - SECTOR E	●								
TY6.02	RESIDENTIAL LOW VOLTAGE SECURITY RISER	●		●						
TY6.03	RESIDENTIAL LOW VOLTAGE SECURITY RISER	●		●					●	
UNIT-R2-B-00	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 6 (TYPE B) - BASE PACKAGE	●								
UNIT-R2-B-1	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 6 (TYPE B) - ZONING RCP - BASE PACKAGE	●				●				
UNIT-R2-B-2	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 6 (TYPE B) - SCHEDULES & RISERS - BASE PACKAGE	●				●				
UNIT-R2-B-3	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 6 (TYPE B) - DEVICES FLOOR PLAN - BASE PACKAGE	●				●				
UNIT-R2-B-4	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 6 (TYPE B) - SHADES RCP - BASE PACKAGE	●				●				
UNIT-R2-B-5	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 6 (TYPE B) - A/V - BASE PACKAGE	●								
UNIT-R2-B-6	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 6 (TYPE B) - LV RCP - BASE PACKAGE	●								
UNIT-R2-E-00	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 5 (TYPE E) - BASE PACKAGE	●								
UNIT-R2-E-1	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 5 (TYPE E) - ZONING RCP - BASE PACKAGE	●				●				
UNIT-R2-E-2	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 5 (TYPE E) - SCHEDULES & RISERS - BASE PACKAGE	●				●				
UNIT-R2-E-3	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 5 (TYPE E) - DEVICES FLOOR PLAN - BASE PACKAGE	●				●				
UNIT-R2-E-4	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 5 (TYPE E) - SHADES RCP - BASE PACKAGE	●				●				
UNIT-R2-E-5	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 5 (TYPE E) - A/V - BASE PACKAGE	●								
UNIT-R2-E-6	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 5 (TYPE E) - LV RCP - BASE PACKAGE	●								
UNIT-R2-Er-00	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 8 (TYPE Er) - BASE PACKAGE	●								
UNIT-R2-Er-1	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 8 (TYPE Er) - ZONING RCP - BASE PACKAGE	●				●				
UNIT-R2-Er-2	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 8 (TYPE Er) - SCHEDULES & RISERS - BASE PACKAGE	●				●				
UNIT-R2-Er-3	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 8 (TYPE Er) - DEVICES FLOOR PLAN - BASE PACKAGE	●				●				
UNIT-R2-Er-4	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 8 (TYPE Er) - SHADES RCP - BASE PACKAGE	●				●				
UNIT-R2-Er-5	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 8 (TYPE Er) - A/V - BASE PACKAGE	●								
UNIT-R2-Er-6	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 8 (TYPE Er) - LV RCP - BASE PACKAGE	●								
UNIT-R2-F-00	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 7 (TYPE F) - BASE PACKAGE	●								
UNIT-R2-F-1	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 7 (TYPE F) - ZONING RCP - BASE PACKAGE	●				●				
UNIT-R2-F-2	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 7 (TYPE F) - SCHEDULES & RISERS - BASE PACKAGE	●				●				
UNIT-R2-F-3	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 7 (TYPE F) - DEVICES FLOOR PLAN - BASE PACKAGE	●				●				
UNIT-R2-F-4	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 7 (TYPE F) - SHADES RCP - BASE PACKAGE	●				●				
UNIT-R2-F-5	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 7 (TYPE F) - A/V - BASE PACKAGE	●								
UNIT-R2-F-6	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 7 (TYPE F) - LV RCP - BASE PACKAGE	●								

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE ECS FLORIDA, LLC

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STATE OF FLORIDA · SCOTT A LEE · AR95712 · REGISTERED ARCHITECT

RESI Bldg 2 - Issued

No.	Description	Date
4	PERMIT REVISION 4	04/15/2022
P1	PERMIT APPROVAL RESPONSE	03/18/2022
6	PERMIT REVISION 6	06/03/2022
7	PERMIT REVISION 7	06/17/2022
8	PERMIT REVISION 8	07/01/2022
9	PERMIT REVISION 9	07/29/2022
10	PERMIT REVISION 10	08/19/2022
11	PERMIT REVISION 11	09/09/2022
12	PERMIT REVISION 12	11/04/2022
13	PERMIT REVISION 13	12/16/2022
14	PERMIT REVISION 14	02/10/2023
16	PERMIT REVISION 16	3/10/2023
17	PERMIT REVISION 17	4/21/2023
18	PERMIT REVISION 18	5/26/2023

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SHEET INDEX R2

Sheet No.

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PERMIT SET SUBMITTAL
INDEX 1 - R2

INDEX OF DRAWINGS - R2

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ARCHITECTURAL										
A0-00-R2	COVER SHEET - RESIDENTIAL BUILDING 2	●	●	●	●	●	●	●	●	●
A0-01-R2	SHEET INDEX R2	●	●	●	●		●	●	●	●
A0-01-R2.1	SHEET INDEX R2	●	●	●	●	●	●	●	●	●
A0-20	LIFE SAFETY CODE ANALYSIS & REFERENCES, FIRE SAFETY LEGEND									
A0-30	ABBREVIATIONS, SYMBOLS & GENERAL NOTES									
A0-31	LEGENDS, SYMBOLS AND NOTES									
A0-40	ACCESSIBILITY DETAILS & STANDARDS									
A0-41	ACCESSIBILITY DETAILS & STANDARDS									
A0-42	ACCESSIBILITY DETAILS & STANDARDS									
A0-50	FAIR HOUSING ACT STANDARDS AND DETAILS									
A0-51	PARKING CALCULATION									
A1-00	OVERALL - SITE PLAN & ZONING DATA	●								
A1-01	RESIDENTIAL UNIT MATRIX									
A1-R0-11	RESI BUILDINGS - LEVEL P1 NET AREA PLANS									
A1-R2-10	RESI BUILDING 2 - GROSS AREA PLAN									
A1-R2-11	RESI BUILDING 2 - NET AREA PLANS & UNIT MATRIX									
A2-00	OVERALL - LEVEL VAULT KEY PLAN									
A2-01	OVERALL - LEVEL P1 KEY PLAN				●					
A2-02	OVERALL - LEVEL 1 KEY PLAN									
A2-03	OVERALL - LEVEL 2 KEY PLAN									
A2-04	OVERALL - LEVEL 3 KEY PLAN									
A2-05	OVERALL - LEVEL 4 KEY PLAN									
A2-06	OVERALL - LEVEL 5 KEY PLAN									
A2-07	OVERALL - ROOF KEY PLAN									
A2-R0-00	RESI BUILDINGS - LEVEL P1 FLOOR PLAN									
A2-R0-01	RESI BUILDINGS - LEVEL 1 FLOOR PLAN									
A2-R2-00	RESI BUILDING 2 - LEVEL P1 FLOOR PLAN	●	●	●	●					
A2-R2-01	RESI BUILDING 2 - LEVEL 1 FLOOR PLAN	●			●			●		
A2-R2-02	RESI BUILDING 2 - LEVEL 2 FLOOR PLAN	●			●					
A2-R2-03	RESI BUILDING 2 - LEVEL 3 FLOOR PLAN	●			●					
A2-R2-04	RESI BUILDING 2 - LEVEL 4 FLOOR PLAN	●			●					
A2-R2-05	RESI BUILDING 2 - LEVEL 5 FLOOR PLAN	●		●	●					
A2-R2-06	RESI BUILDING 2 - ROOF PLAN	●								
A2-R2-50	RESI BUILDING 2 - LEVEL P1 REFLECTED CEILING PLAN	●	●	●						
A2-R2-51	RESI BUILDING 2 - LEVEL 1 REFLECTED CEILING PLAN									
A2-R2-52	RESI BUILDING 2 - LEVEL 2 REFLECTED CEILING PLAN									
A2-R2-53	RESI BUILDING 2 - LEVEL 3 REFLECTED CEILING PLAN									
A2-R2-54	RESI BUILDING 2 - LEVEL 4 REFLECTED CEILING PLAN									
A2-R2-55	RESI BUILDING 2 - LEVEL 5 REFLECTED CEILING PLAN									
A3-00	OVERALL - SITE ELEVATIONS									
A3-01	OVERALL - SITE ELEVATIONS									
A3-R2-00	RESI BUILDING 2 - NW & SW ELEVATIONS									
A3-R2-01	RESI BUILDING 2 - NE & SE ELEVATIONS									
A3-R2-20	RESI BUILDING 2 - SE/NW & SW/NE SECTIONS			●						
A3-R2-30	RESI BUILDING 2 - WALL SECTIONS									
A3-R-00	RESIDENTIAL PODIUM ELEVATIONS									
A3-R-01	RESIDENTIAL PODIUM ELEVATIONS									
A3-R-02	RESIDENTIAL PODIUM ELEVATIONS									
A3-R-20	RESIDENTIAL WALL SECTIONS									
A3-R-21	TYPICAL RESIDENTIAL UNIT WALL SECTION									
A3-R-22	TYPICAL PENTHOUSE & LEVEL 4 RESIDENTIAL UNIT WALL SECTION			●						
A3-R-23	RESIDENTIAL FACADE DETAILS									
A3-R-24	RESIDENTIAL BUILDING 3 FOLDING DOOR SECTION AT CURVED WALL			●						
A3-R-25	RESIDENTIAL BUILDING WALL SECTION UNDER POOL TRANSFER BEAM			●				●		
A4-R1-17	RESI BUILDING 1 - CHAMPAGNE 412 WATSON UNIT ENLARGED PLAN AND RCP	●						●	●	
A4-R2-00	RESI BUILDING 2 - BATEAU 5 (UNIT E) ENLARGED FLOOR PLAN			●	●		●	●	●	
A4-R2-01	RESI BUILDING 2 - BATEAU 5 (UNIT E) ENLARGED RCP LEVELS 1-3				●		●	●	●	
A4-R2-01A	RESI BUILDING 2 - BATEAU 5 (UNIT E) ENLARGED RCP LEVELS 4-5							●	●	
A4-R2-02	RESI BUILDING 2 - BATEAU 8 (UNIT E r) ENLARGED FLOOR PLAN			●	●		●	●	●	
A4-R2-03	RESI BUILDING 2 - BATEAU 8 (UNIT E r) ENLARGED RCP LEVELS 1-3				●		●	●	●	
A4-R2-03A	RESI BUILDING 2 - BATEAU 8 (UNIT E r) ENLARGED RCP LEVEL 4-5							●		
A4-R2-04	RESI BUILDING 2 - BATEAU 6 (UNIT B) ENLARGED FLOOR PLAN				●			●		
A4-R2-04A	RESI BUILDING 2 - BATEAU 6 (UNIT B) ENLARGED RCPs				●			●	●	
A4-R2-06	RESI BUILDING 2 - BATEAU 7 (UNIT F) ENLARGED FLOOR PLAN				●			●		
A4-R2-06A	RESI BUILDING 2 - BATEAU 7 (UNIT F) ENLARGED RCPs				●			●	●	
A4-R2-07	RESI BUILDING 2 - BATEAU 406 WEISZ ENLARGED PLAN	●					●	●		
A4-R2-07A	RESI BUILDING 2 - BATEAU 406 WEISZ ENLARGED RCP	x						●		
A4-R2-08	RESI BUILDING 2 - BATEAU 407 BURKENTINE ENLARGED PLAN	●						●		
A4-R2-08A	RESI BUILDING 2 - BATEAU 407 BURKENTINE ENLARGED RCP	x						●		
A4-R2-09	RESI BUILDING 2 - BATEAU 505 BAKALAR ENLARGED PLAN	●						●		
A4-R2-09A	RESI BUILDING 2 - BATEAU 505 BAKALAR ENLARGED RCP	x			●		●	●		
A4-R2-10	RESI BUILDING 2 - BATEAU 608 QUATTRONE ENLARGED PLAN	●						●	●	
A4-R2-10A	RESI BUILDING 2 - BATEAU 608 QUATTRONE ENLARGED RCP				●		●	●	●	
A4-R2-11A	RESI BUILDING 2 - BATEAU 607 BRETTI ENLARGED RCP				●					
A5-R2-01	ENLARGED BATHROOMS									
A5-R2-02	ENLARGED BATHROOMS									
A5-R-07	ENLARGED RESIDENTIAL COMMON SPACES PLAN & RCP									
A5-R-08	ENLARGED RESIDENTIAL COMMON SPACES PLAN & RCP									
A5-R-13	ENLARGED ELEVATOR CONTROL ROOMS									
A6-R2-01	RESIDENTIAL BUILDING 2 DOOR SCHEDULE - PUBLIC SPACES		●	●		●				
A6-R2-02	RESIDENTIAL BUILDING 2 FINISH SCHEDULES									
A6-R-20	RESIDENTIAL BUILDINGS - SLIDING DOOR & STOREFRONT SCHEDULE									
A6-R-21	RESIDENTIAL STOREFRONT SCHEDULE									
A7-00	VERTICAL CIRCULATION DETAILS	●								
A7-R2-01	R2-ST1 & R2-PE3 FLOOR PLANS	●								
A7-R2-02	R2-ST1 & R2-PE3 SECTIONS	●		●						
A7-R2-03	R2-ST2 & R2-SE1 FLOOR PLANS & SECTION	●								
A7-R2-04	R2-PE1 ELEVATOR PLANS & SECTION									
A7-R2-05	R2-PE2 ELEVATOR PLANS & SECTION									
A7-R2-06	R2-PE4 ELEVATOR PLANS & SECTION									
A7-R2-07	R2-ST3 & R2-ST4 EXTERIOR STAIR PLANS & SECTION									
A8-00	EXTERIOR DETAILS									
A8-01	EXTERIOR DETAILS									
A8-02	EXTERIOR DETAILS				●					
A8-03	EXTERIOR DETAILS			●	●				●	
A8-04	EXTERIOR DETAILS						●			
A8-04A	ENLARGED RESIDENTIAL PLUNGE POOL PLANS									
A8-04B	ENLARGED RESIDENTIAL PLUNGE POOL PLANS									
A8-04C	ENLARGED RESIDENTIAL PLUNGE POOL PLANS									
A8-05	EXTERIOR DETAILS				●					
A8-06	EXTERIOR DETAILS									

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A8-08	EXTERIOR DETAILS		●	●				●	●	
A8-09	EXTERIOR DETAILS									
A9-00	PARTITION TYPES	●								
A9-01	INTERIOR DETAILS									
A9-02	INTERIOR DETAILS									
A9-03	INTERIOR DETAILS									
A9-04	INTERIOR DETAILS		●							
A9-05	INTERIOR DETAILS									
A9-07	INTERIOR DETAILS									
A9-08	INTERIOR DETAILS									
EOS-00	POINT OF REFERENCE SITE PLAN									
EOS-00A	OVERALL -VAULT LEVEL- EOS PLAN									
EOS-01	OVERALL - P1 LEVEL - EOS PLAN									
EOS-R2-00	RESI BUILDING 2 - LEVEL P1 EOS			●						
EOS-R2-01	RESI BUILDING 2 - LEVEL 1 EOS									
EOS-R2-02	RESI BUILDING 2 - LEVEL 2 EOS									
EOS-R2-03	RESI BUILDING 2 - LEVEL 3 EOS									
EOS-R2-04	RESI BUILDING 2 - LEVEL 4 EOS		●	●						
EOS-R2-05	RESI BUILDING 2 - LEVEL 5 EOS		●	●						
EOS-R2-06	RESI BUILDING 2 - ROOF EOS									
FL2-01	OVERALL - LEVEL P1 FLOOD PLAN		●							
FL6-01	FLOODPROOFING NOTES, SCHEDULES AND DETAILS	●	●							
FL-R2-00	RESI BUILDING 2 - LEVEL P1 FLOODPROOFING									
LS1-00	OVER ALL SITE PLAN - LIFE SAFETY							●		
LS1-01	OVERALL SITE PLAN LEVEL 1 - LIFE SAFETY									
LS-R0-00	RESI BUILDINGS - LEVEL P1 FLOOR PLAN	●								
LS-R2-01	RESI BUILDING 2 - LEVEL 1 LIFE SAFETY									
LS-R2-02	RESI BUILDING 2- LEVEL 2 LIFE SAFETY									
LS-R2-03	RESI BUILDING 2- LEVEL 3 LIFE SAFETY									
LS-R2-04	RESI BUILDING 2- LEVEL 4 LIFE SAFETY									
LS-R2-05	RESI BUILDING 2 - LEVEL 5 LIFE SAFETY									
LS-R2-06	RESI BUILDING 2 - ROOF LEVEL LIFE SAFETY									
A0-00-R2.	COVER SHEET - RESIDENTIAL UNIT BUILDING 2	●	●	●	●	●				
LANDSCAPE										
L-610	IRRIGATION SHEET KEY	●								
L-612	IRRIGATION PLAN	●								
L-623	IRRIGATION NOTES AND SCHEDULES	●								
L-624	IRRIGATION DETAILS									
L-625	IRRIGATION SPECIFICATIONS									
LL-002	COVER & SHEET INDEX									
LL-003	LANDSCAPE NOTES									
LL-200	OVERALL LANAI TERRACE SITE PLAN									
LL-203	BUILDING 2 - METAL PLANTER HEIGHT DIAGRAM									
LL-204	BUILDING 2 - HARDSCAPE PLAN		●					●		
LL-403	BUILDING 2 - HARDSCAPE DETAILS									
LL-404	HARDSCAPE DETAILS - PERGOLAS									
LL-405	HARDSCAPE DETAILS - PERGOLAS									
LL-406	HARDSCAPE DETAILS - PERGOLAS									
LL-502	BUILDING 2 - CANOPY PLANTING PLAN									
LL-503	BUILDING 2 - UNDERSTORY PLANTING PLAN									
LL-504	PLANTING DETAILS (BUILDING 2)									
STRUCTURAL										
S.000	GENERAL NOTES & INDEX	●	●	●	●		●	●	●	
S.000A	GENERAL NOTES & INDEX	●	●	●	●		●	●	●	
S.001	GENERAL NOTES									
S.002	GENERAL NOTES	●								
S.010	GRAVITY LOADING DIAGRAMS - PARKING									
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S.110.A	FOUNDATION DETAILS				●					
S.117	FOUNDATION DETAILS - BUILDING 2									
S.118	FOUNDATION DETAILS - BUILDING 2									
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S.124	TYPICAL FOUNDATION DETAILS									
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S.126	TYPICAL FOUNDATION DETAILS	●			●					
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S.128	TYPICAL FOUNDATION DETAILS		●	●				●		
S.200	TYPICAL CONCRETE COLUMN DETAILS									
S.201	TYPICAL CONCRETE COLUMN DETAILS									
S.202	PARKING COLUMN SCHEDULE									
S.203	PARKING COLUMN SCHEDULE									
S.206	RESIDENTIAL COLUMN SCHEDULE			●						
S.207	RESIDENTIAL COLUMN SCHEDULE									
S.210	CONCRETE BEAM SCHEDULE AND DETAILS	●	●		●					
S.211	WALL SECTIONS AND DETAILS									
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S.240	B2 TYPICAL SHEAR WALL DETAILS									
S.241	B2 TYPICAL SHEAR WALL DETAILS									
S.242	B2 TYPICAL SHEAR WALL DETAILS									
S.243	B2 TYPICAL SHEAR WALL DETAILS									
S.244	B2 TYPICAL SHEAR WALL DETAILS									
S.245	B2 TYPICAL SHEAR WALL DETAILS									
S.246	B2 TYPICAL SHEAR WALL DETAILS									
S.270.B2.1	BUILDING 2 SHEAR WALL ELEVATIONS									
S.270.B2.2	BUILDING 2 SHEAR WALL ELEVATIONS									
S.401	TYPICAL CONCRETE SECTIONS AND DETAILS									
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S.404	TYPICAL CONCRETE SECTIONS AND DETAILS	●		●						
S.405	TYPICAL CONCRETE SECTIONS AND DETAILS	●	●							
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S.420	STUD RAIL DETAILS AND SCHEDULE	●								
S.430	TYPICAL MASONRY DETAILS REVIT									
S.431	TYPICAL CMU DETAILS		●				●		●	
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S.501	TYPICAL POST -TENSIONING DETAILS									
S.502	TYPICAL POST TENSIONING DETAILS									
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S.504	TYPICAL POST TENSIONING DETAILS									
S.505	TYPICAL POST TENSIONING DETAILS									
S.600	TYPICAL STEEL DETAILS									
S.601	TYPICAL STEEL DETAILS									
S.602	TYPICAL STEEL DETAILS									
S.603	TYPICAL STEEL DETAILS		●		●					
S.604	TYPICAL STEEL DETAILS	●		●						
S.605	TYPICAL STEEL DETAILS			●	●		●	●		
S.606	TYPICAL STEEL DETAILS						●		●	

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S.B2.301A	BUILDING 2 FRAMING PLAN - LEVEL 1 TERRACE				●					
S.B2.302	BUILDING 2 FRAMING PLAN - LEVEL 2			●						
S.B2.302PT	BUILDING 2 POST-TENSION PLAN - LEVEL 2									
S.B2.303	BUILDING 2 FRAMING PLAN - LEVEL 3			●						
S.B2.303PT	BUILDING 2 POST-TENSION PLAN - LEVEL 3									
S.B2.304	BUILDING 2 FRAMING PLAN - LEVEL 4			●						
S.B2.304PT	BUILDING 2 POST-TENSION PLAN - LEVEL 4									
S.B2.305	BUILDING 2 FRAMING PLAN - LEVEL 5	●	●	●	●					
S.B2.305PT	BUILDING 2 POST-TENSION PLAN - LEVEL 5	●								
S.B2.306	BUILDING 2 FRAMING PLAN - ROOF LEVEL	●	●	●						
S.B2.306PT	BUILDING 2 POST-TENSION PLAN - ROOF LEVEL	●	●	●						
S.H.100	HOTEL FOUNDATION PLAN - OVERALL									
S.P.H.301	HOTEL PARKING PLAN LEVEL P1 - OVERALL		●							
S.P.R.301	RESIDENTIAL PARKING PLAN LEVEL P1 - OVERALL	●								
S.P.R.301.B	RESIDENTIAL PARKING PLAN LEVEL P1 - B2		●							
S.PO.301	PODIUM FRAMING PLAN - LEVEL I RESIDENTIAL - OVERALL									
S.R.100	RESIDENTIAL FOUNDATION PLAN - OVERALL									
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MECHANICAL										
M0-00	HVAC LEGENDS AND SYMBOLS									
M0-01	HVAC GENERAL NOTES AND ABBREVIATIONS									
M2-R2-00	HVAC DUCTWORK - RESI BUILDING 2 - LEVEL P1								●	
M2-R2-02	HVAC DUCTWORK - RESI BUILDING 2 - LEVELS 1 THRU 5	●								
M2-R2-05	HVAC DUCTWORK - RESI BUILDING 2 - LEVEL 5			●						
M2-R2-06	HVAC DUCTWORK - RESI BUILDING 2 - ROOF PLAN									
M3-R2-00	HVAC PIPING - RESI BUILDING 2 - LEVEL P1									
M3-R2-02	HVAC PIPING - RESI BUILDING 2 - LEVELS 1 THRU 5									
M3-R2-05	Unnamed									
M3-R2-06	HVAC PIPING - RESI BUILDING 2 - ROOF PLAN									
M4-R2-00	HVAC - RESI BUILDING 2 - UNIT E - ENLARGED PLAN									
M4-R2-01	HVAC - RESI BUILDING 2 - ENLARGED PLAN									
M4-R2-02	HVAC - RESI BUILDING 2 - ENLARGED PLAN	●								
M4-R2-03	HVAC - RESI BUILDING 2 - ENLARGED PLAN			●						
M4-R2-04	HVAC - RESI BUILDING 2 - ENLARGED PLAN			●						
M5-01	HVAC DETAILS									
M5-02	HVAC DETAILS			●						
M5-03	HVAC DETAILS	●		●						
M5-04	HVAC DETAILS									
M6-01	HVAC SCHEDULES		●							
M6-02	HVAC SCHEDULES	●							●	
M6-03	HVAC SCHEDULES						●			
M6-04	HVAC SCHEDULES								●	
M6-05	HVAC SCHEDULES		●							
M6-06	HVAC SCHEDULES		●							
M6-07	HVAC SCHEDULES				●				●	
M6-08	HVAC SCHEDULES	●	●	●	●		●		●	
M6-09	HVAC SCHEDULES									
M6-10	HVAC SCHEDULES									
M6-11	HVAC SCHEDULES									
M6-12	HVAC SCHEDULES									
M6-13	Unnamed									
M7-R2-01	HVAC - RESIDENTIAL EXHAUST AIR FLOW RISER DIAGRAM	●		●						
M7-R2-02	HVAC - RESIDENTIAL OUTSIDE AIR FLOW RISER DIAGRAM									
M7-R2-03	HVAC - RESIDENTIAL CONDENSER WATER RISER DIAGRAM									
M8-01	HVAC CONTROLS									
M8-02	HVAC CONTROLS									
M8-03	HVAC CONTROLS									
M8-04	HVAC CONTROLS									
M8-05	HVAC CONTROLS									
M8-06	HVAC CONTROLS									
M8-07	HVAC CONTROLS									
M8-08	HVAC CONTROLS									
M8-09	HVAC CONTROLS									
M8-10	HVAC CONTROLS									
M8-11	HVAC CONTROLS									
M8-12	HVAC CONTROLS									
M8-13	HVAC CONTROLS									
M8-14	HVAC CONTROLS									
M8-15	HVAC CONTROLS		●							
M8-16	HVAC CONTROLS									
M8-17	HVAC CONTROLS									
M8-18	HVAC CONTROLS									
M8-19	HVAC CONTROLS									
M8-20	HVAC CONTROLS									
M8-21	HVAC CONTROLS			●						
M8-22	HVAC CONTROLS									
M8-23	HVAC CONTROLS									
M8-24	HVAC CONTROLS									
M8-25	HVAC CONTROLS									
M8-26	Unnamed									
FIRE PROTECTION										
FP0-00	FIRE PROTECTION - SYMBOLS & ABBREVIATIONS									
FP0-01	FIRE PROTECTION - NOTES & DESIGN CRITERIA									
FP2-R0-00	FIRE PROTECTION - RESI BUILDINGS - LEVEL P1									
FP2-R2-00	FIRE PROTECTION - RESI BUILDING 2- LEVEL P1									
FP2-R2-01	FIRE PROTECTION - RESI BUILDING 2 - LEVEL 1									
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FP2-R2-05	FIRE PROTECTION - RESI BUILDING 2 - LEVEL 5									
FP2-R2-06	FIRE PROTECTION - RESI BUILDING 2 - ROOF PLAN									
FP4-01	FIRE PROTECTION - DETAILS									
FP4-03	FIRE PROTECTION -RESIDENTIAL FIRE PUMP DETAILS									
FP5-02	FIRE PROTECTION -RESIDENTIAL RISER DIAGRAM									
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FP7-04	R2 STAIRWELL SECTION VIEWS									
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P0-00	LEGEND & GENERAL NOTES									
P2-R0-00	PLUMBING - RESI BUILDINGS - LEVEL P1									
P2-R0-00U	PLUMBING - RESI BUILDINGS - UG PIPING PLAN									
P2-R2-00	PLUMBING - RESI BUILDING 2 - LEVEL P1	●	●	●					●	
P2-R2-00U	PLUMBING - RESI BUILDING 2 - UG PIPING PLAN	●	●							
P2-R2-01	PLUMBING - RESI BUILDING 2 - LEVEL 1	●	●						●	
P2-R2-02	PLUMBING - RESIDENTIAL BLDG 2 - TYPICAL LEVELS 2 THRU 4	●								
P2-R2-03	PLUMBING - RESI BUILDING 2 - LEVEL 3	●								
P2-R2-04	PLUMBING - RESI BUILDING 2 - LEVEL 4	●		●						
P2-R2-05	PLUMBING - RESI BUILDING 2 - LEVEL 5	●		●						
P2-R2-06	PLUMBING - RESI BUILDING 2 - ROOF PLAN			●						
P3-R2-00	PLUMBING - RESI BUILDING 2 - UNIT B ENLARGED FLOOR PLAN	●			●					
P3-R2-01	PLUMBING - RESI BUILDING 2 - UNIT E ENLARGED FLOOR PLAN	●		●	●					
P3-R2-02	PLUMBING - RESI BUILDING 2 - UNIT F ENLARGED FLOOR PLAN	●			●					
P3-R2-03	PLUMBING - RESI BUILDING 2 - UNIT WEISZ 406 FLOOR PLAN	●								

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P3-R2-05	PLUMBING - RESI BUILDING 2 - UNIT BAKALAR 505 ENLARGED PLAN			●						
P3-R2-06	PLUMBING - RESI BUILDING 2 - UNIT QUATTRONE 608 ENLARGED PLAN			●						
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P4-03	PLUMBING - DETAILS									
P4-04	PLUMBING - DETAILS									
P5-R-01	PLUMBING - RESIDENTIAL WATER RISER DIAGRAMS									
P5-R-02	PLUMBING - RESIDENTIAL GAS RISER DIAGRAMS									
P5-R-03	PLUMBING - RESIDENTIAL SANITARY RISER DIAGRAMS									
P5-R-04	PLUMBING - RESIDENTIAL SANITARY RISER DIAGRAMS			●						
P5-R-05	PLUMBING - RESIDENTIAL SANITARY RISER DIAGRAMS	●								
P5-R-06	PLUMBING - RESIDENTIAL SANITARY RISER DIAGRAMS									
P5-R-07	PLUMBING - RESIDENTIAL SANITARY RISER DIAGRAMS									
P5-R-08	PLUMBING - RESIDENTIAL SANITARY RISER DIAGRAMS									
P6-01	PLUMBING - SCHEDULE									
P6-02	PLUMBING - SCHEDULE	●	●							
ELECTRICAL										
E0-03a	SITE LIGHTING FIXTURE SCHEDULE									
E0-R2-01a	ELECTRICAL SYMBOLS									
E0-R2-01b	ELECTRICAL LEGEND									
E0-R2-02	LIGHTING CONTROL SCHEDULE									
E0-R2-03	RESI LIGHTING FIXURE SCHEDULE									
E0-R2-04	ENERGY CODE COMPLIANCE									
E2-R2-00-L	RESI BUILDING 2 - LEVEL P1 FLOOR PLAN - LIGHTING		●				●	●		
E2-R2-00-P	RESI BUILDING 2 - LEVEL P1 FLOOR PLAN - POWER				●					
E2-R2-00-S	RESI BUILDING 2 - LEVEL P1 FLOOR PLAN - SYSTEMS									
E2-R2-01-L	RESI BUILDING 2 - LEVEL 1 FLOOR PLAN - LIGHTING									
E2-R2-01-P	RESI BUILDING 2 - LEVEL 1 FLOOR PLAN - POWER									
E2-R2-01-S	RESI BUILDING 2 - LEVEL 1 FLOOR PLAN - SYSTEMS									
E2-R2-02-L	RESI BUILDING 2 - LEVEL 2 FLOOR PLAN - LIGHTING									
E2-R2-02-P	RESI BUILDING 2 - LEVEL 2 FLOOR PLAN - POWER									
E2-R2-02-S	RESI BUILDING 2 - LEVEL 2 FLOOR PLAN - SYSTEMS									
E2-R2-03-L	RESI BUILDING 2 - LEVEL 3 FLOOR PLAN - LIGHTING									
E2-R2-03-P	RESI BUILDING 2 - LEVEL 3 FLOOR PLAN - POWER									
E2-R2-03-S	RESI BUILDING 2 - LEVEL 3 FLOOR PLAN - SYSTEMS									
E2-R2-04-L	RESI BUILDING 2 - LEVEL 4 FLOOR PLAN - LIGHTING									
E2-R2-04-P	RESI BUILDING 2 - LEVEL 4 FLOOR PLAN - POWER									
E2-R2-04-S	RESI BUILDING 2 - LEVEL 4 FLOOR PLAN - SYSTEMS									
E2-R2-05-L	RESI BUILDING 2 - LEVEL 5 FLOOR PLAN - LIGHTING				●					
E2-R2-05-P	RESI BUILDING 2 - LEVEL 5 FLOOR PLAN - POWER									
E2-R2-05-S	RESI BUILDING 2 - LEVEL 5 FLOOR PLAN - SYSTEMS									
E2-R2-06-L	RESI BUILDING 2 - ROOF PLAN - LIGHTING				●					
E2-R2-06-P	RESI BUILDING 2 - ROOF PLAN - POWER									
E2-R2-06-S	RESI BUILDING 2 - ROOF PLAN - SYSTEMS									
E3-R2-00a	UNIT LOAD CALCULATIONS									
E3-R2-00b	UNIT FHA/ADA AND CLEARANCE DETAILS									
E3-R2-00c	R2 UNIT & BLDG MATRIX									
E3-R2-01	ENLARGED TYPICAL UNITS	●	●	●	●		●			
E3-R2-02	ENLARGED TYPICAL UNITS	●	●	●	●		●			
E3-R2-03	ENLARGED TYPICAL UNITS	●	●	●	●		●	●		
E3-R2-04	ENLARGED TYPICAL UNITS	●	●		●		●			
E3-R2-05	ENLARGED TYPICAL UNITS				●		●			
E3-R2-06	ENLARGED TYPICAL UNITS				●		●			
E3-R2-07	ENLARGED TYPICAL UNITS				●		●			
E3-R2-BAKA	ENLARGED BAKALAR 505 UNIT				●		●			
E3-R2-BURK	ENLARGED BURKENTINE 407 UNIT				●			●		
E3-R2-QUATT	ENLARGED QUATTRONE 608 UNIT				●		●			
E3-R2-WEISZ	ENLARGED WEISZ 406 UNIT						●			
E4-R2-00	ENLARGED ELECTRICAL ROOMS									
E4-R2-01	ENLARGED ELECTRICAL ROOMS		●	●						
E5-R2-00	ELECTRICAL RISER LEGENDS AND DETAILS									
E5-R2-01	R2 RESI RISER						●			
E5-R2-02	RESIDENTIAL UNIT DESIGNATION									
E5-R2-03	SKM									
E5-R2-04	R2 RESI VOLTAGE DROP									
E6-R1-18	RESI EMERGENCY PANEL SCHEDULES			●						
E6-R2-12	R2 HOUSE PANEL SCHEDULES			●						
E7-00	FIRE ALARM DETAILS AND MATRIX									
E7-01	FIRE ALARM RISER DIAGRAM (TOWER R1)									
E7-02	FIRE ALARM RISER DIAGRAM (TOWER R2)									
E7-03	FIRE ALARM RISER DIAGRAM (TOWER R3)									
E7-04	FIRE ALARM RISER DIAGRAM (TOWER R4)									
E7-H-01	FIRE ALARM RISER DIAGRAM (HOTEL)									
E7-R2-02	FIRE ALARM RISER DIAGRAM (TOWER R2)									
LOW VOLTAGE										
TN0.00	COVER SHEET		●	●						
TN0.01	LEGEND AND SYMBOLS			●						
TN0.02	TELECOMM SCHEDULES		●	●	●					
TN0.03	TELECOMM SCHEDULES		●		●					
TN0.04	TELECOMM SCHEDULES		●		●					
TN1.01	LOW VOLTAGE DETAILS			●						
TY0.00	LEGEND AND SYMBOLS		●	●						
TY0.01	LEGENDS AND SYMBOLS									
TY0.02	CAMERA & MESSENGER HUB SCHEDULES		●							
TY0.03	DOOR SCHEDULES		●	●	●		●			
TY0.04	DOOR SCHEDULES		●					●		
TY1.03	DOOR AND CAMERA DETAILS									
TY1.04	FIRESTOP DETAILS 1									
TY2-R2-00	RESI BUILDING 2 - LEVEL P1 - SECURITY FLOOR PLAN		●		●					
TY2-R2-01	RESI BUILDING 2 - LEVEL 1 - SECURITY FLOOR PLAN									
TY2-R2-02	RESI BUILDING 2 - LEVEL 2 - SECURITY FLOOR PLAN									
TY2-R2-03	RESI BUILDING 2 - LEVEL 3 - SECURITY FLOOR PLAN									
TY2-S-01A	SITE - SECURITY FLOOR PLAN - SECTOR A		●							
TY2-S-01B	SITE - SECURITY FLOOR PLAN - SECTOR B		●							
TY2-S-01C	SITE - SECURITY FLOOR PLAN - SECTOR C									
TY2-S-01D	SITE - SECURITY FLOOR PLAN - SECTOR D									
TY2-S-01E	SITE - SECURITY FLOOR PLAN - SECTOR E									
TY6.02	RESIDENTIAL LOW VOLTAGE SECURITY RISER		●							
TY6.03	RESIDENTIAL LOW VOLTAGE SECURITY RISER		●					●		
UNIT-R2-B-00	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 6 (TYPE B) - BASE PACKAGE									
UNIT-R2-B-1	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 6 (TYPE B) - ZONING RCP - BASE PACKAGE				●					
UNIT-R2-B-2	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 6 (TYPE B) - SCHEDULES & RISERS - BASE PACKAGE				●					
UNIT-R2-B-3	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 6 (TYPE B) - DEVICES FLOOR PLAN - BASE PACKAGE				●					
UNIT-R2-B-4	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 6 (TYPE B) - SHADES RCP - BASE PACKAGE				●					
UNIT-R2-B-5	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 6 (TYPE B) - A/V - BASE PACKAGE									
UNIT-R2-B-6	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 6 (TYPE B) - LV RCP - BASE PACKAGE									
UNIT-R2-E-00	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 5 (TYPE E) - BASE PACKAGE									

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UNIT-R2-E-1	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 5 (TYPE E) - ZONING RCP - BASE PACKAGE				●					
UNIT-R2-E-2	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 5 (TYPE E) - SCHEDULES & RISERS - BASE PACKAGE				●					
UNIT-R2-E-3	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 5 (TYPE E) - DEVICES FLOOR PLAN - BASE PACKAGE				●					
UNIT-R2-E-4	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 5 (TYPE E) - SHADES RCP - BASE PACKAGE				●					
UNIT-R2-E-5	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 5 (TYPE E) - A/V - BASE PACKAGE									
UNIT-R2-E-6	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 5 (TYPE E) - LV RCP - BASE PACKAGE									
UNIT-R2-Er-00	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 8 (TYPE Er) - BASE PACKAGE									
UNIT-R2-Er-1	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 8 (TYPE Er) - ZONING RCP - BASE PACKAGE				●					
UNIT-R2-Er-2	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 8 (TYPE Er) - SCHEDULES & RISERS - BASE PACKAGE				●					
UNIT-R2-Er-3	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 8 (TYPE Er) - DEVICES FLOOR PLAN - BASE PACKAGE				●					
UNIT-R2-Er-4	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 8 (TYPE Er) - SHADES RCP - BASE PACKAGE				●					
UNIT-R2-Er-5	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 8 (TYPE Er) - A/V - BASE PACKAGE									
UNIT-R2-Er-6	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 8 (TYPE Er) - LV RCP - BASE PACKAGE									
UNIT-R2-F-00	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 7 (TYPE F) - BASE PACKAGE									
UNIT-R2-F-1	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 7 (TYPE F) - ZONING RCP - BASE PACKAGE				●					
UNIT-R2-F-2	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 7 (TYPE F) - SCHEDULES & RISERS - BASE PACKAGE				●					
UNIT-R2-F-3	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 7 (TYPE F) - DEVICES FLOOR PLAN - BASE PACKAGE				●					
UNIT-R2-F-4	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 7 (TYPE F) - SHADES RCP - BASE PACKAGE				●					
UNIT-R2-F-5	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 7 (TYPE F) - A/V - BASE PACKAGE									
UNIT-R2-F-6	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 7 (TYPE F) - LV RCP - BASE PACKAGE									

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE ECS FLORIDA, LLC

SB ARCHITECTS

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UNICORP NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA SCOTT A LEE AR95712 REGISTERED ARCHITECT

RESI Bldg 2 - Issued

No.	Description	Date
P1	PERMIT APPROVAL RESPONSE	03/18/2022
6	PERMIT REVISION 6	06/03/2022
7	PERMIT REVISION 7	06/17/2022
8	PERMIT REVISION 8	07/01/2022
9	PERMIT REVISION 9	07/29/2022
10	PERMIT REVISION 10	08/19/2022
11	PERMIT REVISION 11	09/09/2022
12	PERMIT REVISION 12	11/04/2022
13	PERMIT REVISION 13	12/16/2022
14	PERMIT REVISION 14	02/10/2023
16	PERMIT REVISION 16	3/10/2023
17	PERMIT REVISION 17	4/21/2023
18	PERMIT REVISION 18	5/26/2023
19	PERMIT REVISION 19	6/30/2023

Sheet Title Project No. **21816**

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Sheet No.

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ARCHITECTURAL														
A0-00-R2	COVER SHEET - RESIDENTIAL BUILDING 2	●			●	●	●		●	●	●	●	●	●
A0-01-R2	SHEET INDEX R2	●	●	●	●	●	●		●	●	●	●	●	●
A0-01-R2.1	SHEET INDEX R2	●	●	●	●	●	●		●	●	●	●	●	●
A0-20	LIFE SAFETY CODE ANALYSIS & REFERENCES, FIRE SAFETY LEGEND	●			●	●								
A0-30	ABBREVIATIONS, SYMBOLS & GENERAL NOTES	●		●	●	●								
A0-31	LEGENDS, SYMBOLS AND NOTES		●		●	●								
A0-40	ACCESSIBILITY DETAILS & STANDARDS	●			●	●								
A0-41	ACCESSIBILITY DETAILS & STANDARDS	●			●	●								
A0-42	ACCESSIBILITY DETAILS & STANDARDS	●			●	●								
A0-50	FAIR HOUSING ACT STANDARDS AND DETAILS	●			●	●								
A0-51	PARKING CALCULATION	●			●	●								
A1-00	OVERALL - SITE PLAN & ZONING DATA	●			●	●	●							●
A1-01	RESIDENTIAL UNIT MATRIX	●			●	●	●						●	
A1-R0-11	RESI BUILDINGS - LEVEL P1 NET AREA PLANS	●			●	●								
A1-R2-10	RESI BUILDING 2 - GROSS AREA PLAN	●			●	●								
A1-R2-11	RESI BUILDING 2 - NET AREA PLANS & UNIT MATRIX	●			●	●								
A2-00	OVERALL - LEVEL VAULT KEY PLAN	●			●	●								
A2-01	OVERALL - LEVEL P1 KEY PLAN	●			●	●	●						●	
A2-02	OVERALL - LEVEL 1 KEY PLAN	●			●	●	●							
A2-03	OVERALL - LEVEL 2 KEY PLAN	●			●	●	●							
A2-04	OVERALL - LEVEL 3 KEY PLAN	●			●	●								
A2-05	OVERALL - LEVEL 4 KEY PLAN	●			●	●								
A2-06	OVERALL - LEVEL 5 KEY PLAN	●			●	●								
A2-07	OVERALL - ROOF KEY PLAN	●			●	●								
A2-R0-00	RESI BUILDINGS - LEVEL P1 FLOOR PLAN	●		●	●	●	●							
A2-R0-01	RESI BUILDINGS - LEVEL 1 FLOOR PLAN	●		●	●	●	●							
A2-R2-00	RESI BUILDING 2 - LEVEL P1 FLOOR PLAN	●		●	●	●	●		●		●			●
A2-R2-01	RESI BUILDING 2 - LEVEL 1 FLOOR PLAN	●			●	●	●		●		●	●		●
A2-R2-02	RESI BUILDING 2 - LEVEL 2 FLOOR PLAN	●			●	●			●		●	●		●
A2-R2-03	RESI BUILDING 2 - LEVEL 3 FLOOR PLAN	●			●	●			●		●	●		●
A2-R2-04	RESI BUILDING 2 - LEVEL 4 FLOOR PLAN	●			●	●			●		●	●		●
A2-R2-05	RESI BUILDING 2 - LEVEL 5 FLOOR PLAN	●	●	●	●	●			●		●	●	●	●
A2-R2-06	RESI BUILDING 2 - ROOF PLAN	●		●	●	●								●
A2-R2-50	RESI BUILDING 2 - LEVEL P1 REFLECTED CEILING PLAN	●			●	●								●
A2-R2-51	RESI BUILDING 2 - LEVEL 1 REFLECTED CEILING PLAN	●			●	●								
A2-R2-52	RESI BUILDING 2 - LEVEL 2 REFLECTED CEILING PLAN	●			●	●								
A2-R2-53	RESI BUILDING 2 - LEVEL 3 REFLECTED CEILING PLAN	●			●	●								
A2-R2-54	RESI BUILDING 2 - LEVEL 4 REFLECTED CEILING PLAN	●			●	●								
A2-R2-55	RESI BUILDING 2 - LEVEL 5 REFLECTED CEILING PLAN	●			●	●								
A3-00	OVERALL - SITE ELEVATIONS	●		●	●	●								
A3-01	OVERALL - SITE ELEVATIONS	●		●	●	●								
A3-R2-00	RESI BUILDING 2 - NW & SW ELEVATIONS	●			●	●								
A3-R2-01	RESI BUILDING 2 - NE & SE ELEVATIONS	●			●	●								
A3-R2-20	RESI BUILDING 2 - SE/NW & SW/NE SECTIONS	●	●	●	●	●								
A3-R2-30	RESI BUILDING 2 - WALL SECTIONS	●		●	●	●								
A3-R-00	RESIDENTIAL PODIUM ELEVATIONS	●			●	●								
A3-R-01	RESIDENTIAL PODIUM ELEVATIONS	●			●	●								
A3-R-02	RESIDENTIAL PODIUM ELEVATIONS	●			●	●								
A3-R-20	RESIDENTIAL WALL SECTIONS	●		●	●	●								
A3-R-21	TYPICAL RESIDENTIAL UNIT WALL SECTION	●			●	●								
A3-R-22	TYPICAL PENTHOUSE & LEVEL 4 RESIDENTIAL UNIT WALL SECTION	●	●		●	●								
A3-R-23	RESIDENTIAL FACADE DETAILS				●	●	●							
A4-R1-17	RESI BUILDING 1 - CHAMPAGNE 412 WATSON UNIT ENLARGED PLAN AND RCP													
A4-R1-18	RESI BUILDING 1 - CHAMPAGNE 17 ADLER UNIT ENLARGED PLAN													
A4-R1-18A	RESI BUILDING 1 - CHAMPAGNE 17 ADLER UNIT ENLARGED RCP													
A4-R2-00	RESI BUILDING 2 - BATEAU 5 (UNIT E) ENLARGED FLOOR PLAN	●	●		●	●	●							
A4-R2-01	RESI BUILDING 2 - BATEAU 5 (UNIT E) ENLARGED RCP LEVELS 1-3	●		●	●	●								
A4-R2-01A	RESI BUILDING 2 - BATEAU 5 (UNIT E) ENLARGED RCP LEVELS 4-5	●	●	●	●	●								
A4-R2-02	RESI BUILDING 2 - BATEAU 8 (UNIT E r) ENLARGED FLOOR PLAN	●	●		●	●	●							
A4-R2-03	RESI BUILDING 2 - BATEAU 8 (UNIT E r) ENLARGED RCP LEVELS 1-3	●		●	●	●								
A4-R2-03A	RESI BUILDING 2 - BATEAU 8 (UNIT E r) ENLARGED RCP LEVEL 4-5	●	●	●	●	●								
A4-R2-04	RESI BUILDING 2 - BATEAU 6 (UNIT B) ENLARGED FLOOR PLAN	●	●		●	●	●						●	
A4-R2-04A	RESI BUILDING 2 - BATEAU 6 (UNIT B) ENLARGED RCPs	●	●	●	●	●								
A4-R2-06	RESI BUILDING 2 - BATEAU 7 (UNIT F) ENLARGED FLOOR PLAN	●	●		●	●	●							
A4-R2-06A	RESI BUILDING 2 - BATEAU 7 (UNIT F) ENLARGED RCPs	●	●	●	●	●								
A4-R2-07	RESI BUILDING 2 - BATEAU 406 WEISZ ENLARGED PLAN													●
A4-R2-07A	RESI BUILDING 2 - BATEAU 406 WEISZ ENLARGED RCP													●
A4-R2-08	RESI BUILDING 2 - BATEAU 407 BURKENTINE ENLARGED PLAN													●
A4-R2-08A	RESI BUILDING 2 - BATEAU 407 BURKENTINE ENLARGED RCP													●
A4-R2-09	RESI BUILDING 2 - BATEAU 505 BAKALAR ENLARGED PLAN													●
A4-R2-09A	RESI BUILDING 2 - BATEAU 505 BAKALAR ENLARGED RCP													●
A4-R2-10	RESI BUILDING 2 - BATEAU 608 QUATTRONE ENLARGED PLAN													
A4-R2-10A	RESI BUILDING 2 - BATEAU 608 QUATTRONE ENLARGED RCP													
A5-R2-01	ENLARGED BATHROOMS	●			●	●								
A5-R2-02	ENLARGED BATHROOMS	●			●	●								
A5-R-07	ENLARGED RESIDENTIAL COMMON SPACES PLAN & RCP	●			●	●								
A5-R-08	ENLARGED RESIDENTIAL COMMON SPACES PLAN & RCP				●	●								
A5-R-13	ENLARGED ELEVATOR CONTROL ROOMS	●			●	●								
A6-R2-01	RESIDENTIAL BUILDING 2 DOOR SCHEDULE - PUBLIC SPACES	●	●		●	●	●		●				●	
A6-R2-02	RESIDENTIAL BUILDING 2 FINISH SCHEDULES				●	●								
A6-R-20	RESIDENTIAL BUILDINGS - SLIDING DOOR & STOREFRONT SCHEDULE	●			●	●			●		●	●		
A6-R-21	RESIDENTIAL STOREFRONT SCHEDULE	●	●		●	●		●	●			●		
A7-00	VERTICAL CIRCULATION DETAILS	●	●		●	●								●
A7-R2-01	R2-ST1 & R2-PE3 FLOOR PLANS	●			●	●								●
A7-R2-02	R2-ST1 & R2-PE3 SECTIONS	●			●	●			●					●

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SHEET NUMBER	SHEET NAME	PERMIT SET 05-14-2021	PERMIT REVISION 2	PERMIT REVISION 3	PERMIT APPROVAL SET	PERMIT APPROVAL RESPONCE	PERMIT REVISION 4	PERMIT REVISION 5	PERMIT REVISION 6	PERMIT REVISION 7	PERMIT REVISION 8	PERMIT REVISION 9	PERMIT REVISION 10	PERMIT REVISION 11
A7-R2-03	R2-ST2 & R2-SE1 FLOOR PLANS & SECTION	●			●	●			●					●
A7-R2-04	R2-PE1 ELEVATOR PLANS & SECTION	●			●	●								
A7-R2-05	R2-PE2 ELEVATOR PLANS & SECTION	●			●	●								
A7-R2-06	R2-PE4 ELEVATOR PLANS & SECTION	●			●	●								
A7-R2-07	R2-ST3 & R2-ST4 EXTERIOR STAIR PLANS & SECTION	●			●	●	●							
A8-00	EXTERIOR DETAILS	●	●		●	●								
A8-01	EXTERIOR DETAILS	●	●		●	●	●							
A8-02	EXTERIOR DETAILS	●	●		●	●	●							
A8-03	EXTERIOR DETAILS	●	●		●	●	●							
A8-04	EXTERIOR DETAILS	●			●	●			●					
A8-04A	ENLARGED RESIDENTIAL PLUNGE POOL PLANS				●	●								
A8-04B	ENLARGED RESIDENTIAL PLUNGE POOL PLANS				●	●								
A8-04C	ENLARGED RESIDENTIAL PLUNGE POOL PLANS				●	●								
A8-05	EXTERIOR DETAILS	●	●	●	●	●								
A8-06	EXTERIOR DETAILS	●	●		●	●								
A8-07	EXTERIOR DETAILS	●	●		●	●	●							
A8-08	EXTERIOR DETAILS	●	●	●	●	●	●						●	
A8-09	EXTERIOR DETAILS		●		●	●								
A9-00	PARTITION TYPES	●	●		●	●			●			●	●	●
A9-01	INTERIOR DETAILS	●	●		●	●								
A9-02	INTERIOR DETAILS	●	●		●	●								
A9-03	INTERIOR DETAILS	●	●		●	●	●							
A9-04	INTERIOR DETAILS	●	●		●	●							●	
A9-05	INTERIOR DETAILS		●	●	●	●	●							
A9-07	INTERIOR DETAILS		●		●	●								
A9-08	INTERIOR DETAILS		●		●	●								
EOS-00	POINT OF REFERENCE SITE PLAN			●	●	●	●							
EOS-00A	OVERALL -VAULT LEVEL- EOS PLAN				●	●	●							
EOS-01	OVERALL - P1 LEVEL - EOS PLAN			●	●	●								
EOS-R2-00	RESI BUILDING 2 - LEVEL P1 EOS				●	●								
EOS-R2-01	RESI BUILDING 2 - LEVEL 1 EOS				●	●	●							
EOS-R2-02	RESI BUILDING 2 - LEVEL 2 EOS				●	●								
EOS-R2-03	RESI BUILDING 2 - LEVEL 3 EOS				●	●						●		
EOS-R2-04	RESI BUILDING 2 - LEVEL 4 EOS				●	●								
EOS-R2-05	RESI BUILDING 2 - LEVEL 5 EOS				●	●								
EOS-R2-06	RESI BUILDING 2 - ROOF EOS				●	●								
FL2-01	OVERALL - LEVEL P1 FLOOD PLAN		●	●	●	●	●							
FL6-01	FLOODPROOFING NOTES, SCHEDULES AND DETAILS		●	●	●	●								
FL-R2-00	RESI BUILDING 2 - LEVEL P1 FLOODPROOFING	●	●	●	●	●	●							
LS1-00	OVER ALL SITE PLAN - LIFE SAFETY	●			●	●	●							
LS1-01	OVERALL SITE PLAN LEVEL 1 - LIFE SAFETY	●			●	●	●							
LS-R0-00	RESI BUILDINGS - LEVEL P1 FLOOR PLAN	●			●	●	●							●
LS-R2-01	RESI BUILDING 2 - LEVEL 1 LIFE SAFETY	●			●	●								
LS-R2-02	RESI BUILDING 2- LEVEL 2 LIFE SAFETY	●			●	●								
LS-R2-03	RESI BUILDING 2- LEVEL 3 LIFE SAFETY	●			●	●								
LS-R2-04	RESI BUILDING 2- LEVEL 4 LIFE SAFETY	●			●	●								
LS-R2-05	RESI BUILDING 2 - LEVEL 5 LIFE SAFETY	●			●	●								
LS-R2-06	RESI BUILDING 2 - ROOF LEVEL LIFE SAFETY	●			●	●								
STRUCTURAL														
S.000	GENERAL NOTES & INDEX	●	●	●	●	●	●					●	●	●
S.000A	GENERAL NOTES & INDEX		●	●	●	●	●	●				●	●	●
S.001	GENERAL NOTES	●		●	●	●	●							
S.002	GENERAL NOTES	●			●	●								●
S.010	GRAVITY LOADING DIAGRAMS - PARKING	●		●	●	●	●							
S.016	GRAVITY LOADING DIAGRAMS - BUILDING 2	●		●	●	●								
S.017	GRAVITY LOADING DIAGRAMS - BUILDING 2	●		●	●	●								
S.110	FOUNDATION DETAILS	●			●	●	●							
S.110.A	FOUNDATION DETAILS						●			●				
S.117	FOUNDATION DETAILS - BUILDING 2	●			●	●	●							
S.118	FOUNDATION DETAILS - BUILDING 2	●			●	●	●							
S.123	TYPICAL FOUNDATION DETAILS	●			●	●						●		
S.124	TYPICAL FOUNDATION DETAILS	●			●	●	●					●		
S.125	TYPICAL FOUNDATION DETAILS	●	●		●	●	●		●					
S.126	TYPICAL FOUNDATION DETAILS	●			●	●	●		●					●
S.200	TYPICAL CONCRETE COLUMN DETAILS	●			●	●	●							
S.201	TYPICAL CONCRETE COLUMN DETAILS	●	●	●	●	●	●		●					
S.202	PARKING COLUMN SCHEDULE	●			●	●								
S.203	PARKING COLUMN SCHEDULE	●			●	●	●							
S.206	RESIDENTIAL COLUMN SCHEDULE				●	●						●	●	
S.207	RESIDENTIAL COLUMN SCHEDULE				●	●	●		●					
S.210	CONCRETE BEAM SCHEDULE AND DETAILS	●			●	●	●		●	●		●	●	●
S.211	WALL SECTIONS AND DETAILS	●			●	●	●							
S.240	B2 TYPICAL SHEAR WALL DETAILS	●			●	●	●							
S.241	B2 TYPICAL SHEAR WALL DETAILS	●			●	●	●		●					
S.242	B2 TYPICAL SHEAR WALL DETAILS	●			●	●	●							
S.243	B2 TYPICAL SHEAR WALL DETAILS	●			●	●	●							
S.244	B2 TYPICAL SHEAR WALL DETAILS	●			●	●	●							
S.245	B2 TYPICAL SHEAR WALL DETAILS	●			●	●	●							
S.246	B2 TYPICAL SHEAR WALL DETAILS	●			●	●	●							
S.270.B2.1	BUILDING 2 SHEAR WALL ELEVATIONS			●	●	●	●							
S.270.B2.2	BUILDING 2 SHEAR WALL ELEVATIONS			●	●	●								
S.401	TYPICAL CONCRETE SECTIONS AND DETAILS	●			●	●								
S.402	TYPICAL CONCRETE SECTIONS AND DETAILS	●			●	●						●		
S.403	TYPICAL CONCRETE SECTIONS AND DETAILS	●			●	●								●
S.404	TYPICAL CONCRETE SECTIONS AND DETAILS	●			●	●								●
S.405	TYPICAL CONCRETE SECTIONS AND DETAILS	●	●		●	●	●		●	●		●	●	●
S.406	TYPICAL CONCRETE SECTIONS AND DETAILS			●	●	●	●					●		●
S.407	POOL SECTIONS AND DETAILS			●	●	●	●							
S.408	POOL SECTIONS AND DETAILS			●	●	●	●							
S.409	EXTERIOR PLANTER SECTIONS				●	●	●							
S.410	TYPICAL CONCRETE SECTIONS AND DETAILS						●		●	●		●		
S.411	TYPICAL CONCRETE SECRIONS AND DETAILS											●	●	●
S.412	TYPICAL CONCRETE SECTIONS AND DETAILS													●
S.420	STUD RAIL DETAILS AND SCHEDULE	●		●	●	●	●						●	●
S.430	TYPICAL MASONRY DETAILS REVIT	●			●	●								
S.431	TYPICAL CMU DETAILS	●			●	●	●		●					
S.432	TYPICAL MASONRY DETAILS			●	●	●	●		●					
S.501	TYPICAL POST -TENSIONING DETAILS	●			●	●								
S.502	TYPICAL POST TENSIONING DETAILS	●			●	●								
S.503	TYPICAL POST TENSIONING DETAILS	●			●	●							●	
S.504	TYPICAL POST TENSIONING DETAILS	●			●	●	●							
S.505	TYPICAL POST TENSIONING DETAILS	●			●	●								
S.600	TYPICAL STEEL DETAILS	●			●	●								
S.601	TYPICAL STEEL DETAILS	●			●	●								
S.602	TYPICAL STEEL DETAILS	●			●	●			●	●				
S.603	TYPICAL STEEL DETAILS	●			●	●								
S.604	TYPICAL STEEL DETAILS		●		●	●	●			●			●	●
S.605	TYPICAL STEEL DETAILS		●	●	●	●	●							
S.B2.301	BUILDING 2 FRAMING PLAN - LEVEL 1	●			●	●	●					●		●
S.B2.301A	BUILDING 2 FRAMING PLAN - LEVEL 1 TERRACE	●		●	●	●	●		●			●	●	
S.B2.302	BUILDING 2 FRAMING PLAN - LEVEL 2	●			●	●	●							
S.B2.302PT	BUILDING 2 POST-TENSION PLAN - LEVEL 2	●			●	●				●				
S.B2.303	BUILDING 2 FRAMING PLAN - LEVEL 3	●			●	●	●							

INDEX OF DRAWINGS - R2

SHEET NUMBER	SHEET NAME	PERMIT SET 05-14-2021	PERMIT REVISION 2	PERMIT REVISION 3	PERMIT APPROVAL SET	PERMIT APPROVAL RESPONCE	PERMIT REVISION 4	PERMIT REVISION 5	PERMIT REVISION 6	PERMIT REVISION 7	PERMIT REVISION 8	PERMIT REVISION 9	PERMIT REVISION 10	PERMIT REVISION 11
S.B2.303PT	BUILDING 2 POST-TENSION PLAN - LEVEL 3	●			●	●								
S.B2.304	BUILDING 2 FRAMING PLAN - LEVEL 4	●			●	●	●							
S.B2.304PT	BUILDING 2 POST-TENSION PLAN - LEVEL 4	●			●	●								
S.B2.305	BUILDING 2 FRAMING PLAN - LEVEL 5	●		●	●	●	●					●		●
S.B2.305PT	BUILDING 2 POST-TENSION PLAN - LEVEL 5	●		●	●	●						●		●
S.B2.306	BUILDING 2 FRAMING PLAN - ROOF LEVEL	●		●	●	●	●					●	●	●
S.B2.306PT	BUILDING 2 POST-TENSION PLAN - ROOF LEVEL						●						●	●
S.H.100	HOTEL FOUNDATION PLAN - OVERALL	●	●	●	●	●	●						●	
S.P.H.301	HOTEL PARKING PLAN LEVEL P1 - OVERALL	●	●	●	●	●	●						●	
S.P.R.301	RESIDENTIAL PARKING PLAN LEVEL P1 - OVERALL	●	●		●	●	●						●	●
S.P.R.301.B	RESIDENTIAL PARKING PLAN LEVEL P1 - B2	●	●		●	●	●		●					
S.PO.301	PODIUM FRAMING PLAN - LEVEL I RESIDENTIAL - OVERALL	●	●		●	●	●		●			●	●	
S.R.100	RESIDENTIAL FOUNDATION PLAN - OVERALL	●	●		●	●	●						●	
S.R.100.B	RESIDENTIAL FOUNDATION PLAN - B2	●	●		●	●	●							
LANDSCAPE														
L-610	IRRIGATION SHEET KEY													●
L-612	IRRIGATION PLAN										●			●
L-623	IRRIGATION NOTES AND SCHEDULES										●			●
L-624	IRRIGATION DETAILS										●			●
L-625	IRRIGATION SPECIFICATIONS										●			●
LL-002	COVER & SHEET INDEX										●		●	●
LL-003	LANDSCAPE NOTES										●		●	●
LL-200	OVERALL LANAI TERRACE SITE PLAN							●			●		●	●
LL-203	BUILDING 2 - METAL PLANTER HEIGHT DIAGRAM										●		●	●
LL-204	BUILDING 2 - HARDSCAPE PLAN										●		●	●
LL-403	BUILDING 2 - HARDSCAPE DETAILS										●		●	●
LL-404	HARDSCAPE DETAILS - PERGOLAS										●		●	●
LL-405	HARDSCAPE DETAILS - PERGOLAS										●		●	●
LL-406	HARDSCAPE DETAILS - PERGOLAS										●		●	●
LL-502	BUILDING 2 - CANOPY PLANTING PLAN										●		●	●
LL-503	BUILDING 2 - UNDERSTORY PLANTING PLAN										●		●	●
LL-504	PLANTING DETAILS (BUILDING 2)										●		●	●
MECHANICAL														
M0-00	HVAC LEGENDS AND SYMBOLS	●			●	●								
M0-01	HVAC GENERAL NOTES AND ABBREVIATIONS	●	●		●	●								
M2-R2-00	HVAC DUCTWORK - RESI BUILDING 2 - LEVEL P1	●			●	●	●					●		
M2-R2-02	HVAC DUCTWORK - RESI BUILDING 2 - LEVELS 1 THRU 5	●	●		●	●	●							
M2-R2-05	HVAC DUCTWORK - RESI BUILDING 2 - LEVEL 5	●					●							
M2-R2-06	HVAC DUCTWORK - RESI BUILDING 2 - ROOF PLAN	●	●		●	●	●							
M3-R2-00	HVAC PIPING - RESI BUILDING 2 - LEVEL P1	●	●		●	●	●							
M3-R2-02	HVAC PIPING - RESI BUILDING 2 - LEVELS 1 THRU 5	●	●		●	●	●							
M3-R2-06	HVAC PIPING - RESI BUILDING 2 - ROOF PLAN	●	●		●	●	●							
M4-R2-00	HVAC - RESI BUILDING 2 - UNIT E - ENLARGED PLAN	●			●	●	●							
M4-R2-01	HVAC - RESI BUILDING 2 - ENLARGED PLAN	●			●	●	●							
M5-01	HVAC DETAILS	●			●	●								
M5-02	HVAC DETAILS	●			●	●	●							
M5-03	HVAC DETAILS	●	●		●	●	●							
M5-04	HVAC DETAILS				●	●								
M6-01	HVAC SCHEDULES	●	●		●	●	●							
M6-02	HVAC SCHEDULES	●	●		●	●	●							
M6-03	HVAC SCHEDULES	●	●		●	●	●							
M6-04	HVAC SCHEDULES	●	●		●	●	●					●		
M6-05	HVAC SCHEDULES	●	●		●	●	●					●		
M6-06	HVAC SCHEDULES	●	●		●	●	●					●	●	
M6-07	HVAC SCHEDULES	●		●	●	●	●							
M6-08	HVAC SCHEDULES	●	●		●	●	●							
M6-09	HVAC SCHEDULES	●	●		●	●	●							
M6-10	HVAC SCHEDULES	●			●	●								
M6-11	HVAC SCHEDULES				●	●								
M6-12	HVAC SCHEDULES						●	●						
M7-R2-01	HVAC - RESIDENTIAL EXHAUST AIR FLOW RISER DIAGRAM	●			●	●								
M7-R2-02	HVAC - RESIDENTIAL OUTSIDE AIR FLOW RISER DIAGRAM		●		●	●	●							
M7-R2-03	HVAC - RESIDENTIAL CONDENSER WATER RISER DIAGRAM	●	●		●	●								
M8-01	HVAC CONTROLS	●			●	●								
M8-02	HVAC CONTROLS	●			●	●								
M8-03	HVAC CONTROLS	●			●	●							●	
M8-04	HVAC CONTROLS	●			●	●								
M8-05	HVAC CONTROLS	●			●	●								
M8-06	HVAC CONTROLS	●			●	●								
M8-07	HVAC CONTROLS	●	●		●	●								
M8-08	HVAC CONTROLS	●	●		●	●								
M8-09	HVAC CONTROLS	●			●	●								
M8-10	HVAC CONTROLS	●			●	●								
M8-11	HVAC CONTROLS	●			●	●								
M8-12	HVAC CONTROLS	●	●		●	●								
M8-13	HVAC CONTROLS	●	●		●	●								
M8-14	HVAC CONTROLS	●			●	●								
M8-15	HVAC CONTROLS	●			●	●								
M8-16	HVAC CONTROLS	●	●	●	●	●								
M8-17	HVAC CONTROLS	●			●	●								
M8-18	HVAC CONTROLS	●			●	●								
M8-19	HVAC CONTROLS	●	●		●	●								
M8-20	HVAC CONTROLS	●			●	●								
M8-21	HVAC CONTROLS	●	●		●	●								
M8-22	HVAC CONTROLS	●	●		●	●								
M8-23	HVAC CONTROLS				●	●								
M8-24	HVAC CONTROLS				●	●								
M8-25	HVAC CONTROLS				●	●								
ELECTRICAL														
E0-03a	SITE LIGHTING FIXTURE SCHEDULE									●				
E0-R2-01a	ELECTRICAL SYMBOLS	●			●	●								
E0-R2-01b	ELECTRICAL LEGEND	●			●	●								
E0-R2-02	LIGHTING CONTROL SCHEDULE	●			●	●								
E0-R2-03	RESI LIGHTING FIXURE SCHEDULE	●			●	●				●				
E0-R2-04	ENERGY CODE COMPLIANCE	●			●	●								
E2-R2-00-L	RESI BUILDING 2 - LEVEL P1 FLOOR PLAN - LIGHTING	●			●	●				●				
E2-R2-00-P	RESI BUILDING 2 - LEVEL P1 FLOOR PLAN - POWER	●			●	●								
E2-R2-00-S	RESI BUILDING 2 - LEVEL P1 FLOOR PLAN - SYSTEMS	●			●	●								

INDEX OF DRAWINGS - R2

SHEET NUMBER	SHEET NAME	PERMIT SET 05-14-2021	PERMIT REVISION 2	PERMIT REVISION 3	PERMIT APPROVAL SET	PERMIT APPROVAL RESPONCE	PERMIT REVISION 4	PERMIT REVISION 5	PERMIT REVISION 6	PERMIT REVISION 7	PERMIT REVISION 8	PERMIT REVISION 9	PERMIT REVISION 10	PERMIT REVISION 11
E2-R2-01-L	RESI BUILDING 2 - LEVEL 1 FLOOR PLAN - LIGHTING	●			●	●								
E2-R2-01-P	RESI BUILDING 2 - LEVEL 1 FLOOR PLAN - POWER	●			●	●								
E2-R2-01-S	RESI BUILDING 2 - LEVEL 1 FLOOR PLAN - SYSTEMS	●			●	●								
E2-R2-02-L	RESI BUILDING 2 - LEVEL 2 FLOOR PLAN - LIGHTING	●			●	●								
E2-R2-02-P	RESI BUILDING 2 - LEVEL 2 FLOOR PLAN - POWER	●			●	●								
E2-R2-02-S	RESI BUILDING 2 - LEVEL 2 FLOOR PLAN - SYSTEMS	●			●	●								
E2-R2-03-L	RESI BUILDING 2 - LEVEL 3 FLOOR PLAN - LIGHTING	●			●	●								
E2-R2-03-P	RESI BUILDING 2 - LEVEL 3 FLOOR PLAN - POWER	●			●	●								
E2-R2-03-S	RESI BUILDING 2 - LEVEL 3 FLOOR PLAN - SYSTEMS	●			●	●								
E2-R2-04-L	RESI BUILDING 2 - LEVEL 4 FLOOR PLAN - LIGHTING	●			●	●								
E2-R2-04-P	RESI BUILDING 2 - LEVEL 4 FLOOR PLAN - POWER	●			●	●								
E2-R2-04-S	RESI BUILDING 2 - LEVEL 4 FLOOR PLAN - SYSTEMS	●			●	●								
E2-R2-05-L	RESI BUILDING 2 - LEVEL 5 FLOOR PLAN - LIGHTING	●			●	●								
E2-R2-05-P	RESI BUILDING 2 - LEVEL 5 FLOOR PLAN - POWER	●			●	●								
E2-R2-05-S	RESI BUILDING 2 - LEVEL 5 FLOOR PLAN - SYSTEMS	●			●	●								
E2-R2-06-L	RESI BUILDING 2 - ROOF PLAN - LIGHTING	●			●	●								
E2-R2-06-P	RESI BUILDING 2 - ROOF PLAN - POWER	●			●	●					●			
E2-R2-06-S	RESI BUILDING 2 - ROOF PLAN - SYSTEMS	●			●	●								
E3-R2-00a	UNIT LOAD CALCULATIONS	●			●	●								
E3-R2-00b	UNIT FHA/ADA AND CLEARANCE DETAILS	●			●	●								
E3-R2-00c	R2 UNIT & BLDG MATRIX				●	●								
E3-R2-01	ENLARGED TYPICAL UNITS	●			●	●	●				●	●		●
E3-R2-02	ENLARGED TYPICAL UNITS	●			●	●	●				●	●		●
E3-R2-03	ENLARGED TYPICAL UNITS	●			●	●	●				●	●		●
E3-R2-04	ENLARGED TYPICAL UNITS	●			●	●	●				●	●		●
E4-R2-00	ENLARGED ELECTRICAL ROOMS	●			●	●								
E4-R2-01	ENLARGED ELECTRICAL ROOMS	●			●	●	●						●	
E5-R2-00	ELECTRICAL RISER LEGENDS AND DETAILS	●			●	●								
E5-R2-01	R2 RESI RISER	●	●		●	●				●			●	
E5-R2-02	RESIDENTIAL UNIT DESIGNATION	●			●	●								
E5-R2-03	SKM	●			●	●								
E5-R2-04	R2 RESI VOLTAGE DROP		●		●	●								
E6-R1-18	RESI EMERGENCY PANEL SCHEDULES	●			●	●								
E6-R2-12	R2 HOUSE PANEL SCHEDULES	●			●	●								
E7-00	FIRE ALARM DETAILS AND MATRIX	●			●	●								
E7-01	FIRE ALARM RISER DIAGRAM (TOWER R1)	●			●	●								
E7-02	FIRE ALARM RISER DIAGRAM (TOWER R2)	●			●	●								
E7-03	FIRE ALARM RISER DIAGRAM (TOWER R3)	●			●	●								
E7-04	FIRE ALARM RISER DIAGRAM (TOWER R4)	●			●	●								
E7-H-01	FIRE ALARM RISER DIAGRAM (HOTEL)	●	●		●	●								
PLUMBING														
P0-00	LEGEND & GENERAL NOTES	●			●	●								
P2-R0-00	PLUMBING - RESI BUILDINGS - LEVEL P1	●			●	●								
P2-R0-00U	PLUMBING - RESI BUILDINGS - UG PIPING PLAN	●			●	●								
P2-R2-00	PLUMBING - RESI BUILDING 2 - LEVEL P1	●	●		●	●						●		
P2-R2-00U	PLUMBING - RESI BUILDING 2 - UG PIPING PLAN	●	●		●	●		●						
P2-R2-01	PLUMBING - RESI BUILDING 2 - LEVEL 1	●			●	●								
P2-R2-02	PLUMBING - RESIDENTIAL BLDG 2 - TYPICAL LEVELS 2 THRU 4	●			●	●							●	
P2-R2-05	PLUMBING - RESI BUILDING 2 - LEVEL 5	●	●		●	●							●	
P2-R2-06	PLUMBING - RESI BUILDING 2 - ROOF PLAN	●	●		●	●								
P3-R2-00	PLUMBING - RESI BUILDING 2 - UNIT B ENLARGED FLOOR PLAN	●			●	●	●							
P3-R2-01	PLUMBING - RESI BUILDING 2 - UNIT E ENLARGED FLOOR PLAN	●			●	●	●							
P3-R2-02	PLUMBING - RESI BUILDING 2 - UNIT F ENLARGED FLOOR PLAN	●			●	●	●							
P4-01	PLUMBING - DETAILS	●			●	●		●					●	
P4-02	PLUMBING - DETAILS	●			●	●							●	
P4-03	PLUMBING - DETAILS	●			●	●								
P4-04	PLUMBING - DETAILS	●			●	●	●							
P5-R-01	PLUMBING - RESIDENTIAL WATER RISER DIAGRAMS	●			●	●		●				●		
P5-R-02	PLUMBING - RESIDENTIAL GAS RISER DIAGRAMS	●			●	●		●					●	
P5-R-03	PLUMBING - RESIDENTIAL SANITARY RISER DIAGRAMS				●	●	●							
P5-R-04	PLUMBING - RESIDENTIAL SANITARY RISER DIAGRAMS				●	●	●							
P5-R-05	PLUMBING - RESIDENTIAL SANITARY RISER DIAGRAMS				●	●	●	●	●				●	
P5-R-06	PLUMBING - RESIDENTIAL SANITARY RISER DIAGRAMS				●	●	●	●	●	●			●	
P5-R-07	PLUMBING - RESIDENTIAL SANITARY RISER DIAGRAMS				●	●		●	●	●			●	
P5-R-08	PLUMBING - RESIDENTIAL SANITARY RISER DIAGRAMS				●	●		●	●				●	
P6-01	PLUMBING - SCHEDULE	●	●		●	●		●	●				●	
P6-02	PLUMBING - SCHEDULE	●	●		●	●	●	●				●	●	
FIRE PROTECTION														
FP0-00	FIRE PROTECTION - SYMBOLS & ABBREVIATIONS	●	●		●	●								
FP0-01	FIRE PROTECTION - NOTES & DESIGN CRITERIA	●	●		●	●	●							
FP2-R0-00	FIRE PROTECTION - RESI BUILDINGS - LEVEL P1	●	●		●	●								
FP2-R2-00	FIRE PROTECTION - RESI BUILDING 2- LEVEL P1	●			●	●								
FP2-R2-01	FIRE PROTECTION - RESI BUILDING 2 - LEVEL 1	●			●	●								
FP2-R2-02	FIRE PROTECTION - RESI BUILDING 2 - TYPICAL LEVELS 2 THRU 4	●			●	●								
FP2-R2-05	FIRE PROTECTION - RESI BUILDING 2 - LEVEL 5	●			●	●								
FP2-R2-06	FIRE PROTECTION - RESI BUILDING 2 - ROOF PLAN	●			●	●								
FP4-01	FIRE PROTECTION - DETAILS	●	●		●	●								
FP4-03	FIRE PROTECTION -RESIDENTIAL FIRE PUMP DETAILS	●	●		●	●								
FP5-02	FIRE PROTECTION -RESIDENTIAL RISER DIAGRAM	●	●		●	●								
FP6-02	FIRE PROTECTION -RESIDENTIALTOWERS SCHEDULE	●			●	●								
FP7-04	R2 STAIRWELL SECTION VIEWS	●			●	●								

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

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RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
2	PERMIT REVISION 2	08/12/2021
3	PERMIT REVISION 3	11/19/2021
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Reviewed for Code Compliance
With The Florida Building Code
ECS, Florida LLC
41-3055-REV 22-26 8/12/2024

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RESI Bldg 2 - Issued

No.	Description	Date
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Reviewed for Code Compliance
With The Florida Building Code
ECS, Florida LLC
41-3055-REV 22-26 8/12/2024

Building Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Electrical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Mechanical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Plumbing Review - Roger Sanders PX651 - Reviewed - 7/31/2024
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S.B2.302PT	BUILDING 2 POST-TENSION PLAN - LEVEL 2									
S.B2.303	BUILDING 2 FRAMING PLAN - LEVEL 3									
S.B2.303PT	BUILDING 2 POST-TENSION PLAN - LEVEL 3									
S.B2.304	BUILDING 2 FRAMING PLAN - LEVEL 4									
S.B2.304PT	BUILDING 2 POST-TENSION PLAN - LEVEL 4									
S.B2.305	BUILDING 2 FRAMING PLAN - LEVEL 5									
S.B2.305PT	BUILDING 2 POST-TENSION PLAN - LEVEL 5									
S.B2.306	BUILDING 2 FRAMING PLAN - ROOF LEVEL									
S.B2.306PT	BUILDING 2 POST-TENSION PLAN - ROOF LEVEL									
S.H.100	HOTEL FOUNDATION PLAN - OVERALL									
S.P.H.301	HOTEL PARKING PLAN LEVEL P1 - OVERALL									
S.P.R.301	RESIDENTIAL PARKING PLAN LEVEL P1 - OVERALL									
S.P.R.301.B	RESIDENTIAL PARKING PLAN LEVEL P1 - B2									
S.PO.301	PODIUM FRAMING PLAN - LEVEL I RESIDENTIAL - OVERALL									
S.R.100	RESIDENTIAL FOUNDATION PLAN - OVERALL									
S.R.100.B	RESIDENTIAL FOUNDATION PLAN - B2									

MECHANICAL

SHEET NUMBER	SHEET NAME	PERMIT REVISION 18	PERMIT REVISION 19	PERMIT REVISION 20	PERMIT REVISION 21	PERMIT REVISION 22	PERMIT REVISION 23	PERMIT REVISION 24	PERMIT REVISION 25	PERMIT REVISION 26
M0-00	HVAC LEGENDS AND SYMBOLS						•			
M0-01	HVAC GENERAL NOTES AND ABBREVIATIONS									
M2-R2-00	HVAC DUCTWORK - RESI BUILDING 2 - LEVEL P1	•							•	•
M2-R2-02	HVAC DUCTWORK - RESI BUILDING 2 - LEVELS 1 THRU 5									
M2-R2-05	HVAC DUCTWORK - RESI BUILDING 2 - LEVEL 5									
M2-R2-06	HVAC DUCTWORK - RESI BUILDING 2 - ROOF PLAN									
M3-R2-00	HVAC PIPING - RESI BUILDING 2 - LEVEL P1									
M3-R2-02	HVAC PIPING - RESI BUILDING 2 - LEVELS 1 THRU 5									
M3-R2-05	Unnamed									
M3-R2-06	HVAC PIPING - RESI BUILDING 2 - ROOF PLAN									
M4-R2-00	HVAC - RESI BUILDING 2 - UNIT E - ENLARGED PLAN									
M4-R2-01	HVAC - RESI BUILDING 2 - ENLARGED PLAN									
M4-R2-02	HVAC - RESI BUILDING 2 - ENLARGED PLAN									
M4-R2-03	HVAC - RESI BUILDING 2 - ENLARGED PLAN									
M4-R2-04	HVAC - RESI BUILDING 2 - ENLARGED PLAN									
M5-01	HVAC DETAILS		•							
M5-02	HVAC DETAILS									
M5-03	HVAC DETAILS									
M5-04	HVAC DETAILS			•						
M6-01	HVAC SCHEDULES			•						
M6-02	HVAC SCHEDULES	•	•				•			•
M6-03	HVAC SCHEDULES									
M6-04	HVAC SCHEDULES	•	•				•		•	
M6-05	HVAC SCHEDULES									
M6-06	HVAC SCHEDULES									
M6-07	HVAC SCHEDULES	•	•							
M6-08	HVAC SCHEDULES	•	•				•			
M6-09	HVAC SCHEDULES			•						
M6-10	HVAC SCHEDULES									
M6-11	HVAC SCHEDULES									
M6-12	HVAC SCHEDULES									
M6-13	HVAC SCHEDULES							•		
M7-R2-01	HVAC - RESIDENTIAL EXHAUST AIR FLOW RISER DIAGRAM									
M7-R2-02	HVAC - RESIDENTIAL OUTSIDE AIR FLOW RISER DIAGRAM									
M7-R2-03	HVAC - RESIDENTIAL CONDENSER WATER RISER DIAGRAM									
M8-01	HVAC CONTROLS									
M8-02	HVAC CONTROLS									
M8-03	HVAC CONTROLS									
M8-04	HVAC CONTROLS									
M8-05	HVAC CONTROLS									
M8-06	HVAC CONTROLS									
M8-07	HVAC CONTROLS									
M8-08	HVAC CONTROLS									
M8-09	HVAC CONTROLS									
M8-10	HVAC CONTROLS									•
M8-11	HVAC CONTROLS									
M8-12	HVAC CONTROLS									
M8-13	HVAC CONTROLS									
M8-14	HVAC CONTROLS									
M8-15	HVAC CONTROLS									
M8-16	HVAC CONTROLS									
M8-17	HVAC CONTROLS									
M8-18	HVAC CONTROLS									•
M8-19	HVAC CONTROLS									•
M8-20	HVAC CONTROLS									
M8-21	HVAC CONTROLS									
M8-22	HVAC CONTROLS									
M8-23	HVAC CONTROLS									
M8-24	HVAC CONTROLS									
M8-25	HVAC CONTROLS									
M8-26	HVAC CONTROLS			•						

FIRE PROTECTION

SHEET NUMBER	SHEET NAME	PERMIT REVISION 18	PERMIT REVISION 19	PERMIT REVISION 20	PERMIT REVISION 21	PERMIT REVISION 22	PERMIT REVISION 23	PERMIT REVISION 24	PERMIT REVISION 25	PERMIT REVISION 26
FP0-00	FIRE PROTECTION - SYMBOLS & ABBREVIATIONS									
FP0-01	FIRE PROTECTION - NOTES & DESIGN CRITERIA									
FP2-R0-00	FIRE PROTECTION - RESI BUILDINGS - LEVEL P1									
FP2-R2-00	FIRE PROTECTION - RESI BUILDING 2- LEVEL P1									
FP2-R2-01	FIRE PROTECTION - RESI BUILDING 2 - LEVEL 1									
FP2-R2-02	FIRE PROTECTION - RESI BUILDING 2 - TYPICAL LEVELS 2 THRU 4									
FP2-R2-05	FIRE PROTECTION - RESI BUILDING 2 - LEVEL 5									
FP2-R2-06	FIRE PROTECTION - RESI BUILDING 2 - ROOF PLAN									
FP4-01	FIRE PROTECTION - DETAILS									
FP4-03	FIRE PROTECTION -RESIDENTIAL FIRE PUMP DETAILS									
FP5-02	FIRE PROTECTION -RESIDENTIAL RISER DIAGRAM									
FP6-02	FIRE PROTECTION -RESIDENTIALTOWERS SCHEDULE									
FP7-04	R2 STAIRWELL SECTION VIEWS									

PLUMBING

SHEET NUMBER	SHEET NAME	PERMIT REVISION 18	PERMIT REVISION 19	PERMIT REVISION 20	PERMIT REVISION 21	PERMIT REVISION 22	PERMIT REVISION 23	PERMIT REVISION 24	PERMIT REVISION 25	PERMIT REVISION 26
P0-00	LEGEND & GENERAL NOTES									•
P2-R0-00	PLUMBING - RESI BUILDINGS - LEVEL P1									
P2-R0-00U	PLUMBING - RESI BUILDINGS - UG PIPING PLAN									
P2-R2-00	PLUMBING - RESI BUILDING 2 - LEVEL P1	•								
P2-R2-00U	PLUMBING - RESI BUILDING 2 - UG PIPING PLAN									
P2-R2-01	PLUMBING - RESI BUILDING 2 - LEVEL 1	•								
P2-R2-02	PLUMBING - RESIDENTIAL BLDG 2 - TYPICAL LEVELS 2 THRU 4									
P2-R2-03	PLUMBING - RESI BUILDING 2 - LEVEL 3									
P2-R2-04	PLUMBING - RESI BUILDING 2 - LEVEL 4									
P2-R2-05	PLUMBING - RESI BUILDING 2 - LEVEL 5									
P2-R2-06	PLUMBING - RESI BUILDING 2 - ROOF PLAN									
P3-R2-00	PLUMBING - RESI BUILDING 2 - UNIT B ENLARGED FLOOR PLAN									
P3-R2-01	PLUMBING - RESI BUILDING 2 - UNIT E ENLARGED FLOOR PLAN									
P3-R2-02	PLUMBING - RESI BUILDING 2 - UNIT F ENLARGED FLOOR PLAN									
P3-R2-03	PLUMBING - RESI BUILDING 2 - UNIT WEISZ 406 FLOOR PLAN									
P3-R2-04	PLUMBING - RESI BUILDING 2 - UNIT BURKENTINE 407 FLOOR PLAN									
P3-R2-05	PLUMBING - RESI BUILDING 2 - UNIT BAKALAR 505 ENLARGED PLAN									
P3-R2-06	PLUMBING - RESI BUILDING 2 - UNIT QUATTRONE 608 ENLARGED PLAN									
P4-01	PLUMBING - DETAILS									
P4-02	PLUMBING - DETAILS									
P4-03	PLUMBING - DETAILS									
P4-04	PLUMBING - DETAILS			•						
P5-R-01	PLUMBING - RESIDENTIAL WATER RISER DIAGRAMS									
P5-R-02	PLUMBING - RESIDENTIAL GAS RISER DIAGRAMS									
P5-R-03	PLUMBING - RESIDENTIAL SANITARY RISER DIAGRAMS									
P5-R-04	PLUMBING - RESIDENTIAL SANITARY RISER DIAGRAMS									
P5-R-05	PLUMBING - RESIDENTIAL SANITARY RISER DIAGRAMS									
P5-R-06	PLUMBING - RESIDENTIAL SANITARY RISER DIAGRAMS									
P5-R-07	PLUMBING - RESIDENTIAL SANITARY RISER DIAGRAMS									
P5-R-08	PLUMBING - RESIDENTIAL SANITARY RISER DIAGRAMS									
P6-01	PLUMBING - SCHEDULE							•		
P6-02	PLUMBING - SCHEDULE						•			

ELECTRICAL

SHEET NUMBER	SHEET NAME	PERMIT REVISION 18	PERMIT REVISION 19	PERMIT REVISION 20	PERMIT REVISION 21	PERMIT REVISION 22	PERMIT REVISION 23	PERMIT REVISION 24	PERMIT REVISION 25	PERMIT REVISION 26
E0-03a	SITE LIGHTING FIXTURE SCHEDULE									
E0-R2-01a	ELECTRICAL SYMBOLS									
E0-R2-01b	ELECTRICAL LEGEND									
E0-R2-02	LIGHTING CONTROL SCHEDULE									
E0-R2-03	RESI LIGHTING FIXURE SCHEDULE									
E0-R2-04	ENERGY CODE COMPLIANCE									
E2-R2-00-L	RESI BUILDING 2 - LEVEL P1 FLOOR PLAN - LIGHTING									
E2-R2-00-P	RESI BUILDING 2 - LEVEL P1 FLOOR PLAN - POWER		•				•			
E2-R2-00-S	RESI BUILDING 2 - LEVEL P1 FLOOR PLAN - SYSTEMS									
E2-R2-01-L	RESI BUILDING 2 - LEVEL 1 FLOOR PLAN - LIGHTING									
E2-R2-01-P	RESI BUILDING 2 - LEVEL 1 FLOOR PLAN - POWER									
E2-R2-01-S	RESI BUILDING 2 - LEVEL 1 FLOOR PLAN - SYSTEMS									
E2-R2-02-L	RESI BUILDING 2 - LEVEL 2 FLOOR PLAN - LIGHTING									
E2-R2-02-P	RESI BUILDING 2 - LEVEL 2 FLOOR PLAN - POWER									
E2-R2-02-S	RESI BUILDING 2 - LEVEL 2 FLOOR PLAN - SYSTEMS									
E2-R2-03-L	RESI BUILDING 2 - LEVEL 3 FLOOR PLAN - LIGHTING									
E2-R2-03-P	RESI BUILDING 2 - LEVEL 3 FLOOR PLAN - POWER									
E2-R2-03-S	RESI BUILDING 2 - LEVEL 3 FLOOR PLAN - SYSTEMS									
E2-R2-04-L	RESI BUILDING 2 - LEVEL 4 FLOOR PLAN - LIGHTING									
E2-R2-04-P	RESI BUILDING 2 - LEVEL 4 FLOOR PLAN - POWER									
E2-R2-04-S	RESI BUILDING 2 - LEVEL 4 FLOOR PLAN - SYSTEMS									
E2-R2-05-L	RESI BUILDING 2 - LEVEL 5 FLOOR PLAN - LIGHTING									
E2-R2-05-P	RESI BUILDING 2 - LEVEL 5 FLOOR PLAN - POWER									
E2-R2-05-S	RESI BUILDING 2 - LEVEL 5 FLOOR PLAN - SYSTEMS									
E2-R2-06-L	RESI BUILDING 2 - ROOF PLAN - LIGHTING									
E2-R2-06-P	RESI BUILDING 2 - ROOF PLAN - POWER									
E2-R2-06-S	RESI BUILDING 2 - ROOF PLAN - SYSTEMS									
E3-R2-00a	UNIT LOAD CALCULATIONS									
E3-R2-00b	UNIT FHA/ADA AND CLEARANCE DETAILS									
E3-R2-00c	R2 UNIT & BLDG MATRIX									
E3-R2-01	ENLARGED TYPICAL UNITS		•							
E3-R2-02	ENLARGED TYPICAL UNITS		•					•		
E3-R2-03	ENLARGED TYPICAL UNITS		•					•		
E3-R2-04	ENLARGED TYPICAL UNITS									
E3-R2-05	ENLARGED TYPICAL UNITS		•					•		
E3-R2-06	ENLARGED TYPICAL UNITS		•							
E3-R2-07	ENLARGED TYPICAL UNITS		•							
E3-R2-BAKA	ENLARGED BAKALAR 505 UNIT		•					•		
E3-R2-BURK	ENLARGED BURKENTINE 407 UNIT									
E3-R2-QUATT	ENLARGED QUATTRONE 608 UNIT									
E3-R2-WEISZ	ENLARGED WEISZ 406 UNIT									
E4-R2-00	ENLARGED ELECTRICAL ROOMS									
E4-R2-01	ENLARGED ELECTRICAL ROOMS							•		
E5-R2-00	ELECTRICAL RISER LEGENDS AND DETAILS									
E5-R2-01	R2 RESI RISER	•					•			
E5-R2-02	RESIDENTIAL UNIT DESIGNATION									
E5-R2-03	SKM									
E5-R2-04	R2 RESI VOLTAGE DROP									
E6-R1-18	RESI EMERGENCY PANEL SCHEDULES									
E6-R2-12	R2 HOUSE PANEL SCHEDULES		•		•			•		
E7-00	FIRE ALARM DETAILS AND MATRIX									
E7-01	FIRE ALARM RISER DIAGRAM (TOWER R1)									
E7-02	FIRE ALARM RISER DIAGRAM (TOWER R2)									
E7-03	FIRE ALARM RISER DIAGRAM (TOWER R3)									
E7-04	FIRE ALARM RISER DIAGRAM (TOWER R4)									
E7-H-01	FIRE ALARM RISER DIAGRAM (HOTEL)									
E7-R2-02	FIRE ALARM RISER DIAGRAM (TOWER R2)									

LOW VOLTAGE

SHEET NUMBER	SHEET NAME	PERMIT REVISION 18	PERMIT REVISION 19	PERMIT REVISION 20	PERMIT REVISION 21	PERMIT REVISION 22	PERMIT REVISION 23	PERMIT REVISION 24	PERMIT REVISION 25	PERMIT REVISION 26
TN0.00	COVER SHEET									
TN0.01	LEGEND AND SYMBOLS									
TN0.02	TELECOMM SCHEDULES		•	•	•			•		
TN0.03	TELECOMM SCHEDULES									
TN0.04	TELECOMM SCHEDULES									
TN1.01	LOW VOLTAGE DETAILS									
TY0.00	LEGEND AND SYMBOLS									
TY0.01	LEGENDS AND SYMBOLS									
TY0.02	CAMERA & MESSENGER HUB SCHEDULES	•			•			•		
TY0.03	DOOR SCHEDULES	•								
TY0.04	DOOR SCHEDULES	•		•				•		
TY1.03	DOOR AND CAMERA DETAILS			•						
TY1.04	FIRESTOP DETAILS 1	•								
TY2-R2-00	RESI BUILDING 2 - LEVEL P1 - SECURITY FLOOR PLAN	•		•						
TY2-R2-01	RESI BUILDING 2 - LEVEL 1 - SECURITY FLOOR PLAN			•	•		•			
TY2-R2-02	RESI BUILDING 2 - LEVEL 2 - SECURITY FLOOR PLAN									
TY2-R2-03	RESI BUILDING 2 - LEVEL 3 - SECURITY FLOOR PLAN									
TY2-S-01A	SITE - SECURITY FLOOR PLAN - SECTOR A	•		•						
TY2-S-01B	SITE - SECURITY FLOOR PLAN - SECTOR B	•		•	•		•	•		
TY2-S-01C	SITE - SECURITY FLOOR PLAN - SECTOR C									
TY2-S-01D	SITE - SECURITY FLOOR PLAN - SECTOR D									
TY2-S-01E	SITE - SECURITY FLOOR PLAN - SECTOR E	•		•						
TY6.02	RESIDENTIAL LOW VOLTAGE SECURITY RISER	•		•			•			
TY6.03	RESIDENTIAL LOW VOLTAGE SECURITY RISER	•		•	•		•			
UNIT-R2-B-00	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 6 (TYPE B) - BASE PACKAGE	•								
UNIT-R2-B-1	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 6 (TYPE B) - ZONING RCP - BASE PACKAGE	•								
UNIT-R2-B-2	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 6 (TYPE B) - SCHEDULES & RISERS - BASE PACKAGE	•								
UNIT-R2-B-3	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 6 (TYPE B) - DEVICES FLOOR PLAN - BASE PACKAGE									
UNIT-R2-B-4	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 6 (TYPE B) - SHADES RCP - BASE PACKAGE									
UNIT-R2-B-5	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 6 (TYPE B) - A/V - BASE PACKAGE									
UNIT-R2-B-6	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 6 (TYPE B) - LV RCP - BASE PACKAGE									
UNIT-R2-E-00	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 5 (TYPE E) - BASE PACKAGE	•								
UNIT-R2-E-1	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 5 (TYPE E) - ZONING RCP - BASE PACKAGE	•								
UNIT-R2-E-2	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 5 (TYPE E) - SCHEDULES & RISERS - BASE PACKAGE	•								
UNIT-R2-E-3	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 5 (TYPE E) - DEVICES FLOOR PLAN - BASE PACKAGE									
UNIT-R2-E-4	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 5 (TYPE E) - SHADES RCP - BASE PACKAGE									
UNIT-R2-E-5	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 5 (TYPE E) - A/V - BASE PACKAGE									
UNIT-R2-E-6	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 5 (TYPE E) - LV RCP - BASE PACKAGE									
UNIT-R2-Er-00	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 8 (TYPE Er) - BASE PACKAGE	•								
UNIT-R2-Er-1	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 8 (TYPE Er) - ZONING RCP - BASE PACKAGE	•								
UNIT-R2-Er-2	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 8 (TYPE Er) - SCHEDULES & RISERS - BASE PACKAGE	•								
UNIT-R2-Er-3	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 8 (TYPE Er) - DEVICES FLOOR PLAN - BASE PACKAGE									
UNIT-R2-Er-4	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 8 (TYPE Er) - SHADES RCP - BASE PACKAGE									
UNIT-R2-Er-5	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 8 (TYPE Er) - A/V - BASE PACKAGE									
UNIT-R2-Er-6	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 8 (TYPE Er) - LV RCP - BASE PACKAGE									
UNIT-R2-F-00	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 7 (TYPE F) - BASE PACKAGE	•								
UNIT-R2-F-1	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 7 (TYPE F) - ZONING RCP - BASE PACKAGE	•								
UNIT-R2-F-2	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 7 (TYPE F) - SCHEDULES & RISERS - BASE PACKAGE	•								
UNIT-R2-F-3	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 7 (TYPE F) - DEVICES FLOOR PLAN - BASE PACKAGE									
UNIT-R2-F-4	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 7 (TYPE F) - SHADES RCP - BASE PACKAGE									
UNIT-R2-F-5	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 7 (TYPE F) - A/V - BASE PACKAGE									
UNIT-R2-F-6	ENLARGED TYPICAL UNITS - RESI BUILDING 2 - LEVEL 1 - UNIT 7 (TYPE F) - LV RCP - BASE PACKAGE									

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RESI Bldg 2 - Issued

No.	Description	Date
10	PERMIT REVISION 10	08/19/2022
11	PERMIT REVISION 11	09/09/2022
12	PERMIT REVISION 12	11/04/2022
13	PERMIT REVISION 13	12/16/2022
14	PERMIT REVISION 14	02/10/2023
16	PERMIT REVISION 16	3/10/2023
17	PERMIT REVISION 17	4/21/2023
18	PERMIT REVISION 18	5/26/2023
19	PERMIT REVISION 19	6/30/2023
20	PERMIT REVISION 20	8/04/2023
23	PERMIT REVISION 23	11/03/2023
24	PERMIT REVISION 24	01/19/2024
25	PERMIT REVISION 25	02/15/2024
26	PERMIT REVISION 26	06/27/2024

Sheet Title Project No. **21816**

SHEET INDEX R2

Sheet No.

A0-01-R2

ADDITIONAL CODE REQUIREMENTS + NOTES

THE LONGBOAT KEY HOTEL AND RESIDENCES PROJECT TO COMPLY WITH APPLICABLE FBC REQUIREMENTS, IINCLUDING THE FOLLOWING SECTIONS NOTED BELOW

FBC 1004.9 & FFPC (NFPA 101) 20.1.5.10.4.1	**POSTING OF OCCUPANT LOAD**
	EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.
FBC 1010.1.9.11	**STAIRWAY DOORS**
	INTERIOR STAIRWAY MEANS OF EGRESS DOOR SHALL BE OPERABLE FROM BOTH SIDES WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT IN STAIRWAYS SERVING FOUR STORIES OR MORE
FBC 1023.9	**STAIRWAY IDENTIFICATION SIGNS**
	SIGN SHALL BE PROVIDED AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING MORE THAN THREE STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM OF THE INTERIOR EXIT STAIRWAY AND RAMP AND THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF, AND THE DIRECTION TO, THE EXIT DISCHARGE AND THE AVAILABILITY OF ROOF ACCESS FROM THE INTERIOR EXIT STAIRWAY AND RAMP FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET ABOVE THE FLOOR LANDING IN A POSITION THAT IS READILY VISIBLE WHEN THE DOORS ARE IN THE OPEN AND CLOSED POSITIONS. IN ADDITION TO THE STAIRWAY IDENTIFICATION SIGN, A FLOOR-LEVEL VISUAL CHARACTERS, RAISED CHARACTERS AND BRAILLE COMPLYING WITH THE FLORIDA BUILDING CODE, ACCESSIBILITY SHALL BE LOCATED AT EACH FLOOR-LEVEL LANDING ADJACENT TO THE DOOR LEADING FROM THE INTERIOR EXIT STAIRWAY AND RAMP INTO THE CORRIDOR TO IDENTIFY THE FLOOR LEVEL.
FBC 3002.3	**EMERGENCY SIGNS**
	PROVIDE APPROVED SIGNS ADJACENT TO EACH ELEVATOR CALL STATION ON ALL FLOORS INSTRUCTING OCCUPANTS TO USE EXIT STAIRWAYS AND NOT USE THE ELEVATORS IN CASE OF FIRE. THE SIGN SHALL READ : "IN CASE OF FIRE, ELEVATORS ARE OUT OF SERVICE. USE EXIT STAIRS."
FBC 703.7	**MARKINGS AND IDENTIFICATIONS**
	WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING, OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE. SUCH IDENTIFICATION SHALL: 1. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION. 2. INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8" STROKE IN CONTRASTING COLOR INCORPORATION THE SUGGESTED WORDING: " FIRE AND /OR SMOKE BARRIER; PROTECT ALL OPENINGS" IN ACCORDANCE WITH FBC (703.7).

ADDITIONAL CODE REQUIREMENTS & NOTES

THE LONGBOAT KEY HOTEL AND RESIDENCES PROJECT TO COMPLY WITH APPLICABLE FBC REQUIREMENTS, IINCLUDING THE FOLLOWING SECTIONS NOTED BELOW

FBC 1003.2/1003.3 & FFPC (NFPA 101) 7.1.5	**CEILING HEIGHTS**
	CEILING HEIGHTS SHALL NOT BE LESS THAN MINIMUM DESCRIBED BELOW. REFER TO REFLECTED CEILING PLANS FOR ASSIGNED CEILING HEIGHTS. 1. ALL MEANS OF EGRESS TO HAVE A MINIMUM CEILING HEIGHT OF 7'-6" A.F.F. NOR SHALL HAVE ANY PROJECTION FROM THE CEILING BE LESS THAN 6'-8" A.F.F. 2. HABITABLE ROOMS, CORRIDORS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6" A.F.F. 3. HALLWAYS, TOILET ROOMS, CLOSETS AND KITCHENS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6" A.F.F. 4. CLEAR ACCESS FOR HANDICAP VAN TO BE NO LESS THAN 8'-2" A.F.F.

RATED WALL LEGEND

THREE-HOUR FIRE RESISTANCE

TWO-HOUR FIRE RESISTANCE

ONE-HOUR FIRE RESISTANCE

SMOKE WALL

EXIT TRAVEL DISTANCES

MAX T.D.: XX'-X" — MAX. TRAVEL DISTANCE

C.P.T.: XX'-X" — COMMON PATH OF TRAVEL

D.E.: XX'-X" — DEAD END

SEP: XX'-X" — REMOTENESS OF EXITS

EGRESS SYMBOLS & TAGS

*** ALL LIFE SAFETY INFORMATION WAITING TO BE CONFIRMED WITH LIFE SAFETY CONSULTANT

OCCUPANCY TAG

RM.# - RM. NAME		
AREA	O.L.F.	O.L.
XXX SF	OC-XX	XXX

ROOM NUMBER AND NAME

O.L.: OCCUPANCY LOAD

O.L.F.: OCCUPANCY LOAD FACTOR

OC: OCCUPANCY CATEGORY

EGRESS DOOR TAGS

XX MIN. / XX P

DOOR RATING (MINUTES)

DOOR CAPACITY

DOOR XXX MIN | X.X" X'-X" | R:XXX P:XXX

REQUIRED WIDTH PER OCCUPANT

REQUIRED CAPACITY

PROVIDED CAPACITY

PROVIDED DOOR WIDTH

DOOR RATING (MINUTES)

EGRESS LIGHTS

EXIT LIGHT FIXTURE WALL MOUNTED - ARROWS INDICATE EXIT DIRECTION - SHADED QUADRANTS INDICATE FACES OF FIXTURES

EXIT LIGHT FIXTURE CEILING MOUNTED - ARROWS INDICATE EXIT DIRECTION - SHADED QUADRANTS INDICATE FACES OF FIXTURES

FIRE EXTINGUISHERS

FEC — RECESSED FIRE EXTINGUISHER CABINET

FEC — SEMI-RECESSED FIRE EXTINGUISHER CABINET

FEC — SURFACE MOUNTED FIRE EXTINGUISHER CABINET

FE — SURFACE MOUNTED FIRE EXTINGUISHER

PORTABLE EXTINGUISHER REQUIREMENT

1. PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED, MAINTAINED AND INSTALLED IN ACCORDANCE WITH FBC SECTION 906 AND FFPC (NFPA 1) SECTION 13.6.
1. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN EVERY HAZARDOUS AREA IN ACCORDANCE NFPA 10 (STANDARD FOR PORTABLE EXTINGUISHERS) PER NFPA 101 30.3.5.13.
2. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN EVERY ASSEMBLY OCCUPANCY IN ACCORDANCE WITH NFPA 10 (STANDARD FOR PORTABLE FIRE EXTINGUISHER) PER NFPA 101 9.7.4.1. THE QUANTITY AND LOCATION OF ALL EXTINGUISHERS WILL BE REVIEWED AND APPROVED WITH THE AUTHORITY HAVING JURISDICTION.
3. RATED FIRE EXTINGUISHER CABINET MUST BE PROVIDED AT RATED WALL AS PER LIFE SAFETY DRAWINGS - GC TO COORDINATE ACCORDINGLY

LIFE SAFETY GENERAL NOTES

1. ALL PENETRATION THROUGH FIRE-RATED PARTITIONS AND BARRIERS MUST BE BUILT ACCORDING TO THE UL- LISTED FIRE-RESISTANCE DIRECTORY'S DESIGNS.
2. ALL PENETRATIONS THROUGH SMOKE-RATED PARTITIONS AND BARRIERS MUST UTILIZE UL-LISTED PRODUCTS TO RESIST THE PASSAGE OF AIR AND SMOKE.
3. NO DUCTS, PIPING, OR CONDUIT WILL BE PERMITTED WITHIN THE EXIT STAIR ENCLOSURE UNLESS THESE SERVE THE STAIR.
4. REFER TO ELECTRICAL PLANS FOR EXIT SIGNS & EMERGENCY LIGHTING LOCATIONS.
5. REFER TO FIRE PROTECTION PLANS FOR SPRINKLER HEAD LOCATIONS.
6. A 44" CLEAR PATH MUST BE MAINTAINED ALONG EGRESS PATH.
7. ALL EXIT DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS. (TYPICAL)
8. BLDG. FULLY PROTECTED BY AUTOMATIC SPRINKLERS INSTALLED PER NFPA13.
9. MIN. CONSTRUCTION TYPE #1B PER FBC 503
10. LS SERIES SHOW ONLY TRAVEL DISTANCE, COMMON PATH OF EGRESS, AND DEAD ENDS CONFIGURATIONS THAT ARE QUESTIONABLE FOR DRAWING CLARITY. HOWEVER, ALL TRAVELING PATH WILL COMPLY WITH FBC SECTION 1017.
11. SHAFT ENCLOSURES (IFBC 713) IINCLUDING RUBBISH CHUTES, STAIRS & ELEVATORS SHALL BE PROTECTED BY FIRE BARRIERS IN ACCORDANCE WITH FBC 707, AND OPENING PROTECTIVE IN FBC 716.
12. ALL HEAD ROOM HEIGHTS ARE IN COMPLIANCE WITH FBC SECTION 1003
13. INSULATION NEEDS TO COMPLY WITH FLAME SPRAY & SMOKE PER FBC 720
14. AN APPROVED PICTORIAL SIGN SHALL BE POSTED ADJACENT TO EACH ELEVATOR CALL STATION ON ALL FLOORS INSTRUCTING OCCUPANTS TO USE THE EXIT STAIRWAY AND NOT TO USE THE ELEVATORS IN CASE OF FIRES PER FBC 3002.3. THE SIGN SHALL READ:
IN CASE OF FIRE, ELEVATORS ARE OUT OF SERVICE. USE EXIT STAIRS

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MEANS OF EGRESS COMPONENTSREQUIRED CAPACITY (INCHES PER OCCUPANT)

THE EGRESS CAPACITY OF MEANS OF EGRESS COMPONENTS FOR THE ST. REGIS HOTEL AND RESIDENCES PROJECT HAS BEEN DETERMINIED USING THE FOLLOWING CAPACITY FACTORS

FBC 2020	SECTION SECTION 1005.3.1 & 1005.3.2 - EXPCEPTION 1 "IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5.2.2.	
	STAIRWAYS	**0.2** INCHES PER OCCUPANT
	OTHER EGRESS COMPONENT	**0.15** INCHES PER OCCUPANT
FFPC 2020	NFPA 101 SECTION 7.3.13.1 CAPACITY FACTORS SECTION 7.3.3.2 - FOR STAIRWAYS WIDER THAN 44 IN. AND SIBJECT TO THE 0.3 IN WIDTH PER PERSON CAPACITY FACTOR, CAPACITY SHALL BE PERMITTED TO BE INCREASED USING EQUATION BELOW WHERE: C = CAPACITY IN PERSONS / Wn = NOMINAL WIDTH OF STAIR	
	STAIRWAYS	**0.3** INCHES PER OCCUPANT
	STAIRWAYS - PER 7.3.3.2 INCREASED CAPACITY FORMULA	**C =** 146.7 + (Wn-44/0.218)
	OTHER EGRESS COMPONENT	**0.2** INCHES PER OCCUPANT

MEANS OF EGRESS REQUIREMENTS - MAX. TRAVEL DISTANCE. / MAX. COMMON PATH OF TRAVEL DISTANCE / DEAD END

THE LONGBOAT KEY HOTEL AND RESIDENCES PROJECT TO COMPLY WITH THE REQUIRED MAXIMUM ALLOWABLE TRAVEL DISTANCE. MAXIMUM COMMON PATH OF TRAVEL DISTANCE AND DEAD END REQUIREMENTS AS ESTABLISHED BY FBC AND FFPC FOR BUILDINGS EQUIPPED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH FBC SECTION 903.1.1.

CODE REFERENCE: FBC T-1017.2 / FBC T-1006.2.1 / FBC SECTION 1024.4 EXCEPTION 2 + FFPC 2020 LSC CHAPT.12, 30, 28, 42

OCCUPANCY	EXIT ACCESS TRAVEL DISTANCE	MAX.COMMON PATH OF TRAVEL DISTANCE		DEAD ENDS
	FEET	MAX. OCCUPANT LOAD	FEET	FEET
GROUP A-2 ASSEMBLY	250 FT.	49 49 PERSONS OR MORE	75 FT. 20FT (NFPA 101) 12.2.5.1	20 FT.
GROUP A-3 ASSEMBLY	250 FT.	49 49 PERSONS OR MORE	75 FT. 20FT (NFPA 101) 12.2.5.1	20 FT.
GROUP B-BUSINESS	300 FT	49	100 FT.	50 FT.
GROUP M-MERCANTILE	250 FT.	29	75 FT.	50 FT.
GROUP R-1 RESIDENTIAL	250 FT. - FBC 1017.2 200 FT. FFPC (NFPA 101) 28.6.3.3.1 B/W CORR. AND NEAREST EXIT	10	75 FT. - FBC 1006.2.1	50 FT.
GROUP R-2 RESIDENTIAL	250 FT. - FBC 1017.2 200 FT. FFPC (NFPA 101) 30.2.6.3.2 B/W CORR. AND NEAREST EXIT	49	125 FT. WITHIN UNIT - FFPC (NFPA 101) 30.2.6.2	50 FT.
GROUP S-1 STORAGE MODERATE HAZARD	400 FT.	29	100 FT	50 FT.
GROUP S-2 STORAGE LOW HAZARD ENCLOSED PARKING	200 FT. FFBC (NFPA 101) 42.8.2.6.1	29	50 FT FFPC LSC 42.8.2.5.1	50 FT FFPC LSC 42.8.2.5.2

OCCUPANT LOAD

THE FOLLOWING OCCUPANT LOAD FACTORS HAVE BEEN USED TO CALCULATE THE OCCUPANT LOAD OF THE SPACES WITHIN THE SLONGBOAT KEY HOTEL AND RESIDENCES PROJECT

CODE REFERENCE: FBC T-1004.5 AND **/ FFPC 2020 BASED NFPA 2020 ED. 101 T-7.3.1.2**

FUNCTION OF SPACE	OCC. LOAD FACTOR
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	300 GROSS SQ FT PER OCCUPANT
ASSEMBLY UNCONCENTRATED (TABLES AND CHAIRS)	15 NET SQFT PER OCCUPANT
ASSEMBLY CONCENTRATED	7 NET SQ FT PER OCCUPANT
CHAIRS ONLY - NOT FIXED)	7 NET SQ FT PER OCCUPANT - FBC USE NUMBER OF FIXED SEATS - FFPC
CIRCULATION AREAS	100 NET SQ FT PER OCCUPANT
BUSINESS	150 GROSS SQ FT PER OCCUPANT
BUSINESS - CONCENTRATED USE	50 GROSS SQ FT PER OCCUPANT - FFPC
MERCANTILE / RETAIL	60 GROSS SQ FT PER OCCUPANT - FBC 30 GROSS SQ FT PER OCCUPANT @ STREET LEVEL - FFPC
KITCHEN - ASSEMBLY	100 GROSS SQ FT PER OCCUPANT
EXERCISE ROOMS- WITH EQUIPMENT	50 GROSS SQ FT PER OCCUPANT
EXERCISE ROOMS- WITHOUT EQUIPMENT	15 GROSS SQ FT PER OCCUPANT
LOCKER ROOMS	50 GROSS SQ FT PER OCCUPANT
SWIMMING POOL	50 GROSS SQ FT PER OCCUPANT
POOL DECK	15 GROSS SQ FT PER OCCUPANT 30 GROSS SQ FT PER OCCUPANT - FFPC
PARKING GARAGES	200 GROSS SQ FT PER OCCUPANT
RESIDENTIAL	200 GROSS SQ FT PER OCCUPANT

FIRE EXTINGUISHERS

PORTABLE FIRE EXTINGUISHERS IN THE LONGBOAT KEY HOTEL AND RESIDENCES PROJECT SHALL BE SELECTED, INSTALLED AND MAINTAINED THROUGHOUT THE BUILDING ACCORDANCE WITH: FFPC (NFPA 101) 30.3.5 AND 28.3.5 FOR NEW APARTMENT BUILDINGS AND NEW HOTELS

FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS

CODE REFERENCE: FIRE EXTINGUISHERS ARE TO BE PROVIDED IN ACCORDANCE WITH FFPC NFPA 1 SECTION 13.6 & FBC 906

FIRE HAZARD OCCUPANCY	LIGHT (LOW) HAZARD OCCUPANCY	ORDINARY (MODERATE) HAZARD OCCUPANCY	EXTRA (HIGH) HAZARD OCCUPANCY
MINIMUM RATED SINGLE EXTINGUISHER	2 - A[c]	2 - A	4 - A[a]
MAXIMUM FLOOR AREA PER UNIT A	3,000 SQ FT	1,500 SQ FT	1,000 SQ FT
MAXIMUM FLOOR AREA FOR EXTINGUISHER[b]	11,250 SQ FT	11,250 SQ FT	11,250 SQ FT
MAXIMUM DISTANCE OF TRAVEL TO EXTINGUISHER	75 FEET	75 FEET	75 FEET

a. TWO 2 1/ Z- 1GALLON WATER-TYPE EXTINGUISHERS SHALL BE DEEMED THE EQUIVALENT OF ONE 4-A RATED EXTINGUISHER.
b. ANNEX E3.3 OF NFPA 10 PROVIDES MORE DETAILS CONCERNING APPLICATION OF THE MAXIMUM FLOOR AREA.
c. TWO WATER-TYPE EXTINGUISHERS EACH WITH A I-A RATING SHALL BE DEEMED THE EQUIVALENT OF ONE 2-A RATED EXTINGUISHER FOR LIGHT (LOW) HAZARD OCCUPANCIES

FBC 906.5	**CONSPICUOUS LOCATION**
	PORTABLE FIRE EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE. THESE LOCATIONS SHALL BE ALONG NORMAL PATHS OF TRAVEL, UNLESS THE FIRE CODE OFFICIAL DETERMINES THAT THE HAZARD POSED INDICATES THE NEED FOR PLACEMENT AWAY FROM NORMAL PATHS OF TRAVEL

NOTE 1. FIRE HOSE CABINETS IN FIRE STAIRS REPLACE FIRE EXTINGUISHER REQUIRED BY A RATIO OF 1:1.
NOTE 2. THE NUMBER OF FIRE EXTINGUISHER REQUIRED GREATEST VALUE BETWEEN THE MAXIMUM TRAVEL DISTANCE TO AN EXTINGUISHER AND THE SQ. FT. AREA PER UNIT CALCULATION
NOTE 3. G.C. TO COORDINATE AND PROVIDE FIRE EXTINGUISHERS REQUIREMENTS FOR FPL VAULT WITH FPL.

LOT LINE ANALYSIS – EXTERIOR WALL RATINGS & ALLOWABLE OPENINGS
FBC 2020 T-602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE
THE BUILDING IS CONSIDERED ONE BUILDING BY CODE. THE BUILDING HAS FIRE SEPARATION DISTANCE OF MORE THAN 30FT ON ALL SIDES OF THE COMPLEX. NO FIRE RESISTANCE RATING IS REQUIRED PER TABKLE 602.

FBC 2020 T-705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

NORTHERN EXTERIOR WALL RATINGS & OPENING LIMITATIONS

CONSTRUCTION CLASSIFICATION	TYPE 1b
OCCUPANCY CLASSIFICATIONS	A-2, A-3, M, R-1, R-2, S-2
FIRE SEPARATION DISTANCE	≥30-FEET
EXTERIOR WALL FIRE RESISTANCE RATING (TABLE 602)	NO REQUIREMENTS
EXTERIOR WALL OPENING PROTECTION (FBC TABLE 705.8)	NO LIMITATIONS

SOUTHERN EXTERIOR WALL RATINGS & OPENING LIMITATIONS

CONSTRUCTION CLASSIFICATION	TYPE 1B
OCCUPANCY CLASSIFICATIONS	B, A-3, M, R-2, S-2
FIRE SEPARATION DISTANCE	≥30-FEET
EXTERIOR WALL FIRE RESISTANCE RATING (TABLE 602)	NO REQUIREMENTS
EXTERIOR WALL OPENING PROTECTION (FBC TABLE 705.8)	NOT PERMITTED

EASTERN EXTERIOR WALL RATINGS & OPENING LIMITATIONS

CONSTRUCTION CLASSIFICATION	TYPE 1B
OCCUPANCY CLASSIFICATIONS	A-2, A-3, R-1, S-2
FIRE SEPARATION DISTANCE	>30-FEET
NON BEARING EXTERIOR WALL FIRE RESISTANCE RATING (TABLE 602)	NO REQUIREMENTS
EXTERIOR WALL OPENING PROTECTION (FBC TABLE 705.8)	NOT REQUIRED

WESTERN EXTERIOR WALL RATINGS & OPENING LIMITATIONS

CONSTRUCTION CLASSIFICATION	TYPE 1B
OCCUPANCY CLASSIFICATIONS	A-3, A4, R-1, R-4. S-2
FIRE SEPARATION DISTANCE	>30 FEET
EXTERIOR WALL FIRE RESISTANCE RATING (TABLE 602)	NO REQUIREMENTS
EXTERIOR WALL OPENING PROTECTION (FBC TABLE 705.8)	NOT REQUIRED

FIRE RESISTANCE RATING REQUIREMENTS

THE LONGBOAT KEY HOTEL AND RESIDENCES PROJECT BUILDING CONSTRUCTION TYPE 1B NONCOMBUSTIBLE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH FBC SECTION 903 TO COMPLY FIRE RESISTANCE RATING REQUIREMENTS AS SUMMARIZED BELOW

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENT S (HOURS) - TYPE 1B CONSTRUCTIONS

CODE REFERENCE: FBC T-601

BUILDING ELEMENT	TYPE 1A REDUCED - HOURS
PRIMARY STRUCTURAL FRAME	2[a] HOURS
BEARING WALLS EXTERIOR	2 HOURS
BEARING WALLS INTERIOR	2[a] HOURS
NON BEARING WALLS AND PARTITIONS EXTERIOR	REFER TO FBC T-602 REQUIREMENTS BELOW BASED ON FIRE SEPARATION DISTANCE
NON BEARING WALLS AND PARTITIONS INTERIOR	0 HOURS
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	2 HOURS
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	1 HOURS

a. ROOF SUPPORTS: FIRE-RESISTANCE RATINGS OF PRIMARY STRUCTURAL FRAME AND BEARING WALLS ARE PERMITTED TO BE REDUCED BY 1 HOUR WHERE SUPPORTING A ROOF ONLY.

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

CODE REFERENCE: FBC T-602

NON BEARING EXTERIOR WALLS FIRE SEPARATION DISTANCE = X(FEET) FOR CONSTRUCTION TYPE 1B	OCCUPANCY: A , B, R , S-2
SEPARATION DISTANCE = X < 5 FT	1 HOUR
SEPARATION DISTANCE = 5 ≤ X < 10	1 HOUR
SEPARATION DISTANCE = 10 ≤ X < 30	1 HOUR
SEPARATION DISTANCE = ≥ 30 FT	0 HOUR

FIRE RESISTANCE RATING REQUIREMENTS OTHER BUILDING SPACES / ELEMENTS

BUILDING ELEMENT	REFERENCE CODE	FIRE RESISTANCE RATING (HOURS)
TEL / DATA ROOMS		1-HOUR FIRE PARTITION
FIRE ALARM CLOSETS		2 -HOUR FIRE PARTITION
ELECTRICAL ROOMS		1-HOUR FIRE PARTITION
SHAFT ENCLOSURES	FBC 713.4.	2 -HOUR FIRE/ SMOKE PARTITION
STAIR AND ELEVATOR HOISTWAYS	FBC 3002 .1 & 713.	2 -HOUR FIRE/ SMOKE PARTITION
INTERIOR RESIDENTIAL CORRIDORS (R-2)	FBC 1020.1 & FFPC (NFPA 101) 28.6.1, 30.3.6.1	1-HOUR FIRE PARTITION
DWELLING UNIT SEPARATIONS (R-2)	FBC 708.3 & 711.2 & FFPC (NFPA 101) 28.3.7, 30.3.7	1-HOUR FIRE PARTITION
TRASH COLLECTION ROOMS - HOTEL (NO CHUTE) - APARTMENTS (CHUTES)	FFPC (NFPA 101) TABLE 28.3.2.1.1 FBC 713.4 / FFPC (NFPA 101) TABLE 30.3.2.1	1 -HOUR FIRE PARTITION 2 -HOUR FIRE PARTITION
EMERGENCY SWITCHGEAR ROOMS		2 -HOUR FIRE PARTITION
FIRE PUMP ROOMS	FBC 913.2.1 & FFPC (NFPA 1) TABLE 13.4.2.1.1.2, 13.4.2.2.1.2	1 -HOUR FIRE PARTITION
ELEVATOR MACHINE ROOMS AND SHAFTS	FBC 3005.4 & 713.4.	2 -HOUR FIRE PARTITION
EMERGENCY GENERATORS AND TRANSFORMERS	FBC 903.1.1	2 -HOUR FIRE PARTITION
FIRE ROOM - H1-116A FIRE COMMAND	FBC 911.1.2	1 -HOUR FIRE PARTITION (2 HR PROVIDED)
REFRIGERANT MACHINERY ROOM	FBC TABLE 509	1 -HOUR FIRE PARTITION / OR SPRINKLERS
TRANSFORMER VAULT	NFPA 70 ARTICLE 450.42/450.43	3-HOUR FIRE PARTITION

INTERIOR FINISHES

INTERIOR FINISHES WITHIN THE LONGBOAT KEY HOTEL AND RESIDENCES PROJECT ARE DESIGNED AND WILL BE CONSTRUCTED TO COMPLY WITH THE REQUIREMENTS OF FBC AND FFPC. THE MAJOR INTERIOR FINISH REQUIREMENTS FOR THE PROJECT ARE SUMMARIZED BELOW
*FOR BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM PER FBC 903.3.1

INTERIOR WALL AND CEILING FINISH MATERIALS CLASSIFICATIONS

REFERENCE CODE: FBC SECTION 803.1.1 (MATERIALS TO BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84) / FFPC (NFPA 101) 10.2.3.3

CLASS	FLAME SPREAD INDEX	SMOKE-DEVELOPED INDEX
CLASS A =	0 - 25	0 - 450
CLASS B =	26 - 75	0 - 450
CLASS C =	76 - 200	0 - 450

INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

REFERENCE CODE: FBC T-803.11 / FFPC (NFPA 101) CHAPTERS 12,16,28,30, 36, 38, 40 SECTION XX.3.3.2 FFPC (NFPA 101) 10.2.8

USE GROUP A2 & A3 ASSEMBLY OCCUPANCIES	INTERIOR EXIT STAIRWAYS AND RAMPS	CLASS B
	CORRIDORS	CLASS B
	ROOMS & ENCLOSED SPACES	CLASS C
USE GROUP B BUSINESS OCCUPANCIES	INTERIOR EXIT STAIRWAYS AND RAMPS	CLASS B
	CORRIDORS	CLASS C
	ROOMS & ENCLOSED SPACES	CLASS C
USE GROUP E DAY CARE OCCUPANCY	INTERIOR EXIT STAIRWAYS AND RAMPS	CLASS B
	CORRIDORS	CLASS B
	ROOMS & ENCLOSED SPACES	CLASS C
USE GROUP M MERCANTILE OCCUPANCIES	INTERIOR EXIT STAIRWAYS AND RAMPS	CLASS B
	CORRIDORS	CLASS C
	ROOMS & ENCLOSED SPACES	CLASS C
USE GROUP R-1 RESIDENTIAL OCCUPANCIES	INTERIOR EXIT STAIRWAYS AND RAMPS	CLASS B
	CORRIDORS	CLASS C
	ROOMS & ENCLOSED SPACES	CLASS C
USE GROUP R-2 RESIDENTIAL OCCUPANCIES	INTERIOR EXIT STAIRWAYS AND RAMPS	CLASS B
	CORRIDORS	CLASS C
	ROOMS & ENCLOSED SPACES	CLASS C
USE GROUP S-1 & S-2 MODERATE & LOW - HAZARD STORAGE OCCUPANCIES	INTERIOR EXIT STAIRWAYS AND RAMPS	CLASS C
	CORRIDORS	CLASS C
	ROOMS & ENCLOSED SPACES	CLASS C

INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS

REFERENCE CODE	FBC SECTION 804 (MATERIALS TO BE CLASSIFIED IN ACCORDANCE WITH NFPA 53)
FBC SECTION 804.2	INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS REQUIRED BY SECTION 8.4.2.2 TO BE CLASS II SHALL BE CLASS II MATERIALS CLASSIFIED IN ACCORDANCE WITH NFPA 253 AS FOLLOWS: CLASS II 0.22 W/CM2 OR GREATER BUT LESS THAN 0.45 W/CM2.
FBC SECTION 804.4.2	INTERIOR FLOOR AND FLOOR COVERING MATERIALS IN ENCLOSURES FOR STAIRWAYS AND RAMPS, EXIT PASSAGE WAYS, CORRIDORS AND ROOMS OR SPACES NOT SEPARATED FROM CORRIDORS BY PARTITIONS EXTENDING FROM THE FLOOR TO THE UNDERSIDE OF CEILING SHALL WITHSTAND A MINIMUM CRITICAL RADIANT FLUX . THE MINIMUM CRITICAL RADIANT FLUX SHALL NOT BE LESS THAN CLASS II IN GROUPS A,B,M,R-1,R-22 AND S.

MIN. NUMBER OF REQUIRED EXITS PER FLOOR - SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

EACH FLOOR OF THE LONGBOAT KEY HOTEL AND RESIDENCES PROJECT HAS BEEN PROVIDED WITH THE FOLLOWING MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY AS REQUIRED PER CODE

CODE REFERENCE: FBC 1006.2 AND FFPC (NFPA 101) 7.4.1.2

OCCUPANT LOAD (PERSONS PER STORY)	MIN. NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY
1 - 500	2 EXITS
501 - 1,000	3 EXITS
MORE THAN 1,000	4 EXITS

ARCHITECT'S THRESHOLD STATEMENT

ARCHITECT'S THRESHOLD STATEMENT:
TO THE BEST OF OUR KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE AND LIFE SAFETY STANDARDS AND PROVISIONS AS ESTABLISHED AND /OR DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WIITH FLORIDA BUILDING CODE SECTION 110 AND CHAPTER 633 FLORIDA STATUTES.

PROJECT INFORMATION

PROJECT NAME	LONGBOAT KEY HOTEL & RESIDENCES
PROJECT ADDRESS	1620 GULF OF MEXICO DRIVE, LONGBOAT KEY, FLORIDA 34228
PROJECT USE	MIXED-USE PROJECT: HOTEL FOR SALE CONDOMINIUMS AND PARKING GARAGE

INDEX IF APPLICABLE CODES

THE MAJOR APPLICABLE CODES FOR THE LONGBOAT KEY HOTEL AND RESIDENCES PROJECT INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

FLORIDA BUILDING CODES 2020		YEAR
BUILDING	2020 FLORIDA BUILDING CODE - BUILDING, SEVENTH EDITION	2020
MECHANICAL	2020 FLORIDA BUILDING CODE , MECHANICAL, SEVENTH EDITION	2020
PLUMBING	2020 FLORIDA BUILDING CODE , PLUMBING, SEVENTH EDITION	2020
FIRE PROTECTION	2020 FLORIDA FIRE PREVENTION CODE, SEVENTH EDITION	2020
ENERGY AND CONSERVATION	2020 FLORIDA BUILDING CODE, ENERGY CONSERVATION , SEVENTH EDITION	2020
FUEL GAS	2020 FLORIDA BUILDING CODE. FUEL GAS , SEVENTH EDITION	2020
ACCESSIBILITY	2020 FLORIDA BUILDING CODE , ACCESSIBILITY, SEVENTH EDITION	2020
ELECTRICAL	NFPA 70, NATIONAL ELECTRICAL CODE (NEC)	2017
FHA	FFPC FAIR HOUSING ACT (FHA) ,1988 EDITION. / FAIR HOUSING ACT DESIGN MANUAL	1998

MAJOR REFERENCED NFPA STANDARDS	
NFPA 10	NFPA 10 STANDARD FOR PORTABLE FIRE EXTINGUISHERS, 2016 EDITION.
NFPA 13	NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2016 EDITION.
NFPA 14	NFPA 14 STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, 2016 EDITION.
NFPA 20	NFPA 20 STANDARD FOR INSTALLATION OF STATIONARY FIRE PUMPS FOR FIRE PROTECTION, 2016 EDITION.
NFPA 72	NFPA 72® NATIONAL FIRE ALARM CODE®, 2016 EDITION.
NFPA 88A	NFPA 88A STANDARD FOR PARKING GARAGE STRUCTURES, 2015 EDITION.
NFPA 90A	NFPA 90A STANDARD FOR THE INSTALLATION OF AIR-CONDITIONING AND VENTILATING SYSTEMS, 2018 EDITION.
NFPA 92A	NFPA 92 STANDARD FOR SMOKE CONTROL SYSTEMS, 2015 EDITION (REFERENCE ONLY)
NFPA 110	NFPA 110 STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS, 2016 EDITION

USE AND OCCUPANCY CLASIFICATION

THE LONGBOAT KEY HOTEL AND RESIDENCES PROJECT MIXED-USE FACILITY. AS SUCH, THERE WILL BE A NUMBER OF DIFFERENT USES WITHIN THE BUILDING, AS SUMMARIZED BELOW

CODE REFERENCE: FBC CHAPTER 3 / FFPC NFPA 101

OCCUPANCY CLASSIFICATION		CODE REF
GROUP A-2 ASSEMBLY	BALLROOM, RESTAURANT, CAFETERIAS AND SIMILAR DINING FACILITIES (IINCLUDING ASSOCIATED COMMERCIAL KITCHENS)	FBC 303.3/ FFPC NFPA 101 CHAPT 12
GROUP A-3 ASSEMBLY	FITNESS CENTER, LOBBY, SWIMMING POOLS AND DECK, MEETING ROOMS AND BALLROOM	FBC 303.4 / FFPC NFPA 101 CHAPT 12
GROUP B-BUSINESS	SPA, OFFICES, BEAUTY SALON	FBC 304 / FFPC NFPA 101 CHAPT 38
GROUP E-EDUCATIONAL	DAY CARE FACILITIES (HOTEL KID'S CLUB HOTEL)	
GROUP M-MERCANTILE	HOTEL RETAIL STORES, SALES ROOMS	FBC 309.1 / FFPC NFPA 101 CHAPT 36
GROUP R-1 RESIDENTIAL	RESIDENTIAL TRANSIENT - HOTEL GUEST ROOMS	FBC 310.3 / FFPC NFPA 101 CHAPT 28
GROUP R-2 RESIDENTIAL	RESIDENTIAL UNITS - APARTMENT HOUSES - RESIDENTIAL BUILDINGS 1, 2 & 3 UNITS	FBC 310.4 / FFPC NFPA 101 CHAPT 30
GROUP S-1 STORAGE MODERATE HAZARD	LOADING DOCK & LINEN SPACES	FBC 311.2 / FFPC NFPA 101 CHAPT 42
GROUP S-2 STORAGE LOW HAZARD	PARKING GARAGE, GENERAL STORAGE AND M/E/P SPACES	FBC 311.3 / FFPC NFPA 101 CHAPT 42
FBC SECTION 303.1		

2. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.

3. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS LESS THAN 750 SQFT IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.

CONSTRUCTION TYPE

BASED ON THE HEIGHT AND AREA, THE LONGBOAT KEY HOTEL AND RESIDENCES PROJECT CONSTRUCTION TYPE CLASSIFICATION IS AS FOLLOWS:

CODE REFERENCE	FBC T-504.3 & T-504.4 / FBC 601 FIRE-RESISTANCE FOR BUILDING ELEMENTS
CONSTRUCTION TYPE	**TYPE 1B CONSTRUCTION - NON COMBUSTIBLE PROTECTED**

FIRE PROTECTION SYSTEMS

FIRE DISTRICT	YES / NO
FIRE EXTINGUISHING SYSTEM	YES / NO
FIRE EXTINGUISHING TYPE	WET
STANDPIPE SYSTEM	YES / NO - **CLASS 1** FBC 905.3.1 & FFPC (NFPA 1) 13.2.2.2 (1&2)

FIRE PUMP ROOMS: 1 AT HOTEL & 1 AT AMENITY BUILDING

EXIT STAIRS ENCLOSED 2 HR RATED : HOTEL= 4 STAIRS RESIDENTIAL 1= 2 STAIRS RESIDENTIAL 2= 2 STAIRS RESIDENTIAL 3 = 4 STAIRS

ELEVATORS PROVIDED:	**HOTEL=**	**RESIDENTIAL 1=**	**RESIDENTIAL 2=**	**RESIDENTIAL 3=**
	6 PASSENGER ELEVATORS TOT 6 SERVICE ELEVATORS TOT	**4 PASSENGER ELEVATORS TOT 1 SERVICE ELEVATORS TOT**	**4 PASSENGER ELEVATORS TOT 1 SERVICE ELEVATORS TOT**	**4 PASSENGER ELEVATORS TOT 2 SERVICE ELEVATORS TOT**

FBC 903.1.1	**NFPA 13 SPRINKLER SYSTEMS**
	WHERE THE PROVISIONS OF THIS CODE REQUIRE THAT A BUILDING OR PORTION THEREOF BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THIS SECTION, SPRINKLERS SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13 EXCEPT AS PROVIDED IN SECTIONS 903.3.1.1.1 AND 903.3.1.1.2.
FBC 903.2.11.3 & FFPC (NFPA 101) 28.3.5.1/30.3.5.1	**BUILDINGS THREE STORIES OR MORE IN HEIGHT**
	ANY BUILDING WHICH IS OF THREE STORIES OR MORE IN HEIGHT SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.1.
FBC 905.2 & FFPC (NFPA 1) 13.2.2.2(1)	**INSTALLATION STANDARD**
	STANDPIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THIS SECTION AND NFPA 14. FIRE DEPARTMENT CONNECTIONS FOR STANDPIPE SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION 912.

REQUIRED SEPARATION OF OCCUPANCIES

LONGBOAT KEY HOTEL AND RESIDENCES PROJECT MIXED-USE FACILITY. AS SUCH, OCCUPANCIES TO BE SEPARATED , AS SUMMARIZED BELOW FOR BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.

CODE REFERENCE: FBC 508.4, T-508.4, FFPC T-6.1.14.4.1 (A)

	REQUIRED SEPARATION OF OCCUPANCIES (HOURS)		
OCCUPANCY	B, M,S-1	S-2	
A- ASSEMBLY	1-HOUR		
R - RESIDENTIAL	1-HOUR	2-HOUR*	
S-2 (ENCLOSED PARKING / MECHANICALLY VENTILATED)	2-HOUR		

PER FFPC (NFPA 101) 2.2 ADOPTS NFPA 88A (2015) - SECTION 5.2.1
PARKING GARAGES TO BE SEPARATED FROM OTHER PARTS OF THE BUILDING BY 2-HR RATED CONSTRUCTION

NOTE 1 FULL-HEIGHT (SLAB-TO-ROOF) WALL ASSEMBLIES OR PARTIAL-HEIGHT WALL ASSEMBLIES TERMINATING AT CEILINGS HAVING A FIRE RESISTANCE RATING EQUAL TO THE WALL ASSEMBLIES (NFPA 101® 8.2.2.3),

SB ARCHITECTS

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T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

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Scott Lee — Digitally signed by Scott Lee DN: CN=Scott Lee, O=Scott A. Lee, L=Mill Valley, S=California, C=US, SERIALNUMBER=pzjf716jkh7nbtmzt3k0xqx2c0mq Date: 2021.07.15 18:31:09-04'00'

STATE OF FLORIDA · SCOTT A. LEE · AR95712 · REGISTERED ARCHITECT

General - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title — Project No. **21816**

LIFE SAFETY CODE ANALYSIS & REFERENCES, FIRE SAFETY LEGEND

Sheet No.

A0-20

ABBREVIATIONS

A.B.	ANCHOR BOLT
A.D.	AREA DRAIN
A.F.F.	ABOVE FINISH FLOOR
A.H.U.	AIR HANDLING UNIT
A.P.	ACCESS PANEL
A/C	AIR CONDITIONING
ACOUS.	ACOUSTICAL
ACT.	ACOUSTICAL TILE
ADD'L	ADDITIONAL
ADJ.	ADJUSTABLE
AGGR.	AGGREGATE
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANC.	ANCHOR
APPROX.	APPROXIMATE
APT.	APARTMENT
ARCH.	ARCHITECT(URAL)
A.S.F.	ABOVE STRUCTURAL FLOOR
ASPH.	ASPHALT
AUTO.	AUTOMATIC
B.P.	BASE PLATE
B.S.	BACKSPLASH
B.U.R	BUILT UP ROOF
BAL.	BALUSTER
BD.	BOARD
BET.	BETWEEN
BIT.	BITUMINOUS
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
B.O.	BOTTOM OF
BOT., BOTT.(S)	BOTTOM
BRG.	BEARING
BRKT.	BRACKET
BSMT.	BASEMENT
C	CERAMIC
C.B.	CATCH BASIN
C.C.	CENTER TO CENTER
C.D.	CEILING DIFFUSER
C.G.	CORNER GUARD
C.H.	CEILING HEIGHT
C.I.	CAST IRON
C.I.P	CAST IN PLACE
C.J.	CONTROL JOINT
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLOSED OPENING, CLEAN OUTS
C.T	CERAMIC TILE
C.W.	COLD WATER
CAB. / CABS.	CABINET/ CABINETS
CEM.	CEMENT
CER.	CERAMIC
CHK'D	CHECKERED
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
CNTR	CENTER
COL.	COLUMN
COMM.	COMMUNICATION
CONC.	CONCRETE
COND.	CONDITION
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CORR.	CORRIDOR
CPT.	CARPET
CS.B.	CASING BEAD
CTSK.	COUNTERSUNK
D.	DRYER
D.F.	DRINKING FOUNTAIN
D.O.	DOOR OPENING
DW. D/W	DISH WASHER
DBL.	DOUBLE
DEMO	DEMOLISH
DEPT.	DEPARTMENT
DET.	DETAIL
DIA.	DIAGRAM
DIAG.	DIAGONAL
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
DR.	DOOR
DRN.	DRAIN
DS	DOWNSPOUT
DWG., DWGS.(S)	DRAWING
DWR.	DRAWER
(E)/EXIST.	EXISTING
E.	EAST
E.F.	EACH FACE
E.I.F.S.	EXTERIOR INSULATION FINISH SYST.
EXP. JT.(S)	EXPANSION JOINT(S)
E.P.	ELECTRICAL PANEL
E.S.P.	ELECTROSTATIC PAINT
E.W.	EACH WAY
E.W.C.	ELECTRIC WATER COOLER
EA	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMED.	EMBEDMENT
EMER.	EMERGENCY
ENCL.	ENCLOSURE
ENGR.	ENGINEER
EQ.	EQUAL
EQUIP.	EQUIPMENT
ETC.	ETCETERA
EXH.	EXHAUST
EXP.	EXPANSION
EXPO.	EXPOSED
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.B.	FLAT BAR
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.G.	FIBERGLASS
F.GL.	FIXED GLASS
F.H.C.	FIRE HOSE CABINET
F.H.R.C.	FIRE HOSE REEL CABINET
F.O.	FIXED OPENING
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
F.P.	FULL PENETRATION
F.PL.	FIREPLACE
F.Q.C.	FIELD QUALITY CONTROL
F.S.	FULLSIZE
FDN.	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
FLUOR.	FLUORESCENT
FR.	FRAME
FRPF.	FIRE PROOF
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
G.	GAS
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
G.D.	GARAGE DRAIN
G.I.	GALVANIZED IRON
G.L.B.	GLUE LAMINATED BEAM
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLASS
GLU. LAM.	GLUE LAMINATED
GND.	GROUND
GR.	GRADE
GR.BM.	GRADE BEAM
GRL.	GRILLE
G.S.M.	GALVANIZED SHEET METAL
GWB.	GYPSUM WALL BOARD
GYP.	GYPSUM
GYP.BD.	GYPSUM BOARD
H.	HEIGHT, HIGH
H.B.	HOSE BIB
H.C.	HOLLOW CORE, HANDICAP
H.M.	HOLLOW METAL
H.PT.	HIGH POINT
H.S.	HIGH STRENGTH
H.V.A.C.	HEATING, VENTILATING, AIR COND.
H.W.	HOT WATER, HARD WOOD
HCPD	HANDICAP
HDBD	HARDBOARD
HDWD.	HARD WOOD
HDWE.	HARDWARE
HND/HD	HAND
HORIZ.	HORIZONTAL
HR.	HOUR
HTR.	HEATER
HT.	HEIGHT
I.D.	INSIDE DIAMETER/DIMENSION
IN.	INCH
INCL.	INCLUDE
INFO.	INFORMATION
INSTL.	INSTALLATION
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
J.C.	JANITOR'S CLOSET
JAN.	JANITOR
JST.	JOIST
JT.	JOINT
K.E.R.	KITCHEN EXHAUST RISER
KIT.	KITCHEN
L.	LENGTH
L.L.H.	LONG LEG HORIZONTAL
L.L.V.	LONG LEG VERTICAL
L.P.	LOW POINT
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
LB.	POUND

LIN.	LINEN
LKR.	LOCKER
LOC.	LOCATION
LT.	LIGHT
LUMIN.	LUMINOUS
LVL.	LEVEL
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
M.LAV.	MEN'S LAVATORY
M.O.	MASONRY OPENING
M.TLT.	MEN'S TOILET
M.VEST.	MEN'S VESTIBLE
MACH.	MACHINE
MAR.	MARBLE
MATL., MTL., MAT'L.(S)	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MED.	MEDIUM
MEMB.	MEMBRANE
MET.	METAL
MEZZ.	MEZZANINE
MFR., MFG	MANUFACTURER
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTG.	MOUNTING
MULL.	MULLION
MW.	MICROWAVE
(N)	NEW
N.	NORTH
N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION
N.I.C.	NOT IN CONTRACT
N.R.C.	NOISE REDUCTION COEFFICIENT
N.T.S.	NOT TO SCALE
NO.	NUMBER
NOM.	NOMINAL
O.C., O/C	ON CENTER
O.D.	OUTSIDE DIAMETER/DIMENSION
OA.	OVERALL
OFF.	OFFICE
OH., O/H(E)	OVERHEAD
OPNG.	OPENING
OPP.	OPPOSITE
ORIG.	ORIGINAL
OZ.	OUNCE
P.L.	PROPERTY LINE
P.LAM.	PLASTIC LAMINATE
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
P.T.D.	PAPER TOWEL DISPENSER
P.T.R.	PAPER TOWEL RECEPTACLE
P.V.C.	POLYVINYL CHLORIDE
PENN.	PENETRATION
PERF.	PERFORATED
PL.	PLATE
PLAS.	PLASTIC
PLBG., PLUMB.	PLUMBING
PLYWD.	PLYWOOD
PNL	PANEL
PNT.	PAINT
POL.	POLISHED
PR.	PAIR
PRCST.	PRECAST
PREFAB.	PREFABRICATED
PROJ.	PROJECTION
PT.	POINT
PTN.	PARTITION
Q.T.	QUARRY TILE
R.	RISER
R & S	ROD & SHELF
R.A.G.	RETURN AIR GRILLE
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
R.H.	ROBE HOOK
R.L.	REFRIGERANT LINE
R.O.	ROUGH OPENING
R.T.	RESILIENT TILE
R.V.	ROOF VENT
R.W.L.	RAIN WATER LEADER
RAD.	RADIUS
RECEP.	RECEPTACLE
REF.	REFERENCE, REFRIGERATOR
REFR.	REFRIGERATOR
REG.	REGISTER
REINF.	REINFORCED, REINFORCEMENT(S)
REQ., REQ'D.(S)	REQUIRED
RESIL.	RESILIENT
RET.	RETAINING
REV.	REVISION
RM.	ROOM
REQ'D	REQUIRED
RCP	REFLECTED CEILING PLAN
S.	SOUTH, SINK
S.C.	SOLID CORE
S.D.	SOAP DISPENSER/SMOKE DETECTOR
S.F.	SQUARE FOOT/FEET
S.M.	SHEET METAL
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
S.O.G.	SLAB ON GRADE
S.P.	STAND PIPE
S.R.	SUPPLY REGISTER/STUDENT ROOM
S.S.	STAINLESS STEEL
S.SK.	SERVICE SINK
S.Y.	SQUARE YARD
S.S.D.	SEE STRUCTURAL DRAWING
SAG.	SUPPLY AIR GRILLE
SAN.	SANITARY
SCHED.	SCHEDULE
SECT., SEC.(S)	SECTION
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
SL.	SLIDING
SLOT.	SLOTTED
SPAC.	SPACING
SPEC., SPEC.(S)	SPECIFICATION
SQ.	SQUARE
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT., STRUC.	STRUCTURAL
SUPP'T	SUPPORT
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
SYS.	SYSTEM
T&B	TOP AND BOTTOM
T&G, T.&G.(S)	TONGUE AND GROOVES
T.	TREAD
T.B.	TOWEL BAR
T.O.C.	TOP OF CURB
T.E.R.	TOILET EXHAUST RISER
T.GL.	TEMPERED GLASS
T.O.B.	TOP OF BEAM
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.P.	TOP OF PAVEMENT
T.P.H.	TOILET PAPER HOLDER
T.V.	TELEVISION
T.W.	TOP OF WALL
TB.	TIE BEAM
TBD.	TO BE DETERMINED
TEL.	TELEPHONE
TEL. RM.	TELEPHONE ROOM
TEMP.	TEMPERATURE
TER.	TERAZZO
TH'D	THRESHOLD
THK.	THICK
T.S.	TUBE STEEL
TYP.	TYPICAL
U.C.	UNDERCUT
U.O.N.	UNLESS OTHERWISE NOTED
UG.	UNDERGROUND
UNF.	UNFINISHED
UNS.	UNDERSIDE
UR.	URINAL
VAR.	VARIATION
V.C.P.	VITREOUS CLAY PIPE
V.C.T.	VINYL COMPOSITION TILE
V.G.	VERTICAL GRAIN
V.I.F.	VERIFY IN FIELD
V.T	VINYL TILE
V.T.R.	VENT THROUGH ROOF
V.W.C.	VINYL WALL COVERING
VERT.	VERTICAL
VEST.	VESTIBULE
VIF/V.I.F.	VERIFY IN FIELD
W.LAV.	WOMEN'S LAVATORY
W.	WEST OR WIDTH/CLOTHES WSHR.
W.C.	WATER CLOSET
WH	WATER HEATER
W.P.	WATERPROOF
W.R.	WATER RESISTANT
W.TLT.	WOMEN'S TOILET
W.W.F.	WELDED WIRE FABRIC
W.VEST.	WOMEN'S VESTIBLE
W/	WITH
W/O	WITHOUT
W/D	WASHER/DRYER
WD.	WOOD
WDW.	WINDOW
WSCT.	WAINSCOT
WT.	WEIGHT
X-BRACING	CROSS BRACING
XFMR	TRANSFORMER

SYMBOLS

SHEET NUMBER

A1-01

SHEET NUMBER
SHEET GROUP
DISCIPLINE CODE

NORTH ARROW

TRUE NORTH

GRAPHIC SCALE

0 2' 4' 8'
SCALE: 1" = 4'-0"

COLUMN SYMBOL & GRID LINES

1 2 A B

VERTICAL ELEVATION

LEVEL 2
118'-6"

SPOT ELEVATION

LEVEL 2
118'-6"

DATUM POINT

MATCH LINE

MATCH LINE
SEE 1D/A04-09
SHEET NUMBER ON WHICH CONTINUATION IS FOUND

BREAK LINE

DRAWING TITLE

TITLE
1A DRAWING
1/4" = 1'-0"
PLAN OR DETAIL DESIGNATION
SCALE

KEY NOTE

00

ROOM NAME & NUMBER TAG

ROOM NAME
2-101

DOOR NUMBER TAG

2-101-A

WINDOW TYPE TAG

W1 — WINDOW TYPE

LOUVER TYPE TAG

L1 — LOUVER TYPE

PARTITION TAG

X
W 1
WALL TYPE-SEE A9-00
INDICATES INSULATION
INDICATES WET AREA

BUILDING / WALL SECTION TAG

SECTION DESIGNATION
1A
A3-00
SHEET NUMBER

PARTIAL PLAN & DETAIL TAG

PLAN OR DETAIL DESIGNATION
1A
A3-00
SHEET NUMBER

EXTERIOR ELEVATION TAG

ELEVATION DESIGNATION
1
A3-00
SHEET NUMBER

INTERIOR ELEVATION TAG

1 2 3 4
A5-00
ELEVATION DESIGNATION
SHEET NUMBER

DRAWING REVISIONS

REVISION NUMBER
1

FIRE HOSE CABINET
(RECESSED AND SURFACE MOUNTED)

FHC FHC

FIRE EXTINGUISHER CABINET
(RECESSED AND SURFACE MOUNTED)

FEC FEC

EQUIPMENT AND FURNITURE TAG

45925C

FLOOR DRAIN

FD

∠	ANGLE
&	AND
@	AT
x	BY
℄	CENTER LINE
[	CHANNEL
°	DEGREE
Ø	DIAMETER
╨	DOUBLE ANGLE
"	INCHES
#	NUMBER, POUNDS
%	PERCENT
±	PLUS OR MINUS

MATERIALS

- COMPACTED SOIL
- UNDISTURBED SOIL
- COURSE POROUS FILL
- SAND
- BITUMINOUS PAVING
- CONCRETE
- TERRAZZO
- CUT STONE
- BRICK MASONRY
- CONCRETE MASONRY UNIT
- STRUCTURAL CLAY TILE UNIT MASONRY
- STEEL
- ALUMINUM
- ORNAMENTAL METAL
- CONTINUOUS WOOD FRAMING
- WOOD BLOCKING
- FINISH WOODWORK
- PLYWOOD
- PARTICLE BOARD
- GYPSUM WALLBOARD
- WATERPROOFING
- RIGID INSULATION
- BATT INSULATION
- CARPETING
- RESILIENT FLOORING
- PLASTIC LAMINATE
- LEAD-LINED GYPSUM WALLBOARD
- GLAZING
- GLASS BLOCK
- ACOUSTICAL CEILING BOARD
- SEALANT AND BACKER ROD
- SPRAY-ON FIREPROOFING

FIRE SAFETY LEGEND

PARTITION RATINGS DESIGNATIONS

- NON-RATED PARTITION
- 1 HOUR RATED PARTITION
- 2 HOUR RATED PARTITION
- 3 HOUR RATED PARTITION

FIRE PROTECTION EQUIPMENT

FIRE HOSE CABINET
(RECESSED AND SURFACE MOUNTED)

FHC FHC

FIRE EXTINGUISHER CABINET
(RECESSED AND SURFACE MOUNTED)

FEC FEC

EXIT DIMENSION SYMBOL

36"

EXIT SYMBOLS

- WALL MOUNTED EXIT SIGN
- CEILING MOUNTED EXIT SIGN

PATH OF TRAVEL

LIFE SAFETY EGRESS SYMBOL

OCCUPANT LOAD
EGRESS LOAD CAPACITY
0 0"

CEILING LEGEND

- EXPOSED BOTTOM OF SLAB
- INDICATED DROP CEILING . REFER TO SPECIFICATIONS
- INDICATES A 2" THICK SPRAY ON THERMAL INSULATION MINIMUM R-8 UNDERNEATH SLAB
- ACOUSTIC CEILING

CEILING MATERIAL
XXX
X'-X"
CEILING HEIGHT MEASURED FROM TOP OF FINISH

B.O.S.	BOTTOM OF SLAB
A.F.F.L.	ABOVE FINISH FLOOR LEVEL
GYP. BD.	GYPSUM BOARD
C.P.	CEMENT PLASTER
B.O.B.	BOTTOM OF BEAM

CEILING LIGHT FIXTURES

- PENDANT LIGHT
- DOWNLIGHT - ROUND
- WP WATERPROOF LIGHT
- DOWNLIGHT - SQUARE
- STRIP LIGHTING
- J JUNCTION BOX
- J WALL MOUNTED JUNCTION BOX

ACCESS PANEL

EXHAUST FAN

EF

DIFFUSER

RETURN

SPRINKLER HEAD

FLUSH PENDENT UPRIGHT

SMOKE AND HEAT DETECTORS

AND

EXIT SIGN

CEILING MOUNTED OR
WALL MOUNTED OR

GENERAL NOTES

1. THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED, REPRODUCED OR ALTERED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT. ANY MODIFICATIONS, DELETIONS OR ADDITIONS TO THESE DRAWINGS ARE STRICTLY PROHIBITED.

2. THE BIDDER, BY MAKING A BID, REPRESENTS THAT THE BIDDER HAS READ AND UNDERSTANDS THE DRAWINGS (BIDDING DOCUMENTS) TO THE EXTENT THAT SUCH DOCUMENTATION RELATES TO THE WORK FOR WHICH BID IS SUBMITTED. THE BID SHALL BE BASED UPON THE MATERIALS, SYSTEMS AND EQUIPMENT SPECIFIED BY THE DRAWINGS (BIDDING DOCUMENTS) WITHOUT EXCEPTION. SHOULD QUESTIONS ARISE, DURING THE BIDDING PROCESS, REGARDING THE CLEAR INTENT OF ANY PORTION OF THESE DRAWINGS (BIDDING DOCUMENTS), THE BIDDER SHALL PROMPTLY SUBMIT A WRITTEN REQUEST FOR CLARIFICATION TO THE ARCHITECT AND OBTAIN ALL NEEDED INFORMATION PRIOR TO SUBMITTAL OF BID.

3. THE DRAWINGS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL.

4. IN AS MUCH AS THE DRAWINGS ARE COMPLIMENTARY, BEFORE STARTING EACH PORTION OF THE WORK THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE VARIOUS DISCIPLINES OF THE DRAWINGS WITH EACH OTHER AND WITH INFORMATION FURNISHED BY THE OWNER AND SHALL REPORT PROMPTLY TO THE ARCHITECT, ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED. SHOULD THE CONTRACTOR PROCEED WITH ANY CONSTRUCTION ACTIVITY KNOWING THAT IT INVOLVES A RECOGNIZED ERROR; THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH PERFORMANCE AND SHALL BEAR AN APPROPRIATE AMOUNT OF THE ATTRIBUTABLE COST FOR CORRECTION.

5. IT IS NOT THE INTENT OF THESE DRAWINGS TO DEPICT EVERY DETAIL OF CONSTRUCTION. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED TO COMPLETE THE WORK OUTLINED IN THE DRAWINGS.

6. SHOULD A VARIANCE OCCUR WITHIN THE DRAWINGS, THE CONTRACTOR SHALL BRING THE DISCREPANCY TO THE ARCHITECT'S ATTENTION FOR RESOLUTION.

7. ABBREVIATIONS NOTED IN THE DRAWINGS ARE THOSE COMMONLY USED. THE ARCHITECT WILL DEFINE ANY ABBREVIATION QUESTIONED UPON REQUEST.

8. THE CONTRACTOR SHALL EXECUTE THE WORK IN ACCORDANCE WITH THE DRAWINGS TO THE EXTENT POSSIBLE. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES IN ORDER TO AVOID CONFLICT. WHERE CONFLICTS OCCUR THAT CANNOT BE EASILY RESOLVED, THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK. WHERE DIRECTED BY THE ARCHITECT THE CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE REASONABLE MODIFICATIONS IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH VARIOUS TRADES AND / OR PROPER EXECUTION OF WORK.

9. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS, VERIFY FIELD CONDITIONS AND CAREFULLY COMPARE SUCH FIELD MEASUREMENTS AND CONDITIONS AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE DRAWINGS BEFORE COMMENCING WORK ACTIVITIES. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR SHALL BE REPORTED PROMPTLY TO THE ARCHITECT. CONTRACTOR'S COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF EXISTING CONDITIONS.

10. THE CONTRACTOR'S REPORT TO THE ARCHITECT OR REQUEST FOR INFORMATION SHALL BE SUBMITTED IN SUCH FORMS AS THE ARCHITECT MAY REQUIRE.

11. ALL DEMOLITION, AS APPLICABLE, SHALL BE COORDINATED WITH THE OWNER PRIOR TO THE EXECUTION OF WORK.

12. THE MEP ENGINEERING DISCIPLINES (TO INCLUDE FIRE SPRINKLER AND FIRE ALARM SYSTEMS, AS APPLICABLE) ARE DIAGRAMMATIC BY NATURE AND ARE INTENDED TO ILLUSTRATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT OUTLINED IN THE DRAWINGS.

13. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A SET OF AS-BUILT DRAWINGS, DEPICTING ACTUAL COMPONENT PLACEMENT AND ROUTING, FIELD MODIFICATIONS, ADDITIONS AND DELETIONS MADE DURING CONSTRUCTION OF THE PROJECT.

14. ALL SPECIFIED MATERIALS, SYSTEMS AND EQUIPMENT, REQUIRING SHOP DRAWINGS, SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND ACCEPTANCE PRIOR TO FABRICATION OR PURCHASING.

15. ALL PROPOSED SUBSTITUTIONS OF SPECIFIED MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND ACCEPTANCE PRIOR TO FABRICATION OR PURCHASING.

16. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE UTILITY COMPANIES FROM WHICH SERVICE IS TO BE OBTAINED.

17. THE CONTRACTOR SHALL FIELD INSPECT ALL AVAILABLE EXISTING SITE UTILITIES AND VERIFY THAT SAID UTILITIES COMPLY WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE AND REQUIREMENTS IMPOSED BY ALL OTHER APPLICABLE GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

18. THE CONTRACTOR SHALL COORDINATE AND SUPERVISE ALL WORK PERFORMED BY HIS FORCES AND BY SUB-CONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND SUPERVISION OF ALL WORK ACTIVITIES TO ASSURE COMPLIANCE WITH THE DRAWINGS.

19. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BARRIERS, LIGHTING, COVERING, BRACING, SHORING, FIRE PROTECTION AND ALL OTHER EQUIPMENT, MEANS AND METHODS NECESSARY TO PROTECT THE SAFETY AND SECURITY OF ALL PERSONS AND THE PROPERTY THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.

20. THE CONTRACTOR SHALL COORDINATE ALL PARKING AND ON-SITE STORAGE OF CONSTRUCTION MATERIALS AND EQUIPMENT.

21. THE CONTRACTOR SHALL CLEAN AREAS WHERE WORK IS IN PROCESS TO THE LEVEL OF CLEANLINESS NECESSARY FOR THE PROPER EXECUTION OF WORK AND REMOVE WASTE MATERIALS AND DEBRIS FROM THE SITE PERIODICALLY AND DISPOSE OFF-SITE LAWFULLY.

22. THE CONTRACTOR SHALL PROVIDE A WRITTEN WARRANTY FOR ALL WORKMANSHIP, MATERIALS, SYSTEMS AND EQUIPMENT FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AND WILL, AT NO EXPENSE TO OWNER, REPAIR, RESTORE AND / OR REPLACE ALL DEFECTIVE WORK DURING THE TERM OF SAID WARRANTY. THE TERM AND CONDITIONS OF THE WARRANTY MAY BE EXTENDED OR MODIFIED BY THE AGREEMENT BETWEEN OWNER AND CONTRACTOR.

23. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH EQUIPMENT/ APPLIANCE WARRANTIES, AS APPLICABLE.

24. WHERE DISSIMILAR MATERIALS COME IN CONTACT, THE CONTRACTOR SHALL PROVIDE PROPER INSULATION TO PREVENT GALVANIC OR ELECTROLYTIC ACTION.

25. THE CONTRACTOR SHALL PROPERLY ISOLATE ALL MATERIALS, SYSTEMS AND EQUIPMENT TO PREVENT VIBRATION AND / OR NOISE TRANSMISSION.

26. ALL WOOD IN CONTACT WITH CEMENTITIOUS MATERIAL SHALL BE PRESSURE TREATED WOOD

A. BORATE BASED PRESERVATIVE - FOR ABOVE GROUND APPLICATIONS THAT ARE CONTINUOUSLY PROTECTED FROM LIQUID WATER.

B. COPPER BASED PRESERVATIVE - FOR FULL EXPOSURE TO ABOVE GROUND, GROUND CONTACT AND FREE WATER APPLICATIONS.

C. ALL METAL PRODUCTS USED IN CONJUNCTION WITH PRESSURE TREATED WOOD SHALL BE IN ACCORDANCE WITH PUBLICIZED RECOMMENDATIONS OF THE METAL PRODUCTS MANUFACTURER AND WOOD PRESERVATIVE PRODUCTS.

27. ALL NAILS USED IN EXTERIOR APPLICATIONS SHALL BE HOT-DIPPED GALVANIZED.

28. ALL PRE-MANUFACTURED ITEMS THAT REPRESENT COMPONENTS OF THE WORK, OUTLINED IN THE DRAWINGS, SHALL COMPLY WITH DADE PRODUCT CONTROL APPROVAL, AS APPLICABLE.

29. ALL NEW APPLICABLE ASSEMBLIES / EQUIPMENT SHALL BE AFFIXED WITH A U. L. (UNDERWRITERS LABORATORY) APPROVAL LABEL, AS ACCEPTED BY LOCAL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

30. THE CONTRACTOR SHALL COORDINATE THE PURCHASING AND INSTALLATION OF SPECIFIED CABINETRY AND MILLWORK WITH THE OWNER.

31. PROVIDE 2 X 4 BLOCKING AT THE PERIMETER OF ALL INTERIOR DOOR AND WINDOW OPENINGS. PROVIDE DOUBLE PLATES ABOVE HEADERS OF ALL OPENINGS GREATER THAN 4' - 0" IN WIDTH.

32. ALL DOOR AND WINDOW FRAMES SHALL RECEIVE CAULK AROUND THE ENTIRE ASSEMBLY PERIMETER.

33. DO NOT SCALE PLAN; ALL DIMENSIONS OF FROM FACE OF STRUCTURE TO FACE OF STRUCTURE OR FACE OF MT'L STUD.

34. IF NOT SPECIFICALLY DEFINED IN THESE CONSTRUCTION DOCUMENTS, MATERIALS AND/OR EQUIPMENT SHALL BE IDENTIFIED BY THE SUBCONTRACTOR TO THE PRIME CONTRACTOR WITHIN A REASONABLE TIME TO ALLOW SELECTION, PURCHASE, AND DELIVERY SO AS TO PREVENT DELAY TO THE JOB SCHEDULE.

35. ALL MATERIALS AND/OR EQUIPMENT SHALL BE HANDLED AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

36. ALL COLORS AND/OR COLOR SAMPLES SHALL BE SUBMITTED TO THE PRIME CONTRACTOR WHO WILL CONSULT WITH THE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OR APPLICATION.

37. WHEN ACCESSIBLE ROUTES OF TRAVEL EXCEED 5% IN ELEVATION CHANGES, A RAMP SHALL BE PROVIDED COMPLYING WITH ADA REQUIREMENTS. ARCHITECT TO DEFINE.

38. EXTERIOR STAIRS AND THEIR APPROACHES SHALL BE SLIP RESISTANT PER THE FLORIDA BUILDING CODE .

39. PAVING TO BE SLOPED A MAXIMUM OF 2 % UP TO HCPD ACCESSIBLE ENTRANCES & EXITS TO DOOR THRESHOLD.

40. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE, HAVE A MAXIMUM OF 1/2" CHANGES IN ELEVATION AND ARE A MINIMUM OF 48" IN WIDTH.

41. THE PROJECT SHALL BE FULLY PROTECTED BY AN AUTOMATIC FULLY SUPERVISED SPRINKLER SYSTEM TO COMPLY WITH THE CURRENT EDITION OF NFPA 13 ADOPTED BY THE TOWN OF LONGBOAT KEY,AS WELL AS BY A STANDPIPE SYSTEM TO COMPLY WITH THE CURRENT EDITION OF NFPA 14 ADOPTED BY THE TOWN OF LONGBOAT KEY.

42. DUCT PENETRATIONS OF SHAFT WALLS SHALL BE PROTECTED WITH COMBINATION SMOKE AND FIRE DAMPERS PER FLORIDA BUILDING CODE.

43. APPROVED KEY LOCKBOX(S) SHALL BE PROVIDED AS DETERMINED BY THE THE TOWN OF LONGBOAT KEY FIRE DEPARTMENT.

44. ON OR ADJACENT TO EVERY PRIMARY PUBLIC ENTRANCE AND EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, THERE SHALL BE A SIGN DISPLAYING THE INTERNATIONAL SIGN OF ACCESSIBILITY. SIGNS SHALL INDICATE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES AND SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE.

45. ALL GUARDRAIL & HANDRAIL SYSTEMS SHALL BE DESIGNED TO RESIST 50 PLF MINIMUM AND CONCENTRATED LOAD OF 200 POUNDS OF FORCE APPLIED IN ANY DIRECTION. PROVIDE SIGNED & SEALED DRAWINGS & CALCULATIONS BY A REGISTERED FLORIDA ENGINEER FOR APPROVAL PRIOR TO FABRICATION & INSTALLATION.

46. REQUIRED FIRE RATINGS OF STRUCTURAL STEEL MEMBERS (BEAMS/GIRDERS/COLUMNS) SUPPORTING HORIZONTAL OCCUPANCY SEPARATIONS SHALL BE MAINTAINED. THE SPECIFIC TYPE OF FIRE PROOFING WILL BE DEPENDENT ON THE SIZE OF THE STEEL MEMBERS AND SPACE CONSTRAINTS ALLOWED BY THE DESIGN OF THE STRUCTURE, AND SHALL BE SPECIFIED AT THE TIME OF THE SHOP DRAWING SUBMITTAL PHASE.

47. EXIT LIGHTING & EMERGENCY LIGHTING TO BE PROVIDED AS INDICATED ON ELECTRICAL DRAWINGS & SPECIFICATIONS & SHALL COMPLY WITH NFPA & FLORIDA BUILDING CODE.

48. CONTRACTOR TO FILE NOTICE OF COMMENCEMENT BEFORE ANY WORK IS STARTED.

49. CONTRACTOR TO OBTAIN APPROVAL FROM ARCHITECT / ENGINEER FOR ITEMS REQUIRING NOA DOCUMENTATION (STRUCTURAL GLAZING, RIGID VENTILATION, CURTAIN WALLS, HANDRAILS, STEELJOISTS, DOORS, ROOF ACCESS LADDERS, HATCHES, MULLIONS, RAILS, STOREFRONTS, ROOFING, WINDOWS, GLASS WALLS, ETC.) PRIOR TO MANUFACTURING/ ORDERING. THESE ITEMS ARE NOT TO BE INSTALLED UNTIL THE DOCUMENTATION HAS BEEN PROCESSED AND APPROVED BY ARCHITECT, PRIVATE PROVIDER AND THE CITY BUILDING DEPARTMENT.

50. CONTRACTOR TO PROVIDE 1 FIRE EXTINGUISHER PER EVERY 3000 SF AT EVERY LEVEL OF THE BUILDING PRIOR TO COMPLETION OF CONSTRUCTION. IF MORE THAN 1 EXTINGUISHER IS REQUIRED, PLACE EXTINGUISHER NEAR EACH EGRESS DOOR AND AT OPPOSITE SIDES OF THE SPACE BEING SERVED.

51. ALL STEEL STRUCTURAL MEMBERS ARE TO RECEIVE SPRAYED ON FIRE PROOFING THROUGHOUT TO THE NESSESARY THICKNESS NEEDED TO ACHIEVE THE REQUIRE FIRE RATING SPECIFIED BY CODE.

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UNICORP NATIONAL DEVELOPMENTS, INC.

Scott Lee
Digitally signed by Scott Lee DN: CN=Scott Lee, O=Scott A. Lee, L=Mill Valley, S=California, C=US, SERIALNUMBER=pzjf716jkh7nbtmzt3k0xqx2z0mq Date: 2021.07.15 18:31:14-04'00'

STATE OF FLORIDA SCOTT A. LEE AR95712 REGISTERED ARCHITECT

General - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title — Project No. **21816**

ABBREVIATIONS, SYMBOLS & GENERAL NOTES

Sheet No.

A0-30

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PLAN LEGEND, SYMBOLS AND NOTES

- INDICATES CONC. WALL / COLUMN (SMALL SCALE)
- INDICATES CONC. WALL / COLUMN (LARGE SCALE)
- INDICATES STUD WALL
- INDICATES CMU WALL
- INDICATES FLOOD PROOF WALL ASSEMBLY
- INDICATES BATHROOM TILE ON STUD WALL
- W7 — WINDOW TYPE - SEE WINDOW SCHEDULE
- EN-01 — DOOR MARK - SEE DOOR SCHEDULE
- SF- — STOREFRONT & SLIDER TYPE - SEE SCHEDULE
- L1 — LOUVER TYPE - SEE WINDOW SCHEDULE

- X / W 1 — WALL TYPE - SEE DRAWING A9-00
- INDICATES FIRE-RATING
- A — INDICATES WET AREA
- A / A101 / A — INTERIOR ELEVATION TAG
- SHEET REFERENCE
- DETAIL NUM.
- FD FLOOR DRAIN
- RD — ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
- 1/2 HOUR RATED SMOKE-TIGHT PARTITION
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL

1. ALL DIMENSIONS ARE FROM FACE OF STRUCTURE (OR CONCRETE TO FACE OF STUDS OR FACE OF STUD TO FACE OF STUD, OR GRID LINE) UNLESS OTHERWISE NOTED.
2. FOR FIRE RATED WALLS AND LOCATIONS SEE LIFE SAFETY DRAWINGS.
3. SET HINGE SIDE OF INTERIOR DOORS AT 4" FROM SIDE WALL (TYP), UNLESS OTHERWISE NOTED.
4. FOR BUILT-IN MILLWORK SEE INTERIOR DESIGN DRAWINGS.
5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
6. SLOPES TO DRAIN IN FLOOR PLANS WILL BE PROVIDED WITH FINISH MATERIALS U.O.N. FOR SLOPES ON CONCRETE SLABS SEE STRUCTURAL DRAWINGS
7. TOP OF ALL GUARDRAILS MUST BE MINIMUM OF 42" ABOVE ADJACENT FINISH FLOOR
8. ALL CEMENT PLASTER AND SKIM COAT FINISHES TO BE PAINTED UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

CEILING LEGEND, SYMBOLS AND NOTES

- EXPOSED BOTTOM OF SLAB
- INDICATED DROP CEILING . REFER TO SPECIFICATIONS
- INDICATES A SPRAY ON THERMAL INSULATION MINIMUM R-25 UNDERNEATH SLAB, EXCEPT R-8 UNDER PARKING LEVEL 1.
- INDICATES A RIGID INSULATION WITH MINIMUM R-25 UNDERNEATH SLAB
- ACOUSTIC CEILING

CEILING MATERIAL — XXX / X'-X" — CEILING HEIGHT MEASURED FROM TOP OF FINISH

- B.O.S. BOTTOM OF SLAB
- A.F.F.L. ABOVE FINISH FLOOR LEVEL
- GYP. BD. GYPSUM BOARD
- C.P. CEMENT PLASTER
- B.O.B. BOTTOM OF BEAM
- SP-1 BASWA 70 E CLASSIC (1 COAT)
- SP-2 ROCKWOOL - 4 INCHES

CEILING LIGHT FIXTURES / DEVICES

- PENDANT LIGHT
- DOWNLIGHT - ROUND
- DOWNLIGHT - SQUARE
- DOWNLIGHT - ADJUSTABLE WASHER
- S — SPEAKER
- WALL SCONCE
- 4FT FLOURESCENT STRIP
- 1X4 SURFACE MOUNT
- STRIP LIGHT

EXIT SIGN — CEILING MOUNTED OR / WALL MOUNTED OR

ACCESS PANEL **STRUCT. RIGGING POINT**

DIFFUSER **RETURN** **EXHAUST** **LINEAR DIFFUSER**

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.

2. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES & SCHEDULE.
3. ALL CEILING HEIGHTS ARE FROM THE TOP OF THE FINISH FLOOR

4. REFER TO ID DWGS FOR ALL INTERIOR FURNISHINGS, FIXTURES AND EQUIPMENT. PROVIDE BLOCKING AS REQUIRED. EXACT LOCATION OF ALL ELECTRICAL, MECHANICAL AND FP DEVICES TO BE COORDINATED WITH ARCHITECT AND ID. REFER TO ID ELEVATIONS FOR LOCATION OF WALL MOUNTED DEVICES. ALL DEVICES SHALL BE MOUNTED AS PER CODE. REFER TO ENGINEERS' DWGS CODE ESTABLISHED MOUNTING HEIGHTS.

5. ALL LIGHTS NOT DIMENSIONED SHALL BE CENTERED OR PLACED EQUALLY WITHIN THE CEILING SPACE. FINAL PLACEMENT OF FIXTURES SHALL BE APPROVED BY ARCHITECT & INTERIOR DESIGNER PRIOR TO WIRING FIXTURES. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO LAYOUT WITHOUT ANY ADDITIONAL COST TO THE CONTRACT.

6. HEAVY OR LARGE DECORATIVE LIGHT FIXTURES EXCEEDING 15 LBS. REQUIRE ATTACHMENT DETAILS WHICH EXCEED CONVENTIONAL METHODS FOR ATTACHING J-BOXES TO CEILING FRAMING. THEY SHALL BE SUSPENDED FROM STRUCTURAL SLAB WITH AN ENGINEERED METAL FRAMING SYSTEM.

7. SEE MEP/FP DRAWINGS FOR LOCATION AND SPECIFICATIONS OF DEVICES & SYSTEMS. COORDINATE EXACT LOCATION OF DEVICES AND SYSTEMS WITH ARCH, I.D., AND LIGHTING DRAWINGS.

8. SUSPENDED ACOUSTICAL CEILING TILE & GRID SYSTEM IS NOT DESIGNED OR INTENDED TO SUPPORT THE WEIGHT OF ADDITIONAL EQUIPMENT, CABLE, CONDUIT, MECHANICAL EQUIPMENT OR OTHER CONSTRUCTION. ALL SUCH ELEMENTS ARE TO BE INDEPENDENTLY SUPPORTED FROM THE BUILDING STRUCTURE BY AT LEAST TWO OPPOSITE CORNERS.

9. ALL CEILING MOUNTED LIGHTING AND DEVICES (EXIT SIGNS, SPRINKLERS, RECESSED LIGHTS, ETC.) IN ACOUSTICAL CEILING TILE TO BE CENTERED IN TILE UNLESS OTHERWISE IS NOTED.

10. REFER TO ID DRAWINGS FOR CEILING DETAILS WITHIN THEIR SCOPE.

11. PROVIDE FIRE PROTECTION SPRINKLER HEAD LAYOUT BY THE SUB CONTRACTOR'S LICENSED FIRE PROTECTION ENGINEER FOR REVIEW. LAYOUT SHALL BE DESIGNED USING PROVIDED CEILING CENTER-LINES, AND EQ / EQ SPACING WHEN POSSIBLE, AT RESIDENCES, GUESTROOMS, CORRIDORS, AND PUBLIC AREAS.

12. PROVIDE ACCESS DOORS (8 X 8 INCH) FRAMED, HINGED AND LOCKABLE AT FIRE DAMPERS AND FIRE SMOKE DAMPERS LOCATIONS PER MECHANICAL DRAWINGS. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT.
PROVIDE ACCESS DOORS AT SHUT OFF VALVE LOCATIONS. REFER TO PLUMBING DRAWINGS. FINAL ACCESS PANEL LOCATION TO BE COORDINATED WITH ARCHITECT.

13. REFER TO LOW VOLTAGE DRAWING SET FOR COORDINATION.

14. REFER TO ELECTRICAL DRAWINGS FOR FULL SCOPE OF LIGHTING DEVICES I.E. FLOOR LIGHTING FIXTURES AND FOR SITE LIGHTING INFORMATION.

15. REFER TO FA/FP DARWINGS FOR FIRE ALARM / CEILING NOTIFICATION DEVICES. FINAL LOCATION OF DEVICES AT PUBLIC SPACES TO BE COORDINATED WITH ARCHITECT.

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UNICORP
NATIONAL DEVELOPMENTS, INC

Scott Lee

Digitally signed by Scott Lee
DN: cn=Scott Lee, OU=AR A, Lee, L=MR Valley, o=SB ARCHITECTS, c=US
Date: 2021.07.15 16:51:12 -04'00'

STATE OF FLORIDA
SCOTT A LEE
AR95712
REGISTERED ARCHITECT

General - Issued

No.	Description	Date
1	PERMIT REVISION 1	07/15/2021

Sheet Title

LEGENDS, SYMBOLS AND NOTES

Project No. **21816**

Sheet No.

A0-31

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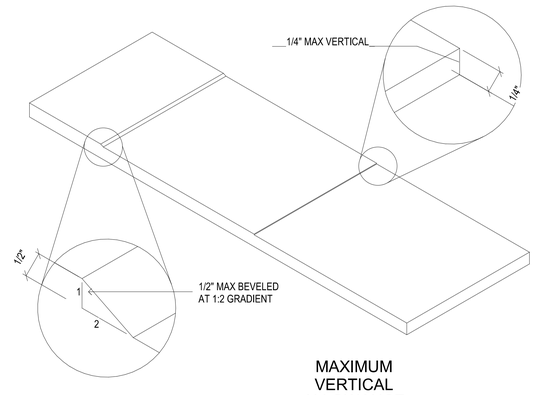
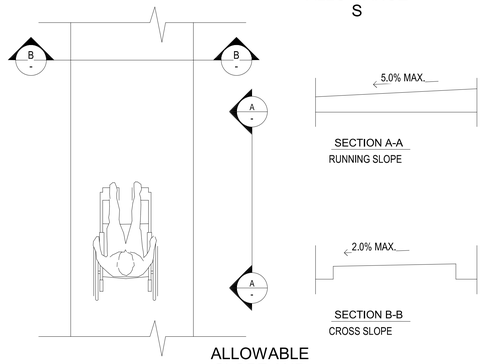


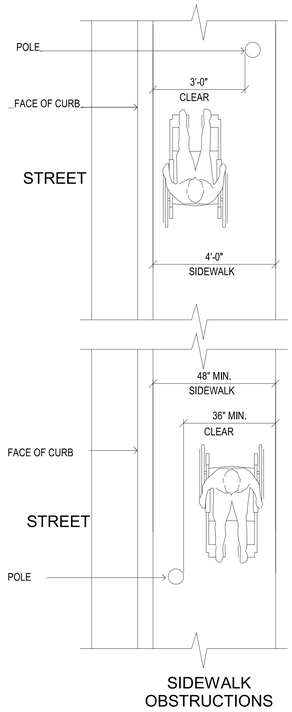
MAXIMUM VERTICAL ALLOWANCE S



ALLOWABLE SLOPE AND CROSS-SLOPE

3 WALK & SIDEWALK REQUIREMENTS

1/2"=1'-0"



SIDEWALK OBSTRUCTIONS

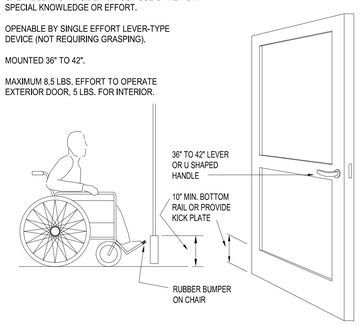
NOTE: WALKWAYS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE, HAVE A MAXIMUM CHANGE IN ELEVATION OF 1/2", AND ARE A MINIMUM OF 48" IN WIDTH. WHERE IT IS NECESSARY TO CHANGE SLOPE EXCEEDING 5%, ALL RAMPS SHALL COMPLY WITH ADA 2010 STANDARDS AND FLORIDA ACCESSIBILITY CODE 2014

DOOR TYPE:

1. MINIMUM 10" HIGH SMOOTH SURFACE AT DOOR BOTTOM, EITHER ATTACHED PANEL OR BOTTOM RAIL.

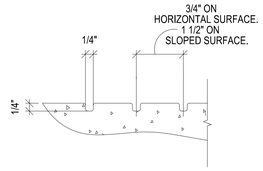
HARDWARE:

2. OPENABLE FROM INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT.
3. OPENABLE BY SINGLE EFFORT LEVER-TYPE DEVICE (NOT REQUIRING GRASPING).
4. MOUNTED 36" TO 42".
5. MAXIMUM 8.5 LBS. EFFORT TO OPERATE EXTERIOR DOOR, 5 LBS. FOR INTERIOR.

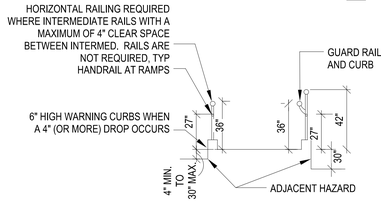


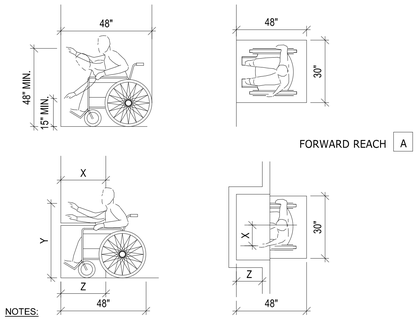
2 DOOR REQUIREMENTS

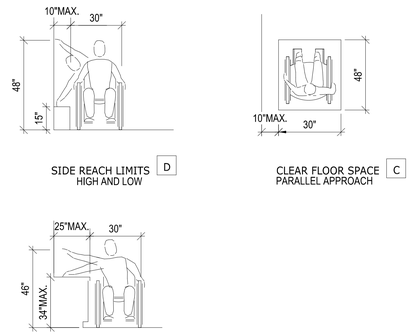
N.T.S.



GROOVED WARNING BORDER G

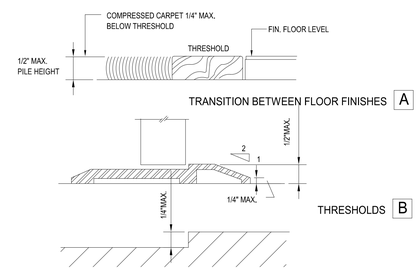






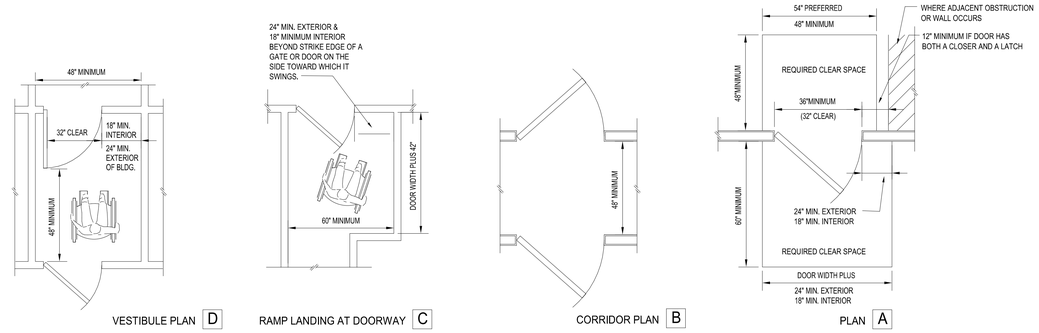
1 REACH REQUIREMENTS

N.T.S.



5 THRESHOLD TRANSITIONS

N.T.S.



4 CLEARANCES AT DOORS

N.T.S.

NOTES:

1. CLEAR SPACES MUST BE LEVEL TO PREVENT WHEELCHAIRS FROM ROLLING WHEN THE OCCUPANT RELEASES THE WHEEL GRIPS TO REACH FOR THE DOOR. 1/4" PER FOOT IS ALLOWED FOR DRAINAGE.
2. WHERE DOORS OPEN ONTO, BUT NOT INTO A CORRIDOR, THE REQUIRED LEVEL AREA BEYOND THE DOORS MAY BE A MINIMUM OF 48". FOR ADDITIONAL INFORMATION, SEE APPLICABLE NOTES ON

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Scott Lee

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

General - Issued

No.	Description	Date
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1	PERMIT REVISION 1	07/15/2021

Sheet Title

ACCESSIBILITY DETAILS & STANDARDS

Project No. 21816

Sheet No.

A0-40

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REINFORCING BLOCKING NOTES:

WALL HUNG PLUMBING FIXTURES:

WALL-HUNG FIXTURES SHALL BE RIGIDLY SUPPORTED BY CONCEALED APPROVED FLOOR MOUNTED CARRIERS SECURELY BOLTED TO THE FLOOR OR TO A SUITABLE BACKING. STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED OR NOT LESS THAN 20 GAGE AND SHALL COMPLY WITH 3510.5 OF THE SOUTH FLORIDA BUILDING CODE.

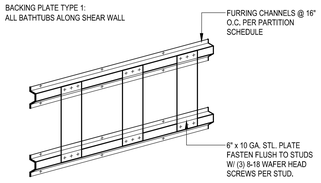
HANDRAILS, GRAB BARS,TUB AND SHOWER SEAT:

STEEL STUDS SUPPORTING WALL HUNG HANDRAILS, GRAB BARS, TUB AND SHOWER SEATS SHALL NOT BE LESS THAN 20 GAGE AND SHALL COMPLY WITH 4.26 OF THE FLORIDA ACCESSIBILITY FOR BUILDING CONSTRUCTION.

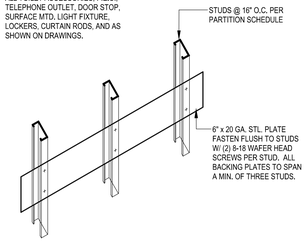
WALL HUNG CABINETRY:

STEEL STUDS SUPPORTING WALL HUNG CABINETS SHALL NOT BE LESS THAN 20 GAGE.

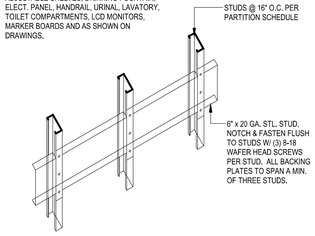
BACKING PLATE TYPE 1:
ALL BATHTUBS ALONG SHEAR WALL



BACKING PLATE TYPE 2:
ALL TOILET ACCESSORIES, F.E.C., TELEPHONE OUTLET, DOOR STOP, SURFACE MTD. LIGHT FIXTURE, LOCKERS, CURTAIN RODS, AND AS SHOWN ON DRAWINGS.

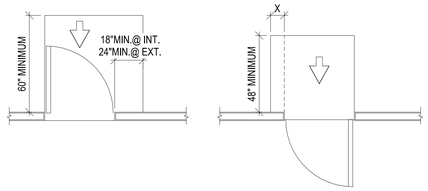


BACKING PLATE TYPE 3:
BASE CABINET, WALL HUNG CABINET, ADJUSTABLE SHELVES, DRINKING FOUNTAIN, ELECT. PANEL, HANDRAIL, URINAL, LAVATORY, TOILET COMPARTMENTS, LCD MONITORS, MARKER BOARDS AND AS SHOWN ON DRAWINGS.



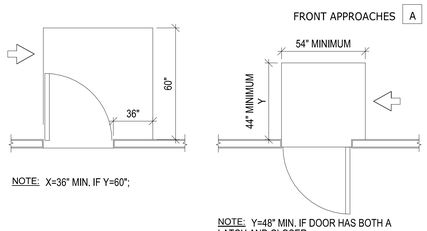
NOTES:
1. EXTEND BACKING PLATES TO LAST STUD BEYOND FACE OF FIXTURE OR ACCESSORY,TYP.
2. ALL BACKING PLATES SHOWN OR NOT SHOWN SHALL BE SCREWED, TYP.
3. PROVIDE METAL SLEEVES THRU WALL FINISH AT FIXTURE FASTENING, TYP.

2 BACKING PLATE DETAILS
1" = 1'-0"



NOTE: X=12" IF DOOR HAS BOTH A CLOSER AND LATCH.

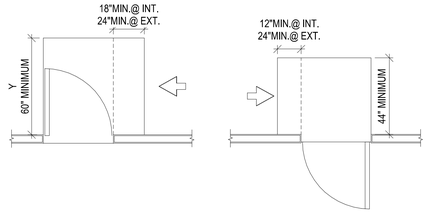
FRONT APPROACHES A



NOTE: X=36" MIN. IF Y=60";

NOTE: Y=48" MIN. IF DOOR HAS BOTH A LATCH AND CLOSER.

HINGE SIDE APPROACHES B

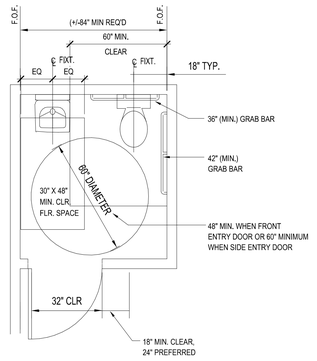


NOTE: ALL DOOR IN ALCOVES SHALL COMPLY WITH CLEARANCES FOR FRONT APPROACHES.

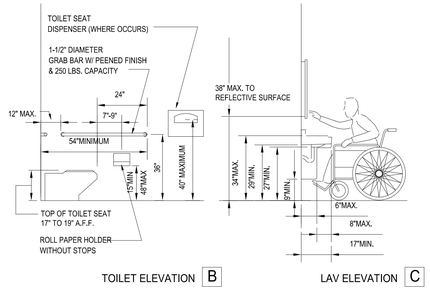
NOTE: Y=48" MIN. IF DOOR HAS CLOSER.

LATCH SIDE APPROACHES C

3 DOOR APPROACH
N.T.S.



PLAN A



TOILET ELEVATION B

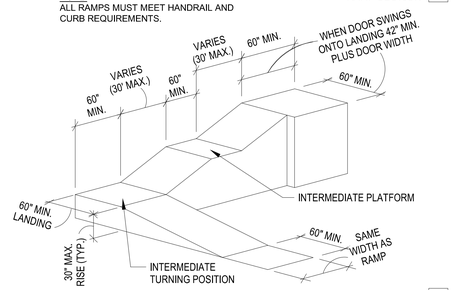
LAV ELEVATION C

NOTE:
1. PROVIDE PRIVACY DOOR LOCK WHEN IT IS A PRIVATE TOILET OR FOR UNISEX USE.
2. GRAB BARS; SEE TYPICAL ACCESSIBILITY NOTES SHEET.

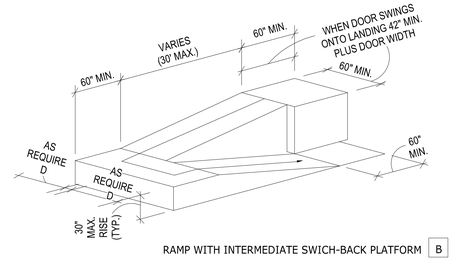
2 TOILET STALL - SINGLE OCC.
N.T.S.

NOTE:
ALL RAMPS MUST MEET HANDRAIL AND CURB REQUIREMENTS.

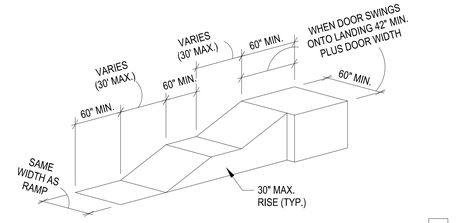
RAMP SECTION D



RAMP WITH TURNING PLATFORM C

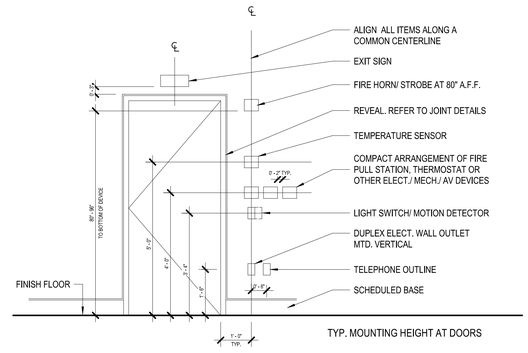


RAMP WITH INTERMEDIATE SWICH-BACK PLATFORM B

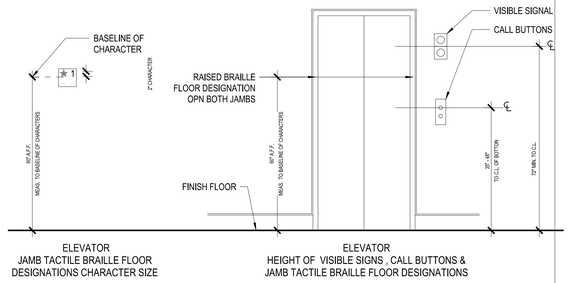


STRAIGHT RAMP RUN A

1 RAMP DETAILS
N.T.S.



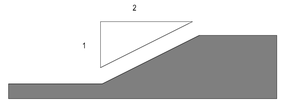
TYP. MOUNTING HEIGHT AT DOORS



ELEVATOR
JAMB TACTILE BRAILLE FLOOR DESIGNATIONS CHARACTER SIZE

ELEVATOR
HEIGHT OF VISIBLE SIGNS , CALL BUTTONS & JAMB TACTILE BRAILLE FLOOR DESIGNATIONS

1 TYP. MOUNTING HEIGHTS AT DOORS AND ELEVATORS
1/2" = 1'-0"



3 BEVEL CHANGE
3/4" = 1'-0"

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UNICORP NATIONAL DEVELOPMENTS, INC.

Scott Lee

STATE OF FLORIDA SCOTT A. LEE AR95712 REGISTERED ARCHITECT

General - Issued

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Sheet Title: **ACCESSIBILITY DETAILS & STANDARDS**

Project No. 21816

Sheet No.

A0-41

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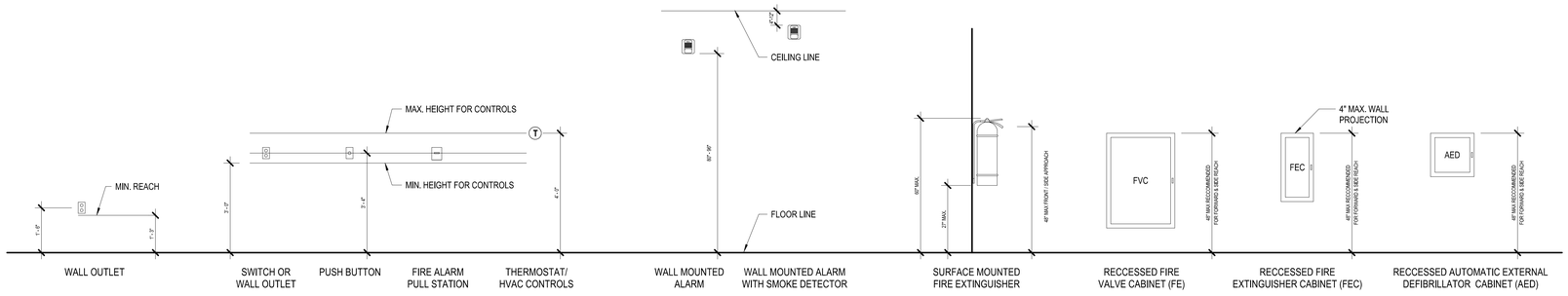
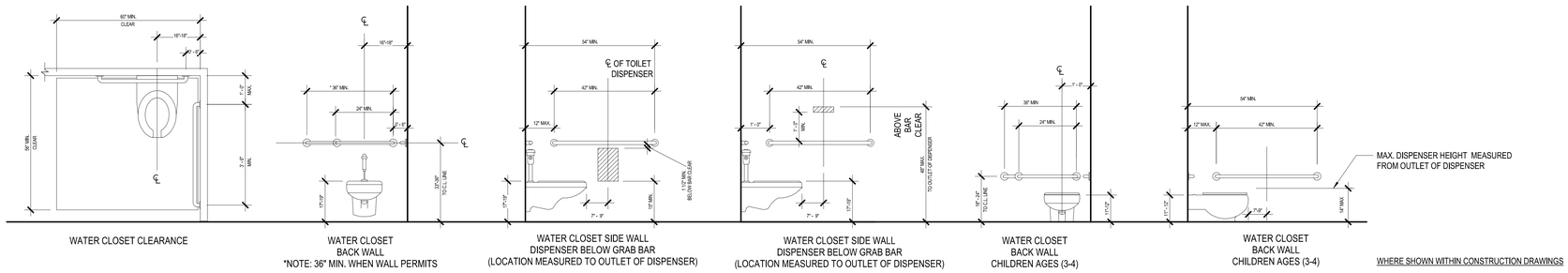


1 ACCESSIBLE MISC. DEVICES

1/2" = 1'-0"



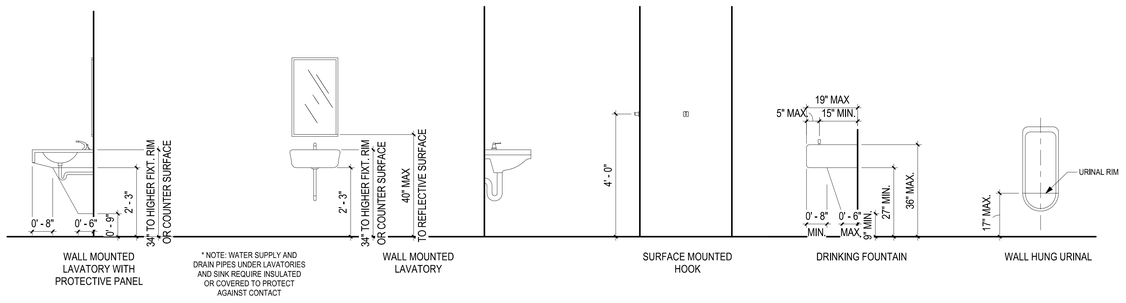
WHERE SHOWN WITHIN CONSTRUCTION DRAWINGS

42" HORIZONTAL GRAB BAR
MANUFACTURER: BOBRICK, PRODUCT# B-5806x42

36" HORIZONTAL GRAB BAR
MANUFACTURER: BOBRICK, PRODUCT# B-5806x36

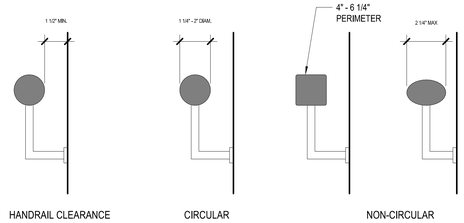
2 ACCESSIBLE WATER CLOSETS

1/2" = 1'-0"



3 ACCESSIBLE MOUNTING HEIGHTS

1/2" = 1'-0"



4 ACCESSIBLE HANDRAILS

3" = 1'-0"

GENERAL MOUNTING HEIGHT NOTES:

1. IT IS THE INTENT OF THE DESIGN THAT ALL ITEMS SHOWN AT TYPICAL HEIGHTS BE ACCESSIBLE TO PERSONS WITH DISABILITIES.

2. THE MOUNTING HEIGHTS CLEARANCES AND CONFIGURATIONS SHOWN ON THIS SHEET ARE TYPICAL AND SHALL APPLY TO ALL INSTANCES OF THE ITEM SHOWN UNLESS OTHERWISE NOTED OR DIMENSIONED. THE DIMENSIONS SHOWN ON THIS SHEET TAKE PRECEDENCE OVER TYPICAL DIMENSIONS SHOWN ON THE ELECTRICAL OR MECHANICAL DRAWINGS FOR THE MOUNTING OF ITEMS INSTALLED BY EITHER THE MECHANICAL OR ELECTRICAL TRADES.

3. TYPICAL MOUNTING HEIGHTS FOR ITEMS NOT SHOWN ON THIS SHEET MAY BE FOUND IN OTHER SHEETS. REFER TO THE DRAWING INDEX.

4. MOUNTING HEIGHTS ILLUSTRATED INCLUDE BOTH ACCESSIBLE (AS PER ICC/ANSI A117.1-1998) AND NON-ACCESSIBLE MOUNTING HEIGHTS. ACCESSIBLE MOUNTING HEIGHTS ARE ENFORCED ON ALL ACCESSIBLE GUEST ROOM UNITS AND PUBLIC DESIGNATED STALLS. REFER TO ARCHITECTURAL PLANS FOR ALL REQUIRED ACCESSIBLE LOCATIONS.

5. COORDINATE ILLUSTRATED DEVICES ON THIS DRAWINGS WITH CONSTRUCTION DOCUMENTS AND SPECIFICATIONS OF ALL DISCIPLINES.

6. G.C. RESPONSIBLE FOR PROVIDING BLOCKING AS REQUIRED. REFER TO MANUFACTURER SPECIFICATIONS.

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SCOTT A LEE
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Sheet Title

ACCESSIBILITY DETAILS & STANDARDS

Project No. **21816**

Sheet No.

A0-42

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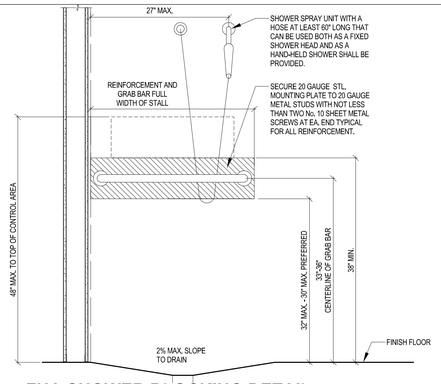
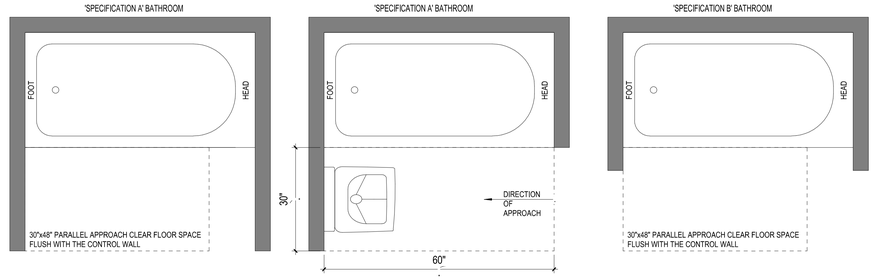


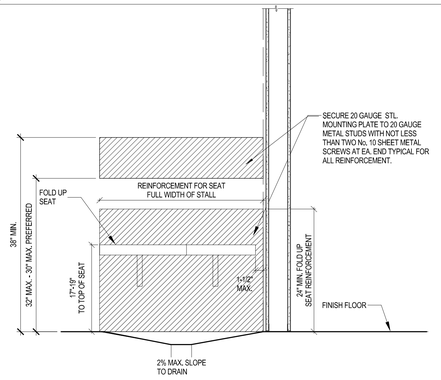
FHA SHOWER BLOCKING DETAIL CONTROL WALL (FOR FUTURE USE)

12 1" = 1'-0"



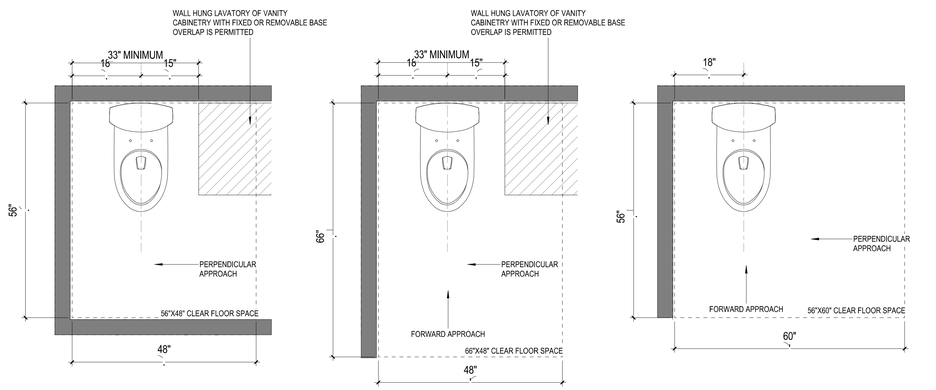
FHA BATHTUB CLEARANCES

11 3/4" = 1'-0"



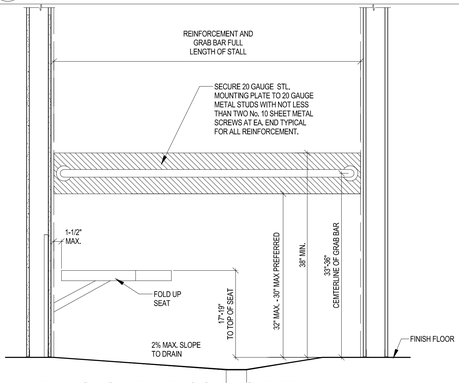
FHA SHOWER BLOCKING DETAIL SEAT WALL (FOR FUTURE USE)

10 1" = 1'-0"



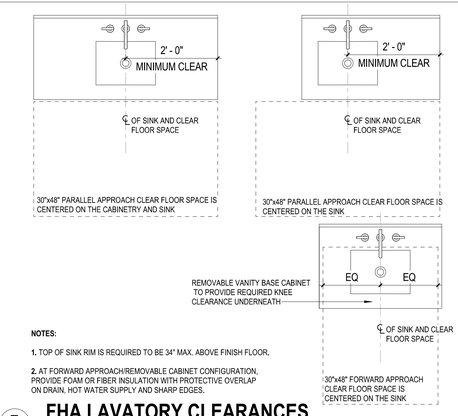
FHA WATER CLOSET CLEARANCES

9 3/4" = 1'-0"



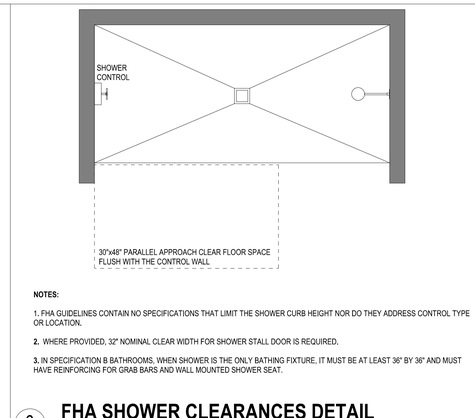
FHA SHOWER BLOCKING DETAIL SIDE WALL (FOR FUTURE USE)

8 1" = 1'-0"



FHA LAVATORY CLEARANCES

7 3/4" = 1'-0"



FHA SHOWER CLEARANCES DETAIL

6 3/4" = 1'-0"

ACCESSIBLE AND USABLE DOORS

ACCESSIBLE DOORS IN PUBLIC AND COMMON USE SPACES AND PRIMARY ENTRY DOORS MUST PROVIDE A CLEAR OPENING OF 32 INCHES MINIMUM. USABLE DOORS ARE INTENDED TO PROVIDE 32 INCHES OF CLEAR WIDTH. THE DOORWAY MAY VARY FROM THE 32-INCH CLEAR WIDTH BY A NOMINAL OR SMALL AMOUNT. TOLERANCES OF 1/4 INCH TO 3/8 INCH ARE CONSIDERED AN ACCEPTABLE RANGE FOR USABLE DOORS. THIS TOLERANCE DOES NOT APPLY TO ACCESSIBLE DOORS.

ACCESSIBLE ROUTE

ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNITS. ACCESSIBLE ROUTE SHOULD BE 36-INCH WIDE WITH THE CLEAR FLOOR SPACE OUTSIDE THE PRIMARY ENTRY DOOR. IT MAY BE REDUCED TO 32 INCHES MINIMUM CLEAR WIDTH AT THE DOOR. THROUGHOUT THE UNIT THE ACCESSIBLE ROUTE MUST BE 36 INCHES WIDE OR WIDER, EXCEPT AS IT PASSES THROUGH PASSAGE DOORS, WHERE IT MAY BE REDUCED TO 32 INCHES NOMINAL CLEAR WIDTH.
THE MAXIMUM VERTICAL FLOOR LEVEL CHANGE WITHIN SINGLE STORY IS 1/4 INCH, EXCEPT WHEN A TAPERED THRESHOLD IS USED, THE MAXIMUM HEIGHT IS 1/2 INCH. IF AN INTERIOR DOOR THRESHOLD REPRESENTS A CHANGE IN LEVEL GREATER THAN 1/2 INCH, IT MUST BE RAMPED AND MUST SLOPE AT 1 INCH IN 12 INCHES MAXIMUM (1:12).

SWITCHES - OUTLETS AND CONTROLS WITHIN REACH RANGES

AIR-CONDITIONING, CEILING FANS AND ANY LIGHT OR ELECTRICAL SWITCHES MUST BE POSITIONED IN ACCESSIBLE LOCATIONS IN A RANGE FROM 15 TO 48 INCHES ABOVE THE FLOOR.
THERE MUST BE A 48 INCHES LONG CLEAR FLOOR SPACE PARALLEL TO THE WALL AS A SIDE REACH WITHOUT AN OBSTRUCTION AND A CLEAR FLOOR SPACE OF 30 INCHES X 48 INCHES PERPENDICULAR TO THE WALL, ADJOINING A 36-INCH WIDE ACCESSIBLE ROUTE FOR A FORWARD ACCESS.
A MINIMUM 30-INCH WIDE CLEAR KNEE SPACE AS DEEP AS THE REACH DISTANCE, ADJOINING A 36 INCH WIDE ACCESSIBLE ROUTE IS REQUIRED FOR CONTROLS AND OUTLETS ABOVE OBSTRUCTIONS.
AT DEEPER SHELVES OR OBSTRUCTIONS, EXTENDING 20 TO 25 INCHES FROM THE WALL, REDUCE THE MAXIMUM MOUNTING HEIGHT OF CONTROLS AND OUTLETS TO 44 INCHES.
IN CASE THERE IS NO KNEE SPACE TO REACH CONTROLS OVER AN OBSTRUCTION, A PARALLEL POSITION OF A 30-INCH X 48-INCH CLEAR FLOOR SPACE ADJOINING A 36 INCH WIDE MINIMUM ACCESSIBLE ROUTE IS REQUIRED.
WHEN EXECUTING A SIDE REACH OVER A CABINET, THE UPPER LIMIT OF THE RANGE IS REDUCED TO 46 INCHES. CABINET DEPTH IS LIMITED TO 24 INCHES WITH AN ADDITIONAL EXTENSION OF 1 TO 1-1/2 INCHES FOR COUNTERTOPS FOR A MAXIMUM DEPTH OF 25-1/2 INCHES.

REINFORCEMENT IN WALLS FOR GRAB BARS.

THE GUIDELINES SPECIFY THAT REINFORCING AT LEAST 6 INCHES WIDE BY 24 INCHES LONG, CAPABLE OF SUPPORTING GRAB BARS, BE PROVIDED BEHIND AND BESIDE TOILETS. HOWEVER, THE PREFERRED LENGTH OF 42 INCHES FOR SIDE WALL REINFORCING IS GIVEN TO MOUNT GRAB BARS OF DIFFERING LENGTHS.
GRAB BARS TO BE MOUNTED SO THEIR CENTERLINE IS 33 INCHES TO 36 INCHES ABOVE THE FLOOR.
THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE WALL FOR TOILETS POSITIONED BESIDE A WALL IS AN ABSOLUTE MEASUREMENT AND WILL ACCOMMODATE A GRAB BAR AND THE SHOULDERS OF A PERSON SEATED ON THE TOILET. A 15 INCH MINIMUM DIMENSION ON THE NON GRAB BAR SIDE.
THE GUIDELINES PERMIT THE INSTALLATION OF FOLDING WALL MOUNTED, FLOOR MOUNTED OR WALL AND FLOOR MOUNTED GRAB BARS.
WHEN A TOILET IS POSITIONED IN THE ROOM AWAY FROM A SIDE WALL, GRAB BARS MUST BE MOUNTED ON THE WALL BEHIND THE TOILET OR BE FLOOR MOUNTED AND WHEN LOWERED INTO POSITION FOR USE, ITS CENTERLINE IS 15 3/4 INCHES FROM THE CENTERLINE OF THE TOILET.
WHENEVER WALLS ARE ADJACENT TO RAISED OR SUNKEN TUBS, REINFORCING SHOULD BE PROVIDED THAT CLOSELY MATCHES THE SIZES GIVEN AT CONVENTIONAL BATHTUBS. FLOOR MOUNTED BARS IN THESE INSTALLATIONS MAY BE FROM 18 INCHES TO 36 INCHES ABOVE THE TUB RIM.
IN USABLE BATHROOMS REINFORCING IS REQUIRED IN A SHOWER STALL THAT MEASURES A NOMINAL 36 INCHES X 36 INCHES. THE REINFORCING IS LOCATED ON THE WALL OPPOSITE THE CONTROLS AND MUST RUN THE FULL WIDTH OF THE STALL, STARTING AT THE FLOOR, TO A MINIMUM HEIGHT OF 24 INCHES.

USABLE KITCHENS AND BATHROOMS TYPE A OR TYPE B.

USABLE KITCHENS

THE GUIDELINES SPECIFY THAT A 30 INCHES X 48 INCHES CLEAR FLOOR SPACE BE PROVIDED AT EACH KITCHEN APPLIANCE OR FIXTURE, AND THAT EACH OF THESE CLEAR FLOOR SPACES ADJOIN THE ACCESSIBLE ROUTE THAT MUST PASS INTO AND THROUGH THE KITCHEN. THE FLOOR SPACE MUST BE ORIENTED IN EITHER ONE OF TWO POSITIONS PARALLEL OR PERPENDICULAR AND TO HAVE ITS CENTERLINE ALIGNED WITH THE CENTERLINE OF THE FIXTURE OR APPLIANCE COMBINED WITH THE 36-INCH WIDE ACCESSIBLE ROUTE INTO THE ROOM.
THE GUIDELINES REQUIRE A CLEARANCE OF AT LEAST 40 INCHES BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, AND WALLS. THE 40-INCH CLEARANCE IS MEASURED FROM ANY COUNTERTOP OR THE FACE OF ANY APPLIANCE TO THE OPPOSING CABINET, COUNTERTOP, APPLIANCE, OR WALL. IN CASE THERE IS AN ISLAND, A REQUIRED ROUTE FOR A 90 DEGREE TURN AROUND AN OBSTRUCTION IS 36 INCHES.

BATHROOMS TYPE A OR TYPE B

ALL BATHROOMS

1. BE ON AN ACCESSIBLE ROUTE
2. HAVE 32-INCH NOMINAL CLEAR WIDTH DOORWAYS
3. HAVE SWITCHES, OUTLETS, AND CONTROLS IN ACCESSIBLE LOCATIONS
4. HAVE REINFORCING AROUND TOILETS, TUBS, AND SHOWERS
5. MUST BE DESIGNED AS SPECIFICATION A OR B:

SPECIFICATION A

IF SPECIFICATION A IS USED IT APPLIES TO ALL BATHROOMS, AND ALL FIXTURES IN THOSE BATHROOMS MUST BE USABLE.

SPECIFICATION B

IF SPECIFICATION B IS USED, IT APPLIES TO ONE BATHROOM, AND ONLY ONE OF EACH TYPE OF FIXTURE MUST BE USABLE;
ADDITIONAL BATHROOMS IN THE UNIT ARE EXEMPT **ONLY** FROM MANEUVERING AND CLEAR FLOOR SPACE REQUIREMENTS AT FIXTURES.

PROJECT SPECIFIC FHA DESIGN REFERENCE NOTES:

ACCESSIBLE AND USABLE DOORS

ALL ACCESSIBLE DOORS IN PUBLIC , COMMON USE SPACES AND PRIMARY UNIT ENTRY DOORS ARE SIZED 36" WIDE TO PROVIDE FHA REQUIRED 32" MIN. CLEAR WIDTH.
ALL BEDROOM / BATHROOM / POWDER ROOM / DEN / WALK IN CLOSET DOORS WITHIN THE UNITS ARE SIZED 34" WIDE TO PROVIDE 32" MIN. CLEAR WIDTH.
ALL APPLICABLE GLASS SHOWER / TOILET ROOM DOORS IN FHA DESIGNATED BATHROOMS ARE SIZED 34" WIDE TO PROVIDE 32" MIN. CLEAR WIDTH.

ACCESSIBLE ROUTE

ALL PUBLIC SPACES AND UNITS ARE DESIGNED TO PROVIDE FHA REQUIRED 36" WIDE ACCESSIBLE ROUTE. PLEASE NOTE,THE ACCESSIBLE ROUTE IS ALLOWED TO REDUCED TO 32 INCHES MINIMUM CLEAR WIDTH AT THE DOOR.

SWITCHES - OUTLETS AND CONTROLS WITHIN REACH RANGES

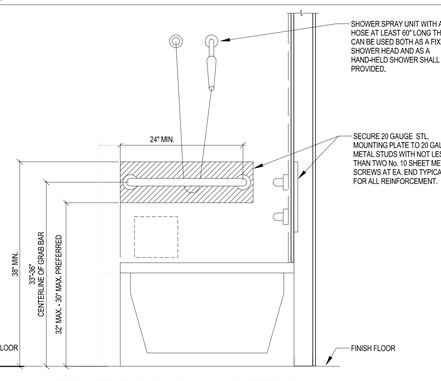
ALL SWITCHES, OUTLETS AND CONTROLS TO BE INSTALLED AS PER FHA REQUIRED REACH-IN RANGES AS NOTED ABOVE AND DEPICTED ON SHEET A0-11 AND A0-12.

REINFORCEMENT IN WALLS FOR GRAB BARS.

LOCATION OF REINFORMCEMENT IN WALLS FOR GRAB BARS ARE INDICATED ON ENLARGED UNIT BATHROOM PLANS AS NOTED ON SHEETS A5-01 AND A5-02. REINFORCEMENT DETAILS CAN BE FOUND ON DETAIL SHEET A0.13

USABLE KITCHENS AND BATHROOMS TYPE A OR TYPE B.

CLEAR FLOOR SPACES AND REQUIRED CLEARANCES FOR USABLE KITCHENS ARE INDICATED IN ENLARGED UNIT PLANS; A4-SERIES
FHA BATHROOM DESIGNATIONS ARE NOTED IN ENLARGED UNIT PLANS; A4-SERIES, CLEARANCES ARE NOTED ON ENLARGED BATHROOM PLANS; A5-SERIES.

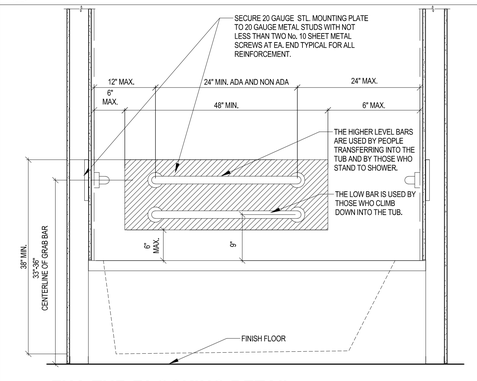


FHA SHOWER BLOCKING DETAIL REAR WALL (FOR FUTURE USE

5 1" = 1'-0"

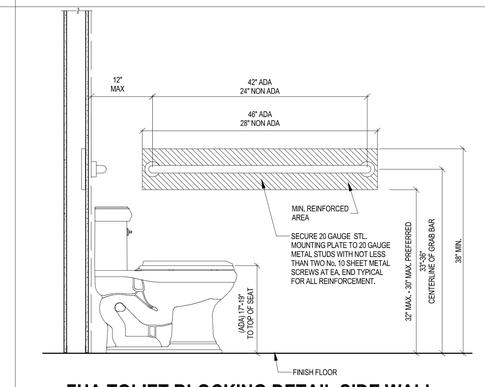
FHA TUB BLOCKING DETAIL CONTROL WALL (FOR FUTURE USE)

4 1" = 1'-0"



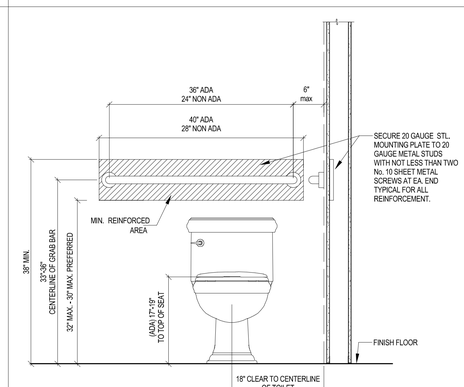
FHA TUB BLOCKING DETAIL SIDE WALL (FOR FUTURE USE)

3 1" = 1'-0"



FHA TOLIET BLOCKING DETAIL SIDE WALL (FOR FUTURE USE)

2 1" = 1'-0"



FHA TOILET BLOCKING DETAIL

1 1" = 1'-0"

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

1620 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

Scott Lee

Digitally signed by Scott Lee
DN: cn=Scott Lee, o=Scott A. Lee, LAR# Valley, ou=ARCHITECT, email=scott@scottalee.com, c=US
Date: 2021.07.15 16:51:41 -04'00'

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

General - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title

FAIR HOUSING ACT STANDARDS AND DETAILS

Project No. **21816**

Sheet No.

A0-50

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PARKING CALCULATION

PARKING SCHEDULE - TOTAL COUNT	
PARKING SPACE TYPE	COUNT
	3

SEA LEVEL N.A.V.D

STANDARD 9'-0" x 18'-0"	3

PARK - L1

COMPACT 8'-6" x 18'-0"	5
COMPACT 8'-6" x 18'-0"	12
STANDARD 9'-0" x 18'-0"	69
STANDARD 9'-0" x 18'-0"	67
STANDARD 10'-0" x 20'-0"	20
	137
	8
ADA PARKING SPACE	1

UNDERSTRUCTURE PARKING

COMPACT 8'-6" x 18'-0"	5
	13
STANDARD 9'-0" x 18'-0"	73
STANDARD 9'-0" x 18'-0"	173
STANDARD 10'-0" x 20'-0"	38
STANDARD 9'-0" x 18'-0"	6
ADA PARKING SPACE	4
ADA PARKING SPACE	1

HOTEL - LEVEL 1

	5
Grand total: 643	643

RESIDENTIAL PARKING SCHEDULE - TOTAL...	
PARKING SPACE TYPE	COUNT
ADA PARKING SPACE	1

PARK - L1

STANDARD 10'-0" x 20'-0"	20
	132
	2

UNDERSTRUCTURE PARKING

STANDARD 9'-0" x 18'-0"	6
Grand total: 161	161

HOTEL PARKING SCHEDULE - TOTAL COUNT	
PARKING TYPE	COUNT

SEA LEVEL N.A.V.D

STANDARD 9'-0" x 18'-0"	3

PARK - L1

COMPACT 8'-6" x 18'-0"	5
COMPACT 8'-6" x 18'-0"	12
STANDARD 9'-0" x 18'-0"	69
STANDARD 9'-0" x 18'-0"	67
ADA PARKING SPACE	4
ADA PARKING SPACE	1

UNDERSTRUCTURE PARKING

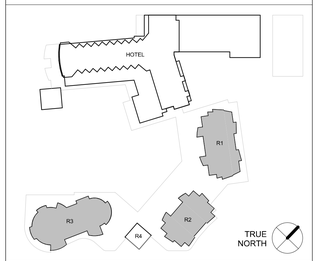
COMPACT 8'-6" x 18'-0"	5
	13
STANDARD 9'-0" x 18'-0"	73
STANDARD 9'-0" x 18'-0"	173
STANDARD 10'-0" x 20'-0"	38
ADA PARKING SPACE	4
ADA PARKING SPACE	1
Grand total: 468	468

ACCESSIBLE PARKING SPACE REQUREMENTS

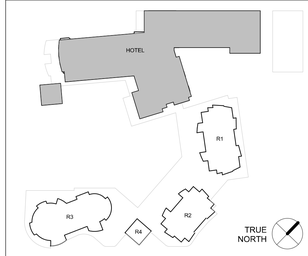
HOTEL
TOTAL SPACES:
REQUIRED:
PROVIDED:

RESIDENTIAL
TOTAL SPACES:
REQUIRED:
PROVIDED:

KEY PLAN (N.T.S.)



KEY PLAN (N.T.S.)



SB ARCHITECTS

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UNICORP
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Scott Lee

Digitally signed by Scott Lee
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Date: 2021.07.15 16:51:40-04'00'

STATE OF FLORIDA
SCOTT A LEE
AR95712
REGISTERED ARCHITECT

General - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title

PARKING CALCULATION

Project No. **21816**

Sheet No.

A0-51

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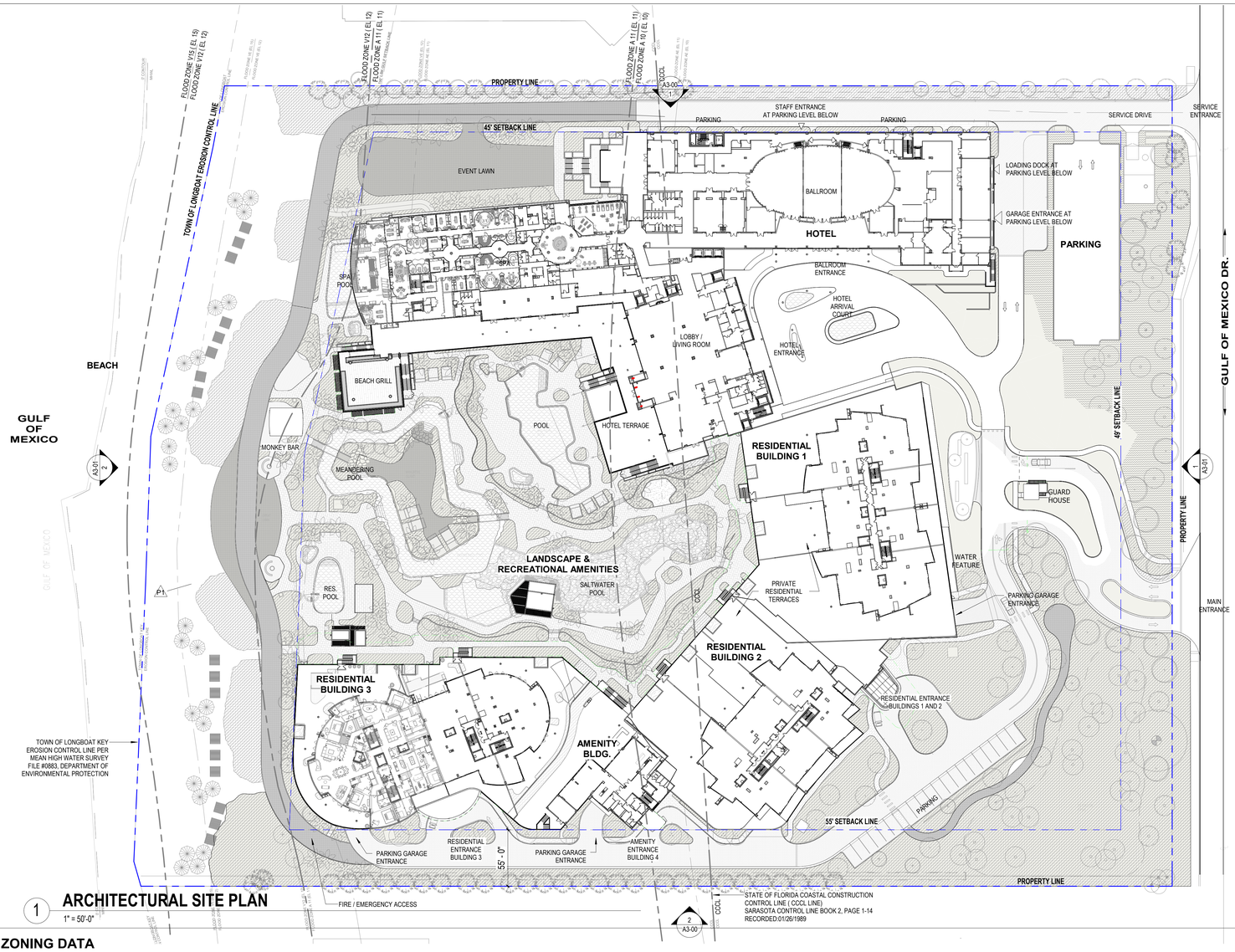

1 **ARCHITECTURAL SITE PLAN**
1" = 50'-0"

AERIAL PLAN OF SITE

ZONING DATA

PROJECT ZONING DATA

PROPERTY ADDRESS

1620 GULF OF MEXICO DRIVE
LONGBOAT KEY, SARASOTA COUNTY, FLORIDA 34228

PROJECT NAME

LONGBOAT KEY HOTEL, RESORT & RESIDENCES

LEGAL DESCRIPTION

ZONING INFORMATION **T-6 ZONING**

LOT AREA:
767,339.5 SF 17.6± ACRES

DENSITY: (158.009(R))

UNITS/ACRES	ALLOWED	PROPOSED
6 D.U./AC X 17.6 AC.=	105 (5.97 UNITS PER AC.)	67 RES. UNITS I N CONDO TOWERS 2 TOURISM UNITS IN CONDO TOWERS 166 HOTEL/TOURISM UNITS **235 (13.35 UNITS PER AC.)**

HEIGHT: (158.145) (MEASURED FROM LOWEST HABITABLE FFE = 22.83 NAVD)

	ALLOWED	PROPOSED
HOTEL TOWER	5 STORIES/ 65' MAX.	5 STORY/ 65' + 1.6' W/ SPECIAL EXCEPTION
RES. TOWER	5 STORIES/ 65' MAX.	5 STORY/ 65' + 9.4' W/ SPECIAL EXCEPTION

VISIBLE HEIGHT MEASURED FROM LOWEST VISIBLE PORTION OF BUILDING
PER SEC. 158.102(L)(2) = HOTEL BUILDING = 70.0'
RESIDENTIAL TOWER #3 = 78.25'

FLOOR AREA:(158.102(C))

T-6 ZONE: 0.32 MAX 245,548 S.F.=(0.32) 537,858 S.F.=(0.701)
(VALUE PROVIDED BY ARCH.)

LOT COVERAGE: (158.145)
T-6 ZONE: 40% MAX (W/ ODP) 306,935.8 S.F.=(40%) 288,956.0 S.F.=(0.381)
(VALUE PROVIDED BY ENEA)

OPEN SPACE: (158.102(F) (VALUES PROVIDED BY ENEA)
OS = 0.2(NRA) + 0.5(RA) 252,344.9 S.F. 308,467.5 S.F.=(0.398)
NRA = 437,749.5 S.F.
RA = 329,590.0 S.F.

LAND USE INTENSITY: (158.102(C)(2))

	REQUIRED	PROVIDED (VALUES PROVIDED BY ENEA)
OPEN SPACE RATIO (FAR x 2.2)	1,183,287.6 S.F.	478,383.5 S.F.
LIVING SPACE RATIO (FAR x 1.5)	806,787 S.F.	497,226.5 S.F.
RECREATIONAL SPACE RATIO (FAR x 0.15)	80,678.7 S.F.	99,275.7 S.F.

SETBACKS: (158.145) & (158.102(L))

	REQUIRED	PROVIDED
FRONT: GATEHOUSE	50'	132.2'
HOTEL TOWER	140' (2 X 70')	171.8'
CONDOMINIUM TOWERS	156.5' (2 X 78.25')	210.3'
SIDE:		
SIDE PER 158.102(L)(2) (NORTH):	49.0' (0.7 X 70')	45'
SIDE PER 158.102(L)(2) (SOUTH):	54.8' (0.7 X 78.25')	55'
REAR /WATERFRONT:	150'	150'

DISTANCE BETWEEN BUILDINGS:
SEE PLANS FOR DISTANCES BETWEEN BUILDINGS

PARKING: (158.128(D))
REQUIRED RESIDENTIAL CONDOMINIUM PARKING
1.5 PER UNITS PLUS 1 SPACE PER 5 UNITS
1.5 X 69 UNITS + (69/5). INCLUDES 2 UNITS THAT MAY BE DESIGNATED AS TOURISM UNITS.
104 + 14 = 118 SPACES
+
REQUIRED HOTEL/TOURISM PARKING
1 PER ROOM + 50% OF REQUIRED PARKING FOR ANCILLARY HOTEL USES **1 X 166 ROOMS +**

50% X SPA (14,092 SF) X 1 SPACE /25O SF = 29 SPACES
50% X 3-MEAL RESTAURANT (100 SEAT) X 1 SPACE /4 SEATS = 13 SPACES
50% X RESTAURANT (120 SEAT) X 1 SPACE /4 SEATS = 15 SPACES
50% X GRILL BAR/REST. (40 SEAT) X 1 SPACE /4 SEATS = 5 SPACES
50% X TERRACE BAR (12 SEAT) X 1 SPACE /4 SEATS = 2 SPACES
50% X LOBBY BAR (40 SEAT) X 1 SPACE /4 SEATS = 5 SPACES
50% X TIKI BAR (20 SEAT) X 1 SPACE /4 SEATS = 3 SPACES
50% X BALLROOM (425 SEAT) X 1 SPACE /4 SEATS = 54 SPACES
50% X MEETING ROOM (250 SEATS) X 1 SPACE /4 SEATS = 32 SPACES
50% X BOARDROOM (50 SEATS) X 1 SPACE /4 SEATS = 7 SPACES
TOTAL = 331 SPACES

REQUIRED	PROVIDED
449	343 UNDER BLDG
(10% REDUCTION PER LDC 158.128 F.1) -44	63 OUTSIDE OF BLDG
TOTAL= 405 SPACES	TOTAL= 406 SPACES

LOADING PARKING SPACES

REQUIRED	PROVIDED
2	2

FLOOD PLAIN ELEVATION INFORMATION

PER FEMA PANEL NO. 12115C0126F

FEMA ZONE	BASE FLOOD ELEVATION (NAVD 88)
AE 10	10.0
AE 11	11.0
VE 12	12.0
VE 15	15.0

BFE FOR PROJECT IS 12.0 (NAVD 88) BASED ON ELEVATION OF MOST RESTRICTIVE FLOOD ZONE WHICH BUILDING LIES WITHIN.

COASTAL CONSTRUCTION CONTROL LINE
WAVE CREST HEIGHT = ELEV. 19.4 (NGVD 29) = ELEV. 18.36 (NAVD 88)
MINIMUM ELEVATION OF LOWEST STRUCTURAL MEMBER OF LOWEST HABITABLE FLOOR IS 18.36 (NAVD88).

LOWEST HABITABLE FLOOR ELEVATION IS ELEV. 22.83 (NAVD 88).

ONE HUNDRED YEAR FLOOR PLAIN

PROPOSED LOWEST HORIZONTAL STRUCTURAL MEMBER

ELEVATION = 18'- 5" NAVD = 19'- 5" NGVD

DESIGN FLOOD ELEVATION (DFE) = 12'-0" NAVD

ZONING CODE:	TOWN OF LONGBOAT KEY ZONING CODE
ZONING DISTRICT:	T-6 ZONING DISTRICT (HIGH DENSITY TOURIST / RESORT COMMERCIAL)
GROSS LOT AREA:	± 17.6 ACRES / ± 767,339.5 SQFT
NUMBER OF STORIES	5 STORIES / 65 FEET (DESIGN FLOOD ELEVATION TO ROOF PEAK)

PROJECT INFORMATION

PROJECT NAME	LONGBOAT KEY HOTEL & RESIDENCES
PROJECT ADDRESS	1620 GULF OF MEXICO DRIVE, LONGBOAT KEY, FLORIDA 34228
PROJECT USE	MIXED-USE PROJECT: HOTEL FOR SALE CONDOMINIUMS AND PARKING GARAGE

USE AND OCCUPANCY CLASIFICATION

THE LONGBOAT KEY HOTEL AND RESIDENCES PROJECT MIXED-USE FACILITY. AS SUCH, THERE WILL BE A NUMBER OF DIFFERENT USES WITHIN THE BUILDING, AS SUMMARIZED BELOW

CODE REFERENCE: FBC CHAPTER 3 / FFPC NFPA 101

OCCUPANCY CLASSIFICATION		CODE REF
GROUP A-2 ASSEMBLY	BALLROOM, RESTAURANT, CAFETERIAS AND SIMILAR DINING FACILITIES (IINCLUDING ASSOCIATED COMMERCIAL KITCHENS)	FBC 303.3/ FFPC NFPA 101 CHAPT 12
GROUP A-3 ASSEMBLY	FITNESS CENTER, LOBBY, SWIMMING POOLS AND DECK, MEETING ROOMS AND BALLROOM	FBC 303.4 / FFPC NFPA 101 CHAPT 12
GROUP B-BUSINESS	SPA, OFFICES, BEAUTY SALON	FBC 304 / FFPC NFPA 101 CHAPT 38
GROUP E-EDUCATIONAL	DAY CARE FACILITIES (HOTEL KID'S CLUB HOTEL)	
GROUP M-MERCANTILE	HOTEL RETAIL STORES, SALES ROOMS	FBC 309.1 / FFPC NFPA 101 CHAPT 36
GROUP R-1 RESIDENTIAL	RESIDENTIAL TRANSIENT - HOTEL GUEST ROOMS	FBC 310.3 / FFPC NFPA 101 CHAPT 28
GROUP R-2 RESIDENTIAL	RESIDENTIAL UNITS - APARTMENT HOUSES - RESIDENTIAL BUILDINGS 1, 2 & 3 UNITS	FBC 310.4 / FFPC NFPA 101 CHAPT 30
GROUP S-1 STORAGE MODERATE HAZARD	LOADING DOCK & LINEN SPACES	FBC 311.2 / FFPC NFPA 101 CHAPT 42
GROUP S-2 STORAGE LOW HAZARD	PARKING GARAGE, GENERAL STORAGE AND M/E/P SPACES	FBC 311.3 / FFPC NFPA 101 CHAPT 42
FBC SECTION 303.1		
2. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.		
3. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS LESS THAN 750 SQFT IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.		

LOT LINE ANALYSIS – EXTERIOR WALL RATINGS & ALLOWABLE OPENINGS
FBC 2020 T-602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE
THE BUILDING IS CONSIDERED ONE BUILDING BY CODE. THE BUILDING HAS FIRE SEPARATION DISTANCE OF MORE THAN 30FT ON ALL SIDES OF THE COMPLEX. NO FIRE RESISTANCE RATING IS REQUIRED PER TABLE 602.

FBC 2020 T-705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTIO

NORTHERN EXTERIOR WALL RATINGS & OPENING LIMITATIONS

CONSTRUCTION CLASSIFICATION	TYPE 1b
OCCUPANCY CLASSIFICATIONS	A-2, A-3, M, R-1, R-2, S-2
FIRE SEPARATION DISTANCE	≥30-FEET
EXTERIOR WALL FIRE RESISTANCE RATING (TABLE 602)	NO REQUIREMENTS
EXTERIOR WALL OPENING PROTECTION (FBC TABLE 705.8)	NO LIMITATIONS

SOUTHERN EXTERIOR WALL RATINGS & OPENING LIMITATIONS

CONSTRUCTION CLASSIFICATION	TYPE 1B
OCCUPANCY CLASSIFICATIONS	B, A-3, M, R-2, S-2
FIRE SEPARATION DISTANCE	≥30-FEET
EXTERIOR WALL FIRE RESISTANCE RATING (TABLE 602)	NO REQUIREMENTS
EXTERIOR WALL OPENING PROTECTION (FBC TABLE 705.8)	NOT PERMITTED

EASTERN EXTERIOR WALL RATINGS & OPENING LIMITATIONS

CONSTRUCTION CLASSIFICATION	TYPE 1B
OCCUPANCY CLASSIFICATIONS	A-2, A-3, R-1, S-2
FIRE SEPARATION DISTANCE	>30-FEET
NON BEARING EXTERIOR WALL FIRE RESISTANCE RATING (TABLE 602)	NO REQUIREMENTS
EXTERIOR WALL OPENING PROTECTION (FBC TABLE 705.8)	NOT REQUIRED

WESTERN EXTERIOR WALL RATINGS & OPENING LIMITATIONS

CONSTRUCTION CLASSIFICATION	TYPE 1B
OCCUPANCY CLASSIFICATIONS	A-3, A4, R-1, R-4. S-2
FIRE SEPARATION DISTANCE	>30 FEET
EXTERIOR WALL FIRE RESISTANCE RATING (TABLE 602)	NO REQUIREMENTS
EXTERIOR WALL OPENING PROTECTION (FBC TABLE 705.8)	NOT REQUIRED

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

GENERAL NOTES:

1. SITE EXCAVATION AND GRADING SHALL CONFORM TO SECTION 158.156 OF THE TOWN ZONING CODE.
2. EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 158.102(B)(5), ARRANGING THE LIGHTING TO SHIELD OR DEFLECT THE LIGHT FROM ADJOINING PROPERTIES. ALL EXTERIOR LIGHTING TO BE IN COMPLIANCE WITH CHAPTER 100 SEA TURTLES, OF THE TOWN CODE.
3. PARKING OF CONSTRUCTION-RELATED VEHICLES SHALL BE PROHIBITED ALONG GULF OF MEXICO DRIVE.
4. A CONSTRUCTION FENCE SHALL BE PROVIDED TO SECURE THE CONSTRUCTION SITE.
5. AT A MINIMUM, A SILT FENCE WILL BE USED DURING CONSTRUCTION TO CONTROL ANY SILT AND EROSION FROM LEAVING THE SITE.
6. SITE SIGNAGE WILL BE IN ACCORDANCE WITH ALL TOWN OF LONGBOAT KEY CODES AND REGULATIONS.
7. PROPOSED UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS OTHERWISE SPECIFIED IN THESE PLANS.
8. ELEVATIONS BASED ON NAVD 1988 AND ARE BASED ON A N.G.S. BENCHMARK #A 715, ELEVATION 7.74' (NAVD 1988). CONVERSION TO NGVD 1929 = +1.04.
9. FLOOD ZONES SHOWN ARE APPROXIMATE AND SCALED FROM THE TOWN OF LONGBOAT KEY, FLORIDA FLOOD INSURANCE RATE MAP 12115C0126F DATED 11/4/16. THE FLOOD DATA SHOULD BE VERIFIED BY THE LOCAL BUILDING DEPARTMENT BEFORE ANY CONSTRUCTION.
10. THE SLOPE OF ALL GRADED AREAS ON THE SITE SHALL NOT EXCEED A RATIO OF 4:1 (4 FEET HORIZONTAL TO 1 FOOT VERTICAL). PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL SUBMIT AN "AS-BUILT" GRADING PLAN FOR APPROVAL BY THE TOWN PLANNING, ZONING & BUILDING DEPARTMENT.
11. DRAWINGS MAY BE SUBJECT TO REVISION AT THE TIME OF FINAL BUILDING PERMIT SUBMITTAL BASED ON FINAL ENGINEERING AND DESIGN REQUIREMENTS FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE, 7TH EDITION AND APPLICABLE REGULATIONS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FLORIDA DEPARTMENT OF TRANSPORTATION.

SB ARCHITECTS

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A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

1620 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

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7440 Via Dellagio, Suite 200
Orlando, FL 32819
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UNICORP
NATIONAL DEVELOPMENTS, INC.

Scott Lee

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Date: 2022.10.01 18:59:31-04'00'

STATE OF FLORIDA SCOTT A. LEE AR95712 REGISTERED ARCHITECT

General - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021
P1	PERMIT APPROVAL RESPONSE	03/18/2022

Sheet Title: **OVERALL - SITE PLAN & ZONING DATA**

Project No. **21816**

Sheet No. **A1-00**

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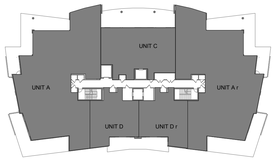
RESIDENTIAL UNIT TYPE DISTRIBUTION



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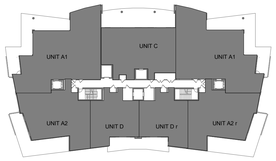
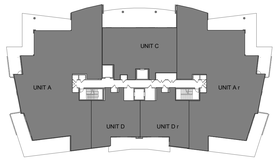


RESIDENTIAL BUILDING - LEVELS 2-4



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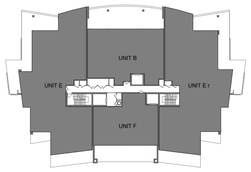

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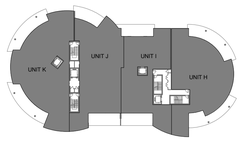
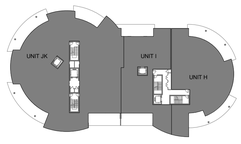


RESIDENTIAL BUILDING - LEVELS 1-4



RESIDENTIAL BUILDING - LEVELS 5

RESIDENTIAL UNIT NUMBERING MATRIX

	RESIDENTIAL BUILDING 1/ CHAMPAGNE										RESIDENTIAL BUILDING 2 / BATEAU				RESIDENTIAL BUILDING 3 / ARMAND				
	UNIT A	UNIT Ar	UNIT A1	UNIT A1r	UNIT A2	UNIT A2r	UNIT C	UNIT D	UNIT Dr	UNIT N	UNIT B	UNIT E	UNIT Er	UNIT F	UNIT H	UNIT I	UNIT J	UNIT K	UNIT JK
LEVEL 1	A-209	A-218					C-214	D-215	D-216		B-206	E-205	E-208	F-207	H-204	I-203	J-202	K-201	
LEVEL 2			A1-310	A1-311	A2-312	A2-313	C-314	D-315	D-316		B-306	E-305	E-308	F-307	H-304	I-303	J-302	K-301	
LEVEL 3			A1-410	A1-411	A2-412	A2-413	C-414	D-415	D-416		B-406	E-405	E-408	F-407	H-404	I-403	J-402	K-401	
LEVEL 4			A1-510	A1-511	A2-512	A2-513	C-514	D-515	D-516		B-506	E-505	E-508	F-507	H-504	I-503	J-502	K-501	
LEVEL 5	A-619	A-618					C-614			N-617	B-606	E-605	E-608	F-607	H-604	I-603			JK-601

10 (A-619)

10 (JK-601)

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

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UNICORP
NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA · SCOTT A. LEE · AR95712 · REGISTERED ARCHITECT

Scott A Lee

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DN: E=slee@sbdesign.com, CN=Scott A. Lee, T=21779, O=Colegio de Arquitectos y Agrimensores Pasapalos de Puerto Rico, S=Puerto Rico, C=US
Date: 2021.07.10 17:02:40-04'00'

General - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021
4	PERMIT REVISION 4	04/15/2022
10	PERMIT REVISION 10	08/19/2022

Sheet Title

RESIDENTIAL UNIT MATRIX

Project No. **21816**

Sheet No.

A1-01

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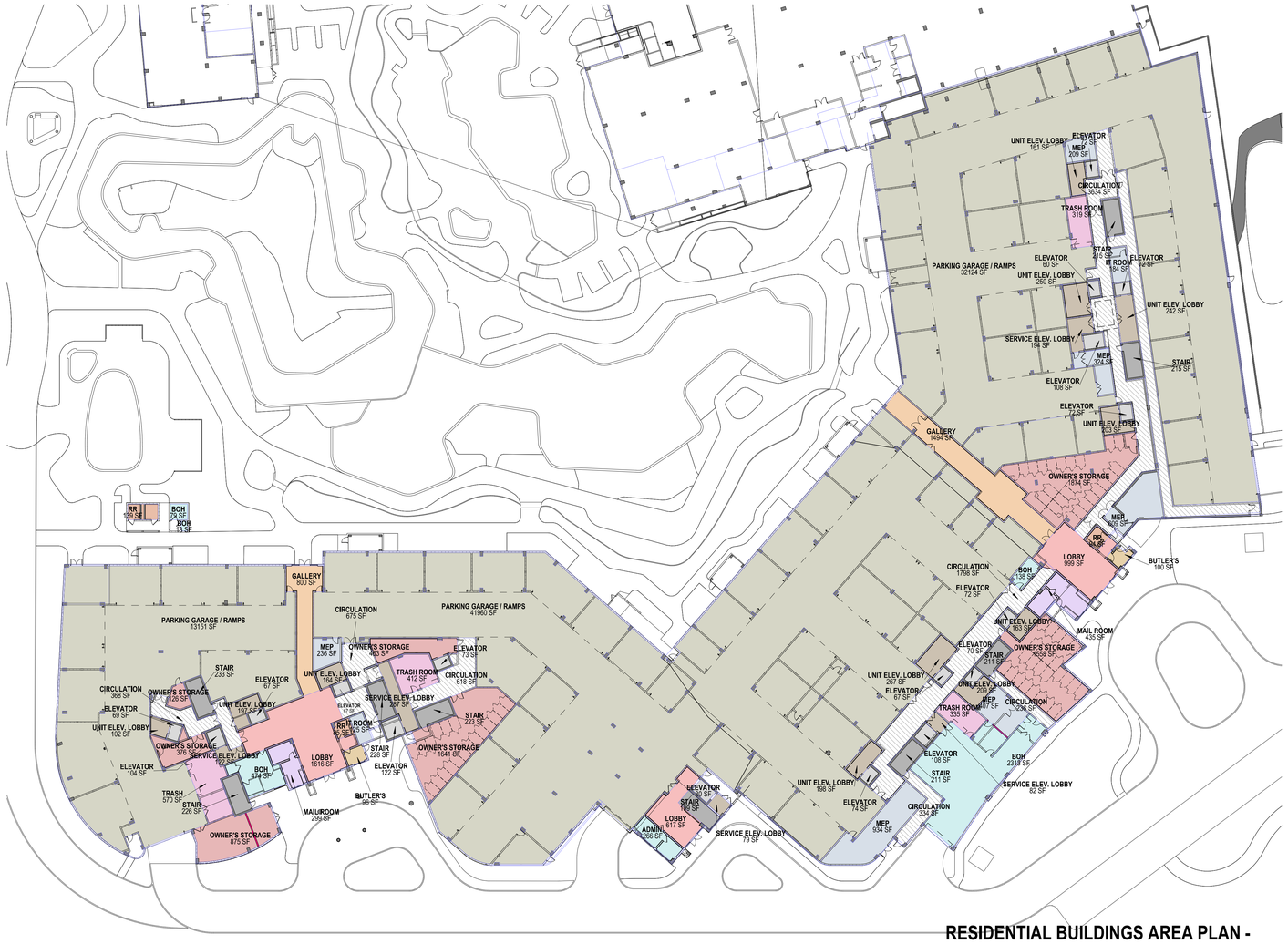

1 RESIDENTIAL BUILDINGS AREA PLAN - PARKING LEVEL

1" = 30'-0"

NET AREAS - RESIDENTIAL PARKING

LEGEND	NAME	AREA
PARK - L1		
	ADMIN.	266 SF
	BOH	3022 SF
	BUTLER'S	196 SF
	CIRCULATION	7868 SF
	ELEVATOR	1357 SF
	GALLERY	2294 SF
	IT ROOM	309 SF
	LOBBY	3232 SF
	MAIL ROOM	734 SF
	MEP	2719 SF
	OWNER'S STORAGE	6537 SF
	PARKING GARAGE / RAMPS	87235 SF
	RR	318 SF
	SERVICE ELEV. LOBBY	642 SF
	STAIR	1962 SF
	TRASH	570 SF
	TRASH ROOM	1067 SF
	UNIT ELEV. LOBBY	2155 SF
		122482 SF

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AR95712
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No.	Description	Date
	66% CD SUBMITTAL	04/09/2021
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title
RESI BUILDINGS - LEVEL P1 NET AREA PLANS

Project No. **21816**

Sheet No.
A1-R0-11

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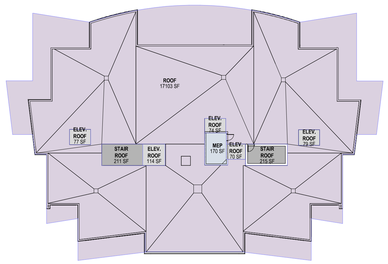


7 BUILDING 2 GROSS AREA PLAN - ROOF LEVEL

1" = 30'-0"

4 BUILDING 2 GROSS AREA PLAN - LEVEL 3

1" = 30'-0"

6 BUILDING 2 GROSS AREA PLAN - LEVEL 5

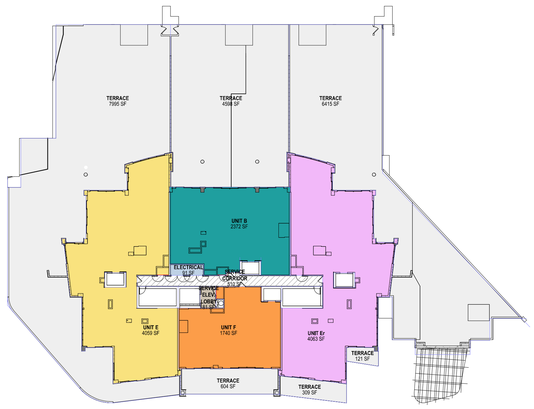
1" = 30'-0"

3 BUILDING 2 GROSS AREA PLAN - LEVEL 2

1" = 30'-0"

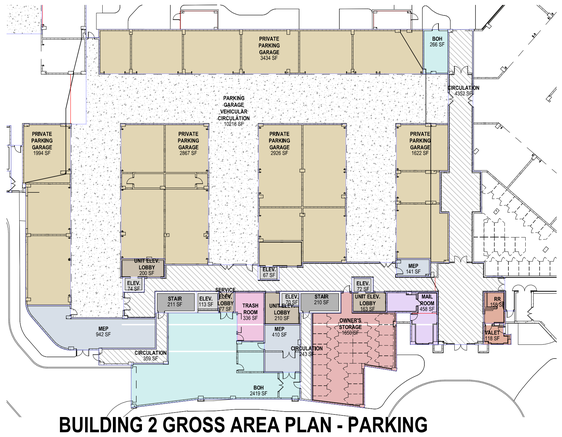
5 BUILDING 2 GROSS AREA PLAN - LEVEL 4

1" = 30'-0"



2 BUILDING 2 GROSS AREA PLAN - LEVEL 1

1" = 30'-0"



1 BUILDING 2 GROSS AREA PLAN - PARKING LEVEL

1" = 30'-0"

GROSS AREAS - RESIDENTIAL BUILDING 2		
LEGEND	NAME	AREA
UNDERSTRUCTURE PARKING		
	BOH	2686 SF
	CIRCULATION	4955 SF
	ELEV.	395 SF
	MAIL ROOM	458 SF
	MEP	1352 SF
	OWNER'S STORAGE	1650 SF
	PARKING GARAGE VEHICULAR CIRCULATION	10218 SF
	PRIVATE PARKING GARAGE	12844 SF
	RR	158 SF
	SERVICE ELEV. LOBBY	77 SF
	STAIR	421 SF
	TRASH ROOM	336 SF
	UNIT ELEV. LOBBY	573 SF
	VALET	118 SF
		36241 SF
R2 - LEVEL 1		
	ELECTRICAL	91 SF
	SERVICE CORRIDOR	510 SF
	SERVICE ELEV. LOBBY	81 SF
	TERRACE	20043 SF
	UNIT B	2372 SF
	UNIT E	4059 SF
	UNIT Er	4063 SF
	UNIT F	1740 SF
		32958 SF
R2 - LEVEL 2		
	ELECTRICAL	91 SF
	SERVICE CORRIDOR	510 SF
	SERVICE ELEV. LOBBY	81 SF
	TERRACE	4126 SF
	UNIT B	2372 SF
	UNIT E	4059 SF
	UNIT Er	4063 SF
	UNIT F	1740 SF
		17043 SF

GROSS AREAS - RESIDENTIAL BUILDING 2		
LEGEND	NAME	AREA
R2 - LEVEL 3		
	ELECTRICAL	91 SF
	SERVICE CORRIDOR	510 SF
	SERVICE ELEV. LOBBY	81 SF
	TERRACE	4133 SF
	UNIT B	2372 SF
	UNIT E	4059 SF
	UNIT Er	4063 SF
	UNIT F	1739 SF
		17050 SF
R2 - LEVEL 4		
	ELECTRICAL	91 SF
	SERVICE CORRIDOR	510 SF
	SERVICE ELEV. LOBBY	81 SF
	TERRACE	4247 SF
	UNIT B	2372 SF
	UNIT E	4059 SF
	UNIT Er	4063 SF
	UNIT F	1739 SF
		17163 SF
R2 - LEVEL 5		
	ELECTRICAL	91 SF
	SERVICE CORRIDOR	510 SF
	SERVICE ELEV. LOBBY	81 SF
	TERRACE	4357 SF
	UNIT B	2372 SF
	UNIT E	4059 SF
	UNIT Er	4063 SF
	UNIT F	1739 SF
		17273 SF
R2 - ROOF LEVEL		
	ELEV. ROOF	413 SF
	ROOF	17103 SF
	STAIR ROOF	426 SF
		17943 SF
		155670 SF

SB ARCHITECTS

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A California Corporation

Consultant

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Scott Lee

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Date: 2021.07.15 16:51:24 -04'00'

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

RESI Bldg 2 - Issued

No.	Description	Date
	60% CD SUBMITTAL	04/09/2021
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title

RESI BUILDING 2 - GROSS AREA PLAN

Project No. **21816**

Sheet No.

A1-R2-10

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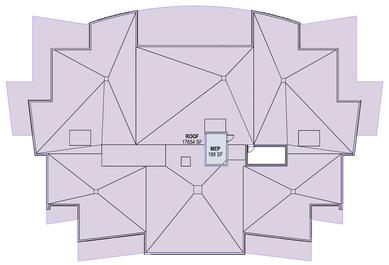
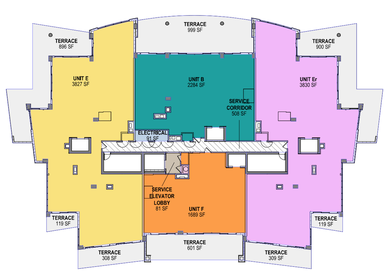


6 **BUILDING 2 NET AREA PLAN - ROOF LEVEL**
1" = 30'-0"

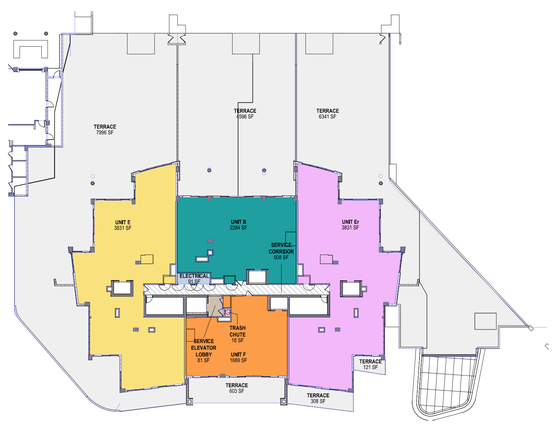
3 **BUILDING 2 NET AREA PLAN - LEVEL 3**
1" = 30'-0"

5 **BUILDING 2 NET AREA PLAN - LEVEL 5**
1" = 30'-0"

2 **BUILDING 2 NET AREA PLAN - LEVEL 2**
1" = 30'-0"



4 **BUILDING 2 NET AREA PLAN - LEVEL 4**
1" = 30'-0"



1 **BUILDING 2 NET AREA PLAN - LEVEL 1**
1" = 30'-0"

BUILDING 2 - UNIT AREAS		BALCONY AREAS		TOTAL UNIT NET AREA	
NAME	AREA	NAME	AREA	AREA	
R2 - LEVEL 1		R2 - LEVEL 1		R2 - LEVEL 1	
UNIT B	2284 SF	TERRACE	4596 SF		6880 SF
UNIT E	3831 SF	TERRACE	7996 SF		11827 SF
UNIT Er	3831 SF	TERRACE	6770 SF		10601 SF
UNIT F	1689 SF	TERRACE	603 SF		2292 SF
	11635 SF		19966 SF		31601 SF
R2 - LEVEL 2		R2 - LEVEL 2		R2 - LEVEL 2	
UNIT B	2284 SF	TERRACE	941 SF		3224 SF
UNIT E	3829 SF	TERRACE	1293 SF		5121 SF
UNIT Er	3830 SF	TERRACE	1294 SF		5124 SF
UNIT F	1690 SF	TERRACE	601 SF		2291 SF
	11633 SF		4128 SF		15761 SF
R2 - LEVEL 3		R2 - LEVEL 3		R2 - LEVEL 3	
UNIT B	2284 SF	TERRACE	938 SF		3222 SF
UNIT E	3825 SF	TERRACE	1296 SF		5122 SF
UNIT Er	3830 SF	TERRACE	1294 SF		5124 SF
UNIT F	1689 SF	TERRACE	600 SF		2290 SF
	11629 SF		4129 SF		15757 SF
R2 - LEVEL 4		R2 - LEVEL 4		R2 - LEVEL 4	
UNIT B	2284 SF	TERRACE	999 SF		3282 SF
UNIT E	3827 SF	TERRACE	1323 SF		5151 SF
UNIT Er	3830 SF	TERRACE	1328 SF		5157 SF
UNIT F	1689 SF	TERRACE	601 SF		2290 SF
	11630 SF		4250 SF		15880 SF
R2 - LEVEL 5		R2 - LEVEL 5		R2 - LEVEL 5	
UNIT B	2284 SF	TERRACE	1057 SF		3340 SF
UNIT E	3829 SF	TERRACE	1348 SF		5177 SF
UNIT Er	3830 SF	TERRACE	1351 SF		5182 SF
UNIT F	1690 SF	TERRACE	603 SF		2292 SF
	11632 SF		4359 SF		15991 SF
UNIT AREA	58159 SF	TERRACE AREA	36832 SF	TOTAL AREA:	94990 SF

BUILDING 2 - UNIT COUNT	
NAME	Count
R2 - LEVEL 1	
UNIT B	1
UNIT E	1
UNIT Er	1
UNIT F	1
	4
R2 - LEVEL 2	
UNIT B	1
UNIT E	1
UNIT Er	1
UNIT F	1
	4
R2 - LEVEL 3	
UNIT B	1
UNIT E	1
UNIT Er	1
UNIT F	1
	4
R2 - LEVEL 4	
UNIT B	1
UNIT E	1
UNIT Er	1
UNIT F	1
	4
R2 - LEVEL 5	
UNIT B	1
UNIT E	1
UNIT Er	1
UNIT F	1
	4
TOTAL UNIT COUNT:	20

NET AREAS - RESIDENTIAL BUILDING 2		
LEGEND	NAME	AREA
R2 - LEVEL 1		
	ELECTRICAL	91 SF
	SERVICE CORRIDOR	508 SF
	SERVICE ELEVATOR LOBBY	81 SF
	TERRACE	19966 SF
	TRASH CHUTE	18 SF
	UNIT B	2284 SF
	UNIT E	3831 SF
	UNIT Er	3831 SF
	UNIT F	1689 SF
		32299 SF
R2 - LEVEL 2		
	ELECTRICAL	91 SF
	SERVICE CORRIDOR	508 SF
	SERVICE ELEVATOR LOBBY	81 SF
	TERRACE	4128 SF
	TRASH CHUTE	18 SF
	UNIT B	2284 SF
	UNIT E	3829 SF
	UNIT Er	3830 SF
	UNIT F	1690 SF
		16460 SF
R2 - LEVEL 3		
	ELECTRICAL	91 SF
	SERVICE CORRIDOR	508 SF
	SERVICE ELEVATOR LOBBY	81 SF
	TERRACE	4129 SF
	TRASH CHUTE	18 SF
	UNIT B	2284 SF
	UNIT E	3825 SF
	UNIT Er	3830 SF
	UNIT F	1689 SF
		16456 SF
R2 - LEVEL 4		
	ELECTRICAL	91 SF
	SERVICE CORRIDOR	508 SF
	SERVICE ELEVATOR LOBBY	81 SF
	TERRACE	4250 SF
	TRASH CHUTE	18 SF
	UNIT B	2284 SF
	UNIT E	3827 SF
	UNIT Er	3830 SF
	UNIT F	1689 SF
		16579 SF
R2 - LEVEL 5		
	ELECTRICAL	91 SF
	SERVICE CORRIDOR	508 SF
	SERVICE ELEVATOR LOBBY	81 SF
	TERRACE	4359 SF
	TRASH CHUTE	18 SF
	UNIT B	2284 SF
	UNIT E	3829 SF
	UNIT Er	3830 SF
	UNIT F	1690 SF
		16690 SF
R2 - ROOF LEVEL		
	MEP	188 SF
	ROOF	17654 SF
		17842 SF
Grand total		116325 SF

SB ARCHITECTS

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SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

RESI Bldg 2 - Issued

No.	Description	Date
	60% CD SUBMITTAL	04/09/2021
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title
RESI BUILDING 2 - NET AREA PLANS & UNIT MATRIX

Project No. **21816**

Sheet No.
A1-R2-11

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1 VAULT LEVEL
1/32" = 1'-0"

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SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

General - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

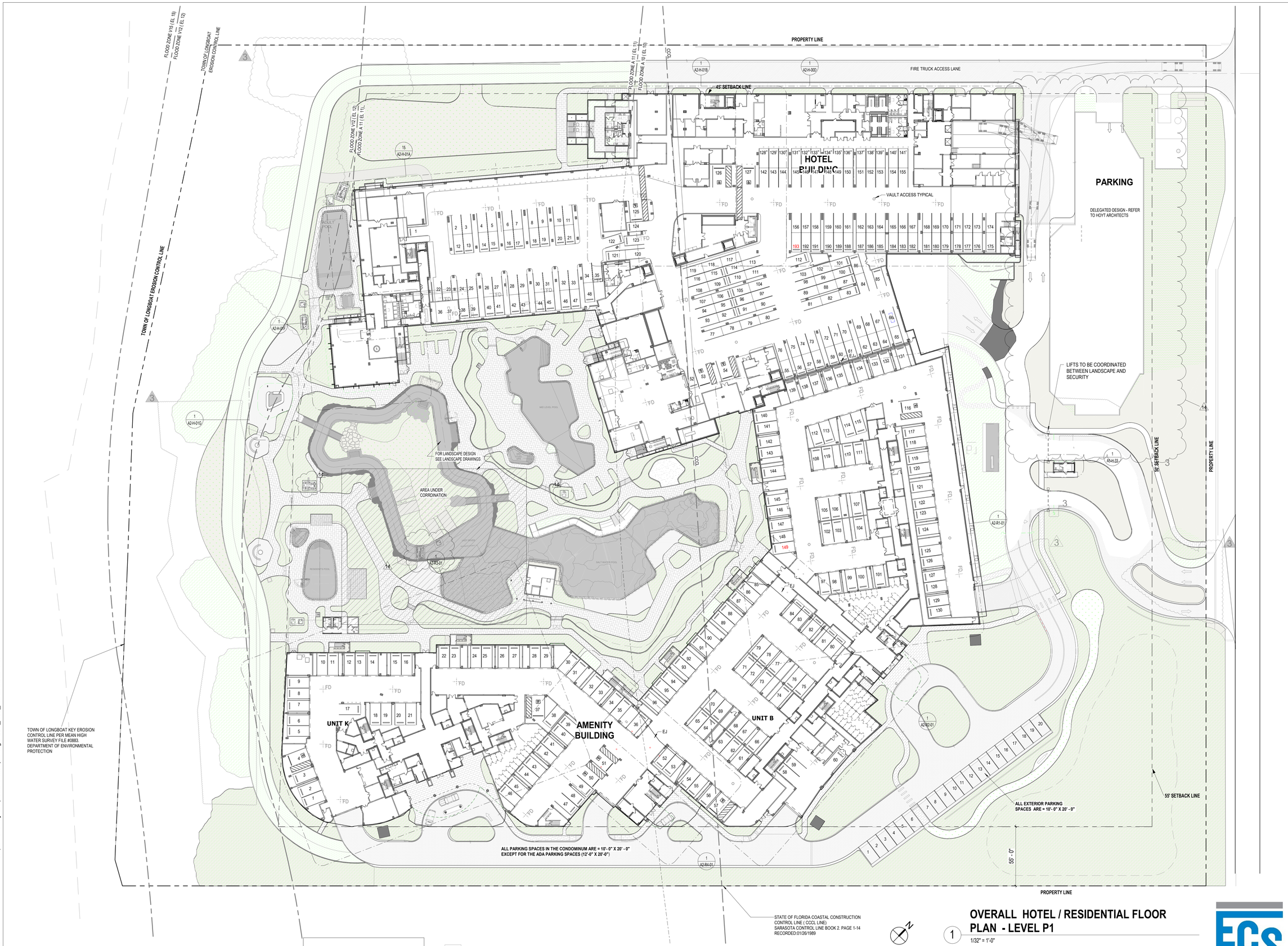
Sheet Title

OVERALL - LEVEL VAULT KEY PLAN

Project No. **21816**

Sheet No.

A2-00



1 OVERALL HOTEL / RESIDENTIAL FLOOR PLAN - LEVEL P1

1/32" = 1'-0"

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
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LONGBOAT KEY HOTEL & RESIDENCES

1620 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

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	PERMIT SET	05/14/2021
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4	PERMIT REVISION 4	04/15/2022
P1	PERMIT APPROVAL RESPONSE	03/18/2022
10	PERMIT REVISION 10	08/19/2022
14	PERMIT REVISION 14	02/10/2023

Sheet Title: **OVERALL - LEVEL P1 KEY PLAN**

Project No. **21816**

Sheet No. **A2-01**

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OVERALL HOTEL / RESIDENTIAL FLOOR PLAN - LEVEL 1

1 — 1/32" = 1'-0"

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite
1000 Coral Gables, FL 33134
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F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

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Owner

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UNICORP NATIONAL DEVELOPMENTS, INC.

Scott Lee

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DN: Erslee@sb-architects.com, CN=Scott Lee, O=Scott A. Lee, L=Mill Valley, S=California, C=US
Date: 2022.10.01 18:59:39-04'00'

STATE OF FLORIDA · SCOTT A. LEE · AR95712 · REGISTERED ARCHITECT

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P1	PERMIT APPROVAL RESPONSE	03/18/2022

Sheet Title: **OVERALL - LEVEL 1 KEY PLAN**

Project No. 21816

Sheet No. **A2-02**

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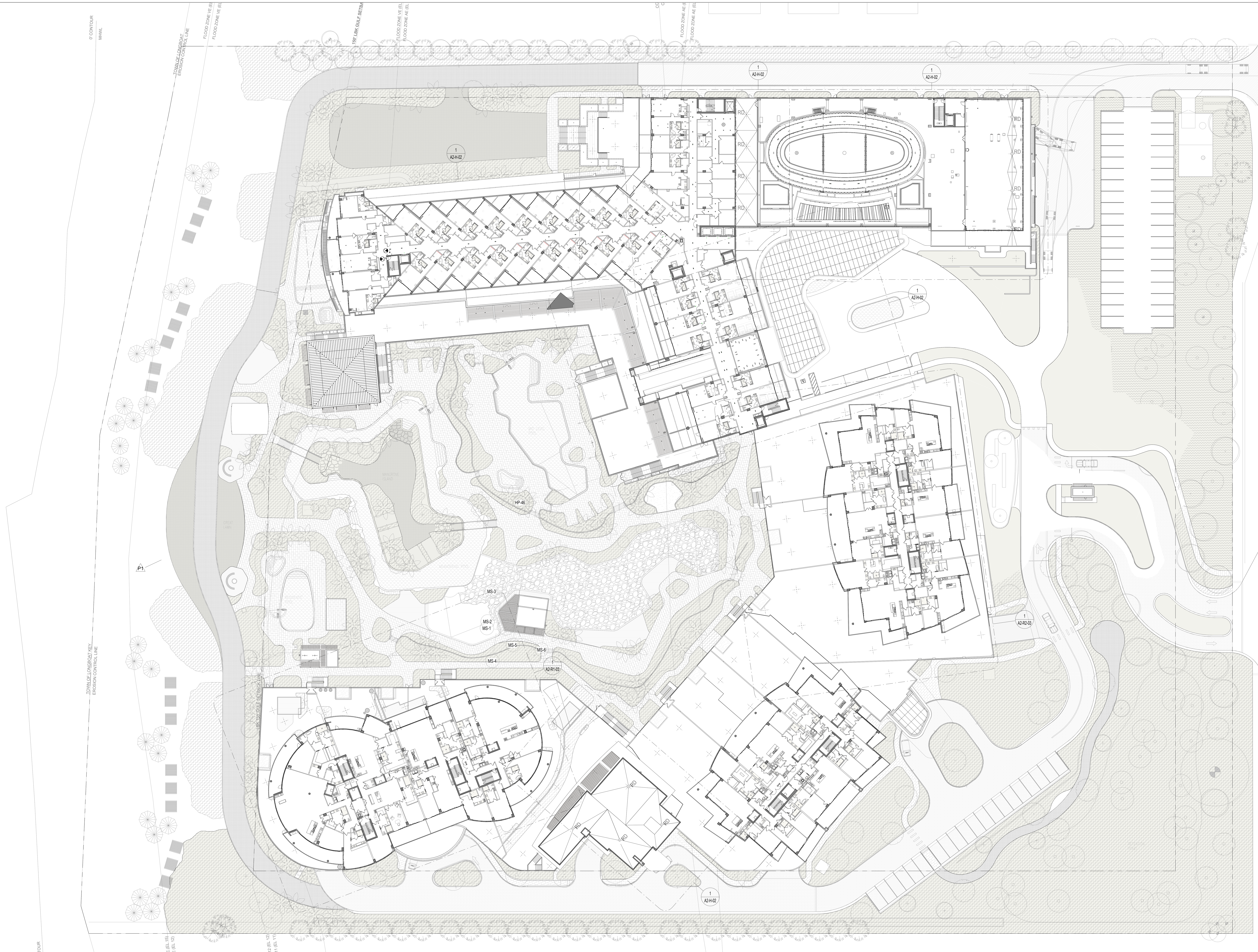

1 **OVERALL HOTEL / RESIDENTIAL FLOOR PLAN - LEVEL 2**

1/32" = 1'-0"

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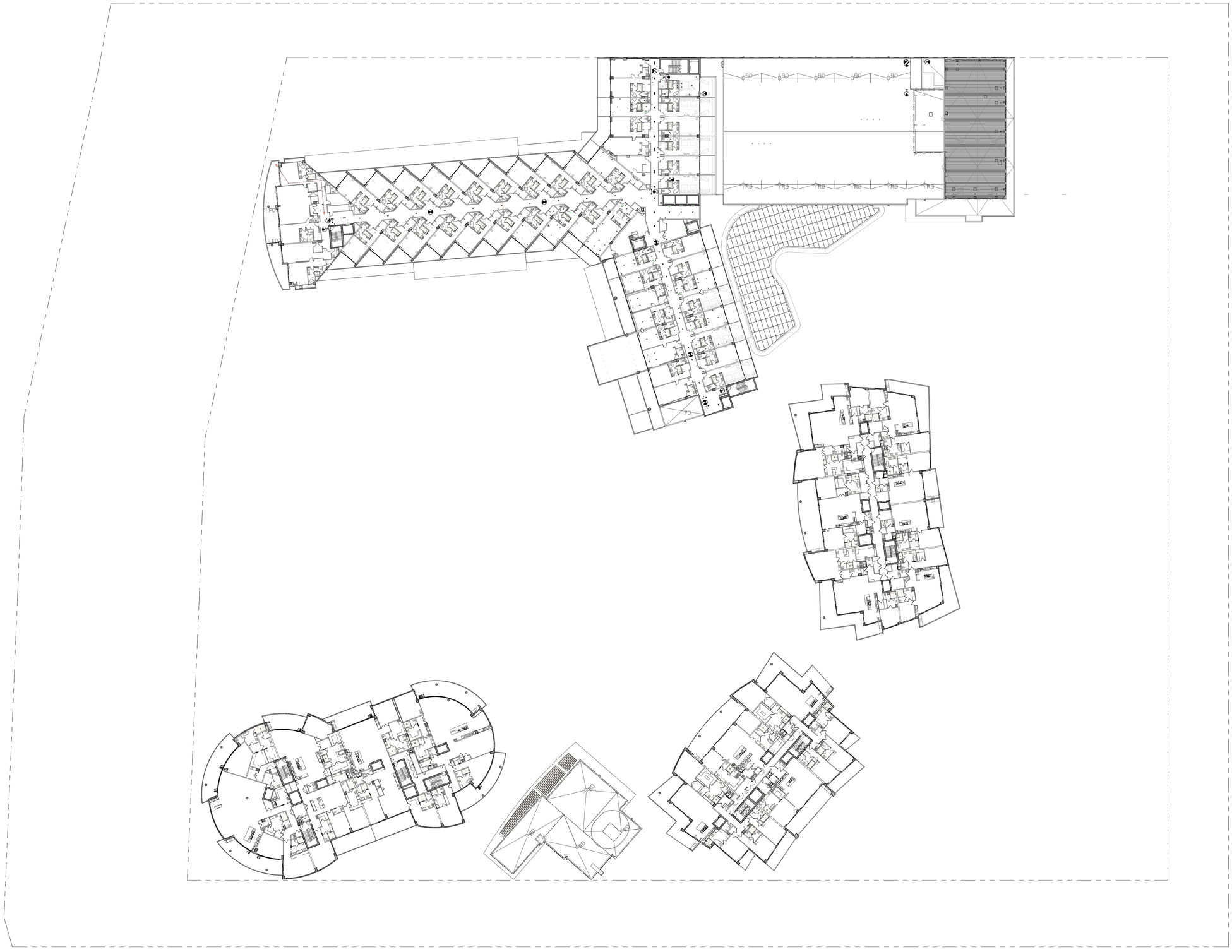
Sheet Title

Project No. **21816**

OVERALL - LEVEL 2 KEY PLAN

Sheet No.

A2-03



OVERALL HOTEL / RESIDENTIAL FLOOR PLAN - LEVEL 3

1/32" = 1'-0"

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Sheet Title

OVERALL - LEVEL 3 KEY PLAN

Project No. **21816**

Sheet No.

A2-04

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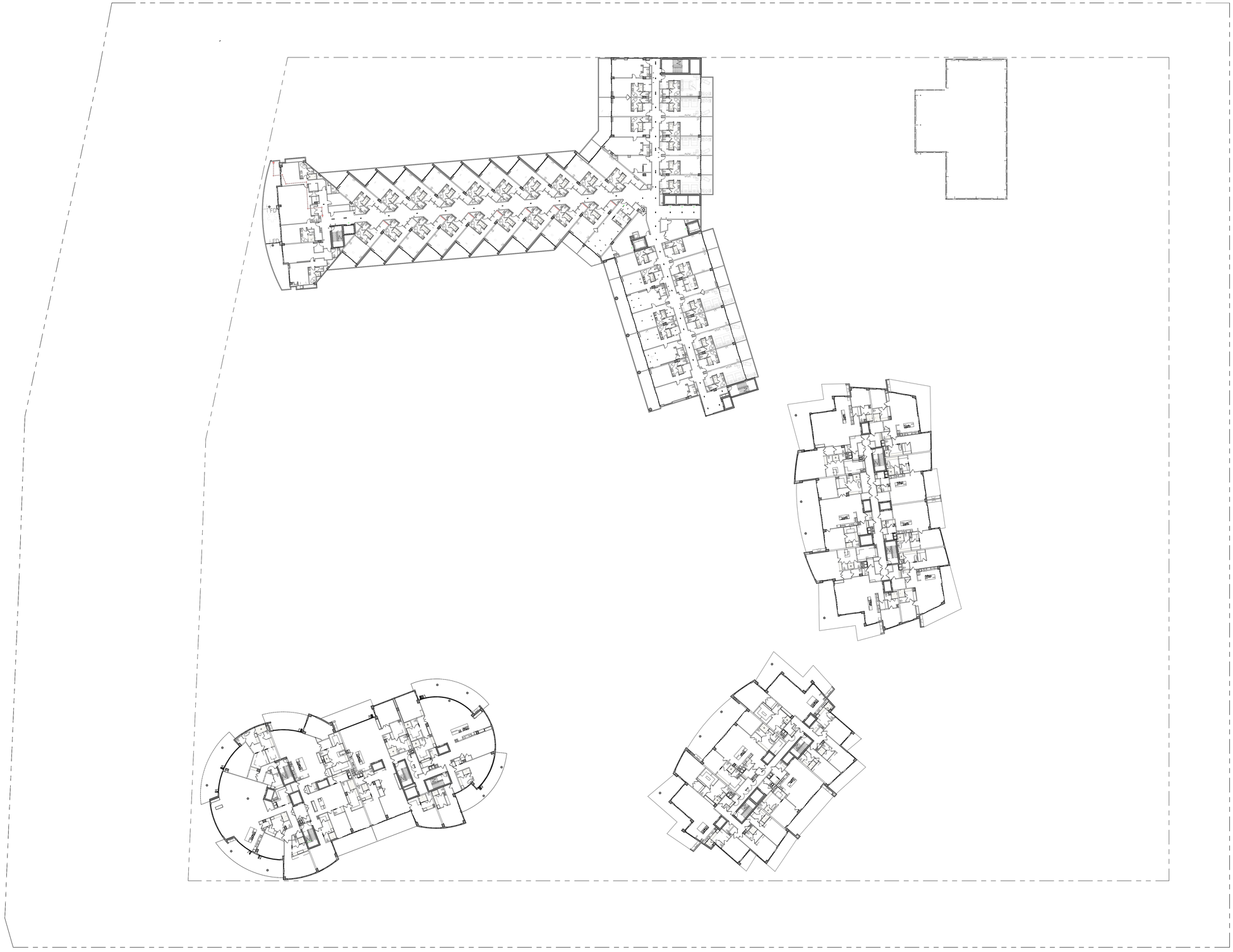

1 OVERALL HOTEL / RESIDENTIAL FLOOR PLAN - LEVEL 4
1/32" = 1'-0"

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LONGBOAT KEY HOTEL & RESIDENCES

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Sheet Title

OVERALL - LEVEL 4 KEY PLAN

Project No. **21816**

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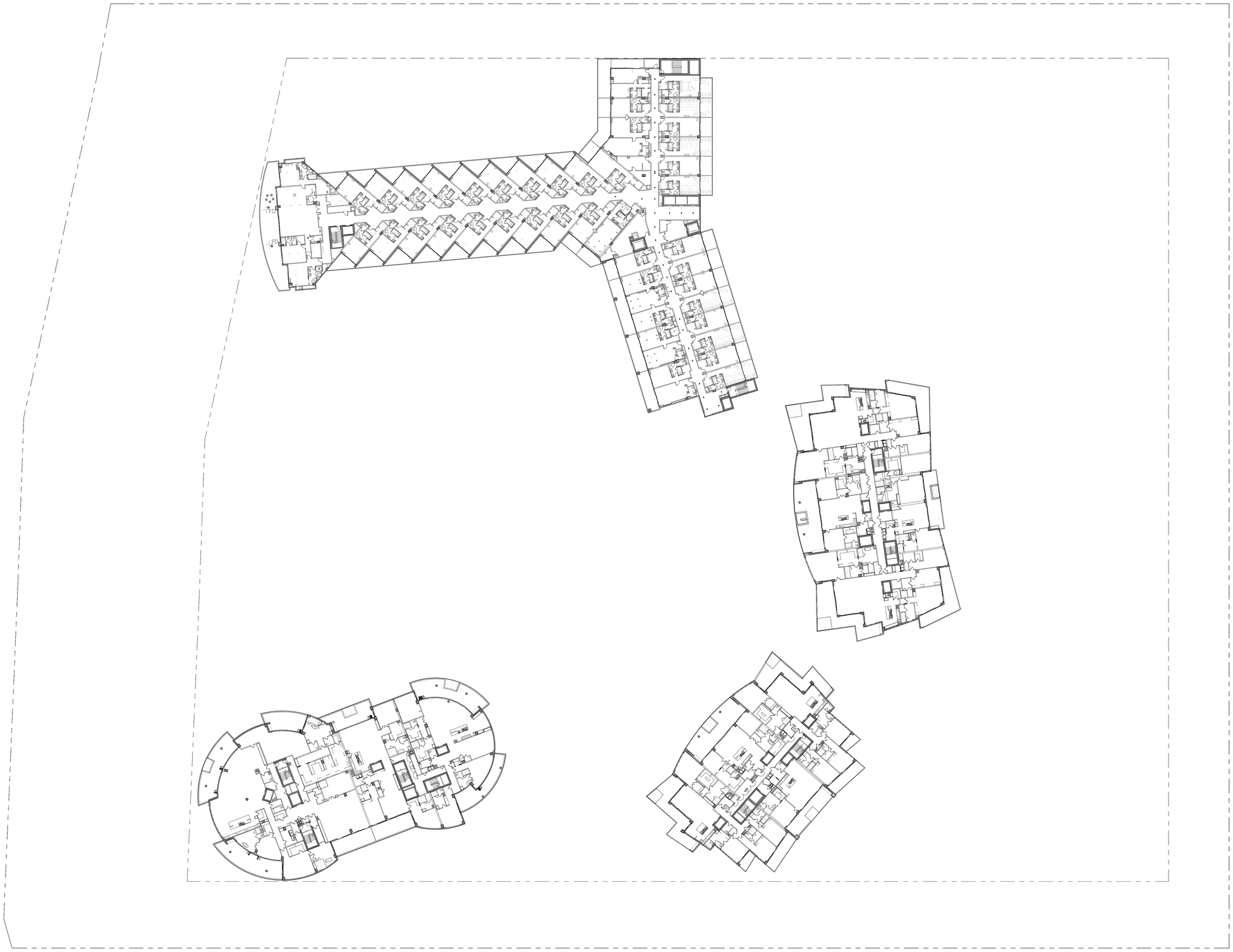

OVERALL HOTEL / RESIDENTIAL FLOOR PLAN - LEVEL 5

1/32" = 1'-0"

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OVERALL - LEVEL 5 KEY PLAN

Project No. **21816**

Sheet No.

A2-06

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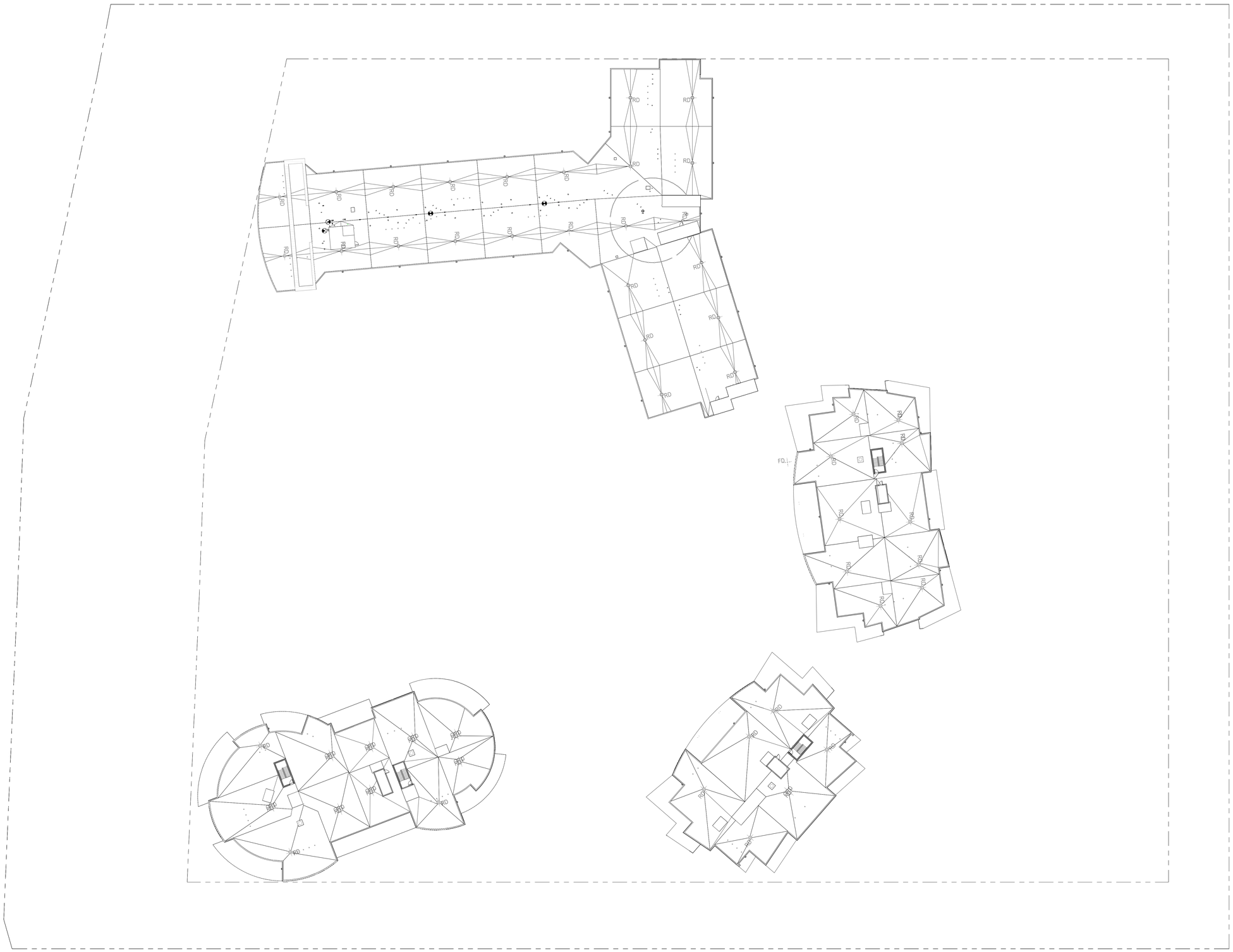

OVERALL HOTEL / RESIDENTIAL FLOOR PLAN - LEVEL ROOF

1/32" = 1'-0"

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NATIONAL DEVELOPMENTS, INC.

Scott Lee

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Sheet Title

OVERALL - ROOF KEY PLAN

Project No. **21816**

Sheet No.

A2-07

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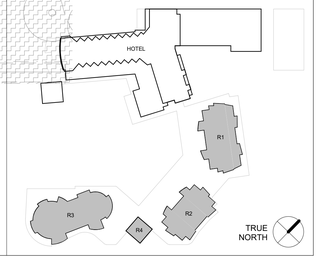
RESIDENTIAL PARKING FLOOR PLAN - LEVEL P1

1 — 3/64" = 1'-0"

FOR GENERAL NOTES AND SYMBOLS SEE SHEET A0-30 & A0-31

KEY PLAN (N.T.S.)



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ECS FLORIDA, LLC

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A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

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3	PERMIT REVISION 3	11/19/2021
	PERMIT APPROVAL SET	12/13/2021
P1	PERMIT APPROVAL RESPONSE	03/18/2022

Sheet Title

RESI BUILDINGS - LEVEL P1 FLOOR PLAN

Project No. **21816**

Sheet No.

A2-R0-00

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Reviewed for Code Compliance
With The Florida Building Code
ECS, Florida LLC
41-3055-REV 22-26 8/12/2024

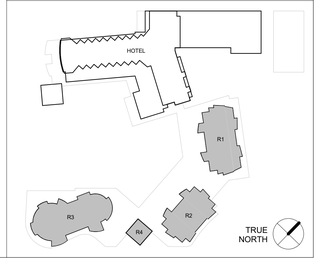
Building Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Electrical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Mechanical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Plumbing Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Fire Review - Roger Sanders PX651 - NA to Private Provider - 7/31/2024

RESIDENTIAL PODIUM FLOOR PLAN - LEVEL 1

1 — 3/64" = 1'-0"

FOR GENERAL NOTES AND SYMBOLS SEE SHEET A0-30 & A0-31

KEY PLAN (N.T.S.)



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LONGBOAT KEY HOTEL & RESIDENCES

1620 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

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NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA — SCOTT A. LEE — AR95712 — REGISTERED ARCHITECT

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3	PERMIT APPROVAL SET	12/13/2021
4	PERMIT REVISION 4	04/15/2022
P1	PERMIT APPROVAL RESPONSE	03/18/2022
23	PERMIT REVISION 23	11/03/2023

Sheet Title

RESI BUILDINGS - LEVEL 1 FLOOR PLAN

Project No. **21816**

Sheet No.

A2-R0-01

BIM 360://21816 St. Regis Resort Longboat Key/St.Regis LBK_R19.rvt
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BUILDING 2 PARKING GARAGE

(MECHANICALLY VENTILATED)

BUILDING OUTLINE ABOVE

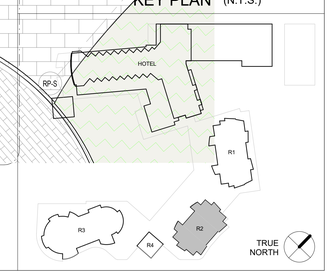
R3-PRIVATE PARKING GARAGE 16 R3-116
R2- PRIVATE PARKING GARAGE 20 R2-120
R2- PRIVATE PARKING GARAGE 01 R2-101
R2- PRIVATE PARKING GARAGE 02 R2-102
R2- PRIVATE PARKING GARAGE 03 R2-103
R2- PRIVATE PARKING GARAGE 04 R2-104
R2- PRIVATE PARKING GARAGE 05 R2-105
R1- PRIVATE PARKING GARAGE 30 R1-151
POOL STO. R2-143
GALLERY EXIT R2-130A
R1- PRIVATE PARKING GARAGE 24 R1-124
R2-ST4
R2-ST3
R2- PRIVATE PARKING GARAGE 19 R2-119
R2- PRIVATE PARKING GARAGE 18 R2-118
R2- PRIVATE PARKING GARAGE 17 R2-117
R2- PRIVATE PARKING GARAGE 15 R2-115
R2- PRIVATE PARKING GARAGE 14 R2-114
R2- PRIVATE PARKING GARAGE 16 R2-116
R2- PRIVATE PARKING GARAGE 13 R2-113
R2- PRIVATE PARKING GARAGE 11 R2-111
R2- PRIVATE PARKING GARAGE 10 R2-110
R2- PRIVATE PARKING GARAGE 12 R2-112
R2- PRIVATE PARKING GARAGE 09 R2-109
R2- PRIVATE PARKING GARAGE 06 R2-106
R2- PRIVATE PARKING GARAGE 07 R2-107
R2- PRIVATE PARKING GARAGE 08 R2-108
R1- PRIVATE PARKING GARAGE 29 R1-129
R1 OWNER'S STORAGE R1-142
MDF R2-115A
ELECTRICAL R2-114A
ELEVATOR LOBBY R2-140
ELEVATOR LOBBY R2-138
ELEVATOR LOBBY R2-139
ELEVATOR LOBBY R2-137
CORRIDOR R2-141
R2-PE1 R2-PE1
R2-PE2 R2-PE2
R2-PE3 R2-PE3
R2-PE4 R2-PE4
R2-ST1 R2-ST1
R2-ST2 R2-ST2
R2-SE1 R2-SE1
SE LOBBY R2-140
TRASH ROOM R2-127
MECH. R2-121
EXIT DISCHARGE CORRIDOR R2-122
BOH / SERVICE AREA WASHING BAY R2-123
DOG GROOMING R2-124
ELECTRICAL R2-126A
ELECTRICAL R2-126B
CORRIDOR R2-125C
EXIT DISCHARGE CORRIDOR R2-128
DOG GROOMING PARKING
BOH ENTRY R2-125
R2 OWNER'S STORAGE R2-129
LARGE PACKAGE DELIVERY STORAGE R2-132
MAIL COUNTER R2-131
MAIL ROOM R2-130
MEP R2-136
GALLERY R2-135
WC R2-134
BUTLER'S R2-133
ELECTRICAL VEST. R1-145
CONCRETE BASE AT DFE
E.J.
FEC1
ALIGN

RESIDENTIAL BUILDING 2 PARKING FLOOR PLAN - LEVEL P1

1 1/8" = 1'-0"

FOR GENERAL NOTES AND SYMBOLS SEE SHEET A0-30 & A0-31

KEY PLAN (N.T.S.)



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A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

BATEAU - 1581 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

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8	PERMIT REVISION 8	07/01/2022
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12	PERMIT REVISION 12	11/04/2022
13	PERMIT REVISION 13	12/16/2022
14	PERMIT REVISION 14	02/10/2023

Sheet Title

RESI BUILDING 2 - LEVEL P1 FLOOR PLAN

Project No. **21816**

Sheet No.

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Reviewed for Code Compliance
With The Florida Building Code
ECS Florida LLC
41-3055-REV 22-26 8/12/2024

Building Review - Roger Sanders PX651 - Reviewed - 7/31/2024
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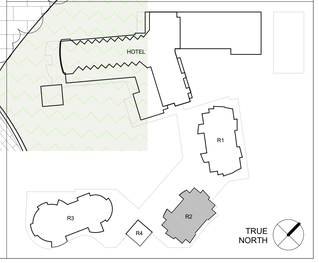
RESIDENTIAL BUILDING 2 FLOOR PLAN - LEVEL 1

1/8" = 1'-0"

FOR GENERAL NOTES AND SYMBOLS SEE SHEET A0-30 & A0-31

KEY PLAN (N.T.S.)



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STATE OF FLORIDA SCOTT A. LEE AR95712 REGISTERED ARCHITECT

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14	PERMIT REVISION 14	02/10/2023
17	PERMIT REVISION 17	4/21/2023
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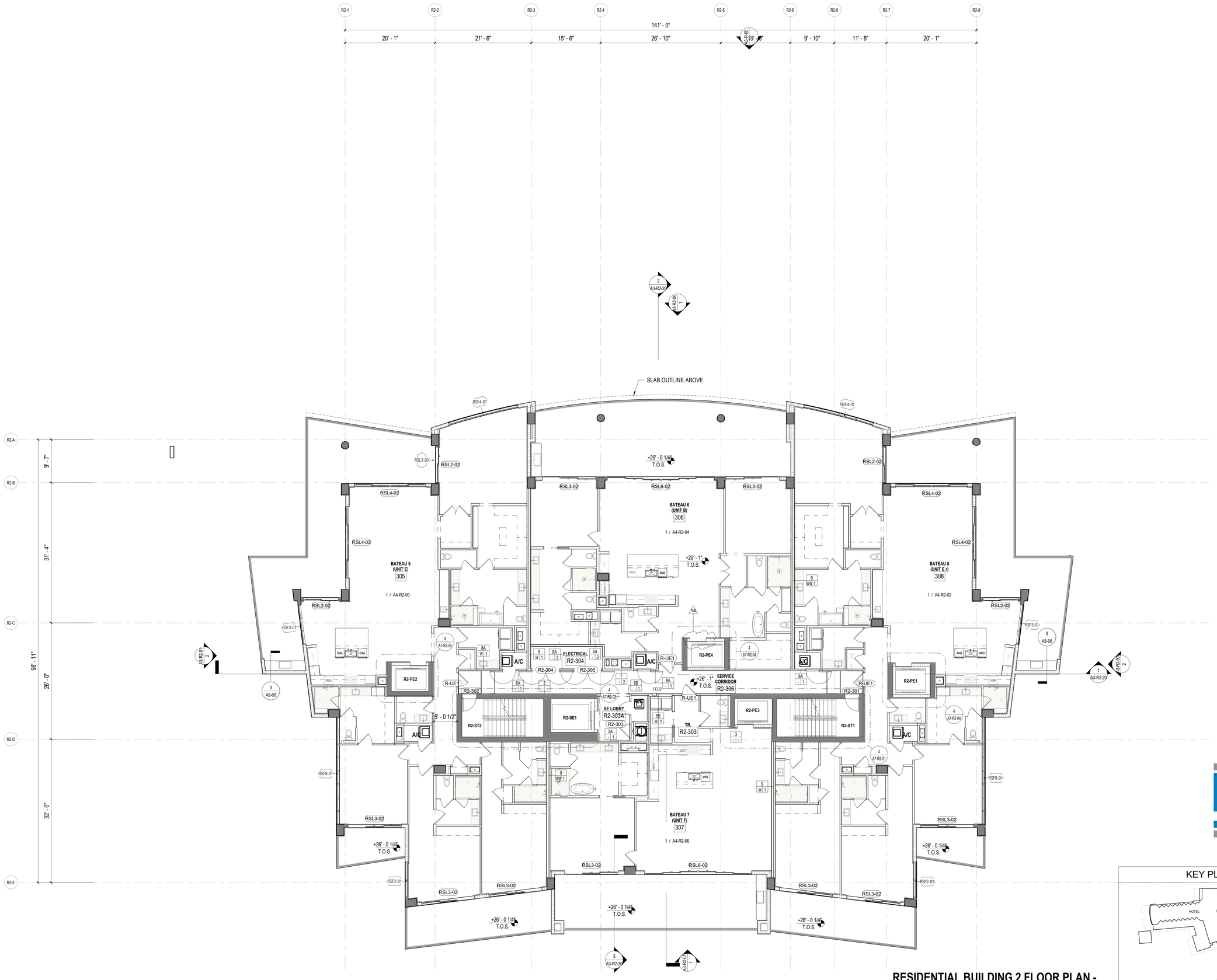
Sheet Title

RESI BUILDING 2 - LEVEL 1 FLOOR PLAN

Project No. **21816**

Sheet No.

A2-R2-01

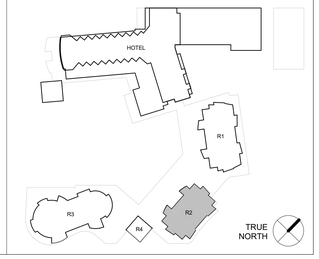


RESIDENTIAL BUILDING 2 FLOOR PLAN - LEVEL 2

1 — 1/8" = 1'-0"

FOR GENERAL NOTES AND SYMBOLS SEE SHEET A0-30 & A0-31

KEY PLAN (N.T.S.)



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2	PERMIT REVISION 2	08/12/2021
	PERMIT APPROVAL SET	12/13/2021
6	PERMIT REVISION 6	06/03/2022
8	PERMIT REVISION 8	07/01/2022
9	PERMIT REVISION 9	07/29/2022
11	PERMIT REVISION 11	09/09/2022
14	PERMIT REVISION 14	02/10/2023

Sheet Title

RESI BUILDING 2 - LEVEL 2 FLOOR PLAN

Project No. **21816**

Sheet No.

A2-R2-02

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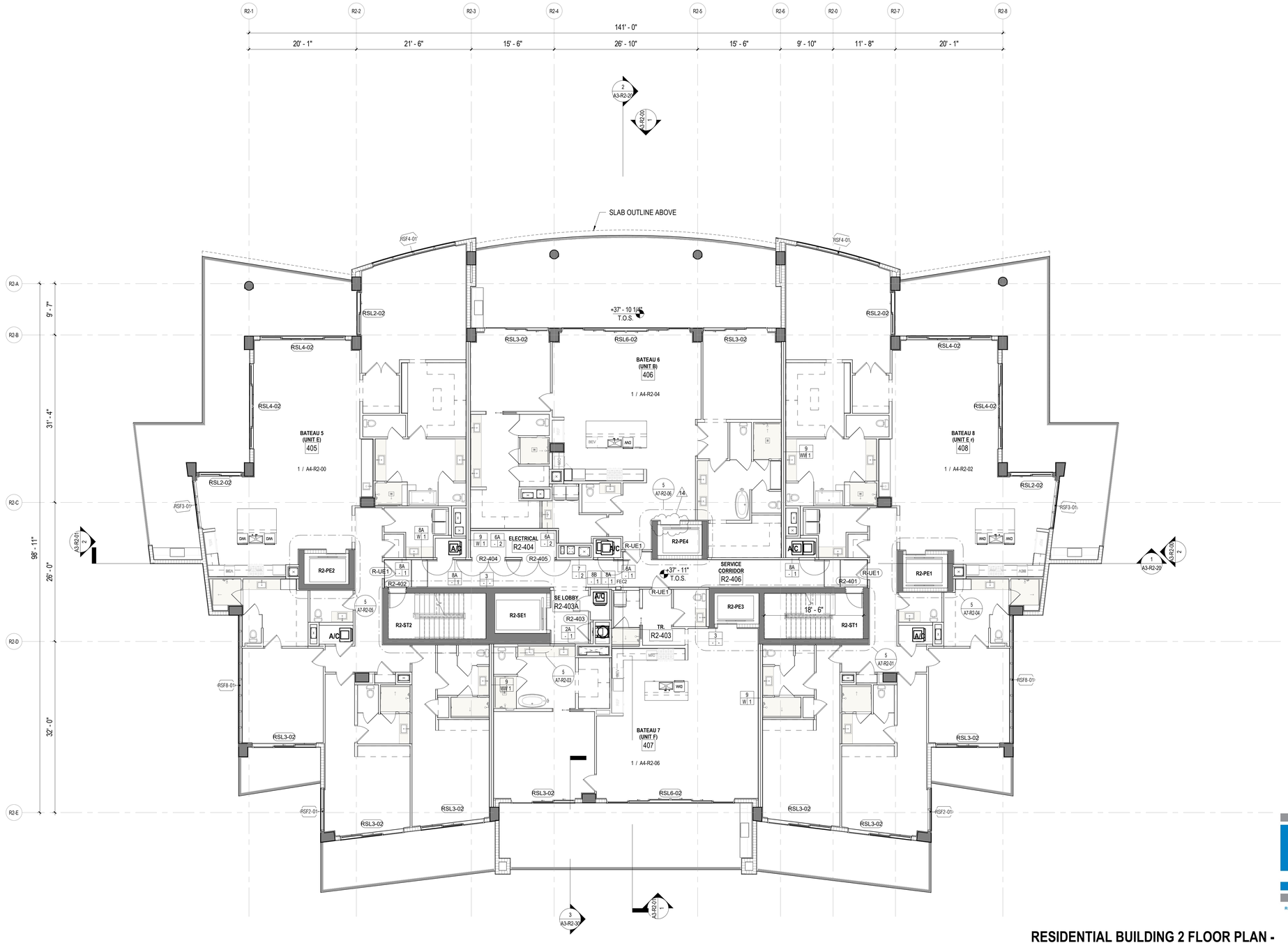


RESIDENTIAL BUILDING 2 FLOOR PLAN - LEVEL 3

1 — 1/8" = 1'-0"

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ECS FLORIDA, LLC

CEILING LEGEND, SYMBOLS AND NOTES

- EXPOSED BOTTOM OF SLAB
- INDICATED DROP CEILING . REFER TO DTL. #5/A9-07
- INDICATES A SPRAY ON THERMAL INSULATION MINIMUM R-25 UNDERNEATH SLAB. EXCEPT R-8 UNDER PARKING LEVEL 1.
- INDICATES A RIGID INSULATION WITH MINIMUM R-25 UNDERNEATH SLAB
- ACOUSTIC CEILING

CEILING MATERIAL
XXX
X'-X"
CEILING HEIGHT MEASURED FROM TOP OF FINISH

B.O.S. BOTTOM OF SLAB
A.F.F.L. ABOVE FINISH FLOOR LEVEL
GYP. BD. GYPSUM BOARD
C.P. CEMENT PLASTER
B.O.B. BOTTOM OF BEAM
SP-1 BASWA 70 E CLASSIC (1 COAT)
SP-2 ROCKWOOL - 4 INCHES

CEILING LIGHT FIXTURES / DEVICES

- PENDANT LIGHT
- DOWNLIGHT - ROUND
- DOWNLIGHT - SQUARE
- DOWNLIGHT - ADJUSTABLE WASHER
- SPEAKER
- WALL SCONCE
- 4FT FLOURESCENT STRIP
- 1X4 SURFACE MOUNT
- STRIP LIGHT

EXIT SIGN
CEILING MOUNTED OR WALL MOUNTED

STRUCT. RIGGING POINT

ACCESS PANEL

LINEAR DIFFUSER
LINEAR DIFFUSER AT COVE

DIFFUSER RETURN EXHAUST

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.
2. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES & SCHEDULE.
3. ALL CEILING HEIGHTS ARE FROM THE TOP OF THE FINISH FLOOR
4. REFER TO ID DWGS FOR ALL INTERIOR FURNISHINGS, FIXTURES AND EQUIPMENT. PROVIDE BLOCKING AS REQUIRED. EXACT LOCATION OF ALL ELECTRICAL, MECHANICAL AND FP DEVICES TO BE COORDINATED WITH ARCHITECT AND ID. REFER TO ID ELEVATIONS FOR LOCATION OF WALL MOUNTED DEVICES. ALL DEVICES SHALL BE MOUNTED AS PER CODE, REFER TO ENGINEERS' DWGS CODE ESTABLISHED MOUNTING HEIGHTS.
5. ALL LIGHTS NOT DIMENSIONED SHALL BE CENTERED OR PLACED EQUALLY WITHIN THE CEILING SPACE, FINAL PLACEMENT OF FIXTURES SHALL BE APPROVED BY ARCHITECT & INTERIOR DESIGNER PRIOR TO WIRING FIXTURES. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO LAYOUT WITHOUT ANY ADDITIONAL COST TO THE CONTRACT.
6. HEAVY OR LARGE DECORATIVE LIGHT FIXTURES EXCEEDING 15 LBS. REQUIRE ATTACHMENT DETAILS WHICH EXCEED CONVENTIONAL METHODS FOR ATTACHING J-BOXES TO CEILING FRAMING. THEY SHALL BE SUSPENDED FROM STRUCTURAL SLAB WITH AN ENGINEERED METAL FRAMING SYSTEM.
7. SEE MEP/FP DRAWINGS FOR LOCATION AND SPECIFICATIONS OF DEVICES & SYSTEMS. COORDINATE EXACT LOCATION OF DEVICES AND SYSTEMS WITH ARCH, I.D., AND LIGHTING DRAWINGS.
8. SUSPENDED ACOUSTICAL CEILING TILE & GRID SYSTEM IS NOT DESIGNED OR INTENDED TO SUPPORT THE WEIGHT OF ADDITIONAL EQUIPMENT, CABLE, CONDUIT, MECHANICAL EQUIPMENT OR OTHER CONSTRUCTION, ALL SUCH ELEMENTS ARE TO BE INDEPENDENTLY SUPPORTED FROM THE BUILDING STRUCTURE BY AT LEAST TWO OPPOSITE CORNERS.
9. ALL CEILING MOUNTED LIGHTING AND DEVICES (EXIT SIGNS, SPRINKLERS, RECESSED LIGHTS, ETC.) IN ACOUSTICAL CEILING TILE TO BE CENTERED IN TILE UNLESS OTHERWISE IS NOTED.
10. REFER TO ID DRAWINGS FOR CEILING DETAILS WITHIN THEIR SCOPE.
11. PROVIDE FIRE PROTECTION SPRINKLER HEAD LAYOUT BY THE SUB CONTRACTOR'S LICENSED FIRE PROTECTION ENGINEER FOR REVIEW. LAYOUT SHALL BE DESIGNED USING PROVIDED CEILING CENTER-LINES, AND EQ / EQ SPACING WHEN POSSIBLE, AT RESIDENCES, GUESTROOMS, CORRIDORS, AND PUBLIC AREAS.
12. PROVIDE ACCESS DOORS (8 X 8 INCH) FRAMED, HINGED AND LOCKABLE AT FIRE DAMPERS AND FIRE SMOKE DAMPERS LOCATIONS PER MECHANICAL DRAWINGS. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT.
PROVIDE ACCESS DOORS AT SHUT OFF VALVE LOCATIONS. REFER TO PLUMBING DRAWINGS. FINAL ACCESS PANEL LOCATION TO BE COORDINATED WITH ARCHITECT.
13. REFER TO LOW VOLTAGE DRAWING SET FOR COORDINATION.
14. REFER TO ELECTRICAL DRAWINGS FOR FULL SCOPE OF LIGHTING DEVICES I.E. FLOOR LIGHTING FIXTURES AND FOR SITE LIGHTING INFORMATION.
15. REFER TO FA/FP DARWINGS FOR FIRE ALARM / CEILING NOTIFICATION DEVICES. FINAL LOCATION OF DEVICES AT PUBLIC SPACES TO BE COORDINATED WITH ARCHITECT.

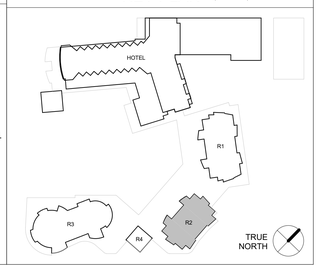
PLAN LEGEND, SYMBOLS AND NOTES

- INDICATES CONC. WALL / COLUMN (SMALL SCALE)
- INDICATES CONC. WALL / COLUMN (LARGE SCALE)
- INDICATES STUD WALL
- INDICATES CMU WALL
- INDICATES FLOOD PROOF WALL ASSEMBLY
- INDICATES BATHROOM TILE ON STUD WALL
- W7 — WINDOW TYPE - SEE WINDOW SCHEDULE
- EN-01 — DOOR MARK - SEE DOOR SCHEDULE
- SF- — STOREFRONT & SLIDER TYPE - SEE SCHEDULE
- L1 — LOUVER TYPE - SEE WINDOW SCHEDULE

X / W1 — WALL TYPE - SEE DRAWING A9-00
INDICATES FIRE-RATING
INDICATES WET AREA
A / A101 / A — INTERIOR ELEVATION TAG
SHEET REFERENCE
DETAIL NUM.
FD FLOOR DRAIN
RD — ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
1/2 HOUR RATED SMOKE-TIGHT PARTITION
1 HOUR RATED WALL
2 HOUR RATED WALL

1. ALL DIMENSIONS ARE FROM FACE OF STRUCTURE (OR CONCRETE TO FACE OF STUDS OR FACE OF STUD TO FACE OF STUD, OR GRID LINE) UNLESS OTHERWISE NOTED.
2. FOR FIRE RATED WALLS AND LOCATIONS SEE LIFE SAFETY DRAWINGS.
3. SET HINGE SIDE OF INTERIOR DOORS AT 4" FROM SIDE WALL (TYP), UNLESS OTHERWISE NOTED.
4. FOR BUILT-IN MILLWORK SEE INTERIOR DESIGN DRAWINGS.
5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
6. SLOPES TO DRAIN IN FLOOR PLANS WILL BE PROVIDED WITH FINISH MATERIALS U.O.N. FOR SLOPES ON CONCRETE SLABS SEE STRUCTURAL DRAWINGS
7. TOP OF ALL GUARDRAILS MUST BE MINIMUM OF 42" ABOVE ADJACENT FINISH FLOOR
8. ALL CEMENT PLASTER AND SKIM COAT FINISHES TO BE PAINTED UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
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F 305/856-0854

A California Corporation

Consultant

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

LONGBOAT KEY HOTEL & RESIDENCES

BATEAU - 1581 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
2	PERMIT REVISION 2	08/12/2021
	PERMIT APPROVAL SET	12/13/2021
6	PERMIT REVISION 6	06/03/2022
8	PERMIT REVISION 8	07/01/2022
9	PERMIT REVISION 9	07/29/2022
11	PERMIT REVISION 11	09/09/2022
14	PERMIT REVISION 14	02/10/2023

Sheet Title: **RESI BUILDING 2 - LEVEL 3 FLOOR PLAN**

Project No. **21816**

Sheet No. **A2-R2-03**

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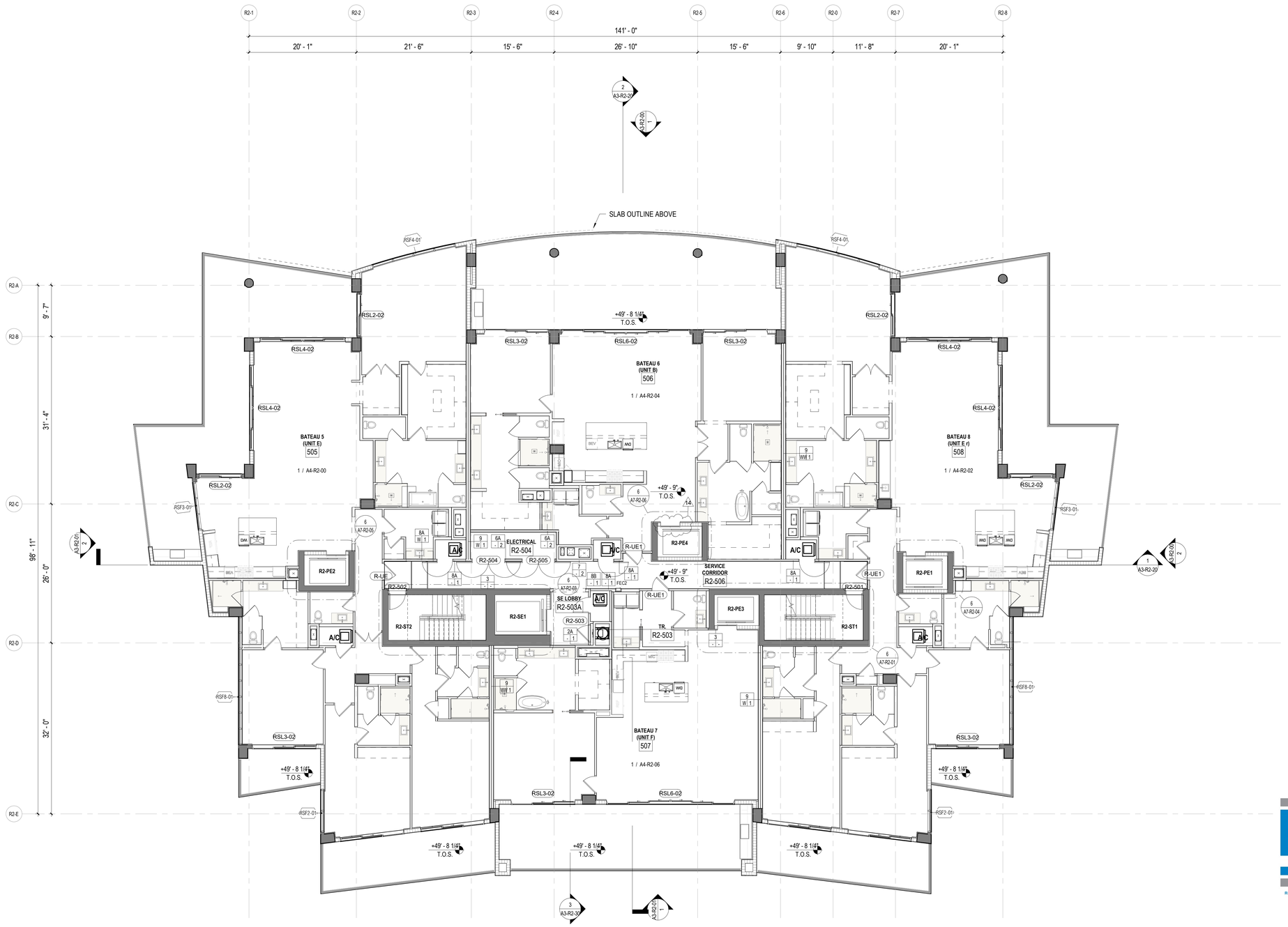

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Longboat Key, FL 34228

Owner

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Orlando, FL 32819
407-999-9985

REVIEWED FOR COMPLIANCE WITH
THE FLORIDA BUILDING CODE
ECS FLORIDA, LLC

1 RESIDENTIAL BUILDING 2 FLOOR PLAN - LEVEL 4

1/8" = 1'-0"

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
2	PERMIT REVISION 2	08/12/2021
	PERMIT APPROVAL SET	12/13/2021
6	PERMIT REVISION 6	06/03/2022
8	PERMIT REVISION 8	07/01/2022
9	PERMIT REVISION 9	07/29/2022
11	PERMIT REVISION 11	09/09/2022
14	PERMIT REVISION 14	02/10/2023

Sheet Title

RESI BUILDING 2 - LEVEL 4 FLOOR PLAN

Project No. 21816

Sheet No.

A2-R2-04

CEILING LEGEND, SYMBOLS AND NOTES

- EXPOSED BOTTOM OF SLAB
- INDICATED DROP CEILING . REFER TO DTL. #5/A9-07
- INDICATES A SPRAY ON THERMAL INSULATION MINIMUM R-25 UNDERNEATH SLAB. EXCEPT R-8 UNDER PARKING LEVEL 1.
- INDICATES A RIGID INSULATION WITH MINIMUM R-25 UNDERNEATH SLAB
- ACOUSTIC CEILING

CEILING MATERIAL — XXX / X'-X" — CEILING HEIGHT MEASURED FROM TOP OF FINISH

B.O.S.	BOTTOM OF SLAB
A.F.F.L.	ABOVE FINISH FLOOR LEVEL
GYP. BD.	GYPSUM BOARD
C.P.	CEMENT PLASTER
B.O.B.	BOTTOM OF BEAM
SP-1	BASWA 70 E CLASSIC (1 COAT)
SP-2	ROCKWOOL - 4 INCHES

CEILING LIGHT FIXTURES / DEVICES

- PENDANT LIGHT
- DOWNLIGHT - ROUND
- DOWNLIGHT - SQUARE
- DOWNLIGHT - ADJUSTABLE WASHER
- SPEAKER
- WALL SCONCE
- 4FT FLOURESCENT STRIP
- 1X4 SURFACE MOUNT
- STRIP LIGHT

EXIT SIGN — CEILING MOUNTED OR WALL MOUNTED

STRUCT. RIGGING POINT

ACCESS PANEL

LINEAR DIFFUSER — LINEAR DIFFUSER AT COVE

DIFFUSER RETURN EXHAUST

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.

2. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES & SCHEDULE.

3. ALL CEILING HEIGHTS ARE FROM THE TOP OF THE FINISH FLOOR

4. REFER TO ID DWGS FOR ALL INTERIOR FURNISHINGS, FIXTURES AND EQUIPMENT. PROVIDE BLOCKING AS REQUIRED. EXACT LOCATION OF ALL ELECTRICAL, MECHANICAL AND FP DEVICES TO BE COORDINATED WITH ARCHITECT AND ID. REFER TO ID ELEVATIONS FOR LOCATION OF WALL MOUNTED DEVICES. ALL DEVICES SHALL BE MOUNTED AS PER CODE, REFER TO ENGINEERS' DWGS CODE ESTABLISHED MOUNTING HEIGHTS.

5. ALL LIGHTS NOT DIMENSIONED SHALL BE CENTERED OR PLACED EQUALLY WITHIN THE CEILING SPACE, FINAL PLACEMENT OF FIXTURES SHALL BE APPROVED BY ARCHITECT & INTERIOR DESIGNER PRIOR TO WIRING FIXTURES. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO LAYOUT WITHOUT ANY ADDITIONAL COST TO THE CONTRACT.

6. HEAVY OR LARGE DECORATIVE LIGHT FIXTURES EXCEEDING 15 LBS. REQUIRE ATTACHMENT DETAILS WHICH EXCEED CONVENTIONAL METHODS FOR ATTACHING J-BOXES TO CEILING FRAMING. THEY SHALL BE SUSPENDED FROM STRUCTURAL SLAB WITH AN ENGINEERED METAL FRAMING SYSTEM.

7. SEE MEP/FP DRAWINGS FOR LOCATION AND SPECIFICATIONS OF DEVICES & SYSTEMS. COORDINATE EXACT LOCATION OF DEVICES AND SYSTEMS WITH ARCH, I.D., AND LIGHTING DRAWINGS.

8. SUSPENDED ACOUSTICAL CEILING TILE & GRID SYSTEM IS NOT DESIGNED OR INTENDED TO SUPPORT THE WEIGHT OF ADDITIONAL EQUIPMENT, CABLE, CONDUIT, MECHANICAL EQUIPMENT OR OTHER CONSTRUCTION, ALL SUCH ELEMENTS ARE TO BE INDEPENDENTLY SUPPORTED FROM THE BUILDING STRUCTURE BY AT LEAST TWO OPPOSITE CORNERS.

9. ALL CEILING MOUNTED LIGHTING AND DEVICES (EXIT SIGNS, SPRINKLERS, RECESSED LIGHTS, ETC.) IN ACOUSTICAL CEILING TILE TO BE CENTERED IN TILE UNLESS OTHERWISE IS NOTED.

10. REFER TO ID DRAWINGS FOR CEILING DETAILS WITHIN THEIR SCOPE.

11. PROVIDE FIRE PROTECTION SPRINKLER HEAD LAYOUT BY THE SUB CONTRACTOR'S LICENSED FIRE PROTECTION ENGINEER FOR REVIEW. LAYOUT SHALL BE DESIGNED USING PROVIDED CEILING CENTER-LINES, AND EQ / EQ SPACING WHEN POSSIBLE, AT RESIDENCES, GUESTROOMS, CORRIDORS, AND PUBLIC AREAS.

12. PROVIDE ACCESS DOORS (8 X 8 INCH) FRAMED, HINGED AND LOCKABLE AT FIRE DAMPERS AND FIRE SMOKE DAMPERS LOCATIONS PER MECHANICAL DRAWINGS. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT.
PROVIDE ACCESS DOORS AT SHUT OFF VALVE LOCATIONS. REFER TO PLUMBING DRAWINGS. FINAL ACCESS PANEL LOCATION TO BE COORDINATED WITH ARCHITECT.

13. REFER TO LOW VOLTAGE DRAWING SET FOR COORDINATION.

14. REFER TO ELECTRICAL DRAWINGS FOR FULL SCOPE OF LIGHTING DEVICES I.E. FLOOR LIGHTING FIXTURES AND FOR SITE LIGHTING INFORMATION.

15. REFER TO FA/FP DARWINGS FOR FIRE ALARM / CEILING NOTIFICATION DEVICES. FINAL LOCATION OF DEVICES AT PUBLIC SPACES TO BE COORDINATED WITH ARCHITECT.

PLAN LEGEND, SYMBOLS AND NOTES

- INDICATES CONC. WALL / COLUMN (SMALL SCALE)
- INDICATES CONC. WALL / COLUMN (LARGE SCALE)
- INDICATES STUD WALL
- INDICATES CMU WALL
- INDICATES FLOOD PROOF WALL ASSEMBLY
- INDICATES BATHROOM TILE ON STUD WALL
- W7 — WINDOW TYPE - SEE WINDOW SCHEDULE
- EN-01 — DOOR MARK - SEE DOOR SCHEDULE
- SF- — STOREFRONT & SLIDER TYPE - SEE SCHEDULE
- L1 — LOUVER TYPE - SEE WINDOW SCHEDULE

X / W.1 — WALL TYPE - SEE DRAWING A9-00

INDICATES FIRE-RATING

INDICATES WET AREA

A / A101 / A — INTERIOR ELEVATION TAG

SHEET REFERENCE

DETAIL NUM.

FD FLOOR DRAIN

RD — ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION

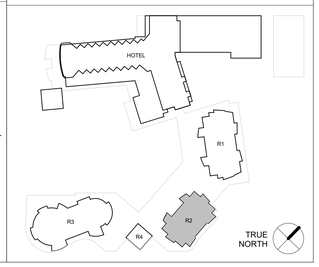
1/2 HOUR RATED SMOKE-TIGHT PARTITION

1 HOUR RATED WALL

2 HOUR RATED WALL

1. ALL DIMENSIONS ARE FROM FACE OF STRUCTURE (OR CONCRETE TO FACE OF STUDS OR FACE OF STUD TO FACE OF STUD, OR GRID LINE) UNLESS OTHERWISE NOTED.
2. FOR FIRE RATED WALLS AND LOCATIONS SEE LIFE SAFETY DRAWINGS.
3. SET HINGE SIDE OF INTERIOR DOORS AT 4" FROM SIDE WALL (TYP), UNLESS OTHERWISE NOTED.
4. FOR BUILT-IN MILLWORK SEE INTERIOR DESIGN DRAWINGS.
5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
6. SLOPES TO DRAIN IN FLOOR PLANS WILL BE PROVIDED WITH FINISH MATERIALS U.O.N. FOR SLOPES ON CONCRETE SLABS SEE STRUCTURAL DRAWINGS
7. TOP OF ALL GUARDRAILS MUST BE MINIMUM OF 42" ABOVE ADJACENT FINISH FLOOR
8. ALL CEMENT PLASTER AND SKIM COAT FINISHES TO BE PAINTED UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



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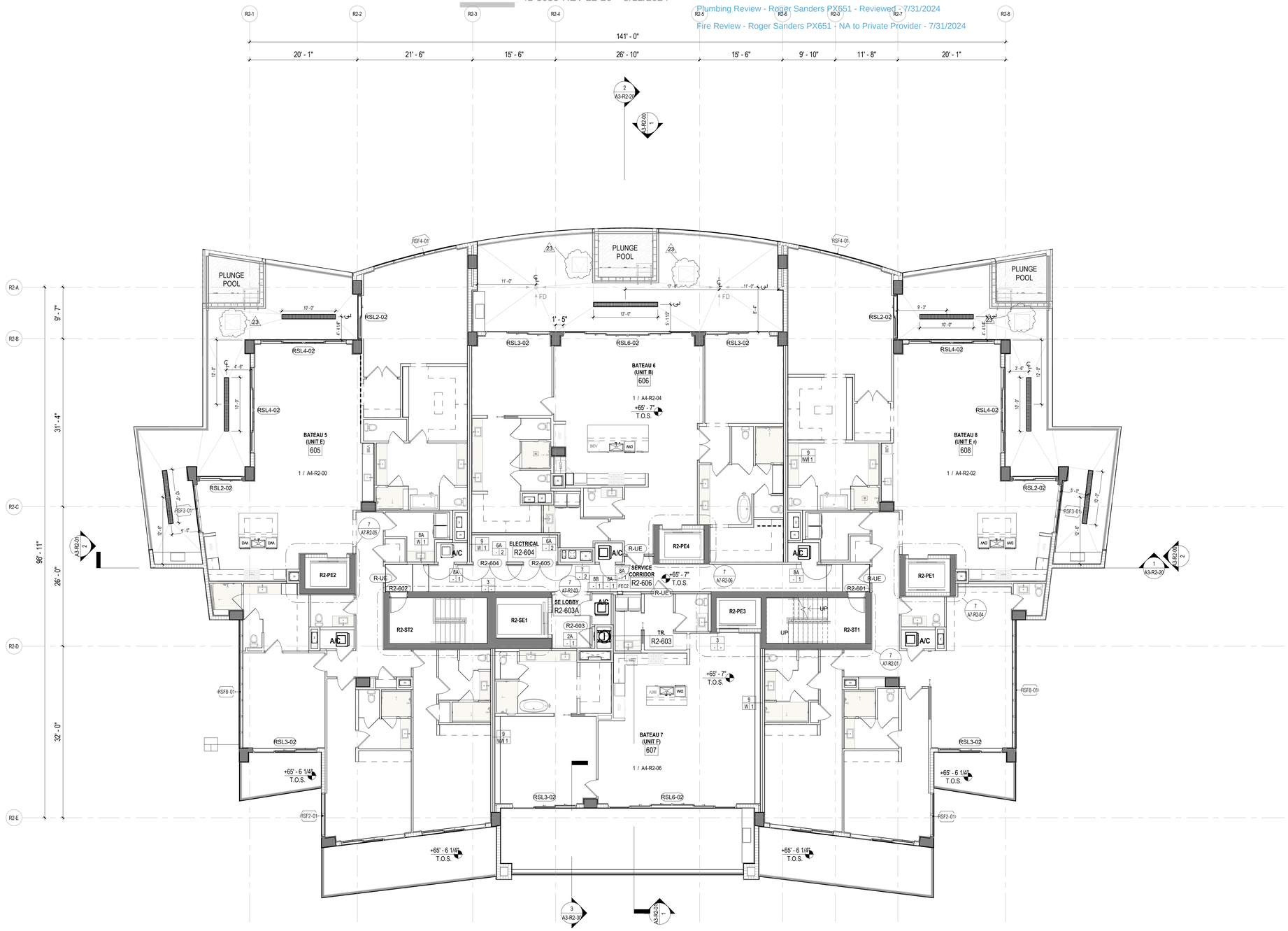
Reviewed for Code Compliance
With The Florida Building Code
ECS, Florida LLC
41-3055-REV 22-26 8/12/2024

Building Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Electrical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Mechanical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Plumbing Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Fire Review - Roger Sanders PX651 - NA to Private Provider - 7/31/2024



RESIDENTIAL BUILDING 2 FLOOR PLAN - LEVEL 5

1 — 1/8" = 1'-0"

CEILING LEGEND, SYMBOLS AND NOTES

- EXPOSED BOTTOM OF SLAB
- INDICATED DROP CEILING . REFER TO DTL. #S/A9-07
- INDICATES A SPRAY ON THERMAL INSULATION MINIMUM R-25 UNDERNEATH SLAB. EXCEPT R-8 UNDER PARKING LEVEL 1.
- INDICATES A RIGID INSULATION WITH MINIMUM R-25 UNDERNEATH SLAB
- ACOUSTIC CEILING

CEILING MATERIAL — XXX / X'-X" — CEILING HEIGHT MEASURED FROM TOP OF FINISH

B.O.S.	BOTTOM OF SLAB
A.F.F.L.	ABOVE FINISH FLOOR LEVEL
GYP. BD.	GYPSUM BOARD
C.P.	CEMENT PLASTER
B.O.B.	BOTTOM OF BEAM
SP-1	BASWA 70 E CLASSIC (1 COAT)
SP-2	ROCKWOOL - 4 INCHES

CEILING LIGHT FIXTURES / DEVICES

- PENDANT LIGHT
- DOWNLIGHT - ROUND
- DOWNLIGHT - SQUARE
- DOWNLIGHT - ADJUSTABLE WASHER
- SPEAKER
- WALL SCONCE
- 4FT FLOURESCENT STRIP
- 1X4 SURFACE MOUNT
- STRIP LIGHT

EXIT SIGN — CEILING MOUNTED OR WALL MOUNTED

STRUCT. RIGGING POINT

ACCESS PANEL

LINEAR DIFFUSER — LINEAR DIFFUSER AT COVE

DIFFUSER RETURN EXHAUST

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.

2. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES & SCHEDULE.

3. ALL CEILING HEIGHTS ARE FROM THE TOP OF THE FINISH FLOOR

4. REFER TO ID DWGS FOR ALL INTERIOR FURNISHINGS, FIXTURES AND EQUIPMENT. PROVIDE BLOCKING AS REQUIRED. EXACT LOCATION OF ALL ELECTRICAL, MECHANICAL AND FP DEVICES TO BE COORDINATED WITH ARCHITECT AND ID. REFER TO ID ELEVATIONS FOR LOCATION OF WALL MOUNTED DEVICES. ALL DEVICES SHALL BE MOUNTED AS PER CODE, REFER TO ENGINEERS' DWGS CODE ESTABLISHED MOUNTING HEIGHTS.

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6. HEAVY OR LARGE DECORATIVE LIGHT FIXTURES EXCEEDING 15 LBS. REQUIRE ATTACHMENT DETAILS WHICH EXCEED CONVENTIONAL METHODS FOR ATTACHING J-BOXES TO CEILING FRAMING. THEY SHALL BE SUSPENDED FROM STRUCTURAL SLAB WITH AN ENGINEERED METAL FRAMING SYSTEM.

7. SEE MEP/FP DRAWINGS FOR LOCATION AND SPECIFICATIONS OF DEVICES & SYSTEMS. COORDINATE EXACT LOCATION OF DEVICES AND SYSTEMS WITH ARCH, I.D., AND LIGHTING DRAWINGS.

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9. ALL CEILING MOUNTED LIGHTING AND DEVICES (EXIT SIGNS, SPRINKLERS, RECESSED LIGHTS, ETC.) IN ACOUSTICAL CEILING TILE TO BE CENTERED IN TILE UNLESS OTHERWISE IS NOTED.

10. REFER TO ID DRAWINGS FOR CEILING DETAILS WITHIN THEIR SCOPE.

11. PROVIDE FIRE PROTECTION SPRINKLER HEAD LAYOUT BY THE SUB CONTRACTOR'S LICENSED FIRE PROTECTION ENGINEER FOR REVIEW. LAYOUT SHALL BE DESIGNED USING PROVIDED CEILING CENTER-LINES, AND EQ / EQ SPACING WHEN POSSIBLE, AT RESIDENCES, GUESTROOMS, CORRIDORS, AND PUBLIC AREAS.

12. PROVIDE ACCESS DOORS (8 X 8 INCH) FRAMED, HINGED AND LOCKABLE AT FIRE DAMPERS AND FIRE SMOKE DAMPERS LOCATIONS PER MECHANICAL DRAWINGS. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT.
PROVIDE ACCESS DOORS AT SHUT OFF VALVE LOCATIONS. REFER TO PLUMBING DRAWINGS. FINAL ACCESS PANEL LOCATION TO BE COORDINATED WITH ARCHITECT.

13. REFER TO LOW VOLTAGE DRAWING SET FOR COORDINATION.

14. REFER TO ELECTRICAL DRAWINGS FOR FULL SCOPE OF LIGHTING DEVICES I.E. FLOOR LIGHTING FIXTURES AND FOR SITE LIGHTING INFORMATION.

15. REFER TO FA/FP DARWINGS FOR FIRE ALARM / CEILING NOTIFICATION DEVICES. FINAL LOCATION OF DEVICES AT PUBLIC SPACES TO BE COORDINATED WITH ARCHITECT.

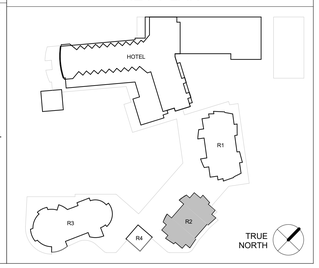
PLAN LEGEND, SYMBOLS AND NOTES

- INDICATES CONC. WALL / COLUMN (SMALL SCALE)
- INDICATES CONC. WALL / COLUMN (LARGE SCALE)
- INDICATES STUD WALL
- INDICATES CMU WALL
- INDICATES FLOOD PROOF WALL ASSEMBLY
- INDICATES BATHROOM TILE ON STUD WALL
- W7 — WINDOW TYPE - SEE WINDOW SCHEDULE
- EN-01 — DOOR MARK - SEE DOOR SCHEDULE
- SF- — STOREFRONT & SLIDER TYPE - SEE SCHEDULE
- L1 — LOUVER TYPE - SEE WINDOW SCHEDULE

- WALL TYPE - SEE DRAWING A9-00
- X / W 1 — INDICATES FIRE-RATING
- INDICATES WET AREA
- A / A101 / A — INTERIOR ELEVATION TAG
- SHEET REFERENCE
- DETAIL NUM.
- FD FLOOR DRAIN
- RD — ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
- 1/2 HOUR RATED SMOKE-TIGHT PARTITION
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL

1. ALL DIMENSIONS ARE FROM FACE OF STRUCTURE (OR CONCRETE TO FACE OF STUDS OR FACE OF STUD TO FACE OF STUD, OR GRID LINE) UNLESS OTHERWISE NOTED.
2. FOR FIRE RATED WALLS AND LOCATIONS SEE LIFE SAFETY DRAWINGS.
3. SET HINGE SIDE OF INTERIOR DOORS AT 4" FROM SIDE WALL (TYP), UNLESS OTHERWISE NOTED.
4. FOR BUILT-IN MILLWORK SEE INTERIOR DESIGN DRAWINGS.
5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
6. SLOPES TO DRAIN IN FLOOR PLANS WILL BE PROVIDED WITH FINISH MATERIALS U.O.N. FOR SLOPES ON CONCRETE SLABS SEE STRUCTURAL DRAWINGS
7. TOP OF ALL GUARDRAILS MUST BE MINIMUM OF 42" ABOVE ADJACENT FINISH FLOOR
8. ALL CEMENT PLASTER AND SKIM COAT FINISHES TO BE PAINTED UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



SB ARCHITECTS

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A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

BATEAU - 1581 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA — SCOTT A. LEE — REGISTERED ARCHITECT — AR95712
Scott Lee
Digitally signed by Scott Lee
DN: E=slee@sbarchitects.com, CN=Scott Lee, OU=Scott A. Lee, L=Mill Valley, S=California, C=US
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RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 2	08/12/2021
2	PERMIT REVISION 3	11/19/2021
3	PERMIT APPROVAL SET	12/13/2021
6	PERMIT REVISION 6	06/03/2022
8	PERMIT REVISION 8	07/01/2022
9	PERMIT REVISION 9	07/29/2022
10	PERMIT REVISION 10	08/19/2022
11	PERMIT REVISION 11	09/09/2022
13	PERMIT REVISION 13	12/16/2022
14	PERMIT REVISION 14	02/10/2023
23	PERMIT REVISION 23	11/03/2023

Sheet Title: **RESI BUILDING 2 - LEVEL 5 FLOOR PLAN**

Project No. **21816**

Sheet No. **A2-R2-05**

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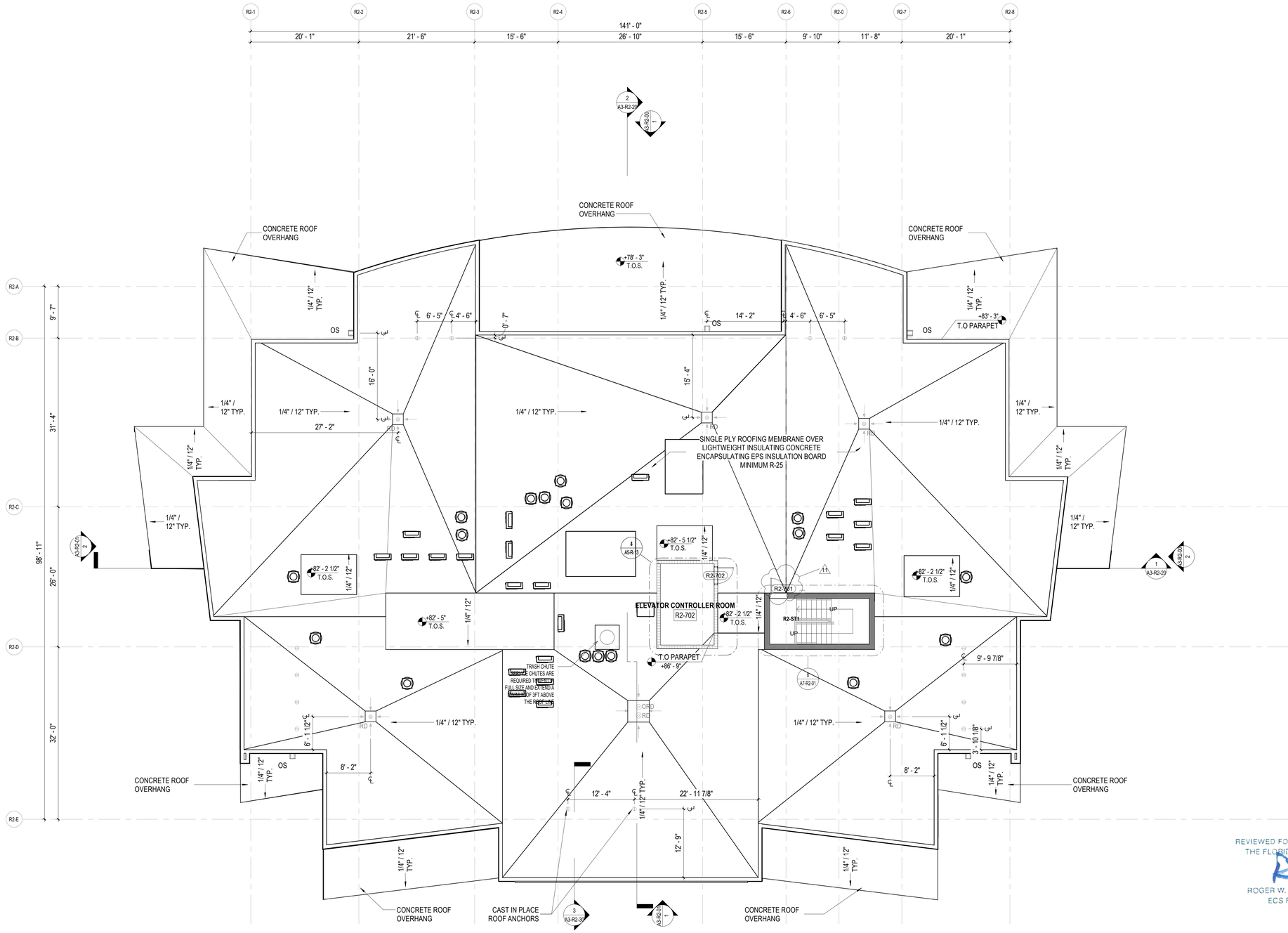


REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE

ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

1 RESIDENTIAL BUILDING 2 FLOOR PLAN - ROOF LEVEL

1/8" = 1'-0"

CEILING LEGEND, SYMBOLS AND NOTES

- EXPOSED BOTTOM OF SLAB
- INDICATED DROP CEILING . REFER TO DTL. #5/A9-07
- INDICATES A SPRAY ON THERMAL INSULATION MINIMUM R-25 UNDERNEATH SLAB. EXCEPT R-8 UNDER PARKING LEVEL 1.
- INDICATES A RIGID INSULATION WITH MINIMUM R-25 UNDERNEATH SLAB
- ACOUSTIC CEILING

CEILING MATERIAL — XXX / X'-X" — CEILING HEIGHT MEASURED FROM TOP OF FINISH

B.O.S. BOTTOM OF SLAB
A.F.F.L. ABOVE FINISH FLOOR LEVEL
GYP. BD. GYPSUM BOARD
C.P. CEMENT PLASTER
B.O.B. BOTTOM OF BEAM
SP-1 BASWA 70 E CLASSIC (1 COAT)
SP-2 ROCKWOOL - 4 INCHES

CEILING LIGHT FIXTURES / DEVICES

- PENDANT LIGHT
- DOWNLIGHT - ROUND
- DOWNLIGHT - SQUARE
- DOWNLIGHT - ADJUSTABLE WASHER
- WALL SCONCE
- 4FT FLOURESCENT STRIP
- 1X4 SURFACE MOUNT
- STRIP LIGHT
- S SPEAKER

EXIT SIGN

CEILING MOUNTED OR WALL MOUNTED

ACCESS PANEL **STRUCT. RIGGING POINT**

DIFFUSER **RETURN** **EXHAUST** **LINEAR DIFFUSER**

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.
2. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES & SCHEDULE.
3. ALL CEILING HEIGHTS ARE FROM THE TOP OF THE FINISH FLOOR
4. REFER TO ID DWGS FOR ALL INTERIOR FURNISHINGS, FIXTURES AND EQUIPMENT. PROVIDE BLOCKING AS REQUIRED. EXACT LOCATION OF ALL ELECTRICAL, MECHANICAL AND FP DEVICES TO BE COORDINATED WITH ARCHITECT AND ID. REFER TO ID ELEVATIONS FOR LOCATION OF WALL MOUNTED DEVICES. ALL DEVICES SHALL BE MOUNTED AS PER CODE, REFER TO ENGINEERS' DWGS CODE ESTABLISHED MOUNTING HEIGHTS.
5. ALL LIGHTS NOT DIMENSIONED SHALL BE CENTERED OR PLACED EQUALLY WITHIN THE CEILING SPACE, FINAL PLACEMENT OF FIXTURES SHALL BE APPROVED BY ARCHITECT & INTERIOR DESIGNER PRIOR TO WIRING FIXTURES. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO LAYOUT WITHOUT ANY ADDITIONAL COST TO THE CONTRACT.
6. HEAVY OR LARGE DECORATIVE LIGHT FIXTURES EXCEEDING 15 LBS. REQUIRE ATTACHMENT DETAILS WHICH EXCEED CONVENTIONAL METHODS FOR ATTACHING J-BOXES TO CEILING FRAMING. THEY SHALL BE SUSPENDED FROM STRUCTURAL SLAB WITH AN ENGINEERED METAL FRAMING SYSTEM.
7. SEE MEP/FP DRAWINGS FOR LOCATION AND SPECIFICATIONS OF DEVICES & SYSTEMS. COORDINATE EXACT LOCATION OF DEVICES AND SYSTEMS WITH ARCH, I.D., AND LIGHTING DRAWINGS.
8. SUSPENDED ACOUSTICAL CEILING TILE & GRID SYSTEM IS NOT DESIGNED OR INTENDED TO SUPPORT THE WEIGHT OF ADDITIONAL EQUIPMENT, CABLE, CONDUIT, MECHANICAL EQUIPMENT OR OTHER CONSTRUCTION, ALL SUCH ELEMENTS ARE TO BE INDEPENDENTLY SUPPORTED FROM THE BUILDING STRUCTURE BY AT LEAST TWO OPPOSITE CORNERS.
9. ALL CEILING MOUNTED LIGHTING AND DEVICES (EXIT SIGNS, SPRINKLERS, RECESSED LIGHTS, ETC.) IN ACOUSTICAL CEILING TILE TO BE CENTERED IN TILE UNLESS OTHERWISE NOTED.
10. REFER TO ID DRAWINGS FOR CEILING DETAILS WITHIN THEIR SCOPE.
11. PROVIDE FIRE PROTECTION SPRINKLER HEAD LAYOUT BY THE SUB CONTRACTOR'S LICENSED FIRE PROTECTION ENGINEER FOR REVIEW. LAYOUT SHALL BE DESIGNED USING PROVIDED CEILING CENTER-LINES, AND EQ / EQ SPACING WHEN POSSIBLE, AT RESIDENCES, GUESTROOMS, CORRIDORS, AND PUBLIC AREAS.
12. PROVIDE ACCESS DOORS (8 X 8 INCH) FRAMED, HINGED AND LOCKABLE AT FIRE DAMPERS AND FIRE SMOKE DAMPERS LOCATIONS PER MECHANICAL DRAWINGS. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT.
PROVIDE ACCESS DOORS AT SHUT OFF VALVE LOCATIONS. REFER TO PLUMBING DRAWINGS. FINAL ACCESS PANEL LOCATION TO BE COORDINATED WITH ARCHITECT.
13. REFER TO LOW VOLTAGE DRAWING SET FOR COORDINATION.
14. REFER TO ELECTRICAL DRAWINGS FOR FULL SCOPE OF LIGHTING DEVICES I.E. FLOOR LIGHTING FIXTURES AND FOR SITE LIGHTING INFORMATION.
15. REFER TO FA/FP DARWINGS FOR FIRE ALARM / CEILING NOTIFICATION DEVICES. FINAL LOCATION OF DEVICES AT PUBLIC SPACES TO BE COORDINATED WITH ARCHITECT.

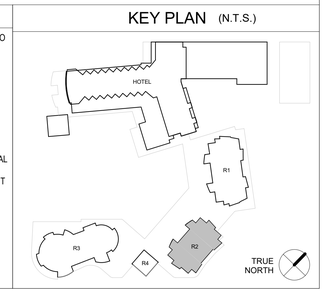
PLAN LEGEND, SYMBOLS AND NOTES

- INDICATES CONC. WALL / COLUMN (SMALL SCALE)
- INDICATES CONC. WALL / COLUMN (LARGE SCALE)
- INDICATES STUD WALL
- INDICATES CMU WALL
- INDICATES FLOOD PROOF WALL ASSEMBLY
- INDICATES BATHROOM TILE ON STUD WALL
- W7 WINDOW TYPE - SEE WINDOW SCHEDULE
- EN-01 DOOR MARK - SEE DOOR SCHEDULE
- SF- STOREFRONT & SLIDER TYPE - SEE SCHEDULE
- L1 LOUVER TYPE - SEE WINDOW SCHEDULE

X / W. 1 — WALL TYPE - SEE DRAWING A9-00
INDICATES FIRE-RATING
INDICATES WET AREA
A / A A101 A / A — INTERIOR ELEVATION TAG
SHEET REFERENCE
DETAIL NUM.
FD FLOOR DRAIN
RD ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
1/2 HOUR RATED SMOKE-TIGHT PARTITION
1 HOUR RATED WALL
2 HOUR RATED WALL

1. ALL DIMENSIONS ARE FROM FACE OF STRUCTURE (OR CONCRETE TO FACE OF STUDS OR FACE OF STUD TO FACE OF STUD, OR GRID LINE) UNLESS OTHERWISE NOTED.
2. FOR FIRE RATED WALLS AND LOCATIONS SEE LIFE SAFETY DRAWINGS.
3. SET HINGE SIDE OF INTERIOR DOORS AT 4" FROM SIDE WALL (TYP), UNLESS OTHERWISE NOTED.
4. FOR BUILT-IN MILLWORK SEE INTERIOR DESIGN DRAWINGS.
5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
6. SLOPES TO DRAIN IN FLOOR PLANS WILL BE PROVIDED WITH FINISH MATERIALS U.O.N. FOR SLOPES ON CONCRETE SLABS SEE STRUCTURAL DRAWINGS
7. TOP OF ALL GUARDRAILS MUST BE MINIMUM OF 42" ABOVE ADJACENT FINISH FLOOR
8. ALL CEMENT PLASTER AND SKIM COAT FINISHES TO BE PAINTED UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



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A California Corporation

Consultant

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STATE OF FLORIDA — SCOTT A. LEE — AR95712 — REGISTERED ARCHITECT

Scott A. Lee

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Date: 2022.07.10 17:02:42-04'00'

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
2	PERMIT REVISION 2	08/12/2021
3	PERMIT REVISION 3	11/19/2021
	PERMIT APPROVAL SET	12/13/2021
11	PERMIT REVISION 11	09/09/2022

Sheet Title: **RESI BUILDING 2 - ROOF PLAN**

Project No. 21816

Sheet No. **A2-R2-06**

Reviewed for Code Compliance
With The Florida Building Code
ECS, Florida LLC
41-3055-REV 22-26 8/12/2024

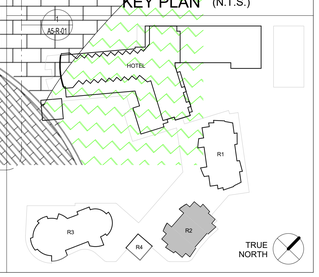
Building Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Electrical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Mechanical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Plumbing Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Fire Review - Roger Sanders PX651 - NA to Private Provider - 7/31/2024

RESI BUILDING 2 - LEVEL P1 REFLECTED CEILING PLAN

1/8" = 1'-0"

FOR GENERAL NOTES AND SYMBOLS SEE SHEET A0-30 & A0-31

KEY PLAN (N.T.S.)



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NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA · SCOTT A. LEE · REGISTERED ARCHITECT · AR95712

Scott Lee

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Reason: I am the author of this document
Location:
Date: 2024.09.03 12:11:52-04'00'

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
3	PERMIT APPROVAL SET	12/13/2021
11	PERMIT REVISION 11	09/09/2022
12	PERMIT REVISION 12	11/04/2022
13	PERMIT REVISION 13	12/16/2022
24	PERMIT REVISION 24	01/19/2024

Sheet Title

RESI BUILDING 2 - LEVEL P1 REFLECTED CEILING PLAN

Project No. **21816**

Sheet No.

A2-R2-50

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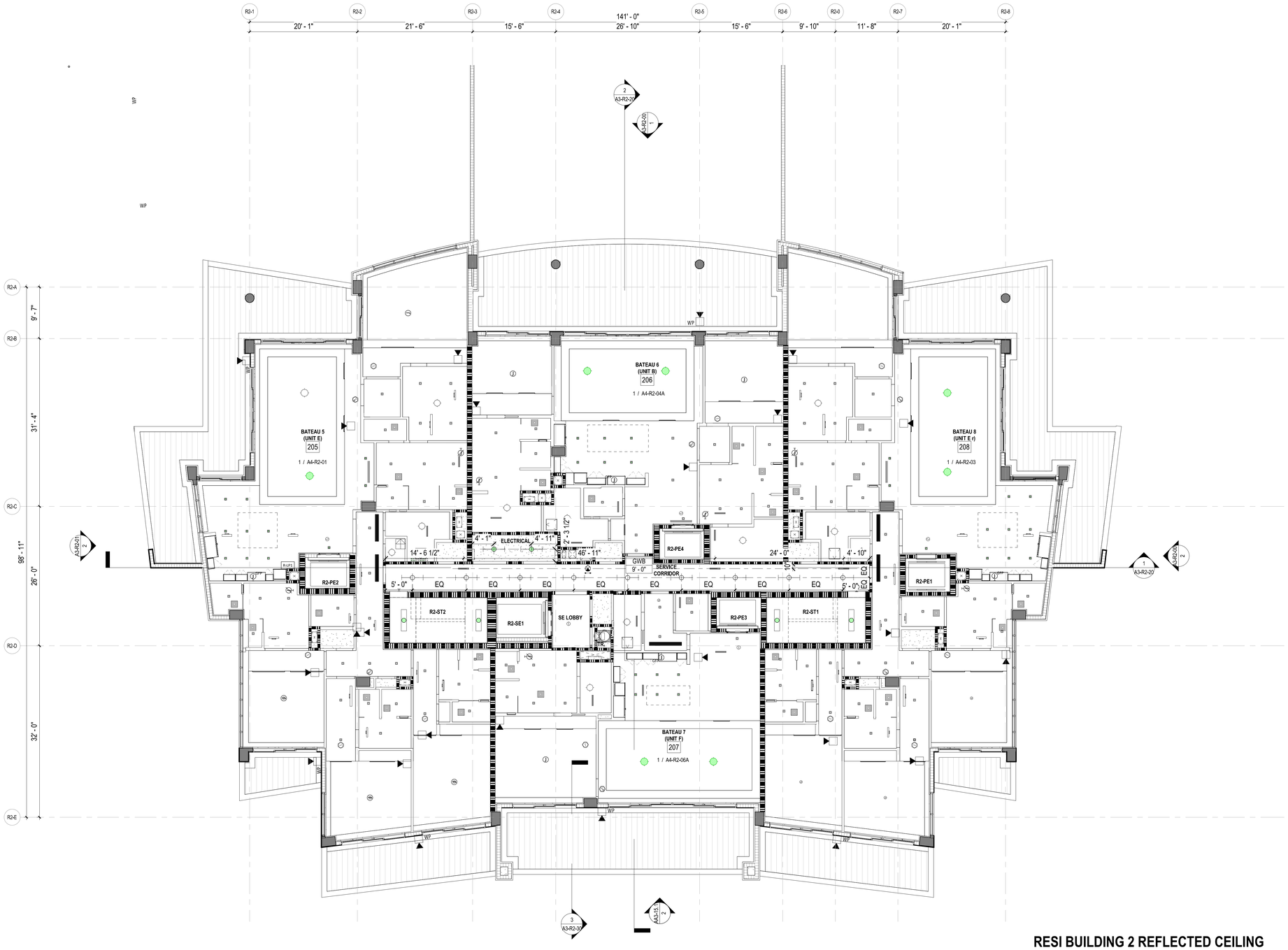

RESI BUILDING 2 REFLECTED CEILING PLAN - LEVEL 1

1 — 1/8" = 1'-0"

CEILING LEGEND, SYMBOLS AND NOTES

- EXPOSED BOTTOM OF SLAB
- INDICATED DROP CEILING . REFER TO SPECIFICATIONS
- INDICATES A SPRAY ON THERMAL INSULATION MINIMUM R-25 UNDERNEATH SLAB. EXCEPT R-8 UNDER PARKING LEVEL 1.
- INDICATES A RIGID INSULATION WITH MINIMUM R-25 UNDERNEATH SLAB
- ACOUSTIC CEILING

CEILING MATERIAL — XXX / X'-X" — CEILING HEIGHT MEASURED FROM TOP OF FINISH

B.O.S.	BOTTOM OF SLAB
A.F.F.L.	ABOVE FINISH FLOOR LEVEL
GYP. BD.	GYPSUM BOARD
C.P.	CEMENT PLASTER
B.O.B.	BOTTOM OF BEAM
SP-1	BASWA 70 E CLASSIC (1 COAT)
SP-2	ROCKWOOL - 4 INCHES

CEILING LIGHT FIXTURES / DEVICES

- PENDANT LIGHT
- DOWNLIGHT - ROUND
- DOWNLIGHT - SQUARE
- DOWNLIGHT - ADJUSTABLE WASHER
- SPEAKER
- WALL SCONCE
- 4FT FLOURESCENT STRIP
- 1X4 SURFACE MOUNT
- STRIP LIGHT

EXIT SIGN

CEILING MOUNTED OR WALL MOUNTED

ACCESS PANEL — **STRUCT. RIGGING POINT**

DIFFUSER — **RETURN** — **EXHAUST** — **LINEAR DIFFUSER**

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.
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12. PROVIDE ACCESS DOORS (8 X 8 INCH) FRAMED, HINGED AND LOCKABLE AT FIRE DAMPERS AND FIRE SMOKE DAMPERS LOCATIONS PER MECHANICAL DRAWINGS. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT.
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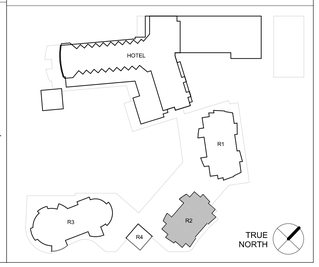
PLAN LEGEND, SYMBOLS AND NOTES

- INDICATES CONC. WALL / COLUMN (SMALL SCALE)
- INDICATES CONC. WALL / COLUMN (LARGE SCALE)
- INDICATES STUD WALL
- INDICATES CMU WALL
- INDICATES FLOOD PROOF WALL ASSEMBLY
- INDICATES BATHROOM TILE ON STUD WALL
- W7 — WINDOW TYPE - SEE WINDOW SCHEDULE
- EN-01 — DOOR MARK - SEE DOOR SCHEDULE
- SF- — STOREFRONT & SLIDER TYPE - SEE SCHEDULE
- L1 — LOUVER TYPE - SEE WINDOW SCHEDULE

- X / W. 1 — WALL TYPE - SEE DRAWING A9-00
- INDICATES FIRE-RATING
- INDICATES WET AREA
- A / A101 / A — INTERIOR ELEVATION TAG
- SHEET REFERENCE
- DETAIL NUM.
- FD FLOOR DRAIN
- RD — ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
- 1/2 HOUR RATED SMOKE-TIGHT PARTITION
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL

1. ALL DIMENSIONS ARE FROM FACE OF STRUCTURE (OR CONCRETE TO FACE OF STUDS OR FACE OF STUD TO FACE OF STUD, OR GRID LINE) UNLESS OTHERWISE NOTED.
2. FOR FIRE RATED WALLS AND LOCATIONS SEE LIFE SAFETY DRAWINGS.
3. SET HINGE SIDE OF INTERIOR DOORS AT 4" FROM SIDE WALL (TYP), UNLESS OTHERWISE NOTED.
4. FOR BUILT-IN MILLWORK SEE INTERIOR DESIGN DRAWINGS.
5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
6. SLOPES TO DRAIN IN FLOOR PLANS WILL BE PROVIDED WITH FINISH MATERIALS U.O.N. FOR SLOPES ON CONCRETE SLABS SEE STRUCTURAL DRAWINGS
7. TOP OF ALL GUARDRAILS MUST BE MINIMUM OF 42" ABOVE ADJACENT FINISH FLOOR
8. ALL CEMENT PLASTER AND SKIM COAT FINISHES TO BE PAINTED UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



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UNICORP NATIONAL DEVELOPMENTS, INC.

Scott Lee

STATE OF FLORIDA — SCOTT A. LEE — AR95712 — REGISTERED ARCHITECT

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title: **RESI BUILDING 2 - LEVEL 1 REFLECTED CEILING PLAN**

Project No. **21816**

Sheet No. **A2-R2-51**

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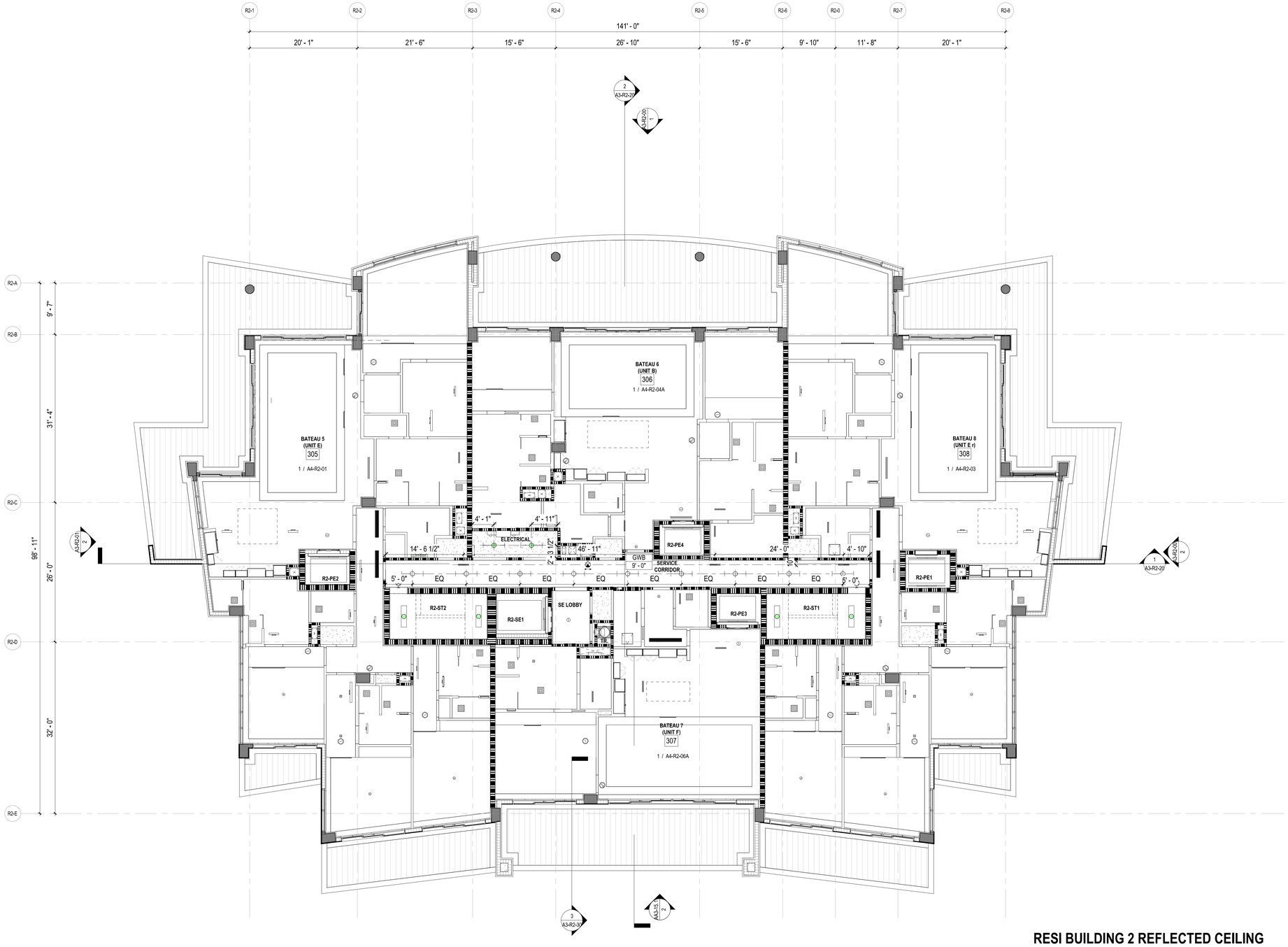


RESI BUILDING 2 REFLECTED CEILING PLAN - LEVEL 2

1 1/8" = 1'-0"

CEILING LEGEND, SYMBOLS AND NOTES

- EXPOSED BOTTOM OF SLAB
- INDICATED DROP CEILING . REFER TO SPECIFICATIONS
- INDICATES A SPRAY ON THERMAL INSULATION MINIMUM R-25 UNDERNEATH SLAB. EXCEPT R-8 UNDER PARKING LEVEL 1.
- INDICATES A RIGID INSULATION WITH MINIMUM R-25 UNDERNEATH SLAB
- ACOUSTIC CEILING

CEILING MATERIAL — XXX / X'-X" — CEILING HEIGHT MEASURED FROM TOP OF FINISH

- B.O.S. BOTTOM OF SLAB
- A.F.F.L. ABOVE FINISH FLOOR LEVEL
- GYP. BD. GYPSUM BOARD
- C.P. CEMENT PLASTER
- B.O.B. BOTTOM OF BEAM
- SP-1 BASWA 70 E CLASSIC (1 COAT)
- SP-2 ROCKWOOL - 4 INCHES

CEILING LIGHT FIXTURES / DEVICES

- PENDANT LIGHT
- WALL SCONCE
- DOWNLIGHT - ROUND
- 4FT FLOURESCENT STRIP
- DOWNLIGHT - SQUARE
- 1X4 SURFACE MOUNT
- DOWNLIGHT - ADJUSTABLE WASHER
- SPEAKER
- STRIP LIGHT

EXIT SIGN

CEILING MOUNTED OR WALL MOUNTED OR

ACCESS PANEL

STRUCT. RIGGING POINT

DIFFUSER **RETURN** **EXHAUST** **LINEAR DIFFUSER**

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.

2. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES & SCHEDULE.

3. ALL CEILING HEIGHTS ARE FROM THE TOP OF THE FINISH FLOOR

4. REFER TO ID DWGS FOR ALL INTERIOR FURNISHINGS, FIXTURES AND EQUIPMENT, PROVIDE BLOCKING AS REQUIRED. EXACT LOCATION OF ALL ELECTRICAL, MECHANICAL AND FP DEVICES TO BE COORDINATED WITH ARCHITECT AND ID. REFER TO ID ELEVATIONS FOR LOCATION OF WALL MOUNTED DEVICES. ALL DEVICES SHALL BE MOUNTED AS PER CODE, REFER TO ENGINEERS' DWGS CODE ESTABLISHED MOUNTING HEIGHTS.

5. ALL LIGHTS NOT DIMENSIONED SHALL BE CENTERED OR PLACED EQUALLY WITHIN THE CEILING SPACE. FINAL PLACEMENT OF FIXTURES SHALL BE APPROVED BY ARCHITECT & INTERIOR DESIGNER PRIOR TO WIRING FIXTURES. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO LAYOUT WITHOUT ANY ADDITIONAL COST TO THE CONTRACT.

6. HEAVY OR LARGE DECORATIVE LIGHT FIXTURES EXCEEDING 15 LBS. REQUIRE ATTACHMENT DETAILS WHICH EXCEED CONVENTIONAL METHODS FOR ATTACHING J-BOXES TO CEILING FRAMING. THEY SHALL BE SUSPENDED FROM STRUCTURAL SLAB WITH AN ENGINEERED METAL FRAMING SYSTEM.

7. SEE MEP/FP DRAWINGS FOR LOCATION AND SPECIFICATIONS OF DEVICES & SYSTEMS. COORDINATE EXACT LOCATION OF DEVICES AND SYSTEMS WITH ARCH, I.D., AND LIGHTING DRAWINGS.

8. SUSPENDED ACOUSTICAL CEILING TILE & GRID SYSTEM IS NOT DESIGNED OR INTENDED TO SUPPORT THE WEIGHT OF ADDITIONAL EQUIPMENT, CABLE, CONDUIT, MECHANICAL EQUIPMENT OR OTHER CONSTRUCTION. ALL SUCH ELEMENTS ARE TO BE INDEPENDENTLY SUPPORTED FROM THE BUILDING STRUCTURE BY AT LEAST TWO OPPOSITE CORNERS.

9. ALL CEILING MOUNTED LIGHTING AND DEVICES (EXIT SIGNS, SPRINKLERS, RECESSED LIGHTS, ETC.) IN ACOUSTICAL CEILING TILE TO BE CENTERED IN TILE UNLESS OTHERWISE IS NOTED.

10. REFER TO ID DRAWINGS FOR CEILING DETAILS WITHIN THEIR SCOPE.

11. PROVIDE FIRE PROTECTION SPRINKLER HEAD LAYOUT BY THE SUB CONTRACTOR'S LICENSED FIRE PROTECTION ENGINEER FOR REVIEW. LAYOUT SHALL BE DESIGNED USING PROVIDED CEILING CENTER-LINES, AND EQ / EQ SPACING WHEN POSSIBLE, AT RESIDENCES, GUESTROOMS, CORRIDORS, AND PUBLIC AREAS.

12. PROVIDE ACCESS DOORS (8 X 8 INCH) FRAMED, HINGED AND LOCKABLE AT FIRE DAMPERS AND FIRE SMOKE DAMPERS LOCATIONS PER MECHANICAL DRAWINGS. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT.
PROVIDE ACCESS DOORS AT SHUT OFF VALVE LOCATIONS. REFER TO PLUMBING DRAWINGS. FINAL ACCESS PANEL LOCATION TO BE COORDINATED WITH ARCHITECT.

13. REFER TO LOW VOLTAGE DRAWING SET FOR COORDINATION.

14. REFER TO ELECTRICAL DRAWINGS FOR FULL SCOPE OF LIGHTING DEVICES I.E. FLOOR LIGHTING FIXTURES AND FOR SITE LIGHTING INFORMATION.

15. REFER TO FA/FP DARWINGS FOR FIRE ALARM / CEILING NOTIFICATION DEVICES. FINAL LOCATION OF DEVICES AT PUBLIC SPACES TO BE COORDINATED WITH ARCHITECT.

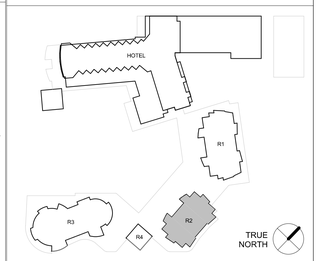
PLAN LEGEND, SYMBOLS AND NOTES

- INDICATES CONC. WALL / COLUMN (SMALL SCALE)
- INDICATES CONC. WALL / COLUMN (LARGE SCALE)
- INDICATES STUD WALL
- INDICATES CMU WALL
- INDICATES FLOOD PROOF WALL ASSEMBLY
- INDICATES BATHROOM TILE ON STUD WALL
- W7 — WINDOW TYPE - SEE WINDOW SCHEDULE
- EN-01 — DOOR MARK - SEE DOOR SCHEDULE
- SF- — STOREFRONT & SLIDER TYPE - SEE SCHEDULE
- L1 — LOUVER TYPE - SEE WINDOW SCHEDULE

- X / W.1 — WALL TYPE - SEE DRAWING A9-00
- INDICATES FIRE-RATING
- INDICATES WET AREA
- A / A101 / A — INTERIOR ELEVATION TAG
- SHEET REFERENCE
- DETAIL NUM.
- FD FLOOR DRAIN
- RD ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
- 1/2 HOUR RATED SMOKE-TIGHT PARTITION
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL

1. ALL DIMENSIONS ARE FROM FACE OF STRUCTURE (OR CONCRETE TO FACE OF STUDS OR FACE OF STUD TO FACE OF STUD, OR GRID LINE) UNLESS OTHERWISE NOTED.
2. FOR FIRE RATED WALLS AND LOCATIONS SEE LIFE SAFETY DRAWINGS.
3. SET HINGE SIDE OF INTERIOR DOORS AT 4" FROM SIDE WALL (TYP), UNLESS OTHERWISE NOTED.
4. FOR BUILT-IN MILLWORK SEE INTERIOR DESIGN DRAWINGS.
5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
6. SLOPES TO DRAIN IN FLOOR PLANS WILL BE PROVIDED WITH FINISH MATERIALS U.O.N. FOR SLOPES ON CONCRETE SLABS SEE STRUCTURAL DRAWINGS.
7. TOP OF ALL GUARDRAILS MUST BE MINIMUM OF 42" ABOVE ADJACENT FINISH FLOOR
8. ALL CEMENT PLASTER AND SKIM COAT FINISHES TO BE PAINTED UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



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UNICORP NATIONAL DEVELOPMENTS, INC.

Scott Lee

Digitally signed by Scott Lee
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Date: 2021.07.15 13:15:50-04'00'

STATE OF FLORIDA
SCOTT A LEE
AR95712
REGISTERED ARCHITECT

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title **RESI BUILDING 2 - LEVEL 2 REFLECTED CEILING PLAN**

Project No. **21816**

Sheet No. **A2-R2-52**

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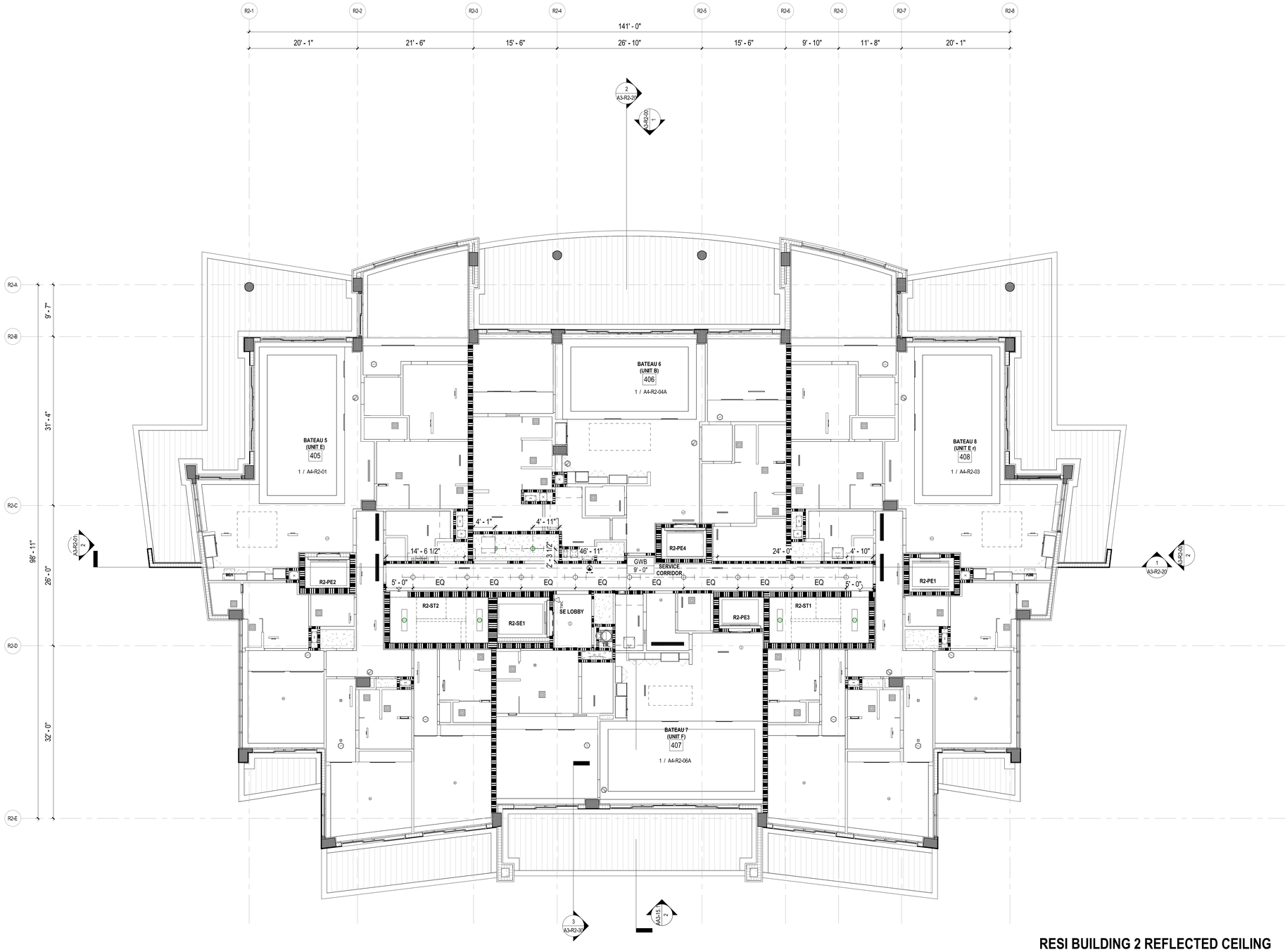

RESI BUILDING 2 REFLECTED CEILING PLAN - LEVEL 3

1 1/8" = 1'-0"

CEILING LEGEND, SYMBOLS AND NOTES

- EXPOSED BOTTOM OF SLAB
- INDICATED DROP CEILING . REFER TO SPECIFICATIONS
- INDICATES A SPRAY ON THERMAL INSULATION MINIMUM R-25 UNDERNEATH SLAB. EXCEPT R-8 UNDER PARKING LEVEL 1.
- INDICATES A RIGID INSULATION WITH MINIMUM R-25 UNDERNEATH SLAB
- ACOUSTIC CEILING

CEILING MATERIAL
XXX
X'-X"
CEILING HEIGHT MEASURED FROM TOP OF FINISH

B.O.S. BOTTOM OF SLAB
A.F.F.L. ABOVE FINISH FLOOR LEVEL
GYP. BD. GYPSUM BOARD
C.P. CEMENT PLASTER
B.O.B. BOTTOM OF BEAM
SP-1 BASWA 70 E CLASSIC (1 COAT)
SP-2 ROCKWOOL - 4 INCHES

CEILING LIGHT FIXTURES / DEVICES

- PENDANT LIGHT
- DOWNLIGHT - ROUND
- DOWNLIGHT - SQUARE
- DOWNLIGHT - ADJUSTABLE WASHER
- SPEAKER
- WALL SCONCE
- 4FT FLOURESCENT STRIP
- 1X4 SURFACE MOUNT
- STRIP LIGHT

EXIT SIGN

CEILING MOUNTED OR WALL MOUNTED

ACCESS PANEL

STRUCT. RIGGING POINT

DIFFUSER **RETURN** **EXHAUST** **LINEAR DIFFUSER**

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.

2. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES & SCHEDULE.

3. ALL CEILING HEIGHTS ARE FROM THE TOP OF THE FINISH FLOOR

4. REFER TO ID DWGS FOR ALL INTERIOR FURNISHINGS, FIXTURES AND EQUIPMENT, PROVIDE BLOCKING AS REQUIRED. EXACT LOCATION OF ALL ELECTRICAL, MECHANICAL AND FP DEVICES TO BE COORDINATED WITH ARCHITECT AND ID. REFER TO ID ELEVATIONS FOR LOCATION OF WALL MOUNTED DEVICES. ALL DEVICES SHALL BE MOUNTED AS PER CODE, REFER TO ENGINEERS' DWGS CODE ESTABLISHED MOUNTING HEIGHTS.

5. ALL LIGHTS NOT DIMENSIONED SHALL BE CENTERED OR PLACED EQUALLY WITHIN THE CEILING SPACE, FINAL PLACEMENT OF FIXTURES SHALL BE APPROVED BY ARCHITECT & INTERIOR DESIGNER PRIOR TO WIRING FIXTURES. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO LAYOUT WITHOUT ANY ADDITIONAL COST TO THE CONTRACT.

6. HEAVY OR LARGE DECORATIVE LIGHT FIXTURES EXCEEDING 15 LBS. REQUIRE ATTACHMENT DETAILS WHICH EXCEED CONVENTIONAL METHODS FOR ATTACHING J-BOXES TO CEILING FRAMING. THEY SHALL BE SUSPENDED FROM STRUCTURAL SLAB WITH AN ENGINEERED METAL FRAMING SYSTEM.

7. SEE MEP/FP DRAWINGS FOR LOCATION AND SPECIFICATIONS OF DEVICES & SYSTEMS. COORDINATE EXACT LOCATION OF DEVICES AND SYSTEMS WITH ARCH, I.D., AND LIGHTING DRAWINGS.

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10. REFER TO ID DRAWINGS FOR CEILING DETAILS WITHIN THEIR SCOPE.

11. PROVIDE FIRE PROTECTION SPRINKLER HEAD LAYOUT BY THE SUB CONTRACTOR'S LICENSED FIRE PROTECTION ENGINEER FOR REVIEW. LAYOUT SHALL BE DESIGNED USING PROVIDED CEILING CENTER-LINES, AND EQ / EQ SPACING WHEN POSSIBLE, AT RESIDENCES, GUESTROOMS, CORRIDORS, AND PUBLIC AREAS.

12. PROVIDE ACCESS DOORS (8 X 8 INCH) FRAMED, HINGED AND LOCKABLE AT FIRE DAMPERS AND FIRE SMOKE DAMPERS LOCATIONS PER MECHANICAL DRAWINGS. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT.
PROVIDE ACCESS DOORS AT SHUT OFF VALVE LOCATIONS. REFER TO PLUMBING DRAWINGS. FINAL ACCESS PANEL LOCATION TO BE COORDINATED WITH ARCHITECT.

13. REFER TO LOW VOLTAGE DRAWING SET FOR COORDINATION.

14. REFER TO ELECTRICAL DRAWINGS FOR FULL SCOPE OF LIGHTING DEVICES I.E. FLOOR LIGHTING FIXTURES AND FOR SITE LIGHTING INFORMATION.

15. REFER TO FA/FP DARWINGS FOR FIRE ALARM / CEILING NOTIFICATION DEVICES. FINAL LOCATION OF DEVICES AT PUBLIC SPACES TO BE COORDINATED WITH ARCHITECT.

PLAN LEGEND, SYMBOLS AND NOTES

- INDICATES CONC. WALL / COLUMN (SMALL SCALE)
- INDICATES CONC. WALL / COLUMN (LARGE SCALE)
- INDICATES STUD WALL
- INDICATES CMU WALL
- INDICATES FLOOD PROOF WALL ASSEMBLY
- INDICATES BATHROOM TILE ON STUD WALL
- W7 WINDOW TYPE - SEE WINDOW SCHEDULE
- EN-01 DOOR MARK - SEE DOOR SCHEDULE
- SF- STOREFRONT & SLIDER TYPE - SEE SCHEDULE
- L1 LOUVER TYPE - SEE WINDOW SCHEDULE

- X / W1 WALL TYPE - SEE DRAWING A9-00
- INDICATES FIRE-RATING
- INDICATES WET AREA
- A / A101 / A INTERIOR ELEVATION TAG
- SHEET REFERENCE
- DETAIL NUM.
- FD FLOOR DRAIN
- RD ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
- 1/2 HOUR RATED SMOKE-TIGHT PARTITION
- 1 HOUR RATED WALL
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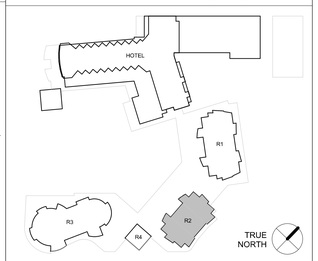
1. ALL DIMENSIONS ARE FROM FACE OF STRUCTURE (OR CONCRETE TO FACE OF STUDS OR FACE OF STUD TO FACE OF STUD, OR GRID LINE) UNLESS OTHERWISE NOTED.
2. FOR FIRE RATED WALLS AND LOCATIONS SEE LIFE SAFETY DRAWINGS.
3. SET HINGE SIDE OF INTERIOR DOORS AT 4" FROM SIDE WALL (TYP), UNLESS OTHERWISE NOTED.
4. FOR BUILT-IN MILLWORK SEE INTERIOR DESIGN DRAWINGS.
5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
6. SLOPES TO DRAIN IN FLOOR PLANS WILL BE PROVIDED WITH FINISH MATERIALS U.O.N. FOR SLOPES ON CONCRETE SLABS SEE STRUCTURAL DRAWINGS
7. TOP OF ALL GUARDRAILS MUST BE MINIMUM OF 42" ABOVE ADJACENT FINISH FLOOR
8. ALL CEMENT PLASTER AND SKIM COAT FINISHES TO BE PAINTED UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



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Scott Lee

STATE OF FLORIDA
SCOTT A. LEE
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REGISTERED ARCHITECT

LONGBOAT KEY HOTEL & RESIDENCES

BATEAU - 1581 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title

RESI BUILDING 2 - LEVEL 3 REFLECTED CEILING PLAN

Project No. **21816**

Sheet No.

A2-R2-53

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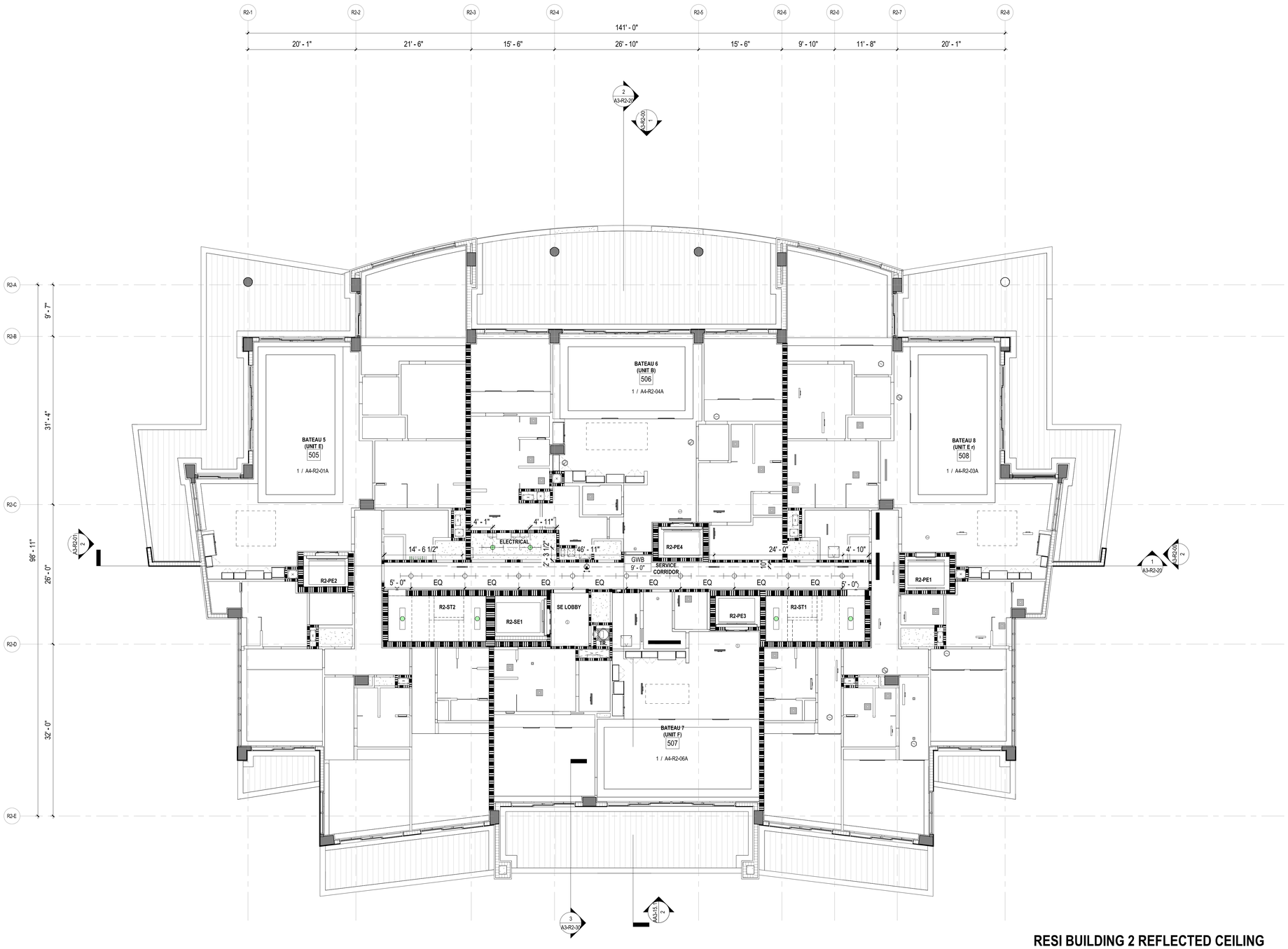

RESI BUILDING 2 REFLECTED CEILING PLAN - LEVEL 4

1 — 1/8" = 1'-0"

CEILING LEGEND, SYMBOLS AND NOTES

- EXPOSED BOTTOM OF SLAB
- INDICATED DROP CEILING . REFER TO SPECIFICATIONS
- INDICATES A SPRAY ON THERMAL INSULATION MINIMUM R-25 UNDERNEATH SLAB. EXCEPT R-8 UNDER PARKING LEVEL 1.
- INDICATES A RIGID INSULATION WITH MINIMUM R-25 UNDERNEATH SLAB
- ACOUSTIC CEILING

CEILING MATERIAL — XXX / X'-X" — CEILING HEIGHT MEASURED FROM TOP OF FINISH

- B.O.S. BOTTOM OF SLAB
- A.F.F.L. ABOVE FINISH FLOOR LEVEL
- GYP. BD. GYPSUM BOARD
- C.P. CEMENT PLASTER
- B.O.B. BOTTOM OF BEAM
- SP-1 BASWA 70 E CLASSIC (1 COAT)
- SP-2 ROCKWOOL - 4 INCHES

CEILING LIGHT FIXTURES / DEVICES

- PENDANT LIGHT
- DOWNLIGHT - ROUND
- DOWNLIGHT - SQUARE
- DOWNLIGHT - ADJUSTABLE WASHER
- SPEAKER
- WALL SCONCE
- 4FT FLOURESCENT STRIP
- 1X4 SURFACE MOUNT
- STRIP LIGHT

EXIT SIGN — CEILING MOUNTED OR WALL MOUNTED

ACCESS PANEL — **STRUCT. RIGGING POINT**

DIFFUSER — **RETURN** — **EXHAUST** — **LINEAR DIFFUSER**

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.
2. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES & SCHEDULE.
3. ALL CEILING HEIGHTS ARE FROM THE TOP OF THE FINISH FLOOR
4. REFER TO ID DWGS FOR ALL INTERIOR FURNISHINGS, FIXTURES AND EQUIPMENT. PROVIDE BLOCKING AS REQUIRED. EXACT LOCATION OF ALL ELECTRICAL, MECHANICAL AND FP DEVICES TO BE COORDINATED WITH ARCHITECT AND ID. REFER TO ID ELEVATIONS FOR LOCATION OF WALL MOUNTED DEVICES. ALL DEVICES SHALL BE MOUNTED AS PER CODE, REFER TO ENGINEERS' DWGS CODE ESTABLISHED MOUNTING HEIGHTS.
5. ALL LIGHTS NOT DIMENSIONED SHALL BE CENTERED OR PLACED EQUALLY WITHIN THE CEILING SPACE. FINAL PLACEMENT OF FIXTURES SHALL BE APPROVED BY ARCHITECT & INTERIOR DESIGNER PRIOR TO WIRING FIXTURES. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO LAYOUT WITHOUT ANY ADDITIONAL COST TO THE CONTRACT.
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10. REFER TO ID DRAWINGS FOR CEILING DETAILS WITHIN THEIR SCOPE.
11. PROVIDE FIRE PROTECTION SPRINKLER HEAD LAYOUT BY THE SUB CONTRACTOR'S LICENSED FIRE PROTECTION ENGINEER FOR REVIEW. LAYOUT SHALL BE DESIGNED USING PROVIDED CEILING CENTER-LINES, AND EQ / EQ SPACING WHEN POSSIBLE, AT RESIDENCES, GUESTROOMS, CORRIDORS, AND PUBLIC AREAS.
12. PROVIDE ACCESS DOORS (8 X 8 INCH) FRAMED, HINGED AND LOCKABLE AT FIRE DAMPERS AND FIRE SMOKE DAMPERS LOCATIONS PER MECHANICAL DRAWINGS. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT.
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PLAN LEGEND, SYMBOLS AND NOTES

- INDICATES CONC. WALL / COLUMN (SMALL SCALE)
- INDICATES CONC. WALL / COLUMN (LARGE SCALE)
- INDICATES STUD WALL
- INDICATES CMU WALL
- INDICATES FLOOD PROOF WALL ASSEMBLY
- INDICATES BATHROOM TILE ON STUD WALL
- W7 — WINDOW TYPE - SEE WINDOW SCHEDULE
- EN-01 — DOOR MARK - SEE DOOR SCHEDULE
- SF- — STOREFRONT & SLIDER TYPE - SEE SCHEDULE
- L1 — LOUVER TYPE - SEE WINDOW SCHEDULE

- X / W 1 — WALL TYPE - SEE DRAWING A9-00
- INDICATES FIRE-RATING
- INDICATES WET AREA
- A / A101 / A — INTERIOR ELEVATION TAG
- SHEET REFERENCE
- DETAIL NUM.
- FD FLOOR DRAIN
- RD ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
- 1/2 HOUR RATED SMOKE-TIGHT PARTITION
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL

1. ALL DIMENSIONS ARE FROM FACE OF STRUCTURE (OR CONCRETE TO FACE OF STUDS OR FACE OF STUD TO FACE OF STUD, OR GRID LINE) UNLESS OTHERWISE NOTED.
2. FOR FIRE RATED WALLS AND LOCATIONS SEE LIFE SAFETY DRAWINGS.
3. SET HINGE SIDE OF INTERIOR DOORS AT 4" FROM SIDE WALL (TYP), UNLESS OTHERWISE NOTED.
4. FOR BUILT-IN MILLWORK SEE INTERIOR DESIGN DRAWINGS.
5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
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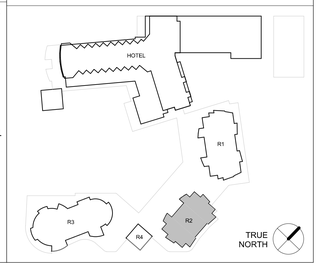
7. TOP OF ALL GUARDRAILS MUST BE MINIMUM OF 42" ABOVE ADJACENT FINISH FLOOR
8. ALL CEMENT PLASTER AND SKIM COAT FINISHES TO BE PAINTED UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



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UNICORP NATIONAL DEVELOPMENTS, INC.

Scott Lee

Digitally signed by Scott Lee
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Date: 2021.07.15 17:01:44 -04'00'

STATE OF FLORIDA — SCOTT A. LEE — AR95712 — REGISTERED ARCHITECT

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title: **RESI BUILDING 2 - LEVEL 4 REFLECTED CEILING PLAN**

Project No. 21816

Sheet No. **A2-R2-54**

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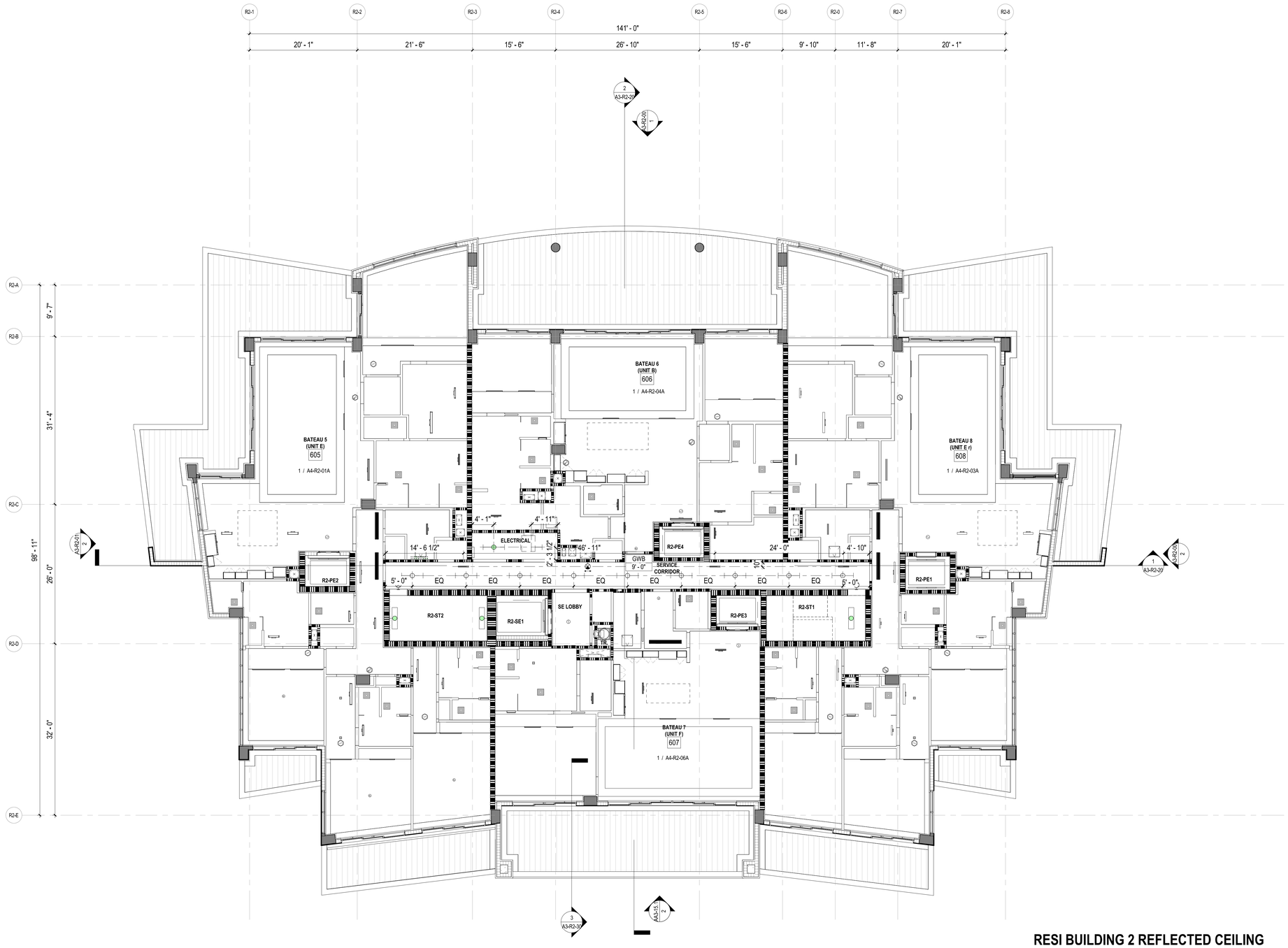


RESI BUILDING 2 REFLECTED CEILING PLAN - LEVEL 5

1 1/8" = 1'-0"

CEILING LEGEND, SYMBOLS AND NOTES

EXPOSED BOTTOM OF SLAB

INDICATED DROP CEILING , REFER TO SPECIFICATIONS

INDICATES A SPRAY ON THERMAL INSULATION MINIMUM R-25 UNDERNEATH SLAB, EXCEPT R-8 UNDER PARKING LEVEL 1.

INDICATES A RIGID INSULATION WITH MINIMUM R-25 UNDERNEATH SLAB

ACOUSTIC CEILING

CEILING MATERIAL — XXX / X'-X" — CEILING HEIGHT MEASURED FROM TOP OF FINISH

B.O.S.	BOTTOM OF SLAB
A.F.F.L.	ABOVE FINISH FLOOR LEVEL
GYP. BD.	GYPSUM BOARD
C.P.	CEMENT PLASTER
B.O.B.	BOTTOM OF BEAM
SP-1	BASWA 70 E CLASSIC (1 COAT)
SP-2	ROCKWOOL - 4 INCHES

CEILING LIGHT FIXTURES / DEVICES

- PENDANT LIGHT
- WALL SCONCE
- DOWNLIGHT - ROUND
- 4FT FLOURESCENT STRIP
- DOWNLIGHT - SQUARE
- 1X4 SURFACE MOUNT
- DOWNLIGHT - ADJUSTABLE WASHER
- SPEAKER
- STRIP LIGHT

EXIT SIGN

CEILING MOUNTED OR WALL MOUNTED

ACCESS PANEL

STRUCT. RIGGING POINT

DIFFUSER **RETURN** **EXHAUST** **LINEAR DIFFUSER**

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.

2. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES & SCHEDULE.

3. ALL CEILING HEIGHTS ARE FROM THE TOP OF THE FINISH FLOOR

4. REFER TO ID DWGS FOR ALL INTERIOR FURNISHINGS, FIXTURES AND EQUIPMENT, PROVIDE BLOCKING AS REQUIRED. EXACT LOCATION OF ALL ELECTRICAL, MECHANICAL AND FP DEVICES TO BE COORDINATED WITH ARCHITECT AND ID. REFER TO ID ELEVATIONS FOR LOCATION OF WALL MOUNTED DEVICES. ALL DEVICES SHALL BE MOUNTED AS PER CODE, REFER TO ENGINEERS' DWGS CODE ESTABLISHED MOUNTING HEIGHTS.

5. ALL LIGHTS NOT DIMENSIONED SHALL BE CENTERED OR PLACED EQUALLY WITHIN THE CEILING SPACE, FINAL PLACEMENT OF FIXTURES SHALL BE APPROVED BY ARCHITECT & INTERIOR DESIGNER PRIOR TO WIRING FIXTURES. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO LAYOUT WITHOUT ANY ADDITIONAL COST TO THE CONTRACT.

6. HEAVY OR LARGE DECORATIVE LIGHT FIXTURES EXCEEDING 15 LBS. REQUIRE ATTACHMENT DETAILS WHICH EXCEED CONVENTIONAL METHODS FOR ATTACHING J-BOXES TO CEILING FRAMING. THEY SHALL BE SUSPENDED FROM STRUCTURAL SLAB WITH AN ENGINEERED METAL FRAMING SYSTEM.

7. SEE MEP/FP DRAWINGS FOR LOCATION AND SPECIFICATIONS OF DEVICES & SYSTEMS. COORDINATE EXACT LOCATION OF DEVICES AND SYSTEMS WITH ARCH, I.D., AND LIGHTING DRAWINGS.

8. SUSPENDED ACOUSTICAL CEILING TILE & GRID SYSTEM IS NOT DESIGNED OR INTENDED TO SUPPORT THE WEIGHT OF ADDITIONAL EQUIPMENT, CABLE, CONDUIT, MECHANICAL EQUIPMENT OR OTHER CONSTRUCTION. ALL SUCH ELEMENTS ARE TO BE INDEPENDENTLY SUPPORTED FROM THE BUILDING STRUCTURE BY AT LEAST TWO OPPOSITE CORNERS.

9. ALL CEILING MOUNTED LIGHTING AND DEVICES (EXIT SIGNS, SPRINKLERS, RECESSED LIGHTS, ETC.) IN ACOUSTICAL CEILING TILE TO BE CENTERED IN TILE UNLESS OTHERWISE IS NOTED.

10. REFER TO ID DRAWINGS FOR CEILING DETAILS WITHIN THEIR SCOPE.

11. PROVIDE FIRE PROTECTION SPRINKLER HEAD LAYOUT BY THE SUB CONTRACTOR'S LICENSED FIRE PROTECTION ENGINEER FOR REVIEW. LAYOUT SHALL BE DESIGNED USING PROVIDED CEILING CENTER-LINES, AND EQ / EQ SPACING WHEN POSSIBLE, AT RESIDENCES, GUESTROOMS, CORRIDORS, AND PUBLIC AREAS.

12. PROVIDE ACCESS DOORS (8 X 8 INCH) FRAMED, HINGED AND LOCKABLE AT FIRE DAMPERS AND FIRE SMOKE DAMPERS LOCATIONS PER MECHANICAL DRAWINGS. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT.
PROVIDE ACCESS DOORS AT SHUT OFF VALVE LOCATIONS. REFER TO PLUMBING DRAWINGS. FINAL ACCESS PANEL LOCATION TO BE COORDINATED WITH ARCHITECT.

13. REFER TO LOW VOLTAGE DRAWING SET FOR COORDINATION.

14. REFER TO ELECTRICAL DRAWINGS FOR FULL SCOPE OF LIGHTING DEVICES I.E. FLOOR LIGHTING FIXTURES AND FOR SITE LIGHTING INFORMATION.

15. REFER TO FA/FP DARWINGS FOR FIRE ALARM / CEILING NOTIFICATION DEVICES. FINAL LOCATION OF DEVICES AT PUBLIC SPACES TO BE COORDINATED WITH ARCHITECT.

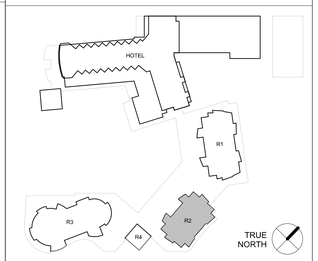
PLAN LEGEND, SYMBOLS AND NOTES

- INDICATES CONC. WALL / COLUMN (SMALL SCALE)
- INDICATES CONC. WALL / COLUMN (LARGE SCALE)
- INDICATES STUD WALL
- INDICATES CMU WALL
- INDICATES FLOOD PROOF WALL ASSEMBLY
- INDICATES BATHROOM TILE ON STUD WALL
- W7 — WINDOW TYPE - SEE WINDOW SCHEDULE
- EN-01 — DOOR MARK - SEE DOOR SCHEDULE
- SF- — STOREFRONT & SLIDER TYPE - SEE SCHEDULE
- L1 — LOUVER TYPE - SEE WINDOW SCHEDULE

- X / W1 — WALL TYPE - SEE DRAWING A9-00
- INDICATES FIRE-RATING
- INDICATES WET AREA
- A / A101 / A — INTERIOR ELEVATION TAG
- SHEET REFERENCE
- DETAIL NUM.
- FD FLOOR DRAIN
- RD — ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
- 1/2 HOUR RATED SMOKE-TIGHT PARTITION
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL

1. ALL DIMENSIONS ARE FROM FACE OF STRUCTURE (OR CONCRETE TO FACE OF STUDS OR FACE OF STUD TO FACE OF STUD, OR GRID LINE) UNLESS OTHERWISE NOTED.
2. FOR FIRE RATED WALLS AND LOCATIONS SEE LIFE SAFETY DRAWINGS.
3. SET HINGE SIDE OF INTERIOR DOORS AT 4" FROM SIDE WALL (TYP), UNLESS OTHERWISE NOTED.
4. FOR BUILT-IN MILLWORK SEE INTERIOR DESIGN DRAWINGS.
5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
6. SLOPES TO DRAIN IN FLOOR PLANS WILL BE PROVIDED WITH FINISH MATERIALS U.O.N. FOR SLOPES ON CONCRETE SLABS SEE STRUCTURAL DRAWINGS
7. TOP OF ALL GUARDRAILS MUST BE MINIMUM OF 42" ABOVE ADJACENT FINISH FLOOR
8. ALL CEMENT PLASTER AND SKIM COAT FINISHES TO BE PAINTED UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



SB ARCHITECTS

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A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

BATEAU - 1581 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP NATIONAL DEVELOPMENTS, INC.

Scott Lee

Digitally signed by Scott Lee
DN: c=US, o=SB Architects, cn=Scott A. Lee, 0.9.2342.19200300.100.1.1=LAR95712@sbarchitects.com
Date: 2021.07.15 13:52:15 -05'00'

STATE OF FLORIDA · SCOTT A. LEE · LICENSED · LAR95712 · REGISTERED ARCHITECT

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title

RESI BUILDING 2 - LEVEL 5 REFLECTED CEILING PLAN

Project No. **21816**

Sheet No.

A2-R2-55

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1 **SITE - NORTH WEST ELEVATION**
3/64" = 1'-0"

2 **SITE - SOUTH EAST ELEVATION**
3/64" = 1'-0"

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1620 GULF OF MEXICO DRIVE
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Scott Lee

STATE OF FLORIDA
SCOTT A LEE
AR95712
REGISTERED ARCHITECT

General - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title

OVERALL - SITE ELEVATIONS

Project No. **21816**

Sheet No.

A3-00

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1 **SITE - NORTH EAST ELEVATION**
3/64" = 1'-0"

2 **SITE - SOUTH WEST ELEVATION**
3/64" = 1'-0"

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REGISTERED ARCHITECT

General - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title

OVERALL - SITE ELEVATIONS

Project No. **21816**

Sheet No.

A3-01

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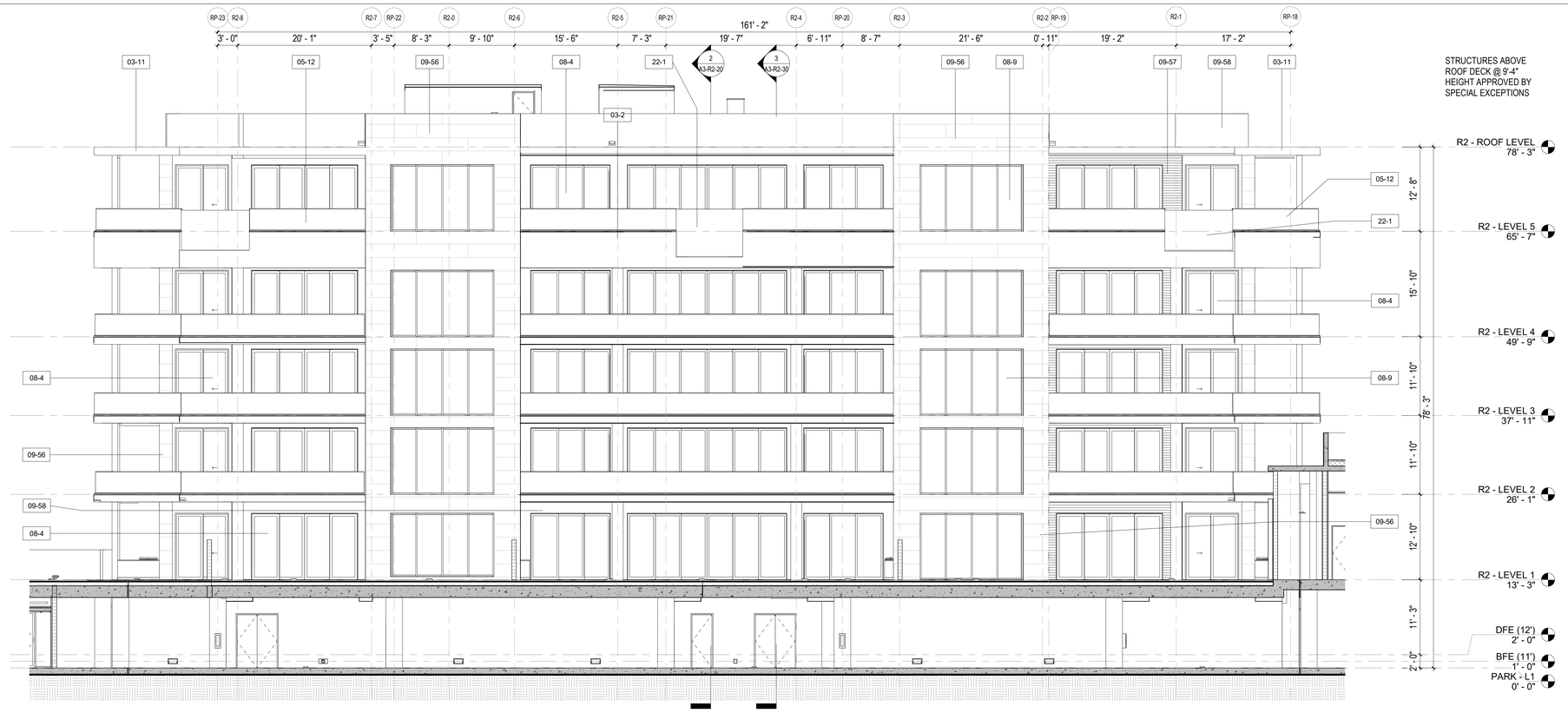

1 **BUILDING 2 - SW ELEVATION**
1/8" = 1'-0"

2 **BUILDING 2 - NW ELEVATION**
1/8" = 1'-0"

SB ARCHITECTS

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Consultant

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REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

Owner

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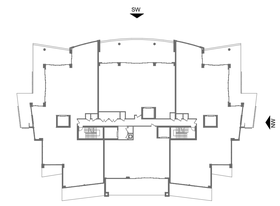
UNICORP NATIONAL DEVELOPMENTS, INC.

KEYNOTE LEGEND	
KEY NOTE VALUE	MATERIALS
03-2	CONCRETE COLUMN - SEE STRUCTURAL DRAWINGS
03-11	CONCRETE OVERHANG WITH MB 1500 W.P. COATING
05-12	FRAMELESS, FULLY TEMPERED, LAMINATED GLASS GUARDRAIL WITH CONTINUOS ALUMINUM BASE SHOE AND CAD,BASIS OF DESIGN:POMA AND SONS,INC."INFINITY RAIL" MANUFACTURER TO PROVIDE SIGNED AND SEALED, ENGINEERED SHOP DRAWINGS FOR REVIEW.
08-4	ALUMINUM / GLASS SLIDING DOOR.
08-9	ALUMINUM / GLASS WINDOW STOREFRONT, BASIS OF DESIGN.
09-56	ARRIAGA "STONELIGHT" - BRUSHED FINISH
09-57	SCORED(TEXTURED/COMBED)STUCCO FINISH(SEE ELEV.DETAILS)
09-58	SMOOTH STUCCO (PAINTED)
22-1	PLUNGE POOL

NOTE:
BASIS OF DESIGN GLAZING CRITERIA :

SB 70XL
1/4" (6mm) Solarban 70XL Clear #2
0.090" PVB Interlayer
1/4" (6mm) Gray

KEY PLAN (N.T.S.)



TRUE NORTH

STATE OF FLORIDA SCOTT A LEE REGISTERED ARCHITECT AR95712
Scott A. Lee
Digitally Signed by Scott A. Lee
DN: E=slee@bcengr.com, CN=Scott A. Lee, T=23776, O=Colegio de Arquitectos y Agrimensores de Puerto Rico, S=Puerto Rico, C=US
Date: 2022.07.10 17:03:50-04'00'

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021
11	PERMIT REVISION 11	09/09/2022

Sheet Title

RESI BUILDING 2 - NW & SW ELEVATIONS

Project No. **21816**

Sheet No.

A3-R2-00

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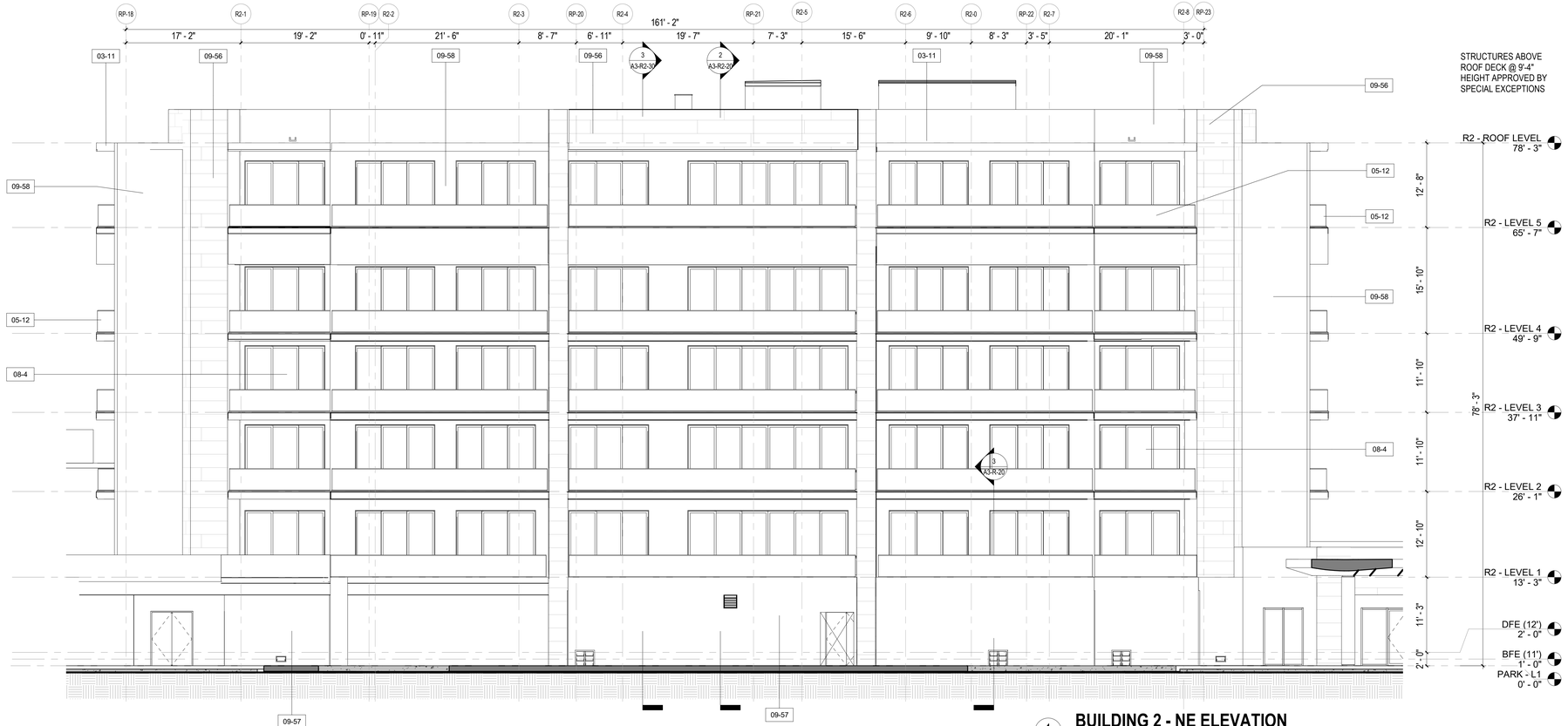
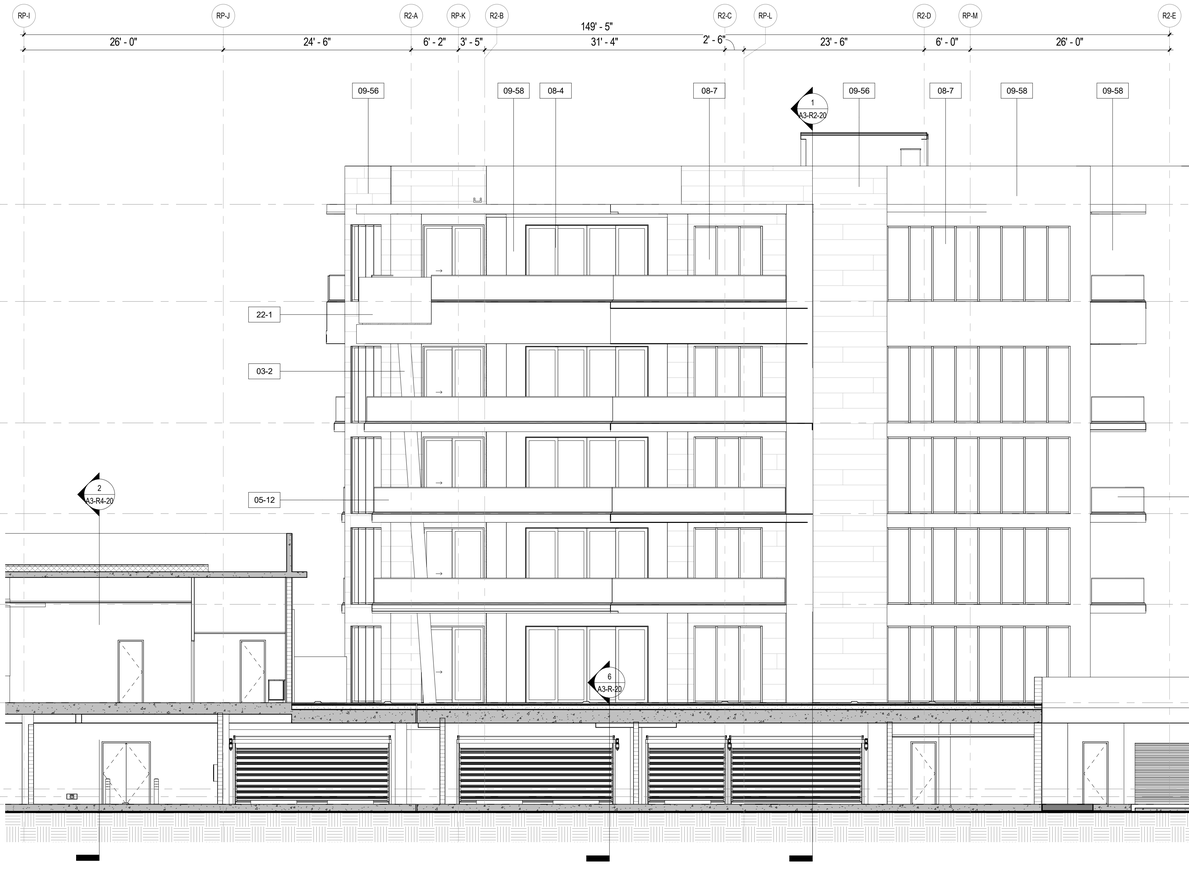


1 **BUILDING 2 - NE ELEVATION**
1/8" = 1'-0"



2 **BUILDING 2 - SE ELEVATION**
1/8" = 1'-0"

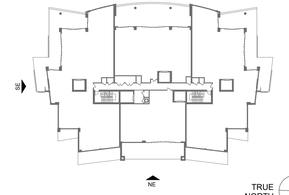
REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

KEYNOTE LEGEND	
KEY NOTE VALUE	MATERIALS
03-2	CONCRETE COLUMN - SEE STRUCTURAL DRAWINGS
03-11	CONCRETE OVERHANG WITH MB 1500 W.P. COATING
05-12	FRAMELESS, FULLY TEMPERED, LAMINATED GLASS GUARDRAIL WITH CONTINUOS ALUMINUM BASE SHOE AND CAD.BASIS OF DESIGN:POMA AND SONS,INC."INFINITY RAIL",MANUFACTURER TO PROVIDE SIGNED AND SEALED, ENGINEERED SHOP DRAWINGS FOR REVIEW.
08-4	ALUMINUM / GLASS SLIDING DOOR.
08-7	ALUMINUM / GLASS CURTAIN WALL
09-56	ARRIAGA "STONELIGHT" - BRUSHED FINISH
09-57	SCORED(TEXTURED/COMBED)STUCCO FINISH(SEE ELEV.DETAILS)
09-58	SMOOTH STUCCO (PAINTED)
22-1	PLUNGE POOL

NOTE:
BASIS OF DESIGN GLAZING CRITERIA :

SB 70XL
1/4" (6mm) Solarban 70XL Clear #2
0.090" PVB Interlayer
1/4" (6mm) Gray

KEY PLAN (N.T.S.)



TRUE NORTH

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A California Corporation

Consultant

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UNICORP
NATIONAL DEVELOPMENTS, INC.

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Scott A Lee
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Date: 2021.07.10 17:03:55-04'00'

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021
11	PERMIT REVISION 11	09/09/2022

Sheet Title
RESI BUILDING 2 - NE & SE ELEVATIONS

Project No. **21816**

Sheet No.
A3-R2-01

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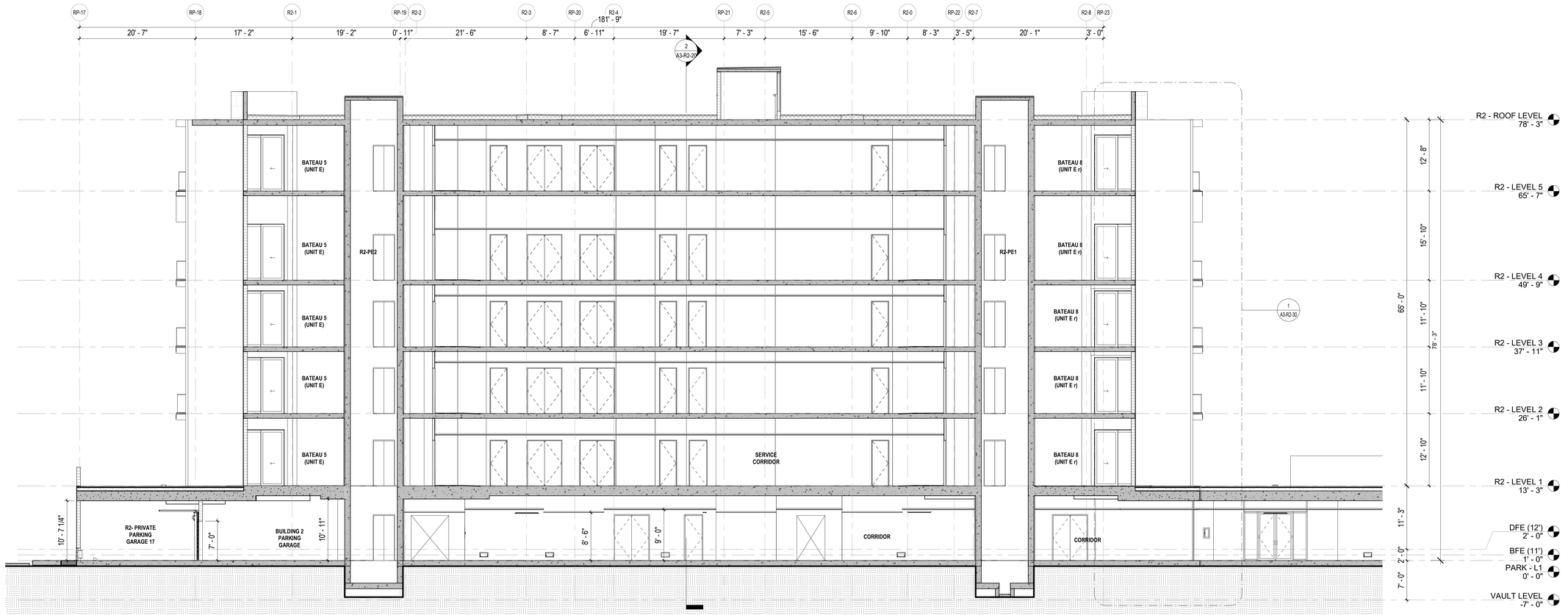
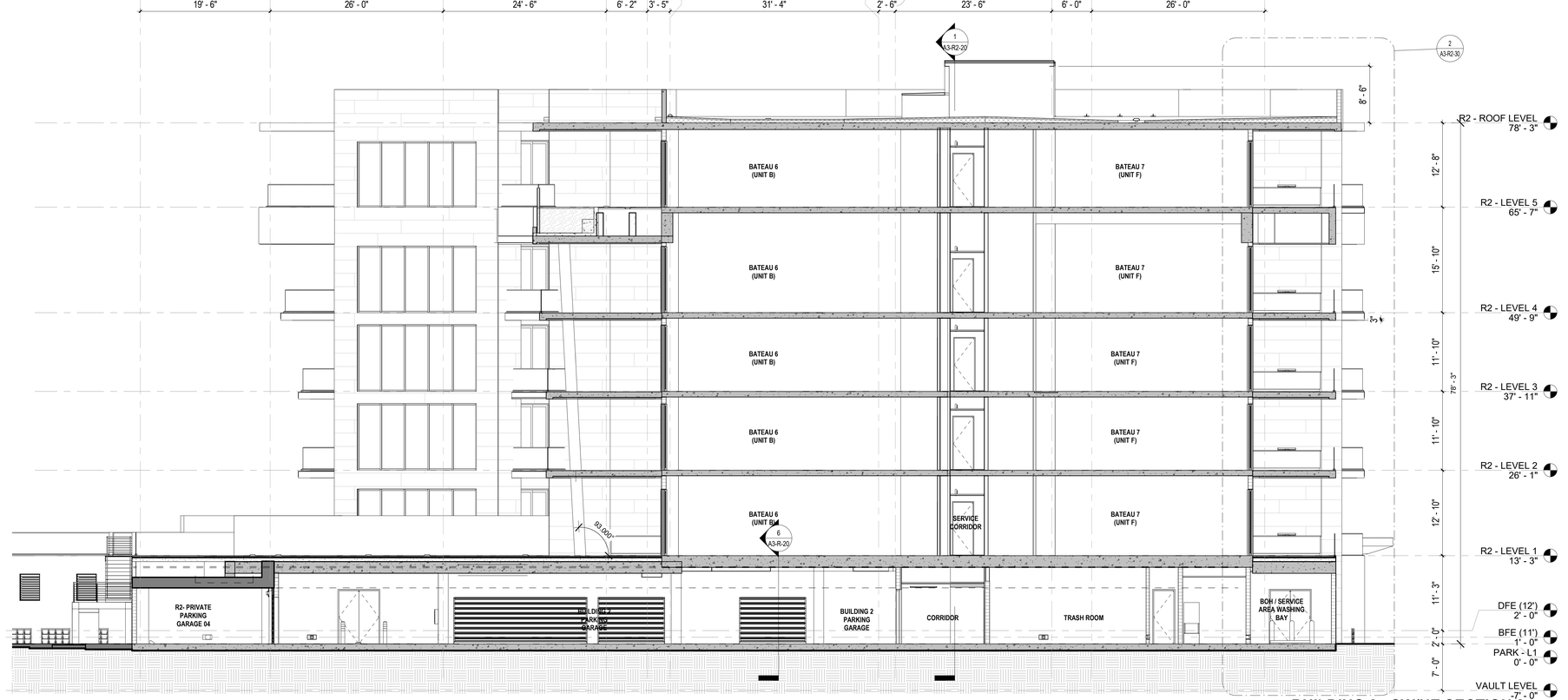


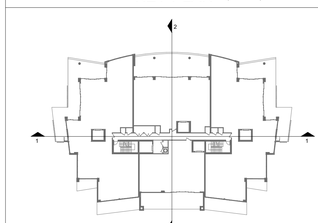
1 **BUILDING 2 - SE/NW SECTION 1**
1/8" = 1'-0"



2 **BUILDING 2 - SW/NE SECTION 2**
1/8" = 1'-0"

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ECS FLORIDA, LLC

KEY PLAN (N.T.S.)



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A California Corporation

Consultant

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13
UPDATED PER DOCUMENT CONTROL

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
2	PERMIT REVISION 2	08/12/2021
3	PERMIT REVISION 3	11/19/2021
	PERMIT APPROVAL SET	12/13/2021
13	PERMIT REVISION 13	12/16/2022

Sheet Title

RESI BUILDING 2 - SE/NW & SW/NE SECTIONS

Project No. **21816**

Sheet No.

A3-R2-20

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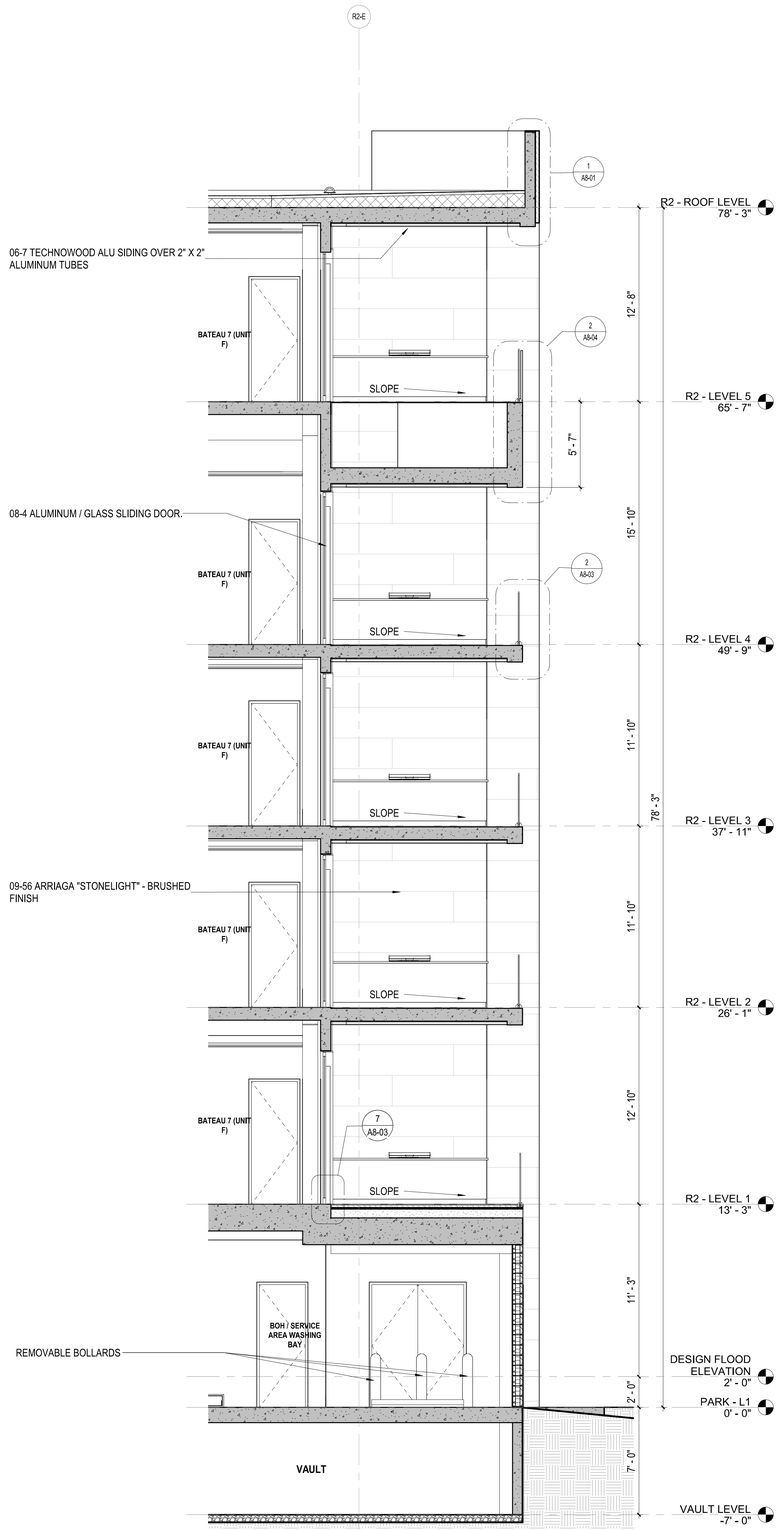
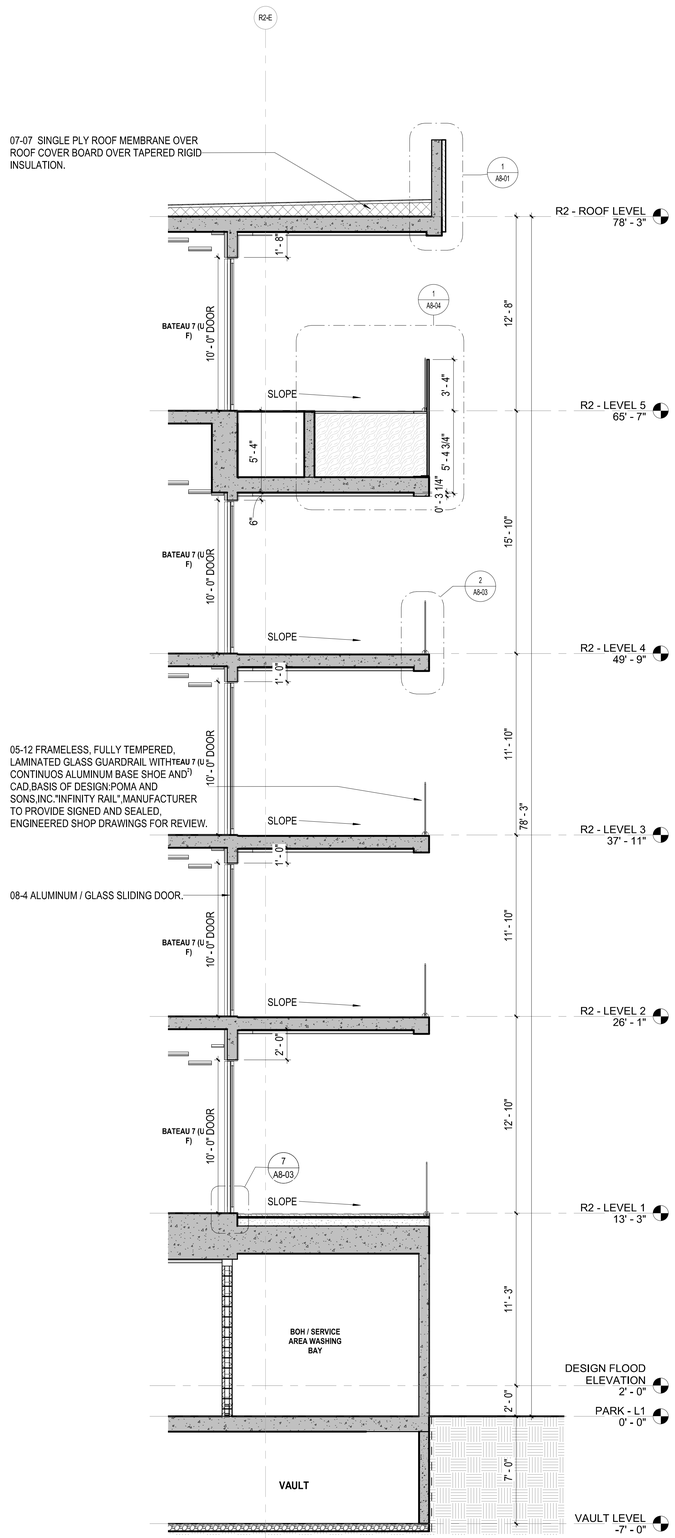
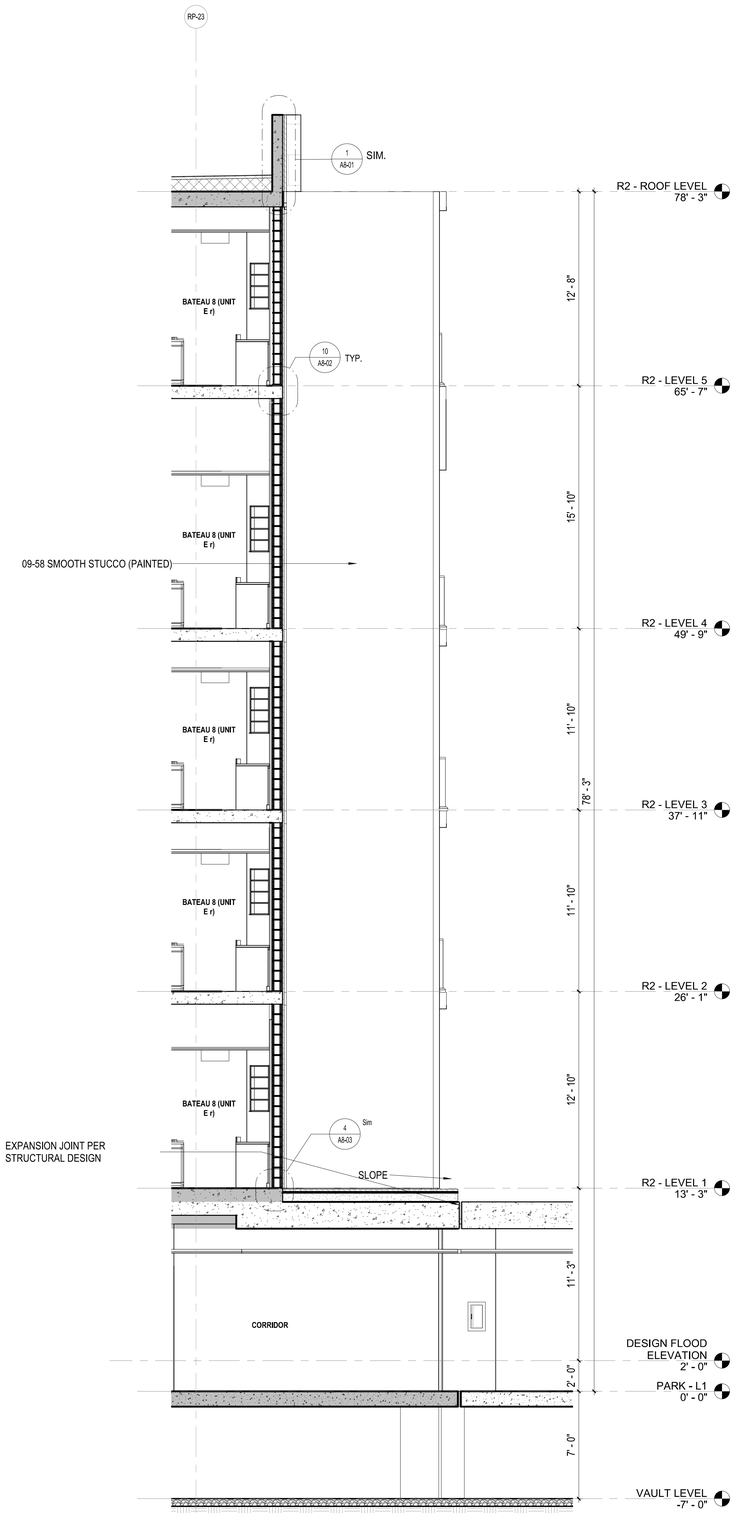


3 **EXTERIOR WALL SECTION**
1/4" = 1'-0"



2 **EXTERIOR WALL SECTION**
1/4" = 1'-0"



1 **EXTERIOR WALL SECTION**
1/4" = 1'-0"

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NATIONAL DEVELOPMENTS, INC.

Scott Lee

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Date: 2021.07.15 17:03:56 -04'00'

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title

RESI BUILDING 2 - WALL SECTIONS

Project No. **21816**

Sheet No.

A3-R2-30

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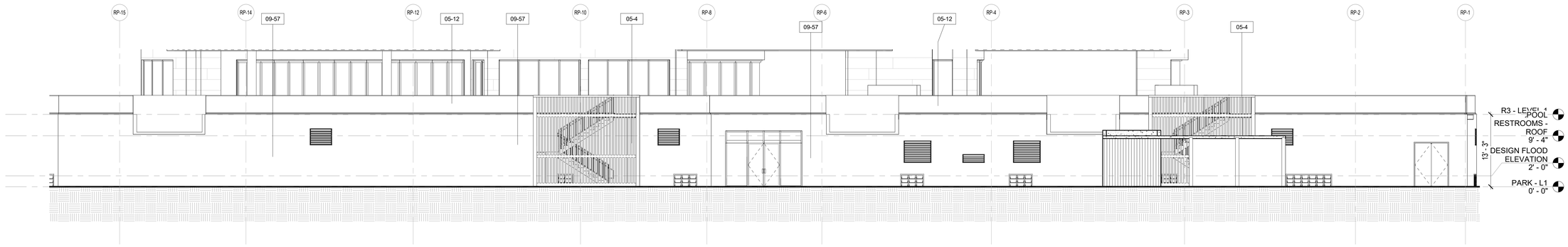
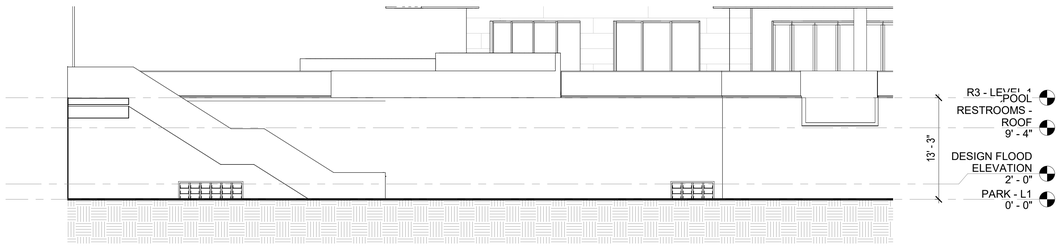


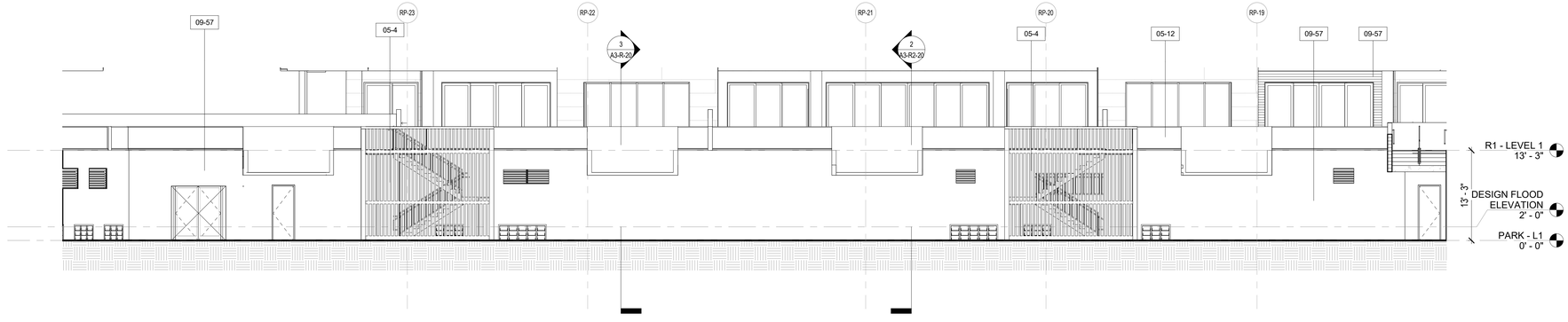
4 BUILDING 3 - NW PODIUM ELEVATION

1/8" = 1'-0"



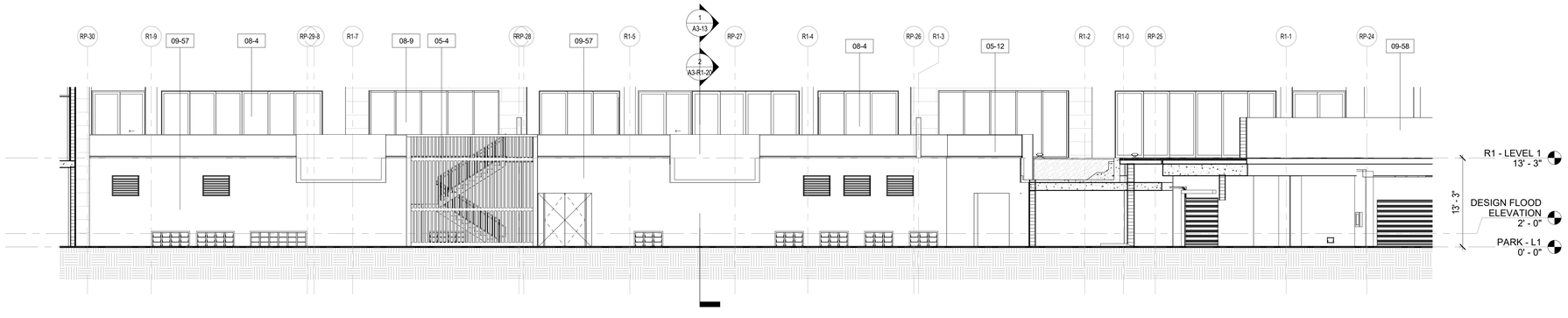
3 BUILDING 3 - NE PODIUM ELEVATION

1/8" = 1'-0"



2 BUILDING 2 - SW PODIUM ELEVATION

1/8" = 1'-0"



1 BUILDING 1 - SW PODIUM ELEVATION

1/8" = 1'-0"

KEYNOTE LEGEND	
KEY NOTE VALUE	MATERIALS
05-4	METAL FINS
05-12	FRAMELESS, FULLY TEMPERED, LAMINATED GLASS GUARDRAIL WITH CONTINUOS ALUMINUM BASE SHOE AND CAD.BASIS OF DESIGN:POMA AND SONS,INC."INFINITY RAIL",MANUFACTURER TO PROVIDE SIGNED AND SEALED, ENGINEERED SHOP DRAWINGS FOR REVIEW.
08-4	ALUMINUM / GLASS SLIDING DOOR.
08-9	ALUMINUM / GLASS WINDOW STOREFRONT, BASIS OF DESIGN.
09-57	SCORED(TEXTURED/COMBED)STUCCO FINISH(SEE ELEV.DETAILS)
09-58	SMOOTH STUCCO (PAINTED)

SB ARCHITECTS

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T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

1620 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

Scott Lee

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

General - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title

RESIDENTIAL PODIUM ELEVATIONS

Project No. **21816**

Sheet No.

A3-R-00

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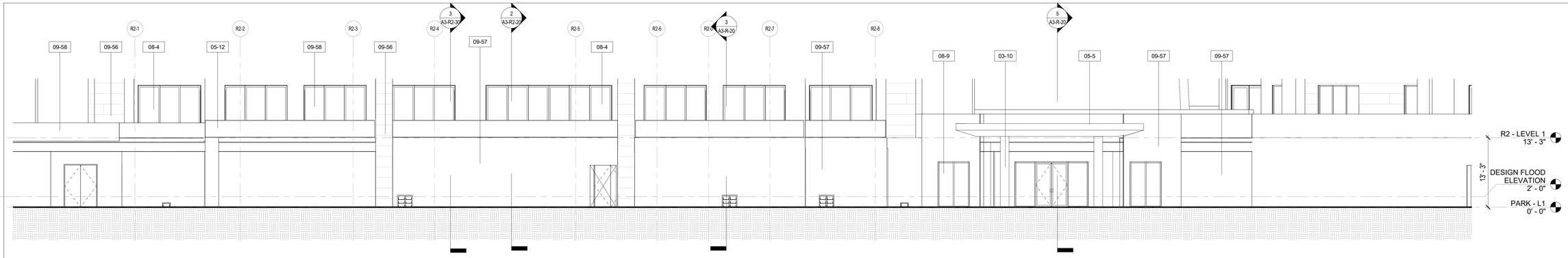
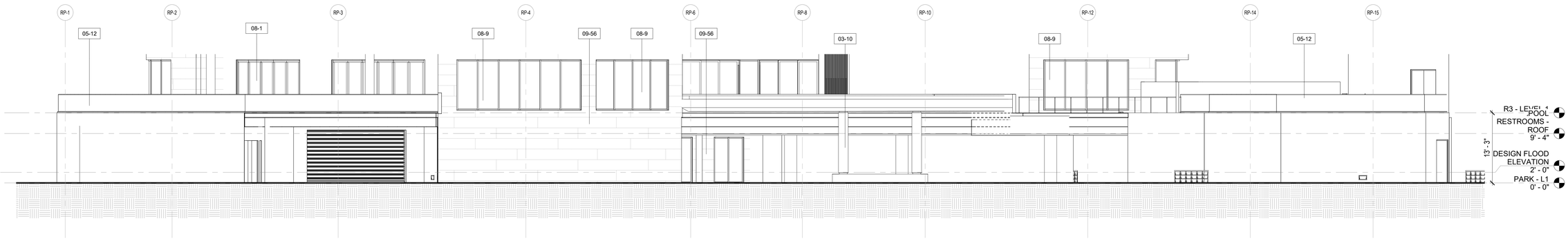


4 BUILDING 2 - NE PODIUM ELEVATION

1/8" = 1'-0"

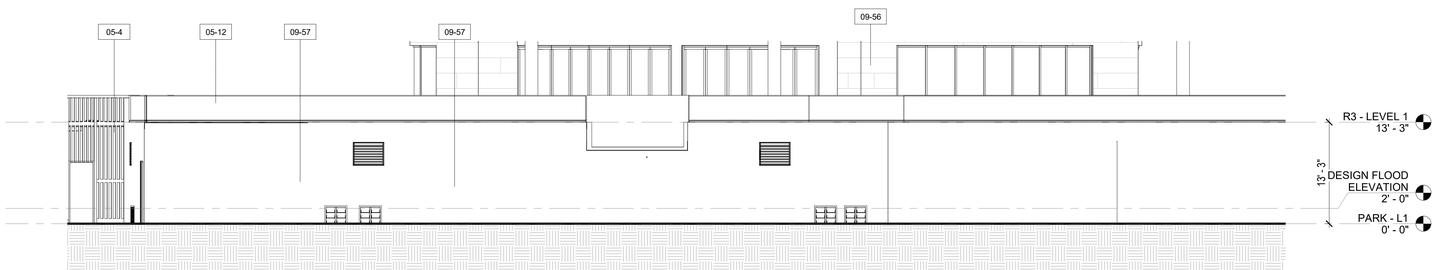
3 AMENITY BUILDING - PODIUM SE ELEVATION

1/8" = 1'-0"



2 BUILDING 3 - SE PODIUM ELEVATION

1/8" = 1'-0"



1 BUILDING 3 - SW PODIUM ELEVATION

1/8" = 1'-0"

KEYNOTE LEGEND	
KEY NOTE VALUE	MATERIALS
03-10	CONCRETE ENCASED STEEL COLUMN
05-4	METAL FINS
05-5	SCULPTURAL CANOPY. ALUMINUM PERFORATED SHEET, ALUMINIUM AND GALVANIZED STEEL.
05-12	FRAMELESS, FULLY TEMPERED, LAMINATED GLASS GUARDRAIL WITH CONTINUOS ALUMINUM BASE SHOE AND CAD.BASIS OF DESIGN:POMA AND SONS,INC."INFINITY RAIL",MANUFACTURER TO PROVIDE SIGNED AND SEALED, ENGINEERED SHOP DRAWINGS FOR REVIEW.
08-1	ALUMINUM / GLASS SWING DOOR
08-4	ALUMINUM / GLASS SLIDING DOOR.
08-7	ALUMINUM / GLASS CURTAIN WALL
08-9	ALUMINUM / GLASS WINDOW STOREFRONT, BASIS OF DESIGN.
09-56	ARRIAGA "STONELIGHT" - BRUSHED FINISH
09-57	SCORED(TEXTURED/COMBED)STUCCO FINISH(SEE ELEV.DETAILS)
09-58	SMOOTH STUCCO (PAINTED)

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
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LONGBOAT KEY HOTEL & RESIDENCES

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UNICORP
NATIONAL DEVELOPMENTS, INC.

Scott Lee

STATE OF FLORIDA SCOTT A LEE AR95712 REGISTERED ARCHITECT

General - Issued

No.	Description	Date
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1	PERMIT REVISION 1	07/15/2021

Sheet Title

RESIDENTIAL PODIUM ELEVATIONS

Project No. 21816

Sheet No.

A3-R-01

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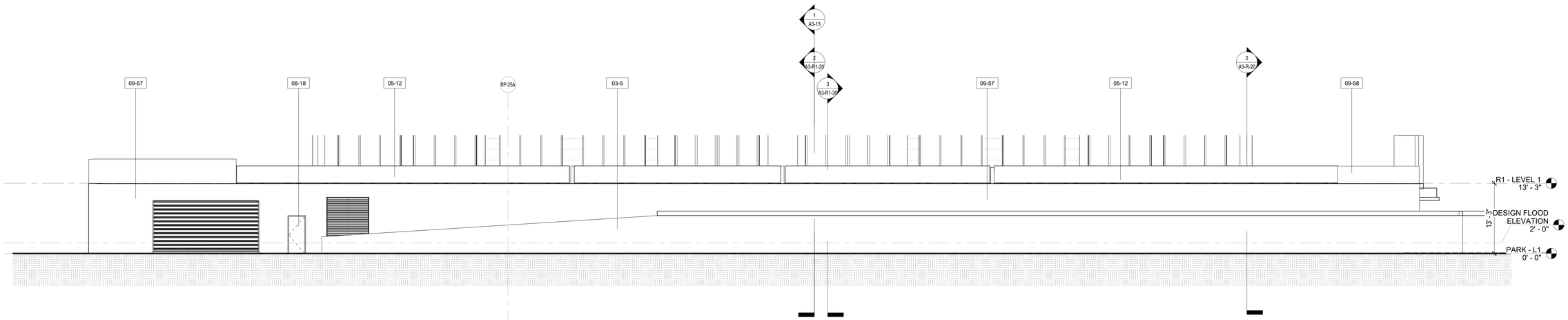

1 **BUILDING 1 - NE PODIUM ELEVATION**

1/8" = 1'-0"

KEYNOTE LEGEND	
KEY NOTE VALUE	MATERIALS

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
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A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

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UNICORP
NATIONAL DEVELOPMENTS, INC.

Scott Lee

Digitally signed by Scott Lee
DN: cn=Scott Lee, OU=AR # Lee, L=MR Valley, o=SB Architects, c=US
Date: 2021.07.15 15:19:24-04'00'

STATE OF FLORIDA
SCOTT A LEE
AR95712
REGISTERED ARCHITECT

General - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title

RESIDENTIAL PODIUM ELEVATIONS

Project No. **21816**

Sheet No.

A3-R-02

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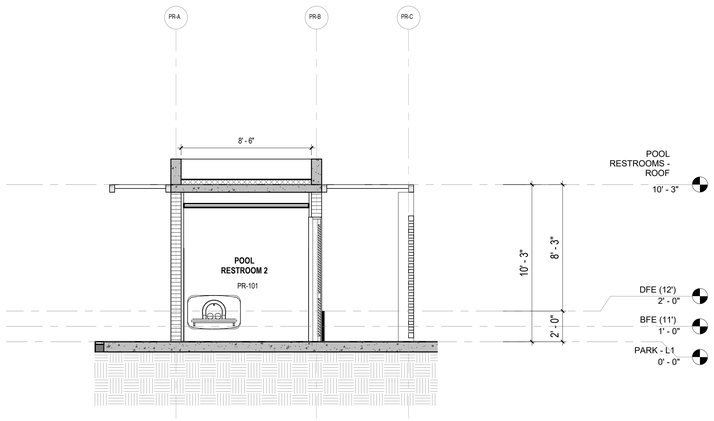
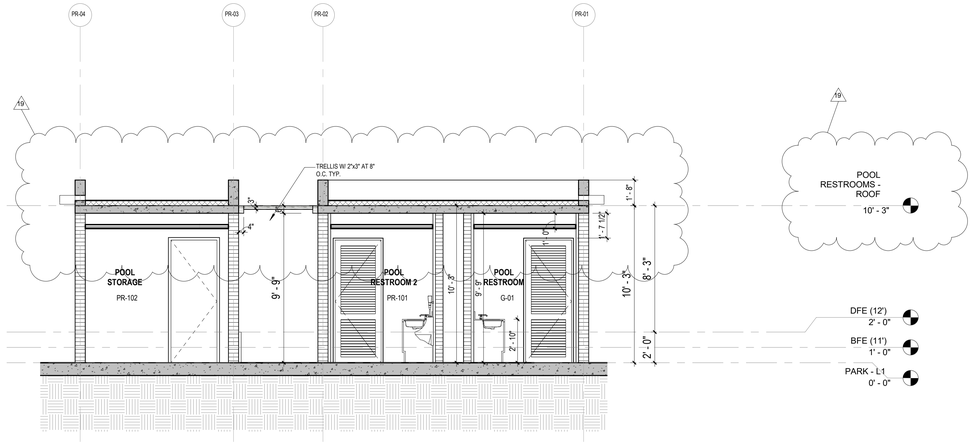


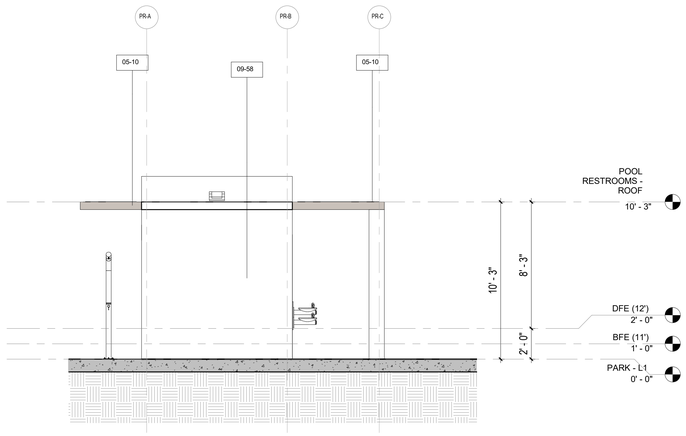
6 RESIDENTIAL POOL - SECTION 1

1/4" = 1'-0"



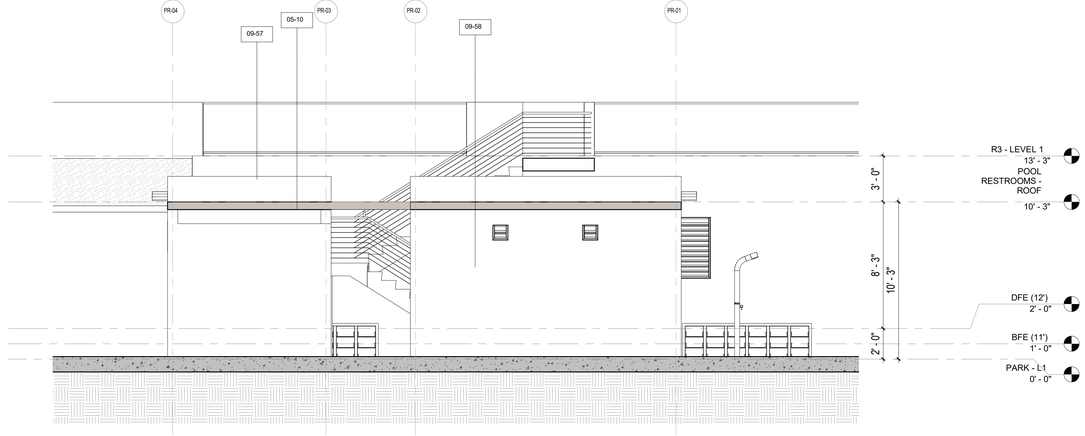
3 RESIDENTIAL POOL - SECTION 2

1/4" = 1'-0"



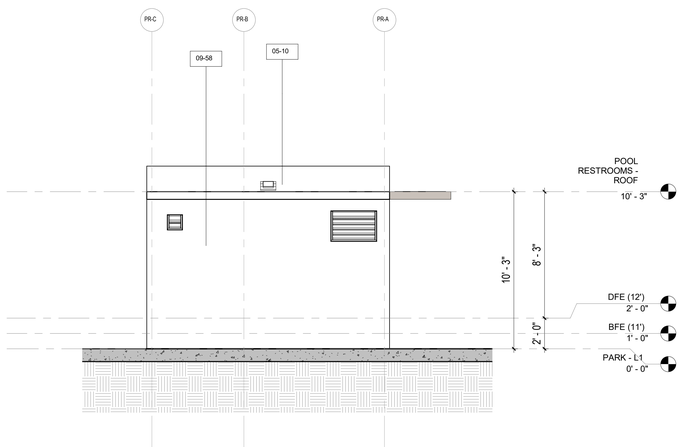
5 RESIDENTIAL POOL - WEST ELEVATION

1/4" = 1'-0"



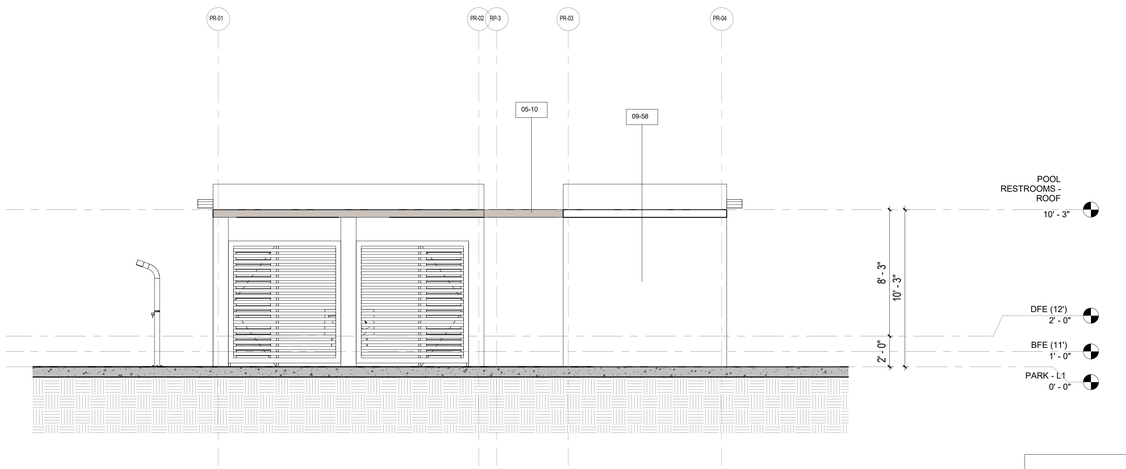
2 RESIDENTIAL POOL - NORTH ELEVATION

1/4" = 1'-0"



4 RESIDENTIAL POOL - EAST ELEVATION

1/4" = 1'-0"



1 RESIDENTIAL POOL - SOUTH ELEVATION

1/4" = 1'-0"

KEYNOTE LEGEND	
KEY NOTE VALUE	MATERIALS
05-10	STEEL STRUCTURAL BEAM
09-57	SCORED(TEXTURED/COMBED)STUCCO FINISH(SEE ELEV.DETAILS)
09-58	SMOOTH STUCCO (PAINTED)

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite
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T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

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Longboat Key, FL 34228

Owner

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7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

ECS
REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE ECS FLORIDA, LLC

General - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
3	PERMIT APPROVAL SET	12/13/2021
6	PERMIT REVISION 6	06/03/2022
14	PERMIT REVISION 14	02/10/2023
19	PERMIT REVISION 19	6/30/2023

Sheet Title

RESIDENTIAL POOL RESTROOM ELEVATIONS

Project No. **21816**

Sheet No.

A3-R-03

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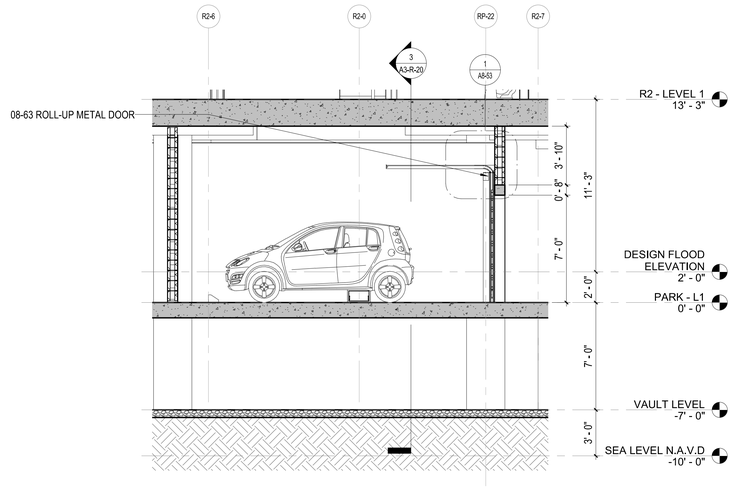
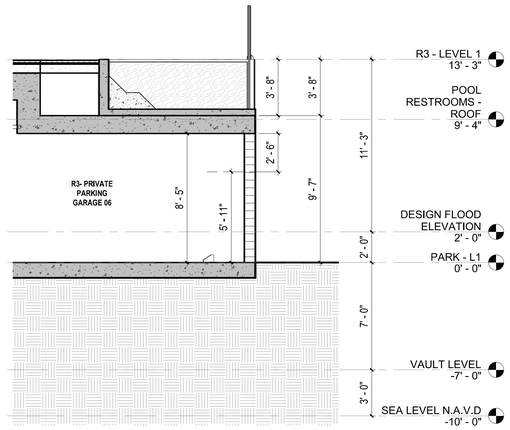


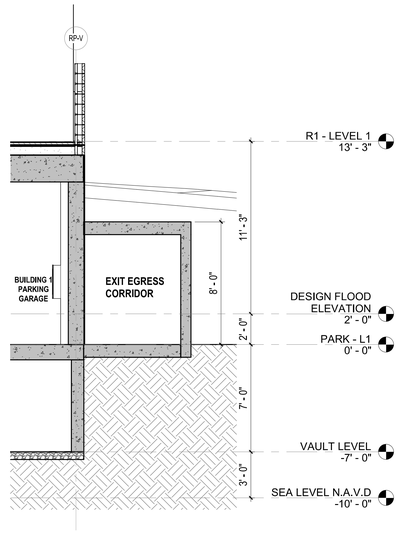
RESIDENTIAL BUILDING 2 - PRIVATE GARAGE WALL SECTION

6 1/4" = 1'-0"



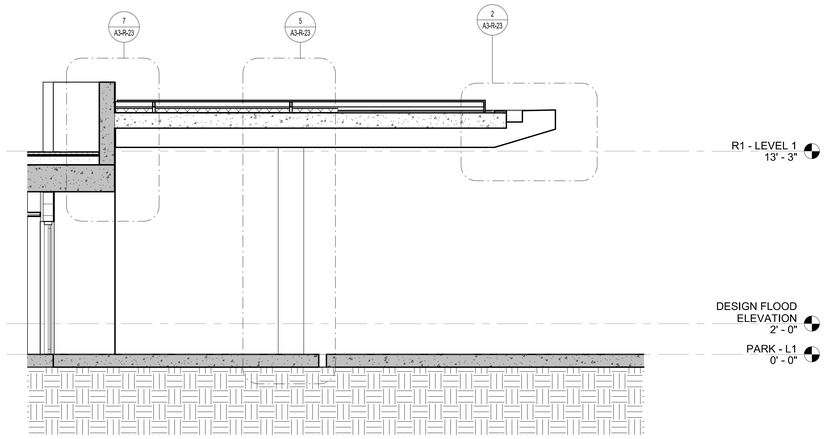
RESIDENTIAL BUILDING 3 PODIUM POOL WALL SECTION

4 1/4" = 1'-0"



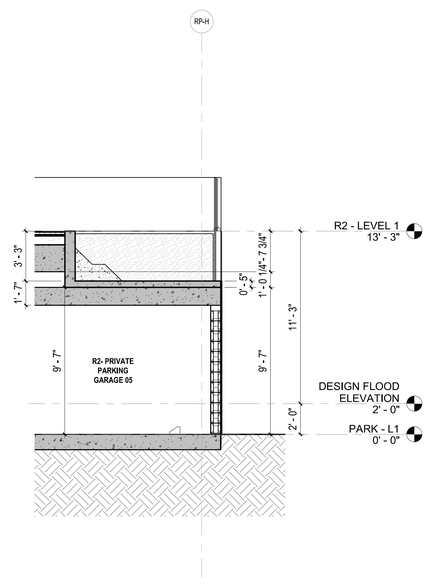
RESIDENTIAL BUILDING 1 - PODIUM WALL SECTION

2 1/4" = 1'-0"



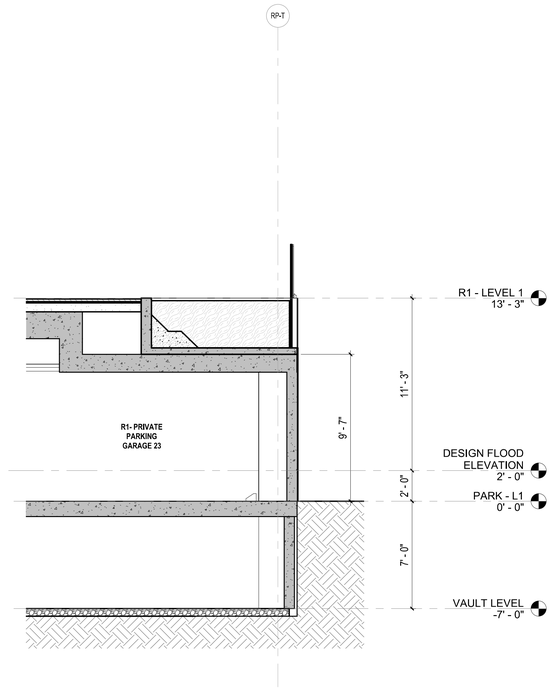
RESIDENTIAL BUILDING 1 PORTE COCHERE WALL SECTION

5 1/4" = 1'-0"



RESIDENTIAL BUILDING 2 PODIUM POOL WALL SECTION

3 1/4" = 1'-0"



RESIDENTIAL BUILDING 1 - PODIUM POOL WALL SECTION

1 1/4" = 1'-0"

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite
1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY
HOTEL & RESIDENCES

1620 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

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407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

Scott Lee

Digitally signed by Scott Lee
DN: cn=Scott Lee, OU=AR A. Lee, L=MR Valley, C=US
Date: 2021.07.15 16:59:30 -04'00'

STATE OF FLORIDA
SCOTT A LEE
AR95712
REGISTERED ARCHITECT

General - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title

RESIDENTIAL WALL SECTIONS

Project No. **21816**

Sheet No.

A3-R-20

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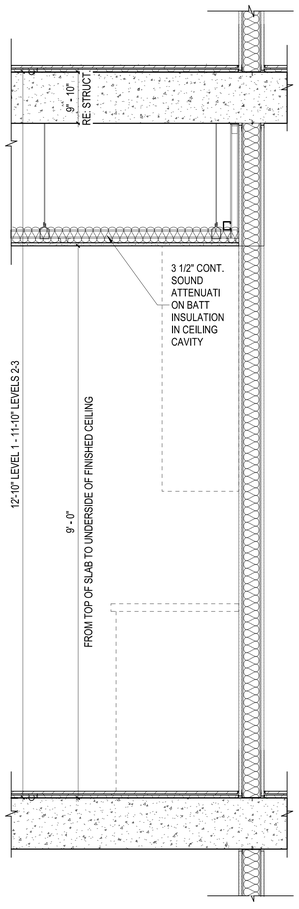
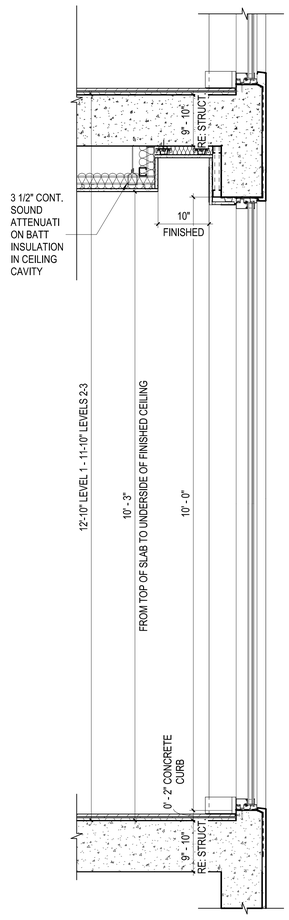


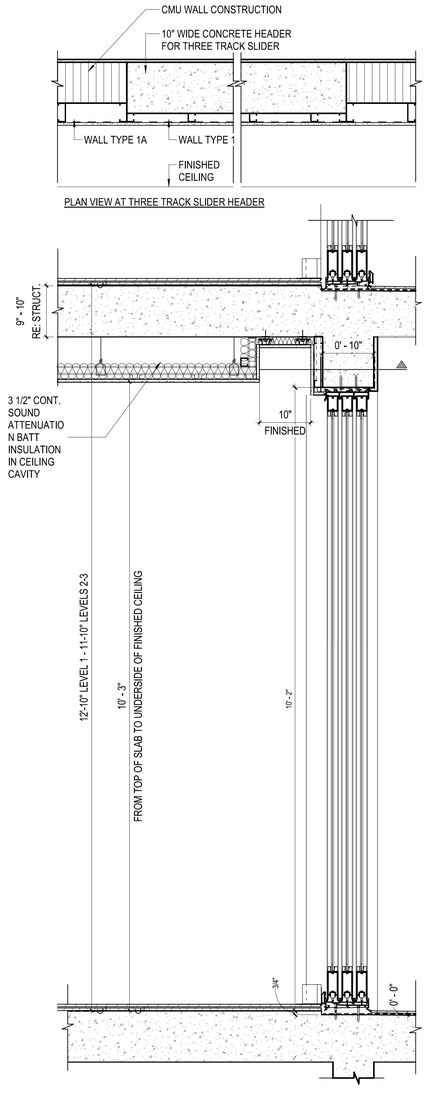
KITCHEN CABINETRY AT LEVELS 1-3

5 1" = 1'-0"



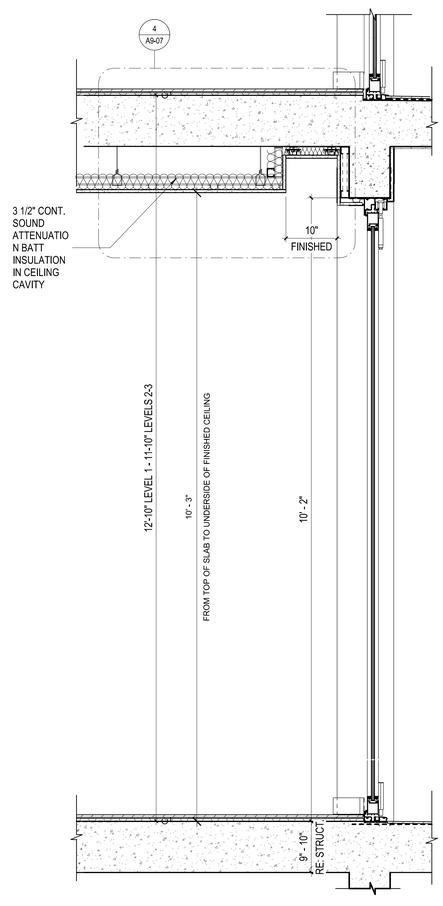
FIXED PANELS AT GREAT/BEDROOM LEVELS 1-3

4 1" = 1'-0"



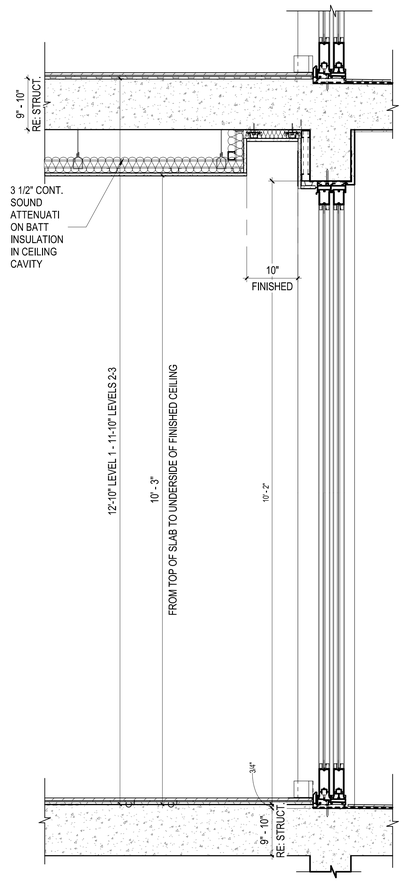
THREE TRACK SLIDER AT GREAT/BEDROOM LEVELS 1-3

3 1" = 1'-0"



FOLDING DOOR AT GREAT/BEDROOM LEVELS 1-3

2 1" = 1'-0"



TWO TRACK SLIDER AT GREAT/BEDROOM LEVELS 1-3

1 1" = 1'-0"

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
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General - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title

TYPICAL RESIDENTIAL UNIT WALL SECTION

Project No. 21816

Sheet No.

A3-R-21

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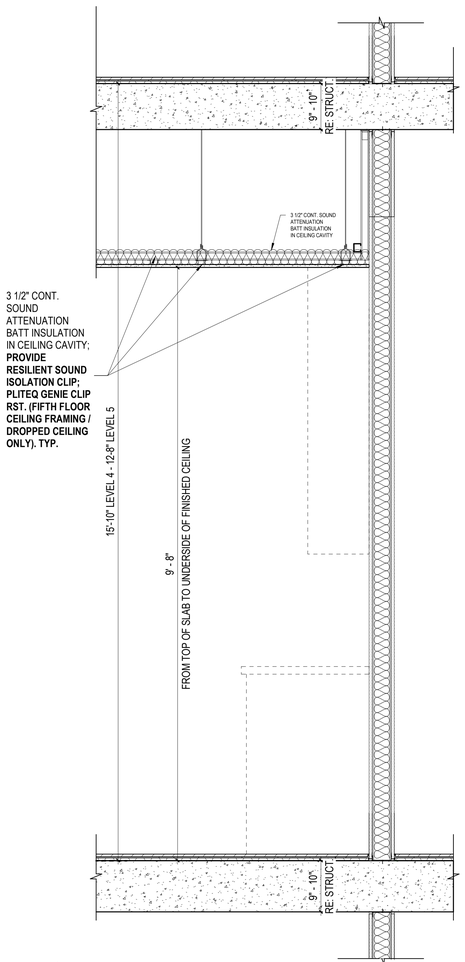


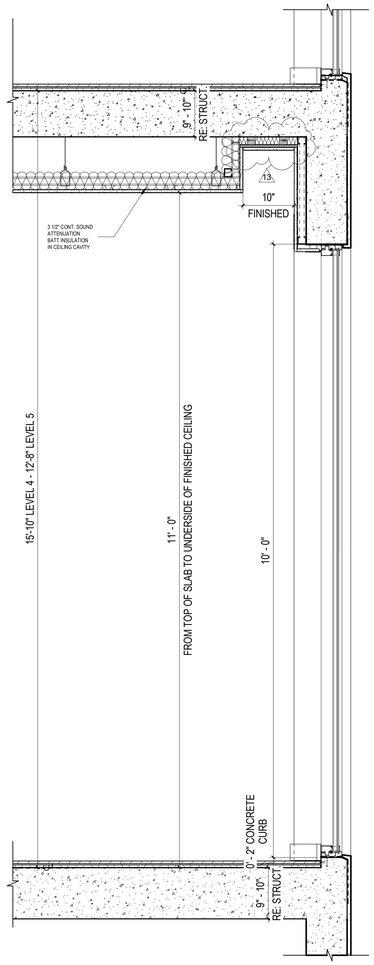
13

5

KITCHEN CABINETRY WALL AT LEVELS 4-5

1" = 1'-0"

RESILIENT SOUND ISOLATION CLIP; PLITEQ GENIE CLIP RST. (FIFTH FLOOR CEILING FRAMING / DROPPED CEILING ONLY). RFI-632



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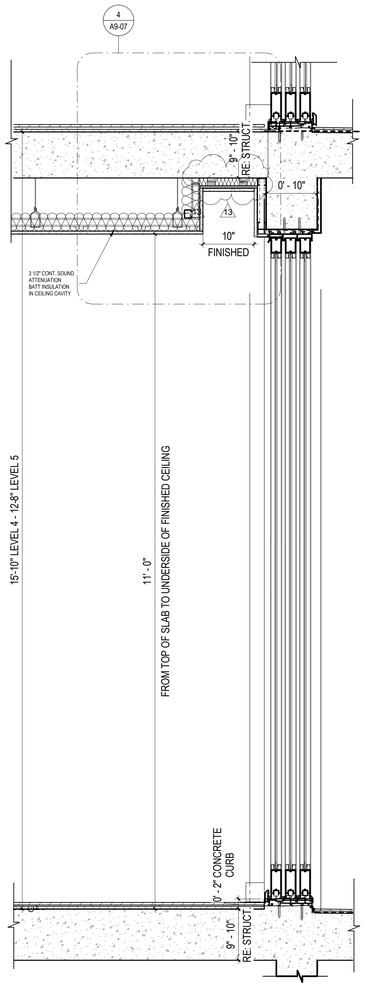
FIXED PANELS AT GREAT/BEDROOM LEVELS 4-5

1" = 1'-0"



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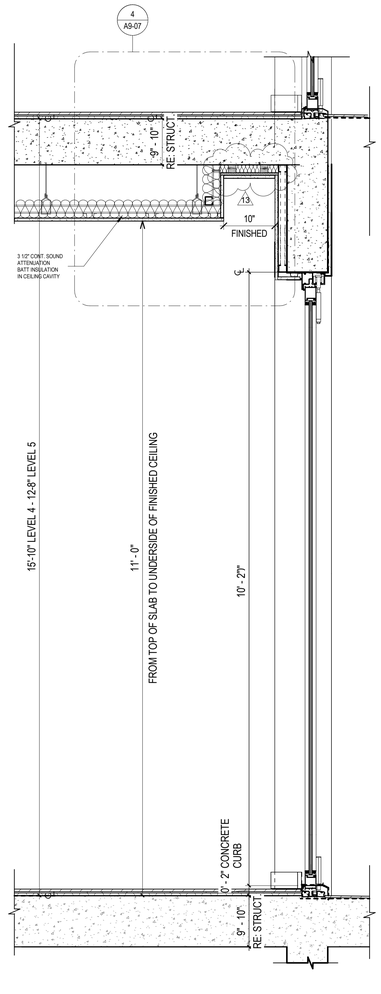
THREE TRACK SLIDER AT GREAT/BEDROOM LEVELS 4-5

1" = 1'-0"



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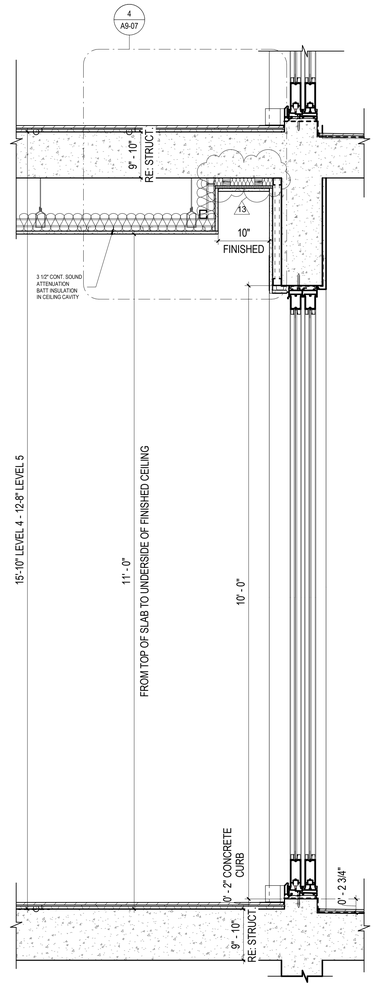
FOLDING DOOR AT GREAT/BEDROOM LEVELS 4-5

1" = 1'-0"



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TWO TRACK SLIDER AT GREAT/BEDROOM LEVELS 4-5

1" = 1'-0"

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ECS FLORIDA, LLC

SB ARCHITECTS

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NATIONAL DEVELOPMENTS, INC.

General - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
2	PERMIT REVISION 2	08/12/2021
	PERMIT APPROVAL SET	12/13/2021
13	PERMIT REVISION 13	12/16/2022

Sheet Title

TYPICAL PENTHOUSE & LEVEL 4 RESIDENTIAL UNIT WALL SECTION

Project No. 21816

Sheet No.

A3-R-22

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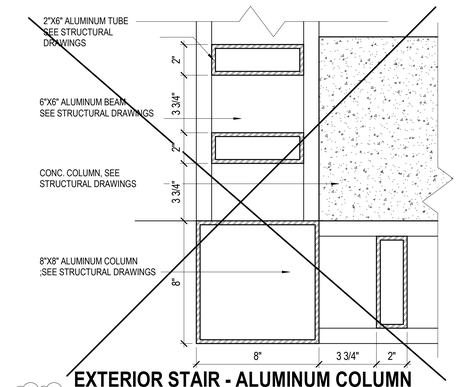

6 **EXTERIOR STAIR - ALUMINUM COLUMN BASE DETAIL 2**

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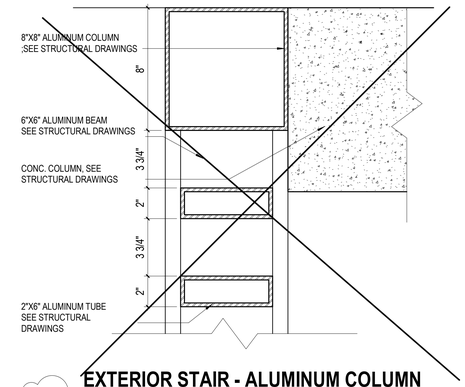
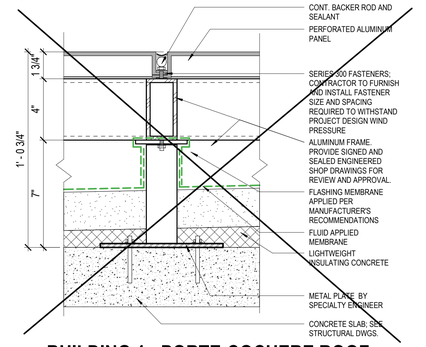


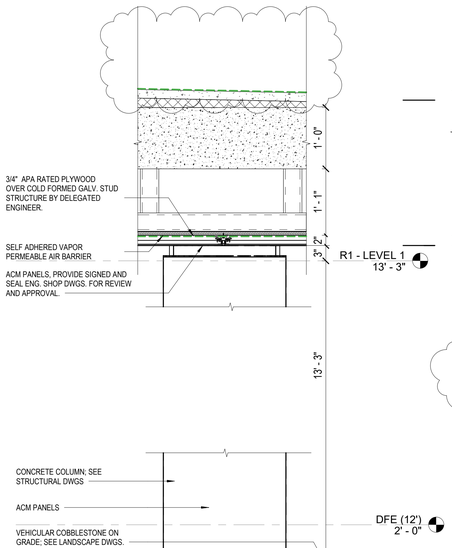
4 **EXTERIOR STAIR - ALUMINUM COLUMN BASE DETAIL 1**

3" = 1'-0"



3 **BUILDING 1 - PORTE-COCHERE ROOF METAL PANEL DETAIL**

3" = 1'-0"

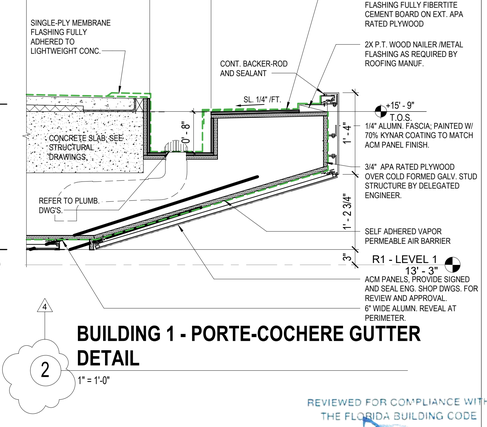


7 **BUILDING 1 - PORTE-COCHERE PARAPET DETAIL**

1" = 1'-0"

5 **BUILDING 1 - PORTE-COCHERE SECTION DETAIL1**

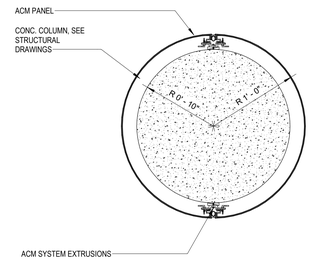
1" = 1'-0"



4

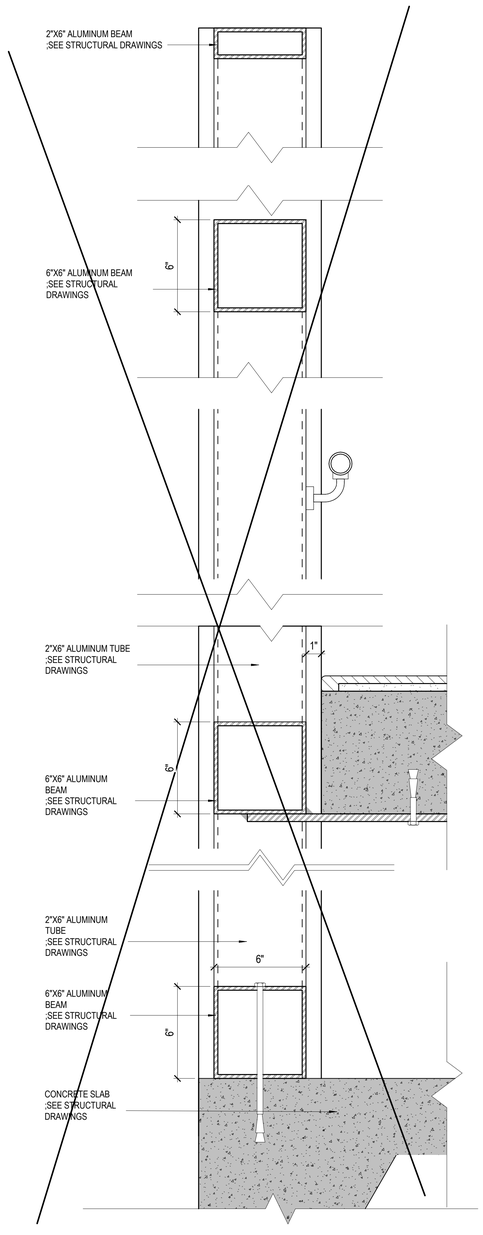
2 **BUILDING 1 - PORTE-COCHERE GUTTER DETAIL**

1" = 1'-0"



1 **BUILDING 1 - PORTE-COCHERE COLUMN DETAIL**

1 1/2" = 1'-0"



8 **EXTERIOR STAIR - SCREEN DETAIL**

3" = 1'-0"

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite
1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

1620 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

Scott Lee

Digitally signed by Scott Lee
DN: E=slee@sb-architects.com, CN=Scott Lee, O=Scott A. Lee, L=Mill Valley, S=California, C=US
Date: 2022.10.01 18:59:55-04'00'

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

General - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021
4	PERMIT REVISION 4	04/15/2022

Sheet Title

RESIDENTIAL FACADE DETAILS

Project No. **21816**

Sheet No.

A3-R-23

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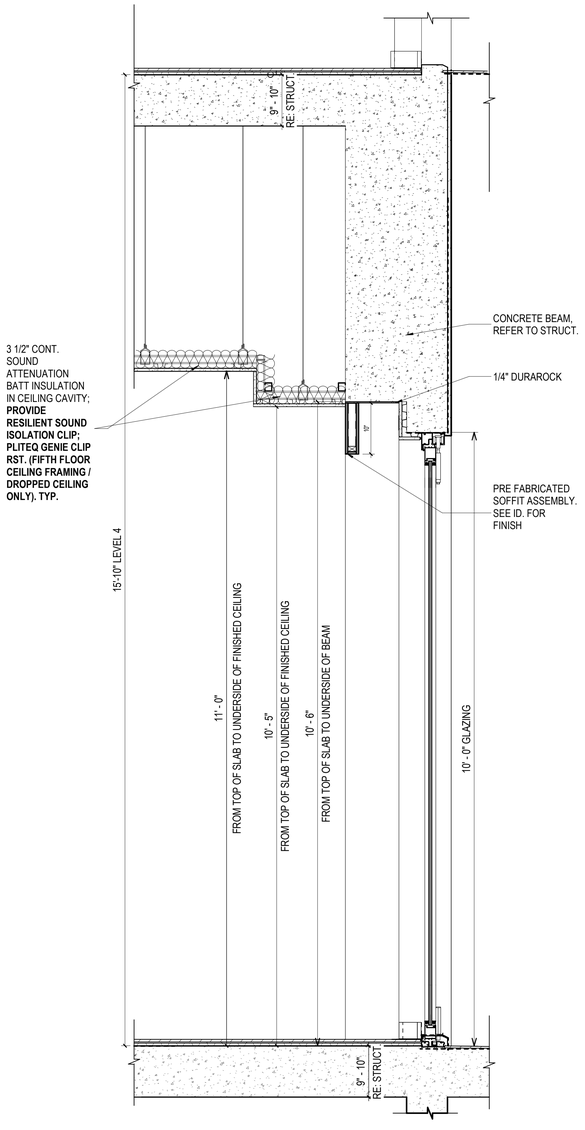
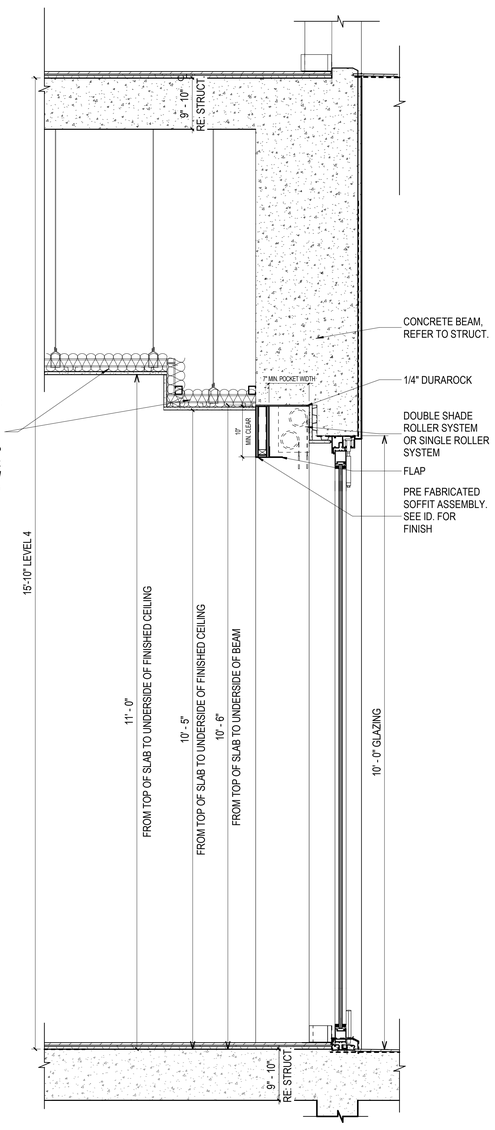


RESILIENT SOUND ISOLATION CLIP;
PLITEQ GENIE CLIP RST. (FIFTH FLOOR CEILING FRAMING / DROPPED CEILING ONLY).
RFI-632

RESIDENTIAL BUILDING WALL SECTION UNDER POOL TRANSFER BEAM - DECORATIVE POCKET

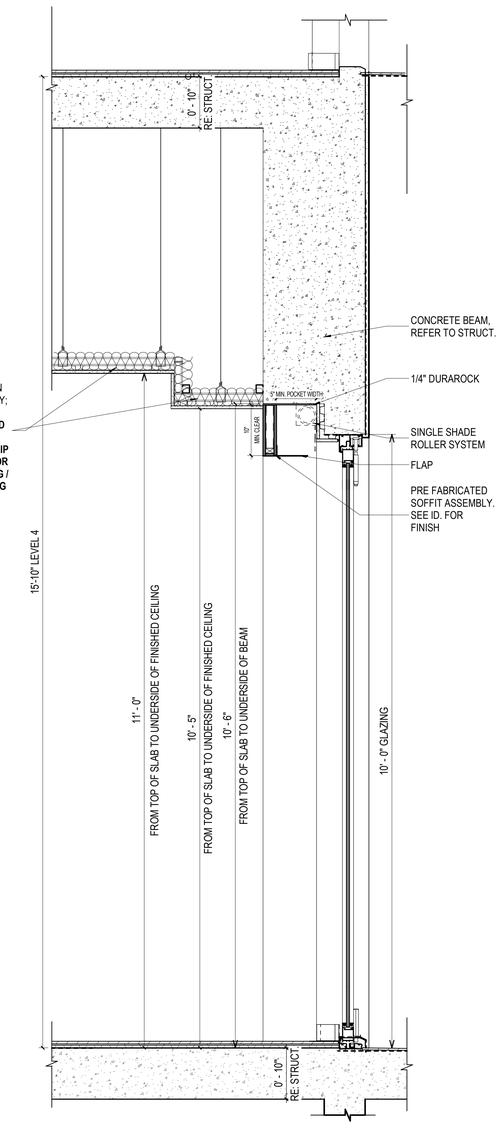
3 1" = 1'-0"



RESILIENT SOUND ISOLATION CLIP;
PLITEQ GENIE CLIP RST. (FIFTH FLOOR CEILING FRAMING / DROPPED CEILING ONLY).
RFI-632

RESIDENTIAL BUILDING WALL SECTION UNDER POOL TRANSFER BEAM - DOUBLE ROLLER

2 1" = 1'-0"



RESILIENT SOUND ISOLATION CLIP;
PLITEQ GENIE CLIP RST. (FIFTH FLOOR CEILING FRAMING / DROPPED CEILING ONLY).
RFI-632

RESIDENTIAL BUILDING WALL SECTION UNDER POOL TRANSFER BEAM - SINGLE ROLLER

1 1" = 1'-0"

NOTE: VERIFY WITH RCPs FOR CEILING HEIGHTS IN EACH RESIDENTIAL UNIT

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ECS FLORIDA, LLC

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

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Orlando, FL 32819
407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

General - Issued

No.	Description	Date
17	PERMIT REVISION 17	4/21/2023

Sheet Title
RESIDENTIAL BUILDING WALL SECTION UNDER POOL TRANSFER BEAM

Project No. 21816

Sheet No.
A3-R-25

17

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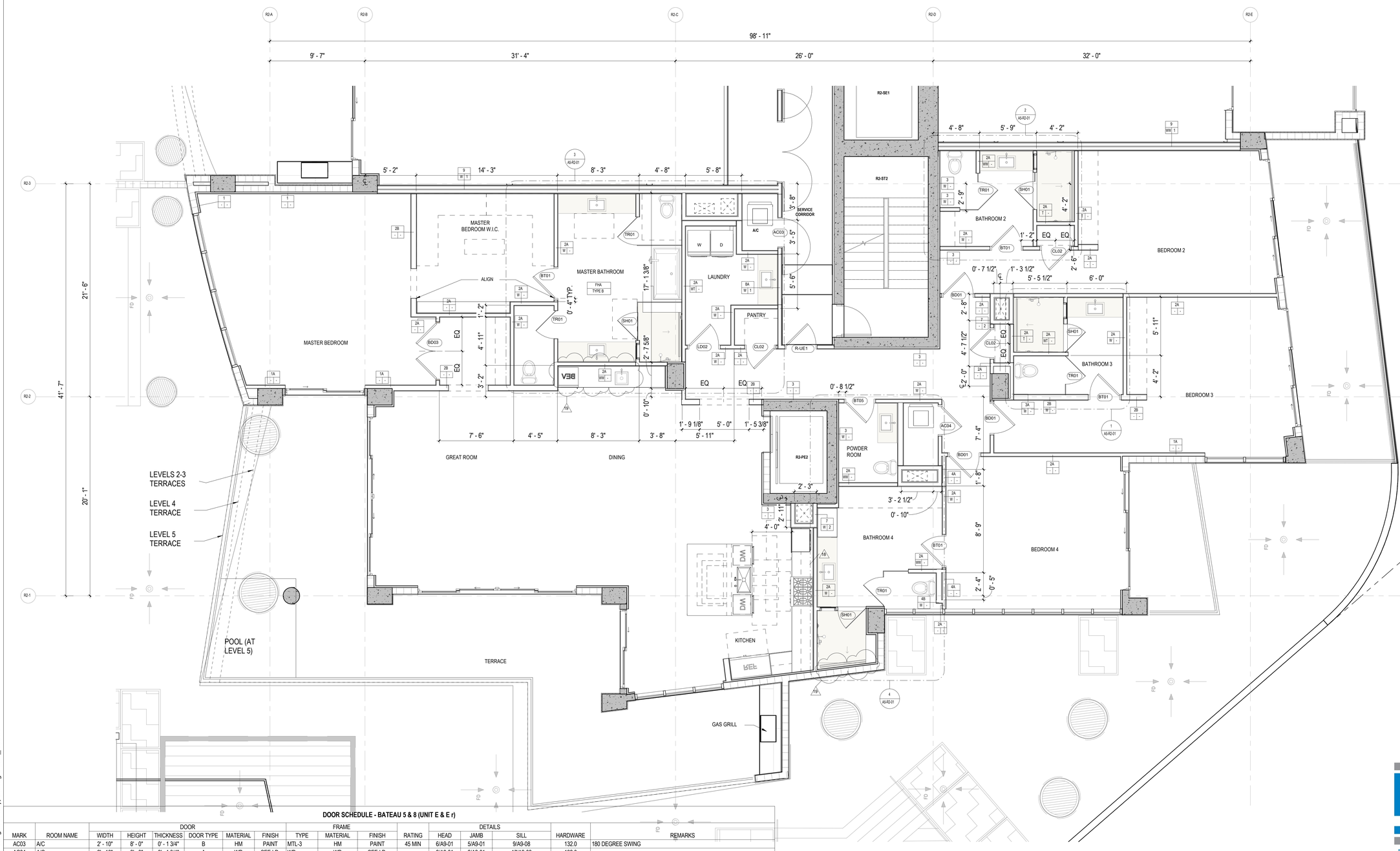


DOOR SCHEDULE - BATEAU 5 & 8 (UNIT E & E r)

MARK	ROOM NAME	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	RATING	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	HARDWARE	REMARKS
AC03	A/C	2' - 10"	8' - 0"	0' - 1 3/4"	B	HM	PAINT	MTL-3	HM	PAINT	45 MIN	6/A9-01	5/A9-01	9/A9-08	132.0	180 DEGREE SWING
AC04	A/C	2' - 10"	8' - 0"	0' - 1 3/4"	A	WD	SEE I.D.	WD	WD	SEE I.D.	-	2/A9-01	2/A9-01	17/A9-08	132.0	
BD01	BEDROOM	3' - 0"	8' - 0"	0' - 1 3/4"	A	WD	SEE I.D.	WD	WD	SEE I.D.	-	2/A9-01	2/A9-01	17/A9-08	136.0	
BD03	BEDROOM	5' - 8"	8' - 0"	0' - 1 3/4"	AA	WD	SEE I.D.	WD	WD	SEE I.D.	-	2/A9-01	2/A9-01	17/A9-08	135.0	
BT01	BATHROOM	3' - 0"	8' - 0"	0' - 1 3/4"	A	WD	SEE I.D.	WD	WD	SEE I.D.	-	2/A9-01	2/A9-01	17/A9-08	136.0	
BT05	BATHROOM	2' - 10"	8' - 0"	0' - 1 3/4"	A	WD	SEE I.D.	WD	WD	SEE I.D.	-	2/A9-01	2/A9-01	17/A9-08	136.0	
CL02	CLOSET	2' - 10"	8' - 0"	0' - 1 3/4"	A	WD	SEE I.D.	WD	WD	SEE I.D.	-	2/A9-01	2/A9-01	17/A9-08	137.0	
LD02	LAUNDRY ROOM	3' - 0"	8' - 0"	0' - 1 3/4"	A	WD	SEE I.D.	WD	WD	SEE I.D.	-	2/A9-01	2/A9-01	17/A9-08	137.0	
R2-ST4	PODIUM GATE	3' - 0"	3' - 6"	0' - 2 1/2"	K	AL	POWDER	AL	AL	POWDER	-				199.0	R2-200, R2-200A, R2-200B- EXT. GATES AT LEVEL 1 UNITS ONLY
R-UE	UNIT ENTRY	3' - 0"	8' - 0"	0' - 1 3/4"	A	WD	SEE I.D.	MTL-2	HM	SEE I.D.	45 MIN	3/A9-01	3/A9-01	4/A9-02	134.0	STC -32
SH01	SHOWER	2' - 10"	8' - 0"	0' - 0 3/8"	E	GL	-		-	-	-	1/A9-05	5/A9-05	2/A9-05 or 7/A9-05	141.0	CURBLESS AT MASTER BATH
TR01	TOILET ROOM	2' - 10"	8' - 0"	0' - 0 3/8"	E	GL	-		-	-	-	1/A9-05	5/A9-05	8/A9-05	141.0	

AC-01 - REMOVED FROM DOOR SCHEDULE

CEILING LEGEND, SYMBOLS AND NOTES

EXPOSED BOTTOM OF SLAB

INDICATED DROP CEILING . REFER TO DTL. #9A9-07

INDICATES A SPRAY ON THERMAL INSULATION MINIMUM R-25 UNDERNEATH SLAB. EXCEPT R-8 UNDER PARKING LEVEL 1.

INDICATES A RIGID INSULATION WITH MINIMUM R-25 UNDERNEATH SLAB

ACOUSTIC CEILING

CEILING MATERIAL
GYP. BD.
XXX
X'-X"
CEILING HEIGHT MEASURED FROM TOP OF FINISH

B.O.S. BOTTOM OF SLAB
A.F.F.L. ABOVE FINISH FLOOR LEVEL
GYP. BD. GYPSUM BOARD
C.P. CEMENT PLASTER
B.O.B. BOTTOM OF BEAM
SP-1 BASWA TILE CLASSIC (1 COAT)
SP-2 ROCKWOOL - 4 INCHES

CEILING LIGHT FIXTURES / DEVICES

PENDANT LIGHT
DOWNLIGHT - ROUND
DOWNLIGHT - SQUARE
DOWNLIGHT - ADJUSTABLE WASHER
SPEAKER
WALL SCONCE
4FT FLOURESCENT STRIP
1X4 SURFACE MOUNT
STRIP LIGHT

EXIT SIGN
CEILING MOUNTED OR WALL MOUNTED

STRUCT. RIGGING POINT

ACCESS PANEL

LINEAR DIFFUSER
LINEAR DIFFUSER AT COVE

DIFFUSER **RETURN** **EXHAUST**

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.

2. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES & SCHEDULE.

3. ALL CEILING HEIGHTS ARE FROM THE TOP OF THE FINISH FLOOR

4. REFER TO ID DWGS FOR ALL INTERIOR FURNISHINGS, FIXTURES AND EQUIPMENT. PROVIDE BLOCKING AS REQUIRED. EXACT LOCATION OF ALL ELECTRICAL, MECHANICAL AND FP DEVICES TO BE COORDINATED WITH ARCHITECT AND ID. REFER TO ID ELEVATIONS FOR LOCATION OF WALL MOUNTED DEVICES. ALL DEVICES SHALL BE MOUNTED AS PER CODE, REFER TO ENGINEERS' DWGS CODE ESTABLISHED MOUNTING HEIGHTS.

5. ALL LIGHTS NOT DIMENSIONED SHALL BE CENTERED OR PLACED EQUALLY WITHIN THE CEILING SPACE. FINAL PLACEMENT OF FIXTURES SHALL BE APPROVED BY ARCHITECT & INTERIOR DESIGNER PRIOR TO WIRING FIXTURES. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO LAYOUT WITHOUT ANY ADDITIONAL COST TO THE CONTRACT.

6. HEAVY OR LARGE DECORATIVE LIGHT FIXTURES EXCEEDING 15 LBS. REQUIRE ATTACHMENT DETAILS WHICH EXCEED CONVENTIONAL METHODS FOR ATTACHING J-BOXES TO CEILING FRAMING. THEY SHALL BE SUSPENDED FROM STRUCTURAL SLAB WITH AN ENGINEERED METAL FRAMING SYSTEM.

7. SEE MEP/FP DRAWINGS FOR LOCATION AND SPECIFICATIONS OF DEVICES & SYSTEMS. COORDINATE EXACT LOCATION OF DEVICES AND SYSTEMS WITH ARCH, I.D., AND LIGHTING DRAWINGS.

8. SUSPENDED ACOUSTICAL CEILING TILE & GRID SYSTEM IS NOT DESIGNED OR INTENDED TO SUPPORT THE WEIGHT OF ADDITIONAL EQUIPMENT, CABLE, CONDUIT, MECHANICAL EQUIPMENT OR OTHER CONSTRUCTION. ALL SUCH ELEMENTS ARE TO BE INDEPENDENTLY SUPPORTED FROM THE BUILDING STRUCTURE BY AT LEAST TWO OPPOSITE CORNERS.

9. ALL CEILING MOUNTED LIGHTING AND DEVICES (EXIT SIGNS, SPRINKLERS, RECESSED LIGHTS, ETC.) IN ACOUSTICAL CEILING TILE TO BE CENTERED IN TILE UNLESS OTHERWISE IS NOTED.

10. REFER TO ID DRAWINGS FOR CEILING DETAILS WITHIN THEIR SCOPE.

11. PROVIDE FIRE PROTECTION SPRINKLER HEAD LAYOUT BY THE SUB CONTRACTOR'S LICENSED FIRE PROTECTION ENGINEER FOR REVIEW. LAYOUT SHALL BE DESIGNED USING PROVIDED CEILING CENTER-LINES, AND EQ / EQ SPACING WHEN POSSIBLE, AT RESIDENCES, GUESTROOMS, CORRIDORS, AND PUBLIC AREAS.

12. PROVIDE ACCESS DOORS (8 X 8 INCH) FRAMED, HINGED AND LOCKABLE AT FIRE DAMPERS AND FIRE SMOKE DAMPERS LOCATIONS PER MECHANICAL DRAWINGS. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT.
PROVIDE ACCESS DOORS AT SHUT OFF VALVE LOCATIONS. REFER TO PLUMBING DRAWINGS. FINAL ACCESS PANEL LOCATION TO BE COORDINATED WITH ARCHITECT.

13. REFER TO LOW VOLTAGE DRAWING SET FOR COORDINATION.

14. REFER TO ELECTRICAL DRAWINGS FOR FULL SCOPE OF LIGHTING DEVICES I.E. FLOOR LIGHTING FIXTURES AND FOR SITE LIGHTING INFORMATION.

15. REFER TO FA/FP DARWINGS FOR FIRE ALARM / CEILING NOTIFICATION DEVICES. FINAL LOCATION OF DEVICES AT PUBLIC SPACES TO BE COORDINATED WITH ARCHITECT.

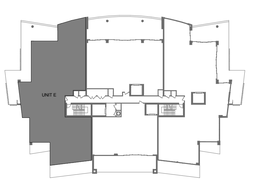
PLAN LEGEND, SYMBOLS AND NOTES

INDICATES CONC. WALL / COLUMN (SMALL SCALE)
INDICATES CONC. WALL / COLUMN (LARGE SCALE)
INDICATES STUD WALL
INDICATES CMU WALL
INDICATES FLOOD PROOF WALL ASSEMBLY
INDICATES BATHROOM TILE ON STUD WALL
W7 WINDOW TYPE - SEE WINDOW SCHEDULE
EN-01 DOOR MARK - SEE DOOR SCHEDULE
SF- STOREFRONT & SLIDER TYPE - SEE SCHEDULE
L1 LOUVER TYPE - SEE WINDOW SCHEDULE

X W 1 WALL TYPE - SEE DRAWING A9-00
INDICATES FIRE-RATING
INDICATES WET AREA
A A101 A INTERIOR ELEVATION TAG
SHEET REFERENCE
DETAIL NUM.
FD FLOOR DRAIN
RD ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
1/2 HOUR RATED SMOKE-TIGHT PARTITION
1 HOUR RATED WALL
2 HOUR RATED WALL

1. ALL DIMENSIONS ARE FROM FACE OF STRUCTURE (OR CONCRETE TO FACE OF STUDS OR FACE OF STUD TO FACE OF STUD, OR GRID LINE) UNLESS OTHERWISE NOTED.
2. FOR FIRE RATED WALLS AND LOCATIONS SEE LIFE SAFETY DRAWINGS.
3. SET HINGE SIDE OF INTERIOR DOORS AT 4" FROM SIDE WALL (TYP), UNLESS OTHERWISE NOTED.
4. FOR BUILT-IN MILLWORK SEE INTERIOR DESIGN DRAWINGS.
5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
6. SLOPES TO DRAIN IN FLOOR PLANS WILL BE PROVIDED WITH FINISH MATERIALS U.O.N. FOR SLOPES ON CONCRETE SLABS SEE STRUCTURAL DRAWINGS.
7. TOP OF ALL GUARDRAILS MUST BE MINIMUM OF 42" ABOVE ADJACENT FINISH FLOOR.
8. ALL CEMENT PLASTER AND SKIM COAT FINISHES TO BE PAINTED UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



RESI BUILDING 2 - BATEAU 5 (UNIT E) ENLARGED FLOOR PLAN

1 1/4" = 1'-0"

SB ARCHITECTS
2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854
A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

BATEAU - 1581 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC

7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP NATIONAL DEVELOPMENTS, INC.

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ECS FLORIDA, LLC

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 2	08/12/2021
3	PERMIT APPROVAL SET	12/13/2021
4	PERMIT REVISION 4	04/15/2022
13	PERMIT REVISION 13	12/16/2022
14	PERMIT REVISION 14	02/10/2023
17	PERMIT REVISION 17	4/21/2023
18	PERMIT REVISION 18	5/26/2023
19	PERMIT REVISION 19	6/30/2023

Sheet Title: **RESI BUILDING 2 - BATEAU 5 (UNIT E) ENLARGED FLOOR PLAN**

Project No. **21816**

Sheet No. **A4-R2-00**

BIM 360://21816 St. Regis Resort Longboat Key/St.Regis LBK_R19.rvt
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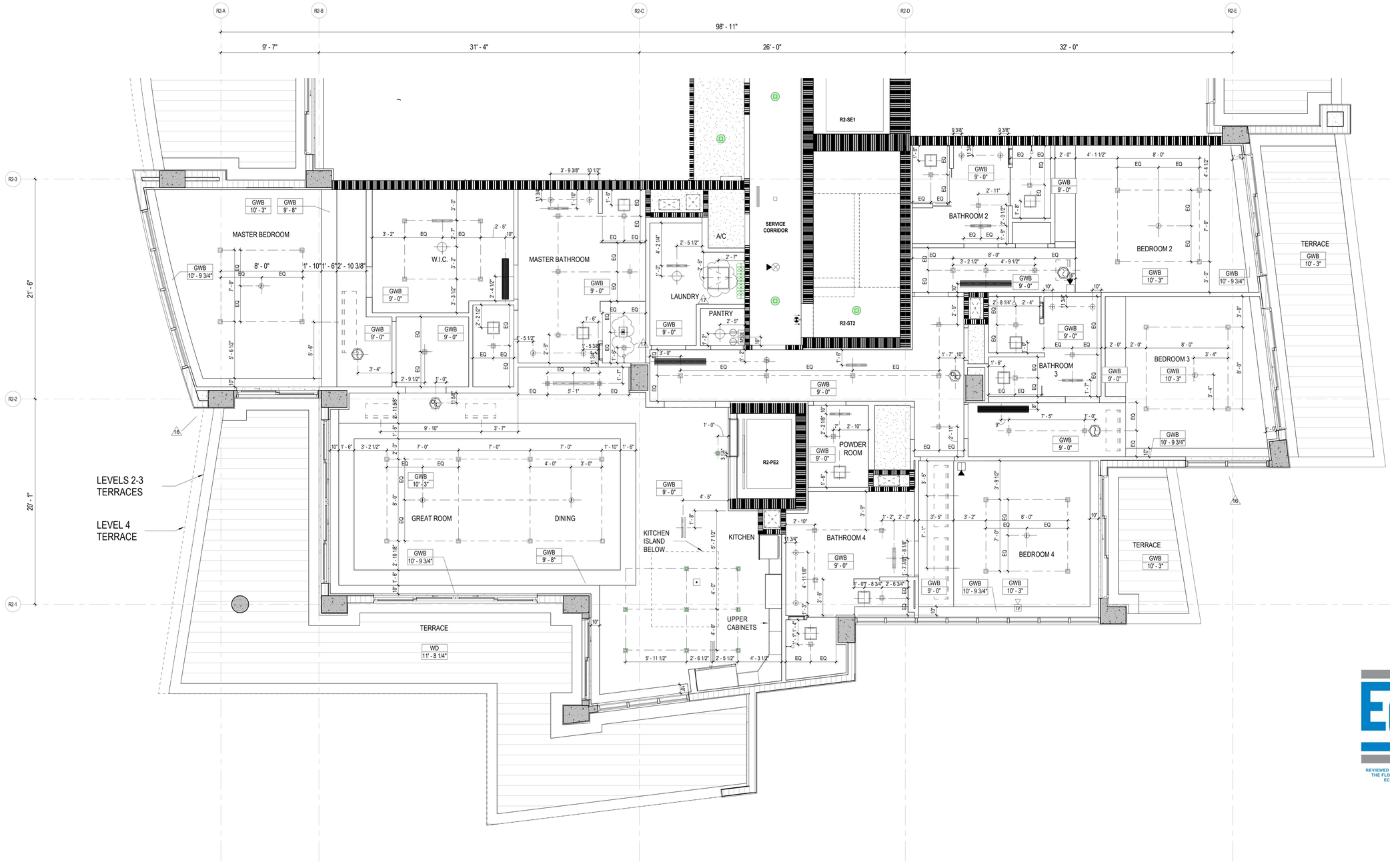


RESI BUILDING 2 - BATEAU 5 (UNIT E) ENLARGED REFLECTED CEILING PLAN LEVELS 1-3

1 — 1/4" = 1'-0"

CEILING LEGEND, SYMBOLS AND NOTES

- EXPOSED BOTTOM OF SLAB
- INDICATED DROP CEILING . REFER TO DTL. #5/A9-07
- INDICATES A SPRAY ON THERMAL INSULATION MINIMUM R-25 UNDERNEATH SLAB. EXCEPT R-8 UNDER PARKING LEVEL 1.
- INDICATES A RIGID INSULATION WITH MINIMUM R-25 UNDERNEATH SLAB
- ACOUSTIC CEILING

CEILING MATERIAL — XXX / X'-X" — CEILING HEIGHT MEASURED FROM TOP OF FINISH

B.O.S.	BOTTOM OF SLAB
A.F.F.L.	ABOVE FINISH FLOOR LEVEL
GYP. BD.	GYPSUM BOARD
C.P.	CEMENT PLASTER
B.O.B.	BOTTOM OF BEAM
SP-1	BASWA 70 E CLASSIC (1 COAT)
SP-2	ROCKWOOL - 4 INCHES

CEILING LIGHT FIXTURES / DEVICES

- PENDANT LIGHT
- DOWNLIGHT - ROUND
- DOWNLIGHT - SQUARE
- DOWNLIGHT - ADJUSTABLE WASHER
- SPEAKER
- WALL SCONCE
- 4FT FLOURESCENT STRIP
- 1X4 SURFACE MOUNT
- STRIP LIGHT

EXIT SIGN — CEILING MOUNTED OR WALL MOUNTED

STRUCT. RIGGING POINT

ACCESS PANEL

LINEAR DIFFUSER

DIFFUSER RETURN EXHAUST

LINEAR DIFFUSER AT COVE

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.
2. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES & SCHEDULE.
3. ALL CEILING HEIGHTS ARE FROM THE TOP OF THE FINISH FLOOR
4. REFER TO ID DWGS FOR ALL INTERIOR FURNISHINGS, FIXTURES AND EQUIPMENT. PROVIDE BLOCKING AS REQUIRED. EXACT LOCATION OF ALL ELECTRICAL, MECHANICAL AND FP DEVICES TO BE COORDINATED WITH ARCHITECT AND ID. REFER TO ID ELEVATIONS FOR LOCATION OF WALL MOUNTED DEVICES. ALL DEVICES SHALL BE MOUNTED AS PER CODE. REFER TO ENGINEERS' DWGS CODE ESTABLISHED MOUNTING HEIGHTS.
5. ALL LIGHTS NOT DIMENSIONED SHALL BE CENTERED OR PLACED EQUALLY WITHIN THE CEILING SPACE. FINAL PLACEMENT OF FIXTURES SHALL BE APPROVED BY ARCHITECT & INTERIOR DESIGNER PRIOR TO WIRING FIXTURES. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO LAYOUT WITHOUT ANY ADDITIONAL COST TO THE CONTRACT.
6. HEAVY OR LARGE DECORATIVE LIGHT FIXTURES EXCEEDING 15 LBS. REQUIRE ATTACHMENT DETAILS WHICH EXCEED CONVENTIONAL METHODS FOR ATTACHING J-BOXES TO CEILING FRAMING. THEY SHALL BE SUSPENDED FROM STRUCTURAL SLAB WITH AN ENGINEERED METAL FRAMING SYSTEM.
7. SEE MEP/FP DRAWINGS FOR LOCATION AND SPECIFICATIONS OF DEVICES & SYSTEMS. COORDINATE EXACT LOCATION OF DEVICES AND SYSTEMS WITH ARCH, I.D., AND LIGHTING DRAWINGS.
8. SUSPENDED ACOUSTICAL CEILING TILE & GRID SYSTEM IS NOT DESIGNED OR INTENDED TO SUPPORT THE WEIGHT OF ADDITIONAL EQUIPMENT, CABLE, CONDUIT, MECHANICAL EQUIPMENT OR OTHER CONSTRUCTION, ALL SUCH ELEMENTS ARE TO BE INDEPENDENTLY SUPPORTED FROM THE BUILDING STRUCTURE BY AT LEAST TWO OPPOSITE CORNERS.
9. ALL CEILING MOUNTED LIGHTING AND DEVICES (EXIT SIGNS, SPRINKLERS, RECESSED LIGHTS, ETC.) IN ACOUSTICAL CEILING TILE TO BE CENTERED IN TILE UNLESS OTHERWISE IS NOTED.
10. REFER TO ID DRAWINGS FOR CEILING DETAILS WITHIN THEIR SCOPE.
11. PROVIDE FIRE PROTECTION SPRINKLER HEAD LAYOUT BY THE SUB CONTRACTOR'S LICENSED FIRE PROTECTION ENGINEER FOR REVIEW. LAYOUT SHALL BE DESIGNED USING PROVIDED CEILING CENTER-LINES AND EQ / EQ SPACING WHEN POSSIBLE, AT RESIDENCES, GUESTROOMS, CORRIDORS, AND PUBLIC AREAS.
12. PROVIDE ACCESS DOORS (8 X 8 INCH) FRAMED, HINGED AND LOCKABLE AT FIRE DAMPERS AND FIRE SMOKE DAMPERS LOCATIONS PER MECHANICAL DRAWINGS. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT.
PROVIDE ACCESS DOORS AT SHUT OFF VALVE LOCATIONS. REFER TO PLUMBING DRAWINGS. FINAL ACCESS PANEL LOCATION TO BE COORDINATED WITH ARCHITECT.
13. REFER TO LOW VOLTAGE DRAWING SET FOR COORDINATION.
14. REFER TO ELECTRICAL DRAWINGS FOR FULL SCOPE OF LIGHTING DEVICES I.E. FLOOR LIGHTING FIXTURES AND FOR SITE LIGHTING INFORMATION.
15. REFER TO FA/FP DARWINGS FOR FIRE ALARM / CEILING NOTIFICATION DEVICES. FINAL LOCATION OF DEVICES AT PUBLIC SPACES TO BE COORDINATED WITH ARCHITECT.

PLAN LEGEND, SYMBOLS AND NOTES

- INDICATES CONC. WALL / COLUMN (SMALL SCALE)
- INDICATES CONC. WALL / COLUMN (LARGE SCALE)
- INDICATES STUD WALL
- INDICATES CMU WALL
- INDICATES FLOOD PROOF WALL ASSEMBLY
- INDICATES BATHROOM TILE ON STUD WALL
- W7 — WINDOW TYPE - SEE WINDOW SCHEDULE
- EN-01 — DOOR MARK - SEE DOOR SCHEDULE
- SF- — STOREFRONT & SLIDER TYPE - SEE SCHEDULE
- L1 — LOUVER TYPE - SEE WINDOW SCHEDULE

X / W 1 — WALL TYPE - SEE DRAWING A9-00

INDICATES FIRE-RATING

INDICATES WET AREA

A / A101 / A — INTERIOR ELEVATION TAG

SHEET REFERENCE

DETAIL NUM.

FD FLOOR DRAIN

RD — ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION

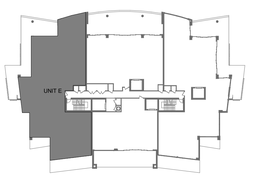
1/2 HOUR RATED SMOKE-TIGHT PARTITION

1 HOUR RATED WALL

2 HOUR RATED WALL

1. ALL DIMENSIONS ARE FROM FACE OF STRUCTURE (OR CONCRETE TO FACE OF STUDS OR FACE OF STUD TO FACE OF STUD, OR GRID LINE) UNLESS OTHERWISE NOTED.
2. FOR FIRE RATED WALLS AND LOCATIONS SEE LIFE SAFETY DRAWINGS.
3. SET HINGE SIDE OF INTERIOR DOORS AT 4" FROM SIDE WALL (TYP), UNLESS OTHERWISE NOTED.
4. FOR BUILT-IN MILLWORK SEE INTERIOR DESIGN DRAWINGS.
5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
6. SLOPES TO DRAIN IN FLOOR PLANS WILL BE PROVIDED WITH FINISH MATERIALS U.O.N. FOR SLOPES ON CONCRETE SLABS SEE STRUCTURAL DRAWINGS.
7. TOP OF ALL GUARDRAILS MUST BE MINIMUM OF 42" ABOVE ADJACENT FINISH FLOOR
8. ALL CEMENT PLASTER AND SKIM COAT FINISHES TO BE PAINTED UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



TRUE NORTH

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE ECS FLORIDA, LLC

SB ARCHITECTS
2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
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A California Corporation
Consultant

LONGBOAT KEY HOTEL & RESIDENCES
BATEAU - 1581 GULF OF MEXICO DRIVE Longboat Key, FL 34228

Owner
UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP NATIONAL DEVELOPMENTS, INC.

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
3	PERMIT REVISION 3	11/19/2021
	PERMIT APPROVAL SET	12/13/2021
14	PERMIT REVISION 14	02/10/2023
17	PERMIT REVISION 17	4/21/2023

Sheet Title: RESI BUILDING 2 - BATEAU 5 (UNIT E) ENLARGED RCP LEVELS 1-3

Project No. 21816

Sheet No. A4-R2-01

BIM 360://21816 St. Regis Resort Longboat Key/St.Regis LBK_R19.rvt
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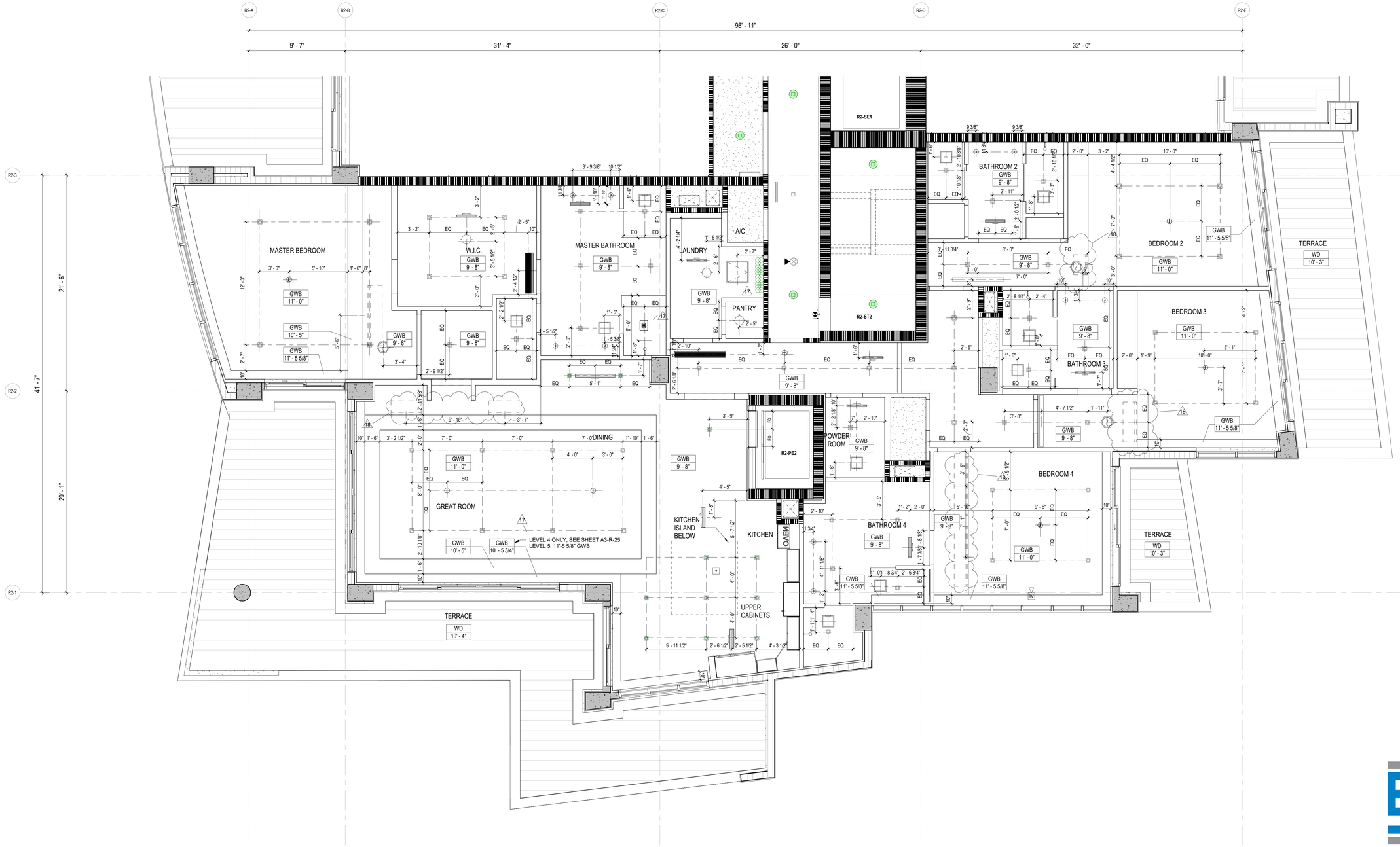


RESI BUILDING 2 - BATEAU 5 (UNIT E) ENLARGED REFLECTED CEILING PLAN LEVELS 4-5

1 — 1/4" = 1'-0"

SEE SHEEET A4-R2-01 FOR LIGHTING FIXTURE LOCATIONS

CEILING LEGEND, SYMBOLS AND NOTES

- EXPOSED BOTTOM OF SLAB
- INDICATED DROP CEILING . REFER TO DTL. #5/A9-07
- INDICATES A SPRAY ON THERMAL INSULATION MINIMUM R-25 UNDERNEATH SLAB. EXCEPT R-8 UNDER PARKING LEVEL 1.
- INDICATES A RIGID INSULATION WITH MINIMUM R-25 UNDERNEATH SLAB
- ACOUSTIC CEILING

CEILING MATERIAL — XXX X'-X" — CEILING HEIGHT MEASURED FROM TOP OF FINISH

B.O.S. BOTTOM OF SLAB
A.F.F.L. ABOVE FINISH FLOOR LEVEL
GYP. BD. GYPSUM BOARD
C.P. CEMENT PLASTER
B.O.B. BOTTOM OF BEAM
SP-1 BASWA 70 E CLASSIC (1 COAT)
SP-2 ROCKWOOL - 4 INCHES

CEILING LIGHT FIXTURES / DEVICES

- PENDANT LIGHT
- DOWNLIGHT - ROUND
- DOWNLIGHT - SQUARE
- DOWNLIGHT - ADJUSTABLE WASHER
- SPEAKER
- WALL SCONCE
- 4FT FLOURESCENT STRIP
- 1X4 SURFACE MOUNT
- STRIP LIGHT

EXIT SIGN — CEILING MOUNTED OR WALL MOUNTED

STRUCT. RIGGING POINT

ACCESS PANEL

LINEAR DIFFUSER

DIFFUSER RETURN EXHAUST

LINEAR DIFFUSER AT COVE

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.
2. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES & SCHEDULE.
3. ALL CEILING HEIGHTS ARE FROM THE TOP OF THE FINISH FLOOR
4. REFER TO ID DWGS FOR ALL INTERIOR FURNISHINGS, FIXTURES AND EQUIPMENT. PROVIDE BLOCKING AS REQUIRED. EXACT LOCATION OF ALL ELECTRICAL, MECHANICAL AND FP DEVICES TO BE COORDINATED WITH ARCHITECT AND ID. REFER TO ID ELEVATIONS FOR LOCATION OF WALL MOUNTED DEVICES. ALL DEVICES SHALL BE MOUNTED AS PER CODE, REFER TO ENGINEERS' DWGS CODE ESTABLISHED MOUNTING HEIGHTS.
5. ALL LIGHTS NOT DIMENSIONED SHALL BE CENTERED OR PLACED EQUALLY WITHIN THE CEILING SPACE, FINAL PLACEMENT OF FIXTURES SHALL BE APPROVED BY ARCHITECT & INTERIOR DESIGNER PRIOR TO WIRING FIXTURES. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO LAYOUT WITHOUT ANY ADDITIONAL COST TO THE CONTRACT.
6. HEAVY OR LARGE DECORATIVE LIGHT FIXTURES EXCEEDING 15 LBS. REQUIRE ATTACHMENT DETAILS WHICH EXCEED CONVENTIONAL METHODS FOR ATTACHING J-BOXES TO CEILING FRAMING. THEY SHALL BE SUSPENDED FROM STRUCTURAL SLAB WITH AN ENGINEERED METAL FRAMING SYSTEM.
7. SEE MEP/FP DRAWINGS FOR LOCATION AND SPECIFICATIONS OF DEVICES & SYSTEMS. COORDINATE EXACT LOCATION OF DEVICES AND SYSTEMS WITH ARCH, I.D., AND LIGHTING DRAWINGS.
8. SUSPENDED ACOUSTICAL CEILING TILE & GRID SYSTEM IS NOT DESIGNED OR INTENDED TO SUPPORT THE WEIGHT OF ADDITIONAL EQUIPMENT, CABLE, CONDUIT, MECHANICAL EQUIPMENT OR OTHER CONSTRUCTION, ALL SUCH ELEMENTS ARE TO BE INDEPENDENTLY SUPPORTED FROM THE BUILDING STRUCTURE BY AT LEAST TWO OPPOSITE CORNERS.
9. ALL CEILING MOUNTED LIGHTING AND DEVICES (EXIT SIGNS, SPRINKLERS, RECESSED LIGHTS, ETC.) IN ACOUSTICAL CEILING TILE TO BE CENTERED IN TILE UNLESS OTHERWISE IS NOTED.
10. REFER TO ID DRAWINGS FOR CEILING DETAILS WITHIN THEIR SCOPE.
11. PROVIDE FIRE PROTECTION SPRINKLER HEAD LAYOUT BY THE SUB CONTRACTOR'S LICENSED FIRE PROTECTION ENGINEER FOR REVIEW. LAYOUT SHALL BE DESIGNED USING PROVIDED CEILING CENTER-LINES AND EQ / EQ SPACING WHEN POSSIBLE, AT RESIDENCES, GUESTROOMS, CORRIDORS, AND PUBLIC AREAS.
12. PROVIDE ACCESS DOORS (8 X 8 INCH) FRAMED, HINGED AND LOCKABLE AT FIRE DAMPERS AND FIRE SMOKE DAMPERS LOCATIONS PER MECHANICAL DRAWINGS. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT.
PROVIDE ACCESS DOORS AT SHUT OFF VALVE LOCATIONS. REFER TO PLUMBING DRAWINGS. FINAL ACCESS PANEL LOCATION TO BE COORDINATED WITH ARCHITECT.
13. REFER TO LOW VOLTAGE DRAWING SET FOR COORDINATION.
14. REFER TO ELECTRICAL DRAWINGS FOR FULL SCOPE OF LIGHTING DEVICES I.E. FLOOR LIGHTING FIXTURES AND FOR SITE LIGHTING INFORMATION.
15. REFER TO FA/FP DARWINGS FOR FIRE ALARM / CEILING NOTIFICATION DEVICES. FINAL LOCATION OF DEVICES AT PUBLIC SPACES TO BE COORDINATED WITH ARCHITECT.

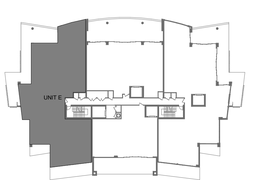
PLAN LEGEND, SYMBOLS AND NOTES

- INDICATES CONC. WALL / COLUMN (SMALL SCALE)
- INDICATES CONC. WALL / COLUMN (LARGE SCALE)
- INDICATES STUD WALL
- INDICATES CMU WALL
- INDICATES FLOOD PROOF WALL ASSEMBLY
- INDICATES BATHROOM TILE ON STUD WALL
- W7 — WINDOW TYPE - SEE WINDOW SCHEDULE
- EN-01 — DOOR MARK - SEE DOOR SCHEDULE
- SF- — STOREFRONT & SLIDER TYPE - SEE SCHEDULE
- L1 — LOUVER TYPE - SEE WINDOW SCHEDULE

- X / W 1 — WALL TYPE - SEE DRAWING A9-00
- INDICATES FIRE-RATING
- INDICATES WET AREA
- A / A101 / A — INTERIOR ELEVATION TAG
- SHEET REFERENCE
- DETAIL NUM.
- FD FLOOR DRAIN
- RD — ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
- 1/2 HOUR RATED SMOKE-TIGHT PARTITION
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL

1. ALL DIMENSIONS ARE FROM FACE OF STRUCTURE (OR CONCRETE TO FACE OF STUDS OR FACE OF STUD TO FACE OF STUD, OR GRID LINE) UNLESS OTHERWISE NOTED.
2. FOR FIRE RATED WALLS AND LOCATIONS SEE LIFE SAFETY DRAWINGS.
3. SET HINGE SIDE OF INTERIOR DOORS AT 4" FROM SIDE WALL (TYP), UNLESS OTHERWISE NOTED.
4. FOR BUILT-IN MILLWORK SEE INTERIOR DESIGN DRAWINGS.
5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
6. SLOPES TO DRAIN IN FLOOR PLANS WILL BE PROVIDED WITH FINISH MATERIALS U.O.N. FOR SLOPES ON CONCRETE SLABS SEE STRUCTURAL DRAWINGS.
7. TOP OF ALL GUARDRAILS MUST BE MINIMUM OF 42" ABOVE ADJACENT FINISH FLOOR
8. ALL CEMENT PLASTER AND SKIM COAT FINISHES TO BE PAINTED UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



TRUE NORTH

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	PERMIT APPROVAL SET	12/13/2021
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Sheet Title: **RESI BUILDING 2 - BATEAU 5 (UNIT E) ENLARGED RCP LEVELS 4-5**

Project No. 21816

Sheet No. **A4-R2-01A**

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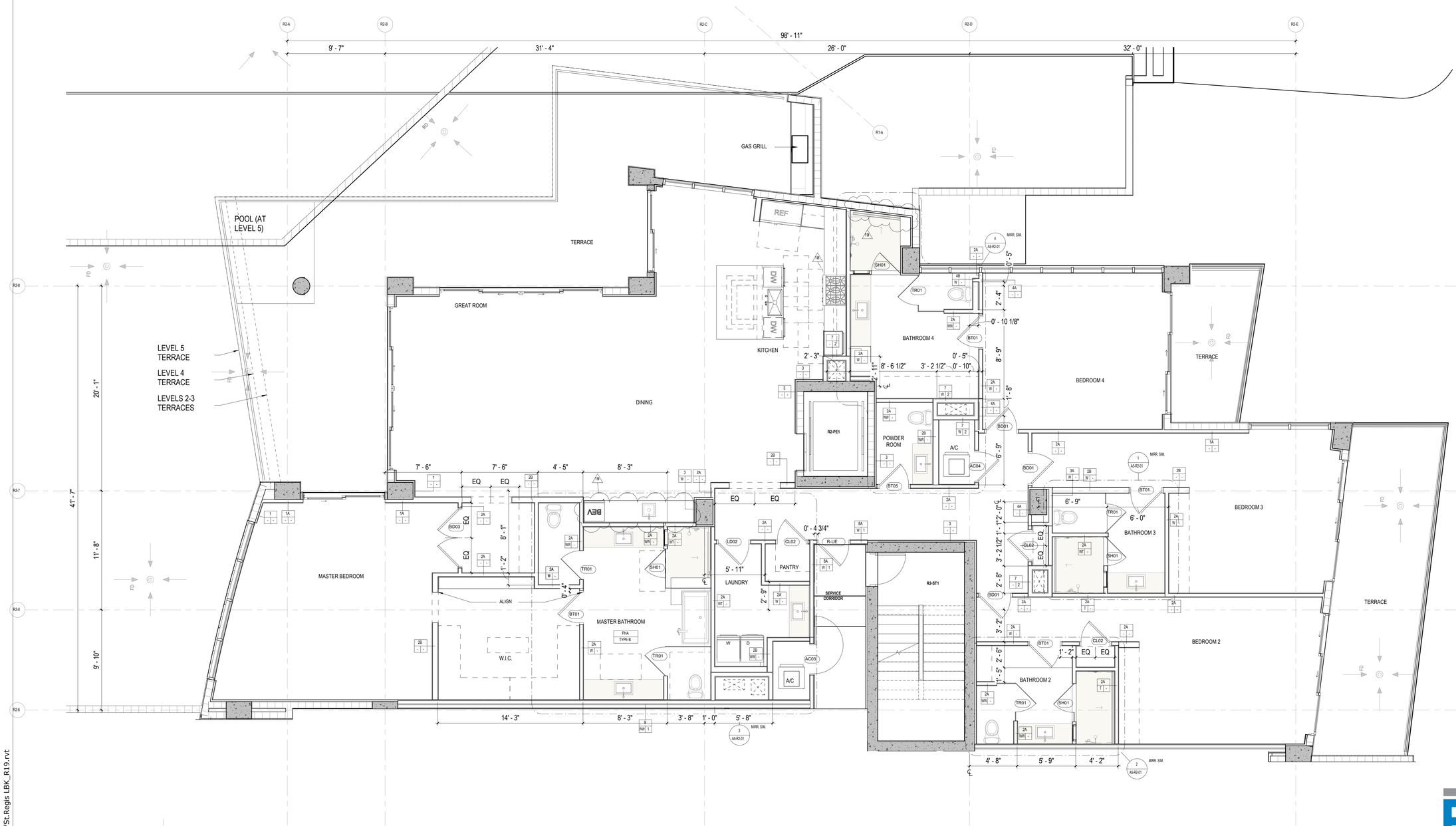

DOOR SCHEDULE - BATEAU 5 & 8 (UNIT E & E r)

MARK	ROOM NAME	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	RATING	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	HARDWARE	REMARKS
AC03	A/C	2' - 10"	8' - 0"	0' - 1 3/4"	B	WD	PAINT	MTL-3	HM	PAINT	45 MIN	6/A9-01	5/A9-01	9/A9-08	132.0	180 DEGREE SWING
AC04	A/C	2' - 10"	8' - 0"	0' - 1 3/4"	A	WD	SEE I.D.	WD	WD	SEE I.D.	-	2/A9-01	2/A9-01	17/A9-08	132.0	
BD01	BEDROOM	3' - 0"	8' - 0"	0' - 1 3/4"	A	WD	SEE I.D.	WD	WD	SEE I.D.	-	2/A9-01	2/A9-01	17/A9-08	136.0	
BD03	BEDROOM	5' - 8"	8' - 0"	0' - 1 3/4"	AA	WD	SEE I.D.	WD	WD	SEE I.D.	-	2/A9-01	2/A9-01	17/A9-08	135.0	
BT01	BATHROOM	3' - 0"	8' - 0"	0' - 1 3/4"	A	WD	SEE I.D.	WD	WD	SEE I.D.	-	2/A9-01	2/A9-01	17/A9-08	136.0	
BT05	BATHROOM	2' - 10"	8' - 0"	0' - 1 3/4"	A	WD	SEE I.D.	WD	WD	SEE I.D.	-	2/A9-01	2/A9-01	17/A9-08	136.0	
CL02	CLOSET	2' - 10"	8' - 0"	0' - 1 3/4"	A	WD	SEE I.D.	WD	WD	SEE I.D.	-	2/A9-01	2/A9-01	17/A9-08	137.0	
LD02	LAUNDRY ROOM	3' - 0"	8' - 0"	0' - 1 3/4"	A	WD	SEE I.D.	WD	WD	SEE I.D.	-	2/A9-01	2/A9-01	17/A9-08	137.0	
R2-ST4	PODIUM GATE	3' - 0"	3' - 6"	0' - 2 1/2"	K	AL	POWDER	AL	AL	POWDER	-				199.0	R2-200, R2-200A, R2-200B- EXT. GATES AT LEVEL 1 UNITS ONLY
R-UE	UNIT ENTRY	3' - 0"	8' - 0"	0' - 1 3/4"	A	WD	SEE I.D.	MTL-2	HM	SEE I.D.	45 MIN	3/A9-01	3/A9-01	4/A9-02	134.0	STC -32
SH01	SHOWER	2' - 10"	8' - 0"	0' - 0 3/8"	E	GL	-		-	-	-	1/A9-05	5/A9-05	2/A9-05 or 7/A9-05	141.0	CURBLESS AT MASTER BATH
TR01	TOILET ROOM	2' - 10"	8' - 0"	0' - 0 3/8"	E	GL	-		-	-	-	1/A9-05	5/A9-05	8/A9-05	141.0	

AC-01 - REMOVED FROM DOOR SCHEDULE

CEILING LEGEND, SYMBOLS AND NOTES

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- ACOUSTIC CEILING

CEILING MATERIAL — XXX — X'-X" — CEILING HEIGHT MEASURED FROM TOP OF FINISH

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A.F.F.L.	ABOVE FINISH FLOOR LEVEL
GYP. BD.	GYPSUM BOARD
C.P.	CEMENT PLASTER
B.O.B.	BOTTOM OF BEAM
SP-1	BASWA TOE CLASSIC (1 COAT)
SP-2	ROCKWOOL - 4 INCHES

CEILING LIGHT FIXTURES / DEVICES

- PENDANT LIGHT
- DOWNLIGHT - ROUND
- DOWNLIGHT - SQUARE
- DOWNLIGHT - ADJUSTABLE WASHER
- SPEAKER
- WALL SCONCE
- 4FT FLOURESCENT STRIP
- 1X4 SURFACE MOUNT
- STRIP LIGHT

EXIT SIGN — CEILING MOUNTED OR WALL MOUNTED

STRUCT. RIGGING POINT

ACCESS PANEL

LINEAR DIFFUSER

DIFFUSER — **RETURN** — **EXHAUST**

LINEAR DIFFUSER AT COVE

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.

2. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES & SCHEDULE.

3. ALL CEILING HEIGHTS ARE FROM THE TOP OF THE FINISH FLOOR

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7. SEE MEP/FP DRAWINGS FOR LOCATION AND SPECIFICATIONS OF DEVICES & SYSTEMS. COORDINATE EXACT LOCATION OF DEVICES AND SYSTEMS WITH ARCH. I.D., AND LIGHTING DRAWINGS.

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11. PROVIDE FIRE PROTECTION SPRINKLER HEAD LAYOUT BY THE SUB CONTRACTOR'S LICENSED FIRE PROTECTION ENGINEER FOR REVIEW. LAYOUT SHALL BE DESIGNED USING PROVIDED CEILING CENTER-LINES, AND EQ / EQ SPACING WHEN POSSIBLE, AT RESIDENCES, GUESTROOMS, CORRIDORS, AND PUBLIC AREAS.

12. PROVIDE ACCESS DOORS (8 X 8 INCH) FRAMED, HINGED AND LOCKABLE AT FIRE DAMPERS AND FIRE SMOKE DAMPERS LOCATIONS PER MECHANICAL DRAWINGS. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT.
PROVIDE ACCESS DOORS AT SHUT OFF VALVE LOCATIONS. REFER TO PLUMBING DRAWINGS. FINAL ACCESS PANEL LOCATION TO BE COORDINATED WITH ARCHITECT.

13. REFER TO LOW VOLTAGE DRAWING SET FOR COORDINATION.

14. REFER TO ELECTRICAL DRAWINGS FOR FULL SCOPE OF LIGHTING DEVICES I.E. FLOOR LIGHTING FIXTURES AND FOR SITE LIGHTING INFORMATION.

15. REFER TO FA/FP DARWINGS FOR FIRE ALARM / CEILING NOTIFICATION DEVICES. FINAL LOCATION OF DEVICES AT PUBLIC SPACES TO BE COORDINATED WITH ARCHITECT.

PLAN LEGEND, SYMBOLS AND NOTES

- INDICATES CONC. WALL / COLUMN (SMALL SCALE)
- INDICATES CONC. WALL / COLUMN (LARGE SCALE)
- INDICATES STUD WALL
- INDICATES CMU WALL
- INDICATES FLOOD PROOF WALL ASSEMBLY
- INDICATES BATHROOM TILE ON STUD WALL
- W7 — WINDOW TYPE - SEE WINDOW SCHEDULE
- EN-01 — DOOR MARK - SEE DOOR SCHEDULE
- SF- — STOREFRONT & SLIDER TYPE - SEE SCHEDULE
- L1 — LOUVER TYPE - SEE WINDOW SCHEDULE

X / W 1 — WALL TYPE - SEE DRAWING A9-00

INDICATES FIRE-RATING

INDICATES WET AREA

A / A101 A — INTERIOR ELEVATION TAG; SHEET REFERENCE; DETAIL NUM.

FD FLOOR DRAIN

RD ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION

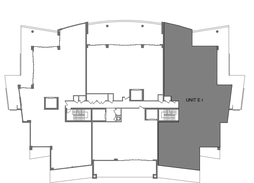
1/2 HOUR RATED SMOKE-TIGHT PARTITION

1 HOUR RATED WALL

2 HOUR RATED WALL

1. ALL DIMENSIONS ARE FROM FACE OF STRUCTURE (OR CONCRETE TO FACE OF STUDS OR FACE OF STUD TO FACE OF STUD, OR GRID LINE) UNLESS OTHERWISE NOTED.
2. FOR FIRE RATED WALLS AND LOCATIONS SEE LIFE SAFETY DRAWINGS.
3. SET HINGE SIDE OF INTERIOR DOORS AT 4" FROM SIDE WALL (TYP), UNLESS OTHERWISE NOTED.
4. FOR BUILT-IN MILLWORK SEE INTERIOR DESIGN DRAWINGS.
5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
6. SLOPES TO DRAIN IN FLOOR PLANS WILL BE PROVIDED WITH FINISH MATERIALS U.O.N. FOR SLOPES ON CONCRETE SLABS SEE STRUCTURAL DRAWINGS.
7. TOP OF ALL GUARDRAILS MUST BE MINIMUM OF 42" ABOVE ADJACENT FINISH FLOOR
8. ALL CEMENT PLASTER AND SKIM COAT FINISHES TO BE PAINTED UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



TRUE NORTH

RESI BUILDING 2 - BATEAU 8 (UNIT E r) ENLARGED FLOOR PLAN

1 — 1/4" = 1'-0"

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14	PERMIT REVISION 14	02/10/2023
17	PERMIT REVISION 17	4/21/2023
18	PERMIT REVISION 18	5/26/2023
19	PERMIT REVISION 19	6/30/2023

Sheet Title: **RESI BUILDING 2 - BATEAU 8 (UNIT E r) ENLARGED FLOOR PLAN**

Project No. **21816**

Sheet No. **A4-R2-02**

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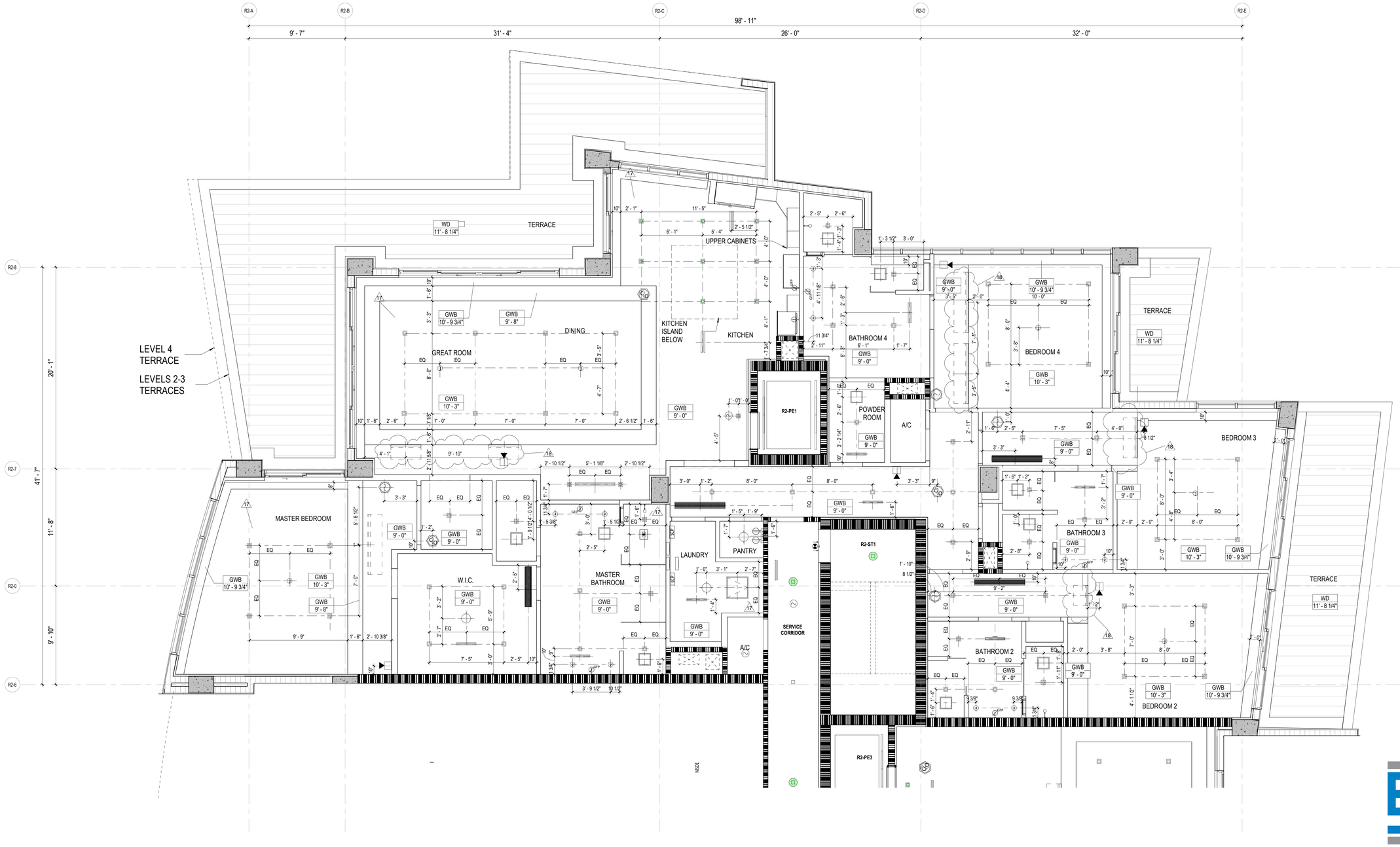

RESI BUILDING 2 - BATEAU 8 (UNIT E r) ENLARGED REFLECTED CEILING PLAN LEVELS 1-3

1 — 1/4" = 1'-0"

CEILING LEGEND, SYMBOLS AND NOTES

- EXPOSED BOTTOM OF SLAB
- INDICATED DROP CEILING . REFER TO DTL. #5/A9-07
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- ACOUSTIC CEILING

CEILING MATERIAL — XXX / X'-X" — CEILING HEIGHT MEASURED FROM TOP OF FINISH

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A.F.F.L. ABOVE FINISH FLOOR LEVEL
GYP. BD. GYPSUM BOARD
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B.O.B. BOTTOM OF BEAM
SP-1 BASWA 70 E CLASSIC (1 COAT)
SP-2 ROCKWOOL - 4 INCHES

CEILING LIGHT FIXTURES / DEVICES

- PENDANT LIGHT
- DOWNLIGHT - ROUND
- DOWNLIGHT - SQUARE
- DOWNLIGHT - ADJUSTABLE WASHER
- SPEAKER
- WALL SCONCE
- 4FT FLOURESCENT STRIP
- 1X4 SURFACE MOUNT
- STRIP LIGHT

EXIT SIGN — CEILING MOUNTED OR WALL MOUNTED

STRUCT. RIGGING POINT

ACCESS PANEL

LINEAR DIFFUSER — LINEAR DIFFUSER AT COVE

DIFFUSER RETURN EXHAUST

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.
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5. ALL LIGHTS NOT DIMENSIONED SHALL BE CENTERED OR PLACED EQUALLY WITHIN THE CEILING SPACE. FINAL PLACEMENT OF FIXTURES SHALL BE APPROVED BY ARCHITECT & INTERIOR DESIGNER PRIOR TO WIRING FIXTURES. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO LAYOUT WITHOUT ANY ADDITIONAL COST TO THE CONTRACT.
6. HEAVY OR LARGE DECORATIVE LIGHT FIXTURES EXCEEDING 15 LBS. REQUIRE ATTACHMENT DETAILS WHICH EXCEED CONVENTIONAL METHODS FOR ATTACHING J-BOXES TO CEILING FRAMING. THEY SHALL BE SUSPENDED FROM STRUCTURAL SLAB WITH AN ENGINEERED METAL FRAMING SYSTEM.
7. SEE MEP/FP DRAWINGS FOR LOCATION AND SPECIFICATIONS OF DEVICES & SYSTEMS. COORDINATE EXACT LOCATION OF DEVICES AND SYSTEMS WITH ARCH, I.D., AND LIGHTING DRAWINGS.
8. SUSPENDED ACOUSTICAL CEILING TILE & GRID SYSTEM IS NOT DESIGNED OR INTENDED TO SUPPORT THE WEIGHT OF ADDITIONAL EQUIPMENT, CABLE, CONDUIT, MECHANICAL EQUIPMENT OR OTHER CONSTRUCTION, ALL SUCH ELEMENTS ARE TO BE INDEPENDENTLY SUPPORTED FROM THE BUILDING STRUCTURE BY AT LEAST TWO OPPOSITE CORNERS.
9. ALL CEILING MOUNTED LIGHTING AND DEVICES (EXIT SIGNS, SPRINKLERS, RECESSED LIGHTS, ETC.) IN ACOUSTICAL CEILING TILE TO BE CENTERED IN TILE UNLESS OTHERWISE IS NOTED.
10. REFER TO ID DRAWINGS FOR CEILING DETAILS WITHIN THEIR SCOPE.
11. PROVIDE FIRE PROTECTION SPRINKLER HEAD LAYOUT BY THE SUB CONTRACTOR'S LICENSED FIRE PROTECTION ENGINEER FOR REVIEW. LAYOUT SHALL BE DESIGNED USING PROVIDED CEILING CENTER-LINES AND EQ / EQ SPACING WHEN POSSIBLE, AT RESIDENCES, GUESTROOMS, CORRIDORS, AND PUBLIC AREAS.
12. PROVIDE ACCESS DOORS (8 X 8 INCH) FRAMED, HINGED AND LOCKABLE AT FIRE DAMPERS AND FIRE SMOKE DAMPERS LOCATIONS PER MECHANICAL DRAWINGS. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT.
PROVIDE ACCESS DOORS AT SHUT OFF VALVE LOCATIONS. REFER TO PLUMBING DRAWINGS. FINAL ACCESS PANEL LOCATION TO BE COORDINATED WITH ARCHITECT.
13. REFER TO LOW VOLTAGE DRAWING SET FOR COORDINATION.
14. REFER TO ELECTRICAL DRAWINGS FOR FULL SCOPE OF LIGHTING DEVICES I.E. FLOOR LIGHTING FIXTURES AND FOR SITE LIGHTING INFORMATION.
15. REFER TO FA/FP DARWINGS FOR FIRE ALARM / CEILING NOTIFICATION DEVICES. FINAL LOCATION OF DEVICES AT PUBLIC SPACES TO BE COORDINATED WITH ARCHITECT.

PLAN LEGEND, SYMBOLS AND NOTES

- INDICATES CONC. WALL / COLUMN (SMALL SCALE)
- INDICATES CONC. WALL / COLUMN (LARGE SCALE)
- INDICATES STUD WALL
- INDICATES CMU WALL
- INDICATES FLOOD PROOF WALL ASSEMBLY
- INDICATES BATHROOM TILE ON STUD WALL
- W7 — WINDOW TYPE - SEE WINDOW SCHEDULE
- EN-01 — DOOR MARK - SEE DOOR SCHEDULE
- SF- — STOREFRONT & SLIDER TYPE - SEE SCHEDULE
- L1 — LOUVER TYPE - SEE WINDOW SCHEDULE

- X / W 1 — WALL TYPE - SEE DRAWING A9-00
- INDICATES FIRE-RATING
- INDICATES WET AREA
- A / A101 / A — INTERIOR ELEVATION TAG
- SHEET REFERENCE
- DETAIL NUM.
- FD FLOOR DRAIN
- RD — ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
- 1/2 HOUR RATED SMOKE-TIGHT PARTITION
- 1 HOUR RATED WALL
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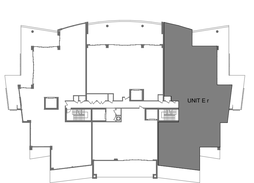
1. ALL DIMENSIONS ARE FROM FACE OF STRUCTURE (OR CONCRETE TO FACE OF STUDS OR FACE OF STUD TO FACE OF STUD, OR GRID LINE) UNLESS OTHERWISE NOTED.
2. FOR FIRE RATED WALLS AND LOCATIONS SEE LIFE SAFETY DRAWINGS.
3. SET HINGE SIDE OF INTERIOR DOORS AT 4" FROM SIDE WALL (TYP), UNLESS OTHERWISE NOTED.
4. FOR BUILT-IN MILLWORK SEE INTERIOR DESIGN DRAWINGS.
5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
6. SLOPES TO DRAIN IN FLOOR PLANS WILL BE PROVIDED WITH FINISH MATERIALS U.O.N. FOR SLOPES ON CONCRETE SLABS SEE STRUCTURAL DRAWINGS
7. TOP OF ALL GUARDRAILS MUST BE MINIMUM OF 42" ABOVE ADJACENT FINISH FLOOR
8. ALL CEMENT PLASTER AND SKIM COAT FINISHES TO BE PAINTED UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



TRUE NORTH

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE ECS FLORIDA, LLC

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

BATEAU - 1581 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

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7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
3	PERMIT REVISION 3	11/19/2021
	PERMIT APPROVAL SET	12/13/2021
14	PERMIT REVISION 14	02/10/2023
17	PERMIT REVISION 17	4/21/2023

Sheet Title: **RESI BUILDING 2 - BATEAU 8 (UNIT E r) ENLARGED RCP LEVELS 1-3**

Project No. 21816

Sheet No. **A4-R2-03**

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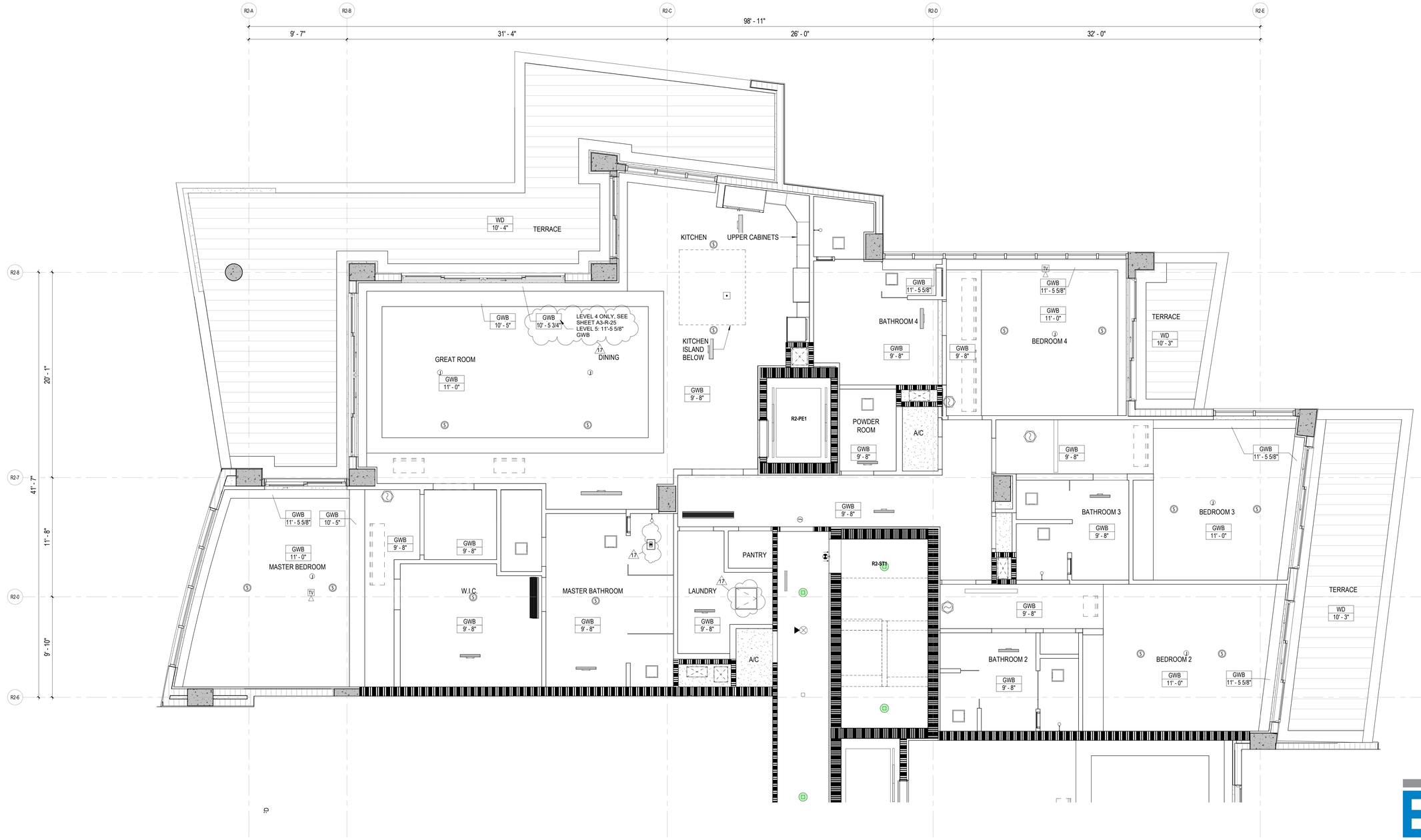

RESI BUILDING 2 - BATEAU 8 (UNIT E r) ENLARGED REFLECTED CEILING PLAN LEVEL 4-5

1 — 1/4" = 1'-0"

SEE SHEEET A4-R2-03 FOR LIGHTING FIXTURE LOCATIONS

CEILING LEGEND, SYMBOLS AND NOTES

- EXPOSED BOTTOM OF SLAB
- INDICATED DROP CEILING . REFER TO DTL. #5/A9-07
- INDICATES A SPRAY ON THERMAL INSULATION MINIMUM R-25 UNDERNEATH SLAB. EXCEPT R-8 UNDER PARKING LEVEL 1.
- INDICATES A RIGID INSULATION WITH MINIMUM R-25 UNDERNEATH SLAB
- ACOUSTIC CEILING

CEILING MATERIAL — XXX / X'-X" — CEILING HEIGHT MEASURED FROM TOP OF FINISH

B.O.S.	BOTTOM OF SLAB
A.F.F.L.	ABOVE FINISH FLOOR LEVEL
GYP. BD.	GYPSUM BOARD
C.P.	CEMENT PLASTER
B.O.B.	BOTTOM OF BEAM
SP-1	BASWA 70 E CLASSIC (1 COAT)
SP-2	ROCKWOOL - 4 INCHES

CEILING LIGHT FIXTURES / DEVICES

- PENDANT LIGHT
- DOWNLIGHT - ROUND
- DOWNLIGHT - SQUARE
- DOWNLIGHT - ADJUSTABLE WASHER
- SPEAKER
- WALL SCONCE
- 4FT FLOURESCENT STRIP
- 1X4 SURFACE MOUNT
- STRIP LIGHT

EXIT SIGN — CEILING MOUNTED OR WALL MOUNTED

STRUCT. RIGGING POINT

ACCESS PANEL

LINEAR DIFFUSER — LINEAR DIFFUSER AT COVE

DIFFUSER RETURN EXHAUST

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.

2. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES & SCHEDULE.

3. ALL CEILING HEIGHTS ARE FROM THE TOP OF THE FINISH FLOOR

4. REFER TO ID DWGS FOR ALL INTERIOR FURNISHINGS, FIXTURES AND EQUIPMENT. PROVIDE BLOCKING AS REQUIRED. EXACT LOCATION OF ALL ELECTRICAL, MECHANICAL AND FP DEVICES TO BE COORDINATED WITH ARCHITECT AND ID. REFER TO ID ELEVATIONS FOR LOCATION OF WALL MOUNTED DEVICES. ALL DEVICES SHALL BE MOUNTED AS PER CODE. REFER TO ENGINEERS' DWGS CODE ESTABLISHED MOUNTING HEIGHTS.

5. ALL LIGHTS NOT DIMENSIONED SHALL BE CENTERED OR PLACED EQUALLY WITHIN THE CEILING SPACE, FINAL PLACEMENT OF FIXTURES SHALL BE APPROVED BY ARCHITECT & INTERIOR DESIGNER PRIOR TO WIRING FIXTURES. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO LAYOUT WITHOUT ANY ADDITIONAL COST TO THE CONTRACT.

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13. REFER TO LOW VOLTAGE DRAWING SET FOR COORDINATION.

14. REFER TO ELECTRICAL DRAWINGS FOR FULL SCOPE OF LIGHTING DEVICES I.E. FLOOR LIGHTING FIXTURES AND FOR SITE LIGHTING INFORMATION.

15. REFER TO FA/FP DARWINGS FOR FIRE ALARM / CEILING NOTIFICATION DEVICES. FINAL LOCATION OF DEVICES AT PUBLIC SPACES TO BE COORDINATED WITH ARCHITECT.

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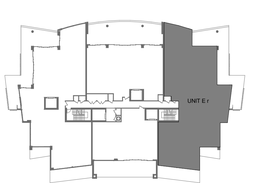

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RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
2	PERMIT REVISION 2	08/12/2021
3	PERMIT REVISION 3	11/19/2021
	PERMIT APPROVAL SET	12/13/2021
17	PERMIT REVISION 17	4/21/2023

Sheet Title: **RESI BUILDING 2 - BATEAU 8 (UNIT E r) ENLARGED RCP LEVEL 4-5**

Project No. 21816

Sheet No. **A4-R2-03A**

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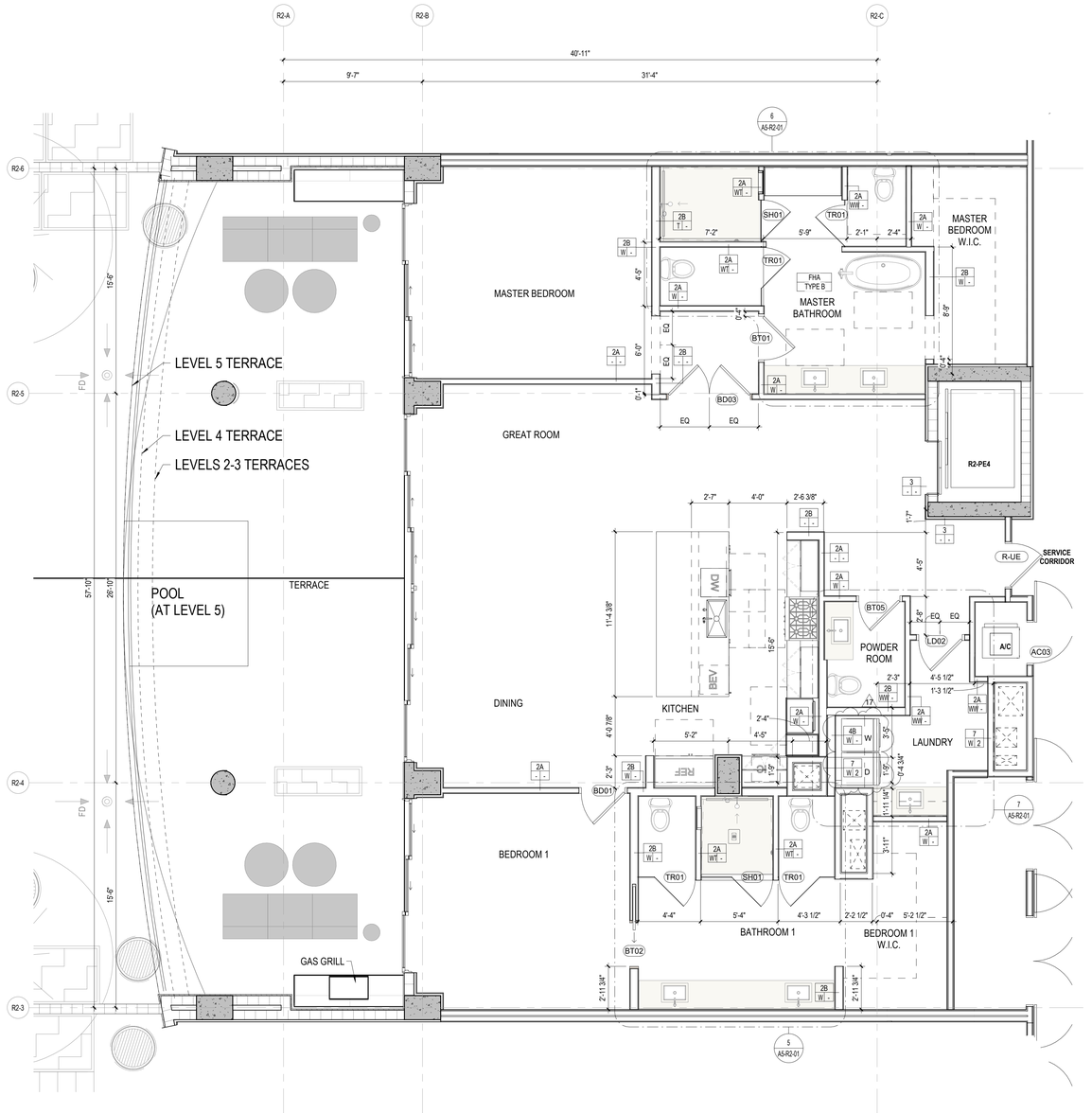

RESI BUILDING 2 - BATEAU 6 (UNIT B) ENLARGED FLOOR PLAN

1 — 1/4" = 1'-0"

*CEILING HEIGHTS SHOWN ON THE PLAN ARE FOR UNITS LOCATED ON LEVELS 1 AND 5

FOR UNITS LOCATED ON LEVELS 2-3
+10'-6" TO BE +10'-4"
+9'-6" TO BE +9'-0"

FOR UNITS LOCATED ON LEVEL 4
+10'-0" TO BE +13'-0"
+9'-6" TO BE +11'-8"

DOOR SCHEDULE - BATEAU 6 (UNIT B)

MARK	ROOM NAME	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	Door Frame Material	Door Frame finish	RATING	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	HARDWARE	REMARKS
AC03	A/C	2' - 10"	8' - 0"	0' - 1 3/4"	B	HM	PAINT	MTL-3	HM	PAINT	45 MIN	6/A9-01	5/A9-01	9/A9-08	132.0	180 DEGREE SWING
BD01	BEDROOM	3' - 0"	8' - 0"	0' - 1 3/4"	A	WD	SEE I.D.	WD	WD	SEE I.D.	-	2/A9-01	2/A9-01	17/A9-08	136.0	
BD03	BEDROOM	5' - 8"	8' - 0"	0' - 1 3/4"	AA	WD	SEE I.D.	WD	WD	SEE I.D.	-	2/A9-01	2/A9-01	17/A9-08	135.0	
BT01	BATHROOM	3' - 0"	8' - 0"	0' - 1 3/4"	A	WD	SEE I.D.	WD	WD	SEE I.D.	-	2/A9-01	2/A9-01	17/A9-08	136.0	
BT02	BATHROOM	3' - 0"	8' - 0"	0' - 1 3/4"	D	WD	SEE I.D.	WD	WD	SEE I.D.	-	12/A9-01	11/A9-01	17/A9-08	139.0	
BT05	BATHROOM	2' - 10"	8' - 0"	0' - 1 3/4"	A	WD	SEE I.D.	WD	WD	SEE I.D.	-	2/A9-01	2/A9-01	17/A9-08	136.0	
LD02	LAUNDRY ROOM	3' - 0"	8' - 0"	0' - 1 3/4"	A	WD	SEE I.D.	WD	WD	SEE I.D.	-	2/A9-01	2/A9-01	17/A9-08	137.0	
R2-ST4	R2-ST4	3' - 0"	3' - 6"	0' - 2 1/2"	K	AL	POWDER	AL	AL	POWDER					199.0	R2-200, R2-200A, R2-200B- EXT. GATES AT LEVEL 1 UNITS ONLY
R-UE	UNIT ENTRY	3' - 0"	8' - 0"	0' - 1 3/4"	A	WD	SEE I.D.	MTL-2	HM	SEE I.D.	45 MIN	3/A9-01	3/A9-01	4/A9-02	134.0	STC-32
SH01	SHOWER	2' - 10"	8' - 0"	0' - 0 3/8"	E	GL	-		-	-	-	1/A9-05	5/A9-05	2/A9-05 or 7/A9-05	141.0	CURBLESS AT MASTER BATH
TR01	TOILET ROOM	2' - 10"	8' - 0"	0' - 0 3/8"	E	GL	-		-	-	-	1/A9-05	5/A9-05	8/A9-05	141.0	

CEILING LEGEND, SYMBOLS AND NOTES

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- INDICATES A RIGID INSULATION WITH MINIMUM R-25 UNDERNEATH SLAB
- ACOUSTIC CEILING

CEILING MATERIAL — XXX / X'-X" — CEILING HEIGHT MEASURED FROM TOP OF FINISH

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A.F.F.L. ABOVE FINISH FLOOR LEVEL
GYP. BD. GYPSUM BOARD
C.P. CEMENT PLASTER
B.O.B. BOTTOM OF BEAM
SP-1 BASWA 70 E CLASSIC (1 COAT)
SP-2 ROCKWOOL - 4 INCHES

CEILING LIGHT FIXTURES / DEVICES

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- DOWNLIGHT - ROUND
- DOWNLIGHT - SQUARE
- DOWNLIGHT - ADJUSTABLE WASHER
- SPEAKER
- WALL SCONCE
- 4FT FLOURESCENT STRIP
- 1X4 SURFACE MOUNT
- STRIP LIGHT

EXIT SIGN — CEILING MOUNTED OR WALL MOUNTED

STRUCT. RIGGING POINT

ACCESS PANEL

LINEAR DIFFUSER

DIFFUSER RETURN EXHAUST

LINEAR DIFFUSER AT COVE

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1/2 HOUR RATED SMOKE-TIGHT PARTITION
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2. FOR FIRE RATED WALLS AND LOCATIONS SEE LIFE SAFETY DRAWINGS.
3. SET HINGE SIDE OF INTERIOR DOORS AT 4" FROM SIDE WALL (TYP), UNLESS OTHERWISE NOTED.
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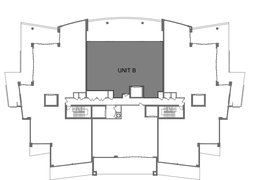

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RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
2	PERMIT REVISION 2	08/12/2021
	PERMIT APPROVAL SET	12/13/2021
4	PERMIT REVISION 4	04/15/2022
10	PERMIT REVISION 10	08/19/2022
14	PERMIT REVISION 14	02/10/2023
17	PERMIT REVISION 17	4/21/2023

Sheet Title: **RESI BUILDING 2 - BATEAU 6 (UNIT B) ENLARGED FLOOR PLAN**

Project No. 21816

Sheet No. **A4-R2-04**

BIM 360://21816 St. Regis Resort Longboat Key/St.Regis LBK_R19.rvt
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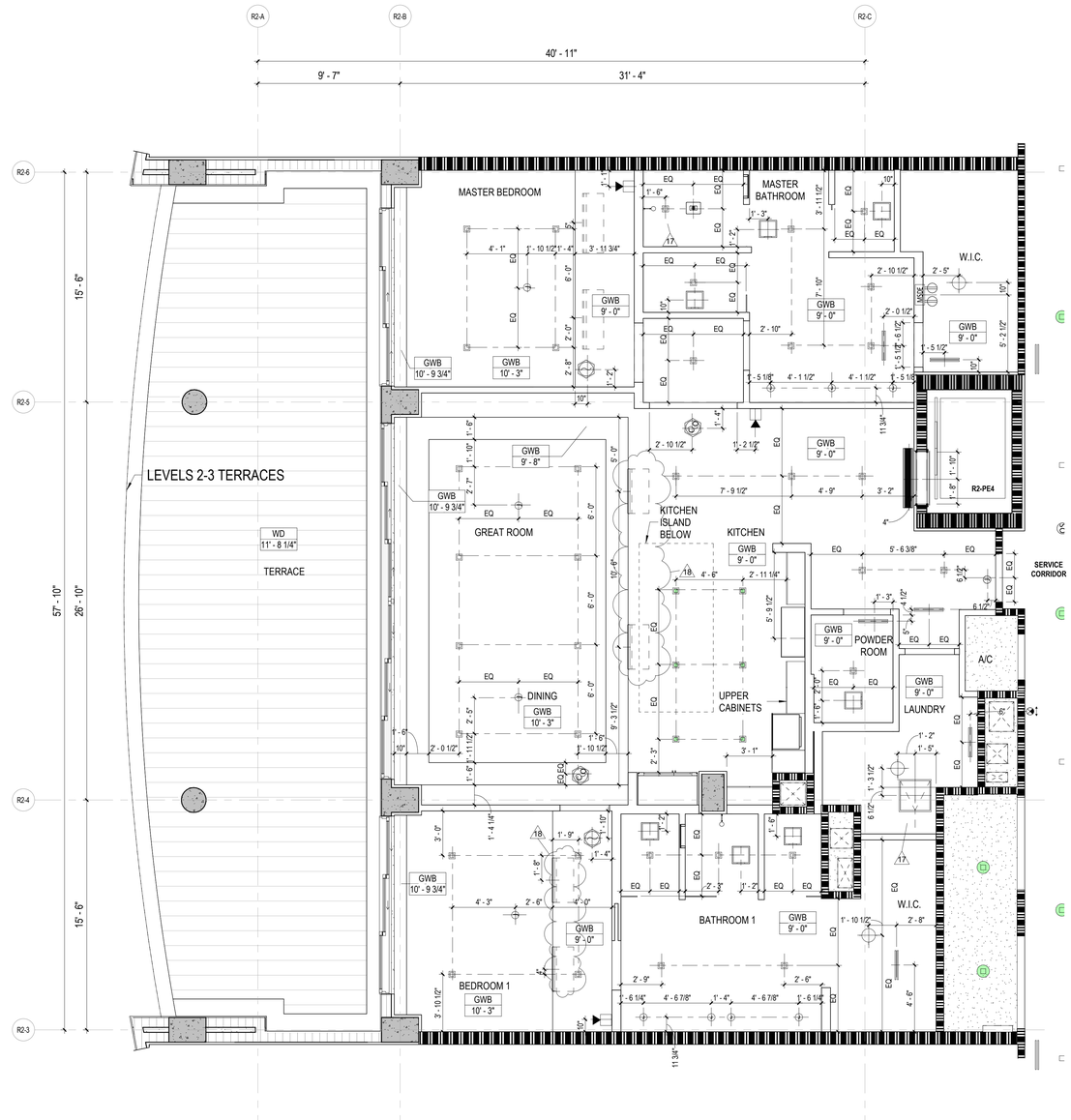
RESI BUILDING 2 - BATEAU 6 (UNIT B) ENLARGED REFLECTED CEILING PLAN LEVELS 4-5

2 1/4" = 1'-0"



RESI BUILDING 2 - BATEAU 6 (UNIT B) ENLARGED REFLECTED CEILING PLAN LEVELS 1-3

1 1/4" = 1'-0"

CEILING LEGEND, SYMBOLS AND NOTES

EXPOSED BOTTOM OF SLAB

INDICATED DROP CEILING . REFER TO DTL. #S/A9-07

INDICATES A SPRAY ON THERMAL INSULATION MINIMUM R-25 UNDERNEATH SLAB. EXCEPT R-8 UNDER PARKING LEVEL 1.

INDICATES A RIGID INSULATION WITH MINIMUM R-25 UNDERNEATH SLAB

ACOUSTIC CEILING

CEILING MATERIAL
XXX
X'-X"
CEILING HEIGHT MEASURED FROM TOP OF FINISH

B.O.S. BOTTOM OF SLAB
A.F.F.L. ABOVE FINISH FLOOR LEVEL
GYP. BD. GYPSUM BOARD
C.P. CEMENT PLASTER
B.O.B. BOTTOM OF BEAM
SP-1 BASWA 70 E CLASSIC (1 COAT)
SP-2 ROCKWOOL - 4 INCHES

CEILING LIGHT FIXTURES / DEVICES

- PENDANT LIGHT
- DOWNLIGHT - ROUND
- DOWNLIGHT - SQUARE
- DOWNLIGHT - ADJUSTABLE WASHER
- SPEAKER
- WALL SCONCE
- 4FT FLOURESCENT STRIP
- 1X4 SURFACE MOUNT
- STRIP LIGHT

EXIT SIGN
CEILING MOUNTED OR WALL MOUNTED

STRUCT. RIGGING POINT

ACCESS PANEL

LINEAR DIFFUSER

DIFFUSER RETURN EXHAUST

LINEAR DIFFUSER AT COVE

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.

2. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES & SCHEDULE.

3. ALL CEILING HEIGHTS ARE FROM THE TOP OF THE FINISH FLOOR

4. REFER TO ID DWGS FOR ALL INTERIOR FURNISHINGS, FIXTURES AND EQUIPMENT. PROVIDE BLOCKING AS REQUIRED. EXACT LOCATION OF ALL ELECTRICAL, MECHANICAL AND FP DEVICES TO BE COORDINATED WITH ARCHITECT AND ID. REFER TO ID ELEVATIONS FOR LOCATION OF WALL MOUNTED DEVICES. ALL DEVICES SHALL BE MOUNTED AS PER CODE, REFER TO ENGINEERS' DWGS CODE ESTABLISHED MOUNTING HEIGHTS.

5. ALL LIGHTS NOT DIMENSIONED SHALL BE CENTERED OR PLACED EQUALLY WITHIN THE CEILING SPACE, FINAL PLACEMENT OF FIXTURES SHALL BE APPROVED BY ARCHITECT & INTERIOR DESIGNER PRIOR TO WIRING FIXTURES. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO LAYOUT WITHOUT ANY ADDITIONAL COST TO THE CONTRACT.

6. HEAVY OR LARGE DECORATIVE LIGHT FIXTURES EXCEEDING 15 LBS. REQUIRE ATTACHMENT DETAILS WHICH EXCEED CONVENTIONAL METHODS FOR ATTACHING J-BOXES TO CEILING FRAMING. THEY SHALL BE SUSPENDED FROM STRUCTURAL SLAB WITH AN ENGINEERED METAL FRAMING SYSTEM.

7. SEE MEP/FP DRAWINGS FOR LOCATION AND SPECIFICATIONS OF DEVICES & SYSTEMS. COORDINATE EXACT LOCATION OF DEVICES AND SYSTEMS WITH ARCH, I.D., AND LIGHTING DRAWINGS.

8. SUSPENDED ACOUSTICAL CEILING TILE & GRID SYSTEM IS NOT DESIGNED OR INTENDED TO SUPPORT THE WEIGHT OF ADDITIONAL EQUIPMENT, CABLE, CONDUIT, MECHANICAL EQUIPMENT OR OTHER CONSTRUCTION, ALL SUCH ELEMENTS ARE TO BE INDEPENDENTLY SUPPORTED FROM THE BUILDING STRUCTURE BY AT LEAST TWO OPPOSITE CORNERS.

9. ALL CEILING MOUNTED LIGHTING AND DEVICES (EXIT SIGNS, SPRINKLERS, RECESSED LIGHTS, ETC.) IN ACOUSTICAL CEILING TILE TO BE CENTERED IN TILE UNLESS OTHERWISE IS NOTED.

10. REFER TO ID DRAWINGS FOR CEILING DETAILS WITHIN THEIR SCOPE.

11. PROVIDE FIRE PROTECTION SPRINKLER HEAD LAYOUT BY THE SUB CONTRACTOR'S LICENSED FIRE PROTECTION ENGINEER FOR REVIEW. LAYOUT SHALL BE DESIGNED USING PROVIDED CEILING CENTER-LINES AND EQ / EQ SPACING WHEN POSSIBLE, AT RESIDENCES, GUESTROOMS, CORRIDORS, AND PUBLIC AREAS.

12. PROVIDE ACCESS DOORS (8 X 8 INCH) FRAMED, HINGED AND LOCKABLE AT FIRE DAMPERS AND FIRE SMOKE DAMPERS LOCATIONS PER MECHANICAL DRAWINGS. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT.
PROVIDE ACCESS DOORS AT SHUT OFF VALVE LOCATIONS. REFER TO PLUMBING DRAWINGS. FINAL ACCESS PANEL LOCATION TO BE COORDINATED WITH ARCHITECT.

13. REFER TO LOW VOLTAGE DRAWING SET FOR COORDINATION.

14. REFER TO ELECTRICAL DRAWINGS FOR FULL SCOPE OF LIGHTING DEVICES I.E. FLOOR LIGHTING FIXTURES AND FOR SITE LIGHTING INFORMATION.

15. REFER TO FA/FP DARWINGS FOR FIRE ALARM / CEILING NOTIFICATION DEVICES. FINAL LOCATION OF DEVICES AT PUBLIC SPACES TO BE COORDINATED WITH ARCHITECT.

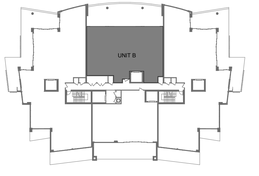
PLAN LEGEND, SYMBOLS AND NOTES

- INDICATES CONC. WALL / COLUMN (SMALL SCALE)
- INDICATES CONC. WALL / COLUMN (LARGE SCALE)
- INDICATES STUD WALL
- INDICATES CMU WALL
- INDICATES FLOOD PROOF WALL ASSEMBLY
- INDICATES BATHROOM TILE ON STUD WALL
- W7 — WINDOW TYPE - SEE WINDOW SCHEDULE
- EN-01 — DOOR MARK - SEE DOOR SCHEDULE
- SF- — STOREFRONT & SLIDER TYPE - SEE SCHEDULE
- L1 — LOUVER TYPE - SEE WINDOW SCHEDULE

- X / W 1 — WALL TYPE - SEE DRAWING A9-00
- INDICATES FIRE-RATING
- INDICATES WET AREA
- A / A101 / A — INTERIOR ELEVATION TAG
- SHEET REFERENCE
- DETAIL NUM.
- FD FLOOR DRAIN
- RD ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
- 1/2 HOUR RATED SMOKE-TIGHT PARTITION
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL

1. ALL DIMENSIONS ARE FROM FACE OF STRUCTURE (OR CONCRETE TO FACE OF STUDS OR FACE OF STUD TO FACE OF STUD, OR GRID LINE) UNLESS OTHERWISE NOTED.
2. FOR FIRE-RATED WALLS AND LOCATIONS SEE LIFE SAFETY DRAWINGS.
3. SET HINGE SIDE OF INTERIOR DOORS AT 4" FROM SIDE WALL (TYP), UNLESS OTHERWISE NOTED.
4. FOR BUILT-IN MILLWORK SEE INTERIOR DESIGN DRAWINGS.
5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
6. SLOPES TO DRAIN IN FLOOR PLANS WILL BE PROVIDED WITH FINISH MATERIALS U.O.N. FOR SLOPES ON CONCRETE SLABS SEE STRUCTURAL DRAWINGS
7. TOP OF ALL GUARDRAILS MUST BE MINIMUM OF 42" ABOVE ADJACENT FINISH FLOOR
8. ALL CEMENT PLASTER AND SKIM COAT FINISHES TO BE PAINTED UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



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A California Corporation

Consultant

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

LONGBOAT KEY HOTEL & RESIDENCES

BATEAU - 1581 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE ECS FLORIDA, LLC

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
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3	PERMIT REVISION 3	11/19/2021
	PERMIT APPROVAL SET	12/13/2021
14	PERMIT REVISION 14	02/10/2023
17	PERMIT REVISION 17	4/21/2023
18	PERMIT REVISION 18	5/26/2023

Sheet Title

RESI BUILDING 2 - BATEAU 6 (UNIT B) ENLARGED RCPs

Project No. 21816

Sheet No.

A4-R2-04A

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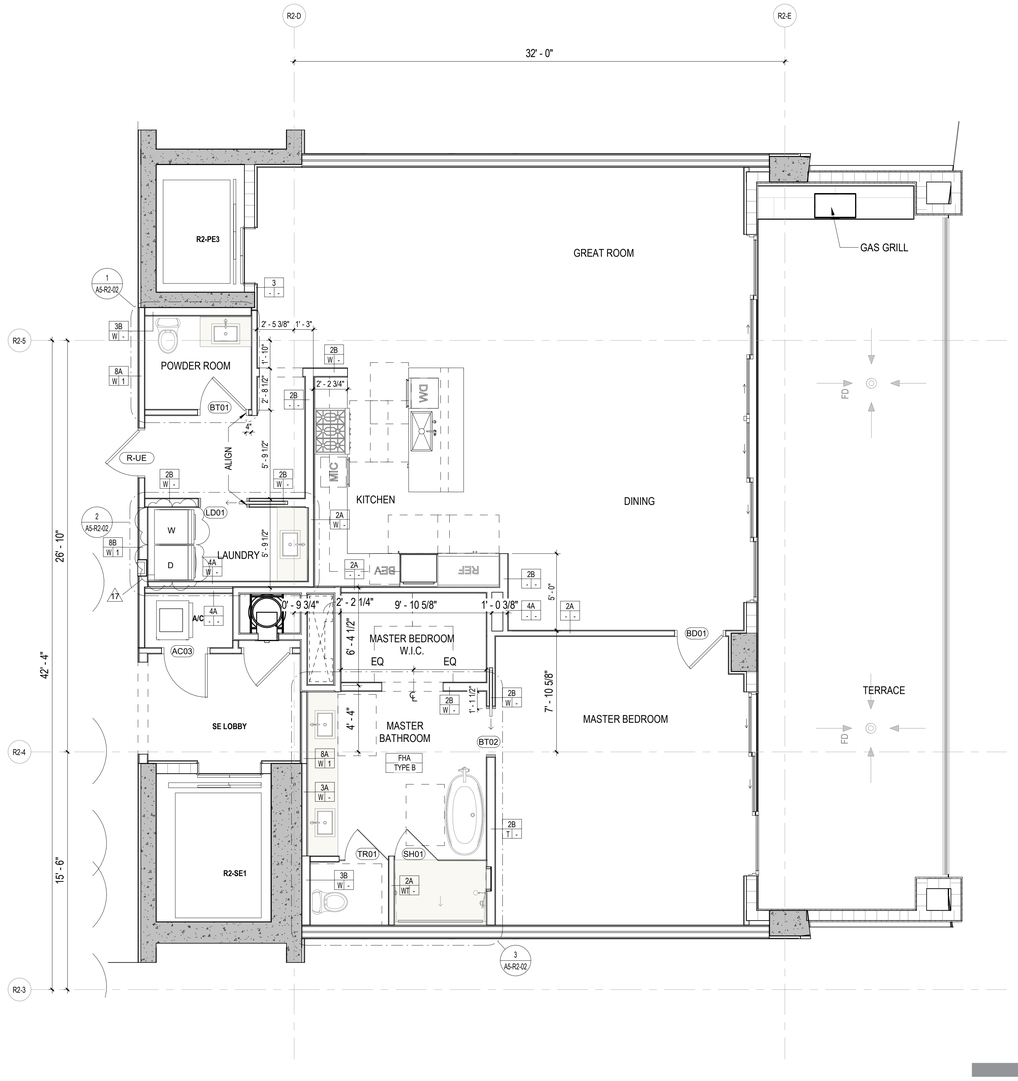

RESI BUILDING 2 - BATEAU 7 (UNIT F) ENLARGED FLOOR PLAN

1 — 1/4" = 1'-0"

DOOR SCHEDULE - BATEAU 7 (UNIT F)

1	ROOM NAME	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	RATING	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	HARDWARE	REMARKS
AC03	A/C	2' - 10"	8' - 0"	0' - 1 3/4"	B	HM	PAINT	MTL-3	HM	PAINT	45 MIN	6/A9-01	5/A9-01	9/A9-08	132.0	
BD01	BEDROOM	3' - 0"	8' - 0"	0' - 1 3/4"	A	WD	SEE I.D.	WD	WD	SEE I.D.	-	2/A9-01	2/A9-01	17/A9-08	136.0	
BT01	BATHROOM	3' - 0"	8' - 0"	0' - 1 3/4"	A	WD	SEE I.D.	WD	WD	SEE I.D.	-	2/A9-01	2/A9-01	17/A9-08	136.0	
BT02	BATHROOM	3' - 0"	8' - 0"	0' - 1 3/4"	D	WD	SEE I.D.	WD	WD	SEE I.D.	-	12/A9-01	11/A9-01	17/A9-08	139.0	
LD01	LAUNDRY ROOM	3' - 0"	8' - 0"	0' - 1 3/4"	D	WD	SEE I.D.	WD	WD	SEE I.D.	-	12/A9-01	11/A9-01	17/A9-08	140.0	
R-UE	UNIT ENTRY	3' - 0"	8' - 0"	0' - 1 3/4"	A	WD	SEE I.D.	MTL-2	HM	SEE I.D.	45 MIN	3/A9-01	3/A9-01	4/A9-02	134.0	STC-32
SH01	SHOWER	2' - 10"	8' - 0"	0' - 0 3/8"	E	GL	-		-	-	-	1/A9-05	5/A9-05	2/A9-05 or 7/A9-05	141.0	CURBLESS AT MASTER BATH
TR01	TOILET ROOM	2' - 10"	8' - 0"	0' - 0 3/8"	E	GL	-		-	-	-	1/A9-05	5/A9-05	8/A9-05	141.0	

CEILING LEGEND, SYMBOLS AND NOTES

- EXPOSED BOTTOM OF SLAB
- INDICATED DROP CEILING . REFER TO DTL. #5/A9-07
- INDICATES A SPRAY ON THERMAL INSULATION MINIMUM R-25 UNDERNEATH SLAB. EXCEPT R-8 UNDER PARKING LEVEL 1.
- INDICATES A RIGID INSULATION WITH MINIMUM R-25 UNDERNEATH SLAB
- ACOUSTIC CEILING
- CEILING MATERIAL — A.F.F.L. ABOVE FINISH FLOOR LEVEL; GYP. BD. GYPSUM BOARD; C.P. CEMENT PLASTER; B.O.B. BOTTOM OF BEAM; SP-1 BASWA 70 E CLASSIC (1 COAT); SP-2 ROCKWOOL - 4 INCHES
- XXX / X'-X" — CEILING HEIGHT MEASURED FROM TOP OF FINISH
- B.O.S. BOTTOM OF SLAB

CEILING LIGHT FIXTURES / DEVICES

- PENDANT LIGHT
- DOWNLIGHT - ROUND
- DOWNLIGHT - SQUARE
- DOWNLIGHT - ADJUSTABLE WASHER
- SPEAKER
- WALL SCONCE
- 4FT FLOURESCENT STRIP
- 1X4 SURFACE MOUNT
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EXIT SIGN — CEILING MOUNTED OR WALL MOUNTED

STRUCT. RIGGING POINT

ACCESS PANEL

LINEAR DIFFUSER

DIFFUSER RETURN EXHAUST

LINEAR DIFFUSER AT COVE

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.
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12. PROVIDE ACCESS DOORS (8 X 8 INCH) FRAMED, HINGED AND LOCKABLE AT FIRE DAMPERS AND FIRE SMOKE DAMPERS LOCATIONS PER MECHANICAL DRAWINGS. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT.
PROVIDE ACCESS DOORS AT SHUT OFF VALVE LOCATIONS. REFER TO PLUMBING DRAWINGS. FINAL ACCESS PANEL LOCATION TO BE COORDINATED WITH ARCHITECT.
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- INDICATES CONC. WALL / COLUMN (SMALL SCALE)
- INDICATES CONC. WALL / COLUMN (LARGE SCALE)
- INDICATES STUD WALL
- INDICATES CMU WALL
- INDICATES FLOOD PROOF WALL ASSEMBLY
- INDICATES BATHROOM TILE ON STUD WALL
- W7 — WINDOW TYPE - SEE WINDOW SCHEDULE
- EN-01 — DOOR MARK - SEE DOOR SCHEDULE
- SF- — STOREFRONT & SLIDER TYPE - SEE SCHEDULE
- L1 — LOUVER TYPE - SEE WINDOW SCHEDULE
- X / W 1 — WALL TYPE - SEE DRAWING A9-00
- INDICATES FIRE-RATING / INDICATES WET AREA
- A / A101 / A — INTERIOR ELEVATION TAG; SHEET REFERENCE; DETAIL NUM.
- FD FLOOR DRAIN
- RD — ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
- 1/2 HOUR RATED SMOKE-TIGHT PARTITION
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL

1. ALL DIMENSIONS ARE FROM FACE OF STRUCTURE (OR CONCRETE TO FACE OF STUDS OR FACE OF STUD TO FACE OF STUD, OR GRID LINE) UNLESS OTHERWISE NOTED.
2. FOR FIRE RATED WALLS AND LOCATIONS SEE LIFE SAFETY DRAWINGS.
3. SET HINGE SIDE OF INTERIOR DOORS AT 4" FROM SIDE WALL (TYP), UNLESS OTHERWISE NOTED.
4. FOR BUILT-IN MILLWORK SEE INTERIOR DESIGN DRAWINGS.
5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
6. SLOPES TO DRAIN IN FLOOR PLANS WILL BE PROVIDED WITH FINISH MATERIALS U.O.N. FOR SLOPES ON CONCRETE SLABS SEE STRUCTURAL DRAWINGS
7. TOP OF ALL GUARDRAILS MUST BE MINIMUM OF 42" ABOVE ADJACENT FINISH FLOOR
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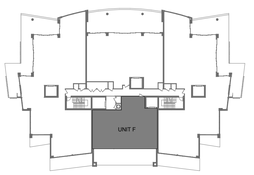
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



TRUE NORTH

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ECS FLORIDA, LLC

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A California Corporation

Consultant

LONGBOAT KEY
HOTEL & RESIDENCES

BATEAU - 1581 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

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7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP NATIONAL DEVELOPMENTS, INC

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17	PERMIT REVISION 17	4/21/2023

Sheet Title

RESI BUILDING 2 - BATEAU 7 (UNIT F) ENLARGED FLOOR PLAN

Project No. **21816**

Sheet No.

A4-R2-06

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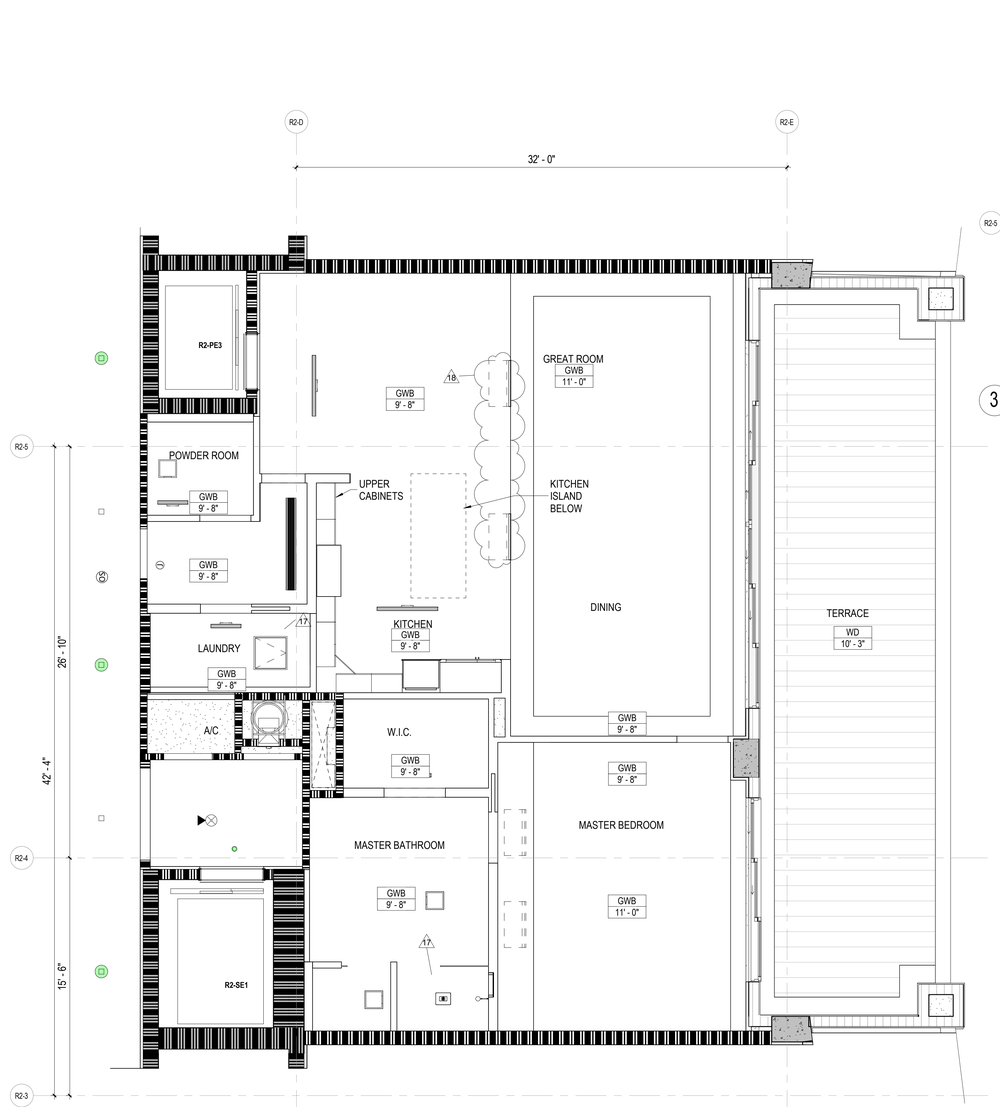
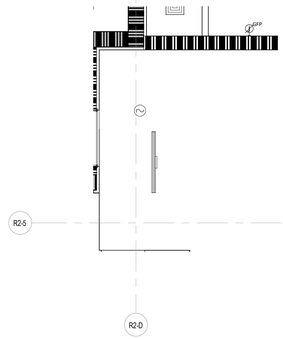


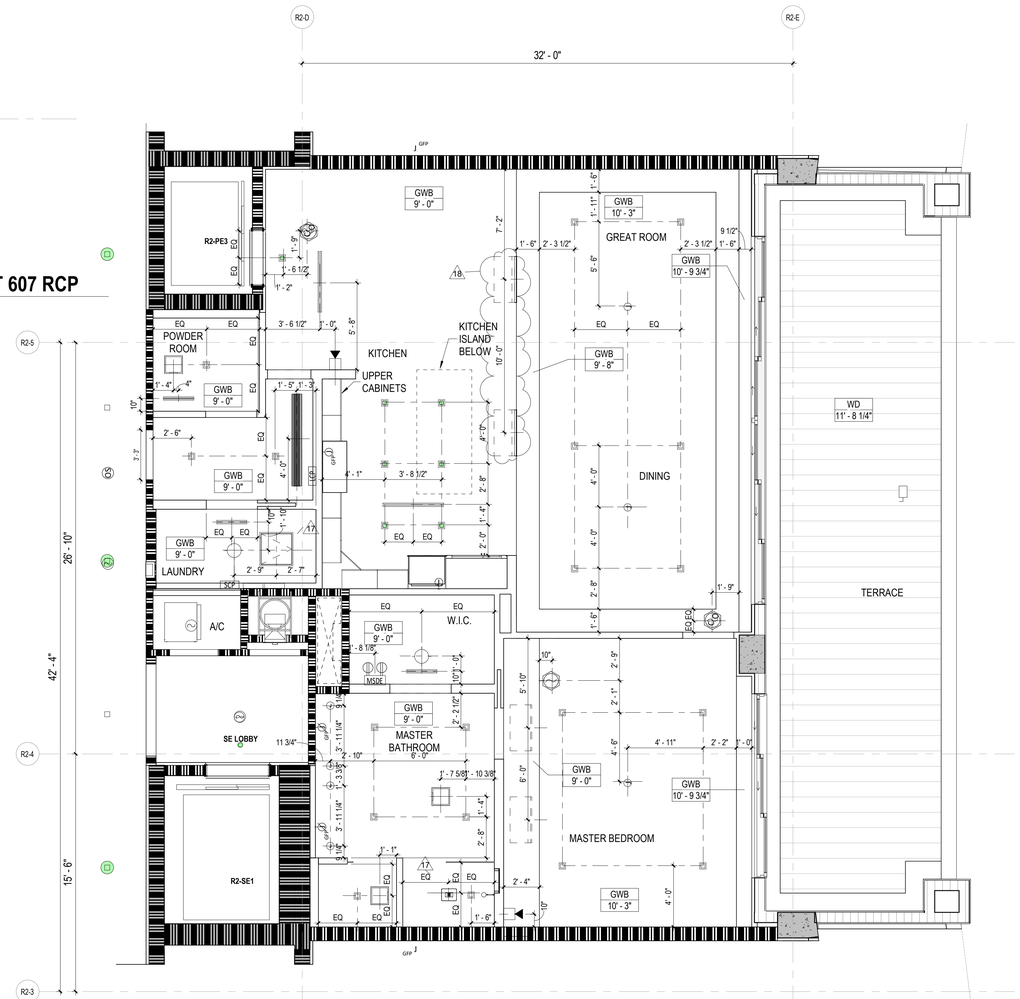
RESI BUILDING 2 - BATEAU 7 (UNIT F) ENLARGED REFLECTED CEILING PLAN LEVELS 4-5

2 1/4" = 1'-0"



3 ENLARGED BRETTI UNIT 607 RCP

1/4" = 1'-0"



RESI BUILDING 2 - BATEAU 7 (UNIT F) ENLARGED REFLECTED CEILING PLAN LEVELS 1-3

1 1/4" = 1'-0"

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- EXPOSED BOTTOM OF SLAB
- INDICATED DROP CEILING . REFER TO DTL. #5/A9-07
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- ACOUSTIC CEILING

CEILING MATERIAL — XXX X'-X" — CEILING HEIGHT MEASURED FROM TOP OF FINISH

B.O.S. BOTTOM OF SLAB
A.F.F.L. ABOVE FINISH FLOOR LEVEL
GYP. BD. GYPSUM BOARD
C.P. CEMENT PLASTER
B.O.B. BOTTOM OF BEAM
SP-1 BASWA 70 E CLASSIC (1 COAT)
SP-2 ROCKWOOL - 4 INCHES

CEILING LIGHT FIXTURES / DEVICES

- PENDANT LIGHT
- DOWNLIGHT - ROUND
- DOWNLIGHT - SQUARE
- DOWNLIGHT - ADJUSTABLE WASHER
- SPEAKER
- WALL SCONCE
- 4FT FLOURESCENT STRIP
- 1X4 SURFACE MOUNT
- STRIP LIGHT

EXIT SIGN — CEILING MOUNTED OR WALL MOUNTED

STRUCT. RIGGING POINT

ACCESS PANEL

LINEAR DIFFUSER — LINEAR DIFFUSER AT COVE

DIFFUSER RETURN EXHAUST

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.
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6. HEAVY OR LARGE DECORATIVE LIGHT FIXTURES EXCEEDING 15 LBS. REQUIRE ATTACHMENT DETAILS WHICH EXCEED CONVENTIONAL METHODS FOR ATTACHING J-BOXES TO CEILING FRAMING. THEY SHALL BE SUSPENDED FROM STRUCTURAL SLAB WITH AN ENGINEERED METAL FRAMING SYSTEM.
7. SEE MEP/FP DRAWINGS FOR LOCATION AND SPECIFICATIONS OF DEVICES & SYSTEMS. COORDINATE EXACT LOCATION OF DEVICES AND SYSTEMS WITH ARCH, I.D., AND LIGHTING DRAWINGS.
8. SUSPENDED ACOUSTICAL CEILING TILE & GRID SYSTEM IS NOT DESIGNED OR INTENDED TO SUPPORT THE WEIGHT OF ADDITIONAL EQUIPMENT, CABLE, CONDUIT, MECHANICAL EQUIPMENT OR OTHER CONSTRUCTION, ALL SUCH ELEMENTS ARE TO BE INDEPENDENTLY SUPPORTED FROM THE BUILDING STRUCTURE BY AT LEAST TWO OPPOSITE CORNERS.
9. ALL CEILING MOUNTED LIGHTING AND DEVICES (EXIT SIGNS, SPRINKLERS, RECESSED LIGHTS, ETC.) IN ACOUSTICAL CEILING TILE TO BE CENTERED IN TILE UNLESS OTHERWISE IS NOTED.
10. REFER TO ID DRAWINGS FOR CEILING DETAILS WITHIN THEIR SCOPE.
11. PROVIDE FIRE PROTECTION SPRINKLER HEAD LAYOUT BY THE SUB CONTRACTOR'S LICENSED FIRE PROTECTION ENGINEER FOR REVIEW. LAYOUT SHALL BE DESIGNED USING PROVIDED CEILING CENTER-LINES AND EQ / EQ SPACING WHEN POSSIBLE, AT RESIDENCES, GUESTROOMS, CORRIDORS, AND PUBLIC AREAS.
12. PROVIDE ACCESS DOORS (8 X 8 INCH) FRAMED, HINGED AND LOCKABLE AT FIRE DAMPERS AND FIRE SMOKE DAMPERS LOCATIONS PER MECHANICAL DRAWINGS. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT.
PROVIDE ACCESS DOORS AT SHUT OFF VALVE LOCATIONS. REFER TO PLUMBING DRAWINGS. FINAL ACCESS PANEL LOCATION TO BE COORDINATED WITH ARCHITECT.
13. REFER TO LOW VOLTAGE DRAWING SET FOR COORDINATION.
14. REFER TO ELECTRICAL DRAWINGS FOR FULL SCOPE OF LIGHTING DEVICES I.E. FLOOR LIGHTING FIXTURES AND FOR SITE LIGHTING INFORMATION.
15. REFER TO FA/FP DARWINGS FOR FIRE ALARM / CEILING NOTIFICATION DEVICES. FINAL LOCATION OF DEVICES AT PUBLIC SPACES TO BE COORDINATED WITH ARCHITECT.

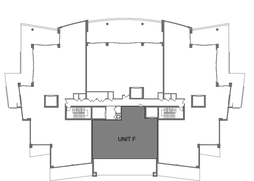
PLAN LEGEND, SYMBOLS AND NOTES

- INDICATES CONC. WALL / COLUMN (SMALL SCALE)
- INDICATES CONC. WALL / COLUMN (LARGE SCALE)
- INDICATES STUD WALL
- INDICATES CMU WALL
- INDICATES FLOOD PROOF WALL ASSEMBLY
- INDICATES BATHROOM TILE ON STUD WALL
- W7 — WINDOW TYPE - SEE WINDOW SCHEDULE
- EN-01 — DOOR MARK - SEE DOOR SCHEDULE
- SF- — STOREFRONT & SLIDER TYPE - SEE SCHEDULE
- L1 — LOUVER TYPE - SEE WINDOW SCHEDULE

X / W 1 — WALL TYPE - SEE DRAWING A9-00
INDICATES FIRE-RATING
INDICATES WET AREA
A / A101 / A — INTERIOR ELEVATION TAG
SHEET REFERENCE
DETAIL NUM.
FD FLOOR DRAIN
RD — ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
1/2 HOUR RATED SMOKE-TIGHT PARTITION
1 HOUR RATED WALL
2 HOUR RATED WALL

1. ALL DIMENSIONS ARE FROM FACE OF STRUCTURE (OR CONCRETE TO FACE OF STUDS OR FACE OF STUD TO FACE OF STUD, OR GRID LINE) UNLESS OTHERWISE NOTED.
2. FOR FIRE RATED WALLS AND LOCATIONS SEE LIFE SAFETY DRAWINGS.
3. SET HINGE SIDE OF INTERIOR DOORS AT 4" FROM SIDE WALL (TYP), UNLESS OTHERWISE NOTED.
4. FOR BUILT-IN MILLWORK SEE INTERIOR DESIGN DRAWINGS.
5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
6. SLOPES TO DRAIN IN FLOOR PLANS WILL BE PROVIDED WITH FINISH MATERIALS U.O.N. FOR SLOPES ON CONCRETE SLABS SEE STRUCTURAL DRAWINGS
7. TOP OF ALL GUARDRAILS MUST BE MINIMUM OF 42" ABOVE ADJACENT FINISH FLOOR
8. ALL CEMENT PLASTER AND SKIM COAT FINISHES TO BE PAINTED UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



TRUE NORTH

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ECS FLORIDA, LLC

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

BATEAU - 1581 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
2	PERMIT REVISION 2	08/12/2021
3	PERMIT REVISION 3	11/19/2021
	PERMIT APPROVAL SET	12/13/2021
14	PERMIT REVISION 14	02/10/2023
17	PERMIT REVISION 17	4/21/2023
18	PERMIT REVISION 18	5/26/2023

Sheet Title: **RESI BUILDING 2 - BATEAU 7 (UNIT F) ENLARGED RCPs**

Project No. **21816**

Sheet No. **A4-R2-06A**

BIM 360://21816 St. Regis Resort Longboat Key/St.Regis LBK_R19.rvt
5/29/2023 11:49:35 PM

Reviewed for Code Compliance
With The Florida Building Code
ECS, Florida LLC
41-3055-REV 22-26 8/12/2024

Building Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Electrical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Mechanical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
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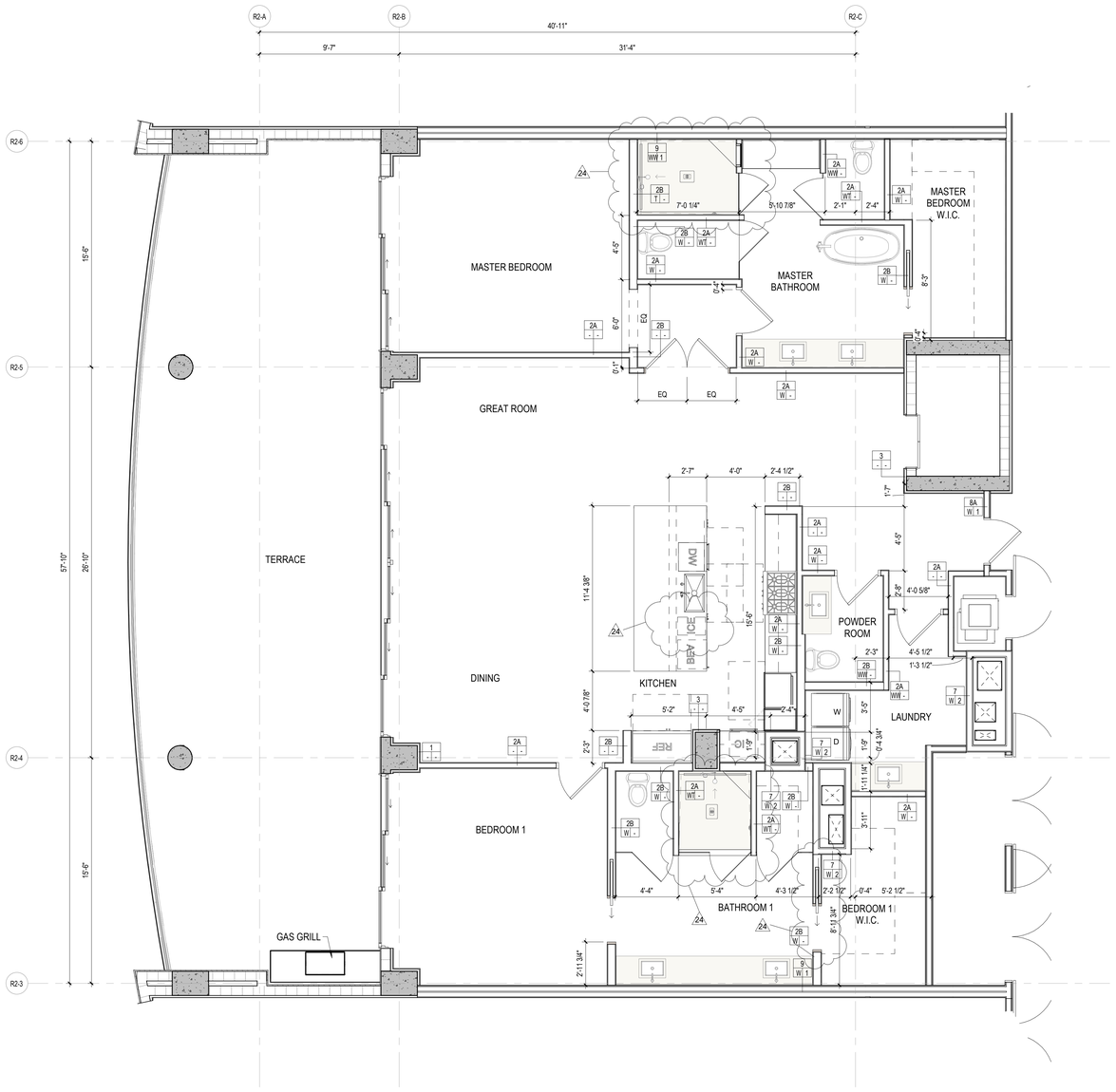
Fire Review - Roger Sanders PX651 - NA to Private Provider - 7/31/2024



RESI BUILDING 2 - BATEAU 406 WEISZ ENLARGED PLAN

1 1/4" = 1'-0"

CEILING LEGEND, SYMBOLS AND NOTES

- EXPOSED BOTTOM OF SLAB
- INDICATED DROP CEILING . REFER TO DTL. #S/A9-07
- INDICATES A SPRAY ON THERMAL INSULATION MINIMUM R-25 UNDERNEATH SLAB. EXCEPT R-8 UNDER PARKING LEVEL 1.
- INDICATES A RIGID INSULATION WITH MINIMUM R-25 UNDERNEATH SLAB
- ACOUSTIC CEILING

CEILING MATERIAL
XXX
X'-X"
CEILING HEIGHT MEASURED FROM TOP OF FINISH

B.O.S. BOTTOM OF SLAB
A.F.F.L. ABOVE FINISH FLOOR LEVEL
GYP. BD. GYPSUM BOARD
C.P. CEMENT PLASTER
B.O.B. BOTTOM OF BEAM
SP-1 BASWA 70 E CLASSIC (1 COAT)
SP-2 ROCKWOOL - 4 INCHES

CEILING LIGHT FIXTURES / DEVICES

- PENDANT LIGHT
- DOWNLIGHT - ROUND
- DOWNLIGHT - SQUARE
- DOWNLIGHT - ADJUSTABLE WASHER
- WALL SCONCE
- 4FT FLOURESCENT STRIP
- 1X4 SURFACE MOUNT
- (S) SPEAKER
- STRIP LIGHT

EXIT SIGN
CEILING MOUNTED OR WALL MOUNTED

STRUCT. RIGGING POINT

ACCESS PANEL

LINEAR DIFFUSER
LINEAR DIFFUSER AT COVE

DIFFUSER RETURN EXHAUST

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.

2. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES & SCHEDULE.

3. ALL CEILING HEIGHTS ARE FROM THE TOP OF THE FINISH FLOOR

4. REFER TO ID DWGS FOR ALL INTERIOR FURNISHINGS, FIXTURES AND EQUIPMENT. PROVIDE BLOCKING AS REQUIRED. EXACT LOCATION OF ALL ELECTRICAL, MECHANICAL AND FP DEVICES TO BE COORDINATED WITH ARCHITECT AND ID. REFER TO ID ELEVATIONS FOR LOCATION OF WALL MOUNTED DEVICES. ALL DEVICES SHALL BE MOUNTED AS PER CODE. REFER TO ENGINEERS' DWGS CODE ESTABLISHED MOUNTING HEIGHTS.

5. ALL LIGHTS NOT DIMENSIONED SHALL BE CENTERED OR PLACED EQUALLY WITHIN THE CEILING SPACE. FINAL PLACEMENT OF FIXTURES SHALL BE APPROVED BY ARCHITECT & INTERIOR DESIGNER PRIOR TO WIRING FIXTURES. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO LAYOUT WITHOUT ANY ADDITIONAL COST TO THE CONTRACT.

6. HEAVY OR LARGE DECORATIVE LIGHT FIXTURES EXCEEDING 15 LBS. REQUIRE ATTACHMENT DETAILS WHICH EXCEED CONVENTIONAL METHODS FOR ATTACHING J-BOXES TO CEILING FRAMING. THEY SHALL BE SUSPENDED FROM STRUCTURAL SLAB WITH AN ENGINEERED METAL FRAMING SYSTEM.

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13. REFER TO LOW VOLTAGE DRAWING SET FOR COORDINATION.

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- INDICATES BATHROOM TILE ON STUD WALL
- W7 WINDOW TYPE - SEE WINDOW SCHEDULE
- EN-01 DOOR MARK - SEE DOOR SCHEDULE
- SF- STOREFRONT & SLIDER TYPE - SEE SCHEDULE
- L1 LOUVER TYPE - SEE WINDOW SCHEDULE

X / W 1 WALL TYPE - SEE DRAWING A9-00
INDICATES FIRE-RATING
INDICATES WET AREA
A / A101 / A INTERIOR ELEVATION TAG
SHEET REFERENCE
DETAIL NUM.
FD FLOOR DRAIN
RD ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
1/2 HOUR RATED SMOKE-TIGHT PARTITION
1 HOUR RATED WALL
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5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
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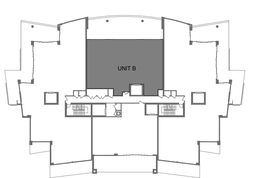
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



TRUE NORTH

SB ARCHITECTS

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T 305/856-2021
F 305/856-0854

A California Corporation

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407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT
Scott Lee
Digitally signed by Scott Lee
DN: E=slee@sb-architects.com, CN=Scott Lee, OU=Scott A. Lee, L=Mill Valley, S=California, C=US
Contact Info: THIS ITEM HAS BEEN DIGITALLY SEALED. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
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RESI BIdg 2 - Issued

No.	Description	Date
11	PERMIT REVISION 11	09/09/2022
16	PERMIT REVISION 16	3/10/2023
17	PERMIT REVISION 17	4/21/2023
24	PERMIT REVISION 24	01/19/2024

Sheet Title: **RESI BUILDING 2 - BATEAU 406 WEISZ ENLARGED PLAN**

Project No. **21816**

Sheet No. **A4-R2-07**

BIM 360://21816 St. Regis Resort Longboat Key/St.Regis LBK_R19.rvt
1/22/2024 9:52:21 AM

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ECS, Florida LLC
41-3055-REV 22-26 8/12/2024

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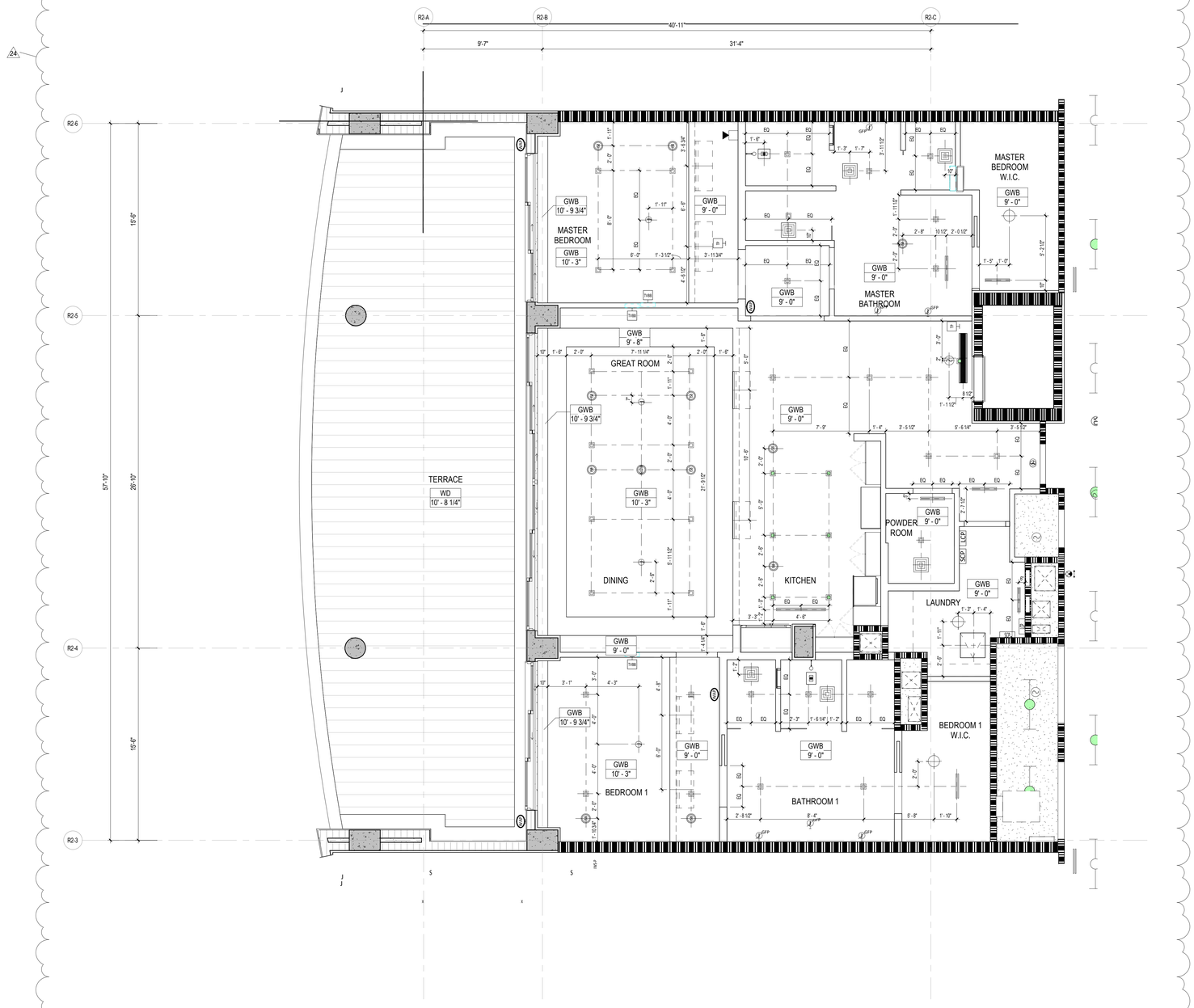

RESI BUILDING 2 - BATEAU 406 WEISZ ENLARGED RCP

1 1/4" = 1'-0"

CEILING LEGEND, SYMBOLS AND NOTES

- EXPOSED BOTTOM OF SLAB
- INDICATED DROP CEILING . REFER TO DTL. #S/A9-07
- INDICATES A SPRAY ON THERMAL INSULATION MINIMUM R-25 UNDERNEATH SLAB. EXCEPT R-8 UNDER PARKING LEVEL 1.
- INDICATES A RIGID INSULATION WITH MINIMUM R-25 UNDERNEATH SLAB
- ACOUSTIC CEILING

CEILING MATERIAL — XXX / X'-X" — CEILING HEIGHT MEASURED FROM TOP OF FINISH

B.O.S. BOTTOM OF SLAB
A.F.F.L. ABOVE FINISH FLOOR LEVEL
GYP. BD. GYPSUM BOARD
C.P. CEMENT PLASTER
B.O.B. BOTTOM OF BEAM
SP-1 BASWA 70 E CLASSIC (1 COAT)
SP-2 ROCKWOOL - 4 INCHES

CEILING LIGHT FIXTURES / DEVICES

- PENDANT LIGHT
- DOWNLIGHT - ROUND
- DOWNLIGHT - SQUARE
- DOWNLIGHT - ADJUSTABLE WASHER
- SPEAKER
- WALL SCONCE
- 4FT FLOURESCENT STRIP
- 1X4 SURFACE MOUNT
- STRIP LIGHT

EXIT SIGN — CEILING MOUNTED OR WALL MOUNTED OR

STRUCT. RIGGING POINT

ACCESS PANEL

LINEAR DIFFUSER

DIFFUSER RETURN EXHAUST

LINEAR DIFFUSER AT COVE

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.

2. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES & SCHEDULE.

3. ALL CEILING HEIGHTS ARE FROM THE TOP OF THE FINISH FLOOR

4. REFER TO ID DWGS FOR ALL INTERIOR FURNISHINGS, FIXTURES AND EQUIPMENT. PROVIDE BLOCKING AS REQUIRED. EXACT LOCATION OF ALL ELECTRICAL, MECHANICAL AND FP DEVICES TO BE COORDINATED WITH ARCHITECT AND ID. REFER TO ID ELEVATIONS FOR LOCATION OF WALL MOUNTED DEVICES. ALL DEVICES SHALL BE MOUNTED AS PER CODE, REFER TO ENGINEERS' DWGS CODE ESTABLISHED MOUNTING HEIGHTS.

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- INDICATES BATHROOM TILE ON STUD WALL
- W7 — WINDOW TYPE - SEE WINDOW SCHEDULE
- EN-01 — DOOR MARK - SEE DOOR SCHEDULE
- SF- — STOREFRONT & SLIDER TYPE - SEE SCHEDULE
- L1 — LOUVER TYPE - SEE WINDOW SCHEDULE

X / W 1 — WALL TYPE - SEE DRAWING A9-00; INDICATES FIRE-RATING; INDICATES WET AREA

A / A101 / A — INTERIOR ELEVATION TAG; SHEET REFERENCE; DETAIL NUM.

FD FLOOR DRAIN

RD — ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION

- 1/2 HOUR RATED SMOKE-TIGHT PARTITION
- 1 HOUR RATED WALL
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7. TOP OF ALL GUARDRAILS MUST BE MINIMUM OF 42" ABOVE ADJACENT FINISH FLOOR
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9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
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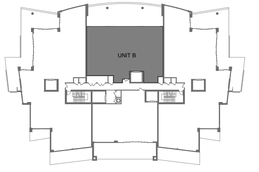
KEY PLAN (N.T.S.)



TRUE NORTH

SB ARCHITECTS

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T 305/856-2021
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Consultant

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UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA — SCOTT A LEE — AR95712 — REGISTERED ARCHITECT

Scott Lee

Digitally signed by Scott Lee
DN: cn=Scott Lee, o=SB Architects, ou=Scott Lee, OR=Scott A. Lee, L=Mill Valley, S=California, C=US
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RESI Bldg 2 - Issued

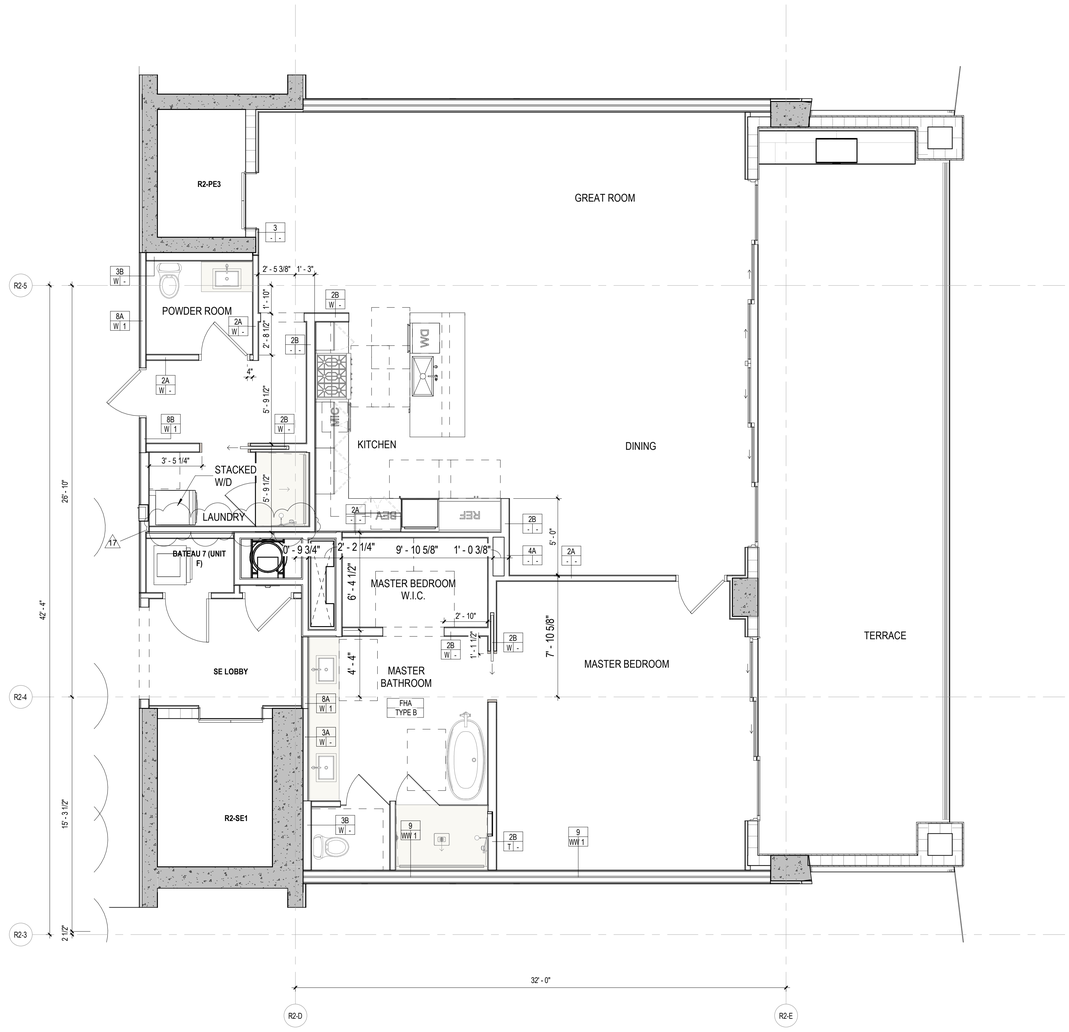
No.	Description	Date
19	PERMIT REVISION 19	6/30/2023
24	PERMIT REVISION 24	01/19/2024

Sheet Title: **RESI BUILDING 2 - BATEAU 406 WEISZ ENLARGED RCP**

Project No. **21816**

Sheet No. **A4-R2-07A**

BIM 360://21816 St. Regis Resort Longboat Key/St.Regis LBK_R19.rvt
1/22/2024 9:52:28 AM



RESI BUILDING 2 - BATEAU 407 BURKENTINE ENLARGED PLAN

1 — 1/4" = 1'-0"

CEILING LEGEND, SYMBOLS AND NOTES

- EXPOSED BOTTOM OF SLAB
- INDICATED DROP CEILING . REFER TO DTL. #S/A9-07
- INDICATES A SPRAY ON THERMAL INSULATION MINIMUM R-25 UNDERNEATH SLAB. EXCEPT R-8 UNDER PARKING LEVEL 1.
- INDICATES A RIGID INSULATION WITH MINIMUM R-25 UNDERNEATH SLAB
- ACOUSTIC CEILING

CEILING MATERIAL — XXX / X'-X" — CEILING HEIGHT MEASURED FROM TOP OF FINISH

B.O.S.	BOTTOM OF SLAB
A.F.F.L.	ABOVE FINISH FLOOR LEVEL
GYP. BD.	GYPSUM BOARD
C.P.	CEMENT PLASTER
B.O.B.	BOTTOM OF BEAM
SP-1	BASWA 70 E CLASSIC (1 COAT)
SP-2	ROCKWOOL - 4 INCHES

CEILING LIGHT FIXTURES / DEVICES

- PENDANT LIGHT
- DOWNLIGHT - ROUND
- DOWNLIGHT - SQUARE
- DOWNLIGHT - ADJUSTABLE WASHER
- SPEAKER
- WALL SCONCE
- 4FT FLOURESCENT STRIP
- 1X4 SURFACE MOUNT
- STRIP LIGHT

EXIT SIGN — CEILING MOUNTED OR WALL MOUNTED

STRUCT. RIGGING POINT

ACCESS PANEL

LINEAR DIFFUSER — LINEAR DIFFUSER AT COVE

DIFFUSER RETURN EXHAUST

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.

2. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES & SCHEDULE.

3. ALL CEILING HEIGHTS ARE FROM THE TOP OF THE FINISH FLOOR

4. REFER TO ID DWGS FOR ALL INTERIOR FURNISHINGS, FIXTURES AND EQUIPMENT. PROVIDE BLOCKING AS REQUIRED. EXACT LOCATION OF ALL ELECTRICAL, MECHANICAL AND FP DEVICES TO BE COORDINATED WITH ARCHITECT AND ID. REFER TO ID ELEVATIONS FOR LOCATION OF WALL MOUNTED DEVICES. ALL DEVICES SHALL BE MOUNTED AS PER CODE, REFER TO ENGINEERS' DWGS CODE ESTABLISHED MOUNTING HEIGHTS.

5. ALL LIGHTS NOT DIMENSIONED SHALL BE CENTERED OR PLACED EQUALLY WITHIN THE CEILING SPACE, FINAL PLACEMENT OF FIXTURES SHALL BE APPROVED BY ARCHITECT & INTERIOR DESIGNER PRIOR TO WIRING FIXTURES. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO LAYOUT WITHOUT ANY ADDITIONAL COST TO THE CONTRACT.

6. HEAVY OR LARGE DECORATIVE LIGHT FIXTURES EXCEEDING 15 LBS. REQUIRE ATTACHMENT DETAILS WHICH EXCEED CONVENTIONAL METHODS FOR ATTACHING J-BOXES TO CEILING FRAMING. THEY SHALL BE SUSPENDED FROM STRUCTURAL SLAB WITH AN ENGINEERED METAL FRAMING SYSTEM.

7. SEE MEP/FP DRAWINGS FOR LOCATION AND SPECIFICATIONS OF DEVICES & SYSTEMS. COORDINATE EXACT LOCATION OF DEVICES AND SYSTEMS WITH ARCH, I.D., AND LIGHTING DRAWINGS.

8. SUSPENDED ACOUSTICAL CEILING TILE & GRID SYSTEM IS NOT DESIGNED OR INTENDED TO SUPPORT THE WEIGHT OF ADDITIONAL EQUIPMENT, CABLE, CONDUIT, MECHANICAL EQUIPMENT OR OTHER CONSTRUCTION, ALL SUCH ELEMENTS ARE TO BE INDEPENDENTLY SUPPORTED FROM THE BUILDING STRUCTURE BY AT LEAST TWO OPPOSITE CORNERS.

9. ALL CEILING MOUNTED LIGHTING AND DEVICES (EXIT SIGNS, SPRINKLERS, RECESSED LIGHTS, ETC.) IN ACOUSTICAL CEILING TILE TO BE CENTERED IN TILE UNLESS OTHERWISE IS NOTED.

10. REFER TO ID DRAWINGS FOR CEILING DETAILS WITHIN THEIR SCOPE.

11. PROVIDE FIRE PROTECTION SPRINKLER HEAD LAYOUT BY THE SUB CONTRACTOR'S LICENSED FIRE PROTECTION ENGINEER FOR REVIEW. LAYOUT SHALL BE DESIGNED USING PROVIDED CEILING CENTER-LINES AND EQ / EQ SPACING WHEN POSSIBLE, AT RESIDENCES, GUESTROOMS, CORRIDORS, AND PUBLIC AREAS.

12. PROVIDE ACCESS DOORS (8 X 8 INCH) FRAMED, HINGED AND LOCKABLE AT FIRE DAMPERS AND FIRE SMOKE DAMPERS LOCATIONS PER MECHANICAL DRAWINGS. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT.
PROVIDE ACCESS DOORS AT SHUT OFF VALVE LOCATIONS. REFER TO PLUMBING DRAWINGS. FINAL ACCESS PANEL LOCATION TO BE COORDINATED WITH ARCHITECT.

13. REFER TO LOW VOLTAGE DRAWING SET FOR COORDINATION.

14. REFER TO ELECTRICAL DRAWINGS FOR FULL SCOPE OF LIGHTING DEVICES I.E. FLOOR LIGHTING FIXTURES AND FOR SITE LIGHTING INFORMATION.

15. REFER TO FA/FP DARWINGS FOR FIRE ALARM / CEILING NOTIFICATION DEVICES. FINAL LOCATION OF DEVICES AT PUBLIC SPACES TO BE COORDINATED WITH ARCHITECT.

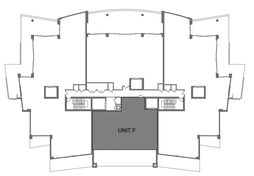
PLAN LEGEND, SYMBOLS AND NOTES

- INDICATES CONC. WALL / COLUMN (SMALL SCALE)
- INDICATES CONC. WALL / COLUMN (LARGE SCALE)
- INDICATES STUD WALL
- INDICATES CMU WALL
- INDICATES FLOOD PROOF WALL ASSEMBLY
- INDICATES BATHROOM TILE ON STUD WALL
- W7 — WINDOW TYPE - SEE WINDOW SCHEDULE
- EN-01 — DOOR MARK - SEE DOOR SCHEDULE
- SF- — STOREFRONT & SLIDER TYPE - SEE SCHEDULE
- L1 — LOUVER TYPE - SEE WINDOW SCHEDULE

- X / W 1 — WALL TYPE - SEE DRAWING A9-00
- INDICATES FIRE-RATING
- INDICATES WET AREA
- A / A101 / A — INTERIOR ELEVATION TAG
- SHEET REFERENCE
- DETAIL NUM.
- FD FLOOR DRAIN
- RD — ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
- 1/2 HOUR RATED SMOKE-TIGHT PARTITION
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL

1. ALL DIMENSIONS ARE FROM FACE OF STRUCTURE (OR CONCRETE TO FACE OF STUDS OR FACE OF STUD TO FACE OF STUD, OR GRID LINE) UNLESS OTHERWISE NOTED.
2. FOR FIRE RATED WALLS AND LOCATIONS SEE LIFE SAFETY DRAWINGS.
3. SET HINGE SIDE OF INTERIOR DOORS AT 4" FROM SIDE WALL (TYP), UNLESS OTHERWISE NOTED.
4. FOR BUILT-IN MILLWORK SEE INTERIOR DESIGN DRAWINGS.
5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
6. SLOPES TO DRAIN IN FLOOR PLANS WILL BE PROVIDED WITH FINISH MATERIALS U.O.N. FOR SLOPES ON CONCRETE SLABS SEE STRUCTURAL DRAWINGS
7. TOP OF ALL GUARDRAILS MUST BE MINIMUM OF 42" ABOVE ADJACENT FINISH FLOOR
8. ALL CEMENT PLASTER AND SKIM COAT FINISHES TO BE PAINTED UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



TRUE NORTH

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ECS FLORIDA, LLC

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

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BATEAU - 1581 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

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407-999-9985

UNICORP NATIONAL DEVELOPMENTS, INC.

RESI Bldg 2 - Issued

No.	Description	Date
11	PERMIT REVISION 11	09/09/2022
17	PERMIT REVISION 17	4/21/2023

Sheet Title

RESI BUILDING 2 - BATEAU 407 BURKENTINE ENLARGED PLAN

Project No. 21816

Sheet No.

A4-R2-08

BIM 360://21816 St. Regis Resort Longboat Key/St.Regis LBK_R19.rvt
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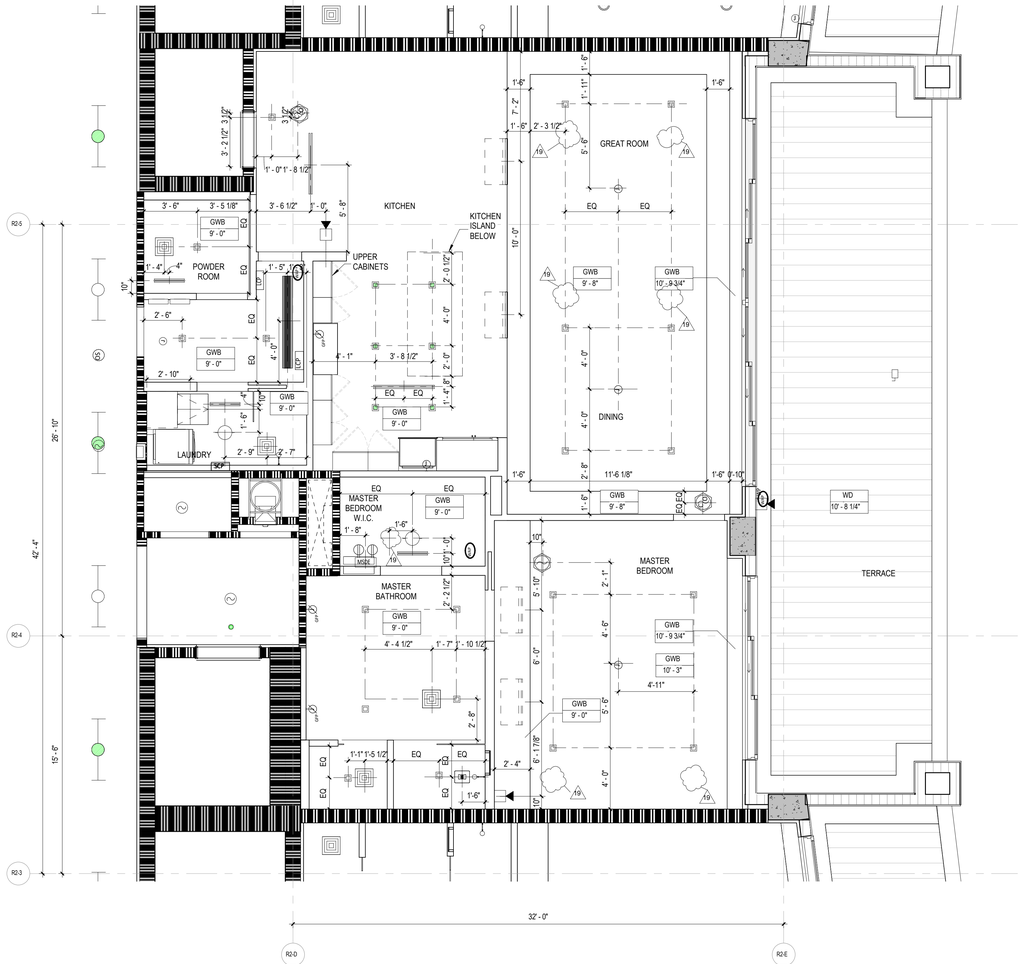

RESI BUILDING 2 - BATEAU 407 BURKENTINE ENLARGED RCP

1

1/4" = 1'-0"

CEILING LEGEND, SYMBOLS AND NOTES

EXPOSED BOTTOM OF SLAB

INDICATED DROP CEILING . REFER TO DTL. #S/A9-07

INDICATES A SPRAY ON THERMAL INSULATION MINIMUM R-25 UNDERNEATH SLAB. EXCEPT R-8 UNDER PARKING LEVEL 1.

INDICATES A RIGID INSULATION WITH MINIMUM R-25 UNDERNEATH SLAB

ACOUSTIC CEILING

CEILING MATERIAL

XXX / X'-X"

CEILING HEIGHT MEASURED FROM TOP OF FINISH

B.O.S.	BOTTOM OF SLAB
A.F.F.L.	ABOVE FINISH FLOOR LEVEL
GYP. BD.	GYPSUM BOARD
C.P.	CEMENT PLASTER
B.O.B.	BOTTOM OF BEAM
SP-1	BASWA TI E CLASSIC (1 COAT)
SP-2	ROCKWOOL - 4 INCHES

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- PENDANT LIGHT
- DOWNLIGHT - ROUND
- DOWNLIGHT - SQUARE
- DOWNLIGHT - ADJUSTABLE WASHER
- SPEAKER
- WALL SCONCE
- 4FT FLOURESCENT STRIP
- 1X4 SURFACE MOUNT
- STRIP LIGHT

EXIT SIGN

CEILING MOUNTED OR WALL MOUNTED OR

STRUCT. RIGGING POINT

ACCESS PANEL

LINEAR DIFFUSER

LINEAR DIFFUSER AT COVE

DIFFUSER **RETURN** **EXHAUST**

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.

2. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES & SCHEDULE.

3. ALL CEILING HEIGHTS ARE FROM THE TOP OF THE FINISH FLOOR

4. REFER TO ID DWGS FOR ALL INTERIOR FURNISHINGS, FIXTURES AND EQUIPMENT. PROVIDE BLOCKING AS REQUIRED. EXACT LOCATION OF ALL ELECTRICAL, MECHANICAL AND FP DEVICES TO BE COORDINATED WITH ARCHITECT AND ID. REFER TO ID ELEVATIONS FOR LOCATION OF WALL MOUNTED DEVICES. ALL DEVICES SHALL BE MOUNTED AS PER CODE. REFER TO ENGINEERS' DWGS CODE ESTABLISHED MOUNTING HEIGHTS.

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7. SEE MEP/FP DRAWINGS FOR LOCATION AND SPECIFICATIONS OF DEVICES & SYSTEMS. COORDINATE EXACT LOCATION OF DEVICES AND SYSTEMS WITH ARCH, I.D., AND LIGHTING DRAWINGS.

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12. PROVIDE ACCESS DOORS (8 X 8 INCH) FRAMED, HINGED AND LOCKABLE AT FIRE DAMPERS AND FIRE SMOKE DAMPERS LOCATIONS PER MECHANICAL DRAWINGS. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT.
PROVIDE ACCESS DOORS AT SHUT OFF VALVE LOCATIONS. REFER TO PLUMBING DRAWINGS. FINAL ACCESS PANEL LOCATION TO BE COORDINATED WITH ARCHITECT.

13. REFER TO LOW VOLTAGE DRAWING SET FOR COORDINATION.

14. REFER TO ELECTRICAL DRAWINGS FOR FULL SCOPE OF LIGHTING DEVICES I.E. FLOOR LIGHTING FIXTURES AND FOR SITE LIGHTING INFORMATION.

15. REFER TO FA/FP DARWINGS FOR FIRE ALARM / CEILING NOTIFICATION DEVICES. FINAL LOCATION OF DEVICES AT PUBLIC SPACES TO BE COORDINATED WITH ARCHITECT.

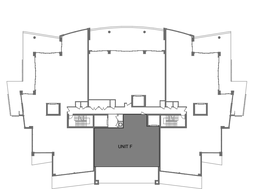
PLAN LEGEND, SYMBOLS AND NOTES

- INDICATES CONC. WALL / COLUMN (SMALL SCALE)
- INDICATES CONC. WALL / COLUMN (LARGE SCALE)
- INDICATES STUD WALL
- INDICATES CMU WALL
- INDICATES FLOOD PROOF WALL ASSEMBLY
- INDICATES BATHROOM TILE ON STUD WALL
- W7 — WINDOW TYPE - SEE WINDOW SCHEDULE
- EN-01 — DOOR MARK - SEE DOOR SCHEDULE
- SF- — STOREFRONT & SLIDER TYPE - SEE SCHEDULE
- L1 — LOUVER TYPE - SEE WINDOW SCHEDULE

- X / W 1 — WALL TYPE - SEE DRAWING A9-00
- INDICATES FIRE-RATING
- INDICATES WET AREA
- A / A101 / A — INTERIOR ELEVATION TAG
- SHEET REFERENCE
- DETAIL NUM.
- FD FLOOR DRAIN
- RD ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
- 1/2 HOUR RATED SMOKE-TIGHT PARTITION
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL

1. ALL DIMENSIONS ARE FROM FACE OF STRUCTURE (OR CONCRETE TO FACE OF STUDS OR FACE OF STUD TO FACE OF STUD, OR GRID LINE) UNLESS OTHERWISE NOTED.
2. FOR FIRE RATED WALLS AND LOCATIONS SEE LIFE SAFETY DRAWINGS.
3. SET HINGE SIDE OF INTERIOR DOORS AT 4" FROM SIDE WALL (TYP), UNLESS OTHERWISE NOTED.
4. FOR BUILT-IN MILLWORK SEE INTERIOR DESIGN DRAWINGS.
5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
6. SLOPES TO DRAIN IN FLOOR PLANS WILL BE PROVIDED WITH FINISH MATERIALS U.O.N. FOR SLOPES ON CONCRETE SLABS SEE STRUCTURAL DRAWINGS.
7. TOP OF ALL GUARDRAILS MUST BE MINIMUM OF 42" ABOVE ADJACENT FINISH FLOOR
8. ALL CEMENT PLASTER AND SKIM COAT FINISHES TO BE PAINTED UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



TRUE NORTH

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UNICORP NATIONAL DEVELOPMENTS, INC.

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ECS FLORIDA, LLC

RESI Bldg 2 - Issued

No.	Description	Date
19	PERMIT REVISION 19	6/30/2023

Sheet Title

RESI BUILDING 2 - BATEAU 407 BURKENTINE ENLARGED RCP

Project No. **21816**

Sheet No.

A4-R2-08A

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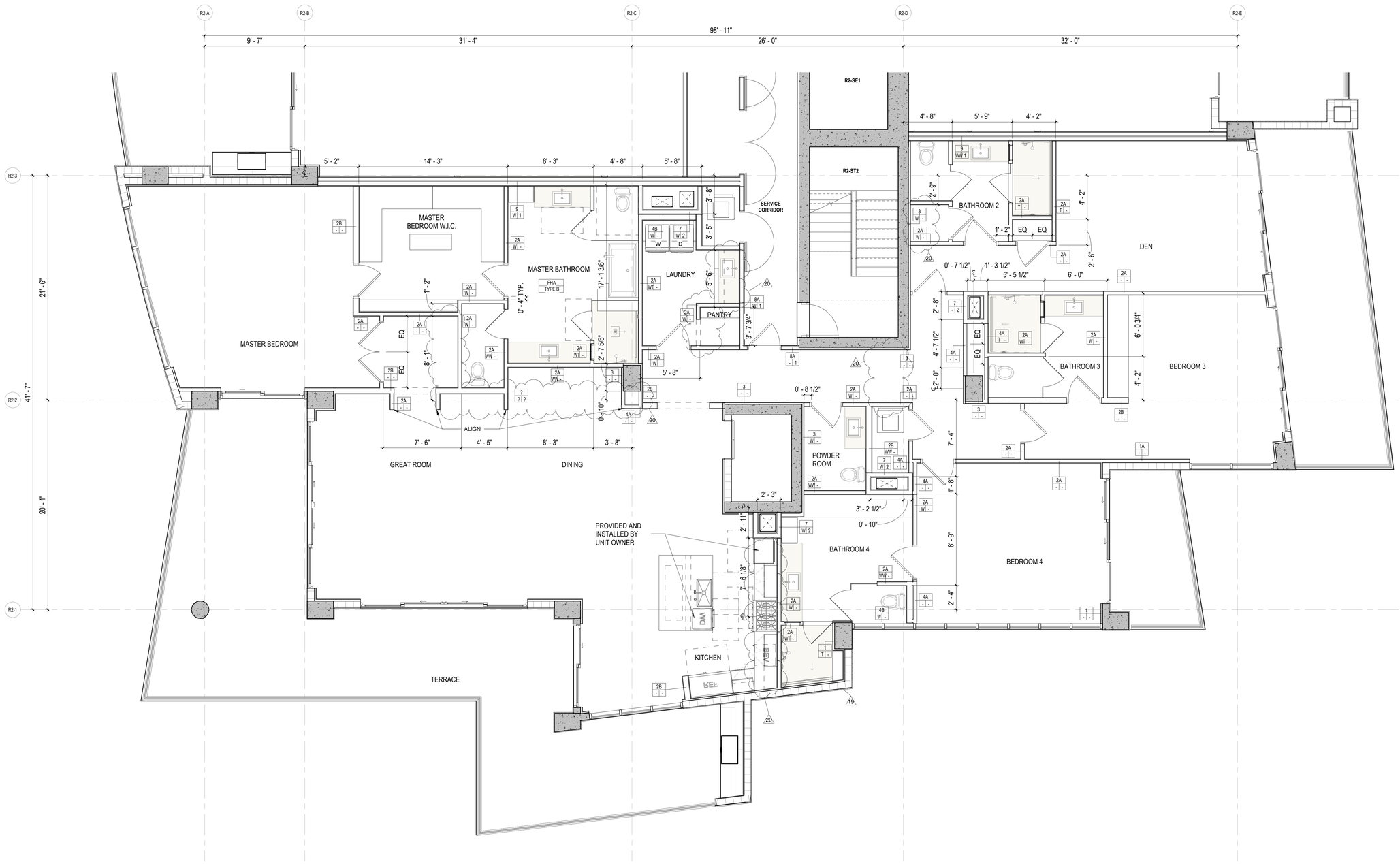

RESI BUILDING 2 - BATEAU 505 BAKALAR ENLARGED PLAN

1 — 1/4" = 1'-0"

CEILING LEGEND, SYMBOLS AND NOTES

- EXPOSED BOTTOM OF SLAB
- INDICATED DROP CEILING . REFER TO DTL. #5/A9-07
- INDICATES A SPRAY ON THERMAL INSULATION MINIMUM R-25 UNDERNEATH SLAB. EXCEPT R-8 UNDER PARKING LEVEL 1.
- INDICATES A RIGID INSULATION WITH MINIMUM R-25 UNDERNEATH SLAB
- ACOUSTIC CEILING

CEILING MATERIAL — XXX / X'-X" — CEILING HEIGHT MEASURED FROM TOP OF FINISH

B.O.S.	BOTTOM OF SLAB
A.F.F.L.	ABOVE FINISH FLOOR LEVEL
GYP. BD.	GYPSUM BOARD
C.P.	CEMENT PLASTER
B.O.B.	BOTTOM OF BEAM
SP-1	BASWA 70 E CLASSIC (1 COAT)
SP-2	ROCKWOOL - 4 INCHES

CEILING LIGHT FIXTURES / DEVICES

- PENDANT LIGHT
- WALL SCONCE
- DOWNLIGHT - ROUND
- 4FT FLOURESCENT STRIP
- DOWNLIGHT - SQUARE
- 1X4 SURFACE MOUNT
- DOWNLIGHT - ADJUSTABLE WASHER
- SPEAKER
- STRIP LIGHT

EXIT SIGN — CEILING MOUNTED OR WALL MOUNTED

STRUCT. RIGGING POINT

ACCESS PANEL

LINEAR DIFFUSER

DIFFUSER RETURN EXHAUST

LINEAR DIFFUSER AT COVE

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.
2. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES & SCHEDULE.
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4. REFER TO ID DWGS FOR ALL INTERIOR FURNISHINGS, FIXTURES AND EQUIPMENT. PROVIDE BLOCKING AS REQUIRED. EXACT LOCATION OF ALL ELECTRICAL, MECHANICAL AND FP DEVICES TO BE COORDINATED WITH ARCHITECT AND ID. REFER TO ID ELEVATIONS FOR LOCATION OF WALL MOUNTED DEVICES. ALL DEVICES SHALL BE MOUNTED AS PER CODE, REFER TO ENGINEERS' DWGS CODE ESTABLISHED MOUNTING HEIGHTS.
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11. PROVIDE FIRE PROTECTION SPRINKLER HEAD LAYOUT BY THE SUB CONTRACTOR'S LICENSED FIRE PROTECTION ENGINEER FOR REVIEW. LAYOUT SHALL BE DESIGNED USING PROVIDED CEILING CENTER-LINES AND EQ / EQ SPACING WHEN POSSIBLE, AT RESIDENCES, GUESTROOMS, CORRIDORS, AND PUBLIC AREAS.
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- X / W 1 — WALL TYPE - SEE DRAWING A9-00
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- FD FLOOR DRAIN
- RD ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
- 1/2 HOUR RATED SMOKE-TIGHT PARTITION
- 1 HOUR RATED WALL
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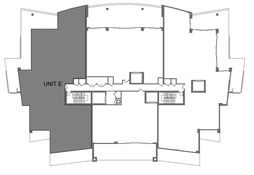
8. ALL CEMENT PLASTER AND SKIM COAT FINISHES TO BE PAINTED UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



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19	PERMIT REVISION 19	6/30/2023
20	PERMIT REVISION 20	8/04/2023

Sheet Title — Project No. 21816

RESI BUILDING 2 - BATEAU 505 BAKALAR ENLARGED PLAN

Sheet No.

A4-R2-09

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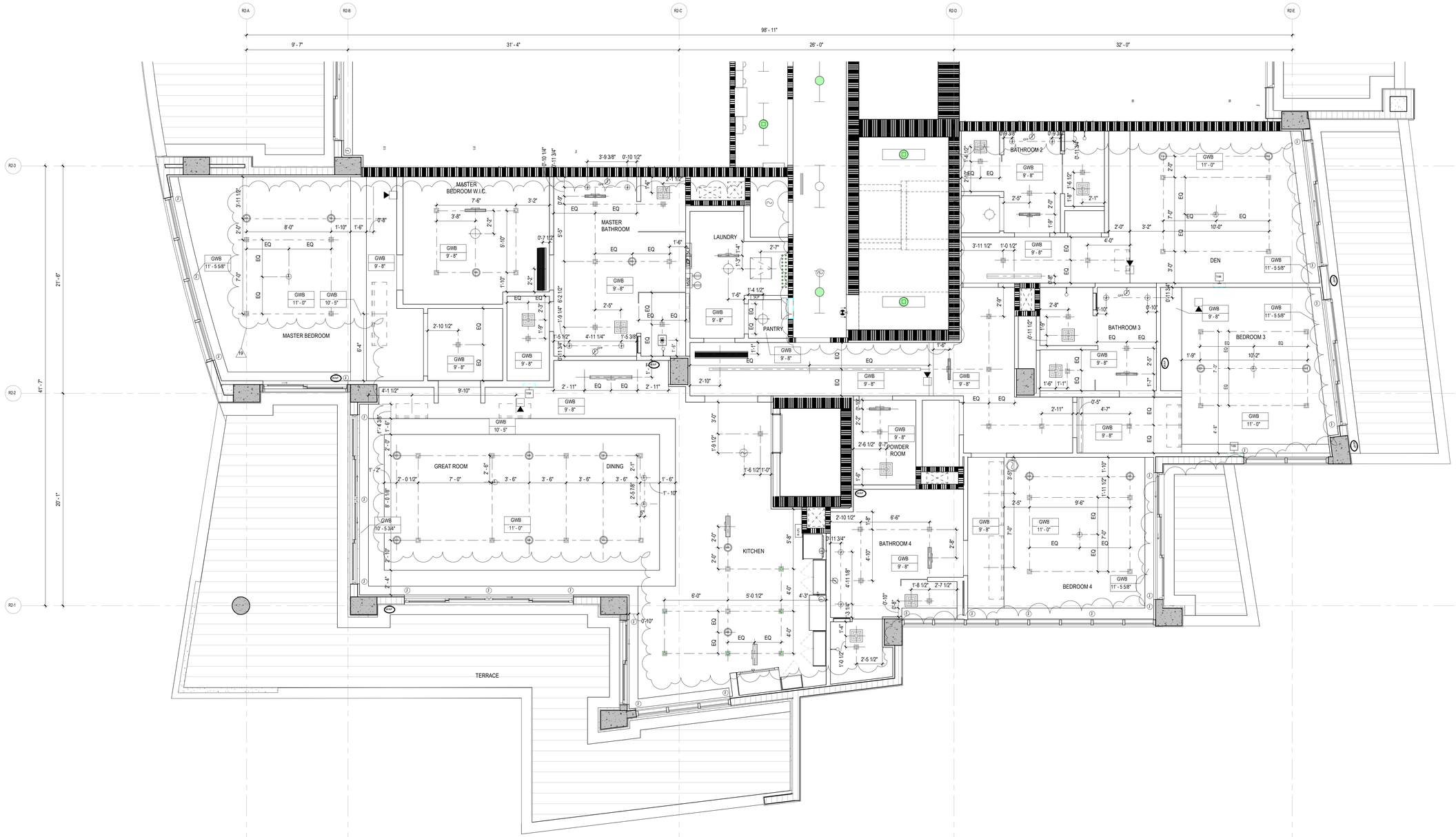


CEILING LEGEND, SYMBOLS AND NOTES

- EXPOSED BOTTOM OF SLAB
- INDICATED DROP CEILING . REFER TO DTL. #5/A9-07
- INDICATES A SPRAY ON THERMAL INSULATION MINIMUM R-25 UNDERNEATH SLAB. EXCEPT R-8 UNDER PARKING LEVEL 1.
- INDICATES A RIGID INSULATION WITH MINIMUM R-25 UNDERNEATH SLAB
- ACOUSTIC CEILING

CEILING MATERIAL — XXX / X'-X" — CEILING HEIGHT MEASURED FROM TOP OF FINISH

B.O.S.	BOTTOM OF SLAB
A.F.F.L.	ABOVE FINISH FLOOR LEVEL
GYP. BD.	GYPSUM BOARD
C.P.	CEMENT PLASTER
B.O.B.	BOTTOM OF BEAM
SP-1	BASWA 70 E CLASSIC (1 COAT)
SP-2	ROCKWOOL - 4 INCHES

CEILING LIGHT FIXTURES / DEVICES

- PENDANT LIGHT
- DOWNLIGHT - ROUND
- DOWNLIGHT - SQUARE
- DOWNLIGHT - ADJUSTABLE WASHER
- SPEAKER
- WALL SCONCE
- 4FT FLOURESCENT STRIP
- 1X4 SURFACE MOUNT
- STRIP LIGHT

EXIT SIGN — CEILING MOUNTED OR WALL MOUNTED OR

STRUCT. RIGGING POINT

ACCESS PANEL

LINEAR DIFFUSER — LINEAR DIFFUSER AT COVE

DIFFUSER **RETURN** **EXHAUST**

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.

2. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES & SCHEDULE.

3. ALL CEILING HEIGHTS ARE FROM THE TOP OF THE FINISH FLOOR

4. REFER TO ID DWGS FOR ALL INTERIOR FURNISHINGS, FIXTURES AND EQUIPMENT. PROVIDE BLOCKING AS REQUIRED. EXACT LOCATION OF ALL ELECTRICAL, MECHANICAL AND FP DEVICES TO BE COORDINATED WITH ARCHITECT AND ID. REFER TO ID ELEVATIONS FOR LOCATION OF WALL MOUNTED DEVICES. ALL DEVICES SHALL BE MOUNTED AS PER CODE. REFER TO ENGINEERS' DWGS CODE ESTABLISHED MOUNTING HEIGHTS.

5. ALL LIGHTS NOT DIMENSIONED SHALL BE CENTERED OR PLACED EQUALLY WITHIN THE CEILING SPACE. FINAL PLACEMENT OF FIXTURES SHALL BE APPROVED BY ARCHITECT & INTERIOR DESIGNER PRIOR TO WIRING FIXTURES. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO LAYOUT WITHOUT ANY ADDITIONAL COST TO THE CONTRACT.

6. HEAVY OR LARGE DECORATIVE LIGHT FIXTURES EXCEEDING 15 LBS. REQUIRE ATTACHMENT DETAILS WHICH EXCEED CONVENTIONAL METHODS FOR ATTACHING J-BOXES TO CEILING FRAMING. THEY SHALL BE SUSPENDED FROM STRUCTURAL SLAB WITH AN ENGINEERED METAL FRAMING SYSTEM.

7. SEE MEP/FP DRAWINGS FOR LOCATION AND SPECIFICATIONS OF DEVICES & SYSTEMS. COORDINATE EXACT LOCATION OF DEVICES AND SYSTEMS WITH ARCH, I.D., AND LIGHTING DRAWINGS.

8. SUSPENDED ACOUSTICAL CEILING TILE & GRID SYSTEM IS NOT DESIGNED OR INTENDED TO SUPPORT THE WEIGHT OF ADDITIONAL EQUIPMENT, CABLE, CONDUIT, MECHANICAL EQUIPMENT OR OTHER CONSTRUCTION. ALL SUCH ELEMENTS ARE TO BE INDEPENDENTLY SUPPORTED FROM THE BUILDING STRUCTURE BY AT LEAST TWO OPPOSITE CORNERS.

9. ALL CEILING MOUNTED LIGHTING AND DEVICES (EXIT SIGNS, SPRINKLERS, RECESSED LIGHTS, ETC.) IN ACOUSTICAL CEILING TILE TO BE CENTERED IN TILE UNLESS OTHERWISE IS NOTED.

10. REFER TO ID DRAWINGS FOR CEILING DETAILS WITHIN THEIR SCOPE.

11. PROVIDE FIRE PROTECTION SPRINKLER HEAD LAYOUT BY THE SUB CONTRACTOR'S LICENSED FIRE PROTECTION ENGINEER FOR REVIEW. LAYOUT SHALL BE DESIGNED USING PROVIDED CEILING CENTER-LINES, AND EQ / EQ SPACING WHEN POSSIBLE, AT RESIDENCES, GUESTROOMS, CORRIDORS, AND PUBLIC AREAS.

12. PROVIDE ACCESS DOORS (8 X 8 INCH) FRAMED, HINGED AND LOCKABLE AT FIRE DAMPERS AND FIRE SMOKE DAMPERS LOCATIONS PER MECHANICAL DRAWINGS. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT.
PROVIDE ACCESS DOORS AT SHUT OFF VALVE LOCATIONS. REFER TO PLUMBING DRAWINGS. FINAL ACCESS PANEL LOCATION TO BE COORDINATED WITH ARCHITECT.

13. REFER TO LOW VOLTAGE DRAWING SET FOR COORDINATION.

14. REFER TO ELECTRICAL DRAWINGS FOR FULL SCOPE OF LIGHTING DEVICES I.E. FLOOR LIGHTING FIXTURES AND FOR SITE LIGHTING INFORMATION.

15. REFER TO FA/FP DARWINGS FOR FIRE ALARM / CEILING NOTIFICATION DEVICES. FINAL LOCATION OF DEVICES AT PUBLIC SPACES TO BE COORDINATED WITH ARCHITECT.

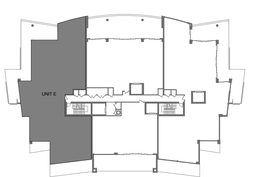
PLAN LEGEND, SYMBOLS AND NOTES

- INDICATES CONC. WALL / COLUMN (SMALL SCALE)
- INDICATES CONC. WALL / COLUMN (LARGE SCALE)
- INDICATES STUD WALL
- INDICATES CMU WALL
- INDICATES FLOOD PROOF WALL ASSEMBLY
- INDICATES BATHROOM TILE ON STUD WALL
- W7 — WINDOW TYPE - SEE WINDOW SCHEDULE
- EN-01 — DOOR MARK - SEE DOOR SCHEDULE
- SF- — STOREFRONT & SLIDER TYPE - SEE SCHEDULE
- L1 — LOUVER TYPE - SEE WINDOW SCHEDULE

- X / W | 1 — WALL TYPE - SEE DRAWING A9-00
- INDICATES FIRE-RATING
- INDICATES WET AREA
- A / A101 / A — INTERIOR ELEVATION TAG
- SHEET REFERENCE
- DETAIL NUM.
- FD FLOOR DRAIN
- RD ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
- 1/2 HOUR RATED SMOKE-TIGHT PARTITION
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL

1. ALL DIMENSIONS ARE FROM FACE OF STRUCTURE (OR CONCRETE TO FACE OF STUDS OR FACE OF STUD TO FACE OF STUD, OR GRID LINE) UNLESS OTHERWISE NOTED.
2. FOR FIRE RATED WALLS AND LOCATIONS SEE LIFE SAFETY DRAWINGS.
3. SET HINGE SIDE OF INTERIOR DOORS AT 4" FROM SIDE WALL (TYP), UNLESS OTHERWISE NOTED.
4. FOR BUILT-IN MILLWORK SEE INTERIOR DESIGN DRAWINGS.
5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
6. SLOPES TO DRAIN IN FLOOR PLANS WILL BE PROVIDED WITH FINISH MATERIALS U.O.N. FOR SLOPES ON CONCRETE SLABS SEE STRUCTURAL DRAWINGS
7. TOP OF ALL GUARDRAILS MUST BE MINIMUM OF 42" ABOVE ADJACENT FINISH FLOOR
8. ALL CEMENT PLASTER AND SKIM COAT FINISHES TO BE PAINTED UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



TRUE NORTH

RESI BUILDING 2 - BATEAU 505 BAKALAR ENLARGED RCP

1 — 1/4" = 1'-0"

ECS — REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE ECS FLORIDA, LLC

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

BATEAU - 1581 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

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Orlando, FL 32819
407-999-9985

UNICORP NATIONAL DEVELOPMENTS, INC.

RESI Bldg 2 - Issued

No.	Description	Date
14	PERMIT REVISION 14	02/10/2023
19	PERMIT REVISION 19	6/30/2023

Sheet Title: **RESI BUILDING 2 - BATEAU 505 BAKALAR ENLARGED RCP**

Project No. **21816**

Sheet No. **A4-R2-09A**

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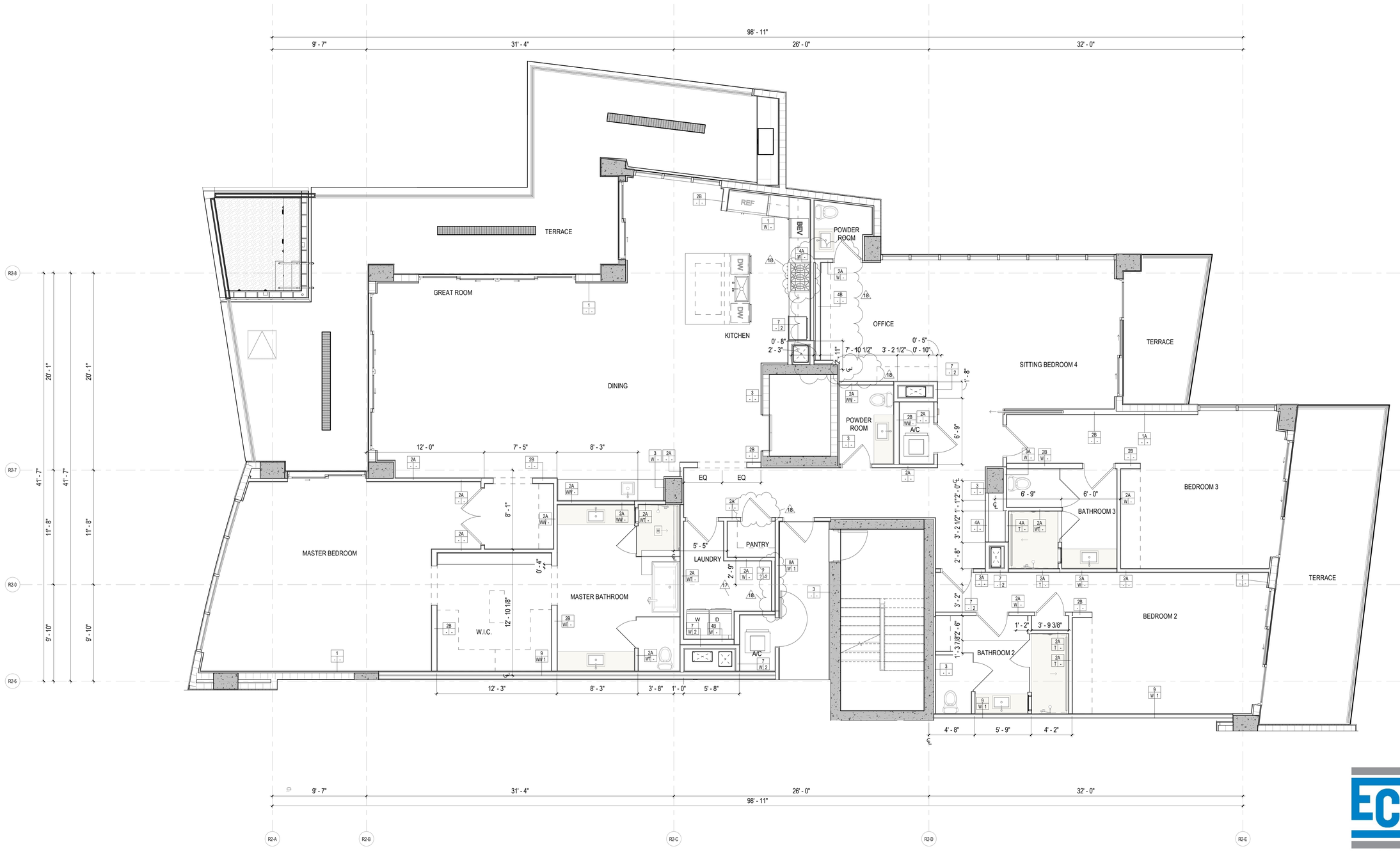

RESI BUILDING 2 - BATEAU 608 QUATTRONE ENLARGED PLAN

1 1/4" = 1'-0"

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ACCESS PANEL

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DIFFUSER RETURN EXHAUST

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X / W 1 — WALL TYPE - SEE DRAWING A9-00
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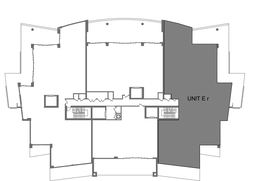
KEY PLAN (N.T.S.)



TRUE NORTH

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RESI Bldg 2 - Issued

No.	Description	Date
11	PERMIT REVISION 11	09/09/2022
17	PERMIT REVISION 17	4/21/2023
18	PERMIT REVISION 18	5/26/2023

Sheet Title

RESI BUILDING 2 - BATEAU 608 QUATTRONE ENLARGED PLAN

Project No. 21816

Sheet No.

A4-R2-10

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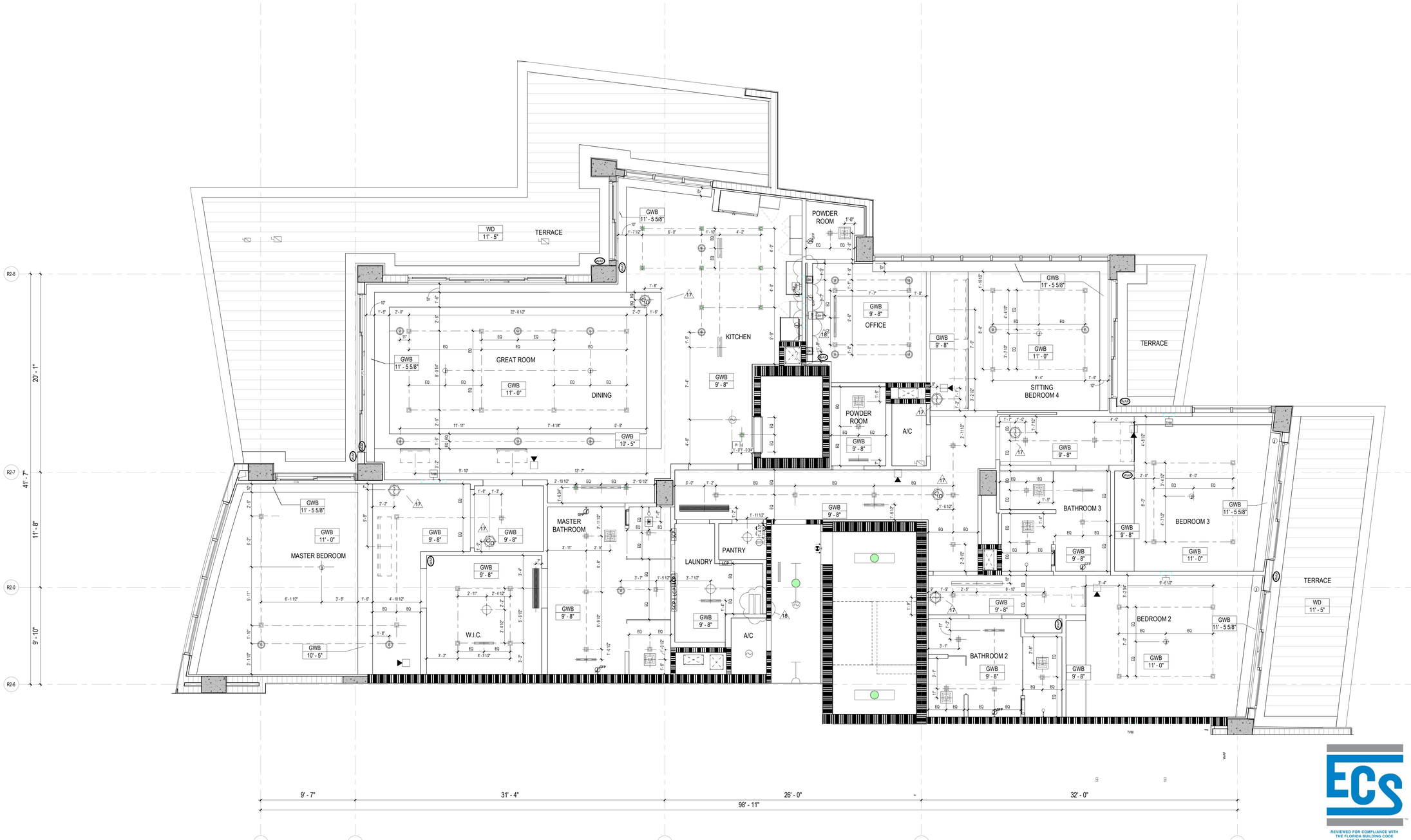

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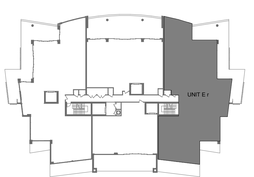

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18	PERMIT REVISION 18	5/26/2023

Sheet Title — Project No. **21816**

RESI BUILDING 2 - BATEAU 608 QUATTRONE ENLARGED RCP

Sheet No.

A4-R2-10A

BIM 360://21816 St. Regis Resort Longboat Key/St.Regis LBK_R19.rvt
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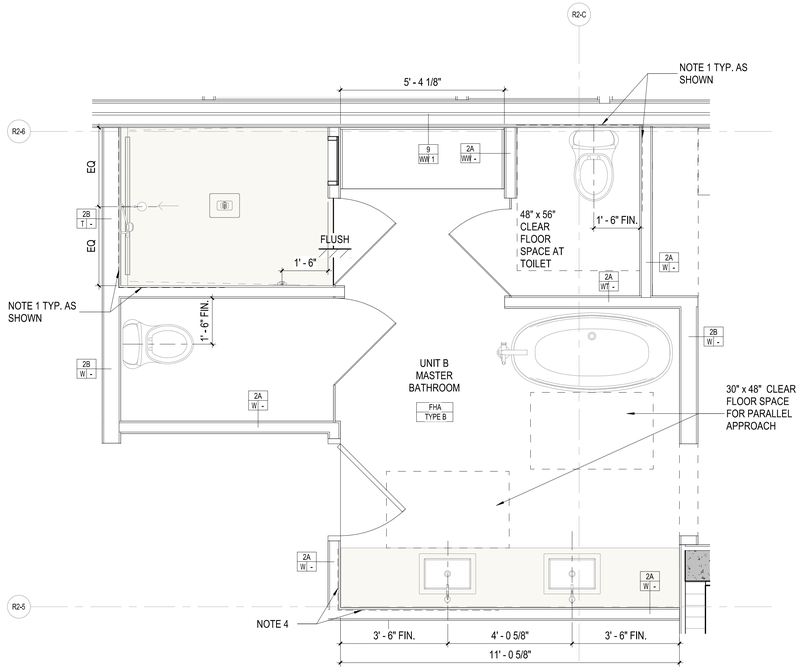
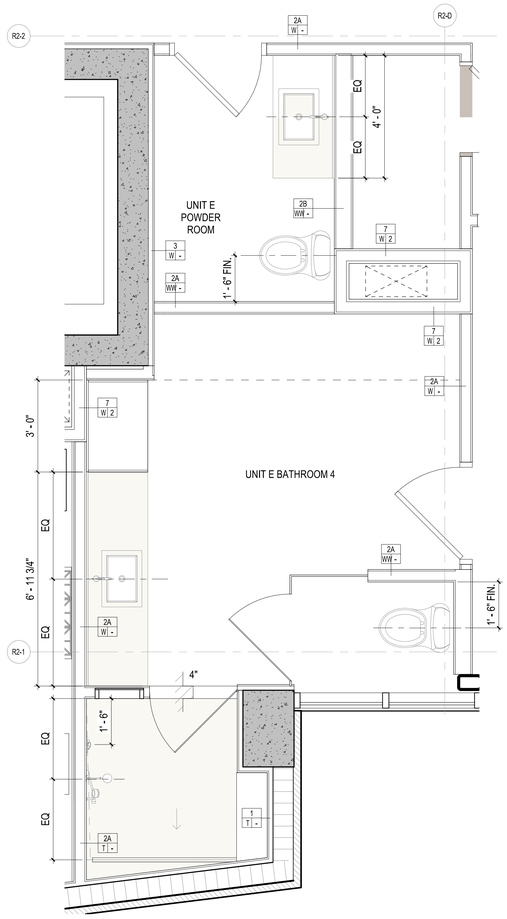


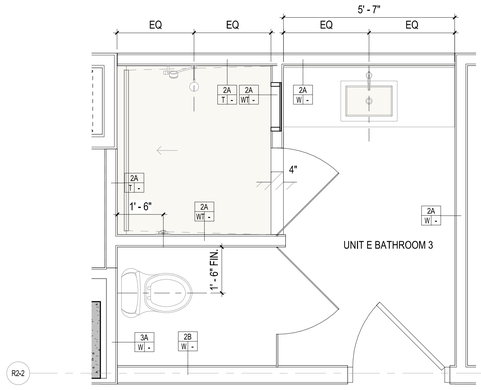
RESI BUILDING 2 - UNIT B MASTER BATHROOM

6 1/2" = 1'-0"



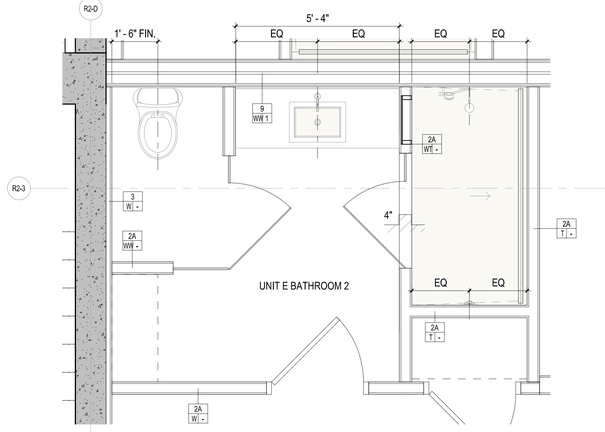
RESI BUILDING 2 - UNIT E BATHROOM 4 AND POWDER ROOM

4 1/2" = 1'-0"



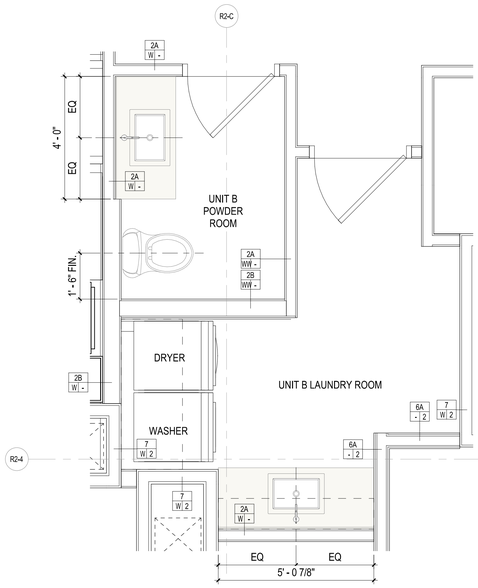
RESI BUILDING 2 - UNIT E BATHROOM 3

1 1/2" = 1'-0"



RESI BUILDING 2 - UNIT E BATHROOM 2

2 1/2" = 1'-0"



RESI BUILDING 2 - UNIT B POWDER ROOM AND LAUNDRY ROOM

7 1/2" = 1'-0"

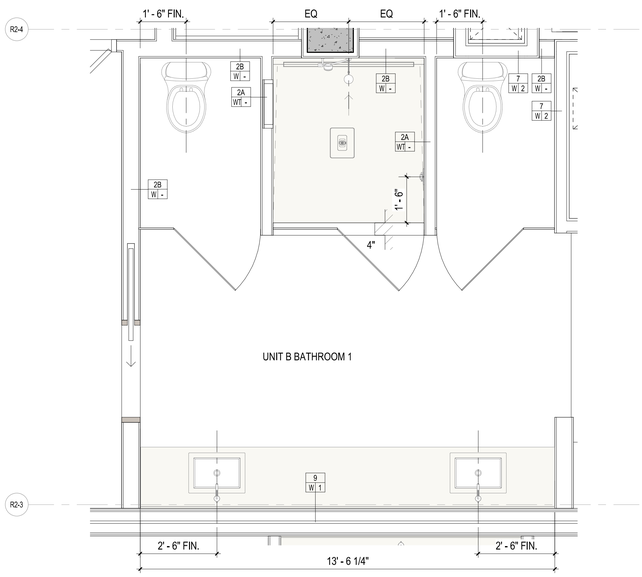
NOTE 1: PROVIDE REINFORCING WITHIN THE WALL CAVITY FOR FUTUTRE GRAB BAR INSTALLATION AS PER DETAILS ON SHEET A0-41.

NOTE 2: IN FHA BATHROOMS, THE RIM HEIGHT OF THE SINK NOT EXCEED 34" AFF.

NOTE 3: PROVIDE REINFORCING AT THE FULL WIDTH OF TUB DECK PLATFORM.

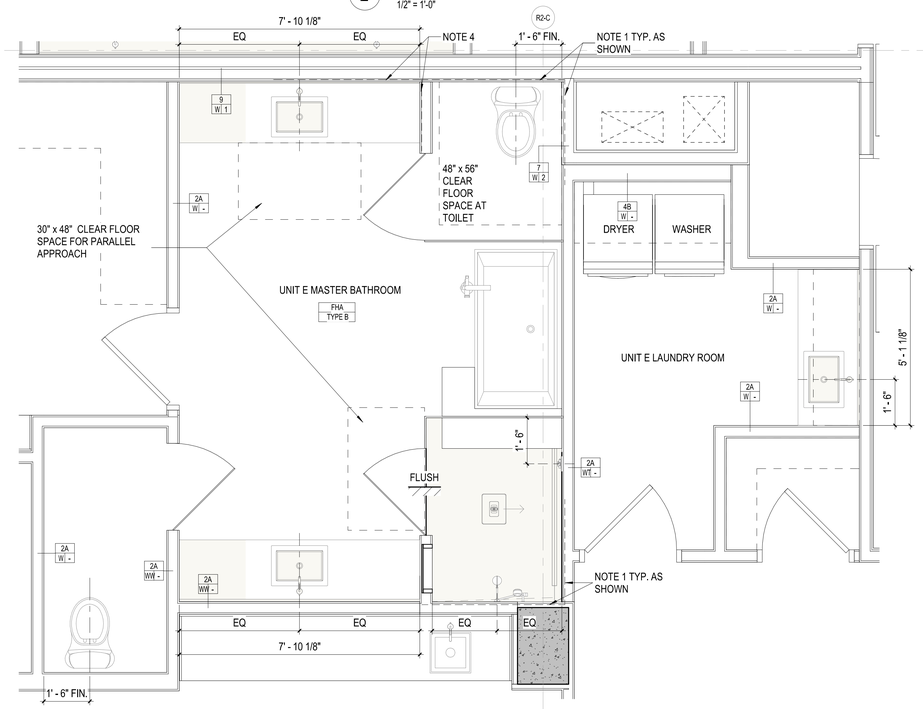
NOTE 4: PROVIDE REINFORCING WITHIN THE WALL CAVITY AT THE POWDER ROOM VANITY SINK CABINET. REFER TO BACKING PLATE TYPE 3 DETAIL 2 ON SHEET A0-41.

NOTE 5: REFER TO SHEET A0-50 FOR ADDITIONAL FHA REQUIREMENTS.



RESI BUILDING 2 - UNIT B BATHROOM 1

5 1/2" = 1'-0"



RESI BUILDING 2 - UNIT E MASTER BATHROOM AND LAUNDRY ROOM

3 1/2" = 1'-0"

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

BATEAU - 1581 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

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7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP NATIONAL DEVELOPMENTS, INC

Scott Lee

STATE OF FLORIDA SCOTT A LEE AR95712 REGISTERED ARCHITECT

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title

ENLARGED BATHROOMS

Project No. 21816

Sheet No.

A5-R2-01

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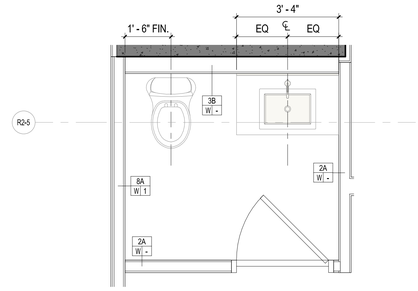
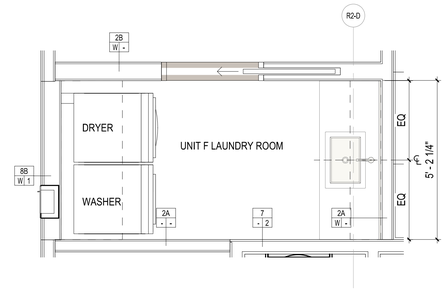


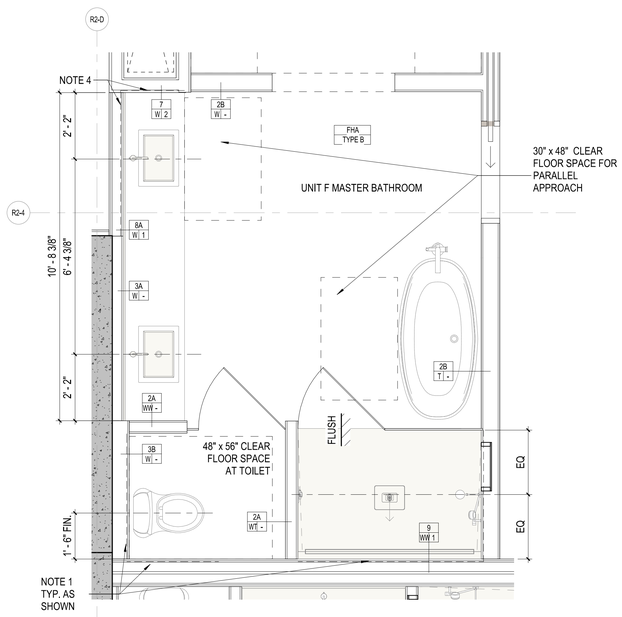
1 RESI BUILDING 2 - UNIT F POWDER ROOM

1/2" = 1'-0"



2 RESI BUILDING 2 - UNIT F LAUNDRY ROOM

1/2" = 1'-0"



3 RESI BUILDING 2 - UNIT F MASTER BATHROOM

1/2" = 1'-0"

NOTE 1: PROVIDE REINFORCING WITHIN THE WALL CAVITY FOR FUTUTRE GRAB BAR INSTALLATION AS PER DETAILS ON SHEET A0-41.

NOTE 2: IN FHA BATHROOMS, THE RIM HEIGHT OF THE SINK NOT EXCEED 34" AFF.

NOTE 3: PROVIDE REINFORCING AT THE FULL WIDTH OF TUB DECK PLATFORM.

NOTE 4: PROVIDE REINFORCING WITHIN THE WALL CAVITY AT THE POWDER ROOM VANITY SINK CABINET. REFER TO BACKING PLATE TYPE 3 DETAIL 2 ON SHEET A0-41.

NOTE 5: REFER TO SHEET A0-50 FOR ADDITIONAL FHA REQUIREMENTS.

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UNICORP
NATIONAL DEVELOPMENTS, INC.

Scott Lee

STATE OF FLORIDA
SCOTT A LEE
AR95712
REGISTERED ARCHITECT

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title

ENLARGED BATHROOMS

Project No. **21816**

Sheet No.

A5-R2-02

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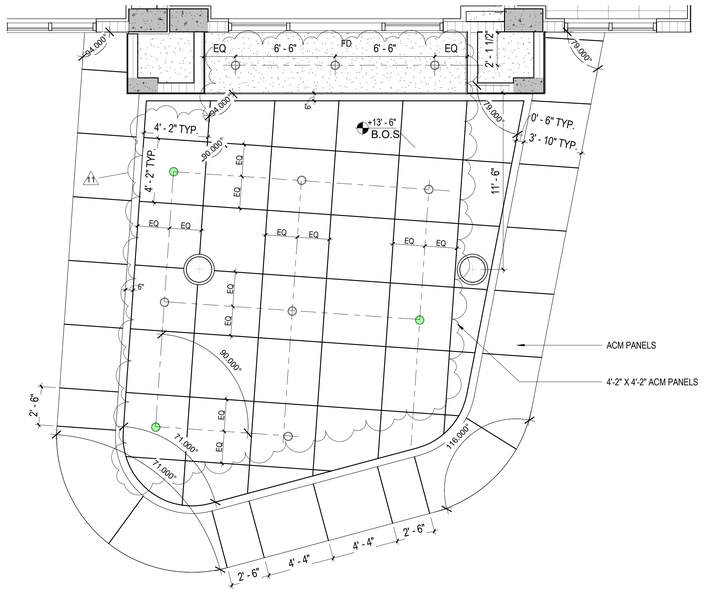


1 **RESI PORTE COCHERE 1 - REFLECTED CEILING PLAN**

1/4" = 1'-0"

CEILING LEGEND, SYMBOLS AND NOTES

EXPOSED BOTTOM OF SLAB

INDICATED DROP CEILING . REFER TO DTL. #S/A9-07

INDICATES A SPRAY ON THERMAL INSULATION MINIMUM R-25 UNDERNEATH SLAB. EXCEPT R-8 UNDER PARKING LEVEL 1.

INDICATES A RIGID INSULATION WITH MINIMUM R-25 UNDERNEATH SLAB

ACOUSTIC CEILING

CEILING MATERIAL
XXX
X'-X"
CEILING HEIGHT MEASURED FROM TOP OF FINISH

B.O.S. BOTTOM OF SLAB
A.F.F.L. ABOVE FINISH FLOOR LEVEL
GYP. BD. GYPSUM BOARD
C.P. CEMENT PLASTER
B.O.B. BOTTOM OF BEAM
SP-1 BASWA 70 E CLASSIC (1 COAT)
SP-2 ROCKWOOL - 4 INCHES

CEILING LIGHT FIXTURES / DEVICES

- PENDANT LIGHT
- DOWNLIGHT - ROUND
- DOWNLIGHT - SQUARE
- DOWNLIGHT - ADJUSTABLE WASHER
- SPEAKER
- WALL SCONCE
- 4FT FLOURESCENT STRIP
- 1X4 SURFACE MOUNT
- STRIP LIGHT

EXIT SIGN

CEILING MOUNTED OR WALL MOUNTED OR

ACCESS PANEL **STRUCT. RIGGING POINT**

DIFFUSER **RETURN** **EXHAUST** **LINEAR DIFFUSER**

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.

2. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES & SCHEDULE.

3. ALL CEILING HEIGHTS ARE FROM THE TOP OF THE FINISH FLOOR

4. REFER TO ID DWGS FOR ALL INTERIOR FURNISHINGS, FIXTURES AND EQUIPMENT. PROVIDE BLOCKING AS REQUIRED. EXACT LOCATION OF ALL ELECTRICAL, MECHANICAL AND FP DEVICES TO BE COORDINATED WITH ARCHITECT AND ID. REFER TO ID ELEVATIONS FOR LOCATION OF WALL MOUNTED DEVICES. ALL DEVICES SHALL BE MOUNTED AS PER CODE, REFER TO ENGINEERS' DWGS CODE ESTABLISHED MOUNTING HEIGHTS.

5. ALL LIGHTS NOT DIMENSIONED SHALL BE CENTERED OR PLACED EQUALLY WITHIN THE CEILING SPACE, FINAL PLACEMENT OF FIXTURES SHALL BE APPROVED BY ARCHITECT & INTERIOR DESIGNER PRIOR TO WIRING FIXTURES. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO LAYOUT WITHOUT ANY ADDITIONAL COST TO THE CONTRACT.

6. HEAVY OR LARGE DECORATIVE LIGHT FIXTURES EXCEEDING 15 LBS. REQUIRE ATTACHMENT DETAILS WHICH EXCEED CONVENTIONAL METHODS FOR ATTACHING J-BOXES TO CEILING FRAMING. THEY SHALL BE SUSPENDED FROM STRUCTURAL SLAB WITH AN ENGINEERED METAL FRAMING SYSTEM.

7. SEE MEP/FP DRAWINGS FOR LOCATION AND SPECIFICATIONS OF DEVICES & SYSTEMS. COORDINATE EXACT LOCATION OF DEVICES AND SYSTEMS WITH ARCH, I.D., AND LIGHTING DRAWINGS.

8. SUSPENDED ACOUSTICAL CEILING TILE & GRID SYSTEM IS NOT DESIGNED OR INTENDED TO SUPPORT THE WEIGHT OF ADDITIONAL EQUIPMENT, CABLE, CONDUIT, MECHANICAL EQUIPMENT OR OTHER CONSTRUCTION, ALL SUCH ELEMENTS ARE TO BE INDEPENDENTLY SUPPORTED FROM THE BUILDING STRUCTURE BY AT LEAST TWO OPPOSITE CORNERS.

9. ALL CEILING MOUNTED LIGHTING AND DEVICES (EXIT SIGNS, SPRINKLERS, RECESSED LIGHTS, ETC.) IN ACOUSTICAL CEILING TILE TO BE CENTERED IN TILE UNLESS OTHERWISE IS NOTED.

10. REFER TO ID DRAWINGS FOR CEILING DETAILS WITHIN THEIR SCOPE.

11. PROVIDE FIRE PROTECTION SPRINKLER HEAD LAYOUT BY THE SUB CONTRACTOR'S LICENSED FIRE PROTECTION ENGINEER FOR REVIEW. LAYOUT SHALL BE DESIGNED USING PROVIDED CEILING CENTER-LINES, AND EQ / EQ SPACING WHEN POSSIBLE, AT RESIDENCES, GUESTROOMS, CORRIDORS, AND PUBLIC AREAS.

12. PROVIDE ACCESS DOORS (8 X 8 INCH) FRAMED, HINGED AND LOCKABLE AT FIRE DAMPERS AND FIRE SMOKE DAMPERS LOCATIONS PER MECHANICAL DRAWINGS. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT.
PROVIDE ACCESS DOORS AT SHUT OFF VALVE LOCATIONS, REFER TO PLUMBING DRAWINGS. FINAL ACCESS PANEL LOCATION TO BE COORDINATED WITH ARCHITECT.

13. REFER TO LOW VOLTAGE DRAWING SET FOR COORDINATION.

14. REFER TO ELECTRICAL DRAWINGS FOR FULL SCOPE OF LIGHTING DEVICES I.E. FLOOR LIGHTING FIXTURES AND FOR SITE LIGHTING INFORMATION.

15. REFER TO FA/FP DARWINGS FOR FIRE ALARM / CEILING NOTIFICATION DEVICES. FINAL LOCATION OF DEVICES AT PUBLIC SPACES TO BE COORDINATED WITH ARCHITECT.

PLAN LEGEND, SYMBOLS AND NOTES

INDICATES CONC. WALL / COLUMN (SMALL SCALE)

INDICATES CONC. WALL / COLUMN (LARGE SCALE)

INDICATES STUD WALL

INDICATES CMU WALL

INDICATES FLOOD PROOF WALL ASSEMBLY

INDICATES BATHROOM TILE ON STUD WALL

W7 WINDOW TYPE - SEE WINDOW SCHEDULE

EN-01 DOOR MARK - SEE DOOR SCHEDULE

SF- STOREFRONT & SLIDER TYPE - SEE SCHEDULE

L1 LOUVER TYPE - SEE WINDOW SCHEDULE

X / W 1 WALL TYPE - SEE DRAWING A9-00

INDICATES FIRE-RATING

INDICATES WET AREA

A / A101 / A INTERIOR ELEVATION TAG

SHEET REFERENCE

DETAIL NUM.

FD FLOOR DRAIN

RD ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION

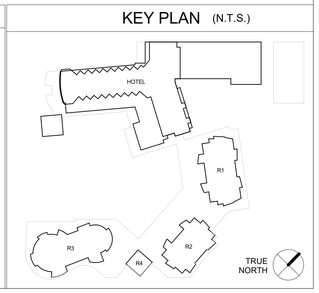
1/2 HOUR RATED SMOKE-TIGHT PARTITION

1 HOUR RATED WALL

2 HOUR RATED WALL

1. ALL DIMENSIONS ARE FROM FACE OF STRUCTURE (OR CONCRETE TO FACE OF STUDS OR FACE OF STUD TO FACE OF STUD, OR GRID LINE) UNLESS OTHERWISE NOTED.
2. FOR FIRE RATED WALLS AND LOCATIONS SEE LIFE SAFETY DRAWINGS.
3. SET HINGE SIDE OF INTERIOR DOORS AT 4" FROM SIDE WALL (TYP), UNLESS OTHERWISE NOTED.
4. FOR BUILT-IN MILLWORK SEE INTERIOR DESIGN DRAWINGS.
5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
6. SLOPES TO DRAIN IN FLOOR PLANS WILL BE PROVIDED WITH FINISH MATERIALS U.O.N. FOR SLOPES ON CONCRETE SLABS SEE STRUCTURAL DRAWINGS
7. TOP OF ALL GUARDRAILS MUST BE MINIMUM OF 42" ABOVE ADJACENT FINISH FLOOR
8. ALL CEMENT PLASTER AND SKIM COAT FINISHES TO BE PAINTED UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

SB ARCHITECTS

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Consultant

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Orlando, FL 32819
407-999-9985

UNICORP NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA · SCOTT A. LEE · REGISTERED ARCHITECT · AR95712
Scott A. Lee
Digitally signed by Scott A. Lee
DN: E=slee@sbcoregn.com, CN=Scott A. Lee, T=21776, OU=Miembro Activo del Colegio de Arquitectos Paisajistas de Puerto Rico, S=Puerto Rico, C=US
Date: 2021.07.30 17:04:19-04'00'

RESI Bldg 1 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021

Sheet Title

RESI PORTE COCHERE 1 - REFLECTED CEILING PLAN

Project No. **21816**

Sheet No.

A5-R-01

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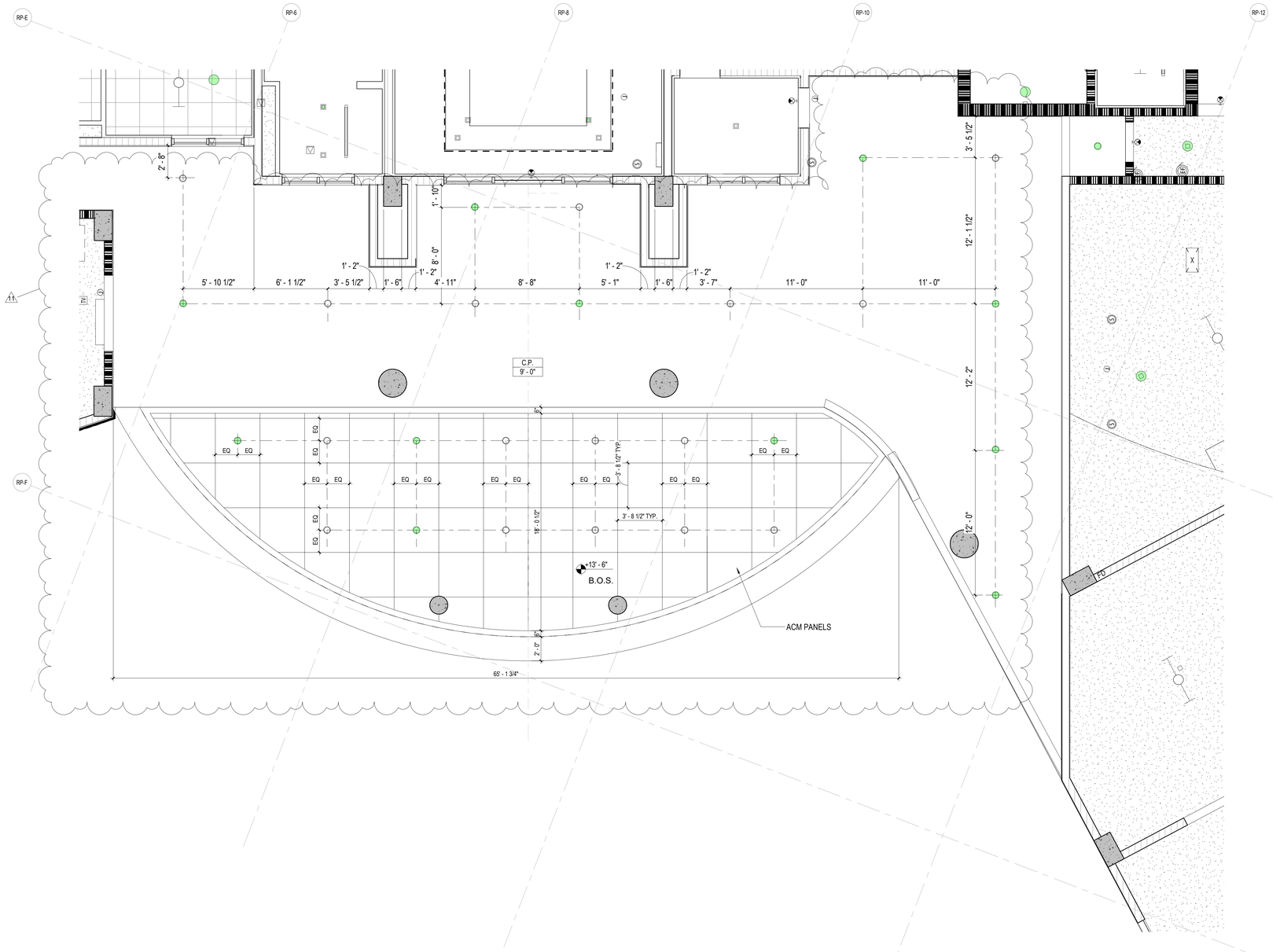

RESIDENTIAL PORTE COCHERE 2 - LEVEL 1 REFLECTED CEILING PLAN

1 — 1/4" = 1'-0"

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE

ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

CEILING LEGEND, SYMBOLS AND NOTES

- EXPOSED BOTTOM OF SLAB
- INDICATED DROP CEILING . REFER TO DTL. #5/A9-07
- INDICATES A SPRAY ON THERMAL INSULATION MINIMUM R-25 UNDERNEATH SLAB. EXCEPT R-8 UNDER PARKING LEVEL 1.
- INDICATES A RIGID INSULATION WITH MINIMUM R-25 UNDERNEATH SLAB
- ACOUSTIC CEILING

CEILING MATERIAL — XXX / X'-X" — CEILING HEIGHT MEASURED FROM TOP OF FINISH

B.O.S. BOTTOM OF SLAB
A.F.F.L. ABOVE FINISH FLOOR LEVEL
GYP. BD. GYPSUM BOARD
C.P. CEMENT PLASTER
B.O.B. BOTTOM OF BEAM
SP-1 BASWA 70 E CLASSIC (1 COAT)
SP-2 ROCKWOOL - 4 INCHES

CEILING LIGHT FIXTURES / DEVICES

- PENDANT LIGHT
- DOWNLIGHT - ROUND
- DOWNLIGHT - SQUARE
- DOWNLIGHT - ADJUSTABLE WASHER
- SPEAKER
- WALL SCONCE
- 4FT FLOURESCENT STRIP
- 1X4 SURFACE MOUNT
- STRIP LIGHT

EXIT SIGN

CEILING MOUNTED OR WALL MOUNTED

ACCESS PANEL — **STRUCT. RIGGING POINT**

DIFFUSER — **RETURN** — **EXHAUST** — **LINEAR DIFFUSER**

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.
2. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES & SCHEDULE.
3. ALL CEILING HEIGHTS ARE FROM THE TOP OF THE FINISH FLOOR
4. REFER TO ID DWGS FOR ALL INTERIOR FURNISHINGS, FIXTURES AND EQUIPMENT. PROVIDE BLOCKING AS REQUIRED. EXACT LOCATION OF ALL ELECTRICAL, MECHANICAL AND FP DEVICES TO BE COORDINATED WITH ARCHITECT AND ID. REFER TO ID ELEVATIONS FOR LOCATION OF WALL MOUNTED DEVICES. ALL DEVICES SHALL BE MOUNTED AS PER CODE, REFER TO ENGINEERS' DWGS CODE ESTABLISHED MOUNTING HEIGHTS.
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7. SEE MEP/FP DRAWINGS FOR LOCATION AND SPECIFICATIONS OF DEVICES & SYSTEMS. COORDINATE EXACT LOCATION OF DEVICES AND SYSTEMS WITH ARCH, I.D., AND LIGHTING DRAWINGS.
8. SUSPENDED ACOUSTICAL CEILING TILE & GRID SYSTEM IS NOT DESIGNED OR INTENDED TO SUPPORT THE WEIGHT OF ADDITIONAL EQUIPMENT, CABLE, CONDUIT, MECHANICAL EQUIPMENT OR OTHER CONSTRUCTION, ALL SUCH ELEMENTS ARE TO BE INDEPENDENTLY SUPPORTED FROM THE BUILDING STRUCTURE BY AT LEAST TWO OPPOSITE CORNERS.
9. ALL CEILING MOUNTED LIGHTING AND DEVICES (EXIT SIGNS, SPRINKLERS, RECESSED LIGHTS, ETC.) IN ACOUSTICAL CEILING TILE TO BE CENTERED IN TILE UNLESS OTHERWISE IS NOTED.
10. REFER TO ID DRAWINGS FOR CEILING DETAILS WITHIN THEIR SCOPE.
11. PROVIDE FIRE PROTECTION SPRINKLER HEAD LAYOUT BY THE SUB CONTRACTOR'S LICENSED FIRE PROTECTION ENGINEER FOR REVIEW. LAYOUT SHALL BE DESIGNED USING PROVIDED CEILING CENTER-LINES, AND EQ / EQ SPACING WHEN POSSIBLE, AT RESIDENCES, GUESTROOMS, CORRIDORS, AND PUBLIC AREAS.
12. PROVIDE ACCESS DOORS (8 X 8 INCH) FRAMED, HINGED AND LOCKABLE AT FIRE DAMPERS AND FIRE SMOKE DAMPERS LOCATIONS PER MECHANICAL DRAWINGS. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT.
PROVIDE ACCESS DOORS AT SHUT OFF VALVE LOCATIONS. REFER TO PLUMBING DRAWINGS. FINAL ACCESS PANEL LOCATION TO BE COORDINATED WITH ARCHITECT.
13. REFER TO LOW VOLTAGE DRAWING SET FOR COORDINATION.
14. REFER TO ELECTRICAL DRAWINGS FOR FULL SCOPE OF LIGHTING DEVICES I.E. FLOOR LIGHTING FIXTURES AND FOR SITE LIGHTING INFORMATION.
15. REFER TO FA/FP DARWINGS FOR FIRE ALARM / CEILING NOTIFICATION DEVICES. FINAL LOCATION OF DEVICES AT PUBLIC SPACES TO BE COORDINATED WITH ARCHITECT.

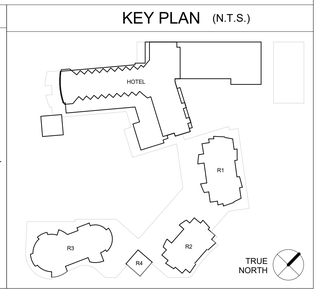
PLAN LEGEND, SYMBOLS AND NOTES

- INDICATES CONC. WALL / COLUMN (SMALL SCALE)
- INDICATES CONC. WALL / COLUMN (LARGE SCALE)
- INDICATES STUD WALL
- INDICATES CMU WALL
- INDICATES FLOOD PROOF WALL ASSEMBLY
- INDICATES BATHROOM TILE ON STUD WALL
- W7 — WINDOW TYPE - SEE WINDOW SCHEDULE
- EN-01 — DOOR MARK - SEE DOOR SCHEDULE
- SF- — STOREFRONT & SLIDER TYPE - SEE SCHEDULE
- L1 — LOUVER TYPE - SEE WINDOW SCHEDULE

X / W.1 — WALL TYPE - SEE DRAWING A9-00
INDICATES FIRE-RATING
INDICATES WET AREA
A / A101 / A — INTERIOR ELEVATION TAG
SHEET REFERENCE
DETAIL NUM.
FD FLOOR DRAIN
RD ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
1/2 HOUR RATED SMOKE-TIGHT PARTITION
1 HOUR RATED WALL
2 HOUR RATED WALL

1. ALL DIMENSIONS ARE FROM FACE OF STRUCTURE (OR CONCRETE TO FACE OF STUDS OR FACE OF STUD TO FACE OF STUD, OR GRID LINE) UNLESS OTHERWISE NOTED.
2. FOR FIRE RATED WALLS AND LOCATIONS SEE LIFE SAFETY DRAWINGS.
3. SET HINGE SIDE OF INTERIOR DOORS AT 4" FROM SIDE WALL (TYP), UNLESS OTHERWISE NOTED.
4. FOR BUILT-IN MILLWORK SEE INTERIOR DESIGN DRAWINGS.
5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
6. SLOPES TO DRAIN IN FLOOR PLANS WILL BE PROVIDED WITH FINISH MATERIALS U.O.N. FOR SLOPES ON CONCRETE SLABS SEE STRUCTURAL DRAWINGS
7. TOP OF ALL GUARDRAILS MUST BE MINIMUM OF 42" ABOVE ADJACENT FINISH FLOOR
8. ALL CEMENT PLASTER AND SKIM COAT FINISHES TO BE PAINTED UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



SB ARCHITECTS

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A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

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Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA — SCOTT A. LEE — AR95712 — REGISTERED ARCHITECT

Digitally signed by Scott A. Lee
DN: c=US, st=Florida, cn=Scott A. Lee, t=21776, o=Colegio de Arquitectos y Arquitectos Paisajistas de Puerto Rico, ou=none, email=slee@sbarchitects.com
Date: 2021.07.30 17:04:23-04'00'

RESI Bldg 3 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021

Sheet Title: **RESI PORTE COCHERE 3 - RCP**

Project No. **21816**

Sheet No. **A5-R-05**

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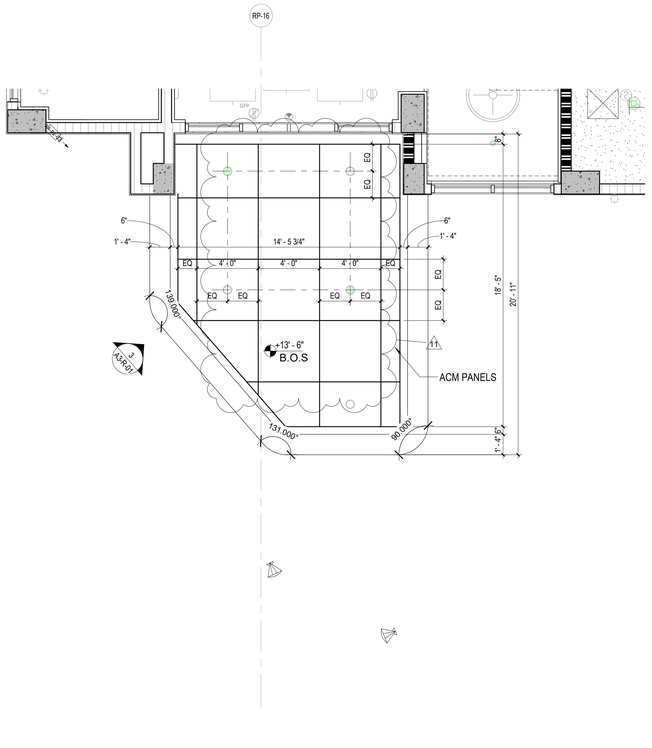
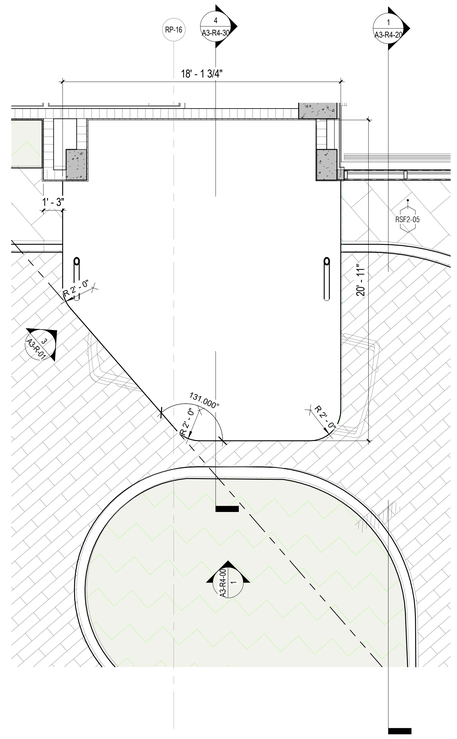


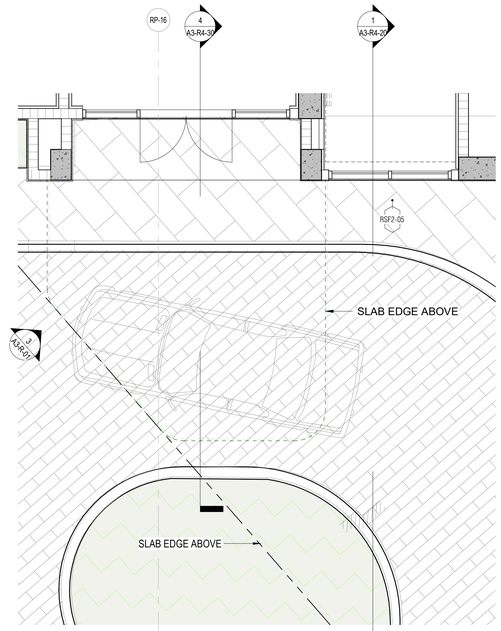
4 AMENITY BUILDING PORTE COCHERE REFLECTED CEILING PLAN - LEVEL 1

1/4" = 1'-0"



3 AMENITY BUILDING PORTE COCHERE FLOOR PLAN - LEVEL 1

1/4" = 1'-0"



2 AMENITY BUILDING 4 PORTE COCHERE FLOOR PLAN - LEVEL P1

1/4" = 1'-0"

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE

ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

CEILING LEGEND, SYMBOLS AND NOTES

- EXPOSED BOTTOM OF SLAB
- INDICATED DROP CEILING . REFER TO DTL. #5/A9-07
- INDICATES A SPRAY ON THERMAL INSULATION MINIMUM R-25 UNDERNEATH SLAB. EXCEPT R-8 UNDER PARKING LEVEL 1.
- INDICATES A RIGID INSULATION WITH MINIMUM R-25 UNDERNEATH SLAB
- ACOUSTIC CEILING

CEILING MATERIAL — XXX — X'-X" — CEILING HEIGHT MEASURED FROM TOP OF FINISH

B.O.S.	BOTTOM OF SLAB
A.F.F.L.	ABOVE FINISH FLOOR LEVEL
GYP. BD.	GYPSUM BOARD
C.P.	CEMENT PLASTER
B.O.B.	BOTTOM OF BEAM
SP-1	BASWA 70 E CLASSIC (1 COAT)
SP-2	ROCKWOOL - 4 INCHES

CEILING LIGHT FIXTURES / DEVICES

- PENDANT LIGHT
- DOWNLIGHT - ROUND
- DOWNLIGHT - SQUARE
- DOWNLIGHT - ADJUSTABLE WASHER
- SPEAKER
- WALL SCONCE
- 4FT FLOURESCENT STRIP
- 1X4 SURFACE MOUNT
- STRIP LIGHT

EXIT SIGN

CEILING MOUNTED OR WALL MOUNTED OR

ACCESS PANEL **STRUCT. RIGGING POINT**

DIFFUSER **RETURN** **EXHAUST** **LINEAR DIFFUSER**

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.

2. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES & SCHEDULE.

3. ALL CEILING HEIGHTS ARE FROM THE TOP OF THE FINISH FLOOR

4. REFER TO ID DWGS FOR ALL INTERIOR FURNISHINGS, FIXTURES AND EQUIPMENT. PROVIDE BLOCKING AS REQUIRED. EXACT LOCATION OF ALL ELECTRICAL, MECHANICAL AND FP DEVICES TO BE COORDINATED WITH ARCHITECT AND ID. REFER TO ID ELEVATIONS FOR LOCATION OF WALL MOUNTED DEVICES. ALL DEVICES SHALL BE MOUNTED AS PER CODE. REFER TO ENGINEERS' DWGS CODE ESTABLISHED MOUNTING HEIGHTS.

5. ALL LIGHTS NOT DIMENSIONED SHALL BE CENTERED OR PLACED EQUALLY WITHIN THE CEILING SPACE. FINAL PLACEMENT OF FIXTURES SHALL BE APPROVED BY ARCHITECT & INTERIOR DESIGNER PRIOR TO WIRING FIXTURES. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO LAYOUT WITHOUT ANY ADDITIONAL COST TO THE CONTRACT.

6. HEAVY OR LARGE DECORATIVE LIGHT FIXTURES EXCEEDING 15 LBS. REQUIRE ATTACHMENT DETAILS WHICH EXCEED CONVENTIONAL METHODS FOR ATTACHING J-BOXES TO CEILING FRAMING. THEY SHALL BE SUSPENDED FROM STRUCTURAL SLAB WITH AN ENGINEERED METAL FRAMING SYSTEM.

7. SEE MEP/FP DRAWINGS FOR LOCATION AND SPECIFICATIONS OF DEVICES & SYSTEMS. COORDINATE EXACT LOCATION OF DEVICES AND SYSTEMS WITH ARCH, I.D., AND LIGHTING DRAWINGS.

8. SUSPENDED ACOUSTICAL CEILING TILE & GRID SYSTEM IS NOT DESIGNED OR INTENDED TO SUPPORT THE WEIGHT OF ADDITIONAL EQUIPMENT, CABLE, CONDUIT, MECHANICAL EQUIPMENT OR OTHER CONSTRUCTION. ALL SUCH ELEMENTS ARE TO BE INDEPENDENTLY SUPPORTED FROM THE BUILDING STRUCTURE BY AT LEAST TWO OPPOSITE CORNERS.

9. ALL CEILING MOUNTED LIGHTING AND DEVICES (EXIT SIGNS, SPRINKLERS, RECESSED LIGHTS, ETC.) IN ACOUSTICAL CEILING TILE TO BE CENTERED IN TILE UNLESS OTHERWISE IS NOTED.

10. REFER TO ID DRAWINGS FOR CEILING DETAILS WITHIN THEIR SCOPE.

11. PROVIDE FIRE PROTECTION SPRINKLER HEAD LAYOUT BY THE SUB CONTRACTOR'S LICENSED FIRE PROTECTION ENGINEER FOR REVIEW. LAYOUT SHALL BE DESIGNED USING PROVIDED CEILING CENTER-LINES, AND EQ / EQ SPACING WHEN POSSIBLE, AT RESIDENCES, GUESTROOMS, CORRIDORS, AND PUBLIC AREAS.

12. PROVIDE ACCESS DOORS (8 X 8 INCH) FRAMED, HINGED AND LOCKABLE AT FIRE DAMPERS AND FIRE SMOKE DAMPERS LOCATIONS PER MECHANICAL DRAWINGS. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT.
PROVIDE ACCESS DOORS AT SHUT OFF VALVE LOCATIONS. REFER TO PLUMBING DRAWINGS. FINAL ACCESS PANEL LOCATION TO BE COORDINATED WITH ARCHITECT.

13. REFER TO LOW VOLTAGE DRAWING SET FOR COORDINATION.

14. REFER TO ELECTRICAL DRAWINGS FOR FULL SCOPE OF LIGHTING DEVICES I.E. FLOOR LIGHTING FIXTURES AND FOR SITE LIGHTING INFORMATION.

15. REFER TO FA/FP DARWINGS FOR FIRE ALARM / CEILING NOTIFICATION DEVICES. FINAL LOCATION OF DEVICES AT PUBLIC SPACES TO BE COORDINATED WITH ARCHITECT.

PLAN LEGEND, SYMBOLS AND NOTES

- INDICATES CONC. WALL / COLUMN (SMALL SCALE)
- INDICATES CONC. WALL / COLUMN (LARGE SCALE)
- INDICATES STUD WALL
- INDICATES CMU WALL
- INDICATES FLOOD PROOF WALL ASSEMBLY
- INDICATES BATHROOM TILE ON STUD WALL
- W7 — WINDOW TYPE - SEE WINDOW SCHEDULE
- EN-01 — DOOR MARK - SEE DOOR SCHEDULE
- SF- — STOREFRONT & SLIDER TYPE - SEE SCHEDULE
- L1 — LOUVER TYPE - SEE WINDOW SCHEDULE

X / W 1 — WALL TYPE - SEE DRAWING A9-00

INDICATES FIRE-RATING

INDICATES WET AREA

A / A101 / A — INTERIOR ELEVATION TAG

SHEET REFERENCE

DETAIL NUM.

FD FLOOR DRAIN

RD — ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION

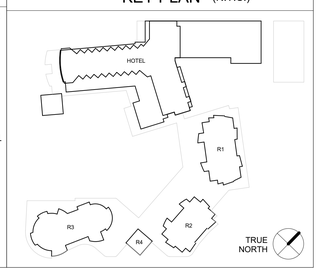
1/2 HOUR RATED SMOKE-TIGHT PARTITION

1 HOUR RATED WALL

2 HOUR RATED WALL

1. ALL DIMENSIONS ARE FROM FACE OF STRUCTURE (OR CONCRETE TO FACE OF STUDS OR FACE OF STUD TO FACE OF STUD, OR GRID LINE) UNLESS OTHERWISE NOTED.
2. FOR FIRE RATED WALLS AND LOCATIONS SEE LIFE SAFETY DRAWINGS.
3. SET HINGE SIDE OF INTERIOR DOORS AT 4" FROM SIDE WALL (TYP), UNLESS OTHERWISE NOTED.
4. FOR BUILT-IN MILLWORK SEE INTERIOR DESIGN DRAWINGS.
5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
6. SLOPES TO DRAIN IN FLOOR PLANS WILL BE PROVIDED WITH FINISH MATERIALS U.O.N. FOR SLOPES ON CONCRETE SLABS SEE STRUCTURAL DRAWINGS
7. TOP OF ALL GUARDRAILS MUST BE MINIMUM OF 42" ABOVE ADJACENT FINISH FLOOR
8. ALL CEMENT PLASTER AND SKIM COAT FINISHES TO BE PAINTED UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



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F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

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STATE OF FLORIDA — SCOTT A LEE — REGISTERED ARCHITECT — AR95712

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Date: 2021.07.10 17:04:27-04'00'

Scott A. Lee

RESI Bldg 3 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021
11	PERMIT REVISION 11	09/09/2022

Sheet Title

AMENITY BUILDING PORTE COCHERE - PLANS AND RCP

Project No. **21816**

Sheet No.

A5-R-06

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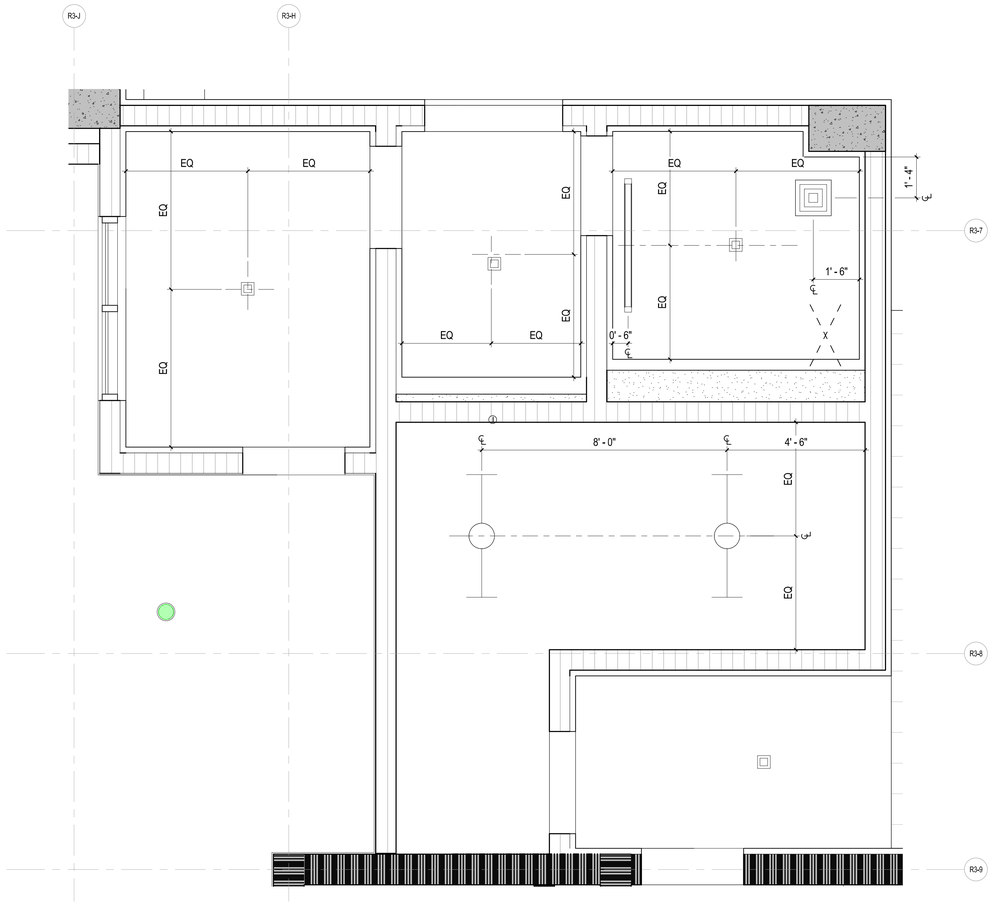
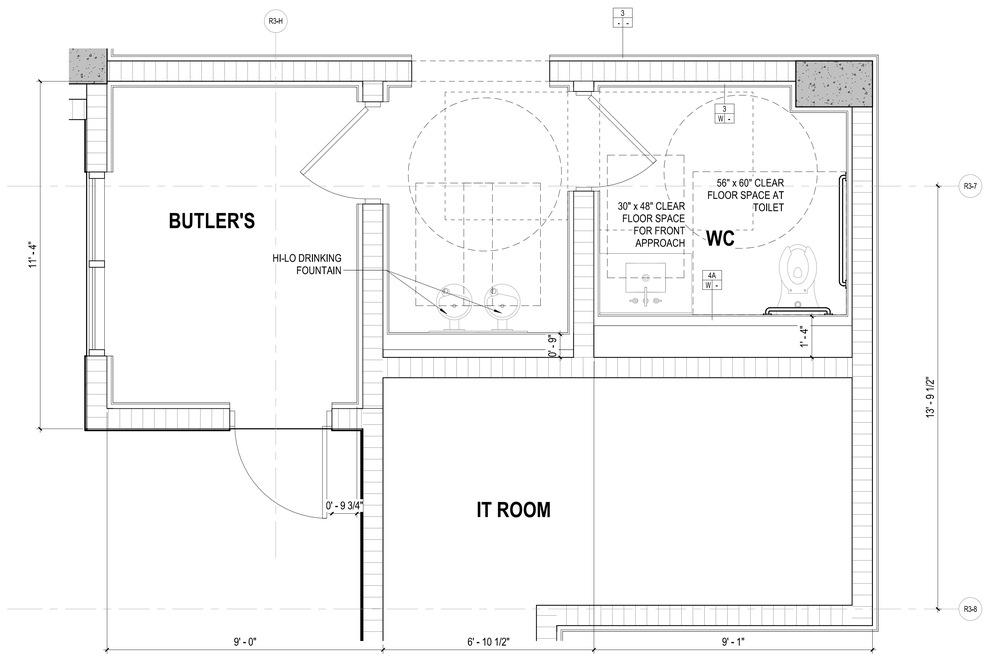


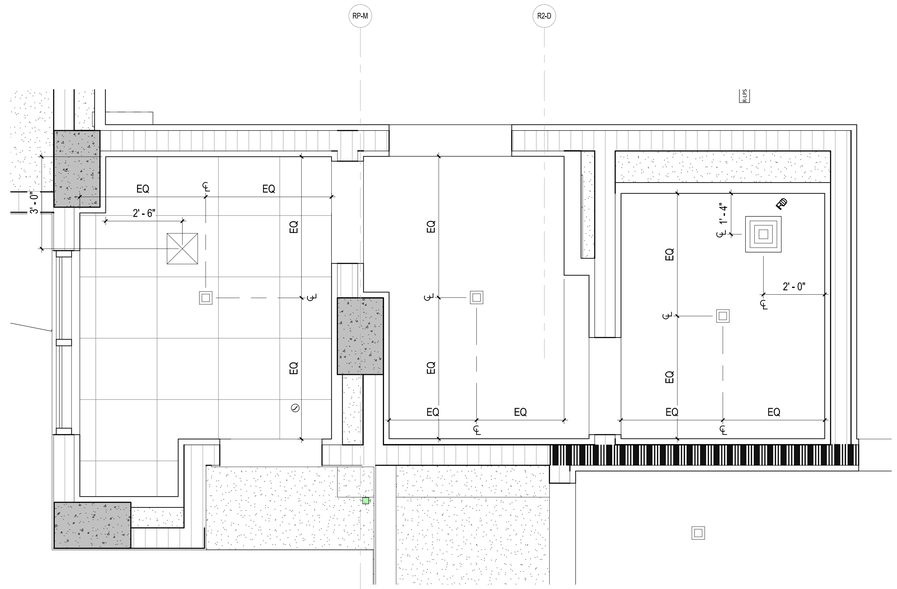
RESIDENTIAL BUILDING 3 RESTROOM AND BUTLER'S ENLARGED RCP

4 1/2" = 1'-0"



RESIDENTIAL BUILDING 3 RESTROOM AND BUTLER'S ENLARGED PLAN

3 1/2" = 1'-0"



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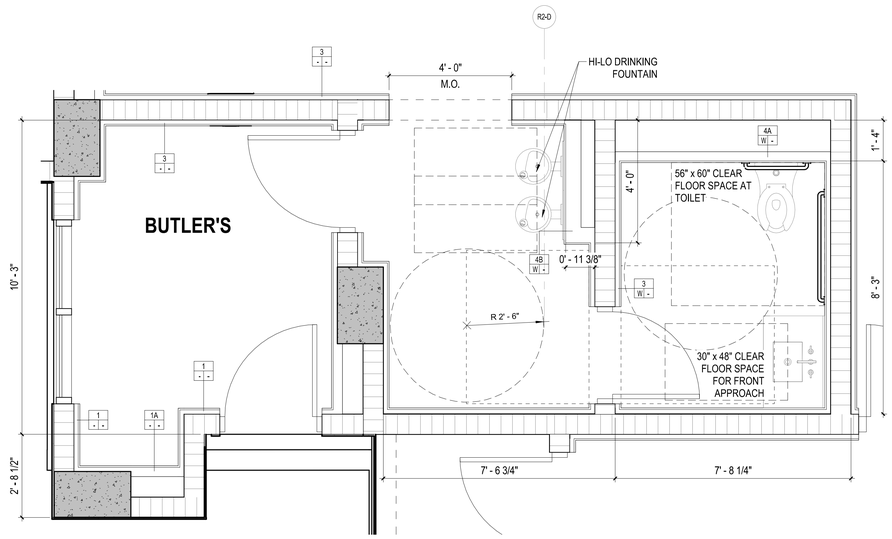

RESIDENTIAL BUILDING 2 RESTROOM AND BUTLER'S ENLARGED PLAN

1 1/2" = 1'-0"

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite
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T 305/856-2021
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A California Corporation

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UNICORP
NATIONAL DEVELOPMENTS, INC.

Scott Lee

STATE OF FLORIDA
SCOTT A LEE
AR95712
REGISTERED ARCHITECT

General - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title

ENLARGED RESIDENTIAL COMMON SPACES PLAN & RCP

Project No. **21816**

Sheet No.

A5-R-07

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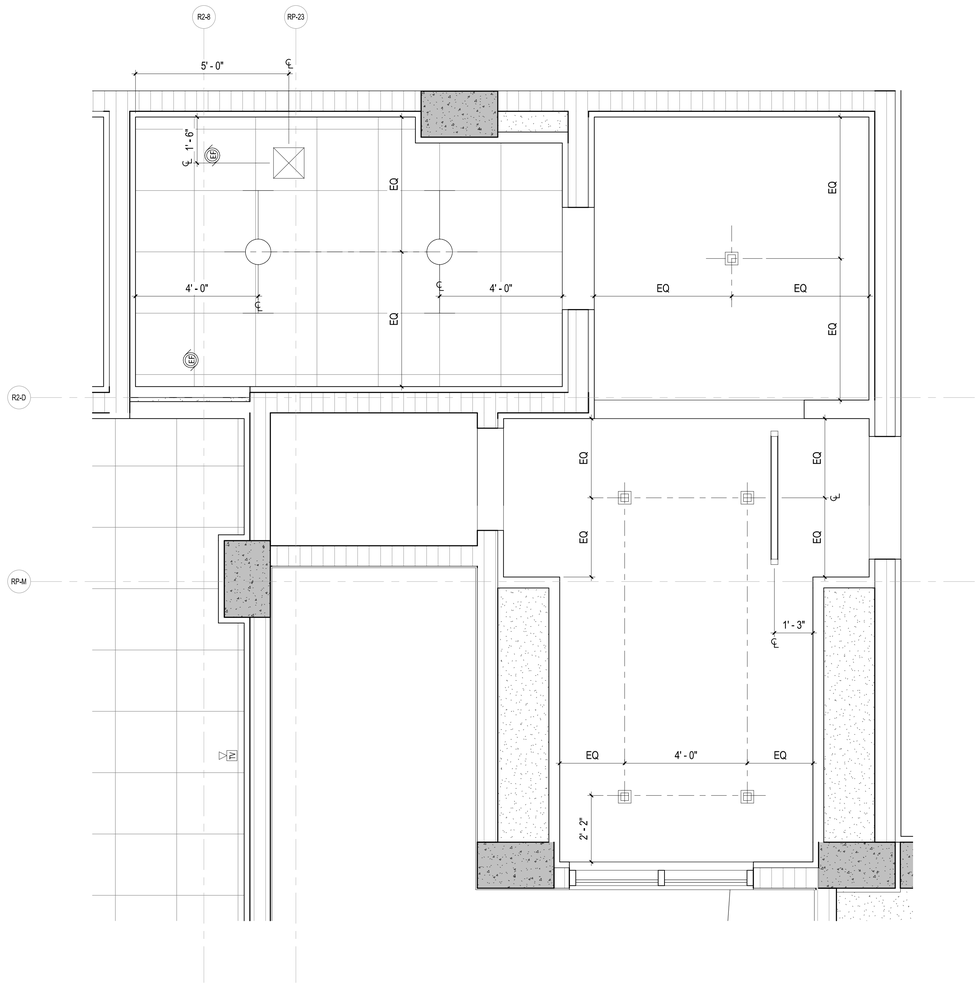
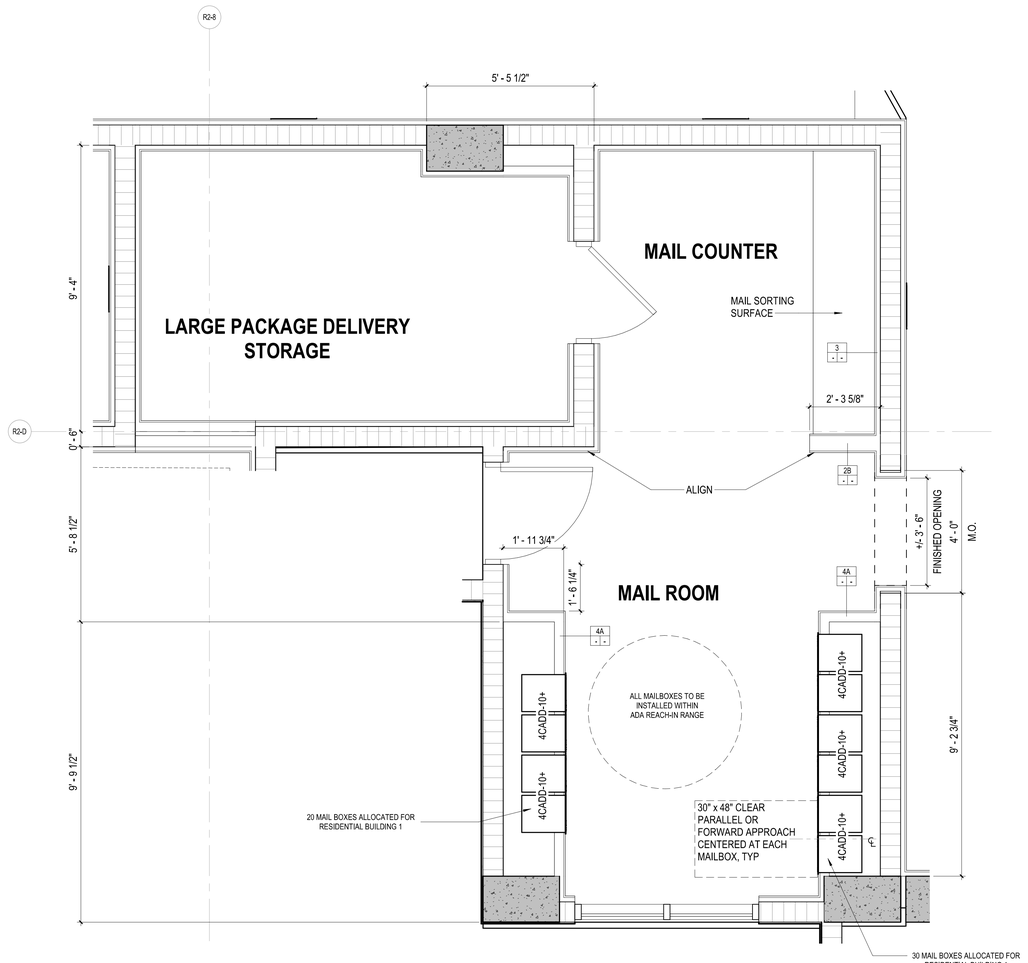


RESIDENTIAL BUILDING 1 & 2 MAIL ROOM ENLARGED RCP

2 1/2" = 1'-0"



RESIDENTIAL BUILDING 1 & 2 MAIL ROOM ENLARGED PLAN

1 1/2" = 1'-0"

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite
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A California Corporation

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407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

Scott Lee

Digitally signed by Scott Lee
DN: CN=Scott Lee, O=Scott A. Lee, L=Mt Valley, S=North Carolina, C=US
Reason: I am the author of this document
Date: 2021.07.15 16:50:24 -04'00'

STATE OF FLORIDA
SCOTT A LEE
AR95712
REGISTERED ARCHITECT

General - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title

ENLARGED RESIDENTIAL COMMON SPACES PLAN & RCP

Project No. **21816**

Sheet No.

A5-R-08

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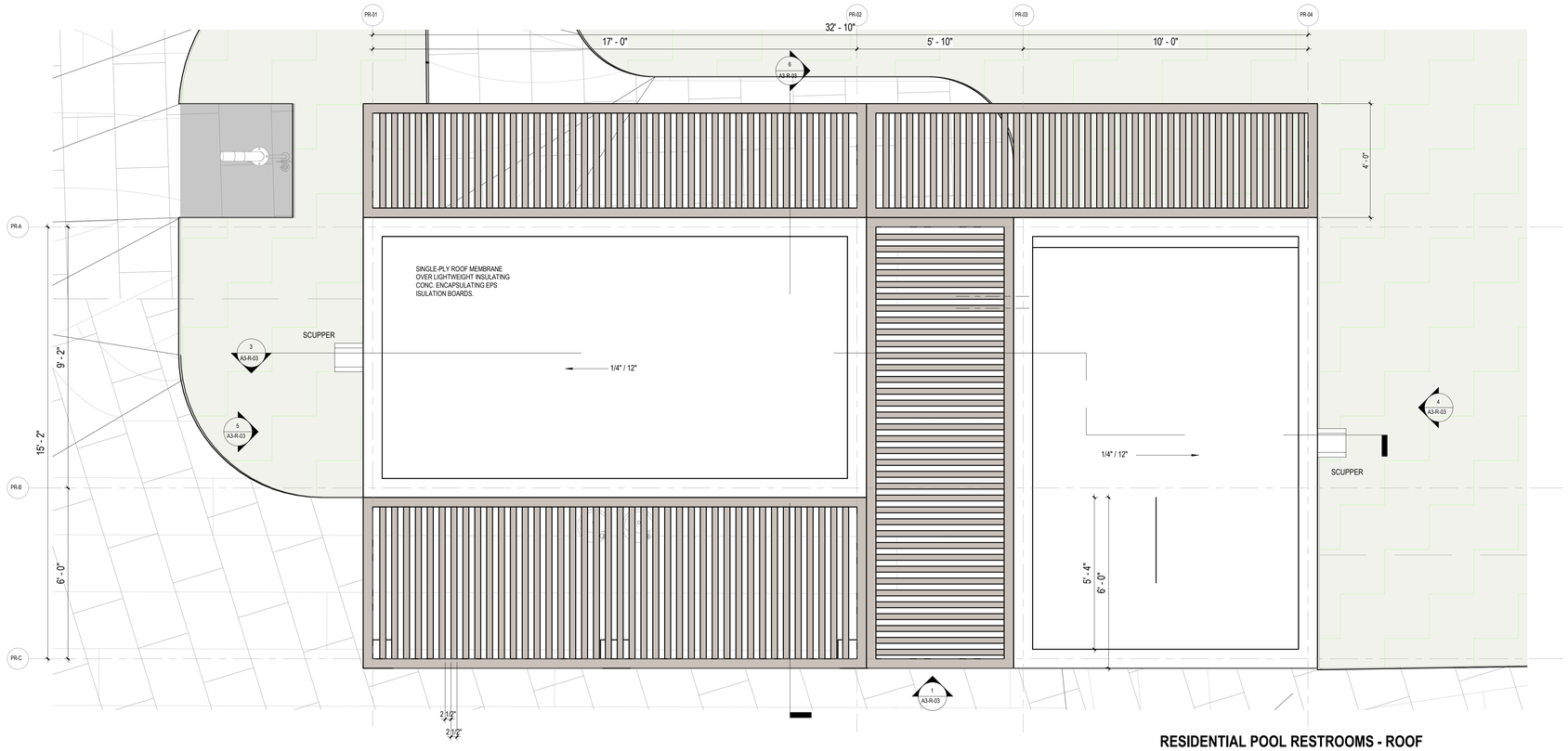
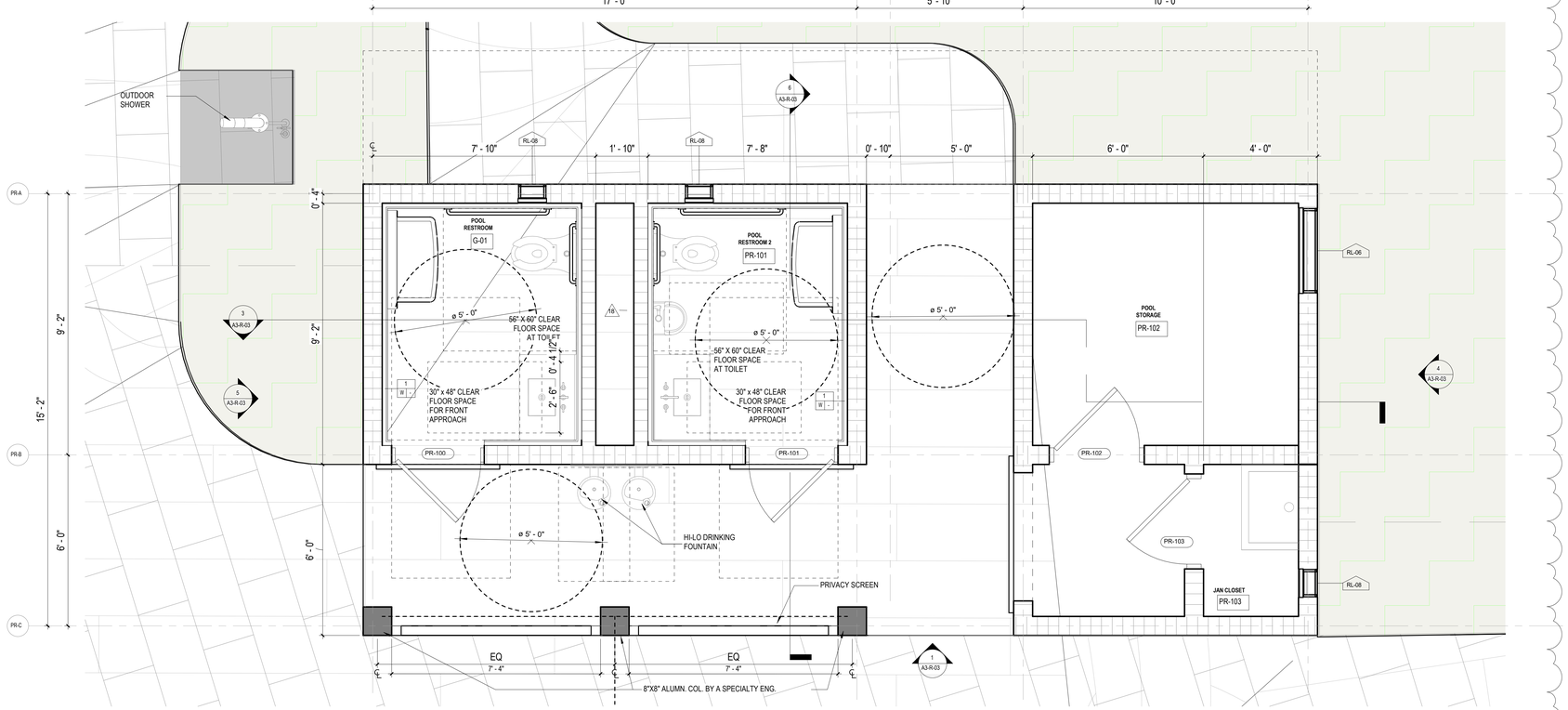


RESIDENTIAL POOL RESTROOMS - ROOF PLAN

2 1/2" = 1'-0"



RESIDENTIAL POOL RESTROOMS - ENLARGED PLAN

1 1/2" = 1'-0"

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1000 Coral Gables, FL 33134
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RESI Bldg 3 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 2	08/12/2021
3	PERMIT APPROVAL SET	12/13/2021
4	PERMIT REVISION 4	04/15/2022
18	PERMIT REVISION 18	5/26/2023
19	PERMIT REVISION 19	6/30/2023

Sheet Title

ENLARGED PUBLIC RESTROOM PLANS

Project No. **21816**

Sheet No.

A5-R-11

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ECS FLORIDA, LLC

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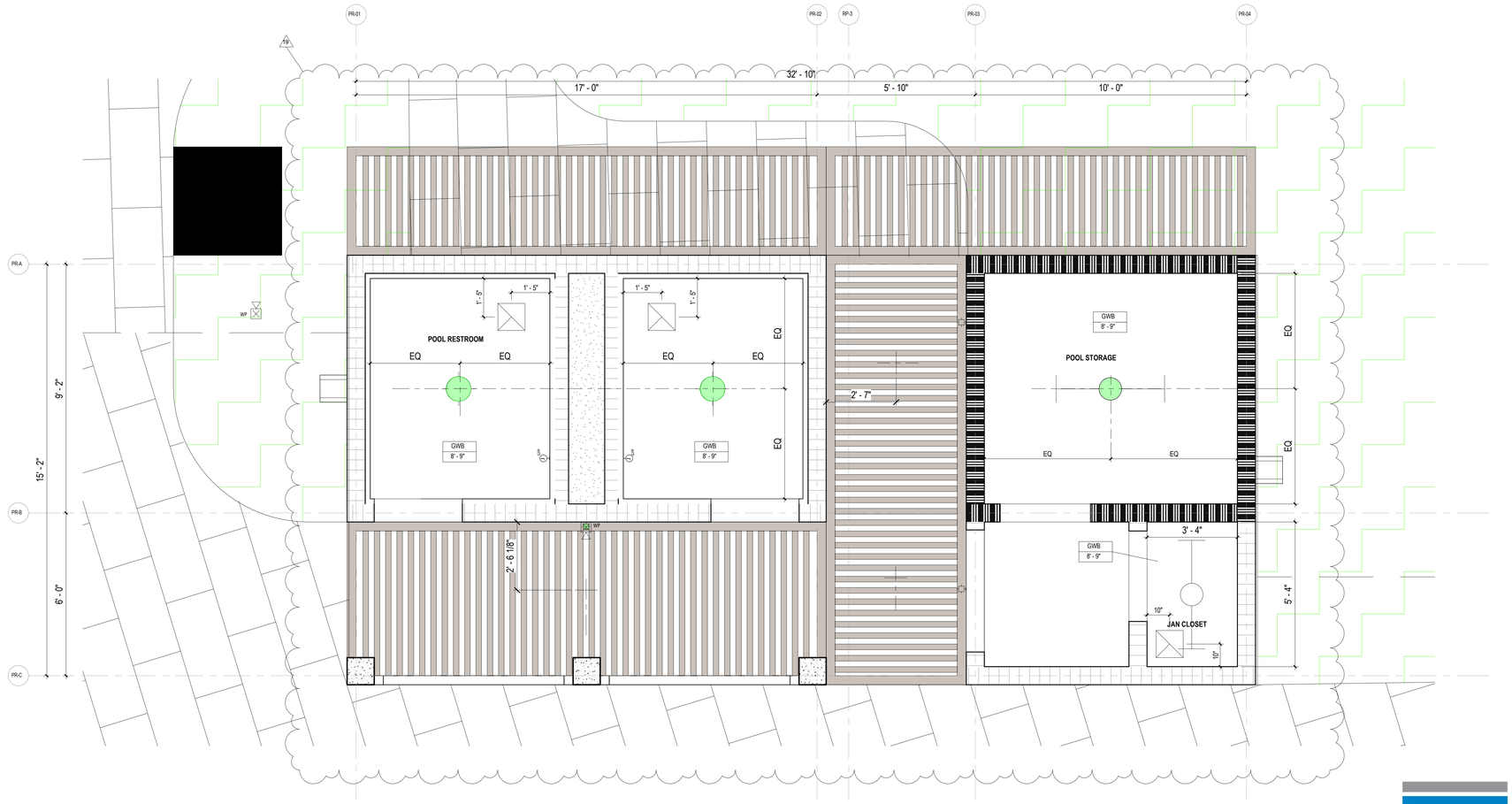

RESIDENTIAL POOL RESTROOMS - ENLARGED RCP

1 — 1/2" = 1'-0"

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ECS FLORIDA, LLC

SB ARCHITECTS

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T 305/856-2021
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16	PERMIT REVISION 16	3/10/2023
19	PERMIT REVISION 19	6/30/2023

Sheet Title: **ENLARGED PUBLIC RESTROOM RCP**

Project No. **21816**

Sheet No. **A5-R-12**

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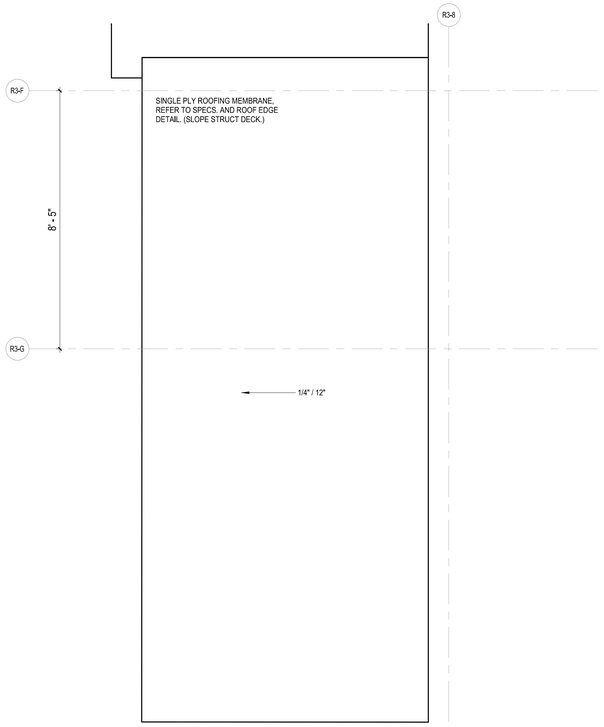
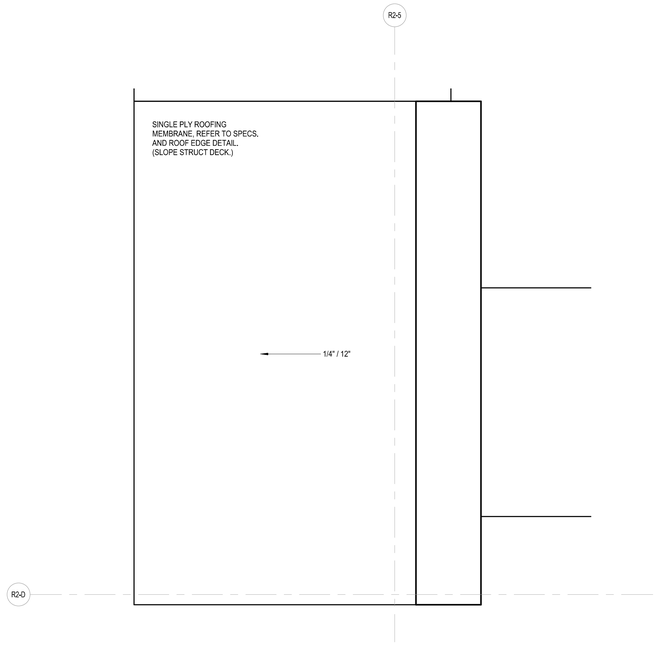


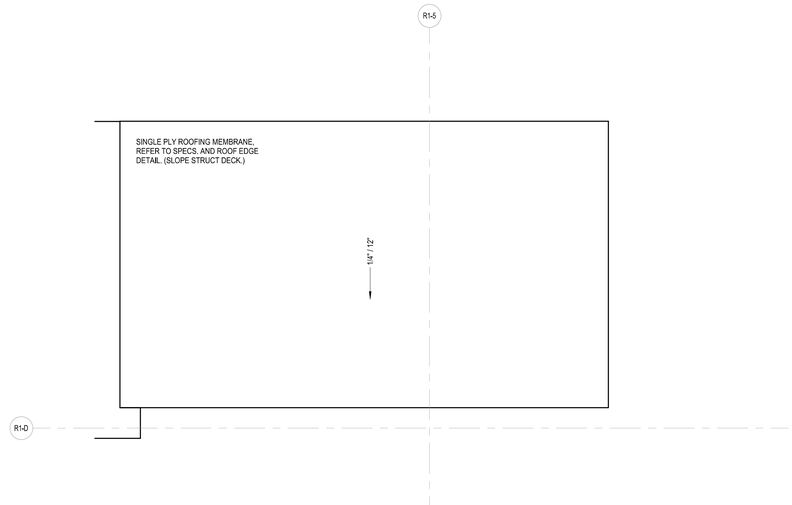
RESIDENTIAL BUILDING 3 ELEVATOR CONTROLLER ROOM - ROOF PLAN

6 1/2" = 1'-0"



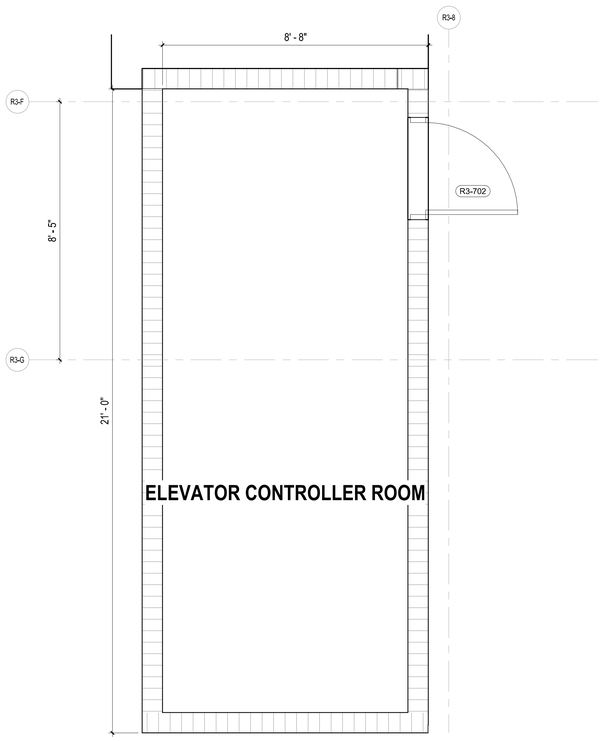
RESIDENTIAL BUILDING 2 ELEVATOR CONTROLLER ROOM - ROOF PLAN

4 1/2" = 1'-0"



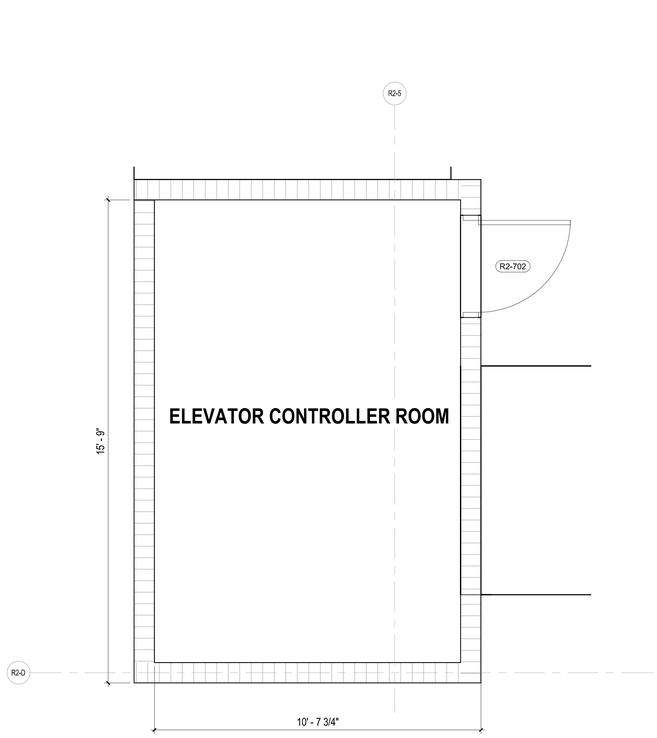
RESIDENTIAL BUILDING 1 ELEVATOR CONTROLLER ROOM - ROOF PLAN

2 1/2" = 1'-0"



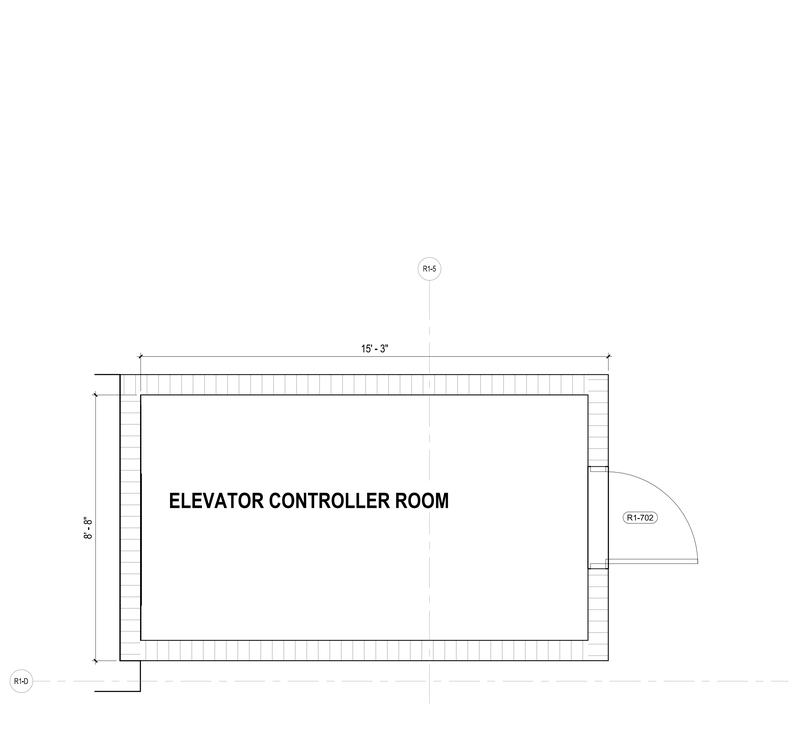
RESIDENTIAL BUILDING 3 ELEVATOR CONTROLLER ROOM

5 1/2" = 1'-0"



RESIDENTIAL BUILDING 2 ELEVATOR CONTROLLER ROOM

3 1/2" = 1'-0"



RESIDENTIAL BUILDING 1 ELEVATOR CONTROLLER ROOM

1 1/2" = 1'-0"

SB ARCHITECTS

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Scott Lee

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Date: 2021.07.15 15:06:50-04'00'

STATE OF FLORIDA
SCOTT A LEE
AR95712
REGISTERED ARCHITECT

General - Issued

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Sheet Title

ENLARGED ELEVATOR CONTROL ROOMS

Project No. **21816**

Sheet No.

A5-R-13

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Reviewed for Code Compliance
With The Florida Building Code
ECS, Florida LLC
41-3055-REV 22-26 8/12/2024

Building Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Electrical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Mechanical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Plumbing Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Fire Review - Roger Sanders PX651 - NA to Private Provider - 7/31/2024

DOOR SCHEDULE - RESI BUILDING 2

MARK	ROOM NAME	DOOR TYPE	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNS	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	FIRE RATING	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	HW SET	REMARKS
PARK - L1																
R2-100	BUILDING 2 PARKING GARAGE	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT	-	16/A9-01	16/A9-01	8/A9-08	147.1	1,11
R2-100A	BUILDING 3 PARKING GARAGE	J	16' - 0"	8' - 0"	0' - 0"	ST	GALVANIZED		ST	GALVANIZED	-	9/A8-06		9/A8-06	198.0	1
R2-101	R2- PRIVATE PARKING GARAGE 01	J	10' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R2-102	R2- PRIVATE PARKING GARAGE 02	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R2-103	R2- PRIVATE PARKING GARAGE 03	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R2-104	R2- PRIVATE PARKING GARAGE 04	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R2-105	R2- PRIVATE PARKING GARAGE 05	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R2-106	R2- PRIVATE PARKING GARAGE 06	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R2-107	R2- PRIVATE PARKING GARAGE 07	J	10' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R2-108	R2- PRIVATE PARKING GARAGE 08	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R2-109	R2- PRIVATE PARKING GARAGE 09	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R2-110A	R2- PRIVATE PARKING GARAGE 10	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R2-110B	R2- PRIVATE PARKING GARAGE 10	J	10' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R2-111A	R2- PRIVATE PARKING GARAGE 11	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R2-111B	R2- PRIVATE PARKING GARAGE 11	J	10' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R2-112	R2- PRIVATE PARKING GARAGE 12	J	10' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R2-113A	R2- PRIVATE PARKING GARAGE 13	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R2-113B	R2- PRIVATE PARKING GARAGE 13	J	10' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R2-114	R2- PRIVATE PARKING GARAGE 14	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R2-114A	ELECTRICAL	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT	90 MIN	16/A9-01	16/A9-01	8/A9-08	179.1	
R2-115	R2- PRIVATE PARKING GARAGE 15	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R2-115A	MDF	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT	90 MIN	16/A9-01	16/A9-01	8/A9-08	179.0	
R2-116A	R2- PRIVATE PARKING GARAGE 16	J	19' - 8"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R2-116B	R2- PRIVATE PARKING GARAGE 16	J	10' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R2-117A	R2- PRIVATE PARKING GARAGE 17	J	10' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R2-117B	R2- PRIVATE PARKING GARAGE 17	J	16' - 10"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R2-118	R2- PRIVATE PARKING GARAGE 18	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R2-119	R2- PRIVATE PARKING GARAGE 19	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R2-120	R2- PRIVATE PARKING GARAGE 20	J	10' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R2-121	MECH.	BB	6' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT	-	15/A9-01	15/A9-01	8/A9-08	152.0	1
R2-121A	BUILDING 2 PARKING GARAGE	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT	90 MIN	16/A9-01	16/A9-01	8/A9-08	179.0	
R2-122A	R2-ST2	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	90 MIN	13/A9-01	13/A9-01	8/A9-08	147.1	11
R2-122B	EXIT DISCHARGE CORRIDOR	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT	90 MIN	15/A9-01	15/A9-01	8/A9-08	163.1	1
R2-123A	BOH / SERVICE AREA WASHING BAY	H	16' - 0"	8' - 0"	0' - 0"	ST	GALVANIZED		ST	GALVANIZED	45 MIN	9/A8-06		9/A8-06	198.0	1,11
R2-123B	BOH ENTRY	BB	6' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT	-	16/A9-01	16/A9-01	8/A9-08	152.0	1
R2-123C	BOH / SERVICE AREA WASHING BAY	BB	6' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT	90 MIN	15/A9-01	15/A9-01	8/A9-08	175.0	
R2-124	BOH / SERVICE AREA WASHING BAY	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT	-	16/A9-01	16/A9-01	8/A9-08	183.0	
R2-126A	CORRIDOR	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT	90 MIN	16/A9-01	16/A9-01	8/A9-08	147.1	11
R2-126B	ELECTRICAL	BB	6' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT	90 MIN	16/A9-01	16/A9-01	8/A9-08	174.0	11
R2-126C	BOH ENTRY	BB	6' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT	90 MIN	16/A9-01	16/A9-01	8/A9-08	151.1	1,11
R2-127A	BOH / SERVICE AREA WASHING BAY	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT	90 MIN	16/A9-01	16/A9-01	8/A9-08	178.1	
R2-127B	TRASH ROOM	H	8' - 0"	8' - 0"	0' - 0"	ST	GALVANIZED		ST	GALVANIZED	90 MIN	9/A8-06		9/A8-06	198.0	
R2-128A	R2-ST1	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT	90 MIN	13/A9-01	13/A9-01	8/A9-08	163.0	
R2-128B	EXIT DISCHARGE CORRIDOR	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT	90 MIN	16/A9-01	16/A9-01	8/A9-08	163.1	1
R2-129	R2 OWNER'S STORAGE	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	SEE I.D.	MTL-1	HM	SEE I.D.	-	16/A9-01 SIM	16/A9-01 SIM	12/A9-08	177.0	SEE ID FOR HEAD AND JAMB CASING DETAIL
R2-130	MAIL ROOM	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	SEE I.D.	MTL-1	HM	SEE I.D.	-	16/A9-01 SIM	16/A9-01 SIM	12/A9-08	177.0	SEE ID FOR HEAD AND JAMB CASING DETAIL
R2-132	MAIL COUNTER	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	SEE I.D.	MTL-1	HM	SEE I.D.	-	16/A9-01 SIM	16/A9-01 SIM	1/A9-08	177.0	SEE ID FOR HEAD AND JAMB CASING DETAIL
R2-133	BUTLER'S	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	SEE I.D.	MTL-1	HM	PAINT	-	15/A9-01	15/A9-01	12/A9-08	148.0	1
R2-133A	BUTLER'S	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	SEE I.D.	MTL-1	HM	SEE I.D.	-	16/A9-01 SIM	16/A9-01 SIM	1/A9-08	183.0	SEE ID FOR HEAD AND JAMB CASING DETAIL
R2-134	WC	A	2' - 10"	8' - 0"	0' - 1 3/4"	HM	SEE I.D.	MTL-1	HM	SEE I.D.	-	16/A9-01 SIM	16/A9-01 SIM	1/A9-08	188.0	SEE ID FOR HEAD AND JAMB CASING DETAIL
R2-135A	GALLERY	GG	6' - 0"	8' - 5 1/2"		AL/GL	POWDER		AL	POWDER	-	15/A9-01	15/A9-01	1/A9-08	161.0	
R2-135B	BUILDING 2 PARKING GARAGE	BB	6' - 0"	8' - 0"	0' - 1 3/4"	HM	SEE I.D.	MTL-1	HM	SEE I.D.	90 MIN	16/A9-01 SIM	16/A9-01 SIM	12/A9-08	164.0	SEE ID FOR HEAD AND JAMB CASING DETAIL
R2-135C	GALLERY EXIT	GG	6' - 8"	8' - 4 3/4"	0' - 2"	AL/GL	POWDER COAT	MTL-1	AL	POWDER COAT		15/A9-01	15/A9-01	1/A9-08	142.0	1,11
R2-136	MEP	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	SEE I.D.	MTL-1	HM	SEE I.D.	90 MIN	14/A9-01 SIM	16/A9-01 SIM	10/A9-08	178.0	SEE ID FOR HEAD AND JAMB CASING DETAIL
R2-140	SE LOBBY	BB	6' - 0"	8' - 0"	0' - 1 3/4"	HM	SEE I.D.	MTL-1	HM	SEE I.D.	-	16/A9-01 SIM	16/A9-01 SIM	12/A9-08	170.0	SEE ID FOR HEAD AND JAMB CASING DETAIL
R2-141A	LOBBY	GG	6' - 0"	8' - 5 1/2"		AL/GL	POWDER		AL	POWDER	-	15/A9-01	15/A9-01	12/A9-08	142.0	1,11
R2-141B	CORRIDOR	BB	6' - 0"	8' - 0"	0' - 1 3/4"	HM	SEE I.D.	MTL-1	HM	SEE I.D.	90 MIN	16/A9-01 SIM	16/A9-01 SIM	12/A9-08	164.0	SEE ID FOR HEAD AND JAMB CASING DETAIL
R2-141C	CORRIDOR	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	SEE I.D.	MTL-1	HM	SEE I.D.	90 MIN	16/A9-01 SIM	16/A9-01 SIM	12/A9-08	166.0	SEE ID FOR HEAD AND JAMB CASING DETAIL
R2-141D	CORRIDOR	BB	6' - 0"	8' - 0"	0' - 1 3/4"	HM	SEE I.D.	MTL-1	HM	SEE I.D.	90 MIN	16/A9-01 SIM	16/A9-01 SIM	12/A9-08	164.0	SEE ID FOR HEAD AND JAMB CASING DETAIL
R2-141E	CORRIDOR	BB	6' - 0"	8' - 0"	0' - 1 3/4"	HM	SEE I.D.	MTL-1	HM	SEE I.D.	90 MIN	16/A9-01 SIM	16/A9-01 SIM	12/A9-08	164.0	SEE ID FOR HEAD AND JAMB CASING DETAIL
R2-143	POOL STO.	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT	-	16/A9-01	16/A9-01	8/A9-08	156.0	1
R2 - LEVEL 1																
R2-200		K	3' - 0"	3' - 6"	0' - 2 1/2"	AL	POWDER	AL	AL	POWDER	-				199.0	R2 - UNIT E
R2-200A		K	3' - 0"	3' - 6"	0' - 2 1/2"	AL	POWDER	AL	AL	POWDER	-				199.0	R2 - UNIT B
R2-200B		K	3' - 0"	3' - 6"	0' - 2 1/2"	AL	POWDER	AL	AL	POWDER	-				199.0	R2 - UNIT Er
R2-201	R2-ST1	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	90 MIN	2/A9-03	2/A9-03	1/A9-03	167.0	
R2-202	R2-ST2	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	90 MIN	2/A9-03	2/A9-03	1/A9-03	167.0	
R2-203	TR.	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	45 MIN	6/A9-01	5/A9-01	9/A9-08	194.0	
R2-204	ELECTRICAL	BB	6' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	90 MIN	6/A9-01	5/A9-01	9/A9-08	173.0	
R2-205	ELECTRICAL	BB	6' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	90 MIN	6/A9-01	5/A9-01	9/A9-08	173.0	
R2 - LEVEL 2																
R2-301	R2-ST1	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	90 MIN	2/A9-03	2/A9-03	1/A9-03	167.0	
R2-302	R2-ST2	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	90 MIN	2/A9-03	2/A9-03	1/A9-03	167.0	
R2-303	TR.	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	45 MIN	6/A9-01	5/A9-01	9/A9-08	194.0	
R2-304	ELECTRICAL	BB	6' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	90 MIN	6/A9-01	5/A9-01	9/A9-08	173.1	
R2-305	ELECTRICAL	BB	6' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	90 MIN	6/A9-01	5/A9-01	9/A9-08	173.0	
R2 - LEVEL 3																
R2-401	R2-ST1	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	90 MIN	2/A9-03	2/A9-03	1/A9-03	167.0	
R2-402	R2-ST2	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	90 MIN	2/A9-03	2/A9-03	1/A9-03	167.0	
R2-403	TR.	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	45 MIN	6/A9-01	5/A9-01	9/A9-08	194.0	
R2-404	ELECTRICAL	BB	6' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	90 MIN	6/A9-01	5/A9-01	9/A9-08	173.0	
R2-405	ELECTRICAL	BB	6' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	90 MIN	6/A9-01	5/A9-01	9/A9-08	173.0	
R2 - LEVEL 4																
R2-501	R2-ST1	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	90 MIN	2/A9-03	2/A9-03	1/A9-03	167.0	
R2-502	R2-ST2	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	90 MIN	2/A9-03	2/A9-03	1/A9-03	167.0	
R2-503	TR.	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	45 MIN	6/A9-01	5/A9-01	9/A9-08	194.0	
R2-504	ELECTRICAL	BB	6' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	90 MIN	6/A9-01	5/A9-01	9/A9-08	173.1	
R2-505	ELECTRICAL	BB	6' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	90 MIN	6/A9-01	5/A9-01	9/A9-08	173.0	
R2 - LEVEL 5																
R2-601	R2-ST1	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	90 MIN	2/A9-03	2/A9-03	1/A9-03	167.0	
R2-602	R2-ST2	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	90 MIN	2/A9-03	2/A9-03	1/A9-03	167.0	
R2-603	TR.	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	45 MIN	6/A9-01	5/A9-01	9/A9-08	194.0	
R2-604	ELECTRICAL	BB	6' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	90 MIN	6/A9-01	5/A9-01	9/A9-08	173.0	
R2-605	ELECTRICAL	BB	6' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	90 MIN	6/A9-01	5/A9-01	9/A9-08	173.0	
R2 - ROOF LEVEL																
R2-701	R2-ST1	B	3' - 0"	6' - 8"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	90 MIN	2/A9-03	2/A9-03	6/A8-02	159.0	1
R2-702	ELEVATOR CONTROLLER ROOM	B	3' - 0"	6' - 8"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	90 MIN	16/A9-01	1/A9-01	6/A8-02	160.0	1

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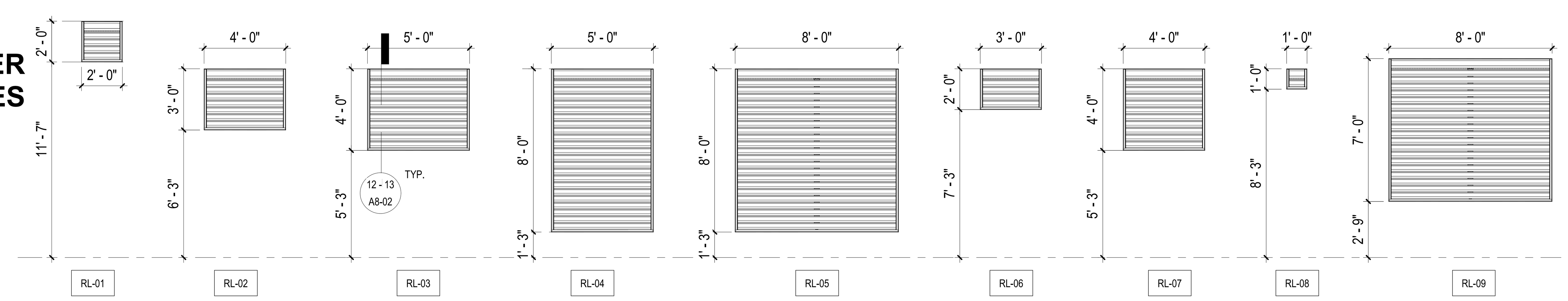
LOUVER TYPES



DOOR NOTES

DOOR HARDWARE

HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES MUST HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE, LEVER OPERATED MECHANISM AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. HARDWARE REQUIRED FOR PASSAGE MUST BE MOUNTED NO HIGHER THAN 48" A.F.F. HANDLES AT GLASS DOORS TO BE 6' ROCKWEED STRAIGHT PULL - SQUARE END - BRUSHED STAINLESS STEEL , OR APPROVED EQUAL.

DOOR CLOSERS

IF A DOOR HAS A CLOSER THEN THE SWEEP PERIOD OF THE CLOSER MUST BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURE TO THE LEADING EDGE OF THE DOOR.

DOOR OPENING FORCE

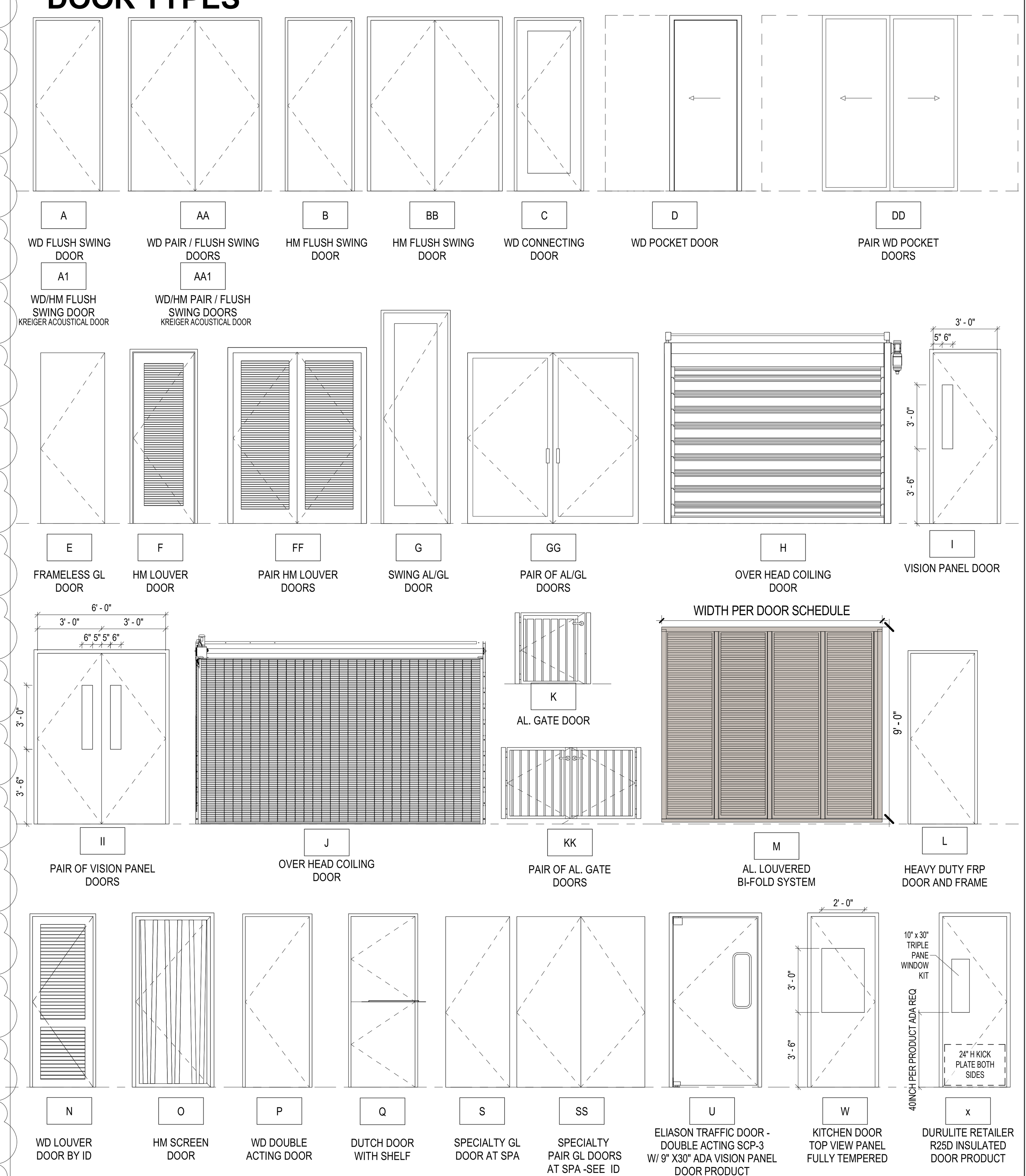
THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR MUST BE AS FOLLOWS:
EXTERIOR HINGED DOORS : (ADAAG PROVIDES NO REQUIREMENTS AT THIS TIME.)
INTERIOR HINGED DOOR: 5 LBF
SLIDING OR FOLDING DOORS: 5 LBF
POWER OPERATED DOORS IN THE EVENT OF POWER FAILURE: 5 LBF

ANY WALK-THRU OPENING TO BE 32" CLEAR
ANY DOUBLE DOOR TO HAVE AT LEAST ONE LEAF 3'-0" WIDE
PUSH LOCKS SHALL BE USED

GENERAL NOTES:

1. ALL FIRE RATED DOORS SHALL HAVE FIRE-RATED FRAME ASSEMBLIES AND HARDWARE
2. ALL DOORS NOT TO EXCEED A MAXIMUM UNDERCUT CLEARANCE OF 3/4" TO CONC. SLAB; OR LESS FOR APPLIED FINISHES AS PER NFPA 80 TABLE 1-11.4. COORDINATE CLEARANCE OF UNDERCUT WITH FLOOR FINISH SPECIFIED ON ID DRAWINGS AND ARCHITECTURAL ROOM FINISH SCHEDULE.
3. EGRESS DOORS SHALL HAVE A MINIMUM OF 3'-0" IN WIDTH. REFER TO LIFE SAFETY CODE HANDBOOK, SELF-CLOSING DEVICES 7.2.1.8

DOOR TYPES



FRAME TYPES

WD (ONE PIECE WOOD FRAME)

MTL-1 (HOLLOW METAL FRAME W/ CMU PROFILE)

MTL-2 (HOLLOW METAL GYP. BD. STANDARD PROFILE TO RECEIVE MOULDING)

MTL-3 (HOLLOW METAL GYP. BD. STANDARD PROFILE NO MOULDING)

CODE - FIRE DOOR - LABEL CLASSIFICATION

2 HOUR WALL - 1 1/2 HOUR DOOR - B LABEL
1 HOUR WALL - 45 MINUTE DOOR - C LABEL
1/2 HOUR WALL + GUEST ROOM DOORS - 20 MINUTE DOOR - C LABEL

DOOR MATERIALS LEGEND

AL	ALUMINUM	HM	HOLLOW METAL
AL/GL	ALUMINUM FRAME W/ GLASS	WD	WOOD - SOLID CORE
WD/GL	WOOD W/ GLASS		

DOOR SCHEDULE ACOUSTICAL STC NOTES:

- STC 32 - AT GUESTROOM ENTRY DOORS. AT CONNECTING DOORS (EACH DOOR).
- STC 50 - TO BE PROVIDED AT PRIVATE OFFICE SPACES AS PER MARRIOTT STANDARDS - SEE REMARKS.
- STC 55 - TO SOUND ISOLATE LEVEL 1 MECHANICAL SPACES AND ADJACENT ROOMS AS INDICATED IN THE SCHEDULE - SEE REMARKS
- STC 55 - TO SOUND ISOLATE MEETING ROOM AND SIMILAR FUNCTION SPACES FROM ADJACENT AREAS AS INDICATED IN THE SCHEDULE - SEE REMARK

DOOR SCHEDULE REMARKS:

1 EXTERIOR DOOR - NOA / FL PRODUCT APPROVAL
2 PERFORATED OVERHEAD COILING DOOR
3 INSULATED DOOR / ROLL DOWN DOOR
4 PANIC HARDWARE REQUIRED PER EQUIPMENT- FBC 2020 1006.2.2.1
5 ALL KITCHEN DOORS:
TO BE LOCKABLE AND KEYED ALIKE
TO BE HOLLOW METAL STYLE, LIGHTWEIGHT, PAINTED WITH SELF CLOSING MECHANISM
6 KITCHEN DOOR TO BE PROVIDED WITH SMALL VIEW PORT FOR SAFETY IN OPENING
7 PROVIDE 14 GAUGE STAINLESS STEEL KICK PLATES, 24" HIGH ON BOTH SIDES
8 PROVIDE 14 GAUGE STAINLESS STEEL KICK PLATES, 24" HIGH ON INTERIOR (KITCHEN) SIDE ONLY
9 DOOR AT MEAT AND SEAFOOD PREPARATION ROOM AND BAKERY FINISHING ROOM SHOULD BE INSULATED DOORS WITH THERMO GLASS VISION PANELS.
10 ENTRANCE DOOR AT BAKERY ROOM TO BE PROVIDED WITH FULL SIZE TEMPERED GLASS PANEL IN THE UPPER HALF SECTION OF DOOR
11 PROVIDE CARD READER / ELECTRONIC ACCESS POINT
12 PROVIDE VISION PANEL
13. BALLROOM CUSTOM DOORS - COORD. WITH ID DESIGN, CONCEALED / RECESSED PANIC HW TO BE PROVIDED
14. SPA SAUNA / STEAM ROOM DOORS - ALUM. FRAME (RAL COLOR TBD BY ID), CLEAR 3/8 SAFETY GLASS. DOOR ASSEMBLY TO INCLUDE DORMA HINGES, DOOR HANDLES (STAINLESS STEEL) AND ROLLER CATCHES.
15. DOOR TO BE FLUSH WITH WALL, WITHOUT FRAME OR EXPOSED HINGES, DOOR FINISH TO MATCH WALL.
16. DOOR TO OPEN 180 DEGREES.
17.PERSONNEL DOORS INSTALLED ON THE CORRIDOR OF THE CEP AND OTHER CRITICAL MECHANICAL ROOMS SHALL BE SOUND ATTENUATING ACOUSTICAL RATED DOORS, WITH A RATING OF AT LEAST STC 52, OVERLY MODEL 5292185, IAC MODEL NOISE-LOCK STC 53, OR EQUIVALENT.
18. REFER TO ID DRAWINGS FOR DOOR STYLE. DETAILS PROVIDED BY ARCH SERVE AS REERENCE, REFER TO ID DETAILS.

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Scott Lee
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No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 2	08/12/2021
2	PERMIT REVISION 3	11/19/2021
3	PERMIT APPROVAL SET	12/13/2021
4	PERMIT REVISION 4	04/15/2022
6	PERMIT REVISION 6	06/03/2022
10	PERMIT REVISION 10	08/19/2022
12	PERMIT REVISION 12	11/04/2022
13	PERMIT REVISION 13	12/16/2022
14	PERMIT REVISION 14	02/10/2023
15	PERMIT REVISION 15	2/17/2023
26	PERMIT REVISION 26	06/27/2024

Sheet Title Project No. **21816**

RESIDENTIAL BUILDING 2 DOOR SCHEDULE - PUBLIC SPACES

Sheet No.

A6-R2-01

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Reviewed for Code Compliance
With The Florida Building Code
ECS, Florida LLC
41-3055-REV 22-26 8/12/2024

Building Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Electrical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Mechanical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Plumbing Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Fire Review - Roger Sanders PX651 - Reviewed - 7/31/2024

FINISH SCHEDULE - RESIDENTIAL BUILDING 2 BOH

ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH
PARK - L1					
R2-114A	ELECTRICAL	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R2-115A	MDF	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R2-121	MECH.	EWPM	EWPM 6"	PT1	EXPOSED STRUCTURE
R2-122	EXIT DISCHARGE CORRIDOR	SEALED CONCRETE	RB1	PT1	ACT2
R2-123	BOH / SERVICE AREA WASHING BAY	EWPM	EWPM 6"	PT1	EXPOSED STRUCTURE
R2-124	DOG GROOMING	VCT1	VB1	PT1	PT2
R2-125	BOH ENTRY	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R2-125C	CORRIDOR	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R2-126A	ELECTRICAL	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R2-126B	ELECTRICAL	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R2-127	TRASH ROOM	EWPM	EWPM 6"	PT1	EXPOSED STRUCTURE
R2-128	EXIT DISCHARGE CORRIDOR	SEALED CONCRETE	RB1	PT1	ACT2
R2-129	R2 OWNER'S STORAGE	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R2-130	MAIL ROOM	CT1	CTB1	PT1	PT2
R2-131	MAIL COUNTER	CT1	CTB1	PT1	PT2
R2-132	LARGE PACKAGE DELIVERY STORAGE	CT1	CTB1	PT1	PT2
R2-133	BUTLER'S	VCT1	VB1	PT1	EXPOSED STRUCTURE
R2-134	WC	CT1	CTB1	PT1	PT2
R2-136	MEP	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R2-140	SE LOBBY	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R2-143	POOL STO.	SEALED CONCRETE	N/A	PT3	EXPOSED STRUCTURE
R2-ST1	R2-ST1	SEALED CONCRETE	N/A	PT1	EXPOSED STRUCTURE
R2-ST2	R2-ST2	SEALED CONCRETE	N/A	PT1	EXPOSED STRUCTURE
R2 - LEVEL 1					
R2-203	TR.	EWPM	EWPM 6"	PT1	EXPOSED STRUCTURE
R2-203A	SE LOBBY	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R2-204	ELECTRICAL	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R2-206	SERVICE CORRIDOR	VCT1	VB1	PT1	PT2
R2 - LEVEL 2					
R2-303	TR.	EWPM	EWPM 6"	PT1	EXPOSED STRUCTURE
R2-303A	SE LOBBY	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R2-304	ELECTRICAL	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R2-306	SERVICE CORRIDOR	VCT1	VB1	PT1	PT2
R2 - LEVEL 3					
R2-403	TR.	EWPM	EWPM 6"	PT1	EXPOSED STRUCTURE
R2-403A	SE LOBBY	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R2-404	ELECTRICAL	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R2-406	SERVICE CORRIDOR	VCT1	VB1	PT1	PT2
R2 - LEVEL 4					
R2-503	TR.	EWPM	EWPM 6"	PT1	EXPOSED STRUCTURE
R2-503A	SE LOBBY	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R2-504	ELECTRICAL	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R2-506	SERVICE CORRIDOR	VCT1	VB1	PT1	PT2
R2 - LEVEL 5					
R2-603	TR.	EWPM	EWPM 6"	PT1	EXPOSED STRUCTURE
R2-603A	SE LOBBY	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R2-604	ELECTRICAL	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R2-606	SERVICE CORRIDOR	VCT1	VB1	PT1	PT2
R2 - ROOF LEVEL					
R2-702	ELEVATOR CONTROLLER ROOM	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE

BOH FINISH MATERIAL SCHEDULE - RESIDENTIAL BUILDING 2

NAME	DESCRIPTION	MANUFACTURER	MATERIAL/COLOR	SIZE	NOTE
VCT1	VINYL COMPOSITE FLOOR TILE	ARMSTRONG	STANDARD EXCELON IMPERIAL TEXTURE/CHARCOAL 51915	12" X 12"	
CPT1	CARPET	SHAW COMMERCIAL	ACCORD 5A235/ STEEL GREY 94530	12' BROADLOOM	
VB1	VINYL WALL BASE	JOHNSTONITE/TARKETT	TRADITIONAL VINYL/ 20 CHARCOAL	4"	
RB1	RUBBER WALL BASE	JOHNSTONITE/TARKETT	BASEWORKS/ 20 CHARCOAL	4"	
CTB1	CERAMIC TILE BASE	DALTILE	IRON GREY	2 X 2	6" BASE (3) COURSES HIGH
CT1	CERAMIC FLOOR TILE	DALTILE	IRON GREY	2 X 2	
CT2	CERAMIC WALL TILE	DALTILE	KEYSTONE/ ARTIC WHITE D617	SIZE 1 HEXAGON	
FRP	FIBERGLASS REINFORCE PLASTIC	MARLITE	WHITE	4' X PANELS	
PT1	PAINT - WALLS EGGSHELL	SHERWIN WILLIAMS	SW 7005 PURE WHITE		
PT2	PAINT - CEILING FLAT	SHERWIN WILLIAMS	SW 7007 CEILING BRIGHT WHITE		
PT3	PAINT - WALLS SEMI GLOSS	SHERWIN WILLIAMS	SW 7005 PURE WHITE		
PT4	PAINT - CEILING SEMI GLOSS	SHERWIN WILLIAMS	SW 7007 CEILING BRING WHITE		
ACT1	ACOUSTICAL CLG TILE	ARMSTRONG	MINABOARD/FISSURED 755	PER RCP	
ACT2	ACOUSTICAL CLG TILE - WASHABLE	ARMSTRONG	NONPERFORATED VL FIRE GUARD/WHITE	PER RCP	
SEALED CONC	SEALED CONC FLOOR				SAMPLE NOT PROVIDED
EPOXY FLOOR	EPOXY FLOOR	STONHARD	MUSHROOM OR PEWTER		
EPOXY COVE	EPOXY COVE	STONHARD	MUSHROOM OR PEWTER		SAMPLE NOT PROVIDED
SS1	EPOXY SOLID SURFACE COUNTERTOPS	CORIAN	CONCRETE, SILVER GRAY OR GLACIER WHITE		FOR USE AT WET AREAS
EWPM	ELASTOMETRIC FLUID APPIED W.P.	VULKEN - REFER TO SPECS.			SAMPLE NOT PROVIDED

FINISH SCHEDULE - BUILDING 2 UNIT B

ROOM NAME	FLOOR					WALL			CEILING			COMMENTS
	SUB-FLOOR	FINISH	COLOR	BASE MATERIAL	BASE COLOR	MATERIAL	FINISH	COLOR	MATERIAL	FINISH	COLOR	
A/C	CONCRETE	VCT1	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
POWDER ROOM	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	TL/P	SEE I.D.	GB	P	SEE I.D.	

FINISH SCHEDULE - BUILDING 2 UNIT E / E r

ROOM NAME	FLOOR					WALL			CEILING			COMMENTS
	SUB-FLOOR	FINISH	COLOR	BASE MATERIAL	BASE COLOR	MATERIAL	FINISH	COLOR	MATERIAL	FINISH	COLOR	
A/C	CONCRETE	VCT1	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
BATHROOM 3	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	TL/P	SEE I.D.	GB	P	SEE I.D.	

FINISH SCHEDULE - BUILDING 2 UNIT F

ROOM NAME	FLOOR					WALL			CEILING			COMMENTS
	SUB-FLOOR	FINISH	COLOR	BASE MATERIAL	BASE COLOR	MATERIAL	FINISH	COLOR	MATERIAL	FINISH	COLOR	
A/C	CONCRETE	VCT1	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	

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RESI Bldg 1 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
3	PERMIT APPROVAL SET	12/13/2021
24	PERMIT REVISION 24	01/19/2024

Sheet Title

RESIDENTIAL BUILDING 2 FINISH SCHEDULES

Project No. **21816**

Sheet No.

A6-R2-02

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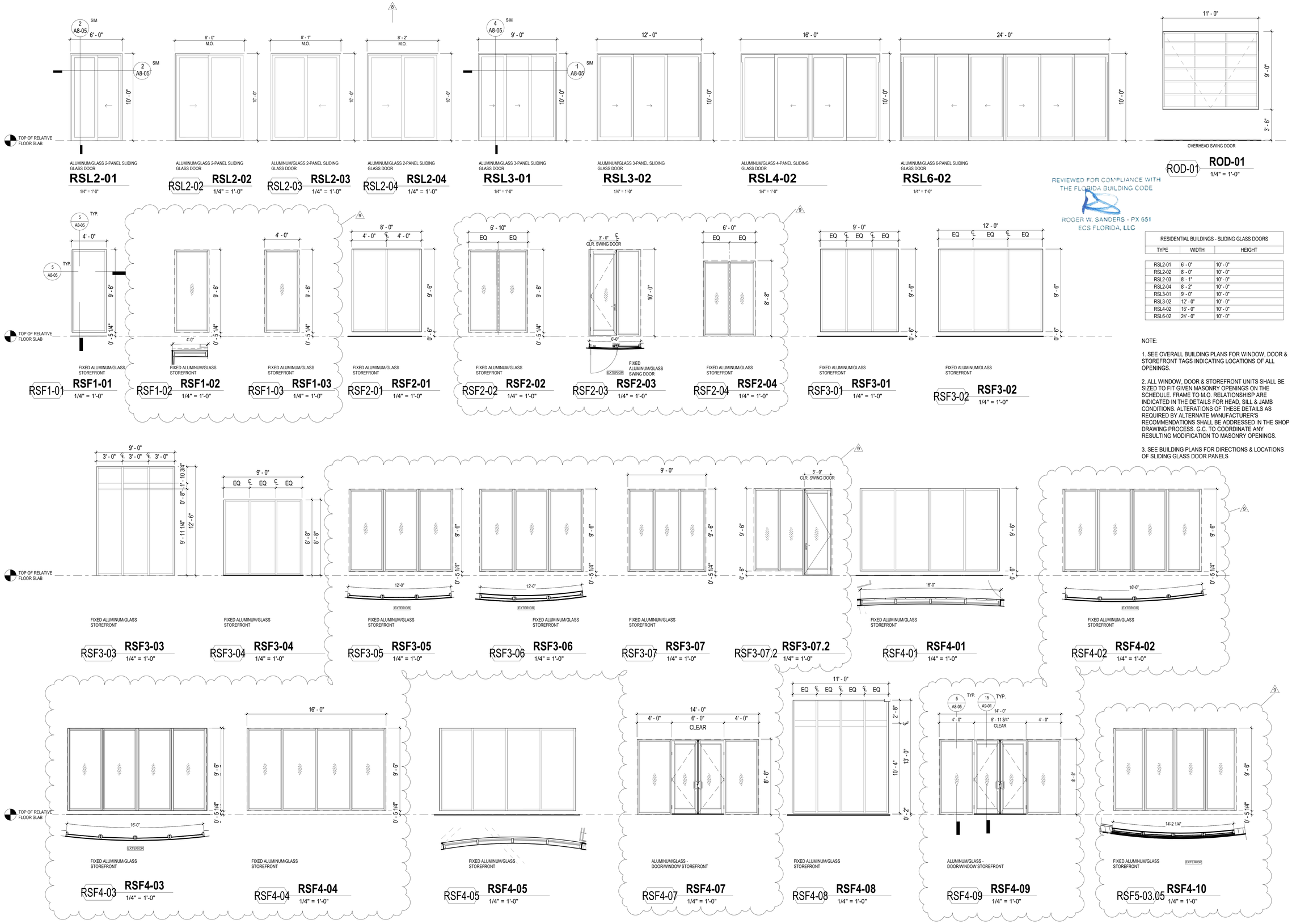

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

RESIDENTIAL BUILDINGS - SLIDING GLASS DOORS		
TYPE	WIDTH	HEIGHT
RSL2-01	6' - 0"	10' - 0"
RSL2-02	8' - 0"	10' - 0"
RSL2-03	8' - 1"	10' - 0"
RSL2-04	8' - 2"	10' - 0"
RSL3-01	9' - 0"	10' - 0"
RSL3-02	12' - 0"	10' - 0"
RSL4-02	16' - 0"	10' - 0"
RSL6-02	24' - 0"	10' - 0"

NOTE:

1. SEE OVERALL BUILDING PLANS FOR WINDOW, DOOR & STOREFRONT TAGS INDICATING LOCATIONS OF ALL OPENINGS.

2. ALL WINDOW, DOOR & STOREFRONT UNITS SHALL BE SIZED TO FIT GIVEN MASONRY OPENINGS ON THE SCHEDULE. FRAME TO M.O. RELATIONSHISP ARE INDICATED IN THE DETAILS FOR HEAD, SILL & JAMB CONDITIONS. ALTERATIONS OF THESE DETAILS AS REQUIRED BY ALTERNATE MANUFACTURER'S RECOMMENDATIONS SHALL BE ADDRESSED IN THE SHOP DRAWING PROCESS. G.C. TO COORDINATE ANY RESULTING MODIFICATION TO MASONRY OPENINGS.

3. SEE BUILDING PLANS FOR DIRECTIONS & LOCATIONS OF SLIDING GLASS DOOR PANELS

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6	PERMIT REVISION 6	06/03/2022
8	PERMIT REVISION 8	07/01/2022
9	PERMIT REVISION 9	07/29/2022

Sheet Title

RESIDENTIAL BUILDINGS - SLIDING DOOR & STOREFRONT SCHEDULE

Project No. 21816

Sheet No.

A6-R-20

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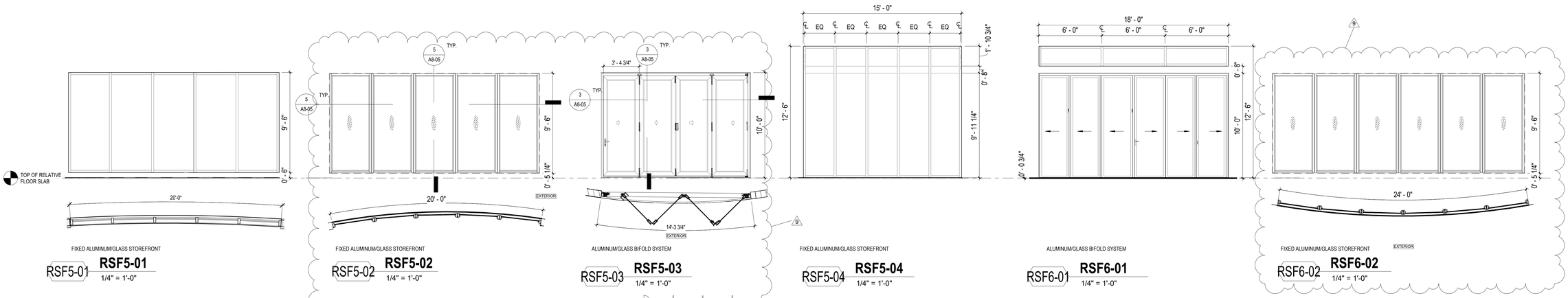


FIXED ALUMINUM/GLASS STOREFRONT

RSF5-01 **RSF5-01** 1/4" = 1'-0"

FIXED ALUMINUM/GLASS STOREFRONT

RSF5-02 **RSF5-02** 1/4" = 1'-0"

ALUMINUM/GLASS BIFOLD SYSTEM

RSF5-03 **RSF5-03** 1/4" = 1'-0"

FIXED ALUMINUM/GLASS STOREFRONT

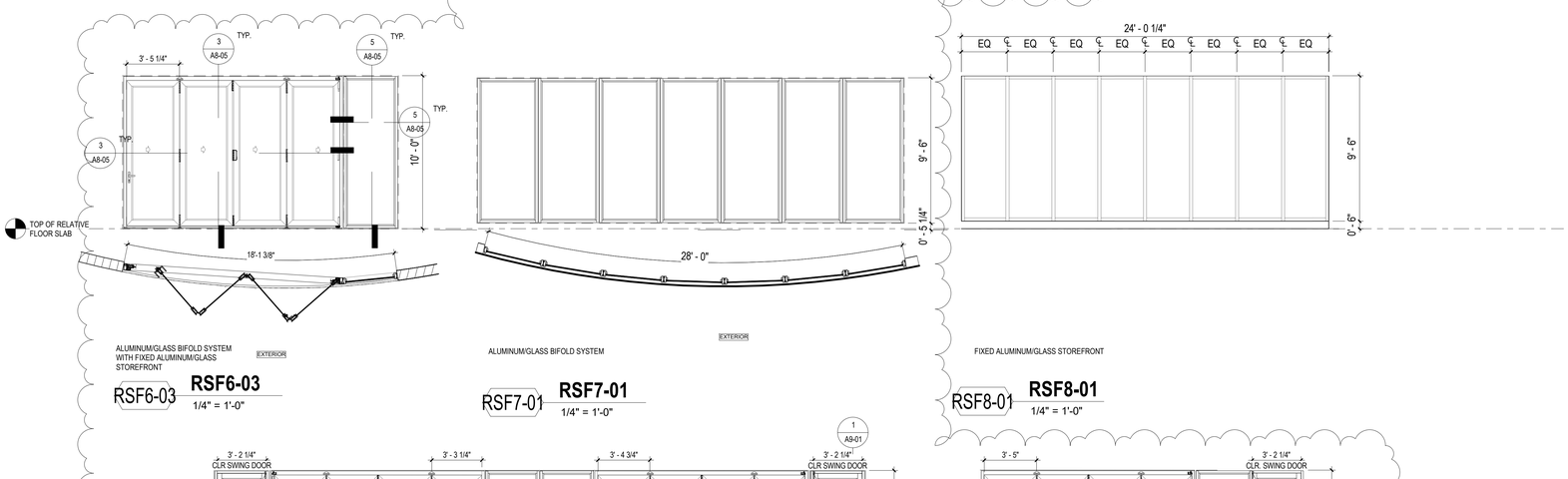
RSF5-04 **RSF5-04** 1/4" = 1'-0"

ALUMINUM/GLASS BIFOLD SYSTEM

RSF6-01 **RSF6-01** 1/4" = 1'-0"

FIXED ALUMINUM/GLASS STOREFRONT EXTERIOR

RSF6-02 **RSF6-02** 1/4" = 1'-0"



ALUMINUM/GLASS BIFOLD SYSTEM WITH FIXED ALUMINUM/GLASS STOREFRONT EXTERIOR

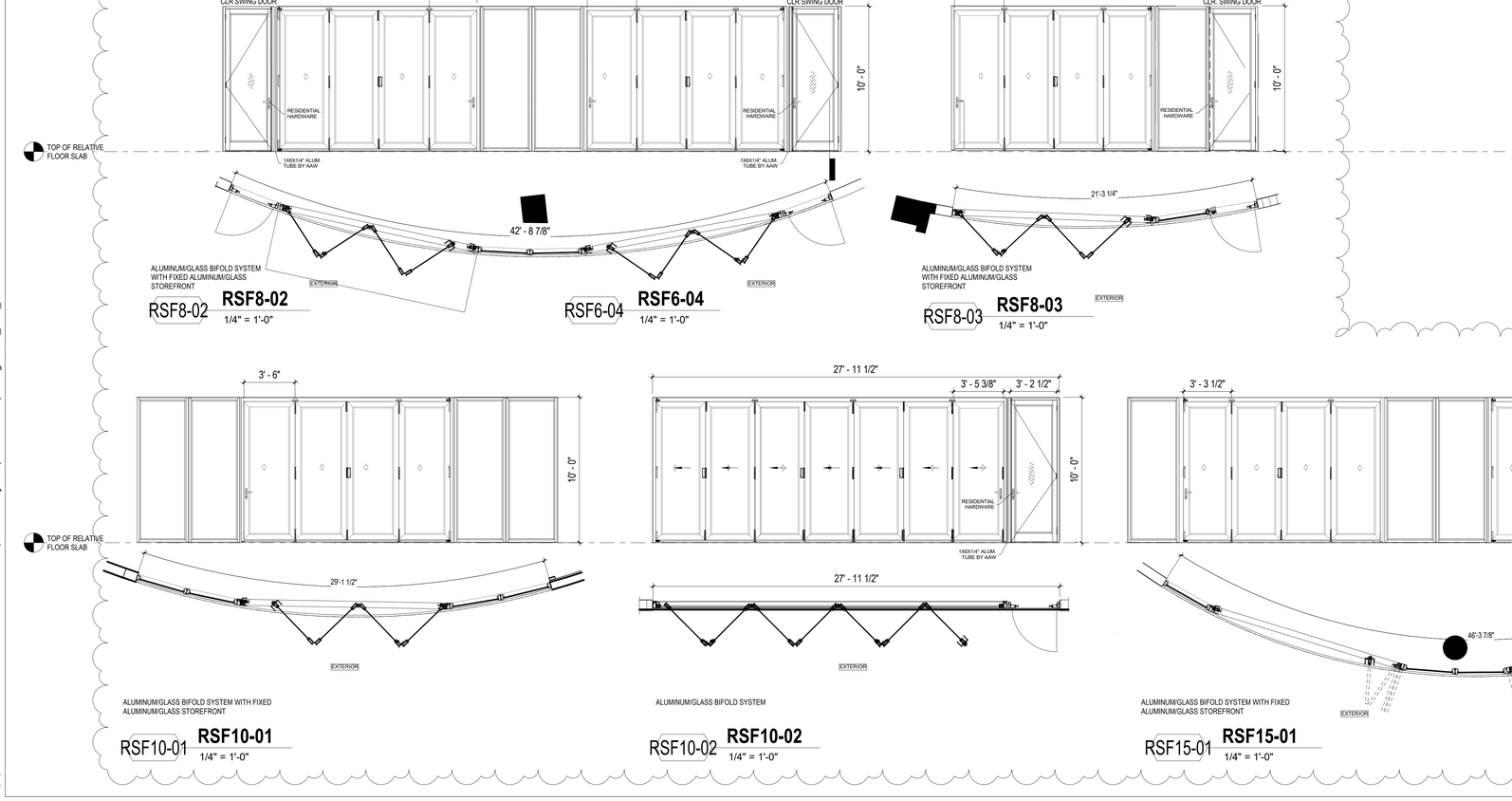
RSF6-03 **RSF6-03** 1/4" = 1'-0"

ALUMINUM/GLASS BIFOLD SYSTEM

RSF7-01 **RSF7-01** 1/4" = 1'-0"

FIXED ALUMINUM/GLASS STOREFRONT

RSF8-01 **RSF8-01** 1/4" = 1'-0"



ALUMINUM/GLASS BIFOLD SYSTEM WITH FIXED ALUMINUM/GLASS STOREFRONT

RSF8-02 **RSF8-02** 1/4" = 1'-0"

RSF6-04 **RSF6-04** 1/4" = 1'-0"

ALUMINUM/GLASS BIFOLD SYSTEM WITH FIXED ALUMINUM/GLASS STOREFRONT EXTERIOR

RSF8-03 **RSF8-03** 1/4" = 1'-0"

ALUMINUM/GLASS BIFOLD SYSTEM WITH FIXED ALUMINUM/GLASS STOREFRONT

RSF10-01 **RSF10-01** 1/4" = 1'-0"

ALUMINUM/GLASS BIFOLD SYSTEM

RSF10-02 **RSF10-02** 1/4" = 1'-0"

ALUMINUM/GLASS BIFOLD SYSTEM WITH FIXED ALUMINUM/GLASS STOREFRONT

RSF15-01 **RSF15-01** 1/4" = 1'-0"

RSF1-04 **RSF1-04** 1/4" = 1'-0"

RSF2-05 **RSF2-05** 1/4" = 1'-0"

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE

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ECS FLORIDA, LLC

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General - Issued

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9	PERMIT REVISION 9	07/29/2022

Sheet Title

RESIDENTIAL STOREFRONT SCHEDULE

Project No. **21816**

Sheet No.

A6-R-21

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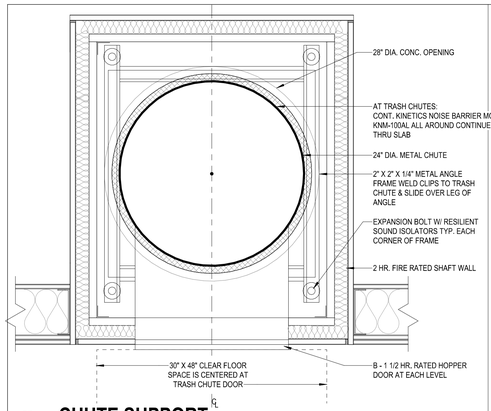
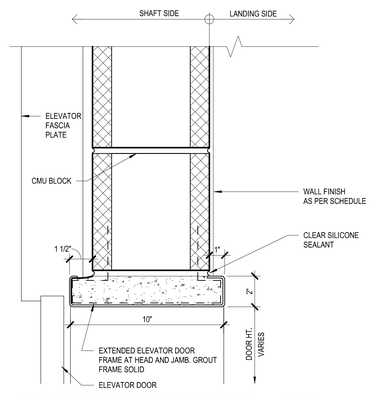


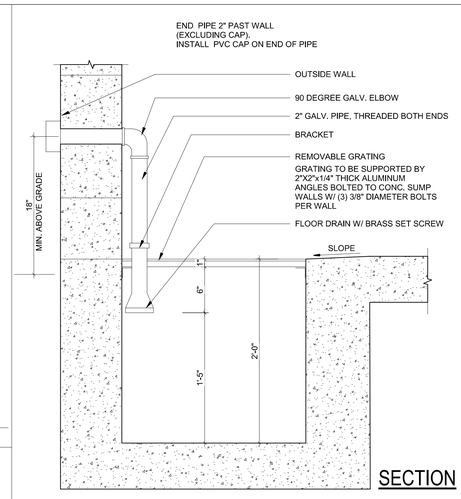
15 CHUTE SUPPORT

1 1/2" = 1'-0"



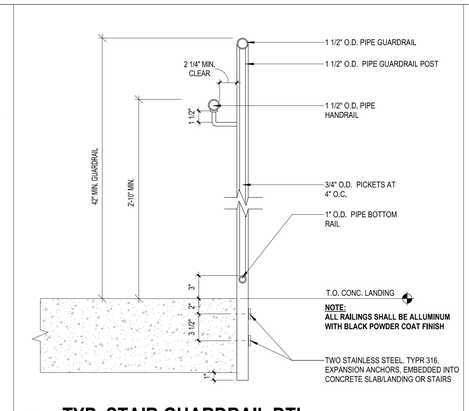
12 ELEVATOR DOOR HEAD DTL. - BOH

3" = 1'-0"



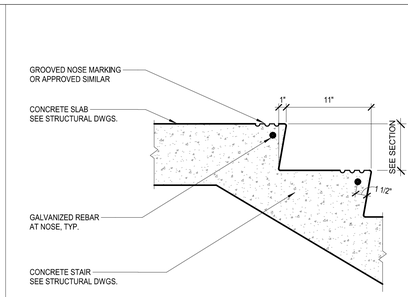
9 ELEVATOR SUMP PIT

1 1/2" = 1'-0"



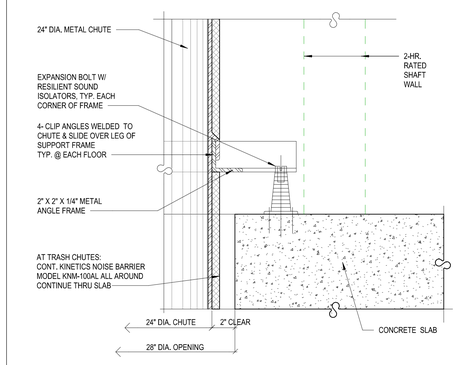
5 TYP. STAIR GUARDRAIL DTL.

1 1/2" = 1'-0"



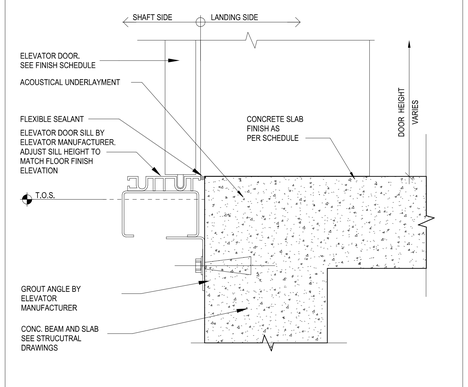
1 CONC. STAIR TREAD & RISER TOP

1 1/2" = 1'-0"



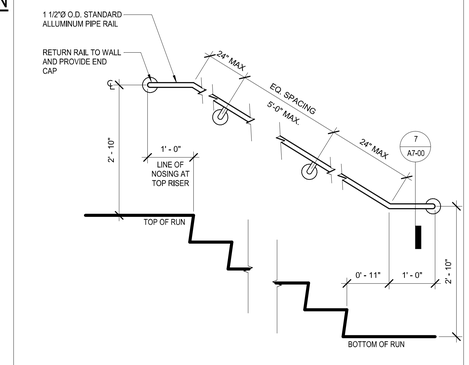
16 CHUTE SUPPORT

1 1/2" = 1'-0"



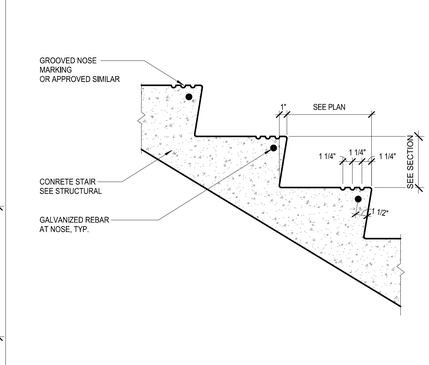
13 ELEVATOR DOOR SILL DTL. - BOH

3" = 1'-0"



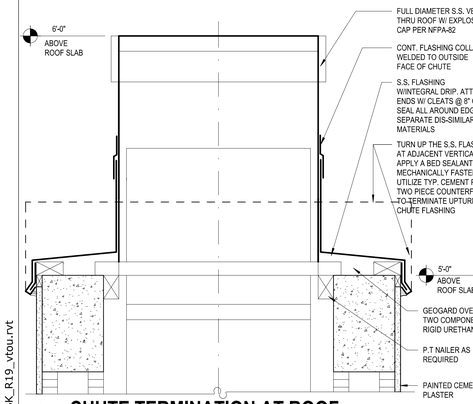
6 TYPICAL HANRAIL EXTENSION

3/4" = 1'-0"



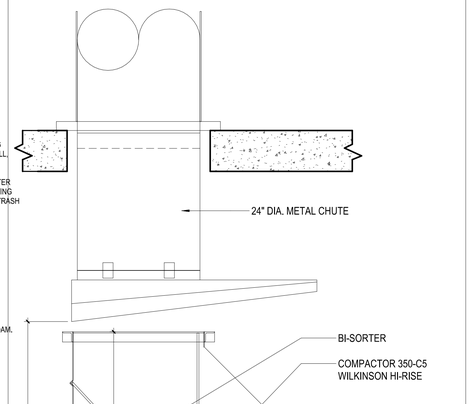
2 CONC. STAIR TREAD & RISER MID

1 1/2" = 1'-0"



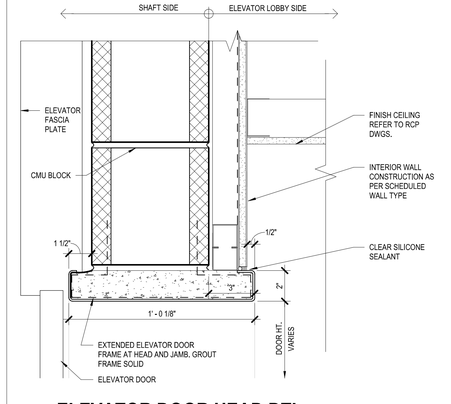
17 CHUTE TERMINATION AT ROOF

1 1/2" = 1'-0"



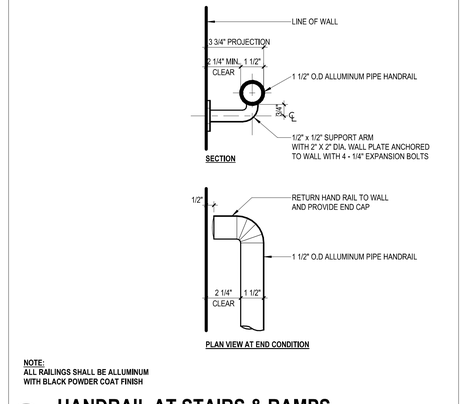
14 CHUTE TERMINATION IN TRASH ROOM

1" = 1'-0"



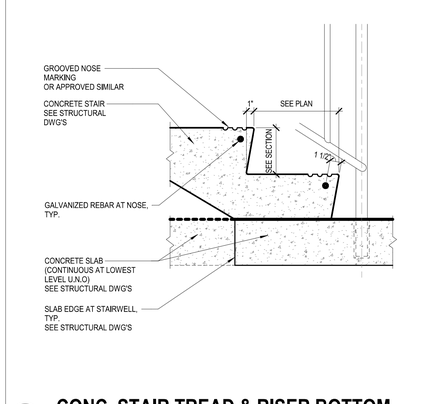
10 ELEVATOR DOOR HEAD DTL.

3" = 1'-0"



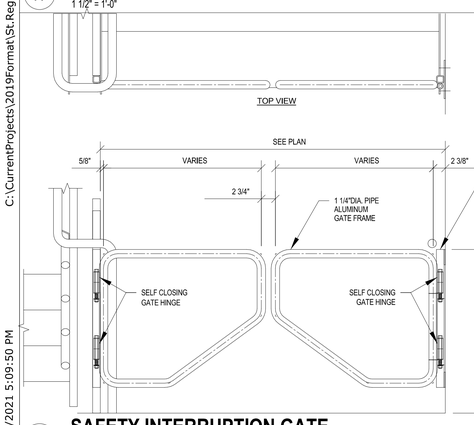
7 HANDRAIL AT STAIRS & RAMPS

3" = 1'-0"



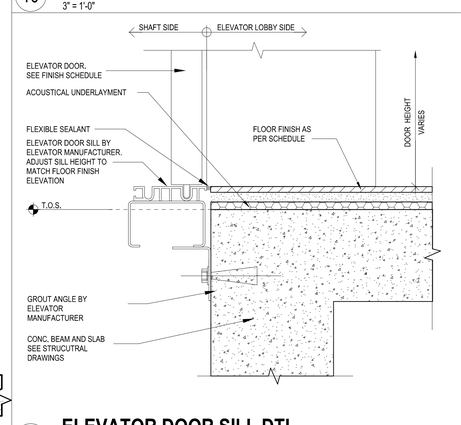
3 CONC. STAIR TREAD & RISER BOTTOM

1 1/2" = 1'-0"



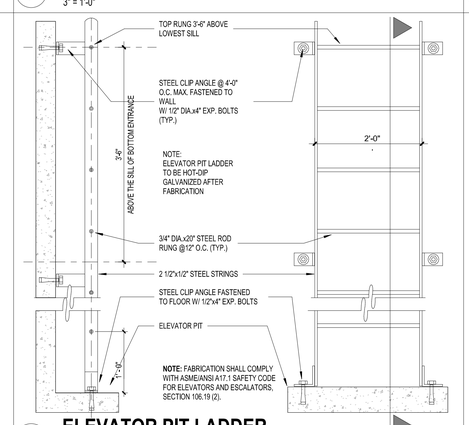
18 SAFETY INTERRUPTION GATE

1" = 1'-0"



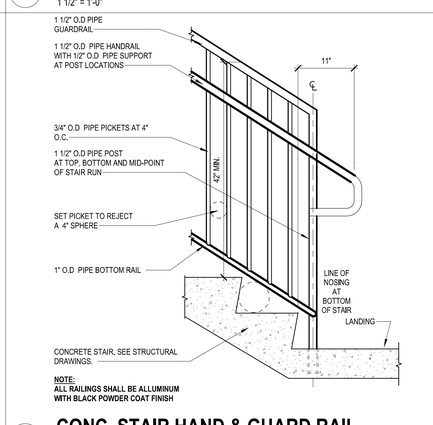
11 ELEVATOR DOOR SILL DTL.

3" = 1'-0"



8 ELEVATOR PIT LADDER

1" = 1'-0"



4 CONC. STAIR HAND & GUARD RAIL

1" = 1'-0"

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A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

1620 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

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7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP NATIONAL DEVELOPMENTS, INC.

Scott Lee

STATE OF FLORIDA SCOTT A. LEE AR95712 REGISTERED ARCHITECT

General - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title: **VERTICAL CIRCULATION DETAILS**

Project No. 21816

Sheet No. **A7-00**

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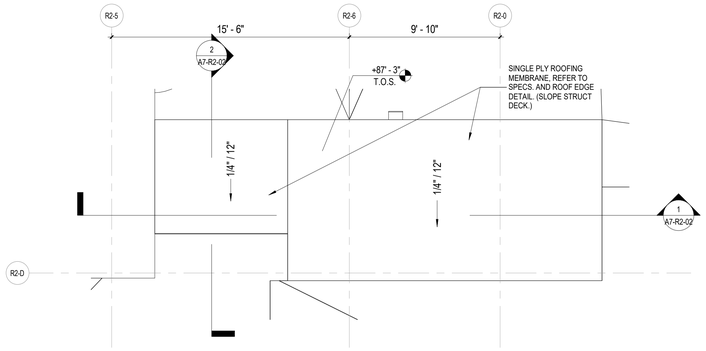
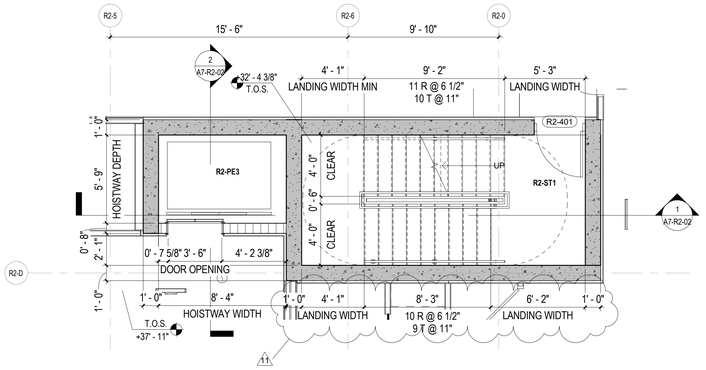


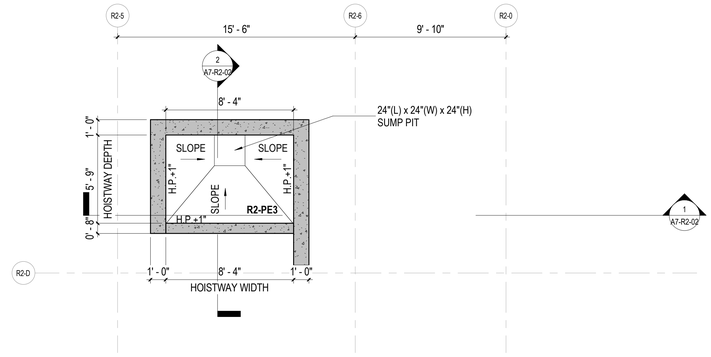
R2-ST1 & R2-PE3 FLOOR PLAN UPPER ROOF LEVEL

9 1/4" = 1'-0"



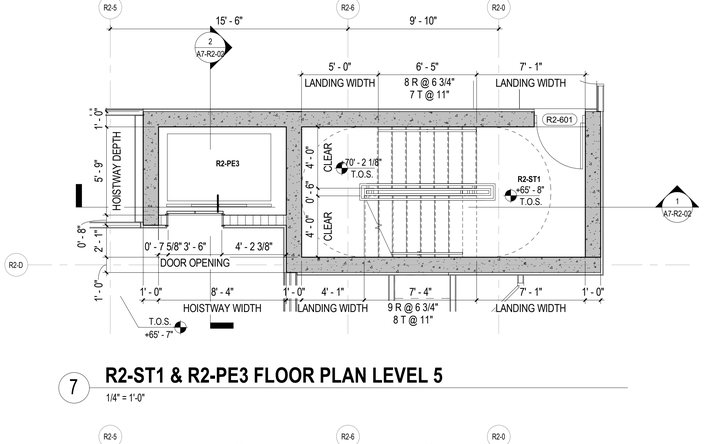
R2-ST1 & R2-PE3 FLOOR PLAN LEVEL 3

5 1/4" = 1'-0"



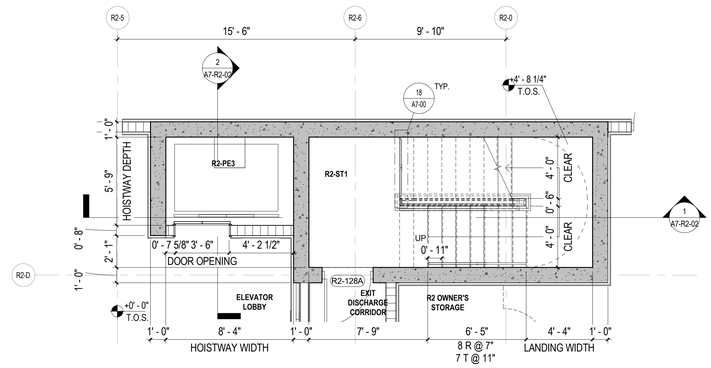
R2-ST1 & R2-PE3 FLOOR PLAN PIT LEVEL

1 1/4" = 1'-0"



R2-ST1 & R2-PE3 FLOOR PLAN LEVEL 4

6 1/4" = 1'-0"

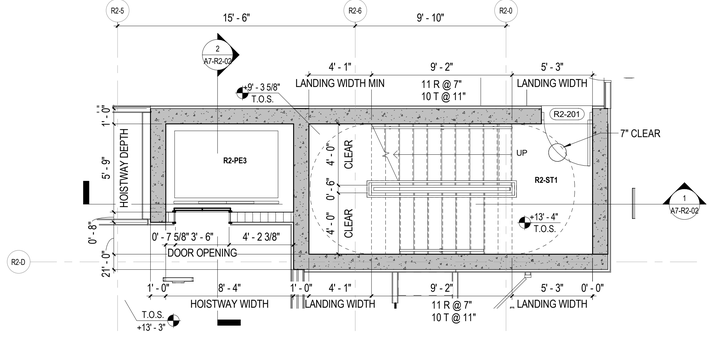


R2-ST1 & R2-PE3 FLOOR PLAN LEVEL P1

2 1/4" = 1'-0"

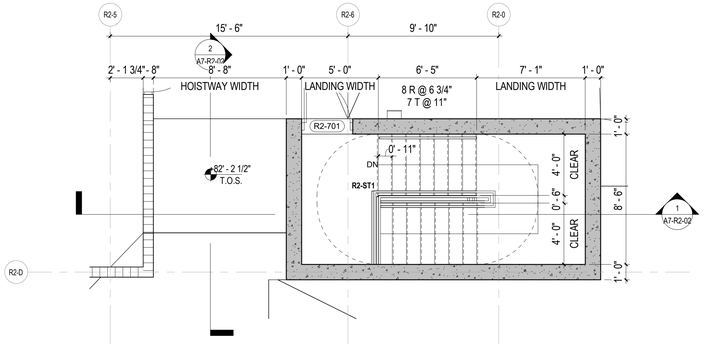
R2-ST1 & R2-PE3 FLOOR PLAN LEVEL 5

7 1/4" = 1'-0"



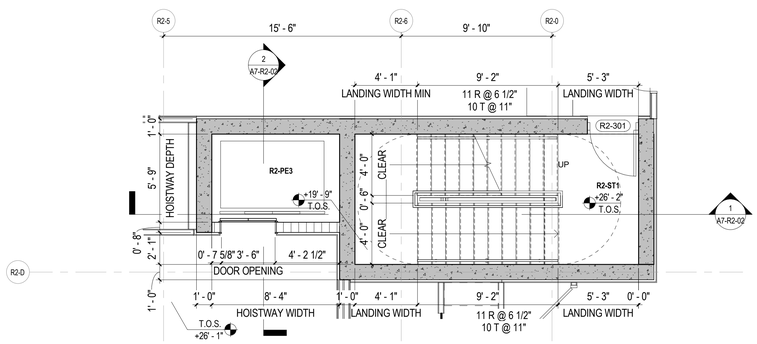
R2-ST1 & R2-PE3 FLOOR PLAN LEVEL 1

3 1/4" = 1'-0"



R2-ST1 & R2-PE3 FLOOR PLAN ROOF LEVEL

8 1/4" = 1'-0"



R2-ST1 & R2-PE3 FLOOR PLAN LEVEL 2

4 1/4" = 1'-0"

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ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

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SB ARCHITECTS

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A California Corporation

Consultant

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Longboat Key, FL 34228

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UNICORP NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

Scott A. Lee

Digitally signed by Scott A. Lee
DN: E=slee@bceingn.com, CN=Scott A. Lee, T=21779, OU=Colegio de Arquitectos y Agrimensores de Puerto Rico, S=Puerto Rico, C=US
Date: 2022.07.10 17:04:32-04'00'

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021

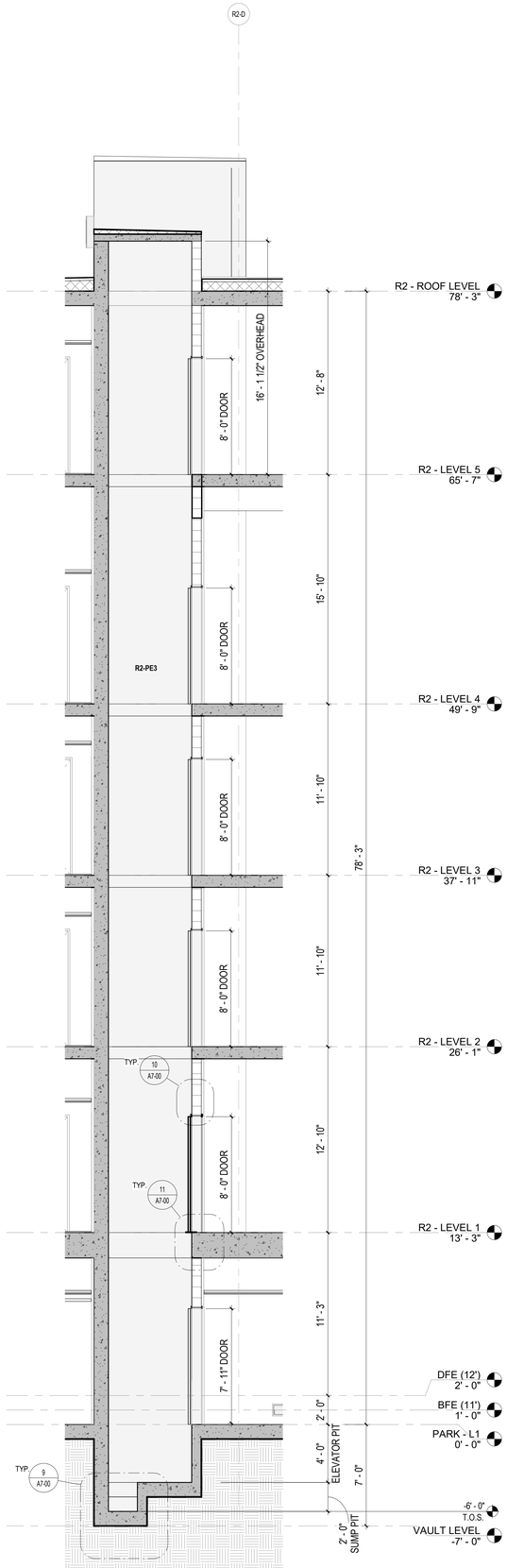
Sheet Title

R2-ST1 & R2-PE3 FLOOR PLANS

Project No. **21816**

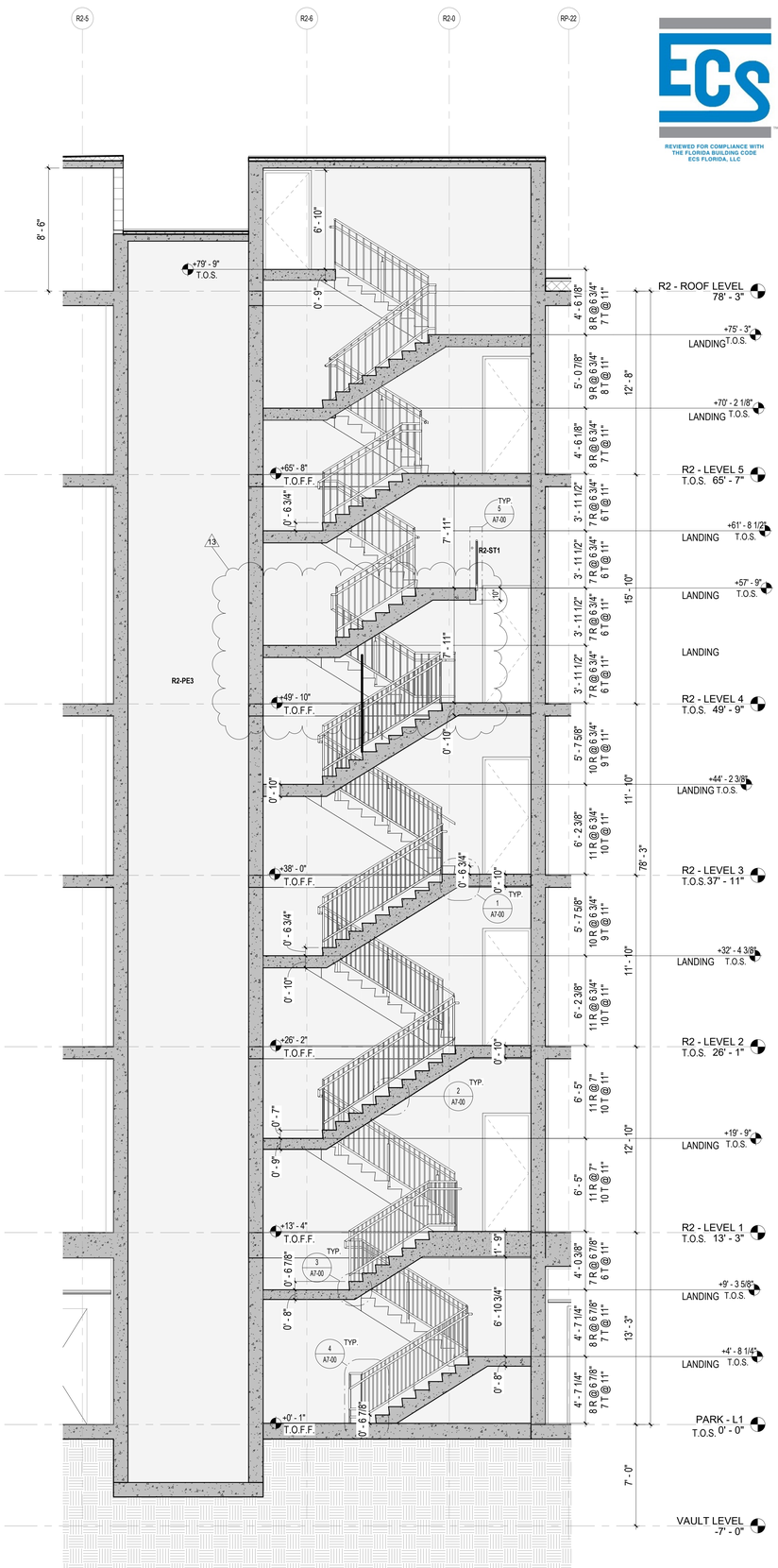
Sheet No.

A7-R2-01



2 **R2-PE3 SECTION**

1/4" = 1'-0"



1 **R2-ST1 & R2-PE3 SECTION 1**

1/4" = 1'-0"

SB ARCHITECTS

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ECS FLORIDA, LLC

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

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RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021
6	PERMIT REVISION 6	06/03/2022
11	PERMIT REVISION 11	09/09/2022
13	PERMIT REVISION 13	12/16/2022

Sheet Title

R2-ST1 & R2-PE3 SECTIONS

Project No. **21816**

Sheet No.

A7-R2-02

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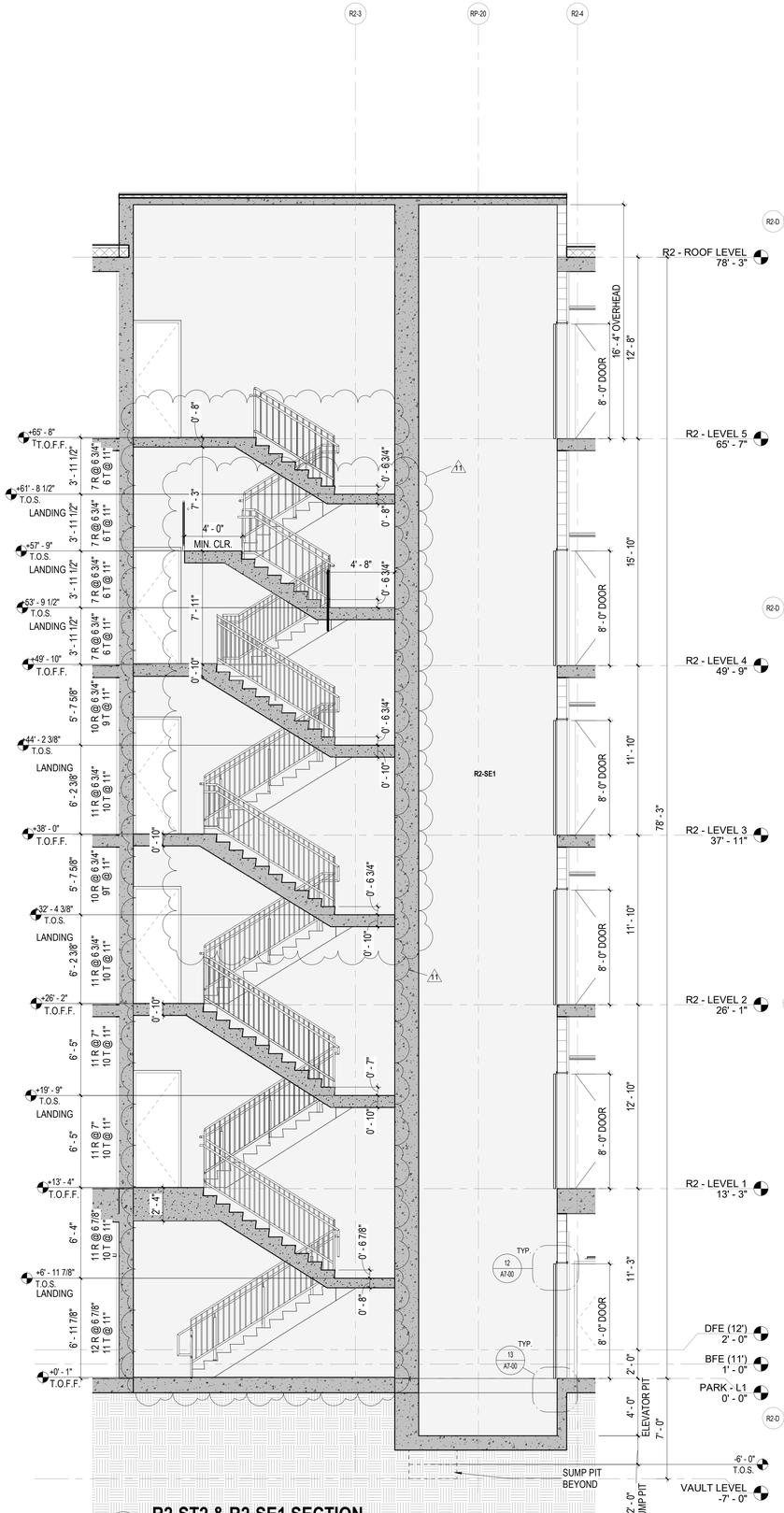
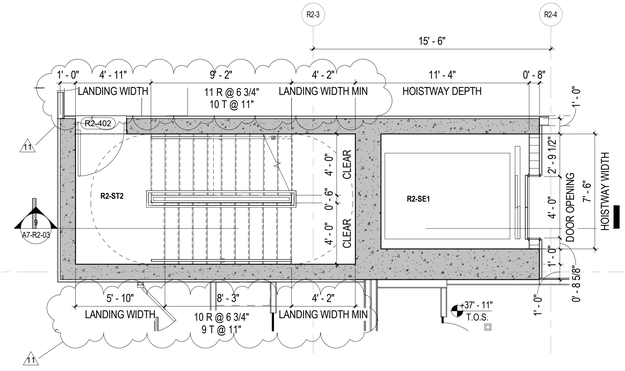


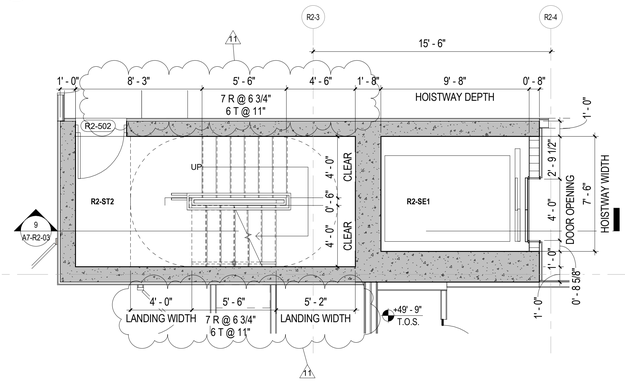
9 R2-ST2 & R2-SE1 SECTION

1/4" = 1'-0"



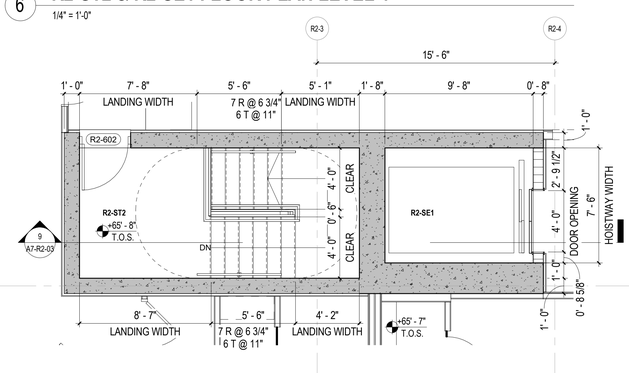
5 R2-ST2 & R2-SE1 FLOOR PLAN LEVEL 3

1/4" = 1'-0"



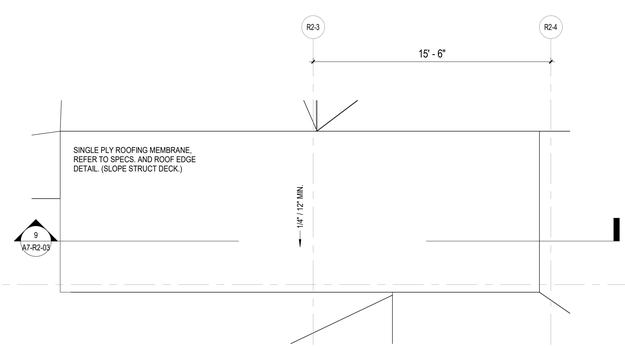
6 R2-ST2 & R2-SE1 FLOOR PLAN LEVEL 4

1/4" = 1'-0"



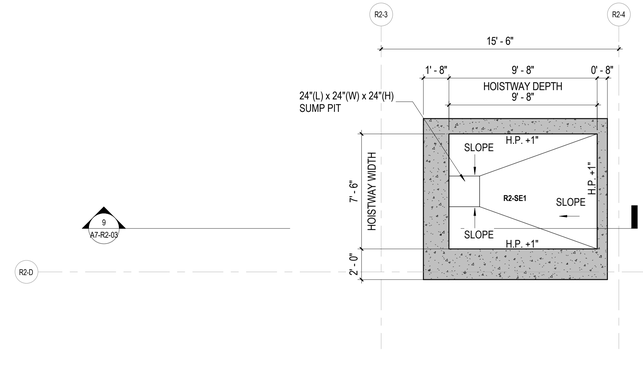
7 R2-ST2 & R2-SE1 FLOOR PLAN LEVEL 5

1/4" = 1'-0"



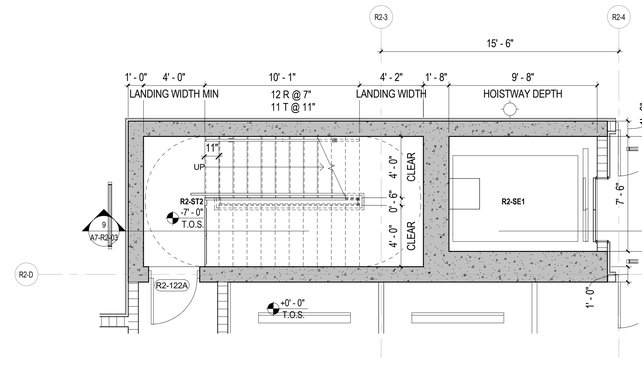
8 R2-ST2 & R2-SE1 UPPER ROOF PLAN

1/4" = 1'-0"



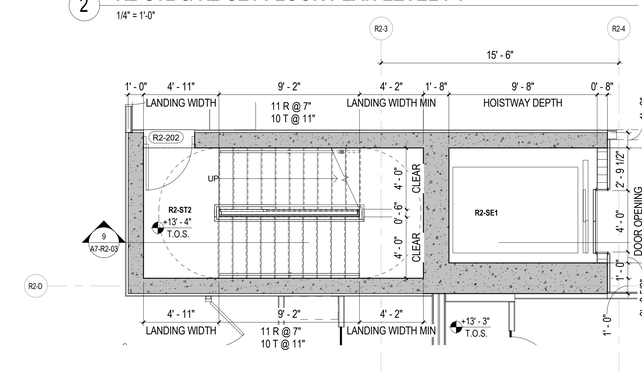
1 R2-ST2 & R2-SE1 FLOOR PLAN PIT LEVEL

1/4" = 1'-0"



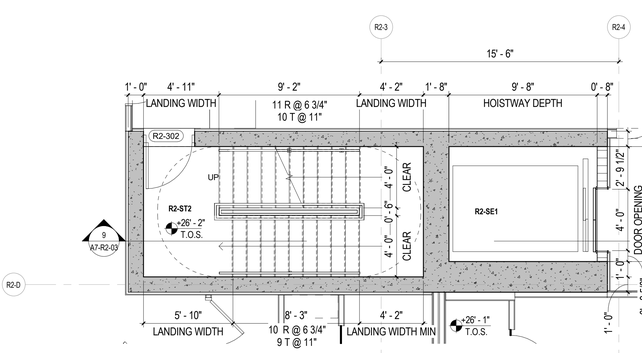
2 R2-ST2 & R2-SE1 FLOOR PLAN LEVEL P1

1/4" = 1'-0"



3 R2-ST2 & R2-SE1 FLOOR PLAN LEVEL 1

1/4" = 1'-0"



4 R2-ST2 & R2-SE1 FLOOR PLAN LEVEL 2

1/4" = 1'-0"

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ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

SB ARCHITECTS

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A California Corporation

Consultant

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Owner

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UNICORP
NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA
SCOTT A. LEE
Scott A. Lee
AR95712
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DN: E=slee@sbarch.com, CN=Scott A. Lee, T=51779, O=Colegio de Arquitectos y Arquitectos Paisajistas de Puerto Rico, S=Puerto Rico, C=US
Date: 2021.07.22 17:54:40-04'00'

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021
6	PERMIT REVISION 6	06/03/2022
11	PERMIT REVISION 11	09/09/2022

Sheet Title

R2-ST2 & R2-SE1 FLOOR PLANS & SECTION

Project No. **21816**

Sheet No.

A7-R2-03

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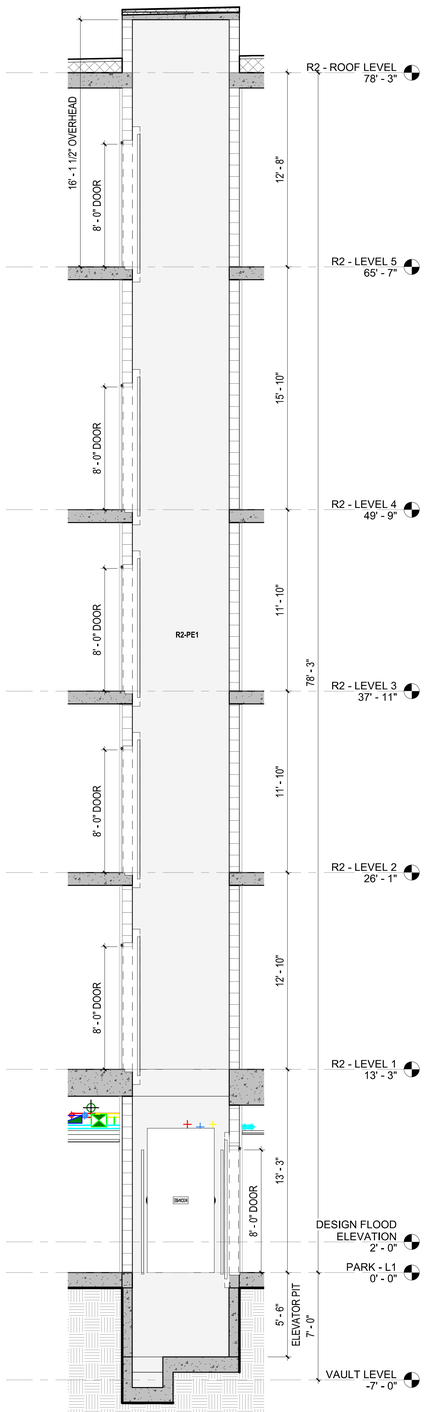
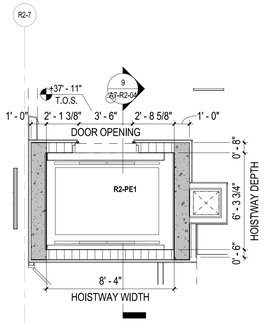
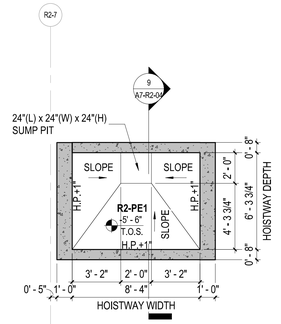


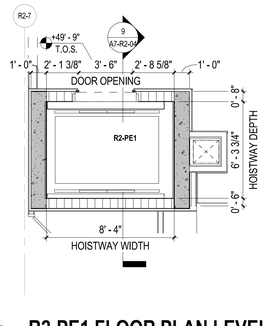
9 **R2-PE1 SECTION**
1/4" = 1'-0"



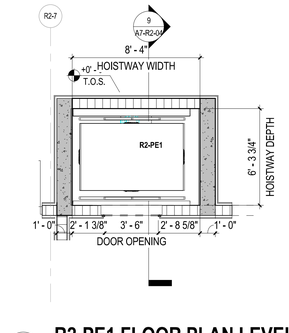
5 **R2-PE1 FLOOR PLAN LEVEL 3**
1/4" = 1'-0"



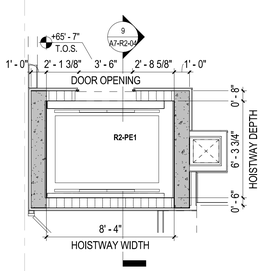
1 **R2-PE1 FLOOR PLAN PIT LEVEL**
1/4" = 1'-0"



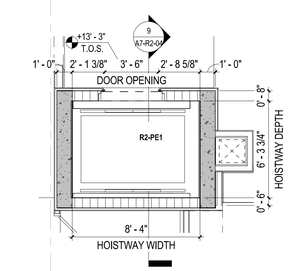
6 **R2-PE1 FLOOR PLAN LEVEL 4**
1/4" = 1'-0"



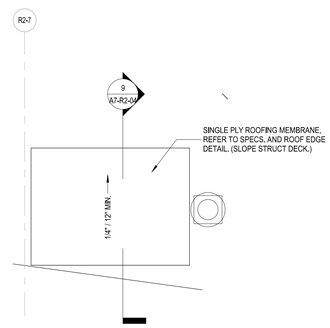
2 **R2-PE1 FLOOR PLAN LEVEL P1**
1/4" = 1'-0"



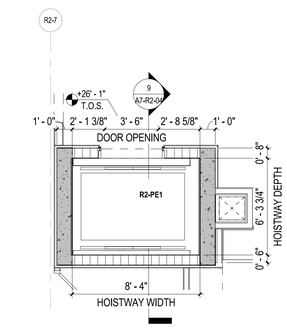
7 **R2-PE1 FLOOR PLAN LEVEL 5**
1/4" = 1'-0"



3 **R2-PE1 FLOOR PLAN LEVEL 1**
1/4" = 1'-0"



8 **R2-PE1 - UPPER ROOF PLAN**
1/4" = 1'-0"



4 **R2-PE1 FLOOR PLAN LEVEL 2**
1/4" = 1'-0"

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

BATEAU - 1581 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

Scott Lee

STATE OF FLORIDA
SCOTT A LEE
AR95712
REGISTERED ARCHITECT

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title

R2-PE1 ELEVATOR PLANS & SECTION

Project No. **21816**

Sheet No.

A7-R2-04

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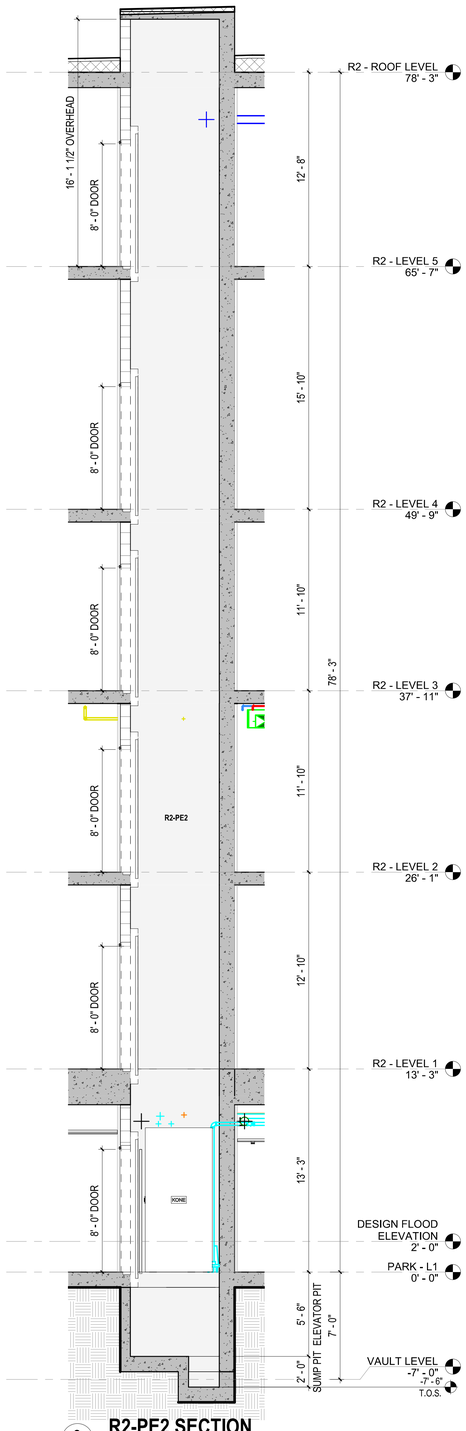
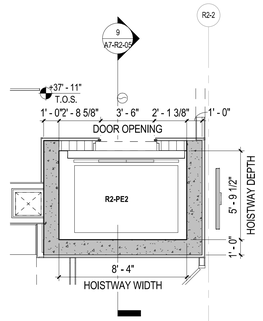


9 R2-PE2 SECTION

1/4" = 1'-0"



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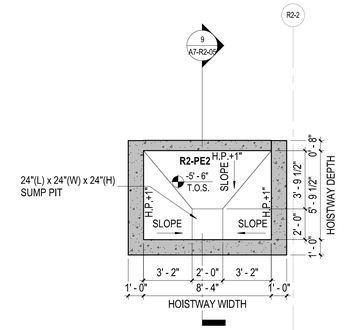
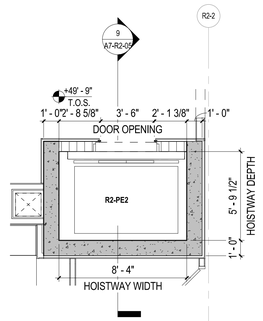


1 R2-PE2 FLOOR PLAN PIT LEVEL

1/4" = 1'-0"



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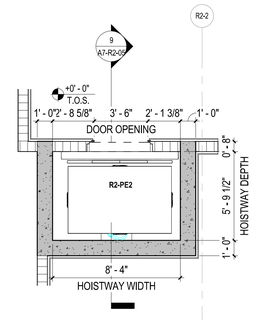
1/4" = 1'-0"



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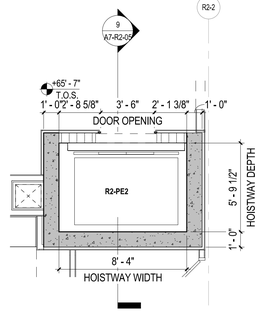
1/4" = 1'-0"



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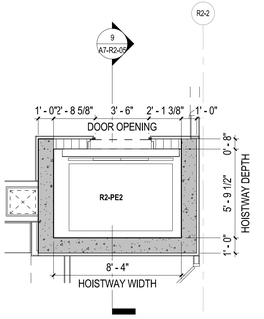
1/4" = 1'-0"



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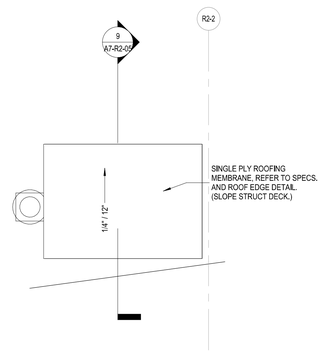
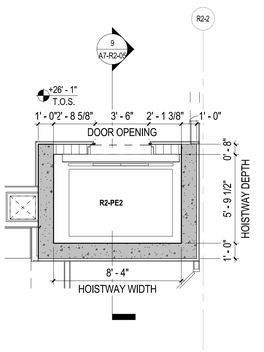
1/4" = 1'-0"



8 R2-PE2 UPPER ROOF PLAN

1/4" = 1'-0"



4 R2-PE2 FLOOR PLAN LEVEL 2

1/4" = 1'-0"

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

BATEAU - 1581 GULF OF MEXICO DRIVE
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UNICORP
NATIONAL DEVELOPMENTS, INC.

Scott Lee

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title

R2-PE2 ELEVATOR PLANS & SECTION

Project No. **21816**

Sheet No.

A7-R2-05

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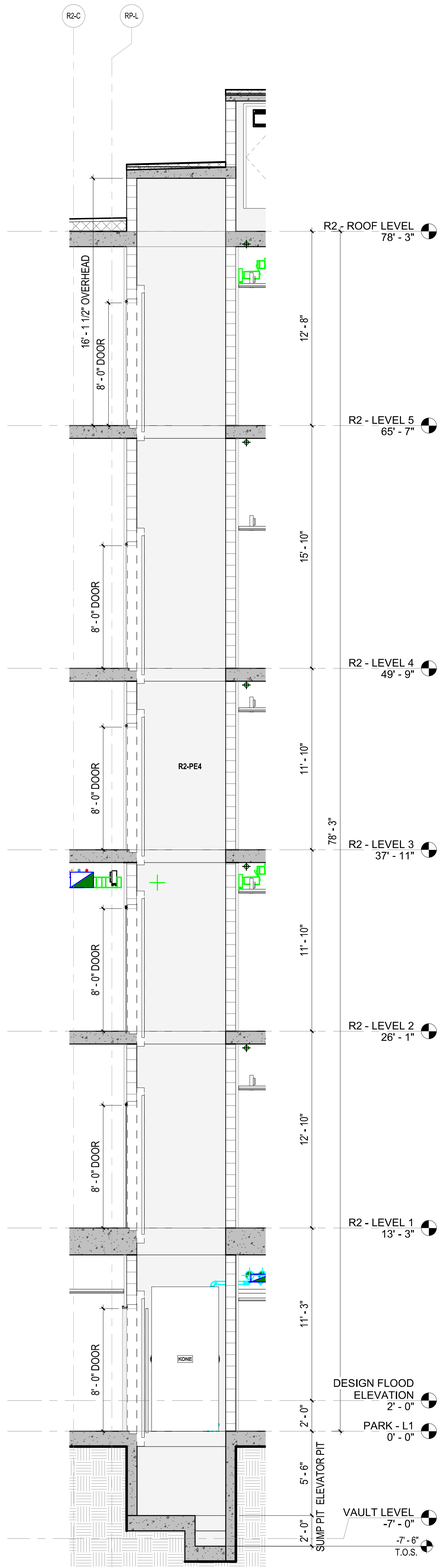

9 R2-PE4 SECTION

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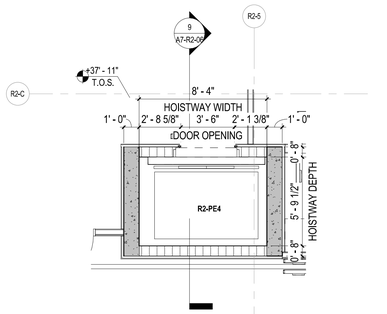

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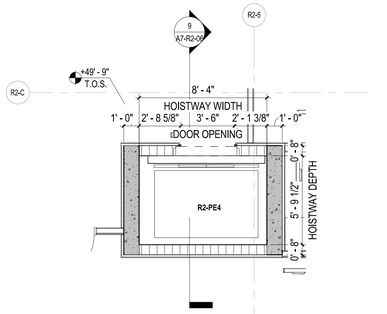

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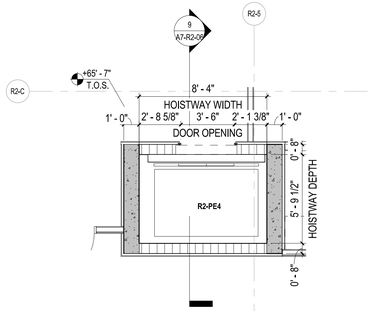
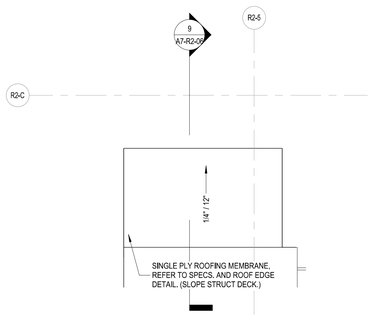


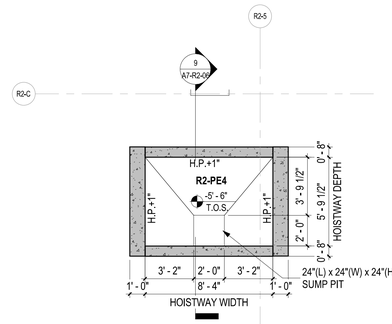
7 R2-PE4 FLOOR PLAN LEVEL 5

1/4" = 1'-0"



8 R2-PE4 UPPER ROOF PLAN

1/4" = 1'-0"



1 R2-PE4 FLOOR PLAN PIT LEVEL

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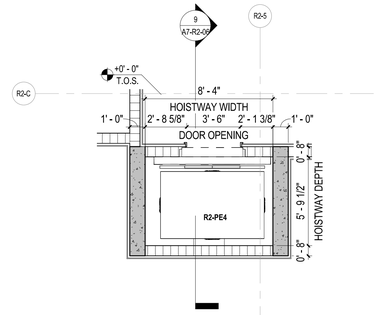
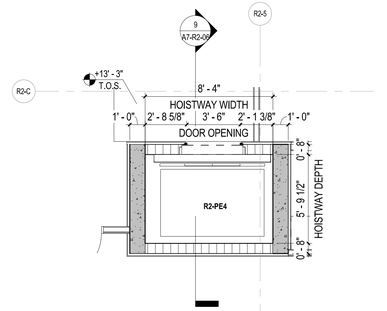


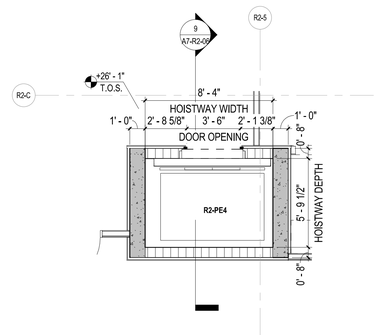
2 R2-PE4 FLOOR PLAN LEVEL P1

1/4" = 1'-0"



3 R2-PE4 FLOOR PLAN LEVEL 1

1/4" = 1'-0"



4 R2-PE4 FLOOR PLAN LEVEL 2

1/4" = 1'-0"

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

BATEAU - 1581 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

Scott Lee

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title

R2-PE4 ELEVATOR PLANS & SECTION

Project No. **21816**

Sheet No.

A7-R2-06

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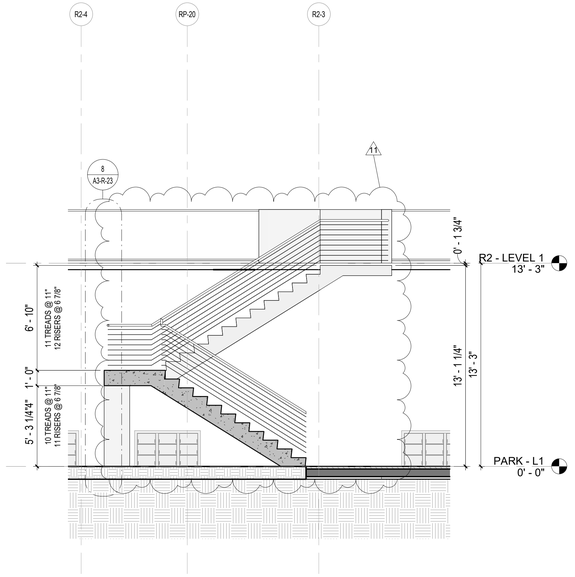

5 R2-ST4 SECTION

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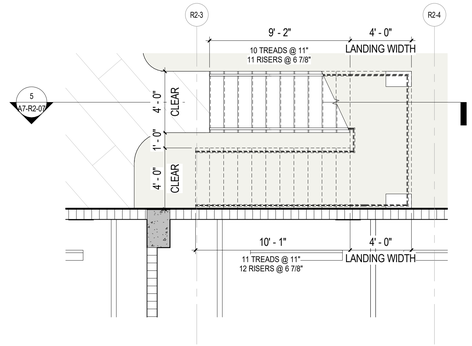

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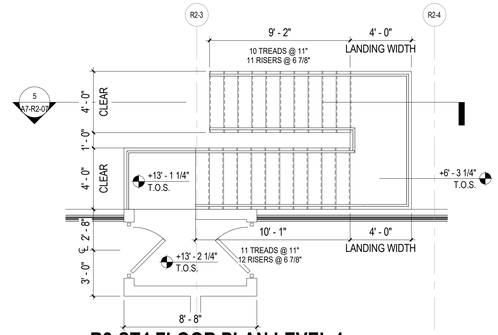
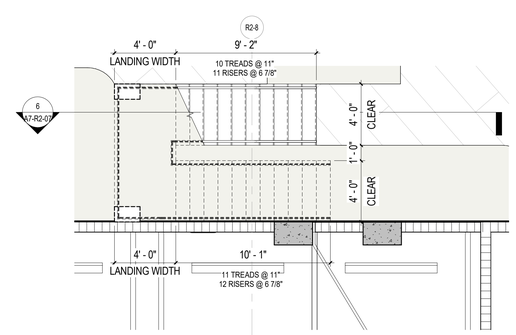
1/4" = 1'-0"



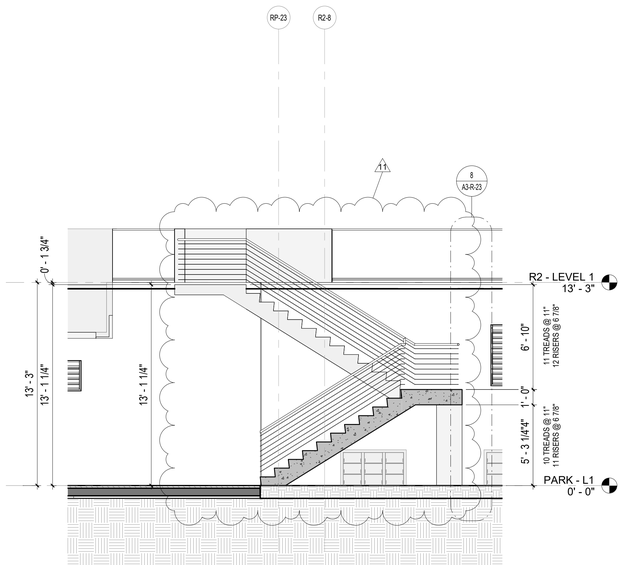
2 R2-ST4 FLOOR PLAN LEVEL 1

1/4" = 1'-0"



3 R2-ST3 FLOOR PLAN LEVEL P1

1/4" = 1'-0"



6 R2-ST3 SECTION

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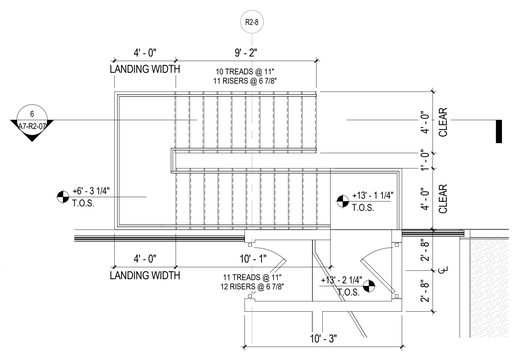

4 R2-ST3 FLOOR PLAN LEVEL 1

1/4" = 1'-0"

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE

ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
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A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

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407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

Scott A. Lee

Digitally Signed by Scott A. Lee
DN: E=slee@bowsign.com, CN=Scott A. Lee, T=21739, OU=Colegio de Arquitectos Paisajistas de Puerto Rico, Sufrento Rico, C=US
Date: 2022.07.22 17:04:44-04'00'

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021
4	PERMIT REVISION 4	04/15/2022
11	PERMIT REVISION 11	09/09/2022

Sheet Title

R2-ST3 & R2-ST4 EXTERIOR STAIR PLANS & SECTION

Project No. **21816**

Sheet No.

A7-R2-07

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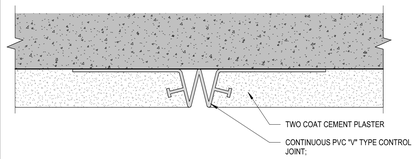
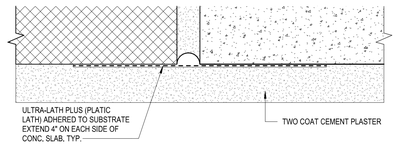


13 CEMENT PLASTER CONTROL JOINT
12" = 1'-0"



14 CEMENT PLASTER SUBSTRATE TRANSITION JOINT
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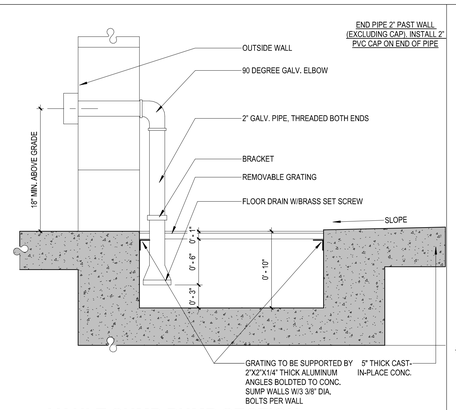
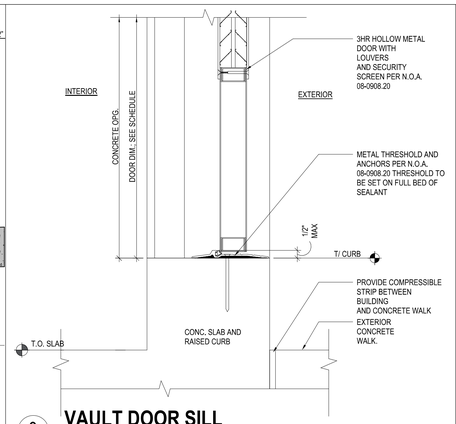
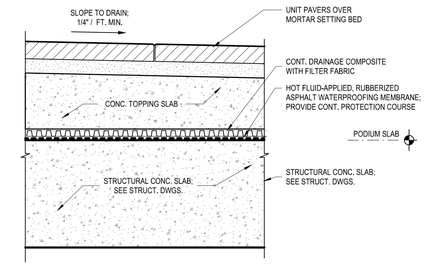


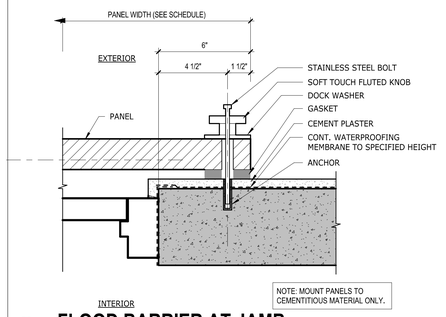
12 VAULT SUMP PUMP SECTION
1 1/2" = 1'-0"



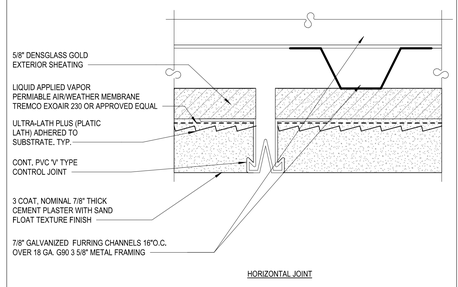
8 VAULT DOOR SILL
3" = 1'-0"



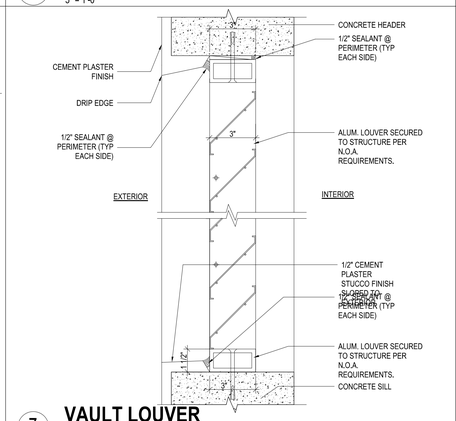
4 PODIUM DECK
1 1/2" = 1'-0"



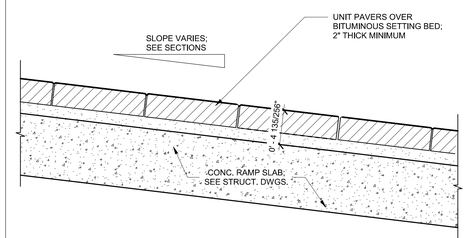
15 FLOOD BARRIER AT JAMB
3" = 1'-0"



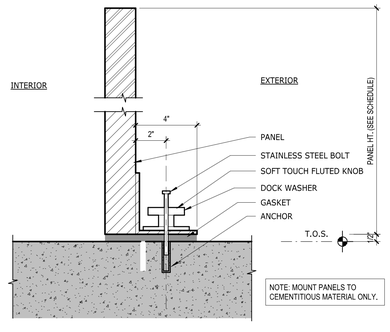
11 CEMENT PLASTER CEILING SYSTEM HORIZONTAL CONTROL JOINT
12" = 1'-0"



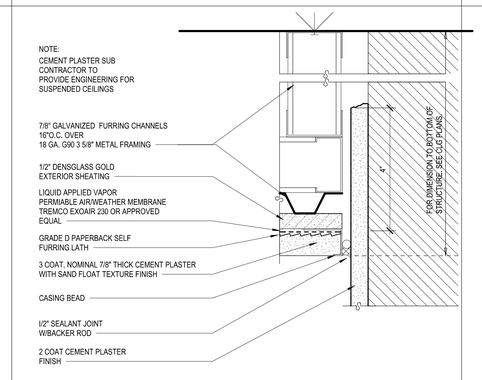
7 VAULT LOUVER
3" = 1'-0"



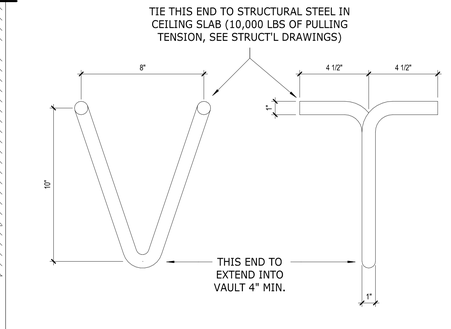
3 VEHICULAR RAMP PAVING
1 1/2" = 1'-0"



16 FLOOD BARRIER AT SLAB
3" = 1'-0"

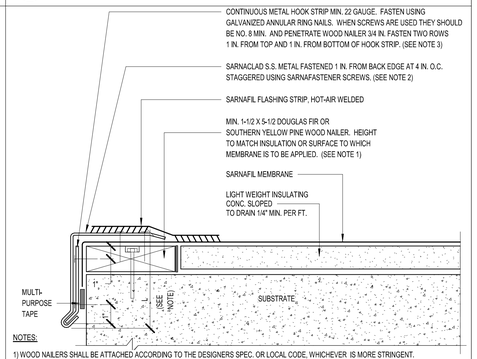


10 CEMENT PLASTER CEILING JOINT AT WALL
6" = 1'-0"



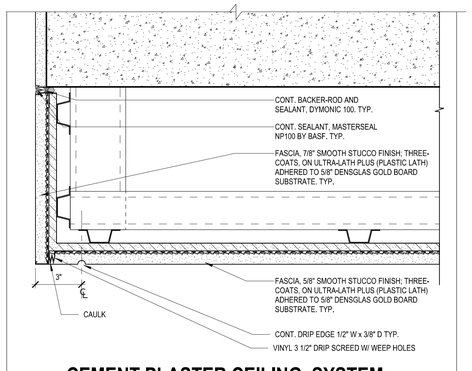
NOTE: FURNISHED BY FPL, INSTALLED BY OWNER

6 GALVANIZED PULL IRON
3" = 1'-0"

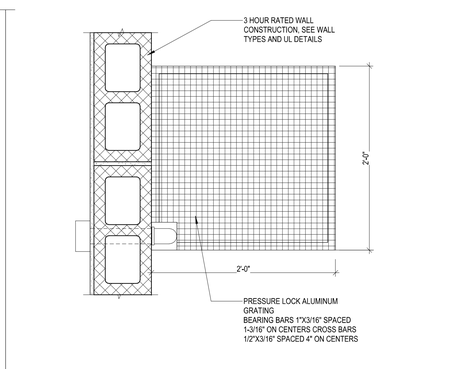


NOTES:
1) WOOD NAILERS SHALL BE ATTACHED ACCORDING TO THE DESIGNERS SPEC. OR LOCAL CODE, WHICHEVER IS MORE STRINGENT.
2) MAXIMUM "L" DIMENSIONS SHALL BE 7 IN. FOR F.M. 1-60, AND 5 IN. FOR F.M. 1-90 SYSTEMS.
3) WITHDRAWAL RESISTANCE SHOULD BE 100 LB PER NAIL MIN. FOR HOOK STRIP. ANNULAR RING NAILS SHOULD PENETRATE 1 1/4" INTO WD. NAILER.
4) FOLLOW FACTORY MUTUAL LOSS PREVENTION DATA SHEET 1-49 RECOMMENDATIONS.

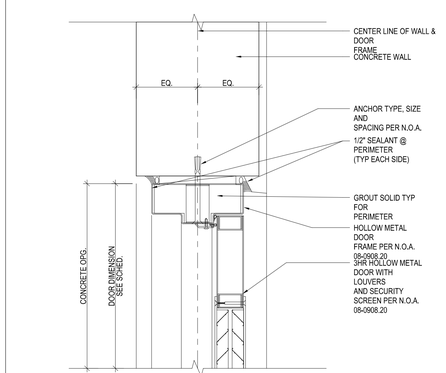
2 DRIP EDGE DETAIL
N.T.S.



9 CEMENT PLASTER CEILING SYSTEM VERTICAL CONTROL JOINT
3" = 1'-0"



5 VAULT SUMP PUMP PLAN DTL
3" = 1'-0"



1 VAULT DOOR HEAD
3" = 1'-0"

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

1620 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP NATIONAL DEVELOPMENTS, INC

Scott Lee

Digitally signed by Scott Lee
DN: cn=Scott Lee, o=Scott A. Lee, LARA Valley, ou=Architect, email=slee@scottleearchitecture.com, c=US
Date: 2021.07.15 16:56:39 -04'00'

STATE OF FLORIDA
SCOTT A LEE
AR95712
REGISTERED ARCHITECT

General - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title
EXTERIOR DETAILS

Project No. **21816**

Sheet No.
A8-00

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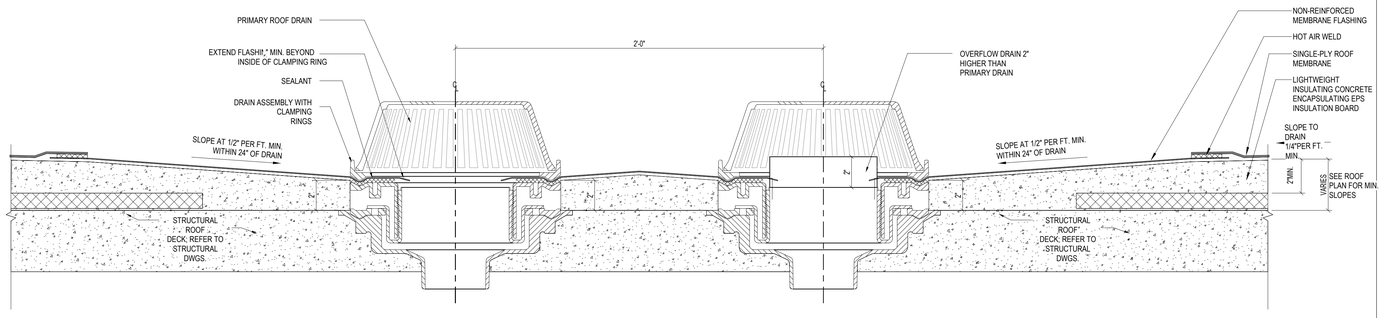
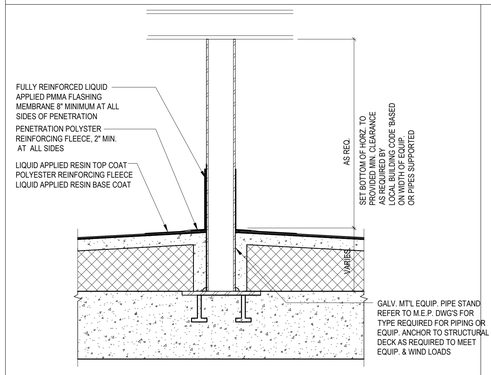


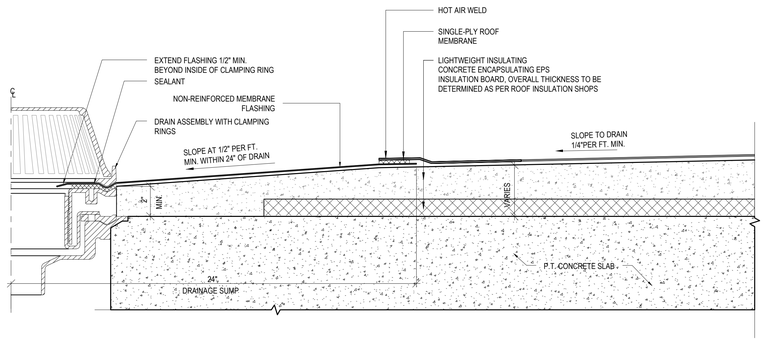
7 ROOF DRAIN / OVERFLOW DRAIN

3" = 1'-0"



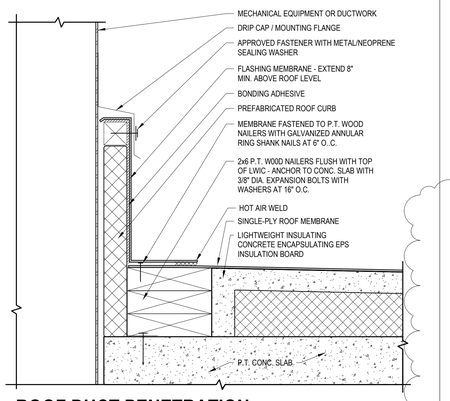
11 ROOF PIPE STAND

1 1/2" = 1'-0"



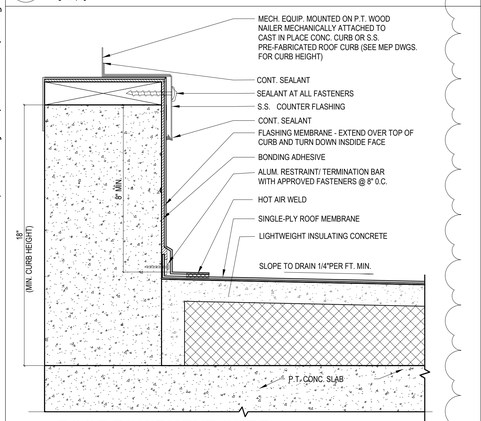
6 ROOF DRAIN

3" = 1'-0"



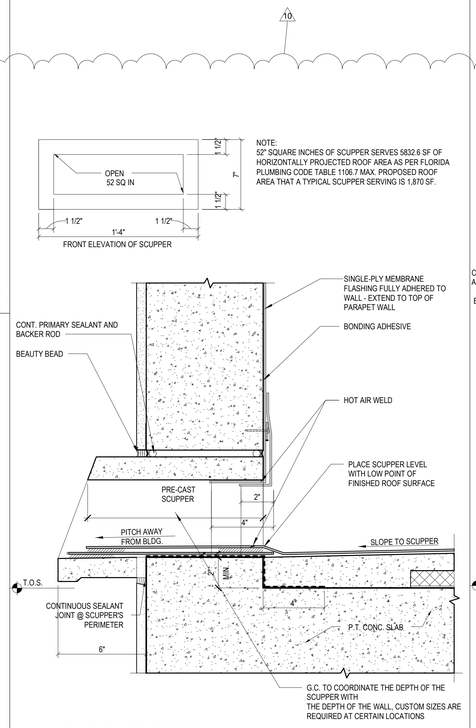
10 ROOF DUCT PENETRATION

3" = 1'-0"



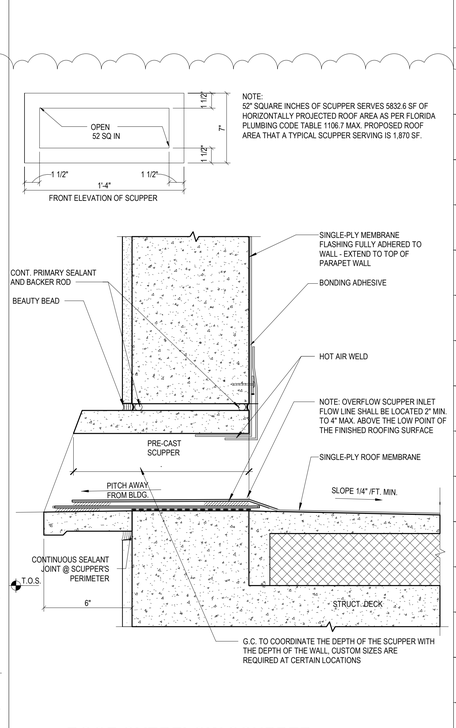
9 ROOF EQUIPMENT CURB

3" = 1'-0"



8 ROOF SCUPPER

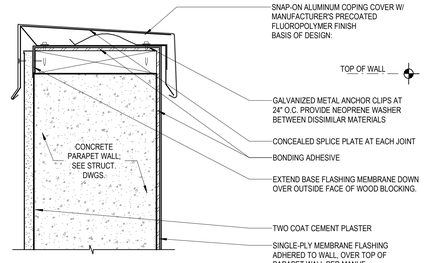
3" = 1'-0"



5 ROOF OVERFLOW SCUPPER

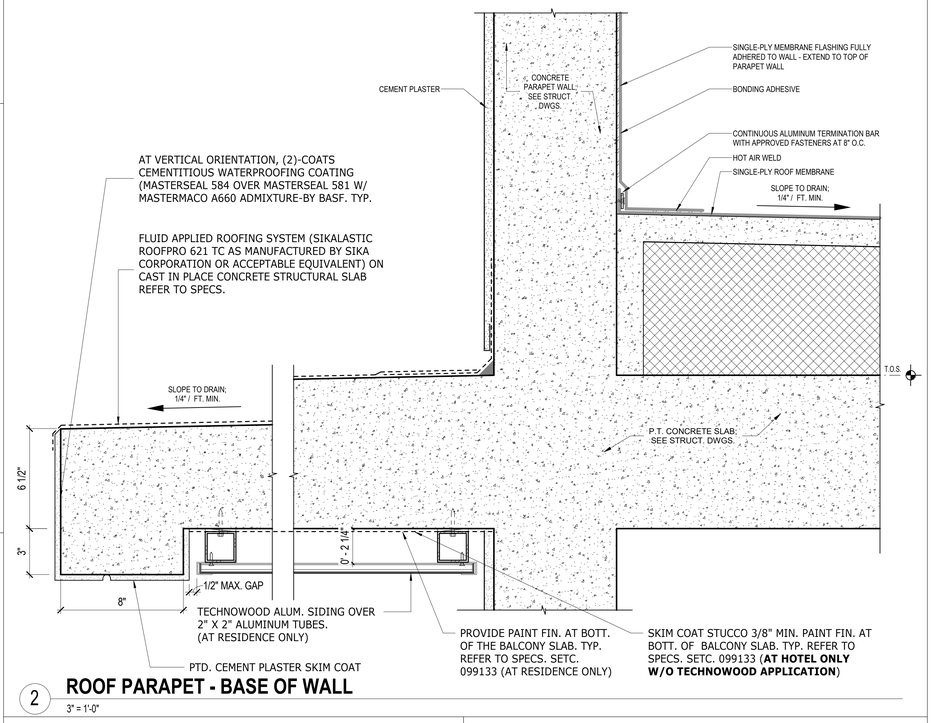
3" = 1'-0"

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC



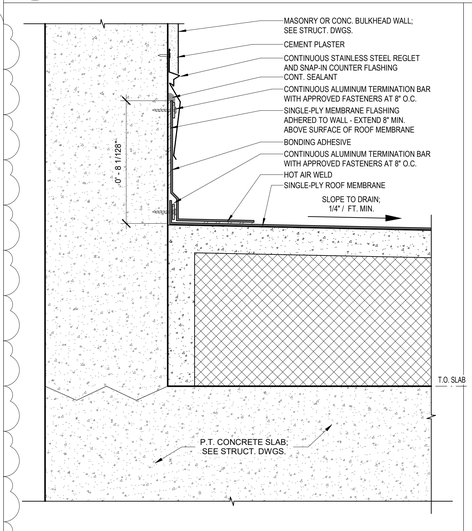
3 ROOF PARAPET - TOP OF WALL

3" = 1'-0"



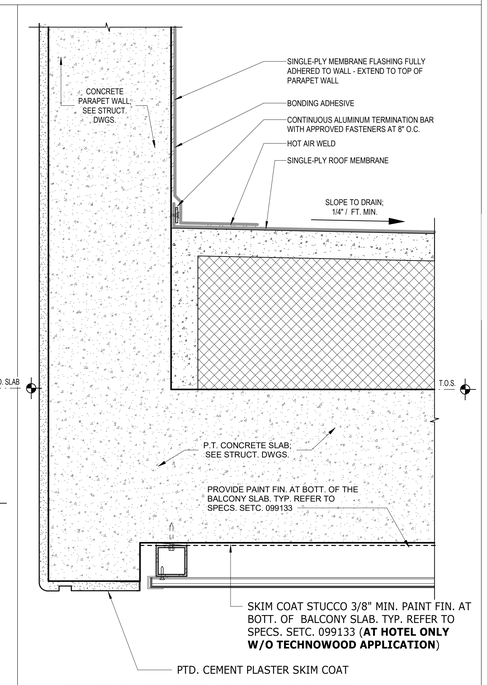
2 ROOF PARAPET - BASE OF WALL

3" = 1'-0"



4 EXT. WALL AT ROOF MEMBRANE

3" = 1'-0"



1 ROOF PARAPET - BASE OF WALL

3" = 1'-0"

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

1620 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA · SCOTT A LEE · REGISTERED ARCHITECT · AR95712
Scott A. Lee
Digitally signed by Scott A. Lee
DN: cn=Scott A. Lee, c=US, o=Colegio de Arquitectos y Arquitectos Paisajistas de Puerto Rico, Sistema Rico, c=US
Date: 2021.07.30 17:50:56-04'00'

General - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
2	PERMIT REVISION 2	08/12/2021
	PERMIT APPROVAL SET	12/13/2021
4	PERMIT REVISION 4	04/15/2022
10	PERMIT REVISION 10	08/19/2022

Sheet Title: **EXTERIOR DETAILS**

Project No. **21816**

Sheet No. **A8-01**

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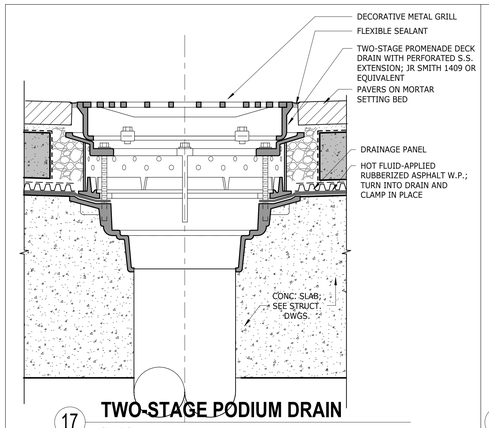
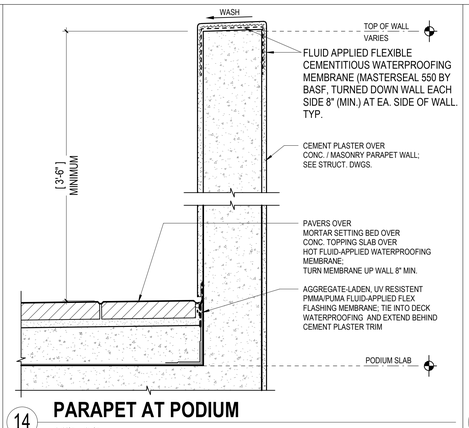
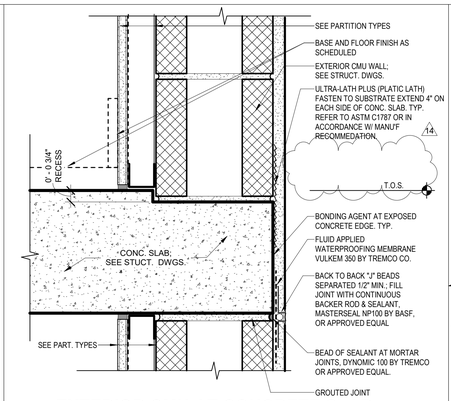


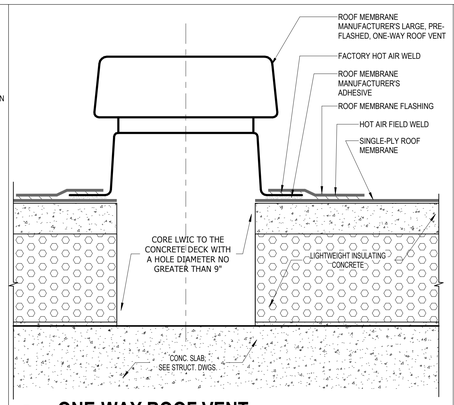
17 **TWO-STAGE PODIUM DRAIN**
3" = 1'-0"



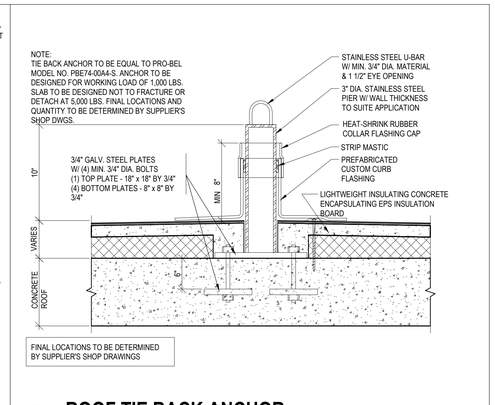
14 **PARAPET AT PODIUM**
1 1/2" = 1'-0"



10 **EXTERIOR CMU AT CONCRETE SLAB**
3" = 1'-0"

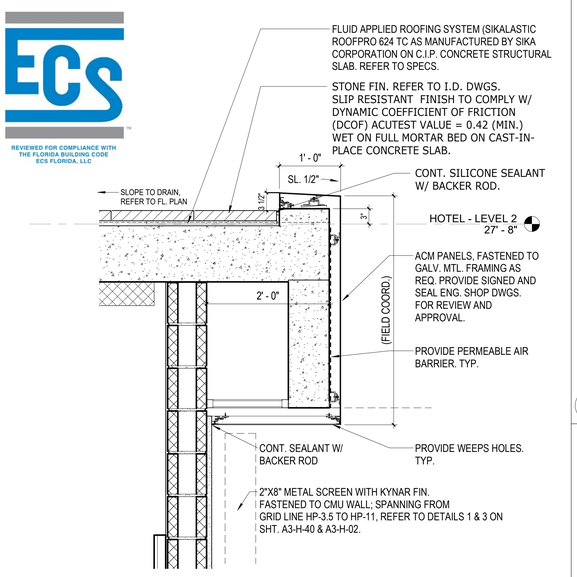


7 **ONE-WAY ROOF VENT**
3" = 1'-0"

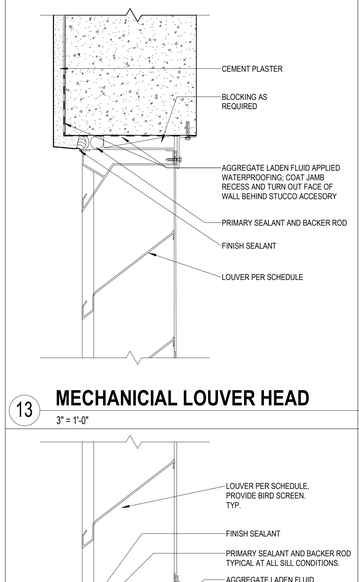


4 **ROOF TIE BACK ANCHOR**
1 1/2" = 1'-0"

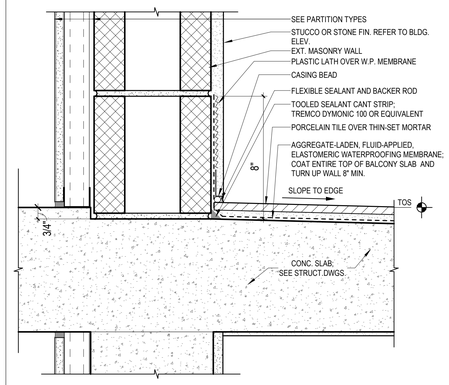
REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE ECS FLORIDA, LLC



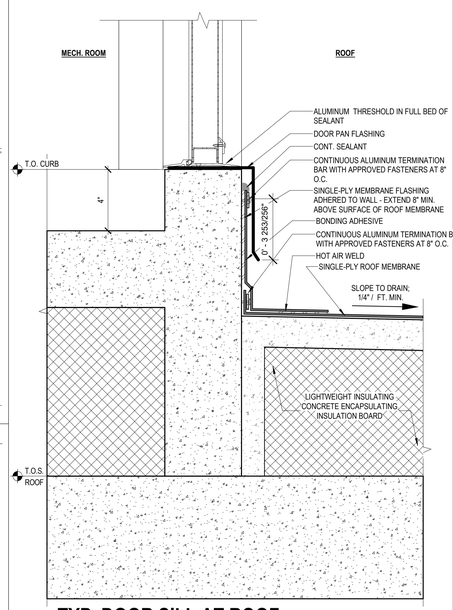
16 **EXT. SOFFIT AT NW WALL (EVENT LAWN)**
1" = 1'-0"



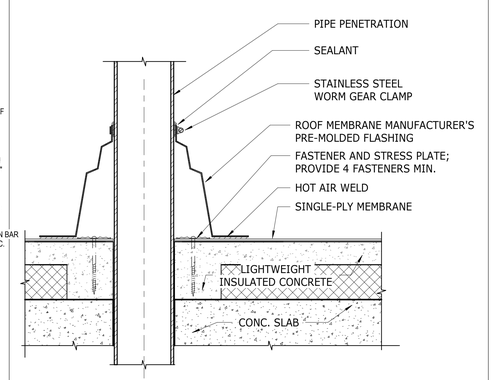
13 **MECHANICIAL LOUVER HEAD**
3" = 1'-0"



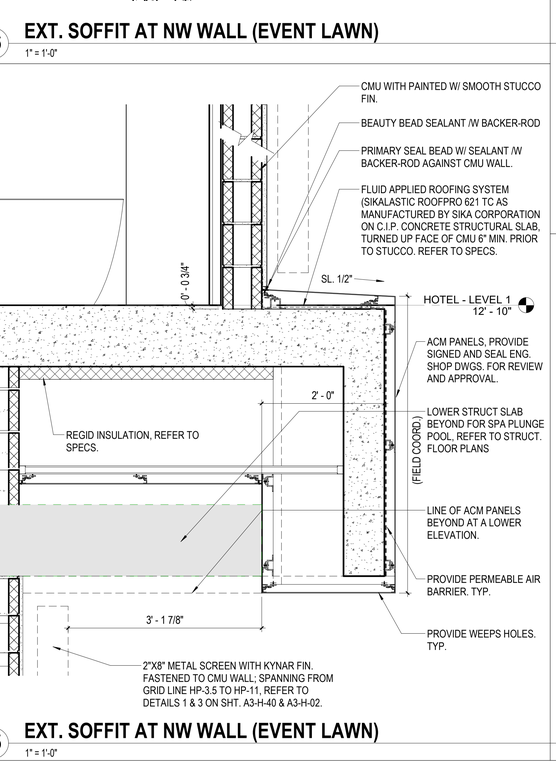
9 **BALCONY WP AT EXTERIOR WALL**
3" = 1'-0"



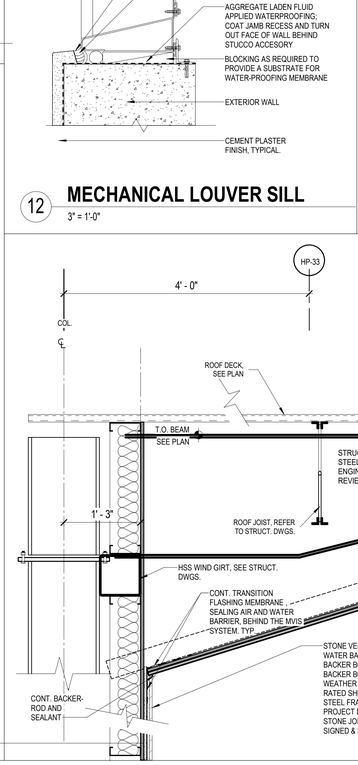
6 **TYP. DOOR SILL AT ROOF**
3" = 1'-0"



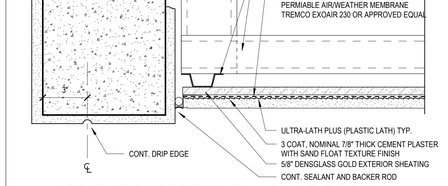
3 **ROOF PIPE PENETRATION**
3" = 1'-0"



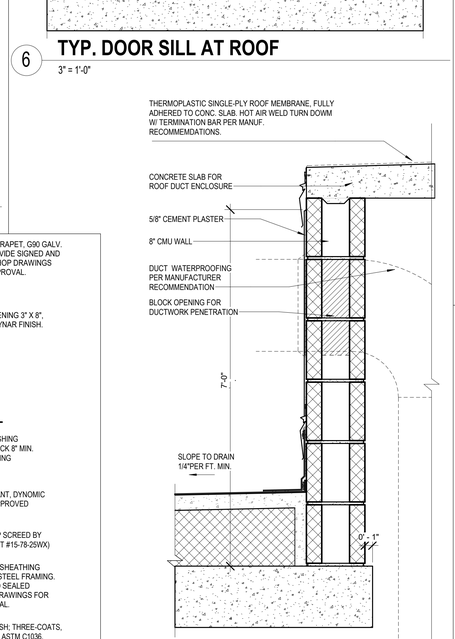
15 **EXT. SOFFIT AT NW WALL (EVENT LAWN)**
1" = 1'-0"



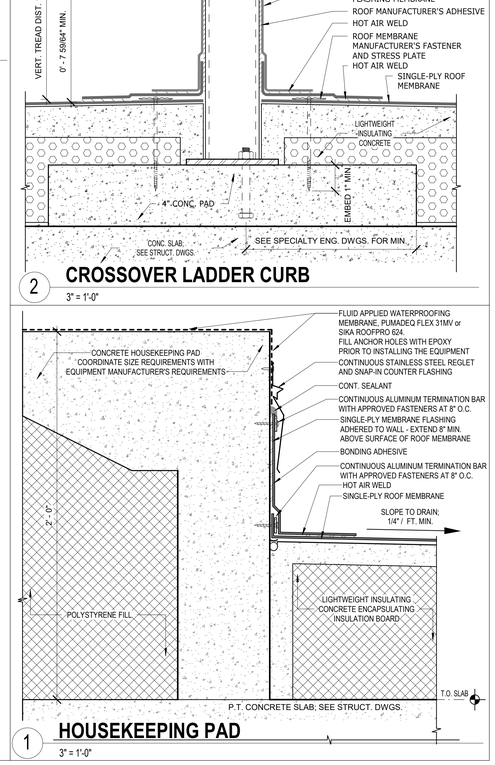
12 **MECHANICAL LOUVER SILL**
3" = 1'-0"



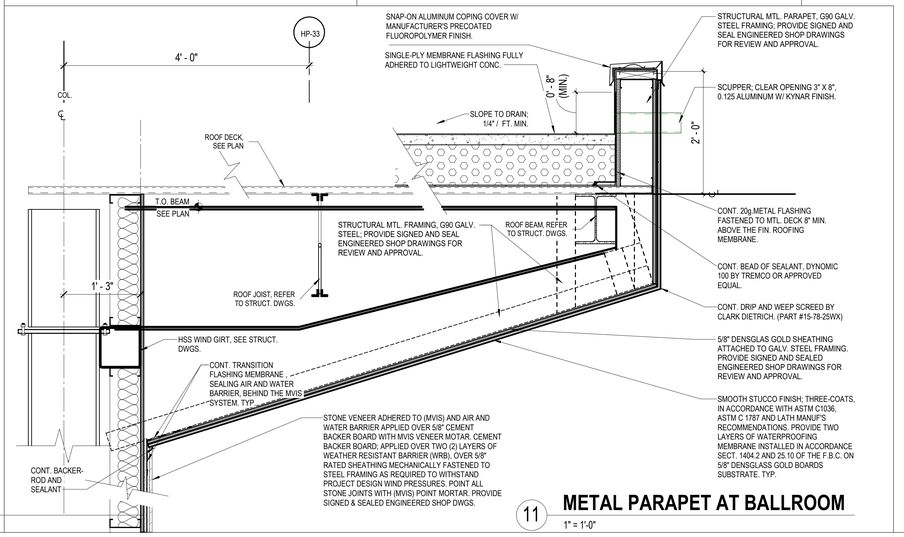
8 **CEMENT PLASTER CEILING AT BEAM**
3" = 1'-0"



5 **DUCT HOUSING**
1 1/2" = 1'-0"



2 **CROSSOVER LADDER CURB**
3" = 1'-0"



11 **METAL PARAPET AT BALLROOM**
1" = 1'-0"

1 **HOUSEKEEPING PAD**
3" = 1'-0"

2333 Ponce de Leon Boulevard, Suite
1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

1620 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

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7440 Via Dellagio, Suite 200
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General - Issued

No.	Description	Date
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3	PERMIT REVISION 3	11/19/2021
	PERMIT APPROVAL SET	12/13/2021
4	PERMIT REVISION 4	04/15/2022
11	PERMIT REVISION 11	09/09/2022
14	PERMIT REVISION 14	02/10/2023

Sheet Title: **EXTERIOR DETAILS**

Project No. 21816

Sheet No. **A8-02**

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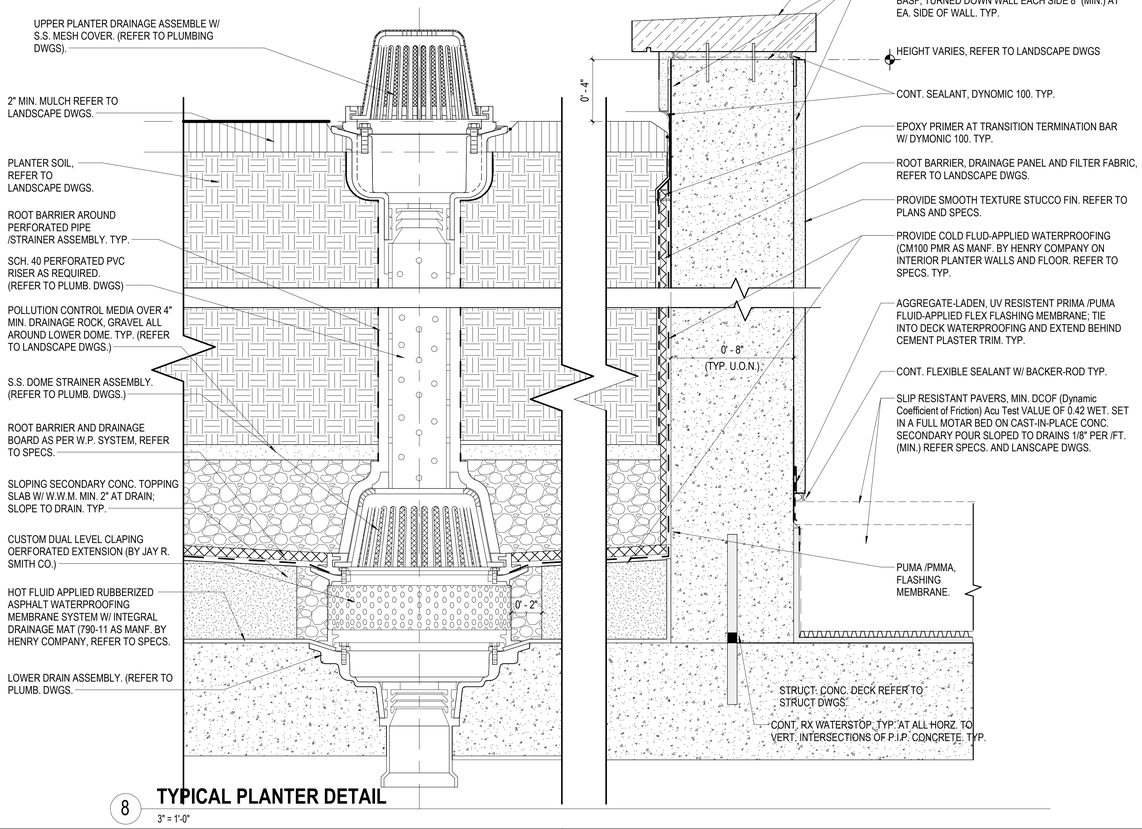
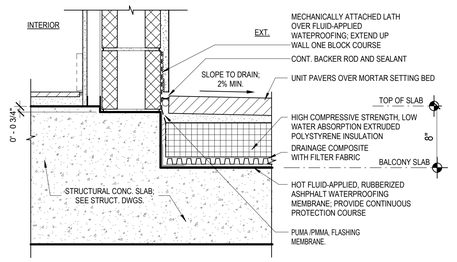
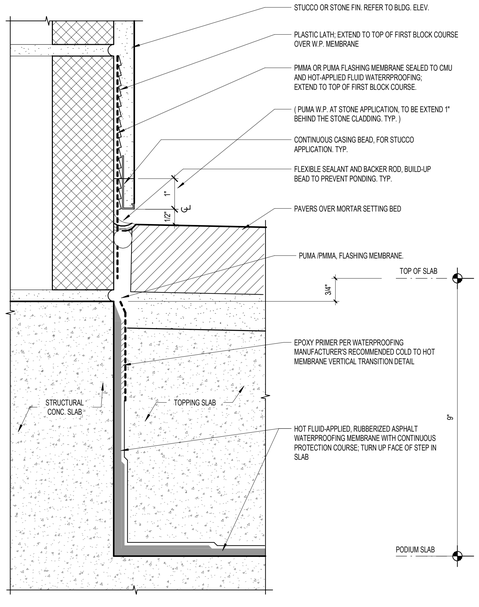
ECS FLORIDA, LLC



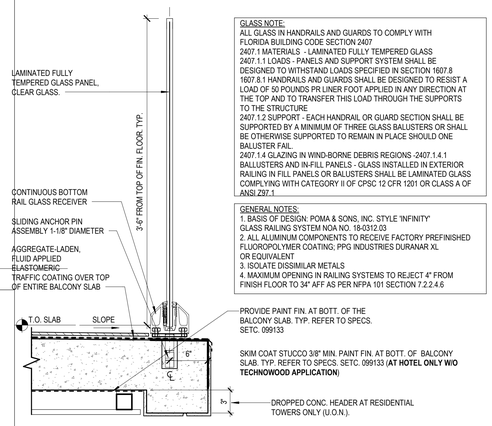
8 TYPICAL PLANTER DETAIL
3" = 1'-0"



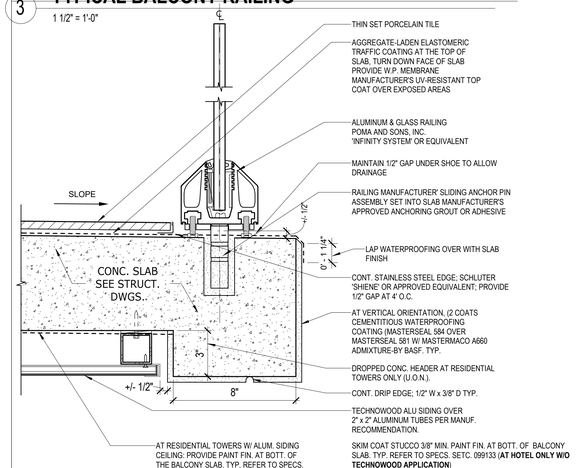
5 W.P. AT BALC. OVER OCCUPIED SPACE
1 1/2" = 1'-0"



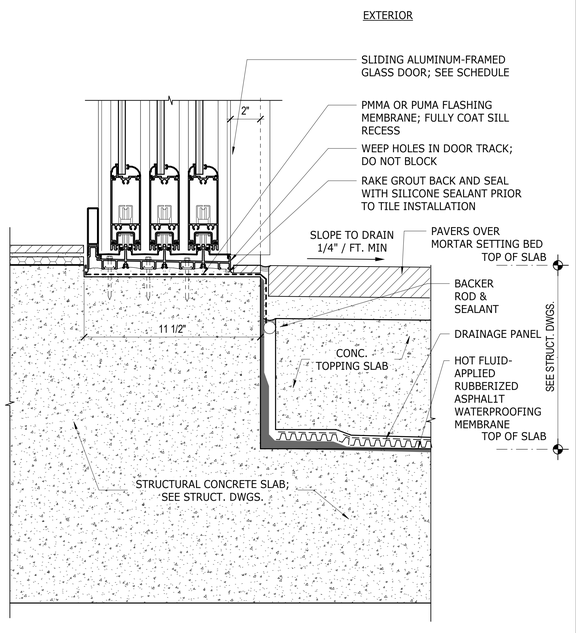
4 W.P. MEMBRANE AT EXT. WALL
6" = 1'-0"



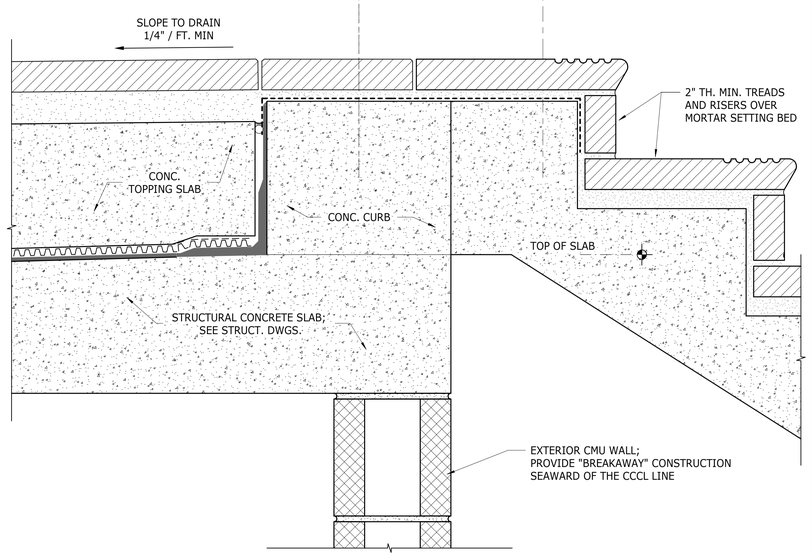
3 TYPICAL BALCONY RAILING
1 1/2" = 1'-0"



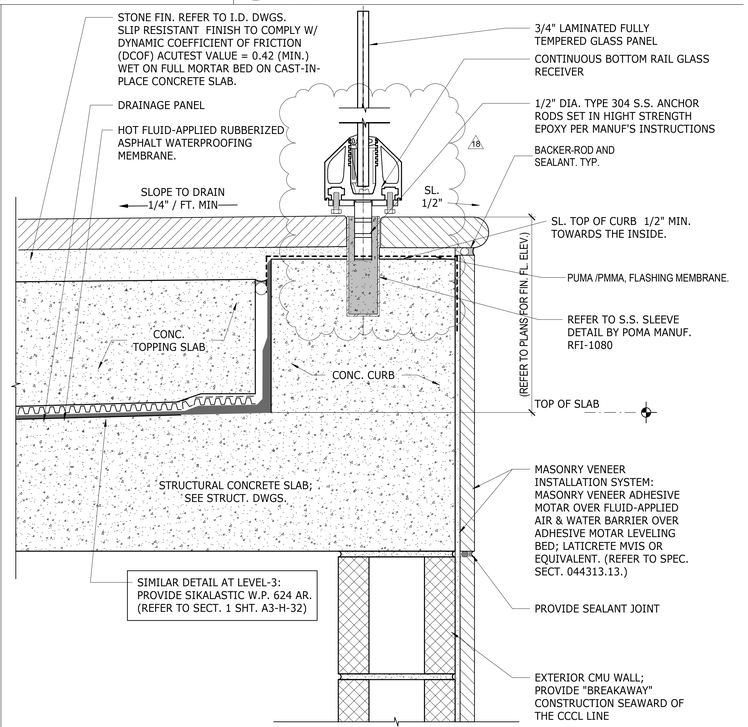
2 BALCONY EDGE WITH CLAD SOFFIT - ALT.
3" = 1'-0"



7 SGD SILL AT PODIUM
3" = 1'-0"



6 EDGE OF SLAB AT PODIUM STAIR
3" = 1'-0"



1 EDGE OF SLAB AT PODIUM
3" = 1'-0"

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

1620 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

General - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
2	PERMIT REVISION 2	08/12/2021
3	PERMIT REVISION 3	11/19/2021
	PERMIT APPROVAL SET	12/13/2021
4	PERMIT REVISION 4	04/15/2022
13	PERMIT REVISION 13	12/16/2022
14	PERMIT REVISION 14	02/10/2023
18	PERMIT REVISION 18	5/26/2023

Sheet Title
EXTERIOR DETAILS

Project No. **21816**

Sheet No.
A8-03

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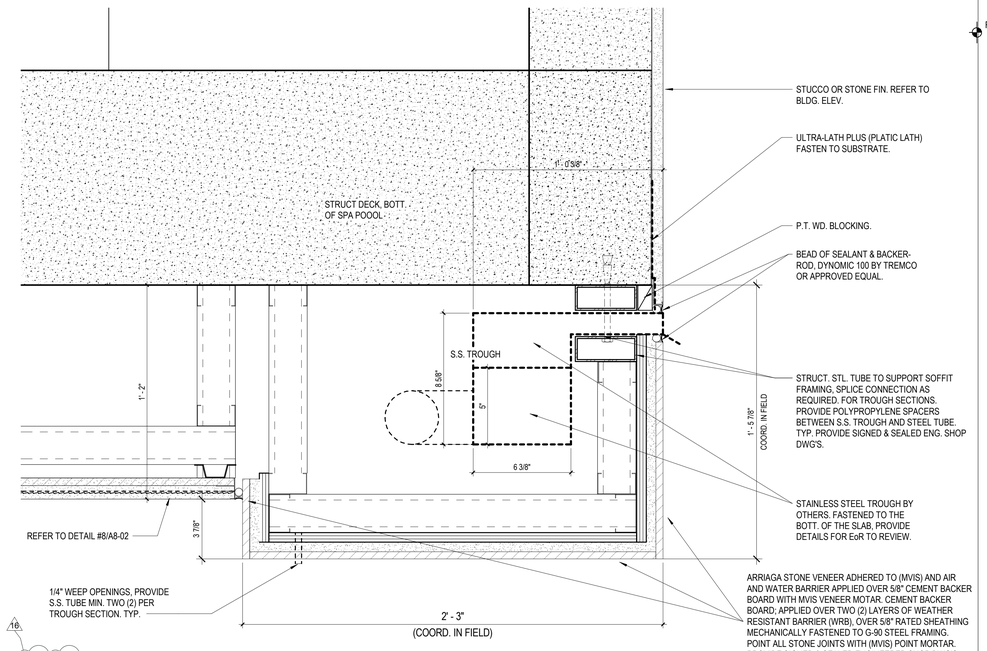
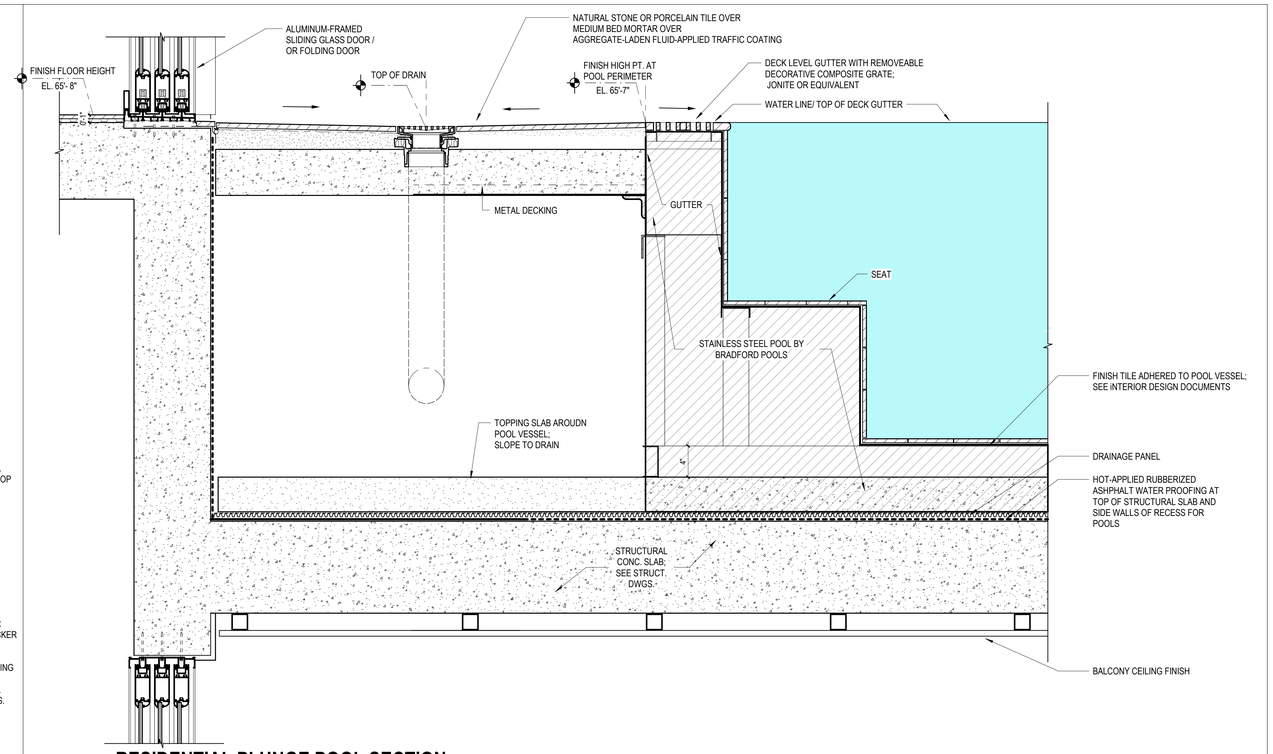


16

4

WATERFALL TROUGH DETAIL

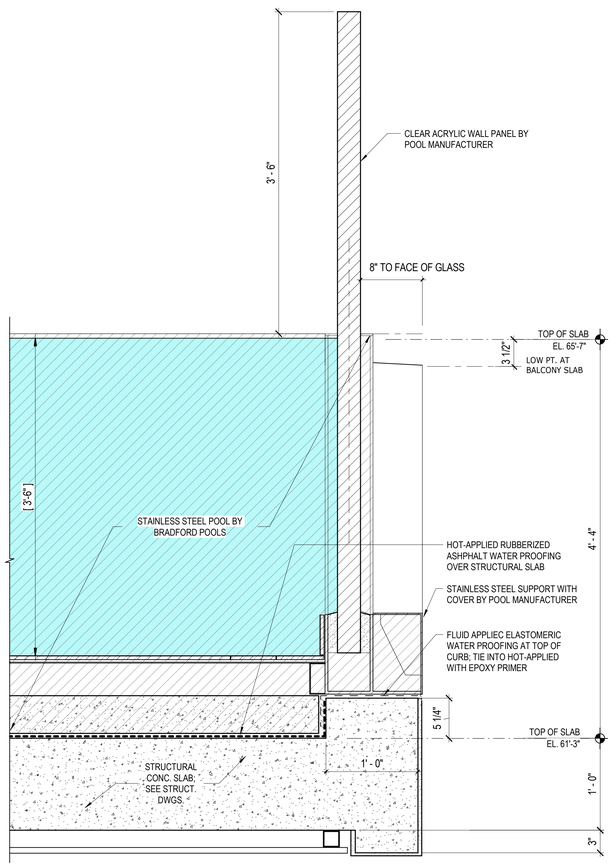
3" = 1'-0"



1

RESIDENTIAL PLUNGE POOL SECTION

1 1/2" = 1'-0"



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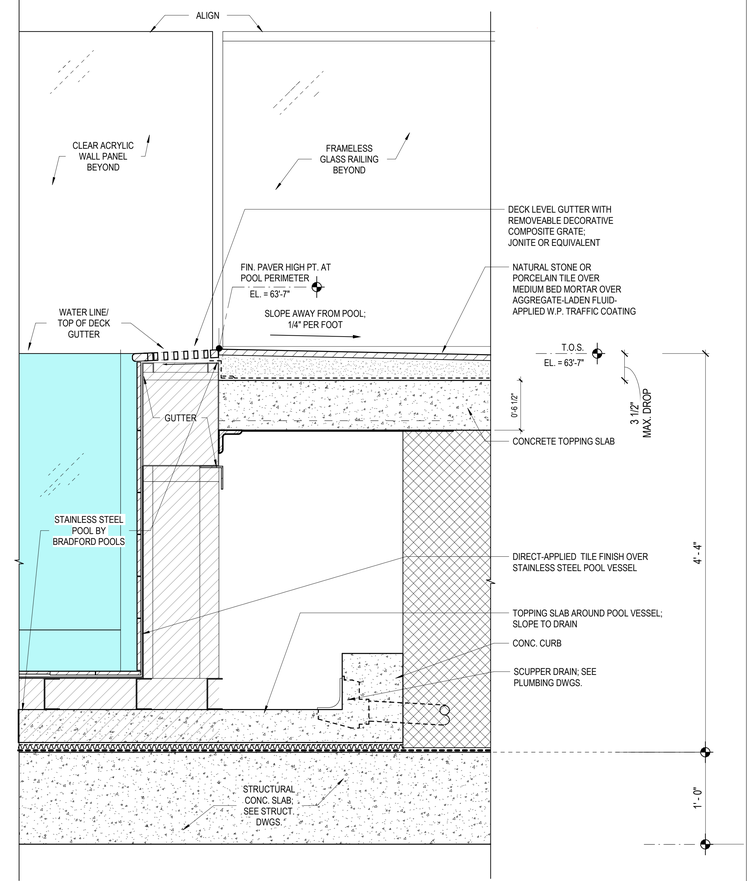
RESIDENTIAL PLUNGE POOL SECTION AT ACRYLIC WALL

1 1/2" = 1'-0"



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RESIDENTIAL PLUNGE POOL SECTION AT SIDE WALL

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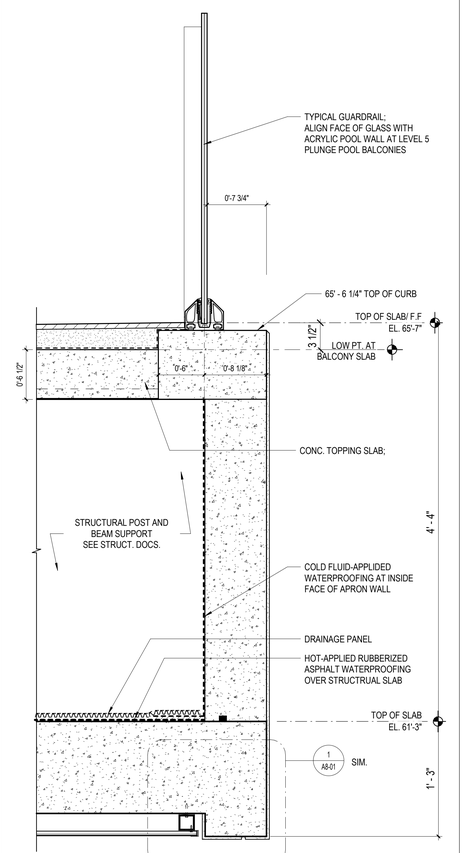

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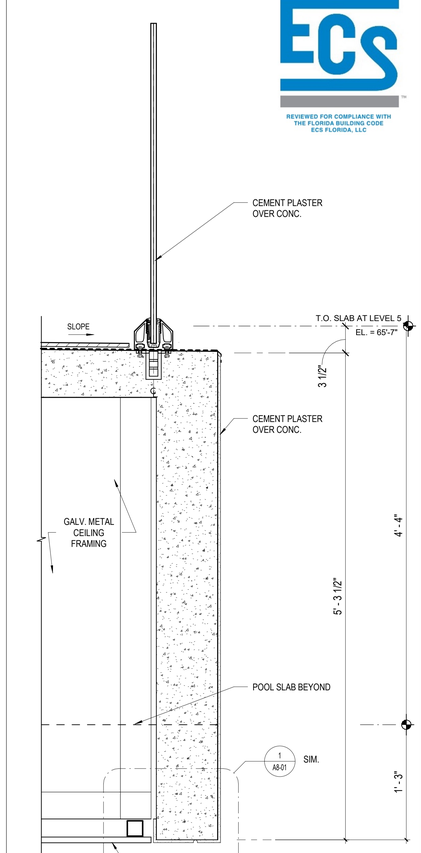
BALCONY AT RECESS FOR PLUNGE POOL

1 1/2" = 1'-0"



2

TYP. GUARDRAIL AT POOL BALCONY

1 1/2" = 1'-0"

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Consultant

LONGBOAT KEY HOTEL & RESIDENCES

1620 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE ECS FLORIDA, LLC

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

General - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021
6	PERMIT REVISION 6	06/03/2022
16	PERMIT REVISION 16	3/10/2023

Sheet Title: **EXTERIOR DETAILS**

Project No. 21816

Sheet No. **A8-04**

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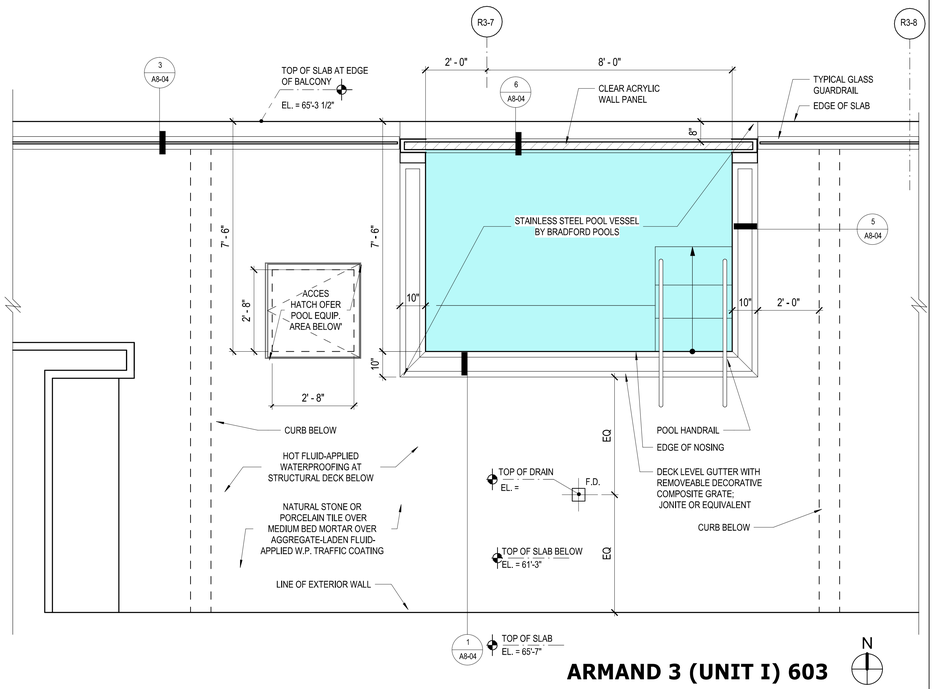
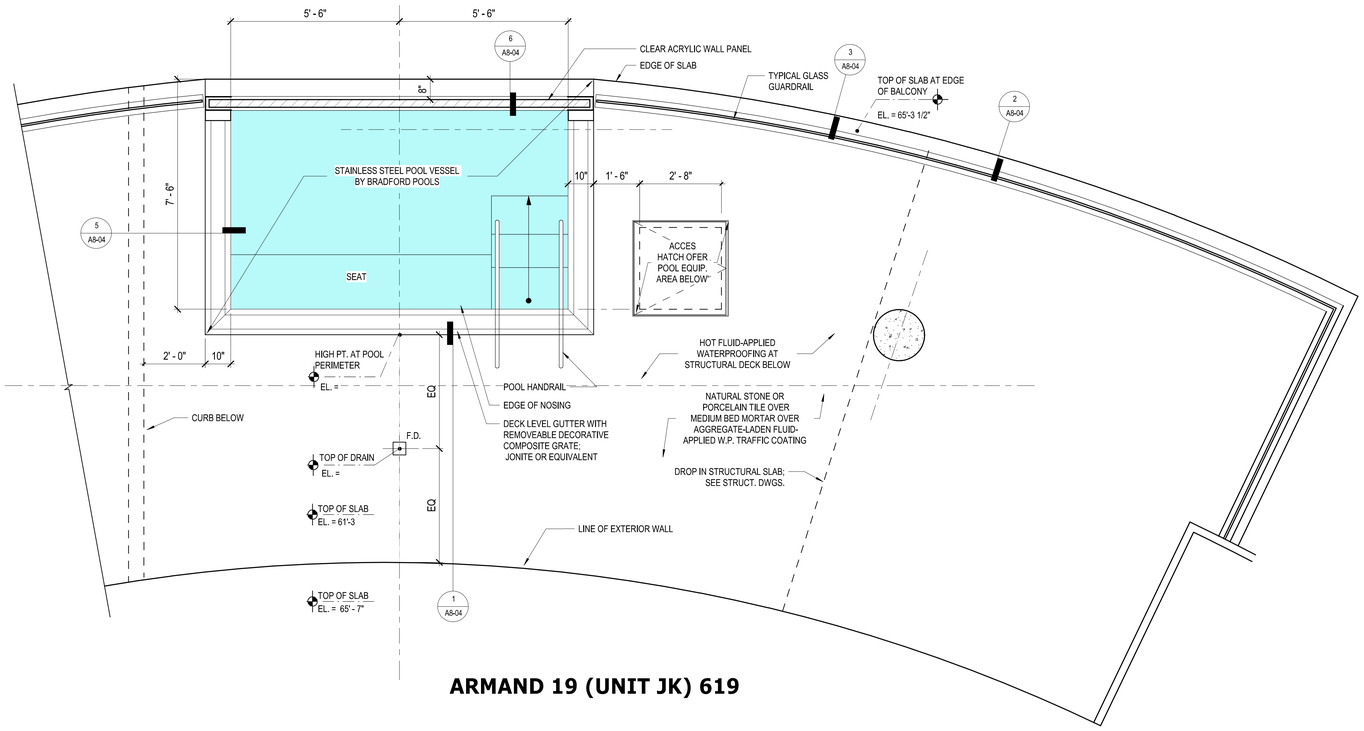


ARMAND 3 (UNIT I) 603

RESIDENTIAL PLUNGE POOL PLAN - ARMAND 3

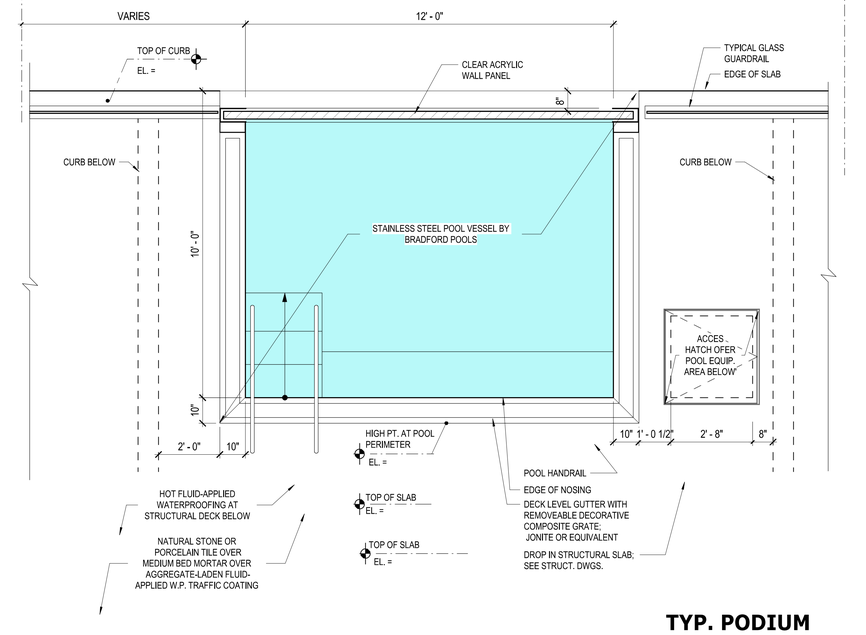
3 1/2" = 1'-0"



ARMAND 19 (UNIT JK) 619

RESIDENTIAL PLUNGE POOL PLAN - ARMAND 19

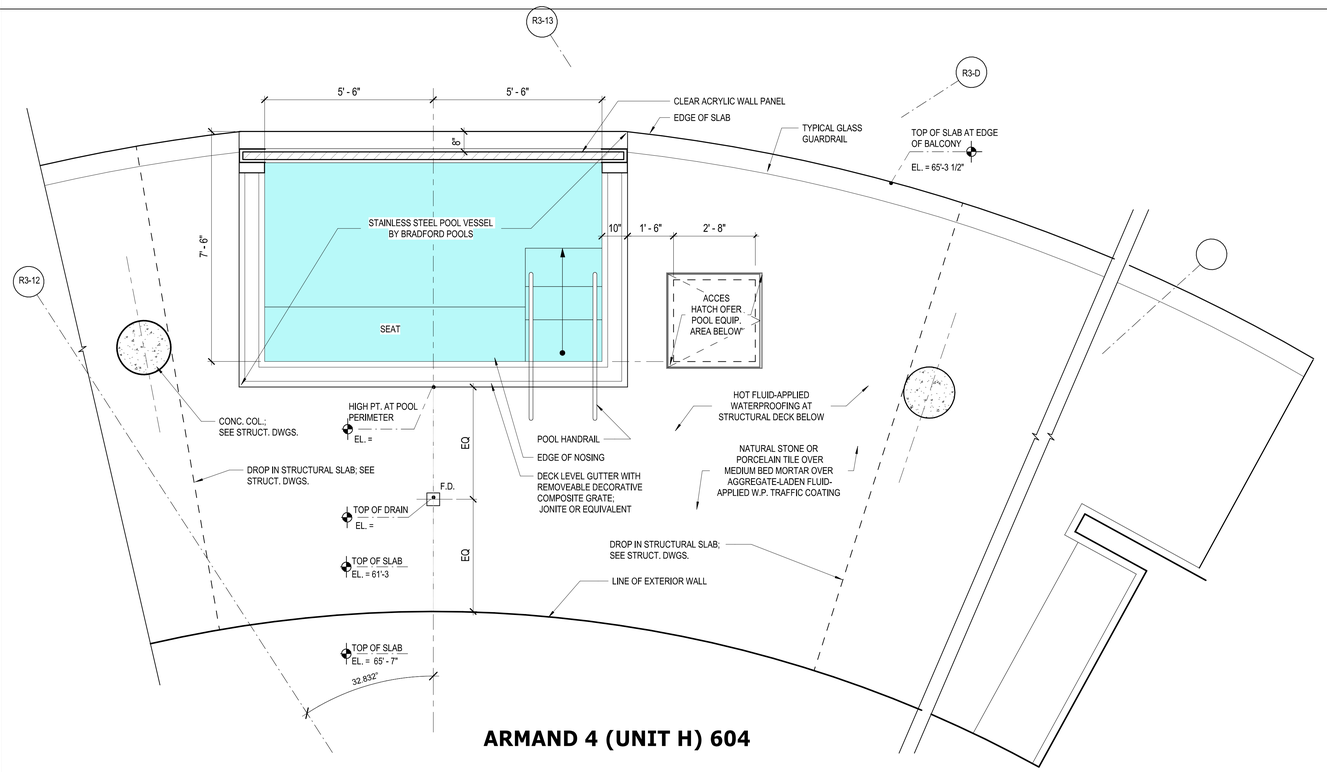
1 1/2" = 1'-0"



TYP. PODIUM

RESIDENTIAL PLUNGE POOL PLAN - TYP. PODIUM - R3

4 1/2" = 1'-0"



ARMAND 4 (UNIT H) 604

RESIDENTIAL PLUNGE POOL PLAN - ARMAND 4

2 1/2" = 1'-0"

SB ARCHITECTS

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A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

ARMAND - 1561 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP NATIONAL DEVELOPMENTS, INC.

Scott Lee

STATE OF FLORIDA SCOTT A. LEE AR95712 REGISTERED ARCHITECT

RESI Bldg 3 - Issued

No.	Description	Date
1	PERMIT REVISION 1	07/15/2021

Sheet Title

ENLARGED RESIDENTIAL PLUNGE POOL PLANS

Project No. **21816**

Sheet No.

A8-04A

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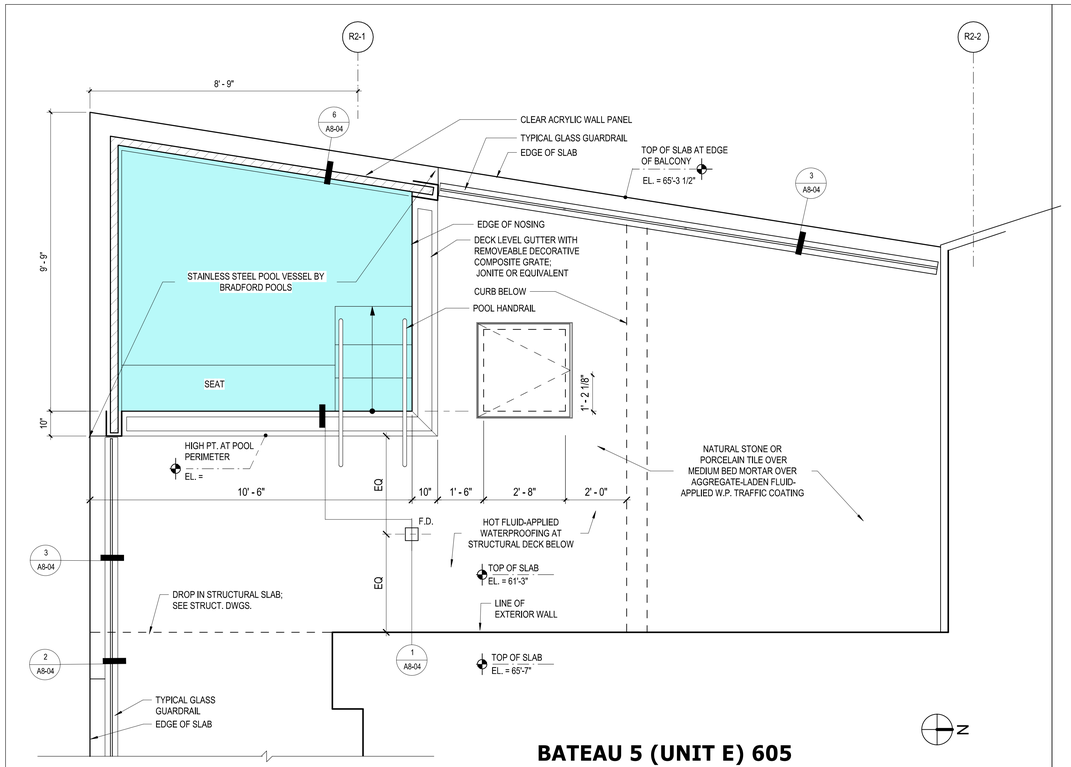
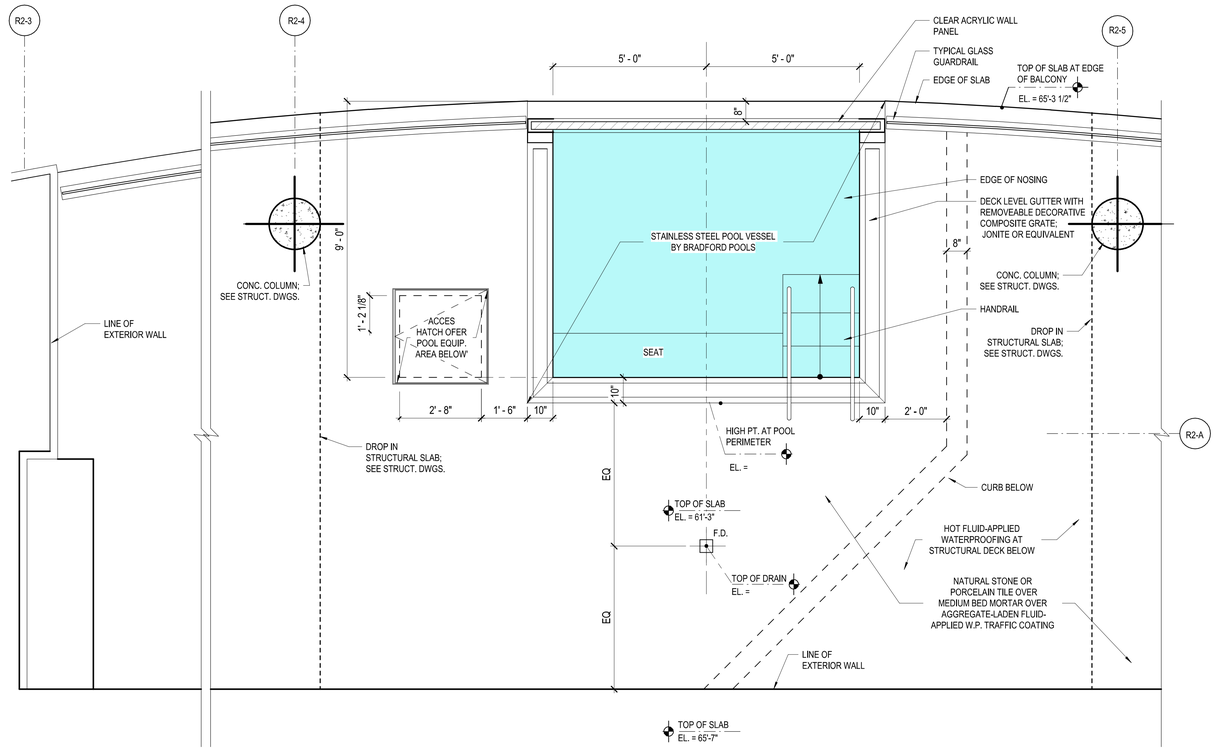


BATEAU 5 (UNIT E) 605
BATEAU 8 (UNIT E -rev) 608 (OPP. HAND)

RESIDENTIAL PLUNGE POOL PLAN - BATEAU 5

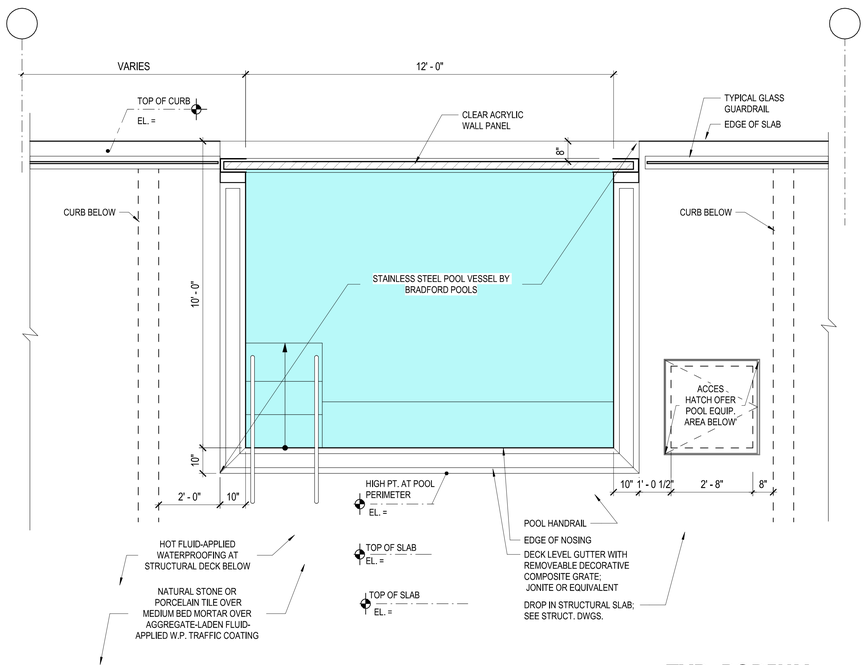
3 1/2" = 1'-0"



BATEAU 6 (UNIT B) 606

RESIDENTIAL PLUNGE POOL PLAN - BATEAU 6

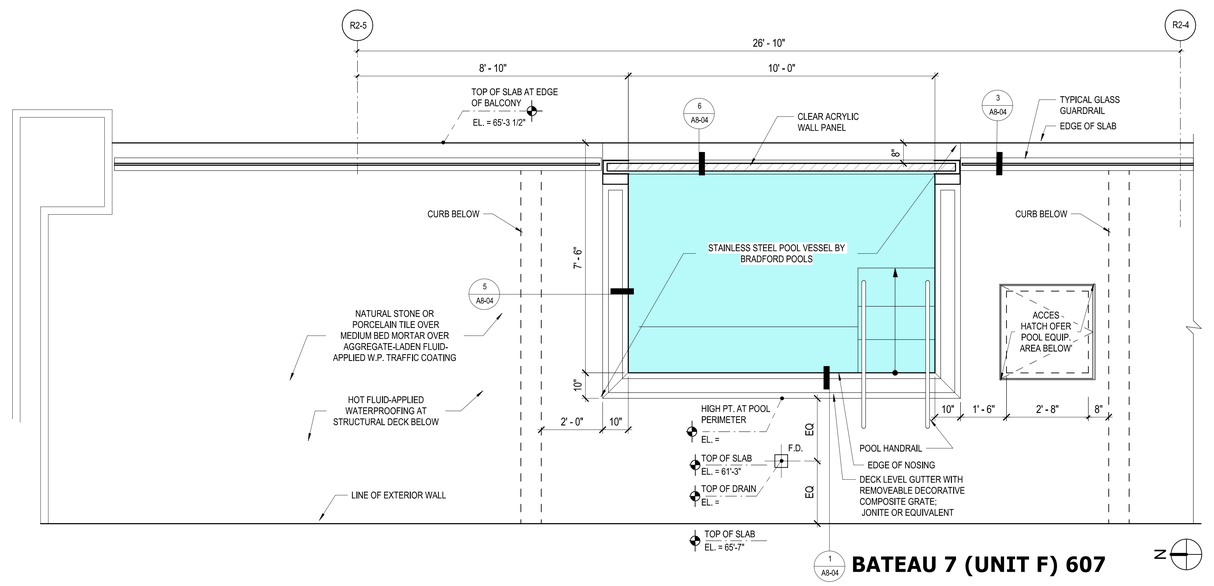
1 1/2" = 1'-0"



TYP. PODIUM

RESIDENTIAL PLUNGE POOL PLAN - TYP. PODIUM - R2

2 1/2" = 1'-0"



BATEAU 7 (UNIT F) 607

RESIDENTIAL PLUNGE POOL PLAN - BATEAU 7

r 1/2" = 1'-0"

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
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A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

BATEAU - 1581 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP NATIONAL DEVELOPMENTS, INC.

Scott Lee

STATE OF FLORIDA SCOTT A LEE AR95712 REGISTERED ARCHITECT

RESI Bldg 2 - Issued

No.	Description	Date
1	PERMIT REVISION 1	07/15/2021

Sheet Title

ENLARGED RESIDENTIAL PLUNGE POOL PLANS

Project No. **21816**

Sheet No.

A8-04B

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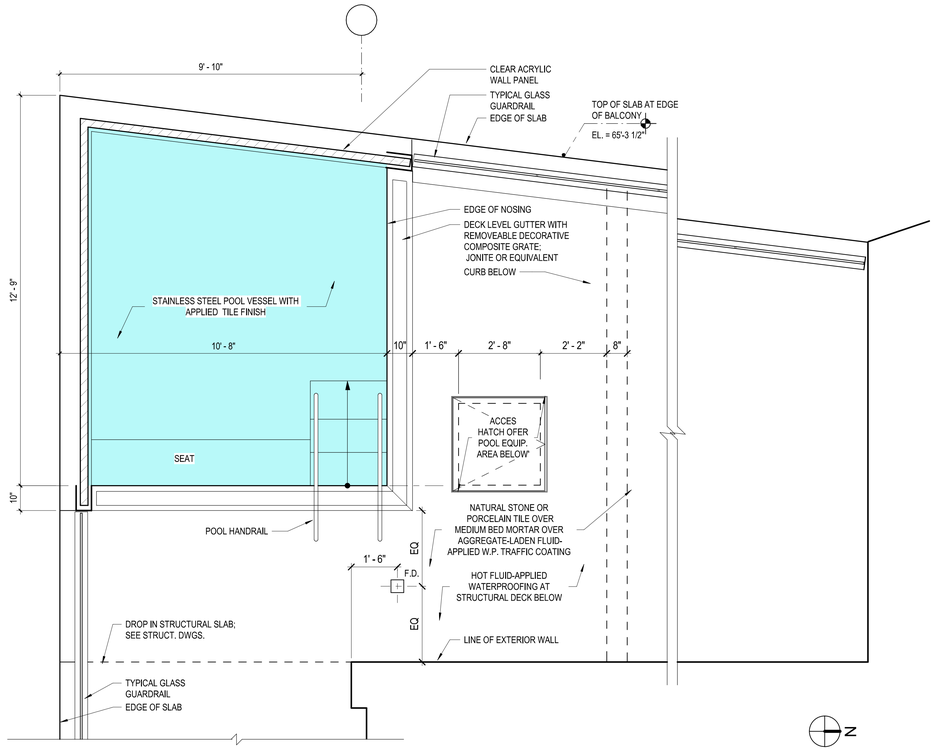
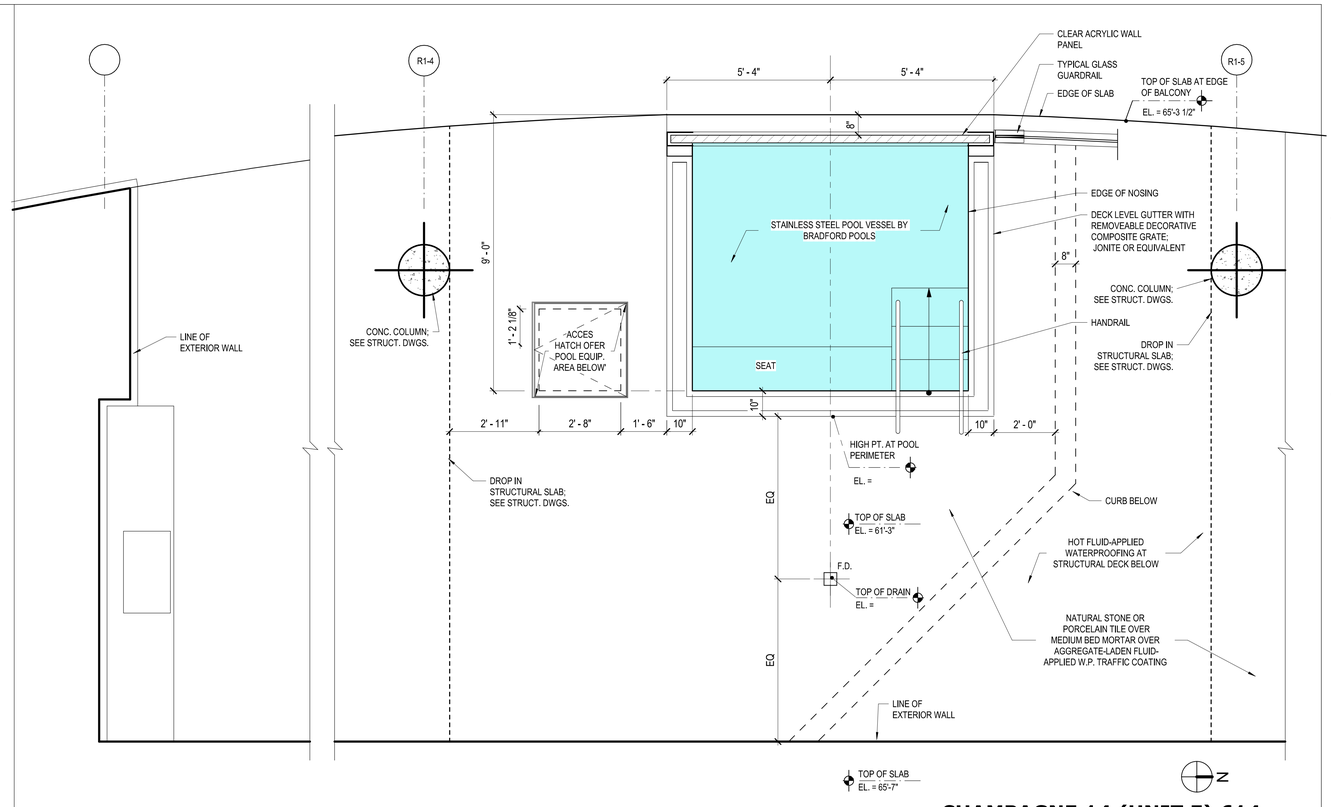


CHAMPAGNE 9 (UNIT A) 609
CHAMPAGNE 18 (UNIT A -rev) 618 (OPP. HAND)

RESIDENTIAL PLUNGE POOL PLAN - CHAMPAGNE 9

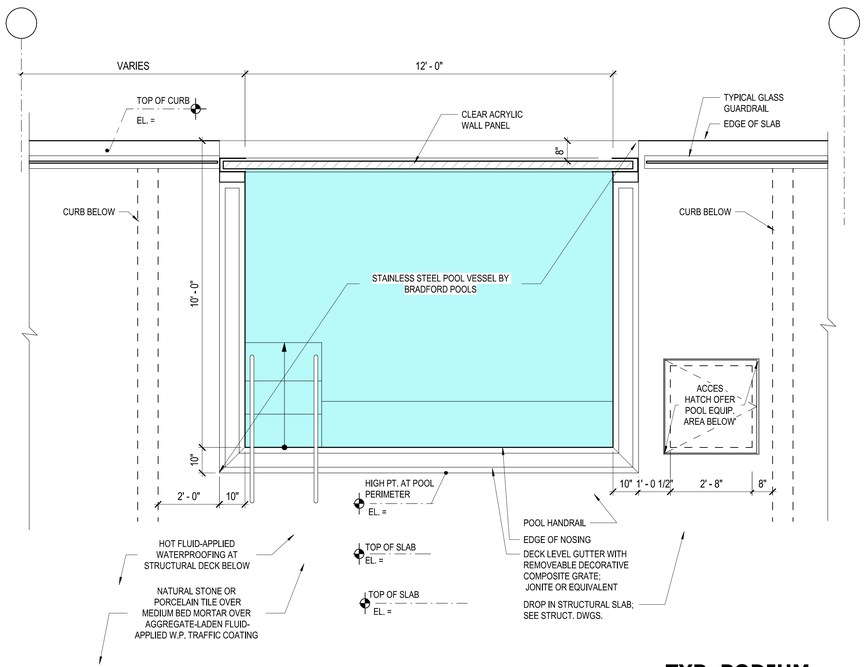
3 1/2" = 1'-0"



CHAMPAGNE 14 (UNIT E) 614

RESIDENTIAL PLUNGE POOL PLAN - CHAMPAGNE 14

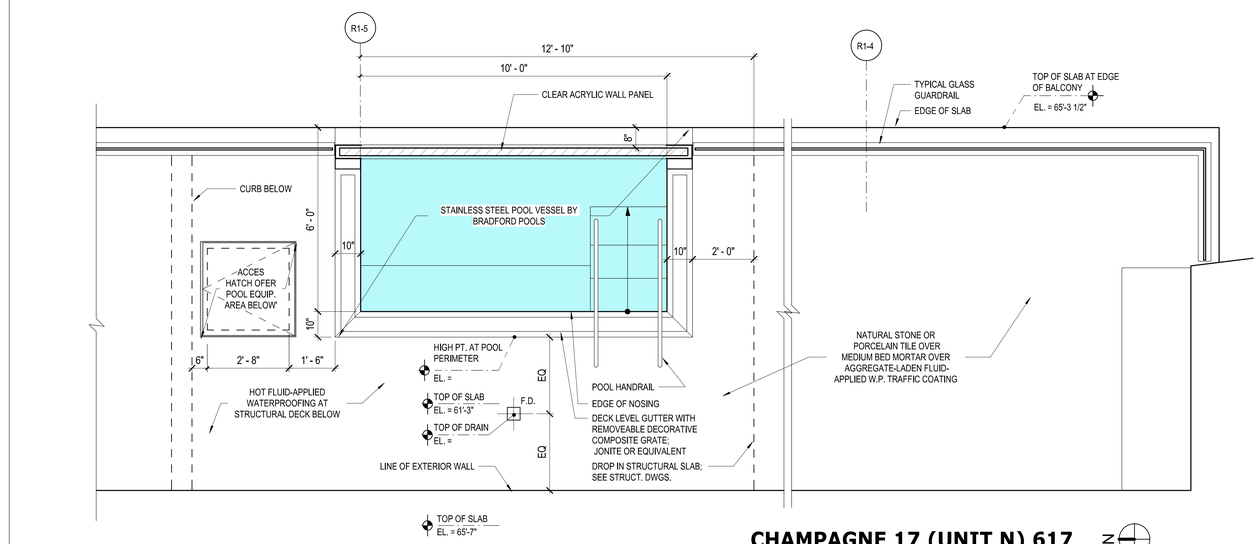
1 1/2" = 1'-0"



TYP. PODIUM

RESIDENTIAL PLUNGE POOL PLAN - TYP. PODIUM - R1

4 1/2" = 1'-0"



CHAMPAGNE 17 (UNIT N) 617

RESIDENTIAL PLUNGE POOL PLAN - CHAMPAGNE 17

2 1/2" = 1'-0"

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
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A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

CHAMPAGNE - 1591 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP NATIONAL DEVELOPMENTS, INC.

Scott Lee

Digitally signed by Scott Lee
DN: cn=Scott Lee, o=SB A, ou=LAR0 Valley, email=scott@sbarchitects.com, c=US
Date: 2021.07.15 15:12:52 -04'00'

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

RESI Bldg 1 - Issued

No.	Description	Date
1	PERMIT REVISION 1	07/15/2021

Sheet Title

ENLARGED RESIDENTIAL PLUNGE POOL PLANS

Project No. **21816**

Sheet No.

A8-04C

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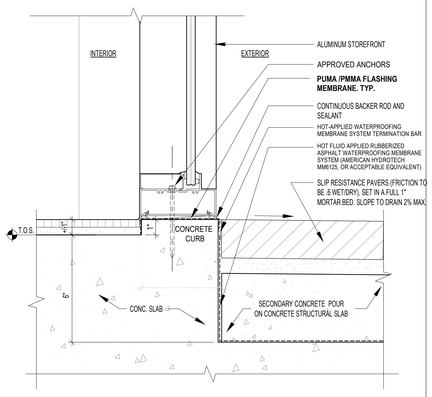
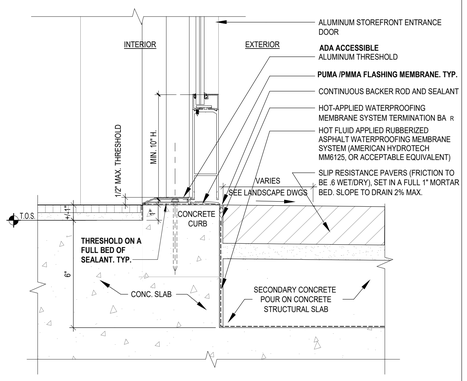
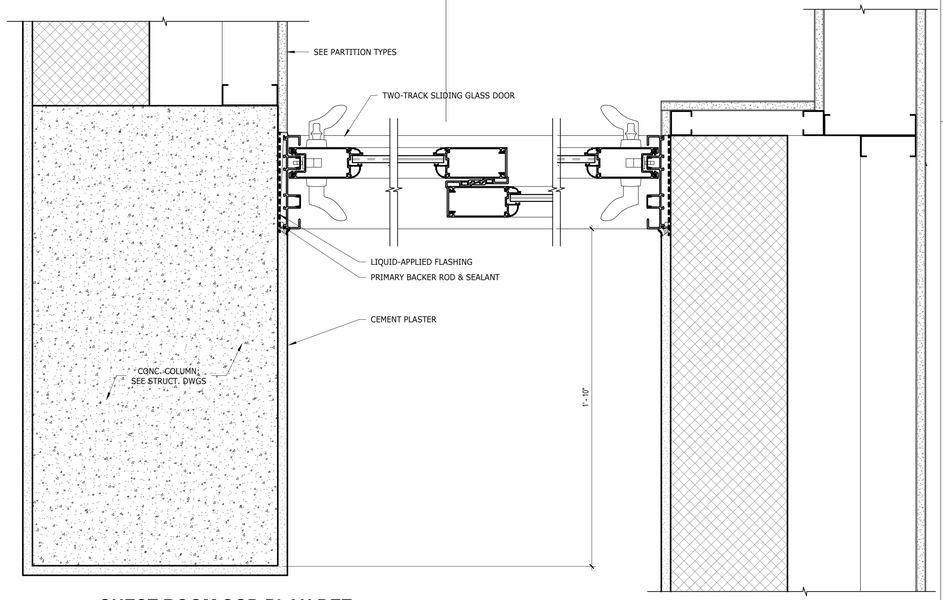


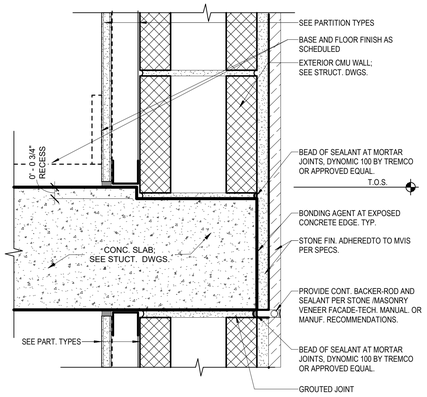
8 **STOREFRONT AT PODIUM**
3" = 1'-0"



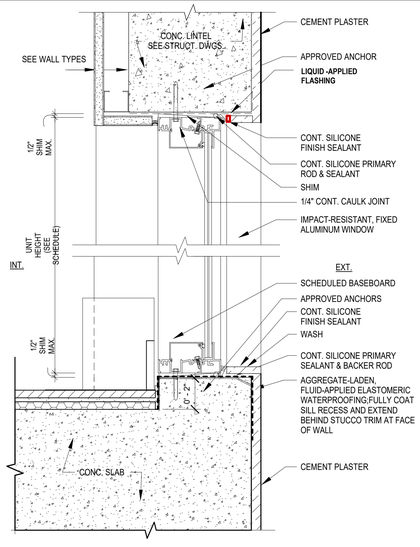
7 **STOREFRONT DOOR AT PODIUM**
3" = 1'-0"



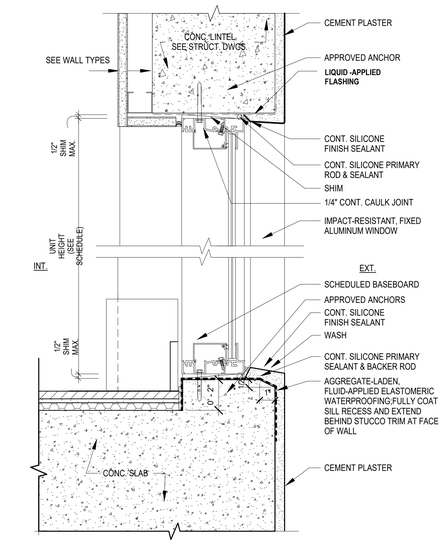
6 **GUEST ROOM SGD PLAN DET.**
3" = 1'-0"



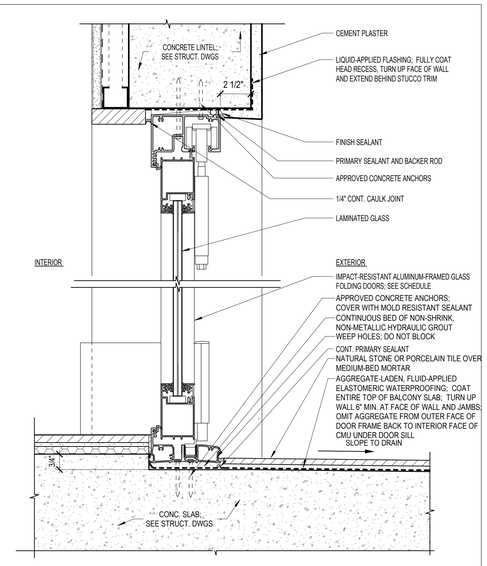
14
10 **EXTERIOR CMU AT CONCRETE SLAB**
3" = 1'-0"



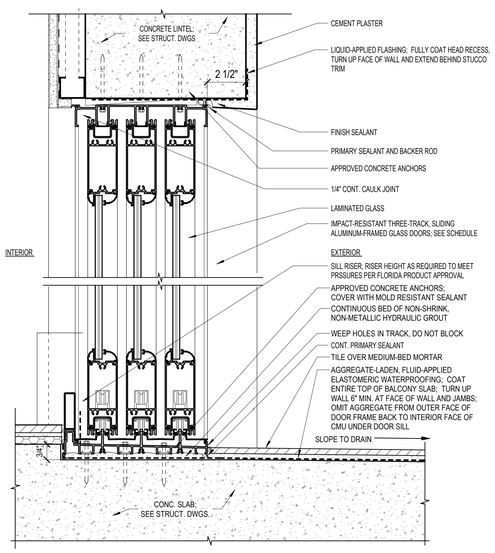
14
9 **EXT. STONE CLADDING AT FIXED WINDOW HEAD & SILL**
3" = 1'-0"



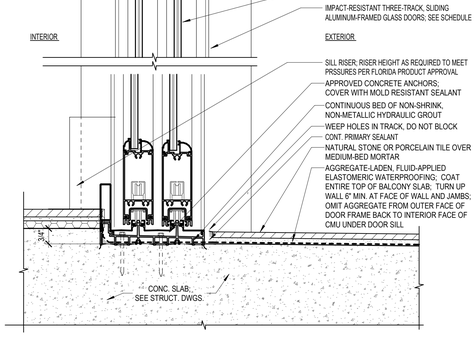
5 **FIXED WINDOW HEAD & SILL**
3" = 1'-0"



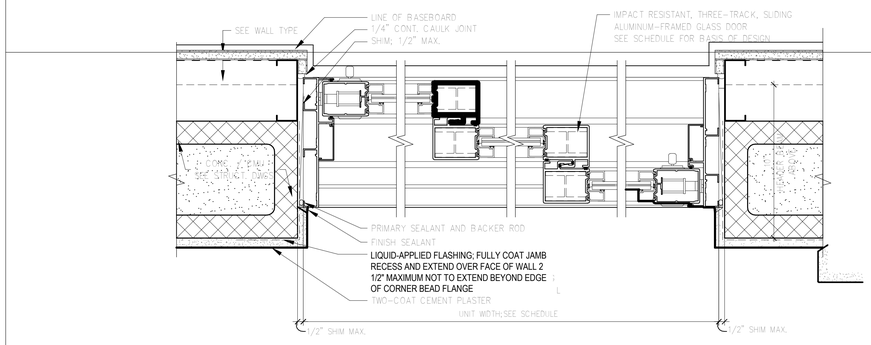
3 **TYP. FOLDING DOOR HEAD & SILL**
3" = 1'-0"



4 **SGD - THREE-TRACK HEAD & SILL**
3" = 1'-0"



2 **SGD - TWO-TRACK HEAD & SILL**
3" = 1'-0"



1 **SGD - THREE-TRACK JAMB**
3" = 1'-0"

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
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A California Corporation

Consultant

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

LONGBOAT KEY HOTEL & RESIDENCES

1620 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

General - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
2	PERMIT REVISION 2	08/12/2021
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	PERMIT APPROVAL SET	12/13/2021
14	PERMIT REVISION 14	02/10/2023

Sheet Title
EXTERIOR DETAILS

Project No. **21816**

Sheet No.
A8-05

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE ECS FLORIDA, LLC

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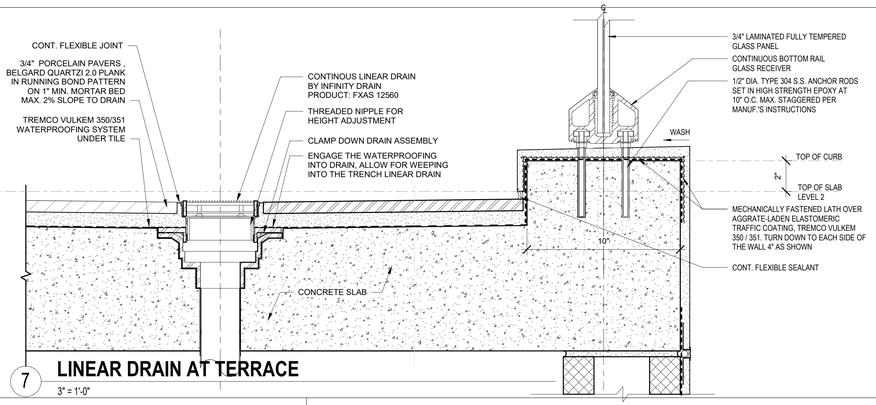
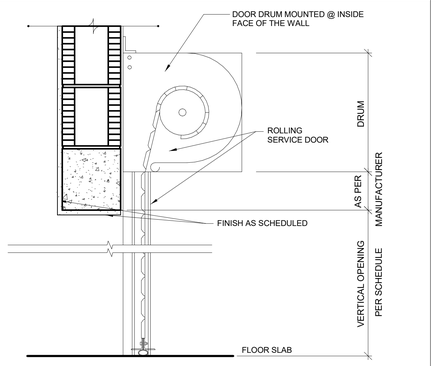
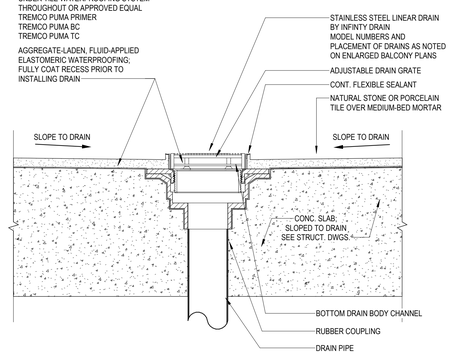


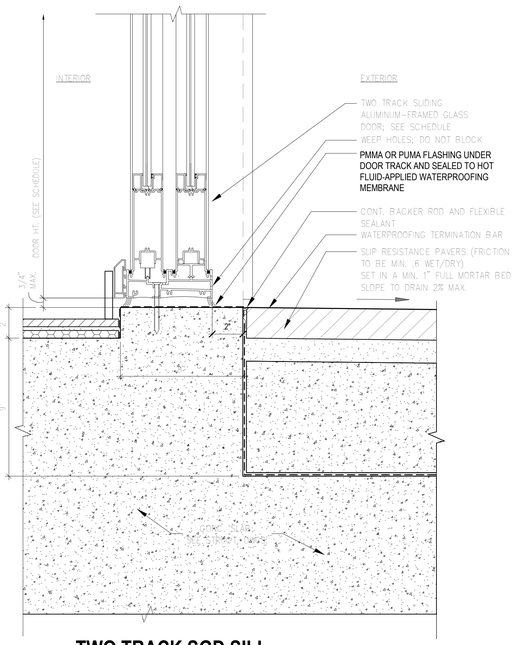
7 LINEAR DRAIN AT TERRACE
3" = 1'-0"



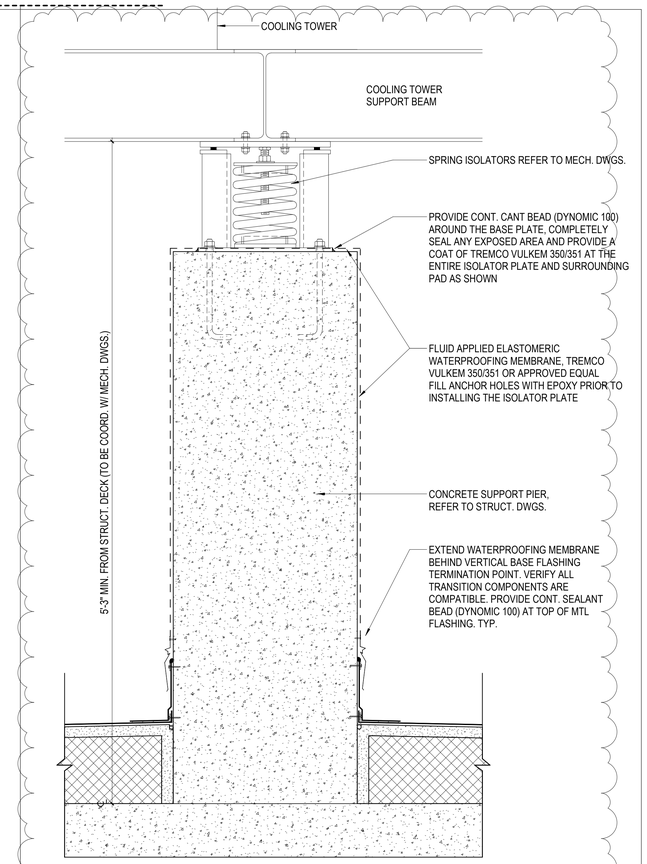
9 GARAGE GRILLE HEAD/SILL
1 1/2" = 1'-0"



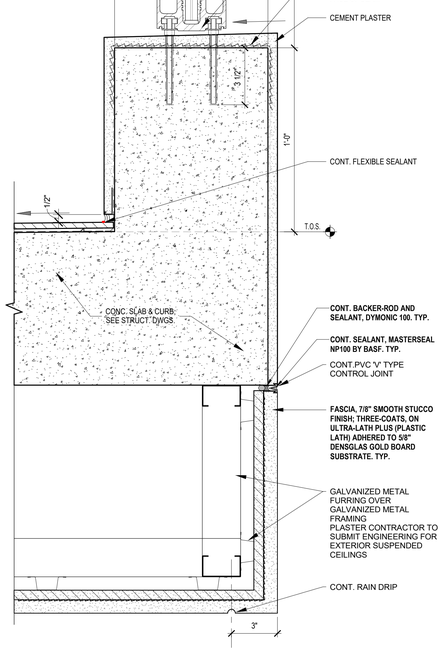
6 LINEAR BALCONY DRAIN
3" = 1'-0"



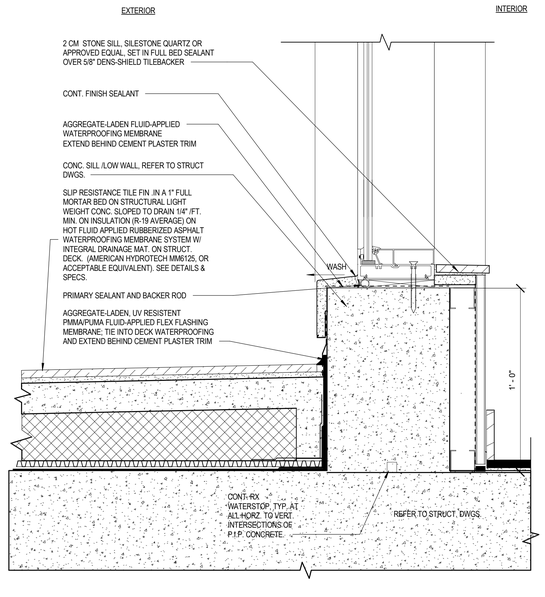
4 TWO TRACK SGD SILL
3" = 1'-0"



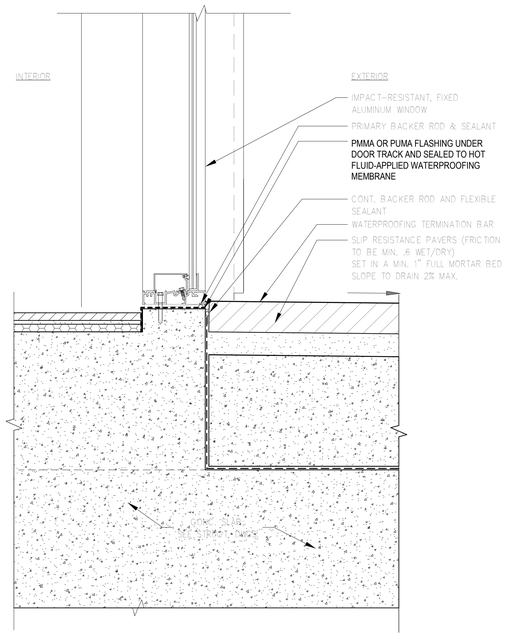
2 COOLING TOWER SUPPORT PIER
1 1/2" = 1'-0"



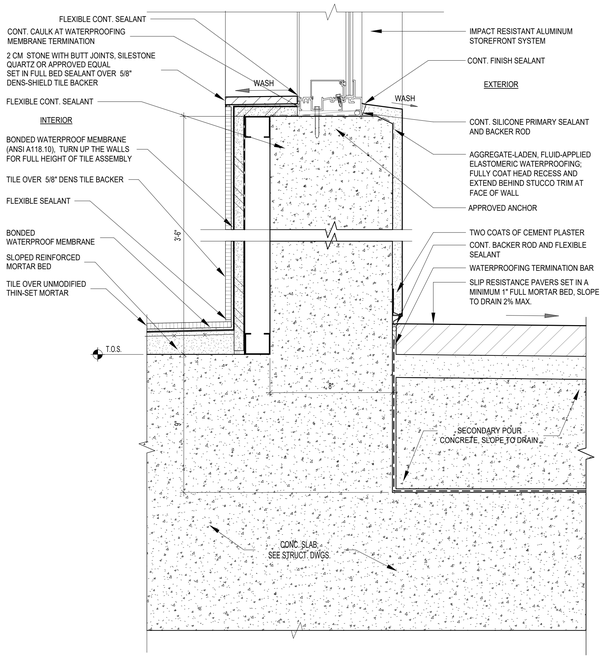
8 CURB AND RAILING
3" = 1'-0"



5 FIXED WINDOW SILL
3" = 1'-0"



3 FIXED WINDOW SILL
3" = 1'-0"



1 FIXED WINDOW SILL
3" = 1'-0"

SB ARCHITECTS
2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854
A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

SITE/HOTEL - 1601 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

Scott Lee

Digitally signed by Scott Lee
DN: cn=Scott Lee, o=Scott A. Lee, LARB Valley, ou=Licensed Landscape Architect, email=scott@scottalee.com, c=US
Date: 2021.07.15 07:04:00 -07'00'

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

Site/Hotel - Issued

No.	Description	Date
1	PERMIT REVISION 1	07/15/2021

Sheet Title: **EXTERIOR DETAILS**

Project No. 21816

Sheet No. **A8-06**

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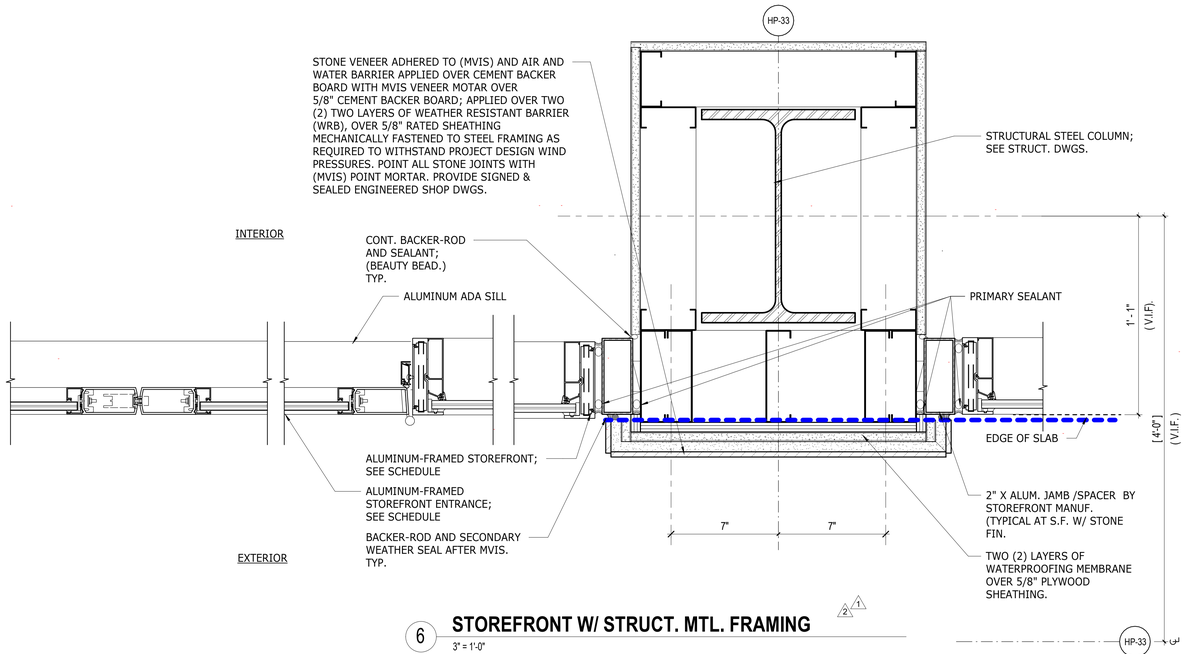
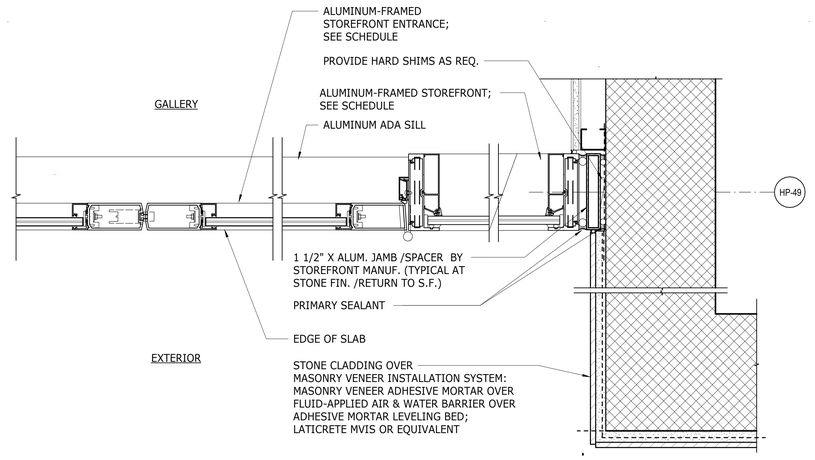


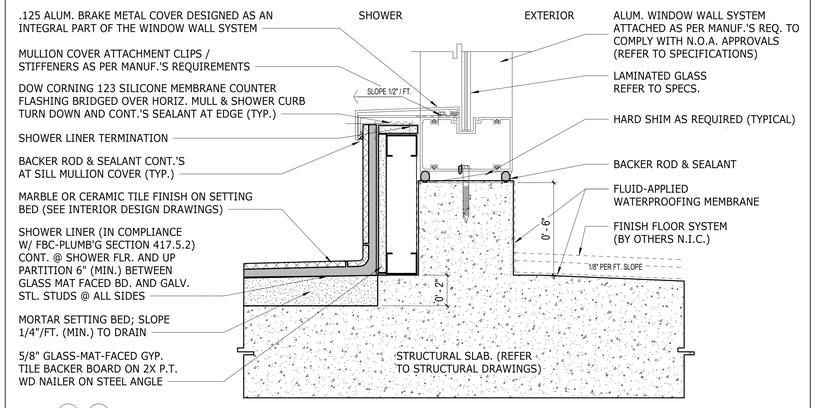
6 STOREFRONT W/ STRUCT. MTL. FRAMING

3" = 1'-0"



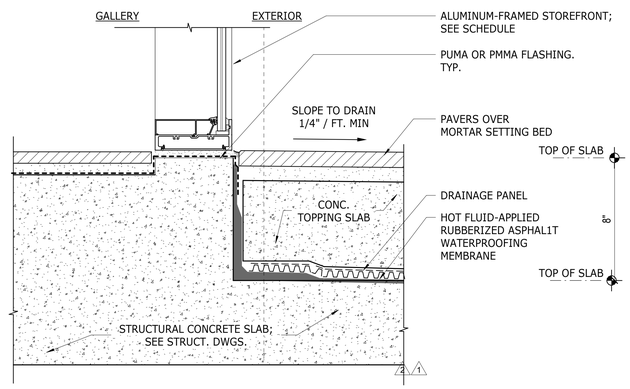
3 STOREFRONT JAMB AT GALLERY

3" = 1'-0"



7 TYP. WINDOW WALL SILL DETAIL AT CONDO UNIT SHOWER

3" = 1'-0"



2 STOREFRONT SILL AT GALLERY

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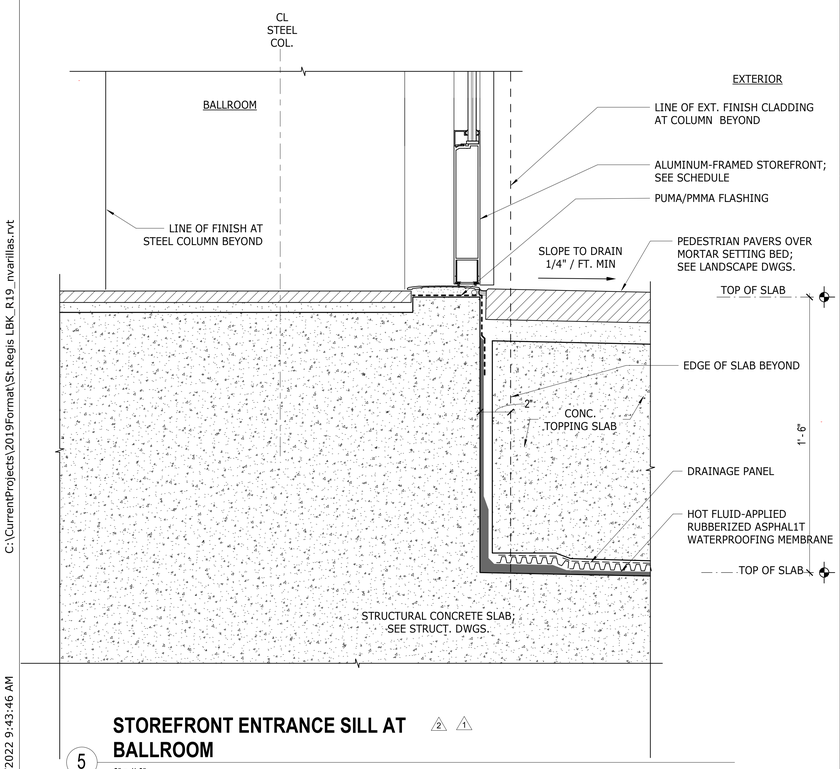
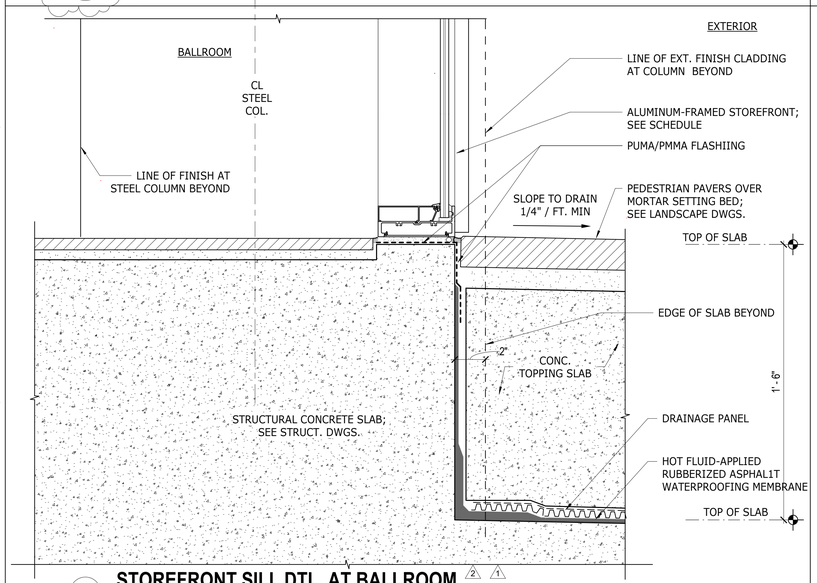


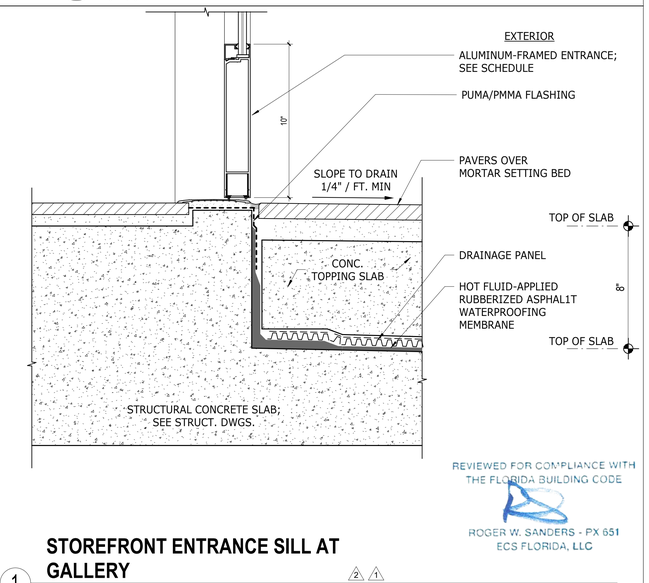
5 STOREFRONT ENTRANCE SILL AT BALLROOM

3" = 1'-0"



4 STOREFRONT SILL DTL. AT BALLROOM

3" = 1'-0"



1 STOREFRONT ENTRANCE SILL AT GALLERY

3" = 1'-0"

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

SB ARCHITECTS
2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
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407-999-9985

UNICORP NATIONAL DEVELOPMENTS, INC.

Scott Lee

Digitally signed by Scott Lee
DN: E=slee@sb-architects.com, CN=Scott Lee, O=Scott A. Lee, L=Mill Valley, S=California, C=US
Date: 2022.10.01 19:00:23-04'00'

STATE OF FLORIDA SCOTT A. LEE AR95712 REGISTERED ARCHITECT

General - Issued

No.	Description	Date
1	PERMIT REVISION 1	07/15/2021
2	PERMIT REVISION 2	08/12/2021
	PERMIT APPROVAL SET	12/13/2021
4	PERMIT REVISION 4	04/15/2022

Sheet Title
EXTERIOR DETAILS

Project No. 21816

Sheet No.
A8-07

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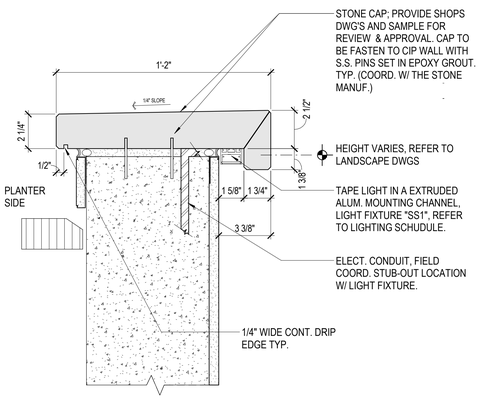
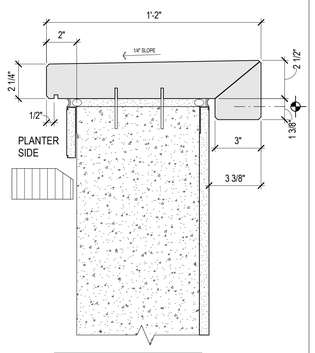
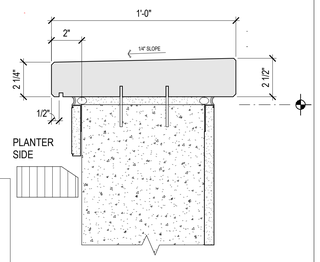


STONE CAP #1
(FOR RECESSED LIGHT FIXTURE)



STONE CAP #2



STONE CAP #3
(TYP. STONE CAP, DTL. #8/A8-03)

6 TYPICAL PLANTER CAP DETAIL
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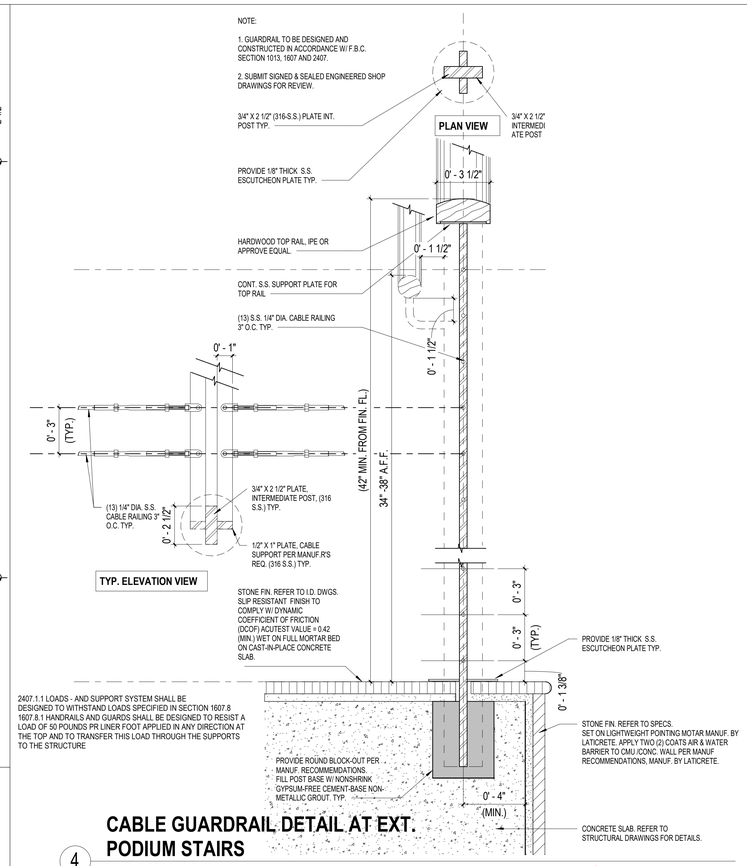
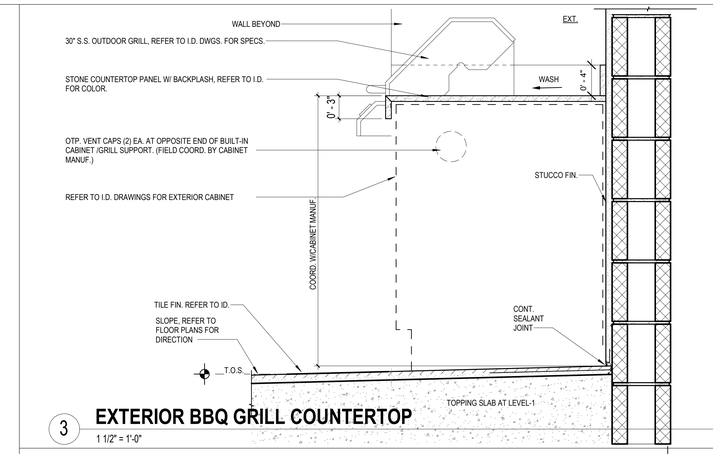
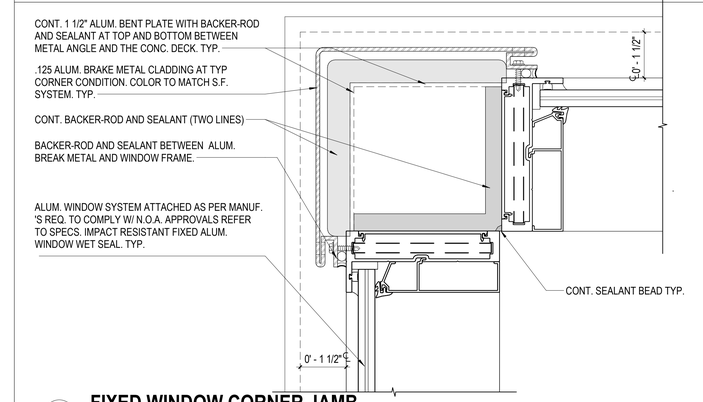


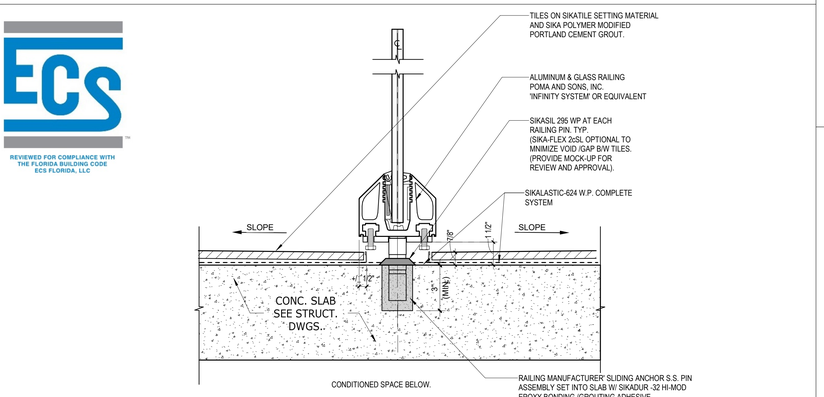
4 CABLE GUARDRAIL DETAIL AT EXT. PODIUM STAIRS
3" = 1'-0"



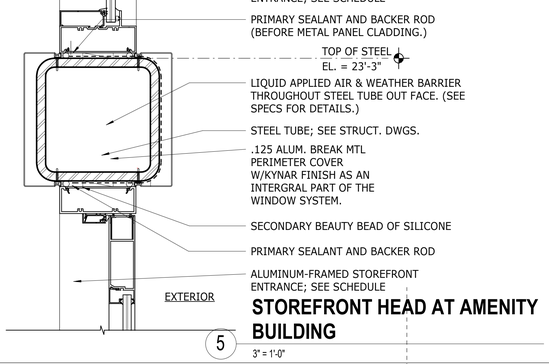
3 EXTERIOR BBQ GRILL COUNTERTOP
1 1/2" = 1'-0"



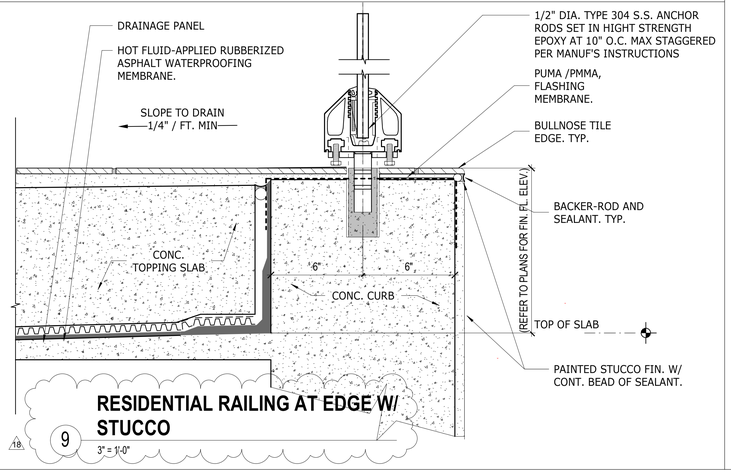
2 FIXED WINDOW CORNER JAMB
6" = 1'-0"



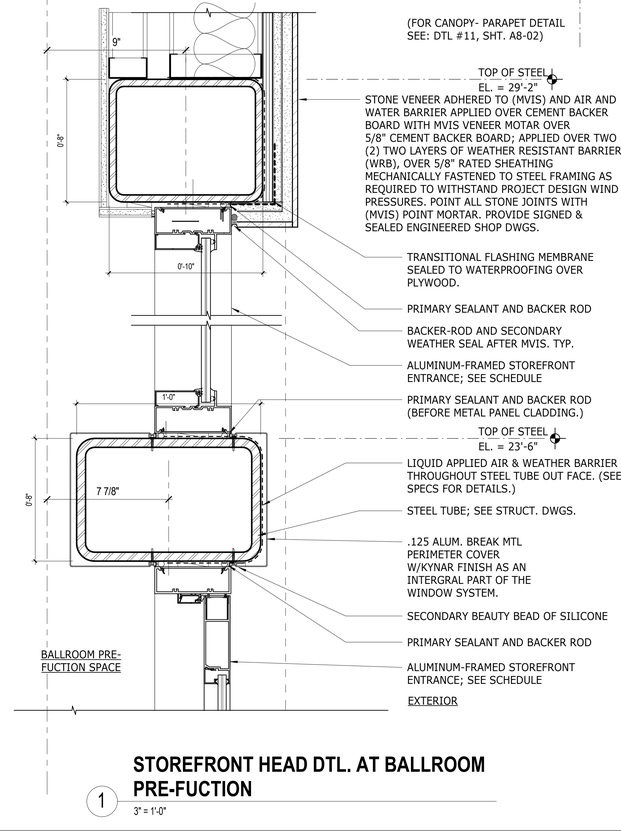
7 BALCONY RAILING W.P. OVER CONDITIONED SPACE - LEVEL-2
3" = 1'-0"



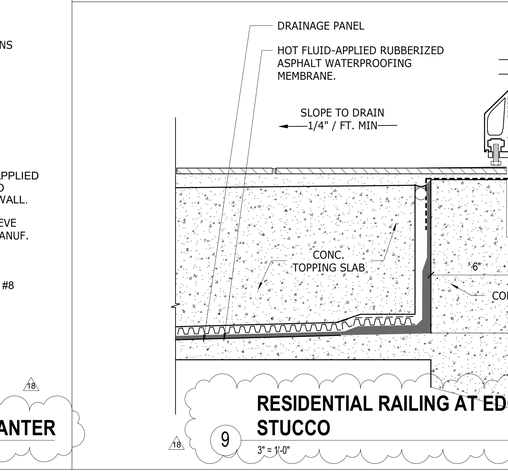
5 STOREFRONT HEAD AT AMENITY BUILDING
3" = 1'-0"



9 RESIDENTIAL RAILING AT EDGE W/ STUCCO
3" = 1'-0"



1 STOREFRONT HEAD DTL. AT BALLROOM PRE-FUCTION
3" = 1'-0"



8 RAILING AT EDGE OF PLANTER
3" = 1'-0"

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ECS FLORIDA, LLC

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

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General - Issued

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3	PERMIT REVISION 3	11/19/2021
	PERMIT APPROVAL SET	12/13/2021
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10	PERMIT REVISION 10	08/19/2022
12	PERMIT REVISION 12	11/04/2022
13	PERMIT REVISION 13	12/16/2022
17	PERMIT REVISION 17	4/21/2023
18	PERMIT REVISION 18	5/26/2023

Sheet Title
EXTERIOR DETAILS

Project No. 21816

Sheet No.
A8-08

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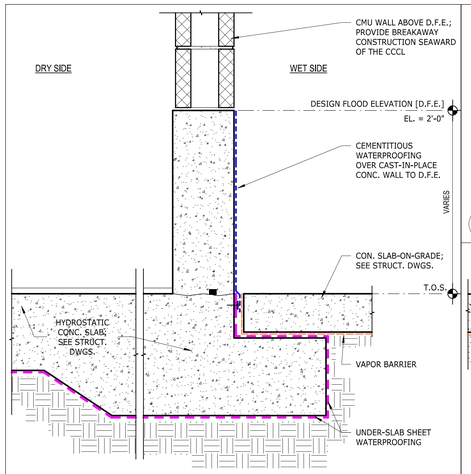
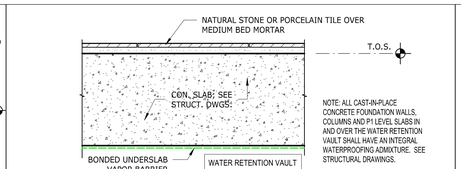


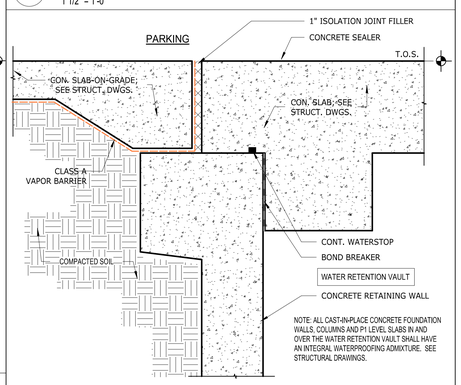
UNDERSLAB WATERPROOFING AT SLAB TRANSITION

14 — 1 1/2" = 1'-0"



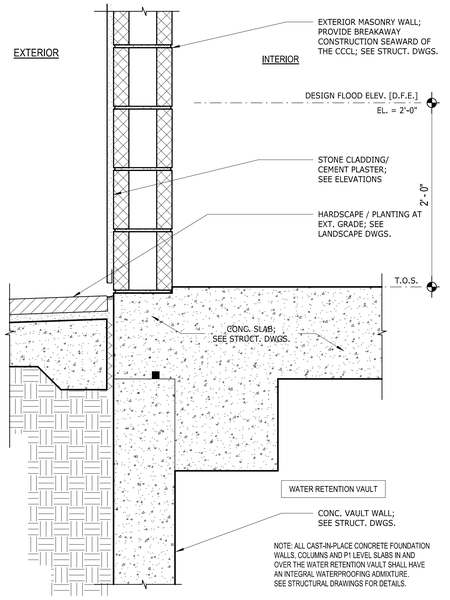
UNDERSLAB VAPOR BARRIER AT FINISHED FLOORS

12 — 1 1/2" = 1'-0"



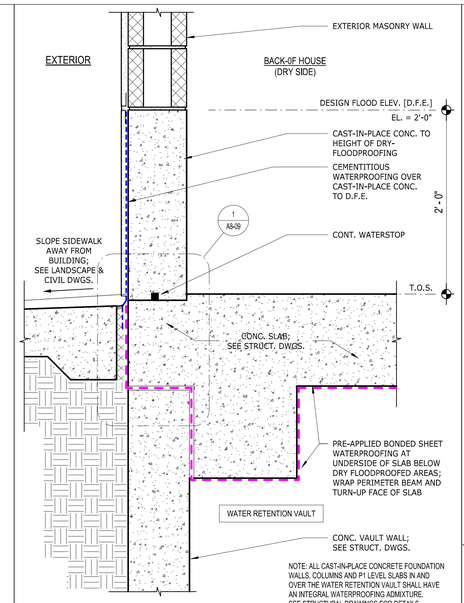
VAULT WALL AND SLAB AT SLAB-ON-GRADE

11 — 1 1/2" = 1'-0"



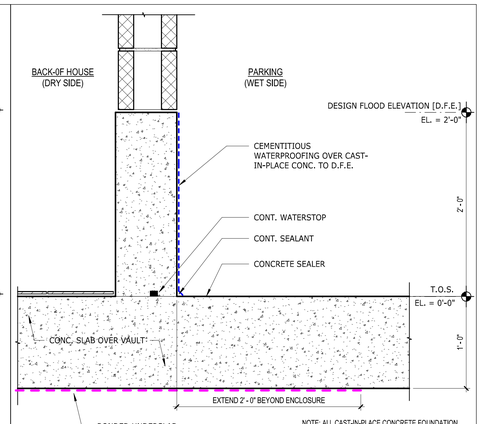
EXT. WALL AT VAULT

9 — 1 1/2" = 1'-0"



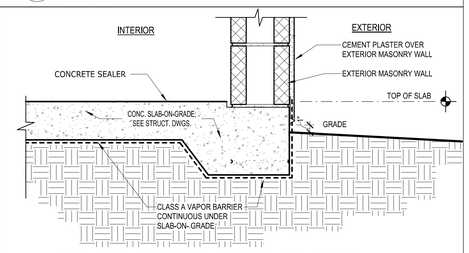
UNDERSLAB WATER PROOFING AT DRY FLOODPROOF EXT. WALL

7 — 1 1/2" = 1'-0"



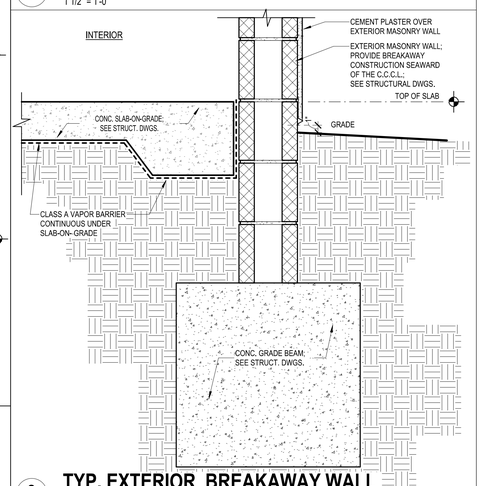
UNDERSLAB WATERPROOFING AT DRY FLOODPROOFING OVER VAULT

4 — 1 1/2" = 1'-0"



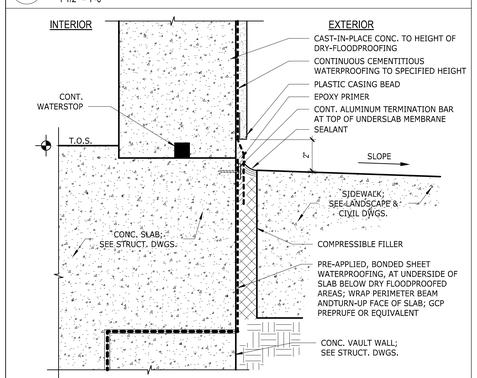
TYP. EXT. WALL AT SLAB-ON-GRADE

3 — 1 1/2" = 1'-0"



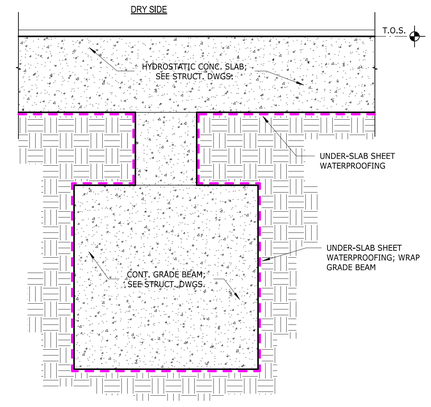
TYP. EXTERIOR BREAKAWAY WALL

2 — 1 1/2" = 1'-0"



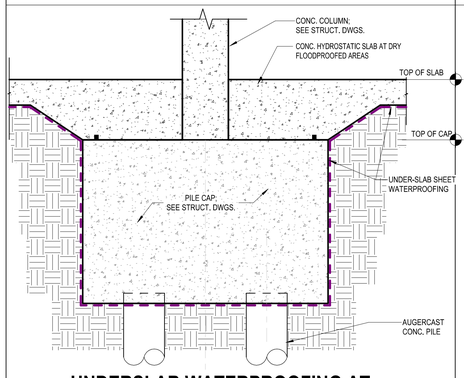
DRY FLOODPROOFING TRANSITION AT AT EXT. WALL & SLAB

1 — 3" = 1'-0"



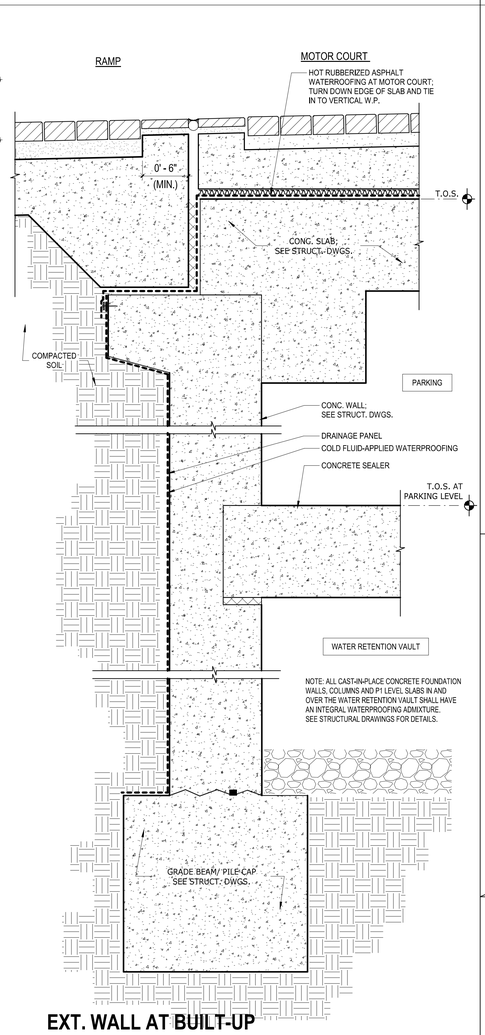
UNDERSLAB WATERPROOFING AT GRADE BEAM

13 — 1 1/2" = 1'-0"



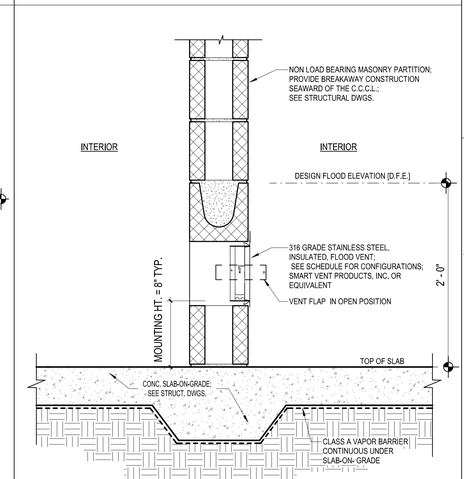
UNDERSLAB WATERPROOFING AT COLUMN AND PILE CAP

10 — 1/2" = 1'-0"



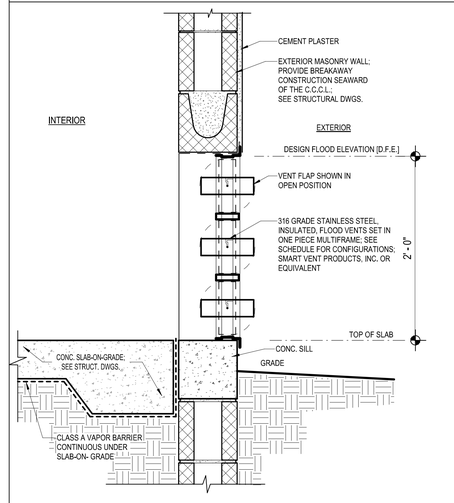
EXT. WALL AT BUILT-UP MOTOR COURT RAMP

8 — 1 1/2" = 1'-0"



FLOOD VENT AT MASONRY PARTITION

6 — 1 1/2" = 1'-0"



MULTIFRAME FLOOD VENT AT EXT. WALL

5 — 1 1/2" = 1'-0"

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
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UNICORP NATIONAL DEVELOPMENTS, INC.

Scott Lee

Digitally signed by Scott Lee
DN: cn=Scott Lee, o=SB Architects, ou=Principal, email=slee@sbarchitects.com, c=US
Date: 2021.07.15 15:13:40 -04'00'

STATE OF FLORIDA SCOTT A. LEE AR95712 REGISTERED ARCHITECT

General - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title: **EXTERIOR DETAILS**

Project No. **21816**

Sheet No. **A8-09**

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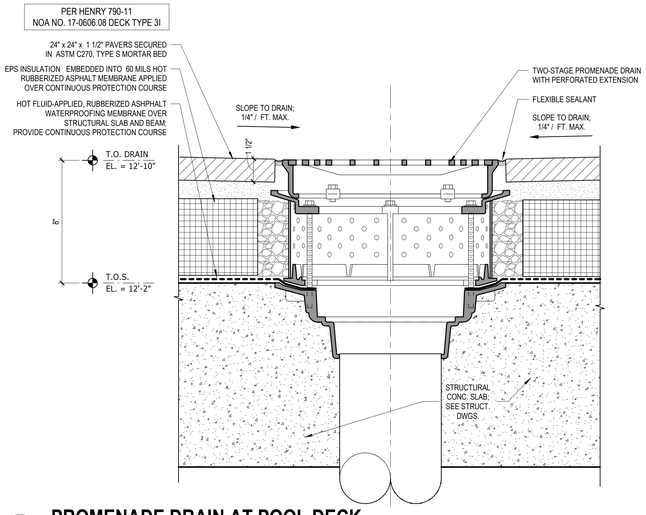

4 PROMENADE DRAIN AT POOL DECK

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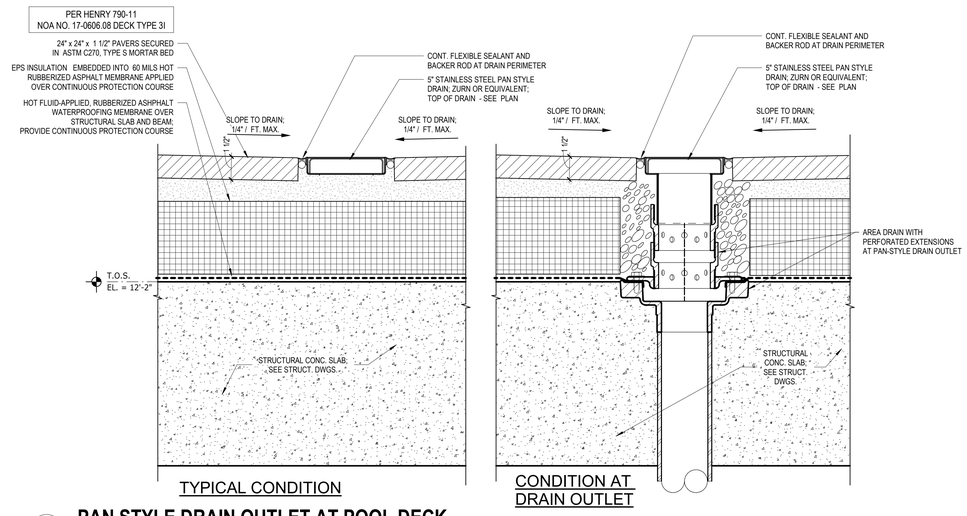

1 PAN STYLE DRAIN OUTLET AT POOL DECK

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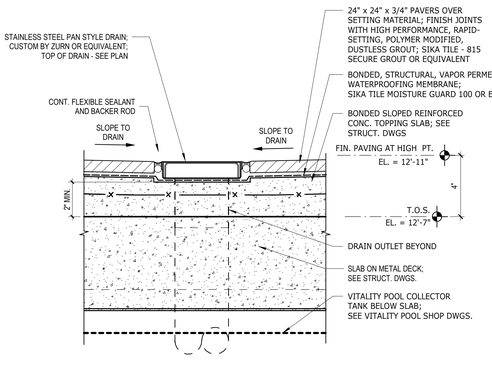
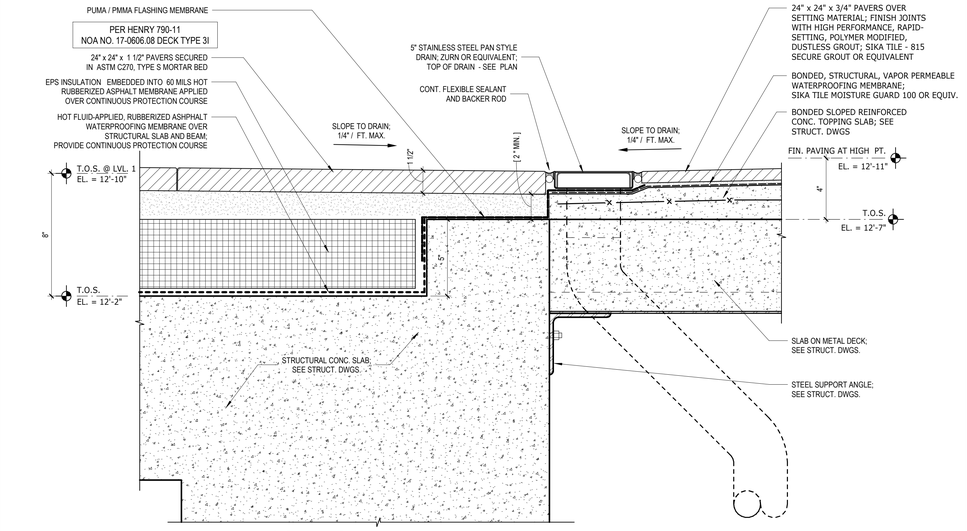


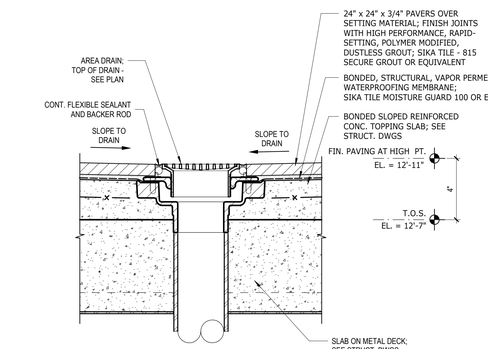
5 PAN STYLE DRAIN AT BONDED TOPPING SLAB

3" = 1'-0"



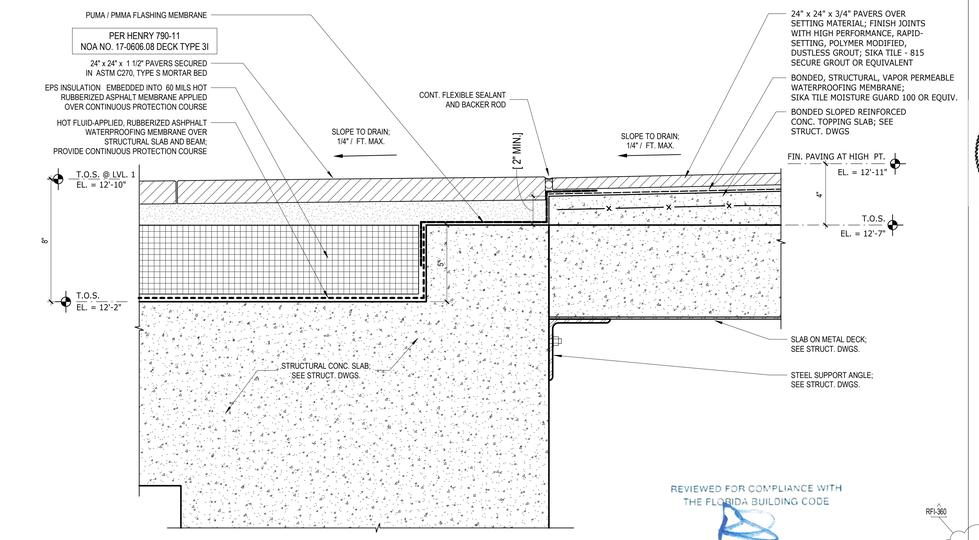
2 PAN STYLE DRAIN AT POOL DECK

3" = 1'-0"



6 AREA DRAIN AT BONDED TOPPING SLAB

3" = 1'-0"



REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE

ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

RFI-360

3 PAVING TRANSITION AT POOL DECK

3" = 1'-0"

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

SITE/HOTEL - 1601 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA · SCOTT A. LEE · REGISTERED ARCHITECT · AR95712

Scott A. Lee

Digitally signed by Scott A. Lee
DN: E=slee@bcesign.com, CN=Scott A. Lee, T=21779, O=Colegio de Arquitectos y Agrimensores de Puerto Rico, S=Puerto Rico, C=US
Date: 2021.07.10 17:05:13-04'00'

Site/Hotel - Issued

No.		Description	Date
-	I	RFI - 360 /ISION 12	11/04/2022

Sheet Title

EXTERIOR DETAILS

Project No. **21816**

Sheet No.

A8-10

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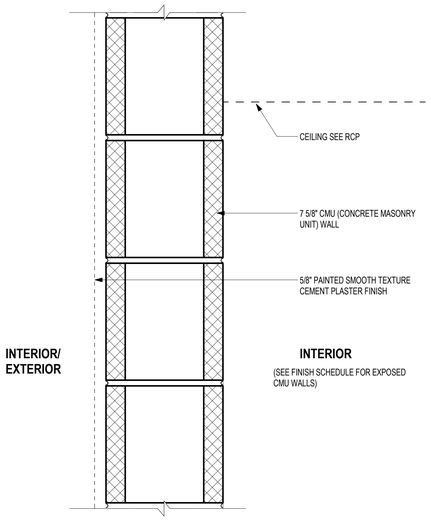


5 CMU WALL - SEE FINISH SCHEDULE

5 / 1 ONE HOUR RATED CMU WALL
BASIS OF DESIGN: **UL DESIGN U905** (2 HR RATED ASSEMBLY, ONLY 1 HR REQ'D)

5 / 2 TWO HOUR RATED CMU WALL
BASIS OF DESIGN: **UL DESIGN U905**

5 / 3 THREE HOUR RATED CMU WALL
BASIS OF DESIGN: **UL DESIGN U907**

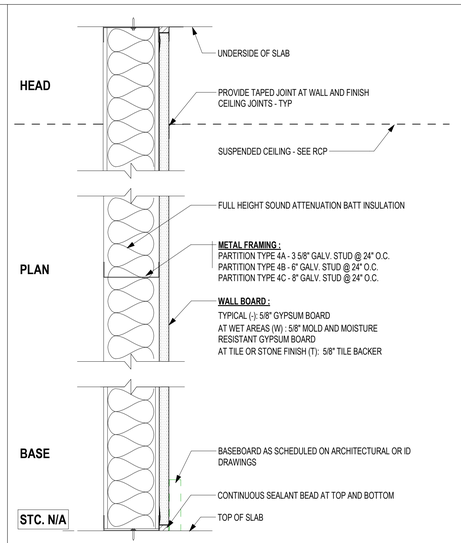
5A CMU WITH CEMENT PLASTER AT EXTERIOR - EXPOSED AT INTERIOR.

5B CMU WITH CEMENT PLASTER AT EXTERIOR - SKIM COAT AT INTERIOR.

5C CMU WITH CEMENT PLASTER AT EXTERIOR - FOR INTERIOR CONDITION REFER TO PARTITON TYPES ON THIS PAGE.

9

5 CMU WALL
3" = 1'-0"



4 - - NON-RATED PARTITION - INTERIOR WALL TYPES 4A, 4B, AND 4C (SEE STUD WIDTH ABOVE)

4 / W - NON-RATED PARTITION - WET AREA

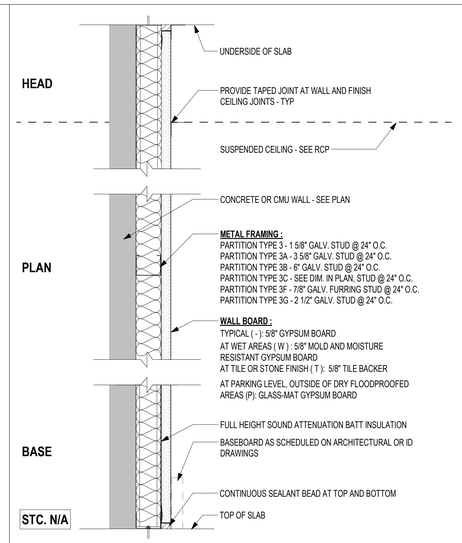
4 / T - NON-RATED PARTITION - WITH STONE OR TILE FINISH

10

STC. N/A
RFI-0278_ACCEPTED PER VE069 - NO STC REQUIRED. GWB TO STOP MIN. 4" TO 6" ABOVE THE CEILING IN-LIEU TO BOTT. OF DECK. **(THIS APPLIES TO RESIDENTIAL BLDG. #1, 2 & 3 ONLY)**.

9

4 ONE SIDE INTERIOR PART.
3" = 1'-0"



3 - - NON-RATED PARTITION ON CMU/CONCRETE WALL - TYPES 3, 3A, 3B, 3C, 3D, 3F, AND 3G (SEE STUD WIDTH ABOVE)

3 / W - NON-RATED PARTITION ON CMU/CONCRETE WALL - WET AREA

3 / T - NON-RATED PARTITION ON CMU/CONCRETE WALL WITH STONE OR TILE FINISH

3 / P - NON-RATED PARTITION ON CMU/CONCRETE WALL AT PARKING LEVEL OUTSIDE OF DRY FLOODPROOFED AREAS

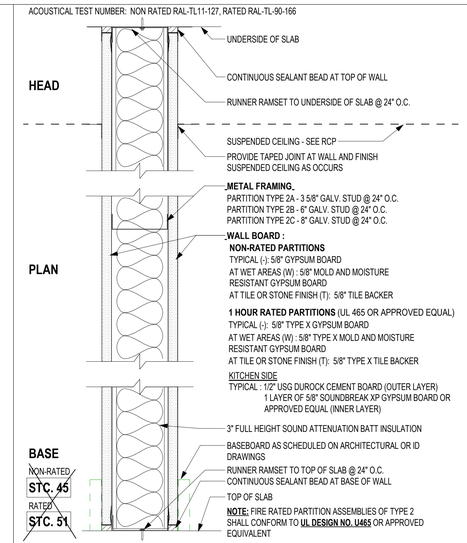
10

STC. N/A
RFI-0278_ACCEPTED PER VE069 - NO STC REQUIRED. GWB TO STOP MIN. 4" TO 6" ABOVE THE CEILING IN-LIEU TO BOTT. OF DECK. **(THIS APPLIES TO RESIDENTIAL BLDG. #1, 2 & 3 ONLY)**.

9

3 STUD AT INT. CONC/CMU WALLS
3" = 1'-0"

ACOUSTICAL TEST NUMBER: NON RATED RAL-TL11-127, RATED RAL-TL-90-166



2 - - NON-RATED PARTITION - TYPES 2A, 2B, AND 2C (SEE STUD WIDTH ABOVE)

2 / W - NON-RATED PARTITION - ONE SIDE WET

2 / WW - NON-RATED PARTITION - BOTH SIDES WET

2 / WT - NON-RATED PARTITION - ONE SIDE WET, ONE SIDE WITH STONE OR TILE FINISH

2 / T - NON-RATED PARTITION - ONE SIDE WITH STONE OR TILE FINISH

2 / TT - NON-RATED PARTITION - BOTH SIDES WITH STONE OR TILE FINISH

2 / - 1 1 HR. FIRE RATED PARTITION

2 / W 1 1 HR. FIRE RATED PARTITION - ONE SIDE WET

2 / WW 1 1 HR. FIRE RATED PARTITION - BOTH SIDES WET

2 / T 1 1 HR. FIRE RATED PARTITION - ONE SIDE WITH STONE OR TILE FINISH

2 / TT 1 1 HR. FIRE RATED PARTITION - BOTH SIDES WITH STONE OR TILE FINISH

2 / WT 1 1 HR. FIRE RATED PARTITION - ONE SIDE WET, ONE SIDE WITH STONE OR TILE FINISH

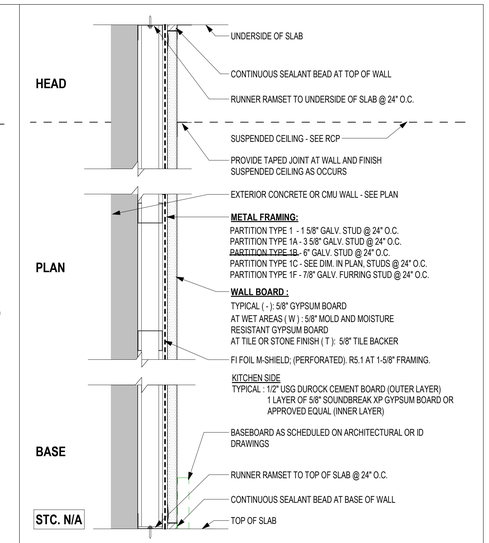
2 / K NON RATED PARTION KITCHEN - ONE SIDE WET, ONE SIDE WITH STONE OR TILE FINISH

10

STC. N/A
RFI-0278_ACCEPTED PER VE069 - NO STC REQUIRED. GWB TO STOP MIN. 4" TO 6" ABOVE THE CEILING IN-LIEU TO BOTT. OF DECK. **(THIS APPLIES TO RESIDENTIAL BLDG. #1, 2 & 3 ONLY)**.

9

2 TYPICAL INTERIOR PARTITION
3" = 1'-0"



1 - - NON-RATED PARTITION - TYPES 1A, 1B, 1C AND 1F WITH GYPSUM WALLBOARD (SEE STUD WIDTH ABOVE)

1 / W - NON-RATED PARTITION, WET AREA WALL

1 / T - NON-RATED PARTITION, WET AREA WALL WITH STONE OR TILE FINISH

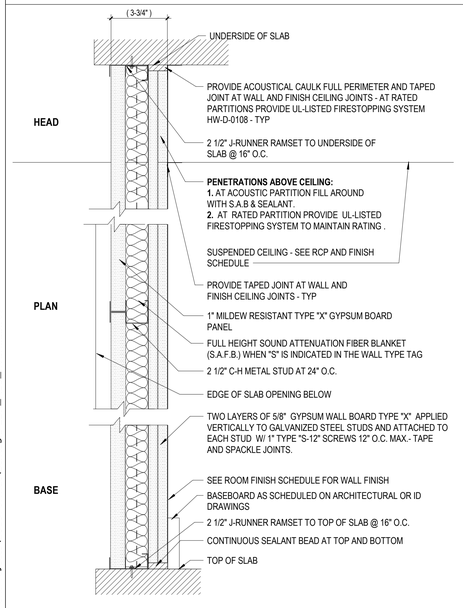
1 / K - NON-RATED PARTITION IN KITCHEN, WET AREA WALL WITH STONE OR TILE FINISH

10

STC. N/A
RFI-0278_ACCEPTED PER VE069 - NO STC REQUIRED. GWB TO STOP MIN. 4" TO 6" ABOVE THE CEILING IN-LIEU TO BOTT. OF DECK. **(THIS APPLIES TO RESIDENTIAL BLDG. #1, 2 & 3 ONLY)**.

9

1 STUD PART. AT EXT. WALL TYPES
3" = 1'-0"



WALL TAG LEGEND

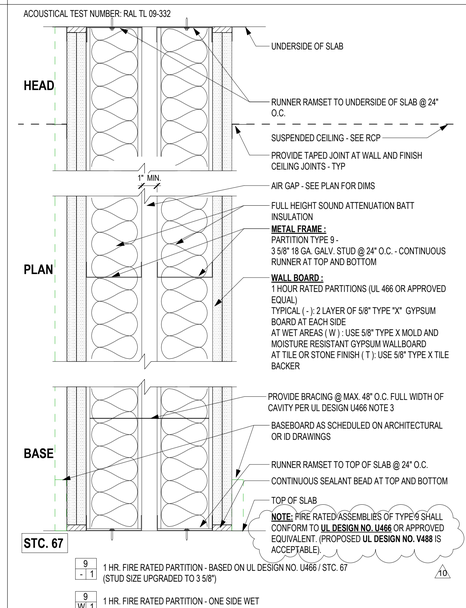
10 / T S
- TYPICAL INTERIOR CHASE WALL TYPE 9 SEE STUD WIDTH ABOVE
- (-) NO SOUND ATTENUATION
- (S) SOUND ATTENUATION FIBER BLANKET (S.A.F.B.)
- (W) - REPLACE TYPE "X" EXTERIOR LAYER FOR 5/8" FOR GEORGIA PACIFIC TOUGH ROCK FIREGUARD "X" MOLD-GUARD OR ACCEPTABLE EQUIVALENT,
- (T) - REPLACE TYPE "X" EXTERIOR LAYER FOR 5/8" FOR GEORGIA PACIFIC DENSSHIELD FIREGUARD TILE BACKER OR ACCEPTABLE EQUIVALENT

ASSEMBLY RATING: 2 HR. FIRE RATED PER UL DESIGN NO. U438

9

10 2 HR. SHAFT WALL
3" = 1'-0"

ACOUSTICAL TEST NUMBER: RAL TL 09-332



9 / - 1 1 HR. FIRE RATED PARTITION - BASED ON UL DESIGN NO. U466 / STC. 67 (STUD SIZE UPGRADED TO 3 5/8")

9 / W 1 1 HR. FIRE RATED PARTITION - ONE SIDE WET

9 / WW 1 1 HR. FIRE RATED PARTITION - BOTH SIDES WET

9 / T 1 1 HR. FIRE RATED PARTITION - ONE SIDE WITH STONE OR TILE FINISH

9 / TT 1 1 HR. FIRE RATED PARTITION - BOTH SIDES WITH STONE OR TILE FINISH

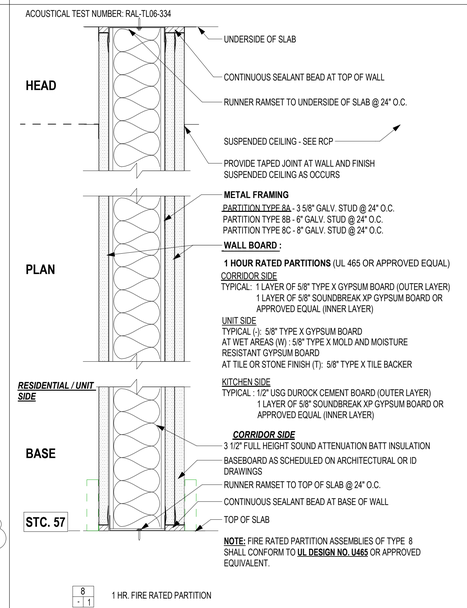
10

NOTE: ELECTRICAL BOXES SHALL NOT BE INSTALLED BACK TO BACK- SEPARATE BOXES INTO SINGLE CAVITIES BY ADDING VERTICAL STUDS AS REQUIRED - SEAL ALL BOXES WITH ACOUSTICAL SEALANT

9

9 1 HR. UNIT SEPARATION WALL
3" = 1'-0"

ACOUSTICAL TEST NUMBER: RAL-TL06-334



8 / - 1 1 HR. FIRE RATED PARTITION

8 / W 1 1 HR. FIRE RATED PARTITION - ONE SIDE WET

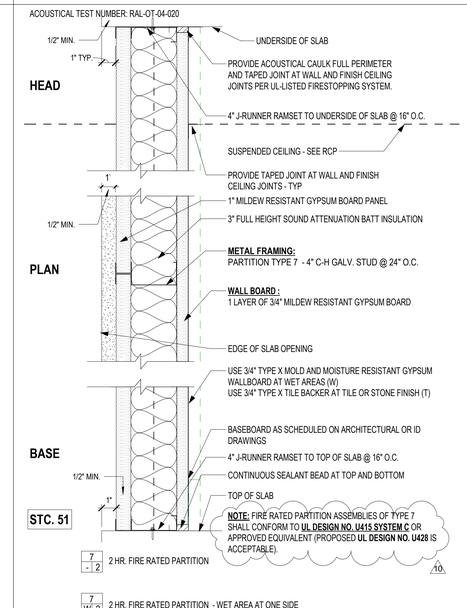
8 / T 1 1 HR. FIRE RATED PARTITION - ONE SIDE WITH STONE OR TILE FINISH

8 / K 1 1 HR. FIRE RATED PARTITION AT KITCHEN - ONE SIDE WITH STONE OR TILE FINISH

9

8 1 HR. UNIT/CORRIDOR SEPARATION WALL
3" = 1'-0"

ACOUSTICAL TEST NUMBER: RAL-OT-04-020



7 / - 2 2 HR. FIRE RATED PARTITION

7 / W 2 2 HR. FIRE RATED PARTITION - WET AREA AT ONE SIDE

7 / T 2 2 HR. FIRE RATED PARTITION - STONE OR TILE FINISH AT ONE SIDE

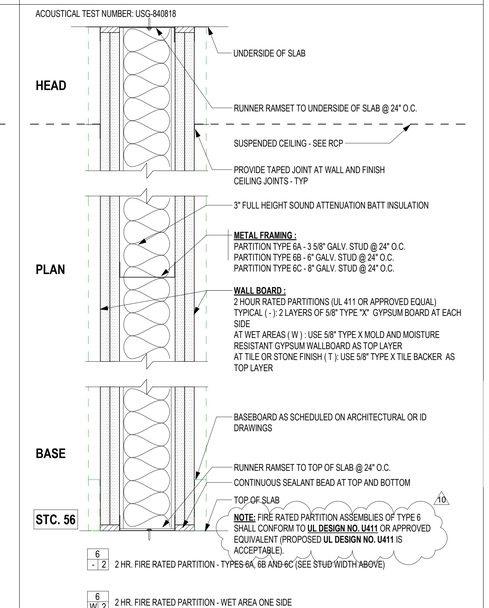
10

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

9

7 2 HR. RATED CHASE WALL
3" = 1'-0"

ACOUSTICAL TEST NUMBER: USG-840818



6 / - 2 2 HR. FIRE RATED PARTITION - TYPES 6A, 6B AND 6C (SEE STUD WIDTH ABOVE)

6 / W 2 2 HR. FIRE RATED PARTITION - WET AREA ONE SIDE

6 / WW 2 2 HR. FIRE RATED PARTITION - WET AREA BOTH SIDES

6 / T 2 2 HR. FIRE RATED PARTITION - ONE SIDE WITH STONE OR TILE FINISH

6 / TT 2 2 HR. FIRE RATED PARTITION - BOTH SIDES WITH STONE OR TILE FINISH

6 / WT 2 2 HR. FIRE RATED PARTITION - ONE SIDE WET, ONE SIDE WITH STONE OR TILE FINISH

10

9

6 TYP. 2 HR. RATED INT. PARTITION
3" = 1'-0"

SB ARCHITECTS

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Owner

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7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

Digitally signed by Scott A. Lee
DN: E=slee@bsdesign.com, CN=Scott A. Lee, T=21776, OU=Colegio de Arquitectos y Paisajistas Parapistas de Puerto Rico, C=US
Date: 2021.07.10 17:03:03-04'00'

General - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
2	PERMIT REVISION 2	08/12/2021
3	PERMIT REVISION 3	11/19/2021
	PERMIT APPROVAL SET	12/13/2021
6	PERMIT REVISION 6	06/03/2022
9	PERMIT REVISION 9	07/29/2022
10	PERMIT REVISION 10	08/19/2022

Sheet Title
PARTITION TYPES

Project No. **21816**

Sheet No.
A9-00

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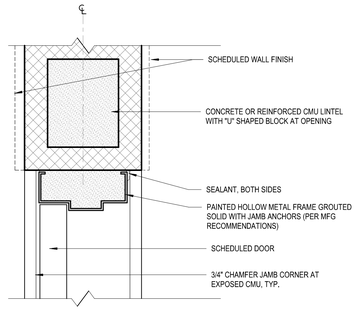
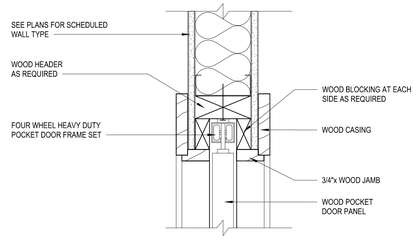


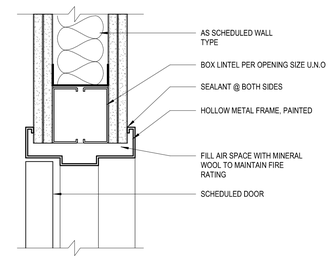
16 HM DOOR HEAD/JAMB AT CMU

3" = 1'-0"



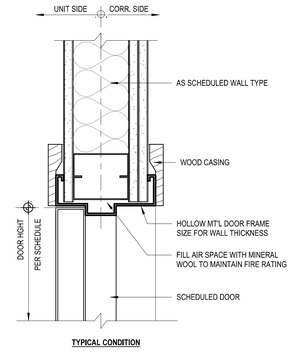
12 POCKET DOOR HEAD DETAIL

3" = 1'-0"



8 INT HM DOOR HEAD AT 2 HR WALL

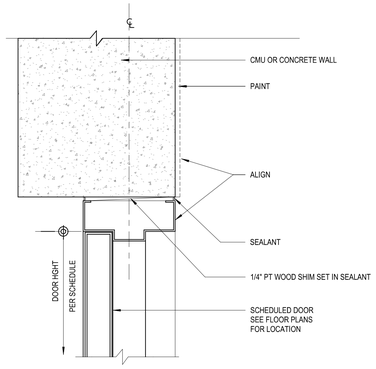
3" = 1'-0"



TYPICAL CONDITION

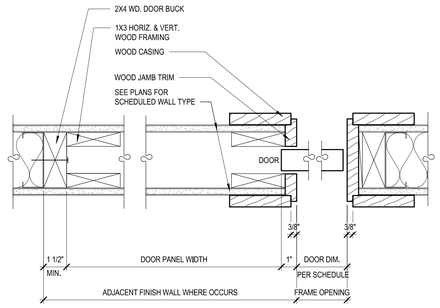
4 HEAD DTL. AT RATED PARTITION

3" = 1'-0" JAMB DETAIL SIM.



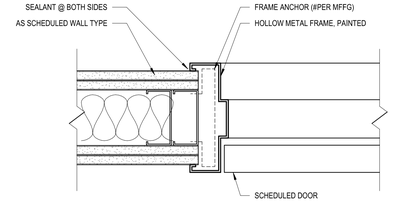
15 DOOR HEAD/JAMB AT CONC.

3" = 1'-0"



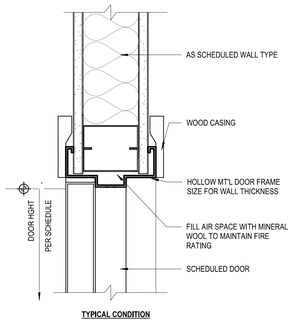
11 POCKET DOOR JAMB DETAIL

3" = 1'-0"



7 INT HM DOOR JAMB AT 2 HR WALL

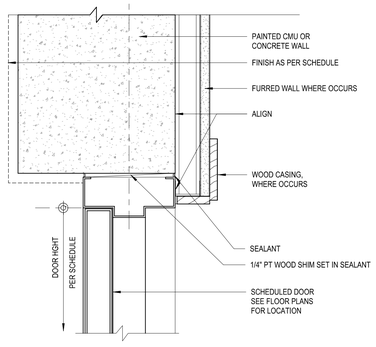
3" = 1'-0"



TYPICAL CONDITION

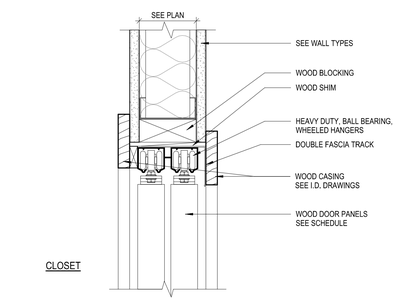
3 HEAD DTL. AT RATED PARTITION

3" = 1'-0" JAMB DETAIL SIM.



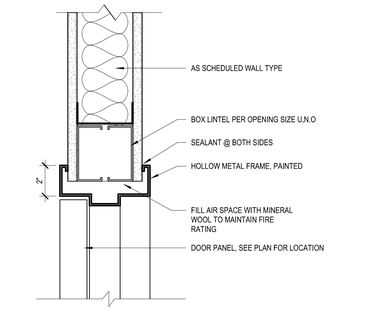
14 INT. DOOR HEAD/JAMB AT CONC. (FOH)

3" = 1'-0"



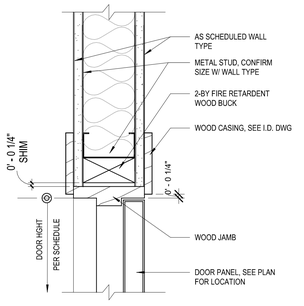
10 BIPASS DOOR HEAD

3" = 1'-0"



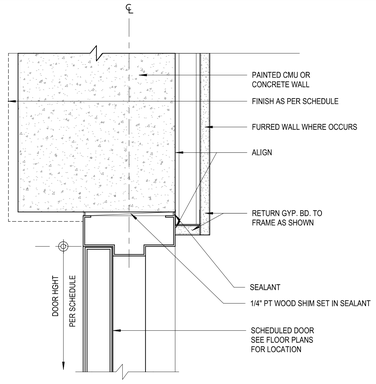
6 INT HM DOOR HEAD AT 1 HR WALL

3" = 1'-0"



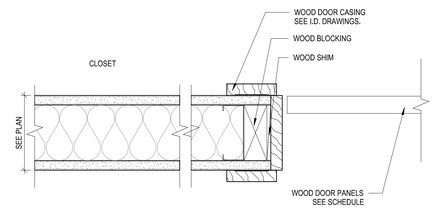
2 TYP. INTERIOR DOOR HEAD

3" = 1'-0" JAMB DETAIL SIM.



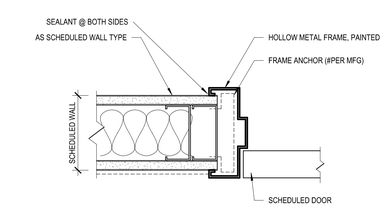
13 INT. DOOR HEAD/JAMB AT CONC. (BOH)

3" = 1'-0"



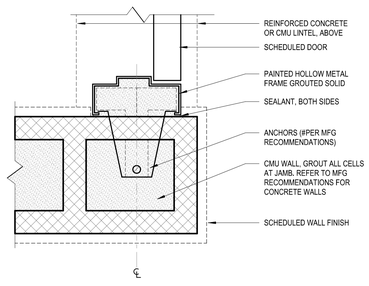
9 BIPASS DOOR JAMB

3" = 1'-0"



5 INT HM DOOR JAMB AT 1 HR WALL

3" = 1'-0"



1 INT HM DOOR JAMB AT CMU FACE

3" = 1'-0"

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

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407-999-9985

UNICORP NATIONAL DEVELOPMENTS, INC.

Scott Lee

Digitally signed by Scott Lee
DN: cn=Scott Lee, o=SB Architects Ltd, c=US
Reason: I am the author of this document
Location: your signing location here
Date: 2021.07.15 15:13:48 -04'00'

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

General - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title
INTERIOR DETAILS

Project No. **21816**

Sheet No.
A9-01

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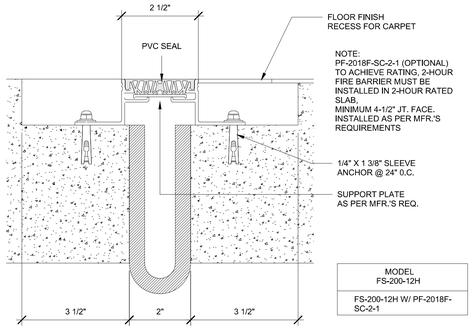
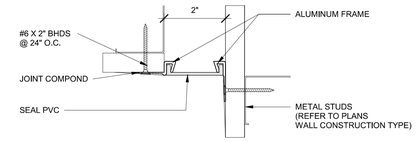


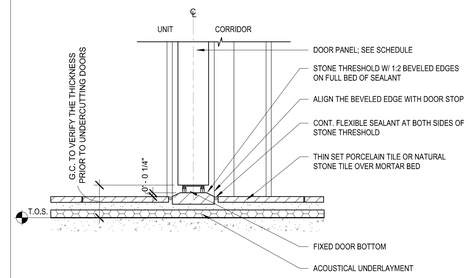
11 EXP. JT. DETAIL-3

6" = 1'-0"



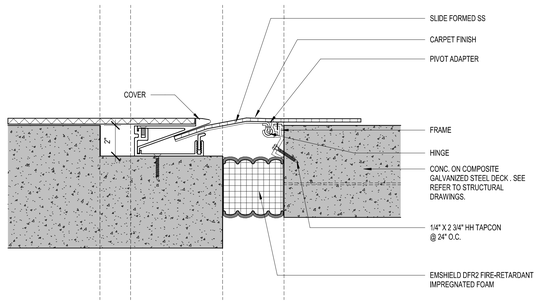
8 EXP. JT. AT G.W.B. CEILING (NON-RATED)

6" = 1'-0"



4 RESIDENTIAL ENTRY DOOR SILL

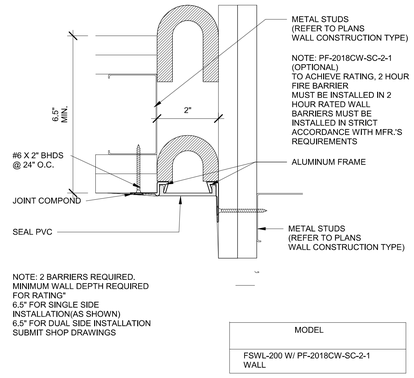
3" = 1'-0"



MM SYSTEMS EXPANSION JOINT
HSLN-4-2

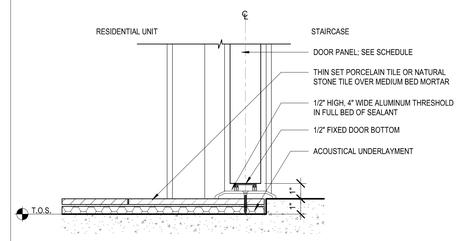
10 EXP. JT. DETAIL-2

3" = 1'-0"



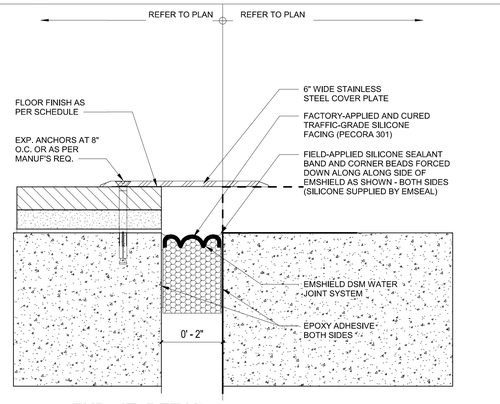
7 EXP. JT. AT G.W.B. CLG. 2-HOUR RATING

6" = 1'-0"



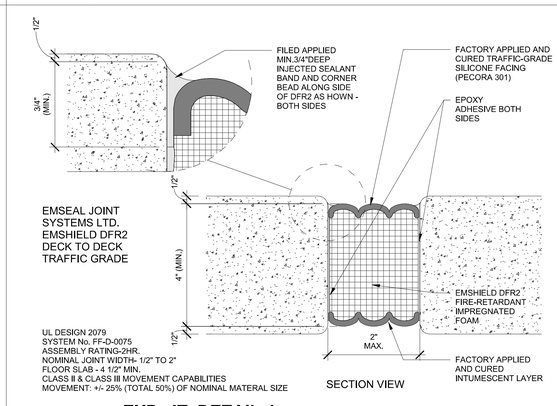
3 RESIDENTIAL UNIT TO EXIT STAIRCASE

3" = 1'-0"



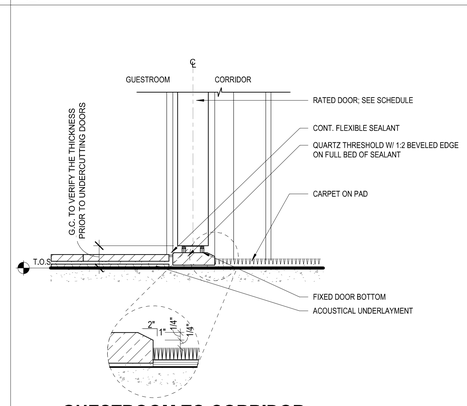
9 EXP. JT. DETAIL-5

6" = 1'-0"



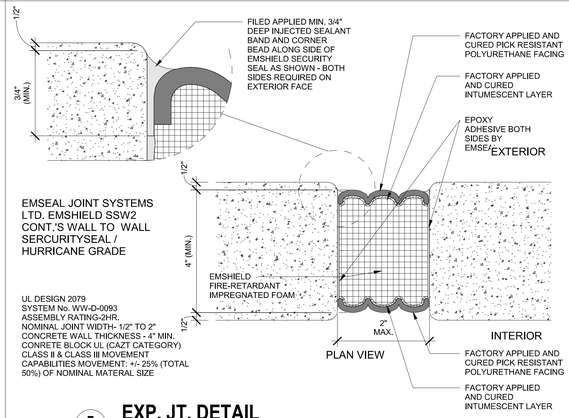
6 EXP. JT. DETAIL-1

6" = 1'-0"



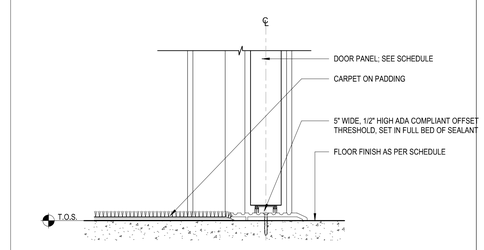
2 GUESTROOM TO CORRIDOR

3" = 1'-0"



5 EXP. JT. DETAIL

6" = 1'-0"



1 CORRIDOR TO EXIT STAIRCASE

3" = 1'-0"

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite
1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY
HOTEL & RESIDENCES

1620 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

Scott Lee

Digitally signed by Scott Lee
DN: cn=Scott Lee, o=SB Architects, ou=Principal, email=slee@sbarchitects.com, c=US
Date: 2021.07.15 13:13:30 -04'00'

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

General - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title

INTERIOR DETAILS

Project No. **21816**

Sheet No.

A9-02

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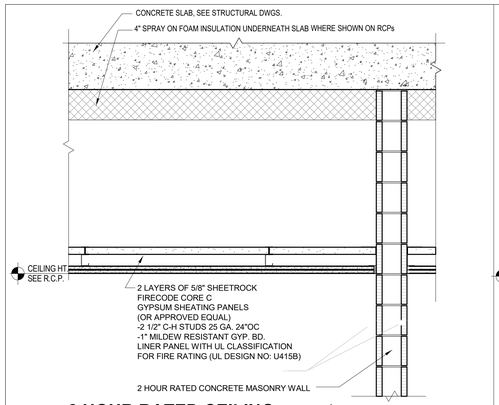
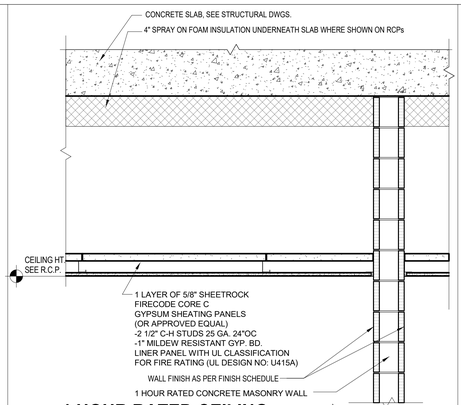
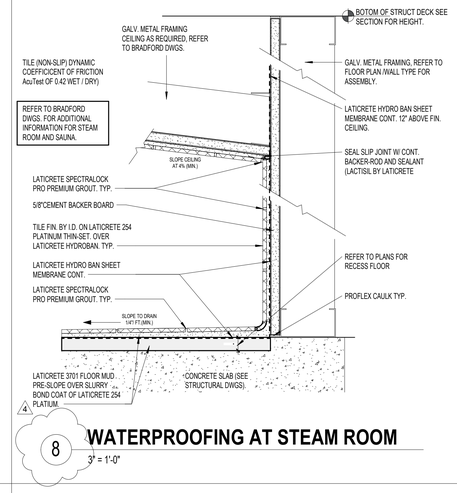


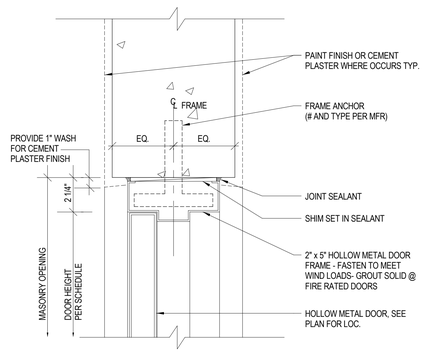
19 **2 HOUR RATED CEILING**
1 1/2" = 1'-0"



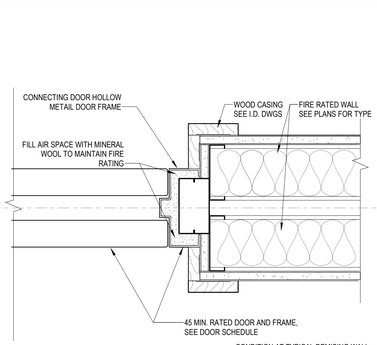
18 **1 HOUR RATED CEILING**
1 1/2" = 1'-0"

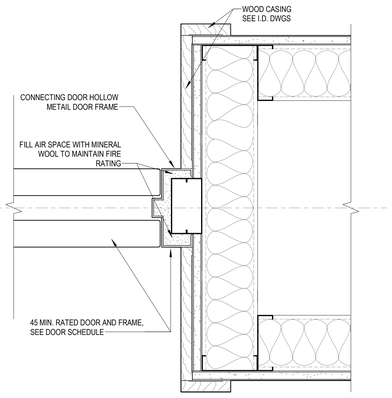


8 **WATERPROOFING AT STEAM ROOM**
3" = 1'-0"

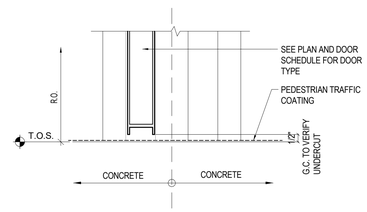


4 **HM DOOR HEAD**
3" = 1'-0"

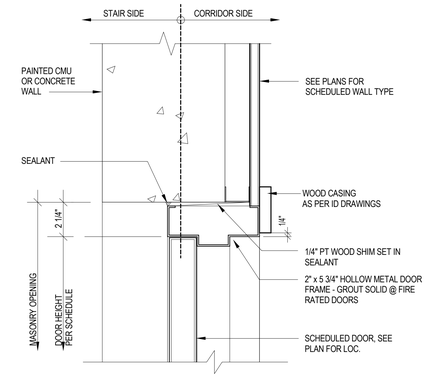




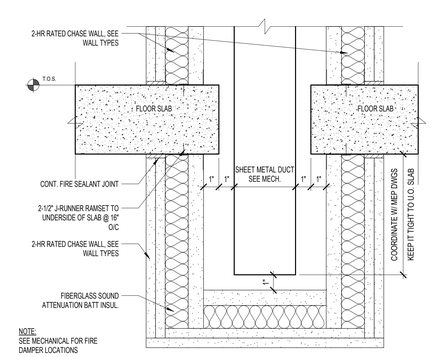
17 **CONNECTING DOOR HEAD/ JAMB DTL.**
3" = 1'-0"



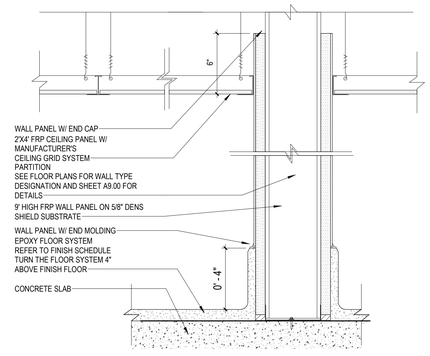
3 **BOH DOOR SILL**
3" = 1'-0"



2 **INT. EXIT STAIR DOOR HEAD**
3" = 1'-0"

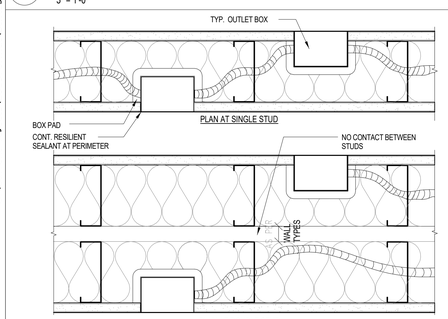


16 **5 SIDED 2 HR RATED CHASE**
3" = 1'-0"



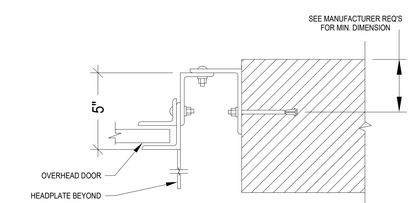
14 **FRP WALL - CEILING PANEL DTL**
3" = 1'-0"

REVIEWED FOR COMPLIANCE WITH
THE FLORIDA BUILDING CODE
ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

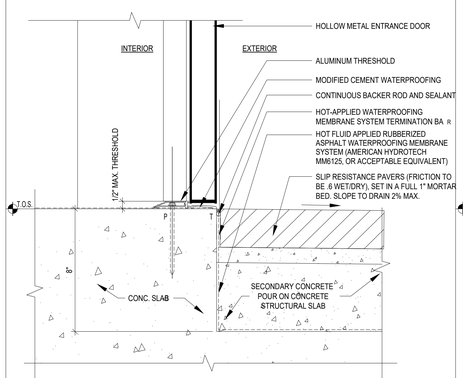


NOTES:
1. PARTITION TYPES VARY, REFER TO FLOOR PLANS.
2. DETAIL APPLIES TO ELECTRICAL POWER, LIGHT SWITCHES, MICROPHONE, DATA AND TELEPHONE OUTLET BOXES.
3. PLACE OUTLET BOXES IN SEPARATE STUD SPACES.
4. BACK-TOBACK OUTLETS ARE NOT PERMITTED.
5. PLUG ALL UNUSED KNOCK-OUTS IN OUTLET BOXES WITH KNOCK-OUT CAPS.
6. PROVIDE BOX PADS OR FULLY 'BUTTER' OUTLET BOXES WITH RESILIENT SEALANT.

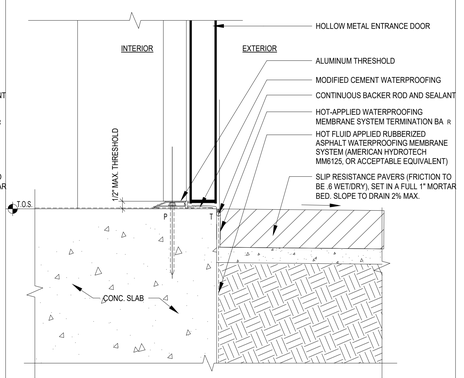
15 **ELEC. J-BOX INSTALLATION**
3" = 1'-0"



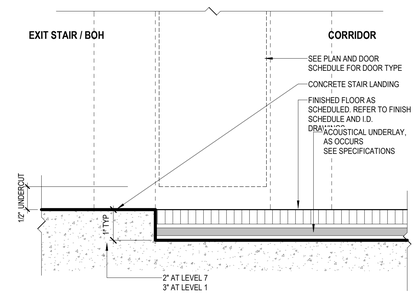
13 **FIRE-RATED OVERHEAD DR JAMB**
3" = 1'-0"



9 **HM DOOR SILL AT POOL DECK**
3" = 1'-0"



5 **HM DOOR SILL AT PAVERS**
3" = 1'-0"



1 **INT. EXIT STAIR/BOH DOOR SILL**
12" = 1'-0"

SB ARCHITECTS
2333 Ponce de Leon Boulevard, Suite
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A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

1620 GULF OF MEXICO DRIVE
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Owner

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7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

Scott Lee

Digitally signed by Scott Lee
DN: E=slee@sb-architects.com, CN=Scott Lee, O=Scott A. Lee, L=Mill Valley, S=California, C=US
Date: 2022.10.01 19:00:31-04'00'

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

General - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
2	PERMIT REVISION 2	08/12/2021
	PERMIT APPROVAL SET	12/13/2021
4	PERMIT REVISION 4	04/15/2022

Sheet Title
INTERIOR DETAILS

Project No. **21816**

Sheet No.
A9-03

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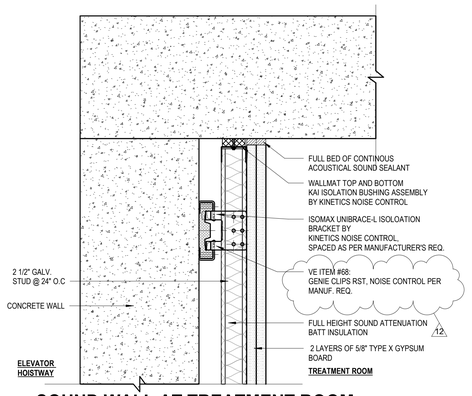
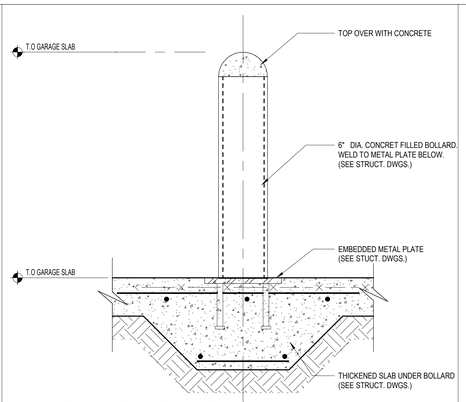
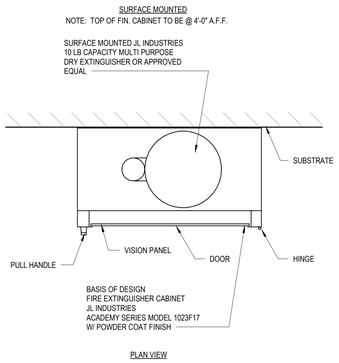


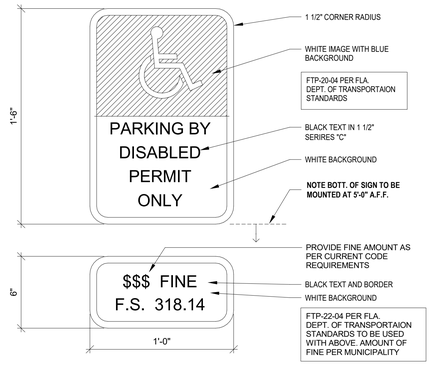
16 **SOUND WALL AT TREATMENT ROOM**
3" = 1'-0"



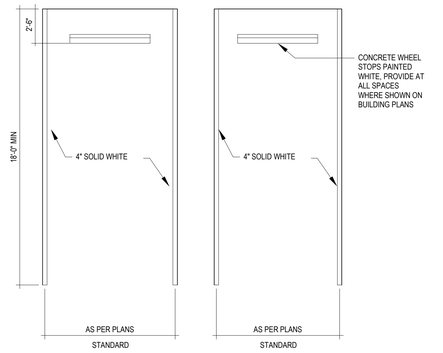
15 **GARAGE BOLLARD DTL.**
1 1/2" = 1'-0"



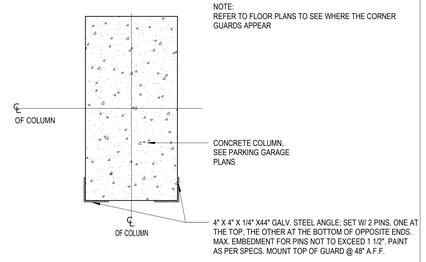
12 **FIRE EXTINGUISHER DTL. - FEC3**
3" = 1'-0"



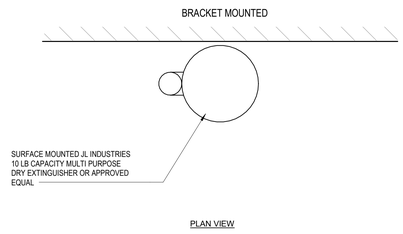
8 **FDOT HANDICAP PARKING SIGN**
1 1/2" = 1'-0"



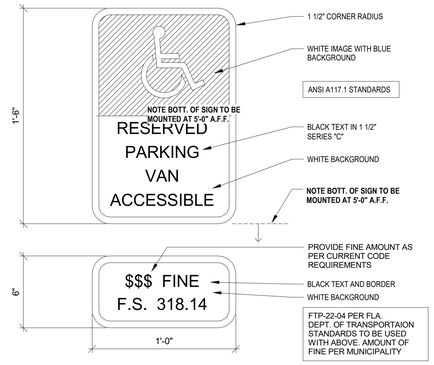
4 **STANDARD PARKING SPACES**
N.T.S.



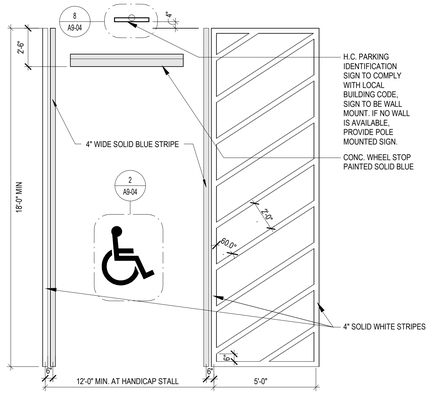
14 **COLUMN CORNER GUARD DETAIL**
3" = 1'-0"



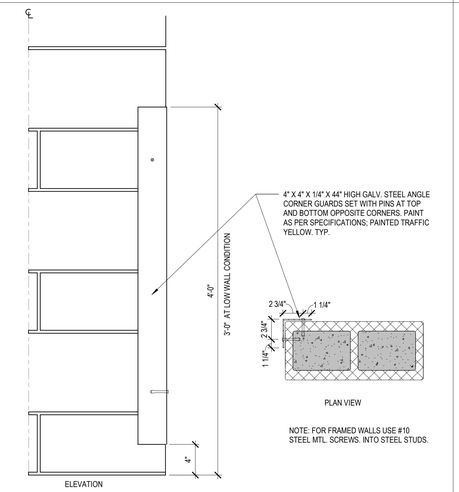
11 **FIRE EXTINGUISHER DTL. - FE**
3" = 1'-0"



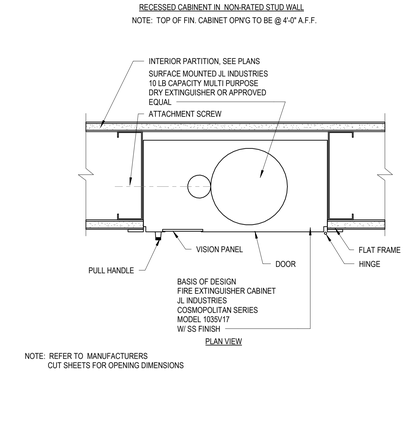
7 **VAN ACCESSIBLE PARKING SIGN**
1 1/2" = 1'-0"



3 **STANDARD ACCESSIBLE SPACE**
1/4" = 1'-0"



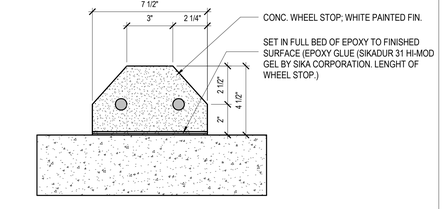
13 **CMU WALL CORNER GUARD**
1 1/2" = 1'-0"



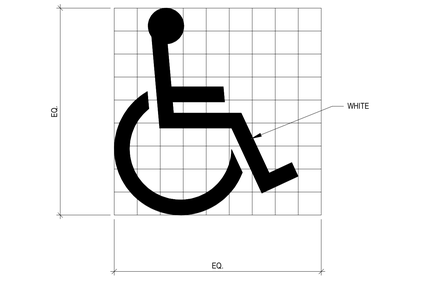
10 **FIRE EXTINGUISHER DTL. FEC1**
3" = 1'-0"

CONCRETE:
Fc=4,000 PSI @28 DAYS

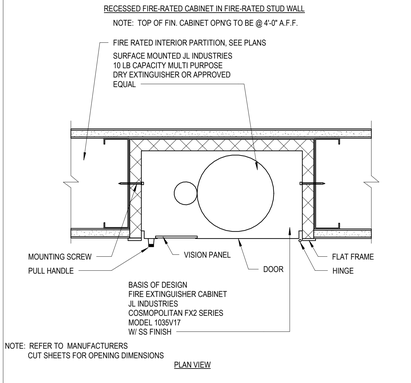
REINFORCING STELL:
(2) -#4 REBAR
ASTM A-615 GRADE 60



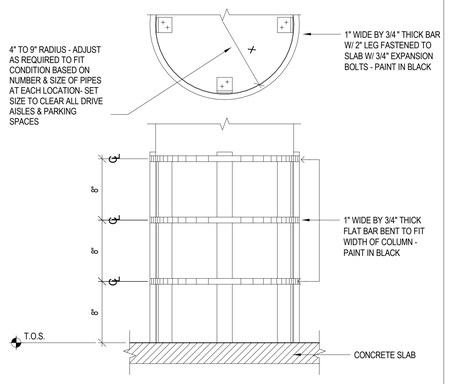
6 **CONCRETE WHEEL STOP**
3" = 1'-0"



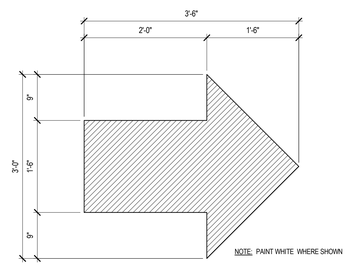
2 **UNIVERSAL ACCESSIBILITY SYMBOL**
N.T.S.



9 **FIRE EXTINGUISHER DTL. - FEC2**
3" = 1'-0"



5 **PIPE PROTECTION CAGE**
1 1/2" = 1'-0"



1 **TRAFFIC DIRECTIONAL ARROW**
1" = 1'-0"

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

SB ARCHITECTS
2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854
A California Corporation

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7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985
UNICORP NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA · SCOTT A LEE · AR95712 · REGISTERED ARCHITECT
Scott A. Lee
Digitally signed by Scott A. Lee
DN: cn=Scott A. Lee, T=21776, O=Colegio de Arquitectos y Arquitectos Paisajistas de Puerto Rico, S=Puerto Rico, C=US
Date: 2021.07.30 17:55:17-04'00'

General - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
2	PERMIT REVISION 2	08/12/2021
	PERMIT APPROVAL SET	12/13/2021
10	PERMIT REVISION 10	08/19/2022
12	PERMIT REVISION 12	11/04/2022

Sheet Title: **INTERIOR DETAILS**
Project No. 21816

Sheet No.
A9-04

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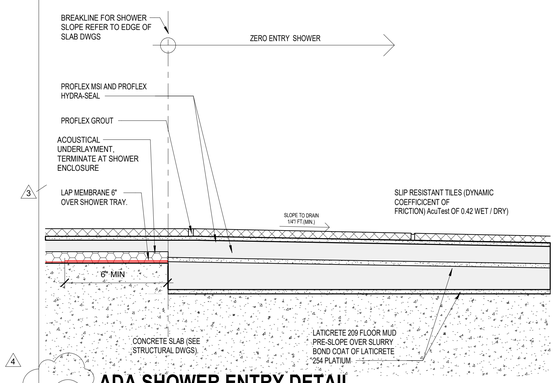
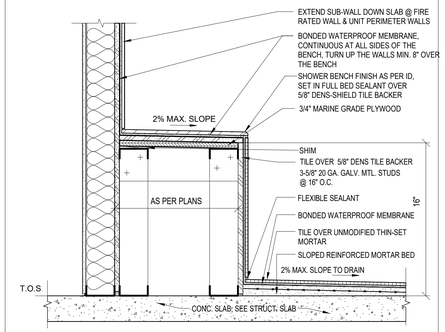


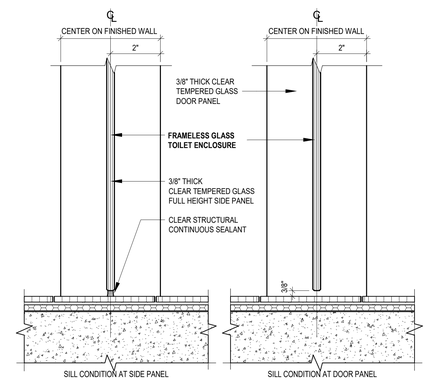
15 ADA SHOWER ENTRY DETAIL

6" = 1'-0"



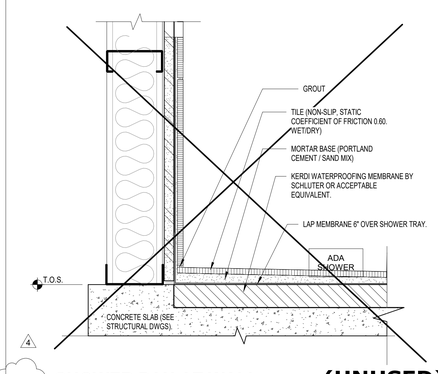
12 SHOWER BENCH DTL.

1 1/2" = 1'-0"



8 TOILET ROOM ENCLOSURE SILL

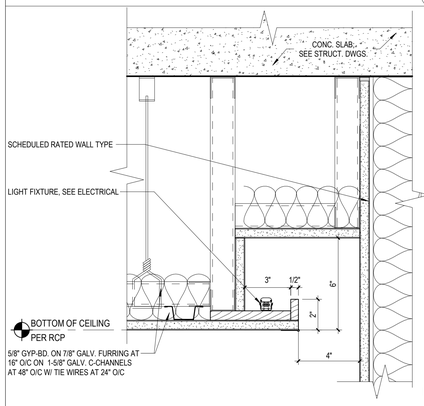
3" = 1'-0"



4 SHOWER PAN AT WALL

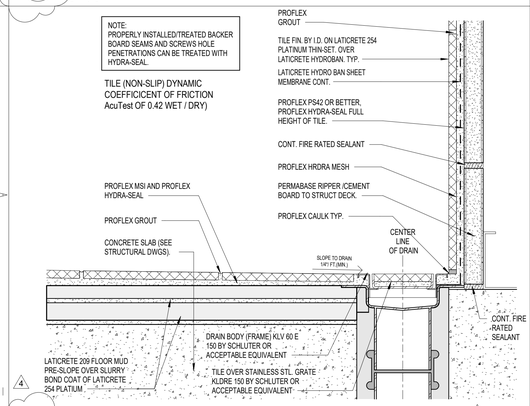
3" = 1'-0"

(UNUSED)



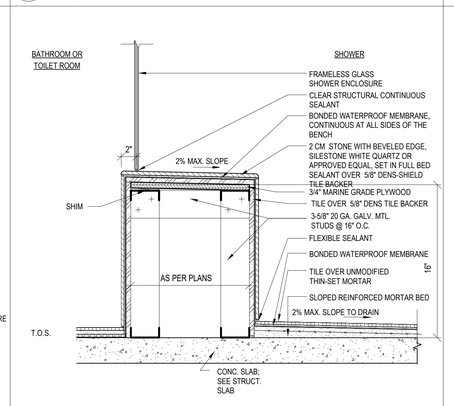
17 TYP. SPA VITALITY SPA COVE LIGHT

3" = 1'-0"



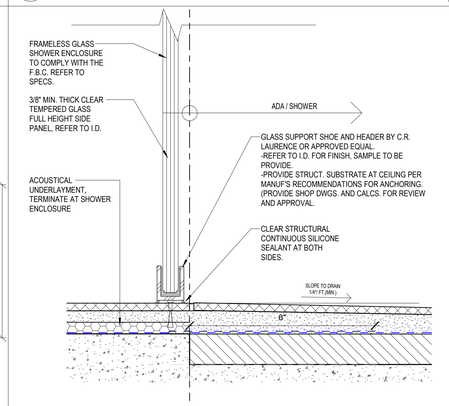
14 SHOWER TRENCH DETAIL

6" = 1'-0"



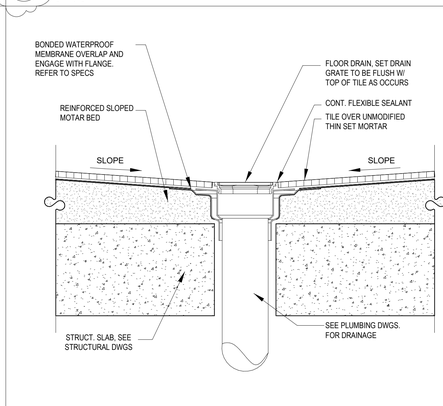
11 SHOWER BENCH AT GL. ENCLOSURE

1 1/2" = 1'-0"



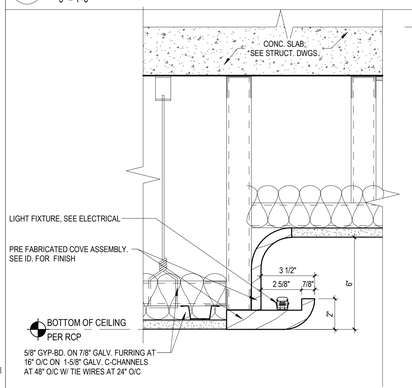
7 ZERO ENTRY SHOWER SILL TRANSITION

6" = 1'-0"



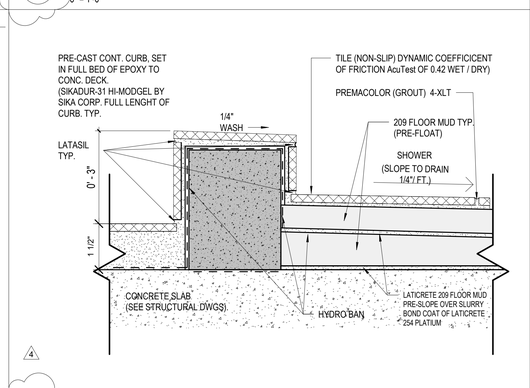
3 SHOWER DRAIN

3" = 1'-0"



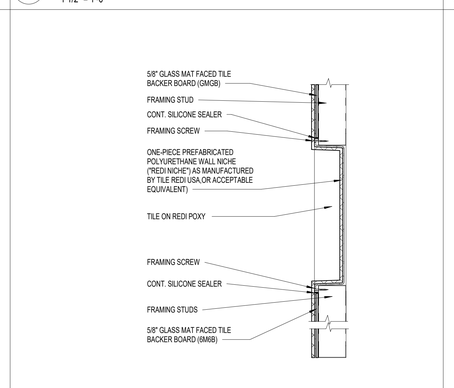
16 TYP. SPA VITALITY POOL COVE LIGHT

3" = 1'-0"



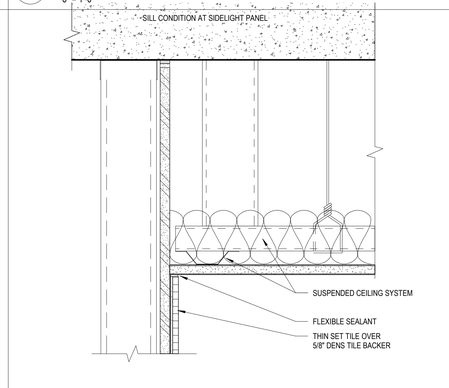
13 SHOWER CURB

6" = 1'-0"



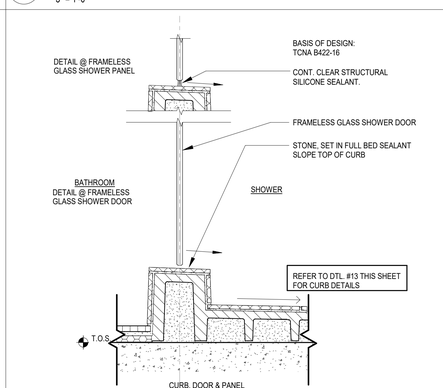
10 SHOWER NICHE DETAIL

1 1/2" = 1'-0"



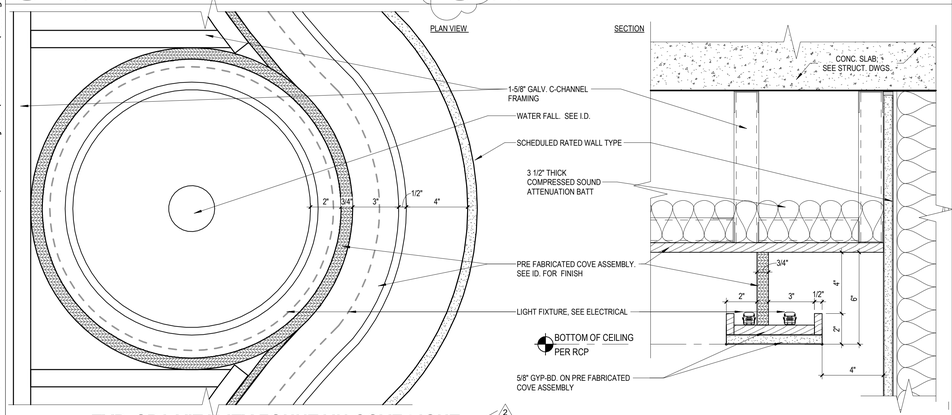
6 WALL TILE AT CEILING

3" = 1'-0"



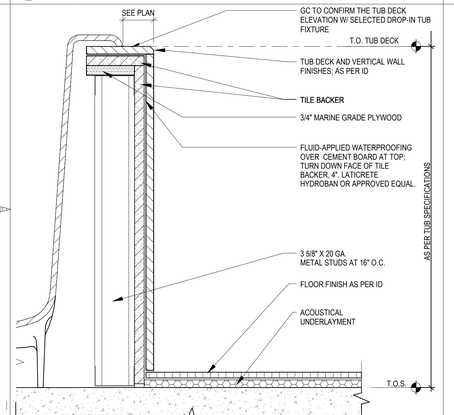
2 SHOWER ENCLOSURE

3" = 1'-0"



5 TYP. SPA VITALITY FOUNTAIN COVE LIGHT

3" = 1'-0"

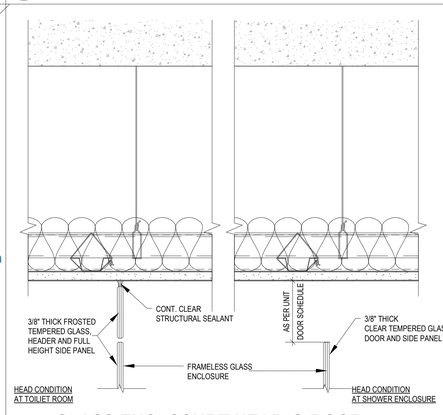


9 TUB DECK

3" = 1'-0"

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

(UNUSED)



1 GLASS ENCLOSURE HEAD @ DOOR

3" = 1'-0"

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

1620 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

Scott Lee

Digitally signed by Scott Lee
DN: E=slee@sb-architects.com, CN=Scott Lee, O=Scott A. Lee, L=Mill Valley, S=California, C=US
Date: 2022.10.01 19:00:34-04'00'

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

General - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
2	PERMIT REVISION 2	08/12/2021
3	PERMIT REVISION 3	11/19/2021
	PERMIT APPROVAL SET	12/13/2021
4	PERMIT REVISION 4	04/15/2022

Sheet Title: **INTERIOR DETAILS**

Project No. 21816

Sheet No. **A9-05**

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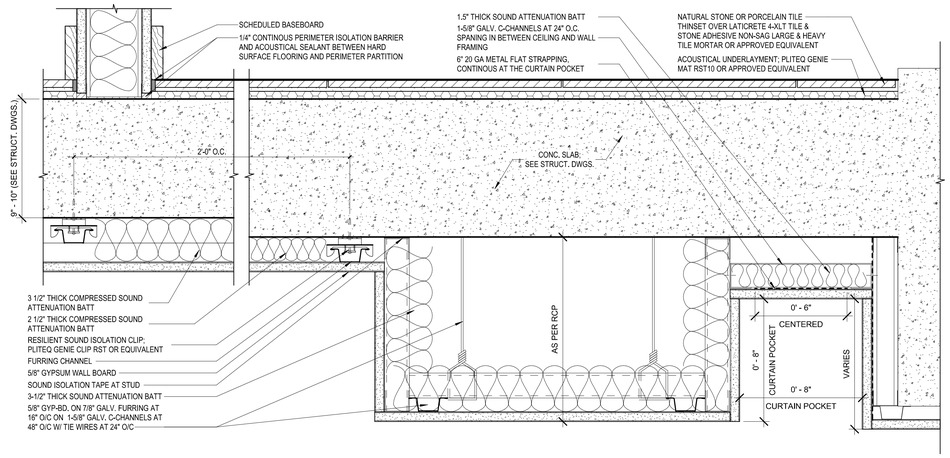
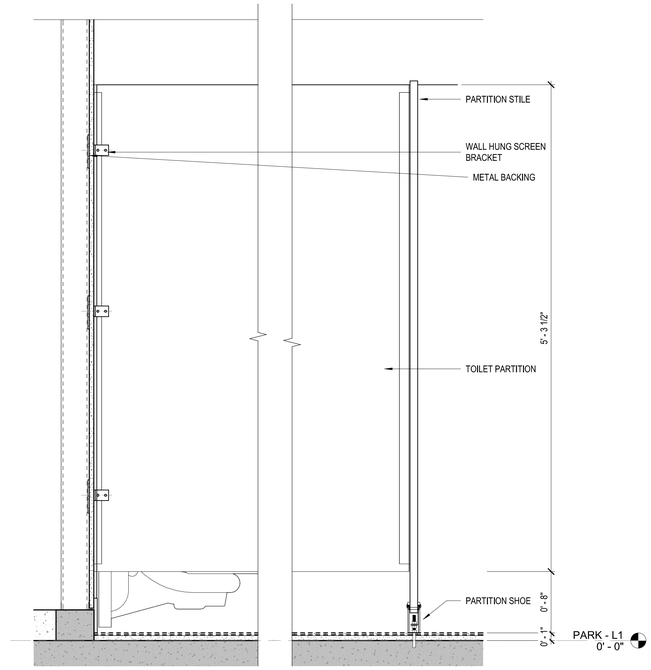


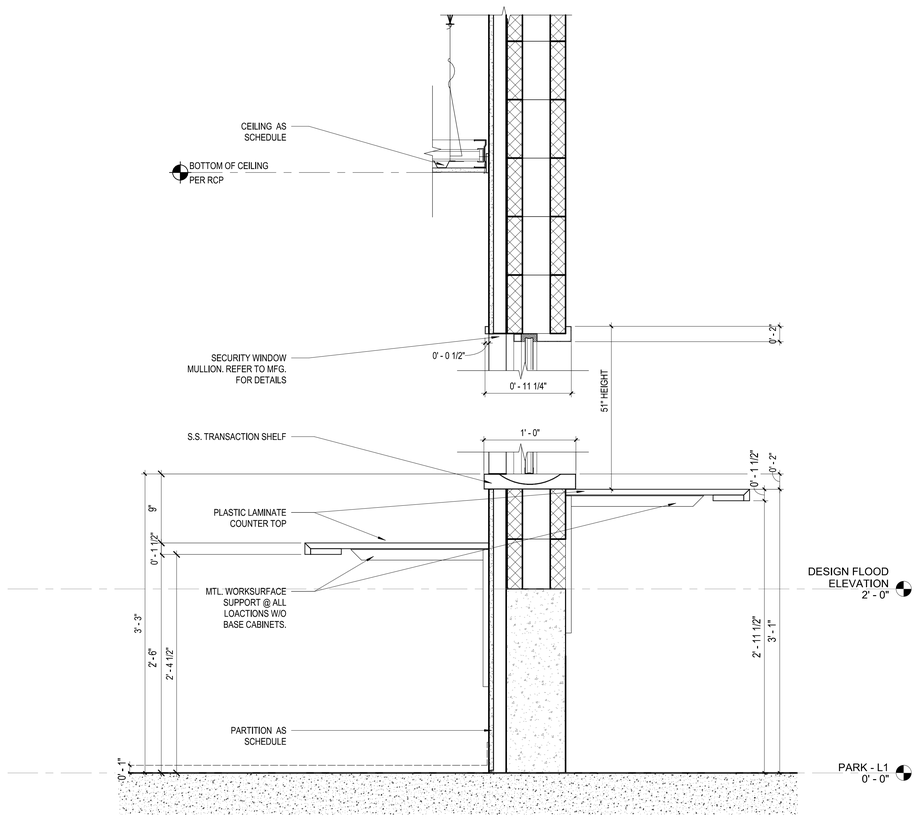
TYPICAL RESIDENTIAL FLOOR AND CEILING ASSEMBLY

4 3" = 1'-0"



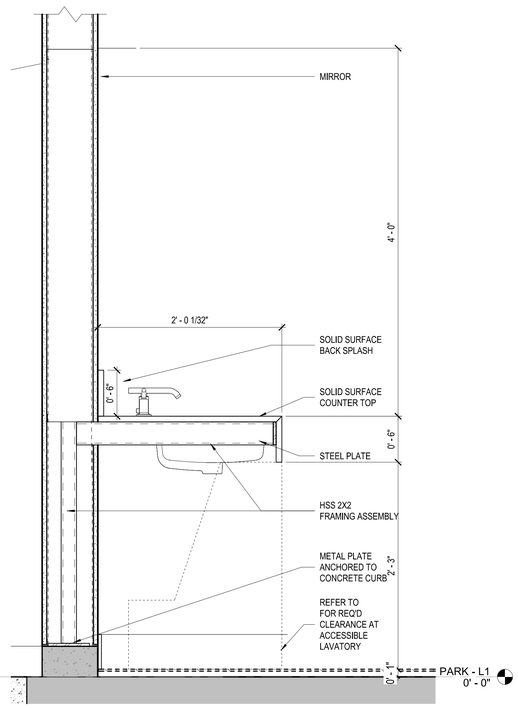
SECTION DETAIL @ TOILET PARTITION

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



SECTION DETAIL @ BOH WOMANS RR SINK

3 1 1/2" = 1'-0"



SECURITY WINDOW SECTION

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

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

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Consultant

LONGBOAT KEY HOTEL & RESIDENCES

SITE/HOTEL - 1601 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

Scott Lee

Digitally signed by Scott Lee
DN: cn=Scott Lee, o=SB Architects, ou=Architect, email=scott@sbarchitects.com, c=US
Date: 2021.07.15 15:14:13 -04'00'

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

Site/Hotel - Issued

No.	Description	Date
1	PERMIT REVISION 1	07/15/2021

Sheet Title: **INTERIOR DETAILS**

Project No. 21816

Sheet No. **A9-07**

1

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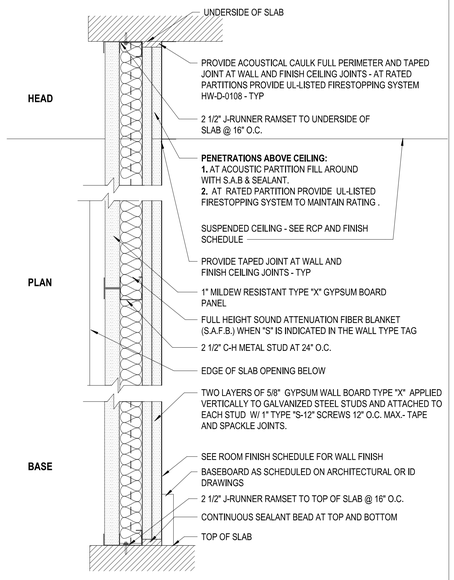


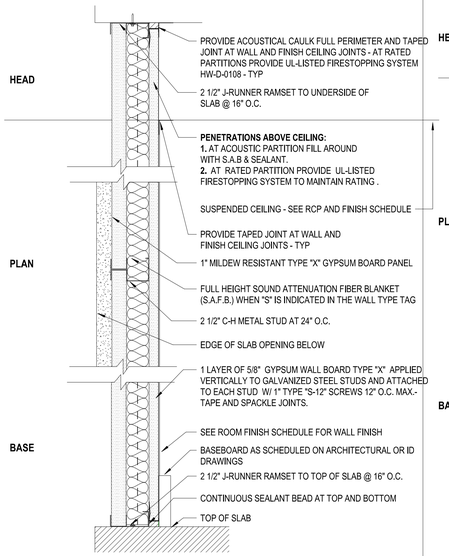
WALL TAG LEGEND

9 / T S
- TYPICAL INTERIOR CHASE WALL TYPE 9 SEE STUD WIDTH ABOVE
- (-) NO SOUND ATTENUATION
- (S) SOUND ATTENUATION FIBER BLANKET (S.A.F.B.)
- (W) - REPLACE TYPE "X" EXTERIOR LAYER FOR 5/8" FOR GEORGIA PACIFIC TOUGH ROCK FIREGUARD "X" MOLD-GUARD OR ACCEPTABLE EQUIVALENT,
- (T) - REPLACE TYPE "X" EXTERIOR LAYER FOR 5/8" FOR GEORGIA PACIFIC DENSSHIELD FIREGUARD TILE BACKER OR ACCEPTABLE EQUIVALENT

ASSEMBLY RATING: 2 HR. FIRE RATED PER UL DESIGN NO. U438

9 2 HR. RATED SHAFT WALL AT TYPE 9

3" = 1'-0"



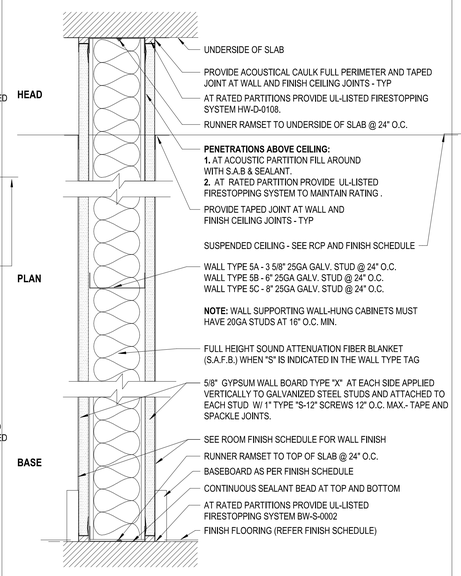
WALL TAG LEGEND

7 / W S
- TYPICAL INTERIOR WALL TYPE 7 SEE STUD WIDTH ABOVE
- (-) NO SOUND ATTENUATION
- (S) SOUND ATTENUATION FIBER BLANKET (S.A.F.B.)
- (W) - REPLACE TYPE "X" LAYER FOR 5/8" FOR GEORGIA PACIFIC TOUGH ROCK FIREGUARD "X" MOLD-GUARD OR ACCEPTABLE EQUIVALENT,
- (T) - REPLACE TYPE "X" LAYER FOR 5/8" FOR GEORGIA PACIFIC DENSSHIELD FIREGUARD TILE BACKER OR ACCEPTABLE EQUIVALENT

ASSEMBLY RATING: 1 HR. FIRE RATED PER UL DESIGN NO. U469

7 1 HR. RATED SHAFT WALL AT TYPE 7

3" = 1'-0"



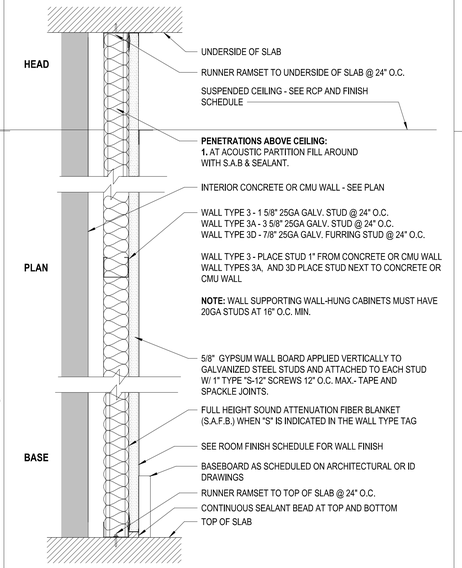
WALL TAG LEGEND

5A / W S
- TYPICAL INTERIOR WALL TYPES 5A, 5B AND 5C SEE STUD WIDTH ABOVE
- (-) NO SOUND ATTENUATION
- (S) SOUND ATTENUATION FIBER BLANKET (S.A.F.B.)
- (W) - REPLACE TYPE "X" LAYER FOR 5/8" FOR GEORGIA PACIFIC TOUGH ROCK FIREGUARD "X" MOLD-GUARD OR ACCEPTABLE EQUIVALENT, ONLY AT WET SIDE OF WALL - (WW) REPLACE BOTH SIDES
- (T) - REPLACE TYPE "X" LAYER FOR 5/8" FOR GEORGIA PACIFIC DENSSHIELD FIREGUARD TILE BACKER OR ACCEPTABLE EQUIVALENT ONLY AT WET SIDE OF WALL - (TT) REPLACE BOTH SIDES

ASSEMBLY RATING: 1 HR. FIRE RATED PER UL DESIGN NO. U465

5 1HR RATED. TYPICAL TWO SIDED PARTITION TYPES 5A, 5B & 5C

3" = 1'-0"

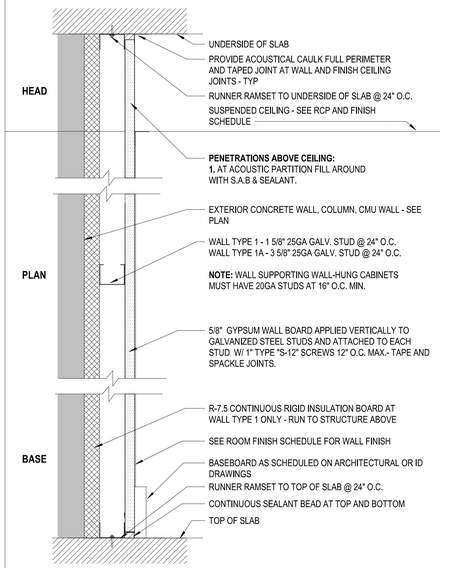


WALL TAG LEGEND

3A / W S
- TYPICAL INTERIOR WALL TYPES 3, 3A, AND 3D SEE STUD WIDTH ABOVE
- (S) SOUND ATTENUATION FIBER BLANKET (S.A.F.B.)
- (W) REPLACE GYP. BD. FOR 5/8" GLASS MAT FACED GYPSUM (G.M.F.G.)
- (T) TILE BACKER WHERE TILE/STONE FINISH IS SCHEDULED

3 ONE - SIDED PARTITION AT INTERIOR CONCRETE / CMU WALL TYPES 3, 3A, & 3D

3" = 1'-0"

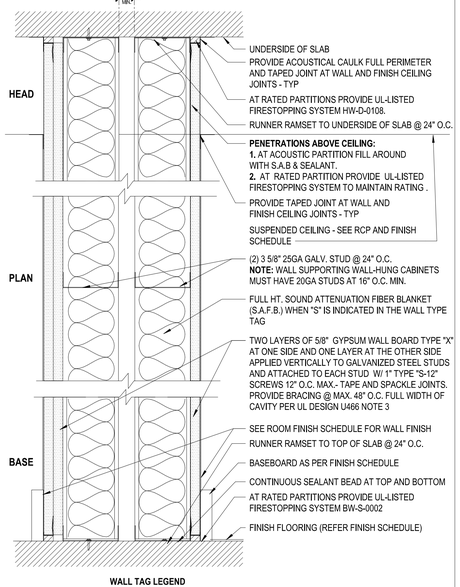


WALL TAG LEGEND

1A / W R
- TYPICAL INTERIOR WALL TYPES 1 AND 1A SEE STUD WIDTH ABOVE
- (R) R-7.5 CONTINUOUS RIGID INSULATION
- (B) UNFACED FIBERGLASS BATT INSULATION
- (W) REPLACE GYP. BD. FOR 5/8" GLASS MAT FACED GYPSUM (G.M.F.G.)
- (T) TILE BACKER WHERE TILE/STONE FINISH IS SCHEDULED

1 STUD PARTITION AT EXTERIOR WALL TYPES 1 & 1A

3" = 1'-0"



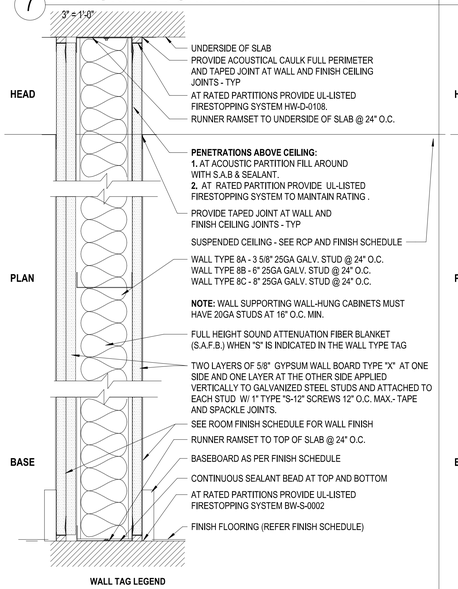
WALL TAG LEGEND

10A / W S
- TYPICAL INTERIOR WALL TYPE 10A
- (-) NO SOUND ATTENUATION
- (S) SOUND ATTENUATION FIBER BLANKET (S.A.F.B.)
- (W) - REPLACE TYPE "X" EXTERIOR LAYER FOR 5/8" FOR GEORGIA PACIFIC TOUGH ROCK FIREGUARD "X" MOLD-GUARD OR ACCEPTABLE EQUIVALENT, ONLY AT WET SIDE OF WALL - (WW) REPLACE EXTERIOR LAYER AT BOTH SIDES
- (T) - REPLACE TYPE "X" EXTERIOR LAYER FOR 5/8" FOR GEORGIA PACIFIC DENSSHIELD FIREGUARD TILE BACKER OR ACCEPTABLE EQUIVALENT ONLY AT WET SIDE OF WALL - (TT) REPLACE EXTERIOR LAYER AT BOTH SIDES

ASSEMBLY RATING: 1 HR. FIRE RATED PER UL DESIGN NO. U466
MIN. STC 50 (45 IF FIELD TESTED) - PER PER IBC 1207.2

10 1 HR. RATED UNIT SEPARATION WALL-TYPE 10A

3" = 1'-0"



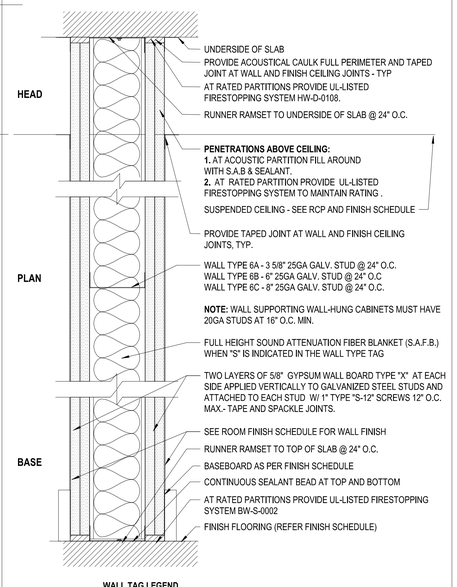
WALL TAG LEGEND

8A / W S
- TYPICAL INTERIOR WALL TYPES 8A, 8B AND 8C SEE STUD WIDTH ABOVE
- (-) NO SOUND ATTENUATION
- (S) SOUND ATTENUATION FIBER BLANKET (S.A.F.B.)
- (W) - REPLACE TYPE "X" EXTERIOR LAYER FOR 5/8" FOR GEORGIA PACIFIC TOUGH ROCK FIREGUARD "X" MOLD-GUARD OR ACCEPTABLE EQUIVALENT, ONLY AT WET SIDE OF WALL - (WW) REPLACE EXTERIOR LAYER AT BOTH SIDES
- (T) - REPLACE TYPE "X" EXTERIOR LAYER FOR 5/8" FOR GEORGIA PACIFIC DENSSHIELD FIREGUARD TILE BACKER OR ACCEPTABLE EQUIVALENT ONLY AT WET SIDE OF WALL - (TT) REPLACE EXTERIOR LAYER AT BOTH SIDES

ASSEMBLY RATING: 1 HR. FIRE RATED PER UL DESIGN NO. U465
MIN. STC 50 (45 IF FIELD TESTED) - PER PER IBC 1207.2

8 1 HR. RATED UNIT SEPARATION WALL - TYPES 8A, 8B &8C

3" = 1'-0"



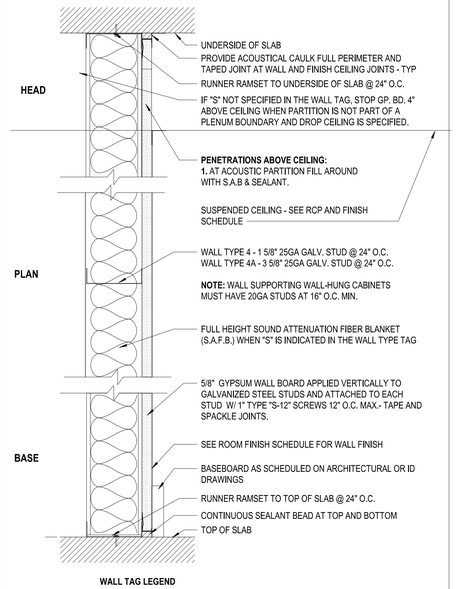
WALL TAG LEGEND

6A / W S
- TYPICAL INTERIOR WALL TYPES 6A, 6B, AND 6CAND 6B SEE STUD WIDTH ABOVE
- (-) NO SOUND ATTENUATION
- (S) SOUND ATTENUATION FIBER BLANKET (S.A.F.B.)
- (W) - REPLACE TYPE "X" EXTERIOR LAYER FOR 5/8" FOR GEORGIA PACIFIC TOUGH ROCK FIREGUARD "X" MOLD-GUARD OR ACCEPTABLE EQUIVALENT, ONLY AT WET SIDE OF WALL - (WW) REPLACE EXTERIOR LAYER AT BOTH SIDES
- (T) - REPLACE TYPE "X" EXTERIOR LAYER FOR 5/8" FOR GEORGIA PACIFIC DENSSHIELD FIREGUARD TILE BACKER OR ACCEPTABLE EQUIVALENT ONLY AT WET SIDE OF WALL - (TT) REPLACE EXTERIOR LAYER AT BOTH SIDES

ASSEMBLY RATING: 1 HR. FIRE RATED PER UL DESIGN NO. U411

6 TYP. 2 HR. RATED INT. PARTITION AT TYPES 6A, 6B & 6C

3" = 1'-0"

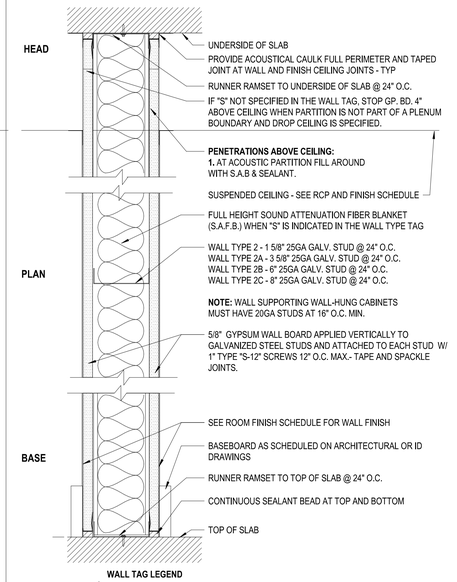


WALL TAG LEGEND

4A / W S
- TYPICAL INTERIOR WALL TYPES 4, AND 4A SEE STUD WIDTH ABOVE
- (-) NO SOUND ATTENUATION
- (S) SOUND ATTENUATION FIBER BLANKET (S.A.F.B.)
- (W) REPLACE GYP. BD. FOR 5/8" GLASS MAT FACED GYPSUM (G.M.F.G.)
- (T) TILE BACKER WHERE TILE/STONE FINISH IS SCHEDULED

4 TYPICAL ONE SIDE PARTITION TYPES 4, & 4A

3" = 1'-0"



WALL TAG LEGEND

2A / W S
- TYPICAL INTERIOR WALL TYPES 2, 2A, 2B AND 2C SEE STUD WIDTH ABOVE
- (-) NO SOUND ATTENUATION
- (S) SOUND ATTENUATION FIBER BLANKET (S.A.F.B.)
- (W) REPLACE GYPSUM BOARD FOR 5/8" GLASS MAT FACED GYPSUM (G.M.F.G.) - (WW) REPLACE BOTH SIDES
- (T) TILE BACKER WHERE TILE / TONE FINISH IS SCHEDULED - (TT) REPLACE BOTH SIDES

2 TYPICAL INTERIOR PARTITION TYPES 2, 2A, 2B & 2C

3" = 1'-0"

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SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
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Scott Lee

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

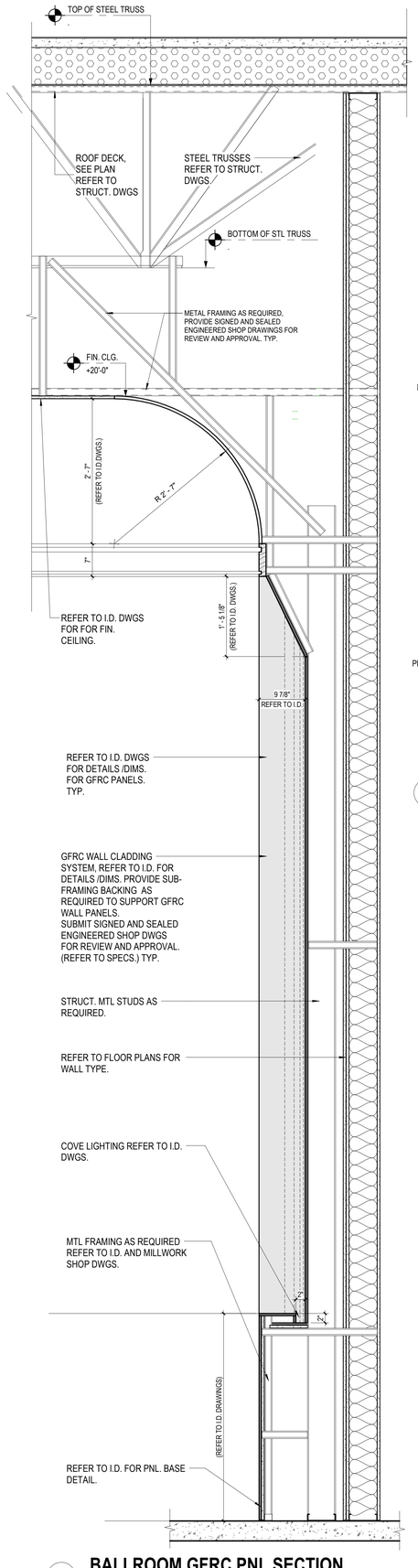
General - Issued

No.	Description	Date
	56% DD SUBMITTAL	10/14/2020

Sheet Title: **PARTITION TYPES**

Project No. **21816**

Sheet No. **A9-08**



10 BALLROOM GFRC PNL SECTION

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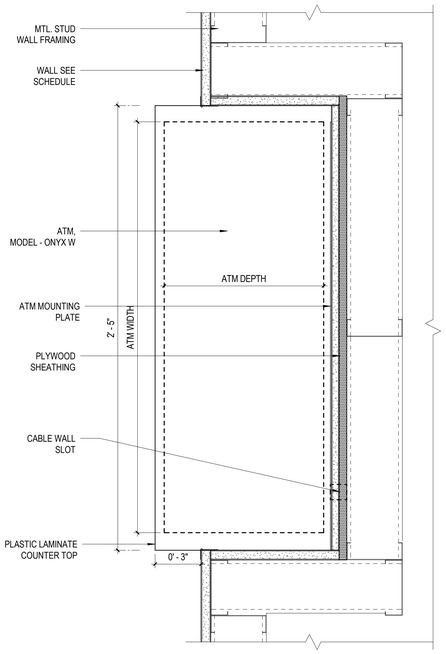
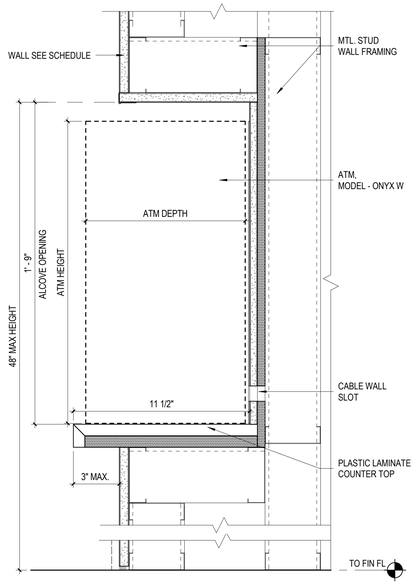


12 ATM ALCOVE PLAN DETAIL

3" = 1'-0"



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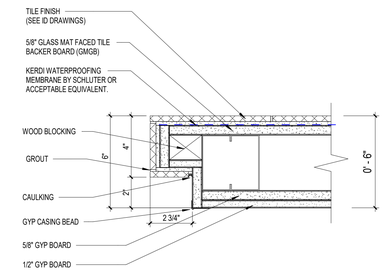
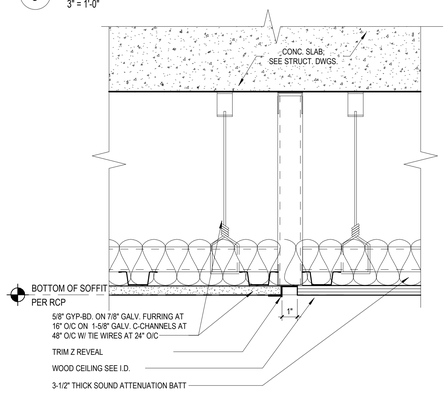
3" = 1'-0"



8 WALL TILE TO GYP TRANSITION

3" = 1'-0"



7 TYP. HOTEL WOOD CEILING AT CLOSET

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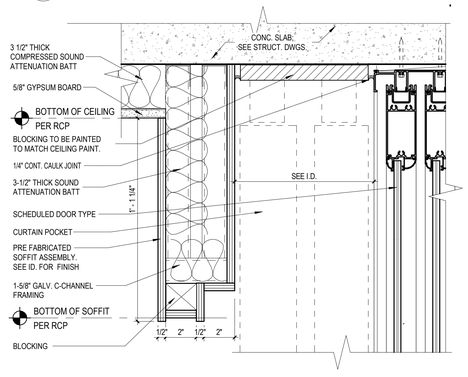
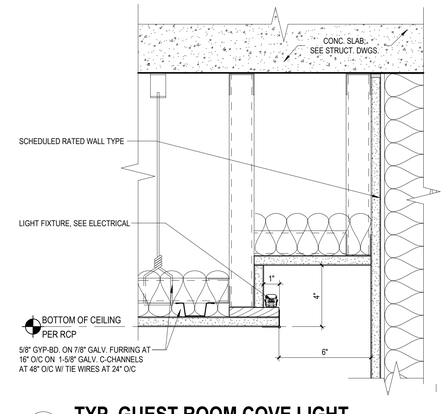


6 TYP. GUEST ROOM CURTAIN SOFFIT

3" = 1'-0"



5 TYP. GUEST ROOM COVE LIGHT

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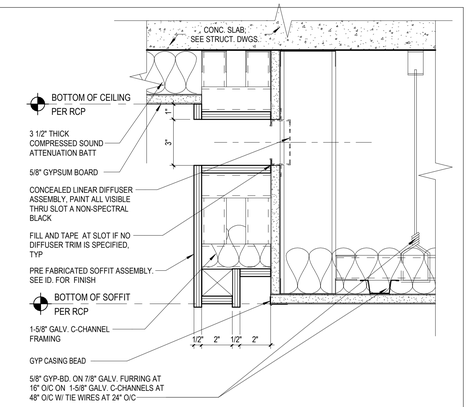

4 TYP. GUEST ROOM SOFFIT

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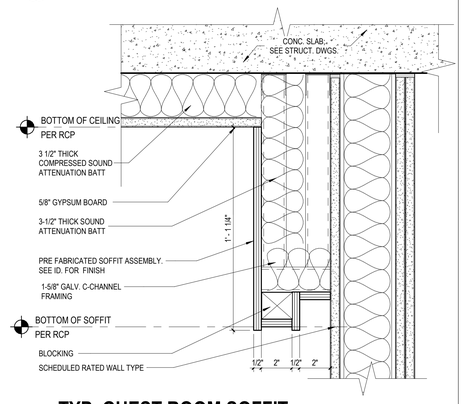

3 TYP. GUEST ROOM SOFFIT

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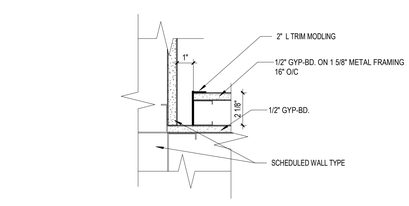
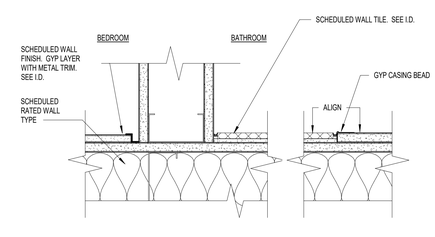


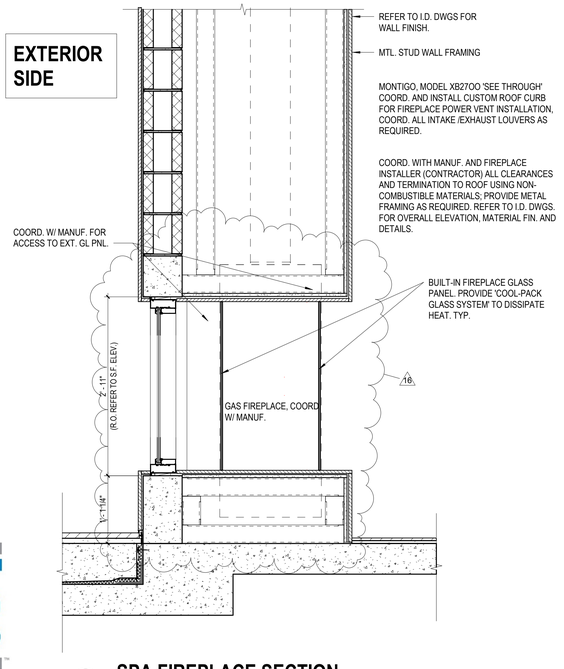
2 WALL TILE TO GYP TRANSITION

3" = 1'-0"



1 WALL TILE TO GYP TRANSITION

3" = 1'-0"



9 SPA FIREPLACE SECTION

1" = 1'-0"

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE ECS FLORIDA, LLC

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

1620 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

General - Issued

No.	Description	Date
2	PERMIT REVISION 2	08/12/2021
	PERMIT APPROVAL SET	12/13/2021
16	PERMIT REVISION 16	3/10/2023

Sheet Title: **INTERIOR DETAILS**

Project No. **21816**

Sheet No. **A9-09**

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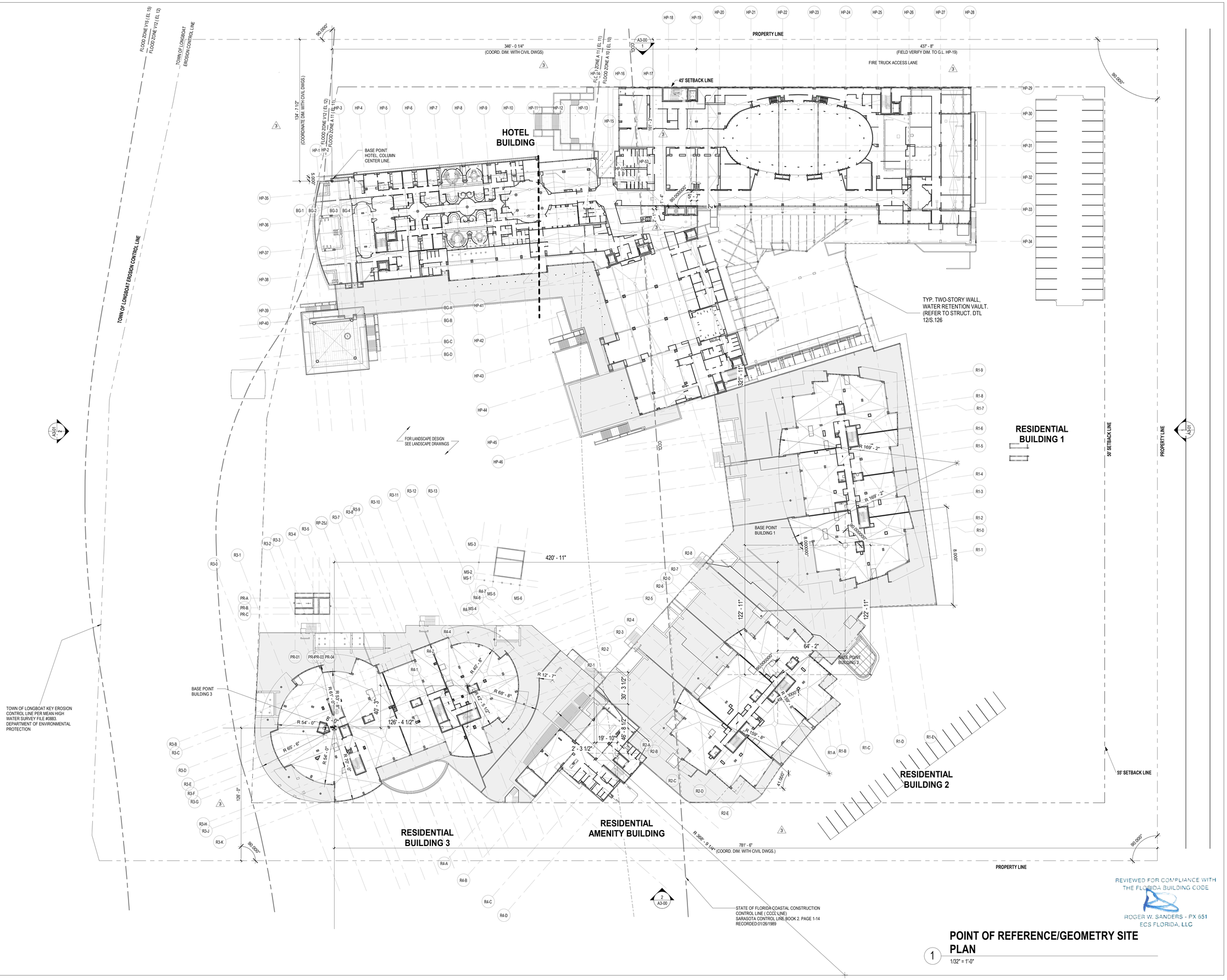

POINT OF REFERENCE/GEOMETRY SITE PLAN

1 — 1/32" = 1'-0"

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

1620 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP NATIONAL DEVELOPMENTS, INC.

Scott Lee

Digitally signed by Scott Lee
DN: Emslee@sb-architects.com, CN=Scott Lee, O=Scott A. Lee, L=Mill Valley, S=California, C=US
Date: 2022.10.01 19:00:37-04'00'

STATE OF FLORIDA SCOTT A. LEE AR95712 REGISTERED ARCHITECT

General - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
3	PERMIT REVISION 3	11/19/2021
	PERMIT APPROVAL SET	12/13/2021

Sheet Title

POINT OF REFERENCE SITE PLAN

Project No. **21816**

Sheet No.

EOS-00

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1 **VAULT LEVEL- OVERALL EOS PLAN**

1/32" = 1'-0"

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ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

SB ARCHITECTS

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A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

1620 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

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UNICORP ACQUISITIONS, LLC
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NATIONAL DEVELOPMENTS, INC.

Scott Lee

Digitally signed by Scott Lee
DN: E=slee@sb-architects.com, CN=Scott Lee, O=Scott A. Lee, L=Mill Valley, S=California, C=US
Date: 2022.10.01 19.00.39-04'00'

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

General - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021
4	PERMIT REVISION 4	04/15/2022

Sheet Title

OVERALL -VAULT LEVEL- EOS PLAN

Project No. **21816**

Sheet No.

EOS-00A

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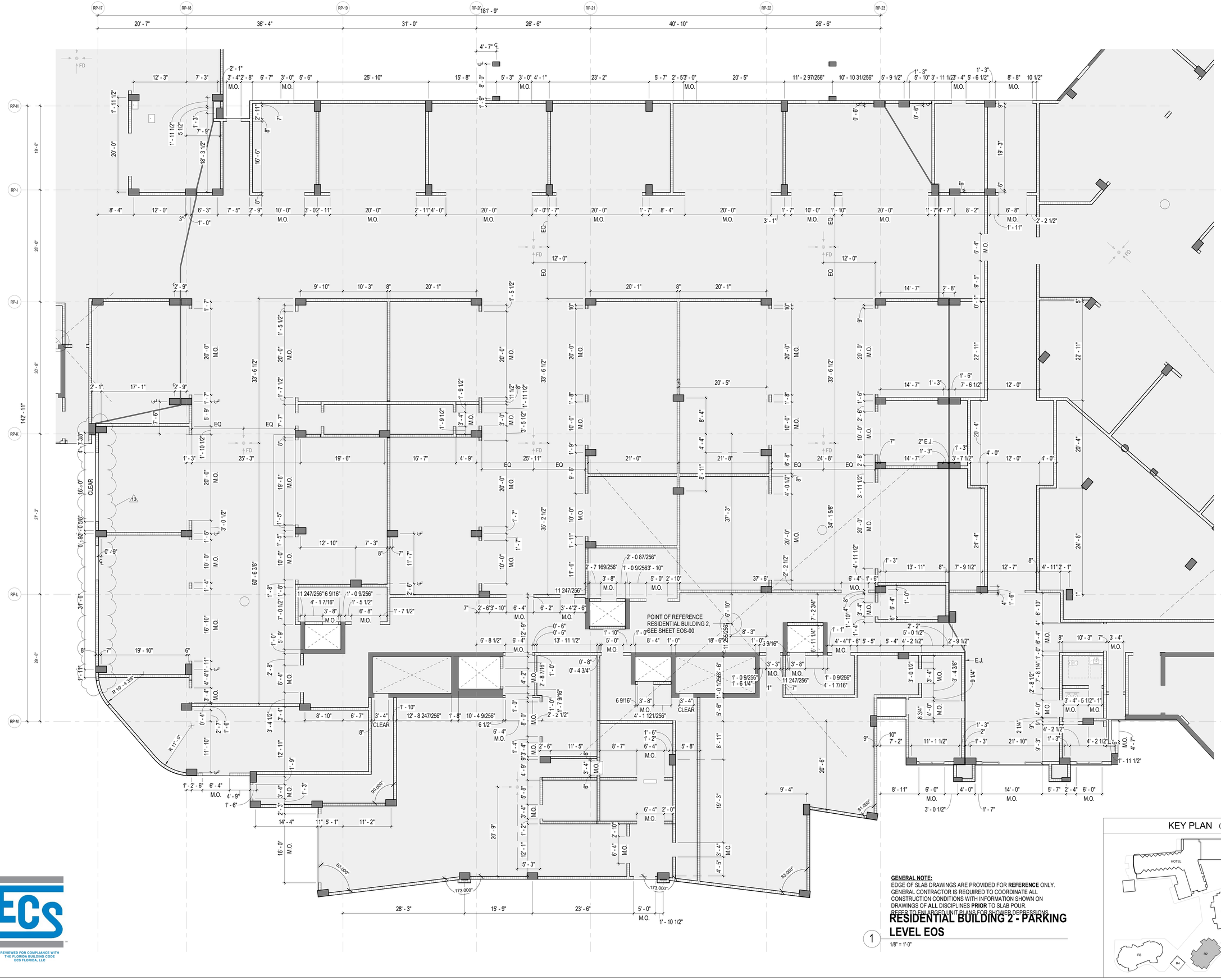
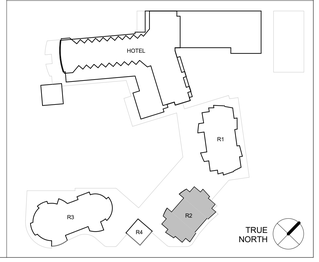


GENERAL NOTE:
EDGE OF SLAB DRAWINGS ARE PROVIDED FOR **REFERENCE** ONLY. GENERAL CONTRACTOR IS REQUIRED TO COORDINATE ALL CONSTRUCTION CONDITIONS WITH INFORMATION SHOWN ON DRAWINGS OF **ALL** DISCIPLINES **PRIOR** TO SLAB POUR.
REFER TO ENLARGED UNIT PLANS FOR SHOWER DEPRESSIONS.

1 RESIDENTIAL BUILDING 2 - PARKING LEVEL EOS

1/8" = 1'-0"

KEY PLAN (N.T.S.)



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REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ECS FLORIDA, LLC

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1000 Coral Gables, FL 33134
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F 305/856-0854
A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

BATEAU - 1581 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021
13	PERMIT REVISION 13	12/16/2022

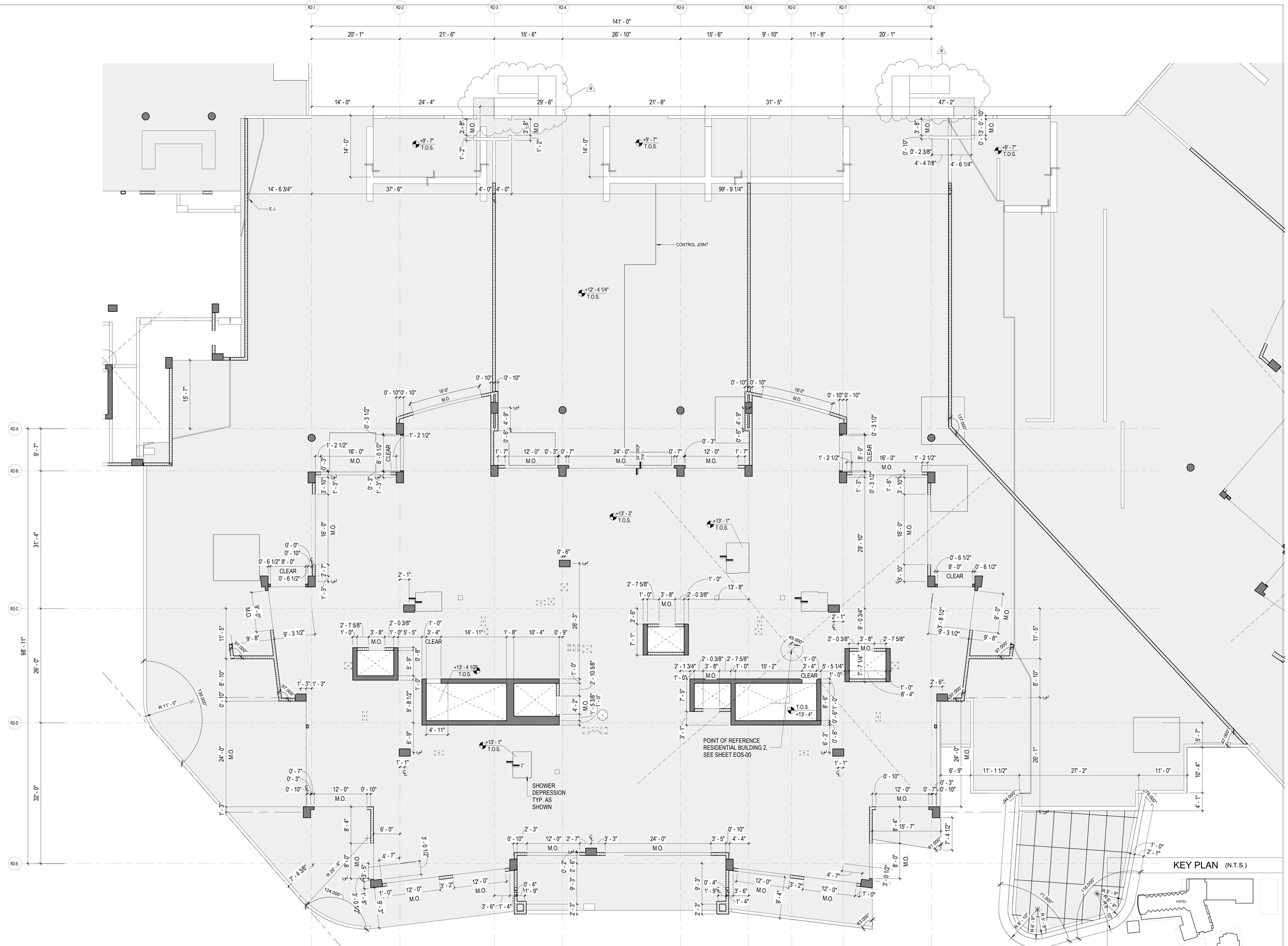
Sheet Title

RESI BUILDING 2 - LEVEL P1 EOS

Project No. **21816**

Sheet No.

EOS-R2-00



1 RESIDENTIAL BUILDING 2 - LEVEL 1 EOS

1/8" = 1'-0"

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ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

GENERAL NOTE:
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SB ARCHITECTS

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A California Corporation

Consultant

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BATEAU - 1581 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

Scott Lee

Digitally signed by Scott Lee
DN: E=slee@sb-architects.com, CN=Scott Lee, O=Scott A. Lee, L=Mill Valley, S=California, C=US
Date: 2022.10.01 19:00:42-04'00'

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021
4	PERMIT REVISION 4	04/15/2022

Sheet Title

RESI BUILDING 2 - LEVEL 1 EOS

Project No. **21816**

Sheet No.

EOS-R2-01

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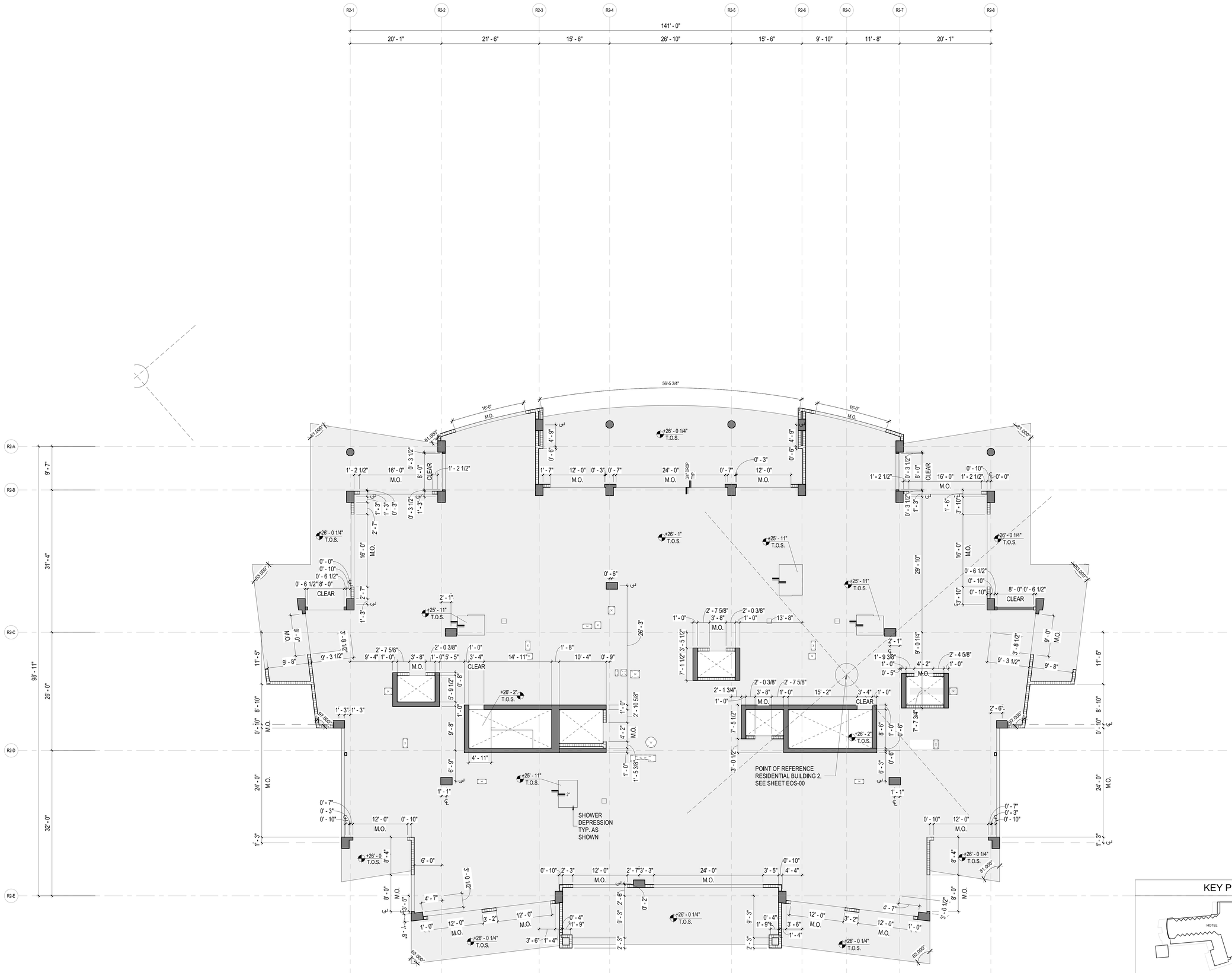
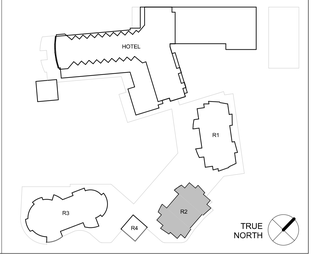


1 RESIDENTIAL BUILDING 2 - LEVEL 2 EOS

1/8" = 1'-0"

GENERAL NOTE:
EDGE OF SLAB DRAWINGS ARE PROVIDED FOR **REFERENCE** ONLY. GENERAL CONTRACTOR IS REQUIRED TO COORDINATE ALL CONSTRUCTION CONDITIONS WITH INFORMATION SHOWN ON DRAWINGS OF **ALL** DISCIPLINES **PRIOR** TO SLAB POUR.

KEY PLAN (N.T.S.)



SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

Owner

UNICORP ACQUISITIONS, LLC
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Orlando, FL 32819
407-999-9985

UNICORP NATIONAL DEVELOPMENTS, INC.

Scott Lee

STATE OF FLORIDA SCOTT A. LEE AR95712 REGISTERED ARCHITECT

LONGBOAT KEY HOTEL & RESIDENCES

BATEAU - 1581 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title

RESI BUILDING 2 - LEVEL 2 EOS

Project No. **21816**

Sheet No.

EOS-R2-02

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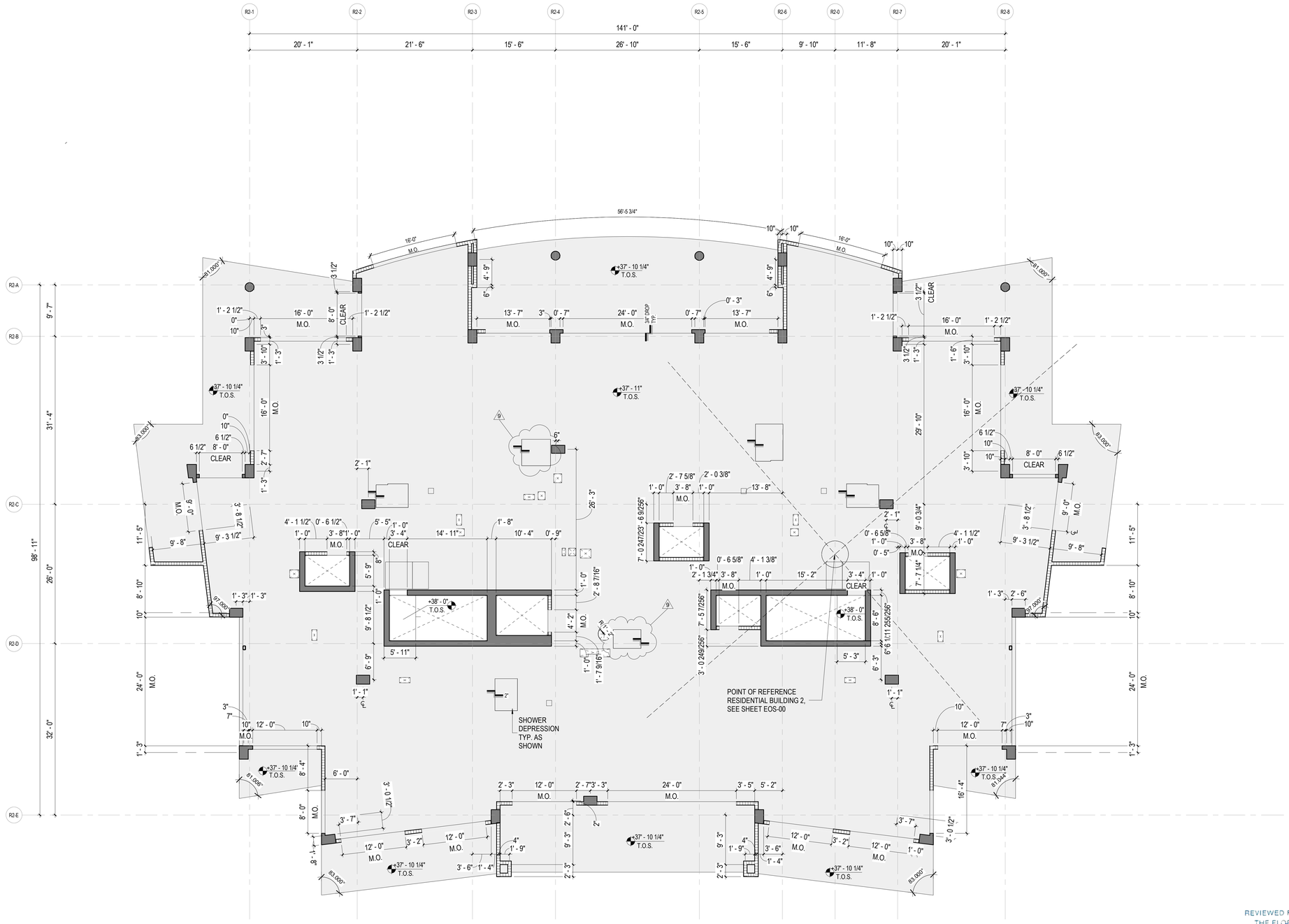

1 RESIDENTIAL BUILDING 2 - LEVEL 3 EOS

1/8" = 1'-0"

GENERAL NOTE:
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SB ARCHITECTS

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F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

BATEAU - 1581 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

Scott A. Lee

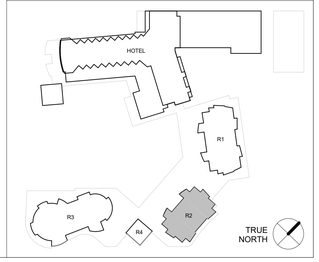
Digitally signed by Scott A. Lee
DN: E=slee@sbarch.com, CN=Scott A. Lee, T=21779, OU=Licensed Professional, O=Arquitecto Profesional en Puerto Rico, S=Puerto Rico, C=US
Date: 2022.07.10 17:02:28-04'00'

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021
9	PERMIT REVISION 9	07/28/2022

KEY PLAN (N.T.S.)



Sheet Title

RESI BUILDING 2 - LEVEL 3 EOS

Project No. **21816**

Sheet No.

EOS-R2-03

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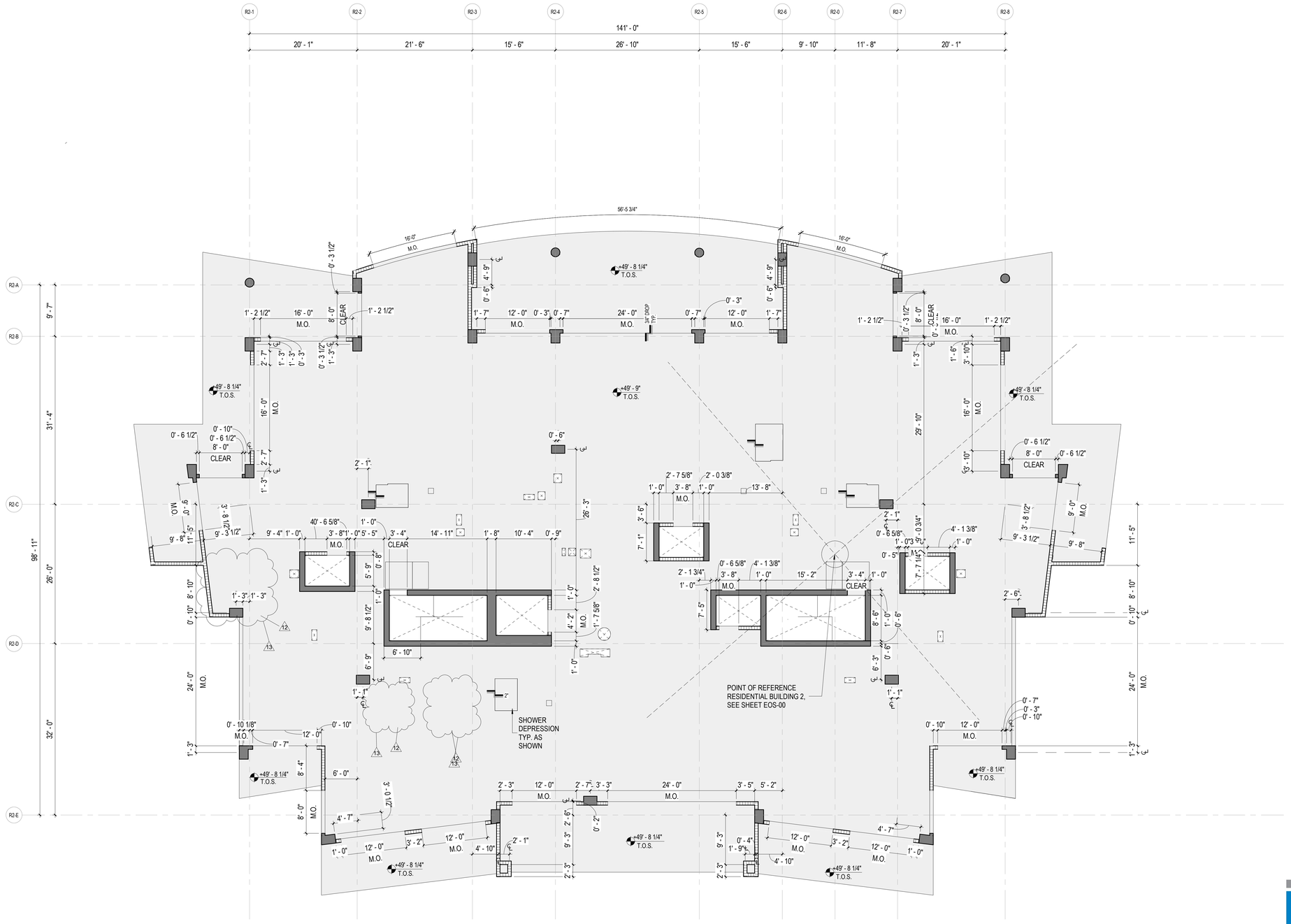

1 RESIDENTIAL BUILDING 2 - LEVEL 4 EOS

1/8" = 1'-0"

GENERAL NOTE:
EDGE OF SLAB DRAWINGS ARE PROVIDED FOR **REFERENCE** ONLY.
GENERAL CONTRACTOR IS REQUIRED TO COORDINATE ALL CONSTRUCTION CONDITIONS WITH INFORMATION SHOWN ON DRAWINGS OF **ALL** DISCIPLINES **PRIOR** TO SLAB POUR.
REFER TO ENLARGED UNIT PLANS FOR SHOWER DEPRESSIONS.

SB ARCHITECTS

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T 305/856-2021
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A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

BATEAU - 1581 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

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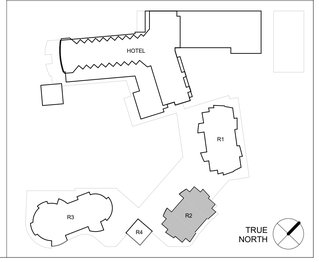
ECS FLORIDA, LLC

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021
12	PERMIT REVISION 12	11/04/2022
13	PERMIT REVISION 13	12/16/2022

KEY PLAN (N.T.S.)



Sheet Title

RESI BUILDING 2 - LEVEL 4 EOS

Project No. **21816**

Sheet No.

EOS-R2-04

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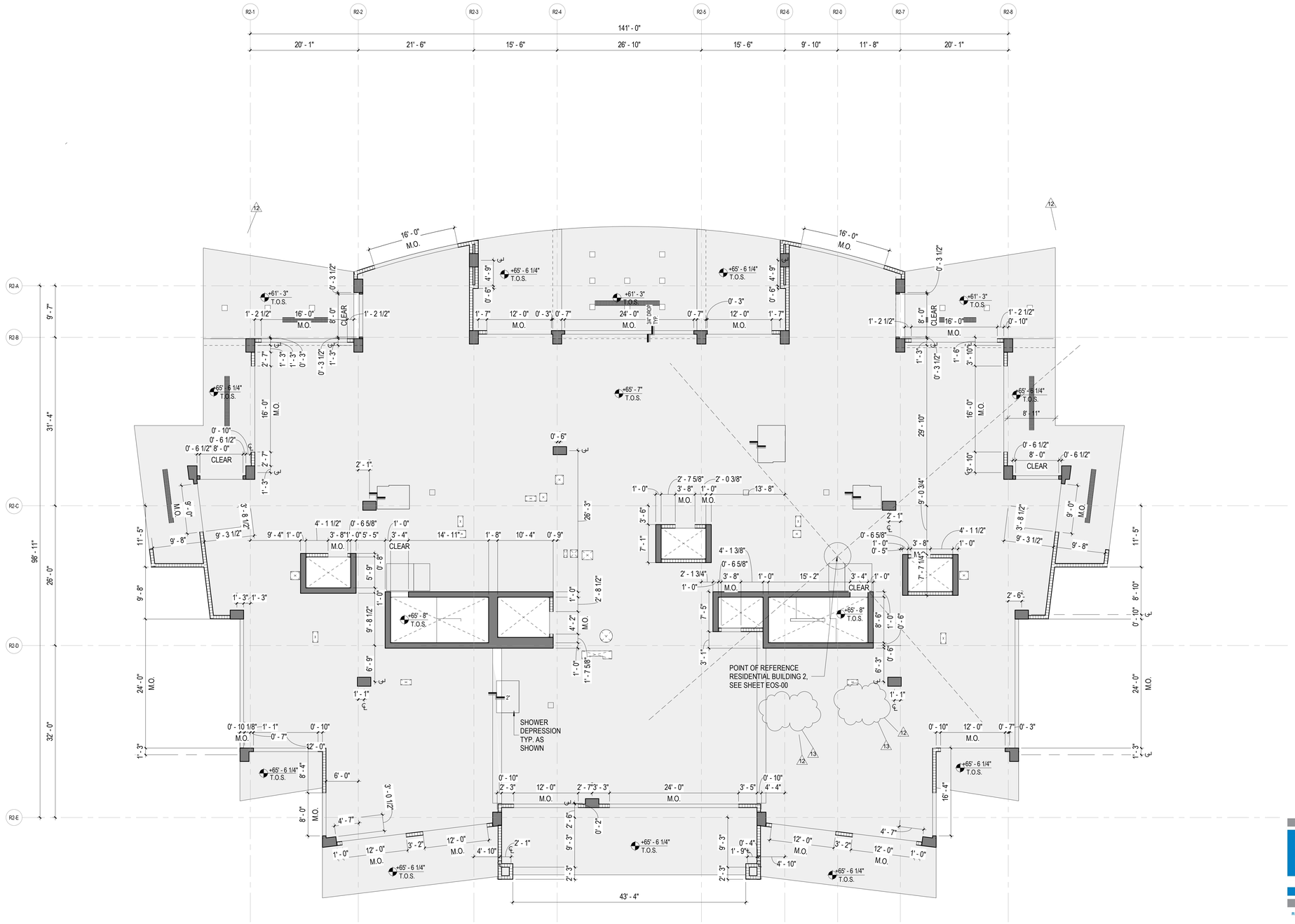
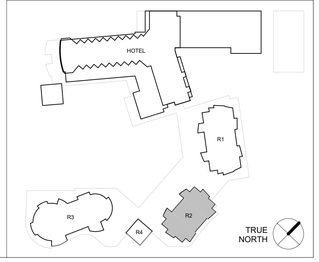


1 RESIDENTIAL BUILDING 2 - LEVEL 5 EOS

1/8" = 1'-0"

GENERAL NOTE:
EDGE OF SLAB DRAWINGS ARE PROVIDED FOR **REFERENCE** ONLY.
GENERAL CONTRACTOR IS REQUIRED TO COORDINATE ALL CONSTRUCTION CONDITIONS WITH INFORMATION SHOWN ON DRAWINGS OF **ALL** DISCIPLINES **PRIOR** TO SLAB POUR.
REFER TO ENLARGED UNIT PLANS FOR SHOWER DEPRESSIONS.

KEY PLAN (N.T.S.)



SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite
1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

BATEAU - 1581 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

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ECS FLORIDA, LLC

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
3	PERMIT REVISION 3	11/19/2021
	PERMIT APPROVAL SET	12/13/2021
12	PERMIT REVISION 12	11/04/2022
13	PERMIT REVISION 13	12/16/2022

Sheet Title

RESI BUILDING 2 - LEVEL 5 EOS

Project No. **21816**

Sheet No.

EOS-R2-05

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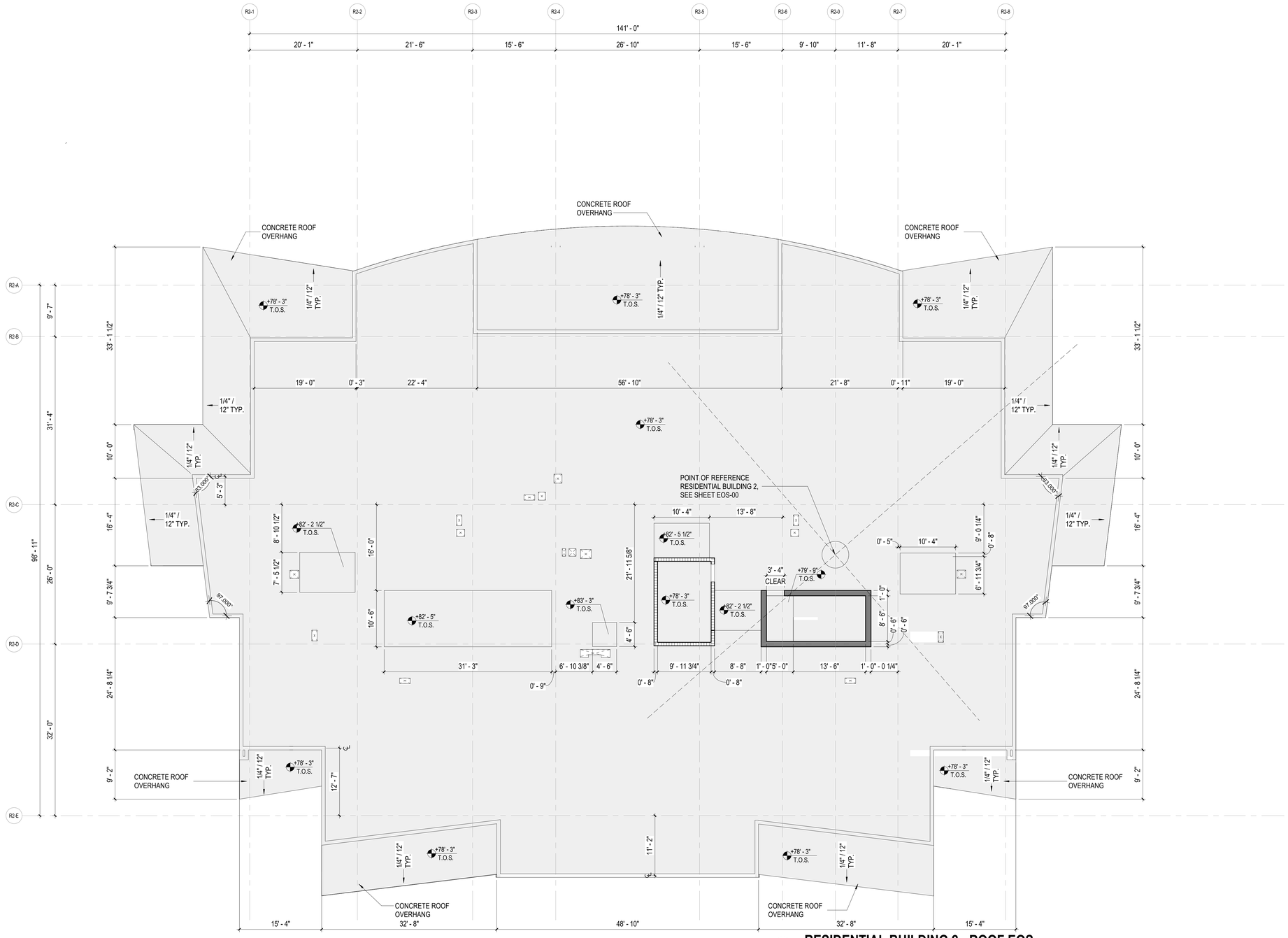
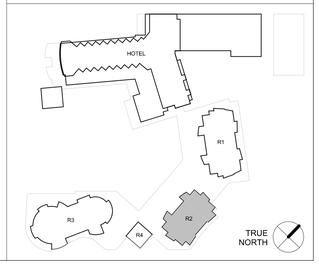


1 RESIDENTIAL BUILDING 2 - ROOF EOS

1/8" = 1'-0"

GENERAL NOTE:
EDGE OF SLAB DRAWINGS ARE PROVIDED FOR **REFERENCE** ONLY. GENERAL CONTRACTOR IS REQUIRED TO COORDINATE ALL CONSTRUCTION CONDITIONS WITH INFORMATION SHOWN ON DRAWINGS OF **ALL** DISCIPLINES **PRIOR** TO SLAB POUR.

KEY PLAN (N.T.S.)



SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

BATEAU - 1581 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

Scott Lee

Digitally signed by Scott Lee
DN: cn=Scott Lee, o=SB Architects, ou=Principal, email=scott@sbarchitects.com, c=US
Date: 2021.07.15 16:57:37 -04'00'

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title

RESI BUILDING 2 - ROOF EOS

Project No. **21816**

Sheet No.

EOS-R2-06

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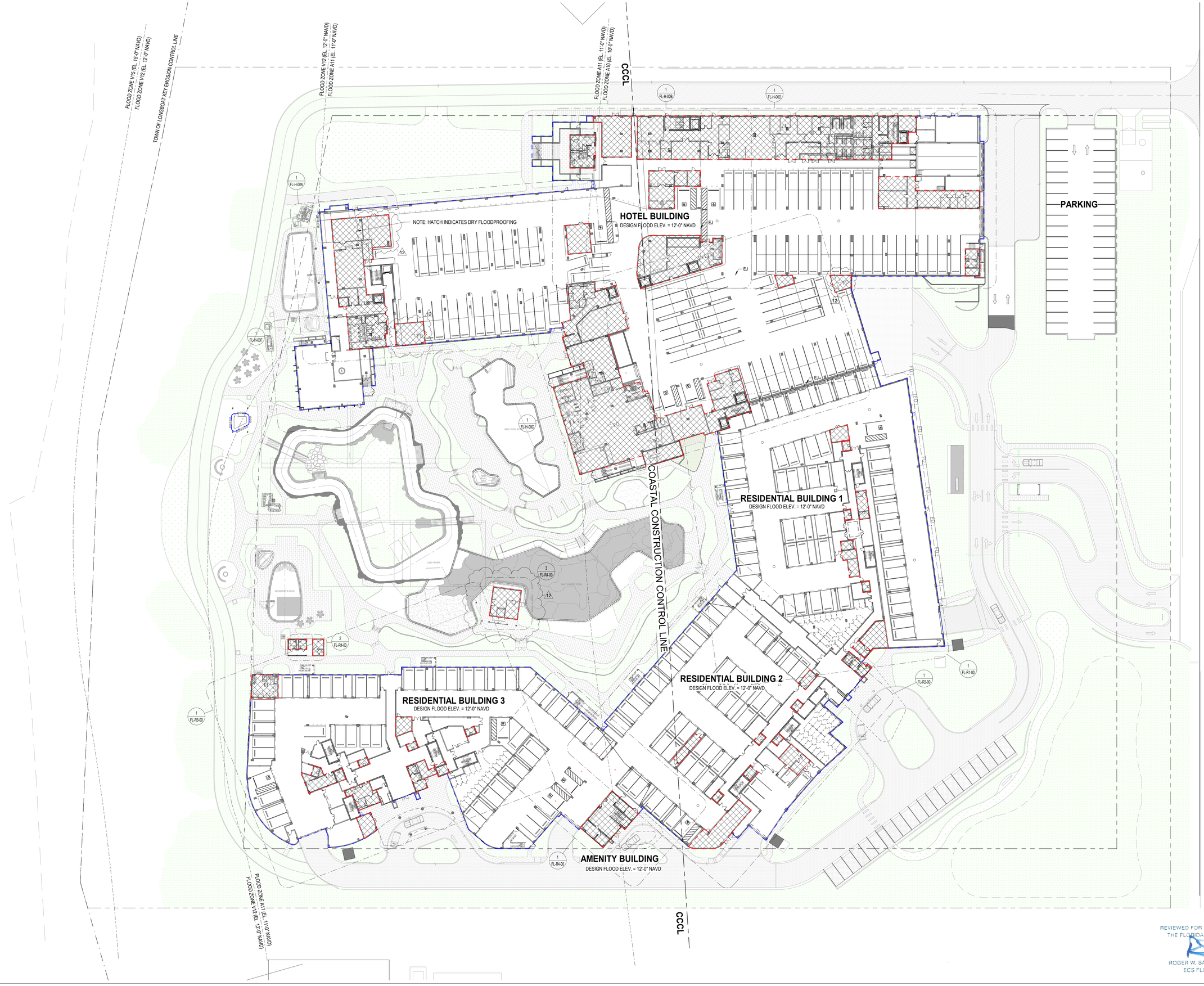

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

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SB ARCHITECTS

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A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

SITE/HOTEL - 1601 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA
SCOTT A. LEE
Scott A. Lee
AR95712
REGISTERED ARCHITECT

Digitally signed by Scott A. Lee
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Date: 2022.07.22 17:55:30-04'00'

Site/Hotel - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
2	PERMIT REVISION 2	08/12/2021
3	PERMIT REVISION 3	11/19/2021
	PERMIT APPROVAL SET	12/13/2021
P1	PERMIT APPROVAL RESPONSE	03/18/2022
12	PERMIT REVISION 12	11/04/2022

Sheet Title
OVERALL - LEVEL P1 FLOOD PLAN

Project No. **21816**

Sheet No.
FL2-01

FLOOD BARRIER PANEL SCHEDULE

FLOOD BARRIER SCHEDULE		
Number	Flood Barrier Panel Width	Flood Barrier Panel Height
H01	7' - 6"	4' - 0"
H02	7' - 4"	2' - 0"
H03	7' - 4"	2' - 0"
H04	4' - 4"	4' - 0"
H05	4' - 4"	4' - 0"
H06	4' - 4"	4' - 0"
H07	4' - 8"	4' - 0"
H08	4' - 8"	4' - 0"
H09	7' - 4"	4' - 0"
H10	5' - 6"	4' - 0"
H11	7' - 4"	2' - 0"
H12	7' - 4"	2' - 0"
H13	7' - 4"	2' - 0"
H14	4' - 4"	2' - 0"
H15	4' - 4"	2' - 0"
H16	4' - 4"	2' - 0"
H17	4' - 4"	2' - 0"
H18	4' - 4"	2' - 0"
H19	4' - 4"	2' - 0"
H20	5' - 2"	2' - 0"
H21	4' - 4"	2' - 0"
H22	7' - 0"	2' - 0"
H22B	7' - 4"	2' - 0"
H23	7' - 0"	2' - 0"
H24	7' - 0"	2' - 0"
H25	4' - 4"	2' - 0"
H26	6' - 8"	2' - 0"
H27	7' - 4"	2' - 0"
H28	6' - 8"	2' - 0"
H29	7' - 4"	2' - 0"
H30	7' - 4"	2' - 0"
H31	7' - 4"	2' - 0"
H32	9' - 11"	2' - 0"
H33	4' - 4"	2' - 0"
H34	9' - 11"	2' - 0"
H35	4' - 4"	2' - 0"
H36	7' - 4"	2' - 0"
H37	7' - 4"	2' - 0"
H38	4' - 4"	2' - 0"
H39	4' - 4"	2' - 0"
H40	7' - 4"	2' - 0"
H41	4' - 4"	2' - 0"
H42	4' - 4"	2' - 0"
H43	7' - 4"	2' - 0"
H44	16' - 6"	2' - 0"
H45	5' - 10"	2' - 0"
H46	7' - 4"	2' - 0"
H47	11' - 4"	2' - 0"
H48	7' - 4"	2' - 0"
H49	4' - 4"	2' - 0"
H50	7' - 4"	2' - 0"
H51	4' - 4"	2' - 0"
H52	4' - 4"	2' - 0"
H53	7' - 4"	2' - 0"

FLOOD BARRIER SCHEDULE		
Number	Flood Barrier Panel Width	Flood Barrier Panel Height
H54A	7' - 4"	2' - 0"
H54B	4' - 4"	2' - 0"
H54C	11' - 4"	2' - 0"
H54D	4' - 4"	2' - 0"
H55A	4' - 4"	2' - 0"
H55B	4' - 4"	2' - 0"
R101	7' - 1 1/2"	2' - 0"
R102	4' - 8"	2' - 0"
R103	7' - 4"	2' - 0"
R104	7' - 4"	2' - 0"
R105	5' - 0"	2' - 0"
R106	4' - 8"	2' - 0"
R107	4' - 8"	2' - 0"
R108	4' - 4"	2' - 0"
R109	4' - 6"	2' - 0"
R110	7' - 4"	2' - 0"
R201	4' - 4"	2' - 0"
R202	7' - 4"	2' - 0"
R203	4' - 8"	2' - 0"
R204	4' - 4"	2' - 0"
R205	5' - 0"	2' - 0"
R206	4' - 6"	2' - 0"
R207	4' - 8"	2' - 0"
R208	4' - 4"	2' - 0"
R209	7' - 4"	2' - 0"
R210	4' - 8"	2' - 0"
R211	4' - 4"	2' - 0"
R212	5' - 0"	2' - 0"
R213	4' - 4"	2' - 0"
R301	4' - 8"	2' - 0"
R302	7' - 4"	2' - 0"
R303	5' - 2"	2' - 0"
R304A	4' - 8"	2' - 0"
R304B	7' - 4"	2' - 0"
R305	4' - 4"	2' - 0"
R306	4' - 4"	2' - 0"
R307	4' - 8"	2' - 0"
R308	5' - 6"	2' - 0"
R309	4' - 4"	2' - 0"
R310A	7' - 0"	2' - 0"
R310B	7' - 0"	2' - 0"
R311	4' - 4"	2' - 0"
R312	5' - 2"	2' - 0"
R313	4' - 8"	2' - 0"
R401	14' - 8"	2' - 0"
R402	10' - 0"	2' - 0"
R403	10' - 0"	2' - 0"
R404	9' - 4"	2' - 0"
R405	7' - 4"	2' - 0"
R406	3' - 0"	2' - 0"
R407	9' - 4"	2' - 0"
R501	4' - 4"	2' - 0"
R502	4' - 4"	2' - 0"
R503	5' - 6"	2' - 0"
R601	7' - 4"	2' - 0"

ENGINEERED FLOOD VENTS				
TYPE	DESCRIPTION	VENTS HORIZONTAL	VENTS VERTICAL	CERTIFIED COVERAGE
FV-1	INSULATED FLOOD VENT	1		200 SF
FV-2	MULTI-FRAME INSULATED FLOOD VENT	2	3	1200 SF
FV-3	MULTI-FRAME INSULATED FLOOD VENT	3	3	1800 SF
	MULTI-FRAME INSULATED FLOOD VENT	4	3	2400 SF
FV-5	MULTI-FRAME INSULATED FLOOD VENT	5	3	3000 SF
FV-6	MULTI-FRAME INSULATED FLOOD VENT	6	3	3600 SF

FLOODPROOFING NOTES

FLOOD CODE COMPLIANCE

THE PROPOSED STRUCTURE SHALL COMPLY WITHT THE FOLLOWING FLOOD CODE REGULATIONS:

1. 44 CFR 60.3
2. FBC SECTION 1612 FLOOD LOADS
3. FBC SECTION 3109 STRUCTURE SEAWARD OF THE CCCL
4. ASCE 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
5. ASCE 24-14 FLOOD RESISTANT DESIGN AND CONSTRUCTION

COASTAL CONSTRUCTION CONTROL LINE (CCCL)

THE PROJECT IS LOCATED PARTIALLY SEAWARD OF THE CCCL LINE (SEE SITE PLAN).

FLOOD ZONES

EFFECTIVE FRIMETTE MAP NUMBER 12115C0126F DATED 11/04/2016

1. VE 15.0' NAVD
2. VE 12.0' NAVD
3. AE 11.0' NAVD (BASE FLOOD ELEVATION)
4. AE 10.0' NAVD

DESIGN FLOOD ELEVATION (D.F.E.)

PER CITY OF LONGBOAT KEY FLOODPLAIN ORDINANCE, DESIGN FLOOD ELEVATIONS = BASE FLOOD ELEVATION + 1'-0" FREEBOARD

MINIMUM DESIGN FLOOD ELEVATION = +12'-0" NAVD

PROPOSED GROUND FINISHED FLOOR ELEVATION

HOTEL AND RESIDENTIAL PARKING LEVEL (P1) ELEVATION = +10'-0" NAVD

PROPOSED FIRST HABITABLE FLOOR ELEVATION

HOTEL LEVEL 1	22'-11"	NAVD
RESIDENTIAL BUILDNG 1	23'-5"	NAVD
RESIDENTIAL BUILDING 2	23'-5"	NAVD
RESIDENTIAL BUILDING 3	23'-5"	NAVD
AMENITY BUILDING	23'-5"	NAVD

PROPOSED BOTTOM OF LOWEST HORIZONAL STRUCTURAL MEMBER

PER THE "ONE-HUNDRED-YEAR STORM ELEVATION REQUIREMENTS FOR HABITABLE STRUCTURES LOCATED SEAWARD OF A COASTAL CONSTRUCTION CONTROL LINE"

DRY FLOODPROOFING

1. HYDROSTATIC SLAB & UNDERSLAB WATERPROOFING SYSTEM AS INDICATED BY CROSS HATCH: PRE-APPLIED BONDED WATERPROOFING MEMBRANE COMPOSITE; GRACE CONSTRUCTION PRODUCTS PREPRUFE, REFER TO SHEET A8-09 FOR TYPICAL DETAILS.

2. WATERTIGHT STEM WALLS TO THE HEIGHT OF THE DESIGN FLOOD ELEVATION AS INDICATED BY DASHED LINE: CEMENT-BASED COATING WATERPROOFING MEMBRANE (BASIS OF DESIGN, MASTERSEAL 581) OVER CAST-N-PLACE CONCRETE TO PROVIDE A BARRIER SUBSTANTIALLY IMPERMEABLE TO THE PASSAGE OF WATER WITH THE CAPACITY TO RESIST HYDROSTATIC AND HYDRODYNAMIC LOADS AND EFFECTS OF BUOYANCY. REFER TO SHEET A8-09 AND STRUCTURAL DRAWINGS FOR DETAILS.

3. FLOOD BARRIERS AT OPENINGS AS INDICATED BY THICK LINE. SUBMIT SIGNED AND SEALED SHOP DRAWINGS BY AND ENGINEER LICENSED IN THE STATE OF FLORIDA FOR ALL BARRIER SYSTEMS. BASIS OF DESIGN: "FRA" FLOOD PANEL BY FLOODPROOFING.COM OR EQUIVALENT. REFER TO SHEET A8-00 FOR DETAILS.

4. PROVIDE (1) SEEPAGE CONTROL PUMP FOR EACH DRY FLOOD PROOFED AREA. BASIS OF DESIGN: TSURUMI LSRA2.4S-60 AUTOMATIC PITLESS SUMP PUMP; 2/3 HP, 110V 1 PH (EMERGENCY POWER), 2" NPT HOSE CONNECTION.

WET FLOODPROOFING

1. FLOOD VENTING SHALL BE ACHIEVED WITH A COMBINATION OF ENGINEERED AND NON-ENGINEERED OPENINGS. SEE SHEETS FL-H-00A THROUGH F, FL-R1-00, FL-R2-00, FL-R3-00, AND FL-R4-00 FOR VENT LOCATIONS .

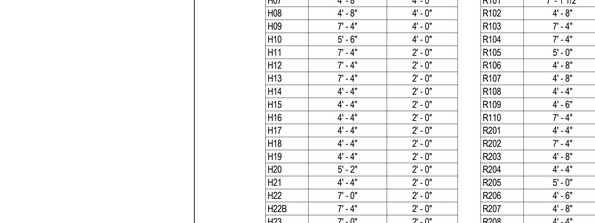
LIFE SAFETY

ALL EQUIPMENT REQUIRED FOR LIFE SAFETY SHALL BE MOUNTED ABOVE DESIGN FLOOD ELEVATION,+12'-0" NAVD [+13.04' NGVD].

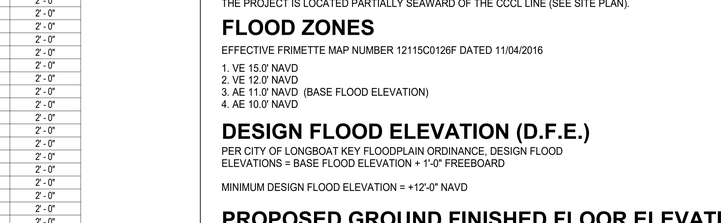
INSTALLATION OF BUILDING UTILITY SYSTEMS TO COMPY WITH FEMA P-348, EDITION 2 PROTECTING BUILDNIG UTILITY SYSTEMS FROM FLOOD DAMAGE
ALL RECEPTACLES, SWITCHES, LIGHTS AND OTHER DEVICES PLACED BELOW FLOOD PROTECTION LEVEL SHALL BE SUPPLIED FROM SEPARATE BRANCH CIRCUITS PROTECTED BY GFCIS.

FV-1 FLOOD VENT: 1540-520 INSULATED SMART VENT
SEALING KIT: 1540-526 FLOOD VENT SEALING KIT
*FIRE RATED WALL: 1540-530 FIRE DAMPER AND 1540-531-12 TRIM AND SLEEVE KIT

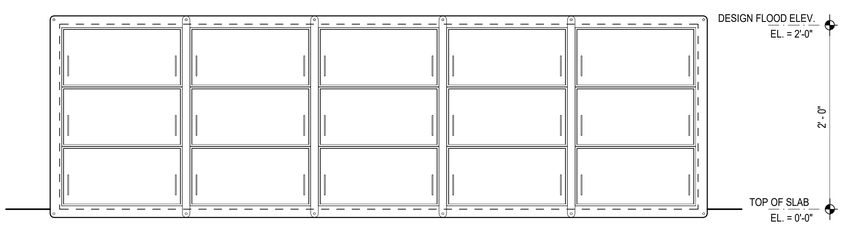
FV-2 FLOOD VENT: MULTI-FRAME INSULATED SMART VENT
SEALING KIT: FLOOD VENT SEALING KIT
*FIRE RATED WALL: FIRE DAMPER
TRIM AND SLEEVE KIT



FV-3 FLOOD VENT: MULTI-FRAME INSULATED SMART VENT
SEALING KIT: FLOOD VENT SEALING KIT
*FIRE RATED WALL: FIRE DAMPER
TRIM AND SLEEVE KIT

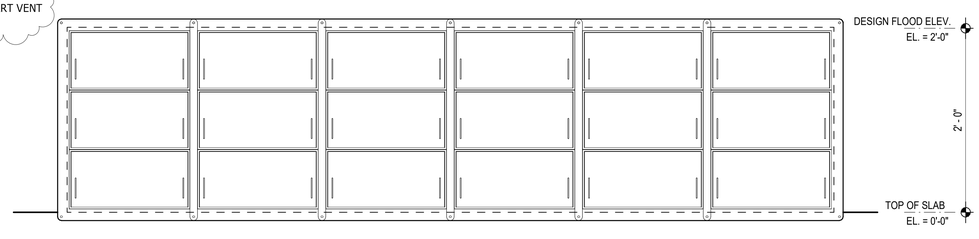


FV-4 FLOOD VENT: MULTI-FRAME INSULATED SMART VENT
SEALING KIT: FLOOD VENT SEALING KIT
*FIRE RATED WALL: FIRE DAMPER
TRIM AND SLEEVE KIT



FV-5 FLOOD VENT: MULTI-FRAME INSULATED SMART VENT
SEALING KIT: FLOOD VENT SEALING KIT
*FIRE RATED WALL: FIRE DAMPER
TRIM AND SLEEVE KIT

FVD-3 DUAL FUNCTION FLOOD VENT: MULTI-FRAME SMART VENT
SEALING KIT: FLOOD VENT SEALING KIT
TRIM AND SLEEVE KIT



FV-6 FLOOD VENT: MULTI-FRAME INSULATED SMART VENT
SEALING KIT: FLOOD VENT SEALING KIT
*FIRE RATED WALL: FIRE DAMPER
TRIM AND SLEEVE KIT

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

SB ARCHITECTS

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A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

SITE/HOTEL - 1601 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

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407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA
SCOTT A. LEE
REGISTERED ARCHITECT
AR95712

Digitally Signed by Scott A. Lee
DN: cn=Scott A. Lee, T=21709, O=Colegio de Arquitectos y Arquitectos Paisajistas de Puerto Rico, S=Puerto Rico, C=US
Date: 2021.07.10 17:05:35-04'00'

Scott A. Lee

Site/Hotel - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
2	PERMIT REVISION 2	08/12/2021
3	PERMIT REVISION 3	11/19/2021
	PERMIT APPROVAL SET	12/13/2021
11	PERMIT REVISION 11	09/09/2022
12	PERMIT REVISION 12	11/04/2022

Sheet Title

FLOODPROOFING NOTES, SCHEDULES AND DETAILS

Project No. **21816**

Sheet No.

FL6-01

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Reviewed for Code Compliance
With The Florida Building Code
ECS, Florida, LLC
41-3055-REV 22-26 8/12/2024

Building Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Electrical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Mechanical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Plumbing Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Fire Protection Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Accessibility Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Structural Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Energy Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Florida Product Approval Provider - 7/31/2024

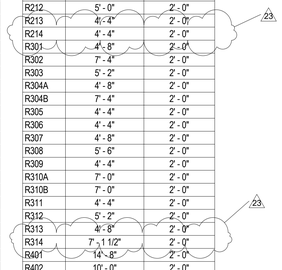
FLOOD BARRIER PANEL SCHEDULE

FLOOD BARRIER SCHEDULE

Number	Flood Barrier Panel Width	Flood Barrier Panel Height
H01	7' - 6"	4' - 0"
H02	7' - 4"	2' - 0"
H03	7' - 4"	2' - 0"
H04	4' - 4"	4' - 0"
H05	4' - 4"	4' - 0"
H06	4' - 4"	4' - 0"
H07	4' - 8"	4' - 0"
H08	4' - 8"	4' - 0"
H09	7' - 4"	4' - 0"
H10	5' - 6"	4' - 0"
H11	7' - 4"	2' - 0"
H12	7' - 4"	2' - 0"
H14	4' - 4"	2' - 0"
H15	4' - 4"	2' - 0"
H16	4' - 4"	2' - 0"
H17	4' - 4"	2' - 0"
H18	4' - 4"	2' - 0"
H19	4' - 4"	2' - 0"
H20	5' - 2"	2' - 0"
H21	4' - 4"	2' - 0"
H22	7' - 0"	2' - 0"
H22B	7' - 4"	2' - 0"
H23	7' - 0"	2' - 0"
H24	7' - 0"	2' - 0"
H25	4' - 4"	2' - 0"
H26	6' - 8"	2' - 0"
H27	7' - 4"	2' - 0"
H28	6' - 8"	2' - 0"
H29	7' - 4"	2' - 0"
H30	7' - 4"	2' - 0"
H31	7' - 4"	2' - 0"
H32	9' - 11"	2' - 0"
H33	4' - 4"	2' - 0"
H34	9' - 11"	2' - 0"
H35	4' - 4"	2' - 0"
H36	7' - 4"	2' - 0"
H38	4' - 4"	2' - 0"
H39	4' - 4"	2' - 0"
H40	7' - 4"	2' - 0"
H41	4' - 4"	2' - 0"
H42	4' - 4"	2' - 0"
H43	7' - 4"	2' - 0"
H44	16' - 6"	2' - 0"
H45	5' - 10"	2' - 0"
H46	7' - 4"	2' - 0"
H47	11' - 4"	2' - 0"
H48	7' - 4"	2' - 0"
H49	4' - 4"	2' - 0"
H50	7' - 4"	2' - 0"
H51	4' - 4"	2' - 0"
H52	4' - 4"	2' - 0"
H53	7' - 4"	2' - 0"
H54A	7' - 4"	2' - 0"
H54B	4' - 4"	2' - 0"

FLOOD BARRIER SCHEDULE

Number	Flood Barrier Panel Width	Flood Barrier Panel Height
H54C	11' - 4"	2' - 0"
H54D	4' - 4"	2' - 0"
H55A	4' - 4"	2' - 0"
H55B	4' - 4"	2' - 0"
R101	7' - 1 1/2"	2' - 0"
R102	4' - 8"	2' - 0"
R103	7' - 4"	2' - 0"
R104	7' - 4"	2' - 0"
R105	5' - 0"	2' - 0"
R106	4' - 8"	2' - 0"
R107	4' - 8"	2' - 0"
R108	4' - 4"	2' - 0"
R109	4' - 6"	2' - 0"
R110	7' - 4"	2' - 0"
R201	4' - 4"	2' - 0"
R202	7' - 4"	2' - 0"
R203	4' - 8"	2' - 0"
R204	4' - 4"	2' - 0"
R205	5' - 0"	2' - 0"
R206	4' - 6"	2' - 0"
R207	4' - 8"	2' - 0"
R208	4' - 4"	2' - 0"
R209	7' - 4"	2' - 0"
R210	4' - 8"	2' - 0"
R211	4' - 4"	2' - 0"
R212	5' - 0"	2' - 0"
R213	4' - 4"	2' - 0"
R214	4' - 4"	2' - 0"
R301	4' - 8"	2' - 0"
R302	7' - 4"	2' - 0"
R303	5' - 2"	2' - 0"
R304A	4' - 8"	2' - 0"
R304B	7' - 4"	2' - 0"
R305	4' - 4"	2' - 0"
R306	4' - 4"	2' - 0"
R307	4' - 8"	2' - 0"
R308	5' - 6"	2' - 0"
R309	4' - 4"	2' - 0"
R310A	7' - 0"	2' - 0"
R310B	7' - 0"	2' - 0"
R311	4' - 4"	2' - 0"
R312	5' - 2"	2' - 0"
R313	4' - 8"	2' - 0"
R314	7' - 1 1/2"	2' - 0"
R401	14' - 8"	2' - 0"
R402	10' - 0"	2' - 0"
R403	10' - 0"	2' - 0"
R404	9' - 4"	2' - 0"
R405	7' - 4"	2' - 0"
R406	3' - 0"	2' - 0"
R407	9' - 4"	2' - 0"
R501	4' - 4"	2' - 0"
R502	4' - 4"	2' - 0"
R503	5' - 6"	2' - 0"



ENGINEERED FLOOD VENTS

TYPE	DESCRIPTION	VENTS HORIZONTAL	VENTS VERTICAL	CERTIFIED COVERAGE
	INSULATED FLOOD VENT	1		200 SF
FV-2	MULTI-FRAME INSULATED FLOOD VENT	2	3	1200 SF
FV-3	MULTI-FRAME INSULATED FLOOD VENT	3	3	1800 SF
	MULTI-FRAME INSULATED FLOOD VENT	4	3	2400 SF
FV-5	MULTI-FRAME INSULATED FLOOD VENT	5	3	3000 SF
FV-6	MULTI-FRAME INSULATED FLOOD VENT	6	3	3600 SF

FLOODPROOFING NOTES

FLOOD CODE COMPLIANCE

THE PROPOSED STRUCTURE SHALL COMPLY WITHT THE FOLLOWING FLOOD CODE REGULATIONS:

1. 44 CFR 60.3
2. FBC SECTION 1612 FLOOD LOADS
3. FBC SECTION 3109 STRUCTURE SEAWARD OF THE CCCL
4. ASCE 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
5. ASCE 24-14 FLOOD RESISTANT DESIGN AND CONSTRUCTION

COASTAL CONSTRUCTION CONTROL LINE (CCCL)

THE PROJECT IS LOCATED PARTIALLY SEAWARD OF THE CCCL LINE (SEE SITE PLAN).

FLOOD ZONES

EFFECTIVE FRIMETTE MAP NUMBER 12115C0126F DATED 11/04/2016

1. VE 15.0' NAVD
2. VE 12.0' NAVD
3. AE 11.0' NAVD (BASE FLOOD ELEVATION)
4. AE 10.0' NAVD

DESIGN FLOOD ELEVATION (D.F.E.)

PER CITY OF LONGBOAT KEY FLOODPLAIN ORDINANCE, DESIGN FLOOD ELEVATIONS = BASE FLOOD ELEVATION + 1'-0" FREEBOARD

MINIMUM DESIGN FLOOD ELEVATION = +12'-0" NAVD

PROPOSED GROUND FINISHED FLOOR ELEVATION

HOTEL AND RESIDENTIAL PARKING LEVEL (P1) ELEVATION = +10'-0" NAVD

PROPOSED FIRST HABITABLE FLOOR ELEVATION

HOTEL LEVEL 1	22'-11"	NAVD
RESIDENTIAL BUILIDNG 1	23'-5"	NAVD
RESIDENTIAL BUILDING 2	23'-5"	NAVD
RESIDENTIAL BUILDING 3	23'-5"	NAVD
AMENITY BUILDING	23'-5"	NAVD

PROPOSED BOTTOM OF LOWEST HORIZONAL STRUCTURAL MEMBER

PER THE "ONE-HUNDRED-YEAR STORM ELEVATION REQUIREMENTS FOR HABITABLE STRUCTURES LOCATED SEAWARD OF A COASTAL CONSTRUCTION CONTROL LINE"

DRY FLOODPROOFING

1. HYDROSTATIC SLAB & UNDERSLAB WATERPROOFING SYSTEM AS INDICATED BY CROSS HATCH: PRE-APPLIED BONDED WATERPROOFING MEMBRANE COMPOSITE; GRACE CONSTRUCTION PRODUCTS PREPRUFE, REFER TO SHEET A8-09 FOR TYPICAL DETAILS.

2. WATERTIGHT STEM WALLS TO THE HEIGHT OF THE DESIGN FLOOD ELEVATION AS INDICATED BY DASHED LINE: CEMENT-BASED COATING WATERPROOFING MEMBRANE (BASIS OF DESIGN, MASTERSEAL 581) OVER CAST-N-PLACE CONCRETE TO PROVIDE A BARRIER SUBSTANTIALLY IMPERMEABLE TO THE PASSAGE OF WATER WITH THE CAPACITY TO RESIST HYDROSTATIC AND HYDRODYNAMIC LOADS AND EFFECTS OF BUOYANCY. REFER TO SHEET A8-09 AND STRUCTURAL DRAWINGS FOR DETAILS.

3. FLOOD BARRIERS AT OPENINGS AS INDICATED BY THICK LINE. SUBMIT SIGNED AND SEALED SHOP DRAWINGS BY AND ENGINEER LICENSED IN THE STATE OF FLORIDA FOR ALL BARRIER SYSTEMS. BASIS OF DESIGN: "FRA" FLOOD PANEL BY FLOODPROOFING.COM OR EQUIVALENT. REFER TO SHEET A8-00 FOR DETAILS.

4. PROVIDE (1) SEEPAGE CONTROL PUMP FOR EACH DRY FLOOD PROOFED AREA. BASIS OF DESIGN: TSURUMI LSRA2.4S-60 AUTOMATIC PITLESS SUMP PUMP; 2/3 HP, 110V 1 PH (EMERGENCY POWER), 2" NPT HOSE CONNECTION.

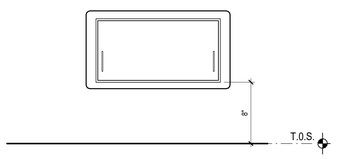
WET FLOODPROOFING

1. FLOOD VENTING SHALL BE ACHIEVED WITH A COMBINATION OF ENGINEERED AND NON-ENGINEERED OPENINGS. SEE SHEETS FL-H-00A THROUGH F, FL-R1-00, FL-R2-00, FL-R3-00, AND FL-R4-00 FOR VENT LOCATIONS .

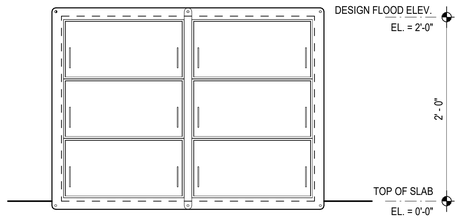
LIFE SAFETY

ALL EQUIPMENT REQUIRED FOR LIFE SAFETY SHALL BE MOUNTED ABOVE DESIGN FLOOD ELEVATION,+12'-0" NAVD [+13.04' NGVD].

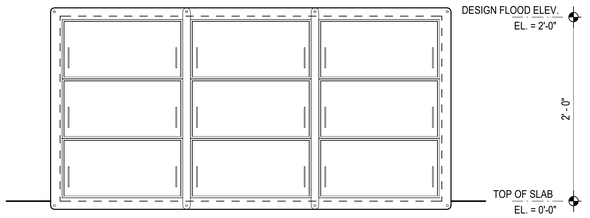
INSTALLATION OF BUILDING UTILITY SYSTEMS TO COMPY WITH FEMA P-348, EDITION 2 PROTECTING BUILDNIG UTILITY SYSTEMS FROM FLOOD DAMAGE
ALL RECEPTACLES, SWITCHES, LIGHTS AND OTHER DEVICES PLACED BELOW FLOOD PROTECTION LEVEL SHALL BE SUPPLIED FROM SEPARATE BRANCH CIRCUITS PROTECTED BY GFCIS.



FV-1 FLOOD VENT: 1540-520 INSULATED SMART VENT
SEALING KIT: 1540-526 FLOOD VENT SEALING KIT
*FIRE RATED WALL: 1540-530 FIRE DAMPER AND 1540-531-12 TRIM AND SLEEVE KIT

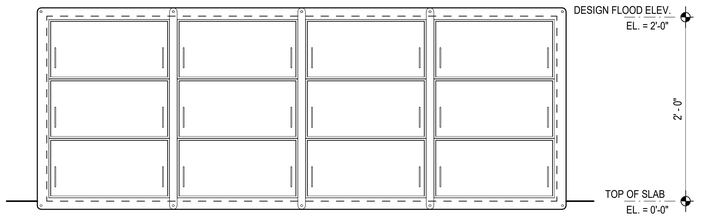


FV-2 FLOOD VENT: MULTI-FRAME INSULATED SMART VENT
SEALING KIT: FLOOD VENT SEALING KIT
*FIRE RATED WALL: FIRE DAMPER
TRIM AND SLEEVE KIT

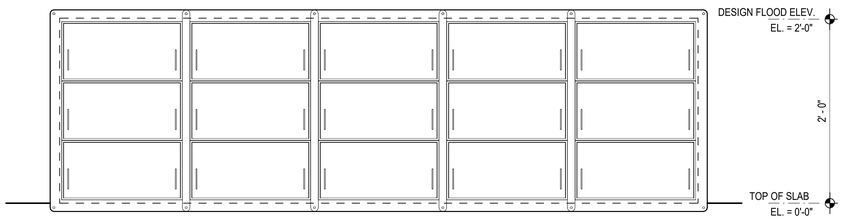


FV-3 FLOOD VENT: MULTI-FRAME INSULATED SMART VENT
SEALING KIT: FLOOD VENT SEALING KIT
*FIRE RATED WALL: FIRE DAMPER
TRIM AND SLEEVE KIT

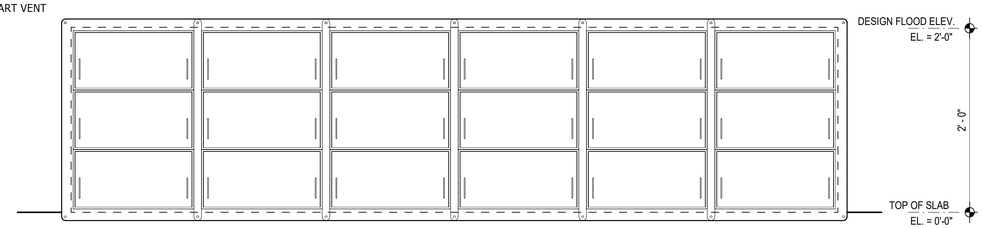
FVD-3 DUAL FUNCTION FLOOD VENT: MULTI-FRAME SMART VENT
SEALING KIT: FLOOD VENT SEALING KIT
TRIM AND SLEEVE KIT



FV-4 FLOOD VENT: MULTI-FRAME INSULATED SMART VENT
SEALING KIT: FLOOD VENT SEALING KIT
*FIRE RATED WALL: FIRE DAMPER
TRIM AND SLEEVE KIT



FV-5 FLOOD VENT: MULTI-FRAME INSULATED SMART VENT
SEALING KIT: FLOOD VENT SEALING KIT
*FIRE RATED WALL: FIRE DAMPER
TRIM AND SLEEVE KIT



FV-6 FLOOD VENT: MULTI-FRAME INSULATED SMART VENT
SEALING KIT: FLOOD VENT SEALING KIT
*FIRE RATED WALL: FIRE DAMPER
TRIM AND SLEEVE KIT

SB ARCHITECTS

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F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

SITE/HOTEL - 1601 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
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Orlando, FL 32819
407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA
SCOTT A LEE
AR95712
REGISTERED ARCHITECT
Scott Lee

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Site/Hotel - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 2	08/12/2021
2	PERMIT REVISION 3	11/19/2021
3	PERMIT APPROVAL SET	12/13/2021
11	PERMIT REVISION 11	09/09/2022
12	PERMIT REVISION 12	11/04/2022
19	PERMIT REVISION 19	6/30/2023
23	PERMIT REVISION 23	11/03/2023

Sheet Title

FLOODPROOFING NOTES, SCHEDULES AND DETAILS

Project No. **21816**

Sheet No.

FL6-01

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Reviewed for Code Compliance
With The Florida Building Code
ECS, Florida LLC
41-3055-REV 22-26 8/12/2024

Building Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Electrical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Mechanical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Plumbing Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Fire Review - Roger Sanders PX651 - NA to Private Provider - 7/31/2024

RP-17 RP-18 RP-19 RP-20 RP-21 RP-22 RP-23

20' - 7" | 36' - 4" | 31' - 0" | 181' - 9" | 26' - 6" | 40' - 10" | 26' - 6"

RP-H RP-J RP-K RP-L RP-M

19' - 6" | 26' - 0" | 30' - 8" | 142' - 11" | 37' - 3" | 29' - 6"

R3-PRIVATE PARKING GARAGE 16
R3-116
564 SF

R2- PRIVATE PARKING GARAGE 01
R2-101
303 SF

R2- PRIVATE PARKING GARAGE 02
R2-102
510 SF

R2- PRIVATE PARKING GARAGE 03
R2-103
569 SF

R2- PRIVATE PARKING GARAGE 04
R2-104
566 SF

R2- PRIVATE PARKING GARAGE 05
R2-105
525 SF

R1- PRIVATE PARKING GARAGE 30
R1-151
696 SF

POOL STO.
R2-143
237 SF

GALLERY EXIT
R2-130A
229 SF

R1- PRIVATE PARKING GARAGE 24
R1-124
862 SF

R2-ST4 R2-ST3

NE-221 NE-222 NE-223 NE-224 NE-225 NE-226 NE-227

FLOOD ZONE A11 (EL. 11'-0" NAVD)
FLOOD ZONE A10 (EL. 10'-0" NAVD)

COASTAL CONSTRUCTION CONTROL LINE

E.J.

[SEAWARD] [LANDWARD]

BUILDING 2 PARKING GARAGE

(MECHANICALLY VENTILATED)

R2- PRIVATE PARKING GARAGE 19
R2-119
628 SF

R2- PRIVATE PARKING GARAGE 18
R2-118
512 SF

R2- PRIVATE PARKING GARAGE 17
R2-117
674 SF

R2- PRIVATE PARKING GARAGE 15
R2-115
479 SF

R2- PRIVATE PARKING GARAGE 14
R2-114
479 SF

R2- PRIVATE PARKING GARAGE 16
R2-116
700 SF

R2- PRIVATE PARKING GARAGE 13
R2-113
750 SF

R2- PRIVATE PARKING GARAGE 11
R2-111
821 SF

R2- PRIVATE PARKING GARAGE 10
R2-110
821 SF

R2- PRIVATE PARKING GARAGE 12
R2-112
326 SF

R2- PRIVATE PARKING GARAGE 09
R2-109
541 SF

R2- PRIVATE PARKING GARAGE 06
R2-106
8 SF

R2- PRIVATE PARKING GARAGE 07
R2-107
304 SF

R2- PRIVATE PARKING GARAGE 08
R2-108
650 SF

R1- PRIVATE PARKING GARAGE 29
R1-129
579 SF

GALLERY
R2-135
1158 SF

R1 OWNER'S STORAGE
R1-142
1743 SF

NE-205 NE-204 NE-203 NE-202 NE-207 NE-206 NE-208 NE-210 NE-209 NE-211 NE-212 NE-213 NE-214 NE-215 NE-216 NE-217 NE-218 NE-219 NE-220

ELECTRICAL CAR CHARGER PANELS

ELEVATOR LOBBY
R2-140
156 SF

SE LOBBY
R2-140
63 SF

ELEVATOR LOBBY
R2-139
177 SF

ELEVATOR LOBBY
R2-138
231 SF

ELEVATOR LOBBY
R2-137
137 SF

CORRIDOR
R2-141
1645 SF

CORRIDOR
R2-125C
53 SF

EXIT DISCHARGE CORRIDOR
R2-122
309 SF

BOH / SERVICE AREA WASHING BAY
R2-123
2048 SF

TRASH ROOM
R2-127
311 SF

DOG GROOMING
R2-124
120 SF

DOG GROOMING PARKING

ELECTRICAL
R2-125A
209 SF

ELECTRICAL
R2-126B
161 SF

EXIT DISCHARGE CORRIDOR
R2-128
211 SF

BOH ENTRY
R2-125
120 SF

R2 OWNER'S STORAGE
R2-129
1521 SF

LARGE PACKAGE DELIVERY STORAGE
R2-132
118 SF

MAIL COUNTER
R2-131
87 SF

MAIL ROOM
R2-130
138 SF

ELECTRICAL VEST.
R1-149
105 SF

BUTLER'S
R2-133
80 SF

R2-PE1 R2-PE2 R2-PE3 R2-PE4 R2-PE5
R2-ST1 R2-ST2 R2-SE1

FB-R101 FB-R201 FB-R202 FB-R203 FB-R204 FB-R205 FB-R206 FB-R207 FB-R208 FB-R209 FB-R210 FB-R211 FB-R212 FB-R213 FB-R214

HATCHED AREAS INDICATE DRYFLOODPROOFING

MECH.
R2-121
917 SF

NON-ENGINEERED OPENING

MARK:	R201
OPENING WIDTH:	16' - 0"
OPENING HEIGHT:	2' - 0"
PERCENT OPEN:	77
NET OPEN AREA (SI):	3.548
COVERED AREA (SF):	3.548

1 **RESIDENTIAL BUILDING 2 FLOODPROOFING PLAN - LEVEL P1**
1/8" = 1'-0"

SB ARCHITECTS
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F 305/856-0854
A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

SITE/HOTEL - 1601 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

UNICORP ACQUISITIONS, LLC
7440 Via Dellagio, Suite 200
Orlando, FL 32819
407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA SCOTT A. LEE AR95712 REGISTERED ARCH.
Scott Lee
Digitally signed by Scott Lee
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1	PERMIT REVISION 2	08/12/2021
2	PERMIT REVISION 3	11/19/2021
3	PERMIT APPROVAL SET	12/13/2021
4	PERMIT REVISION 4	04/15/2022
23	PERMIT REVISION 23	11/03/2023

Sheet Title

RESI BUILDING 2 - LEVEL P1 FLOODPROOFING

Project No. **21816**

Sheet No.

FL-R2-00

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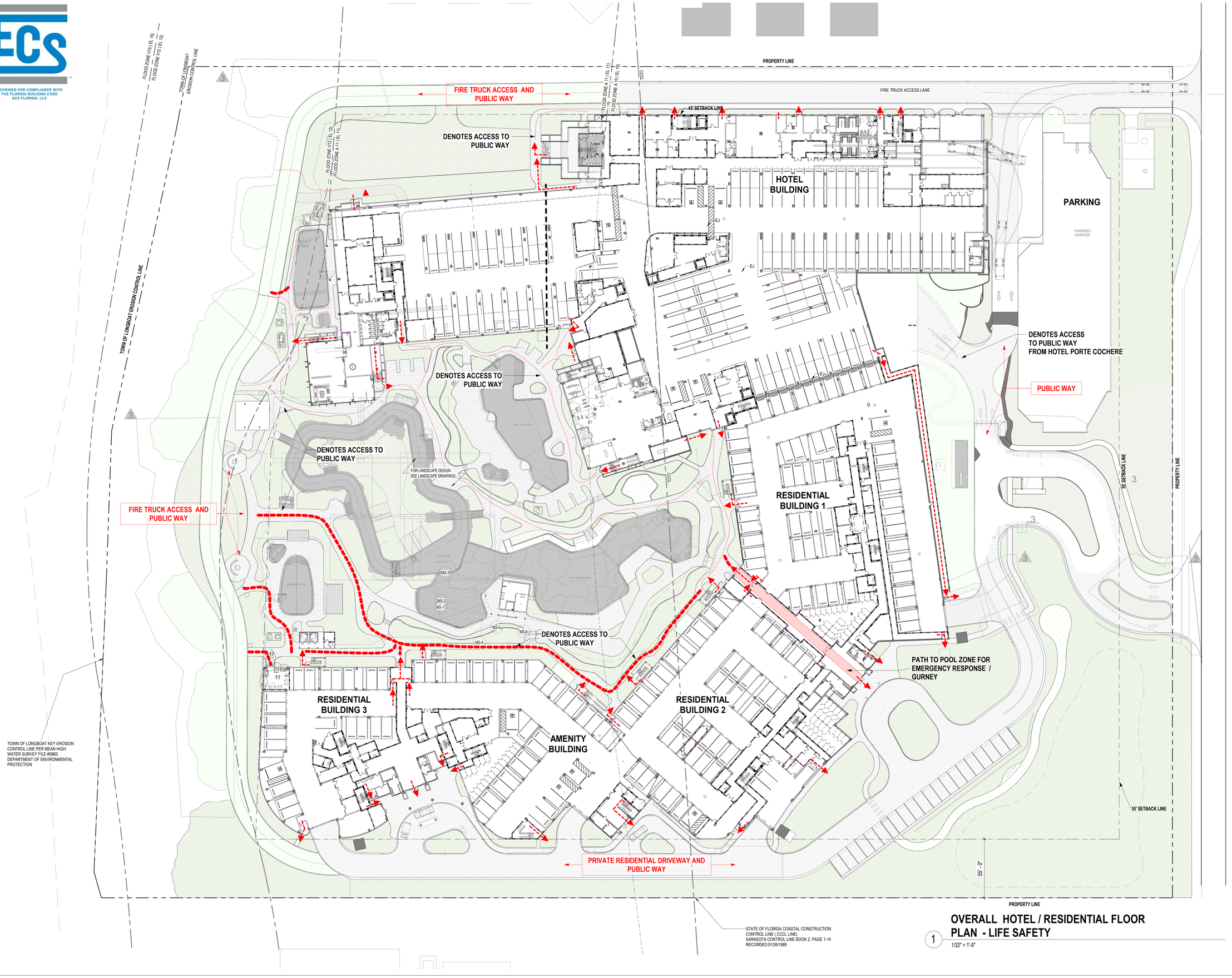

1 OVERALL HOTEL / RESIDENTIAL FLOOR PLAN - LIFE SAFETY
1/32" = 1'-0"

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE ECS FLORIDA, LLC

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LONGBOAT KEY HOTEL & RESIDENCES

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UNICORP NATIONAL DEVELOPMENTS, INC.

General - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021
P1	PERMIT APPROVAL RESPONSE	03/18/2022
17	PERMIT REVISION 17	4/21/2023

Sheet Title
OVER ALL SITE PLAN - LIFE SAFETY

Project No. 21816

Sheet No.
LS1-00

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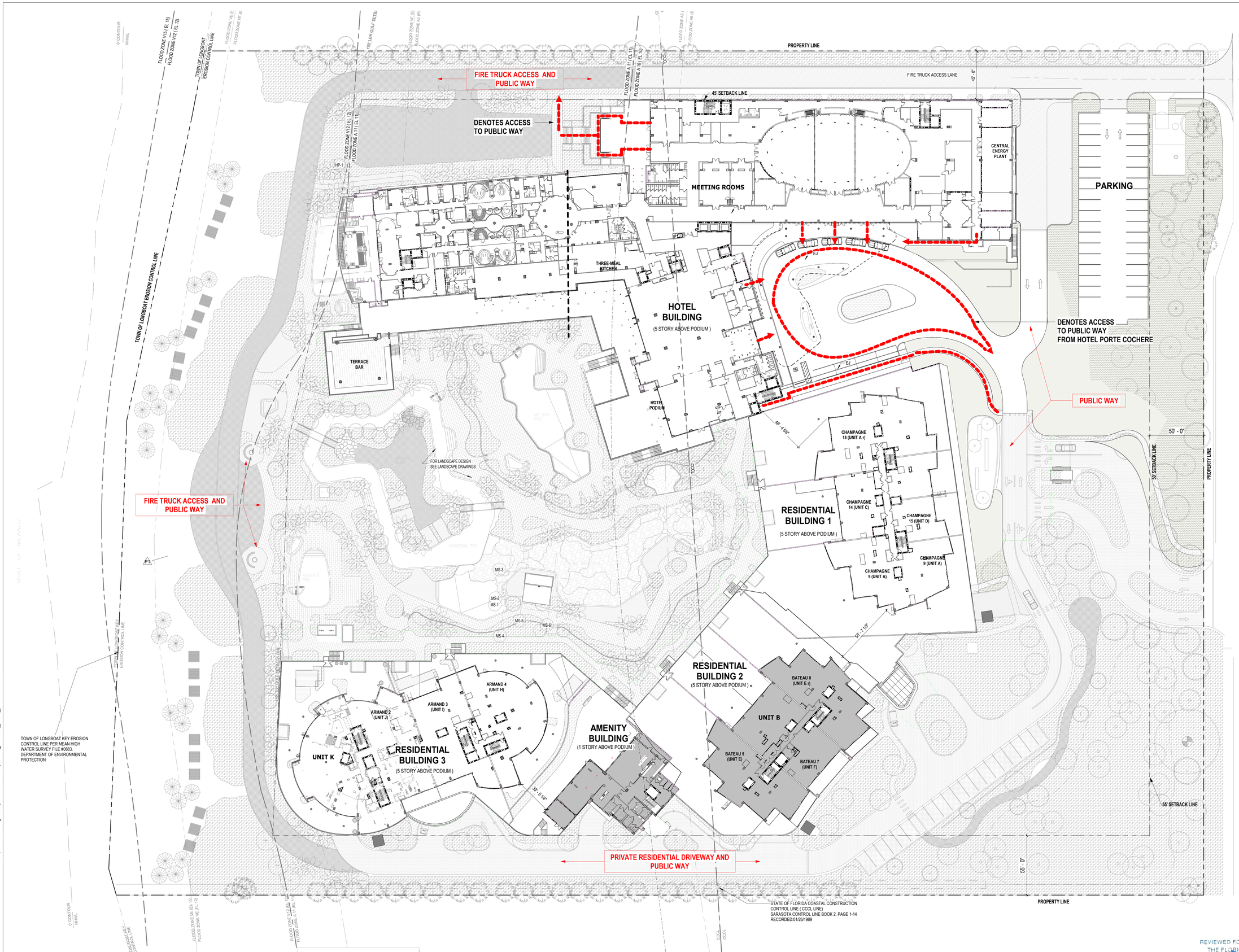

OVERALL HOTEL / RESIDENTIAL FLOOR PLAN - LEVEL 1 LIFE SAFETY

1 1/32" = 1'-0"

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

SB ARCHITECTS

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A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

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UNICORP
NATIONAL DEVELOPMENTS, INC.

Scott Lee

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Date: 2022.10.01 19:00:53-04'00'

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

General - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021
P1	PERMIT APPROVAL RESPONSE	03/18/2022

Sheet Title

OVERALL SITE PLAN LEVEL 1 - LIFE SAFETY

Project No. **21816**

Sheet No.

LS1-01

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OCCPANCY LOAD CALCULATIONS - RESIDENTIAL PARKING					
Level	ROOM NO.	NAME	AREA SF	O.L.F.	O.L.
PARK - L1	R1-100	PARKING	32998	200	165
PARK - L1	R1-130	CORR.	3078	100	31
PARK - L1	R1-133	MEP	217	300	1
PARK - L1	R1-135	TRASH RM	337	200	2
PARK - L1	R1-138	IT RM.	194	300	1
PARK - L1	R1-139	ELECT	114	300	1
PARK - L1	R1-140	MEP	156	300	1
PARK - L1	R1-142	OWNER STO.	1844	300	6
PARK - L1	R1-146	ELECT	630	300	2
PARK - L1	R2-100	PARKING	43183	200	216
PARK - L1	R2-121	MEP	907	300	3
PARK - L1	R2-126	TRASH RM	336	200	2
PARK - L1	R2-126A	ELECT	411	300	1
PARK - L1	R2-128	OWNER STO.	1662	300	6
PARK - L1	R2-129	MAIL RM	301	200	2
PARK - L1	R2-130	CORR	5160	100	52
PARK - L1	R2-131	BUTLER	100	150	1
PARK - L1	R2-132	STO.	148	300	1
PARK - L1	R2-136	MEP	141	300	1
PARK - L1	R3-100	PARKING	12856	200	64
PARK - L1	R3-121	OWNER STO.	753	300	3
PARK - L1	R3-123	TRASH RM	457	200	2
PARK - L1	R3-124	OWNER STO.	390	300	1
PARK - L1	R3-127	STO.	397	300	1
PARK - L1	R3-130	CORR	5572	100	56
PARK - L1	R3-133	STO.	312	300	1
PARK - L1	R3-134	MAIL RM.	167	200	1
PARK - L1	R3-135	BUTLER	100	150	1
PARK - L1	R3-136	IT RM	145	300	1
PARK - L1	R3-140	MEP	239	300	1
PARK - L1	R3-143	TRASH RM	381	200	2
PARK - L1	R3-145	OWNER STO.	1420	300	5
PARK - L1	R3-146	ELECT	278	300	1
PARK - L1	R3-150	POOL EQUIP.	392	300	1
PARK - L1	R4-100	AMENITY LOBBY	542	15	36
PARK - L1	R4-100A	ADM OFFICE	168	150	1
PARK - L1	R4-100B	DIR OFFICE	127	150	1
PARK - L1	R4-102	S ELEV. LOBBY	81	100	1
TOTAL OCCUPANTS:					677

STAIR 1 - RESIDENTIAL 1		
CLEAR STAIR WIDTH	EGRESS WIDTH PP	MAX CAPACITY
48"	0.30	160

STAIR 2 - RESIDENTIAL 1		
CLEAR STAIR WIDTH	EGRESS WIDTH PP	MAX CAPACITY
48"	0.30	160

STAIR 1 - RESIDENTIAL 2		
CLEAR STAIR WIDTH	EGRESS WIDTH PP	MAX CAPACITY
48"	0.30	160

STAIR 2 - RESIDENTIAL 2		
CLEAR STAIR WIDTH	EGRESS WIDTH PP	MAX CAPACITY
48"	0.30	160

STAIR 1 - RESIDENTIAL 3		
CLEAR STAIR WIDTH	EGRESS WIDTH PP	MAX CAPACITY
48"	0.30	160

STAIR 2 - RESIDENTIAL 3		
CLEAR STAIR WIDTH	EGRESS WIDTH PP	MAX CAPACITY
48"	0.30	160

STAIR 3 - RESIDENTIAL 3		
CLEAR STAIR WIDTH	EGRESS WIDTH PP	MAX CAPACITY
48"	0.30	160

STAIR 4 - RESIDENTIAL 3		
CLEAR STAIR WIDTH	EGRESS WIDTH PP	MAX CAPACITY
48"	0.30	160

HOTEL

MID LEVEL POOL

MEANDERING POOL

RESIDENTS' POOL

LBK FOR GULF SETBACK LINE

EXIT TO SAFE ZONE

EXIT PASSAGE WAY

EXIT PASSAGEWAY

TO PUBLIC WAY

AMENITY BLDG

ELEVATOR LOBBY UNITS A1, A2

ELEVATOR LOBBY UNIT A1

ELEVATOR LOBBY UNIT B1

SERVICE ELEVATOR LOBBY

ELEVATOR LOBBY

SE LOBBY

ELEV. LOBBY

R1-133- MEP
AREA | O.L.F | O.L.
217 SF | 300 | 1

R1-135- TRASH RM
AREA | O.L.F | O.L.
337 SF | 200 | 2

R1-138- IT RM.
AREA | O.L.F | O.L.
194 SF | 300 | 1

R1-130- CORR.
AREA | O.L.F | O.L.
3078 SF | 100 | 31

R1-140- MEP
AREA | O.L.F | O.L.
156 SF | 300 | 1

R1-142- OWNER STO.
AREA | O.L.F | O.L.
1844 SF | 300 | 6

R1-146- ELECT
AREA | O.L.F | O.L.
630 SF | 300 | 2

R1-100- PARKING
AREA | O.L.F | O.L.
32998 SF | 200 | 165

R1-139- ELECT
AREA | O.L.F | O.L.
114 SF | 300 | 1

R2-141- POOL STO.
AREA | O.L.F | O.L.
194 SF | 300 | 1

R2-131- BUTLER
AREA | O.L.F | O.L.
100 SF | 150 | 1

R2-130- CORR
AREA | O.L.F | O.L.
5160 SF | 100 | 52

R2-136- MEP
AREA | O.L.F | O.L.
141 SF | 300 | 1

R2-129- MAIL RM.
AREA | O.L.F | O.L.
301 SF | 200 | 2

R2-132- STO.
AREA | O.L.F | O.L.
148 SF | 300 | 1

R2-128- OWNER STO.
AREA | O.L.F | O.L.
1662 SF | 300 | 6

R2-126A- ELECT
AREA | O.L.F | O.L.
411 SF | 300 | 1

R2-126- TRASH RM
AREA | O.L.F | O.L.
336 SF | 200 | 2

R2-142- ELECT
AREA | O.L.F | O.L.
417 SF | 300 | 1

R2-100- PARKING
AREA | O.L.F | O.L.
43183 SF | 200 | 216

R3-140- MEP
AREA | O.L.F | O.L.
239 SF | 300 | 1

R3-143- TRASH RM
AREA | O.L.F | O.L.
381 SF | 200 | 2

R3-100- PARKING
AREA | O.L.F | O.L.
12856 SF | 200 | 64

R3-127- STO.
AREA | O.L.F | O.L.
397 SF | 300 | 1

R3-124- OWNER STO.
AREA | O.L.F | O.L.
390 SF | 300 | 1

R3-123- TRASH RM
AREA | O.L.F | O.L.
457 SF | 200 | 2

R3-136- IT RM
AREA | O.L.F | O.L.
145 SF | 300 | 1

R3-130- CORR
AREA | O.L.F | O.L.
5572 SF | 100 | 56

R3-121- OWNER STO.
AREA | O.L.F | O.L.
753 SF | 300 | 3

R3-133- STO.
AREA | O.L.F | O.L.
312 SF | 300 | 1

R3-135- BUTLER
AREA | O.L.F | O.L.
100 SF | 150 | 1

R3-146- ELECT
AREA | O.L.F | O.L.
278 SF | 300 | 1

R3-134- MAIL RM.
AREA | O.L.F | O.L.
167 SF | 200 | 1

R3-145- OWNER STO.
AREA | O.L.F | O.L.
1420 SF | 300 | 5

R4-100A- ADM OFFICE
AREA | O.L.F | O.L.
168 SF | 150 | 1

R4-100B- DIR OFFICE
AREA | O.L.F | O.L.
127 SF | 150 | 1

R4-100- AMENITY LOBBY
AREA | O.L.F | O.L.
542 SF | 15 | 36

R2-121- MEP
AREA | O.L.F | O.L.
907 SF | 300 | 3

1 RESIDENTIAL - PARKING LIFE SAFETY
3/64" = 1'-0"

RATED WALL LEGEND

- THREE-HOUR FIRE WALL
- TWO-HOUR FIRE WALL
- ONE-HOUR FIRE WALL
- SMOKE WALL

EXIT TRAVEL DISTANCES

- MAX T.D.: XX'-X" — MAX. TRAVEL DISTANCE
- C.P.T.: XX'-X" — COMMON PATH OF TRAVEL
- D.E.: XX'-X" — DEAD END
- SEP: XX'-X" — REMOTENESS OF EXITS

EGRESS SYMBOLS & TAGS

OCCUPANCY TAG

RM.# - RM. NAME		
AREA	O.L.F.	O.L.
XXX SF	OC-XX	XXX

- ROOM NUMBER AND NAME
- O.L.: OCCUPANCY LOAD
- O.L.F.: OCCUPANCY LOAD FACTOR
- OC: OCCUPANCY CATEGORY

EGRESS LIGHTS

- EXIT LIGHT FIXTURE WALL MOUNTED - ARROWS INDICATE EXIT DIRECTION - SHADED QUADRANTS INDICATE FACES OF FIXTURES
- EXIT LIGHT FIXTURE CEILING MOUNTED - ARROWS INDICATE EXIT DIRECTION - SHADED QUADRANTS INDICATE FACES OF FIXTURES

EGRESS DOOR TAGS

- XX MIN / XX P — DOOR RATING (MINUTES) / DOOR CAPACITY
- DOOR X.X" R-XXX / XXX MIN X'-X" P-XXX — REQUIRED WIDTH PER OCCUPANT / REQUIRED CAPACITY / PROVIDED CAPACITY / PROVIDED DOOR WIDTH / DOOR RATING (MINUTES)

FIRE EXTINGUISHERS

- FEC1 — RECESSED FIRE EXT. CABINET NON-RATED STUD WALL. SEE DTL. 11/A9-04
- FEC2 — RECESSED FIRE EXT. CABINET RATED STUD WALL. SEE DTL. 12/A9-04
- FEC3 — SURFACE MOUNTED FIRE EXT. CABINET. SEE DTL. 11/A9-04
- FE — BRACKET-MOUNTED FIRE EXT. SEE DTL. 10/A9-04

PORTABLE EXTINGUISHER REQUIREMENT

FIRE EXTINGUISHER SREQUIREMENTS - FFPC NFPA 101 30.3.5. FOR NEW APARTMENT BUILDINGS AND NFPA 101.28.3.5 FOR NEW HOTELS. IN ADDITION EXTINGUISHERS ARE TO BE PROVIDED IN ACCORDANCE WITH FFPC (NFPA 1) SECTION 13.6.

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2. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN EVERY ASSEMBLY OCCUPANCY IN ACCORDANCE WITH NFPA 10 (STANDARD FOR PORTABLE FIRE EXTINGUISHER) PER N.F.P.A. 101 9.7.4.1. THE QUANTITY AND LOCATION OF ALL EXTINGUISHERS WILL BE REVIEWED AND APPROVED WITH THE AUTHORITY HAVING JURISDICTION.
3. RATED FIRE-EXTINGUISHER CABINET MUST BE PROVIDED AT RATED WALL AS PER LIFE SAFETY DRAWINGS - GC TO COORDINATE ACCORDINGLY

LIFE SAFETY GENERAL NOTES

1. ALL PENETRATION THROUGH FIRE-RATED PARTITIONS AND BARRIERS MUST BE BUILT ACCORDING TO THE UL- LISTED FIRE-RESISTANCE DIRECTORY'S DESIGNS.
2. ALL PENETRATIONS THROUGH SMOKE-RATED PARTITIONS AND BARRIERS MUST UTILIZE UL-LISTED PRODUCTS TO RESIST THE PASSAGE OF AIR AND SMOKE.
3. NO DUCTS, PIPING, OR CONDUIT WILL BE PERMITTED WITHIN THE EXIT STAIR ENCLOSURE UNLESS THESE SERVE THE STAIR.
4. REFER TO ELECTRICAL PLANS FOR EXIT SIGNS & EMERGENCY LIGHTING LOCATIONS.
5. REFER TO FIRE PROTECTION PLANS FOR SPRINKLER HEAD LOCATIONS.
6. A 44" CLEAR PATH MUST BE MAINTAINED ALONG EGRESS PATH.
7. ALL EXIT DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS. (TYPICAL)
8. BLDG. FULLY PROTECTED BY AUTOMATIC SPRINKLERS INSTALLED PER NFPA13.
9. MIN. CONSTRUCTION TYPE #1B PER IBC 503
10. LS SERIES SHOW ONLY TRAVEL DISTANCE, COMMON PATH OF EGRESS, AND DEAD ENDS CONFIGURATIONS THAT ARE QUESTIONABLE FOR DRAWING CLARITY. HOWEVER, ALL TRAVELING PATH WILL COMPLY WITH IBC B SECTION 1014.
11. SHAFT ENCLOSURES (IBC 708) IINCLUDING RUBBISH CHUTES, STAIRS & ELEVATORS SHALL BE PROTECTED BY FIRE BARRIERS IN ACCORDANCE WITH IBC 707, AND OPENING PROTECTIVE IN IBC 715.
12. ALL HEAD ROOM HEIGHTS ARE IN COMPLIANCE WITH IBC CODE 1003
13. INSULATION NEEDS TO COMPLY WITH FLAME SPRAY & SMOKE PER IBC 720
14. AN APPROVED PICTORIAL SIGN SHALL BE POSTED ADJACENT TO EACH ELEVATOR CALL STATION ON ALL FLOORS AND SHALL READ: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. IN COMPLIANCE WITH IBC 3002.3
15. ALL CHUTES MUST BE ENCLOSED IN A 2-HOUR FIRE RESISTANCE RATED SHAFT AND CHUTE ACCESS DOORS MUST BE 90 MIN RATED AND SELF-CLOSING.

SB ARCHITECTS

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UNICORP NATIONAL DEVELOPMENTS, INC.

Scott Lee
Digitally signed by Scott Lee
DN: Emslee@sb-architects.com, CN=Scott Lee, O=Scott A. Lee, L=Mill Valley, S=California, C=US
Date: 2022.10.01 19:00:55-04'00'

REVIEWED FOR COMPLIANCE
THE FLORIDA BUILDING CO
ROGER W. SANDERS - PX
ECS FLORIDA, LLC

STATE OF FLORIDA SCOTT A. LEE AR95712 REGISTERED ARCHITECT

General - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021

Sheet Title

RESI BUILDINGS - LEVEL P1 FLOOR PLAN

Project No. 21816

Sheet No.

LS-R0-00

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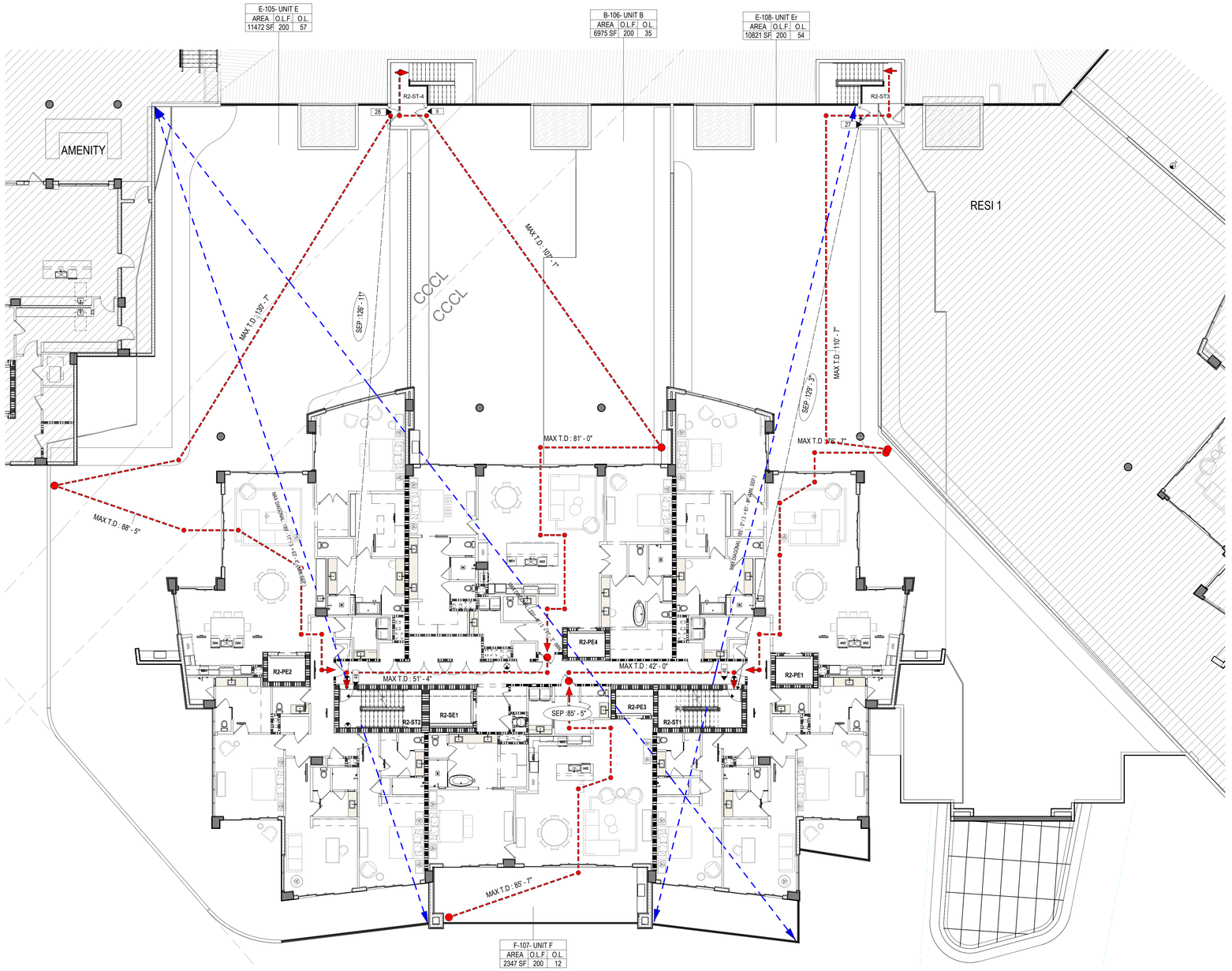

OCCUPANCY LOAD CALCULATIONS - RES. BUILDING 2 - LEVEL 1					
LEVEL	ROOM NO.	NAME	AREA SF	O.L.F.	O.L.
R2 - LEVEL 1	B-106	UNIT B	6975	200	35
R2 - LEVEL 1	E-105	UNIT E	11472	200	57
R2 - LEVEL 1	E-108	UNIT Er	10821	200	54
R2 - LEVEL 1	F-107	UNIT F	2347	200	12
TOTAL OCCUPANTS:					158

STAIR 1 - RESIDENTIAL 2			STAIR 3 - RESIDENTIAL 1+2		
CLEAR STAIR WIDTH	EGRESS WIDTH PP	MAX CAPACITY	CLEAR STAIR WIDTH	EGRESS WIDTH PP	MAX CAPACITY
48"	0.30	160	48"	0.30	160
STAIR 2 - RESIDENTIAL 1			**STAIR 4 - RESIDENTIAL 2 - FBC 2017**		
CLEAR STAIR WIDTH	EGRESS WIDTH PP	MAX CAPACITY	CLEAR STAIR WIDTH	EGRESS WIDTH PP	MAX CAPACITY
48"	0.30	160	48"	0.30	160

1 RESIDENTIAL BUILDING 2 - LEVEL 1 LIFE SAFETY

3/32" = 1'-0"

RATED WALL LEGEND

- THREE-HOUR FIRE WALL
- TWO-HOUR FIRE WALL
- ONE-HOUR FIRE WALL
- SMOKE WALL

EXIT TRAVEL DISTANCES

- MAX T.D.: XX'-X" — MAX. TRAVEL DISTANCE
- C.P.T.: XX'-X" — COMMON PATH OF TRAVEL
- D.E.: XX'-X" — DEAD END
- SEP: XX'-X" — REMOTENESS OF EXITS

EGRESS SYMBOLS & TAGS

OCCUPANCY TAG

RM.# - RM. NAME		
AREA	O.L.F.	O.L.
XXX SF	OC-XX	XXX

- ROOM NUMBER AND NAME
- O.L.: OCCUPANCY LOAD
- O.L.F.: OCCUPANCY LOAD FACTOR
- OC: OCCUPANCY CATEGORY

EGRESS LIGHTS

- EXIT LIGHT FIXTURE WALL MOUNTED - ARROWS INDICATE EXIT DIRECTION - SHADED QUADRANTS INDICATE FACES OF FIXTURES
- EXIT LIGHT FIXTURE CEILING MOUNTED - ARROWS INDICATE EXIT DIRECTION - SHADED QUADRANTS INDICATE FACES OF FIXTURES

EGRESS DOOR TAGS

- XX MIN / XX P — DOOR RATING (MINUTES) / DOOR CAPACITY
- REQUIRED WIDTH PER OCCUPANT / REQUIRED CAPACITY
- DOOR | X.X" | R-XXX / XXX MIN | X-X" | P-XXX — PROVIDED CAPACITY / PROVIDED DOOR WIDTH / DOOR RATING (MINUTES)

FIRE EXTINGUISHERS

- FEC1 — RECESSED FIRE EXT. CABINET NON-RATED STUD WALL. SEE DTL 11/A9-04
- FEC2 — RECESSED FIRE EXT. CABINET RATED STUD WALL. SEE DTL 12/A9-04
- FEC3 — SURFACE MOUNTED FIRE EXT. CABINET. SEE DTL. 11/A9-04
- FE — BRACKET-MOUNTED FIRE EXT. SEE DTL. 10/A9-04

PORTABLE EXTINGUISHER REQUIREMENT

FIRE EXTINGUISHER SREQUIREMENTS - FFPC NFPA 101 30.3.5. FOR NEW APARTMENT BUILDINGS AND NFPA 101.28.3.5 FOR NEW HOTELS. IN ADDITION EXTINGUISHERS ARE TO BE PROVIDED IN ACCORDANCE WITH FFPC (NFPA 1) SECTION 13.6.

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3. RATED FIRE EXTINGUISHER CABINET MUST BE PROVIDED AT RATED WALL AS PER LIFE SAFETY DRAWINGS - GC TO COORDINATE ACCORDINGLY

LIFE SAFETY GENERAL NOTES

1. ALL PENETRATION THROUGH FIRE-RATED PARTITIONS AND BARRIERS MUST BE BUILT ACCORDING TO THE UL- LISTED FIRE-RESISTANCE DIRECTORY'S DESIGNS.
2. ALL PENETRATIONS THROUGH SMOKE-RATED PARTITIONS AND BARRIERS MUST UTILIZE UL-LISTED PRODUCTS TO RESIST THE PASSAGE OF AIR AND SMOKE.
3. NO DUCTS, PIPING, OR CONDUIT WILL BE PERMITTED WITHIN THE EXIT STAIR ENCLOSURE UNLESS THESE SERVE THE STAIR.
4. REFER TO ELECTRICAL PLANS FOR EXIT SIGNS & EMERGENCY LIGHTING LOCATIONS.
5. REFER TO FIRE PROTECTION PLANS FOR SPRINKLER HEAD LOCATIONS.
6. A 44" CLEAR PATH MUST BE MAINTAINED ALONG EGRESS PATH.
7. ALL EXIT DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS. (TYPICAL)
8. BLDG. FULLY PROTECTED BY AUTOMATIC SPRINKLERS INSTALLED PER NFPA13.
9. MIN. CONSTRUCTION TYPE #1B PER IBC 503
10. LS SERIES SHOW ONLY TRAVEL DISTANCE, COMMON PATH OF EGRESS, AND DEAD ENDS CONFIGURATIONS THAT ARE QUESTIONABLE FOR DRAWING CLARITY. HOWEVER, ALL TRAVELING PATH WILL COMPLY WITH IBC B SECTION 1014.
11. SHAFT ENCLOSURES (IBC 708) IINCLUDING RUBBISH CHUTES, STAIRS & ELEVATORS SHALL BE PROTECTED BY FIRE BARRIERS IN ACCORDANCE WITH IBC 707, AND OPENING PROTECTIVE IN IBC 715.
12. ALL HEAD ROOM HEIGHTS ARE IN COMPLIANCE WITH IBC CODE 1003
13. INSULATION NEEDS TO COMPLY WITH FLAME SPRAY & SMOKE PER IBC 720
14. AN APPROVED PICTORIAL SIGN SHALL BE POSTED ADJACENT TO EACH ELEVATOR CALL STATION ON ALL FLOORS AND SHALL READ: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. IN COMPLIANCE WITH IBC 3002.3
15. ALL CHUTES MUST BE ENCLOSED IN A 2-HOUR FIRE RESISTANCE RATED SHAFT AND CHUTE ACCESS DOORS MUST BE 90 MIN RATED AND SELF-CLOSING.

SB ARCHITECTS

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A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

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Owner

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407-999-9985

UNICORP NATIONAL DEVELOPMENTS, INC.

Scott Lee

STATE OF FLORIDA · SCOTT A. LEE · AR95712 · REGISTERED ARCHITECT

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title

RESI BUILDING 2 - LEVEL 1 LIFE SAFETY

Project No. **21816**

Sheet No.

LS-R2-01

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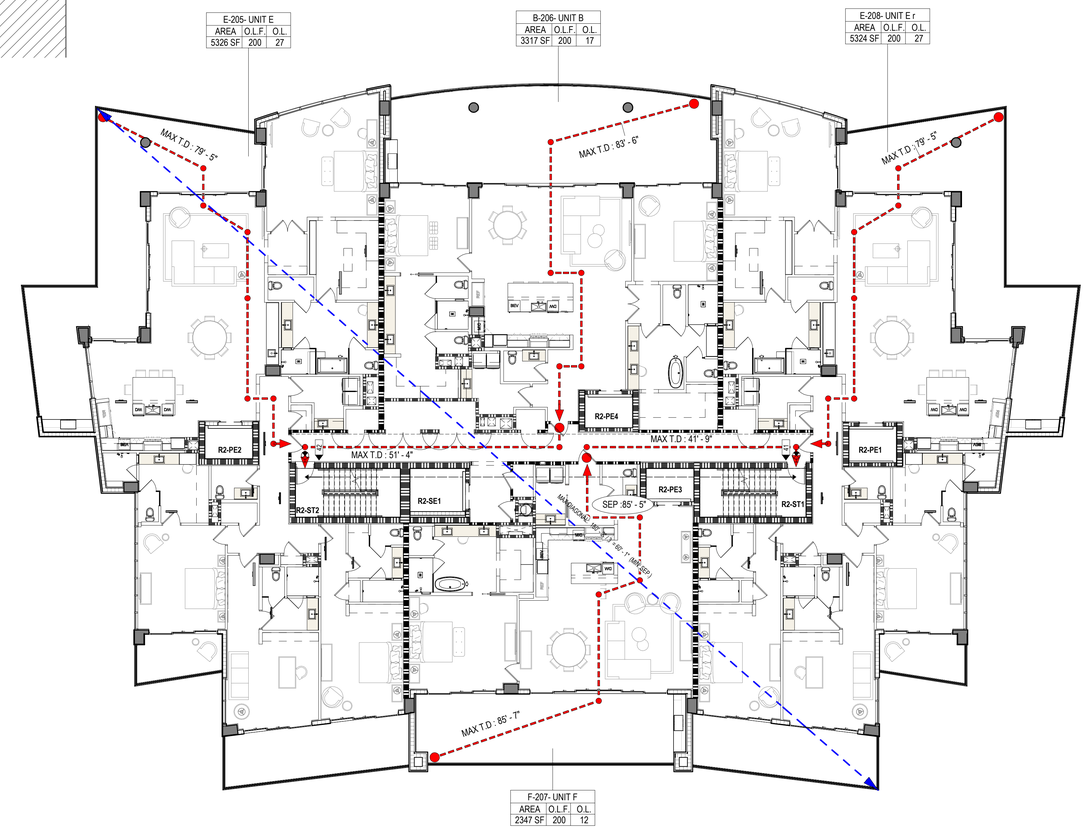
AMENITY BUILDING

RES 1



OCCUPANCY LOAD CALCULATIONS - RES. BUILDING 2 - LEVEL 2					
LEVEL	ROOM NO.	NAME	AREA SF	O.L.F.	O.L.
R2 - LEVEL 2	B-206	UNIT B	3317	200	17
R2 - LEVEL 2	E-205	UNIT E	5326	200	27
R2 - LEVEL 2	E-208	UNIT E r	5324	200	27
R2 - LEVEL 2	F-207	UNIT F	2347	200	12
TOTAL OCCUPANTS:					83

STAIR 1 - RESIDENTIAL 2		
CLEAR STAIR WIDTH	EGRESS WIDTH PP	MAX CAPACITY
48"	0.30	160

STAIR 2 - RESIDENTIAL 2		
CLEAR STAIR WIDTH	EGRESS WIDTH PP	MAX CAPACITY
48"	0.30	160

RESIDENTIAL BULDING 2 - LEVEL 2 LIFE SAFETY

1 — 3/32" = 1'-0"

RATED WALL LEGEND

- THREE-HOUR FIRE WALL
- TWO-HOUR FIRE WALL
- ONE-HOUR FIRE WALL
- SMOKE WALL

EXIT TRAVEL DISTANCES

- MAX T.D.: XX'-X" — MAX. TRAVEL DISTANCE
- C.P.T.: XX'-X" — COMMON PATH OF TRAVEL
- D.E.: XX'-X" — DEAD END
- SEP: XX'-X" — REMOTENESS OF EXITS

EGRESS SYMBOLS & TAGS

OCCUPANCY TAG

RM.# - RM. NAME		
AREA	O.L.F.	O.L.
XXX SF	OC-XX	XXX

- ROOM NUMBER AND NAME
- O.L.: OCCUPANCY LOAD
- O.L.F.: OCCUPANCY LOAD FACTOR
- OC: OCCUPANCY CATEGORY

EGRESS LIGHTS

- EXIT LIGHT FIXTURE WALL MOUNTED - ARROWS INDICATE EXIT DIRECTION - SHADED QUADRANTS INDICATE FACES OF FIXTURES
- EXIT LIGHT FIXTURE CEILING MOUNTED - ARROWS INDICATE EXIT DIRECTION - SHADED QUADRANTS INDICATE FACES OF FIXTURES

EGRESS DOOR TAGS

- XX MIN / XX P — DOOR RATING (MINUTES) / DOOR CAPACITY
- DOOR | X.X" | R.XXX / XXX MIN | X'-X" | P.XXX — REQUIRED WIDTH PER OCCUPANT / REQUIRED CAPACITY / PROVIDED CAPACITY / PROVIDED DOOR WIDTH / DOOR RATING (MINUTES)

FIRE EXTINGUISHERS

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- FEC2 — RECESSED FIRE EXT. CABINET RATED STUD WALL. SEE DTL.12/A9-04
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PORTABLE EXTINGUISHER REQUIREMENT

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5. REFER TO FIRE PROTECTION PLANS FOR SPRINKLER HEAD LOCATIONS.
6. A 44" CLEAR PATH MUST BE MAINTAINED ALONG EGRESS PATH.
7. ALL EXIT DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS. (TYPICAL)
8. BLDG. FULLY PROTECTED BY AUTOMATIC SPRINKLERS INSTALLED PER NFPA13.
9. MIN. CONSTRUCTION TYPE #1B PER IBC 503
10. LS SERIES SHOW ONLY TRAVEL DISTANCE, COMMON PATH OF EGRESS, AND DEAD ENDS CONFIGURATIONS THAT ARE QUESTIONABLE FOR DRAWING CLARITY. HOWEVER, ALL TRAVELING PATH WILL COMPLY WITH IBC B SECTION 1014.
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STATE OF FLORIDA — SCOTT A LEE — AR95712 — REGISTERED ARCHITECT

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title: **RESI BUILDING 2- LEVEL 2 LIFE SAFETY**

Project No. 21816

Sheet No. **LS-R2-02**

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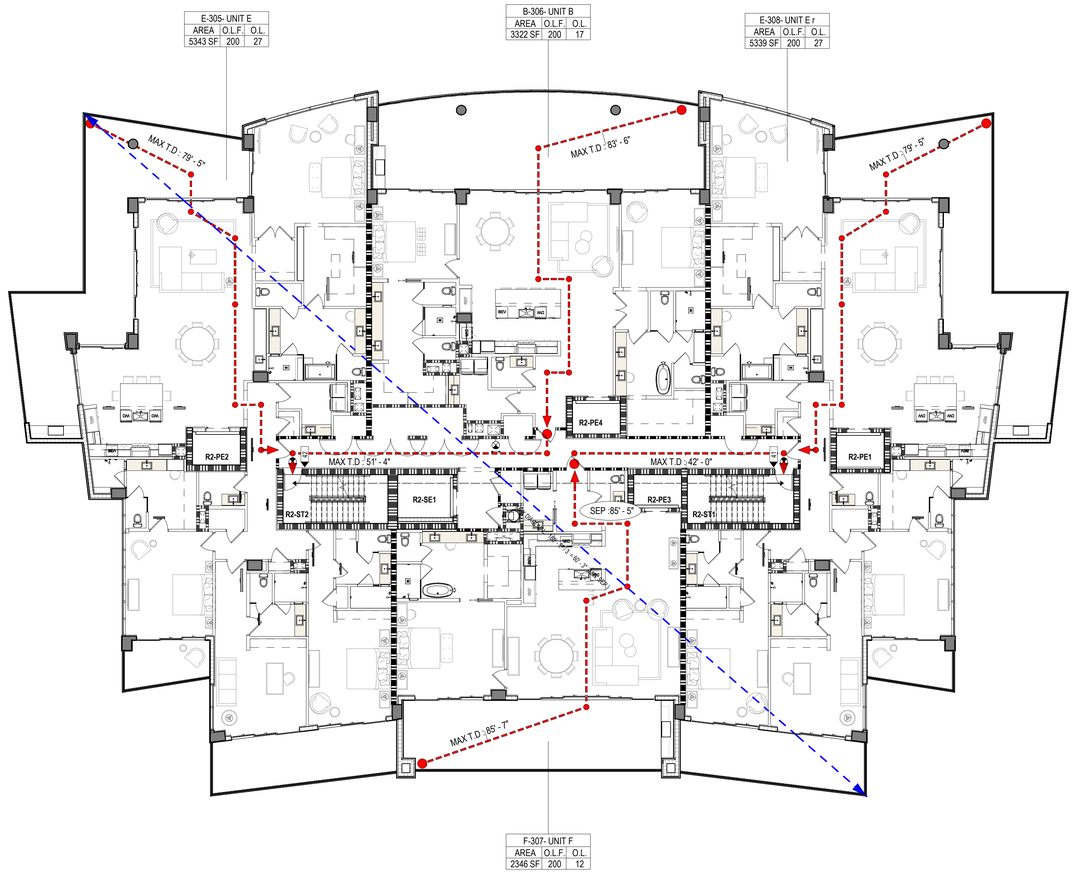

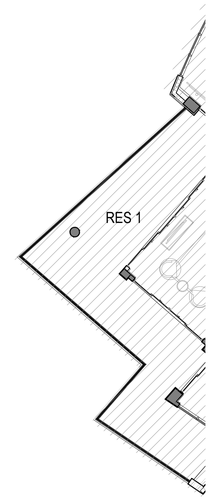

OCCUPANCY LOAD CALCULATIONS - RES. BUILDING 2 - LEVEL 3					
LEVEL	ROOM NO.	NAME	AREA SF	O.L.F.	O.L.
R2 - LEVEL 3	B-306	UNIT B	3322	200	17
R2 - LEVEL 3	E-305	UNIT E	5343	200	27
R2 - LEVEL 3	E-308	UNIT E r	5339	200	27
R2 - LEVEL 3	F-307	UNIT F	2346	200	12
TOTAL OCCUPANTS:			16350		83

STAIR 1 - RESIDENTIAL 2		
CLEAR STAIR WIDTH	EGRESS WIDTH PP	MAX CAPACITY
48"	0.30	160

STAIR 2 - RESIDENTIAL 2		
CLEAR STAIR WIDTH	EGRESS WIDTH PP	MAX CAPACITY
48"	0.30	160

1 RESIDENTIAL BUILDING 2 - LEVEL 3 LIFE SAFETY

3/32" = 1'-0"

RATED WALL LEGEND

- THREE-HOUR FIRE WALL
- TWO-HOUR FIRE WALL
- ONE-HOUR FIRE WALL
- SMOKE WALL

EXIT TRAVEL DISTANCES

- MAX T.D.: XX'-X" — MAX. TRAVEL DISTANCE
- C.P.T.: XX'-X" — COMMON PATH OF TRAVEL
- D.E.: XX'-X" — DEAD END
- SEP: XX'-X" — REMOTENESS OF EXITS

EGRESS SYMBOLS & TAGS

OCCUPANCY TAG

RM.# - RM. NAME		
AREA	O.L.F.	O.L.
XXX SF	OC-XX	XXX

- ROOM NUMBER AND NAME
- O.L.: OCCUPANCY LOAD
- O.L.F.: OCCUPANCY LOAD FACTOR
- OC: OCCUPANCY CATEGORY

EGRESS LIGHTS

- EXIT LIGHT FIXTURE WALL MOUNTED - ARROWS INDICATE EXIT DIRECTION - SHADED QUADRANTS INDICATE FACES OF FIXTURES
- EXIT LIGHT FIXTURE CEILING MOUNTED - ARROWS INDICATE EXIT DIRECTION - SHADED QUADRANTS INDICATE FACES OF FIXTURES

EGRESS DOOR TAGS

- XX MIN. / XX P — DOOR RATING (MINUTES) / DOOR CAPACITY
- REQUIRED WIDTH PER OCCUPANT / REQUIRED CAPACITY
- DOOR | X.X" | R.XXX / XXX MIN | X.X" | P.XXX — PROVIDED CAPACITY / PROVIDED DOOR WIDTH / DOOR RATING (MINUTES)

FIRE EXTINGUISHERS

- FEC1 — RECESSED FIRE EXT. CABINET NON-RATED STUD WALL. SEE DTL. 11/A9-04
- FEC2 — RECESSED FIRE EXT. CABINET RATED STUD WALL. SEE DTL.12/A9-04
- FEC3 — SURFACE MOUNTED FIRE EXT. CABINET. SEE DTL. 11/A9-04
- FE — BRACKET-MOUNTED FIRE EXT. SEE DTL. 10/A9-04

PORTABLE EXTINGUISHER REQUIREMENT

FIRE EXTINGUISHER SREQUIREMENTS - FFPC NFPA 101 30.3.5. FOR NEW APARTMENT BUILDINGS AND NFPA 101.28.3.5 FOR NEW HOTELS. IN ADDITION EXTINGUISHERS ARE TO BE PROVIDED IN ACCORDANCE WITH FFPC (NFPA 1) SECTION 13.6.

1. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN EVERY HAZARDOUS AREA IN ACCORDANCE NFPA 10 (STANDARD FPR PORTABLE EXTINGUISHERS)
2. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN EVERY ASSEMBLY OCCUPANCY IN ACCORDANCE WITH NFPA 10 (STANDARD FOR PORTABLE FIRE EXTINGUISHER) PER N.F.P.A. 101 9.7.4.1. THE QUANTITY AND LOCATION OF ALL EXTINGUISHERS WILL BE REVIEWED AND APPROVED WITH THE AUTHORITY HAVING JURISDICTION.
3. RATED FIRE EXTINGUISHER CABINET MUST BE PROVIDED AT RATED WALL AS PER LIFE SAFETY DRAWINGS - GC TO COORDINATE ACCORDINGLY

LIFE SAFETY GENERAL NOTES

1. ALL PENETRATION THROUGH FIRE-RATED PARTITIONS AND BARRIERS MUST BE BUILT ACCORDING TO THE UL- LISTED FIRE-RESISTANCE DIRECTORY'S DESIGNS.
2. ALL PENETRATIONS THROUGH SMOKE-RATED PARTITIONS AND BARRIERS MUST UTILIZE UL-LISTED PRODUCTS TO RESIST THE PASSAGE OF AIR AND SMOKE.
3. NO DUCTS, PIPING, OR CONDUIT WILL BE PERMITTED WITHIN THE EXIT STAIR ENCLOSURE UNLESS THESE SERVE THE STAIR.
4. REFER TO ELECTRICAL PLANS FOR EXIT SIGNS & EMERGENCY LIGHTING LOCATIONS.
5. REFER TO FIRE PROTECTION PLANS FOR SPRINKLER HEAD LOCATIONS.
6. A 44" CLEAR PATH MUST BE MAINTAINED ALONG EGRESS PATH.
7. ALL EXIT DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS. (TYPICAL)
8. BLDG. FULLY PROTECTED BY AUTOMATIC SPRINKLERS INSTALLED PER NFPA13.
9. MIN. CONSTRUCTION TYPE #1B PER IBC 503
10. LS SERIES SHOW ONLY TRAVEL DISTANCE. COMMON PATH OF EGRESS, AND DEAD ENDS CONFIGURATIONS THAT ARE QUESTIONABLE FOR DRAWING CLARITY. HOWEVER, ALL TRAVELING PATH WILL COMPLY WITH IBC B SECTION 1014.
11. SHAFT ENCLOSURES (IBC 708) IINCLUDING RUBBISH CHUTES, STAIRS & ELEVATORS SHALL BE PROTECTED BY FIRE BARRIERS IN ACCORDANCE WITH IBC 707, AND OPENING PROTECTIVE IN IBC 715.
12. ALL HEAD ROOM HEIGHTS ARE IN COMPLIANCE WITH IBC CODE 1003
13. INSULATION NEEDS TO COMPLY WITH FLAME SPRAY & SMOKE PER IBC 720
14. AN APPROVED PICTORIAL SIGN SHALL BE POSTED ADJACENT TO EACH ELEVATOR CALL STATION ON ALL FLOORS AND SHALL READ: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. IN COMPLIANCE WITH IBC 3002.3
15. ALL CHUTES MUST BE ENCLOSED IN A 2-HOUR FIRE RESISTANCE RATED SHAFT AND CHUTE ACCESS DOORS MUST BE 90 MIN RATED AND SELF-CLOSING.

SB ARCHITECTS

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A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

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Owner

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407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

Scott Lee

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title: **RESI BUILDING 2- LEVEL 3 LIFE SAFETY**

Project No. 21816

Sheet No. **LS-R2-03**

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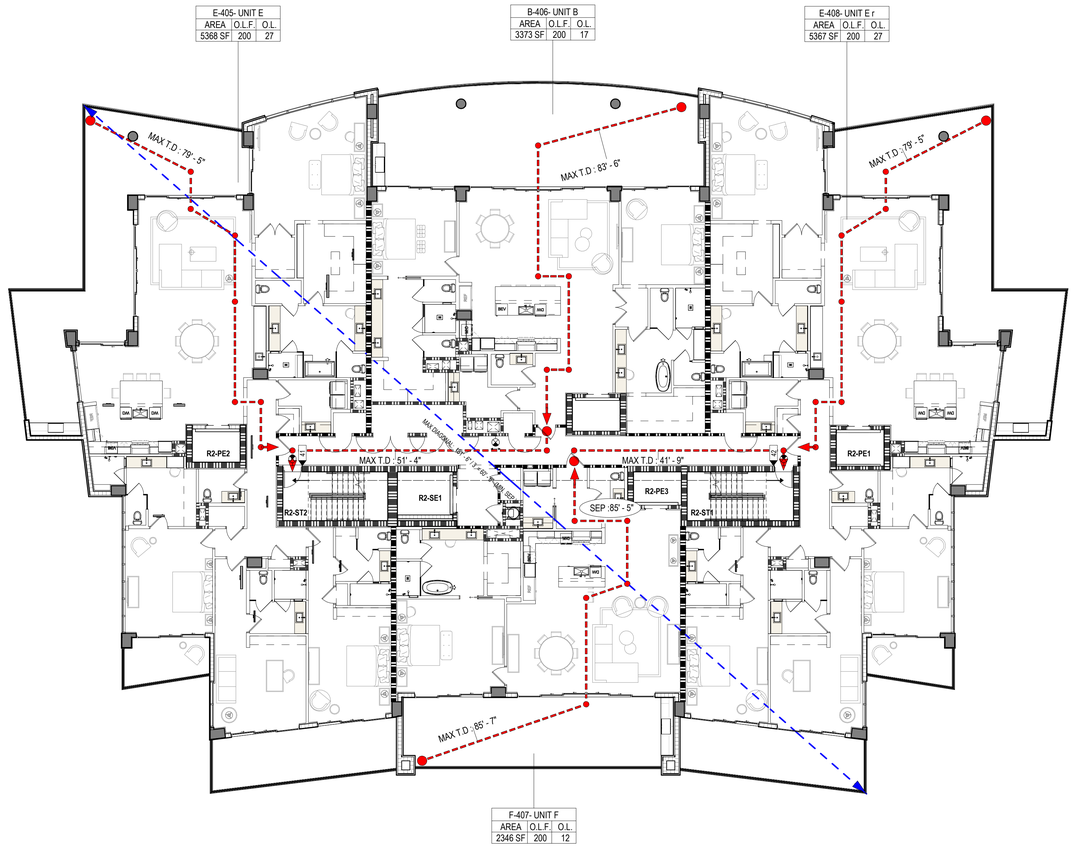

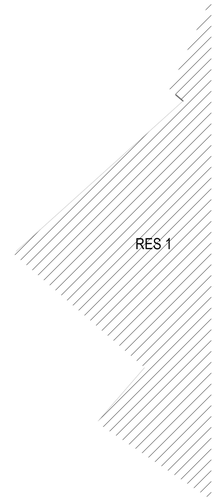

OCCUPANCY LOAD CALCULATIONS - RES. BUILDING 2 - LEVEL 4					
LEVEL	ROOM NO.	NAME	AREA SF	O.L.F.	O.L.
R2 - LEVEL 4	B-406	UNIT B	3373	200	17
R2 - LEVEL 4	E-405	UNIT E	5368	200	27
R2 - LEVEL 4	E-408	UNIT E r	5367	200	27
R2 - LEVEL 4	F-407	UNIT F	2346	200	12
TOTAL OCCUPANTS:					83

STAIR 1 - RESIDENTIAL 2		
CLEAR STAIR WIDTH	EGRESS WIDTH PP	MAX CAPACITY
48"	0.30	160

STAIR 2 - RESIDENTIAL 2		
CLEAR STAIR WIDTH	EGRESS WIDTH PP	MAX CAPACITY
48"	0.30	160

1 RESIDENTIAL BUILDING 2 - LEVEL 4 LIFE SAFETY

3/32" = 1'-0"

RATED WALL LEGEND

- THREE-HOUR FIRE WALL
- TWO-HOUR FIRE WALL
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- SMOKE WALL

EXIT TRAVEL DISTANCES

- MAX T.D.: XX'-X" — MAX. TRAVEL DISTANCE
- C.P.T.: XX'-X" — COMMON PATH OF TRAVEL
- D.E.: XX'-X" — DEAD END
- SEP: XX'-X" — REMOTENESS OF EXITS

EGRESS SYMBOLS & TAGS

OCCUPANCY TAG

RM.# - RM. NAME		
AREA	O.L.F.	O.L.
XXX SF	OC-XX	XXX

- ROOM NUMBER AND NAME
- O.L.: OCCUPANCY LOAD
- O.L.F.: OCCUPANCY LOAD FACTOR
- OC: OCCUPANCY CATEGORY

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- EXIT LIGHT FIXTURE CEILING MOUNTED - ARROWS INDICATE EXIT DIRECTION - SHADED QUADRANTS INDICATE FACES OF FIXTURES

EGRESS DOOR TAGS

- XX MIN / XX P — DOOR RATING (MINUTES) / DOOR CAPACITY
- DOOR X.X" R.XXX / XXX MIN X.X" P.XXX — REQUIRED WIDTH PER OCCUPANT / REQUIRED CAPACITY / PROVIDED CAPACITY / PROVIDED DOOR WIDTH / DOOR RATING (MINUTES)

FIRE EXTINGUISHERS

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- FEC2 — RECESSED FIRE EXT. CABINET RATED STUD WALL. SEE DTL.12/A9-04
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7. ALL EXIT DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS. (TYPICAL)
8. BLDG. FULLY PROTECTED BY AUTOMATIC SPRINKLERS INSTALLED PER NFPA13.
9. MIN. CONSTRUCTION TYPE #1B PER IBC 503
10. LS SERIES SHOW ONLY TRAVEL DISTANCE. COMMON PATH OF EGRESS, AND DEAD ENDS CONFIGURATIONS THAT ARE QUESTIONABLE FOR DRAWING CLARITY. HOWEVER, ALL TRAVELING PATH WILL COMPLY WITH IBC B SECTION 1014.
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12. ALL HEAD ROOM HEIGHTS ARE IN COMPLIANCE WITH IBC CODE 1003
13. INSULATION NEEDS TO COMPLY WITH FLAME SPRAY & SMOKE PER IBC 720
14. AN APPROVED PICTORIAL SIGN SHALL BE POSTED ADJACENT TO EACH ELEVATOR CALL STATION ON ALL FLOORS AND SHALL READ: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. IN COMPLIANCE WITH IBC 3002.3
15. ALL CHUTES MUST BE ENCLOSED IN A 2-HOUR FIRE RESISTANCE RATED SHAFT AND CHUTE ACCESS DOORS MUST BE 90 MIN RATED AND SELF-CLOSING.

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NATIONAL DEVELOPMENTS, INC.

Scott Lee

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title

RESI BUILDING 2- LEVEL 4 LIFE SAFETY

Project No. 21816

Sheet No.

LS-R2-04

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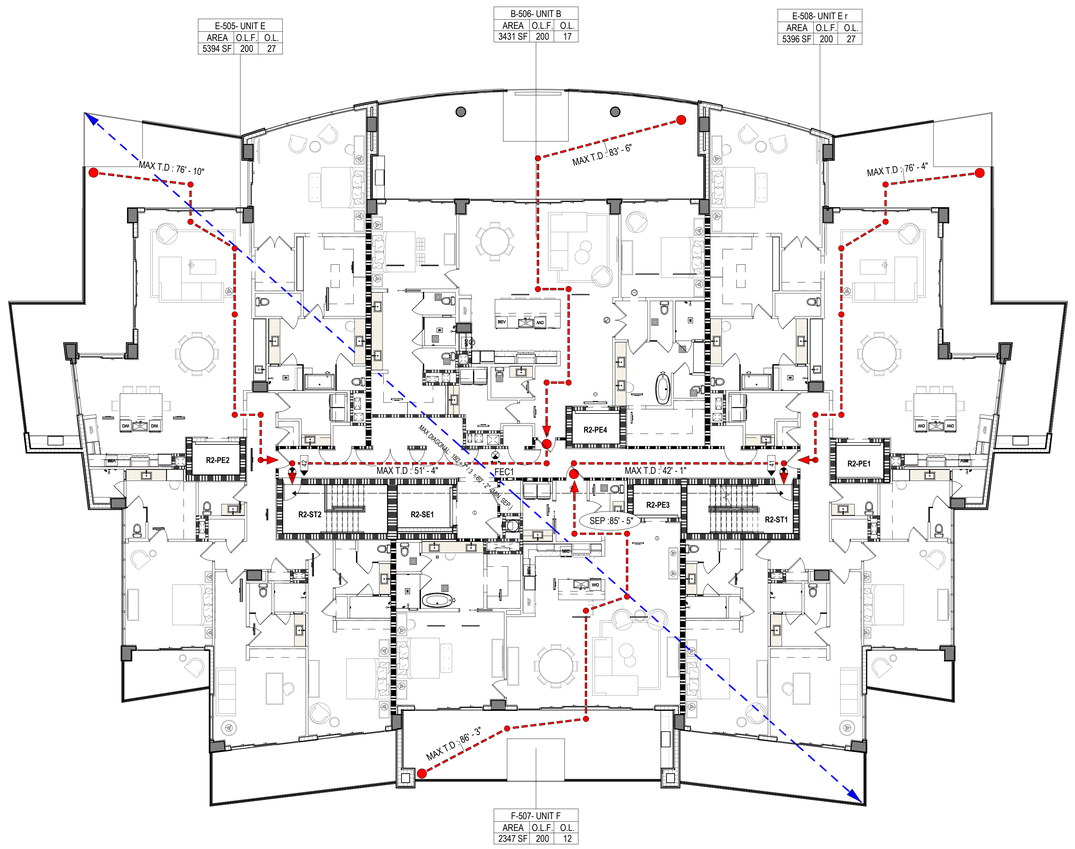

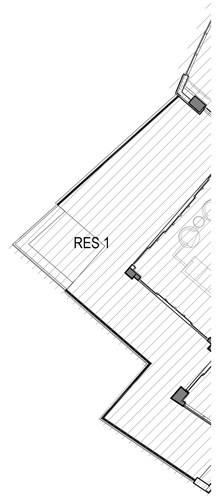

OCCUPANCY LOAD CALCULATIONS - RES. BUILDING 2 - LEVEL 5					
LEVEL	ROOM NO.	NAME	AREA SF	O.L.F.	O.L.
R2 - LEVEL 5	B-506	UNIT B	3431	200	17
R2 - LEVEL 5	E-505	UNIT E	5394	200	27
R2 - LEVEL 5	E-508	UNIT E r	5396	200	27
R2 - LEVEL 5	F-507	UNIT F	2347	200	12
TOTAL OCCUPANTS:					83

STAIR 1 - RESIDENTIAL 2		
CLEAR STAIR WIDTH	EGRESS WIDTH PP	MAX CAPACITY
48"	0.30	160

STAIR 2 - RESIDENTIAL 2		
CLEAR STAIR WIDTH	EGRESS WIDTH PP	MAX CAPACITY
48"	0.30	160

RESIDENTIAL BUILDING 2 - LEVEL 5 LIFE SAFETY

1 — 3/32" = 1'-0"

RATED WALL LEGEND

- THREE-HOUR FIRE WALL
- TWO-HOUR FIRE WALL
- ONE-HOUR FIRE WALL
- SMOKE WALL

EXIT TRAVEL DISTANCES

- MAX T.D.: XX'-X" — MAX. TRAVEL DISTANCE
- C.P.T.: XX'-X" — COMMON PATH OF TRAVEL
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EGRESS SYMBOLS & TAGS

OCCUPANCY TAG

RM.# - RM. NAME		
AREA	O.L.F.	O.L.
XXX SF	OC-XX	XXX

- ROOM NUMBER AND NAME
- O.L.: OCCUPANCY LOAD
- O.L.F.: OCCUPANCY LOAD FACTOR
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EGRESS DOOR TAGS

- XX MIN / XX P — DOOR RATING (MINUTES) / DOOR CAPACITY
- REQUIRED WIDTH PER OCCUPANT / REQUIRED CAPACITY
- DOOR | XX" | R:XXX / XXX MIN | XX" | P:XXX — PROVIDED CAPACITY / PROVIDED DOOR WIDTH / DOOR RATING (MINUTES)

FIRE EXTINGUISHERS

- FEC1 — RECESSED FIRE EXT. CABINET NON-RATED STUD WALL. SEE DTL. 11/A9-04
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Scott Lee

STATE OF FLORIDA — SCOTT A. LEE — AR95712 — REGISTERED ARCHITECT

RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title: RESI BUILDING 2 - LEVEL 5 LIFE SAFETY

Project No. 21816

Sheet No. LS-R2-05

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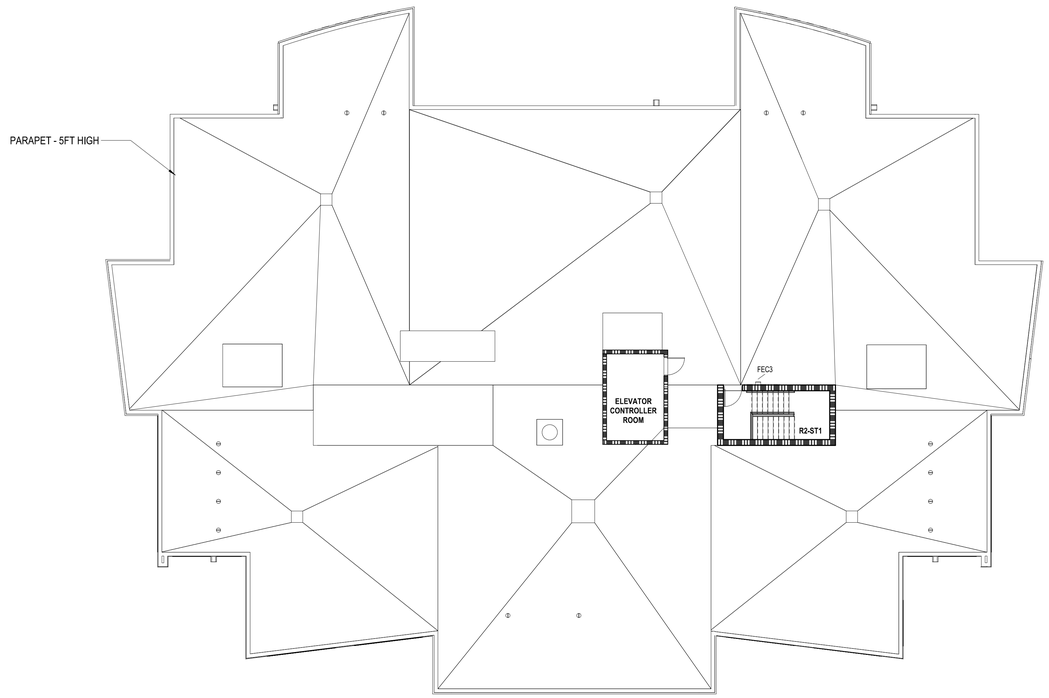

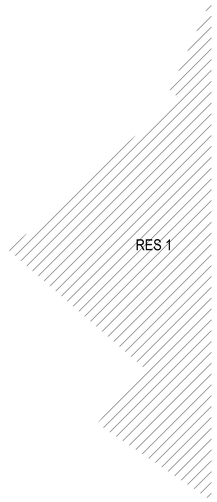

STAIR 1 - RESIDENTIAL 2		
CLEAR STAIR WIDTH	EGRESS WIDTH PP	MAX CAPACITY
48"	0.30	160

RESIDENTIAL BUILDING 2 - ROOF LEVEL LIFE SAFETY

1 — 3/32" = 1'-0"

RATED WALL LEGEND

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- TWO-HOUR FIRE WALL
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- SMOKE WALL

EXIT TRAVEL DISTANCES

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EGRESS SYMBOLS & TAGS

OCCUPANCY TAG

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AREA	O.L.F.	O.L.	O.L.: OCCUPANCY LOAD
XXX SF	OC-XX	XXX	O.L.F.: OCCUPANCY LOAD FACTOR
			OC: OCCUPANCY CATEGORY

EGRESS LIGHTS

- EXIT LIGHT FIXTURE WALL MOUNTED - ARROWS INDICATE EXIT DIRECTION - SHADED QUADRANTS INDICATE FACES OF FIXTURES
- EXIT LIGHT FIXTURE CEILING MOUNTED - ARROWS INDICATE EXIT DIRECTION - SHADED QUADRANTS INDICATE FACES OF FIXTURES

EGRESS DOOR TAGS

XX MIN / XX P — DOOR RATING (MINUTES) / DOOR CAPACITY

DOOR XX" R:XXX / XXX MIN X'-X" P:XXX — REQUIRED WIDTH PER OCCUPANT / REQUIRED CAPACITY / PROVIDED CAPACITY / PROVIDED DOOR WIDTH / DOOR RATING (MINUTES)

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PORTABLE EXTINGUISHER REQUIREMENT

FIRE EXTINGUISHER SREQUIREMENTS - FFPC NFPA 101 30,3,5. FOR NEW APARTMENT BUILDINGS AND NFPA 101.28.3.5 FOR NEW HOTELS. IN ADDITION EXTINGUISHERS ARE TO BE PROVIDED IN ACCORDANCE WITH FFPC (NFPA 1) SECTION 13.6.

1. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN EVERY HAZARDOUS AREA IN ACCORDANCE NFPA 10 (STANDARD FPR PORTABLE EXTINGUISHERS)
2. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN EVERY ASSEMBLY OCCUPANCY IN ACCORDANCE WITH NFPA 10 (STANDARD FOR PORTABLE FIRE EXTINGUISHER) PER N.F.P.A. 101 9.7.4.1. THE QUANTITY AND LOCATION OF ALL EXTINGUISHERS WILL BE REVIEWED AND APPROVED WITH THE AUTHORITY HAVING JURISDICTION.
3. RATED FIRE EXTINGUISHER CABINET MUST BE PROVIDED AT RATED WALL AS PER LIFE SAFETY DRAWINGS - GC TO COORDINATE ACCORDINGLY

LIFE SAFETY GENERAL NOTES

1. ALL PENETRATION THROUGH FIRE-RATED PARTITIONS AND BARRIERS MUST BE BUILT ACCORDING TO THE UL- LISTED FIRE-RESISTANCE DIRECTORY'S DESIGNS.
2. ALL PENETRATIONS THROUGH SMOKE-RATED PARTITIONS AND BARRIERS MUST UTILIZE UL-LISTED PRODUCTS TO RESIST THE PASSAGE OF AIR AND SMOKE.
3. NO DUCTS, PIPING, OR CONDUIT WILL BE PERMITTED WITHIN THE EXIT STAIR ENCLOSURE UNLESS THESE SERVE THE STAIR.
4. REFER TO ELECTRICAL PLANS FOR EXIT SIGNS & EMERGENCY LIGHTING LOCATIONS.
5. REFER TO FIRE PROTECTION PLANS FOR SPRINKLER HEAD LOCATIONS.
6. A 44" CLEAR PATH MUST BE MAINTAINED ALONG EGRESS PATH.
7. ALL EXIT DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS. (TYPICAL)
8. BLDG. FULLY PROTECTED BY AUTOMATIC SPRINKLERS INSTALLED PER NFPA13.
9. MIN. CONSTRUCTION TYPE #1B PER IBC 503
10. LS SERIES SHOW ONLY TRAVEL DISTANCE, COMMON PATH OF EGRESS, AND DEAD ENDS CONFIGURATIONS THAT ARE QUESTIONABLE FOR DRAWING CLARITY. HOWEVER, ALL TRAVELING PATH WILL COMPLY WITH IBC B SECTION 1014.
11. SHAFT ENCLOSURES (IBC 708) IINCLUDING RUBBISH CHUTES, STAIRS & ELEVATORS SHALL BE PROTECTED BY FIRE BARRIERS IN ACCORDANCE WITH IBC 707, AND OPENING PROTECTIVE IN IBC 715.
12. ALL HEAD ROOM HEIGHTS ARE IN COMPLIANCE WITH IBC CODE 1003
13. INSULATION NEEDS TO COMPLY WITH FLAME SPRAY & SMOKE PER IBC 720
14. AN APPROVED PICTORIAL SIGN SHALL BE POSTED ADJACENT TO EACH ELEVATOR CALL STATION ON ALL FLOORS AND SHALL READ: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. IN COMPLIANCE WITH IBC 3002.3
15. ALL CHUTES MUST BE ENCLOSED IN A 2-HOUR FIRE RESISTANCE RATED SHAFT AND CHUTE ACCESS DOORS MUST BE 90 MIN RATED AND SELF-CLOSING.

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RESI Bldg 2 - Issued

No.	Description	Date
	PERMIT SET	06/14/2021
1	PERMIT REVISION 1	07/15/2021

Sheet Title: **RESI BUILDING 2 - ROOF LEVEL LIFE SAFETY**

Project No. 21816

Sheet No. **LS-R2-06**

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