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
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.

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 SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
Date: 2024.09.03 12:16:46-04'00'

RESI Bldg 3 - Issued

No.	Description	Date
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
21	PERMIT REVISION 21	9/08/2023
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 3

Project No. **21816**

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Sheet No.
A0-00-R3

PERMIT SET SUBMITTAL
INDEX 1 - R3

INDEX OF DRAWINGS - R3

SHEET NUMBER	SHEET NAME	PERMIT SET 05-14-2021	PERMIT REVISION 2	PERMIT REVISION 3	PERMIT APPROVAL SET	PERMIT APPROVAL RESPONSE	PERMIT REVISION 4	PERMIT REVISION 5	PERMIT REVISION 6	PERMIT REVISION 7	PERMIT REVISION 8	PERMIT REVISION 9	PERMIT REVISION 10	PERMIT REVISION 11
ARCHITECTURAL														
A0-00-R3	COVER SHEET - RESIDENTIAL BUILDING 3	●			●	●	●	●	●	●	●	●	●	●
A0-01-R3	SHEET INDEX R3	●	●	●	●	●	●	●	●	●	●	●	●	●
A0-01-R3.1	SHEET INDEX R3						●	●	●	●	●	●	●	●
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-R3-10	RESI BUILDING 3 - GROSS AREA PLAN	●			●	●								
A1-R3-11	RESI BUILDING 3 - 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-R3-00	RESI BUILDING 3 - LEVEL P1 FLOOR PLAN	●		●	●	●	●		●		●			
A2-R3-00A	RESI BUILDING 3 & 4 PARKING FLOOR PLAN - LEVEL P1A	●			●	●	●				●			
A2-R3-01	RESI BUILDING 3 - LEVEL 1 FLOOR PLAN	●	●		●	●	●	●	●			●		
A2-R3-02	RESI BUILDING 3 - LEVEL 2 FLOOR PLAN	●	●		●	●	●	●	●			●		
A2-R3-03	RESI BUILDING 3 - LEVEL 3 FLOOR PLAN	●	●		●	●	●	●	●			●		
A2-R3-04	RESI BUILDING 3 - LEVEL 4 FLOOR PLAN	●	●		●	●	●	●				●		
A2-R3-05	RESI BUILDING 3 - LEVEL 5 FLOOR PLAN	●	●		●	●	●	●	●			●	●	●
A2-R3-06	RESI BUILDING 3 - ROOF PLAN	●		●	●	●								●
A2-R3-50	RESI BUILDING 3 - LEVEL P1 REFLECTED CEILING PLAN	●			●	●				●				
A2-R3-51	RESI BUILDING 3 - LEVEL 1 REFLECTED CEILING PLAN	●			●	●								
A2-R3-52	RESI BUILDING 3 - LEVEL 2 REFLECTED CEILING PLAN	●			●	●								
A2-R3-53	RESI BUILDING 3 - LEVEL 3 REFLECTED CEILING PLAN	●			●	●								
A2-R3-54	RESI BUILDING 3 - LEVEL 4 REFLECTED CEILING PLAN	●			●	●								
A2-R3-55	RESI BUILDING 3 - LEVEL 5 REFLECTED CEILING PLAN	●			●	●								
A3-00	OVERALL - SITE ELEVATIONS		●	●	●	●								
A3-01	OVERALL - SITE ELEVATIONS	●		●	●	●								
A3-R3-00	RESI BUILDING 3 - NE & SE ELEVATIONS	●	●		●	●								
A3-R3-01	RESI BUILDING 3 - NW & SW ELEVATIONS	●			●	●								
A3-R3-20	RESI BUILDING 3 - SW/NE & SE/NW SECTIONS	●			●	●								
A3-R3-30	RESI BUILDING 3 - WALL SECTIONS	●			●	●								
A3-R3-31	RESI BUILDING 3 - WALL SECTIONS	●			●	●								
A3-R3-32	RESI BUILDING 3 - FACADE DETAILS				●	●	●							
A3-R-00	RESIDENTIAL PODIUM ELEVATIONS	●			●	●								
A3-R-01	RESIDENTIAL PODIUM ELEVATIONS	●			●	●								
A3-R-02	RESIDENTIAL PODIUM ELEVATIONS	●			●	●								
A3-R-03	RESIDENTIAL POOL RESTROOM 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-R3-00	RESI BUILDING 3 - ARMAND 4 (UNIT H) ENLARGED FLOOR PLAN	●	●		●	●	●	●		●		●		
A4-R3-01	RESI BUILDING 3 - ARMAND 4 (UNIT H) ENLARGED RCP LEVELS 1-3	●		●	●	●								●
A4-R3-01A	RESI BUILDING 3 - ARMAND 4 (UNIT H) ENLARGED RCP LEVEL 4	●	●	●	●	●				●				
A4-R3-02	RESI BUILDING 3 - ARMAND 3 (UNIT I) ENLARGED FLOOR PLAN	●	●		●	●	●			●				
A4-R3-03	RESI BUILDING 3 - ARMAND 3 (UNIT I) ENLARGED RCP LEVELS 1-3	●		●	●	●								●
A4-R3-05	RESI BUILDING 3 - ARMAND 2 (UNIT J) ENLARGED RCP LEVEL 3	●		●	●	●				●				●
A4-R3-05A	RESI BUILDING 3 - ARMAND 2 (UNIT J) RCP LEVEL 4	●	●	●	●	●				●				
A4-R3-06	RESI BUILDING 3 - ARMAND 2 (UNIT K) ENLARGED FLOOR PLAN	●	●		●	●	●	●		●		●	●	●
A4-R3-07	RESI BUILDING 3 - ARMAND 1 (UNIT K) ENLARGED RCP LEVEL 2	●		●	●	●				●				●
A4-R3-10	RESI BUILDING 3 - ARMAND 201-202 ARNOLD ENLARGED FLOOR PLAN	●		●	●	●	●	●					●	●
A4-R3-10A	RESI BUILDING 3 - ARMAND 201-202 ARNOLD ENLARGED RCP	●	●		●	●	●	●					●	●
A4-R3-11	RESI BUILDING 3 - ARMAND 302 BYRNE ENLARGED FLOOR PLAN	●	●		●	●			●	●				●
A4-R3-11A	RESI BUILDING 3 - ARMAND 302 BYRNE ENLARGED RCP	●	●		●	●							●	●
A4-R3-12	RESI BUILDING 3 - ARMAND 401 HUNN ENLARGED FLOOR PLAN	●	●		●	●	●	●						
A4-R3-12A	RESI BUILDING 3 - ARMAND 401 HUNN ENLARGED RCP	●	●		●	●	●	●						●
A4-R3-13	RESI BUILDING 3 - ARMAND 503 SCHUETH ENLARGED FLOOR PLAN	●	●		●	●	●			●		●		
A4-R3-13A	RESI BUILDING 3 - ARMAND 503 SCHUETH ENLARGED RCP	●	●	●	●	●				●				
A4-R3-14	RESI BUILDING 3 - ARMAND 501 GLAZER ENLARGED FLOOR PLAN	●	●		●	●	●		●		●		●	●
A4-R3-14A	RESI BUILDING 3 - ARMAND 501 GLAZER ENLARGED RCP	●	●	●	●	●				●				
A4-R3-15	RESI BUILDING 3 - ARMAND 604 COSTELLO ENLARGED FLOOR PLAN	●	●		●	●	●						●	
A4-R3-15A	RESI BUILDING 3 - ARMAND 604 COSTELLO ENLARGED RCP	●	●		●	●	●							
A4-R3-16	RESI BUILDING 3 - ARMAND 603 RILEY'S ENLARGED FLOOR PLAN	●			●	●	●			●	●		●	
A4-R3-16A	RESI BUILDING 3 - ARMAND 603 RILEY'S ENLARGED RCP	●	●		●	●	●			●				
A4-R3-17	RESI BUILDING 3 - ARMAND 601-602 CHUCK ENLARGED FLOOR PLAN	●	●		●	●	●			●	●		●	●
A4-R3-17A	RESI BUILDING 3 - ARMAND 601-602 CHUCK ENLARGED RCP		●		●	●				●				
A4-R3-18	RESI BUILDING 3 - ARMAND 404 BAER ENLARGED FLOOR PLAN									●				●
A4-R3-18A	RESI BUILDING 3 - ARMAND 404 BAER ENLARGED RCP									●				
A4-R3-19	RESI BUILDING 3 - ARMAND 403 PEREMUI ENLARGED RCP													
A5-R3-01	ENLARGED BATHROOMS	●			●	●								
A5-R3-02	ENLARGED BATHROOMS	●			●	●	●							
A5-R3-03	ENLARGED BATHROOMS - ARNOLD										●			
A5-R3-04	ENLARGED BATHROOMS - BYRNE										●			
A5-R3-05	ENLARGED BATHROOMS - HUNN										●			
A5-R3-06	ENLARGED BATHROOMS - BAER										●			
A5-R3-07	ENLARGED BATHROOMS - GLAZER										●			
A5-R3-08	ENLARGED BATHROOMS - SCHUETH										●			
A5-R3-09	ENLARGED BATHROOMS - COSTELLO										●			
A5-R3-10	ENLARGED BATHROOMS - CHUCK										●			
A5-R3-11	ENLARGED BATHROOMS - RILEY										●			
A5-R-02	RESI PORTE COCHERE 3 - LEVEL P1 FLOOR PLAN	●				●	●							
A5-R-03	RESI PORTE COCHERE 3 - LEVEL 1 FLOOR PLAN	●				●	●							
A5-R-05	RESI PORTE COCHERE 3 - RCP	●				●	●							●
A5-R-07	ENLARGED RESIDENTIAL COMMON SPACES PLAN & RCP	●				●	●							
A5-R-08	ENLARGED RESIDENTIAL COMMON SPACES PLAN & RCP					●	●							
A5-R-09	RESIDENTIAL BUILDING 3 MAIL ROOM ENLARGED PLAN					●	●							
A5-R-11	ENLARGED PUBLIC RESTROOM PLANS	●	●			●	●	●						
A5-R-12	ENLARGED PUBLIC RESTROOM RCP					●	●							
A5-R-13	ENLARGED ELEVATOR CONTROL ROOMS	●				●	●							
A6-R3-01	RESIDENTIAL BUILDING 3 DOOR SCHEDULE - PUBLIC SPACES	●	●			●	●	●	●				●	
A6-R3-02	RESIDENTIAL BUILDING 3 DOOR SCHEDULE - PUBLIC SPACES		●			●	●	●						
A6-R3-03	RESIDENTIAL BUILDING 3 FINISH SCHEDULES					●	●							
A6-R-20	RESIDENTIAL BUILDINGS - SLIDING DOOR & STOREFRONT SCHEDULE					●	●		●		●	●		
A6-R-21	RESIDENTIAL STOREFRONT SCHEDULE	●	●			●	●	●	●				●	
A6-R-22	RESIDENTIAL BUILDINGS - SLIDING DOOR & STOREFRONT SCHEDULE												●	
A7-00	VERTICAL CIRCULATION DETAILS	●	●			●	●							●
A7-R3-01	R3-ST1 STAIR PLANS AND SECTION	●				●	●		●					●
A7-R3-02	R3-ST2 & R3-SE1 FLOOR PLANS	●				●	●	●						
A7-R3-03	R3-ST2 & R3-SE1 SECTIONS	●				●	●		●					●
A7-R3-04	R3-ST3 STAIR PLANS AND SECTION	●				●	●		●					●
A7-R3-05	R3-ST4 STAIR PLANS AND SECTION	●				●	●		●					●
A7-R3-06	R3-PE1 ELEVATOR PLANS & SECTION	●				●	●							
A7-R3-07	R3-PE2 ELEVATOR PLANS & SECTION	●				●	●							
A7-R3-08	R3-PE3 ELEVATOR PLANS & SECTION	●				●	●							
A7-R3-09	R3-PE4 ELEVATOR PLANS & SECTION	●				●	●							
A7-R3-10	R3-SE2 ELEVATOR PLANS & SECTION	●				●	●							
A7-R3-11	R3-ST5 & R3-ST6 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-R3-00	RESI BUILDING 3 - LEVEL P1 EOS					●	●							
EOS-R3-00 A	RESI BUILDING 3 & 4 PARKING - LEVEL P1A EOS					●	●							
EOS-R3-01	RESI BUILDING 3 - LEVEL 1 EOS			●		●	●	●	●	●				
EOS-R3-02	RESI BUILDING 3 - LEVEL 2 EOS					●	●	●		●	●			
EOS-R3-03	RESI BUILDING 3 - LEVEL 3 EOS					●	●	●		●	●			
EOS-R3-04	RESI BUILDING 3 - LEVEL 4 EOS					●	●	●		●	●			
EOS-R3-05	RESI BUILDING 3 - LEVEL 5 EOS					●	●	●		●	●			
EOS-R3-06	RESI BUILDING 3 - ROOF EOS					●	●							
FL2-01	OVERALL - LEVEL P1 FLOOD PLAN		●	●	●	●	●							
FL6-01	FLOODPROOFING NOTES, SCHEDULES AND DETAILS			●	●	●	●							
FL-R3-00	RESI BUILDING 3 - 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-R3-01	RESI BUILDING 3- LEVEL 1 LIFE SAFETY	●				●	●							
LS-R3-02	RESI BUILDING 3- LEVEL 2 LIFE SAFETY	●				●	●							
LS-R3-03	RESI BUILDING 3- LEVEL 3 LIFE SAFETY	●				●	●							
LS-R3-04	RESI BUILDING 3- LEVEL 4 LIFE SAFETY	●				●	●							
LS-R3-05	RESI BUILDING 3- LEVEL 5 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.018	GRAVITY LOADING DIAGRAMS - BUILDING 3	●		●	●	●								
S.019	GRAVITY LOADING DIAGRAMS - BUILDING 3	●		●	●	●								
S.110	FOUNDATION DETAILS	●				●	●	●						
S.110.A	FOUNDATION DETAILS							●		●				
S.119	FOUNDATION DETAILS-BULDING 3	●				●	●	●						
S.120	FOUNDATION DETAILS-BULDING 3	●				●	●	●						
S.121	FOUNDATION DETAILS-BULDING 3	●				●	●	●						
S.122	FOUNDATION DETAILS-BULDING 3	●				●	●	●						
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.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.250	B3 TYPICAL SHEAR WALL DETAILS	●			●	●	●							
S.251	B3 TYPICAL SHEAR WALL DETAILS	●			●	●	●							
S.252	B3 TYPICAL SHEAR WALL DETAILS	●			●	●	●							
S.253	B3 TYPICAL SHEAR WALL DETAILS	●			●	●	●							
S.254	B3 TYPICAL SHEAR WALL DETAILS	●			●	●	●							
S.255	B3 TYPICAL SHEAR WALL DETAILS	●			●	●	●							
S.256	B3 TYPICAL SHEAR WALL DETAILS						●							
S.260	AMENITY TYPICAL SHEAR WALL DETAILS	●			●	●	●							
S.270.B3.1	BUILDING 3 SHEAR WALL ELEVATIONS			●	●	●	●							
S.270.B3.2	BUILDING 3 SHEAR WALL ELEVATIONS			●	●	●	●							
S.270.B3.3	BUILDING 3 SHEAR WALL ELEVATIONS			●	●	●	●							
S.270.B3.4	BUILDING 3 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.801	CCCL BUILDING SECTION													
S.802	CCCL BUILDING SECTION													
S.A.300	AMENITY BUILDING FRAMING PLAN LEVEL P1	●		●	●	●	●		●					
S.A.301	AMENITY BUILDING FRAMING PLAN LEVEL 1	●		●	●	●	●		●	●				
S.A.302	AMENITY BUILDING ROOF PLAN	●			●	●			●	●				
S.B3.301	BUILDING 3 FRAMING PLAN LEVEL 1	●			●	●	●	●	●					
S.B3.301.1	BUILDING 3 FRAMING PLAN LEVEL 1 - BUILT UP SLABS				●	●	●	●	●					
S.B3.302	BUILDING 3 FRAMING PLAN - LEVEL 2	●			●	●	●		●					
S.B3.302PT	BUILDING 3 POST-TENSION PLAN - LEVEL 2	●			●	●	●							
S.B3.303	BUILDING 3 FRAMING PLAN - LEVEL 3	●			●	●	●		●	●				
S.B3.303PT	BUILDING 3 POST-TENSION PLAN - LEVEL 3	●			●	●	●		●	●				
S.B3.304	BUILDING 3 FRAMING PLAN - LEVEL 4	●			●	●	●		●	●				
S.B3.304PT	BUILDING 3 POST-TENSION PLAN - LEVEL 4	●			●	●	●		●					
S.B3.305	BUILDING 3 FRAMING PLAN - LEVEL 5	●		●	●	●	●		●					●
S.B3.305.1	BUILDING 3 FRAMING PLAN LEVEL 5 - BUILT UP SLABS			●	●	●	●		●					
S.B3.305PT	BUILDING 3 POST-TENSION PLAN - LEVEL 5	●			●	●	●							●
S.B3.306	BUILDING 3 FRAMING 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.C	RESIDENTIAL PARKING PLAN LEVEL P1 - B3	●	●		●	●	●		●					
S.PO.301	PODIUM FRAMING PLAN - LEVEL I RESIDENTIAL - OVERALL	●	●		●	●	●		●			●	●	
S.R.100	RESIDENTIAL FOUNDATION PLAN - OVERALL	●	●		●	●	●						●	
S.R.100.C	RESIDENTIAL FOUNDATION PLAN - B3	●			●	●	●							
LANDSCAPE														
L-000	COVER - SHEET INDEX	●	●	●	●	●	●						●	●
L-100	TREE DISPOSITION PLAN	●		●	●	●	●						●	●
L-200	OVERALL SITE PLAN	●		●	●	●	●						●	●
L-203	HARDSCAPE MATERIALS PLAN - WEST	●	●	●	●	●	●						●	●
L-204	HARDSCAPE MATERIALS PLAN - POOL AREA	●	●	●	●	●	●						●	●
L-205	HARDSCAPE MATERIALS PLAN - SOUTH	●	●	●	●	●	●						●	●
L-206	HARDSCAPE MATERIALS PLAN - NORTH	●	●	●	●	●	●						●	●
L-207	HARDSCAPE MATERIALS PLAN - EAST	●	●	●	●	●	●						●	●
L-208	HARDSCAPE PLAN - LEVEL 1	●	●	●	●	●							●	●
L-209	HARDSCAPE MATERIALS SCHEDULE	●	●	●	●	●	●						●	●
L-300	SECTIONS	●		●	●	●	●						●	●
L-302	SECTIONS	●		●	●	●	●						●	●
L-303	SECTIONS	●		●	●	●	●						●	●
L-400	HARDSCAPE DETAILS	●		●	●	●	●						●	●
L-401	HARDSCAPE DETAILS	●		●	●								●	●
L-402	HARDSCAPE DETAILS	●		●	●								●	●
L-410	HARDSCAPE DETAILS			●	●								●	●
L-411	HARDSCAPE DETAILS			●	●								●	●
L-412	HARDSCAPE DETAILS			●	●								●	●
L-413	HARDSCAPE DETAILS			●	●								●	●
L-414	HARDSCAPE DETAILS			●	●								●	●
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L-503	CANOPY PLAN - SOUTH	●	●	●	●	●	●						●	●
L-504	CANOPY PLAN - NORTH	●		●	●	●							●	●
L-505	CANOPY PLAN - EAST	●		●	●	●	●						●	●
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L-513	PLANTING SCHEDULE - CANOPY	●	●

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REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE

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RESI Bldg 3 - Issued

No.	Description	Date
5	PERMIT REVISION 5	05/06/2022
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7	PERMIT REVISION 7	06/17/2022
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Sheet Title

Project No. **21816**

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A0-01-R3.1

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A2-03	OVERALL - LEVEL 2 KEY PLAN									
A2-04	OVERALL - LEVEL 3 KEY PLAN									
A2-05	OVERALL - LEVEL 4 KEY PLAN									
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A2-R0-00	RESI BUILDINGS - LEVEL P1 FLOOR PLAN									
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A2-R3-00A	RESI BUILDING 3 & 4 PARKING FLOOR PLAN - LEVEL P1A				•					
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A2-R3-50	RESI BUILDING 3 - LEVEL P1 REFLECTED CEILING PLAN			•						
A2-R3-51	RESI BUILDING 3 - LEVEL 1 REFLECTED CEILING PLAN									
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A3-R3-30	RESI BUILDING 3 - WALL SECTIONS									
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A3-R-22	TYPICAL PENTHOUSE & LEVEL 4 RESIDENTIAL UNIT WALL SECTION			•						
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A3-R-25	RESIDENTIAL BUILDING WALL SECTION UNDER POOL TRANSFER BEAM			•				•		
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A4-R3-01	RESI BUILDING 3 - ARMAND 4 (UNIT H) ENLARGED RCP LEVELS 1 AND 2	•		•	•			•		
A4-R3-01A	RESI BUILDING 3 - ARMAND 4 (UNIT H) ENLARGED RCP LEVEL 4							•		
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A4-R3-03	RESI BUILDING 3 - ARMAND 3 (UNIT I) ENLARGED RCP LEVELS 1-3	•	•	•	•		•	•		
A4-R3-05	RESI BUILDING 3 - ARMAND 2 (UNIT J) ENLARGED RCP LEVEL 3	•		•	•			•		
A4-R3-05A	RESI BUILDING 3 - ARMAND 2 (UNIT J) RCP LEVEL 4							•		
A4-R3-06	RESI BUILDING 3 - ARMAND 2 (UNIT K) ENLARGED FLOOR PLAN	•			•					
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A4-R3-10A	RESI BUILDING 3 - ARMAND 201-202 ARNOLD ENLARGED RCP			•	•		•	•		
A4-R3-11	RESI BUILDING 3 - ARMAND 302 BYRNE ENLARGED FLOOR PLAN	•		•	•		•			
A4-R3-11A	RESI BUILDING 3 - ARMAND 302 BYRNE ENLARGED RCP			•	•		•	•		
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A4-R3-14A	RESI BUILDING 3 - ARMAND 501 GLAZER ENLARGED RCP			•		•	•			
A4-R3-15	RESI BUILDING 3 - ARMAND 604 COSTELLO ENLARGED FLOOR PLAN				•		•	•		
A4-R3-15A	RESI BUILDING 3 - ARMAND 604 COSTELLO ENLARGED RCP			•	•		•	•		
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A4-R3-16A	RESI BUILDING 3 - ARMAND 603 RILEY'S ENLARGED RCP				•			•		
A4-R3-17	RESI BUILDING 3 - ARMAND 601-602 CHUCK ENLARGED FLOOR PLAN	•			•			•	•	
A4-R3-17A	RESI BUILDING 3 - ARMAND 601-602 CHUCK ENLARGED RCP			•	•			•		
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A5-R3-06	ENLARGED BATHROOMS - BAER									
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A5-R-08	ENLARGED RESIDENTIAL COMMON SPACES PLAN & RCP									
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A7-R3-07	R3-PE2 ELEVATOR PLANS & SECTION									
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A8-03	EXTERIOR DETAILS					•	•			•
A8-04	EXTERIOR DETAILS							•		
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A8-04B	ENLARGED RESIDENTIAL PLUNGE POOL PLANS									
A8-04C	ENLARGED RESIDENTIAL PLUNGE POOL PLANS									
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A8-06	EXTERIOR DETAILS									
A8-07	EXTERIOR DETAILS									
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A8-09	EXTERIOR DETAILS									
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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									
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SMART SPACES										
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SMS0.02	SMART SPACES LEGEND AND SYMBOLS			●	●			●		
SMS0.03 DETAILS	SMART SPACES DETAILS							●		
SMS0.04 DETAILS	SMART SPACES DETAILS							●		
SMS0.05 DETAILS	SMART SPACES DETAILS							●		
SMS0.06 DETAILS	SMART SPACES DETAILS							●		
SMS2.01A-ARN	R3 - LEVEL 1 - ARNOLD 201a A/V DEVICES				●					
SMS2.01aDARN	R3-LEVEL-1 - ARNOLD 201a A/V DEVICES			●						
SMS2.01aRARN	R3-LEVEL-1 - ARNOLD 201a (KJ) A/V DEVICES			●						
SMS2.01bDARN	R3-LEVEL-1 - ARNOLD 201b (KJ) A/V DEVICES			●						
SMS2.01bRARN	R3-LEVEL-1 - ARNOLD 201b (KJ) A/V RCP			●						
SMS2.01L-ARN	R3 - LEVEL 1 - ARNOLD 201 LC DEVICES				●			●		
SMS2.01R-ARN	R3 - LEVEL 1 - ARNOLD 201a (KJ) A/V RCP				●					
SMS2.01S-ARN	R3 - LEVEL 1 - ARNOLD 201a MWT				●			●		
SMS2.01Z-ARN	R3 - LEVEL 1 - ARNOLD 201 LC ZONING				●			●		
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SMS2.02R-ARN	R3 - LEVEL 1 - ARNOLD 202 (KJ) A/V RCP				●					
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SMS2.04D-BAE	R3-LEVEL-3 - BAER 404 A/V DEVICES			●						
SMS2.04R-BAE	R3-LEVEL-3 - BAER 404 A/V RCP			●						
SMS2.04R-RAW	R3 - LEVEL 1 - RAWDEN 204(H) A/V RCP UPGRADE				●					
SMS2.05A-KLE	R3 - LEVEL 2 - KLETT 301(K) A/V DEVICES				●					
SMS2.05L-KLE	R3 - LEVEL 2 - KLETT 301(K) LC DEVICES UPGRADES				●			●		
SMS2.05R-KLE	R3 - LEVEL 2 - KLETT 301(K) A/V RCP UPGRADES					●				
SMS2.06A-BYR	R3 - LEVEL 2 - BYRNE 302 A/V DEVICES				●					
SMS2.06L-BYR	R3 - LEVEL 2 - BYRNE 302 LC DEVICES				●			●		
SMS2.06R-BYR	R3 - LEVEL 2 - BYRNE 302 A/V RCP				●					
SMS2.06S-BYR	R3 - LEVEL 2 - BYRNE 302 MWT				●					
SMS2.06Z-BYR	R3 - LEVEL 2 - BYRNE 302 LC ZONING				●			●		
SMS2.07A-MAR	R3 - LEVEL 2 - MARKWELL 304(H) A/V DEVICES UPGRADE				●					
SMS2.07L-MAR	R3 - LEVEL 2 - MARKWELL 304(H)LC DEVICES UPGRADE				●					
SMS2.07R-MAR	R3 - LEVEL 2 - MARKWELL 304(H) A/V RCP UPGRADE				●					
SMS2.09A-WHI	R3 - LEVEL 3 - WHITE 402(J) A/V DEVICES						●			
SMS2.09L-WHI	R3 - LEVEL 3 - WHITE 402(J) LC DEVICES							●		
SMS2.09R-WHI	R3 - LEVEL 3 - WHITE 402(J) A/V RCP UPGRADE				●					
SMS2.10A-PER	R3 - LEVEL 3 - PERMUY 403(I) A/V DEVICES				●					
SMS2.10L-PER	R3 - LEVEL 3 - PERMUY 403(I) LC DEVICES							●		
SMS2.10R-PER	R3 - LEVEL 3 - PERMUY 403(I) A/V RCP				●					
SMS2.10S-PER	R3 - LEVEL 3 - PERMUY 403(I) MWT				●					
SMS2.10Z-PER	R3 - LEVEL 3 - PERMUY 403(I) LC ZONING				●			●		
SMS2.11A-BAE	R3 - LEVEL 3 - BAER 404 A/V DEVICES				●					
SMS2.11L-BAE	R3 - LEVEL 3 - BAER 404 LC DEVICES				●			●		
SMS2.11R-BAE	R3 - LEVEL 3 - BAER 404 A/V RCP				●					
SMS2.11S-BAE	R3 - LEVEL 3 - BAER 404 MWT				●					
SMS2.11Z-BAE	R3 - LEVEL 3 - BAER 404 LC ZONING				●			●		
SMS2.12A-GLA	R3 - LEVEL 4 - GLAZER 501 A/V DEVICES				●			●		
SMS2.12L-GLA	R3 - LEVEL 4 - GLAZER 501 LC DEVICES				●			●		
SMS2.12R-GLA	R3 - LEVEL 4 - GLAZER 501 A/V RCP				●					
SMS2.12S-GLA	R3 - LEVEL 4 - GLAZER 501 MWT				●					
SMS2.12Z-GLA	R3 - LEVEL 4 - GLAZER 501 LC ZONING				●			●		
SMS2.13A-SCH	R3 - LEVEL 4 - SCHUETH 503 A/V DEVICES				●			●		
SMS2.13L-SCH	R3 - LEVEL 4 - SCHUETH 503 LC DEVICES				●			●		
SMS2.13R-SCH	R3 - LEVEL 4 - SCHUETH 503 A/V RCP				●					
SMS2.13S-SCH	R3 - LEVEL 4 - SCHUETH 503 MWT				●					
SMS2.13Z-SCH	R3 - LEVEL 4 - SCHUETH 503 LC ZONING				●			●		
SMS2.14A-ROT	R3 - LEVEL 4 - ROTH 504(H) A/V DEVICES						●			
SMS2.14R-ROT	R3 - LEVEL 4 - ROTH 504(H) A/V RCP UPGRADE				●					
SMS2.14Z-ROT	R3 - LEVEL 4 - ROTH 504(H) LC ZONING				●					
SMS2.15R-CWH	R3 - LEVEL 5 - C WHITTALL 601 A/V RCP				●					
SMS2.15Z-CWH	R3 - LEVEL 5 - C WHITTALL 601 LC ZONING				●			●		
SMS2.16A-CWH	R3 - LEVEL 5 - C WHITTALL 602 A/V DEVICES							●		
SMS2.16L-CWH	R3 - LEVEL 5 - C WHITTALL 602 LC DEVICES							●		
SMS2.16R-CWH	R3 - LEVEL 5 - C WHITTALL 602 A/V RCP				●					
SMS2.16Z-CWH	R3 - LEVEL 5 - C WHITTALL 602 LC ZONING				●			●		
SMS2.17L-RWH	R3 - LEVEL 5 - R WHITTALL 603 LC DEVICES							●		
SMS2.17R-RWH	R3 - LEVEL 5 - R WHITTALL 603 A/V RCP				●					
SMS2.17Z-RWH	R3 - LEVEL 5 - R WHITTALL 603 LC ZONING				●			●		
SMS2.18A-COS	R3 - LEVEL 5 - COSTELLO 604 A/V DEVICES				●			●		
SMS2.18L-COS	R3 - LEVEL 5 - COSTELLO 604 LC DEVICES				●			●		
SMS2.18R-COS	R3 - LEVEL 5 - COSTELLO 604 A/V RCP				●					
SMS2.18S-COS	R3 - LEVEL 5 - COSTELLO 604 MWT				●					
SMS2.18Z-COS	R3 - LEVEL 5 - COSTELLO 604 LC ZONING				●			●		
SMS2.24D-KLE	R3-LEVEL-2 - KLETT 301 (K) A/V DEVICES			●						
SMS2.28R-WHI	R3-LEVEL-3 - WHITE 402(J) UPGRADE			●						
SMS2.29R-ROT	R3-LEVEL-4 - ROTH 504(H) UPGRADE			●						
SMS2.31R-STR	R3-LEVEL-2 - STRAMAGLIA 203(I) A/V UPGRADES			●						
SMS2.32D-RAW	R3-LEVEL-1 - RAWDEN 204(H) A/V DEVICES UPGRADES			●						
SMS2.32R-RAW	R3-LEVEL-1 - RAWDEN 204(H) RCP UPGRADE			●						
SMS2.33D-MAR	R3-LEVEL-2 - MARKWELL 304(H) A/V DEVICE RCP UPGRADE			●						
SMS2.33R-MAR	R3-LEVEL-2 - MARKWELL 304(H) A/V RCP UPGRADE			●						
SMS2.46A-BUR	R3 - LEVEL 2 - P.BURKENTINE 303(I) A/V DEVICES				●					
SMS2.46Z-BUR	R3 - LEVEL 2 - P.BURKENTINE 301(I) LC ZONING					●				
SMS3.01aDARN	R3-LEVEL-1 - ARNOLD 201a LC DEVICES			●						
SMS3.01aZARN	R3-LEVEL-1 - ARNOLD 201a LC ZONING			●						
SMS3.01bDARN	R3-LEVEL-1 - ARNOLD 201b LC DEVISCES			●						
SMS3.01bZARN	R3-LEVEL-1 - ARNOLD 201b LC ZONING			●						
SMS3.01LARN	R3-LEVEL-1 - ARNOLD 201A/201B LCP - 6 & LCP - 7			●						
SMS3.02D-BYR	BLD 3 - 302 -BYRNE RESIDENCE LIGHTING DEVICES			●						
SMS3.02Z-BYR	BLD 3 - 302 -BYRNE RESIDENCE LIGHTING ZONING RCP			●						
SMS3.04D-BAE	R3-LEVEL-3 - BAER 404 LC DEVICES			●						
SMS3.04Z-BAE	R3-LEVEL-3 - BAER 404 LC ZONING			●						
SMS3.24D-KLE	R3-LEVEL-2 - KLETT 301 (K) LC UPGRADES			●						
SMS3.24Z-KLE	R3-LEVEL-2 - KLETT 301 (K) LC ZONING			●						
SMS3.31D-STR	R3-LEVEL-2 - STRAMAGLIA 203(I) LC UPGRADES			●						
SMS3.31Z-STR	R3-LEVEL-2 - STRAMAGLIA 203(I) ZONING UPGRADES			●						
SMS3.33D-MAR	R3-LEVEL-2 - MARKWELL 304(H) LC DEVICES UPGRADES			●						
SMS4.01A-ARN	R3-LEVEL-1 - ARNOLD 201a MWT			●						
SMS4.01B-ARN	R3-LEVEL-1 - ARNOLD 201aB MWT			●						
SMS4.02-BYR	BLD 3 - 302 -BYRNE RESIDENCE MWT			●						
SMS4.04-BAE	R3-LEVEL-3 - BAER 404 MWT			●						
SMS5.00 DETAILS	SMART SPACES DETAILS			●						
SMS5.01 DETAILS	SMART SPACES DETAILS			●	●					

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STATE OF FLORIDA
SCOTT A LEE
AR95712
REGISTERED ARCHITECT

No.		Date
5	PERMIT REVISION 5	05/06/2022
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

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

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Project No. **21816**

Sheet No.
A0-01-R3.1

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ID RESIDENCES										
ID.R3-I 9.30	RESI. BUILDING 3 - ARMAND RILEY WHITTAL UNIT 603 (I) DOOR SCHEDULE				•					
RESI 3 POOLS										
SHEET 1 OF 14	ARMADA (BUILDING 3) PUDIUM LEVEL				•					
SHEET 1 OF 25	ARMADA (BUILDING 3) LEVEL 05				•					
SHEET 2 OF 14	ARMADA (BUILDING 3) PUDIUM LEVEL				•					
SHEET 2 OF 25	ARMADA (BUILDING 3) LEVEL 05				•					
SHEET 3 OF 14	ARMADA (BUILDING 3) PUDIUM LEVEL				•					
SHEET 3 OF 25	ARMADA (BUILDING 3) LEVEL 05				•					
SHEET 4 OF 14	ARMADA (BUILDING 3) PUDIUM LEVEL				•					
SHEET 4 OF 25	ARMADA (BUILDING 3) LEVEL 05				•					
SHEET 5 OF 14	ARMADA (BUILDING 3) PUDIUM LEVEL				•					
SHEET 5 OF 25	ARMADA (BUILDING 3) LEVEL 05				•					
SHEET 6 OF 14	ARMADA (BUILDING 3) PUDIUM LEVEL				•					
SHEET 6 OF 25	ARMADA (BUILDING 3) LEVEL 05				•					
SHEET 7 OF 14	ARMADA (BUILDING 3) PUDIUM LEVEL				•					
SHEET 7 OF 25	ARMADA (BUILDING 3) LEVEL 05				•					
SHEET 8 OF 14	ARMADA (BUILDING 3) PUDIUM LEVEL				•					
SHEET 8 OF 25	ARMADA (BUILDING 3) LEVEL 05				•					
SHEET 9 OF 14	ARMADA (BUILDING 3) PUDIUM LEVEL				•					
SHEET 9 OF 25	ARMADA (BUILDING 3) LEVEL 05				•					

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

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REGISTERED ARCHITECT

No.		Date
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

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Project No. **21816**

Sheet No.

A0-01-R3.2

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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

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E0-03a	SITE LIGHTING FIXTURE SCHEDULE									
E0-R3-01a	ELECTRICAL SYMBOLS									
E0-R3-01b	ELECTRICAL LEGEND									
E0-R3-02	LIGHTING CONTROL SCHEDULE									
E0-R3-03	RESI LIGHTING FIXURE SCHEDULE									
E0-R3-04	ENERGY CODE COMPLIANCE									
E2-R3-00-L	RESI BUILDING 3 - LEVEL P1 FLOOR PLAN - LIGHTING		•							
E2-R3-00-P	RESI BUILDING 3 - LEVEL P1 FLOOR PLAN - POWER		•				•			
E2-R3-00-S	RESI BUILDING 3 - LEVEL P1 FLOOR PLAN - SYSTEMS									
E2-R3-00A-L	RESI BUILDING 3 - LEVEL P1A FLOOR PLAN - LIGHTING									
E2-R3-00A-P	RESI BUILDING 3 - LEVEL P1A FLOOR PLAN - POWER									
E2-R3-00A-S	RESI BUILDING 3 - LEVEL P1A FLOOR PLAN - SYSTEMS									
E2-R3-01-L	RESI BUILDING 3 - LEVEL 1 FLOOR PLAN - LIGHTING									
E2-R3-01-P	RESI BUILDING 3 - LEVEL 1 FLOOR PLAN - POWER									
E2-R3-01-S	RESI BUILDING 3 - LEVEL 1 FLOOR PLAN - SYSTEMS									
E2-R3-02-L	RESI BUILDING 3 - LEVEL 2 FLOOR PLAN - LIGHTING									
E2-R3-02-P	RESI BUILDING 3 - LEVEL 2 FLOOR PLAN - POWER									
E2-R3-02-S	RESI BUILDING 3 - LEVEL 2 FLOOR PLAN - SYSTEMS									
E2-R3-03-L	RESI BUILDING 3 - LEVEL 3 FLOOR PLAN - LIGHTING									
E2-R3-03-P	RESI BUILDING 3 - LEVEL 3 FLOOR PLAN - POWER									
E2-R3-03-S	RESI BUILDING 3 - LEVEL 3 FLOOR PLAN - SYSTEMS									
E2-R3-04-L	RESI BUILDING 3 - LEVEL 4 FLOOR PLAN - LIGHTING									
E2-R3-04-P	RESI BUILDING 3 - LEVEL 4 FLOOR PLAN - POWER									
E2-R3-04-S	RESI BUILDING 3 - LEVEL 4 FLOOR PLAN - SYSTEMS									
E2-R3-05-L	RESI BUILDING 3 - LEVEL 5 FLOOR PLAN - LIGHTING									
E2-R3-05-P	RESI BUILDING 3 - LEVEL 5 FLOOR PLAN - POWER							•		
E2-R3-05-S	RESI BUILDING 3 - LEVEL 5 FLOOR PLAN - SYSTEMS									
E2-R3-06-L	RESI BUILDING 3 - ROOF PLAN - LIGHTING									
E2-R3-06-P	RESI BUILDING 3 - ROOF PLAN - POWER									
E2-R3-06-S	RESI BUILDING 3 - ROOF PLAN - SYSTEMS									
E3 - R3 - 13	ADDED SHEET									
E3-R3-00a	UNIT LOAD CALCULATIONS									
E3-R3-00b	UNIT FHA/ADA AND CLEARANCE DETAILS									
E3-R3-00c	R3 UNIT & BLDG MATRIX									
E3-R3-01	ENLARGED TYPICAL UNITS		•	•						
E3-R3-02	ENLARGED TYPICAL UNITS		•							
E3-R3-03	ENLARGED TYPICAL UNITS		•							
E3-R3-04	ENLARGED TYPICAL UNITS		•							
E3-R3-05	ENLARGED ARNOLD 201_202 UNIT	•								
E3-R3-05.1	ENLARGED ARNOLD 201_202 UNIT PARTIAL PLAN	•								
E3-R3-05.2	ENLARGED ARNOLD 201_202 UNIT LIGHTING FIXTURE SCHEDULE									
E3-R3-06	ENLARGED BYRNE 302 UNIT		•						•	
E3-R3-06.1	ENLARGED BYRNE 302 UNIT LIGHTING FIXTURE SCHEDULE									
E3-R3-07	ENLARGED PERMUY 403 UNIT			•						
E3-R3-07.1	ENLARGED PERMUY 403 UNIT LIGHTING FIXTURE SCHEDULE									
E3-R3-08	ENLARGED COSTELLO 604 UNIT			•					•	
E3-R3-08.1	ENLARGED COSTELLO 604 UNIT LIGHTING FIXTURE SCHEDULE									
E3-R3-09	ENLARGED HUNN 401 UNIT	•	•	•						
E3-R3-10	ENLARGED GLAZER 501 UNIT		•					•		
E3-R3-10.1	ENLARGED GLAZER 501 UNIT LIGHTING FIXTURE SCHEDULE									
E3-R3-11	ENLARGED SCHUETH 503 UNIT		•							
E3-R3-11.1	ENLARGED SCHUETH 503 UNIT LIGHTING FIXTURE SCHEDULE									
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E3-R3-12.1	E3 - R3 - R WHITTAL 603 LIGHTING FIXTURE SCHEDULE									
E3-R3-13	E3 - R3 - C WHITTAL 601 MASTER PLAN			•				•	•	
E3-R3-13.1	E3 - R3 - C WHITTAL 601 PARTIAL PLAN							•		
E3-R3-13.2	E3 - R3 - C WHITTAL 601 MASTER PLAN LIGHTING FIXTURE SCHEDULE									
E3-R3-14	E3 - R3 - BAER 404		•							
E3-R3-14.1	E3 - R3 - BAER 404 LIGHTING FIXTURE SCHEDULE									
E4-R3-00	ENLARGED ELECTRICAL ROOMS									
E4-R3-01	ENLARGED ELECTRICAL ROOMS	•			•		•			
E5-R3-00	ELECTRICAL RISER LEGENDS AND DETAILS									
E5-R3-01a	R3 RESI RISER	•			•		•			
E5-R3-01b	R4 RESI RISER									
E5-R3-02	RESIDENTIAL UNIT DESIGNATION									
E5-R3-03	SKM									
E5-R3-04	R3 RESI VOLTAGE DROP									
E5-R3-06	ENLARGED CUSTOM UNIT									
E6-13	R3 HOUSE PANEL SCHEDULES									
E6-R2-19	RESI EMERGENCYY PANEL SCHEDULES	•	•							
E6-R3-13	R3 HOUSE PANEL SCHEDULES		•				•	•		
E6-R3-20	RESI EMERGENCY 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-R3-03	FIRE ALARM RISER DIAGRAM (TOWER R3)									
UNIT-R3-ARNOLD-00	ADDED SHEET									
UNIT-R3-ARNOLD-AV-1	ADDED SHEET									
UNIT-R3-ARNOLD-AV-2	ADDED SHEET									
UNIT-R3-ARNOLD-LC-1	ADDED SHEET									
UNIT-R3-ARNOLD-LC-2	ADDED SHEET									
UNIT-R3-ARNOLD-LC-3	ADDED SHEET									
UNIT-R3-ARNOLD-LC-4	ADDED SHEET									
UNIT-R3-ARNOLD-MWT-1	ADDED SHEET									
UNIT-R3-ARNOLD-MWT-2	ADDED SHEET									
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-R3-00	RESI BUILDING 3 - LEVEL P1 - SECURITY FLOOR PLAN	•		•						

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TY2-R3-02	RESI BUILDING 3 - LEVEL 2 - SECURITY FLOOR PLAN									
TY2-R3-03	RESI BUILDING 3 - LEVEL 3 - SECURITY FLOOR PLAN									
TY2-R3-04	RESI BUILDING 3 - LEVEL 4 - 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-R3-H-00	ENLARGED TYPICAL UNITS - RESI BUILDING 3 - LEVEL 1 - UNIT 4 (TYPE H) - BASE PACKAGE									
UNIT-R3-H-1	ENLARGED TYPICAL UNITS - RESI BUILDING 3 - LEVEL 1 - UNIT 4 (TYPE H) - ZONING RCP - BASE PACKAGE									
UNIT-R3-H-2	ENLARGED TYPICAL UNITS - RESI BUILDING 3 - LEVEL 1 - UNIT 4 (TYPE H) - SCHEDULES & RISERS - BASE PACKAGE									
UNIT-R3-H-3	ENLARGED TYPICAL UNITS - RESI BUILDING 3 - LEVEL 1 - UNIT 4 (TYPE H) - DEVICES FLOOR PLAN - BASE PACKAGE									
UNIT-R3-H-4	ENLARGED TYPICAL UNITS - RESI BUILDING 3 - LEVEL 1 - UNIT 4 (TYPE H) - SHADES RCP - BASE PACKAGE									
UNIT-R3-H-5	ENLARGED TYPICAL UNITS - RESI BUILDING 3 - LEVEL 1 - UNIT 4 (TYPE H) - A/V - BASE PACKAGE									
UNIT-R3-H-6	ENLARGED TYPICAL UNITS - RESI BUILDING 3 - LEVEL 1 - UNIT 4 (TYPE H) - LV RCP - BASE PACKAGE									
UNIT-R3-I-00	ENLARGED TYPICAL UNITS - RESI BUILDING 3 - LEVEL 1 - UNIT 3 (TYPE I) - BASE PACKAGE									
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UNIT-R3-I-5	ENLARGED TYPICAL UNITS - RESI BUILDING 3 - LEVEL 1 - UNIT 3 (TYPE I) - A/V - BASE PACKAGE									
UNIT-R3-I-6	ENLARGED TYPICAL UNITS - RESI BUILDING 3 - LEVEL 1 - UNIT 3 (TYPE I) - LV RCP - BASE PACKAGE									
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UNIT-R3-J-2	ENLARGED TYPICAL UNITS - RESI BUILDING 3 - LEVEL 3 - UNIT 2 (TYPE J) - SCHEDULES & RISERS - BASE PACKAGE	•								
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UNIT-R3-J-5	ENLARGED TYPICAL UNITS - RESI BUILDING 3 - LEVEL 3 - UNIT 2 (TYPE J) - A/V - BASE PACKAGE									
UNIT-R3-J-6	ENLARGED TYPICAL UNITS - RESI BUILDING 3 - LEVEL 3 - UNIT 2 (TYPE J) - LV RCP - BASE PACKAGE									
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UNIT-R3-K-5	ENLARGED TYPICAL UNITS - RESI BUILDING 3 - LEVEL 2 - UNIT 1 (TYPE K) - A/V - BASE PACKAGE									
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SMS0.04 DETAILS	SMART SPACES DETAILS									
SMS0.05 DETAILS	SMART SPACES DETAILS									
SMS0.06 DETAILS	SMART SPACES DETAILS								•	
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SMS2.01bDARN	R3-LEVEL-1 - ARNOLD 201b (KJ) A/V DEVICES									
SMS2.01bRARN	R3-LEVEL-1 - ARNOLD 201b (KJ) A/V RCP									
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SMS2.012-ARN	R3 - LEVEL 1 - ARNOLD 201 LC ZONING	•								
SMS2.02A-ARN	R3 - LEVEL 1 - ARNOLD 202(KJ) A/V DEVICES				•					
SMS2.02D-BYR	BLD 3 - 302 -BYRNE RESIDENCE A/V DEVICES									
SMS2.02L-ARN	R3 - LEVEL 1 - ARNOLD 202 LC DEVICES						•	•		
SMS2.02R-ARN	R3 - LEVEL 1 - ARNOLD 202 (KJ) A/V RCP									
SMS2.02R-BYR	BLD 3 - 302 -BYRNE RESIDENCE AV DEVICES RCP									
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SMS2.022-ARN	R3 - LEVEL 1 - ARNOLD 202 LC ZONING	•								
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SMS2.04R-RAW	R3 - LEVEL 1 - RAWDEN 204(H) A/V RCP UPGRADE									
SMS2.04Z-RAW	R3 - LEVEL 1 - RAWDEN 204(H) LC ZONING	•								
SMS2.05A-KLE	R3 - LEVEL 2 - KLETT 301(K) A/V DEVICES				•					
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SMS2.08L-HUN	R3 - LEVEL 3 - HUNN 401(K) LC DEVICES		•							
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SMS2.08Z-HUN	R3 - LEVEL 3 - HUNN 401(K) LC ZONING		•							
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SMS2.09L-WHI	R3 - LEVEL 3 - WHITE 402(J) LC DEVICES									
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SMS2.10A-PER	R3 - LEVEL 3 - PERMUY 403(I) A/V DEVICES	•	•	•						
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SMS2.10Z-PER	R3 - LEVEL 3 - PERMUY 403(I) LC ZONING		•	•						
SMS2.11A-BAE	R3 - LEVEL 3 - BAER 404 A/V DEVICES	•	•	•				•		
SMS2.11L-BAE	R3 - LEVEL 3 - BAER 404 LC DEVICES									
SMS2.11R-BAE	R3 - LEVEL 3 - BAER 404 A/V RCP									
SMS2.11S-BAE	R3 - LEVEL 3 - BAER 404 MWT									
SMS2.11Z-BAE	R3 - LEVEL 3 - BAER 404 LC ZONING		•						•	
SMS2.12A-GLA	R3 - LEVEL 4 - GLAZER 501 A/V DEVICES	•	•	•			•		•	
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SMS2.13Z-SCH	R3 - LEVEL 4 - SCHUETH 503 LC ZONING		•						•	
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SMS2.18A-COS	R3 - LEVEL 5 - COSTELLO 604 A/V DEVICES	•	•	•				•	•	
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SMS2.32D-RAW	R3-LEVEL-1 - RAWDEN 204(H) A/V DEVICES UPGRADES									
SMS2.32R-RAW	R3-LEVEL-1 - RAWDEN 204(H) RCP UPGRADE									
SMS2.33D-MAR	R3-LEVEL-2 - MARKWELL 304(H) A/V DEVICE RCP UPGRADE									
SMS2.33R-MAR	R3-LEVEL-2 - MARKWELL 304(H) A/V RCP UPGRADE									
SMS2.46A-BUR	R3 - LEVEL 2 - P.BURKENTINE 303(I) A/V DEVICES	•	•	•						
SMS2.46Z-BUR	R3 - LEVEL 2 - P.BURKENTINE 301(I) LC ZONING				•					
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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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Electrical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Mechanical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
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ID. R3-JK 6.42	RESI. BUILDING 3 - ARMAND CHUCK WHITTAL UNIT 601 & 602 (JK) MASTER BEDROOM WATER VAPOR FIREPLACE DETAILS						●	●		
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ID.R0-K 2.04	RESI. BUILDING 3 - ARMAND GLAZER UNIT 501 (UNIT K) SCHEDULE OF FINISHES									
ID.R0-K 2.05	RESI. BUILDING 3 - ARMAND GLAZER UNIT 501 (UNIT K) SCHEDULE OF FINISHES									
ID.R0-K 2.06	RESI. BUILDING 3 - ARMAND GLAZER UNIT 501 (UNIT K) SCHEDULE OF FINISHES									
ID.R0-K 2.07	RESI. BUILDING 3 - ARMAND GLAZER UNIT 501 (UNIT K) SCHEDULE OF FINISHES									
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ID.R3-3.01.2	RESI. BUILDING 3 - ARMAND 4 (UNIT H) H ENLARGED BATHROOM 3 PLANS	●								
ID.R3-3.01.3	RESI. BUILDING 3 - ARMAND 4 (UNIT H) ENLARGED BATHROOM 4 PLANS	●								
ID.R3-3.01.4	RESI. BUILDING 3 - ARMAND 4,3 & 1 (UNIT H, I & K) ENLARGED POWDER ROOM PLANS									
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ID.R3-3.02.2	RESI. BUILDING 3 - ARMAND 3 (UNIT I) ENLARGED BATHROOM 3 PLANS	●								
ID.R3-3.03	RESI. BUILDING 3 - ARMAND 2 (UNIT J) ENLARGED MASTER BATHROOM PLANS									
ID.R3-3.03.1	RESI. BUILDING 3 - ARMAND 2 (UNIT J) ENLARGED BATHROOM 2 PLANS	●								
ID.R3-3.03.2	RESI. BUILDING 3 - ARMAND 2 (UNIT J) ENLARGED BATHROOM 3 PLANS	●								
ID.R3-3.03.3	RESI. BUILDING 3 ARMAND 2 (UNIT J) ENLARGED POWDER ROOM 1&2 PLANS	●								
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ID.R3-3.04b	RESI. BUILDING 3 - ARMAND 1 (UNIT K) ENLARGED MASTER BATHROOM PLANS	●								
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ID.R3-12.05	RESI. BUILDING 3 - WARDROBE-CLOSET DETAILS									
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ID.R3- J 6.18	RESI. BUILDING 3 - ARMAND BYRNE UNIT 302 (UNIT J) TERRACE GRILL COUNTER DETAILS				●		●			
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ID.R3-H 2.02.1	RESI. BUILDING 3 - ARMAND 4 (UNIT H) ENLARGED FLOOR COVERING PLAN LEVEL 5	●	●		●					
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ID.R3-H 4.12	RESI. BUILDING 3 - ARMAND BAER UNIT 404 (UNIT H) INTERIOR ELEVATIONS				●					
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ECS, Florida LLC
41-3055-REV 22-26 8/12/2024

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S.B3.306	BUILDING 3 FRAMING 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									

INDEX OF DRAWINGS - R3 - Part 1

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
S.P.R.301.C	RESIDENTIAL PARKING PLAN LEVEL P1 - B3									
S.PO.301	PODIUM FRAMING PLAN - LEVEL I RESIDENTIAL - OVERALL									
S.R.100	RESIDENTIAL FOUNDATION PLAN - OVERALL									
S.R.100.C	RESIDENTIAL FOUNDATION PLAN - B3									

MECHANICAL

M0-00	HVAC LEGENDS AND SYMBOLS						•			
M0-01	HVAC GENERAL NOTES AND ABBREVIATIONS									
M2-R3-00	HVAC DUCTWORK - RESI BUILDING 3 - LEVEL P1						•		•	
M2-R3-02	HVAC DUCTWORK - RESI BUILDING 3 - LEVELS 1 THRU 5									
M2-R3-05	HVAC DUCTWORK - RESI BUILDING 3 - LEVEL 5									
M2-R3-06	HVAC DUCTWORK - RESI BUILDING 3 - ROOF PLAN					•				
M3-R3-00	HVAC PIPING - RESI BUILDING 3 - LEVEL P1									
M3-R3-02	HVAC PIPING - RES

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.

REVIEWED FOR COMPLIANCE WITH
THE FLORIDA BUILDING CODE

ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

RATED WALL LEGEND

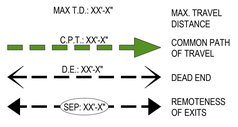
THREE-HOUR FIRE RESISTANCE

TWO-HOUR FIRE RESISTANCE

ONE-HOUR FIRE RESISTANCE

SMOKE WALL

EXIT TRAVEL DISTANCES



EGRESS SYMBOLS & TAGS

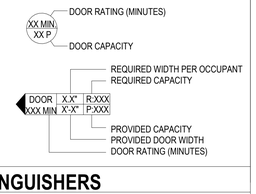
***** ALL LIFE SAFETY INFORMATION WAITING TO BE CONFIRMED WITH LIFE SAFETY CONSULTANT**

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

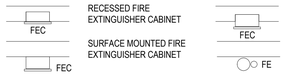
EGRESS DOOR TAGS



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



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

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 DETERMINED 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 CHUTES)	FFPC (NFPA 101) TABLE 28.3.2.1.1	1 -HOUR FIRE PARTITION
- APARTMENTS (CHUTES)	FBC 713.4 / FFPC (NFPA 101) TABLE 30.3.2.1	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 WCM2 OR GREATER BUT LESS THAN 0.45 WCM2.
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
FI

ABBREVIATIONS

A.B.	ANCHOR BOLT	LIN.	LINEN.
A.D.	AREA DRAIN	LKR.	LOCKER
A.F.F.	ABOVE FINISH FLOOR	LOC.	LOCATION
A.H.U.	AIR HANDLING UNIT	LT.	LIGHT
A.P.	ACCESS PANEL	LUMIN.	LUMINOUS
A/C.	AIR CONDITIONING	LVL.	LEVEL
ACOUS.	ACOUSTICAL		
ACT.	ACOUSTICAL TILE	M.B.	MACHINE BOLT
ADD'L	ADDITIONAL	M.C.	MEDICINE CABINET
ADJ.	ADJUSTABLE	M.LAV.	MEN'S LAVATORY
AGGR.	AGGREGATE	M.O.	MASONRY OPENING
ALUM.	ALUMINUM	M.TLT.	MEN'S TOILET
ALT.	ALTERNATE	M.VEST.	MEN'S VESTIBLE
ANC.	ANCHOR	MACH.	MACHINE
APPROX.	APPROXIMATE	MAR.	MARBLE
APT.	APARTMENT	MATL., MTL.,	MATERIAL
ARCH.	ARCHITECTURAL)	MAT'L.(S)	
A.S.F.	ABOVE STRUCTURAL FLOOR	MAX.	MAXIMUM
ASPH.	ASPHALT	MECH.	MECHANICAL
AUTO.	AUTOMATIC	MED.	MEDIUM
		MEMB.	MEMBRANE
B.P.	BASE PLATE	MET.	METAL
B.S.	BACKSPLASH	MEZZ.	MEZZANINE
B.U.R	BUILT UP ROOF	MFR., MFG	MANUFACTURER
BAL.	BALUSTER	MIN.	MINIMUM
BD.	BOARD	MIR.	MIRROR
BET.	BETWEEN	MISC.	MISCELLANEOUS
BIT.	BITUMINOUS	MTD.	MOUNTED
BLDG.	BUILDING	MTG.	MOUNTING
BLKG.	BLOCKING	MULL.	MULLION
BM.	BEAM	MW.	MICROWAVE
B.O.	BOTTOM OF		NEW
BOT., BOTT.(S)	BOTTOM	(N)	NORTH
BRG.	BEARING	N.	NATIONAL FIRE
BRKT.	BRACKET	N.F.P.A.	PROTECTION ASSOCIATION
BSMT.	BASEMENT		NOT IN CONTRACT
		N.I.C.	NOISE REDUCTION COEFFICIENT
C.	CERAMIC	N.R.C.	NOT TO SCALE
C.B.	CATCH BASIN	N.T.S.	NUMBER
C.C.	CENTER TO CENTER	NO.	NOMINAL
C.D.	CEILING DIFFUSER	NOM.	
C.G.	CORNER GUARD		
C.H.	CEILING HEIGHT	O.C., O/C	ON CENTER
C.I.	CAST IRON	O.D.	OUTSIDE DIAMETER/DIMENSION
C.I.P	CAST IN PLACE	OA.	OVERALL
C.J.	CONTROL JOINT	OFF.	OFFICE
C.M.U.	CONCRETE MASONRY UNIT	OH., O/H(E)	OVERHEAD
C.O.	CLOSED OPENING, CLEAN OUTS	OPNG.	OPENING
C.T.	CERAMIC TILE	OPP.	OPPOSITE
C.W.	COLD WATER	ORIG.	ORIGINAL
CAB. / CABS.	CABINET/ CABINETS	OZ.	OUNCE
CEM.	CEMENT		
CER.	CERAMIC	P.L.	PROPERTY LINE
CHKD	CHECKERED	P.LAM.	PLASTIC LAMINATE
CLG.	CEILING	P.S.F.	POUNDS PER SQUARE FOOT
CLKG.	CAULKING	P.S.I.	POUNDS PER SQUARE INCH
CLO.	CLOSET	P.T.	PRESSURE TREATED
CLR.	CLEAR	P.T.D.	PAPER TOWEL DISPENSER
CNTR	CENTER	P.T.R.	PAPER TOWEL RECEPTACLE
COL.	COLUMN	P.V.C.	POLYVINYL CHLORIDE
COMM.	COMMUNICATION	PENN.	PENETRATION
CONC.	CONCRETE	PERF.	PERFORATED
COND.	CONDITION	PL.	PLATE
CONN.	CONNECTION	PLAS.	PLASTIC
CONSTR.	CONSTRUCTION	PLBG., PLUMB.	PLUMBING
CONT.	CONTINUOUS	PLYWD.	PLYWOOD
CONTR.	CONTRACTOR	PNL.	PANEL
CORR.	CORRIDOR	PNT.	PAINT
CPT.	CARPET	POL.	POLISHED
CS.B.	CASING BEAD	PR.	PAIR
CTSK.	COUNTERSUNK	PRCST.	PRECAST
		PREFAB.	PREFABRICATED
D.	DRYER	PROJ.	PROJECTION
D.F.	DRINKING FOUNTAIN	PT.	POINT
D.O.	DOOR OPENING	PTN.	PARTITION
DW. D/W	DISH WASHER		
DBL.	DOUBLE	Q.T.	QUARRY TILE
DEMO	DEMOLISH		
DEPT.	DEPARTMENT	R.	RISER
DET.	DETAIL	R & S	ROD & SHELF
DIA.	DIAGRAM	R.A.G.	RETURN AIR GRILLE
DIAG.	DIAGONAL	R.C.P.	REFLECTED CEILING PLAN
DIM.	DIMENSION		
DISP.	DISPENSER	R.D.	ROOF DRAIN
DN.	DOWN	R.H.	ROBE HOOK
DR.	DOOR	R.L.	REFRIGERANT LINE
DRN.	DRAIN	R.O.	ROUGH OPENING
DS	DOWNSPOUT	R.T.	RESILIENT TILE
DWG., DWGS.(S)	DRAWING	R.V.	ROOF VENT
DWR.	DRAWER	R.W.L.	RAIN WATER LEADER
		RAD.	RADIUS
(F)EXIST.	FXISTING	RECEP.	RECEPTACLE
E.	EAST	REF.	REFERENCE, REFRIGERATOR
E.F.	EACH FACE	REFR.	REFRIGERATOR
E.I.F.S.	EXTERIOR INSULATION FINISH SYST.	REG.	REGISTER
EXP. JT.(S)	EXPANSION JOINT(S)		
E.P.	ELECTRICAL PANEL	REINF.	REINFORCED, REINFORCEMENT(S)
E.S.P.	ELECTROSTATIC PAINT	REQ., REQ'D.(S)	REQUIRED
E.W.	EACH WAY	RESIL.	RESILIENT
E.W.C.	ELECTRIC WATER COOLER	RET.	RETAINING
EA.	EACH	REV.	REVISION
EL.	ELEVATION	RM.	ROOM
ELEC.	ELECTRICAL	REQ'D	REQUIRED
ELEV.	ELEVATOR	RCP	REFLECTED CEILING PLAN
EMED.	EMBEDMENT		
EMER.	EMERGENCY	S.	SOUTH, SINK
ENCL.	ENCLOSURE	S.C.	SOLID CORE
ENGR.	ENGINEER	S.D.	SOAP DISPENSER/SMOKE DETECTOR
EQ.	EQUAL	S.F.	SQUARE FOOT/FEET
EQUIP.	EQUIPMENT	SHT. M.	SHEET METAL
ETC.	ETCETERA	S.N.D.	SANITARY NAPKIN DISPENSER
EXH.	EXHAUST	S.N.R.	SANITARY NAPKIN RECEPTACLE
EXP.	EXPANSION	S.O.G.	SLAB ON GRADE
EXPO.	EXPOSED	S.P.	STAND PIPE
EXT.	EXTERIOR	S.R.	SUPPLY REGISTER/STUDENT ROOM
		S.S.	STAINLESS STEEL
F.A.	FIRE ALARM	S. SK.	SERVICE SINK
F.B.	FLAT BAR	SQ.	SQUARE YARD.
F.D.	FLOOR DRAIN	S.S.D.	SHOP STRUCTURAL DRAWING
F.E.	FIRE EXTINGUISHER	SAG.	SUPPLY AIR GRILLE
F.E.C.	FIRE EXTINGUISHER CABINET	SAN.	SANITARY
F.G.	FIBERGLASS	SCHED.	SCHEDULE
F.GL.	FIXED GLASS	SECT., SEC.(S)	SECTION
F.H.C.	FIRE HOSE CABINET	SH.	SHELF
F.H.R.C.	FIRE HOSE REEL CABINET	SHR.	SHOWER
F.O.	FIXED OPENING	SHT.	SHEET
F.O.C.	FACE OF CONCRETE	SHTG.	SHEATHING
F.O.F.	FACE OF FINISH	SIM.	SIMILAR
F.O.M.	FACE OF MASONRY	SL.	SLIDING
F.O.S.	FACE OF STUD	SLOT.	SLOTTED
F.O.W.	FACE OF WALL	SPAC.	SPACING
F.P.	FULL PENETRATION	SPEC., SPEC.(S)	SPECIFICATION
		SQ.	SQUARE
F.PL.	FIREPLACE	STA.	STATION
F.Q.C.	FIELD QUALITY CONTROL	STD.	STANDARD
F.S.	FULLSIZE	STL.	STEEL
FDN.	FOUNDATION	STOR.	STORAGE
FIN.	FINISH	STRUCT., STRUC.	STRUCTURAL
FLR.	FLOOR	SUPPT	SUPPORT
FLUOR.	FLUORESCENT	SUSP.	SUSPENDED
FR.	FRAME	SYM.	SYMMETRICAL
FRPF.	FIRE PROOF	SYS.	SYSTEM
FT.	FOOT OR FEET		
FTG.	FOOTING	T&B	TOP AND BOTTOM
FURR.	FURRING	T&G, T.&G.(S)	TONGUE AND GROOVES
FUT.	FUTURE	T.	TREAD
		T.B.	TOWEL BAR
G.	GAS	T.O.C.	TOP OF CURB
G.B.	GRAB BAR	T.E.R.	TOILET EXHAUST RISER
G.C.	GENERAL CONTRACTOR	T.GL.	TEMPERED GLASS
G.D.	GARAGE DRAIN	T.O.B.	TOP OF BEAM
G.I.	GALVANIZED IRON	T.O.P.	TOP OF PLATE
G.L.B.	GLUE LAMINATED BEAM	T.O.S.	TOP OF SLAB
GA.	GAUGE	T.P.	TOP OF PAVEMENT
GALV.	GALVANIZED	T.P.H.	TOILET PAPER HOLDER
GL.	GLASS	T.V.	TELEVISION
GLU. LAM.	GLUE LAMINATED	T.W.	TOP OF WALL
GND.	GROUND	TB.	TIE BEAM
GR.	GRADE	TBD.	TO BE DETERMINED
GR.BM.	GRADE BEAM	TEL.	TELEPHONE
GRL.	GRILLE	TEL. RM.	TELEPHONE ROOM
G.S.M.	GALVANIZED SHEET METAL	TEMP.	TEMPERATURE
GWB.	GYPSUM WALL BOARD	TER.	TERAZZO
GYP.	GYPSUM	THYD	THRESHOLD
GYP.BD.	GYPSUM BOARD	THK.	THICK
		T.S.	TUBE STEEL
H.	HEIGHT, HIGH	TYP.	TYPICAL
H.B.	HOSE BIB	U.C.	UNDERCUT
H.C.	HOLLOW CORE, HANDICAP	U.O.N.	UNLESS OTHERWISE NOTED
H.M.	HOLLOW METAL	UG.	UNDERGROUND
H.P.T.	HIGH POINT	UNF.	UNFINISHED
H.S.	HIGH STRENGTH	UNS.	UNDERSIDE
H.V.A.C.	HEATING, VENTILATING, AIR COND.	UR.	URINAL
H.W.	HOT WATER, HARD WOOD		
HCPD	HANDICAP	VAR.	VARIATION
HDBD	HARDBOARD	V.C.P.	VITREOUS CLAY PIPE
HDWD.	HARD WOOD	V.C.T.	VINYL COMPOSITION TILE
HDWE.	HARDWARE	V.G.	VERTICAL GRAIN
HND/HD	HAND	V.I.F.	VERIFY IN FIELD
HORIZ.	HORIZONTAL	V.T.	VINYL TILE
HR.	HOUR	V.T.R.	VENT THROUGH ROOF
HTR.	HEATER	V.W.C.	VINYL WALL COVERING
HT.	HEIGHT	VERT.	VERTICAL
		VEST.	VESTIBULE
I.D.	INSIDE DIAMETER/DIMENSION	VIF/V.I.F.	VERIFY IN FIELD
IN.	INCH		
INCL.	INCLUDE	W.LAV.	WOMEN'S LAVATORY
INFO.	INFORMATION	W.	WEST OR WIDTH/CLOTHES WSHR.
INSTL.	INSTALLATION	W.C.	WATER CLOSET
INSUL.	INSULATION	WH	WATER HEATER
INT.	INTERIOR	W.P.	WATERPROOF
INV.	INVERT	W.R.	WATER RESISTANT
		W.TLT.	WOMEN'S TOILET
J.C.	JANITOR'S CLOSET	W.W.F.	WELDED WIRE FABRIC
JAN.	JANITOR	W.VEST.	WOMEN'S VESTIBLE
JST.	JOIST	W/	WITH
JT.	JOINT	W/O	WITHOUT
K.E.R.	KITCHEN EXHAUST RISER	W/D	WASHER/DRYER
KIT.	KITCHEN	WD.	WOOD
		WDB.	WOOD BLOCKING
L.	LENGTH	WDW.	WINDOW
L.L.H.	LONG LEG HORIZONTAL	WSCT.	WAINSCOT
L.L.V.	LONG LEG VERTICAL	WT.	WEIGHT
L.P.	LOW POINT		
LAB.	LABORATORY	X-BRACING	CROSS BRACING
LAM.	LAMINATE	XFMR	TRANSFORMER
LAV.	LAVATORY		
LB.	POUND		

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

1A TITLE 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

1A
A3-00
SECTION DESIGNATION
SHEET NUMBER

PARTIAL PLAN & DETAIL TAG

1A
A3-00
PLAN OR DETAIL DESIGNATION
SHEET NUMBER

EXTERIOR ELEVATION TAG

1
A3-00
ELEVATION DESIGNATION
SHEET NUMBER

INTERIOR ELEVATION TAG

1 2 3 4
A5-00
ELEVATION DESIGNATION
SHEET NUMBER

DRAWING REVISIONS

1
REVISION NUMBER

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 A 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 MTL 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, STEEL/JOISTS, 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 O

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 .

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"

- 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 HEIGHT MEASURED FROM TOP OF FINISH

CEILING LIGHT FIXTURES / DEVICES

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

2

PARTITION NOTES:

1. PARTITION TYPES ARE INDICATED ON THE DRAWINGS BY SYMBOL AS DEFINED ABOVE.
2. INSTALL FIRE RATED PARTITIONS IN COMPLIANCE WITH REFERENCED TESTS. REVIEW TEST DOCUMENTS FOR ADDITIONAL REQUIREMENTS NOT SHOWN IN DRAWINGS.
3. PROVIDE INSULATION AT PARTITION TYPES AS NOTED.
4. REFER TO SPECIFICATIONS FOR STUD MATERIALS. MAXIMUM SPACING 16" (406MM) OC UON. LIMITING HEIGHT DEFLECTIONS BASED ON 5 PSF AND L/240, UON. VERIFY DEFLECTION CRITERIA AND LIMITING HEIGHTS WITH STRUCTURAL ENGINEER AND METAL STUD MANUFACTURERS.
5. REFER TO SPECIFICATIONS AND DRAWING DETAILS FOR ACOUSTICAL SEALANT APPLICATION AT PERIMETERS OF WALL CONTAINING ACOUSTICAL INSULATION.
6. COORDINATE DOOR AND WINDOW SCHEDULES, DETAILS, AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION REQUIREMENTS.
7. SEE DRAWING DETAILS AND SPECIFICATIONS FOR PARTITION BRACING REQUIREMENTS.
8. AS NECESSARY, PROVIDE ADDITIONAL LAYERS OF GYPSUM BOARD TO MAINTAIN CONTINUITY OF PARTITION FACE PLANE. DO NOT REDUCE REQUIRED LAYERS.
9. AT AREAS EXPOSED TO WET OR HUMID CONDITIONS THAT RECEIVE CERAMIC TILE, WATER RESISTANT WALL PANELS, OR HIGH PERFORMANCE COATINGS, ADD (1) LAYER CEMENTITIOUS BACKER BOARD ON TOP OF SCHEDULED GYPSUM BOARD. CEMENT BOARD TO RUN FULL-HEIGHT TO CEILING. AT TUBS, PROVIDE REQUIRED LAYERS OF GYPSUM BOARD AND CEMENT BOARD TO FLOOR TO MAINTAIN REQUIRED FIRE RATINGS INDICATED.
10. REFER TO FINISH SCHEDULE AND SPECIFICATIONS FOR PARTITION FINISH TYPES.
11. VERIFY ALL STC REQUIREMENTS WITH ACOUSTICAL ENGINEER
12. SEE WATERPROOFING DRAWINGS FOR WATERPROOFING INFORMATION.
13. SEE ELEVATIONS FOR OTHER EXTERIOR FINISHES.
14. REFER TO SPECIFICATIONS FOR APPLICATION OF WEATHER RESISTANCE BARRIER (WRB) UNDER CEMENT PLASTER WALLS.
15. PROVIDE DOUBLE 2X (OR FULL WIDTH SOLID BLOCKING) FIRE RETARDANT TREATED (FRT) WOOD BLOCKING OR RIM JOIST AT WALL/ FLOOR INTERSECTIONS, OR PROVIDE FLATJACK PER STRUCTURAL DRAWINGS. ALSO APPLIES AT OTHER LOCATIONS WHERE FIRE-RATED WALL ASSEMBLY IS SPECIFIED.
16. ALL GYPSUM BOARD ARE 5/8" TYPE X, U.O.N.
17. PARTITION CONSTRUCTION GUIDELINES:
- NO GYPSUM BOARD LAYERS ARE TO BE CONTINUOUS BETWEEN TWO ADJACENT ROOMS; INTERRUPT GYPSUM BOARD AT ALL PARTITION INTERSECTIONS.
- PROVIDE CONTINUOUS ACOUSTICAL (NON-HARDENING) CAULKING BEADS ON EACH SIDE OF THE BOTTOM AND TOP STUD RUNNERS.
- SPECIFY ACOUSTICAL (NON-HARDENING) CAULKING TO CLOSE GAPS BETWEEN SERVICE OUTLETS (E.G., ELECTRICAL, TELEPHONE, AND DATA) AND GYPSUM BOARD.
- STAGGER THE JOINTS BETWEEN MULTIPLE LAYERS OF GYPSUM BOARD.
- DO NOT GLUE MULTIPLE LAYERS OF GYPSUM BOARD TOGETHER.
- PENETRATIONS THAT INTERRUPT STUDS ARE TO BE COMPLETELY FRAMED AROUND THE PENETRATING ELEMENT.
- NO RIGID CONNECTION BETWEEN EXISTING WALL AND FURRED WALL. IF LATERAL BRACING IS REQUIRED, USE RESILIENT BRACING SUCH AS A MASON INDUSTRIES TYPE DNSB OR KINETICS NOISE CONTROL TYPE PSB.
- LINEAR AIR SLOTS OR WINDOW SHADE POCKETS SHOULD NOT PENETRATE FULL HEIGHT (I.E., SLAB-TO-SLAB) PARTITIONS IN ACOUSTICALLY SENSITIVE ROOMS (ASRs).
- STRUCTURAL ENGINEER AND FLOORING MANUFACTURER TO VERIFY COMPONENTS AND PROCEDURES FOR CONFORMANCE.

18. REFER TO SHEETS A9-00 FOR ALL UL ASSEMBLIES.
CONTRACTOR TO PROVIDE SUBMITTAL VERIFYING UL CERTIFICATION FOR ALL LISTED UL ASSEMBLIES.

19. FBC 703.7 MARKING AND IDENTIFICATION.
WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE 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:

20. 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.

21. INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8-INCH STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING, "FIRE AND/OR SMOKE BARRIER—PROTECT ALL OPENINGS," OR OTHER WORDING.

22. WALLS AND PARTITIONS SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL COMPLY WITH 2020 FLORIDA BUILDING CODE SECTION 1207 AND SHALL HAVE A SOUND TRASMISSION CLASS (STC) OF NOT LESS THAN 50 FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E 90.

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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Owner

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UNICORP
NATIONAL DEVELOPMENTS, INC.

Scott Lee

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

Sheet Title

LEGENDS, SYMBOLS AND NOTES

Project No. **21816**

Sheet No.

A0-31

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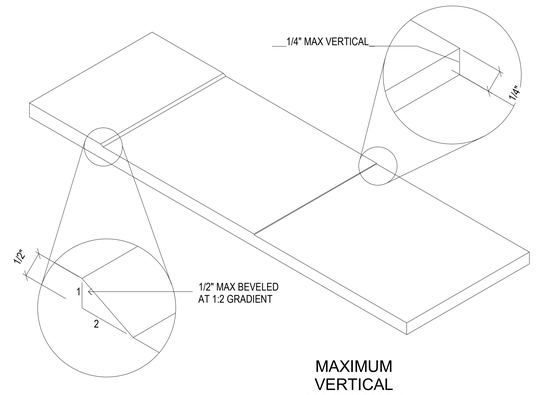

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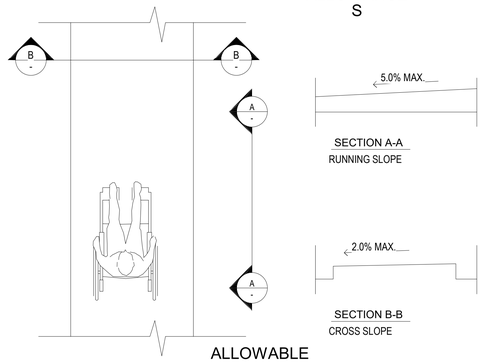
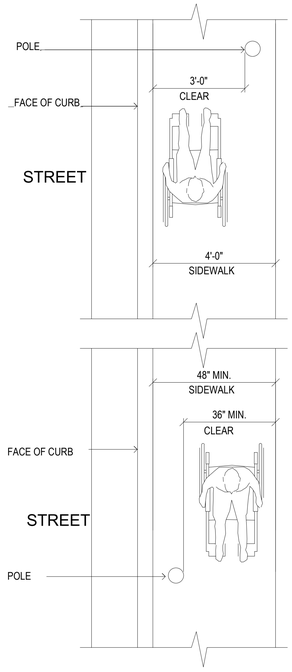


ALLOWABLE SLOPE AND CROSS-SLOPE

3 WALK & SIDEWALK REQUIREMENTS

1/2"=1'-0"



SIDEWALK OBSTRUCTIONS

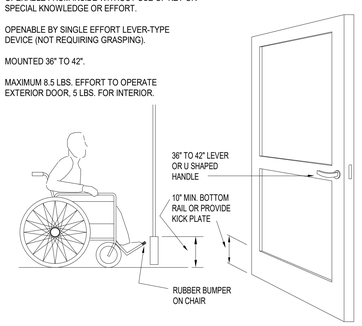
NOTE: WALKWAYS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE, HAVE A MAXIMUM CHANGE IN ELEVATION OF 1/2", AND ARE A MINIMUM OF 48" IN WIDTH. WHERE IT IS NECESSARY TO CHANGE SLOPE EXCEEDING 5%, ALL RAMPS SHALL COMPLY WITH ADA 2010 STANDARDS AND FLORIDA ACCESSIBILITY CODE 2014

DOOR TYPE:

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

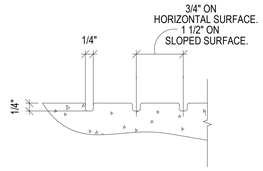
HARDWARE:

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.



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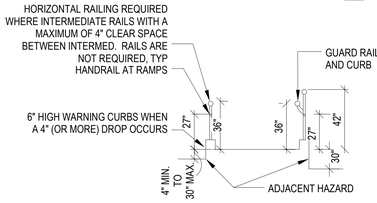
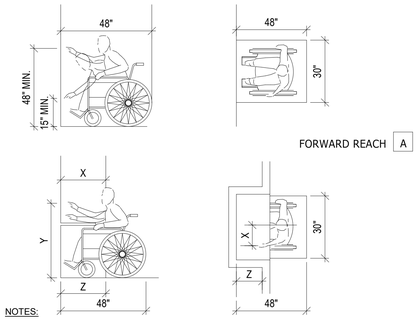
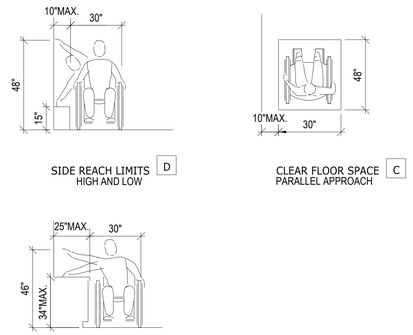
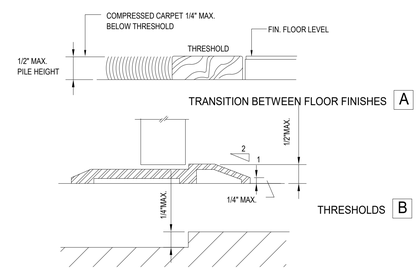






1 REACH REQUIREMENTS

N.T.S.



5 THRESHOLD TRANSITIONS

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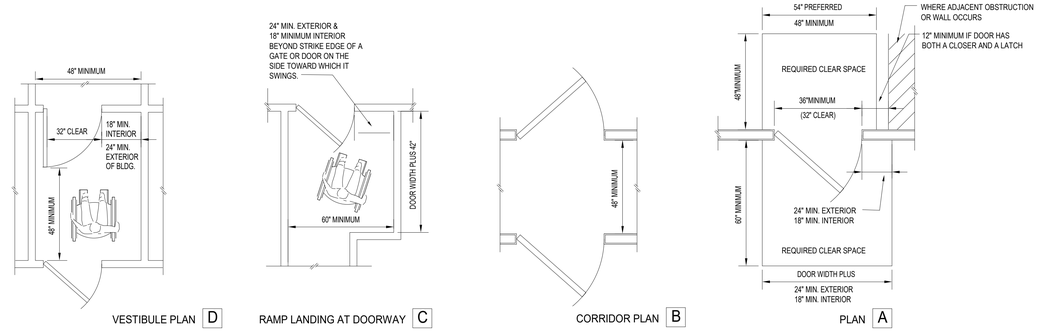

4 CLEARANCES AT DOORS

N.T.S.

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE

ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

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

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	PERMIT APPROVAL SET	12/13/2021

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.

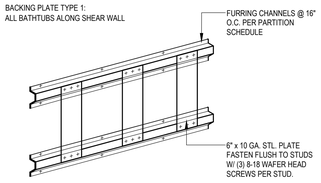
HANDRAILS, GRAB BARS,TUB AND SHOWER SEAT:

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.

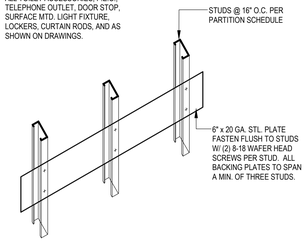
WALL HUNG CABINETRY:

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

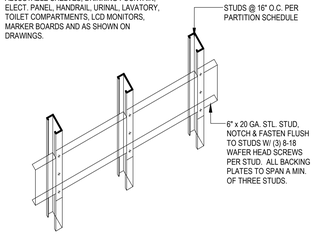
BACKING PLATE TYPE 1:
ALL BATHTUBS ALONG SHEAR WALL



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.

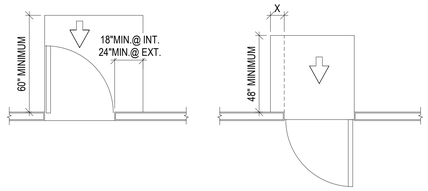


BACKING PLATE TYPE 3:
BASE CABINET, WALL HUNG CABINET, ADJUSTABLE SHELVES, DRINKING FOUNTAIN, ELECT. PANEL, HANDRAIL, URINAL, LAVATORY, TOILET COMPARTMENTS, LCD MONITORS, MARKER BOARDS AND AS SHOWN ON DRAWINGS.



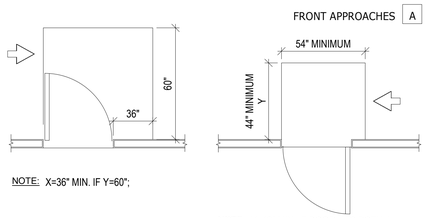
NOTES:
1. EXTEND BACKING PLATES TO LAST STUD BEYOND FACE OF FIXTURE OR ACCESSORY,TYP.
2. ALL BACKING PLATES SHOWN OR NOT SHOWN SHALL BE SCREWED, TYP.
3. PROVIDE METAL SLEEVES THRU WALL FINISH AT FIXTURE FASTENING, TYP.

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



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

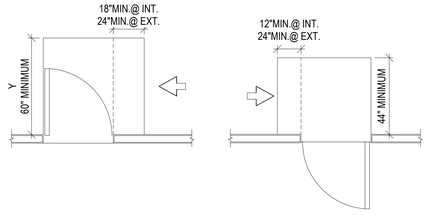
FRONT APPROACHES A



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

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

HINGE SIDE APPROACHES B

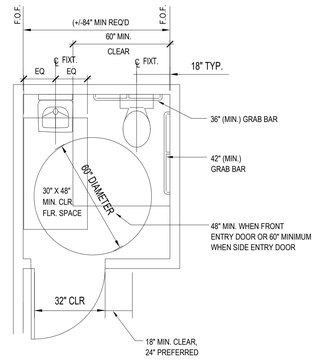


NOTE: ALL DOOR IN ALCOVES SHALL COMPLY WITH CLEARANCES FOR FRONT APPROACHES.

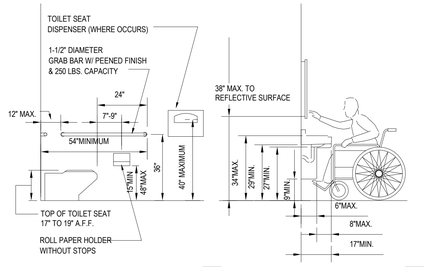
NOTE: Y=48" MIN. IF DOOR HAS CLOSER.

LATCH SIDE APPROACHES C

3 DOOR APPROACH
N.T.S.



PLAN A

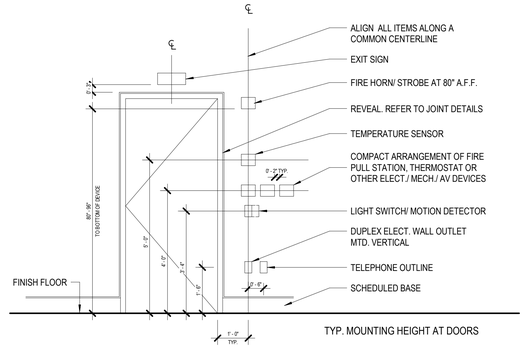


TOILET ELEVATION B

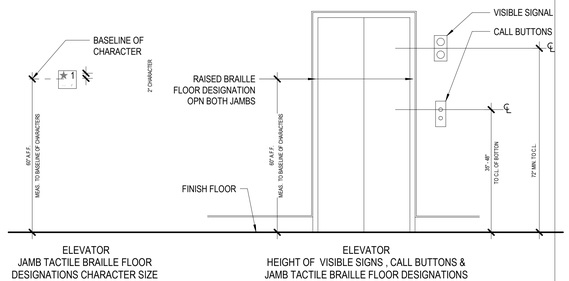
LAV ELEVATION C

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.



TYP. MOUNTING HEIGHT AT DOORS



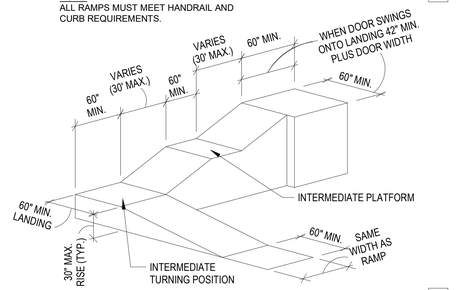
ELEVATOR
JAMB TACTILE BRAILLE FLOOR DESIGNATIONS CHARACTER SIZE

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

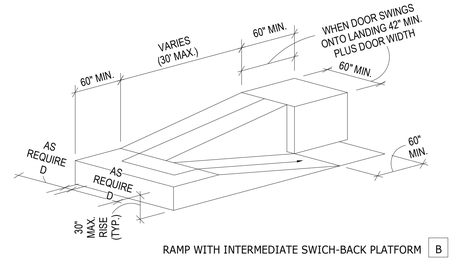
1 TYP. MOUNTING HEIGHTS AT DOORS AND ELEVATORS
1/2" = 1'-0"

NOTE:
ALL RAMPS MUST MEET HANDRAIL AND CURB REQUIREMENTS.

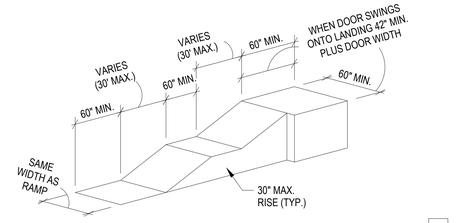
RAMP SECTION D



RAMP WITH TURNING PLATFORM C



RAMP WITH INTERMEDIATE SWICH-BACK PLATFORM B



STRAIGHT RAMP RUN A

1 RAMP DETAILS
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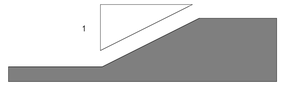

3 BEVEL CHANGE
3/4" = 1'-0"

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE

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Scott Lee

STATE OF FLORIDA SCOTT A. LEE 69595712 REGISTERED ARCHITECT

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	PERMIT APPROVAL SET	12/13/2021

Sheet Title: **ACCESSIBILITY DETAILS & STANDARDS**

Project No. 21816

Sheet No. **A0-41**

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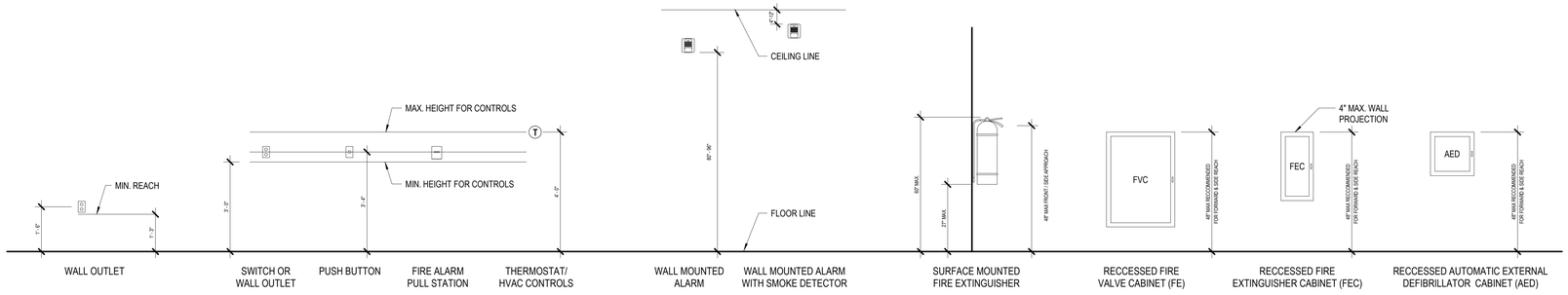
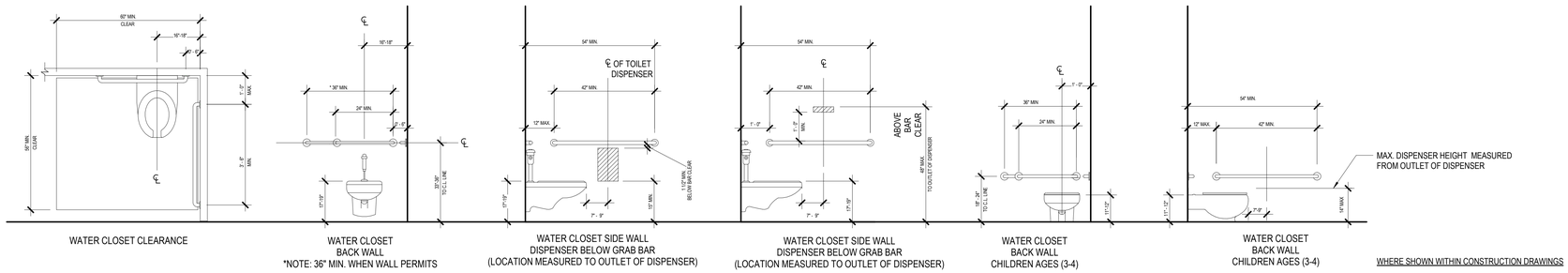


1 ACCESSIBLE MISC. DEVICES

1/2" = 1'-0"



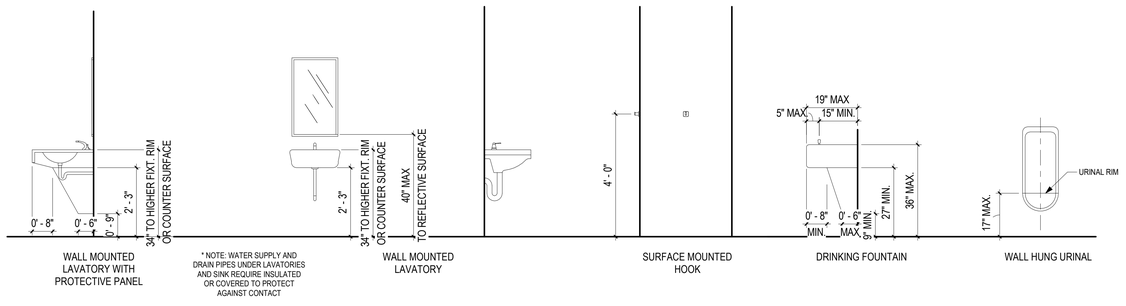
WHERE SHOWN WITHIN CONSTRUCTION DRAWINGS

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

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

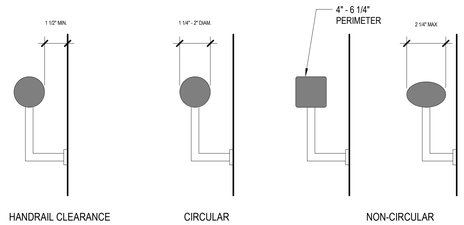
2 ACCESSIBLE WATER CLOSETS

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.

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ROGER W. SANDERS - PX 651
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Sheet Title

ACCESSIBILITY DETAILS & STANDARDS

Project No. **21816**

Sheet No.

A0-42

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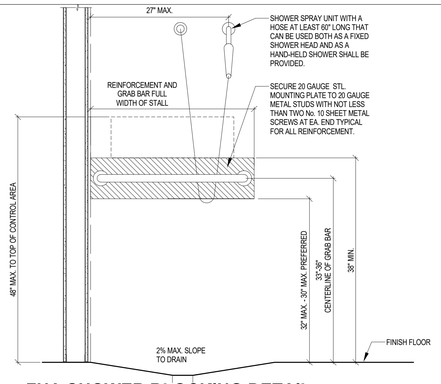
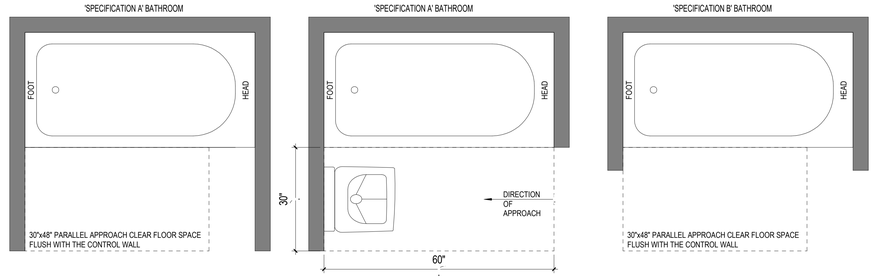


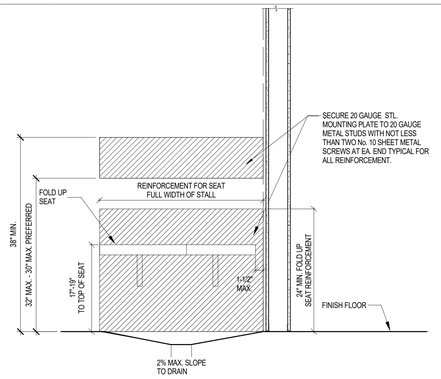
FHA SHOWER BLOCKING DETAIL CONTROL WALL (FOR FUTURE USE)

12 1" = 1'-0"



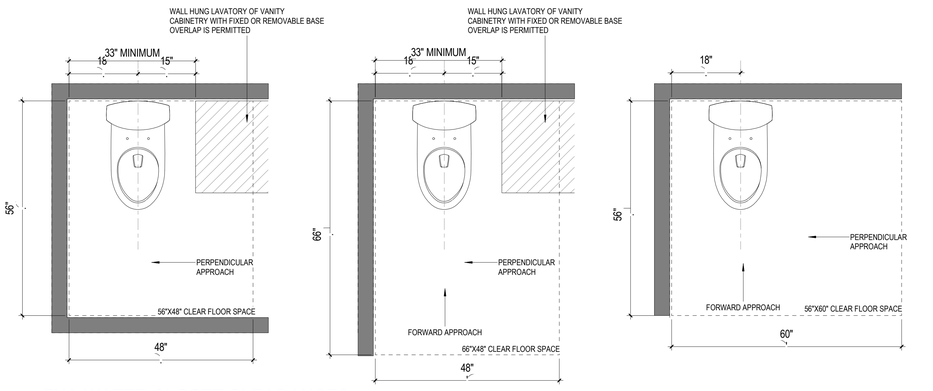
FHA BATHTUB CLEARANCES

11 3/4" = 1'-0"



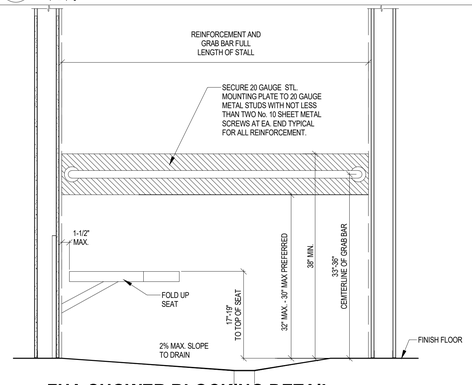
FHA SHOWER BLOCKING DETAIL SEAT WALL (FOR FUTURE USE)

10 1" = 1'-0"



FHA WATER CLOSET CLEARANCES

9 3/4" = 1'-0"



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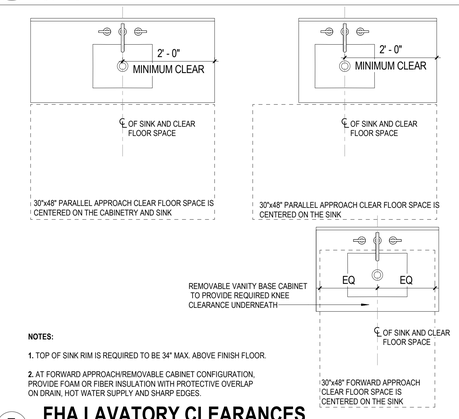
FHA SHOWER BLOCKING DETAIL SIDE WALL (FOR FUTURE USE)

8 1" = 1'-0"

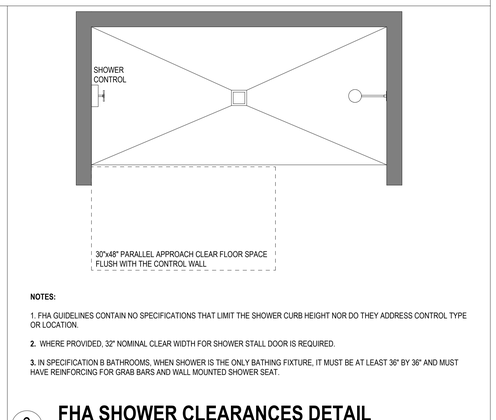


NOTES:

1. TOP OF SINK RIM IS REQUIRED TO BE 34" MAX. ABOVE FINISH FLOOR.
2. AT FORWARD APPROACH/REMOVABLE CABINET CONFIGURATION, PROVIDE FOAM OR FIBER INSULATION WITH PROTECTIVE OVERLAP ON DRAIN, HOT WATER SUPPLY AND SHARP EDGES.

FHA LAVATORY CLEARANCES

7 3/4" = 1'-0"

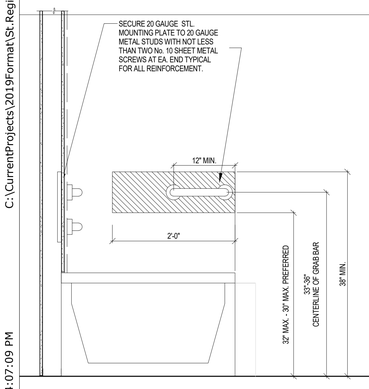


NOTES:

1. FHA GUIDELINES CONTAIN NO SPECIFICATIONS THAT LIMIT THE SHOWER CURB HEIGHT NOR DO THEY ADDRESS CONTROL TYPE OR LOCATION.
2. WHERE PROVIDED, 32" NOMINAL CLEAR WIDTH FOR SHOWER STALL DOOR IS REQUIRED.
3. IN SPECIFICATION B BATHROOMS, WHEN SHOWER IS THE ONLY BATHING FIXTURE, IT MUST BE AT LEAST 36" BY 36" AND MUST HAVE REINFORCING FOR GRAB BARS AND WALL MOUNTED SHOWER SEAT.

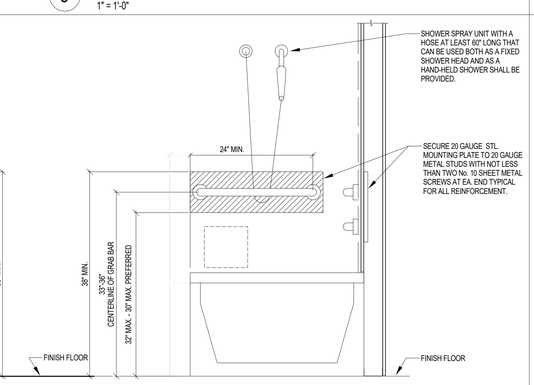
FHA SHOWER CLEARANCES DETAIL

6 3/4" = 1'-0"



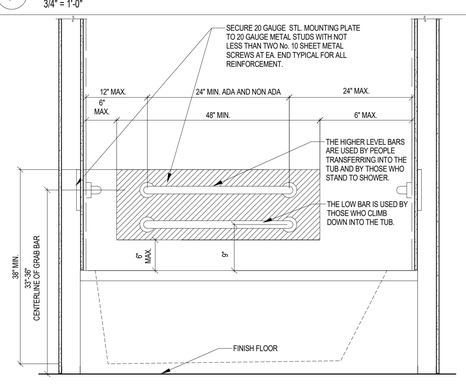
FHA SHOWER BLOCKING DETAIL REAR WALL (FOR FUTURE USE

5 1" = 1'-0"



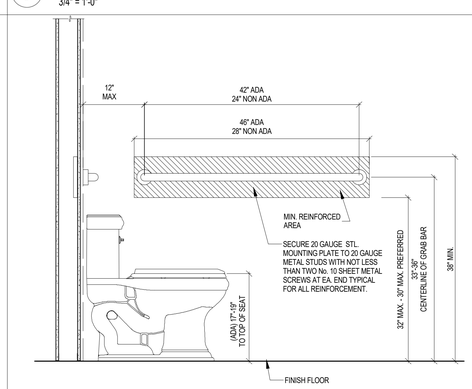
FHA TUB BLOCKING DETAIL CONTROL WALL (FOR FUTURE USE)

4 1" = 1'-0"



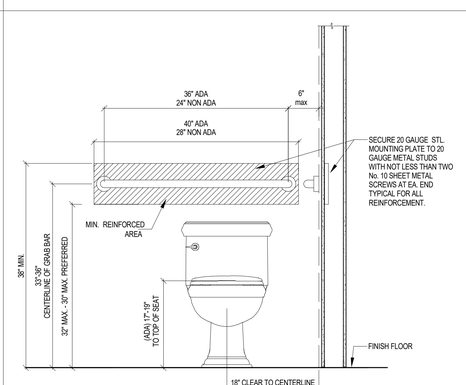
FHA TUB BLOCKING DETAIL SIDE WALL (FOR FUTURE USE)

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"

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 35 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.

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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	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021

Sheet Title: **FAIR HOUSING ACT STANDARDS AND DETAILS**

Project No. **21816**

Sheet No. **A0-50**

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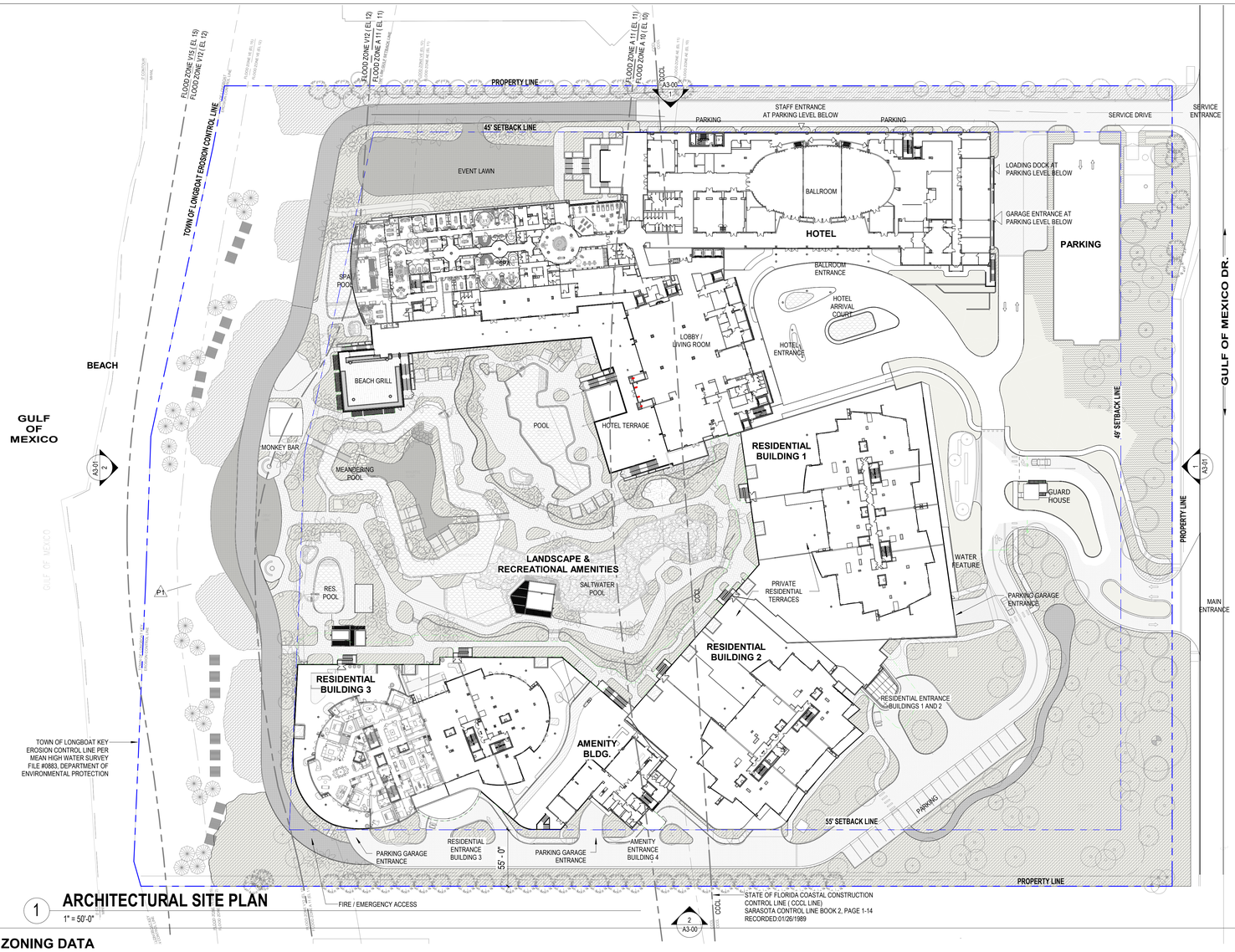

1 **ARCHITECTURAL SITE PLAN**
1" = 50'-0"

AERIAL PLAN OF SITE

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.

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)

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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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 19:02:13-04'00'

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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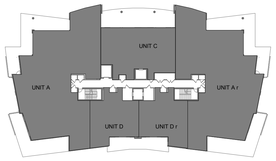
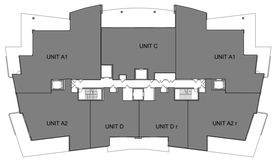
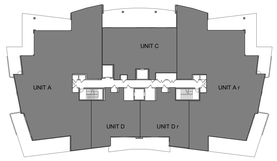
RESIDENTIAL UNIT TYPE DISTRIBUTION



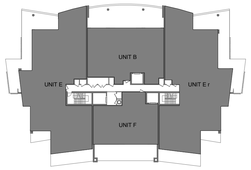
RESIDENTIAL BUILDING - LEVEL 1



RESIDENTIAL BUILDING - LEVELS 2-4

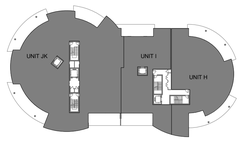


RESIDENTIAL BUILDING - LEVEL 5



RESIDENTIAL BUILDING - LEVELS 1-5

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)

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Longboat Key, FL 34228

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10	PERMIT REVISION 10	08/19/2022

Sheet Title
RESIDENTIAL UNIT MATRIX

Project No. **21816**

Sheet No.
A1-01

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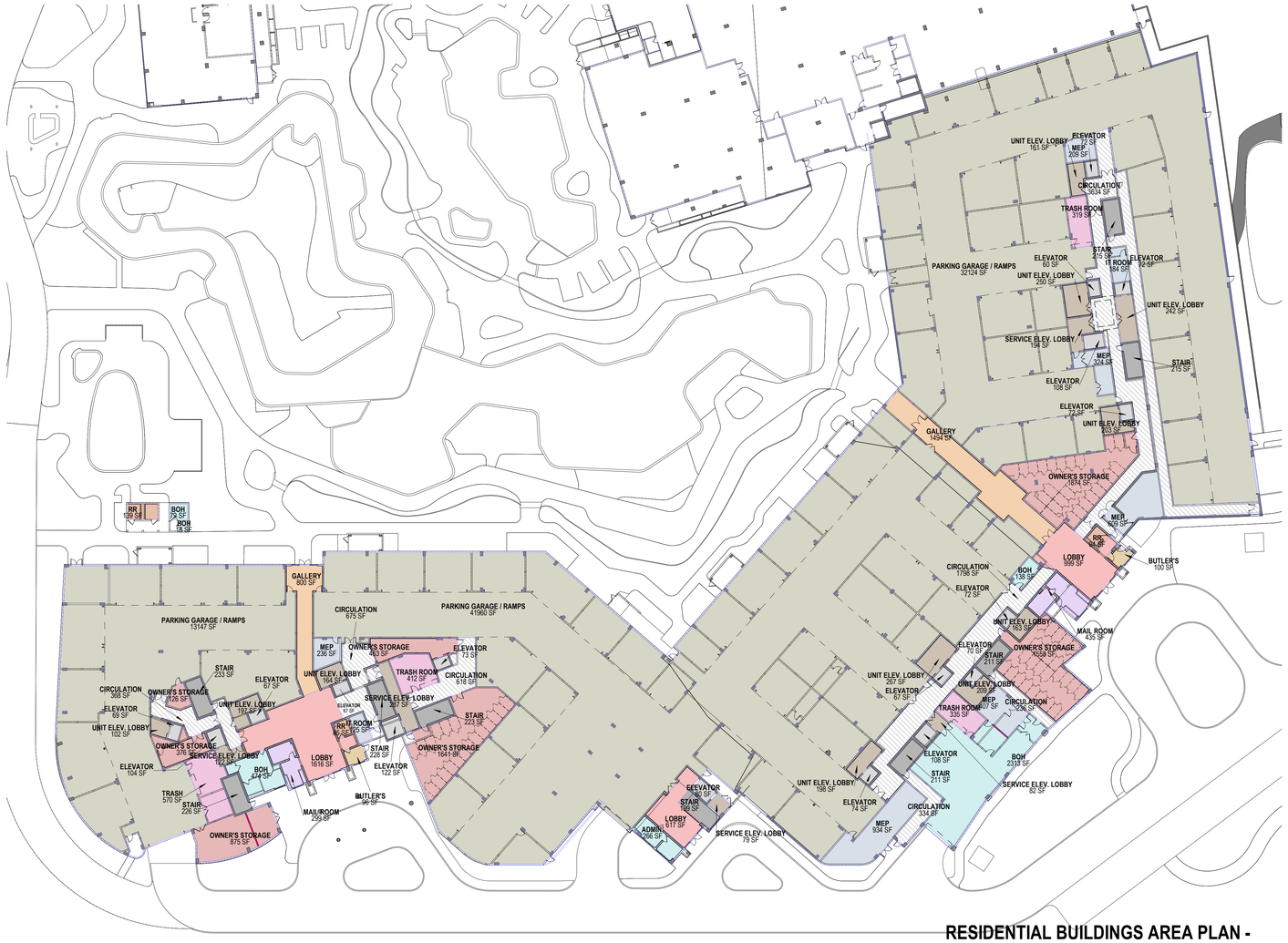

RESIDENTIAL BUILDINGS AREA PLAN - PARKING LEVEL

1 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	87231 SF
	RR	318 SF
	SERVICE ELEV. LOBBY	642 SF
	STAIR	1962 SF
	TRASH	570 SF
	TRASH ROOM	1067 SF
	UNIT ELEV. LOBBY	2155 SF
		122478 SF

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RESI BUILDINGS - LEVEL P1 NET AREA PLANS

Project No. **21816**

Sheet No.

A1-R0-11

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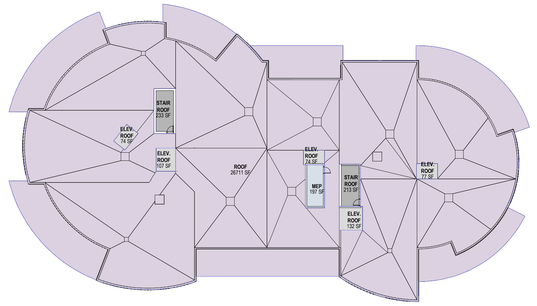


7 BUILDING 3 GROSS AREA PLAN - ROOF LEVEL

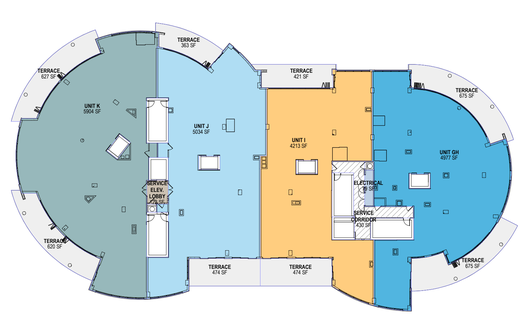
1" = 30'-0"

4 BUILDING 3 GROSS AREA PLAN - LEVEL 3

1" = 30'-0"

6 BUILDING 3 GROSS AREA PLAN - LEVEL 5

1" = 30'-0"

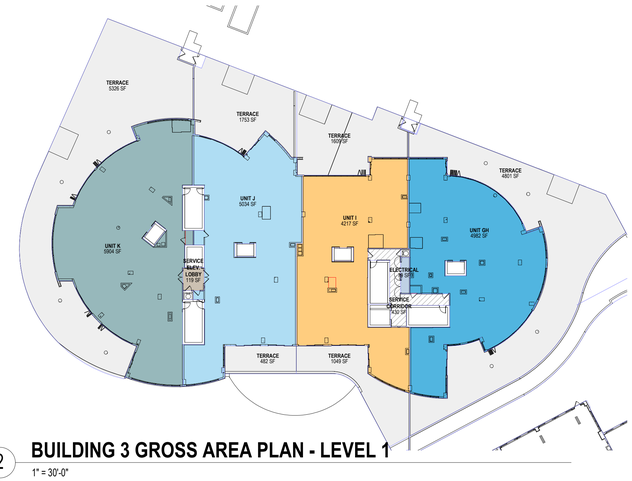


3 BUILDING 3 GROSS AREA PLAN - LEVEL 2

1" = 30'-0"

5 BUILDING 3 GROSS AREA PLAN - LEVEL 4

1" = 30'-0"



2 BUILDING 3 GROSS AREA PLAN - LEVEL 1

1" = 30'-0"

GROSS AREAS - RESIDENTIAL BUILDING 3		
LEGEND	NAME	AREA
UNDERSTRUCTURE PARKING		
	BOH	1139 SF
	CIRCULATION	1196 SF
	ELEV.	495 SF
	IT ROOM	137 SF
	LOBBY	3136 SF
	MAIL ROOM	316 SF
	MEP	218 SF
	OWNER'S STORAGE	3283 SF
	PARKING GARAGE VEHICULAR CIRCULATION	13508 SF
	PRIVATE PARKING GARAGE	14150 SF
	RR	267 SF
	SERVICE ELEV. LOBBY	410 SF
	STAIR	921 SF
	TRASH ROOM	818 SF
	UNIT ELEV. LOBBY	936 SF
	VALET	109 SF
		41038 SF
R3 - LEVEL 1		
	ELECTRICAL	79 SF
	SERVICE CORRIDOR	430 SF
	SERVICE ELEV. LOBBY	119 SF
	TERRACE	15020 SF
	UNIT GH	4982 SF
	UNIT I	4217 SF
	UNIT J	5034 SF
	UNIT K	5904 SF
		35786 SF
R3 - LEVEL 2		
	ELECTRICAL	79 SF
	SERVICE CORRIDOR	430 SF
	SERVICE ELEV. LOBBY	123 SF
	TERRACE	4329 SF
	UNIT GH	4977 SF
	UNIT I	4213 SF
	UNIT J	5034 SF
	UNIT K	5904 SF
		25089 SF
R3 - LEVEL 3		
	ELECTRICAL	79 SF
	SERVICE CORRIDOR	430 SF
	SERVICE ELEV. LOBBY	123 SF
	TERRACE	4733 SF
	UNIT GH	4978 SF
	UNIT I	4213 SF
	UNIT J	5036 SF
	UNIT K	5904 SF
		25494 SF
R3 - LEVEL 4		
	ELECTRICAL	79 SF
	SERVICE CORRIDOR	430 SF
	SERVICE ELEV. LOBBY	123 SF
	TERRACE	5160 SF
	UNIT GH	4977 SF
	UNIT I	4213 SF
	UNIT J	5030 SF
	UNIT K	5904 SF
		25915 SF
R3 - LEVEL 5		
	ELECTRICAL	79 SF
	SERVICE CORRIDOR	430 SF
	TERRACE	5592 SF
	UNIT GH	4976 SF
	UNIT I	4213 SF
	UNIT JK	11145 SF
		26435 SF
R3 - ROOF LEVEL		
	ELEV. ROOF	465 SF
	MEP	197 SF
	ROOF	26711 SF
	STAIR ROOF	446 SF
		27818 SF
		207576 SF

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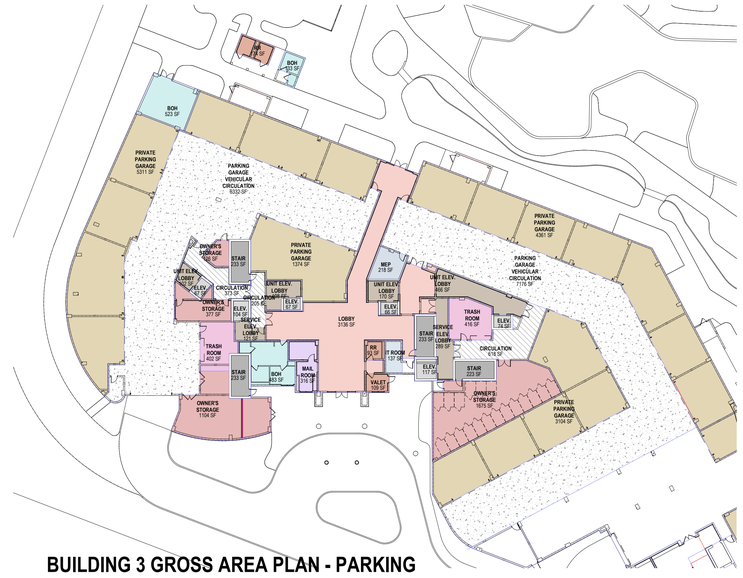

1 BUILDING 3 GROSS AREA PLAN - PARKING LEVEL

1" = 30'-0"

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Sheet Title: RESI BUILDING 3 - GROSS AREA PLAN

Project No. 21816

Sheet No. A1-R3-10

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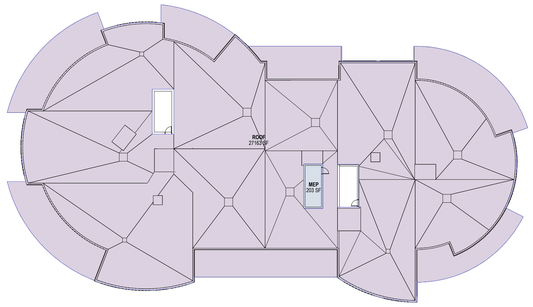


6 BUILDING 3 NET AREA PLAN - ROOF LEVEL

1" = 30'-0"

3 BUILDING 3 NET AREA PLAN - LEVEL 3

1" = 30'-0"

5 BUILDING 3 NET AREA PLAN - LEVEL 5

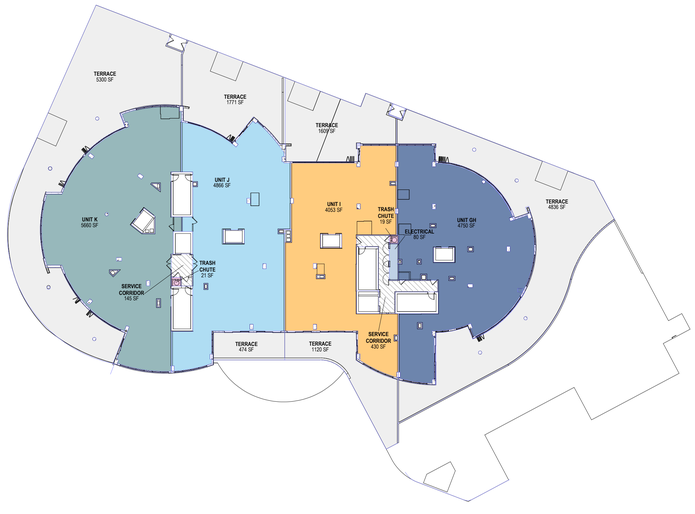
1" = 30'-0"

2 BUILDING 3 NET AREA PLAN - LEVEL 2

1" = 30'-0"

4 BUILDING 3 NET AREA PLAN - LEVEL 4

1" = 30'-0"



1 BUILDING 3 NET AREA PLAN - LEVEL 1

1" = 30'-0"

BUILDING 3 - UNIT COUNT	
NAME	Count
R3 - LEVEL 1	
UNIT GH	1
UNIT I	1
UNIT J	1
UNIT K	1
	4
R3 - LEVEL 2	
UNIT GH	1
UNIT I	1
UNIT J	1
UNIT K	1
	4
R3 - LEVEL 3	
UNIT GH	1
UNIT I	1
UNIT J	1
UNIT K	1
	4
R3 - LEVEL 4	
UNIT GH	1
UNIT I	1
UNIT J	1
UNIT K	1
	4
R3 - LEVEL 5	
UNIT GH	1
UNIT I	1
UNIT JK	1
	3
TOTAL UNIT COUNT:	19

NET AREAS - RESIDENTIAL BUILDING 3		
LEGEND	NAME	AREA
R3 - LEVEL 1		
	ELECTRICAL	80 SF
	SERVICE CORRIDOR	575 SF
	TERRACE	15110 SF
	TRASH CHUTE	39 SF
	UNIT GH	4750 SF
	UNIT I	4053 SF
	UNIT J	4866 SF
	UNIT K	5660 SF
		35133 SF
R3 - LEVEL 2		
	ELECTRICAL	79 SF
	SERVICE CORRIDOR	575 SF
	TERRACE	4297 SF
	TRASH CHUTE	39 SF
	UNIT GH	4751 SF
	UNIT I	4053 SF
	UNIT J	4867 SF
	UNIT K	5660 SF
		24321 SF
R3 - LEVEL 3		
	ELECTRICAL	79 SF
	SERVICE CORRIDOR	575 SF
	TERRACE	4723 SF
	TRASH CHUTE	39 SF
	UNIT GH	4750 SF
	UNIT I	4053 SF
	UNIT J	4869 SF
	UNIT K	5661 SF
		24750 SF
R3 - LEVEL 4		
	ELECTRICAL	79 SF
	SERVICE CORRIDOR	575 SF
	TERRACE	5146 SF
	TRASH CHUTE	39 SF
	UNIT GH	4752 SF
	UNIT I	4053 SF
	UNIT J	4869 SF
	UNIT K	5659 SF
		25171 SF
R3 - LEVEL 5		
	ELECTRICAL	79 SF
	SERVICE CORRIDOR	430 SF
	TERRACE	5587 SF
	TRASH CHUTE	40 SF
	UNIT GH	4752 SF
	UNIT I	4052 SF
	UNIT JK	10741 SF
		25680 SF
R3 - ROOF LEVEL		
	MEP	203 SF
	ROOF	27163 SF
		27365 SF
Grand total		162420 SF

BUILDING 3 - UNIT AREAS		BALCONY AREAS		TOTAL UNIT GROSS AREA
NAME	AREA	NAME	AREA	AREA
R3 - LEVEL 1		R3 - LEVEL 1		R3 - LEVEL 1
UNIT GH	4750 SF	TERRACE	4836 SF	9586 SF
UNIT I	4053 SF	TERRACE	2729 SF	6782 SF
UNIT J	4866 SF	TERRACE	2245 SF	7111 SF
UNIT K	5660 SF	TERRACE	5300 SF	10960 SF
	19329 SF		15110 SF	34439 SF
R3 - LEVEL 2		R3 - LEVEL 2		R3 - LEVEL 2
UNIT GH	4751 SF	TERRACE	1335 SF	6087 SF
UNIT I	4053 SF	TERRACE	894 SF	4947 SF
UNIT J	4867 SF	TERRACE	828 SF	5696 SF
UNIT K	5660 SF	TERRACE	1238 SF	6898 SF
	19331 SF		4297 SF	23628 SF
R3 - LEVEL 3		R3 - LEVEL 3		R3 - LEVEL 3
UNIT GH	4750 SF	TERRACE	1441 SF	6191 SF
UNIT I	4053 SF	TERRACE	960 SF	5013 SF
UNIT J	4869 SF	TERRACE	893 SF	5762 SF
UNIT K	5661 SF	TERRACE	1429 SF	7090 SF
	19333 SF		4723 SF	24056 SF
R3 - LEVEL 4		R3 - LEVEL 4		R3 - LEVEL 4
UNIT GH	4752 SF	TERRACE	1547 SF	6299 SF
UNIT I	4053 SF	TERRACE	1026 SF	5079 SF
UNIT J	4869 SF	TERRACE	950 SF	5819 SF
UNIT K	5659 SF	TERRACE	1622 SF	7281 SF
	19332 SF		5146 SF	24478 SF
R3 - LEVEL 5		R3 - LEVEL 5		R3 - LEVEL 5
UNIT GH	4752 SF	TERRACE	1657 SF	6409 SF
UNIT I	4052 SF	TERRACE	1094 SF	5146 SF
UNIT JK	10741 SF	TERRACE	2835 SF	13576 SF
	19545 SF		5587 SF	25131 SF
UNIT AREA	96870 SF	TERRACE AREA	34862 SF	131732 SF

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Sheet Title

RESI BUILDING 3 - NET AREA PLANS & UNIT MATRIX

Project No. **21816**

Sheet No.

A1-R3-11

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

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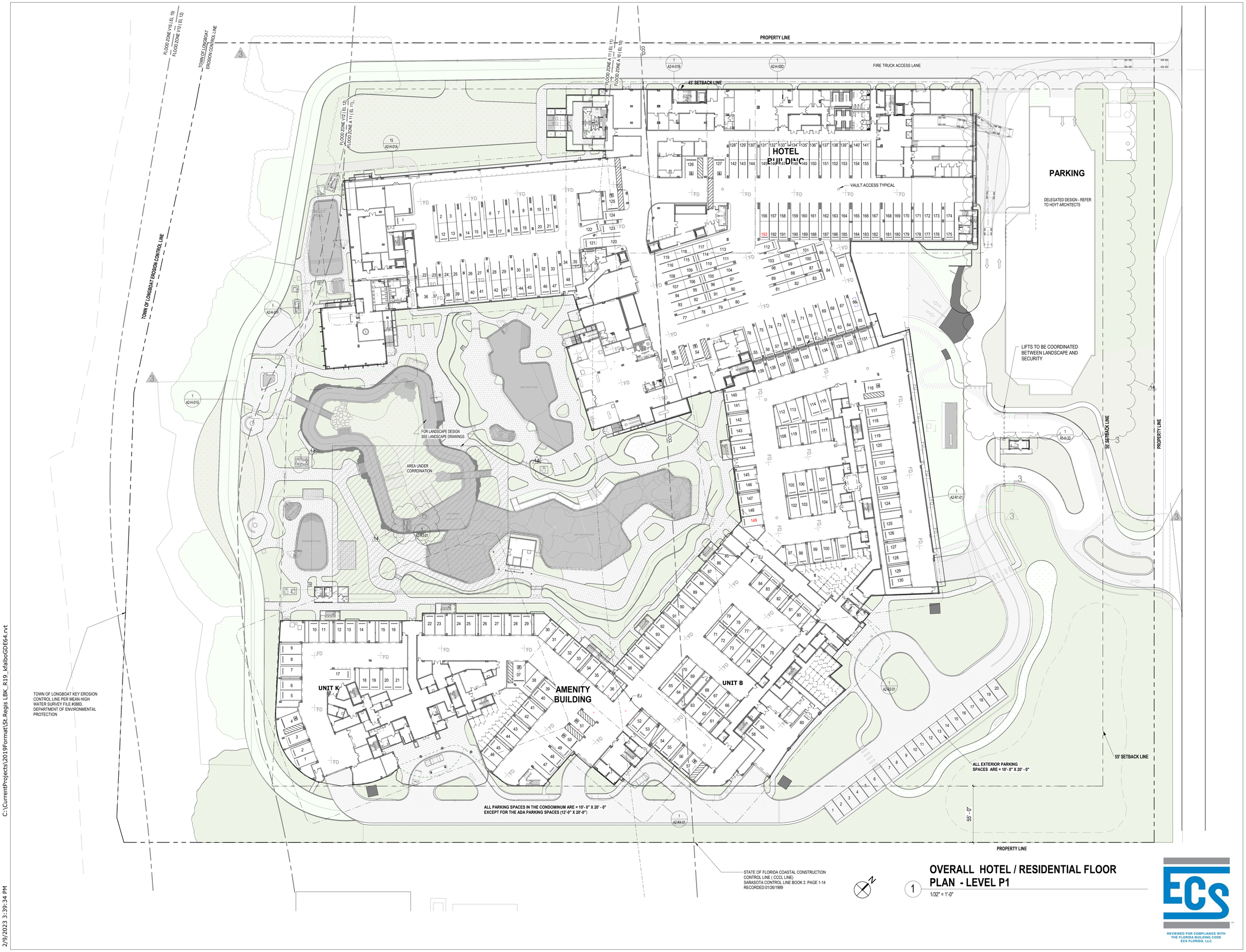
Sheet Title

OVERALL - LEVEL VAULT KEY PLAN

Project No. **21816**

Sheet No.

A2-00



OVERALL HOTEL / RESIDENTIAL FLOOR PLAN - LEVEL P1

1 1/32" = 1'-0"

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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

Project No. 21816

OVERALL - LEVEL P1 KEY PLAN

Sheet No.

A2-01

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OVERALL HOTEL / RESIDENTIAL FLOOR PLAN - LEVEL 1

1/32" = 1'-0"

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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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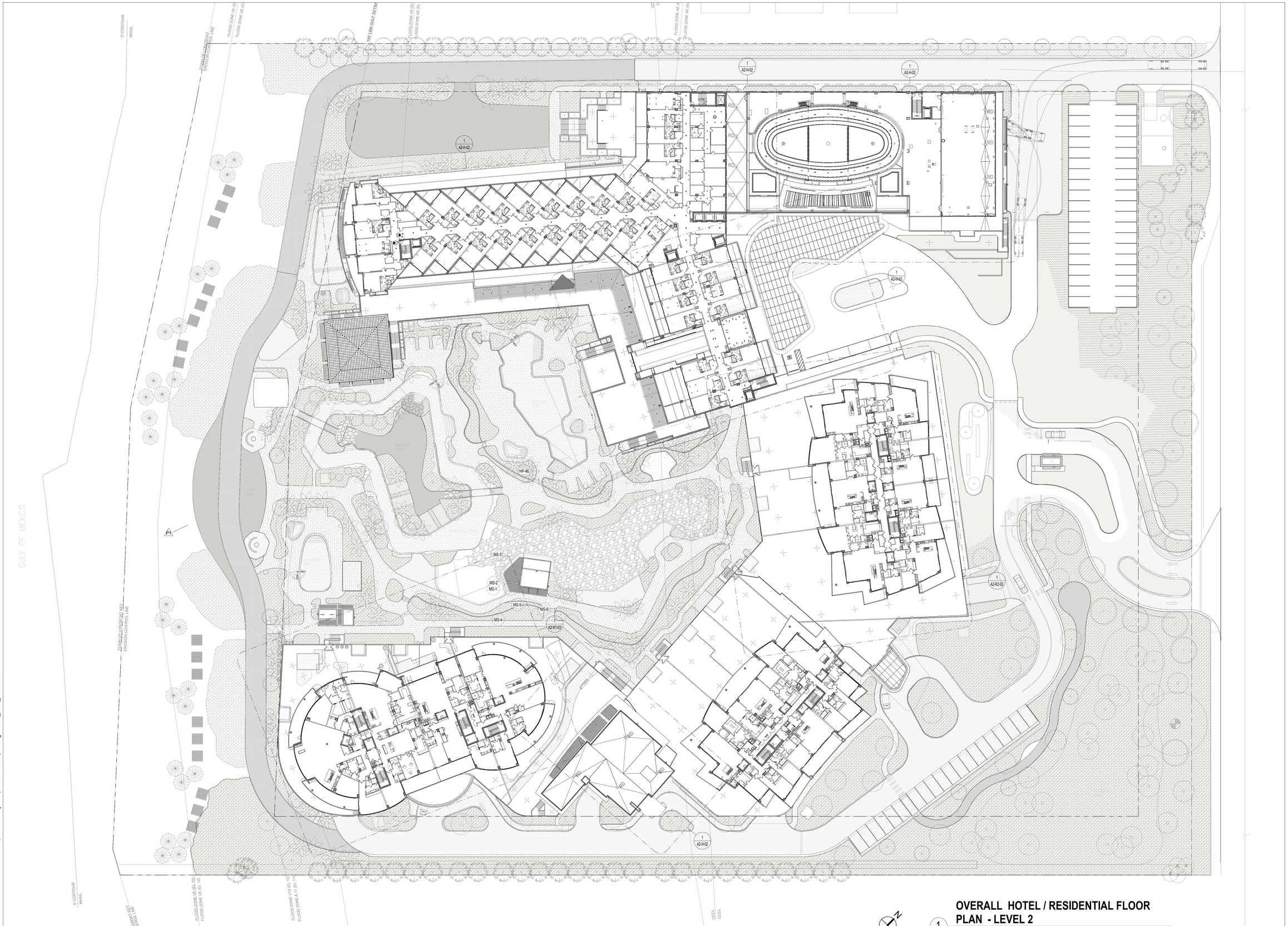

1 OVERALL HOTEL / RESIDENTIAL FLOOR PLAN - LEVEL 2

1/32" = 1'-0"

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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

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STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

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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 - LEVEL 2 KEY PLAN

Project No. **21816**

Sheet No.

A2-03

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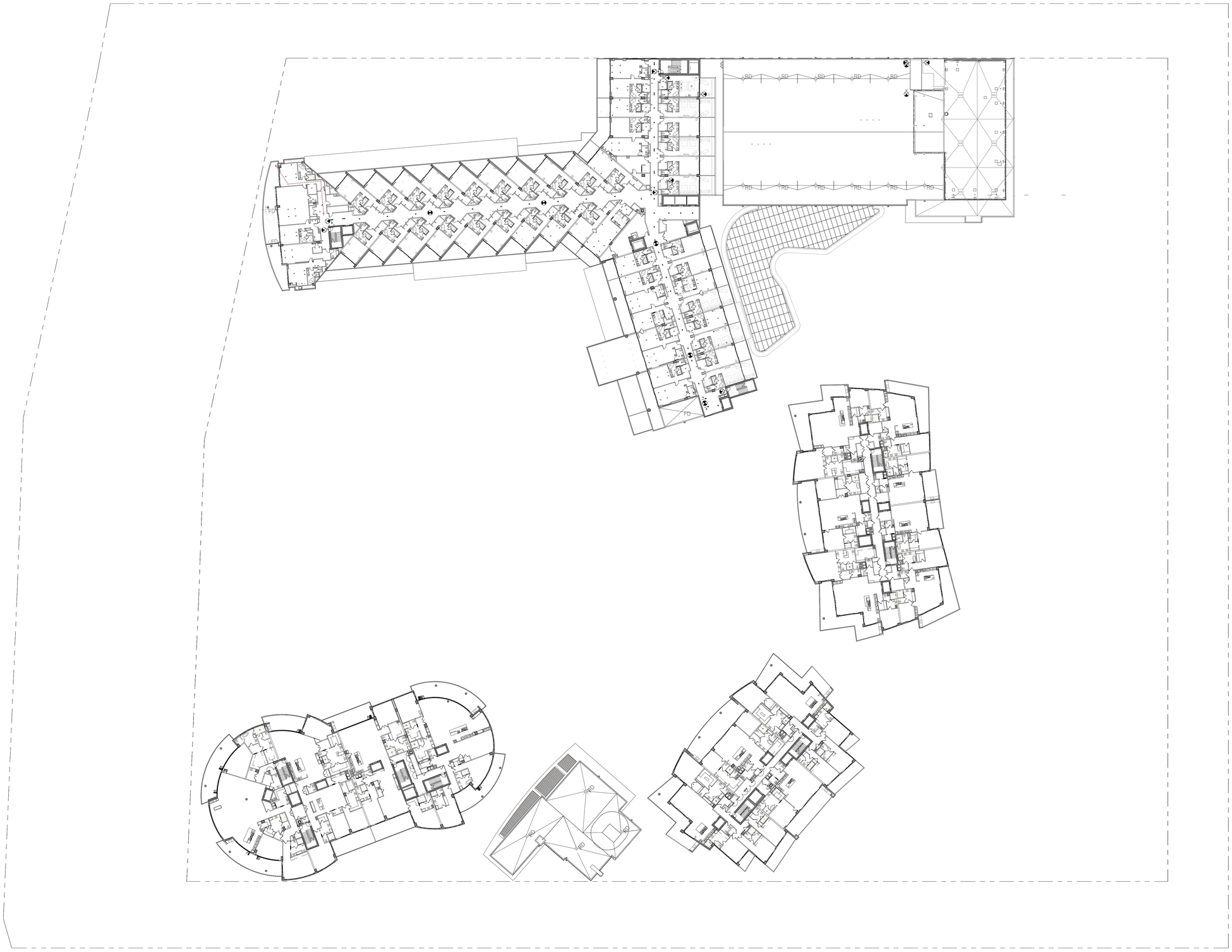

OVERALL HOTEL / RESIDENTIAL FLOOR PLAN - LEVEL 3

1 — 1/32" = 1'-0"

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Consultant

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Longboat Key, FL 34228

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Scott Lee

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AR95712
REGISTERED ARCHITECT

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Sheet Title

OVERALL - LEVEL 3 KEY PLAN

Project No. **21816**

Sheet No.

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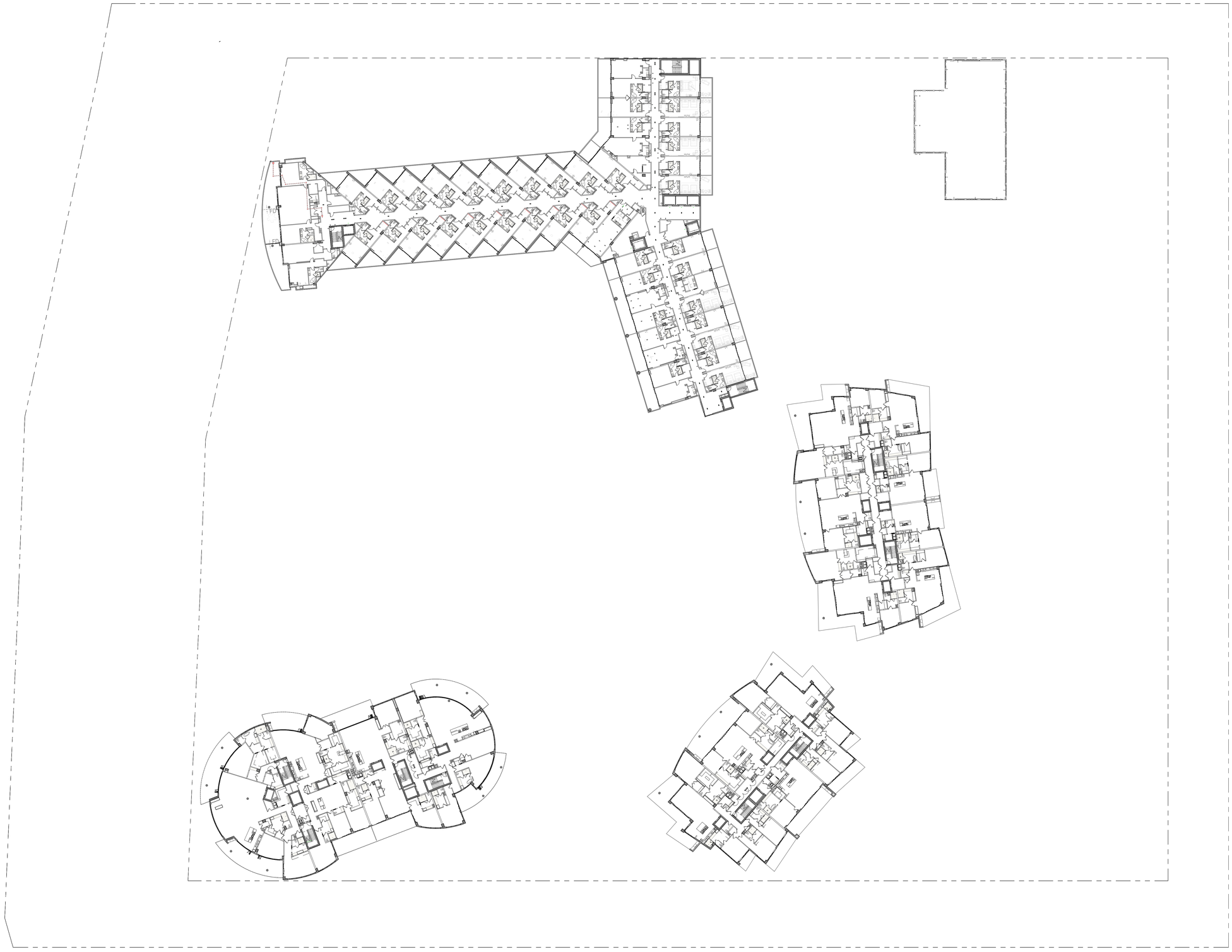

OVERALL HOTEL / RESIDENTIAL FLOOR PLAN - LEVEL 4

1 — 1/32" = 1'-0"

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Sheet Title

OVERALL - LEVEL 4 KEY PLAN

Project No. **21816**

Sheet No.

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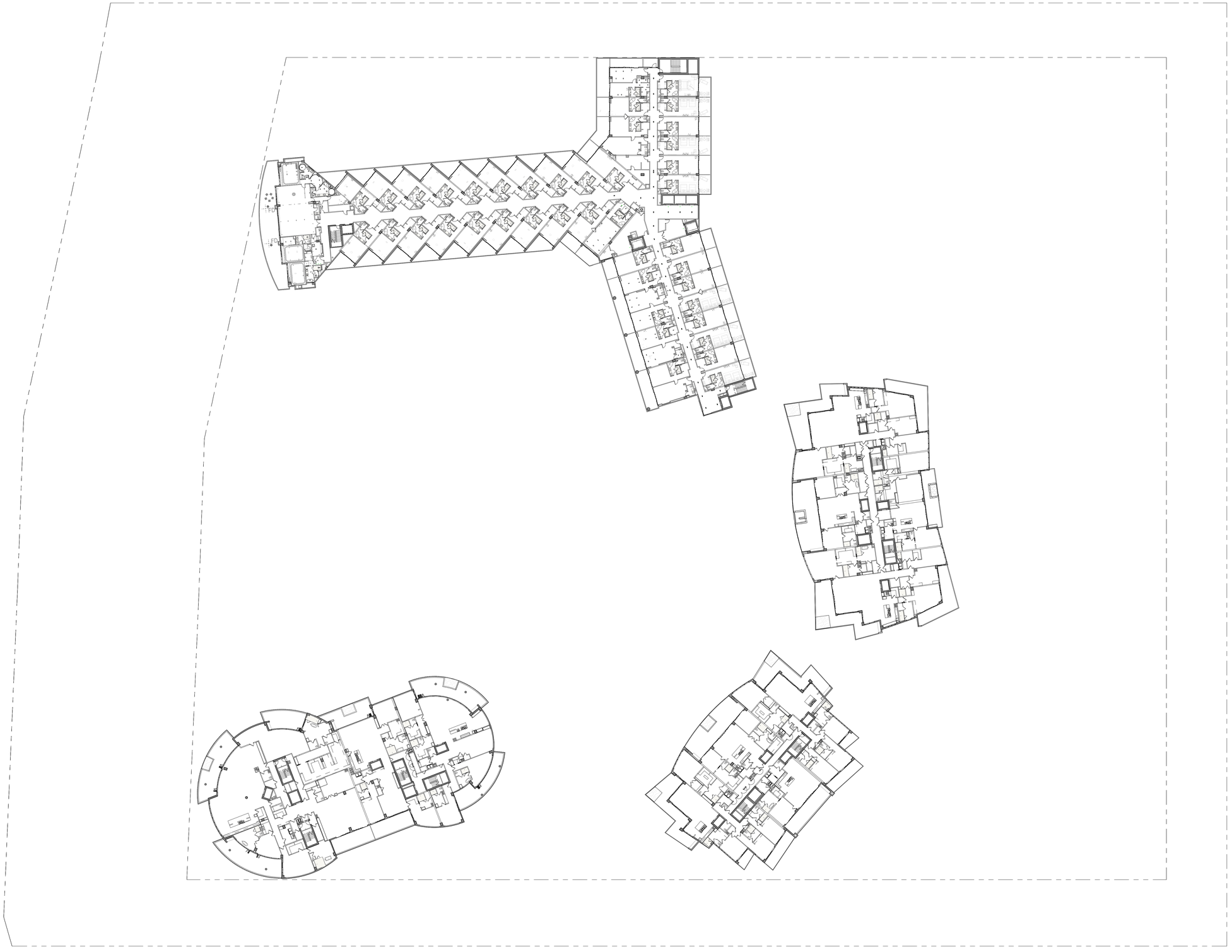

OVERALL HOTEL / RESIDENTIAL FLOOR PLAN - LEVEL 5

1 — 1/32" = 1'-0"

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Longboat Key, FL 34228

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Sheet Title

OVERALL - LEVEL 5 KEY PLAN

Project No. **21816**

Sheet No.

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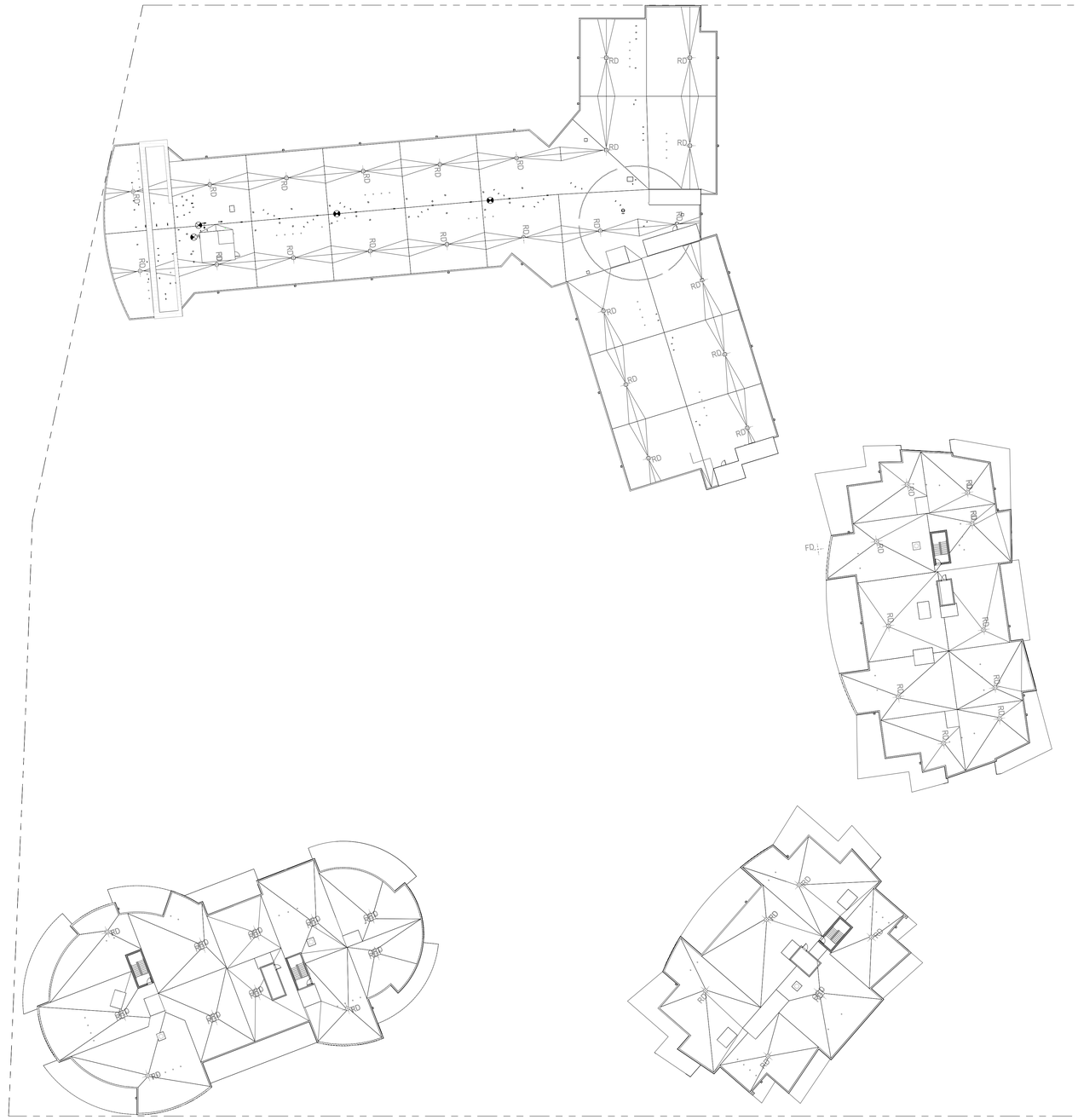

1 OVERALL HOTEL / RESIDENTIAL FLOOR PLAN - LEVEL ROOF
1/32" = 1'-0"

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Sheet Title
OVERALL - ROOF KEY PLAN

Project No. **21816**

Sheet No.
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RESIDENTS' POOL
MEANDERING POOL
MID LEVEL POOL
POOL RESTROOM
POOL STORAGE
JAN CLOSET
246' - 9"
POOL EQUIPMENT ROOM
BUILDING 3 PARKING GARAGE
BUILDING 1 PARKING GARAGE
BUILDING 2 PARKING GARAGE
RESIDENTIAL BUILDING 3 PARKING ENTRY
RESIDENTIAL BUILDING 2 PARKING ENTRY
RESIDENTIAL BUILDING 1 PARKING ENTRY
EXIT PASSAGEWAY
LOBBY
MAIL ROOM
MAIL COUNTER
LARGE PACKAGE DELIVERY STORAGE
MAIN LOBBY
ELEVATOR LOBBY UNIT H
ELEVATOR LOBBY UNIT J
ELEVATOR LOBBY UNIT K
ELEVATOR LOBBY UNIT L
ELEVATOR LOBBY UNIT A
ELEVATOR LOBBY UNIT C
ELEVATOR LOBBY UNIT D & N
SE LOBBY
ELEV. LOBBY
SERVICE ELEV LOBBY
TRASH ROOM
TRASH
SERVICE ELEVATOR LOBBY
SERVICE ELEVATOR LOBBY
SERVICE PARKING
ENGINEERING'S OFFICE
STAFF BREAKROOM
HOUSEKEEPING OFFICE
OWNER'S STORAGE
B3 UNIT KJ OWNER'S STORAGE
R3 OWNER'S STORAGE
R2 OWNER'S STORAGE
R1 OWNER'S STORAGE
STORAGE
MAIL RM
Mail Parking
IT RM
BUTLER'S
MECHANICAL
ELECTRICAL
TRASH ROOM
BOH ENTRY
BOH / SERVICE AREA WASHING BAY
DOG GROOMING
GALLERY
AMENITY BLDG
ADMIN OFFICE
DIRECTOR'S OFFICE
EXIT DISCHARGE CORRIDOR
CORRIDOR
MEP
MDF
Express corridor
POOL STO.
R1- PRIVATE PARKING GARAGE 01
R1- PRIVATE PARKING GARAGE 02
R1- PRIVATE PARKING GARAGE 03
R1- PRIVATE PARKING GARAGE 04
R1- PRIVATE PARKING GARAGE 05
R1- PRIVATE PARKING GARAGE 06
R1- PRIVATE PARKING GARAGE 07
R1- PRIVATE PARKING GARAGE 08
R1- PRIVATE PARKING GARAGE 09
R1- PRIVATE PARKING GARAGE 10
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R4- PRIVATE PARKING GARAGE 08
R4- PRIVATE PARKING GARAGE

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

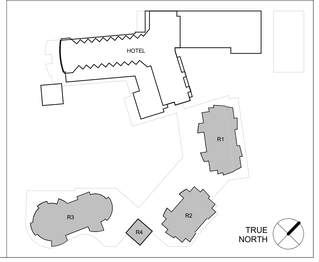
Building Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Electrical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Mechanical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Plumbing Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Fire Review - Roger Sanders PX651 - NA to Private Provider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



TRUE NORTH

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 — 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

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Reviewed for Code Compliance
With The Florida Building Code
ECS, Florida LLC
41-3055-REV 22.26 8/12/2024

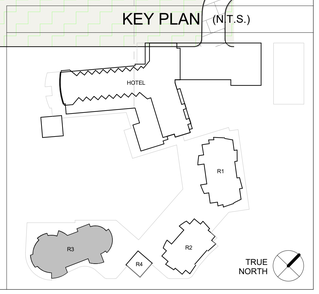
Building Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Electrical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Mechanical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Plumbing Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Fire Review - Roger Sanders PX651 - NA to Private Provider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

RESIDENTIAL BUILDING 3 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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Longboat Key, FL 34228

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12	PERMIT REVISION 12	11/04/2022
14	PERMIT REVISION 14	02/10/2023
23	PERMIT REVISION 23	11/03/2023

Sheet Title: **RESI BUILDING 3 - LEVEL P1 FLOOR PLAN**

Project No. **21816**

Sheet No. **A2-R3-00**

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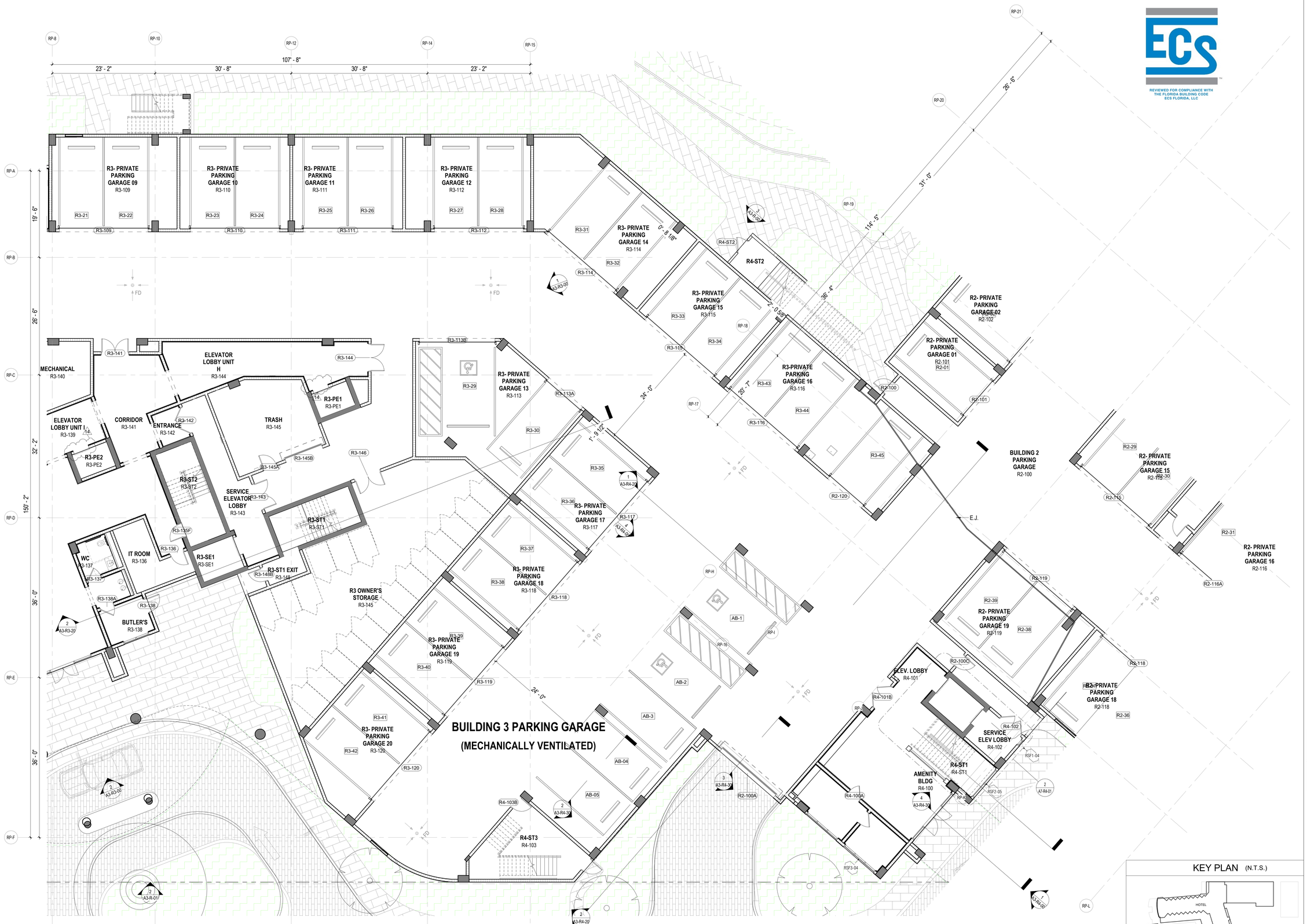
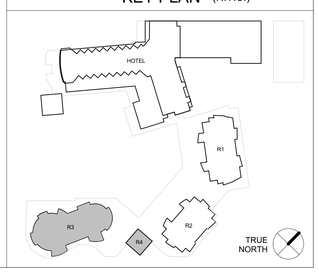


RESIDENTIAL BUILDING 3 PARKING FLOOR PLAN - LEVEL P1A

1/8" = 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

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.

STATE OF FLORIDA SCOTT A LEE REGISTERED ARCHITECT AR95712

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14	PERMIT REVISION 14	02/10/2023

Sheet Title

RESI BUILDING 3 & 4 PARKING FLOOR PLAN - LEVEL P1A

Project No. **21816**

Sheet No.

A2-R3-00A

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41-2055-REV 22-26 8/12/2024

Building Review - Roger Sanders PX651 - Reviewed - 7/31/2024
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Plumbing Review - Roger Sanders PX651 - Reviewed - 7/31/2024
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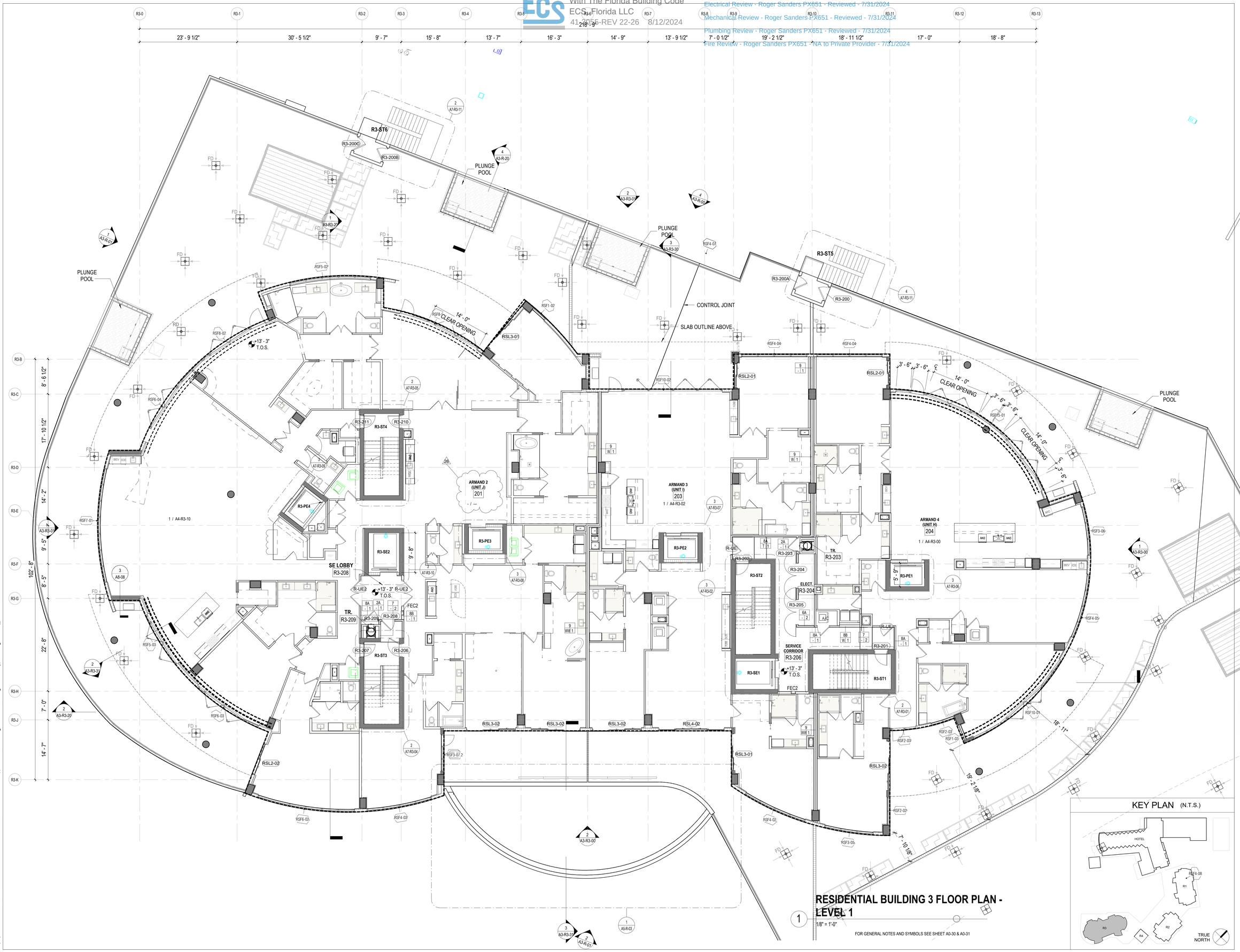

RESIDENTIAL BUILDING 3 FLOOR PLAN - LEVEL 1

1/8" = 1'-0"

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

SB ARCHITECTS

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14	PERMIT REVISION 14	02/10/2023
23	PERMIT REVISION 23	11/03/2023
26	PERMIT REVISION 26	06/27/2024

Sheet Title

Project No. 21816

RESI BUILDING 3 - LEVEL 1 FLOOR PLAN

Sheet No.

A2-R3-01

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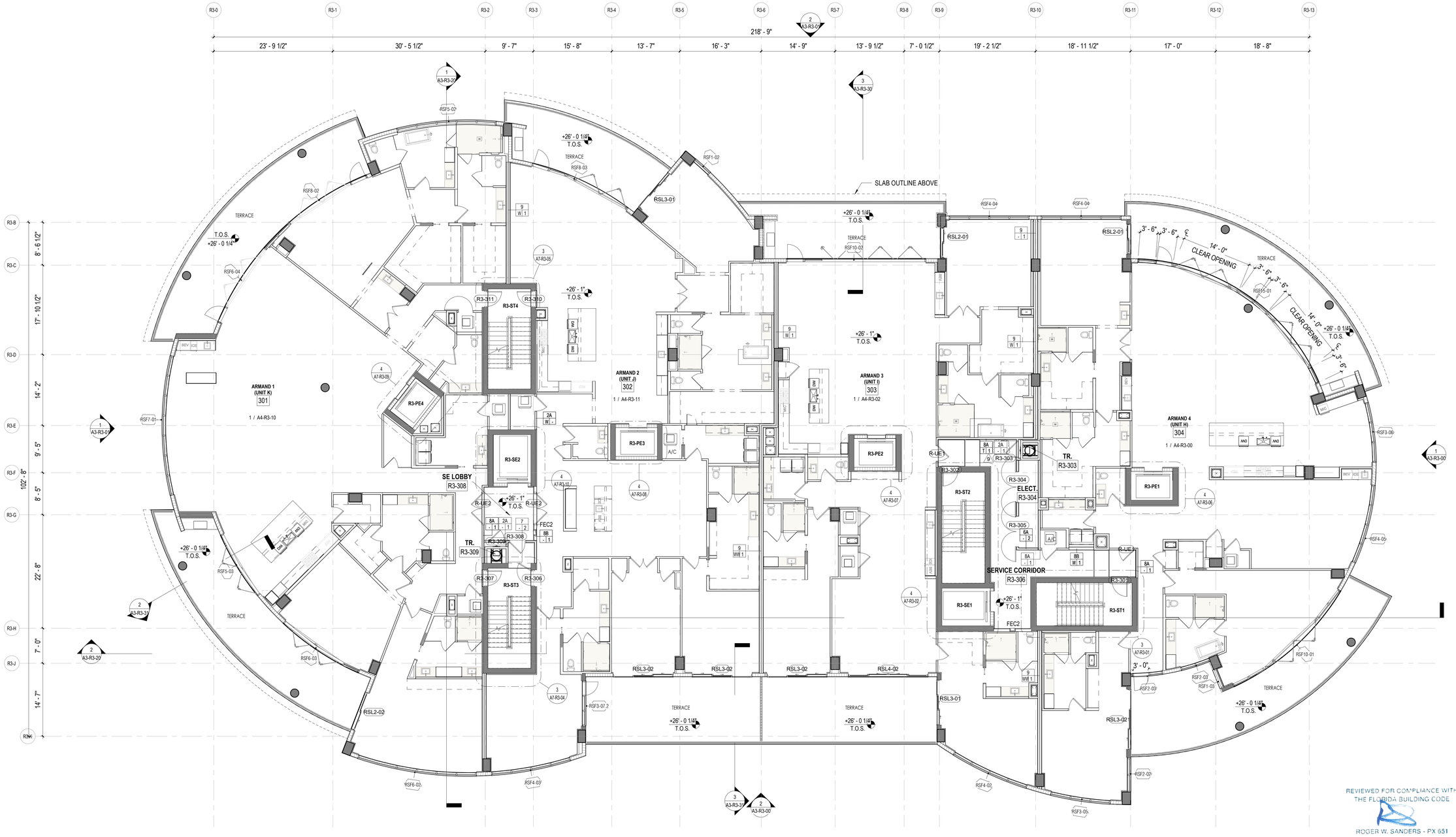


REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE

ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

RESIDENTIAL BUILDING 3 FLOOR PLAN - LEVEL 2

1 — 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
- 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.
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.

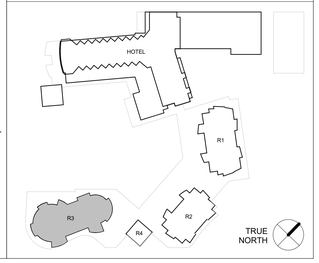
PLAN LEGEND, SYMBOLS AND NOTES

- 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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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

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.

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

Scott A. Lee

Digitally signed by Scott A. Lee
DN: E=slee@bkenge.com, CN=Scott A. Lee, T=21779, OU=Miembro Activo del Instituto Politécnico de Puerto Rico, S=Puerto Rico, C=US
Date: 2021.07.11 08:15:03-04'00'

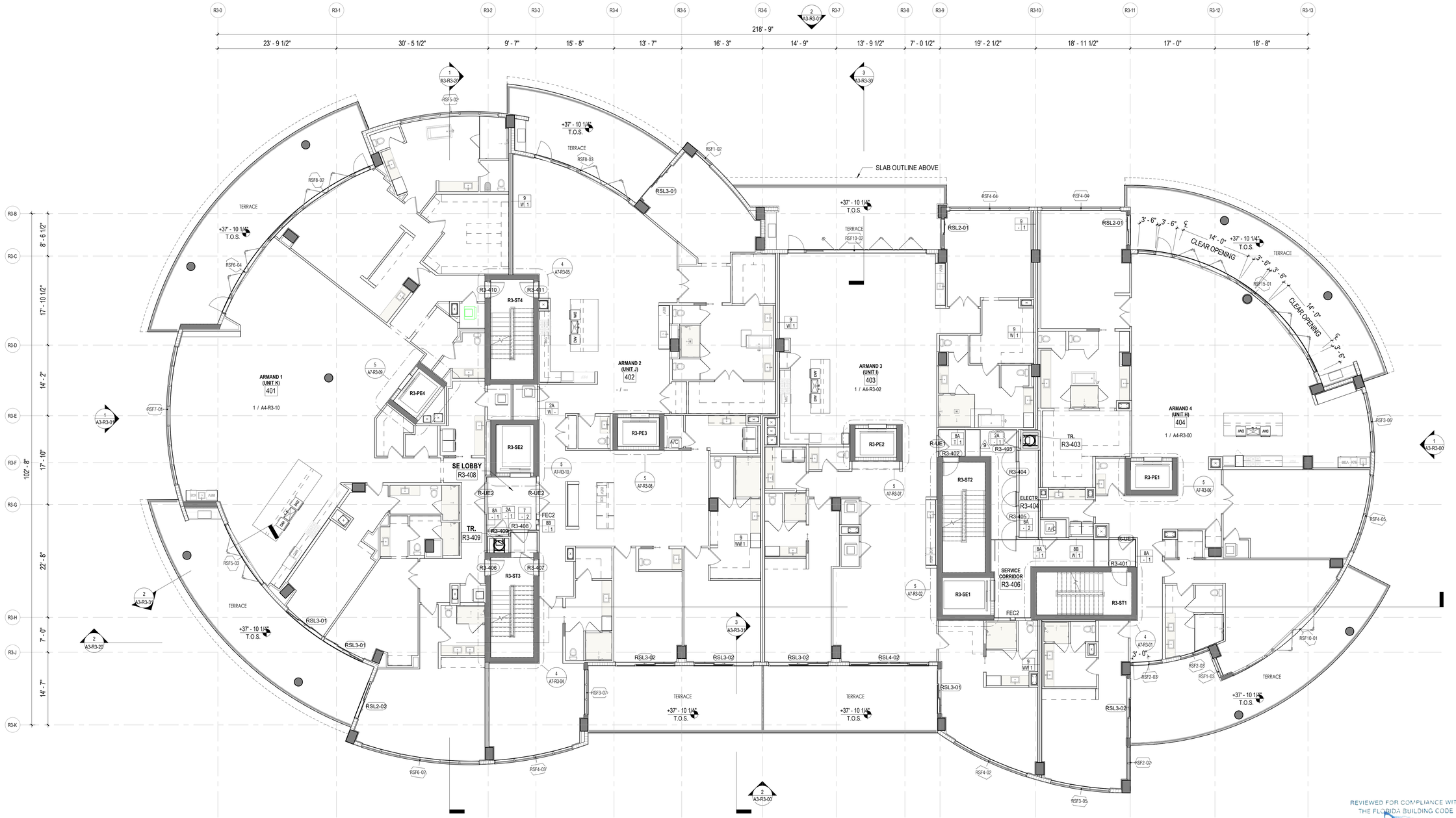
RESI Bldg 3 - Issued

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
5	PERMIT REVISION 5	05/06/2022
6	PERMIT REVISION 6	06/03/2022
9	PERMIT REVISION 9	07/29/2022

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

Project No. **21816**

Sheet No. **A2-R3-02**



REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE

ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

RESIDENTIAL BUILDING 3 FLOOR PLAN - LEVEL 3

1 — 1/8" = 1'-0"

CEILING LEGEND, SYMBOLS AND NOTES

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CEILING MOUNTED OR WALL MOUNTED

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X / W. 1 — WALL TYPE - SEE DRAWING A9-00
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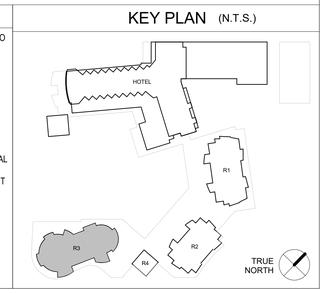
KEY PLAN (N.T.S.)



SB ARCHITECTS

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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

Digitally signed by Scott A. Lee
DN: E=slee@bkenge.com, CN=Scott A. Lee, T=2779, O=Bermello Ajamil & Partners, Arquitectos Paisajistas de Puerto Rico, S=Puerto Rico, C=US
Date: 2021.07.11 08:15:04-04'00'

Scott A. Lee

RESI Bldg 3 - 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
5	PERMIT REVISION 5	05/06/2022
6	PERMIT REVISION 6	06/03/2022
9	PERMIT REVISION 9	07/29/2022

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

Project No. **21816**

Sheet No. **A2-R3-03**

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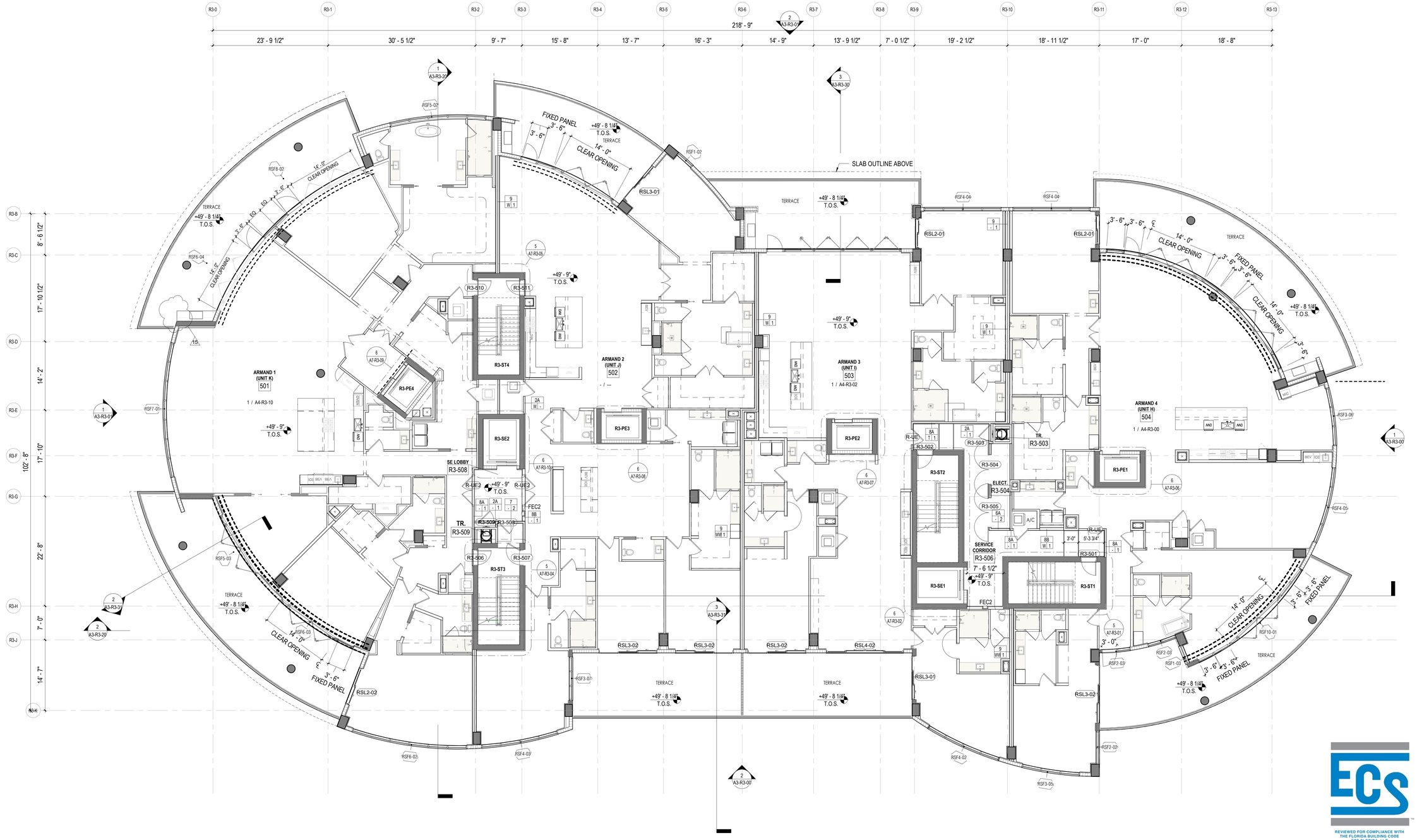
R3-0
R3-1
R3-2
R3-3
R3-4
R3-5
R3-6
R3-7
R3-8
R3-9
R3-10
R3-11
R3-12
R3-13
218' - 9"
23' - 9 1/2"
30' - 5 1/2"
9' - 7"
15' - 8"
13' - 7"
16' - 3"
14' - 9"
13' - 9 1/2"
7' - 0 1/2"
19' - 2 1/2"
18' - 11 1/2"
17' - 0"
18' - 8"
R3-B
R3-C
R3-D
R3-E
R3-F
R3-G
R3-H
R3-J
R3-K
8' - 6 1/2"
17' - 10 1/2"
14' - 2"
17' - 10"
22' - 8"
7' - 0"
14' - 7"
102' - 8"
SLAB OUTLINE ABOVE
TERRACE
+49' - 8 1/4"
T.O.S.
+49' - 9"
T.O.S.
FIXED PANEL
3' - 6"
14' - 0"
CLEAR OPENING
ARMAND 1
(UNIT K)
501
1 / A4-R3-10
ARMAND 2
(UNIT J)
502
- / ---
ARMAND 3
(UNIT I)
503
1 / A4-R3-02
ARMAND 4
(UNIT H)
504
1 / A4-R3-00
SE LOBBY
R3-508
TR.
R3-509
SERVICE
CORRIDOR
R3-506
7' - 6 1/2"
R3-ST1
R3-ST2
R3-ST3
R3-ST4
R3-SE1
R3-SE2
R3-PE1
R3-PE2
R3-PE3
R3-PE4
RSL2-01
RSL3-01
RSL3-02
RSL4-02
RSF1-01
RSF1-02
RSF1-03
RSF2-02
RSF2-03
RSF3-05
RSF4-02
RSF4-03
RSF4-04
RSF4-05
RSF5-02
RSF5-03
RSF6-02
RSF6-03
RSF6-04
RSF7-01
RSF10-01
FEC2
A/C
ELECT.
R3-504
R3-505
R3-501
R3-502
R3-503
R-UE
R-UE2
ELEV.
ENG.
MECH.
ELEC.
TEL.
DW
W
REFR.
ICE
BEV
ANO
SLAB OUTLINE ABOVE
RSL2-01
RSL3-01
RSL3-02
RSL3-02
RSL3-02
RSL4-02
RSF3-07
RSF6-02
RSF4-03
RSF4-02
RSF2-02
RSF3-05
RSF3-09
RSF4-05
RSF10-01
RSF2-03
RSF1-03
TERRACE
+49' - 8 1/4"
T.O.S.
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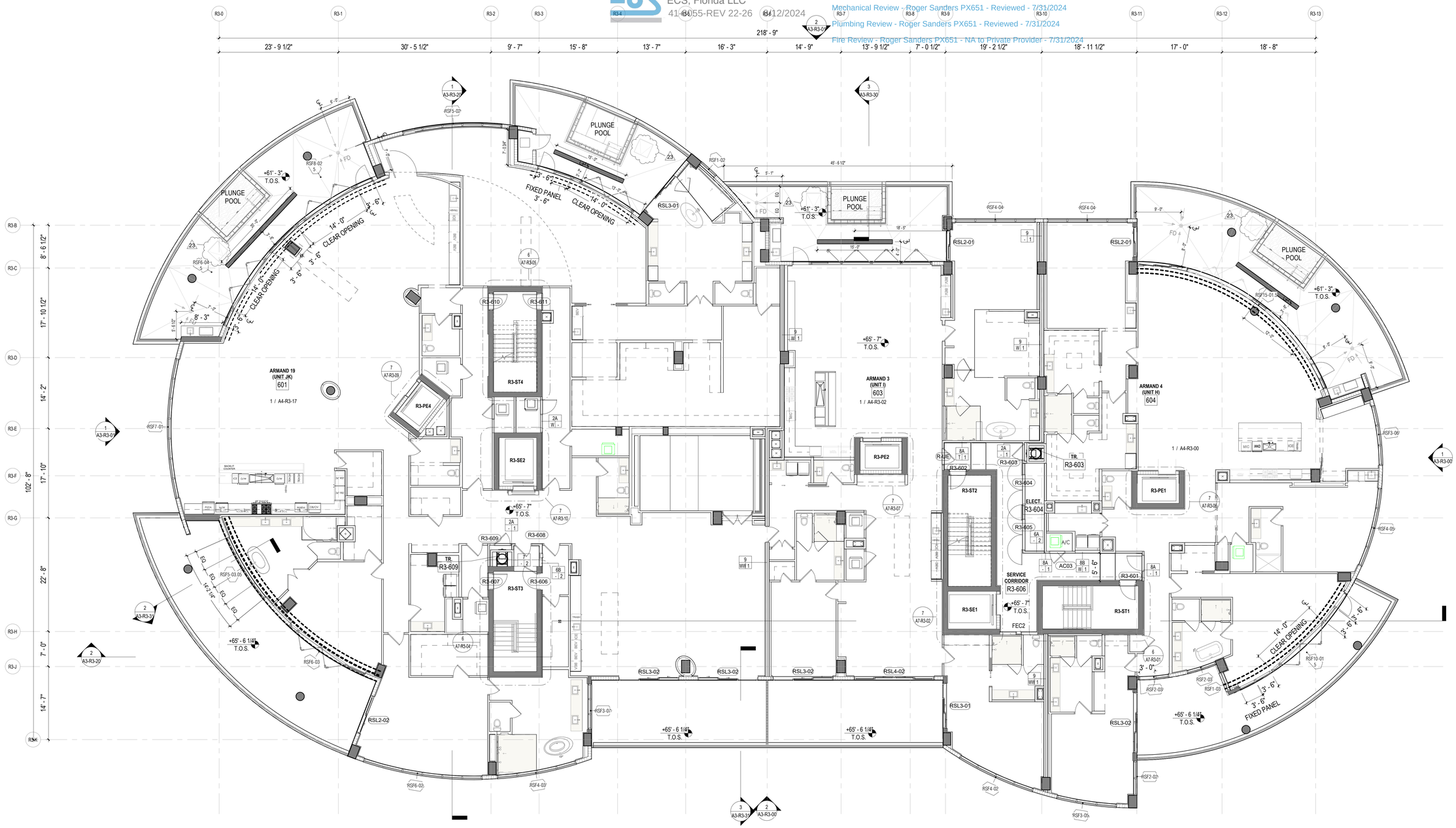
T.O.S.
14' - 0"
CLEAR OPENING
FIXED PANEL
3' - 6"
3' - 0"
5' - 3 3/4"
3' - 6"
3' - 6"
3' - 6

Reviewed for Code Compliance
With The Florida Building Code
ECS, Florida LLC
41-8655-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 3 FLOOR PLAN - LEVEL 5

1 1/8" = 1'-0"

CEILING LEGEND, SYMBOLS AND NOTES

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

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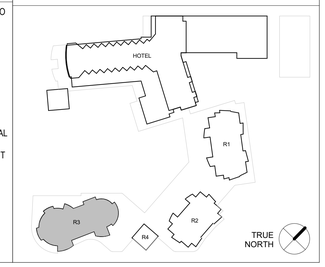
2. FOR FIRE RATED WALLS AND LOCATIONS SEE LIFE SAFETY DRAWINGS.
3. SET HINGE SIDE OF INTERIOR DOORS AT 4" FROM SIDE WALL (TYP), UNLESS OTHERWISE NOTED.
4. FOR BUILT-IN MILLWORK SEE INTERIOR DESIGN DRAWINGS.
5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
6. SLOPES TO DRAIN 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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F 305/856-0854

A California Corporation

Consultant

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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

Digitally signed by Scott Lee
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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 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
5	PERMIT REVISION 5	05/06/2022
6	PERMIT REVISION 6	06/03/2022
9	PERMIT REVISION 9	07/29/2022
10	PERMIT REVISION 10	08/19/2022
11	PERMIT REVISION 11	09/09/2022
23	PERMIT REVISION 23	11/03/2023

Sheet Title: **RESI BUILDING 3 - LEVEL 5 FLOOR PLAN**

Project No. **21816**

Sheet No. **A2-R3-05**

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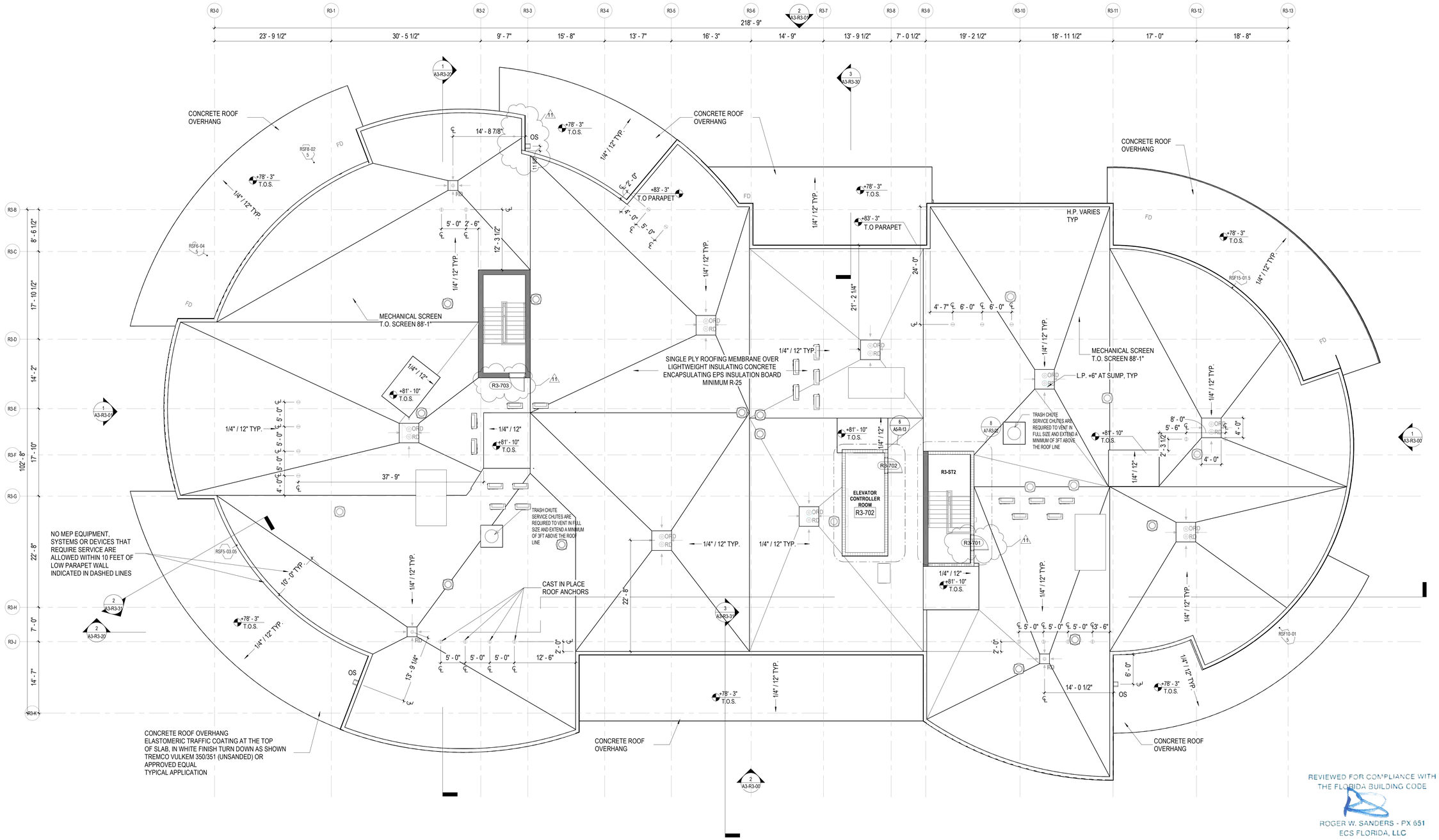

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE

ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

1 RESIDENTIAL BUILDING 3 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
- 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.
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X / W 1 WALL TYPE - SEE DRAWING A9-00
INDICATES FIRE-RATING
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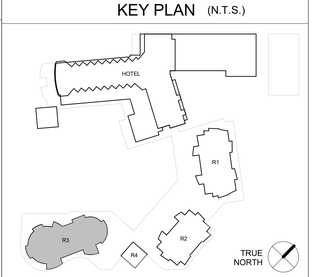
KEY PLAN (N.T.S.)



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A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

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Longboat Key, FL 34228

Owner

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UNICORP NATIONAL DEVELOPMENTS, INC.

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

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Date: 2021.07.11 08:18:32-04'00'

Scott A. Lee

RESI Bldg 3 - 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 3 - ROOF PLAN**

Project No. **21816**

Sheet No. **A2-R3-06**

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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

RESI BUILDING 3 - LEVEL P1 REFLECTED CEILING PLAN

1 — 1/8" = 1'-0"

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

KEY PLAN (N.T.S.)

SB ARCHITECTS

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Scott Lee

Digitally signed by Scott Lee
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No.	Description	Date
	PERMIT SET	05/14/2021
3	PERMIT APPROVAL SET	12/13/2021
7	PERMIT REVISION 7	06/17/2022
13	PERMIT REVISION 13	12/16/2022
	RESI. UNIT PERMIT	3/31/2023
24	PERMIT REVISION 24	01/19/2024

Sheet Title

Project No. **21816**

RESI BUILDING 3 - LEVEL P1 REFLECTED CEILING PLAN

Sheet No.

A2-R3-50

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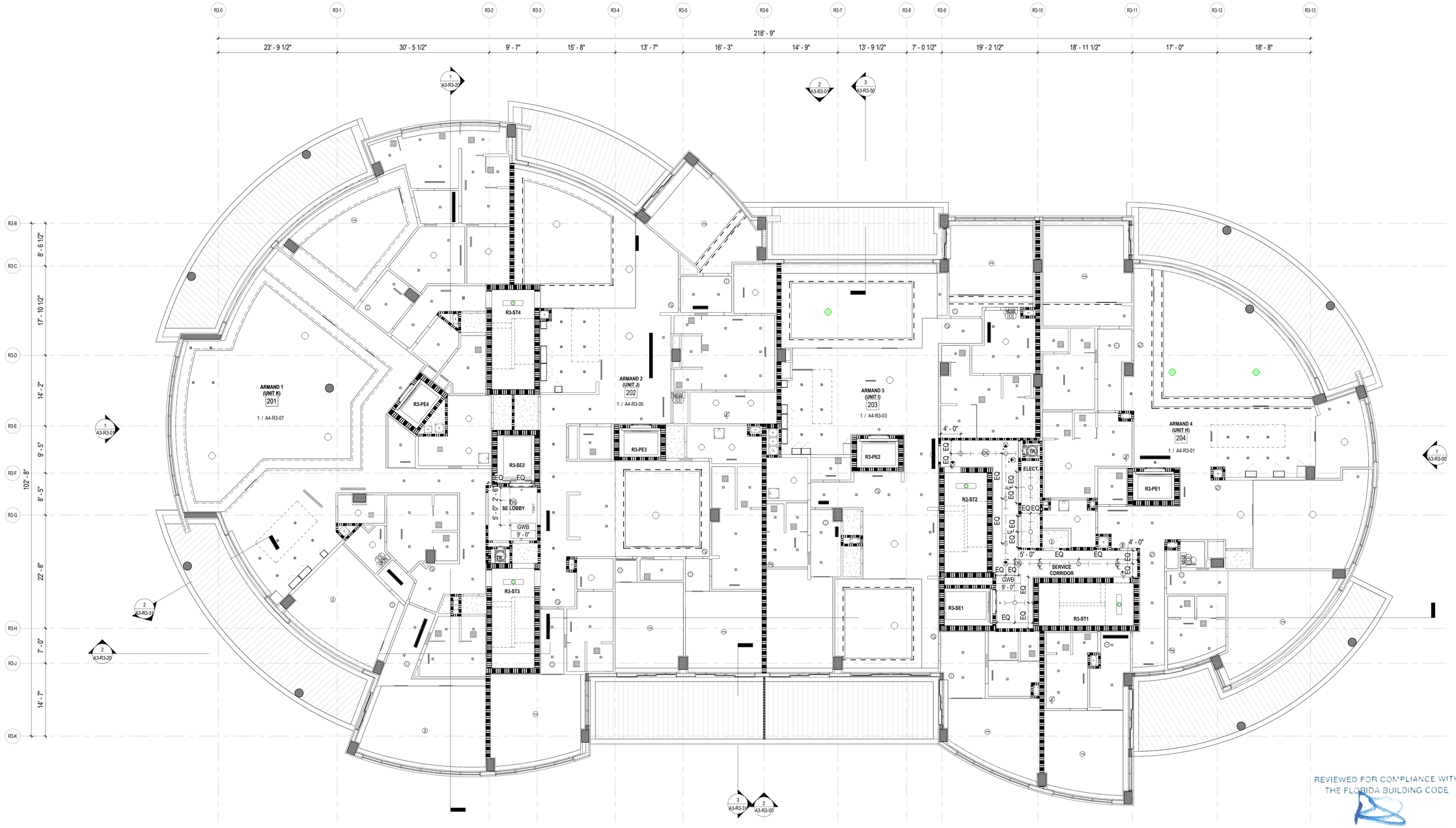

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE

ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

1 RESI BUILDING 3 REFLECTED CEILING PLAN - LEVEL 1

1/8" = 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
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

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- 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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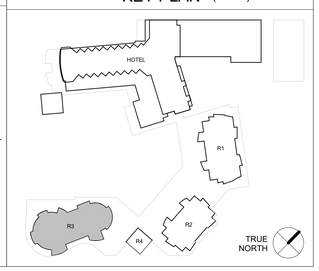
7. TOP OF ALL GUARDRAILS MUST BE MINIMUM OF 42" ABOVE ADJACENT FINISH FLOOR
8. ALL CEMENT PLASTER AND SKIM COAT FINISHES TO BE PAINTED UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

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 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 BUILDING 3 - LEVEL 1 REFLECTED CEILING PLAN**

Project No. 21816

Sheet No. **A2-R3-51**

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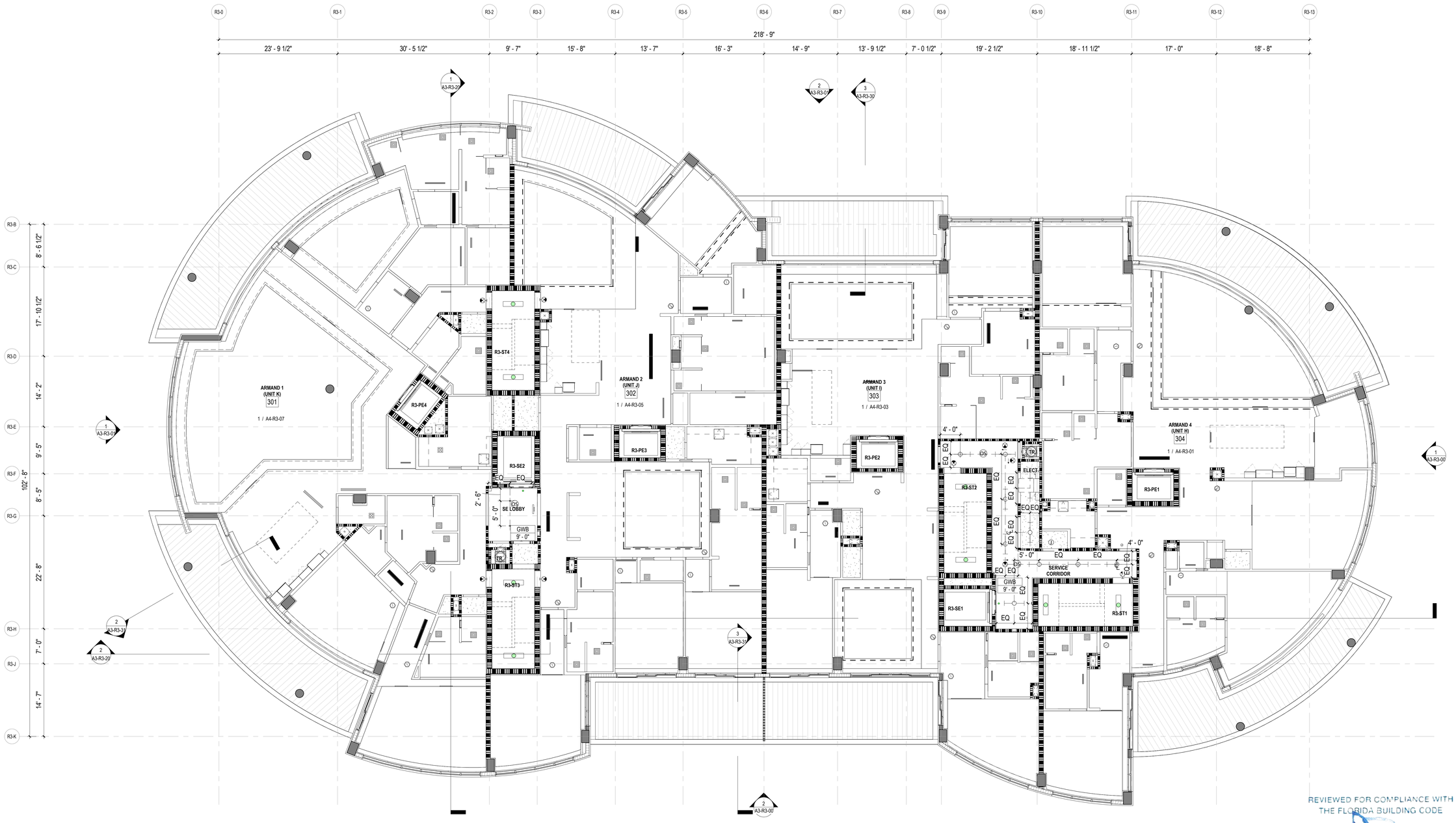


REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE

ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

RESI BUILDING 3 REFLECTED CEILING PLAN - LEVEL 2

1 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
- 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.

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.

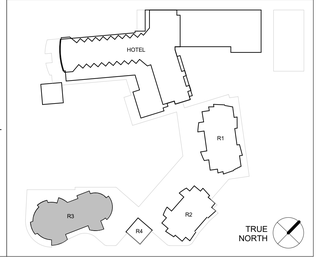
PLAN LEGEND, SYMBOLS AND NOTES

- 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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RESI Bldg 3 - Issued

No.	Description	Date
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1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021

Sheet Title: **RESI BUILDING 3 - LEVEL 2 REFLECTED CEILING PLAN**

Project No. **21816**

Sheet No. **A2-R3-52**

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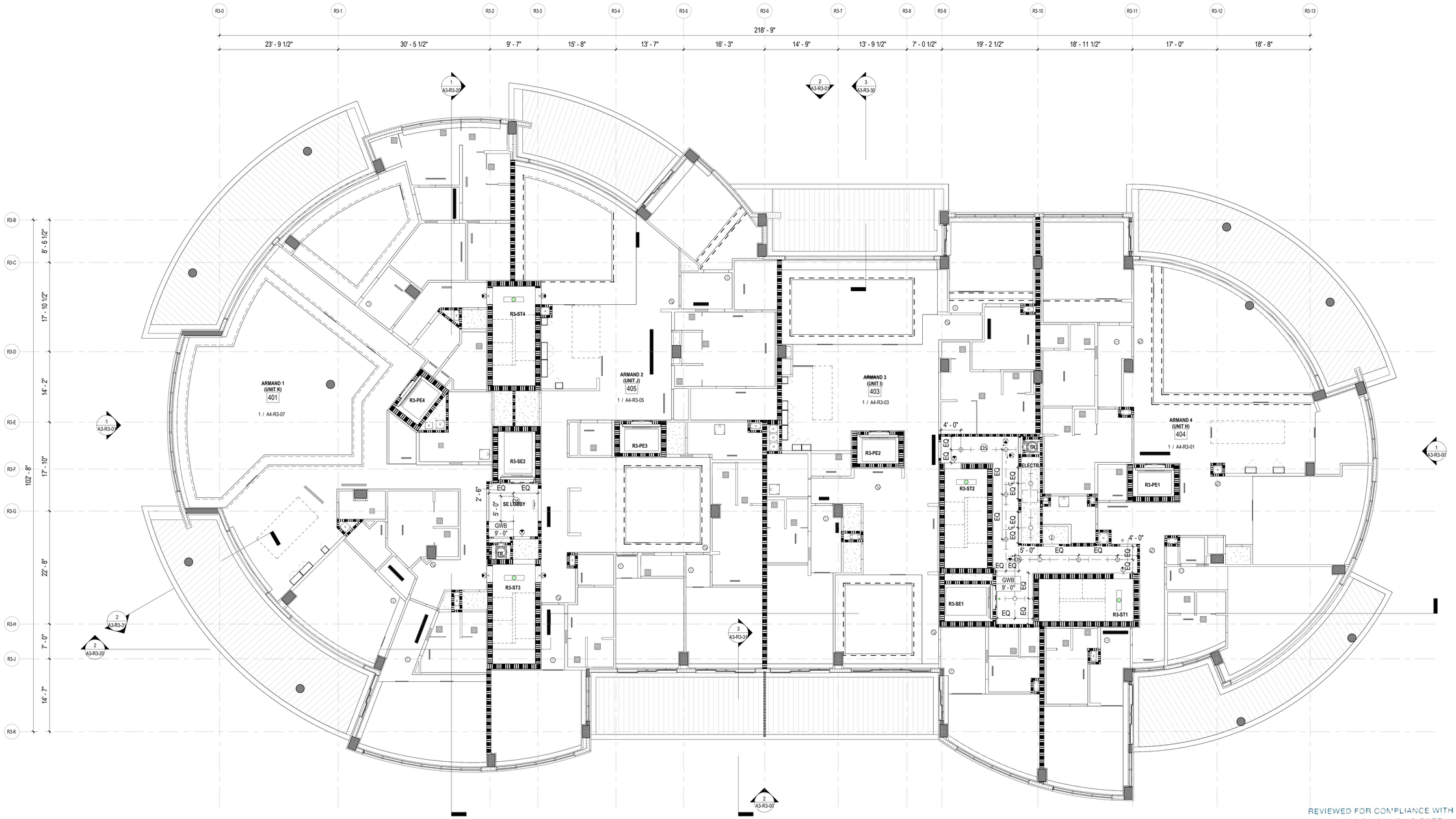

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE

ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

RESI BUILDING 3 REFLECTED CEILING PLAN - LEVEL 3

1 — 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
- 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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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
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- FD FLOOR DRAIN
- RD — ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
- 1/2 HOUR RATED SMOKE-TIGHT PARTITION
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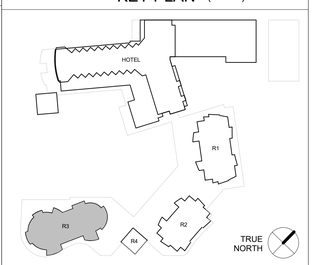
KEY PLAN (N.T.S.)



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

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 BUILDING 3 - LEVEL 3 REFLECTED CEILING PLAN**

Project No. 21816

Sheet No. **A2-R3-53**

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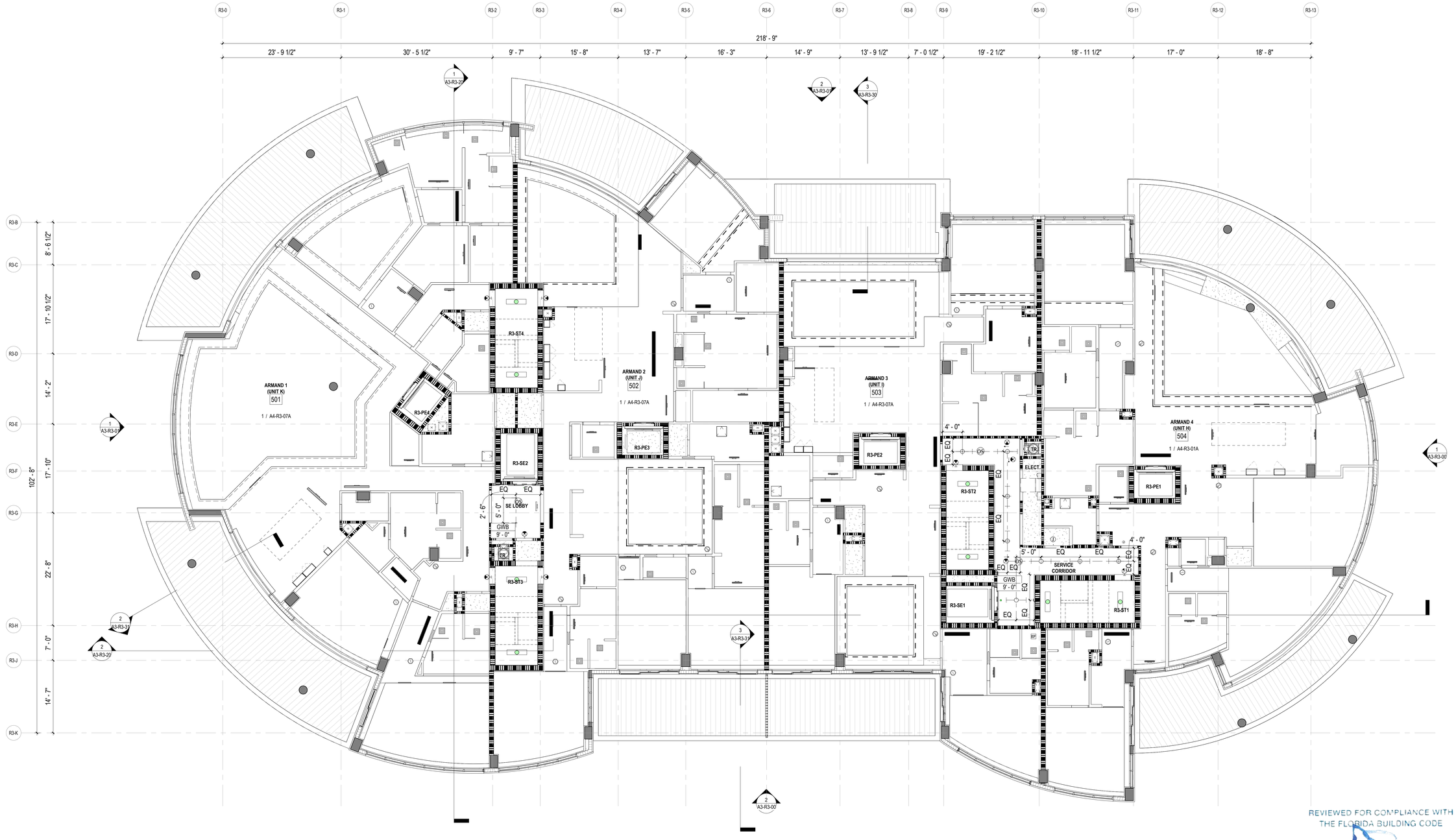

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE

ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

1 RESI BUILDING 3 REFLECTED CEILING PLAN - LEVEL 4

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
- 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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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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- 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.

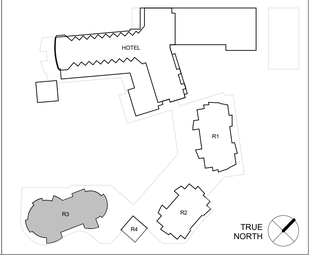
FD FLOOR DRAIN

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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LONGBOAT KEY HOTEL & RESIDENCES

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Longboat Key, FL 34228

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UNICORP NATIONAL DEVELOPMENTS, INC.

Scott Lee

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

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 BUILDING 3 - LEVEL 4 REFLECTED CEILING PLAN**

Project No. 21816

Sheet No. **A2-R3-54**

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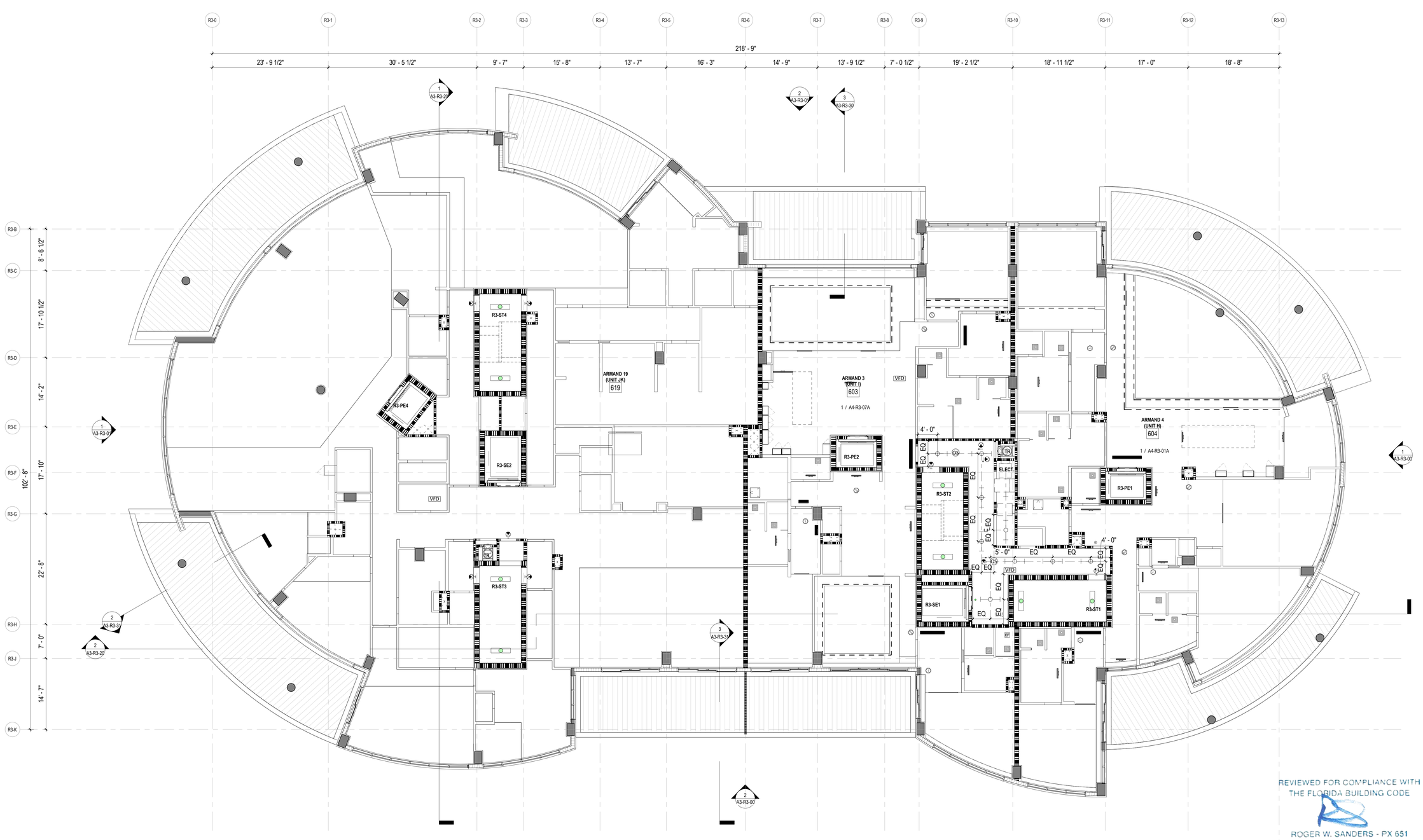


REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE

ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

1 RESI BUILDING 3 REFLECTED CEILING PLAN - LEVEL 5

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
- 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.

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.

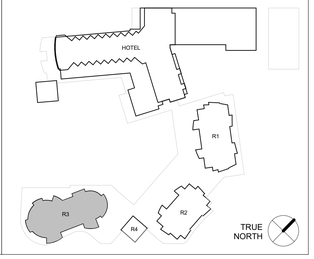
15. REFER TO FA/FP DARWINGS FOR FIRE ALARM / CEILING NOTIFICATION DEVICES. FINAL LOCATION OF DEVICES AT PUBLIC SPACES TO BE COORDINATED WITH ARCHITECT.

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

KEY PLAN (N.T.S.)



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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 BUILDING 3 - LEVEL 5 REFLECTED CEILING PLAN**

Project No. **21816**

Sheet No. **A2-R3-55**

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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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ECS FLORIDA, LLC

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Scott Lee

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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
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"

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

SB ARCHITECTS

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HOTEL & RESIDENCES

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Scott Lee

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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

Sheet Title
OVERALL - SITE ELEVATIONS

Project No. **21816**

Sheet No.
A3-01

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2 **BUILDING 3 - SE ELEVATION**
1/8" = 1'-0"

1 **BUILDING 3 - NE ELEVATION**
1/8" = 1'-0"

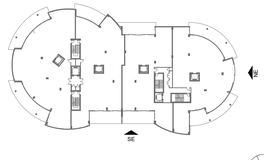
REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

KEYNOTE LEGEND	
KEY NOTE VALUE	MATERIALS
03-2	CONCRETE COLUMN - SEE STRUCTURAL DRAWINGS
03-3	CONCRETE SLAB WITH MB 1500 W.P. COATING
03-5	CONCRETE WALL WITH CEMENT PLASTER SMOOTH FINISH
03-10	CONCRETE ENCASED STEEL COLUMN
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)

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
Digitally signed by Scott A. Lee
DN: E=slee@bsdesign.com, CN=Scott A. Lee, T=23779, O=Consejo de Arquitectos de Puerto Rico, Sofuerto Rico, C=US
Date: 2021.07.11 08:18:35-04'00'

RESI Bldg 3 - 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
11	PERMIT REVISION 11	09/09/2022

Sheet Title
RESI BUILDING 3 - NE & SE ELEVATIONS

Project No. **21816**

Sheet No.
A3-R3-00

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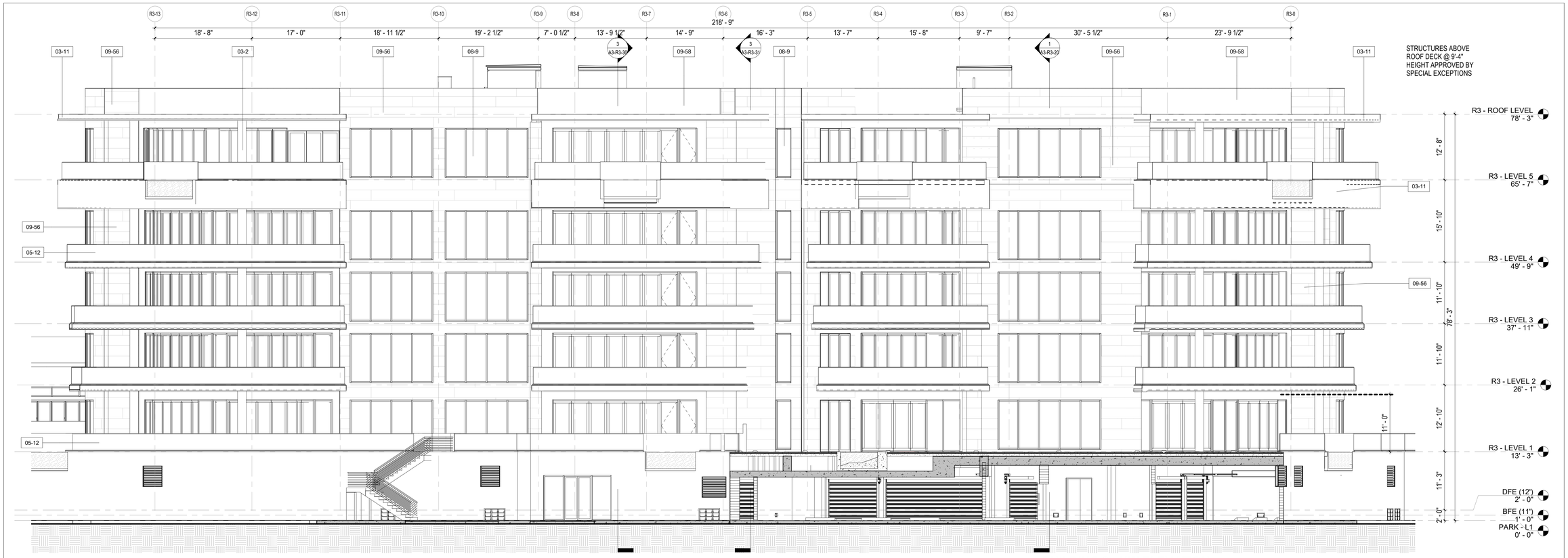
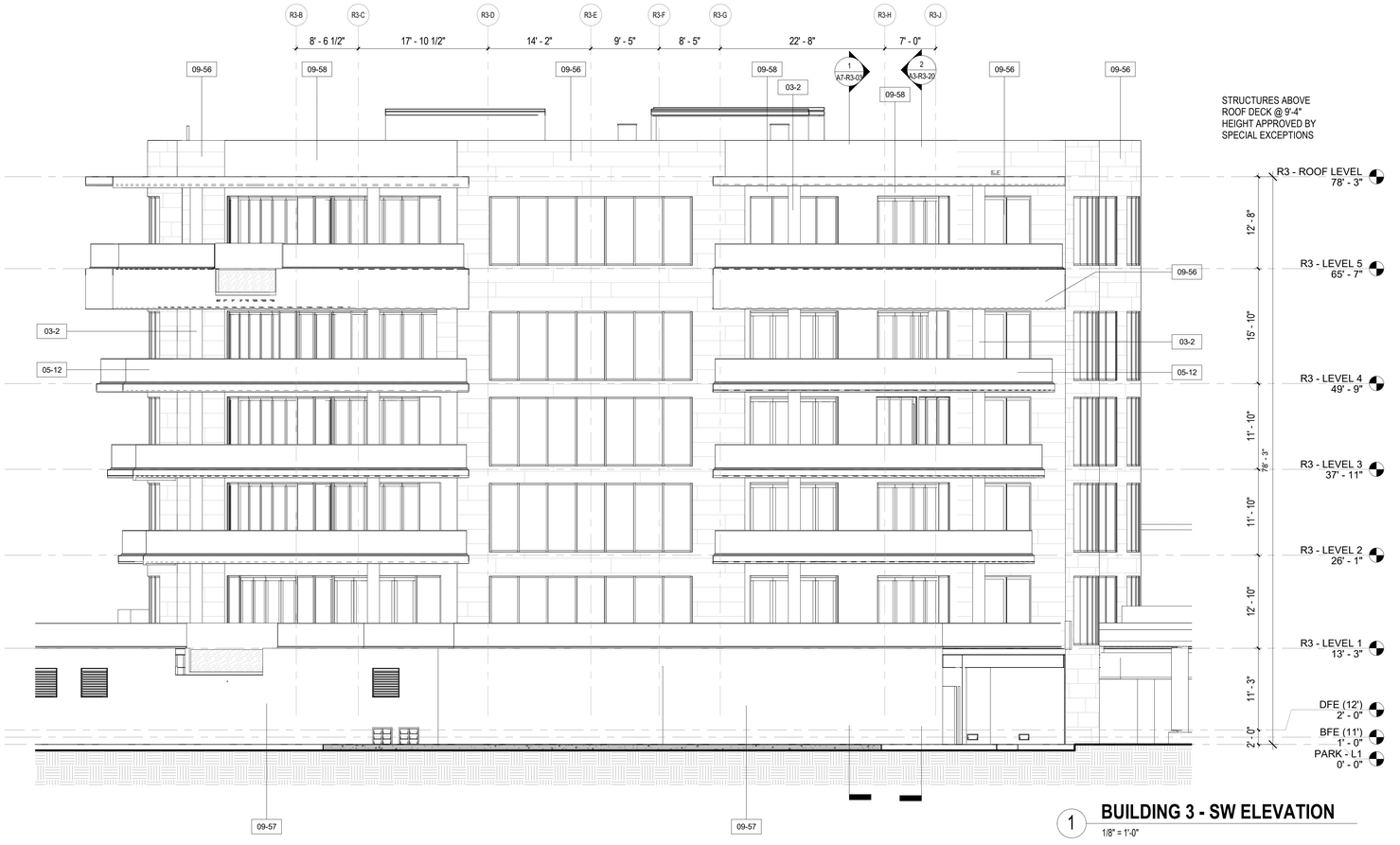


2 BUILDING 3 - NW ELEVATION

1/8" = 1'-0"



1 BUILDING 3 - SW ELEVATION

1/8" = 1'-0"

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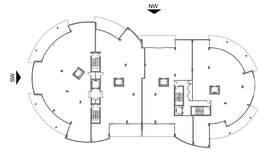
REVIEWED FOR COMPLIANCE WITH
THE FLORIDA BUILDING CODE
ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

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.
08-9	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)

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

Digitally signed by Scott A. Lee
DN: E=slee@bsdesign.com, CN=Scott A. Lee, T=21779, O=Board Of Architects for Puerto Rico, S=Puerto Rico, C=US
Date: 2021.07.11 08:18:57-04'00'

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
11	PERMIT REVISION 11	09/09/2022

Sheet Title

RESI BUILDING 3 - NW & SW ELEVATIONS

Project No. **21816**

Sheet No.

A3-R3-01

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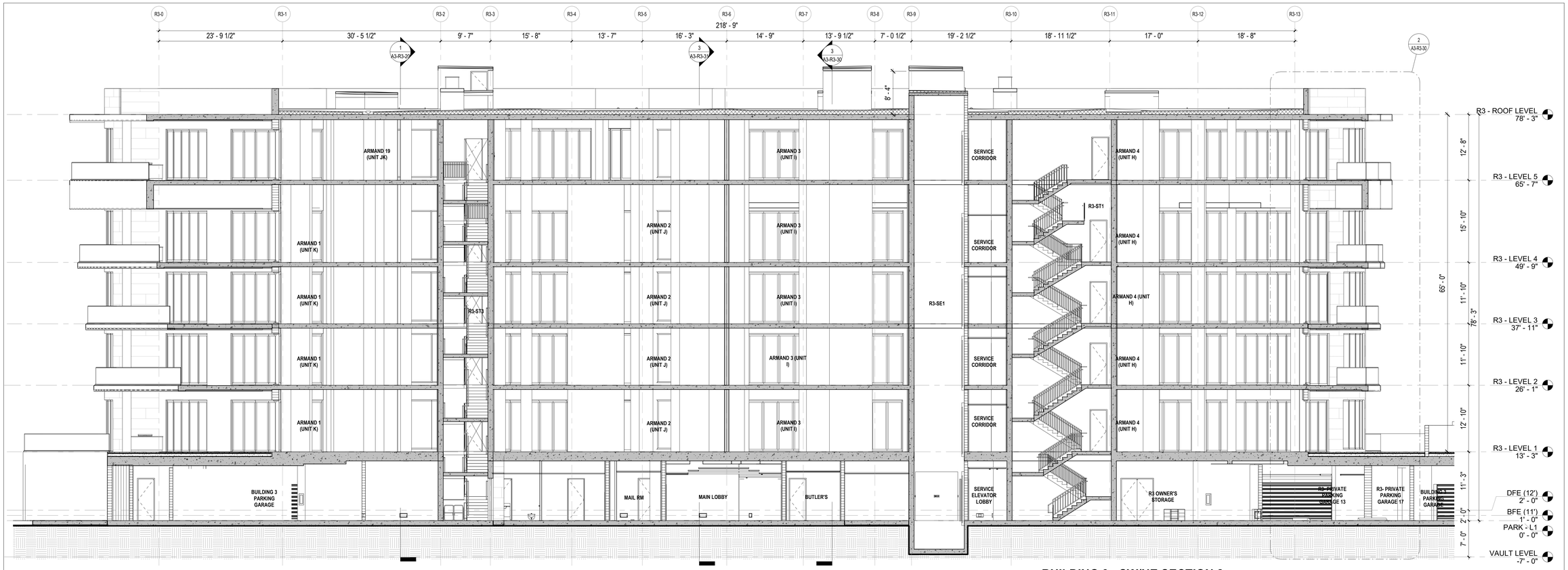

2 **BUILDING 3 - SW/NE SECTION 2**
1/8" = 1'-0"

1 **BUILDING 3 - SE/NW SECTION 1**
1/8" = 1'-0"

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
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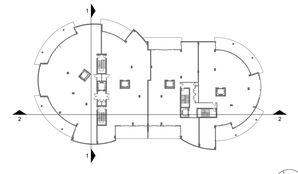
KEY PLAN (N.T.S.)



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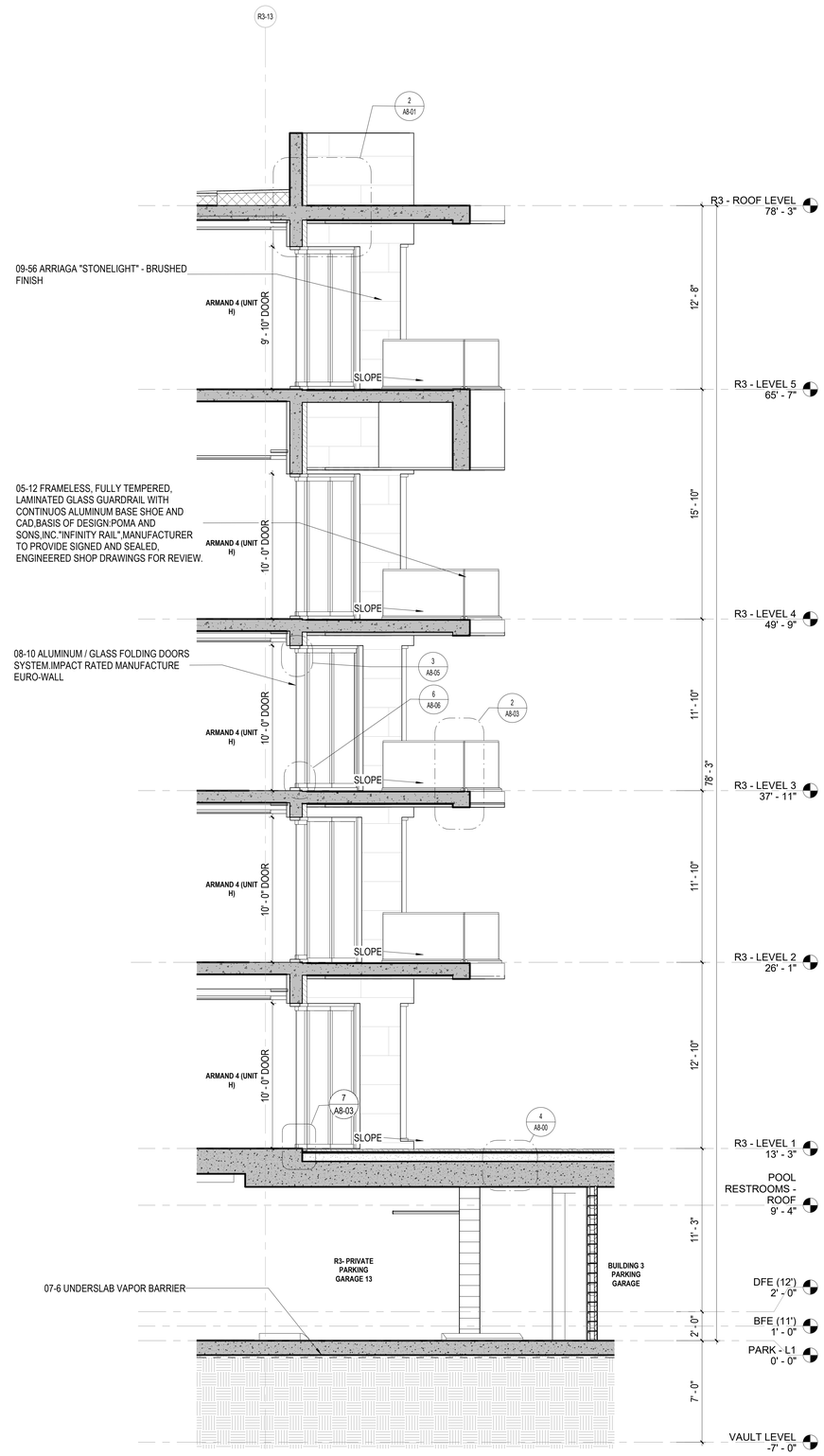
Sheet Title
RESI BUILDING 3 - SW/NE & SE/NW SECTIONS

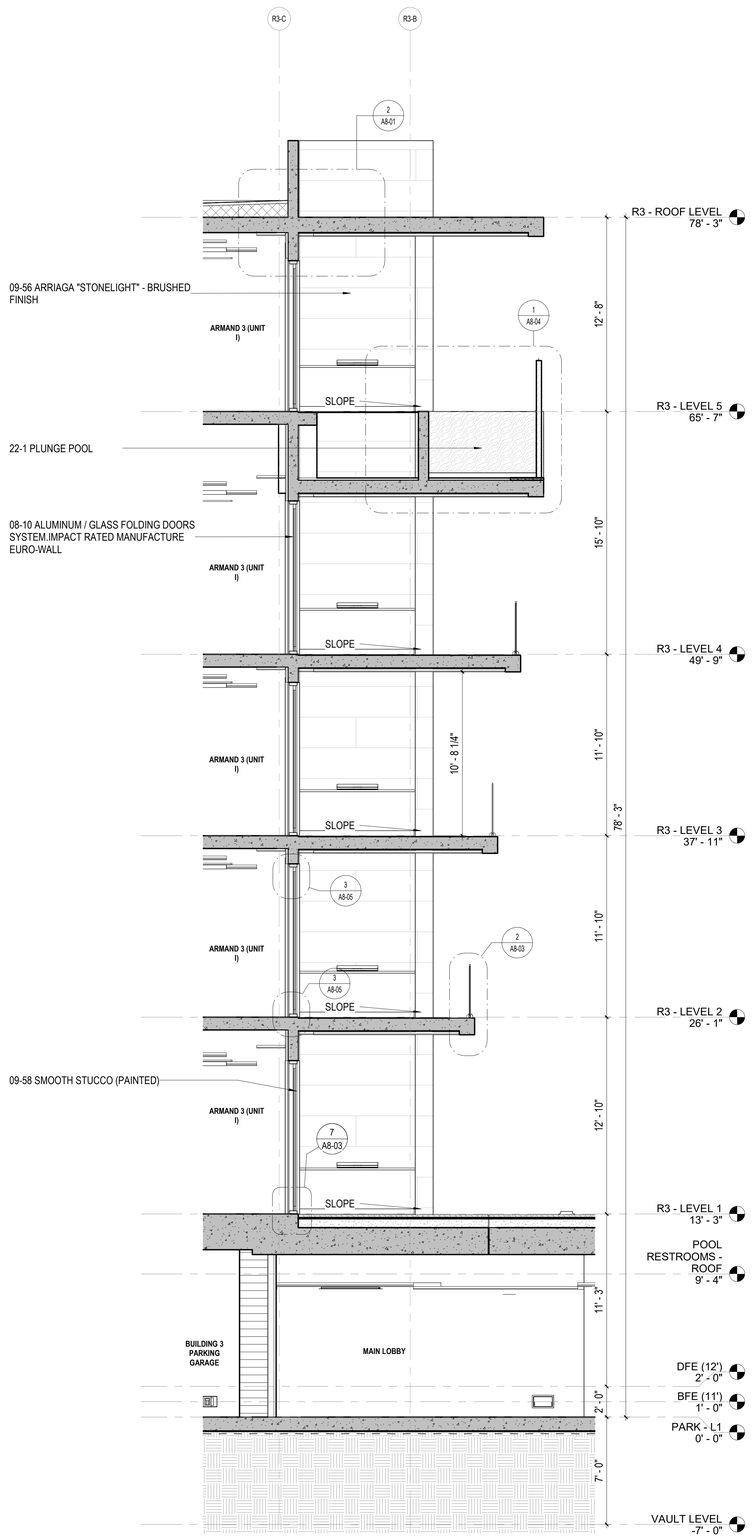
Project No. **21816**

Sheet No.
A3-R3-20



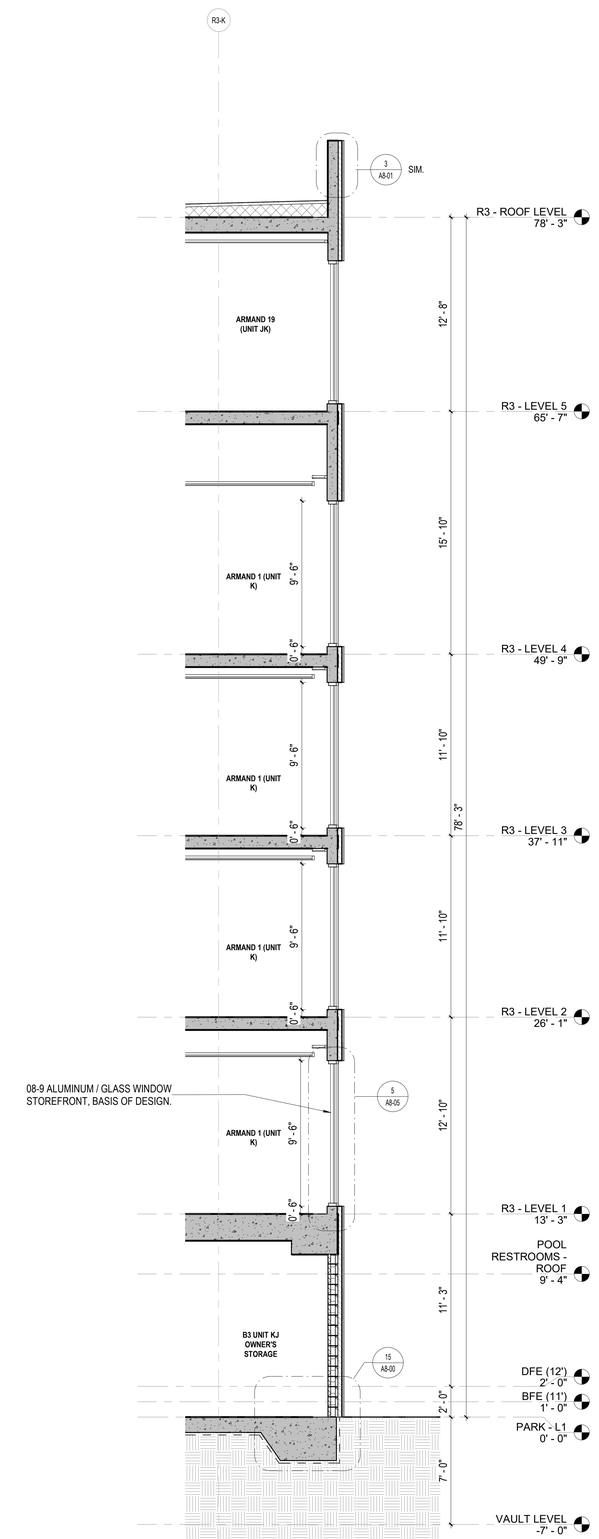
2 EXTERIOR WALL SECTION

1/4" = 1'-0"



3 EXTERIOR WALL SECTION

1/4" = 1'-0"



1 EXTERIOR WALL SECTION

1/4" = 1'-0"

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE

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ECS FLORIDA, LLC

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Sheet Title: **RESI BUILDING 3 - WALL SECTIONS**

Project No. **21816**

Sheet No. **A3-R3-30**

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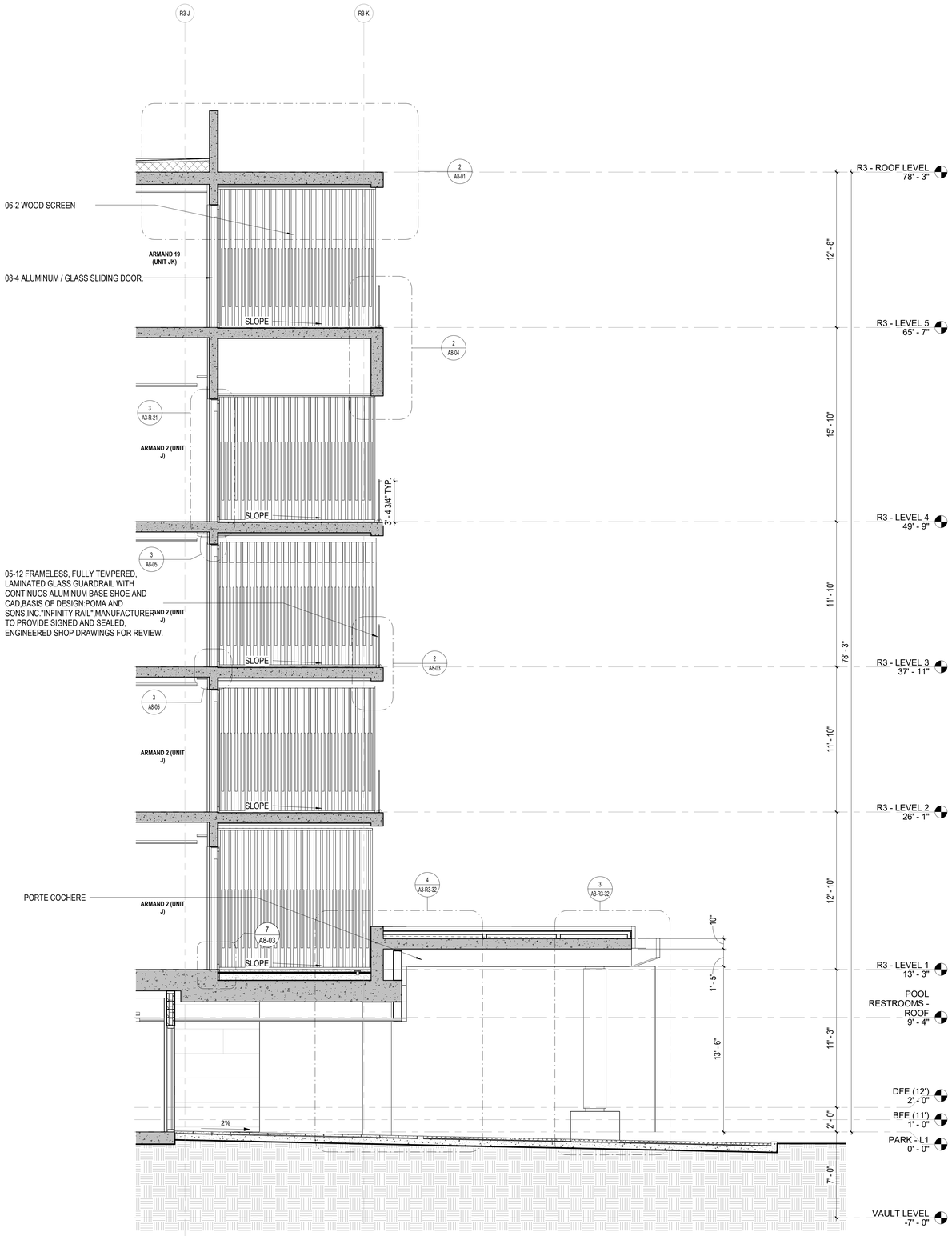
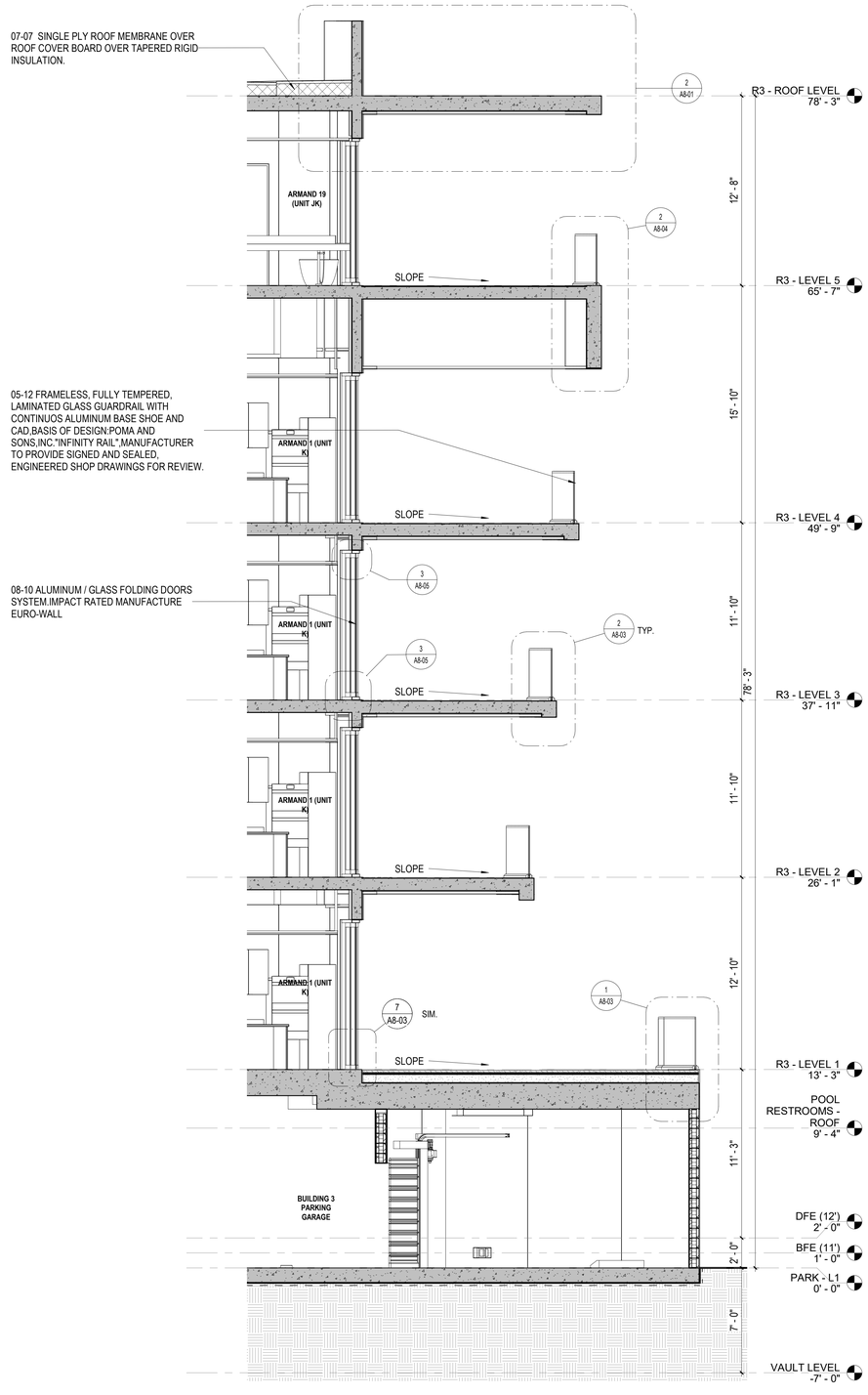


3 EXTERIOR WALL SECTION

1/4" = 1'-0"



2 EXTERIOR WALL SECTION

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
F 305/856-0854

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
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021

Sheet Title

RESI BUILDING 3 - WALL SECTIONS

Project No. **21816**

Sheet No.

A3-R3-31

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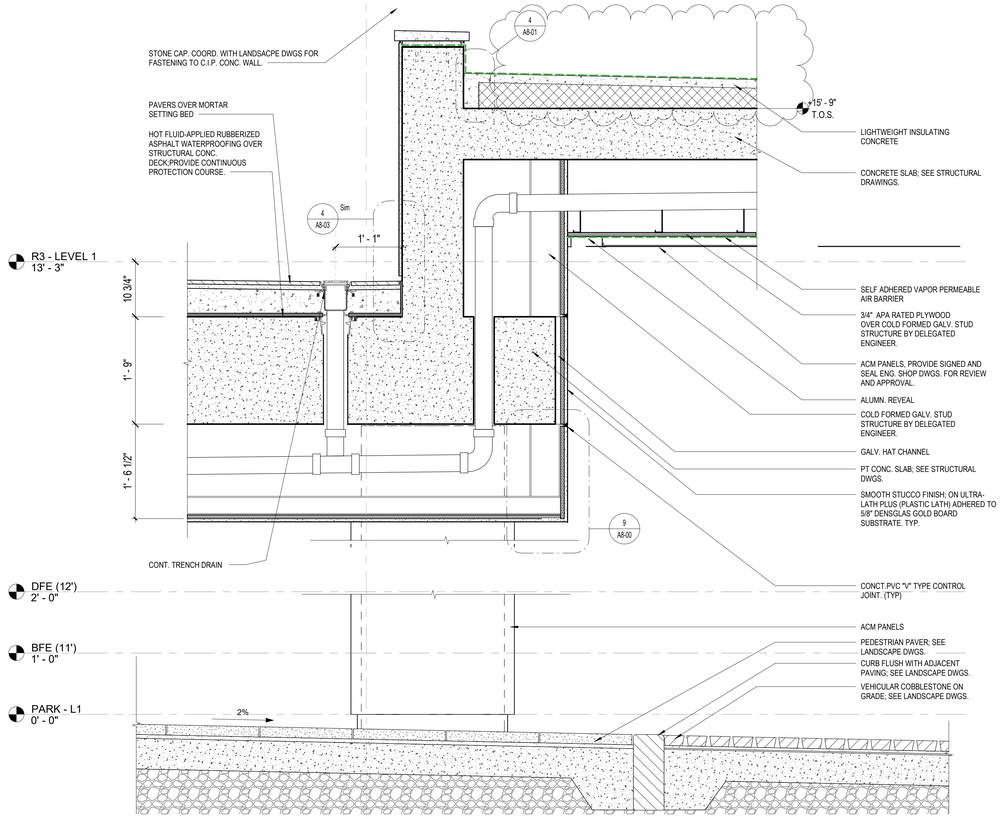
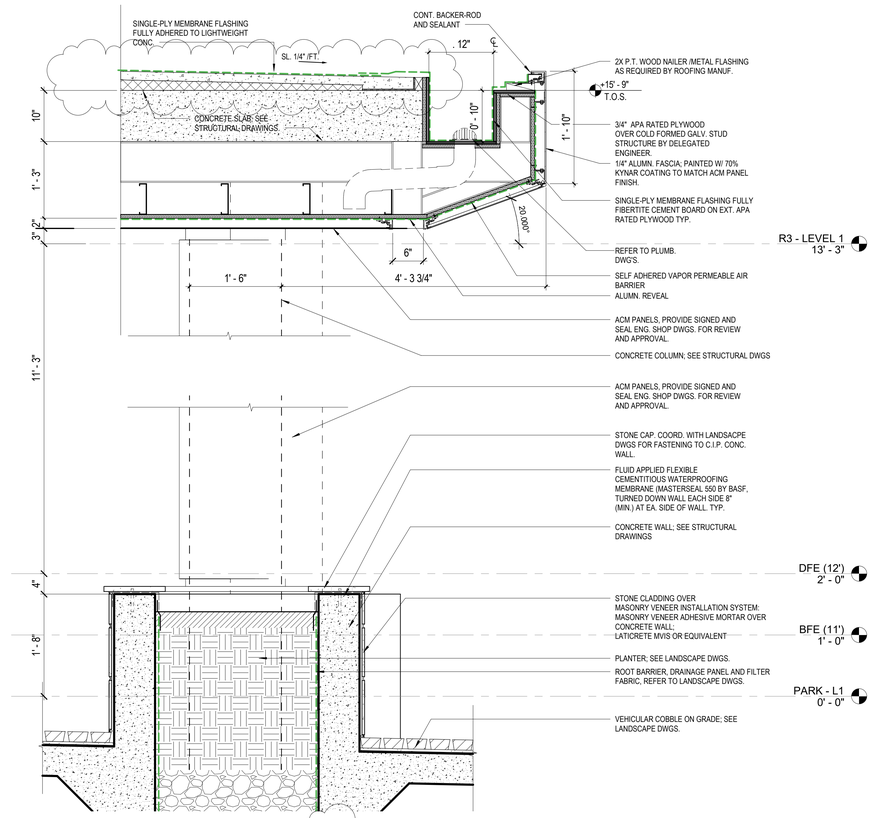


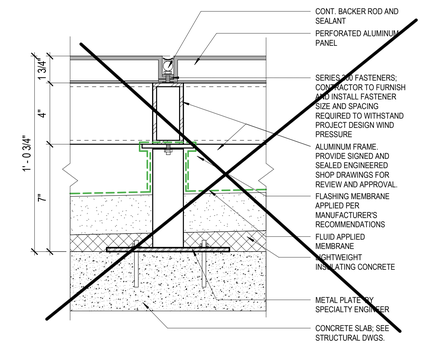
4 BUILDING 3 - PORT COCHERE DETAIL 2

1" = 1'-0"



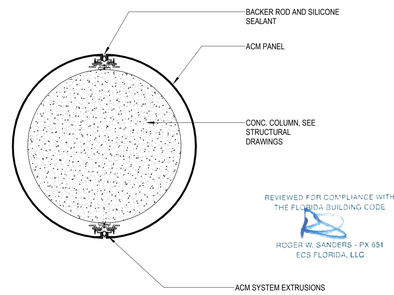
3 BUILDING 3 - PORT COCHERE DETAIL 1

1" = 1'-0"



2 BUILDING 3 - PORTE-COCHERE ROOF METAL PANEL DETAIL

3" = 1'-0"



1 BUILDING 3 - PORTE-COCHERE COLUMN DETAIL

1 1/2" = 1'-0"

SB ARCHITECTS

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Consultant

LONGBOAT KEY HOTEL & RESIDENCES

ARMAND - 1561 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: Emslee@sb-architects.com, CN=Scott Lee, O=Scott A. Lee, L=Mill Valley, S=California, C=US
Date: 2022.10.01 19:02:58-04'00'

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

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
4	PERMIT REVISION 4	04/15/2022

Sheet Title: **RESI BUILDING 3 - FACADE DETAILS**

Project No. **21816**

Sheet No. **A3-R3-32**

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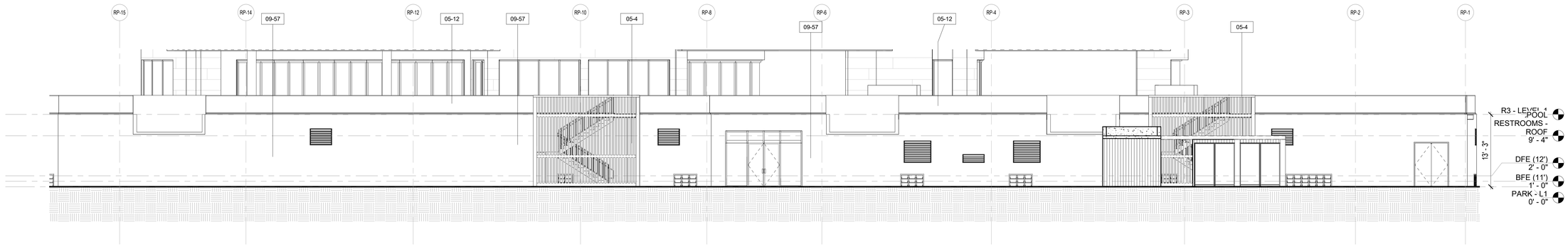
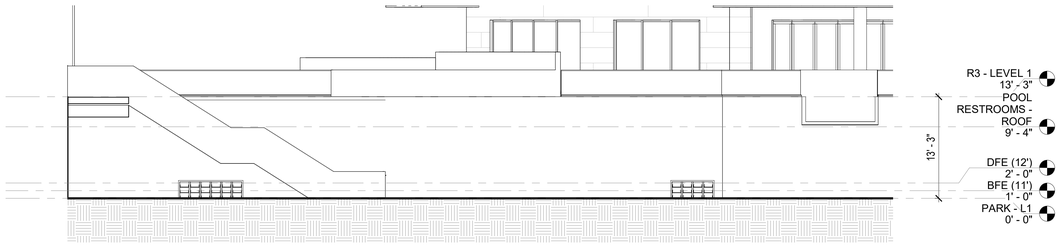


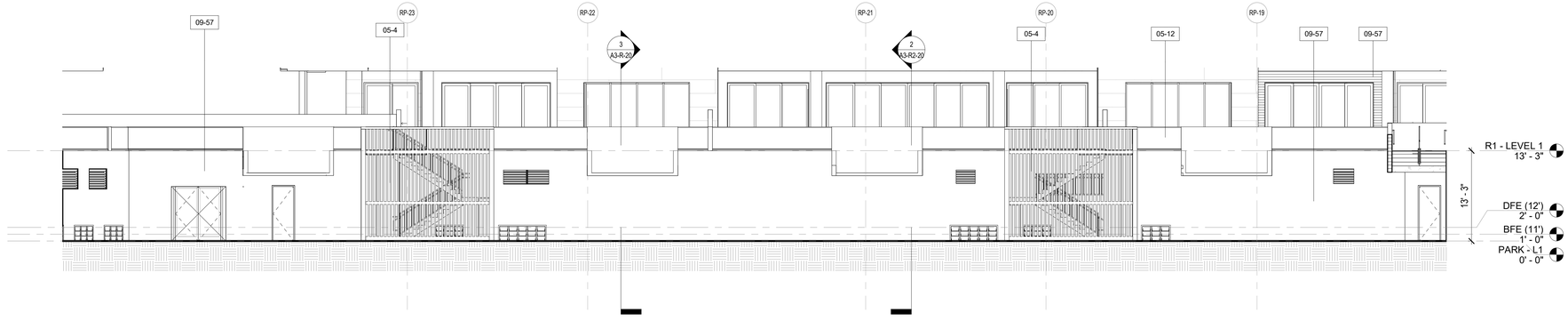
4 BUILDING 3 - NW PODIUM ELEVATION

1/8" = 1'-0"



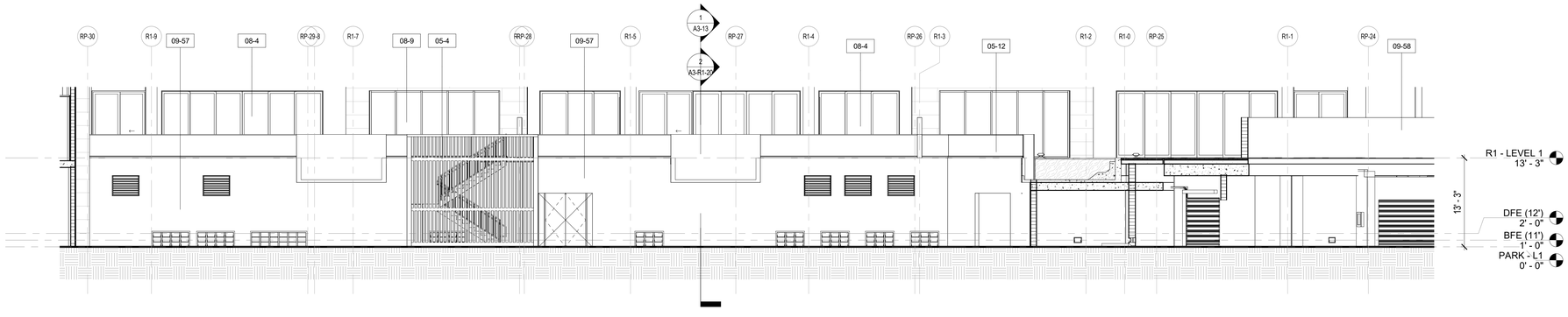
3 BUILDING 3 - NE PODIUM ELEVATION

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)

REVIEWED FOR COMPLIANCE WITH
THE FLORIDA BUILDING CODE

ROGER W. SANDERS - PX 651
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SB ARCHITECTS

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A California Corporation

Consultant

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1620 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

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Scott Lee

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

RESIDENTIAL PODIUM ELEVATIONS

Project No. **21816**

Sheet No.

A3-R-00

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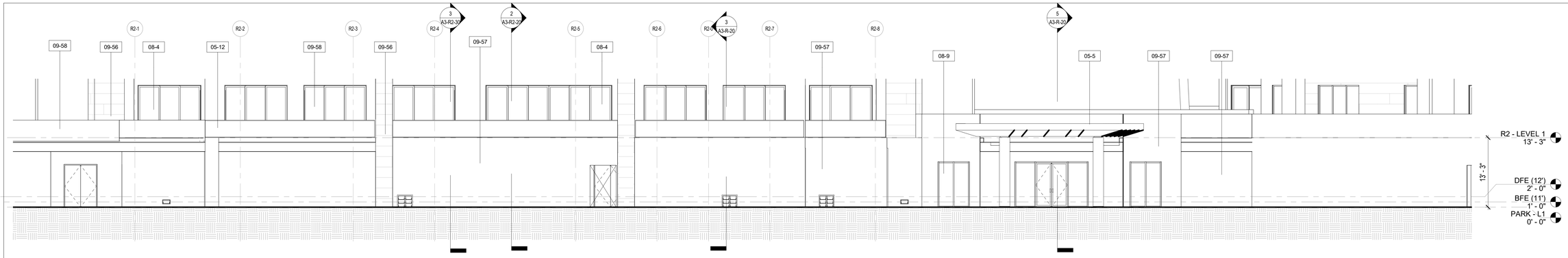
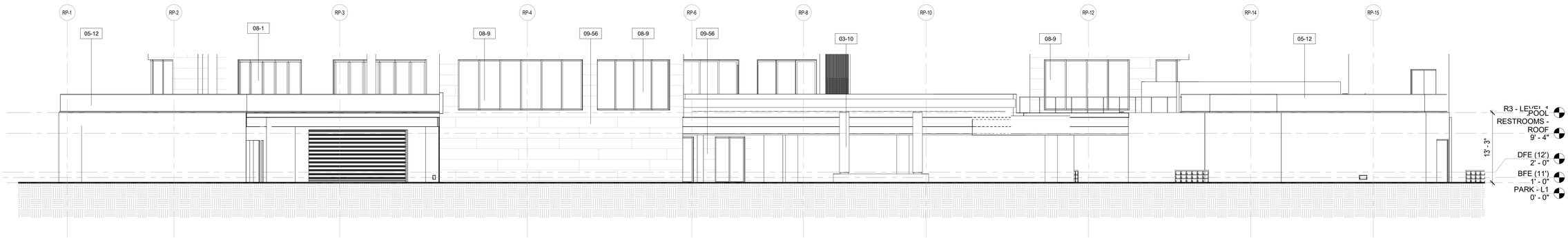


4 BUILDING 2 - NE PODIUM ELEVATION

1/8" = 1'-0"

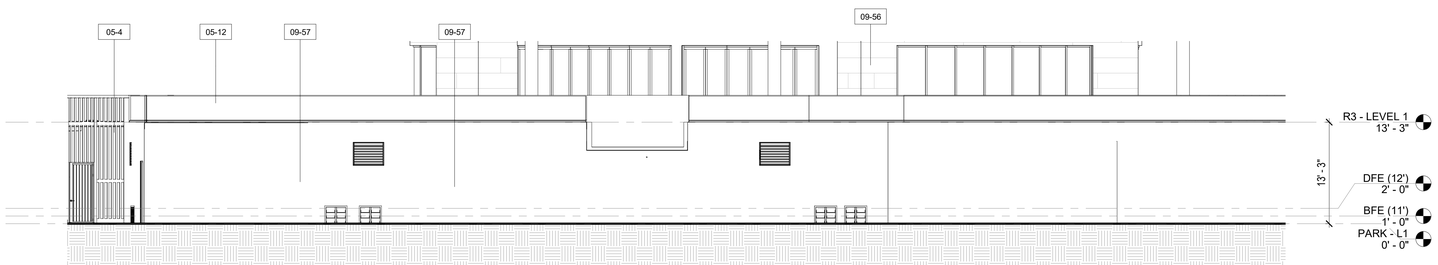
3 AMENITY BUILDING - PODIUM SE ELEVATION

1/8" = 1'-0"



2 BUILDING 3 - SE PODIUM ELEVATION

1/8" = 1'-0"



1 BUILDING 3 - SW PODIUM ELEVATION

1/8" = 1'-0"

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE

ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

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
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A California Corporation

Consultant

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Longboat Key, FL 34228

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Orlando, FL 32819
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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	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021

Sheet Title

RESIDENTIAL PODIUM ELEVATIONS

Project No. 21816

Sheet No.

A3-R-01

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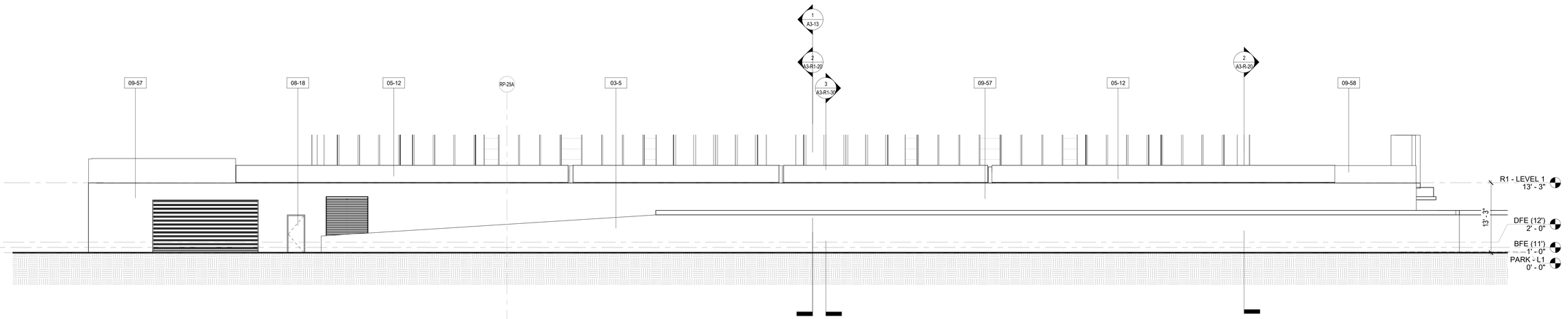

1 **BUILDING 1 - NE PODIUM ELEVATION**

1/8" = 1'-0"

KEYNOTE LEGEND	
KEY NOTE VALUE	MATERIALS

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE

ROGER W. SANDERS - PX 651
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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	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021

Sheet Title

RESIDENTIAL PODIUM ELEVATIONS

Project No. **21816**

Sheet No.

A3-R-02

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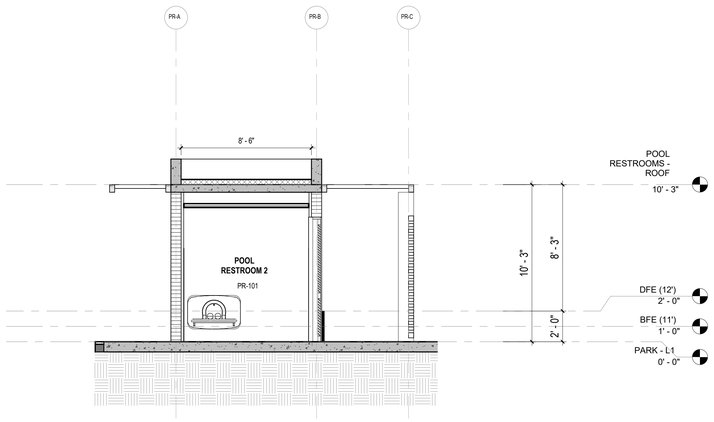
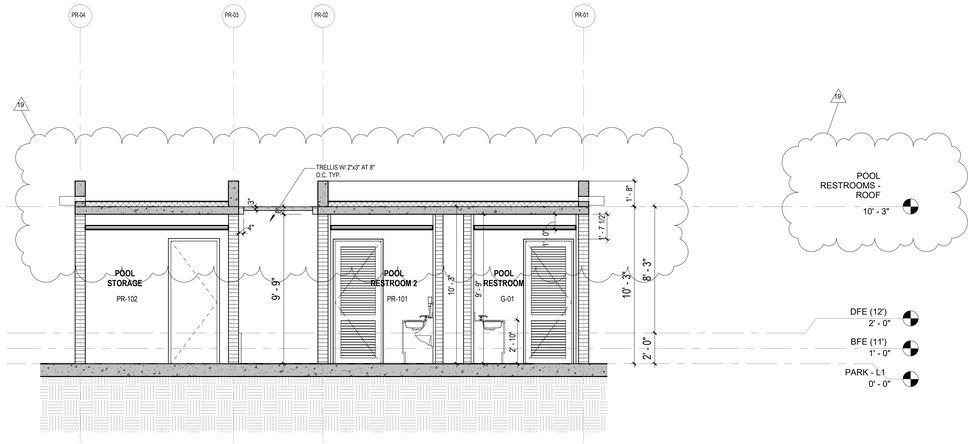


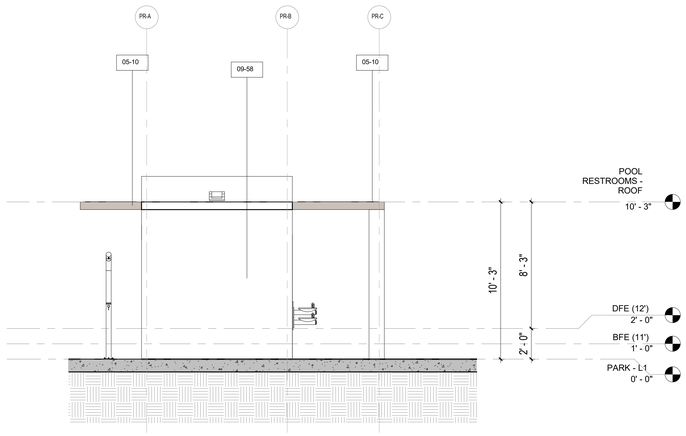
6 RESIDENTIAL POOL - SECTION 1

1/4" = 1'-0"



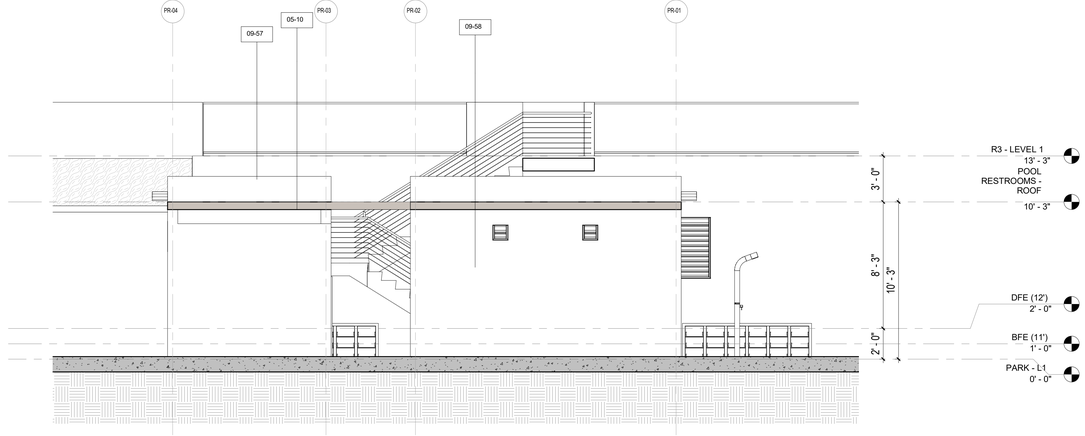
3 RESIDENTIAL POOL - SECTION 2

1/4" = 1'-0"



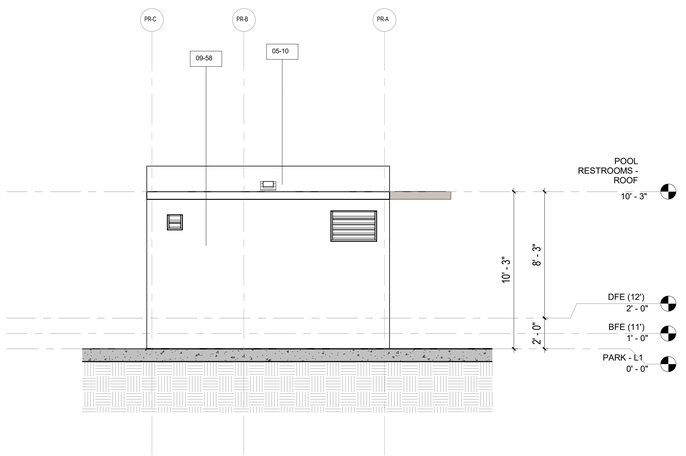
5 RESIDENTIAL POOL - WEST ELEVATION

1/4" = 1'-0"



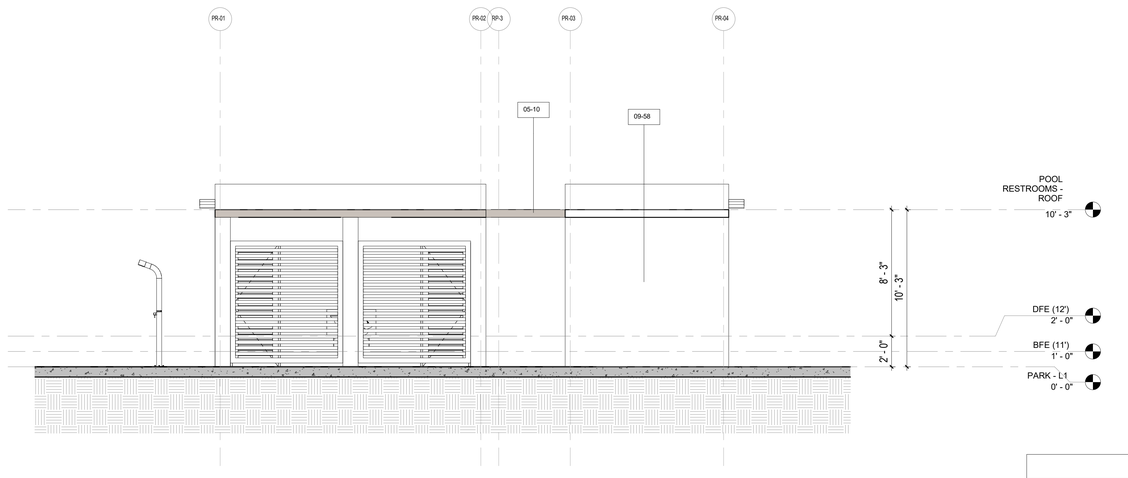
2 RESIDENTIAL POOL - NORTH ELEVATION

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)

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
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F 305/856-0854

A California Corporation

Consultant

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Owner

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UNICORP
NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA SCOTTA LEE AR95712 REGISTERED ARCHITECT

Scott Lee

Digitally signed by Scott Lee
DN: E=lee@sb-architects.com, CN=Scott Lee, O=Scott A. Lee, L=Miami 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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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

Project No. 21816

RESIDENTIAL POOL RESTROOM ELEVATIONS

Sheet No.

A3-R-03

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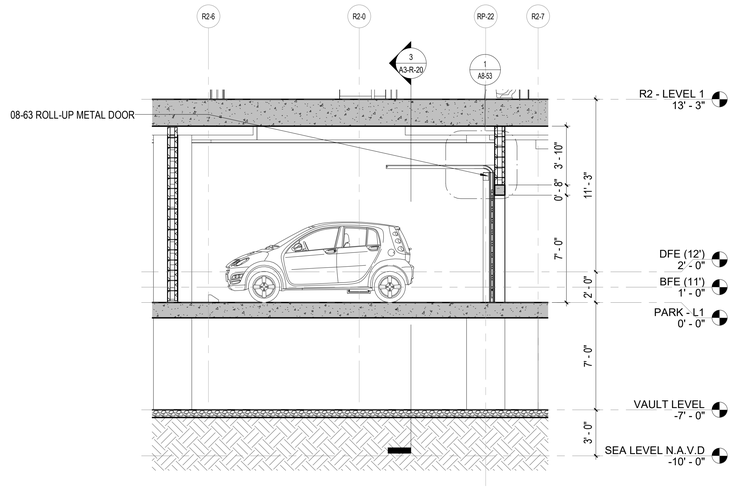
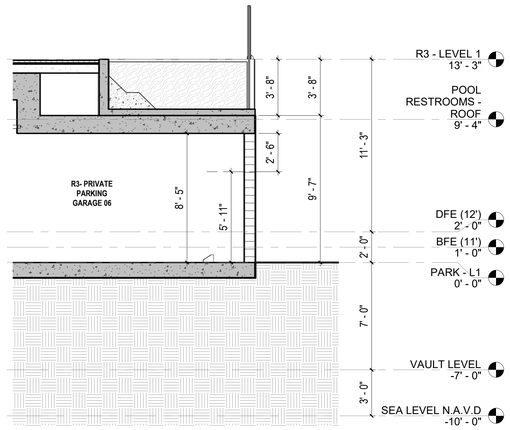


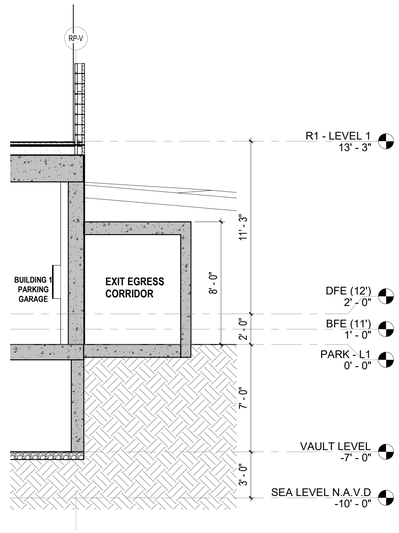
RESIDENTIAL BUILDING 2 - PRIVATE GARAGE WALL SECTION

6 1/4" = 1'-0"



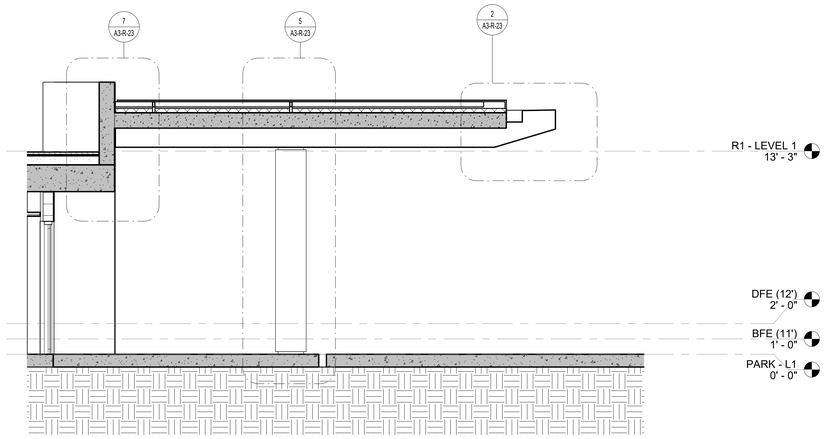
RESIDENTIAL BUILDING 3 PODIUM POOL WALL SECTION

4 1/4" = 1'-0"



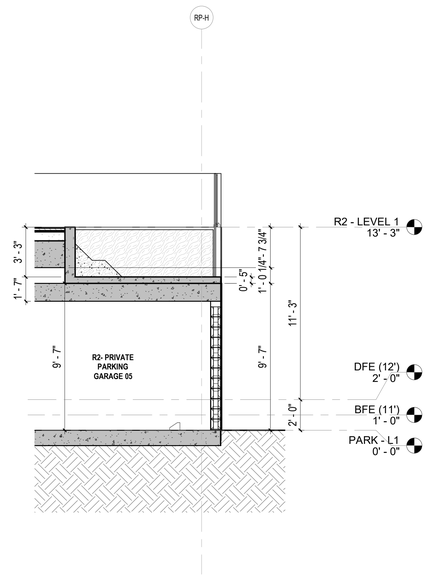
RESIDENTIAL BUILDING 1 - PODIUM WALL SECTION

2 1/4" = 1'-0"



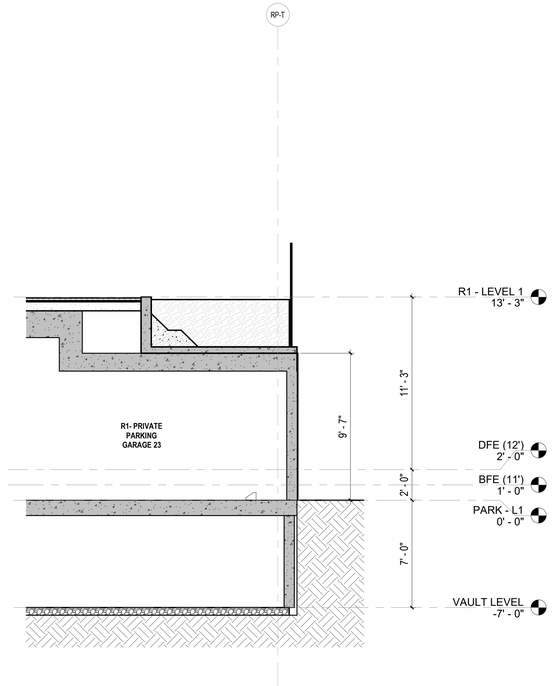
RESIDENTIAL BUILDING 1 PORTE COCHERE WALL SECTION

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"

REVIEWED FOR COMPLIANCE WITH
THE FLORIDA BUILDING CODE

ROGER W. SANDERS - PX 651
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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	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021

Sheet Title

RESIDENTIAL WALL SECTIONS

Project No. **21816**

Sheet No.

A3-R-20

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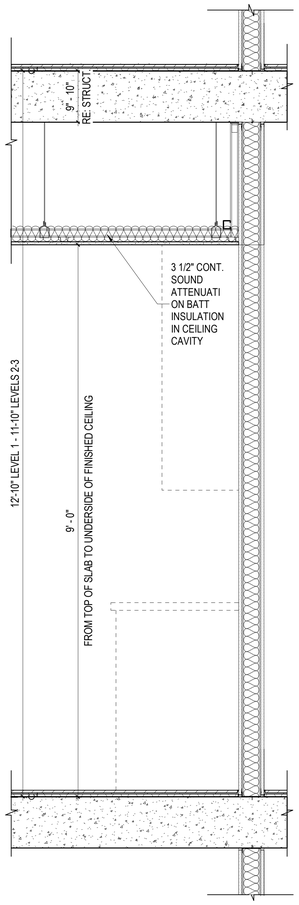
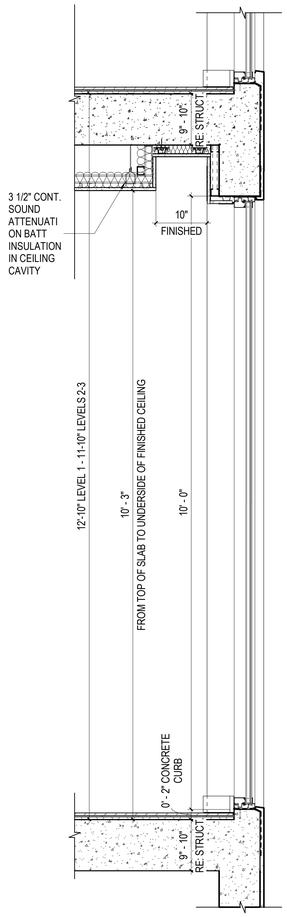


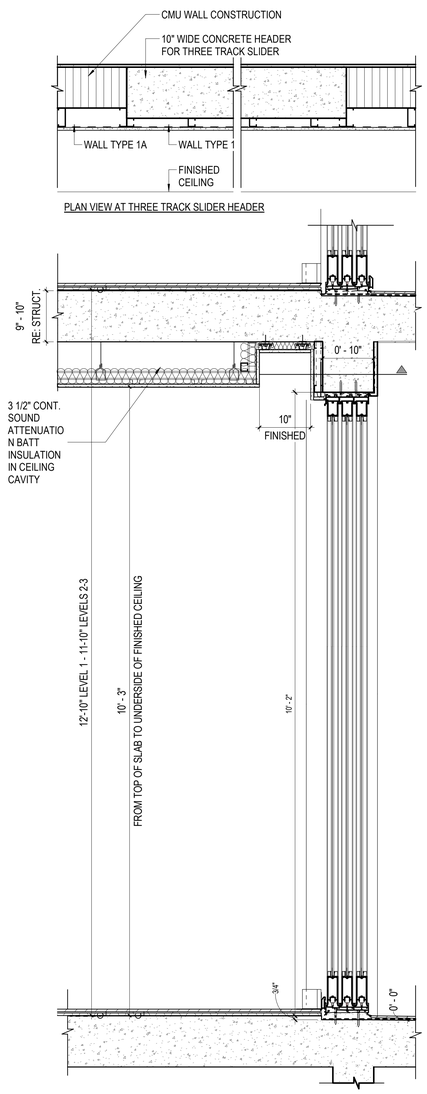
5 KITCHEN CABINETRY AT LEVELS 1-3

1" = 1'-0"



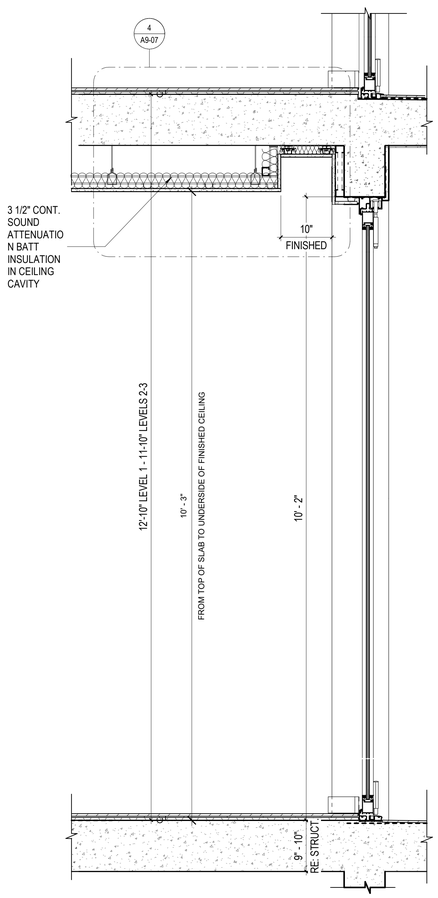
4 FIXED PANELS AT GREAT/BEDROOM LEVELS 1-3

1" = 1'-0"



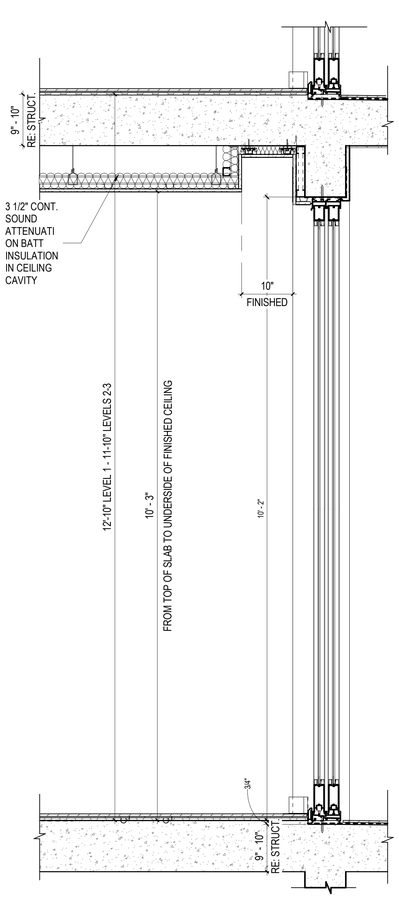
3 THREE TRACK SLIDER AT GREAT/BEDROOM LEVELS 1-3

1" = 1'-0"



2 FOLDING DOOR AT GREAT/BEDROOM LEVELS 1-3

1" = 1'-0"



1 TWO TRACK SLIDER AT GREAT/BEDROOM LEVELS 1-3

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
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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
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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	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021

Sheet Title: **TYPICAL RESIDENTIAL UNIT WALL SECTION**

Project No. **21816**

Sheet No. **A3-R-21**

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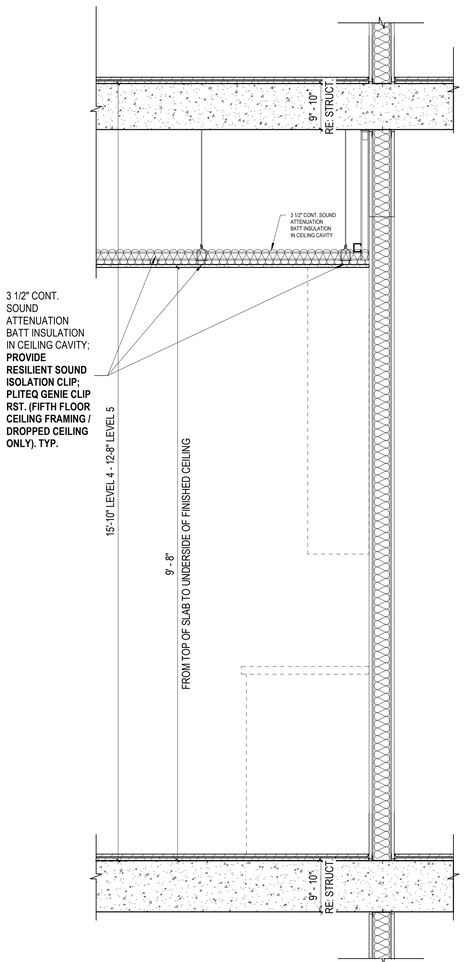
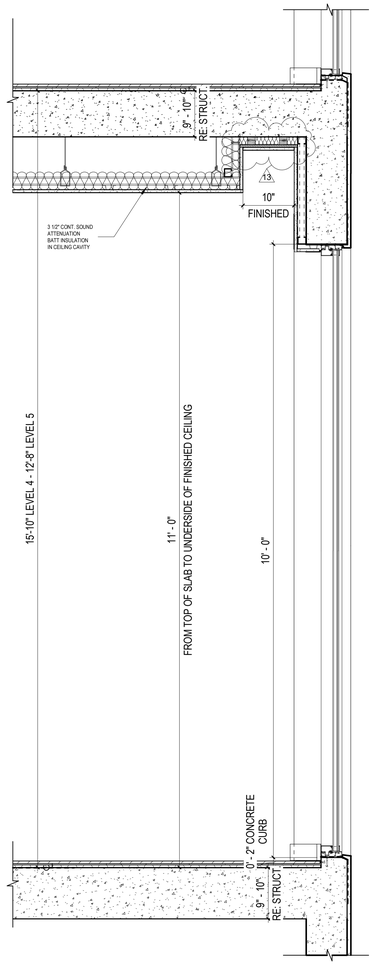


13

5 KITCHEN CABINETRY WALL AT LEVELS 4-5

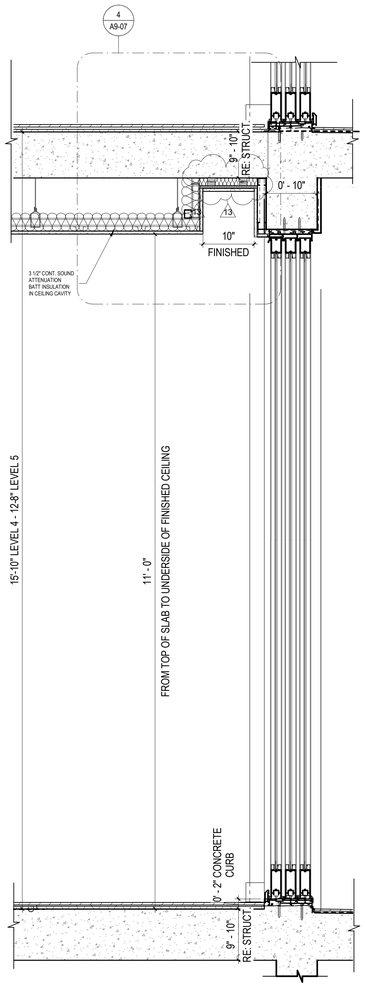
1" = 1'-0"

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



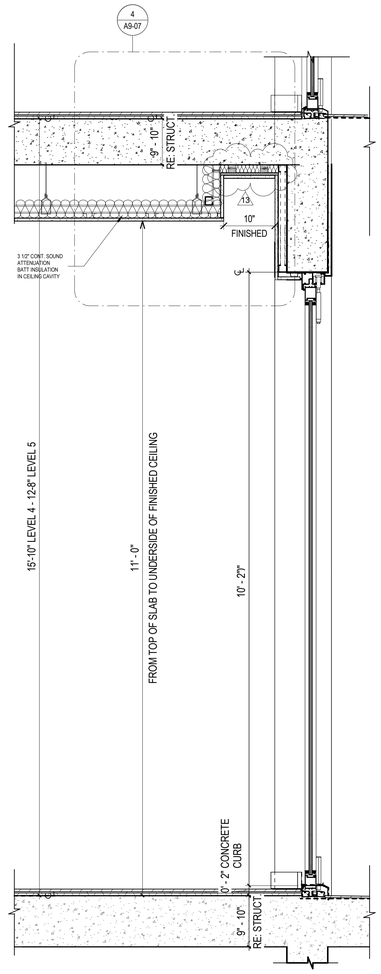
4 FIXED PANELS AT GREAT/BEDROOM LEVELS 4-5

1" = 1'-0"



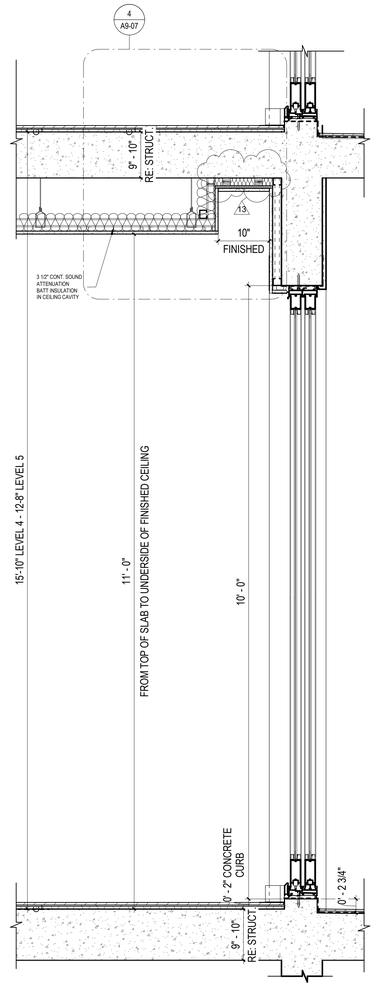
3 THREE TRACK SLIDER AT GREAT/BEDROOM LEVELS 4-5

1" = 1'-0"



2 FOLDING DOOR AT GREAT/BEDROOM LEVELS 4-5

1" = 1'-0"



1 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

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

A California Corporation

Consultant

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1620 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

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UNICORP
NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA
SCOTT A LEE
AR95712
REGISTERED ARCHITECT

Scott Lee

Digitally signed by Scott Lee
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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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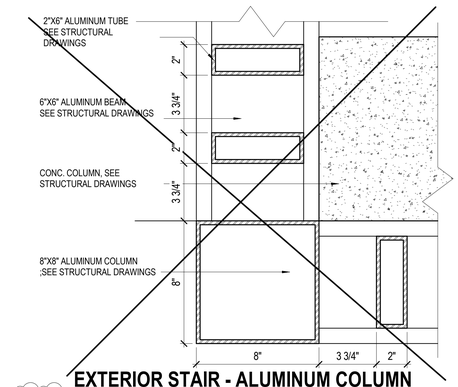
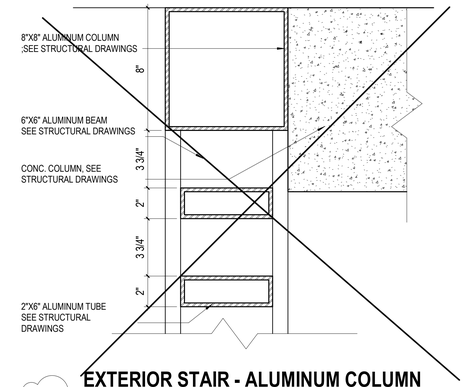


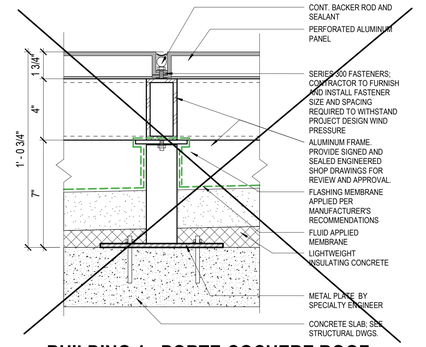
6 **EXTERIOR STAIR - ALUMINUM COLUMN BASE DETAIL 2**

3" = 1'-0"



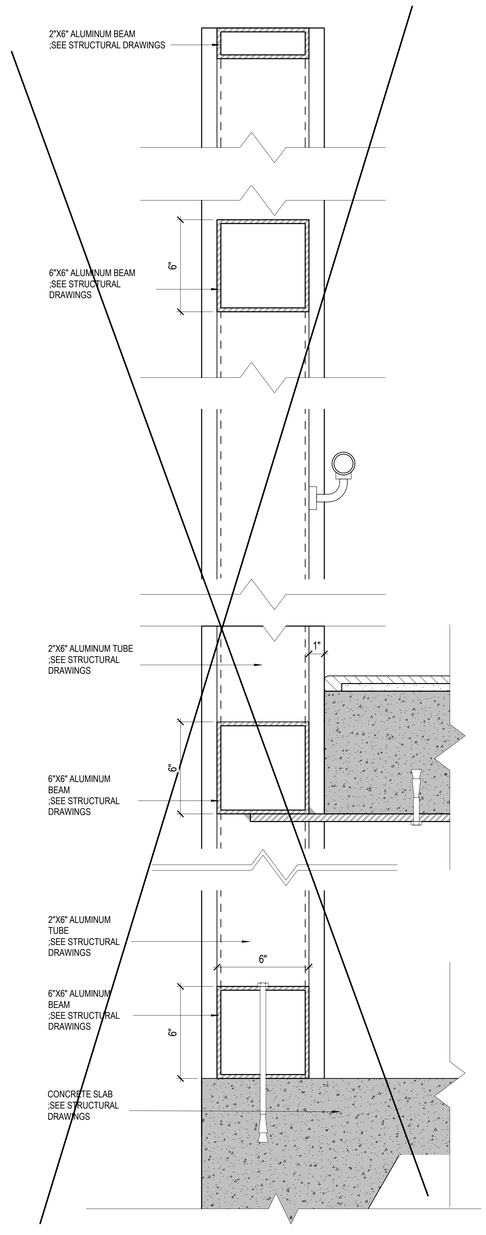
4 **EXTERIOR STAIR - ALUMINUM COLUMN BASE DETAIL 1**

3" = 1'-0"



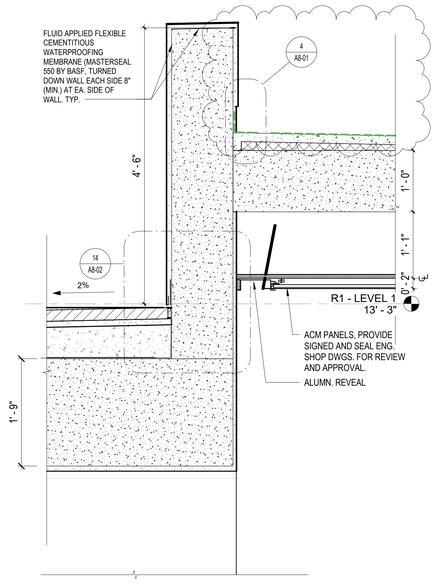
3 **BUILDING 1 - PORTE-COCHERE ROOF METAL PANEL DETAIL**

3" = 1'-0"



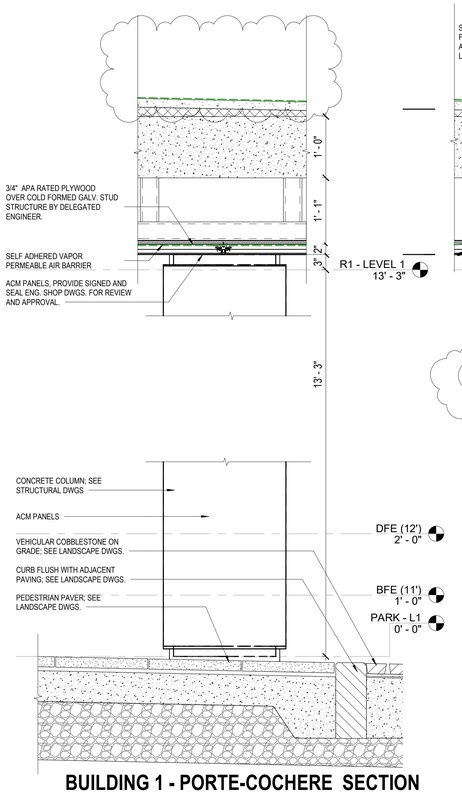
8 **EXTERIOR STAIR - SCREEN DETAIL**

3" = 1'-0"



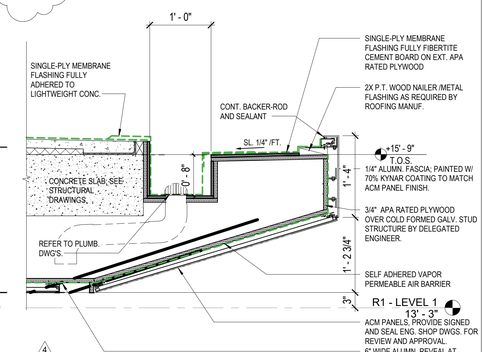
7 **BUILDING 1 - PORTE-COCHERE PARAPET DETAIL**

1" = 1'-0"



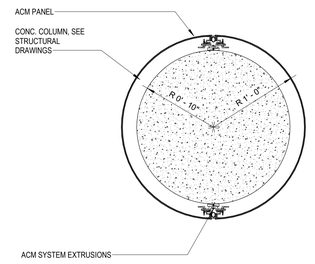
5 **BUILDING 1 - PORTE-COCHERE SECTION DETAIL1**

1" = 1'-0"



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

1" = 1'-0"



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

1 1/2" = 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

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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

Digitally signed by Scott Lee
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Date: 2022.10.01 19:03:01-04'00'

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

RESIDENTIAL FACADE DETAILS

Project No. **21816**

Sheet No.

A3-R-23

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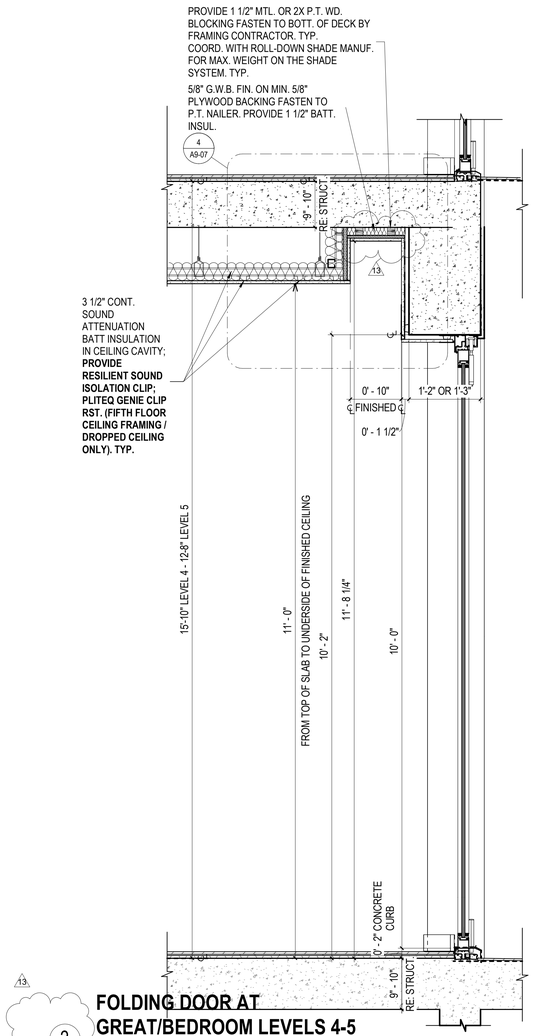
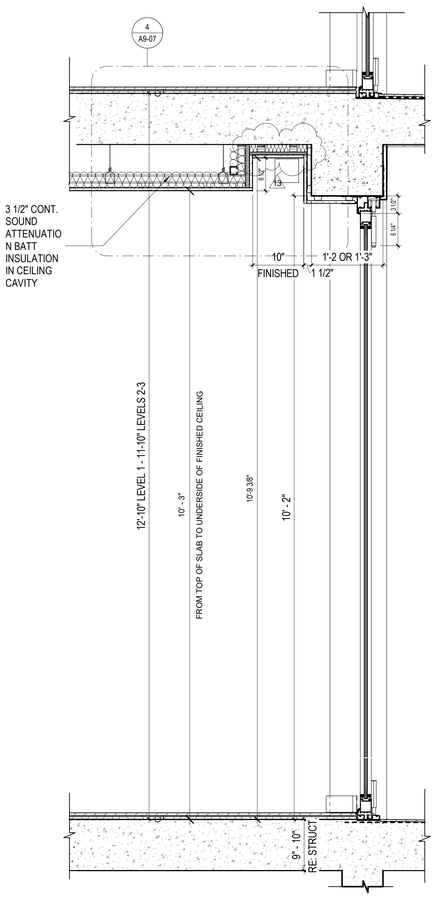


13

2 FOLDING DOOR AT GREAT/BEDROOM LEVELS 4-5

1" = 1'-0"

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



1 FOLDING DOOR AT GREAT/BEDROOM LEVELS 1-3

1" = 1'-0"

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

13

RESIDENTIAL BUILDING 3 FOLDING DOOR SECTION AT CURVED WALL

Sheet No.

A3-R-24

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

1620 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

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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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DN: E=slee@sb-architects.com, CN=Scott Lee, O=Scott A. Lee, OU=SB ARCHITECTS, C=US
Date: 2022.12.29 13:05:10-04'00'

General - Issued

No.	Description	Date
13	PERMIT REVISION 13	12/16/2022

Sheet Title

Project No. **21816**

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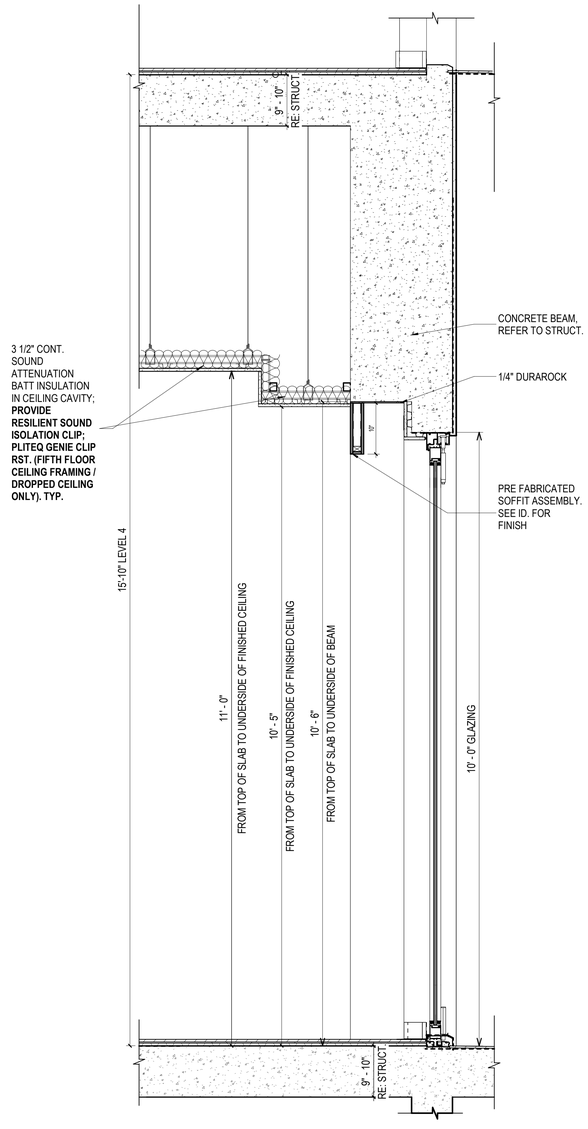
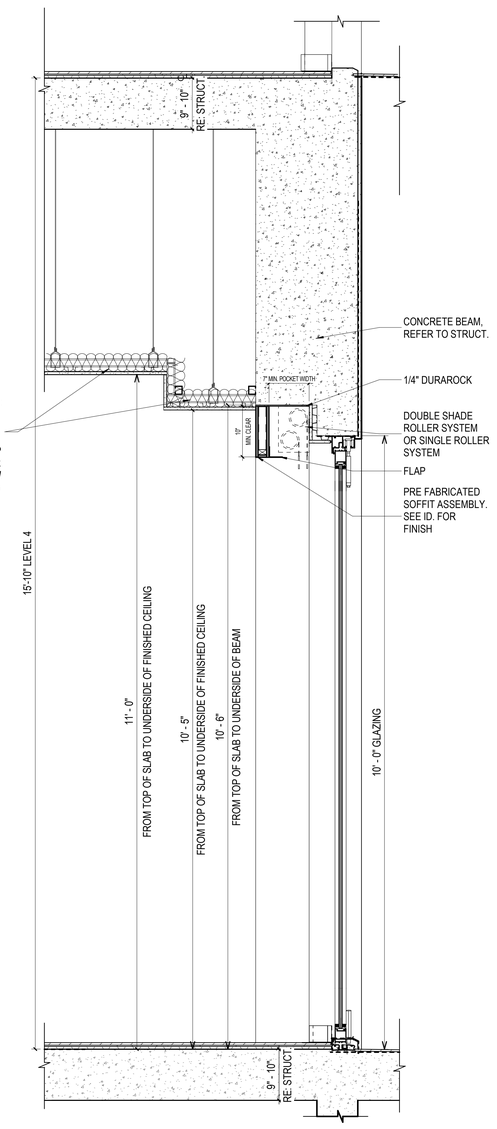


RESILIENT SOUND ISOLATION CLIP;
PLITEQ GENIE CLIP RST. (FIFTH FLOOR CEILING FRAMING / DROPPED CEILING ONLY).
RFI-632

RESIDENTIAL BUILDING WALL SECTION UNDER POOL TRANSFER BEAM - DECORATIVE POCKET

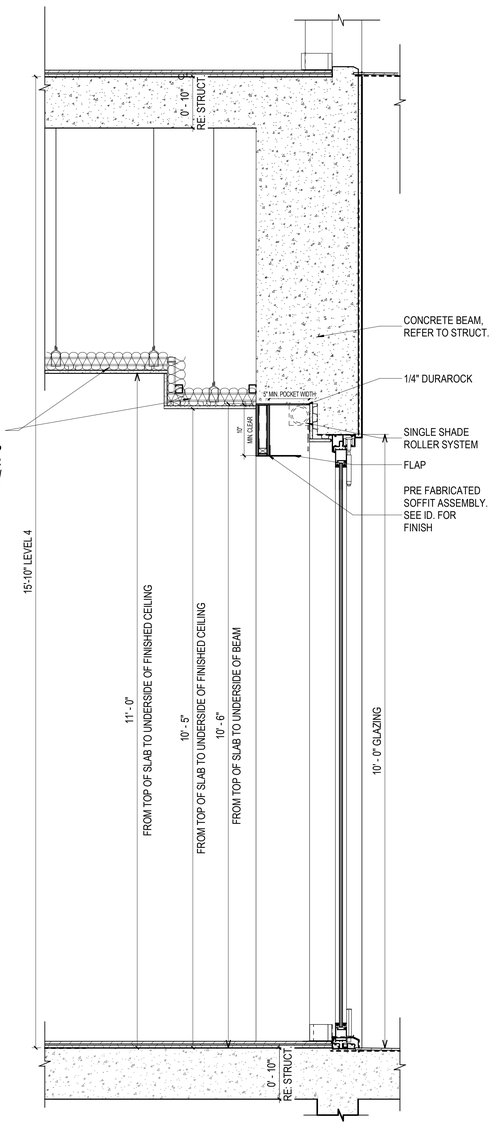
3 1" = 1'-0"



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

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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1620 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

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

STATE OF FLORIDA SCOTT A. LEE REGISTERED ARCHITECT AR95712

Digitally signed by Scott Lee
DN: E=slee@ecs-technocs.com, CN=Scott Lee, O=Scott A. Lee, L=Lake Valley, S=California, C=US
Location: this ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THIS DOCUMENT AND NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
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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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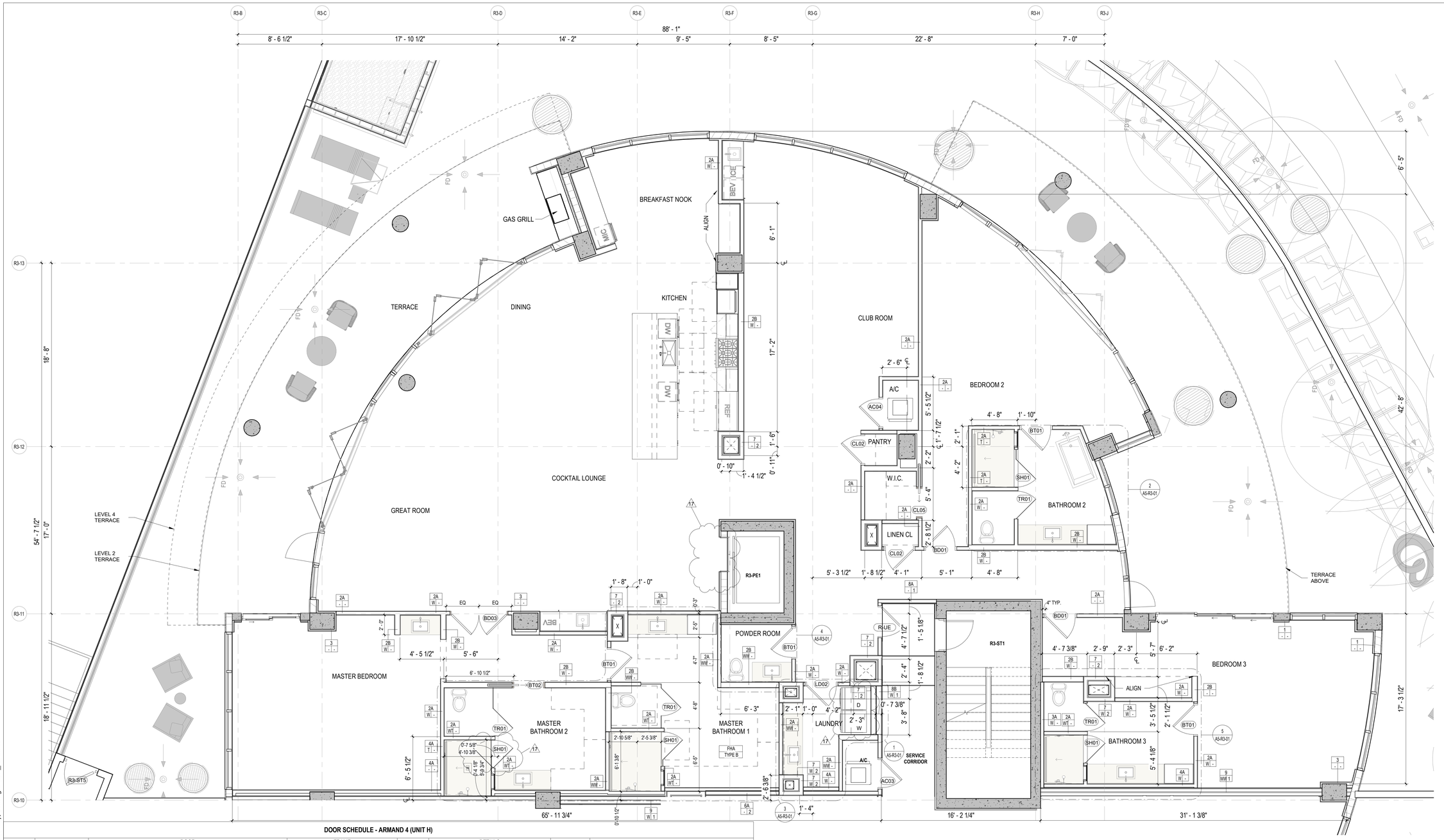


DOOR SCHEDULE - ARMAND 4 (UNIT H)

		DOOR						FRAME			DETAILS				
MARK	ROOM NAME	WIDTH	HEIGHT	THICKNESS	DOOR TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	RATING	HEAD	JAMB	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	
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	
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	
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	
R3-ST5	R3-ST3	3' - 0"	3' - 6"	0' - 2 1/2"	K	AL	POWDER	AL	AL	POWDER	-				199.0	R3-200 /R3-200A- 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

- 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.

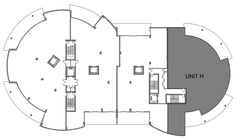
15. REFER TO FA/FP DARWINGS FOR FIRE ALARM / CEILING NOTIFICATION DEVICES. FINAL LOCATION OF DEVICES AT PUBLIC SPACES TO BE COORDINATED WITH ARCHITECT.

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

RESI BUILDING 3 - ARMAND 4 (UNIT H) ENLARGED FLOOR PLAN

1 — 1/4" = 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

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

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

Digitally signed by Scott Lee
DN: E=slee@ln-architects.com, CN=Scott Lee, O=Scott A. Lee, OU=Scott A. Lee, C=US
Date: 2021.03.29 13:33:35-04'00'
Scott Lee
ADDITIONS OR DELETIONS TO 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.

RESI Bldg 3 - 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
5	PERMIT REVISION 5	05/06/2022
7	PERMIT REVISION 7	06/17/2022
10	PERMIT REVISION 10	08/19/2022
12	PERMIT REVISION 12	11/04/2022
14	PERMIT REVISION 14	02/10/2023
17	PERMIT REVISION 17	4/21/2023

Sheet Title

RESI BUILDING 3 - ARMAND 4 (UNIT H) ENLARGED FLOOR PLAN

Project No. **21816**

Sheet No.

A4-R3-00

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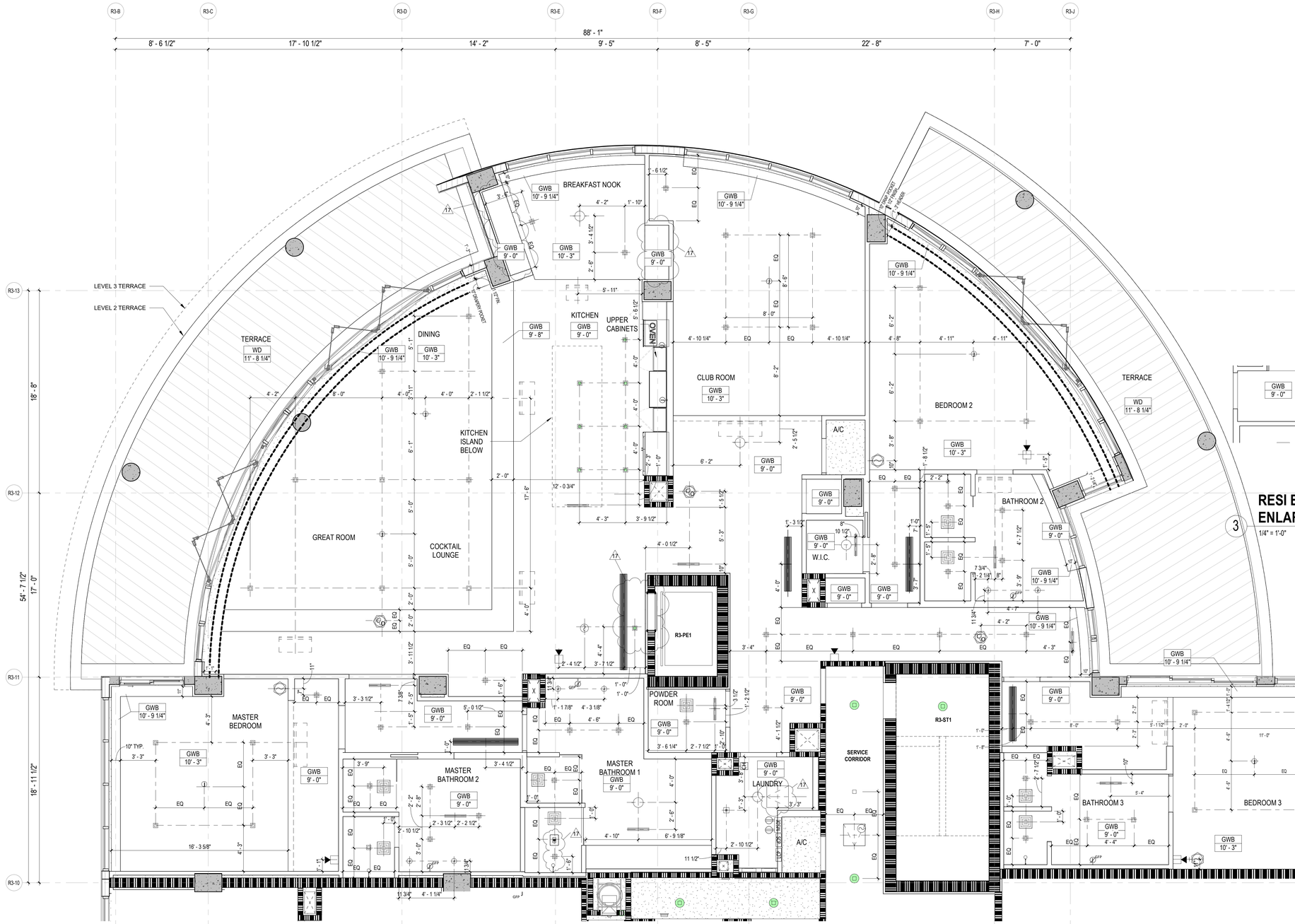
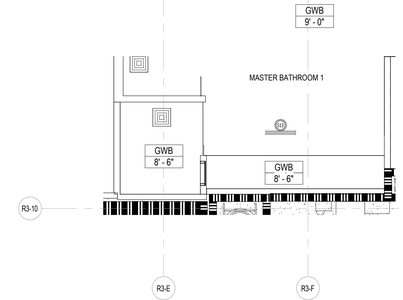


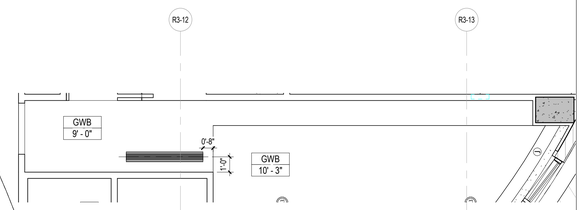
RESI BUILDING 3 - ARMAND 4 (UNIT H) ENLARGED REFLECTED CEILING PLAN LEVELS 1 AND 2

1 1/4" = 1'-0"



RESI BUILDING 3 - ARMAND 4 (UNIT H) ENLARGED RCP MASTER BATH - LEVEL 2

2 1/4" = 1'-0"



RESI BUILDING 3 - ARMAND 4 (UNIT H) ENLARGED RCP CLUB ROOM - LEVEL 2

3 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

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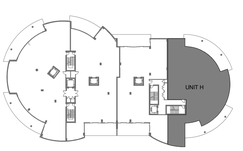
REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ECS FLORIDA, LLC

KEY PLAN (N.T.S.)



TRUE NORTH

LONGBOAT KEY HOTEL & RESIDENCES

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Longboat Key, FL 34228

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

STATE OF FLORIDA — SCOTT A LEE — AR95712 — REGISTERED ARCHITECT
Scott Lee
Digitally signed by Scott Lee
DN: E=slee@kobi-architects.com, CN=Scott Lee, O=Scott A. Lee, OU=AR 0095712, C=US
Date: 2023.03.29 13:15:42-04'00'
Contract MM-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.

RESI Bldg 3 - Issued

No.	Description	Date
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	PERMIT APPROVAL SET	12/13/2021
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13	PERMIT REVISION 13	12/16/2022
14	PERMIT REVISION 14	02/10/2023
17	PERMIT REVISION 17	4/21/2023

Sheet Title
RESI BUILDING 3 - ARMAND 4 (UNIT H) ENLARGED RCP LEVELS 1 AND 2

Project No. **21816**

Sheet No.
A4-R3-01

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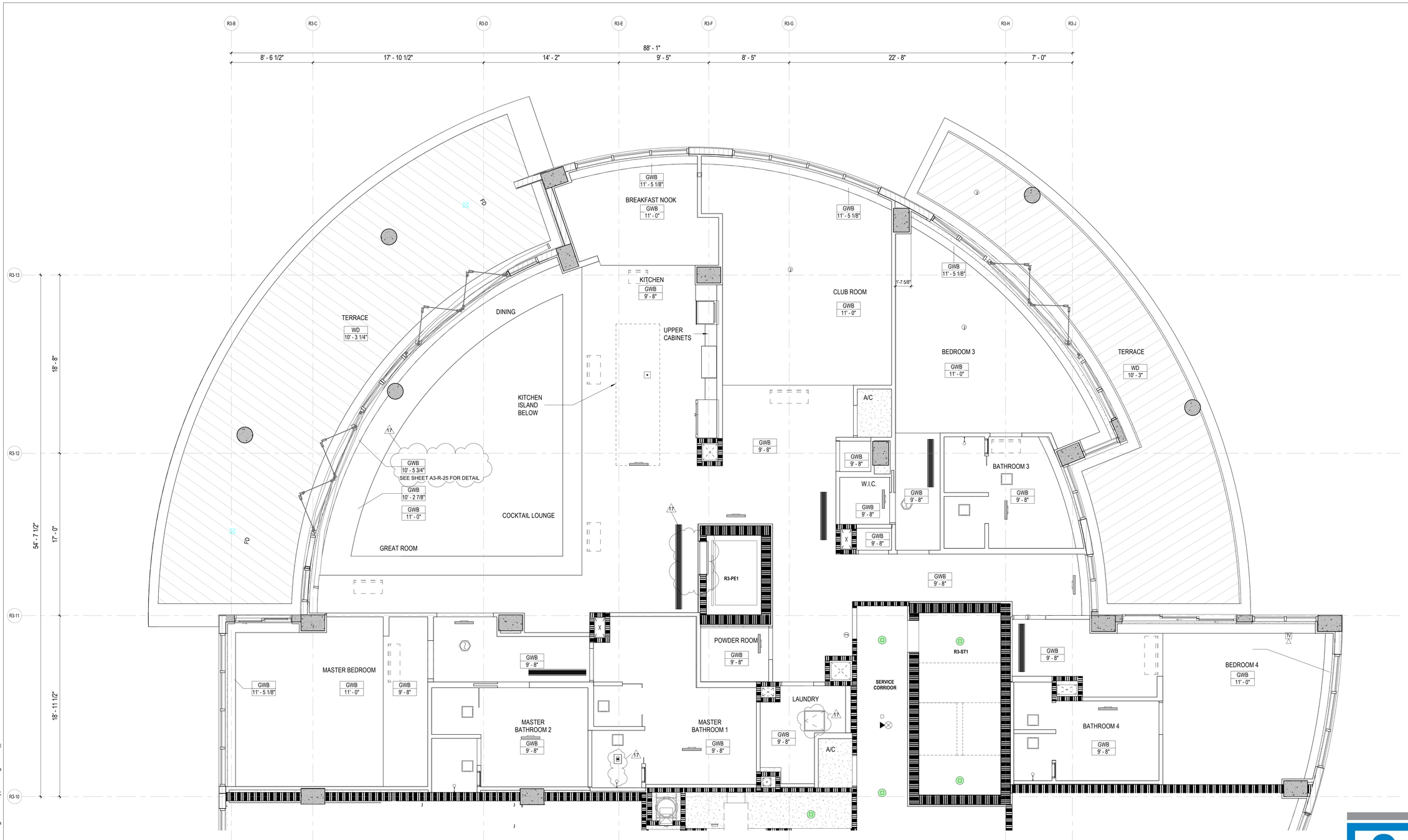

RESI BUILDING 3 - ARMAND 4 (UNIT H) ENLARGED REFLECTED CEILING PLAN LEVELS 4

1 — 1/4" = 1'-0"

SEE SHEEET A4-R3-01 FOR LIGHTING FIXTURE LOCATIONS

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

CEILING LEGEND, SYMBOLS AND NOTES

- EXPOSED BOTTOM OF SLAB
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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

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- DOWNLIGHT - ADJUSTABLE WASHER
- SPEAKER
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- 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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- 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

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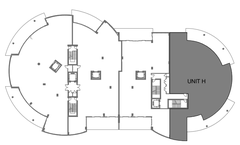
KEY PLAN (N.T.S.)



TRUE NORTH

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T 305/856-2021
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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

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

Scott Lee

Digitally signed by Scott Lee
DN: cn=Scott Lee, o=ecsmiami.com, ou=Scott Lee, c=Scott A. Lee, L=Miami Valley,St=California, C=US
Reason: I am the author of this document
Location:
Date: 2024.03.25 13:15:49-04'00'

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RESI Bldg 3 - 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
7	PERMIT REVISION 7	06/17/2022
17	PERMIT REVISION 17	4/21/2023

Sheet Title: **RESI BUILDING 3 - ARMAND 4 (UNIT H) ENLARGED RCP LEVEL 4**

Project No. **21816**

Sheet No. **A4-R3-01A**

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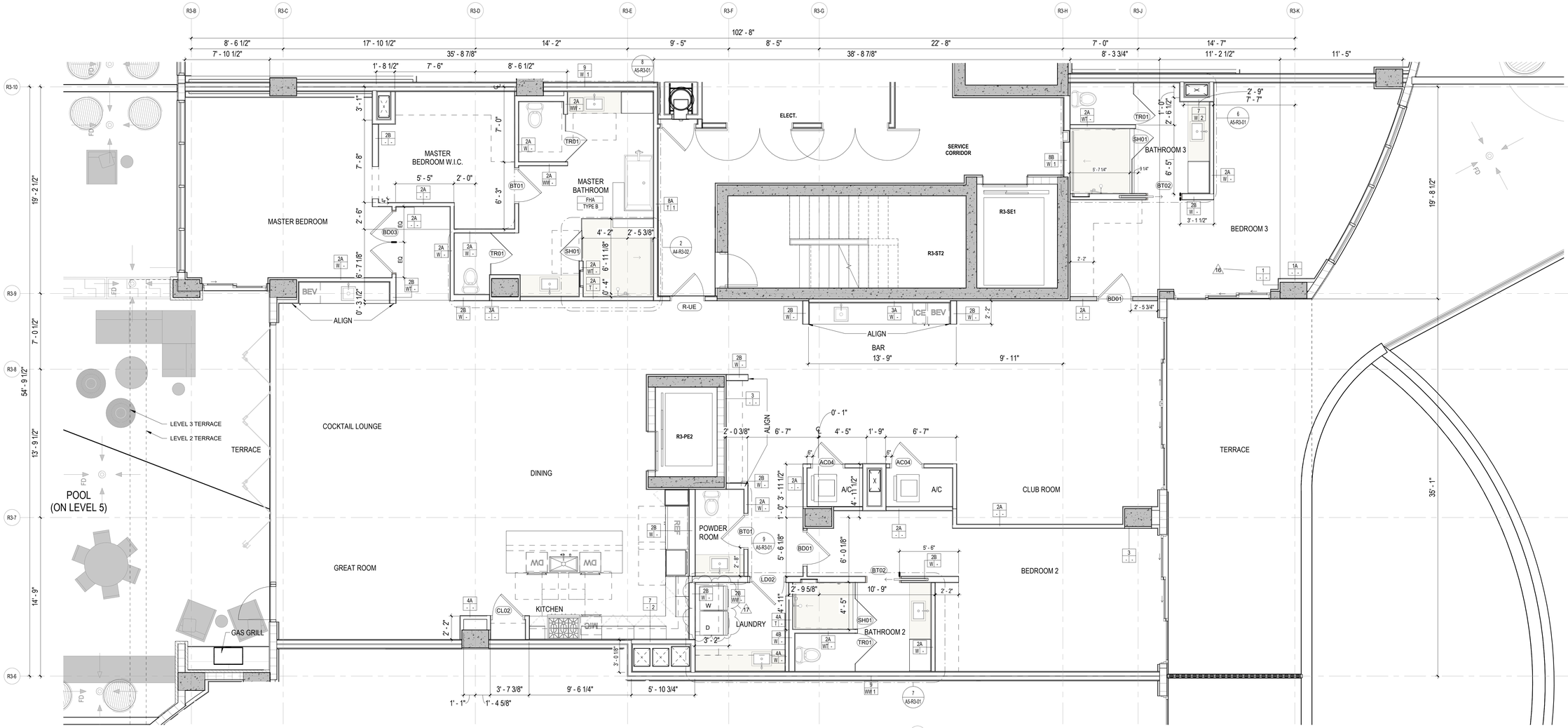
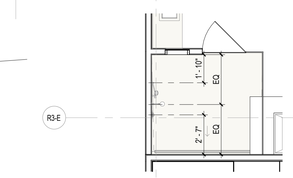




RESI BUILDING 3 - ARMAND 3 (UNIT I) ENLARGED FLOOR PLAN

1 1/4" = 1'-0"

RESIDENTIAL BUILDING 3 - ARMAND BURKENTINE UNIT 303 ENLARGED SHOWER PLAN

2 1/4" = 1'-0"

DOOR SCHEDULE - ARMAND 3 (UNIT I)

MARK	ROOM NAME	DOOR						FRAME				DETAILS			HARDWARE	REMARKS
		WIDTH	HEIGHT	THICKNESS	DOOR TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	RATING	HEAD	JAMB	SILL		
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	
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	
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	
R3-ST5	R3-ST3	3' - 0"	3' - 6"	0' - 2 1/2"	K	AL	POWDER	AL	AL	POWDER	-				199.0	R3-200 /R3-200A- 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

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.

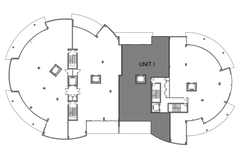
PLAN LEGEND, SYMBOLS AND NOTES

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.)



TRUE NORTH

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

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Owner

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

STATE OF FLORIDA SCOTT A LEE REGISTERED ARCHITECT AR95712
Scott Lee
Digitally signed by Scott Lee
DN: E=slee@ecs-archtects.com, CN=Scott Lee, O=Scott A. Lee, C=US
Reason: I AM APPROVING THIS DOCUMENT
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RESI BLdg 3 - 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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7	PERMIT REVISION 7	06/17/2022
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

Sheet Title: **RESI BUILDING 3 - ARMAND 3 (UNIT I) ENLARGED FLOOR PLAN**

Project No. **21816**

Sheet No. **A4-R3-02**

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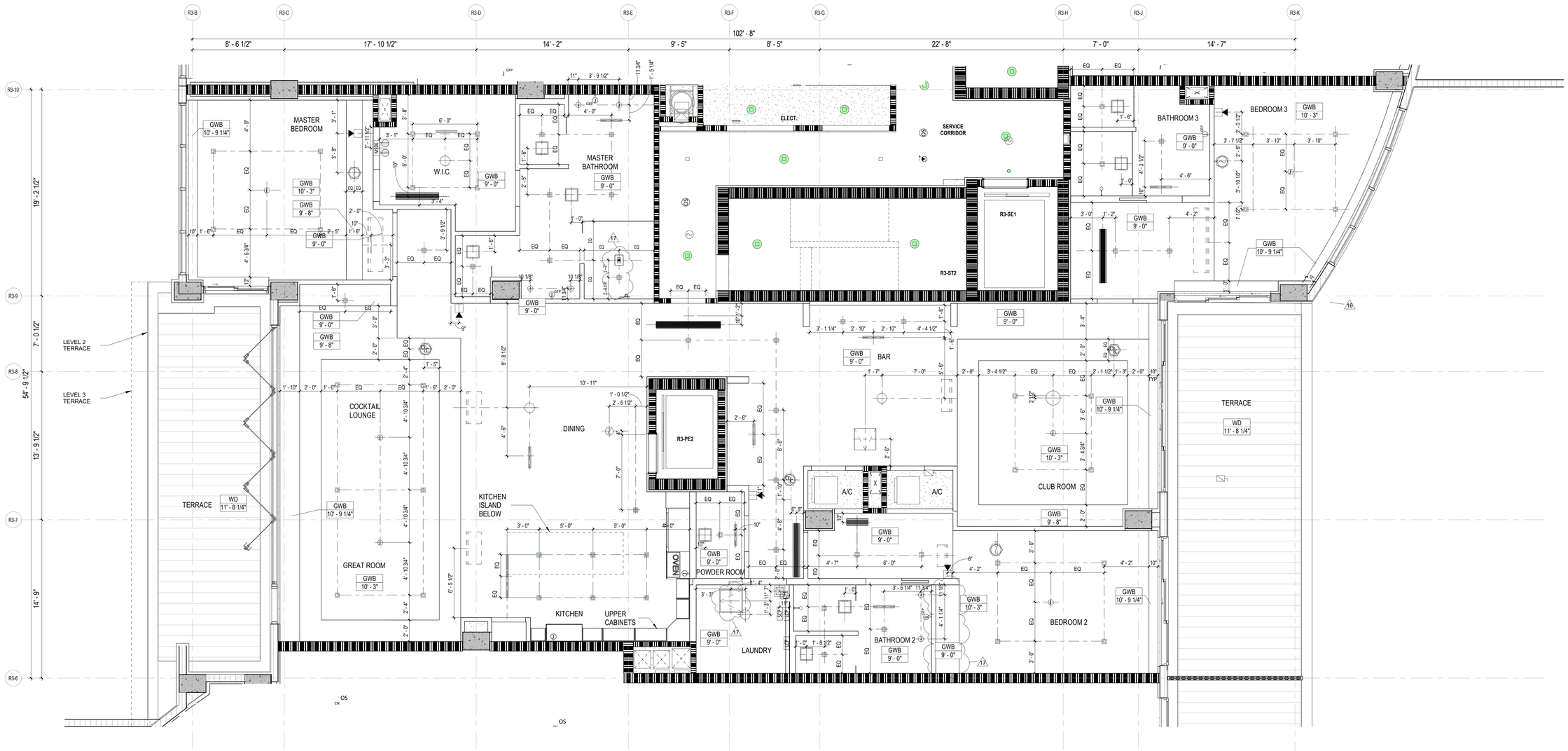

RESI BUILDING 3 - ARMAND 3 (UNIT I) ENLARGED REFLECTED CEILING PLAN LEVELS 1-3

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
- 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

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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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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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
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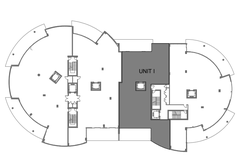

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LONGBOAT KEY HOTEL & RESIDENCES

ARMAND - 1561 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

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

Digitally signed by Scott Lee
DN: E=slee@ecsflorida.com, CN=Scott Lee, O=Scott A. Lee, L=Lee Valley, S=California, C=US
Contact Info: THIS ITEM HAS BEEN DIGITALLY SIGNED AND 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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17	PERMIT REVISION 17	4/21/2023

Sheet Title: **RESI BUILDING 3 - ARMAND 3 (UNIT I) ENLARGED RCP LEVELS 1-3**

Project No. 21816

Sheet No. **A4-R3-03**

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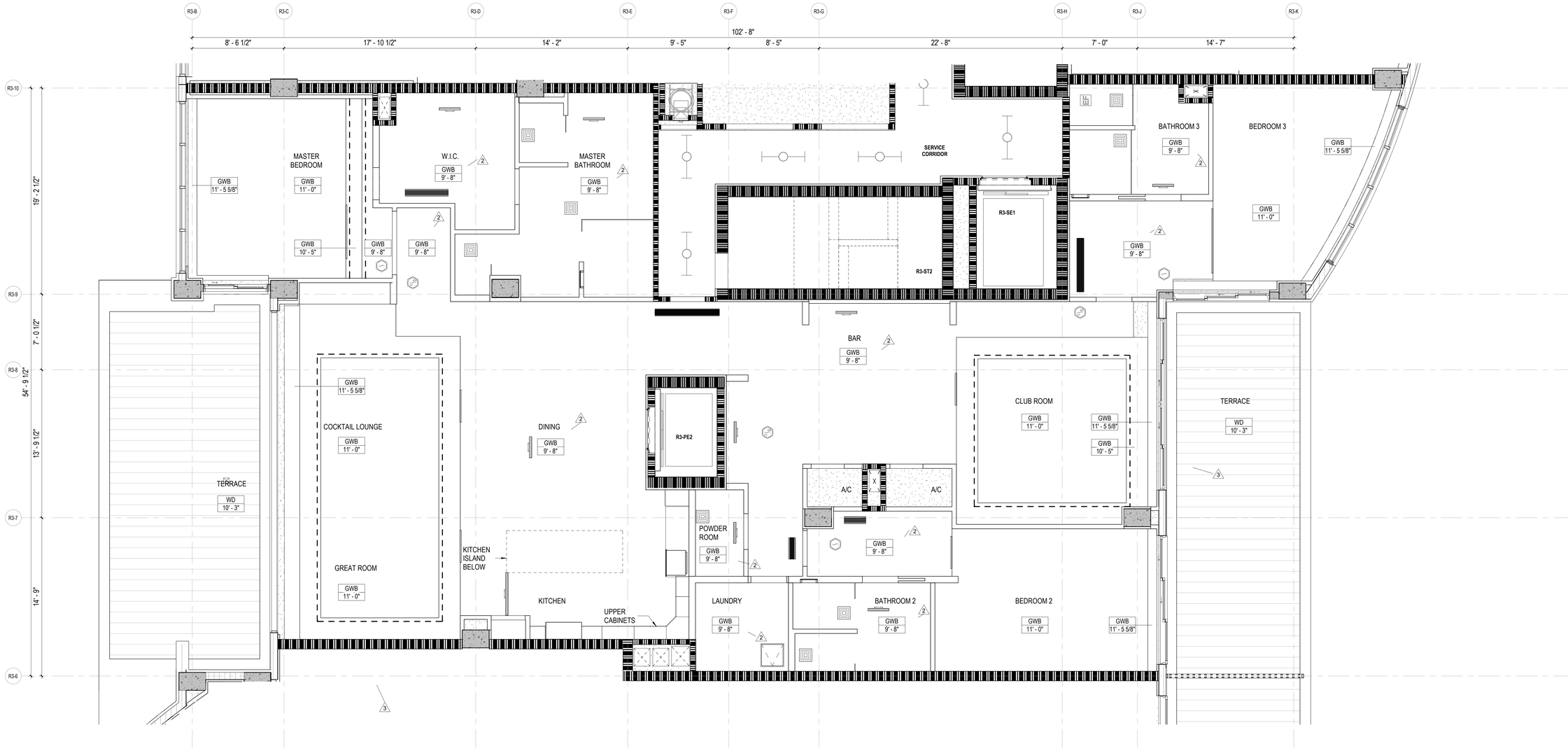


RESI BUILDING 3 - ARMAND 3 (UNIT I) ENLARGED REFLECTED CEILING PLAN LEVELS 4-5

1 — 1/4" = 1'-0"

SEE SHEEET A4-R3-03 FOR LIGHTING FIXTURE LOCATIONS

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. GYP. BD.	ABOVE FINISH FLOOR LEVEL 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.

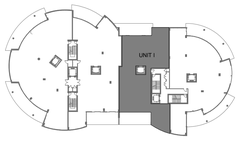
PLAN LEGEND, SYMBOLS AND NOTES

- 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.)



TRUE NORTH

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

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
	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

Sheet Title: **RESI BUILDING 3 - ARMAND 3 (UNIT I) ENLARGED RCP LEVELS 4-5**

Project No. 21816

Sheet No. **A4-R3-03A**

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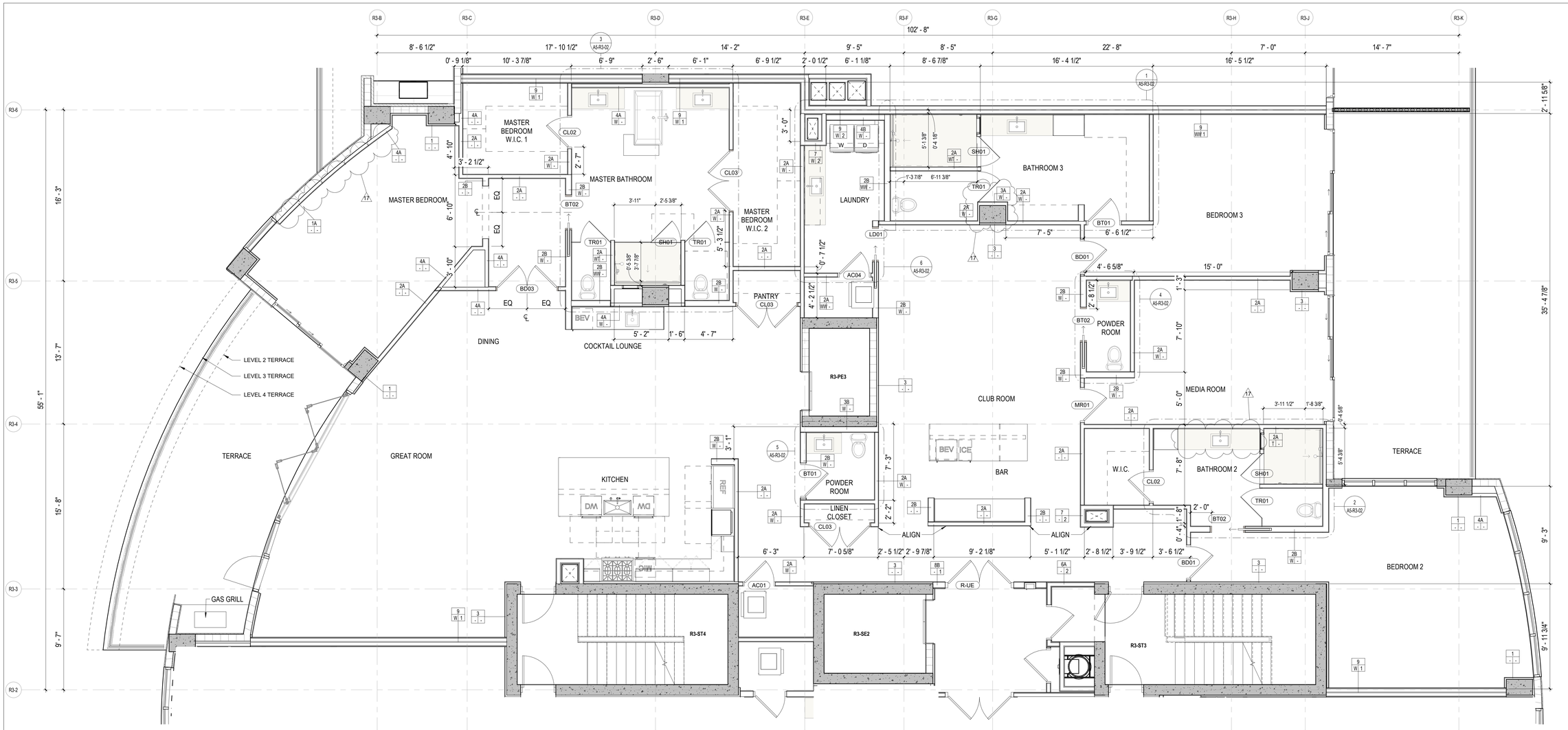

DOOR SCHEDULE - ARMAND 2 (UNIT J)

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
AC01	A/C	2' - 10"	8' - 0"	0' - 1 3/4"	A	WD	SEE I.D.	WD	WD	SEE ID	-	2/A9-01	2/A9-01	17/A9-08	132.0	
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	
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	
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	
CL03	CLOSET	5' - 8"	8' - 0"	0' - 1 3/4"	C	WD	SEE I.D.	WD	WD	SEE I.D.	-	2/A9-01	2/A9-01	17/A9-08	138.0	
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	
MR01	MEDIA 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	
R3-ST5	R3-ST3	3' - 0"	3' - 6"	0' - 2 1/2"	K	AL	POWDER	AL	AL	POWDER	-				199.0	R3-200 /R3-200A- EXT. GATES AT LEVEL 1 UNITS ONLY
R-UE2	UNIT ENTRY	6' - 0"	8' - 0"	0' - 1 3/4"	AA	WD	SEE I.D.	MTL-2	HM	SEE I.D.	45 MIN	3/A9-01	3/A9-01	15/A9-08	133.0	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
- 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.
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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.

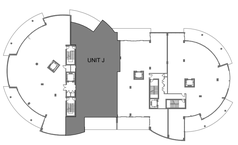
PLAN LEGEND, SYMBOLS AND NOTES

- 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

RESI BUILDING 3 - ARMAND 2 (UNIT J) ENLARGED PLAN LEVELS 3-4

1 — 1/4" = 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

AMENITY - 1571 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

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

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

Scott Lee

Digitally signed by Scott Lee
DN: E=slee@ecs-archtects.com, C=US, O=Scott A. Lee, CN=Scott Lee
Reason: I AM THE AUTHOR OF THIS DOCUMENT
Location: HIS 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.
Date: 2023.03.29 13:18:11-04'00'

RESI Bldg 4 - Issued

No.	Description	Date
4	PERMIT REVISION 4	04/15/2022
7	PERMIT REVISION 7	06/17/2022
10	PERMIT REVISION 10	08/19/2022
12	PERMIT REVISION 12	11/04/2022
14	PERMIT REVISION 14	02/10/2023
17	PERMIT REVISION 17	4/21/2023

Sheet Title

RESI BUILDING 3 - ARMAND 2 (UNIT J) ENLARGED FLOOR PLAN

Project No. 21816

Sheet No.

A4-R3-04

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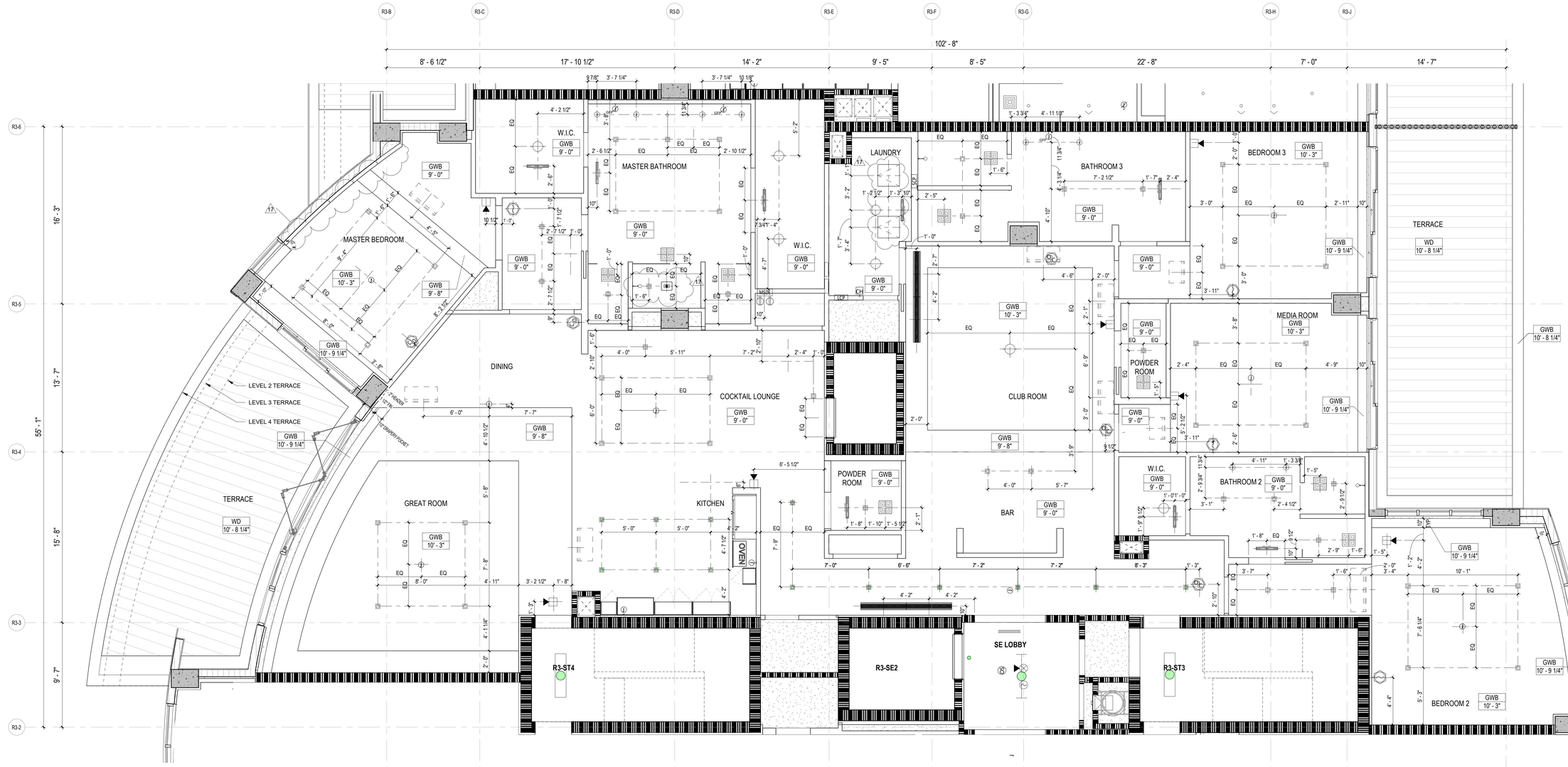

RESI BUILDING 3 - ARMAND 2 (UNIT J) ENLARGED REFLECTED CEILING PLAN LEVEL 3

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
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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

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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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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 / 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
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- 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.
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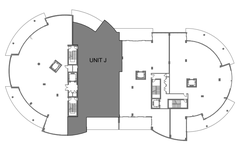
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



TRUE NORTH

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

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

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Longboat Key, FL 34228

Owner

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

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

Scott Lee

Digitally signed by Scott Lee
DN: cn=Scott Lee, o=ecsmiami.com, ou=Scott Lee, OrScott A. Lee, L=Miami Shores, St=California, C=US
Reason: I am the author of this document
Location: 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 Bldg 3 - 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
7	PERMIT REVISION 7	06/17/2022
13	PERMIT REVISION 13	12/16/2022
14	PERMIT REVISION 14	02/10/2023
17	PERMIT REVISION 17	4/21/2023

Sheet Title: **RESI BUILDING 3 - ARMAND 2 (UNIT J) ENLARGED RCP LEVEL 3**

Project No. **21816**

Sheet No. **A4-R3-05**

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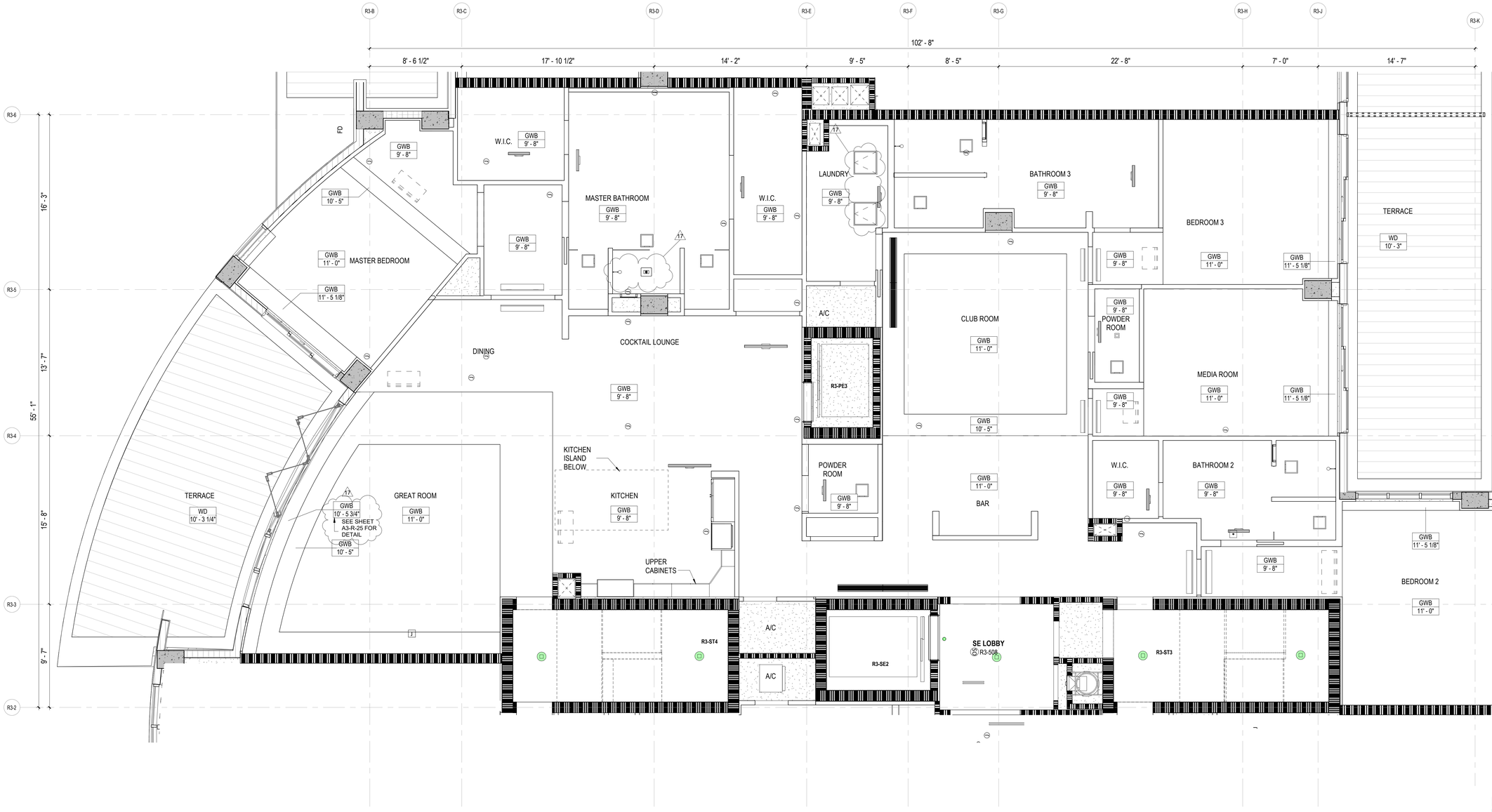

RESI BUILDING 3 - ARMAND 2 (UNIT J) ENLARGED REFLECTED CEILING PLAN LEVEL 4

1 — 1/4" = 1'-0"

SEE SHEET A4-R2-05 FOR LIGHTING FIXTURE LOCATIONS

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

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.

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- 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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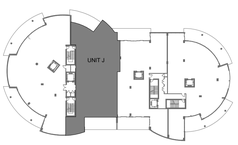
KEY PLAN (N.T.S.)



TRUE NORTH

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Owner

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407-999-9985

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

Scott Lee

Digitally signed by Scott Lee
DN: E=slee@ecs-arch-tech.com, CN=Scott Lee, O=Scott A. Lee, L=Miami Beach, ST=California, C=US
Reason: I AM APPROVING THIS DOCUMENT
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Sheet Title: **RESI BUILDING 3 - ARMAND 2 (UNIT J) RCP LEVEL 4**

Project No. 21816

Sheet No. **A4-R3-05A**

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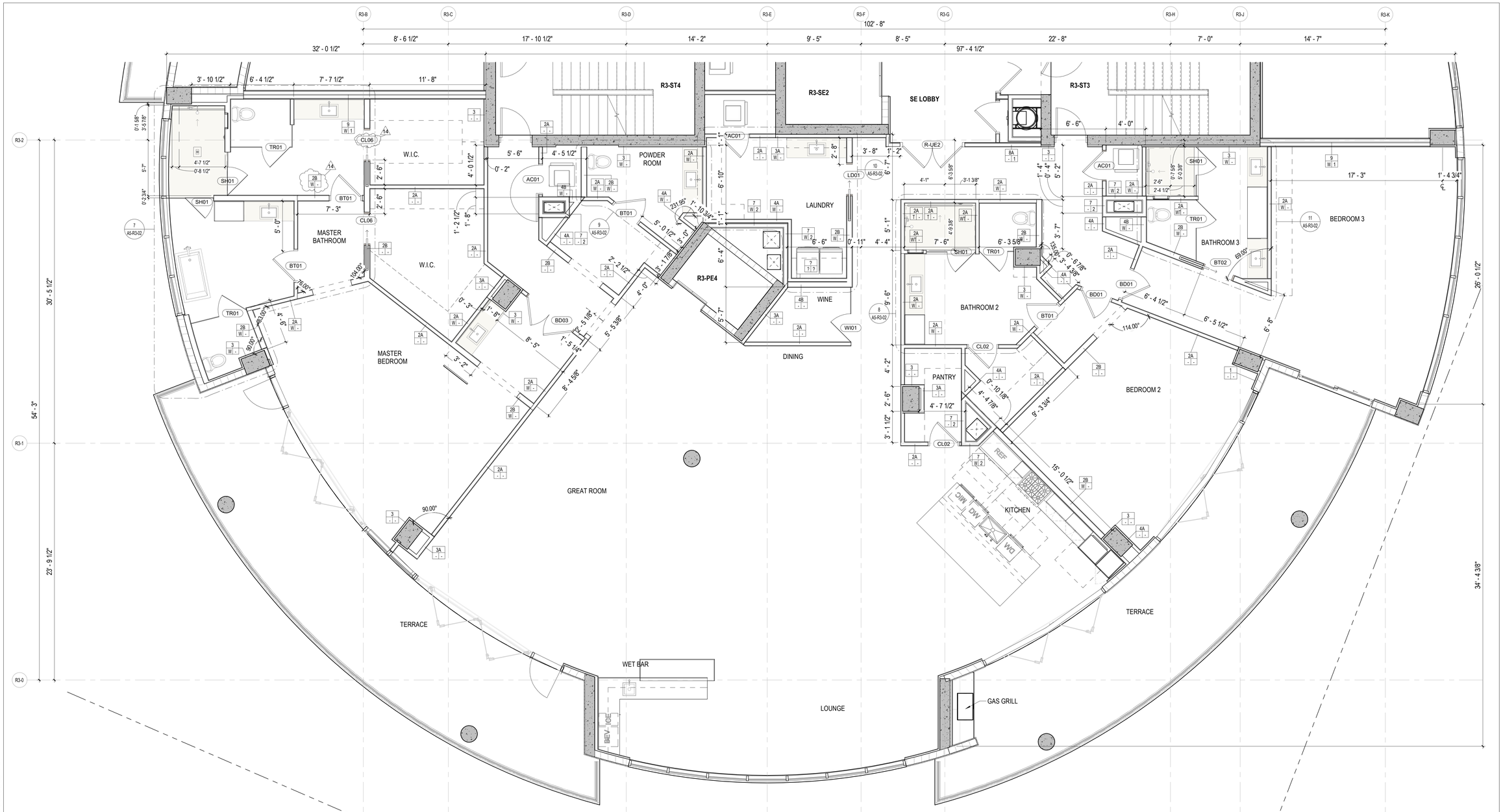

DOOR SCHEDULE - ARMAND 1 (UNIT K)

		DOOR						FRAME				DETAILS				
MARK	ROOM NAME	WIDTH	HEIGHT	THICKNESS	DOOR TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	RATING	HEAD	JAMB	SILL	HARDWARE	REMARKS
AC01, 14	A/C	2' - 10"	8' - 0"	0' - 1 3/4"	A	WD	SEE I.D.	WD	WD	SEE ID	-	2/A9-01	2/A9-01	17/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, 14	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, 14	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	
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	
CL06	CLOSET	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	
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-UE2	UNIT ENTRY	6' - 0"	8' - 0"	0' - 1 3/4"	AA	WD	SEE I.D.	MTL-2	HM	SEE I.D.	45 MIN	3/A9-01	3/A9-01	15/A9-08	133.0	STC-32
SH01	SHOWER	2' - 10"	8' - 0"	0' - 0 3/8"	E	GL	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	GL	-	-	-	-	1/A9-05	5/A9-05	8/A9-05	141.0	
WI01	WINE CELLAR	2' - 10"	8' - 0"	0' - 0 3/8"	E	GL	GL	-	-	-	-	1/A9-05	5/A9-05	8/A9-05	141.0	

CEILING LEGEND, SYMBOLS AND NOTES

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SP-1 BASWA 70 E CLASSIC (1 COAT)
SP-2 ROCKWOOL - 4 INCHES

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ACCESS PANEL

LINEAR DIFFUSER
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DIFFUSER RETURN EXHAUST

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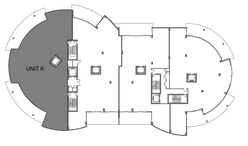

TRUE NORTH

RESI BUILDING 3 - ARMAND 1 (UNIT K) ENLARGED FLOOR PLAN

1 — 1/4" = 1'-0"

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

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.

STATE OF FLORIDA — SCOTT A. LEE — AR95712 — REGISTERED ARCHITECT
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: 2023.03.23 13:09:32-04'07'

RESI Bldg 3 - Issued

No.	Description	Date
4	PERMIT REVISION 4	04/15/2022
7	PERMIT REVISION 7	06/17/2022
10	PERMIT REVISION 10	08/19/2022
11	PERMIT REVISION 11	09/09/2022
14	PERMIT REVISION 14	02/10/2023

Sheet Title: RESI BUILDING 3 - ARMAND 2 (UNIT K) ENLARGED FLOOR PLAN
Project No. 21816
Sheet No. A4-R3-06

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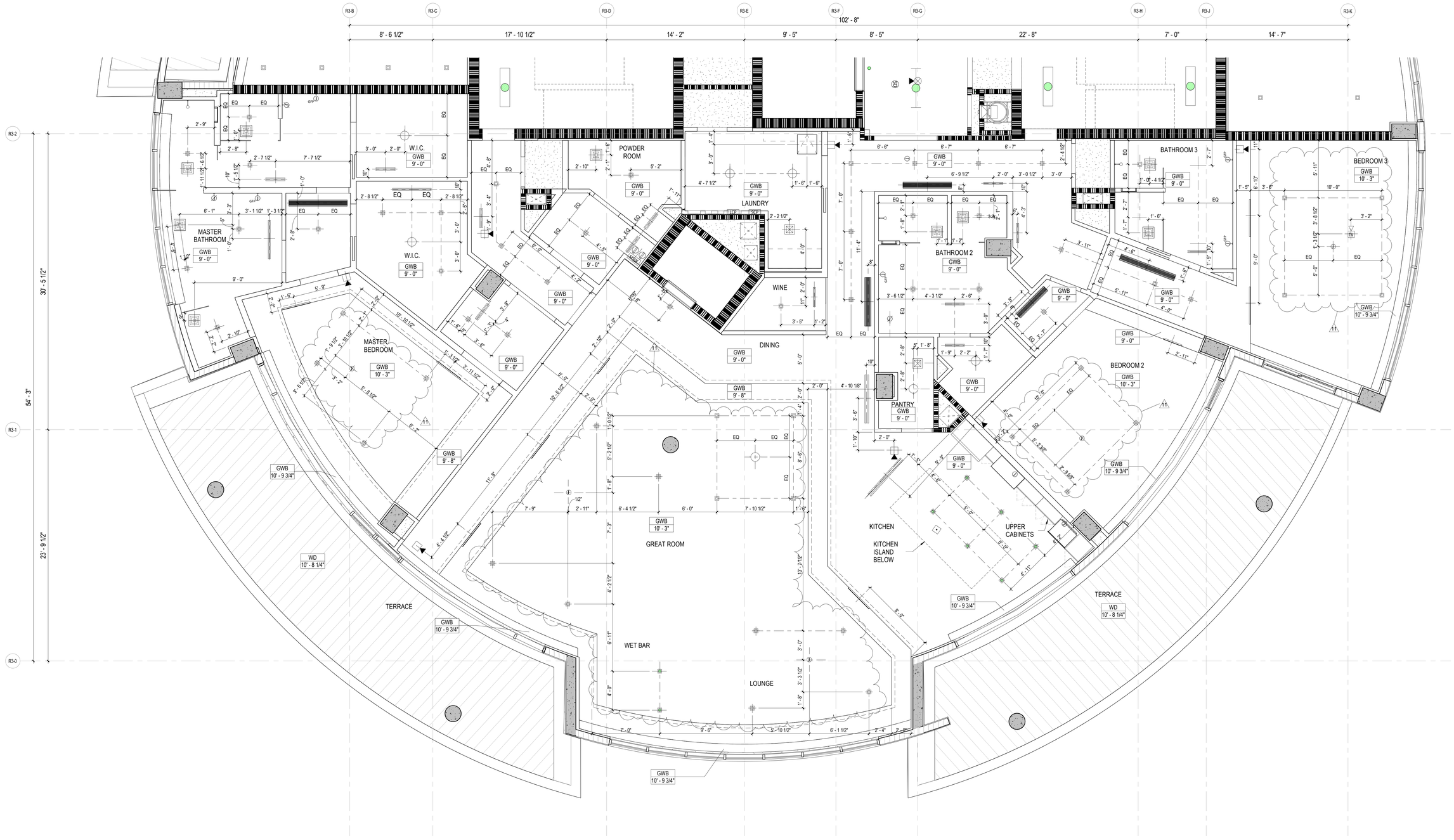

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CEILING LEGEND, SYMBOLS AND NOTES

- 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
- WALL SCONCE
- DOWNLIGHT - ROUND
- 4FT FLOURESCENT STRIP
- DOWNLIGHT - SQUARE
- 1X4 SURFACE MOUNT
- DOWNLIGHT - ADJUSTABLE WASHER
- (S) 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.

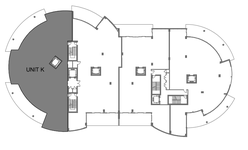
PLAN LEGEND, SYMBOLS AND NOTES

- 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 / 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 3 - ARMAND 1 (UNIT K) ENLARGED REFLECTED CEILING PLAN LEVEL 2

1 — 1/4" = 1'-0"

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

Digitally signed by Scott A. Lee
DN: E=slee@bkcmgn.com, C=US, O=BKC Group de Arquitectos, Arquitectos Parapistas de Puerto Rico, Bufete(s) Rico, C=US
Date: 2021.07.11 08:18:52-04'00'

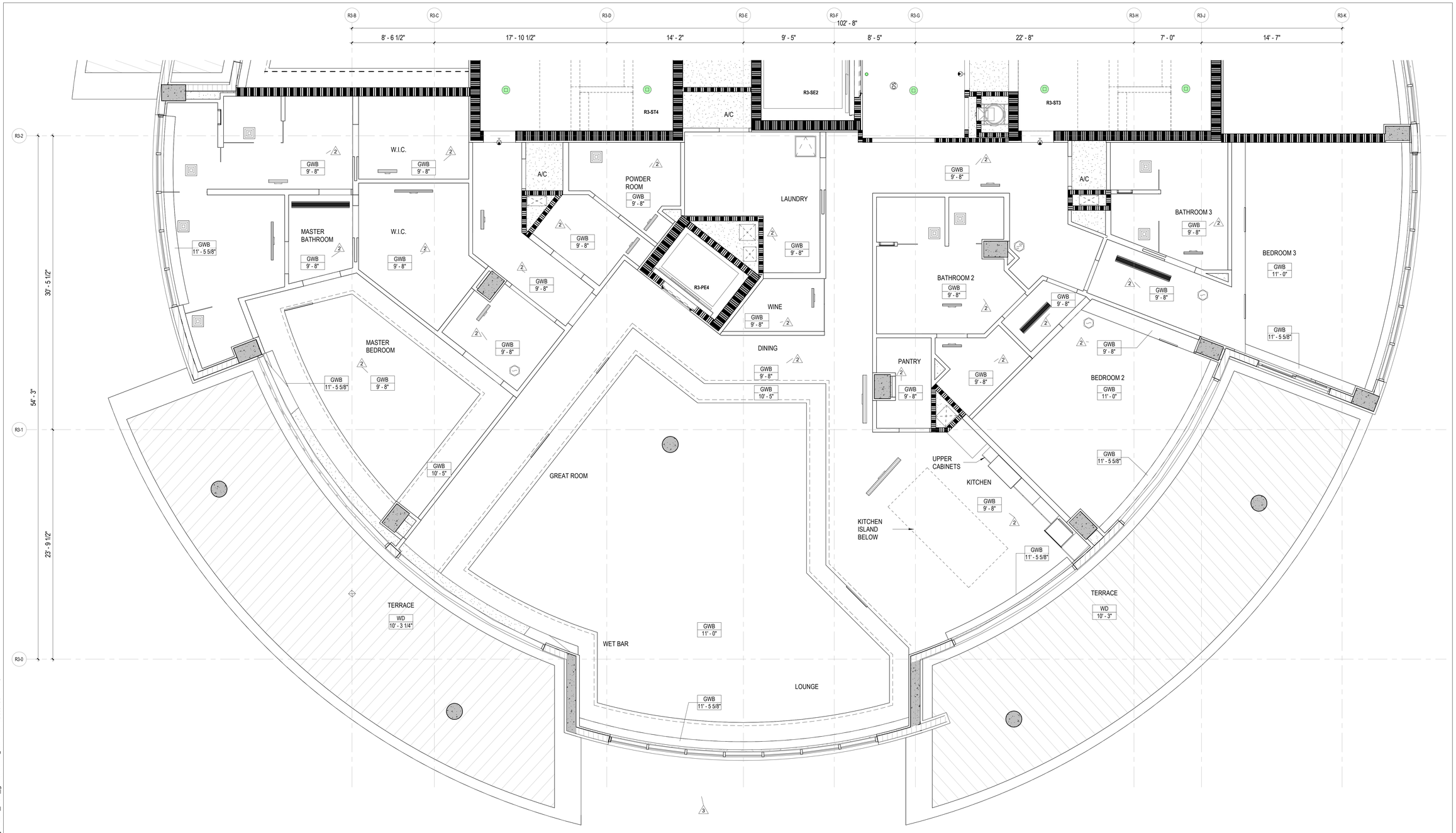
RESI Bldg 3 - Issued

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
7	PERMIT REVISION 7	06/17/2022

Sheet Title: **RESI BUILDING 3 - ARMAND 1 (UNIT K) ENLARGED RCP LEVEL 2**

Project No. **21816**

Sheet No. **A4-R3-07**



RESI BUILDING 3 - ARMAND 1 (UNIT K) ENLARGED REFLECTED CEILING PLAN LEVEL 4

1 — 1/4" = 1'-0"

SEE SHEEET A4-R3-07 FOR LIGHTING FIXTURE LOCATIONS

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.
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- 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

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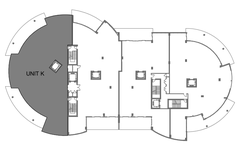
KEY PLAN (N.T.S.)



TRUE NORTH

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UNICORP NATIONAL DEVELOPMENTS, INC.

Scott Lee

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

RESI Bldg 3 - 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

Sheet Title — Project No. 21816

RESI BUILDING 3 - ARMAND 1 (UNIT K) ENLARGED RCP LEVEL 4

Sheet No.

A4-R3-07A

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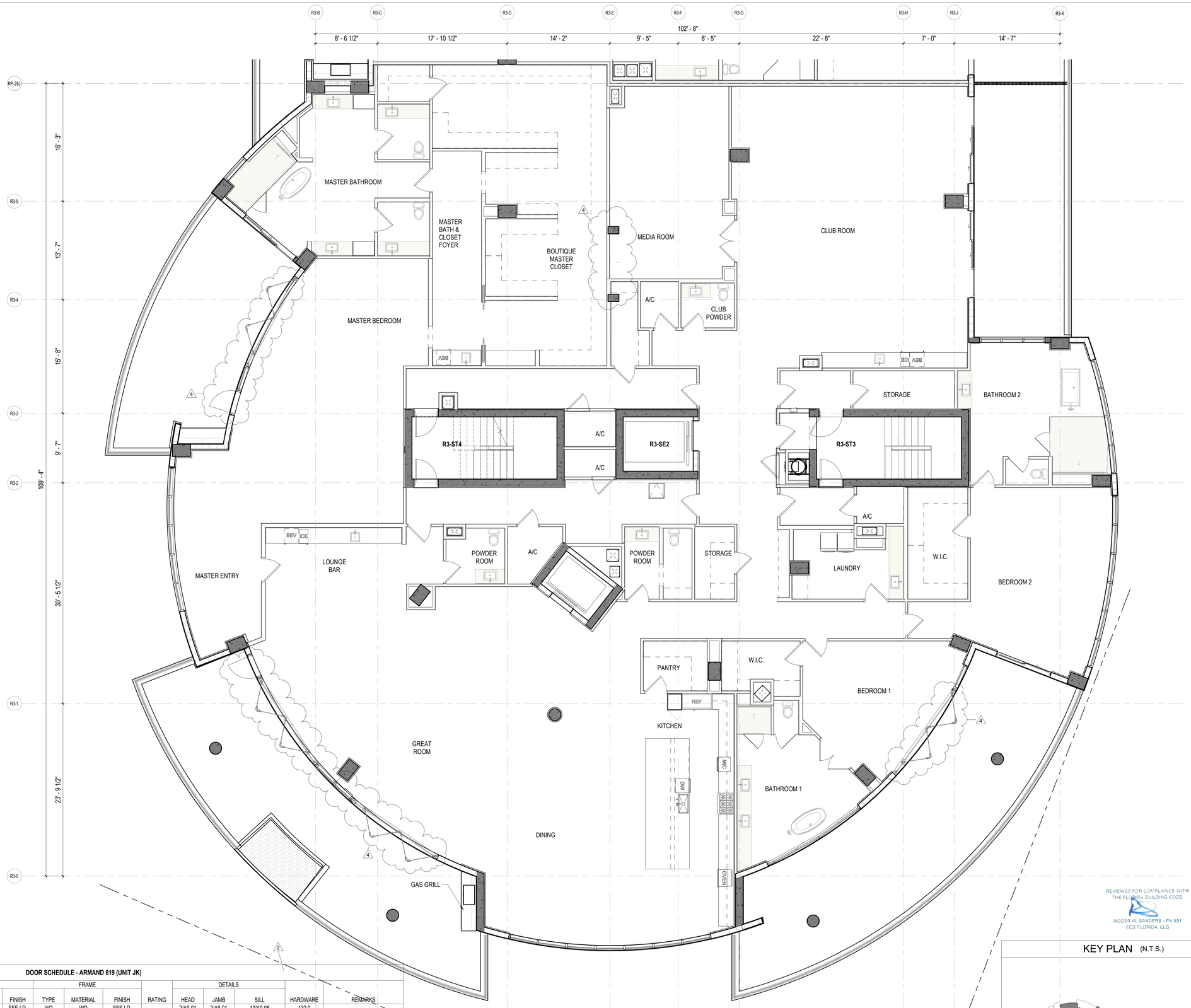


DOOR SCHEDULE - ARMAND 619 (UNIT JK)

		DOOR						FRAME				DETAILS				
MARK	ROOM NAME	WIDTH	HEIGHT	THICKNESS	DOOR TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	RATING	HEAD	JAMB	SILL	HARDWARE	REMARKS
AC01	A/C	2' - 10"	8' - 0"	0' - 1 3/4"	N	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	
BT01	TOILET 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	136.0	
BT03	BATHROOM	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	1.0	
BT05	POWDER ROOM	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	
CL01	CLOSET	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	140.0	
CL02	PANTRY	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	
CL04	CLOSET	5' - 8"	8' - 0"	0' - 1 3/4"	DD	WD	SEE I.D.	WD	WD	SEE I.D.	-	12/A9-01	11/A9-01	17/A9-08	1.0	
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	140.0	
MR02	MEDIA ROOM	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	138.0	
R-UE1	ENTRY	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	
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	

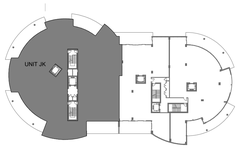
DESIGN TO BE COORDINATED

1 **RESI BUILDING 3 - ARMAND 619 (UNIT JK) ENLARGED FLOOR PLAN**

3/16" = 1'-0"

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

KEY PLAN (N.T.S.)



TRUE NORTH

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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 19:03:17-04'00'

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

RESI Bldg 3 - 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

RESI BUILDING 3 - ARMAND 619 (UNIT JK) ENLARGED FLOOR PLAN

Project No. **21816**

Sheet No.

A4-R3-08

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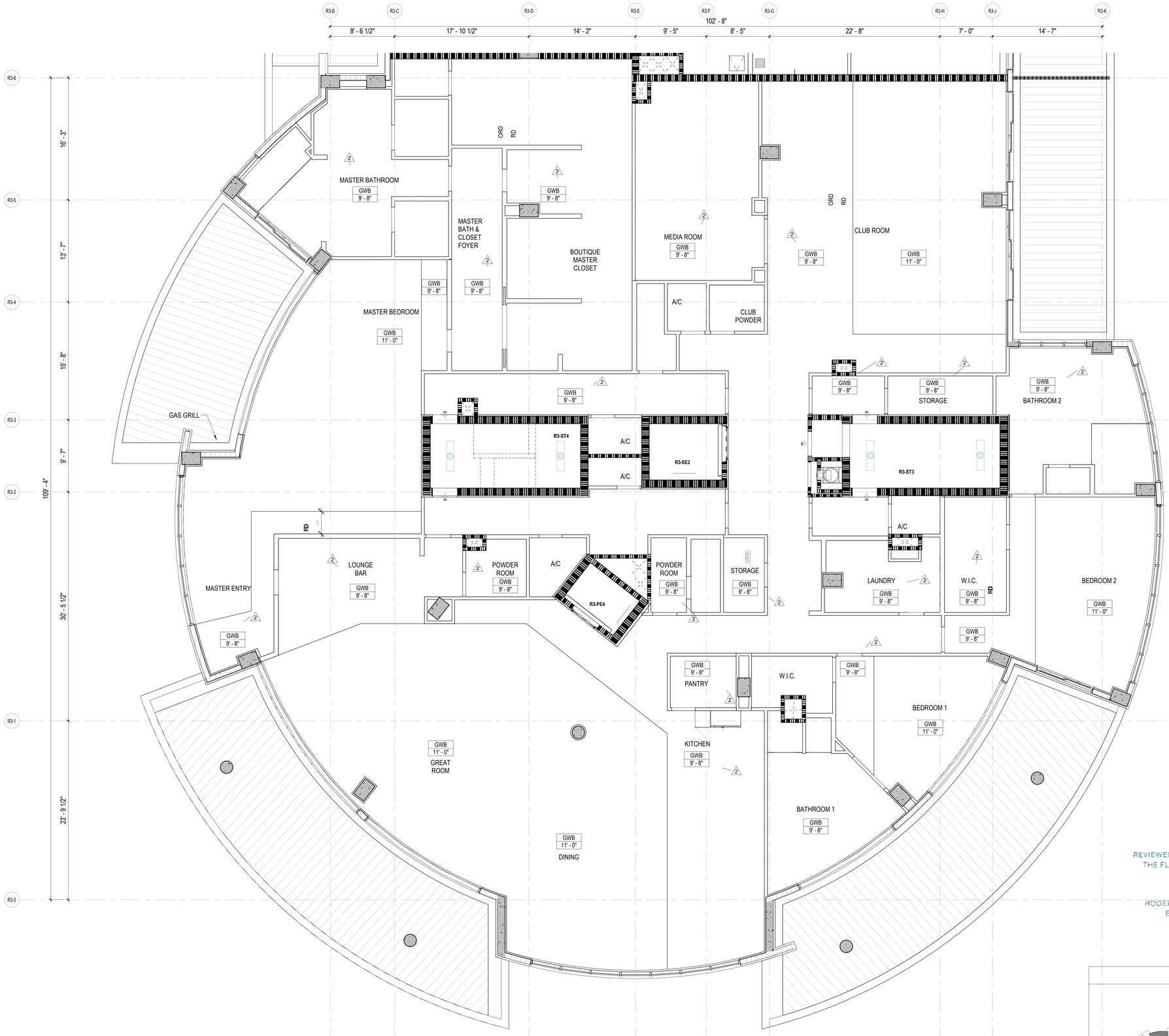


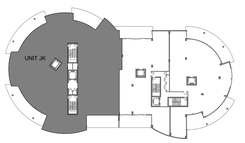
REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE

ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

DESIGN TO BE COORDINATED
RESI BUILDING 3 - ARMAND 619 (UNIT JK) ENLARGED REFLECTED CEILING PLAN

1 — 3/16" = 1'-0"

KEY PLAN (N.T.S.)



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F 305/856-0854

A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

ARMAND - 1561 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

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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

RESI Bldg 3 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
2	PERMIT REVISION 2	08/12/2021
	PERMIT APPROVAL SET	12/13/2021

Sheet Title

Project No. **21816**

RESI BUILDING 3 - ARMAND 619 (UNIT JK) ENLARGED RCP

Sheet No.

A4-R3-09

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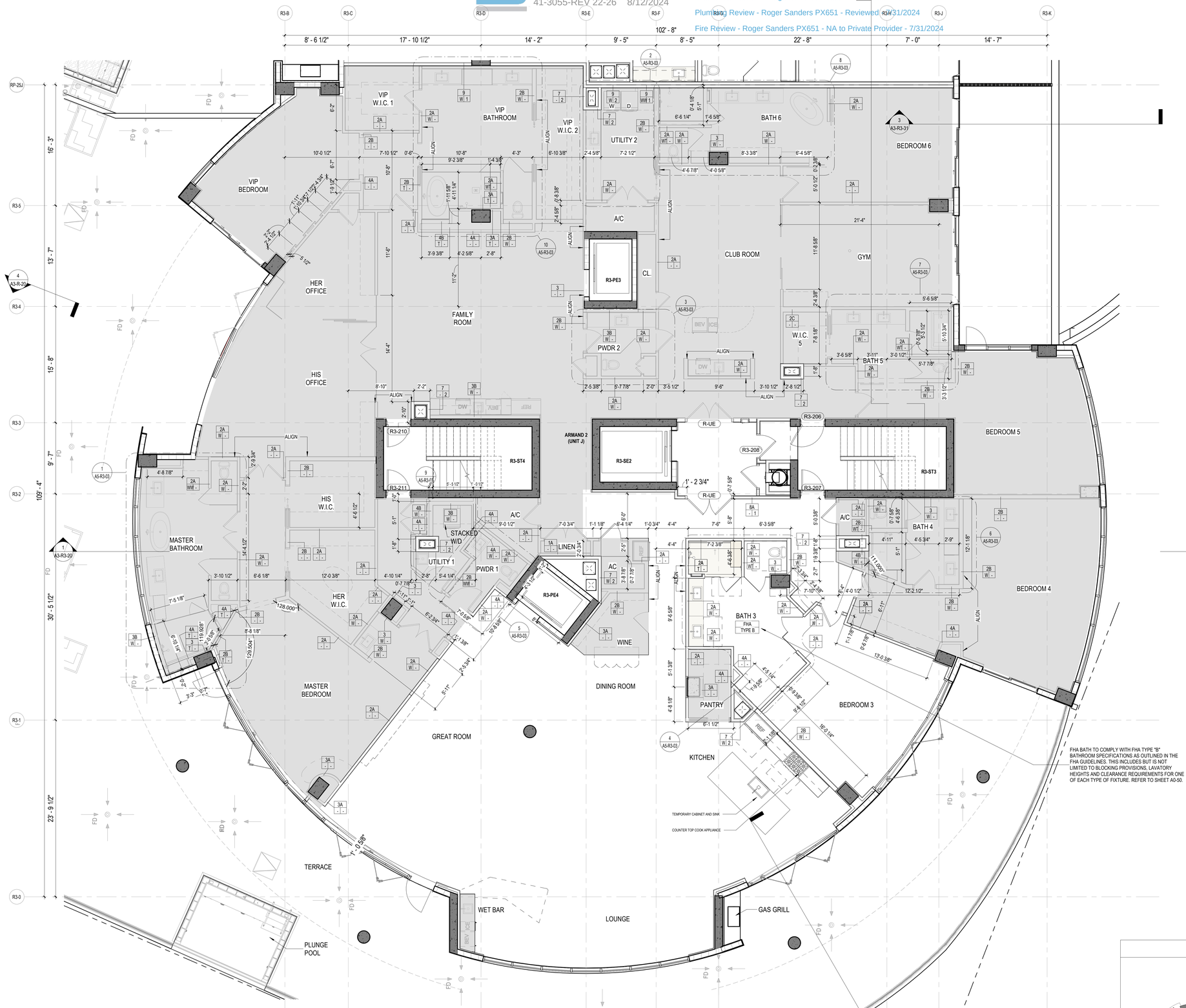
Reviewed for Code Compliance
With The Florida Building Code
ECS, Florida LLC
41-3055-REV 22-26 8/12/2024

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



FHA BATH TO COMPLY WITH FHA TYPE "B" BATHROOM SPECIFICATIONS AS OUTLINED IN THE FHA GUIDELINES. THIS INCLUDES BUT IS NOT LIMITED TO BLOCKING PROVISIONS, LAVATORY HEIGHTS AND CLEARANCE REQUIREMENTS FOR ONE OF EACH TYPE OF FIXTURE. REFER TO SHEET A0-50.

GREY FILL INDICATES WHITE BOX SPACE PER NOTES WITH ALL PLUMBING FIXTURES CAPPED OFF FOR FUTURE

ARNOLD UNIT #201-202 BUILDING 3 LEVEL OF COMPLETION FOR CERTIFICATE OF OCCUPANCY.

WHITE BOX NOTES:
1) FINISH FLOORING IS LIMITED TO THE BATHROOM #3
2) ALL OTHER AREAS OF THE UNIT WILL HAVE REQUIRED SOUND MAT ONLY INSTALLED ON FLOOR.
3) WALLS & CEILINGS WILL BE FRAMED, DRYWALLED AND PAINTED AT BATH#3, BEDROOM #3 AND BEHIND KITCHEN FOOD PREP COOKING WALL.
4) BALANCE OF UNIT WILL HAVE WALLS AND CEILINGS FRAMED, DRYWALLED, FINISHED AND PRIMED.
5) ALL OTHER BATHROOMS, LAUNDRY, POWDER ROOMS, ETC. WILL HAVE PLUMBING CAPPED OFF ON THE WALLS AND THROUGH THE FLOOR SLAB.
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7) HVAC SYSTEM WILL BE COMPLETE AND FUNCTIONAL.
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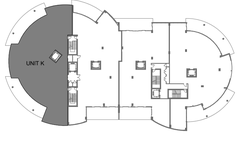
1 RESI BUILDING 3 - ARMAND 201 ARNOLD ENLARGED FLOOR PLAN

3/16" = 1'-0"

REFER TO ID FOR CUSTOM UNIT INTERIOR DOOR SCHEDULES

KEY PLAN (N.T.S.)



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

Scott Lee

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RESI Bldg 3 - Issued

No.	Description	Date
3	PERMIT APPROVAL SET	12/13/2021
4	PERMIT REVISION 4	04/15/2022
P1	PERMIT APPROVAL RESPONSE	03/18/2022
5	PERMIT REVISION 5	05/06/2022
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
21	PERMIT REVISION 21	9/08/2023
26	PERMIT REVISION 26	06/27/2024

Sheet Title: **RESI BUILDING 3 - ARMAND 201 ARNOLD ENLARGED FLOOR PLAN**

Project No. **21816**

Sheet No. **A4-R3-10**

Autodesk Docs://21816 St. Regis Resort Longboat Key/St.Regis LBK_R24.rvt
7/3/2024 12:20:58 AM

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

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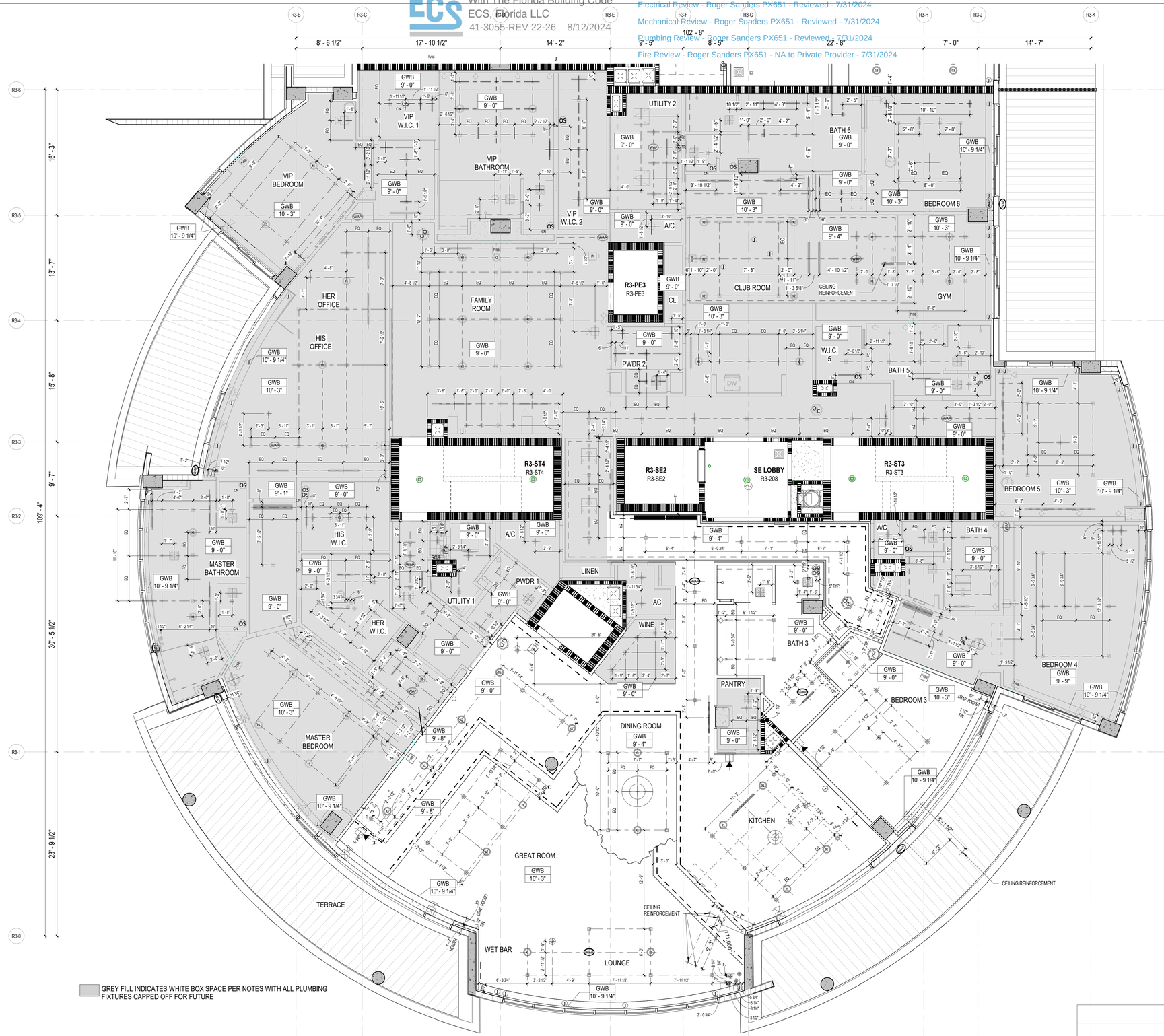

GREY FILL INDICATES WHITE BOX SPACE PER NOTES WITH ALL PLUMBING FIXTURES CAPPED OFF FOR FUTURE

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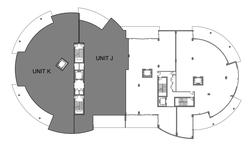
26
1 **RESI BUILDING 3 - ARMAND 201 ARNOLD ENLARGED RCP**
3/16" = 1'-0"
FOR GENERAL NOTES AND SYMBOLS SEE SHEET A0-30 & A0-31

KEY PLAN (N.T.S.)



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Consultant

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STATE OF FLORIDA SCOTT A. LEE REGISTERED ARCHITECT AR95712
Scott Lee
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RESI Bldg 3 - Issued

No.	Description	Date
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9	PERMIT REVISION 9	07/29/2022
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
21	PERMIT REVISION 21	9/08/2023
26	PERMIT REVISION 26	06/27/2024

Sheet Title: **RESI BUILDING 3 - ARMAND 201 ARNOLD ENLARGED RCP**
Project No. **21816**
Sheet No. **A4-R3-10A**

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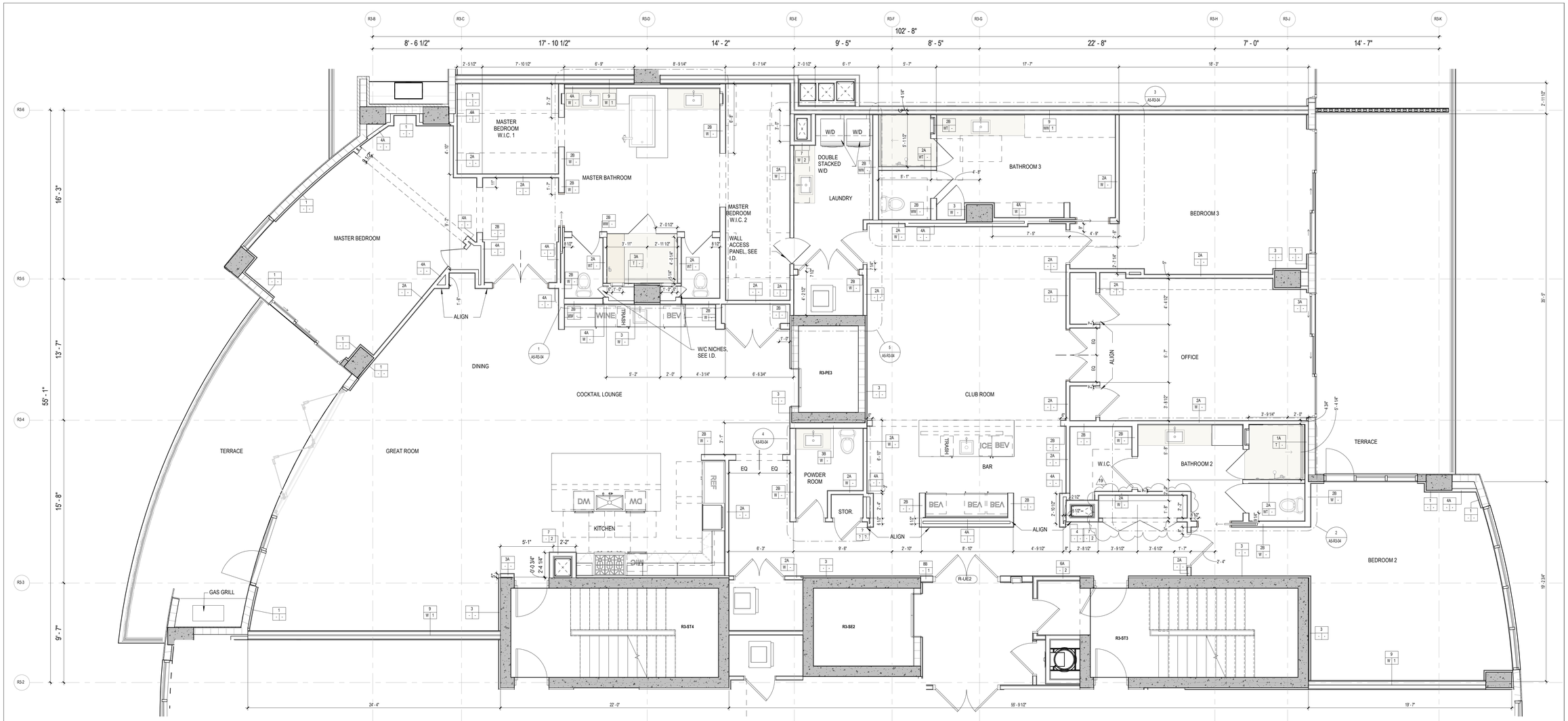


CEILING LEGEND, SYMBOLS AND NOTES

- 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 — 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 TI'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.

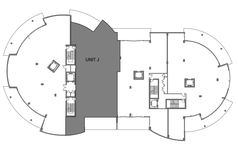
PLAN LEGEND, SYMBOLS AND NOTES

- 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

- WALL TYPE - SEE DRAWING A9-00
- INDICATES FIRE-RATING
- INDICATES WET AREA
- A101 — 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 3 - ARMAND 302 BYRNE ENLARGED FLOOR PLAN

1 — 1/4" = 1'-0"

REFER TO ID FOR CUSTOM UNIT INTERIOR DOOR SCHEDULES

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

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STATE OF FLORIDA — SCOTTA LEE SCOTT — AR95712 — REGISTERED ARCHITECT

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14	PERMIT REVISION 14	02/10/2023
19	PERMIT REVISION 19	6/30/2023

Sheet Title: **RESI BUILDING 3 - ARMAND 302 BYRNE ENLARGED FLOOR PLAN**

Project No. **21816**

Sheet No. **A4-R3-11**

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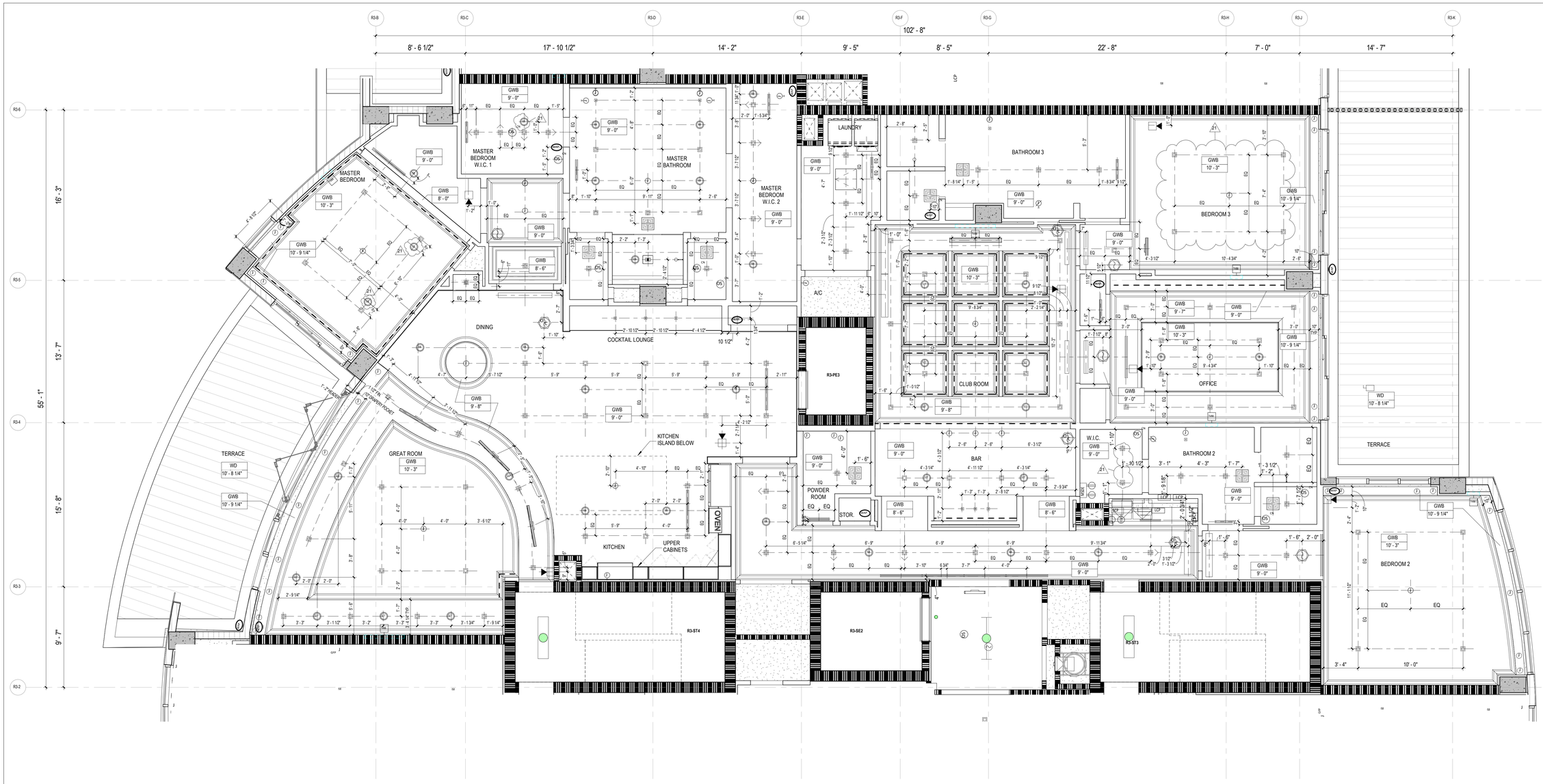

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- INDICATED DROP CEILING . REFER TO DTL. #5/A9-07
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CEILING MATERIAL — XXX — X'-X"

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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 HEIGHT MEASURED FROM TOP OF FINISH

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

LINEAR DIFFUSER

LINEAR DIFFUSER AT COVE

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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.

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.

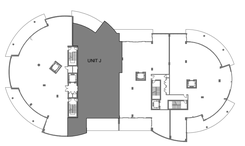
PLAN LEGEND, SYMBOLS AND NOTES

- 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 / T — WALL TYPE - SEE DRAWING A9-00
- INDICATES FIRE-RATING
- INDICATES WET AREA
- A / A101 / A — INTERIOR ELEVATION TAG
- SHEET REFERENCE
- A — 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 3 - ARMAND 302 BYRNE ENLARGED RCP

1 — 1/4" = 1'-0"

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

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.

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

Scott Lee

Digitally signed by Scott Lee
DN: C=US, E=slee@sbarchitects.com, CN=Scott Lee, O=Scott A. Lee, L=Mt Valley, S=California, C=US
Date: 2023.03.29 13:24:57 -04'00'

Digitally signed by Scott Lee
DN: C=US, E=slee@sbarchitects.com, CN=Scott Lee, O=Scott A. Lee, L=Mt Valley, S=California, C=US
Date: 2023.03.29 13:24:57 -04'00'

Contract Hold: THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED. COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

RESI Bldg 3 - Issued

No.	Description	Date
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
16	PERMIT REVISION 16	3/10/2023
21	PERMIT REVISION 21	9/08/2023

Sheet Title

RESI BUILDING 3 - ARMAND 302 BYRNE ENLARGED RCP

Project No. **21816**

Sheet No.

A4-R3-11A

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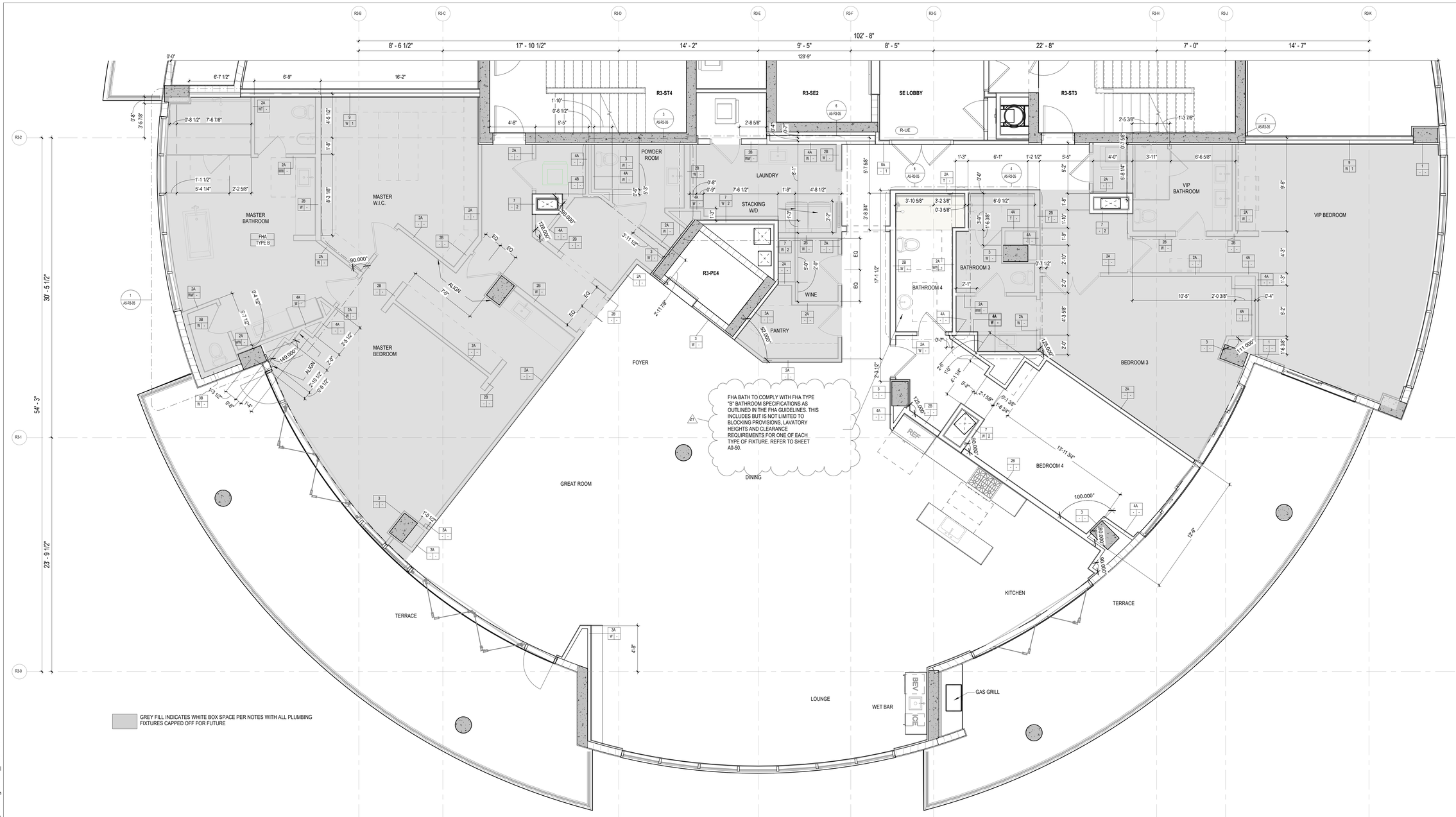

HUNN UNIT #401 BUILDING 3 LEVEL OF COMPLETION FOR CERTIFICATE OF OCCUPANCY.

WHITE BOX NOTES:
1) FINISH FLOORING IS LIMITED TO THE BATHROOM #4
2) ALL OTHER AREAS OF THE UNIT WILL HAVE REQUIRED SOUND MAT ONLY INSTALLED ON FLOOR.
3) WALLS & CEILINGS WILL BE FRAMED, DRYWALLED AND PAINTED AT BATH#4, BEDROOM #4 AND BEHIND KITCHEN FOOD PREP COOKING WALL.
4) BALANCE OF UNIT WILL HAVE WALLS AND CEILINGS FRAMED, DRYWALLED, FINISHED AND PRIMED.
5) ALL OTHER BATHROOMS, LAUNDRY, POWDER ROOMS, ETC. WILL HAVE PLUMBING CAPPED OFF ON THE WALLS AND THROUGH THE FLOOR SLAB.
6) ELECTRICAL RECEPTACLES WILL BE TIRMMED OUT AND CEILING BOXES FOR LIGHTS AND FANS CAPPED OFF WITH BLANK PLATE.
7) HVAC SYSTEM WILL BE COMPLETE AND FUNCTIONAL.
8) UNIT DOORS & HARDWARE WILL BE LIMITED TO BATHROOM #4, BEDROOM #4, SE LOBBY AND STAIR #3, #4.

CEILING LEGEND, SYMBOLS AND NOTES

- EXPOSED BOTTOM OF SLAB
- INDICATED DROP CEILING . REFER TO DTL. #SA9-07
- 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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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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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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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

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- 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 / T — 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

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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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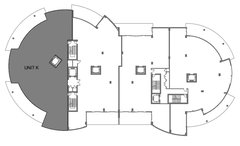
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



TRUE NORTH

RESI BUILDING 3 - ARMAND 401 HUNN ENLARGED FLOOR PLAN

1 — 1/4" = 1'-0"

REFER TO ID FOR CUSTOM UNIT INTERIOR DOOR SCHEDULES

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

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.

STATE OF FLORIDA — SCOTT A. LEE — AR95712 — REGISTERED ARCHITECT
Digitally signed by Scott Lee
DN: E=slee@sb-architects.com, CN=Scott Lee, O=Sott A. Lee, L=Mr Valley, S=California, C=US
Date: 2021.03.25 13:04:14-04'07'

RESI Bldg 3 - Issued

No.	Description	Date
4	PERMIT REVISION 4	04/15/2022
6	PERMIT REVISION 6	06/03/2022
13	PERMIT REVISION 13	12/16/2022
17	PERMIT REVISION 17	4/21/2023
18	PERMIT REVISION 18	5/26/2023
21	PERMIT REVISION 21	9/08/2023

Sheet Title: **RESI BUILDING 3 - ARMAND 401 HUNN ENLARGED FLOOR PLAN**
Project No. **21816**

Sheet No. **A4-R3-12**

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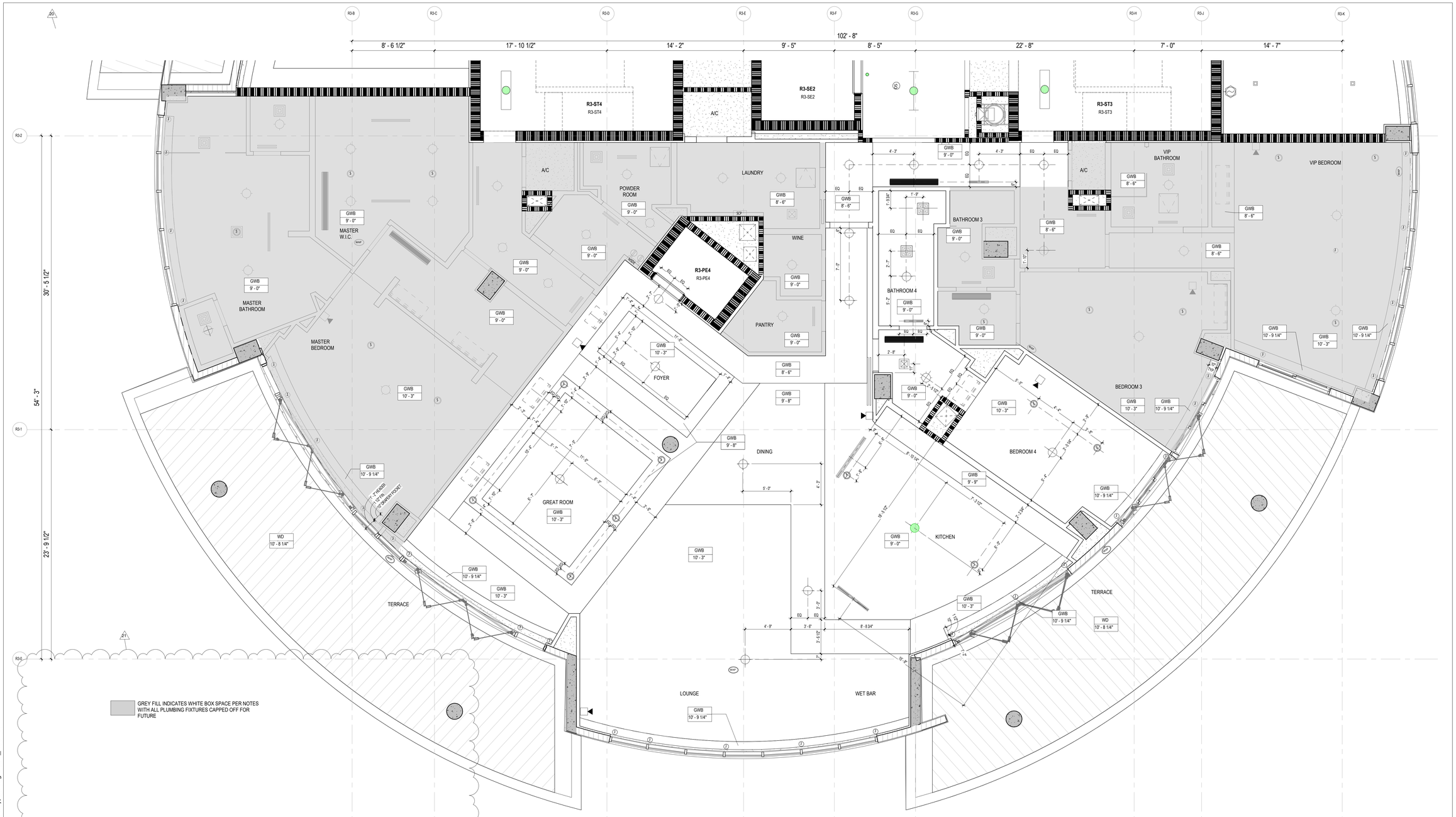

HUNN UNIT #401 BUILDING 3 LEVEL OF COMPLETION FOR CERTIFICATE OF OCCUPANCY.

WHITE BOX NOTES:
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RESI BUILDING 3 - ARMAND 401 HUNN ENLARGED RCP

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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- 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.
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PLAN LEGEND, SYMBOLS AND NOTES

- INDICATES CONC. WALL / COLUMN (SMALL SCALE)
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- 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 | T — WALL TYPE - SEE DRAWING A9-00
- INDICATES FIRE-RATING
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- FD FLOOR DRAIN
- RD — ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
- 1/2 HOUR RATED SMOKE-TIGHT PARTITION
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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.)

TRUE NORTH

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

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.

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, O=Scott A. Lee, C=US
Reason: I AM APPROVING THIS DOCUMENT
Location: HEIGHTHIS 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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REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ECS FLORIDA, LLC

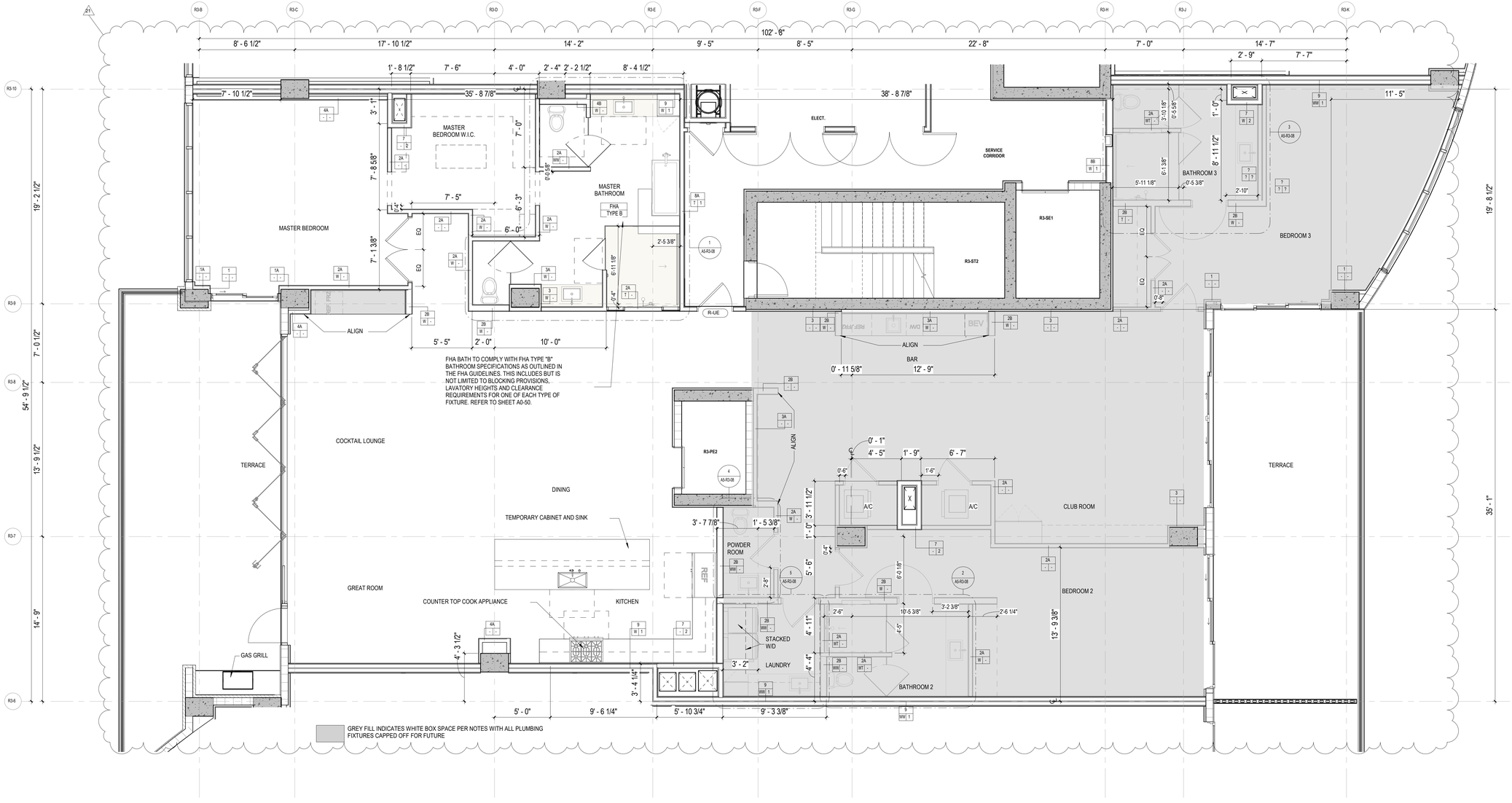
RESI Bldg 3 - Issued

No.	Description	Date
11	PERMIT REVISION 11	09/09/2022
13	PERMIT REVISION 13	12/16/2022
14	PERMIT REVISION 14	02/10/2023
20	PERMIT REVISION 20	8/04/2023
21	PERMIT REVISION 21	9/08/2023

Sheet Title: **RESI BUILDING 3 - ARMAND 401 HUNN ENLARGED RCP**
Project No. **21816**

Sheet No. **A4-R3-12A**

BIM 360://21816 St. Regis Resort Longboat Key/St.Regis LBK_R19.rvt
9/12/2023 12:06:19 AM



21

SCHUETH UNIT #503 BUILDING 3 LEVEL OF COMPLETION FOR CERTIFICATE OF OCCUPANCY.

WHITE BOX NOTES:
1) FINISH FLOORING IS LIMITED TO THE MASTER BATHROOM
2) ALL OTHER AREAS OF THE UNIT WILL HAVE REQUIRED SOUND MAT ONLY INSTALLED ON FLOOR.
3) WALLS & CEILINGS WILL BE FRAMED, DRYWALLED AND PAINTED AT MASTER BATH, MASTER BEDROOM AND BEHIND KITCHEN FOOD PREP COOKING WALL.
4) BALANCE OF UNIT WILL HAVE WALLS AND CEILINGS FRAMED, DRYWALLED, FINISHED AND PRIMED.
5) ALL OTHER BATHROOMS, LAUNDRY, POWDER ROOMS, ETC. WILL HAVE PLUMBING CAPPED OFF ON THE WALLS AND THROUGH THE FLOOR SLAB.
6) ELECTRICAL RECEPTACLES WILL BE TIRMMED OUT AND CEILING BOXES FOR LIGHTS AND FANS CAPPED OFF WITH BLANK PLATE.
7) HVAC SYSTEM WILL BE COMPLETE AND FUNCTIONAL.
8) UNIT DOORS & HARDWARE WILL BE LIMITED TO MASTER BEDROOM, MASTER BATHROOM, SE LOBBY AND STAIR #2.

RESI BUILDING 3 - ARMAND 503 SCHUETH ENLARGED FLOOR PLAN

1 — 1/4" = 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 MIMIMUM 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.
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
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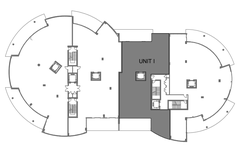
KEY PLAN (N.T.S.)



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STATE OF FLORIDA — SCOTT A. LEE — REGISTERED ARCHITECT — AR95712
Scott Lee
Digitally signed by Scott Lee
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Location: DocuSigning has been digitally signed. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
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RESI Bldg 3 - Issued

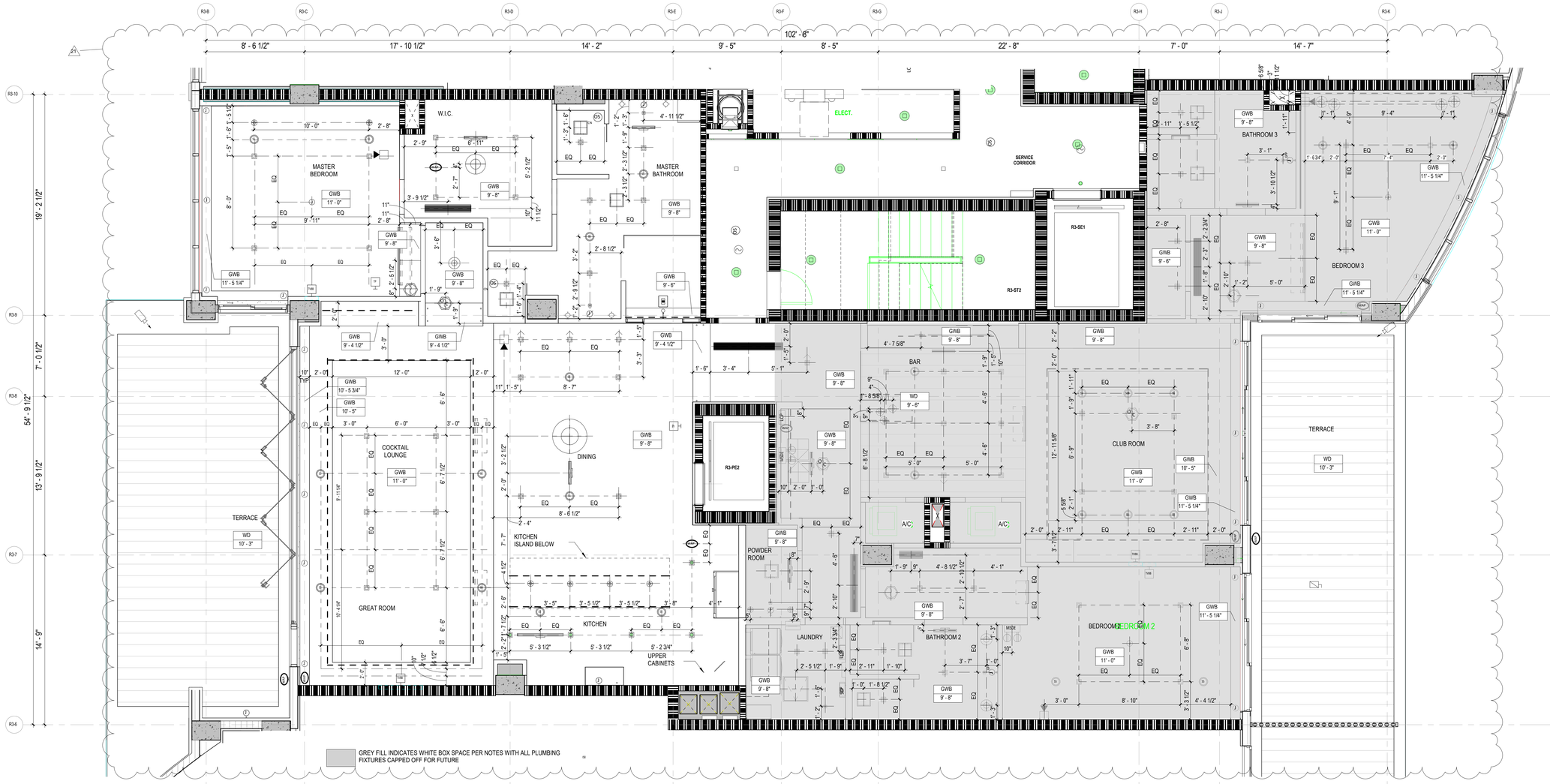
No.	Description	Date
4	PERMIT REVISION 4	04/15/2022
7	PERMIT REVISION 7	06/17/2022
9	PERMIT REVISION 9	07/29/2022
14	PERMIT REVISION 14	02/10/2023
16	PERMIT REVISION 16	3/10/2023
17	PERMIT REVISION 17	4/21/2023
18	PERMIT REVISION 18	5/26/2023
19	PERMIT REVISION 19	6/30/2023
21	PERMIT REVISION 21	9/08/2023

Sheet Title
RESI BUILDING 3 - ARMAND 503 SCHUETH ENLARGED FLOOR PLAN

Project No. **21816**

Sheet No.
A4-R3-13

BIM 360://21816 St. Regis Resort Longboat Key/St.Regis LBK_R19.rvt
9/12/2023 12:06:27 AM



SCHUETH UNIT #503 BUILDING 3 LEVEL OF COMPLETION FOR CERTIFICATE OF OCCUPANCY.

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RESI BUILDING 3 - ARMAND 503 SCHUETH ENLARGED RCP

1 — 1/4" = 1'-0"

CEILING LEGEND, SYMBOLS AND NOTES

- EXPOSED BOTTOM OF SLAB
- INDICATED DROP CEILING . REFER TO DTL. #SA9-07
- INDICATES A SPRAY ON THERMAL INSULATION MINIMUM R-25 UNDERNEATH SLAB. EXCEPT R-8 UNDER PARKING LEVEL 1.
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- ACOUSTIC CEILING

CEILING MATERIAL — XXX — X'-X"

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 HEIGHT MEASURED FROM TOP OF FINISH

CEILING LIGHT FIXTURES / DEVICES

- PENDANT LIGHT
- DOWNLIGHT - ROUND
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- 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

LINEAR DIFFUSER
LINEAR DIFFUSER AT COVE

DIFFUSER **RETURN** **EXHAUST**

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PLAN LEGEND, SYMBOLS AND NOTES

- INDICATES CONC. WALL / COLUMN (SMALL SCALE)
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- INDICATES STUD WALL
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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 | T — 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

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3. SET HINGE SIDE OF INTERIOR DOORS AT 4" FROM SIDE WALL (TYP), UNLESS OTHERWISE NOTED.
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5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
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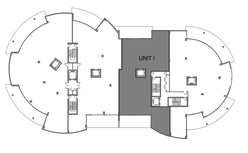
KEY PLAN (N.T.S.)



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
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UNICORP NATIONAL DEVELOPMENTS, INC.

LONGBOAT KEY HOTEL & RESIDENCES

ARMAND - 1561 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

STATE OF FLORIDA — SCOTT A. LEE — REGISTERED ARCHITECT — AR95712
Digitally signed by Scott Lee
DN: C=US, E=Scott@sbarchitects.com, CN=Scott Lee, O=Scott K. Lee, L=Mill Valley, S=California, C=US
Contact info: THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED. 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 Bldg 3 - 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
7	PERMIT REVISION 7	06/17/2022
14	PERMIT REVISION 14	02/10/2023
16	PERMIT REVISION 16	3/10/2023
19	PERMIT REVISION 19	6/30/2023
21	PERMIT REVISION 21	9/08/2023

Sheet Title: **RESI BUILDING 3 - ARMAND 503 SCHUETH ENLARGED RCP**
Project No. **21816**

Sheet No. **A4-R3-13A**

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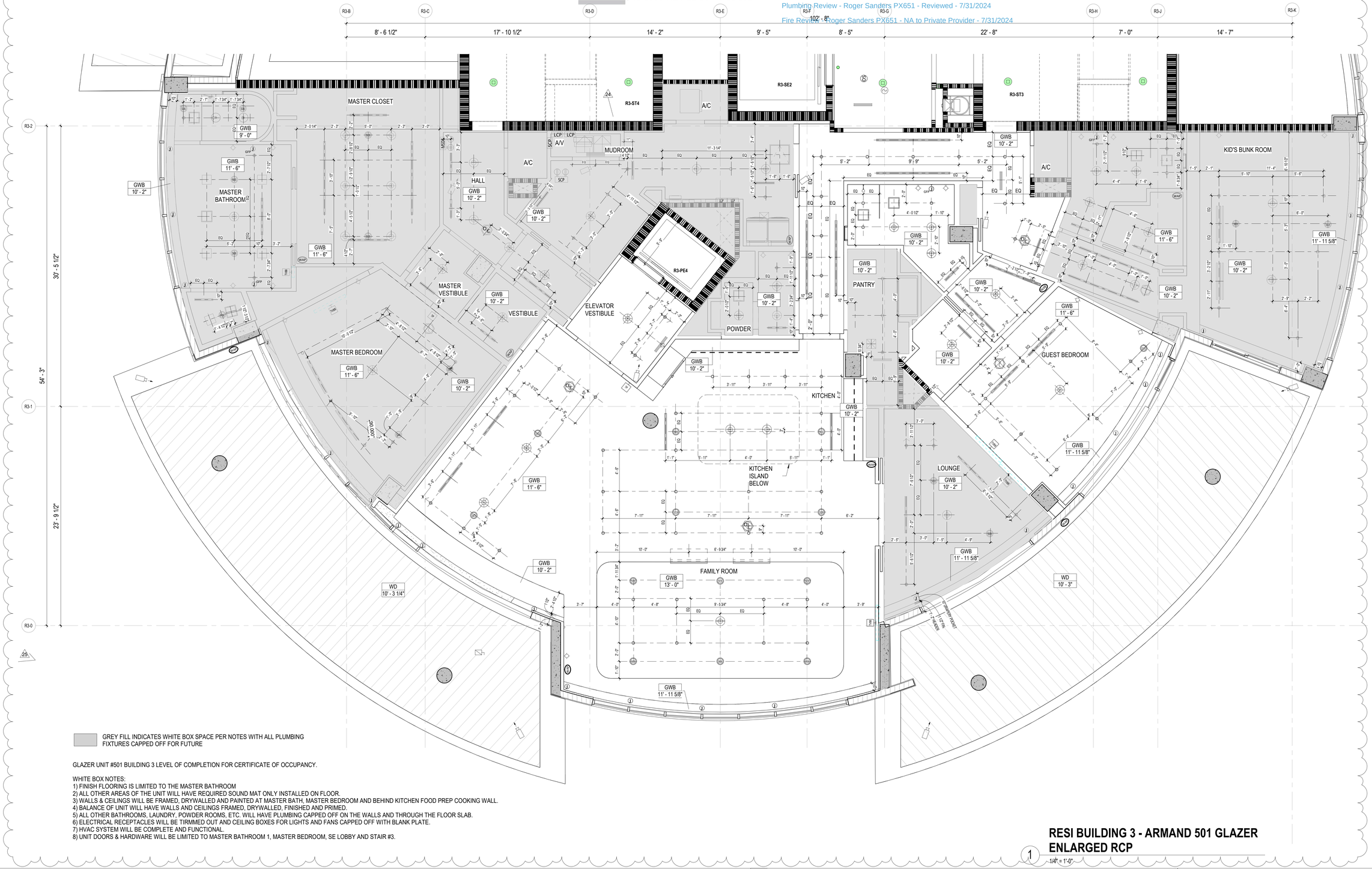
9/12/2023 12:06:36 AM

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



GREY FILL INDICATES WHITE BOX SPACE PER NOTES WITH ALL PLUMBING FIXTURES CAPPED OFF FOR FUTURE

GLAZER UNIT #501 BUILDING 3 LEVEL OF COMPLETION FOR CERTIFICATE OF OCCUPANCY.

WHITE BOX NOTES:
1) FINISH FLOORING IS LIMITED TO THE MASTER BATHROOM
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7) HVAC SYSTEM WILL BE COMPLETE AND FUNCTIONAL.
8) UNIT DOORS & HARDWARE WILL BE LIMITED TO MASTER BATHROOM 1, MASTER BEDROOM, SE LOBBY AND STAIR #3.

RESI BUILDING 3 - ARMAND 501 GLAZER ENLARGED RCP

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
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.

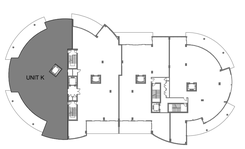
PLAN LEGEND, SYMBOLS AND NOTES

- 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

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

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.

STATE OF FLORIDA SCOTT A. LEE AR95712 REGISTERED ARCHITECT
Scott Lee
Digitally signed by Scott Lee
DN: E=lee@sbarchitects.com, CN=Scott Lee, OU=Scott A. Lee, L=Mill Valley, S=California, C=US
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RESI Bldg 3 - 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
7	PERMIT REVISION 7	06/17/2022
13	PERMIT REVISION 13	12/16/2022
15	PERMIT REVISION 15	2/17/2023
17	PERMIT REVISION 17	4/21/2023
19	PERMIT REVISION 19	6/30/2023
23	PERMIT REVISION 23	11/03/2023
24	PERMIT REVISION 24	01/19/2024
25	PERMIT REVISION 25	02/15/2024

Sheet Title
RESI BUILDING 3 - ARMAND 501 GLAZER ENLARGED RCP

Project No. **21816**

Sheet No.
A4-R3-14A

BIM 360://21816 St. Regis Resort Longboat Key/St.Regis LBK_R19.rvt
2/20/2024 5:53:21 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
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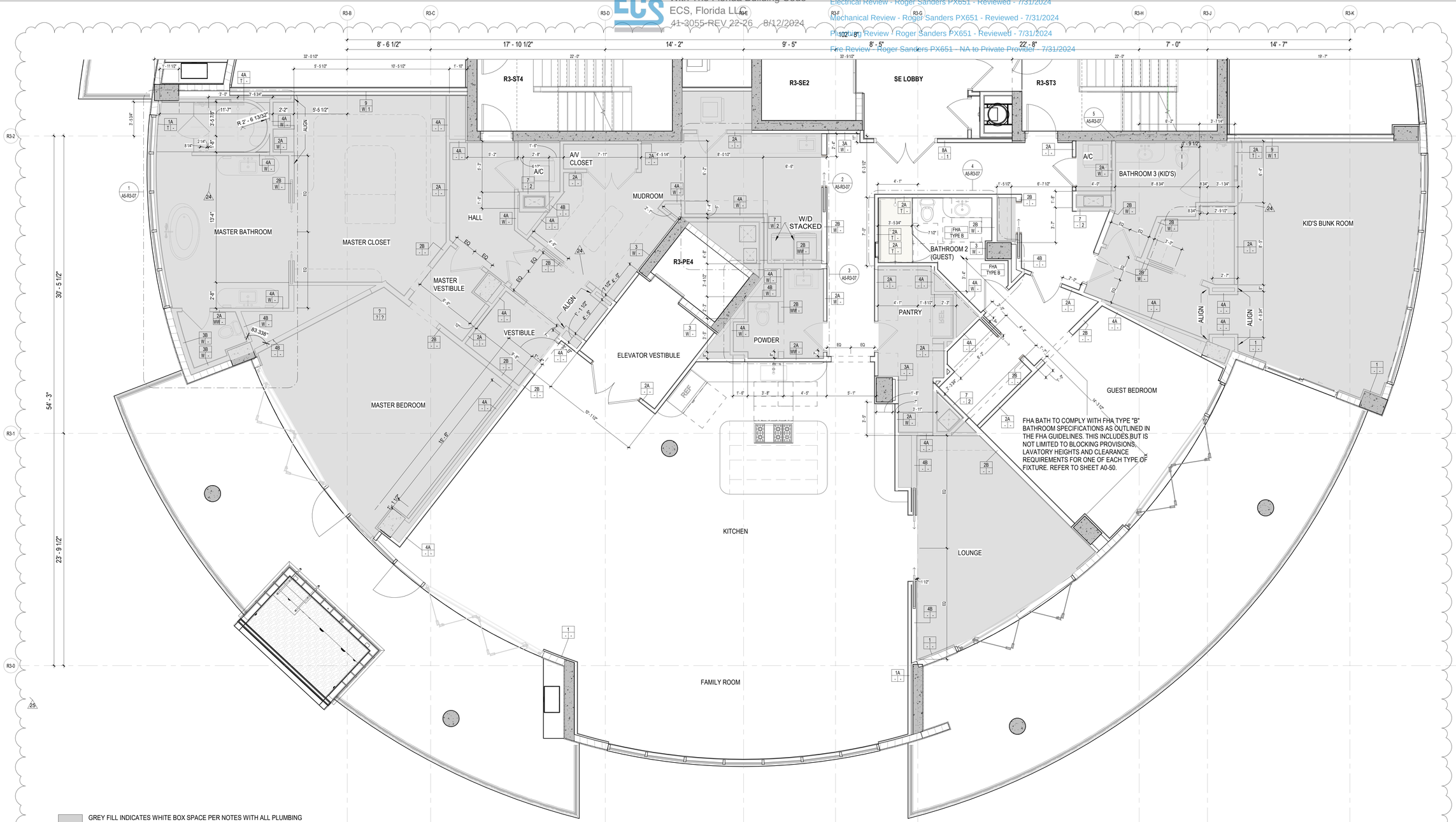
Mechanical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Plumbing Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Fire Review - Roger Sanders PX651 - NA to Private Provider - 7/31/2024



GREY FILL INDICATES WHITE BOX SPACE PER NOTES WITH ALL PLUMBING FIXTURES CAPPED OFF FOR FUTURE

GLAZER UNIT #501 BUILDING 3 LEVEL OF COMPLETION FOR CERTIFICATE OF OCCUPANCY.

WHITE BOX NOTES:
1) FINISH FLOORING IS LIMITED TO THE MASTER BATHROOM
2) ALL OTHER AREAS OF THE UNIT WILL HAVE REQUIRED SOUND MAT ONLY INSTALLED ON FLOOR.
3) WALLS & CEILINGS WILL BE FRAMED, DRYWALLED AND PAINTED AT MASTER BATH, MASTER BEDROOM AND BEHIND KITCHEN FOOD PREP COOKING WALL.
4) BALANCE OF UNIT WILL HAVE WALLS AND CEILINGS FRAMED, DRYWALLED, FINISHED AND PRIMED.
5) ALL OTHER BATHROOMS, LAUNDRY, POWDER ROOMS, ETC. WILL HAVE PLUMBING CAPPED OFF ON THE WALLS AND THROUGH THE FLOOR SLAB.
6) ELECTRICAL RECEPTACLES WILL BE TIRMMED OUT AND CEILING BOXES FOR LIGHTS AND FANS CAPPED OFF WITH BLANK PLATE.
7) HVAC SYSTEM WILL BE COMPLETE AND FUNCTIONAL.
8) UNIT DOORS & HARDWARE WILL BE LIMITED TO MASTER BATHROOM 1, MASTER BEDROOM, SE LOBBY AND STAIR #3.

1 RESI BUILDING 3 - ARMAND 501 GLAZER ENLARGED FLOOR PLAN

1/4" = 1'-0"

REFER TO ID FOR CUSTOM UNIT INTERIOR DOOR SCHEDULES

CEILING LEGEND, SYMBOLS AND NOTES

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EXIT SIGN
CEILING MOUNTED OR WALL MOUNTED OR

STRUCT. RIGGING POINT

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LINEAR DIFFUSER AT COVE

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1/2 HOUR RATED SMOKE-TIGHT PARTITION
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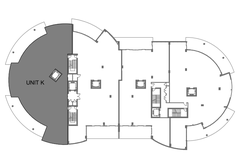
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



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STATE OF FLORIDA · SCOTT A. LEE · AR95712 · REGISTERED ARCHITECT
Scott Lee
Digitally signed by Scott Lee
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RESI Bldg 3 - Issued

No.	Description	Date
4	PERMIT REVISION 4	04/15/2022
6	PERMIT REVISION 6	06/03/2022
8	PERMIT REVISION 8	07/01/2022
10	PERMIT REVISION 10	08/19/2022
11	PERMIT REVISION 11	09/09/2022
15	PERMIT REVISION 15	2/17/2023
16	PERMIT REVISION 16	3/10/2023
19	PERMIT REVISION 19	6/30/2023
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24	PERMIT REVISION 24	01/19/2024
25	PERMIT REVISION 25	02/15/2024

Sheet Title
RESI BUILDING 3 - ARMAND 501 GLAZER ENLARGED FLOOR PLAN

Project No. **21816**

Sheet No.
A4-R3-14

BIM 360://21816 St. Regis Resort Longboat Key/SL Regis LBK_R19.rvt
2/20/2024 5:53:11 PM

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ECS, Florida LLC
41-3055-REV 22-26 8/12/2024

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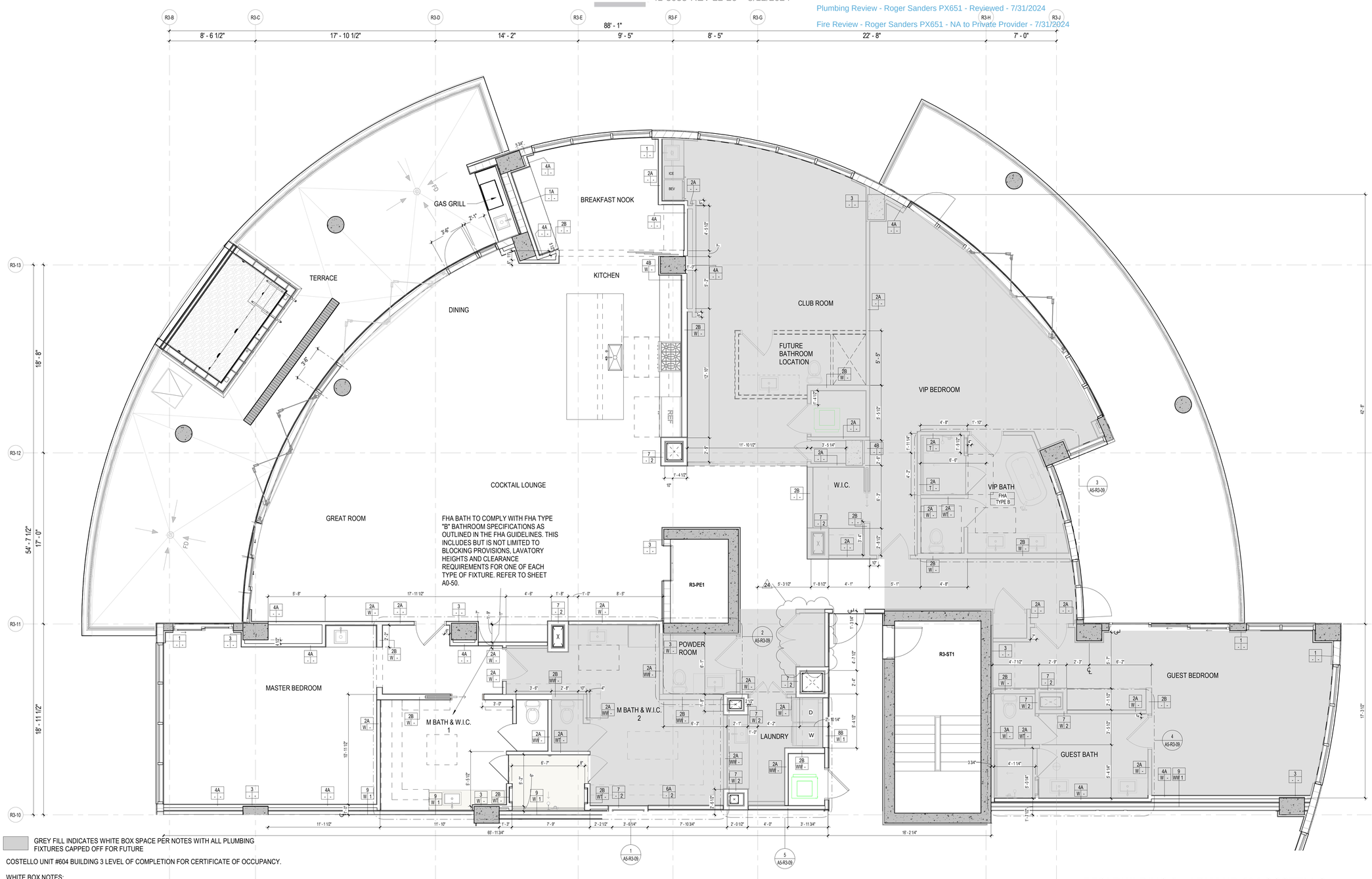

GREY FILL INDICATES WHITE BOX SPACE PER NOTES WITH ALL PLUMBING FIXTURES CAPPED OFF FOR FUTURE

COSTELLO UNIT #604 BUILDING 3 LEVEL OF COMPLETION FOR CERTIFICATE OF OCCUPANCY.

WHITE BOX NOTES:
1) FINISH FLOORING IS LIMITED TO THE MASTER BATHROOM
2) ALL OTHER AREAS OF THE UNIT WILL HAVE REQUIRED SOUND MAT ONLY INSTALLED ON FLOOR.
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RESI BUILDING 3 - ARMAND 604 COSTELLO ENLARGED FLOOR PLAN

1 — 1/4" = 1'-0"

REFER TO ID FOR CUSTOM UNIT INTERIOR DOOR SCHEDULES

CEILING LEGEND, SYMBOLS AND NOTES

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- INDICATED DROP CEILING . REFER TO DTL #5/A9-07
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SP-1 BASWA 70 E CLASSIC (1 COAT)
SP-2 ROCKWOOL - 4 INCHES

CEILING MATERIAL
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X-X"
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DIFFUSER RETURN EXHAUST

LINEAR DIFFUSER AT COVE

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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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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
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- 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
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2 HOUR RATED WALL

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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.
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.
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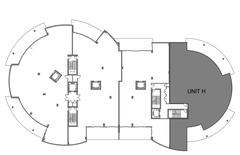
KEY PLAN (N.T.S.)



TRUE NORTH

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

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Consultant

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407-999-9985

UNICORP NATIONAL DEVELOPMENTS, INC.

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

Scott Lee

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DN: E=slee@sb-architects.com, CN=Scott Lee, OU=Scott A. Lee, L=Mill Valley, S=California, C=US
Reason: I am the author of this document
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RESI Bldg 3 - Issued

No.	Description	Date
4	PERMIT REVISION 4	04/15/2022
10	PERMIT REVISION 10	08/19/2022
14	PERMIT REVISION 14	02/10/2023
16	PERMIT REVISION 16	3/10/2023
17	PERMIT REVISION 17	4/21/2023
21	PERMIT REVISION 21	9/08/2023
24	PERMIT REVISION 24	01/19/2024

Sheet Title: **RESI BUILDING 3 - ARMAND 604 COSTELLO ENLARGED FLOOR PLAN**

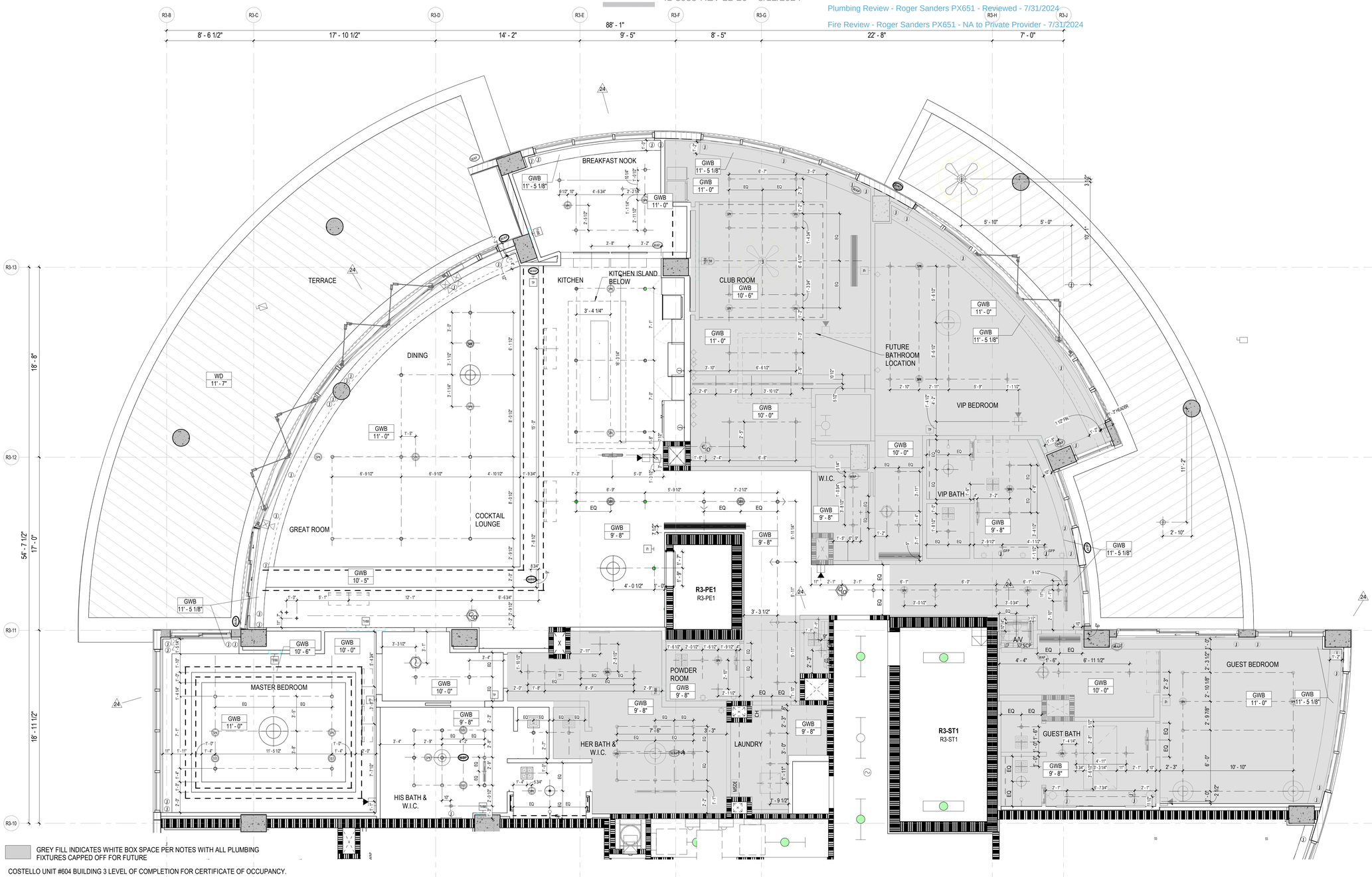
Project No. **21816**

Sheet No. **A4-R3-15**

BIM 360://21816 St. Regis Resort Longboat Key/St.Regis LBK_R19.rvt
1/22/2024 9:58:28 AM

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



GREY FILL INDICATES WHITE BOX SPACE PER NOTES WITH ALL PLUMBING FIXTURES CAPPED OFF FOR FUTURE

COSTELLO UNIT #604 BUILDING 3 LEVEL OF COMPLETION FOR CERTIFICATE OF OCCUPANCY.

WHITE BOX NOTES:
1) FINISH FLOORING IS LIMITED TO THE MASTER BATHROOM
2) ALL OTHER AREAS OF THE UNIT WILL HAVE REQUIRED SOUND MAT ONLY INSTALLED ON FLOOR.
3) WALLS & CEILINGS WILL BE FRAMED, DRYWALLED AND PAINTED AT MASTER BATH, MASTER BEDROOM AND BEHIND KITCHEN FOOD PREP COOKING WALL.
4) BALANCE OF UNIT WILL HAVE WALLS AND CEILINGS FRAMED, DRYWALLED, FINISHED AND PRIMED.
5) ALL OTHER BATHROOMS, LAUNDRY, POWDER ROOMS, ETC. WILL HAVE PLUMBING CAPPED OFF ON THE WALLS AND THROUGH THE FLOOR SLAB.
6) ELECTRICAL RECEPTACLES WILL BE TIRMMED OUT AND CEILING BOXES FOR LIGHTS AND FANS CAPPED OFF WITH BLANK PLATE.
7) HVAC SYSTEM WILL BE COMPLETE AND FUNCTIONAL.
8) UNIT DOORS & HARDWARE WILL BE LIMITED TO MASTER BATHROOM 1, MASTER BEDROOM, SE LOBBY AND STAIR #1.

1 RESI BUILDING 3 - ARMAND 604 COSTELLO ENLARGED RCP

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"

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 HEIGHT MEASURED FROM TOP OF FINISH

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.

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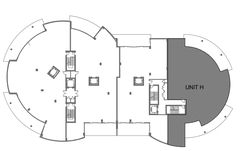
KEY PLAN (N.T.S.)



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

Scott Lee

Digitally signed by Scott Lee
DN: E=lee@sbarchitects.com, CN=Scott Lee, OU=Scott A. Lee, L=Mill Valley, S=California, C=US
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RESI Bldg 3 - Issued

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24	PERMIT REVISION 24	01/19/2024
25	PERMIT REVISION 25	02/15/2024

Sheet Title

RESI BUILDING 3 - ARMAND 604 COSTELLO ENLARGED RCP

Project No. **21816**

Sheet No.

A4-R3-15A

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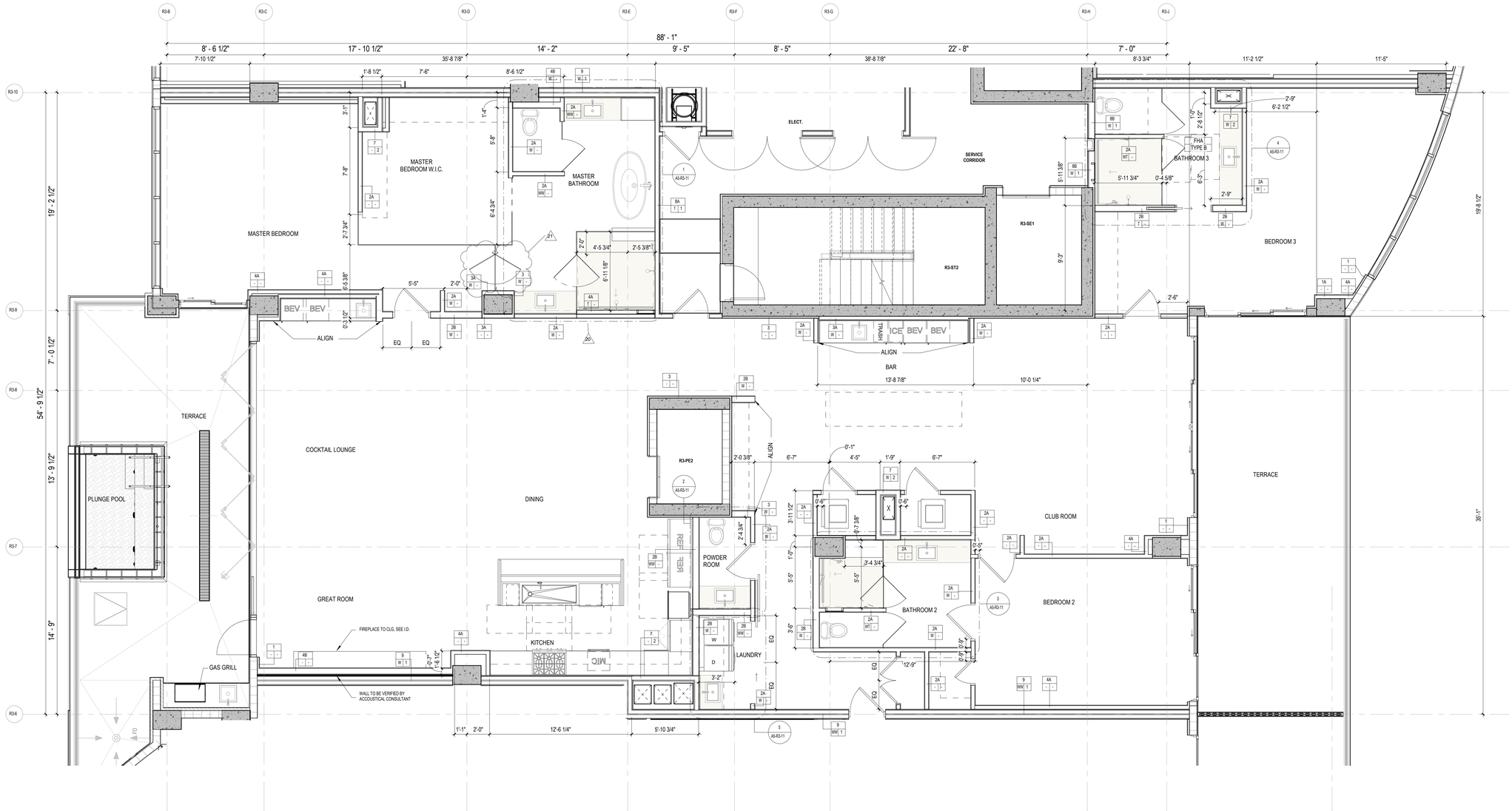

CEILING LEGEND, SYMBOLS AND NOTES

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- ACOUSTIC CEILING

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

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GYP. BD.	GYPSUM BOARD
C.P.	CEMENT PLASTER
B.O.B.	BOTTOM OF BEAM
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SP-2	ROCKWOOL - 4 INCHES

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EXIT SIGN — CEILING MOUNTED OR WALL MOUNTED

STRUCT. RIGGING POINT

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LINEAR DIFFUSER

DIFFUSER **RETURN** **EXHAUST**

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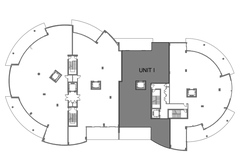

TRUE NORTH

RESI BUILDING 3 - ARMAND 603 RILEY'S ENLARGED FLOOR PLAN

1 — 1/4" = 1'-0"

REFER TO ID FOR CUSTOM UNIT INTERIOR DOOR SCHEDULES

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

SB ARCHITECTS

2333 Ponce de Leon Boulevard, Suite
1000 Coral Gables, FL 33134
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Digitally signed by Scott Lee
DN: E=lee@sb-architects.com, CN=Scott Lee, O=Scott A. Lee, L=Mill Valley, S=California, C=US
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RESI Bldg 3 - Issued

No.	Description	Date
7	PERMIT REVISION 7	06/17/2022
8	PERMIT REVISION 8	07/01/2022
10	PERMIT REVISION 10	08/19/2022
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20	PERMIT REVISION 20	8/04/2023
21	PERMIT REVISION 21	9/08/2023

Sheet Title

RESI BUILDING 3 - ARMAND 603 RILEY'S ENLARGED FLOOR PLAN

Project No. **21816**

Sheet No.

A4-R3-16

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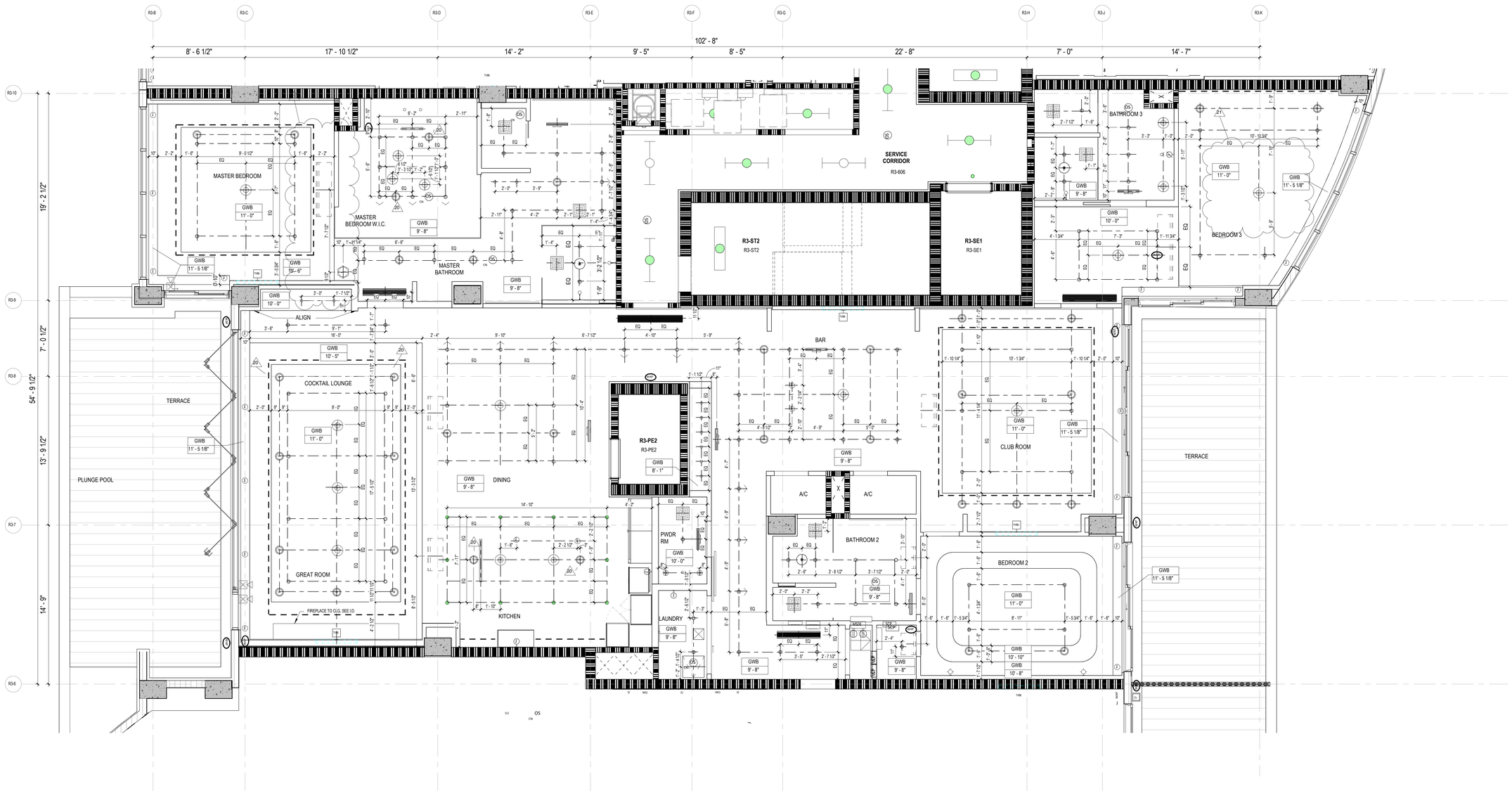


RESI BUILDING 3 - ARMAND 603 RILEY'S ENLARGED RCP

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

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

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

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 E/Q / 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

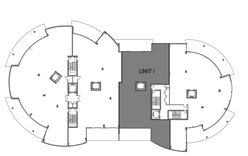
1/2 HOUR RATED SMOKE-TIGHT PARTITION

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 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

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

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

Scott Lee

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Sheet Title: **RESI BUILDING 3 - ARMAND 603 RILEY'S ENLARGED RCP**

Project No. **21816**

Sheet No. **A4-R3-16A**

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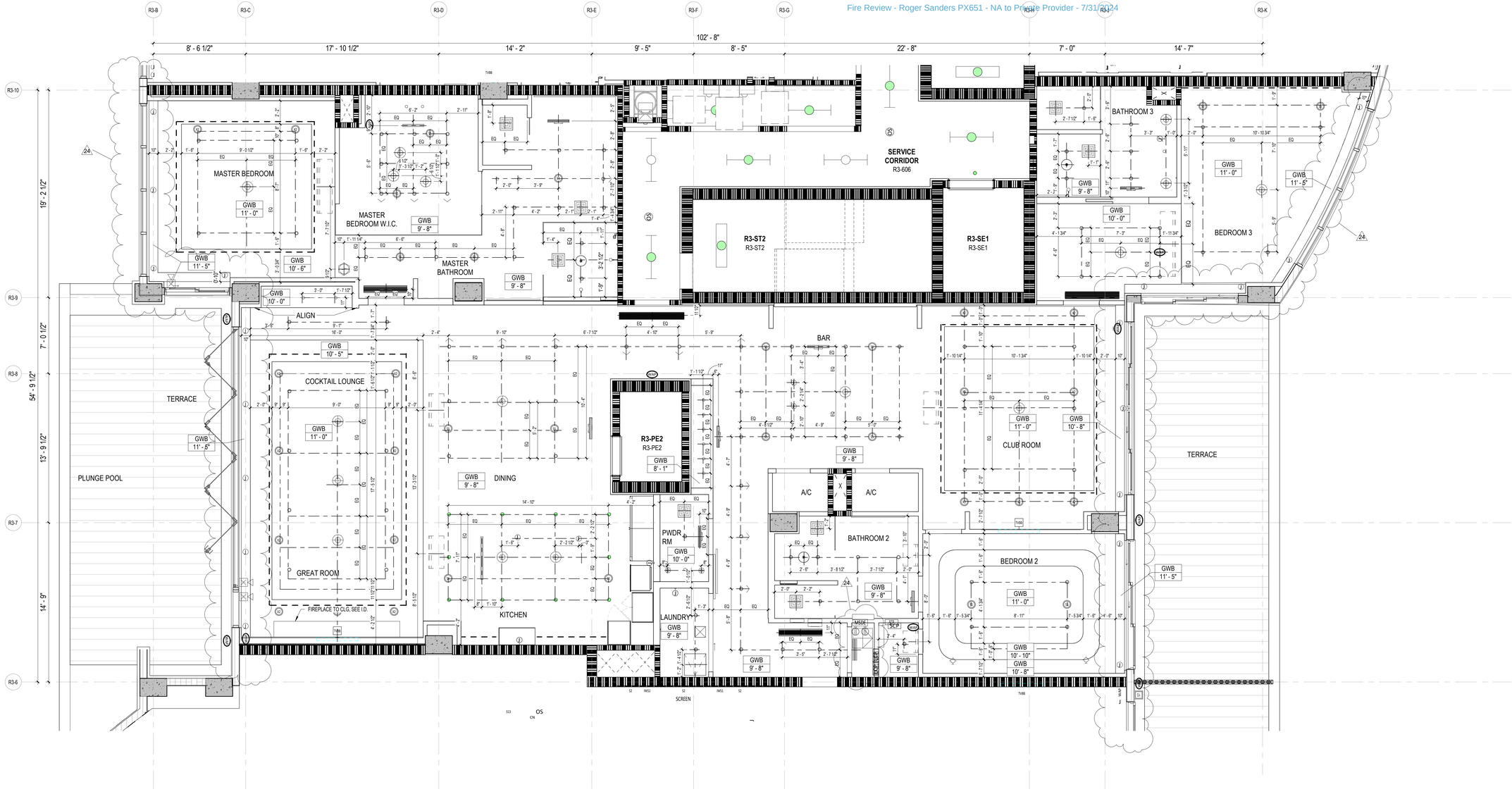

RESI BUILDING 3 - ARMAND 603 RILEY'S ENLARGED RCP

1 1/4" = 1'-0"

CEILING LEGEND, SYMBOLS AND NOTES

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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

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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 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.

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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
- 2 HOUR RATED WALL

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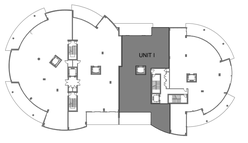
9. ALL EXTERIOR OPENINGS ARE IDENTIFIED IN OVERALL BUILDING PLANS.
10. ALL EQUIPMENT TO BE INSTALLED ABOVE DESIGN FLOOD ELEVATION .

KEY PLAN (N.T.S.)



TRUE NORTH

SB ARCHITECTS
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F 305/856-0854
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Consultant

Owner
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7440 Via Dellagio, Suite 200
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407-999-9985

UNICORP NATIONAL DEVELOPMENTS, INC.

LONGBOAT KEY HOTEL & RESIDENCES

ARMAND - 1561 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

STATE OF FLORIDA · SCOTT A LEE · AR95712 · REGISTERED ARCHITECT
Scott Lee
Digitally signed by Scott Lee
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24	PERMIT REVISION 24	01/19/2024

Sheet Title
RESI BUILDING 3 - ARMAND 603 RILEY'S ENLARGED RCP

Project No. **21816**

Sheet No.
A4-R3-16A

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41-3055-REV 22-26 - 2/12/2024
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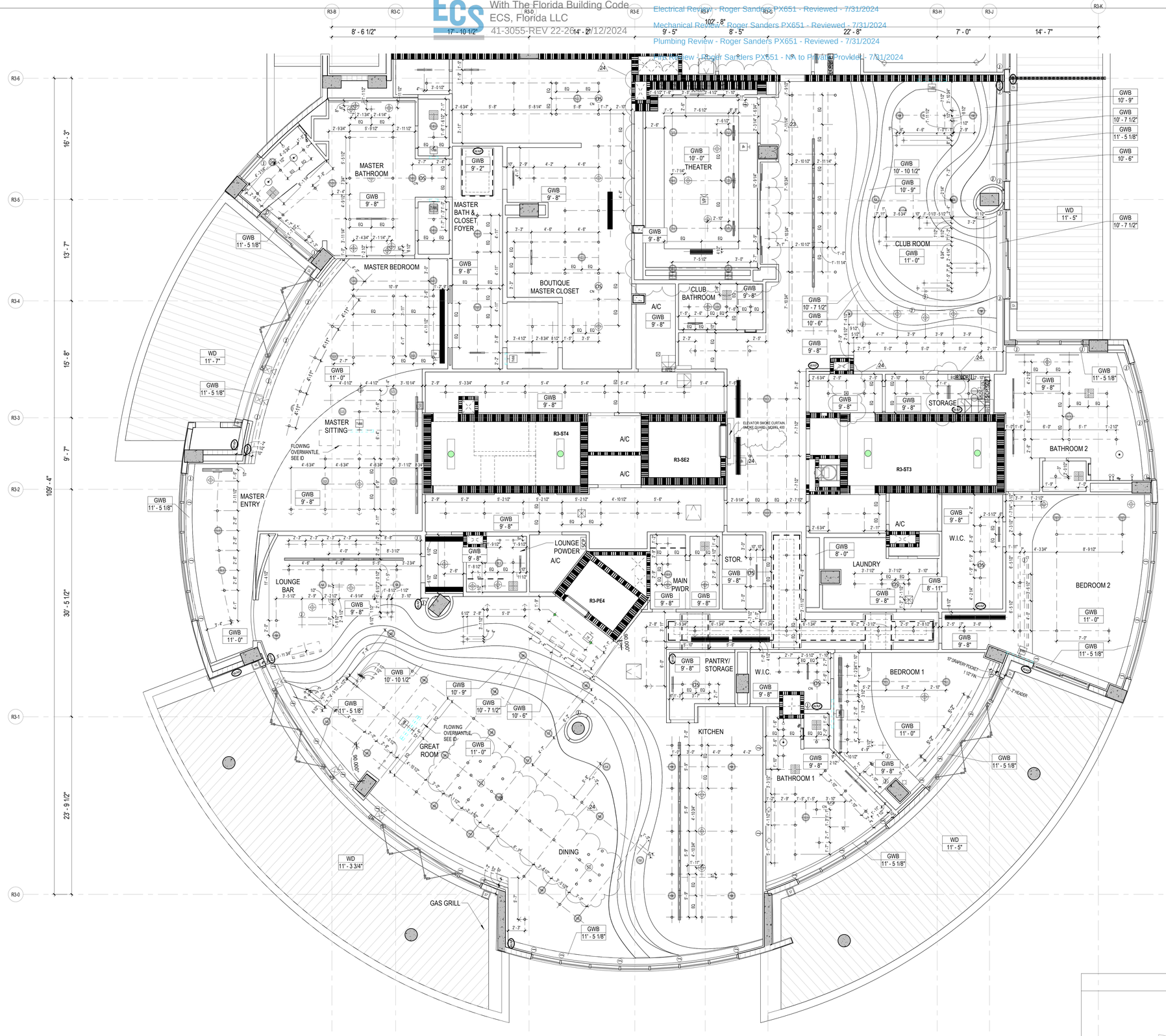
Fire Review - Roger Sanders PX651 - NA to Private Provided - 7/31/2024

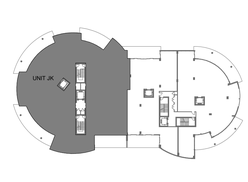


RESI BUILDING 3 - ARMAND 601 (UNIT JK) ENLARGED REFLECTED CEILING PLAN

1 3/16" = 1'-0"

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

KEY PLAN (N.T.S.)



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2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
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UNICORP NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA SCOTT A. LEE AR95712 REGISTERED ARCHITECT

Scott Lee

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3	PERMIT APPROVAL SET	12/13/2021
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21	PERMIT REVISION 21	9/08/2023
23	PERMIT REVISION 23	11/03/2023
24	PERMIT REVISION 24	01/19/2024

Sheet Title: **RESI BUILDING 3 - ARMAND 601 CHUCK ENLARGED RCP**

Project No. **21816**

Sheet No. **A4-R3-17A**

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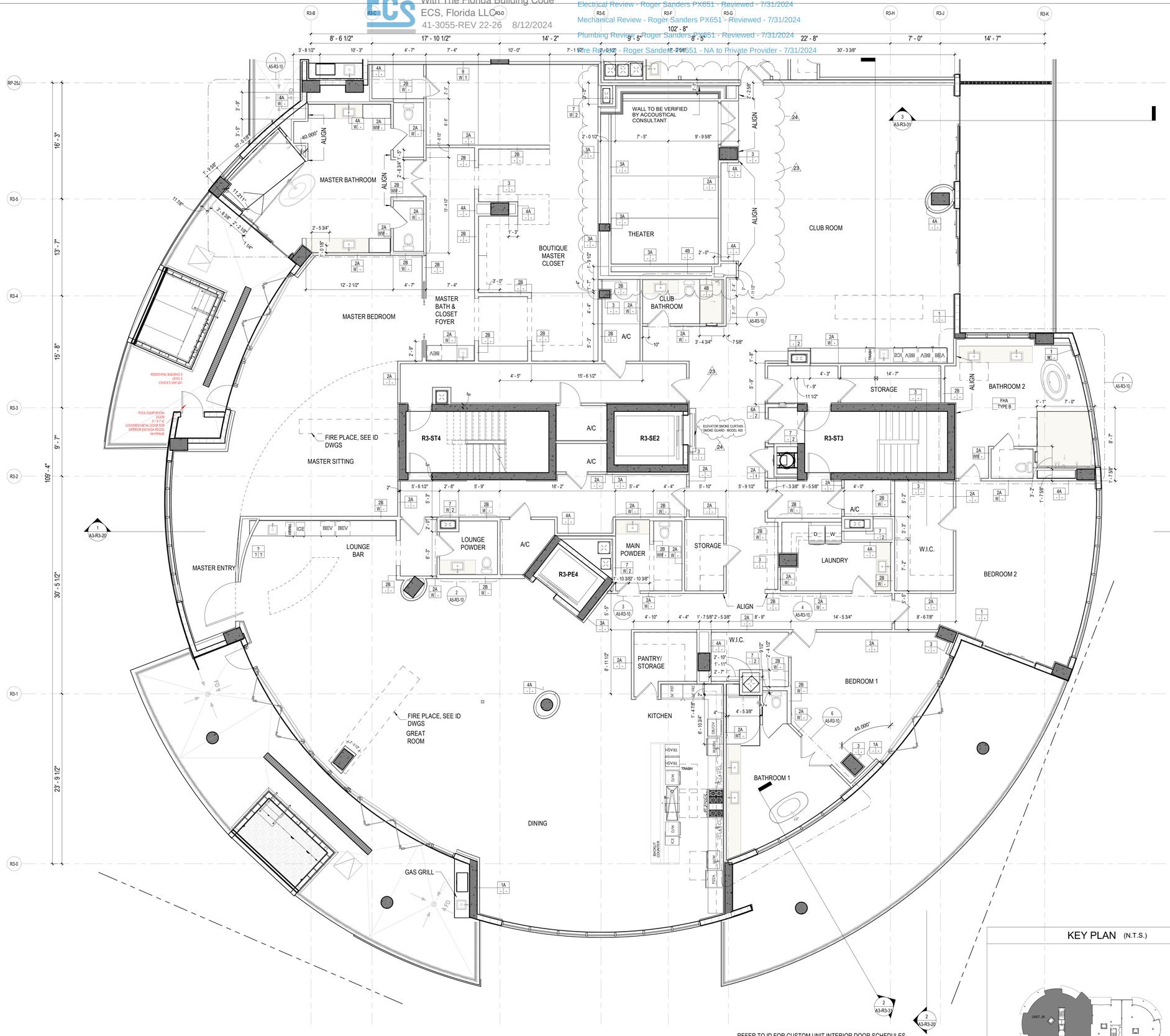
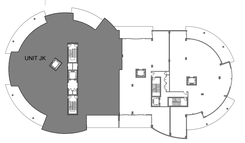


RESI BUILDING 3 - ARMAND 601 (UNIT JK) ENLARGED FLOOR PLAN

1 — 3/16" = 1'-0"

KEY PLAN (N.T.S.)



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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 · 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 THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
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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
7	PERMIT REVISION 7	06/17/2022
8	PERMIT REVISION 8	07/01/2022
10	PERMIT REVISION 10	08/19/2022
11	PERMIT REVISION 11	09/09/2022
14	PERMIT REVISION 14	02/10/2023
17	PERMIT REVISION 17	4/21/2023
18	PERMIT REVISION 18	5/26/2023
21	PERMIT REVISION 21	9/08/2023
23	PERMIT REVISION 23	11/03/2023
24	PERMIT REVISION 24	01/19/2024

Sheet Title

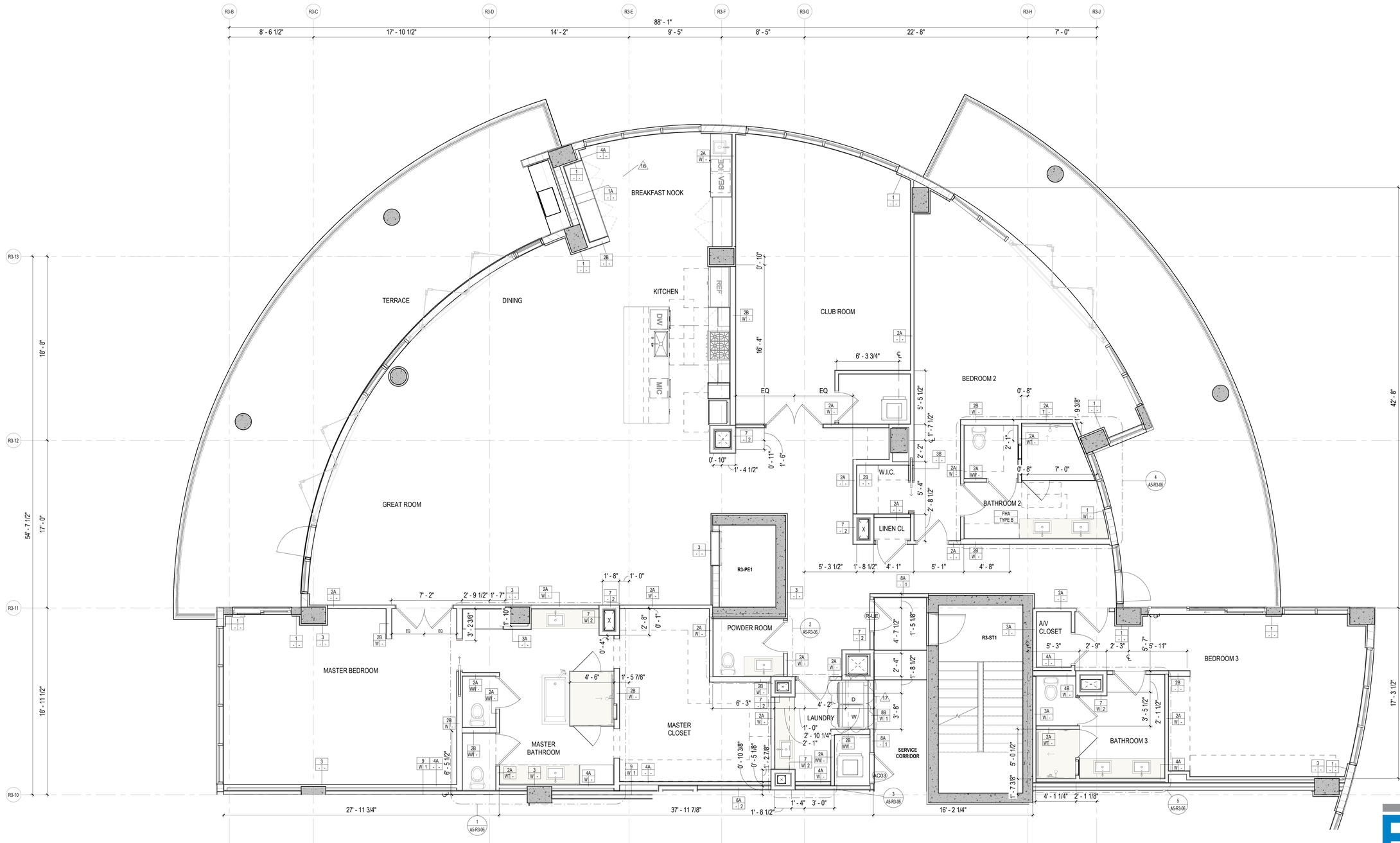
RESI BUILDING 3 - ARMAND 601 CHUCK ENLARGED FLOOR PLAN

Project No. **21816**

Sheet No.

A4-R3-17

BIM 360://21816 St. Regis Resort Longboat Key/St.Regis LBK_R19.rvt
1/22/2024 9:58:56 AM



RESI BUILDING 3 - ARMAND 404 BAER ENLARGED FLOOR PLAN

1 — 1/4" = 1'-0"

REFER TO ID FOR CUSTOM UNIT INTERIOR DOOR SCHEDULES

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.
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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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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

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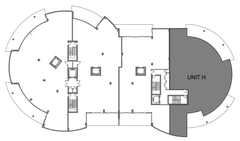
4. FOR BUILT-IN MILLWORK SEE INTERIOR DESIGN DRAWINGS.
5. REFER TO EDGE OF SLAB DRAWINGS FOR ADDITIONAL OVERALL BUILDING DIMENSIONING.
6. SLOPES TO DRAIN IN FLOOR PLANS WILL BE PROVIDED WITH FINISH MATERIALS U.O.N. FOR SLOPES ON CONCRETE SLABS SEE STRUCTURAL DRAWINGS
7. TOP OF ALL GUARDRAILS MUST BE 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

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Sheet Title: **RESI BUILDING 3 - ARMAND 404 BAER ENLARGED FLOOR PLAN**

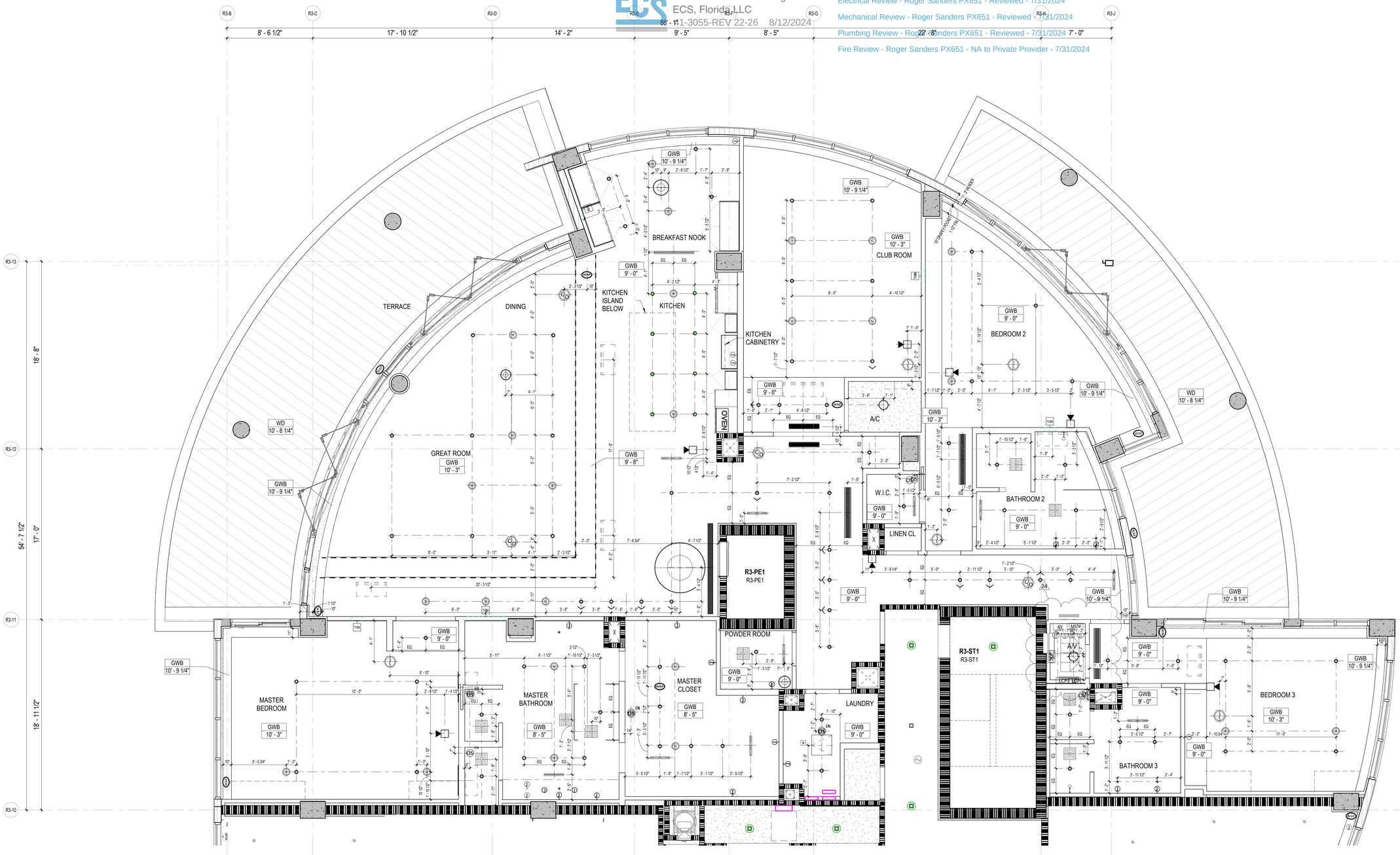
Project No. **21816**

Sheet No. **A4-R3-18**

BIM 360://21816 St. Regis Resort Longboat Key/St.Regis LBK_R19.rvt
4/24/2023 1:34:04 PM

Reviewed for Code Compliance
With The Florida Building Code
ECS, Florida, LLC
11-3055-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 3 - ARMAND 404 BAER ENLARGED RCP

1 1/4" = 1'-0"

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- FD FLOOR DRAIN
- RD — ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
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KEY PLAN (N.T.S.)

TRUE NORTH

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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RESI BUILDING 3 - ARMAND 404 BAER ENLARGED RCP

Project No. **21816**

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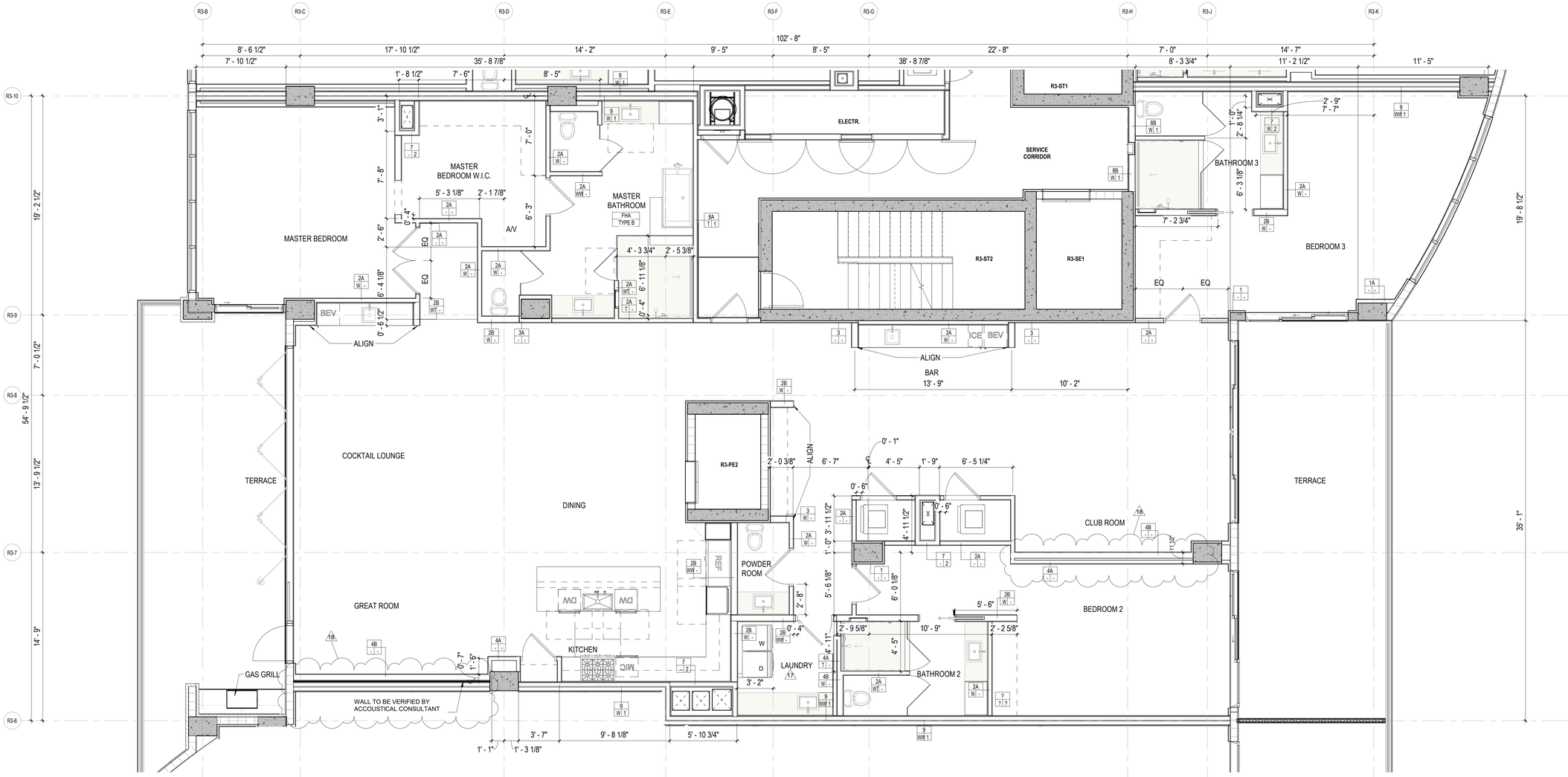

DOOR SCHEDULE - ARMAND 3 (UNIT I) 1

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
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	
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	
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	
R3-ST5	R3-ST3	3' - 0"	3' - 6"	0' - 2 1/2"	K	AL	POWDER	AL	AL	POWDER	-				199.0	R3-200 /R3-200A- 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

- EXPOSED BOTTOM OF SLAB
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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.
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.

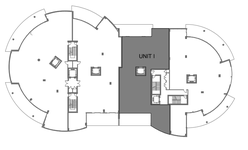
PLAN LEGEND, SYMBOLS AND NOTES

- 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 3 - ARMAND 403 PERMUY ENLARGED FLOOR PLAN

1 — 1/4" = 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

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

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

Digitally signed by Scott Lee
DN: E=slee@ecs-archtects.com, CN=Scott Lee, OU=Unit II, L=Miami, S=Florida, C=US
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RESI Bldg 3 - Issued

No.	Description	Date
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

Sheet Title

RESI BUILDING 3 - ARMAND 403 PERMUY ENLARGED FLOOR PLAN

Project No. **21816**

Sheet No.

A4-R3-19

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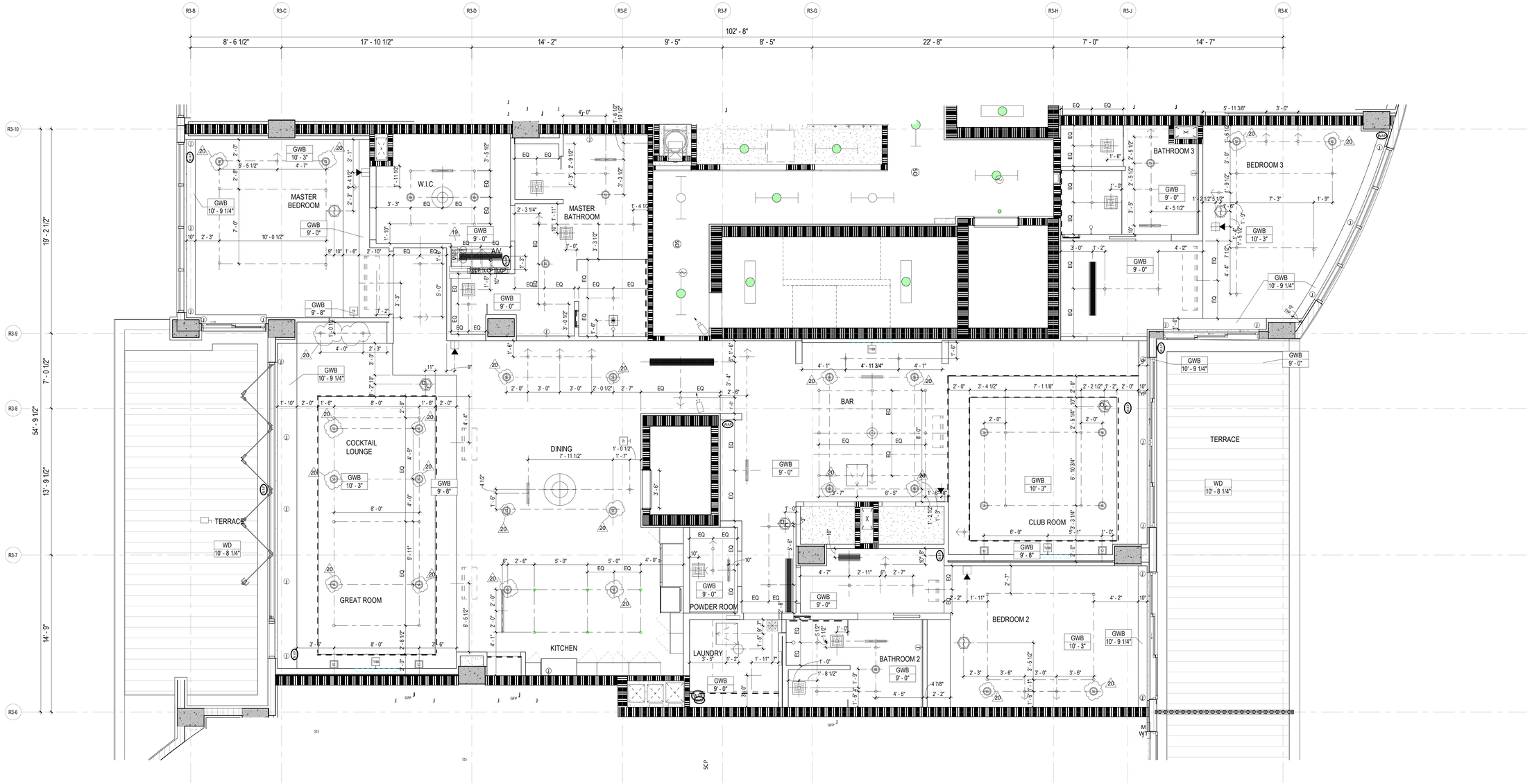

RESI BUILDING 3 - ARMAND 403 PERMUY ENLARGED RCP

1 — 1/4" = 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
- 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

DIFFUSER RETURN EXHAUST

LINEAR DIFFUSER AT COVE

1. G.C. TO COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL, LIGHTING, AND FIRE PROTECTION INSTALLATIONS.
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- RD ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
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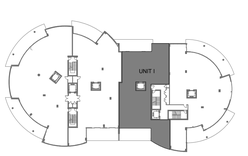
KEY PLAN (N.T.S.)



TRUE NORTH

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

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.

STATE OF FLORIDA — SCOTT A. LEE — REGISTERED ARCHITECT — AR95712
Scott Lee
Digitally signed by Scott Lee
DN: E=slee@sb-architects.com, CN=Scott Lee, O=Scott A. Lee, L=Palm Valley, S=California, C=US
Reason: I AM THE AUTHOR OF THIS DOCUMENT
Location: YOU MAY VERIFY THE AUTHENTICITY OF THIS DOCUMENT BY CONTACTING THE AUTHOR AT THE ABOVE E-MAIL ADDRESS
Date: 2023.03.29 13:23:27-04'00'

RESI Bldg 3 - Issued

No.	Description	Date
13	PERMIT REVISION 13	12/16/2022
14	PERMIT REVISION 14	02/10/2023
16	PERMIT REVISION 16	3/10/2023
18	PERMIT REVISION 18	5/26/2023
19	PERMIT REVISION 19	6/30/2023
20	PERMIT REVISION 20	8/04/2023

Sheet Title

RESI BUILDING 3 - ARMAND 403 PERMUY ENLARGED RCP

Project No. **21816**

Sheet No.

A4-R3-19A

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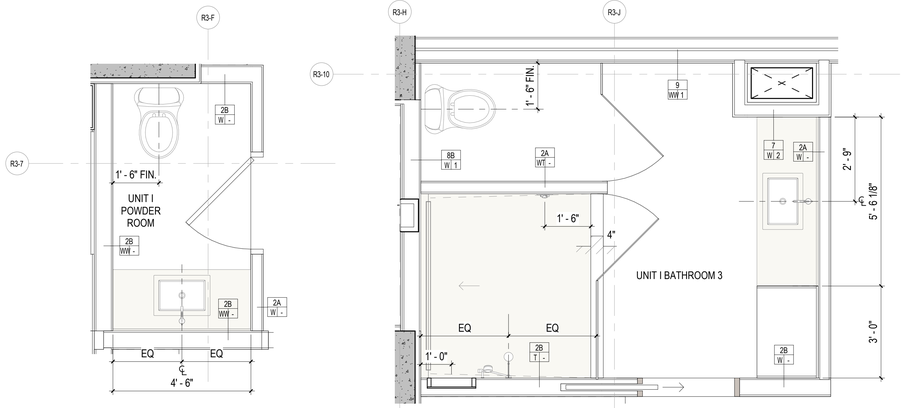
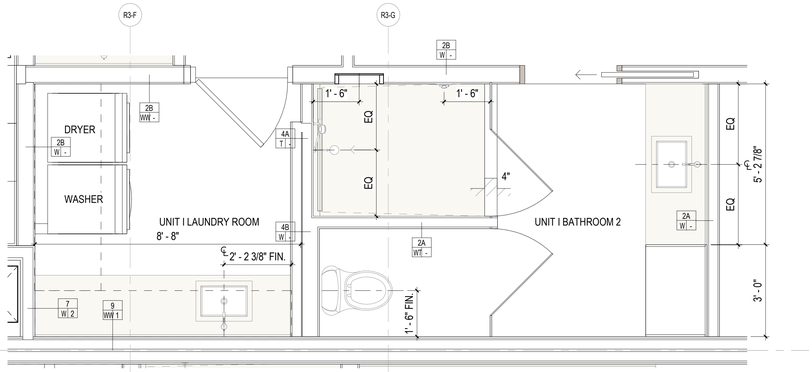


9 RESI BUILDING 3 - UNIT I POWDER ROOM

1/2" = 1'-0"

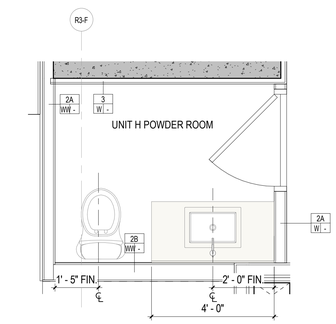
6 RESI BUILDING 3 - UNIT I BATHROOM 3

1/2" = 1'-0"



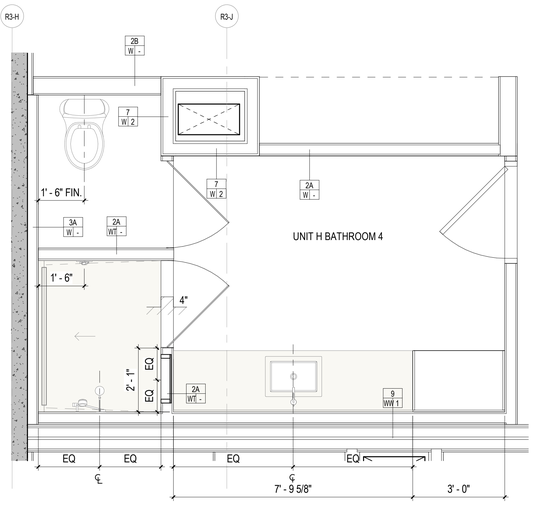
7 RESI BUILDING 3 - UNIT I BATHROOM 2 AND LAUNDRY ROOM

1/2" = 1'-0"



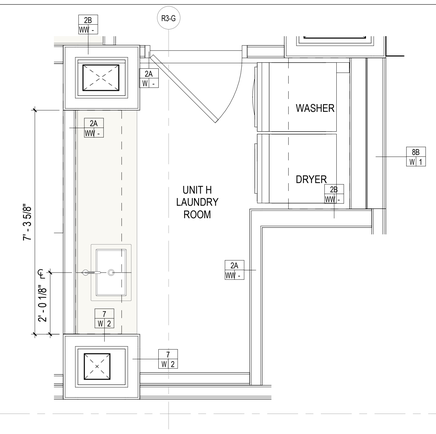
4 RESI BUILDING 3 - UNIT H POWDER ROOM

1/2" = 1'-0"



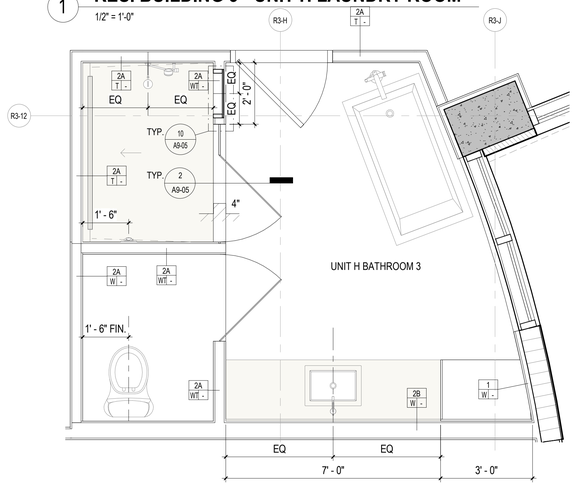
5 RESI BUILDING 3 - UNIT H BATHROOM 3

1/2" = 1'-0"



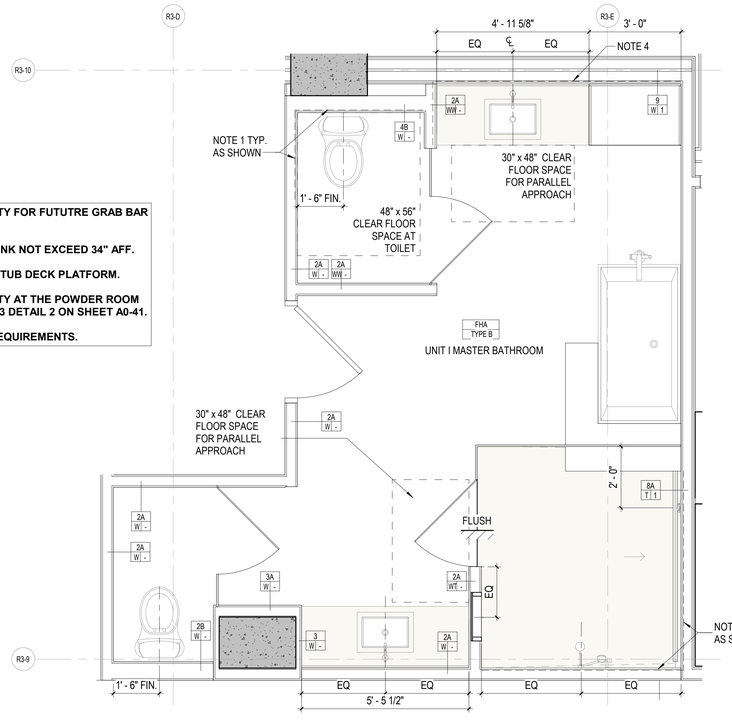
1 RESI BUILDING 3 - UNIT H LAUNDRY ROOM

1/2" = 1'-0"



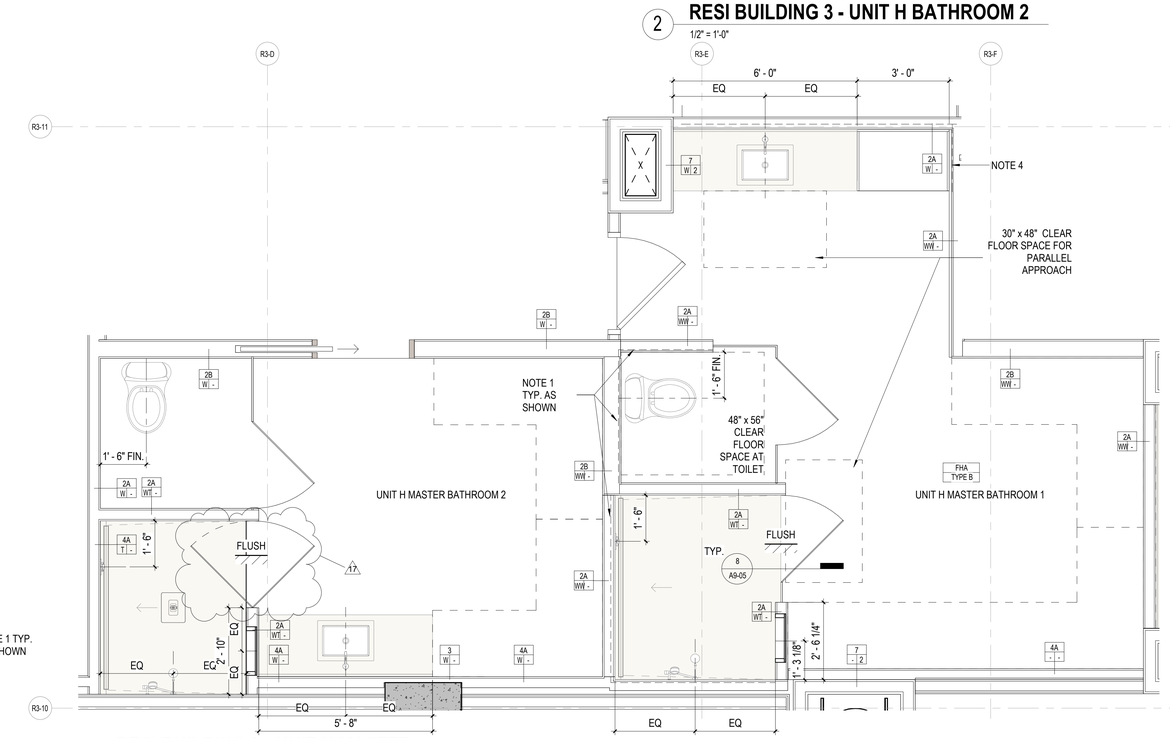
2 RESI BUILDING 3 - UNIT H BATHROOM 2

1/2" = 1'-0"



8 RESI BUILDING 3 - UNIT I MASTER BATHROOM

1/2" = 1'-0"



3 RESI BUILDING 3 - UNIT H 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.

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

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STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

Digitally signed by Scott Lee
DN: E=slee@rtci-schools.com, CN=Scott Lee, O=Scott A. Lee, Architect, OU=Architect, C=US
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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
17	PERMIT REVISION 17	4/21/2023

Sheet Title

ENLARGED BATHROOMS

Project No. **21816**

Sheet No.

A5-R3-01

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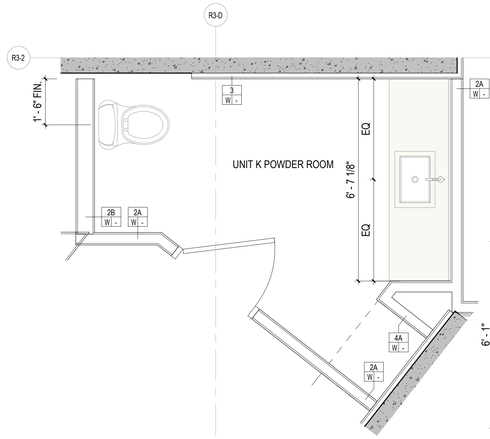
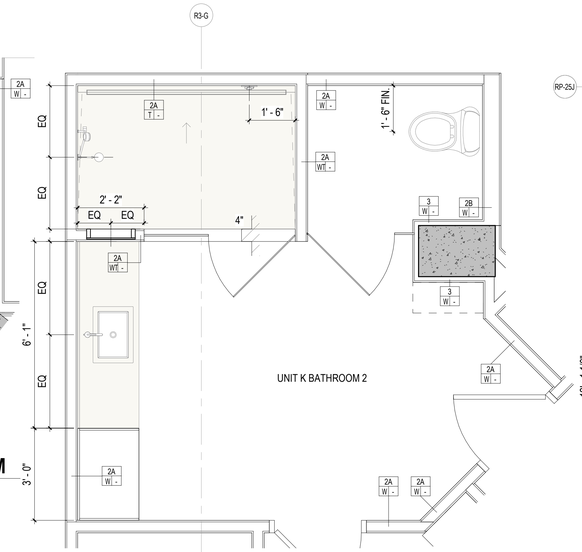


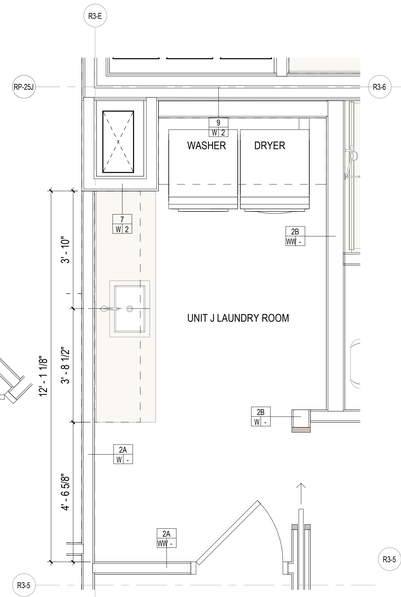
9 RESI BUILDING 3 - UNIT K POWDER ROOM

1/2" = 1'-0"



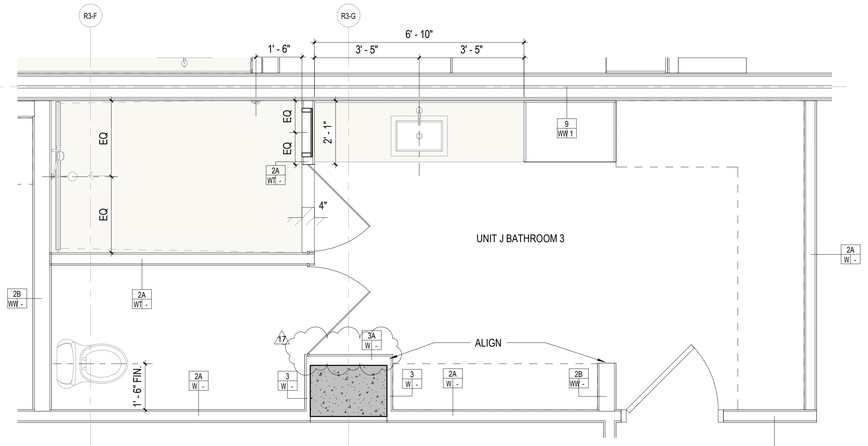
8 RESI BUILDING 3 - UNIT K BATHROOM 2

1/2" = 1'-0"



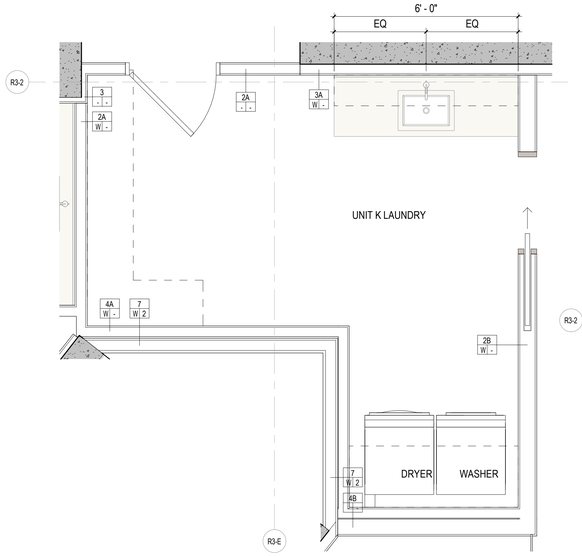
6 RESI BUILDING 3 - UNIT J LAUNDRY ROOM

1/2" = 1'-0"



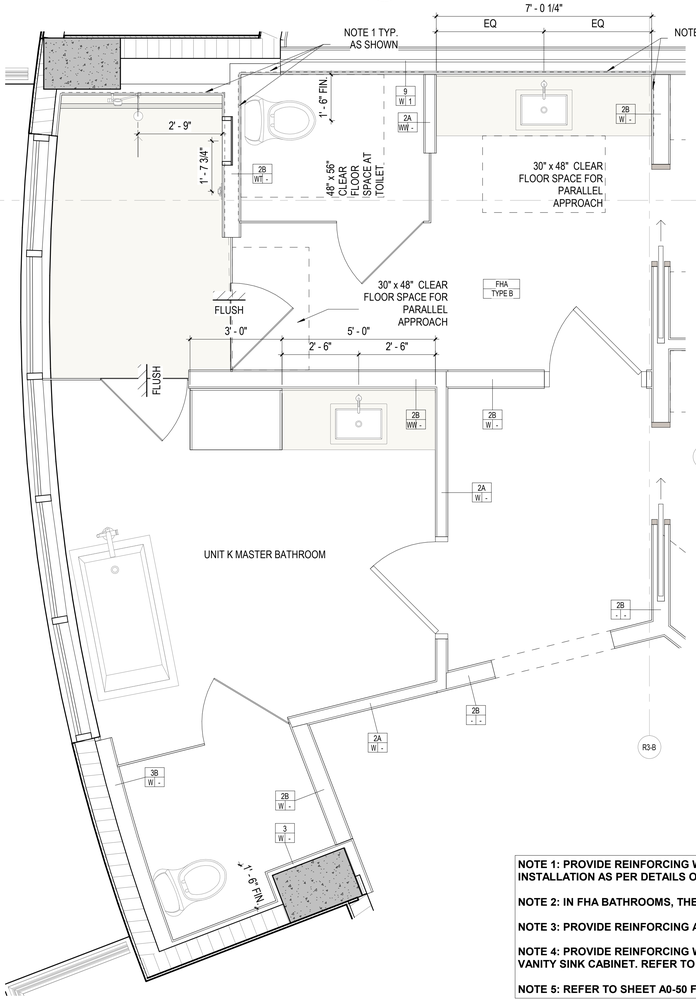
1 RESI BUILDING 3 - UNIT J BATHROOM 3

1/2" = 1'-0"



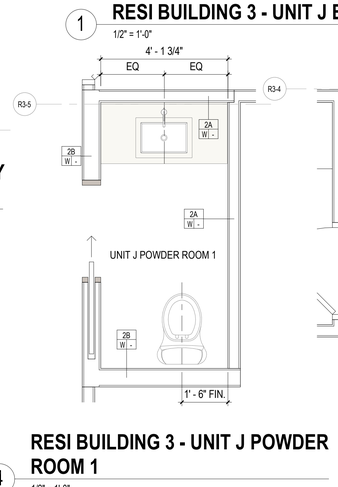
10 RESI BUILDING 3 - UNIT K LAUNDRY ROOM

1/2" = 1'-0"



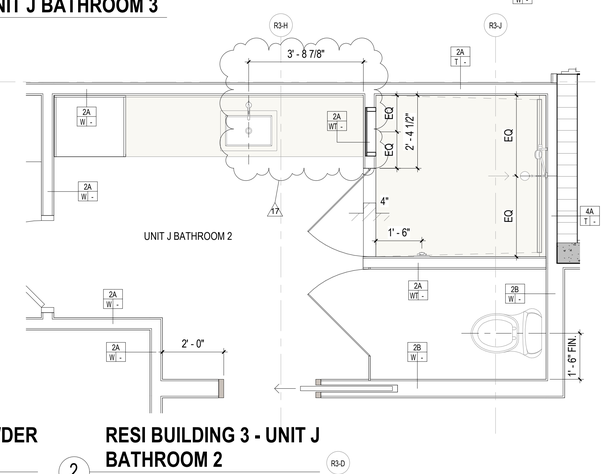
7 RESI BUILDING 3 - UNIT K MASTER BATHROOM

1/2" = 1'-0"



4 RESI BUILDING 3 - UNIT J POWDER ROOM 1

1/2" = 1'-0"



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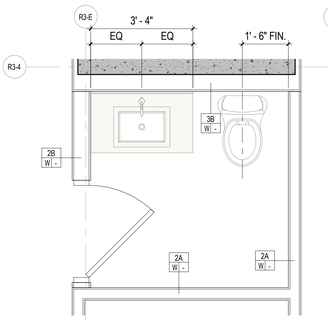
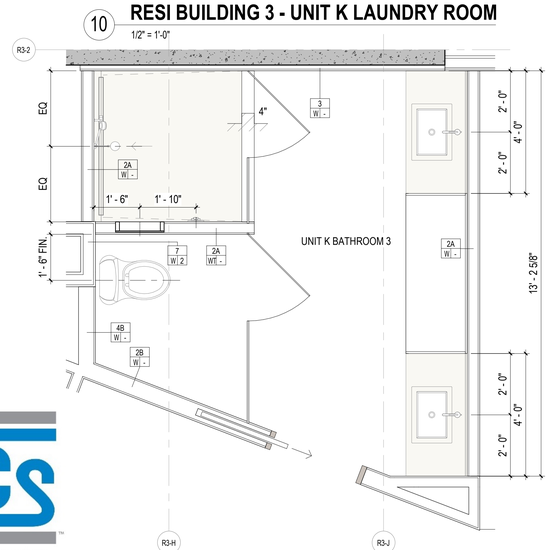


5 RESI BUILDING 3 - UNIT J POWDER ROOM 2

1/2" = 1'-0"



11 RESI BUILDING 3 - UNIT K BATHROOM 3

1/2" = 1'-0"

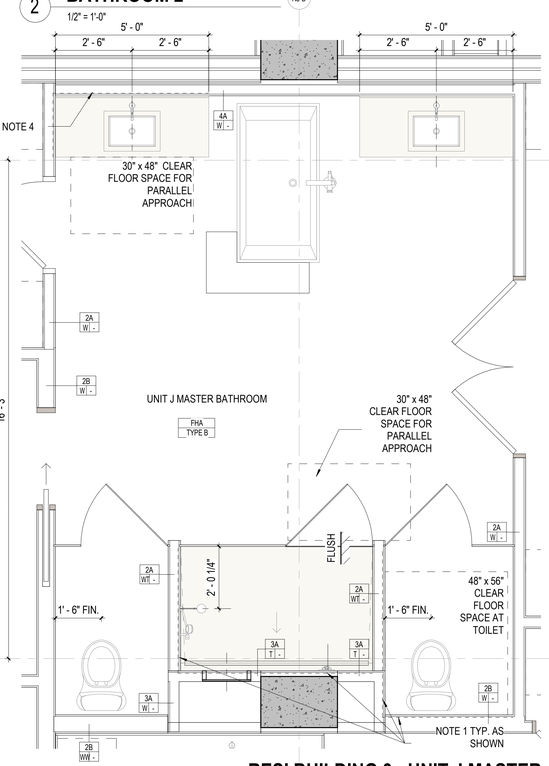
NOTE 1: PROVIDE REINFORCING WITHIN THE WALL CAVITY FOR FUTUTRE GRAB BAR INSTALLATION AS PER DETAILS ON SHEET A0-41.

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.



3 RESI BUILDING 3 - UNIT J MASTER BATHROOM

1/2" = 1'-0"

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

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

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LONGBOAT KEY HOTEL & RESIDENCES

ARMAND - 1561 GULF OF MEXICO DRIVE
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A California Corporation

Consultant

Owner

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7440 Via Dellagio, Suite 200
Orlando, FL 32819
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STATE OF FLORIDA · SCOTT A. LEE · REGISTERED ARCHITECT · AR95712

Digitally signed by Scott Lee
DN: E=slee@ps-architects.com, CN=Scott Lee, O=Scott A. Lee, OU=Scott A. Lee, C=US
Reason: I AM APPROVING THIS DOCUMENT
Location: 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 Bldg 3 - 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
17	PERMIT REVISION 17	4/21/2023

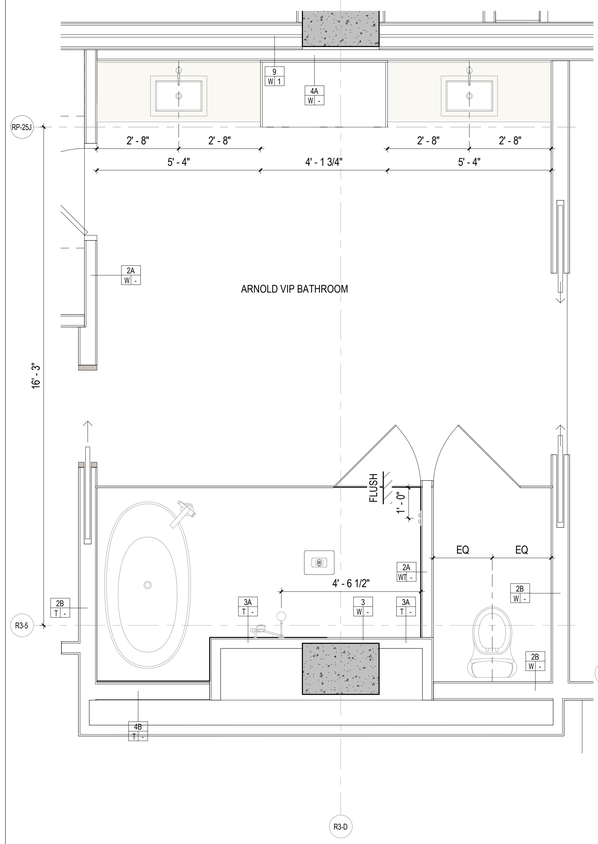
Sheet Title

ENLARGED BATHROOMS

Project No. **21816**

Sheet No.

A5-R3-02



10 RESI BUILDING 3 - ARNOLD VIP 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.

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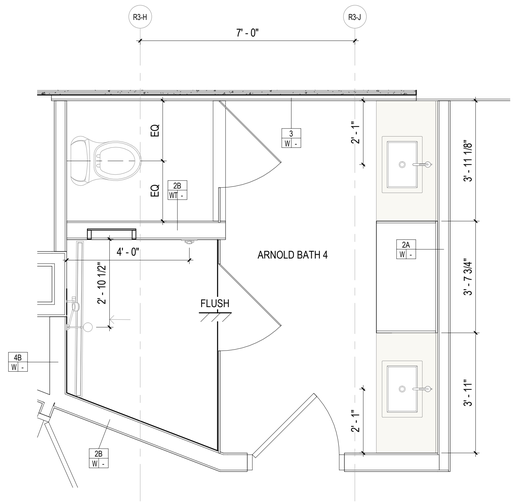
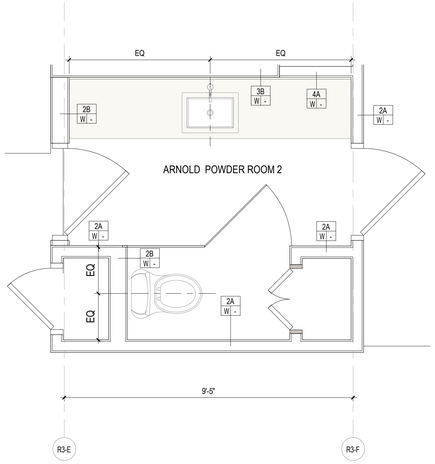
NOTE 4: PROVIDE REINFORCING WITHIN THE WALL CAVITY AT THE POWDER ROOM VANITY SINK CABINET. REFER TO BACKING PLATE TYPE 3 DETAIL 2 ON SHEET A0-41.

NOTE 5: REFER TO SHEET A0-50 FOR ADDITIONAL FHA REQUIREMENTS.



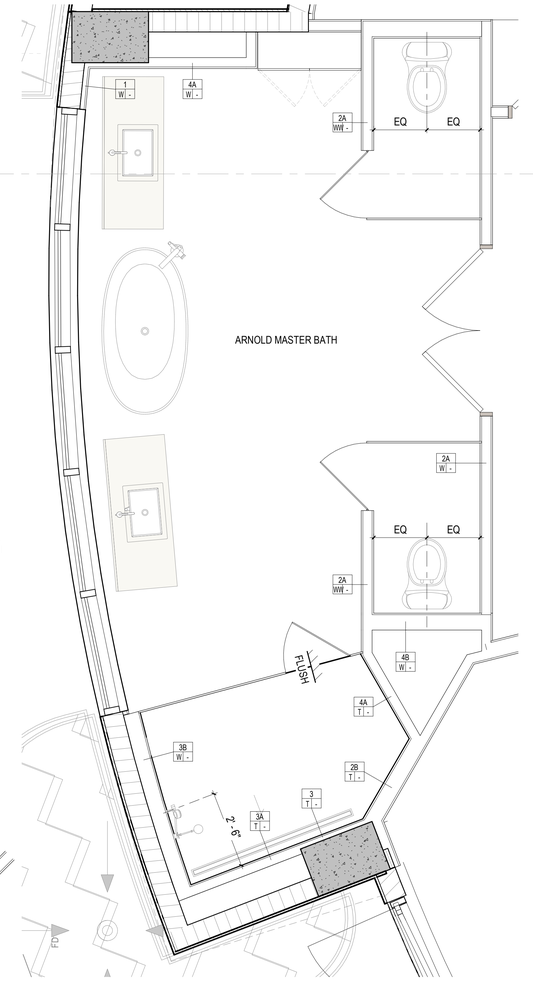
6 RESI BUILDING 3 - ARNOLD BATH 4

1/2" = 1'-0"



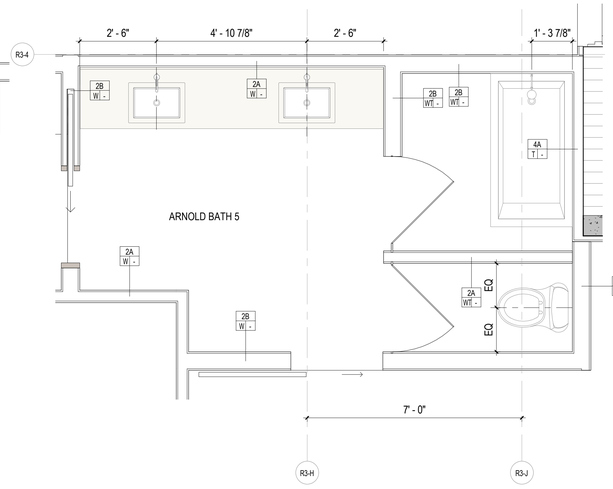
3 RESI BUILDING 3 - ARNOLD POWDER ROOM 2

1/2" = 1'-0"



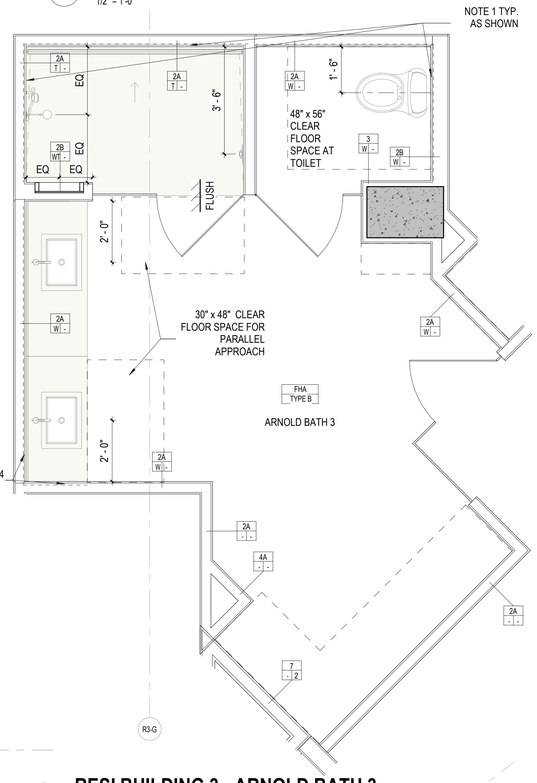
RESI BUILDING 3 - ARNOLD MASTER BATHROOM

1/2" = 1'-0"



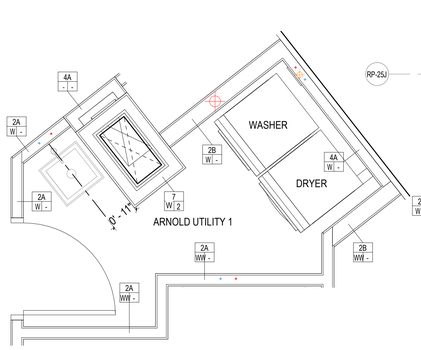
7 RESI BUILDING 3 - ARNOLD BATH 5

1/2" = 1'-0"



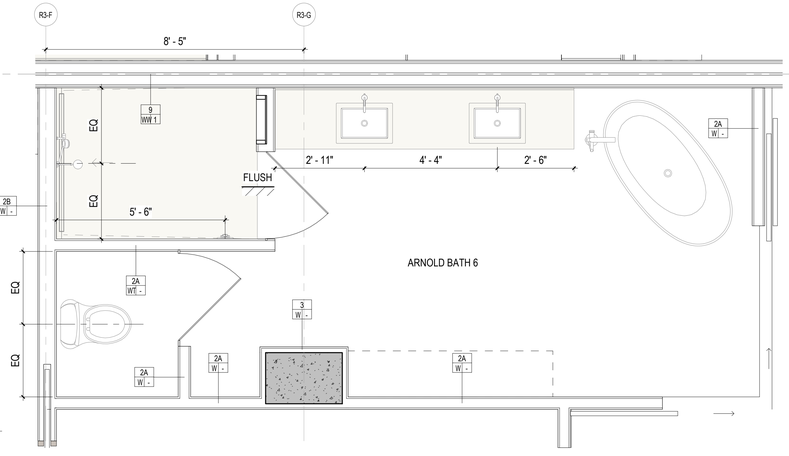
4 RESI BUILDING 3 - ARNOLD BATH 3

1/2" = 1'-0"



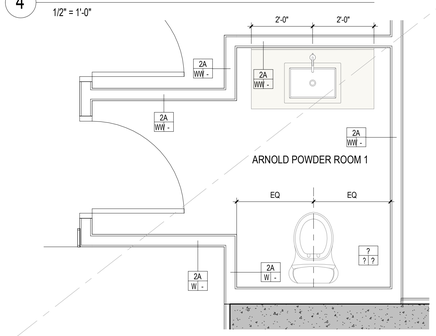
9 RESI BUILDING 3 - ARNOLD UTILITY ROOM 1

1/2" = 1'-0"



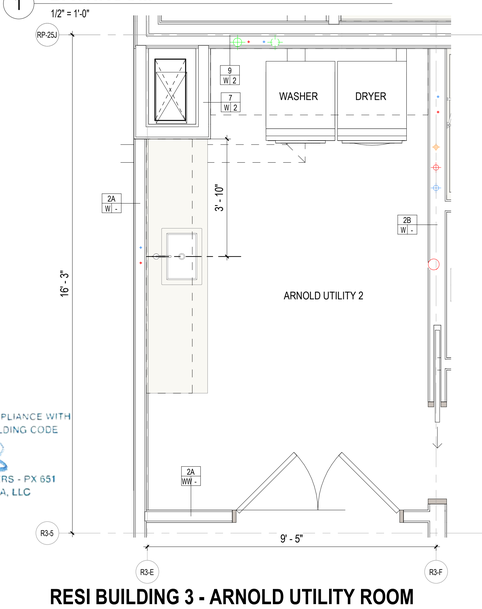
8 RESI BUILDING 3 - ARNOLD BATH 6

1/2" = 1'-0"



5 RESI BUILDING 3 - ARNOLD POWDER ROOM 1

1/2" = 1'-0"



2 RESI BUILDING 3 - ARNOLD UTILITY ROOM 2

1/2" = 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

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ARMAND - 1561 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

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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@boxeng.com, CN=Scott A. Lee, T=21779, OU=Miembro Activo del Instituto Arquitectos Pioneros de Puerto Rico, Sistuerto Rico, C=US
Date: 2022.07.11 08:14:29-04'00'

RESI Bldg 3 - Issued

No.	Description	Date
8	PERMIT REVISION 8	07/01/2022

Sheet Title: **ENLARGED BATHROOMS - ARNOLD**

Project No. **21816**

Sheet No. **A5-R3-03**

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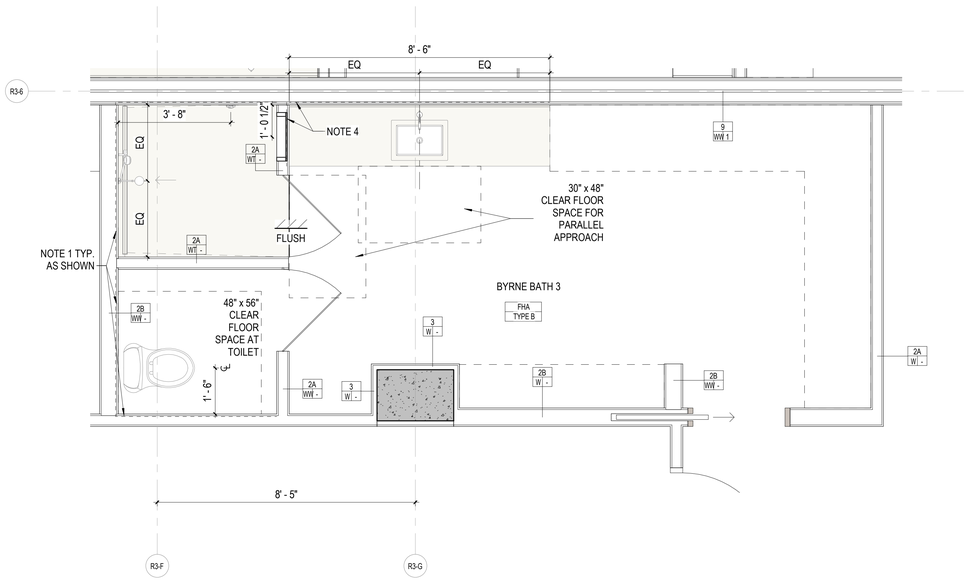
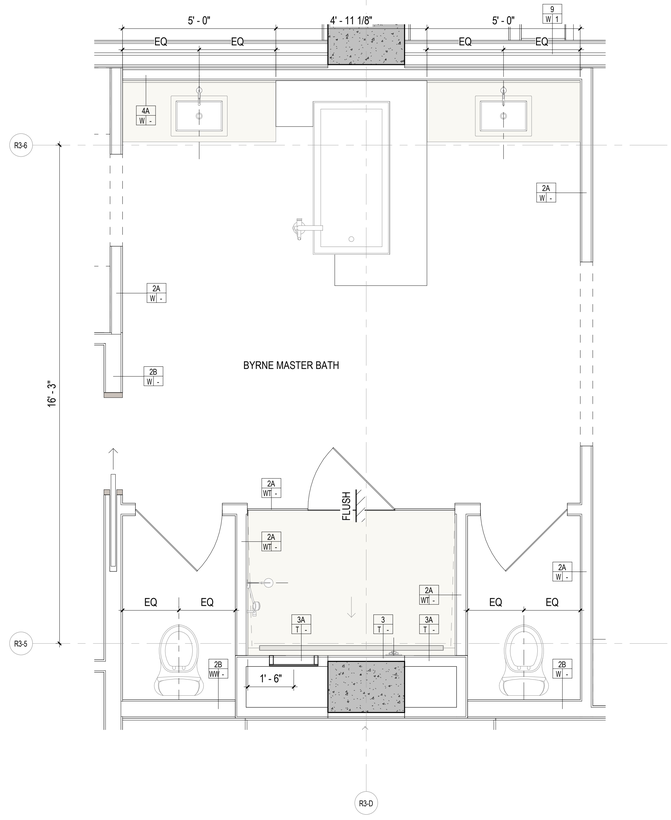
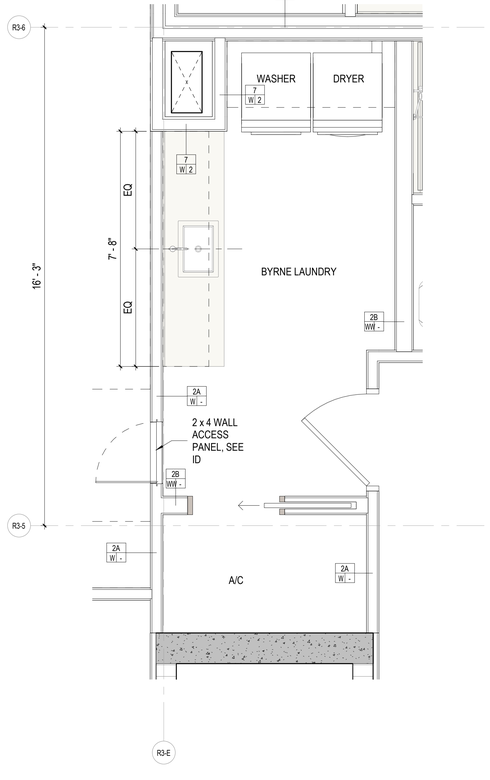


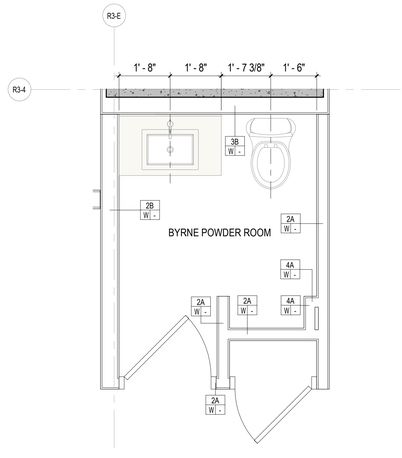
3 RESI BUILDING 3 - BYRNE BATH 3
1/2" = 1'-0"



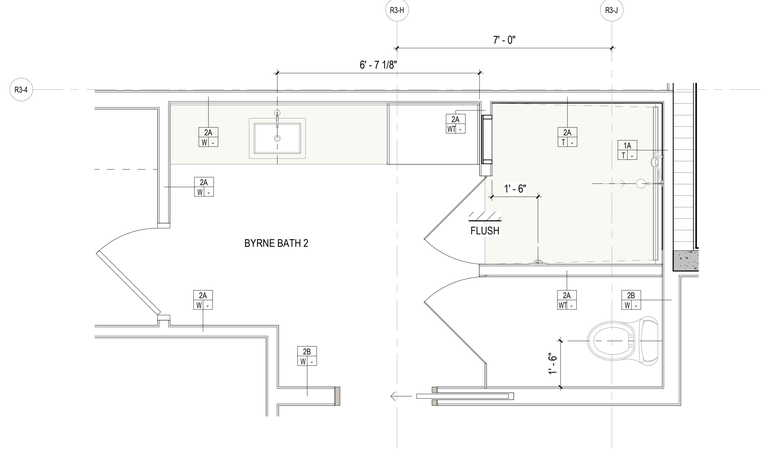
1 RESI BUILDING 3 - BYRNE MASTER BATH
1/2" = 1'-0"



5 RESI BUILDING 3 - BYRNE LAUNDRY ROOM
1/2" = 1'-0"



4 RESI BUILDING 3 - BYRNE POWDER ROOM
1/2" = 1'-0"



2 RESI BUILDING 3 - BYRNE BATH 2
1/2" = 1'-0"

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NOTE 5: REFER TO SHEET A0-50 FOR ADDITIONAL FHA REQUIREMENTS.

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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A California Corporation

Consultant

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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: c=Scott A. Lee, T=21779, OU=Design de Arquitectos y Arquitectos Paisajistas de Puerto Rico, Sr.Puerto Rico, C=US
Date: 2021.07.11 08:14:32-04'00'

RESI Bldg 3 - Issued

No.	Description	Date
8	PERMIT REVISION 8	07/01/2022

Sheet Title: ENLARGED BATHROOMS - BYRNE

Project No. 21816

Sheet No. A5-R3-04

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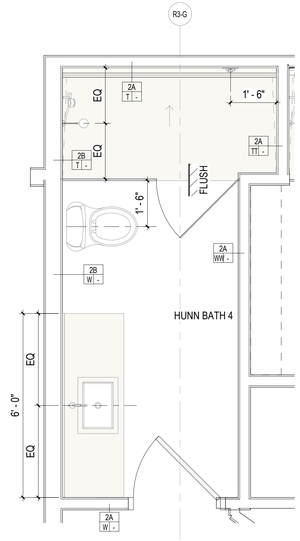
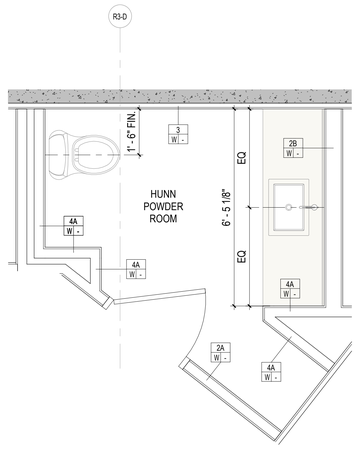
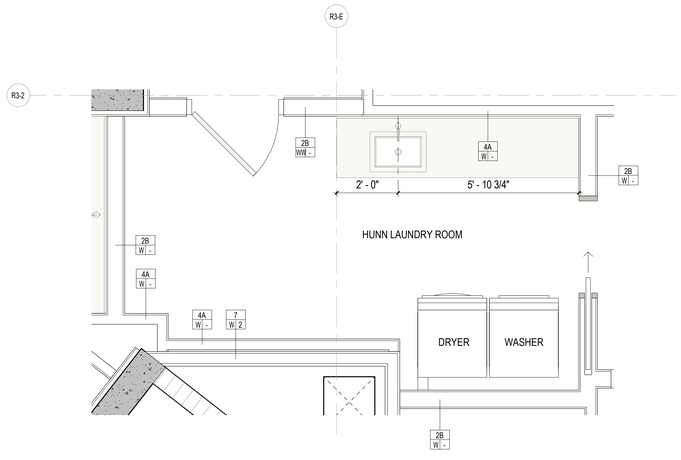


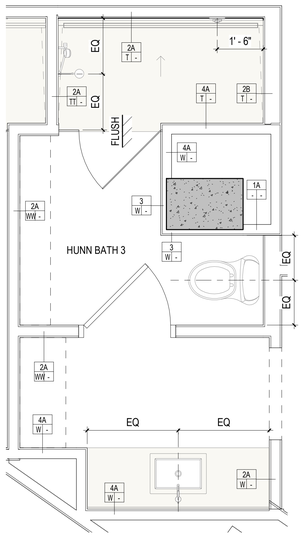
5 RESI BUILDING 3 - HUNN BATH 4
1/2" = 1'-0"



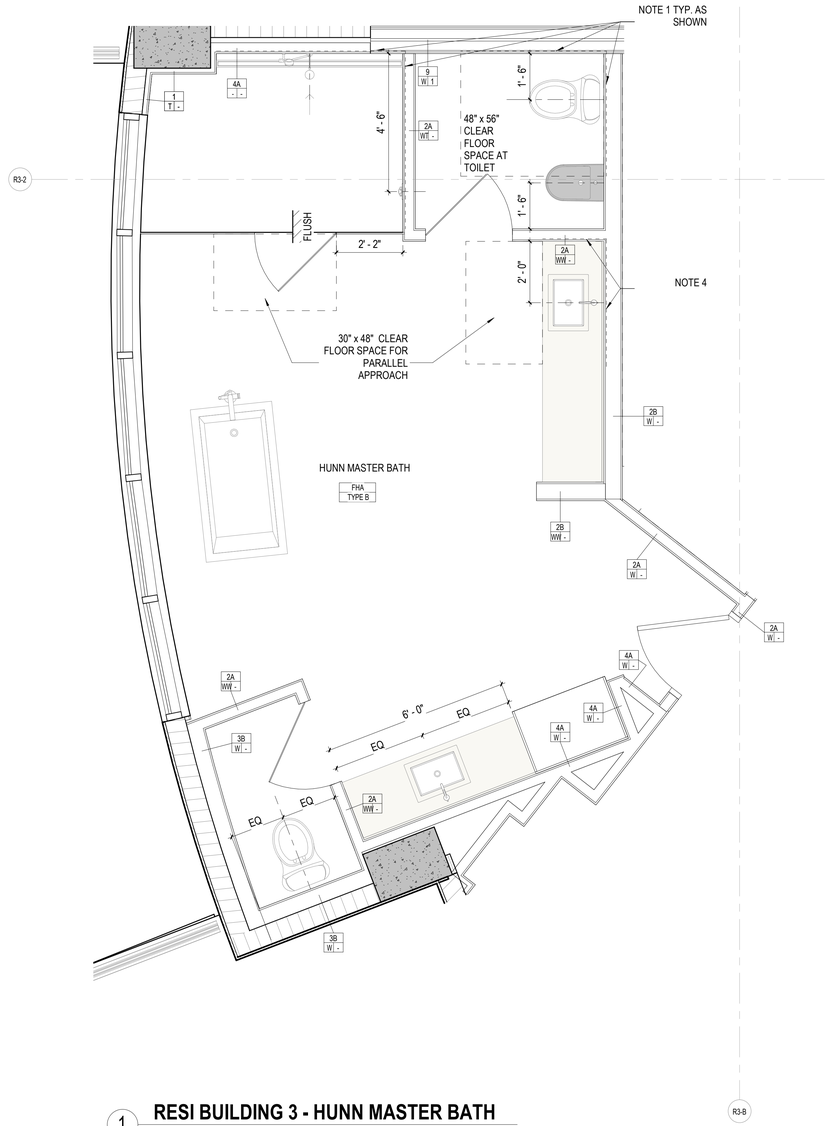
3 RESI BUILDING 3 - HUNN POWDER ROOM
1/2" = 1'-0"



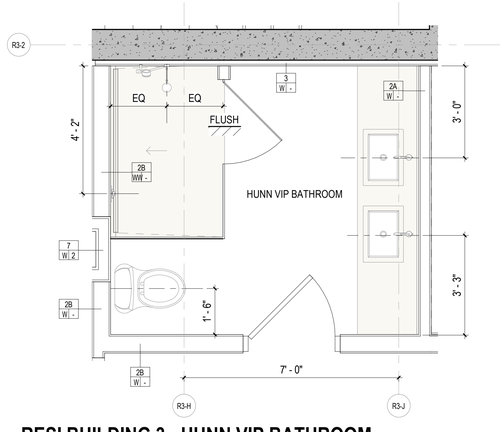
6 RESI BUILDING 3 - HUNN LAUNDRY ROOM
1/2" = 1'-0"



4 RESI BUILDING 3 - HUNN BATH 3
1/2" = 1'-0"



1 RESI BUILDING 3 - HUNN MASTER BATH
1/2" = 1'-0"



2 RESI BUILDING 3 - HUNN VIP BATHROOM
1/2" = 1'-0"

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ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

SB ARCHITECTS
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STATE OF FLORIDA SCOTT A. LEE AR95712 REGISTERED ARCHITECT
Scott A. Lee
Digitally signed by Scott A. Lee
DN: E=scott@sbdesign.com, CN=Scott A. Lee, T=23779, O=Colegio de Arquitectos y Arquitectos Paisajistas de Puerto Rico, S=Puerto Rico, C=US
Date: 2021.07.11 08:14:35-04'00'

RESI Bldg 3 - Issued

No.	Description	Date
8	PERMIT REVISION 8	07/01/2022

Sheet Title: ENLARGED BATHROOMS - HUNN

Project No. 21816

Sheet No. A5-R3-05

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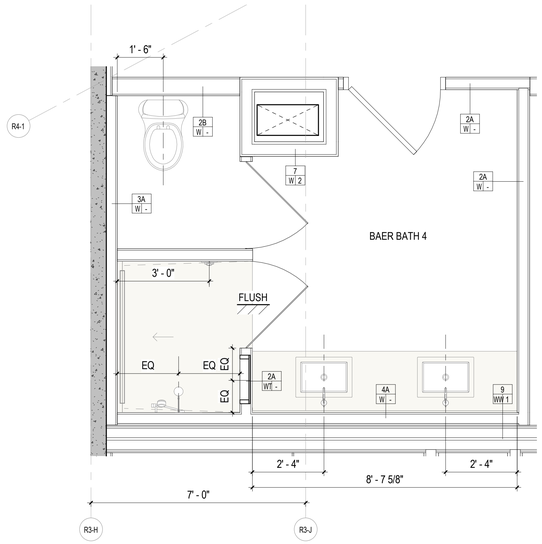
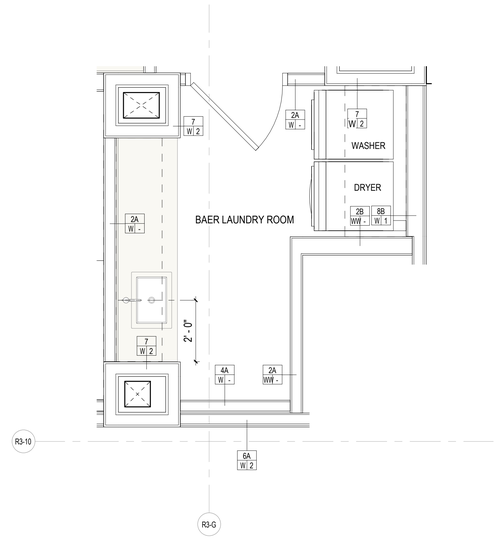


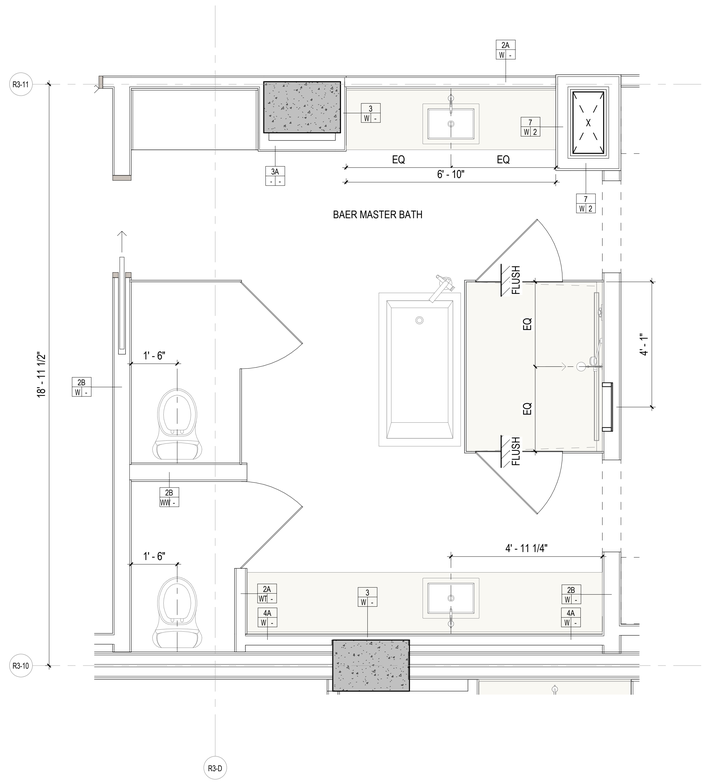
5 RESI BUILDING 3 - BAER BATH 4

1/2" = 1'-0"



3 RESI BUILDING 3 - BAER LAUNDRY ROOM

1/2" = 1'-0"



1 RESI BUILDING 3 - BAER MASTER BATH

1/2" = 1'-0"

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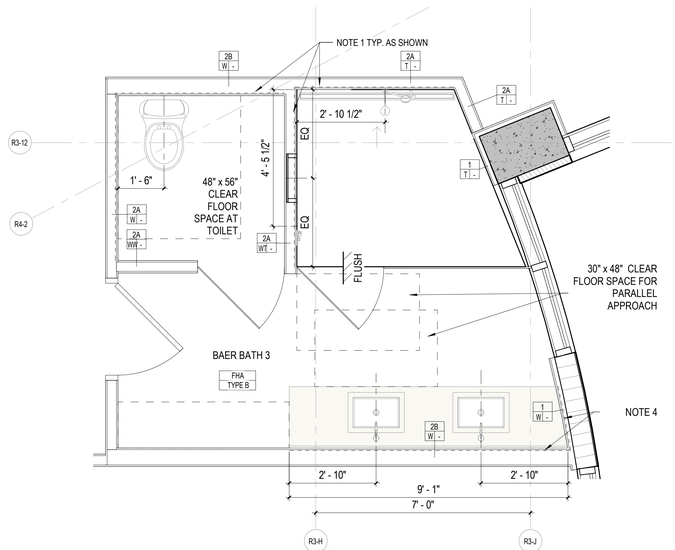
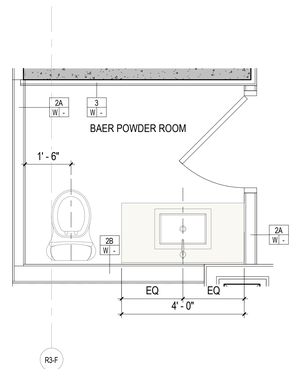


4 RESI BUILDING 3 - BAER BATH 3

1/2" = 1'-0"



2 RESI BUILDING 3 - BAER POWDER ROOM

1/2" = 1'-0"

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Date: 2022.07.11 08:14:37-04'00'

RESI Bldg 3 - Issued

No.	Description	Date
8	PERMIT REVISION 8	07/01/2022

Sheet Title

ENLARGED BATHROOMS - BAER

Project No. **21816**

8

Sheet No.

A5-R3-06

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NOTE 1: PROVIDE REINFORCING WITHIN THE WALL CAVITY FOR FUTUTRE GRAB BAR INSTALLATION AS PER DETAILS ON SHEET A0-41.

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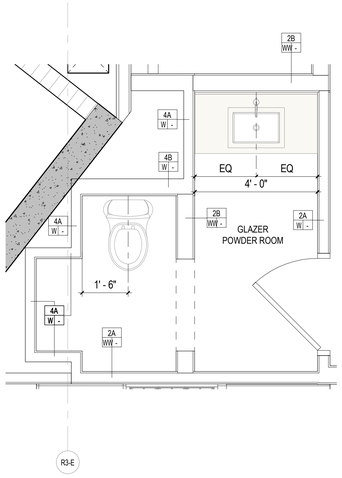
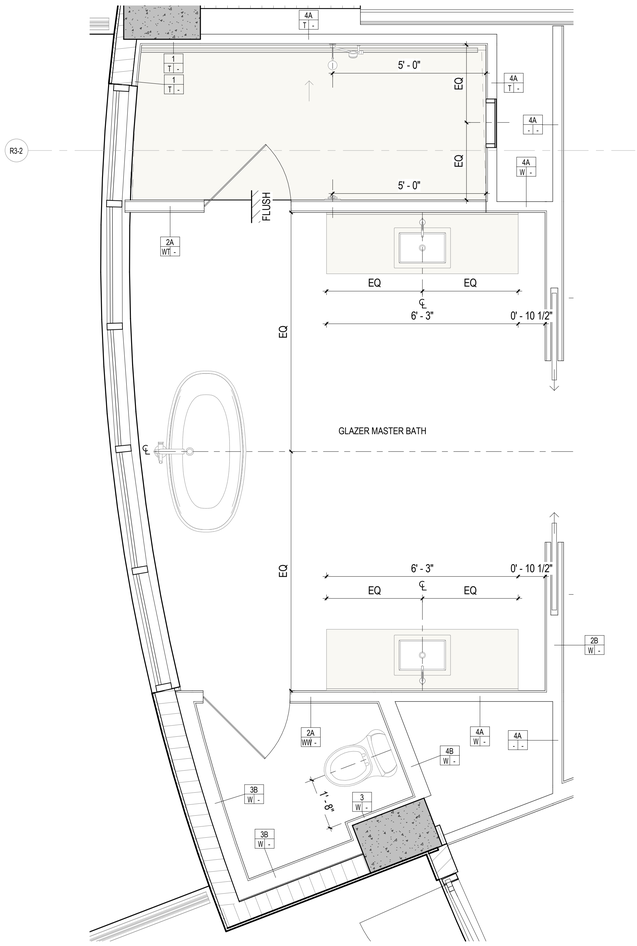
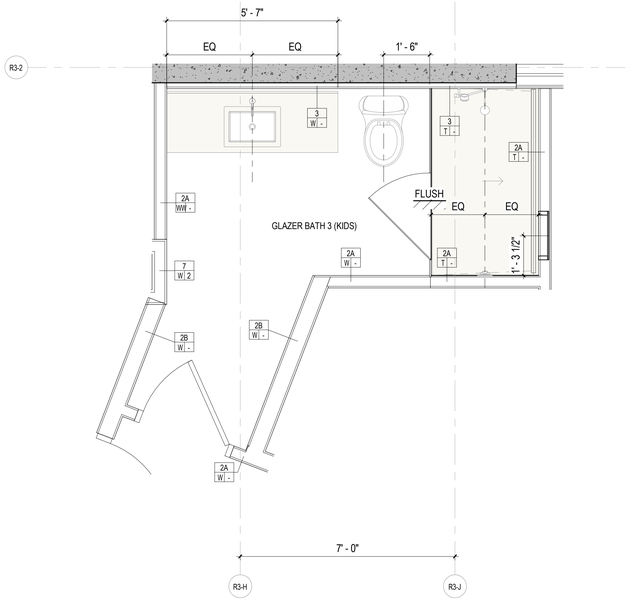
NOTE 5: REFER TO SHEET A0-50 FOR ADDITIONAL FHA REQUIREMENTS.



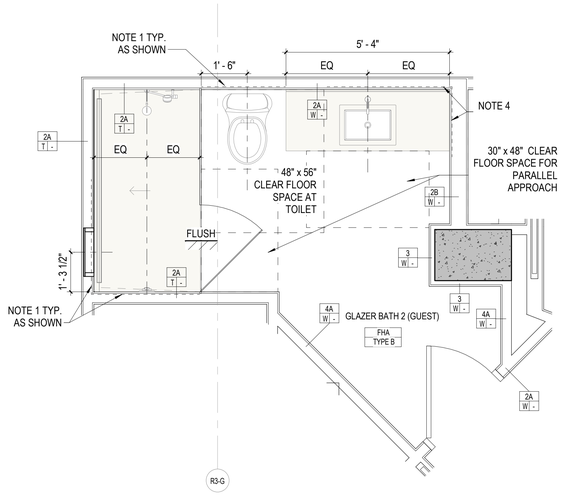
3 RESI BUILDING 3 - GLAZER POWDER ROOM
1/2" = 1'-0"



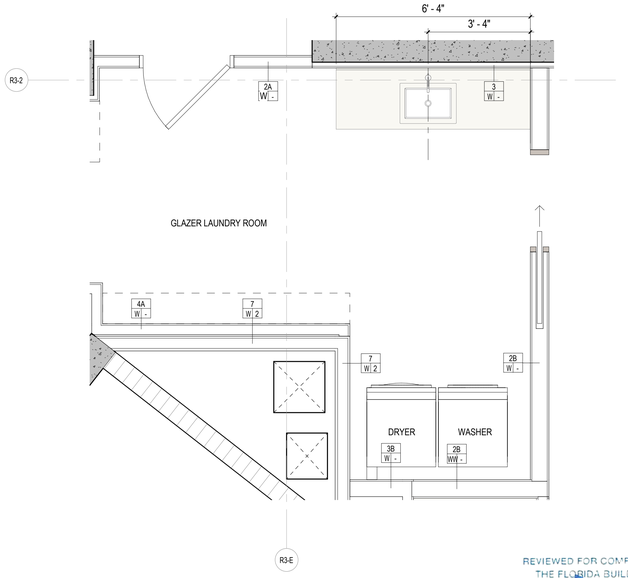
1 RESI BUILDING 3 - GLAZER MASTER BATH
1/2" = 1'-0"



5 RESI BUILDING 3 - GLAZER BATH 3 (KIDS)
1/2" = 1'-0"



4 RESI BUILDING 3 - GLAZER BATH 2 (GUEST)
1/2" = 1'-0"



2 RESI BUILDING 3 - GLAZER LAUNDRY ROOM
1/2" = 1'-0"

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ROGER W. SANDERS - PX 651
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STATE OF FLORIDA SCOTT A. LEE AR95712 REGISTERED ARCHITECT
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Date: 2023.07.11 08:14:39-04'00'

RESI Bldg 3 - Issued

No.	Description	Date
8	PERMIT REVISION 8	07/01/2022

Sheet Title: ENLARGED BATHROOMS - GLAZER

Project No. 21816

Sheet No. A5-R3-07

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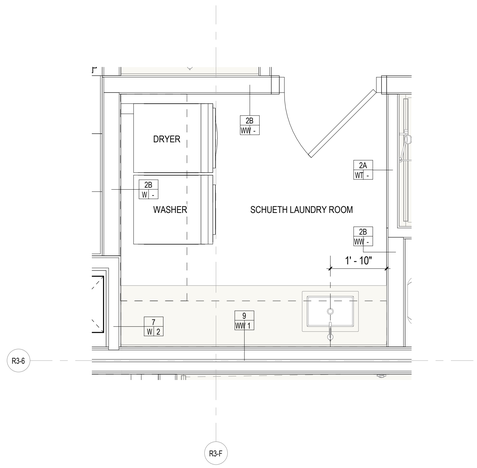
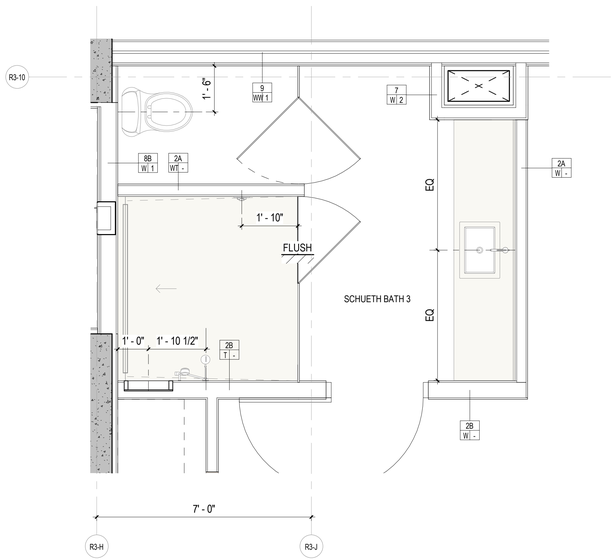
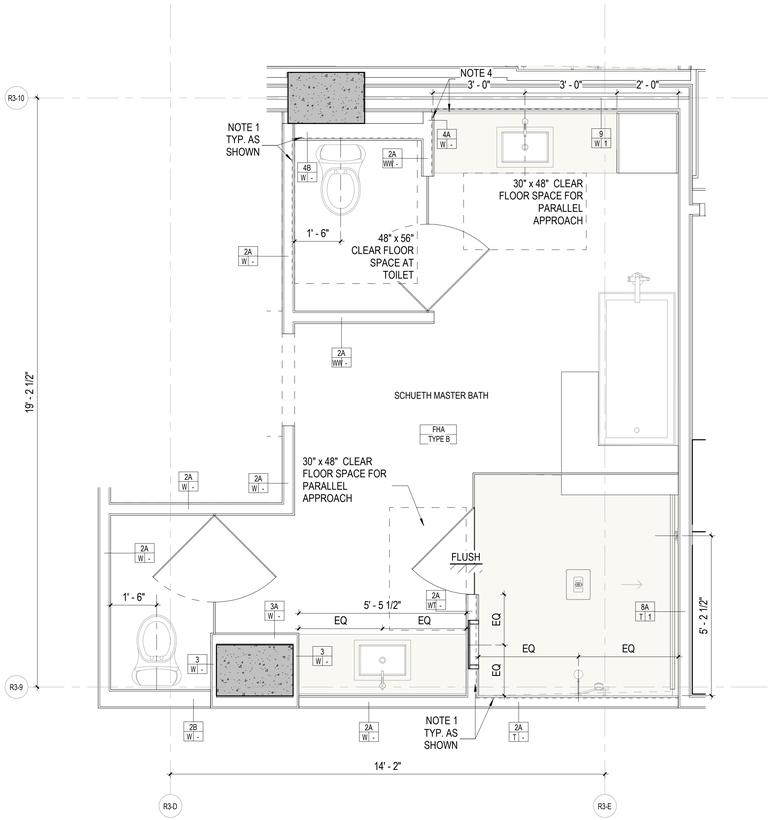


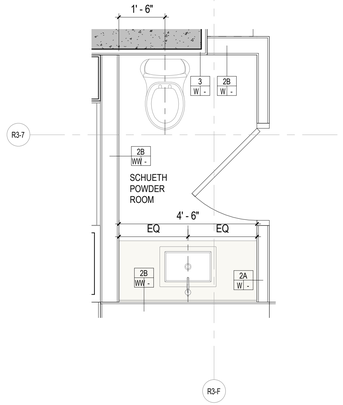
5 **RESI BUILDING 3 - SCHUETH LAUNDRY ROOM**
1/2" = 1'-0"



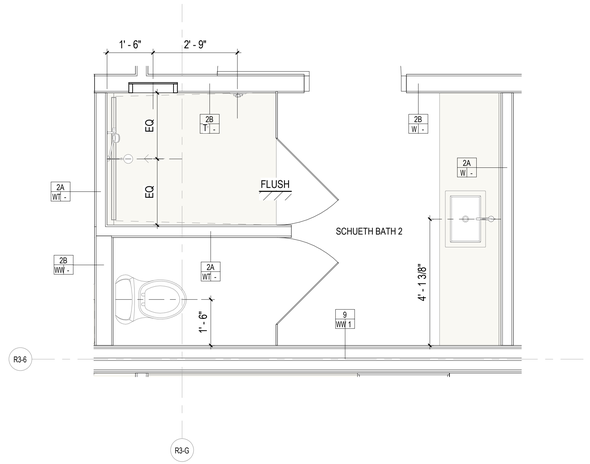
3 **RESI BUILDING 3 - SCHUETH BATH 3**
1/2" = 1'-0"



1 **RESI BUILDING 3 - SCHUETH MASTER BATH**
1/2" = 1'-0"



4 **RESI BUILDING 3 - SCHUETH POWDER ROOM**
1/2" = 1'-0"



2 **RESI BUILDING 3 - SCHUETH BATH 2**
1/2" = 1'-0"

NOTE 1: PROVIDE REINFORCING WITHIN THE WALL CAVITY FOR FUTUTRE GRAB BAR INSTALLATION AS PER DETAILS ON SHEET A0-41.

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NOTE 5: REFER TO SHEET A0-50 FOR ADDITIONAL FHA REQUIREMENTS.

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
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Date: 2021.07.11 08:14:42-04'00'

RESI Bldg 3 - Issued

No.	Description	Date
8	PERMIT REVISION 8	07/01/2022

Sheet Title
Project No. 21816

ENLARGED BATHROOMS - SCHUETH

Sheet No.
A5-R3-08

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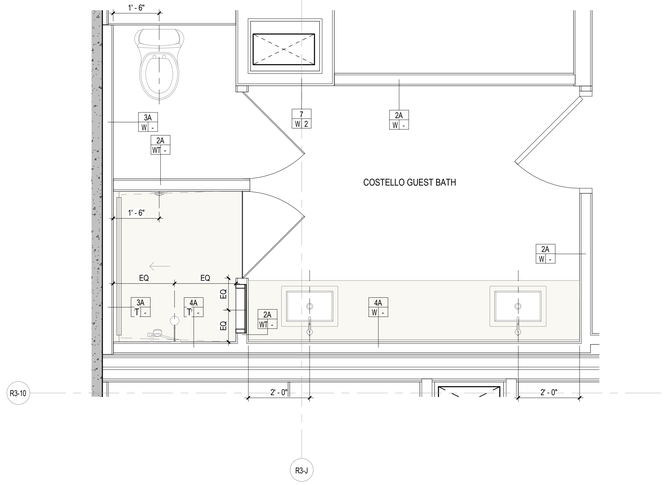
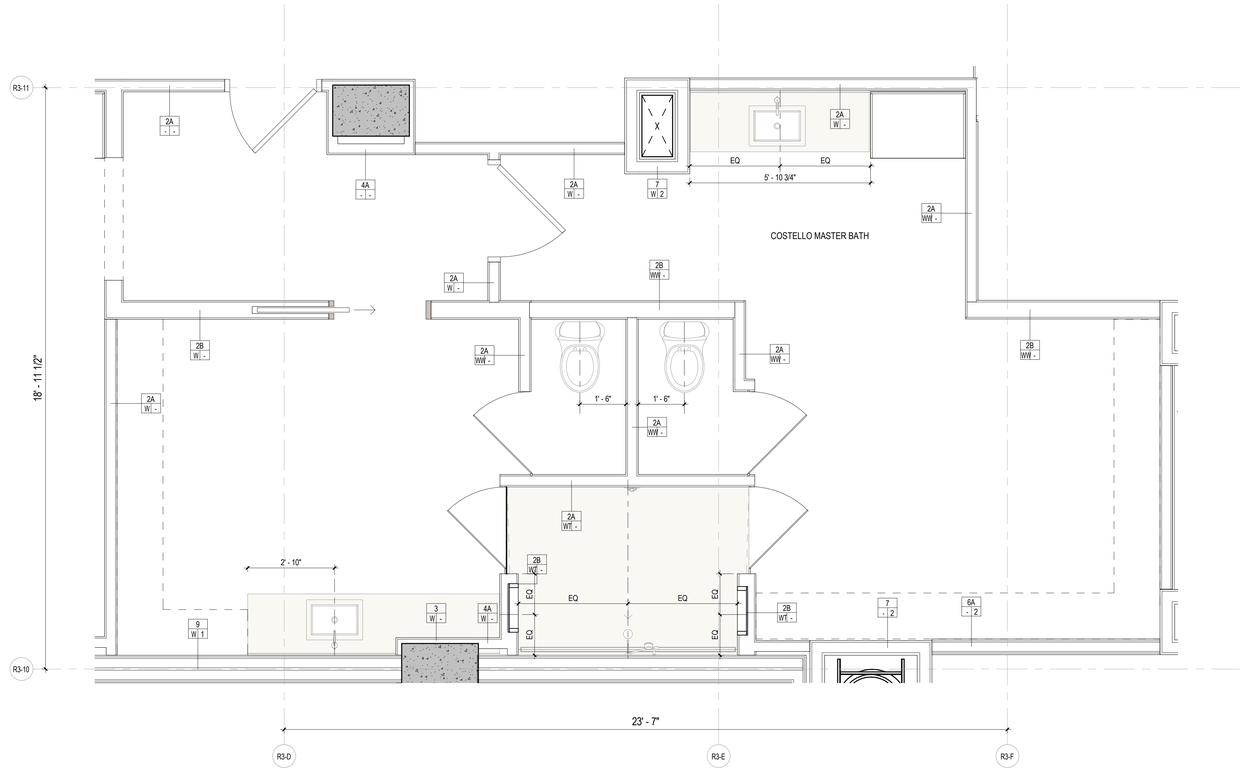


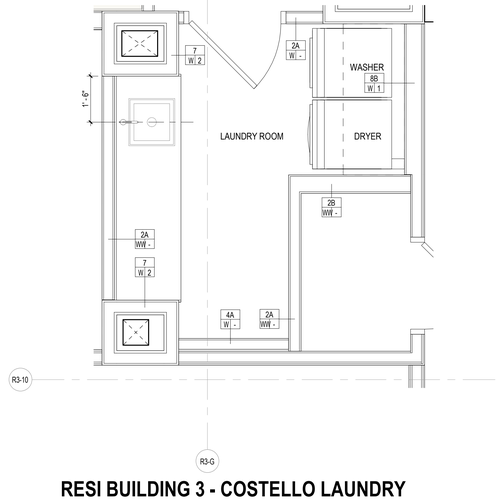
RESI BUILDING 3 - COSTELLO GUEST BATH

4 1/2" = 1'-0"



RESI BUILDING 3 - COSTELLO MASTER BATH

1 1/2" = 1'-0"



RESI BUILDING 3 - COSTELLO LAUNDRY ROOM

5 1/2" = 1'-0"

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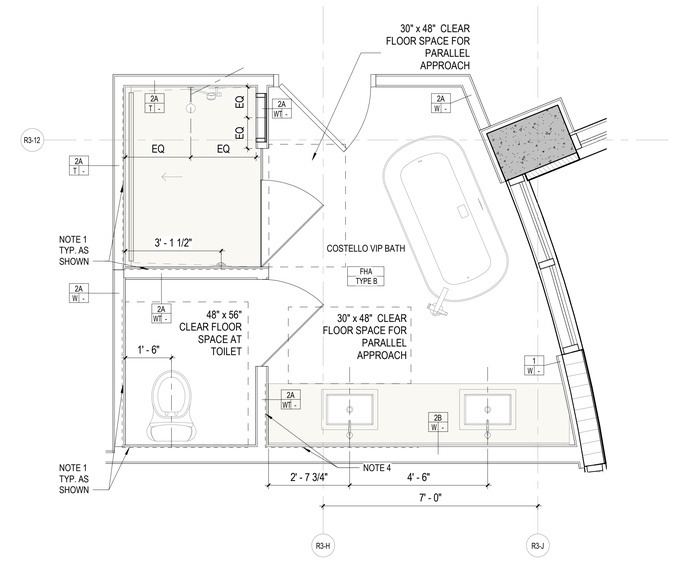
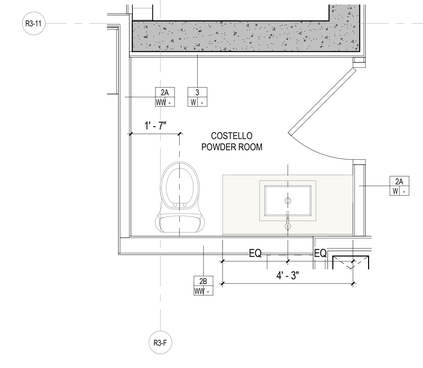


RESI BUILDING 3 - COSTELLO VIP BATH

3 1/2" = 1'-0"



RESI BUILDING 3 - COSTELLO POWDER ROOM

2 1/2" = 1'-0"

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RESI Bldg 3 - Issued

No.	Description	Date
8	PERMIT REVISION 8	07/01/2022

Sheet Title

ENLARGED BATHROOMS - COSTELLO

Project No. **21816**

Sheet No.

A5-R3-09

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NOTE 1: PROVIDE REINFORCING WITHIN THE WALL CAVITY FOR FUTUTRE GRAB BAR INSTALLATION AS PER DETAILS ON SHEET A0-41.

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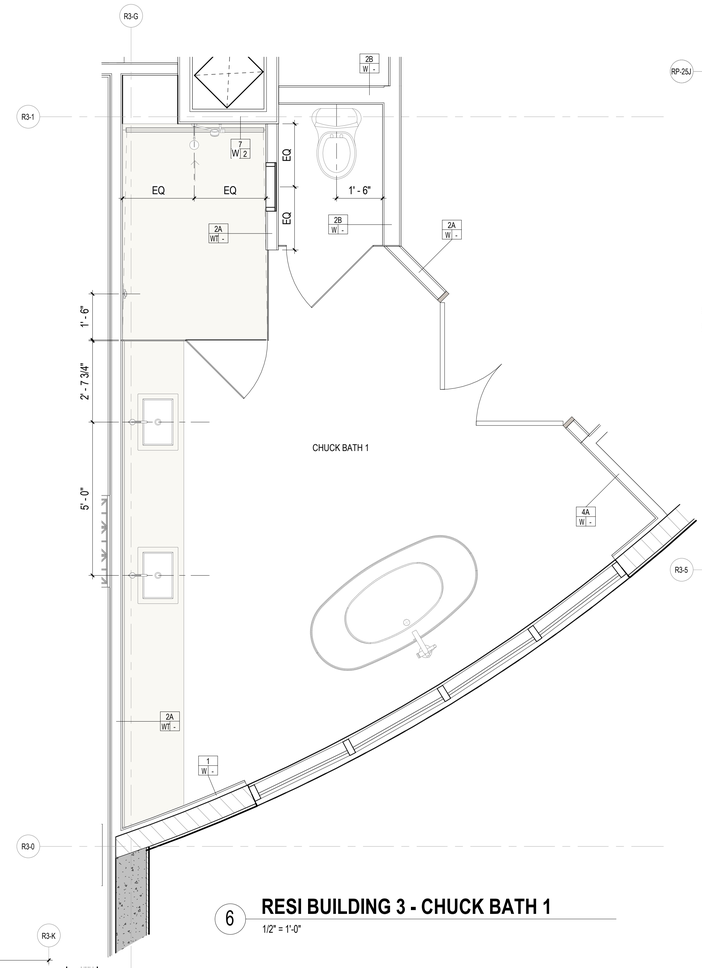
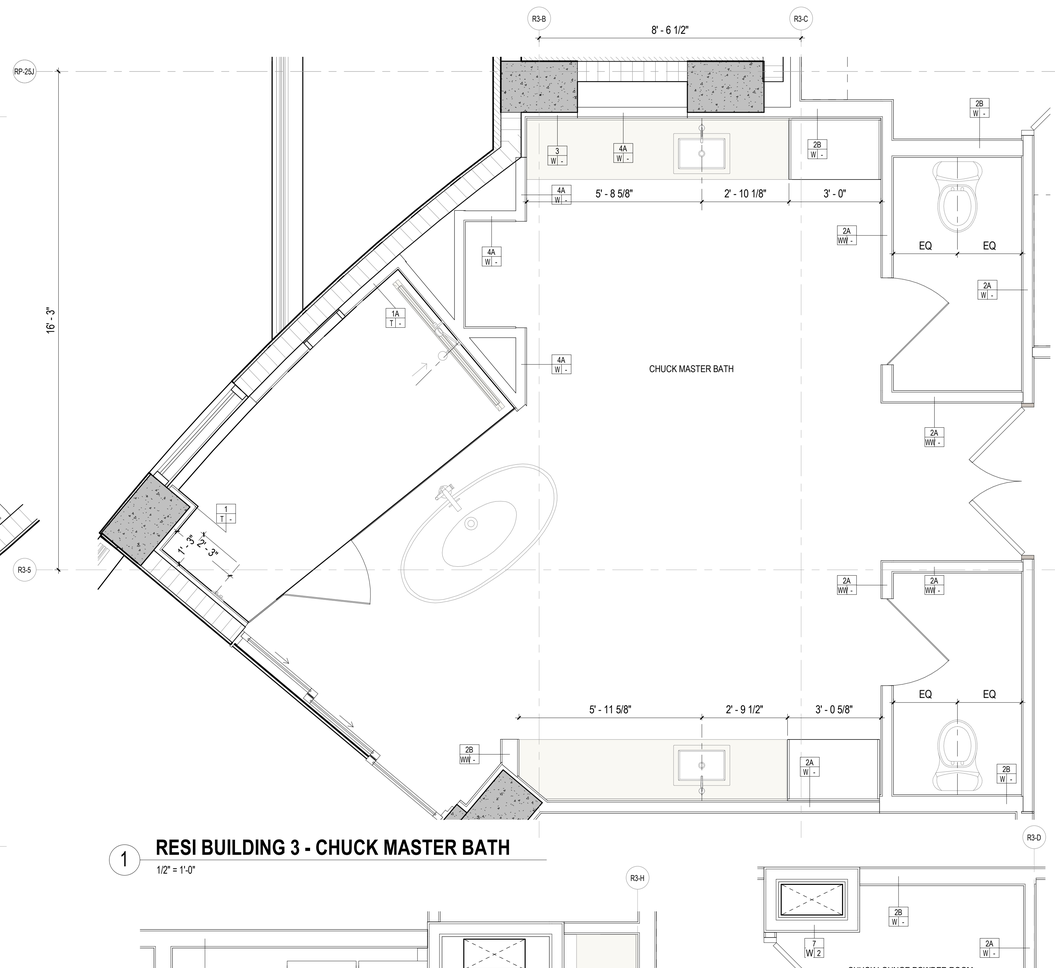


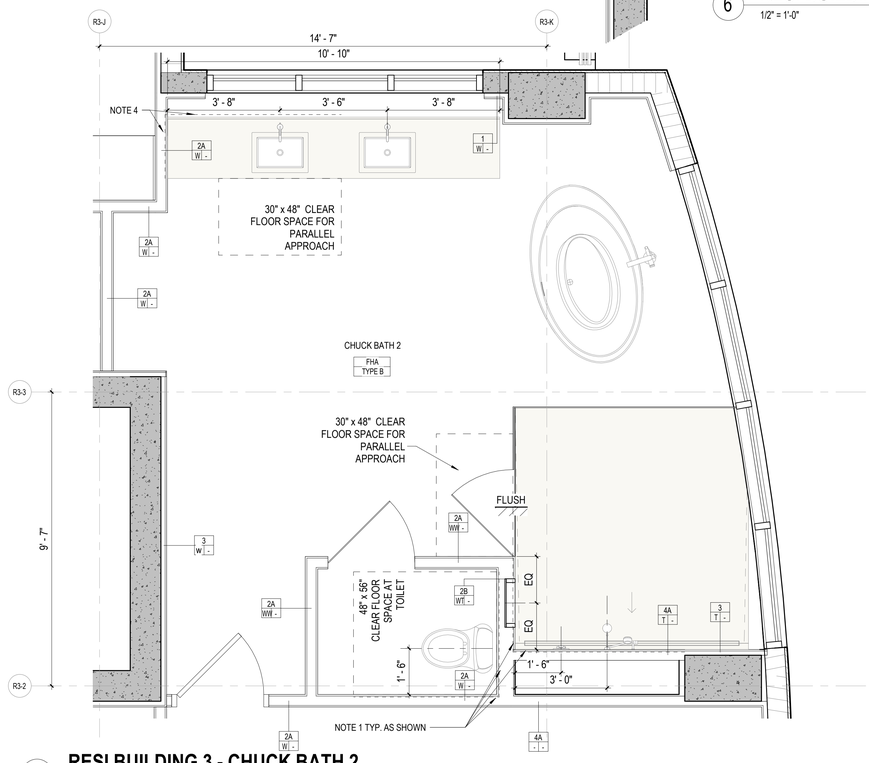
6 RESI BUILDING 3 - CHUCK BATH 1

1/2" = 1'-0"



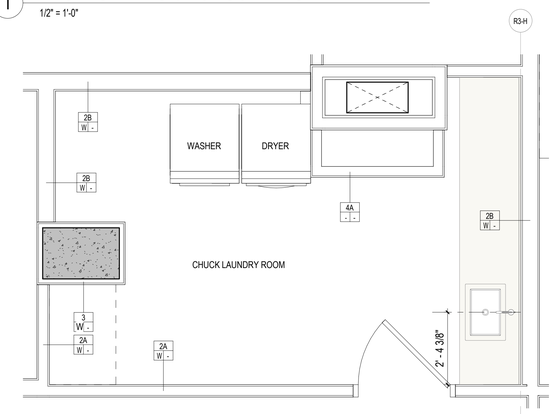
1 RESI BUILDING 3 - CHUCK MASTER BATH

1/2" = 1'-0"



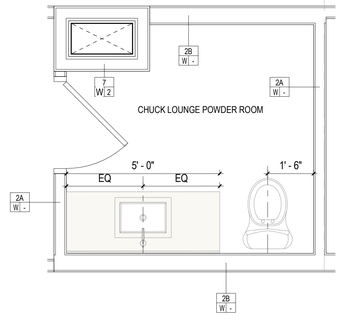
7 RESI BUILDING 3 - CHUCK BATH 2

1/2" = 1'-0"



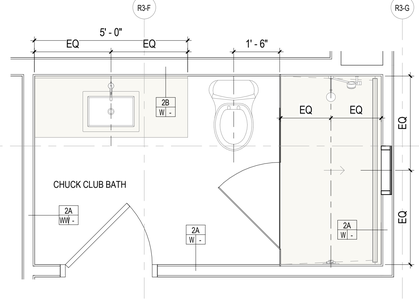
4 RESI BUILDING 3 - CHUCK LAUNDRY ROOM

1/2" = 1'-0"



2 RESI BUILDING 3 - CHUCK LOUNGE POWDER

1/2" = 1'-0"



5 RESI BUILDING 3 - CHUCK CLUB BATH

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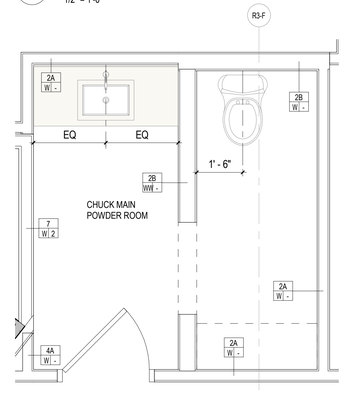

3 RESI BUILDING 3 - CHUCK MAIN POWDER

1/2" = 1'-0"

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Date: 2021.07.11 08:14:47-04'00'

RESI Bldg 3 - Issued

No.	Description	Date
8	PERMIT REVISION 8	07/01/2022

Sheet Title

ENLARGED BATHROOMS - CHUCK

Project No. **21816**

Sheet No.

A5-R3-10

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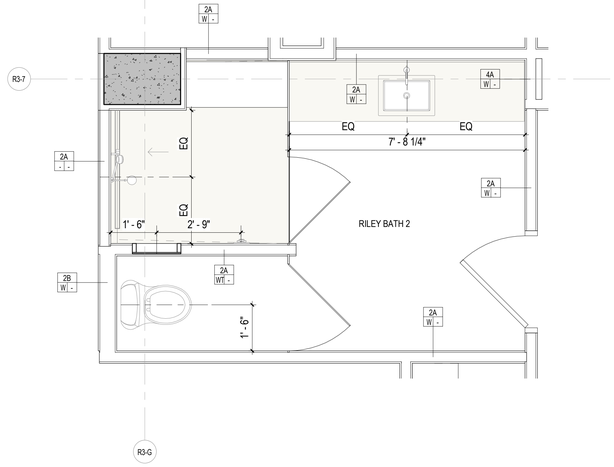
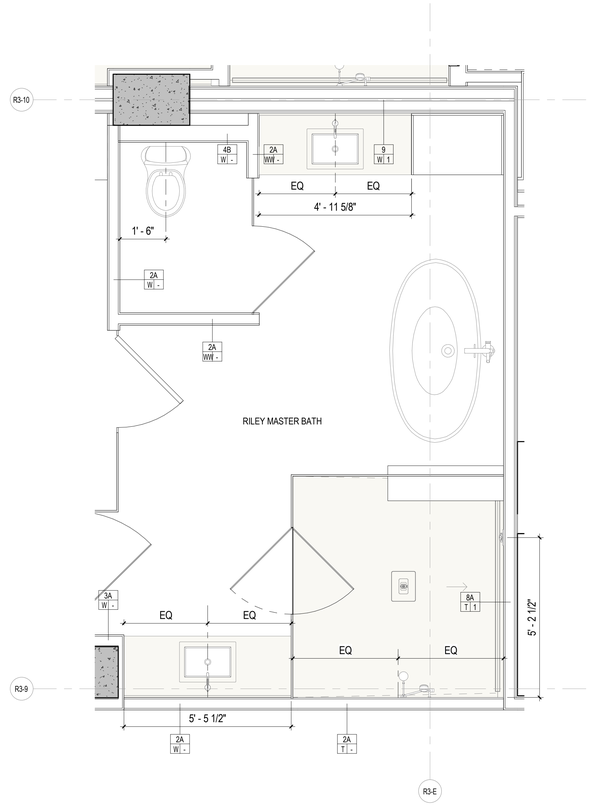
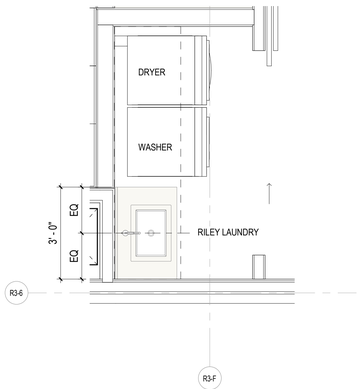


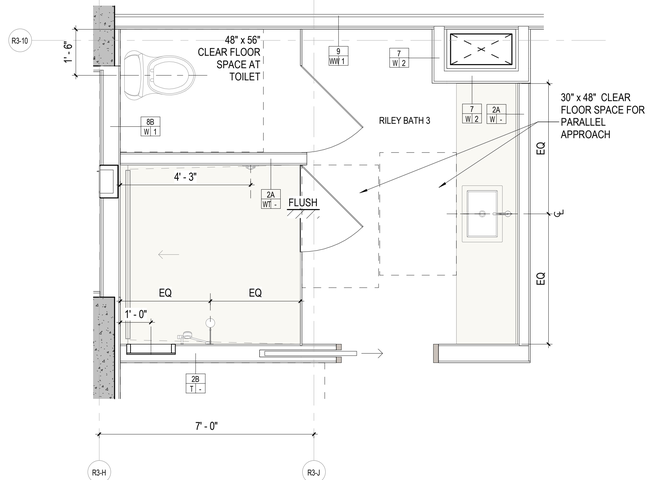
3 RESI BUILDING 3 - RILEY BATH 2
1/2" = 1'-0"



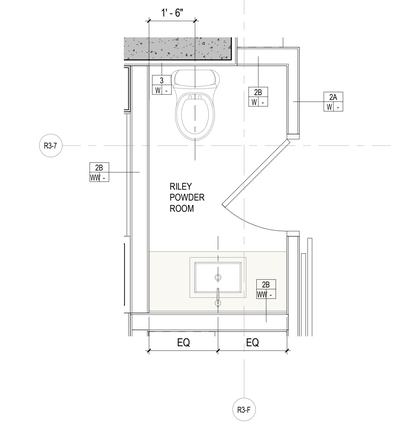
1 RESI BUILDING 3 - RILEY MASTER BATH
1/2" = 1'-0"



5 RESI BUILDING 3 - RILEY LAUNDRY ROOM
1/2" = 1'-0"



4 RESI BUILDING 3 - RILEY BATH 3
1/2" = 1'-0"



2 RESI BUILDING 3 - RILEY POWDER ROOM
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

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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.

STATE OF FLORIDA SCOTT A. LEE AR95712 REGISTERED ARCHITECT

Scott A. Lee

Digitally signed by Scott A. Lee
DN: E=slee@sbarcgs.com, CN=Scott A. Lee, T=21779, OU=Colegio de Arquitectos y Arquitectos Paisajistas de Puerto Rico, S=Puerto Rico, C=US
Date: 2023.07.11 08:14:50-04'00'

RESI Bldg 3 - Issued

No.	Description	Date
8	PERMIT REVISION 8	07/01/2022

Sheet Title

Project No. 21816

ENLARGED BATHROOMS - RILEY

8

Sheet No.

A5-R3-11

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

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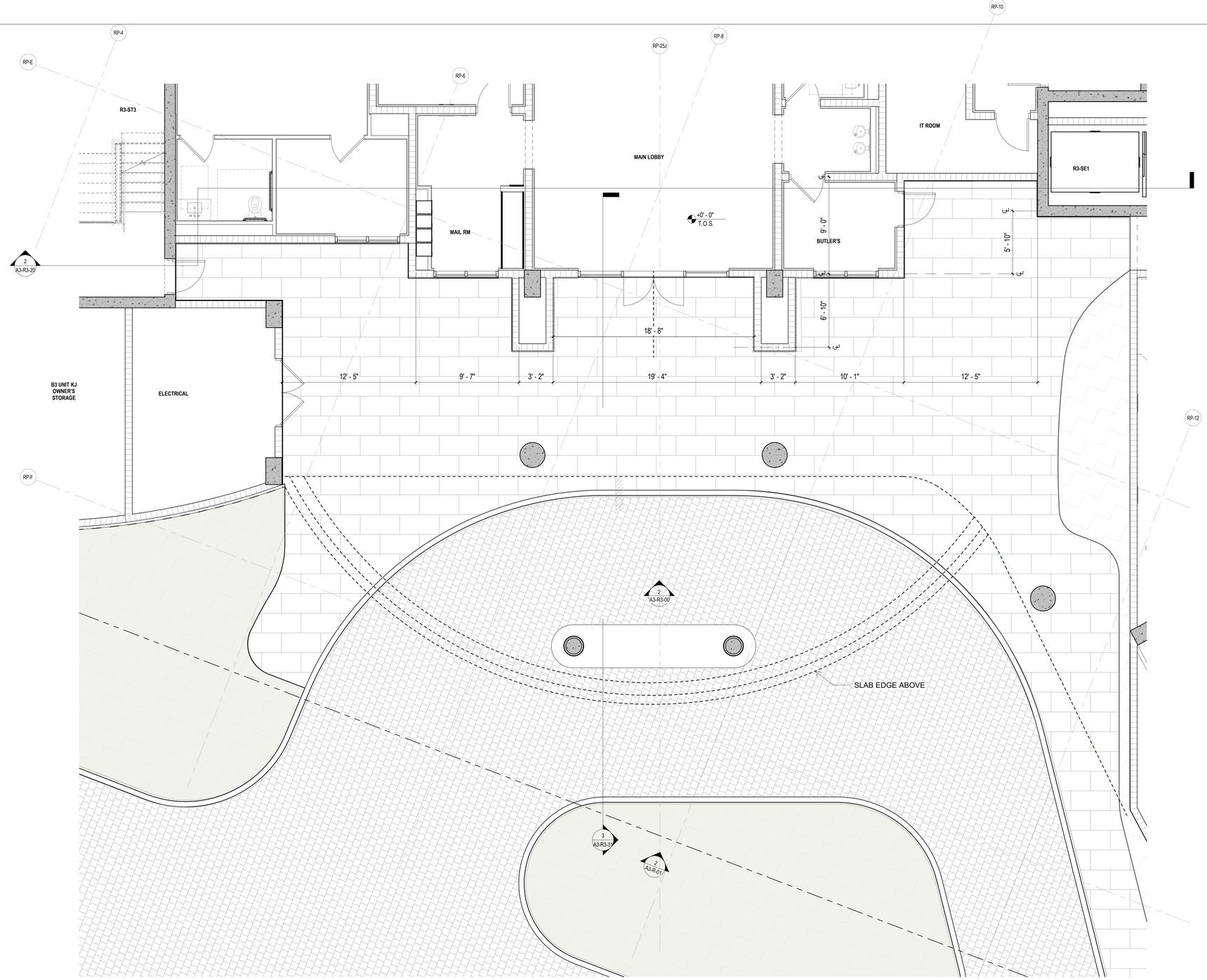


RESIDENTIAL PORTE COCHERE 2 - LEVEL P1 FLOOR PLAN

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. #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

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.

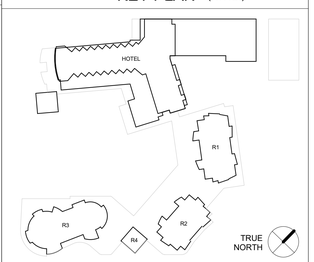
PLAN LEGEND, SYMBOLS AND NOTES

- 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

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

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 - LEVEL P1 FLOOR PLAN

Project No. **21816**

Sheet No.

A5-R-02

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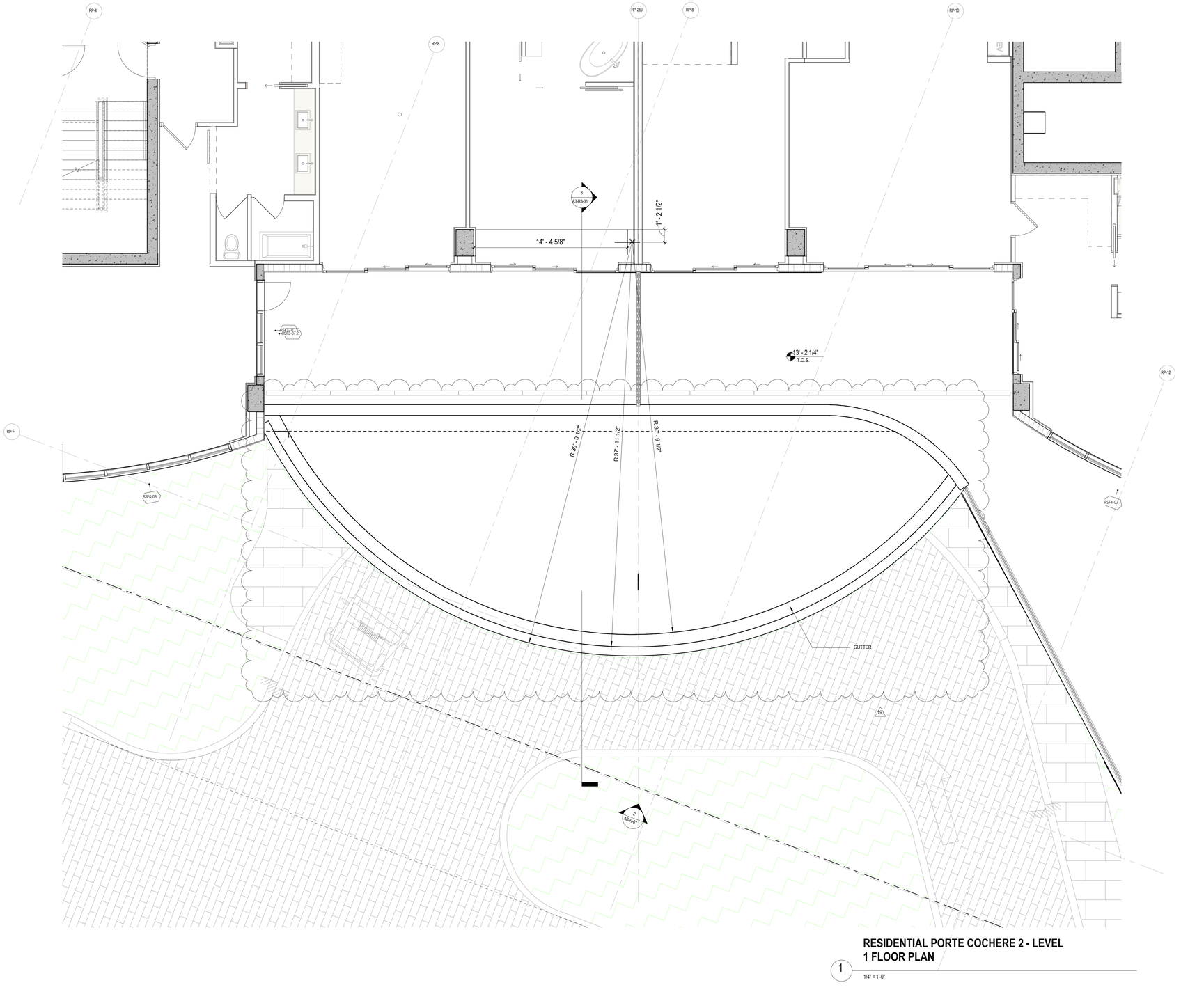

RESIDENTIAL PORTE COCHERE 2 - LEVEL 1 FLOOR PLAN

1 — 1/4" = 1'-0"

CEILING LEGEND, SYMBOLS AND NOTES

- EXPOSED BOTTOM OF SLAB
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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 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.
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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 — FD FLOOR DRAIN
- RD — ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
- 1/2 HOUR RATED SMOKE-TIGHT PARTITION
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- 2 HOUR RATED WALL

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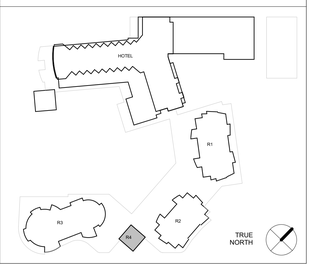
KEY PLAN (N.T.S.)



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

Digitally signed by Scott Lee
DN: E=slee@sb-architects.com, CN=Scott Lee, O=Scott A. Lee, OU=SB ARCHITECTS, C=US
Contract Architect-Title 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.
Date: 2023.03.29 13:22:04-04'00'

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

RESI Bldg 3 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
3	PERMIT APPROVAL SET	12/13/2021
19	PERMIT REVISION 19	6/30/2023

Sheet Title: **RESI PORTE COCHERE 3 - LEVEL 1 FLOOR PLAN**

Project No.: **21816**

Sheet No.: **A5-R-03**

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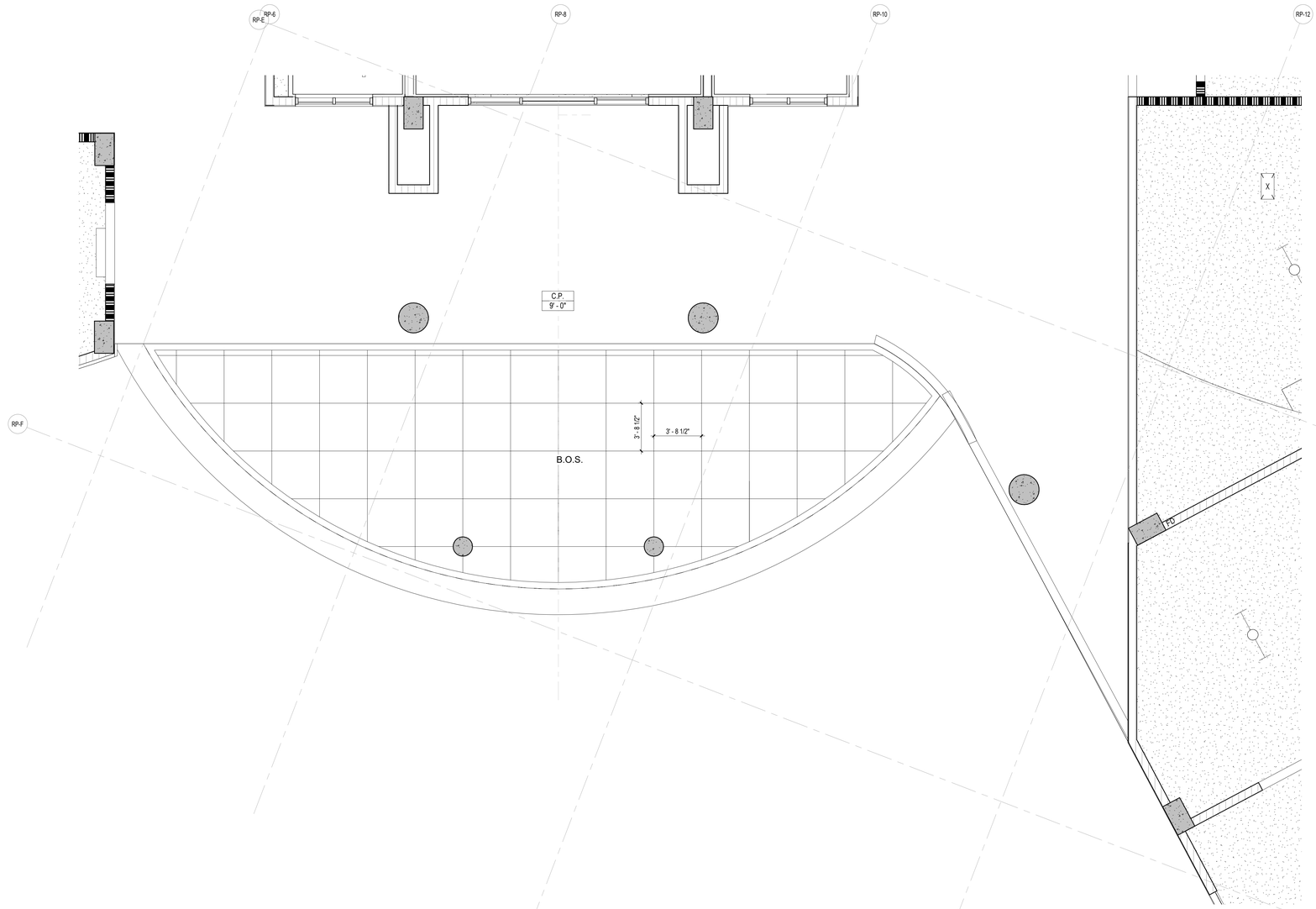

RESIDENTIAL PORTE COCHERE 2 - LEVEL 1 REFLECTED CEILING PLAN

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

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CEILING LIGHT FIXTURES / DEVICES

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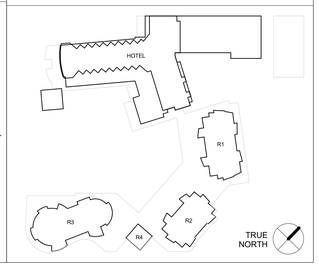
- INDICATES FIRE-RATING
- INDICATES WET AREA
- A / A101 / A — INTERIOR ELEVATION TAG
- SHEET REFERENCE
- DETAIL NUM.
- FD FLOOR DRAIN
- RD ROOF DRAIN - REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION
- 1/2 HOUR RATED SMOKE-TIGHT PARTITION
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL

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

ARMAND - 1561 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

Owner

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Orlando, FL 32819
407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

Scott Lee

STATE OF FLORIDA — SCOTT A. LEE — KR95712 — REGISTERED ARCHITECT

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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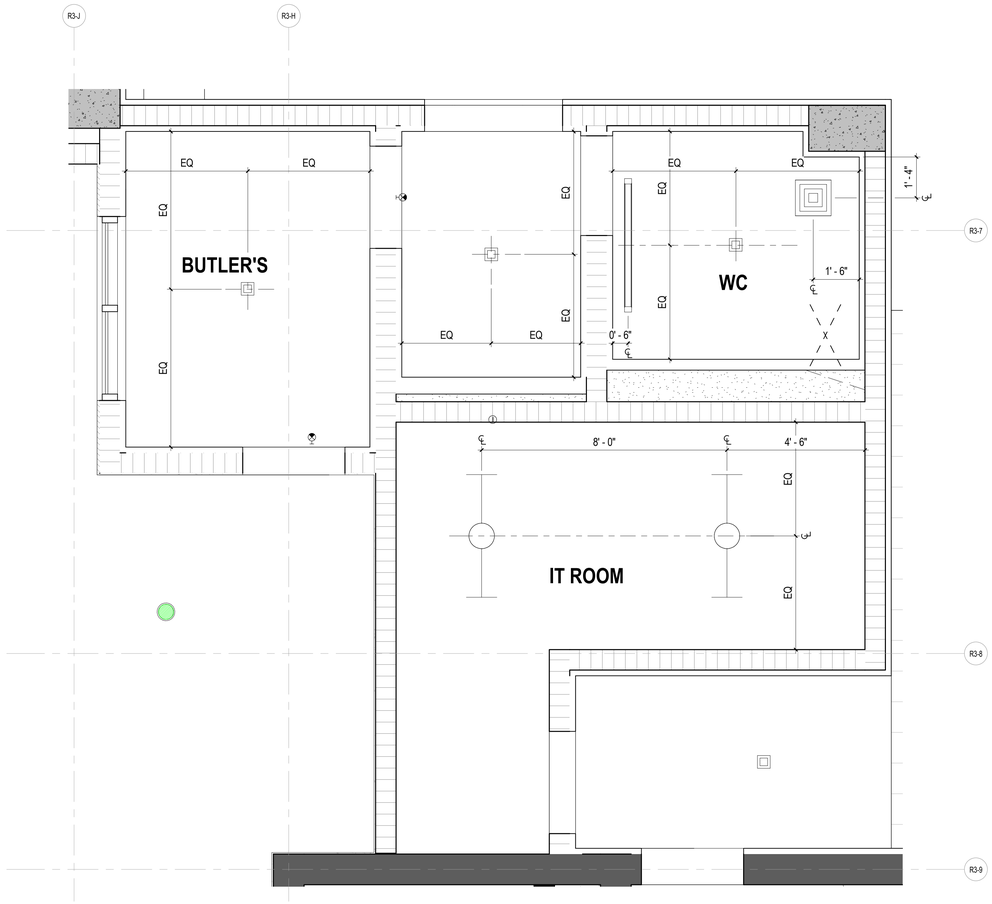
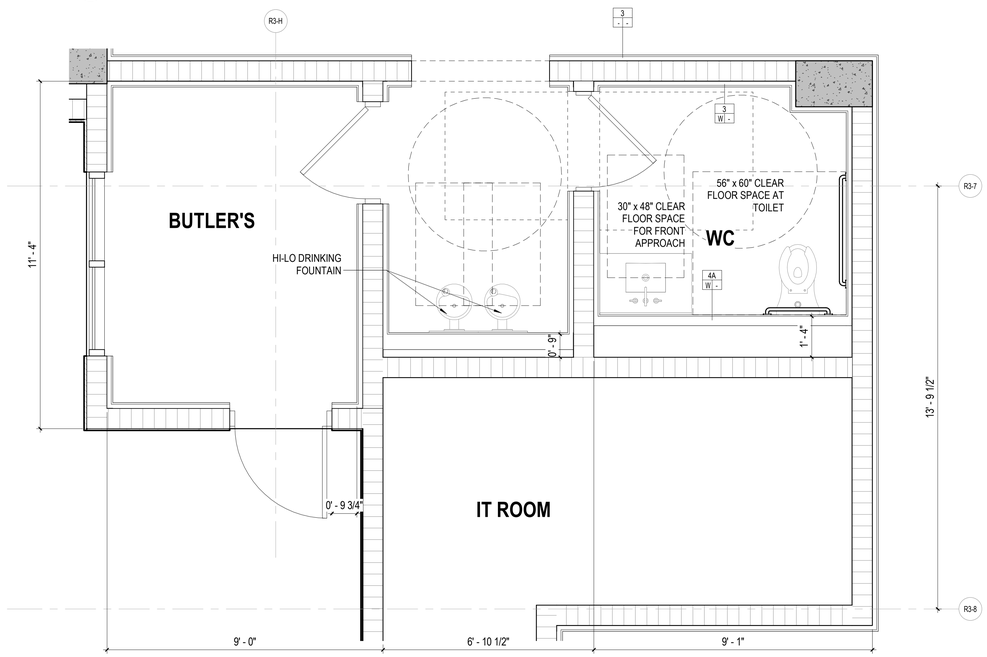


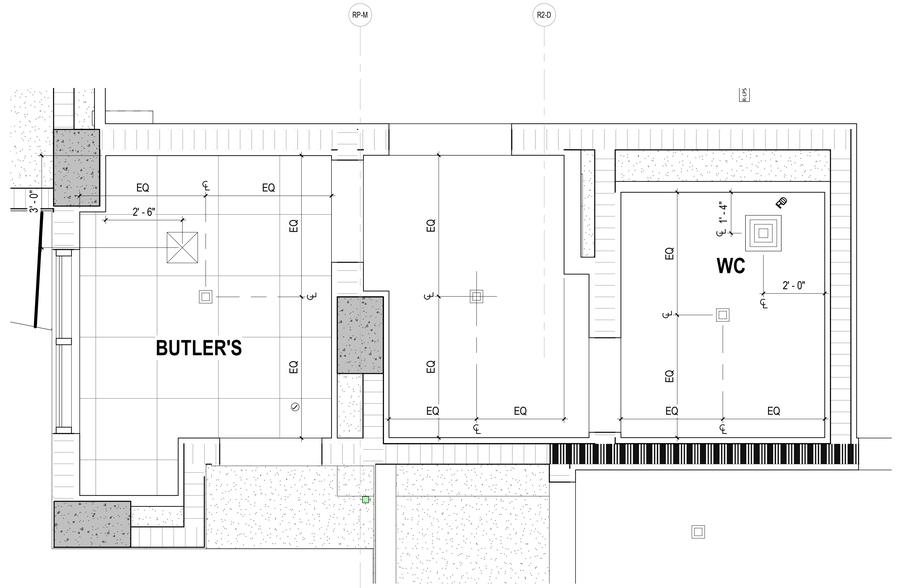
RESIDENTIAL BUILDING 3 RESTROOM AND BUTLER'S ENLARGED RCP

4 1/2" = 1'-0"



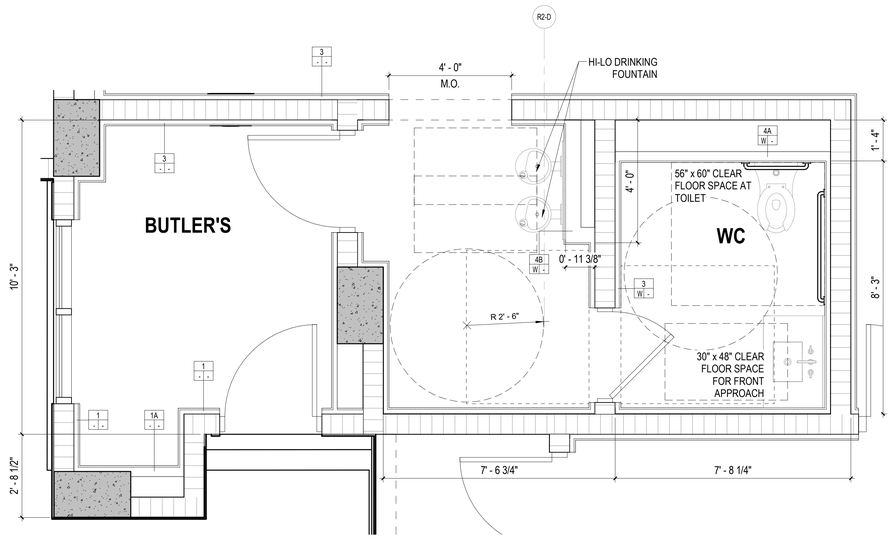
RESIDENTIAL BUILDING 3 RESTROOM AND BUTLER'S ENLARGED PLAN

3 1/2" = 1'-0"



RESIDENTIAL BUILDING 2 RESTROOM AND BUTLER'S ENLARGED RCP

2 1/2" = 1'-0"



RESIDENTIAL BUILDING 2 RESTROOM AND BUTLER'S ENLARGED PLAN

1 1/2" = 1'-0"

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE

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	PERMIT SET	05/14/2021
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Sheet Title

ENLARGED RESIDENTIAL COMMON SPACES PLAN & RCP

Project No. **21816**

Sheet No.

A5-R-07

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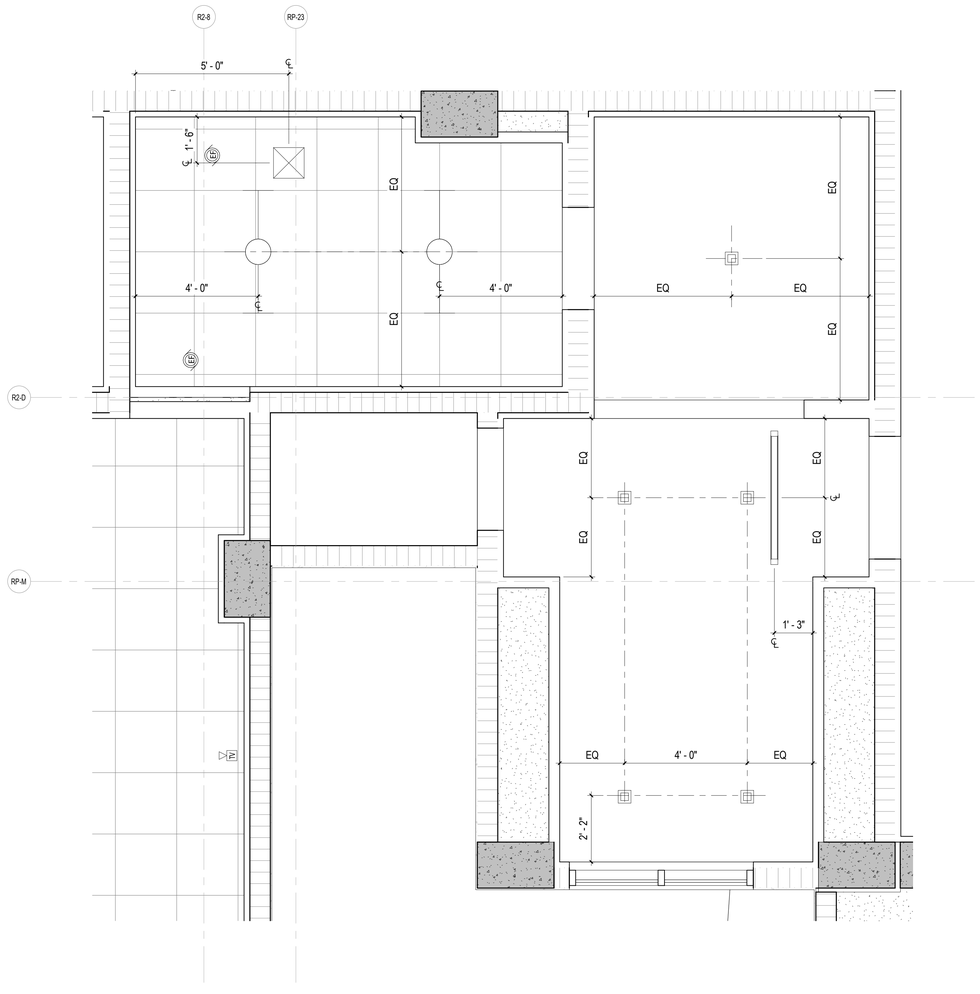
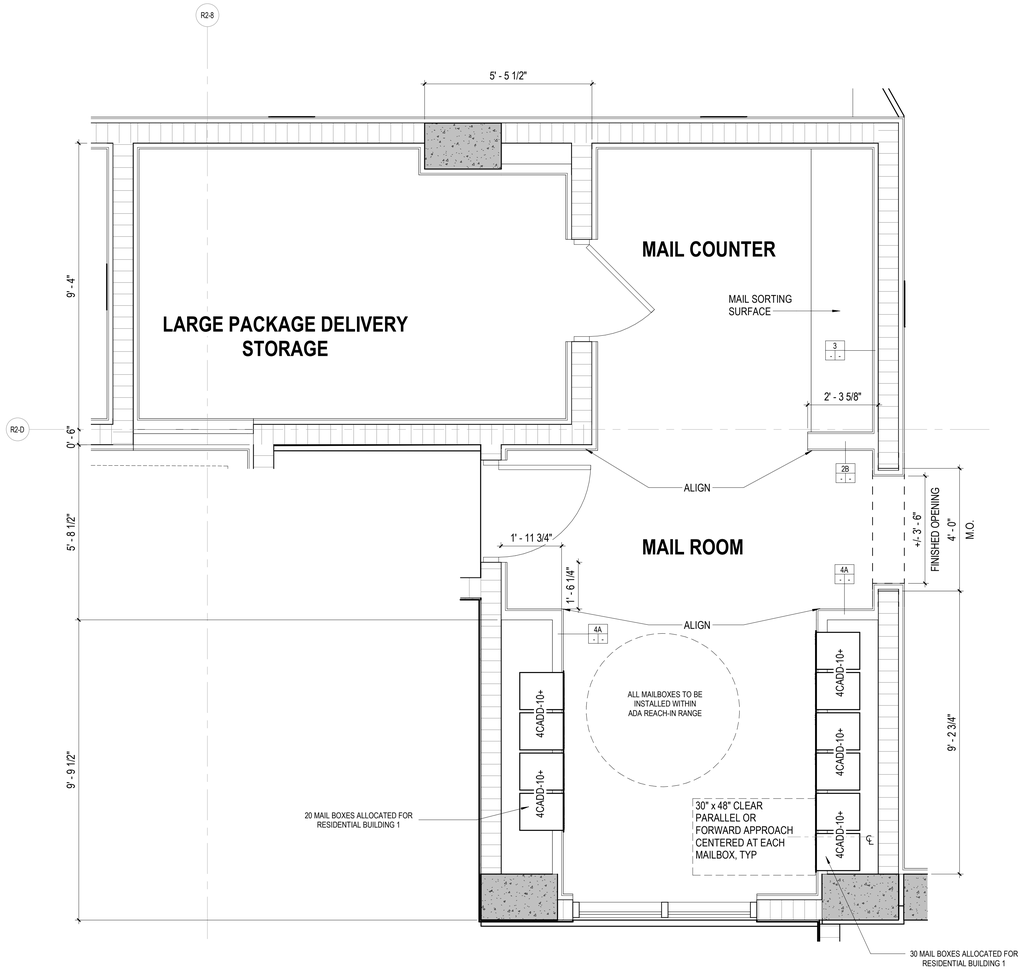


RESIDENTIAL BUILDING 1 & 2 MAIL ROOM ENLARGED RCP

2 1/2" = 1'-0"



RESIDENTIAL BUILDING 1 & 2 MAIL ROOM ENLARGED PLAN

1 1/2" = 1'-0"

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

Sheet Title

ENLARGED RESIDENTIAL COMMON SPACES PLAN & RCP

Project No. 21816

Sheet No.

A5-R-08

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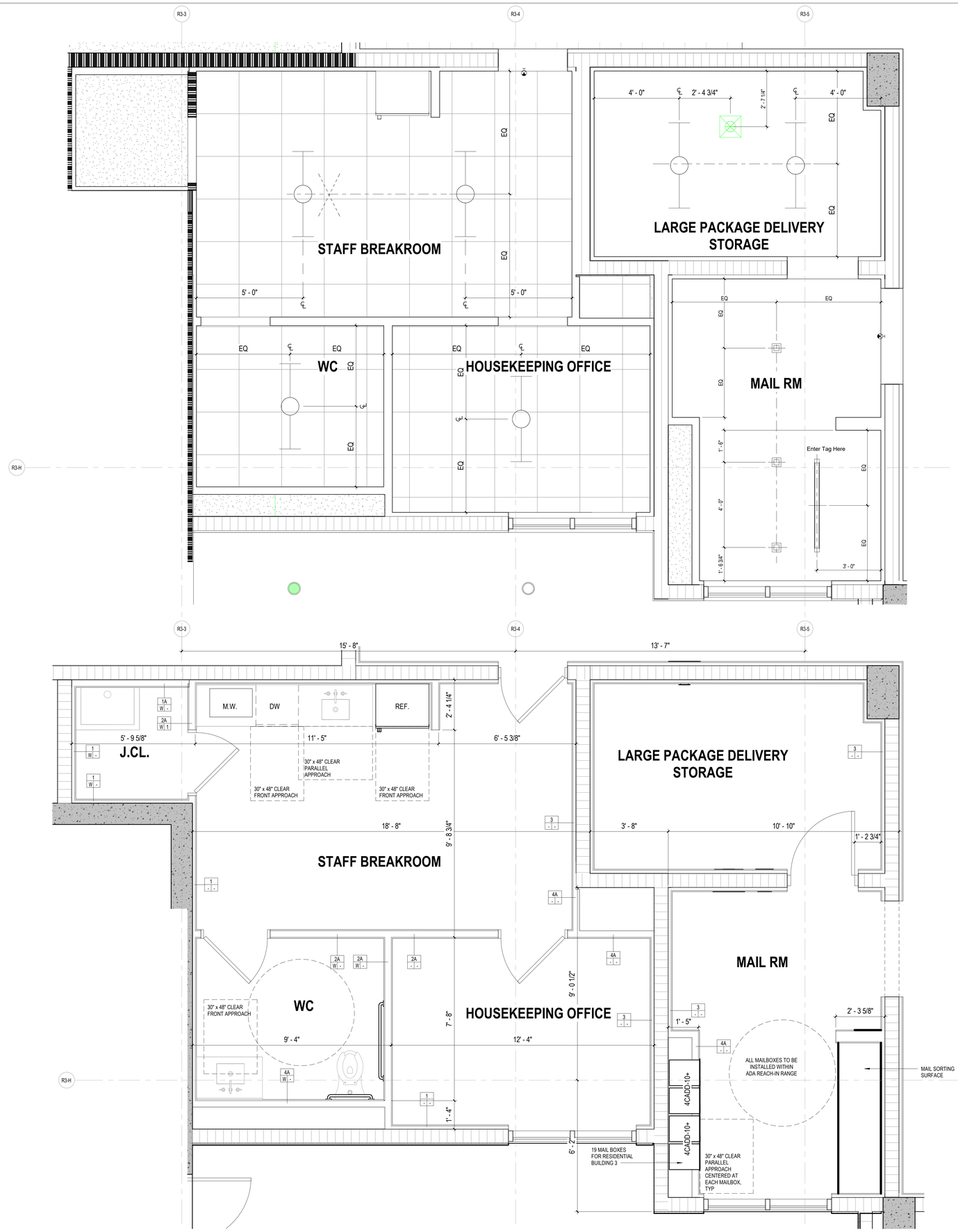

RESIDENTIAL BUILDING 3 RESTROOM AND BUTLER'S ENLARGED RCP1

2 — 1/2" = 1'-0"

RESIDENTIAL BUILDING 3 MAIL ROOM AND STAFF BREAKROOM ENLARGED PLAN

1 — 1/2" = 1'-0"

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	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
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Sheet Title

RESIDENTIAL BUILDING 3 MAIL ROOM ENLARGED PLAN

Project No. **21816**

Sheet No.

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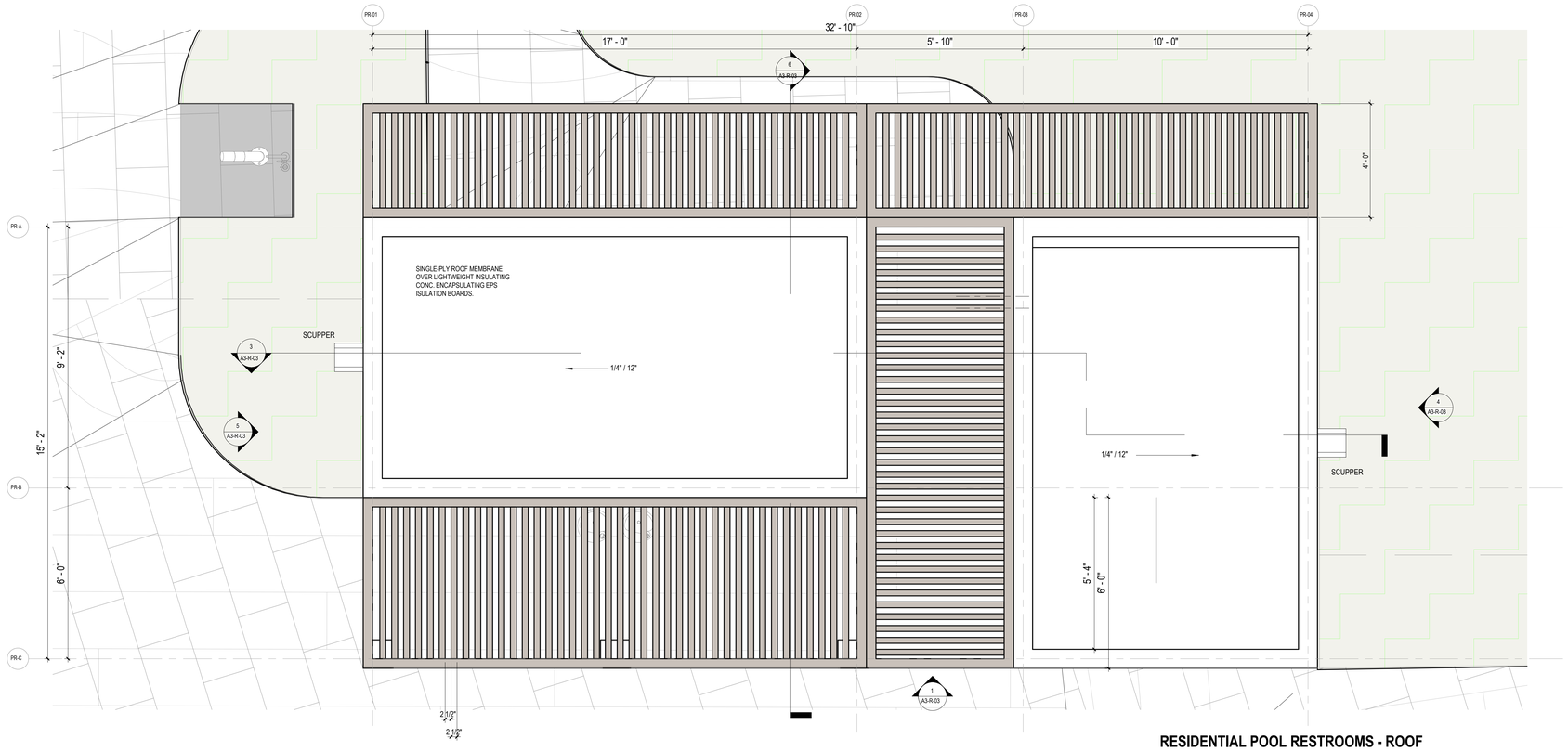
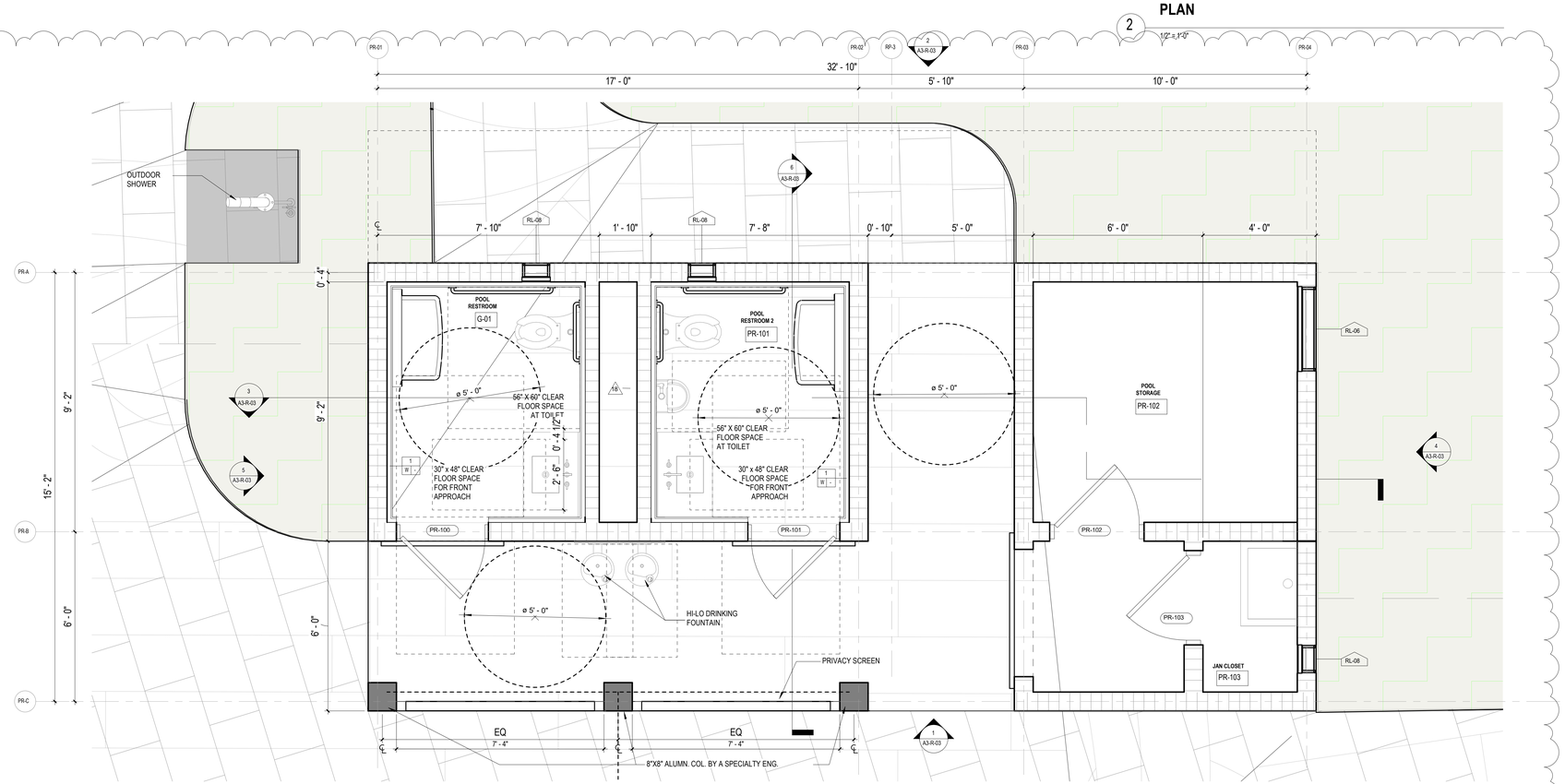


RESIDENTIAL POOL RESTROOMS - ROOF PLAN

2 1/2" = 1'-0"



RESIDENTIAL POOL RESTROOMS - ENLARGED PLAN

1 1/2" = 1'-0"

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	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

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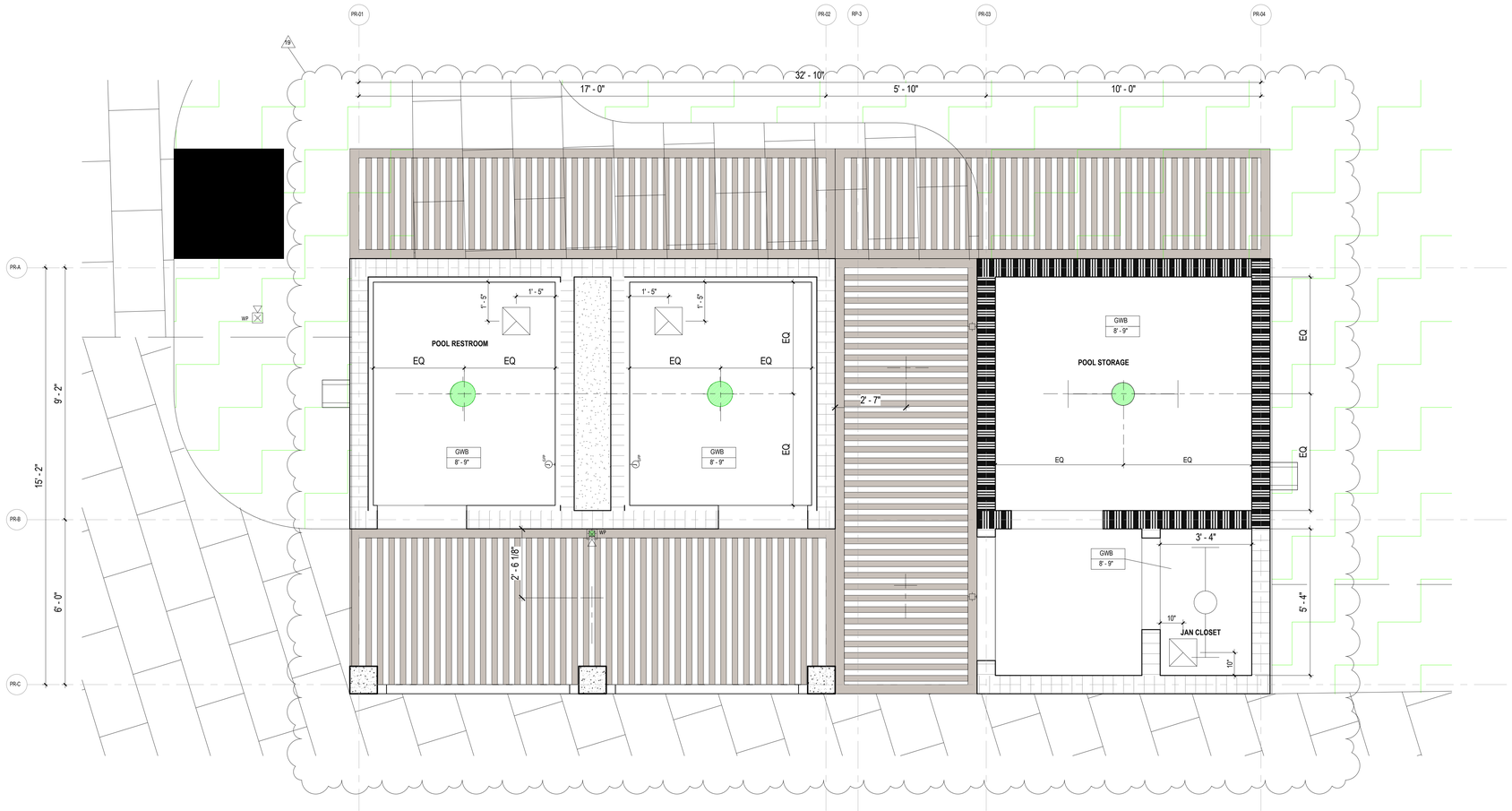

1 RESIDENTIAL POOL RESTROOMS - ENLARGED RCP

1/2" = 1'-0"

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1	PERMIT REVISION 2	08/12/2021
3	PERMIT APPROVAL SET	12/13/2021
16	PERMIT REVISION 16	3/10/2023
19	PERMIT REVISION 19	6/30/2023

Sheet Title

Project No. 21816

ENLARGED PUBLIC RESTROOM RCP

Sheet No.

A5-R-12

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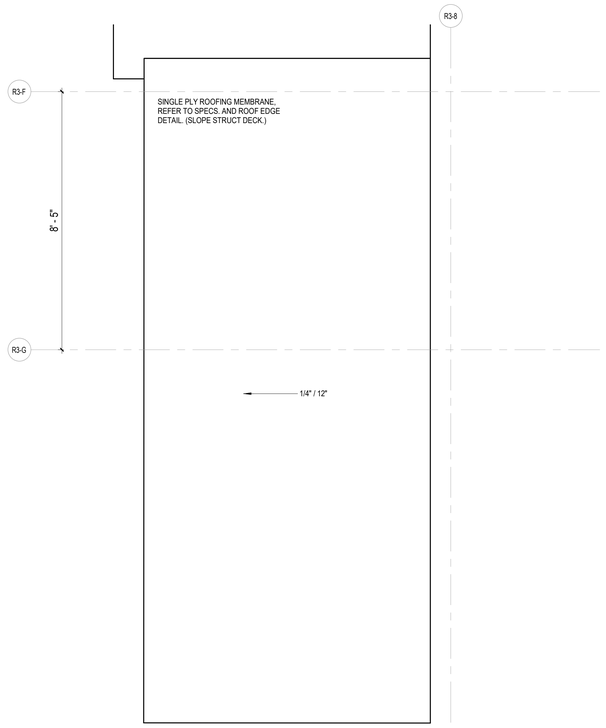
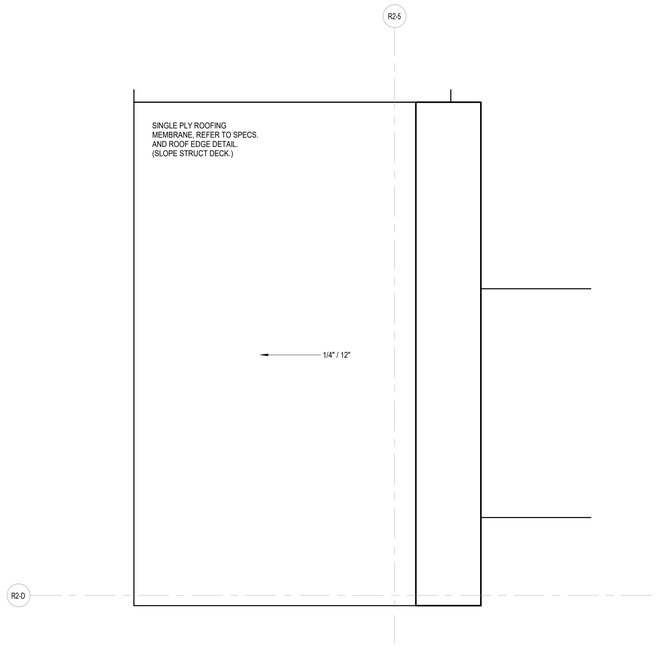


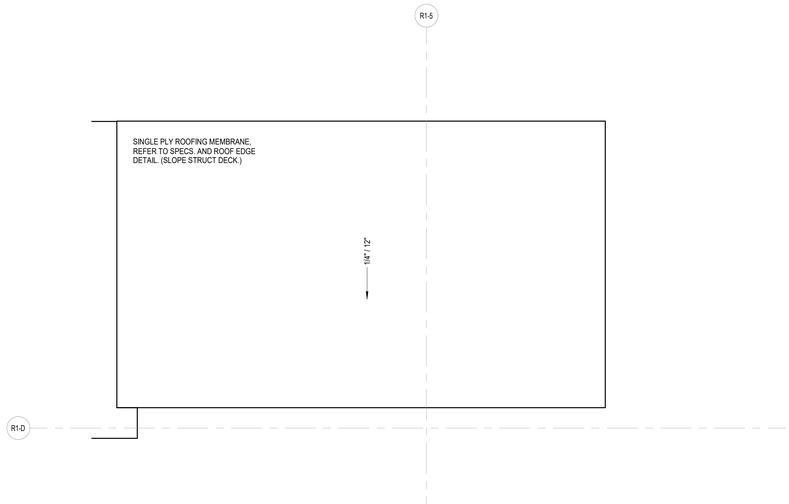
6 RESIDENTIAL BUILDING 3 ELEVATOR CONTROLLER ROOM - ROOF PLAN

1/2" = 1'-0"



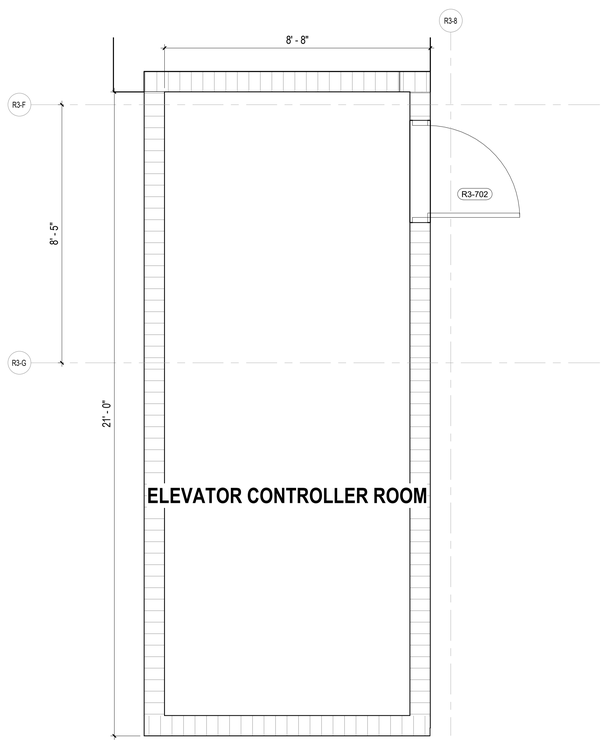
4 RESIDENTIAL BUILDING 2 ELEVATOR CONTROLLER ROOM - ROOF PLAN

1/2" = 1'-0"



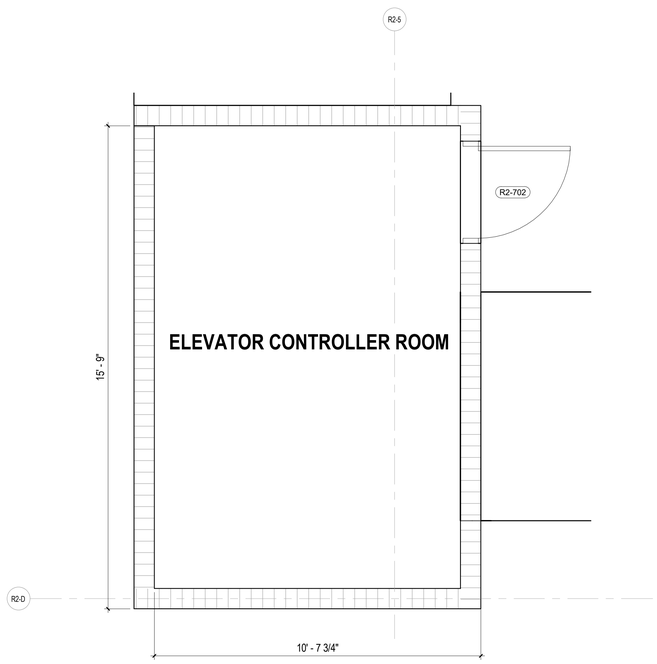
2 RESIDENTIAL BUILDING 1 ELEVATOR CONTROLLER ROOM - ROOF PLAN

1/2" = 1'-0"



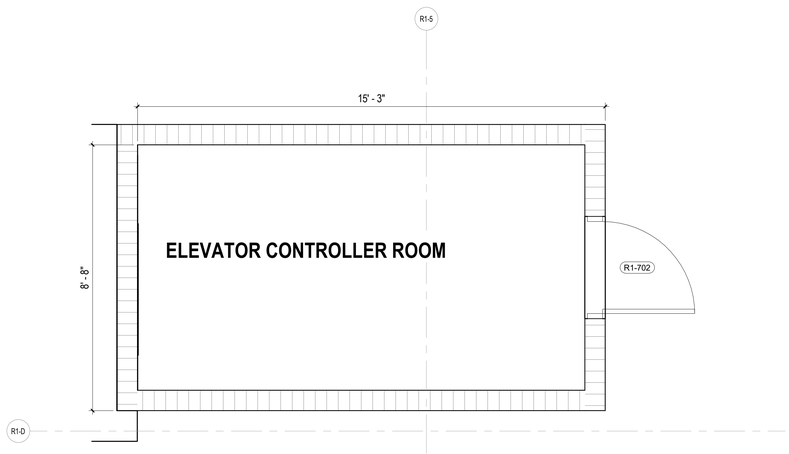
5 RESIDENTIAL BUILDING 3 ELEVATOR CONTROLLER ROOM

1/2" = 1'-0"



3 RESIDENTIAL BUILDING 2 ELEVATOR CONTROLLER ROOM

1/2" = 1'-0"



1 RESIDENTIAL BUILDING 1 ELEVATOR CONTROLLER ROOM

1/2" = 1'-0"

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ENLARGED ELEVATOR CONTROL ROOMS

Project No. **21816**

Sheet No.

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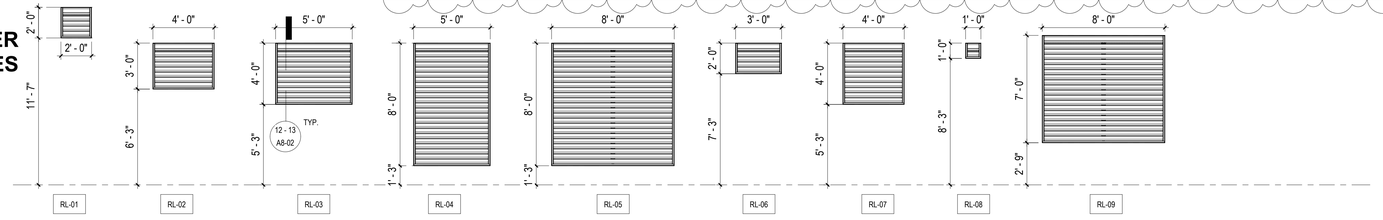
Reviewed for Code Compliance
With The Florida Building Code
ECS Florida LLC
41-3055-REV 22-26 8/12/2024
Building Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Electrical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Mechanical Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Plumbing Review - Roger Sanders PX651 - Reviewed - 7/31/2024
Fire Review - Roger Sanders PX651 - NA to Private

DOOR SCHEDULE - RESI BUILDING 5

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																
R3-100A	BUILDING 3 PARKING GARAGE	J	20' - 0"	8' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R3-100B	BUILDING 3 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
R3-101	R3- PRIVATE PARKING GARAGE 01	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R3-102A	R3- PRIVATE PARKING GARAGE 02	J	17' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R3-102B	R3- PRIVATE PARKING GARAGE 02	J	9' - 8"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R3-103	R3- PRIVATE PARKING GARAGE 03	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R3-104A	R3- PRIVATE PARKING GARAGE 04	J	10' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R3-104B	R3- PRIVATE PARKING GARAGE 04	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R3-105	R3- PRIVATE PARKING GARAGE 05	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R3-106A	R3- PRIVATE PARKING GARAGE 06	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R3-106B	R3- PRIVATE PARKING GARAGE 06	J	10' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R3-107	R3- PRIVATE PARKING GARAGE 07	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R3-108A	R3- PRIVATE PARKING GARAGE 08	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R3-108B	R3- PRIVATE PARKING GARAGE 08	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R3-109	R3- PRIVATE PARKING GARAGE 09	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R3-110	R3- PRIVATE PARKING GARAGE 10	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R3-111	R3- PRIVATE PARKING GARAGE 11	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R3-112	R3- PRIVATE PARKING GARAGE 12	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R3-113A	R3- PRIVATE PARKING GARAGE 13	J	10' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R3-113B	R3- PRIVATE PARKING GARAGE 13	J	17' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R3-114	BUILDING 3 PARKING GARAGE	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R3-115	BUILDING 3 PARKING GARAGE	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R3-116	R3-PRIVATE PARKING GARAGE 16	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R3-117	R3- PRIVATE PARKING GARAGE 17	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R3-118	R3- PRIVATE PARKING GARAGE 18	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R3-119	R3- PRIVATE PARKING GARAGE 19	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R3-120	R3- PRIVATE PARKING GARAGE 20	J	20' - 0"	7' - 0"		ST	GALVANIZED		ST	GALVANIZED		9/A8-06		9/A8-06	198.0	
R3-121	B3 UNIT KJ OWNER'S STORAGE	BB	6' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT	-	16/A9-01	16/A9-01	8/A9-08	58.0	11
R3-122	OWNER'S STORAGE	BB	6' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT		16/A9-01	16/A9-01	8/A9-08	169.0	
R3-123A	TRASH	H	10' - 0"	7' - 0"	0' - 0"	ST	GALVANIZED		ST	GALVANIZED	90 MIN	9/A8-06		9/A8-06	198.0	
R3-123B	TRASH	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	178.0	
R3-124	ENGINEERING'S OFFICE	BB	6' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	SEE I.D.	-	16/A9-01 SIM	16/A9-01 SIM	1/A9-08	181.0	SEE ID FOR HEAD AND JAMB CASING DETAIL
R3-124A	ENGINEERING'S OFFICE	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT	-	16/A9-01	16/A9-01	12/A9-08	182.0	
R3-126	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
R3-127	STORAGE	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT	-	16/A9-01	16/A9-01	8/A9-08	177.0	
R3-128A	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	1/A9-08	164.0	SEE ID FOR HEAD AND JAMB CASING DETAIL
R3-128B	R3-ST4	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	14/A9-01 SIM	12/A9-08	147.1	11, SEE ID FOR HEAD AND JAMB CASING DETAIL
R3-129	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	1/A9-08	164.0	SEE ID FOR HEAD AND JAMB CASING DETAIL
R3-131	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	10/A9-08	177.0	SEE ID FOR HEAD AND JAMB CASING DETAIL
R3-132	STAFF BREAKROOM	A	3' - 0"	8' - 0"	0' - 1 3/4"	WD	SEE I.D.	MTL-1	HM	SEE I.D.	-	16/A9-01 SIM	16/A9-01 SIM	1/A9-08	176.0	SEE ID FOR HEAD AND JAMB CASING DETAIL
R3-132B	J.CL.	B	2' - 10"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT		6/A9-01	6/A9-01	1/A9-08	177.0	
R3-132C	WC	A	3' - 0"	8' - 0"	0' - 1 3/4"	WD	PAINT	MTL-3	HM	PAINT	-	6/A9-01	6/A9-01	1/A9-08	188.0	
R3-132D	HOUSEKEEPING OFFICE	A	3' - 0"	8' - 0"	0' - 1 3/4"	WD	PAINT	MTL-3	HM	PAINT	-	6/A9-01	6/A9-01	1/A9-08	182.0	
R3-133	LARGE PACKAGE DELIVERY 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	1/A9-08	176.0	SEE ID FOR HEAD AND JAMB CASING DETAIL
R3-135A	MAIN LOBBY	GG	5' - 7"	8' - 3"		AL/GL	POWDER		AL	POWDER	-	15/A9-01	15/A9-01	12/A9-08	142.0	1,11
R3-135B	MAIN LOBBY	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	1/A9-08	164.0	SEE ID FOR HEAD AND JAMB CASING DETAIL
R3-135C	MAIN LOBBY	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
R3-135D	MAIN LOBBY	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	12/A9-08	166.0	SEE ID FOR HEAD AND JAMB CASING DETAIL
R3-135F	R3-ST2	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	SEE I.D.	MTL-2	HM	SEE I.D.	90 MIN	14/A9-01 SIM	14/A9-01 SIM	12/A9-08	147.1	11, SEE ID FOR HEAD AND JAMB CASING DETAIL
R3-136	IT 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	176.0	SEE ID FOR HEAD AND JAMB CASING DETAIL
R3-137	WC	A	3' - 0"	8' - 0"	0' - 1 3/4"	WD	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
R3-138	BUTLER'S	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT	-	16/A9-01	16/A9-01	12/A9-08	149.0	1
R3-138A	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
R3-140	MECHANICAL	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT	90 MIN	16/A9-01	16/A9-01	12/A9-08	178.0	
R3-141	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
R3-142	ENTRANCE	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	1/A9-08	171.0	SEE ID FOR HEAD AND JAMB CASING DETAIL
R3-143	SERVICE ELEVATOR LOBBY	BB	6' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT	90 MIN	16/A9-01	16/A9-01	12/A9-08	175.0	
R3-144	BUILDING 3 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
R3-145A	TRASH	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	178.0	
R3-145B	TRASH	H	8' - 10"	8' - 0"	0' - 0"	ST	GALVANIZED		ST	GALVANIZED	90 MIN	9/A8-06		9/A8-06	198.0	
R3-146	R3 OWNER'S STORAGE	BB	6' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT	-	16/A9-01	16/A9-01	8/A9-08	174.0	11
R3-147	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	154.0	1,4
R3-148B	R3-ST1 EXIT	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	1,11
R3-149	POOL EQUIPMENT ROOM	LL	6' - 0"	8' - 0"	0' - 1 3/4"	FRP	FRP	MTL-1	FRP			16/A9-01 SIM	16/A9-01 SIM	8/A9-08	152.0	1, HEAVY DUTY FRP DOOR AND FRAME
R3-149B	POOL EQUIPMENT ROOM	L	3' - 0"	8' - 0"	0' - 1 3/4"	FRP	FRP	MTL-1	FRP	-	-	16/A9-01	16/A9-01	8/A9-08	91.0	
R3-149C	POOL EQUIPMENT ROOM	L	3' - 0"	8' - 0"	0' - 1 3/4"	FRP	FRP	MTL-1	FRP	-	-	16/A9-01	16/A9-01	8/A9-08	91.0	
R3-151	R3-ST3	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	147.1	1,11
UNDERSTRUCTURE PARKING																
R3-135E		GG	5' - 7"	8' - 5 1/2"		AL/GL	POWDER		AL	POWDER	-	15/A9-01	15/A9-01	12/A9-08	143.0	1,11
R3 - LEVEL 1																
R3-200		K	3' - 0"	3' - 6"	0' - 2 1/2"	AL	POWDER	AL	AL	POWDER	-				199.0	R3 - UNIT H
R3-200A		K	3' - 0"	3' - 6"	0' - 2 1/2"	AL	POWDER	AL	AL	POWDER	-				199.0	R3 - UNIT I
R3-200B		K	3' - 0"	3' - 6"	0' - 2 1/2"	AL	POWDER	AL	AL	POWDER	-				199.0	R3 - UNIT J
R3-200C		K	3' - 0"	3' - 6"	0' - 2 1/2"	AL	POWDER	AL	AL	POWDER	-				199.0	R3 - UNIT I
R3-201	R3-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	
R3-202	R3-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	
R3-203	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	
R3-204	ELECT.	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	
R3-205	ELECT.	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	
R3-206	R3-ST3	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	168.0	
R3-207	R3-ST3	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	168.0	
R3-208	SE LOBBY	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	90 MIN	8/A9-01	7/A9-01	1/A9-03	167.0	
R3-209	TR.	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	45 MIN	6/A9-01	5/A9-01	3/A9-02	194.0	
R3-210	R3-ST4	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	168.0	
R3-211	R3-ST4	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	168.0	
R3 - LEVEL 2																
R3-301	R3-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	
R3-302	R3-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	
R3-303	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	
R3-304	ELECT.	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	
R3-305	ELECT.	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	
R3-306	R3-ST3	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	168.0	
R3-307	R3-ST3	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	168.0	
R3-308	SE LOBBY	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	
R3-309	SE LOBBY	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	45 MIN	6/A9-01	5/A9-01	3/A9-02	194.0	
R3-310	R3-ST4	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	168.0	
R3-311	R3-ST4	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	168.0	
R3 - LEVEL 3																
R3-401	R3-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	
R3-402	R3-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	
R3-403	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	
R3-404	ELECTR.	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	
R3-405	ELECTR.	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	
R3-406	R3-ST3	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	168.0	
R3-407	R3-ST3	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	168.0	
R3-408	SE LOBBY	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	90 MIN	8/A9-01	7/A9-01	1/A9-03	167.0	
R3-409	SE LOBBY	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	45 MIN	6/A9-01	5/A9-01	3/A9-02	194.0	
R3-410	R3-ST4	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	168.0	
R3-411	R3-ST4	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	168.0	

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

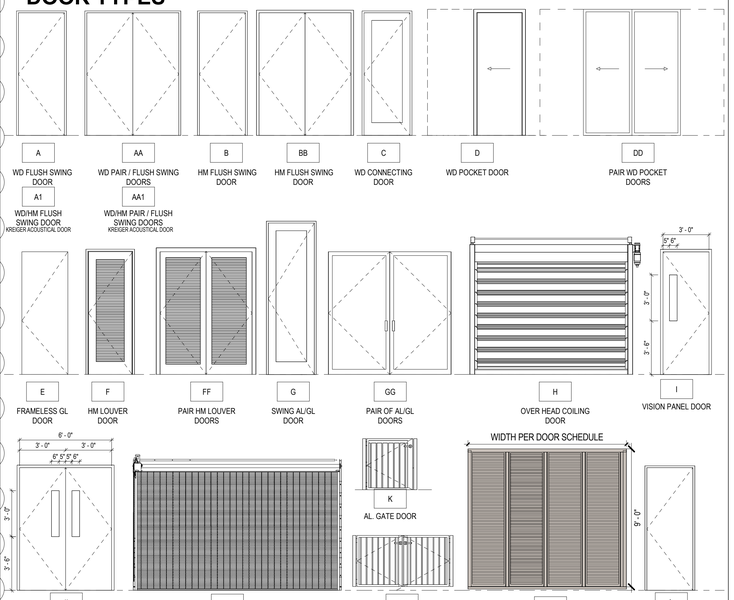
THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR MUST BE AS FOLLOWS:
EXTERIOR HINGED DOORS : (ADAAG PROVIDES NO REQUIREMENTS AT THIS TIME.)
INTERIOR HINGED DOOR: 5 LBF
SLIDING OR FOLDING DOORS: 5 LBF
POWER OPERATED DOORS IN THE EVENT OF POWER FAILURE: 5 LBF

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	MTL-1	MTL-2	MTL-3
(ONE PIECE WOOD FRAME)	(HOLLOW METAL FRAME W/ CMU PROFILE)	(HOLLOW METAL GYP. BD. STANDARD PROFILE TO RECEIVE MOULDING)	(HOLLOW METAL GYP. BD. STANDARD PROFILE NO MOULDING)

CODE - FIRE DOOR - LABEL CLASSIFICATION	DOOR MATERIALS LEGEND			
2 HOUR WALL - 1 1/2 HOUR DOOR - B LABEL	AL	ALUMINUM	HM	HOLLOW METAL
1 HOUR WALL - 45 MINUTE DOOR - C LABEL	AL/GL	ALUMINUM FRAME W/ GLASS	WD	WOOD - SOLID CORE
1/2 HOUR WALL + GUEST ROOM DOORS - 20 MINUTE DOOR - C LABEL	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

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 Residence

DOOR SCHEDULE - RESI BUILDING 3 (CONT.)

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
R3 - LEVEL 4																
R3-501	R3-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	
R3-502	R3-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	
R3-503	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	
R3-504	ELECT.	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	
R3-505	ELECT.	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	
R3-506	R3-ST3	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	168.0	
R3-507	R3-ST3	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	168.0	
R3-508	SE LOBBY	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	90 MIN	8/A9-01	7/A9-01	1/A9-03	167.0	
R3-509	SE LOBBY	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	45 MIN	6/A9-01	5/A9-01	3/A9-02	194.0	
R3-510	R3-ST4	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	168.0	
R3-511	R3-ST4	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	168.0	
R3 - LEVEL 5																
R3-601	R3-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	
R3-602	R3-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	
R3-603	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	
R3-604	ELECT.	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	
R3-605	ELECT.	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	
R3-606	R3-ST3	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	168.0	
R3-607	R3-ST3	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	168.0	
R3-608	ARMAND 19 (UNIT JK)	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	90 MIN	8/A9-01	7/A9-01	1/A9-08	168.0	
R3-609	ARMAND 19 (UNIT JK)	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-3	HM	PAINT	45 MIN	6/A9-01	5/A9-01	3/A9-02	194.0	
R3-610	R3-ST4	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	168.0	
R3-611	R3-ST4	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	168.0	
R3 - ROOF LEVEL																
R3-701	R3-ST2	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
R3-702	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
R3-703	R3-ST4	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

DOOR SCHEDULE - RESIDENTIAL POOL RESTROOMS

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																
PR-100	WOMENS POOL RESTROOM	F	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT	-	16/A9-01	16/A9-01	12/A9-08	150.0	1
PR-101	MENS POOL RESTROOM	F	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT	-	16/A9-01	16/A9-01	12/A9-08	150.0	1
PR-102	POOL STORAGE	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT	-	16/A9-01	16/A9-01	8/A9-08	155.0	1
PR-103	JAN CLOSET	B	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PAINT	MTL-1	HM	PAINT	-	16/A9-01	16/A9-01	8/A9-08	158.0	1

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

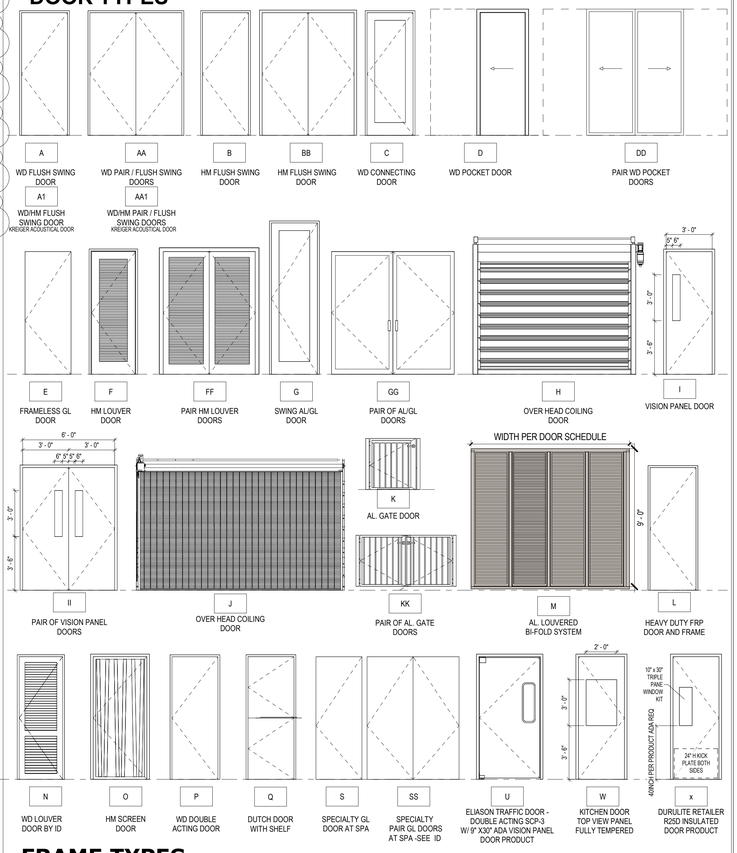
THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR MUST BE AS FOLLOWS:
EXTERIOR HINGED DOORS : (ADAAG PROVIDES NO REQUIREMENTS AT THIS TIME.)
INTERIOR HINGED DOOR: 5 LBF
SLIDING OR FOLDING DOORS: 5 LBF
POWER OPERATED DOORS IN THE EVENT OF POWER FAILURE: 5 LBF

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

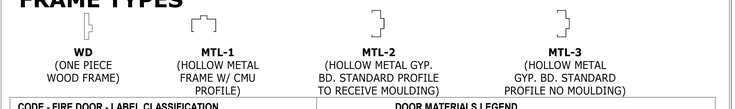
GENERAL NOTES:

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	DOOR MATERIALS LEGEND			
2 HOUR WALL - 1 1/2 HOUR DOOR - B LABEL	AL	ALUMINUM	HM	HOLLOW METAL
1 HOUR WALL - 45 MINUTE DOOR - C LABEL	AL/GL	ALUMINUM FRAME W/ GLASS	WD	WOOD - SOLID CORE
1/2 HOUR WALL + GUEST ROOM DOORS - 20 MINUTE DOOR - C LABEL	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:

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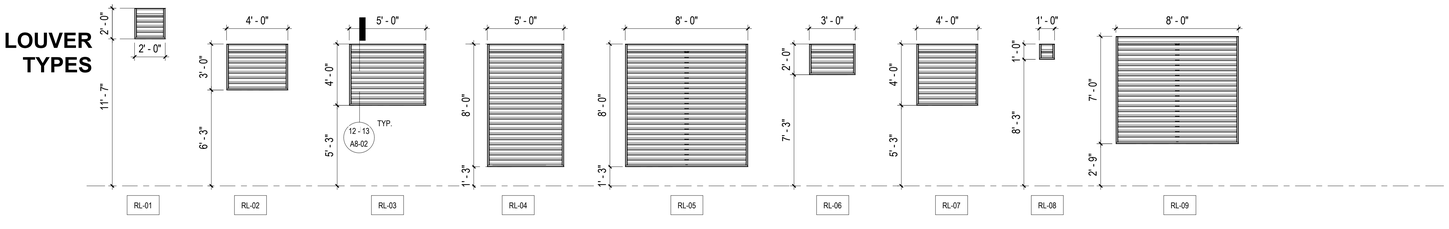
2 PERFORATED OVERHEAD COILING DOOR
3 INSULATED DOOR / ROLL DOWN DOOR
4 PANIC HARDWARE REQUIRED PER EQUIPMENT- FBC 2020 1006.2.2.1
5 ALL KITCHEN DOORS:
TO BE LOCKABLE AND KEYED ALIKE
TO BE HOLLOW METAL STYLE, LIGHTWEIGHT, PAINTED WITH SELF CLOSING MECHANISM
6 KITCHEN DOOR TO BE PROVIDED WITH SMALL VIEW 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.

LOUVER TYPES



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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
Reason: I AM THE AUTHOR OF THIS DOCUMENT
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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
13	PERMIT REVISION 13	12/16/2022
26	PERMIT REVISION 26	06/27/2024

Sheet Title
RESIDENTIAL BUILDING 3 DOOR SCHEDULE - PUBLIC SPACES

Project No. **21816**

Sheet No.
A6-R3-02

Autodesk Docs://21816 St. Regis Resort Longboat Key/St.Regis LBK_R24.rvt
7/3/2024 12:22:43 AM

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

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Fire Review - Roger Sanders PX651 - Reviewed - 7/31/2024

FINISH SCHEDULE - RESIDENTIAL BUILDING 3 BOH

ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH
PARK - L1					
R3-121	B3 UNIT KJ OWNER'S STORAGE	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R3-122	OWNER'S STORAGE	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R3-123	TRASH	EWPM	EWPM 6"	PT1	EXPOSED STRUCTURE
R3-124	ENGINEERING'S OFFICE	VCT1	VB1	PT1	PT2
R3-124A	STO	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R3-127	STORAGE	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R3-129	SERVICE ELEVATOR LOBBY	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R3-131	STO	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R3-132A	STAFF BREAKROOM	VCT1	VB1	PT1	PT2
R3-132B	J.CL.	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R3-132C	WC	CT1	CTB1	PT1	PT2
R3-132D	HOUSEKEEPING OFFICE	VCT1	VB1	PT1	PT2
R3-133	LARGE PACKAGE DELIVERY STORAGE	CT1	CTB1	PT1	PT2
R3-134	MAIL RM	CT1	CTB1	PT1	PT2
R3-136	IT ROOM	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R3-137	WC	CT1	CTB1	PT1	EXPOSED STRUCTURE
R3-138	BUTLER'S	VCT1	VB1	PT1	PT2
R3-140	MECHANICAL	EWPM	EWPM 6"	PT1	EXPOSED STRUCTURE
R3-142	ENTRANCE	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R3-143	SERVICE ELEVATOR LOBBY	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R3-145	TRASH	EWPM	EWPM 6"	PT1	EXPOSED STRUCTURE
R3-145	R3 OWNER'S STORAGE	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R3-147	ELECTRICAL	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R3-148	R3-ST1 EXIT	SEALED CONCRETE	RB1	PT1	ACT2
R3-149	POOL EQUIPMENT ROOM	EP1	EP1 6"	PT3	EXPOSED STRUCTURE
R3-ST1	R3-ST1	SEALED CONCRETE	N/A	PT1	EXPOSED STRUCTURE
R3-ST2	R3-ST2	SEALED CONCRETE	N/A	PT1	EXPOSED STRUCTURE
R3-ST3	R3-ST3	SEALED CONCRETE	N/A	PT1	EXPOSED STRUCTURE
R3-ST4	R3-ST4	SEALED CONCRETE	N/A	PT1	EXPOSED STRUCTURE
R3 - LEVEL 1					
R3 - UNIT H	A/C	VCT1	VB1	PT1	EXPOSED STRUCTURE
R3-203	TR.	VCT1	VB1	PT1	EXPOSED STRUCTURE
R3-204	ELECT.	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R3-206	SERVICE CORRIDOR	VCT1	VB1	PT1	PT2
R3-208	SE LOBBY	PER ID FOR UNIT 201/202	PER ID FOR UNIT 201/202	PER ID FOR UNIT 201/202	PER ID FOR UNIT 201/202
R3-209	TR.	PER ID FOR UNIT 201/201	PER ID FOR UNIT 201/202	PT1	EXPOSED STRUCTURE
R3 - LEVEL 2					
R3-303	TR.	VCT1	VB1	PT1	EXPOSED STRUCTURE
R3-304	ELECT.	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R3-306	SERVICE CORRIDOR	VCT1	VB1	PT1	PT2
R3-308	SE LOBBY	VCT1	VB1	PT1	PT2
R3-309	TR.	VCT1	VB1	PT1	EXPOSED STRUCTURE
R3 - LEVEL 3					
R3-403	TR.	VCT1	VB1	PT1	EXPOSED STRUCTURE
R3-404	ELECTR.	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R3-406	SERVICE CORRIDOR	VCT1	VB1	PT1	PT2
R3-408	SE LOBBY	VCT1	VB1	PT1	PT2
R3-409	TR.	VCT1	VB1	PT1	EXPOSED STRUCTURE
R3 - LEVEL 4					
R3-503	TR.	VCT1	VB1	PT1	EXPOSED STRUCTURE
R3-504	ELECT.	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R3-506	SERVICE CORRIDOR	VCT1	VB1	PT1	PT2
R3-508	SE LOBBY	VCT1	VB1	PT1	PT2
R3-509	TR.	VCT1	VB1	PT1	EXPOSED STRUCTURE
R3 - LEVEL 5					
R3-603	TR.	VCT1	VB1	PT1	EXPOSED STRUCTURE
R3-604	ELECT.	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
R3-606	SERVICE CORRIDOR	VCT1	VB1	PT1	PT2
R3-609	TR.	PER ID FOR UNIT 601	PER ID FOR UNIT 601	PT1	EXPOSED STRUCTURE
R3 - ROOF LEVEL					
R3-702	ELEVATOR CONTROLLER ROOM	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE

FINISH SCHEDULE - RESIDENTIAL POOL BUILDING BOH

ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH
PARK - L1					
PR-100	WOMENS POOL RESTROOM	CT1	CTB1	CT2	PT2
PR-101	MENS POOL RESTROOM	CT1	CTB1	CT2	PT2
PR-102	POOL STORAGE	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE
PR-103	JAN CLOSET	SEALED CONCRETE	RB1	PT1	EXPOSED STRUCTURE

BOH FINISH MATERIAL SCHEDULE - RESIDENTIAL BUILDING 3

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
EP1	EPOXY FLOOR	SIKA	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 3 UNIT J

ROOM NAME	FLOOR SUB-FLOOR	FLOOR FINISH	FLOOR COLOR	FLOOR BASE MATERIAL	FLOOR BASE COLOR	WALL MATERIAL	WALL FINISH	WALL COLOR	CEILING MATERIAL	CEILING FINISH	CEILING COLOR	COMMENTS
A/C	CONCRETE	VCT1	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
BAR	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
BATH 5	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	TL/P	SEE I.D.	GB	P	SEE I.D.	
BATH 6	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	TL/P	SEE I.D.	GB	P	SEE I.D.	
BEDROOM 5	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
BEDROOM 6	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
CLUB ROOM	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
GYM	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	TL/P	SEE I.D.	GB	P	SEE I.D.	
HER OFFICE	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
KITCHEN	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
PWDR 2	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	TL/P	SEE I.D.	GB	P	SEE I.D.	
TERRACE	CONCRETE	PAVERS	SEE I.D.	-	SEE I.D.	CP	P	SEE I.D.	AL	P	SEE I.D.	
UTILITY 2	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
VIP BATHROOM	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	TL/P	SEE I.D.	GB	P	SEE I.D.	
VIP BEDROOM	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
VIP W.I.C	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
W.I.C	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
W.I.C BD.RM. 5	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	

FINISH SCHEDULE - BUILDING 3 UNIT H

ROOM NAME	FLOOR SUB-FLOOR	FLOOR FINISH	FLOOR COLOR	FLOOR BASE MATERIAL	FLOOR BASE COLOR	WALL MATERIAL	WALL FINISH	WALL COLOR	CEILING MATERIAL	CEILING FINISH	CEILING COLOR	COMMENTS
A/C	CONCRETE	VCT1	SEE I.D.	WD	SEE I.D.	GB	PT1	SEE I.D.	GB	EXPOSED STRUCTURE	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.	
BATHROOM 4	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	TL/P	SEE I.D.	GB	P	SEE I.D.	
BEDROOM 3	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
BEDROOM 3 W.I.C	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
BEDROOM 4	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
CLUB ROOM	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
ENTRY FOYER	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
GREAT ROOM	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
KITCHEN	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
LAUNDRY	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
MASTER BATHROOM 1	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	TL/P	SEE I.D.	GB	P	SEE I.D.	
MASTER BATHROOM 2	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	TL/P	SEE I.D.	GB	P	SEE I.D.	
MASTER BEDROOM	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
PANTRY	CONCRETE	TL	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.	
TERRACE	CONCRETE	PAVERS	SEE I.D.	-	SEE I.D.	CP	P	SEE I.D.	AL	P	SEE I.D.	

FINISH SCHEDULE - BUILDING 3 UNIT K

ROOM NAME	FLOOR SUB-FLOOR	FLOOR FINISH	FLOOR COLOR	FLOOR BASE MATERIAL	FLOOR BASE COLOR	WALL MATERIAL	WALL FINISH	WALL COLOR	CEILING MATERIAL	CEILING FINISH	CEILING COLOR	COMMENTS
A/C	CONCRETE	VCT1	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
AC	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
A/C	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	TL/P	SEE I.D.	GB	P	SEE I.D.	
BATH 3	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
BATH 4	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	TL/P	SEE I.D.	GB	P	SEE I.D.	
BEDROOM 4	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
GREAT ROOM	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
HIS WIC	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
PANTRY	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
TERRACE	CONCRETE	PAVERS	SEE I.D.	-	SEE I.D.	CP	P	SEE I.D.	AL	P	SEE I.D.	

FINISH SCHEDULE - BUILDING 3 UNIT I

ROOM NAME	FLOOR SUB-FLOOR	FLOOR FINISH	FLOOR COLOR	FLOOR BASE MATERIAL	FLOOR BASE COLOR	WALL MATERIAL	WALL FINISH	WALL COLOR	CEILING MATERIAL	CEILING FINISH	CEILING COLOR	COMMENTS
A/C	CONCRETE	VCT1	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
BATHROOM 2	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	TL/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.	
BEDROOM 2	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
BEDROOM 3	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
CLUB ROOM	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
ENTRY FOYER	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
GREAT ROOM	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
KITCHEN	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
LAUNDRY	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
MASTER BATHROOM	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	TL/P	SEE I.D.	GB	P	SEE I.D.	
MASTER BEDROOM	CONCRETE	TL	SEE I.D.	WD	SEE I.D.	GB	P	SEE I.D.	GB	P	SEE I.D.	
MASTER BEDROOM W.I.C	CONCRETE	TL	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.	
TERRACE	CONCRETE	PAVERS	SEE I.D.	-	SEE I.D.	CP	P	SEE I.D.	AL	P	SEE I.D.	

FINISH SCHEDULE - BUILDING 3 UNIT JK

ROOM NAME	FLOOR SUB-FLOOR	FLOOR FINISH	FLOOR COLOR	FLOOR BASE MATERIAL	FLOOR BASE COLOR	WALL MATERIAL	WALL FINISH	WALL COLOR	CEILING MATERIAL	CEILING FINISH	CEILING COLOR	COMMENTS

TO BE DETERMINED BY OWNER

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T 305/856-2021
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A California Corporation

Consultant

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HOTEL & RESIDENCES

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NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA
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AR95712
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Scott Lee

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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 3 FINISH SCHEDULES**

Project No. 21816

Sheet No. **A6-R3-03**

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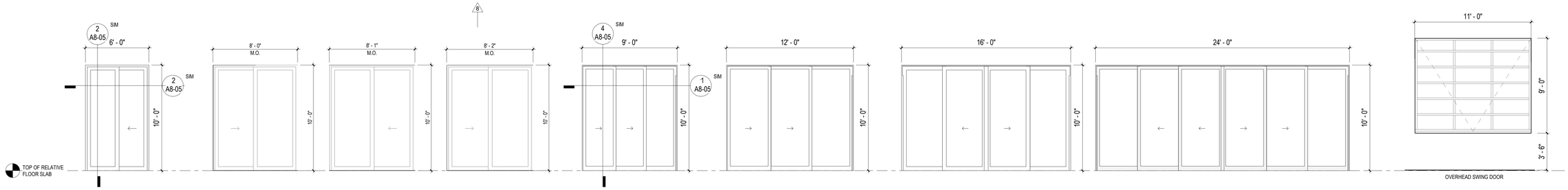


ALUMINUM/GLASS 2-PANEL SLIDING GLASS DOOR
RSL2-01 1/4" = 1'-0"

ALUMINUM/GLASS 2-PANEL SLIDING GLASS DOOR
RSL2-02 **RSL2-02** 1/4" = 1'-0"

ALUMINUM/GLASS 2-PANEL SLIDING GLASS DOOR
RSL2-03 **RSL2-03** 1/4" = 1'-0"

ALUMINUM/GLASS 2-PANEL SLIDING GLASS DOOR
RSL2-04 **RSL2-04** 1/4" = 1'-0"

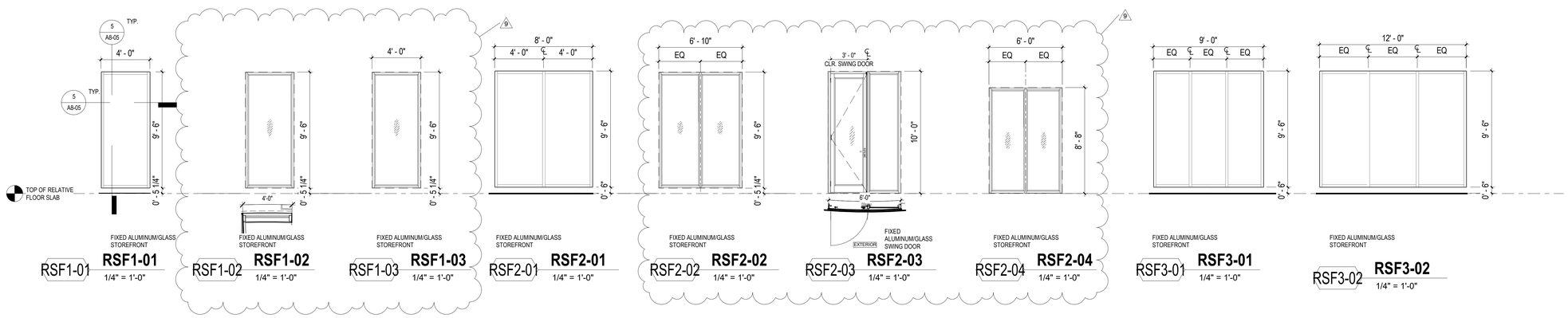
ALUMINUM/GLASS 3-PANEL SLIDING GLASS DOOR
RSL3-01 1/4" = 1'-0"

ALUMINUM/GLASS 3-PANEL SLIDING GLASS DOOR
RSL3-02 1/4" = 1'-0"

ALUMINUM/GLASS 4-PANEL SLIDING GLASS DOOR
RSL4-02 1/4" = 1'-0"

ALUMINUM/GLASS 6-PANEL SLIDING GLASS DOOR
RSL6-02 1/4" = 1'-0"

ROD-01 **ROD-01** 1/4" = 1'-0"



FIXED ALUMINUM/GLASS STOREFRONT
RSF1-01 **RSF1-01** 1/4" = 1'-0"

FIXED ALUMINUM/GLASS STOREFRONT
RSF1-02 **RSF1-02** 1/4" = 1'-0"

FIXED ALUMINUM/GLASS STOREFRONT
RSF1-03 **RSF1-03** 1/4" = 1'-0"

FIXED ALUMINUM/GLASS STOREFRONT
RSF2-01 **RSF2-01** 1/4" = 1'-0"

FIXED ALUMINUM/GLASS STOREFRONT
RSF2-02 **RSF2-02** 1/4" = 1'-0"

FIXED ALUMINUM/GLASS SWING DOOR
RSF2-03 **RSF2-03** 1/4" = 1'-0"

FIXED ALUMINUM/GLASS STOREFRONT
RSF2-04 **RSF2-04** 1/4" = 1'-0"

FIXED ALUMINUM/GLASS STOREFRONT
RSF3-01 **RSF3-01** 1/4" = 1'-0"

FIXED ALUMINUM/GLASS STOREFRONT
RSF3-02 **RSF3-02** 1/4" = 1'-0"

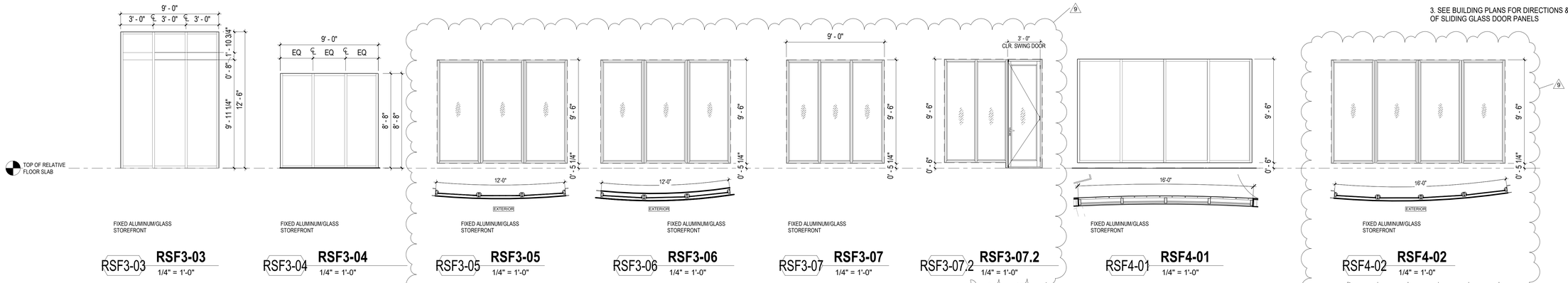
RESIDENTIAL BUILDINGS - SLIDING GLASS DOORS		
TYPE	WIDTH	HEIGHT
RSL2-01	6' - 0"	10' - 0"
RSL2-02	8' - 0"	10' - 0"
RSL2-03	8' - 1"	10' - 0"
RSL2-04	8' - 2"	10' - 0"
RSL3-01	9' - 0"	10' - 0"
RSL3-02	12' - 0"	10' - 0"
RSL4-02	16' - 0"	10' - 0"
RSL6-02	24' - 0"	10' - 0"

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. RELATIONSHIP 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



FIXED ALUMINUM/GLASS STOREFRONT
RSF3-03 **RSF3-03** 1/4" = 1'-0"

FIXED ALUMINUM/GLASS STOREFRONT
RSF3-04 **RSF3-04** 1/4" = 1'-0"

FIXED ALUMINUM/GLASS STOREFRONT
RSF3-05 **RSF3-05** 1/4" = 1'-0"

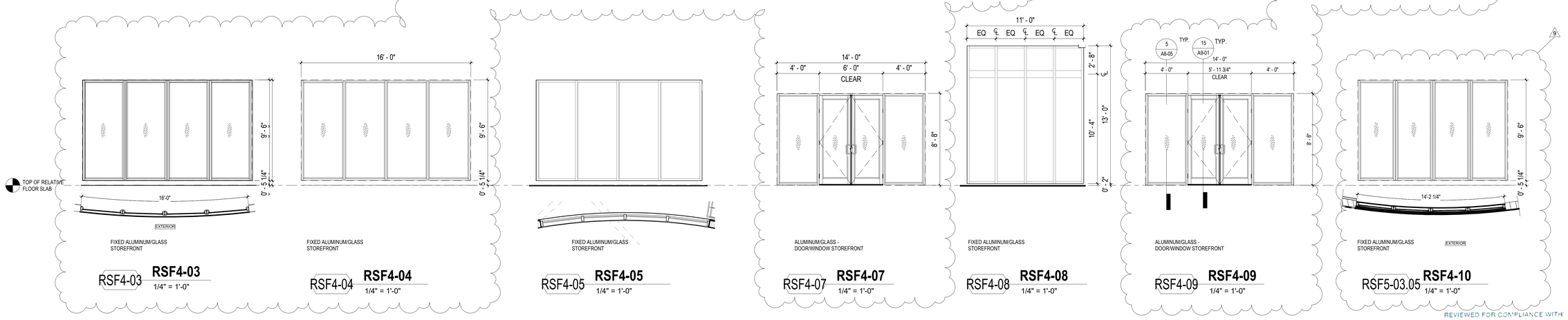
FIXED ALUMINUM/GLASS STOREFRONT
RSF3-06 **RSF3-06** 1/4" = 1'-0"

FIXED ALUMINUM/GLASS STOREFRONT
RSF3-07 **RSF3-07** 1/4" = 1'-0"

RSF3-07.2 **RSF3-07.2** 1/4" = 1'-0"

FIXED ALUMINUM/GLASS STOREFRONT
RSF4-01 **RSF4-01** 1/4" = 1'-0"

FIXED ALUMINUM/GLASS STOREFRONT
RSF4-02 **RSF4-02** 1/4" = 1'-0"



FIXED ALUMINUM/GLASS STOREFRONT
RSF4-03 **RSF4-03** 1/4" = 1'-0"

FIXED ALUMINUM/GLASS STOREFRONT
RSF4-04 **RSF4-04** 1/4" = 1'-0"

FIXED ALUMINUM/GLASS STOREFRONT
RSF4-05 **RSF4-05** 1/4" = 1'-0"

ALUMINUM/GLASS - DOOR/WINDOW STOREFRONT
RSF4-07 **RSF4-07** 1/4" = 1'-0"

FIXED ALUMINUM/GLASS STOREFRONT
RSF4-08 **RSF4-08** 1/4" = 1'-0"

ALUMINUM/GLASS - DOOR/WINDOW STOREFRONT
RSF4-09 **RSF4-09** 1/4" = 1'-0"

FIXED ALUMINUM/GLASS STOREFRONT EXTERIOR
RSF5-03.05 **RSF4-10** 1/4" = 1'-0"

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

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A California Corporation

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Date: 2021.07.11 08:15:17-04'00'

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
5	PERMIT REVISION 5	05/06/2022
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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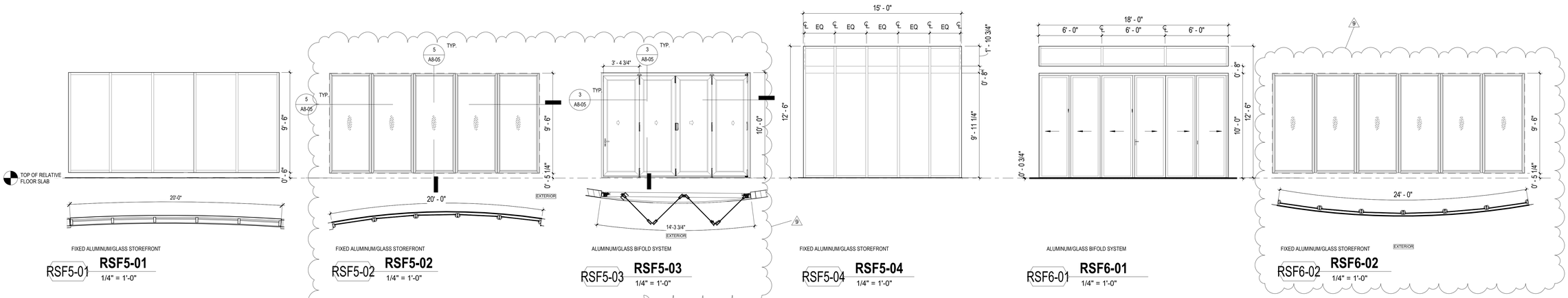


FIXED ALUMINUM/GLASS STOREFRONT

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

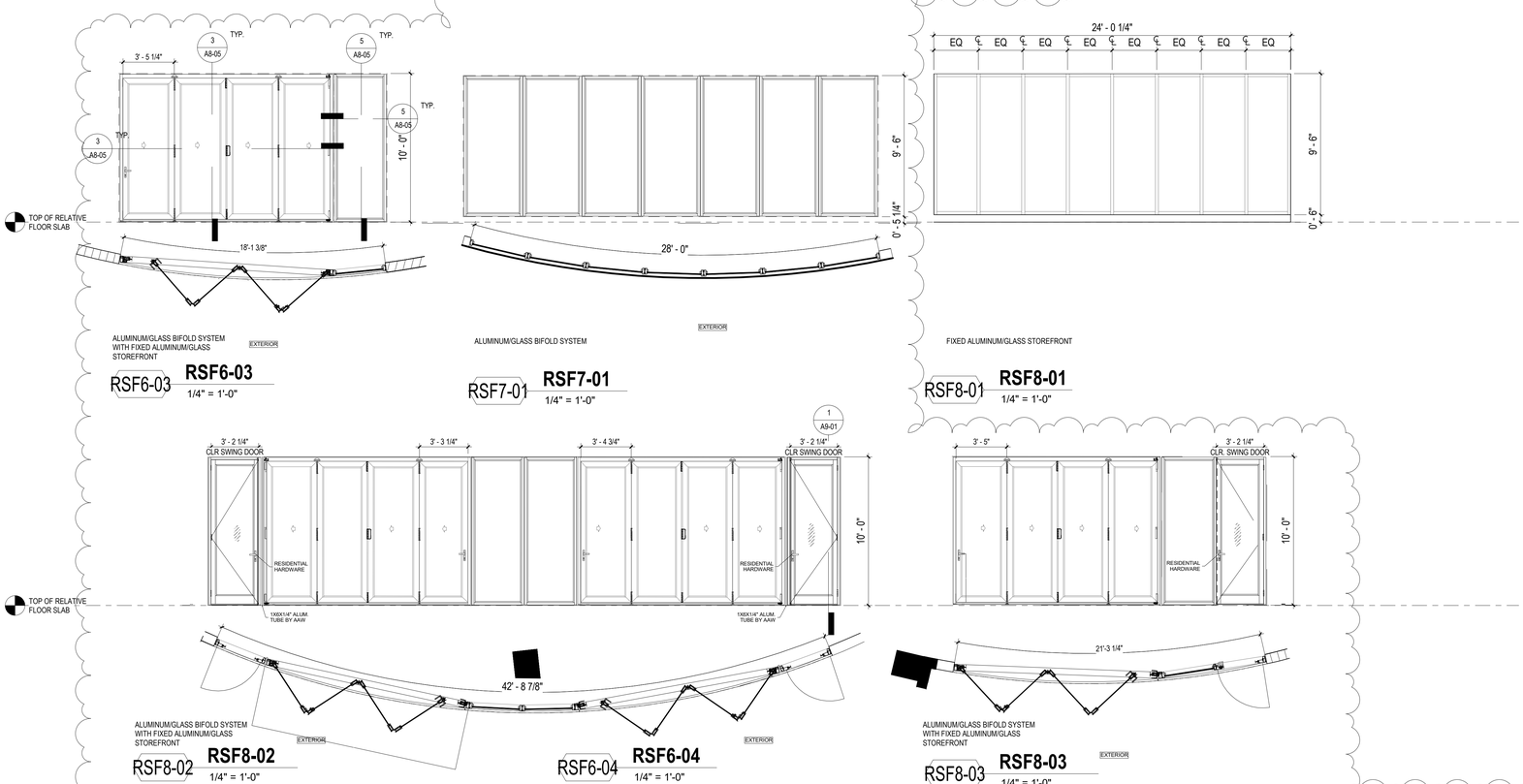
RSF5-04 **RSF5-04** 1/4" = 1'-0"

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 EXTERIOR

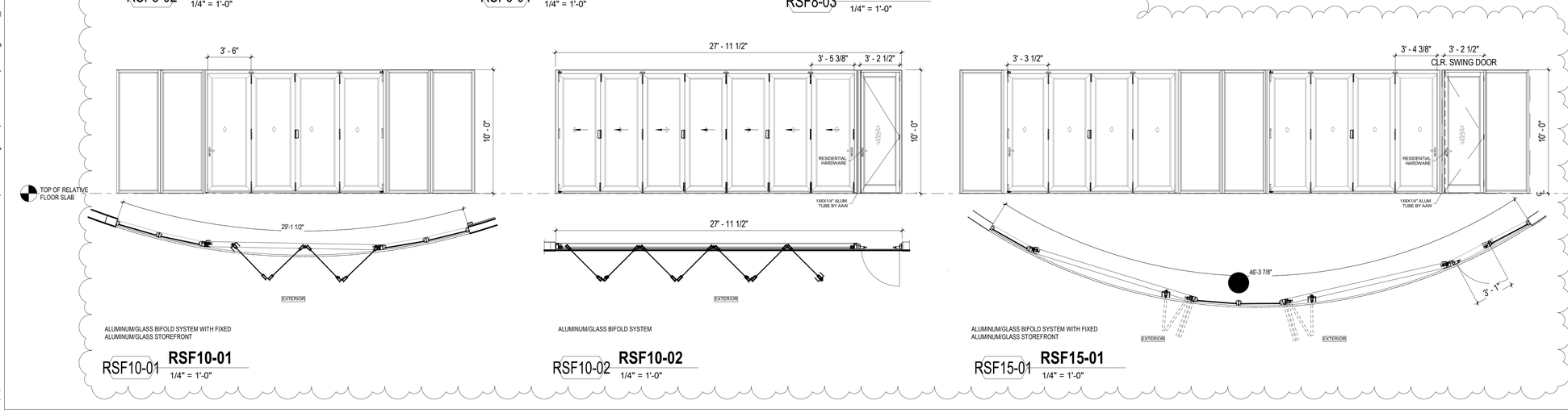
RSF8-02 **RSF8-02** 1/4" = 1'-0"

ALUMINUM/GLASS BIFOLD SYSTEM

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

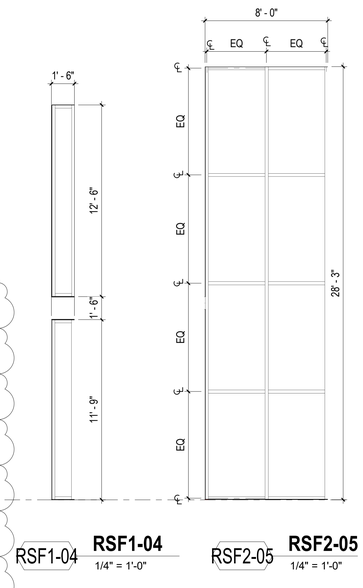
RSF10-01 **RSF10-01** 1/4" = 1'-0"

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"

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ROGER W. SANDERS - PX 651
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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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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: C=US, E=slee@sbarchitects.com, O=SB Architects, OU=Oficina de Arquitectos y Arquitectos Paisajistas de Puerto Rico, S=Puerto Rico, C=US
Date: 2021.07.11 08:15:19-04'00'

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
6	PERMIT REVISION 6	06/03/2022
9	PERMIT REVISION 9	07/29/2022

Sheet Title

RESIDENTIAL STOREFRONT SCHEDULE

Project No. **21816**

Sheet No.

A6-R-21

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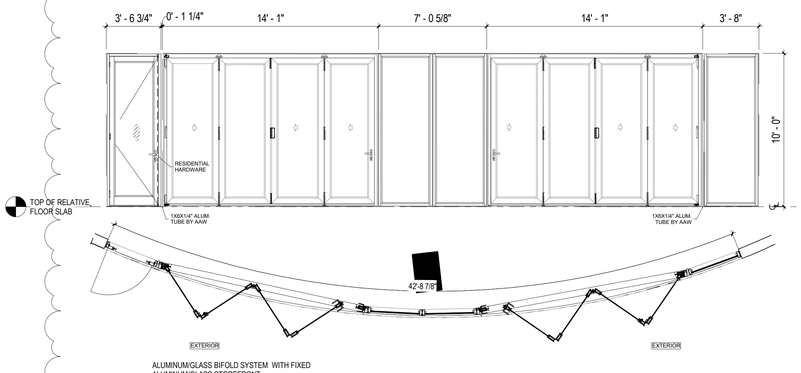
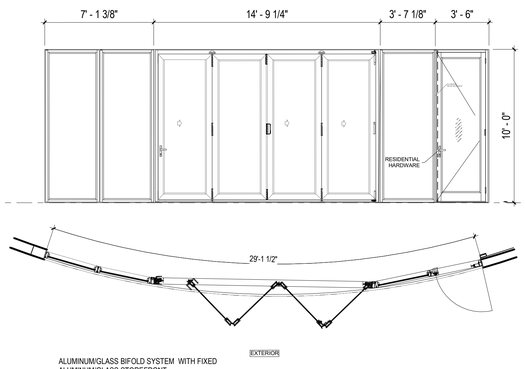


RSF8-02 5 **RSF8-02 5**
1/4" = 1'-0"



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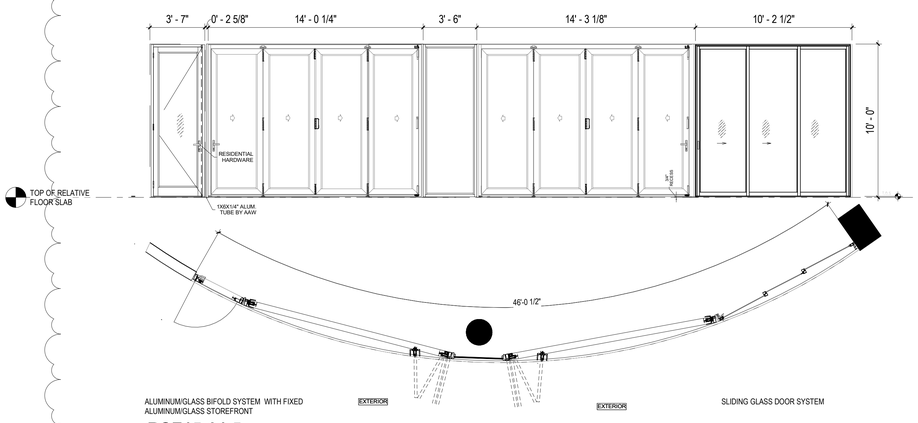
1/4" = 1'-0"

RSF10-01 5 **RSF10-01 5**
1/4" = 1'-0"



RSF15-01.5 **RSF15-01.5**
1/4" = 1'-0"

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ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

9

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UNICORP
NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA
SCOTT A. LEE
-Scott A. Lee
AR95712
REGISTERED ARCHITECT

Digitally signed by Scott A. Lee
DN: E=sleee@sbdesign.com, CN=Scott A. Lee, T=21779, O=Colegio de Arquitectos y Arquitectos Paisajistas de Puerto Rico, S=Puerto Rico, C=US
Date: 2021.07.11 08:15:22-04'00'

General - Issued

No.	Description	Date
9	PERMIT REVISION 9	07/29/2022

Sheet Title

Project No. **21816**

RESIDENTIAL BUILDINGS - SLIDING DOOR & STOREFRONT SCHEDULE

Sheet No.

A6-R-22

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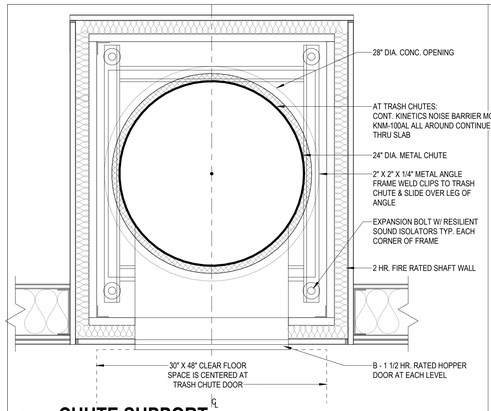
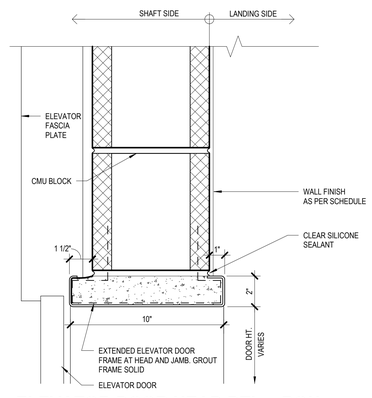


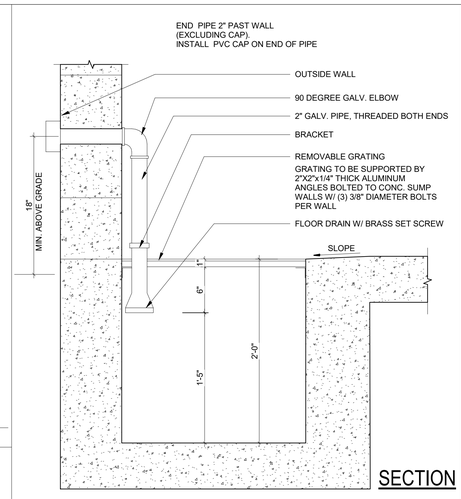
15 CHUTE SUPPORT

1 1/2" = 1'-0"

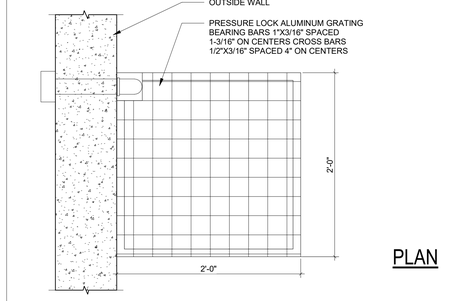


12 ELEVATOR DOOR HEAD DTL. - BOH

3" = 1'-0"



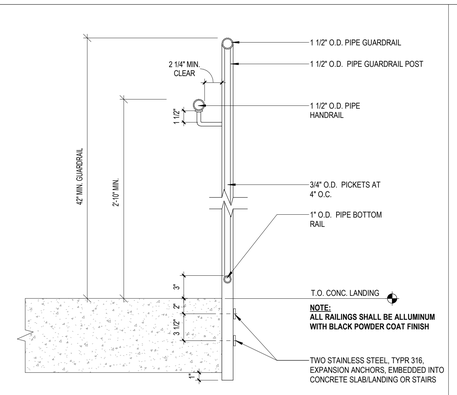
SECTION



PLAN

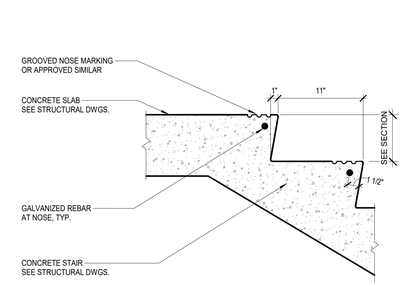
9 ELEVATOR SUMP PIT

1 1/2" = 1'-0"



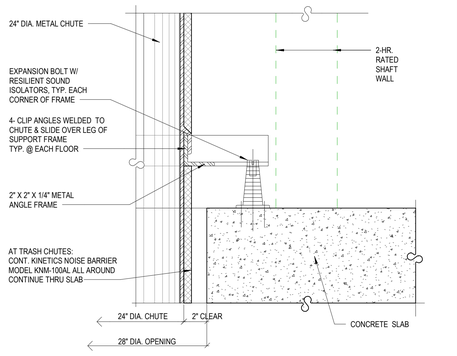
5 TYP. STAIR GUARDRAIL DTL.

1 1/2" = 1'-0"



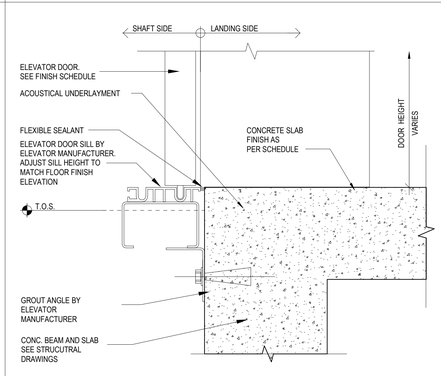
1 CONC. STAIR TREAD & RISER TOP

1 1/2" = 1'-0"



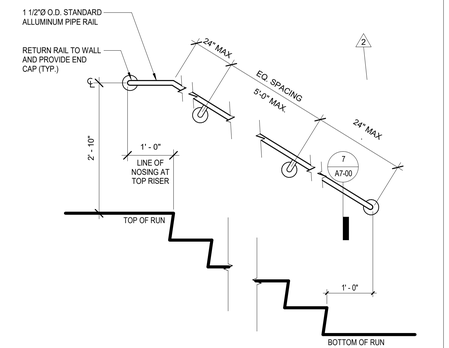
16 CHUTE SUPPORT

1 1/2" = 1'-0"



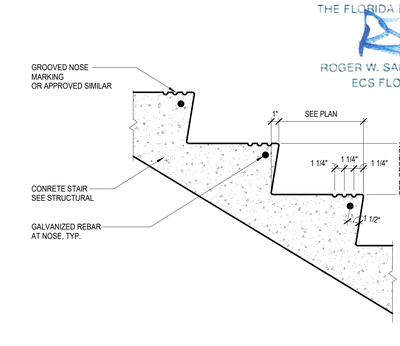
13 ELEVATOR DOOR SILL DTL. - BOH

3" = 1'-0"



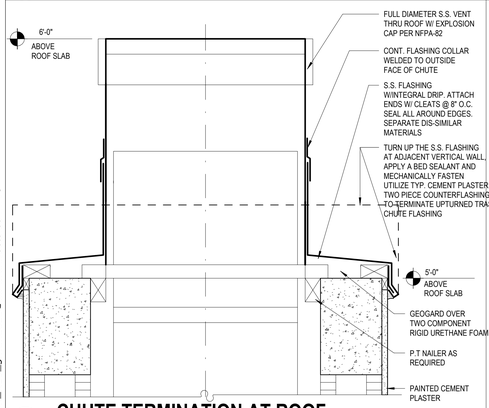
6 TYPICAL HANDRAIL EXTENSION

3/4" = 1'-0"



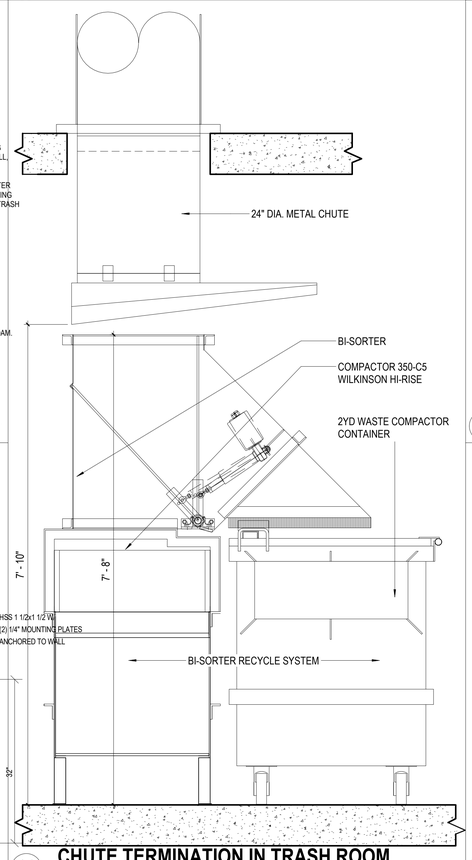
2 CONC. STAIR TREAD & RISER MID

1 1/2" = 1'-0"



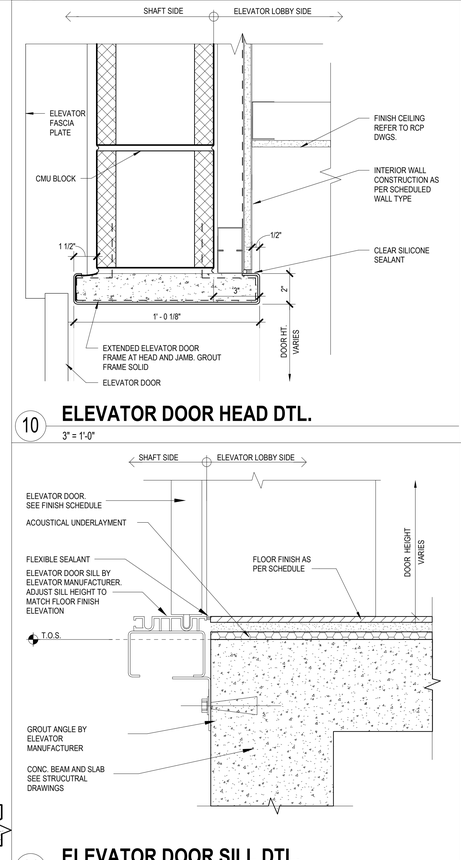
17 CHUTE TERMINATION AT ROOF

1 1/2" = 1'-0"



14 CHUTE TERMINATION IN TRASH ROOM

1" = 1'-0"

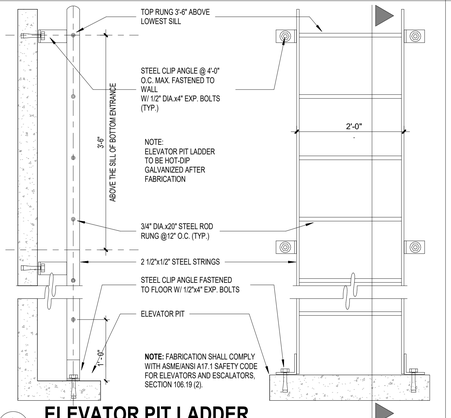


10 ELEVATOR DOOR HEAD DTL.

3" = 1'-0"

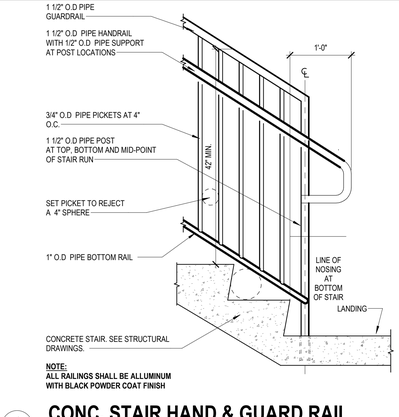
11 ELEVATOR DOOR SILL DTL.

3" = 1'-0"



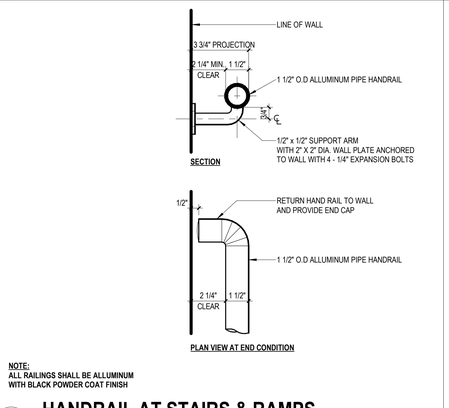
8 ELEVATOR PIT LADDER

1" = 1'-0"



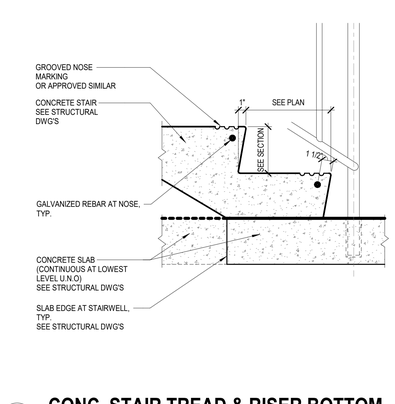
4 CONC. STAIR HAND & GUARD RAIL

1" = 1'-0"



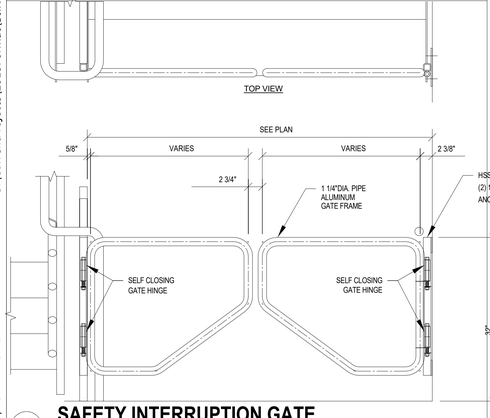
7 HANDRAIL AT STAIRS & RAMPS

3" = 1'-0"



3 CONC. STAIR TREAD & RISER BOTTOM

1 1/2" = 1'-0"



18 SAFETY INTERRUPTION GATE

1" = 1'-0"

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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	05/14/2021
1	PERMIT REVISION 1	07/15/2021
2	PERMIT REVISION 2	08/12/2021
	PERMIT APPROVAL SET	12/13/2021

Sheet Title

VERTICAL CIRCULATION DETAILS

Project No. 21816

Sheet No.

A7-00

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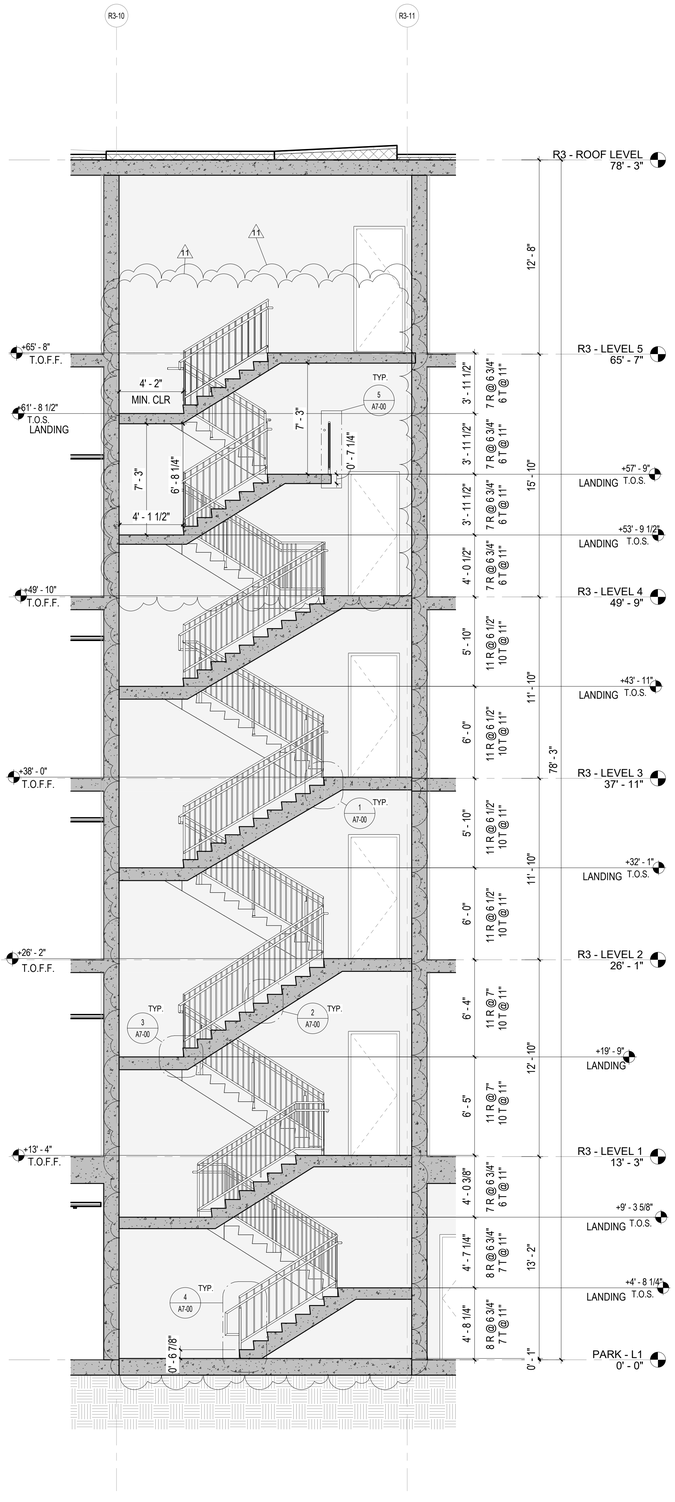

7 R3-ST1 SECTION

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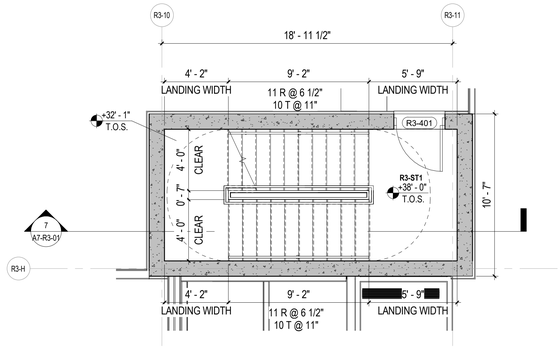

4 R3-ST1 FLOOR PLAN LEVEL 3

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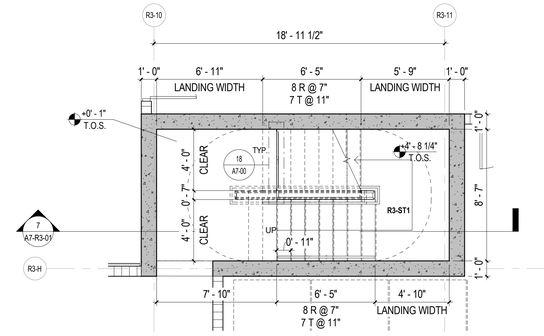
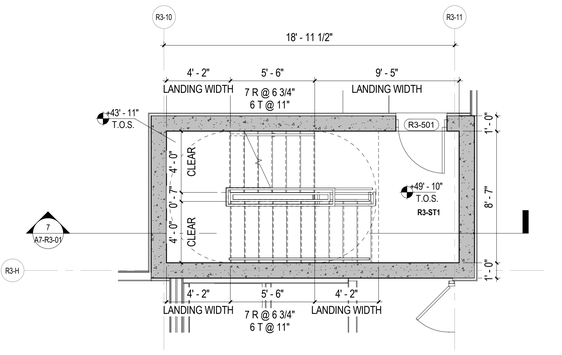


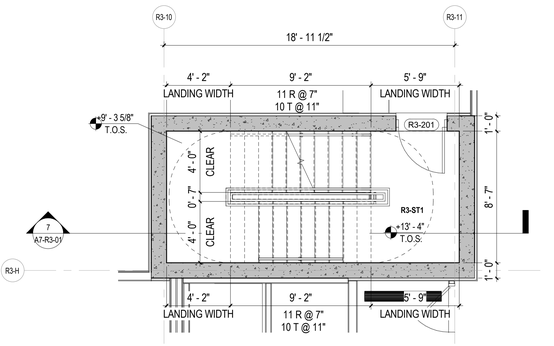
1 R3-ST1 FLOOR PLAN LEVEL P1

1/4" = 1'-0"



5 R3-ST1 FLOOR PLAN LEVEL 4

1/4" = 1'-0"



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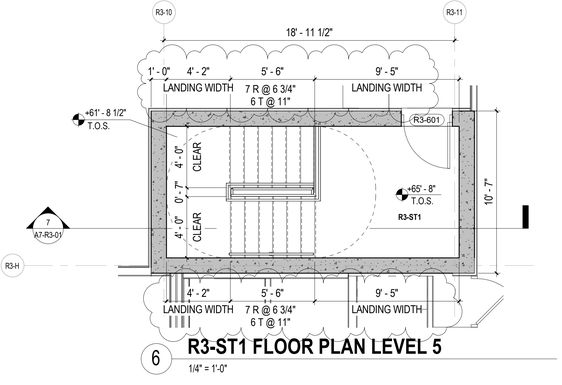

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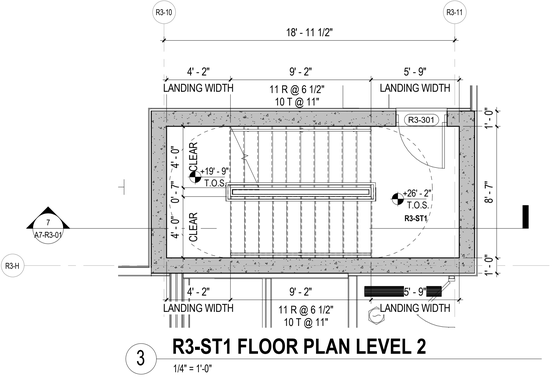
1/4" = 1'-0"



3 R3-ST1 FLOOR PLAN LEVEL 2

1/4" = 1'-0"

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ROGER W. SANDERS - PX 651
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UNICORP
NATIONAL DEVELOPMENTS, INC.

STATE OF FLORIDA
SCOTT A LEE
AR95712
REGISTERED ARCHITECT

Digitally signed by Scott A. Lee
DN: cn=Scott A. Lee, T=5776, OU=Colegio de Arquitectos y Arquitectos Paisajistas de Puerto Rico, St=Puerto Rico, C=US
Date: 2021.07.11 09:17:14-04'00'

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
6	PERMIT REVISION 6	06/03/2022
11	PERMIT REVISION 11	09/09/2022

Sheet Title

R3-ST1 STAIR PLANS AND SECTION

Project No. **21816**

Sheet No.

A7-R3-01

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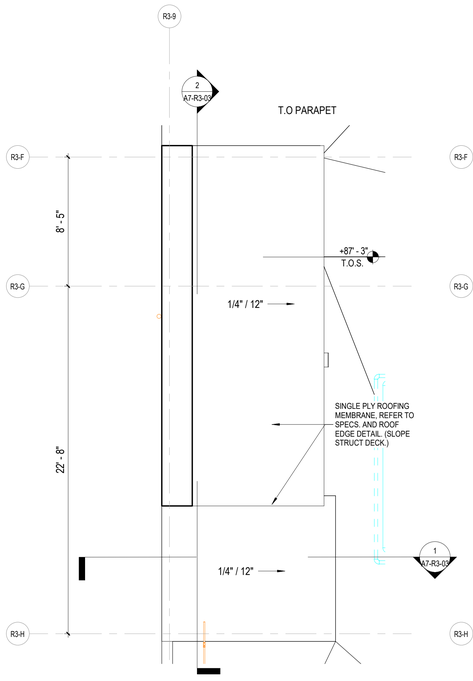
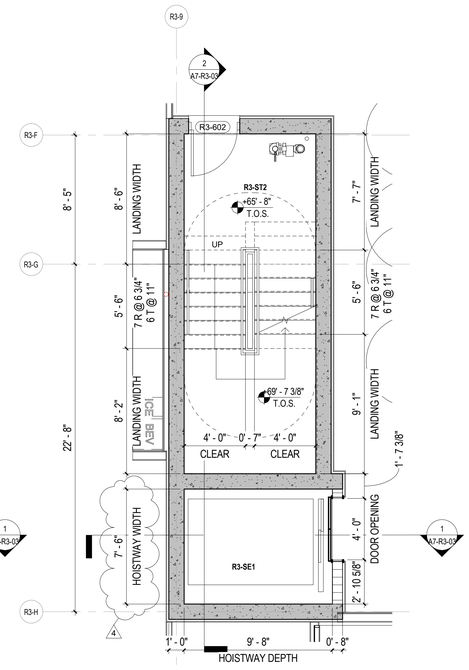


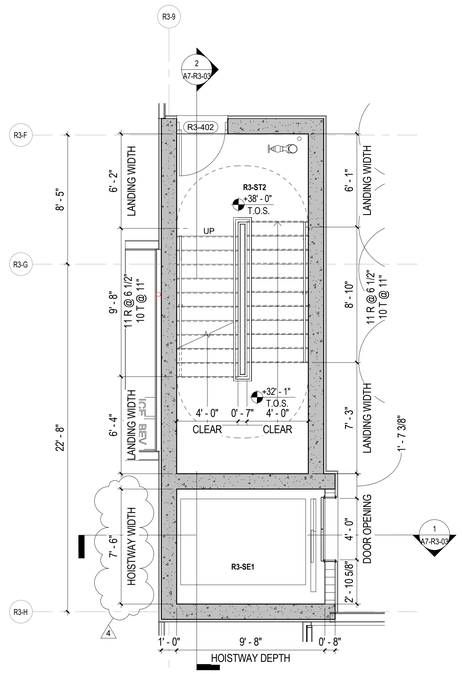
R3-ST2 & R3-SE1 FLOOR PLAN - UPPER ROOF LEVEL

9 1/4" = 1'-0"



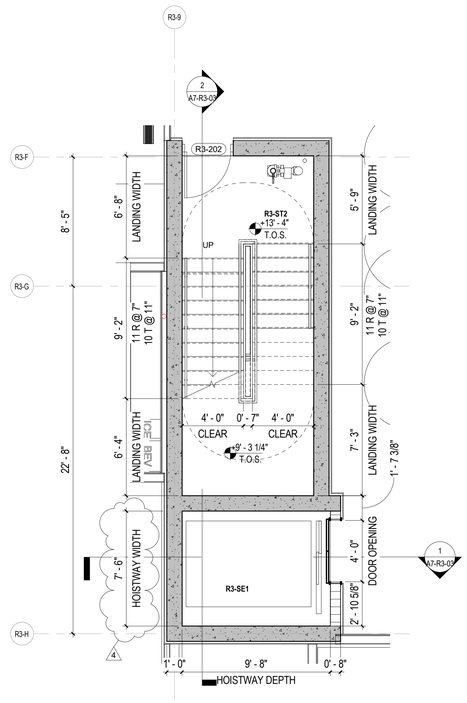
R3-ST2 & R3-SE1 FLOOR PLAN LEVEL 5

7 1/4" = 1'-0"



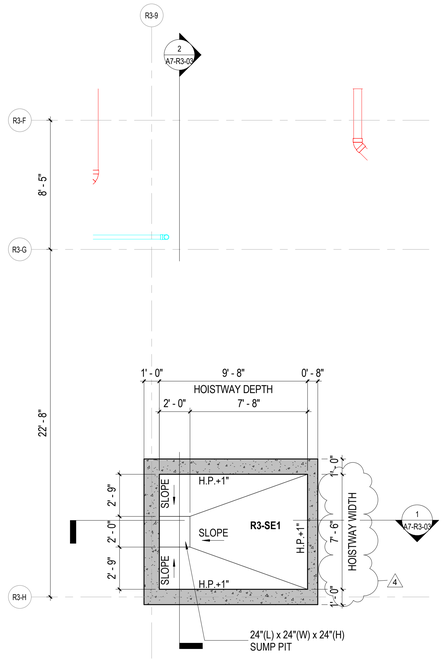
R3-ST2 & R3-SE1 FLOOR PLAN LEVEL 3

5 1/4" = 1'-0"



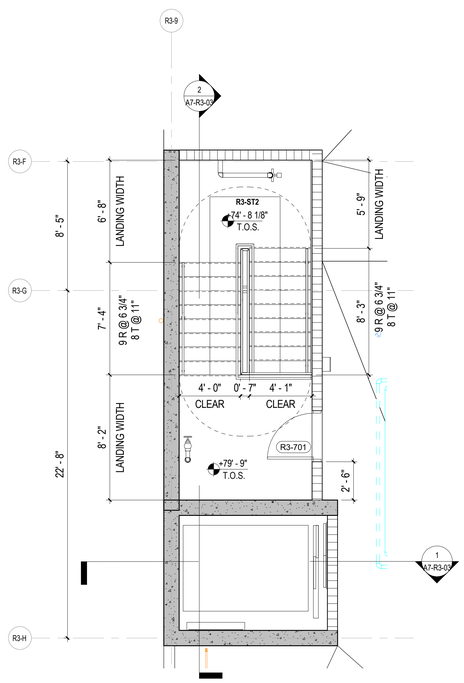
R3-ST2 & R3-SE1 FLOOR PLAN LEVEL 1

3 1/4" = 1'-0"



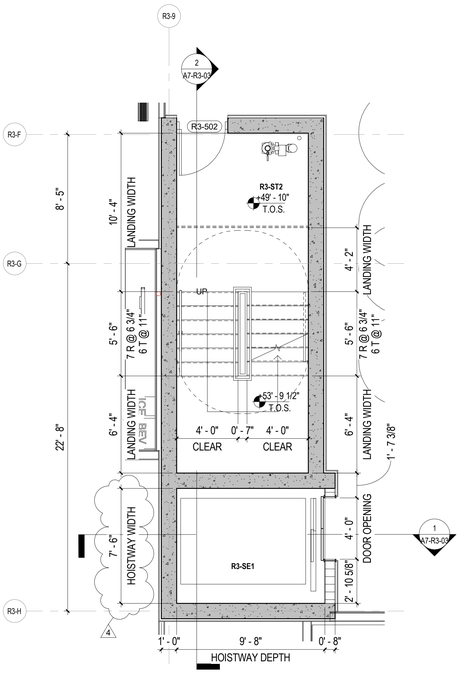
R3-ST2 & R3-SE1 FLOOR PLAN PIT LEVEL

1 1/4" = 1'-0"



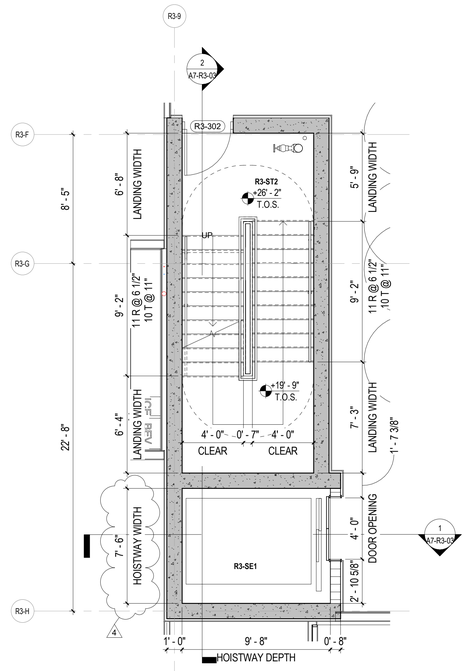
R3-ST2 & R3-SE1 FLOOR PLAN - ROOF LEVEL

8 1/4" = 1'-0"



R3-ST2 & R3-SE1 FLOOR PLAN LEVEL 4

6 1/4" = 1'-0"



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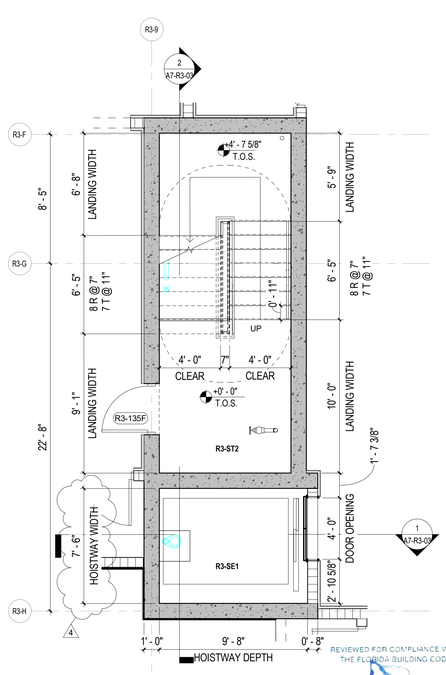
4 1/4" = 1'-0"



R3-ST2 & R3-SE1 FLOOR PLAN LEVEL P1

2 1/4" = 1'-0"

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A California Corporation

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Scott Lee

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DN: Emslee@sb-architects.com, CN=Scott Lee, O=Scott A. Lee, L=Mill Valley, S=California, C=US
Date: 2022.10.01 19:03:51-04'00'

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

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
4	PERMIT REVISION 4	04/15/2022

Sheet Title

R3-ST2 & R3-SE1 FLOOR PLANS

Project No. 21816

Sheet No.

A7-R3-02

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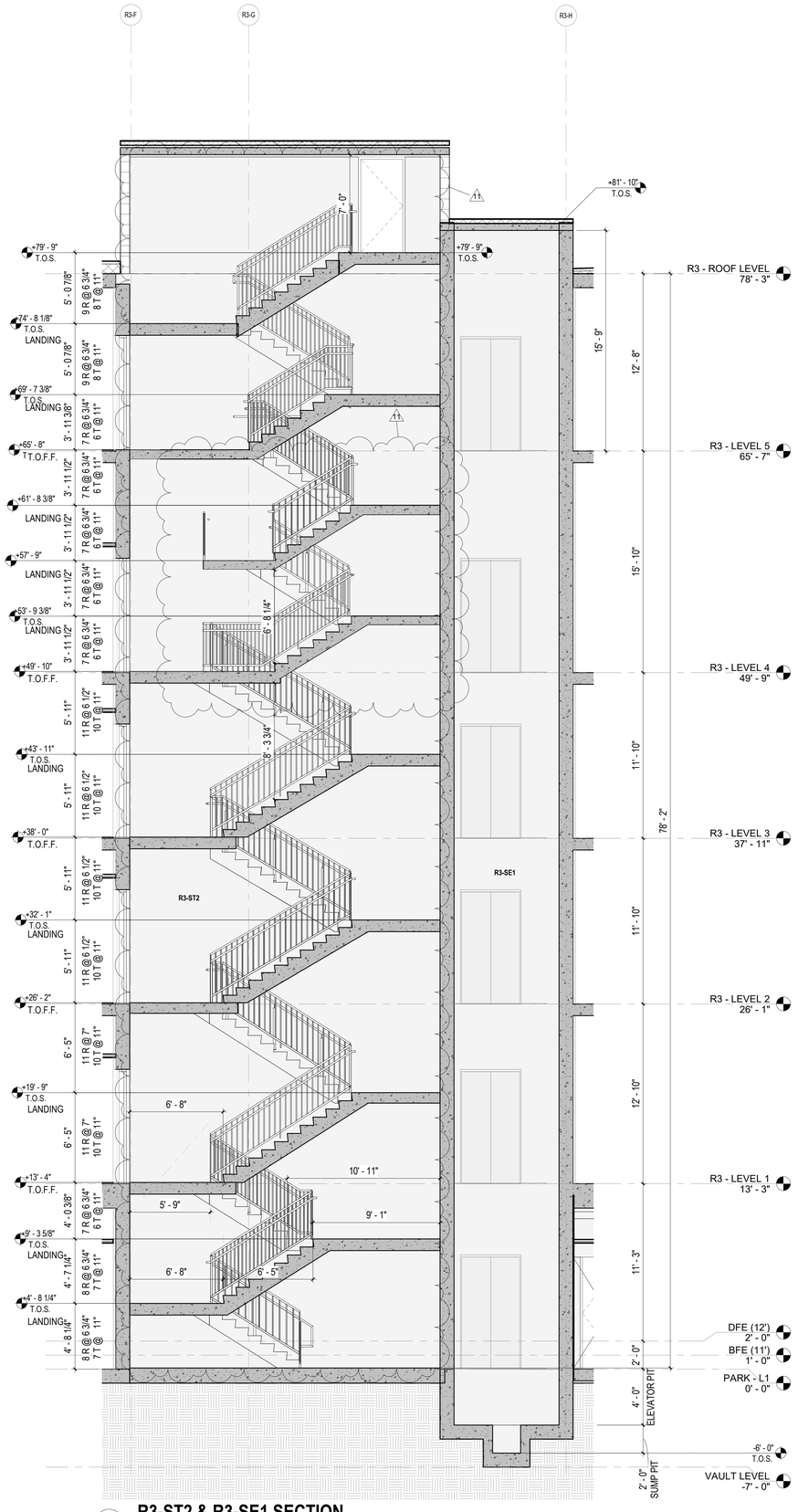
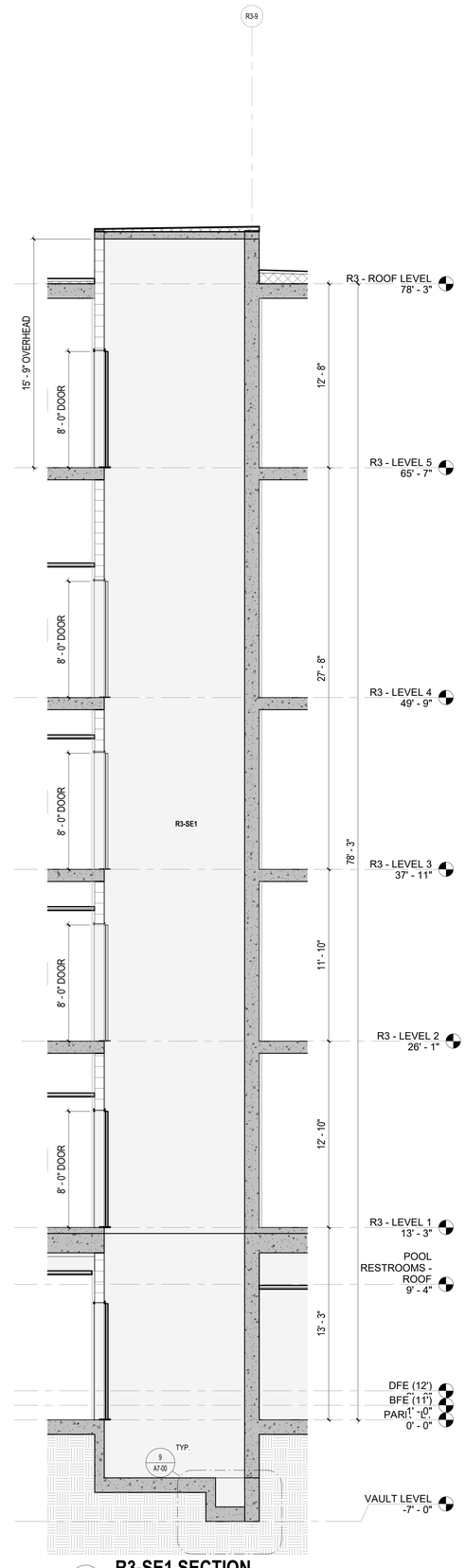


2 **R3-ST2 & R3-SE1 SECTION**

1/4" = 1'-0"



1 **R3-SE1 SECTION**

1/4" = 1'-0"

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-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
6	PERMIT REVISION 6	06/03/2022
11	PERMIT REVISION 11	09/09/2022

Sheet Title

R3-ST2 & R3-SE1 SECTIONS

Project No. **21816**

Sheet No.

A7-R3-03

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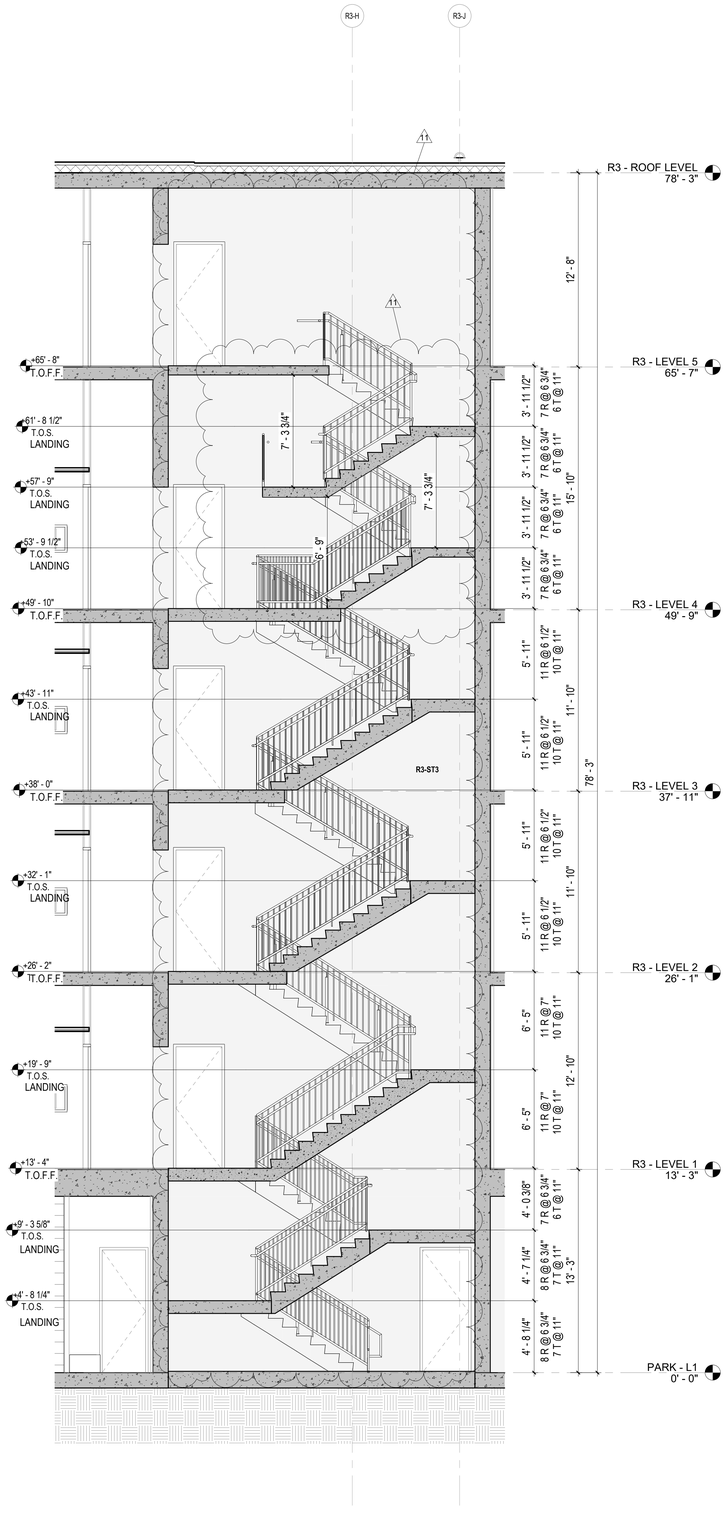

7 R3-ST3 SECTION

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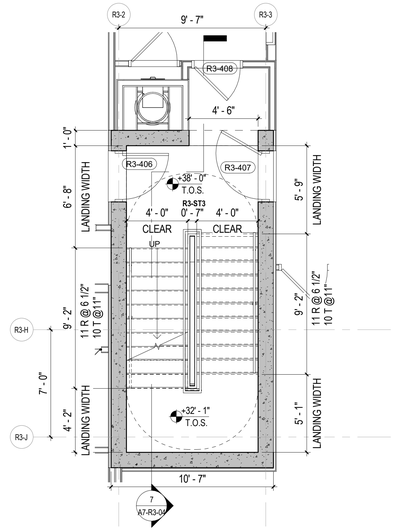
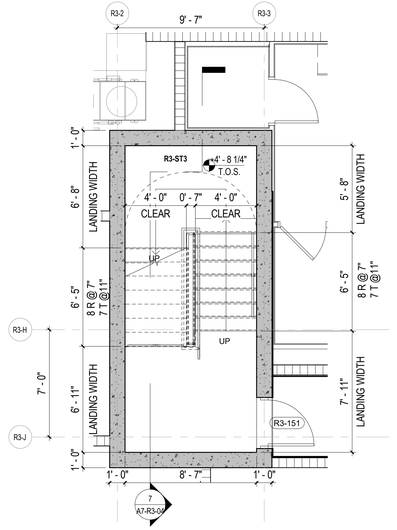


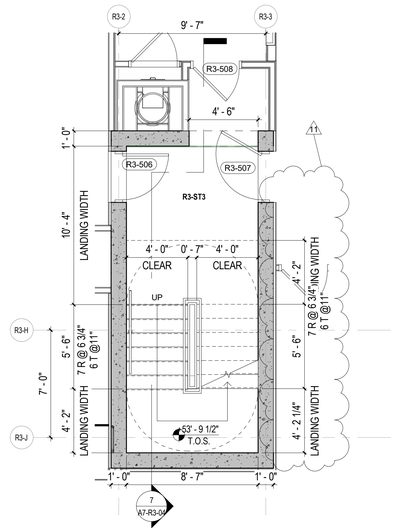
4 R3-ST3 FLOOR PLAN LEVEL 3

1/4" = 1'-0"



1 R3-ST3 FLOOR PLAN LEVEL P1

1/4" = 1'-0"



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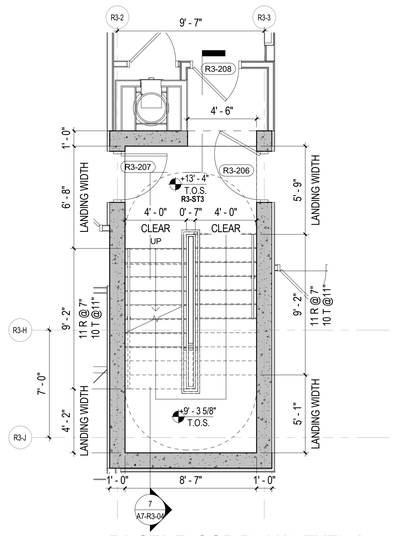
1/4" = 1'-0"



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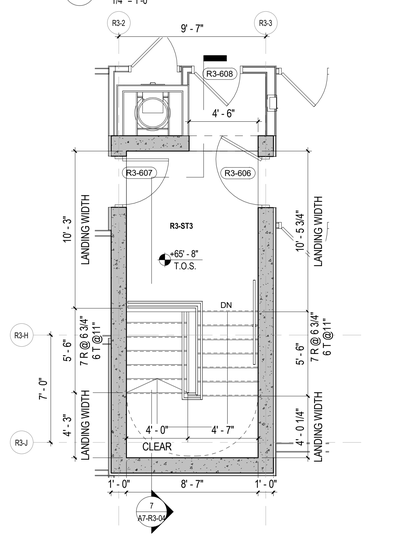
1/4" = 1'-0"



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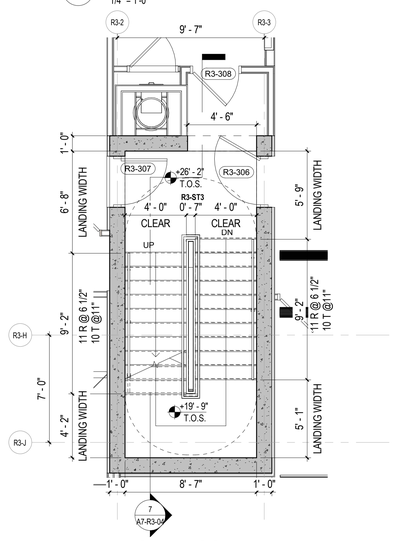
1/4" = 1'-0"



3 R3-ST3 FLOOR PLAN LEVEL 2

1/4" = 1'-0"

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Scott A. Lee

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Date: 2021.07.11 08:17:21-04'00'

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
6	PERMIT REVISION 6	06/03/2022
11	PERMIT REVISION 11	09/09/2022

Sheet Title

R3-ST3 STAIR PLANS AND SECTION

Project No. **21816**

Sheet No.

A7-R3-04

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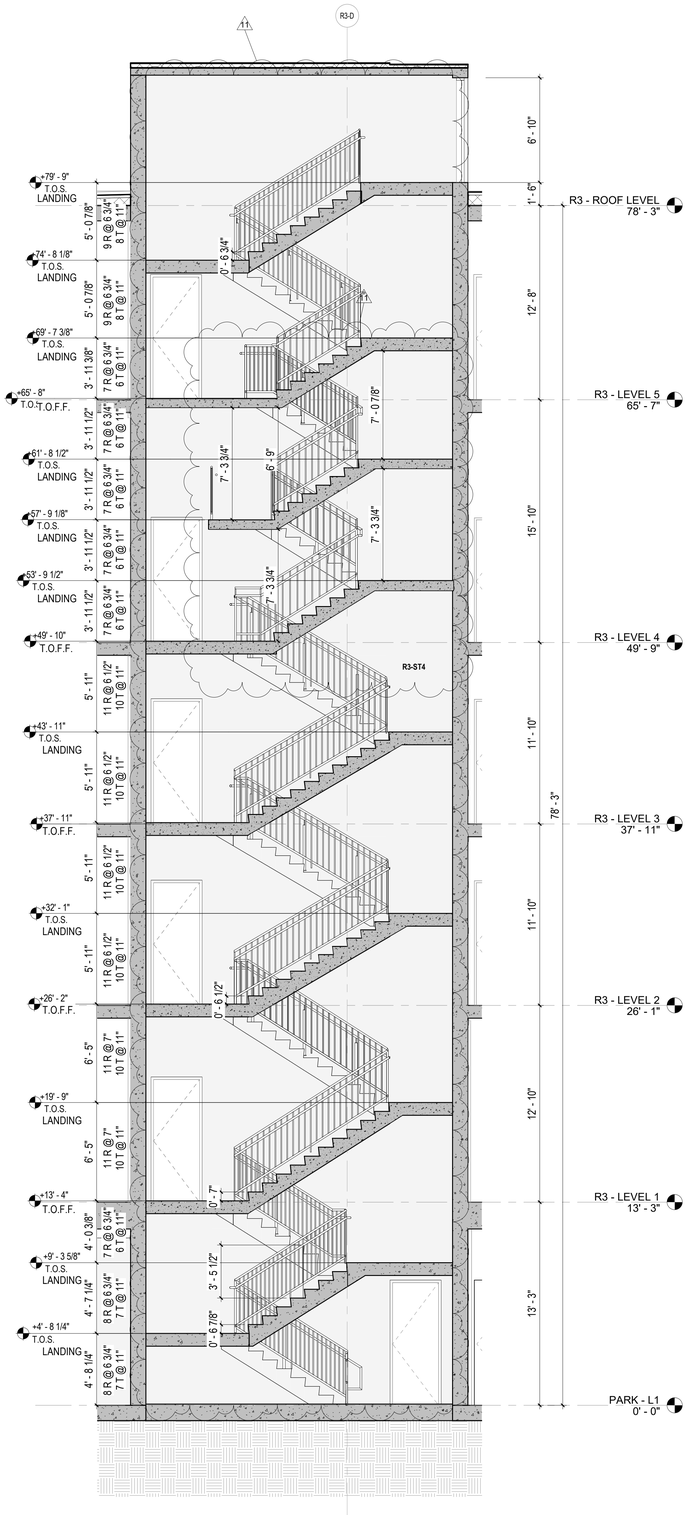

9 R3-ST4 SECTION

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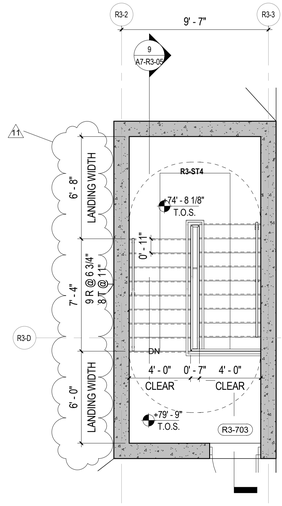
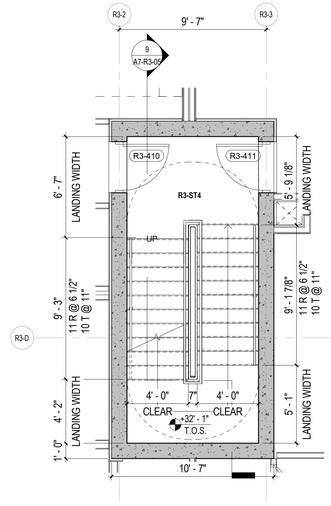


7 R3-ST4 FLOOR PLAN ROOF LEVEL

1/4" = 1'-0"



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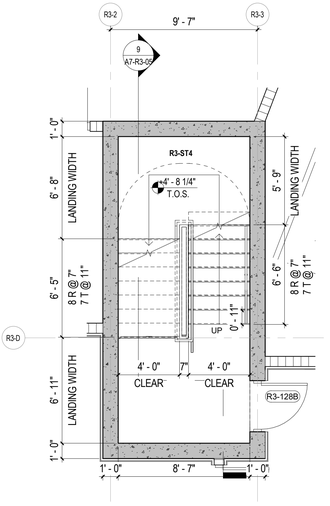

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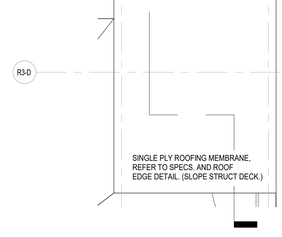
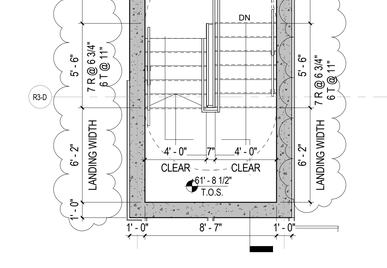
1/4" = 1'-0"



8 R3-ST4 UPPER ROOF PLAN

1/4" = 1'-0"



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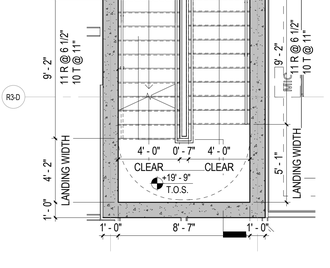

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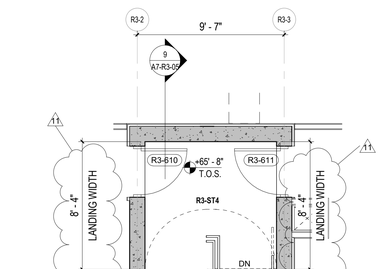

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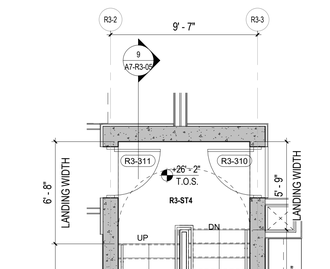

3 R3-ST4 FLOOR PLAN LEVEL 2

1/4" = 1'-0"

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Consultant

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SCOTT A. LEE
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DN: c=US, o=Not Applicable, ou=Scott A. Lee, T=57776, ou=Colegio de Arquitectos y Arquitectos Paisajistas de Puerto Rico, Software Rico, C=US
Date: 2021.07.11 09:17:34-04'00'

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
6	PERMIT REVISION 6	06/03/2022
11	PERMIT REVISION 11	09/09/2022

Sheet Title

R3-ST4 STAIR PLANS AND SECTION

Project No. **21816**

Sheet No.

A7-R3-05

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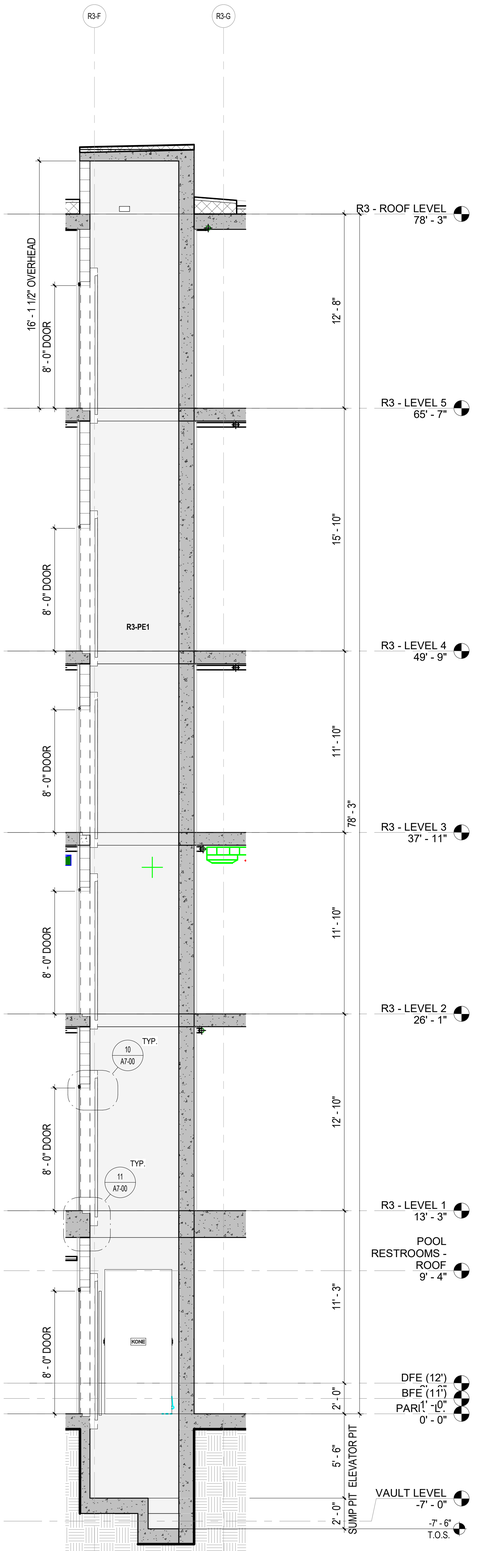

9 R3-PE1 SECTION

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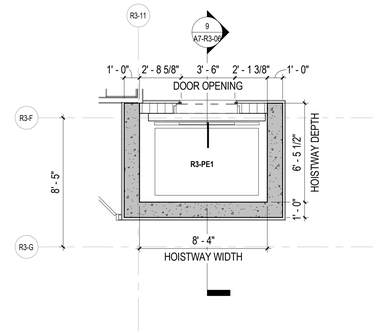

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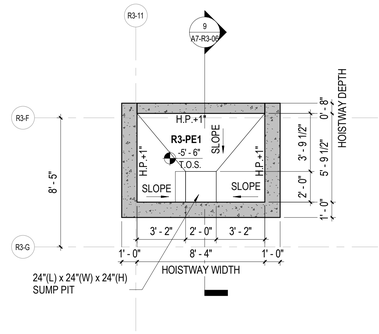

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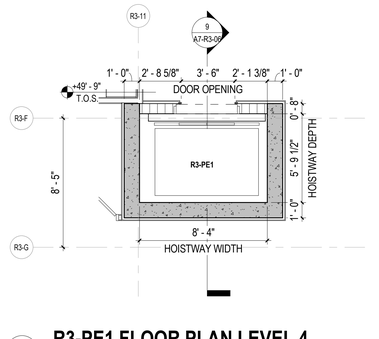
1/4" = 1'-0"



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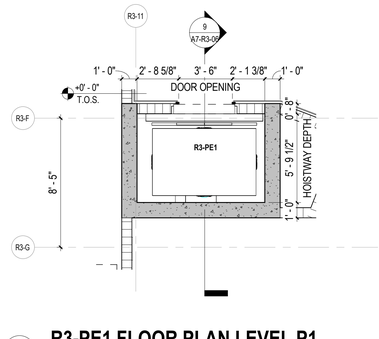

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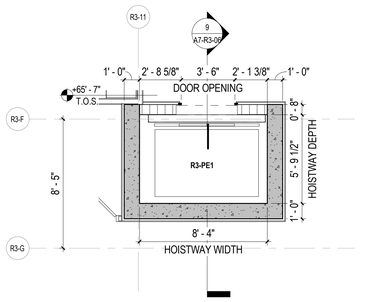
1/4" = 1'-0"



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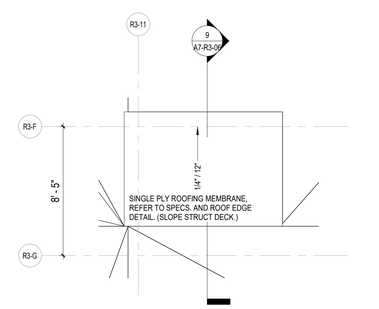
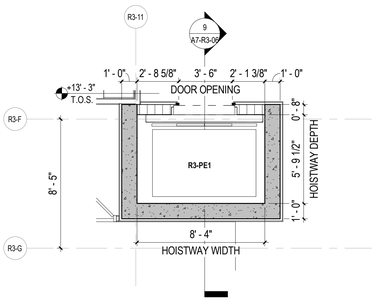
1/4" = 1'-0"



8 R3-PE1 UPPER ROOF LEVEL

1/4" = 1'-0"



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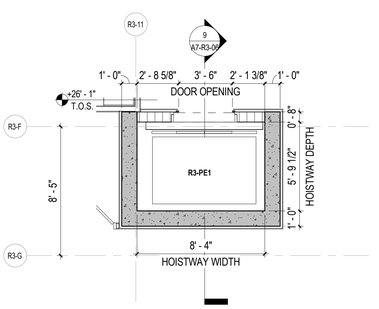

4 R3-PE1 FLOOR PLAN LEVEL 2

1/4" = 1'-0"

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Scott Lee

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SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

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

R3-PE1 ELEVATOR PLANS & SECTION

Project No. **21816**

Sheet No.

A7-R3-06

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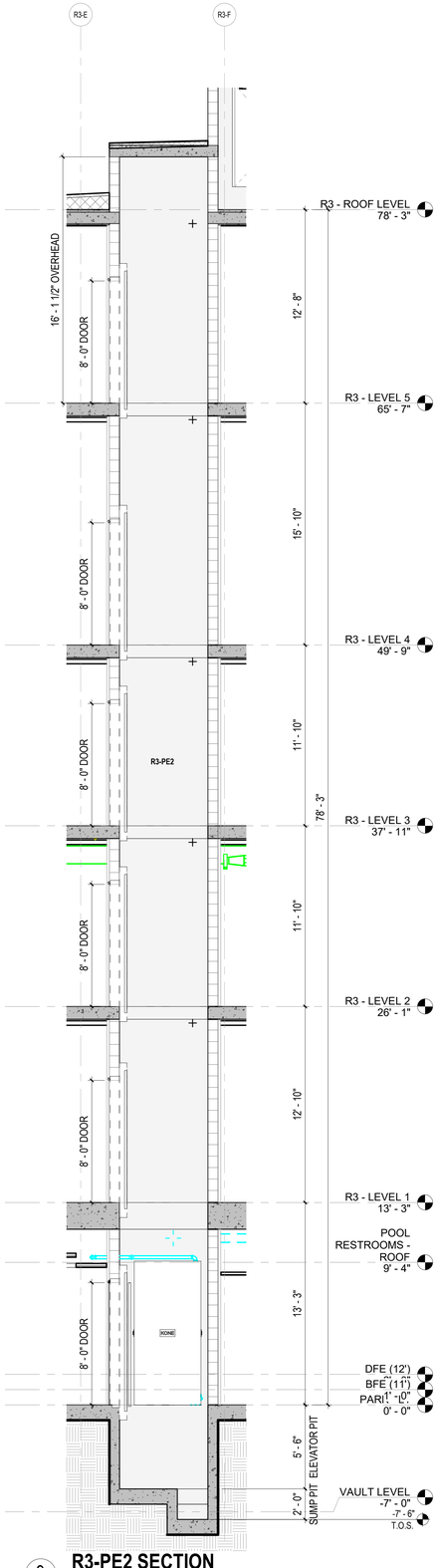

9 R3-PE2 SECTION
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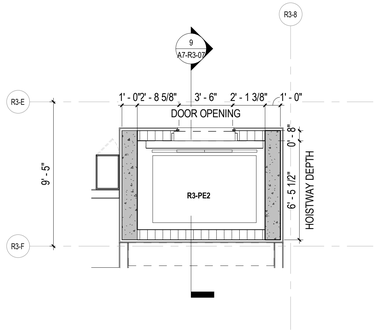

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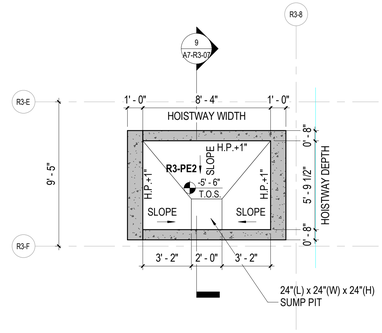
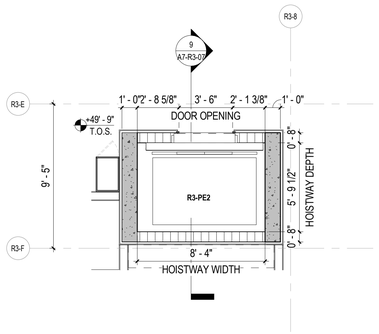
1/4" = 1'-0"



1 R3-PE2 FLOOR PLAN PIT LEVEL
1/4" = 1'-0"



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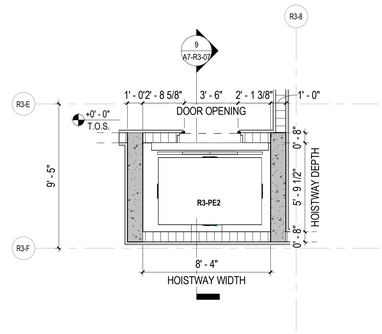
1/4" = 1'-0"



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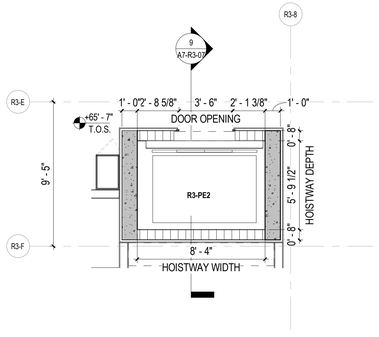

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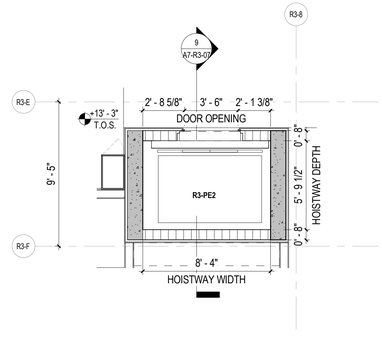
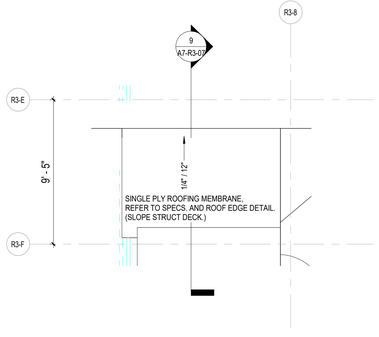
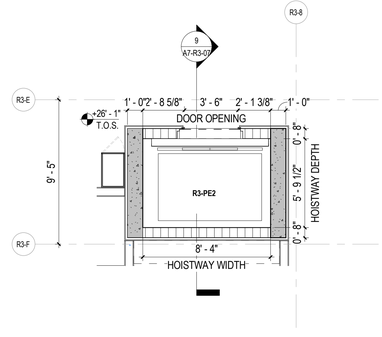
1/4" = 1'-0"



3 R3-PE2 FLOOR PLAN LEVEL 1
1/4" = 1'-0"



8 R3-PE2 UPPER ROOF LEVEL
1/4" = 1'-0"



4 R3-PE2 FLOOR PLAN LEVEL 2
1/4" = 1'-0"

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A California Corporation

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ARMAND - 1561 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

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407-999-9985

UNICORP
NATIONAL DEVELOPMENTS, INC.

Scott Lee

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SCOTT A. LEE
AR95712
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RESI Bldg 3 - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
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Sheet Title
R3-PE2 ELEVATOR PLANS & SECTION

Project No. **21816**

Sheet No.
A7-R3-07

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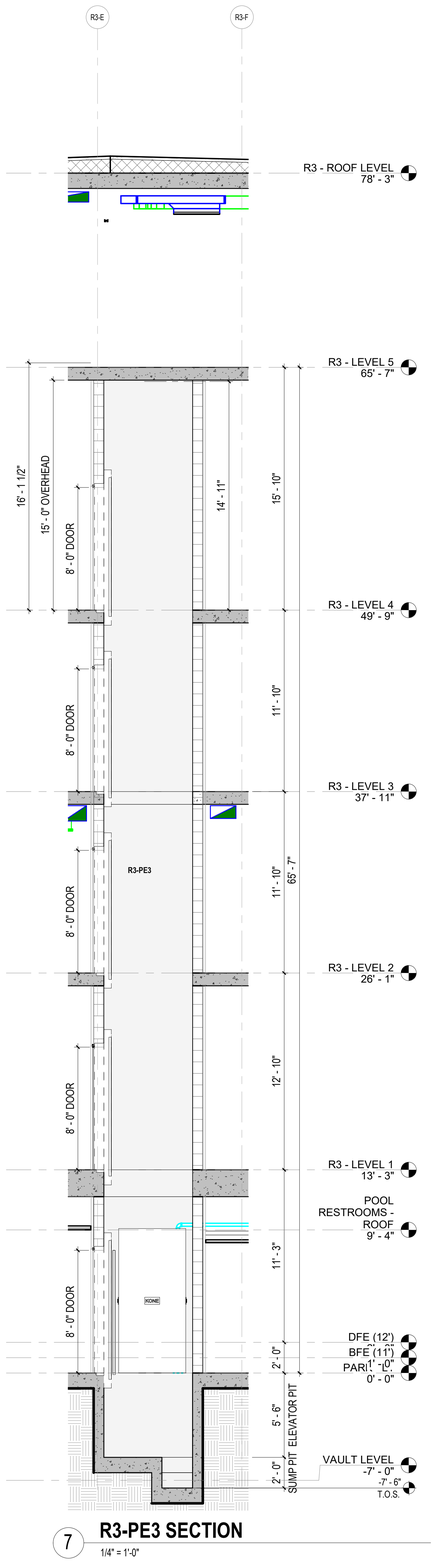
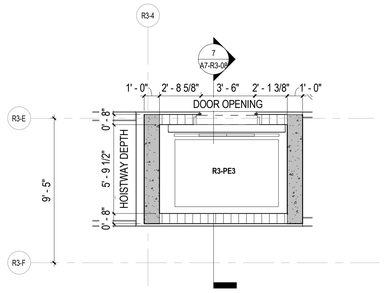


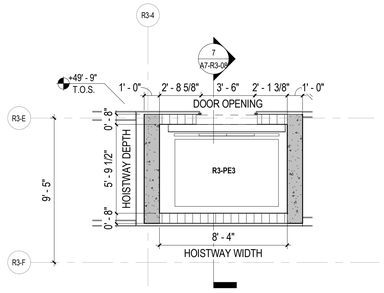
7 R3-PE3 SECTION

1/4" = 1'-0"



5 R3-PE3 FLOOR PLAN LEVEL 3

1/4" = 1'-0"



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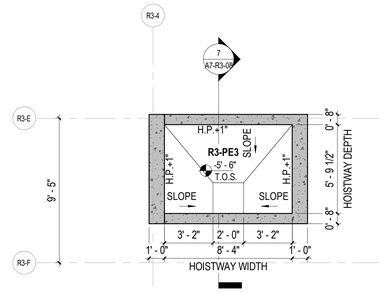
1/4" = 1'-0"



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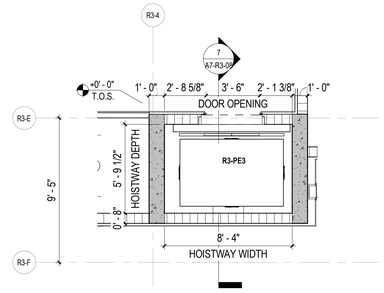
1/4" = 1'-0"



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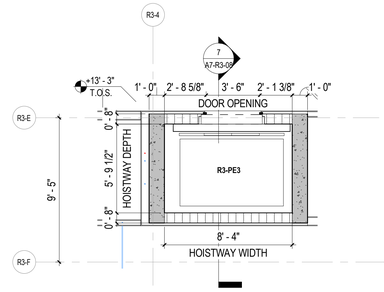
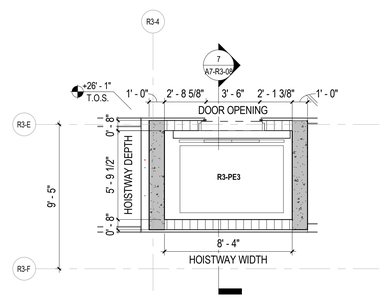
1/4" = 1'-0"



3 R3-PE3 FLOOR PLAN LEVEL 1

1/4" = 1'-0"



4 R3-PE3 FLOOR PLAN LEVEL 2

1/4" = 1'-0"

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Sheet Title

R3-PE3 ELEVATOR PLANS & SECTION

Project No. **21816**

Sheet No.

A7-R3-08

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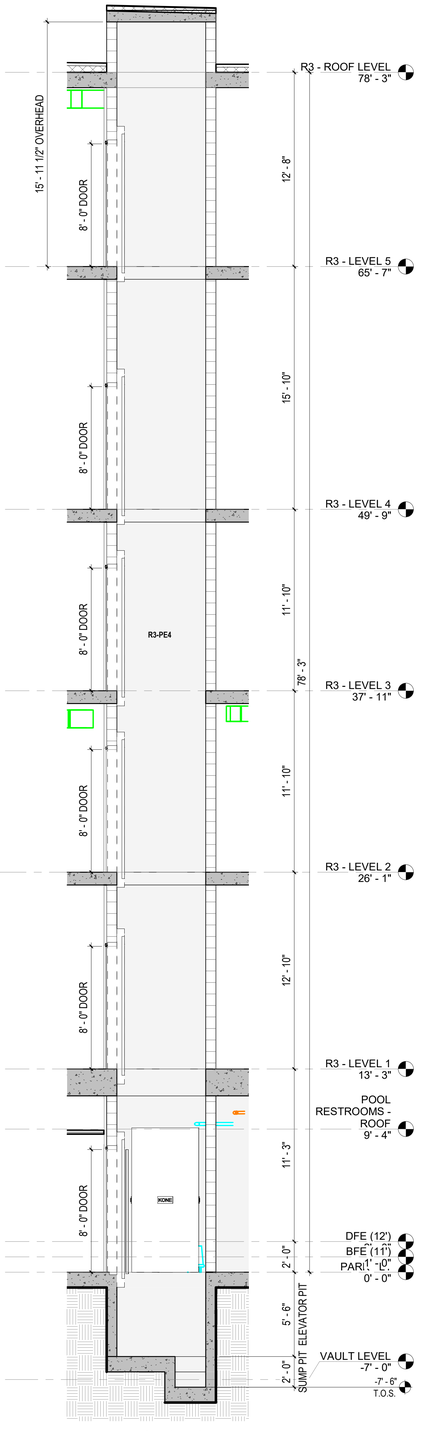

9 **R3-PE4 SECTION**
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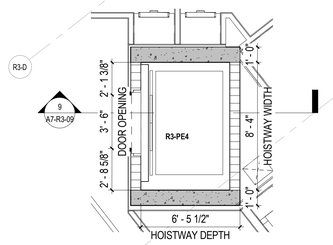

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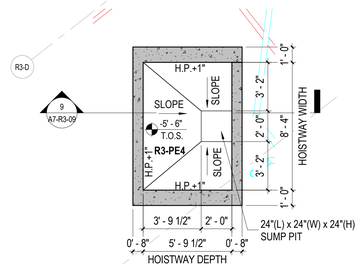
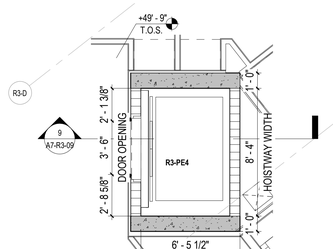
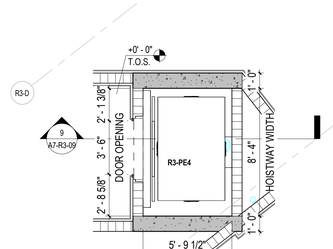
1/4" = 1'-0"



1 **R3-PE4 FLOOR PLAN PIT LEVEL**
1/4" = 1'-0"



6 **R3-PE4 FLOOR PLAN LEVEL 4**
1/4" = 1'-0"



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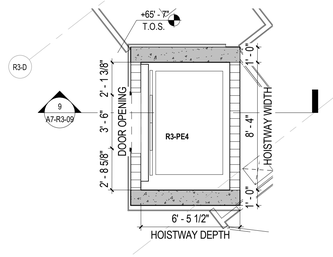
1/4" = 1'-0"



7 **R3-PE4 FLOOR PLAN LEVEL 5**
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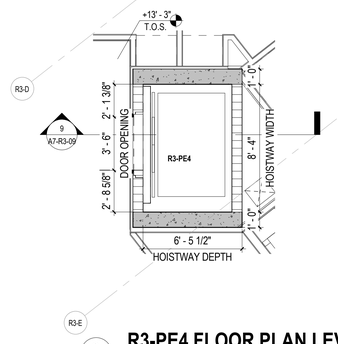
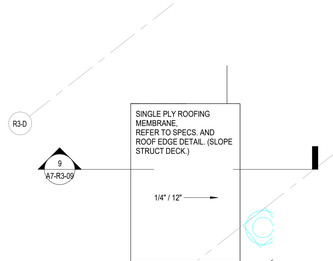
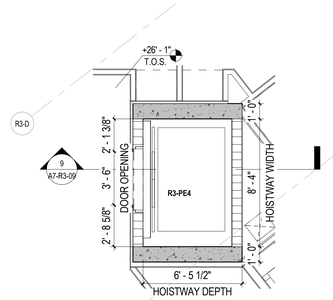


3 **R3-PE4 FLOOR PLAN LEVEL 1**
1/4" = 1'-0"



8 **R3-PE4 UPPER ROOF LEVEL**
1/4" = 1'-0"



4 **R3-PE4 FLOOR PLAN LEVEL 2**
1/4" = 1'-0"

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Consultant

LONGBOAT KEY HOTEL & RESIDENCES

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Scott Lee

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AR95712
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	PERMIT APPROVAL SET	12/13/2021

Sheet Title
R3-PE4 ELEVATOR PLANS & SECTION

Project No. **21816**

Sheet No.
A7-R3-09

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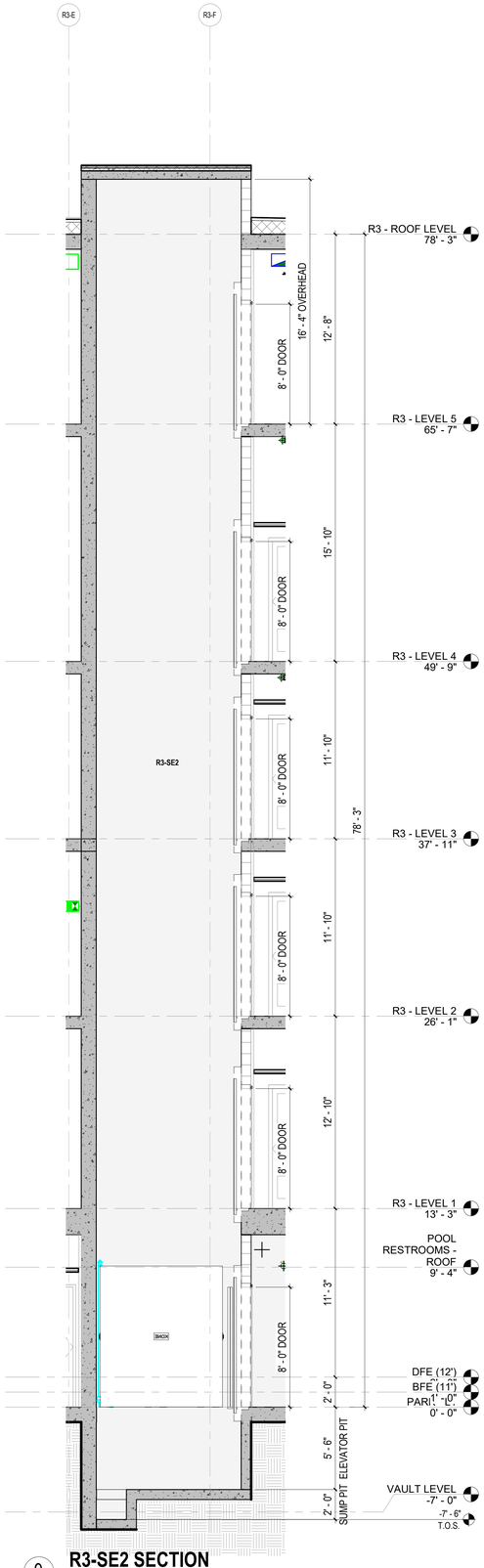
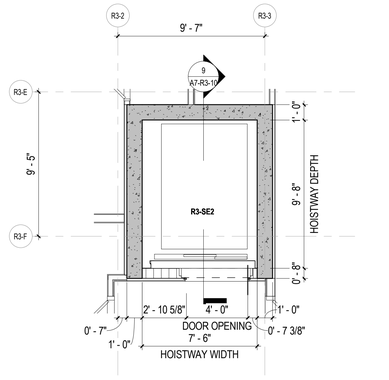


9 R3-SE2 SECTION
1/4" = 1'-0"



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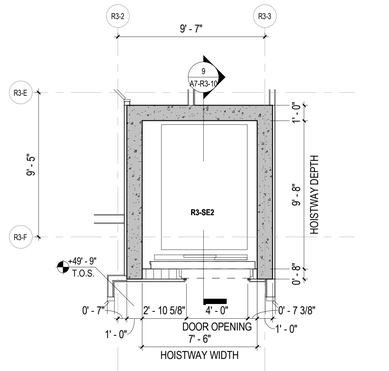
1/4" = 1'-0"



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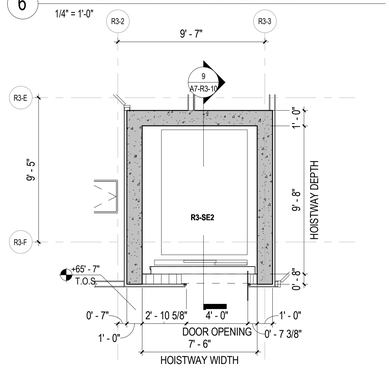

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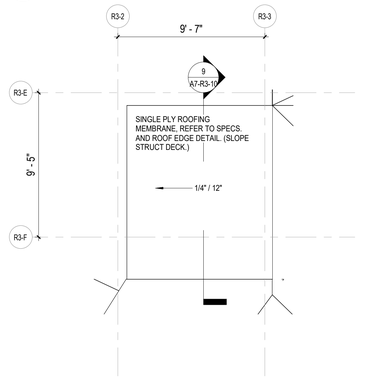
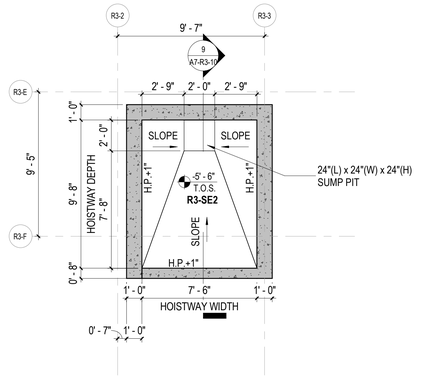
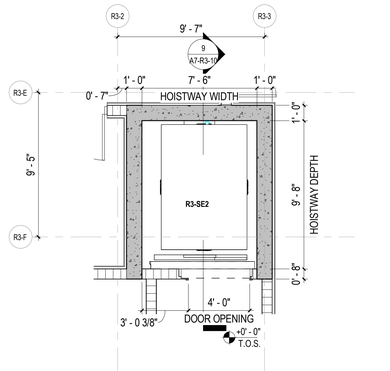


8 R3-SE2 UPPER ROOF LEVEL
1/4" = 1'-0"



1 R3-SE2 FLOOR PLAN PIT LEVEL
1/4" = 1'-0"



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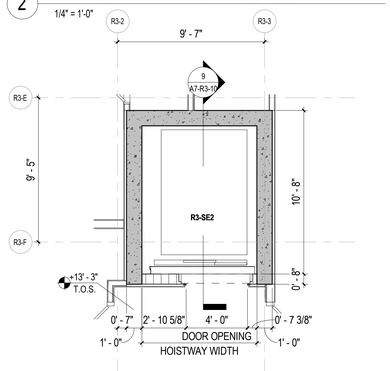
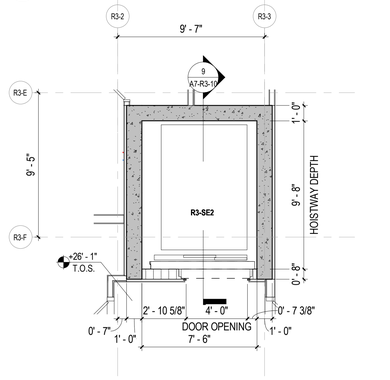
1/4" = 1'-0"



3 R3-SE2 FLOOR PLAN LEVEL 1
1/4" = 1'-0"



4 R3-SE2 FLOOR PLAN LEVEL 2
1/4" = 1'-0"

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Sheet Title
R3-SE2 ELEVATOR PLANS & SECTION

Project No. **21816**

Sheet No.
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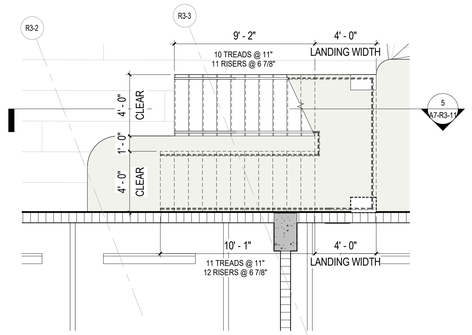
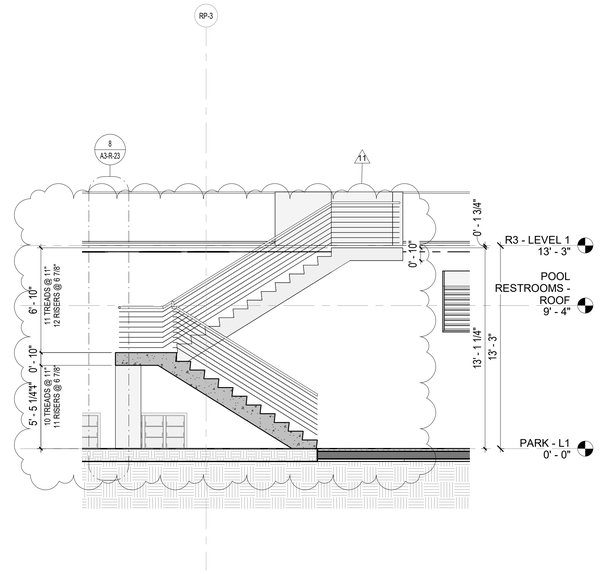
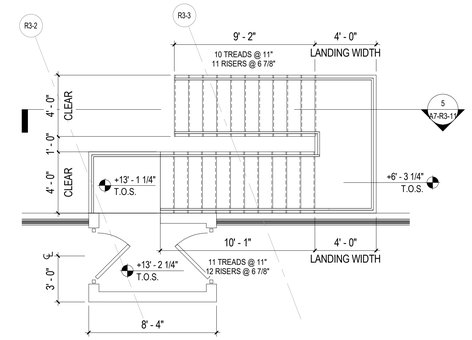


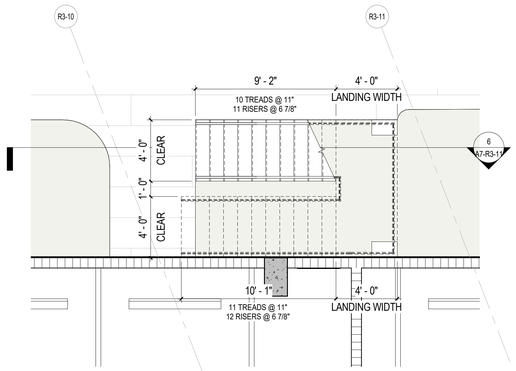
A **R3-ST6 FLOOR PLAN LEVEL P1**
1/4" = 1'-0"



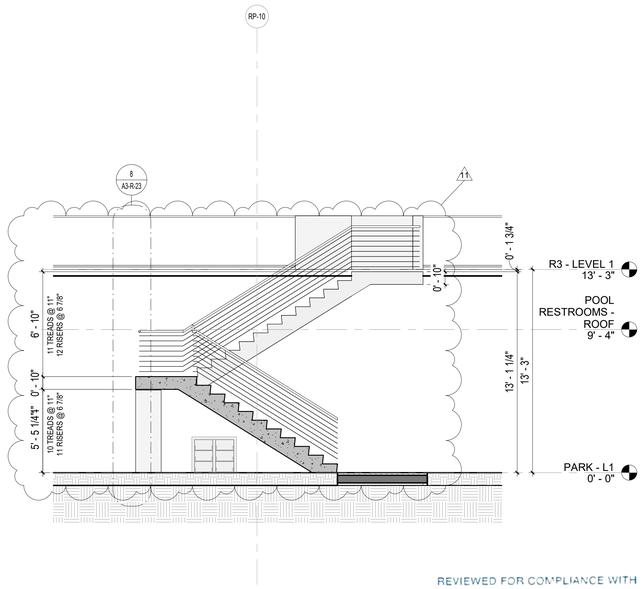
5 **R3-ST6 SECTION**
1/4" = 1'-0"



2 **R3-ST6 FLOOR PLAN LEVEL 1**
1/4" = 1'-0"



3 **R3-ST5 FLOOR PLAN LEVEL P1**
1/4" = 1'-0"



6 **R3-ST5 SECTION**
1/4" = 1'-0"

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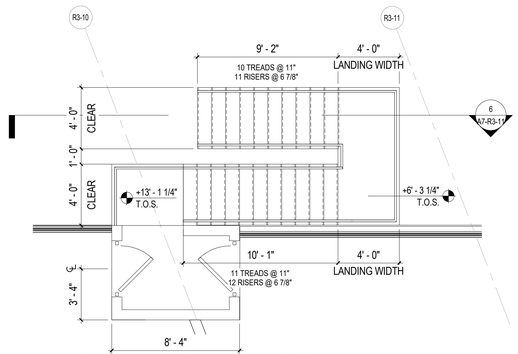

4 **R3-ST5 FLOOR PLAN LEVEL 1**
1/4" = 1'-0"

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REGISTERED ARCHITECT
-Scott A. Lee-

Digitally signed by Scott A. Lee
DN: E=slee@sbarcgn.com, CN=Scott A. Lee, T=23779, OU=Colegio de Arquitectos y Arquitectos Paisajistas de Puerto Rico, S=Puerto Rico, C=US
Date: 2023.07.11 08:17:28-04'00'

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
4	PERMIT REVISION 4	04/15/2022
11	PERMIT REVISION 11	09/09/2022

Sheet Title
Project No. **21816**

R3-ST5 & R3-ST6 EXTERIOR STAIR PLANS & SECTION

Sheet No.
A7-R3-11

C:\CurrentProjects\2019Format\St.Regis LBK_R19_nvarillas.rvt
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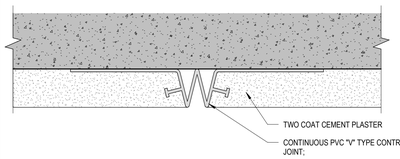
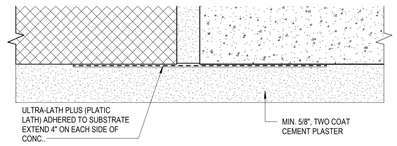


13 **CEMENT PLASTER CONTROL JOINT**
12" = 1'-0"



14 **CEMENT PLASTER SUBSTRATE TRANSITION JOINT**
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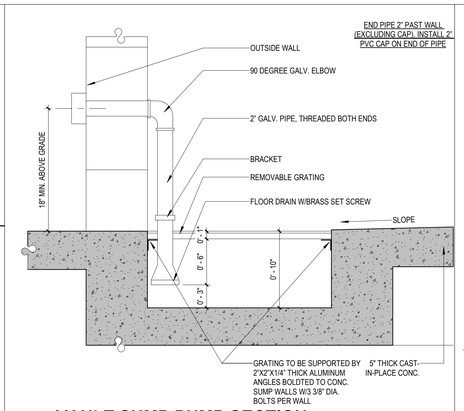
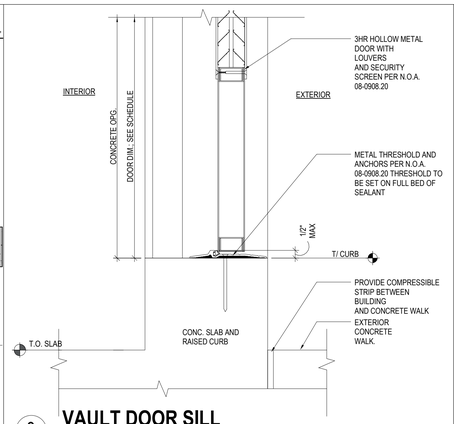
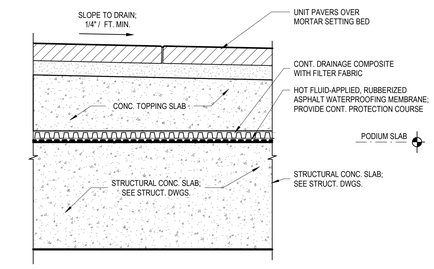


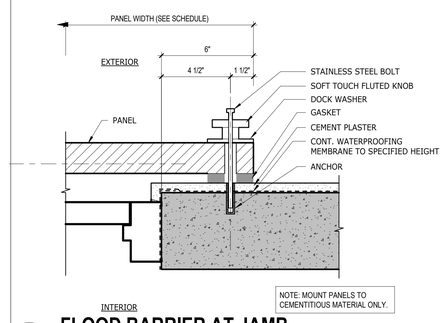
12 **VAULT SUMP PUMP SECTION**
1 1/2" = 1'-0"



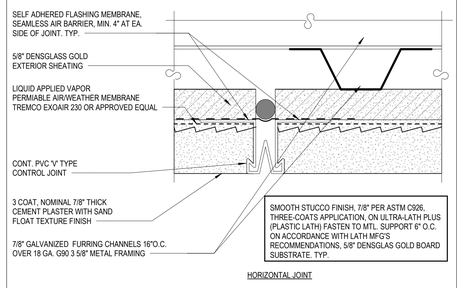
8 **VAULT DOOR SILL**
3" = 1'-0"



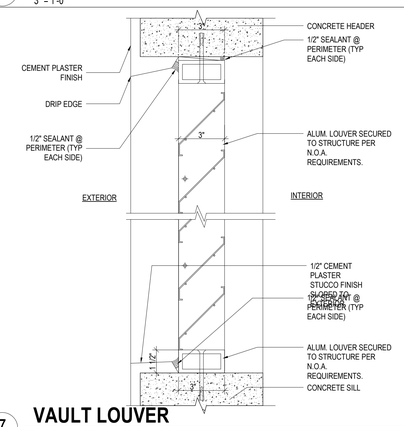
4 **PODIUM DECK**
1 1/2" = 1'-0"



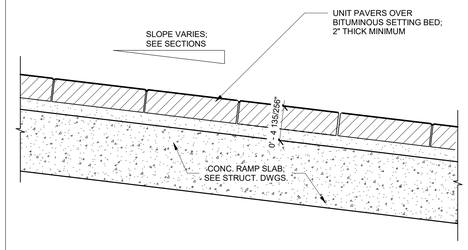
15 **FLOOD BARRIER AT JAMB**
3" = 1'-0"



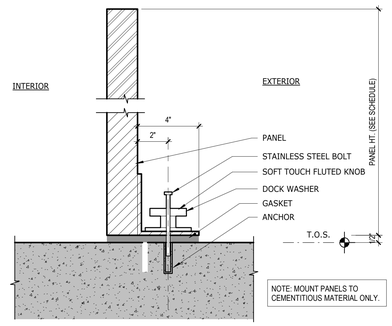
11 **CEMENT PLASTER CEILING SYSTEM HORIZONTAL CONTROL JOINT** 2
12" = 1'-0"



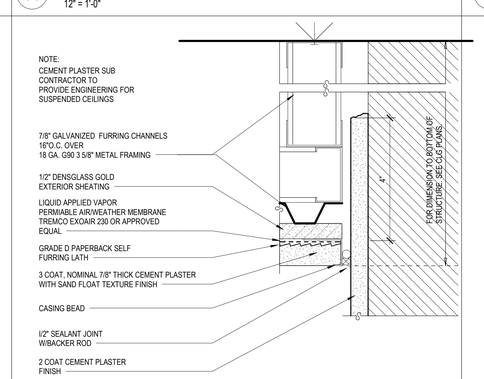
7 **VAULT LOUVER**
3" = 1'-0"



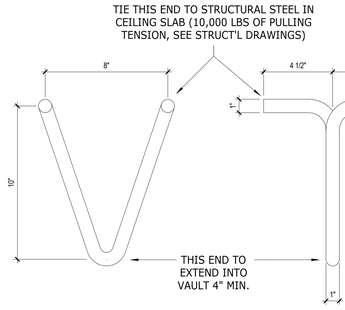
3 **VEHICULAR RAMP PAVING**
1 1/2" = 1'-0"



16 **FLOOD BARRIER AT SLAB**
3" = 1'-0"

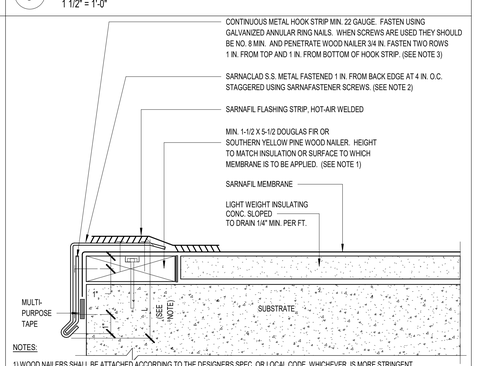


10 **CEMENT PLASTER CEILING JOINT AT WALL**
6" = 1'-0"



NOTE: FURNISHED BY FPL, INSTALLED BY OWNER

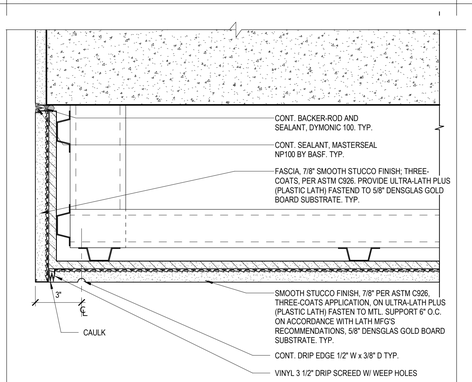
6 **GALVANIZED PULL IRON**
3" = 1'-0"



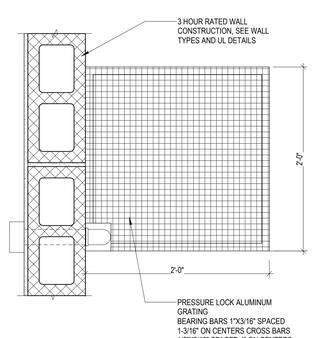
NOTES:
1) WOOD NAILERS SHALL BE ATTACHED ACCORDING TO THE DESIGNERS SPEC. OR LOCAL CODE, WHICHEVER IS MORE STRINGENT.
2) MAXIMUM "L" DIMENSION'S SHALL BE 7 IN. FOR F.M. 1-60, AND 5 IN. FOR F.M. 1-90 SYSTEMS.
3) WITHDRAWAL RESISTANCE SHOULD BE 100 LB PER NAIL MIN. FOR HOOK STRIP. ANNULAR RING NAILS SHOULD 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.

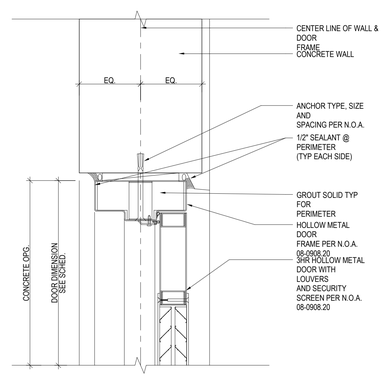
REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC



9 **CEMENT PLASTER CEILING SYSTEM VERTICAL CONTROL JOINT** 2
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

STATE OF FLORIDA SCOTT A. LEE AR95712 REGISTERED ARCHITECT

General - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
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2	PERMIT REVISION 2	08/12/2021
	PERMIT APPROVAL SET	12/13/2021

Sheet Title
EXTERIOR DETAILS

Project No. **21816**

Sheet No.
A8-00

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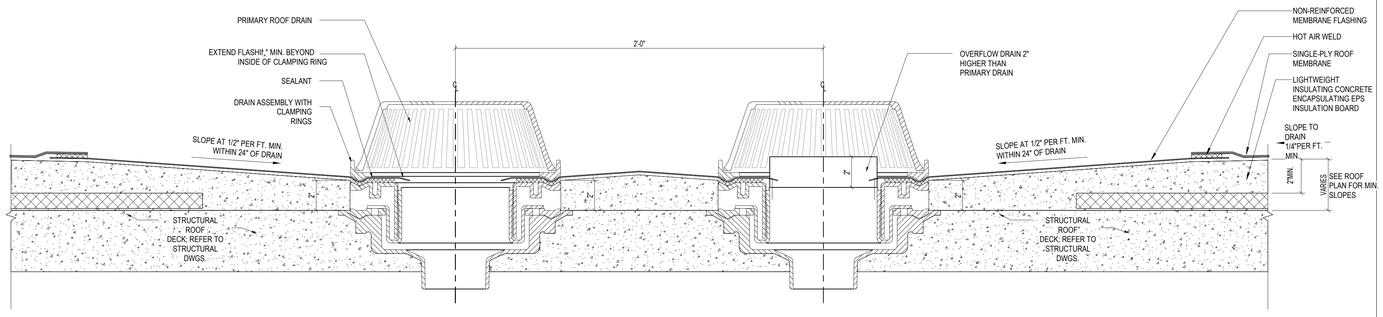
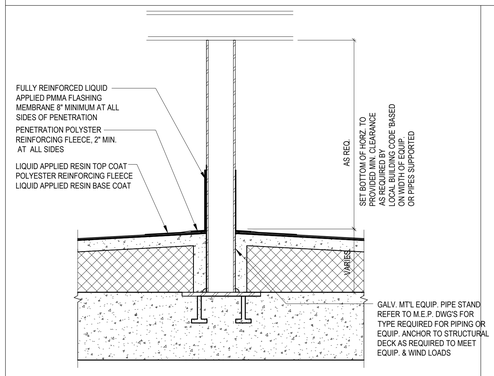


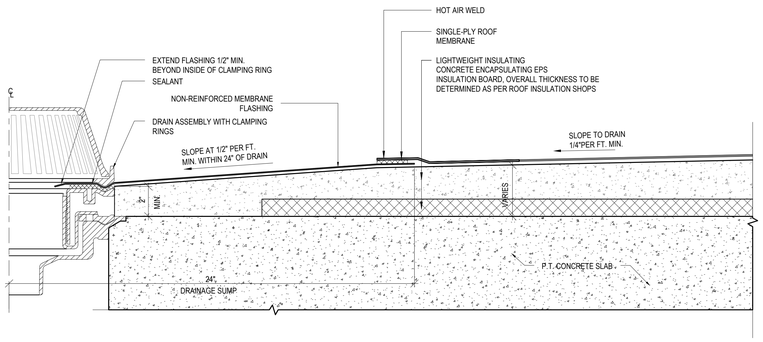
7 ROOF DRAIN / OVERFLOW DRAIN

3" = 1'-0"



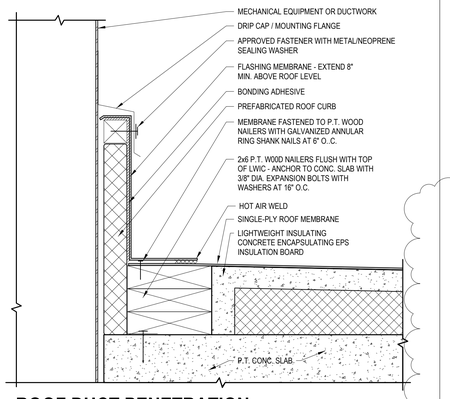
11 ROOF PIPE STAND

1 1/2" = 1'-0"



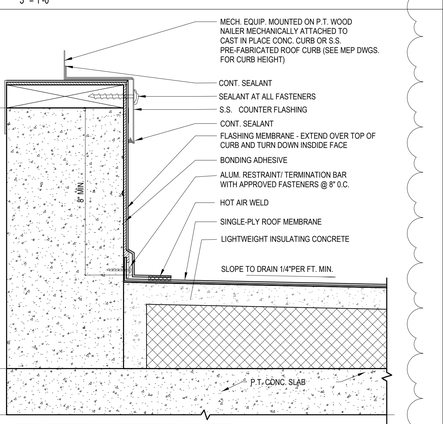
6 ROOF DRAIN

3" = 1'-0"



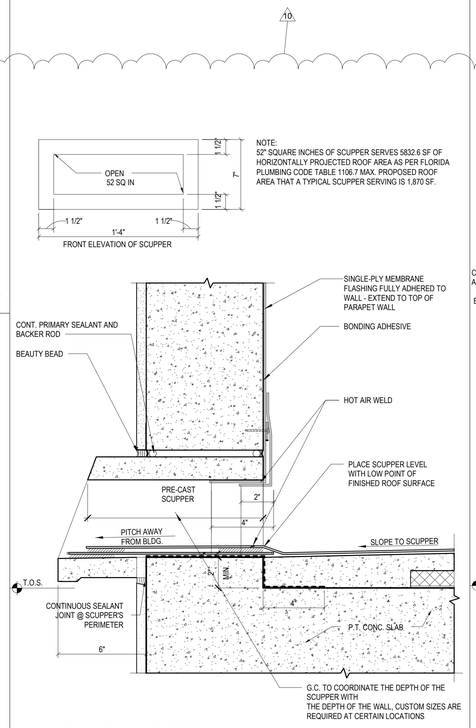
10 ROOF DUCT PENETRATION

3" = 1'-0"



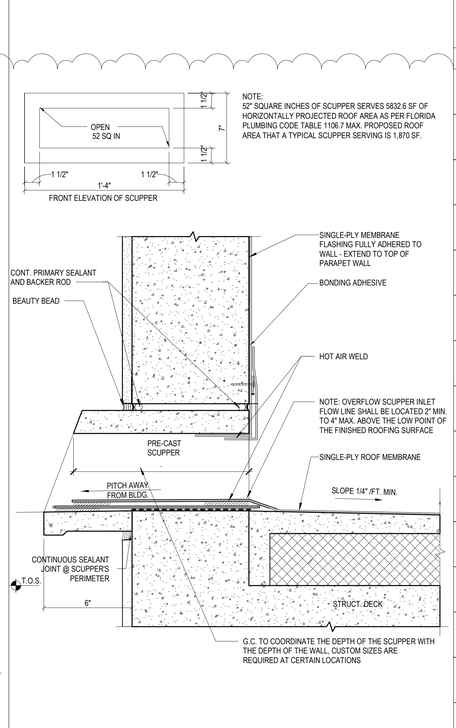
9 ROOF EQUIPMENT CURB

3" = 1'-0"



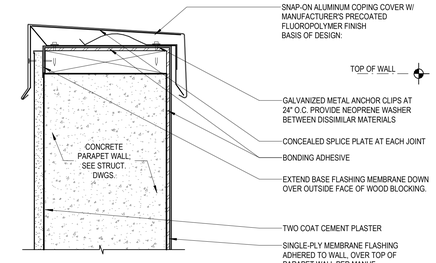
8 ROOF SCUPPER

3" = 1'-0"



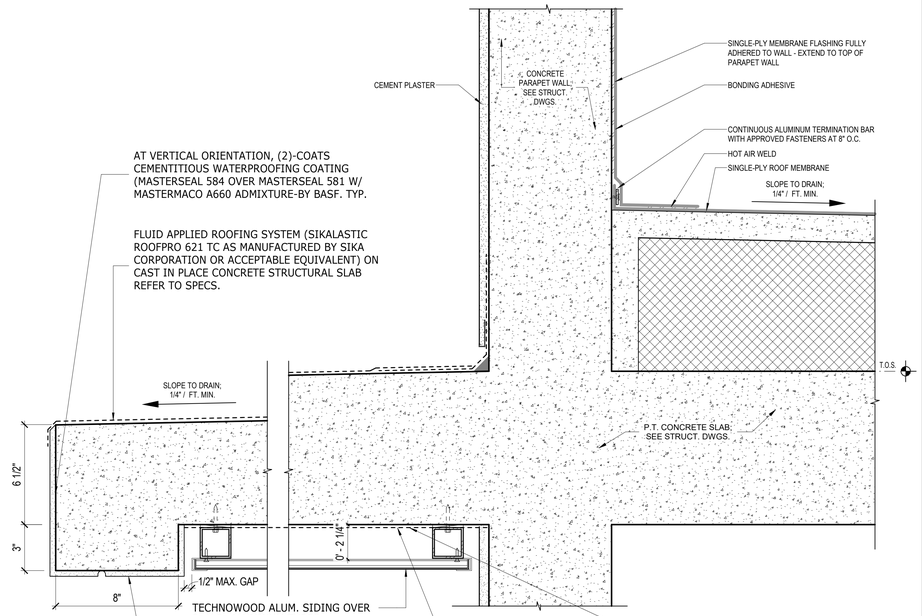
5 ROOF OVERFLOW SCUPPER

3" = 1'-0"



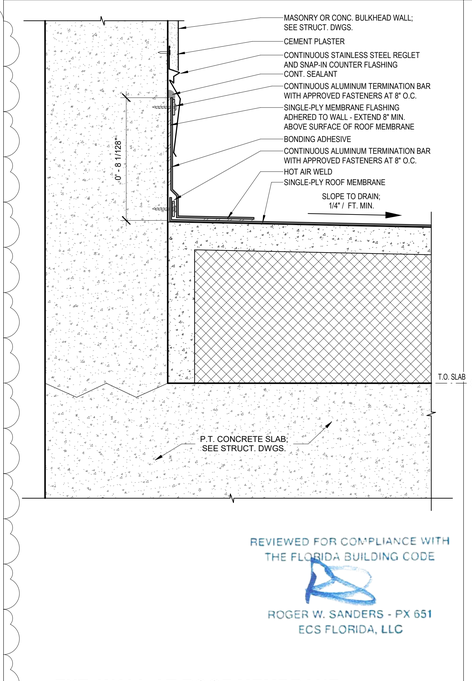
3 ROOF PARAPET - TOP OF WALL

3" = 1'-0"



2 ROOF PARAPET - BASE OF WALL

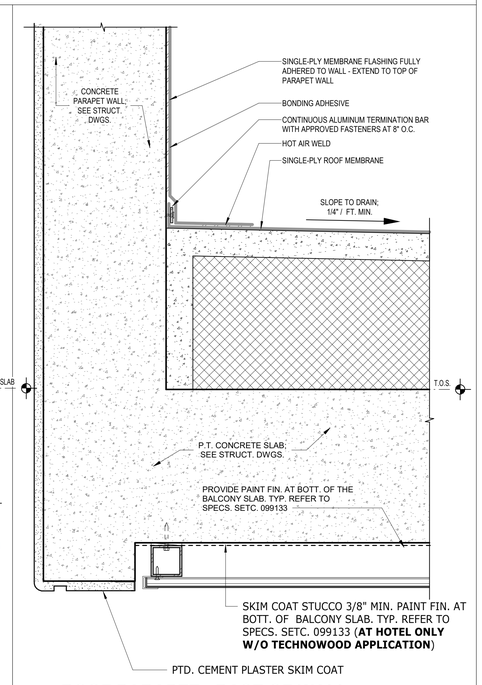
3" = 1'-0"



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

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

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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@sbarchitects.com, CN=Scott A. Lee, O=Colegio de Arquitectos y Arquitectos Paisajistas de Puerto Rico, S=Puerto Rico, C=US
Date: 2021.07.11 08:18:09-04'00'

General - Issued

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Sheet Title: **EXTERIOR DETAILS**

Project No. **21816**

Sheet No. **A8-01**

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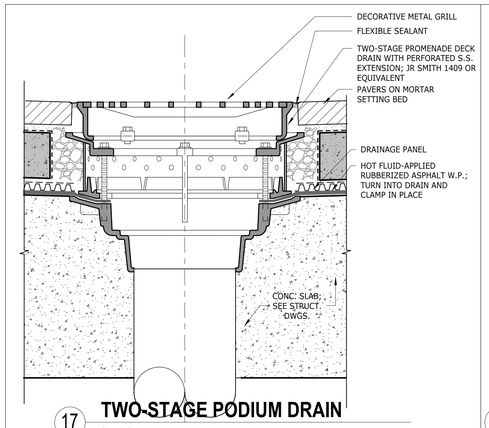
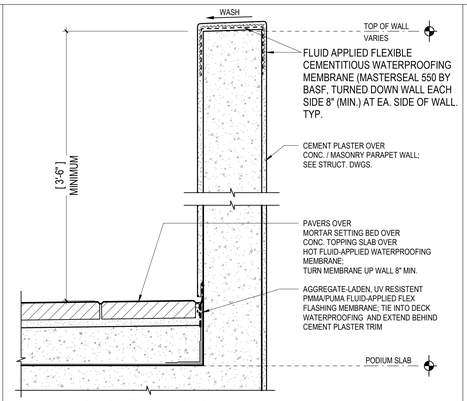
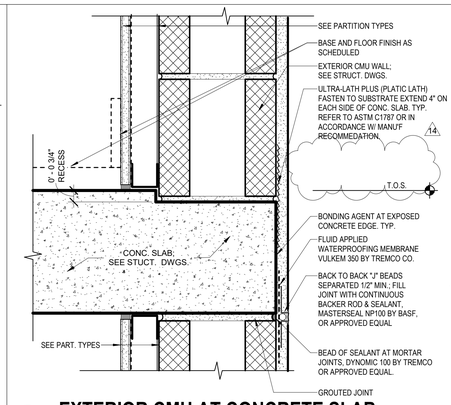


17 TWO-STAGE PODIUM DRAIN
3" = 1'-0"



14 PARAPET AT PODIUM
1 1/2" = 1'-0"



10 EXTERIOR CMU AT CONCRETE SLAB
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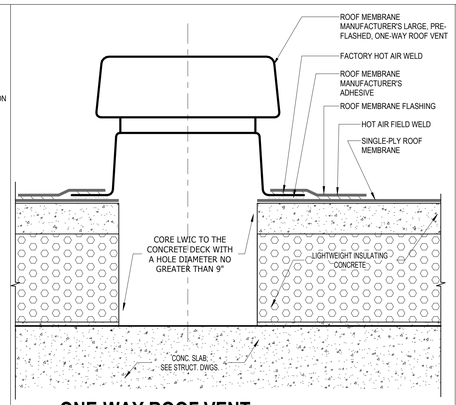
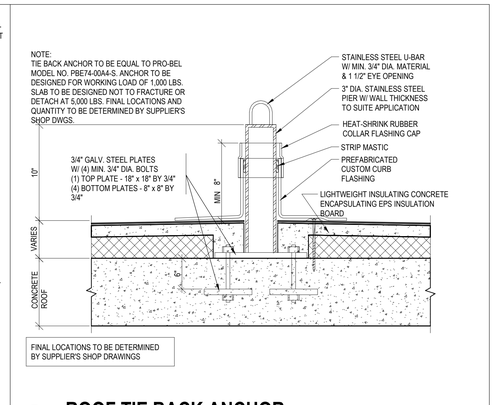
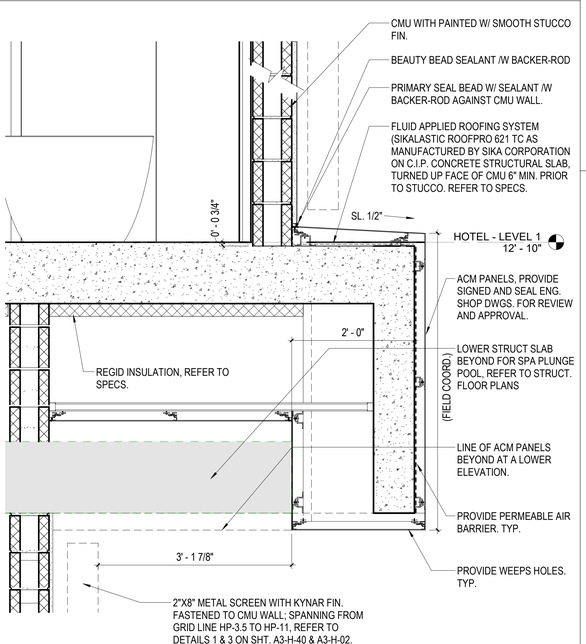


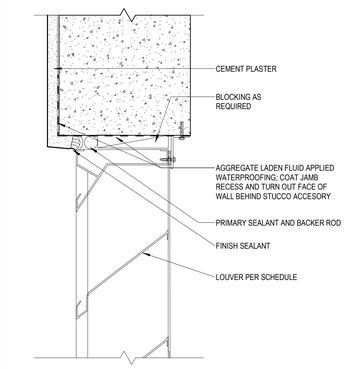
7 ONE-WAY ROOF VENT
3" = 1'-0"



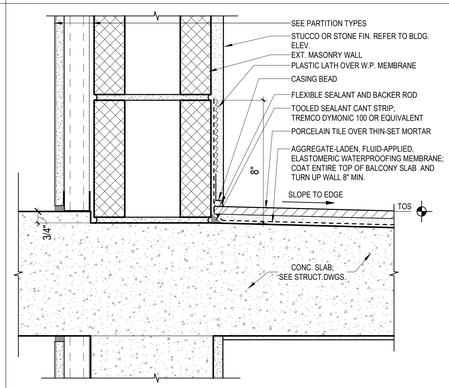
4 ROOF TIE BACK ANCHOR
1 1/2" = 1'-0"



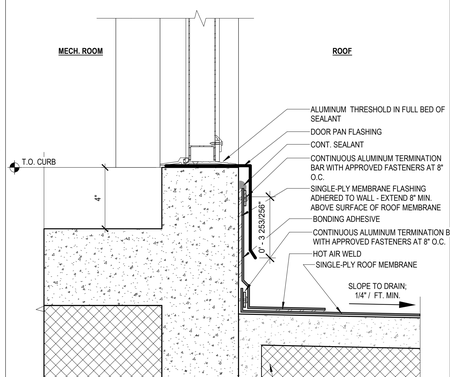
16 EXT. SOFFIT AT NW WALL (EVENT LAWN)
1" = 1'-0"



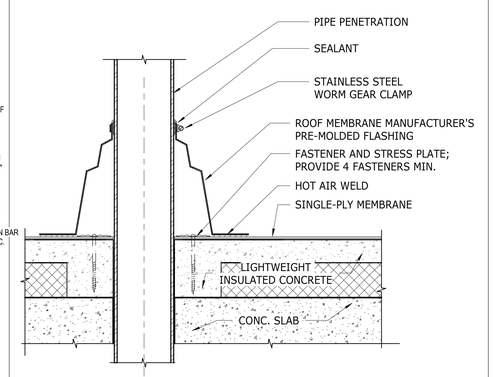
13 MECHANICIAL LOUVER HEAD
3" = 1'-0"



9 BALCONY WP AT EXTERIOR WALL
3" = 1'-0"

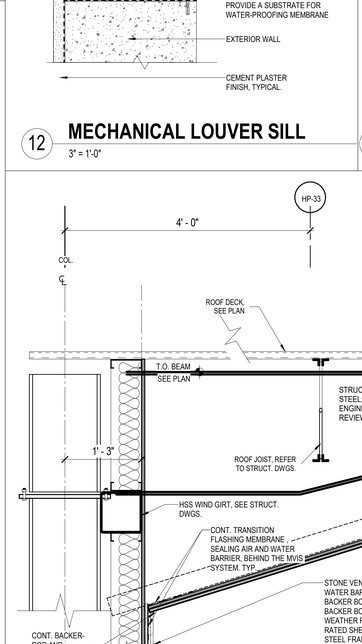


6 TYP. DOOR SILL AT ROOF
3" = 1'-0"

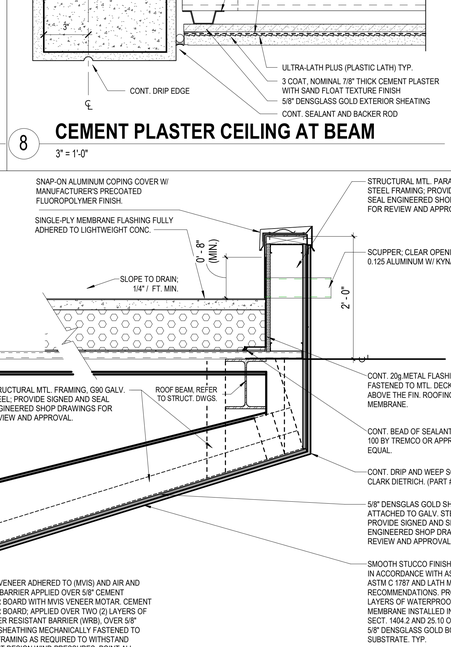


3 ROOF PIPE PENETRATION
3" = 1'-0"

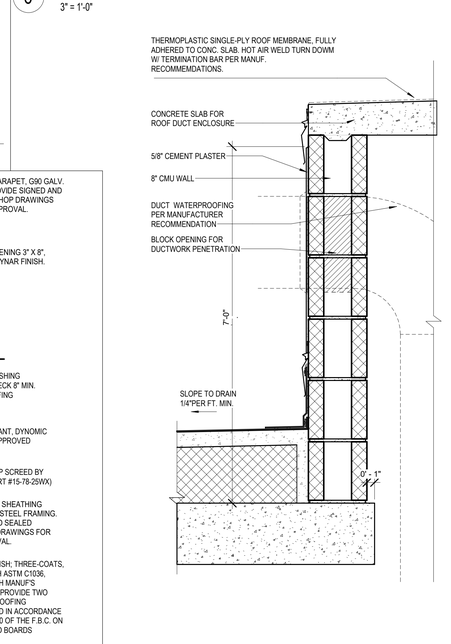
15 EXT. SOFFIT AT NW WALL (EVENT LAWN)
1" = 1'-0"



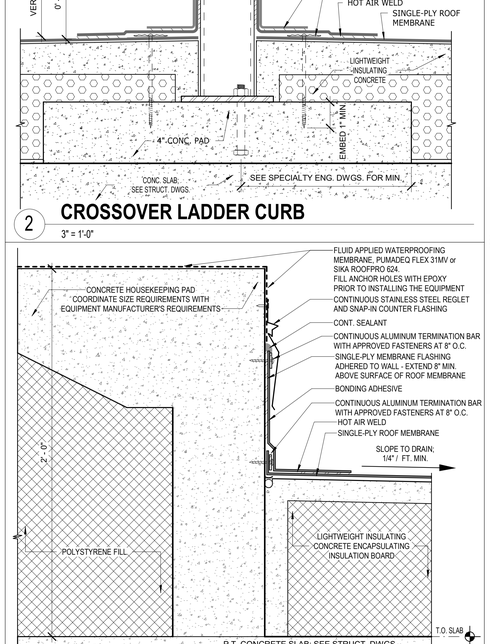
12 MECHANICAL LOUVER SILL
3" = 1'-0"



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"

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

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2/9/2023 3:52:36 PM

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 · AR95712 · REGISTERED ARCHITECT

Scott Lee

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Reason: I am the author of this document
Location:
Date: 2023.03.23 13:11:24-04'00'

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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
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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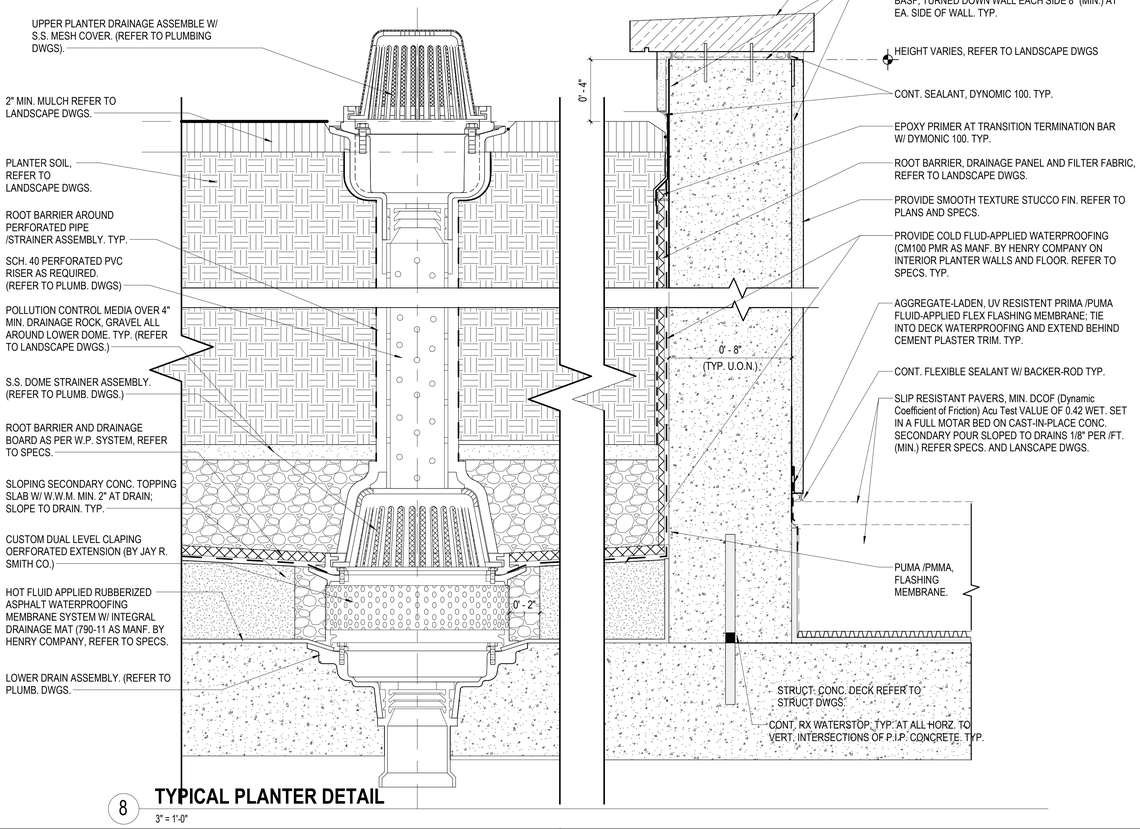
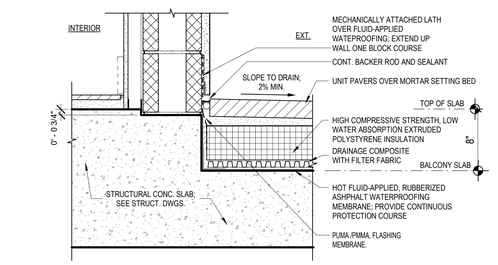
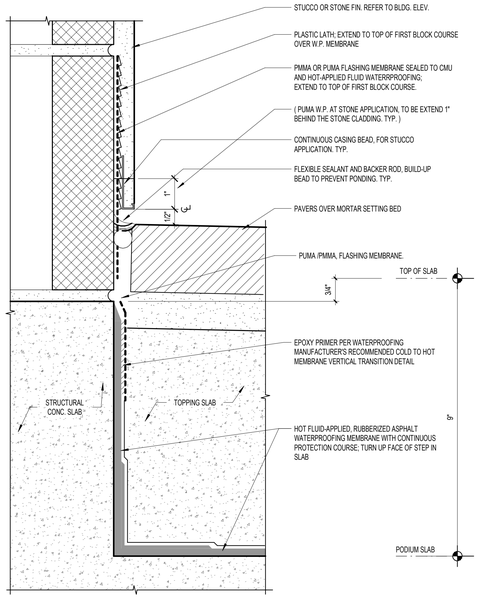


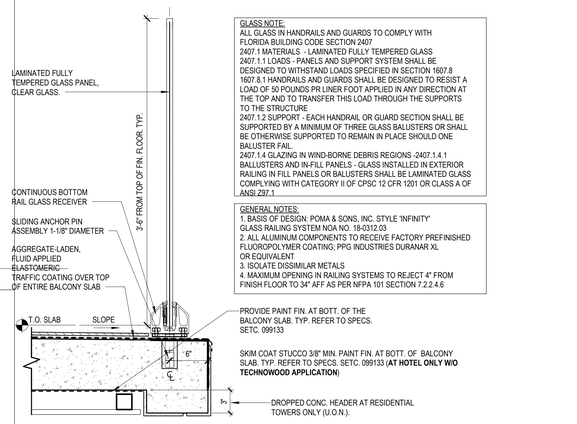
8 TYPICAL PLANTER DETAIL
3" = 1'-0"



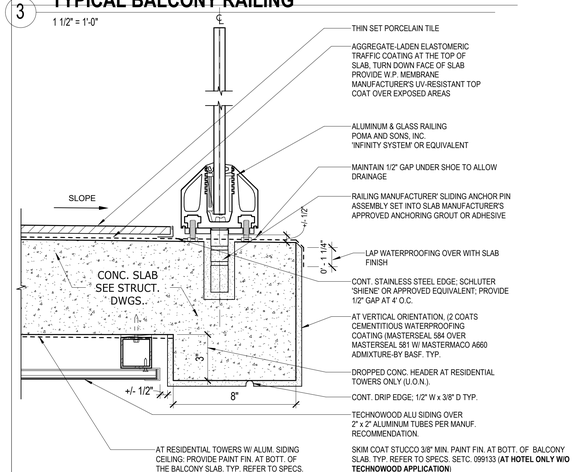
5 W.P. AT BALC. OVER OCCUPIED SPACE
1 1/2" = 1'-0"



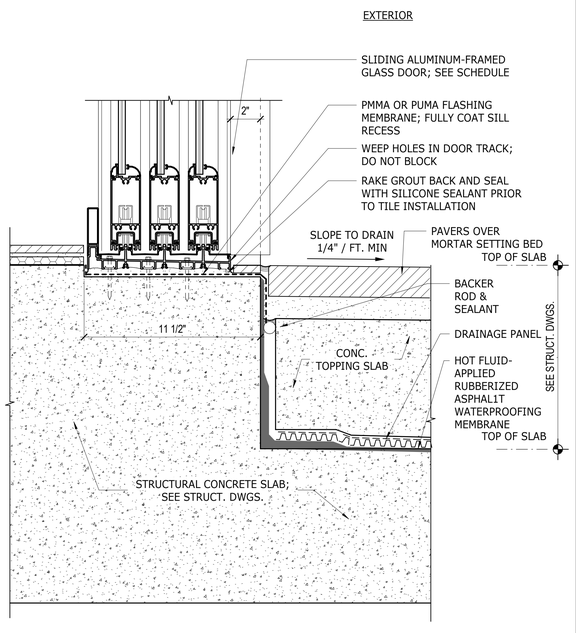
4 W.P. MEMBRANE AT EXT. WALL
6" = 1'-0"



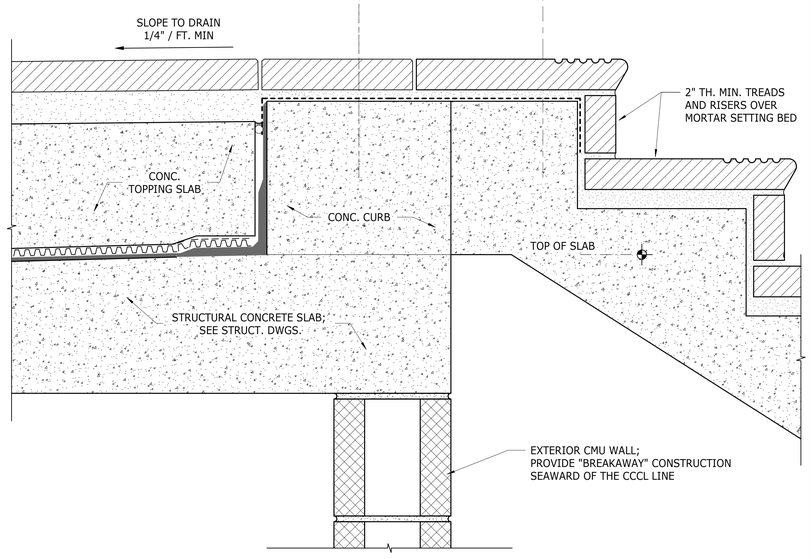
3 TYPICAL BALCONY RAILING
1 1/2" = 1'-0"



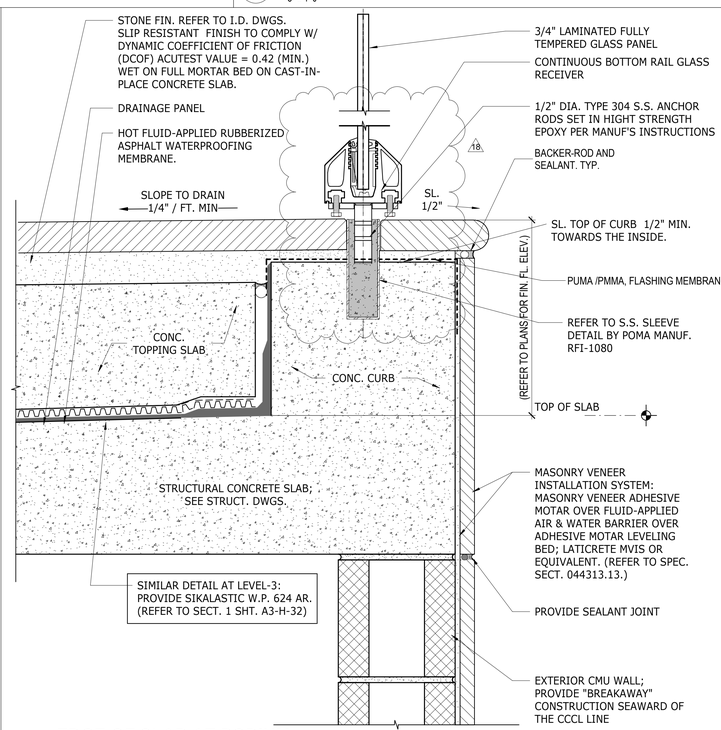
2 BALCONY EDGE WITH CLAD SOFFIT - ALT.
3" = 1'-0"



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"

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Consultant

LONGBOAT KEY HOTEL & RESIDENCES

1620 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

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Orlando, FL 32819
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STATE OF FLORIDA — SCOTT A. LEE — AR95712 — REGISTERED ARCHITECT

Digitally signed by Scott Lee
DN: E=slee@ch-schlenk.com, CN=Scott Lee, O=Scott A. Lee, L=Miami, C=US
Reason: I AM APPROVING THIS DOCUMENT
Location: Florida
Date: 2023.03.29 13:20:15-04'00'

General - Issued

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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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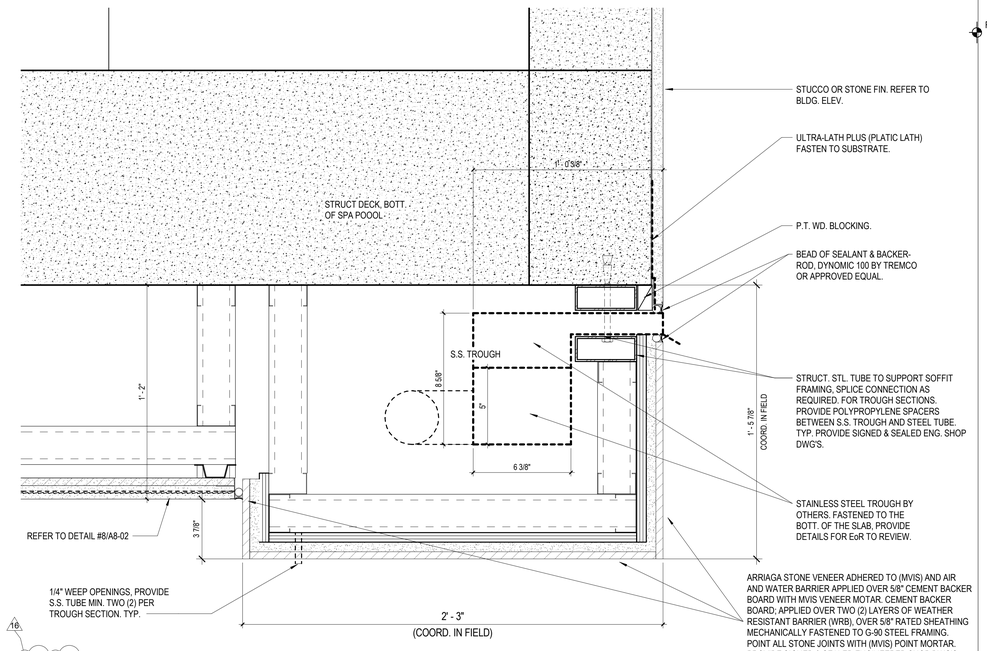
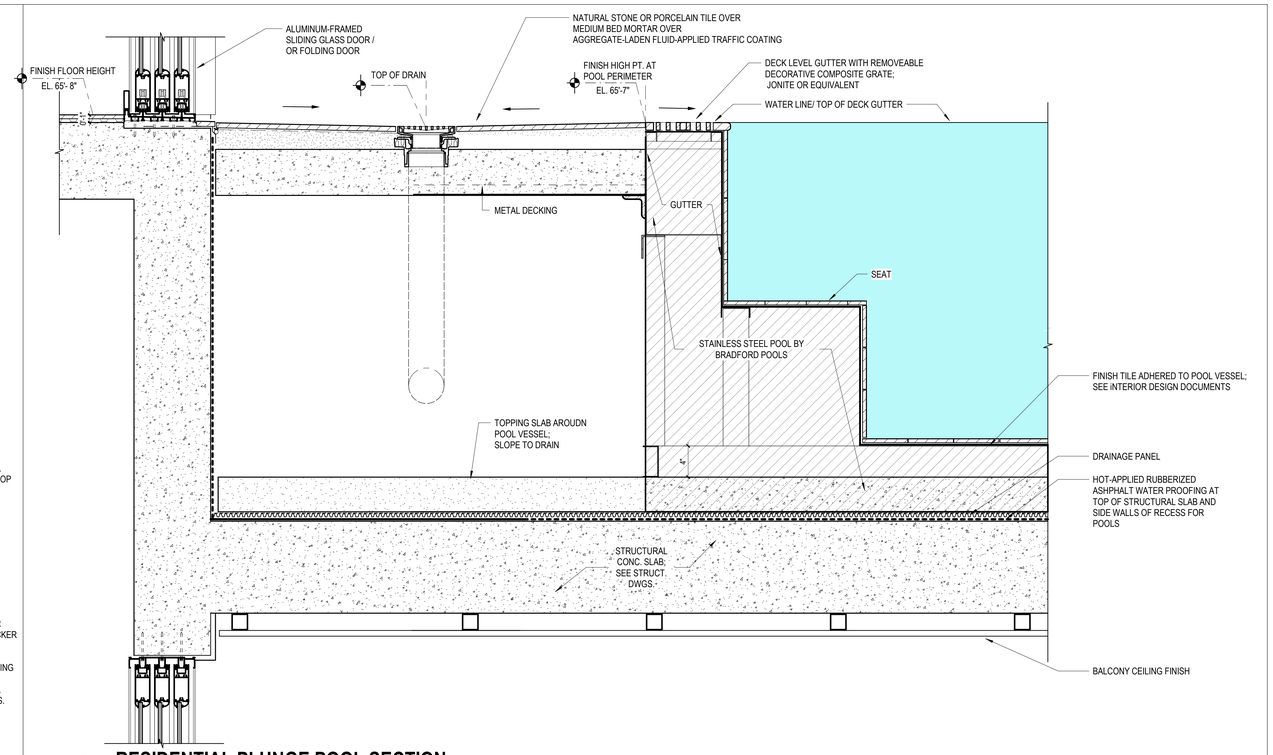
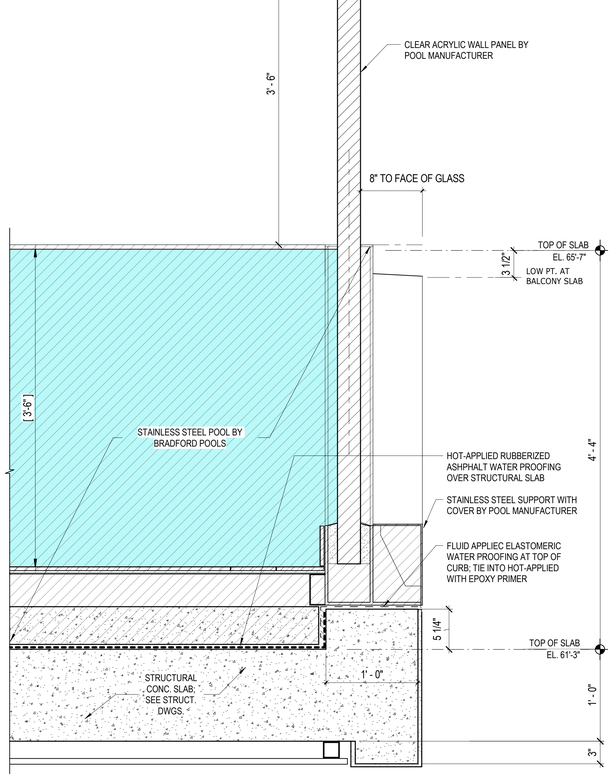


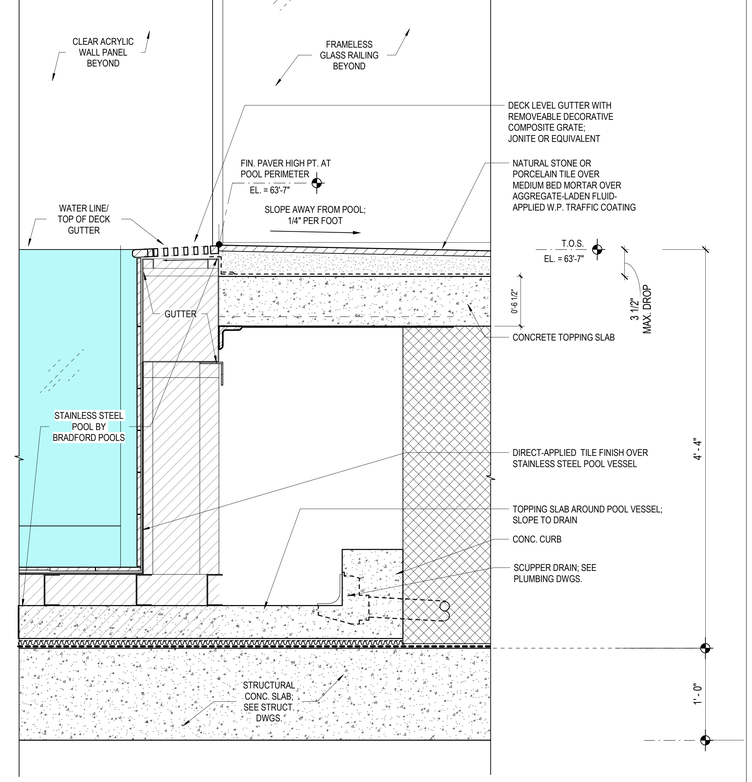
4 **WATERFALL TROUGH DETAIL**
3" = 1'-0"



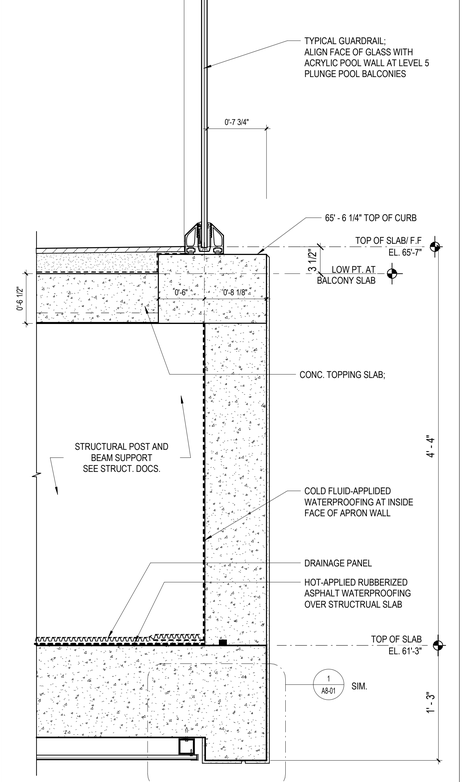
1 **RESIDENTIAL PLUNGE POOL SECTION**
1 1/2" = 1'-0"



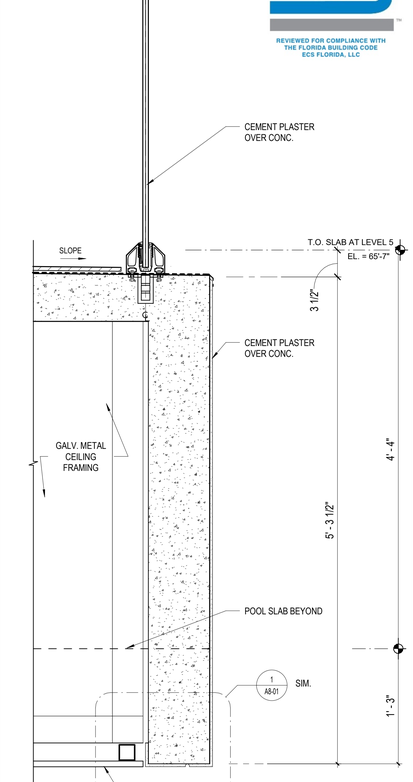
6 **RESIDENTIAL PLUNGE POOL SECTION AT ACRYLIC WALL**
1 1/2" = 1'-0"



5 **RESIDENTIAL PLUNGE POOL SECTION AT SIDE WALL**
1 1/2" = 1'-0"



3 **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

STATE OF FLORIDA SCOTT A LEE REGISTERED ARCHITECT AR95712
Scott Lee
Digitally signed by Scott Lee
DN: E=slee@ecs-archtects.com, CN=Scott Lee, O=Scott A. Lee, OU=AR 0095712, C=US
Date: 2023.03.29 13:14:43-04'00'
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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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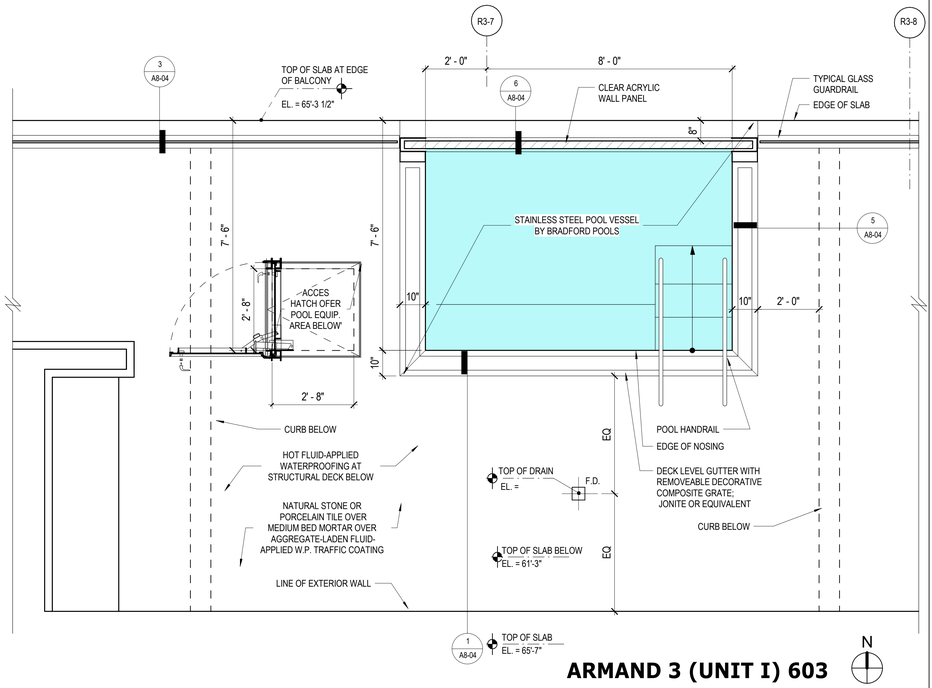
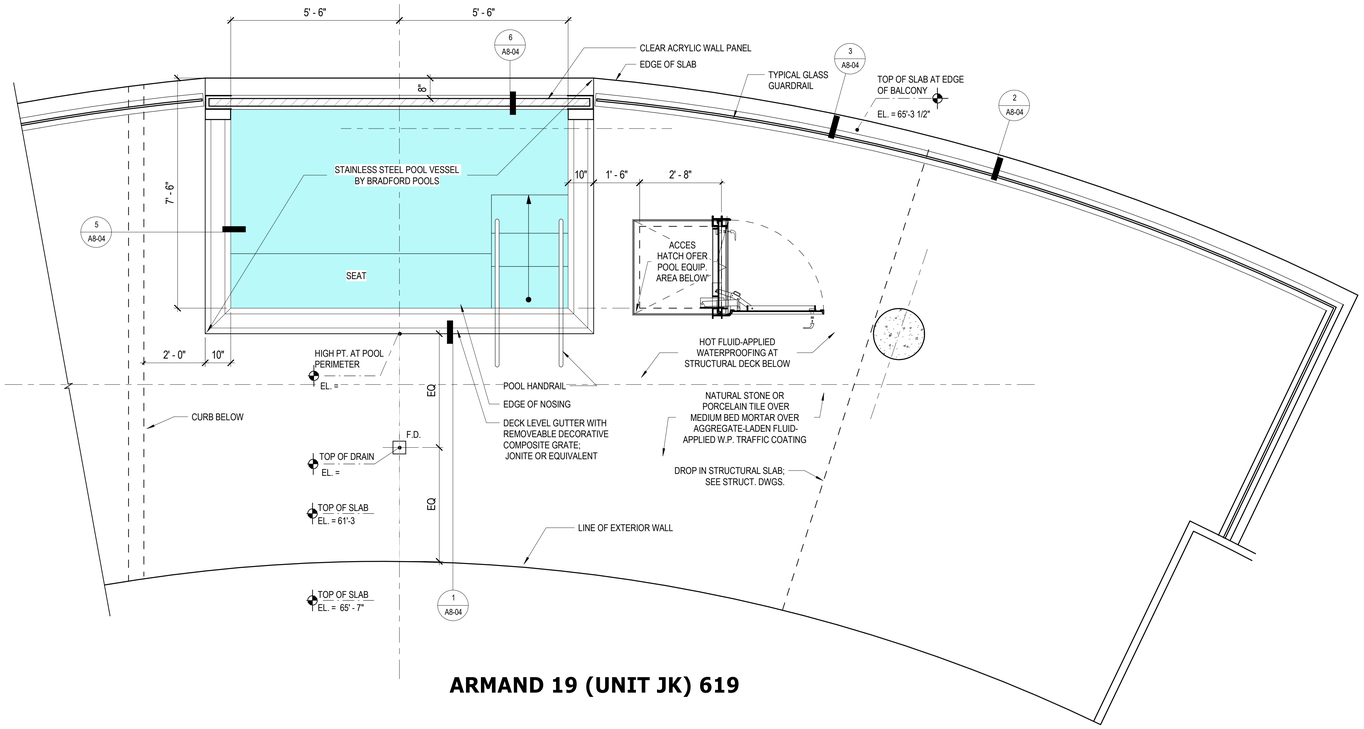


ARMAND 3 (UNIT I) 603

RESIDENTIAL PLUNGE POOL PLAN - ARMAND 3

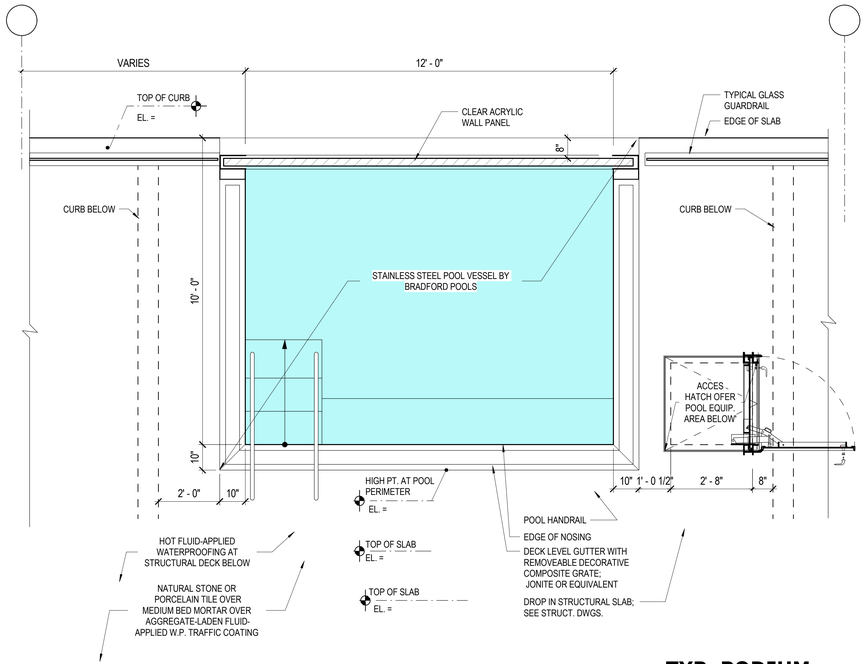
3 1/2" = 1'-0"



ARMAND 19 (UNIT JK) 619

RESIDENTIAL PLUNGE POOL PLAN - ARMAND 19

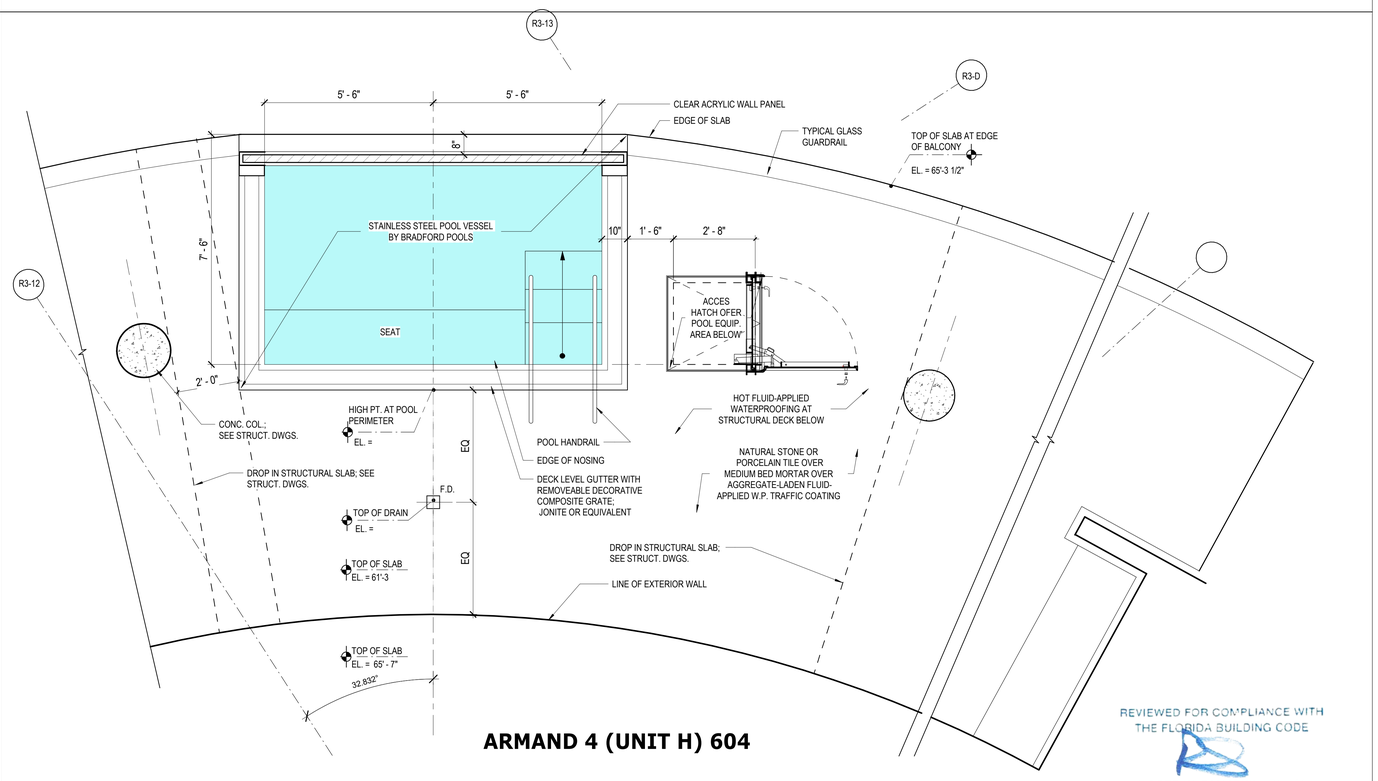
1 1/2" = 1'-0"



TYP. PODIUM

RESIDENTIAL PLUNGE POOL PLAN - TYP. PODIUM - R3

4 1/2" = 1'-0"



ARMAND 4 (UNIT H) 604

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

RESIDENTIAL PLUNGE POOL PLAN - ARMAND 4

2 1/2" = 1'-0"

SB ARCHITECTS

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ARMAND - 1561 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

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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
	PERMIT APPROVAL SET	12/13/2021

Sheet Title

ENLARGED RESIDENTIAL PLUNGE POOL PLANS

Project No. 21816

Sheet No.

A8-04A

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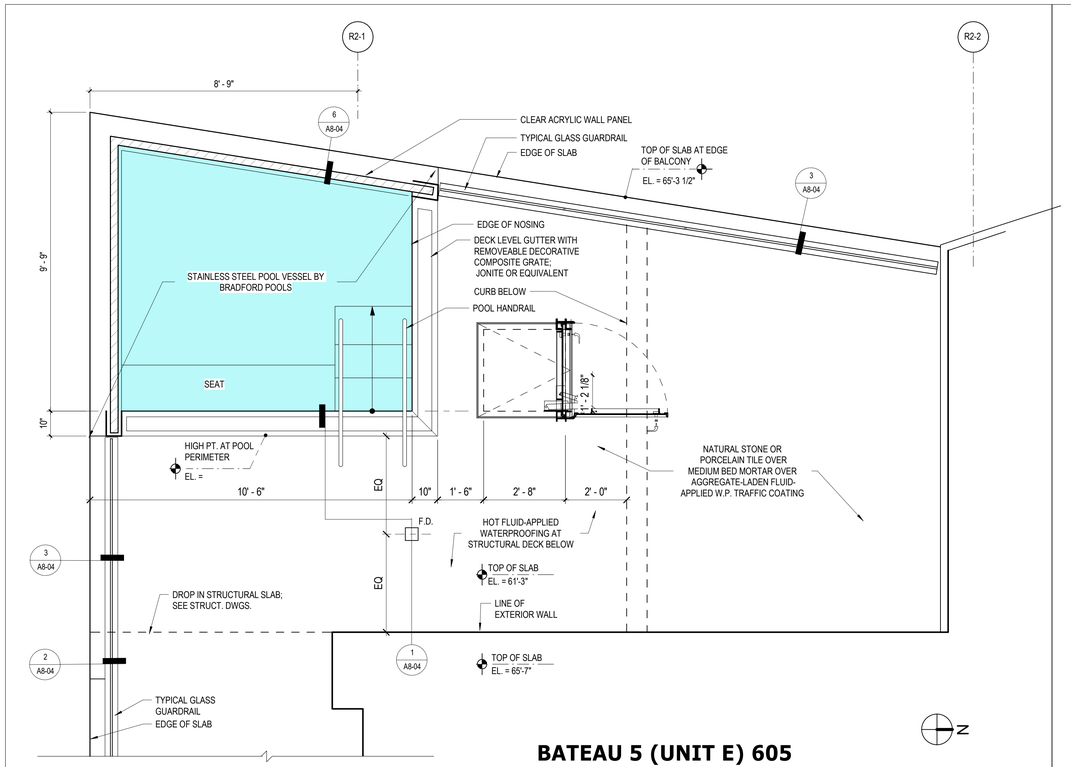
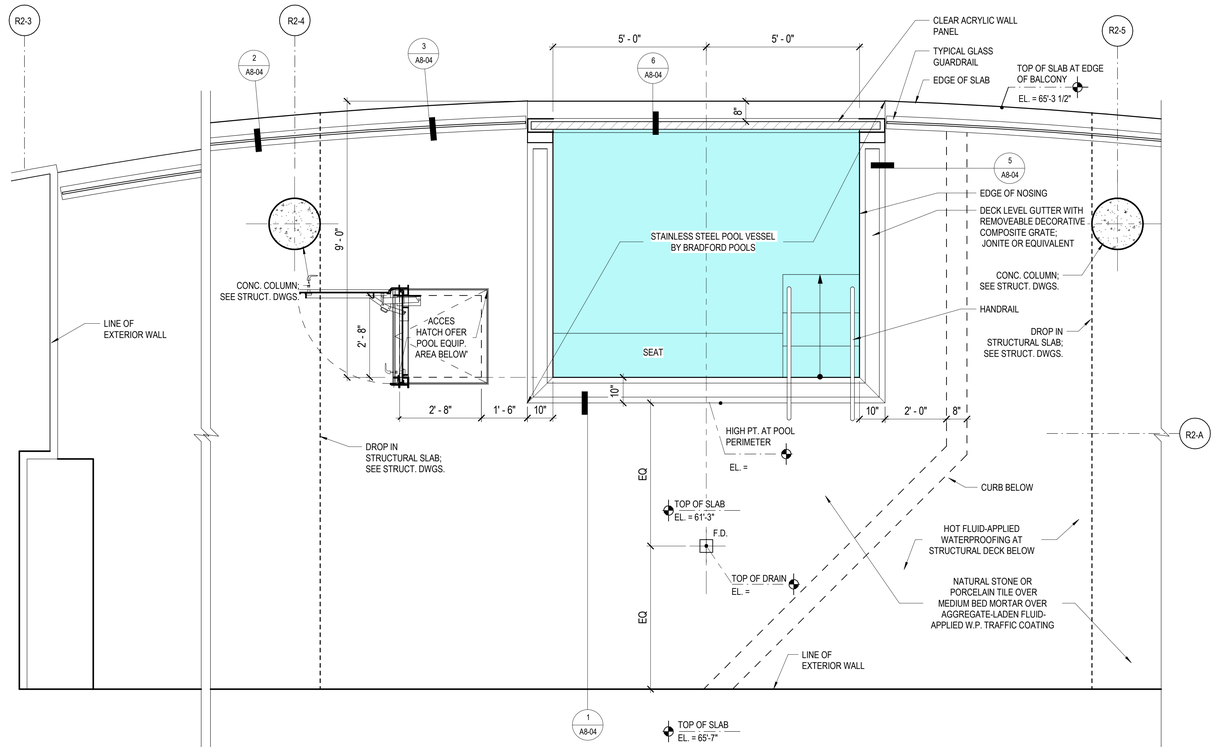


BATEAU 5 (UNIT E) 605
BATEAU 8 (UNIT E -rev) 608 (OPP. HAND)

RESIDENTIAL PLUNGE POOL PLAN - BATEAU 5

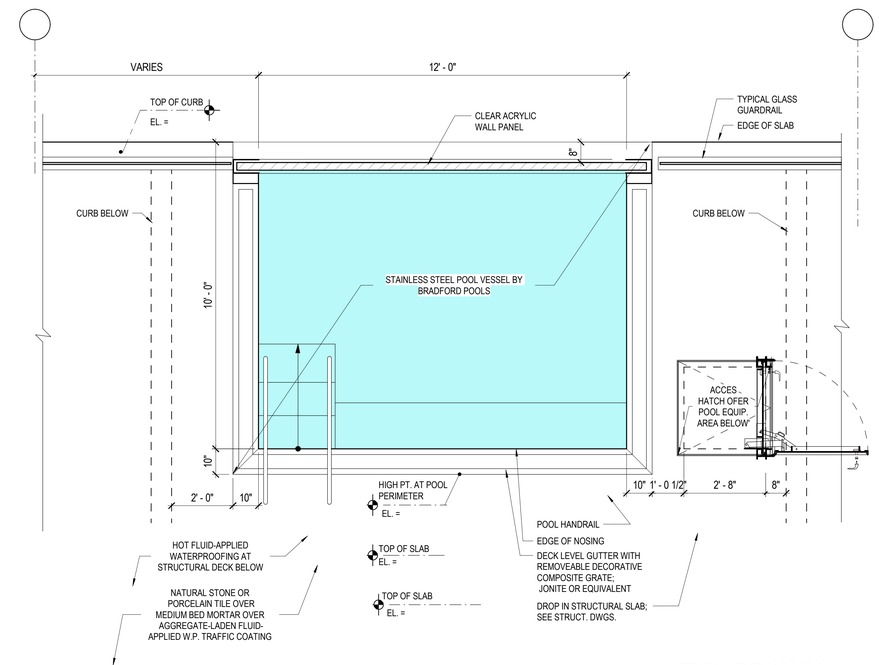
3 1/2" = 1'-0"



BATEAU 6 (UNIT B) 606

RESIDENTIAL PLUNGE POOL PLAN - BATEAU 6

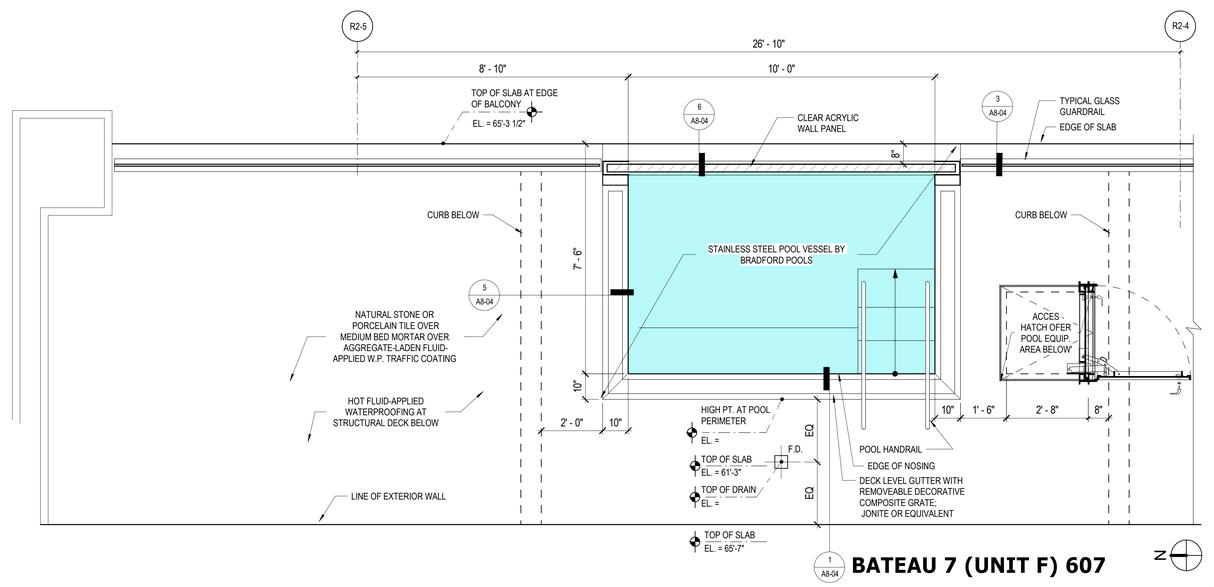
1 1/2" = 1'-0"



TYP. PODIUM

RESIDENTIAL PLUNGE POOL PLAN - TYP. PODIUM - R2

2 1/2" = 1'-0"



BATEAU 7 (UNIT F) 607

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ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

RESIDENTIAL PLUNGE POOL PLAN - BATEAU 7

r 1/2" = 1'-0"

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F 305/856-0854

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Consultant

LONGBOAT KEY HOTEL & RESIDENCES

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

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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
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021

Sheet Title

ENLARGED RESIDENTIAL PLUNGE POOL PLANS

Project No. **21816**

Sheet No.

A8-04B

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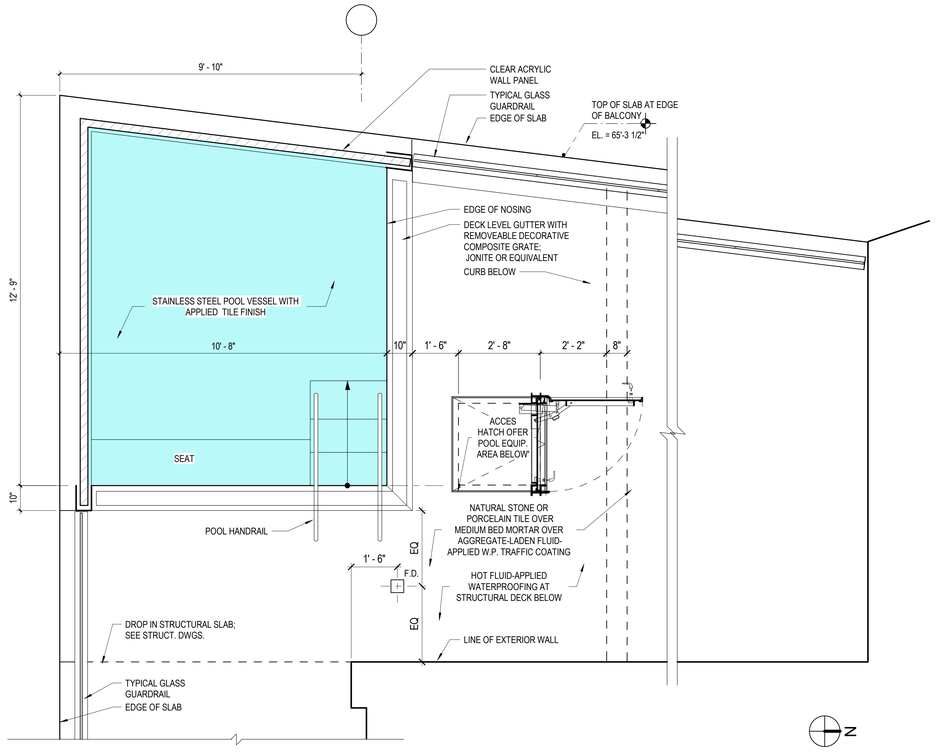
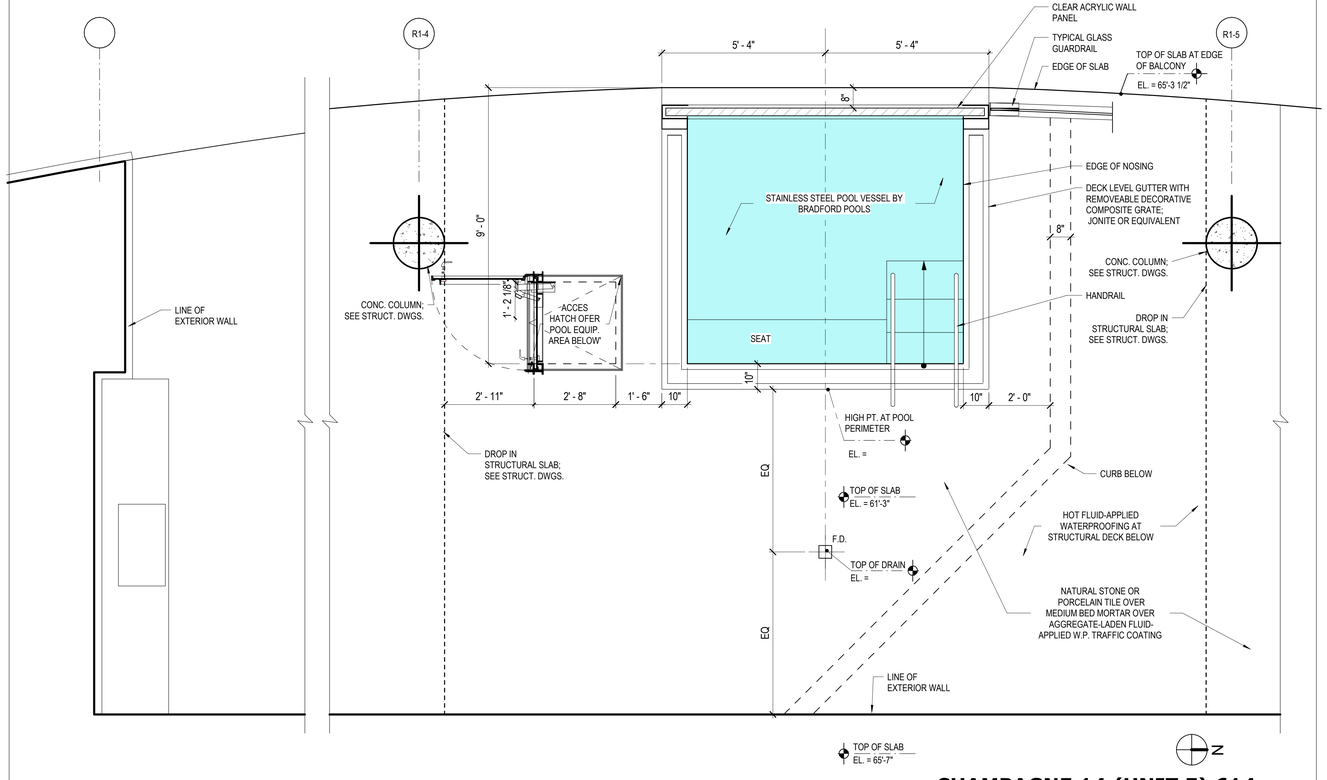


CHAMPAGNE 9 (UNIT A) 609
CHAMPAGNE 18 (UNIT A -rev) 618 (OPP. HAND)

RESIDENTIAL PLUNGE POOL PLAN - CHAMPAGNE 9

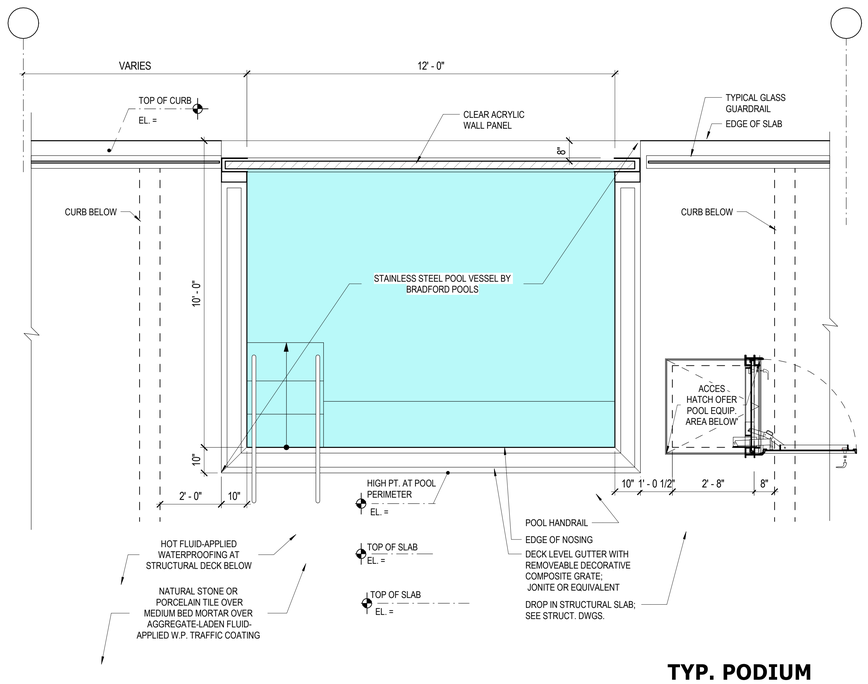
3 — 1/2" = 1'-0"



CHAMPAGNE 14 (UNIT E) 614

RESIDENTIAL PLUNGE POOL PLAN - CHAMPAGNE 14

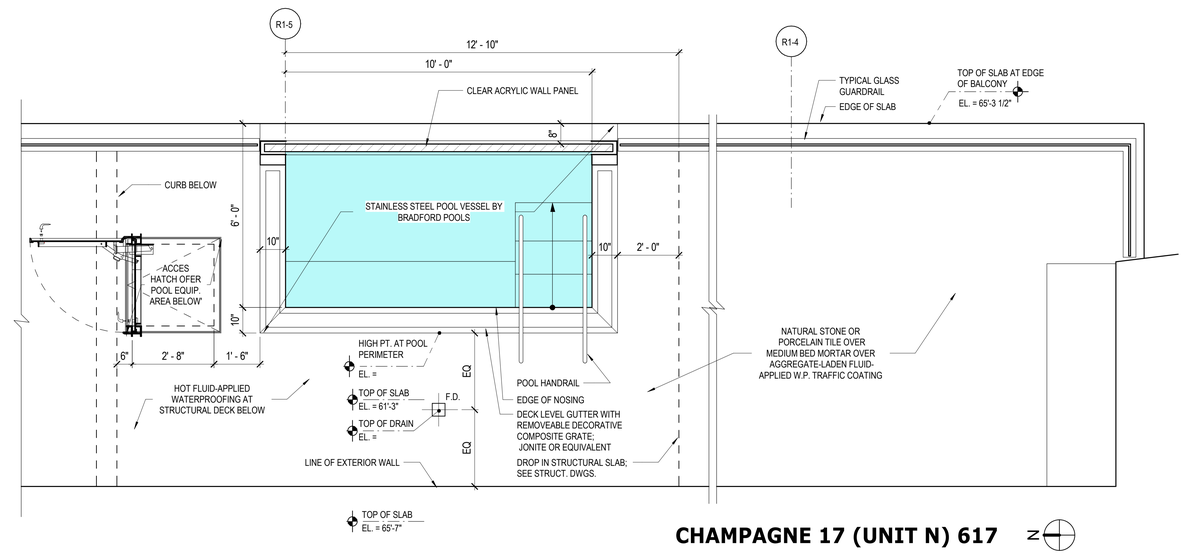
1 — 1/2" = 1'-0"



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"

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ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

1

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A California Corporation

Consultant

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UNICORP NATIONAL DEVELOPMENTS, INC

Scott Lee

STATE OF FLORIDA SCOTT A. LEE AR95712 REGISTERED ARCHITECT

RESI Bldg 1 - Issued

No.	Description	Date
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021

Sheet Title: **ENLARGED RESIDENTIAL PLUNGE POOL PLANS**

Project No. **21816**

Sheet No. **A8-04C**

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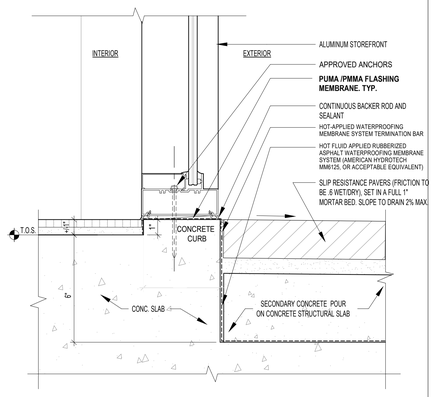
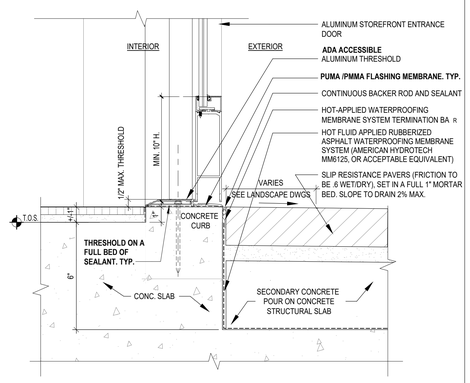


8 STOREFRONT AT PODIUM

3" = 1'-0"



7 STOREFRONT DOOR AT PODIUM

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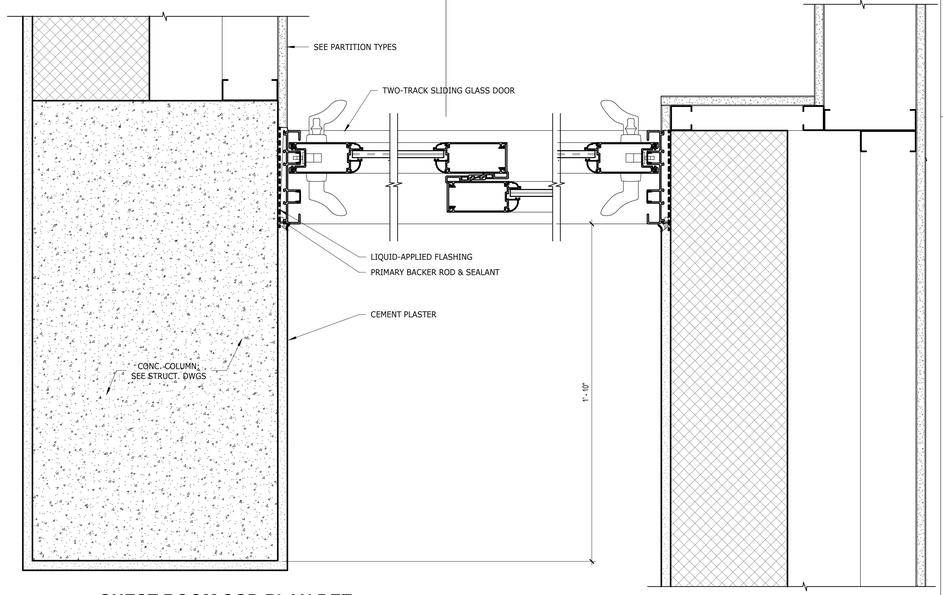
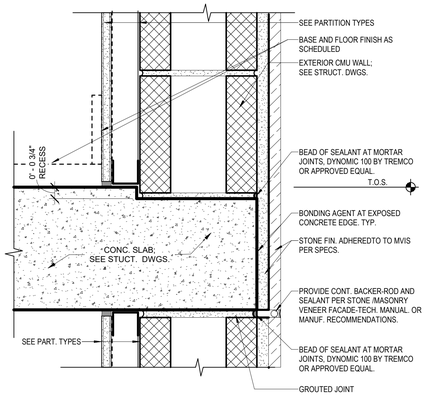


6 GUEST ROOM SGD PLAN DET.

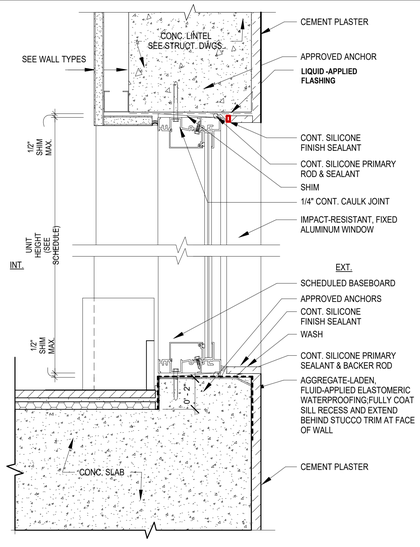
3" = 1'-0"



14 10

10 EXTERIOR CMU AT CONCRETE SLAB

3" = 1'-0"



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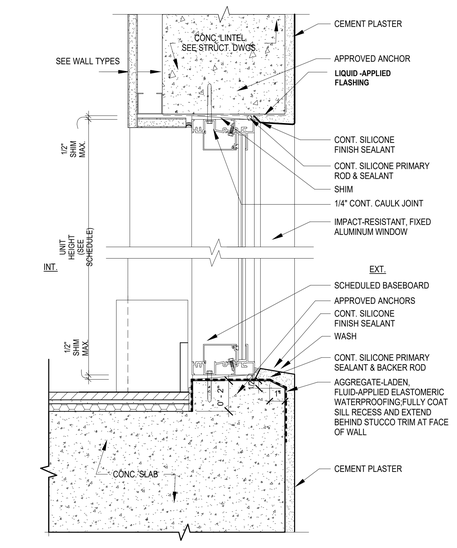
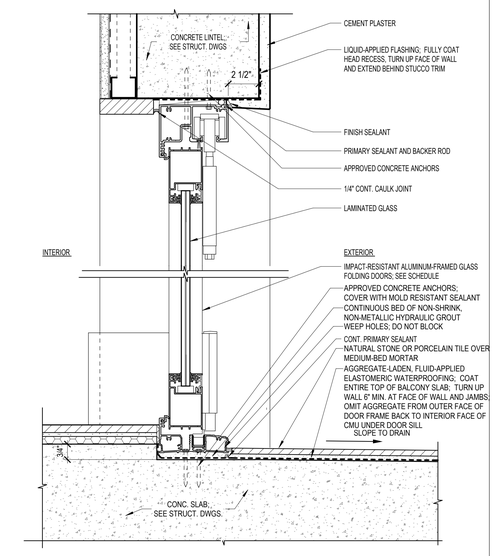
9 EXT. STONE CLADDING AT FIXED WINDOW HEAD & SILL

3" = 1'-0"



5 FIXED WINDOW HEAD & SILL

3" = 1'-0"



3 TYP. FOLDING DOOR HEAD & SILL

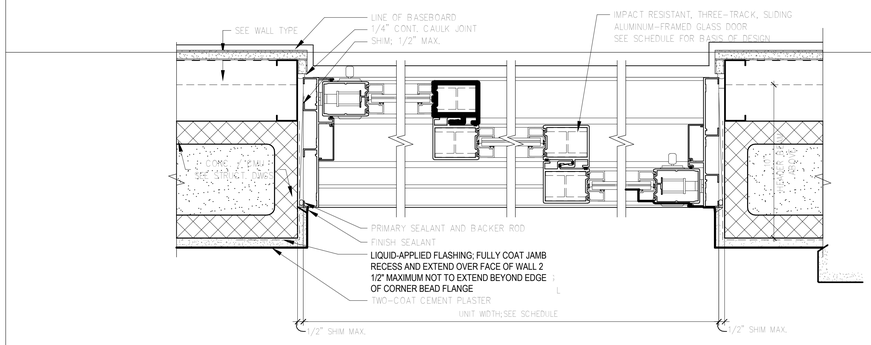
3" = 1'-0"

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"

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 — AR95712 — REGISTERED ARCHITECT

Scott Lee

Digitally signed by Scott Lee
DN: C=US, 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 SIGNED AND SEALED. COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES
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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
14	PERMIT REVISION 14	02/10/2023

Sheet Title

EXTERIOR DETAILS

Project No. **21816**

Sheet No.

A8-05

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

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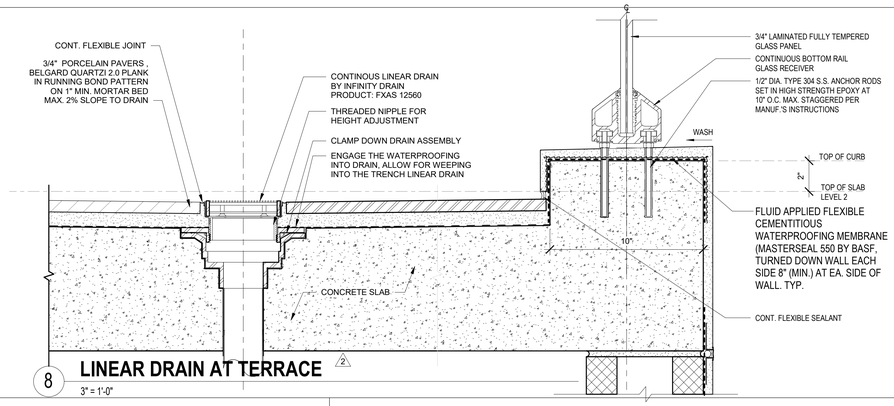
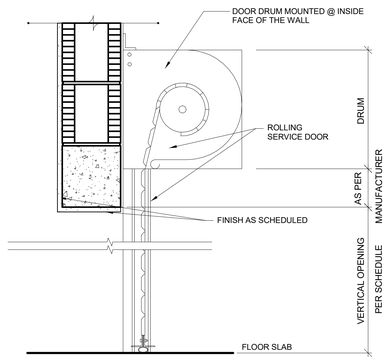
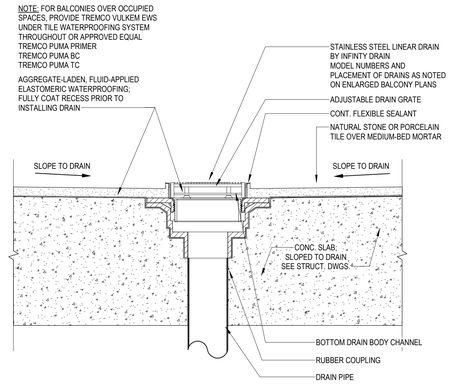


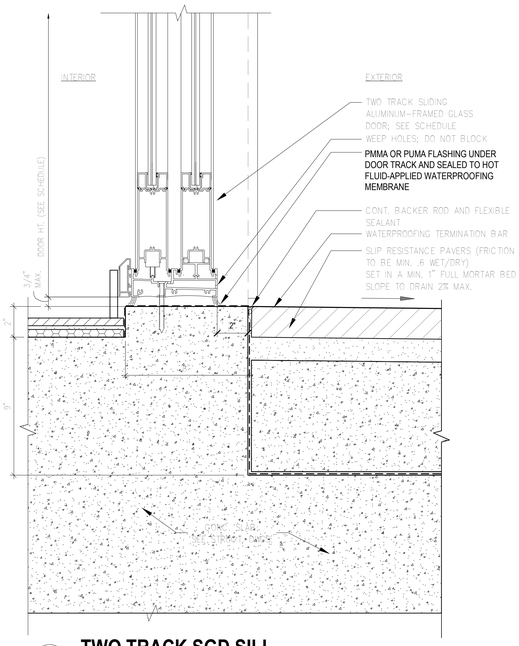
8 **LINEAR DRAIN AT TERRACE**
3" = 1'-0"



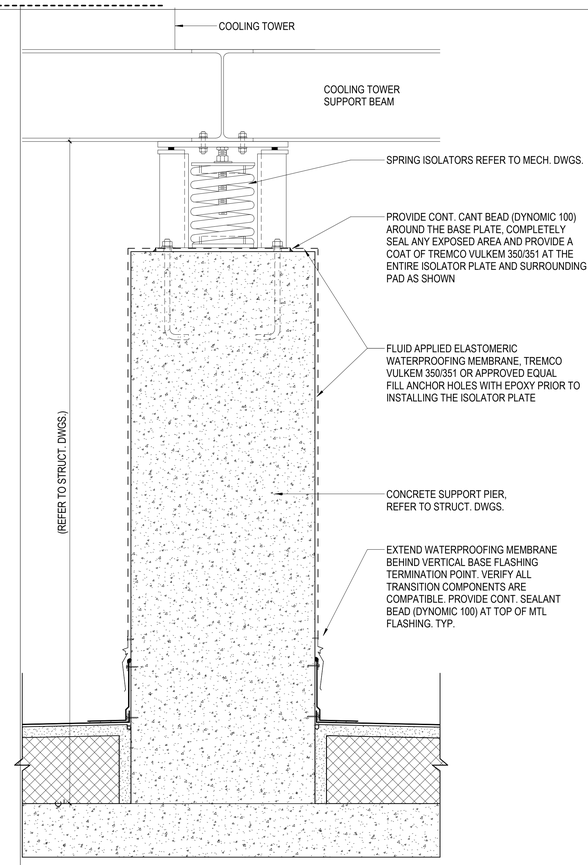
7 **GARAGE GRILLE HEAD/SILL**
1 1/2" = 1'-0"



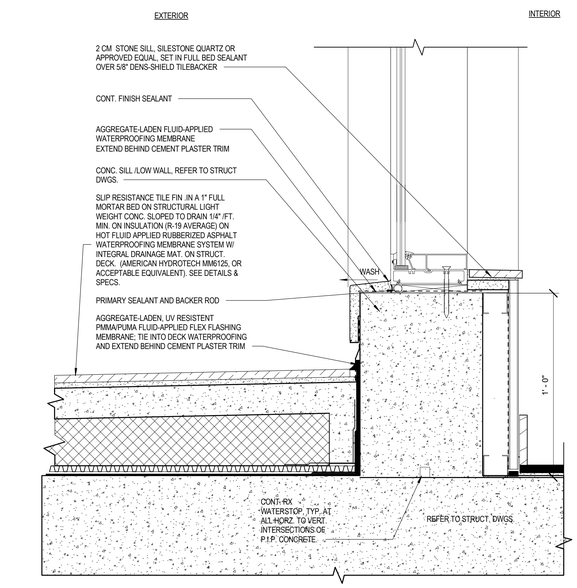
6 **LINEAR BALCONY DRAIN**
3" = 1'-0"



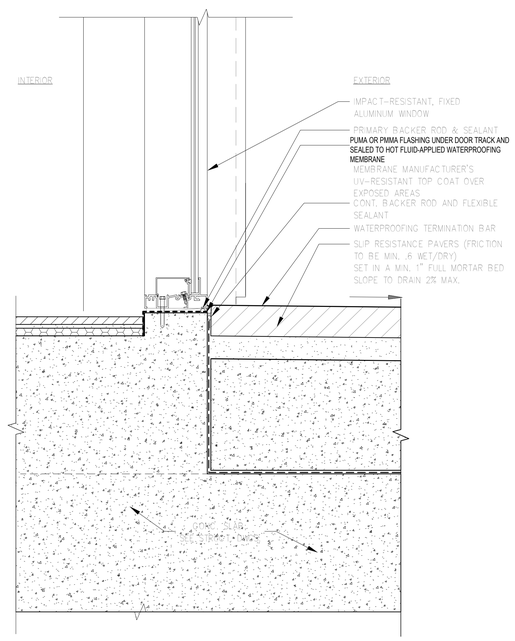
4 **TWO TRACK SGD SILL**
3" = 1'-0"



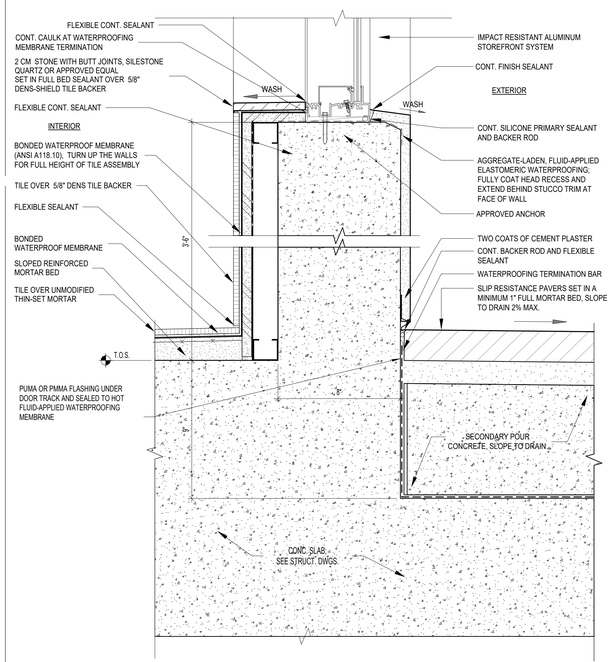
2 **COOLING TOWER SUPPORT PIER**
1 1/2" = 1'-0"



5 **FIXED WINDOW SILL**
3" = 1'-0"



3 **FIXED WINDOW SILL**
3" = 1'-0"



1 **FIXED WINDOW SILL**
3" = 1'-0"

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

C:\CurrentProjects\2019Format\St.Regis LBK_R19_gmendoza@sb-architects.com.rvt
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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

STATE OF FLORIDA SCOTT A. LEE AR95712 REGISTERED ARCHITECT

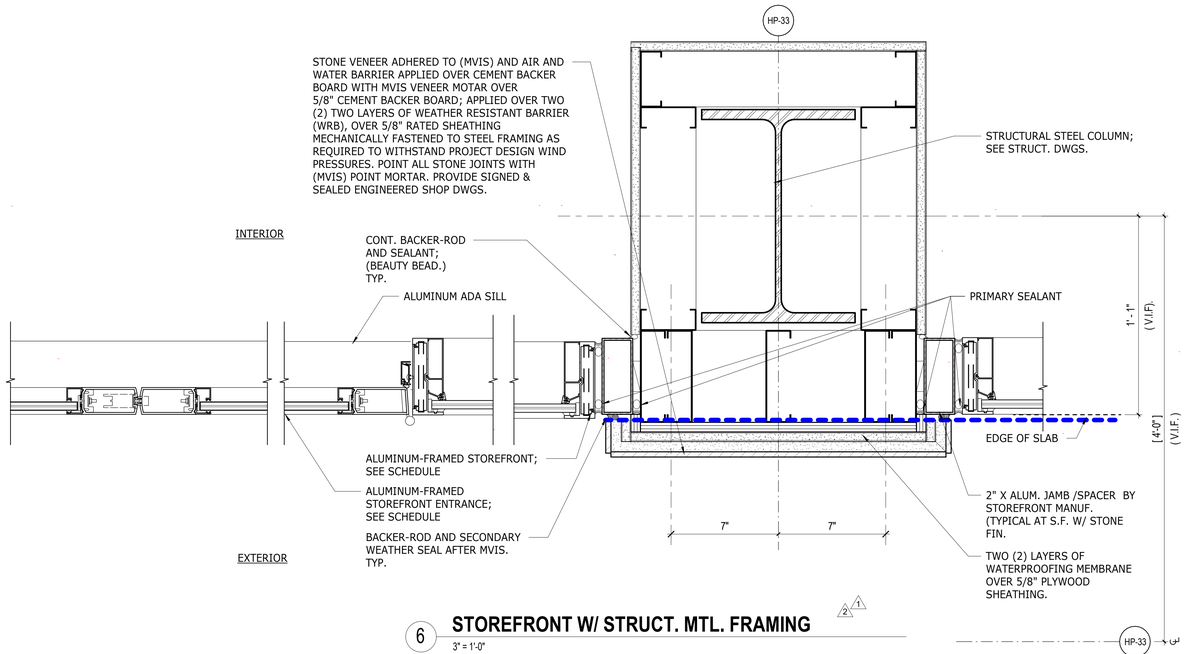
Site/Hotel - Issued

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

Sheet Title
EXTERIOR DETAILS

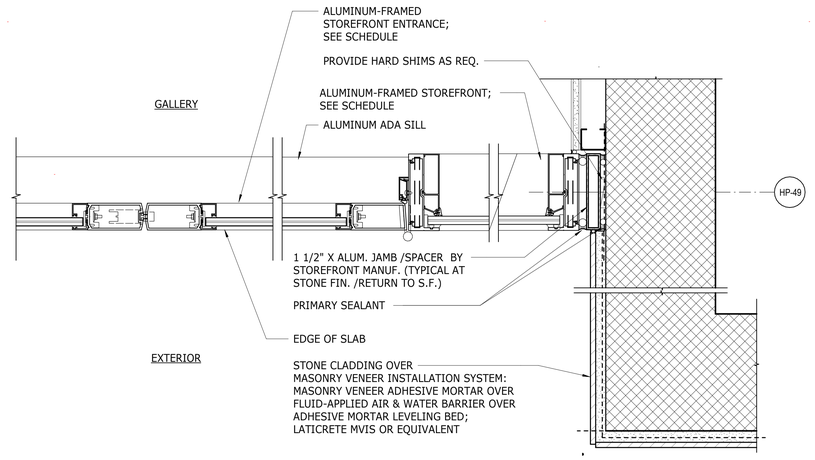
Project No. **21816**

Sheet No.
A8-06



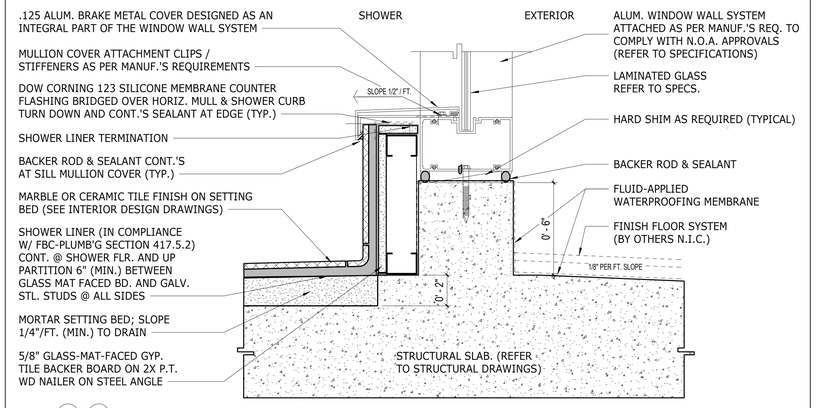
6 STOREFRONT W/ STRUCT. MTL. FRAMING

3" = 1'-0"



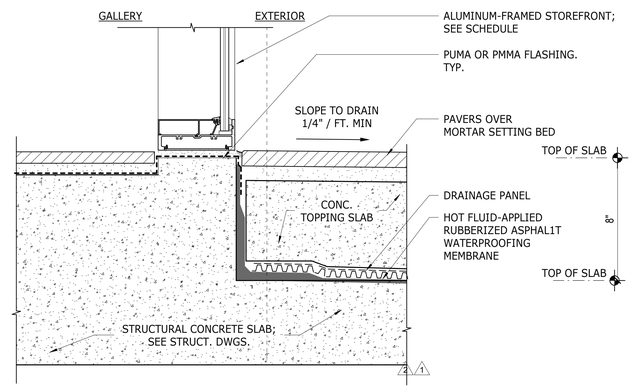
3 STOREFRONT JAMB AT GALLERY

3" = 1'-0"



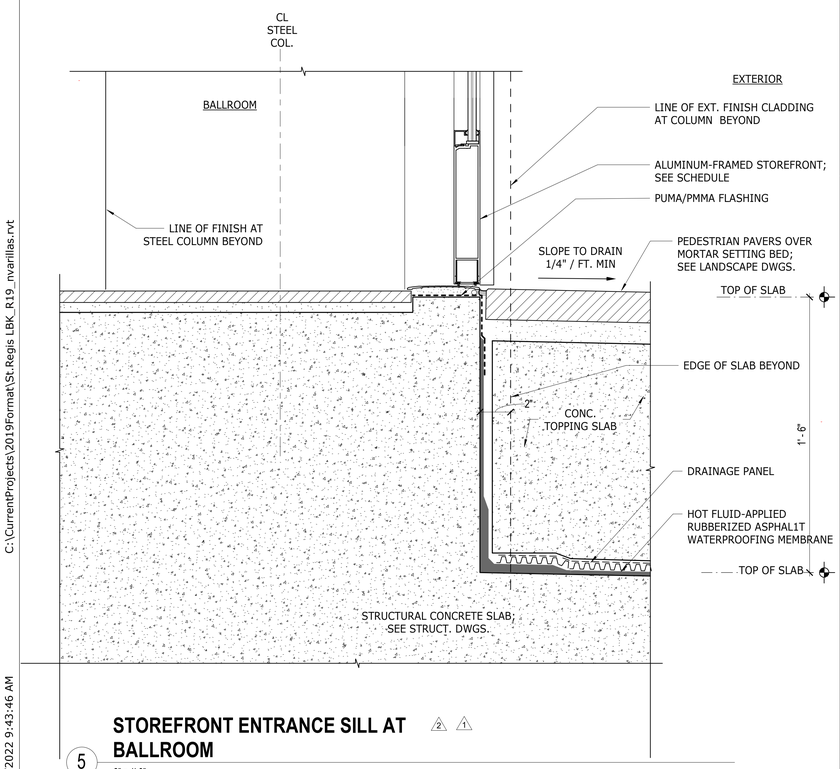
7 TYP. WINDOW WALL SILL DETAIL AT CONDO UNIT SHOWER

3" = 1'-0"



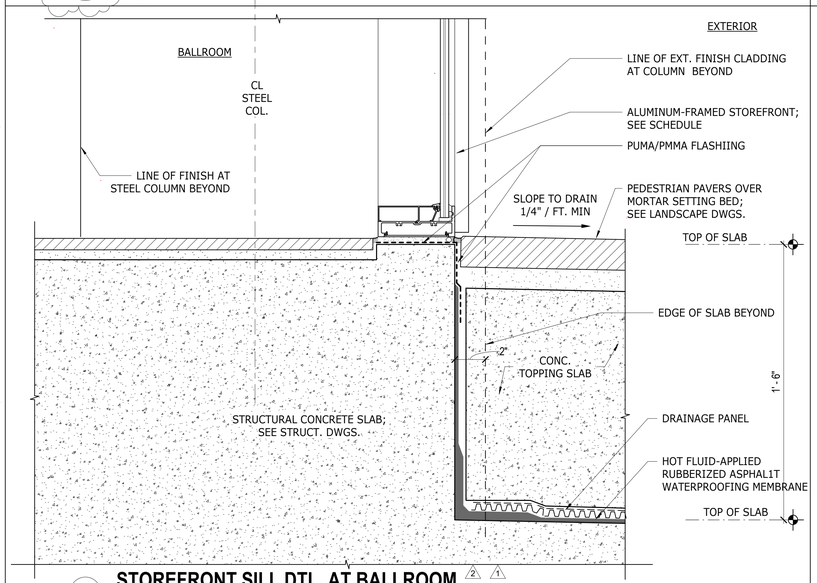
2 STOREFRONT SILL AT GALLERY

3" = 1'-0"



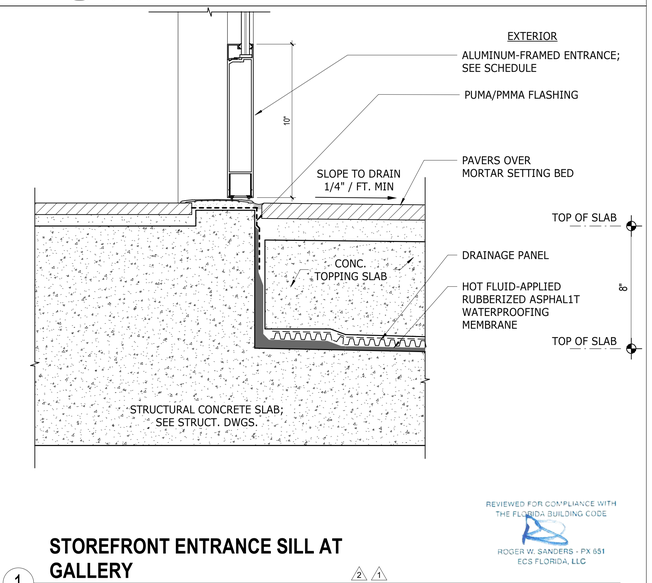
5 STOREFRONT ENTRANCE SILL AT BALLROOM

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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A California Corporation
Consultant

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Owner

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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 19:04:07-04'00'

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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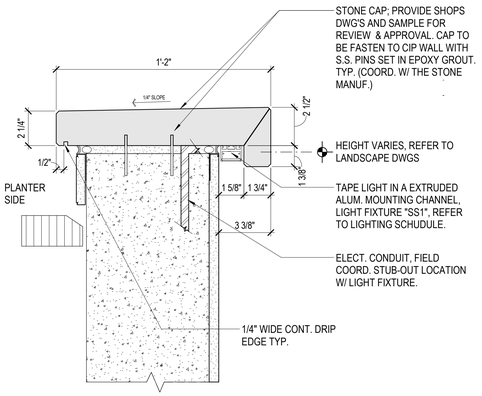
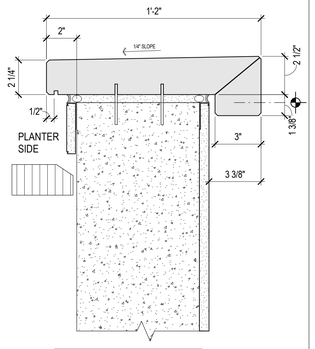
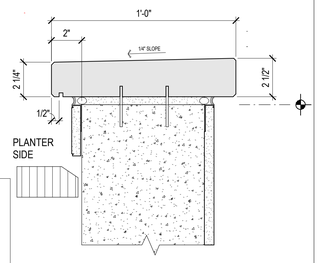


STONE CAP #1
(FOR RECESSED LIGHT FIXTURE)



STONE CAP #2



STONE CAP #3
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6 TYPICAL PLANTER CAP DETAIL
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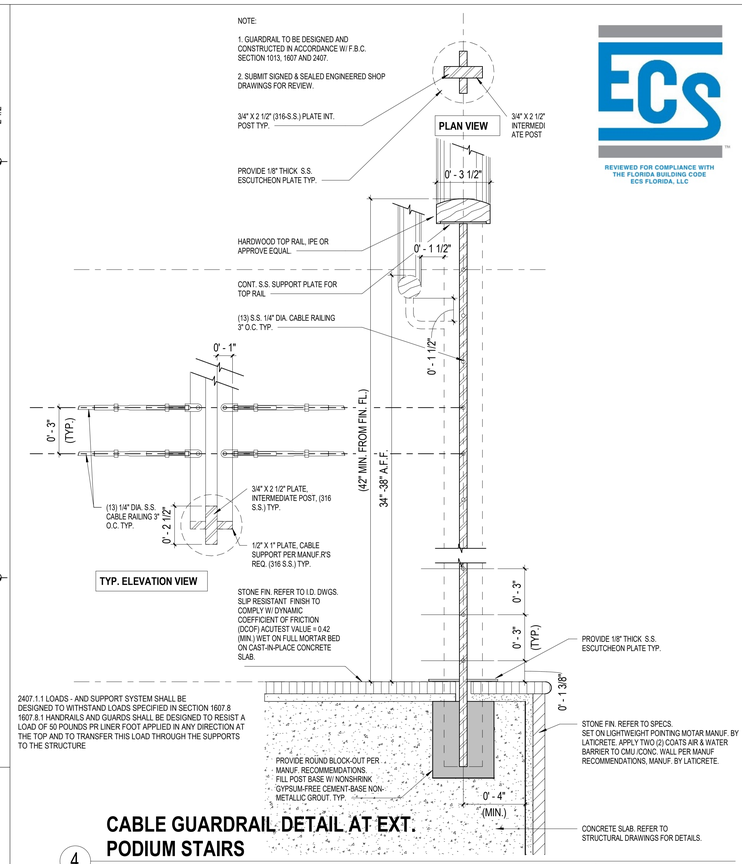
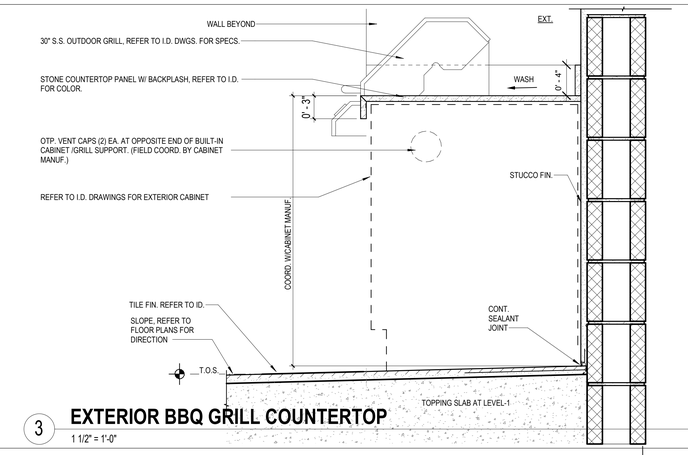
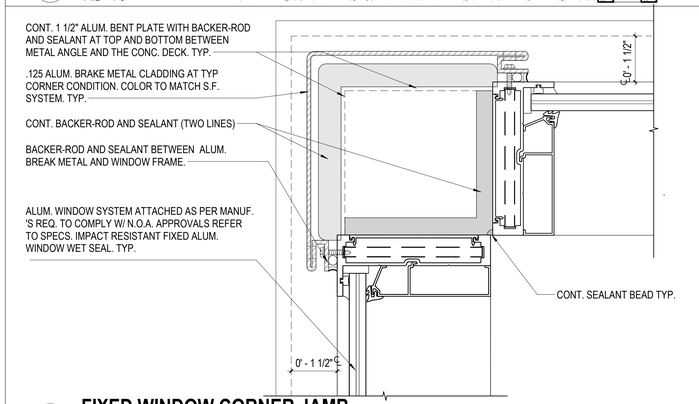


4 CABLE GUARDRAIL DETAIL AT EXT. PODIUM STAIRS
3" = 1'-0"

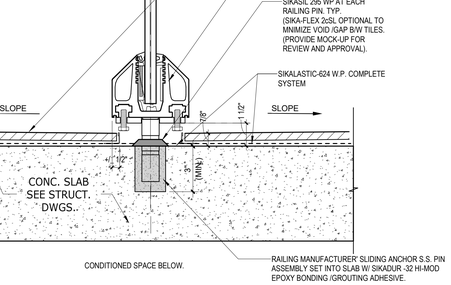
REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE ECS FLORIDA, LLC



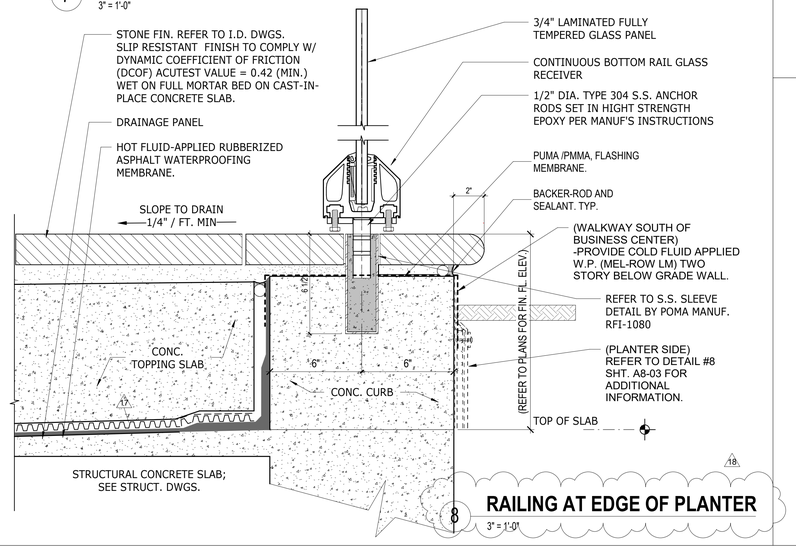
3 EXTERIOR BBQ GRILL COUNTERTOP
1 1/2" = 1'-0"



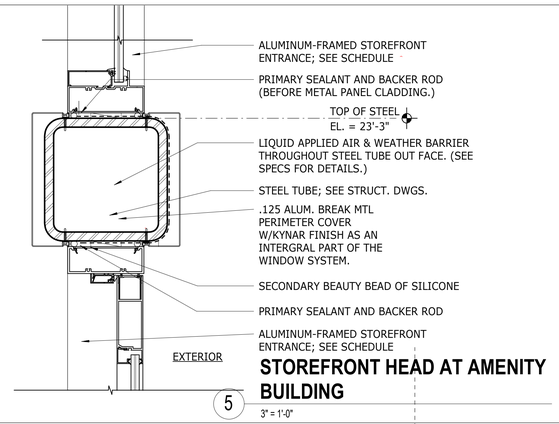
2 FIXED WINDOW CORNER JAMB
6" = 1'-0"



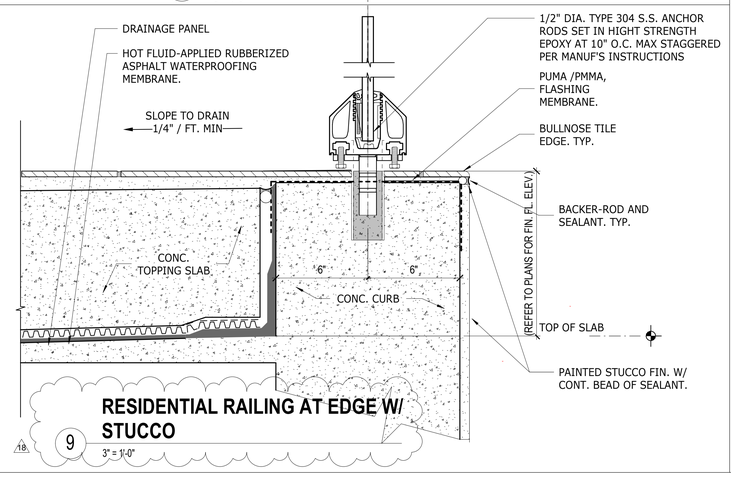
7 BALCONY RAILING W.P. OVER CONDITIONED SPACE - LEVEL-2
3" = 1'-0"



8 RAILING AT EDGE OF PLANTER
3" = 1'-0"



5 STOREFRONT HEAD AT AMENITY BUILDING
3" = 1'-0"



9 RESIDENTIAL RAILING AT EDGE W/ STUCCO
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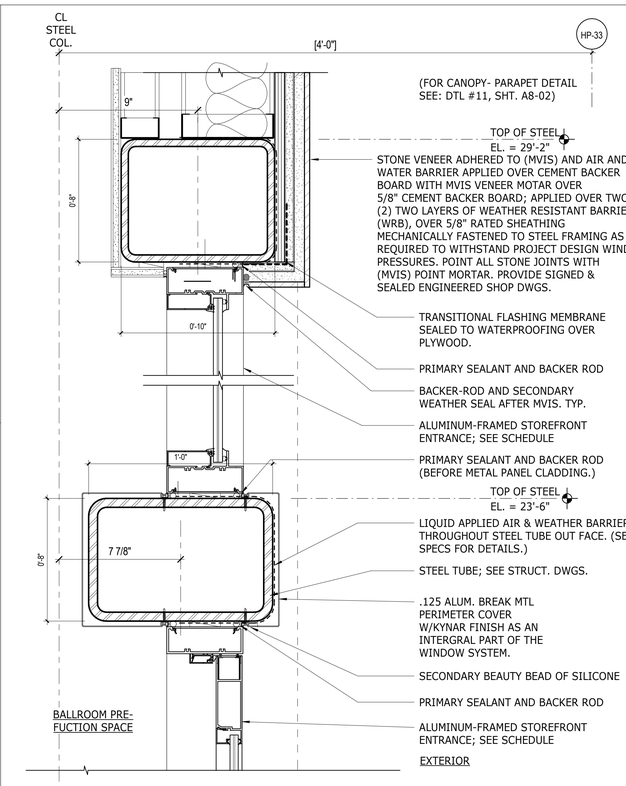

1 STOREFRONT HEAD DTL. AT BALLROOM PRE-FUCTION
3" = 1'-0"

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

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Consultant

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Orlando, FL 32819
407-999-9985

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

Digitally signed by Scott Lee
DN: C=US, E=scott.lee@wdg.com, CN=Scott Lee, O=Scott A. Lee, L=Mill Valley, S=California, C=US
Contact info: THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THIS DOCUMENT AND NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES
Date: 2023.03.29 13:20:31-04'00'

General - Issued

No.	Description	Date
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
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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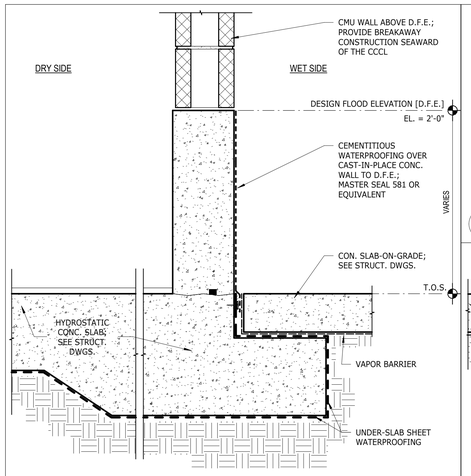
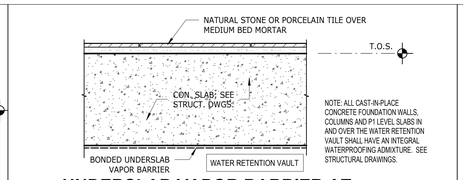


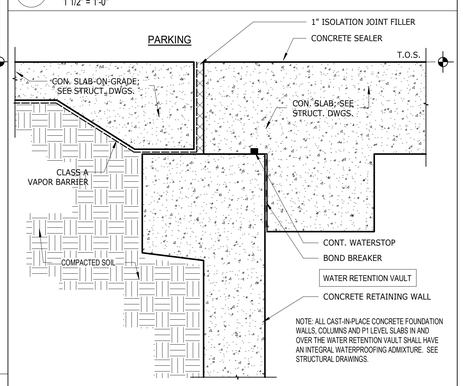
UNDERSLAB WATERPROOFING AT SLAB TRANSITION

14 — 1 1/2" = 1'-0"



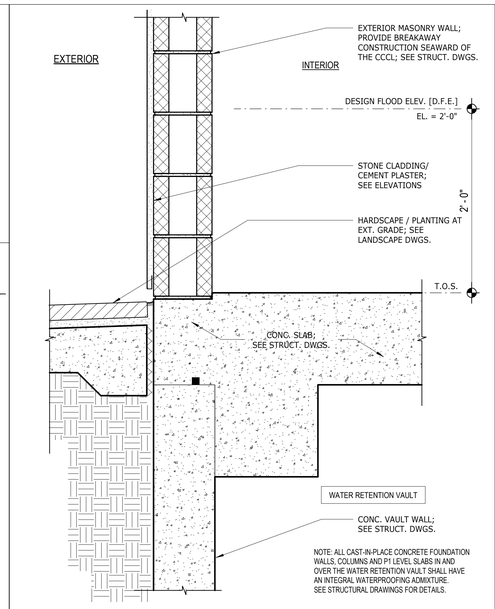
UNDERSLAB VAPOR BARRIER AT FINISHED FLOORS

12 — 1 1/2" = 1'-0"



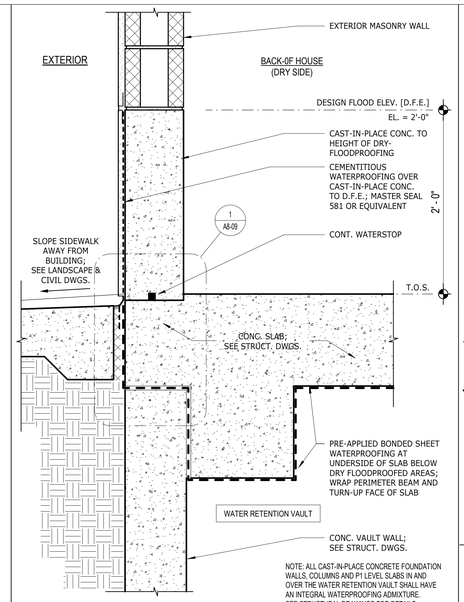
VAULT WALL AND SLAB AT SLAB-ON-GRADE

11 — 1 1/2" = 1'-0"



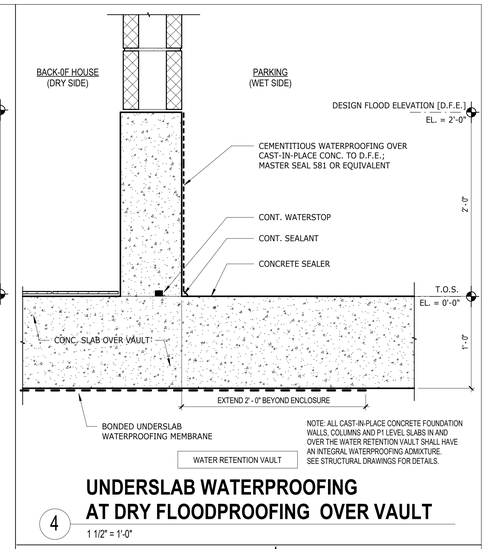
EXT. WALL AT VAULT

9 — 1 1/2" = 1'-0"



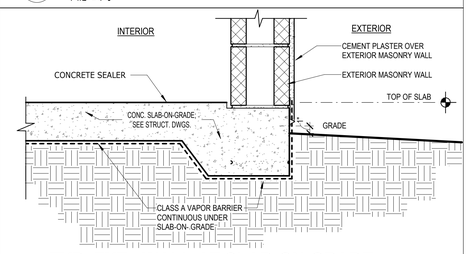
UNDERSLAB WATER PROOFING AT DRY FLOODPROOF EXT. WALL

7 — 1 1/2" = 1'-0"



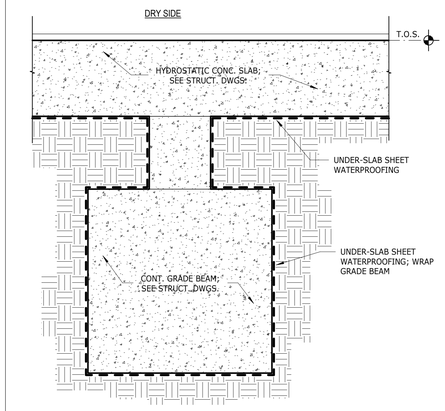
UNDERSLAB WATERPROOFING AT DRY FLOODPROOFING OVER VAULT

4 — 1 1/2" = 1'-0"



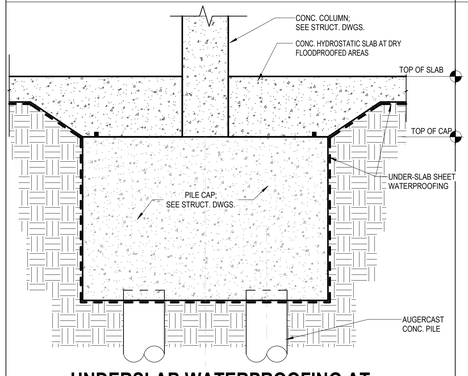
TYP. EXT. WALL AT SLAB-ON-GRADE

3 — 1 1/2" = 1'-0"



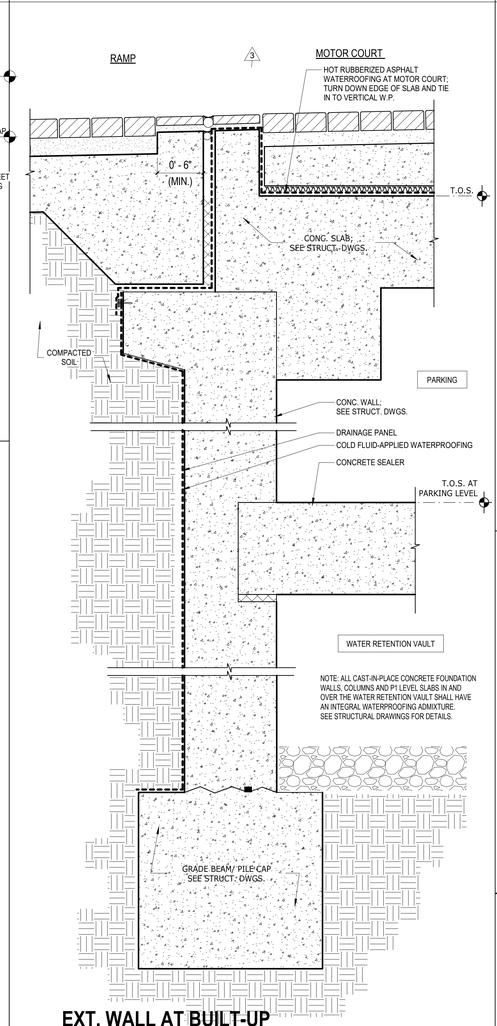
UNDERSLAB WATERPROOFING AT GRADE BEAM

13 — 1 1/2" = 1'-0"



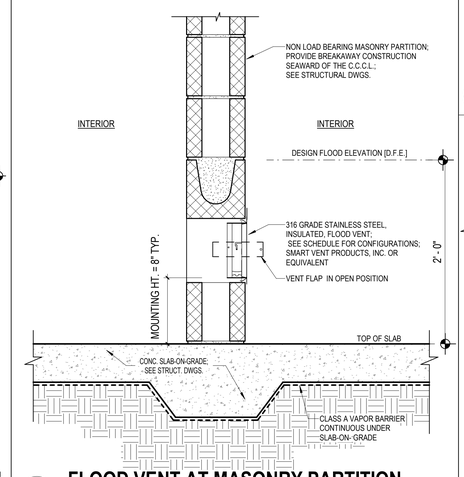
UNDERSLAB WATERPROOFING AT COLUMN AND PILE CAP

10 — 1/2" = 1'-0"



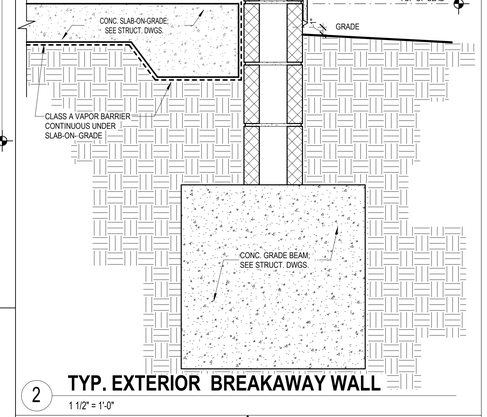
EXT. WALL AT BUILT-UP MOTOR COURT RAMP

8 — 1 1/2" = 1'-0"



FLOOD VENT AT MASONRY PARTITION

6 — 1 1/2" = 1'-0"

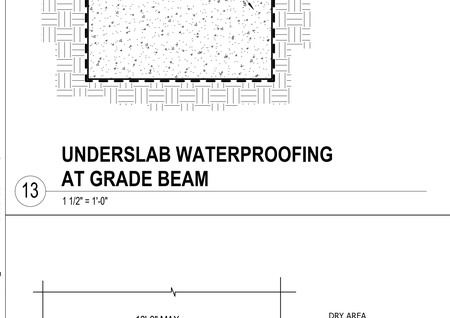


MULTIFRAME FLOOD VENT AT EXT. WALL

5 — 1 1/2" = 1'-0"

TYP. EXTERIOR BREAKAWAY WALL

2 — 1 1/2" = 1'-0"



DISCHARGE PIPE CONNECTION AT DRY FLOODPROOGING

15 — 1 1/2" = 1'-0"

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DRY FLOODPROOFING TRANSITION AT AT EXT. WALL & SLAB

1 — 3" = 1'-0"

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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

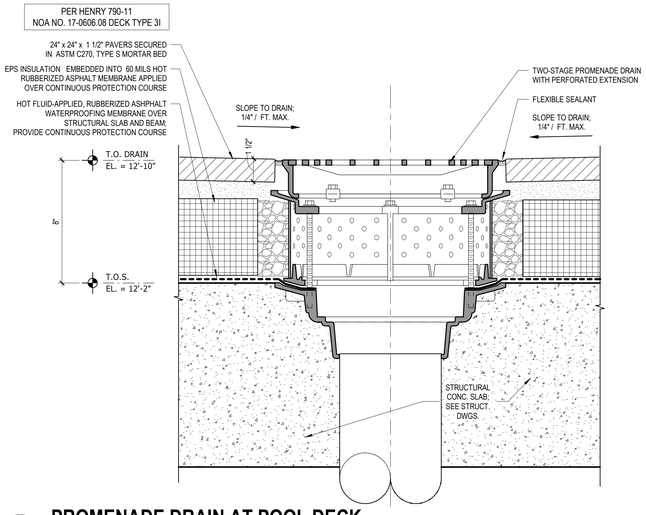
General - Issued

No.	Description	Date
	PERMIT SET	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

Sheet Title: **EXTERIOR DETAILS**

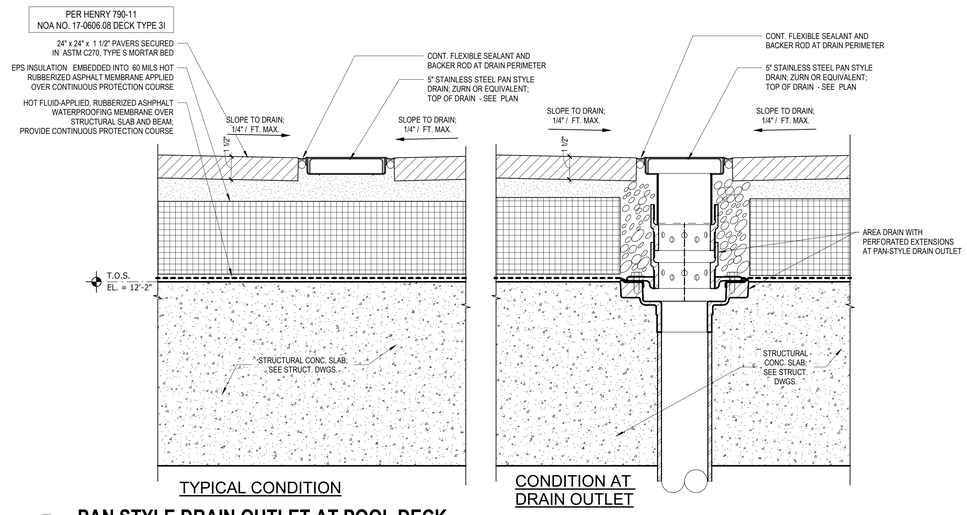
Project No. **21816**

Sheet No. **A8-09**



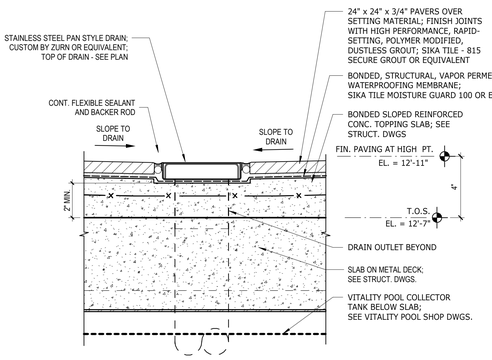
4 PROMENADE DRAIN AT POOL DECK

3" = 1'-0"



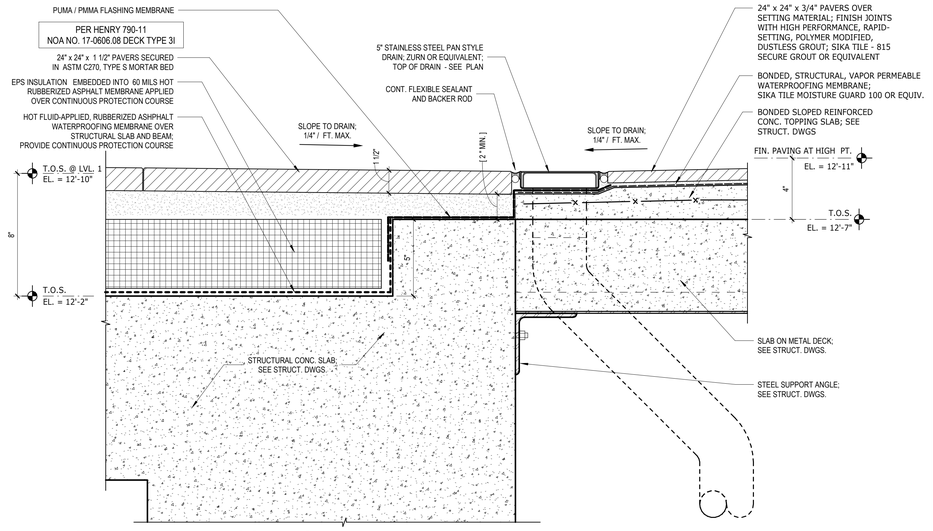
1 PAN STYLE DRAIN OUTLET AT POOL DECK

3" = 1'-0"



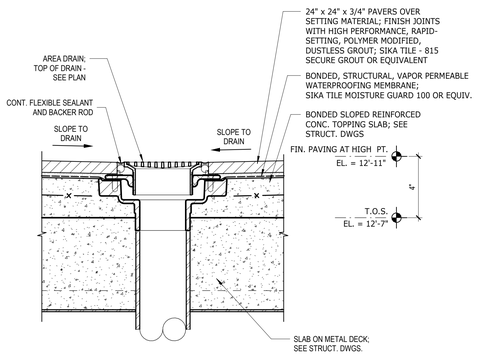
5 PAN STYLE DRAIN AT BONDED TOPPING SLAB

3" = 1'-0"



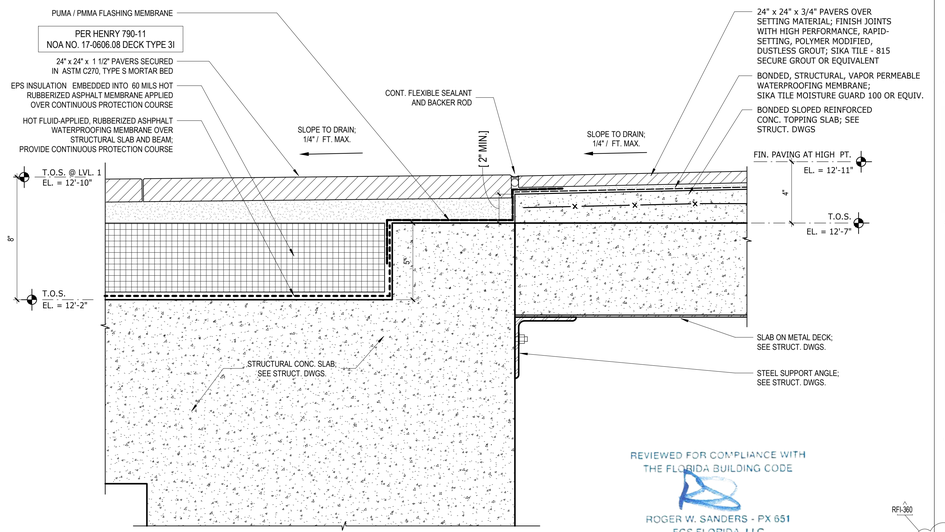
2 PAN STYLE DRAIN AT POOL DECK

3" = 1'-0"



6 AREA DRAIN AT BONDED TOPPING SLAB

3" = 1'-0"



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ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

RFI-360

3 PAVING TRANSITION AT POOL DECK

3" = 1'-0"

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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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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@bowagn.com, CN=Scott A. Lee, T=21776, O=Colegio de Arquitectos y Arquitectos Principales del Puerto Rico, C=US
Date: 2022.07.11 08:18:13-04'00'

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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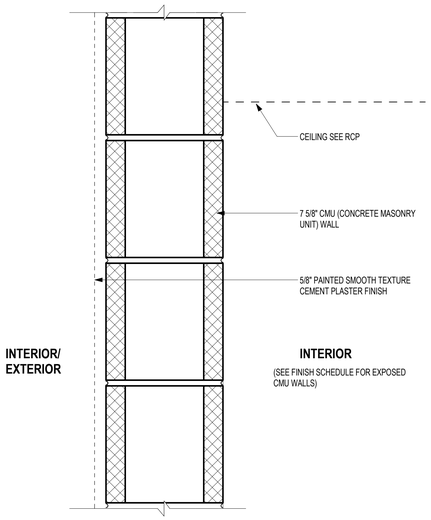


5 CMU WALL - SEE FINISH SCHEDULE

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**

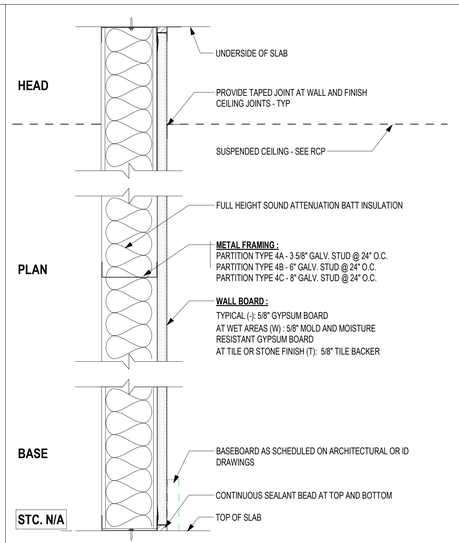
5A CMU WITH CEMENT PLASTER AT EXTERIOR - EXPOSED AT INTERIOR.

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)

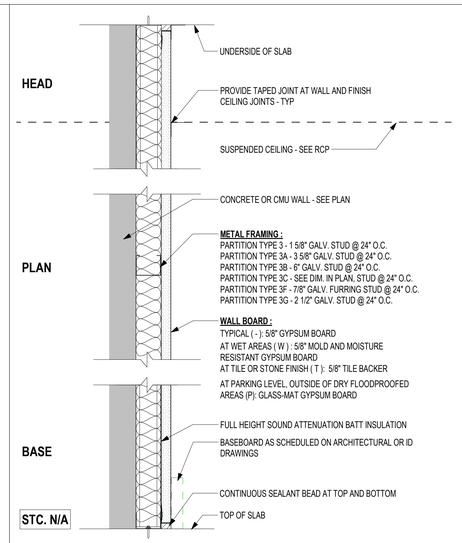
4 / W / - NON-RATED PARTITION - WET AREA

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

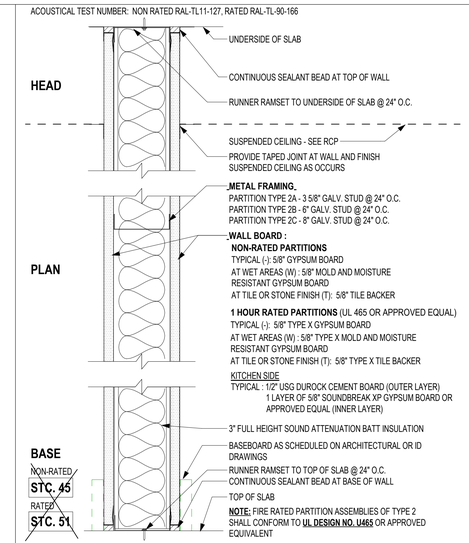
3 / P / - NON-RATED PARTITION ON CMU/CONCRETE WALL AT PARKING LEVEL OUTSIDE OF DRY FLOODPROOFED AREAS

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

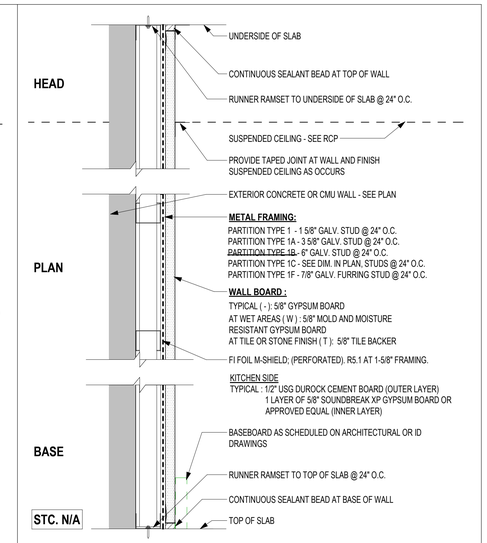
2 / WT / 1 1 HR. FIRE RATED PARTITION - ONE SIDE WET, ONE SIDE WITH STONE OR TILE FINISH

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

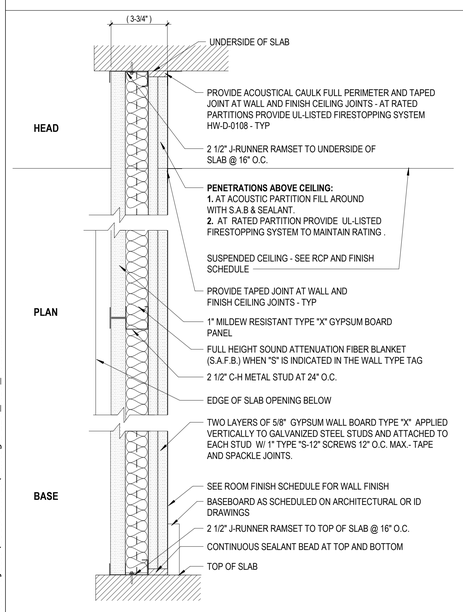
1 / T / - NON-RATED PARTITION, WET AREA WALL WITH STONE OR TILE FINISH

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

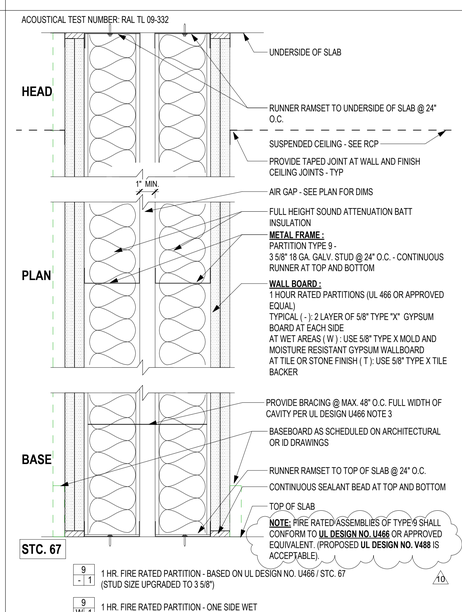
10 / T S
TYPICAL INTERIOR CHASE WALL TYPE 9 SEE STUD WIDTH ABOVE
(-) NO SOUND ATTENUATION
(S) SOUND ATTENUATION FIBER BLANKET (S.A.F.B.)
(W) - REPLACE TYPE "X" EXTERIOR LAYER FOR 5/8" FOR GEORGIA PACIFIC TOUGH ROCK FIREGUARD "X" MOLD-GUARD OR ACCEPTABLE EQUIVALENT,
(T) - REPLACE TYPE "X" EXTERIOR LAYER 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

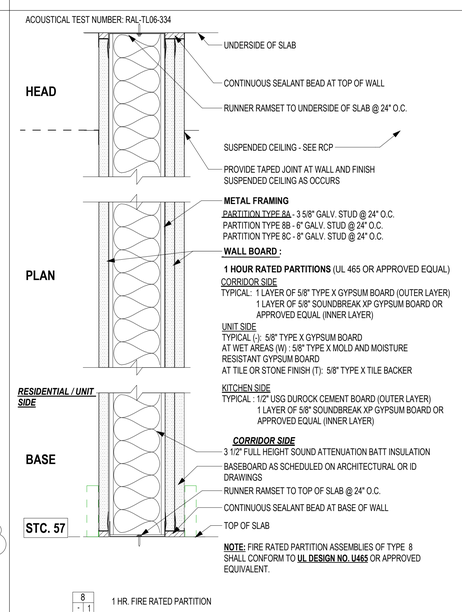
10

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

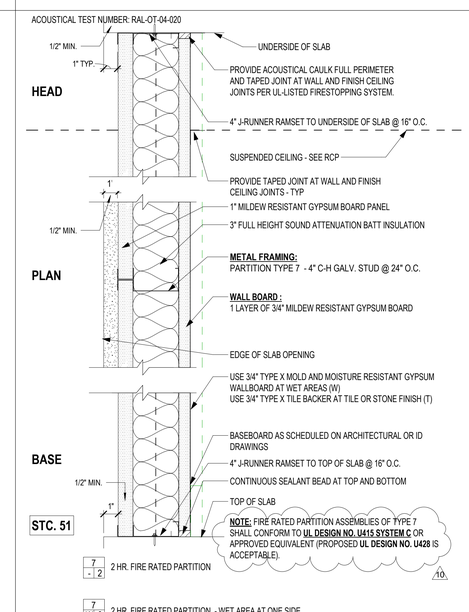
8 / T / 1 1 HR. FIRE RATED PARTITION - ONE SIDE WITH STONE OR TILE FINISH

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

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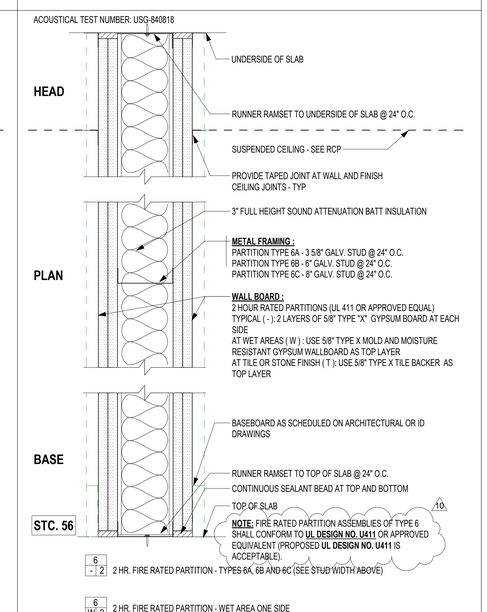
ECS FLORIDA, LLC

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

9

6 TYP. 2 HR. RATED INT. PARTITION
3" = 1'-0"

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Owner

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UNICORP
NATIONAL DEVELOPMENTS, INC.

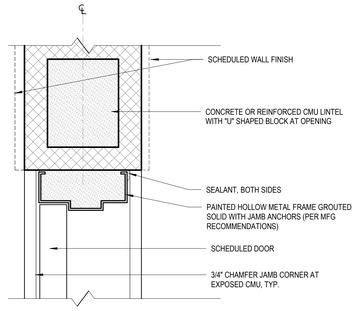
STATE OF FLORIDA
SCOTT A LEE
AR95712
REGISTERED ARCHITECT
Scott A. Lee
Digitally signed by Scott A. Lee
DN: E=slee@bhdesign.com, CN=Scott A. Lee, T=2779, OU=Colegio de Arquitectos y Arquitectos Planificas de Puerto Rico, S=Puerto Rico, C=US
Date: 2021.07.13 08:36:15-04'00'

General - Issued

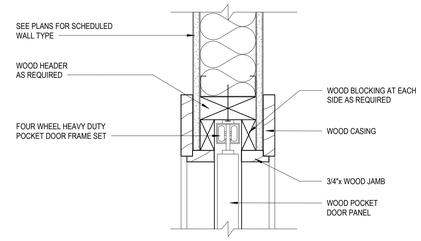
No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
2	PERMIT REVISION 2	08/12/2021
3	PERMIT REVISION 3	11/19/2021
	PERMIT APPROVAL SET	12/13/2021
6	PERMIT REVISION 6	06/03/2022
9	PERMIT REVISION 9	07/29/2022
10	PERMIT REVISION 10	08/19/2022

Sheet Title: **PARTITION TYPES**
Project No. **21816**

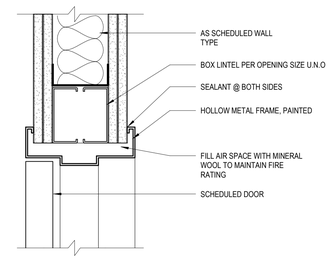
Sheet No. **A9-00**



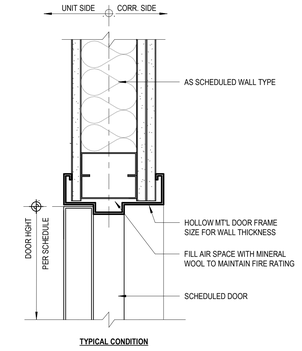
16 HM DOOR HEAD/JAMB AT CMU
3" = 1'-0"



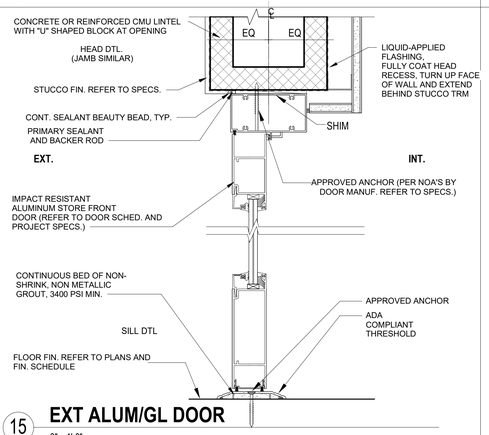
12 POCKET DOOR HEAD DETAIL
3" = 1'-0"



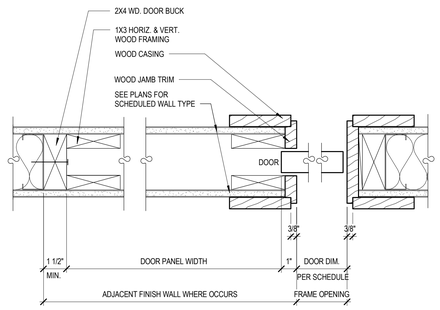
8 INT HM DOOR HEAD AT 2 HR WALL
3" = 1'-0"



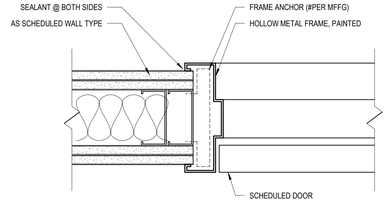
4 HEAD DTL. AT RATED PARTITION
3" = 1'-0" JAMB DETAIL SIM.



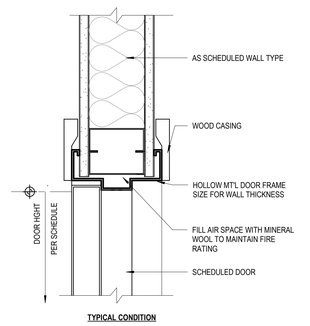
15 EXT ALUM/GL DOOR
3" = 1'-0"



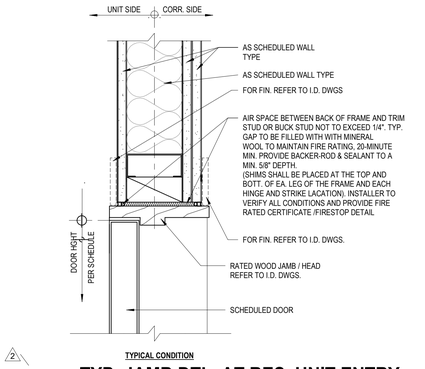
11 POCKET DOOR JAMB DETAIL
3" = 1'-0"



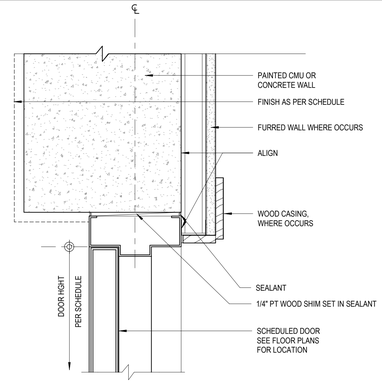
7 INT HM DOOR JAMB AT 2 HR WALL
3" = 1'-0"



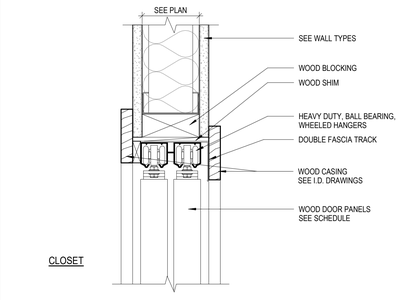
3 HEAD DTL. AT RATED PARTITION
3" = 1'-0" JAMB DETAIL SIM.



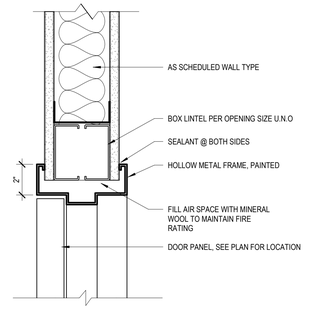
18 TYP. JAMB DTL. AT RES. UNIT ENTRY DOOR
3" = 1'-0"



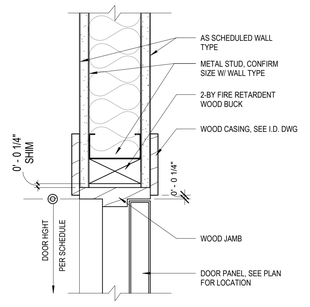
14 INT. DOOR HEAD/JAMB AT CONC. (FOH)
3" = 1'-0"



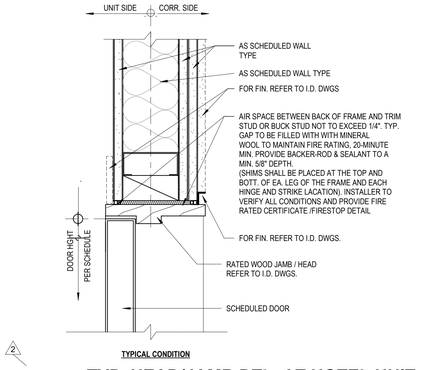
10 BIPASS DOOR HEAD
3" = 1'-0"



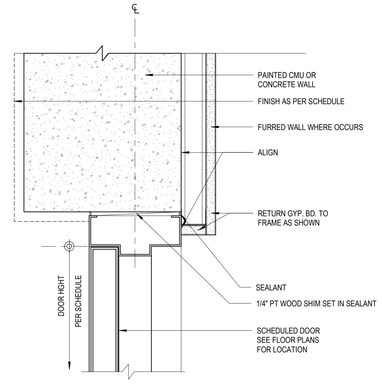
6 INT HM DOOR HEAD AT 1 HR WALL
3" = 1'-0"



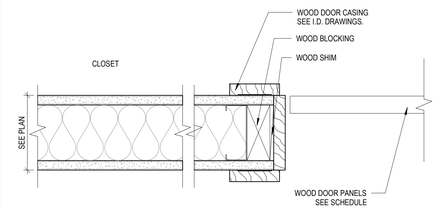
2 TYP. INTERIOR DOOR HEAD /JAMB
3" = 1'-0" JAMB DETAIL SIM.



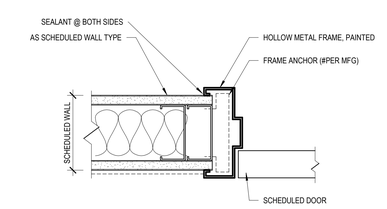
17 TYP. HEAD/JAMB DTL. AT HOTEL UNIT ENTRY DOOR
3" = 1'-0"



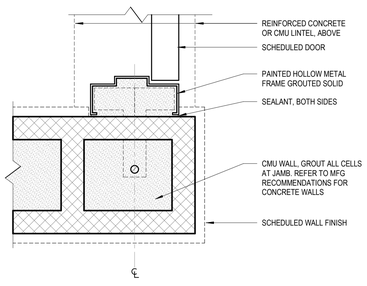
13 INT. DOOR HEAD/JAMB AT CONC. (BOH)
3" = 1'-0"



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"

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

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

Scott Lee

LONGBOAT KEY HOTEL & RESIDENCES

1620 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

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

Sheet Title: **INTERIOR DETAILS**
Project No. 21816

Sheet No.
A9-01

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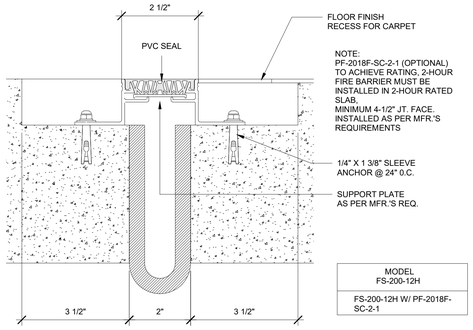
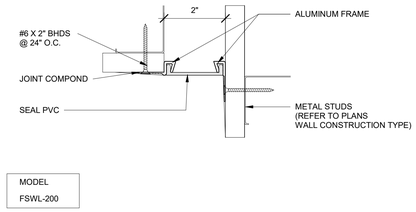


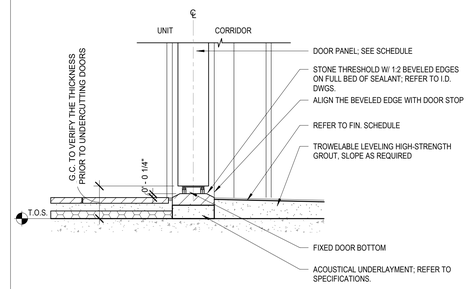
11 EXP. JT. DETAIL-3

6" = 1'-0"



8 EXP. JT. AT G.W.B. CEILING (NON-RATED)

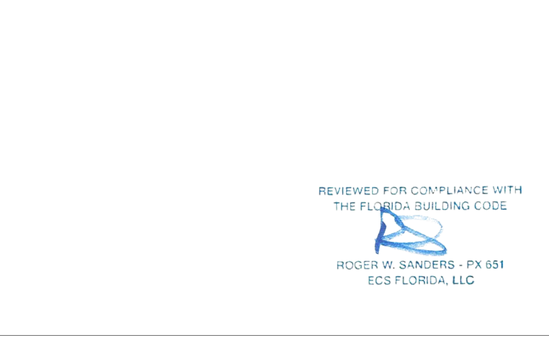
6" = 1'-0"



4 RESIDENTIAL ENTRY DOOR SILL

2

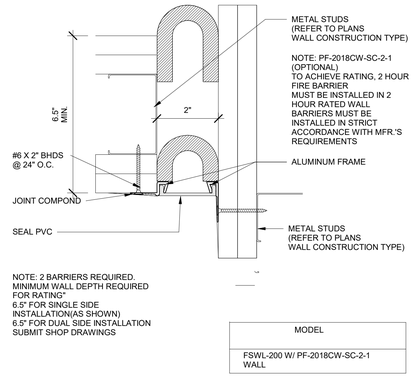
3" = 1'-0"



MM SYSTEMS EXPANSION JOINT
HSLN-4-2

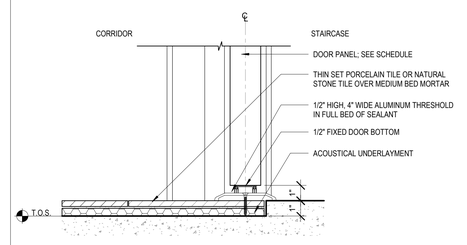
10 EXP. JT. DETAIL-2

3" = 1'-0"



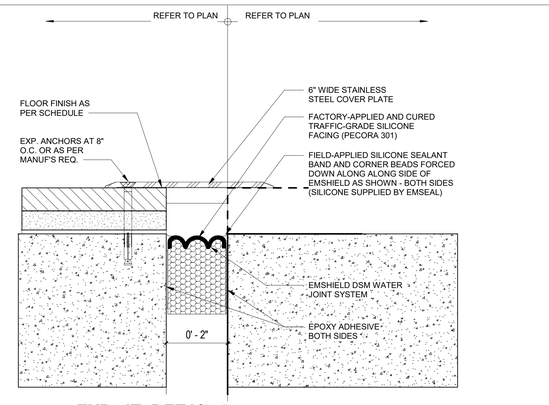
7 EXP. JT. AT G.W.B. CLG. 2-HOUR RATING

6" = 1'-0"



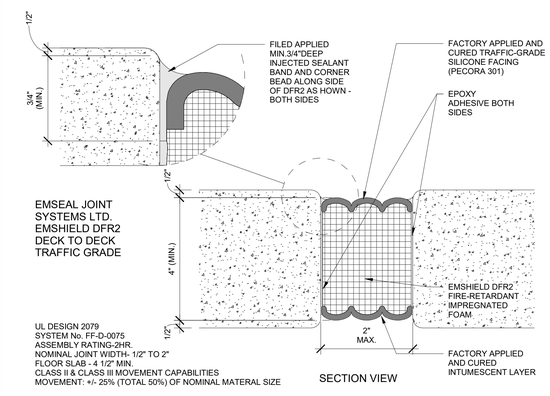
3 RESIDENTIAL UNIT TO EXIT STAIRCASE

3" = 1'-0"



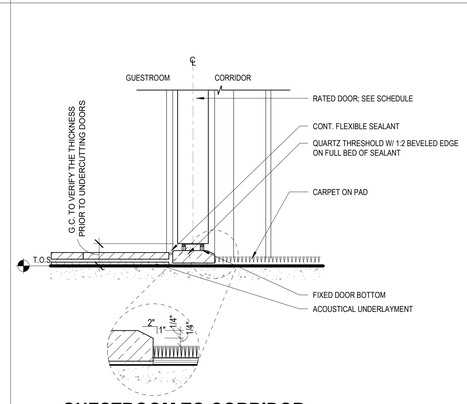
9 EXP. JT. DETAIL-5

6" = 1'-0"



6 EXP. JT. DETAIL-1

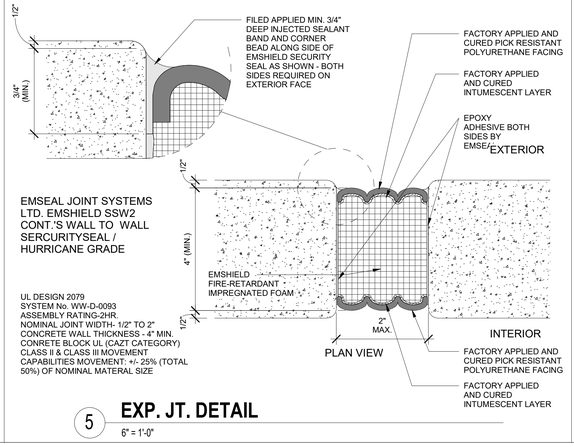
6" = 1'-0"



2 GUESTROOM TO CORRIDOR

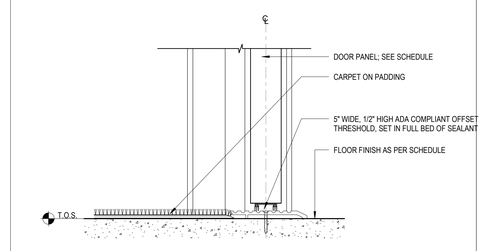
3" = 1'-0"

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



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

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

Sheet Title

INTERIOR DETAILS

Project No. **21816**

Sheet No.

A9-02

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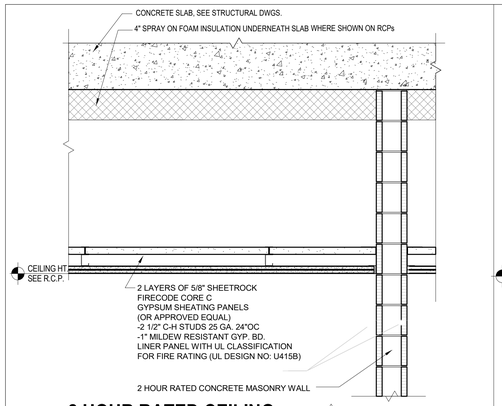
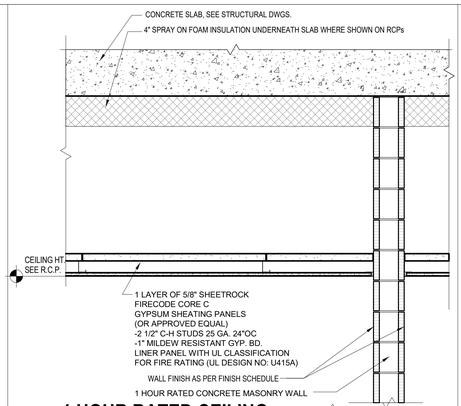
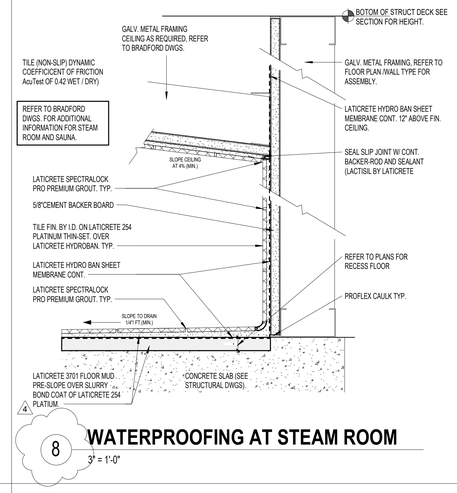


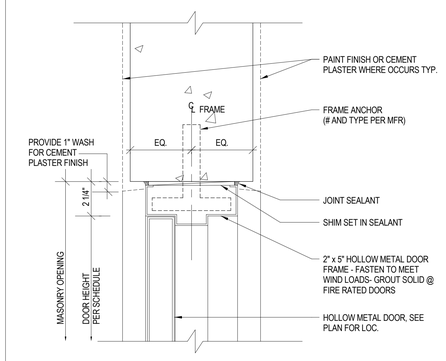
19 **2 HOUR RATED CEILING**
1 1/2" = 1'-0"



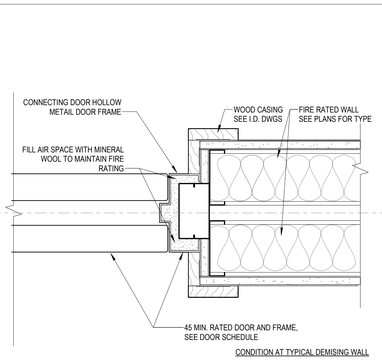
18 **1 HOUR RATED CEILING**
1 1/2" = 1'-0"

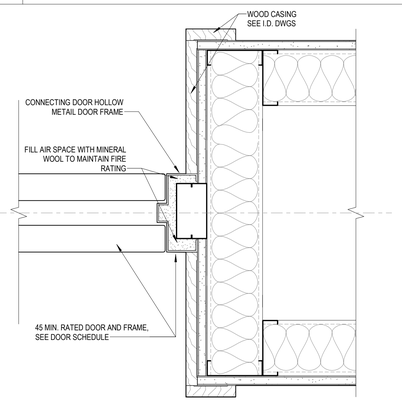


8 **WATERPROOFING AT STEAM ROOM**
3" = 1'-0"

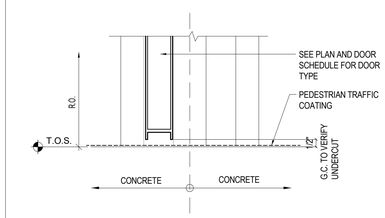


4 **HM DOOR HEAD**
3" = 1'-0"

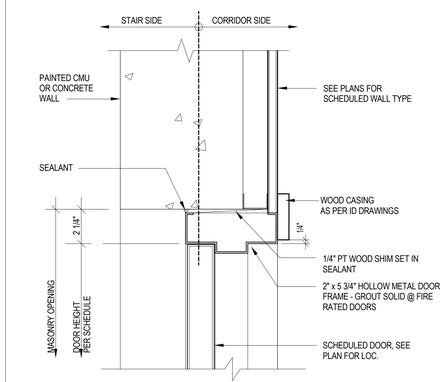




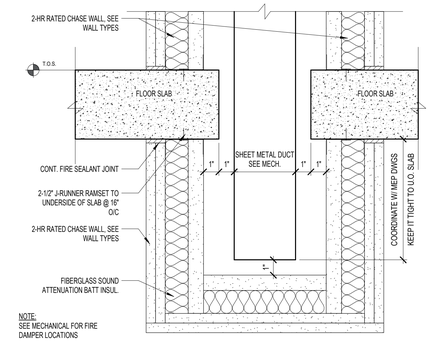
17 **CONNECTING DOOR HEAD/ JAMB DTL.**
3" = 1'-0"



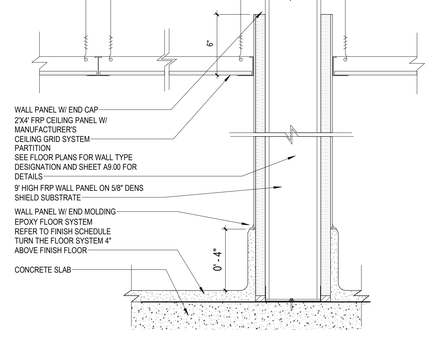
3 **BOH DOOR SILL**
3" = 1'-0"



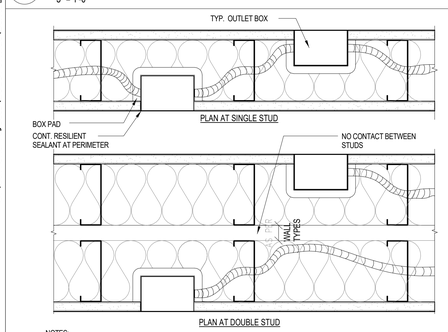
2 **INT. EXIT STAIR DOOR HEAD**
3" = 1'-0"



16 **5 SIDED 2 HR RATED CHASE**
3" = 1'-0"

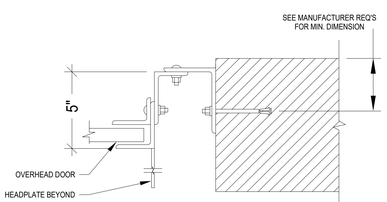


14 **FRP WALL - CEILING PANEL DTL**
3" = 1'-0"

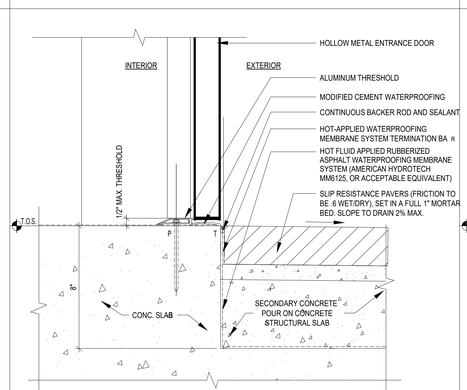


NOTES:
1. PARTITION TYPES VARY, REFER TO FLOOR PLANS.
2. DETAIL APPLIES TO ELECTRICAL POWER, LIGHT SWITCHES, MICROPHONE, DATA AND TELEPHONE OUTLET BOXES.
3. PLACE OUTLET BOXES IN SEPARATE STUD SPACES.
4. BACK-TOBACK OUTLETS ARE NOT PERMITTED.
5. PLUG ALL UNUSED KNOCK-OUTS IN OUTLET BOXES WITH KNOCK-OUT CAPS.
6. PROVIDE BOX PADS OR FULLY 'BUTTER' OUTLET BOXES WITH RESILIENT SEALANT.

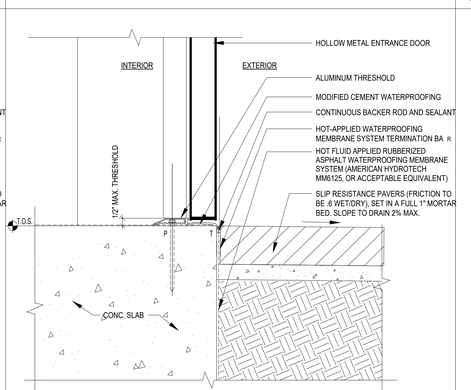
15 **ELEC. J-BOX INSTALLATION**
3" = 1'-0"



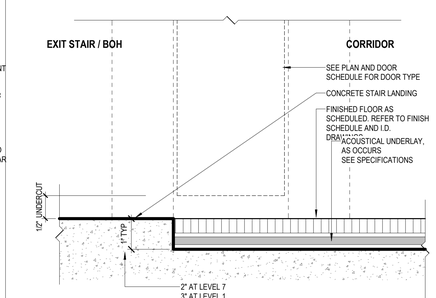
13 **FIRE-RATED OVERHEAD DR JAMB**
3" = 1'-0"



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"

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: E=slee@sb-architects.com, CN=Scott Lee, O=Scott A. Lee, L=Mill Valley, S=California, C=US
Date: 2022.10.01 19:04:13-04'00'

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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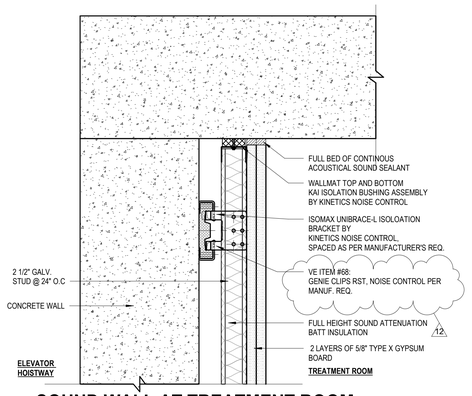
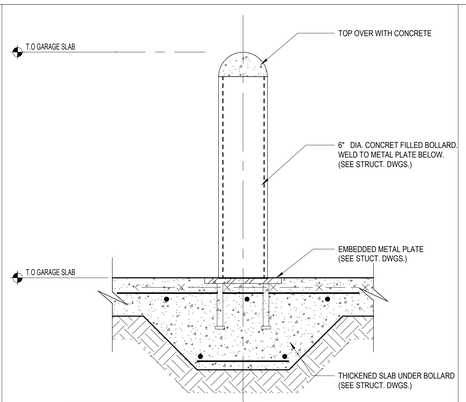
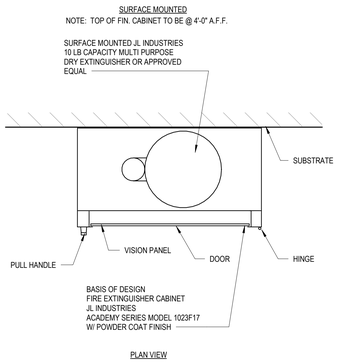
4/22/2022 9:44:02 AM



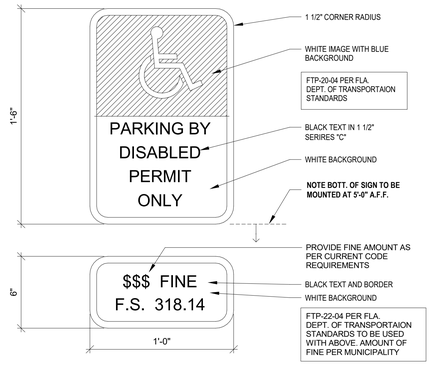
16 **SOUND WALL AT TREATMENT ROOM**
3" = 1'-0"



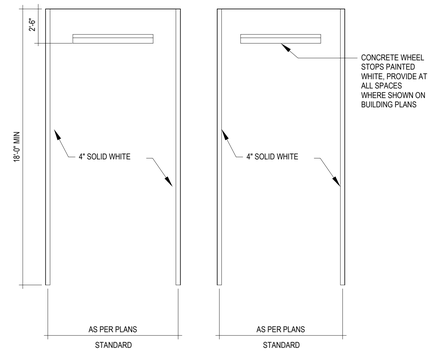
15 **GARAGE BOLLARD DTL.**
1 1/2" = 1'-0"



12 **FIRE EXTINGUISHER DTL. - FEC3**
3" = 1'-0"

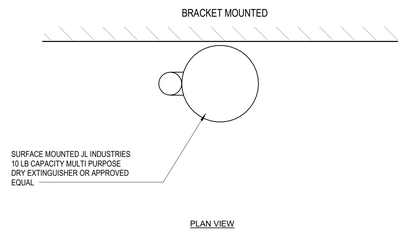


8 **FDOT HANDICAP PARKING SIGN**
1 1/2" = 1'-0"

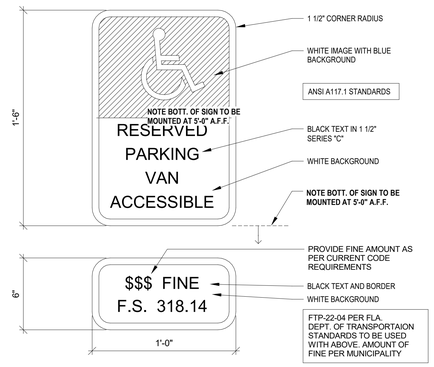


4 **STANDARD PARKING SPACES**
N.T.S.

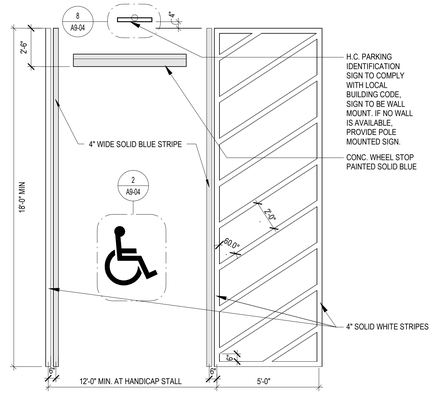
14 **COLUMN CORNER GUARD DETAIL**
3" = 1'-0"



11 **FIRE EXTINGUISHER DTL. - FE**
3" = 1'-0"

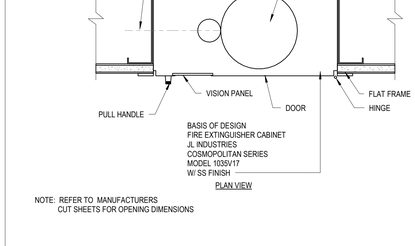


7 **VAN ACCESSIBLE PARKING SIGN**
1 1/2" = 1'-0"



3 **STANDARD ACCESSIBLE SPACE**
1/4" = 1'-0"

13 **CMU WALL CORNER GUARD**
1 1/2" = 1'-0"



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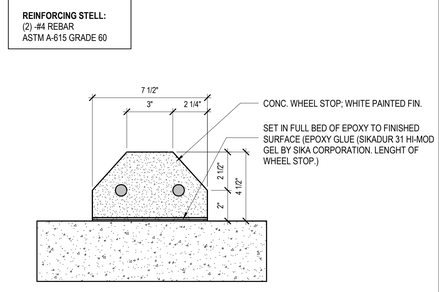
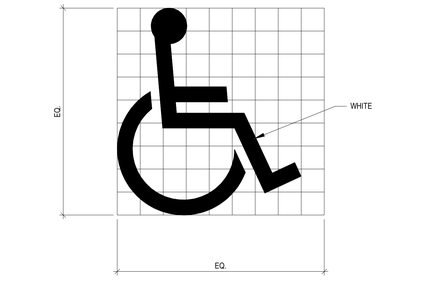
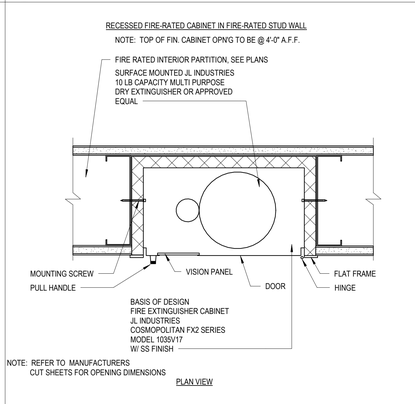


6 **CONCRETE WHEEL STOP**
3" = 1'-0"



2 **UNIVERSAL ACCESSIBILITY SYMBOL**
N.T.S.



9 **FIRE EXTINGUISHER DTL. - FEC2**
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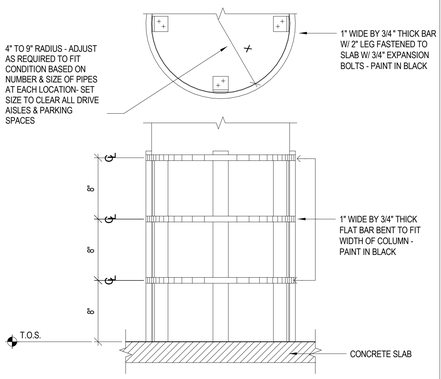
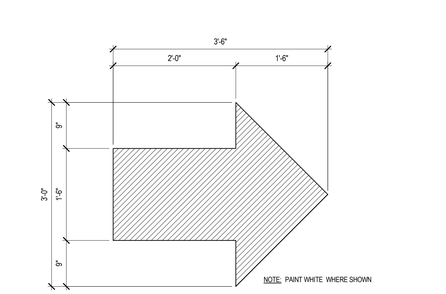


5 **PIPE PROTECTION CAGE**
1 1/2" = 1'-0"



1 **TRAFFIC DIRECTIONAL ARROW**
1" = 1'-0"

CONCRETE:
Fc=4,000 PSI @28 DAYS

REINFORCING STELL:
(2) -#4 REBAR
ASTM A-615 GRADE 60

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
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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@sbarchitects.com, CN=Scott A. Lee, O=SB Arquitectos Asociados de Puerto Rico, Sofuerte Rico, C=US
Date: 2021.07.11 08:18:16-04'00'

General - Issued

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12	PERMIT REVISION 12	11/04/2022

Sheet Title
INTERIOR DETAILS

Project No. **21816**

Sheet No.
A9-04

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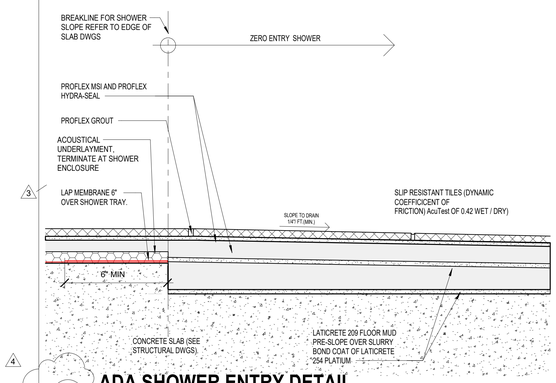
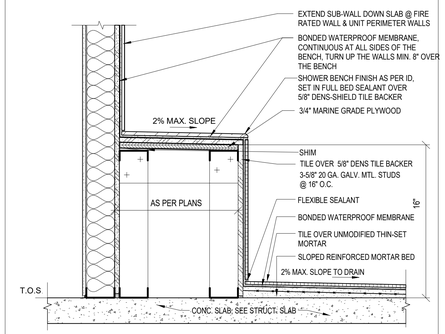


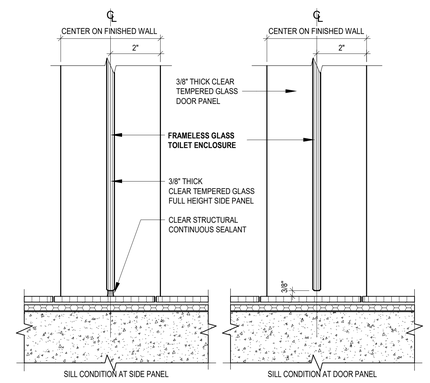
15 ADA SHOWER ENTRY DETAIL

6" = 1'-0"



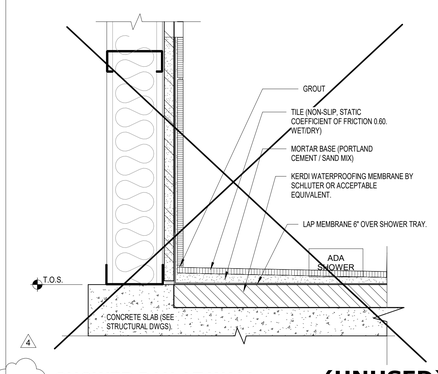
12 SHOWER BENCH DTL.

1 1/2" = 1'-0"



8 TOILET ROOM ENCLOSURE SILL

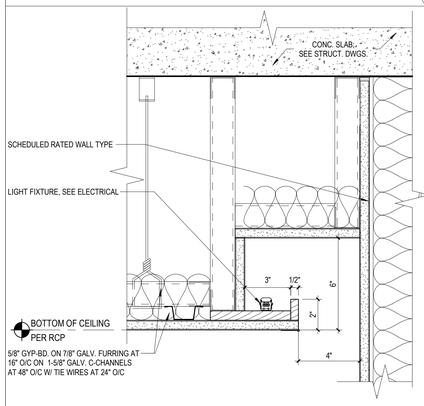
3" = 1'-0"



4 SHOWER PAN AT WALL

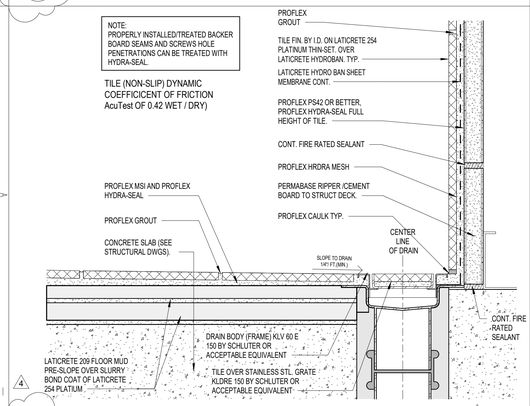
3" = 1'-0"

(UNUSED)



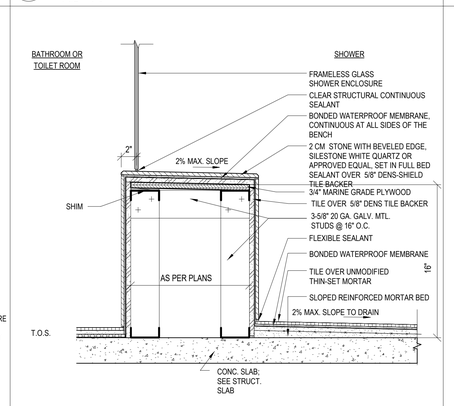
17 TYP. SPA VITALITY SPA COVE LIGHT

3" = 1'-0"



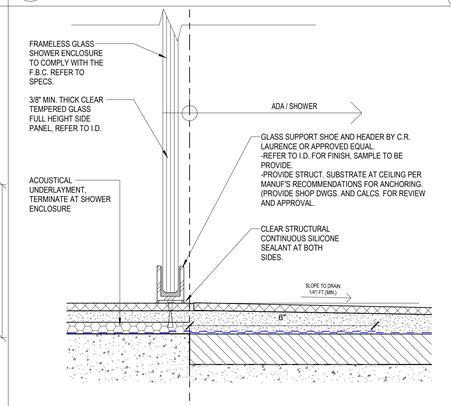
14 SHOWER TRENCH DETAIL

6" = 1'-0"



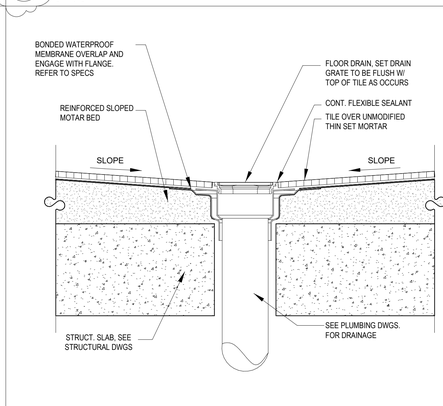
11 SHOWER BENCH AT GL. ENCLOSURE

1 1/2" = 1'-0"



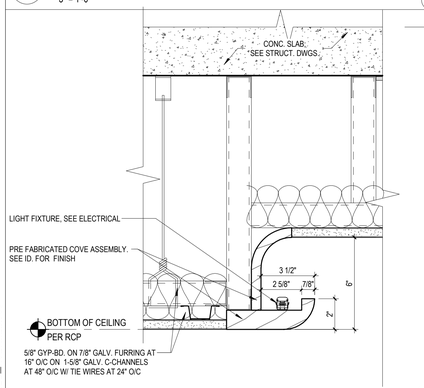
7 ZERO ENTRY SHOWER SILL TRANSITION

6" = 1'-0"



3 SHOWER DRAIN

3" = 1'-0"



16 TYP. SPA VITALITY POOL COVE LIGHT

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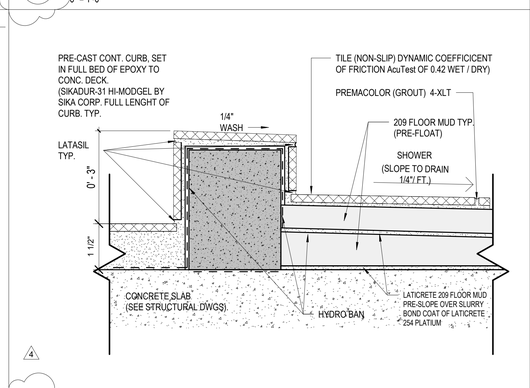
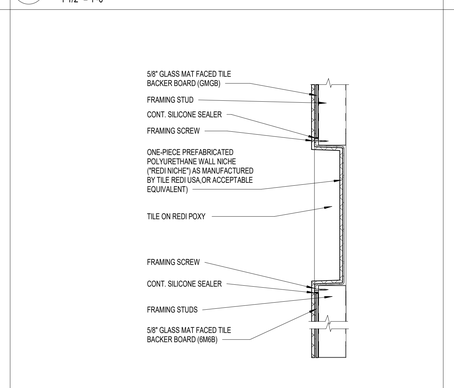


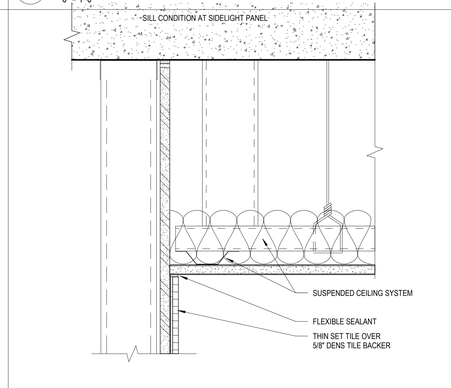
13 SHOWER CURB

6" = 1'-0"



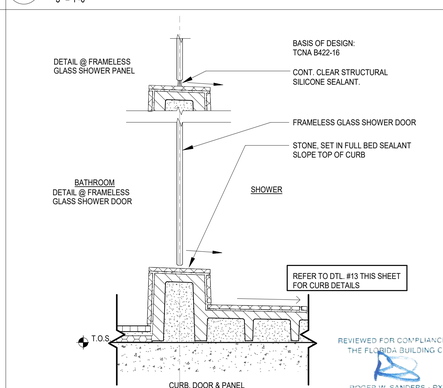
10 SHOWER NICHE DETAIL

1 1/2" = 1'-0"



6 WALL TILE AT CEILING

3" = 1'-0"



2 SHOWER ENCLOSURE

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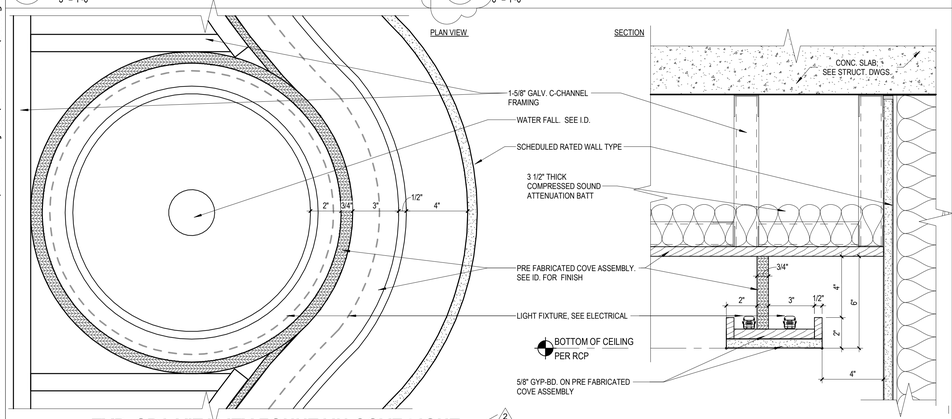

5 TYP. SPA VITALITY FOUNTAIN COVE LIGHT

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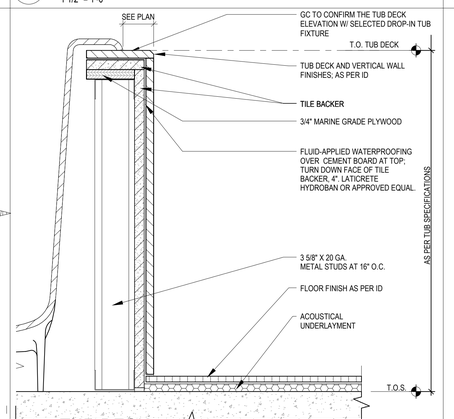

9 TUB DECK

3" = 1'-0"

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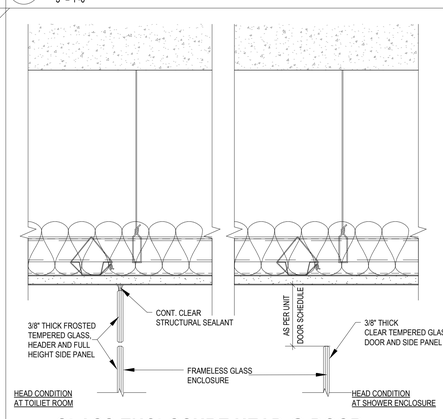

1 GLASS ENCLOSURE HEAD @ DOOR

3" = 1'-0"

SB ARCHITECTS
2333 Ponce de Leon Boulevard, Suite 1000 Coral Gables, FL 33134
T 305/856-2021
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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 19:04:16-04'00'

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STATE OF FLORIDA
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AR95712
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General - Issued

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Sheet Title: **INTERIOR DETAILS**

Project No. 21816

Sheet No. **A9-05**

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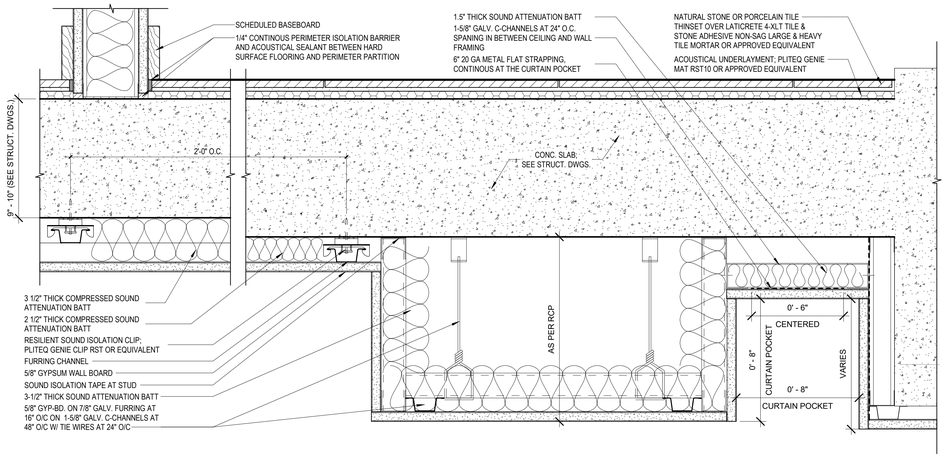

4 TYPICAL RESIDENTIAL FLOOR AND CEILING ASSEMBLY

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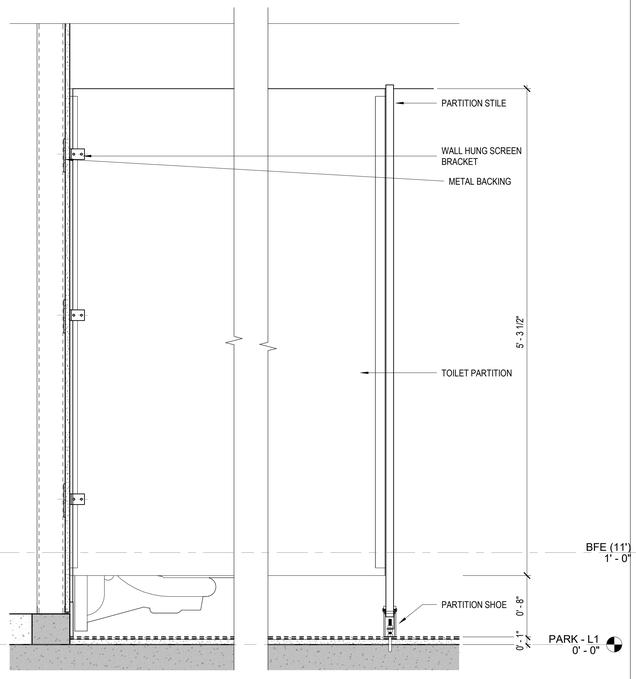
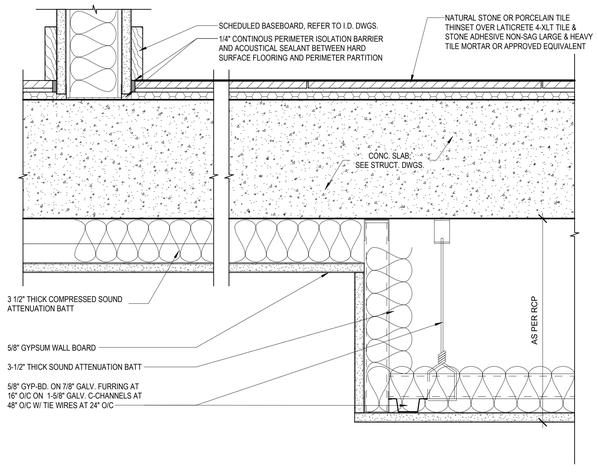


2 SECTION DETAIL @ TOILET PARTITION

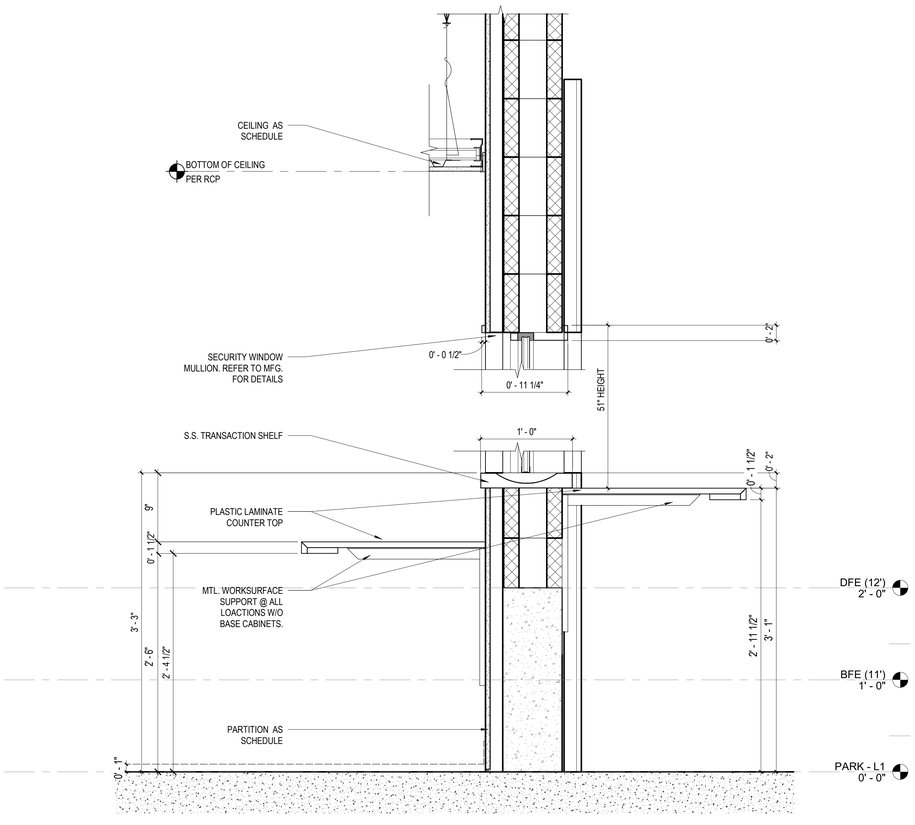
1 1/2" = 1'-0"



5 TYPICAL HOTEL UNIT FLOOR AND CEILING ASSEMBLY

2

3" = 1'-0"



3 SECURITY WINDOW SECTION

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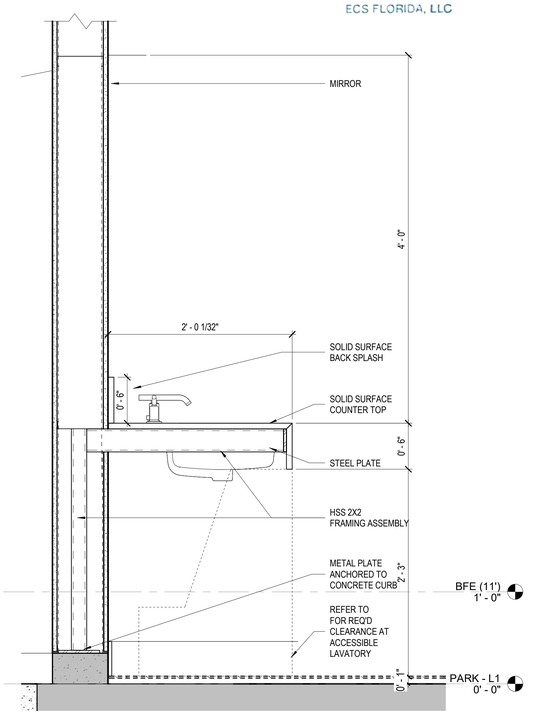

1 SECTION DETAIL @ BOH WOMANS RR SINK

1 1/2" = 1'-0"

1

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Sheet No.
A9-07

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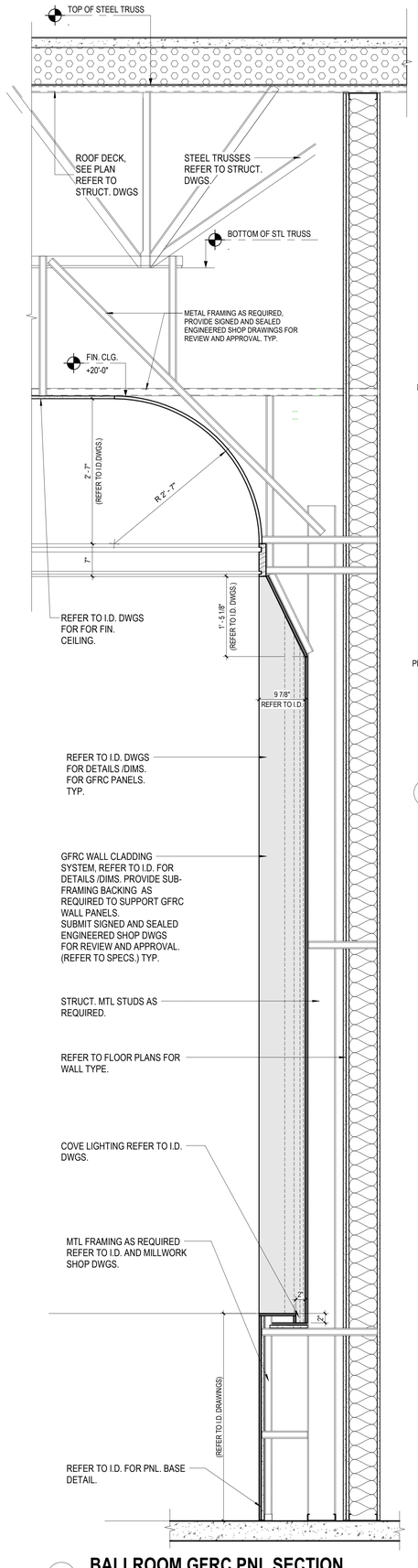
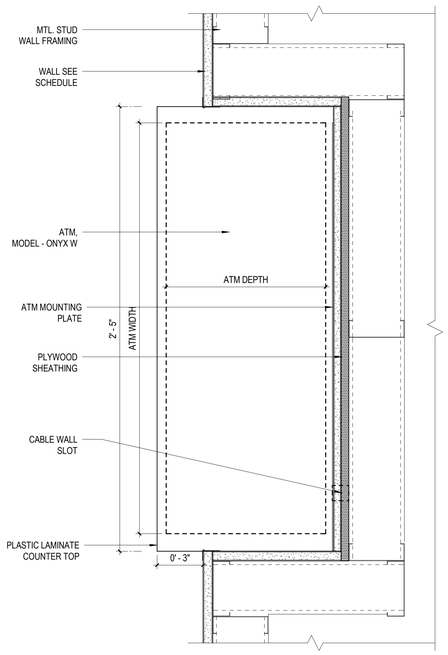


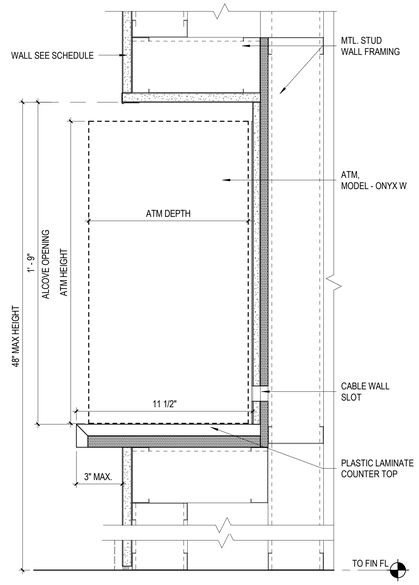
10 BALLROOM GFRC PNL SECTION

1" = 1'-0"



12 ATM ALCOVE PLAN DETAIL

3" = 1'-0"



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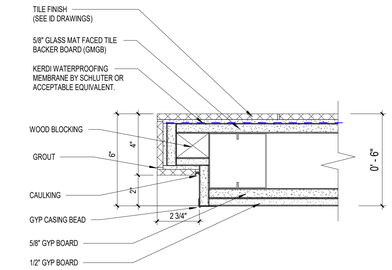
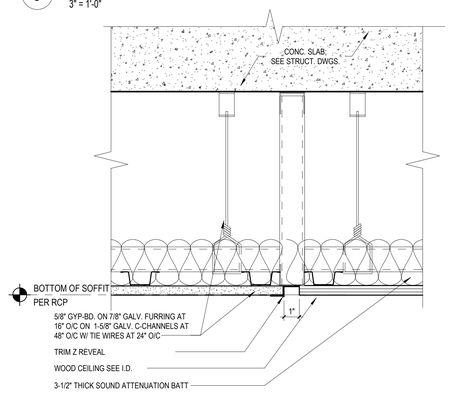


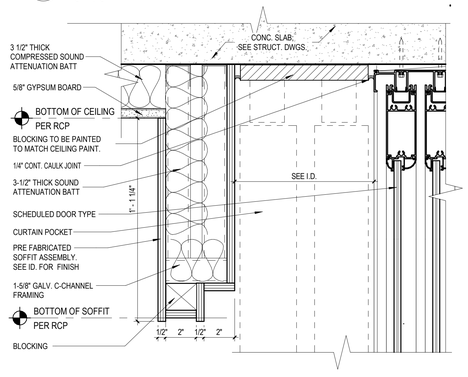
8 WALL TILE TO GYP TRANSITION

3" = 1'-0"



7 TYP. HOTEL WOOD CEILING AT CLOSET

3" = 1'-0"

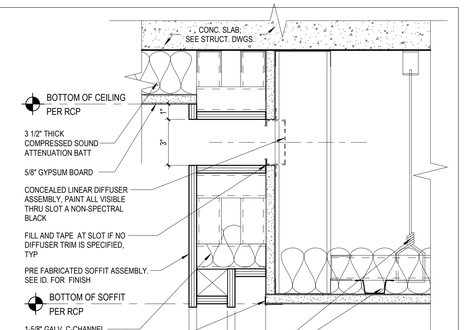


6 TYP. GUEST ROOM CURTAIN SOFFIT

3" = 1'-0"

5 TYP. GUEST ROOM COVE LIGHT

3" = 1'-0"



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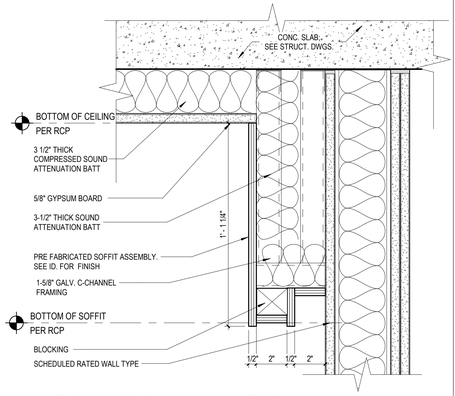
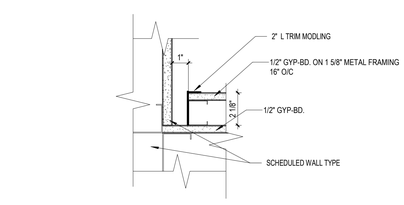


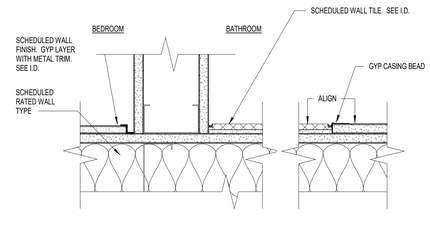
3 TYP. GUEST ROOM SOFFIT

3" = 1'-0"



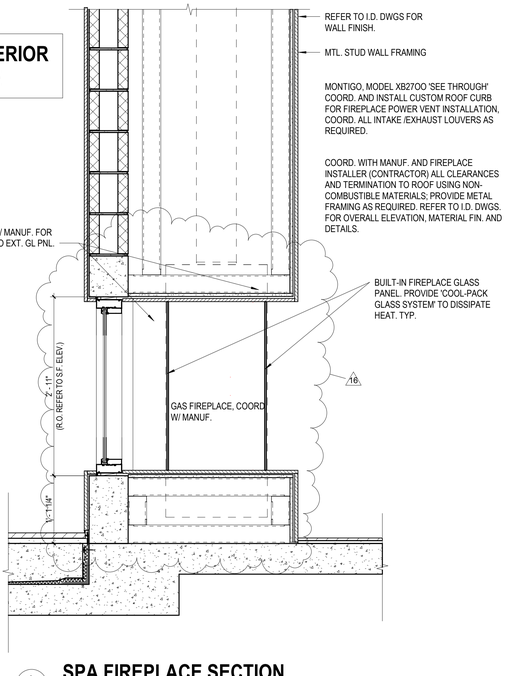
2 WALL TILE TO GYP TRANSITION

3" = 1'-0"



1 WALL TILE TO GYP TRANSITION

3" = 1'-0"



9 SPA FIREPLACE SECTION

1" = 1'-0"

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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

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

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DN: E=slee@lee-architects.com, CN=Scott Lee, O=Scott A. Lee, Architect, C=US
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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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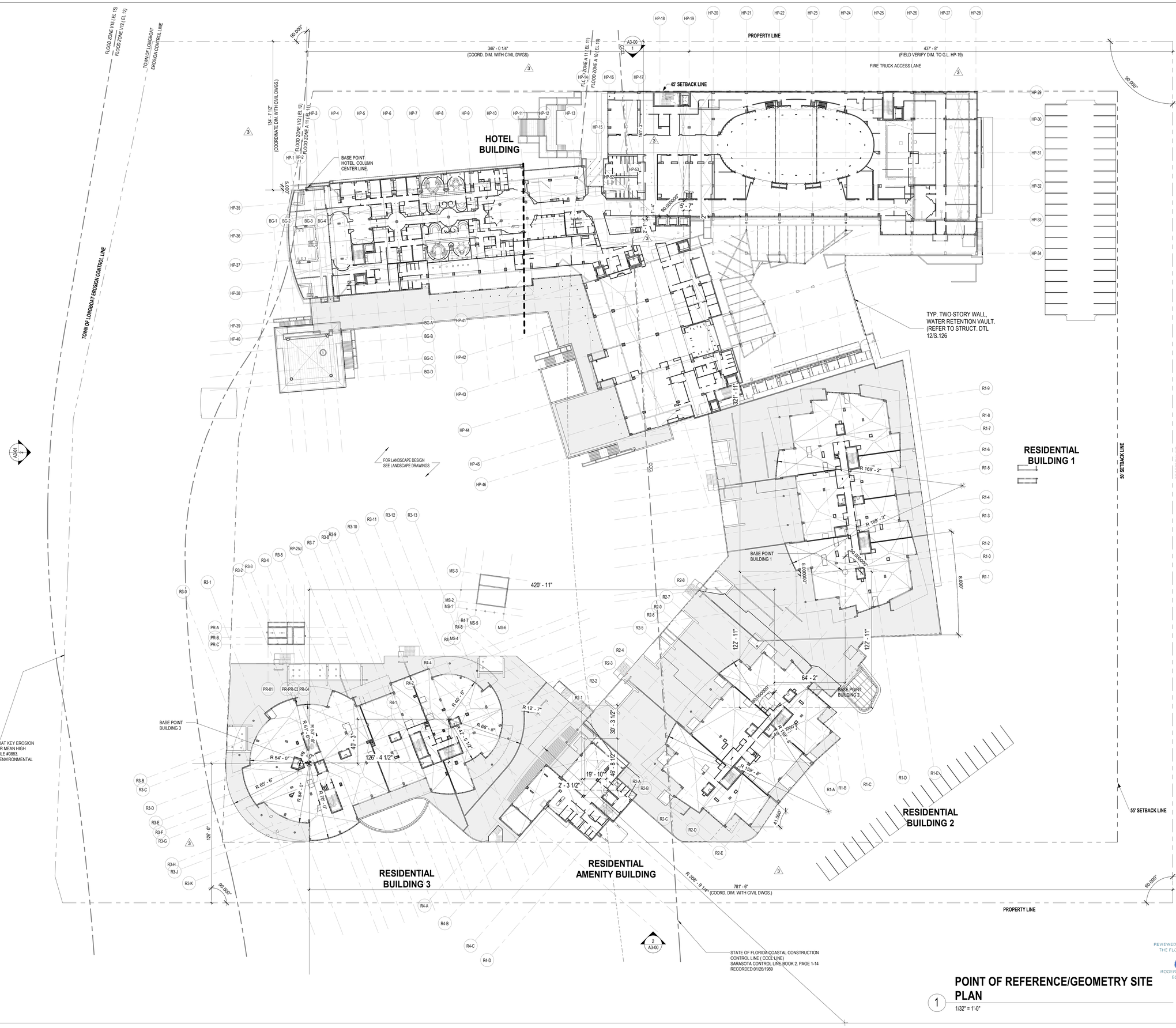

POINT OF REFERENCE/GEOMETRY SITE PLAN

1 — 1/32" = 1'-0"

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ECS FLORIDA, LLC

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SCOTT A. LEE
AR95712
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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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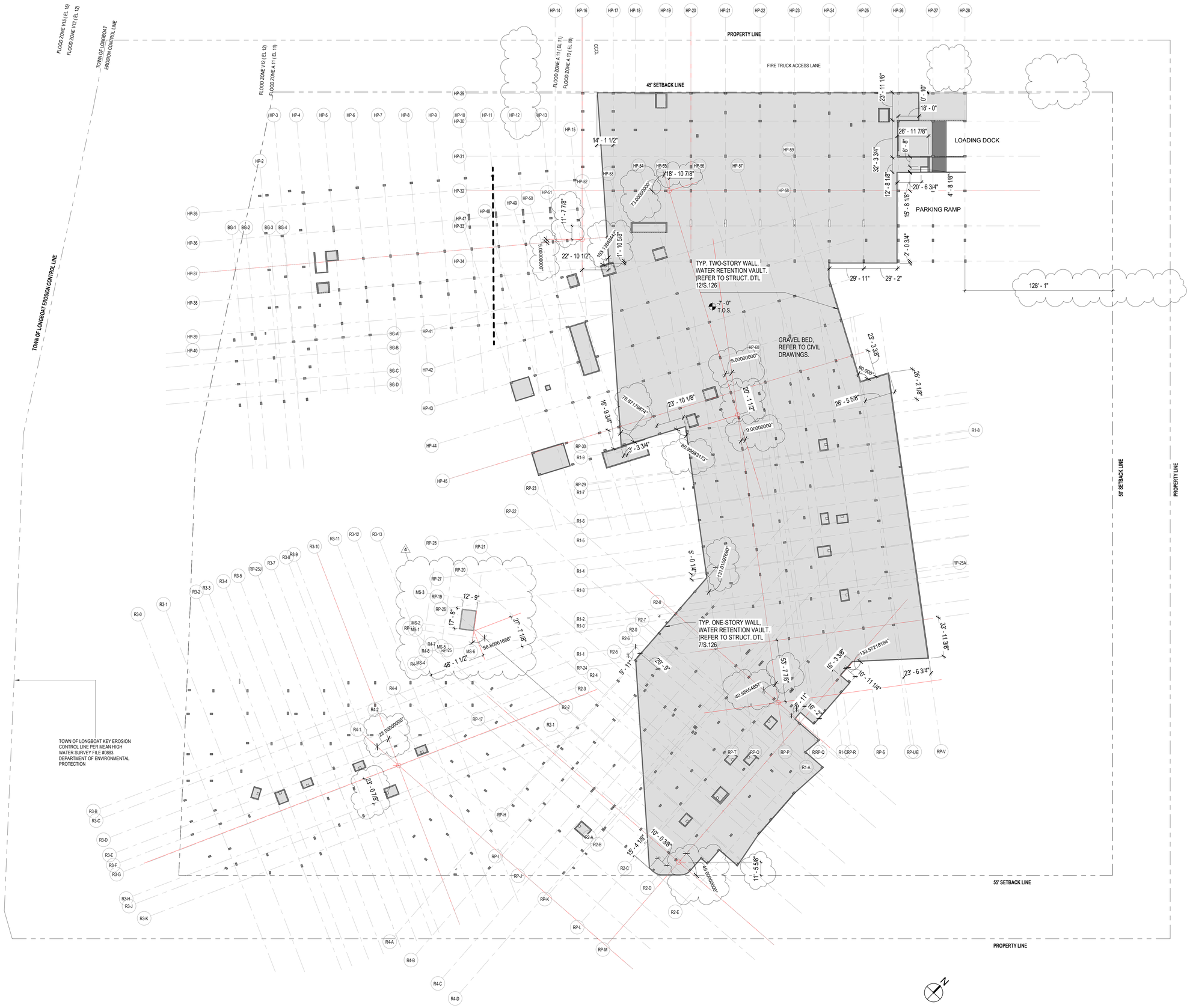

1 VAULT LEVEL- OVERALL EOS PLAN

1/32" = 1'-0"

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AR95712
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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

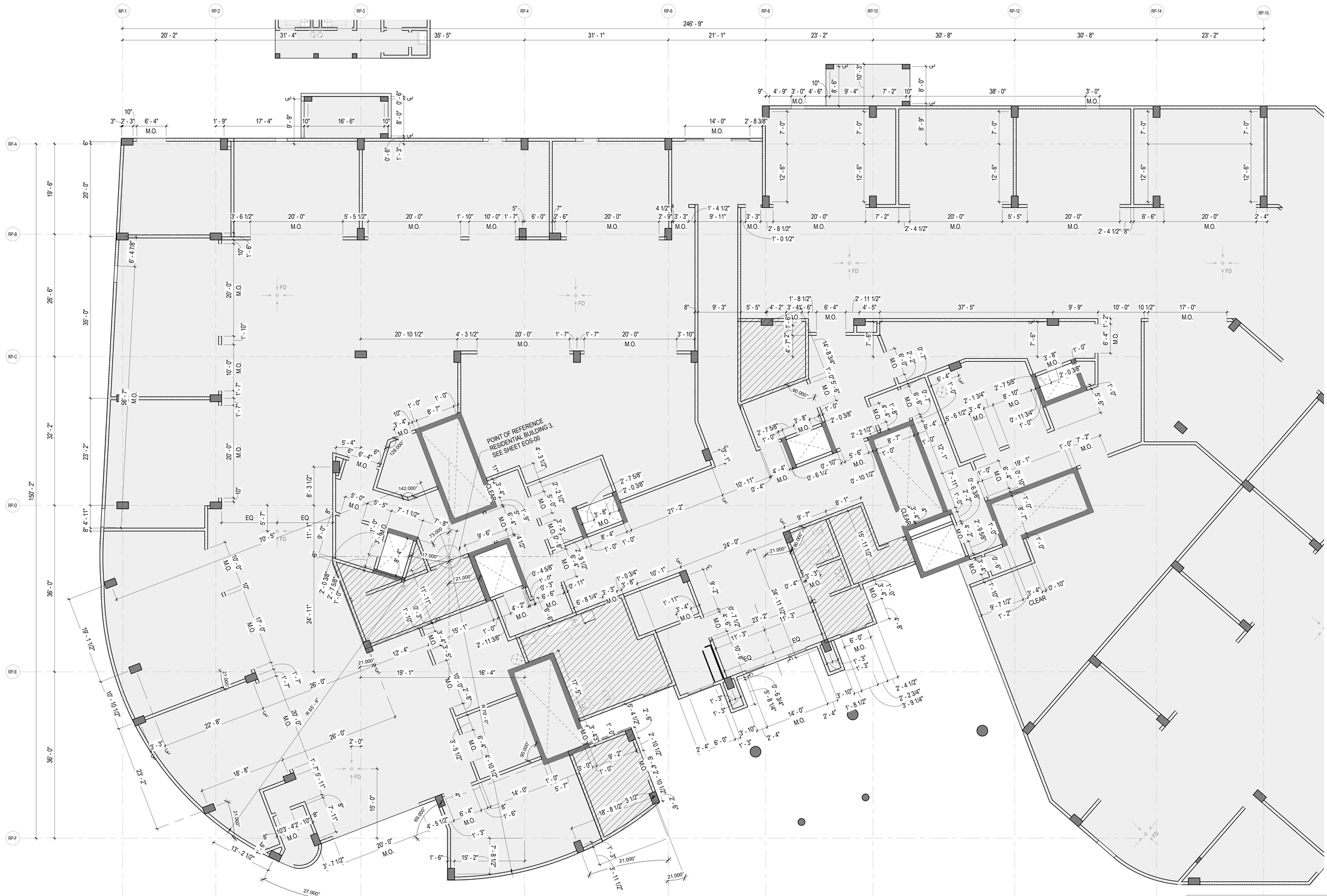
Sheet Title

OVERALL -VAULT LEVEL- EOS PLAN

Project No. **21816**

Sheet No.

EOS-00A



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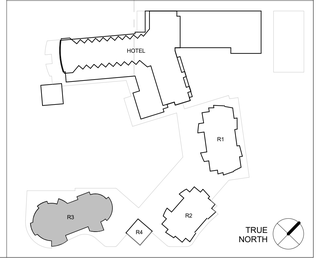
1 RESIDENTIAL BUILDING 3 PARKING - LEVEL P1 EOS

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.)



TRUE NORTH

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Consultant

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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 BUILDING 3 - LEVEL P1 EOS

Project No. **21816**

Sheet No.

EOS-R3-00

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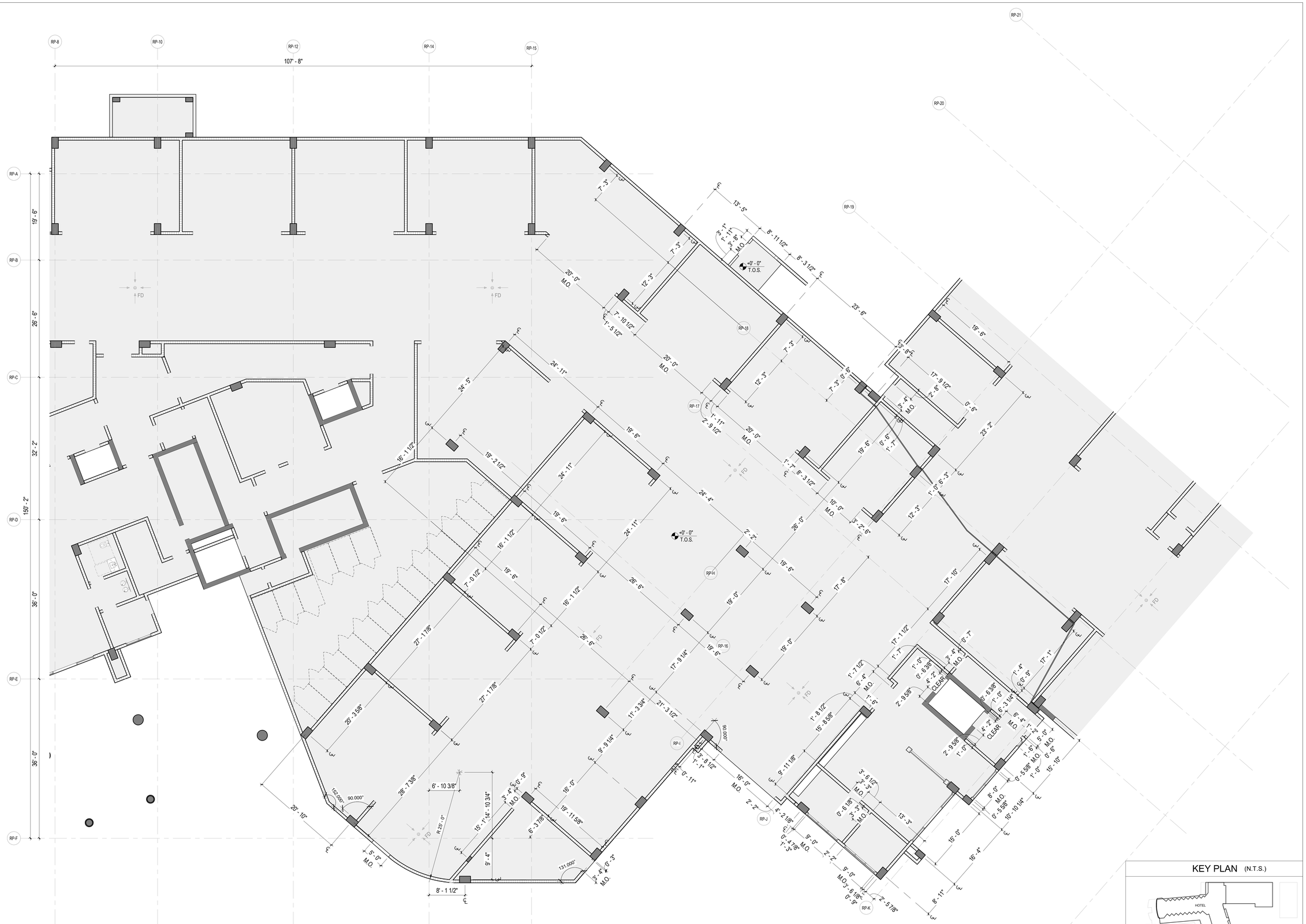

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ECS FLORIDA, LLC

1 RESIDENTIAL BUILDING 3 PARKING - LEVEL P1A EOS

1/8" = 1'-0"

GENERAL NOTE:
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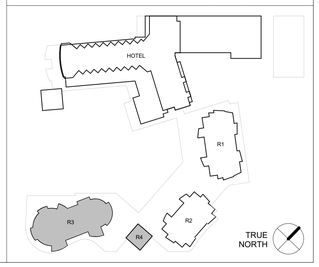
KEY PLAN (N.T.S.)



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Consultant

LONGBOAT KEY HOTEL & RESIDENCES

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Longboat Key, FL 34228

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Scott Lee

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

Sheet Title

RESI BUILDING 3 & 4 PARKING - LEVEL P1A EOS

Project No. **21816**

Sheet No.

EOS-R3-00

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RESIDENTIAL BUILDING 3 - LEVEL 1 EOS

1/8" = 1'-0"

GENERAL NOTE:
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KEY PLAN (N.T.S.)

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Consultant

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NATIONAL DEVELOPMENTS, INC.

Scott Lee

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Date: 2022.10.01 19:06:58-04'00'

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SCOTT A. LEE
AR95712
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No.	Description	Date
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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
6	PERMIT REVISION 6	06/03/2022

Sheet Title

RESI BUILDING 3 - LEVEL 1 EOS

Project No. **21816**

Sheet No.

EOS-R3-01

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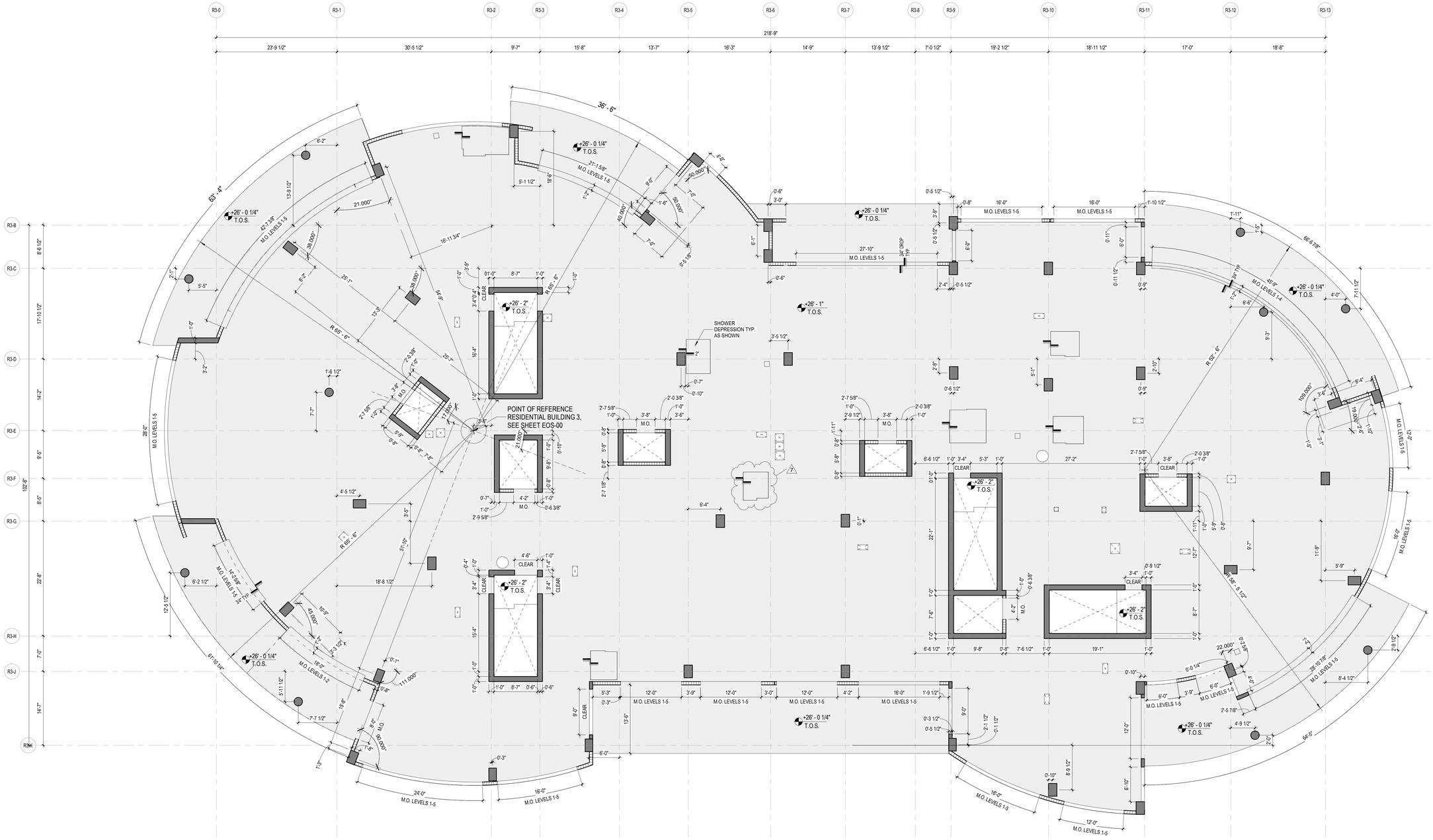

1 RESIDENTIAL BUILDING 3 - LEVEL 2 EOS

1/8" = 1'-0"

GENERAL NOTE:
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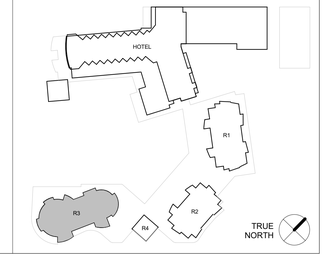
REFER TO ENLARGED UNIT PLANS FOR SHOWER DEPRESSIONS.

KEY PLAN (N.T.S.)



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Consultant

LONGBOAT KEY HOTEL & RESIDENCES

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Longboat Key, FL 34228

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UNICORP ACQUISITIONS, LLC
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STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT
-Scott A. Lee-

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Date: 2023.07.11 08:14:02-04'00'

RESI Bldg 3 - Issued

No.	Description	Date
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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
6	PERMIT REVISION 6	06/03/2022
7	PERMIT REVISION 7	06/17/2022

Sheet Title
Project No. **21816**

RESI BUILDING 3 - LEVEL 2 EOS

Sheet No.

EOS-R3-02

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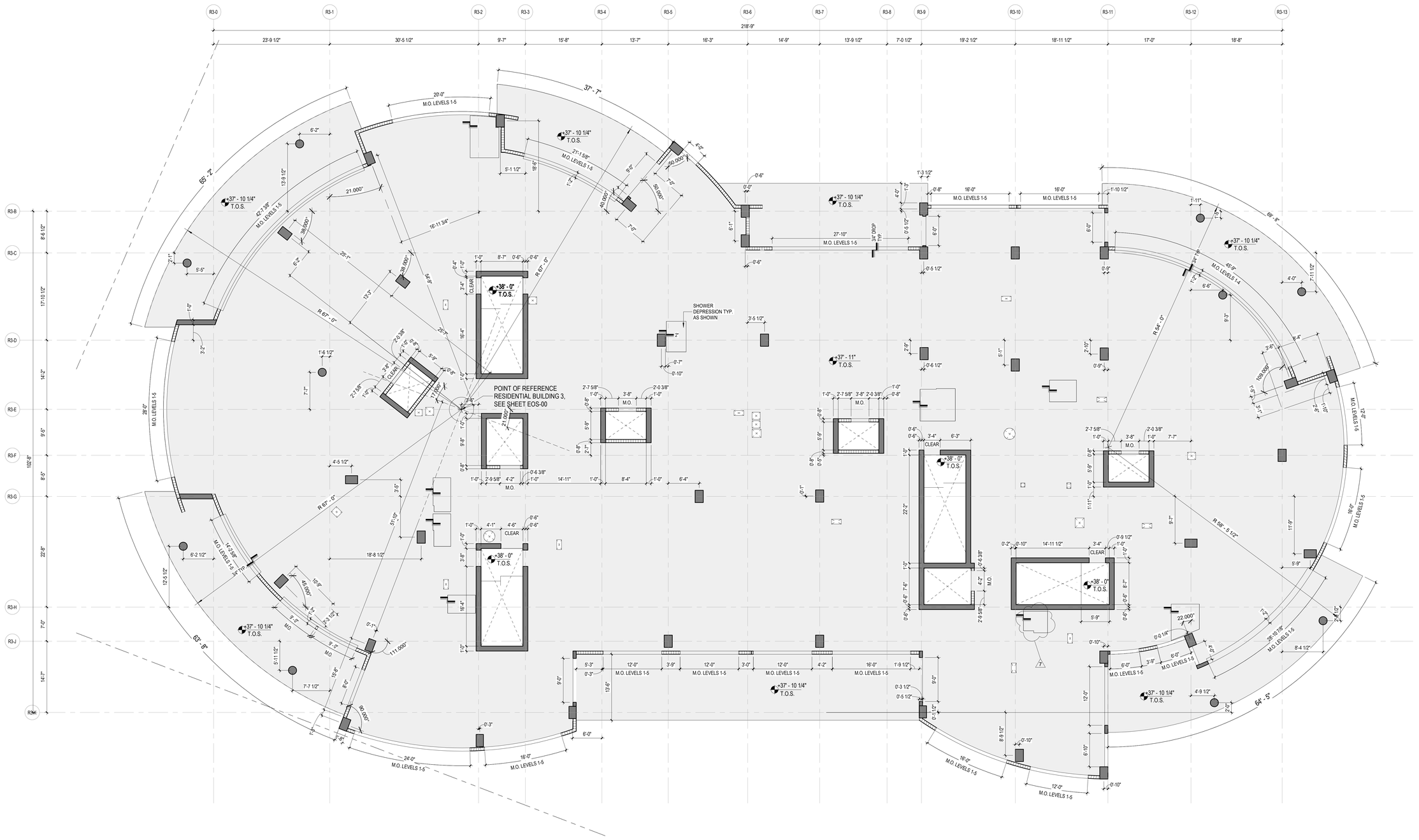

1 RESIDENTIAL BUILDING 3 - LEVEL 3 EOS

1/8" = 1'-0"

GENERAL NOTE:
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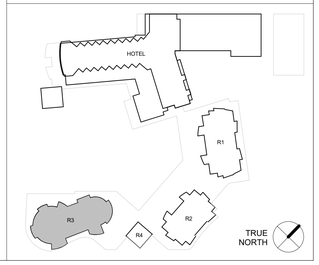
GENERAL CONTRACTOR IS REQUIRED TO COORDINATE ALL CONSTRUCTION CONDITIONS WITH INFORMATION SHOWN ON DRAWINGS OF **ALL** DISCIPLINES **PRIOR** TO SLAB POUR.
REFER TO ENLARGED UNIT PLANS FOR SHOWER DEPRESSIONS.

KEY PLAN (N.T.S.)



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ECS FLORIDA, LLC

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A California Corporation

Consultant

LONGBOAT KEY HOTEL & RESIDENCES

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Longboat Key, FL 34228

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UNICORP
NATIONAL DEVELOPMENTS, INC.

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Scott A. Lee

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Date: 2021.07.11 08:14:04-04'00'

RESI Bldg 3 - 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
5	PERMIT REVISION 5	05/06/2022
6	PERMIT REVISION 6	06/03/2022
7	PERMIT REVISION 7	06/17/2022

Sheet Title
RESI BUILDING 3 - LEVEL 3 EOS

Project No. **21816**

Sheet No.
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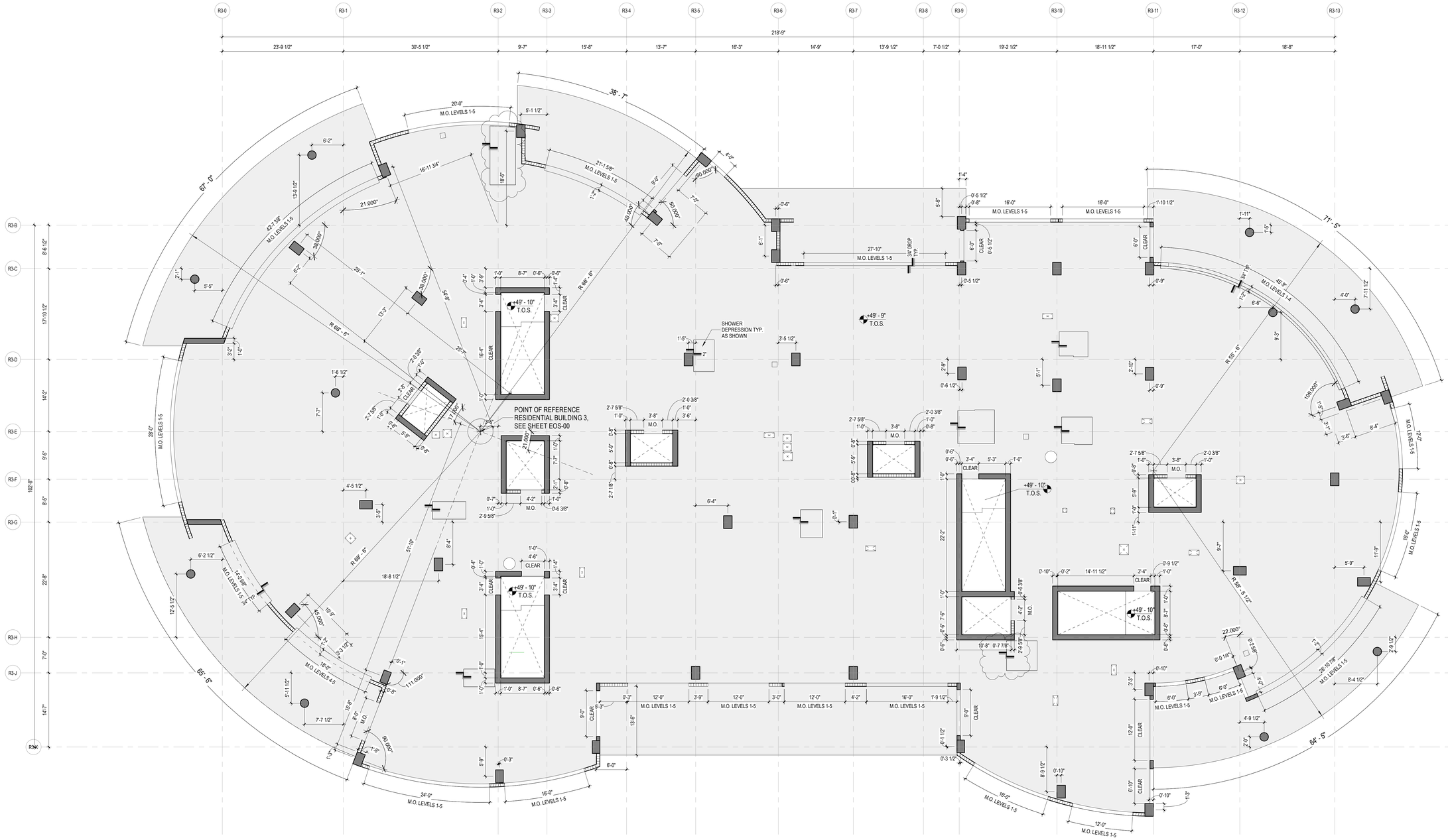

1 RESIDENTIAL BUILDING 3 - LEVEL 4 EOS

1/8" = 1'-0"

GENERAL NOTE:
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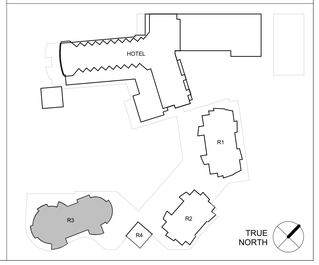
REFER TO ENLARGED UNIT PLANS FOR SHOWER DEPRESSIONS.

KEY PLAN (N.T.S.)



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

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.

STATE OF FLORIDA
SCOTT A LEE
AR95712
REGISTERED ARCHITECT

Scott A. Lee

Digitally signed by Scott A. Lee
DN: E=slee@bkenge.com, CN=Scott A. Lee, TI=21779, OU=Colegio de Arquitectos Paisajistas de Puerto Rico, St=Puerto Rico, C=US
Date: 2021.07.11 08:14:07-04'00'

RESI Bldg 3 - 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
6	PERMIT REVISION 6	06/03/2022
7	PERMIT REVISION 7	06/17/2022

Sheet Title
RESI BUILDING 3 - LEVEL 4 EOS

Project No. **21816**

Sheet No.
EOS-R3-04

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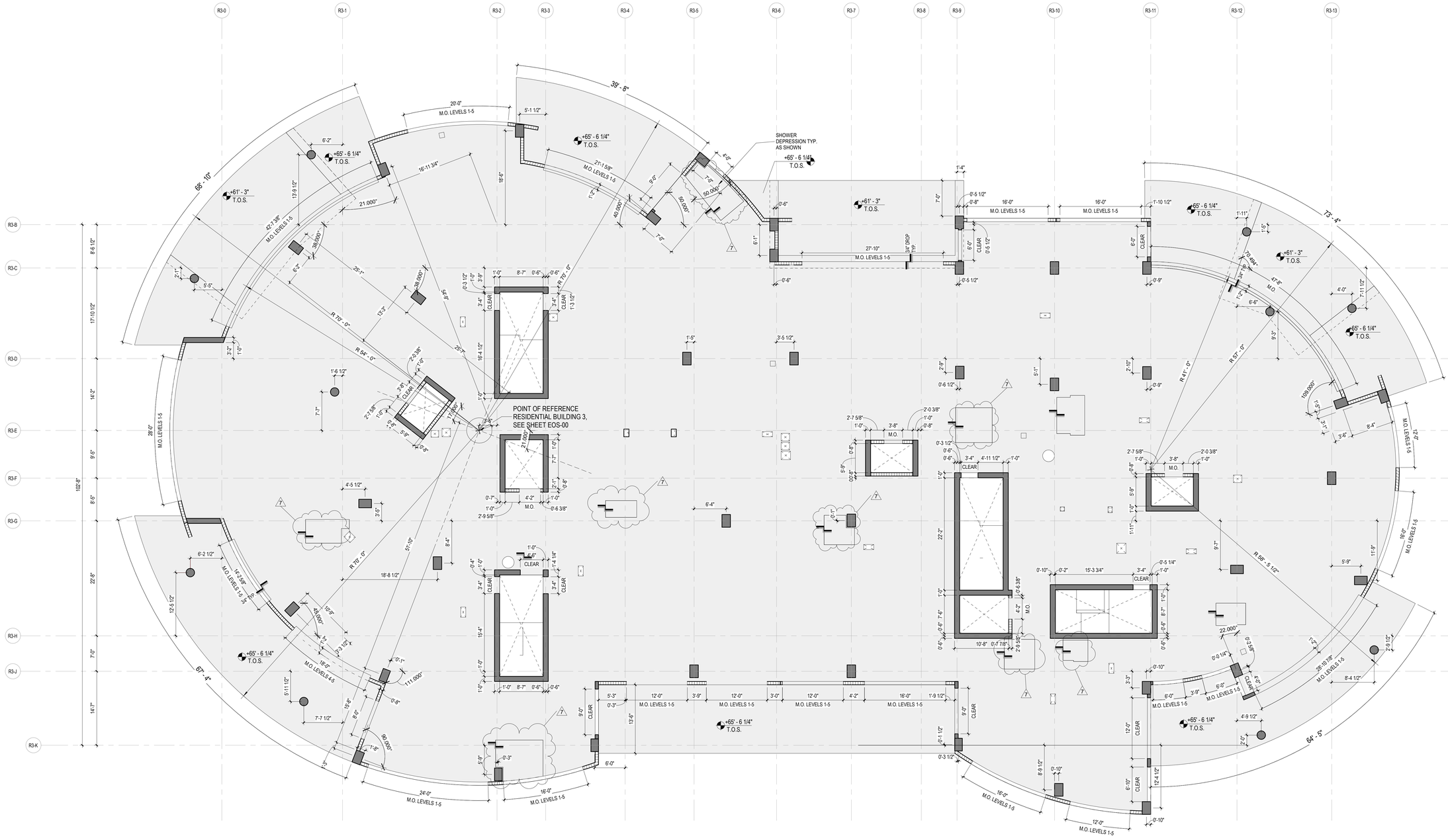
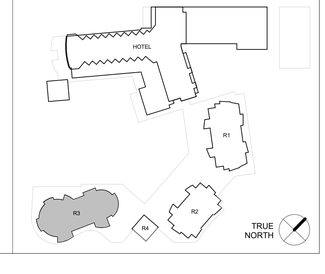


RESIDENTIAL BUILDING 3 - LEVEL 5 EOS

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.)



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ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

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Longboat Key, FL 34228

Owner

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UNICORP
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STATE OF FLORIDA
SCOTT A. LEE
AR95712
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Date: 2023.07.11 08:14:09-04'00'

RESI Bldg 3 - 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
6	PERMIT REVISION 6	06/03/2022
7	PERMIT REVISION 7	06/17/2022

Sheet Title

Project No. **21816**

RESI BUILDING 3 - LEVEL 5 EOS

Sheet No.

EOS-R3-05

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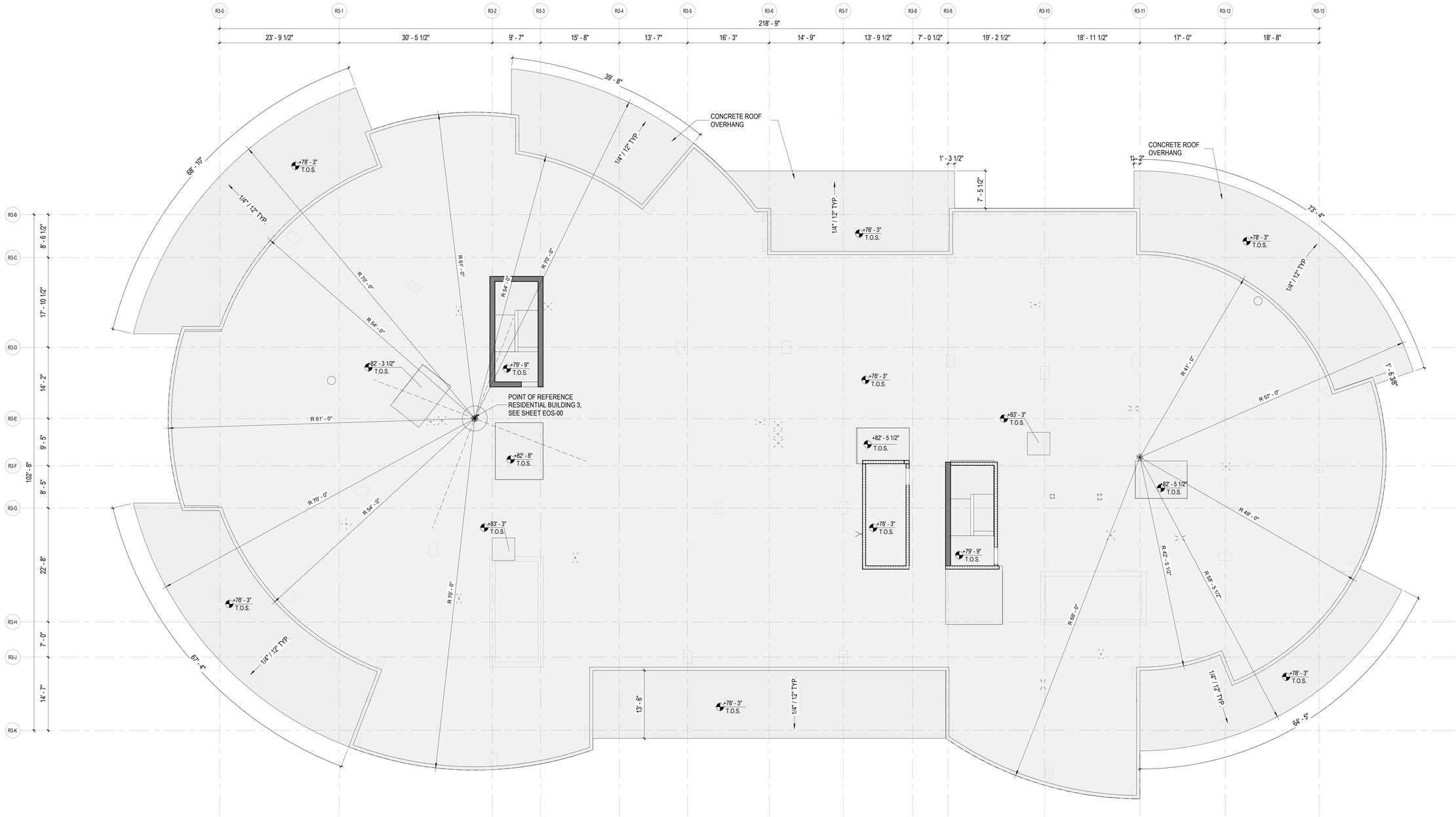


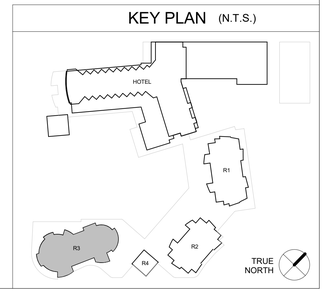
1 RESIDENTIAL BUILDING 3 - ROOF EOS

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.

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

KEY PLAN (N.T.S.)



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UNICORP
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Scott Lee

STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

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 BUILDING 3 - ROOF EOS

Project No. **21816**

Sheet No.

EOS-R3-06

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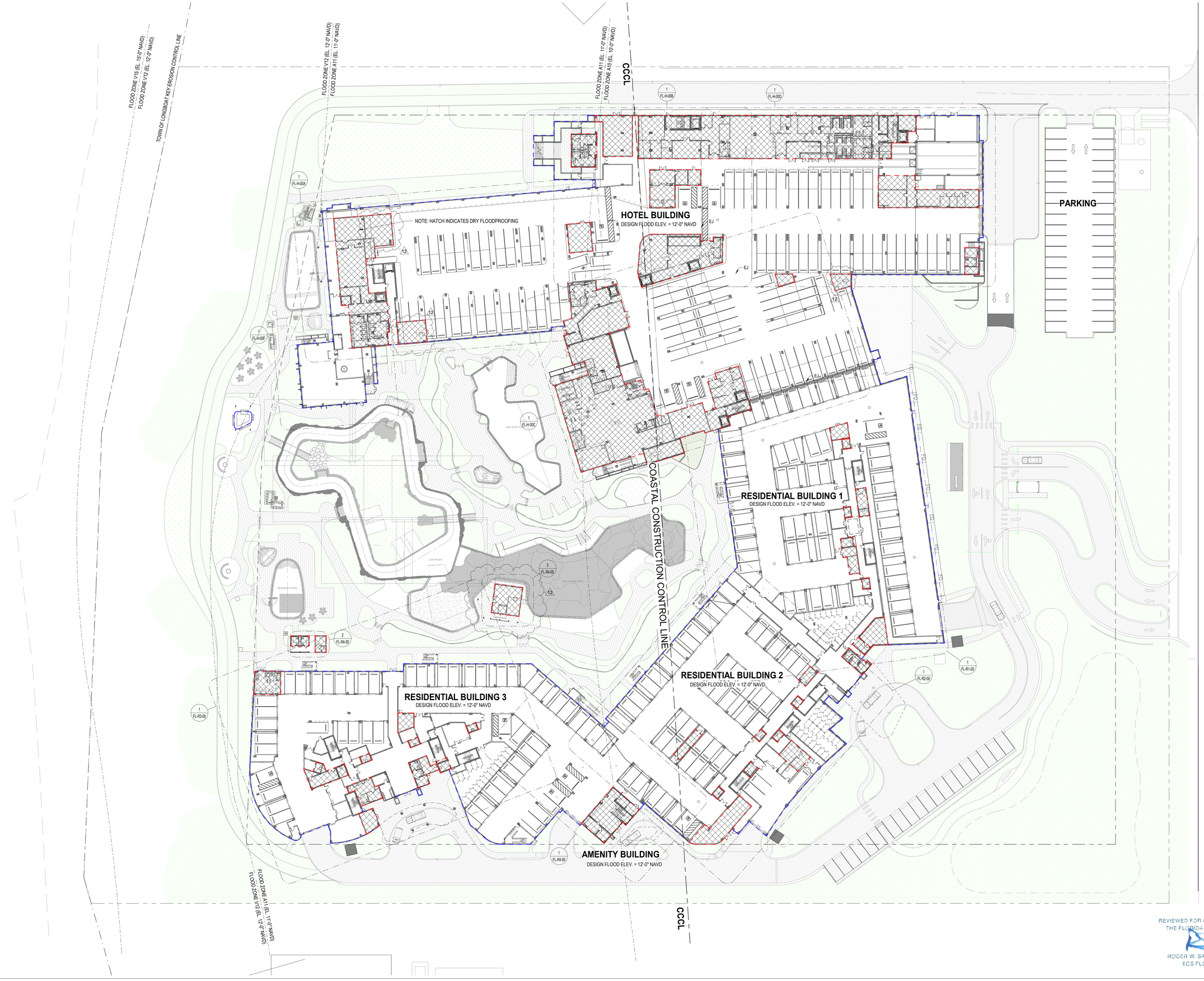

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE
ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

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A California Corporation

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HOTEL & RESIDENCES

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Longboat Key, FL 34228

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STATE OF FLORIDA
SCOTT A. LEE
AR95712
REGISTERED ARCHITECT

Scott A. Lee

Digitally signed by Scott A. Lee
DN: cn=Scott A. Lee, T=SITE,
OU=Colegio de Arquitectos y
Arquitectos Paisajistas de Puerto
Rico, St=Puerto Rico, C=US
Date: 2021.07.11 08:18:19-04'00'

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

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
Product Approval Provider - 7/31/2024

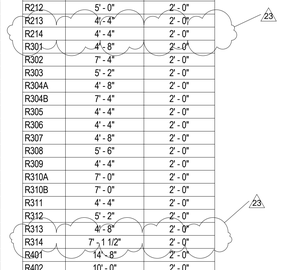
FLOOD BARRIER PANEL SCHEDULE

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.

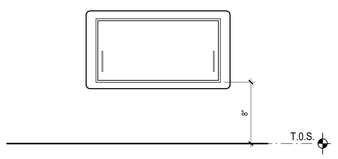
WET FLOODPROOFING

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 .

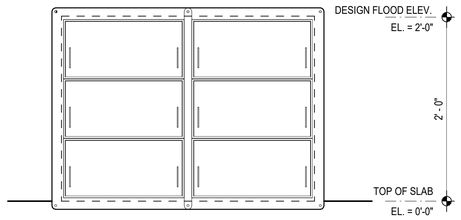
LIFE SAFETY

ALL EQUIPMENT REQUIRED FOR LIFE SAFETY SHALL BE MOUNTED ABOVE DESIGN FLOOD ELEVATION,+12'-0" NAVD [+13.04' NGVD].

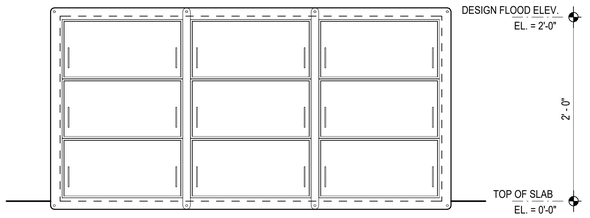
INSTALLATION OF BUILDING UTILITY SYSTEMS TO COMPY WITH FEMA P-348, EDITION 2 PROTECTING BUILDNIG UTILITY SYSTEMS FROM FLOOD DAMAGE
ALL RECEPTACLES, SWITCHES, LIGHTS AND OTHER DEVICES PLACED BELOW FLOOD PROTECTION LEVEL SHALL BE SUPPLIED FROM SEPARATE BRANCH CIRCUITS PROTECTED BY GFCIS.



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

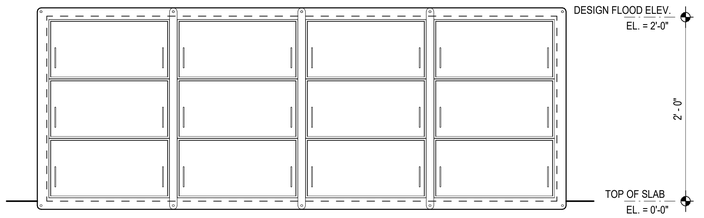


FV-2 FLOOD VENT: MULTI-FRAME INSULATED SMART VENT
SEALING KIT: FLOOD VENT SEALING KIT
*FIRE RATED WALL: FIRE DAMPER
TRIM AND SLEEVE KIT

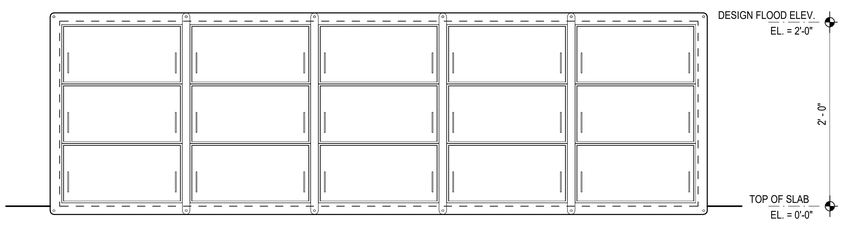


FV-3 FLOOD VENT: MULTI-FRAME INSULATED SMART VENT
SEALING KIT: FLOOD VENT SEALING KIT
*FIRE RATED WALL: FIRE DAMPER
TRIM AND SLEEVE KIT

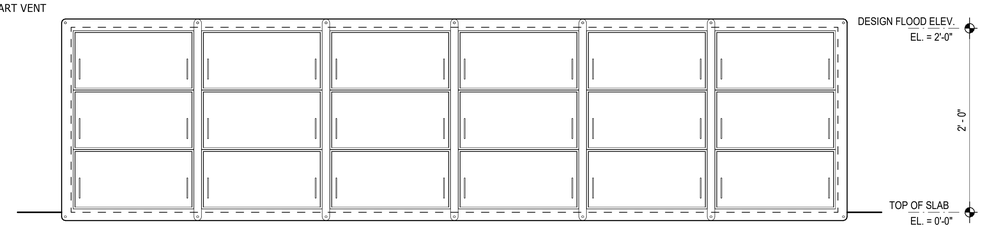
FVD-3 DUAL FUNCTION FLOOD VENT: MULTI-FRAME SMART VENT
SEALING KIT: FLOOD VENT SEALING KIT
TRIM AND SLEEVE KIT



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

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LONGBOAT KEY HOTEL & RESIDENCES

SITE/HOTEL - 1601 GULF OF MEXICO DRIVE
Longboat Key, FL 34228

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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
REGISTERED ARCHITECT
AR95712

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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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

BIM 360://21816 St. Regis Resort Longboat Key/St.Regis LBK_R19.rvt
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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 3
FLOODPROOFING PLAN - LEVEL P1

1 1/8" = 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

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.

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Scott Lee
AR95712

RESI Bldg 3 - 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
4	PERMIT REVISION 4	04/15/2022
11	PERMIT REVISION 11	09/09/2022
12	PERMIT REVISION 12	11/04/2022
23	PERMIT REVISION 23	11/03/2023

Sheet Title

RESI BUILDING 3 - LEVEL P1 FLOODPROOFING

Project No. **21816**

Sheet No.

FL-R3-00

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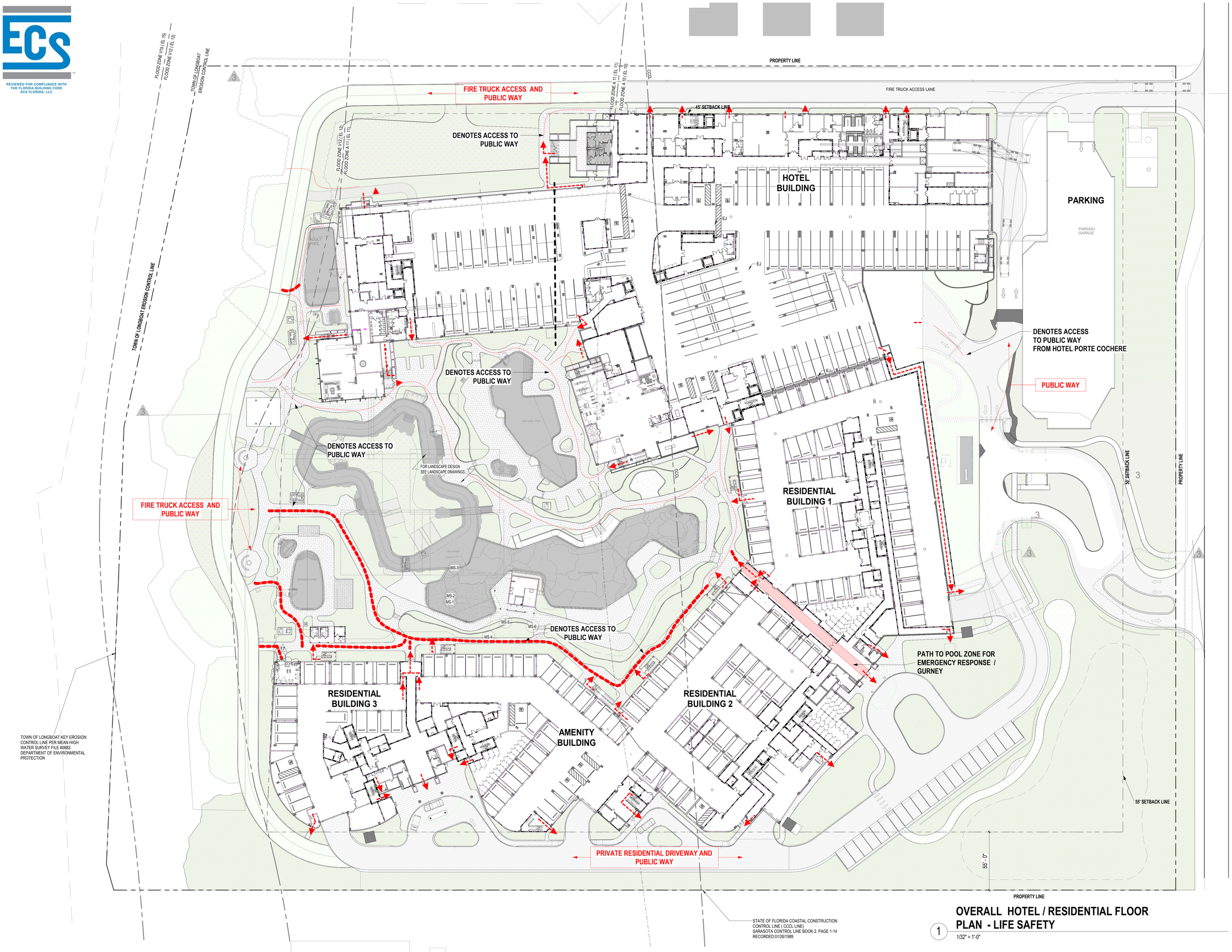

1 OVERALL HOTEL / RESIDENTIAL FLOOR PLAN - LIFE SAFETY

1/32" = 1'-0"

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

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

STATE OF FLORIDA SCOTT A. LEE AR95712 REGISTERED ARCHITECT

Scott Lee

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Date: 2024.03.25 13:18:43-04'00'

General - Issued

No.	Description	Date
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021
P1	PERMIT APPROVAL RESPONSE	03/18/2022
17	PERMIT REVISION 17	4/21/2023

Sheet Title

Project No. **21816**

OVER ALL SITE PLAN - LIFE SAFETY

Sheet No.

LS1-00

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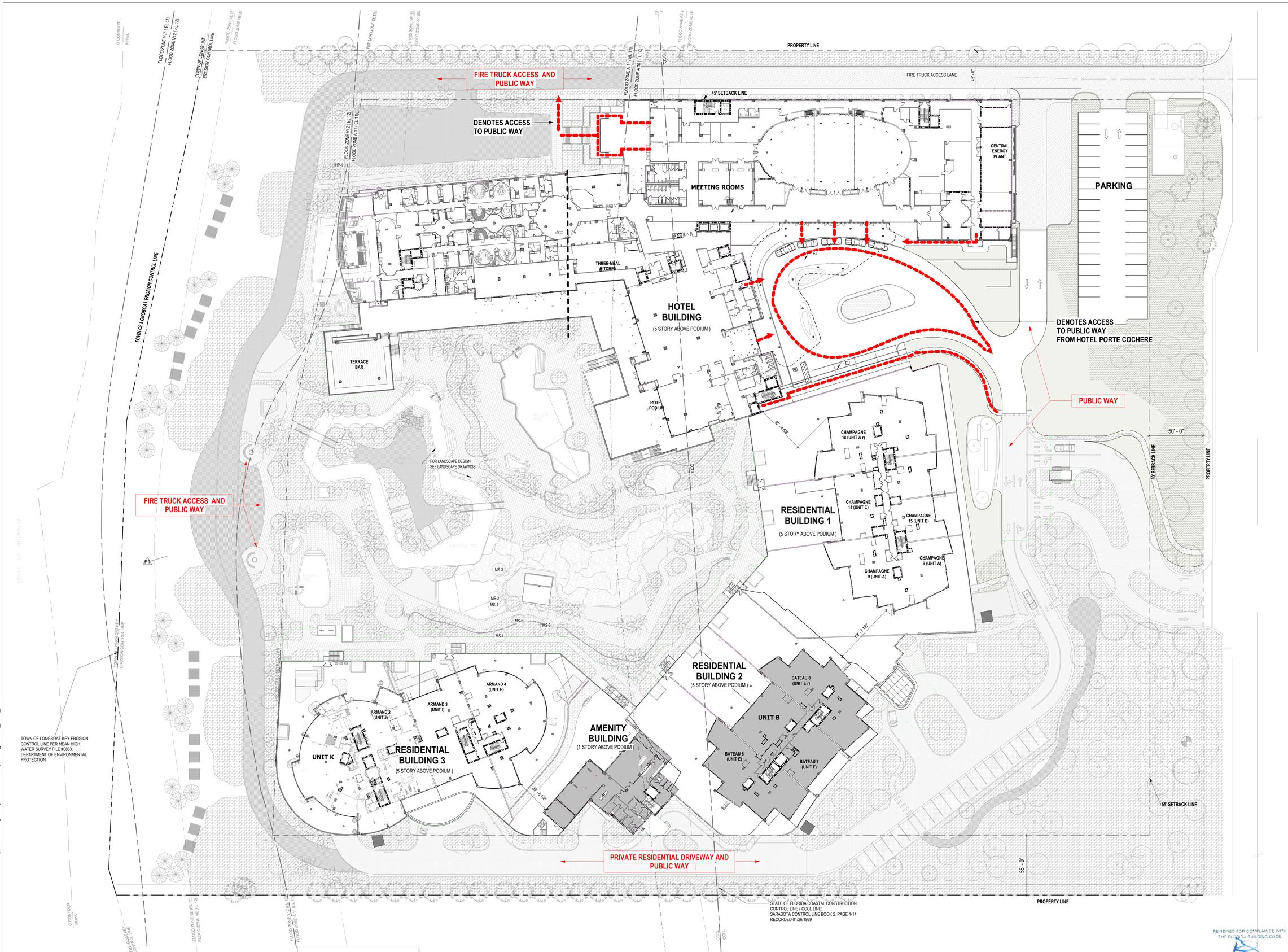

1 OVERALL HOTEL / RESIDENTIAL FLOOR PLAN - LEVEL 1 LIFE SAFETY

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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UNICORP
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Scott Lee

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Date: 2022.10.01 19:04:52-04'00'

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

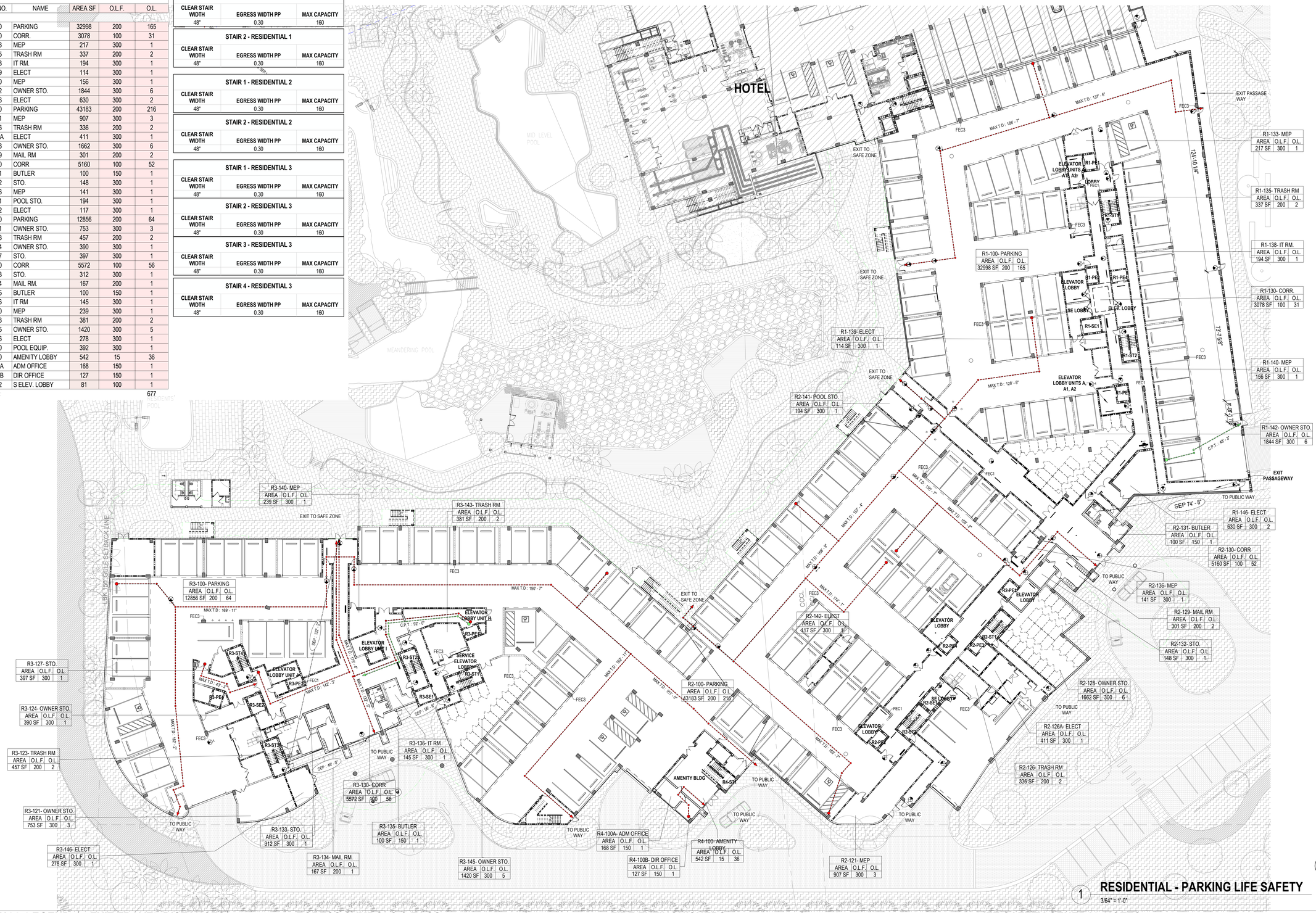
STAIR 2 - RESIDENTIAL 2		
CLEAR STAIR WIDTH	EGRESS WIDTH PP	MAX CAPACITY
48"	0.30	160

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



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 XX" 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.

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.

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

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7440 Via Dellagio, Suite 200
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407-999-9985

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Date: 2022.10.01 19:04:56-04'00'

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

Sheet Title: **RESI BUILDINGS - LEVEL P1 FLOOR PLAN**
Project No. 21816

Sheet No. **LS-R0-00**

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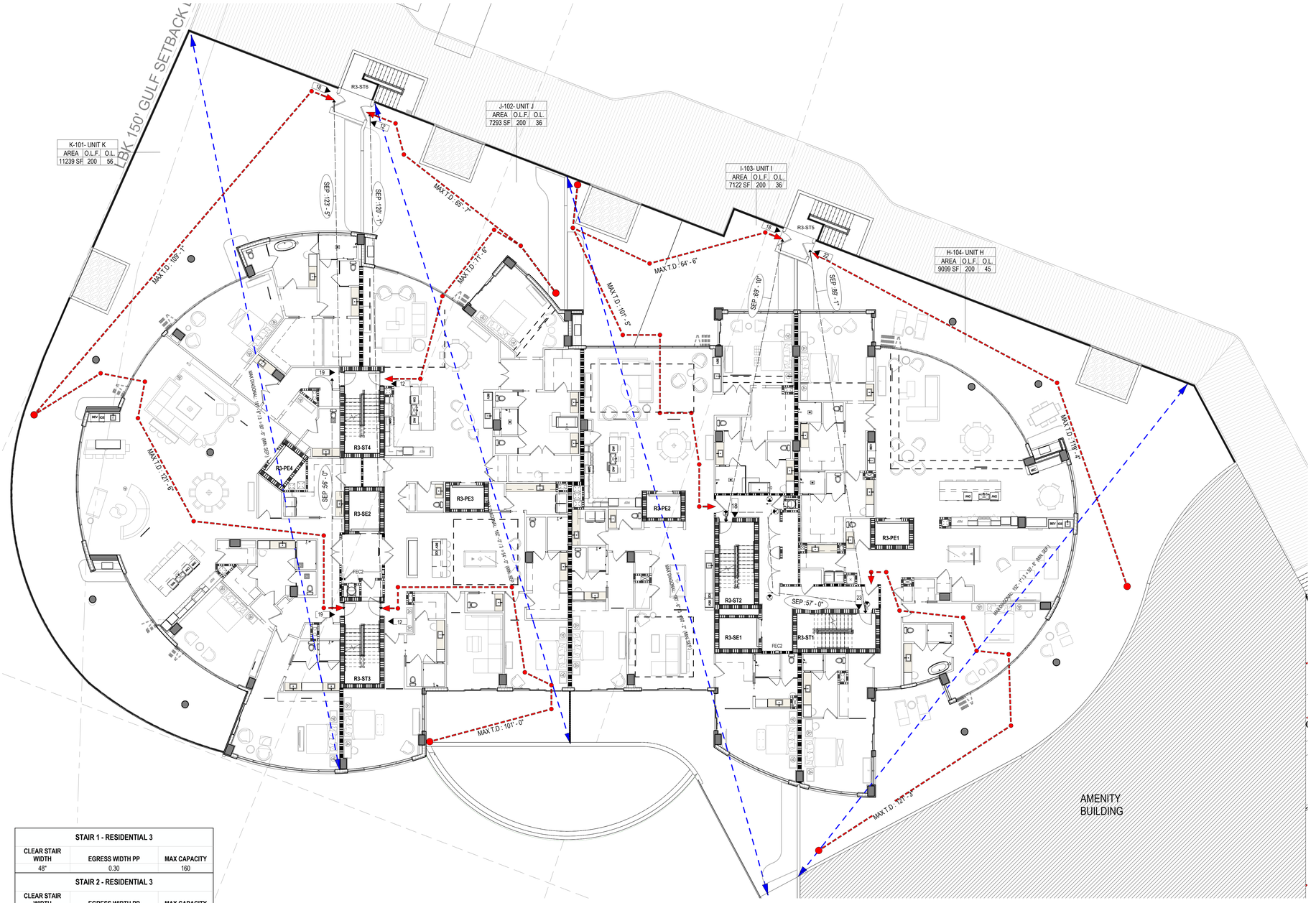

OCCUPANCY LOAD CALCULATIONS - RES. BUILDING 3 - LEVEL 1					
LEVEL	ROOM NO.	NAME	AREA SF	O.L.F.	O.L.
R3 - LEVEL 1	H-104	UNIT H	9099	200	45
R3 - LEVEL 1	I-103	UNIT I	7122	200	36
R3 - LEVEL 1	J-102	UNIT J	7293	200	36
R3 - LEVEL 1	K-101	UNIT K	11239	200	56
TOTAL OCCUPANTS:					173

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

STAIR 5 - RESIDENTIAL 3		
CLEAR STAIR WIDTH	EGRESS WIDTH PP	MAX CAPACITY
48"	0.30	160

STAIR 6 - RESIDENTIAL 3		
CLEAR STAIR WIDTH	EGRESS WIDTH PP	MAX CAPACITY
48"	0.30	160

1 RESIDENTIAL BUILDING 3 - LEVEL 1 LIFE SAFETY

3/32" = 1'-0"

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE

ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

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
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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
- 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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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

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

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 BUILDING 3- LEVEL 1 LIFE SAFETY**

Project No. 21816

Sheet No. **LS-R3-01**

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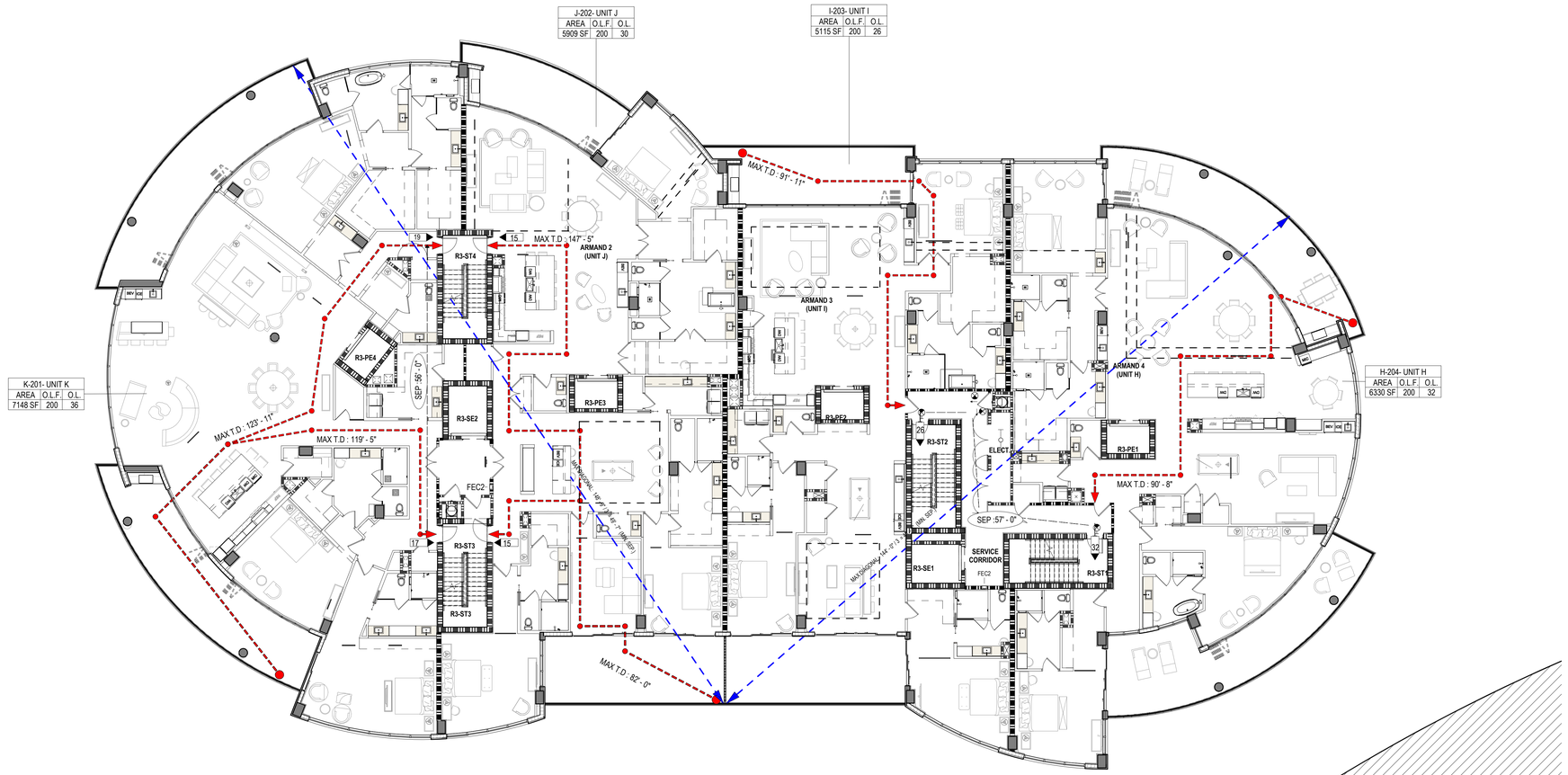

OCCUPANCY LOAD CALCULATIONS - RES. BUILDING 3 - LEVEL 2					
LEVEL	ROOM NO.	NAME	AREA SF	O.L.F.	O.L.
R3 - LEVEL 2	H-204	UNIT H	6330	200	32
R3 - LEVEL 2	I-203	UNIT I	5115	200	26
R3 - LEVEL 2	J-202	UNIT J	5909	200	30
R3 - LEVEL 2	K-201	UNIT K	7148	200	36
TOTAL OCCUPANTS:					124

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

RESIDENTIAL BUILDING 3 - LEVEL 2 LIFE SAFETY

1 — 3/32" = 1'-0"

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE

ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

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

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

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
	PERMIT SET	05/14/2021
1	PERMIT REVISION 1	07/15/2021
	PERMIT APPROVAL SET	12/13/2021

Sheet Title: **RESI BUILDING 3- LEVEL 2 LIFE SAFETY**

Project No. **21816**

Sheet No. **LS-R3-02**

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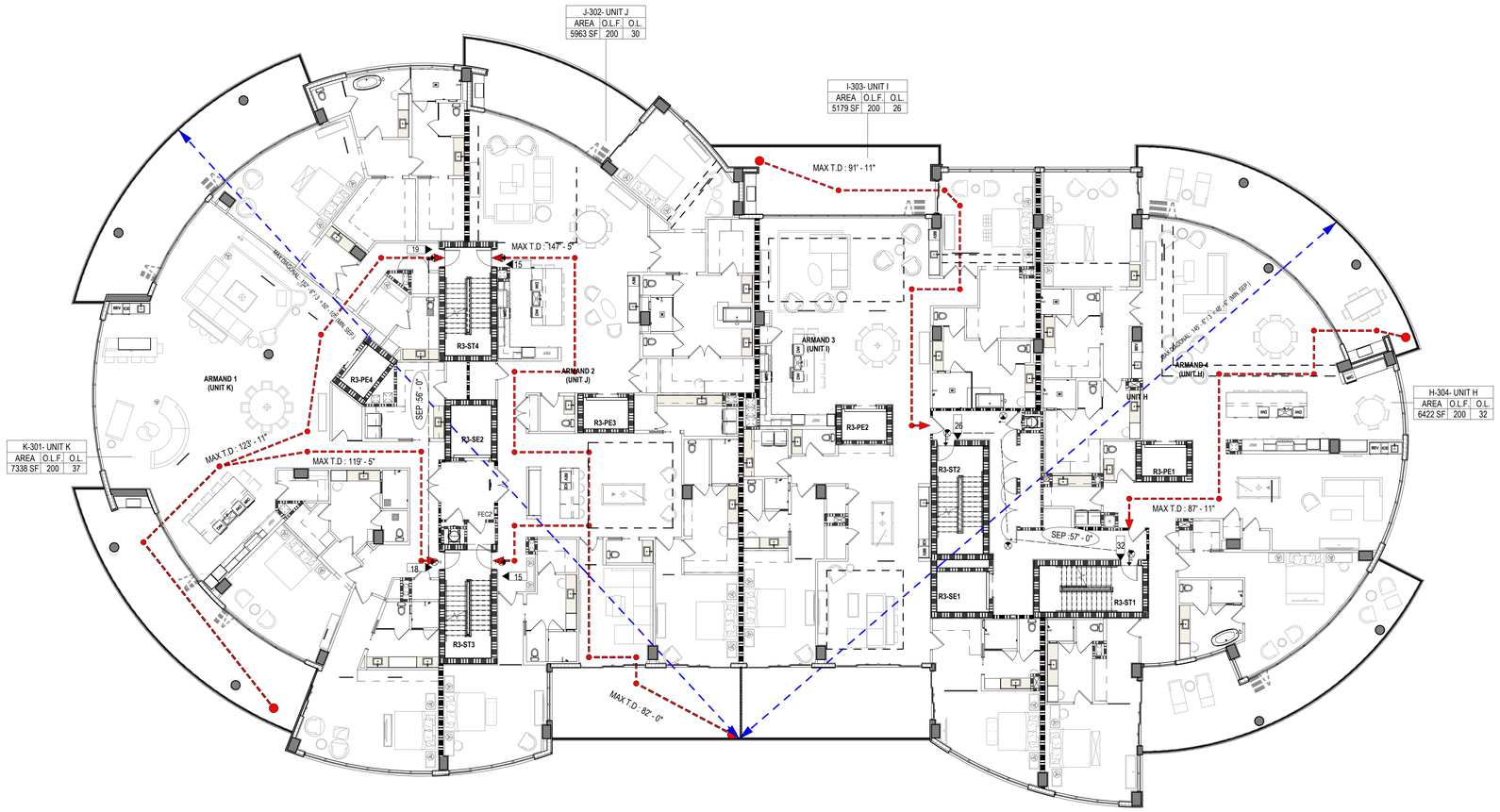

OCCUPANCY LOAD CALCULATIONS - RES. BUILDING 3 - LEVEL 3					
LEVEL	ROOM NO.	NAME	AREA SF	O.L.F.	O.L.
R3 - LEVEL 3	H-304	UNIT H	6422	200	32
R3 - LEVEL 3	I-303	UNIT I	5179	200	26
R3 - LEVEL 3	J-302	UNIT J	5963	200	30
R3 - LEVEL 3	K-301	UNIT K	7338	200	37
TOTAL OCCUPANTS:					125

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

RESIDNTIAL BUILDING 3 - LEVEL 3 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

- 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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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.
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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.

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE

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SB ARCHITECTS

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

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 BUILDING 3- LEVEL 3 LIFE SAFETY

Project No. **21816**

Sheet No.

LS-R3-03

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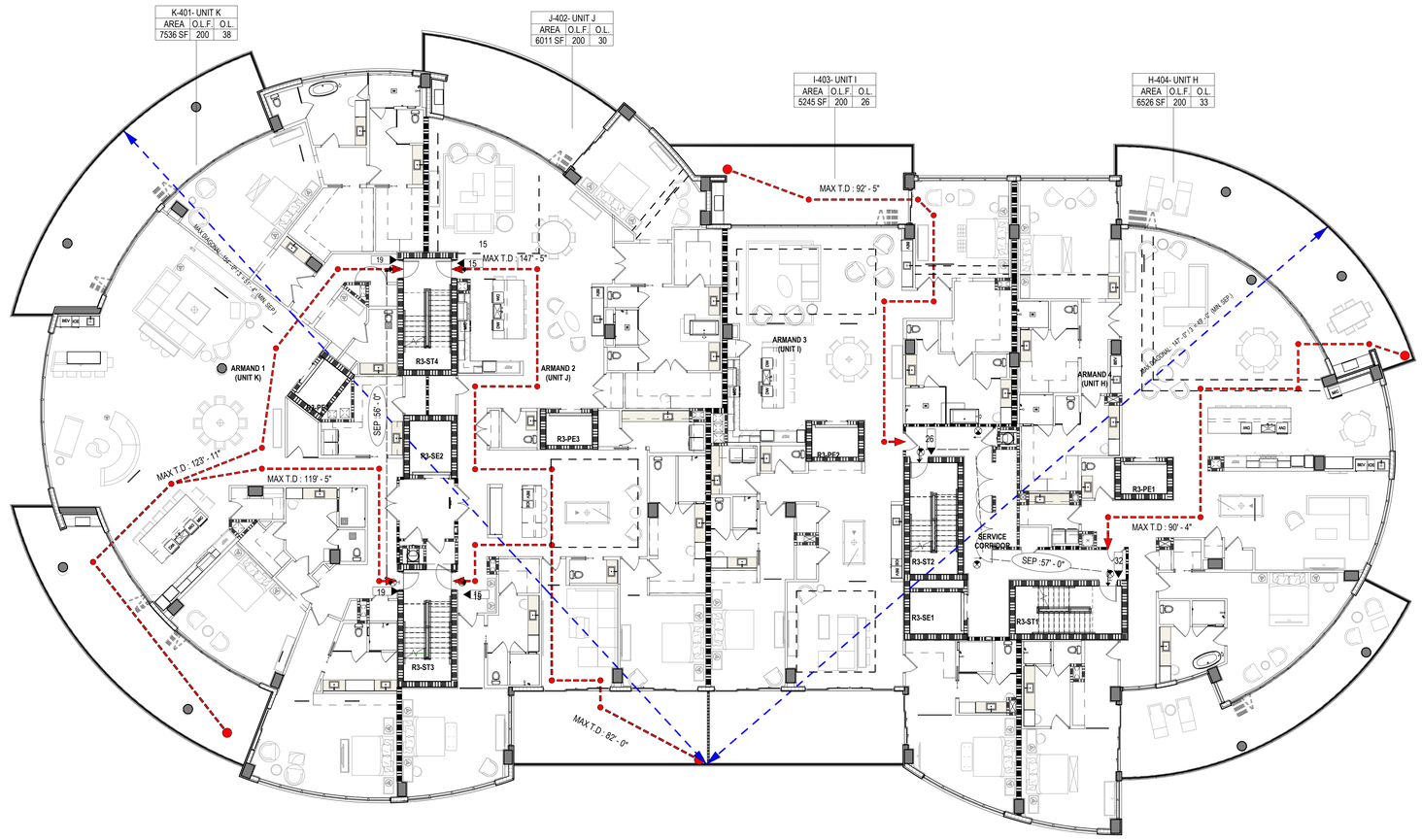

OCCUPANCY LOAD CALCULATIONS - RES. BUILDING 3 - LEVEL 4					
LEVEL	ROOM NO.	NAME	AREA SF	O.L.F.	O.L.
R3 - LEVEL 4	H-404	UNIT H	6526	200	33
R3 - LEVEL 4	I-403	UNIT I	5245	200	26
R3 - LEVEL 4	J-402	UNIT J	6011	200	30
R3 - LEVEL 4	K-401	UNIT K	7536	200	38
TOTAL OCCUPANTS:					127

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

1 RESIDENTIAL BUILDING 3 - LEVEL 4 LIFE SAFETY

3/32" = 1'-0"

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

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
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OCCUPANCY TAG

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

- RM.# - RM. NAME: ROOM NUMBER AND NAME
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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

- 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
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SB ARCHITECTS

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Consultant

LONGBOAT KEY HOTEL & RESIDENCES

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Scott Lee

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

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 BUILDING 3- LEVEL 4 LIFE SAFETY**

Project No. **21816**

Sheet No. **LS-R3-04**

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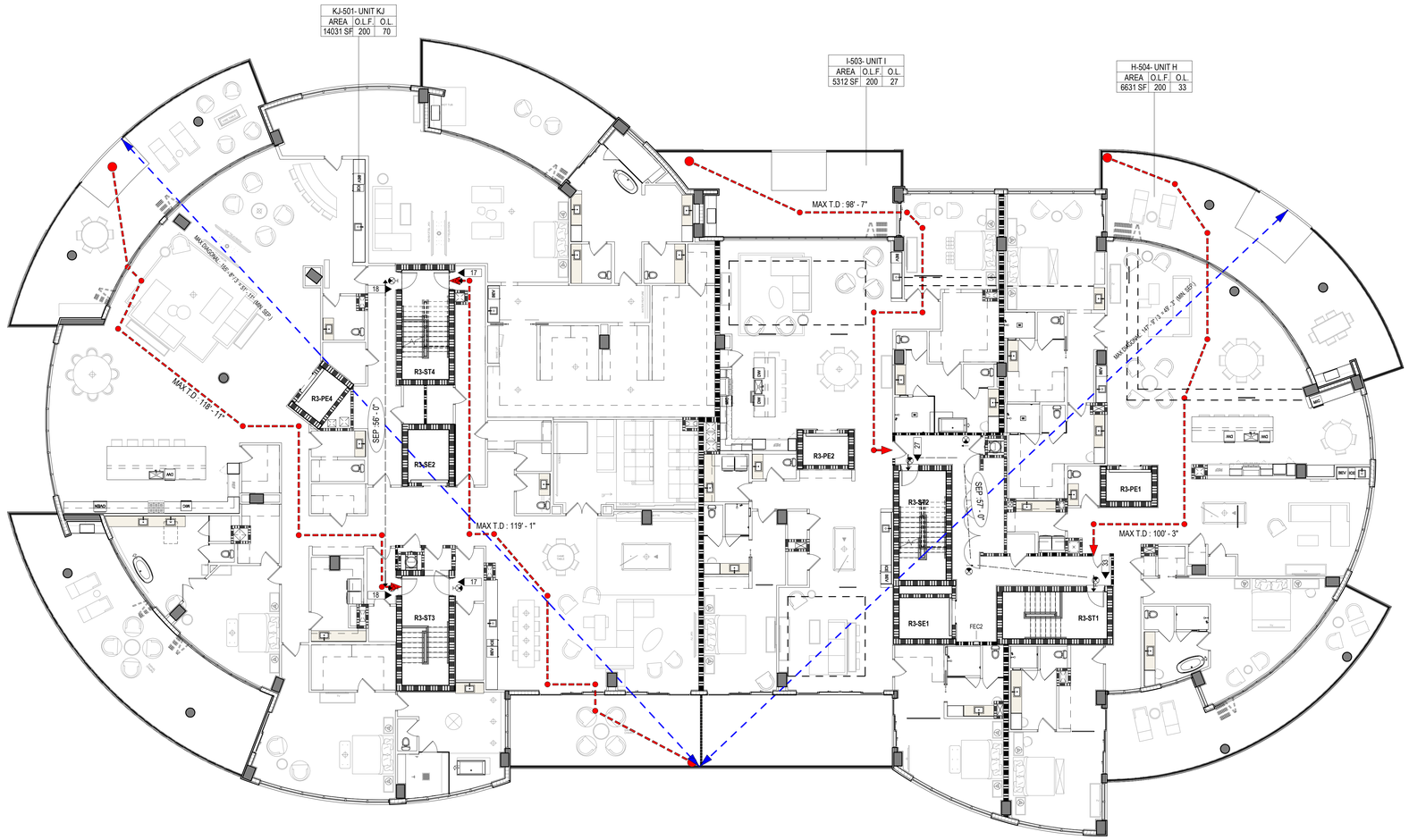
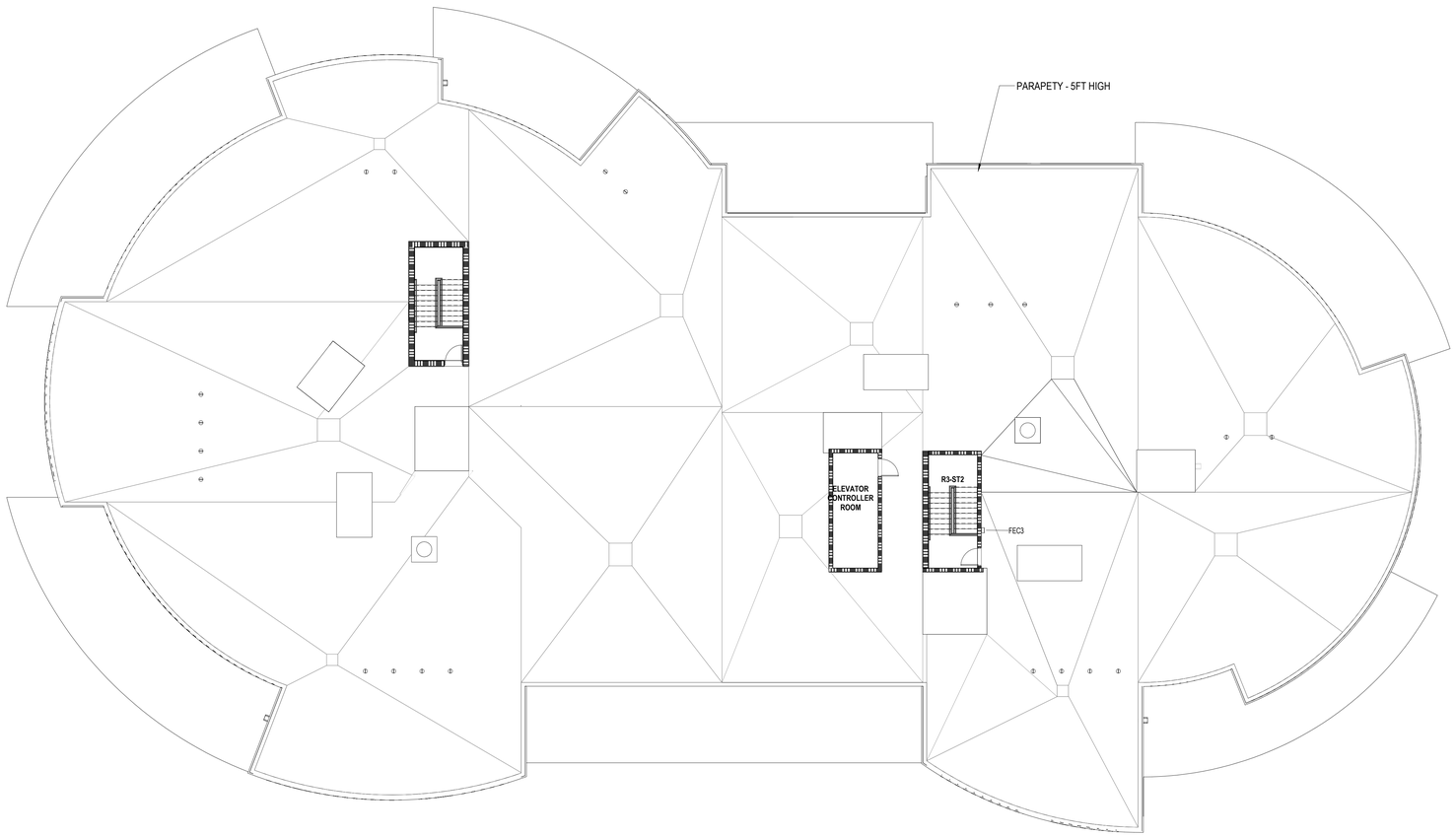

KJ-501- UNIT KJ
AREA | O.L.F. | O.L.
14031 SF | 200 | 70
I-503- UNIT I
AREA | O.L.F. | O.L.
5312 SF | 200 | 27
H-504- UNIT H
AREA | O.L.F. | O.L.
6631 SF | 200 | 33
MAX T.D : 98' - 7"
MAX T.D : 119' - 11"
MAX T.D : 119' - 1"
MAX T.D : 100' - 3"
MAX DIAGONAL: 165' - 9" (I-3 +3'- 3" MIN SEP.)
MAX DIAGONAL: 147' - 9" (I-3 +3'- 3" MIN SEP.)
SEP: 56' - 0"
SEP: 57' - 0"
R3-PE4
R3-PE2
R3-PE1
R3-ST4
R3-ST3
R3-SE2
R3-SE1
R3-ST2
R3-ST1
FEC2
17
18
MAU
MAU
MAU



RESIDENTIAL BUILDING 3 - ROOF LEVEL LIFE SAFETY

1 — 3/32" = 1'-0"

STAIR 2 - RESIDENTIAL 3		
CLEAR STAIR WIDTH	EGRESS WIDTH PP	MAX CAPACITY
48"	0.30	160

REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE

ROGER W. SANDERS - PX 651
ECS FLORIDA, LLC

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.

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

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Scott Lee

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 BUILDING 3- ROOF LEVEL LIFE SAFETY

Project No. 21816

Sheet No.

LS-R3-06

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