Integra Woods at Palm Coast Apartments

TRASH COMPACTOR

CONCEPTUAL ELEVATION

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PALM COAST, FL

REVISED 06-18-08 ISSUED FOR CONSTRUCTION

charlan · brock & assoc., inc.
charlan · brock · portwood

PROJECT
COVER SHEET
-

date: 06/18/08
job no: 3199.06
drawn by:
reviewed by: CBA
revisions:

A0.01

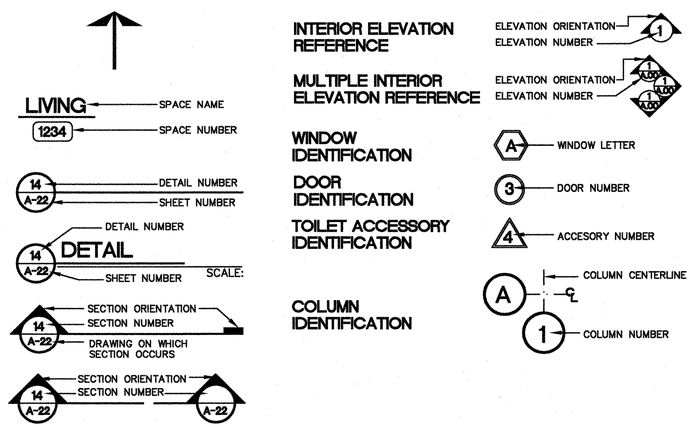
3199A01.TC

Ingrid Rivera Tuesday, July 01, 2008

INDEX OF DRAWINGS - TRASH COMPACTOR

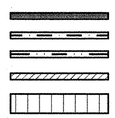
		REV.	ISSUE DATE
COVER SHEETS			
A0.01	PROJECT COVER SHEET		03-24-08
A0.02	INDEX OF DRAWINGS AND LEGENDS	1	06-18-08
A0.03	PROJECT DATA SHEET		03-24-08
STRUCTURAL			
S-GN	STRUCTURAL GENERAL NOTES		03-24-08
S1.91	AMENITIES - SLAB AND FRAMING PLANS	1	06-18-08
ARCHITECTURAL			
A1.01	ARCHITECTURAL SITE PLAN		03-24-08
A1.91	AMENITIES - FLOOR & ROOF PLANS	1	06-18-08
A2.91	AMENITIES ELEVATIONS	1	06-18-08
A3.91	AMMENITIES SECTIONS	1	06-18-08
WALL SECTIONS			
A5.21	AMENITIES WALL SECTION	1	06-18-08
DETAILS			
A8.11	ACCESSIBILITY DETAILS		03-24-08
HVAC & ELECTRICAL			
E1.91	AMENITIES ELECTRICAL PLANS		03-24-08
E4.01	UNIT A1 FLOOR - ELECTRICAL PLAN		03-24-08

KEY TO SYMBOLS



MATERIALS LEGEND

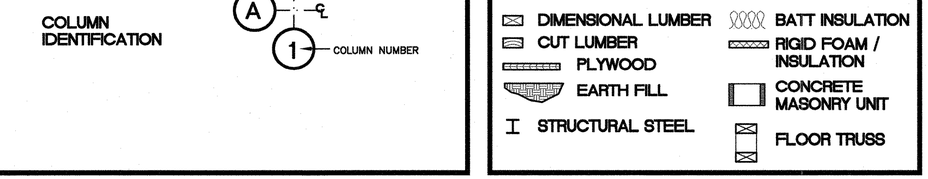
PLAN



WOOD STUD WALL
1-HOUR FIRE RATED WALL
2- HOUR FIRE RATED WALL
BEARING WALL
BLOCK WALL - PLAN

FOR RATED WALLS SEE TABLE ON SHEET A8.01

SECTION/ ELEVATION



DIMENSIONAL LUMBER
CUT LUMBER
PLYWOOD
EARTH FILL
STRUCTURAL STEEL
BATT INSULATION
RIGID FOAM / INSULATION
CONCRETE MASONRY UNIT
FLOOR TRUSS

STANDARD ABBREVIATIONS

A.B.	ANCHOR BOLT	DET.	DETAIL	GL..	GLASS	M.O.	MASONRY OPENING	REF.	REFRIGERATOR
A/C	AIR CONDITIONER	DIAM.	DIAMETER	GYP.	GYPSUM	M.T.	METAL THRESHOLD	REINF.	REINFORCE
ACOUST...	ACOUSTICAL	DIM.	DIMENSION	H.B.	HOSE BIB	MTL..	METAL	REQD.	REQUIRED
ADJ.	ADJACENT	DISP.	DISPOSAL	H.C.	HOLLOW CORE	O.A.	OVERALL	REV.	REVISION / REVERSE
A.H.U.	AIR HANDLER UNIT	D.L.	DEAD LOAD	HDWR.	HARDWARE	O.C.	ON CENTER	RM..	ROOM
ALUM.	ALUMINUM	DN..	DOWN	H.M.	HOLLOW METAL	O.D.	OUTSIDE DIAMETER	ROS.	ROUGH SAWN
ALT.	ALTERNATE	D.W.	DISHWASHER	HORIZ.	HORIZONTAL	OPP.	OPPOSITE	S.C.	SOLID CORE
APPROX.	APPROXIMATE	DWG.	DRAWING	HT..	HEIGHT	OPT.	OPTIONAL	SCHED..	SCHEDULE
BRG...	BEARING	EA..	EACH	HTG.	HEATING	P.	PANTRY	SEC.	SECTION
BD....	BOARD	E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	HTR..	HTR.	P.C.	PULL CHAIN	SH.	SHELF
BLDG.	BUILDING	E.J.	EXPANSION JOINT	IN.	INCHES	PED.	PEDESTAL	SHT.	SHEET
BLK.	BLOCK	ELEV..	ELEVATION	INSUL.	INSULATION	PERP.	PERPENDICULAR	SIM.	SIMILAR
B.M.	BEAM	E.P.S.	EXPANDED POLY-STYRENE SYSTEM	INT.	INTERIOR	PL..	PLATE	S.G.D.	SLIDING GLASS DOOR
BTM...	BOTTOM	EQ..	EQUAL	JST..	JOIST.	PLYWD..	PLYWOOD	SQ.	SQUARE
COL.	COLUMN	EST.	ESTIMATE	JT..	JOINT	PROP.	PROPERTY	S.S	STAINLESS STEEL
CER.	CERAMIC	EXIST.	EXISTING	LB..	POUND	P.S.F.	POUND PER SQUARE FOOT	STD.	STANDARD
C.J.	CONSTRUCTION JOINT	EXT.	EXTERIOR	LAM.	LAMINATED	P.S.I.	POUND PER SQUARE INCH	STO.	STORAGE
CLG.	CEILING	FN..FL.	FINISH FLOOR	LAV.	LAVATORY	P.T.	PRESSURE TREATED	STR.	STRUCTURAL
C.M.U.	CONCRETE BLOCK	FIN.	FINISH	LTG..	LIGHTING	PTN..	PARTITION	SUB.	SUBSTITUTE
CONC.	CONCRETE	F.G.	FIXED GLASS	MATL.	MATERIAL	P.H.	PAPER HOLDER	SUP.	SUPPORT
CONST.	CONSTRUCTION	F.P.	FIREPLACE	MAX.	MAXIMUM	QUAL.	QUALITY	T.C.	TRASH COMPACTOR
CONT.	CONTINUOUS	FT.	FEET	M.C.	MEDICINE CABINET	QUAN..	QUANTITY	TEMP.	TEMPERATURE
CTR.	CENTER	FTG..	FOOTING	MECH.	MECHANICAL	R.A.G.	RETURN AIR GRILL	THK.	THICK/THICKNESS
D	DRYER	GA.	GAGE	MIN.	MINIMUM	RAD.	RADIUS	TYP.	TYPICAL
DBL.	DOUBLE	GALV.	GALVANIZED	MISC.	MISCELLANEOUS	R.D.	ROOF DRAIN	U.L.	UNDERWRITERS LABORATORY
								VENT.	VENTILATION
								VERT.	VERTICAL
								VOL.	VOLUME
								V.T.R.	VENT THROUGH ROOF
								W.	WIDTH / WIDE / WASHER
								W.C.	WATER CLOSET
								WD..	WOOD
								W.D.W.	WINDOW
								W.H.	WATER HEATER
								W.I.C.	WALK-IN-CLOSET
								W.P.	WATERPROOF

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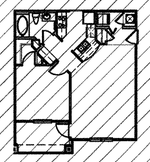
TRASH COMPACTOR



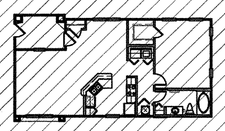
UNIT A.1 AREA

TOTAL NUMBER OF A.1 UNITS ON SITE – 60

TOTAL # OF BEDROOMS – 1
TOTAL # OF BATHS – 1

SQUARE FOOTAGE DATA

A/C SPACE:	741 SQ.FT.
BALCONY:	86 SQ.FT.
TOTAL:	827 SQ.FT.



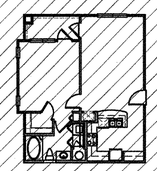
UNIT A.2 AREA

TOTAL NUMBER OF A.2 UNITS ON SITE – 8

TOTAL # OF BEDROOMS – 1
TOTAL # OF BATHS – 1

SQUARE FOOTAGE DATA

A/C SPACE:	908 SQ.FT.
BALCONY:	91 SQ.FT.
TOTAL:	999 SQ.FT.



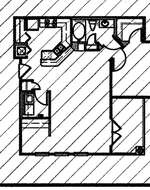
UNIT A.3 AREA

TOTAL NUMBER OF A.3 UNITS ON SITE – 14

TOTAL # OF BEDROOMS – 1
TOTAL # OF BATHS – 1

SQUARE FOOTAGE DATA

A/C SPACE:	699 SQ.FT.
BALCONY:	57 SQ.FT.
TOTAL:	756 SQ.FT.



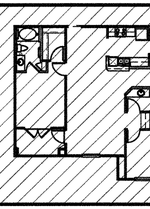
UNIT B.1 AREA

TOTAL NUMBER OF B.1 UNITS ON SITE – 24

TOTAL # OF BEDROOMS – 1
TOTAL # OF BATHS – 1

SQUARE FOOTAGE DATA

A/C SPACE:	855 SQ.FT.
BALCONY:	93 SQ.FT.
TOTAL:	847 SQ.FT.



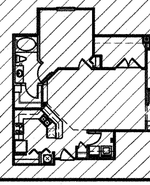
UNIT C.1 AREA

TOTAL NUMBER OF C.1 UNITS ON SITE – 120

TOTAL # OF BEDROOMS – 2
TOTAL # OF BATHS – 2

SQUARE FOOTAGE DATA

A/C SPACE:	1,059 SQ.FT.
BALCONY:	72 SQ.FT.
TOTAL:	1,131 SQ.FT.



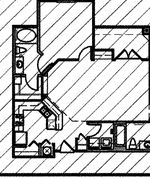
UNIT D AREA

TOTAL NUMBER OF D UNITS ON SITE – 48

TOTAL # OF BEDROOMS – 2
TOTAL # OF BATHS – 2

SQUARE FOOTAGE DATA

A/C SPACE:	1,055 SQ.FT.
BALCONY:	83 SQ.FT.
TOTAL:	1,137 SQ.FT.



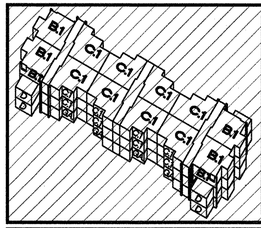
UNIT E AREA

TOTAL NUMBER OF E UNITS ON SITE – 36

TOTAL # OF BEDROOMS – 3
TOTAL # OF BATHS – 2

SQUARE FOOTAGE DATA

A/C SPACE w/ BAY:	1,211 SQ.FT.
BALCONY:	82 SQ.FT.
TOTAL:	1,292 SQ.FT.
BAY :	10 SQ.FT.



BUILDING TYPE ONE

OCCUPANCY TYPE: R-2
CONSTRUCTION TYPE: TYPE V, SPRINKLED, PROTECTED

AREA LIMITATION PER FLR: 12,000 SQ.FT.
W/ FRONTAGE INCREASE: 21,000 SQ.FT.
HEIGHT LIMITATION: 50'-0"
MAX. NO. OF FLOORS: 3

PROPOSED AREA: 15,432
PROPOSED HEIGHT 37'-0 1/2" FEET
PROPOSED NO. FLOORS: 3

FIRE SPRINKLER DRAWINGS TO BE PROVIDED BY OWNER CONTRACTED FIRE SPRINKLER CONTRACTOR. OWNER TO PROVIDE ARCHITECT SHOP DRAWINGS FOR REVIEW PRIOR TO THEIR SUBMITTAL TO THE COUNTY FOR APPROVAL.

BUILDING TYPE ONE

BUILDING TYPE ONE	1st FLOOR	2nd FLOOR	3rd FLOOR	TOTAL BLDG.	NO. OF BLDGS.	TOTAL
UNIT B.1	–	–	4	4	6	24
UNIT C.1	4	8	8	20	6	120
UNIT D	4	4	–	8	6	48
TOTALS	8	12	12	(32)	(6)	(192)
GARAGES	12	–	–	12	6	72

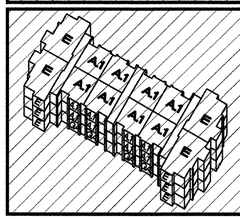
BUILDING TYPE ONE AREA CALC'S
PER BUILDING

A/C AREA PER FLOOR:

FIRST FLOOR	8,458	SQ. FT.
SECOND FLOOR:	12,692	SQ. FT.
THIRD FLOOR:	11,892	SQ. FT.
TOTAL:	33,040	SQ. FT.

TOTAL AREA PER FLOOR:

FIRST FLOOR:	15,432	SQ. FT.
SECOND FLOOR:	15,552	SQ. FT.
THIRD FLOOR:	14,710	SQ. FT.
TOTAL:	45,694	SQ. FT.



BUILDING TYPE TWO

OCCUPANCY TYPE: R-2
CONSTRUCTION TYPE: TYPE V, SPRINKLED, PROTECTED

AREA LIMITATION PER FLR: 12,000 SQ.FT.
W/ FRONTAGE INCREASE: 21,000 SQ.FT.
HEIGHT LIMITATION: 50'-0"
MAX. NO. OF FLOORS: 3

PROPOSED AREA: 13,475
PROPOSED HEIGHT 37'-6" FEET
PROPOSED NO. FLOORS: 3

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BUILDING TYPE TWO

BUILDING TYPE TWO	1st FLOOR	2nd FLOOR	3rd FLOOR	TOTAL BLDG.	NO. OF BLDGS.	TOTAL
UNIT A.1	4	8	8	20	3	60
UNIT E	4	4	4	12	3	36
TOTALS	8	12	12	(32)	(3)	(96)
GARAGES	8	–	–	8	3	24

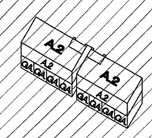
BUILDING TYPE TWO AREA CALC'S
PER BUILDING

A/C AREA PER FLOOR:

FIRST FLOOR	7,808	SQ. FT.
SECOND FLOOR:	10,772	SQ. FT.
THIRD FLOOR:	10,772	SQ. FT.
TOTAL:	29,352	SQ. FT.

TOTAL AREA PER FLOOR:

FIRST FLOOR:	13,475	SQ. FT.
SECOND FLOOR:	13,680	SQ. FT.
THIRD FLOOR:	13,637	SQ. FT.
TOTAL:	40,792	SQ. FT.



BUILDING TYPE THREE-A

OCCUPANCY TYPE: R-2
CONSTRUCTION TYPE: TYPE V
GARAGES R-3 U-1
SPRINKLED-13R, ONE HOUR

AREA LIMITATION PER FLR: 12,000 SQ.FT.
HEIGHT LIMITATION: 50'-0"
MAX. NO. OF FLOORS: 3

PROPOSED AREA: 2,116
PROPOSED HEIGHT 24'-10" FEET
PROPOSED NO. FLOORS: 2

BUILDING TYPE THREE-A

BUILDING TYPE THREE-A	1st FLOOR	2nd FLOOR		TOTAL BLDG.	NO. OF BLDGS.	TOTAL
UNIT A.2	–	2		2	4	8
TOTALS	0	2		(2)	(4)	(8)
GARAGES	8	–		8	4	32

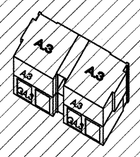
BUILDING TYPE THREE AREA CALC'S
PER BUILDING

A/C AREA PER FLOOR:

FIRST FLOOR	0	SQ. FT.
SECOND FLOOR:	1,816	SQ. FT.
THIRD FLOOR:	0	SQ. FT.
TOTAL:	1,816	SQ. FT.

TOTAL AREA PER FLOOR:

FIRST FLOOR:	2,116	SQ. FT.
SECOND FLOOR:	2,029	SQ. FT.
THIRD FLOOR:	0	SQ. FT.
TOTAL:	4,145	SQ. FT.



BUILDING TYPE THREE-B

OCCUPANCY TYPE: R-3, S-2
CONSTRUCTION TYPE: TYPE VB
SPRINKLED-13R, ONE HOUR

AREA LIMITATION PER FLR: 12,000 SQ.FT.
HEIGHT LIMITATION: 50'-0"
MAX. NO. OF FLOORS: 3

PROPOSED AREA: 1,545
PROPOSED HEIGHT 24'-10" FEET
PROPOSED NO. FLOORS: 2

BUILDING TYPE THREE-B

BUILDING TYPE THREE-B	1st FLOOR	2nd FLOOR		TOTAL BLDG.	NO. OF BLDGS.	TOTAL
UNIT A.3	–	2		2	7	14
TOTALS	0	2		(2)	(7)	(14)
GARAGES	4	–		4	7	28

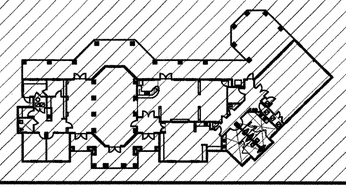
BUILDING TYPE THREE-B AREA CALC'S
7 BUILDINGS

A/C AREA PER FLOOR:

FIRST FLOOR	–	0	SQ. FT.
SECOND FLOOR:	–	1,398	SQ. FT.
THIRD FLOOR:	–	0	SQ. FT.
TOTAL:	–	1,398	SQ. FT.

TOTAL AREA PER FLOOR:

FIRST FLOOR:	–	1,545	SQ. FT.
SECOND FLOOR:	–	1,696	SQ. FT.
THIRD FLOOR:	–	0	SQ. FT.
TOTAL:	–	3,241	SQ. FT.



BUILDING TYPE FOUR-LEASING CENTER

BUILDING TYPE FOUR - LEASING CENTER

OCCUPANCY TYPE: A-3
CONSTRUCTION TYPE: TYPE VA UN-SPRINKLED UN-PROTECTED

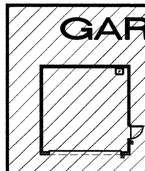
AREA LIMITATION PER FLR: 11,500 SQ.FT.
HEIGHT LIMITATION: 50'-0"
MAX. NO. OF FLOORS:

PROPOSED AREA: 8,482
PROPOSED HEIGHT 16'-9" FEET
PROPOSED NO. FLOORS: 1

BUILDING TYPE FOUR AREA CALC'S
PER BUILDING

A/C AREA PER FLOOR:

BUSINESS :	2,299	SQ. FT.
EXERCISE :	957	SQ. FT.
INTERNET	608	SQ. FT.
RESTROOMS :	518	SQ. FT.
SPORTS/THEATER/TANNING :	1,106	SQ. FT.
JAN./HVAC :	127	SQ. FT.
COMMON SPACE :	374	SQ. FT.
TOTAL:	5,991	SQ. FT.
COVERED PORCH / ENTRY :	2,501	SQ. FT.
TOTAL UNDER ROOF :	8,492	SQ. FT.

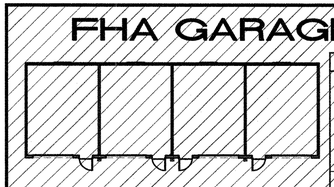


GARAGE TYPE ONE

GARAGE TYPE ONE

OCCUPANCY TYPE: GARAGES S-1
CONSTRUCTION TYPE: TYPE V
AREA LIMITATION PER FLR: 9,000 SQ.FT.
HEIGHT LIMITATION: 40'-0"
MAX. NO. OF FLOORS: 1
PROPOSED AREA: 400
PROPOSED HEIGHT 10'-5 1/2" FEET
PROPOSED NO. FLOORS: 1

TOTAL AREA : 400 SQ. FT.

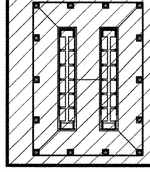


FHA GARAGE TYPE FOUR

FHA GARAGE TYPE FOUR

OCCUPANCY TYPE: GARAGES S-1
CONSTRUCTION TYPE: TYPE VB
AREA LIMITATION PER FLR: 9,000 SQ.FT.
HEIGHT LIMITATION: 40'-0"
MAX. NO. OF FLOORS: 1
PROPOSED AREA: 1,401
PROPOSED HEIGHT 12'-8 1/2" FEET
PROPOSED NO. FLOORS: 1

TOTAL AREA : 1,401 SQ. FT.

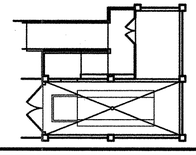


MAIL KIOSK

MAIL KIOSK

OCCUPANCY TYPE: GARAGES B
CONSTRUCTION TYPE: TYPE VB
AREA LIMITATION PER FLR: 9,000 SQ.FT.
HEIGHT LIMITATION: 40'-0"
MAX. NO. OF FLOORS: 1
PROPOSED AREA: 837
PROPOSED HEIGHT 15'-0 1/2" FEET
PROPOSED NO. FLOORS: 1

TOTAL AREA : 837 SQ. FT.



TRASH COMPACTOR

TRASH COMPACTOR

OCCUPANCY TYPE: U
CONSTRUCTION TYPE: TYPE V
AREA LIMITATION PER FLR: 9,000 SQ.FT.
HEIGHT LIMITATION: 40'-0"
MAX. NO. OF FLOORS: 1
PROPOSED AREA: 593
PROPOSED HEIGHT 20 FEET
PROPOSED NO. FLOORS: 1

PROJECT DATA

UNIT TOTALS

TOTALS	BUILDING TYPE #1	BUILDING TYPE #2	BUILDING TYPE #3A	BUILDING TYPE #3B		TOTAL ALL BUILDINGS
UNIT A.1	–	60	–	–		60
UNIT A.2	–	–	8	–		8
UNIT A.3	–	–	–	14		14
UNIT B.1	24	–	–	–		24
UNIT C.1	120	–	–	–		120
UNIT D	48	–	–	–		48
UNIT E	–	36	–	–		36
TOTAL UNITS	192	96	8	14		(310)

BUILDING TOTALS

BUILDING TYPE	TOTAL BUILDINGS
BUILDING TYPE ONE	6
BUILDING TYPE TWO	3
BUILDING TYPE THREE-A	4
BUILDING TYPE THREE-B	7
TOTAL NUMBER OF BUILDINGS	(20)

SQUARE FOOTAGE TOTALS

BUILDING TYPE 1 AREA CALC'S

A/C AREA TOTAL: 33,040 x 6 = 198,240 SQ.FT.
TOTAL AREA: 45,694 x 6 = 274,164 SQ.FT.

BUILDING TYPE 2 AREA CALC'S

A/C AREA TOTAL: 29,352 x 3 = 88,056 SQ.FT.
TOTAL AREA: 40,792 x 3 = 122,376 SQ.FT.

BUILDING TYPE 3A AREA CALC'S

A/C AREA TOTAL: 1,816 x 4 = 7,264 SQ.FT.
TOTAL AREA: 4,145 x 4 = 16,580 SQ.FT.

BUILDING TYPE 3B AREA CALC'S

A/C AREA TOTAL: 1,398 x 7 = 9,786 SQ.FT.
TOTAL AREA: 3,241 x 7 = 22,687 SQ.FT.

APARTMENT PROJECT TOTALS

A/C AREA TOTAL: 303,346 SQ.FT.
TOTAL AREA: 435,807 SQ.FT.

BUILDING TYPE 4 LEASING CENTER AREA CALC'S

A/C AREA TOTAL: 5,991 x 1 = 5,991 SQ.FT.
TOTAL AREA: 8,492 x 1 = 8,492 SQ.FT.

GARAGE TYPE I AREA CALC'S

AREA TOTAL: 400 x 1 = 400 SQ.FT.

FHA GARAGE TYPE IV AREA CALC'S

AREA TOTAL: 1,401 x 1 = 1,401 SQ.FT.

MAIL KIOSK AREA CALC'S

AREA TOTAL: 837 x 1 = 837 SQ.FT.

GRAND TOTALS

A/C AREA TOTAL: 309,337 SQ.FT.
TOTAL AREA: 446,937 SQ.FT.

CODE SUMMARY

FLORIDA BUILDING CODE, 2004 EDITION W/ 2006 SUPPLEMENT
FLORIDA MECHANICAL CODE, 2004 EDITION
FLORIDA PLUMBING CODE, 2004 EDITION
FLORIDA ELECTRICAL CODE, 2002 EDITION
FLORIDA FIRE PREVENTION CODE, 2004 EDITION
FLORIDA FUEL GAS CODE, 2004 EDITION
NATIONAL ELECTRICAL CODE, 2005 EDITION
FLORIDA FAIR HOUSING ACT 2004
FLORIDA ACCESSIBILITY CODE 2004 EDITION
FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION
2003 NFPA 1 AND NFPA 101

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REVISED 06-18-08 ISSUED FOR CONSTRUCTION

charlan · brock & assoc., inc.
charlan · brock · portwood

date: 06/18/08
job no: 3199.06
drawn by:
reviewed by: CBA
revisions:

PROJECT DATA SHEET

A0.03

Integra Woods at Palm Coast Apartments

Ingrid Rivera Tuesday, July 01, 2008

STRUCTURAL GENERAL NOTES

BUILDING CODES AND SPECIFICATIONS

1. Florida Building Code 2004
2. Building Code Requirements for Reinforced Concrete ACI 318-02
3. Wind loads are based on ASCE Standard (ASCE 7-98)
4. National Design Specification for Wood Construction, ANSI/AF&PA NDS-1997

DESIGN LOADS

1. Live Loads
   Roof.................... 20 PSF
   Rooms...................40
   Balcony.................100
   Corridors...............100
   Stair & Exitways...100
2. Wind Load
   Design Wind Speed: 120 MPH
3. Dead Loads
   a. Floor System
      Floor (3/4" Gypcrete on 3/4" plywood) ....6 PSF
      Mechanical/Electrical/Plumbing......................4
      Ceiling & Misc...4
      Partition..8
      Insulation...1
   b. Roof System
      Roofing Shingles & felt & 5/8" plywood)....5 PSF
      Clay Tiles..10.5
      Mechanical/Electrical/Plumbing......................4
      Ceiling & Misc...3
      Insulation...1
   c. Balcony/Breezeway System
      Light Weight Concrete...................................23 PSF
      Membrane..2
      Sheathing..3
      Ceiling...6
4. Other Loads
   Contractor shall submit cut sheets for all equipment including but not limited to hvac package units, air handlers, generators and chillers. Information shall include weight and any special support requirements. See architectural and mechanical drawings for details relating to roof mounted equipment curbs.

DRAWINGS AND SPECIFICATIONS

1. Do not scale these drawings for dimensions not given.
2. Advise Architect of dimensional discrepancies between architectural and structural drawings prior to commencing construction of affected elements.
3. Verify all existing field conditions and dimensions prior to commencing construction.
4. These drawings are intended to be used in conjunction with those of other trades including but not limited to architectural, mechanical, civil, etc. Refer to drawings of other trades for details relating to the structural components.
5. The Contractor shall carefully study and compare the Contract Documents and shall at once report to the Engineer any error, inconsistency or omission he may discover. Bring any conflicts to the attention of the Architect for resolution prior to commencing work on items affected.
6. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work. The Contract Documents are complementary, and what is required by any one shall be as binding as if required by all. Work not covered in the Contract Documents will not be required unless it is consistent therewith and is reasonably inferable therefrom as being necessary to produce the intended results.
7. In the case of conflicting information, the Contractor shall assume the more costly alternate, unless directed otherwise in writing.
8. In the case of ambiguous or missing information, the Contractor shall, for pricing purposes only, assume a member size, quantity or quality consistent with similar areas in the project, unless directed otherwise in writing.
9. The Contractor shall not be compensated for the addition of structural components when the omission, mis-labeling or other deficiency should have been noted during the Bidding phase, and brought to the Architects attention.
10. These General Structural Notes are intended to emphasize certain information more completely discussed in the bound Specifications. The Contractor should be familiar with the requirements as stated in the Specifications.
11. The Contractor shall perform no portion of the work at any time without Contract Documents or, where required, approved shop drawings, product data or samples for such portion of the work.

CONSTRUCTION SAFETY

1. These drawings do not include provisions to satisfy safety requirements. Contractor is solely responsible for ensuring safety during construction, and for conformance to all applicable OSHA Standards. Jobsite visits by Engineer shall not constitute approval, awareness or liability for any hazardous conditions.
2. Do not overload one segment or span of a beam continuous over several supports. Beams should be loaded as gradually and evenly as possible until the full load is in place.
3. Erection sequence shall be determined by the Contractor, and shall not cause overstress or excessive deformation of structural members.

FIELD MODIFICATIONS

1. Any changes to the structure shall have been reviewed and approved in writing by the Engineer prior to commencing work on items affected.
2. Any changes made without prior approval are subject to review by the Engineer. Contractor shall provide sketches, photographs and written description of each deviation from the plans for the Engineer's review.

FOUNDATIONS

1. Maximum net assumed soil bearing pressure used for design.......2500 PSF
2. Notify Engineer if footing excavation reveals unsuitable or unstable soils, or materials or conditions not previously anticipated.
3. Consider the possible impact of groundwater on construction techniques, using the Report, seasonal variations, any other site indicators and your own judgment.
4. Prepare soils for construction in accordance with Geotechnical Report prepared by UNIVERSAL ENGINEERING SCIENCES (DATED AUGUST 18, 2006.)

SPECIAL SITE PREPARATIONS

1. IF REQUIRED, PERFORM REMEDIAL DEWATERING PRIOR TO ANY EARTHWORK OPERATIONS.
2. STRIP THE PROPOSED CONSTRUCTION LIMITS OF ALL GRASS, ROOTS, TOPSOIL, CONSTRCTION DEBRIS, AND OTHER DETERIOUS MATERIALS WITHIN AND 10-FEET BEYOND THE PERIMETER OF THE PROPOSED BUILDING AND IN ALL PAVED AREAS.
3. PROFF-ROLL THE SUBGRADE USING A HEAVILY LOADED, RUBBER-TIRED VEHICLE MAKING PASSES IN EACH OF TWO PERPENDICULAR DIRECTIONS. PROFF-ROLLING WILL HELP LOCATE ANY ZONES OD ESPECIALLY LOOSE OR SOLF SOILS NOT ENCOUNTERED IN THE SOIL TEST BORINGS.
4. PROOF-COMPACT THE SUBGRADE FROM THE SURFACE BY A HEAVY VIBRATORY (A 15 TON) UNTIL YOU OBTAIN A MINIMUM DENSITY OF 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557), TO A DEPTH OF 3 FEET BELOW THE BASE OF THE FOUNDATIONS IN THE BUILDING LIMITS AND TO A DEPTH OF 2 FEET BELOW THE BOTTOM OF THE BASE COURSE IN THE PAVEMENT AREAS.
5. TEST THE SUBGRADE FOR COMPACTION AT A FREQUENCY OF NOT LESS THAN ONE TEST PER 2,500 SQUARE FEET PER FOOT OD DEPTH IMPROVEMENT IN THE BUILDING AREA.
6. PLACE FILL MATERIAL, AS REQUIRED. THE FILL SHOULD CONSIST OD "CLEAN," FINE SAND WITH LESS THAN 5 PERCENT SOIL FINES. PLACE FILL IN UNIFORM 10-12 INCH LOOSE LIFTS AND COMPACT EACH LIFT TO A MINIMUM DENSITY OF 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.
7. TEST ALL FOOTING CUTS FOR COMPACTION TO 3 FEET.

PORTLAND CEMENT CONCRETE

1. Concrete Quality and Placement
   Foundations, 3000 psi, 3" to 5" slump
   Filled cells in block, 2500 psi, 8" to 11" slump, 3/8" pea gravel
   Slabs on Grade, 3000 psi, 3" to 5" slump
   a. Fly ash shall not exceed 20 per cent by weight of total cement content, if used.
   b. Slump limits shall be strictly adhered to. Use superplasticizer to increase workability, at contractors option.
   c. Maximum mixing time (from batching to placement)
      Air temp less than 85 F, 90 minutes
      Air temp 85 F to 90 F, 75 minutes
      Air temp over 90 F, 60 minutes
2. Minimum Cover
   a. Footings, 3 in. to bottom and unformed sides, 2 in. to formed sides
   b. Other, 2 in. to main reinforcing, 1-1/2 in. to ties and stirrups
3. Coordinate drawings of all trades for required embeds, openings and accessories not shown herein.
4. All reinforcement shall be securely held in place by standard accessories during concrete placement.
5. Bars shall be Grade 60 conforming to ASTM A615
6. Welded Wire Fabric shall conform to ASTM A185.
7. Detail and fabricate reinforcement in accordance with "Manual of Standard Practice for Detailing Reinforced Concrete Structures",ACI 315.
8. Provide minimum lap splice of 30 bar diameters, but not less than 24 inches, for all reinforcing bars, unless noted otherwise. Stagger splices in adjacent bars at least 24 inches, except in beams and columns.
9. In wall footings, grade beams and bond beams, provide bent bars at corners and intersections of the same number and size as the straight bars.
10. Exposed edges of beams and columns shall be chamfered 3/4 in. u.n.o.

CONCRETE SLAB ON GRADE

1. Intended usage is for pedestrian traffic only.
2. Compressive Strength at 28 Days........ 3000 psi
3. Minimum thickness.........................4 in.
4. Maximum slump at point of delivery.........4 in.
5. Maximum aggregate size.....................1 in.
6. Entrained air content....................4.5 %
7. Fill sawcuts with elastomeric sealant after cleaning with compressed air.
8. Welded Wire Fabric shall be WWF 6X6-W1.4 X W1.4, (flat sheets only) unless otherwise noted, confirming to ASTM A185. (or Fiber Mesh)
9. Place Welded Wire Fabric centered in depth of slab-on-grade unless noted otherwise. Lap all mesh joints two full meshes.
10. Interrupt typical slab reinforcement at all construction and expansion joints. See specific details for any dowels required for shear transfer.
11. Cut every other wire along the line of sawcut control joints prior to placing concrete. Make sawcuts within 12 hours of concrete placement, or as soon as cuts can be made without raveling.
12. Provide 1/2 in. preformed expansion joint material where slab abuts vertical surfaces such as walls and columns.
13. See architectural drawings for exact locations of depressed areas in slabs which are not shown or dimensioned on structural drawings.
14. Provide 6 mil vapor barrier under all slab-on-grade in enclosed space.
15. Apply curing compound to slab within two hours of completion of finishing operations. Use liquid membrane forming compound complying with ASTM C309 Type 1 Class A. Follow manufacturers instructions.
16. Confirm that curing compound will not interfere with bonding of any applied floor surface. If so, use wet burlap and trickle hoses.
17. It is recommended that the slabs be cast in long strips, and sawcut transversely, in order to minimize shrinkage cracking.

PRE-FABRICATED WOOD TRUSSES

WT1 WOOD TRUSSES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGESTERED IN THE SAME STATE AS PROJECT LOCATION AND FABRICATED IN CONFORMANCE WITH THE "QUALITY CONTROL MANUAL" BY TRUSS PLATE INSTITUTE (TPI)

WT2 HANDLING, ERECTION AND BRACING OF WOOD TRUSSES SHALL BE IN ACCORDANCE WITH HANDLING AND ERECTING WOOD TRUSSES (HET80) AND BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS (BWT-76) BY THE TRUSS PLATE INSTITUTE

WT3 PERMANENT BRACING SHALL BE INDICATED IN THE TRUSS LAYOUT DRAWINGS AND SHALL BE SUPPLIED AND INSTALLED BY FRAMING CONTRACTOR.

WT4 TRUSSES SHALL BE DESIGNED FOR THE LOADS AS INDICATED ON THE PLANS.

WT5 PRE-FABRICATED WOOD TRUSSES SHALL BE FABRICATED FROM SOUTHERN PINE (SPIB) KILN DRIED #2 GRADE OR BETTER, FOR CHORDS, AND #3 GRADE OR BETTER FOR WEBS.

WT6 TRUSS BEARING SHALL BE 4" NOMINAL UNLESS NOTED OTHERWISE, BEARING LOCATION MUST BE MARKED ON TRUSS BY FABRICATOR TO INSURE PROPER INSTALLATION.

WT7 SHOP DRAWING SHALL BE SUBMITTED WHICH INDICATE DESIGN LOADS, DURATION FACTOR, TRUSS LAYOUT, TRUSS CONFIGURATION AND TRUSS TO TRUSS CONECTIONS, SHOP DRAWINGS SHALL SHOE PIECE MARKS, MEMBER SIZE AND GRADE AND CONNECTION DETAILS SHOP DRAWINGS SHALL BE SIGNED AND SEALED.

WT8 NO WANE, KNOTS, SKIPS OR OTHER DEFECTS SHALL OCCUR IN THE PLATE CONTACT AREA OR SCARFED AREA OF WEB MEMBERS. PLATES SHALL BE CENTERED WITH ONE REQUIRED EACH SIDE OF TRUSS.

WT9 DESIGN OF METAL CONNECTED WOOD ROOF TRUSSES TO COMPLY WITH STANDARD BUILDING CODE, NFPA'S NATIONAL DESIGN SPEFICATIONS FOR STRESS GRADED LUMBER AND IT'S FASTENINGS, AND TRUSS PLATE INSTITUTES DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES.

WOOD FRAMING

1. ALL WOOD FRAMING SHALL BE GRADE II SPECIES LUMBER, NO. 2 SOUTHERN PINE OR BETTER, INCLUDING BEARING STUD WALLS, PLATES, AND NAILERS.
2. ROOF JOIST AND RAFTERS SHALL NOT EXCEED 24" O.C.
3. ALL ANCHOR BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 6" IN CONCRETE WITH 3" MINIMUM HOOK, UNLESS OTHERWISE INDICATED. ALL ANCHOR BOLTS FOR SILL PLATES, NAILERS ECT. SHALL BE INSTALLED WITH PLATE WASHERS 2" x 2" x 1/8", OR 2" DIA. x 1/8" THICK ROUND WASHERS. BOLTS SHALL BE ASTM A307, WASHERS SHALL BE G60 GALVANIZED. HOLES IN WOOD PLATES AND WASHERS SHALL BE 9/16" OR 1/2" BOLTS. INSTALL ANCHOR BOLTS A MINIMUM OF 12" FROM THE END OF ANY PLATE, AND WITHIN 6" EACH SIDE OF PLATE SPLICES
4. ALL FASTENERS SHALL BE GALVANIZED COMMOMWIRE NAILS, OR HOT-DIPPED GALVANIZED BOX NAILS.

ROOF SHEATHING:

1. ROOF SHEATHING SHALL BE 1/2" PLYWOOD SHEATHING/ COORDINATE W/ REQUIRED RATED ASSEMBLIES.
2. INSTALL ROOF SHEATHING AS PER STAGGER ALL END JOINTS 1/2 PANEL LENGTH IN ALTERNATE ROWS.
3. FASTEN ROOF SHEATHING TO ROOF FRAMING AS FOLLOWS FOR 110 M.P.H. WIND AND GROUP II SPECIES LUMBER:
   a. FASTENERS SHALL BE 8d NAILS SPACED AS FOLLOWS:
   b. 8d NAILS AT 3" O.C. AT PERIMETER EDGE
   c. 8d NAILS AT 4" O.C. AT EDGES AND INTERMEDIATE SUPPORTS FOR 4'-0" FROM EAVE AT ALL HIPS, RIDGES AND GABLES; AND FOR 8'-0" FROM GABLE END.
   d. 8d NAILS AT 3" O.C. AT EDGES AND 4" O.C. AT INTERMEDIATE SUPPORTS FOR ALL OTHER ROOF AREAS

WALL SHEATHING:

1. WALL SHEATHING SHALL BE 1/2" C-D EXPOSURE 1 PLYWOOD OR 7/16" O.S.B. BOARDS
2. INSTALL WALL SHEATHING AS PER LAYOUT ON DETAILS INSTALL 2X BLOCKING AT ALL PANEL JOINTS
3. INSTALL 2x WOOD BLOCKING AT ALL PANEL JOINTS INSTALL NAILS FOR ALL EDGE CONDITIONS.
4. FASTEN WALL SHEATHING TO FRAMINGAS FOLLOWS:
   a) 10d NAILS @ 3" O.C. AT ALL PANEL EDGES
   b) 10d NAILS @ 6" O.C. AT INTERMEDIATE FRAMING MEMBERS

WIND LOAD CALCULATIONS

CHAPTER 6.0 ASCE 7-98 — FLORIDA BUILDING CODE 2004

BASIC WIND SPEED
V_{35} = 120 M.P.H.
V_{fm} = FASTEST MILE WIND SPEED = 90 M.P.H.
WIND LOAD AS PER FLA. 2004 SECTION 1609.3.1

EXPOSURE - B
IMPORTANCE FACTOR = 1.0

CATEGORY II

Kzt = 0.9
Kzt = 6-139
$qz = 0.00256\ Kz\ Kzt\ V^2 I$
$qz = 0.00256\ (0.88)(0.9)\ (110)^2(1) = 24.53$ psf
(0.92) " " " = 25.65 "
(0.94) " " " = 26.21 "
(0.94) " " " = 26.21 "
(1.01) " " " = 28.16 "

TABLE 6-3

H (ft)	Kz	Kh
15'-0"	0.88	0.9
20'-0"	0.92	0.9
25'-0"	0.94	0.9
30'-0"	0.94	0.9
35'-0"	1.01	0.9

P = qz G Cq — TABLE 6-1
Cp = 0.85 — WINNDWARD
Cp = 0.5 — LEEWARD
G = 0.93 — (BASE ON 40 sq. ft.)

	WINDWARD	LEEWARD
H = 15.0'	P = (24.53)(0.79) = 19.38 psf	P = (24.53)(0.465) = 11.41 psf
20.0'	P = (25.65)(0.79) = 20.26 psf	P = (25.65)(0.465) = 11.93 psf
25.0'	P = (26.21)(0.79) = 20.71 psf	P = (26.21)(0.465) = 12.19 psf
30.0'	P = (26.21)(0.79) = 20.71 psf	P = (26.21)(0.465) = 12.19 psf
35.0'	P = (28.16)(0.79) = 22.25 psf	P = (28.16)(0.465) = 13.09 psf

WINDWARD & LEEWARD

H = 15.0'	P = 19.38 + 11.41 = 30.79 psf
20.0'	P = 20.26 + 11.93 = 32.19 psf
25.0'	P = 20.71 + 12.19 = 32.90 psf
30.0'	P = 20.71 + 12.19 = 32.90 psf
35.0'	P = 22.25 + 13.09 = 35.34 psf

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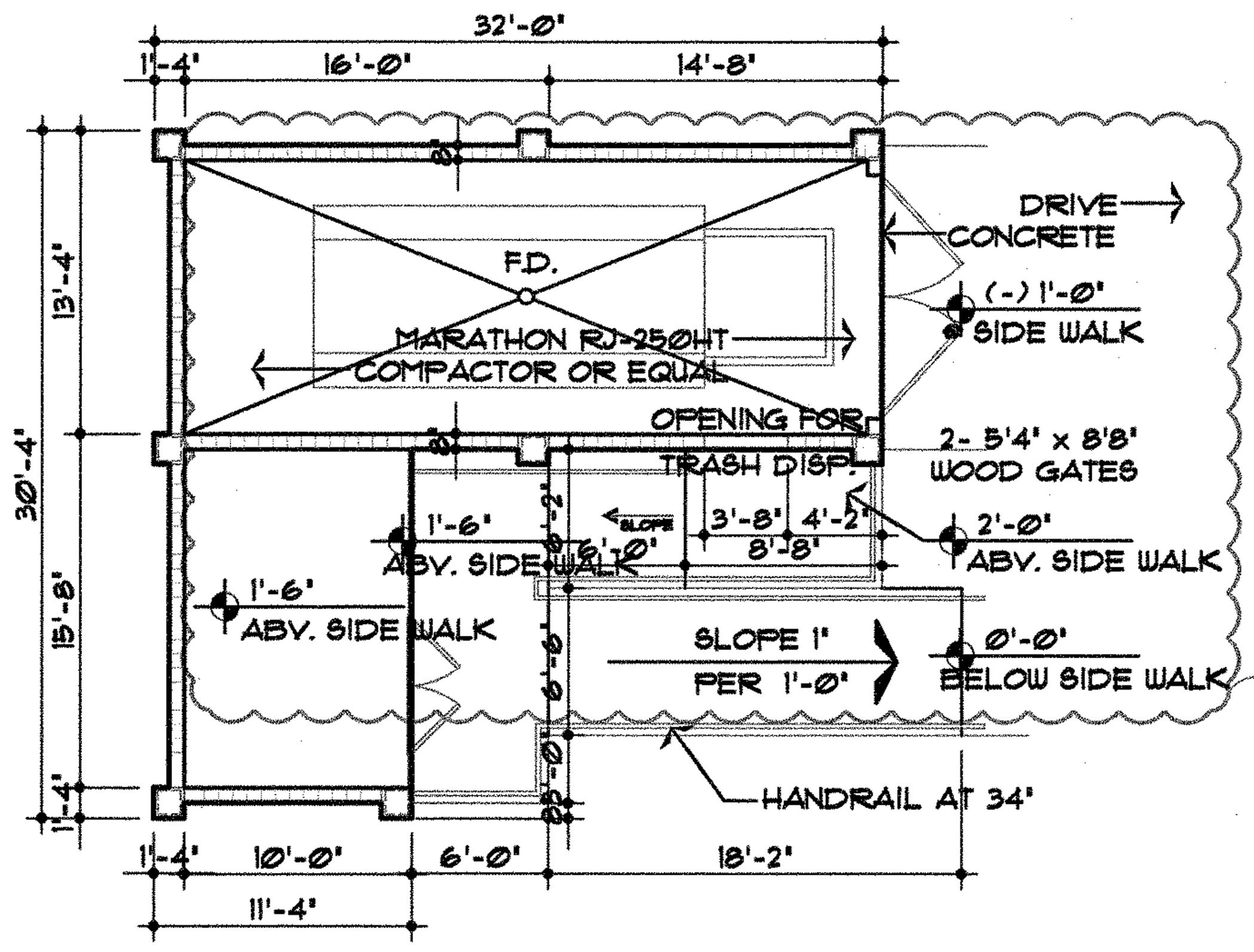
STRUCTURAL GENERAL NOTES

03/24/08 - ISSUED FOR CONSTRUCTION

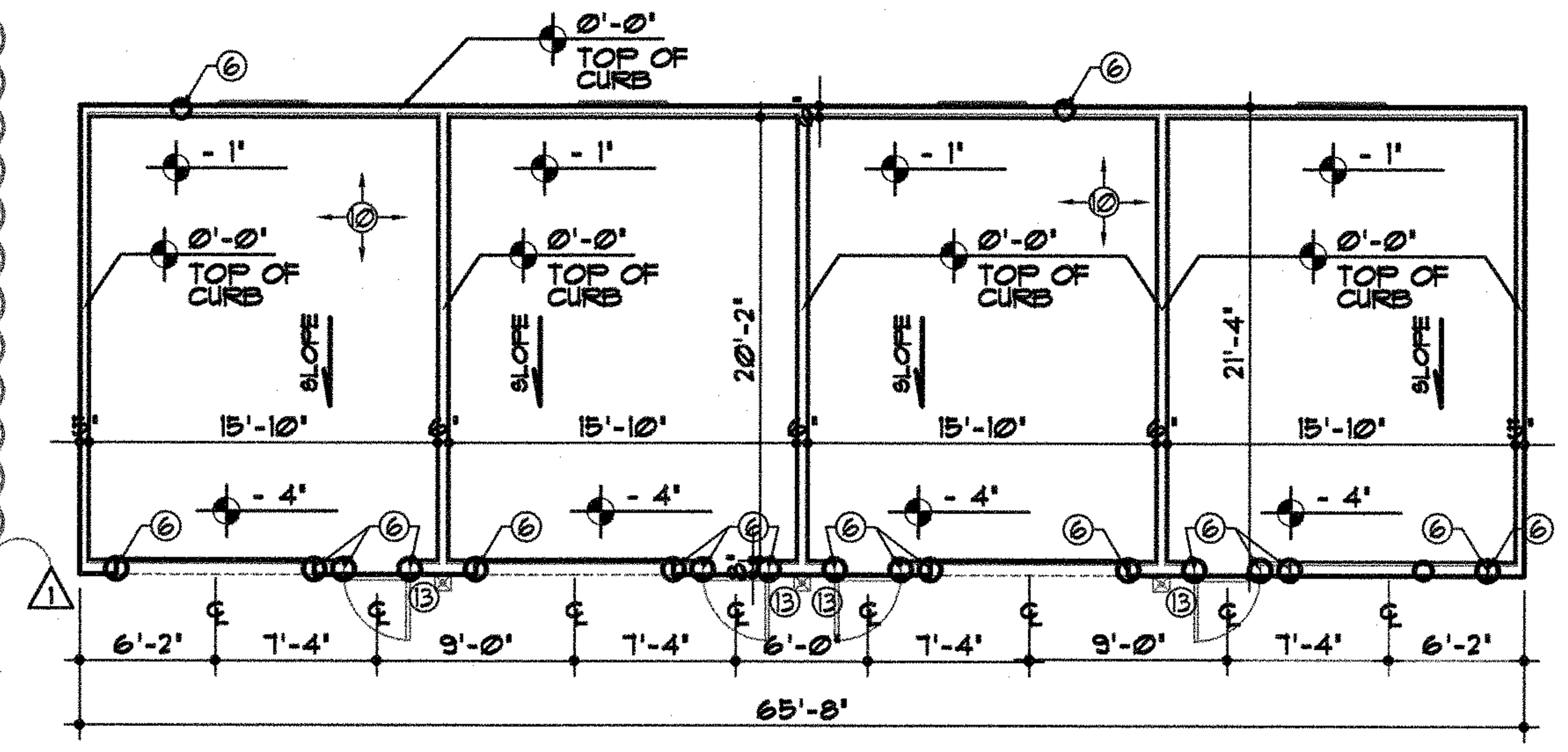
date: 03/24/08
job no: 3199.06
drawn by: bfb
reviewed by:
revisions:

S-GN



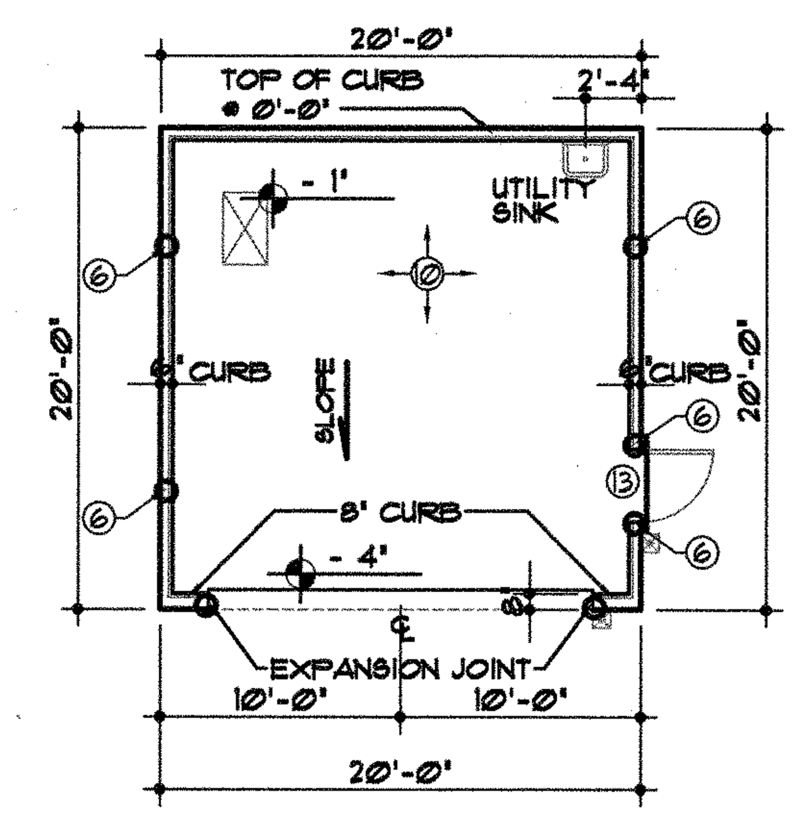
7 TRASH COMPACTOR

FLOOR PLAN — SCALE: 1/8"=1'-0"



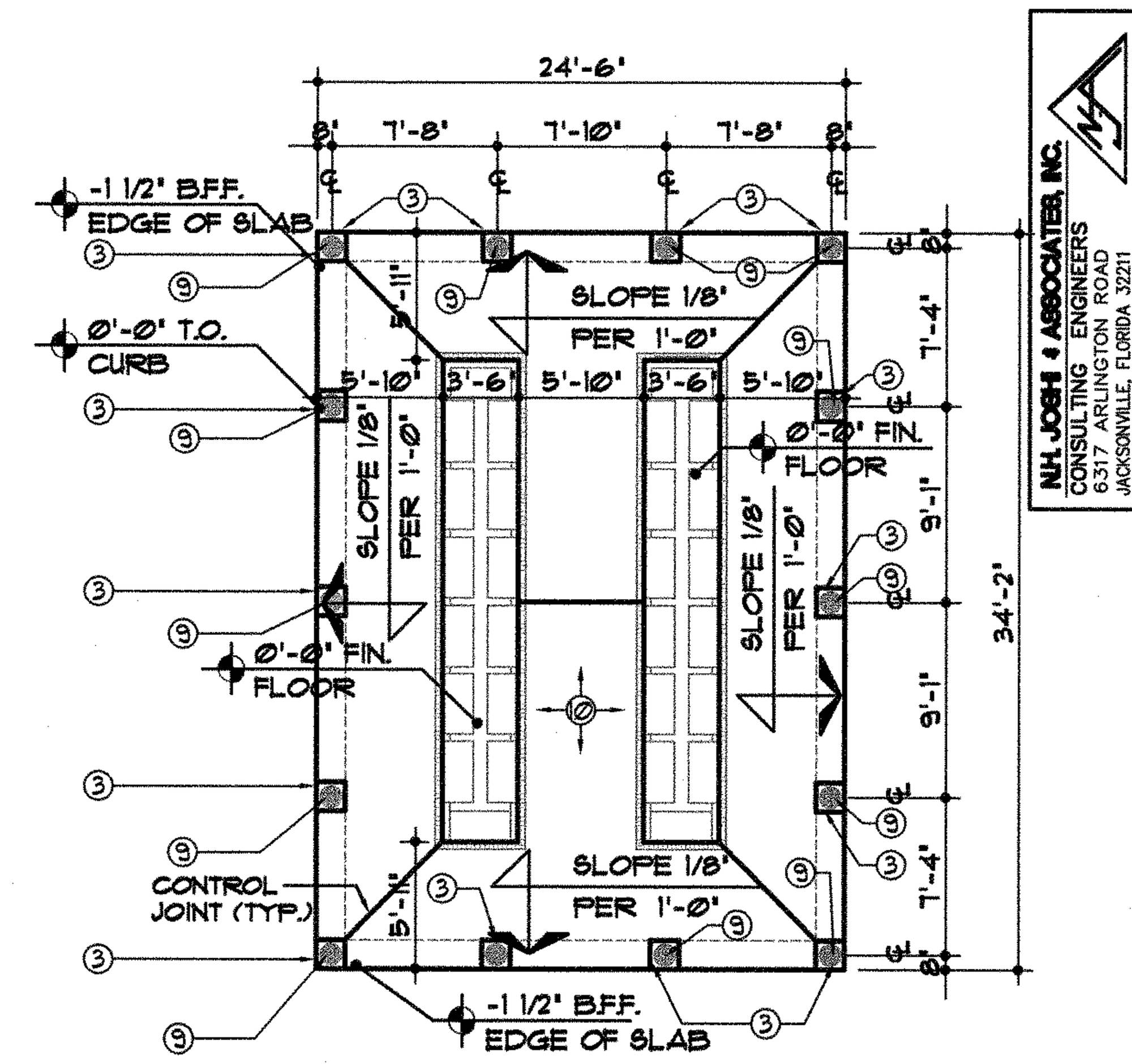
5 GARAGE TYPE FOUR

FLOOR PLAN — SCALE: 1/8"=1'-0"



3 GARAGE TYPE ONE

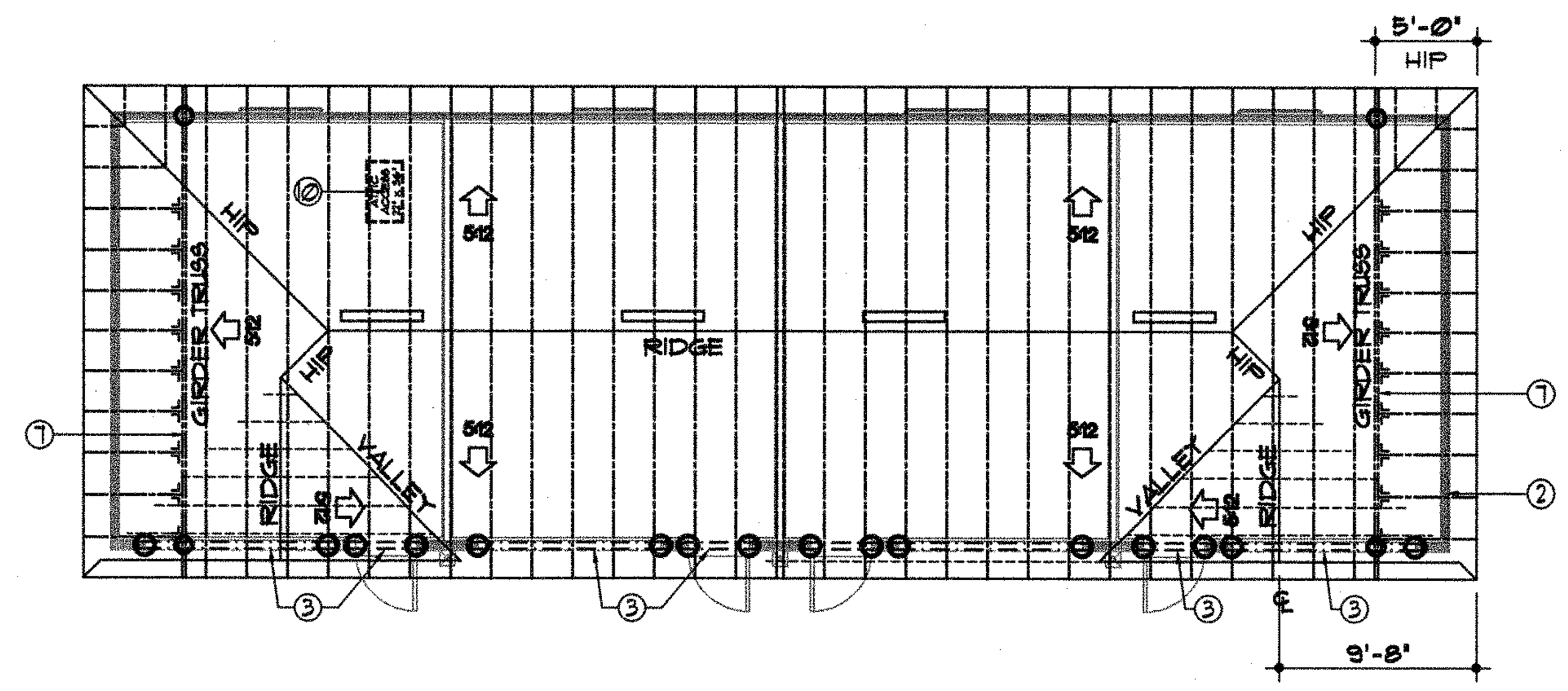
FLOOR PLAN — SCALE: 1/8"=1'-0"



1 MAIL KIOSK FLOOR PLAN

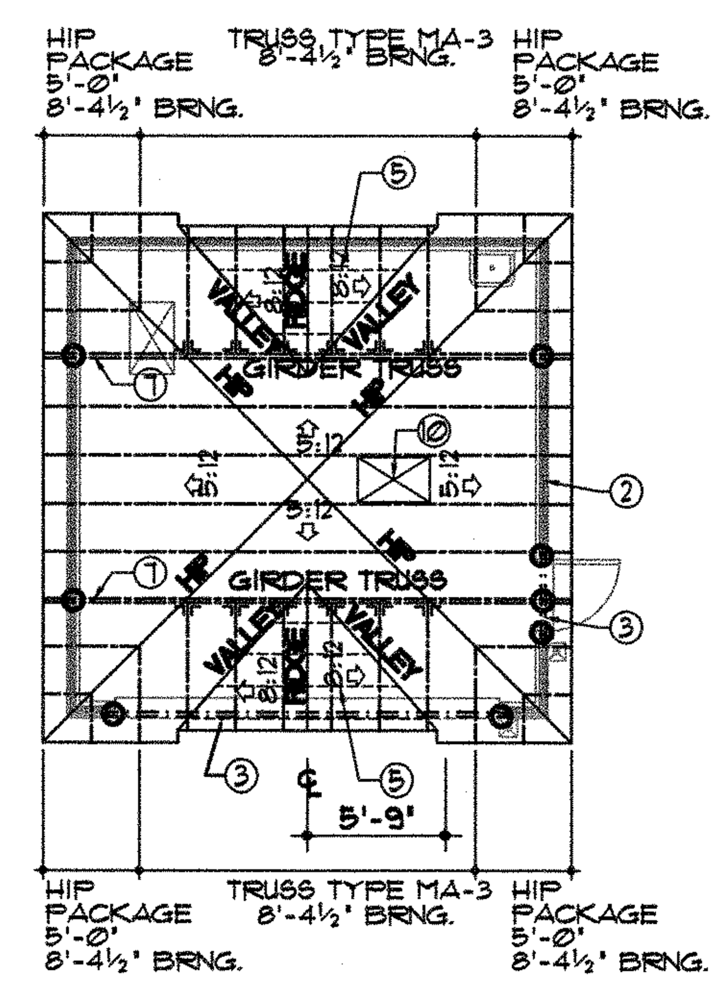
SCALE: 1/8"=1'-0"

NOTE: FOUNDATION CONTROL PLAN ONLY. POST-TENSION SLAB DESIGNED BY OTHERS.



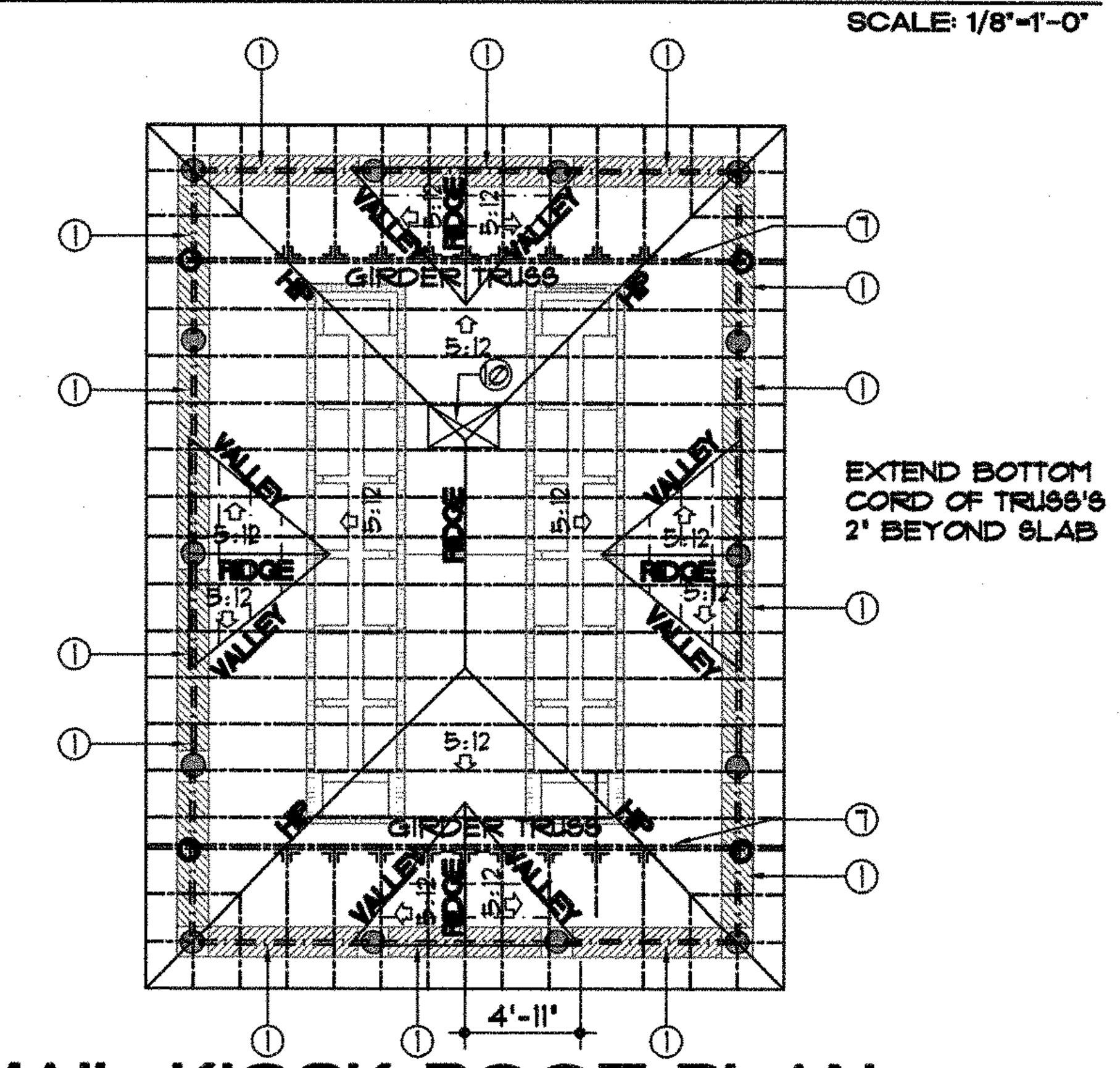
6 GARAGE TYPE FOUR

ROOF PLAN — SCALE: 1/8"=1'-0"



4 GARAGE TYPE ONE

ROOF PLAN — SCALE: 1/8"=1'-0"



EXTEND BOTTOM CORD OF TRUSS'S 2' BEYOND SLAB

2 MAIL KIOSK ROOF PLAN

SCALE: 1/8"=1'-0"

KEYED SLAB NOTES

① 4" PVC CHASE UNDER SLAB FROM A/C CONDENSER TO AIR HANDLER RUN PVC PIPE IN 6" FRAME WALL FOR SECOND FLOOR UNITS.

② CONCRETE SIDEWALK. VERIFY LAYOUT AND LOCATION WITH CIVIL ENGINEER AND LANDSCAPE ARCHITECT'S DRAWINGS.

③ INDICATES POURED CONCRETE CURB, TOP @ 0'-0".

④ 4" CONC. PAD W/ 6x6-10x10 W.W.M. (TYPICAL)

⑤ DIMENSION IS TO FACE OF SHEATHING STARTING/STOPPING POINT.

⑥ 4X6 WOOD POST or 4-2x4

⑨ 6x6 P.T. WOOD POST W/ SIMPSON MTT28B OR HD5A BASE CONNECTOR.

⑩ POST TENSION SLAB ON 6 MIL VAPOR BARRIER ON CLEAR COMPACTED TERMITE FILL, 95% DENSITY.

⑪ NOT USED.

⑫ NOT USED.

⑬ RECESS SHALL BE DETERMINED PER THREASHOLD MANUFACTURE CHOOSEN BY OWNER. THREASHOLD SHALL COMPLY WITH ADA AND FAIR HOUSING REQUIREMENTS. CHANGE OF FLOOR HEIGHT FROM BREEZEWAY/BALCONY INTO UNIT SHALL NOT EXCEED 1/2"

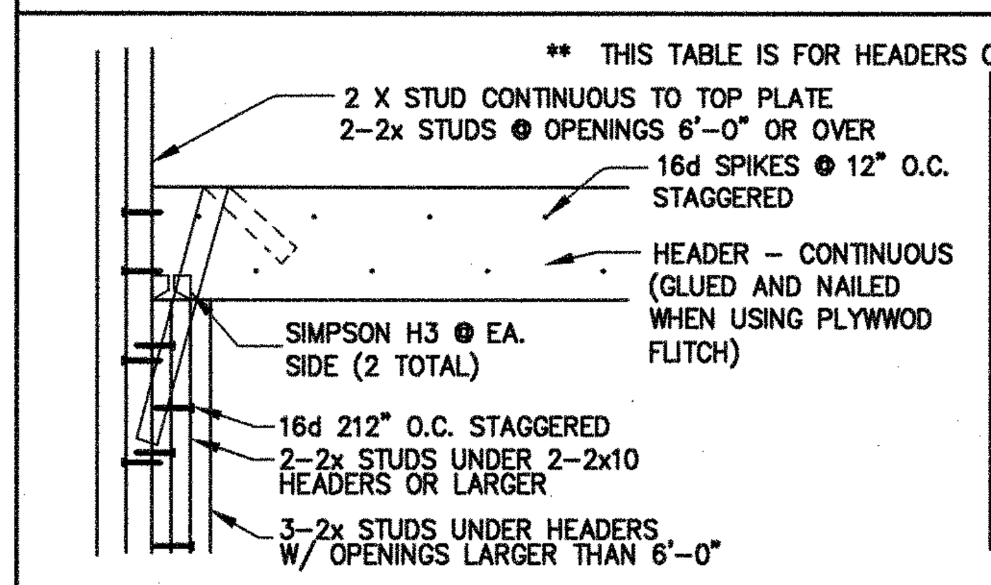
⑭ 8x8 P.T. WOOD POST

GENERAL NOTE:

1- POST-TENSION ENGINEER MUST DESIGN THIS PROJECT AS PER SOIL REPORT PREPARED BY: UNIVERSAL ENGINEERING SCIENCES DATED: OCTOBER 10, 2006
2- POST-TENSION ENGINEER MUST USE THE ABOVE PLAN FOR BEARING AND NON-BEARING WALLS.
3- POST-TENSION ENGINEER TO PROVIDE CALCULATION AND SHOP DRAWINGS FOR ENGINEER OF RECORD TO REVIEW.
4- N.H. JOSHI & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR POST-TENSION DESIGN FOR FOUNDATION PLANS.
5- COLUMNS LOCATIONS ARE SHOWN ON ISOLATED FOOTINGS ON THIS DRAWING.

TYPICAL WINDOW + DOOR HEADER SCHEDULE • ALL EXTERIOR BEARING WALLS

** THIS TABLE IS FOR HEADERS OVER DOORS & WINDOWS ONLY!!!



OPENING WIDTH	HEADER @ EXT. BEARING WALL OR SHEAR WALL W/1/2" PLYWOOD FLITCH PLATE	HEADER @ INT. BEARING WALL OR SHEAR WALL W/1/2" PLYWOOD FLITCH PLATE	HEADER @ OTHER WALLS	UPLIFT	CONNECTOR EA. END
0'-0" to 3'-0"	2- 2 x 8's	2- 2 x 10's	2- 2 x 6's	450 LBS.	LSTA12
3'-1' to 5'-0"	2- 2 x 10's	2- 2 X 10's	2- 2 X 6's	590 LBS.	LSTA15
5'-1' to 7-0"	2- 2 x 12's	2- 2 x 12's	2- 2 x 8's	680 LBS.	MST16
7'-1' to 9-0"	2- 2 x 12's	2- 2 x 12's	2- 2 x 8's	680 LBS.	MST16
9'-1' to 16-0"	3- 2 x 12's W/2 FLITCH PLTS.	3- 2 x 12's W/2 FLITCH PLTS	3- 2 x 8's W/2 FLITCH PLTS	780 LBS.	MST16

HEADER NOTES:

1. USE HEADER SIZES ABOVE UNLESS OTHERWISE NOTED ON FRAMING PLAN
2. PRIMARY FRAMING (BEAMS, GIRDERS, ETC.) WERE SIZED USING
   1600 "Fb" EXTREME FIBER IN BENDING (SINGLE)
   90 "Fv" HORIZONTAL SHEAR
   1.6E "E" MODULUS OF ELASTICITY
3. JOISTS, RAFTERS, LINTELS,ETC. WERE SIZED USING
   1350 "Fb" EXTREME FIBER IN BENDING (SINGLE)
   90 "Fv" HORIZONTAL SHEAR
   1.6E "E" MODULUS OF ELASTICITY
4. SOUTHERN YELLOW PINE #2
   1200 "Fb" EXTREME FIBER IN BENDING (STUDS)

FRAMING LEGEND

- ROOF TRUSSES
- FLOOR TRUSSES
- HAND FRAMING
- BEAMS AND HEADERS
- ROOF PLAN
- FRAMING HANGER
- INDICATES POINT LOAD
- SHADING INDICATES BEARING WALLS
- INDICATES VOLUME CEILING AREAS OR VERTICAL CHASES
- EXT. SOFFIT LOCATIONS
- HAND FRAMING BETWEEN TRUSSES
- INTERIOR BEARING WALLS
- DROPPED CEILING LOCATIONS PER F.C.-5406 – SEE ARCHITECTURAL
- WALLS FRAMED TO A CEILING AT PLANT SHELFS, ON A LOWER ROOF AT DORMER CRIPPLE WALLS, AND KNEE WALLS

GENERAL FRAMING NOTES

1. ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY TRUSS MANUFACTURER'S REGISTERED ENGINEER ALL HANGERS AND ANCHORS SHALL BE SPECIFIED BY A REGISTERED ENGINEER.
2. TRUSS MANUFACTURER SHALL VERIFY ALL DIMENSIONS AND SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
3. SECURE EACH TRUSS AT EACH END WITH HURRICANE CLIPS.
4. TRUSS MANUFACTURER TO PROVIDE ALL GABLE END TRUSSES WITH INTERMEDIATE STUD MEMBERS AT 16" O.C.
5. TYPICAL LIVE LOADS ARE AS FOLLOWS:
   A. FLOOR = 40 P.S.F.
   B. BALCONY = 100 P.S.F.
   C. BREEZEWAYS = 100 P.S.F.
   D. STAIRWAYS = 100 P.S.F.
   E. WIND LOAD = 120 M.P.H.
6. PROVIDE CONTINUOUS EAVE VENTING AND ROOF VENTING AS REQUIRED.
7. TRUSS MANUFACTURER TO VERIFY DESIGN CALCULATIONS AND LOCATION OF ALL BEAMS AND TRUSSES
8. TRUSS SUPPLIER AND FRAMING CONTRACTOR SHALL VERIFY H.V.A.C. DUCT LOCATIONS
9. MAXIMUM SPACING FOR WOOD TRUSSES AND WOOD FRAMING IS 2'-0" O.C.
10. REFER TO SHEET SDT-4 FOR NAILING PATTERN FOR ROOF SHEATHING.
11. SEE SHEET SDT-3 FOR ROOF DETAILS

KEY NOTE LEGEND

① BEAM: (3) 2x12 P.T. W/ 2 1/2" PLYWOOD FLITCH BEAM.
② SHADING INDICATES LOAD BEARING WALL.
③ HEADER: REFER TO HEADER SCHEDULE
④ POINT LOAD BEARING. PROVIDE A MIN. OF 3-2x4 STUD COLUMN. PROVIDE 4x4 POST WHERE INDICATED ON FLOOR PLANS.
⑤ OVER – FRAMING: HAND FRAMING AT 16" OC. OR VALLEY TRUSSES AT OWNER'S OPTION.
⑥ 5'-0" HIP PACKAGE
⑦ GIRDER TRUSS
⑧ 22" WIDE SOFFIT
⑨ 18" WIDE SOFFIT
⑩ 22 1/2" x 36" ATTIC ACCESS RATED FOR 1-HR FIRE PROTECTION.
⑪ TOP CORD CROSS FRAMINS 2x MEMBERS SUPPORTING KNEE WALL ABOVE
⑫ BEAM – (3) 2x12 P.T. W/ 2 1/2" PLYWOOD FLITCH. POCKET BEAM INTO TRUSS HEEL. FLUSH BOTTOM OF BEAM WITH BOTTOM CORD OF ROOF TRUSS.
⑬ NOT USED.
⑭ PROVIDE ACCESS PANEL IN DRAFTSTOPPING. SPRING LOADED PIANO HINGE WITH LATCH MECHANISM OR EQUAL.
⑮ NOT USED
⑯ 6x6 P.T. WOOD POST W/ SIMPSON MTT28B OR HD5A BASE CONNECTOR.
⑰ POINT LOAD BEARING. PROVIDE A MIN. OF 4-2x4 P.T. STUD COLUMN. PROVIDE 4x6 P.T. POST WHERE INDICATED ON FLOOR PLANS. WITH HD2A AT BASE CONNECTOR
⑱ 8x8 P.T. WOOD POST

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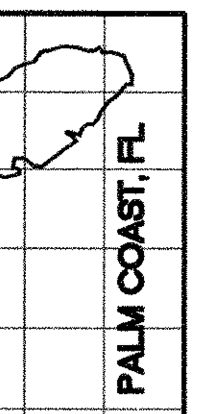


PALM COAST, FL

Integra Woods at Palm Coast Apartments

AMENITIES

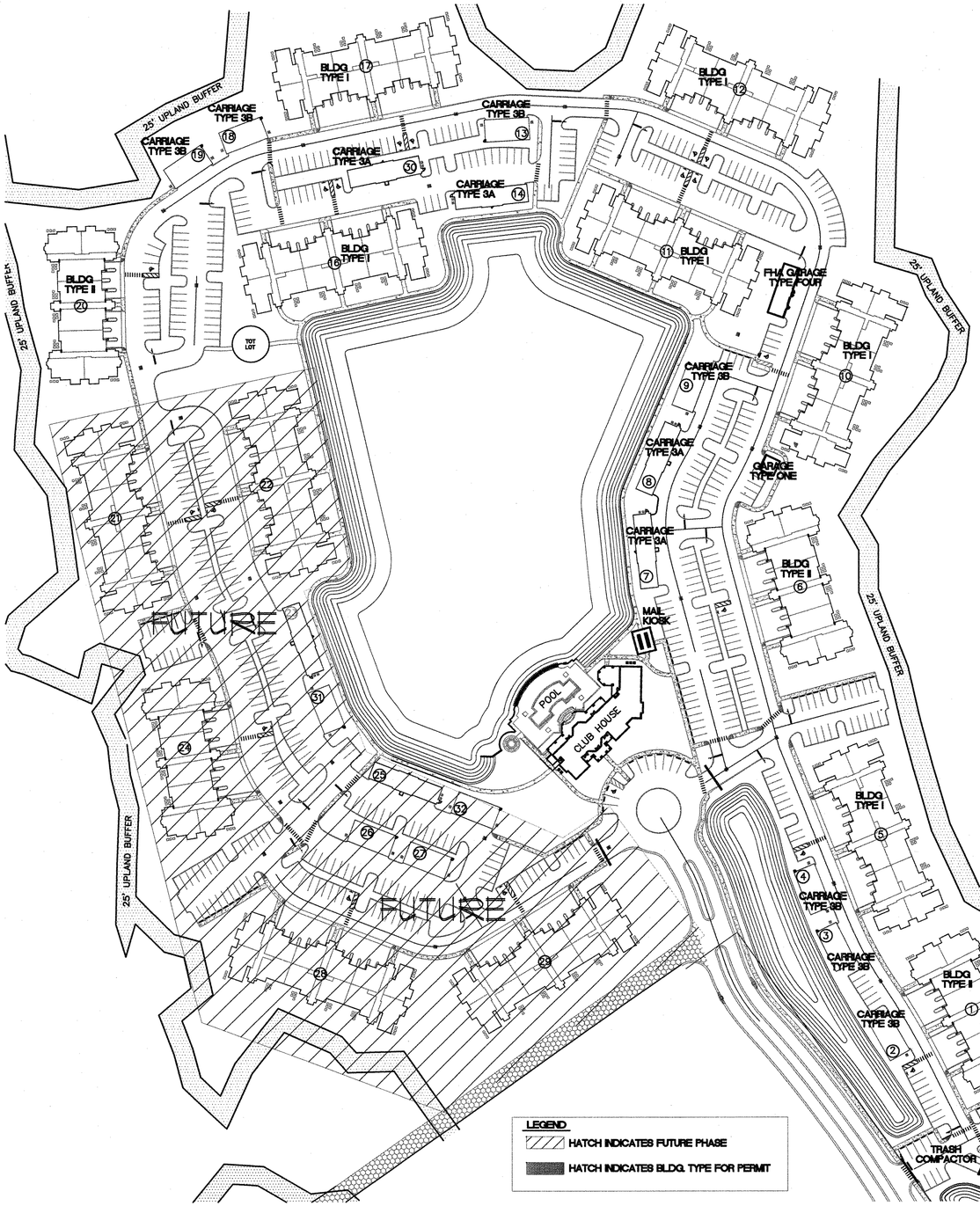
FOUNDATION PLANS AND FRAMING PLANS

03/24/08 - ISSUED FOR CONSTRUCTION

date: 03/24/08
job no: 3199.06
drawn by:
reviewed by: CBA
revisions:
1 CODE COMM. 06-18-08

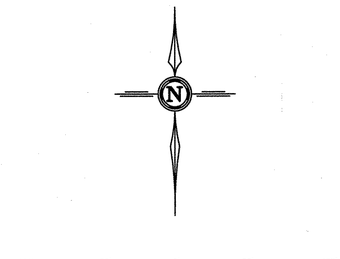
S1.91

Ingrid Rivera   Tuesday, July 01, 2008

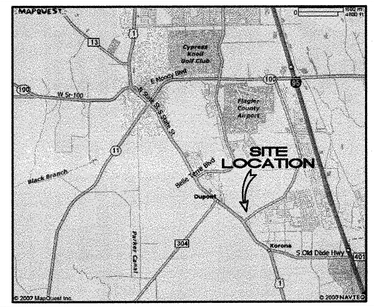


1 ARCHITECTURAL SITE PLAN

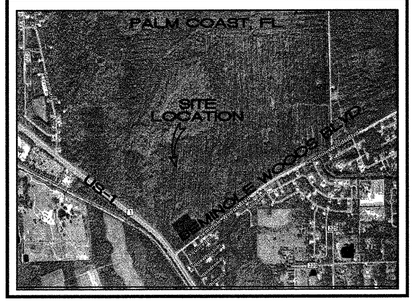
SCALE: 1"= 80'-0"



VICINITY MAP



LOCATION MAP



SITE PLAN SHOWN IS FOR REFERENCE PURPOSES ONLY. FOR COMPLETE DIMENSIONS, GRADING AND UTILITY INFORMATION REFER TO CIVIL ENGINEERING PLANS. REFER TO LANDSCAPE AND HARDSCAPE INFORMATION AND DETAILING REFER TO LANDSCAPE ARCHITECTS PLANS.

CIVIL ENGINEER
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E-MAIL: KJANOWICZ@IBIGROUP.COM

REVISED 06-18-08 ISSUED FOR CONSTRUCTION

charlan · brock & assoc., inc.
charlan · brock · portwood

ARCHITECTURAL
SITE PLAN
–

date: 06/18/08
job no: 3199.06
drawn by:
reviewed by: CBA
revisions:

A1.01

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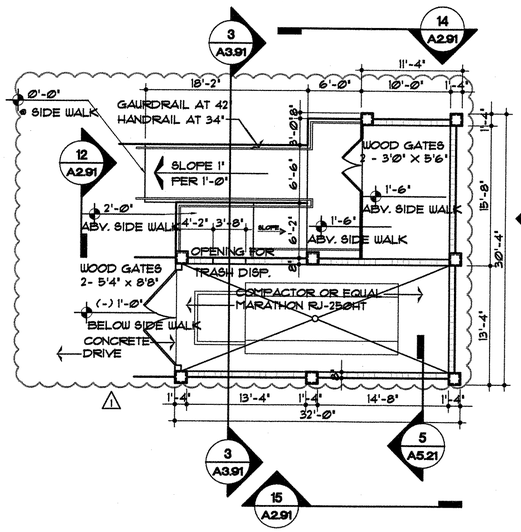
Integra Woods at
Palm Coast Apartments

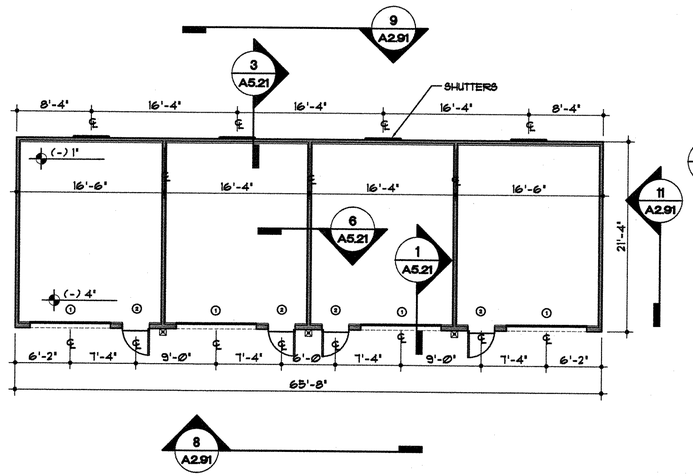
PALM COAST, FL

Tuesday, July 01, 2008

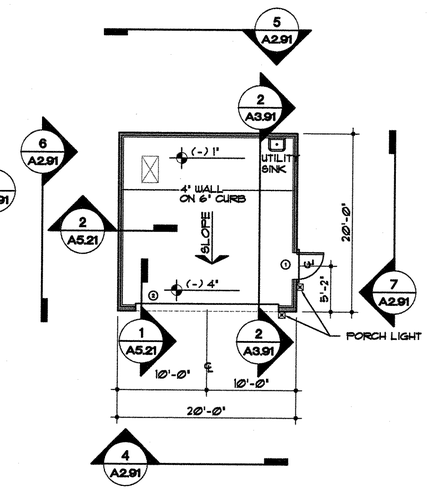
Ingrid Rivera



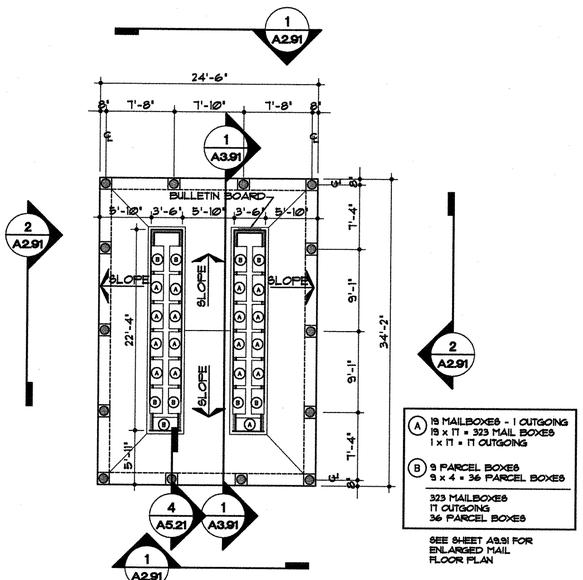
7 TRASH COMPACTOR
FLOOR PLAN — SCALE: 1/8"=1'-0"



5 FHA GARAGE TYPE FOUR
FLOOR PLAN — SCALE: 1/8"=1'-0"



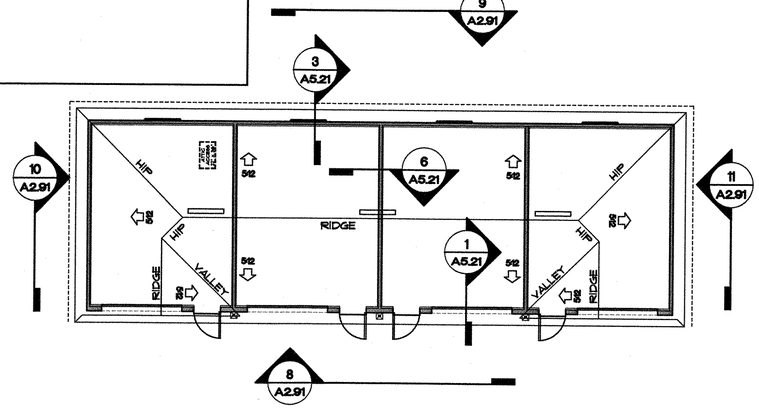
3 GARAGE TYPE ONE
FLOOR PLAN — SCALE: 1/8"=1'-0"



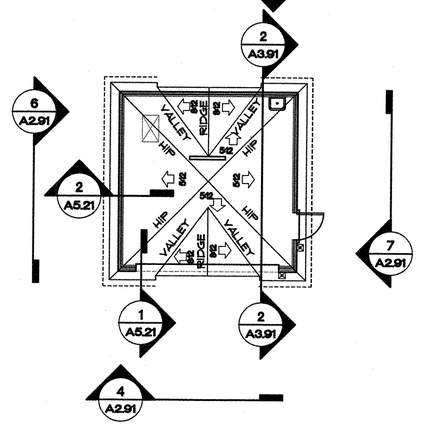
1 MAIL KIOSK FLOOR PLAN
SCALE: 1/8"=1'-0"

TYPICAL BUILDING FLOOR PLAN NOTES

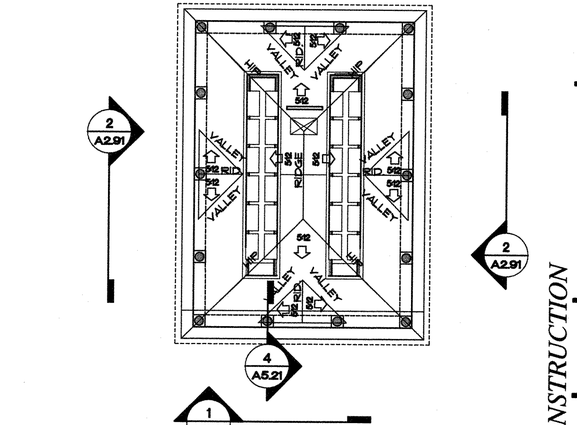
2. ALL GROUND FLOOR UNITS AND COMMON SPACES SHALL BE CONSTRUCTED TO MAINTAIN ACCESS FOR HANDICAP PERSONS AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT. REFER TO SHEET A8.11 FOR INFORMATION ON REQUIREMENTS.
8. BUILDINGS ARE DESIGNED AND SHALL BE CONSTRUCTED TO MEET 120 MPH WIND LOADS. ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS FOR HURRICANE RESISTANT CONSTRUCTION AND / OR SECTION 1606 OF F.B.C. 1606 REFER TO STRUCTURAL SHEETS FOR FRAMING CONNECTION DETAILS.
9. FIRE SPRINKLER DRAWINGS TO BE PROVIDED BY OWNER CONTRACTED FIRE SPRINKLER CONTRACTOR. OWNER TO PROVIDE ARCHITECT SHOP DRAWINGS FOR REVIEW PRIOR TO THEIR SUBMITTAL TO THE COUNTY FOR APPROVAL.



6 FHA GARAGE TYPE FOUR
ROOF PLAN — SCALE: 1/8"=1'-0"



4 GARAGE TYPE ONE
ROOF PLAN — SCALE: 1/8"=1'-0"



2 MAIL KIOSK ROOF PLAN
SCALE: 1/8"=1'-0"

ROOF NOTES

R1. ALL ROOF PITCHES ARE 5:12 UNLESS NOTED OTHERWISE.
R2. ROOFING CONTRACTOR TO PROVIDE OFF-RIDGE ROOF VENTILATION IN ACCORDANCE W/ 2004 FLORIDA BUILDING CODE. OFF-RIDGE ROOF VENTS SHALL BE GALV. STEEL OR ALUMINUM VENT W/ SCREEN. PAINT VENTS TO MATCH ROOF. REFER TO ROOF VENT CALCULATIONS ON THIS SHEET.
R3. ROOF VENTS SHOWN ARE CALCULATED AT A 1:300 RATIO. SEE ATTIC VENT CALCS. FOR ROOF VENTING
R4. ▭ DENOTES ROOF VENT. ASSUMED ROOF VENT TO BE 6'-0" x 6" PROVIDING 156 SQ. IN. OF VENTING.
R5. - - - - - - - DENOTES DRAFTSTOPPING IN ATTIC AREA.
R6. ---------- INDICATES SUGGESTED 6" GUTTER LOCATIONS.
R7. ⊕ INDICATES SUGGESTED DOWNSPOUT LOCATION, ATTACH PER SMACNA RECCOMENDATIONS
R8. REFER TO MECHANICAL AND PLUMBING PLANS FOR ROOF PENETRATION LOCATIONS.
R9. REFER TO WALL SECTIONS FOR SIZE AND TYPE OF VENTING AT EAVES.
R10. ▨ DENOTES 22" X 36" ATTIC ACCESS PANEL. REFER TO DETAIL 2 & 14 / A7.51.
R11. PROVIDE ACCESS PANEL IN DRAFTSTOPPING. SPRING LOADED PIANO HINGE WITH LATCH MECHANISM. KARP KDW 24" X 24" OR APPOVED EQUAL.
R12. REFER TO DETAIL 1,2,3 ON A.7.42 FOR DIVERTER REQIUREMENTS.

ATTIC VENTILATION CALC'S

ROOF "ZONES" SEPARATED BY DRAFSTOPPING AREA CALCULATED INDIVIDUALLY. CALCULATIONS OF REQUIRED VENTILATION ARE BASED ON FBC 2004 SECTION 1203. INSULATION REQUIRED TO HAVE VAPOR RETARDER NOT EXCEEDING 1 PERM (ASTM E 96)

FORMULA FOR REQUIRED VENTING:
ROOF SQ.FT. X .0033 = TOTAL VENTING
MIN. 50% HIGH VENTING
MIN. 50%+ LOW (EAVE) VENTING

SOFFIT (LOW) VENTING:
BASED ON "CEDAR REFLECTIONS" SERIES OF VINYL SOFFITS OR EQUAL. D/5" FULL VENT. 11.9 SQ.IN. PER LIN. FT.

6' OFF RIDGE (HIGH) VENTING:
BASED ON "SEMCO" 6' VENT. EACH VENT PROVIDES 156 SQ.IN. OF VENTING.

DRAFTSTOPPING SHOWN AS - - - - - - - - - -

6' OFF RIDGE VENT SHOWN AS ▭

ZONE	AREA SQ.FT.	REQUIRED VENTING HIGH SQ.FT.	REQUIRED VENTING LOW SQ.FT.	PROVIDED VENTING HIGH SQ.FT.	PROVIDED VENTING LOW SQ.FT.	COMPLY
GARAGE #1	400	11"	11"	1'1	11'7	YES
GARAGE #4	1,401	3'2	3'2	3'3	24'0	YES
MAIL KIOSK	760	1'8	1'8	2'2	16'0	YES

VENTS:
1 = 1'-1" 4 = 4'-4"
2 = 2'-2" 5 = 5'-5"
3 = 3'-3" 6 = 6'-6"

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PALM COAST, FL

REVISED 06-18-08 ISSUED FOR CONSTRUCTION

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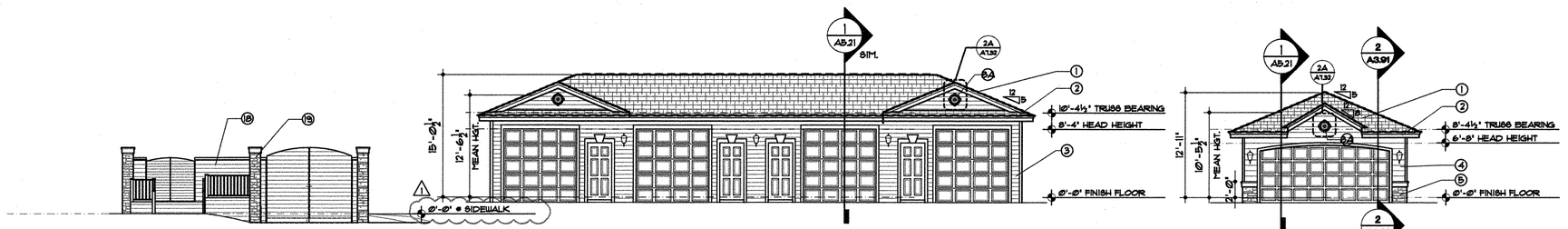
Integra Woods at Palm Coast Apartments

AMENITIES
FLOOR PLANS
AND ROOF PLANS

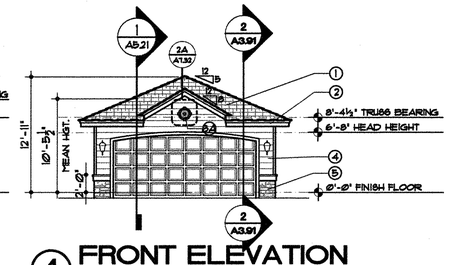
date: 06/18/08
job no: 3199.06
drawn by: MAV
reviewed by: CBA
revisions:
CODE COMM. 06-18-08

A1.91

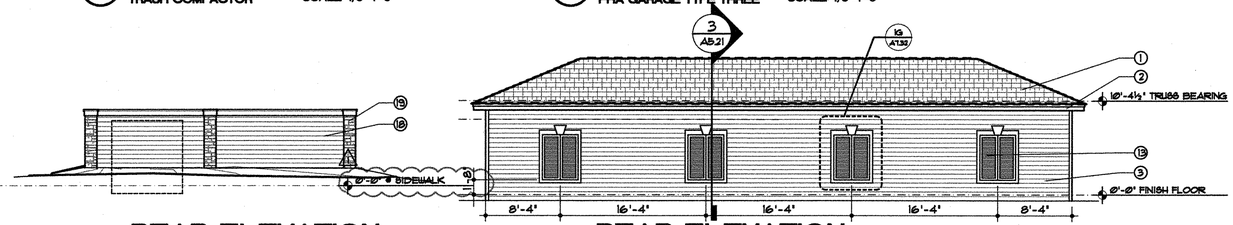
Ingrid Rivera Tuesday, July 01, 2008



12 FRONT ELEVATION
TRASH COMPACTOR SCALE: 1/8"=1'-0"

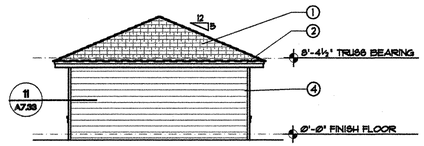


4 FRONT ELEVATION
GARAGE TYPE ONE SCALE: 1/8"=1'-0"

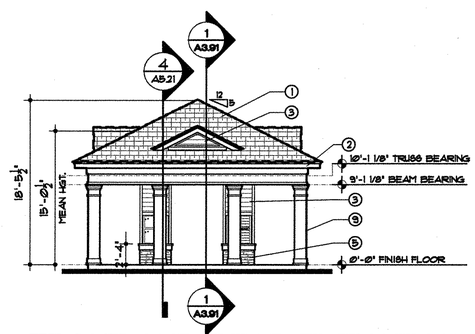


13 REAR ELEVATION
TRASH COMPACTOR SCALE: 1/8"=1'-0"

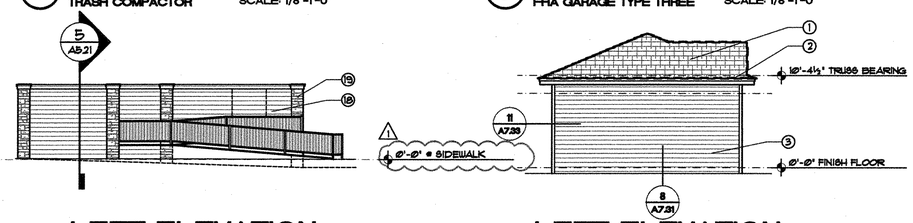
9 REAR ELEVATION
FHA GARAGE TYPE THREE SCALE: 1/8"=1'-0"



5 REAR ELEVATION
GARAGE TYPE ONE SCALE: 1/8"=1'-0"

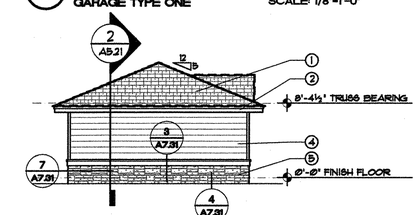


1 FRONT AND REAR ELEVATION
MAIL KIOSK SCALE: 1/8"=1'-0"

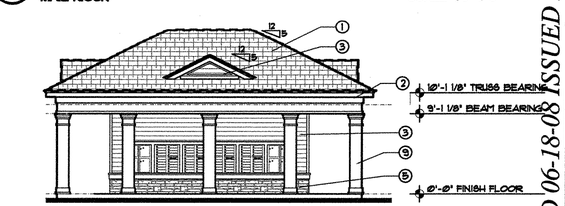


14 LEFT ELEVATION
TRASH COMPACTOR SCALE: 1/8"=1'-0"

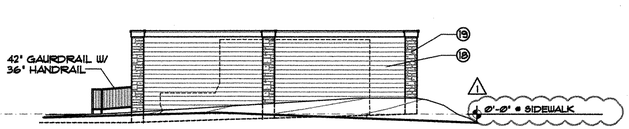
10 LEFT ELEVATION
FHA GARAGE TYPE THREE SCALE: 1/8"=1'-0"



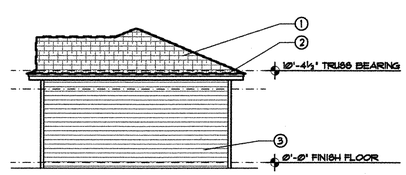
6 LEFT ELEVATION
GARAGE TYPE ONE SCALE: 1/8"=1'-0"



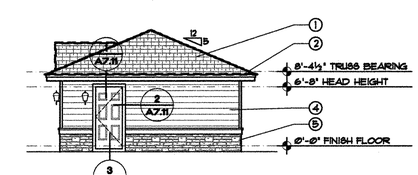
2 RIGHT AND LEFT SIDE ELEVATION
MAIL KIOSK SCALE: 1/8"=1'-0"



15 RIGHT ELEVATION
TRASH COMPACTOR SCALE: 1/8"=1'-0"



11 RIGHT ELEVATION
FHA GARAGE TYPE THREE SCALE: 1/8"=1'-0"



7 RIGHT ELEVATION
GARAGE TYPE ONE SCALE: 1/8"=1'-0"

KEY NOTES

1. ARCHITECTURAL STYLE 30 YEAR GLASS-FIBER-REINFORCED ASPHALT SHINGLES OVER FIBERGLASS FELTS, OVER STRUCT. ROOF DECKING OVER PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. W/ UPLIFT CONNECTORS PER STRUCT.
2. 1x3 CEDAR NAILER OVER 2"x8" SMOOTH FINISHED CEDAR BOARD
3. 6" REVEAL FIBER CEMENT LAP SIDING OVER BUILDING WRAP OVER EXTERIOR SHEATHING WALL CONSTRUCTION IN ACCORDANCE W/ U.L. U356
4. 10" REVEAL FIBER CEMENT LAP SIDING OVER BUILDING WRAP OVER EXTERIOR SHEATHING WALL CONSTRUCTION IN ACCORDANCE W/ U.L. U356
5. CAST STONE OVER 3 COAT OF STUCCO ON PAPER BACK METAL LATH OVER PEEL & STICK OR MONOLITHIC MOISTURE BARRIER. INSTALL PER STONE MANUFACTURERS RECOMMENDATIONS.
6. FIBER CEMENT PANEL W/ APPLIED TRIM
7. BRACKETS-FYPON MODEL: BKT12X10 OR ARCHITECT APPROVED EQUAL
8. A. DECORATIVE 16" DIAM. VENT - FYPON MODEL R516K OR ARCHITECT APPROVED EQUAL
   B. DECORATIVE 16" DIAM. VENT - FYPON MODEL RLV16MTK OR ARCHITECT APPROVED EQUAL
   C. DECORATIVE 24" DIAM. VENT - FYPON MODEL RLV24MTK OR ARCHITECT APPROVED EQUAL
9. PRE FAB. FIBERGLASS ROUND COLUMN
10. DECORATIVE GRILL. REFER TO SHEET A7.33
11. PROJECT SIGNING INDICATING STREET ADDRESS W/ FULL CUT OFF LIGHT FIXTURE
12. PRE MANUFACTURED CUPULA W/ COOPER ROOFING AND ATTACHED TO MEET WIND CRITERIA DESIGN LOADS OF 120 MPH. CAMPBELLSVILLE INDUSTRIES MODEL: CU-520
13. LOUVERED DECORATIVE SHUTTERS
14. DORMERS
15. TRELLIS
16. FYPON MODEL DMR457-10 OR ARCHITECT APPROVED EQUAL
17. FYPON MODEL DMSTTX69 OR ARCHITECT APPROVED EQUAL
18. 6" REVEAL FIBER CEMENT LAP SIDING OVER CMU WALL
19. CAST STONE OVER CMU WALL
20. PROVIDE ROOF FLASHING DIVERTERS PER DETAILS #1,2,3/A1.42

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REVISED 06-18-08 ISSUED FOR CONSTRUCTION

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job no: 3199.06
drawn by:
reviewed by: CBA
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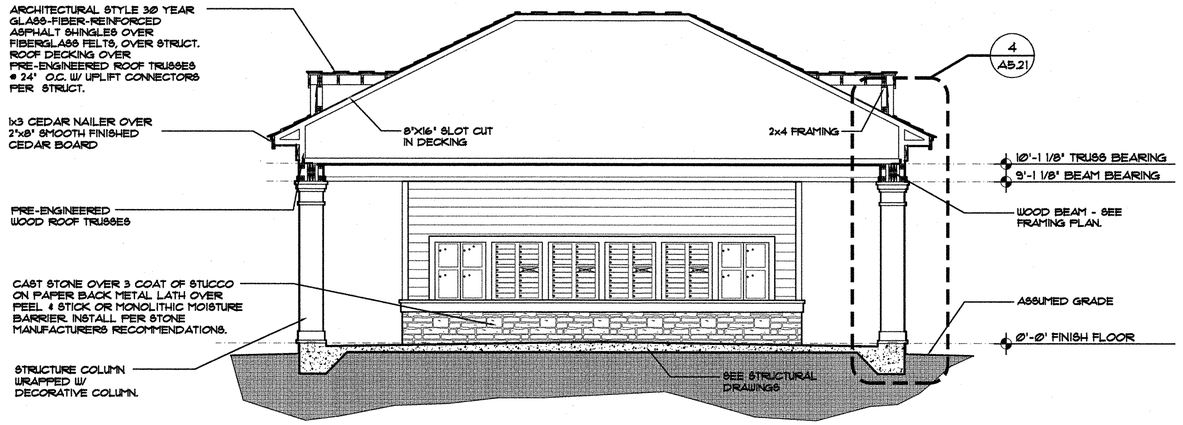
A2.91

3199.06

Tuesday, July 01, 2008

Ingrid Rivero



1 MAIL KIOSK SECTION

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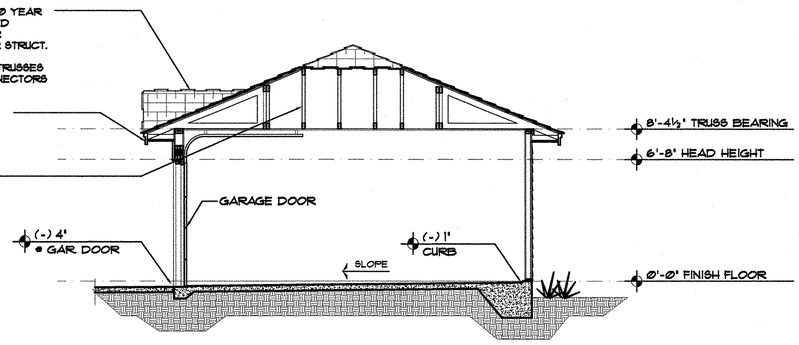
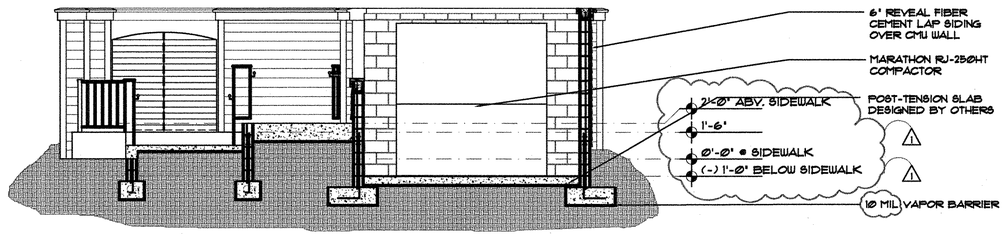


2 GARAGE TYPE ONE SECTION

SCALE:1/4" =1'-0"



3 TRASH COMPACTOR SECTION

SCALE:1/4" =1'-0"

Ingrid Rivera Tuesday, July 01, 2008

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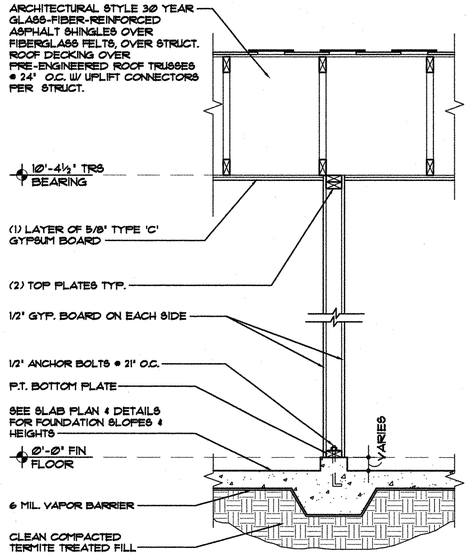

6 WALL SECTION

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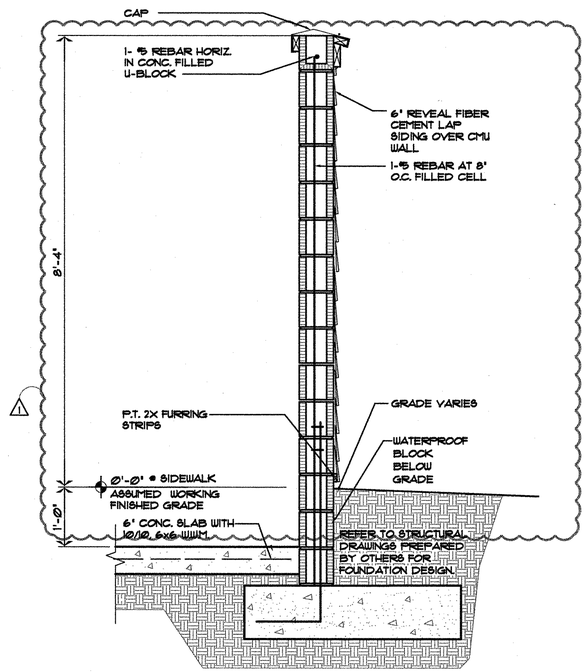
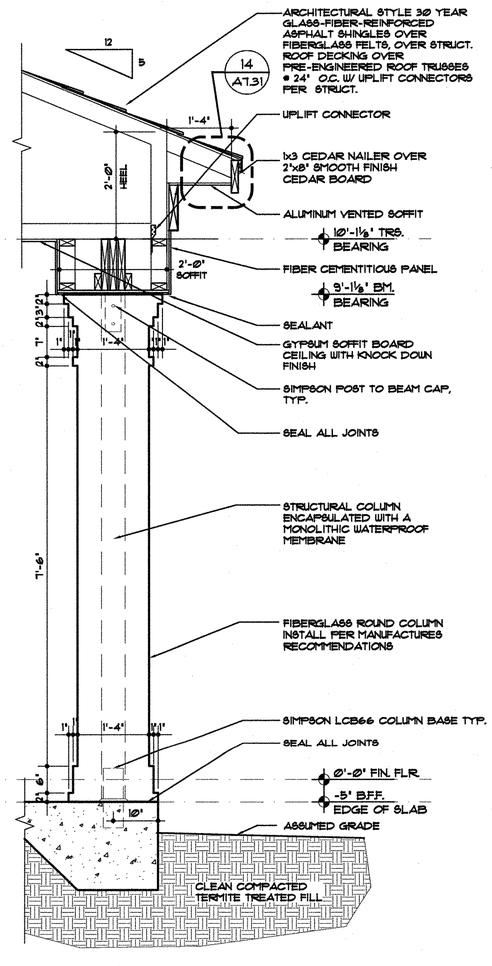


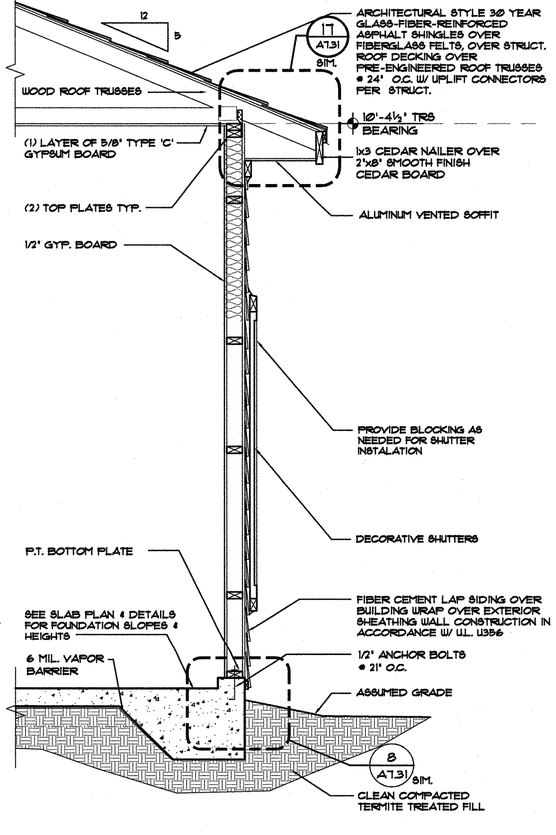
5 WALL SECTION

• TRASH COMPACTOR SCALE: 3/4"=1'-0"



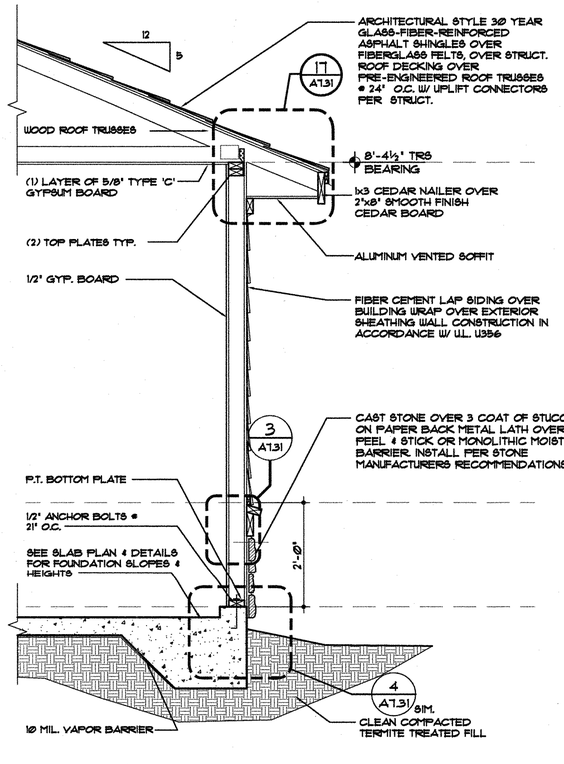
4 WALL SECTION

• MAIL KIOSK SCALE: 3/4"=1'-0"



3 WALL SECTION

• FHA GARAGE WITH SHUTTER SCALE: 3/4"=1'-0"



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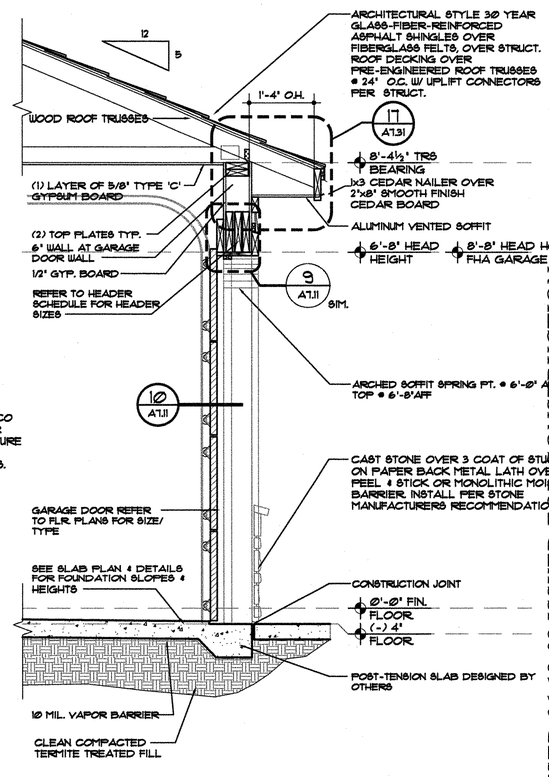

1 WALL SECTION

• GARAGE TYPE I SCALE: 3/4"=1'-0"

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A5.21

3199A201

Ingrid Rivera Tuesday, July 01, 2008

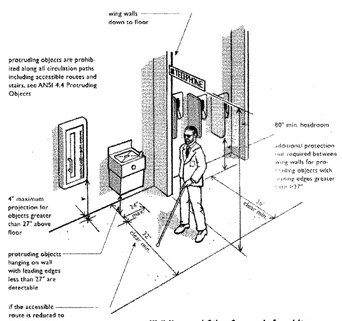
DESIGN CRITERIA: FLORIDA ACCESSIBILITY CODE

HANDICAP ADAPTIBILITY NOTES

1. ALL GROUND FLOOR UNITS SHALL COMPLY WITH THE PROVISIONS OF THE FAIR HOUSING ACT. BASIC GUIDELINES OF THIS ACT ARE PROVIDED ON SHEET A8.10 AND THIS PAGE. IT IS RECOMMENDED THAT OWNER AND CONTRACTOR OBTAIN A COPY OF THE FAIR HOUSING ACT DESIGN MANUAL TO SUPPLEMENT THE INFORMATION PROVIDED IN THIS SET.
2. THE DETAILS PROVIDED ON THIS PAGE ARE FOR HANDICAP ACCESSIBLE AND ADAPTABLE BATHROOM AND KITCHENS. REFER TO A8.10 FOR INFORMATION REGARDING ACCESSIBLE ROUTE, DOORWAYS, ETC.
3. THE DETAILS SHOWN FOR THE BATHROOMS ARE IN ORDER TO COMPLY WITH SPECIFICATION A OF THE FAIR HOUSING ACT.
4. LIGHT SWITCHES, THERMASTATS, CONTROLS AND OUTLETS AT KITCHEN AND BATHROOM BASE CABINETS SHALL COMPLY WITH THE REQUIREMENTS SHOWN ON A8.10. ADDITIONAL NON-ACCESSIBLE OUTLETS MAY BE PROVIDED AT CABINETS, PROVIDED OUTLETS MEETING THESE REQUIREMENTS ARE PROVIDED.
5. UPPER WALL CABINETS SHALL HAVE HANDLES AND/OR PULLS LOCATED AS CLOSE TO THE BOTTOM AS POSSIBLE. BASE CABINETS SHALL HAVE HANDLES AND/OR PULLS LOCATED AS CLOSE TO THE TOP AS POSSIBLE.
6. ALL DOOR HARDWARE TO BE LEVER TYPE IN ACCORDANCE WITH ANSI 4.13.9
7. EXTERIOR DOOR THRESHOLDS SHALL BE 1/2" HIGH MAX WITH BEVELED EDGES

PUBLIC SPACE MOUNTING HEIGHTS

ACCESSIBLE AND USABLE PUBLIC AND COMMON USE SPACES



Wall-Hung and Other Commonly Found Items in Public and Common Use Spaces Located so They Are Not Hazardous Protruding Objects

HANDICAP ACCESSIBILITY NOTES

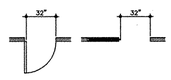
HANDICAP ACCESSIBILITY REQUIREMENTS AS SET FORTH BY THE 1988 FAIR HOUSING ACT, DEVELOPED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. ALL REQUIREMENTS ARE CONDENSED FROM THE FAIR HOUSING ACT DESIGN MANUAL DATED AUGUST 1996, REVISED APRIL 1998. REQUIRED FOR ACCESSIBLE LEVEL APARTMENT UNITS.

1. ALL COVERED MULTIFAMILY DWELLINGS FOR FIRST OCCUPANCY AFTER MARCH 13,1991 WITH A BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE SHALL BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT –
   (1) THE PUBLIC AND COMMON USE AREAS ARE READILY ACCESSIBLE TO AND USABLE BY HANDICAP PERSONS;
   (2) ALL THE DOORS DESIGNED TO ALLOW PASSAGE INTO AND WITHIN ALL PREMISES ARE SUFFICIENTLY WIDE TO ALLOW PASSAGE BY HANDICAP PERSONS IN WHEELCHAIRS; AND
   (3) ALL PREMISES WITHIN COVERED MULTI-FAMILY DWELLING UNITS CONTAIN THE FOLLOWING FEATURES OF ADAPTABLE DESIGN:
   (i) AN ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED UNIT;
   (ii) LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS;
   (iii) REINFORCEMENT IN BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB, SHOWER STALL AND SHOWER SEAT, WHERE SUCH FACILITIES ARE PROVIDED; AND
   (iv) USABLE KITCHENS AND BATHROOMS SUCH THAT AN INDIVIDUAL IN A WHEELCHAIR CAN MANEUVER ABOUT THE SPACE.
2. REQUIREMENT 1. ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE.

   UNDER SECTION 100.205(c), COVERED MULTIFAMILY DWELLINGS SHALL BE DESIGNED AND CONSTRUCTED TO HAVE AT LEAST ONE BUILDING (UNIT) ENTRANCE ON AN ACCESSIBLE ROUTE, UNLESS IT IS IMPRACTICAL TO DO SO BECAUSE OF TERRAIN OR UNUSUAL CHARACTERISTICS OF THE SITE.
3. REQUIREMENT 2. ACCESSIBLE AND USABLE PUBLIC AND COMMON AREAS.

   SECTION 100.205(d)(1) PROVIDES THAT COVERED MULTIFAMILY DWELLINGS WITH A BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE SHALL BE DESIGNED IN SUCH A MANNER THAT THE PUBLIC AND COMMON USE AREAS ARE READILY ACCESSIBLE TO AND USABLE BY HANDICAP PERSONS.
4. REQUIREMENT 3. USABLE DOORS

   SECTION 100.205(c)(2) PROVIDES THAT COVERED MULTIFAMILY DWELLINGS WITH A BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE SHALL BE DESIGNED IN SUCH A MANNER THAT ALL THE DOORS DESIGNED TO ALLOW PASSAGE INTO AND WITHIN ARE SUFFICIENTLY WIDE TO ALLOW PASSAGE BY HANDICAP PERSONS IN WHEELCHAIRS.



(a) HINGED DOOR **(b) POCKET DOOR**

NOTE:
A 34-INCH DOOR, HUNG IN THE STANDARD MANER, PROVIDES AN ACCEPTABLE 32-INCH CLEAR OPENING. THIS DOOR CAN BE ADAPTED TO PROVIDE A WIDER OPENING BY USING OFFSET HINGES, BY REMOVING LOWER PORTIONS OF THE DOOR STOP, OR BOTH. POCKET OR SLIDING DOORS ARE ACCEPTABLE IN COVERED DWELLING UNITS AND HAVE THE ADDED ADVANTAGE OF NOT IMPINGING ON CLEAR FLOOR SPACE IN SMALL ROOMS. THE NOMINAL 32-INCH CLEAR OPENING PROVIDED BY A STANDARD SIX-FOOT SLIDING PATIO DOOR ASSEMBLY IS ACCEPTABLE.

5. REQUIREMENT 4. ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING.

   SECTION 100.205(c)(3)(i) PROVIDES THAT ALL COVERED MULTIFAMILY DWELLINGS WITH A BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE SHALL BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT ALL PREMISES WITHIN COVERED MULTIFAMILY DWELLING UNITS CONTAIN AN ACCESSIBLE ROUTE INTO AND THROUGH THE COVERD DWELLING UNIT. ACCESSIBLE ROUTES INTO AND THROUGH DWELLING UNITS WOULD MEET SECTION 100.205(c)(3)(i) IF:

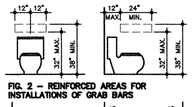
   1. A MINIMUM CLEAR WIDTH OF 36 INCHES IS PROVIDED.
   2. EXCEPT AS PROVIDED IN PARAGRAPHS (3) AND (4) BELOW, THRESHOLDS AT EXTERIOR DOORS, INCLUDING SLIDING DOOR TRACKS, ARE NO HIGHER THAN 3/4 INCH. THRESHOLDS AND CHANGES IN LEVEL AT THESE LOCATIONS ARE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
   3. EXTERIOR DECK, PATIO, OR BALCONY SURFACES ARE NO MORE THAN 1/2 INCH BELOW THE FLOOR LEVEL OF THE INTERIOR OF THE DWELLING UNIT, UNLESS THEY ARE CONSTRUCTED OF IMPERVIOUS MATERIAL SUCH AS CONCRETE, BRICK, OR FLAG-STONE. IN SUCH CASE, THE SURFACE IS NO MORE THAN 4 INCHES BELOW THE FLOOR LEVEL OF THE INTERIOR UNIT, OR LOWER IF REQUIRED BY CODE.
   4. AT THE PRIMARY ENTRY DOOR TO DWELLING UNITS WITH DIRECT EXTERIOR ACCESS, OUTSIDE LANDING SURFACES CONSTRUCTED OF IMPERVIOUS MATERIALS SUCH AS CONCRETE, BRICK, OR FLAGSTONE ARE NO MORE THAN 1/2" BELOW THE FLOOR LEVEL OF THE INTERIOR OF THE DWELLING UNIT. THE FINISHED SURFACE OF THIS AREA THAT IS LOCATED IMMEDIATELY OUTSIDE THE ENTRY MAY BE SLOPED, UP TO 1/8 INCH PER 12 INCHES, FOR DRAINAGE.
6. REQUIREMENT 5. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIROMENTAL CONTROLS IN ACCESSIBLE LOCATIONS.

   SECTION 100.205(c)(3)(ii) REQUIRES THAT ALL COVERED MULTIFAMILY DWELLINGS WITH AN ENTRANCE WITH A BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE SHALL BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT ALL PREMISES WITHIN COVERED MULTIFAMILY UNITS CONTAIN LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIROMENTAL CONTROLS

   LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIROMENTAL CONTROLS WOULD MEET SECTION 100.205(c)(3)(ii) IF OPERABLE PARTS OF THE CONTROLS ARE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES, ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION BETWEEN 20 AND 25 INCHES IN DEPTH, THE MAXIMUN HEIGHT IS REDUCED TO 44 INCHES FOR FORWARD APPROACH; OR 46 INCHES FOR SIDE APPROACH, PROVIDED THE OBSTRUCTION IS NO MORE THAN 24 INCHES IN DEPTH.
7. REQUIREMENT 6. REINFORCED WALLS FOR GRAB BARS.

   SECTION 100.205(c)(3)(11) REQUIRES THAT COVERED MULTIFAMILY DWELLINGS WITH A BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE SHALL BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT ALL PREMISES WITHIN COVERED MULTIFAMILY UNITS CONTAIN REIN-FORCEMENTS IN BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS AROUND TOILET, TUB, SHOWER STALL AND SHOWER SEAT, WHERE SUCH FACILITIES ARE PROVIDED.

   REINFORCED BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB, SHOWER STALL AND SHOWER SEAT, WHERE SUCH FACILITIES ARE PROVIDED WOULD MEET SECTION 100.205(c)(3)(iii) IF REINFORCED AREA ARE PROVIDED AT LEAST AT THOSE POINTS WHERE GRAB BARS WILL BE MOUNTED. (SEE EXAMPLES 2,3, AND 4). WHERE TOILET IS NOT PLACED ADJACENT TO A SIDE WALL, THE BATHROOM WOULD COMPLY IF PROVISION WAS MADE FOR INSTALLATION OF FLOOR MOUNTED, FOLDAWAY OR SIMILAR ALTERNATIVE GRAB BAR.



TYPICAL EACH END

FIG. 2 – REINFORCED AREAS FOR INSTALLATIONS OF GRAB BARS

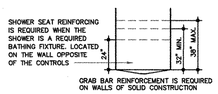


FIG. 2 – REINFORCED AREAS FOR INSTALLATIONS OF GRAB BARS AT BATHTUBS

FIG. 2 – REINFORCED AREAS FOR INSTALLATION OF GRAB BARS AND SHOWER SEAT AT SHOWER

8. REQUIREMENT 7. USABLE KITCHENS AND BATHROOMS.

   SECTION 100.205(c)(3)(iv) REQUIRES THAT COVERED MULTIFAMILY DWELLINGS WITH A BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE SHALL BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT ALL PREMISES WITHIN COVERED MULTIFAMILY DWELLING UNITS CONTAIN USABLE KITCHENS AND BATHROOMS SUCH THAT AN INDIVIDUAL IN A WHEELCHAIR CAN MANEUVER ABOUT THE SPACE.

   1. USABLE KITCHENS. USABLE KITCHENS WOULD MEET SECTION 100.205(c)(3)(iv) IF:
      A. A CLEAR FLOOR SPACE, THAT AT LEAST 30 INCHES BY 48 INCHES THAT ALLOWS A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR IS PROVIDED AT THE RANGE OR COOKTOP AND SINK, AND EITHER A PARALLEL OR FORWARD APPROACH IS PROVIDED AT OVEN, DISHWASHER, REFRIGERATOR/ FREEZER OR TRASH COMPACTOR.
      B. CLEARANCE BETWEEN COUNTERS AND ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES OR WALLS IS AT LEAST 40-INCHES.
      C. IN U-SHAPED KITCHENS WITH SINK OR RANGE OR COOKTOP AT THE BASE OF THE "U", A 60-INCH TURNING RADIUS IS PROVIDED TO ALLOW PARALLEL APPROACH, OR BASE CABINETS ARE REMOVABLE AT THAT LOCATION TO ALLOW KNEE SPACE FOR A FOWARD APPROACH.
   2. USABLE BATHROOMS. TO MEET REQUIREMENTS OF SECTION 100.205(c)(3)(iv) EITHER:

      ALL BATHROOMS IN THE DWELLING UNIT COMPLY WITH THE PROVISIONS OF PARAGRAPH (A); OR AT LEAST ONE BATHROOM IN THE DWELLING UNIT COMPLIES WITH THE PROVISIONS OF PARAGRAPH (B), AND ALL OTHER BATHROOMS AND POWDER ROOMS WITHIN THE DWELLING UNIT MUST BE ON AN ACCESSIBLE ROUTE WITH USABLE ENTRY DOORS IN ACCORDANCE WITH THE GUIDELINES FOR REQUIREMENTS 3 AND 4.

      HOWEVERE, IN MULTISTORY DWELLING UNITS, ONLT THOSE BATHROOMS ON ACCESSIBLE LEVEL ARE SUBJECT TO THE REQUIREMENTS OF SECTION 100.205(c)(3)(iv).

      A) BATHROOMS THAT HAVE REINFORCED WALLS FOR GRAB BARS (SEE REQUIREMENT 6) WOOULD MEET SECTION 100.205(c)(3)(iv) IF:

      i) SUFFICIENT MANEUVERING SPACE IS PROVIDED WITHIN THE BATHROOM FOR PERSON USING A WHEELCHAIR OR OTHER MOBILITY AID TO ENTER AND CLOSE THE DOOR, USE THE FIXTURES, REOPEN THE DOOR AND EXIT. DOORS MAY SWING INTO THE CLEAR FLOOR SPACE PROVIDED AT ANY FIXTURE IF THE MANEUVERING SPACE IS PROVIDED. MANEUVERING SPACES MAY INCLUDE ANY KNEESPACE OR TOESPACE AVAILABLE BELOW BATHROOM FIXTURES.

      ii) CLEAR FLOOR SPACE IS PROVIDED AT FIXTURES AS SHOWN IN FIG. 3. CLEAR FLOOR SPACES AT FIXTURES MAY OVERLAP.

      NOTE:
      CABINETS UNDER LAVATORIES ARE ACCEPTABLE PROVIDED THE BATHROOM HAS SPACE TO ALLOW A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR. IF PARALLEL APPROACH IS NOT POSSIBLE WITHIN THE SPACE, ANY CABINETS PROVIDED WOULD HAVE TO BE REMOVABLE TO AFFORD THE NECESSARY KNEE CLEARANCE FOR FORWARD APPROACH.

      B) BATHROOMS THAT HAVE REINFORCED WALLS FOR GRAB BARS (SEE REQUIREMENT 6) WOULD MEET SECTION 100.205(c)(3)(iv) IF:

      i) WHERE THE DOORSWINGS INTO THE BATHROOM, THERE IS A CLEAR SPACE (2'6"x4") WITHIN THE ROOM TO POSITION A WHEELCHAIR OR OTHER MOBILITY AID CLEAR OF THE PATH OF THE DOOR AS IF IT IS CLOSED AND TO PERMIT THE USE OF FIXTURES. THIS CLEAR SPACE CAN INCLUDE ANY KNEESPACE AND TOE SPACE AVAILABLE BELOW BATHROOM FIXTURES.

      ii) WHERE THE DOOR SWINGS OUT A CLEAR SPACE IS PROVIDED WITHIN THE BATHROOM FOR A PERSON USING A WHEELCHAIR OR OTHER MOBILITY AID TO POSITION THE WHEELCHAIR SUCH THAT THE PERSON IS ALLOWED USE OF FIXTURES. THERE ALSO SHALL BE CLEAR SPACE TO ALLOW PERSONS USING WHEELCHAIRS TO REOPEN THE DOOR TO EXIT.

      iii) WHEN BOTH TUB AND SHOWER FIXTURES ARE PROVIDED IN THE BATHROOM, AT LEAST ONE IS MADE ACCESSIBLE. WHEN TWO OR MORE LAVATORIES IN A BATHROOM ARE PROVIDED, AT LEAST ONE IS MADE ACCESSIBLE.

      iv) TOILETS ARE LOCATED WITHIN BATHROOMS IN A MANNER THAT PERMIT A GRAB BAR TO BE INSTALLED ON ONE SIDE OF THE FIXTURE. IN LOCATIONS WHERE TOILETS ARE ADJACENT TO WALLS OR BATHTUBS, THE CENTER-LINE OF THE FIXTURE IS A MIN. OF 1'6" FROM THE OB-STACLE. THE OTHER (NON-GRAB BAR) SIDE OF THE TOILET FIXTURE IS A MIN. OF 1'3" FROM THE ADJOINING WALLS, VANITIES, OR FROM THE EDGE OF A LAVATORY.

      v) VANITIES AND LAVATORIES ARE INSTALLED WITH CENTERLINE OF THE FIXTURE A MINIMUN OF 1'3" HORIZON-TALLY FROM AN ADJOINING WALL OR FIXTURE. THE TOP OF THE FIXTURE RIM IS A MAX. OF 2'10" ABOVE THE FINISH FLOOR. IF KNEESPACE IS PROVIDED BELOW THE VANITY, THE BOTTOM OF THE APRON IS AT LEAST 2'3" ABOVE THE FLOOR. IF PROVIDED FULL KNEESPACE (FOR FRONT APPROACH) IS AT LEAST 1'5" DEEP. (SEE FIG. 7)

      vi) BATHTUBS AND TUB/SHOWERS LOCATED IN BATHROOM PROVIDE A CLEAR ACCESS AISLE ADJACENT TO THE LAVATORY. THAT IS AT LEAST 2'8" WIDE AND EXTENDS FOR A LENGTH OF 4'0"(MEASURED FROM THE HEAD OF THE TUB)

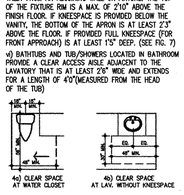
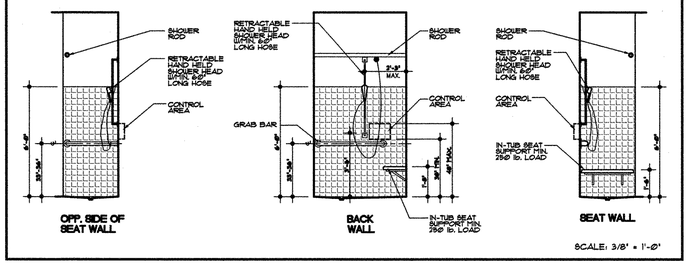


FIG. 3 CLEAR FLOOR SPACE FOR ADAPTABLE BATHROOMS

NOTES

1. ALL DOORS AND DOORWAYS SHALL BE PER FLORIDA ACCESSIBILITY CODE, CHAPTER 11 OF FLORIDA BUILDING CODE – 2004, AS SHOWN ON THIS SHEET.
2. WHERE REINFORCEMENT HAS BEEN PROVIDED IN WALLS TO PERMIT THE INSTALLATION OF GRAB BARS. GRAB BARS NEED NOT BE INSTALLED AT TIME OF CONSTRUCTION.
3. LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLES, ENVIRONMENTAL CONTROLS, APPLIANCE CONTROLS, OPERATING HARDWARE FOR OPERABLE WINDOWS, PLUMBING FIXTURE CONTROLS AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEM SHALL COMPLY WITH THE REACH REQUIREMENTS SHOWN ON THIS SHEET.
4. LAVATORY SINK AND SURROUNDING COUNTER SHALL BE 34" MAX. ABOVE FINISHED FLOOR. SINK BOWL TO BE MAX. OF 6 1/2" DEEP.
5. KITCHEN DESIGNED TO PROVIDE A MINIMUM OF ONE 30" WIDE SECTION OF COUNTER, OR WORK SURFACE, WITH KNEE SPACE. SEE DETAIL ON THIS SHEET.
6. KITCHEN SINK AND SURROUNDING COUNTER TO BE AT 34" A.F.F. BASE CABINET AT SINK TO BE REMOVABLE. FINISH FLOOR SHALL EXTEND UNDER CABINETRY. SINK PIPES AND GARBAGE DISPOSAL TO BE MOUNTED OUTSIDE OF CLEAR KNEE SPACE REQUIREMENTS. SINK BOWL TO BE MAX. OF 6 1/2" DEEP.
7. ALL EXPOSED PIPING TO BE WRAPPED IN PADDED INSULATION.

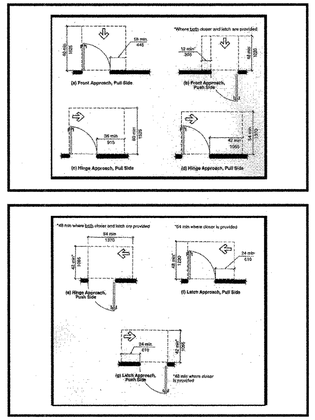
ACCESSIBLE SHOWER STALL AS PER FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION – 2001 EDITION



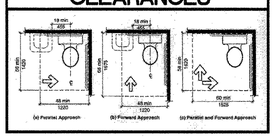
MANEUVERING CLEARANCE @ SWINGING DOORS

APPROACH DIRECTION	DOOR SIDE	PERPENDICULAR TO DOOR (1)	BEYOND LATCH PARALLEL TO DOOR
FROM FRONT	PULL	60 INCHES (1525 MM)	18 INCHES (455 MM)
FROM FRONT	PUSH	48 INCHES (1220 MM)	0 INCHES (0 MM) (2)
FROM HINGE	PULL	60 INCHES (1525 MM) 54 INCHES (1370 MM)	36 INCHES (915 MM) 42 INCHES (1065 MM)
FROM HINGE	PUSH	42 INCHES (1065 MM) (3)	54 INCHES (1370 MM)
FROM LATCH	PULL	48 INCHES (1220 MM) (4)	24 INCHES (610 MM)
FROM LATCH	PUSH	42 INCHES (1065 MM) (4)	24 INCHES (610 MM)

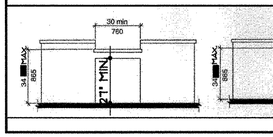
(1) MANEUVERING SPACE SHALL INCLUDE FULL WIDTH OF DOORWAY.
(2) ADD 12 INCHES (305 MM) IF CLOSER AND LATCH PROVIDED.
(3) ADD 6 INCHES (150 MM) IF CLOSER AND LATCH PROVIDED.
(4) ADD 6 INCHES (150 MM) IF CLOSER PROVIDED.



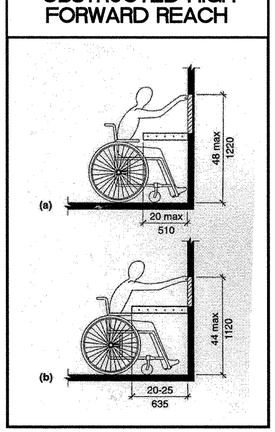
WATER CLOSET CLEARANCES



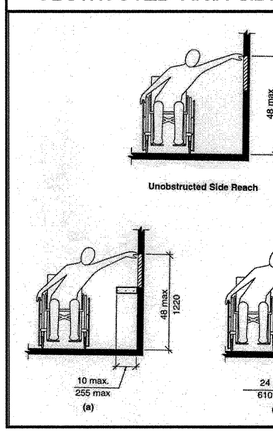
WORK SURFACE IN KITCHEN



OBSTRUCTED HIGH FORWARD REACH



OBSTRUCTED HIGH SIDE REACH



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REVISED 06-18-08 ISSUED FOR CONSTRUCTION

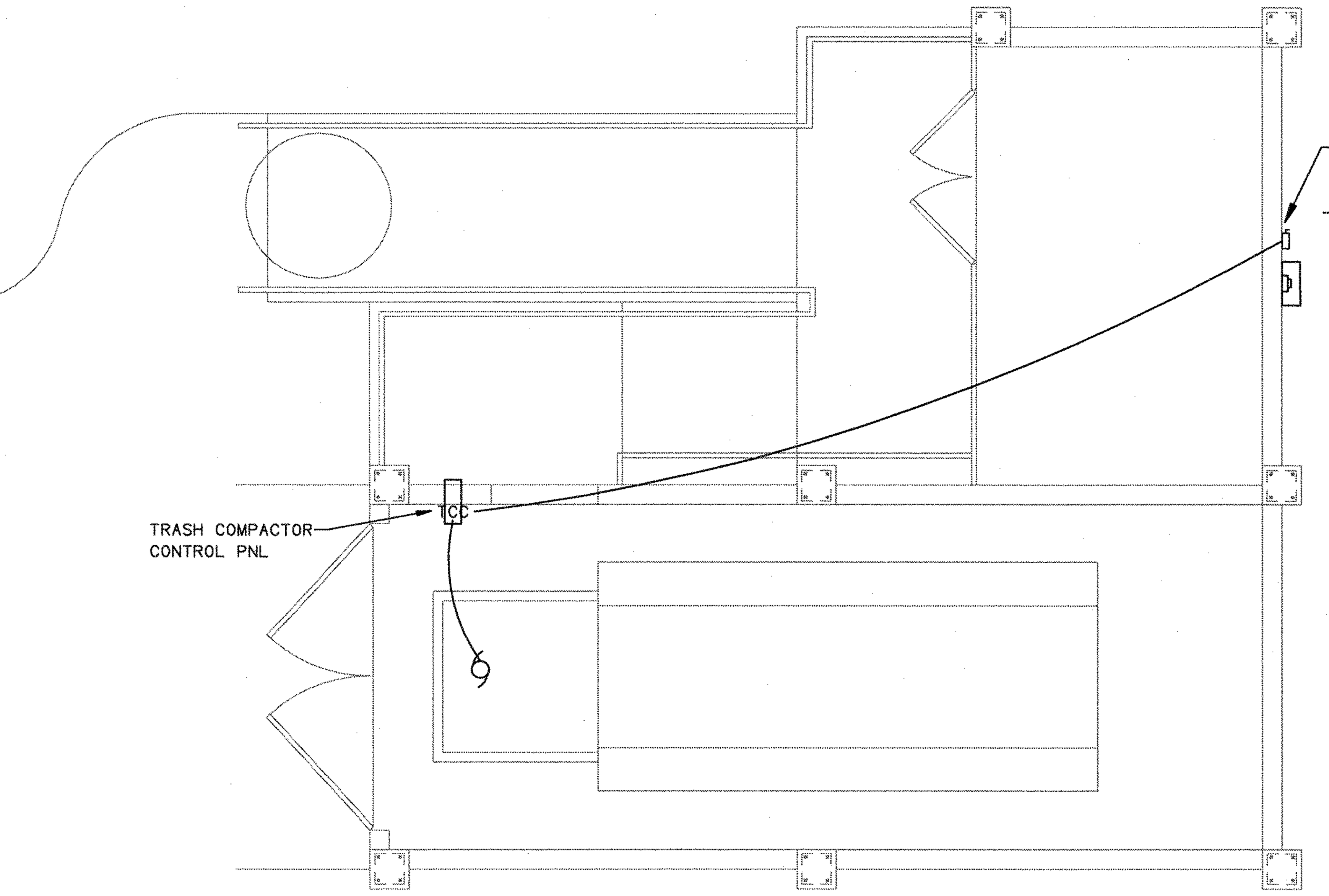
charlan · brock & assoc., inc.
charlan . brock . portwood

date: 06/18/08
job no: 3199.06
drawn by: MAV
reviewed by: CBA
revisions: -

ACCESSIBILITY DETAILS

A8.11

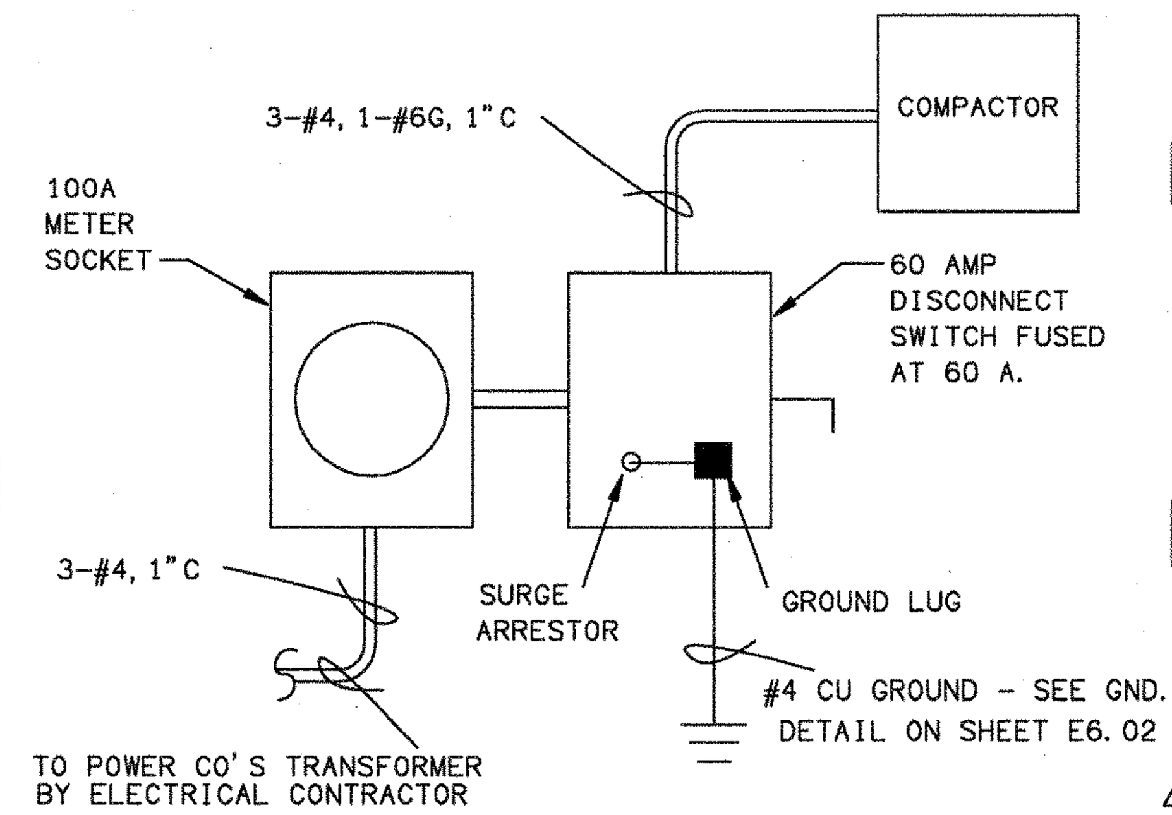
Mark Valentino Tuesday, July 01, 2008



② TRASH COMPACTOR - ELECTRICAL PLAN

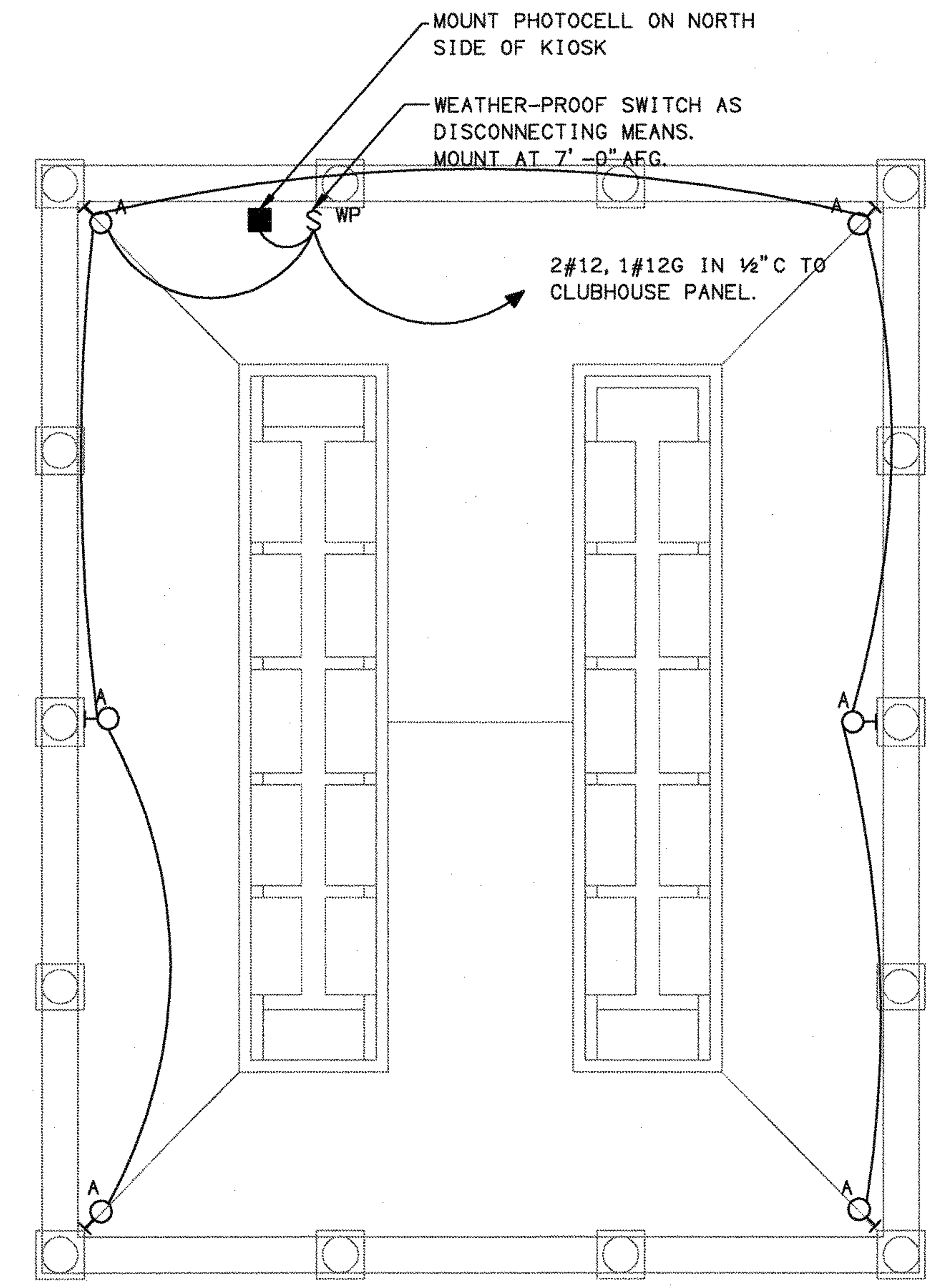
SCALE: 1/4" = 1'-0"

07010-E-UNIT



COMPACTOR POWER RISER DIAGRAM

SCALE: NTS



① MAIL KIOSK - ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

07010-E-UNIT

PANEL "GP"
240/120 V, 1 PH., 3 W
100 A, M.L.O. SURFACE MOUNT NEMA 3R

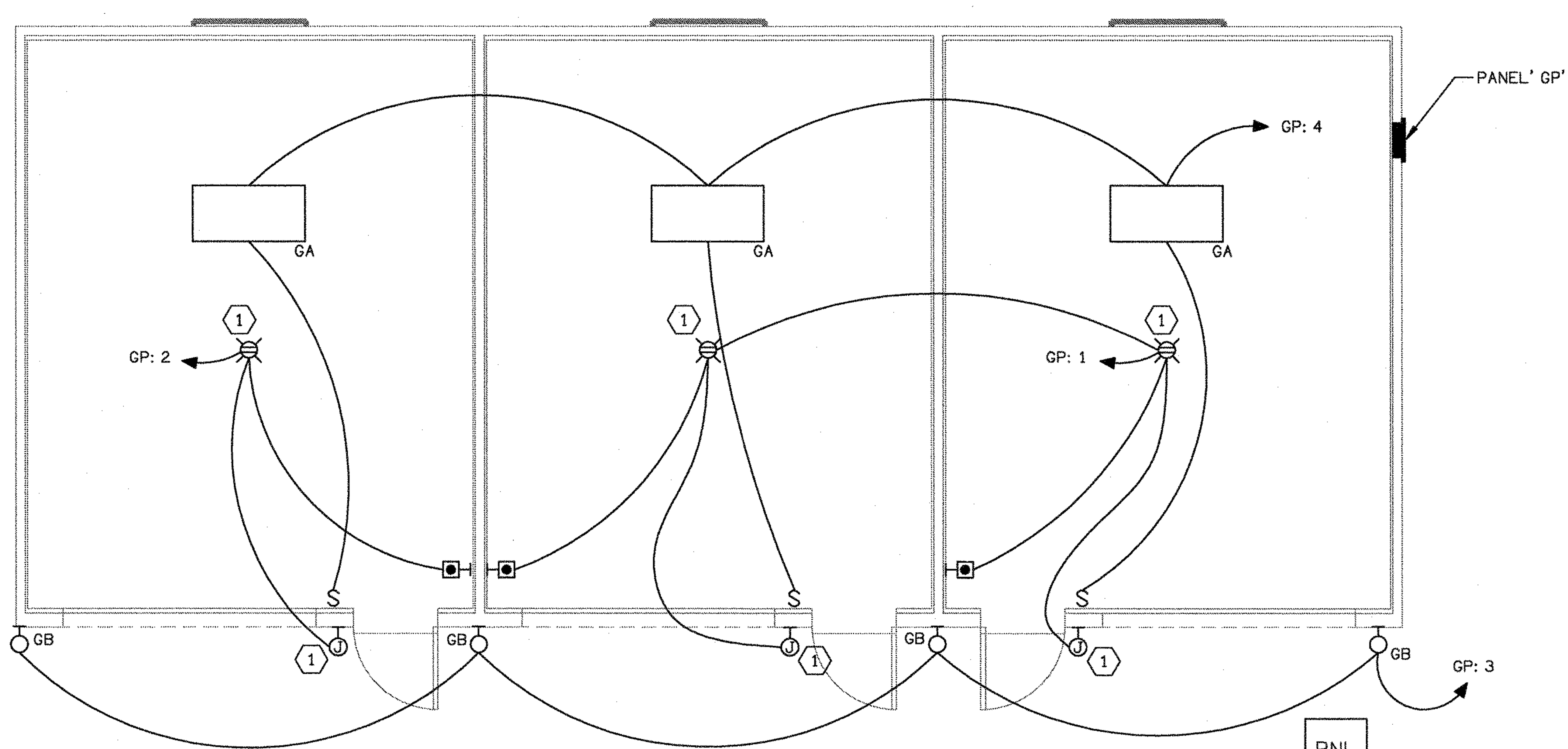
CIRCUIT NUMBER	BREAKER SIZE	WIRE SIZE	GND SIZE	SERVES	LOAD KVA
1	20A/1P	12	12	RECEPTACLES	0.40
2	20A/1P	12	12	LIGHTS	0.45
3	20A/1P	12	12	GARAGE DOOR OPENER	1.20
4	20A/1P	12	12	RECEPTACLE	1.20
–	–	–	–	–	–
–	–	–	–	–	–
–	–	–	–	–	–
–	–	–	–	–	–

LOAD DESCRIPTION	CONN. LOAD	D.F.	CALC. LOAD
LIGHTING - KVA	0.45	1.25	0.56
RECEPTACLES - 1ST 10 KVA	1.60	1.00	1.60
RECEPTACLES - ABOVE 10 KVA	0.00	0.50	0.00
MOTORS - KVA	2.40	1.00	2.40
EQUIPMENT - KVA	0.00	1.00	0.00
OTHER - KVA	0.00	1.00	0.00
TOTAL - KVA	4.45		4.56

NOTES:

GARAGE LIGHTING FIXTURE SCHEDULE

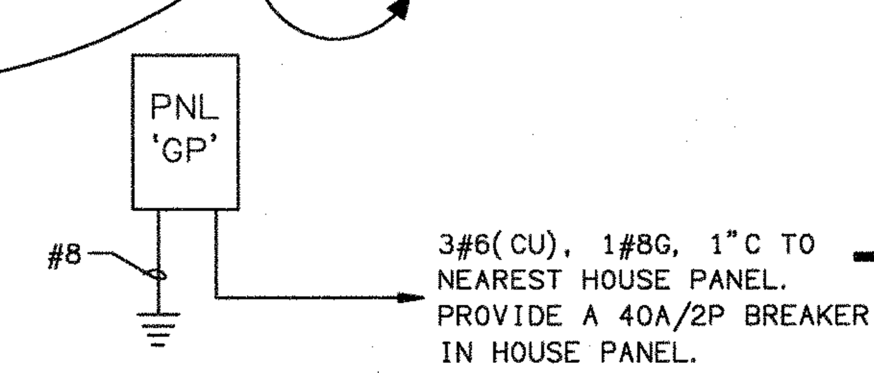
MARK	MFG. & CAT. #	DESCRIPTION	LAMPS NO.	LAMPS TYPE	MTD	VOLTS	REMARKS
GA	DAYBRITE OWN-4-32-120	4' 4 LIGHT FLUORESCENT WRAPAROUND	4	32W T8	CS	120	GARAGE BAY LIGHTING
GB	CENTURY PRODUCTS 661115	WALL MOUNT COACH LIGHT	3	60W A19	CS	120	OUTSIDE GARAGE WET LOCATION LISTED.



④ GARAGE TYPE FOUR - ELECTRICAL PLAN

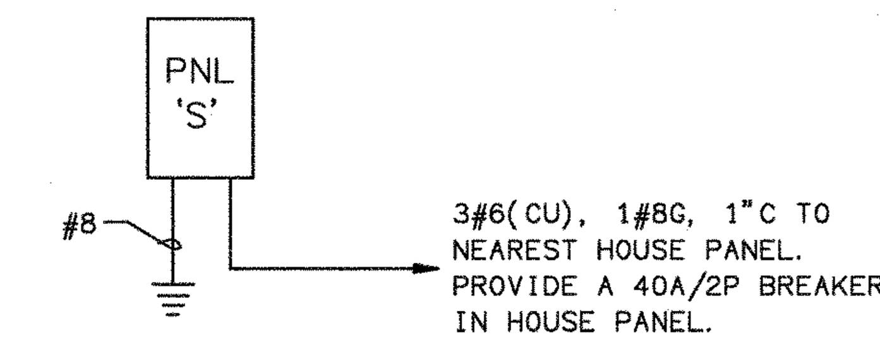
SCALE: 1/4" = 1'-0"

07010-E-UNIT



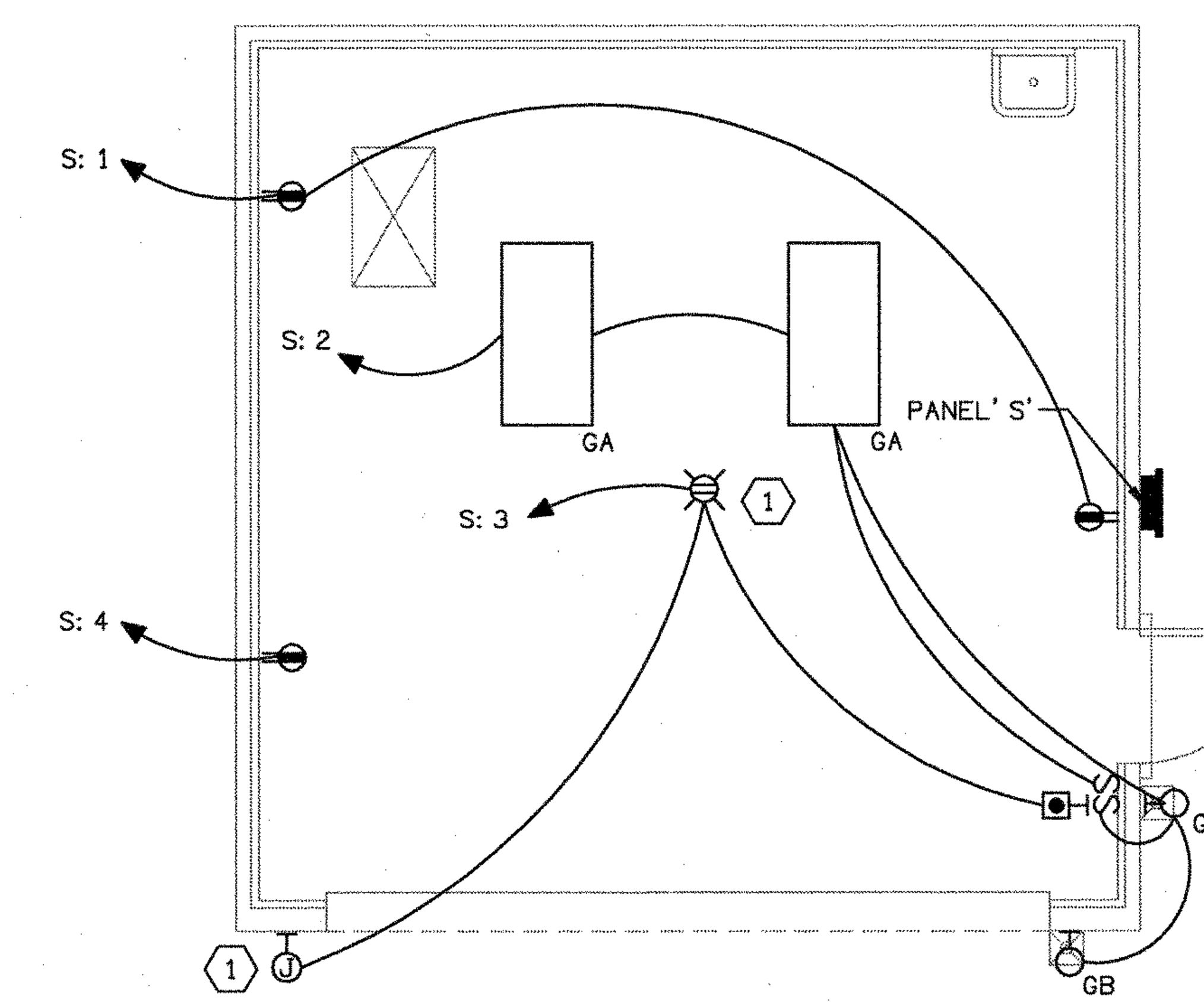
GARAGE TYPE 4 POWER RISER DIAGRAM

SCALE: NTS



GARAGE TYPE 1 POWER RISER DIAGRAM

SCALE: NTS



PANEL "S"
240/120 V, 1 PH., 3 W
100 A, M.L.O. SURFACE MOUNT NEMA 3R

CIRCUIT NUMBER	BREAKER SIZE	WIRE SIZE	GND SIZE	SERVES	LOAD KVA
1	20A/1P	12	12	RECEPTACLES	0.40
2	20A/1P	12	12	LIGHTS	0.45
3	20A/1P	12	12	GARAGE DOOR OPENER	1.20
4	20A/1P	12	12	RECEPTACLE	1.20
–	–	–	–	–	
–	–	–	–	–	
–	–	–	–	–	
–	–	–	–	–	

LOAD DESCRIPTION	CONN. LOAD	D.F.	CALC. LOAD
LIGHTING - KVA	0.45	1.25	0.56
RECEPTACLES - 1ST 10 KVA	1.60	1.00	1.60
RECEPTACLES - ABOVE 10 KVA	0.00	0.50	0.00
MOTORS - KVA	2.40	1.00	2.40
EQUIPMENT - KVA	0.00	1.00	0.00
OTHER - KVA	0.00	1.00	0.00
TOTAL - KVA	4.45		4.56

NOTES:

③ GARAGE TYPE ONE - ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

07010-E-UNIT

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Integra Woods at Palm Coast Apartments

PALM COAST, FL

AMENITIES

ELECTRICAL PLANS

date: 03/24/08
job no: 3199.06
drawn by: MLD
checked by: MLD
reviewed by: MLD
revisions:

E1.91

07010-E-UNIT

ELECTRICAL LEGEND

NOTE: ELECTRICAL OUTLETS OR BOXES LOCATED ON OPPOSITE SIDES OF RATED WALLS OR PARTITIONS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES.

- FLUORESCENT FIXTURE, CEILING MOUNTED
- LIGHTING FIXTURE, CEILING MOUNTED
- LIGHTING FIXTURE, WALL MOUNTED
- LIGHT TRACK WITH FIXTURES
- CEILING EXIT LIGHT: SHADED QUADRANTS INDICATE LETTERED FACE(S)
- WALL EXIT LIGHT: SHADED QUADRANTS INDICATE LETTERED FACE(S)
- EMERGENCY LIGHT WITH BATTERY PACK AND ADJUSTABLE HEADS
- D — DIMMER, 20A, 125V, 2P, 3W, MOUNTED @ 48" AFF.
- S — SINGLE POLE SWITCH, 20A, 125V, 2P, 3W, MOUNTED @ 48" AFF.
- S3 — THREE-WAY SWITCH, 20A, 125V, 2P, 3W, MOUNTED @ 48" AFF
- FLOOR BOX FOR PHONE, ELECTRICAL DEVICES, ETC.
- DUPLEX 20A, 125V, 2P, 3W, GROUNDING RECEPTACLE, MOUNTED @ 18"AFF.
- GROUND FAULT INTERRUPT, 20A DUPLEX, MOUNTED ABOVE COUNTER
- GROUND FAULT INTERRUPT, 20A DUPLEX, MOUNTED @ 18"AFF.
- SINGLE 250V NON-LOCKING TYPE RECEPTACLE
- TELEPHONE OUTLET, MOUNTED @ 18" AFF.
- COMBINATION PHONE/DATA OUTLET, MOUNTED @ 18" AFF.
- TV — TELEVISION OUTLET, MOUNTED @ 18" AFF.
- DISCONNECT SWITCH. SIZE/POLES/FUSE
- J — JUNCTION BOX, CEILING MOUNTED
- J — JUNCTION BOX, WALL MOUNTED
- PADDLE FAN
- EXHAUST FAN CONNECTION (FAN BY DIV. 15)
- FIRE ALARM VISUAL DEVICE, WALL MOUNTED @ 80" AFF.
- FIRE ALARM AUDIBLE DEVICE, WALL MOUNTED @ 80" AFF.
- COMBINATION AUDIBLE/VISUAL DEVICE, WALL MOUNTED @ 80" AFF.
- P — MANUAL FIRE ALARM PULL STATION, MOUNTED @ 48" AFF.
- FACP — FIRE ALARM CONTROL PANEL
- SMOKE DETECTOR, CEILING MOUNTED
- THERMODETECTOR, CEILING MOUNTED,
- TAMPER SWITCH
- FLOW SWITCH
- IAP — INTRUSION ALARM PANEL TO BE LOCATED AT ENTRY DOOR
- FATC — FIRE ALARM TERMINAL CABINET

LOCATE SMOKE DETECTORS 3' FROM BATHROOM DOORS AND HVAC SUPPLY GRILLES.

NOTE: SEE SHEETS ME1.11 THRU ME1.52 FOR BUILDING ELECTRICAL LAYOUT.

BACK BOX NOTES

ELECTRICAL OUTLETS OR BOXES LOCATED ON OPPOSITE SIDES OF RATED WALLS OR PARTITIONS SHALL MEET ONE OF THE FOLLOWING CRITERIA:

1. BOXES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24".
2. BOXES SHALL BE SURROUNDED ON 5 SIDES WITH FIRE RATED GYPSUM BOARD TO MAINTAIN THE FIRE RATING OF THE WALL.
3. BACK OF BOXES SHALL BE WRAPPED IN FIRE RESISTANT PUTTY SIMILAR TO SPEC-SEAL FIRE RATED PUTTY PADS.

PLAN NOTES

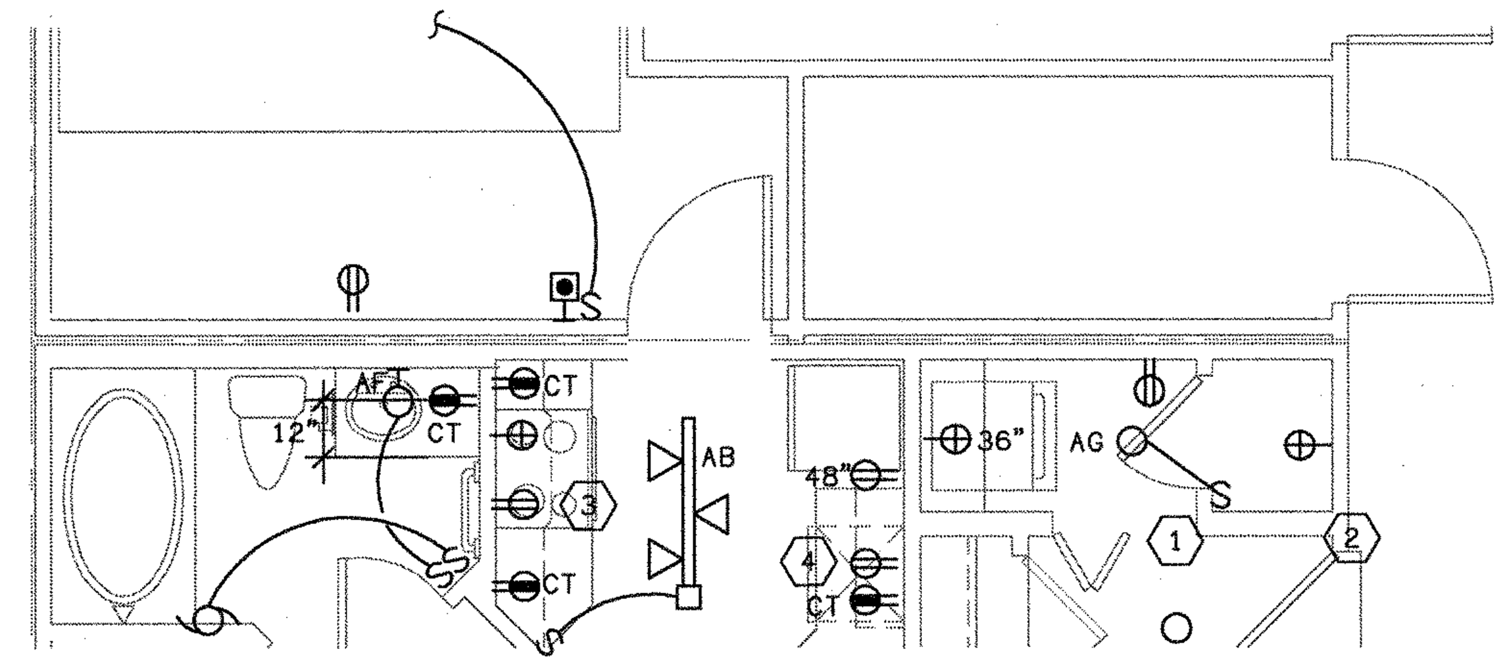
1. AHU CONNECTION. SEE DETAIL ON SHEET E4.03.
2. WATER HEATER DISCONNECT SWITCH.
3. MICROWAVE – MOUNT AT 60"AFF.
4. DISHWASHER CONNECTION. OUTLET TO BE ACCESSIBLE W/APPLIANCE IN PLACE. MOUNT OUTLET IN ADJACENT CABINET.
5. GARBAGE DISPOSER CONNECTION.
6. PROVIDE A KEYLESS PULLCHAIN FIXTURE NEAR EACH ATTIC ACCESS. CONNECT TO ASSOCIATED TENANT PANEL. VERIFY LOCATIONS WITH GENERAL CONTRACTOR.
7. PROVIDE 110V OUTLET AND PHONE FOR SECURITY SYSTEM. LOCATE SECURTIY PANEL NEXT TO FRONT DOOR AND PROVIDE LOW VOLTAGE WIRING TO ALL DOORS AND WINDOWS ON ALL FLOORS. INCLUDE PANIC BUTTON IN ALL MASTER BEDROOMS. HOMERUN TO BE LOCATED IN UTILITY TELEPHONE OUTLET.
8. PROVIDE FAN RATED BOX WITH BLANK COVER FOR FUTURE LIGHTING FIXTURE OR FAN.

APARTMENT LIGHTING FIXTURE SCHEDULE

MARK	MFG. & CAT. #	DESCRIPTION	LAMPS NO.	LAMPS TYPE	MTD	VOLTS	REMARKS
AA	NICOR J10989	TRACK LIGHTING FIXTURE	3	65W BR30	CS	120	DINING ROOM
AB	TRACK LIGHTING BY ARCHITECT	TRACK LIGHTING FIXTURE	3	65W BR30	CS	120	KITCHEN
AC	CENTURY 622302	CEILING MOUNTED 6" BALL FIXTURE W/FROSTED GLASS	1	60W A-10CL	CS	120	WALK IN CLOSET
AD	CENTURY 631155 CF5224230WHT	52" 5 BLADE CEILING FAN			CS	120	PROVIDE FAN-RATED J-BOX, BOTTOM OF BLADES SHALL BE 7'-0" AFF MINIMUM
AE	CENTURY 664118	CLOSE TO CEILING	2	60W A-19	CS	120	FOYER
AF	CENTURY 644690	26" 4 LITE FLAT BACK SCROLL ARM W/ CLEAR RIBBED	4	60W A19CL	WS	120	MOUNT ABOVE MIRROR
AG	CENTURY 622010	CEILING MOUNTED 6" MUSHROOM LIGHTING	1	60W A-19CL	CS	120	LAUNDRY
AG1	CENTURY 636000	WHITE PORCELAIN PULL CHAIN	1	60W A-19	CS	120	WITH PULL CHAIN
AH	BY ARCHITECT TRA40582WH	CEILING MOUNTED 11" MUSHROOM LIGHTING	1	60W A-19CL	CS	120	PATIO

ACCESSIBILTY UNIT REQUIREMENTS

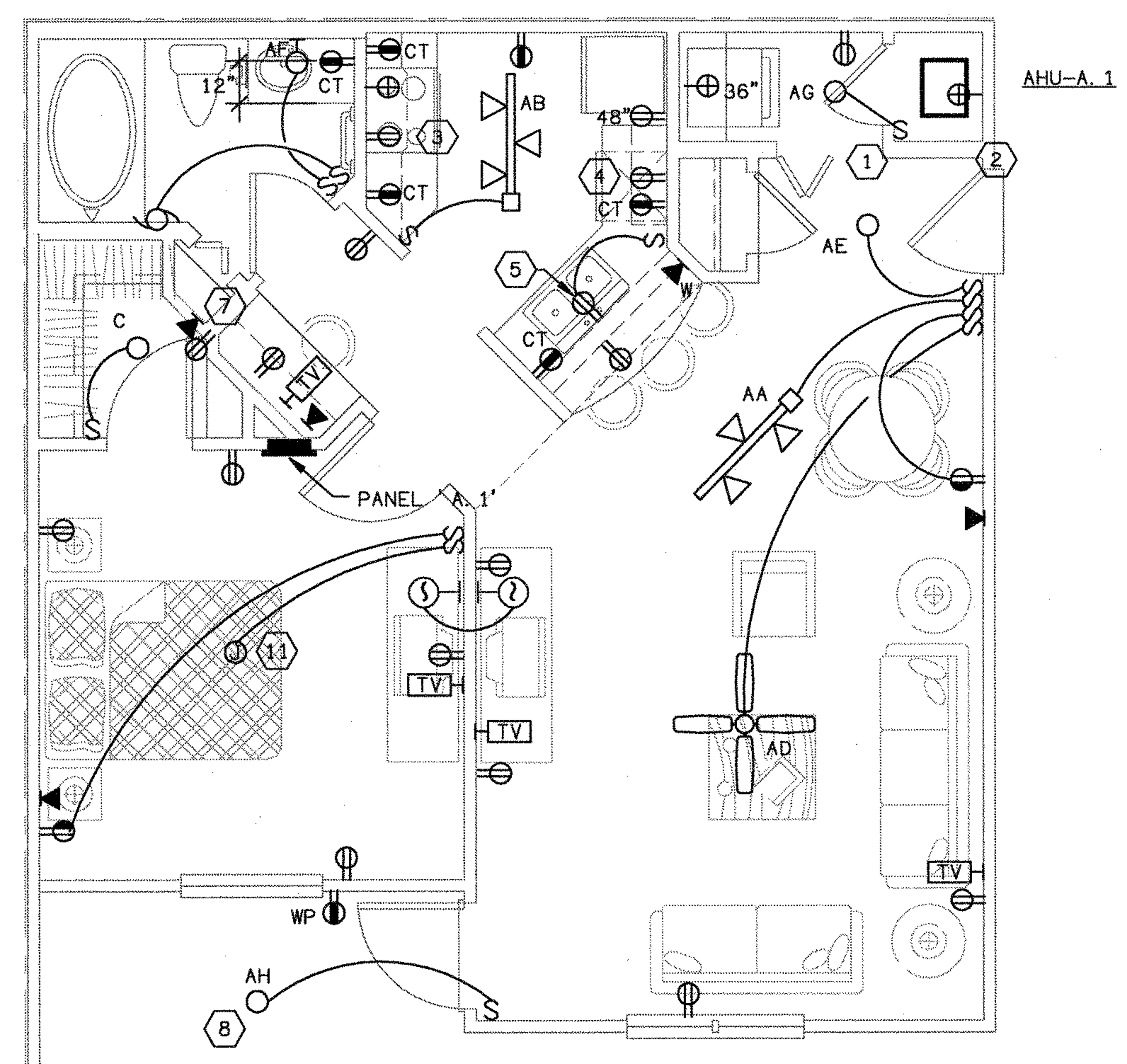
IN APARTMENT UNITS DESIGNATED FOR HANDICAP AND/OR HEARING IMPAIRED TENANTS, PROVIDE THE FOLLOWING ADDITIONAL EQUIPMENT. REFER TO THE ARCHITECTURAL PLANS FOR THE QUANTITY AND LOCATION OF THESE UNITS.
1. ALL AUDIBLE DEVICES WITHIN THE UNITS SHALL BE CHANGED TO AUDIO/VISUAL DEVICES.
2. THE VISUAL ELEMENT OF THIS AUDIO/VISUAL DEVICE SHALL BE RATED AT 110cd.
3. PROVIDE ADEQUATE CAPACITY ON ALL FLOORS SIGNAL CIRCUITS TO ACCOMODATE 10 FUTURE 110cd STROBES.
4. ALL STANDARD 120V SMOKE DETECTORS WITHIN THE UNIT SHALL BE CHANGED TO 120V SMOKE DETECTORS WITH 177cd STROBE AND STANDARD AUDIO ALARM.
5. PROVIDE A VISUAL DOOBELL SYSTEM CONSISTING OF AN ILLUMINATED DOORBELL PUSHBUTTON OUTSIDE THE FRONT DOOR, VISUAL DOORBELL INDICATORS IN EACH BEDROOM AND LIVING ROOMROOM NEXT TO THE FIRE ALARM VISUAL DEVICE AND ALL REQUIRED WIRING. VISUAL SIGNALS SHALL BE PRESCOLITE #4013 WITH THE WORD "DOORBELL" FACTORY APPLIED TO THE DIFFUSER.



2 UNIT A1G – ELECTRICAL PLAN

SCALE: 1/4" = 1'-0" OCCURS AT 1ST FLOOR ONLY

07010-E-UNIT



1 UNIT A1 – ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

07010-E-UNIT

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